

**Town of Pittsford Design Review & Historic Preservation Board
AGENDA
May 23, 2024**

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on Thursday, May 23, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RETURNING

1 Sinclair Drive (14 Trumbull Lane)

Applicant is requesting design review for a 262.5-square-foot addition and balcony to the back of the home.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

35 Trowbridge Trail

Applicant is requesting design review for 224 square feet of additions to the front and rear of the home.

6 Windscape Park

Applicant is requesting design review for 2,594 square feet of additions to the existing home.

39 Rosewood Drive

Applicant is requesting design review for a 439-square-foot, two-story addition off the back of the home.

16 Elatia Circle

Applicant is requesting design review for a 400-square-foot covered deck addition on the back of the home.

5 Hilltop Drive

Applicant is requesting design review for a 90-square-foot addition to the back of the home.

10 Reitz Parkway

Applicant is requesting design review for approximately 300 square feet of additions to the second floor and rear of the home.

RESIDENTIAL APPLICATIONS: NEW HOMES

15 Bridleridge Farms

Applicant is requesting design review for a 3,135-square-foot, two-story home in the Bridleridge Farms Subdivision.

The next meeting is scheduled for Thursday, June 27, 2024, at 6PM.

Town of Pittsford Design Review & Historic Preservation Board
MINUTES
May 9, 2024

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, May 9, 2024, at 6:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dave Wigg, Vice Chairman; Bonnie Salem; Kathleen Cristman; John Mitchell; Paul Whitbeck

ABSENT: Dirk Schneider, Chairman; Jim Vekasy

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

ATTENDANCE: There were 8 members of the public present.

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

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

1 Sinclair Drive (14 Trumbull Lane)

Applicant is requesting design review for a 262.5-square-foot addition and balcony to the back of the home.

Anthony Tefel of Element of Pride LLC introduced the application. Mr. Tefel stated that the existing home has a roofed deck that the applicant is seeking to turn into a den. From the new den to the corner, a new deck will then be constructed.

DRHPB Member Bonnie Salem asked for clarification on the work and asked if it is a two-story addition. Mr. Tefel stated that it extends over the entrance to a walkout basement.

DRHPB Vice Chairman Dave Wigg and DRHPB Member Paul Whitbeck asked if the intention is to duplicate the panel detailing and windows. Mr. Tefel confirmed that it is. He also noted that the patio underneath the current deck will stay the same.

Following further discussion on materials and elevations, the Board agreed that they needed the following information to make a decision:

1. The materials to be used (e.g., white vinyl railing)
2. The detailing of windows, trim, board framing, corner board, etc.
3. The dimensions of the work
4. Photo from the missing side front side

Upon submission of these materials, this application will return to the following meeting.

11 Alpine Drive

Applicant is requesting design review for the addition and removal of several windows and doors.

Robert Wright of 11 Alpine Drive introduced the application. Mr. Wright stated that they are looking to change some of the doors and windows. The siding will be repainted.

Board Member Salem noted that the interior layout reflects the reasoning behind some of the changes. Vice Chairman Wigg confirmed with Mr. Wright that they will be removing the shutters from all windows. The Board stated that they liked the changes overall.

DRHPB Vice Chairman Dave Wigg motioned to approve the addition and removal of several windows and doors as submitted. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

15 Warder Drive

Applicant is requesting design review for a 102-square-foot addition to the front of the home.

Adam Percy of Quality Homes of Rochester introduced the application. Mr. Percy stated that they will be building out the existing porch and gave an overview of their building plans.

Vice Chairman Wigg confirmed that the triple windows will be removed. Mr. Percy stated that board and batten will be utilized on the lower half of the siding, in order to avoid trying to match the existing siding. Both the existing brick and the new board and batten will be white.

DRHPB Member Kathleen Cristman motioned to approve the 102-square-foot addition to the front of the home as submitted. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS: SIGNS

3001 (3025) Monroe Avenue

Applicant is requesting design review for an 11-square-foot sign for Blonsky Family Chiropractic in Springhouse Commons.

Adam Blonsky of Blonsky introduced the application. Mr. Blonsky stated that they will be adding a new sign to their new location storefront.

Board Member Whitbeck confirmed with Mr. Blonsky that the sign will be lit from above. After ascertaining its location within the plaza, the Board stated their appreciation for the simplicity of the design.

DRHPB Vice Chairman Dave Wigg motioned to approve the 11-square-foot sign for Blonsky Family Chiropractic in Springhouse Commons as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

181 Sylvania Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the exterior renovation and construction of a deck and fireplace to a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Gaetano Abbate of Gaetano Abbate Contracting and Neal Barman of JOSH Landscape introduced the application. Mr. Abbate stated that they are returning for their Certificate of Appropriateness with modifications to the plans submitted at the previous meeting.

DHRPB Member Kathleen Cristman stated that she can tell that they have done a lot of work to bring out the best in the project. Vice Chairman Wigg asked Mr. Abbate to clarify why they cannot pull the atrium back. Mr. Abbate stated that because of the way the structure was constructed, bringing it flush would expose the foundation. As such, they will just be reglazing it. He then showed the Board a sample of the aluminum window option and noted that they will be duplicating the color in everything.

Board Salem stated that usually this kind of historic window is narrow. Mr. Abbate showed the width difference on the various windows currently around the home and stated that the new windows will all be a consistent width. He added that he did do research and it is just not feasible to try to repair the few original windows remaining, not to mention the cost of replacing all of them with new steel windows.

Vice Chairman Wigg stated that the public hearing is still open and asked if anyone from the public wished to speak. No one gave public comment.

Vice Chairman Wigg motioned to close the public hearing. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the motion was approved, none opposed.

The Board reviewed the previous meeting's commentary to ascertain that all corrections were made. Vice Chairman Wigg asked about the deck on the back of the home. Mr. Abbate stated that it would be made of real wood, but what type has yet to be decided and will depend on the price of wood and the remaining budget. After an inquiry from the Board, he noted that the pool is in great shape and does not need replacing at this time.

The Board, upon reading the resolution, approved for the applicant a Certificate of Appropriateness. The resolution was moved by DRHPB Member Bonnie Salem, seconded by DRHPB Vice Chairman Dave Wigg, and voted upon by the Board, as follows:

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

The full adopted resolution is attached to the end of these minutes.

HISTORIC PRESERVATION DISCUSSION

DRHPB Member Kathleen Cristman stated she went to the Town Board meetings involving the Pittsford Oaks application, which was finally passed through the Tuesday two days prior. The final approved number of units was 175. She mentioned that there was a parking space dilemma near to the historic home and stated that she found it interesting how everyone had very strong opinions.

Following further discussion by the Board about the potential quality of construction, Town Attorney Robert Koegel stated that the design, materials, etc. were written in to be in the DRHPB’s control. While the DRHPB will not have a say over the number of units, ratio of parking, and size of building, they will be able to have a say over the things that are design related.

04/25/2024 MEETING MINUTES REVIEW

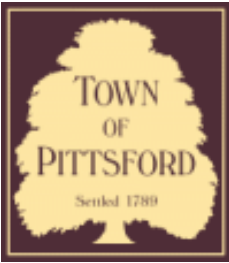
The minutes of April 25, 2024, were approved following a motion by DRHPB Member Kathleen Cristman. This motion was seconded by DRHPB Member John Mitchell. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Vice Chairman Dave Wigg closed the meeting at 7:30PM.

Respectfully submitted,

Meghan Brooks
Building Department Assistant
Secretary to the Design Review & Historic Preservation Board

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



Town of Pittsford

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

Permit #
B24-000054

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 1 Sinclair Drive PITTSFORD, NY 14534

Tax ID Number: 163.02-1-36

Zoning District: PUD Planned Unit Development

Owner: Cloverwood Senior Living, Inc

Applicant: Element of Pride LLC

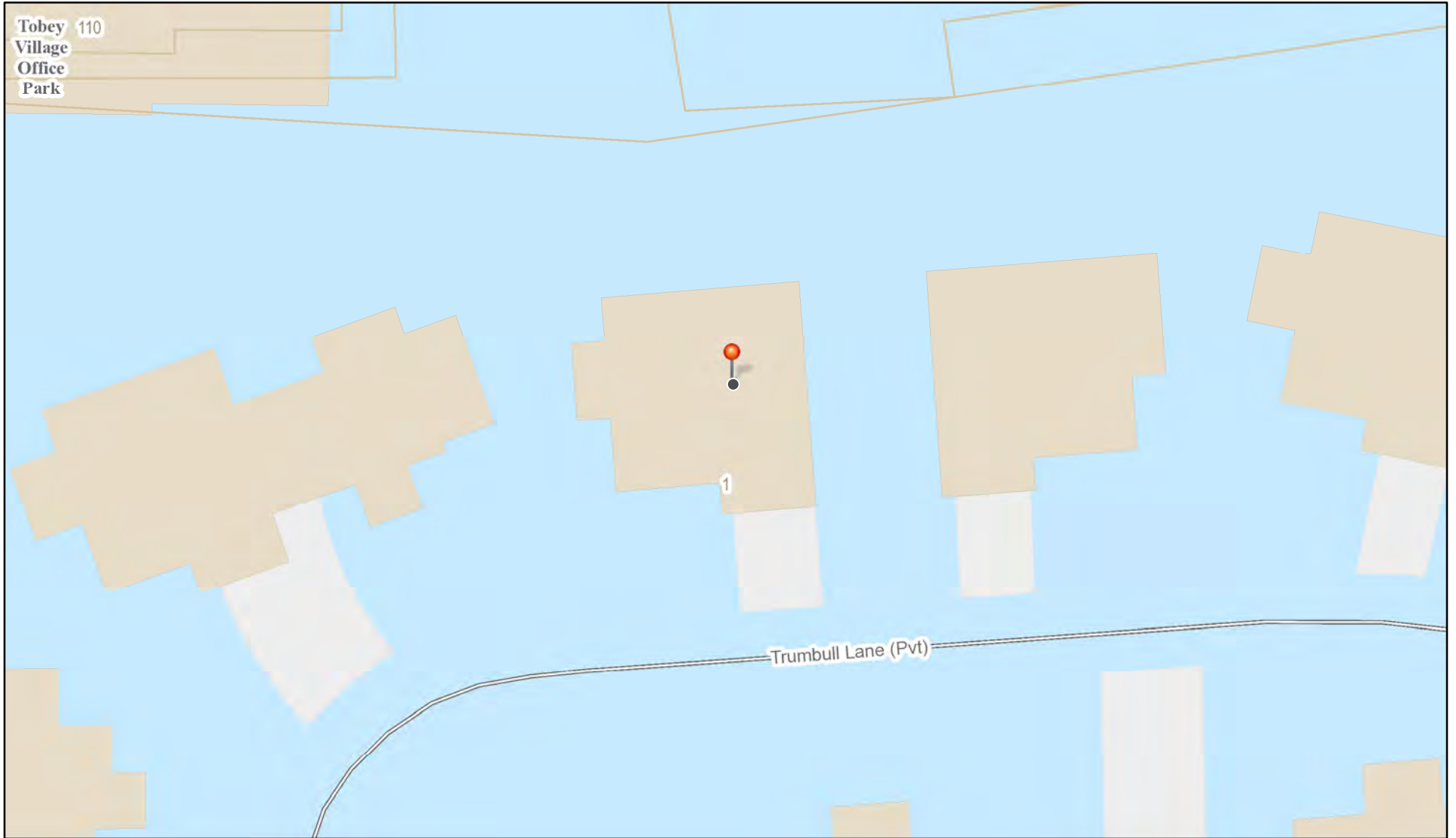
Application Type:

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

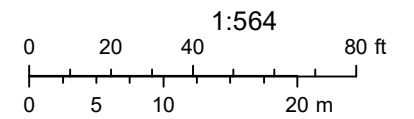
Project Description: Applicant is requesting design review for a 262.5-square-foot addition and balcony to the back of the home.

Meeting Date: May 23, 2024

RN Residential Neighborhood Zoning

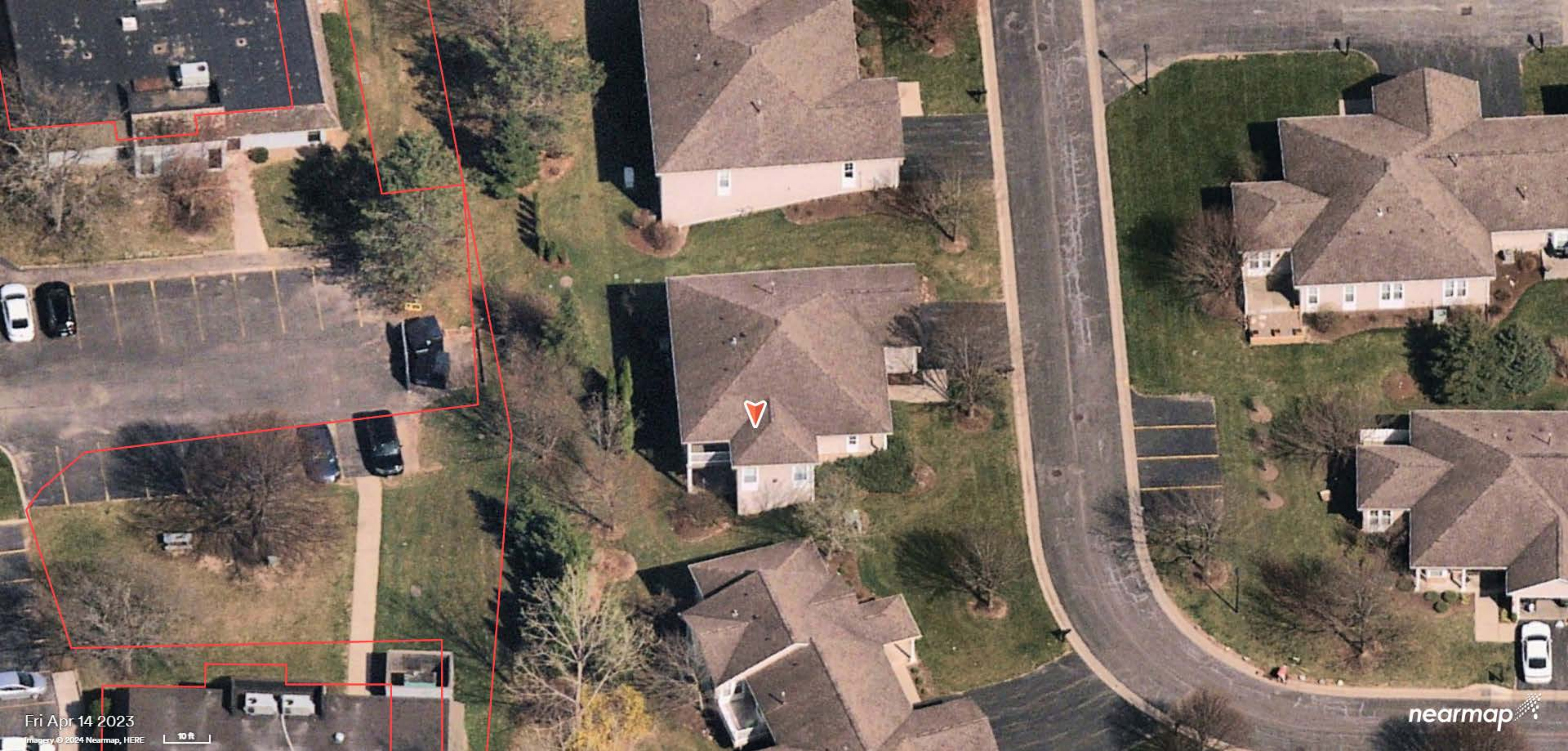


Printed May 2, 2024



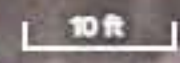
Town of Pittsford GIS

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Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE



nearmap

Google Maps 14 Trumbull Ln



Map data ©2024 Google 200 ft



*Back of house faces
the office park*

14 Trumbull Ln

Building



Directions



Save



Nearby



Send to
phone



Share



14 Trumbull Ln, Pittsford, NY 14534

Photos









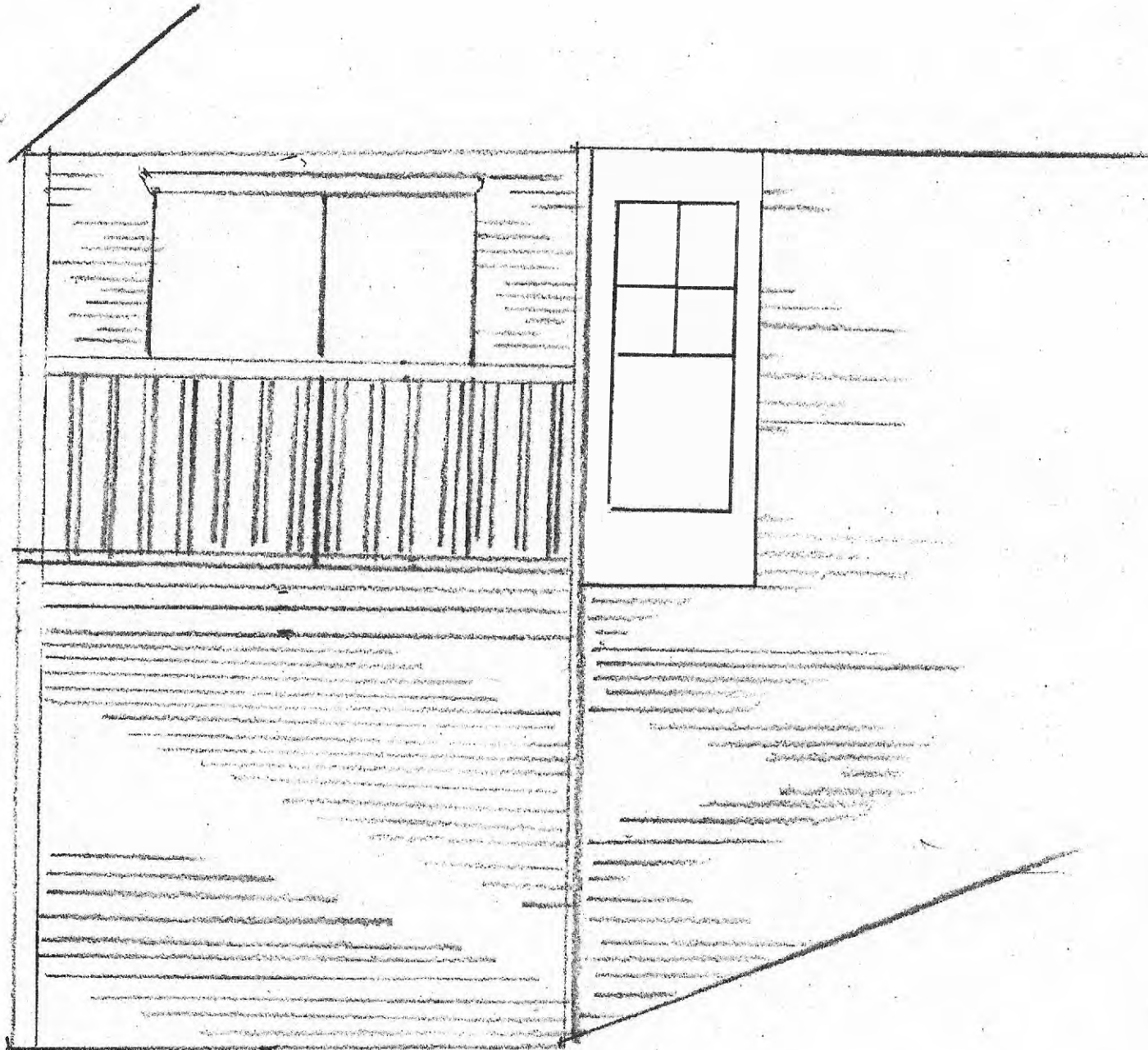




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11-3'



1" = 3'

Scope of Work

Job Summary: 14 Trumbull back of house

4/15/2024

Prepared by: Anthony Tefel

Element of Pride LLC

Turn existing deck into interior den and add on a new deck off of the new space.

Existing area to be converted is approximately 10.5' x 17'

New deck area will be approximately 8' x 10.5'

Exterior framing and enclosure:

Remove deck railing.

Remove sliding glass door for reinstallation for access to the new deck when complete.

Build 2x6 framing with top and sole plate along the (2) outside edges of the deck now exposed to the outside and join them to the existing exterior walls of the house.

Frame in areas for two double windows at the back of the house and the sliding glass door for access to the deck.

Enclose the area with OSB structural sheathing to help support and insulate the walls and allow for installation of vinyl siding.

Install Tyvec to the exterior space for weatherproofing and prep for vinyl siding.

Framing to be inspected by the town when complete.

Insulation:

Remove pvc sheet ceiling from existing deck ceiling.

Install R21 Faced fiberglass insulation between the studs of the walls.

Install R30 Faced fiberglass insulation between the joists of the existing 2x10 floor joists and finish the under side with PVC sheeting.

Install Faced fiberglass insulation between and above the joists of the existing ceiling structure - stacked to reach or exceed a value of R49.

Insulation to be inspected by the town when complete.

FloorPrep:

Ensure a level floor area and install OSB covering the entire interior to prep for final flooring.

Electrical: *To be completed by Paquette Electric & Security System inc.

Install new wiring for outlets around the perimeter of the room. Single gang new work boxes and 12/2 wiring will be installed. Tamper resistant outlets will be installed in this area. Add a single box for data cables for internet.

Electrical to be inspected by the town when complete.

Drywall:

Install drywall to the ceiling and walls of the area to be finished. Tape, mud and sand to a prep for paint finish.

Paint will be completed by a contractor hired by Cloverwood and unaffiliated with Element of Pride LLC

Trim:

Install base trim and door casing to match the existing interior of the house.

Shoe molding to be installed after the flooring is completed.

Prep trim for paint.

Flooring:

Install Coretec flooring into the new den area extended from the existing living area.

Exterior finishing:

Install trim to the door and windows consistent with the existing door and window trim on the house.

Install siding in between the window trim and around the door to the new deck consistent with the existing siding on the house.

New Deck:

The lower patio will be extended by another contractor directly hired by Cloverwood and unaffiliated with Element of Pride LLC. This pour will include (2) footers for structural support for the new deck.

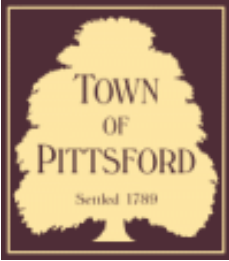
Install structural headers along the (2) open walls consistent with the existing deck structure to be attached to a 2x10 ledger board attached to the structure of the house and (2) pressure treated 6x6 posts mounted with metal mounts to the footers at the (2) outer corners of the new patio area.

Framing of the flooring will consist of 2x10 pressure treated joists mounted to the structural headers and to the stringer with joist hangers.

Install composite decking to the surface of the new joists.

Install deck railing consistent with the existing decks in the development.

Project expected to be completed approximately 3 months after it begins.



Town of Pittsford

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

Permit #
B24-000059

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 35 Trowbridge Trail PITTSFORD, NY 14534

Tax ID Number: 151.15-3-11

Zoning District: RN Residential Neighborhood

Owner: Lake, Matthew C

Applicant: Lake, Matthew C

Application Type:

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

Project Description: Applicant is requesting design review for 224 square feet of additions to the front and rear of the home.

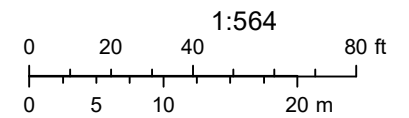
Meeting Date: May 23, 2024



RN Residential Neighborhood Zoning



Printed May 2, 2024



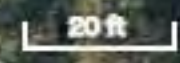
Town of Pittsford GIS

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Fri Apr 14 2023

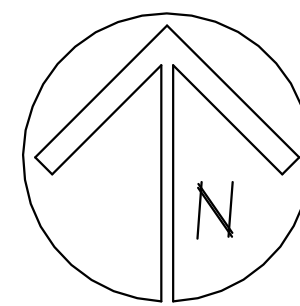
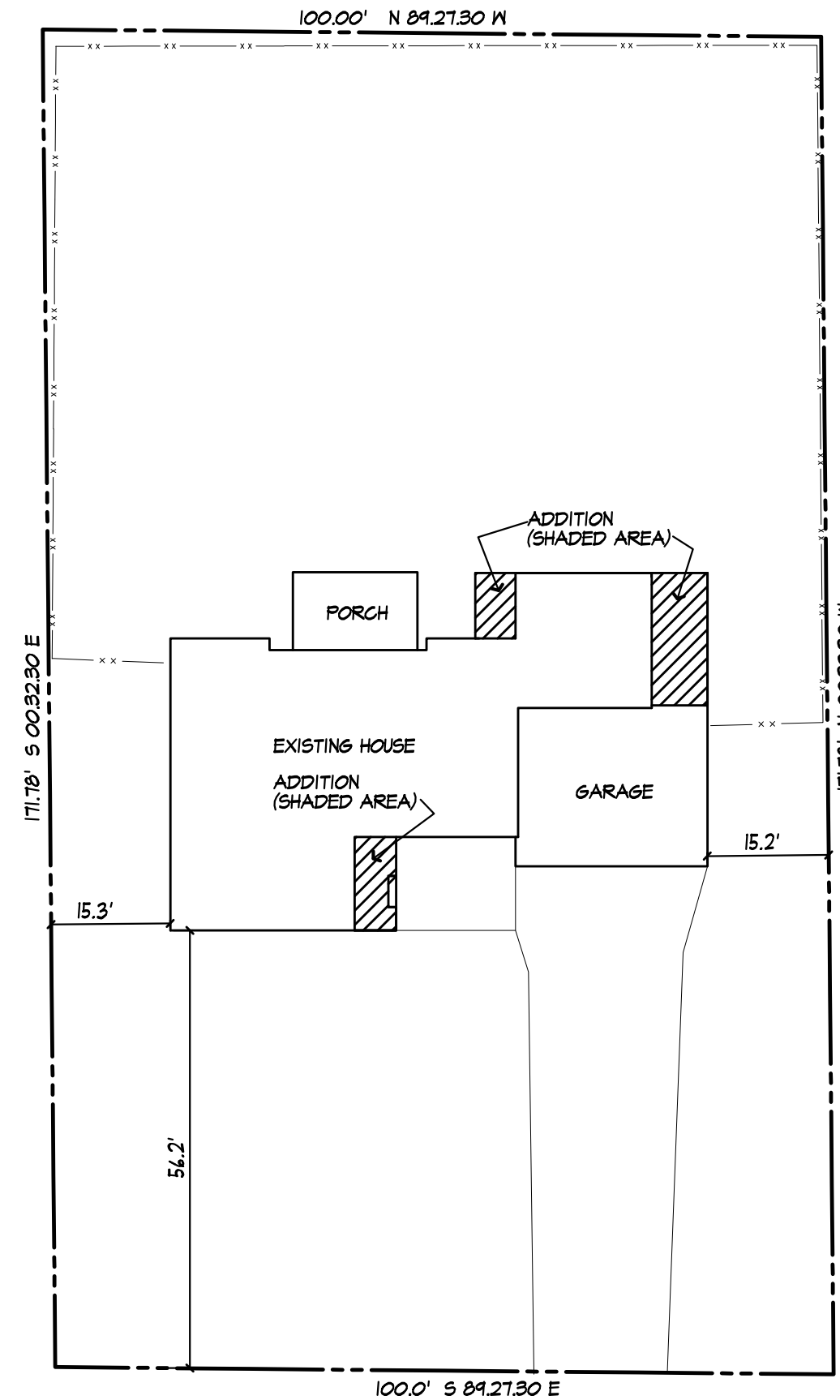
Imagery © 2024 Nearmap, HERE



nearmap

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 C49 (N-1), WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LINE, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-31G, TT-P-26S. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDING (F_b) FOR ALL FRAMING LUMBER TO BE 1500 PSI #2 NEW-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGINS/BRACINGS.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1 THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMO-SALTS OR MCLMAN 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-1ST FLOOR) 40 PSF
SLEEPING AREAS (2ND FLOOR) 30 PSF
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- 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 REJECT ANY OR ALL BIDS.
- 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 TO THESE DRAWINGS.
- 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 UNDER THIS CONTRACT.
- 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 EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- 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 R304.2 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.



PLOT PLAN

SCALE: 1"=20.0'

* NOTE: ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

M/M LAKE RESIDENCE ADDITION

35 TROWBRIDGE TRAIL

PITTSFORD, NY 14534

DRAWING INDEX

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3	ELEVATIONS- EXISTING & PROPOSED
4	BASEMENT / FOUNDATION PLAN - PROPOSED
5	FLOOR PLAN- EXISTING & PROPOSED
6	ROOF PLAN- EXISTING & PROPOSED

ENERGY COMPLIANCE DETAILS & PATH

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

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	.30	.30
SKYLIGHTS	.55	.55
2. CEILING R-FACTOR	49	49
3. WOOD FRAME WALL R-VALUE	20 OR 13+5	R-21 WALLS BAND JOISTS
4. BASEMENT CONCRETE WALL R-VALUE	15 CONTINUOUS OR 19 CAVITY FULL HEIGHT	N/A
4. FLOOR R-VAUE	R-30	R-30

2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
- RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A BASKET 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
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.1
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE 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
- 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)
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC. WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.2.1
- MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION M1507.3.3 REQUIREMENT.
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.7 REQUIREMENTS.

BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1992
- ROOF TIE DOWN REQUIREMENTS R202.11.1



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05/15/2024 DRB

PROJECT:
LAKE RESIDENCE ADDITION
35 TROWBRIDGE TRAIL
PITTSFORD, NY 14534

CLIENT:
MM LAKE

DRAWING:
TITLE PAGE

DRAWN: MCM / FM
CHECKED:

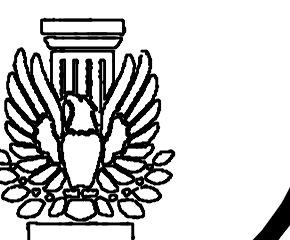
DATE: APRIL 2024

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

JOB NO.: 19-0518

SHEET:

1
OF 6 SHEETS



UNLESS OTHERWISE NOTED

ROOFING: IKO ARCHITECTURAL SHINGLES
ATLANTIC BLUE

ROOF VENTING: GABLE VENT

FASCIAS: 6"

FRIEZEBEDS: 6"

CORNERBEDS: 6"

CASINGS: 4"

SIDING: CERTAINTEE
BOARD & BATTEN - SMOKY GRAY
RESTORATION CLASSIC - SMOKY GRAY
PRESTIGE STONE - BLUEGRASS LIEGESTONE

OVERHANGS: AS NOTED

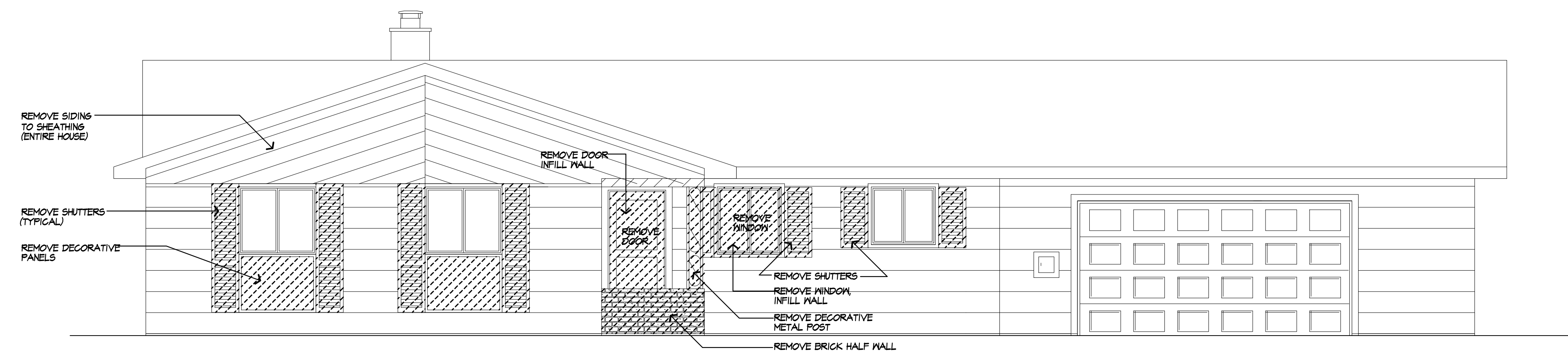
RAKE OVERHANGS: AS NOTED
MIN FT6. DEPTH: 4'-0"

CLS HT:
1ST FLOOR: MATCH EXISTING

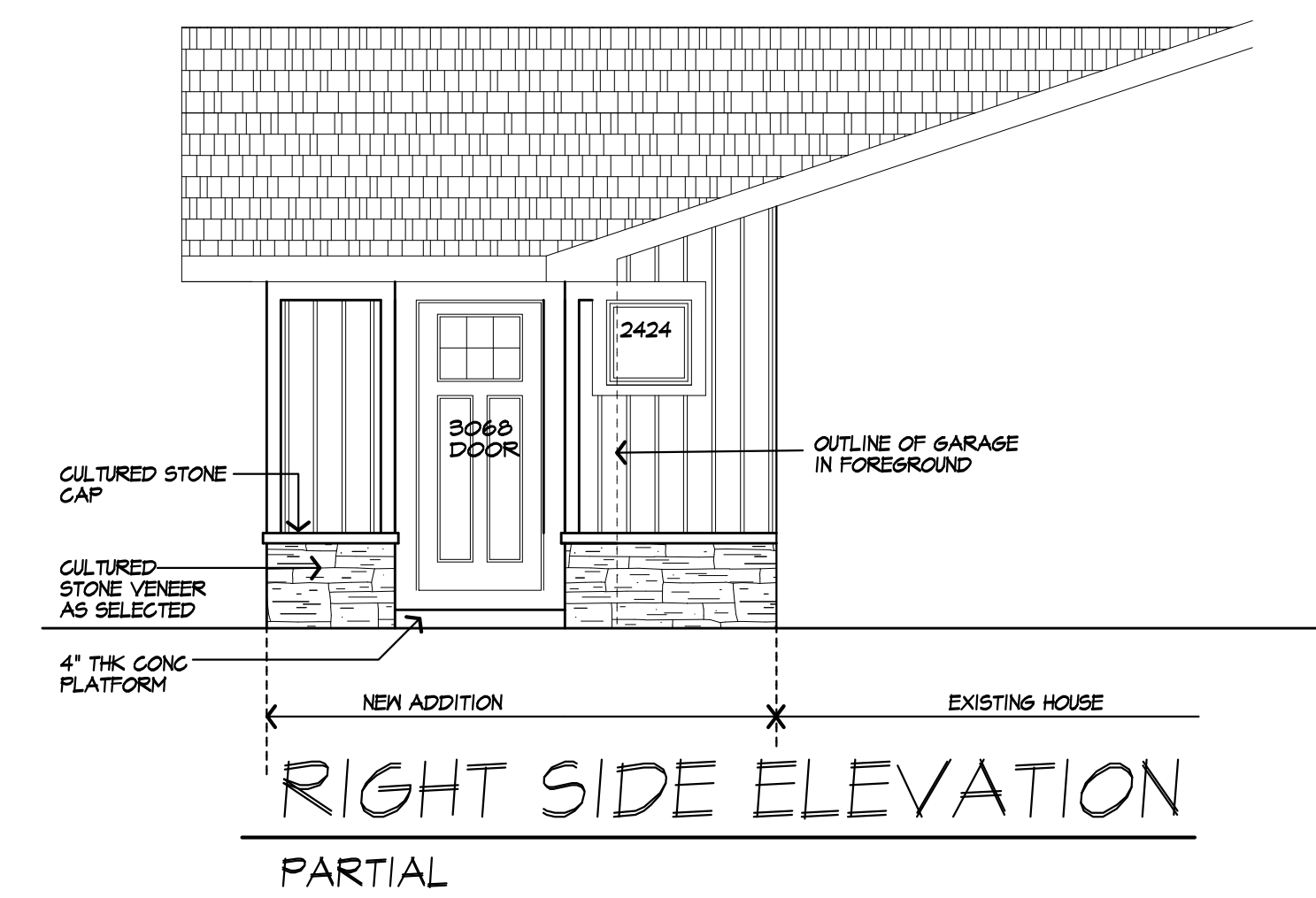
WINDOW R.O. HT.
1ST FLOOR: MATCH EXISTING

WINDOW MFR: AS SELECTED
(PROVIDE SAFETY GLAZING PER R308.4)

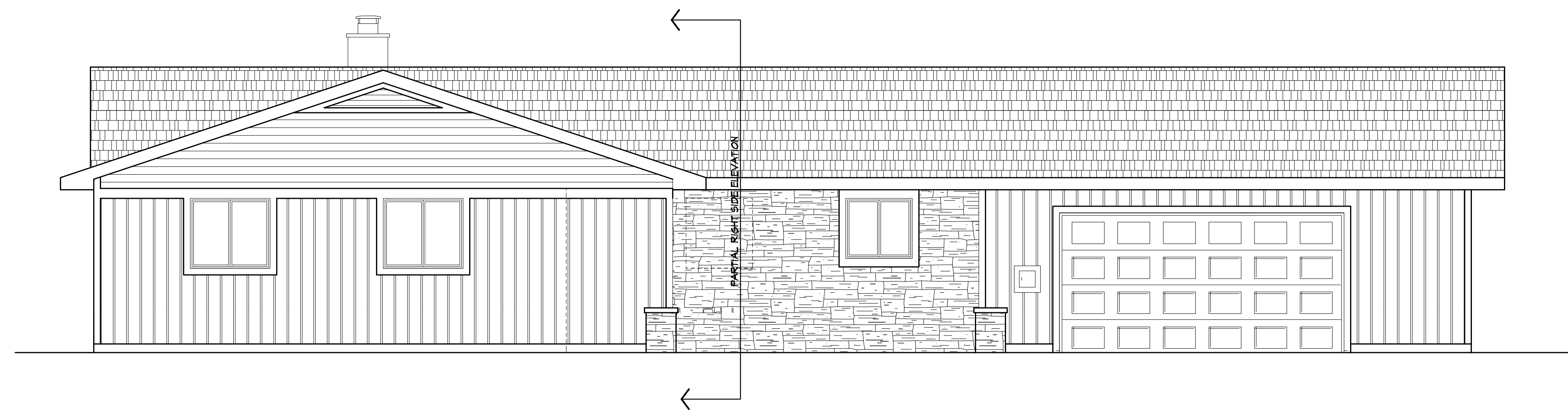
*VERIFY IN FIELD (V.I.F.) LOCATION OF ALL EXISTING WALLS, BEAMS, HEADERS, WINDOWS, DOORS, ETC



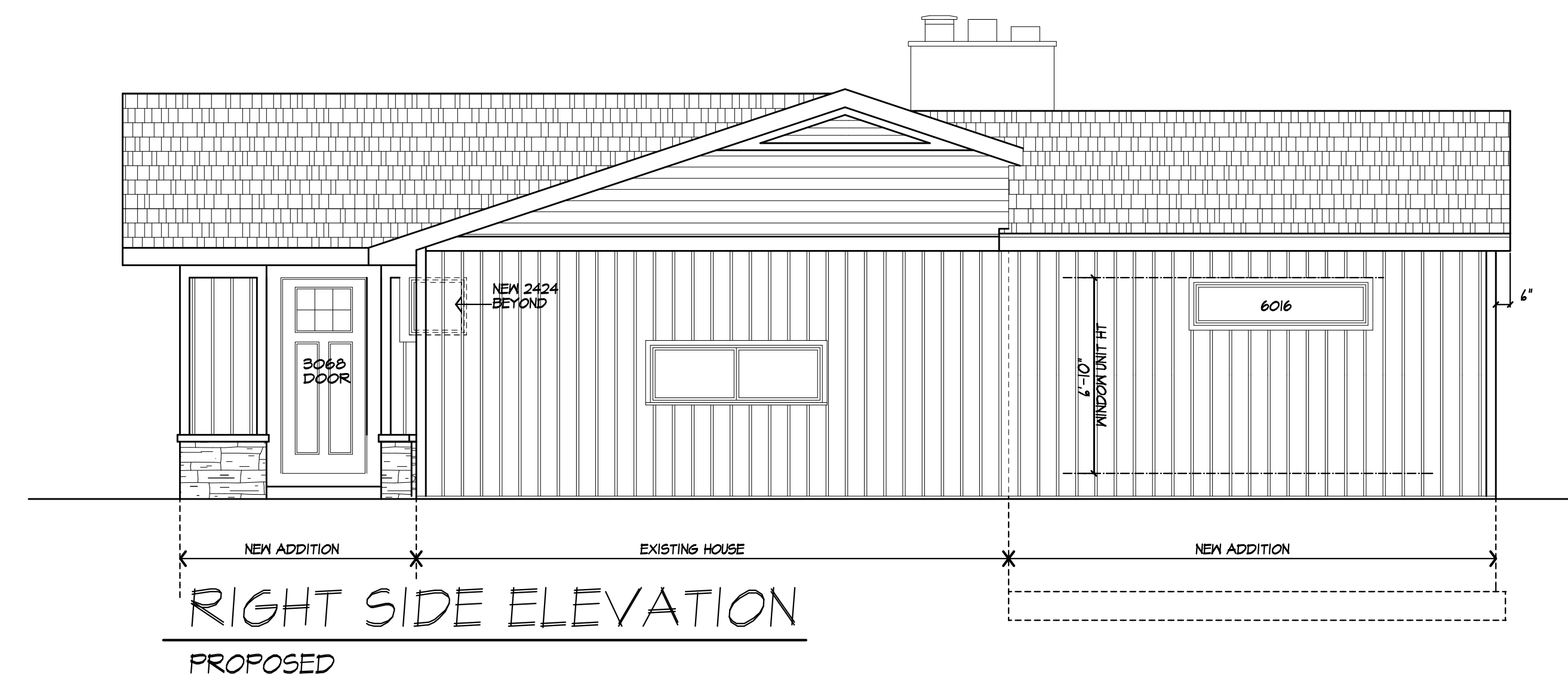
FRONT ELEVATION
EXISTING W/ REMOVALS SHOWN



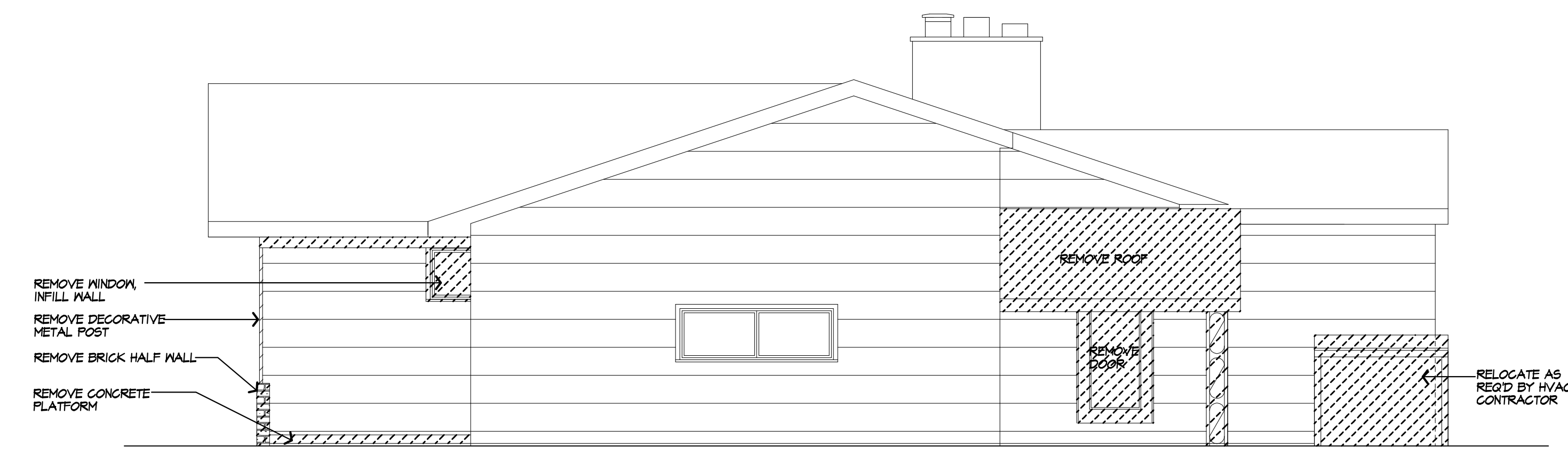
RIGHT SIDE ELEVATION
PARTIAL



FRONT ELEVATION
PROPOSED



RIGHT SIDE ELEVATION
PROPOSED



RIGHT SIDE ELEVATION
EXISTING



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05/15/2024 DRB

PROJECT:
LAKE RESIDENCE ADDITION
35 TROWBRIDGE TRAIL
PITTSFORD, NY 14534

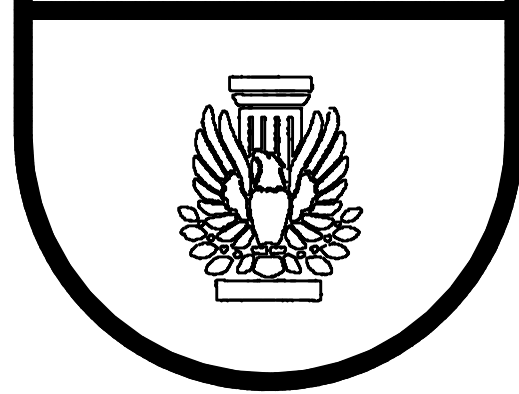
CLIENT:
MM LAKE

DRAWING:
FRONT / RIGHT SIDE ELEVATIONS
EXISTING & PROPOSED

DRAWN: MSM / FM
CHECKED:

DATE: APRIL 2024
SCALE: 1/4"=1'-0"
JOB NO.: 19-0518

SHEET:
2
OF **6** SHEETS



UNLESS OTHERWISE NOTED

ROOFING: IKO ARCHITECTURAL SHINGLES
ATLANTIC BLUE

ROOF VENTING: GABLE VENT

FASCIAS: 6"

FRIEZES: 6"

CORNICES: 6"

CASINGS: 4"

SIDING: CERTAINTED
BOARD & BATTEN - SMOKY GRAY
RESTORATION CLASSIC - SMOKY GRAY
PRESTIGE STONE - BLUEGRASS LESTONE

OVERHANGS: AS NOTED

RAKE OVERHANGS: AS NOTED

MIN FTG. DEPTH: 4'-0"

CLG HT:

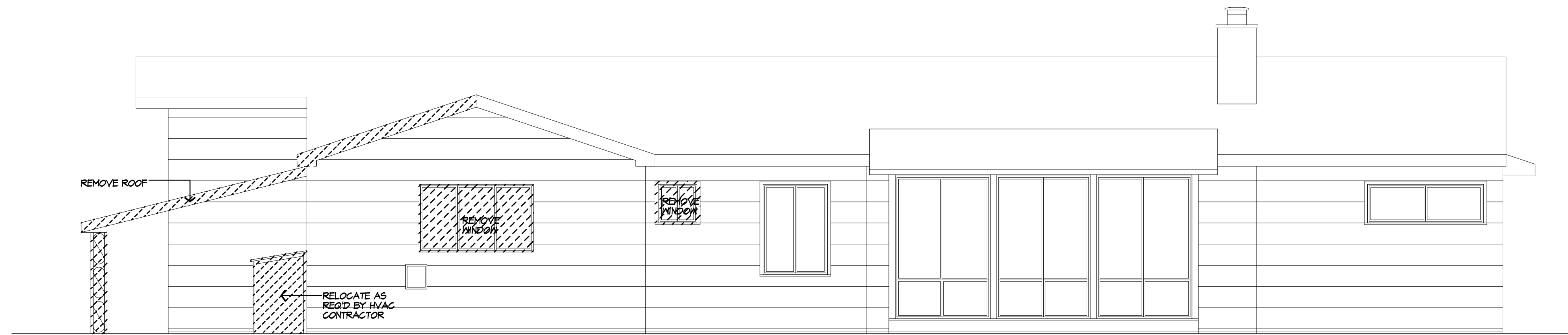
1ST FLOOR: MATCH EXISTING

WINDOW R.O. HT:

1ST FLOOR: MATCH EXISTING

WINDOW MFR: AS SELECTED
(PROVIDE SAFETY GLAZING PER R308.4)

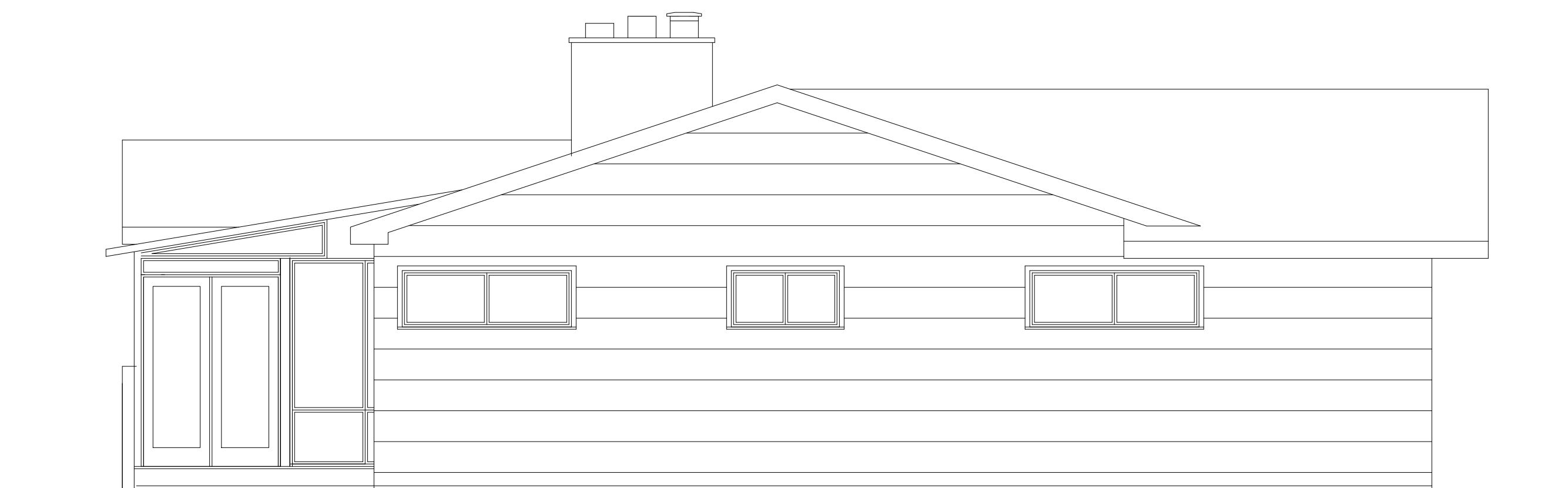
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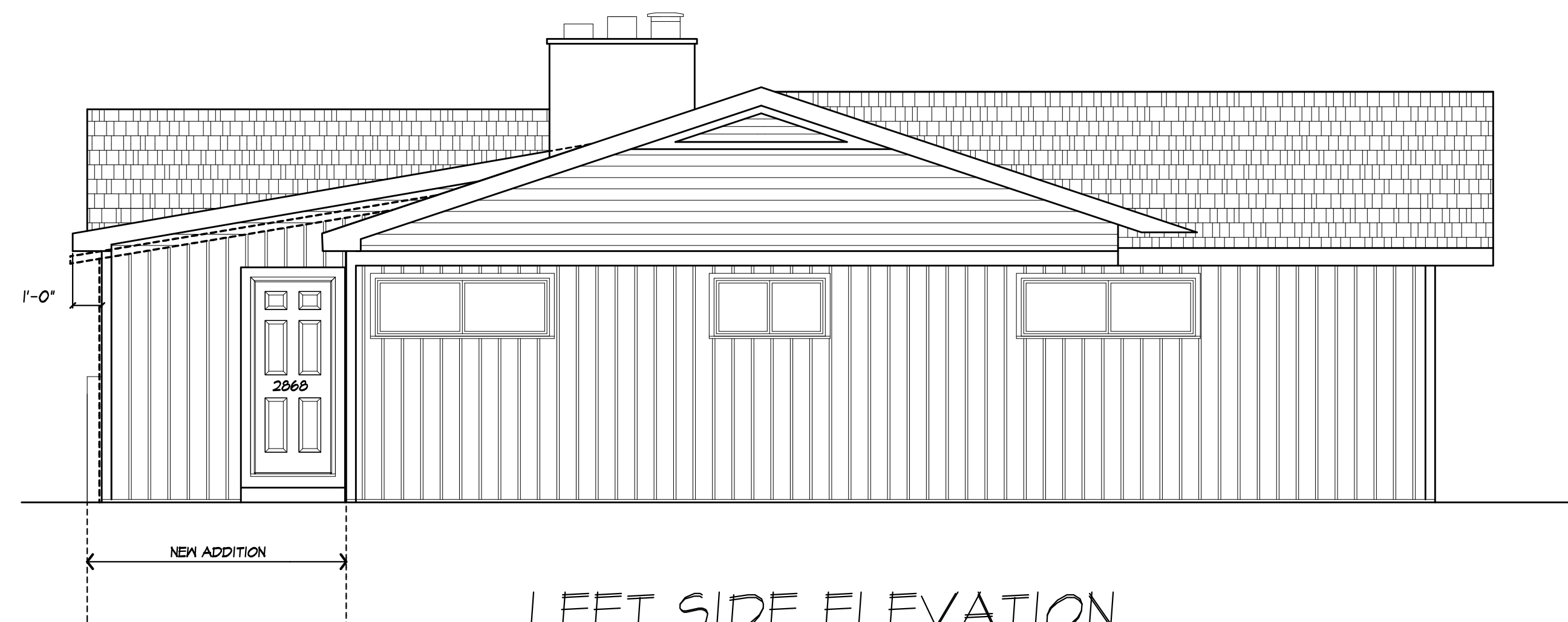
REAR ELEVATION
EXISTING W/ REMOVALS SHOWN



REAR ELEVATION
PROPOSED



LEFT SIDE ELEVATION
EXISTING W/ REMOVALS SHOWN



LEFT SIDE ELEVATION
PROPOSED

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PROJECT:
LAKE RESIDENCE ADDITION
55 TROWBRIDGE TRAIL
PITTSFORD, NY 14534

CLIENT:
MM LAKE

DRAWING:
REAR / LEFT SIDE ELEVATIONS
EXISTING & PROPOSED

DRAWN:
MM / PM

CHECKED:

DATE: APRIL 2024

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

JOB NO.: 14-0516

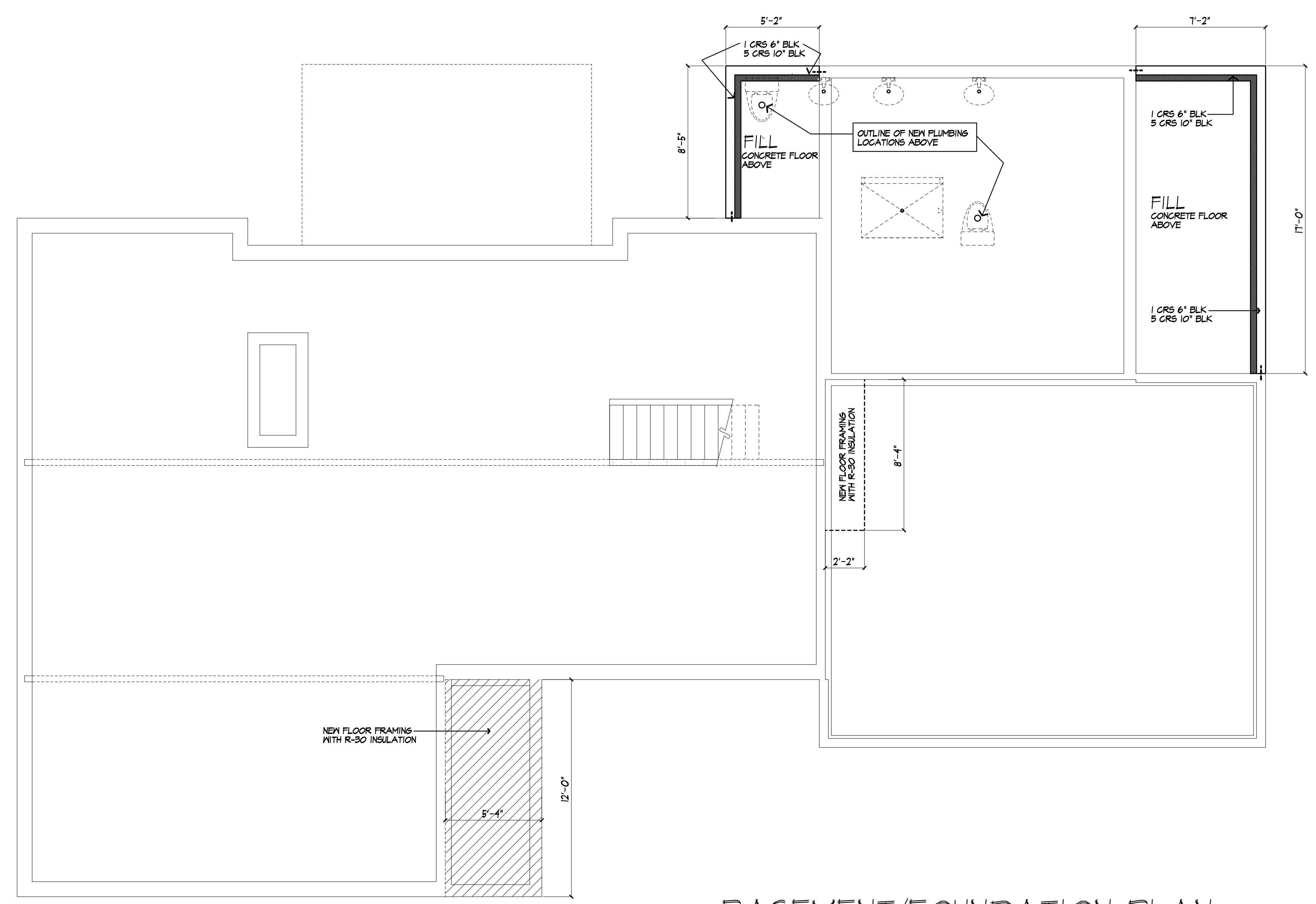
SHEET:

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BASEMENT/FOUNDATION PLAN
 PROPOSED

- NOTES :**
- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.
 SIZES: 8" BLK - 16" WIDE X 8" THK.
 - MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS:
 FOOTINGS: 2500 P.S.I.
 FLOOR SLABS: 2500 P.S.I.

05/15/2024 DRB

PROJECT:
 LAKE RESIDENCE ADDITION
 55 TROMBRIDGE TRAIL
 PITTSFORD, NY 14534

CLIENT:
 MM LAKE

DRAWING:
 BASEMENT / FOUNDATION PLAN
 PROPOSED

DRAWN: MCM / PM
CHECKED:

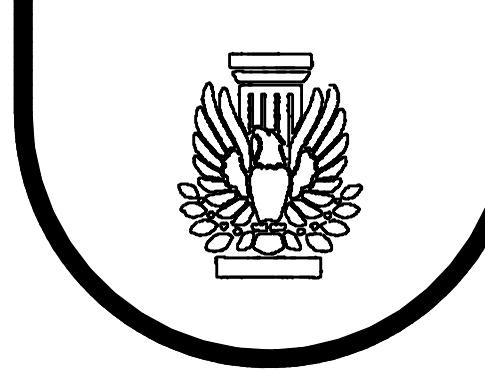
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SCALE: 1/4"=1'-0"

JOB NO.: 1418518

SHEET:

4
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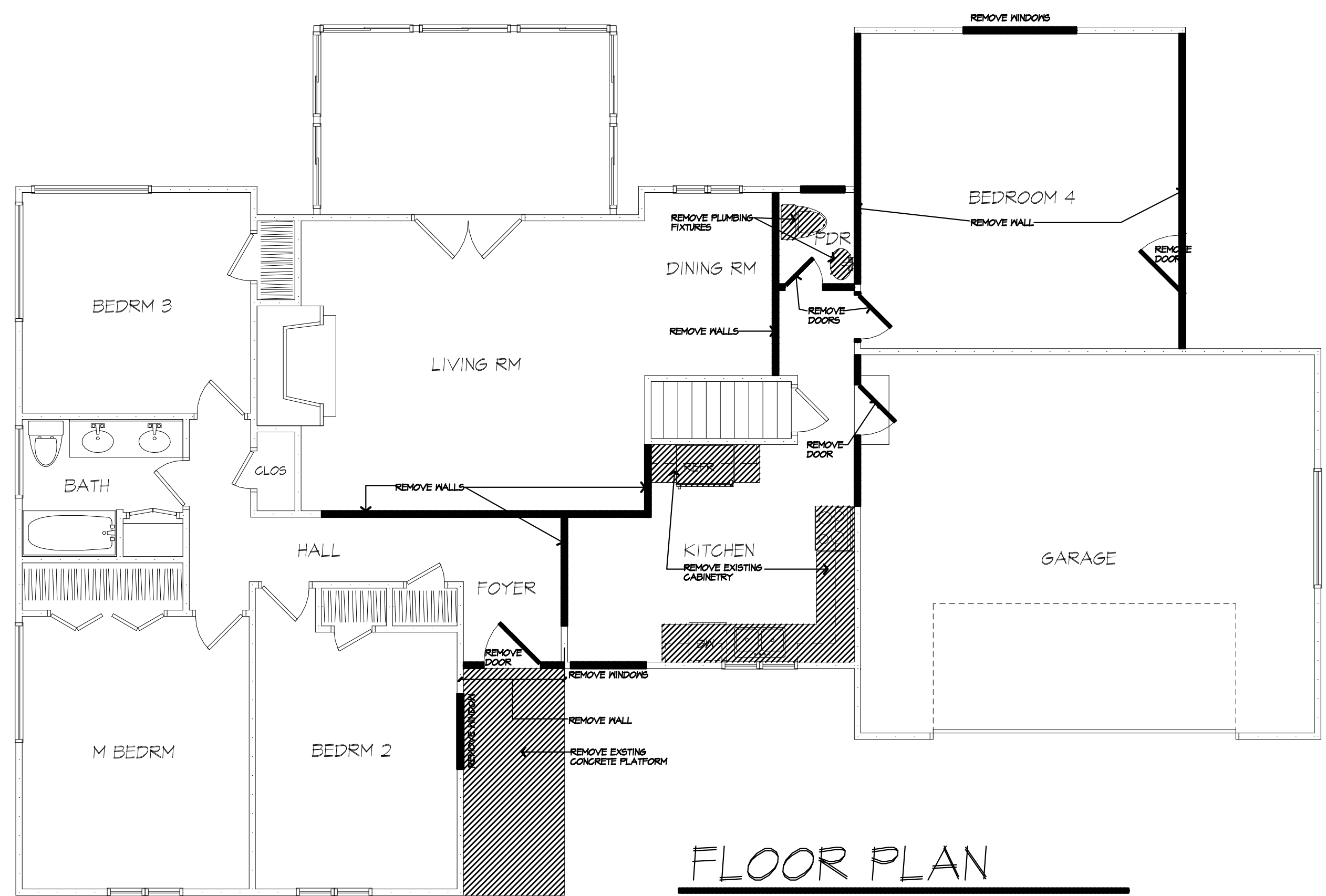
PROJECT:
LAKE RESIDENCE ADDITION
55 TROWBRIDGE TRAIL
PITTSFORD, NY 14534

CLIENT:
MM LAKE

DRAWING:
1ST FLOOR PLAN
PROPOSED

DRAWN: MGM / FM
CHECKED:

DATE: APRIL 2024
SCALE: 1/4"=1'-0"
JOB NO.: 14-0518
SHEET:



FLOOR PLAN
EXISTING- WITH REMOVALS SHOWN
SCALE: 3/8" = 1'-0"

HEADER SCHEDULE
UNLESS OTHERWISE NOTED

OPENINGS	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X6	(2) 2X6
5'-0"	(3) 2X6	(2) 2X6
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

NOTE: PROVIDE (2) 1/2" PLY. MD. GUSSETS - 2X6 WALL
PROVIDE (1) 1/2" PLY. MD. GUSSETS - 2X4 WALL
GLUE AND NAIL ALL HEADERS

WALL LEGEND

- 2X6 STUDS @ 16" O.C. w/ INSULATION
- 2X6 STUDS @ 16" O.C. (INTERIOR WALL)
- 2X4 STUDS @ 16" O.C.
- (B) STUDS GLUE AND NAIL WITH SOLID BEARING BELOW - OMIT TOP PLTS
- PROVIDE DOUBLE JACK STUDS AT OPENINGS LARGER THAN 4'-0"
- CUSTOM WINDOW SIZES ARE TO BE VERIFIED BY FIELD MEASUREMENTS.
- USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS

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 M 1504.2
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 VENTILATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THIRD PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE

TABLE M 1504.2 - DUCT LENGTH

DUCT TYPE	FLEX DUCT						SMOOTH WALL DUCT								
	80	100	125	150	200	250	80	100	125	150	200	250	300		
FAN AIRFLOW RATING CFM @ 0.25 INCH W.G.	80	100	125	150	200	250	80	100	125	150	200	250	300		
DIAMETER B (INCHES)	MAXIMUM LENGTH C, D, E (FEET)														
3	X	X	X	X	X	X	X	X	X	X	X	X	X		
4	X	X	X	X	X	X	X	X	X	X	X	X	X		
5	NL	B	42	16	2	X	X	NL	B2	4	5	28	4	X	X
6	NL	NL	B6	4	5	18	1	X	NL	NL	B6	12	5	25	4
7	NL	NL	NL	B	16	10	40	M	NL	NL	NL	B	14	6	54
8 AND ABOVE	NL	NL	NL	NL	NL	18	64	64	NL	NL	NL	NL	NL	NL	88

FOR 8, 1 FOOT = 304.8 MM
A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH AMERICAN 30-MINUTEMARK II
B. FOR NONRECTANGULAR DUCTS CALCULATE THE DIAMETER AS FOUR TIMES THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER
C. THE TABLE LENGTHS ARE NOT EXCEED FIFTY FEET OF ALLOWABLE DUCT LENGTH SHALL BE SUBTRACTED FOR EACH ELBOW INSTALLED IN THE DUCT RUN
D. N.L. = 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

WINDOW FALL PROTECTION
R312.2

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 12 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 (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. 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.

TYPICAL NOTES

JOINTS IN DUCT SYSTEM SEALED WITH MASTIC, TAPE OR GASKETING.

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 100F OR BELOW 50F SHALL BE INSULATED TO A MINIMUM OF R-3.

BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY DUCTS.

DAMPERS INSTALLED ON ALL OUTDOOR INTAKE AND EXHAUST OPENINGS.

THE AIR HANDLER AND ALL DUCTS SHALL BE LOCATED WITHIN THE CONDITIONED SPACE. IF ANY DUCTWORK IS LOCATED COMPLETELY OUTSIDE OF THE CONDITIONED SPACE THE DUCT TIGHTNESS SHALL BE VERIFIED PER SECTION 405.2.2 OF THE 2018 ENERGY CONSERVATION CODE.

ANY SUPPLY DUCTS IN THE ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS LOCATED COMPLETELY OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.

THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS

WINDOW GLAZING
R308

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

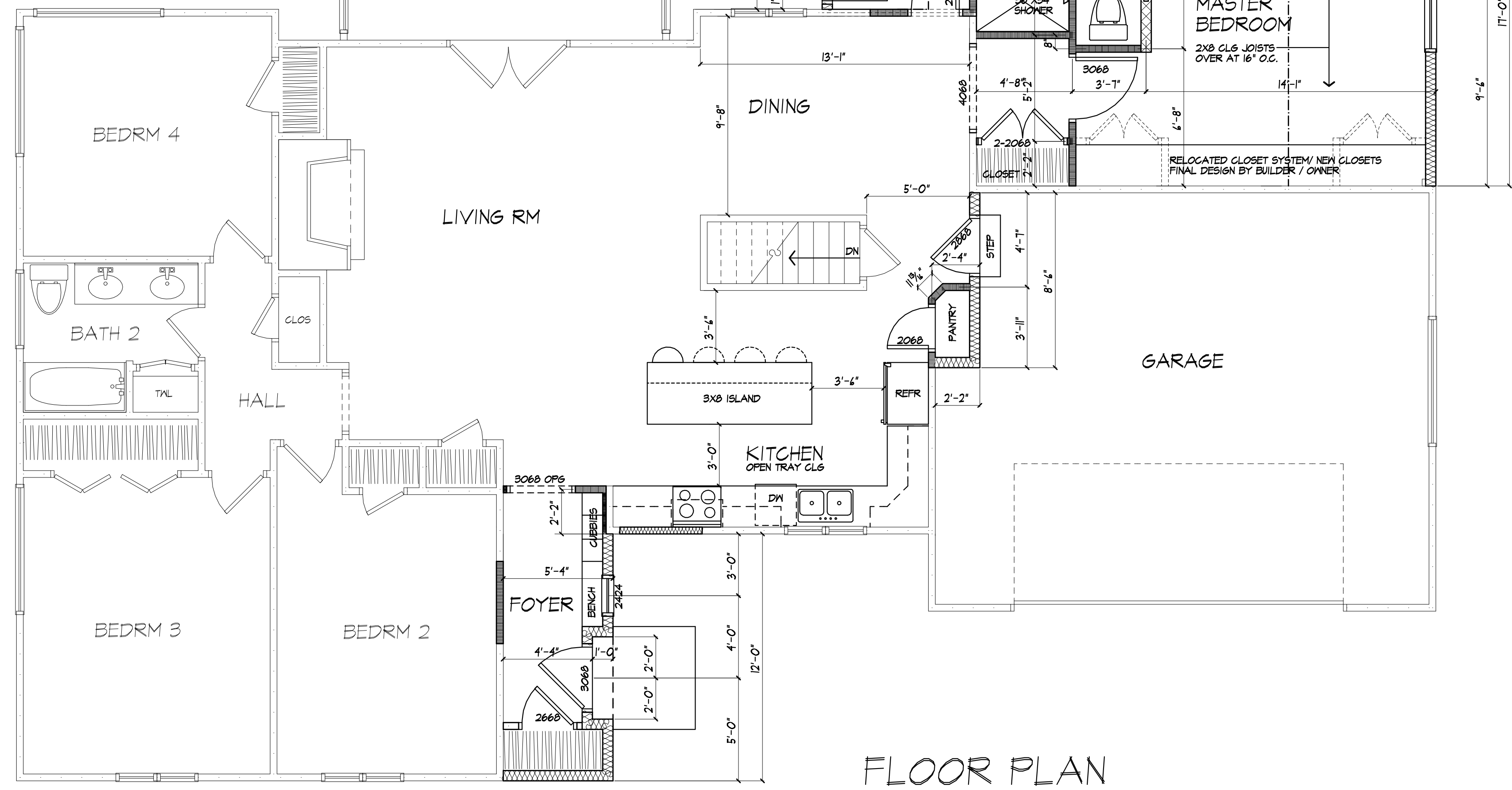
R308.4.1 GLAZING IN DOORS
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS
2. DECORATIVE GLAZING

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.
EXCEPTIONS:
1. 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

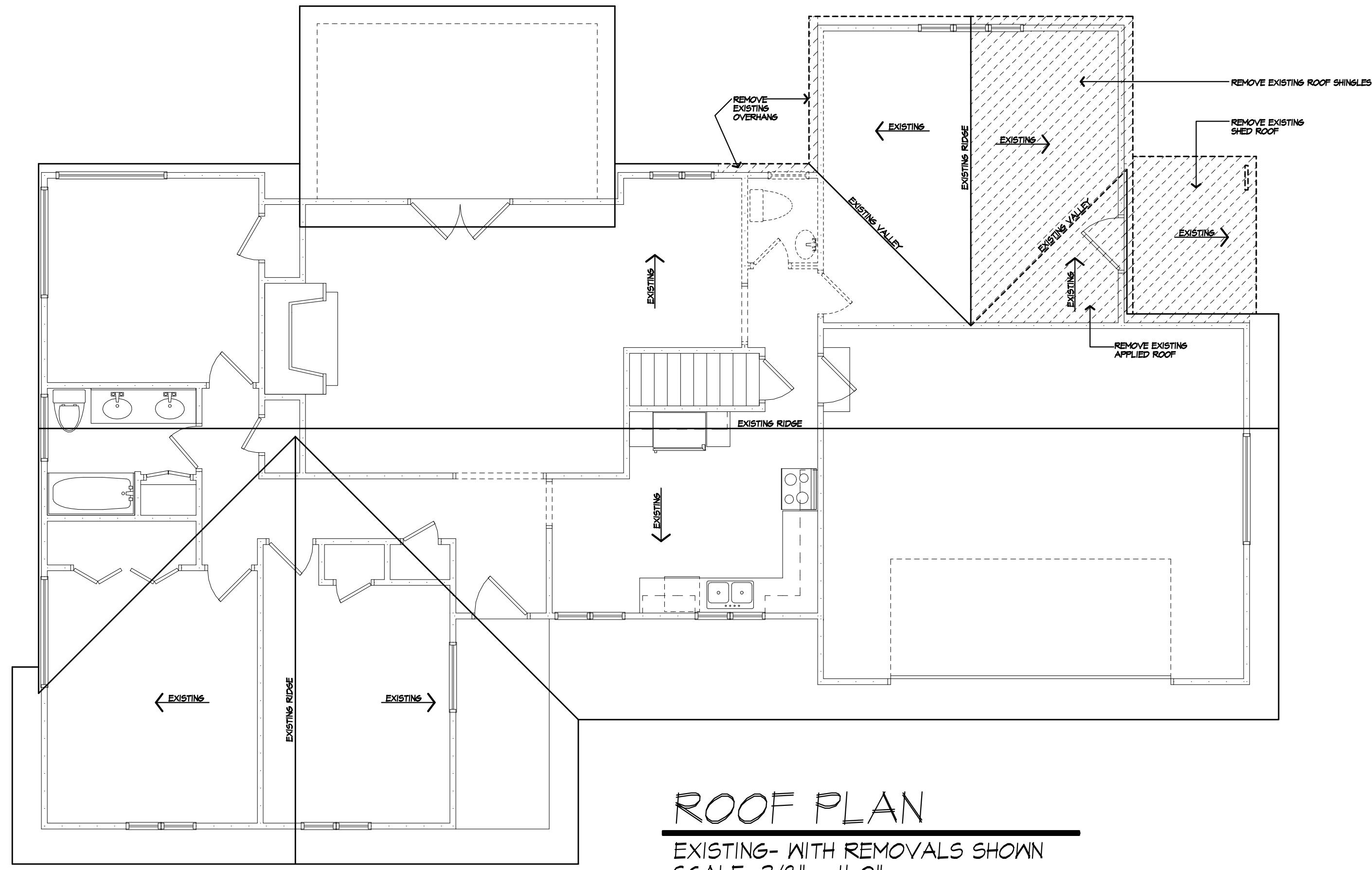
R314.3 LOCATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, 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 ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

R315 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA.
2. WITHIN 10 FEET OF THE SLEEPING AREA.
3. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 10 FEET AWAY FROM A CARBON MONOXIDE ALARM.
2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.



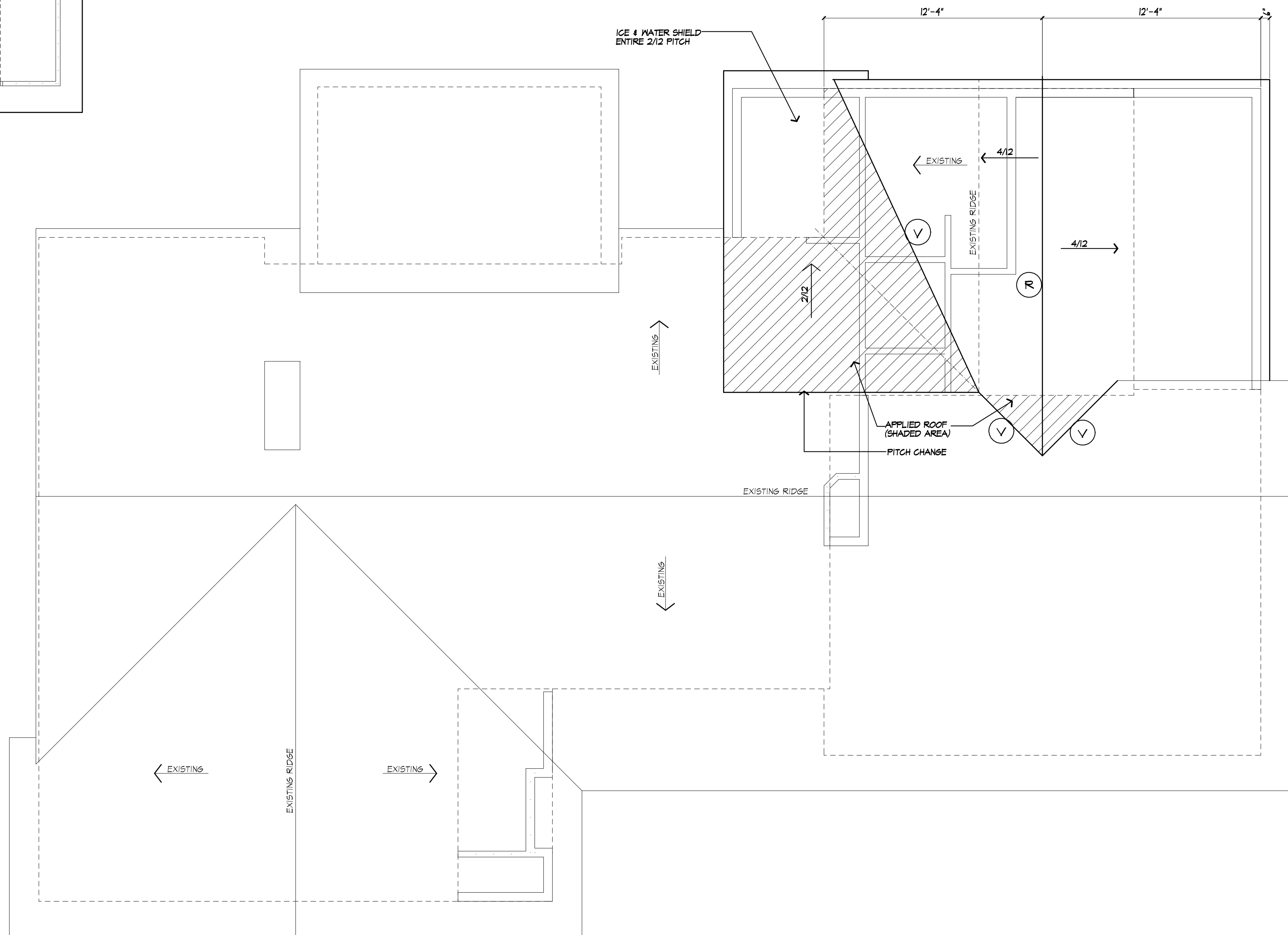
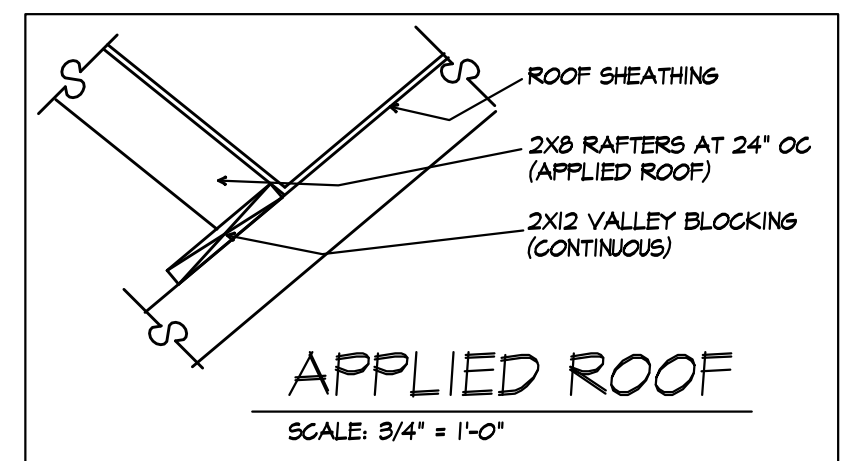
FLOOR PLAN
PROPOSED
AREA: 1689 SQ FT EXISTING
60 SQ FT (FOYER)
43 SQ FT (FR)
121 SQ FT (M BATH / CLOSET)

*VERIFY IN FIELD (V.I.F.) LOCATION OF ALL EXISTING WALLS, BEAMS, HEADERS, WINDOWS, DOORS, ETC




ROOF PLAN
 EXISTING- WITH REMOVALS SHOWN
 SCALE: 3/8" = 1'-0"

ROOF LEGEND	
* /12	2X8 RAFTERS AT 16" O.C. W/ PITCH NOTED
* /12 (B)	2X8 RAFTERS AT 16" O.C. W/ PITCH NOTED- "B" DENOTES VERTICAL BRACING AT RAFTER SPANS GREATER THAN 12'-0". (BRACING- 2X4'S AT 48" O.C. WITH 2X8 FURLIN) SEE DETAIL XIX
(R)	2X12 RIDGE BOARD
(V)	APPLIED VALLEY- SEE DETAIL THIS PAGE
*NOTE: PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R905.2.1, (RESIDENTIAL CODE OF NEW YORK)	



ROOF PLAN
 PROPOSED

*VERIFY IN FIELD (V.I.F.) LOCATION OF ALL EXISTING WALLS, BEAMS, HEADERS, WINDOWS, DOORS, ETC



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05/15/2024 DRB

PROJECT:
 LAKE RESIDENCE ADDITION
 35 TROWBRIDGE TRAIL
 PITTSFORD, NY 14534

CLIENT:
 MM LAKE

DRAWING:
 ROOF PLAN - PROPOSED

DRAWN: MM / PM	CHECKED:
--------------------------	-----------------

DATE: APRIL 2024


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

JOB NO.: 14-0518

SHEET:

6

OF **6** SHEETS



Exterior	Location	Brand	Type	Color	Size
Roofing	B&L Wholesale	IKO	Performance	Atlantic Blue	architectural
Main siding	B&L Wholesale	CertainTeed	Board & Batten	Smoky Gray	vertical
Gable siding	B&L Wholesale	CertainTeed	Restoration Classic	Smoky Gray	"clapboard"
Fascia	B&L Wholesale (?)	TBD by Steve W.	aluminum wrap	white	
Rake	B&L Wholesale (?)	TBD by Steve W.	aluminum wrap	white	
Stone	Weckesser Brick	Prestige Stone	Bluegrass	gray w/10% gold	ledgestone profile
Gutters	Save and reinstall				
Downspouts	Save and reinstall				



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This is only a small sample. Expect some variation in color, size, and texture.

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SMOKY GRAY

Restoration Classic™
Siding
CertainTeed
SAINT-GOBAIN
CTS171

Board & Batten
Vertical Siding
CertainTeed
SAINT-GOBAIN
04-09-52-US-EN

ATLANTIC BLUE

SMOKY GRAY



6 Trowbridge Trail



28 Trowbridge Trail



5 Oak Manor Lane



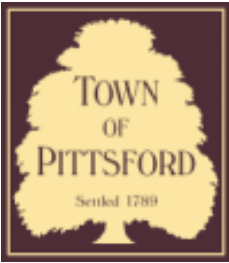
26 Oak Manor Lane



34 Oak Manor Lane



47 Oak Manor Lane



Town of Pittsford

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

Permit #
B24-000064

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 6 Windscape PITTSFORD, NY 14534

Tax ID Number: 178.12-1-41

Zoning District: RN Residential Neighborhood

Owner: Irwin, William D

Applicant: Irwin, William D

Application Type:

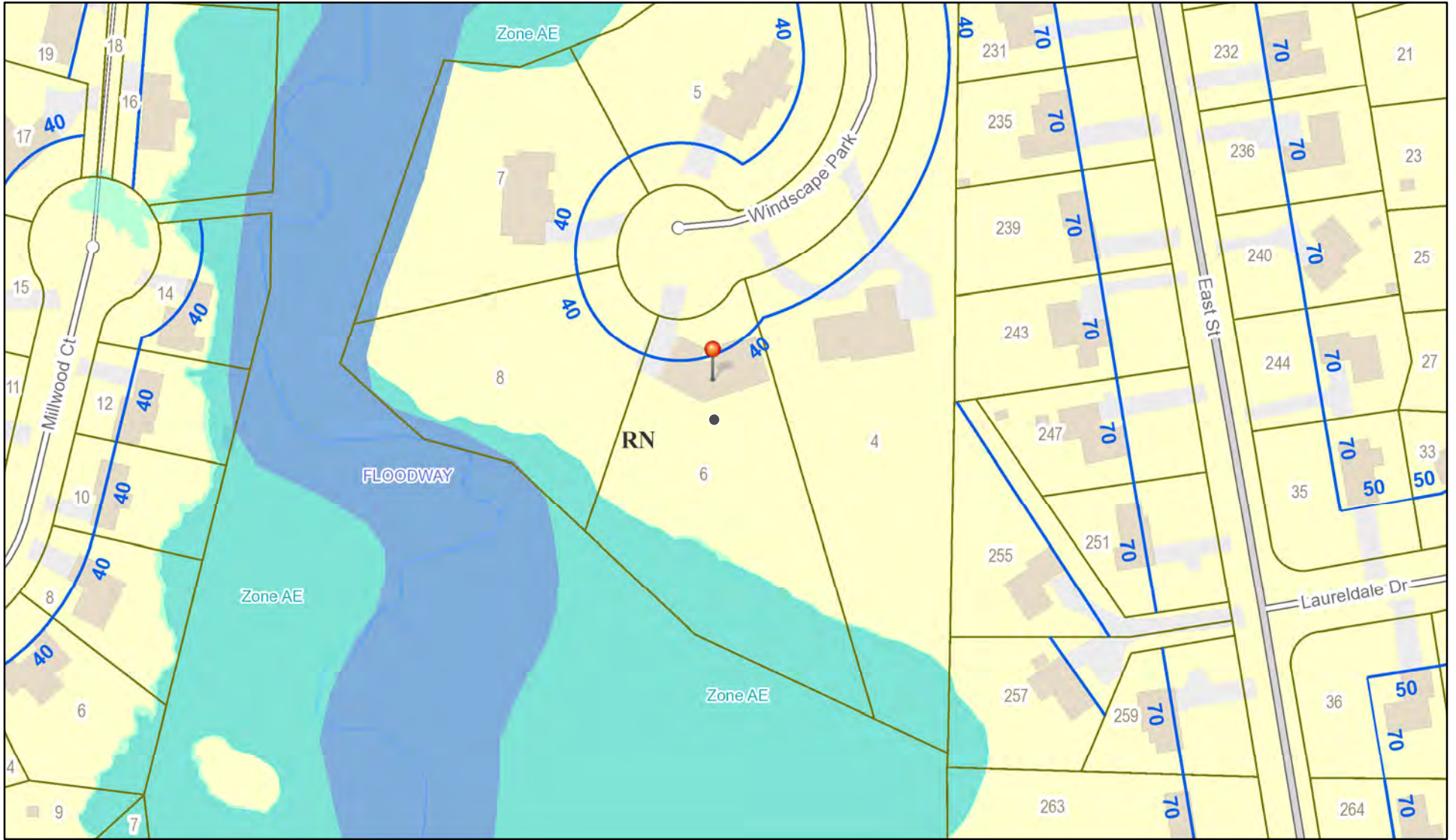
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
- Informal Review
- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation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

Project Description: Applicant is requesting design review for 2,594 square feet of additions to the existing home.

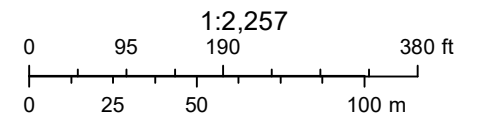
Meeting Date: May 23, 2024



RN Residential Neighborhood Zoning

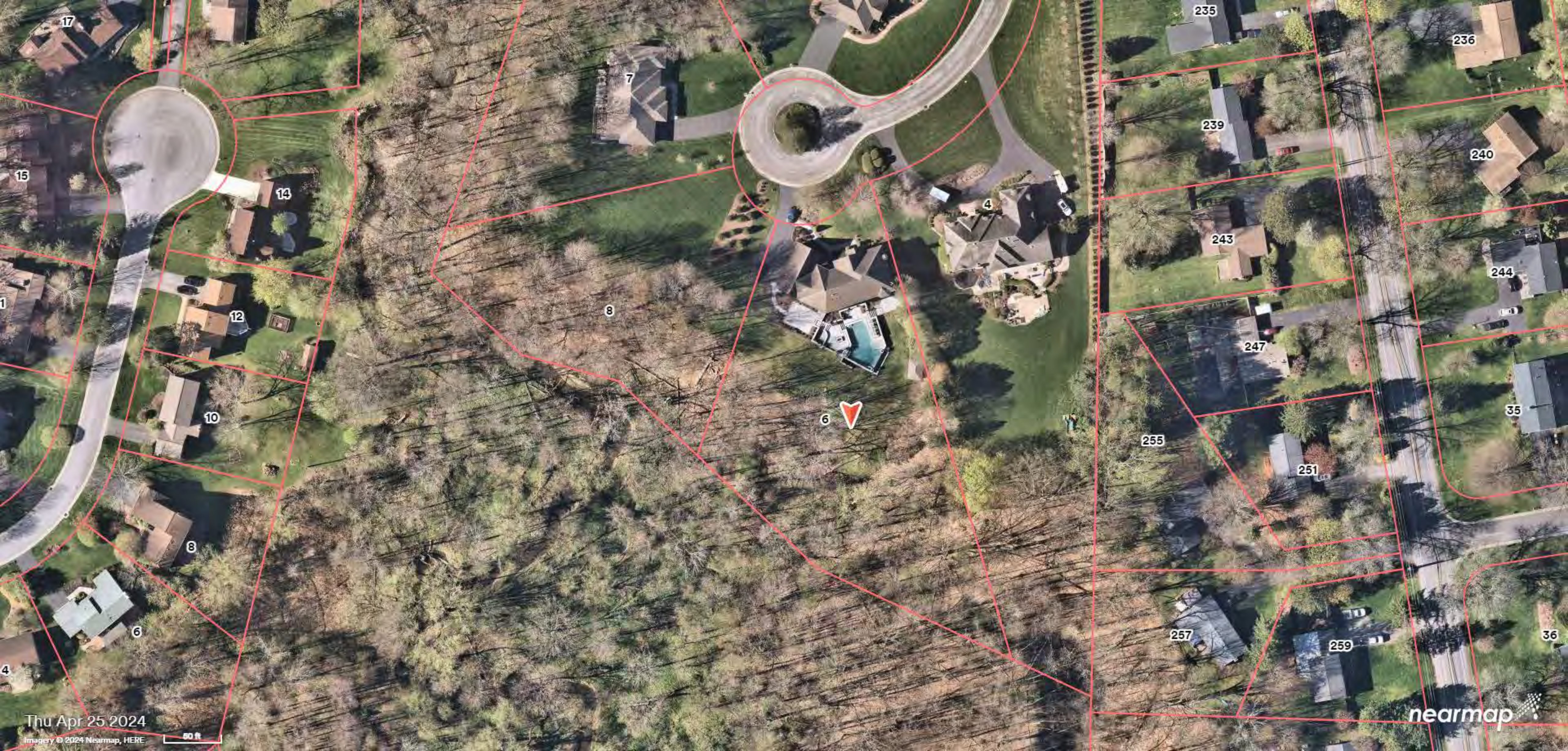


Printed May 16, 2024



Town of Pittsford GIS

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Thu Apr 25 2024

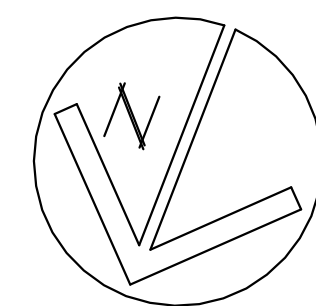
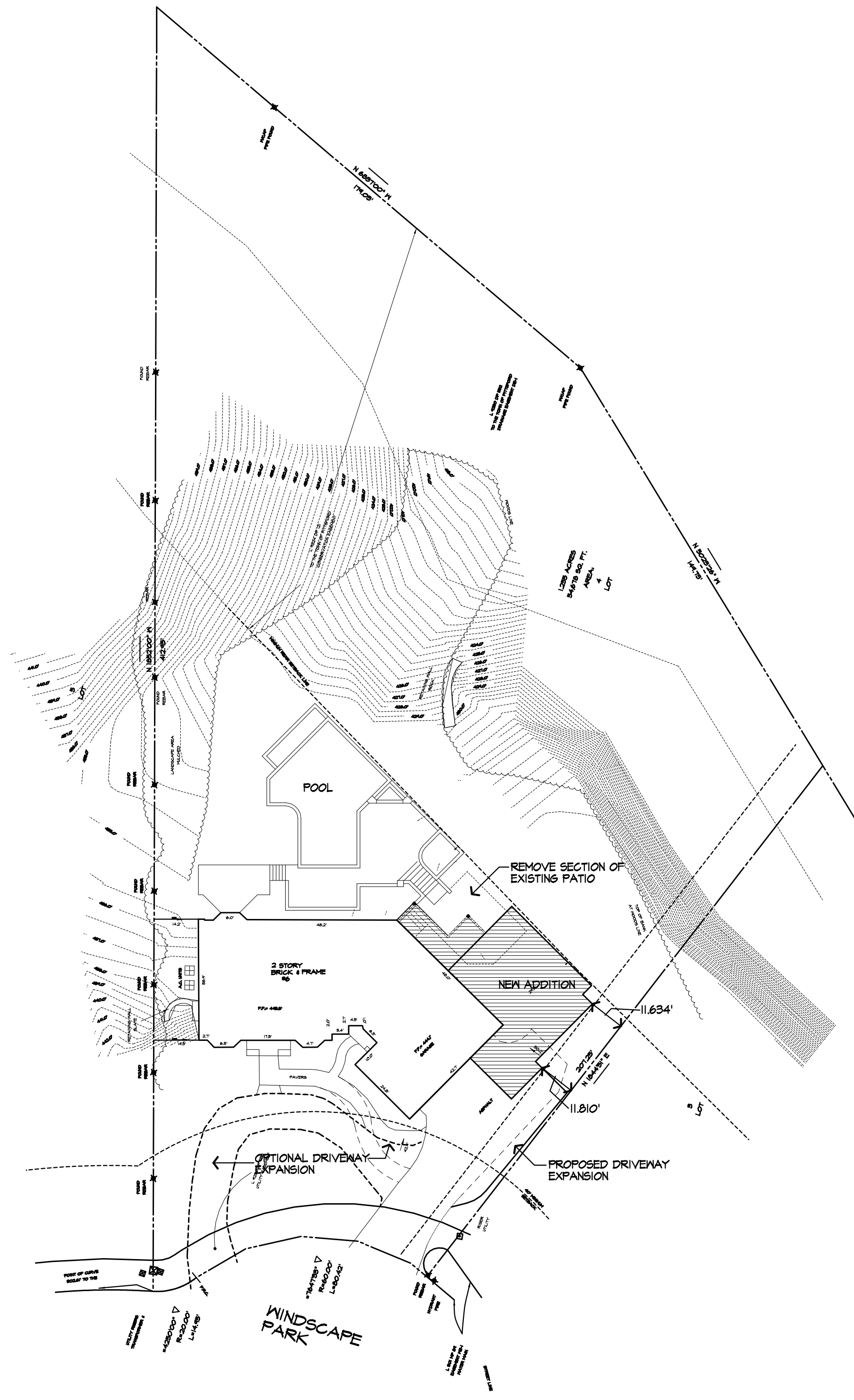
Imagery © 2024 Nearmap, HERE

50 ft

nearmap

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 SIZES ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING CAPACITY 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 SANDY GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS
2500 PSI FLOOR SLABS
3500 PSI TORCH
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-31G, TT-P-65. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDINGS (F_B) FOR ALL FRAMING LUMBER TO BE 180 PSI #2. MEMBER OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/BRACINGS.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHINGS EXP-1. NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR HOLMAN 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, MECHANICAL, 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-1ST FLOOR) 40 PSF
SLEEPING AREAS (2ND FLOOR) 30 PSF
EXTERIOR DECKS 40 PSF
- ALL WORK MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- 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 REJECT ANY OR ALL BIDS.
- 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 TO THESE DRAWINGS.
- 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 UNDER THIS CONTRACT.
- 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 NET SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R301.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020).
- CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R301.4 OF THE BUILDING CODE OF NEW YORK STATE (2020).
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R301.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020). ALL WALLS AND FLOORS DIVIDING RESIDENCE FROM AN ATTACHED GARAGE.
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



PLOT PLAN

SCALE: 1" = 30'

* NOTE: ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

RENOVATION TO IRWIN RESIDENCE

6 WINDSCAPE PARK

PITTSFORD, NEW YORK

DRAWING INDEX

1	TITLE PAGE
2	EXISTING ELEVATIONS
3	EXISTING ELEVATIONS
4	EXISTING FOUNDATION PLAN
5	EXISTING 1ST FLOOR PLAN
6	EXISTING 2ND FLOOR PLAN
7	EXISTING ROOF PLAN
8	PROPOSED ELEVATIONS
9	PROPOSED ELEVATIONS
10	PROPOSED FOOTING PLAN
11	PROPOSED FOUNDATION PLAN
12	PROPOSED 1ST FLOOR PLAN
13	PROPOSED 2ND FLOOR PLAN
14	PROPOSED ROOF PLAN
14A	PROPOSED ATTIC PLAN
15	PROPOSED BUILDING SECTIONS
16	PROPOSED BUILDING SECTIONS
17	WALL SECTIONS

ENERGY COMPLIANCE DETAILS & PATH

MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE (2020 IRC) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. PENETRATION U-FACTOR	.32	.30
2. CEILING R-FACTOR	41	41
3. 1ST & 2ND FLOOR WOOD FRAMED WALL R-VALUE	20 OR 18-5	HIGH DENSITY 2" 21/BAND 1515
4. BASEMENT CONCRETE WALL R-VALUE	15 CONTINUOUS OR 15 CAVITY FULL HEIGHT	R-15 CONTINUOUS FULL HEIGHT
5. FLOOR R-VALUE	30	30

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 40% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CALK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES, PER SECTION 1102.4.5
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1102.1.1
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE 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 1102.5.4
- 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)
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.5
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1102.2.1
- MECHANICAL VENTILATION PER SECTION 1102.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION 1102.6.3 REQUIREMENT
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1102.6.1.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1102.7 REQUIREMENTS.

BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 90 MPH, EXPOSURE B R301.2 (4)
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITHE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1412
- ROOF TIE DOWN REQUIREMENTS R602.1.1



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REVISED 5/7/2024 P.J.M./A
REVISED 4/23/2024 P.J.M./A
REVISED 1/8/2019 P.J.M./A

PROJECT:

RENOVATION & WINDSCAPE PARK
PITTSFORD, NY

CLIENT:

MILL AND KRISTIN IRWIN

DRAWING:

TITLE PAGE

DRAWN:

P.J.M./A

CHECKED:

✓

DATE:

12/2018

SCALE:

AS NOTED

JOB NO.:

18M8804

SHEET:

1

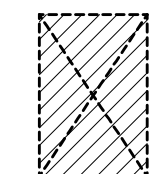
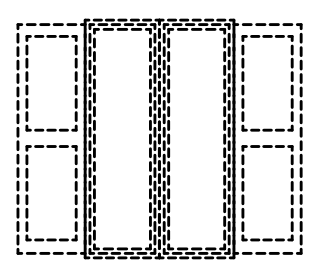
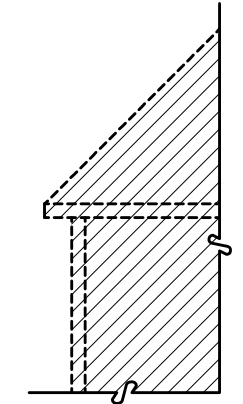
OF 17 SHEETS

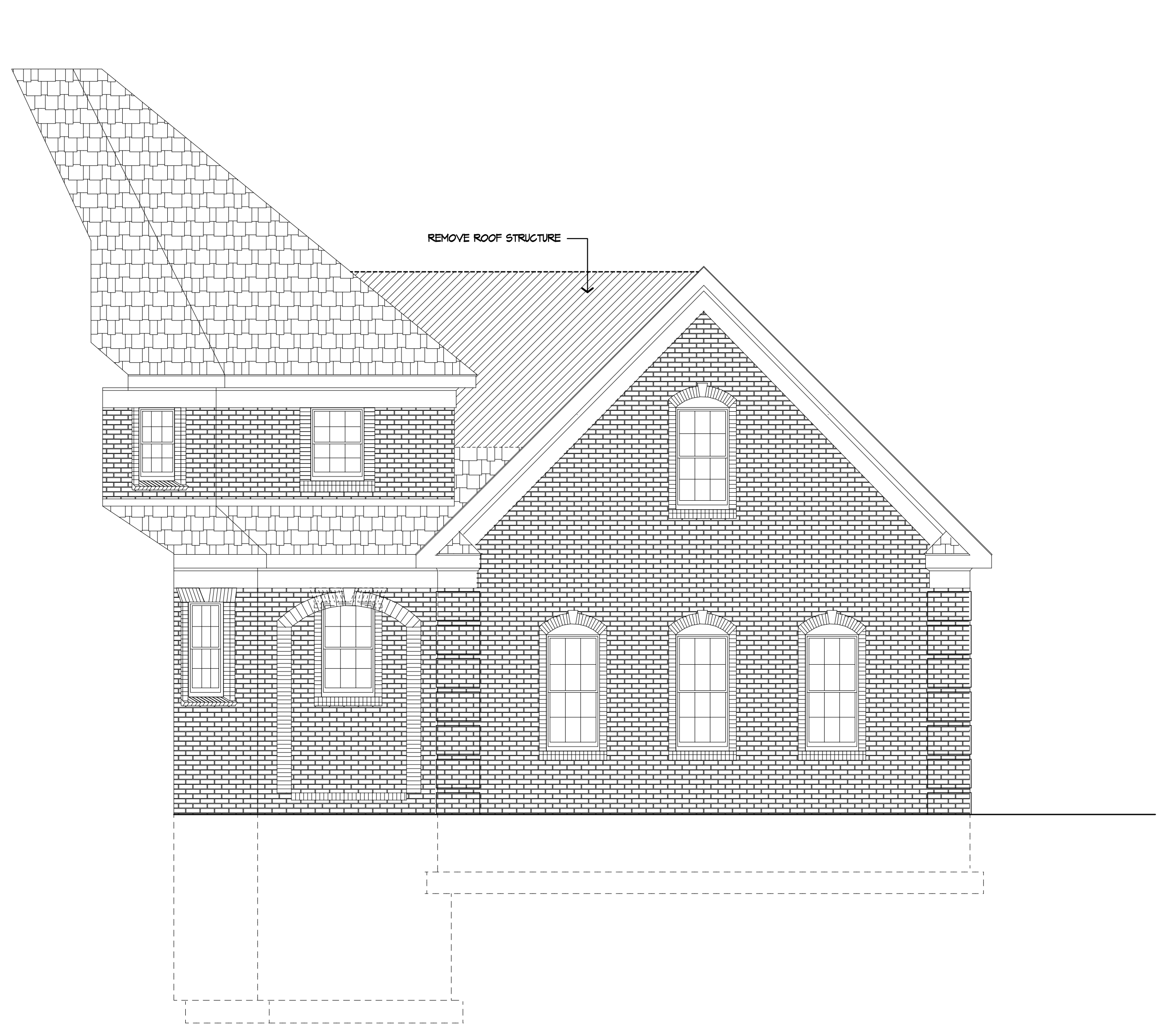


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FRONT ELEVATION/ EXISTING
 WITH REMOVALS SHOWN

REMOVAL LEGEND	
	R.O. FOR NEW WINDOWS/ DOORS
	EXISTING WINDOW TO BE REMOVED
	EXISTING STRUCTURE TO BE REMOVED



GARAGE ELEVATION/ EXISTING
 WITH REMOVALS SHOWN



LEFT SIDE ELEVATION/ EXISTING
 NO CHANGES TO THIS ELEVATION

REVISED 4/23/2024 FJ.MAIA
 REVISED 1/16/2019 FJ.MAIA

PROJECT:
 RENOVATION & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRVIN

DRAWING:
 ELEVATIONS - EXISTING WITH REMOVALS SHOWN

DRAWN: FJ.MAIA **CHECKED:** V

DATE: 12/2018

SCALE: AS NOTED

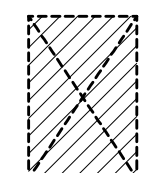
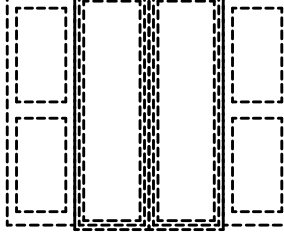
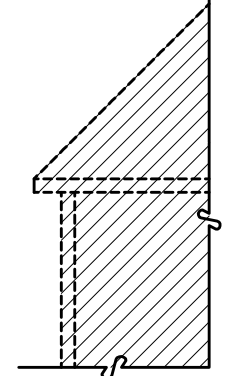
JOB NO.: 18MB004

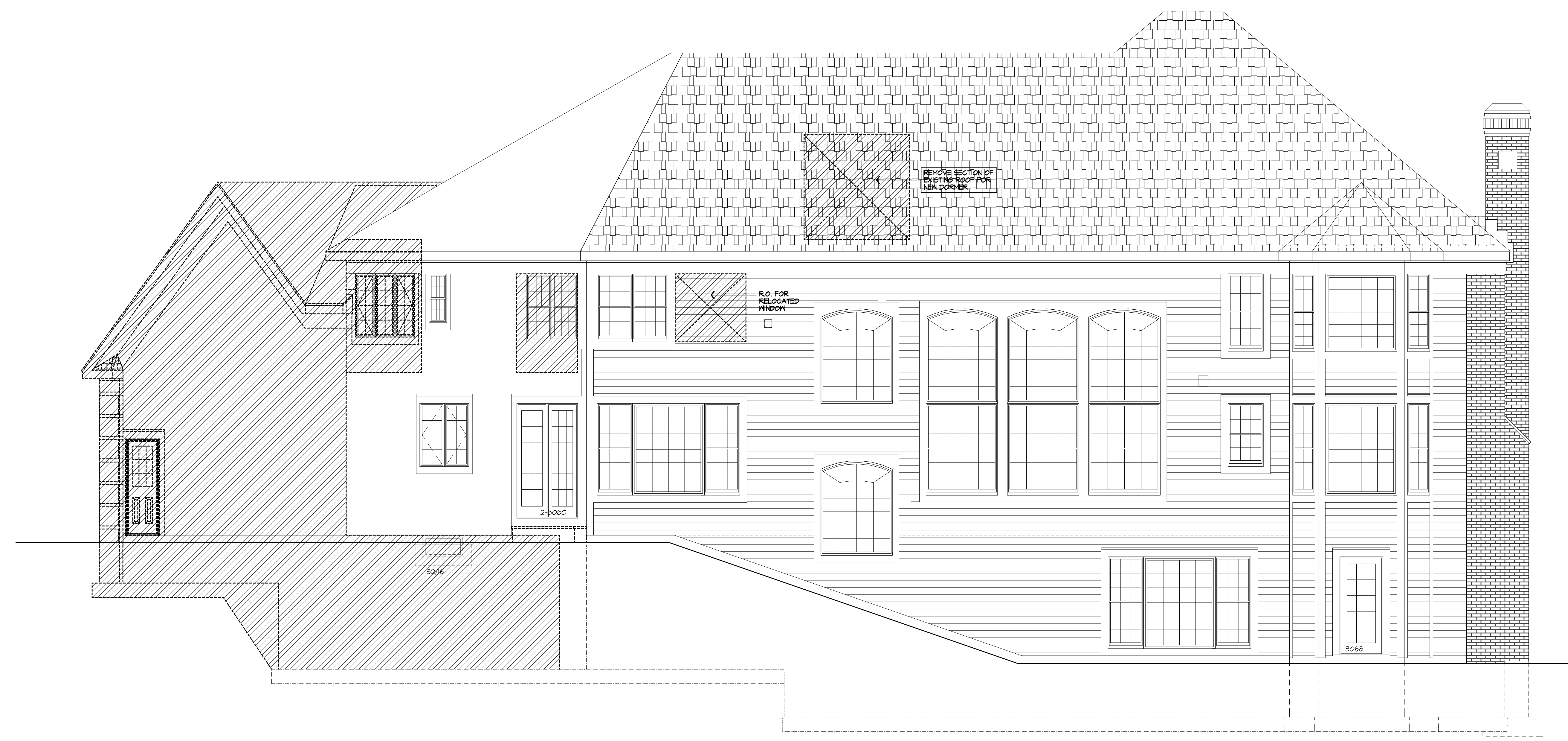
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2
 OF 17 SHEETS

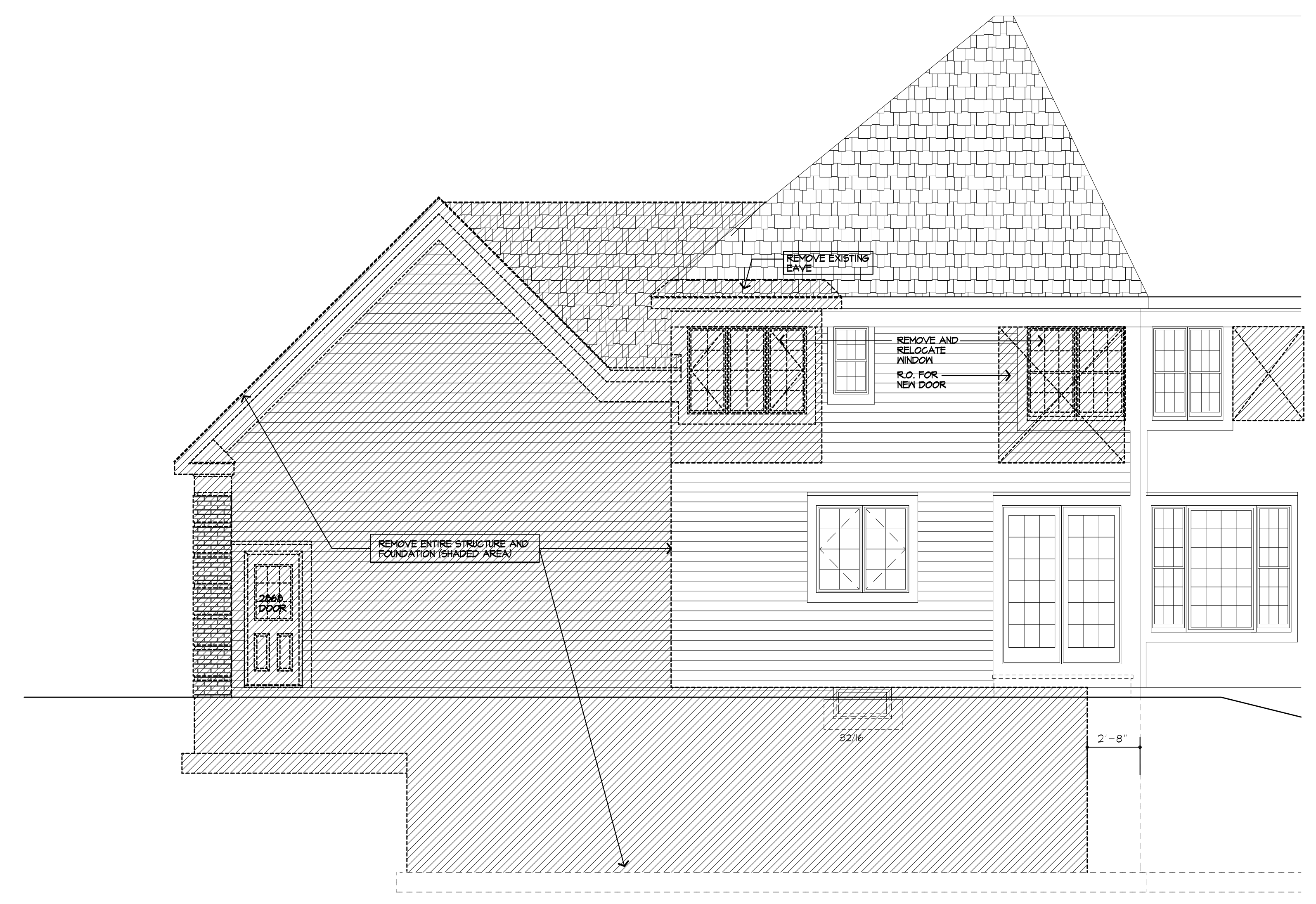




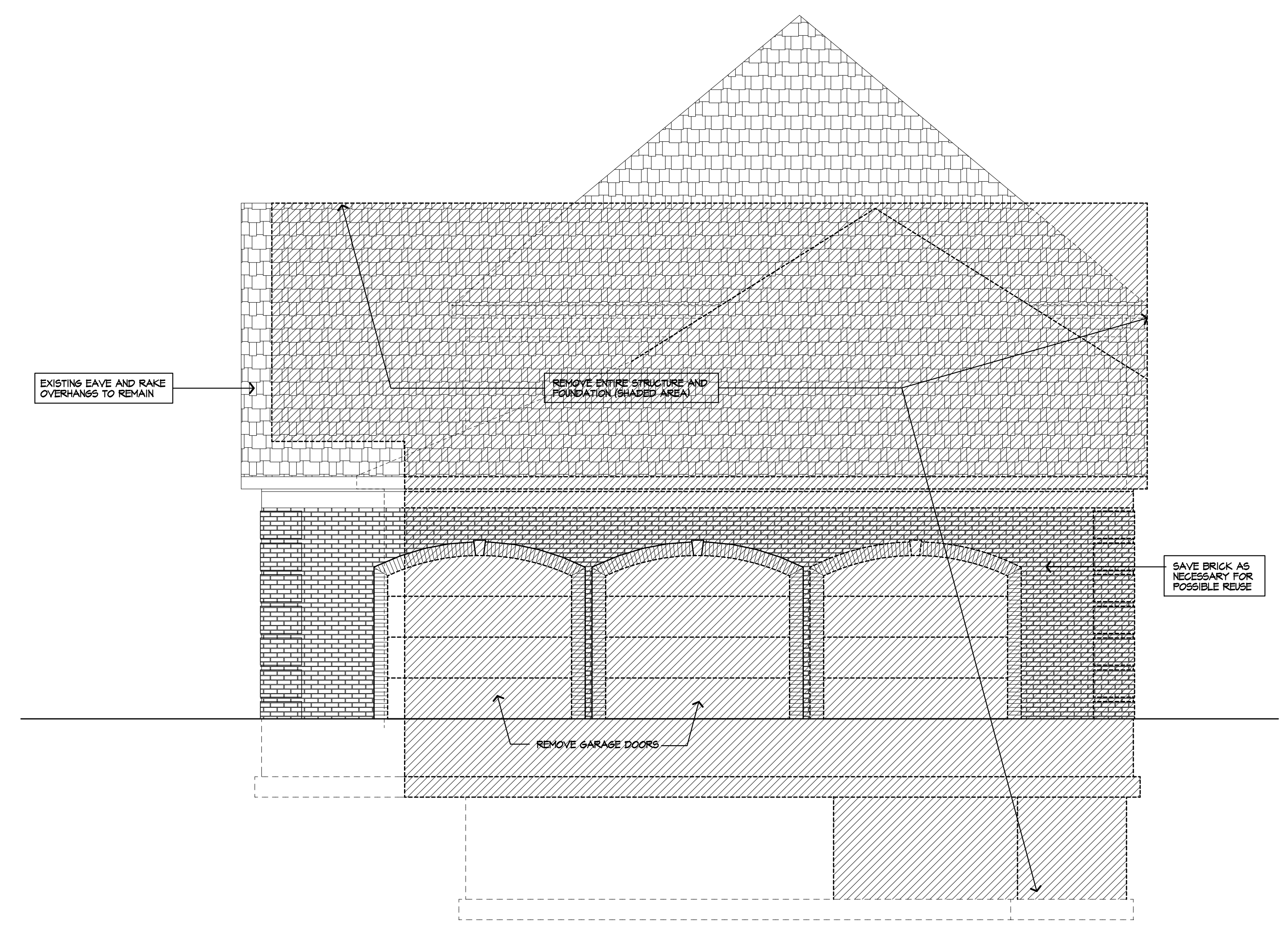
REMOVAL LEGEND	
	R.O. FOR NEW WINDOWS/ DOORS
	EXISTING WINDOW TO BE REMOVED
	EXISTING STRUCTURE TO BE REMOVED



REAR ELEVATION/ EXISTING
 WITH REMOVALS SHOWN



PARTIAL REAR ELEVATION/ EXISTING
 WITH REMOVALS SHOWN

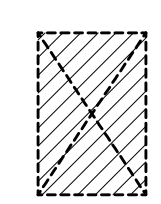
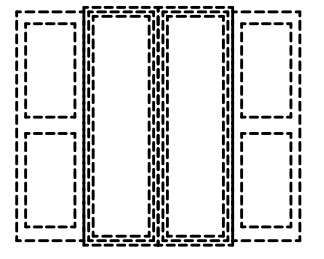
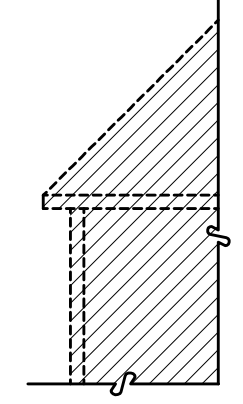


RIGHT SIDE ELEVATION/ EXISTING
 WITH REMOVALS SHOWN

9-26-2019



FRONT ELEVATION/ EXISTING
 WITH REMOVALS SHOWN

REMOVAL LEGEND	
	R.O. FOR NEW WINDOWS/ DOORS
	EXISTING WINDOW TO BE REMOVED
	EXISTING STRUCTURE TO BE REMOVED

NOTICE:

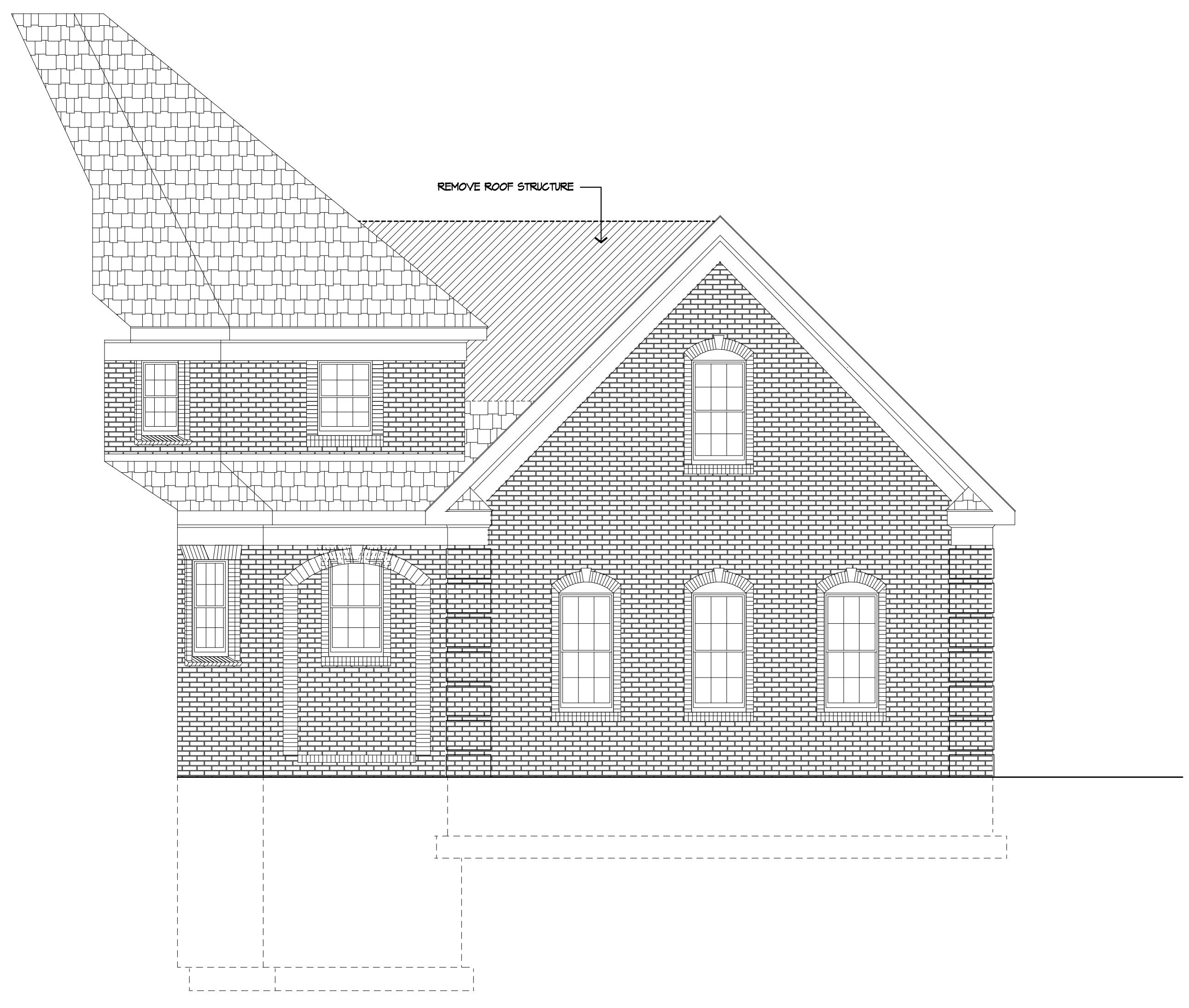
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GARAGE ELEVATION/ EXISTING
 WITH REMOVALS SHOWN



LEFT SIDE ELEVATION/ EXISTING
 NO CHANGES TO THIS ELEVATION

PROJECT:
 RENOVATION & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 ELEVATIONS - EXISTING
 WITH REMOVALS SHOWN

DRAWN: P.J.MAIA	CHECKED: X
DATE: 12/2018	
SCALE: AS NOTED	
JOB NO.: 18M8804	
SHEET:	



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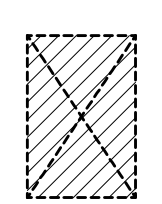
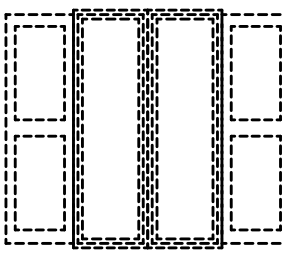
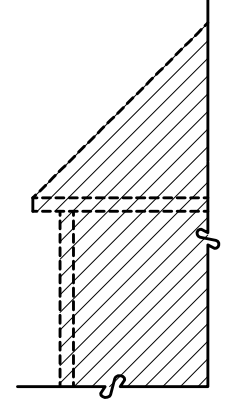
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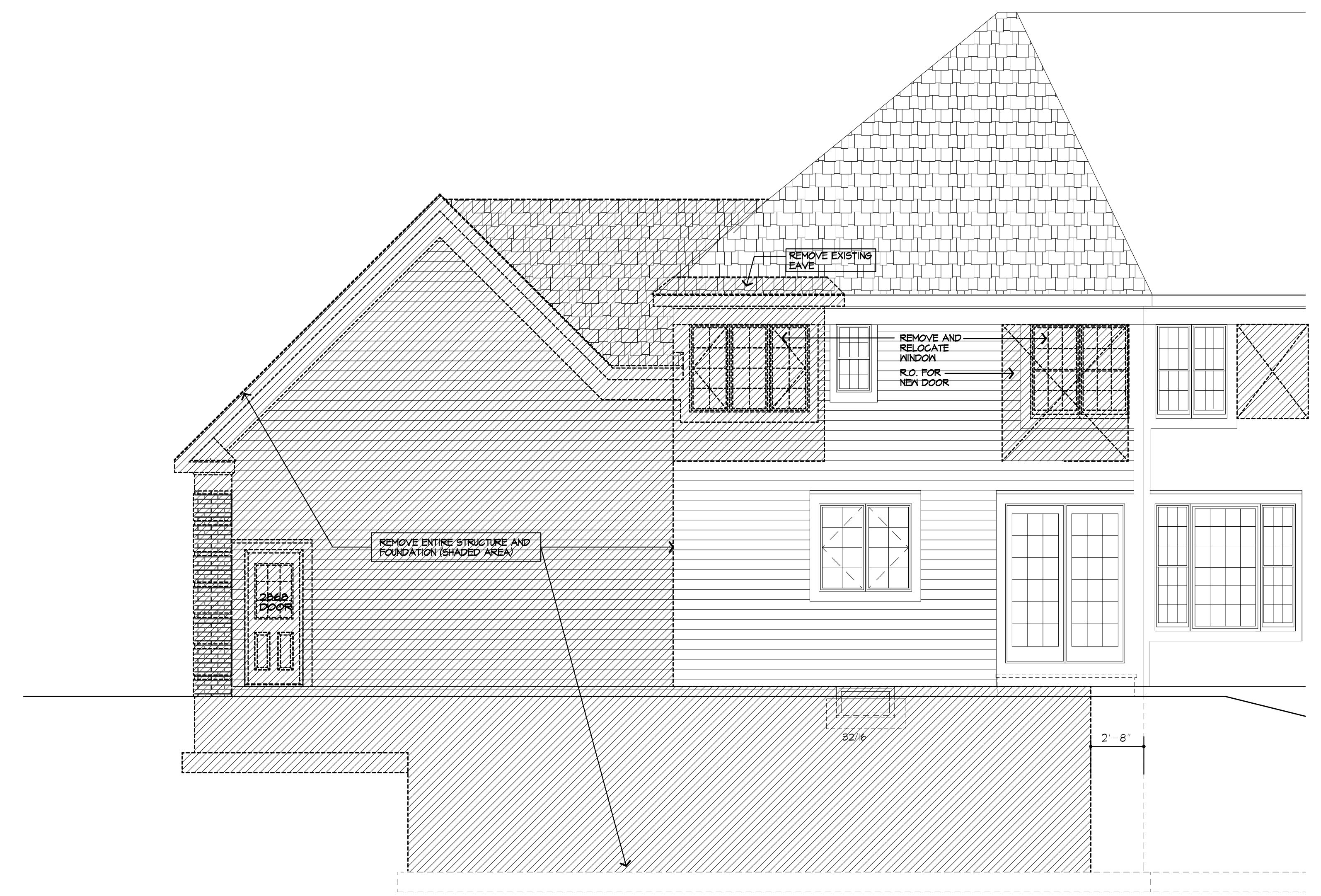
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9-26-2019

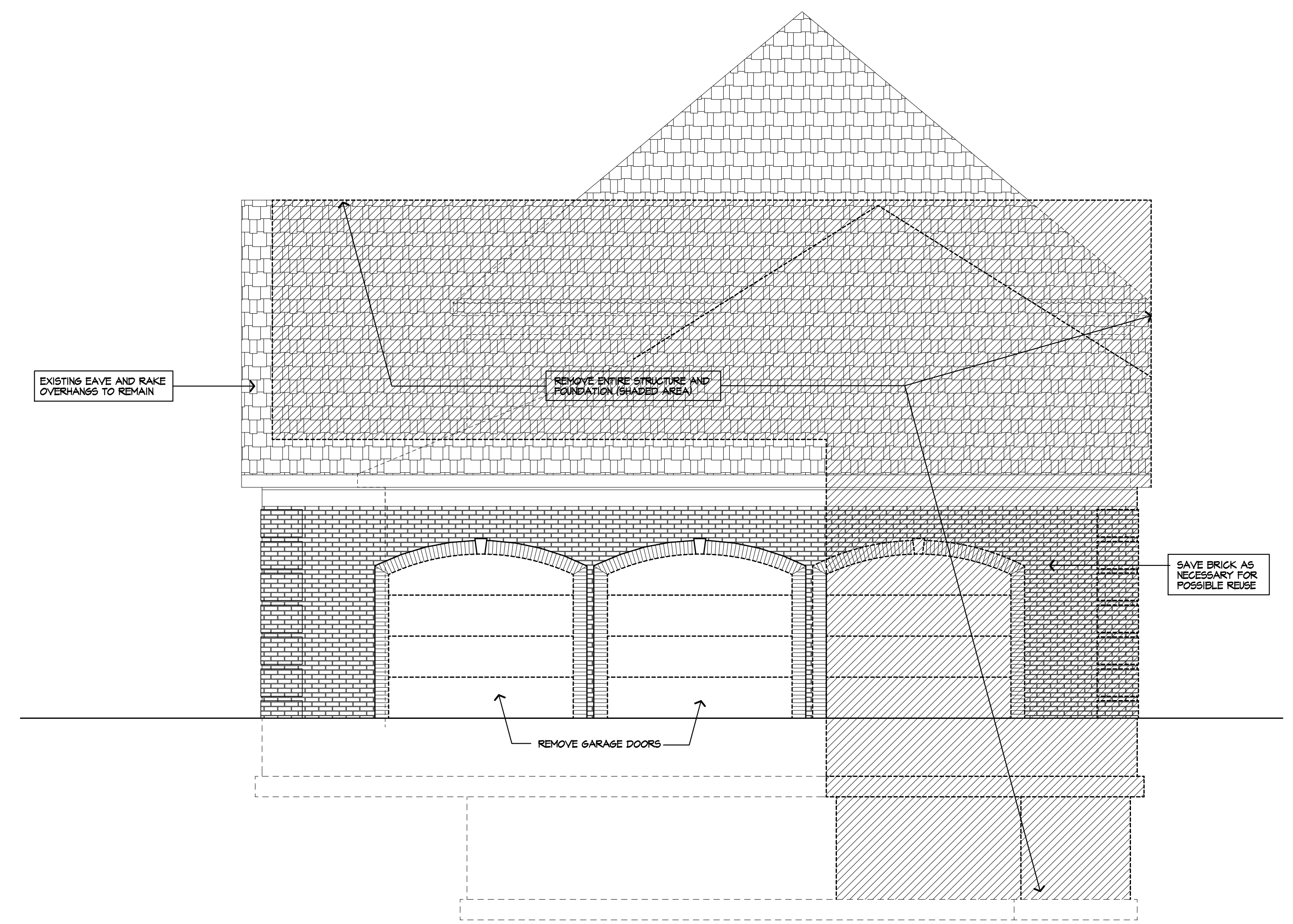
REMOVAL LEGEND	
	R.O. FOR NEW WINDOWS/ DOORS
	EXISTING WINDOW TO BE REMOVED
	EXISTING STRUCTURE TO BE REMOVED



REAR ELEVATION/ EXISTING
 WITH REMOVALS SHOWN



PARTIAL REAR ELEVATION/ EXISTING
 WITH REMOVALS SHOWN



RIGHT SIDE ELEVATION/ EXISTING
 WITH REMOVALS SHOWN

PROJECT:
 RENOVATION
 & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 ELEVATIONS- EXISTING
 WITH REMOVALS SHOWN

DRAWN: P.J.MAIA	CHECKED: X
DATE: 12/20/18	
SCALE: AS NOTED	
JOB NO.: 18M8804	
SHEET:	



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REVISD 4/23/2024 P.J.MAIA
 REVISD 1/16/2019 P.J.MAIA

PROJECT:
 RENOVATION
 & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 BASEMENT PLAN/ EXISTING
 WITH REMOVALS SHOWN

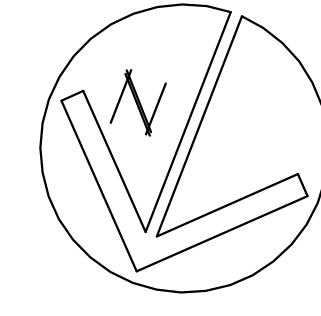
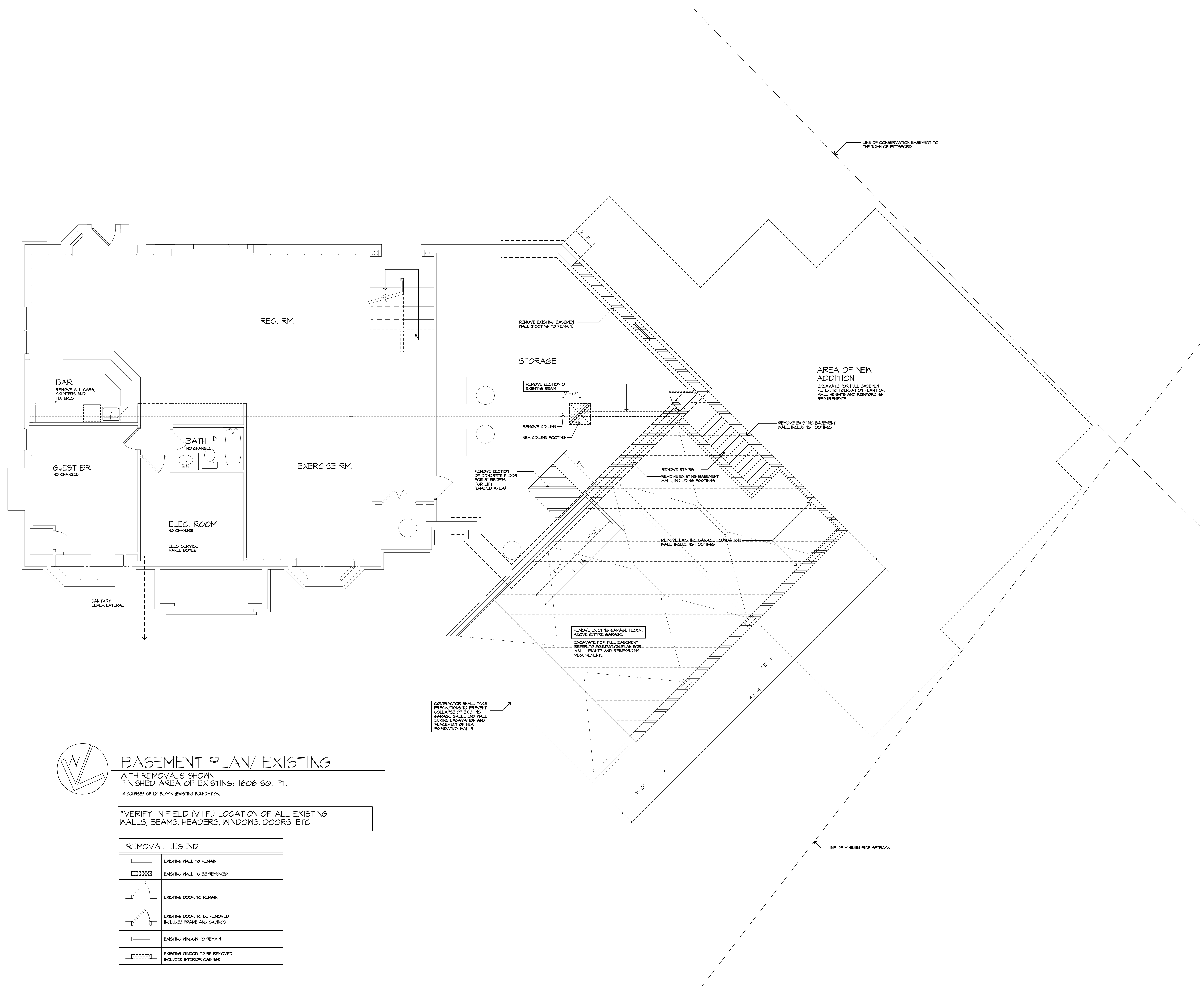
DRAWN: P.J.MAIA
CHECKED: V

DATE: 12/2018

SCALE: AS NOTED

JOB NO.: 18MB004

SHEET:
4
 OF 17 SHEETS



BASEMENT PLAN/ EXISTING

WITH REMOVALS SHOWN
 FINISHED AREA OF EXISTING: 1606 SQ. FT.
 14 COURSES OF 12" BLOCK (EXISTING FOUNDATION)

*VERIFY IN FIELD (V.I.F.) LOCATION OF ALL EXISTING WALLS, BEAMS, HEADERS, WINDOWS, DOORS, ETC

REMOVAL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED INCLUDES FRAME AND CASINGS
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED INCLUDES INTERIOR CASINGS

CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT COLLAPSE OF EXISTING GARAGE SABLE END WALL DURING EXCAVATION AND PLACEMENT OF NEW FOUNDATION WALLS

REMOVE EXISTING GARAGE FLOOR ABOVE (ENTIRE GARAGE)
 EXCAVATE FOR FULL BASEMENT REFER TO FOUNDATION PLAN FOR WALL HEIGHTS AND REINFORCING REQUIREMENTS

REMOVE SECTION OF CONCRETE FLOOR FOR EGRESS FOR LIFT (SHADED AREA)

REMOVE SECTION OF EXISTING BEAM
 REMOVE COLUMN
 NEW COLUMN FOOTING

REMOVE EXISTING BASEMENT WALL (FOOTING TO REMAIN)

AREA OF NEW ADDITION
 EXCAVATE FOR FULL BASEMENT REFER TO FOUNDATION PLAN FOR WALL HEIGHTS AND REINFORCING REQUIREMENTS

REMOVE EXISTING BASEMENT WALL, INCLUDING FOOTINGS

REMOVE EXISTING BASEMENT WALL, INCLUDING FOOTINGS

REMOVE EXISTING GARAGE FOUNDATION WALL, INCLUDING FOOTINGS

LINE OF CONSERVATION EASEMENT TO THE TOWN OF PITTSFORD

LINE OF MINIMUM SIDE SETBACK

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REVISED 4/29/2024 F.J.M.A.I.A.
 REVISED 1/18/2019 F.J.M.A.I.A.

PROJECT:
 RENOVATION
 & LANDSCAPE PARK
 PITTSFORD, NY

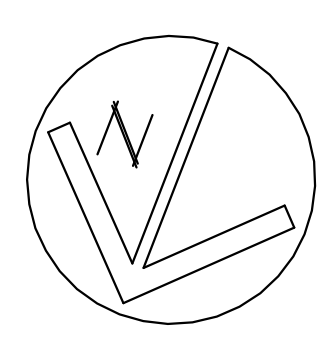
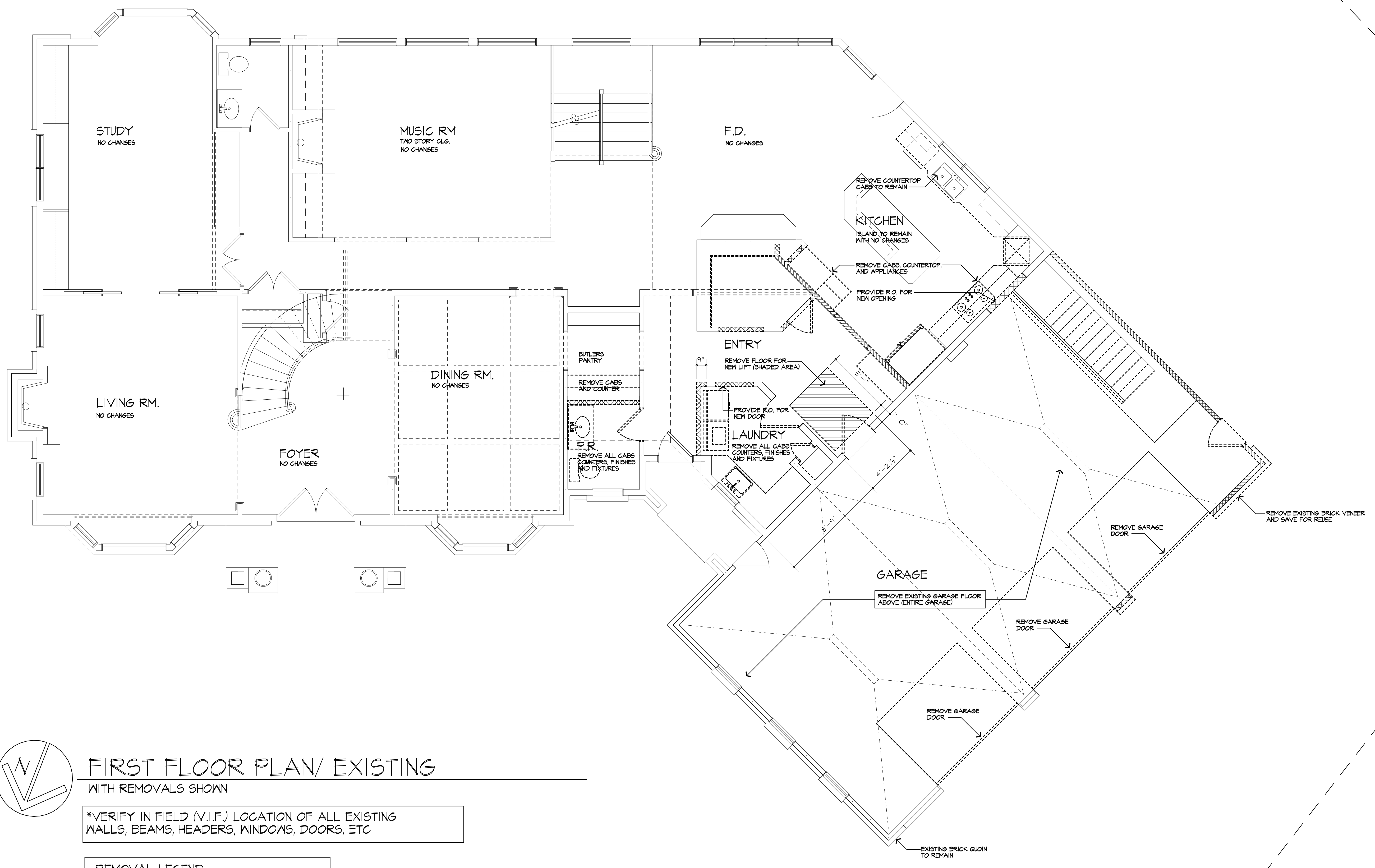
CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 FIRST FLOOR PLAN/ EXISTING
 WITH REMOVALS SHOWN

DRAWN: F.J.M.A.I.A.
CHECKED: V

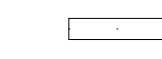

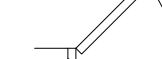
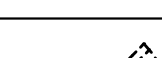

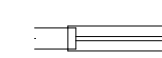
DATE: 12/2018
SCALE: AS NOTED
JOB NO.: 18MB004
SHEET:

5
 OF 17 SHEETS



FIRST FLOOR PLAN/ EXISTING
 WITH REMOVALS SHOWN

*VERIFY IN FIELD (V.I.F.) LOCATION OF ALL EXISTING WALLS, BEAMS, HEADERS, WINDOWS, DOORS, ETC

REMOVAL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED INCLUDES FRAME AND CASINGS
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED INCLUDES INTERIOR CASINGS

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REVISED 4/23/2024 F.J.MAIA
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PROJECT:
 RENOVATION
 & LANDSCAPE PARK
 PITTSFORD, NY

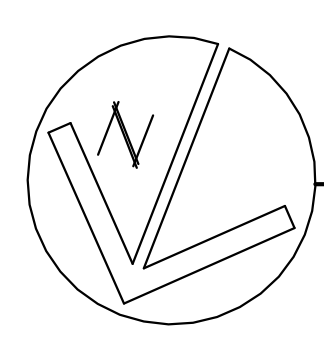
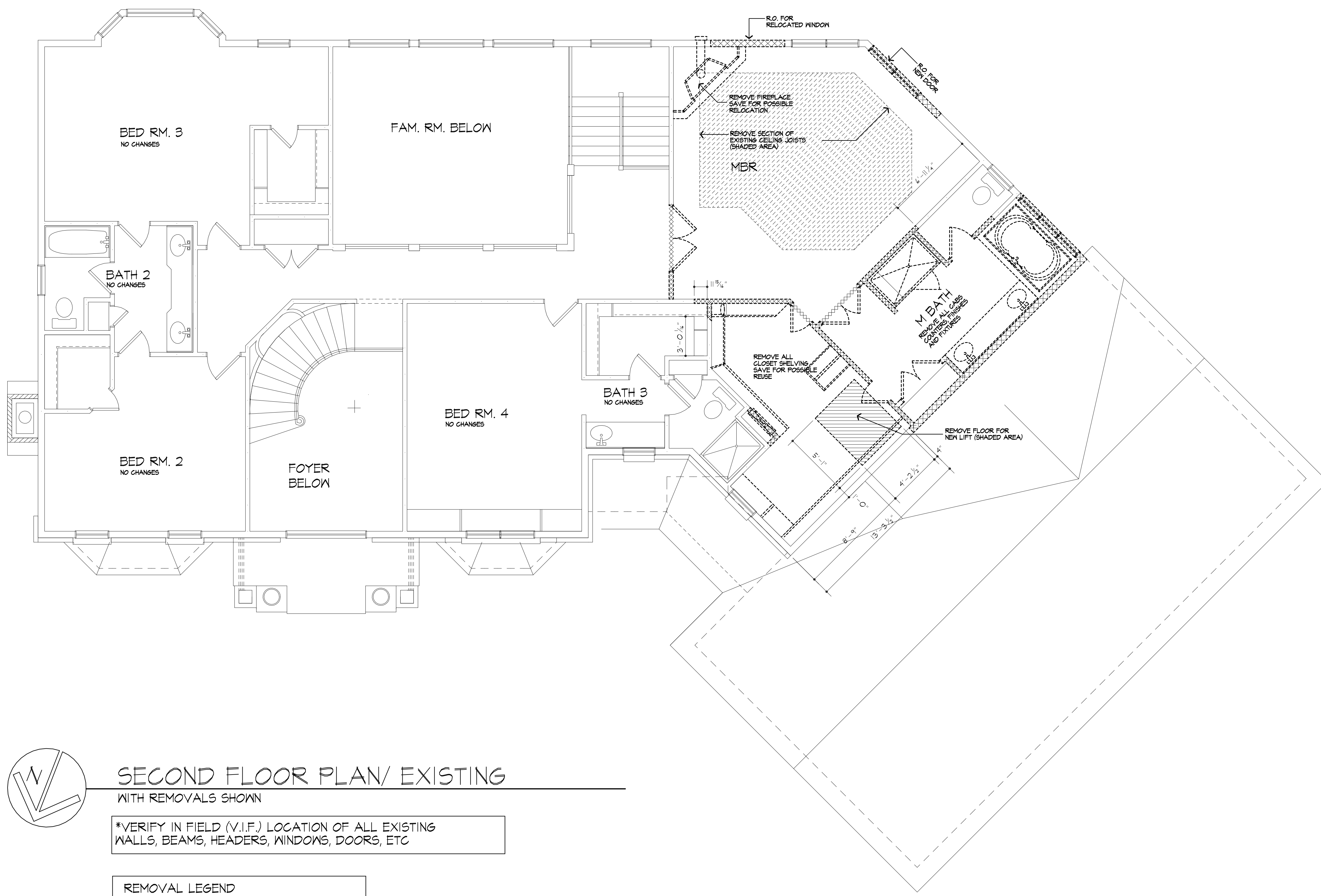
CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 SECOND FLOOR PLAN/ EXISTING
 WITH REMOVALS SHOWN

DRAWN: F.J.MAIA
CHECKED: V

DATE: 12/2018
SCALE: AS NOTED
JOB NO.: 18MB004
SHEET:

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 OF 17 SHEETS



SECOND FLOOR PLAN/ EXISTING
 WITH REMOVALS SHOWN

*VERIFY IN FIELD (V.I.F.) LOCATION OF ALL EXISTING WALLS, BEAMS, HEADERS, WINDOWS, DOORS, ETC

REMOVAL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED INCLUDES FRAME AND CASINGS
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED INCLUDES INTERIOR CASINGS

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 REVISED 1/16/2019 P.J.MAIA

PROJECT:
 RENOVATION
 & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 ROOF PLAN - EXISTING
 WITH REMOVALS SHOWN

DRAWN: P.J.MAIA	CHECKED: V
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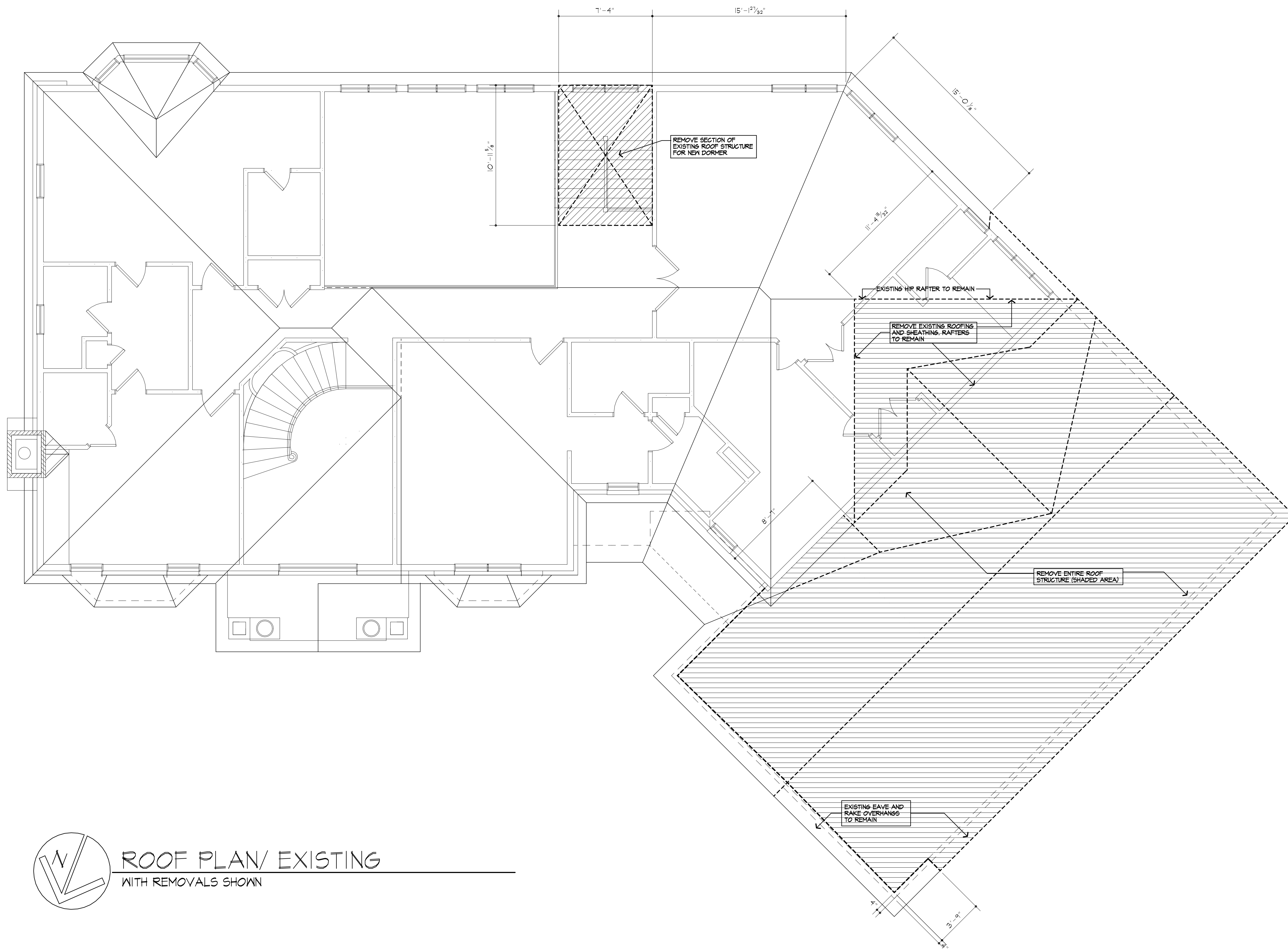
DATE: 12/2018

SCALE: AS NOTED

JOB NO.: 18MB004

SHEET:

7
 OF 17 SHEETS



 **ROOF PLAN/ EXISTING**
 WITH REMOVALS SHOWN

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REVISED 4/23/2024 FJ.MA/IA
 REVISED 1/15/2019 FJ.MA/IA

PROJECT:
 RENOVATION
 6 PINDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 ELEVATIONS - PROPOSED

DRAWN: FJ.MA/IA **CHECKED:** V

DATE: 12/2018

SCALE: AS NOTED

JOB NO.: 18MB004

SHEET:

8
 OF 17 SHEETS

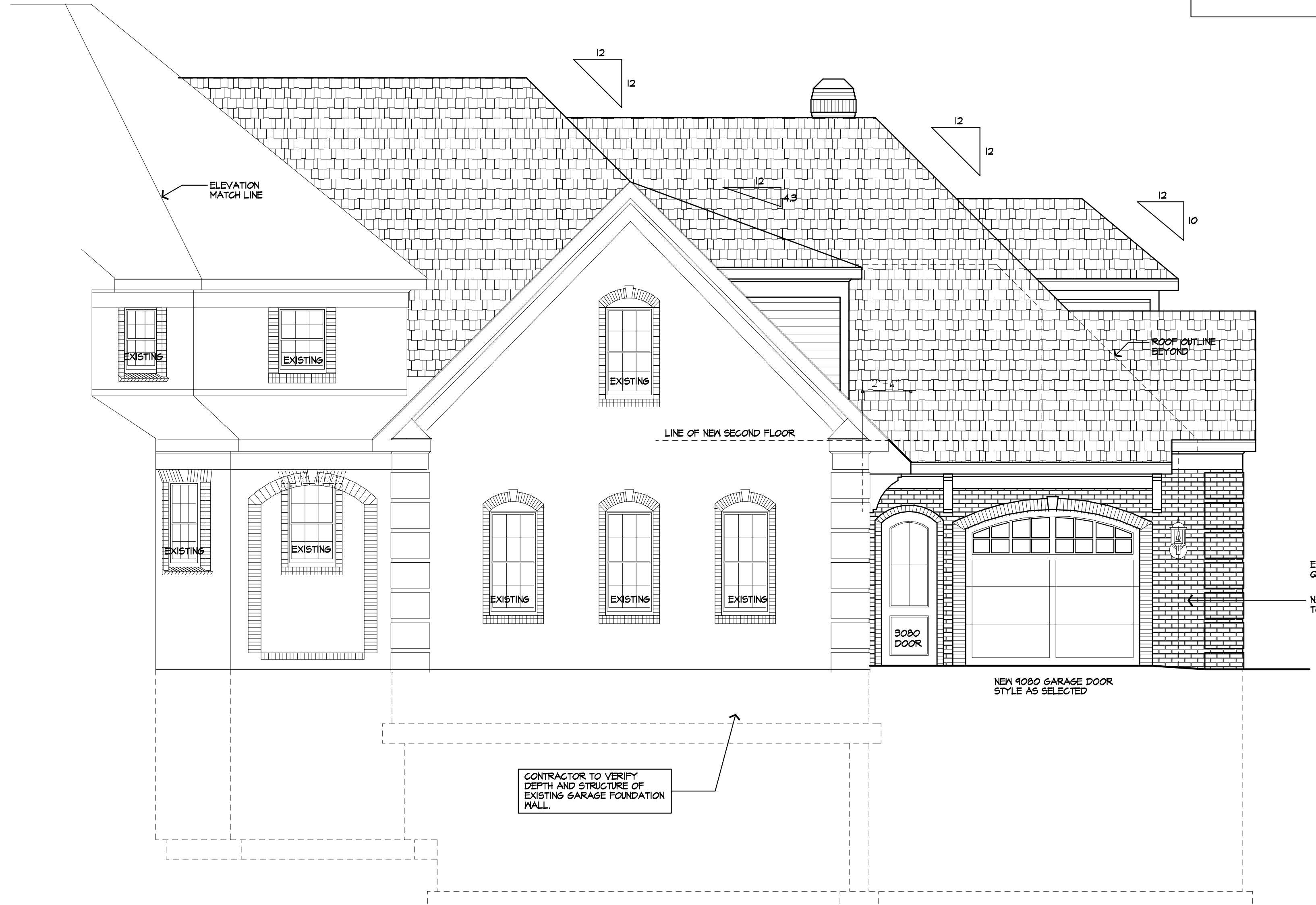


LEFT SIDE ELEVATION/ PROPOSED

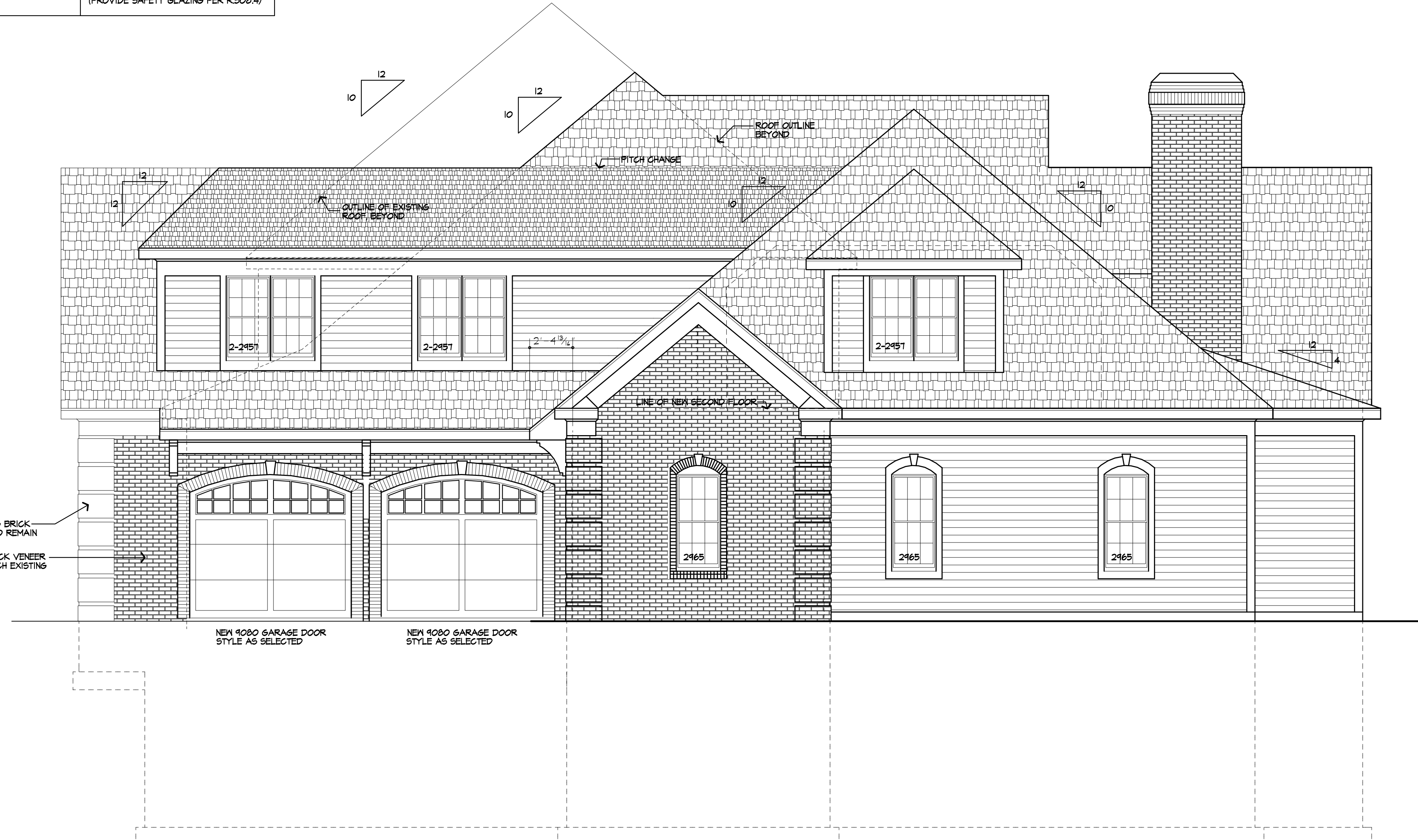


FRONT ELEVATION/ PROPOSED
 SCALE: 1/8"=1'-0"

UNLESS OTHERWISE NOTED	
ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES	MIN FTG. DEPTH: 4'-0"
ROOF VENTING: CONTINUOUS RIDGE VENT	CLG HT:
FASCIAS: MATCH EXISTING	1ST FLOOR: 9'-1 1/8"
FRIEZEBDS: MATCH EXISTING	2ND FLOOR: 8'-1 1/8"
CORNERBDS: 6"	WINDOW R.O. HT:
CASINGS: 6"	1ST FLOOR: 8'-2 1/2"
SIDING: HORIZ. TO MATCH EXISTING	2ND FLOOR: 8'-10 1/2"
OVERHANGS: 12"	WINDOW MFR: MATCH EXISTING
RAKE OVERHANGS: 12"	(PROVIDE SAFETY GLAZING PER R.308.4)



PARTIAL FRONT ELEVATION/ PROPOSED



RIGHT SIDE ELEVATION/ PROPOSED

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REVISED 4/23/2024 P.J.MAIA
 REVISED 1/15/2019 P.J.MAIA

PROJECT:
 RENOVATION
 & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 ELEVATIONS - PROPOSED

DRAWN: P.J.MAIA
CHECKED: V

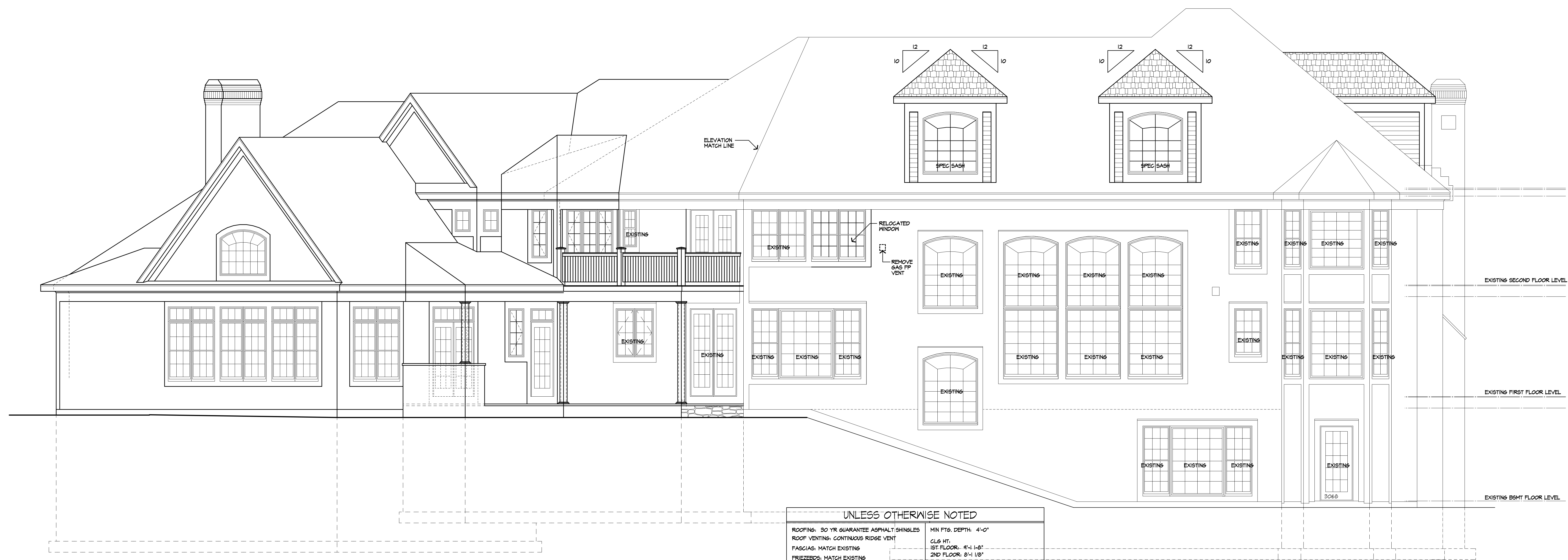
DATE: 12/2018

SCALE: AS NOTED

JOB NO.: 18MB004

SHEET:

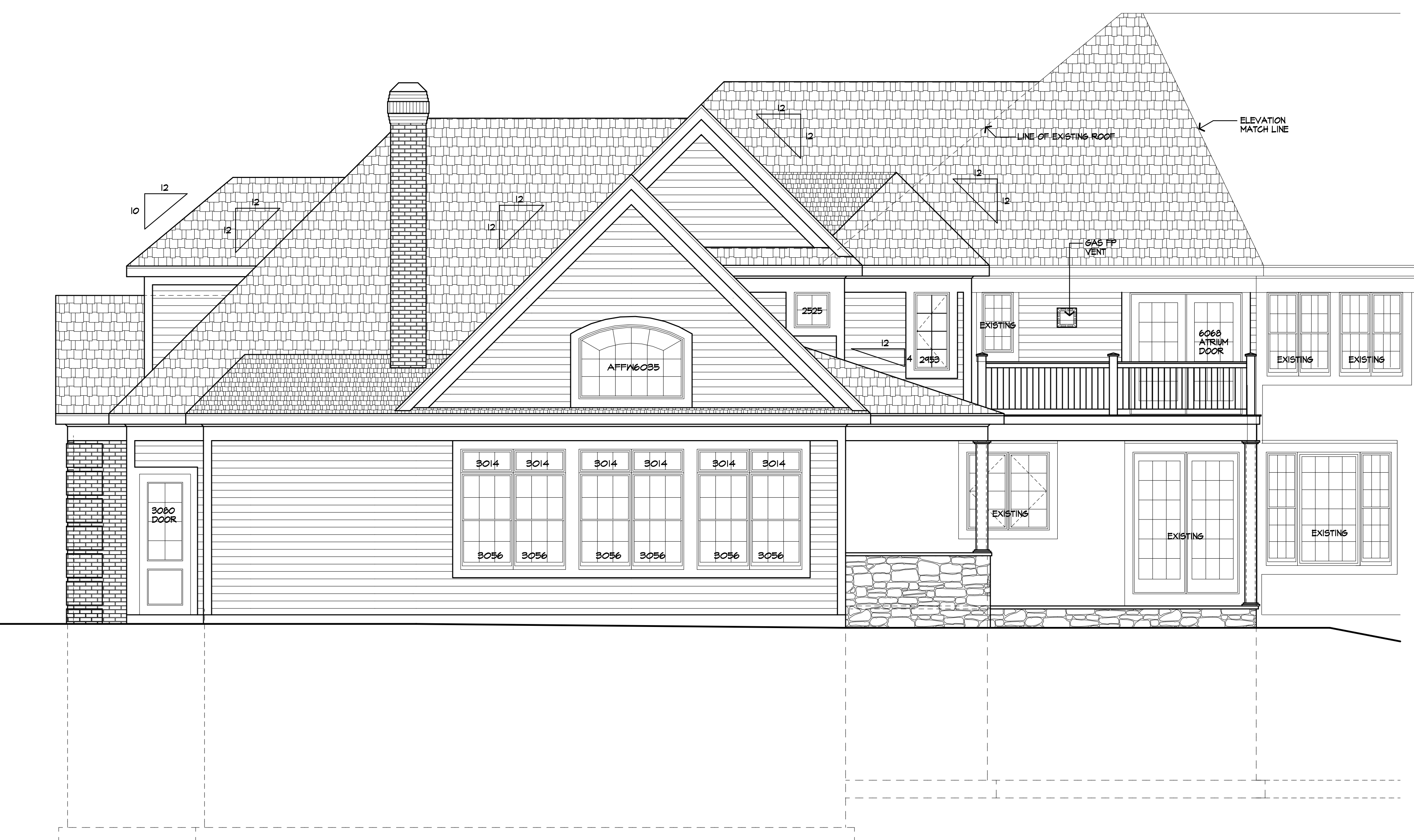
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 OF 17 SHEETS



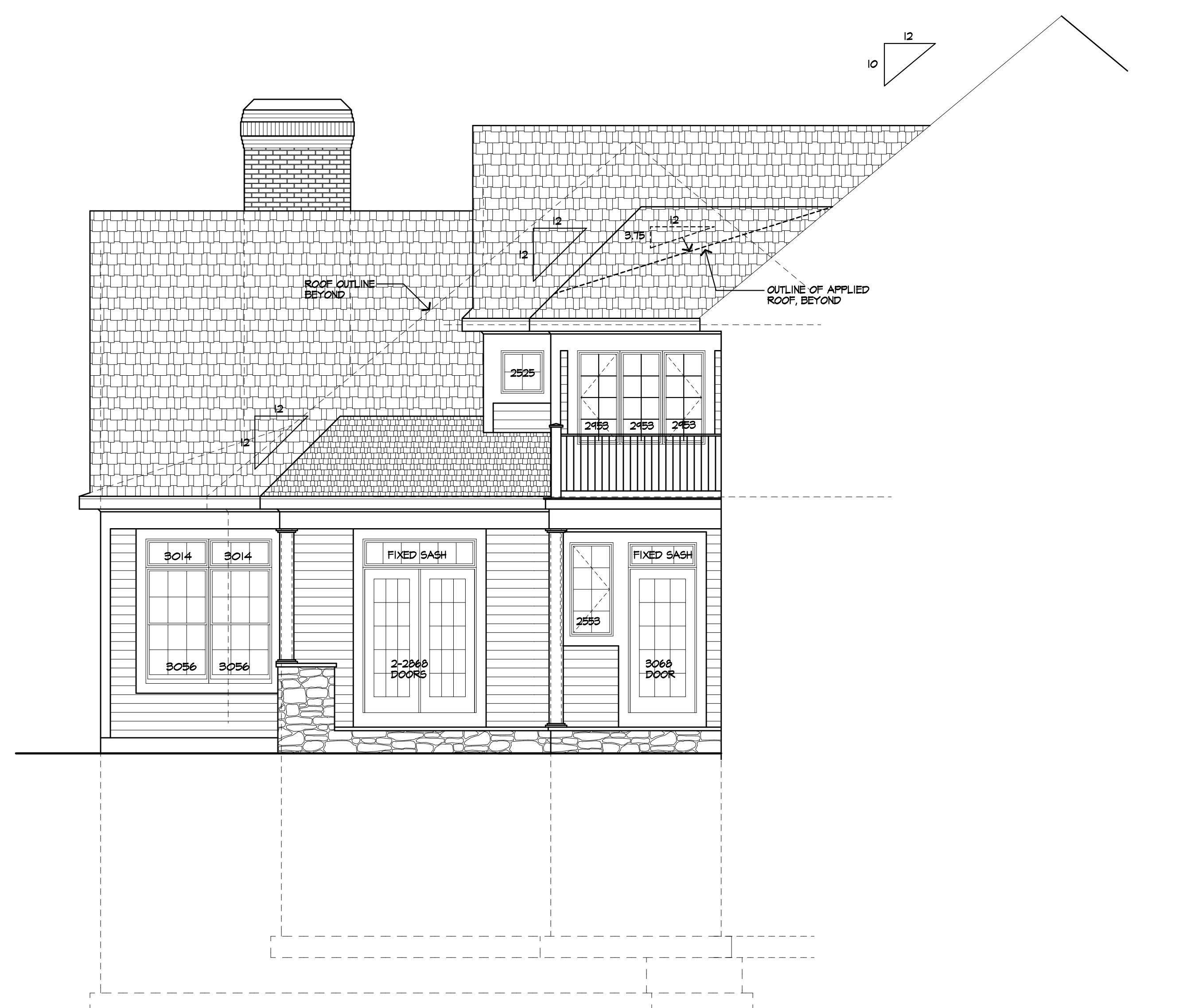
REAR ELEVATION/ PROPOSED

UNLESS OTHERWISE NOTED

ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES	MIN FT6. DEPTH: 4'-0"
ROOF VENTING: CONTINUOUS RIDGE VENT	CL6 HT.
FASCIAS: MATCH EXISTING	1ST FLOOR: 8'-1 1/8"
FRIEZES: MATCH EXISTING	2ND FLOOR: 8'-1 1/8"
CORNERS: 6"	WINDOW R.O. HT.
CASINGS: 6"	1ST FLOOR: 8'-2 1/2"
SIDING: HORIZ. TO MATCH EXISTING	2ND FLOOR: 8'-10 1/2"
OVERHANGS: 12"	WINDOW MFR. MATCH EXISTING
RAKE OVERHANGS: 12"	(PROVIDE SAFETY GLAZING PER R308.4)



PARTIAL REAR ELEVATION/ PROPOSED



PARTIAL LEFT SIDE ELEVATION/ PROPOSED

9-26-2019



121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
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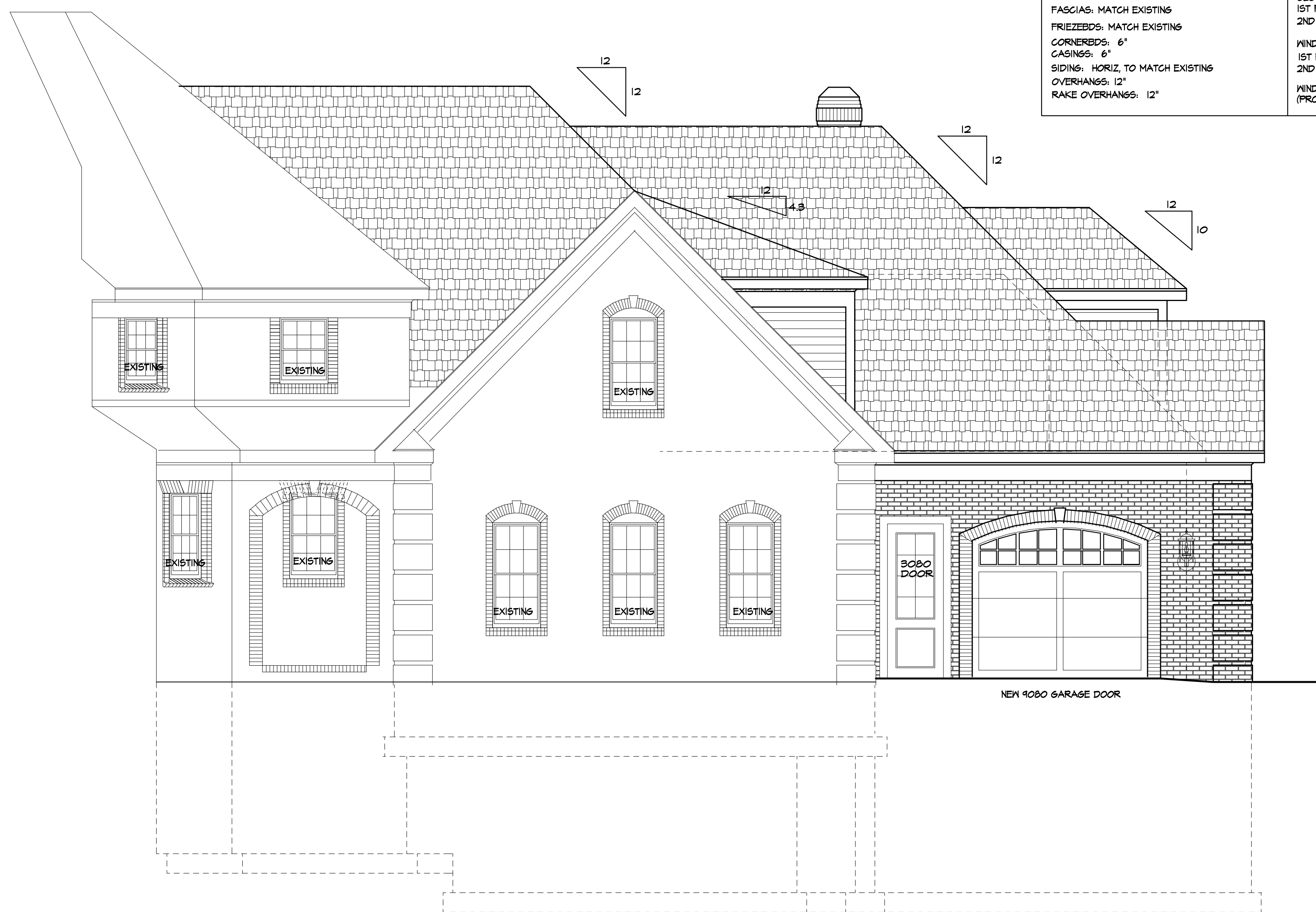
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FRONT ELEVATION/ PROPOSED

UNLESS OTHERWISE NOTED

ROOFING: 30 YR. GUARANTEE ASPHALT SHINGLES	MIN. FTS. DEPTH: 4'-0"
ROOF VENTING: CONTINUOUS RIDGE VENT	CLG. HT.: 4'-1 1/8"
FASCIA: MATCH EXISTING	1ST FLOOR: 8'-1 1/8"
FRIEZEBDS: MATCH EXISTING	2ND FLOOR: 6'-1 1/8"
CORNERBDS: 6"	WINDOW R.O. HT.:
CASINGS: 6"	1ST FLOOR: 8'-2 1/2"
SIDING: HORIZ. TO MATCH EXISTING	2ND FLOOR: 6'-10 1/2"
OVERHANGS: 12"	WINDOW MFR: MATCH EXISTING
RAKE OVERHANGS: 12"	(PROVIDE SAFETY GLAZING PER R.308.4)



PARTIAL FRONT ELEVATION/ PROPOSED



RIGHT SIDE ELEVATION/ PROPOSED

PROJECT:
RENOVATION
6 WINDSCAPE PARK
PITTSFORD, NY

CLIENT:
MILL AND KRISTIN IRWIN

DRAWING:
ELEVATIONS - PROPOSED

DRAWN:
P.J.MAIA

CHECKED:
X

DATE:
12/2018

SCALE:
AS NOTED

JOB NO.:
18M8804

SHEET:
8

OF 17 SHEETS



9-26-2019



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

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(585) 264-1333 Fax

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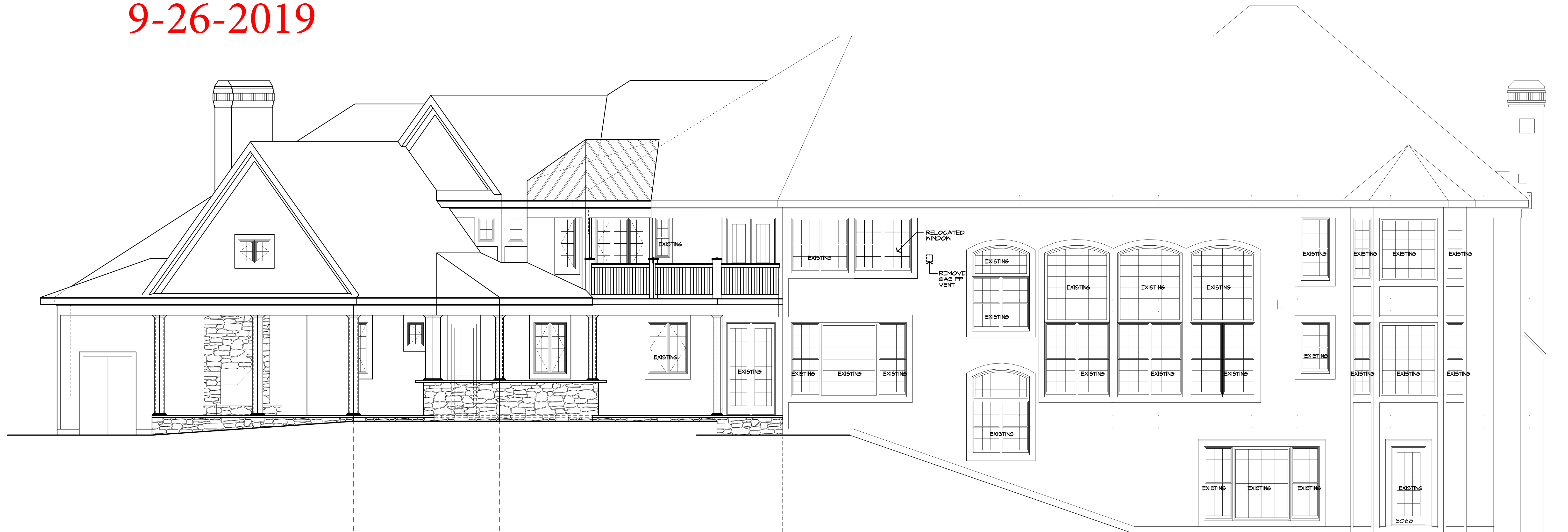
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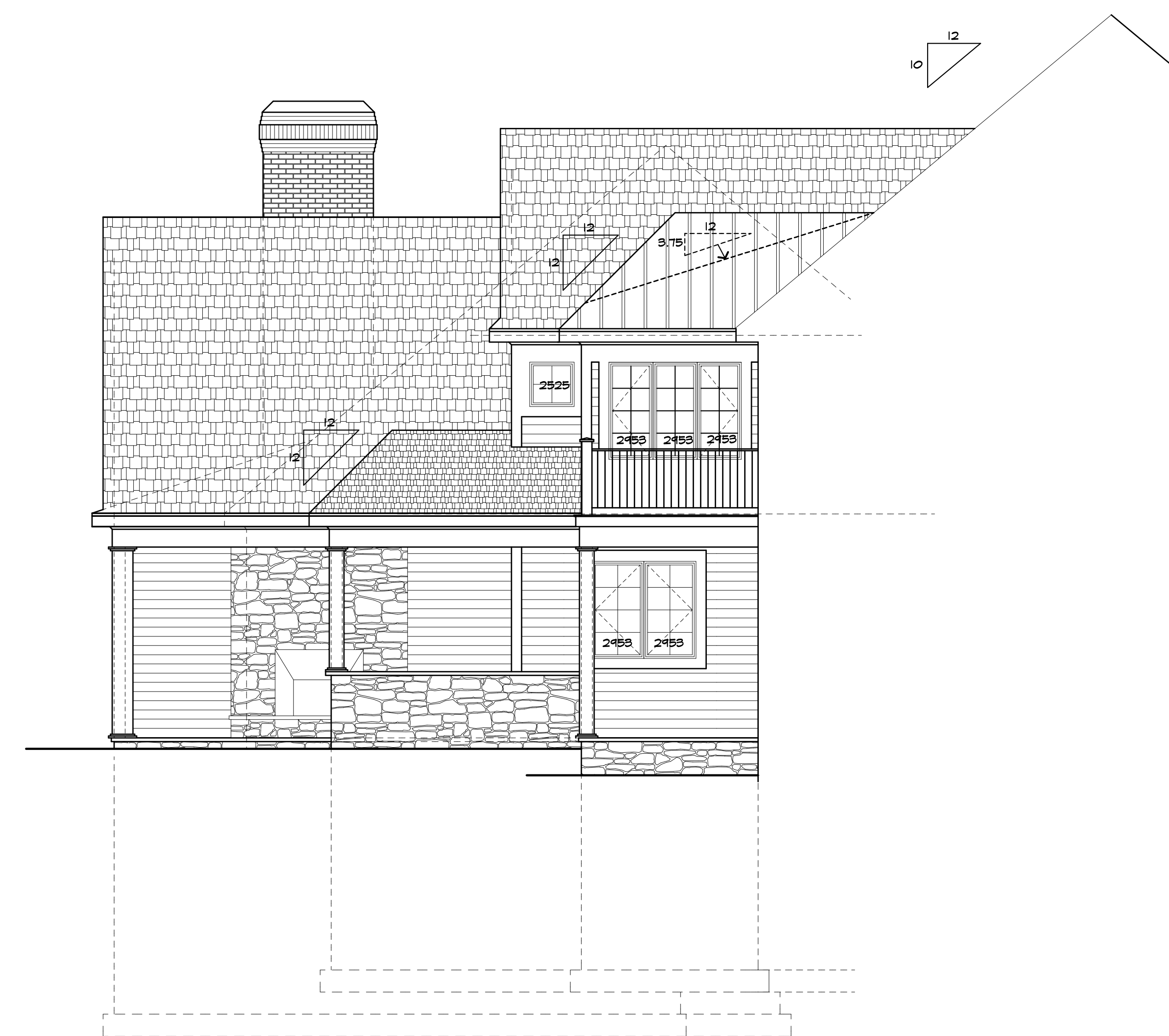


REAR ELEVATION/ PROPOSED

UNLESS OTHERWISE NOTED	
ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES	MIN FTG. DEPTH: 4'-0"
ROOF VENTING: CONTINUOUS RIDGE VENT	CLG HT.:
FASCIAS: MATCH EXISTING	1ST FLOOR: 4'-1 1/2"
FRIEZEBELTS: MATCH EXISTING	2ND FLOOR: 8'-1 1/8"
CORNERBELTS: 6"	WINDOW R.O. HT.:
CASINGS: 6"	1ST FLOOR: 8'-2 1/2"
SIDING: HORIZ. TO MATCH EXISTING	2ND FLOOR: 6'-10 1/2"
OVERHANGS: 12"	WINDOW MFR. MATCH EXISTING
RAKE OVERHANGS: 12"	(PROVIDE SAFETY GLAZING PER R308.4)



PARTIAL REAR ELEVATION/ PROPOSED



PARTIAL LEFT SIDE ELEVATION/ PROPOSED

PROJECT:
RENOVATION
6 WINDSCAPE PARK
PITTSFORD, NY

CLIENT:
MILL AND KRISTIN IRWIN

DRAWING:
ELEVATIONS - PROPOSED

DRAWN: P.J.MAIA	CHECKED: X
--------------------	---------------

DATE: 12/20/18

SCALE: AS NOTED

JOB NO.: 18M3804

SHEET:

9
OF 17 SHEETS



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REVISED 4/28/2024 P.J.MAIA
 REVISED 1/16/2019 P.J.MAIA

PROJECT:
 RENOVATION
 & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 PROPOSED FOOTING PLAN

DRAWN: P.J.MAIA	CHECKED: V
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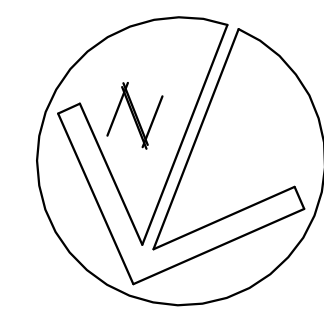
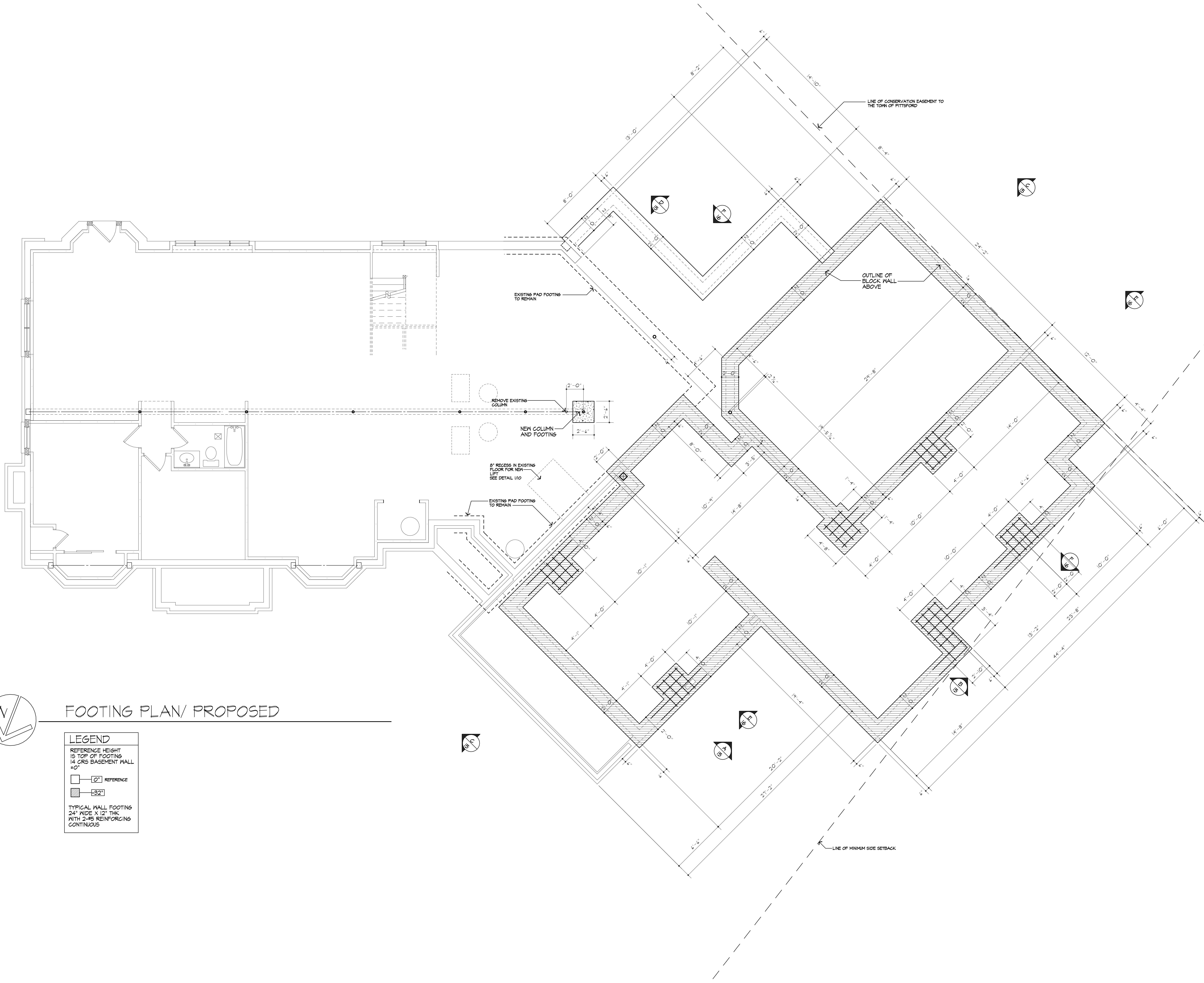
DATE: 12/2018

SCALE: AS NOTED

JOB NO.: 18MB004

SHEET:

10
 OF 17 SHEETS



FOOTING PLAN/ PROPOSED

LEGEND

REFERENCE HEIGHT IS TOP OF FOOTING
 1/4 CRS BASEMENT WALL = 0"

□ [0"] REFERENCE

▨ [32"]

TYPICAL WALL FOOTING
 24" WIDE X 12" THK
 WITH 2#5 REINFORCING CONTINUOUS

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REVISED 4/23/2024 FJ.MAIA
 REVISED 11/8/2019 FJ.MAIA

PROJECT:
 RENOVATION
 6 PINDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRVIN

DRAWING:
 PROPOSED FOUNDATION PLAN

DRAWN:
 FJ.MAIA

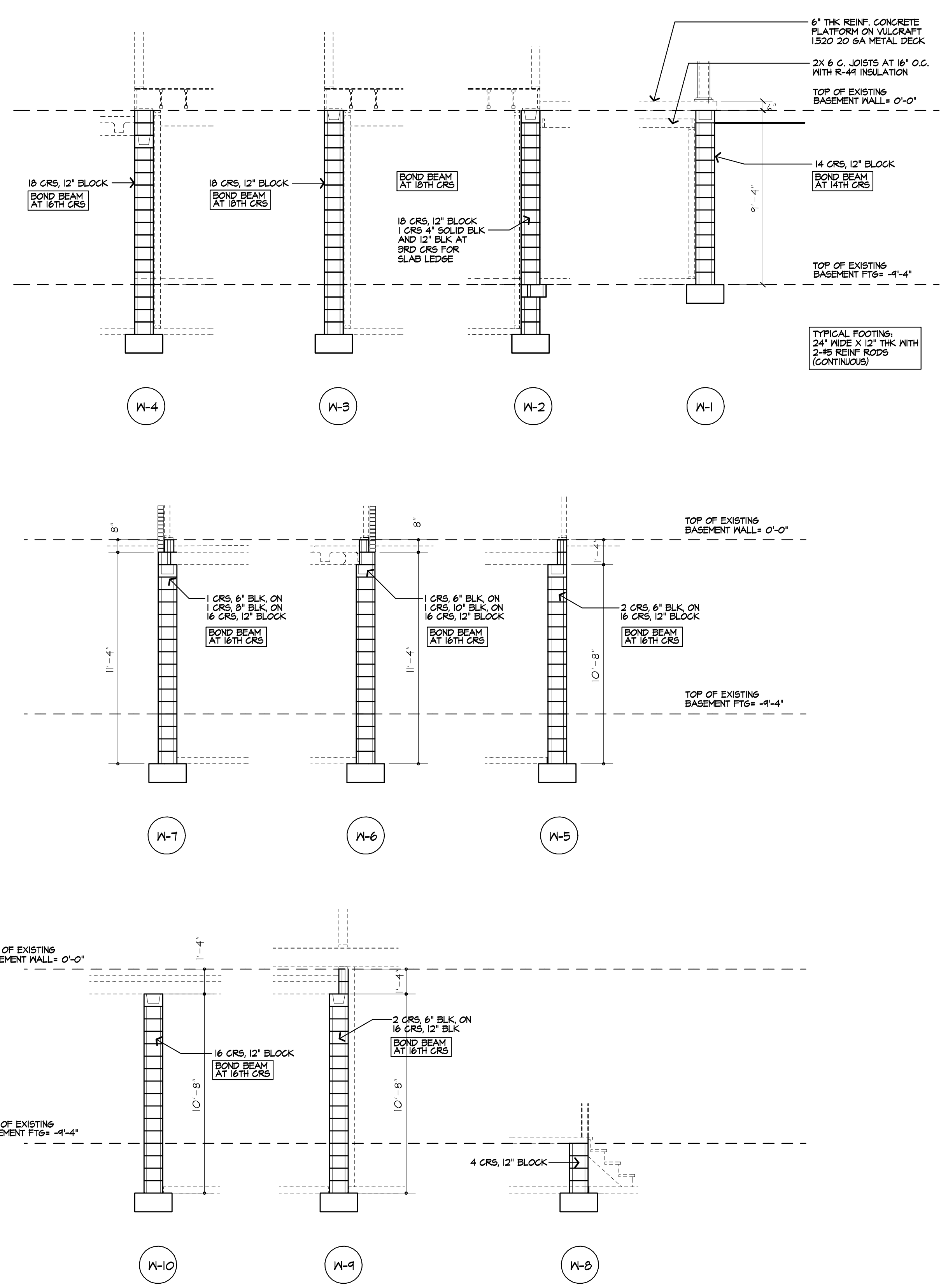
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DATE:
 12/2018

SCALE:
 AS NOTED

JOB NO.:
 19MB004

SHEET:
11
 OF 17 SHEETS



FOUNDATION WALL TYPES

TABLE R404.1.1(4) 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE D ≥ 0.75 INCHES (A)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL (E)	MINIMUM VERTICAL REINFORCEMENT (B, C)		
		SOIL CLASSES AND LATERAL SOIL LOAD (D) (PSF PER FOOT BELOW GRADE)	6M, 60, 8M, 8M, 8M SC AND ML SOILS	SC, M, CL AND INORGANIC CL SOILS
4'-4"	4'-0" OR LESS	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	5'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	6'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	7'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	8'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
11'-4"	4'-0" OR LESS	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	5'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	6'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	7'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	8'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.
	10'-0"	84 AT 12" O.C.	84 AT 12" O.C.	84 AT 12" O.C.

FOR 5/8" INCH = 25.4 MM | FOOT = 304.8 MM | POUND PER SQUARE FOOT PER FOOT = 0.157 KP/MM.

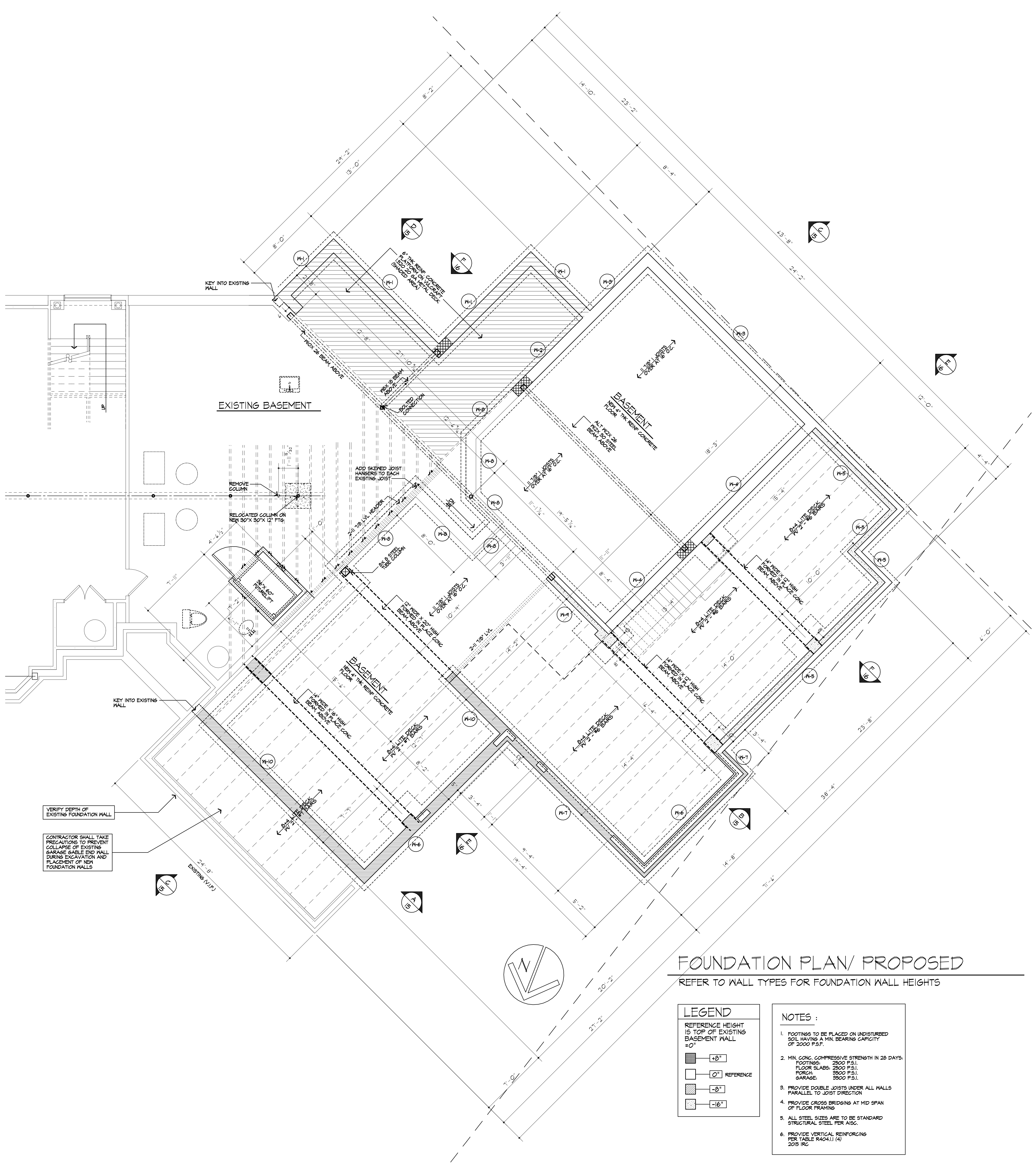
A. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

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 12 INCHES.

C. VERTICAL REINFORCEMENT SHALL BE GRADE AND MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE AT LEAST 0.75 INCHES.

D. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R403.1.

E. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVELS. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED 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.



FOUNDATION PLAN/ PROPOSED
 REFER TO WALL TYPES FOR FOUNDATION WALL HEIGHTS

LEGEND

REFERENCE HEIGHT IS TOP OF EXISTING BASEMENT WALL = 0'-0"

□	+0'
□	0' REFERENCE
□	-8'
□	-16'

- NOTES :**
- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.
 - MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS:
 FOOTINGS: 2500 P.S.I.
 FLOOR SLABS: 3500 P.S.I.
 PORCH: 3500 P.S.I.
 GARAGE: 3500 P.S.I.
 - PROVIDE DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOIST DIRECTION
 - PROVIDE CROSS BRIDGERS AT MID SPAN OF FLOOR FRAMING
 - ALL STEEL SIZES ARE TO BE STANDARD STRUCTURAL STEEL PER AISC.
 - PROVIDE VERTICAL REINFORCING PER TABLE R404.1.1 (4) 2018 IRC



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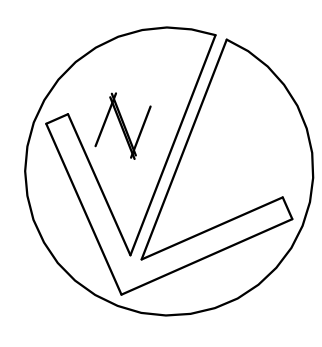
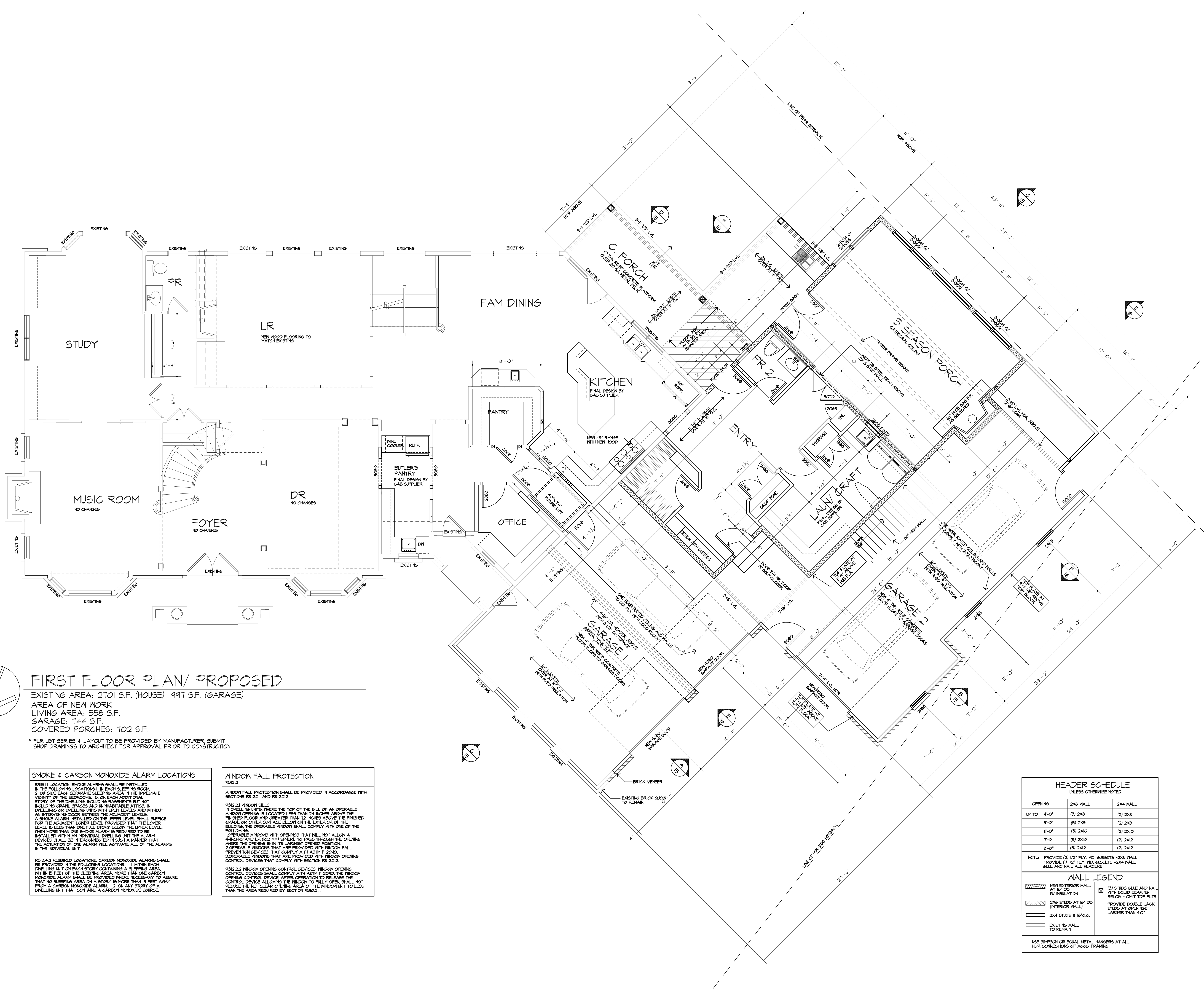
PROJECT:
 RENOVATION & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRVIN

DRAWING:
 1ST FLOOR PLAN
 PROPOSED

DRAWN: FJMA/IA
CHECKED: V

DATE: 12/2018
SCALE: AS NOTED
JOB NO.: 19H804
SHEET:



FIRST FLOOR PLAN/ PROPOSED

EXISTING AREA: 2701 S.F. (HOUSE) 997 S.F. (GARAGE)
 AREA OF NEW WORK
 LIVING AREA: 558 S.F.
 GARAGE: 744 S.F.
 COVERED PORCHES: 702 S.F.

* FLR 1ST SERIES & LAYOUT TO BE PROVIDED BY MANUFACTURER, SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

SMOKE & CARBON MONOXIDE ALARM LOCATIONS

RS19.1 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING GARAGE 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 ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

RS19.4 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA. WITHIN 15 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 15 FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

WINDOW FALL PROTECTION
 RS12.2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS RS12.2.1 AND RS12.2.2.

RS12.2.1 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 12 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 (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. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION RS12.2.2.

RS12.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE AFTER OPERATION TO RELEASE THE WINDOW SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION RS12.2.1.

HEADER SCHEDULE
 UNLESS OTHERWISE NOTED

OPENING	2X6 MALL	2X4 MALL
UP TO 4'-0"	(3) 2X6	(2) 2X4
5'-0"	(3) 2X6	(2) 2X4
6'-0"	(3) 2X6	(2) 2X4
7'-0"	(3) 2X6	(2) 2X4
8'-0"	(3) 2X6	(2) 2X4

NOTE: PROVIDE (2) 1/2" PLY. MD. GUSSETS - 2X6 MALL. PROVIDE (1) 1/2" PLY. MD. GUSSETS - 2X4 MALL. 6/16 AND MALL ALL HEADERS.

WALL LEGEND

NEW EXTERIOR MALL AT 16" OC WITH SOLID BEARING BELOW - 0MT TOP PLTS	(3) STUDS @ 16" AND NAIL WITH SOLID BEARING BELOW - 0MT TOP PLTS
2X6 STUDS AT 16" OC	PROVIDE DOUBLE JACK STUDS AT OPENINGS LARGER THAN 40"
2X4 STUDS @ 16" O.C.	
EXISTING MALL TO REMAIN	

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HER CONNECTIONS OF WOOD FRAMING

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PROJECT:
 RENOVATION & PINDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 2ND FLOOR PLAN
 PROPOSED

DRAWN: F.J.M.A.I.A. **CHECKED:** V

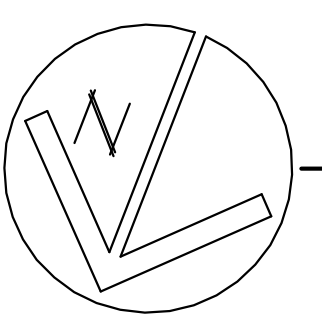
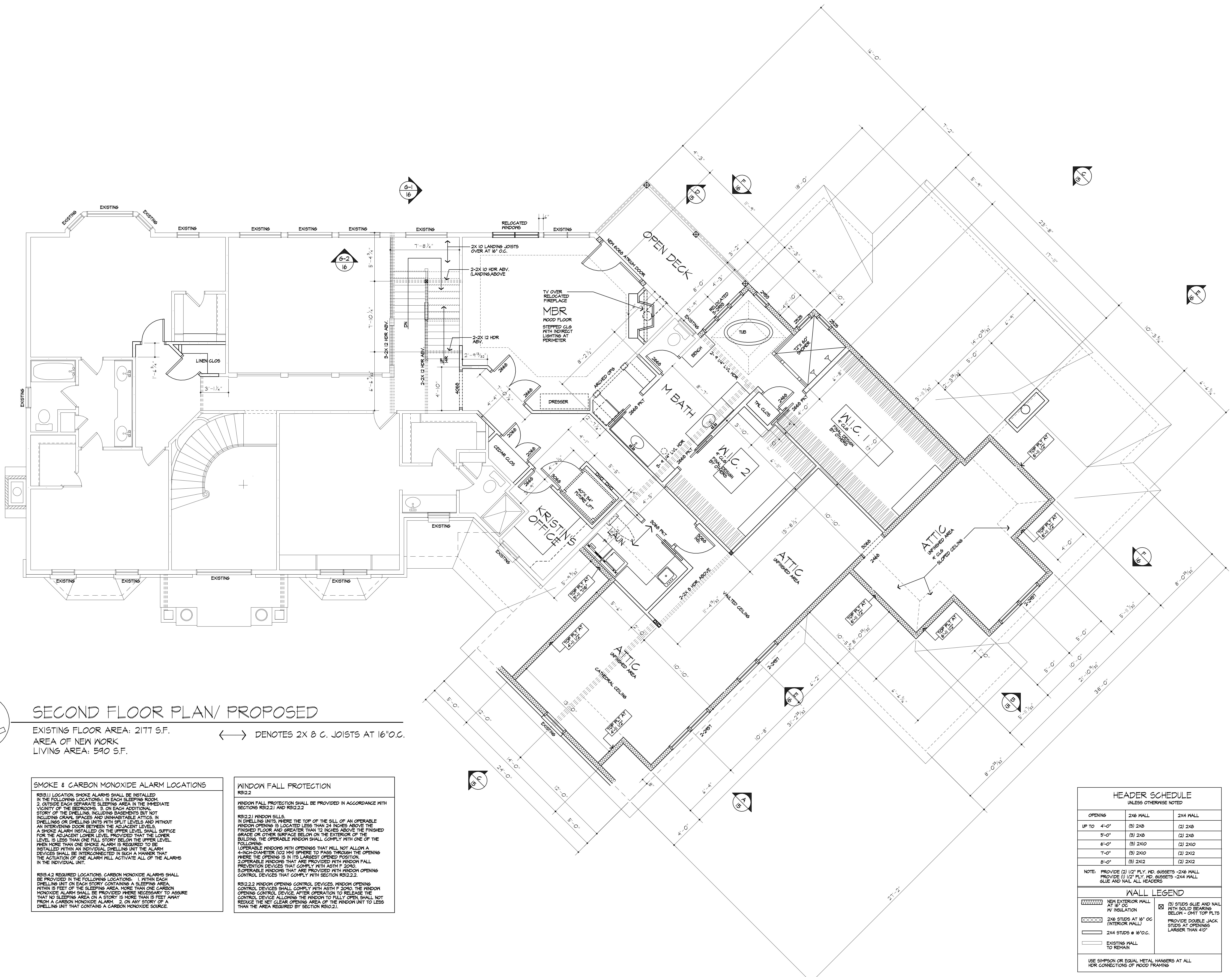
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 OF 17 SHEETS



SECOND FLOOR PLAN/ PROPOSED

EXISTING FLOOR AREA: 2177 S.F.
 AREA OF NEW WORK: ——— DENOTES 2X 8 C. JOISTS AT 16" O.C.
 LIVING AREA: 590 S.F.

SMOKE & CARBON MONOXIDE ALARM LOCATIONS

RS12.1 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING GARAGE SPACES AND UNHABITABLE 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 ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

RS14.2 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA WITHIN 15 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 15 FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

WINDOW FALL PROTECTION
 RS12.2 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS RS12.2.1 AND RS12.2.2.

RS12.2.1 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 12 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 (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. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION RS12.2.2.

RS12.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE AFTER OPERATION TO RELEASE THE WINDOW SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION RS12.2.1.

HEADER SCHEDULE
 UNLESS OTHERWISE NOTED

OPENING	2X6 MALL	2X4 MALL
UP TO 4'-0"	(3) 2X6	(2) 2X6
5'-0"	(3) 2X6	(2) 2X6
6'-0"	(3) 2X6	(2) 2X6
7'-0"	(3) 2X6	(2) 2X6
8'-0"	(3) 2X6	(2) 2X6

NOTE: PROVIDE (2) 1/2" PLY. MD. GUSSETS - 2X6 MALL. PROVIDE (1) 1/2" PLY. MD. GUSSETS - 2X4 MALL. GUSSET AND MALL ALL HEADERS.

WALL LEGEND

PROVIDE DOUBLE JACK STUDS AT OPENINGS LARGER THAN 40".

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HER CONNECTIONS OF WOOD FRAMING.

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PROJECT:
 RENOVATION
 & LANDSCAPE PARK
 PITTSFORD, NY

CLIENT:
 WILL AND KRISTIN IRWIN

DRAWING:
 ROOF PLAN - PROPOSED

DRAWN: FJ.MAIA	CHECKED: V
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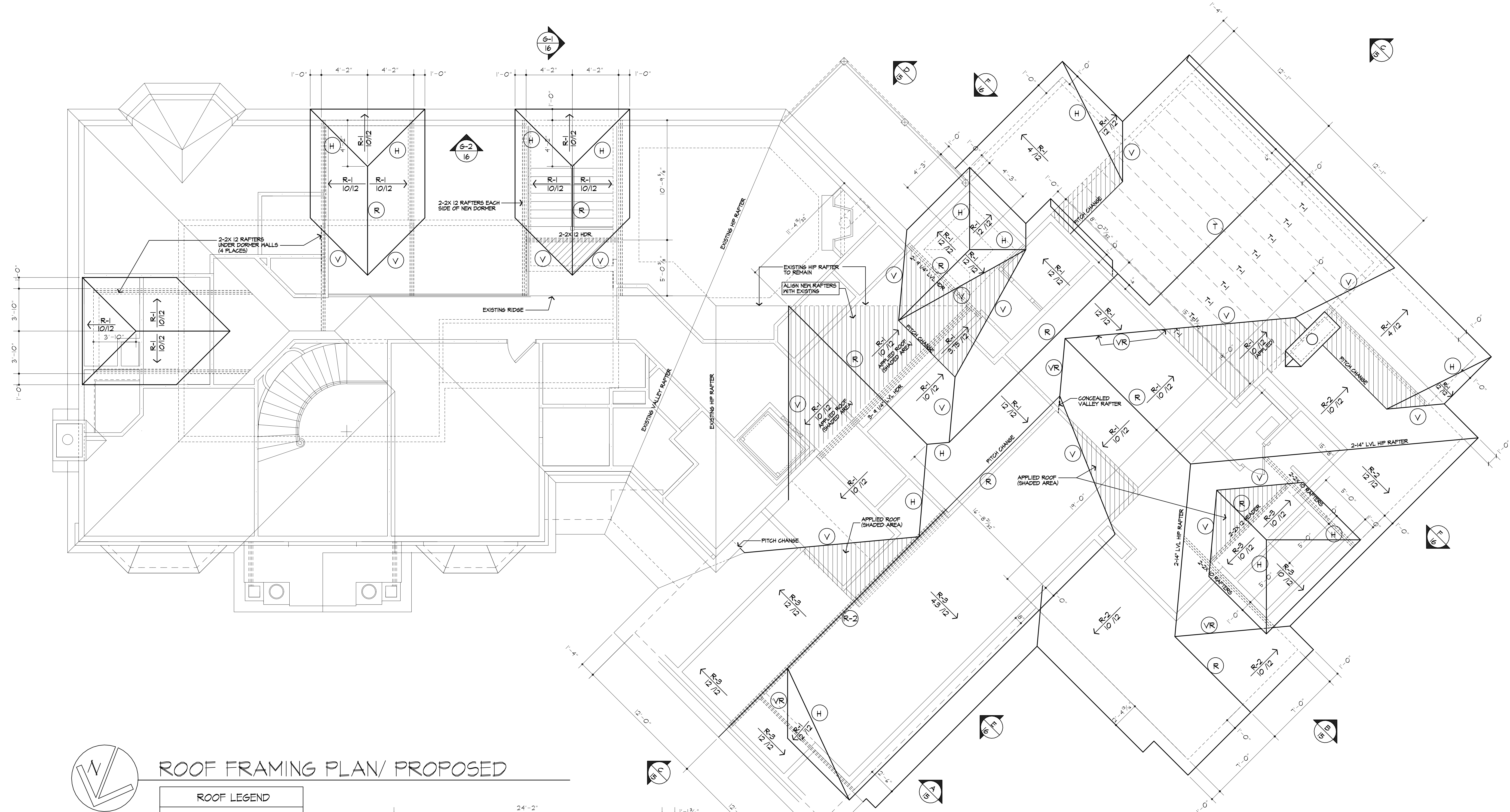
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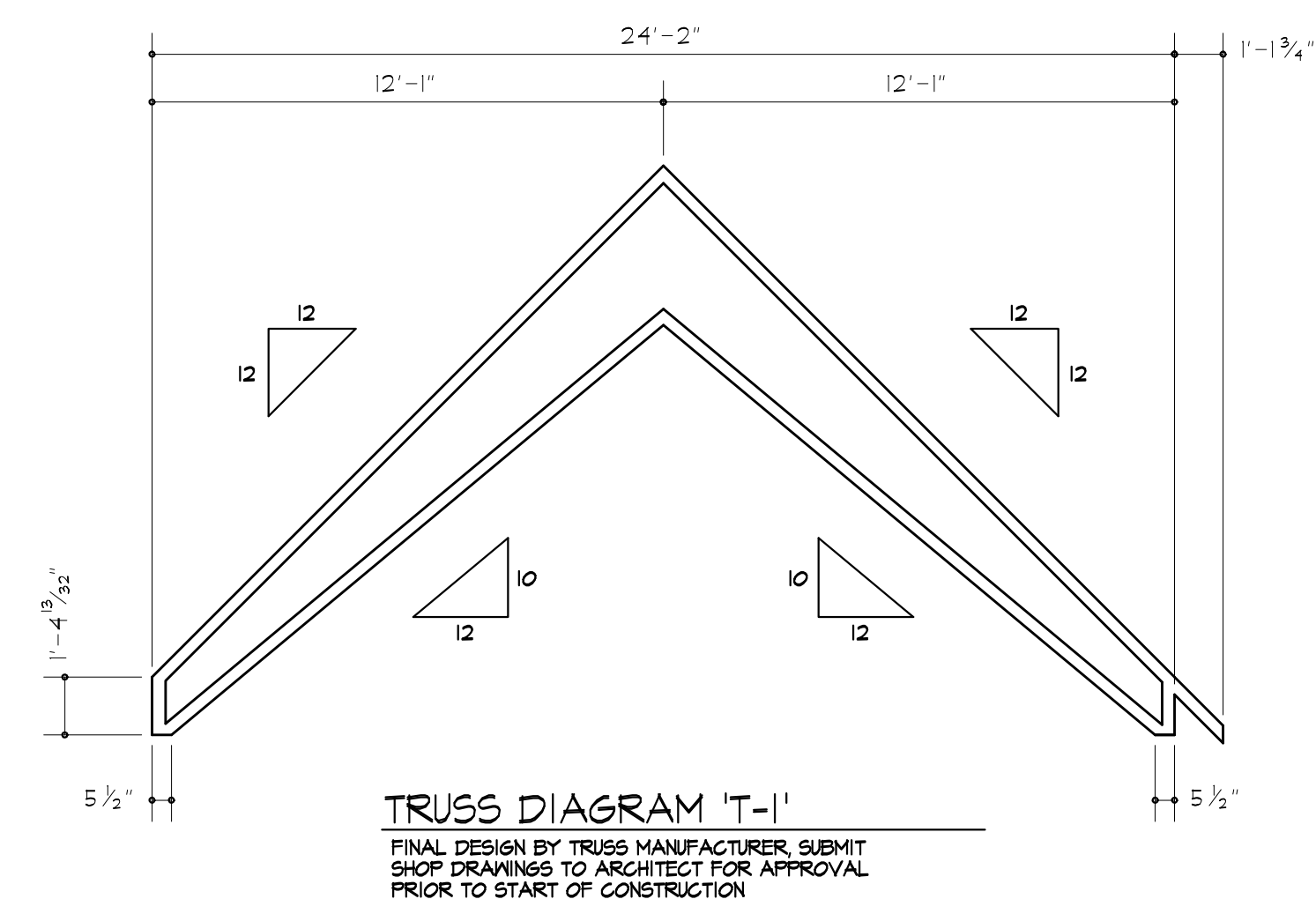
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 OF 17 SHEETS



ROOF FRAMING PLAN/ PROPOSED

ROOF LEGEND	
R-1	2X 8 RAFTERS AT 16" O.C. 4/12 PITCH NOTED
R-2	2X 10 RAFTERS AT 16" O.C. 4/12 PITCH NOTED
R-3	2X 12 RAFTERS AT 16" O.C. 4/12 PITCH NOTED
R	2X12 RIDGE BOARD
T	TRUSS RIDGE
H	2X12 HIP RAFTER
VR	2X12 VALLEY RAFTER
R-2	3-4" LVL RIDGE BEAM
V	APPLIED VALLEY - SEE DETAIL XX

***NOTE:**
 PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R405.2.1 (2020 RCOPY)



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 6 PINDSCAPE PARK
 PITTSFORD, NY

CLIENT:
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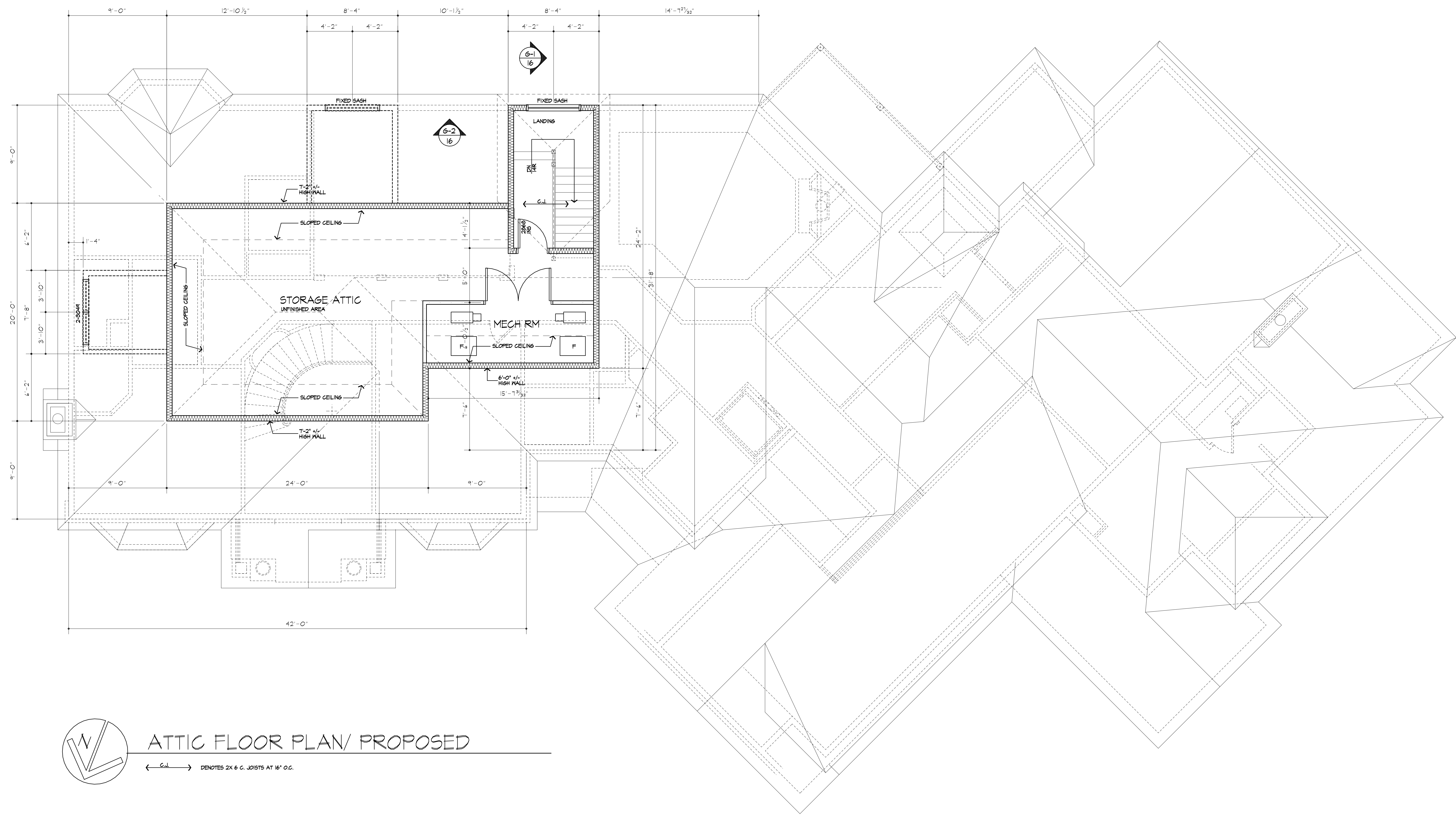
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SCALE: AS NOTED	
JOB NO.: 18MB004	

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 **ATTIC FLOOR PLAN/ PROPOSED**

← G-1 → DENOTES 2X 6 G. JOISTS AT 16" O.C.

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CLIENT:
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DRAWING:
 BUILDING SECTIONS

DRAWN: FJ.MAIA
CHECKED: V

DATE: 12/2018

SCALE: AS NOTED

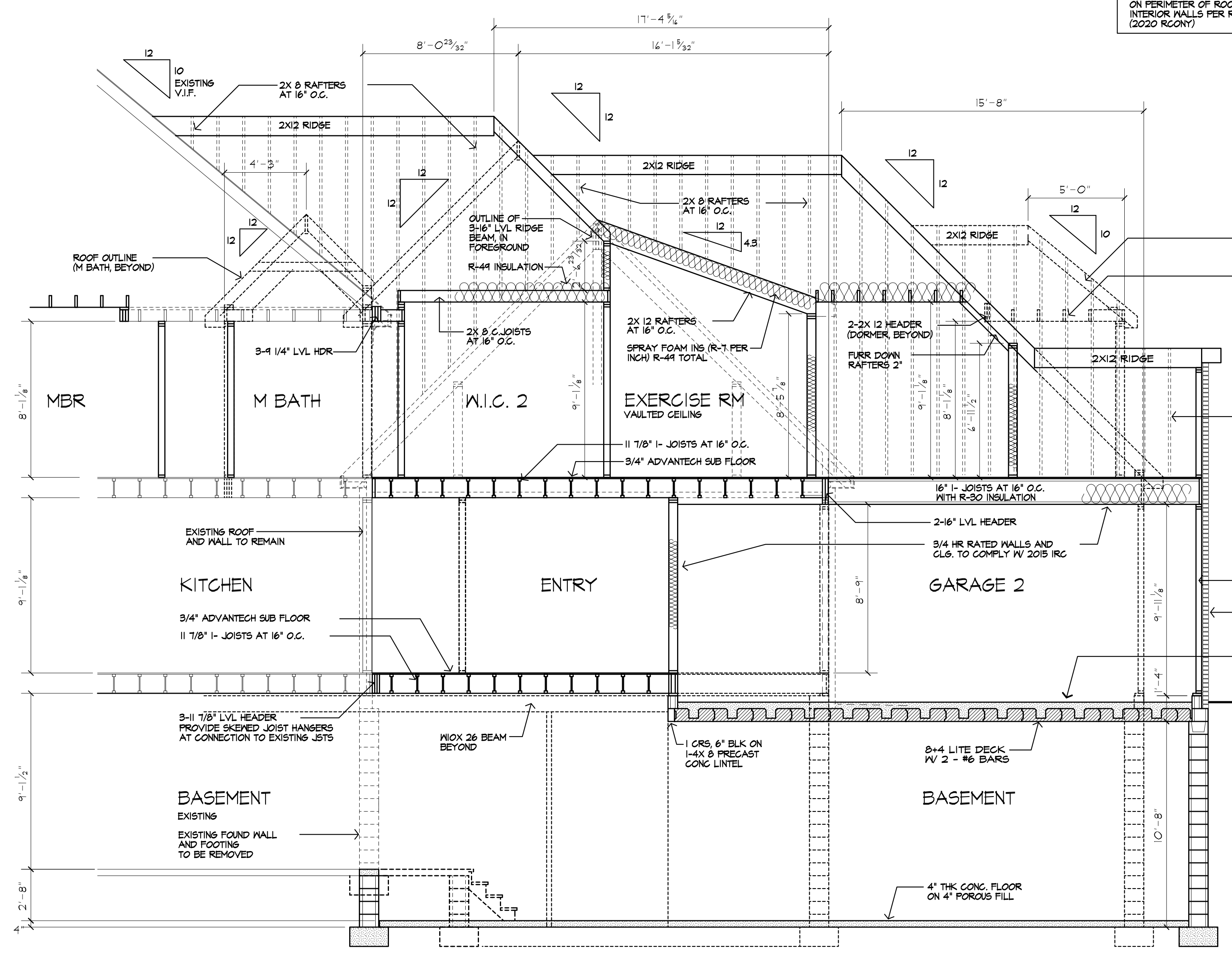
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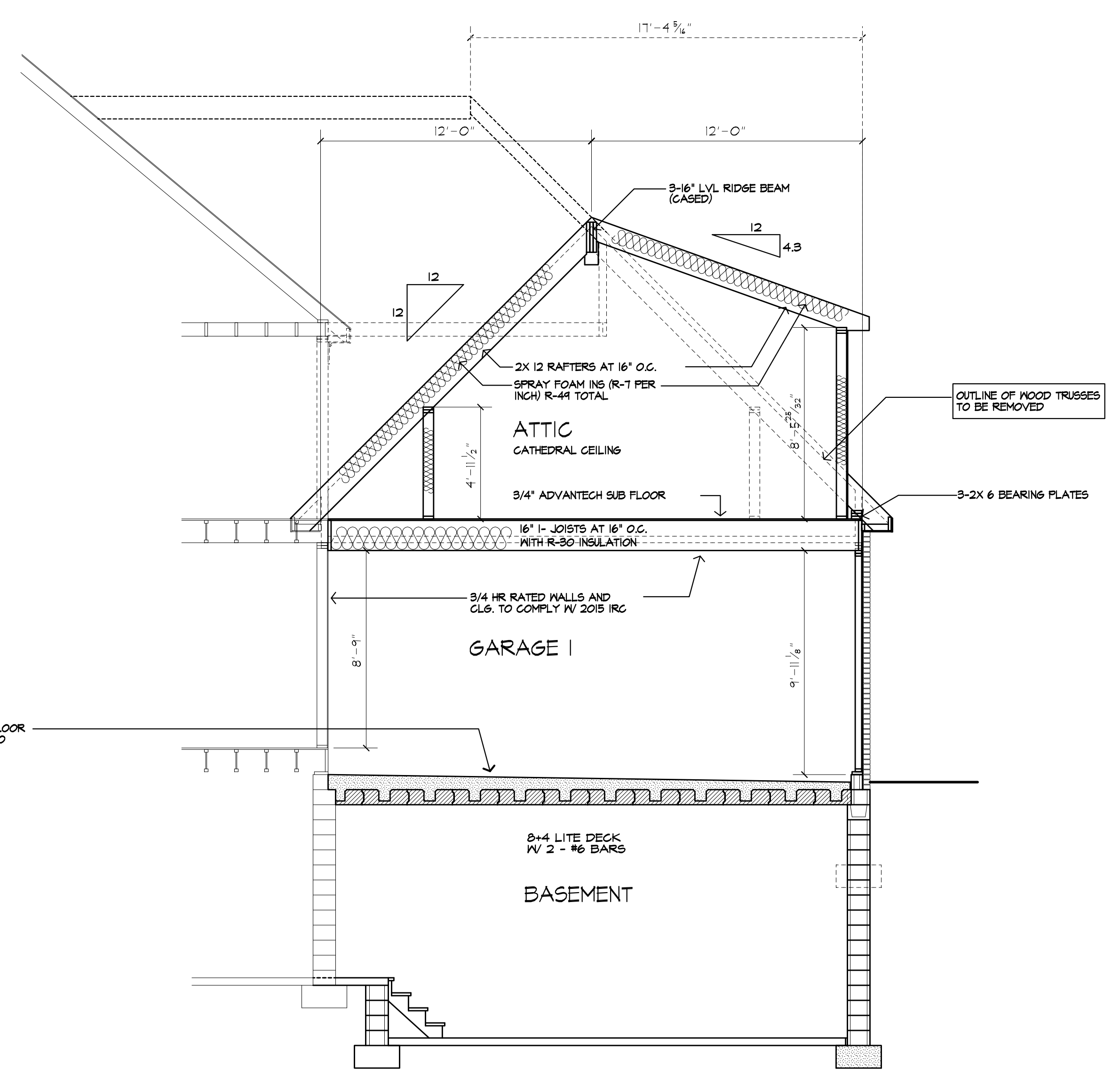
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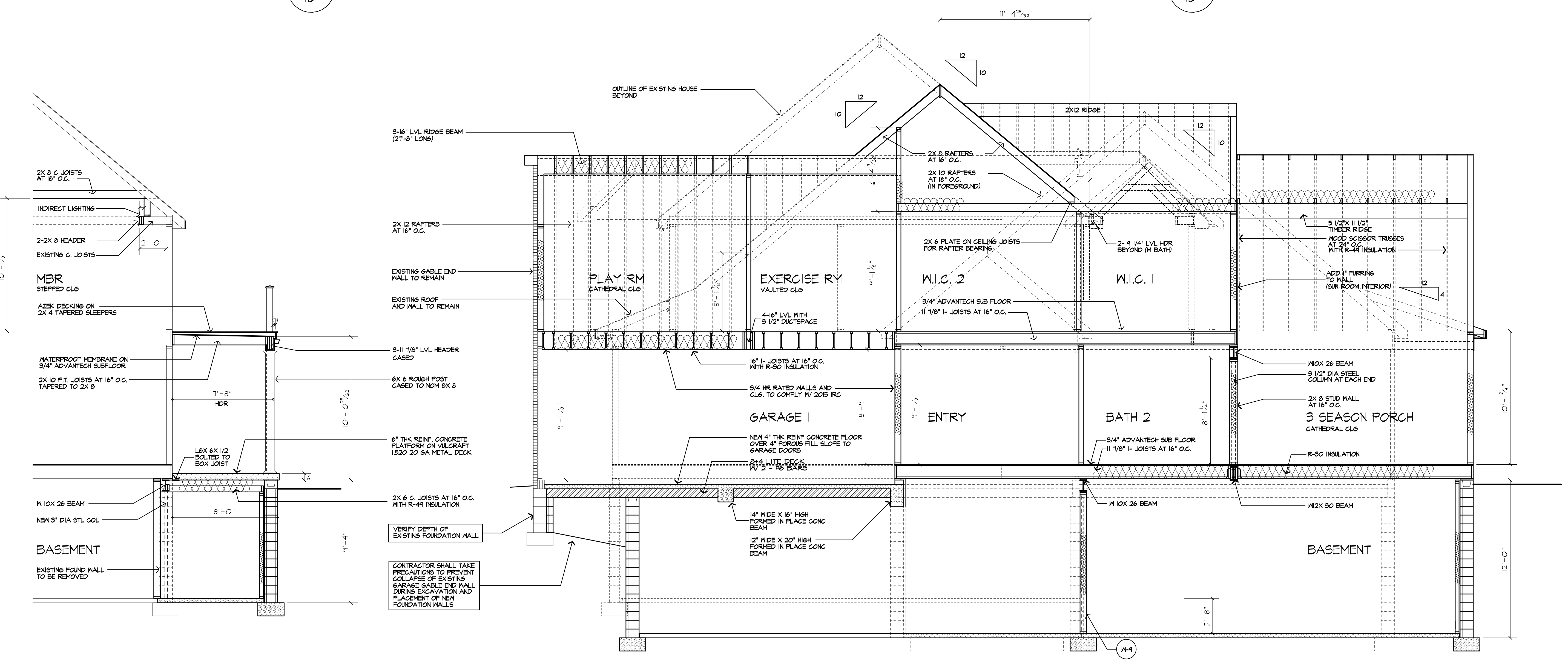
***NOTE:**
 PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R202.2.11 (2020 RCOR)



B
 15 BUILDING SECTION



A
 15 BUILDING SECTION



C
 15 BUILDING SECTION

D
 15 BUILDING SECTION

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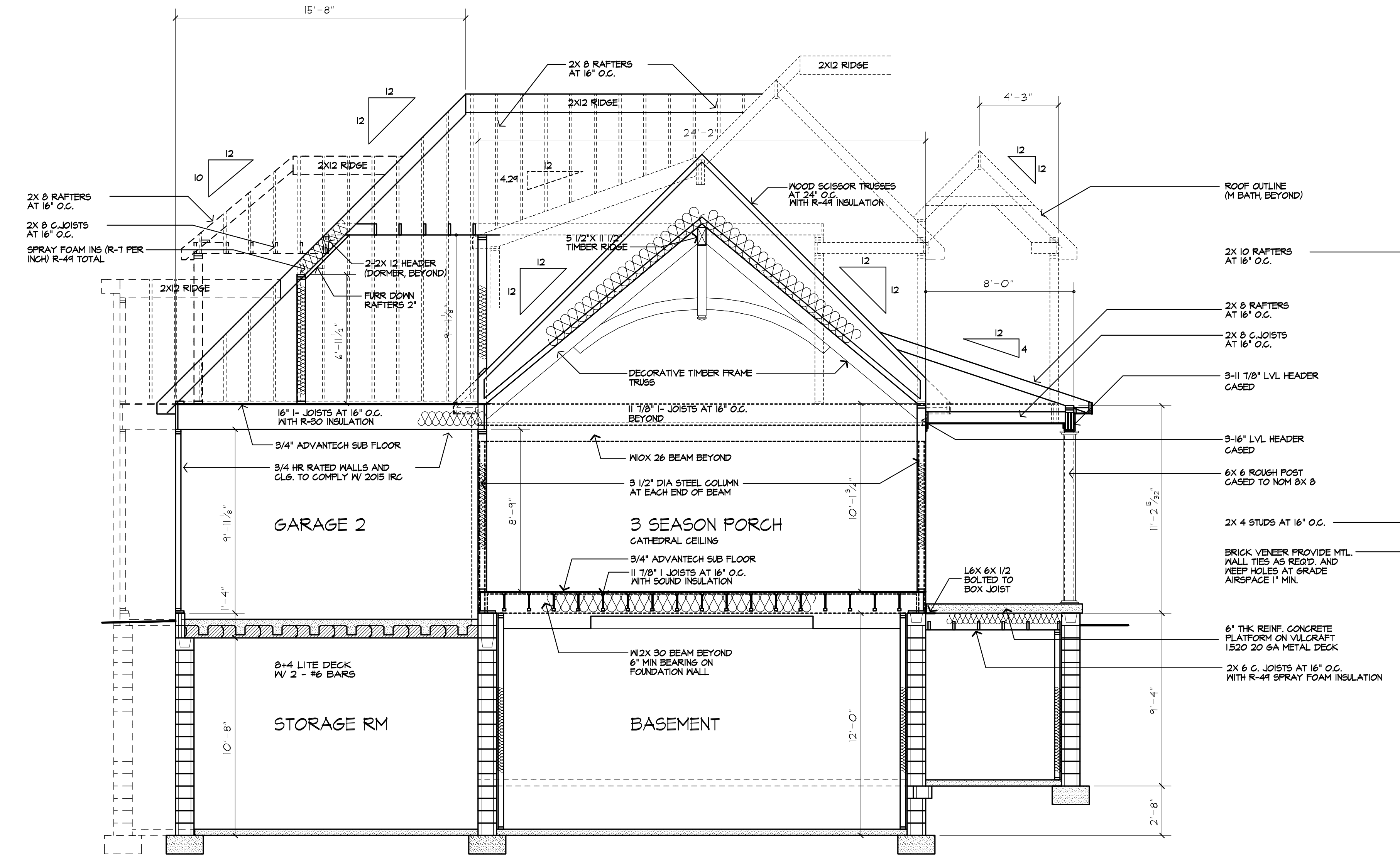
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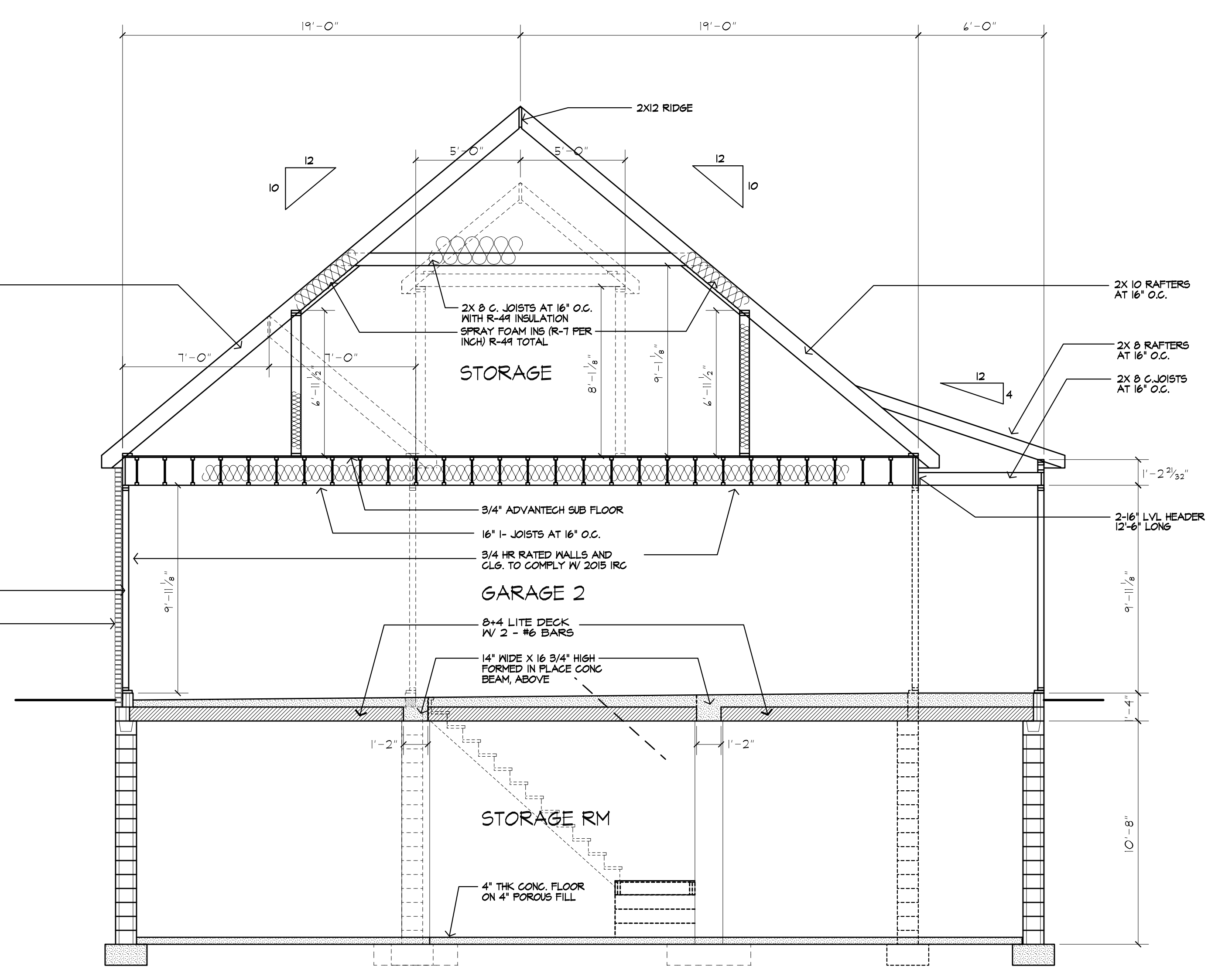
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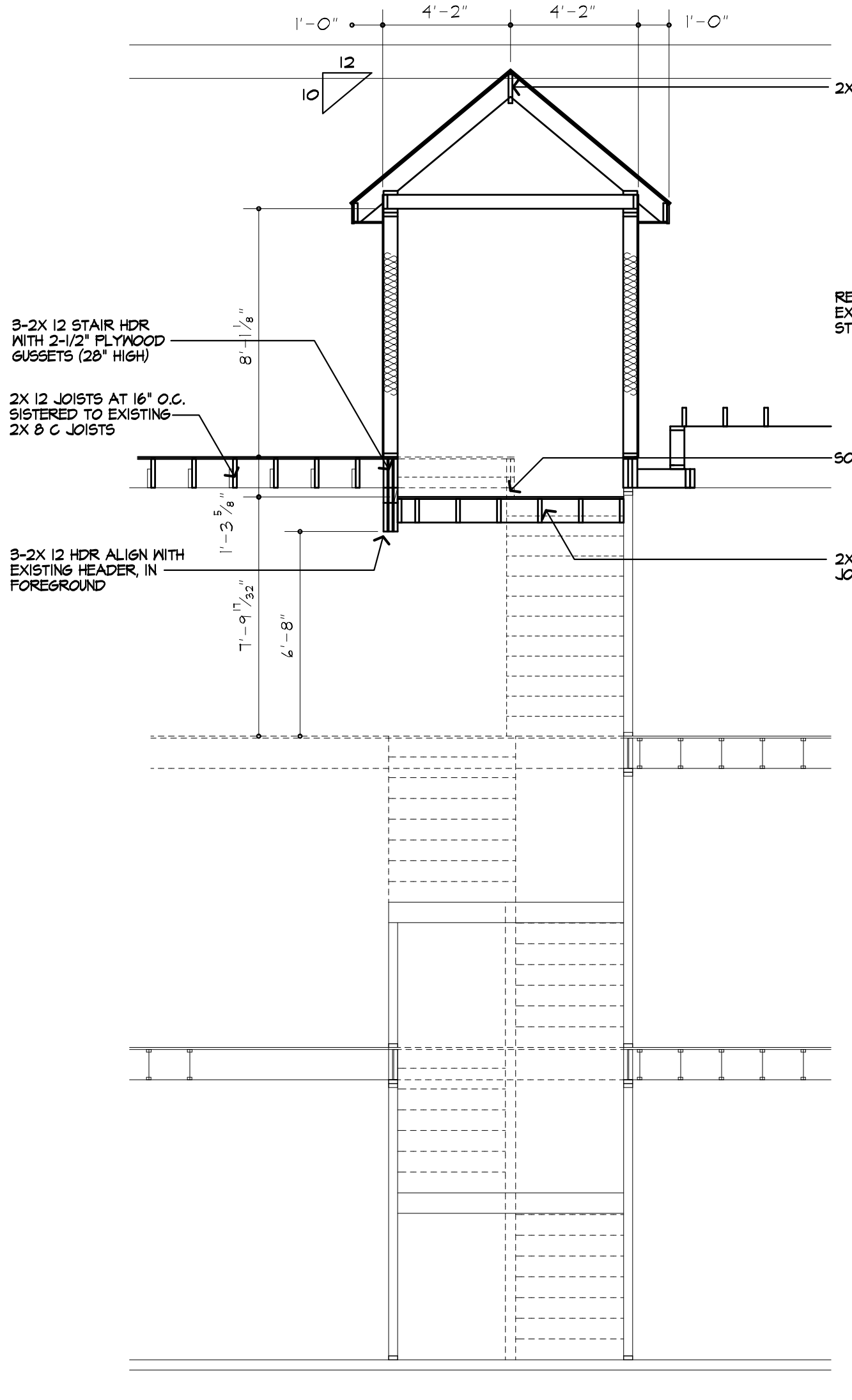
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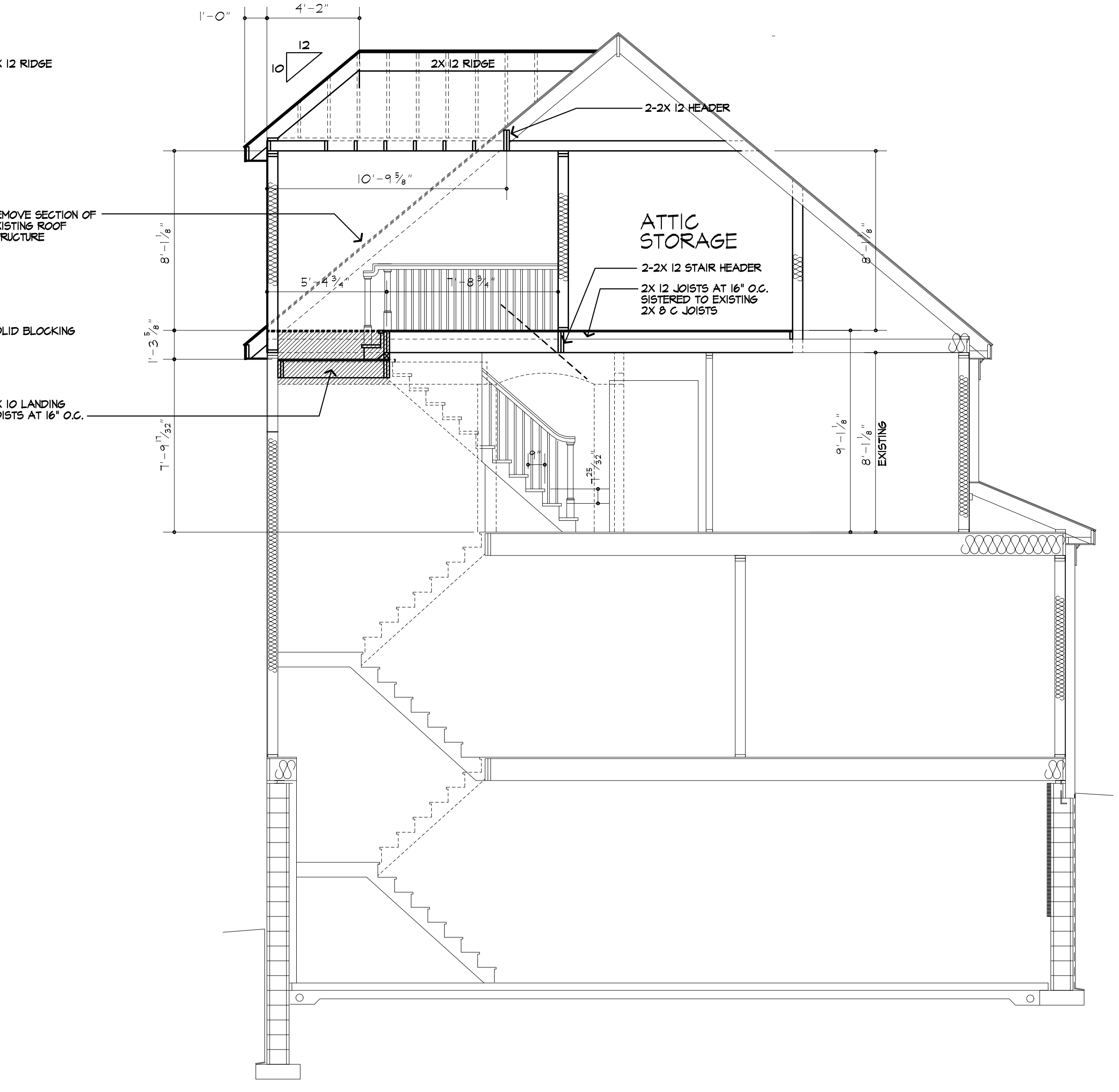
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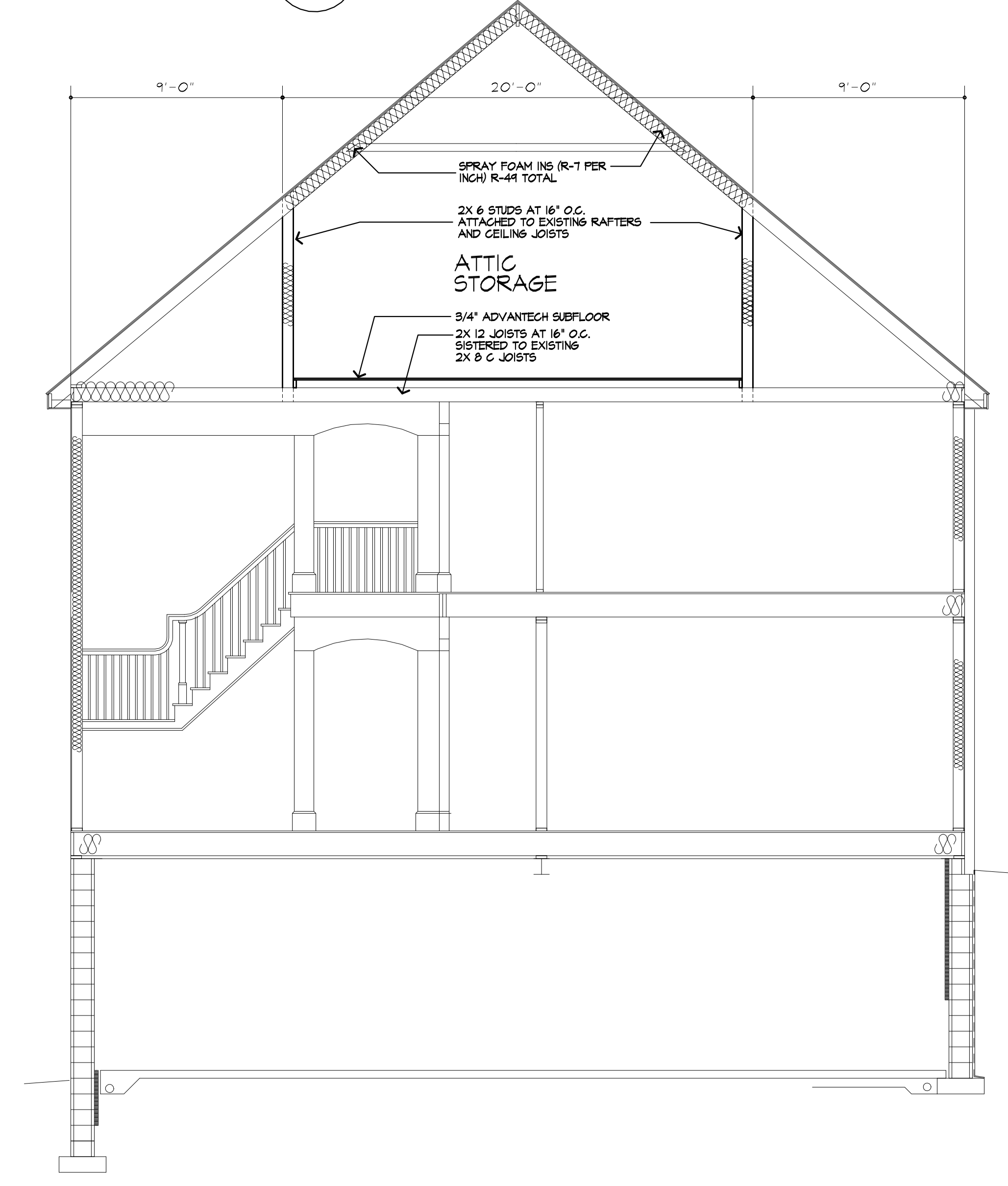
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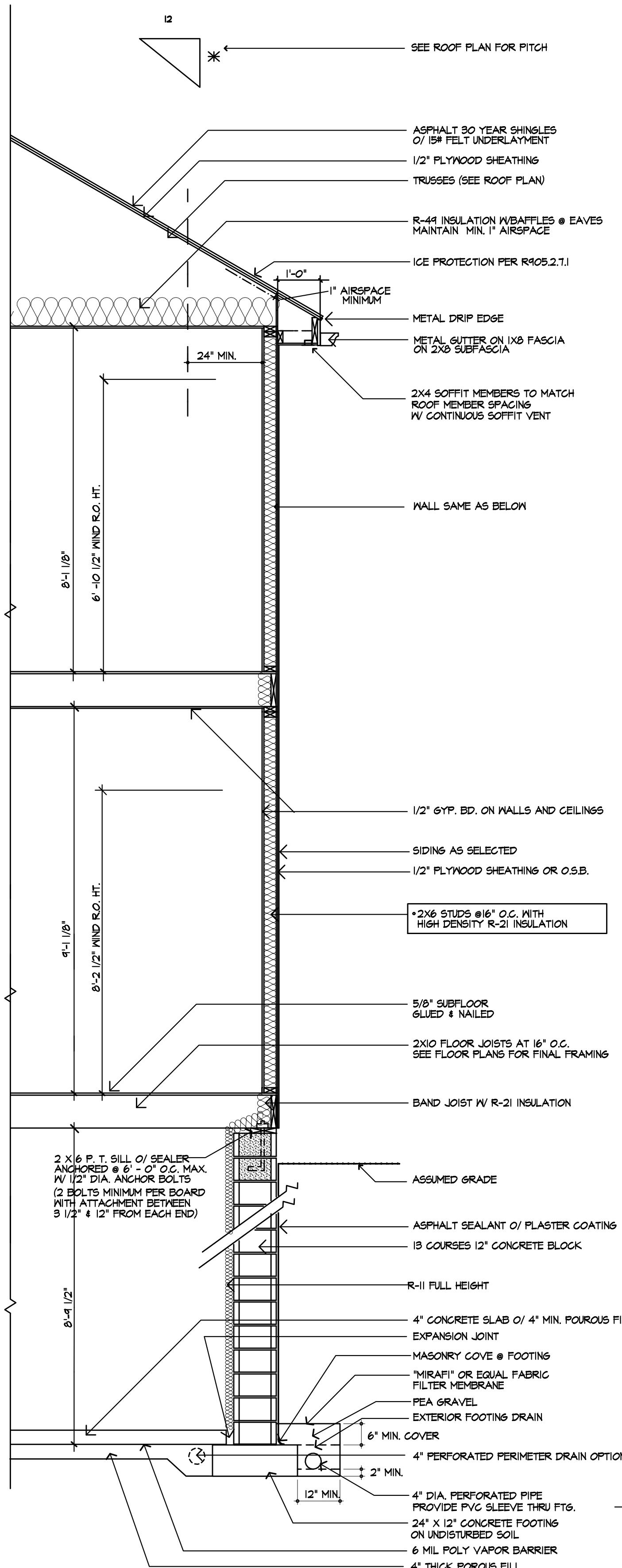
G-2
 16
 BUILDING SECTION



G-1
 16
 BUILDING SECTION



H
 16
 BUILDING SECTION



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

TYPICAL NOTES

- 1) DOOR MANUFACTURER: PELLA OR EQUAL
- 2) WINDOW AND DOOR AIR INFILTRATION: PELLA WINDOWS OR EQUAL DOUBLE HUNG OR CASEMENT; ANNING FIXED OR SLIDING OR LESS; SLIDING OR LESS IN-SWING MINUS 0.15 CFM
- 3) GAS FIREPLACES: HEAT-N-GLO DIRECT VENT; TIGHT FITTING NON-COMBUSTIBLE FIREPLACE DOORS TO CONTROL INFILTRATION LOSSES SHALL BE INSTALLED; FIREPLACE OPENINGS SHALL BE PROVIDED WITH A SOURCE OF COMBUSTION AIR AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE
- 4) JOINTS IN DUCT SYSTEM SEALED WITH MASTIC, TAPE OR GASKETING.
- 5) CLASS II VAPOR RETARDER ON INTERIOR OF CEILING AND 2x6 FRAMED WALLS; NSRATT BATT
- 6) MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105F OR BELOW 50F SHALL BE INSULATED TO A MINIMUM OF R-3
- 7) BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY DUCTS.
- 8) DAMPERS INSTALLED ON ALL OUTDOOR INTAKE AND EXHAUST OPENINGS.
- 9) THE AIR HANDLER AND ALL DUCTS SHALL BE LOCATED WITHIN THE CONDITIONED SPACE. IF ANY DUCTWORK IS LOCATED COMPLETELY OUTSIDE OF THE CONDITIONED SPACE THE DUCT TIGHTNESS SHALL BE VERIFIED PER SECTION 409.2.2 OF THE 2010 ENERGY CONSERVATION CODE.
- 10) ANY SUPPLY DUCTS IN THE ATTICS SHALL BE INSULATED TO A MINIMUM OF R-6. ALL OTHER DUCTS LOCATED COMPLETELY OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.
- 11) THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS

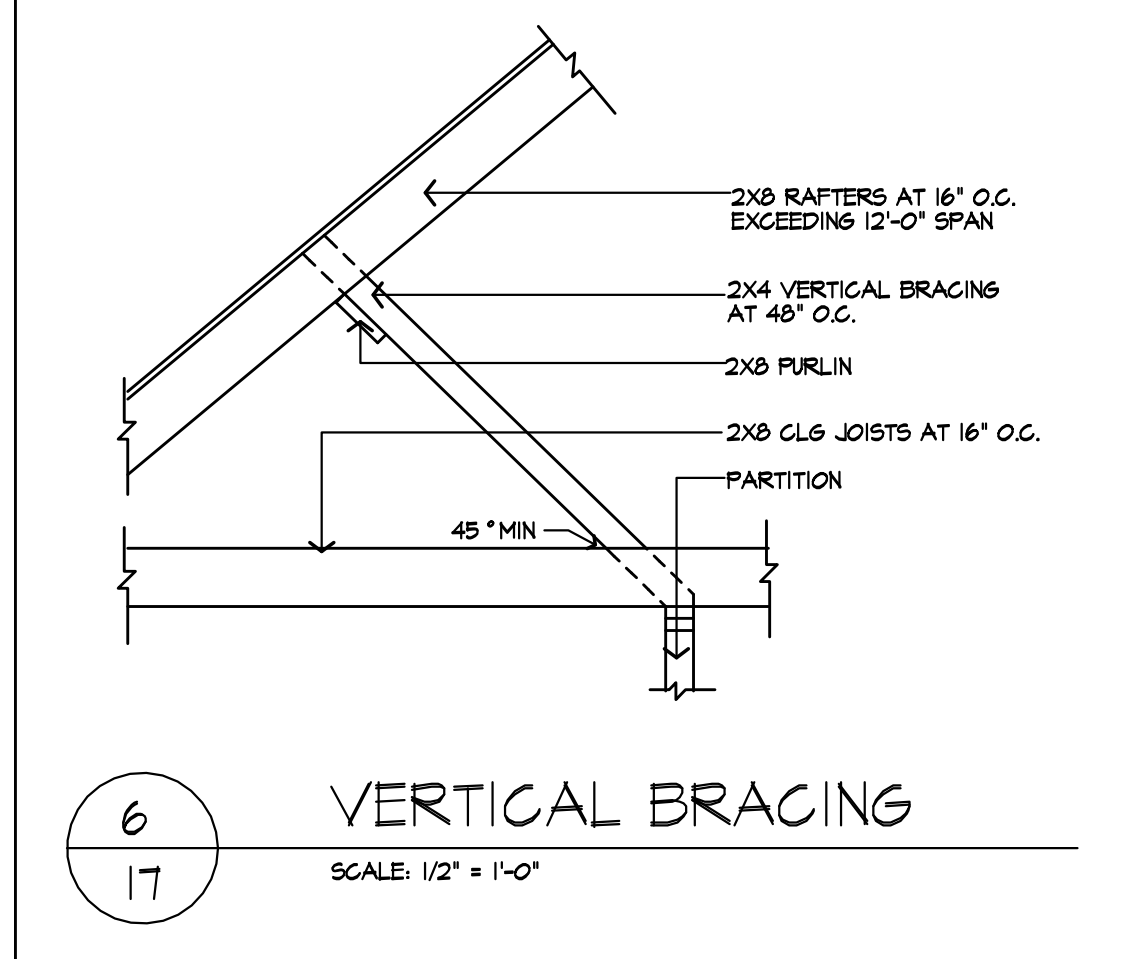
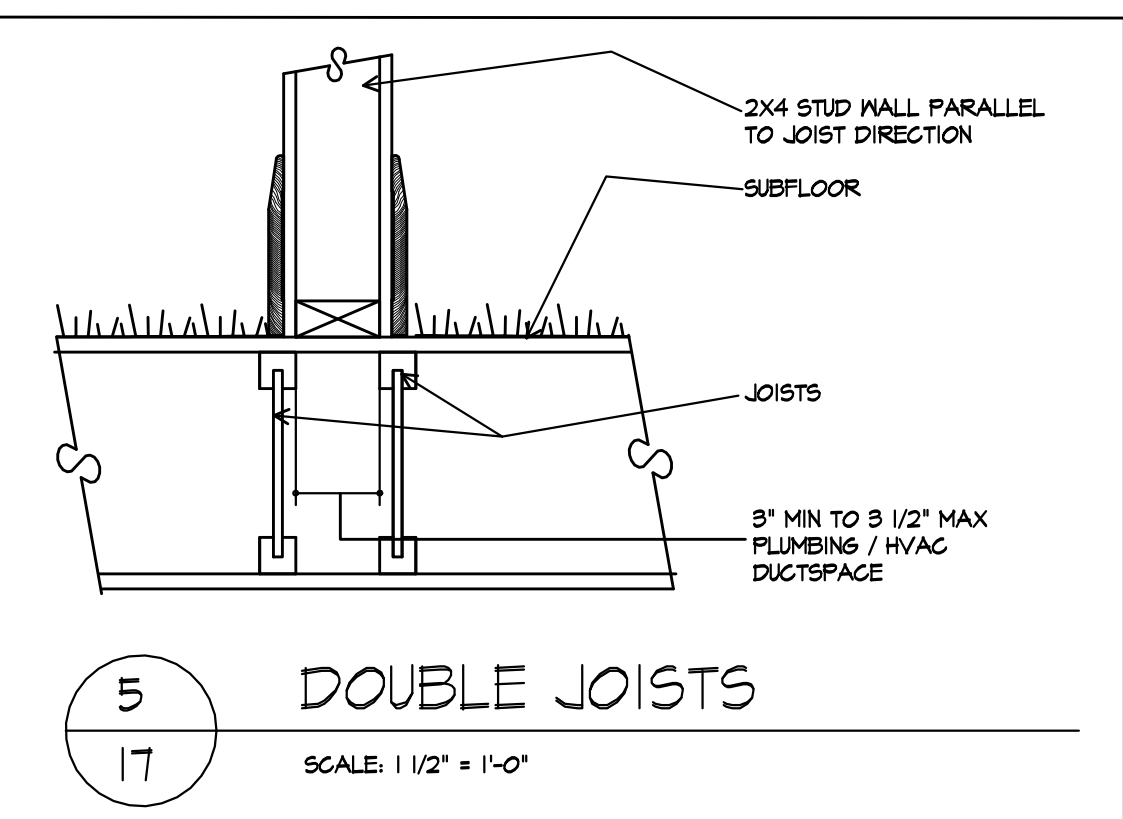
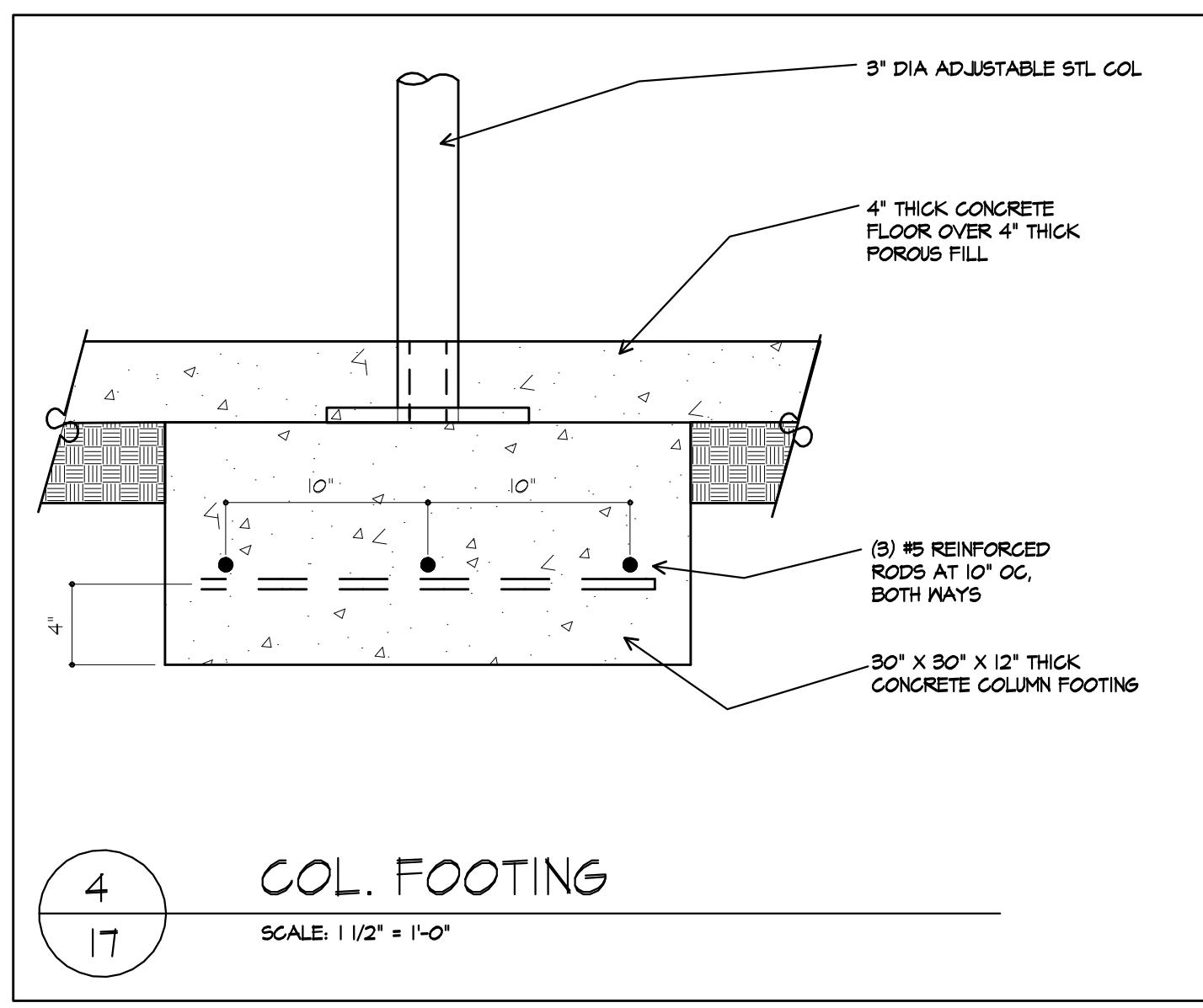
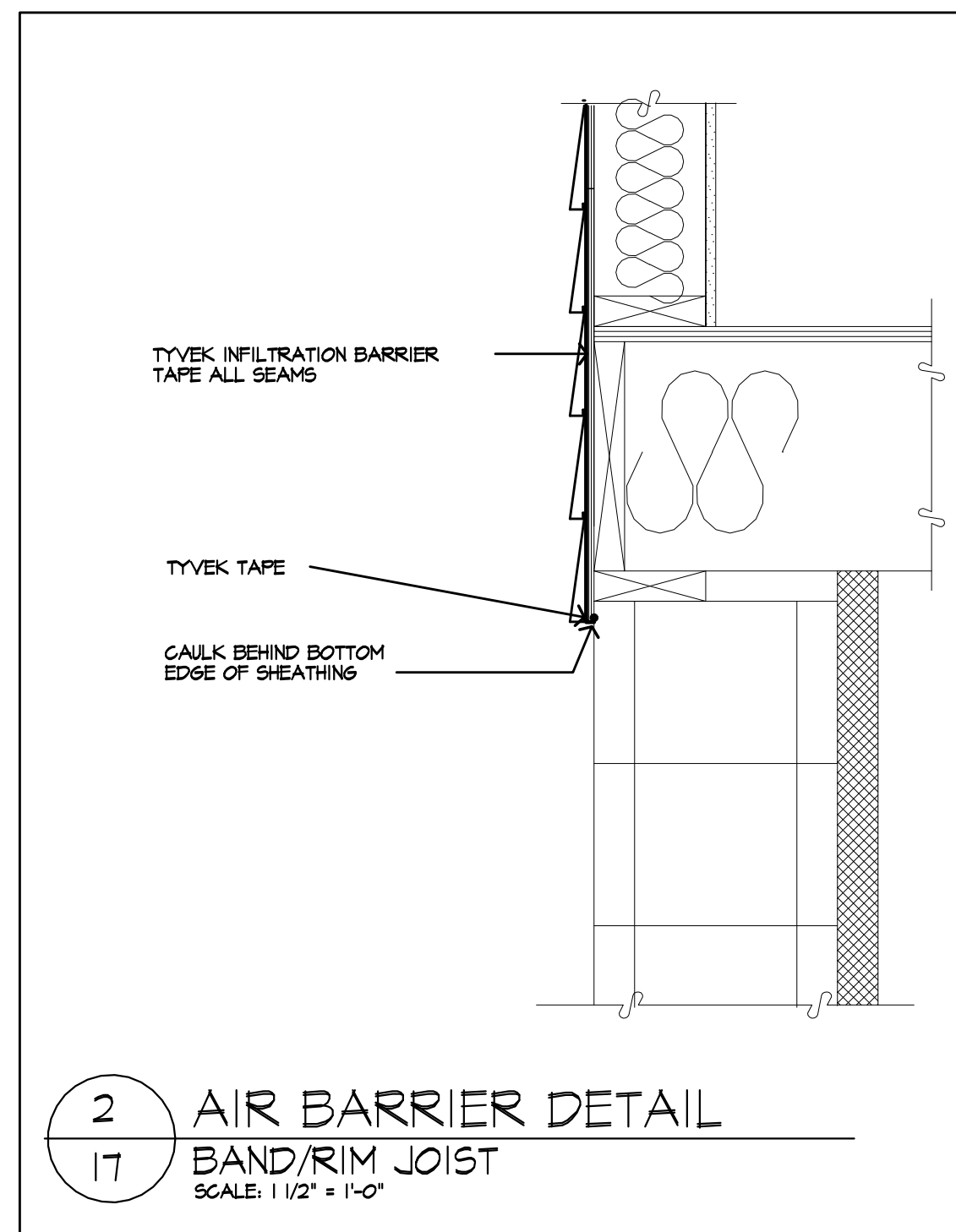
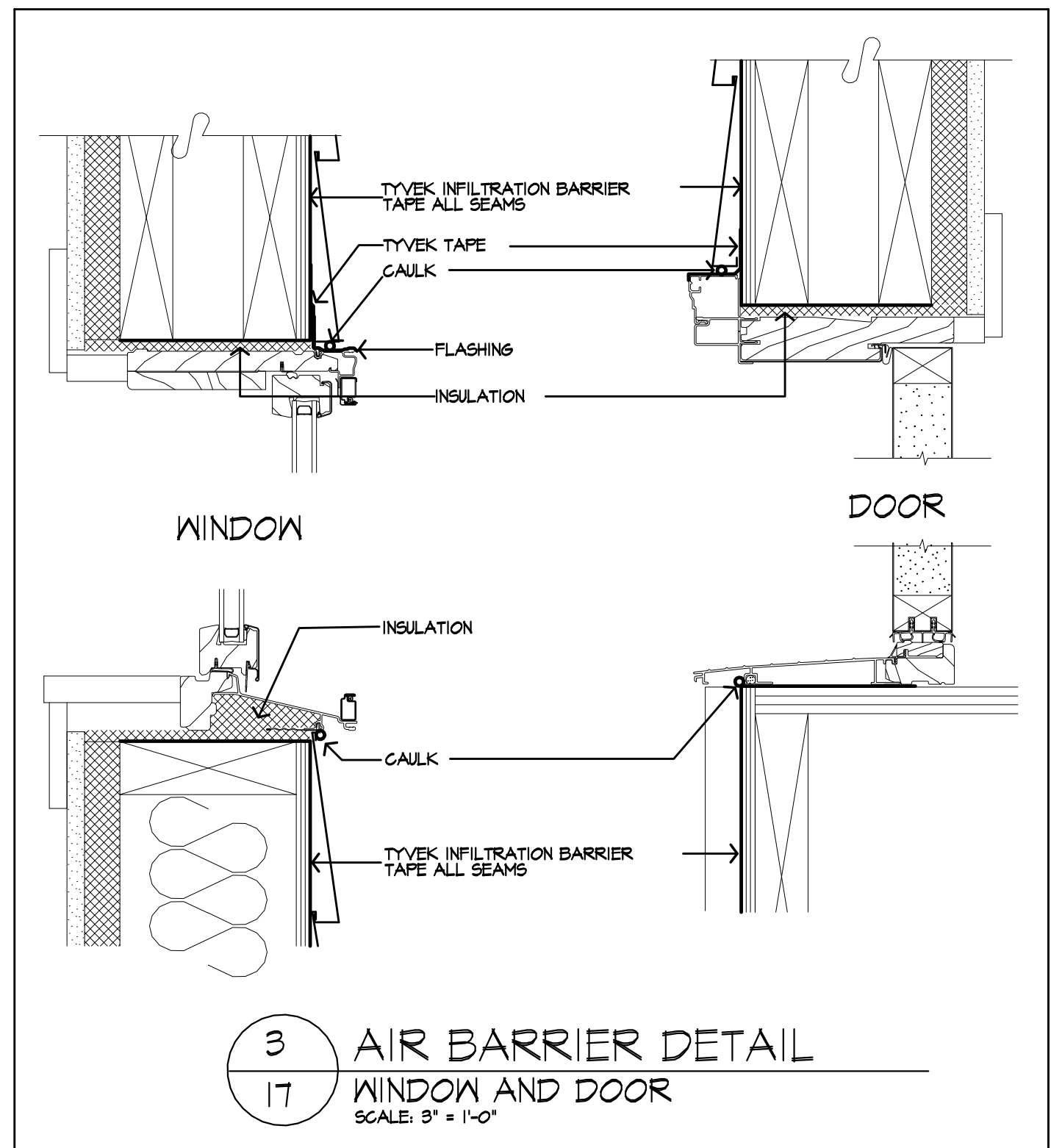
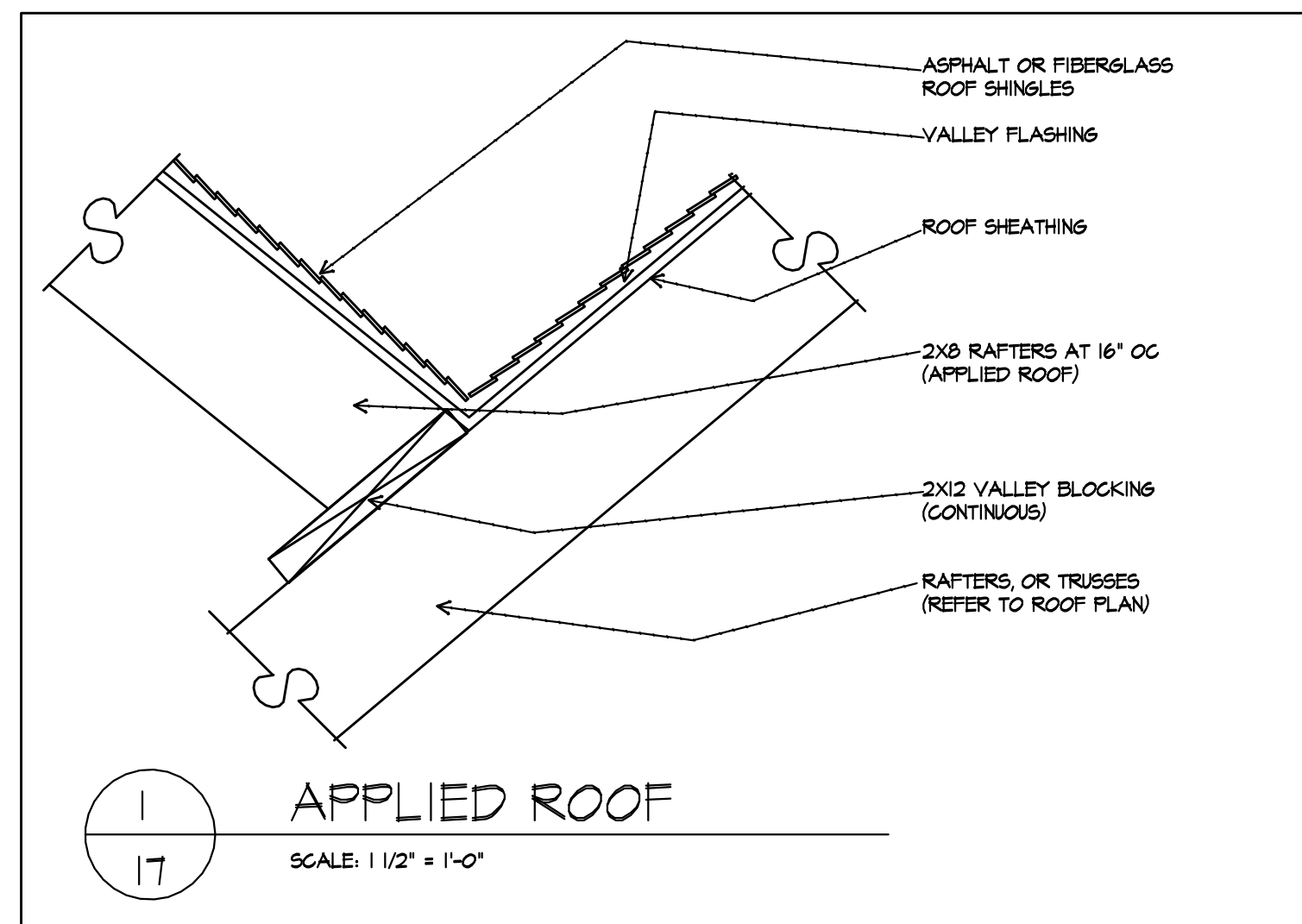


TABLE N102.4.11 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
GENERAL	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. BREAKS OR JOINTS IN THE AIR BARRIER ARE SEALED. AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER.
CEILING/ATTIC	AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED.
WALLS	CORNERS AND HEADERS ARE INSULATED (R-3 PER INCH MIN). JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED.
WINDOWS AND DOORS	SPACE BETWEEN WINDOW AND DOOR JAMBES AND FRAMING IS SEALED.
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER.
FLOORS - INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH JOISTES OF SUBFLOOR DECKING. AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRANK-SPACE WALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS. EXPOSED EARTH IN UNVENTED CRANK SPACES IS COVERED WITH INSULATION. INSULATION IS PERMANENTLY ATTACHED TO WALLS.
SHAFTS PENETRATIONS	DUCT SHAFTS UTILITY PENETRATIONS, KNEE WALLS AND SHAFTS PENETRATIONS TO EXTERIOR OR UNCONDITIONED SPACES ARE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT OR NARROW CAVITIES ARE FILLED BY SPRAID/BLOWN INSULATION.
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIR TIGHT, IC RATED, AND SEALED TO CRANK WALL. EXCEPTION: FIXTURES IN CONDITIONED SPACE.
PLUMBING AND PIPING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPES. BATT INSULATION IS CUT TO FIT AROUND PIPING AND BEHIND PIPING AND PIPING.
SHOWER OR TUB ON EXTERIOR WALL	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.
ELECTRICAL OR PHONE BOX ON EXTERIOR WALLS	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALS THEM TO THE EXTERIOR WALL.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL.
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER.

LIGHTING FIXTURE CONTROL NARRATIVE

AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR FOR ATTACHED AND DETACHED GARAGES WITH ELECTRICAL POWER. LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS. THERE SHALL BE AN ENTRYWAY TO CONTROL THE LIGHTING OUTLETS WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS. IN ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.

LIGHTING FIXTURE SCHEDULE

OUTDOOR EGRESS DOORS (EACH) MINIMUM (1) 60 WATT FIXTURE
 BASEMENT MINIMUM (3) 60 WATT FIXTURES
 STAIRWAYS MINIMUM (1) 60 WATT FIXTURE
 HALLWAYS MINIMUM (1) 20 WATT FIXTURE
 GARAGE ENTRY MINIMUM (1) 20 WATT FIXTURE
 LAUNDRY ROOM MINIMUM (1) 20 WATT FIXTURE
 HALL-IN-CLOSETS MINIMUM (1) 60 WATT FIXTURE
 POWDER ROOM MINIMUM (1) 20 WATT FIXTURE
 BATHROOM (EACH) MINIMUM (1) 20 WATT FIXTURE
 DINETTE MINIMUM (1) 20 WATT FIXTURE
 KITCHEN MINIMUM (1) 20 WATT FIXTURE
 DINING ROOM MINIMUM (1) 20 WATT FIXTURE
 ALL OTHER FIRST FLOOR ROOMS (EACH) MINIMUM (1) 20 WATT FIXTURE
 ALL OTHER SECOND FLOOR ROOMS (EACH) MINIMUM (1) 20 WATT FIXTURE
 ATTIC SPACE MINIMUM (1) 60 WATT FIXTURE
 GARAGE MINIMUM (2) 60 WATT FIXTURES

SMOKE & CARBON MONOXIDE ALARM LOCATIONS

RSB1.1 LOCATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRANK SPACES AND UNHABITABLE 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 ALARMS DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

RSB1.4.2 REQUIRED LOCATIONS CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA. WITHIN 15 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 15 FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.



**121 Sully's Trail
Pittsford, NY 14534**
**(585) 264-1330
(585) 264-1333 Fax**
www.pjmarcarchitect.com

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REVISED 4/23/2024 FJ.MAIA
REVISED 1/18/2014 FJ.MAIA

PROJECT:
RENOVATION & LANDSCAPE PARK
PITTSFORD, NY

CLIENT:
WILL AND KRISTIN IRWIN

DRAWING:
WALL SECTIONS

DRAWN: FJ.MAIA
CHECKED: V

DATE: 12/2018

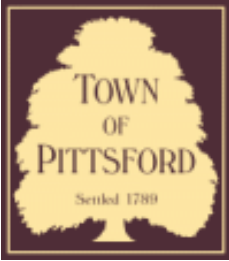
SCALE: AS NOTED

JOB NO.: 10H804

SHEET:

17
OF 17 SHEETS





Town of Pittsford

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

Permit #
B24-000067

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 39 Rosewood Drive PITTSFORD, NY 14534

Tax ID Number: 178.20-2-3

Zoning District: RN Residential Neighborhood

Owner: Shaffer, William R

Applicant: Shaffer, William R

Application Type:

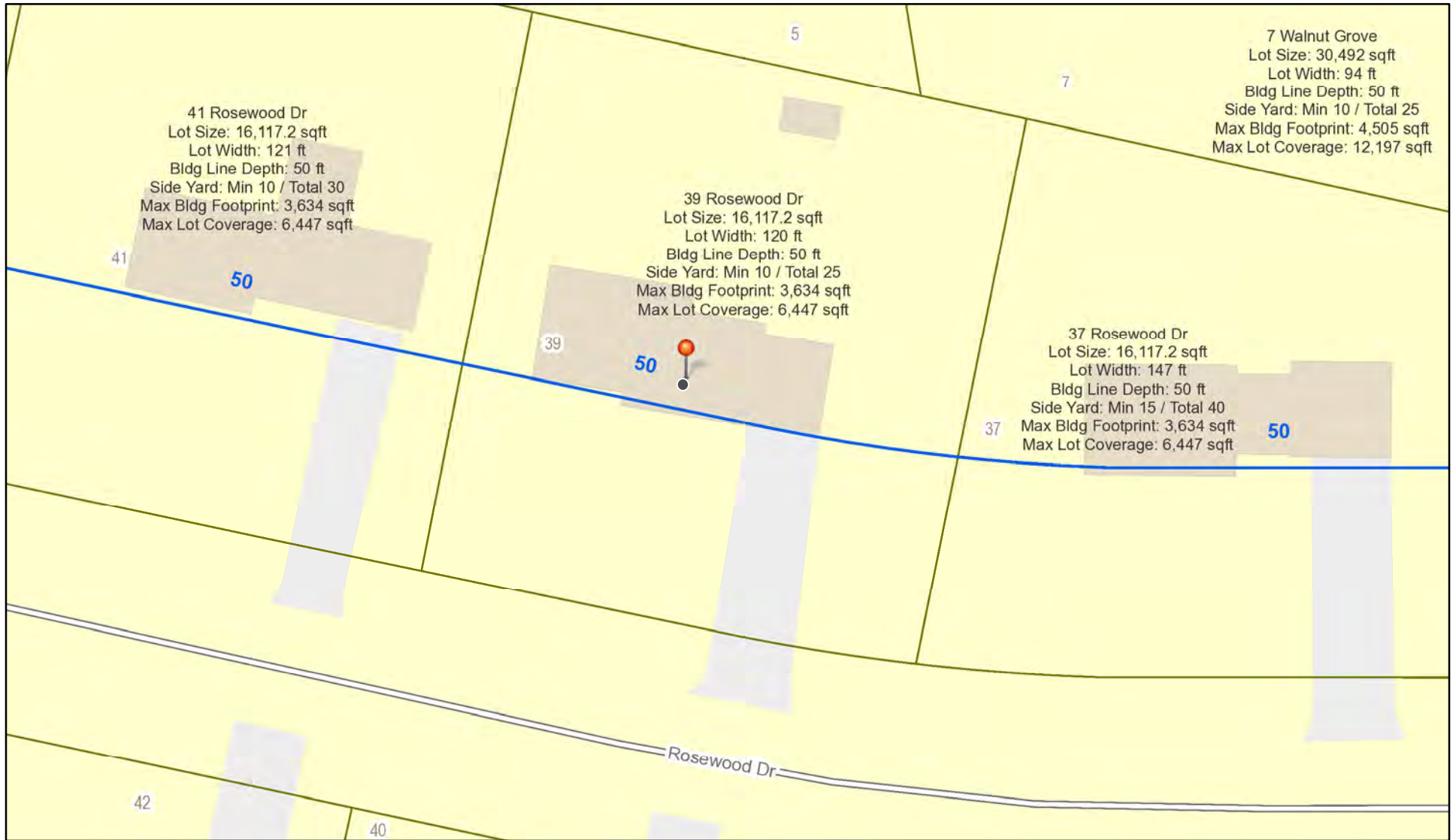
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
- Informal Review
- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation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

Project Description: Applicant is requesting design review for a 439-square-foot, two-story addition off the back of the home.

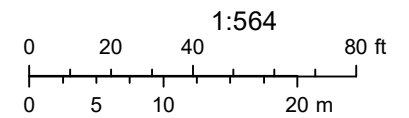
Meeting Date: May 23, 2024



RN Residential Neighborhood Zoning



Printed May 16, 2024



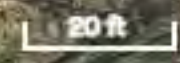
Town of Pittsford GIS

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Thu Apr 25 2024

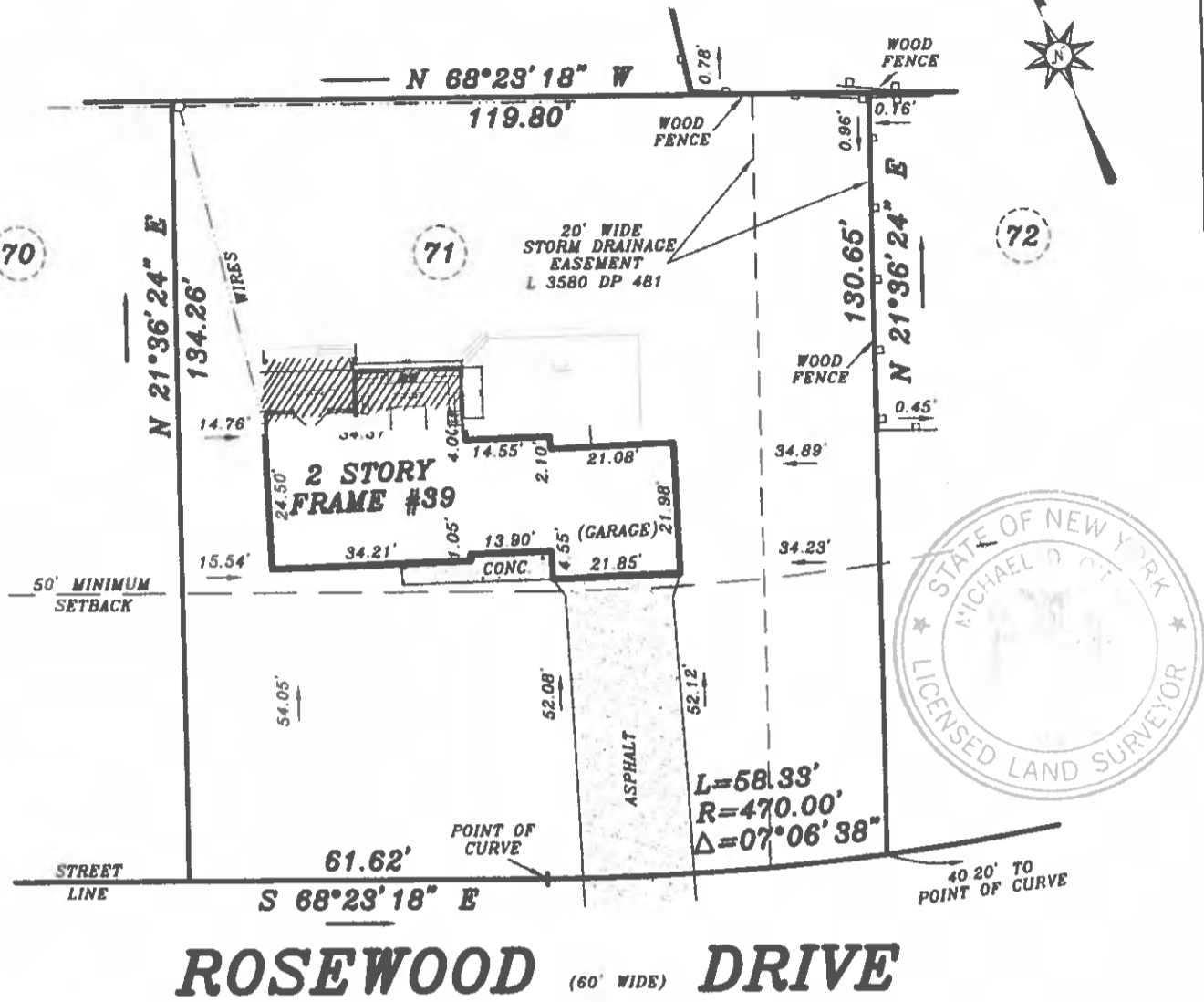
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nearmap

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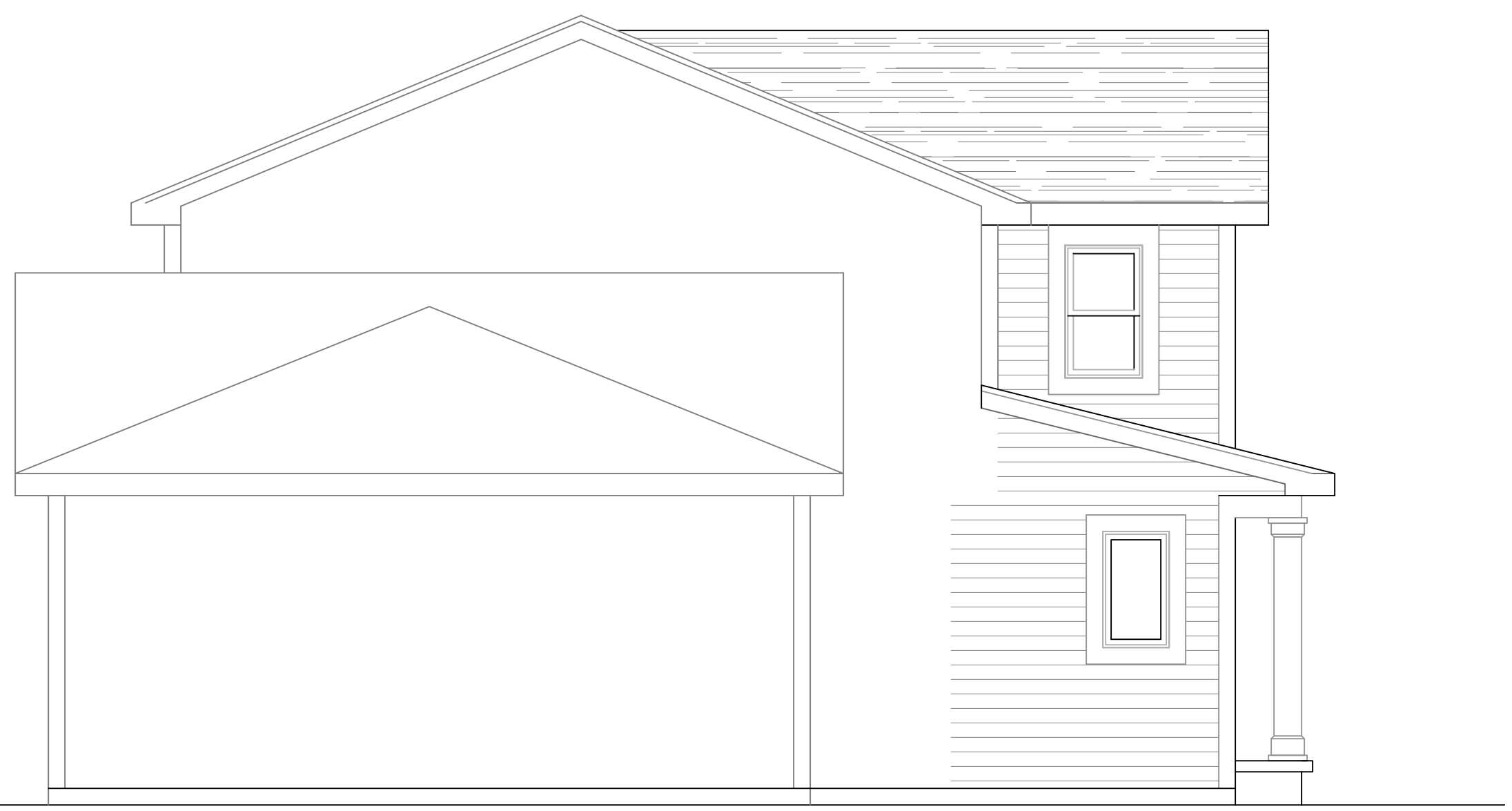
Michael D. O'Neill
 MICHAEL D. O'NEILL, P.L.S. #048662



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Rear Elevation



Right Side Elevation



Left Side Elevation

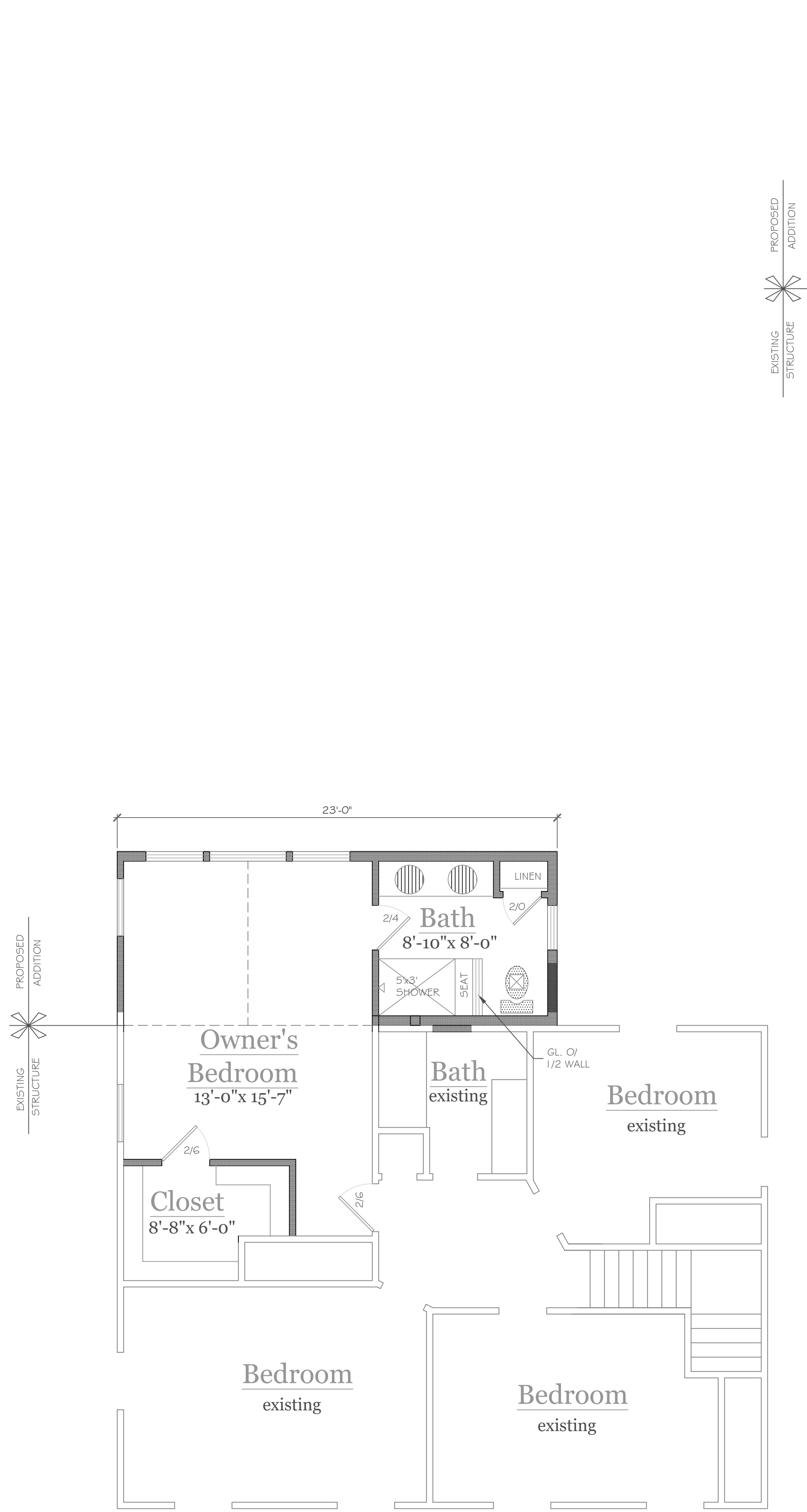
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REVISIONS-	NO.	DATE	DESCRIPTION

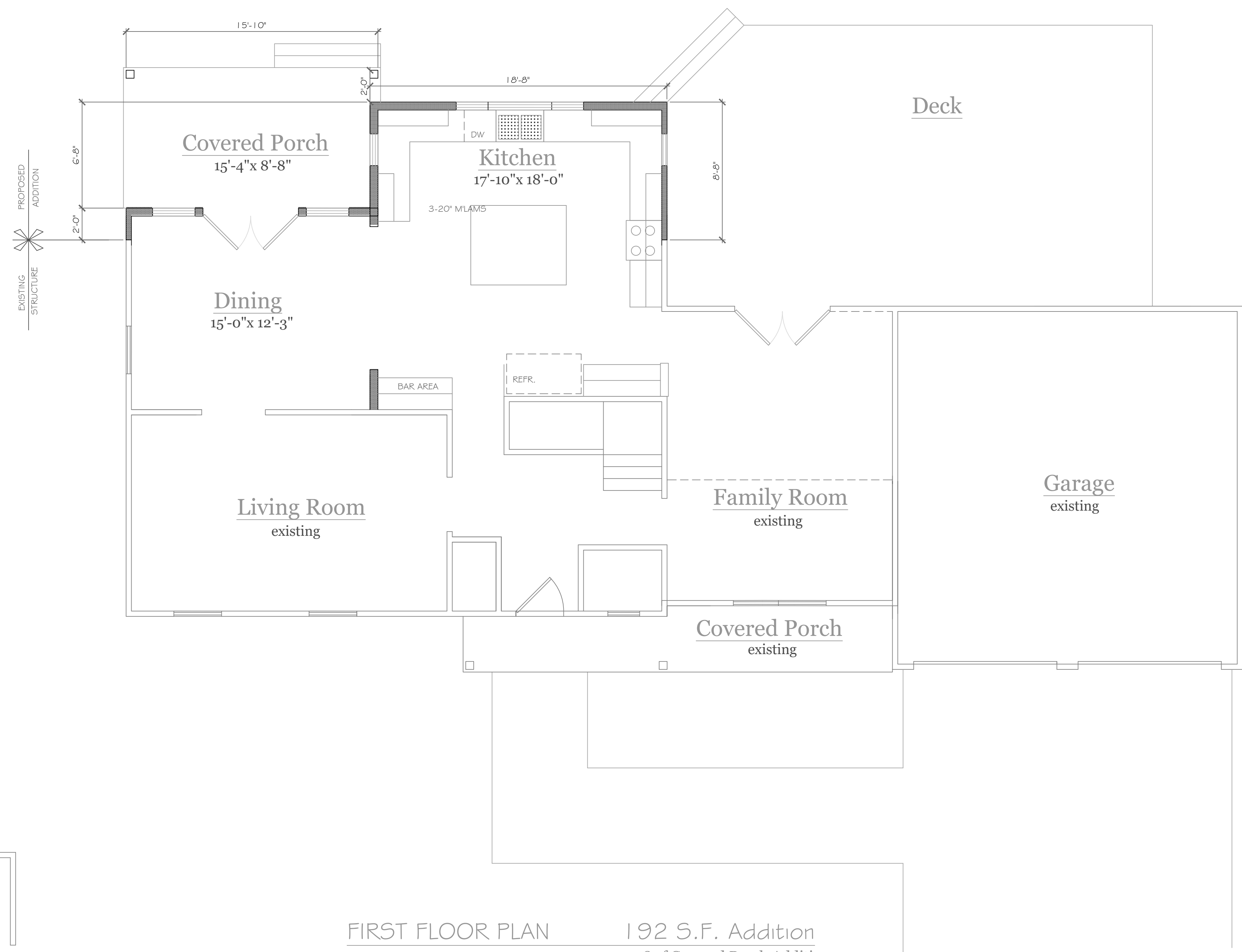
PROJECT- Additions & Renovations to: 39 Rosewood Drive Pittsford, New York		DRAWING TITLE- Elevations
CLIENT- Will Shaffer		PHASE- Construction Documents
JOB NO.- A21-075	DATE- May 2024	

CKH
 architecture
 1 301 Pittsford Victor Road
 Suite 100
 Victor, New York 14564
 phone-(585) 249-1334
 e-mail-CKHennessey@frontier.net

DRAWING NO.-
A-1



SECOND FLOOR PLAN 209 S.F. Addition



FIRST FLOOR PLAN 192 S.F. Addition
138 sf Covered Porch Additions

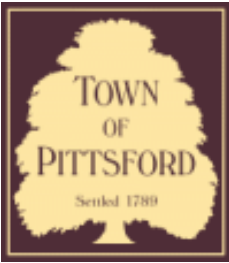
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REVISIONS-	NO.	DATE	DESCRIPTION

PROJECT- Additions & Renovations to: 39 Rosewood Drive Pittsford, New York	DRAWING TITLE- Floor Plans
CLIENT- Will Shaffer	PHASE- Construction Documents
JOB NO.- A2 I -075	DATE- May 2024

CKH architecture 1 501 Pittsford Victor Road Suite 100 Victor, New York 14564 phone-(585) 249-1334 e-mail-CKHennessey@frontier.net	PROJECT- Additions & Renovations to: 39 Rosewood Drive Pittsford, New York
CKH architecture 1 501 Pittsford Victor Road Suite 100 Victor, New York 14564 phone-(585) 249-1334 e-mail-CKHennessey@frontier.net	DRAWING TITLE- Floor Plans
CKH architecture 1 501 Pittsford Victor Road Suite 100 Victor, New York 14564 phone-(585) 249-1334 e-mail-CKHennessey@frontier.net	CLIENT- Will Shaffer
CKH architecture 1 501 Pittsford Victor Road Suite 100 Victor, New York 14564 phone-(585) 249-1334 e-mail-CKHennessey@frontier.net	PHASE- Construction Documents
CKH architecture 1 501 Pittsford Victor Road Suite 100 Victor, New York 14564 phone-(585) 249-1334 e-mail-CKHennessey@frontier.net	JOB NO.- A2 I -075
CKH architecture 1 501 Pittsford Victor Road Suite 100 Victor, New York 14564 phone-(585) 249-1334 e-mail-CKHennessey@frontier.net	DATE- May 2024

CKH
architecture
 1 501 Pittsford Victor Road
 Suite 100
 Victor, New York 14564
 phone-(585) 249-1334
 e-mail-CKHennessey@frontier.net



Town of Pittsford

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

Permit #
B24-000069

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 16 Elatia Circle PITTSFORD, NY 14534

Tax ID Number: 192.02-1-28

Zoning District: RN Residential Neighborhood

Owner: Bertram, Aaron R

Applicant: Bertram, Aaron R

Application Type:

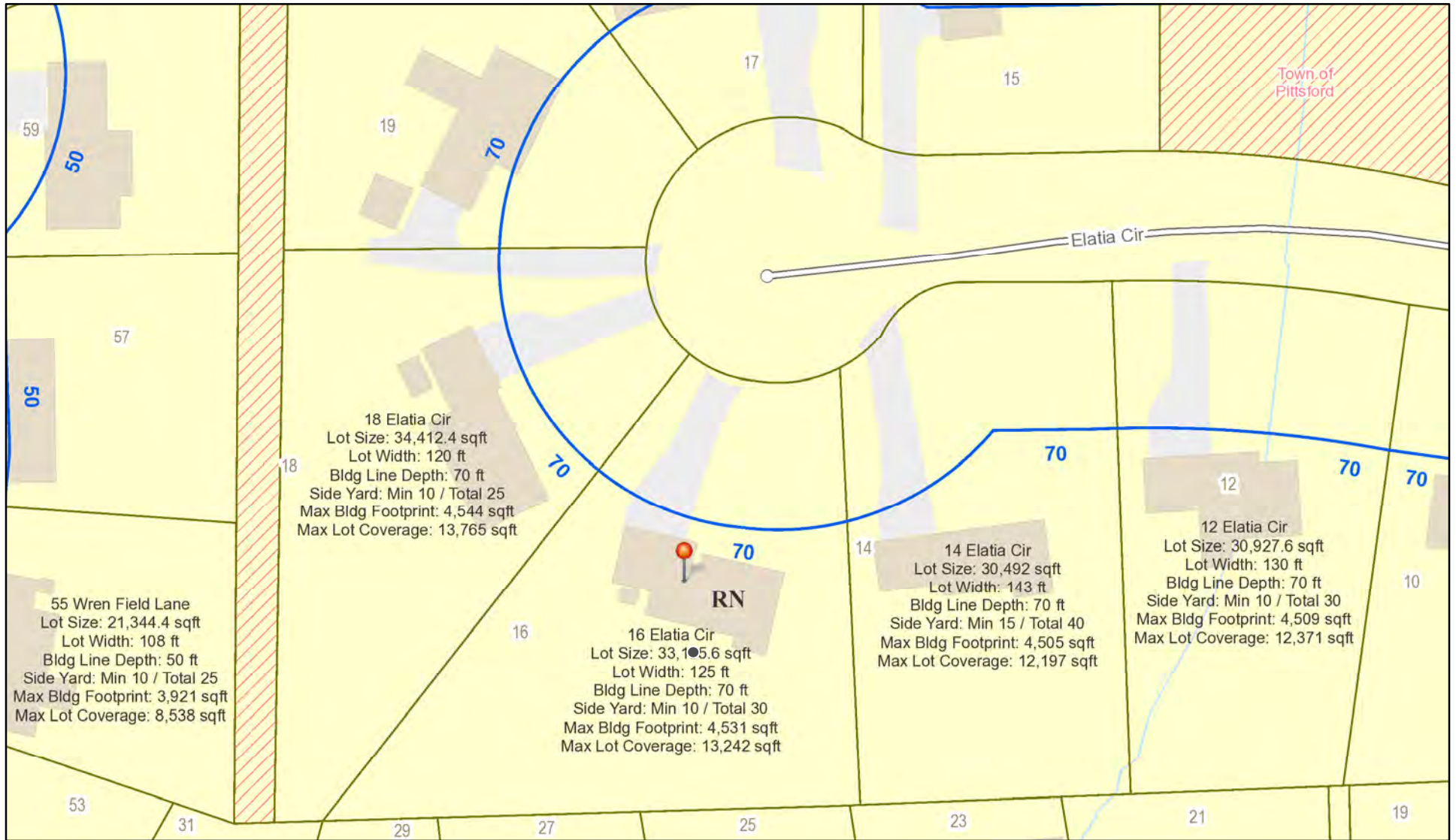
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
- Informal Review
- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation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

Project Description: Applicant is requesting design review for a 400-square-foot covered deck addition on the back of the home.

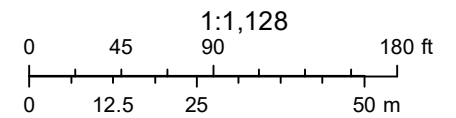
Meeting Date: May 23, 2024



RN Residential Neighborhood Zoning



Printed May 15, 2024



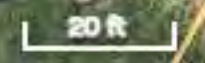
Town of Pittsford GIS

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Thu Apr 25 2024

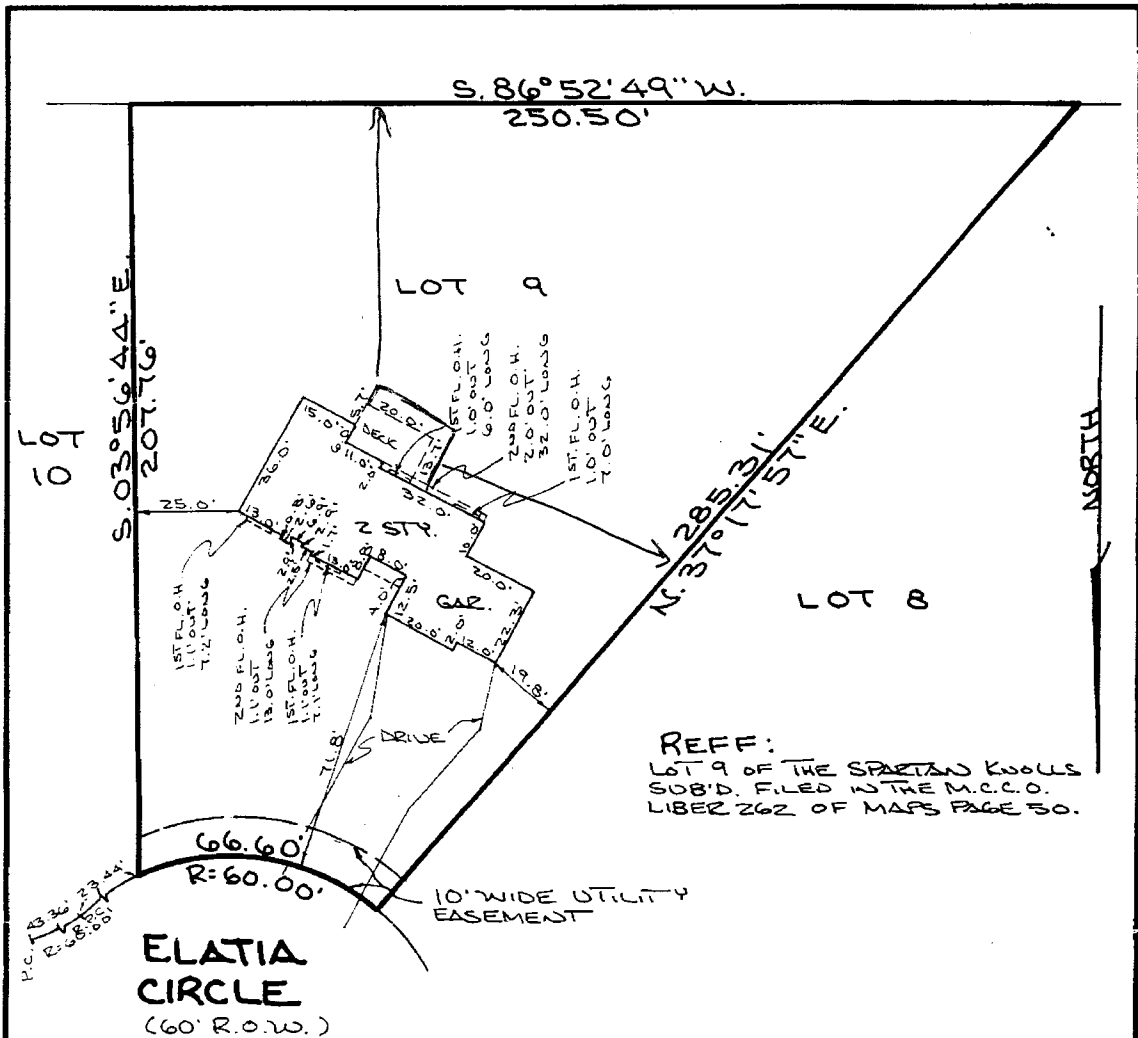
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REF: LOT 9 OF THE SPARTAN KNOLLS SUB'D. FILED IN THE M.C.C.O. LIBER 262 OF MAPS PAGE 50.

MAP OF AN INSTRUMENT SURVEY OF:

LOT 9 OF THE SPARTAN KNOLLS SUBDIVISIONS

SITUATE IN:

TOWN OF PITTSFORD MONROE COUNTY
DATE: SEPTEMBER 14, 1993

NEW YORK
SCALE: 1" = 40'



D.J. Parrone & Associates, P.C.
Consulting Engineers • Land Surveyors • Planners

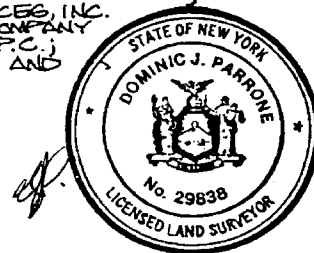
400 Whitney Road P.O. Box C
Peafield, New York 14526

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PAX (716) 586-6752

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Dominic Parrone
DOMINIC J. PARRONE, P.E., L.S. LIC. NO. 29838
D.J. PARRONE & ASSOCIATES, P.C.



B.C. HEPROGRAPHICS, INC. DFD-3D 562559

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.tr@gmail.com



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DATE: 5-9-2024

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

REVISIONS

PROJECT

Roof Over Existing/Modified Deck for:

16 Elletta Circle
Pittsford, New York 14554

DRAWING TITLE

REAR ELEVATION

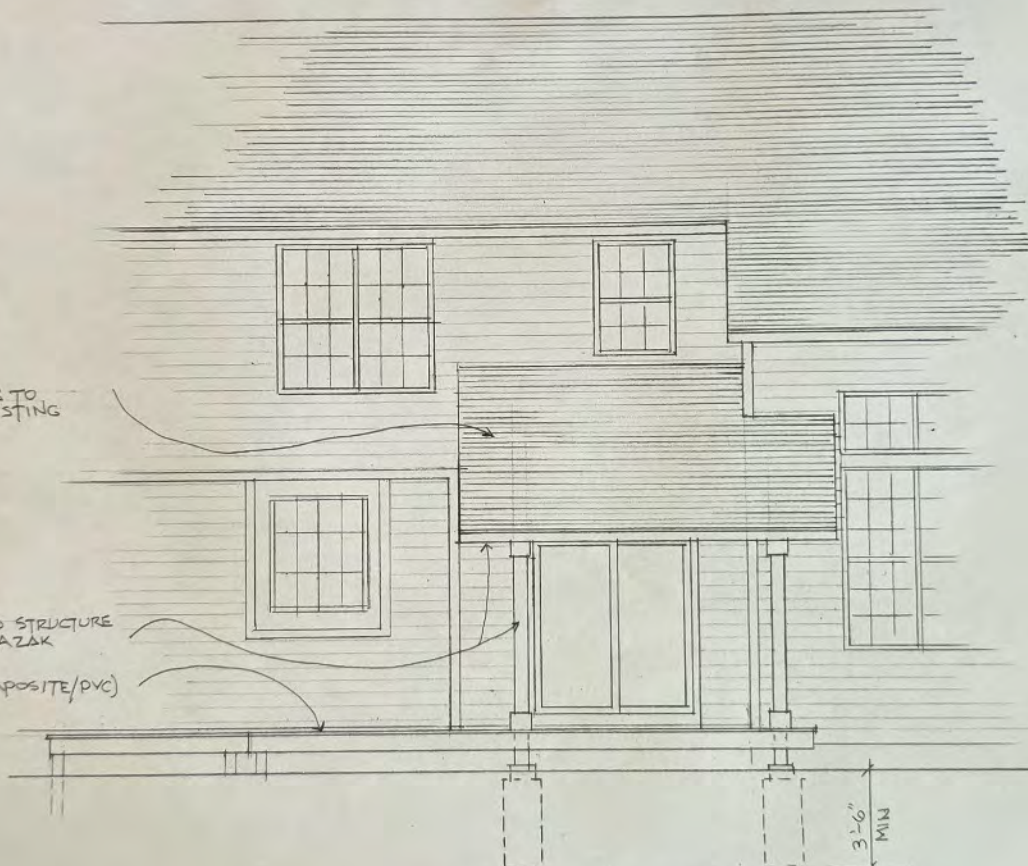
SHEET NUMBER

3 of 3

ROOFING TO
MATCH EXISTING

ALL EXPOSED STRUCTURE
ENCASED IN AZEK

DECKING (COMPOSITE/PVC)



REAR ELEVATION

THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com



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DATE: 5-9-2024

SCALE:

REVISIONS

PROJECT

Roof Over Existing/Modified Deck for:

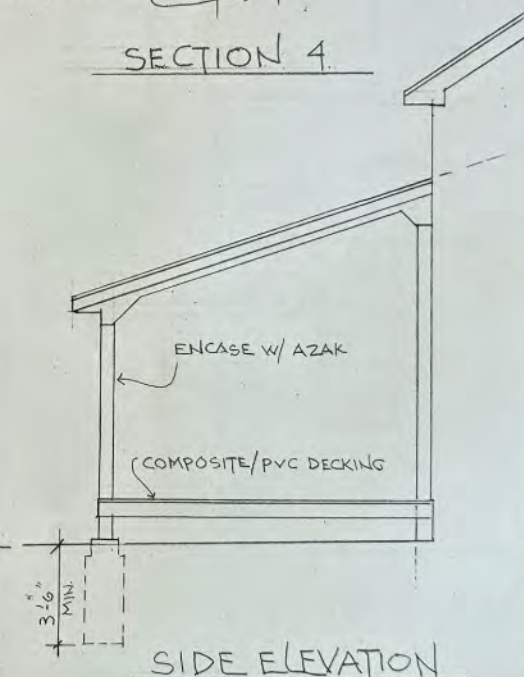
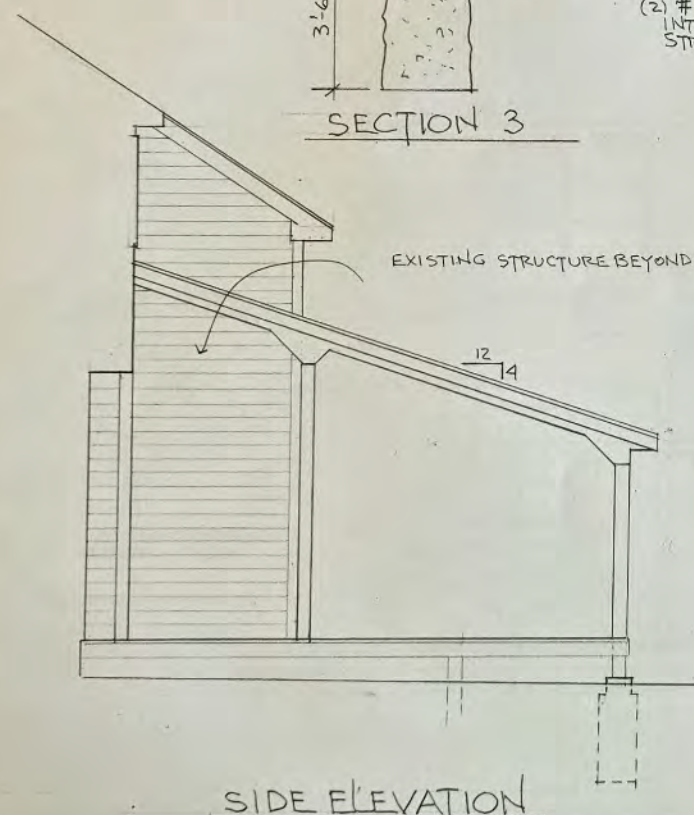
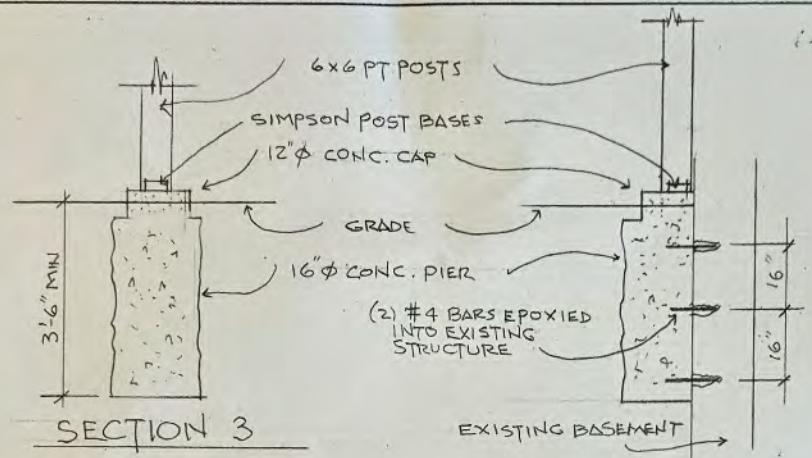
16 Elietta Circle
Pittsford, New York 14854

DRAWING TITLE

SIDE ELEVATIONS
& SECTIONS

SHEET NUMBER

2 OF 3



THOMAS R. DOUGHTY
ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(508) 247-6480
doughty.t@gmail.com



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DATE: 5-9-2024

SCALE:

REVISIONS

PROJECT

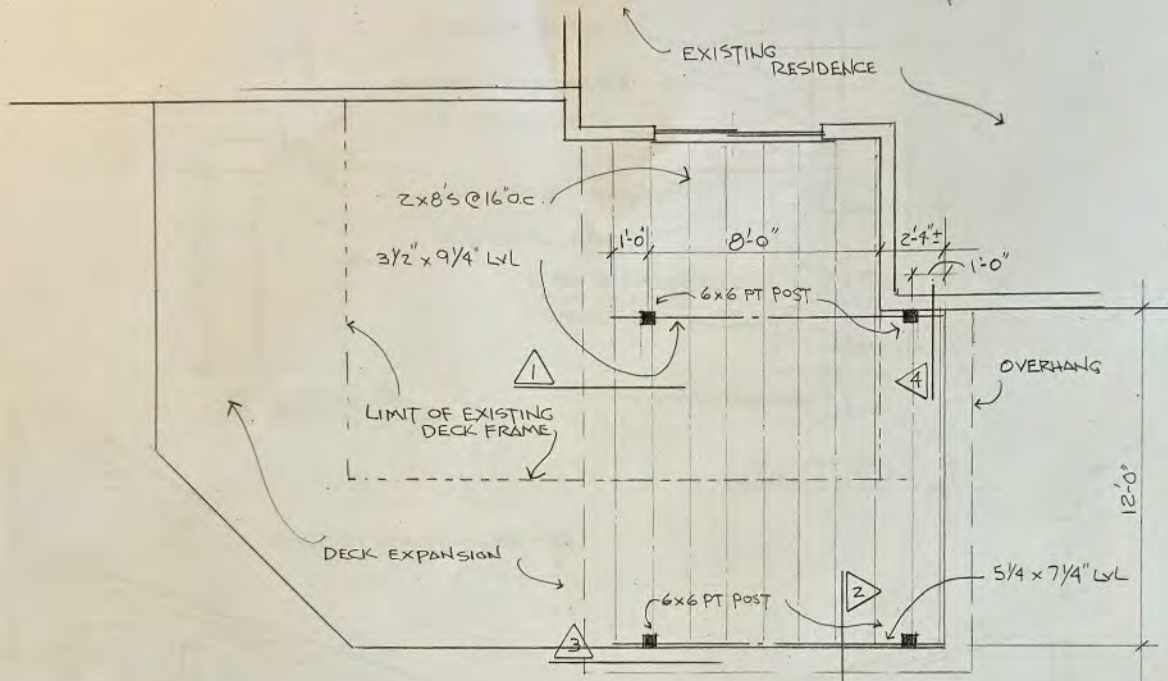
Roof Over Existing/Modified Deck for:

16 Elletts Circle
Pittsford, New York 14894

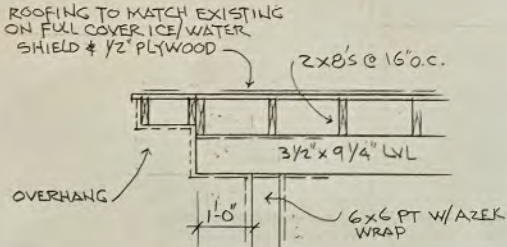
DRAWING TITLE
ROOF FRAMING
& SECTIONS

SHEET NUMBER

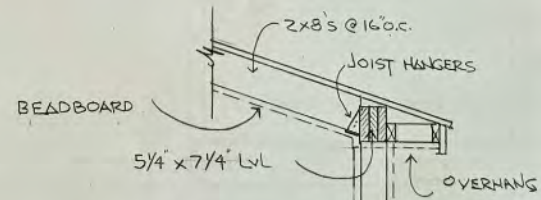
1 OF 3



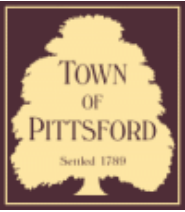
PLAN & ROOF FRAMING



SECTION 1



SECTION 2



Town of Pittsford

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

Permit #
B24-000070

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 5 Hilltop Drive PITTSFORD, NY 14534

Tax ID Number: 164.14-2-1

Zoning District: RN Residential Neighborhood

Owner: Ploof, Lyndsey M

Applicant: Ploof, Lyndsey M

Application Type:

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

Project Description: Applicant is requesting design review for a 90-square-foot addition to the back of the home.

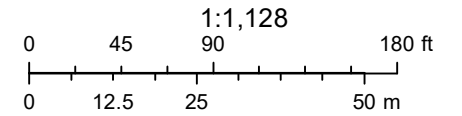
Meeting Date: May 23, 2024



RN Residential Neighborhood Zoning



Printed May 15, 2024



Town of Pittsford GIS

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Thu Apr 25 2024

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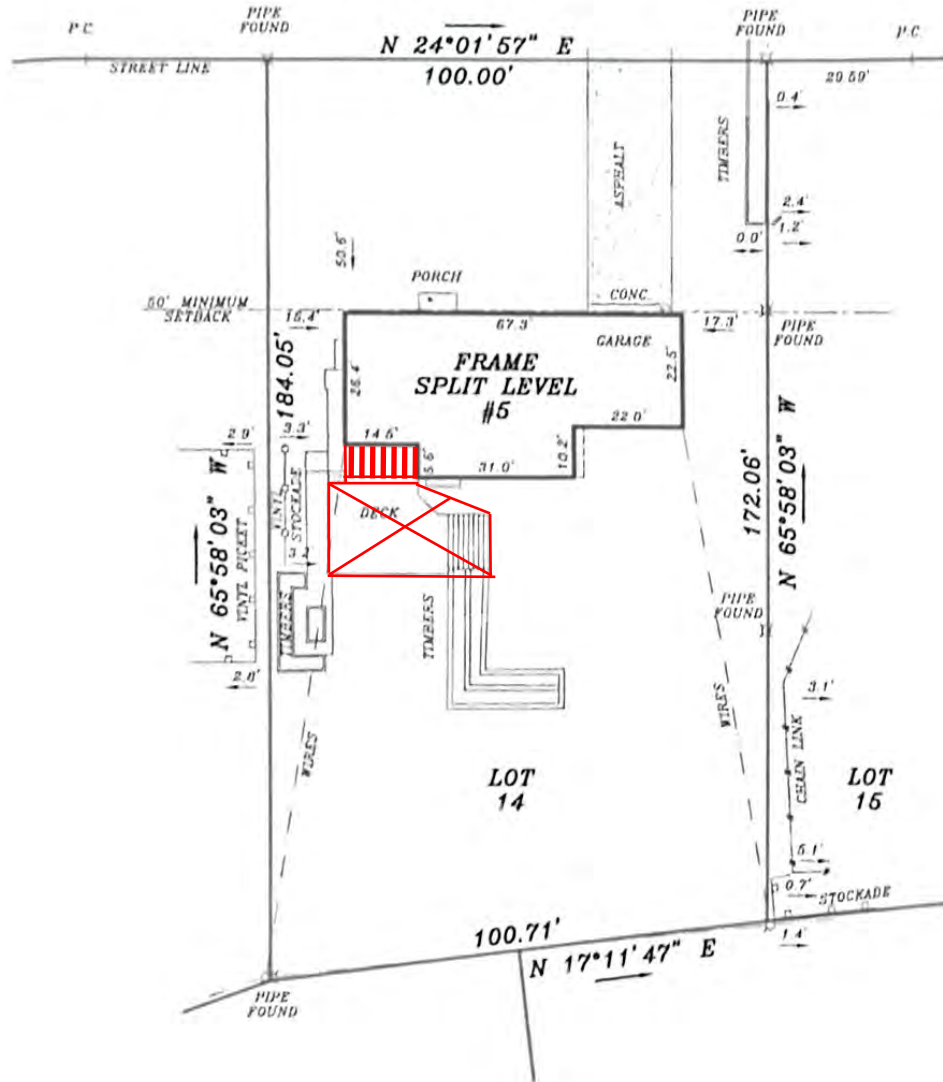
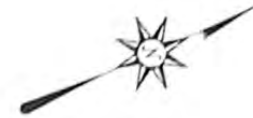


nearmap





HILLTOP DRIVE (60' WIDE)



REFERENCES:

CHICAGO TITLE INSURANCE COMPANY #2016-1316SCH DATED APRIL 9, 2020
 LIBER 7805 OF DEEDS, PAGE 185
 LIBER 140 OF MAPS, PAGE 06

NOTES:


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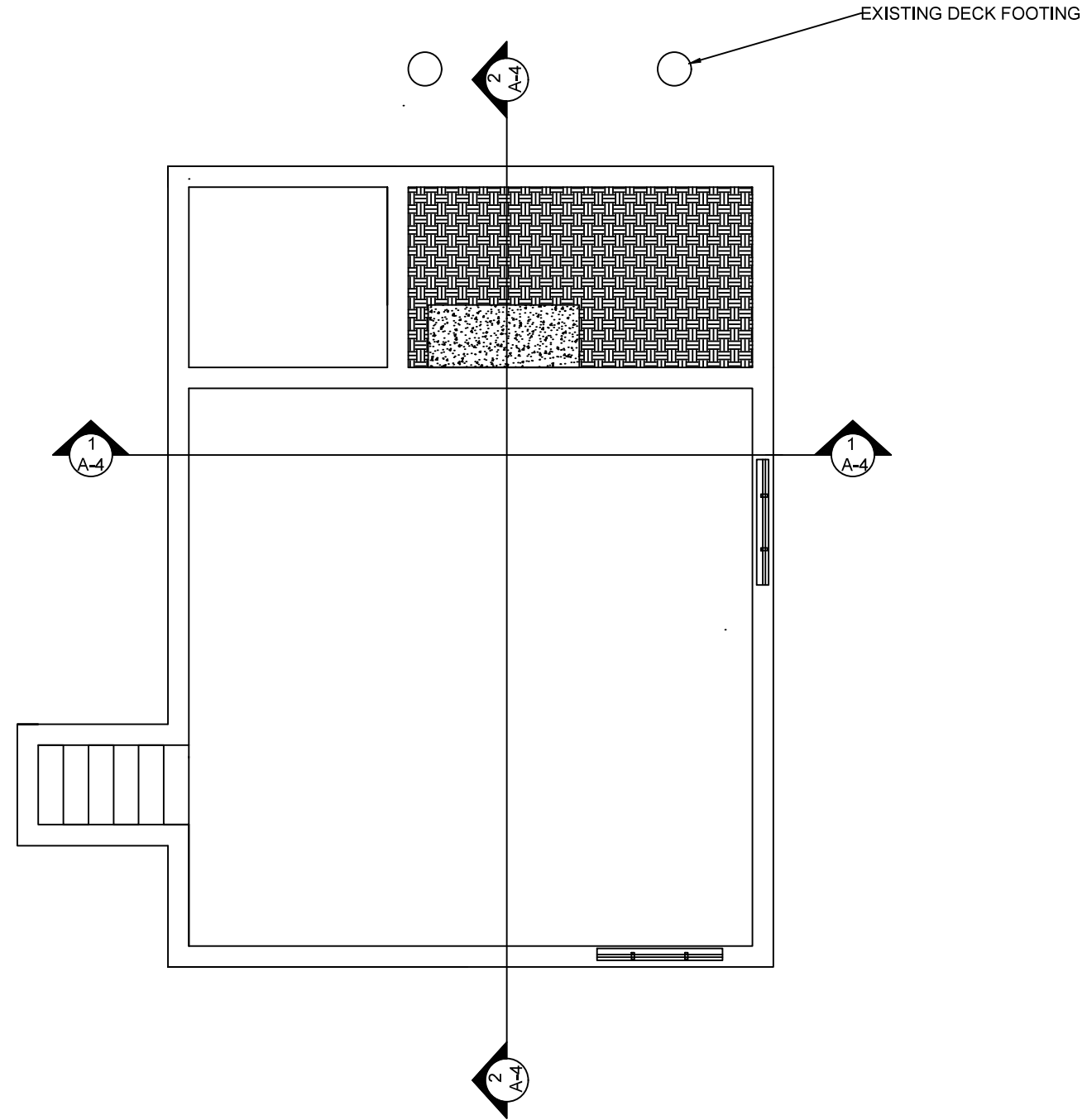
PARCEL TAX ID #164.14-2-1

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Thomas A. Rodak
 THOMAS A. RODAK, P.L.S. #050246

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 <p>O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C.</p> <p>LAND SURVEYORS - PLANNERS BOUNDARY CONSULTANTS FEMA ELEVATION CERTIFICATES ALTA/NSPS SURVEYS</p>	MAP OF A SURVEY LOT 14 PITTSFORD HEIGHTS SUBDIVISION, SECTION 1 TOWN OF PITTSFORD MONROE COUNTY, NEW YORK		
	CLIENT: GORDON AND SCHAAL, LLP		
5 SOUTH FITZHUGH STREET ROCHESTER, NY 14614 PHONE (585) 325-7520 FAX (585) 325-1708 e-mail surveyors@oneillrodak.com	SCALE 1" = 30'	DATE 05/04/2020	PROJECT NO. 94-0608-1



General Notes

1. ALL STRUCTURAL WORK SHALL BE PERFORMED TO NY BUILDING CODE LATEST EDITION AT TIME OF PERMIT ISSUANCE
2. ALL ELECTRICAL WORK SHALL BE DONE TO NATIONAL ELECTRIC CODE LATEST EDITION AT TIME OF PERMIT ISSUANCE
3. 4. ALL NEW FRAMING LUMBER SHALL BE #2 WHITE PINE OR BETTER
4. TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE DRAWINGS COMPLY WITH THE 2018 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

No.	Revision/Issue	Date
0	PERMIT APPLICATION	5/15/24

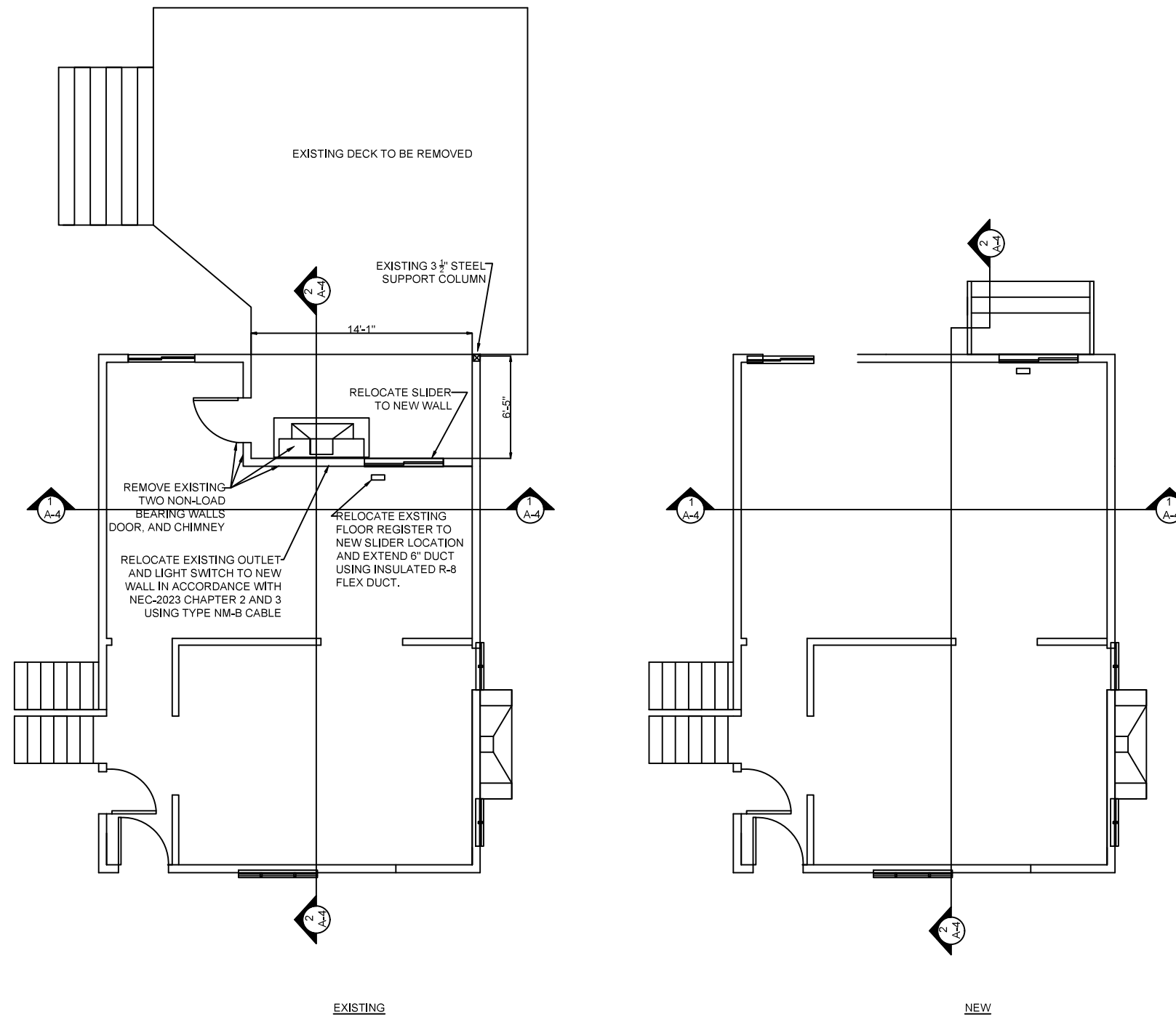
Firm Name and Address
 RONALD PLOOF P.E.
 NY P.E. LICENSE 073668
 13 GRANDSTAND CIRCLE APT J
 HENRIETTA NY, 14623

Project Name and Address
 PORCH ENCLOSURE
 5 HILLTOP DRIVE
 PITTSFORD NY 14523

Property Owner
 DAVID AND LYNDSY PLOOF

Project PORCH ENCLOSURE	Sheet A-1
Date 5/15/2024	
Scale 1/4" = 1'	





SECOND LEVEL FLOOR PLAN



General Notes

- SEE SHEET A-1 FOR GENERAL NOTES

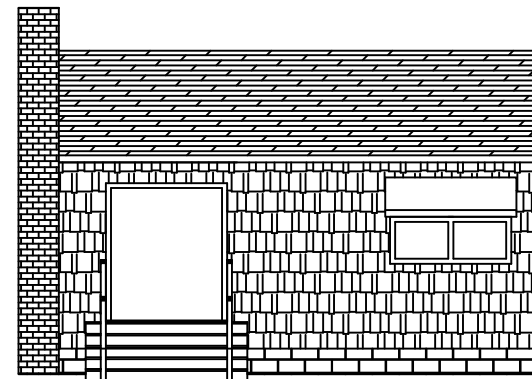
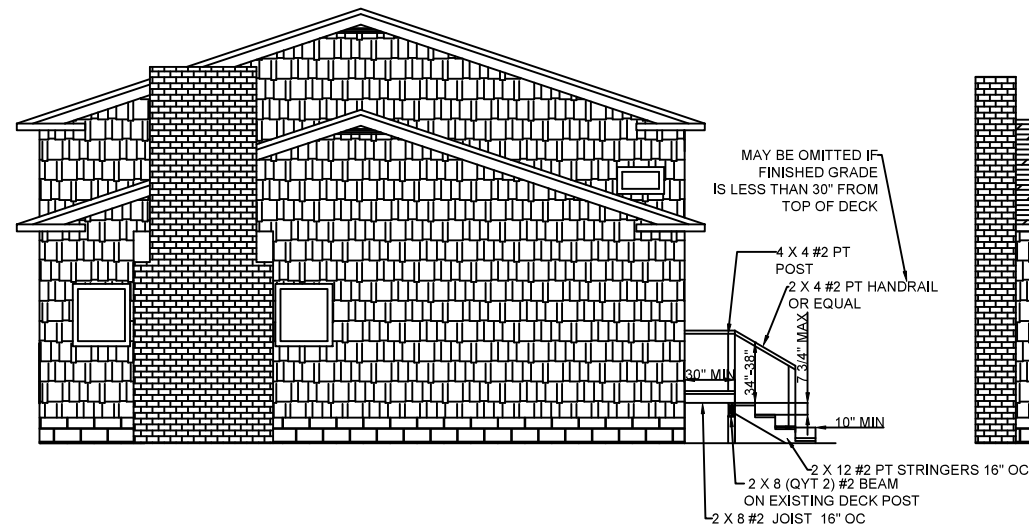
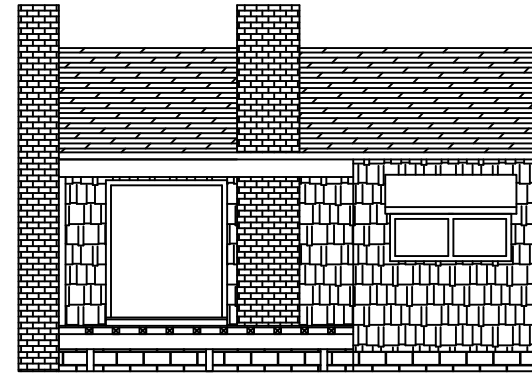
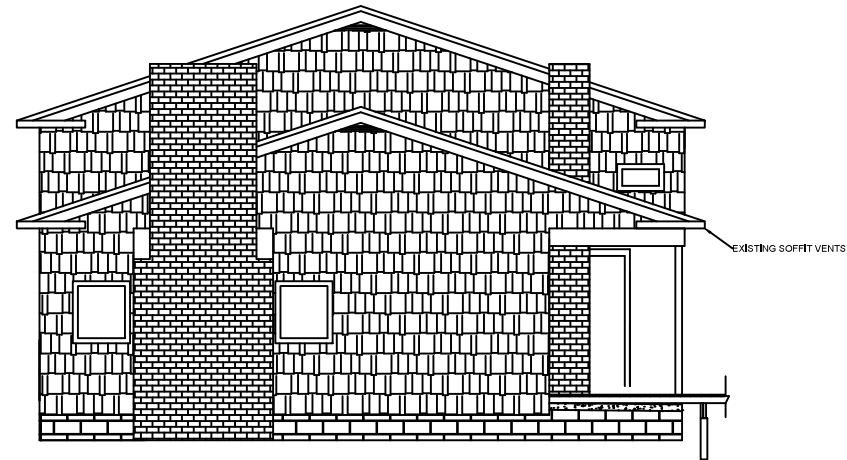
No.	Revision/Issue	Date
0	PERMIT APPLICATION	5/15/24

Firm Name and Address
 RONALD PLOOF
 NY P.E. LICENSE 073668
 13 GRANDSTAND CIRCLE APT J
 HENRIETTA NY, 14623

Project Name and Address
 PORCH ENCLOSURE
 5 HILLTOP DRIVE
 PITTSFORD NY 14523

Property Owner
 DAVID AND LYNDESE PLOOF

Project PORCH ENCLOSURE	Sheet A-2
Date 5/15/2024	
Scale 1/4" = 1'	



General Notes

- SEE SHEET A-1 FOR GENERAL NOTES

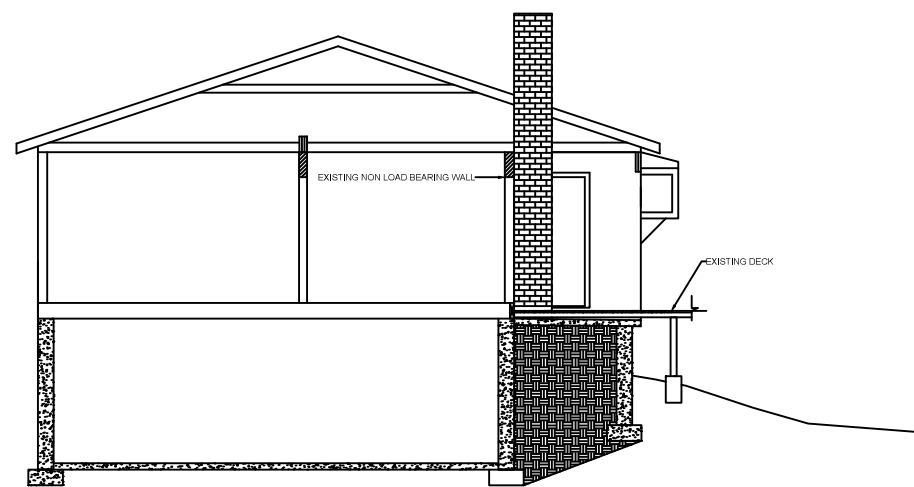
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0	PERMIT APPLICATION	5/15/24

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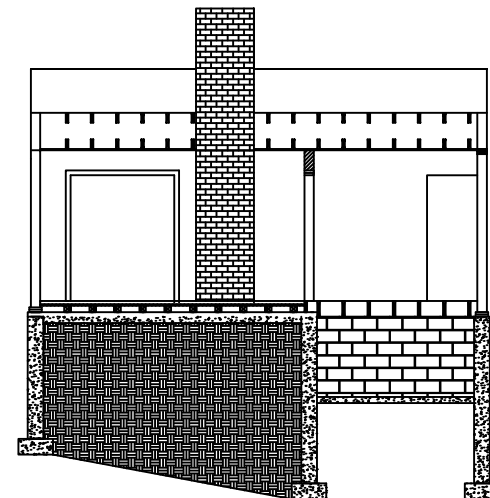
Project Name and Address
 PORCH ENCLOSURE
 5 HILLTOP DRIVE
 PITTSFORD NY 14523

Property Owner
 DAVID AND LYNDSEY PLOOF

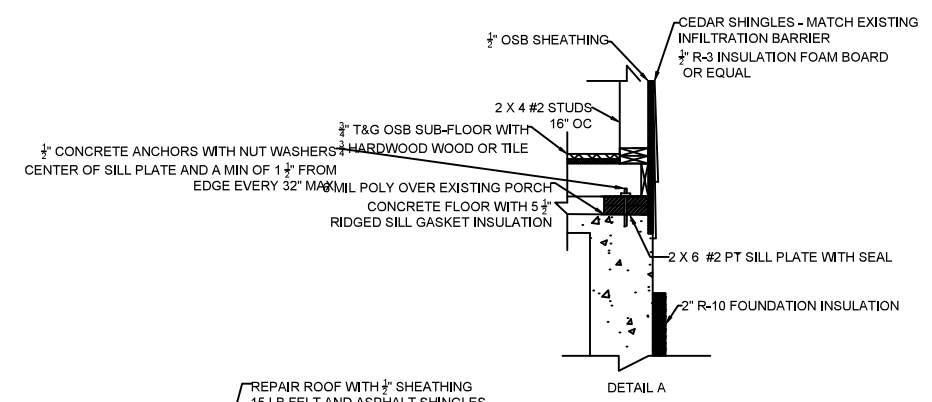
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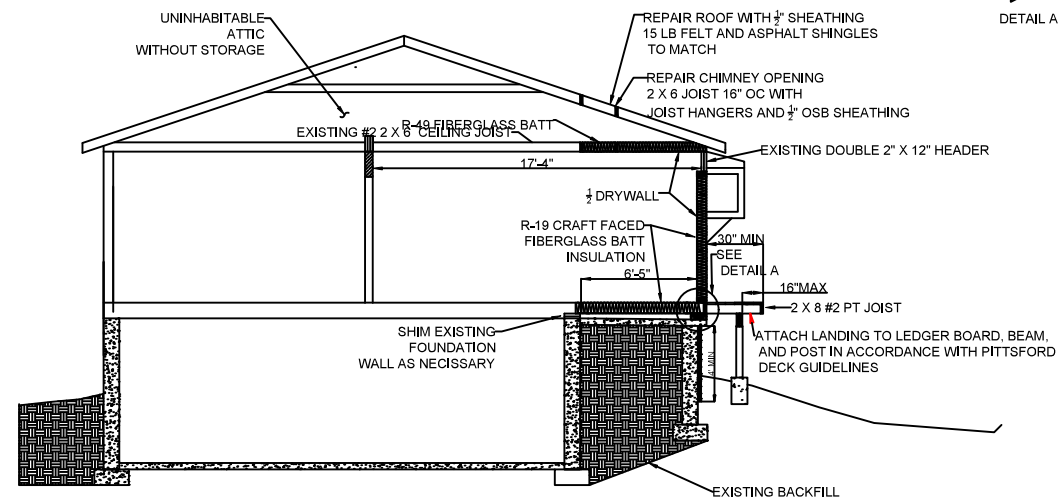
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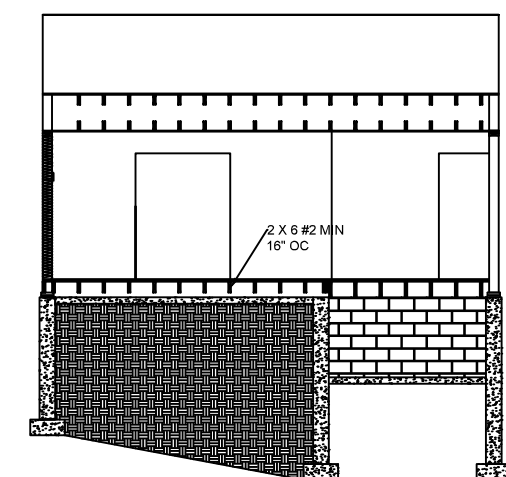
EXISTING



DETAIL A



NEW



NEW

SECTION VIEW



General Notes
 1. SEE SHEET A-1 FOR GENERAL NOTES

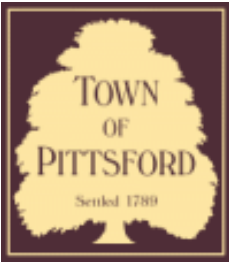
No.	Revision/Issue	Date
0	PERMIT APPLICATION	5/15/24

Firm Name and Address
 RONALD PLOOF P.E.
 NY P.E. LICENSE 073668
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 HENRIETTA NY, 14623

Project Name and Address
 PORCH ENCLOSURE
 5 HILLTOP DRIVE
 PITTSFORD NY 14523

Property Owner
 DAVID AND LYNDEY PLOOF

Project	Sheet
PORCH ENCLOSURE	A-4
Date	
5/15/2024	
Scale	
1/4" = 1'	



Town of Pittsford

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

Permit #
B24-000071

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 10 Reitz PITTSFORD, NY 14534

Tax ID Number: 164.10-2-3

Zoning District: RN Residential Neighborhood

Owner: West, Stephen J

Applicant: Cahoon Building Co.

Application Type:

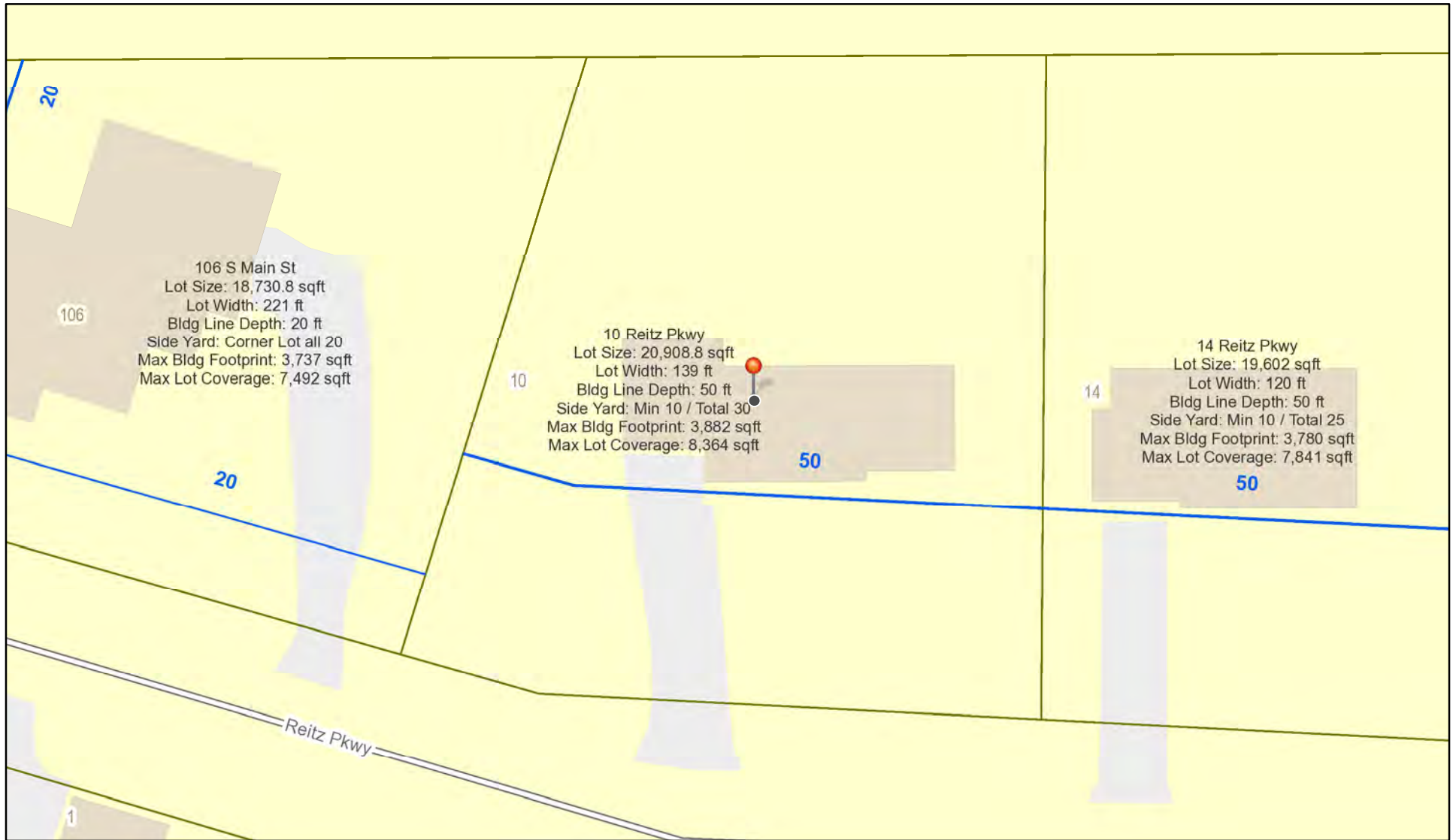
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
- Informal Review
- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation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

Project Description: Applicant is requesting design review for approximately 300 square feet of additions to the second floor and rear of the home.

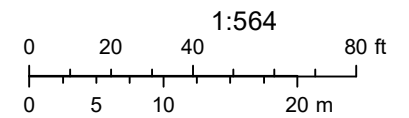
Meeting Date: May 23, 2024



RN Residential Neighborhood Zoning



Printed May 15, 2024



Town of Pittsford GIS

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Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

20 ft

nearmap

106

14

18

1

PROJECT INFORMATION

OWNER(S): KARLEEN & STEPHEN WEST
ADDRESS: 10 REITZ PARKWAY, ROCHESTER, NY 14534
EMAIL: stephen.west.future@gmail.com, karleenalice@gmail.com
TOWN: PITTSFORD
COUNTY: MONROE

ZONING CODE

ZONING: RN
FRONT SETBACK: AVERAGE, PER TOWN
SIDE SETBACK: 25' TOTAL (10' MIN EA. SIDE)
REAR BUFFER: 20'
HEIGHT LIMIT: 30'
MAX. FOOTPRINT: 3,800 SF + (0.09 x 996) = 3,890 S.F.
MAX. LOT COVERAGE: 40%

SCOPE OF WORK:

This project consists of a 248 S.F. first floor rear addition to include an enlarged kitchen and new mudroom/laundry, and a 87 S.F. second floor primary bathroom addition over existing first floor area. This remodeling project will convert this 4-bedroom/2-bathroom home into a 3-bedroom/3-bathroom home. Exterior additions are to match in style the existing midcentury home, with roofing to match existing and natural wood siding as an accent material.

AREA CALCS:

FOOTPRINT (BUILDING COVERAGE):

1,926 S.F. Existing Footprint (inc. overhangs)
260 S.F. Proposed Addition Footprint (inc. overhangs)
2,186 S.F. Proposed Building Coverage
Lot Area: 20,996 S.F.
Proposed Building Coverage: 10.4%

LOT COVERAGE:

2,186 S.F. House Footprint (inc. overhangs)
1,074 S.F. Asphalt Driveway
390 S.F. (+/-) Walkways & Patio
42 S.F. (+/-) Shed

3,692 S.F. Total Proposed Lot Coverage
Lot Area: 20,996 S.F.
17.6% Lot Coverage

LIVABLE FLOOR AREA:

Existing:

940 S.F. First Floor Area
617 S.F. Second Floor Area
1,557 S.F. Total Existing Livable Floor Area

Proposed:

1,172 S.F. First Floor Area (with 232 S.F. LFA Addition)
689 S.F. Second Floor Area (with 72 S.F. LFA Addition)

1,861 S.F. Total Proposed Livable Floor Area

ABBREVIATIONS:

(N) = NEW	CMU = CONCRETE MASONRY UNIT
(E) = EXISTING	SH = SILL HEIGHT
(R) = REPLACE EXISTING	HH = HEAD HEIGHT
PL = PROPERTY LINE	CH = CEILING HEIGHT
TYP. = TYPICAL	WH = WALL HEIGHT
S.S.D. = SEE STRUCTURAL DRAWINGS	EXT. = EXTERIOR
V.I.F. = VERIFY IN FIELD	TBD = TO BE DETERMINED
V.W.O. = VERIFY WITH OWNER	H.F. = HEM FIR
T.B.D. = TO BE DETERMINED	ICF = INSULATED CONCRETE FORMS
C.W.B. = CURB/WALL BOARD	U.O.N. = UNLESS OTHERWISE NOTED
F.O.S. = FACE OF STUD	STL. = STEEL
F.O.F. = FACE OF FINISH	COL = COLUMN
RS = ROUGH SAWN	CONC. = CONCRETE
RWL = RAIN WATER LEADER	WJ = WITH
PTCR = PAINT GRADE	W/O = WITHOUT
O.C. = ON CENTER	WJ = WITHIN
F.F. = FINISHED FLOOR	EA. = EACH
A.F.F. = ABOVE FINISHED FLOOR	T.O.B. = TOP OF BEAM
FG = FINISHED GRADE	REQ'D = REQUIRED
HT = HEAVY TIMBER	MANUF. = MANUFACTURER
CANT. = CANTILEVERED	CON. = CONNECTOR
STD. = STANDARD	DIA = DIAMETER
PL = PLATE	FTG = FOOTING
THK = THICK	MIN = MINIMUM
VERT = VERTICAL	MAX = MAXIMUM

GENERAL NOTES:

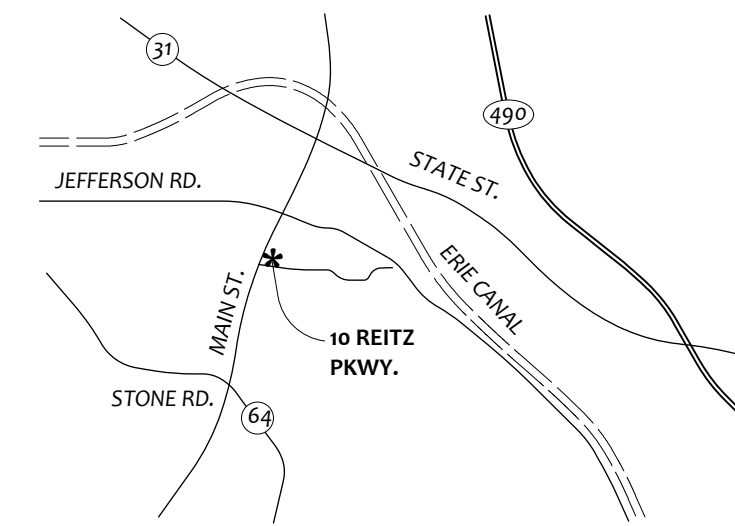
- Code references included in this document refer to the 2020 Residential Code of New York State.
- Existing spaces, rooms, exits and building systems that were not altered as part of this project were not reviewed.
- All electrical work shall comply with Appendix J of the 2020 Residential Code of New York State. Provide building department with final electrical inspection approval.
- All plumbing shall be installed by a locally licensed plumber or the homeowner. Work shall comply with Appendix J of the 2020 Residential Code of New York State.
- Owner to provide a statement from the heating contractor indicating that the existing furnace has the capacity to heat the addition.
- Smoke detectors shall be installed as required by Appendix J of the 2020 Residential Code of New York State in the following locations: - In each sleeping room; - In hallways adjacent to sleeping rooms; - At least one on each story including basement. Where wall and/or ceiling finishes are removed to expose the structure, detectors shall be hard-wired. Other detectors may be battery operated. Hard-wired detectors shall be interconnected such that if one activates, all will activate. Detectors shall be listed and installed in accordance with NFPA-72 and Appendix J of the Residential Code. Listed combination smoke/carbon monoxide alarm may be used in lieu of smoke alarms.
- Carbon monoxide alarms shall be installed as required by Section 915 of the 2020 Fire Code of NYS in the following locations: - In any room containing a fuel burning appliance and within 10 feet of any sleeping area. - On any story where fuel-fired appliances or equipment, solid-fuel burning appliances and equipment, fireplaces or attached garages are located. Where wall and/or ceiling finishes are removed to expose the structure, alarms shall be hard-wired. Other alarms may be battery operated. Hard-wired alarms shall be interconnected such that if one activates, all will activate. Alarms shall be listed and labeled in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217 and shall be installed in accordance with manufacturer's instructions.
- Foam plastic insulation on basement (and crawl space) walls shall be covered with gypsum board or have a flame-spread index not greater than 75 with an accompanying smoke-developed index not to exceed 450 when tested in accordance with ASTM 84.
- Flashing is required in the following locations: at wall and roof intersections and projecting wood trim, top of all exterior windows and door openings; chimneys; under and at ends of masonry, wood or metal copings and sills; and where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction. Flashings shall be provided as required to comply with all of Section 919.3 of the 2020 Residential Code of New York State.
- Where roof slope is from 2 in 12 to 4 in 12, TWO layers of underlayment shall be applied in accordance with Section R905.1.1 of the 2020 Residential Code.
- Where existing windows and/or doors are removed, the infill construction shall be fully insulated with insulation having a minimum R value of R-3 per inch.
- To provide compliance with the 2020 Code, the installed insulation values shall meet or exceed the values shown in the REScheck provided for this project.
- The addition envelope air tightness and insulation installation shall be demonstrated to comply with Section R502 of the 2020 Energy Conservation Code.
- Duct insulation and duct tightness shall be demonstrated to comply with Section R403.3 of the 2020 Energy Conservation Code.
- Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and any products of combustion to the outside of the building. The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet from the dryer location to the outlet terminal. The maximum length of the duct shall be reduced for each 45 degree bend and for each 90 degree bend as per Table 502.4.5.1 of the 2020 IRC.
- Dryer exhaust ducts shall have a smooth interior finish and be constructed of metal having a minimum thickness of 0.0157 inches (No. 28 gage), and shall be 4 inches nominal in diameter. Exhaust ducts shall terminate on the outside of the building as per manufacturer's installation instructions, but not less than 3 feet in any direction from openings into buildings. They shall be secured in place and supported at intervals not to exceed 12 feet.
- Gas piping shall be installed in accordance with Part VI of the 2020 Residential Code. A shutoff valve shall be provided ahead of every gas appliance or outlet for a gas connection. Valves shall be located in the same room as, and within 6 feet of the appliance, except that valves for vented gas fireplaces, inserts, logs and room heaters may be removed from the appliance where provided with ready access. Such valves shall be permanently identified and serve no other equipment. Shutoff valves shall be installed in accordance with Section G2420 of the Residential Code and shall comply with required standards as indicated in Section G2420.1.1.
- A gas piping system that contains any corrugated stainless steel tubing (CSST) shall be electrically continuous and shall be bonded to the electrical service grounding electrode system. No portion of the gas piping system shall be used as, or considered to be, a grounding electrode or a grounding electrode conductor. CSST shall be installed and bonded in accordance with Section 2411.2 of the 2020 Residential Code of NYS and the stricter of: (a) the requirements set forth in the CSST manufacturer's installation instructions, or (b) the requirements set forth in §62411 and §62415.7.
- CSST shall not be supported on or by other electrically conductive systems including copper water pipe, electric power cables, air conditioning and heating ducts, communication cables and structural steel beams. Electrical wiring, including the bonding jumper, shall be supported and secured independently of the CJ-CSST so that it does not come in contact with the CJ-CSST.
- All equipment and appliances shall be installed in accordance with the manufacturer's installation instructions and the requirements of the 2020 Residential Code of NYS.
- All work shall comply with local Codes, New York State Codes, Amendments, Rules, Regulations, Ordinances, Laws, Orders, Approvals, etc. that are required by Governing Authorities. In the event of conflict, the most stringent requirements shall apply.
- Contractor shall examine and verify conditions of the job site. Any discrepancy between drawings and existing conditions should be recorded in writing and reported to the Architect for resolution prior to commencement of work.
- All dimensions are face of finish dimensions unless otherwise noted. Notify Architect of any discrepancies or conflict between architectural drawings, specifications or schedules prior to subsequent work. Additionally, notify Architect of any discrepancies or conflict between architectural drawings and consultant drawings, specifications or schedules prior to subsequent work.
- Any changes to framing and engineered connections shall be approved by the Architect prior to subsequent work. If the Contractor makes changes without prior authorization from the Architect, the Contractor will be responsible to correct any structural deficiencies before Architect will issue approval.
- The coordination and documentation of any Special Inspections required by governing authorities is the responsibility of the Contractor. The Contractor must request special inspections by qualified professionals at the appropriate time during the construction process, and document their execution. The Architect will NOT write any Letters of Special Inspection Compliance at the conclusion of the job, without this prior written documentation. In the event that required Special Inspection areas of the Work are "covered" without such documented inspection, the contractor shall provide all labor and materials required to access, inspect and repair such work at his or her own expense.
- All Change Orders shall be written and shall be approved by Architect and Owner prior to execution of work.
- All building materials are to be stored appropriately and protected from damage.
- Owner is responsible for the accuracy of information provided to the Architect by any previous architect(s), engineers, surveyors, designers or other consultants.
- Contractor must schedule a walkthrough with Architect after rough electrical and rough plumbing but prior to insulating. Additionally, Contractor must schedule a walkthrough with Architect at substantial completion.
- Contractor shall provide and maintain a job phone on site for the duration of the construction process. Contractor must maintain a copy of the latest version of the plans, specifications, schedules, details and revisions at the job site at all times.
- Material choices, fixtures, adhesives, and finishes not specified on drawings, specifications, or schedules shall be pre-approved by Owner and/or Architect prior to purchase and installation.
- Contractor to maintain quality and cleanliness of vegetation and grounds throughout construction. Contractor to clean up job site at the end of every working day, isolate construction area from other interior living space, and minimize dust as best as possible.

CONSULTANTS

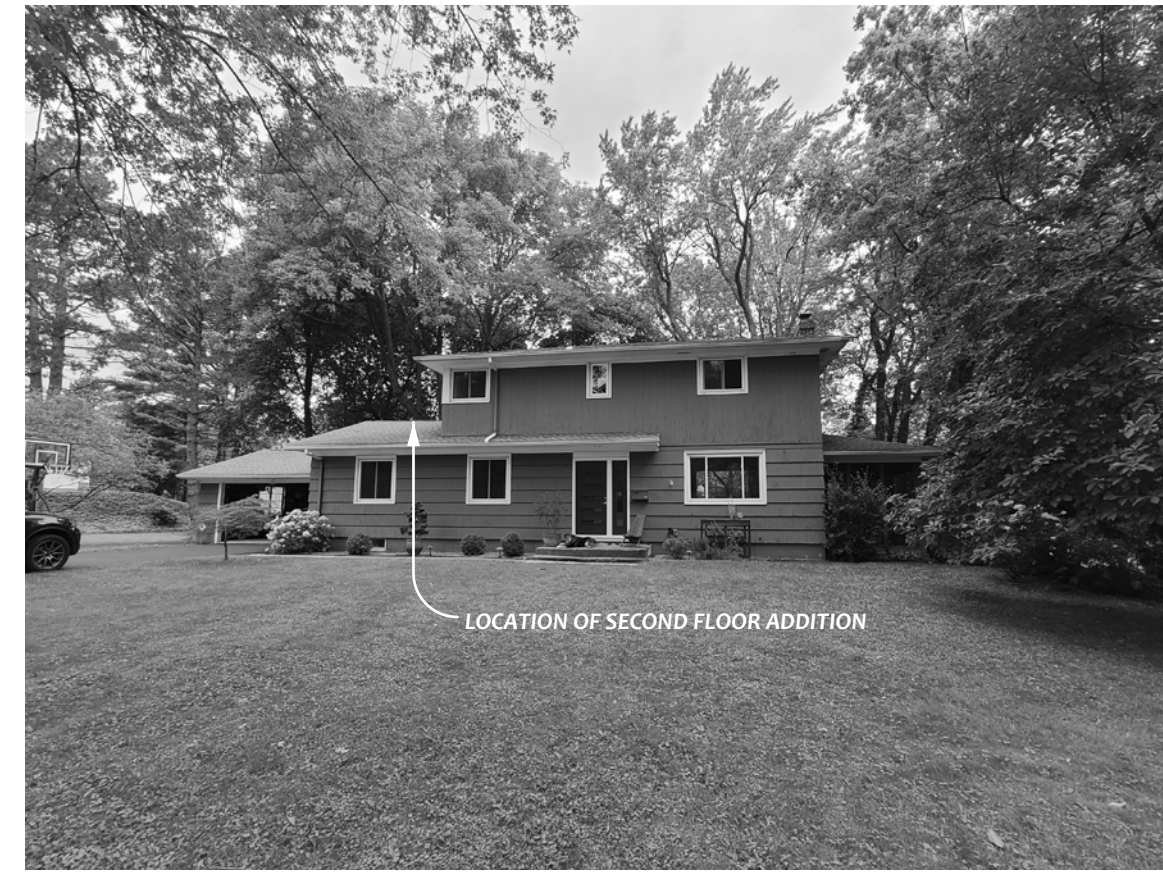
ARCHITECT:
Amanda Everson Costanza, RA, AIA, LEED AP
Christopher Costanza, RA, LEED AP
9x30 Design, Architecture, PLLC
(585) 242-0501
amanda@9x30.com

STRUCTURAL ENGINEER:
Jason Vigil, PE, SE
Jensen/BRV Engineering, PLLC
(585) 482-8130 office
jasonv@jensenbrv.com

VICINITY MAP



PHOTOS



VIEW FROM FRONT YARD



VIEW FROM DRIVEWAY



VIEW FROM BACK YARD

SHEET INDEX

- A0.0 PROJECT INFORMATION & SITE PLAN
- A1.0 EXISTING PLANS & ELEVATIONS
- A2.0 NEW BASEMENT & FIRST FLOOR PLAN
- A2.1 NEW SECOND FLOOR PLAN & ROOF PLAN
- A3.0 NEW ELEVATIONS & WINDOW SCHEDULE
- A4.0 INTERIOR ELEVATIONS
- E1.0 ELECTRICAL PLANS
- S1.0 FOUNDATION & FLOOR FRAMING PLANS
- S2.0 ROOF FRAMING PLAN & WALL SECTIONS

ENERGY CONSERVATION CODE REQUIREMENTS:

Climate Zone: 5
Penetration U-Factor: 0.30
Skylight U-Factor: 0.55
Ceiling Insulation: R-49
Wood Framed Wall Insulation: R-20, or R-13 + R5ci
Mass Wall Insulation: R-13 (or R-17 when more than 1/2 of insulation is on interior)
Floor Insulation: R-30
Basement Wall Insulation: R-15 Continuous; R-19 Cavity
Concrete Slab Insulation: R-10, depth 2"
Crawl Space Wall Insulation: R-15 Continuous; R-19 Cavity

REFERENCES:
1. ABSTRACT OF TITLE NO. WTA-14-6099-NY (WEBTITLE 3-18-14).
2. LIBER 9891 OF DEEDS, PAGE 612.
3. LIBER 118 OF MAPS, PAGE 14.

CERTIFICATION:
I hereby certify to: DISCOVER HOME LOANS, INC., IT SUCCESSORS AND OR ASSIGNS
CHICAGO TITLE INSURANCE COMPANY
KARLEEN A. WEST & STEPHEN J. WEST
JULIE SHTROCK, ESQ.
PARRS PEROTTO & MAGEE LLP
that this map was made MAR. 20, 2014 from notes of an Instrument Survey completed MAR. 20, 2014 and from references listed herein.

INSTRUMENT SURVEY MAP
164.100-02-003
10 REITZ PARKWAY
BEING LOT 1 OF THE PARKER FARM TRACT, SITUATE IN THE TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

FILESCHI LAND SURVEYING
435 REYNOLDS ARCADE
ROCHESTER, NEW YORK 14614
(585) 454-6010 (phone)
(585) 454-6015 (fax)
JAMES M. LEONI, L.S. OF CONSULT

DATE: MAR. 20, 2014
FILE No.: 140084JK
OWNER: GILCHRIST
SCALE: 1" = 30'

Tax Account No.: 164.100-02-003

DATE: 5-14-24
SCALE: AS INDICATED
DRAWN BY: AEC
FOR BUILDING PERMIT:

WEST

REVISIONS

NO.	DATE	DESCRIPTION



DATE SIGNED: 5-14-24
LICENSE RENEWAL DATE: 7-31-25
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ARCHITECTURE
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Rochester, NY 14618
(ph) 585.242.0501
info@9x30.com
www.9x30.com

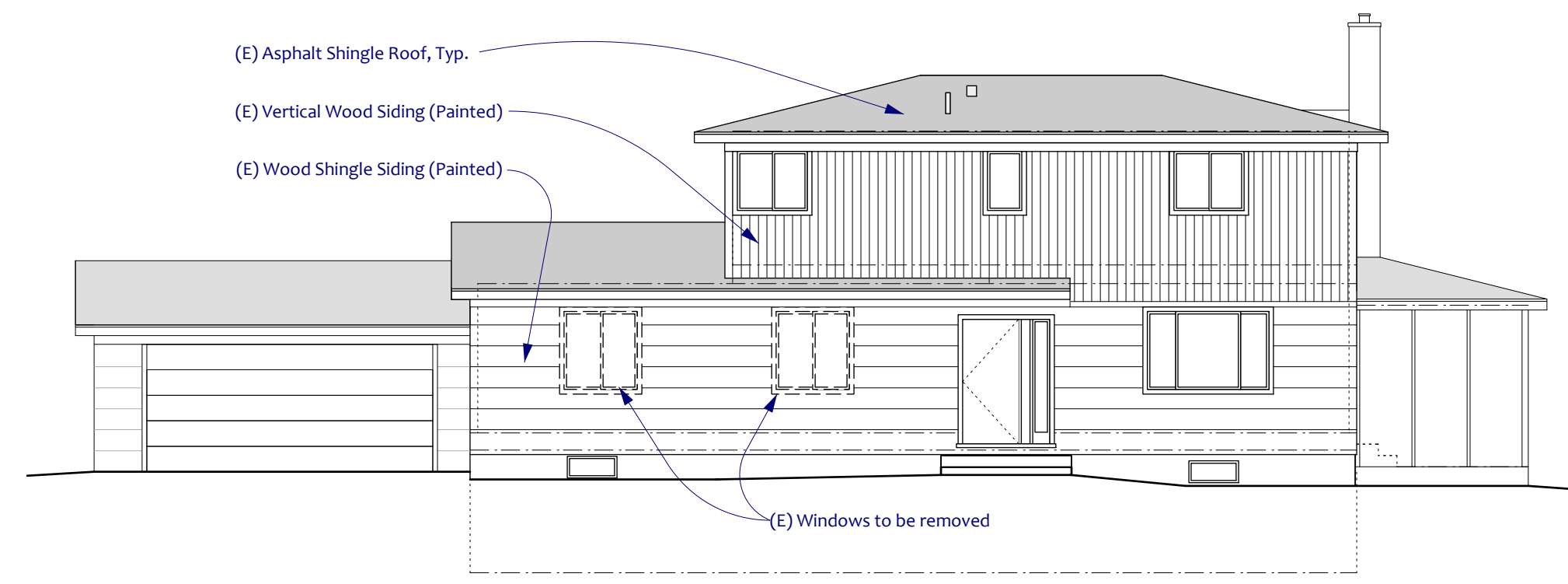
WEST RESIDENCE
10 REITZ PARKWAY
PITTSFORD, NY 14534

PROJECT INFORMATION & SITE PLAN

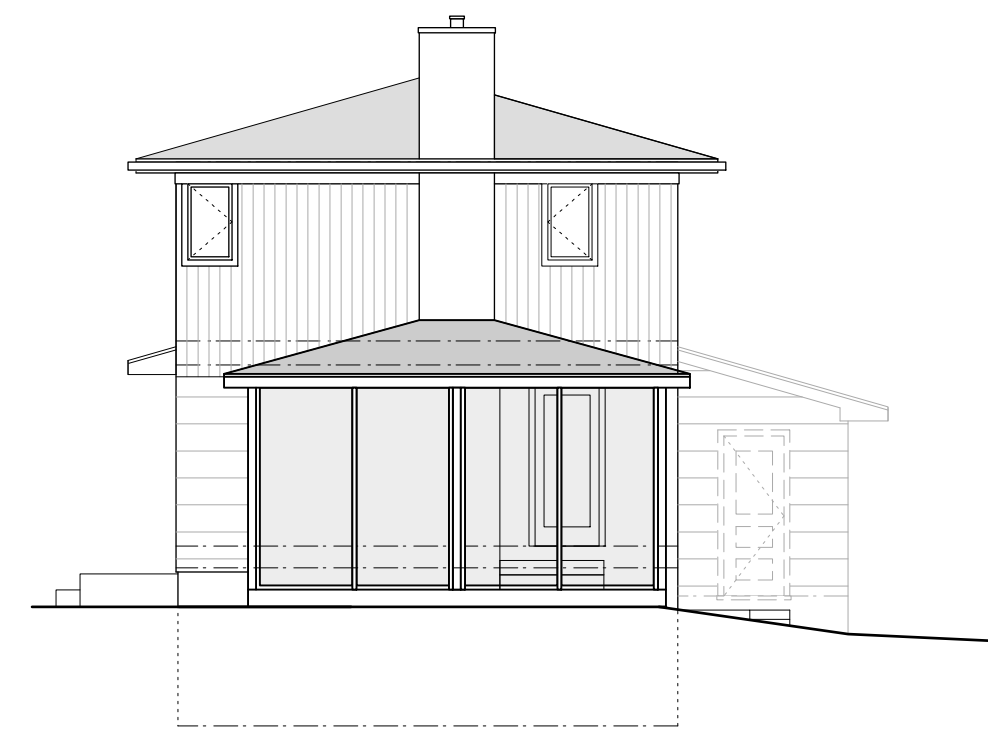
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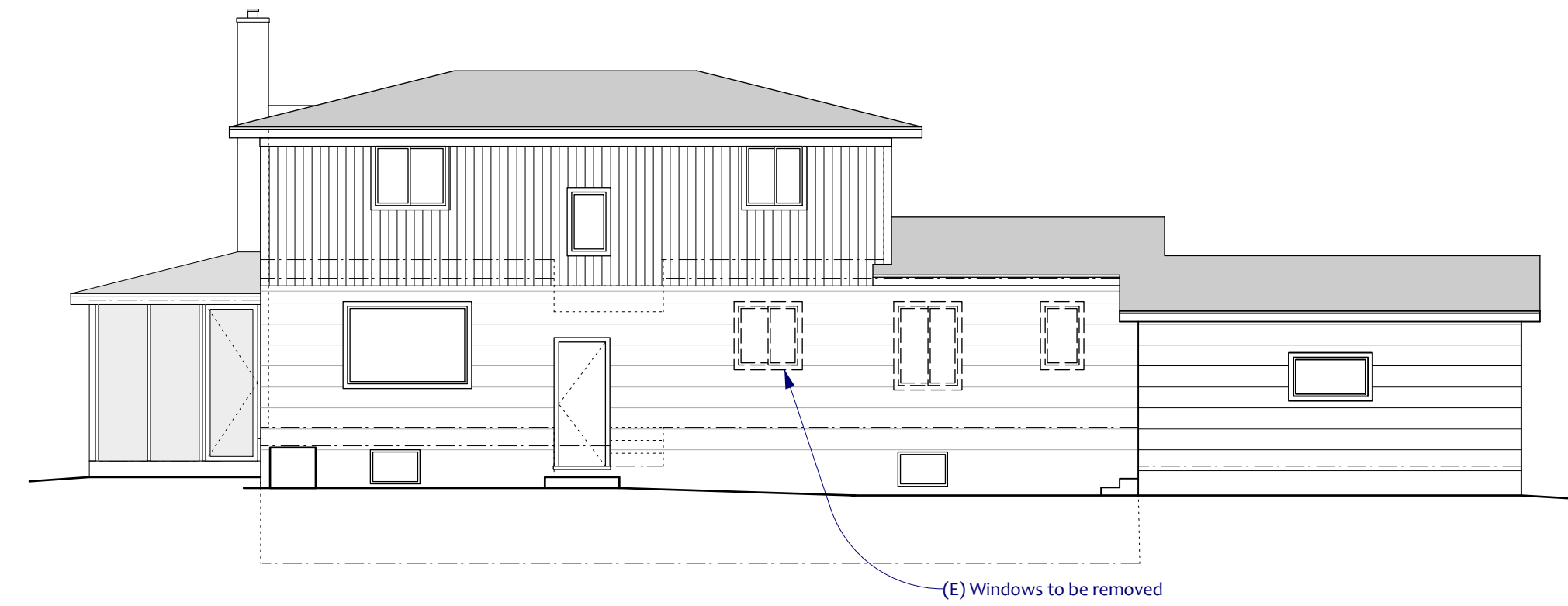
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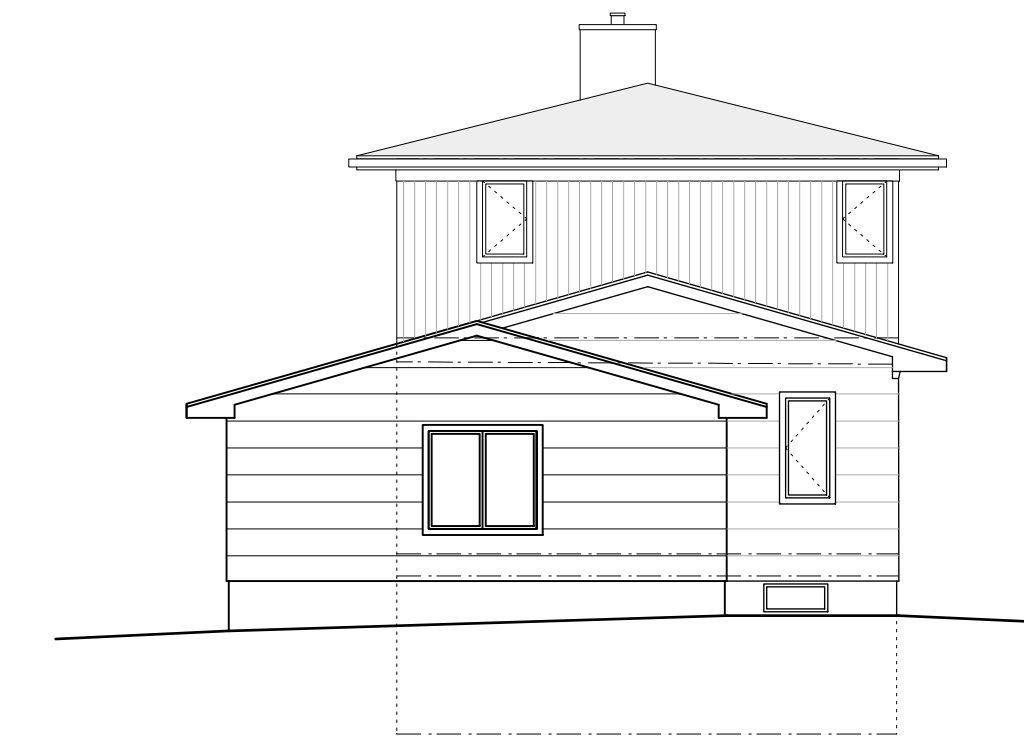
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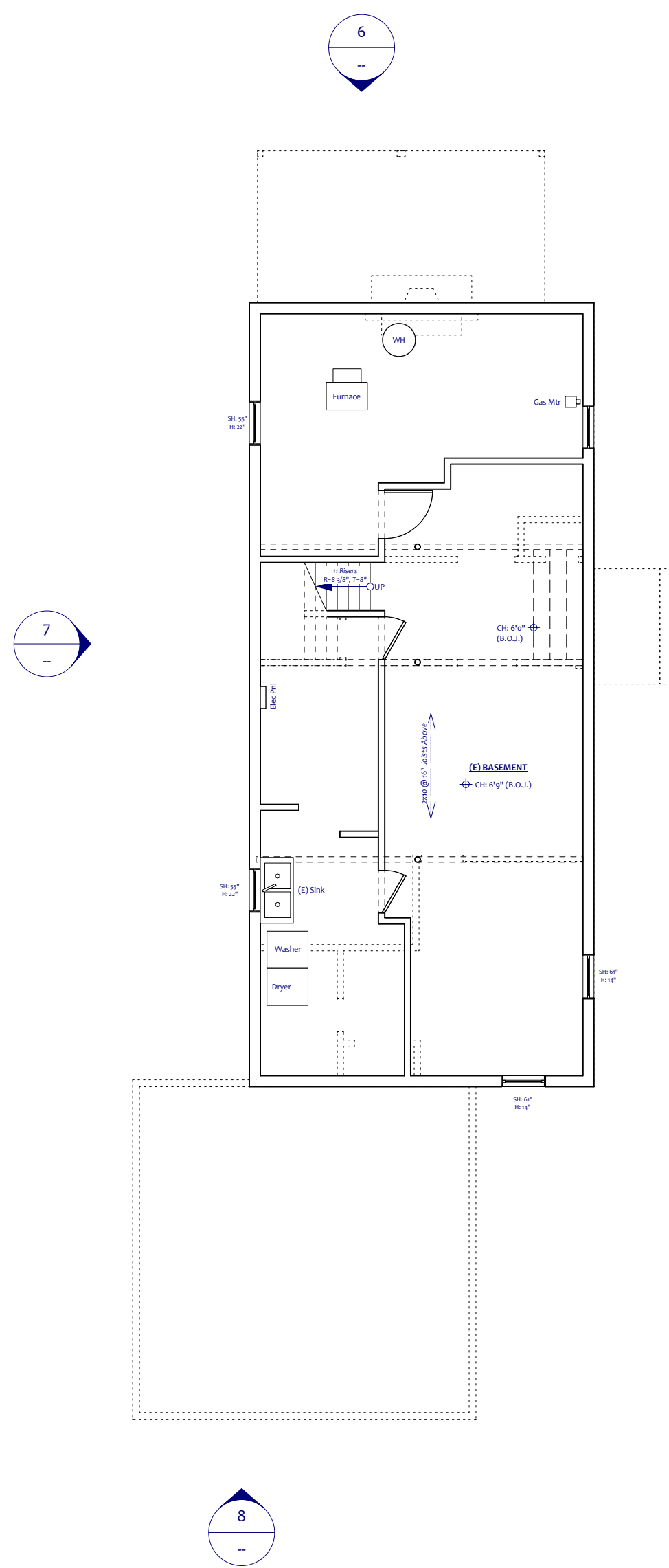
6 EXISTING EAST (SIDE) ELEVATION
Scale: 1/8" = 1'-0"



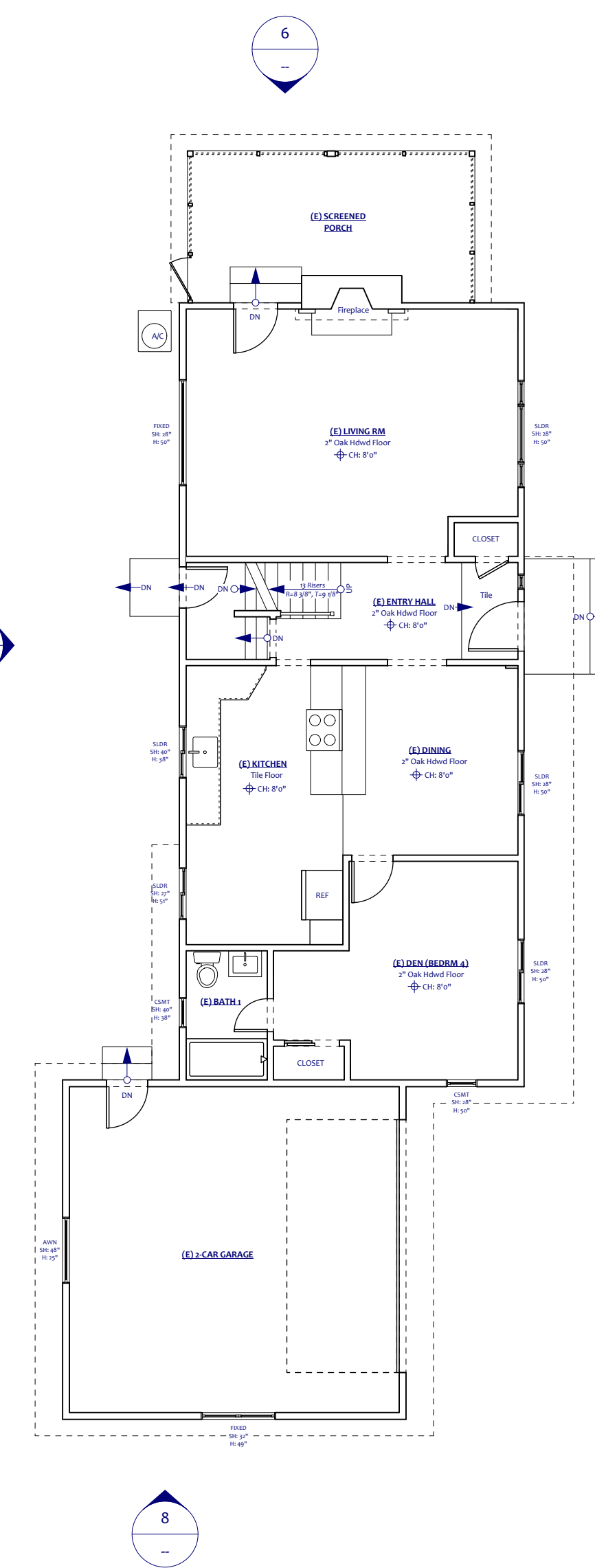
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Scale: 1/8" = 1'-0"



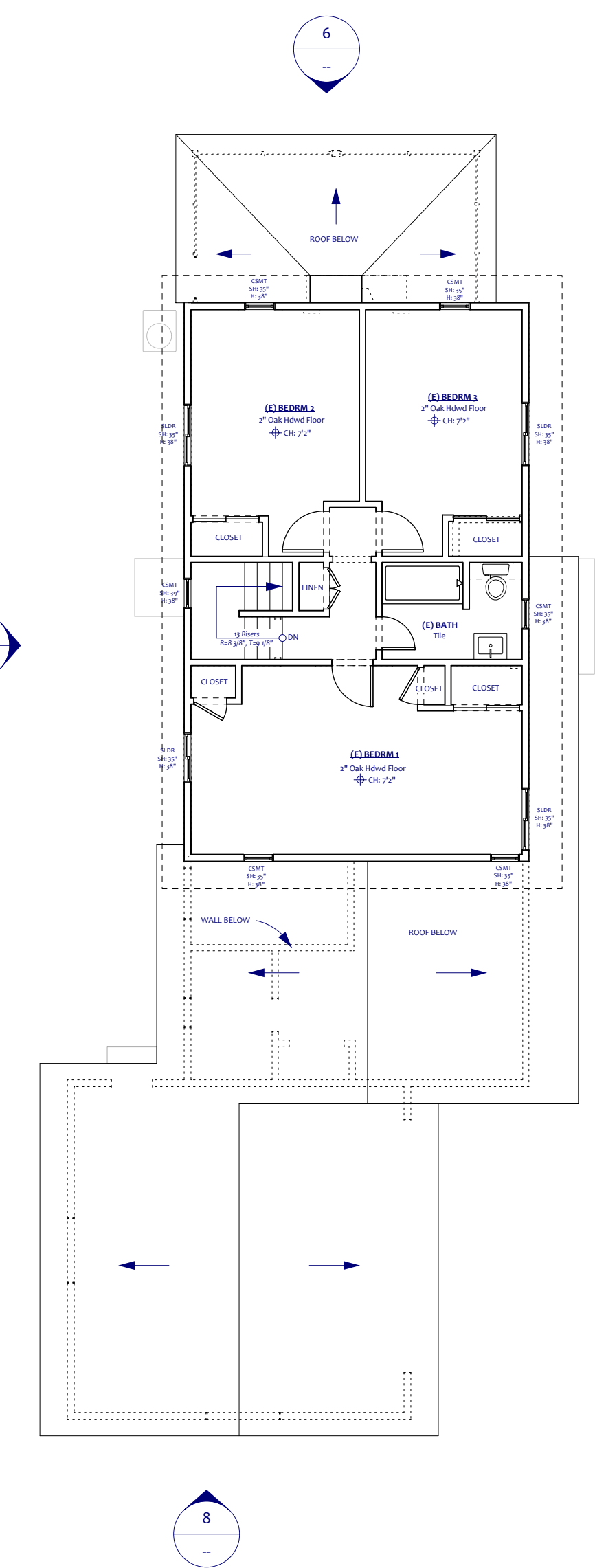
8 EXISTING WEST (SIDE) ELEVATION
Scale: 1/8" = 1'-0"



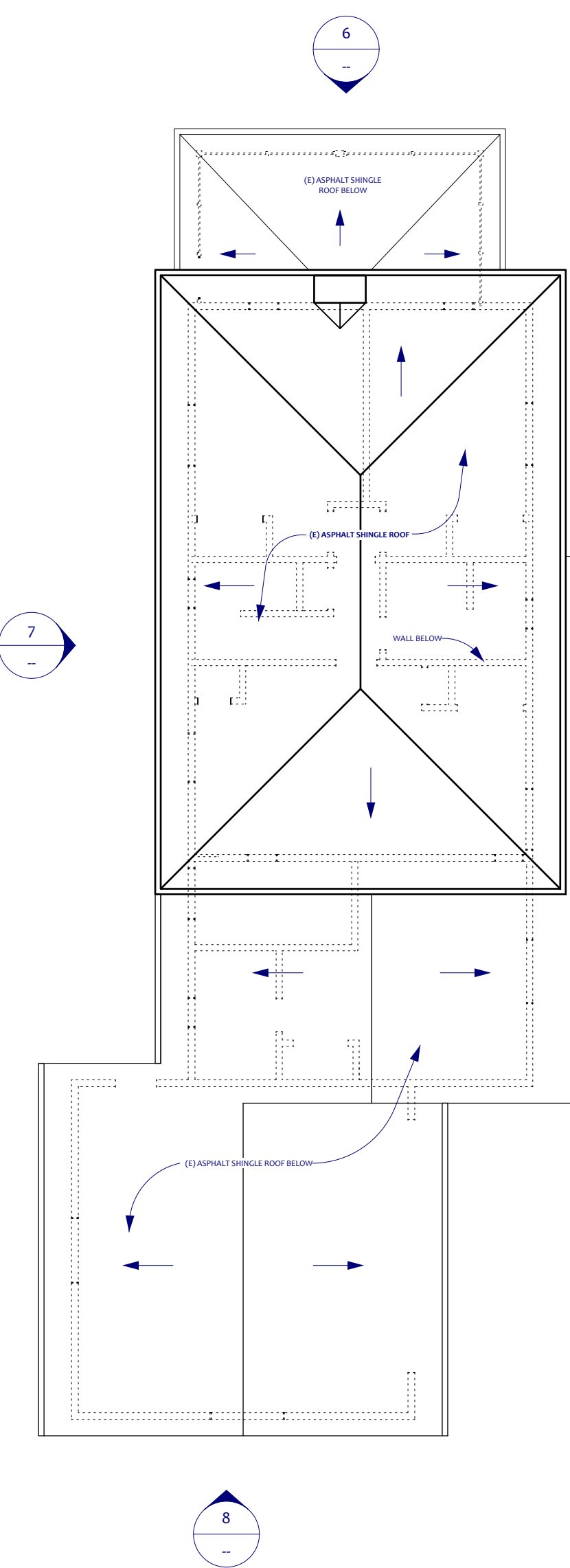
1 EXISTING BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"



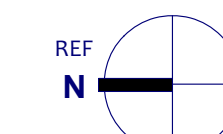
2 EXISTING FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



3 EXISTING SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



4 EXISTING ROOF PLAN
Scale: 1/8" = 1'-0"



REVISIONS



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**EXISTING PLANS
& ELEVATIONS**

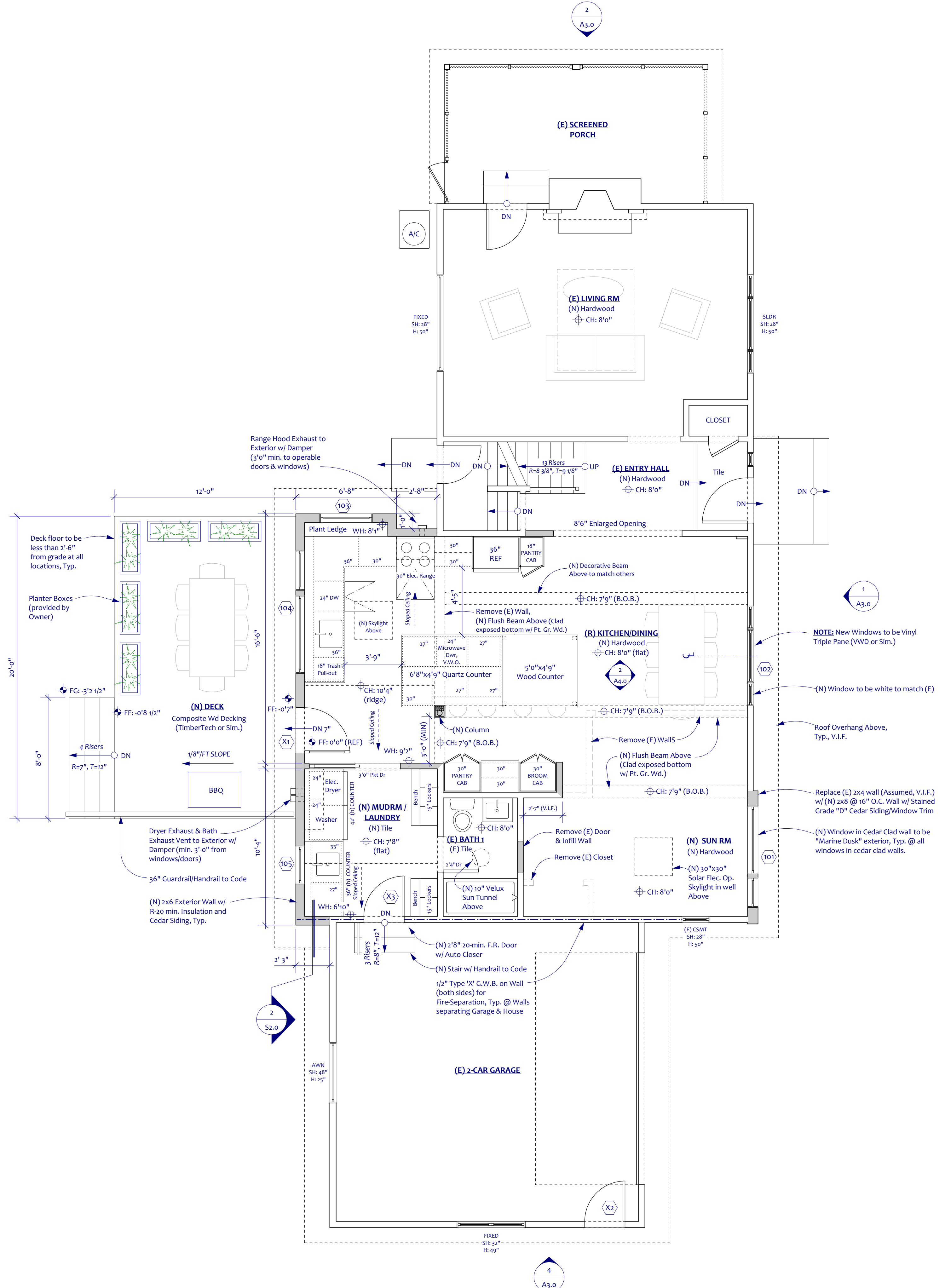
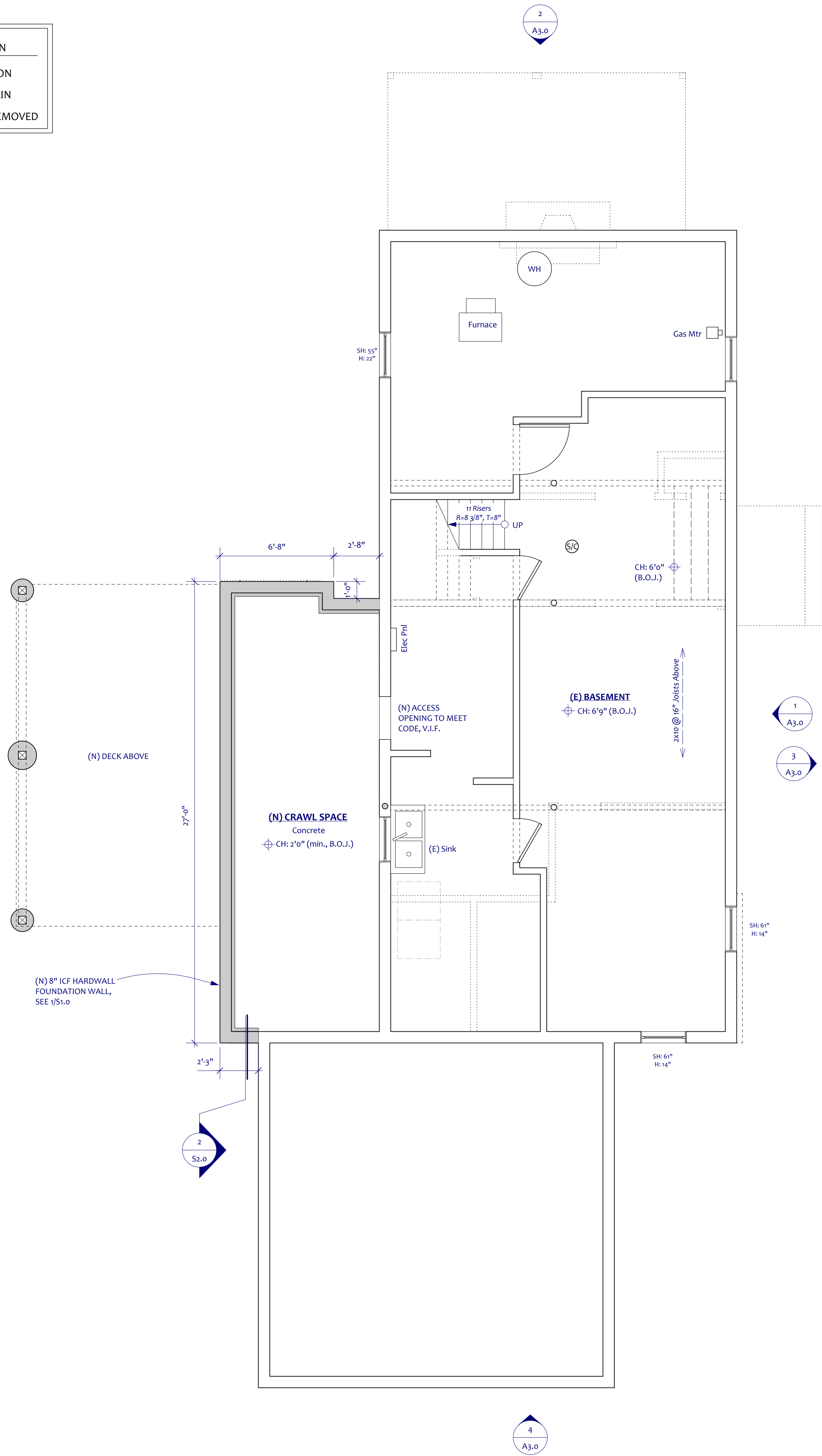
DATE: 5-14-24
SCALE: AS INDICATED
DRAWN BY: AEC
FOR BUILDING PERMIT

WEST

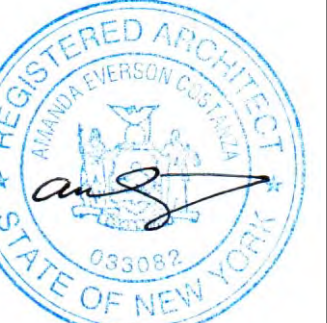
A1.0

KEY TO WALL CONSTRUCTION

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED



REVISIONS



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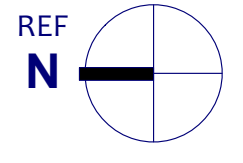
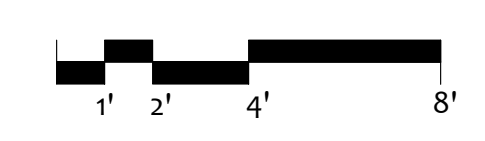
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10 REITZ PARKWAY
PITTSFORD, NY 14534

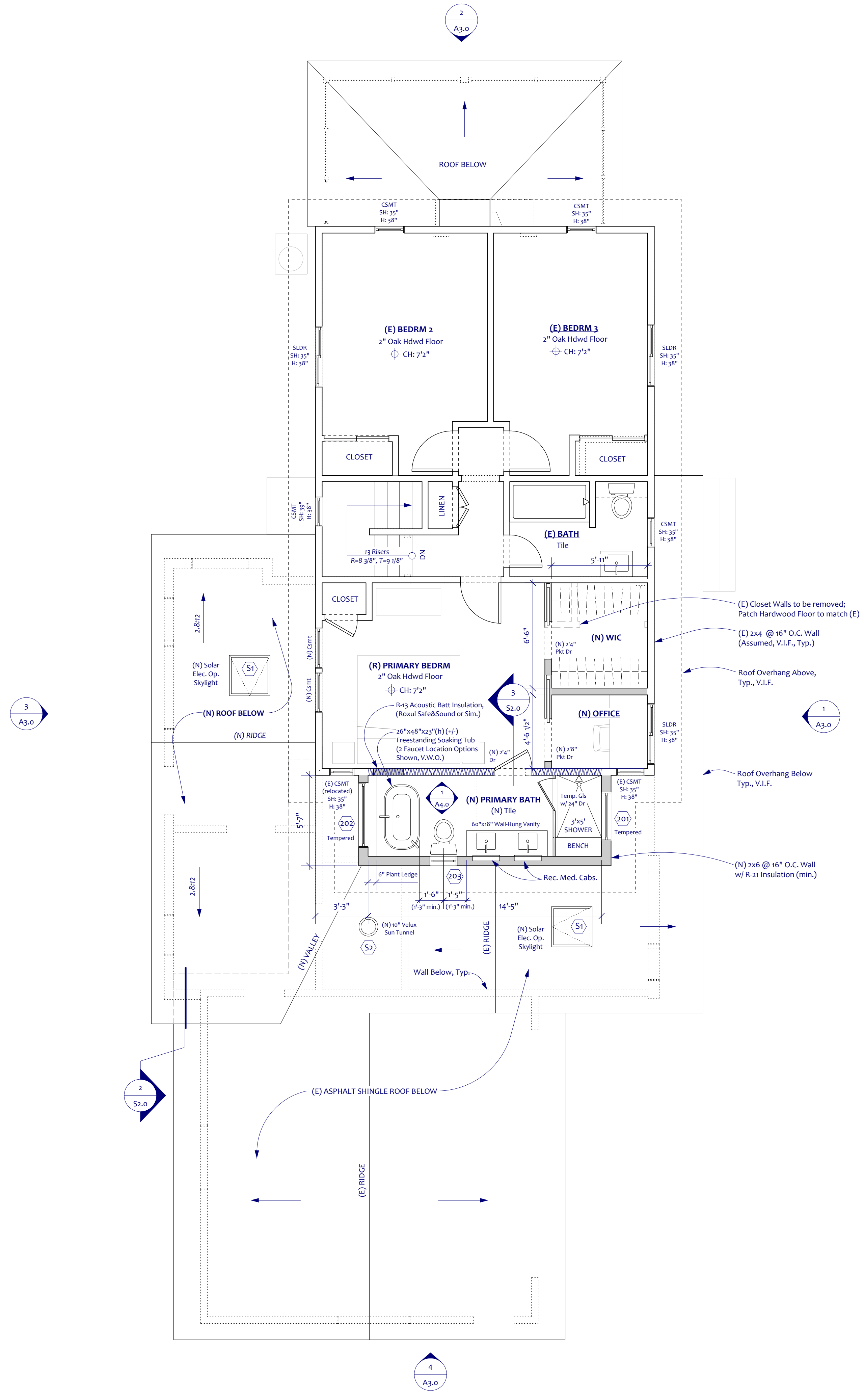
NEW BASEMENT & FIRST FLOOR PLANS

DATE: 5-14-24
SCALE: AS INDICATED
DRAWN BY: AEC
FOR BUILDING PERMIT

WEST

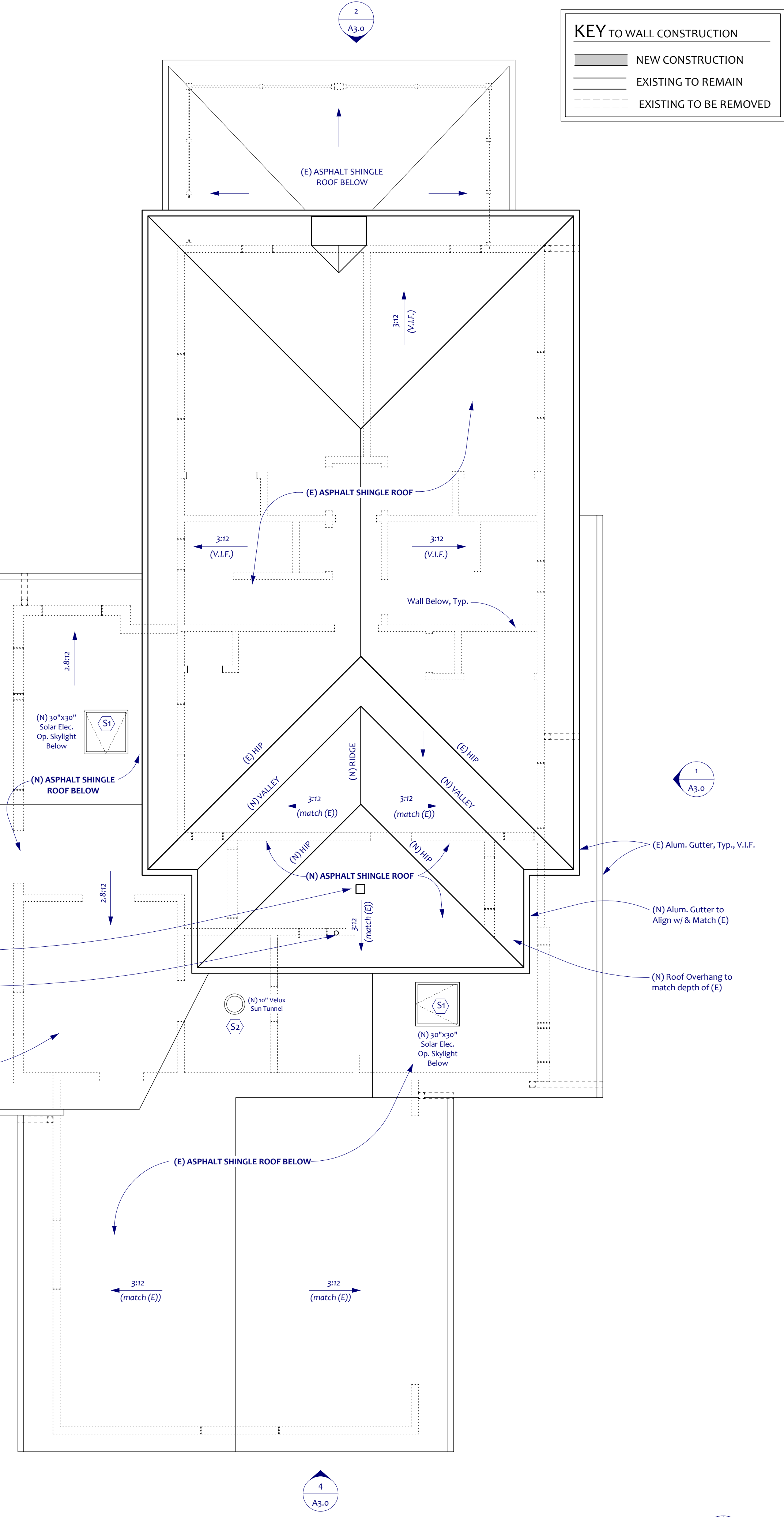
A2.0





1 NEW SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

ROOF ASSEMBLY, TYP.:
ARCHITECTURAL ASPHALT SHINGLE ROOFING TO MATCH (E), OVER 2 LAYERS 30# BLDG PAPER (TYP. @ ALL ROOFS LESS THAN 4:12 SLOPE); ICE & WATER SHIELD AT ALL EAVES & VALLEYS TO CODE; OVER 1/2" CDX PLY OVER ROOF FRAMING (2x10 @ 16" O.C. ASSUMED, VERIFY W/PE) WITH SIMPSON H2.5 HURRICANE TIES @ END OF EA. RAFTER, WITH R-49 EQUIV. CLOSED CELL SPRAY FOAM, OVER 1/2" G.W.B.



2 NEW ROOF PLAN
Scale: 1/4" = 1'-0"

KEY TO WALL CONSTRUCTION

(Solid line)	NEW CONSTRUCTION
(Dashed line)	EXISTING TO REMAIN
(Dotted line)	EXISTING TO BE REMOVED

REVISIONS



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Rochester, NY 14618
(ph) 585.242.0501
info@9x30.com
www.9x30.com

WEST RESIDENCE
10 REITZ PARKWAY
PITTSFORD, NY 14534

NEW SECOND FLOOR & ROOF PLANS

DATE: 5.14.24
SCALE: AS INDICATED
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A2.1



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NEW ELEVATIONS
 WINDOW SCHEDULE

DATE: 5.14.24
 SCALE: AS INDICATED
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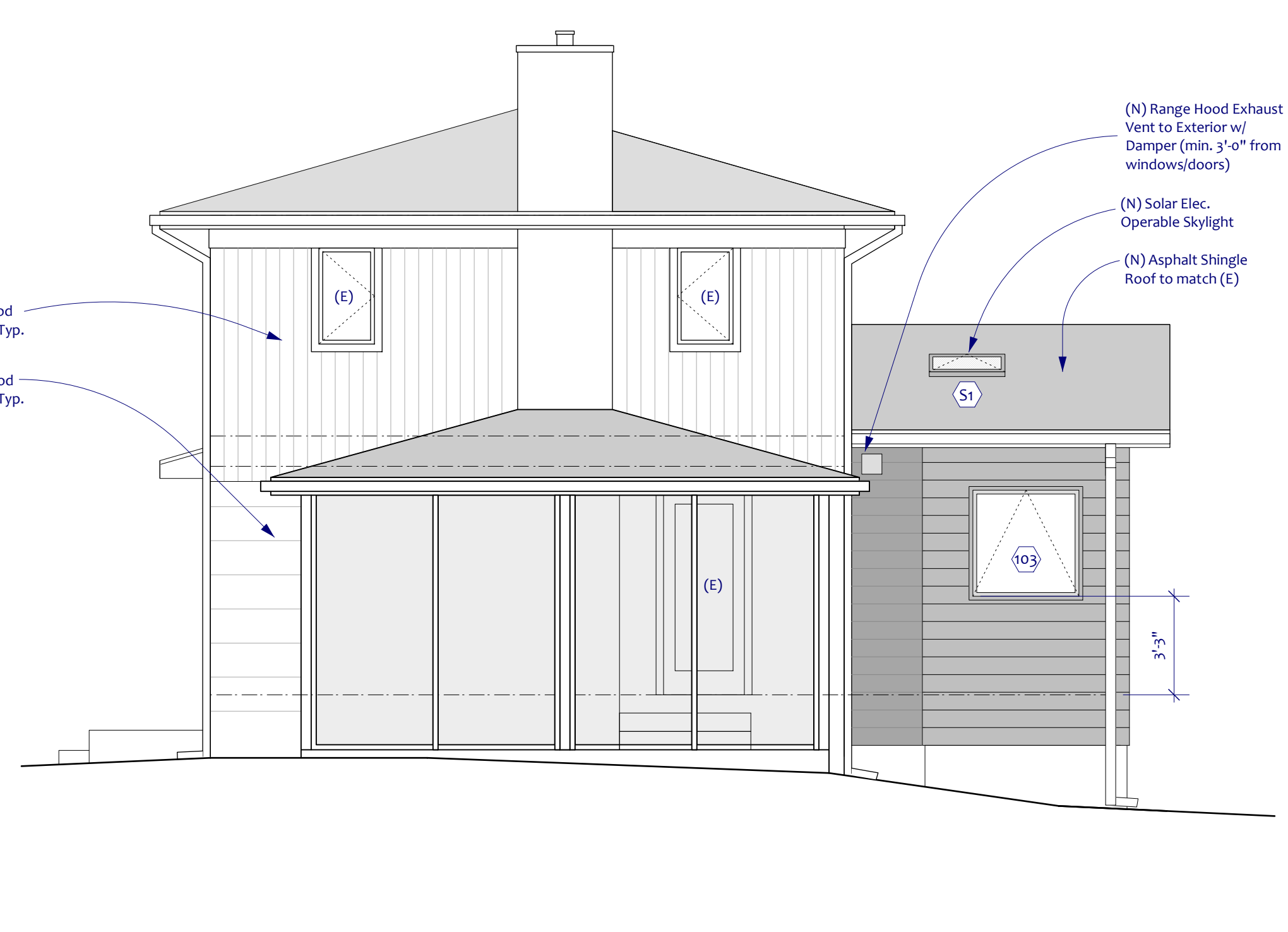
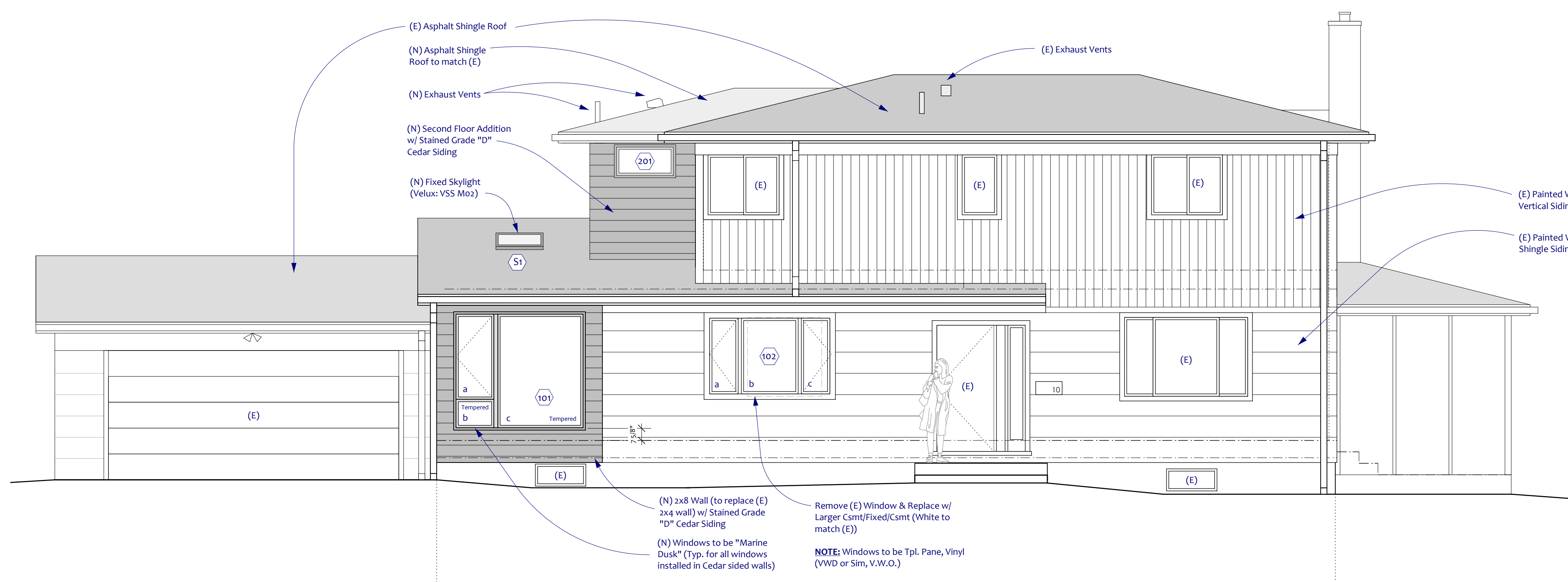
A3.0

WINDOW SCHEDULE

DOORS (Door Hinge side taken from Exterior)											
Qty	Quantity	Approx. Size	Type	Manuf*	Call Size	Hinge	Glazing	Divided Lite	SR	Head	Remarks
11	1	2'-0" x 8'-0"	Full-Size Insulating Patio Dr	WHD or Sim.		Right	Tempered			6'-0"	Per Manuf
12	1	2'-8" x 6'-0"	Solid Insulating Entry Door	TBD		Right	Tempered			6'-0"	Revised Lock? Y.W.O.
13	1	2'-8" x 6'-0"	20 min. Fire-rated Insulating Entry	TBD		Right	Tempered			6'-0"	Deadbolt

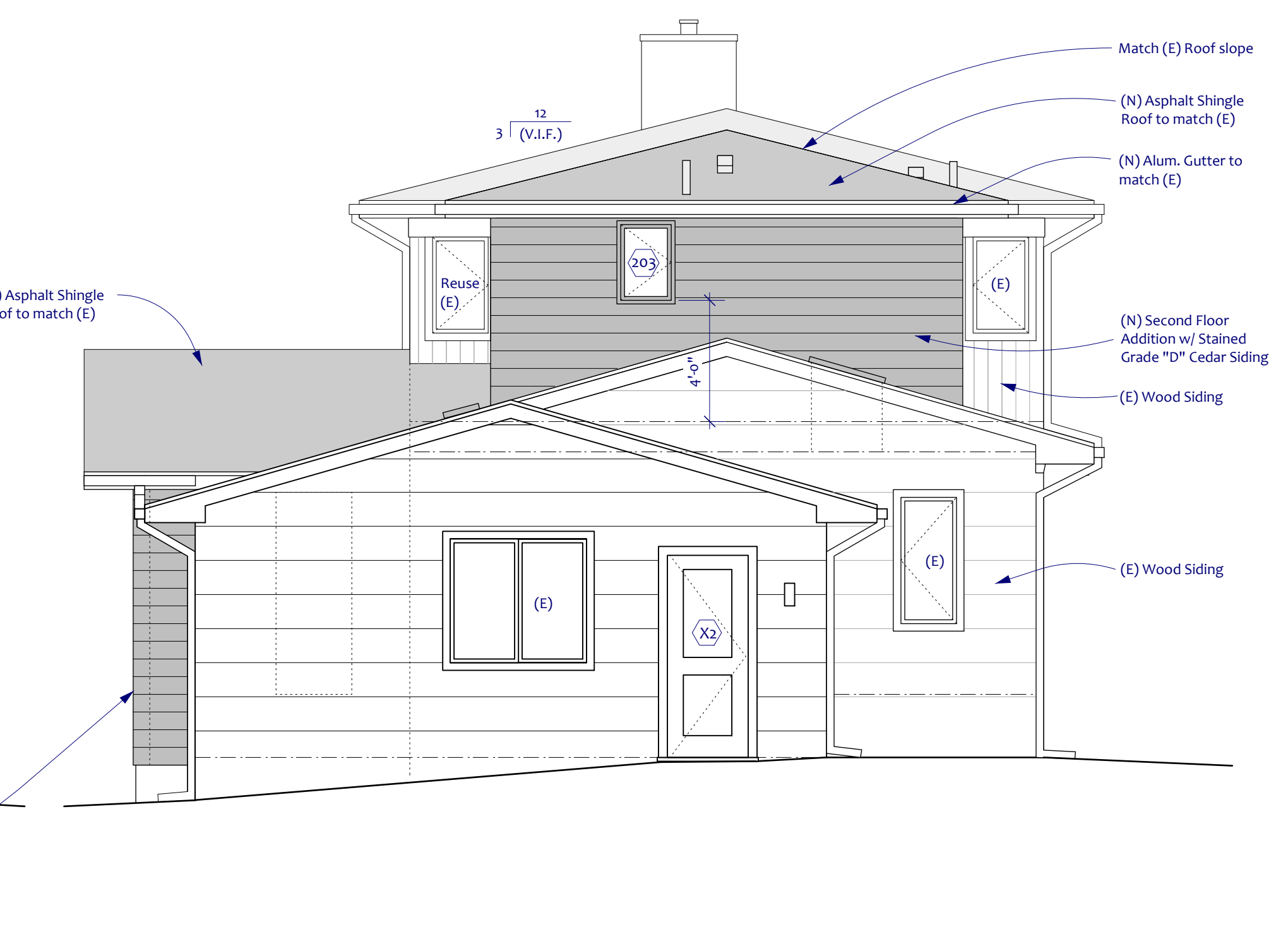
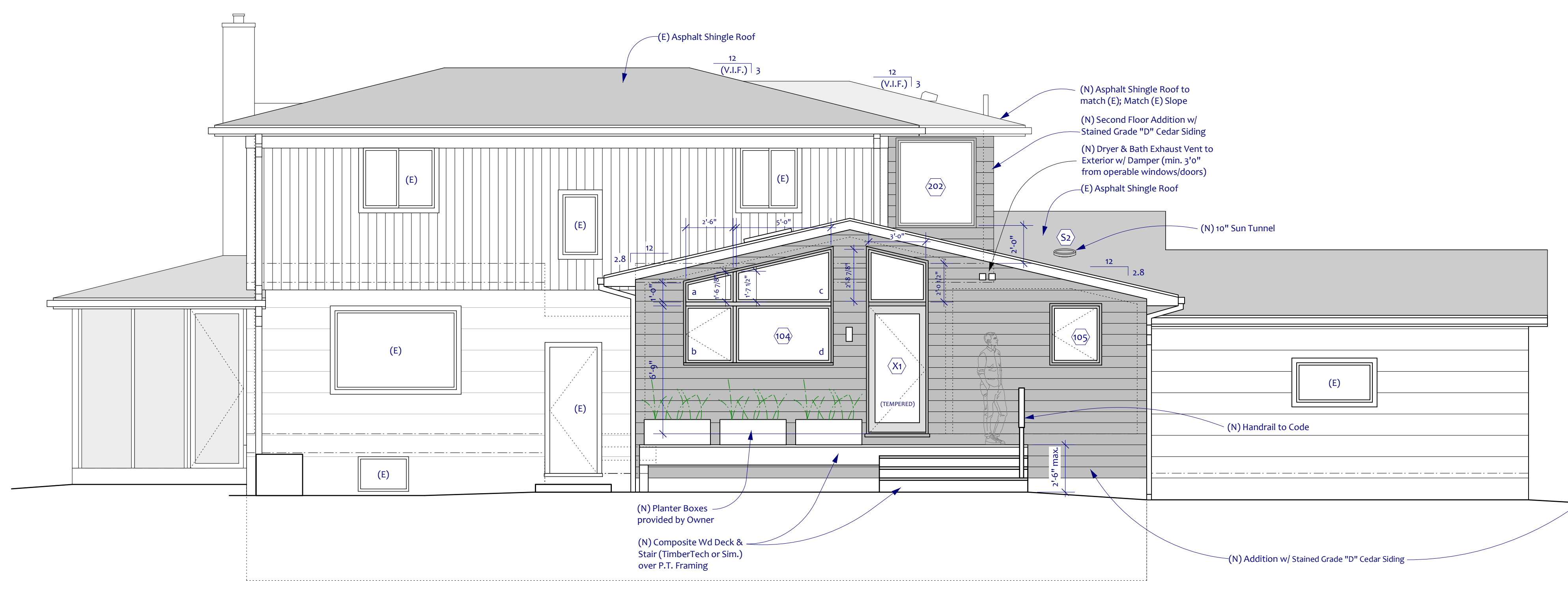
WINDOWS (Window Hinge side taken from exterior, Typ.)											
Qty	Quantity	Approx. Size	Type	Manuf*	Ext. Color	Hinge	Glazing	Interior Color	SR	Head	Remarks
101	a	2'-0" x 4'-0"	Casement	WVD	Marine Dusk	Left	Tempered	White		6'-0"	
	b	2'-0" x 1'-6"	Fixed Awning	WVD	Marine Dusk	Temp	Tempered	White		0'-8"	2 units mullid
	c	6'-0" x 6'-0"	Fixed Picture	WVD	Marine Dusk	Temp	Tempered	White		6'-0"	
102	a	1'-6" x 4'-0"	Casement	WVD	White	Left	White			6'-0" (V.I.F.)	3 units mullid
	b	1'-0" x 4'-0"	Fixed Picture	WVD	White	Left	White			6'-0" (V.I.F.)	
	c	1'-0" x 4'-0"	Casement	WVD	White	Left	White			6'-0" (V.I.F.)	
103	a	2'-0" x 3'-0"	Awning	WVD	Marine Dusk	Top	White			6'-0"	(V.I.F.) - match patio door
104	a	2'-6" x 11'-0" (6 7/8")	Fixed Transom	WVD	Marine Dusk	Left	White			6'-0"	(V.I.F.) - match patio door
	b	2'-6" x 11'-0" (6 7/8")	Casement	WVD	Marine Dusk	Left	White			6'-0"	(V.I.F.) - match patio door
	c	1'-0" x 11'-0" (2'-0" x 7 7/8")	Fixed Transom	WVD	Marine Dusk	Left	White			6'-0"	(V.I.F.) - match patio door
	d	1'-0" x 11'-0" (2'-0" x 7 7/8")	Fixed Picture	WVD	Marine Dusk	Left	White			6'-0"	(V.I.F.) - match patio door
105	a	2'-8" x 3'-0"	Casement	WVD	Marine Dusk	Left	White			6'-0"	
201	a	2'-0" x 1'-6"	Fixed Awning	WVD	Marine Dusk	Temp	Clear	White		6'-0"	
202	a	4'-0" x 4'-6"	Fixed Picture	WVD	Marine Dusk	Temp	Tempered	White		6'-0"	
203	a	1'-6" x 2'-6"	Casement	WVD	Marine Dusk	Right	White			6'-0"	

SKYLIGHTS											
Qty	Quantity	Rough Opening	Type	Manuf*	Call Size	Hinge	Glazing	SR	Head	Remarks	
S1	2	30 1/16" x 30"	Solar Elec. Operable Deck Mounted	Velux	V55 F102	Temp	Tempered			Solar Powered Fresh Air Skylight	
S2	1	10 1/2" x 18"	10" Sun Tunnel	Velux	10" TDR	Temp	Tempered			Low Profile TDR (if possible)	



1 NEW SOUTH (FRONT) ELEVATION
 Scale: 1/4" = 1'-0"

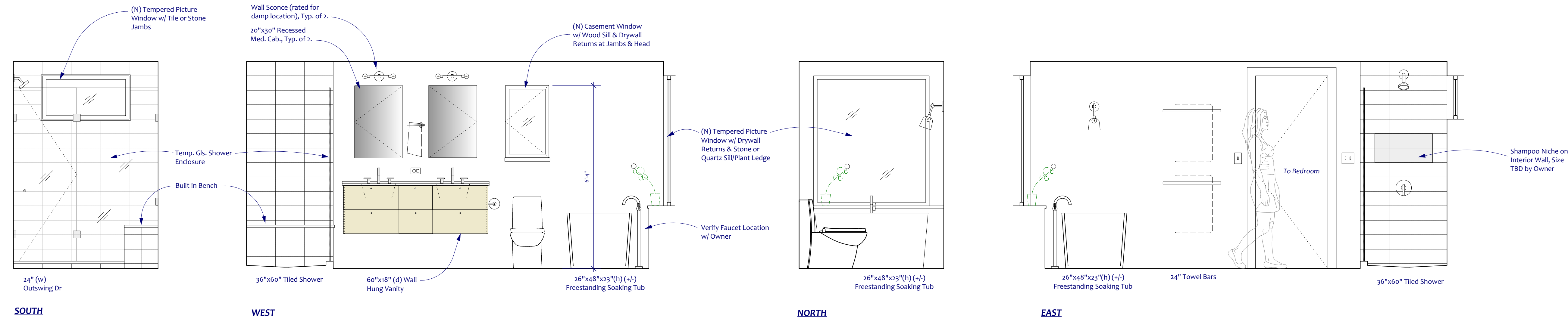
2 NEW EAST (SIDE) ELEVATION
 Scale: 1/4" = 1'-0"



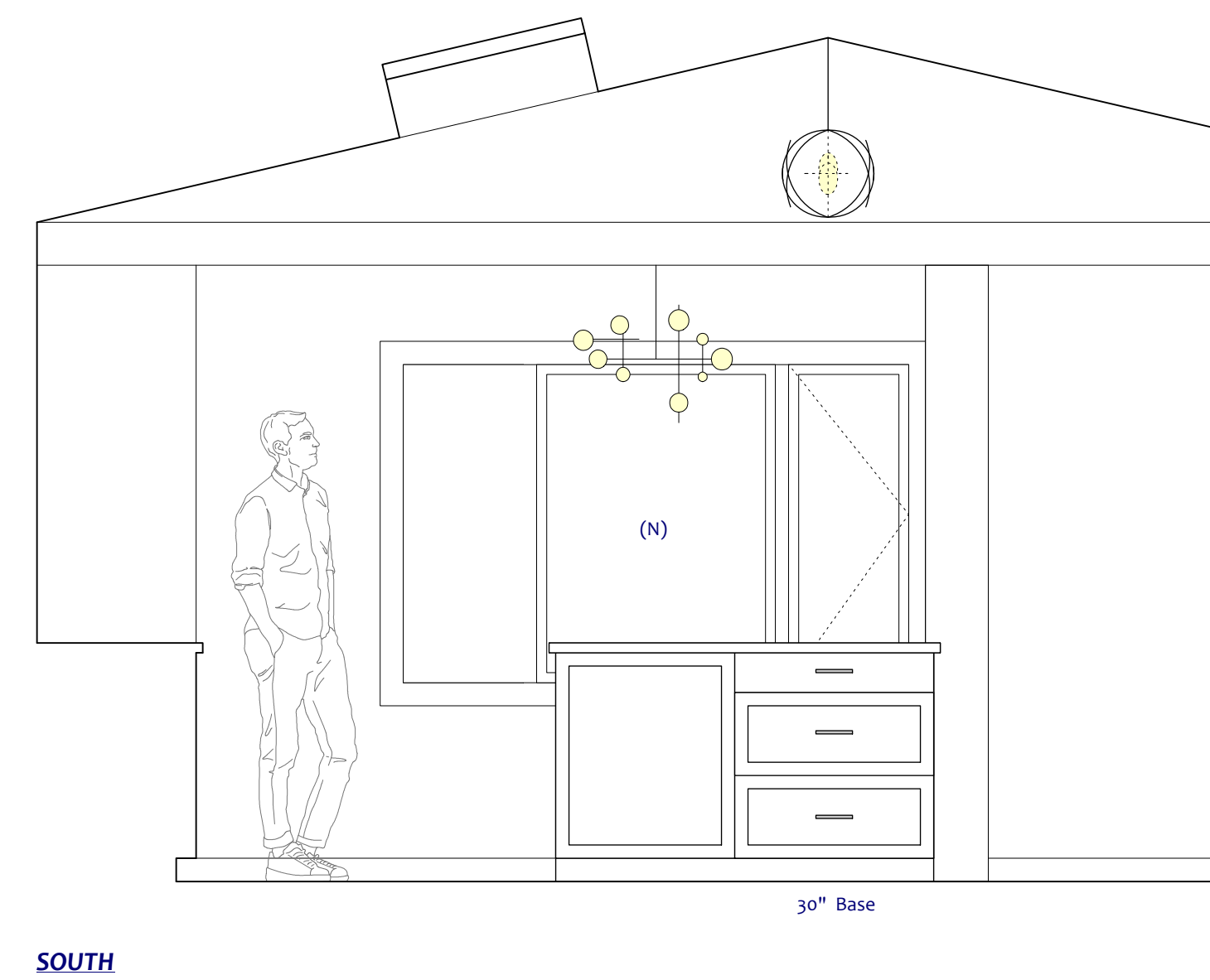
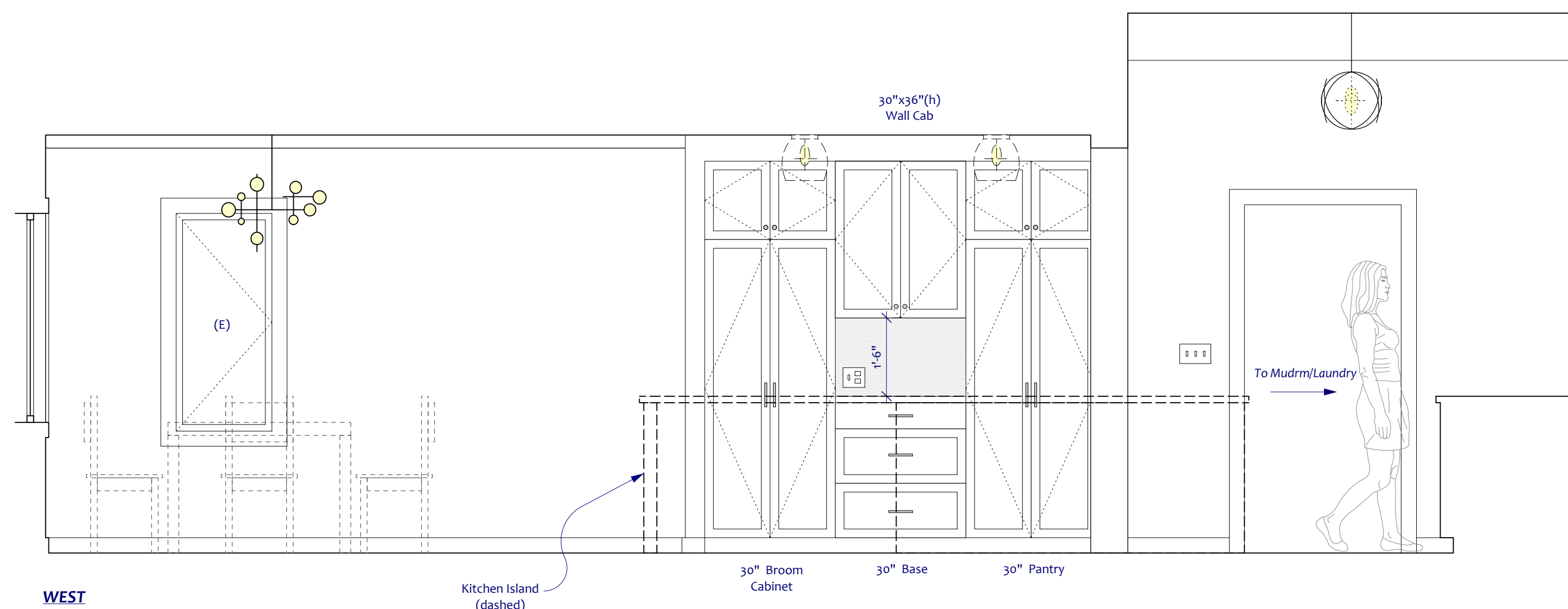
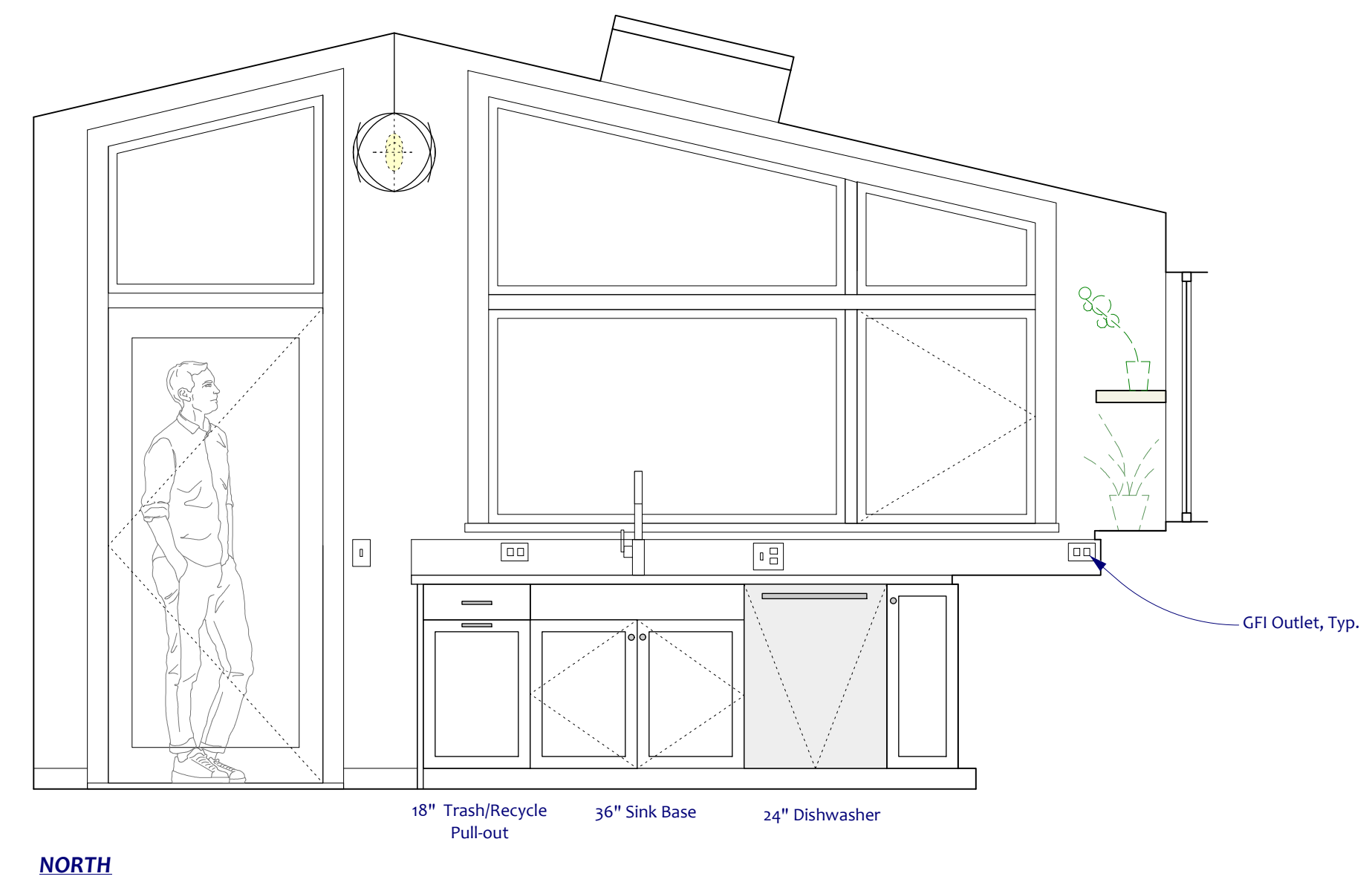
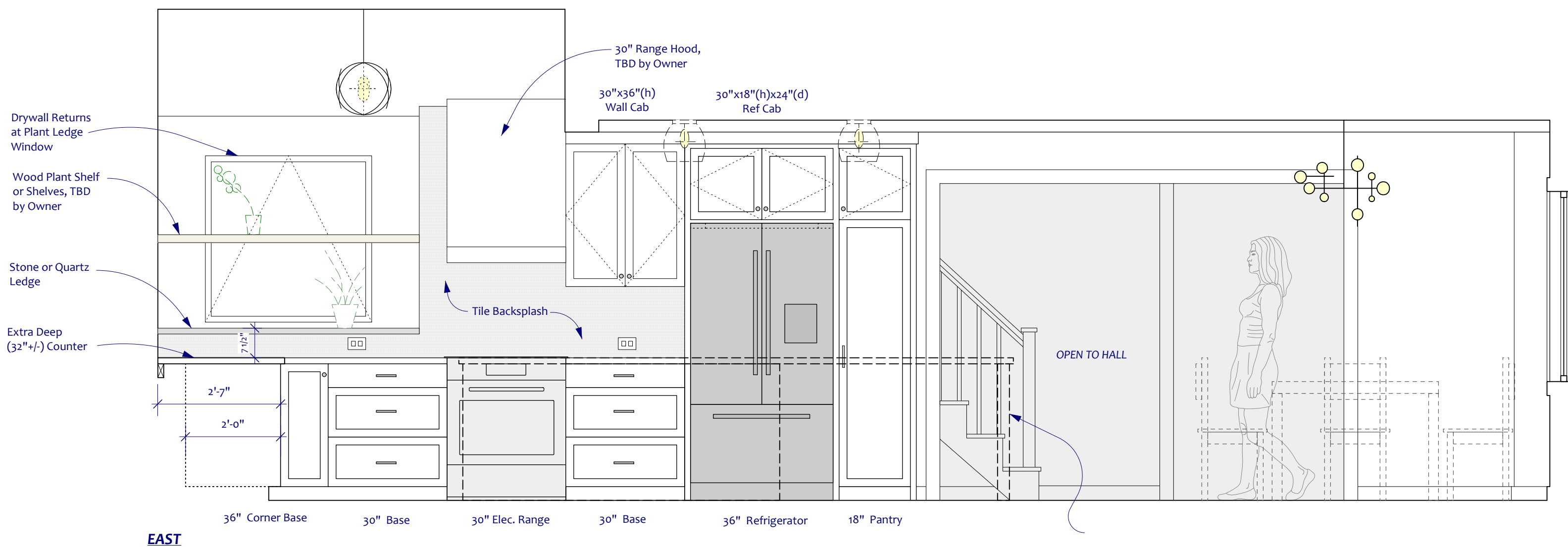
3 NEW NORTH (REAR) ELEVATION
 Scale: 1/4" = 1'-0"

4 NEW WEST (SIDE) ELEVATION
 Scale: 1/4" = 1'-0"





1 PRIMARY BATHROOM INTERIOR ELEVATIONS
 Scale: 1/2" = 1'-0"



2 KITCHEN/DINING RM INTERIOR ELEVATIONS
 Scale: 1/2" = 1'-0"

REVISIONS



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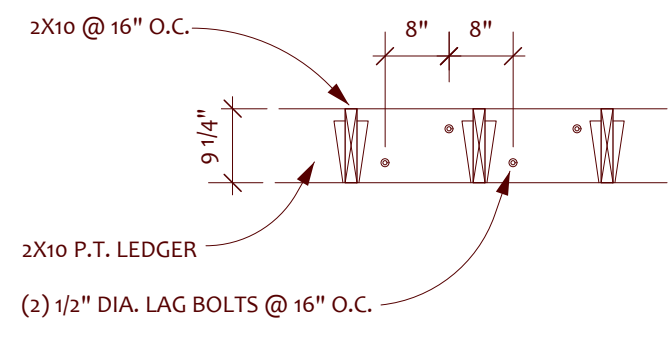
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INTERIOR ELEVATIONS

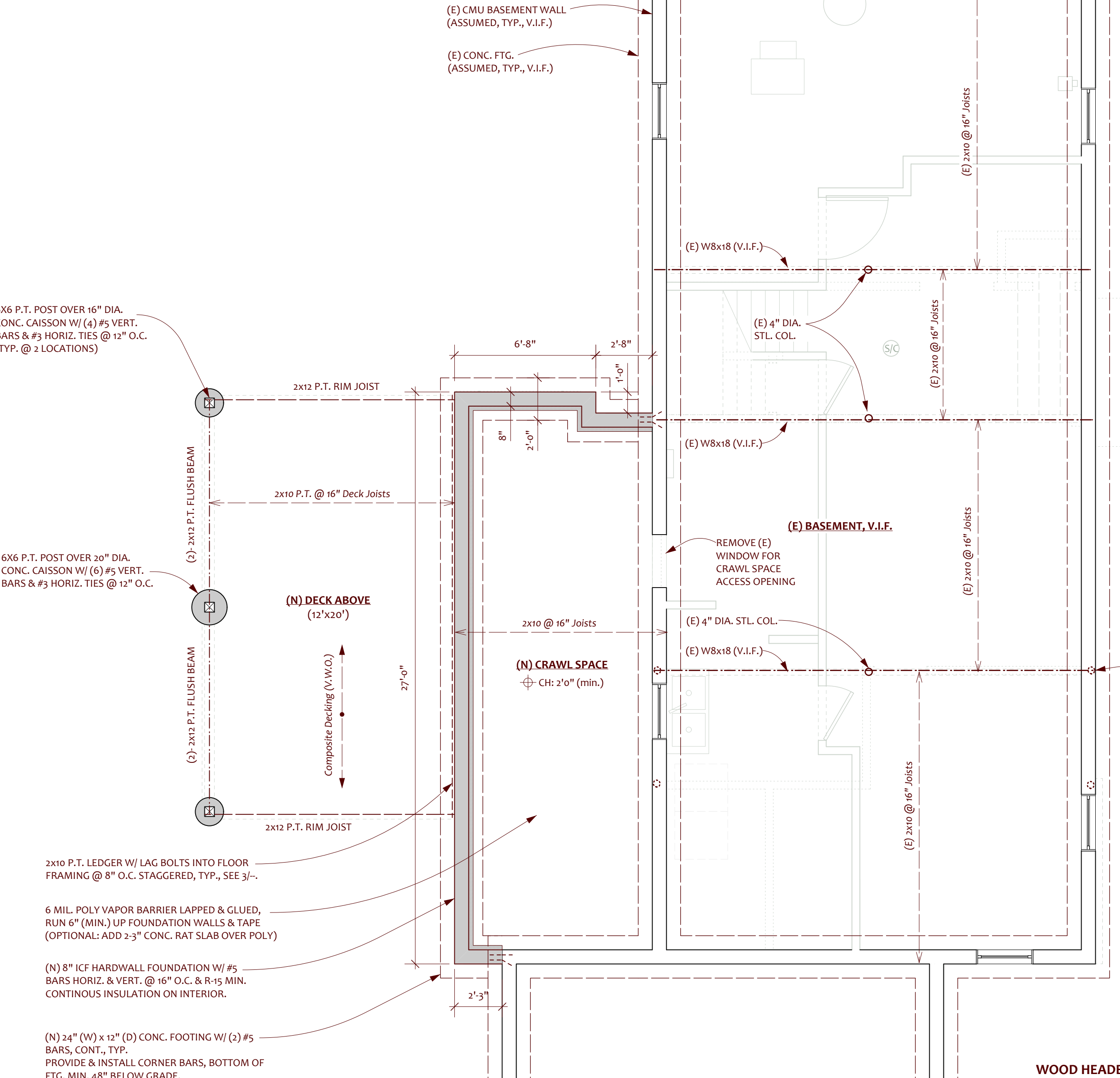
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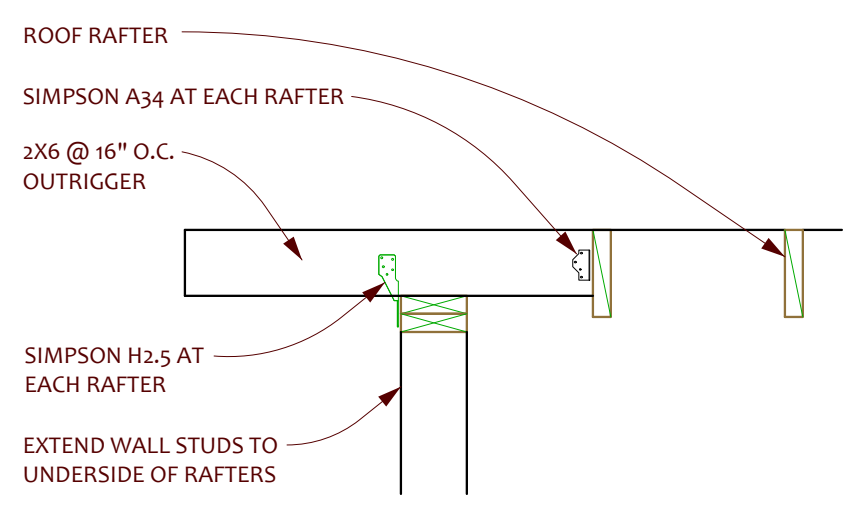
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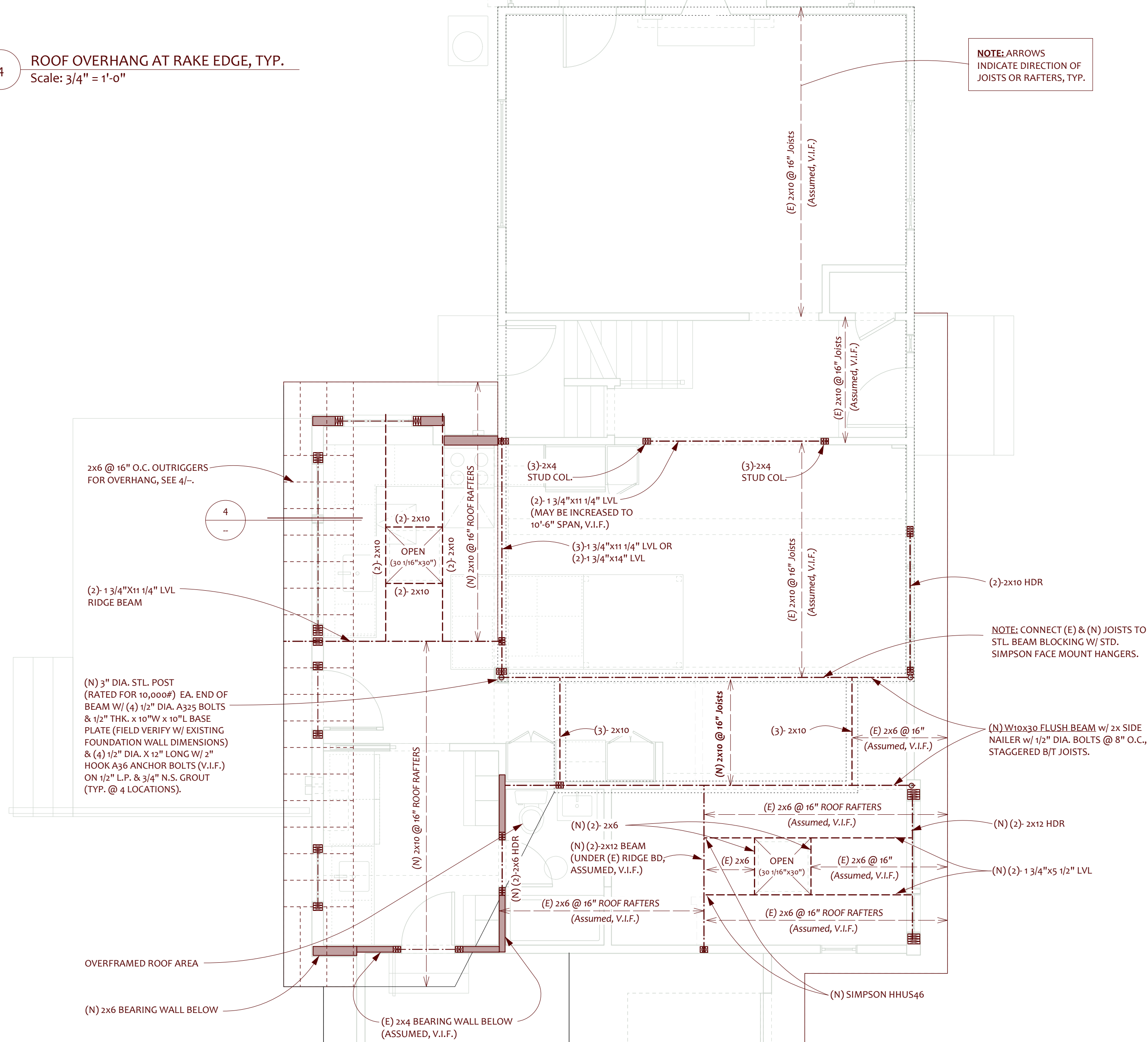
3 LEDGER DETAIL AT DECK
Scale: 1/2" = 1'-0"



1 FOUNDATION & FIRST FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"



4 ROOF OVERHANG AT RAKE EDGE, TYP.
Scale: 3/4" = 1'-0"

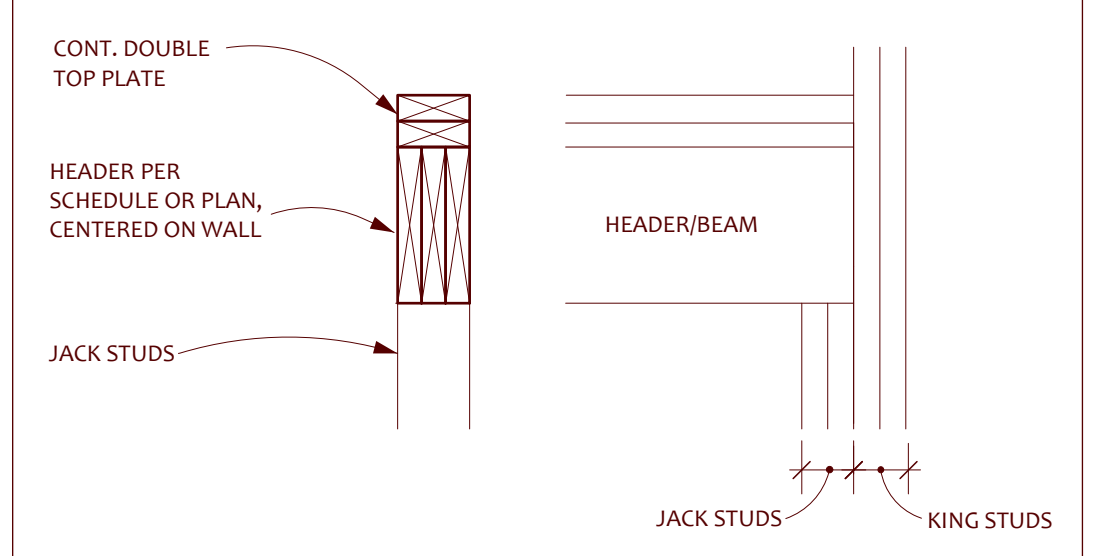


2 SECOND FLOOR & LOWER ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

WOOD HEADER SCHEDULE

WALL FRAMING	CLEAR OPENINGS			
	UP TO 4'-0"	UP TO 6'-0"	UP TO 8'-0"	UP TO 10'-0"
2x4	(2) - 2x6	(2) - 2x8	(2) - 2x10	(2) - 2x12
2x6	(3) - 2x6	(3) - 2x8	(3) - 2x10	(3) - 2x12
JACK STUDS	2	2	2	3
KING STUDS	1	2	2	3

WOOD HEADER NOTES:
1. SCHEDULE IS FOR WOOD HEADERS NOT SHOWN ON THE PLAN.
2. JACK STUDS AND KING STUDS QUANTITY APPLIES TO ALL HEADERS INDICATED ABOVE AND ON THE PLANS.



FOUNDATION & FRAMING NOTES:

- USE SIMPSON CONNECTIONS (H.D. GALV.) AT ALL JOIST TO BEAM AND COLUMN TO BEAM CONNECTION LOCATIONS.
- ALL BOTTOM OF FOOTINGS SHALL BE A MIN. OF 48" BELOW FIN. GRADE.
- FIELD VERIFY ALL EXISTING CONDITIONS. ANY COMPROMISED CONDITION OR CONFIGURATION THAT IS DIFFERENT THAN WHAT IS SHOWN SHALL BE REPORTED TO ARCHITECT.
- PROVIDE (2) #VERT. BARS (& DOWEL INTO FOOTINGS) AT ALL CORNERS, EDGES OF OPENINGS, INTERSECTIONS, BELOW ALL ROOF & FLOOR BEAM BEARING LOCATIONS AND BELOW ALL COLUMNS.
- PROVIDE & INSTALL DOWELS INTO FOOTINGS AT ALL VERT. BAR LOCATIONS.
- PROVIDE & INSTALL CORNER BARS FOR ALL HORIZ. REINFORCING.



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FOUNDATION & FIRST FLOOR FRAMING PLAN
SECOND FLOOR & LOWER ROOF FRAMING PLAN

DATE: 5-14-24
SCALE: AS INDICATED
DRAWN BY: AEC
FOR BUILDING PERMIT

WEST

S1.0

STRUCTURAL NOTES:

- I. GENERAL NOTES**
- The building code used is the New York State, latest edition.
 - The Contractor shall verify all dimensions and conditions in the field prior to commencing work. The Engineer shall be notified of any discrepancies which may exist.
 - All footings are to be placed on suitable, undisturbed, native soil. The soil bearing pressure should be confirmed/verified at the footings by an accepted testing method. All retaining wall footings have been designed based upon a net allowable bearing pressure of 1500 psf. This pressure has been assumed per NYS maximum allowable. The soil bearing pressure should be verified by a geotechnical engineer and be reported to the structural engineer of record.
 - Contractor shall coordinate the structural drawing with the architectural, mechanical, electrical and plumbing drawings prior to fabrication and installation of any structural components. Any discrepancies shall be reported to the structural engineer immediately.

II. FOUNDATION WORK

- A. GENERAL**
- Soil pressure to be field verified. Contact Geotechnical Engineer prior to commencing work for a visual inspection of bearing surfaces.
- B. DESIGN CAPACITIES**
- Assumed net allowable soil bearing pressure is 1500 psf per ICC/NYS Code maximum allowable. All cantilever retaining walls have been designed for an Active Lateral Earth Pressure equal to 45 psf per foot of wall length. All basement walls have been designed for an At-Rest Lateral Earth Pressure equal to 60 psf per foot of wall length. These pressures shall be field verified by a NYS licensed geotechnical engineer.

C. FILL AND BACKFILL

- Compact each fill layer not less than 95% of maximum density of Modified Proctor per ASTM D 1557.

III. CONCRETE

A. MATERIAL PROPERTIES

- All cast-in-place concrete - minimum strength in 28 days to be 4000 psi.
 - Bar reinforcing ASTM A615, Grade 60
 - Welded wire fabric ASTM A185
- B. INSTALLATION**
- Unless otherwise shown, all reinforcing shall be detailed in accordance with the latest version of ACI 318.
 - Unless otherwise noted, reinforcing shall have the following minimum concrete covers: 3" cover where formed and against earth, 3" where formed and against earth, and 1" where formed and not against earth. See ACI Code.

- Unless otherwise noted, reinforcing splices shall be minimum 48 bar diameters.
- Provide 3/4" chamfer at all exposed concrete corners and edges.
- Engineer to inspect and approve installed example of typical wall reinforcement types before concrete placement.
- Provide corner bars at all intersections and corners, e.g.: walls, footings, etc.

III. CONCRETE MASONRY

A. MATERIAL PROPERTIES

- All concrete block work to have horizontal masonry reinforcing every second course or as indicated on drawings.
- Fill block cores solid under lintels, beam pockets, and all bearing plates.
- Fill block cores solid around all rebar with grout.
- Concrete block masonry wall to be set in full mortar bedding.
- Keep cores of reinforced masonry free of mortar droppings.
- Concrete block units shall conform to ASTM C90, Type 1, Grade N.
- Mortar ASTM C270, Type S (minimum 5000 psi)
- Block fill - course grout 3,000 psi
- Reinforcing: Bars - ASTM A615, Grade 60
- Trussed masonry joint reinforcing ASTM A82
- Lap splices of reinforcing bars shall be 40 bar diameters but not less than 24".

B. INSTALLATION

- All concrete block work to have horizontal reinforcing every 2nd course or as indicated in drawings.
- Fill block cores solid under lintels, beam pockets, and all bearing plates.
- Provide control joints in masonry walls at maximum 24 feet on center or as noted on the drawings.
- Keep cores of reinforced masonry free of mortar droppings, provide cleanouts at base of every core.

IV. WOOD

- Minimum fiber stress in bending (Fb) for all wood to be 850 psi (single member uses). Compression Parallel to Grain (Fc) to be 1300 psi unless otherwise noted. E=1300000 psi, Minimum shear stress (Fv) = 150 psi unless otherwise noted, Micro-Lam Specifications Fb = 2800 psi, E = 1900000 psi.
- Continuously glue and connect all beams & headers with 1 row (3 rows for 14" deep beams) of 16d common nails at 12" O.C. max., stagger (ea. face for 3 ply members).
- See Roof Framing Plan for all interior and exterior header types.
- Provide solid blocking under all header supports down to masonry wall or steel beam.
- Triple studs under each end of headers, unless otherwise noted.
- Wood in contact with masonry, concrete, or earth or within 1'-0" of grade & exposed shall be pressure treated.
- Framing anchors, joist hangers, etc. shall be galvanized steel (16 ga. min.). Install in strict accordance with Mfrs. Instructions.
- All exterior walls to be 2x8 studs @ 16" O.C. unless otherwise noted, blocking shall be provided @ 4' O.C. or at plywood panel edges.
- All interior walls to be 2x4 studs @ 16" O.C. unless otherwise noted.
- Wall sheathing: 1/2" CDX Plywood
- Roof sheathing: 1/2" CDX Plywood (5/8" CDX Plywood @ Trusses) w/ 10d nails @ 12" O.C. (min.) into all supports.
- Pre-engineered trusses @ 24" O.C., design by manufacturer - trusses shall be designed by a NYS licensed engineer & designed to withstand a 35 psf snow load (balanced) or 40 psf snow load (unbalanced), 10 psf dead load for top chord and 5 psf dead load for bottom chord. Trusses must also be designed for snow drift loads (if applicable). Girders or special trusses must be designed as indicated on the roof framing plan.

V. STRUCTURAL STEEL

A. MATERIAL PROPERTIES

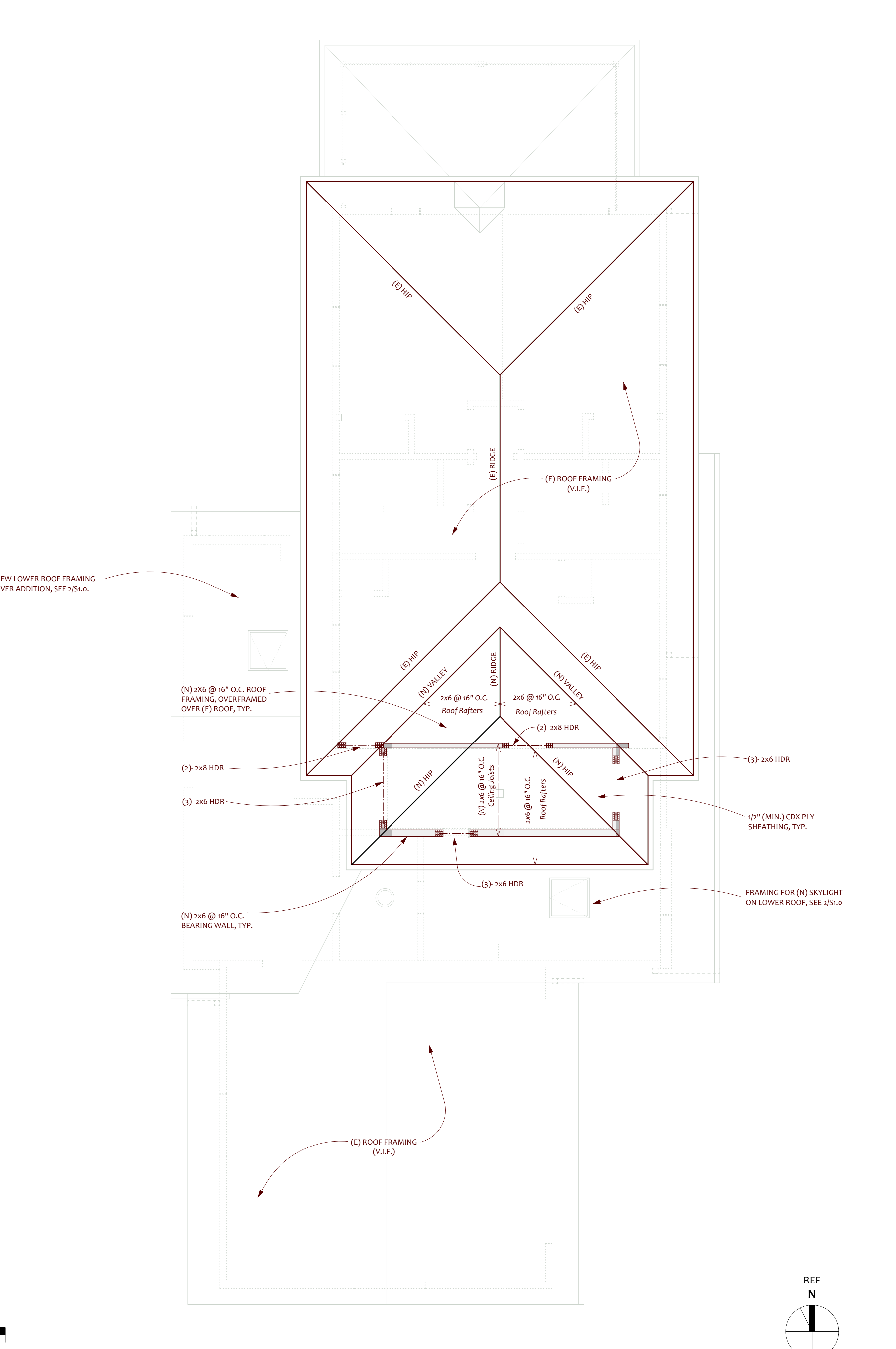
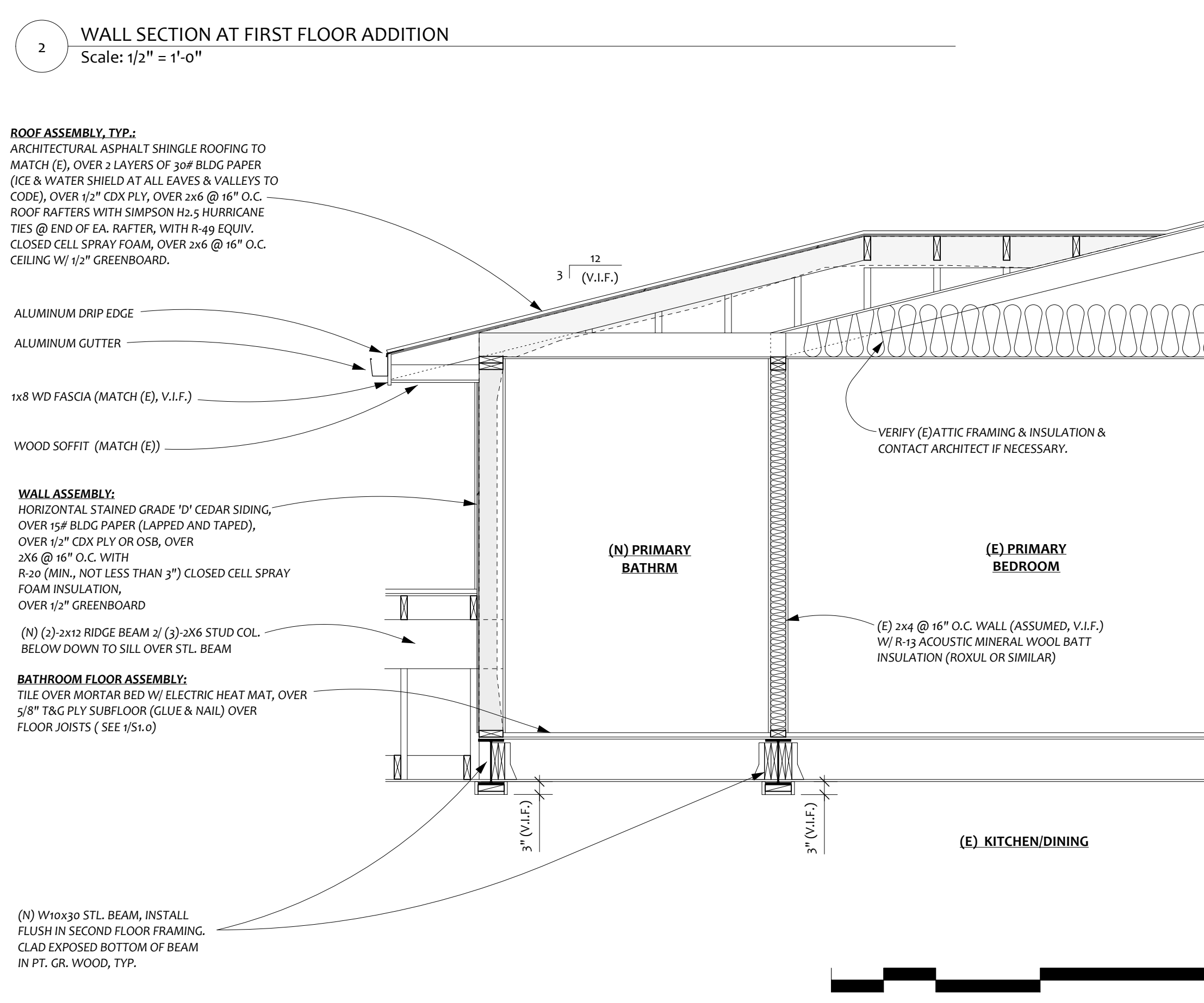
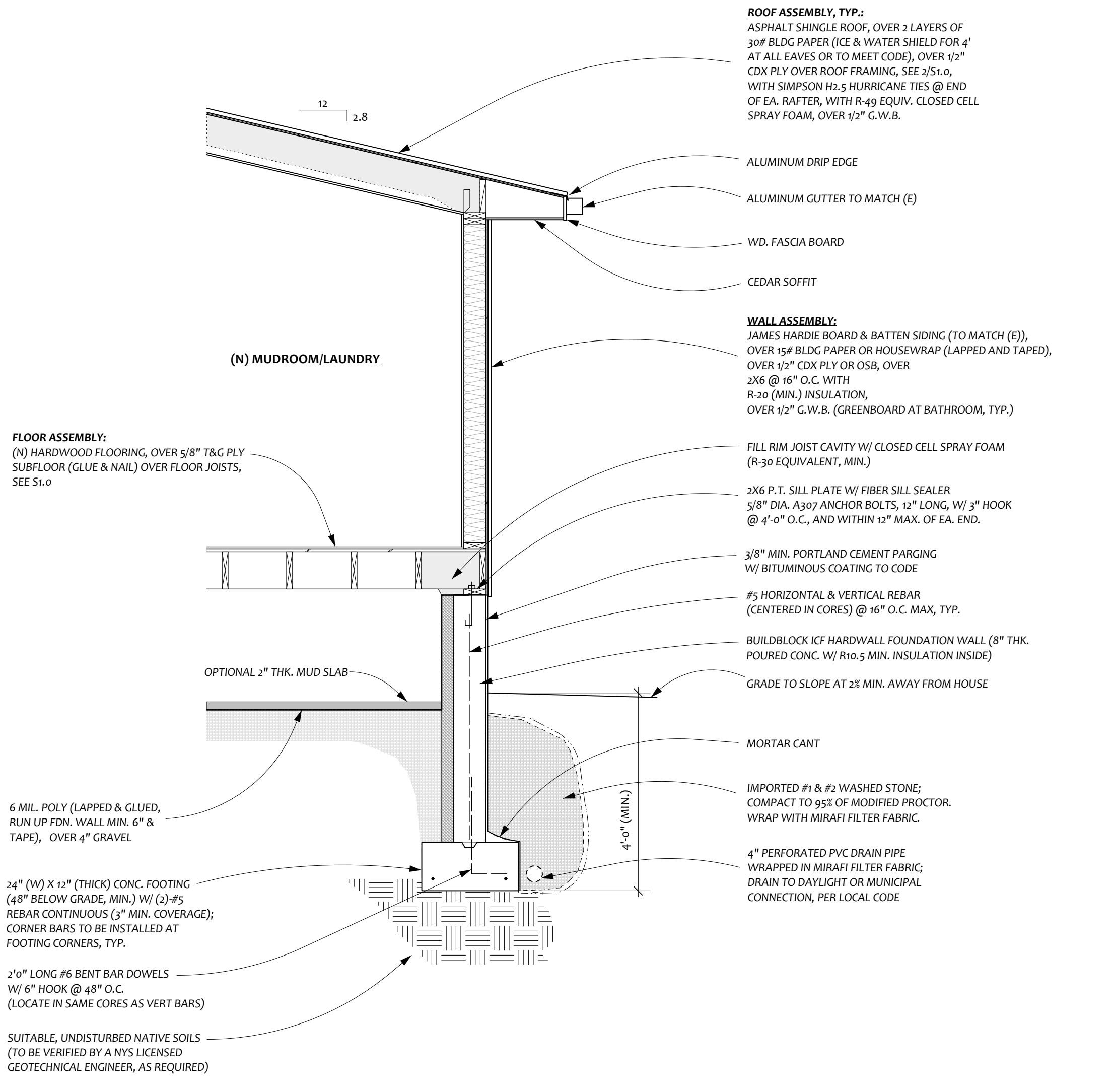
- Steel tubes - ASTM A500, Gr. B
- "W" shapes - ASTM A992, Grade 50
- Plates, Bars, Angles - ASTM A36
- Pipes, Bars, Angles - ASTM A53, Type E (Fy=35ksi)
- Bolts - ASTM A325N
- Welding - E70XX-AWS D1.1
- Anchor Bolts shall be ASTM A36

B. INSTALLATION

- Welding by certified welder only.
- Top of steel and bottom of steel elevations are from the top of the top plate to the bottom of the base plate.
- All structural steel shall be primed and painted with a high quality epoxy paint (TNEDEC or equal).
- All structural steel fabrication, erection, and connections to conform with current edition of AISC handbook. Field measure all steel prior to fabrication.

VI. MISCELLANEOUS

- Provide shop drawings for structural steel, roof trusses, masonry, concrete mix design and reinforcing for approval before fabrication.
- All shop drawings shall be stamped by a licensed professional engineer in the State of New York.
- Paint all exposed steel below grade (0'-0") with asphaltic dampproofing except bearing surfaces.
- Field measure all steel prior to fabrication



REVISIONS

REGISTERED ARCHITECT
 ANNE EVERSON COOPER
 STATE OF NEW YORK
 033082

DATE SIGNED: 5-14-24
 LICENSE RENEWAL DATE: 7-31-25

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ROOF FRAMING PLAN
 WALL SECTIONS

DATE: 5-14-24

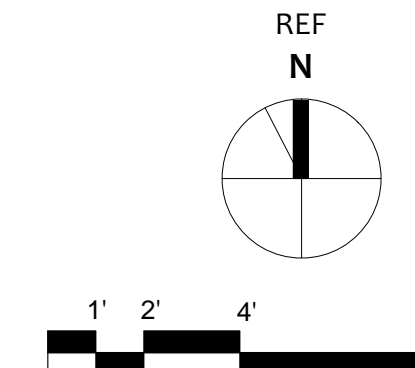
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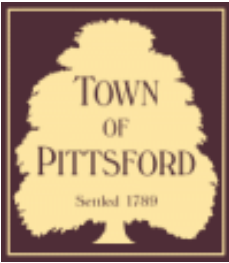
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WEST

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Town of Pittsford

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

Permit #
B24-000072

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 15 Bridleridge Farms PITTSFORD, NY 14534

Tax ID Number: 191.01-1-78

Zoning District: RRSP Rural Residential South Pittsford

Owner: Bridlebridge Farms LLC

Applicant: Bridlebridge Farms LLC

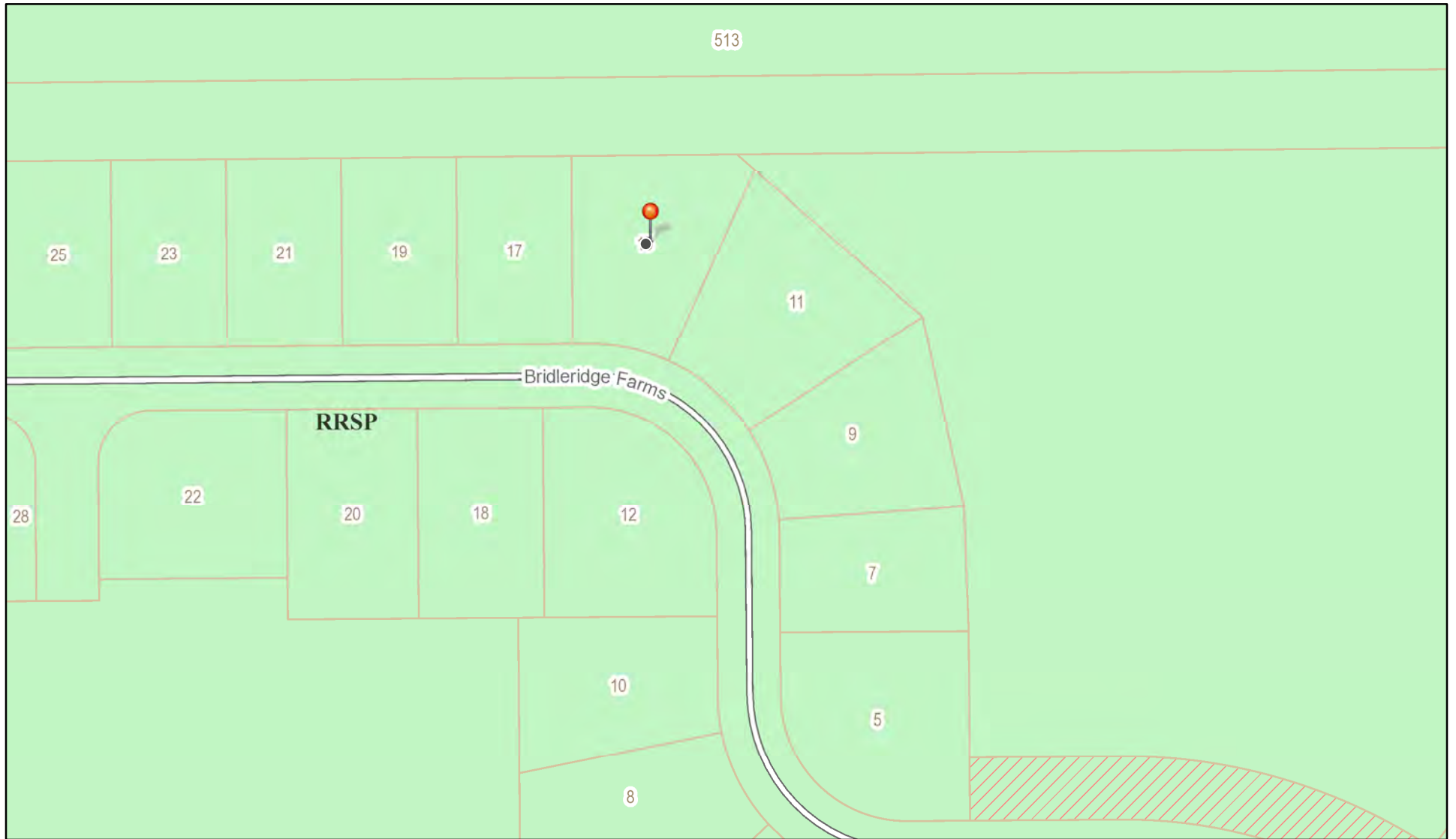
Application Type:

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

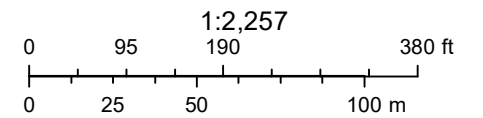
Project Description: Applicant is requesting design review for a 3,135-square-foot, two-story home in the Bridleridge Farms Subdivision.

Meeting Date: May 23, 2024

RN Residential Neighborhood Zoning

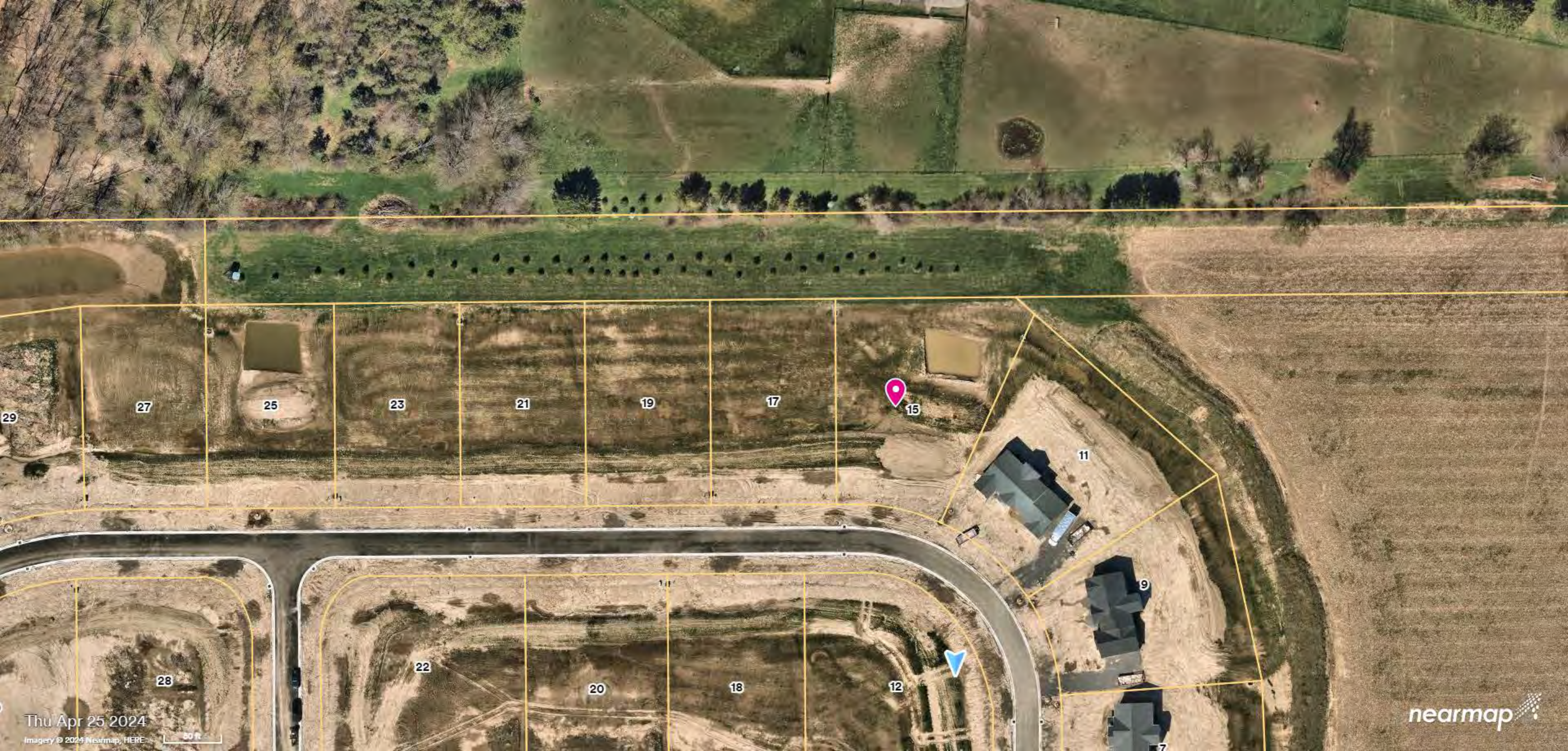


Printed May 16, 2024



Town of Pittsford GIS

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Thu Apr 25 2024

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nearmap



SPEC HOUSE / THE NEWTON

LOT 5 BRIDLERIDGE
 PITTSFORD, NY
 COVENTRY RIDGE BUILDING CORP.
 PLAN 3135 / PROJECT 15439 C

SHEET INDEX

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

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE

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

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

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

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

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

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

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

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

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

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

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

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/30 OF THE AREA OF THE VENTED SPACE.

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH PART VI OF THE 2020 RCNYS. A SHUTOFF VALVE SHALL BE PROVIDED AHEAD OF EVERY GAS APPLIANCE OR OUTLET FOR A GAS CONNECTION. VALVES SHALL BE LOCATED IN THE SAME ROOM AS, & WITHIN 6' OF THE APPLIANCE, EXCEPT THAT VALVES FOR VENTED GAS FIREPLACES, INSERTS, LOGS & ROOM HEATERS MAY BE REMOTE FROM THE APPLIANCE WHERE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED & SERVE NO OTHER EQUIPMENT. SHUTOFF VALVES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION G240.2.

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

ENERGY EFFICIENCY:

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

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

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

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

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

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

DURING TESTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SITE WORK:

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

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

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

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

FOUNDATION:

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

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

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

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

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

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

FIREPLACES:

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

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

FRAMING:

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

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

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

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM (22X8 OR (32)2X6 HEADER UNLESS NOTED OTHERWISE.

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

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

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

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

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

STAIRWAY & GUARD REQUIREMENTS:

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

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACE OF HANDRAILS SHALL BE BETWEEN 34" & 36" ABOVE TREAD NOSING.

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

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

GARAGE FIREPROOFING:

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

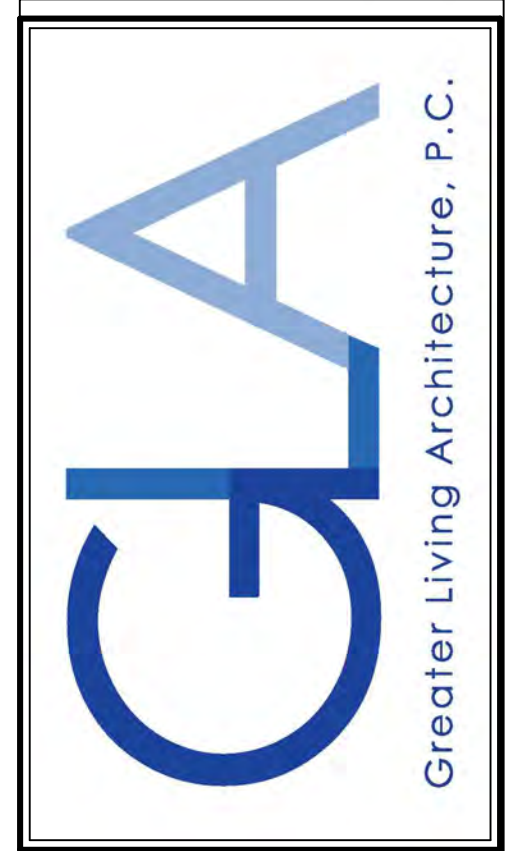
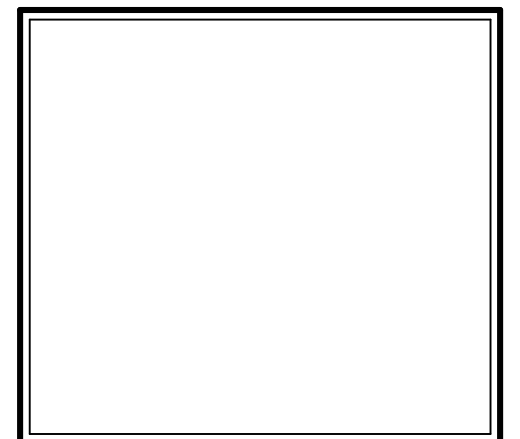
IF HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM LIVING AREA OR BONUS AREAS ABOVE, THEN ONE LAYER OF 5/8" TYPE X DRYWALL ON THE CEILING IS REQUIRED, WHERE THE HORIZONTAL CONSTRUCTION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO PROTECTED BY 5/8" TYPE X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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 5
 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

COVER PAGE

GLA PLAN 3135

drawn: CDK	checked: CSB
scale: AS NOTED	date: 5 / 24
PROJECT: 15439C	sheet: C 1

STRUCTURAL MATERIAL SPECIFICATIONS:

STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.L.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 ³ = 1,9 Ec = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc = 3500 PSI MIN. (GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS)
BOLTS	ASTM A307, Fy = 33 KSI

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

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

TRUSS IDENTIFICATION:

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

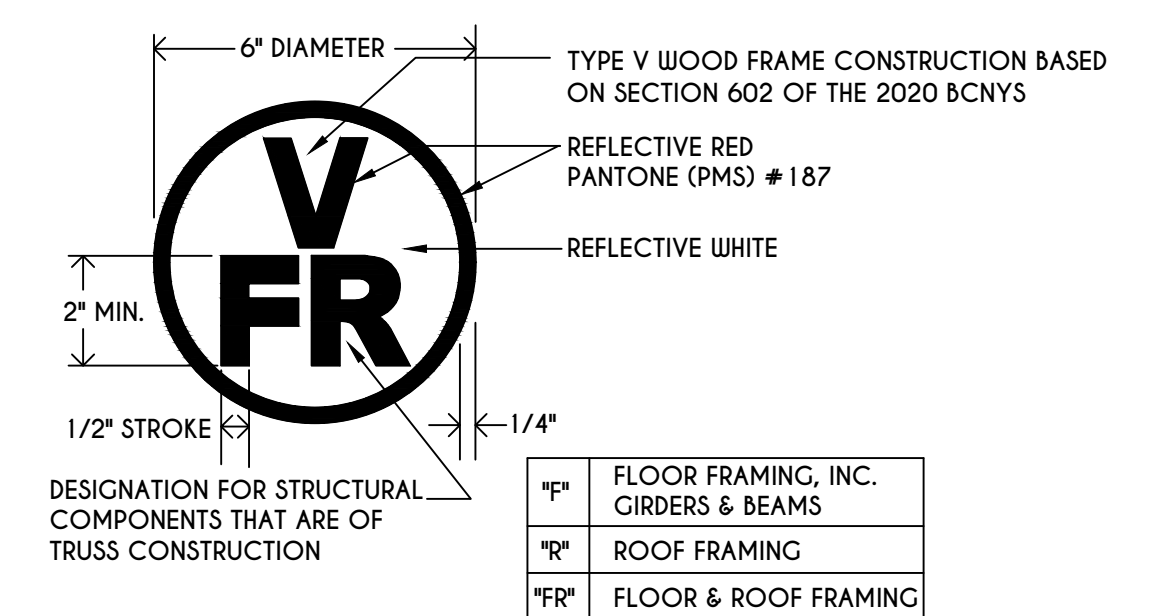


TABLE M1505.4.3 (1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

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

FOR SI: 1 square foot=0.0929 m², 1 cubic foot per min=0.00047 19 m³/s

TABLE M1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a,b}

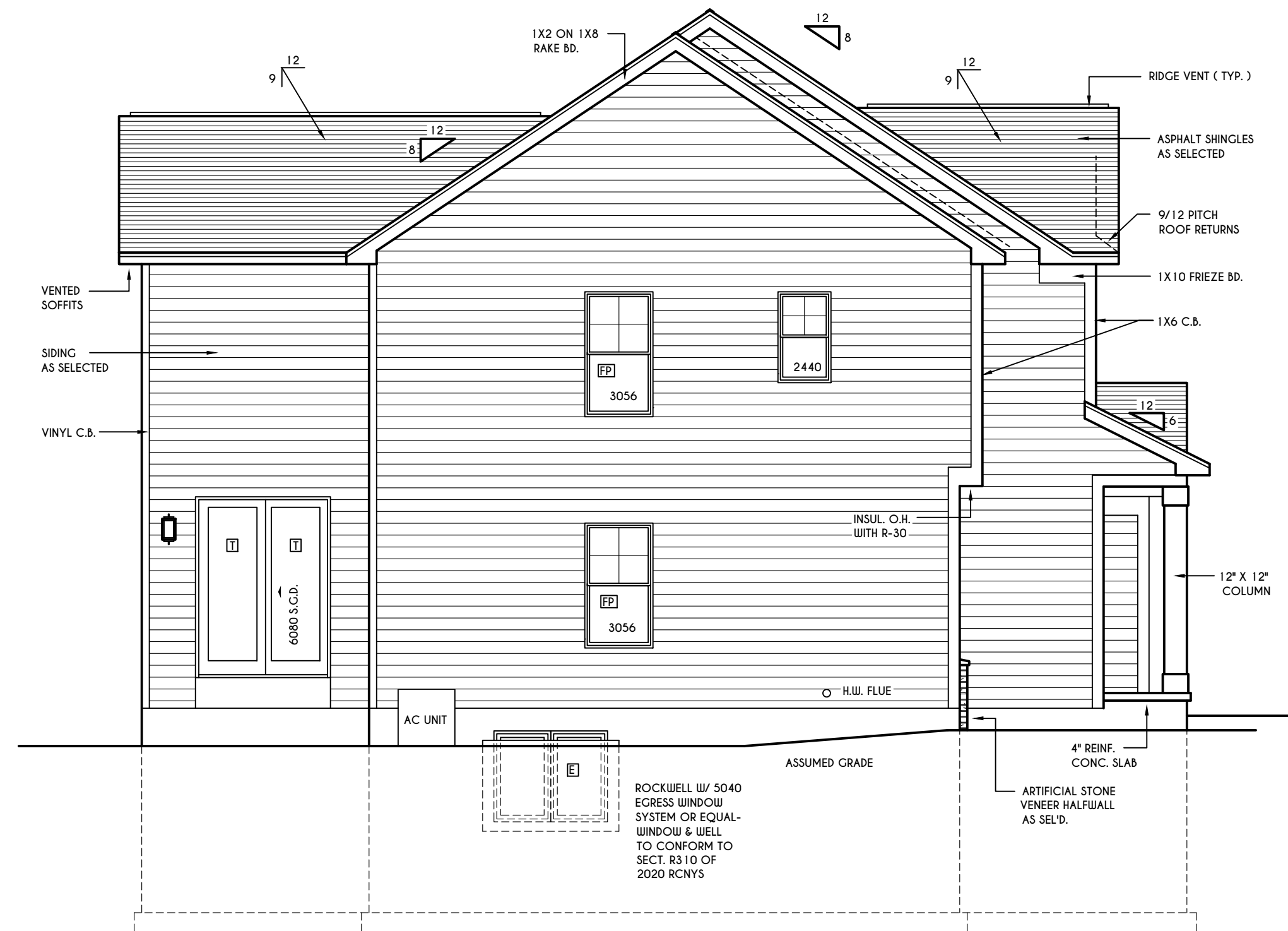
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT FACTOR ^a	25%	33%	50%	66%	75%	100%
		4	3	2	1.5	1.3

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

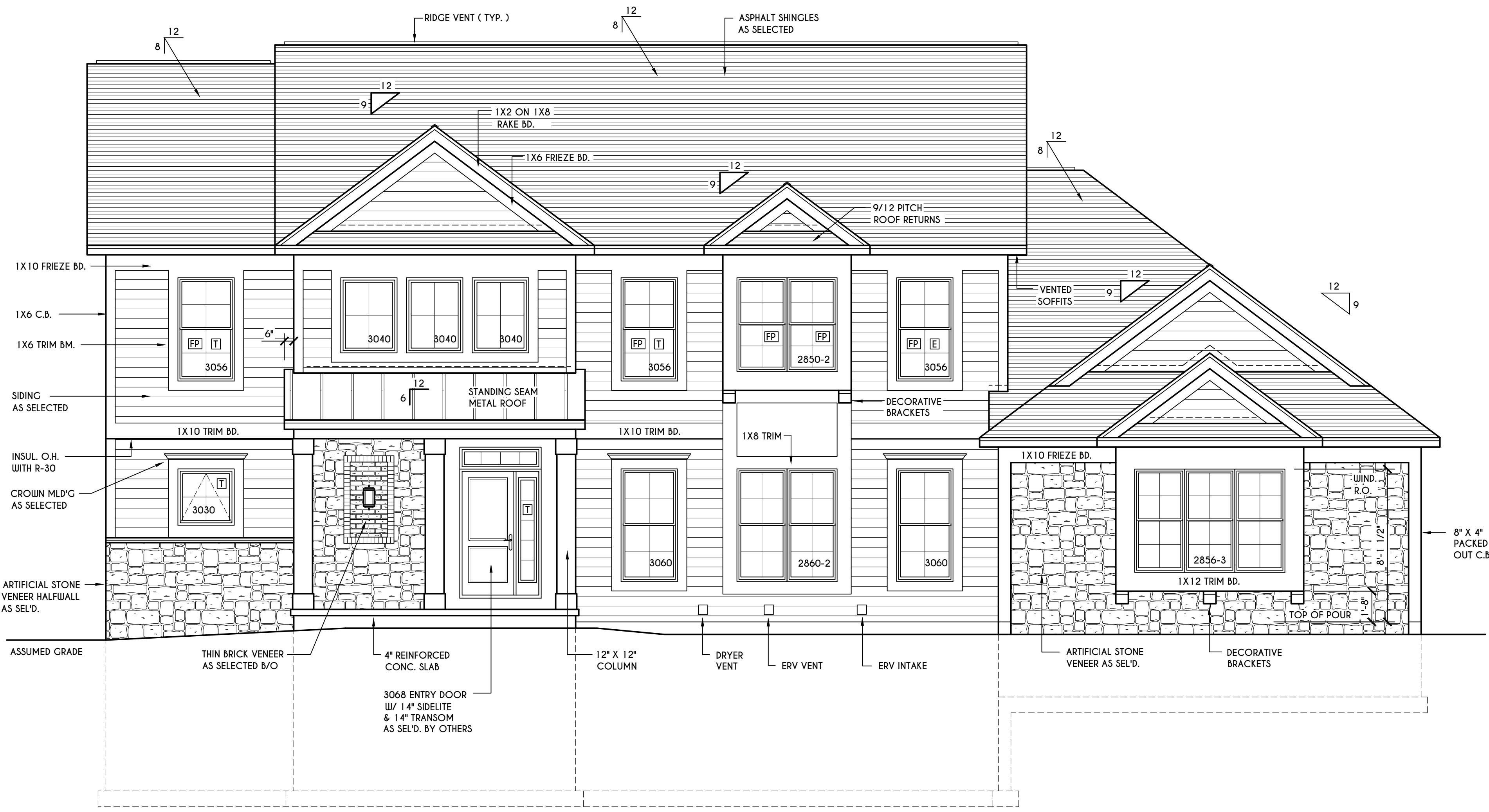
TABLE M1505.4.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.00047 19 m³/s.

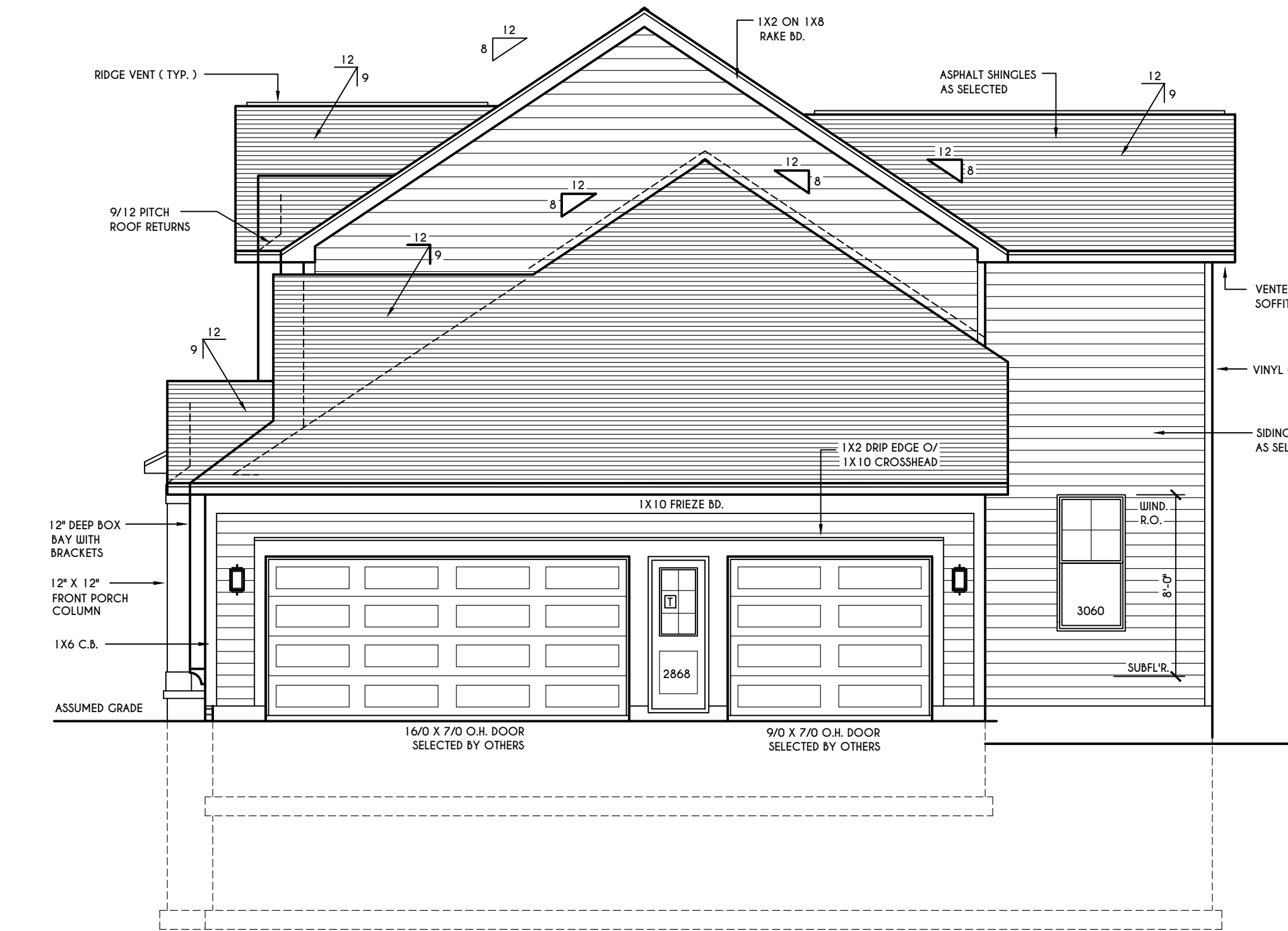


LEFT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
FIRST FLOOR LIVING AREA = 1570 SQ.FT.
SECOND FLOOR LIVING AREA = 1565 SQ.FT.
TOTAL LIVING AREA = 3135 SQ.FT.
TOTAL CONDITIONED VOLUME (CONTRACTOR TO VERIFY) = 43,654 CU.FT.



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



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

WINDOWS: HARVEY
U-FACTOR 0.30
SHGC 0.27

DOORS: SELECTION BY OWNER

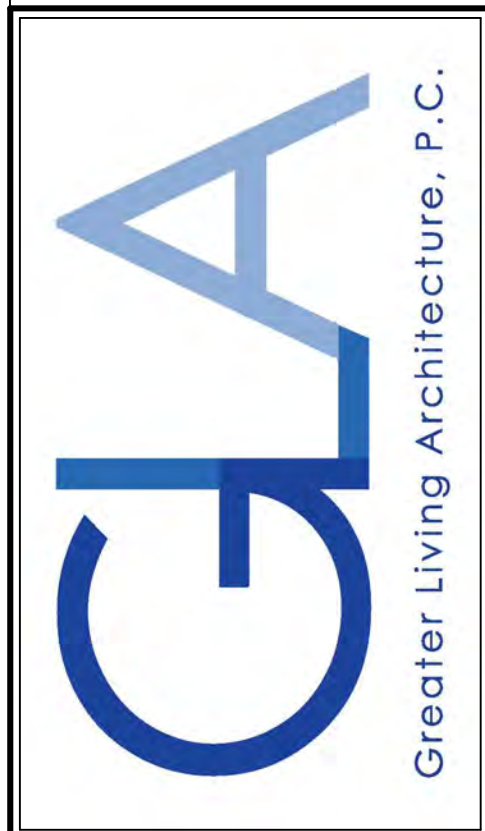
AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & SLIDING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 ECCCNY

WINDOW / DOOR LEGEND:
[E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF 2020 RCNYS
[T] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
[FP] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)
4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT
CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

MECHANICAL VENTILATION RATE:
THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 cfm WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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PITTSFORD, NY

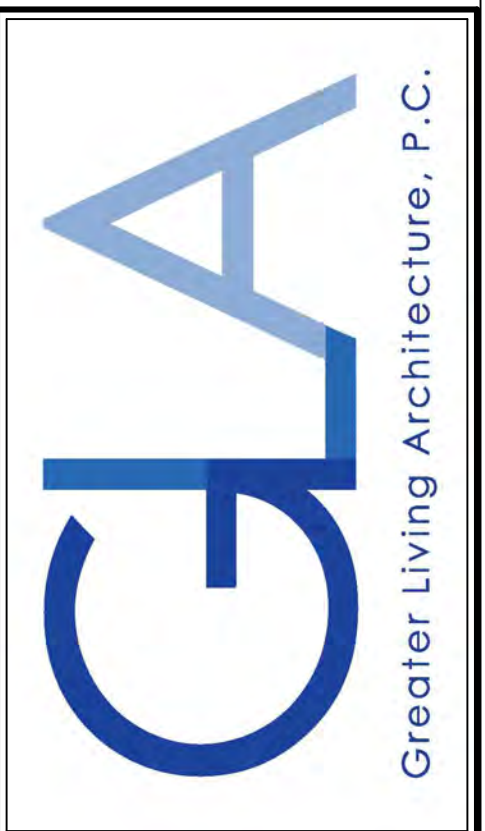
BUILDER:
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 3135

drawn: CDK	checked: CSB
scale: AS NOTED	date: 5 / 24
PROJECT: 15439C	sheet: 1 / 5

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BUILDER:

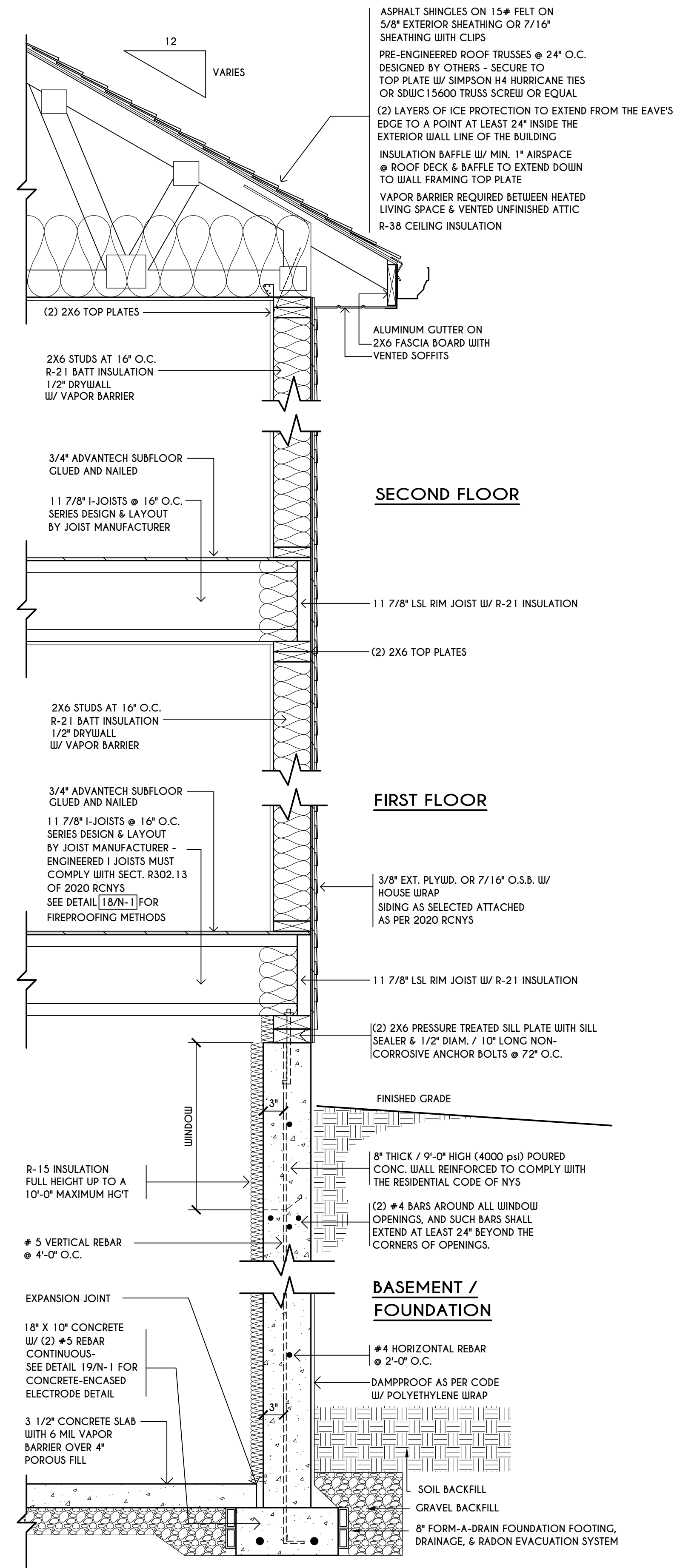
COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3135

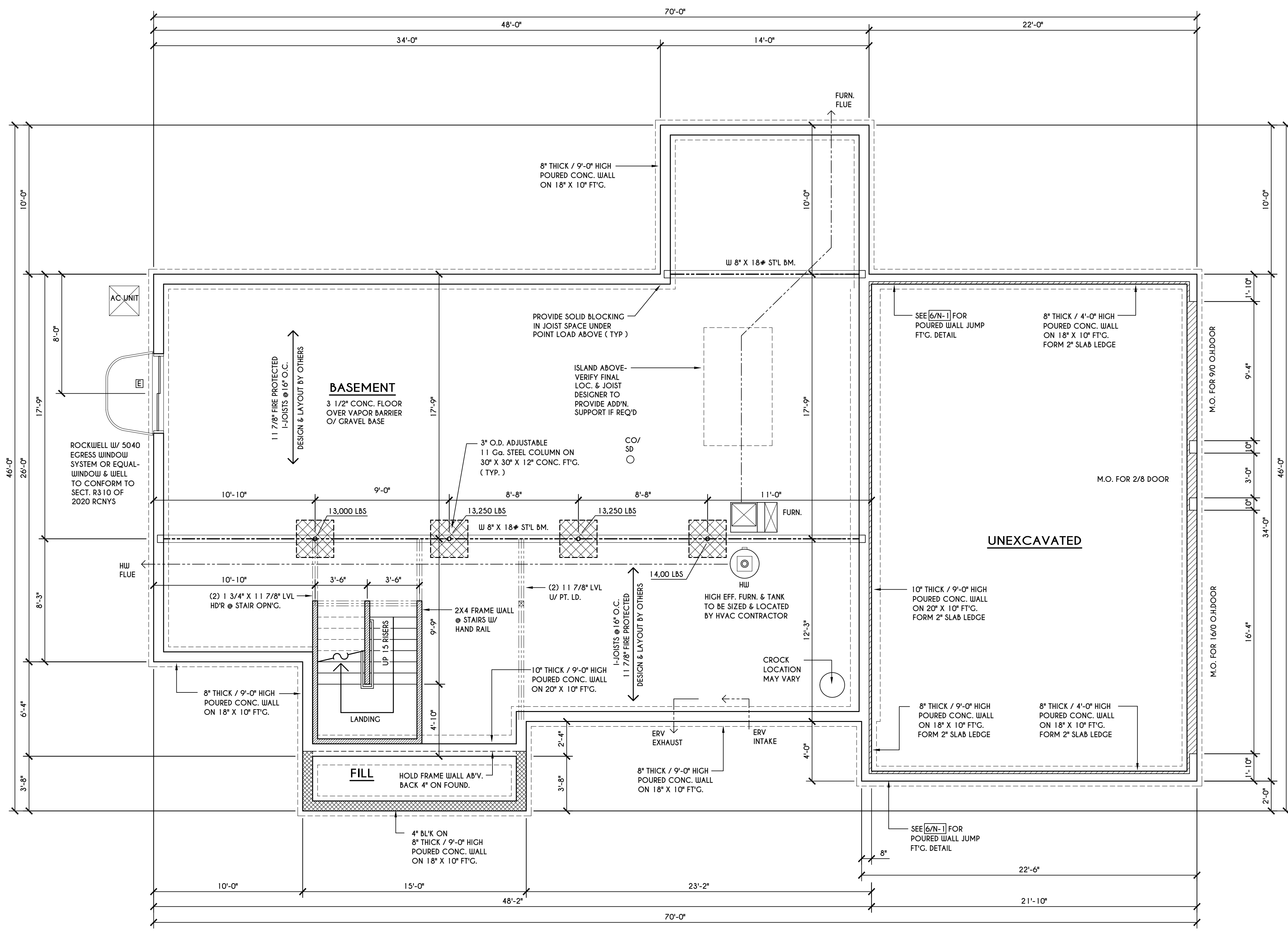
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scale: AS NOTED	date: 5 / 24
PROJECT: 15439C	sheet: 2 / 5

TRUSS EAVE CONSTRUCTION



TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



BASEMENT & FOUNDATION PLAN

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

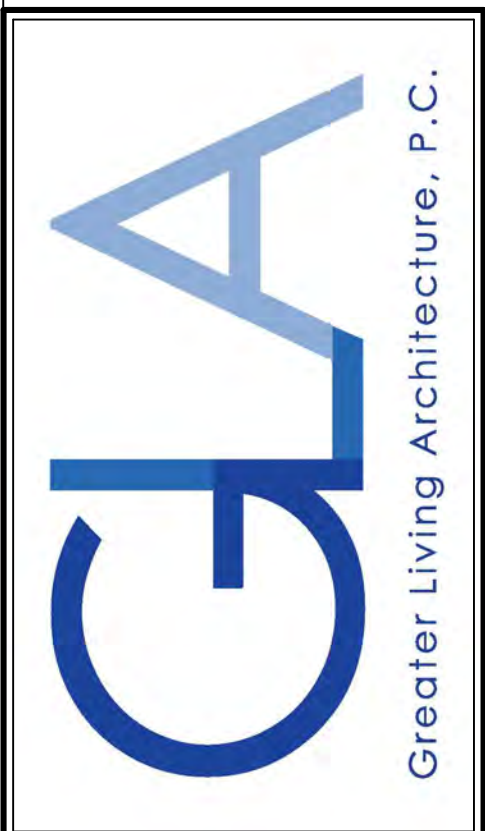
GENERAL FOUNDATION / BASEMENT NOTES:

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

WINDOW / DOOR LEGEND:

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

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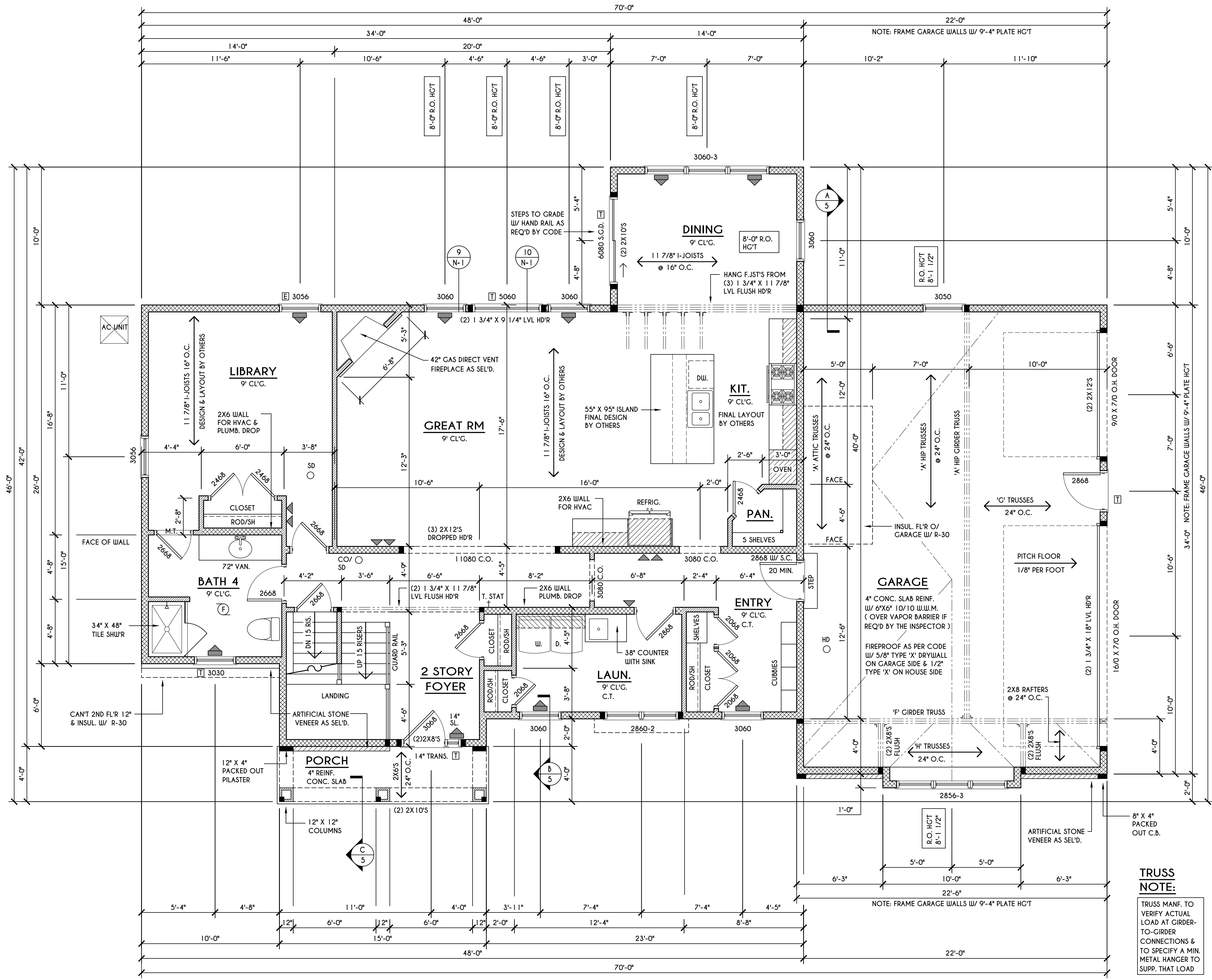
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

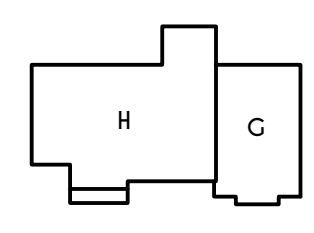
GLA PLAN 3135

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PLOT PLAN

SCALE: 1" = 50'-0"



ENGINEERED FLOOR JOIST NOTE:

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

FRAMING LEGEND:

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

FIRST FLOOR PLAN

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

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HCTS TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / - 4'-0" ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

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

TRUSS NOTE:

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

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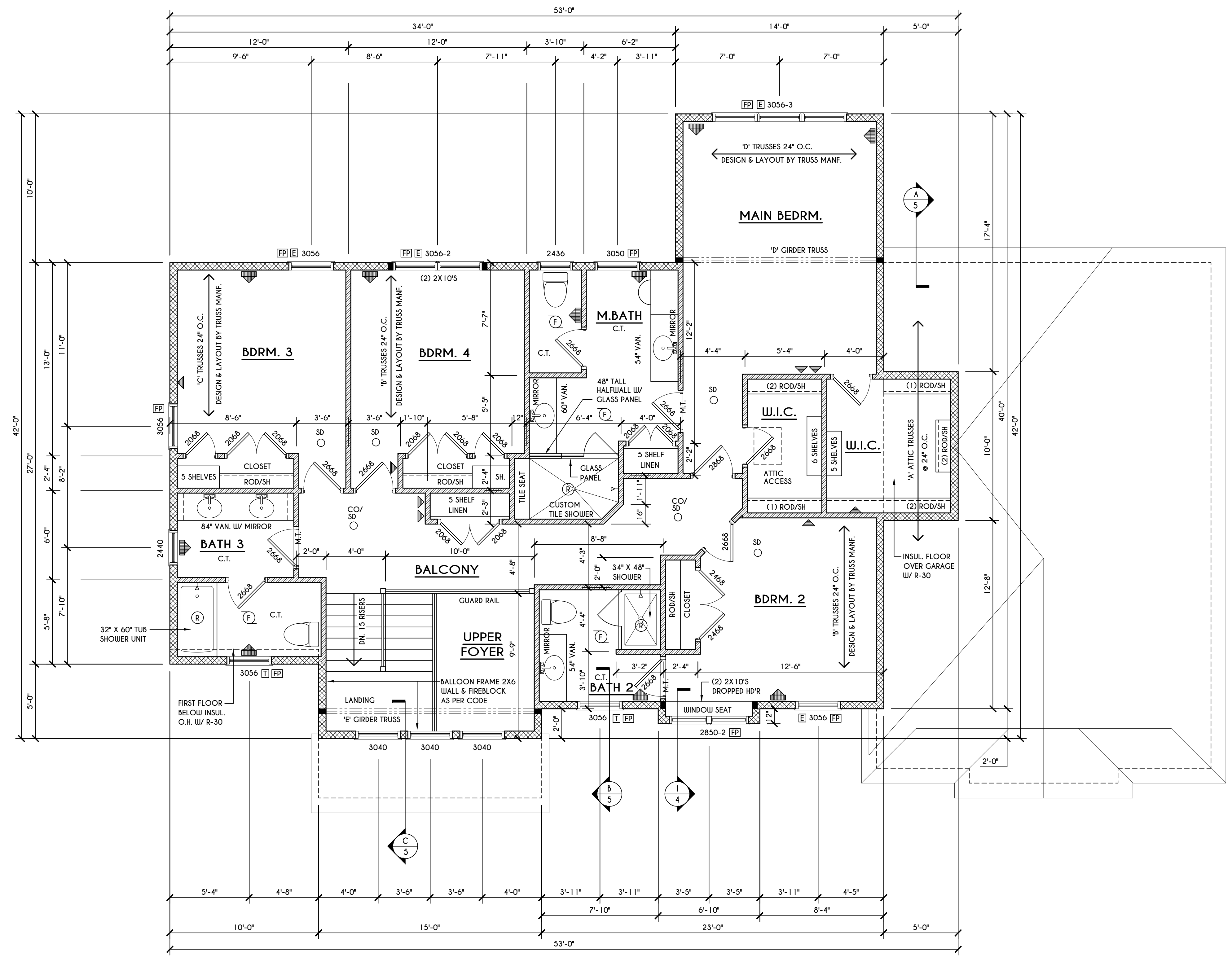
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3135

drawn: CDK	checked: CSB
scale: AS NOTED	date: 5 / 24
PROJECT: 15439C	sheet: 4 5



SECOND FLOOR PLAN

1565 SQ.FT.

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

GENERAL SECOND FLOOR PLAN NOTES:

SECOND FLOOR PLATE HOT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGTS TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL & TO BE MIN. (2) 2X8'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

WINDOW / DOOR LEGEND:

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

FRAMING LEGEND:

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

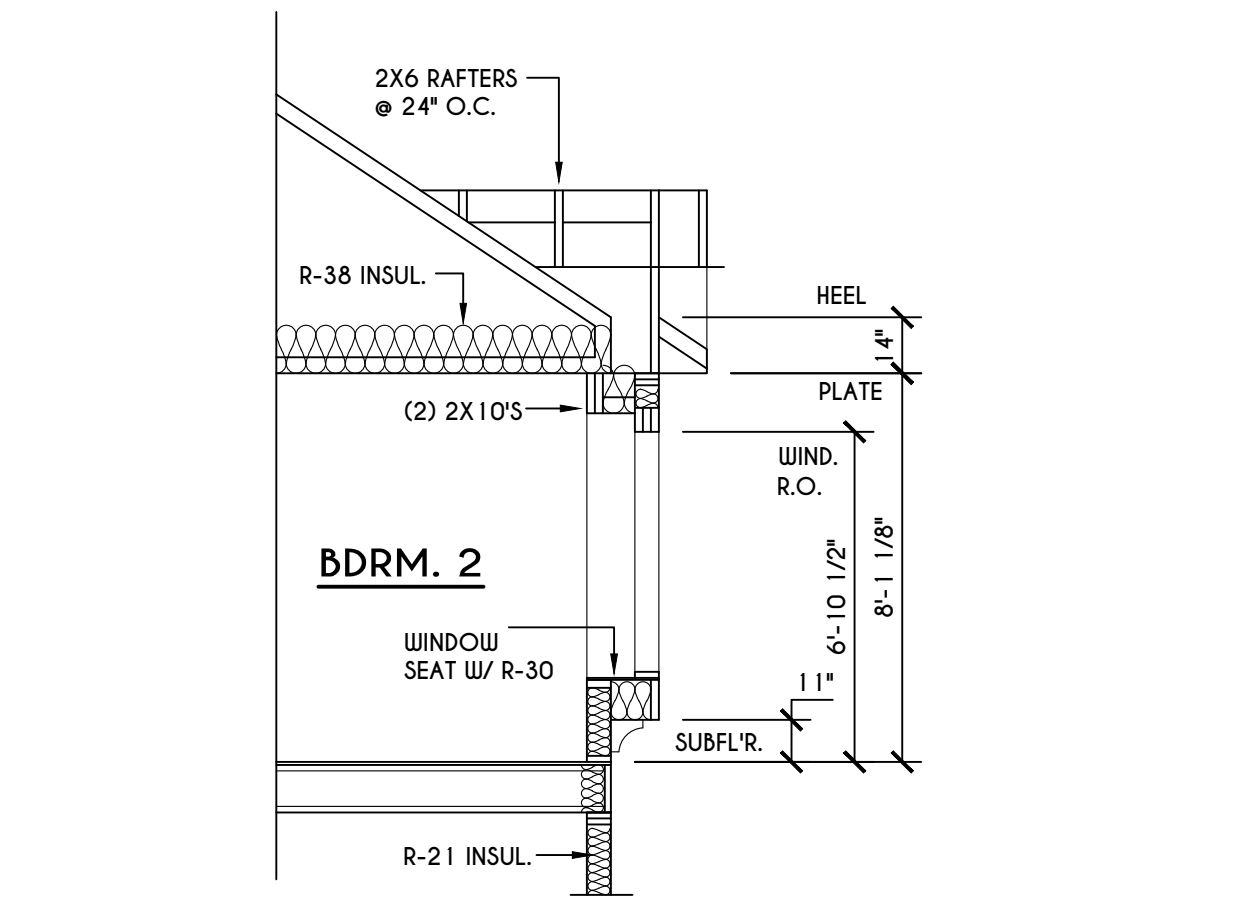
GENERAL ROOF NOTES:

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

ROOF PLAN

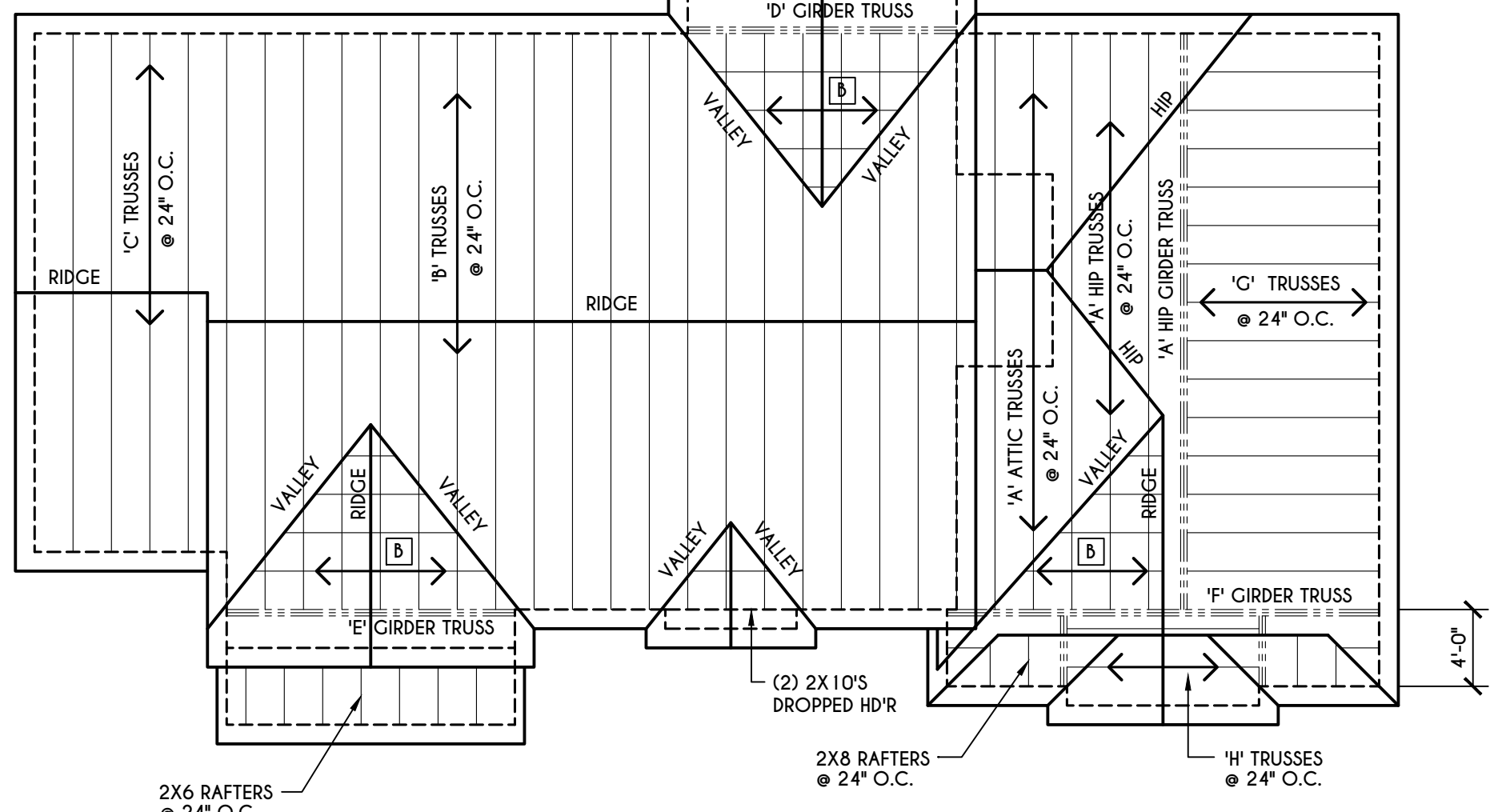
SCALE: 1/8" = 1'-0"

- A** - 2X8 LAYOVER RAFTERS 24" O.C.
- B** - 2X6 LAYOVER RAFTERS 24" O.C.

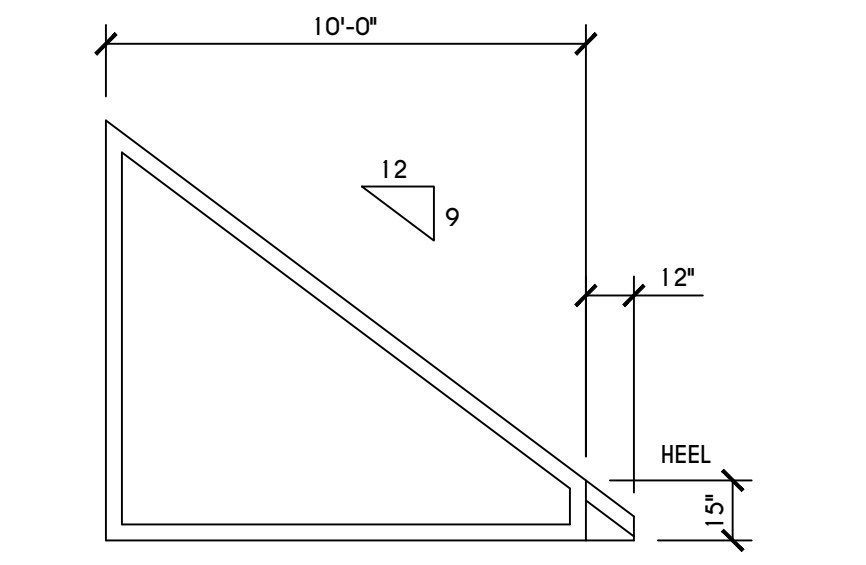


1 WINDOW SEAT DETAIL

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

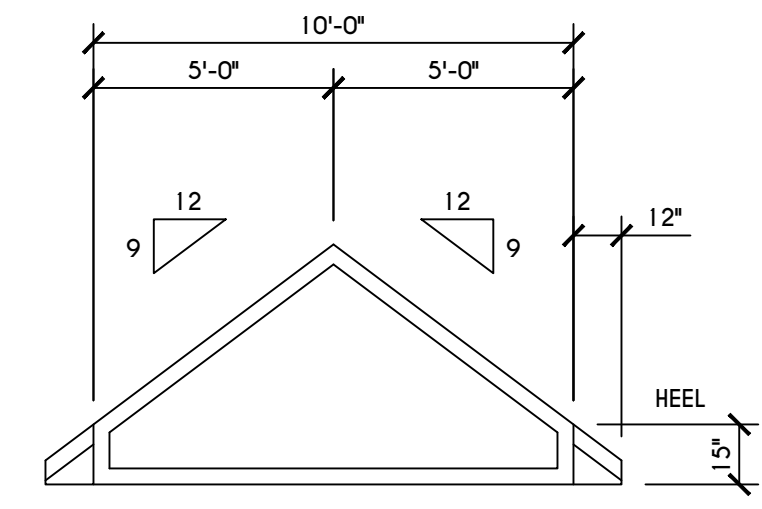


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'G' TRUSS PROFILE

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

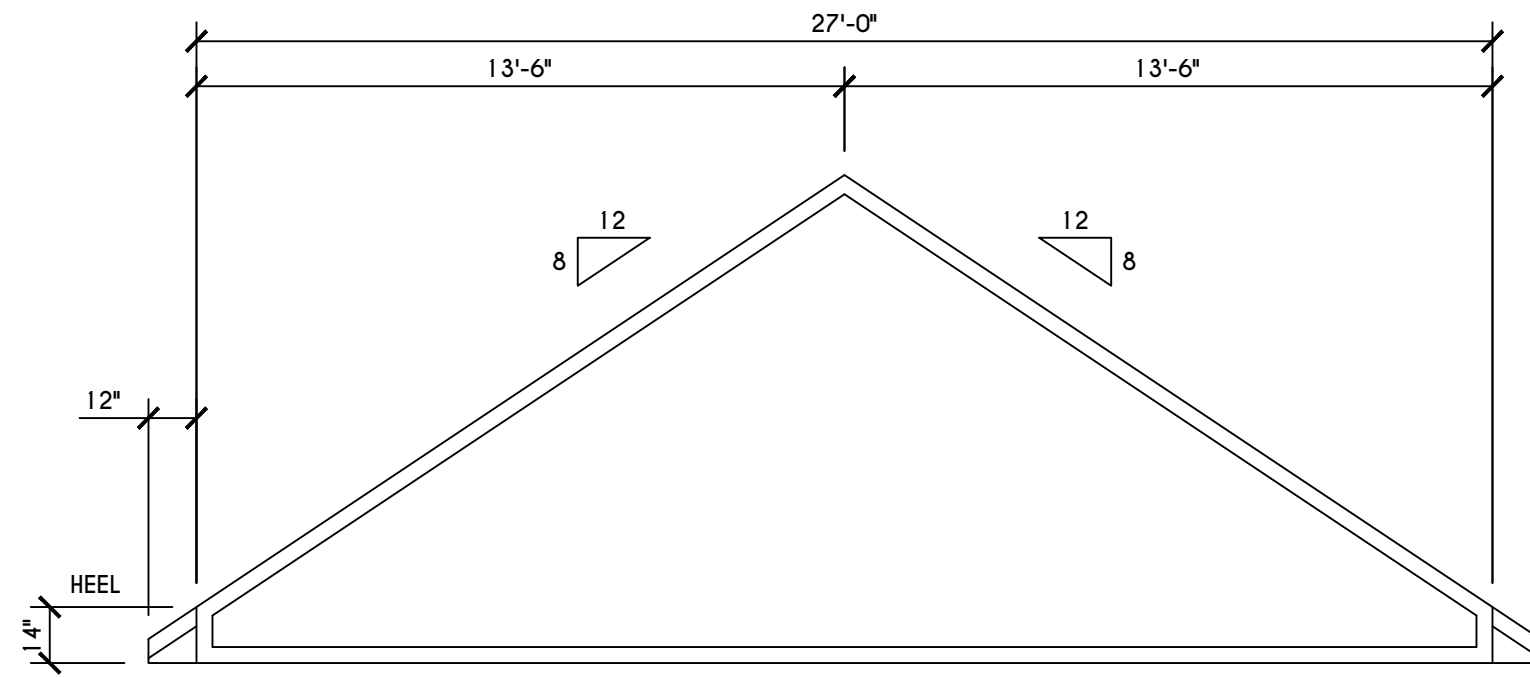


'H' TRUSS PROFILE

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

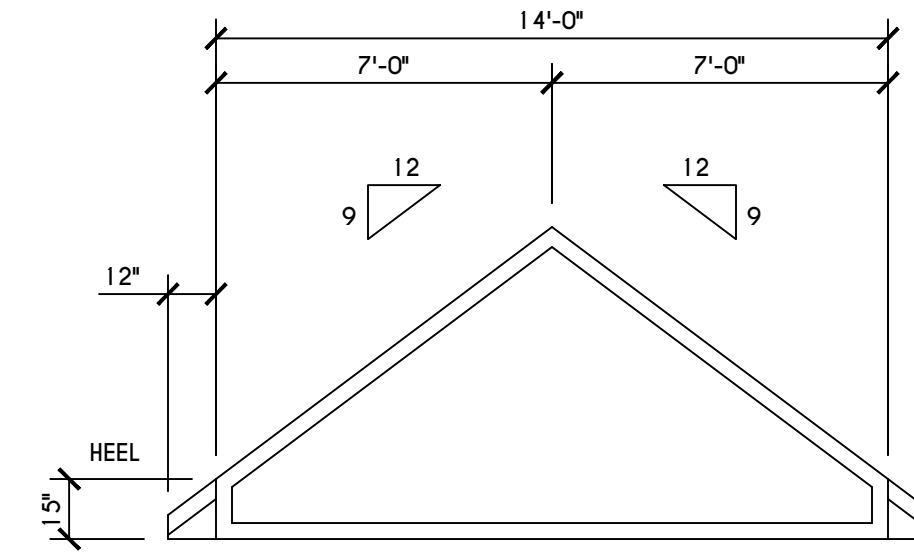
TRUSS NOTES:

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



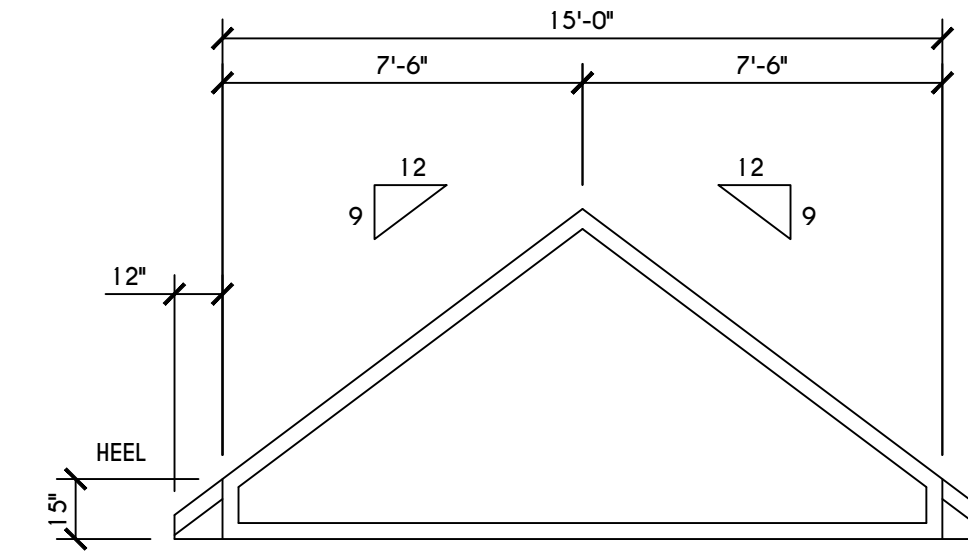
'C' TRUSS PROFILE

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



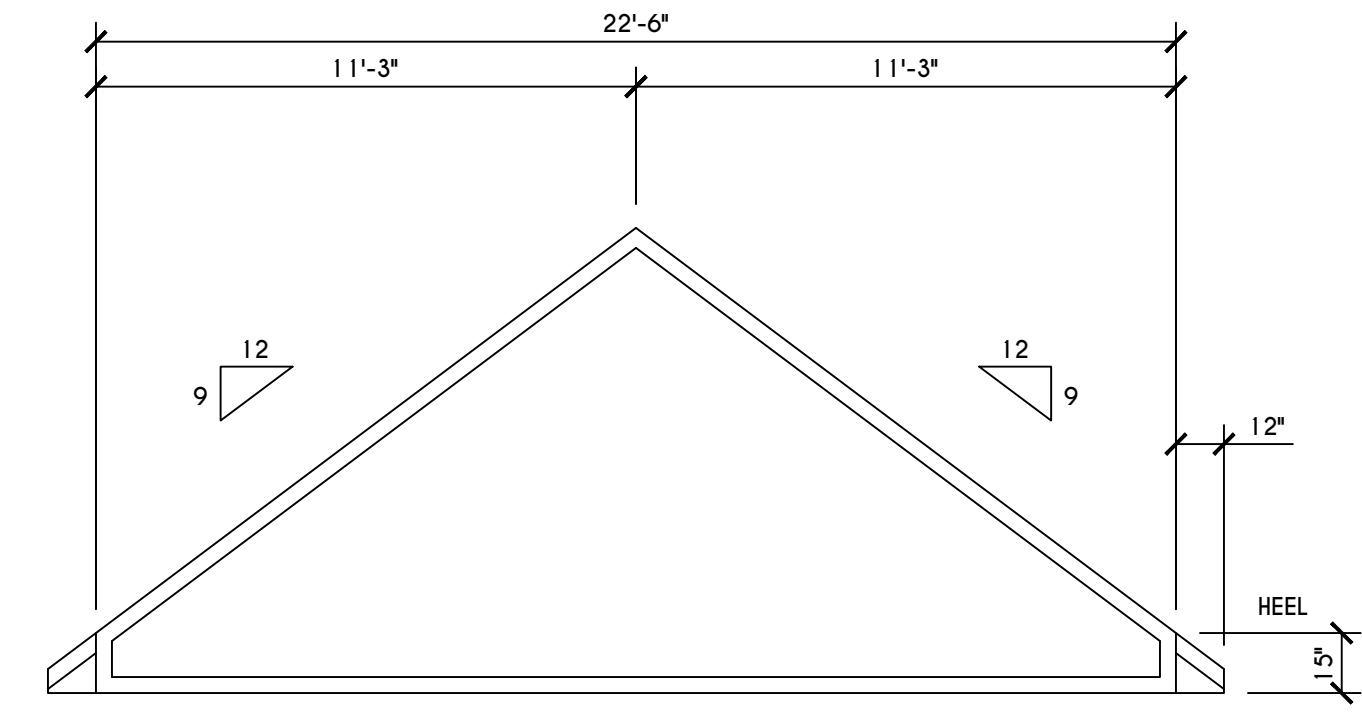
'D' TRUSS PROFILE

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



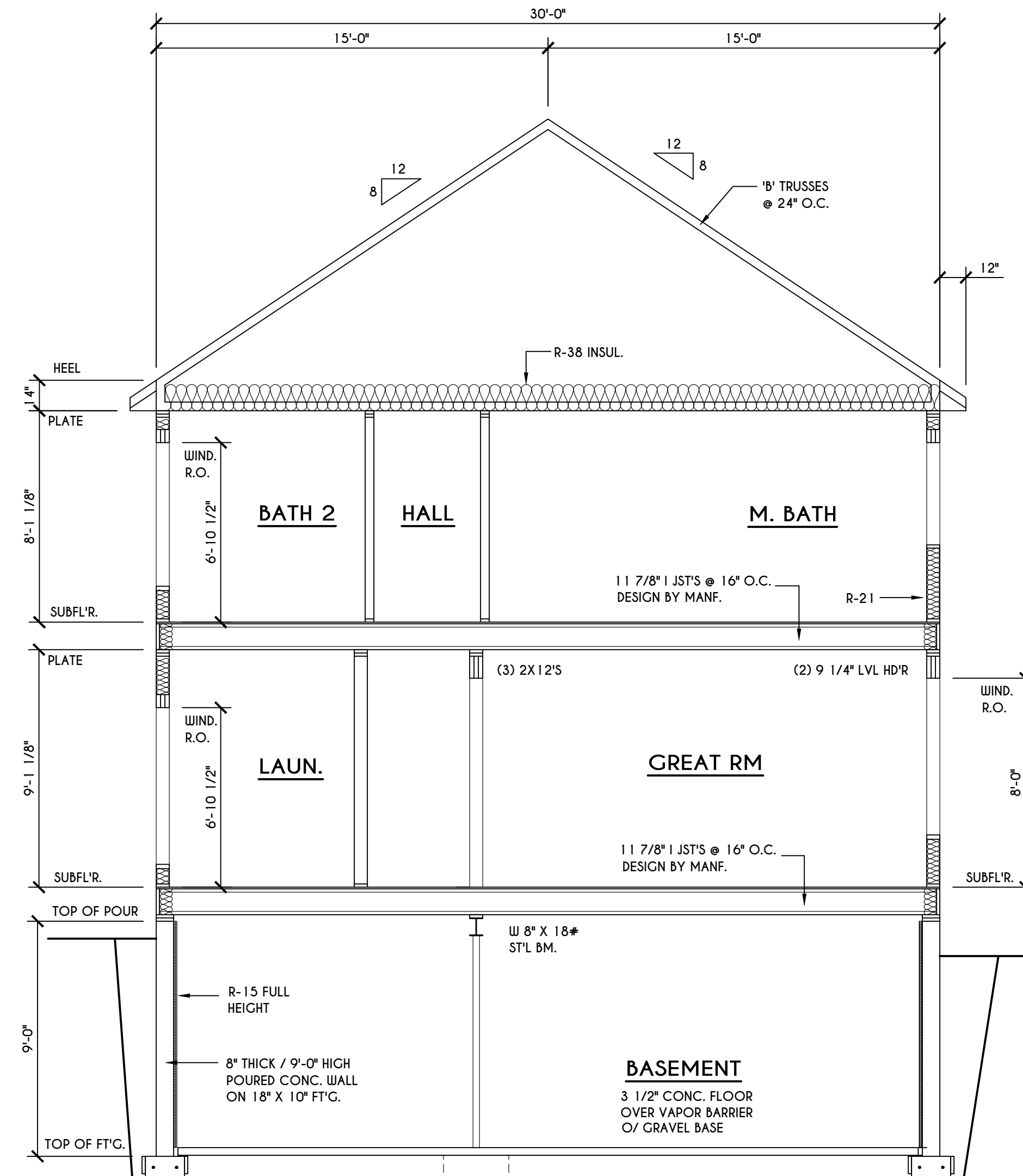
'E' TRUSS PROFILE

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



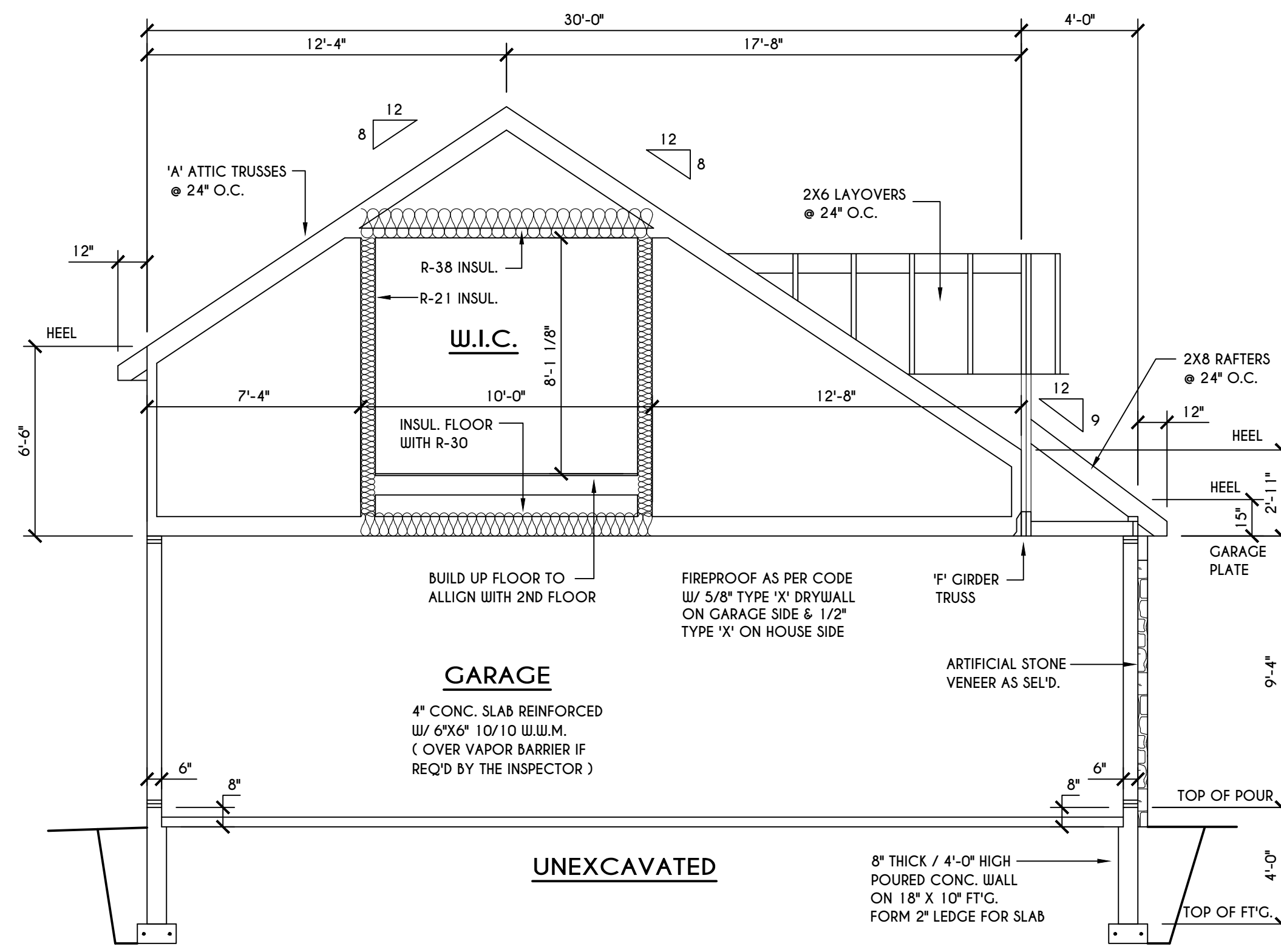
'F' TRUSS PROFILE

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



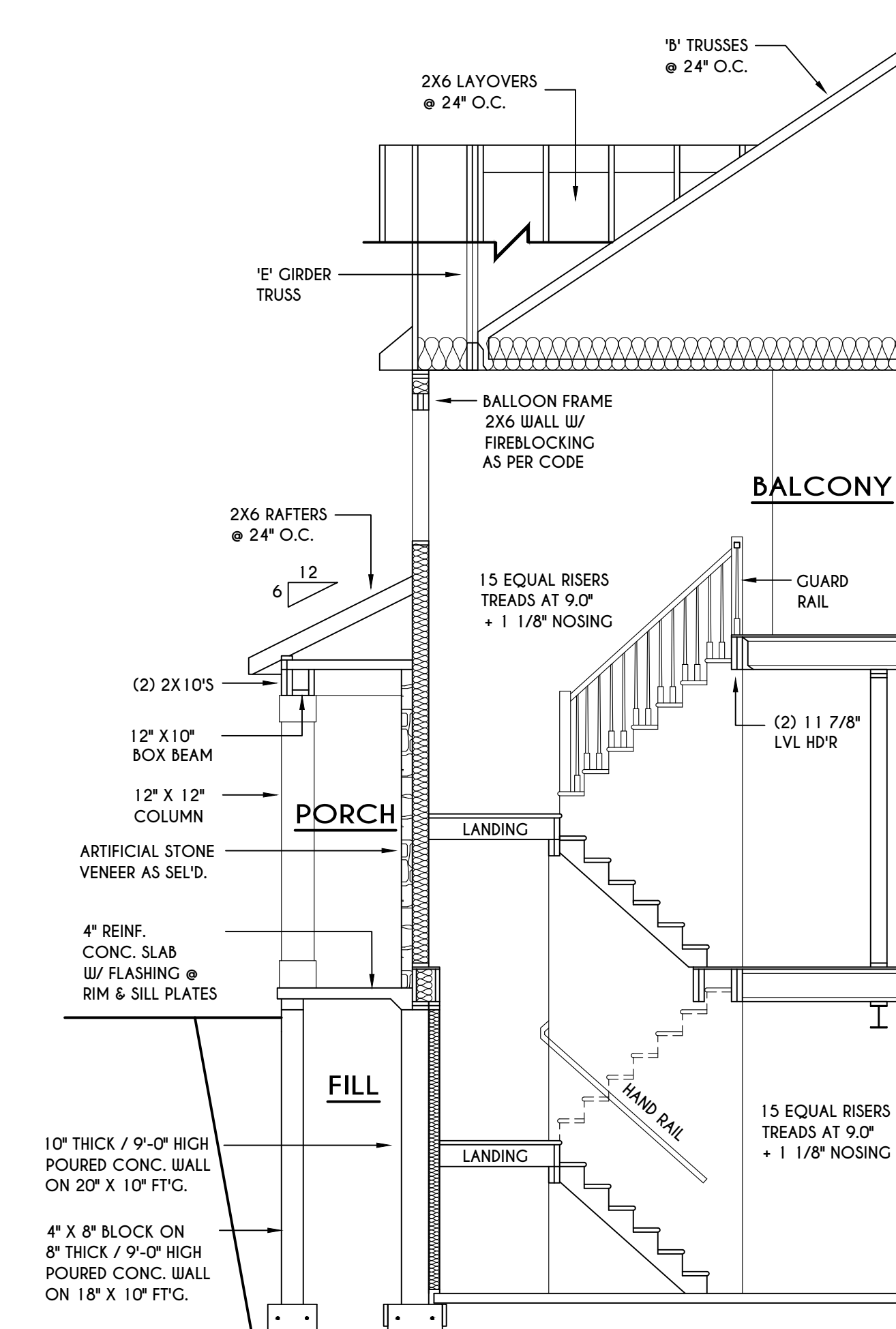
B BUILDING SECTION

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



A BUILDING SECTION

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



C BUILDING SECTION

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

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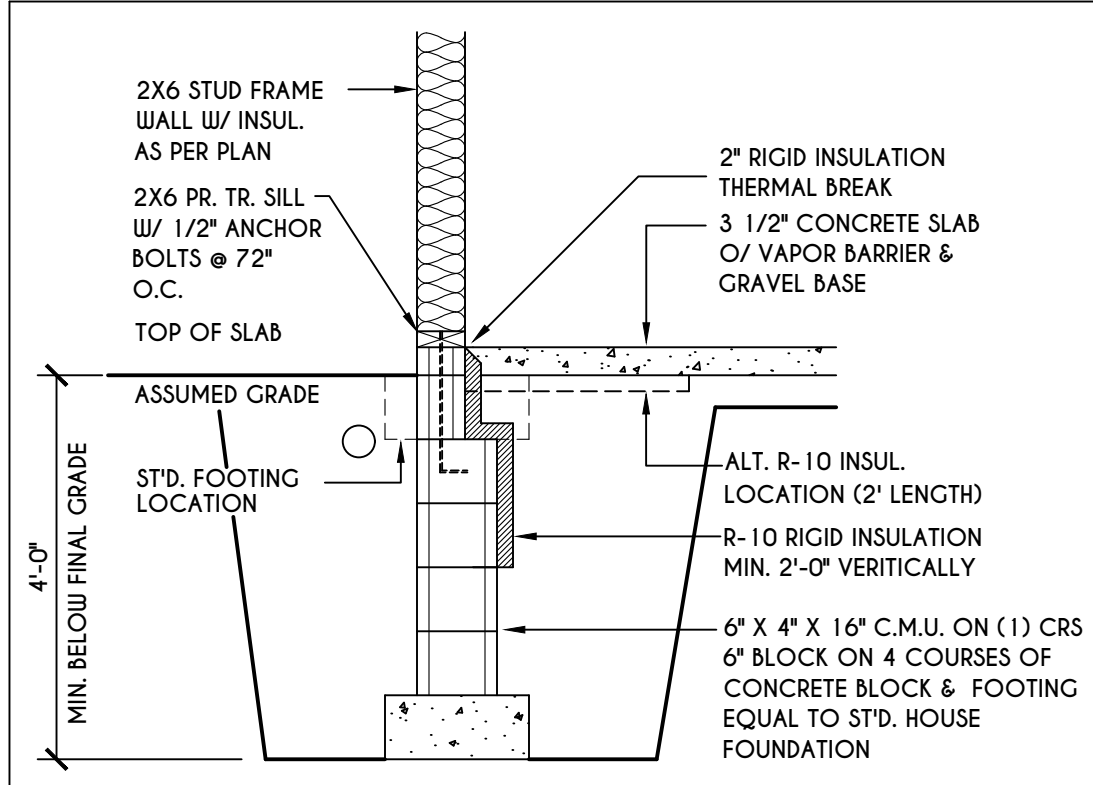
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

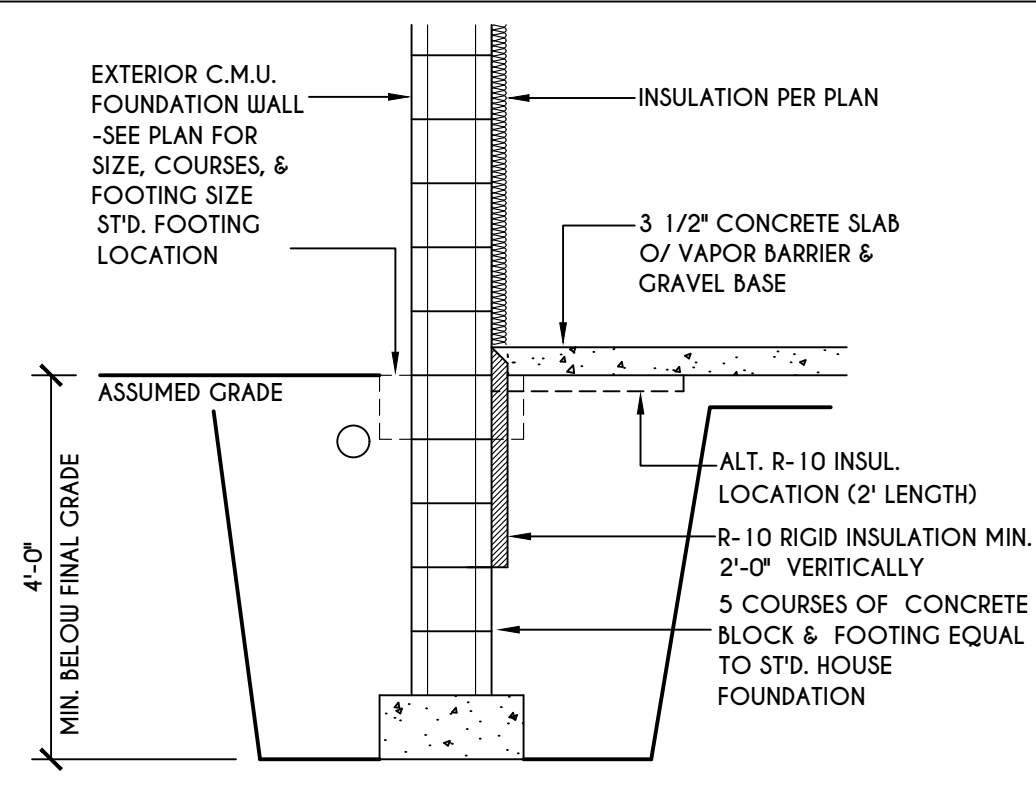
SECTIONS

GLA PLAN 3135

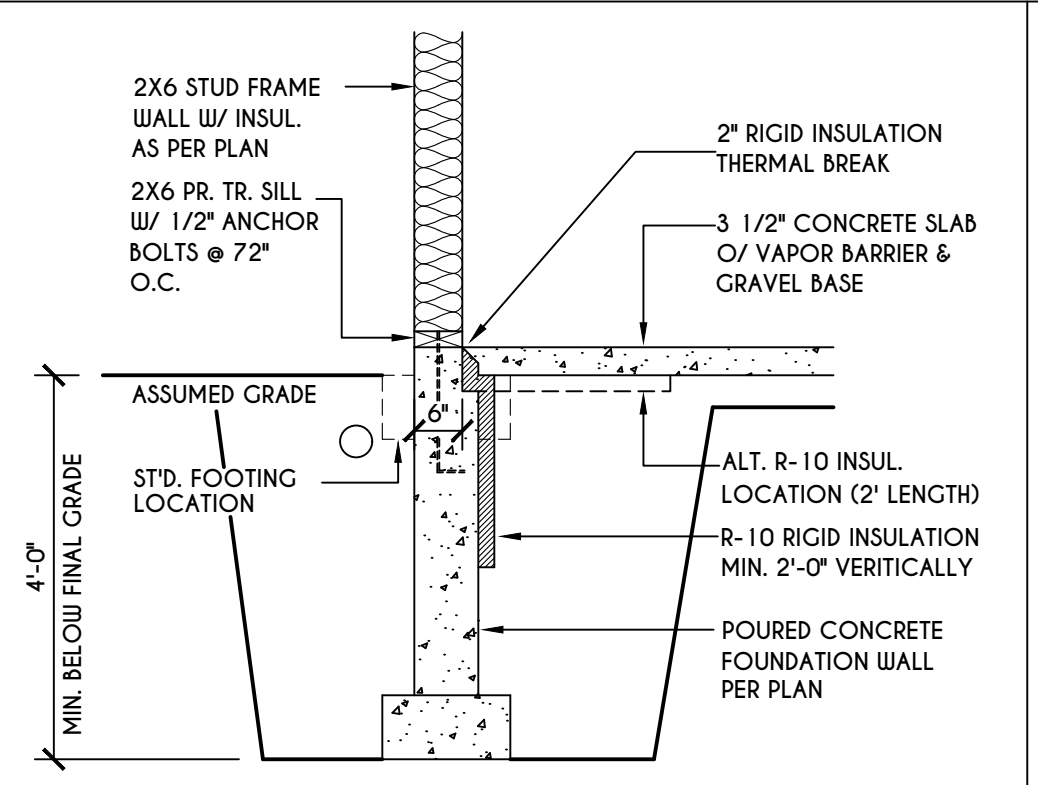
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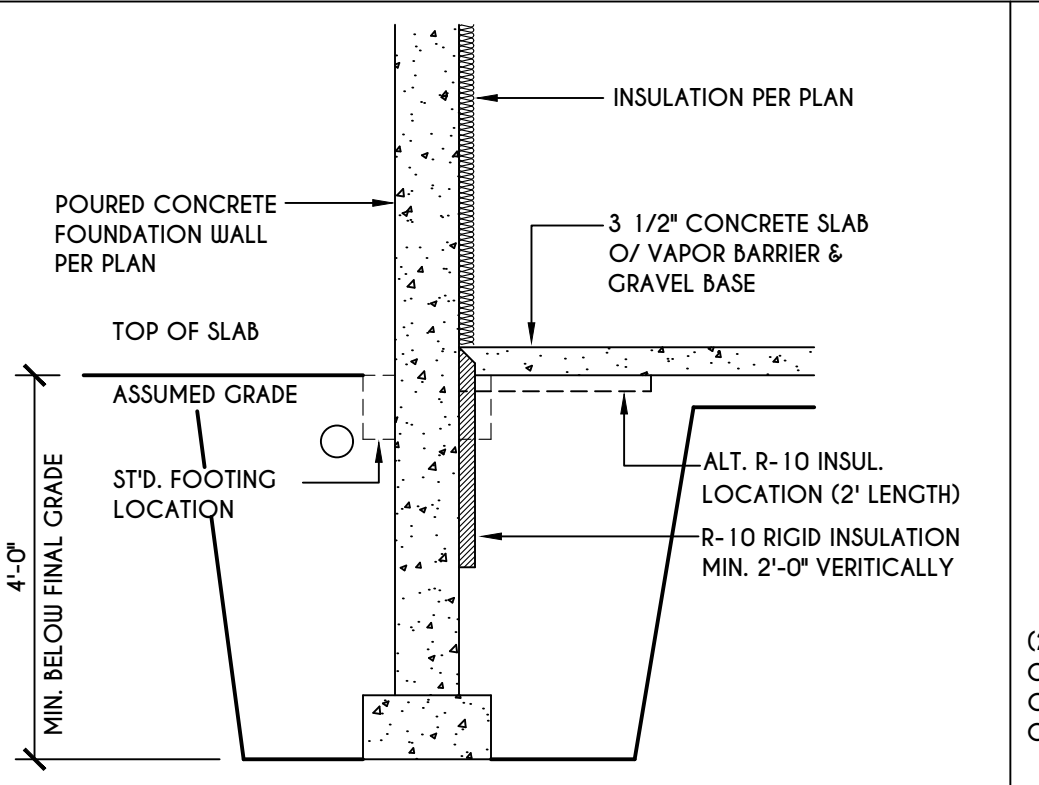
1
N-1
2X6 FRAME WALL ON C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



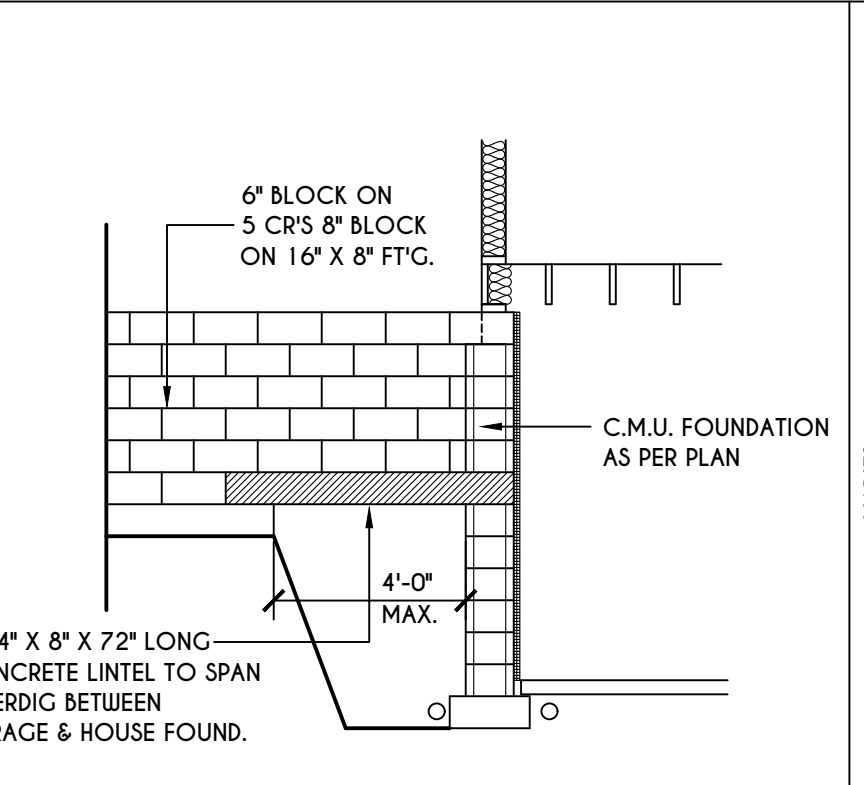
2
N-1
C.M.U.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



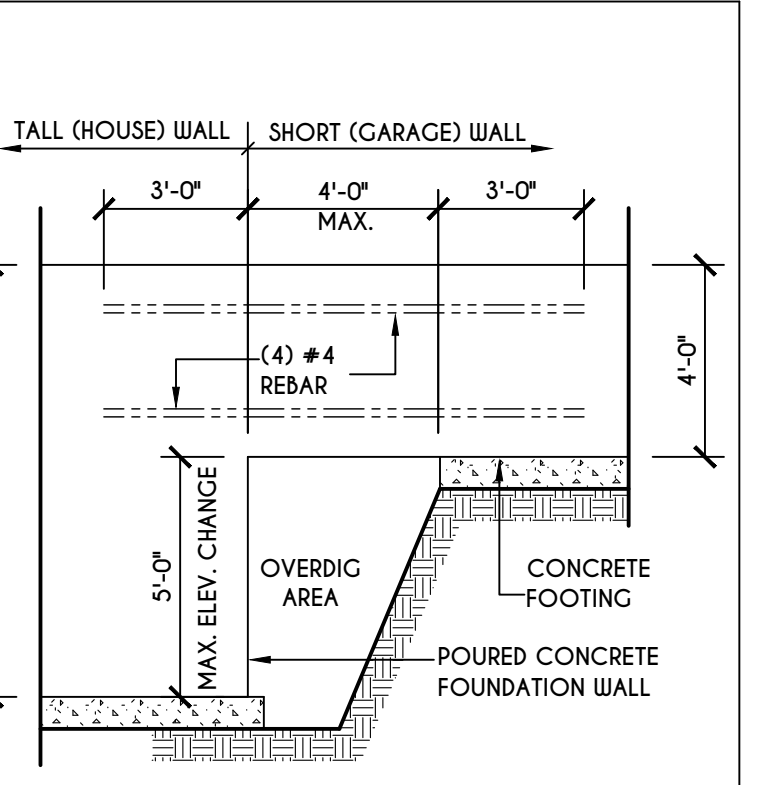
3
N-1
2X6 FRAME WALL ON POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



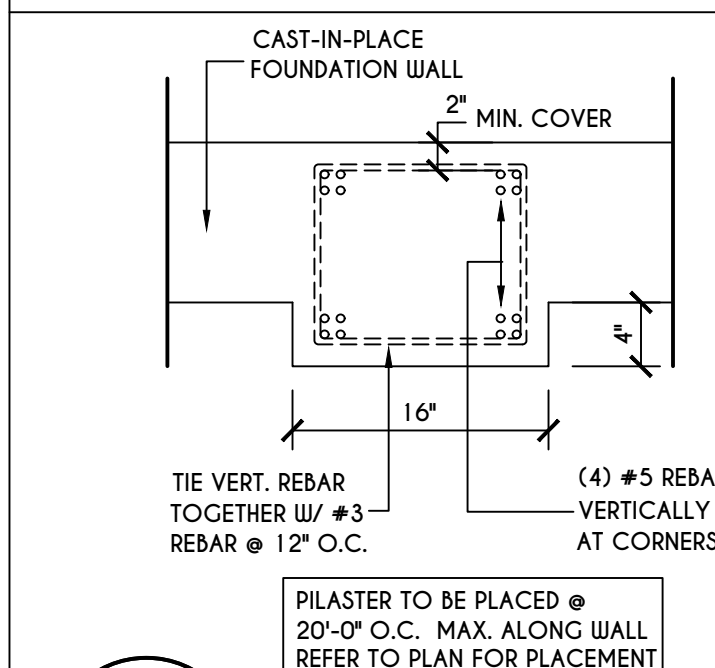
4
N-1
POURED CONC.
WALK OUT DETAIL
SCALE: 1/2" = 1'-0"



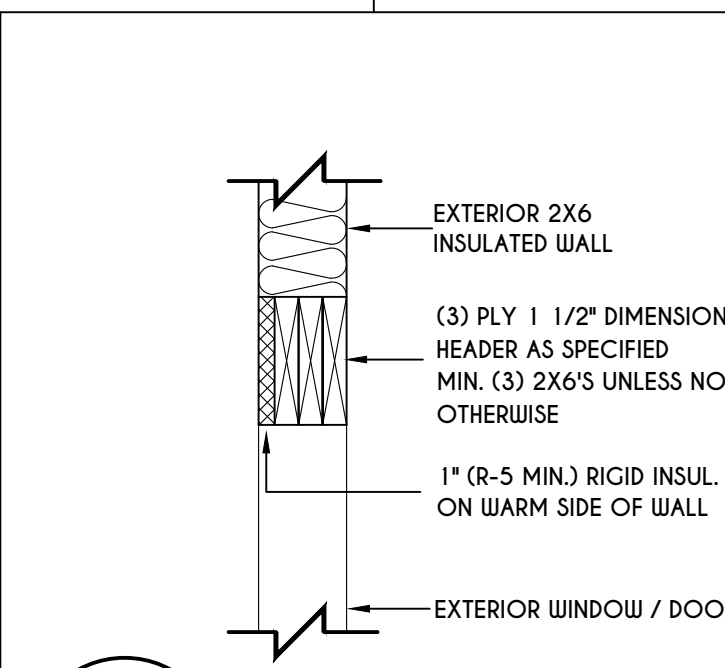
5
N-1
C.M.U. JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



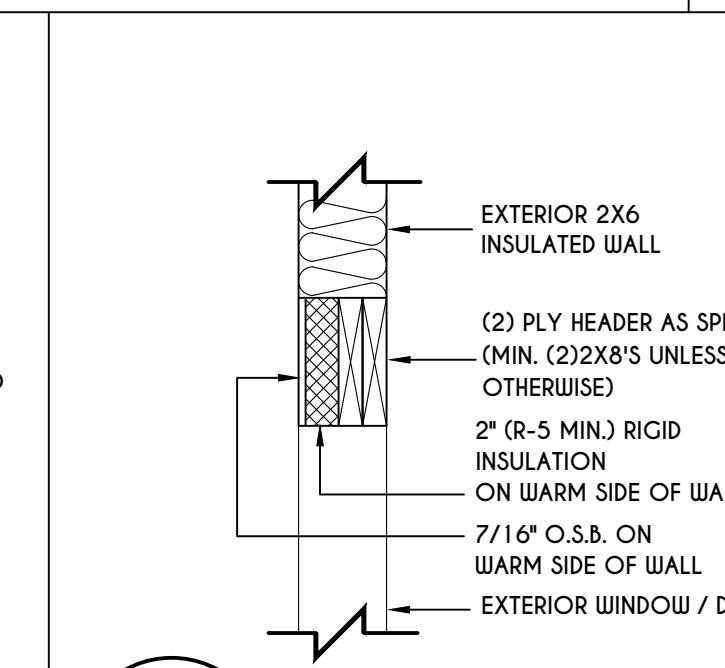
6
N-1
POURED WALL JUMP
FOOTING DETAIL
SCALE: 1/4" = 1'-0"



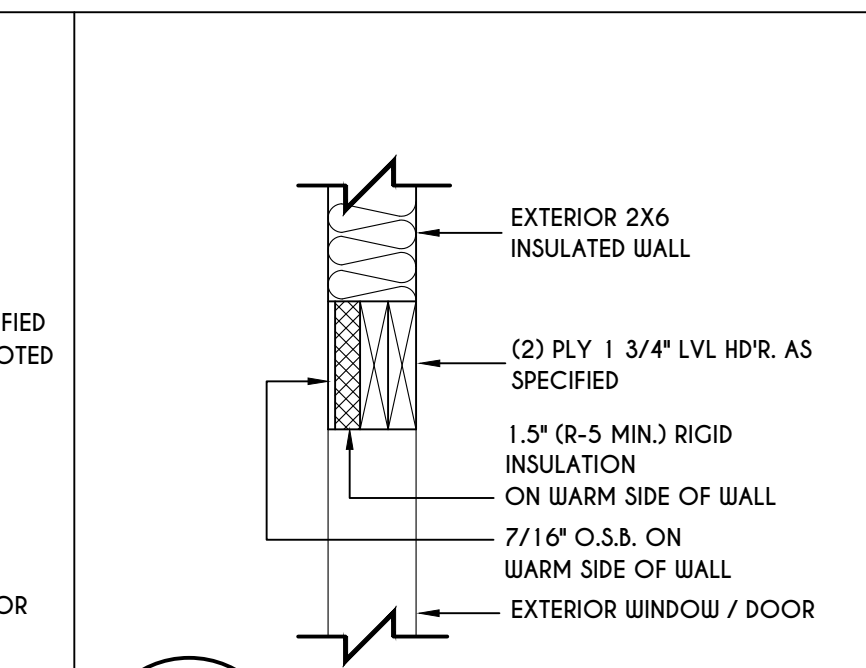
7
N-1
POURED WALL
PILASTER DETAIL
SCALE: 1" = 1'-0"



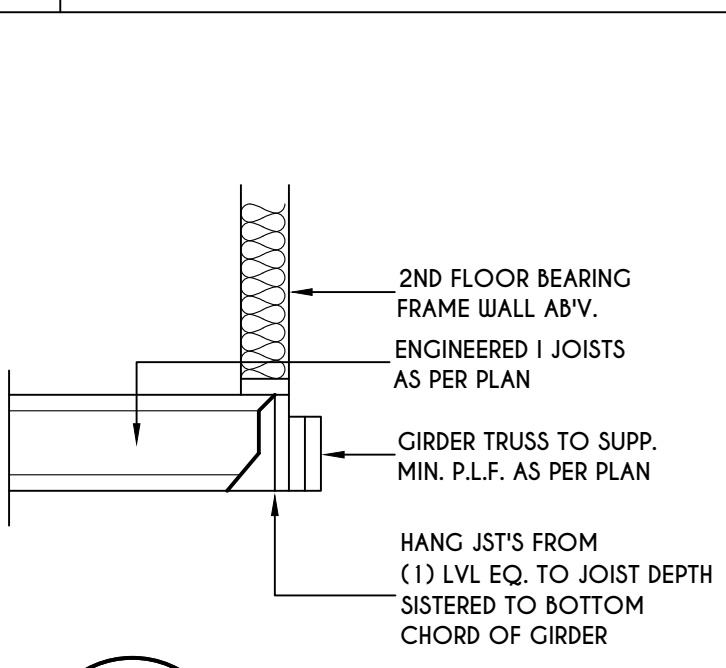
8
N-1
EXTERIOR INSULATED
3 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



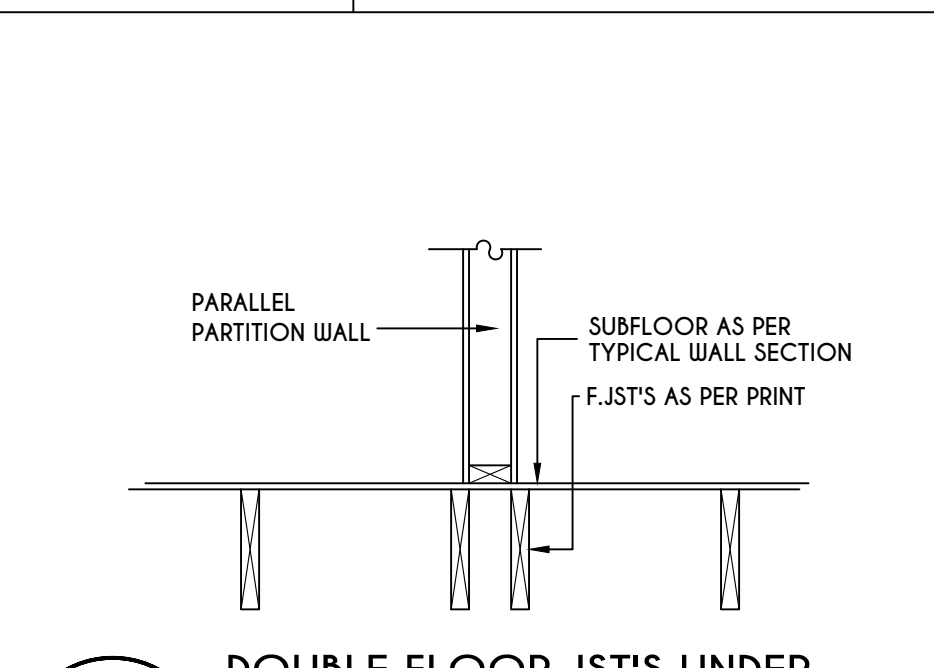
9
N-1
EXTERIOR INSULATED
2 PLY HEADER DETAIL
SCALE: 1" = 1'-0"



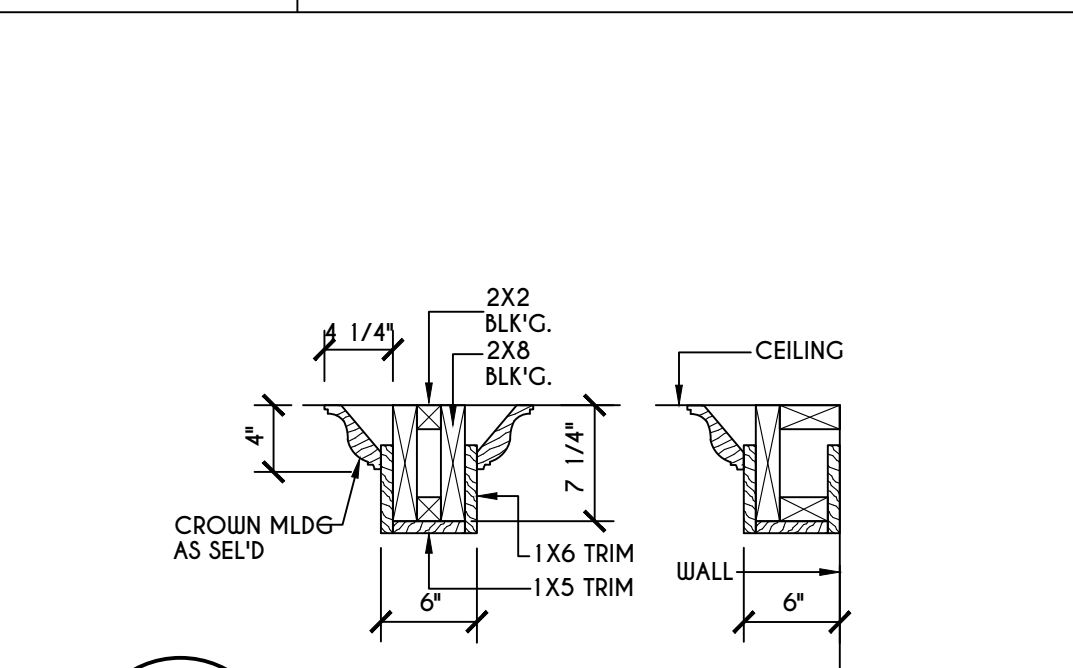
10
N-1
EXTERIOR INSULATED
2 PLY LVL HEADER DETAIL
SCALE: 1" = 1'-0"



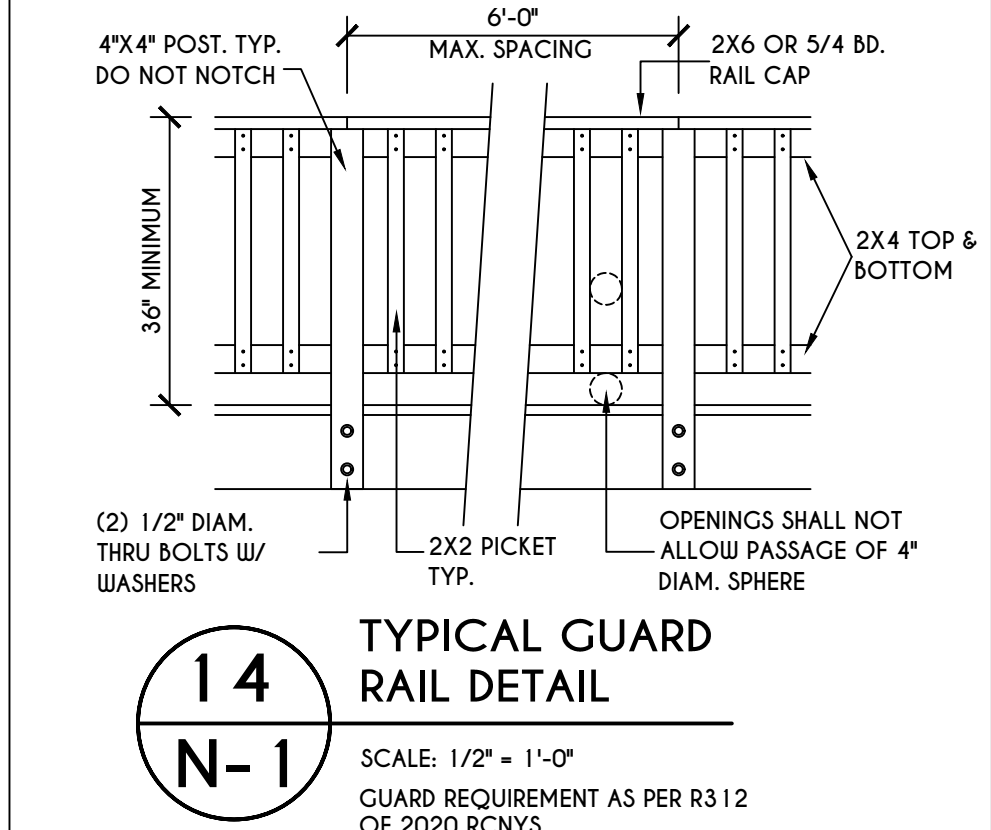
11
N-1
I JST / GIRDER DETAIL
SCALE: 1/2" = 1'-0"



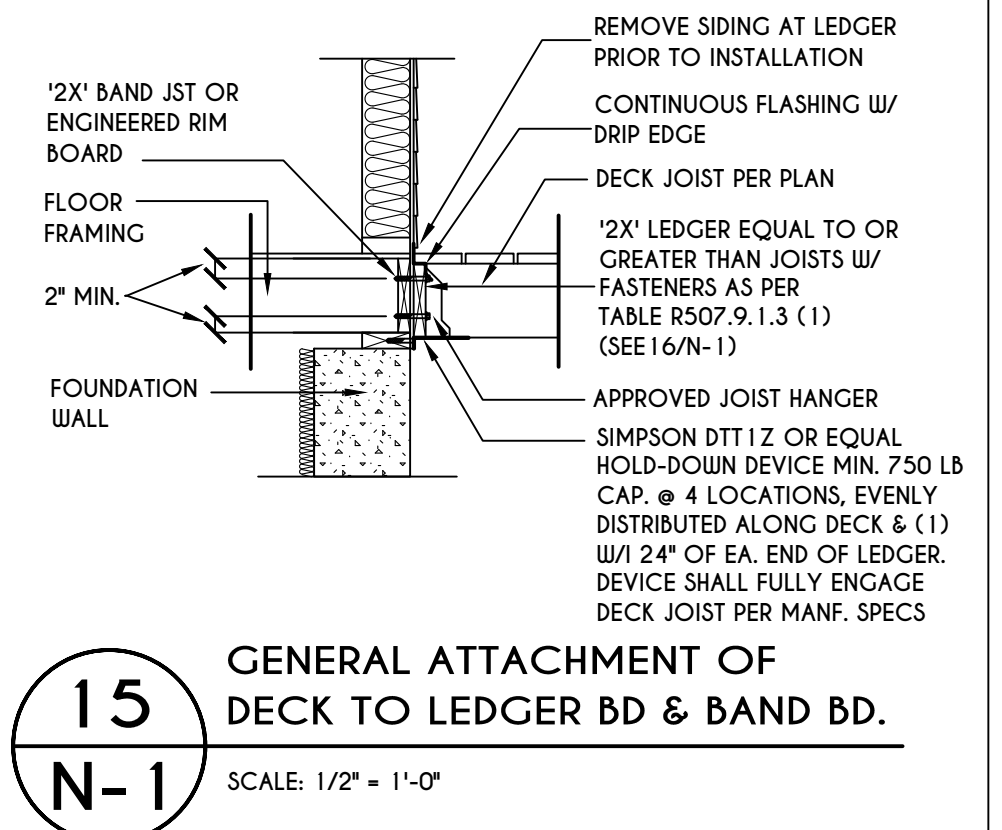
12
N-1
DOUBLE FLOOR JST'S UNDER
PARALLEL PARTITION WALL DETAIL
N.T.S.



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



14
N-1
TYPICAL GUARD
RAIL DETAIL
SCALE: 1/2" = 1'-0"

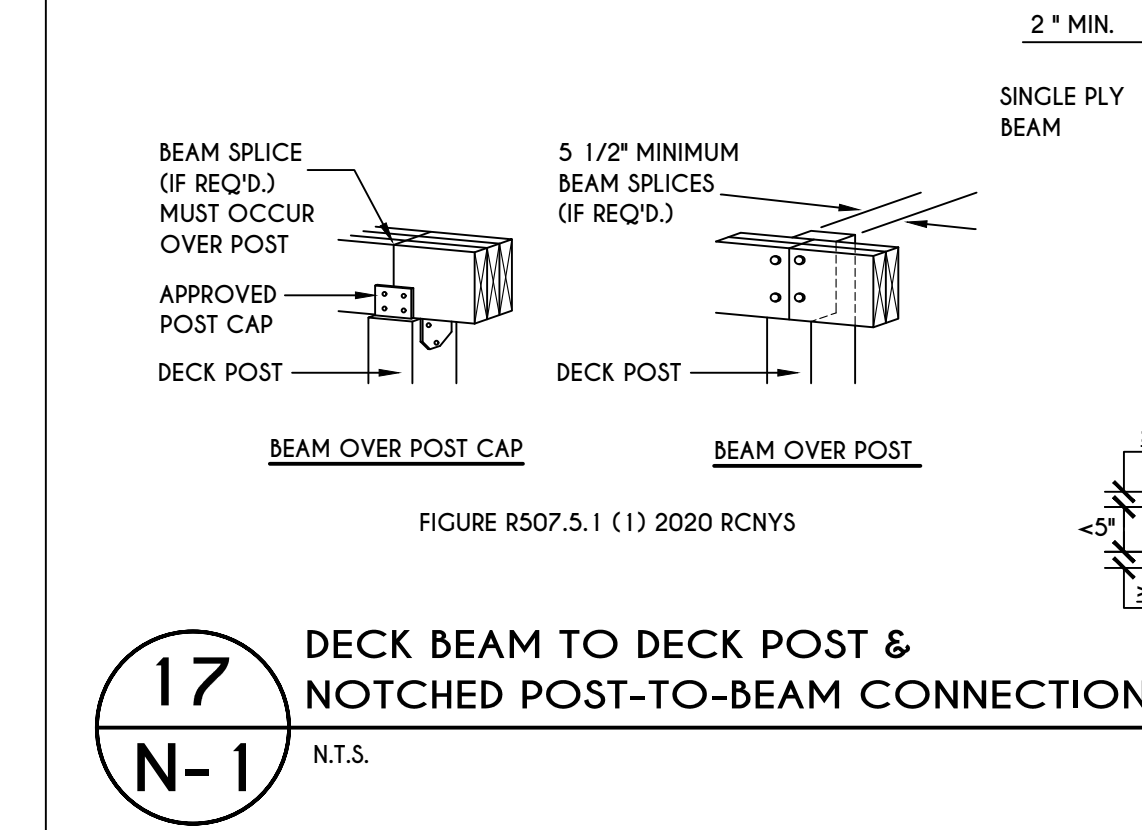


15
N-1
GENERAL ATTACHMENT OF
DECK TO LEDGER BD & BAND BD.
SCALE: 1/2" = 1'-0"

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

CONNECTION DETAILS	JOIST SPAN						
	6' & LESS	6'-1" - 8'	8'-1" - 10'	10'-1" - 12'	12'-1" - 14'	14'-1" - 16'	16'-1" - 18'
1/2" DIAM. LAG SCREWS W/ 1/2" MAX. SHEATHING	30	23	18	15	13	11	10
1/2" DIAM. BOLT W/ 1/2" MAX. SHEATHING	36	36	34	29	24	21	19
1/2" DIAM. BOLT W/ 1" MAX. SHEATHING	36	36	29	24	21	18	16

TABLE R507.9.1.3 (1) OF RCNYS
DECK LEDGER CONNECTION TO BAND JOIST
ON-CENTER SPACING OF FASTENERS (IN.)

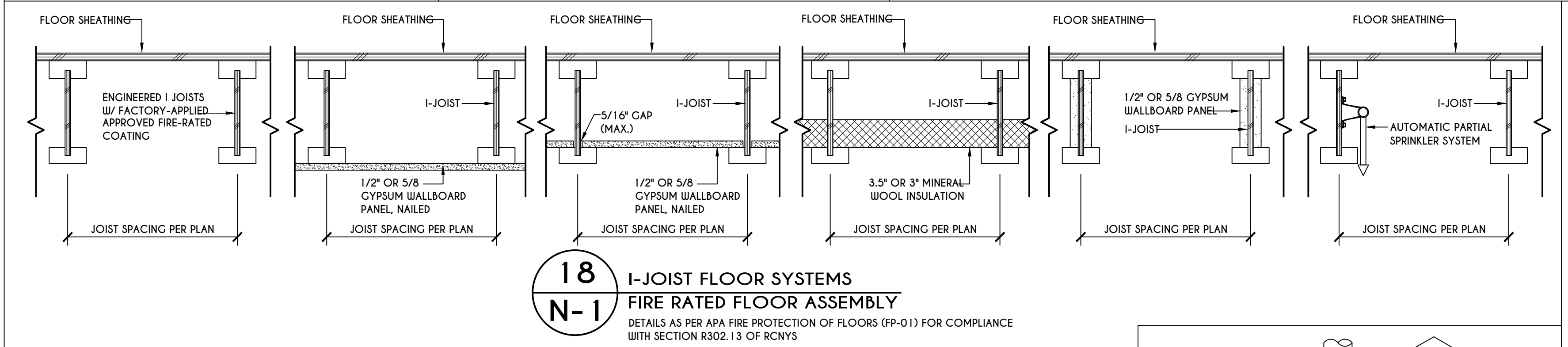


17
N-1
DECK BEAM TO DECK POST &
NOTCHED POST-TO-BEAM CONNECTION
N.T.S.

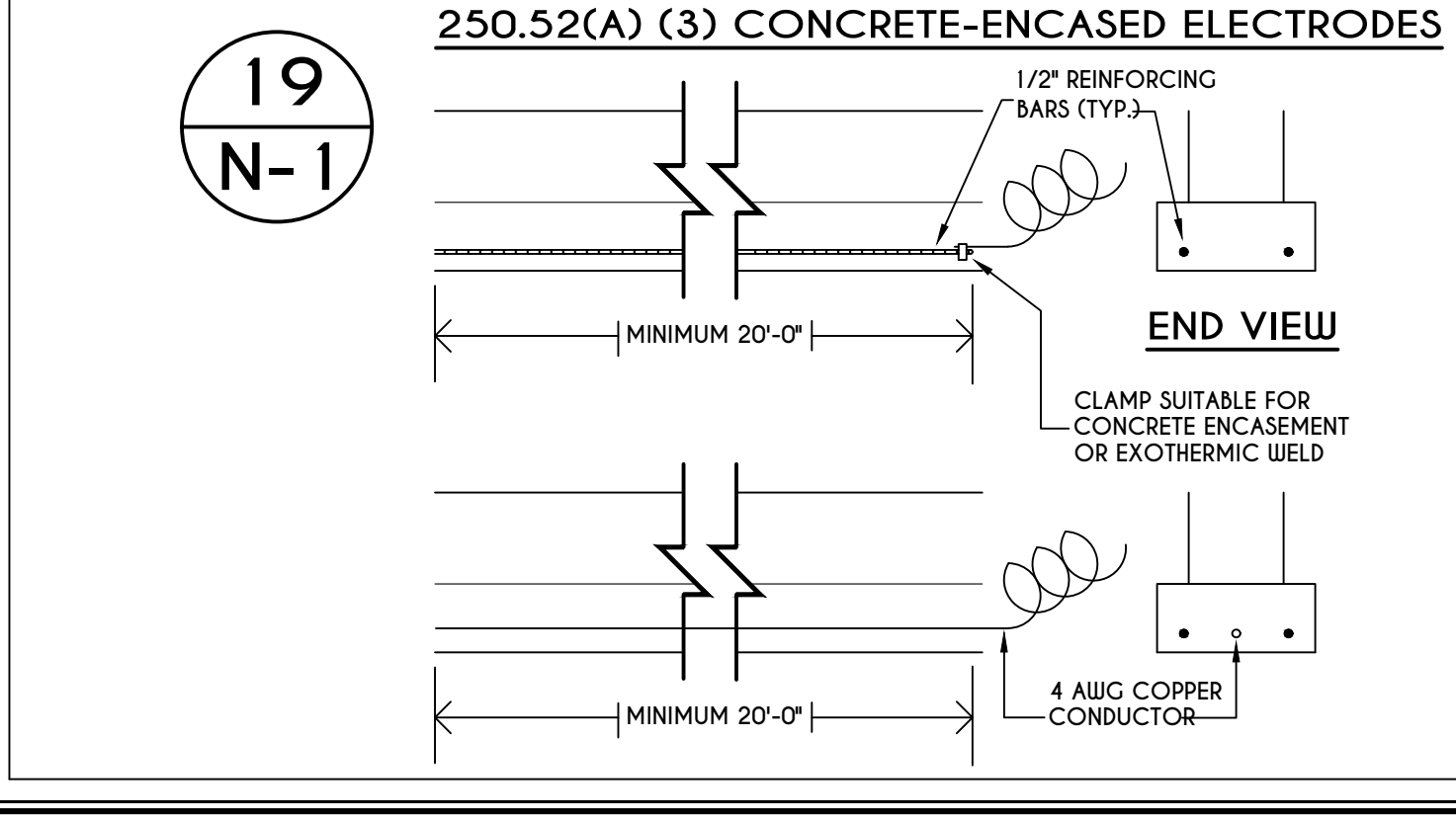
TABLE R507.4
DECK POST HEIGHT

DECK POST SIZE	MAX. HEIGHT ^{a,b} (feet-inches)
4 X 4	6'-9"
4 X 6	8'
6 X 6	14'
8 X 8	14'

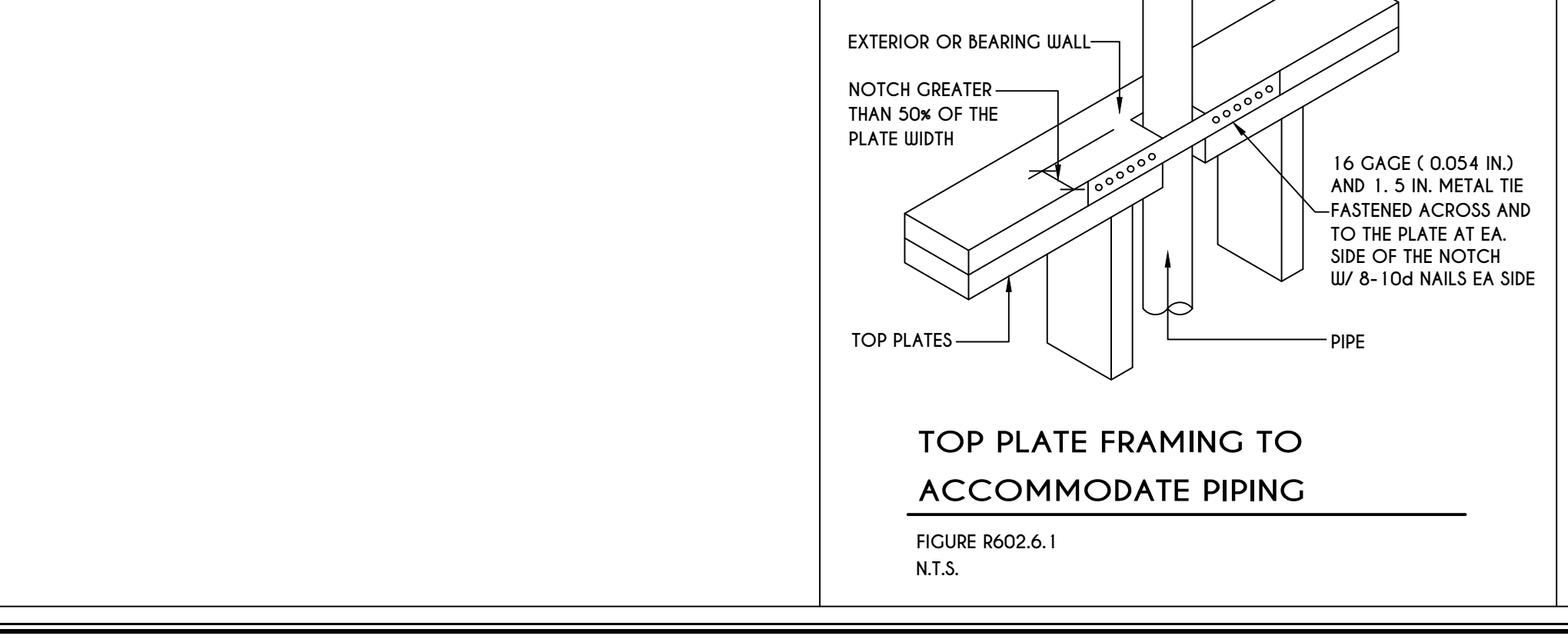
a. MEASURED TO UNDERSIDE OF BEAM
b. BASED ON 40 psf LIVE LOAD
c. THE MAXIMUM PERMITTED HEIGHT IS 8' FOR ONE-PLY & TWO-PLY BEAMS. THE MAXIMUM PERMITTED HEIGHT FOR THREE-PLY BEAMS ON POST CAP IS 6'-9"



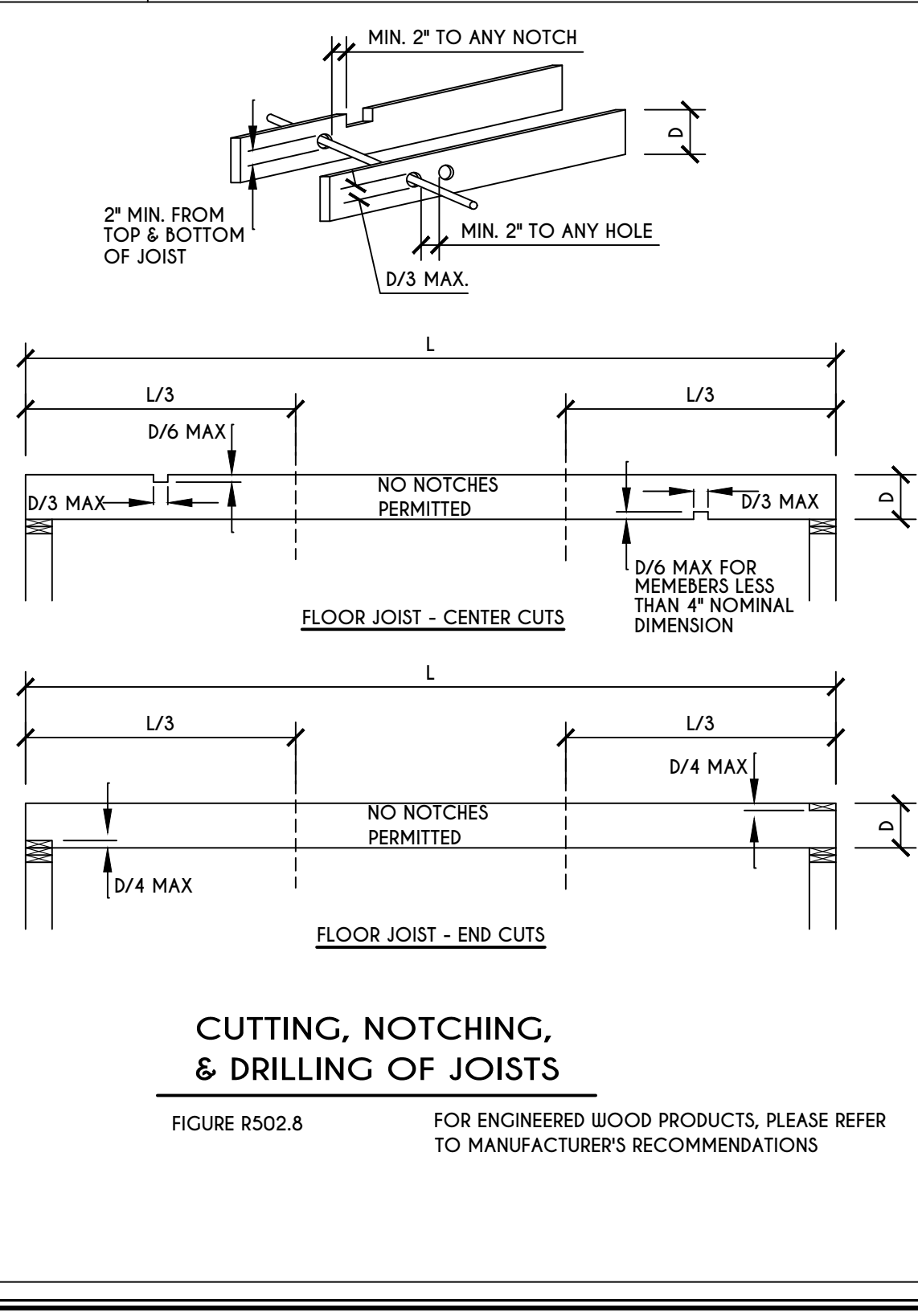
18
N-1
I-JOIST FLOOR SYSTEMS
FIRE RATED FLOOR ASSEMBLY
DETAILS AS PER APA FIRE PROTECTION OF FLOORS (FP-01) FOR COMPLIANCE WITH SECTION R302.13 OF RCNYS



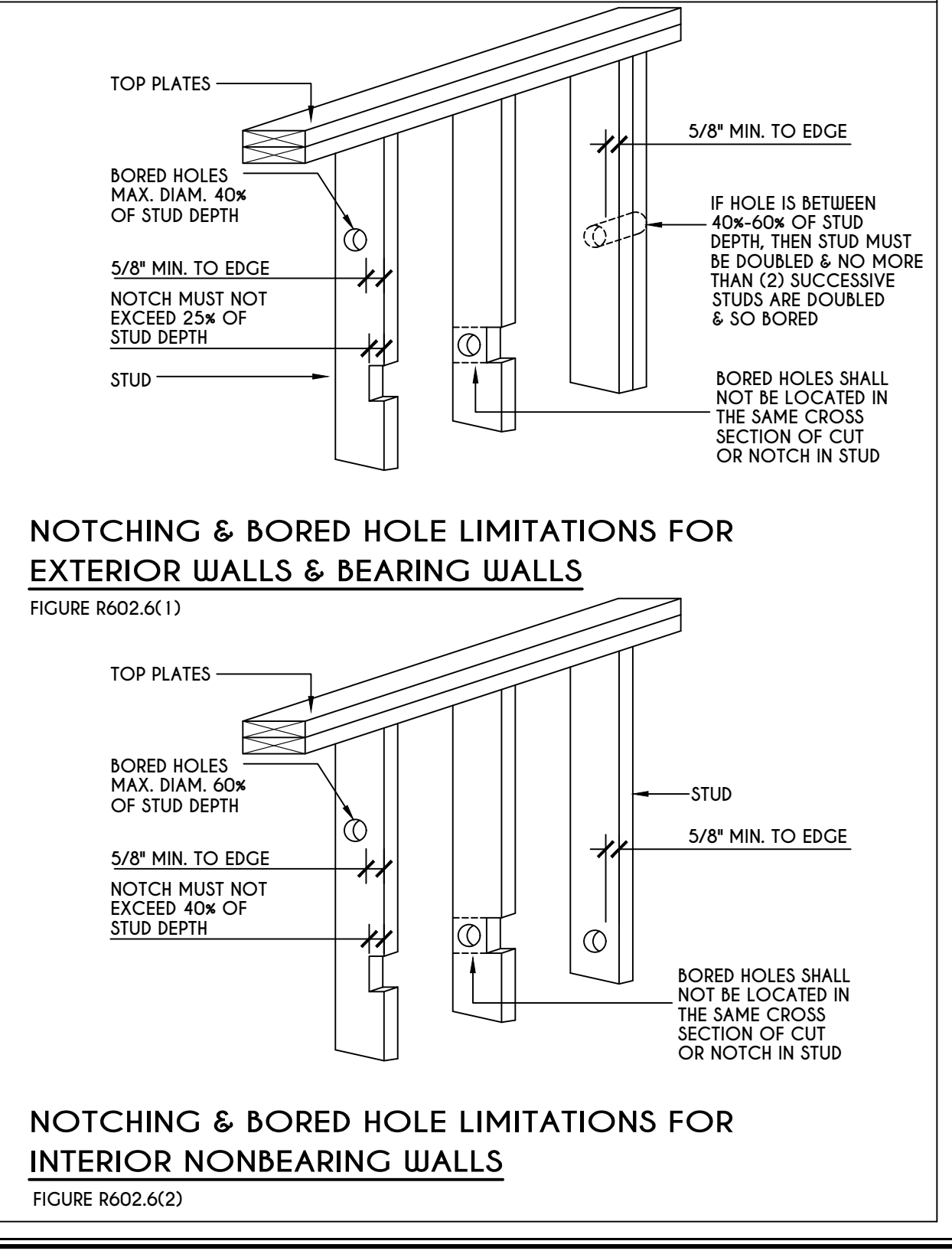
19
N-1
250.52(A) (3) CONCRETE-ENCASED ELECTRODES
END VIEW
MINIMUM 20'-0"
1/2" REINFORCING BARS (TYP.)
CLAMP SUITABLE FOR CONCRETE ENCASEMENT OR EXOTHERMIC WELD
4 AWG COPPER CONDUCTOR
MINIMUM 20'-0"



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

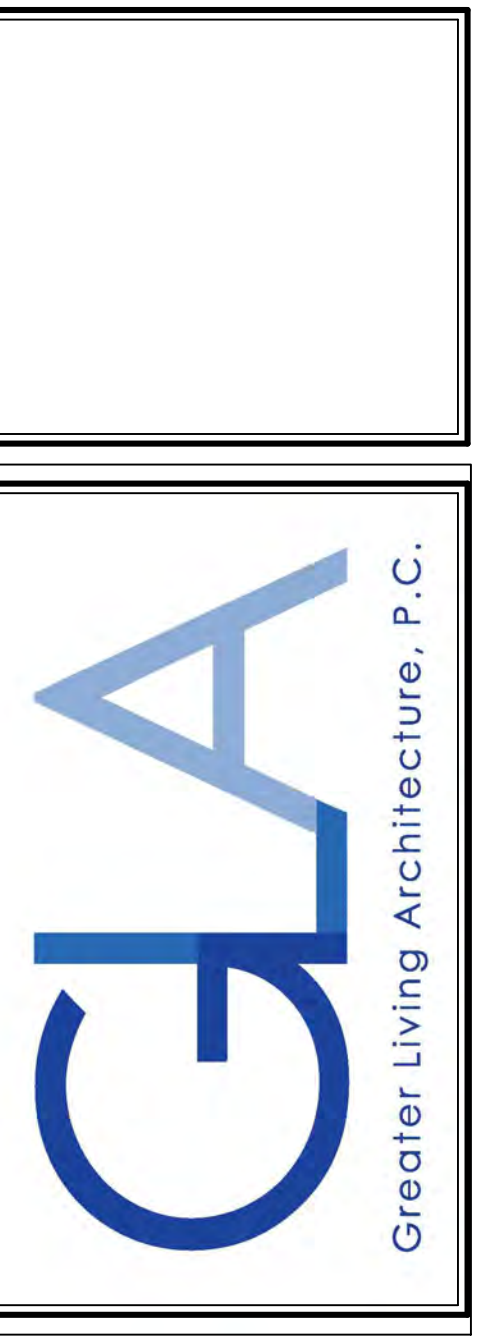


CUTTING, NOTCHING, & DRILLING OF JOISTS
FIGURE R502.8
FOR ENGINEERED WOOD PRODUCTS, PLEASE REFER TO MANUFACTURER'S RECOMMENDATIONS



NOTCHING & BORED HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS
FIGURE R602.6(1)
TOP PLATES
BORED HOLES MAX. DIAM. 40% OF STUD DEPTH
5/8" MIN. TO EDGE
NOTCH MUST NOT EXCEED 25% OF STUD DEPTH
STUD
5/8" MIN. TO EDGE
BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD

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DETAILS
GLA PLAN 3135

drawn: CDK	checked: CSB
scale: AS NOTED	date: 5 / 24
PROJECT: 15439C	sheet: N 1

TABLE R404.1.1(2)

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

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c			
		SOIL CLASSES AND LATERAL SOIL LOAD ^h (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'-8"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
7'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	7'-4"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
8'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	7'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
8'-8"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	7'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'-8"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
9'-4"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	7'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	9'-4"	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
10'-0"	4' (OR LESS)	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	5'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	6'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	7'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	8'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.
	10'	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.	#4 @ 48" O.C.

TABLE R404.1.1(3)

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

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c			
		SOIL CLASSES AND LATERAL SOIL LOAD ^h (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'-8"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
7'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'-4"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
8'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
8'-8"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'-8"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
9'-4"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	9'-4"	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
10'-0"	4' (OR LESS)	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	5'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	6'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	7'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	8'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.
	10'	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.	#4 @ 56" O.C.

TABLE R404.1.1(4)

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

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^g	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) b, c			
		SOIL CLASSES AND LATERAL SOIL LOAD ^h (psf PER FOOT BELOW GRADE)			
		GM, GP, SU, AND SP SOILS 30	GM, GS, SM-SC AND ML SOILS 45	SC, MK, ML-CL AND INORGANIC CL SOILS 60	SC, MK, ML-CL AND INORGANIC CL SOILS 60
6'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'-8"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
7'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	7'-4"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
8'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	7'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
8'-8"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	7'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'-8"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
9'-4"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	7'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	9'-4"	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
10'-0"	4' (OR LESS)	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	5'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	6'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	7'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	8'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.
	10'	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.	#4 @ 72" O.C.

TABLE R404.1.2(8)

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

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT-BAR SIZE & SPACING (INCHES)											
		SOIL CLASSES ^a AND DESIGN LATERAL SOIL LOAD ^h (psf PER FOOT OF DEPTH)											
		GM, GP, SU, AND SP SOILS 30				GM, GS, SM-SC AND ML SOILS 45				SC, MK, ML-CL AND INORGANIC CL SOILS 60			
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
5	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	6	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	7	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	8	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	9	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	10	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E AND F.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E AND F.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS SHALL HAVE AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72" IN SEISMIC DESIGN CATEGORIES A, B AND C, AND 48 INCHES IN SEISMIC DESIGN CATEGORIES D, E AND F.
c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE NOT LESS THAN 5 INCHES.
d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R404.1.
e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTING THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVEL, WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IS IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL. MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.
f. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

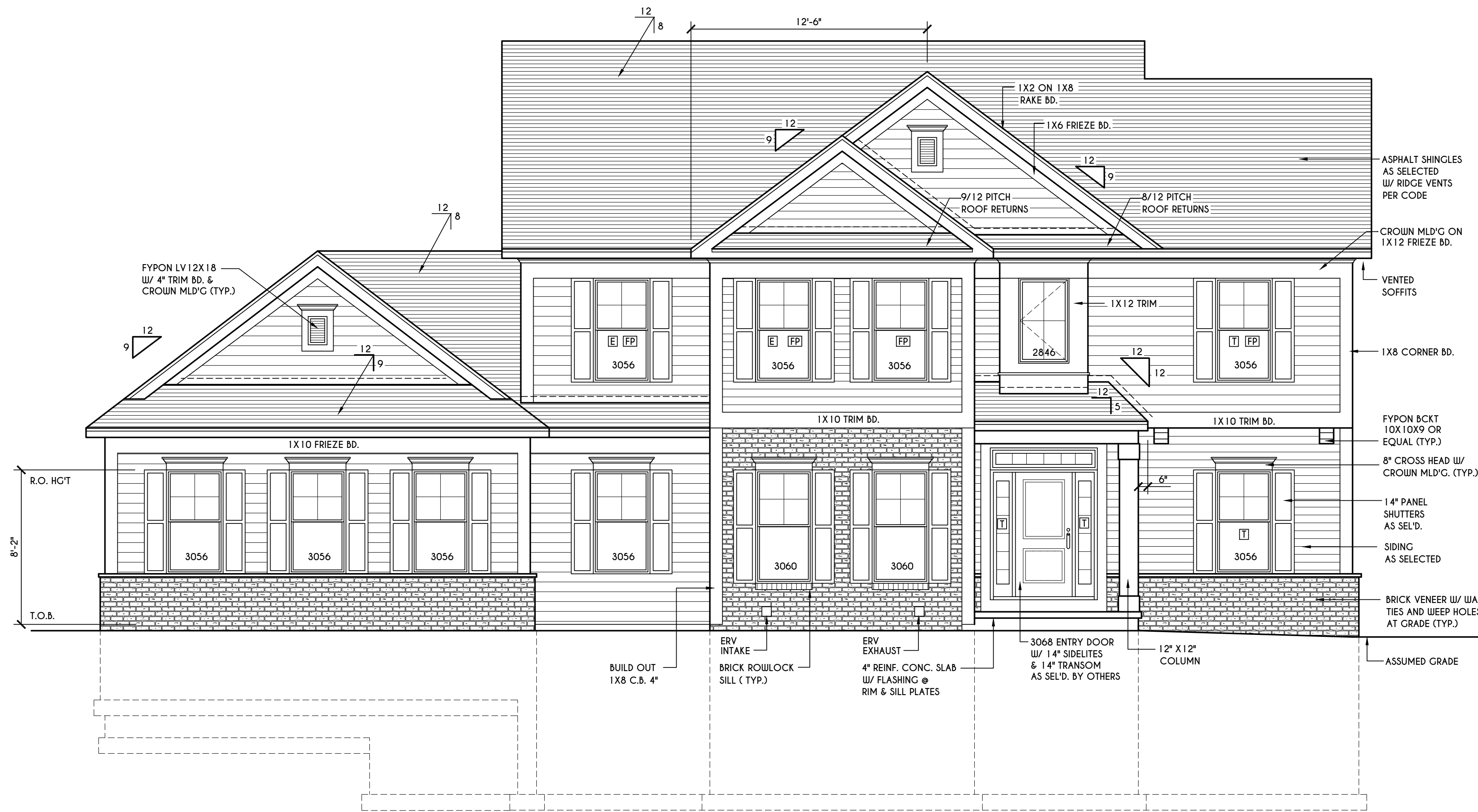
a. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R404.1.
b. TABLE VALUES ARE BASED ON REINFORCING BARS WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
c. VERTICAL REINFORCEMENT WITH A YIELD STRENGTH OF LESS THAN 60,000 PSI AND / OR BARS OF A DIFFERENT SIZE THAN SPECIFIED IN THE TABLE ARE PERMITTED IN ACCORDANCE WITH SECTION R404.1.3.3.7.6 AND TABLE R404.1.2(2).
d. NR INDICATES NO VERTICAL WALL REINFORCEMENT IS REQUIRED, EXCEPT FOR 6-INCH NOMINAL WALLS FORMED WITH STAY-IN-PLACE FORMING SYSTEMS IN WHICH CASE VERTICAL REINFORCEMENT SHALL BE NO. 4 @ 48 INCHES ON CENTER.
e. ALLOWABLE DEFLECTION CRITERION IS L/240, WHERE L IS THE UNSUPPORTED HEIGHT OF THE BASEMENT WALL IN INCHES.
f. INTERPOLATION IS NOT PERMITTED.
g. WHERE WALLS WILL REMAIN 4 FEET OR MORE OF UNBALANCED BACKFILL, THEY SHALL BE LATERALLY SUPPORTED AT THE TOP AND BOTTOM BEFORE BACKFILLING.
h. VERTICAL REINFORCEMENT SHALL BE LOCATED TO PROVIDE A COVER OF 1 1/4 INCHES MEASURED FROM THE INSIDE FACE OF THE WALL. THE CENTER OF THE STEEL SHALL NOT VARY FROM THE SPECIFIED LOCATION BY MORE THAN THE GREATER OF 10 PERCENT OF THE WALL THICKNESS OR 3/8 INCH.
i. CONCRETE COVER FOR THE REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL BE NOT LESS THAN 1 1/2 INCHES FOR NO. 5 BARS AND SMALLER, AND NOT LESS THAN 2 INCHES FOR LARGER BARS.
j. DR MEANS DESIGN IS REQUIRED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, OR WHERE THERE IS NO CODE, IN ACCORDANCE WITH ACI 318.
k. CONCRETE SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f_c , OF NOT LESS THAN 2,500 PSI AT 28 DAYS, UNLESS A HIGHER STRENGTH IS REQUIRED BY FOOTNOTE I OR II. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c , IS 4,000 PSI.
l. A PLAN CONCRETE WALL WITH A MINIMUM NOMINAL THICKNESS OF 12 INCHES IS PERMITTED, PROVIDED MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE, f_c , IS 3,500 PSI.
m. SEE TABLE R602.3 FOR TOLERANCE FROM NOMINAL THICKNESS PERMITTED FOR FLAT WALLS.
n. THE USE OF THIS TABLE SHALL BE PROHIBITED FOR SOIL CLASSIFICATIONS NOT SHOWN.

TABLE R 402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. THE AIR BARRIER IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL. THE INSULATION IN ANY DROPPED CEILING / SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
CEILING / ATTIC	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. KNEE WALLS SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSTALLED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WALLS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	RIM JOISTS SHALL BE SEALED.
WINDOWS, SKYLIGHTS AND DOORS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
RIM JOISTS	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED F		

4 Bridleridge

HOUSE FOOTPRINT
SCALE: 1" = 50'-0"



FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1444 SQ.FT.
SECOND FLOOR LIVING AREA = 1482 SQ.FT.
TOTAL LIVING AREA = 2926 SQ.FT.
TOTAL CONDITIONED VOLUME = 40,902 CU.FT.

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

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

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

TABLE M1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a,b}

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

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

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m³/s.

WINDOWS: VUD 2 LOC DH SOLAR GAIN W/ ARGON
U-FACTOR 0.30
SHGC 0.54

DOORS: SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/ft² & SLIDING DOORS NO MORE THAN 0.5 cfm/ft². AS PER SECT. R402.4.3 OF 2020 ECCCNYS

WINDOW / DOOR LEGEND:

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

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

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

GENERAL NOTES:

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

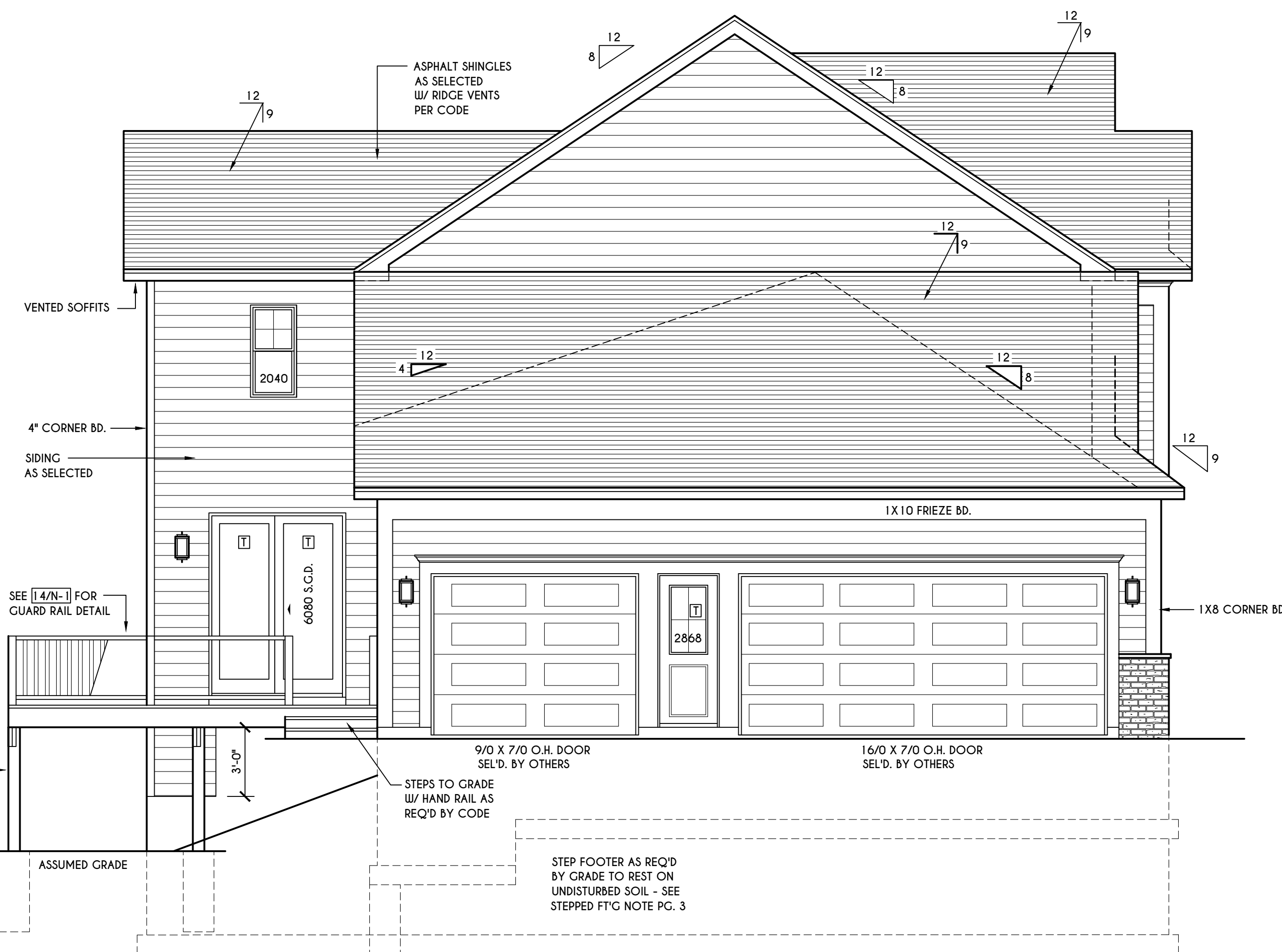
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

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

MECHANICAL VENTILATION RATE:

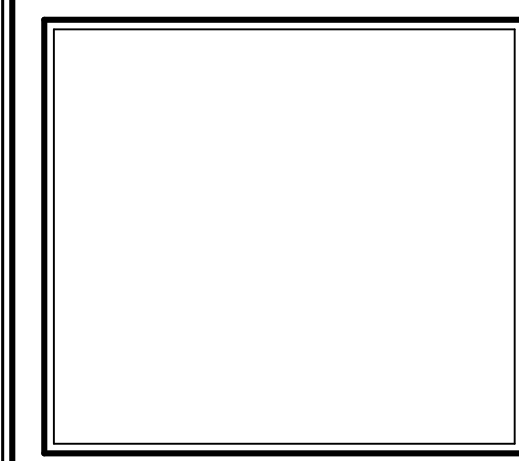
THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 75 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)



LEFT ELEVATION

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

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DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOUSE
LOT 67 BRIDLERIDGE FARMS
PITTSFORD, NY

BUILDER:

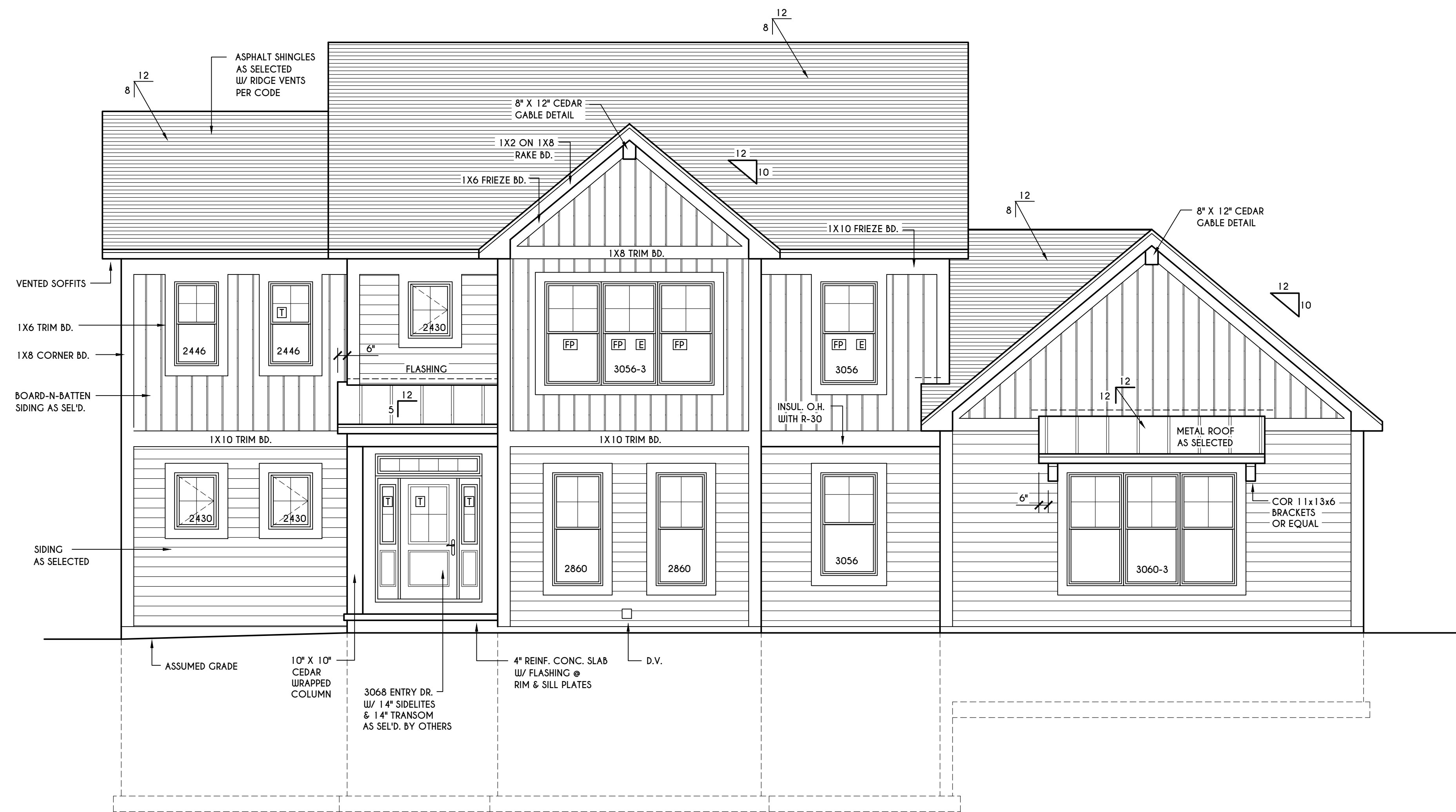
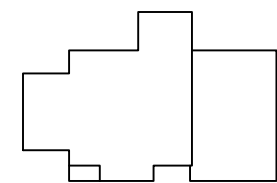
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS
GLA PLAN 2926

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PROJECT: 15420H	sheet: 1 / 6

5 Bridleridge

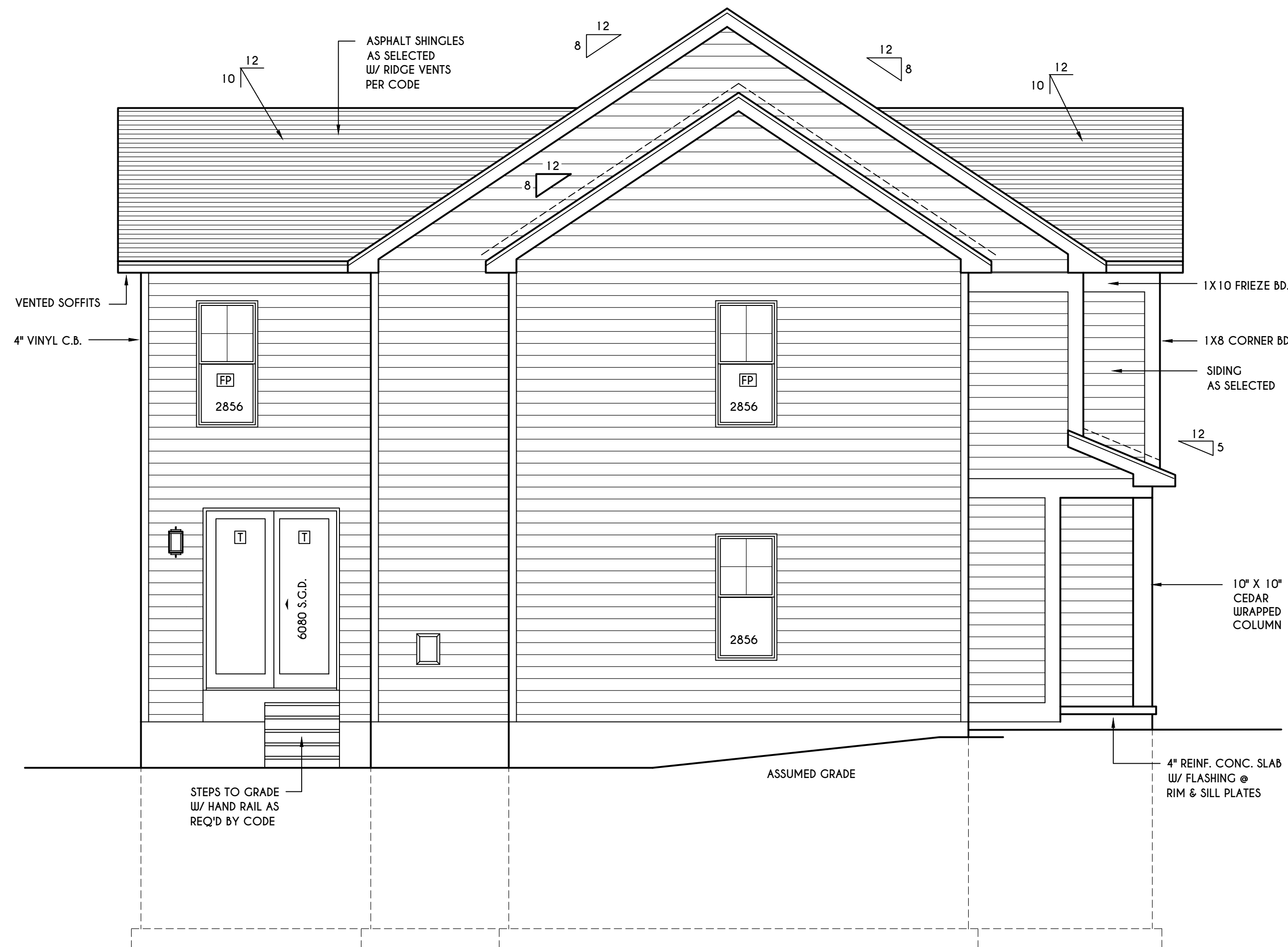
HOUSE FOOTPRINT
SCALE: 1" = 50'-0"



FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1396 SQ.FT.
SECOND FLOOR LIVING AREA = 1414 SQ.FT.
TOTAL LIVING AREA = 2810 SQ.FT.
TOTAL CONDITIONED VOLUME = 38,224 CU.FT.



LEFT ELEVATION

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

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

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

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

TABLE M1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a,b}

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

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

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m³/s.

WINDOWS: VUD 210C DH SOLAR GAIN W/ ARGON

U-FACTOR 0.30
SHGC 0.54

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

- [E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF 2020 RCNYS
- [T] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- [FP] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:

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

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

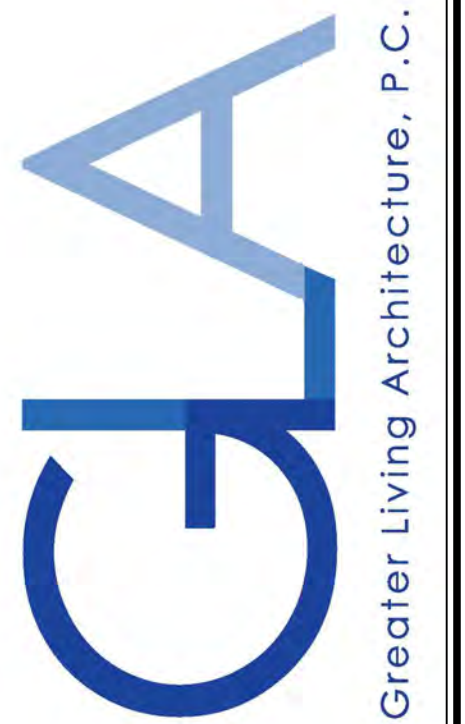
4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

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

MECHANICAL VENTILATION RATE:

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

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THE NEWPORT - SPEC
LOT 1 BRIDLERIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

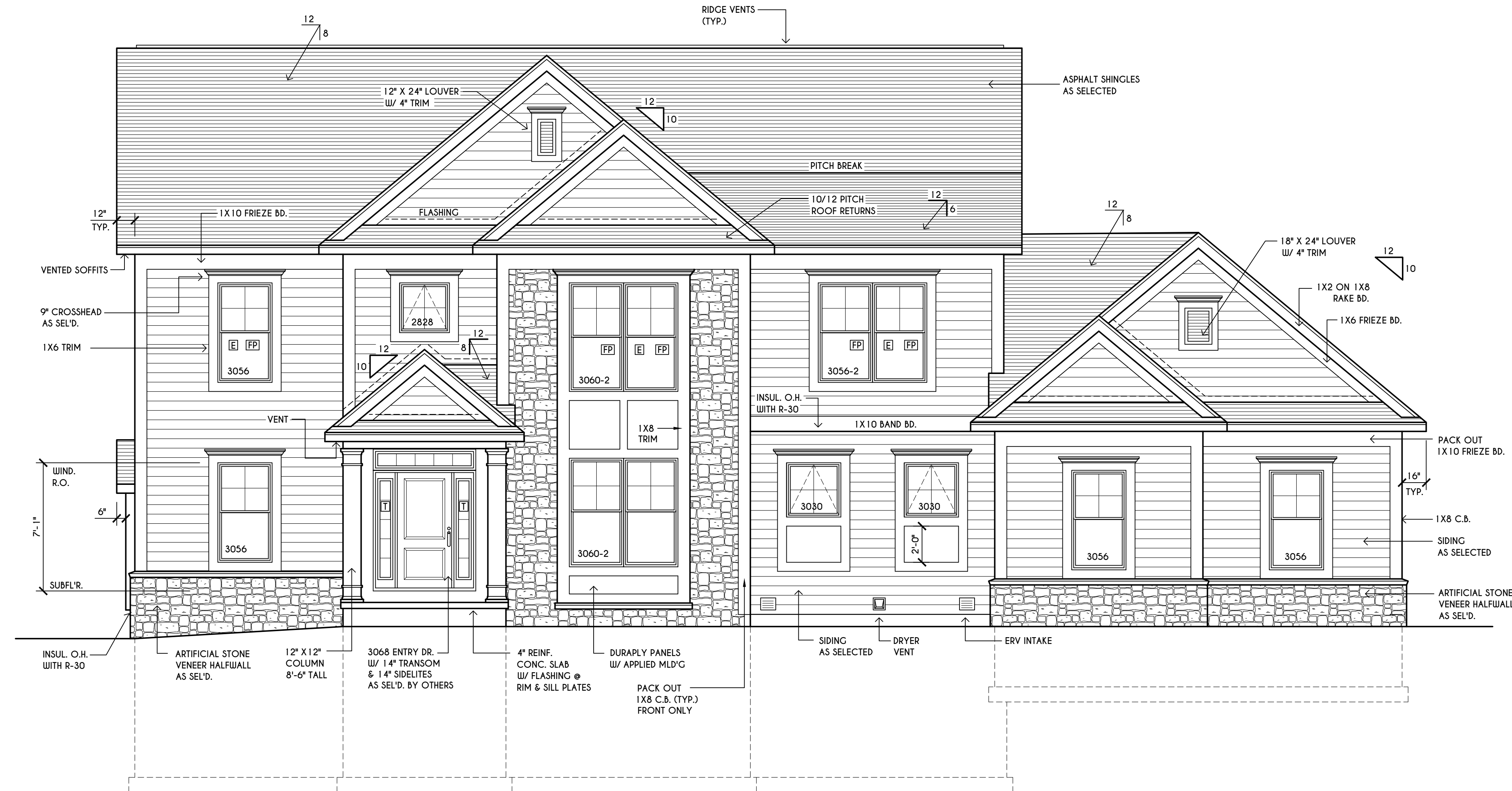
ELEVATIONS

GLA PLAN 2810

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PROJECT: 15420J	sheet: 1 / 6

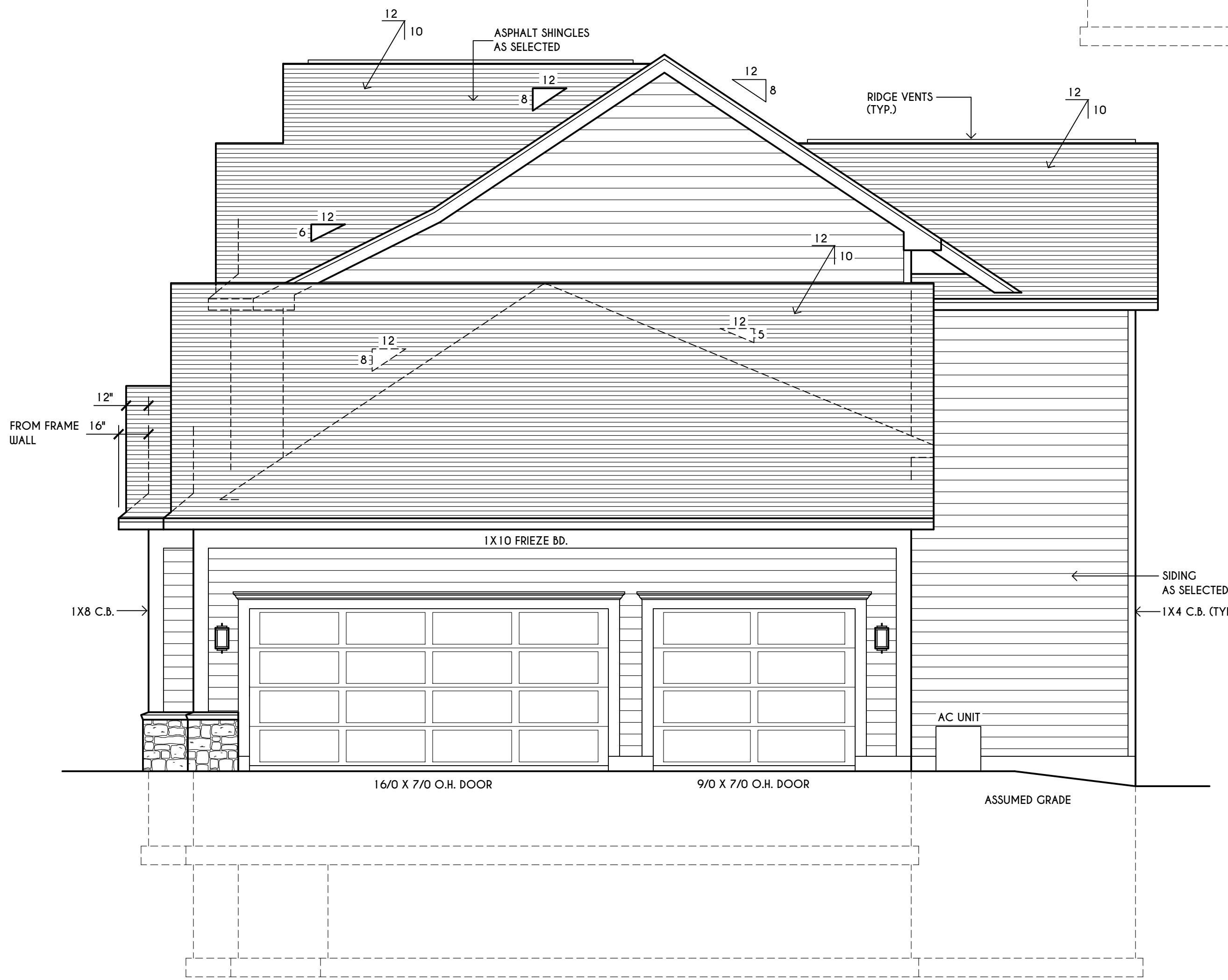
7 Bridleridge

HOUSE FOOTPRINT
SCALE: 1" = 50'-0"



FRONT ELEVATION

FIRST FLOOR LIVING AREA = 1524 SQ.FT.
SECOND FLOOR LIVING AREA = 1560 SQ.FT.
TOTAL LIVING AREA = 3084 SQ.FT.
TOTAL CONDITIONED VOLUME = 41,988 CU.FT.



RIGHT ELEVATION

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

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

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

TABLE M 1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS

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

TABLE M 1505.4.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

WINDOWS: VVWD SOLAR GAIN GLASS W/ ARGON
U-FACTOR 0.30
SHCC 0.54

DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

- [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS
- [T] - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
- [FP] - SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:

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

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

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

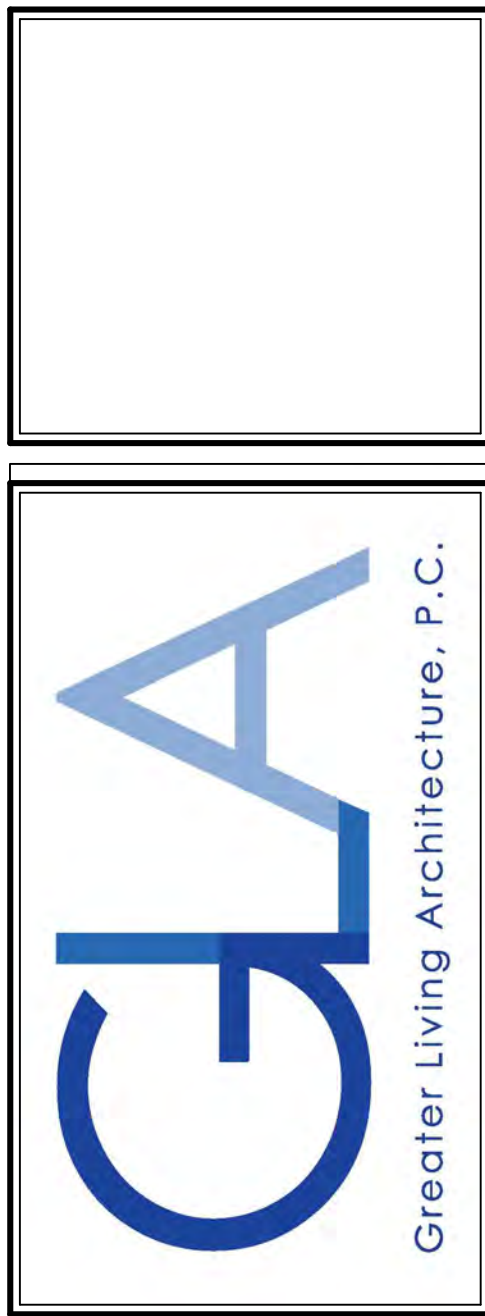
MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M 1505.4.2 OF 2020 RCNYS SEE TABLES M 1505.4.3(1) & M 1505.4.3(2) & M 1505.4.4 (PAGE 1)

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PITTSFORD, NY

BUILDER:

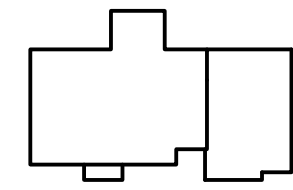
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 3084

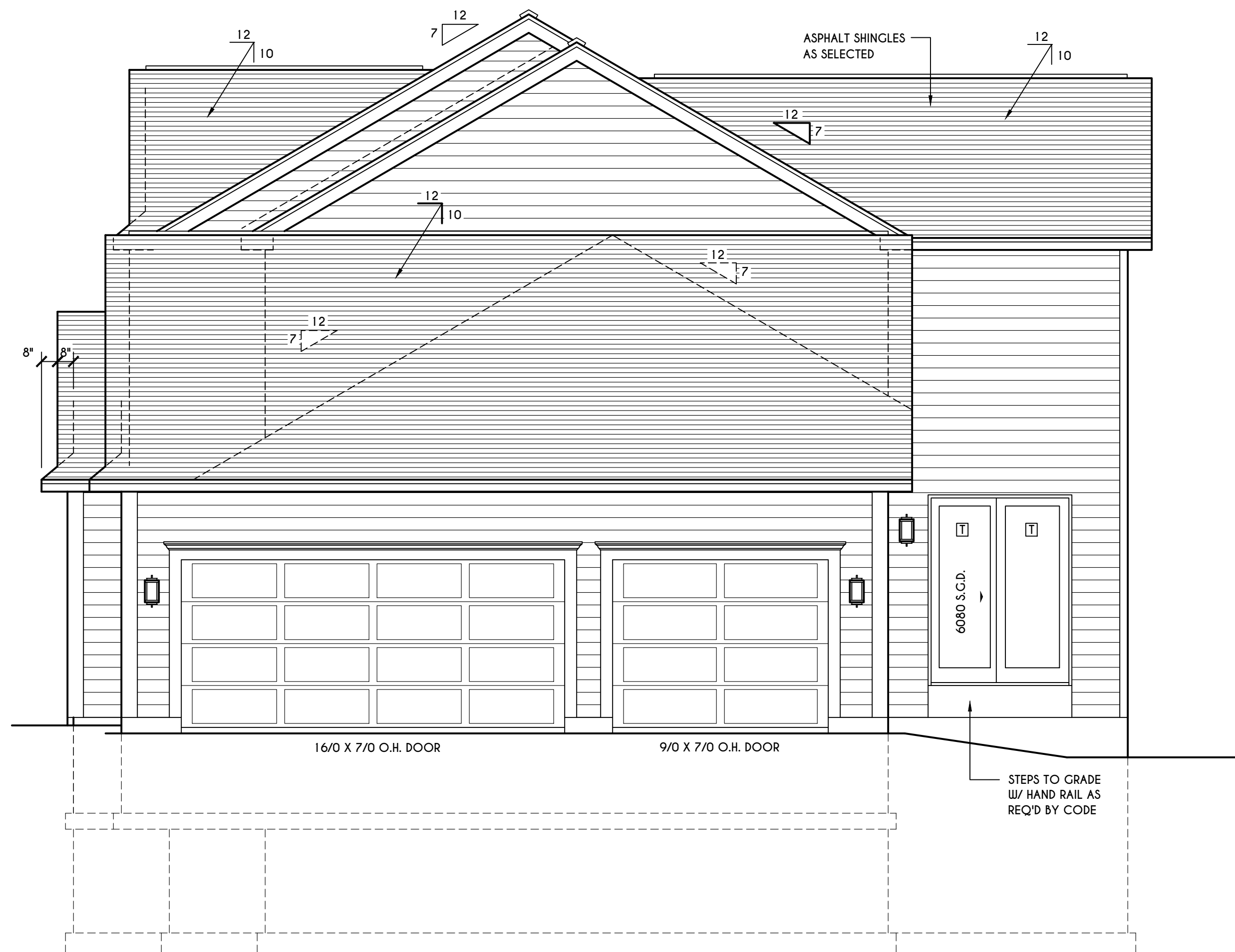
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CDK	CSB
scale:	date:
AS NOTED	6 / 20
PROJECT:	sheet:
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	6

9 Bridleridge



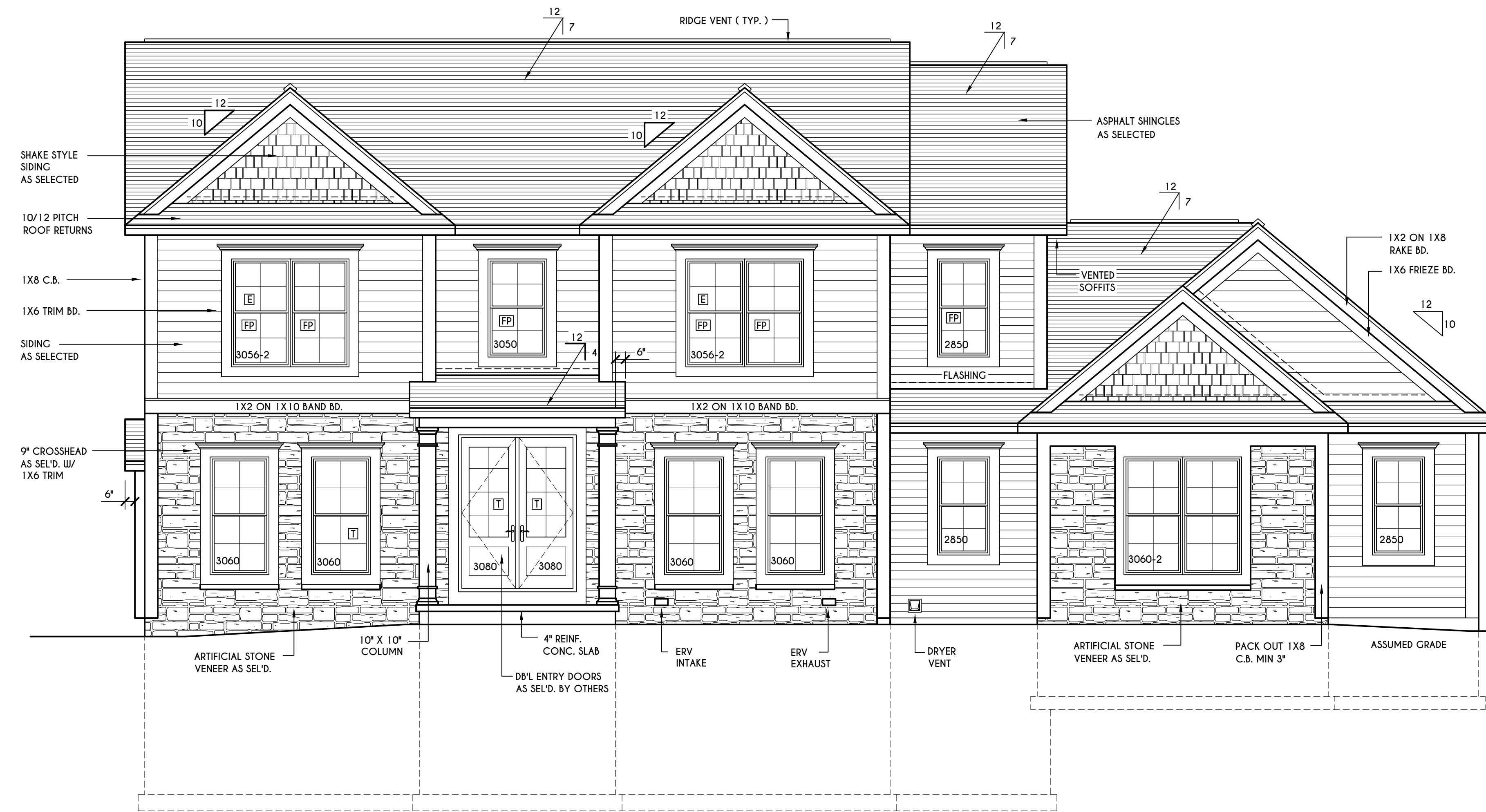
HOUSE FOOTPRINT

SCALE: 1" = 50'-0"



RIGHT ELEVATION

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



FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1488 SQ.FT.
 SECOND FLOOR LIVING AREA = 1517 SQ.FT.
 TOTAL LIVING AREA = 3005 SQ.FT.
 TOTAL CONDITIONED VOLUME = 40,807 CU.FT.

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

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

WINDOW / DOOR LEGEND:
 [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ.FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS
 [T] - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
 [FP] - SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:
 ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT
 BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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

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

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

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

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

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

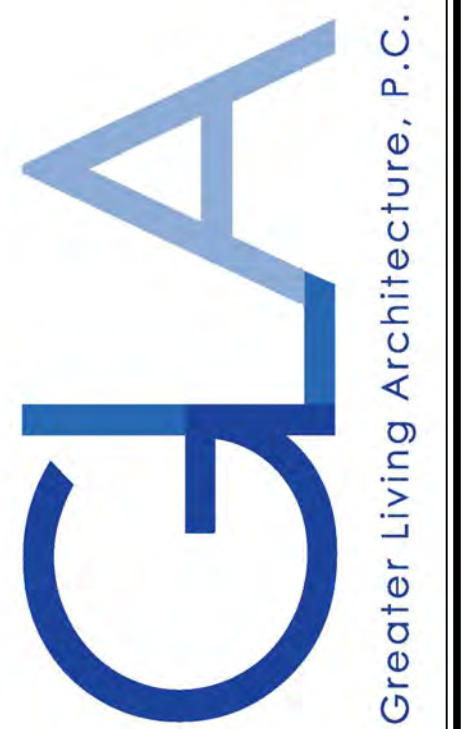
a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
 b. Extrapolation beyond the table is prohibited.

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

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

FOR Sf: 1 CUBIC FT. PER MINUTE = 0.0004719 m3/s.

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 www.greatliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 ALT. "LATTIMORE"
 LOT 3 BRIDLERIDGE FARMS
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 3005

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 23
PROJECT: 15399C	sheet: 1 / 6

10 Bridleridge

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

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

TABLE M1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS^{a,b}

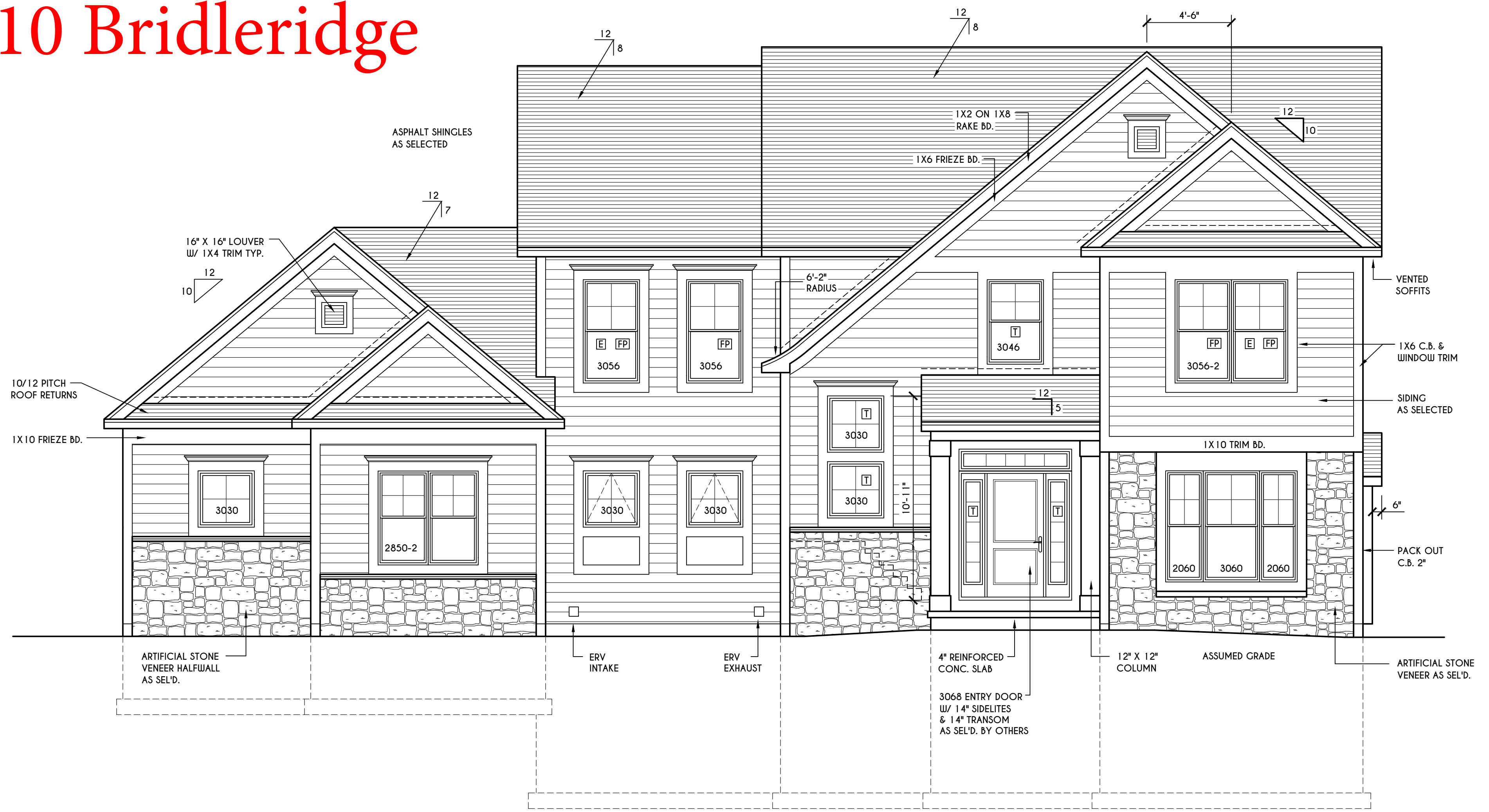
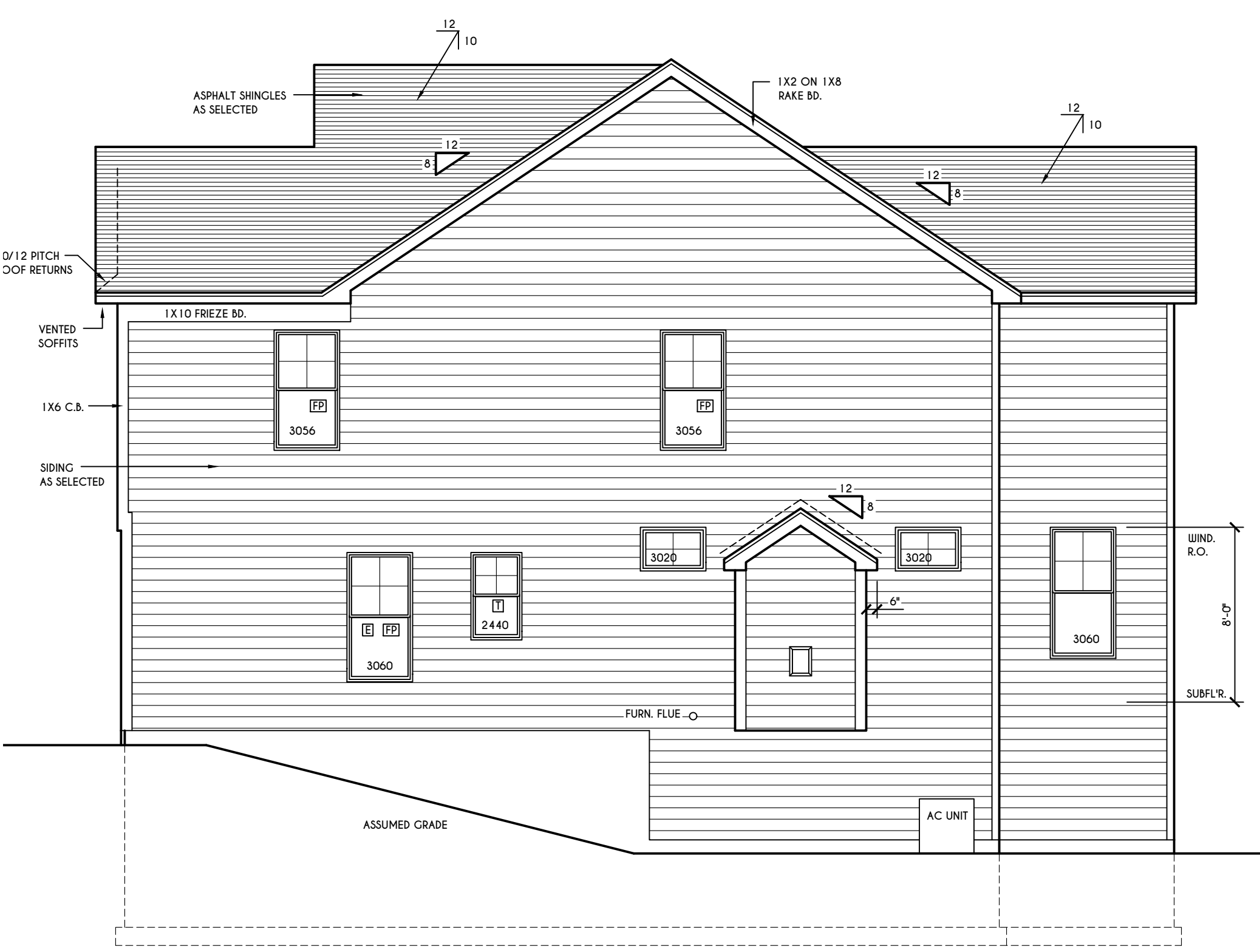
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT FACTOR ^a	25%	33%	50%	66%	75%	100%
		4	3	2	1.5	1.3

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

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

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

FOR SI: 1 SQUARE FOOT=0.0929 M², 1 CUBIC FOOT PER MIN=0.0004719 M³/S
FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 M³/S



FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1533 SQ.FT.
SECOND FLOOR LIVING AREA = 1534 SQ.FT.
TOTAL LIVING AREA = 3067 SQ.FT.

TOTAL CONDITIONED VOLUME = 41,925 CU.FT.

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

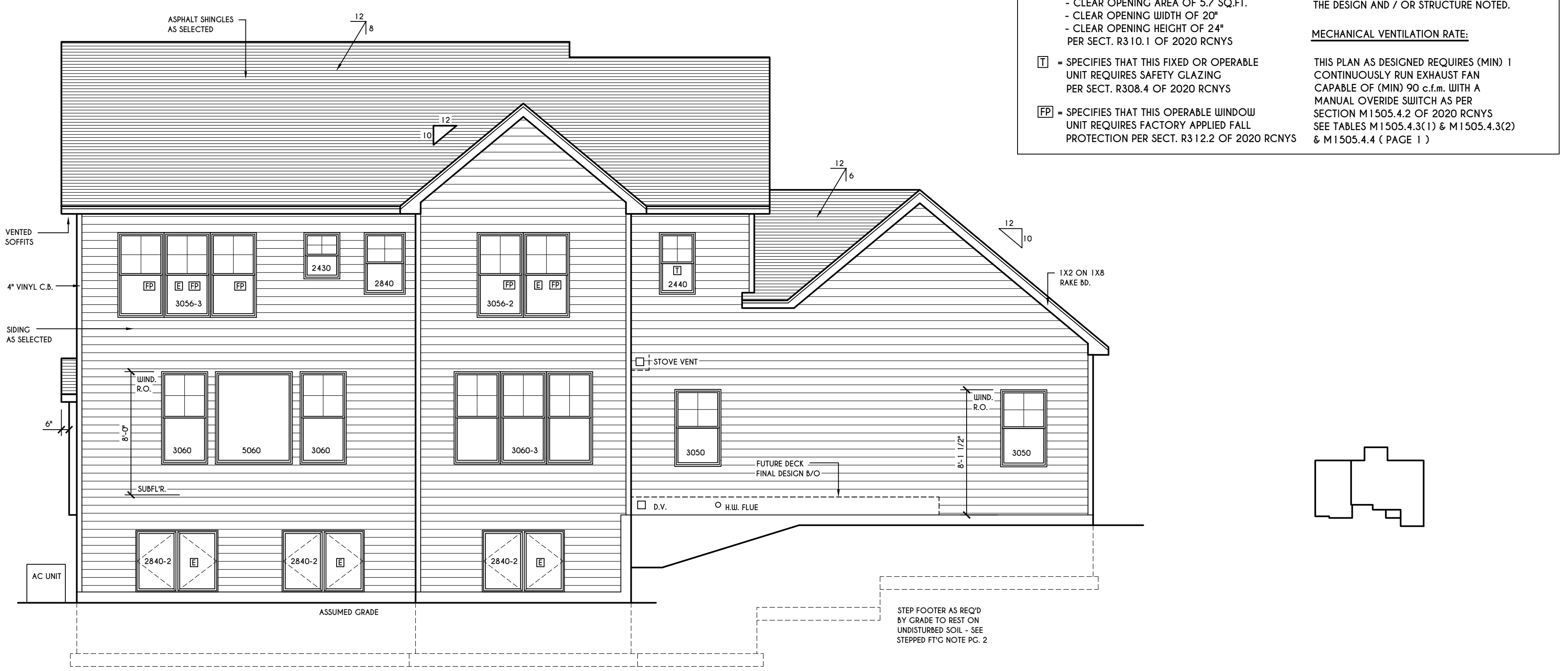
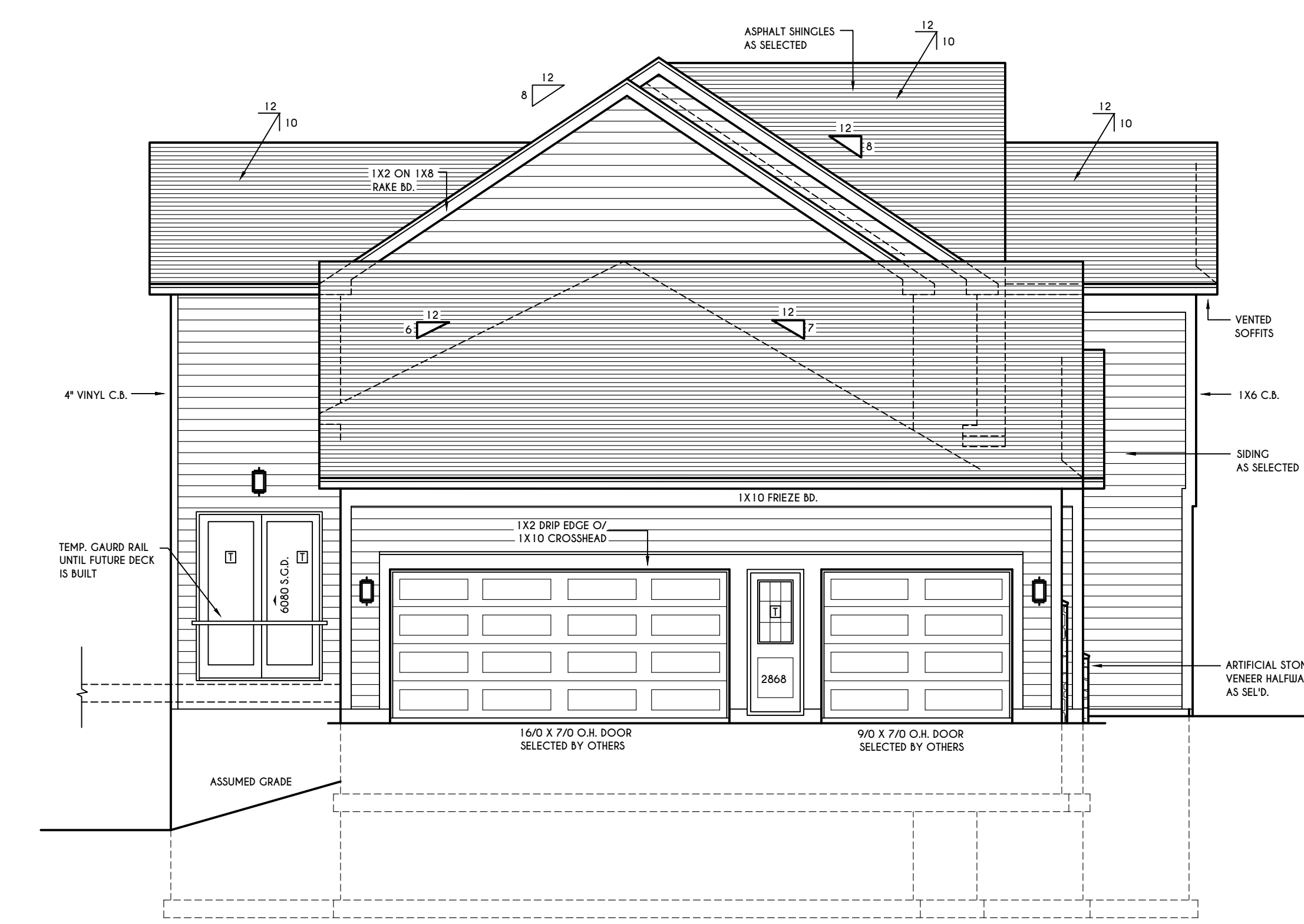
DOORS: SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:
[E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS
[T] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
[FP] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:
ALL RAKES & OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE
4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE-THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)
CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

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



REAR ELEVATION

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

HOUSE FOOTPRINT
SCALE: 1" = 50'-0"

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
SPEC HOUSE (NEWCASTLE)
LOT 64 BRIDLERIDGE FARMS
PITTSFORD, NY

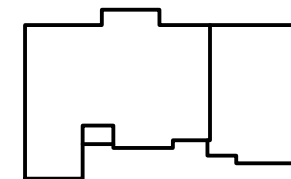
BUILDER:
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

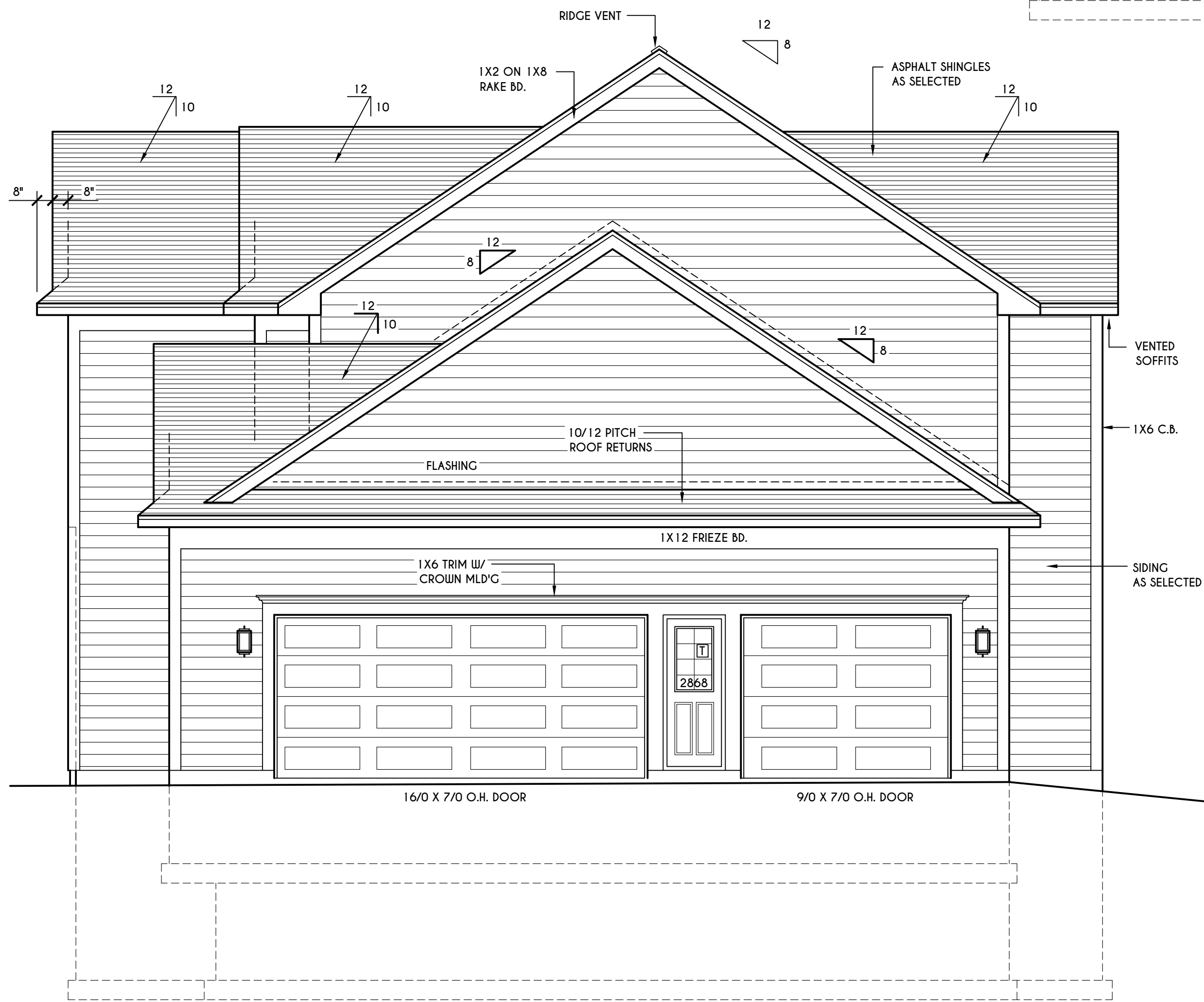
GLA PLAN 3067

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scale: AS NOTED	date: 11 / 23
PROJECT: 15428C	sheet: 1 / 5

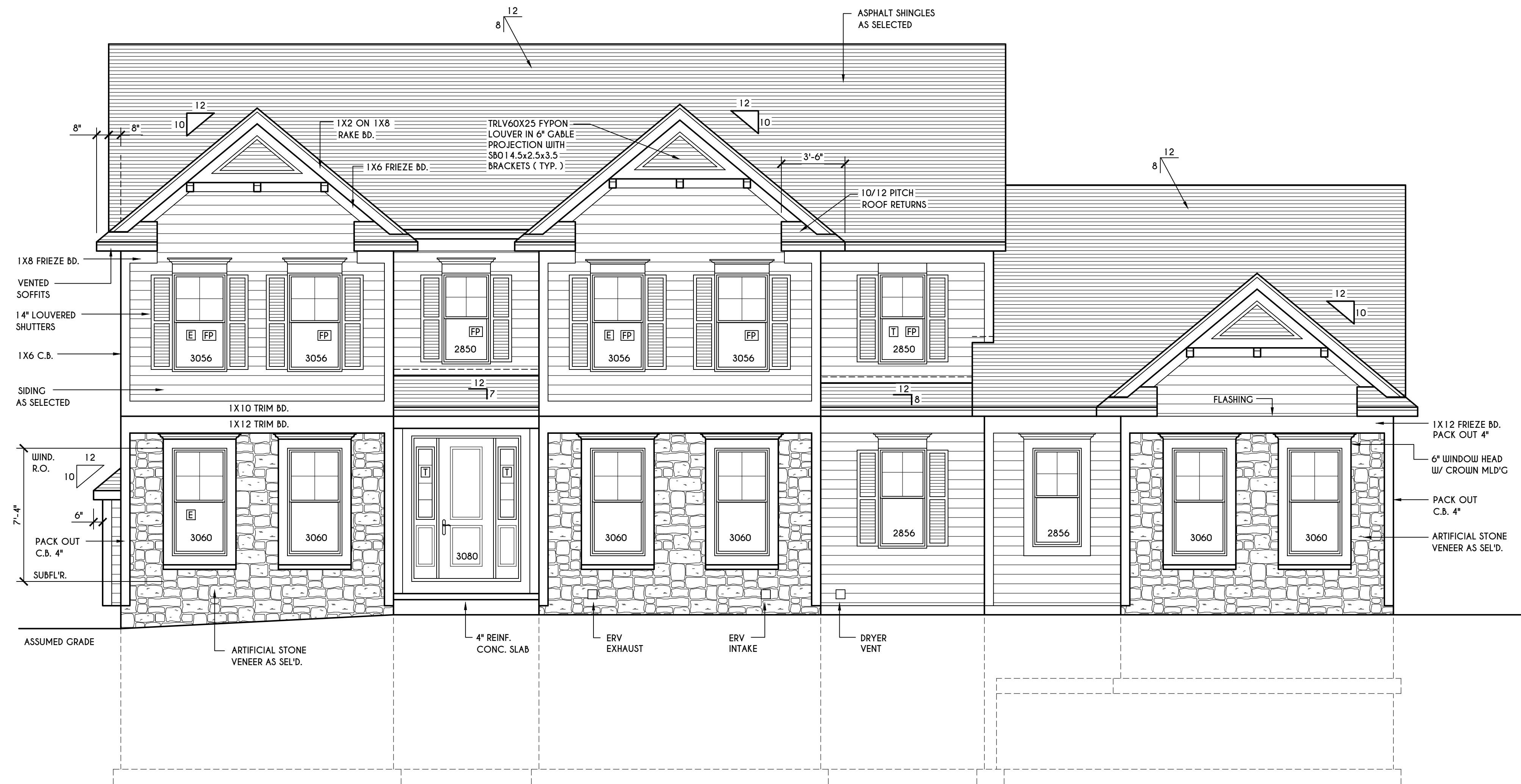
11 Bridleridge



HOUSE FOOTPRINT
SCALE: 1" = 50'-0"



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



FRONT ELEVATION

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

FIRST FLOOR LIVING AREA = 1649 SQ.FT.
SECOND FLOOR LIVING AREA = 1683 SQ.FT.
TOTAL LIVING AREA = 3332 SQ.FT.

TOTAL CONDITIONED VOLUME = 45,803 CU.FT.

WINDOWS:

VUID SOLAR GAIN GLASS W/ ARGON
U-FACTOR 0.30
SHGC 0.54

DOORS:

SELECTION BY OWNER

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

WINDOW / DOOR LEGEND:

- [E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS
- [T] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY CLAZING PER SECT. R308.4 OF 2020 RCNYS
- [FP] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2020 RCNYS

GENERAL NOTES:

ALL RAKES ARE 8" & OVERHANGS ARE 16" UNLESS NOTED OTHERWISE
4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE; THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)
CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

MECHANICAL VENTILATION RATE:

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

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

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

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

TABLE M1505.4.3 (2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a,b}

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

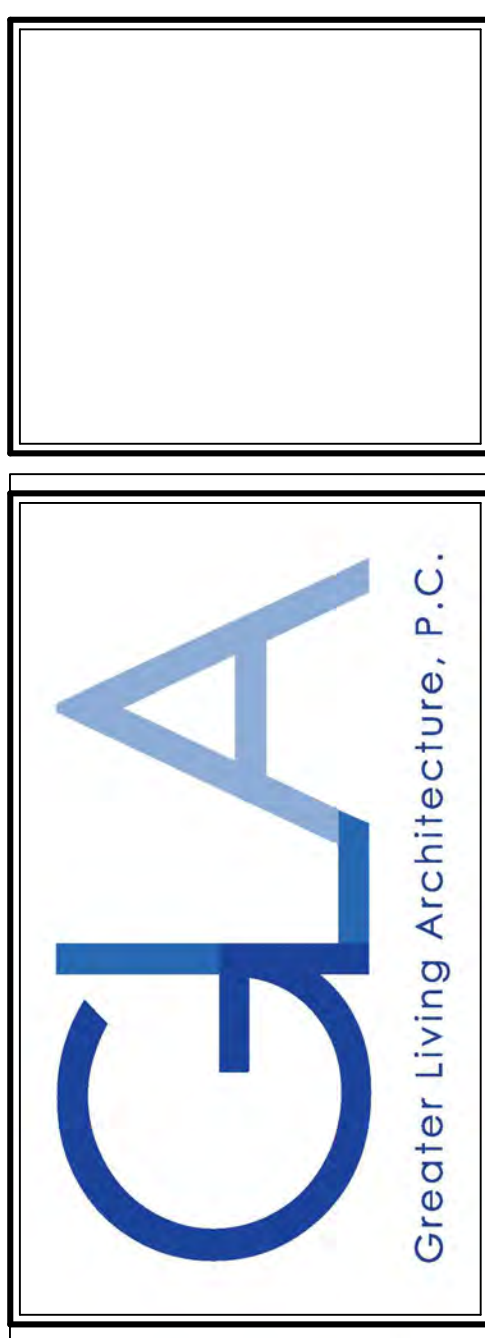
a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
b. Extrapolation beyond the table is prohibited.

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

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

FOR SI: 1 CUBIC FT. PER MINUTE = 0.0004719 m3/s.

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOME
LOT 4 BRIDLERIDGE FARMS
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 3332

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 23
PROJECT: 15475B	sheet: 1 / 6