

**Town of Pittsford Design Review & Historic Preservation Board
AGENDA
February 27, 2025**

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on February 27, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

526 Pittsford Henrietta Townline Road

Applicant is requesting design review for a 616 square foot addition and a wrap around porch.

38 Shelwood Drive

Applicant is requesting design review to remove existing access door to flat roof to replace with a window that matches the other existing windows.

29 Kimberly Road

Applicant is requesting design review for a 768 square foot addition off the rear of the home.

44 Crestline Road

Applicant is requesting design review to add a front entry way.

14 Pheasant Hollow

Applicant is requesting design review to add a an attached pavilion off the rear of the home.

RESIDENTIAL APPLICATIONS: NEW HOMES

17 Bridleridge Farms

Applicant is requesting design review for a 3,067 square-foot, two-story, single family home in the Bridleridge Farms Subdivision.

18 Bridleridge Farms

Applicant is requesting design review for a 3,174 square-foot, two-story, single family home in the Bridleridge Farms Subdivision.

20 Bridleridge Farms

Applicant is requesting design review for a 3,343 square-foot, two-story, single family home in the Bridleridge Farms Subdivision.

CERTIFICATES OF APPROPRIATENESS

192 Knickerbocker Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the expansion of a detached garage, the addition of a screened porch, the addition of a main entry porch and a kitchen expansion at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) – Pittsford Oaks

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

The next meeting is scheduled for Thursday, March 13, 2025, at 6PM.

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
JANUARY 23, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, January 23, 2025, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dirk Schneider, Dave Wigg, Paul Whitbeck, Kathleen Cristman, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT:

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

ATTENDANCE: There were 16 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

The Board discussed a memo drafted by Board Member Salem that requests an amendment to the Zoning Code in relation to Certificates of Appropriateness. The Board unanimously stated their agreement to send the memo to the Town Board.

Board Member Salem motioned to approve sending the memo to Supervisor Smith and members of the Town Board requesting an amendment of Chapter 185, Article 85 of the Zoning Code. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the action was approved, none opposed.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

83 Kilbourn Road

Applicant is requesting design review for an approximately 480 square-foot addition off the rear of the home.

Chuck Smith, Design Works Architecture, P.C., introduced the application. Mr. Smith is requesting design review for an approximately 480 square-foot addition off the rear of the home. He stated that all proposed materials will match the existing materials on the home. He noted that the addition will be slightly taller than the existing height of the home but will be at a lower grade so that you will not notice a difference at the roofline.

Board Member Salem motioned to approve the addition off the rear of the home, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

20 Kilbourn Road

Applicant is requesting design review for an approximately 467 square-foot renovation and addition to the home.

Agostino Mineo, of 20 Kilbourn Road, introduced the application. Mr. Mineo is requesting design review for a renovation and addition to the side of the home. He stated that the proposed rooflines and siding of the addition will match those of the existing house. The existing front door which faces East Avenue will be

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removed and relocated to face Kilbourn Road. Chairman Schneider noted that the front door change will allow the average person to see the home. Board Member Salem inquired about the specific changes that will be made to the front door, and the applicant stated that two sidelines will be added to the front door.

Chairman Schneider motioned to approve the renovation and addition to the home with the condition that two sidelines are added to the front entrance door of the home. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

192 Knickerbocker Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the expansion of a detached garage, the addition of a screened porch, the addition of a main entry porch and a kitchen expansion at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider stated this is a continued public hearing.

Mark Bayer, of Bayer Landscape Architecture PLLC., re-introduced the application. Mr. Bayer stated that the application was presented at the December 5th meeting to give a comprehensive overview of the project, which will be split into multiple phases. The application had recently appeared before the Zoning Board and all variances were approved.

Mr. Bayer stated that all proposed materials are materials that can be found on the existing house. He pointed out the new columns and three new dormers at the front entry in the rendering. Chairman Schneider asked the applicant what the reason was for changing and unifying the dormers instead of leaving the quirkiness of the existing dormers. Mr. Bayer stated that the reason was to better connect the front entry to other parts of the house. The material of the dormers will be slate to match those of the existing home.

Board Member Salem asked the applicant to explain the proposed window changes. Mr. Bayer stated that the plan is to replace all windows on the home and noted that the existing white windows will be changed to bronze windows. The existing window pattern will not be changed. In comparison to the rendering which shows the bronze window change, Chairman Schneider stated that he prefers the appearance of the existing white windows because it adds character to the home, to which Board Member Cristman agreed. Additionally, he stated that the bronze windows create an overly monochromatic look and Board Member Cristman agreed. Board Member Vekasy and Board Member Salem stated that they prefer the appearance of the darker windows as it is less intense than the existing white windows. Meaghan Larrabee, homeowner, stated that the reason for the change to darker windows was for the stone on the house to stand out.

Chairman Schneider stated that he needs to see more details about the materials on the drawings and requested that the applicant add notes. Chairman Schneider asked the applicant to provide side by side pictures showing the existing (before) and proposed (after) of a straight-on elevation of the home and requested more labels in the areas of work and the addition of a step-by-step explanation so that it is clear to the Board what is being approved. Board Member Cristman asked the applicant to do the same regarding the proposed window and dormer changes and emphasized the historical significance and lack of replicability of some of the existing windows. Chairman Schneider summarized the Board's request to easily follow the history and stages of the additions with clear labeling of exactly what was changed. In addition, Board Member Vekasy and Board Member Mitchell asked the applicant to provide documentation with an explanation of exactly what will happen in each phase of the project. Chairman Schneider asked the applicant to bring physical samples of the proposed colors to the next meeting.

Chairman Schneider stated that this public hearing will remain open.

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) – Pittsford Oaks

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

Anthony Daniele, of 2851 Clover Street (300 Tobey Road), introduced the application. Mr. Daniele stated that the application recently received its preliminary site plan approval from the Planning Board. Mr. Daniele presented a rendering of the proposed building with flat roofs to show the Board what it would look like. He stated that the Board had emphasized the northeast corner of the building and explained the changes that were made in response; the roofline was brought down to a lower height and the grade adjusted as well. Mr. Daniele stated that due to economic reasons, this project has been a three-story building since the beginning, adding that he now has the zoning right to that structure. He stated that some people on this Board want a one-story reduction and that will not happen as it is not economically feasible.

Dustin Welch, of Passero Associates discussed a rendering of the project in which the grade was raised to cover the garage level of the building. Robert Koegel, Town Attorney, asked the applicant for clarification on the drawing being discussed versus the drawing that was submitted to be presented on the projector for everyone at this meeting. The applicant did not submit this rendering before the submission deadline and gave the Board/members of Town Staff a handout of the rendering being discussed.

Mr. Welch stated that he pulled the proposed building away from the corner of Clover Street and Jefferson Road to make the building appear smaller. Discussing the right side of the rendering, Chairman Schneider asked Mr. Welch if the parking lot will disappear after the grading alterations, and Mr. Welch responded that it will not. Mr. Welch informed the Board that he has been looking at larger buildings in the area, specifically at their design. Chairman Schneider asked for clarification if the applicant is changing the application. Mr. Daniele stated that the application is not changing but that different options are being presented to the Board to try to get closer to something that they like. Mr. Welch stated that page four of the handout shows the building with various colors in to show how colors can help break up the look of the building. He discussed bringing the grade up at the east facade and clarified that he is not increasing the height of the building, but rather changing the podium level to make it like the west facade. Mr. Welch discussed the landscaping and stated that the landscape architect working on the project has reviewed planting selections and the proposed grading plan and has confirmed that it will work.

Mr. Welch stated that updated site sections have been included that show the grading. Comparing this project to the Cloverwood project approved in 2019, he stated that Cloverwood's base level was very different. Mr. Welch discussed the cut fill analysis that was done on the soil on the site of the project. He stated that he has decreased the overall height of the building significantly and is working on decreasing the overall mass of the building as well.

Chairman Schneider stated that while altering the grading is a long-requested approach, the building itself remains very large. He noted that the grading plan would help to hide the garage level of the building.

Doug DeRue, Director of Planning, Zoning, and Development stated that the issue with the grading plan presented is that the fire department will likely be concerned with the steeper slope. Both the Pittsford Fire Department and the Town of Pittsford Fire Marshal first need to review this grading plan. Mr. DeRue stated that each individual apartment unit needs to be reached with a ladder in the case of a fire and explained that this is typically left up to the fire department's discretion as opposed to being laid out in a code.

Chairman Schneider asked for the Board's opinion whether the height and length of the building is 'significantly' reduced by the proposed grading change. Board Member Vekasy stated that while it would be steep, it does help the building visually. Board Member Mitchell agreed and asked the applicant to present a site plan with contours. Mr. Daniele stated that he first needs to discuss the proposed grading plan with the fire department. Board Member Salem stated that while the altered grading is an effective way of hiding the mass of the building, it does not reduce it, and Chairman Schneider agreed.

DRAFT MINUTES 012325

Mr. Welch discussed the site containing unsuitable soils and stated that it is unsuitable for a certain depth. He stated that the left side is fully below grade.

Board Member Salem stated that she would like to see a different look where the ends of the building are lower and it is taller in the middle of the building, adding that this is something the Board has previously asked to see. Chairman Schneider agreed.

Board Member Vekasy discussed the alternate design with flat roofs on page two of the handout stating that the elevation is more simple and easier to distinguish proportionally. In the rendering presented at the November 18th meeting as well as some of the others, there are a bunch of 'skinny' buildings. In comparison, the newly presented flat roof rendering remedies that a lot and makes it look cleaner. Chairman Schneider stated that he appreciates the recesses on the third floor of the building seen on page three of the handout.

Mr. Daniele asked for clarification regarding if the Board preferred the building to have flat roofs. Board Member Vekasy clarified that the Board is not working toward having a building with flat roofs, but rather that there are other elements in the flat roof rendering that they appreciate.

Mr. Welch stated that he will focus on the design of the east facade of the building and will look at the southeast corner as well.

Chairman Schneider stated that adding color to the drawing added too much noise and explained that the grey drawing tells us exactly what we are getting. Mr. Welch stated that he presented a brick elevation and a stone elevation and asked the Board if they preferred one over the other. Chairman Schneider stated that he does not want to discuss colors yet. Mr. Welch informed the Board that he will have a stone sample to present at the next meeting. Mr. DeRue asked if the applicant could bring material samples from a larger building stating that it would be helpful as the stone on a smaller building compared to the stone on a larger building is very different.

Mr. Koegel reminded the applicant that the grading plan presented today is entirely dependent on the Pittsford Fire Department and Fire Marshal's answer to the concerns raised regarding the steepness of the slope and the ability of a ladder to reach all apartment units in the building. Mr. Daniele stated that he will speak to the Fire Marshal about this.

MEETING MINUTES REVIEW

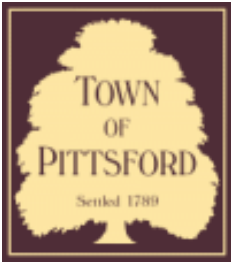
The minutes of January 9, 2025 were approved following a motion by Chairman Schneider. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dirk Schneider closed the meeting at 9:29PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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 #
B25-000019

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 526 Pittsford Henrietta Town Line Road PITTSFORD, NY 14534

Tax ID Number: 177.03-2-38

Zoning District: RN Residential Neighborhood

Owner: Keenan, Matthew R

Applicant: Keenan, Matthew R

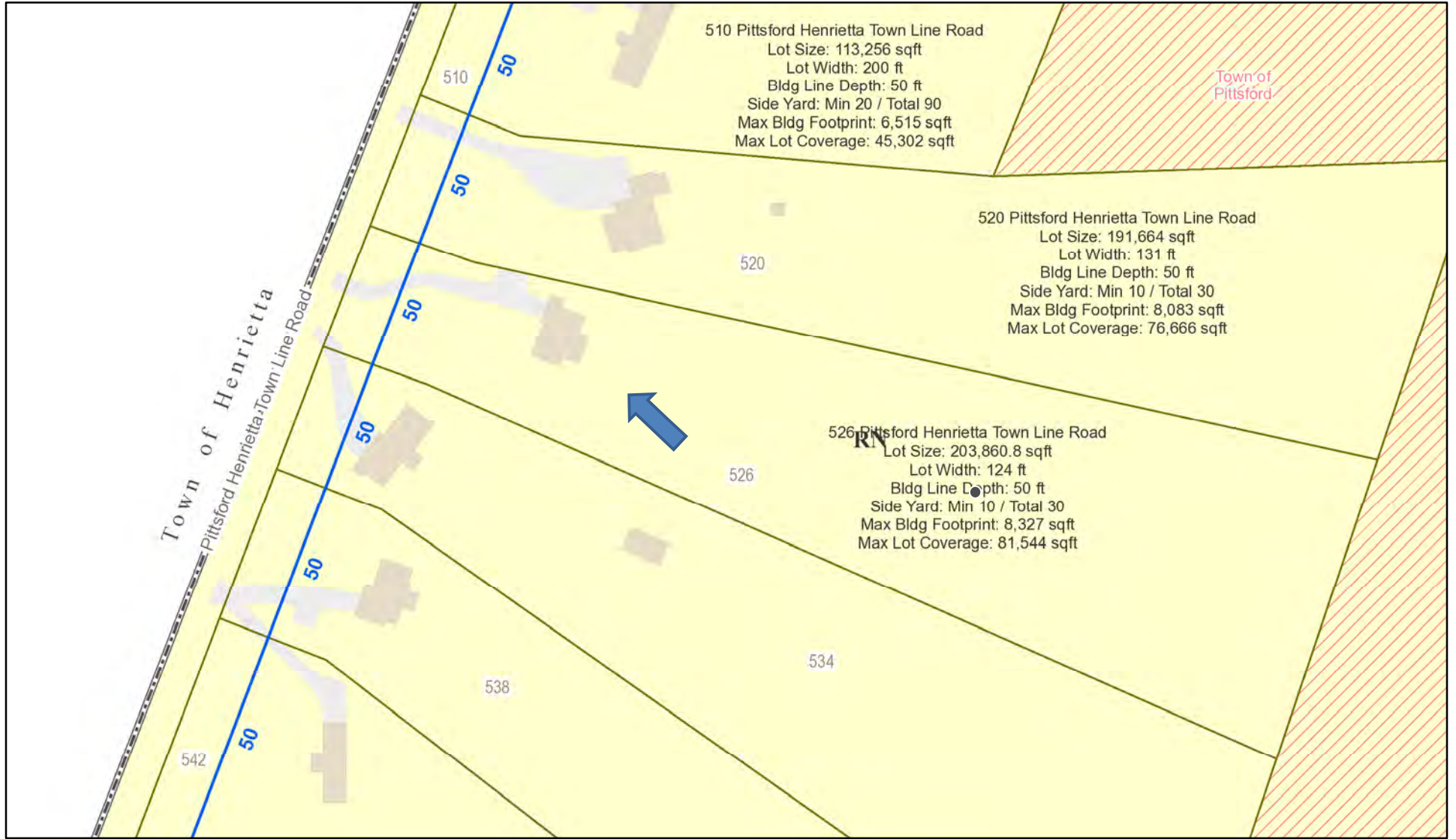
Application Type:

- 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)

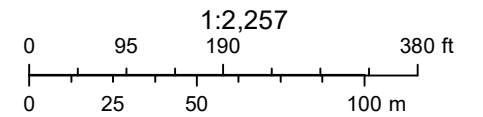
Project Description: Applicant is requesting design review for a 616 square foot addition and a wrap around porch.

Meeting Date: February 27, 2025

526 Pittsford Henrietta TL Road



Printed January 20, 2025



Town of Pittsford GIS

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

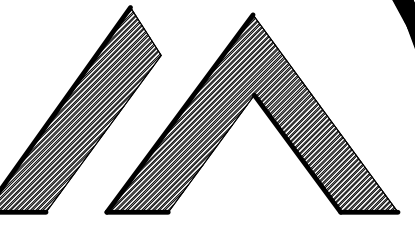


Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE

80 ft

Nearmap



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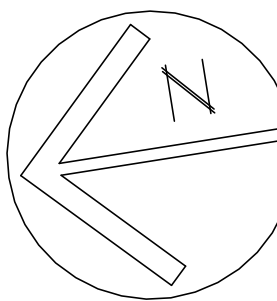
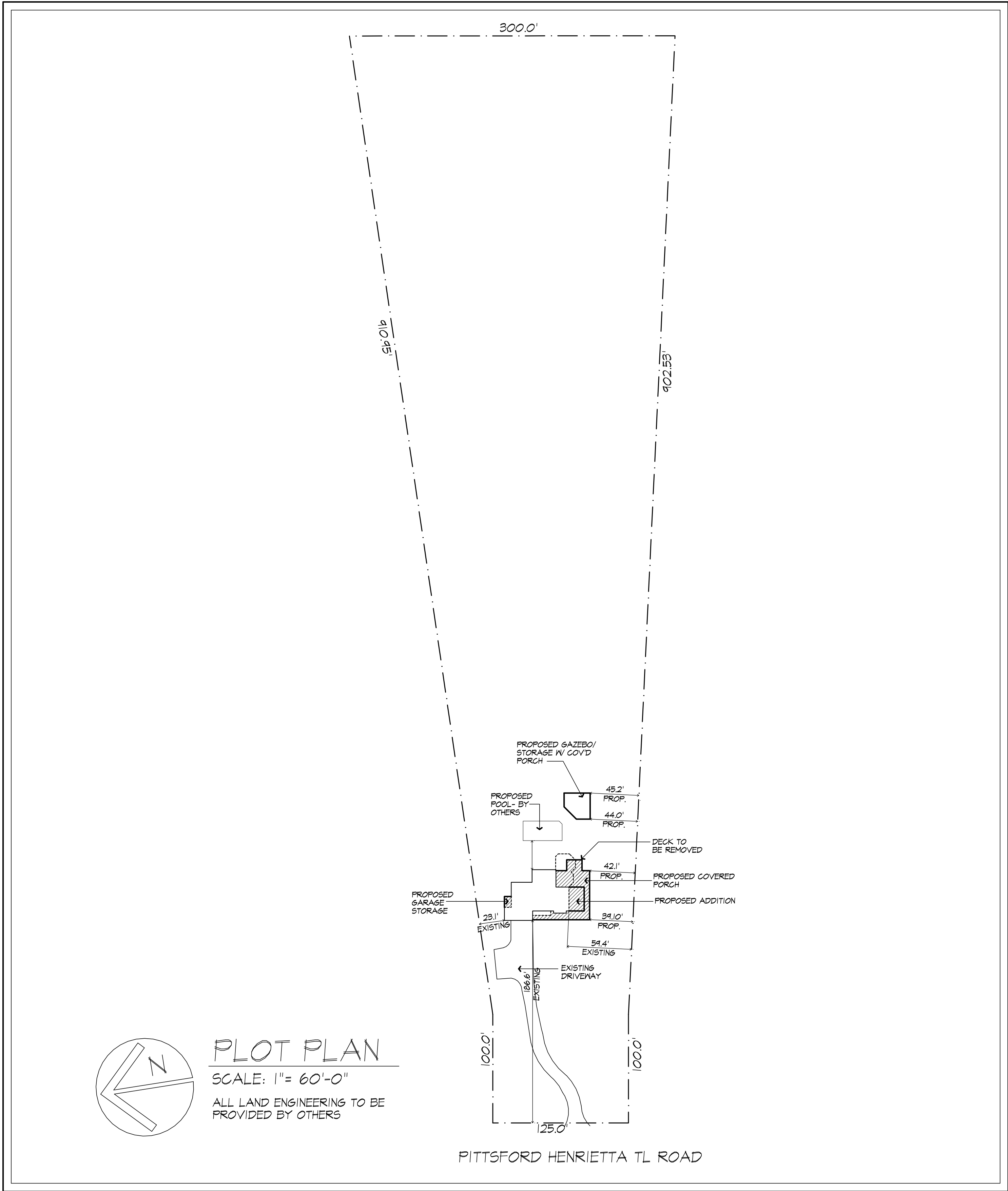
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PLOT PLAN
SCALE: 1" = 60'-0"
ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

PITTSFORD HENRIETTA TL ROAD

PROPOSED ADDITION
MATT & JAMIE KEENAN
526 PITTSFORD HENRIETTA TL ROAD

PROJECT:
PROPOSED ADDITION
KEENAN RESIDENCE
526 PITTSFORD HENRIETTA TL RD
PITTSFORD, NY

CLIENT:
MATT & JAMIE KEENAN

DRAWING:
TITLE PAGE

DRAWN:
MSM/FM

DATE: FEB 2025

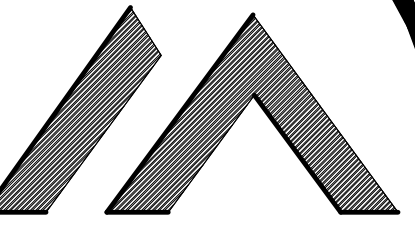
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JOB NO.: 24M4466

SHEET:

1
OF **5** SHEETS





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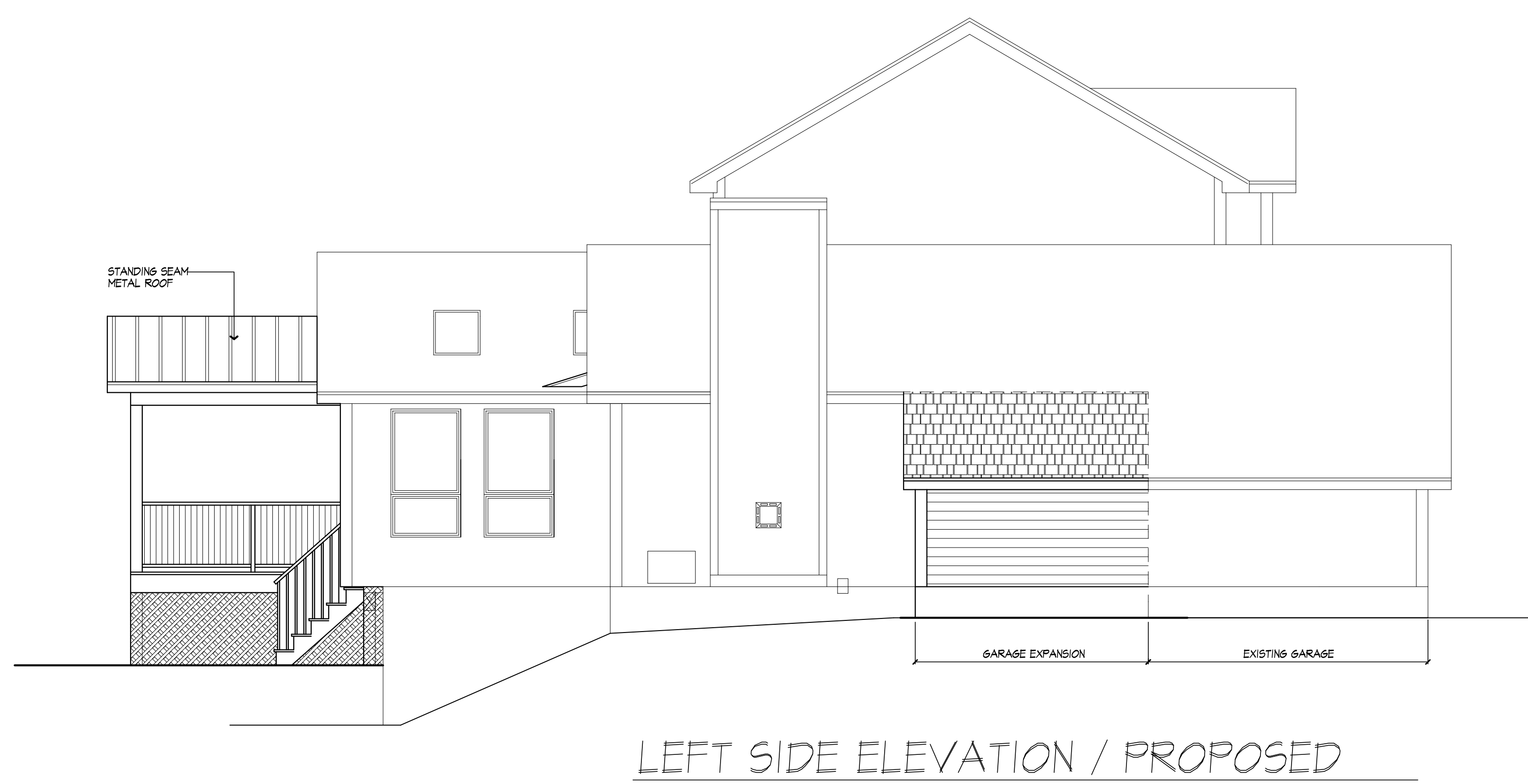
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ALL EXTERIOR TO MATCH EXISTING

ROOFING: MATCH EXISTING
ROOF VENTING: MATCH EXISTING
FASCIAS: MATCH EXISTING
FRIEZEBDS: MATCH EXISTING
CORNERBDS: MATCH EXISTING
CASINGS: MATCH EXISTING
SIDING: MATCH EXISTING
OVERHANGS: 12"
RAKE OVERHANGS: 12"
MIN FTG. DEPTH: 4'-0" BELOW GRADE
WINDOW MFR: MATCH EXISTING



FRONT ELEVATION / PROPOSED

EXISTING AREA: 2133 S.F.
PROPOSED ADDITION: 616 S.F.



LEFT SIDE ELEVATION / PROPOSED

PROJECT:
PROPOSED ADDITION
KEENAN RESIDENCE
526 PITTSFORD HENRIETTA TL RD
PITTSFORD, NY

CLIENT:
MATT & JAMIE KEENAN

DRAWING:
ELEVATIONS 1

DRAWN:
MSM/PM

DATE: FEB 2025

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

JOB NO.: 24M4466

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CASINGS: MATCH EXISTING
SIDING: MATCH EXISTING
OVERHANGS: 12"
RAKE OVERHANGS: 12"
MIN FTS. DEPTH: 4'-0" BELOW GRADE
WINDOW MFR: MATCH EXISTING



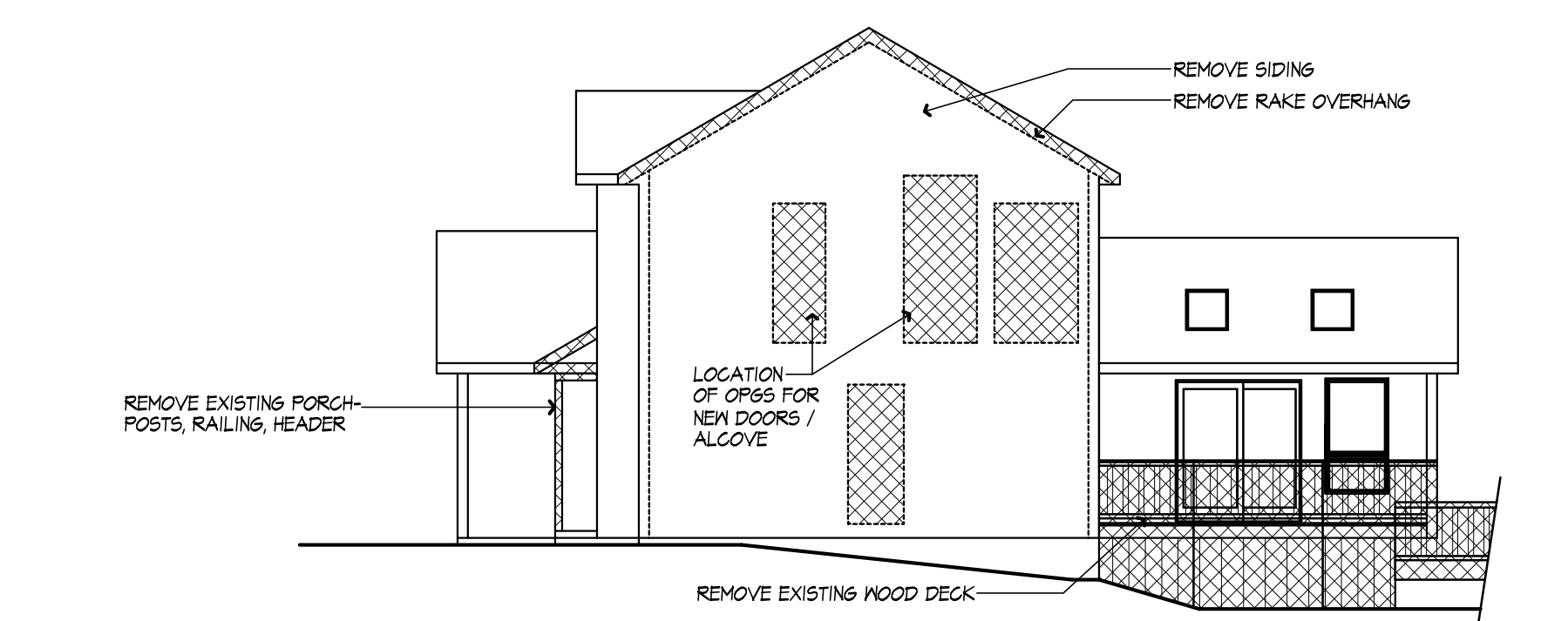
REAR ELEVATION / PROPOSED



RIGHT SIDE ELEVATION / PROPOSED



REAR ELEVATION / EXISTING
WITH REMOVALS SHOWN
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
WITH REMOVALS SHOWN
SCALE: 1/8" = 1'-0"

PROJECT:
PROPOSED ADDITION
KEENAN RESIDENCE
526 PITTSFORD HENRIETTA TL RD
PITTSFORD, NY

CLIENT:
MATT & JAMIE KEENAN

DRAWING:
ELEVATIONS 2

DRAWN:
MSM/PM

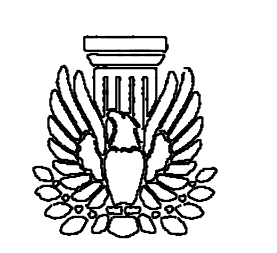
DATE: FEB 2025

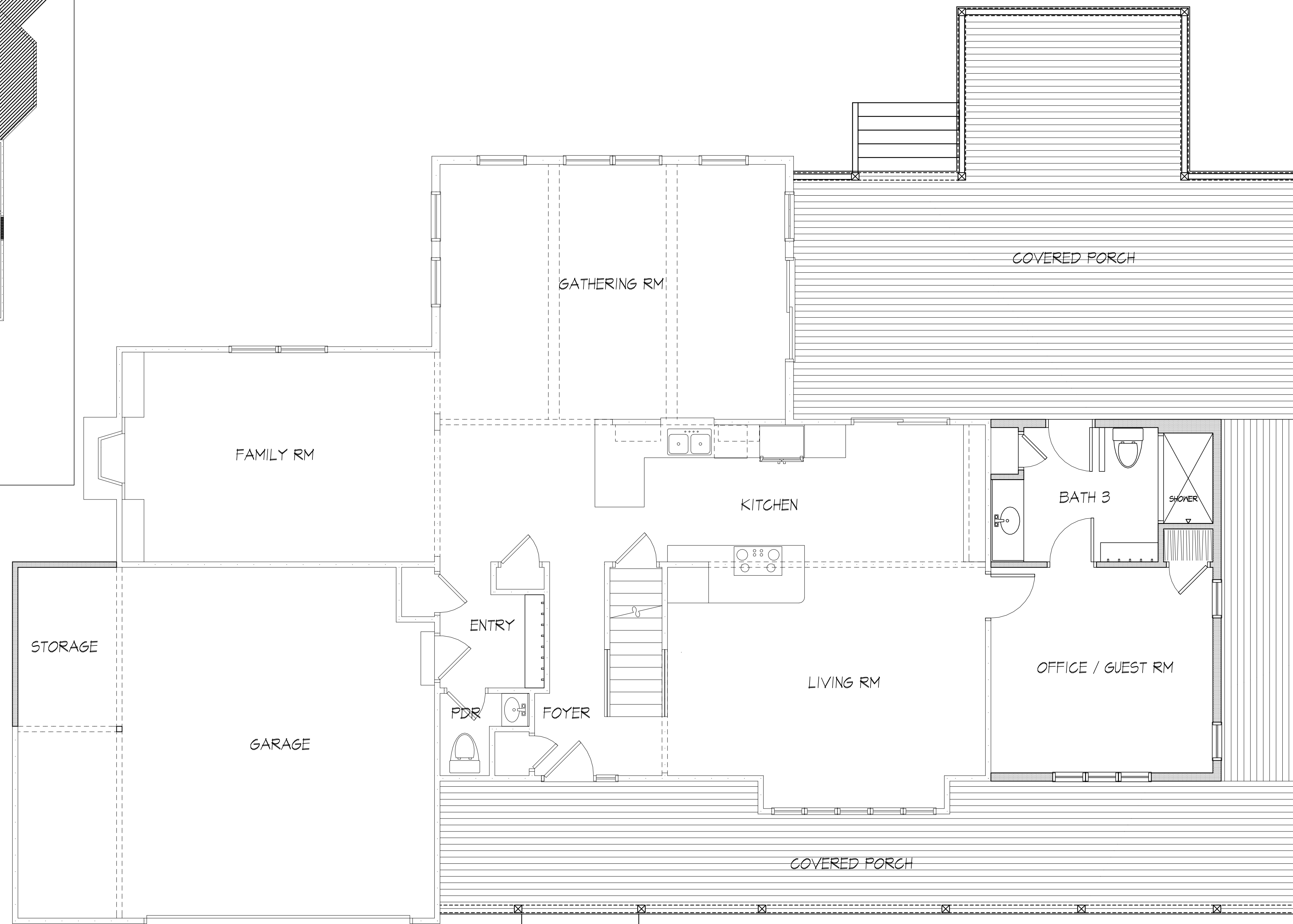
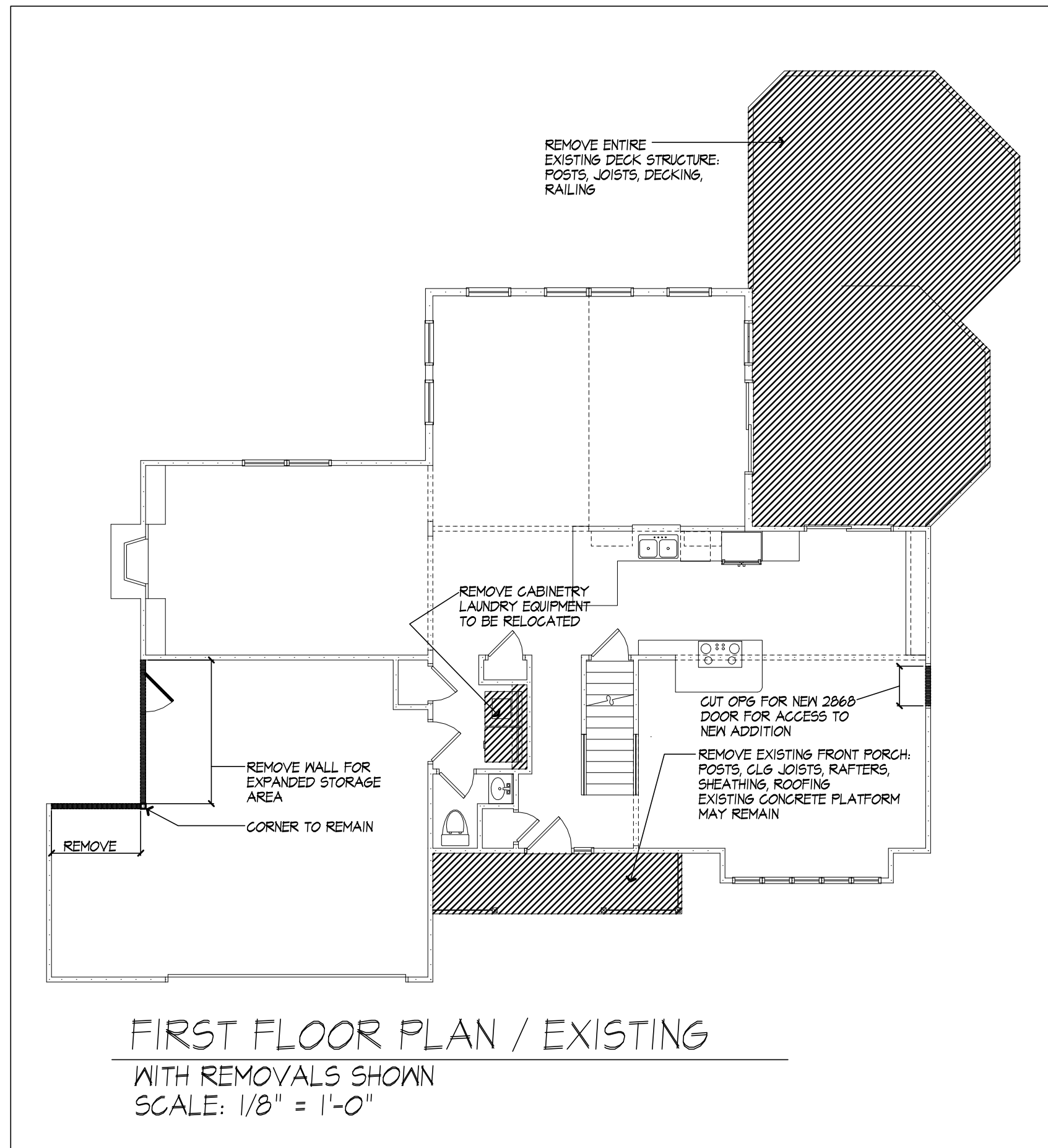
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PROJECT:
PROPOSED ADDITION
KEENAN RESIDENCE
526 PITTSFORD HENRIETTA TL RD
PITTSFORD, NY

CLIENT:
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DRAWING:
FIRST FLOOR PLAN - PROPOSED

DRAWN:
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DATE: FEB 2025

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

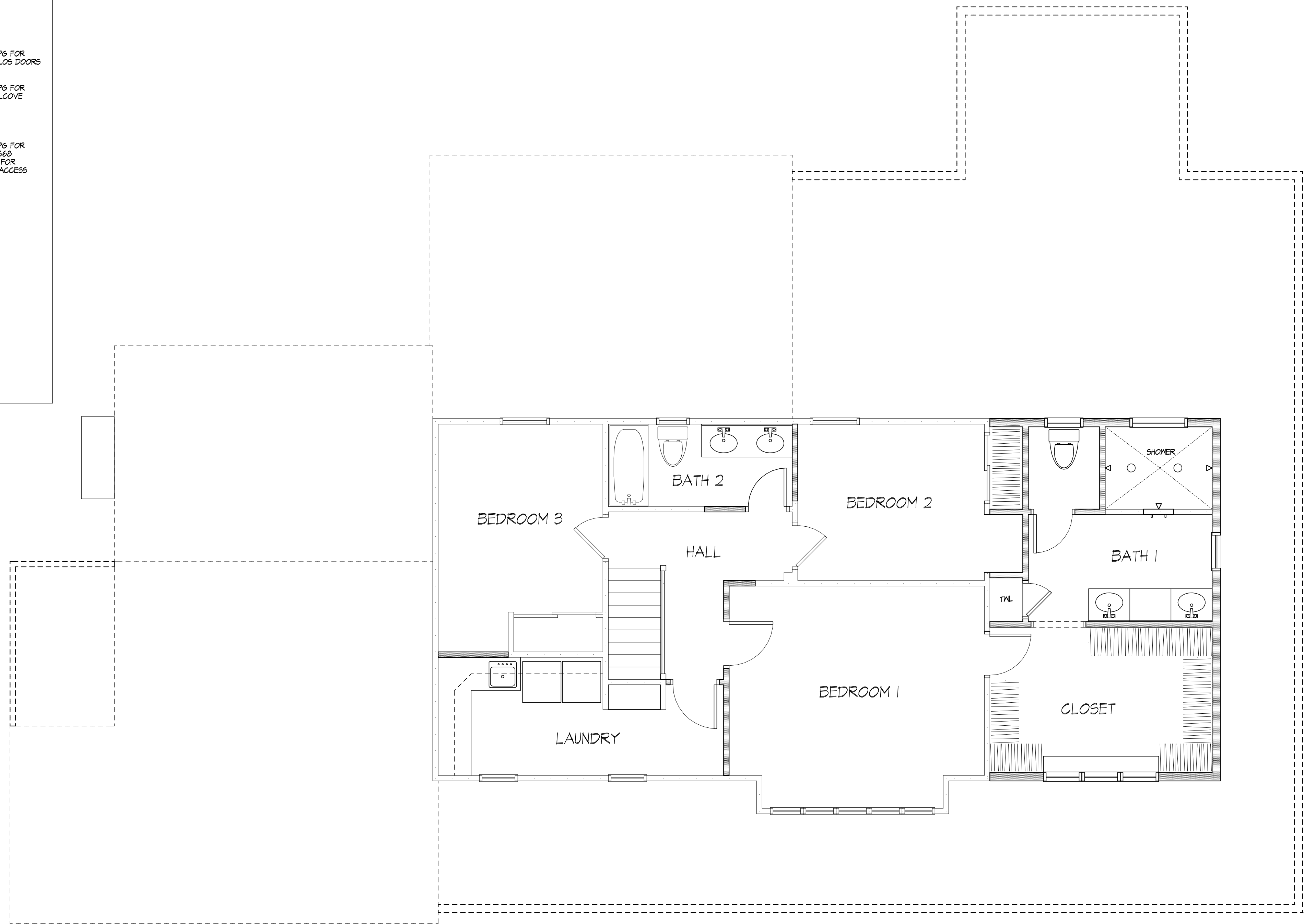
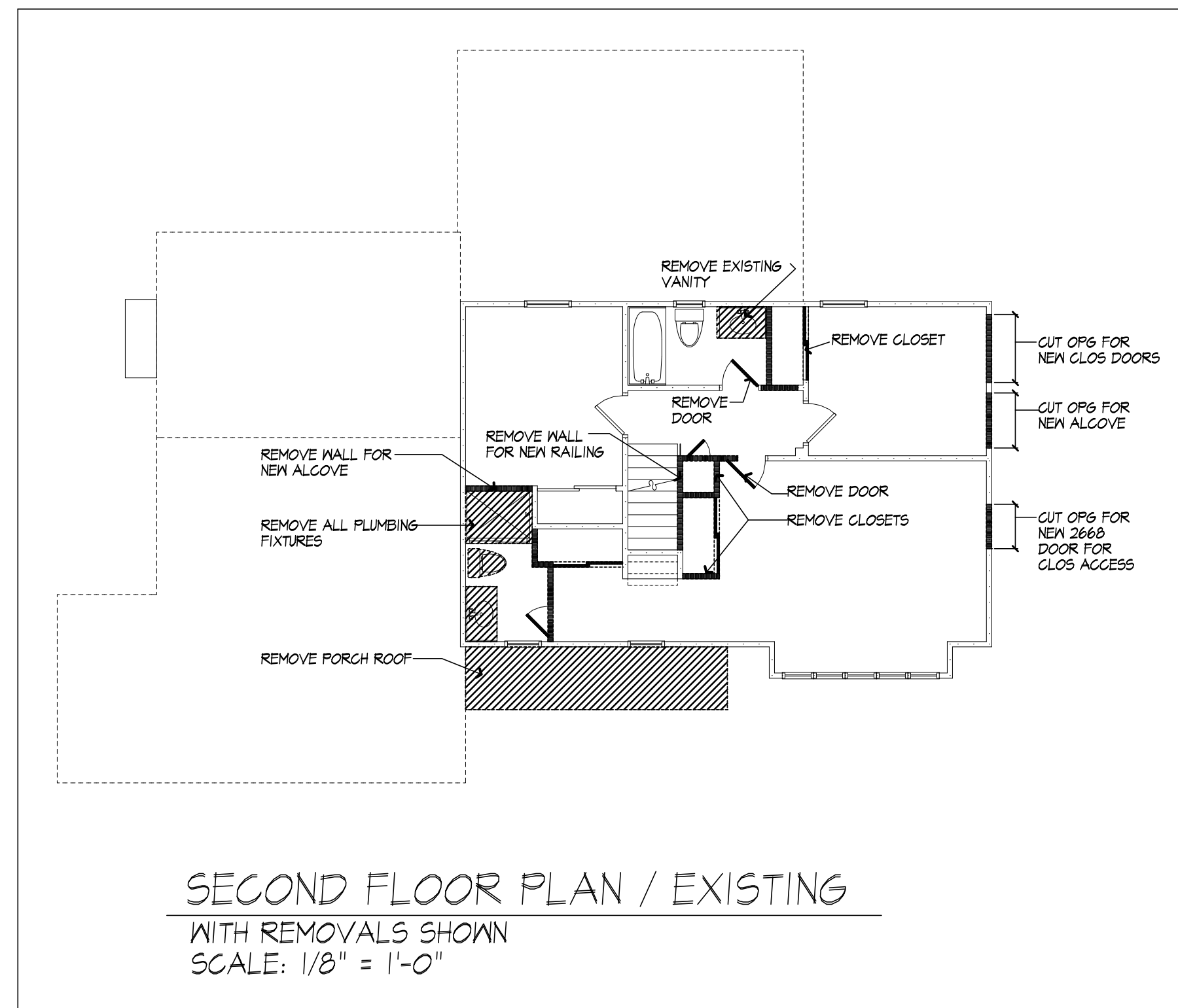
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SHEET:

4

OF 5 SHEETS





SECOND FLOOR PLAN- PROPOSED
 EXISTING AREA: 743 S.F.
 PROPOSED ADDITION: 308 S.F.



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 ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO FIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.
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 COPYRIGHT 2025

PROJECT:
 PROPOSED ADDITION
 KEENAN RESIDENCE
 526 PITTSFORD HENRIETTA TL RD
 PITTSFORD, NY

CLIENT:
 MATT & JAMIE KEENAN

DRAWING:
 2ND FLOOR PLAN

DRAWN:
 M&M/FM

DATE: FEB 2025

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

JOB NO.: 24M4466

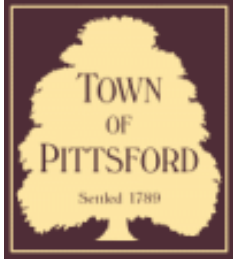
SHEET:

5
 OF 5 SHEETS









Town of Pittsford

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

Permit #
B25-000014

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 38 Shelwood Drive ROCHESTER, NY 14618

Tax ID Number: 138.18-2-63

Zoning District: RN Residential Neighborhood

Owner: Smith, Jo Anne

Applicant: Smith, Jo Anne

Application Type:

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) <input type="checkbox"/> Commercial Design Review
§185-205 (B) <input type="checkbox"/> Signage
§185-205 (C) <input type="checkbox"/> Certificate of Appropriateness
§185-197 <input type="checkbox"/> Landmark Designation
§185-195 (2) <input type="checkbox"/> Informal Review | <ul style="list-style-type: none"> <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) <input type="checkbox"/> Corner Lot Orientation
§185-17 (K) (3) <input type="checkbox"/> Flag Lot Building Line Location
§185-17 (L) (1) (c) <input type="checkbox"/> Undeveloped Flag Lot Requirements
§185-17 (L) (2) |
|---|--|

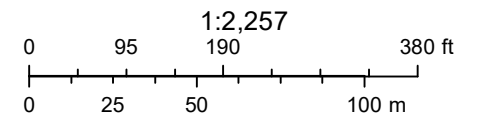
Project Description: Applicant is requesting design review to remove existing access door to flat roof to replace with a window that matches the other existing windows.

Meeting Date: February 27, 2025

RN Residential Neighborhood Zoning

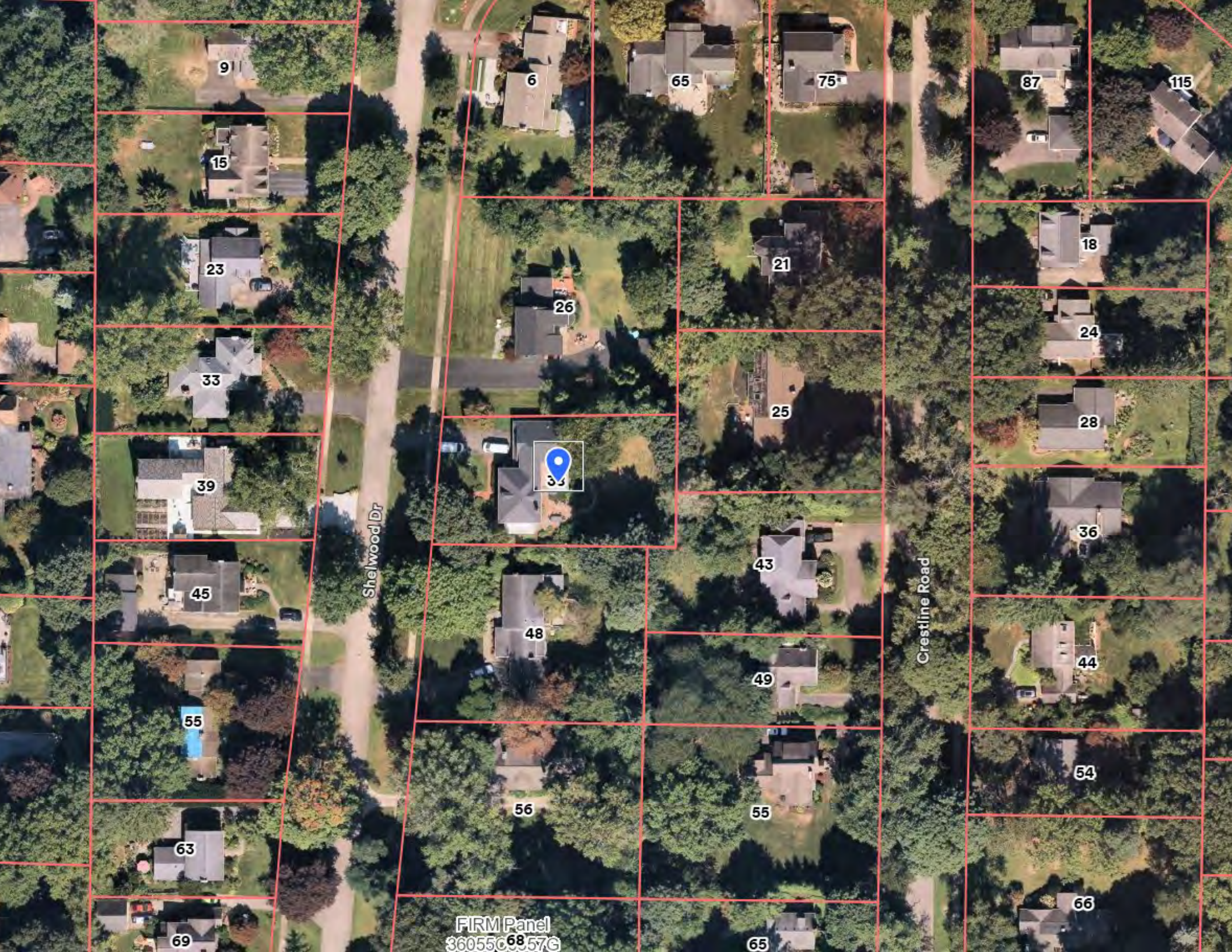


Printed January 31, 2025



Town of Pittsford GIS

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



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Shelwood Dr

Crestline Road

FIRM Panel
36055C6857G



38 Shelwood Drive Rochester, NY 14618

Owners seek to replace second story door with window, thereby eliminate access to the flat roof over the study. Owners then seek to eliminate railing in conjunction with the installation of a new flat roof.





Series
Model
Make
Other Location
Interior Color
Exterior Color

Wonder Window Triple Pane
Super Deluxe - Triple Pane
Starmark-EVO
 Sons rm
 White
 White

Window Type
Performance Values
Location
Size
Screen

Double Hung
U: 0.18 AL: 0.03
 Bedroom 1
 As Measured
 Half

SDL
 SDL Grids
Alum Trim Color
 White
Special Upcharge

Special Instructions

Son's bedroom has a in swing entry door to the roof. Customer would like to remove the door and install a window. Installers will reuse existing opening with and header height and frame in knee wall roughly 40 wide by 30 tall and complete with 9 inch wood clapboard on the exterior and drywall with one coat of mud on the interior. Can reuse interior casing will need to add a 5/4 stool and apron. Add baseboard to match existing which is standard one by eight with shoe molding and cove moulding.
 Customer responsible for priming and painting, exterior clapboard and finish interior sanding/ painting of new interior wall board and trims.

Installation Options

Full Frame R & R

Shutter R & R



Construction Pricing
Fill in Wall Opening Fill in Wall Opening
Other Location

Item Location

Bedroom 1

Special Instructions

See window line item this charge is to fill in wall underneath window



Construction Pricing
Misc Item Misc Item
Other Location

Item Location

Bedroom 1

Misc Description

Additional materials, including: exterior wood, clapboard, exterior trim, framing, studs, insulation, vapor barrier, insulation, interior wall, board, and interior trims

Special Instructions

Same

Retail Price

\$7,591

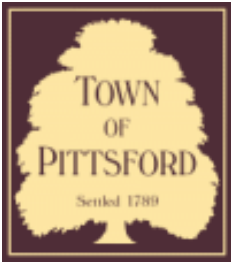
Promo Discount Amt. (\$)

\$1,746

Wonder Price

\$5,845

this price includes another window.



Town of Pittsford

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

Permit #
B25-000023

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 29 Kimberly Road PITTSFORD, NY 14534

Tax ID Number: 151.16-1-9

Zoning District: RN Residential Neighborhood

Owner: Smolensky, Scott F

Applicant: H + L Design Build, LLC

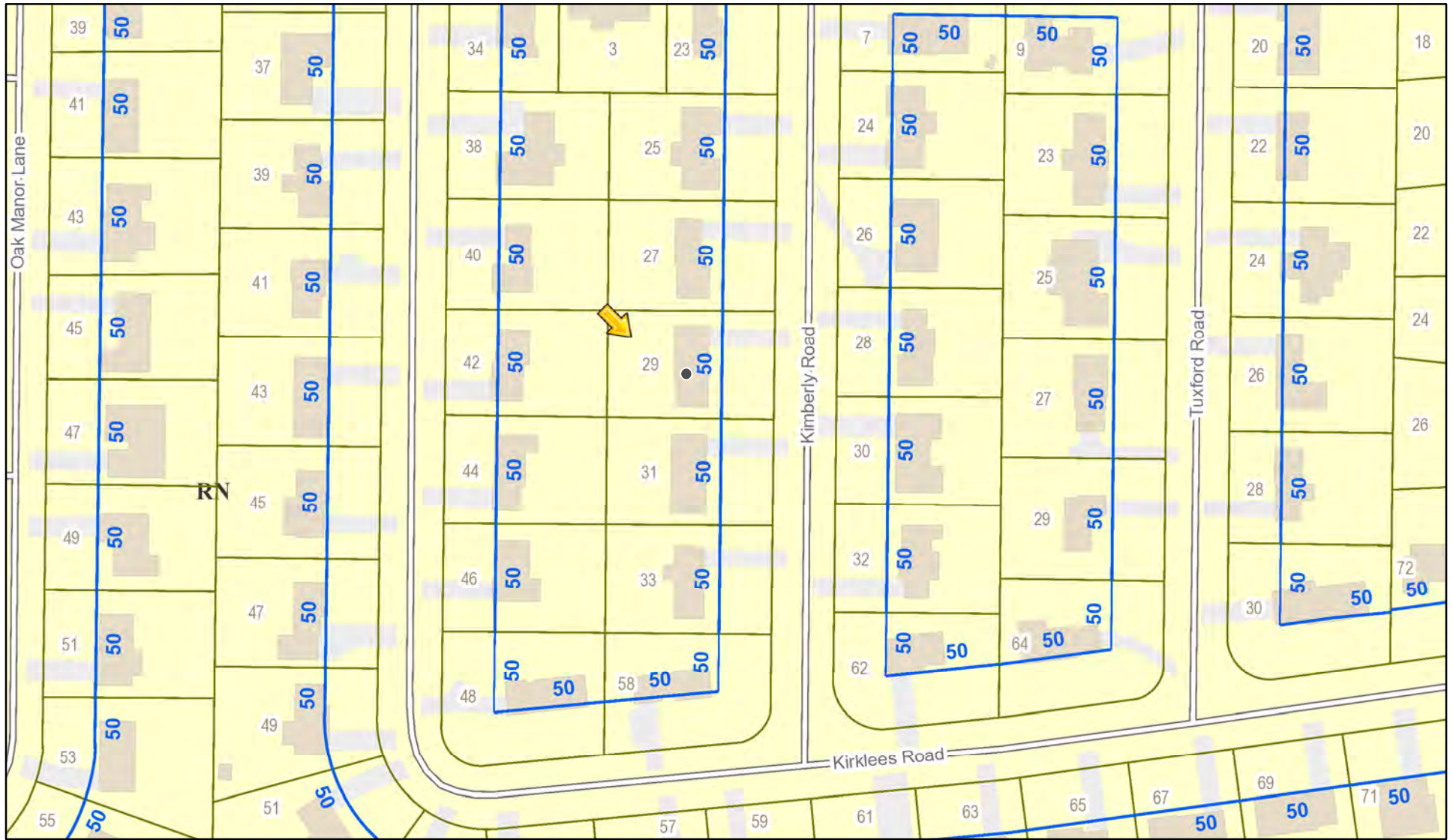
Application Type:

- 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)

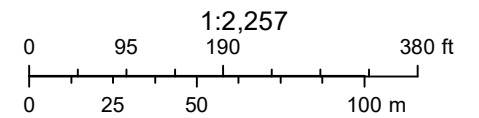
Project Description: Applicant is requesting design review for a 768 square foot addition off the rear of the home.

Meeting Date: February 27, 2025

RN Residential Neighborhood Zoning

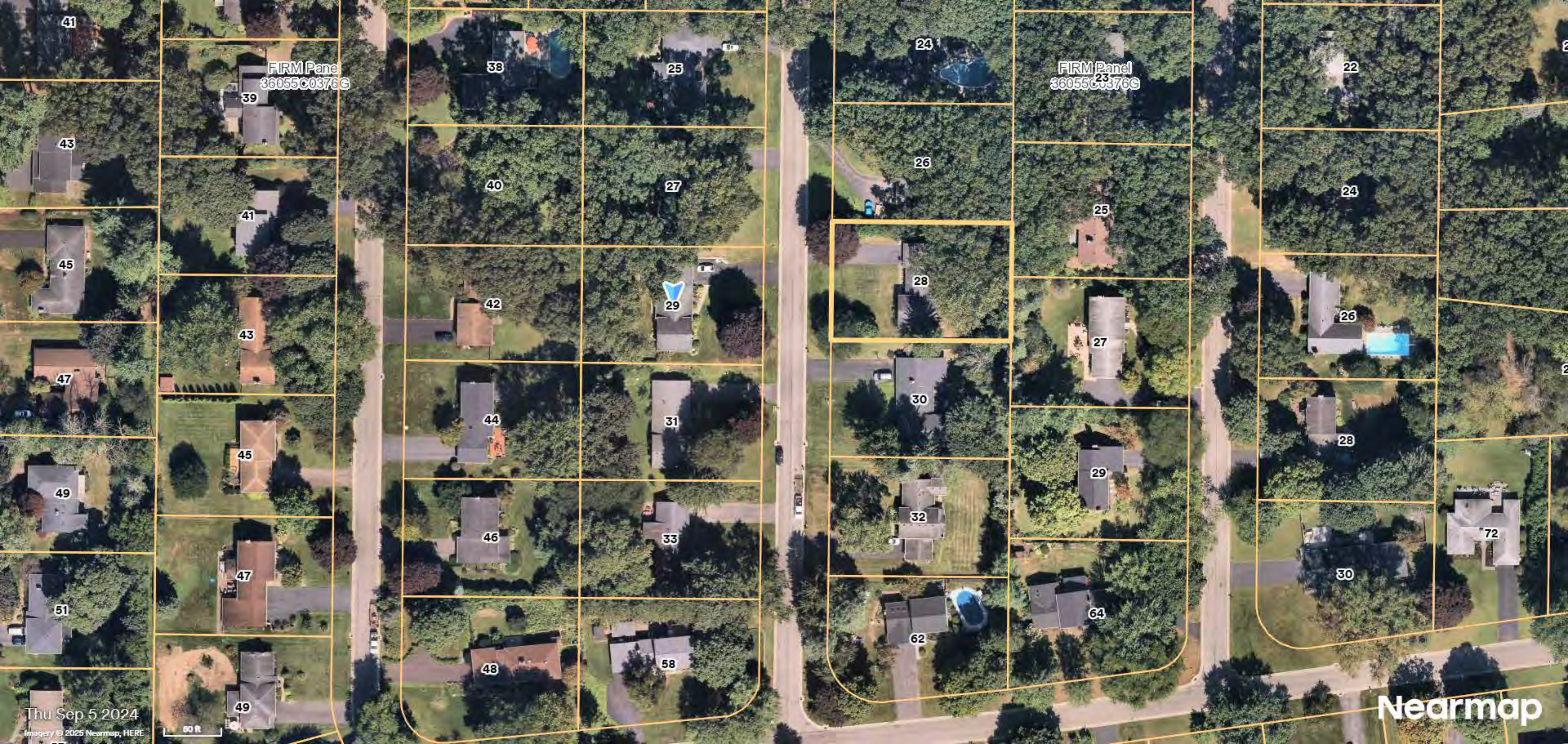


Printed February 17, 2025



Town of Pittsford GIS

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41

FIRM Panel
36055C0376G

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FIRM Panel
36055C0376G

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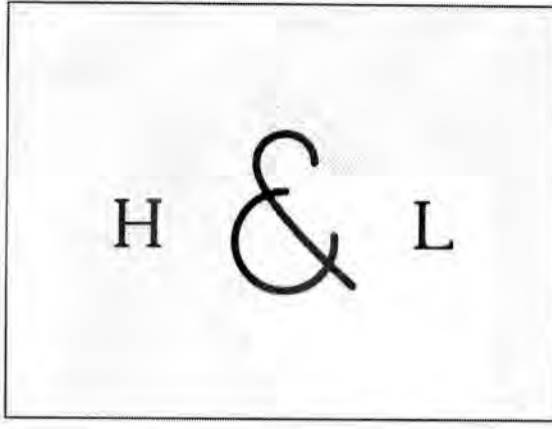
30

Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE

50 ft

Nearmap

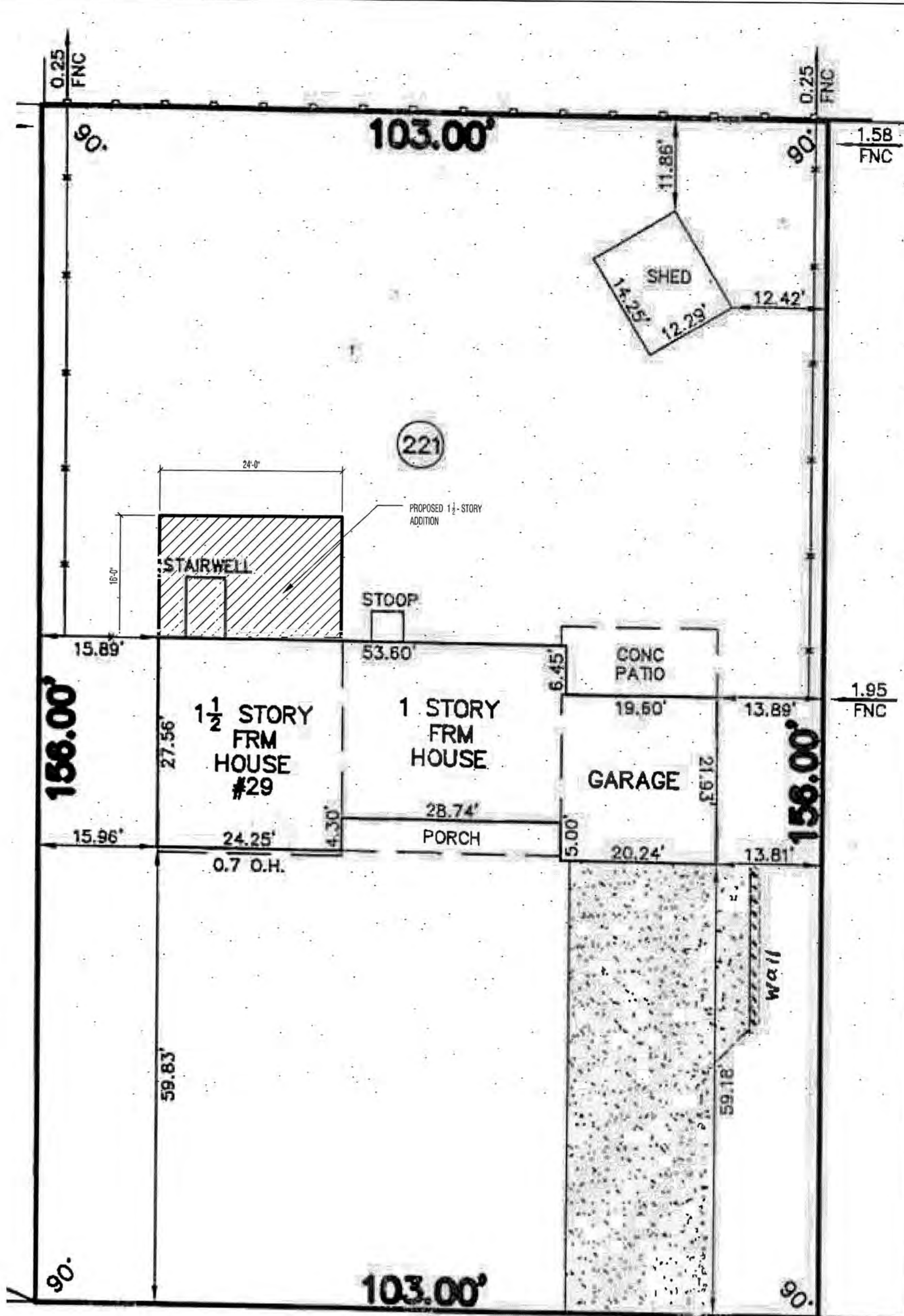


OWNER:

SCOTT AND JENNIFER SMOLENSKY
29 KIMBERLY ROAD
PITTSFORD N.Y. 14534

PROJECT:

1 1/2 STORY ADDITION
29 KIMBERLY ROAD
PITTSFORD N.Y. 14534



- GENERAL NOTES: 1. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ANY OTHER CODE GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED...

- EARTHWORK / FOUNDATION NOTES: 1. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 1500 P.S.F.

- CONCRETE NOTES: 1. CONCRETE PROPERTIES: FOOTINGS - MINIMUM COMPRESSIVE STRENGTH: 3500 PSI

WOOD CONSTRUCTION AND FRAMING NOTES:

- 1. STRUCTURAL DESIGN LOADS: FLOOR FRAMING: 40 PSF LIVE LOAD, 15 PSF DEAD LOAD (TOTAL 55 PSF)

FLOOR PLAN NOTES:

- 1. NEW EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.

WINDOW NOTES:

- 1. EXTERIOR WINDOW LOCATIONS ARE SHOWN IN LOCATIONS FOR THE PURPOSE OF INTENT OF USE AND BASED ON ANDERSON TILT-WASH-DRY-CLIMB-TILT FRAME WINDOWS (SERIES 400).

GUARDS AND WINDOW FALL PROTECTION:

- 1. GUARDS: GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING BALCONIES, STAIRS, RAMPS AND LANDINGS.

EMERGENCY ESCAPE AND RESCUE OPENINGS:

- R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.

ROOF FRAMING NOTES:

- 1. ENGINEERED WOOD ROOF TRUSS OPTION: FINAL DESIGN BY ROOF TRUSS MANUFACTURER AND APPROVED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER.

ROOF NOTES:

- 1. PROVIDE REQUIRED FLASHINGS TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE WHERE REQUIRED AND AT ROOF CHANGES, HORIZONTAL ABUTMENTS, PROJECTIONS, VALLEYS, OPENINGS, AND EDGES.

SPECIAL ROOF FRAMING AND ROOF NOTES:

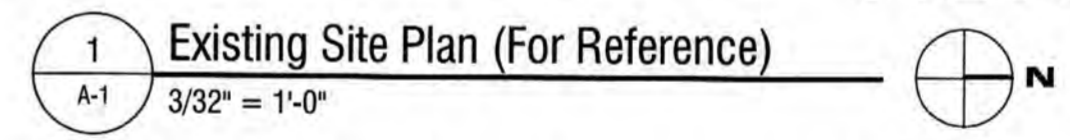
- ROOF DESIGN OPTION #2 - VENTILATED ATTIC PROVIDE THE FOLLOWING: ROOF TRUSSES WITH 15" HEEL. FINAL DESIGN BY TRUSS MANUFACTURER

NOTE: THIS OPTION WILL RESULT AN AN OVERALL HIGHER EAVE AND RIDGE BASED ON THE RAISED HEEL HEIGHT OF THE TRUSS FOR R-49 BATT INSULATION REQUIREMENTS

[NY] TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT U-FACTOR*	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB* R-VALUE & DEPTH	CRAWL SPACE* WALL R-VALUE
4	0.32	0.55	0.40	49	20 or 13+5 ⁸	8/13	19	10/13	10, 2 ft	10/13
5	0.30	0.55	NR	49	20 or 13+5 ⁸	13/17	30 ⁸	15/19	10, 4 ft	15/19
6 Option 1	0.30	0.55	NR	49	20+5 ⁸ or 13+10 ⁸	15/20	30 ⁸	15/19	10, 4 ft	15/19
6 Option 2	0.28	0.55	NR	60	23 cavity	19/21	30 ⁸	15/19	10, 4 ft	15/19

KIMBERLY (60' WIDE) ROAD



INFORMATION ON THIS SITE PLAN HAS BEEN PROVIDED BY THE OWNER FROM A MAP MADE APRIL 12, 2021 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON APRIL 9, 2021 BY DAVID M. PAONESSA WITH THE FOLLOWING REFERENCES:

- 1. DEED REFERENCE: LIBER 12154 OF DEEDS AT PAGE 341.
- 2. MAP REFERENCE: SHERWOOD SUBDIVISION SECTION H FILED IN LIVER 143 OF MAPS AT PAGE 72, FEBRUARY 14, 2019.

THIS SITE PLAN IS FOR REFERENCE ONLY. OWNER SHALL BE RESPONSIBLE FOR ANY UPDATED SITE INFORMATION OR SURVEY IF REQUIRED FOR ANY LOCAL ZONING AND/OR SITE PLAN APPROVALS.

NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER:	2408	
ISSUED FOR:	PERMIT AND CONSTRUCTION	
DATE:	1/23/2025	
SHEET NAME:		

Site Plan (for reference) and Notes

SHEET NUMBER:

OWNER:

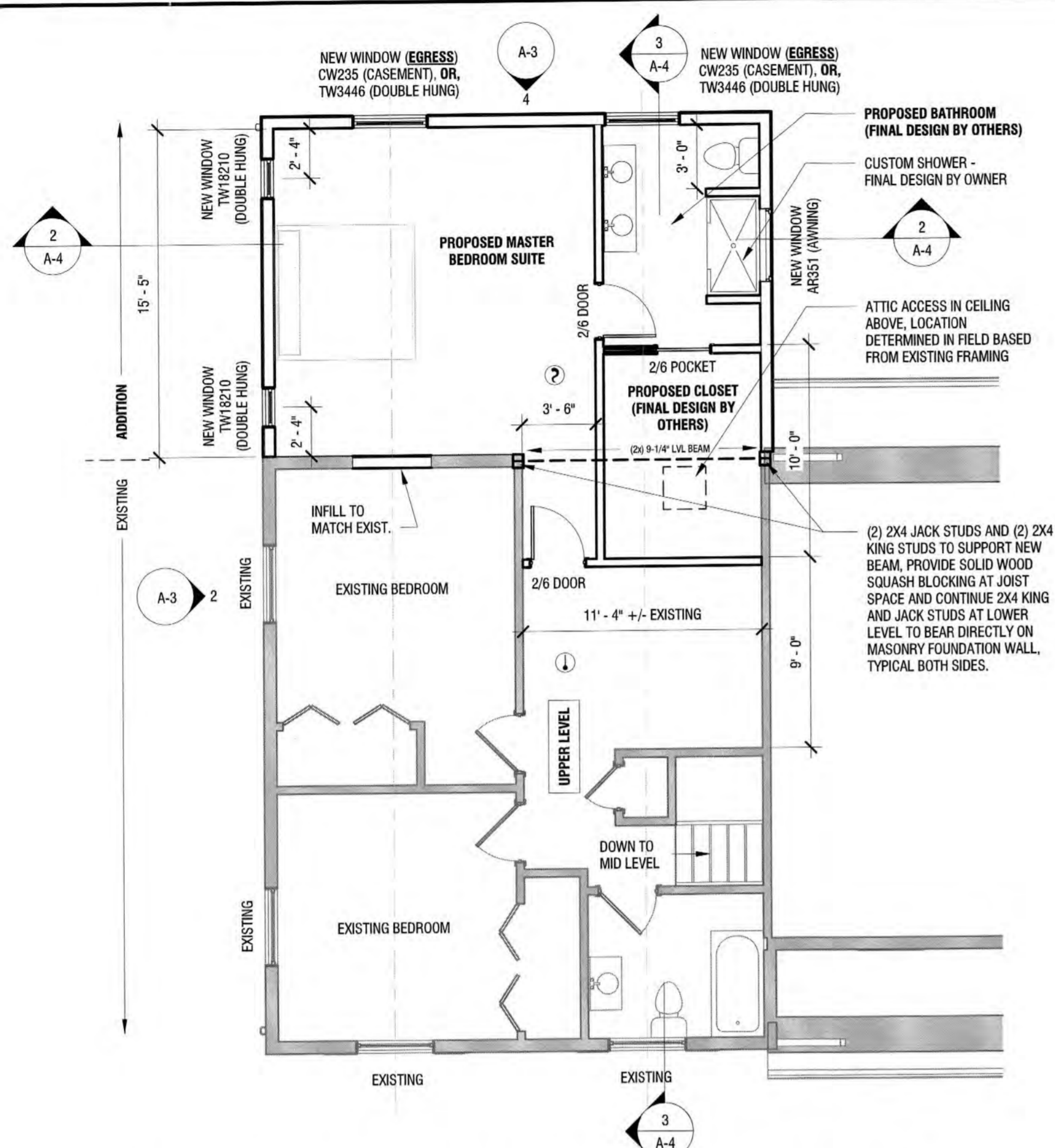
SCOTT AND JENNIFER SMOLENSKY

29 KIMBERLY ROAD
PITTSFORD, NY 14534

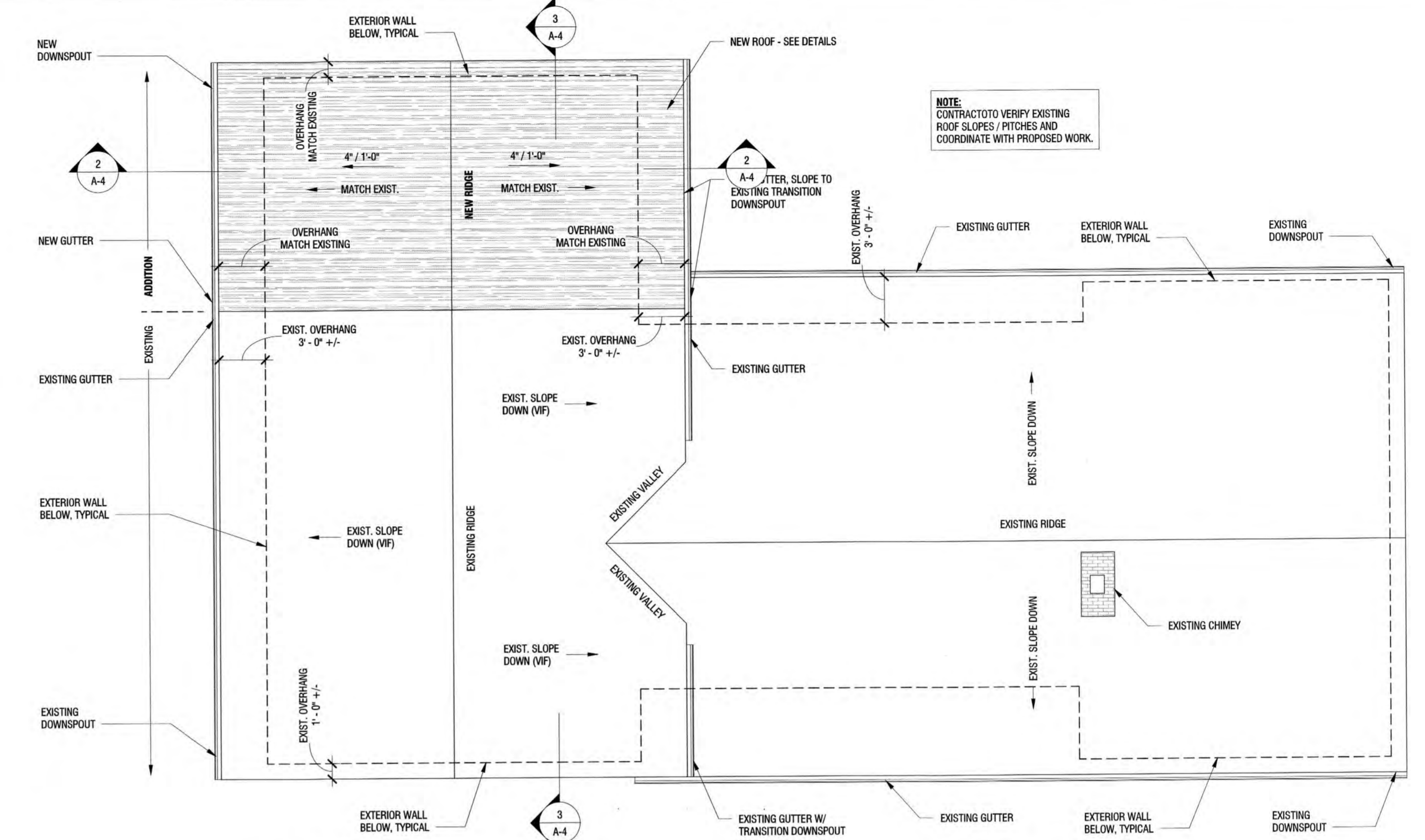
PROJECT:

1-1/2 STORY ADDITION

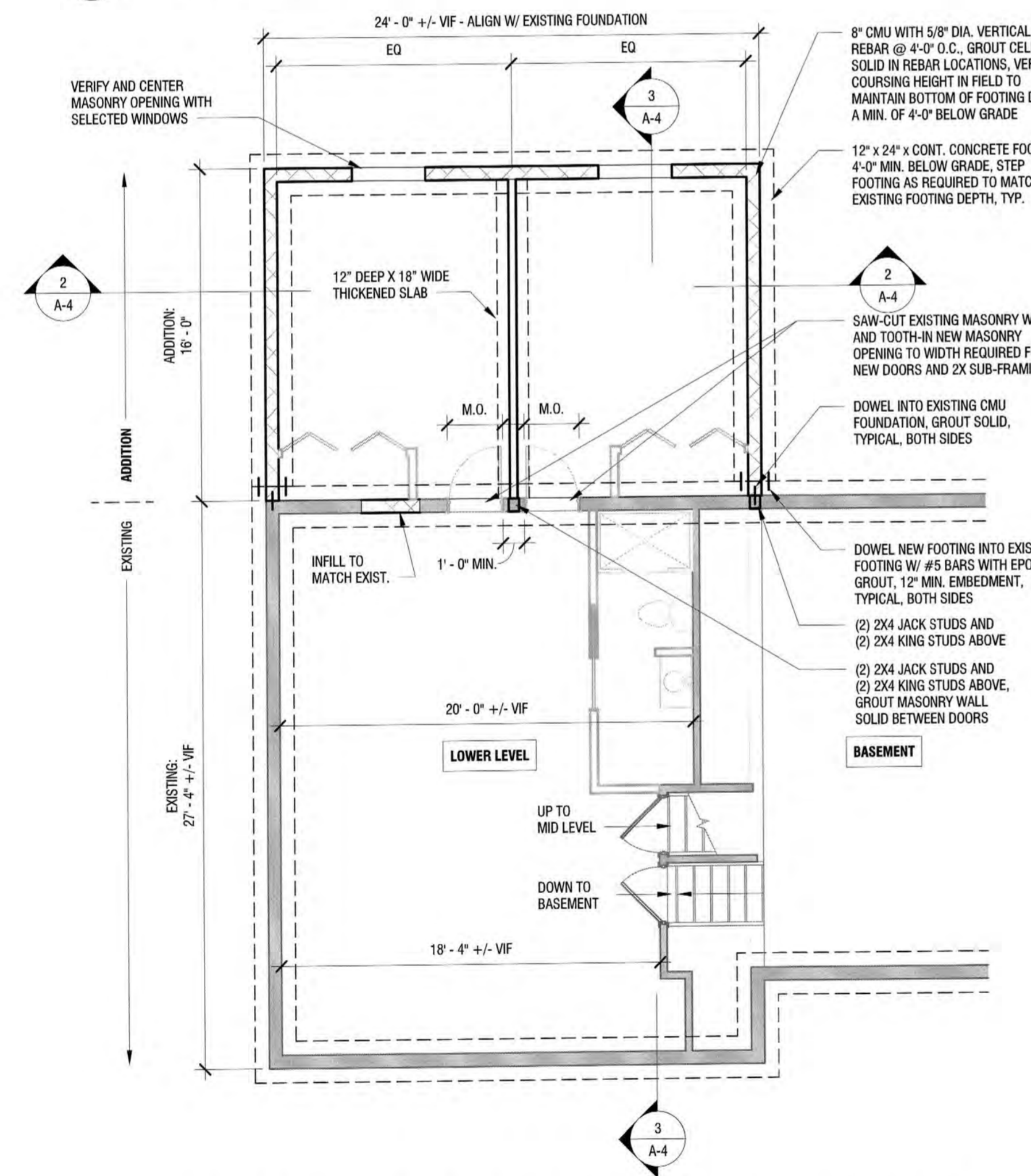
29 KIMBERLY ROAD
PITTSFORD, NY 14534



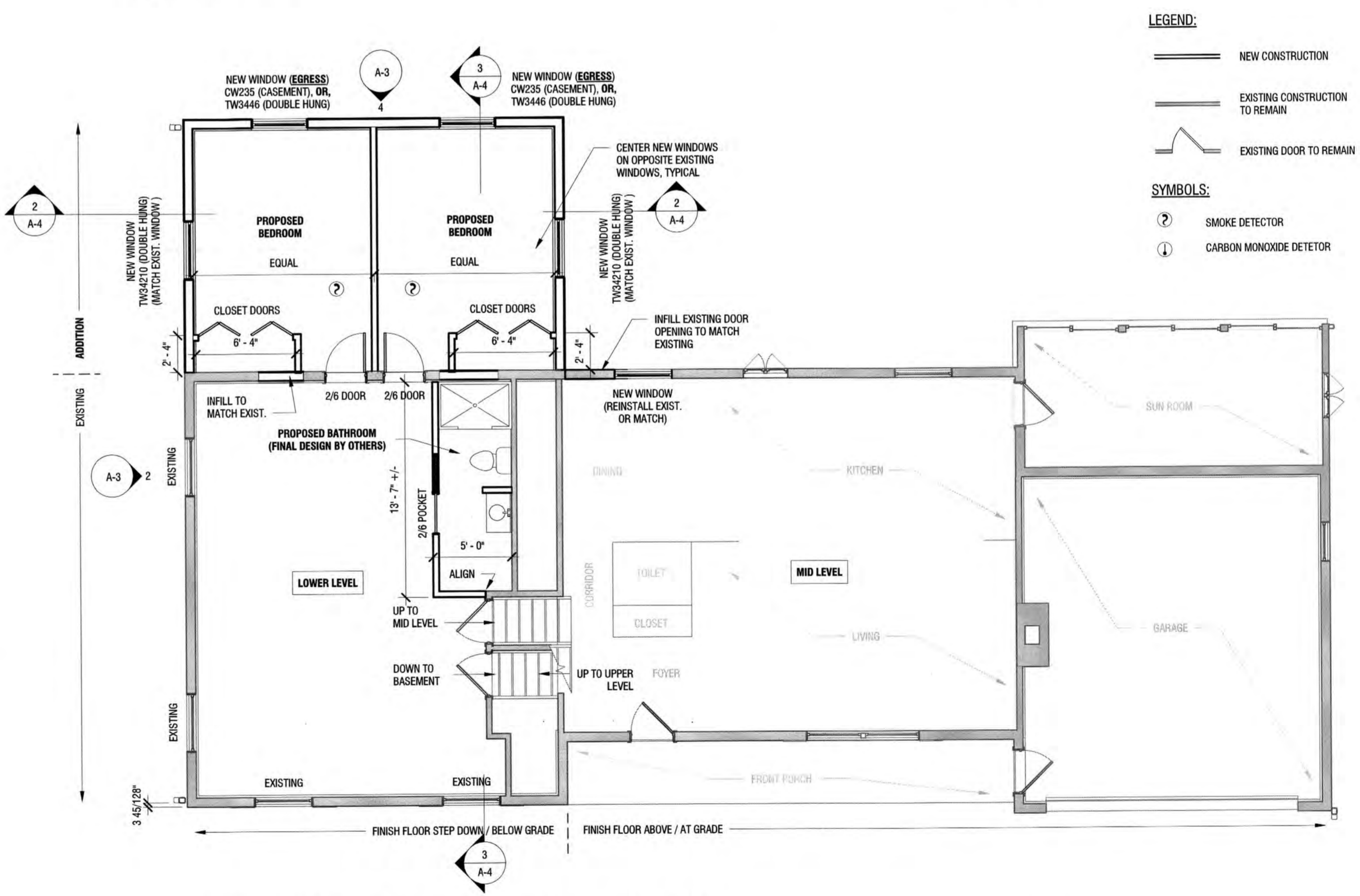
02 UPPER LEVEL FLOOR PLAN (PARTIAL) - PROPOSED
SCALE: 3/16" = 1'-0"



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



FOUNDATION / BASEMENT PLAN (PARTIAL) - PROPOSED
SCALE: 3/16" = 1'-0"



LOWER & MID LEVEL FLOOR PLAN - PROPOSED
SCALE: 3/16" = 1'-0"

- LEGEND:**
- NEW CONSTRUCTION
 - EXISTING CONSTRUCTION TO REMAIN
 - EXISTING DOOR TO REMAIN
- SYMBOLS:**
- ⊙ SMOKE DETECTOR
 - ⊙ CARBON MONOXIDE DETECTOR

NO.	DATE	DESCRIPTION
Revisions		

PROJECT: 2408

ISSUED FOR: PERMIT AND CONSTRUCTION

DATE: 1/23/2025

SHEET NAME:

FLOOR PLANS AND ROOF PLAN

SHEET NUMBER:

OWNER:

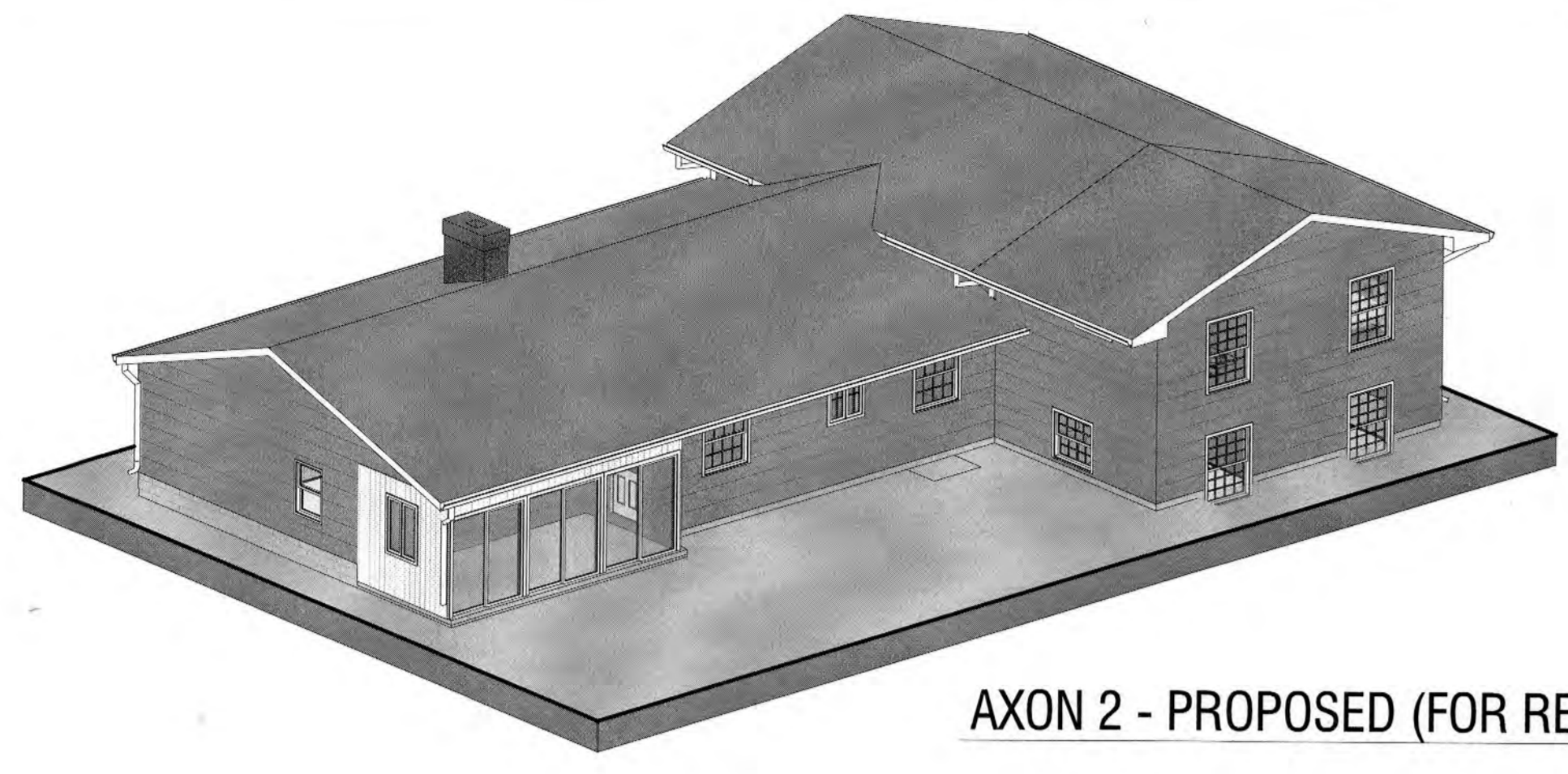
SCOTT AND JENNIFER SMOLENSKY

238 SUSQUEHANNA ROAD
ROCHESTER, NY 14618

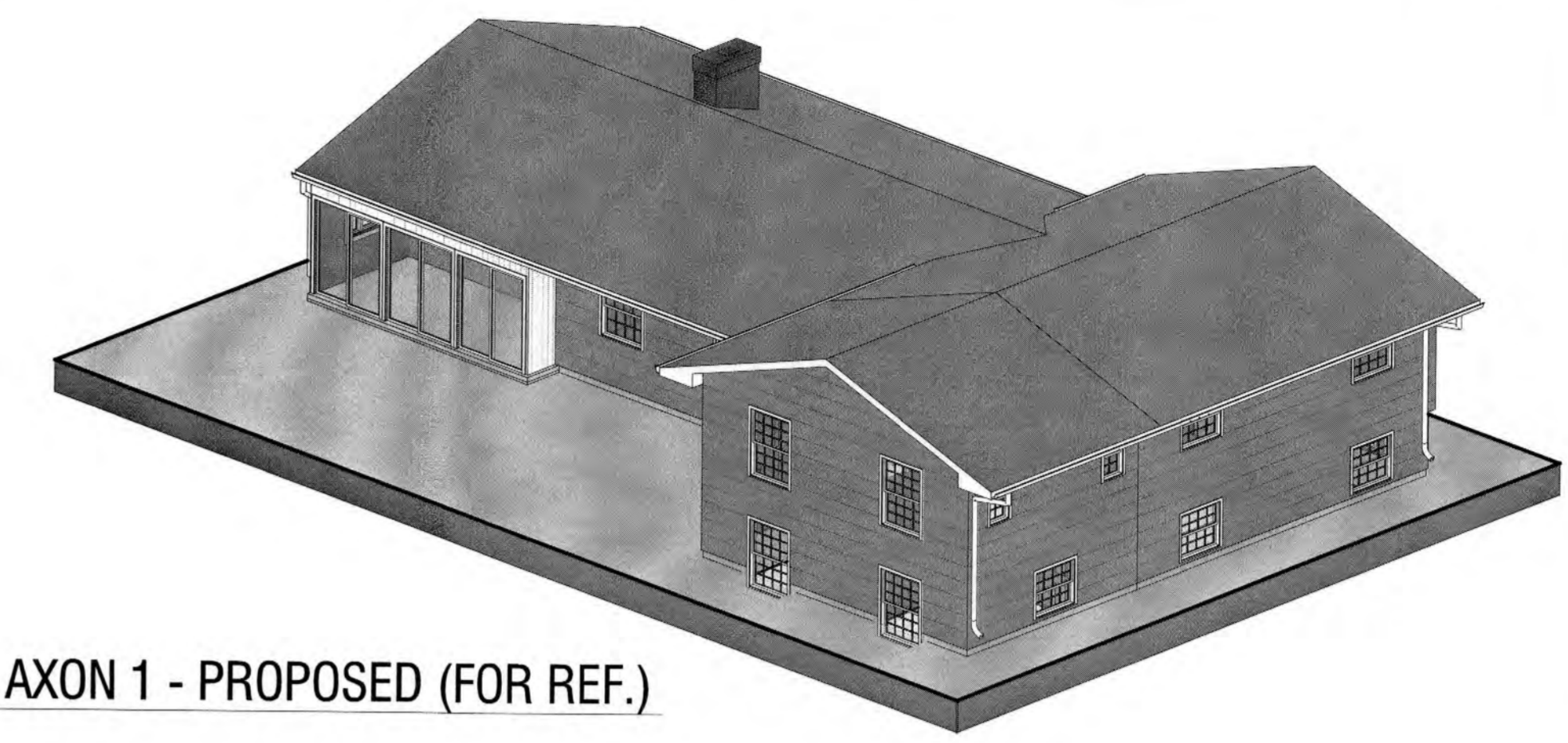
PROJECT:

1-1/2 STORY ADDITION

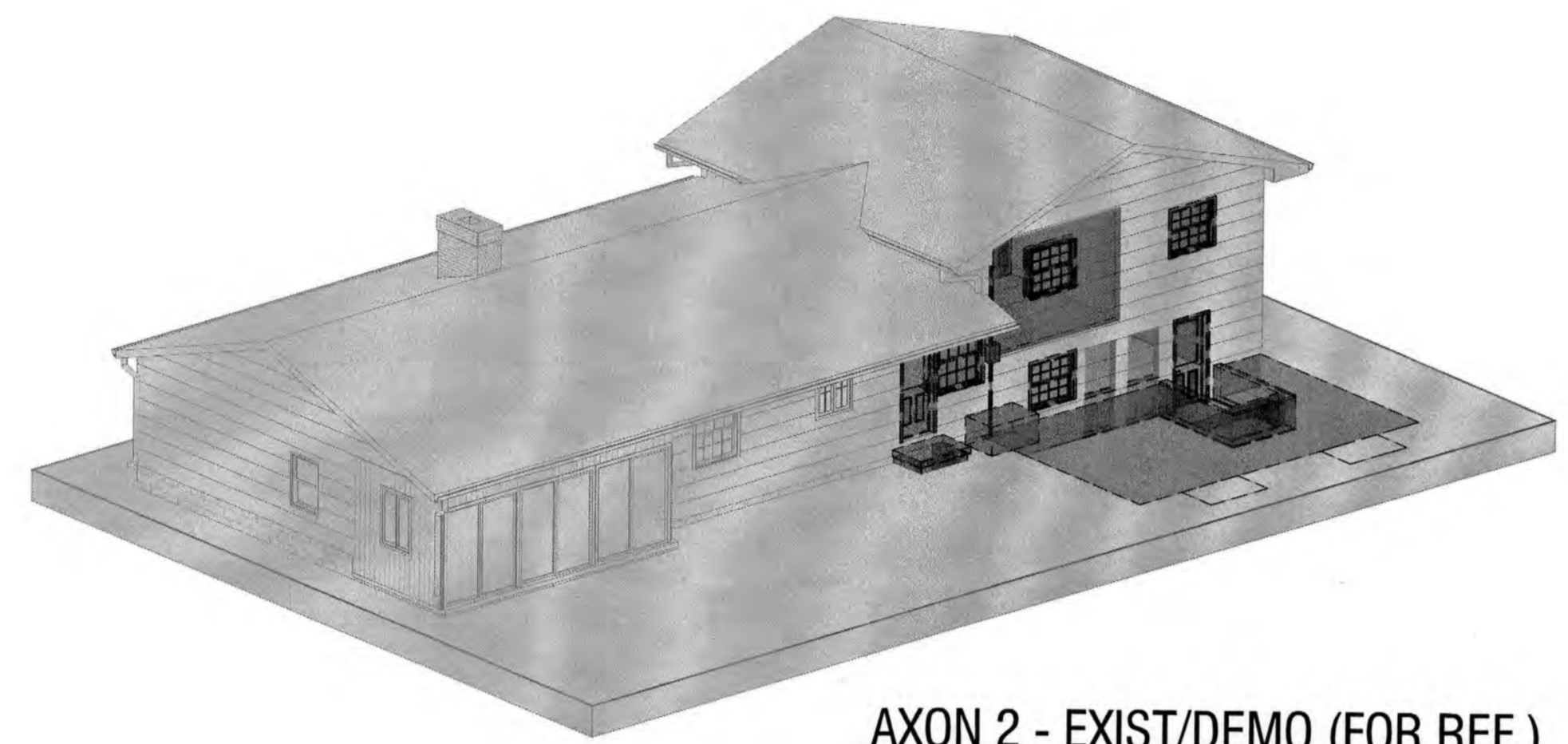
29 KIMBERLY ROAD
PITTSFORD, NY 14534



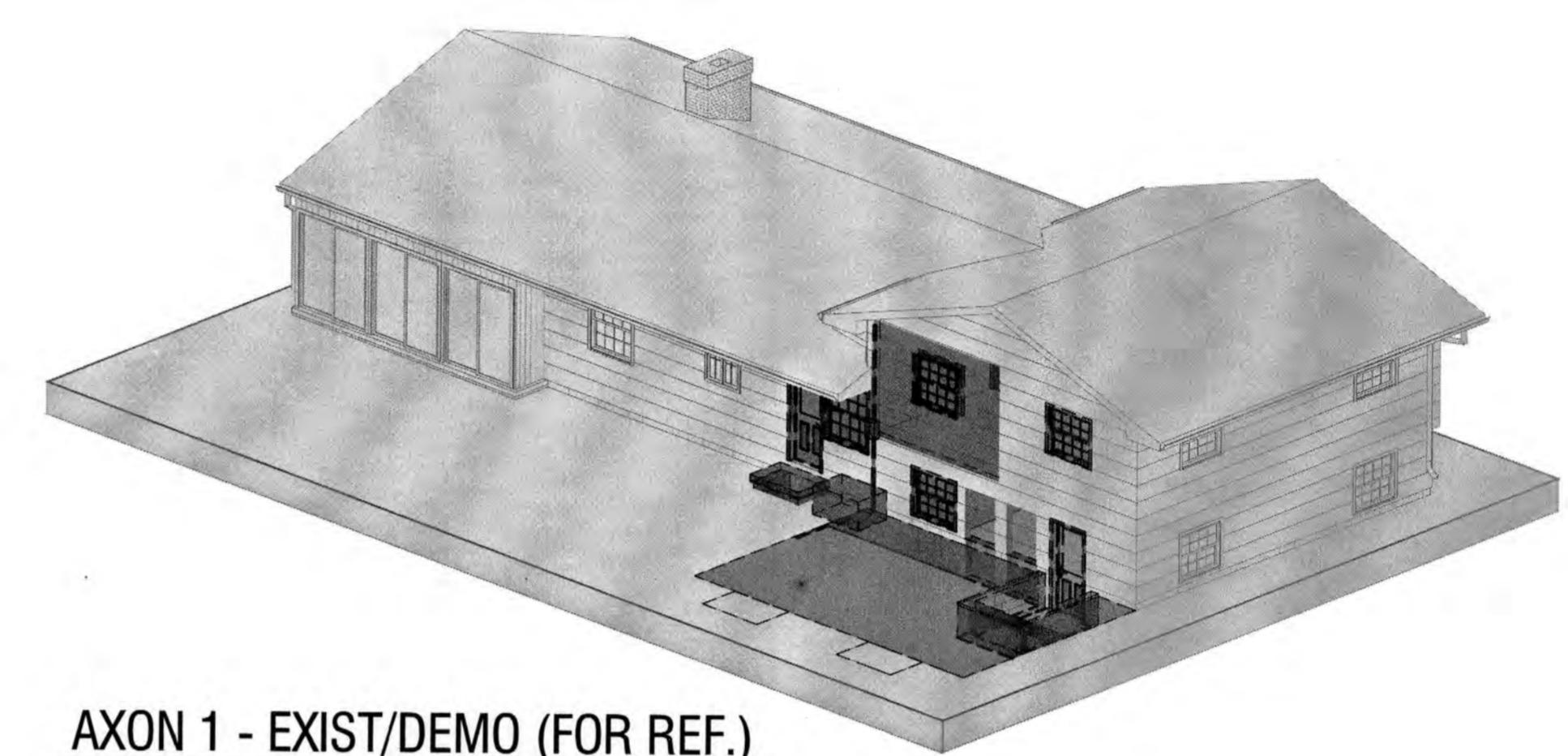
AXON 2 - PROPOSED (FOR REF.)



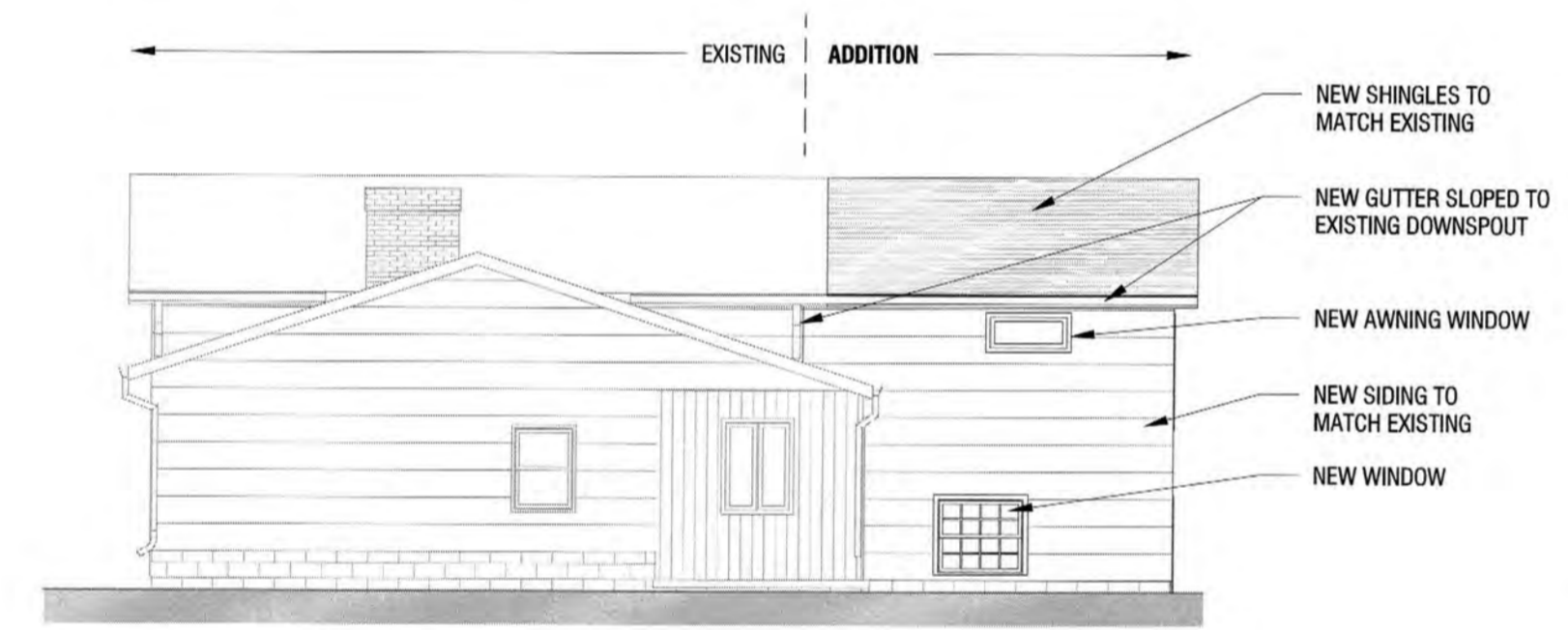
AXON 1 - PROPOSED (FOR REF.)



AXON 2 - EXIST/DEMO (FOR REF.)



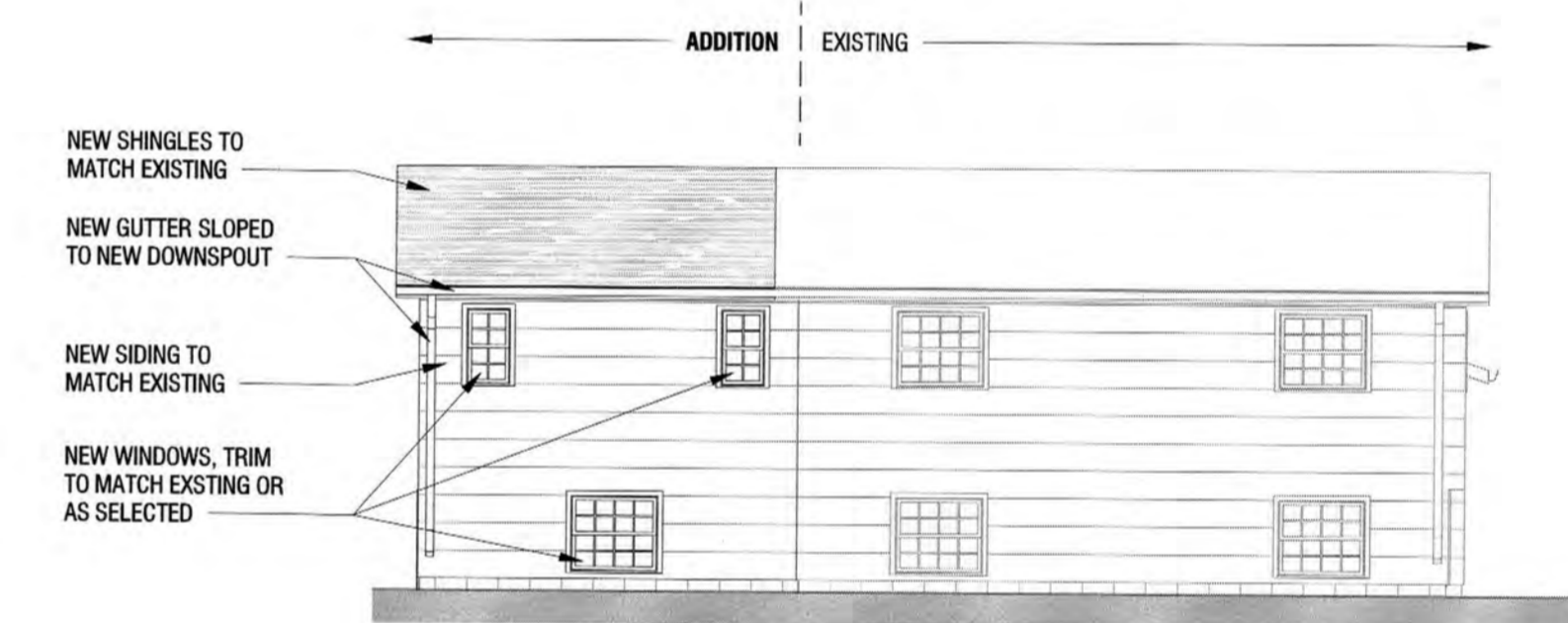
AXON 1 - EXIST/DEMO (FOR REF.)



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

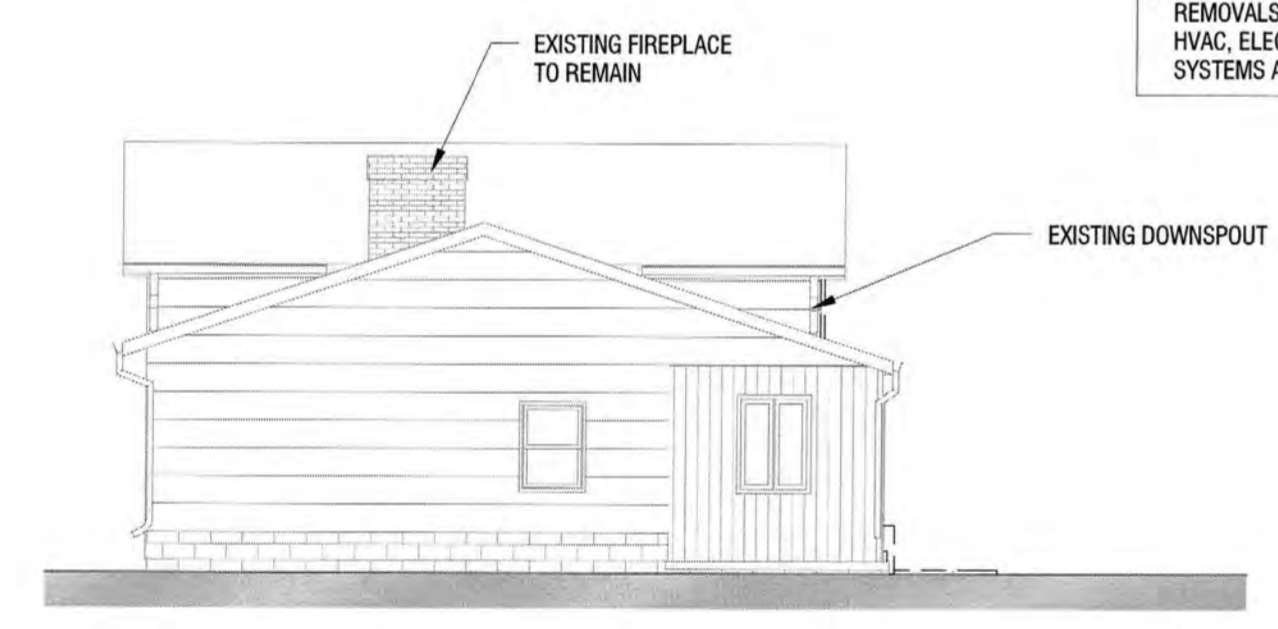


4 REAR ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

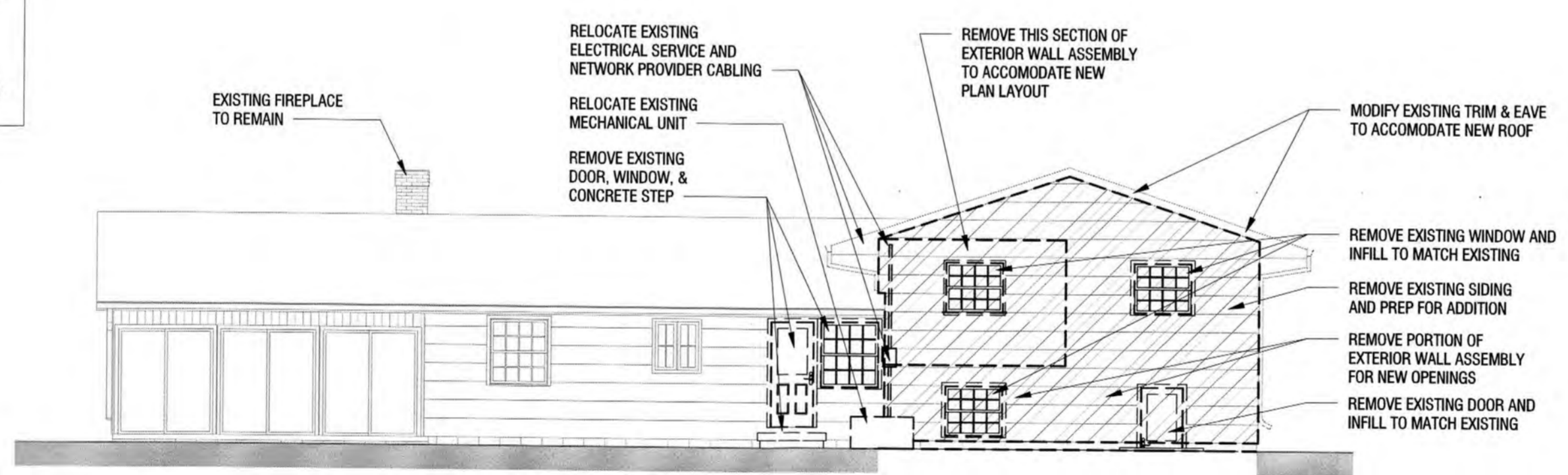


2 LEFT ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

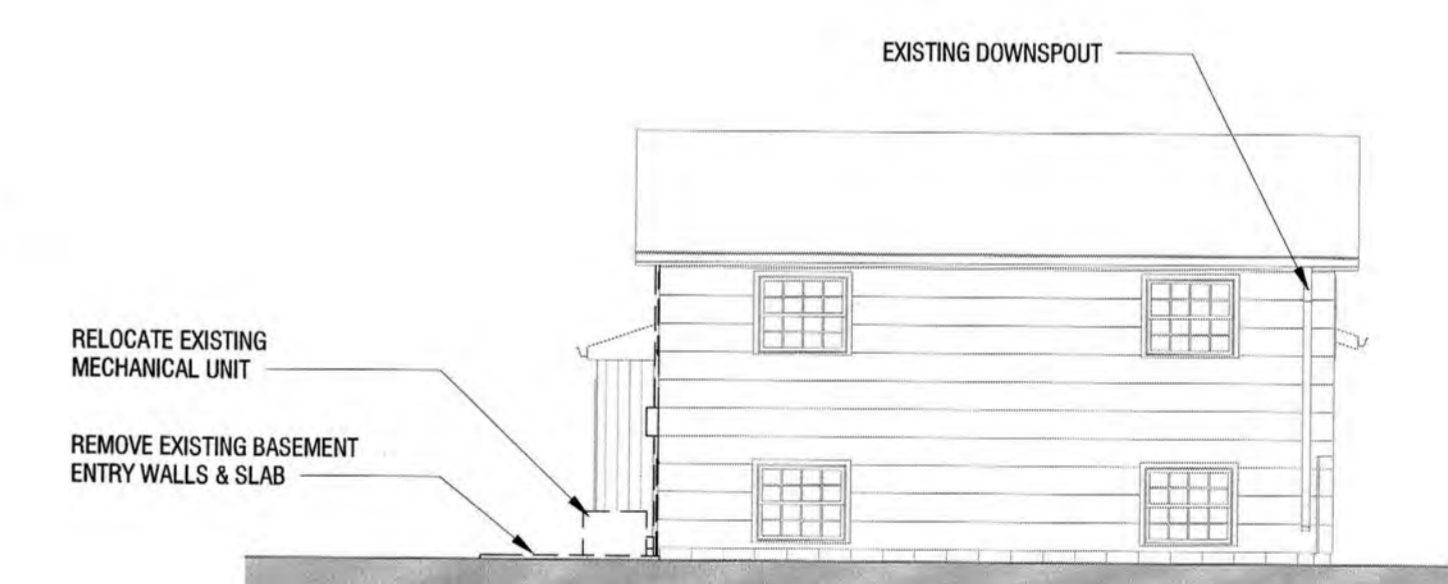
GENERAL DEMOLITION NOTES:
1. PROVIDE ADEQUATE SUPPORT OF FOUNDATION WALLS, LOAD BEARING WALLS, BEAMS, ROOF SYSTEMS, AND PARTITIONS DURING CONSTRUCTION.
2. COORDINATE TEMPORARY SHUT-OFFS, REMOVALS, AND/OR REPLACEMENT OF ALL HVAC, ELECTRICAL, LIGHTING, AND PLUMBING SYSTEMS AND COMPONENTS IN FIELD.



5 RIGHT ELEVATION - EXIST/DEMO
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION - EXIST/DEMO
SCALE: 1/8" = 1'-0"

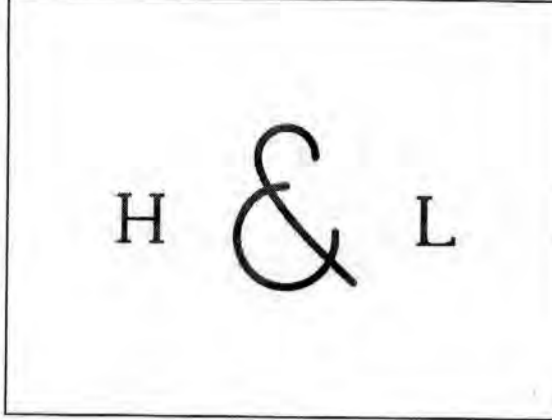


1 LEFT ELEVATION - EXIST/DEMO
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
Revisions		
PROJECT:		2408
ISSUED FOR: PERMIT AND CONSTRUCTION		
DATE:		1/23/2025
SHEET NAME:		

EXTERIOR ELEVATIONS AND AXONOMETRICS

SHEET NUMBER:



OWNER:

SCOTT AND JENNIFER SMOLENSKY

29 KIMBERLY ROAD
PITTSFORD N.Y. 14534

PROJECT:

1 1/2 STORY ADDITION

29 KIMBERLY ROAD
PITTSFORD N.Y. 14534

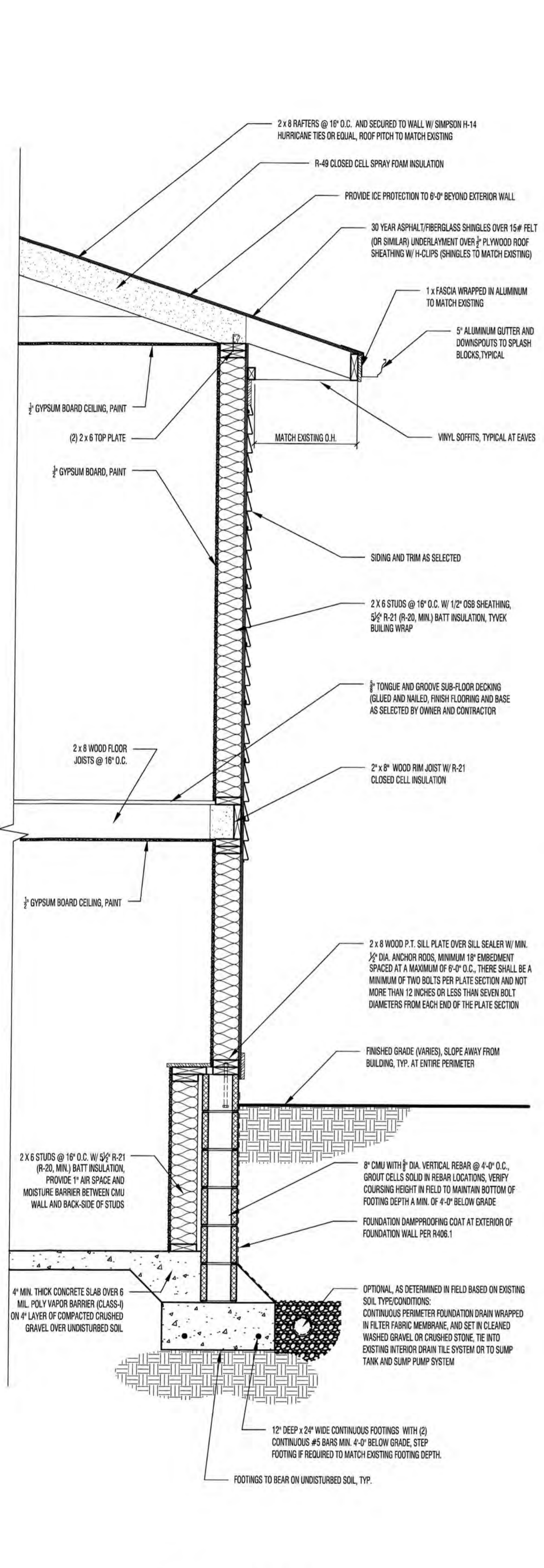


NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER:	2408	
ISSUED FOR:	PERMIT AND CONSTRUCTION	
DATE:	1/23/2025	
SHEET NAME:		

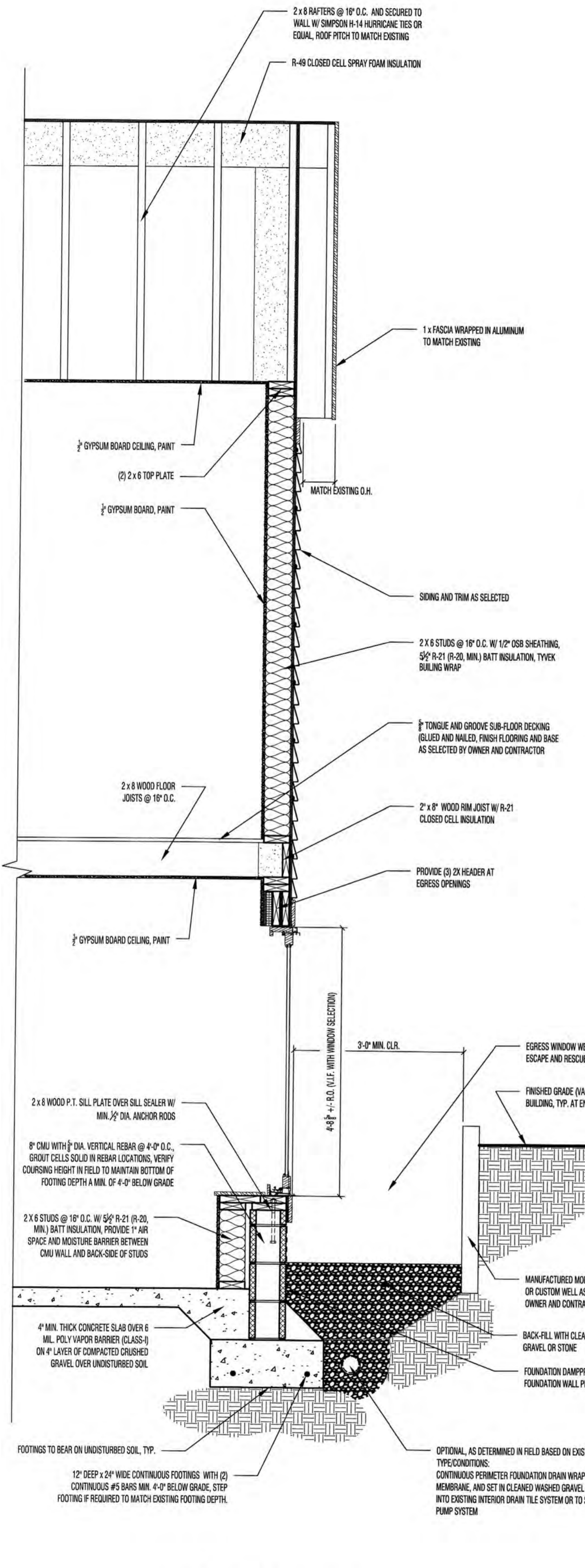
BUILDING SECTIONS AND TYPICAL WALL SECTION

SHEET NUMBER:

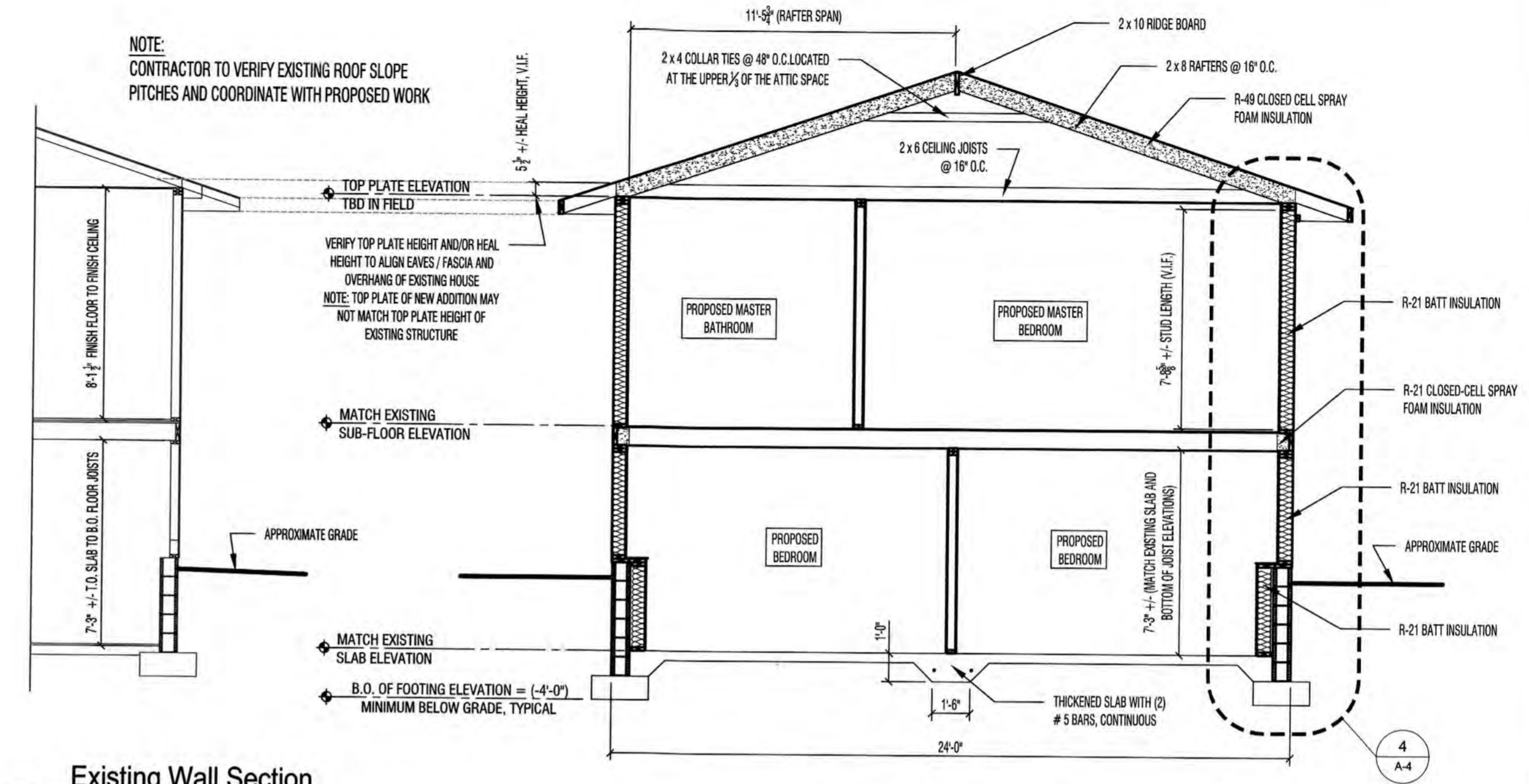
A-4



4 Typical Wall Section
3/4" = 1'-0"

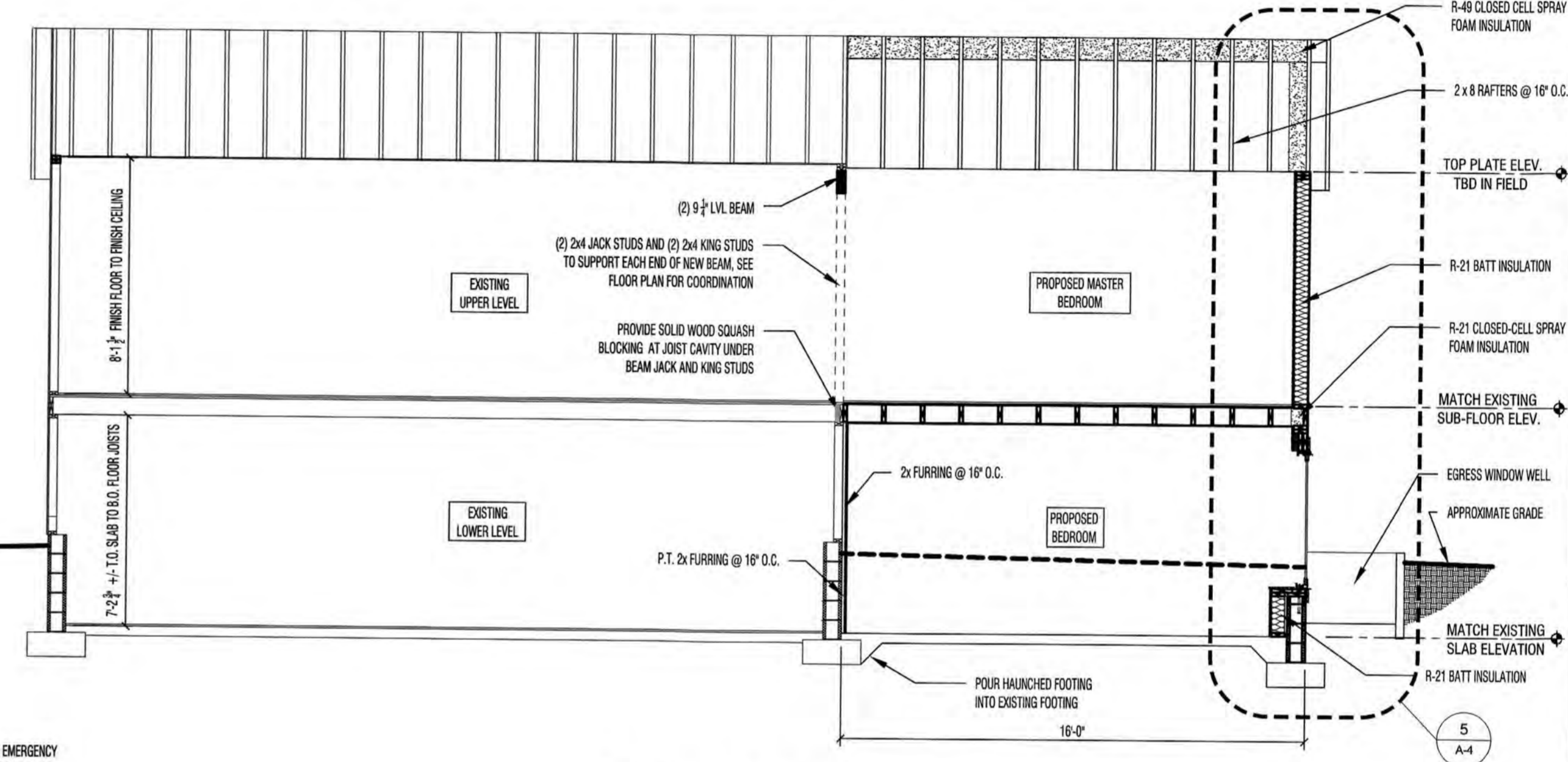


5 Typical Wall Section
3/4" = 1'-0"

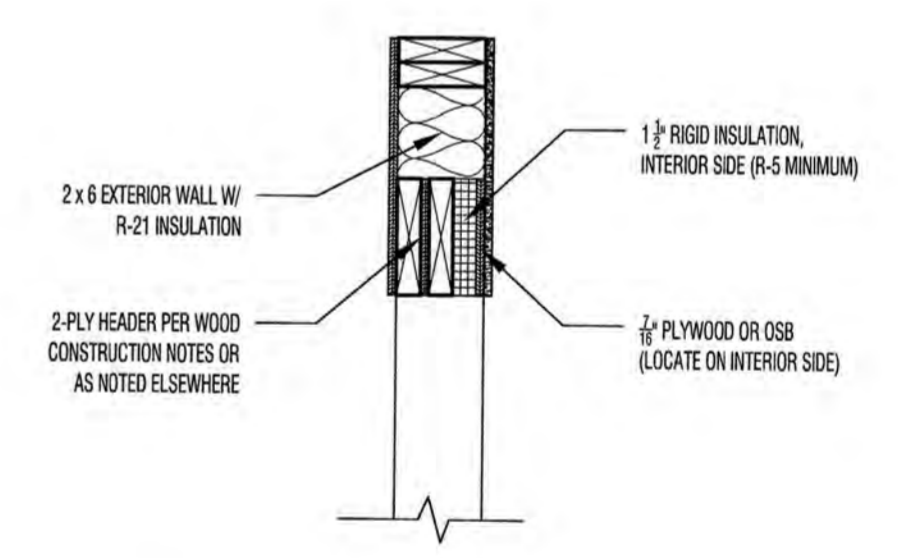


Existing Wall Section (For Reference)
1/4" = 1'-0"

2 Building Section
1/4" = 1'-0"



3 Building Section
1/4" = 1'-0"



6 Typical Window Header Detail
1" = 1'-0"

NOTE: CONTRACTOR TO VERIFY EXISTING ROOF SLOPES AND COORDINATE WITH PROPOSED WORK

VERIFY TOP PLATE HEIGHT AND/OR HEEL HEIGHT TO ALIGN EAVES / FASCIA AND OVERHANG OF EXISTING HOUSE
NOTE: TOP PLATE OF NEW ADDITION MAY NOT MATCH TOP PLATE HEIGHT OF EXISTING STRUCTURE

APPROXIMATE GRADE

MATCH EXISTING SLAB ELEVATION

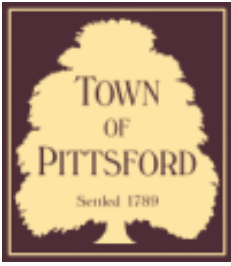
B.O. OF FOOTING ELEVATION = (-4'-0") MINIMUM BELOW GRADE, TYPICAL

3 Building Section
1/4" = 1'-0"

6 Typical Window Header Detail
1" = 1'-0"







Town of Pittsford

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

Permit #
B24-000106

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 44 Crestline Road ROCHESTER, NY 14618

Tax ID Number: 138.18-2-76

Zoning District: RN Residential Neighborhood

Owner: Glenz, Susan E

Applicant: CKH Architecture P.C.

Application Type:

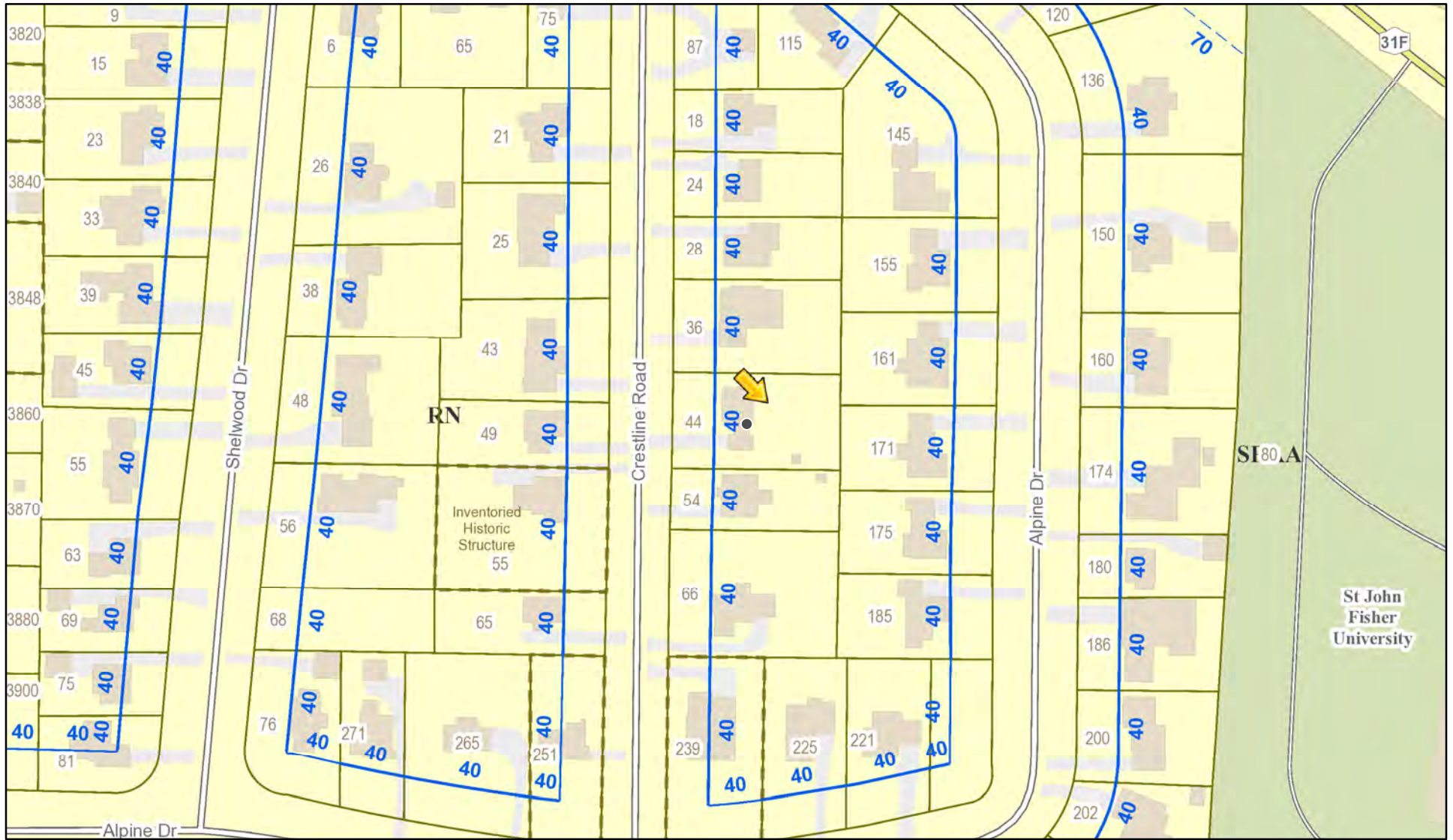
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |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

Project Description: Applicant is requesting design review to add a front entry way.

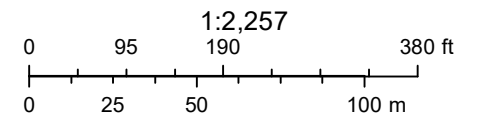
Meeting Date: February 27, 2025



RN Residential Neighborhood Zoning



Printed August 7, 2024



Town of Pittsford GIS

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Thu Apr 25 2024

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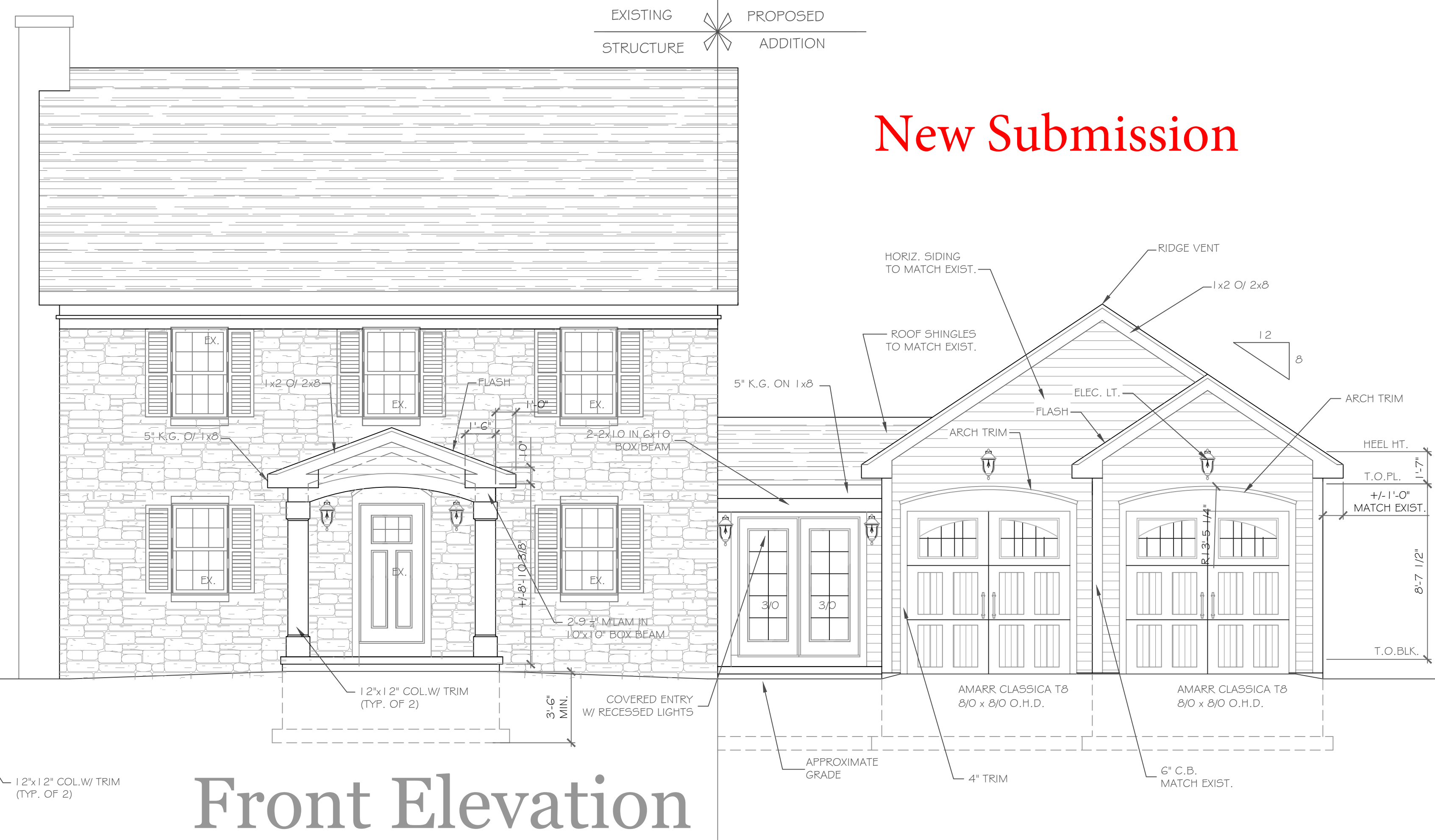
50 ft

Nearmap

New Submission



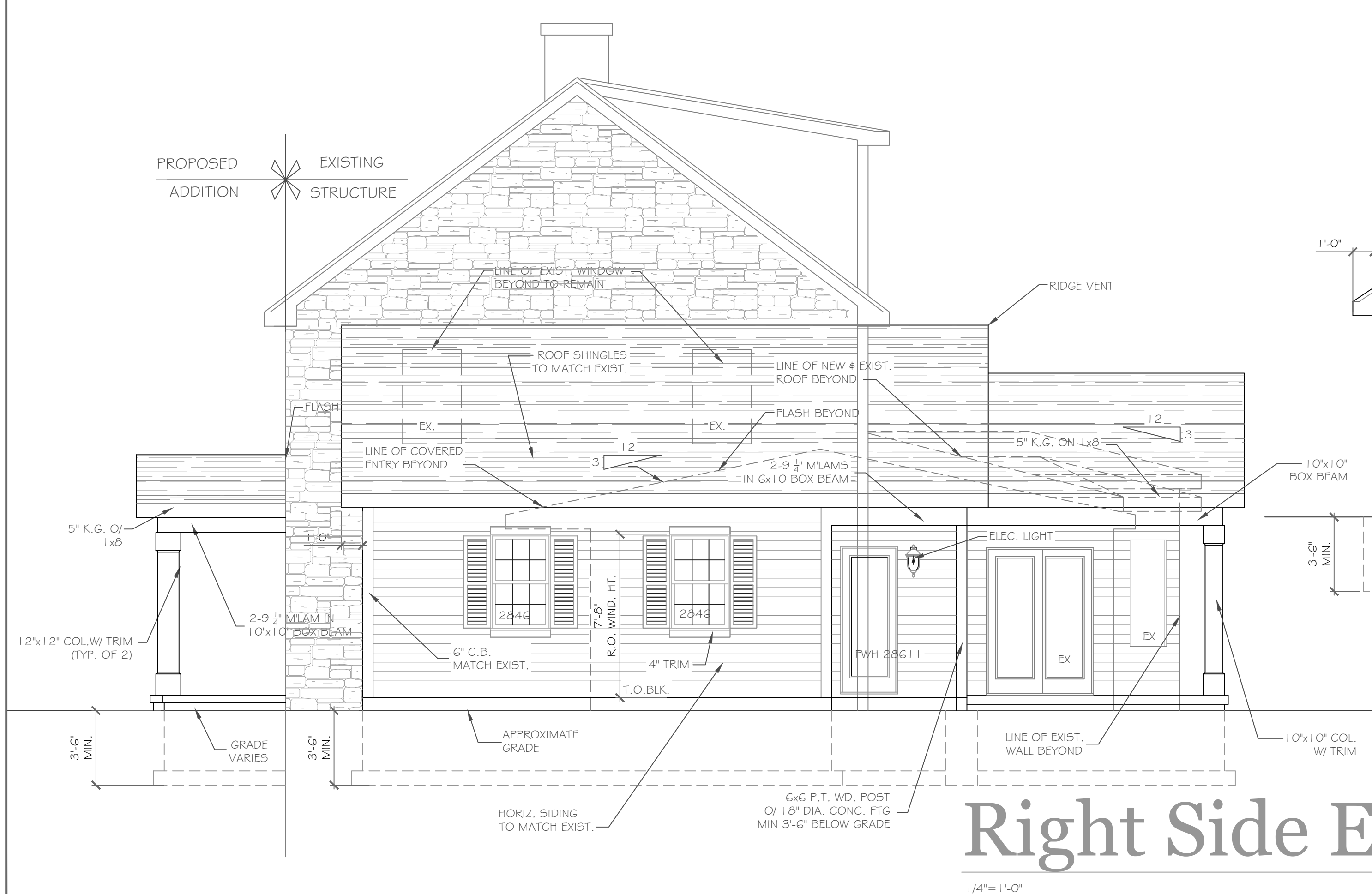
Left Side Elevation
1/4" = 1'-0"



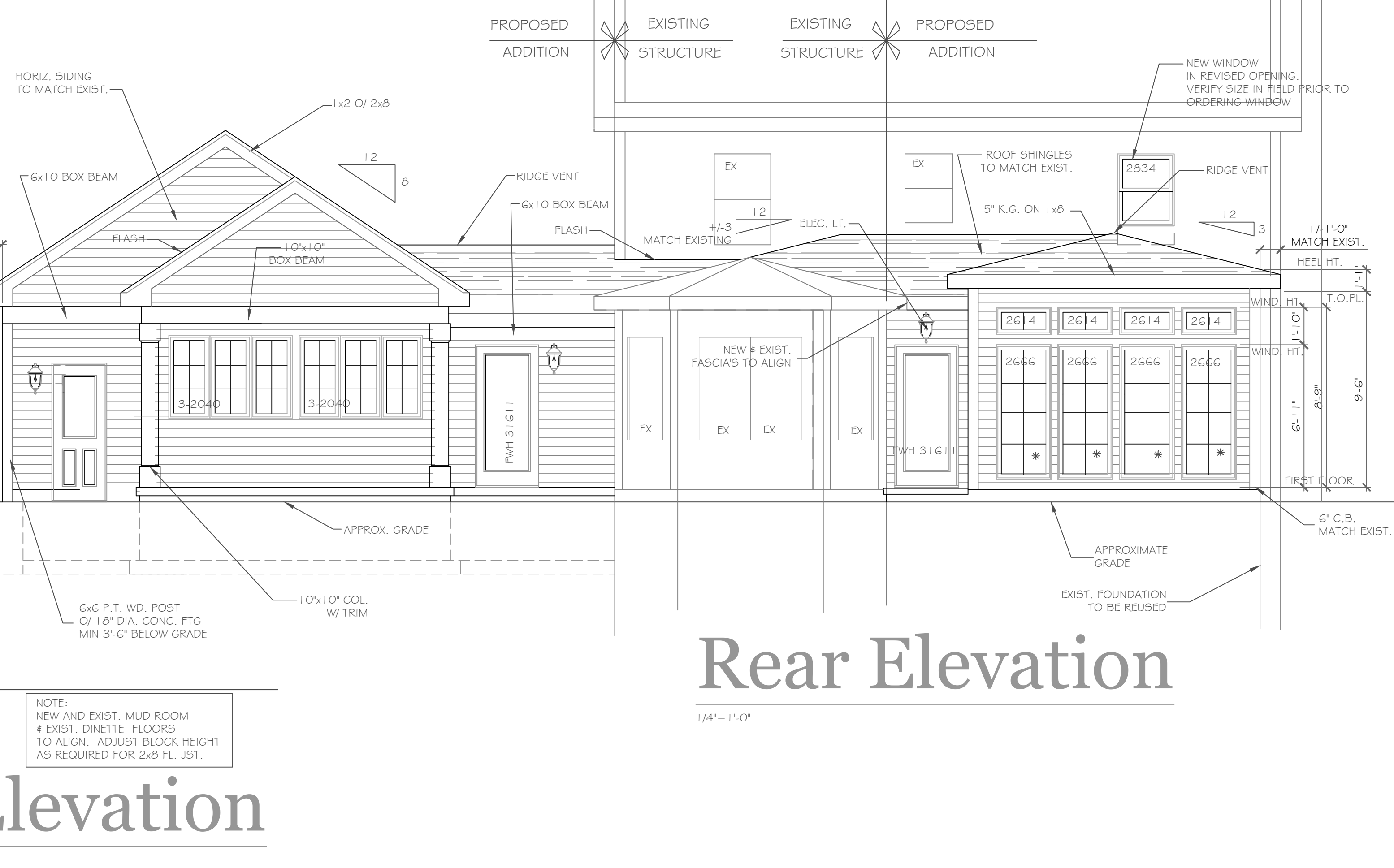
Front Elevation
1/4" = 1'-0"

501 sf Addition
448 sf Garage Addition

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



Right Side Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

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REVISIONS-	NO.	DATE	DESCRIPTION

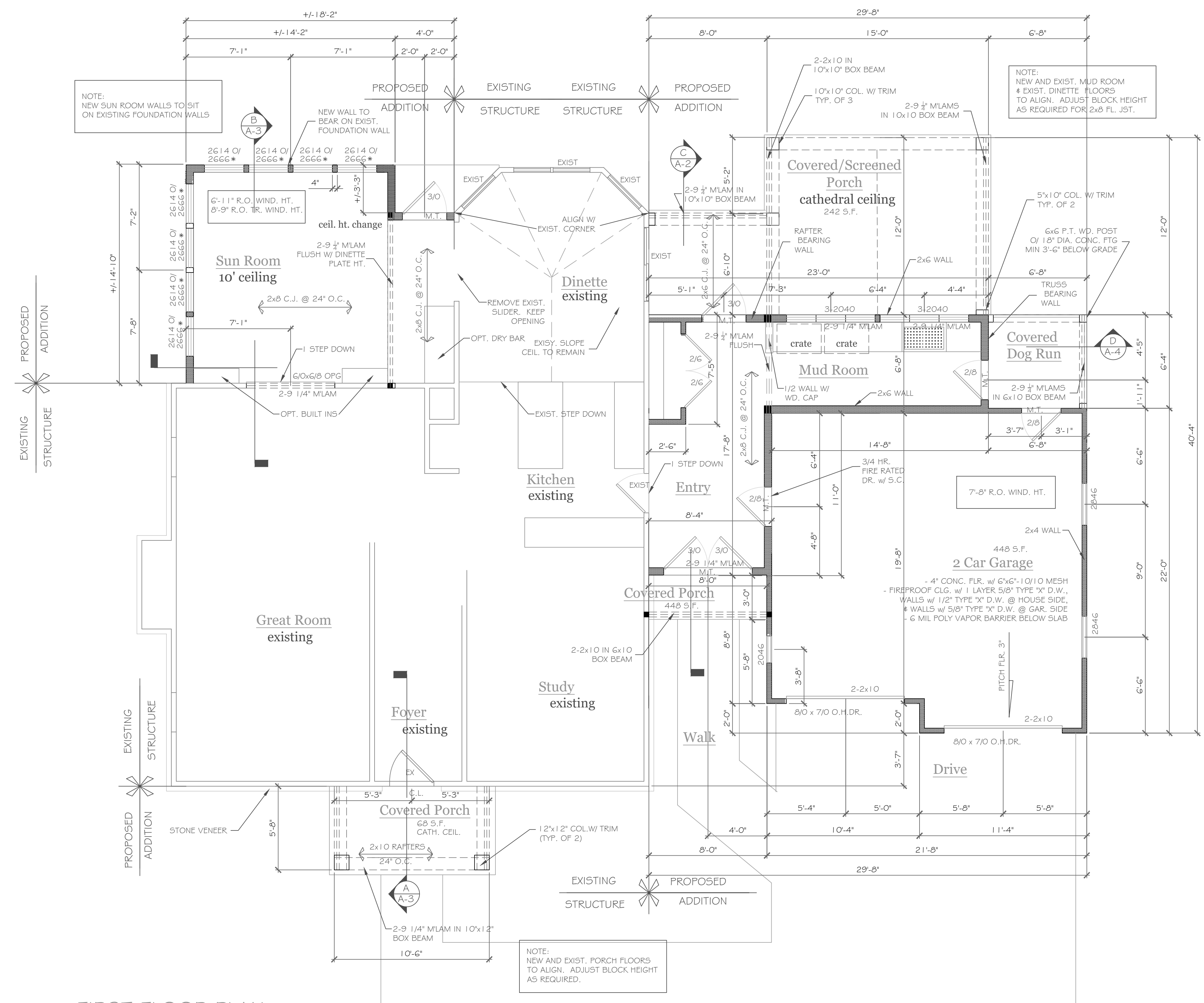
DRAWING TITLE - Elevations
PHASE - Construction Documents

PROJECT - Additions and Renovations to:
44 Crestline Rd, Rochester, N.Y.
CLIENT - Susan Glenz
JOB NO - A23-057
DATE - February 2025

CKH architecture
6605 Pinetree Palmyra Road
Suite W5
Fairport, New York 14450
phone: (585) 249-1334
e-mail: CKHennessey@frontmet.net

DRAWING NO. - A-1

New Submission



FIRST FLOOR PLAN

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

WALL KEY & NOTES

- EXIST. 2 x FRAME WALL
- NEW 2 x STUDS @ 16" O.C.

- ALL EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
 - ALL INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.

G.C. NOTE: THE SYMBOL +/- INDICATES A DIMENSION TO BE VERIFIED IN FIELD
 PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL U.O.N.) @ ALL BRG. POINTS:
 WINDOW R.O. HTS. TO BE +/- 6'-10 1/2" (U.O.N.)
 CLG. HTS. TO BE +/- 8'-0" (NEW & EXIST. FLOORS & CEILINGS TO ALIGN)
 ALL ANGLES TO BE 1/2 1/2 U.O.N.
 REFER TO SPEC. SHEET FOR ALL UNSPECIFIED HDRS.
 WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS
 PER SECTION R310 OF THE RES. CODE OF NYS
 * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
 DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

501 sf Addition
448 sf Garage Addition

NOTES: SMOKE DETECTION & ALARM DEVICES-
 SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH
 SECTION R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND
 THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72,
 SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE
 SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON
 EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND
 CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE
 RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING
 AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-BURNING APPLIANCES AND
 EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR
 ATTACHED GARAGES ARE LOCATED.

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NO.	DATE	DESCRIPTION

DRAWING TITLE:	First Floor Plan & Section
PROJECT:	Additions and Renovations to: 44 Crestline Rd, Rochester, N.Y.
CLIENT:	Susan Glenz
PHASE:	Construction Documents
DATE:	February 2025
JOB NO.:	A23-057

CKH
architecture
 6605 Pittsford Palmyra Road
 Suite W5
 Fairport, New York 14450
 phone: (585) 249-1334
 e-mail: CKHennessey@frontiernet.net

DRAWING NO.:	A-3
--------------	-----

Original Submission

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REVISIONS-	NO.	DATE	DESCRIPTION



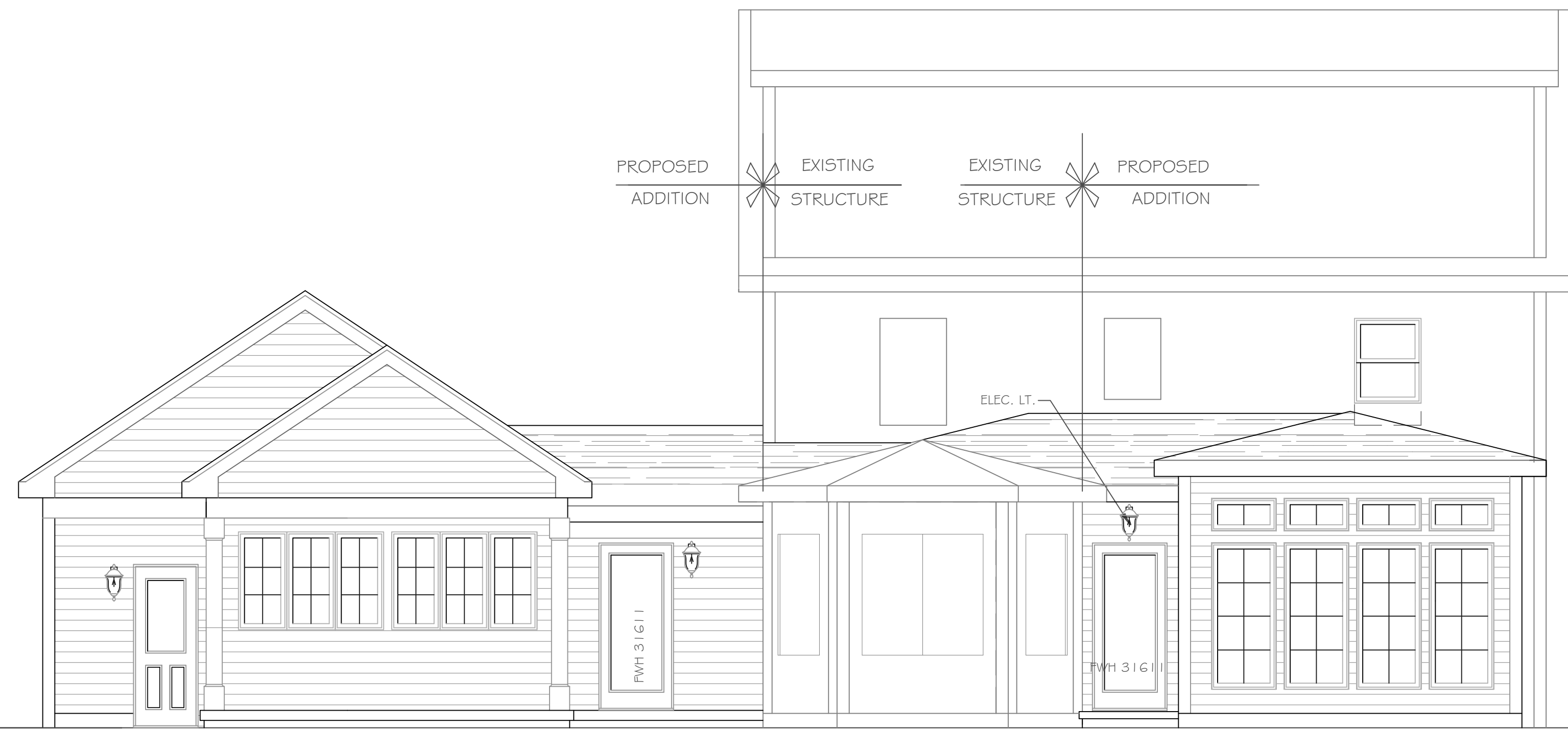
Left Side Elevation



Front Elevation



Right Side Elevation



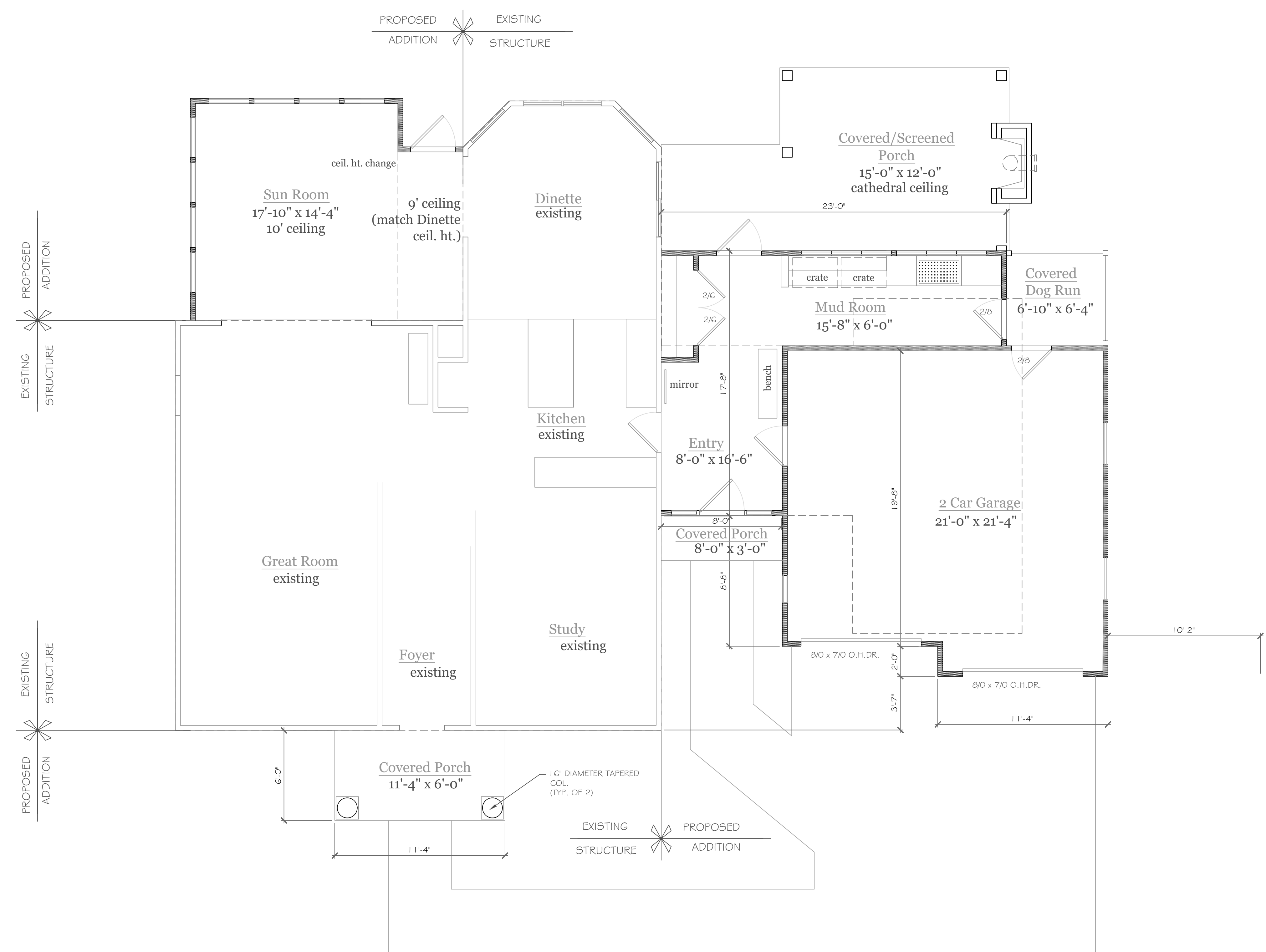
Rear Elevation

DRAWING TITLE-
Existing Floor Plan & Elevations

PROJECT- Additions and Renovations to: 44 Crestline Road, Rochester, N.Y.	PHASE- Construction Documents
CLIENT- Susan Glenz	DATE- June 2024
JOB NO.- A23-010	

CKH
architecture
1501 Pittsford Victor Road
Suite 100
Victor, New York 14564
phone-(585) 249-1334
e-mail-CKHennessey@frontstreet.net

DRAWING NO.-
A-1



First Floor Plan
 501 sf Addition
 448 sf Garage Addition

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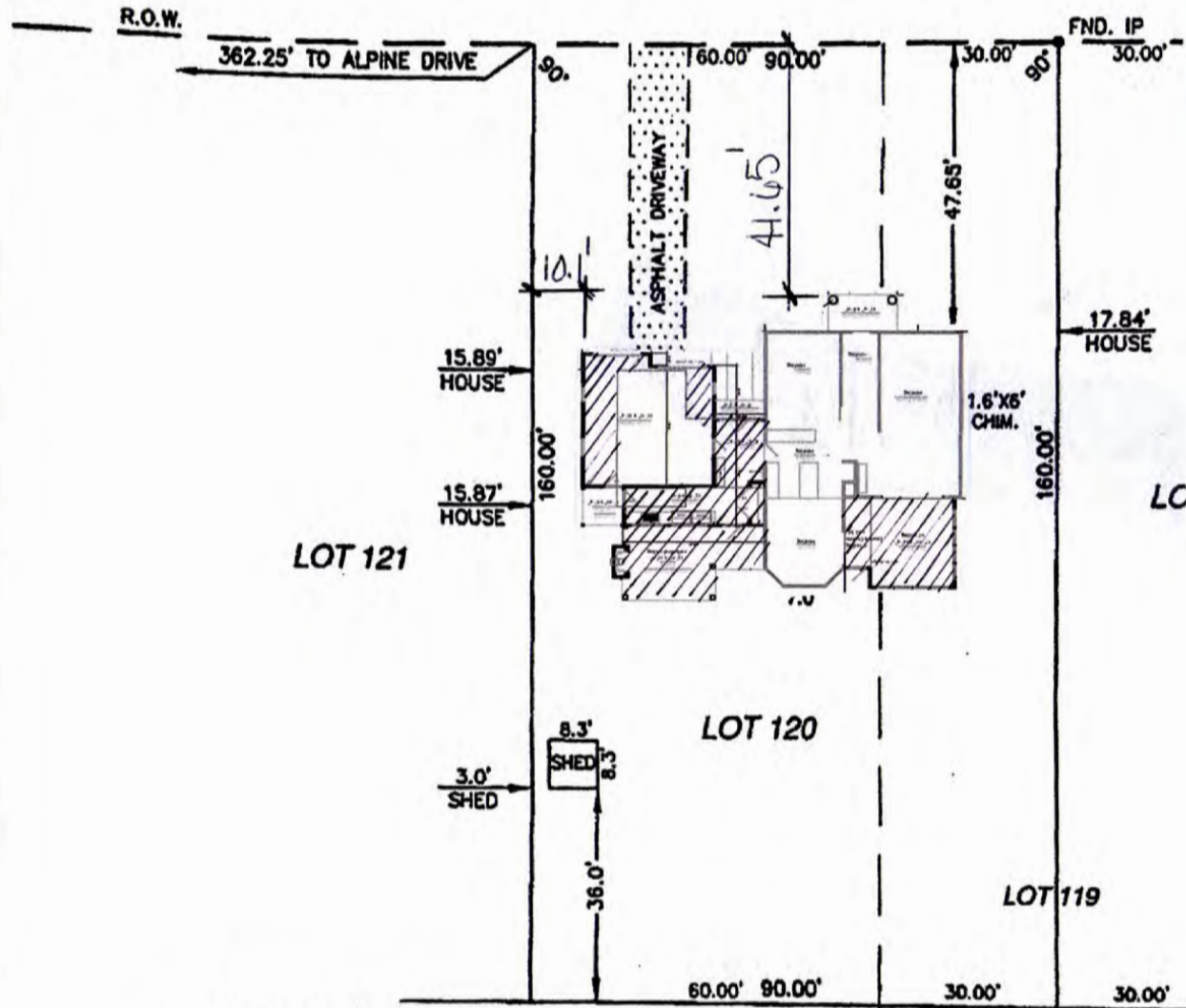
REVISIONS-	NO.	DATE	DESCRIPTION

PROJECT- Additions and Renovations to: 44 Crestline Road, Rochester, N.Y.	CLIENT- Susan Glenz	DRAWING TITLE- First Floor Plan	PHASE- Construction Documents
			JOB NO.- A23-010
		DATE- June 2024	

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

CRESTLINE ROAD

(60' ROW)



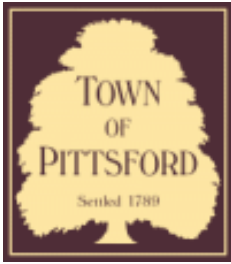
**EASEMENT
ALONG REAR BOUNDARIES TO:
ROCHESTER GAS & ELECTRIC CORP.
ROCHESTER TELEPHONE CORP.
NEW YORK TELEPHONE CO.
LIBER 1517, PAGE 409**

REFERENCES:

1. ABSTRACT PROVIDED BY STEWART TITLE INSURANCE COMPANY
ABSTRACT No. 199607, DATED DECEMBER 13, 2021
2. DEED; LIBER 10259, PAGE 408
3. EAST AVENUE TRACT, LIBER 49 OF MAPS, PAGE 27

CERTIFICATION:





Town of Pittsford

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

Permit #
B25-000026

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 14 Pheasant Hollow PITTSFORD, NY 14534

Tax ID Number: 164.08-2-19

Zoning District: RN Residential Neighborhood

Owner: DeCamella, Ronald

Applicant: Highland Contractors of Western New York Inc.

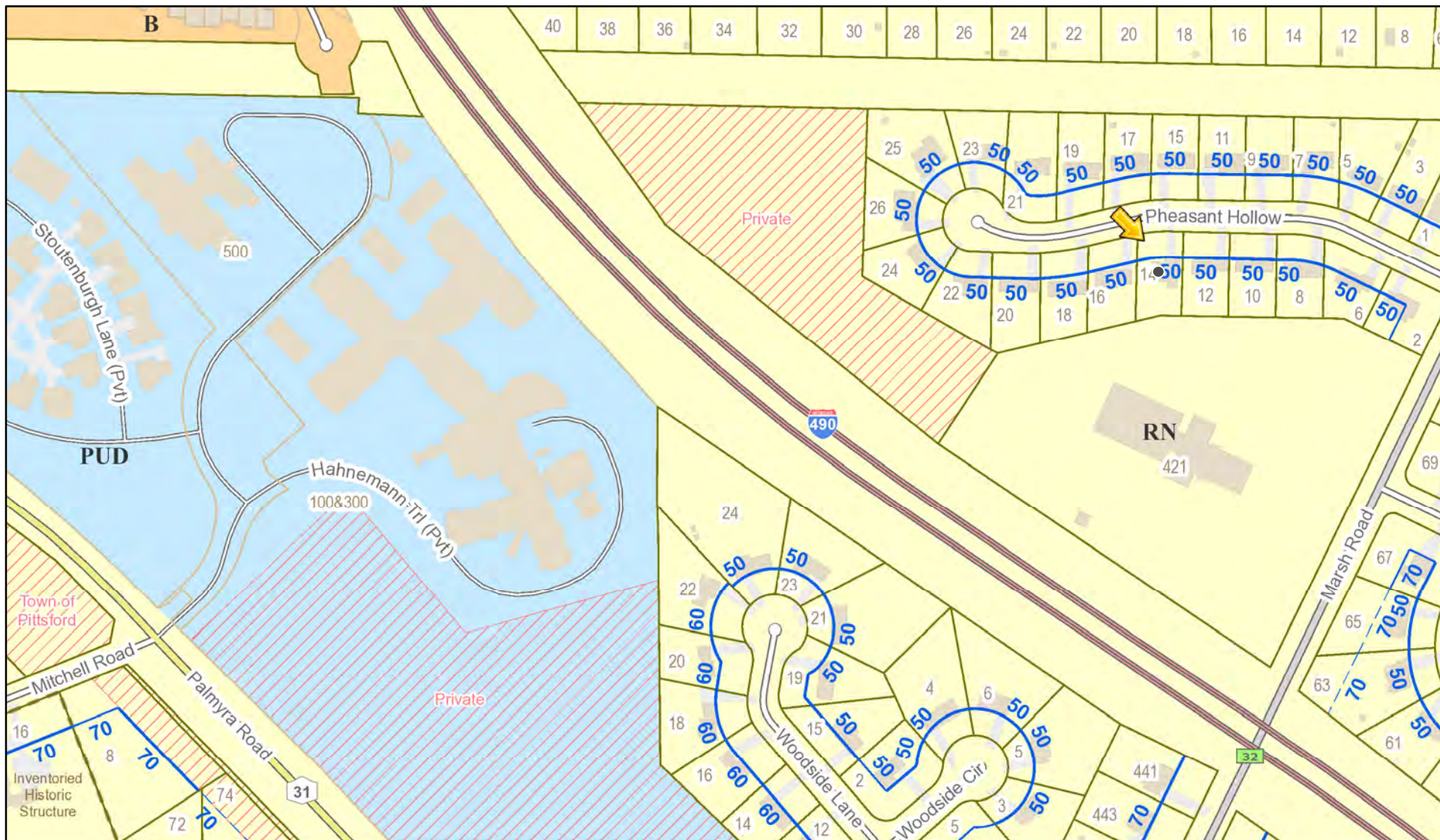
Application Type:

- 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)

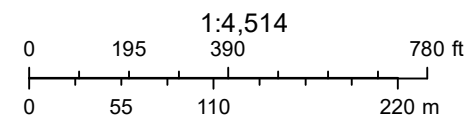
Project Description: Applicant is requesting design review to add a an attached pavilion off the rear of the home.

Meeting Date: February 27, 2025

RN Residential Neighborhood Zoning



Printed February 19, 2025



Town of Pittsford GIS

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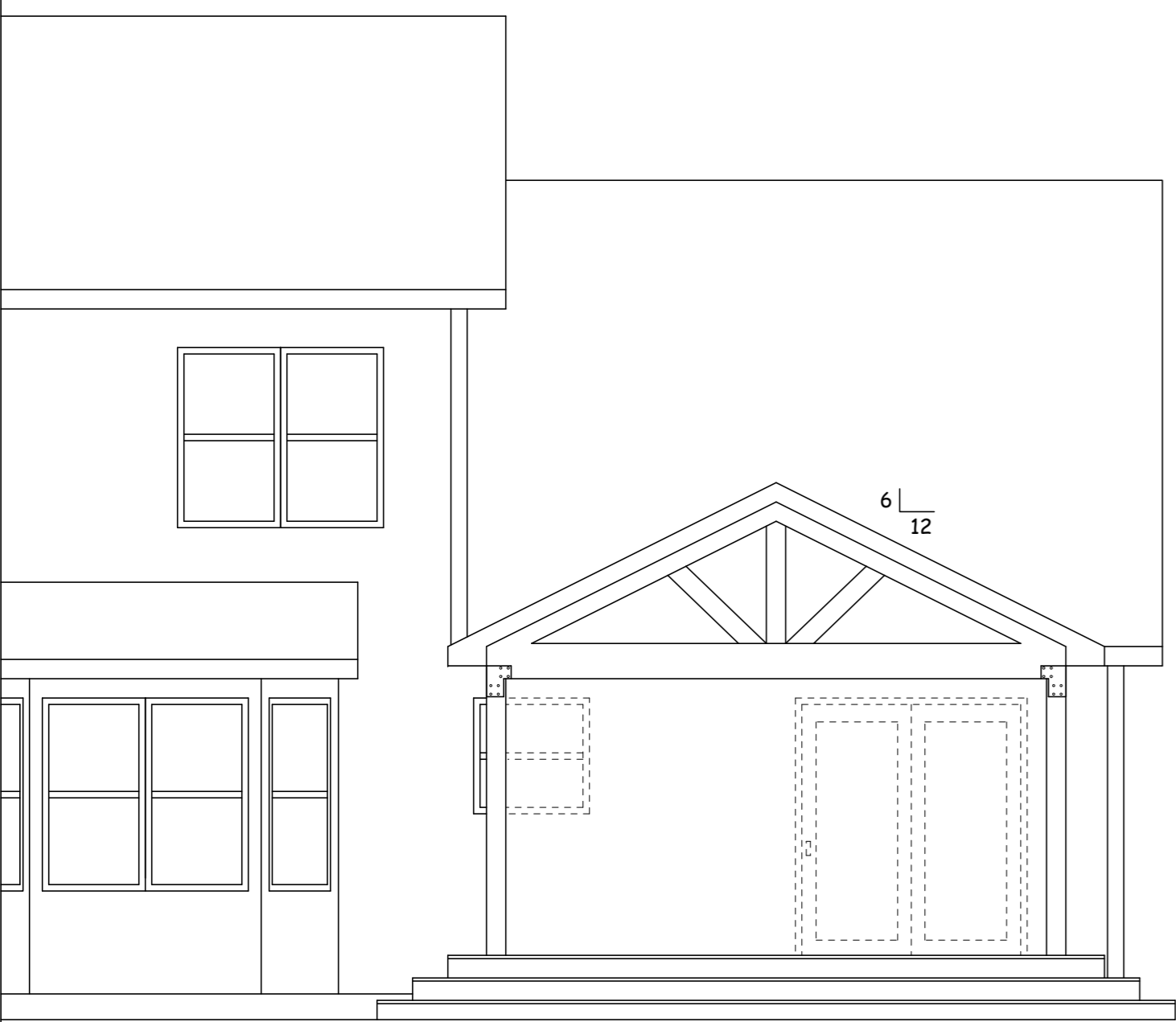
Thu Sep 5 2024

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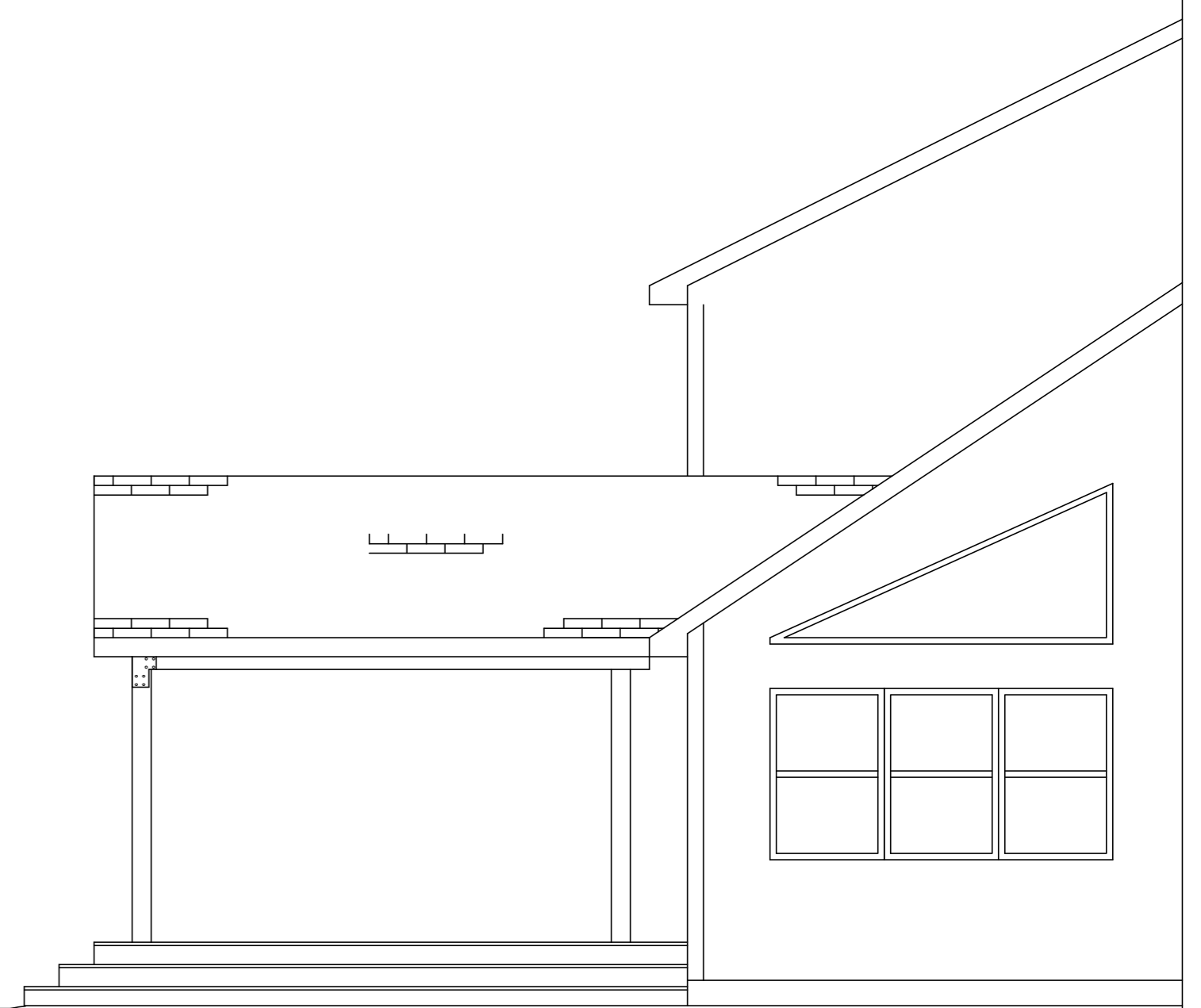
20 ft

Nearmap

REAR ELEVATION



EAST ELEVATION



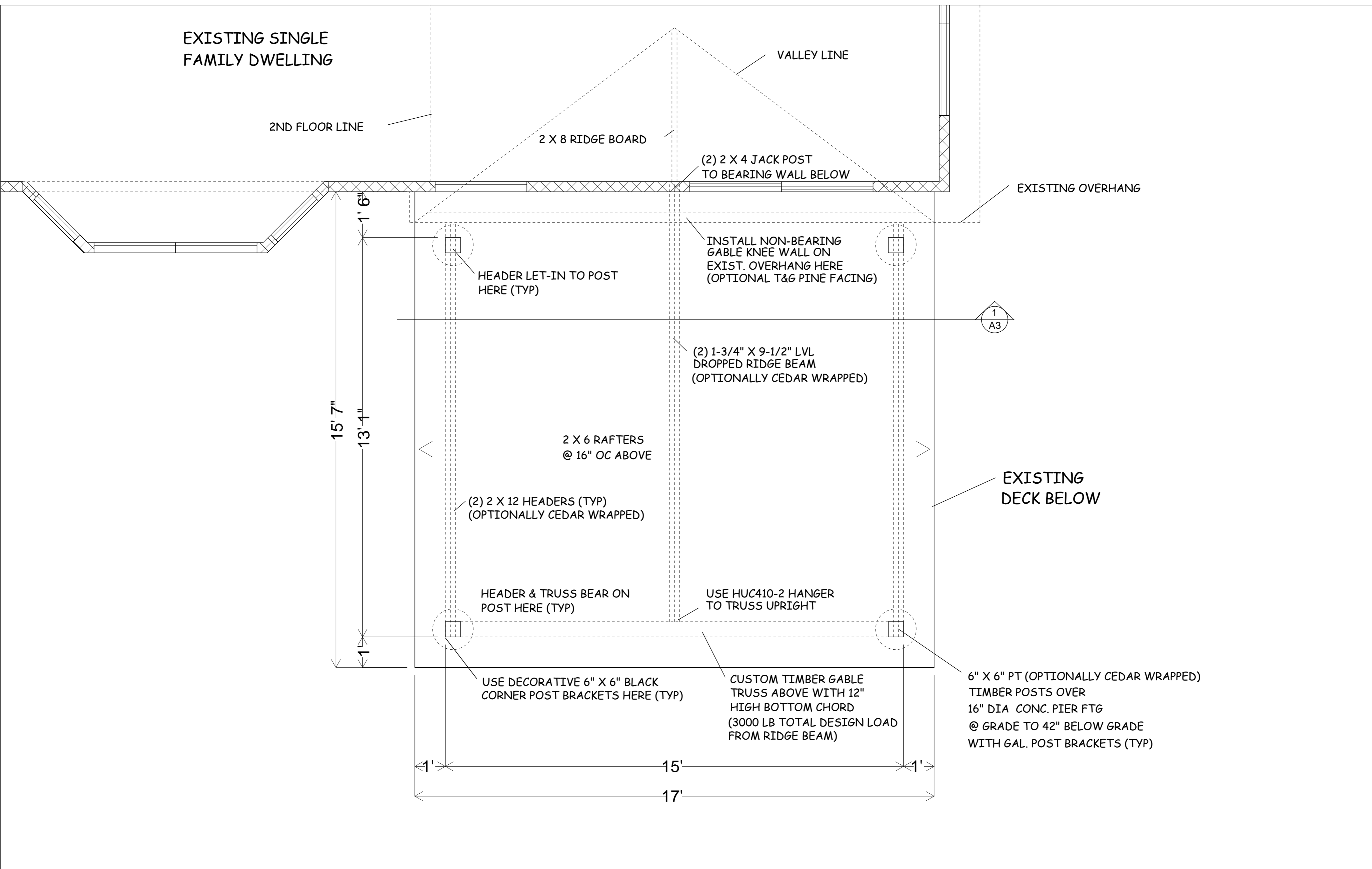
THOMAS M. LANEY, PE
304 WASHINGTON ST.
SPENCERPORT, NY 14559
(585) 319 - 9032

ELEVATION VIEWS

SCALE: 1/4" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 1/11/25		REVISED:

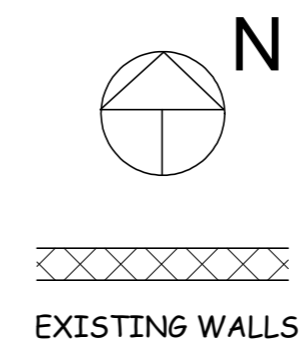
DECK COVER FOR RON DECAMELLA

14 PHEASANT HOLLOW, PITTSFORD, NY



THOMAS M. LANEY, PE
 304 WASHINGTON ST.
 SPENCERPORT, NY 14559
 (585) 319 - 9032

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED
 AND REFERENCED FROM EXISTING BUILDING



FLOOR / FOUNDATION PLAN

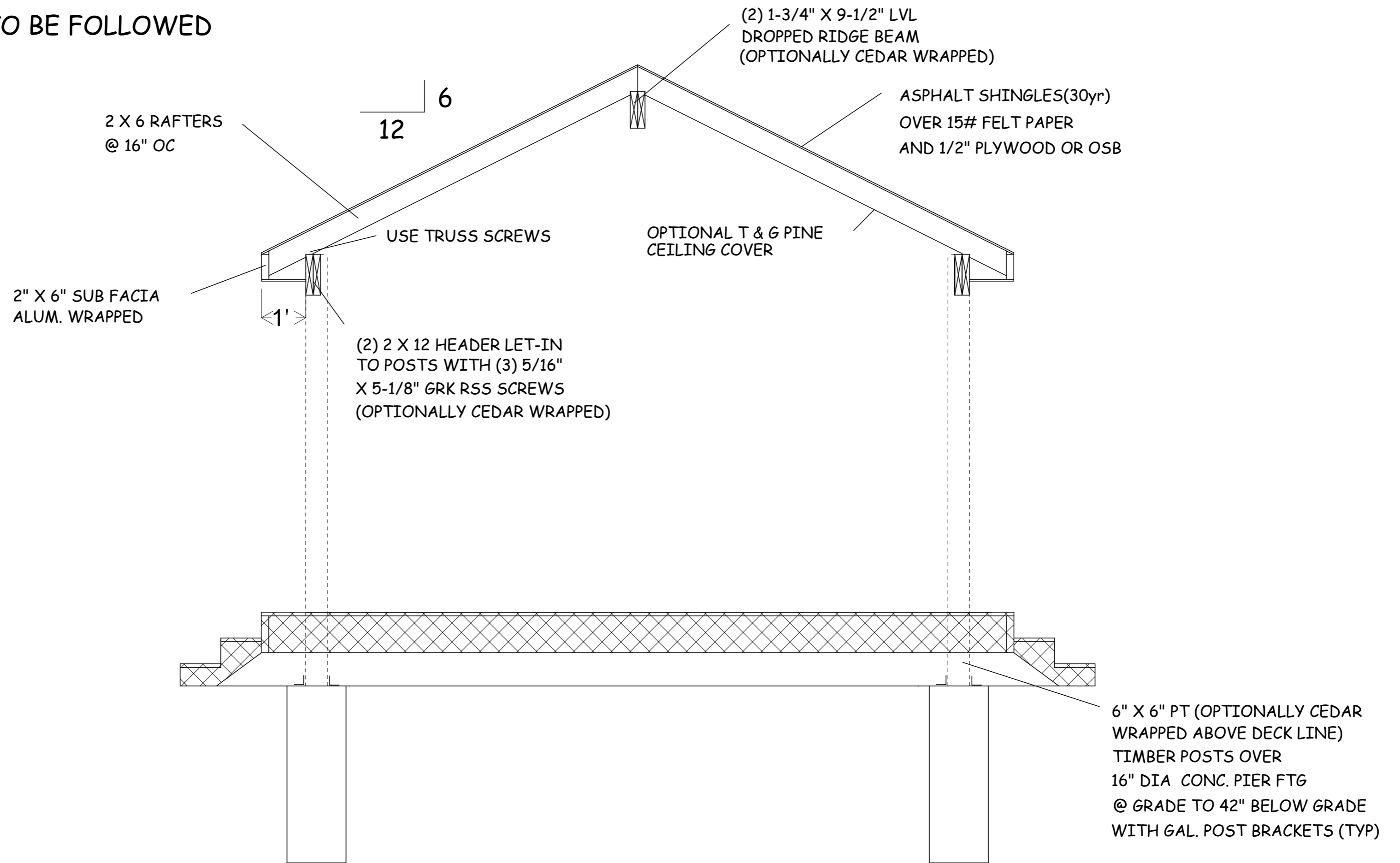
SCALE: 1/2" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 1/11/25		REVISED:

DECK COVER FOR RON DECAMELLA

14 PHEASANT HOLLOW, PITTSFORD, NY

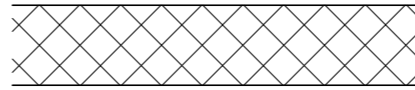
A2
3

NOTE: ALL LUMBER TO BE 1150 PSI Fb (MIN) NO. 2
 HEM FIR OR BETTER.
 DESIGN WIND SPEED- 115 MPH
 SOIL LOAD CAPACITY - 2500 PSF
 GROUND SNOW LOAD - 40 PSF
 ALL STATE CONSTRUCTION CODES TO BE FOLLOWED



1
A3

BUILDING SECTION


 EXIST. STRUCTURE

THOMAS M. LANEY, PE
 304 WASHINGTON ST.
 SPENCERPORT, NY 14559
 (585) 319 - 9032

SECTION VIEW

SCALE: 1/2" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 1/11/25	REVISI:	

DECK COVER FOR RON DECAMELLA

14 PHEASANT HOLLOW, PITTSFORD, NY

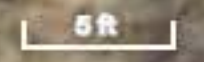
A3
3



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Thu Apr 25 2024

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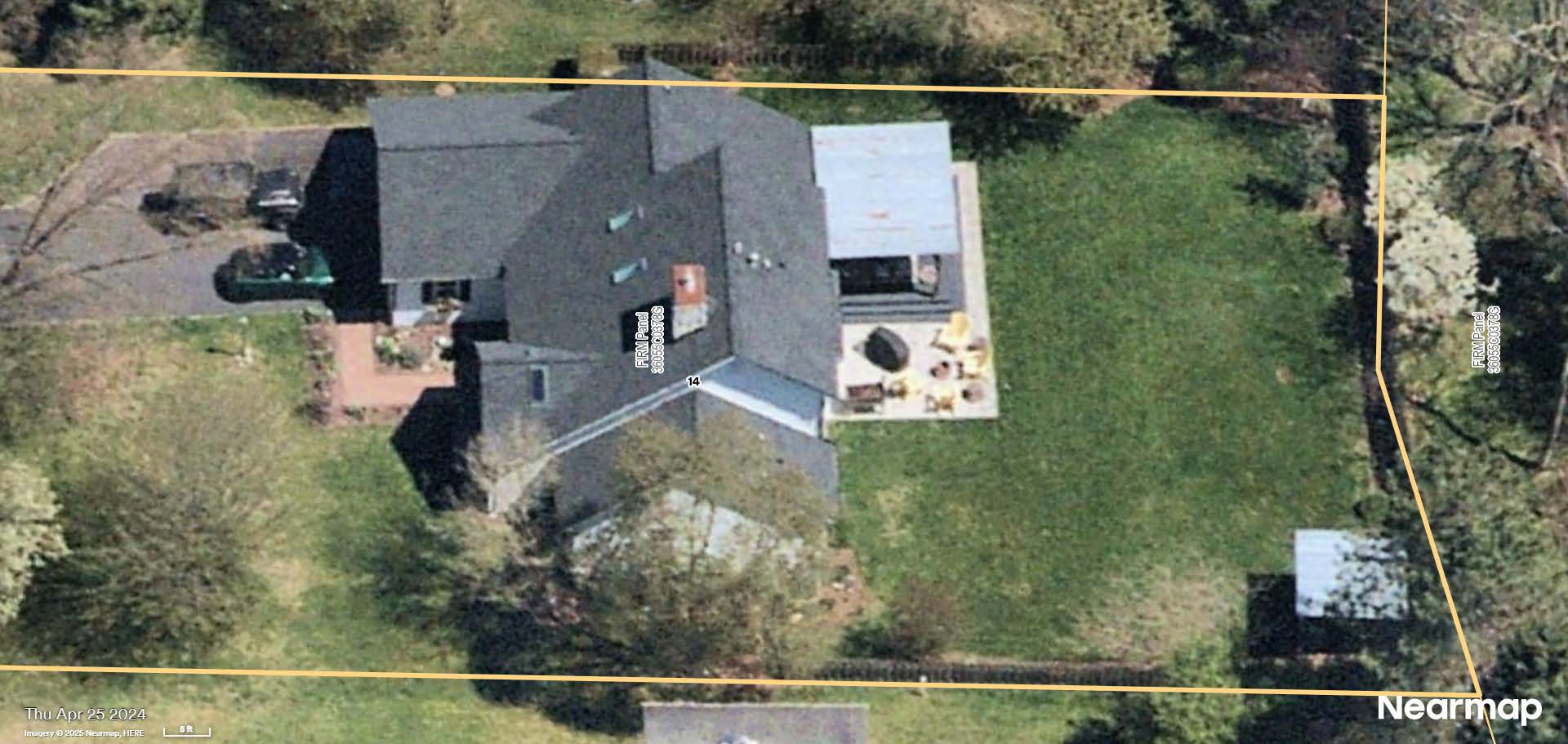


14

FIRM Panel
36055C0378G



Nearmap



FIRM Panel
36955C0378G

14

FIRM Panel
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14

FIRM Panel
36055003785

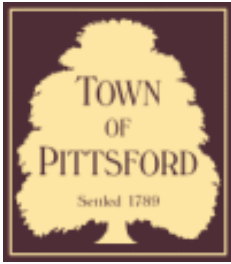
FIRM Panel
36055003785

Thu Apr 25 2024

Imagery © 2025 Nearmap, HERE



Nearmap



Town of Pittsford

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

**Permit #
B25-000024**

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 17 Bridleridge Farms PITTSFORD, NY 14534

Tax ID Number: 191.01-1-77

Zoning District: RRSP Rural Residential South Pittsford

Owner: Bridlebridge Farms LLC

Applicant: Bridlebridge Farms LLC

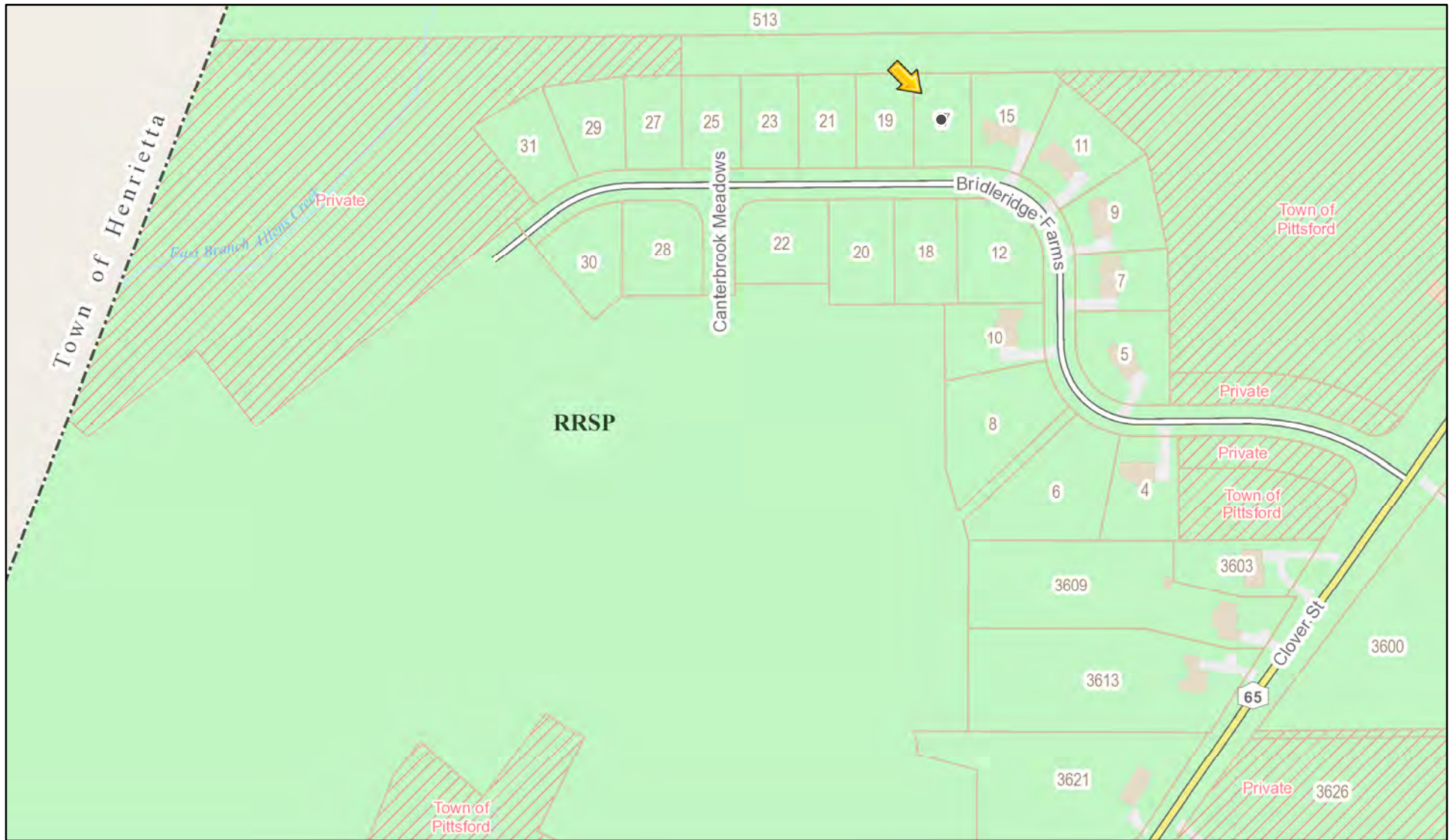
Application Type:

- 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)

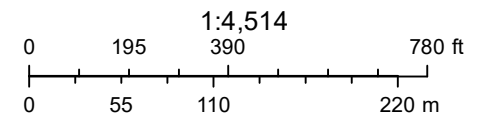
Project Description: Applicant is requesting design review for a 3,067 square-foot, two-story, single family home in the Bridleridge Farms Subdivision.

Meeting Date: February 27, 2025

RN Residential Neighborhood Zoning



Printed February 18, 2025



Town of Pittsford GIS

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FIRM Panel
3605500362G

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anel
362G

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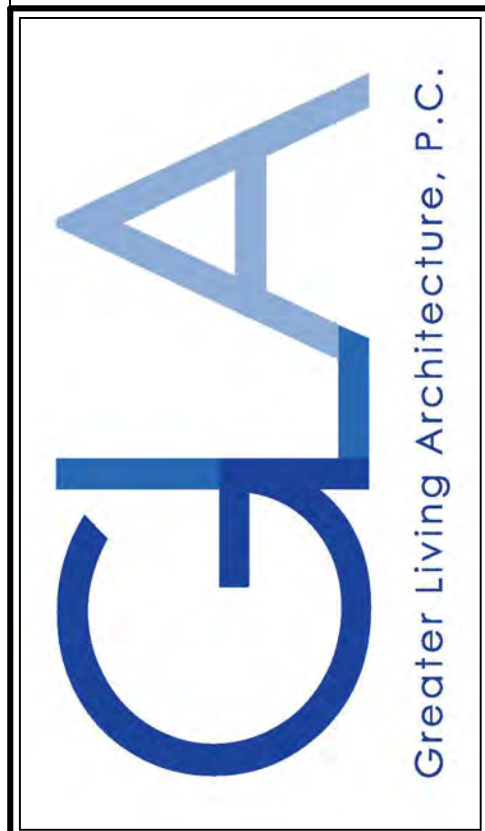
Thu Sep 5 2024

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50 ft

Nearmap

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 SPEC HOUSE - NEWCASTLE
 LOT 6 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 2 / 25
PROJECT: 15428E	sheet: 1 / 5

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
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

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}

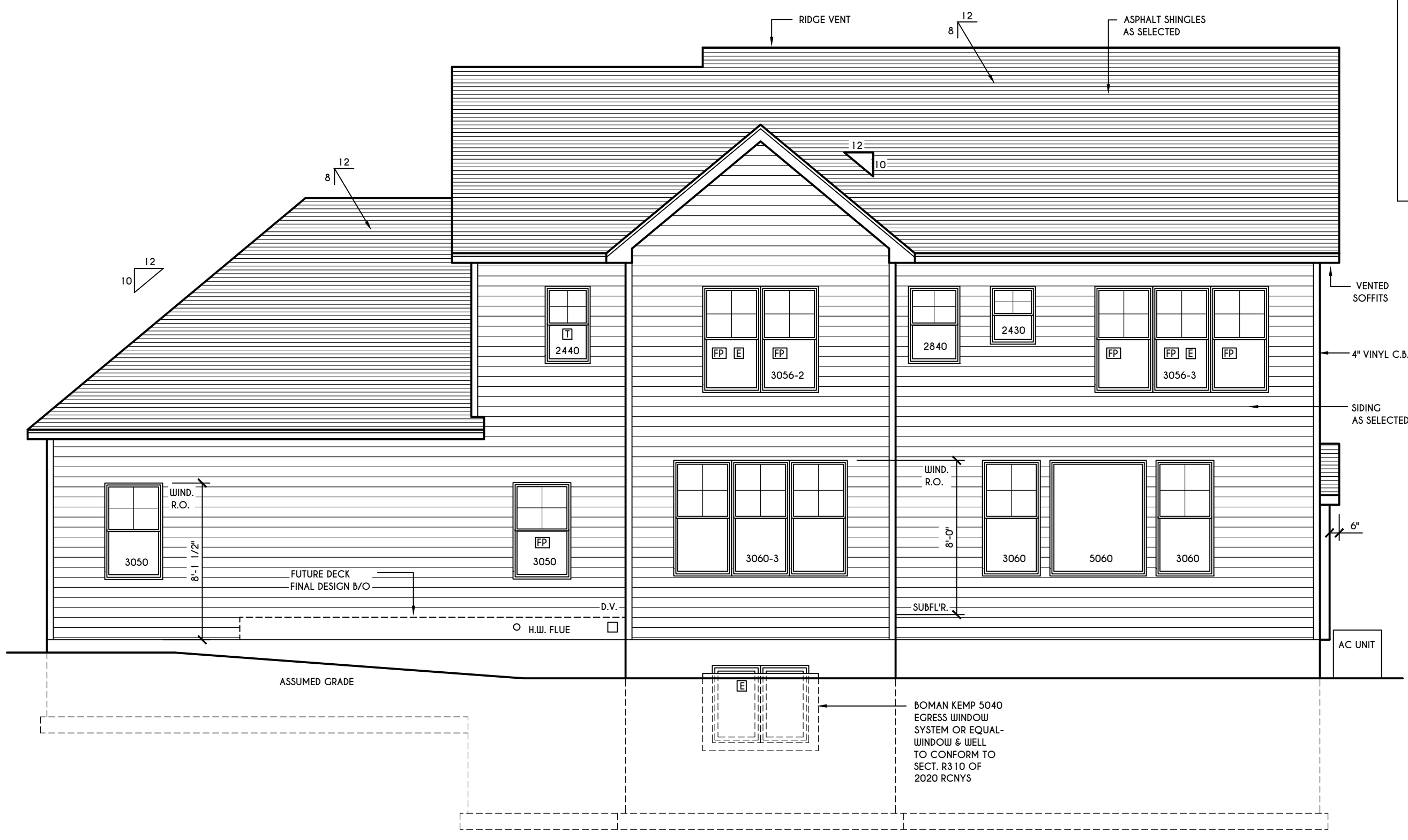
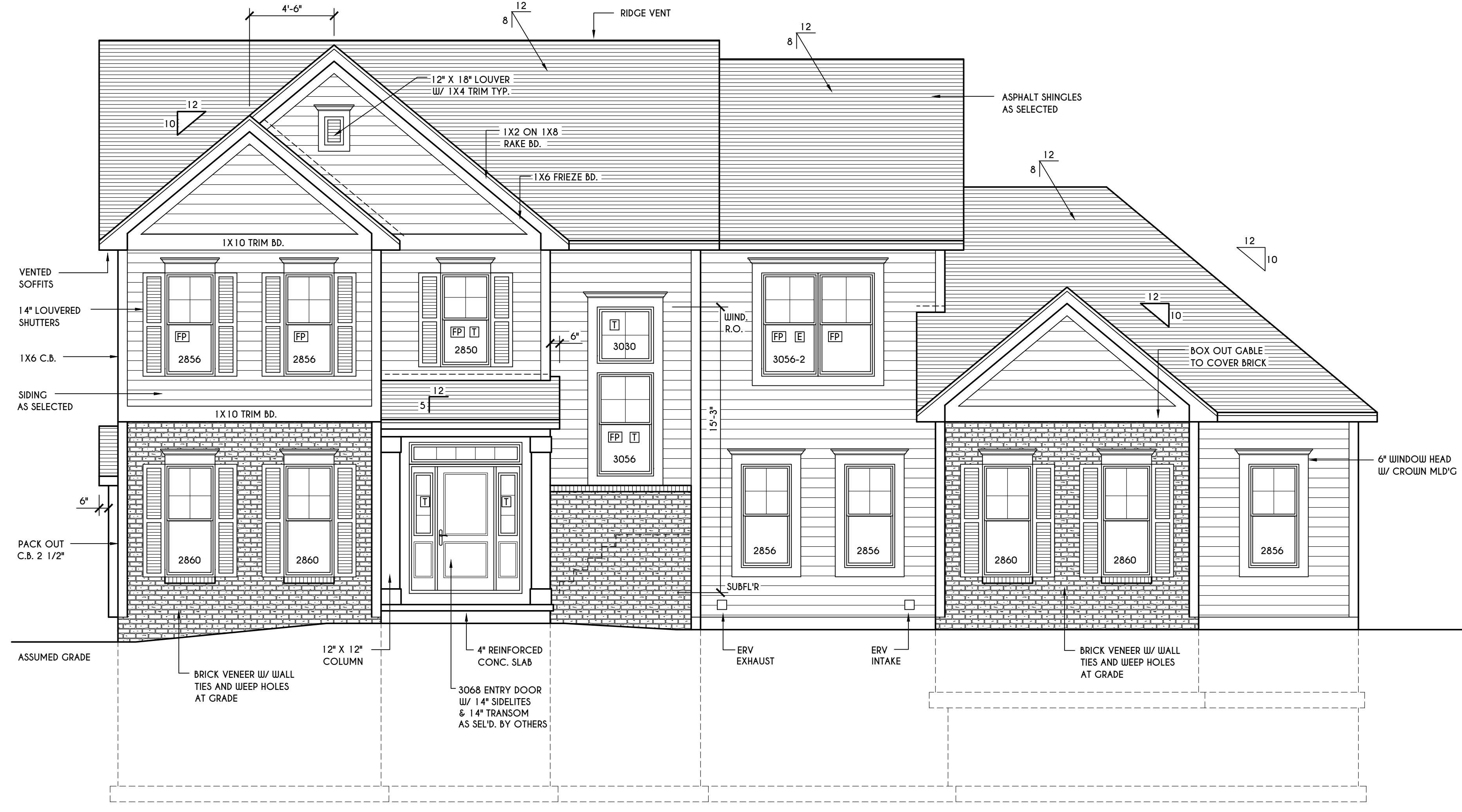
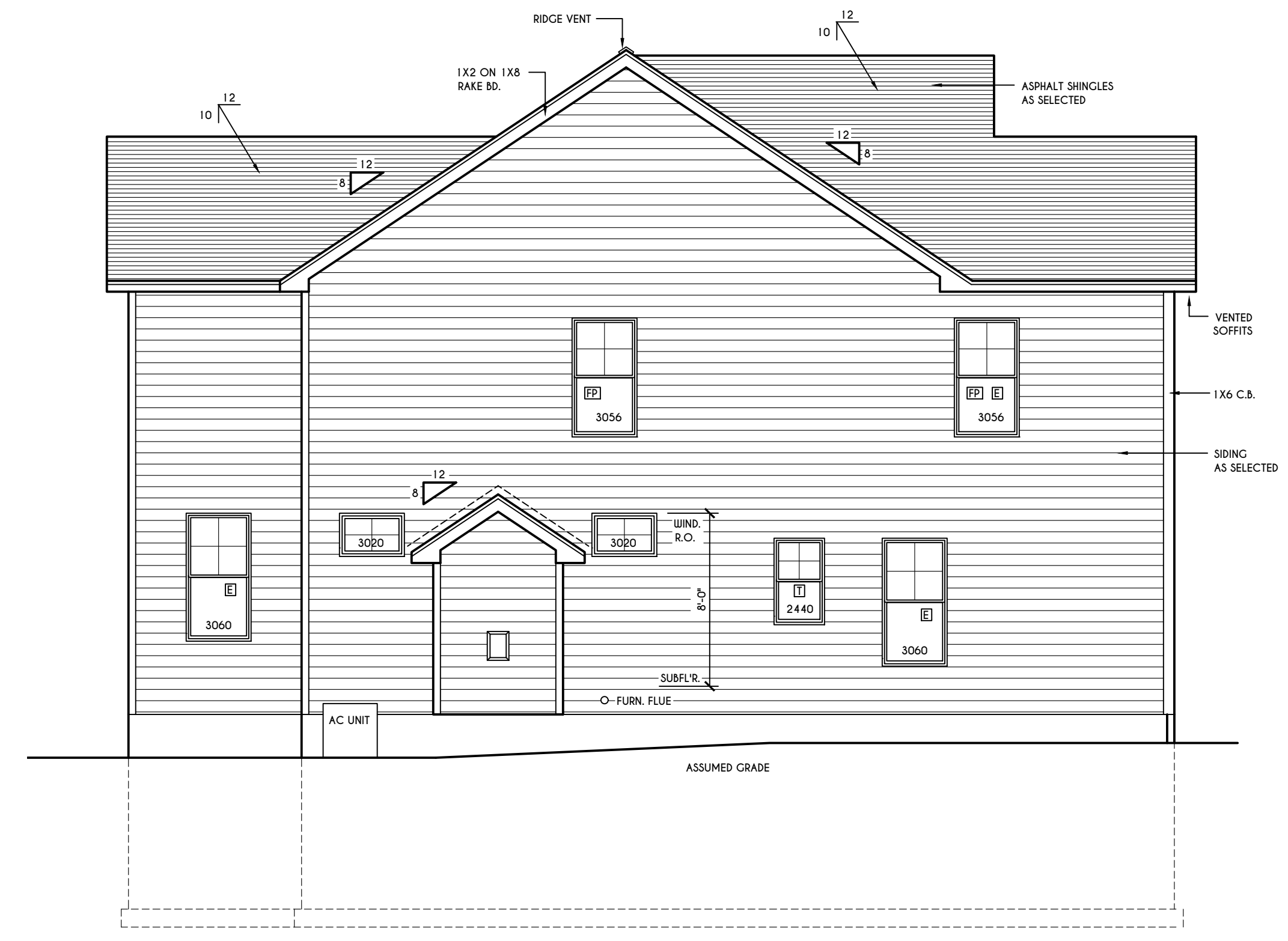
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT FACTOR ^a	25x	33x	50x	66x	75x	100x
	4	3	2	1.5	1.3	1.0

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 30 cfm INTERMITTENT OR 20 cfm CONTINUOUS

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



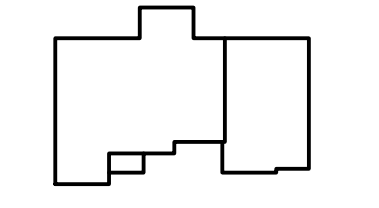
WINDOWS: HARVEY OR EQUAL
 U-FACTOR 0.30
 SHCC 0.27

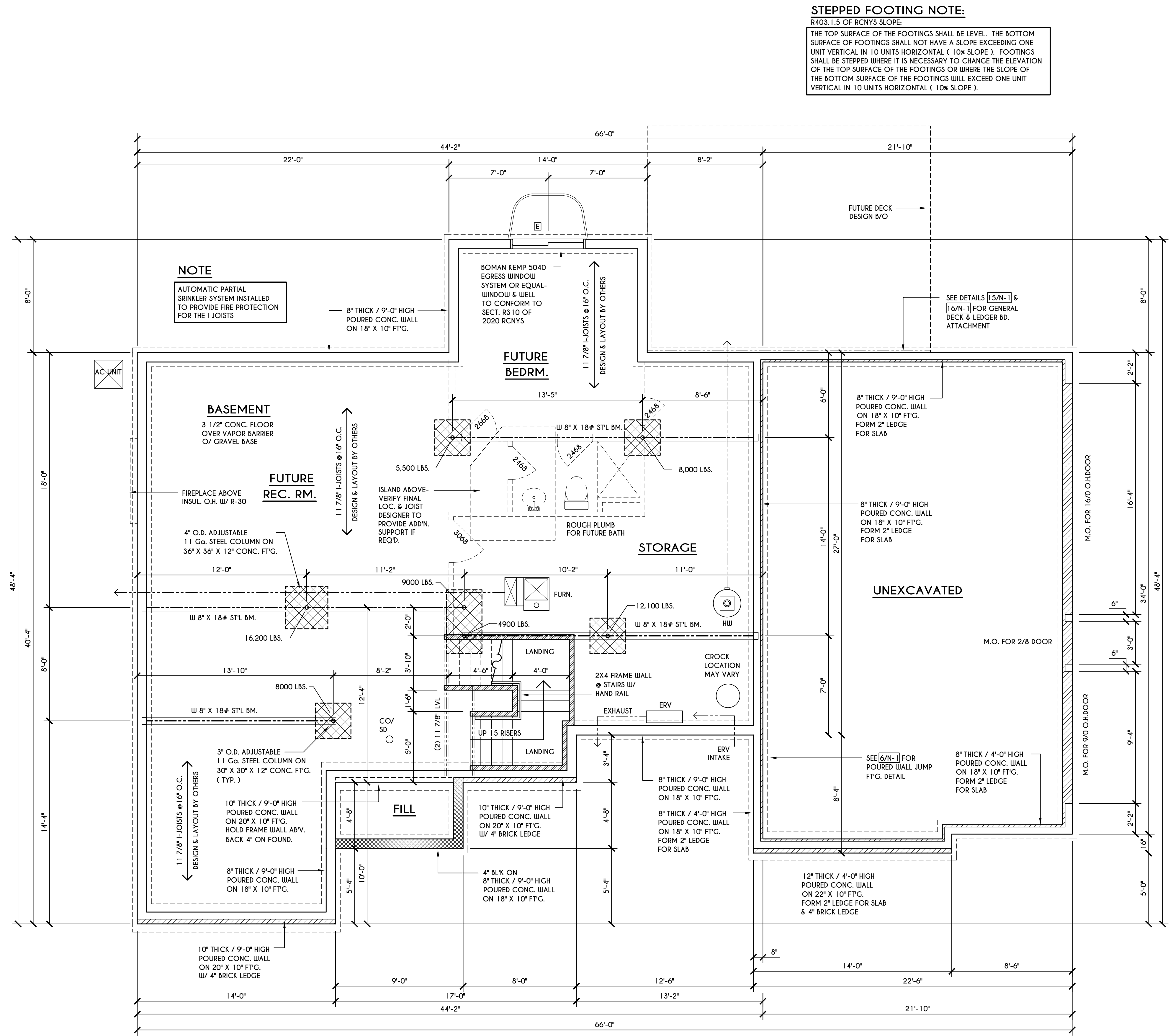
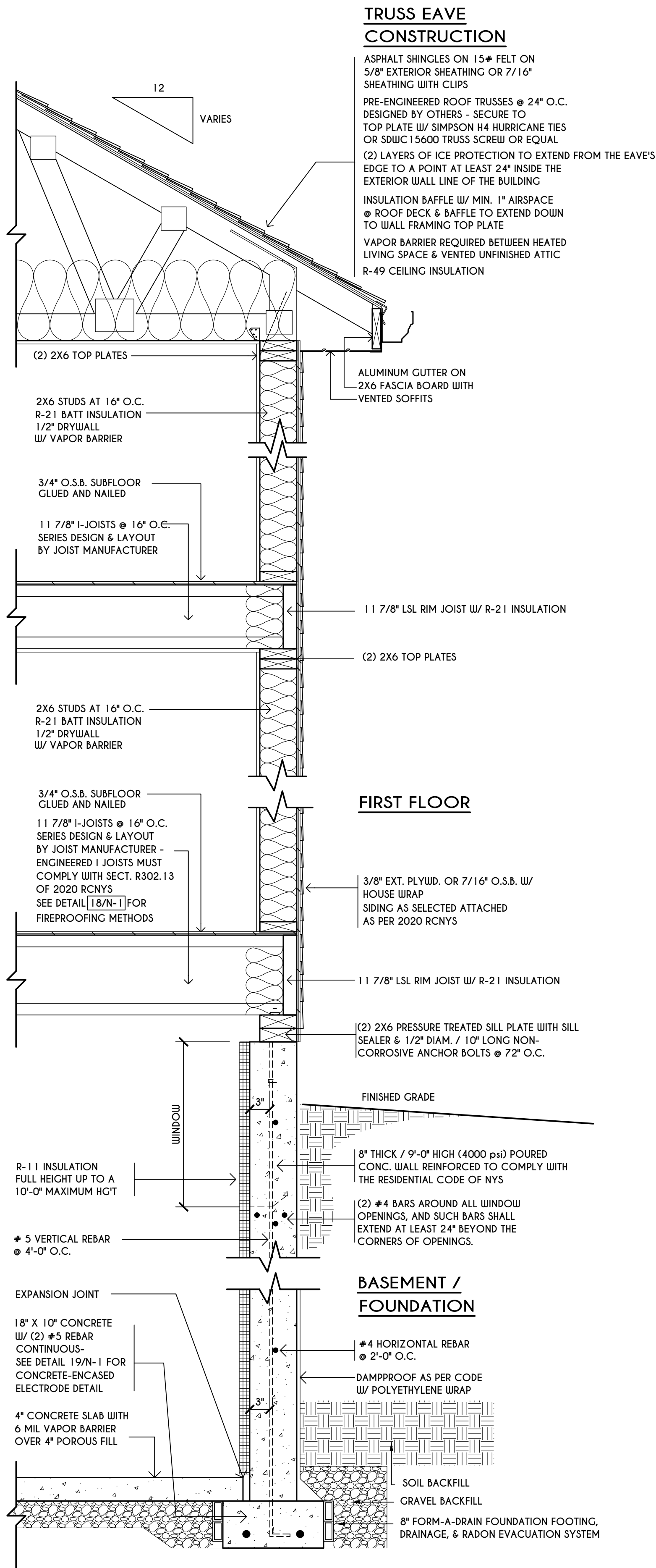
DOORS: SELECTION BY OWNER

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)





ENGINEERED FL'R JOIST NOTE:

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

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

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

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

FRAMING LEGEND:

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

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

STEPPED FOOTING NOTE:

R403.1.5 OF RCNYS SLOPE:

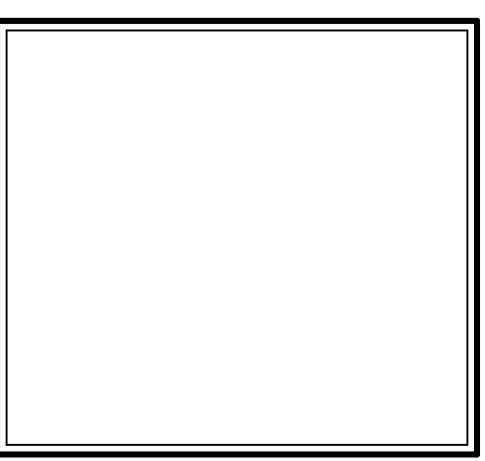
THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM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

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOUSE - NEWCASTLE
LOT 6 BRIDLERIDGE
PITTSFORD, NY

BUILDER:

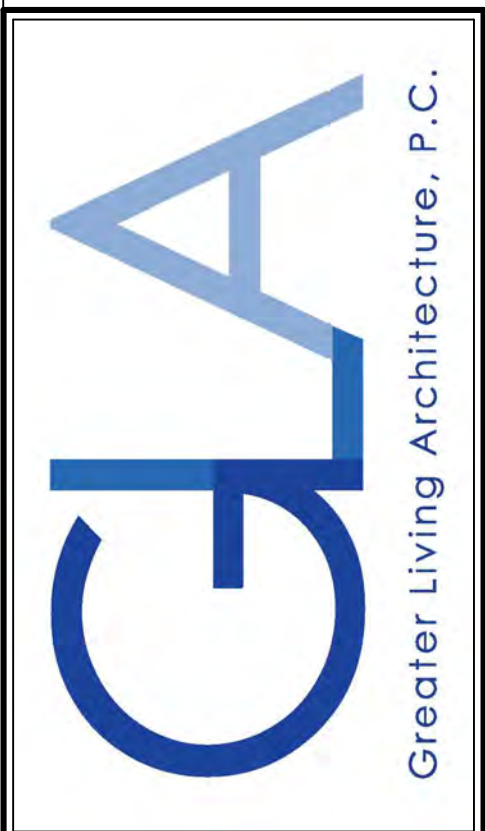
COVENTRY RIDGE
BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 2 / 25
PROJECT: 15428E	sheet: 2 / 5

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DATE	BY	DESCRIPTION

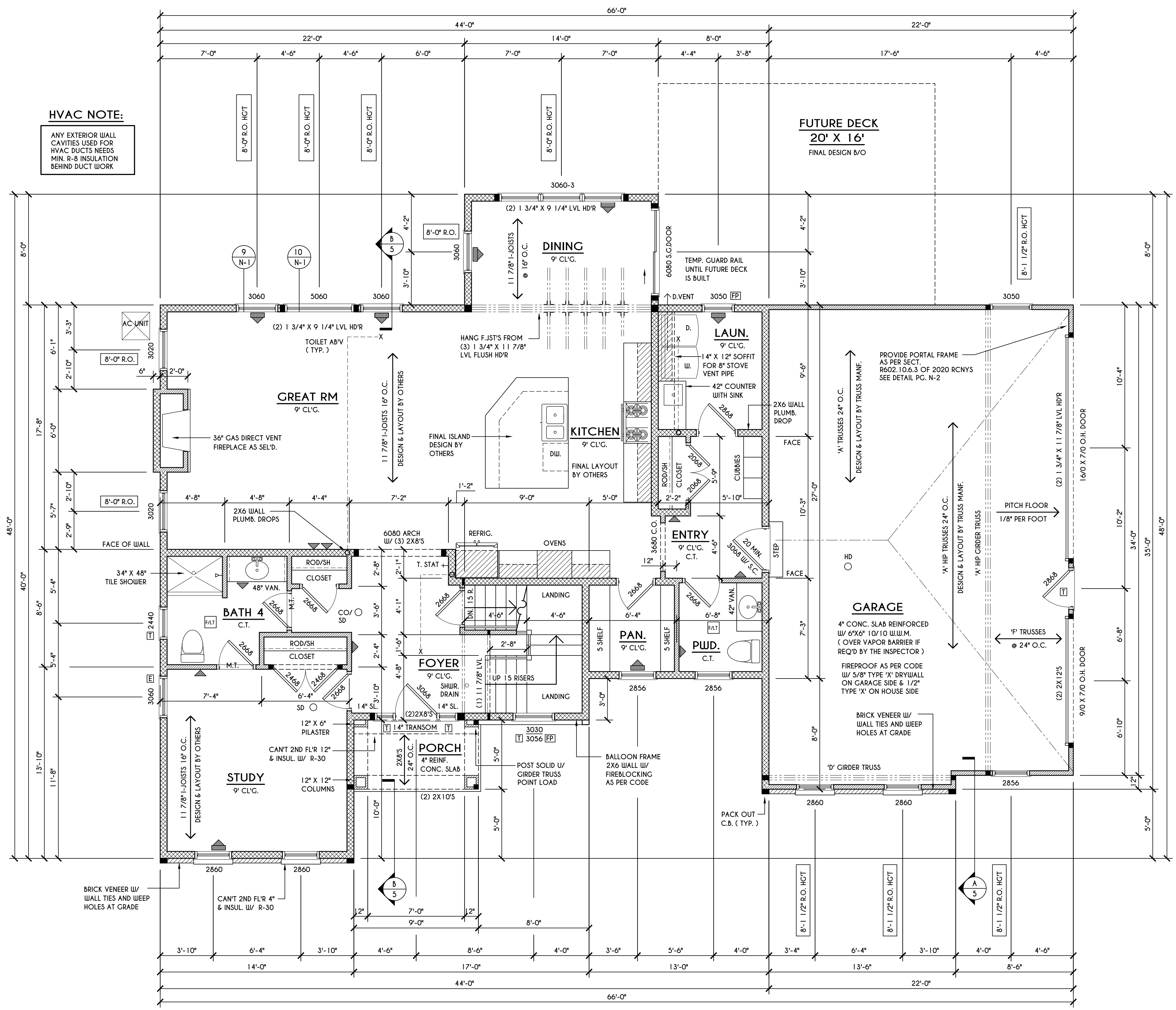
CLIENT/LOCATION:
 SPEC HOUSE - NEWCASTLE
 LOT 6 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 2 / 25
PROJECT: 15428E	sheet: 3 / 5



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

FUTURE DECK
 20' X 16'
 FINAL DESIGN B/O

FIRST FLOOR PLAN
 1533 SQ. FT.
 SCALE: 1/4" = 1'-0"

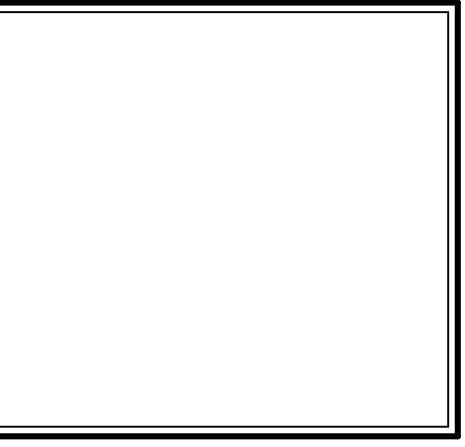
ENGINEERED FL'R JOIST NOTE:
 ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW.
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD.
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

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

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

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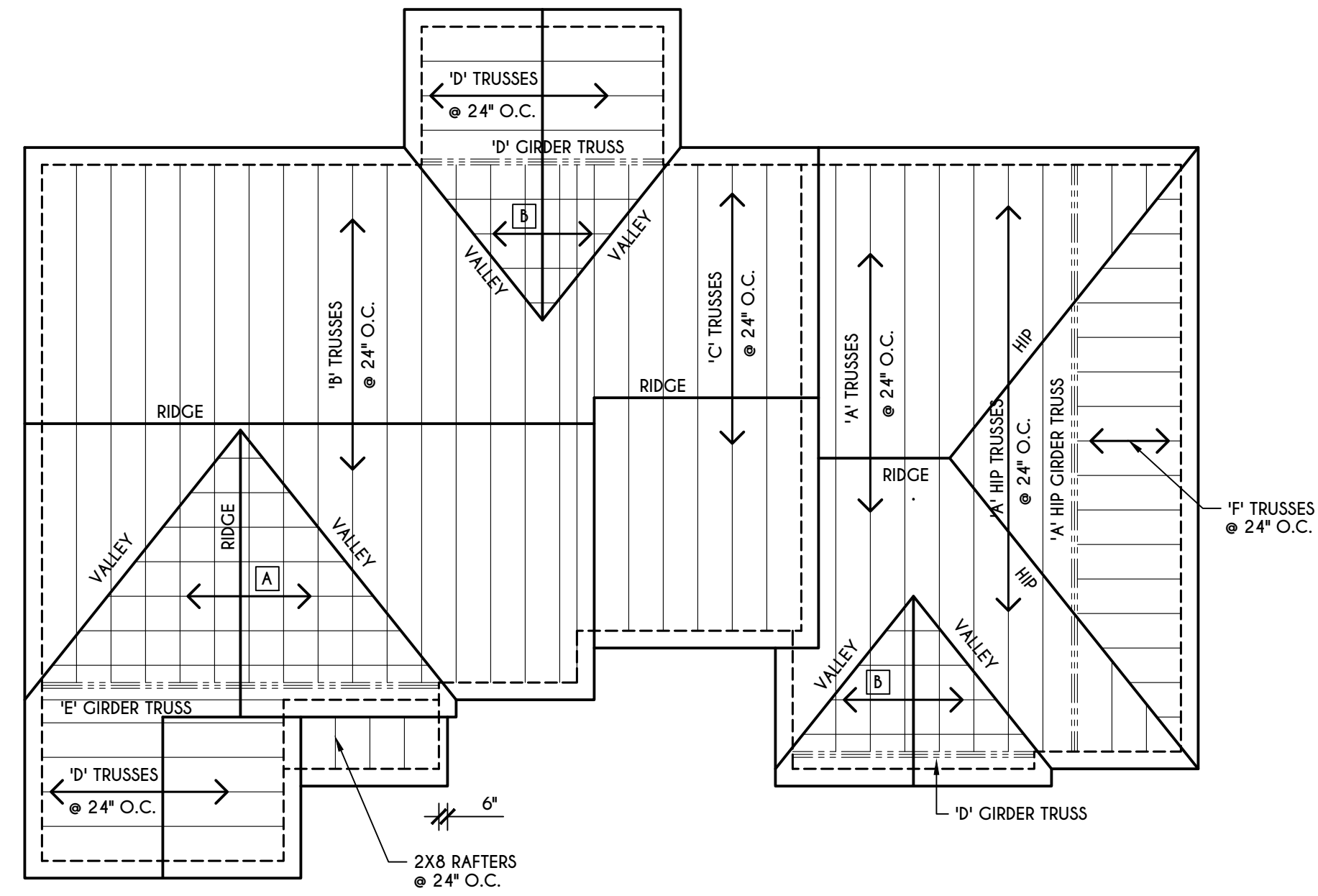
CLIENT/LOCATION:
 SPEC HOUSE - NEWCASTLE
 LOT 6 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 2 / 25
PROJECT: 15428E	sheet: 4 / 5



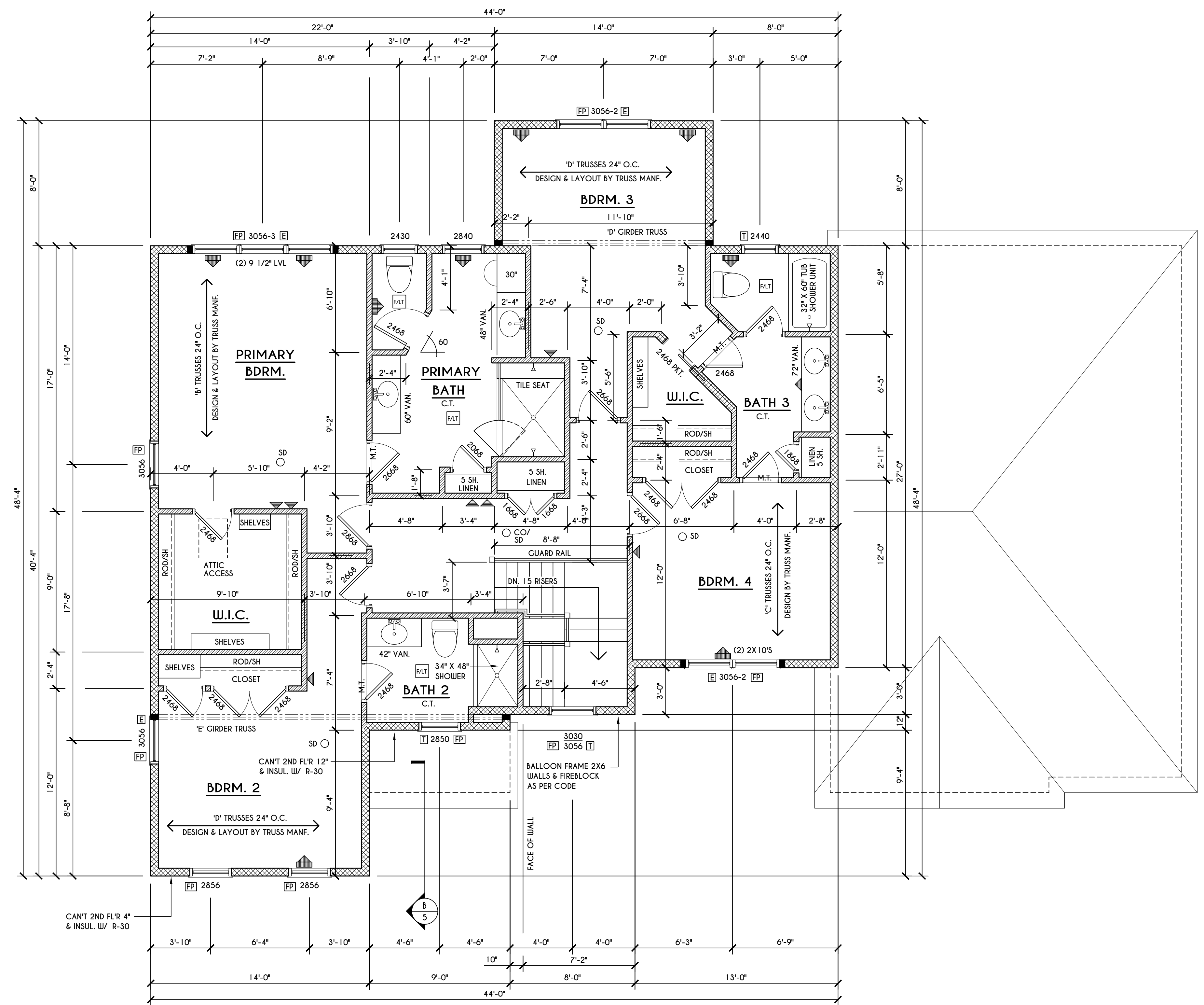
ROOF PLAN

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

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

GENERAL ROOF NOTES:

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



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1534 SQ.FT.

FRAMING LEGEND:

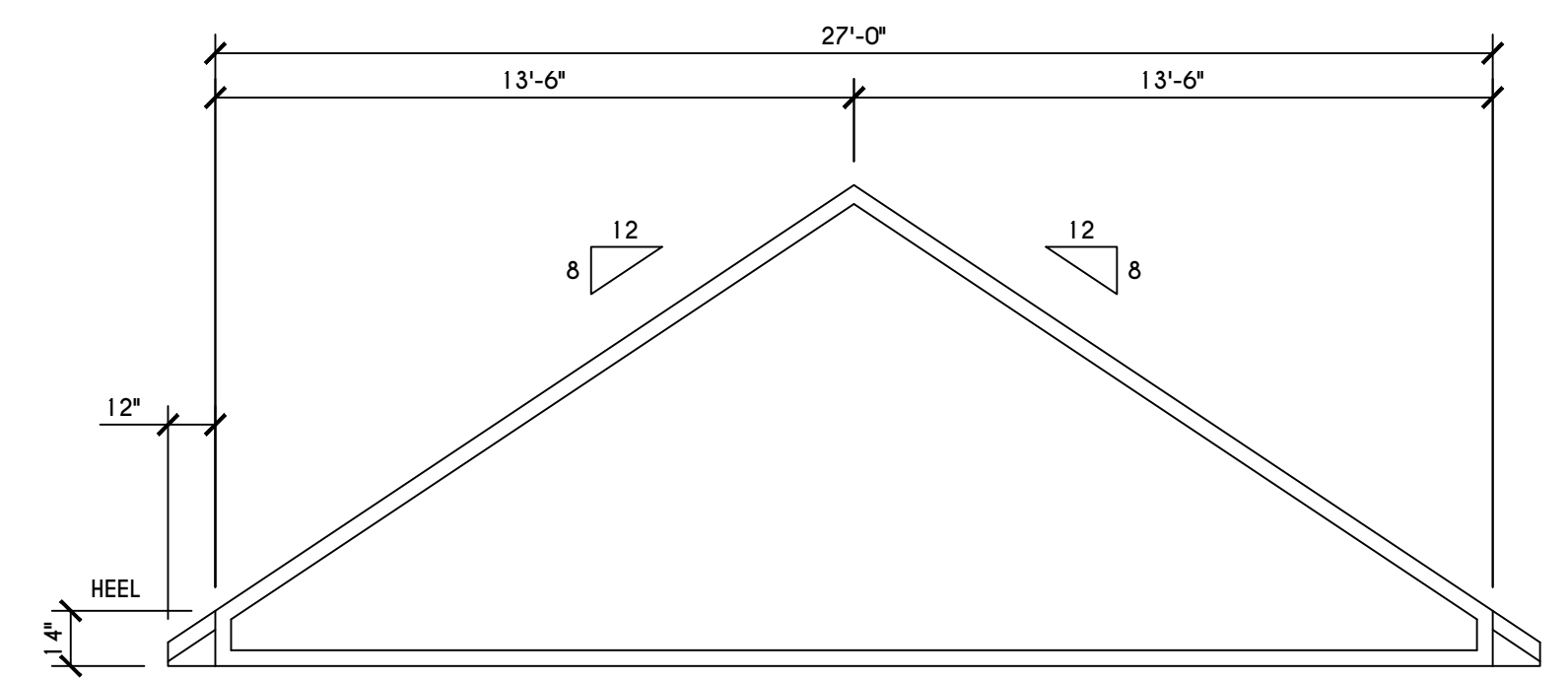
	PROVIDE SOLID POSTING- GLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
	DROPPED HEADER
	FLUSH HEADER
	2X4 STUDS @ 16" O.C.
	2X6 STUDS @ 16" O.C.

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

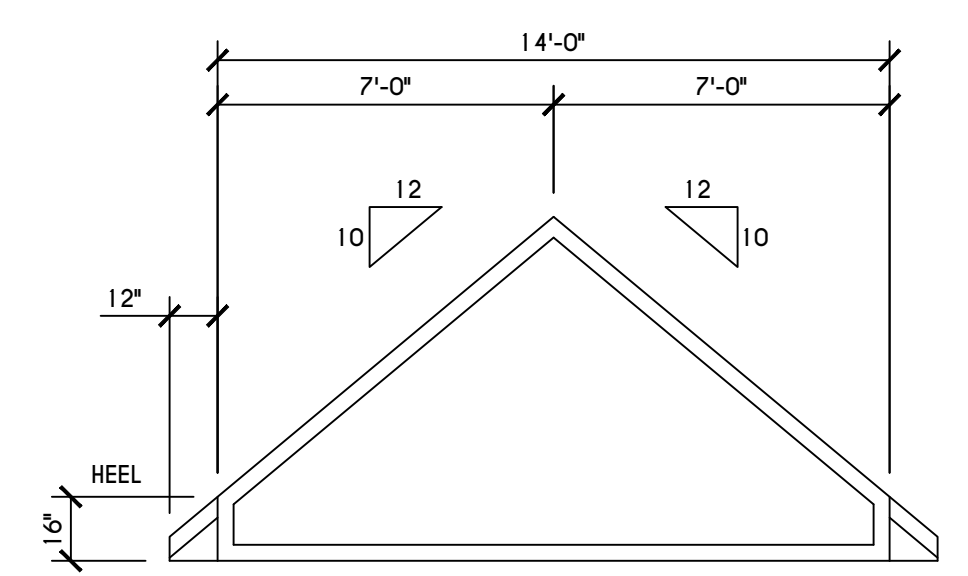
WINDOW / DOOR LEGEND:

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

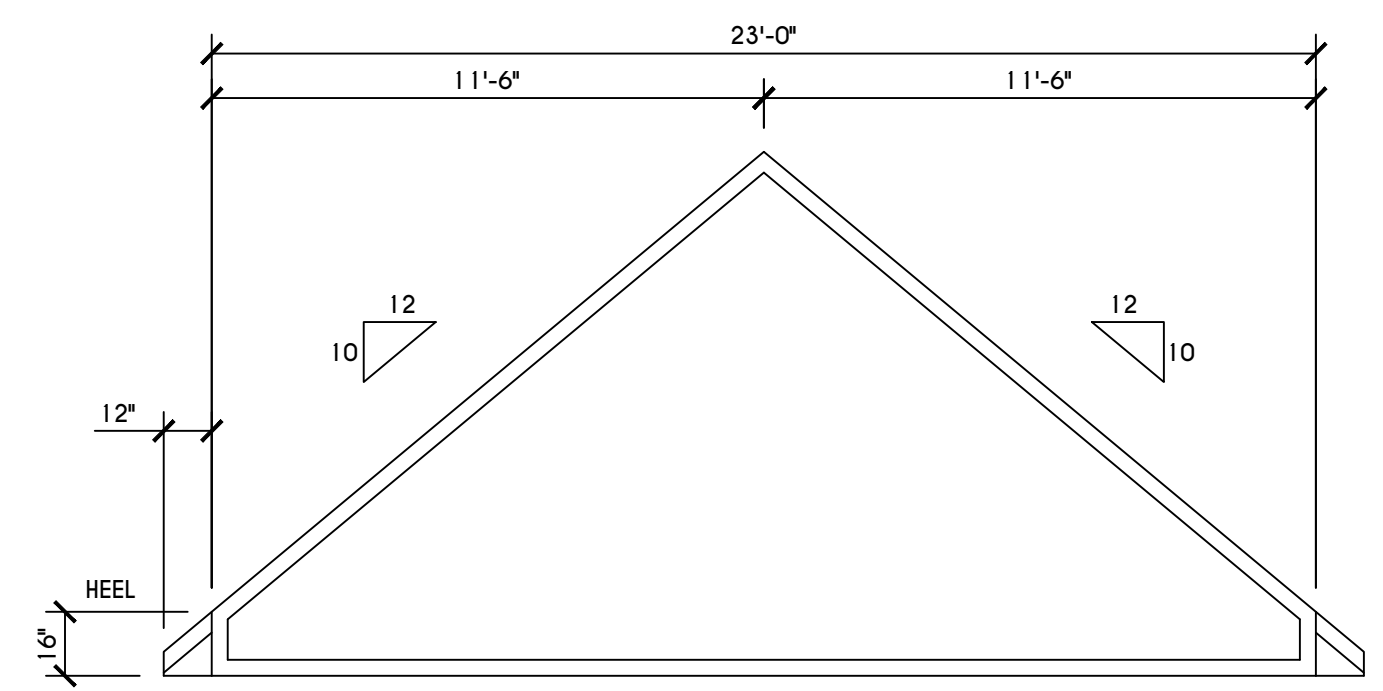
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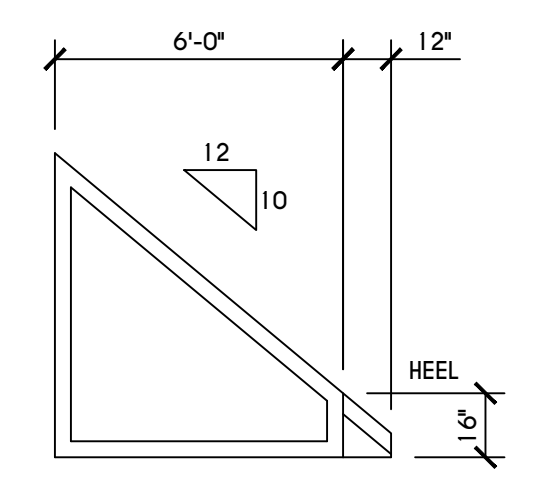
'C' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"



'D' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

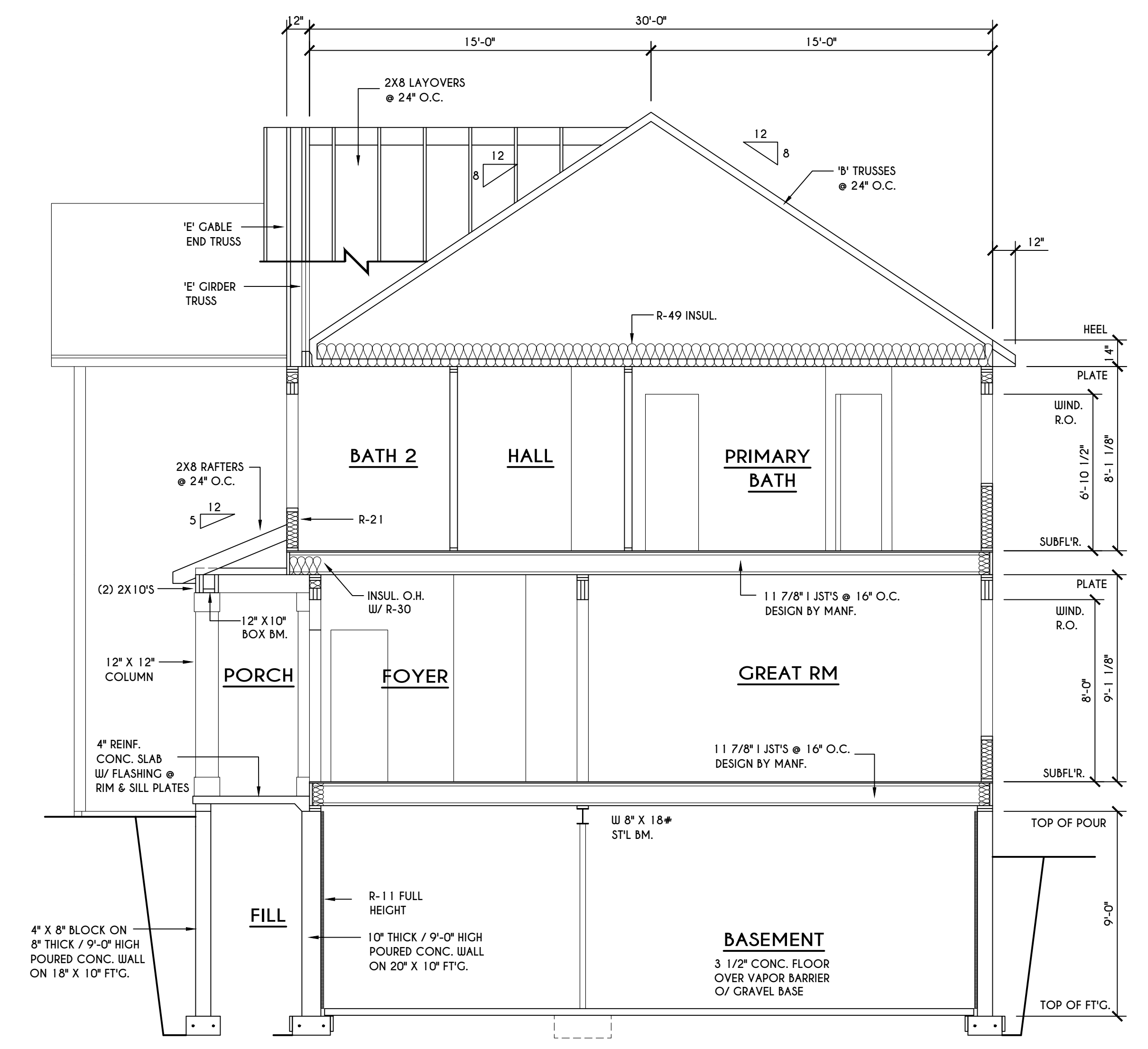


'E' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

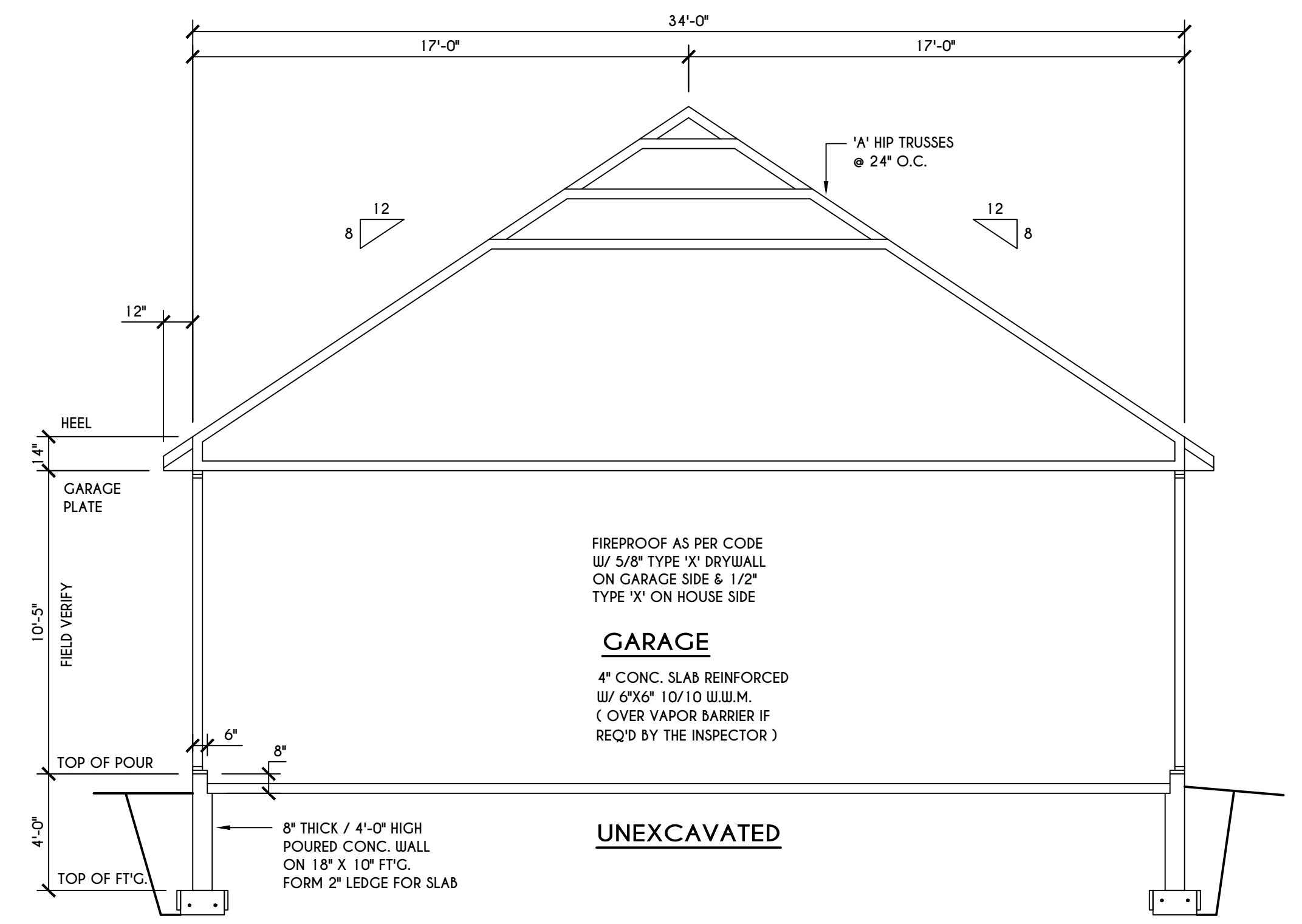


'F' TRUSS PROFILE
 SCALE: 1/4" = 1'-0"

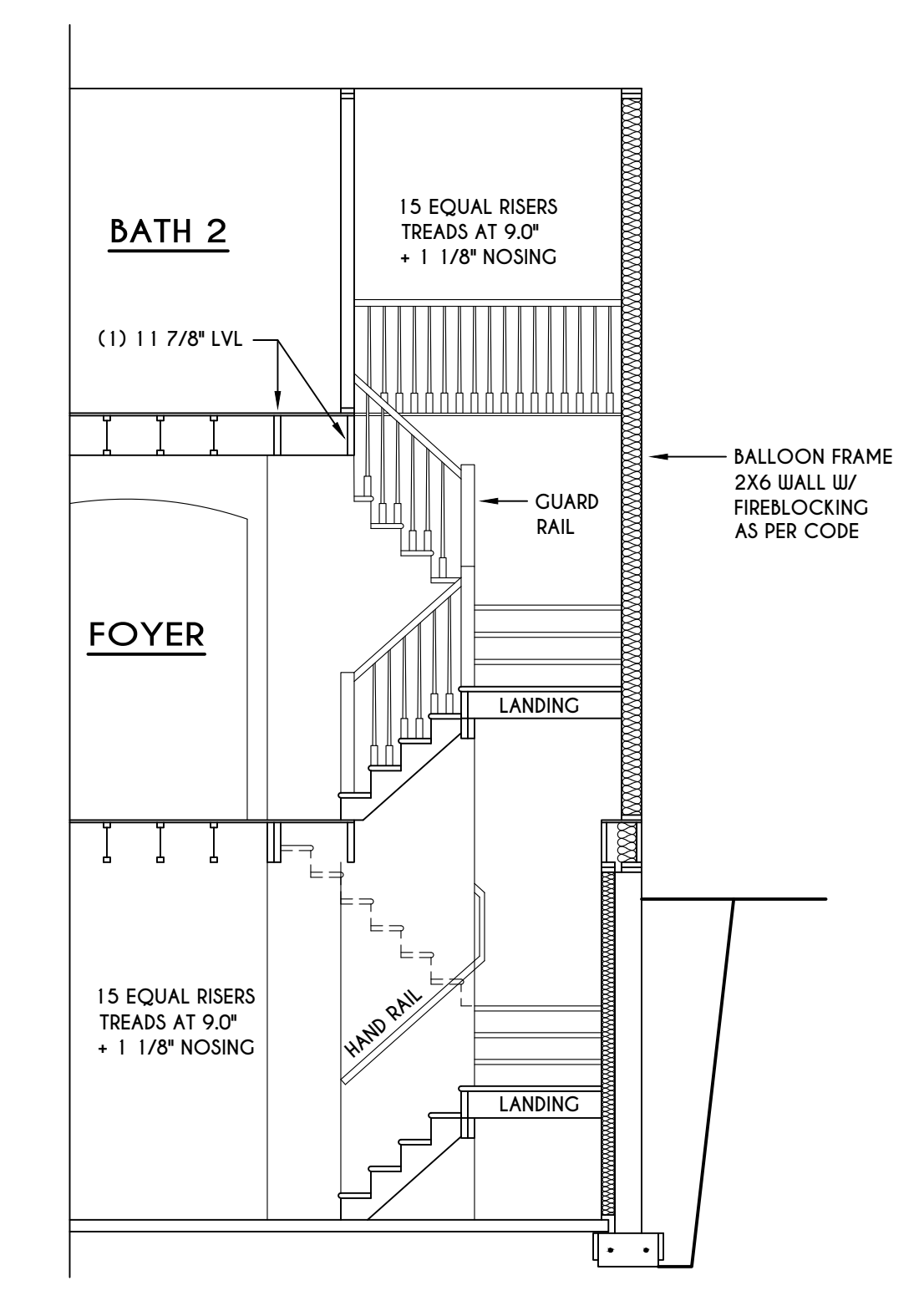
TRUSS NOTES:
 TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD.
 TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD.
 PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER.



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



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



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

REVISIONS:

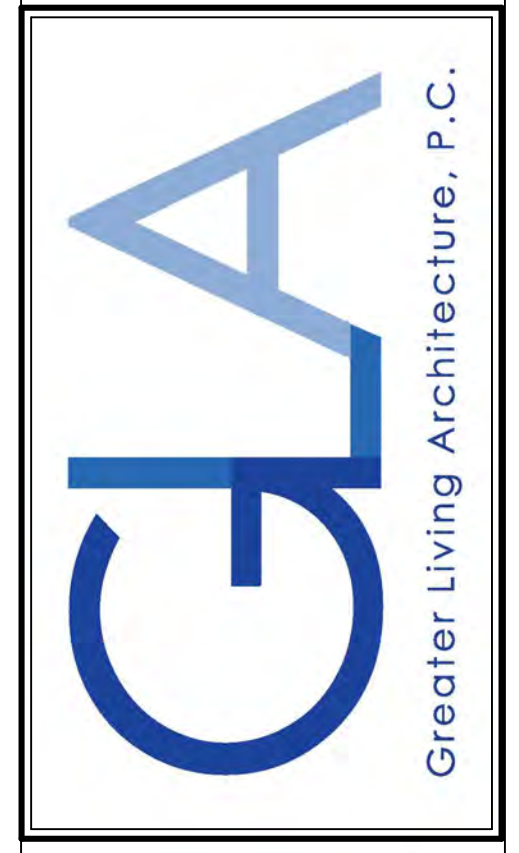
DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 SPEC HOUSE - NEWCASTLE
 LOT 6 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

SECTIONS
 GLA PLAN 3067

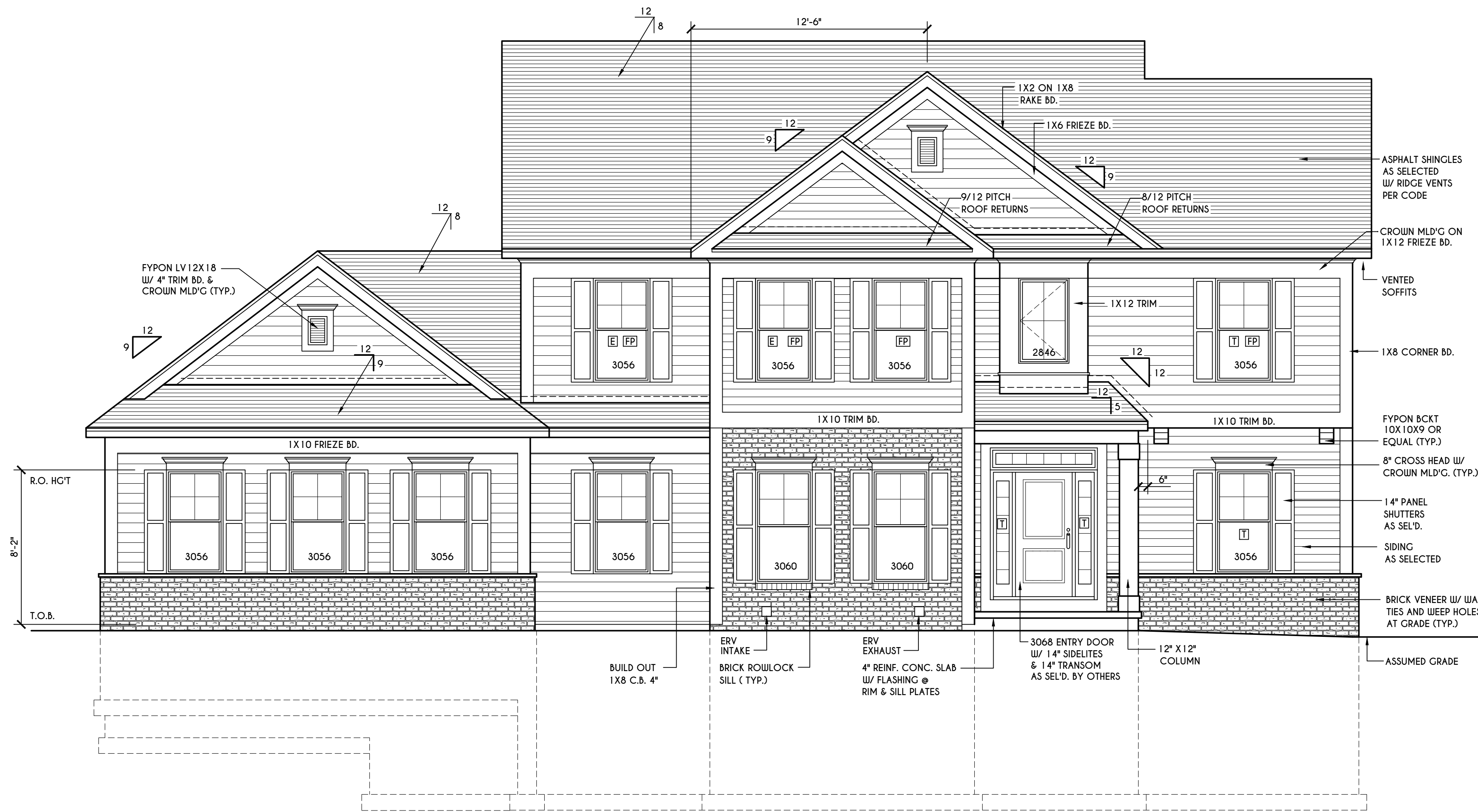
drawn: CDK	checked: CSB
scale: AS NOTED	date: 2 / 25
PROJECT: 15428E	sheet: 5



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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 ^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 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

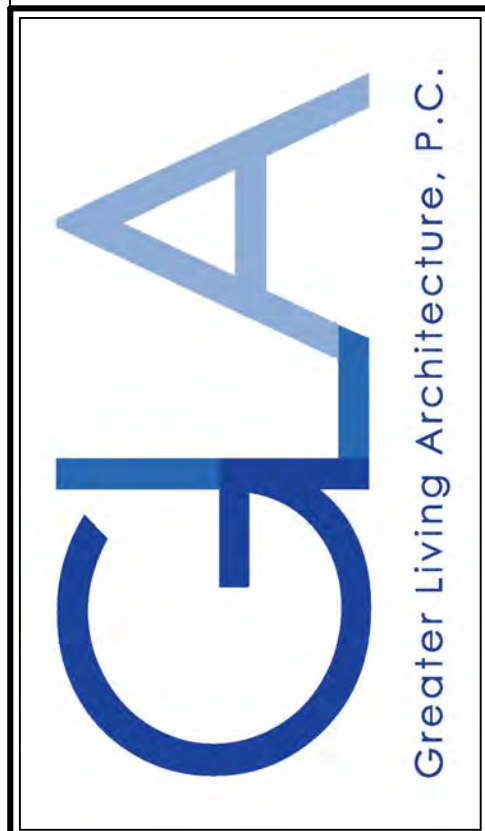
BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

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)

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

SPEC HOUSE
LOT 67 BRIDLERIDGE FARMS
PITTSFORD, NY

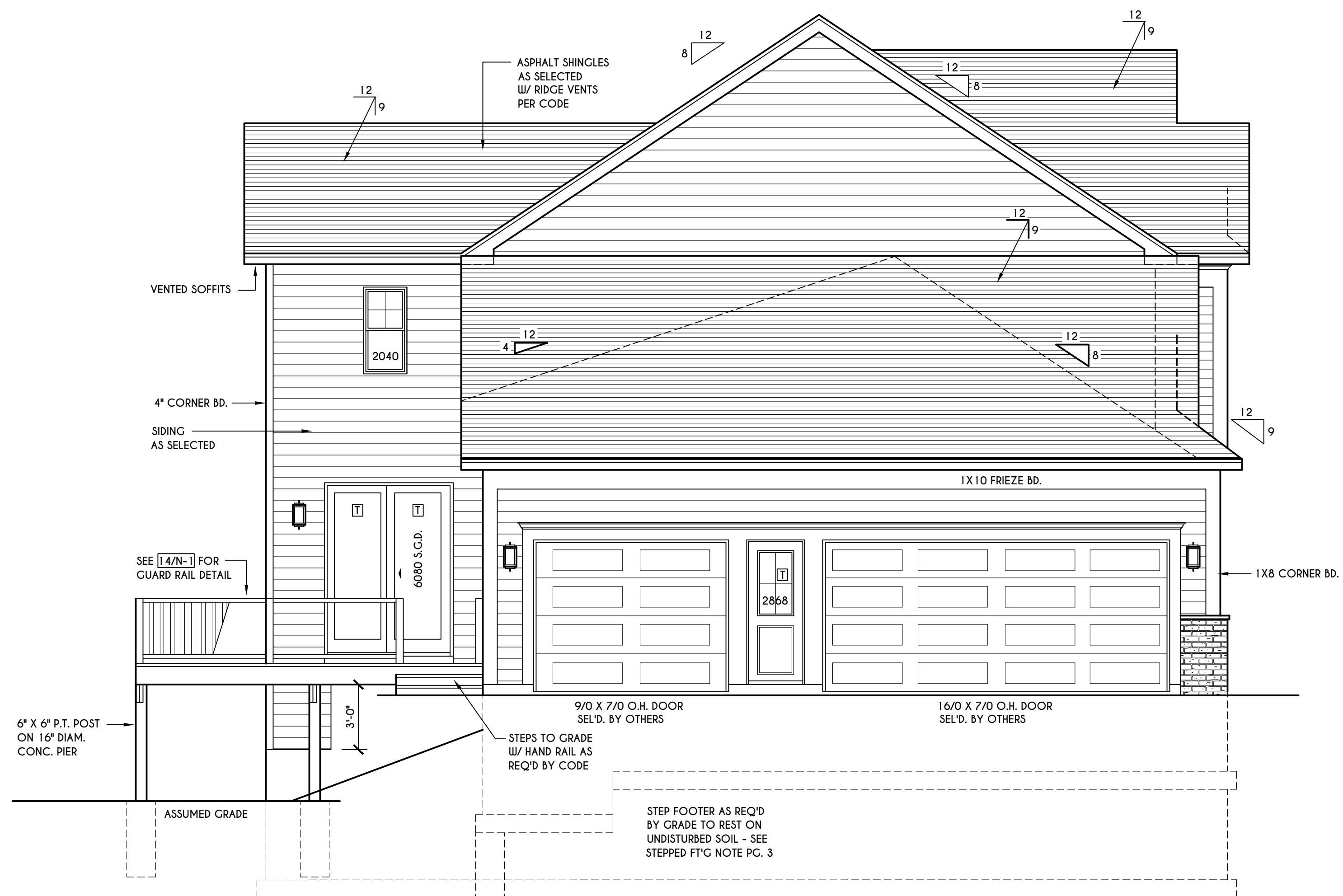
BUILDER:

COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 2926

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT:	sheet: 1
15420H	6

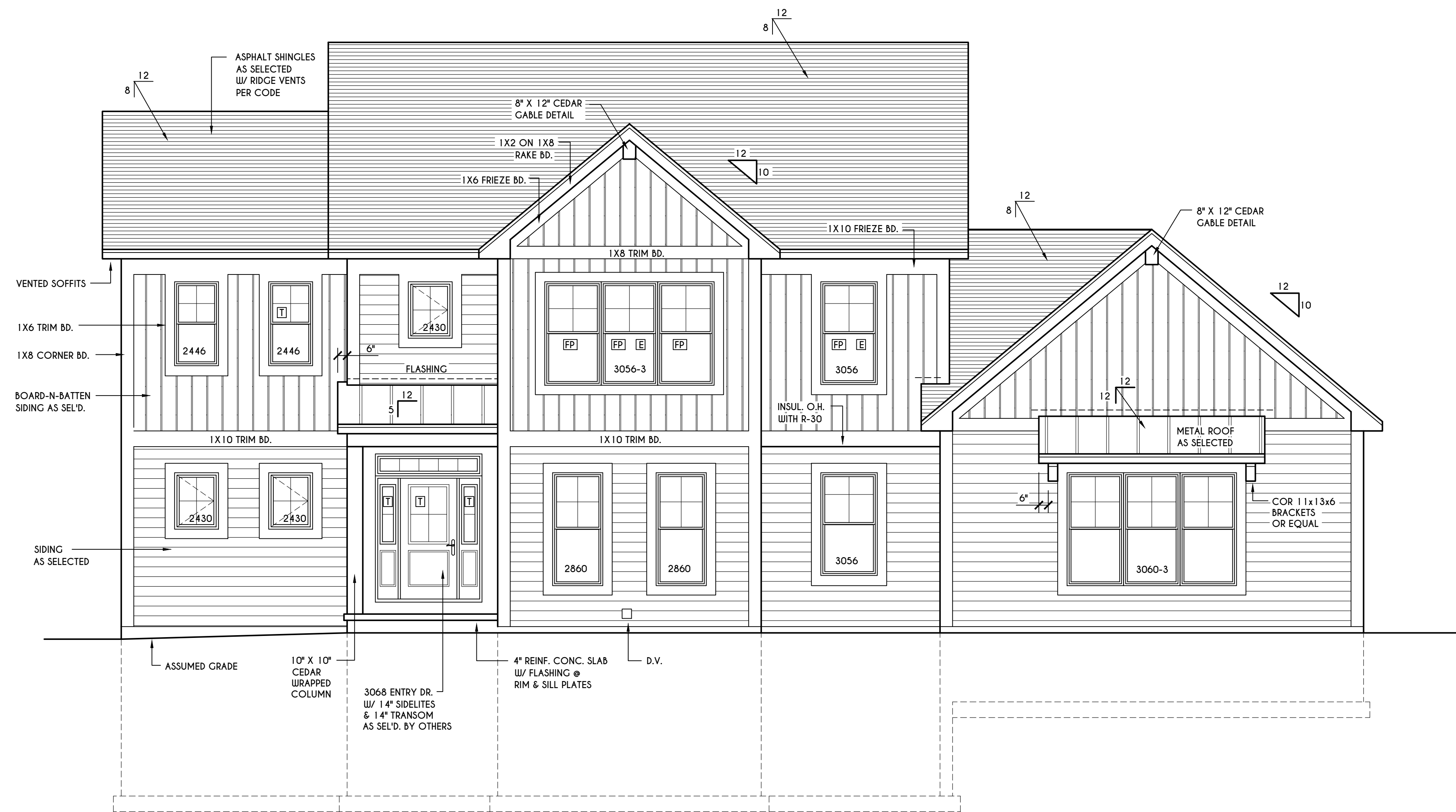
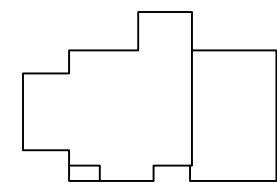


LEFT ELEVATION

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

5 Bridleridge

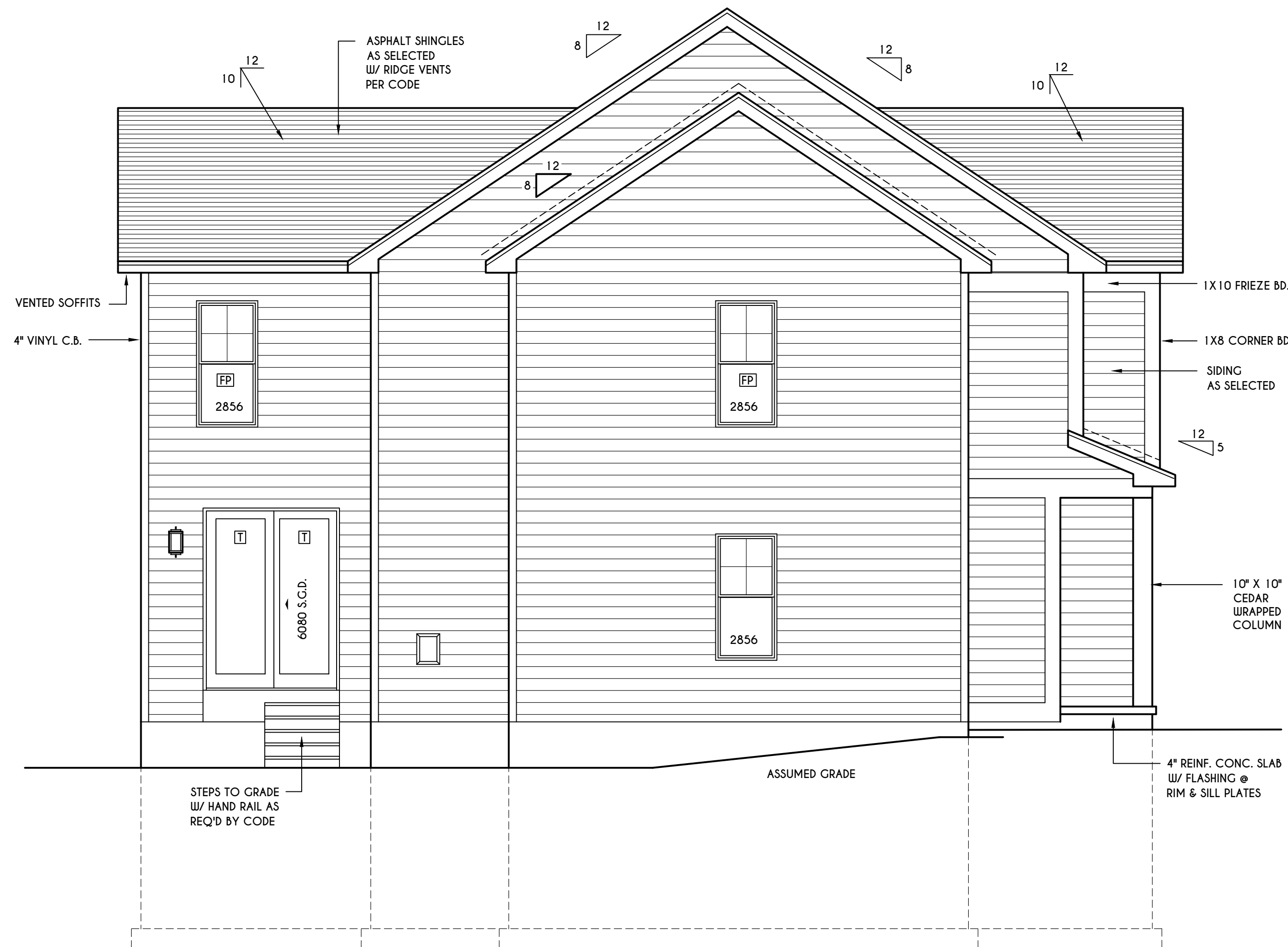
HOUSE FOOTPRINT
SCALE: 1" = 50'-0"



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	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 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

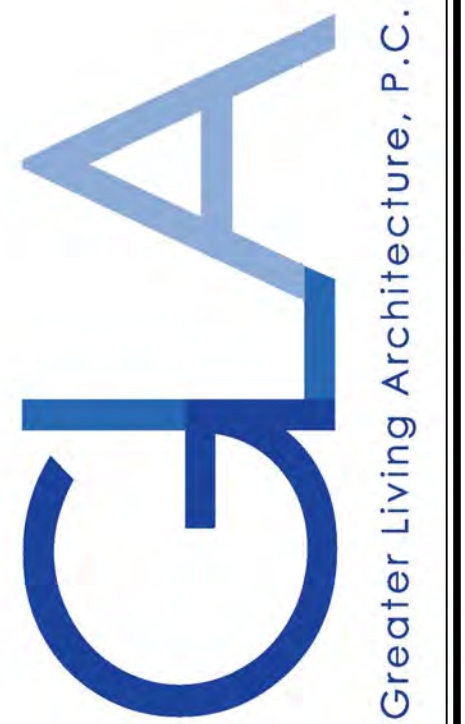
BUILDER TO PROVIDE ROOF OR RIDGE VENTS
AS PER CODE- THE MINIMUM NET FREE
VENTILATION AREA SHALL BE 1/150 OF THE
AREA OF THE VENTED SPACE (SECT. R806.2)

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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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

THE NEWPORT - SPEC
LOT 1 BRIDLERIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

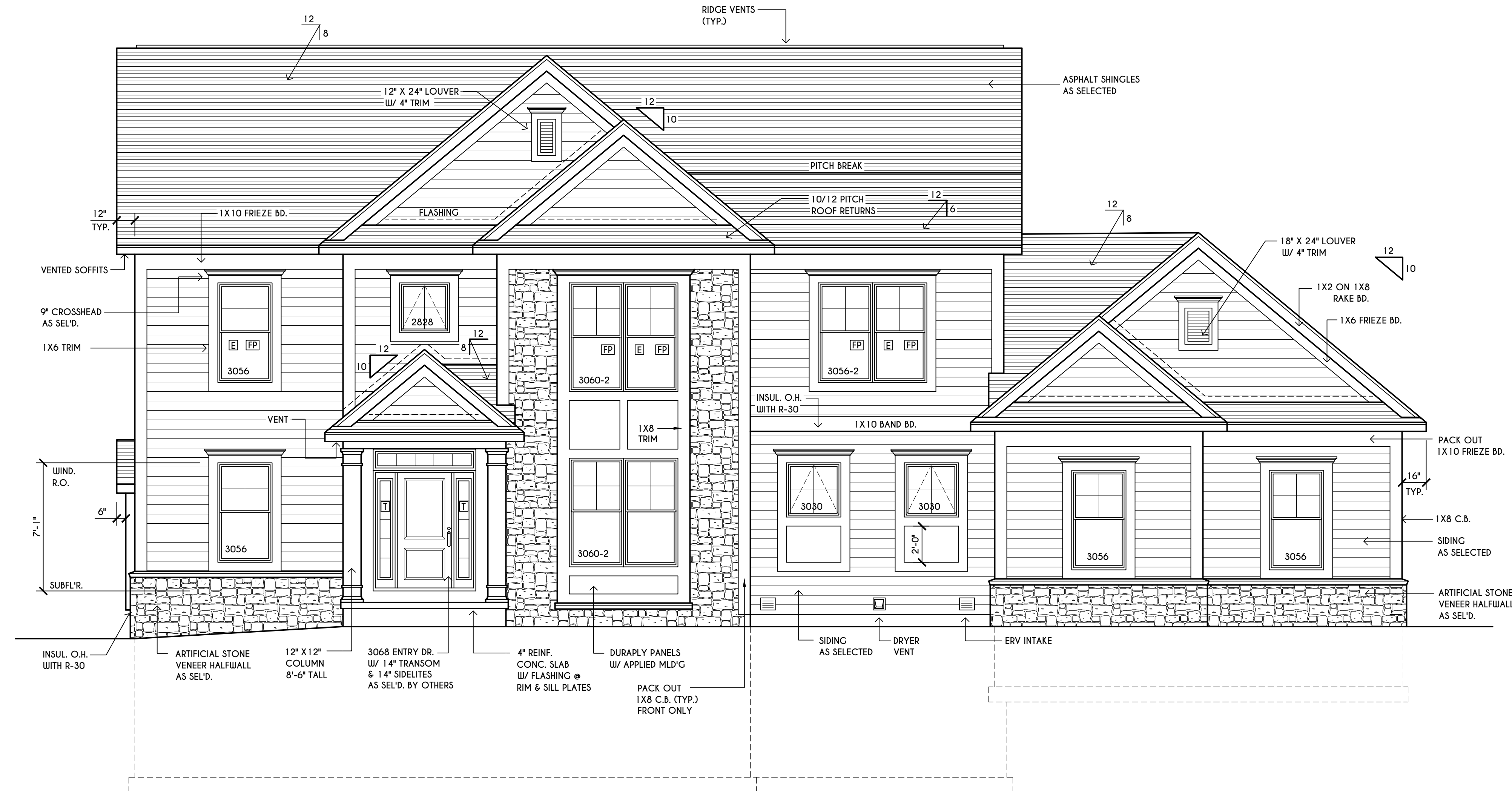
ELEVATIONS

GLA PLAN 2810

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 23
PROJECT: 15420J	sheet: 1 / 6

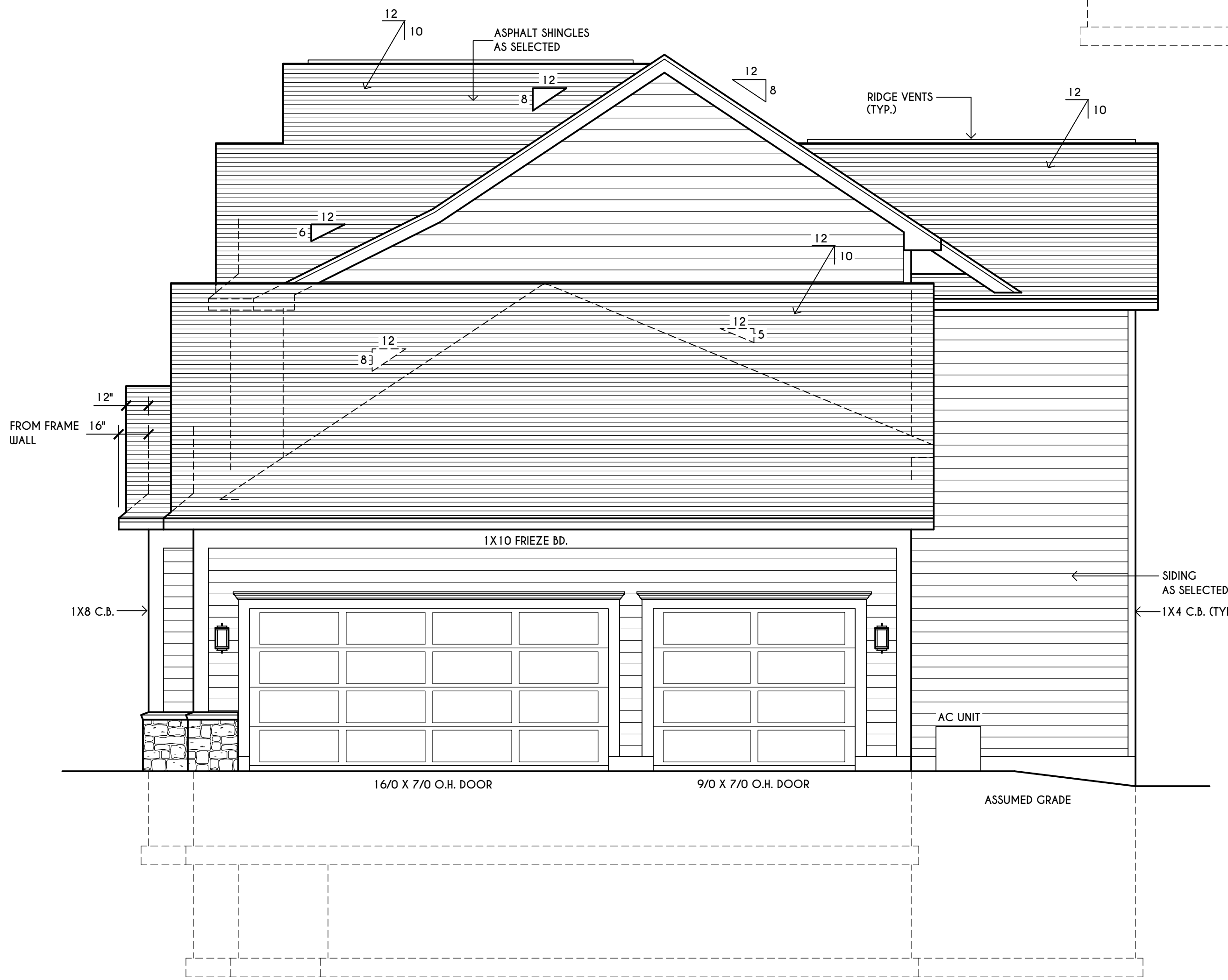
7 Bridleridge

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

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

TABLE M 1505.4.3 (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	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 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

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

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

DOORS: SELECTION BY OWNER

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

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 2
BRIDLERIDGE FARMS
PITTSFORD, NY

BUILDER:

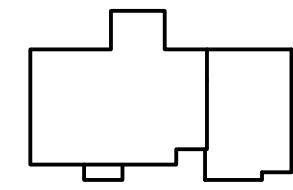
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

GLA PLAN 3084

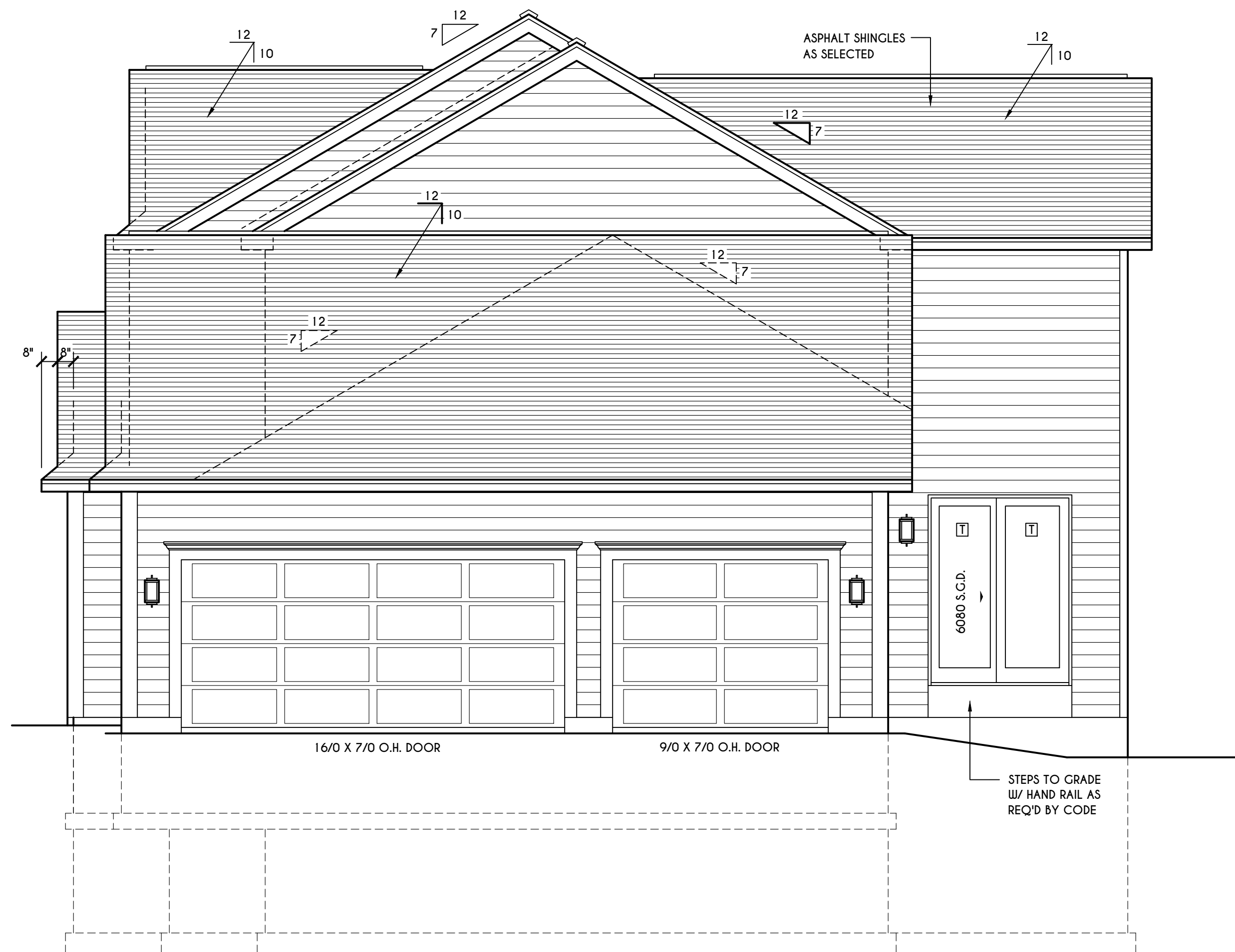
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CDK	CSB
scale:	date:
AS NOTED	6 / 20
PROJECT:	sheet:
15381 C	1
	6

9 Bridleridge



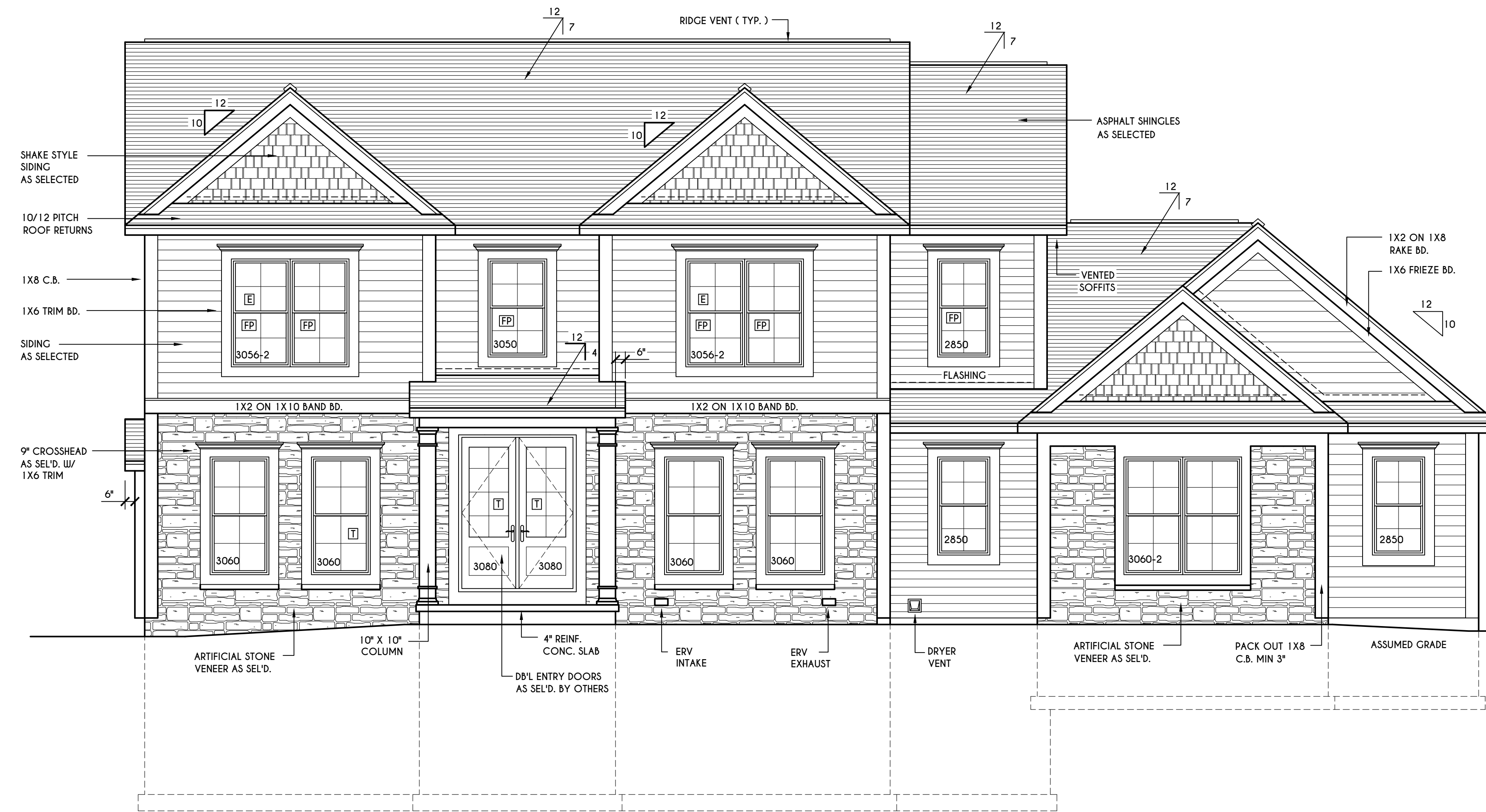
HOUSE FOOTPRINT

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	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)
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	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)
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	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.

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	1.0

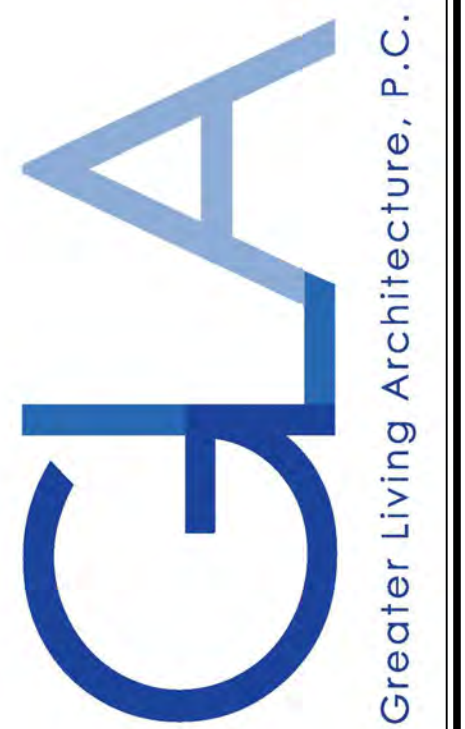
a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
 b. Extrapolation beyond the table is prohibited.

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

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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

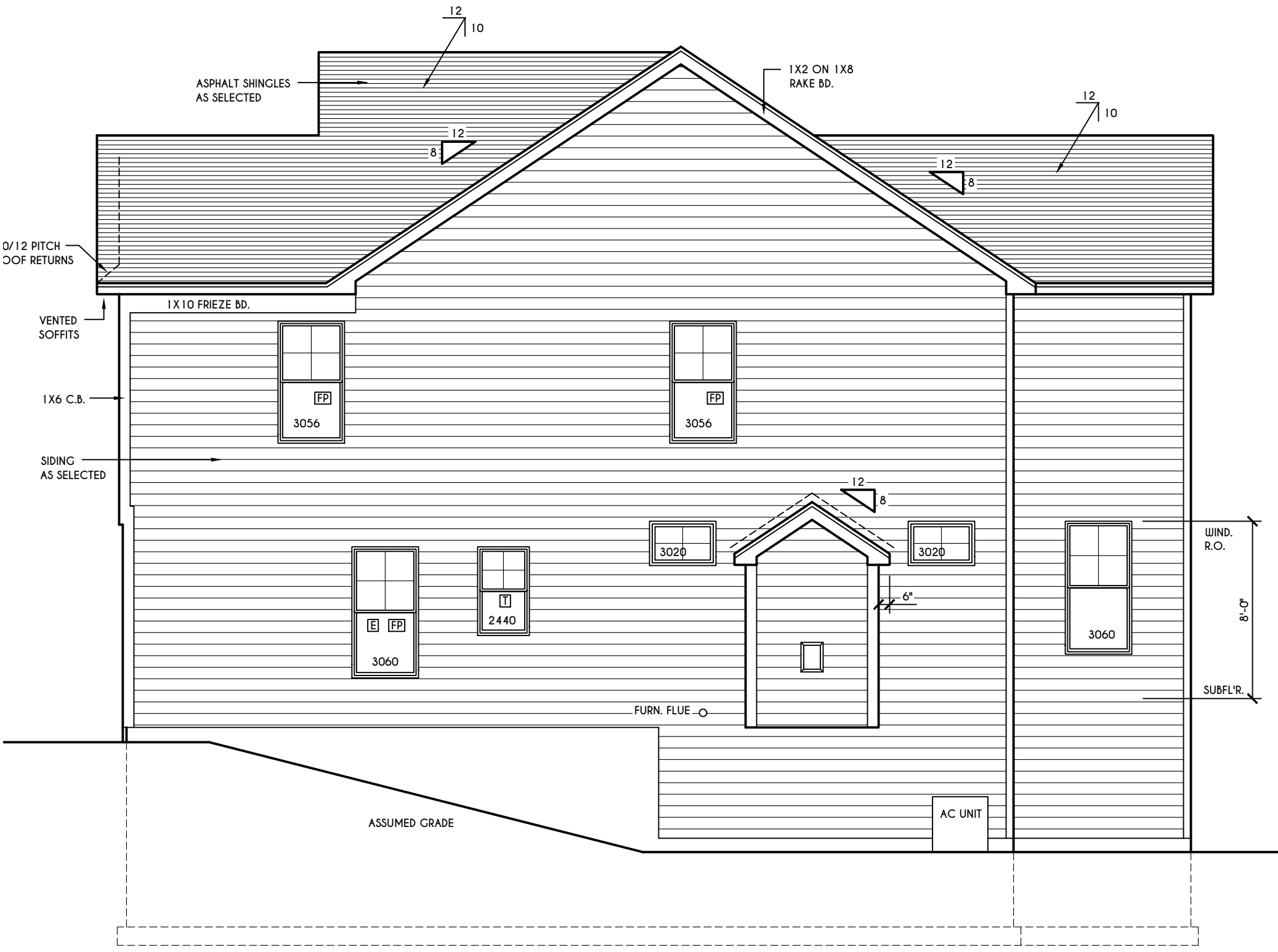
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT FACTOR	25%	33%	50%	66%	75%	100%
	FACTOR	4	3	2	1.5	1.3

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

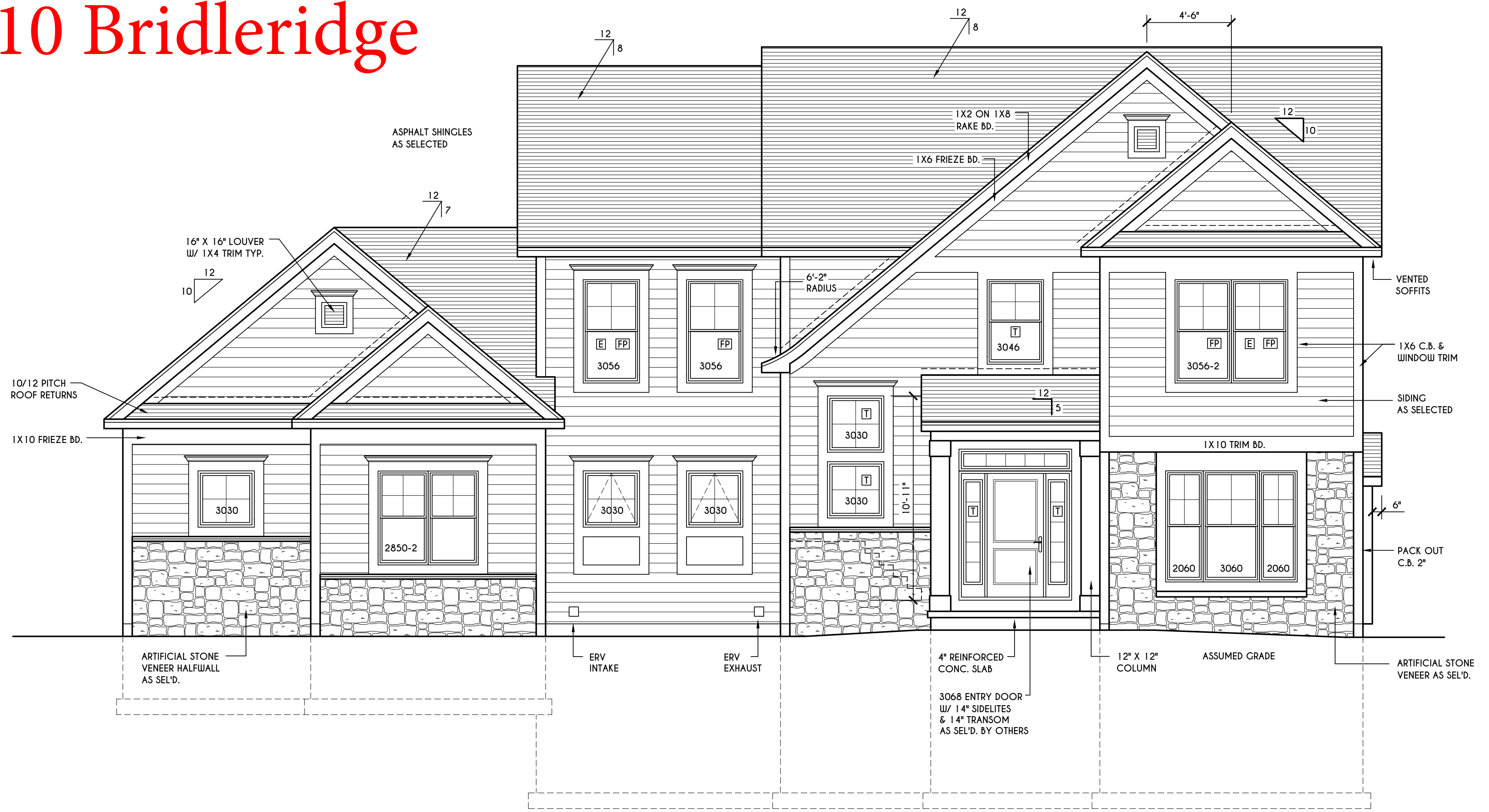
FOR SI: 1 square foot=0.0929 m2, 1 cubic foot per min=0.00047 19 m3/s

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



RIGHT ELEVATION

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



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.

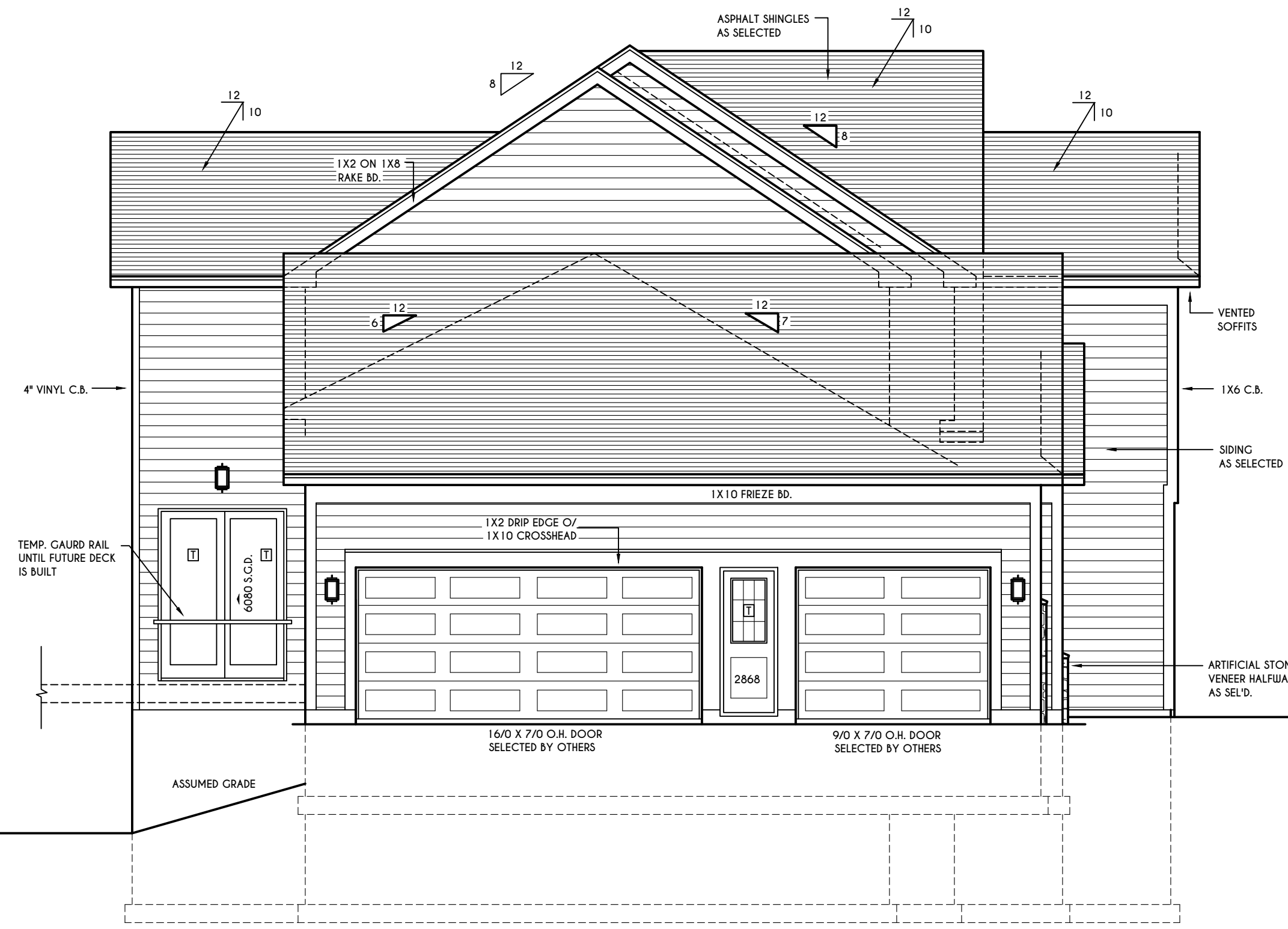
WINDOWS: VLD SOLAR GAIN GLASS W/ ARGON
U-FACTOR 0.30
SHGC 0.54

DOORS: SELECTION BY OWNER

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.

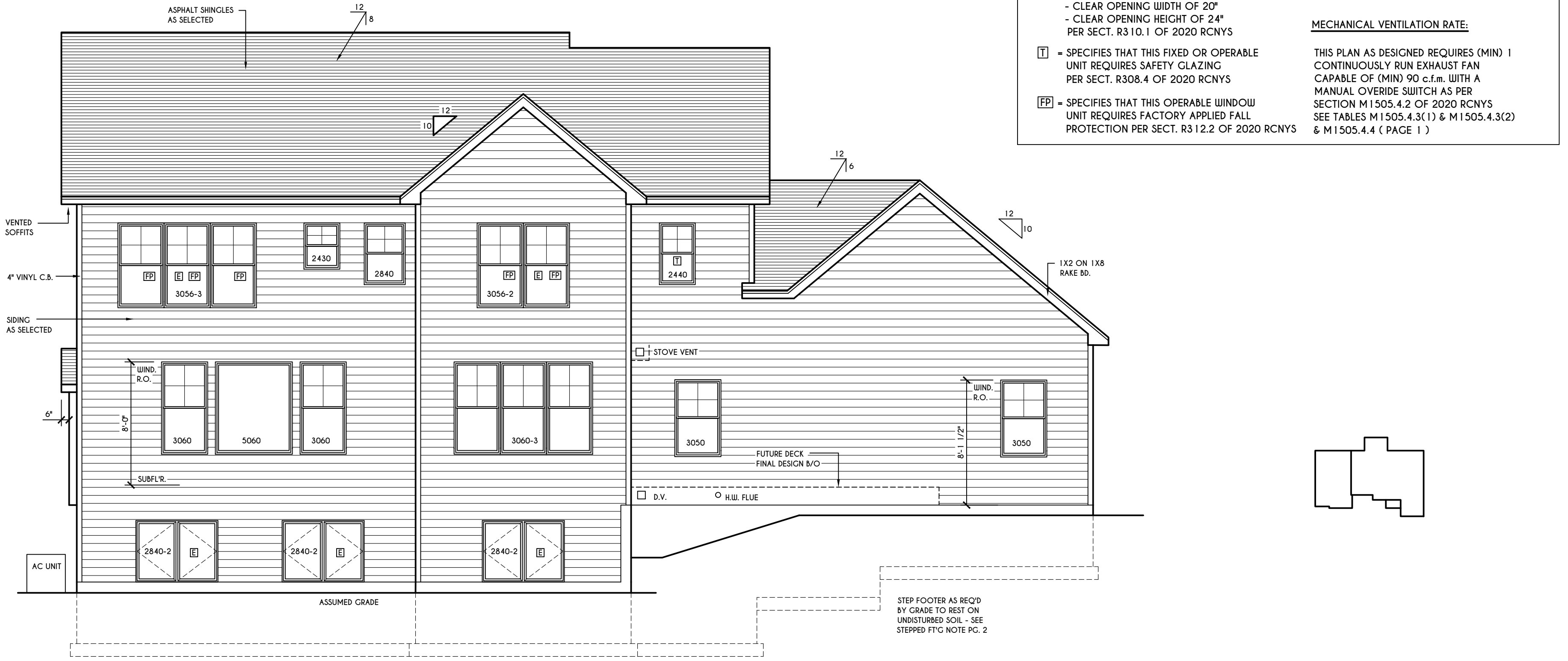
MECHANICAL VENTILATION RATE:
THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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



LEFT ELEVATION

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



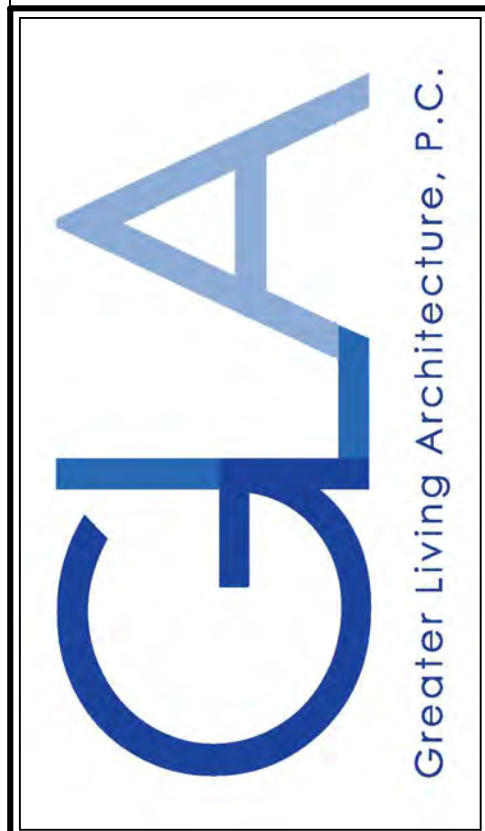
REAR ELEVATION

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

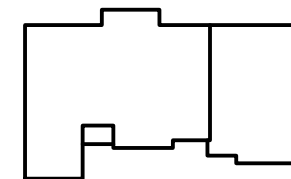
BUILDER:
COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

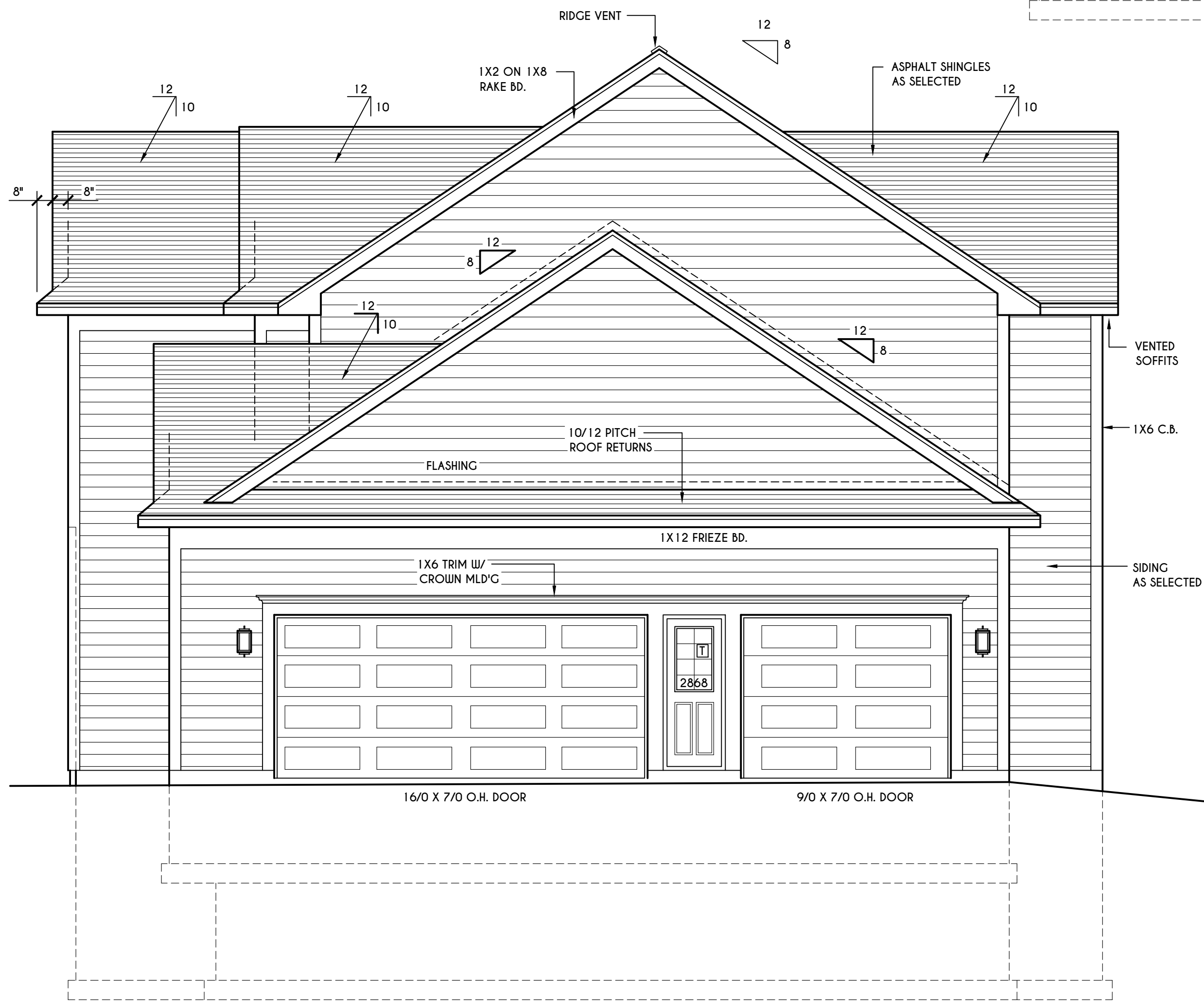
GLA PLAN 3067

drawn: CDK	checked: CSB
scale: AS NOTED	date: 11 / 23
PROJECT: 15428C	sheet: 1 / 5

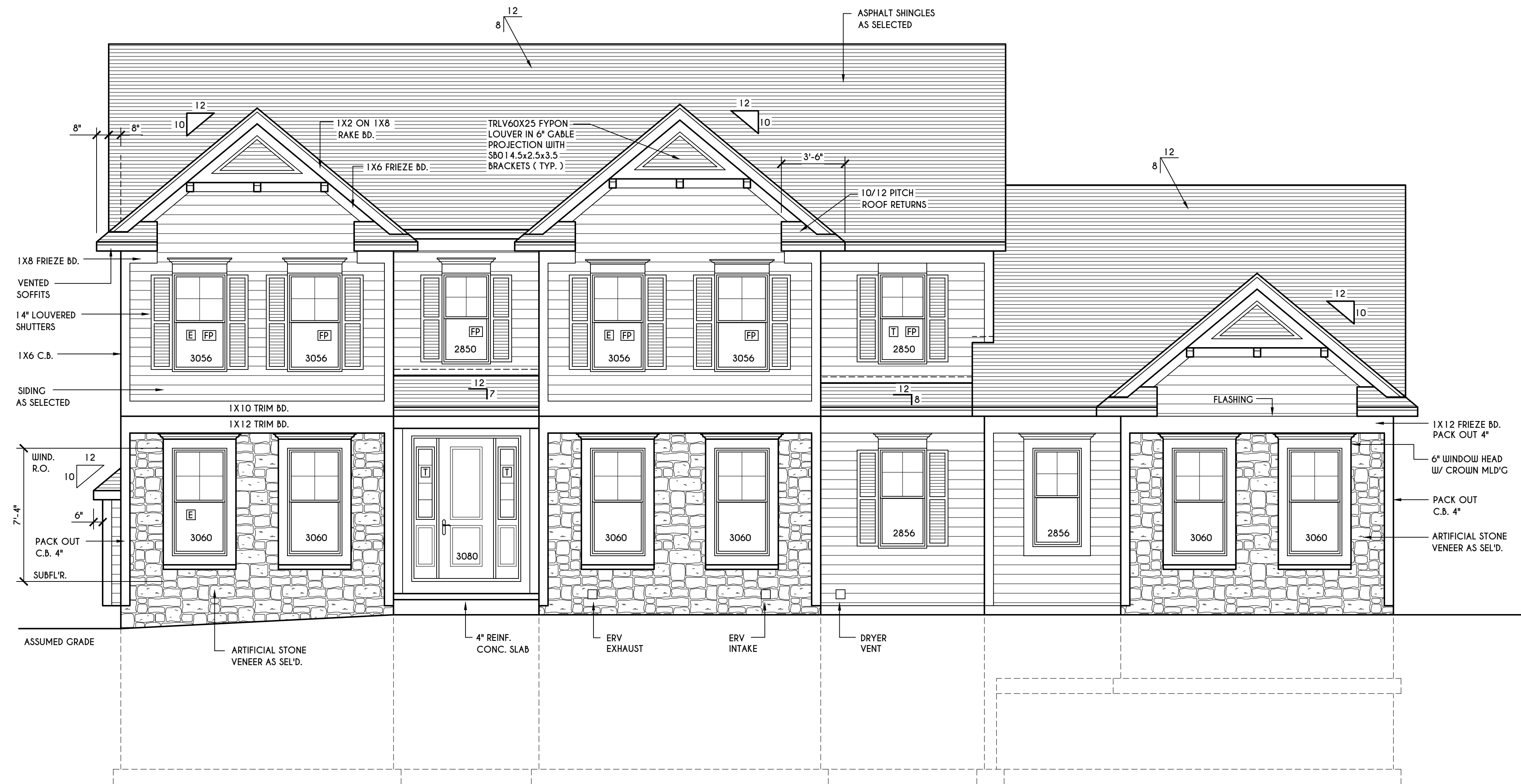
11 Bridleridge



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. & SLIDING 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 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

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	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

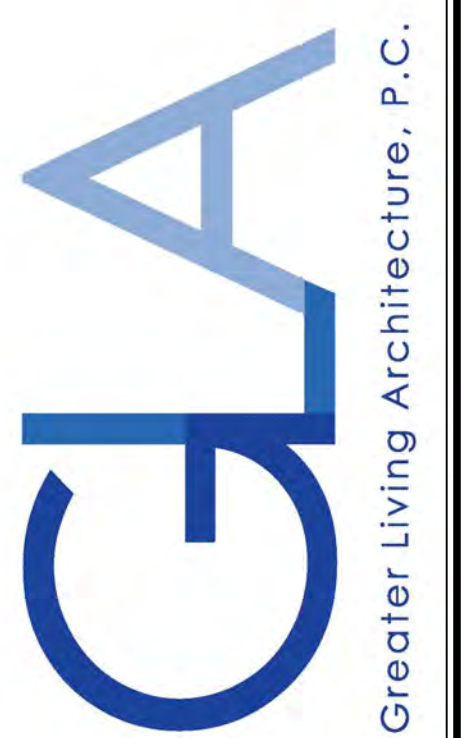
AREA TO BE EXHAUSTED	EXHAUST RATES	
	KITCHENS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS
BATHROOMS-TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS	

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

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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

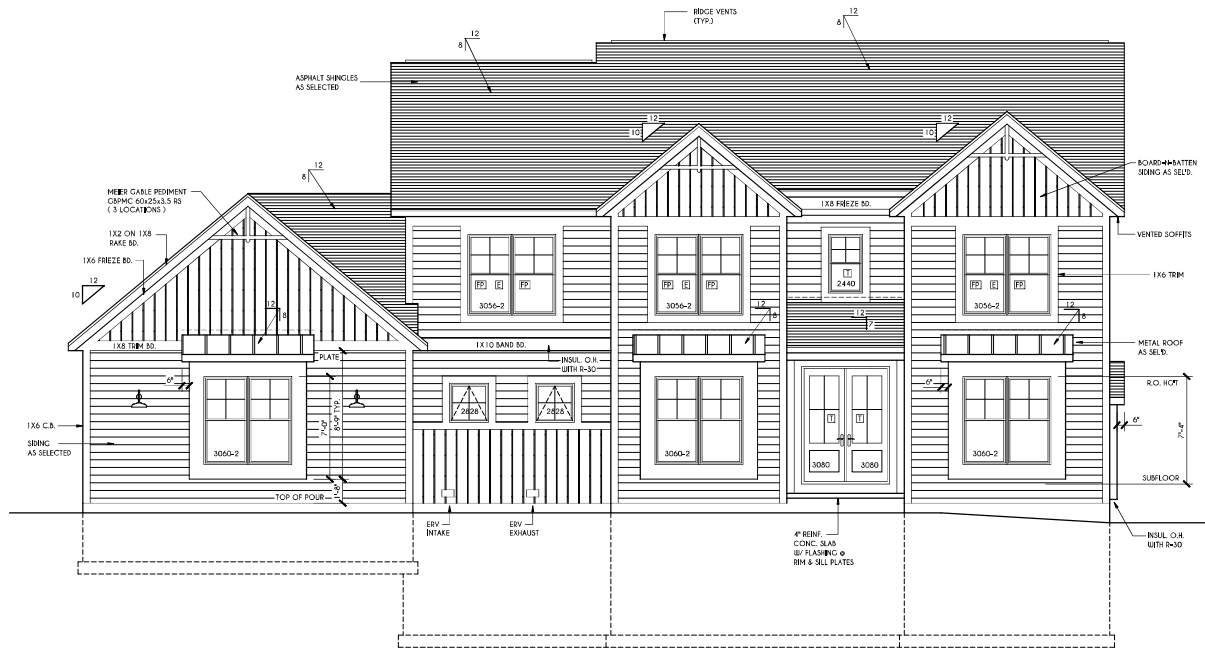
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PROJECT: 15475B	sheet: 1 / 6

12 Bridleridge



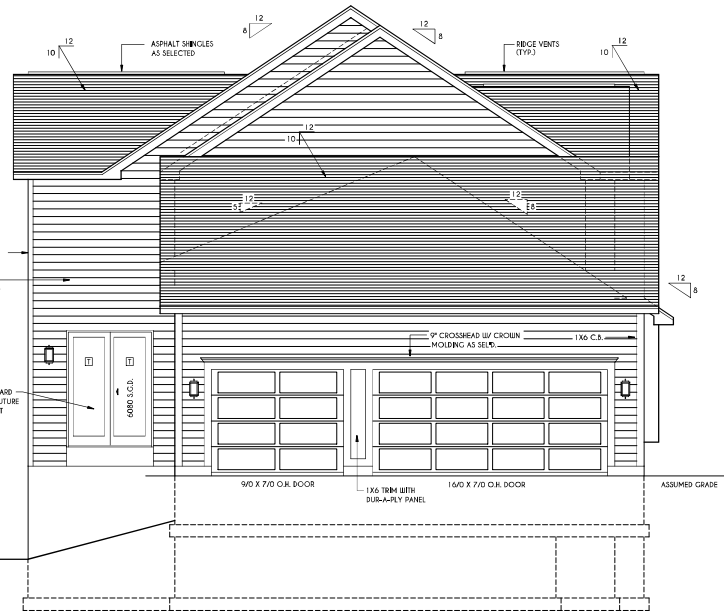
PLOT PLAN

SCALE: 1" = 50'-0"



FRONT ELEVATION

FIRST FLOOR LIVING AREA = 1600 SQ.FT.
 SECOND FLOOR LIVING AREA = 1628 SQ.FT.
 TOTAL LIVING AREA = 3228 SQ.FT.
 TOTAL CONDITIONED VOLUME = 44,516 CU.FT.



LEFT ELEVATION

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

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

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

FOR SI: 1 square foot=0.0929 m²; 1 cubic foot per minute=0.0004719 m³/s

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

INTERMITTENT PERCENTAGE IN BR. KITCHEN/REAR	25%	33%	50%	66%	75%	100%
FACTOR: ϕ	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 (S.F.)	EXHAUST CAPACITY (CFM)
BATHROOMS-TOLLET ROOMS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
KITCHENS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

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

WINDOWS: HARVEY OR EQUAL
 U-FACTOR = 0.27
 SHGC = 0.29

DOORS: SELECTION BY OWNER
 AIR INFILTRATION RATE FOR WINDOWS, SLIDING & SLURRING DOORS TO BE NO MORE THAN 0.3 CFM/FT. AS PER SECT. R402.4.3 OF 2000 ICC/ANSI

WINDOW / DOOR LEGEND:
 [I] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
 = CLEAR OPENING AREA OF 5.7 SQ.FT.
 = CLEAR OPENING HEIGHT OF 20"
 = CLEAR OPENING HEIGHT OF 24"
 PER SECT. R310.1 OF 2000 RCNYS
 [II] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R806.4 OF 2000 RCNYS
 [III] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPROVED PROTECTION PER SECT. R312.2 OF 2000 RCNYS

GENERAL NOTES:
 ALL BAKES TO BE 1/2" AND ALL OVERLAPS TO BE 1/4" FROM FRAME WALLS UNLESS NOTED OTHERWISE
 DUELER 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" X 12" HIGH BOARDS OR WALLCOVER TO HAVE 2 LAYERS 1/4" FELT
 CONTRACTOR TO CONTACT THE 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 (1) CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF 100 CFM (1.0 EFM) A MANUAL COVER SWITCH AS PER SECTION M1505.4.3 OF 2000 RCNYS SEE TABLES M1505.4.3(1) & M1505.4.3(2) & M1505.4.4 (PAGE 1)

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 FAX: (585) 292-1262
 www.greatertliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 SPEC HOME
 LOT 63 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 3228

drawing: CDK	checked: CSB
scale: AS NOTED	date: 7/24
PROJECT:	sheet: 1
15381F	6

TABLE M1505.4.3 (3)
CONTINUOUS UNBLENDED 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		
1,500-3,000	45	60	75	90	105		
3,000-4,500	60	75	90	105	120		
4,500-6,000	75	90	105	120	135		
6,000-7,500	90	105	120	135	150		
> 7,500	105	120	135	150	165		

FOR S1: 1 square foot=0.0929 m²; 1 cubic foot per minute=0.0004719 m³/s

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

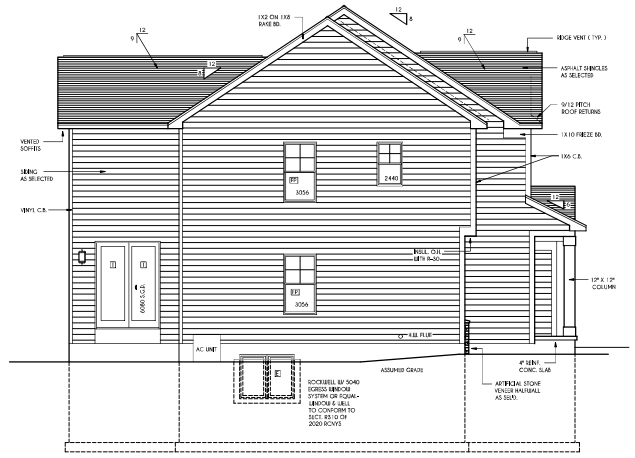
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR ^c	4	3	2	1.5	1.3	1.0

a. For ventilation systems air flow values between those given the factors are permitted to be determined by interpolation.
b. Extrapolation beyond the table is prohibited.
c. Minimum required local exhaust rates for one and two-family dwellings

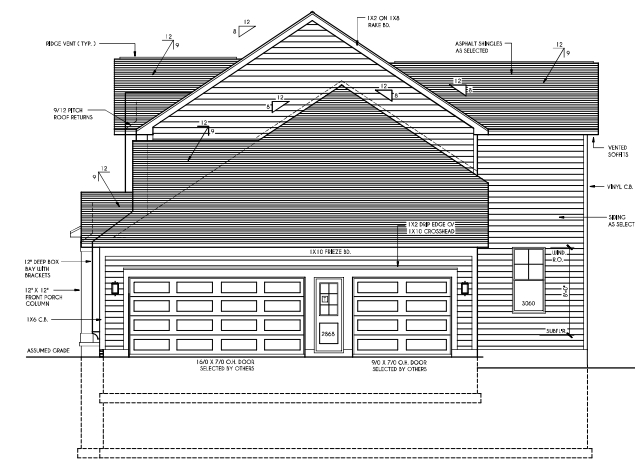
TABLE M1505.4.4
MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS

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

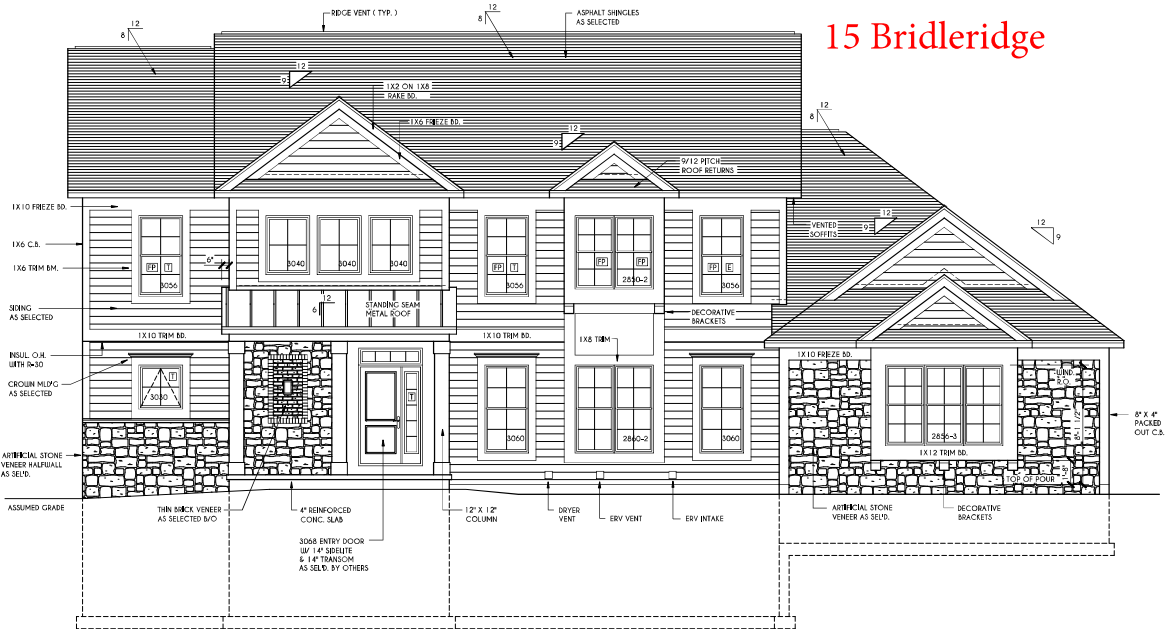
FOR S1: 1 CUBIC FT. PER MINUTE = 0.0004719 m³/s



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

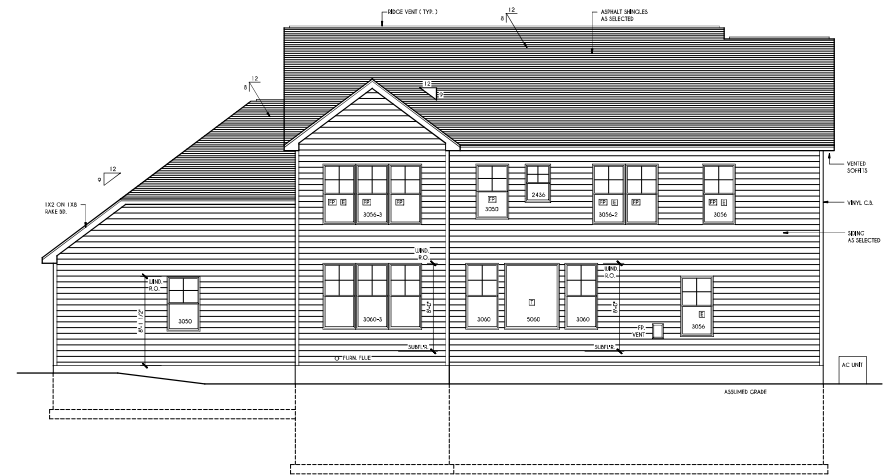


RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



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 = 43,654 CU.FT. (CONTRACTOR TO VERIFY)



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

15 Bridleridge

WINDOWS: HARVEY
LFACTOR 0.30
SHGC 0.27

DOORS: SELECTION BY OWNER

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. 803.0.1 OF 2020 IBC/ANSI
- [] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. 806.4 OF 2020 IBC/ANSI
- [] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FAIL PROTECTION PER SECT. 803.2.2 OF 2020 IBC/ANSI

GENERAL NOTES:

ALL GABLES & 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. 806.2)

4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 1/4" FELT

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

MECHANICAL VENTILATION RATE:

THIS PLAN AS DESIGNED REQUIRES (PH) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF DRAIN 90 cfm WITH A MANUAL OVER-RIDE SWITCH AS PER SECTION M1505.4.2 OF 2020 IBC/ANSI. SEE TABLE M1505.4.3 (1) & M1505.4.3(2) & M1505.4.4 (PAGE 1.)

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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

LOT 5
BRIDLERIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

ELEVATIONS

drawing:	checked:
GLA PLAN 3135	CSB
scale:	date:
AS NOTED	5 / 24
PROJECT:	sheet:
15439C	1 5

19 Bridleridge

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REVISIONS:

DATE	BY	DESCRIPTION

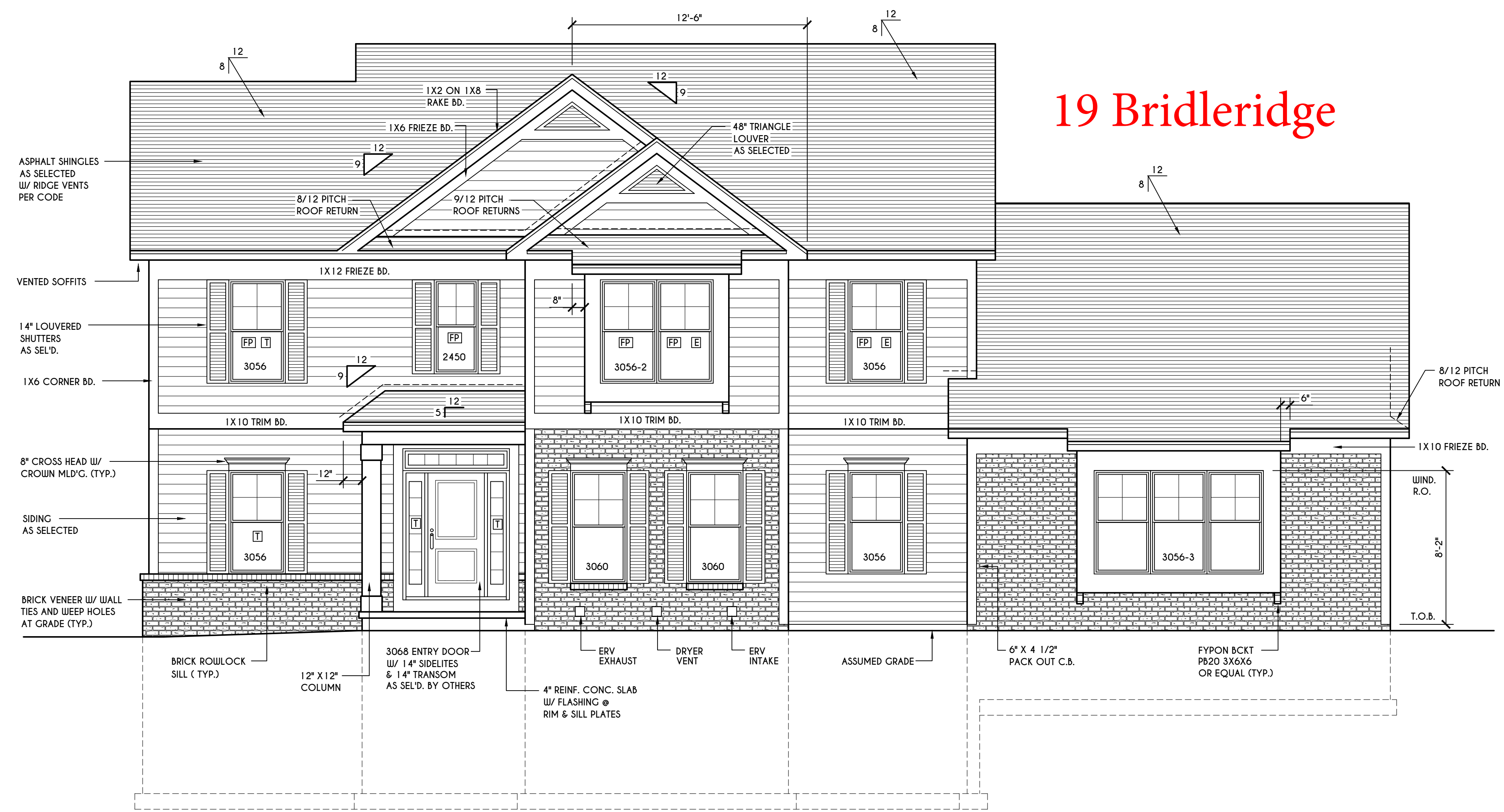
CLIENT/LOCATION:
 ALT NEUPORT SPEC HOUSE
 LOT 7 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 2926

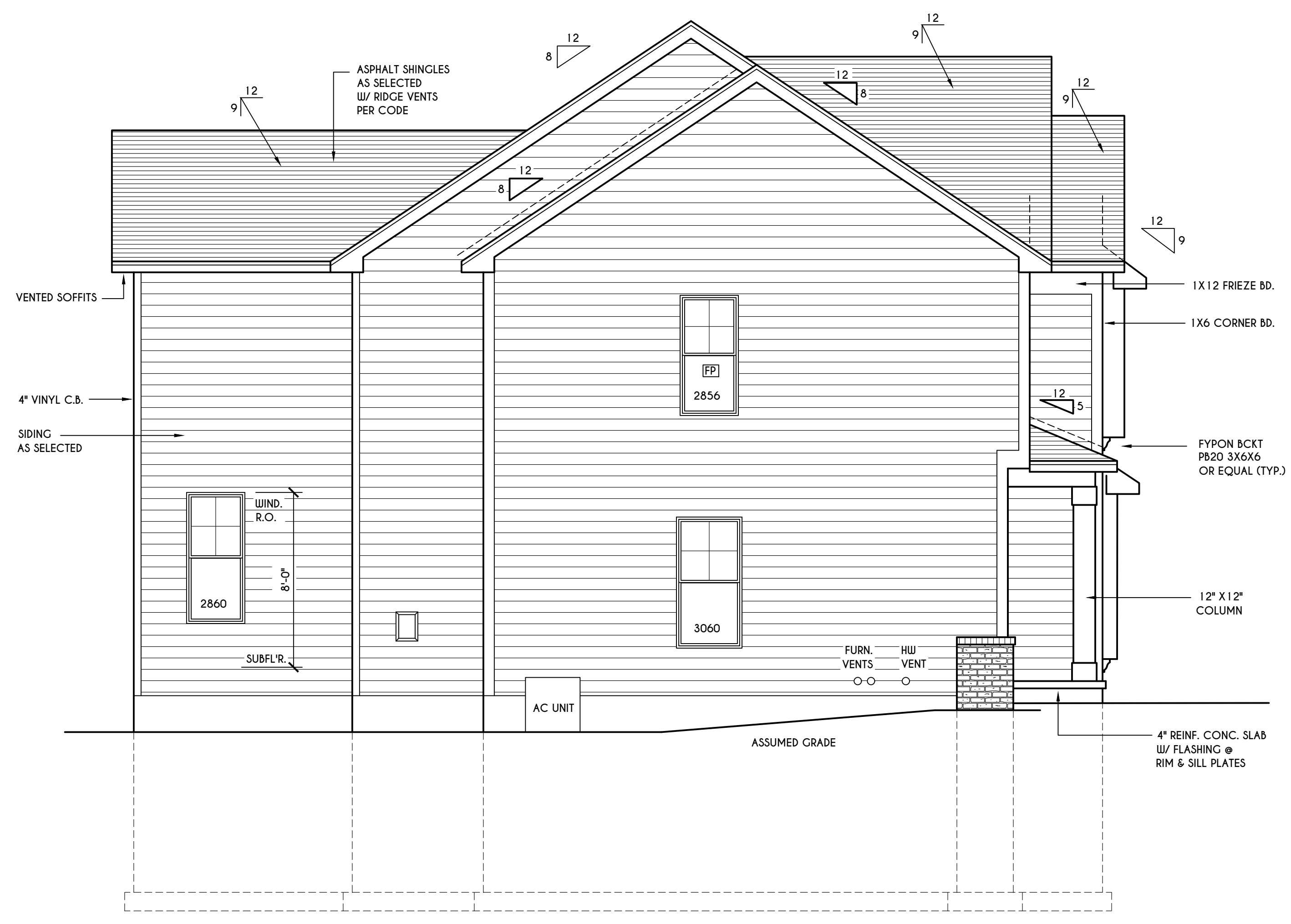
drawn: CDK	checked: CSB
scale: AS NOTED	date: 9 / 24
PROJECT: 15420L	sheet: 1 / 6



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 (CONTRACTOR TO VERIFY) = 40,774 CU.FT.



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

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

DIWELLING 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	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: HARVEY OR EQUAL
 U-FACTOR 0.28
 SHGC 0.21

DOORS: SELECTION BY OWNER
 AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & 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)

22 Bridleridge

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DATE	BY	DESCRIPTION

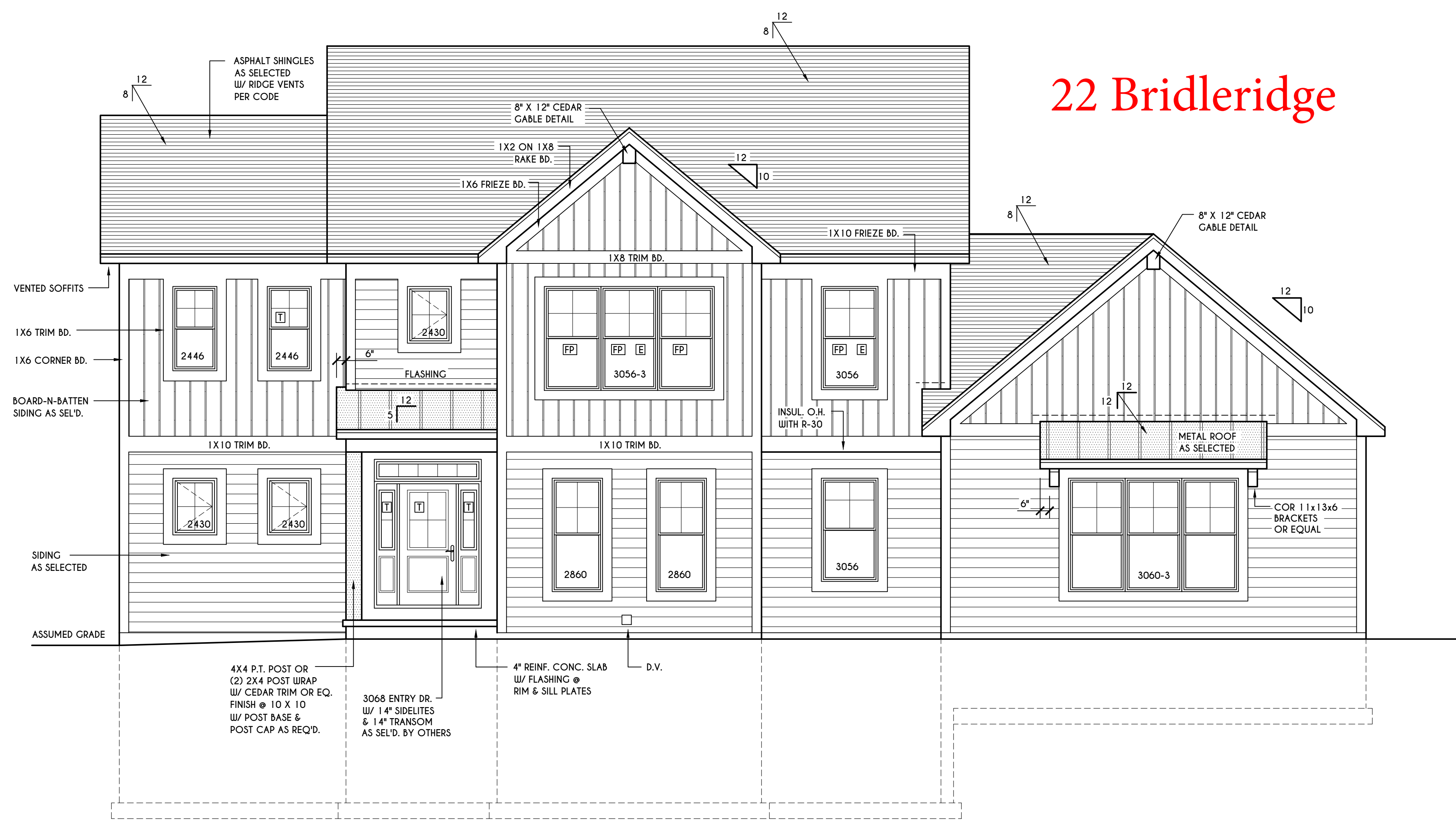
CLIENT/LOCATION:
 THE NEUPORT - SPEC
 LOT 60 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 2810

drawn: CDK	checked: CSB
scale: AS NOTED	date: 9 / 24
PROJECT:	sheet: 1
15420M	6



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.
 (CONTRACTOR TO VERIFY)

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%
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.

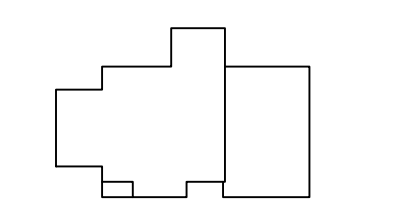
WINDOWS: HARVEY OR EQUAL
 U-FACTOR 0.28
 SHGC 0.21

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

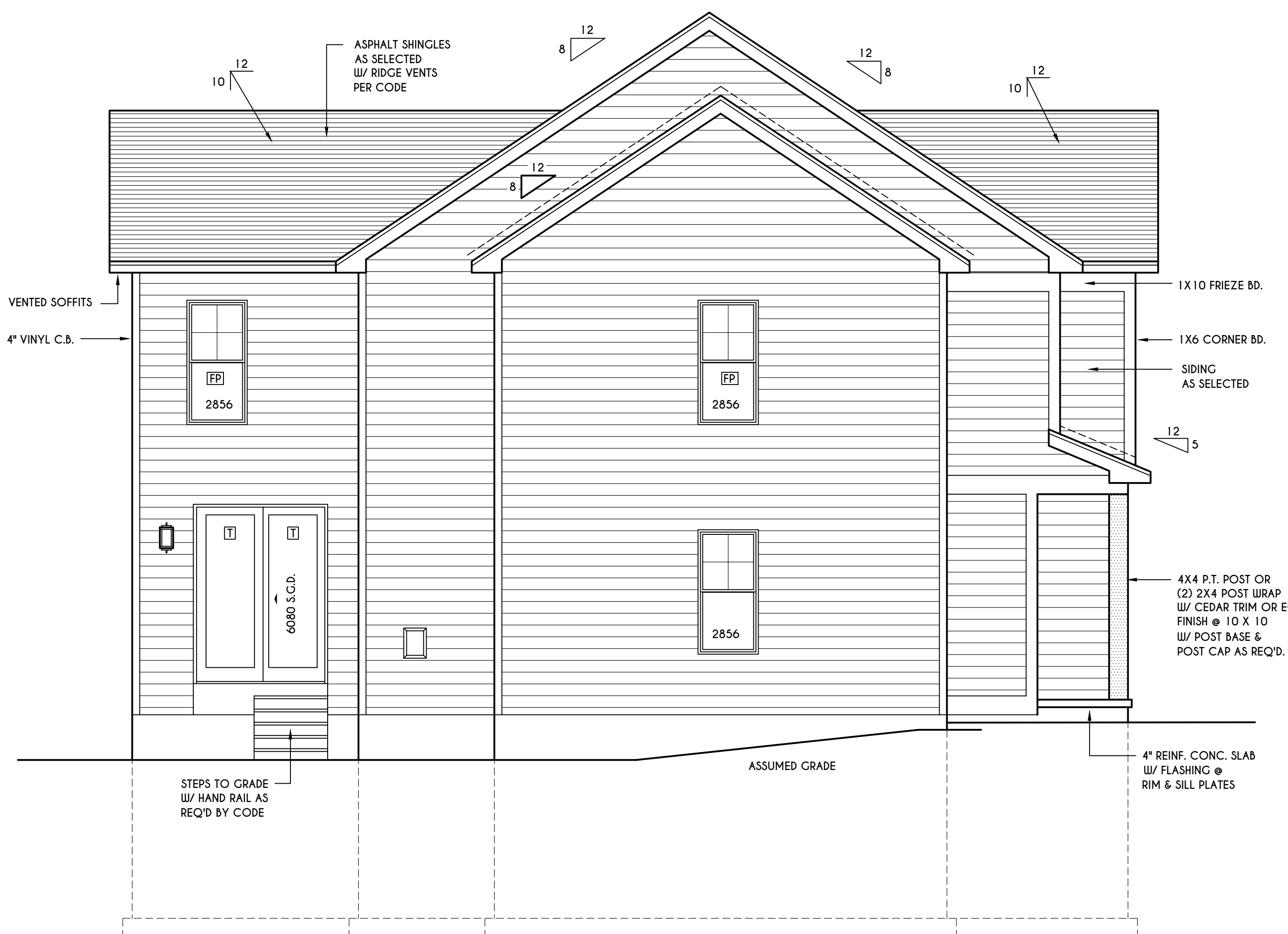
WINDOW / DOOR LEGEND:
 [E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS - CLEAR OPENING AREA OF 5.7 SQ.FT. - CLEAR OPENING WIDTH OF 20" - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2020 RCNYS
 [T] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2020 RCNYS
 [FP]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

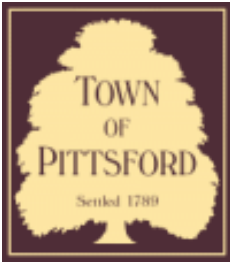


HOUSE FOOTPRINT
 SCALE: 1" = 50'-0"



LEFT ELEVATION

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



Town of Pittsford

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

Permit #
B25-000025

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 18 Bridleridge Farms PITTSFORD, NY 14534

Tax ID Number: 191.01-1-65

Zoning District: RRSP Rural Residential South Pittsford

Owner: Bridlebridge Farms LLC

Applicant: Bridlebridge Farms LLC

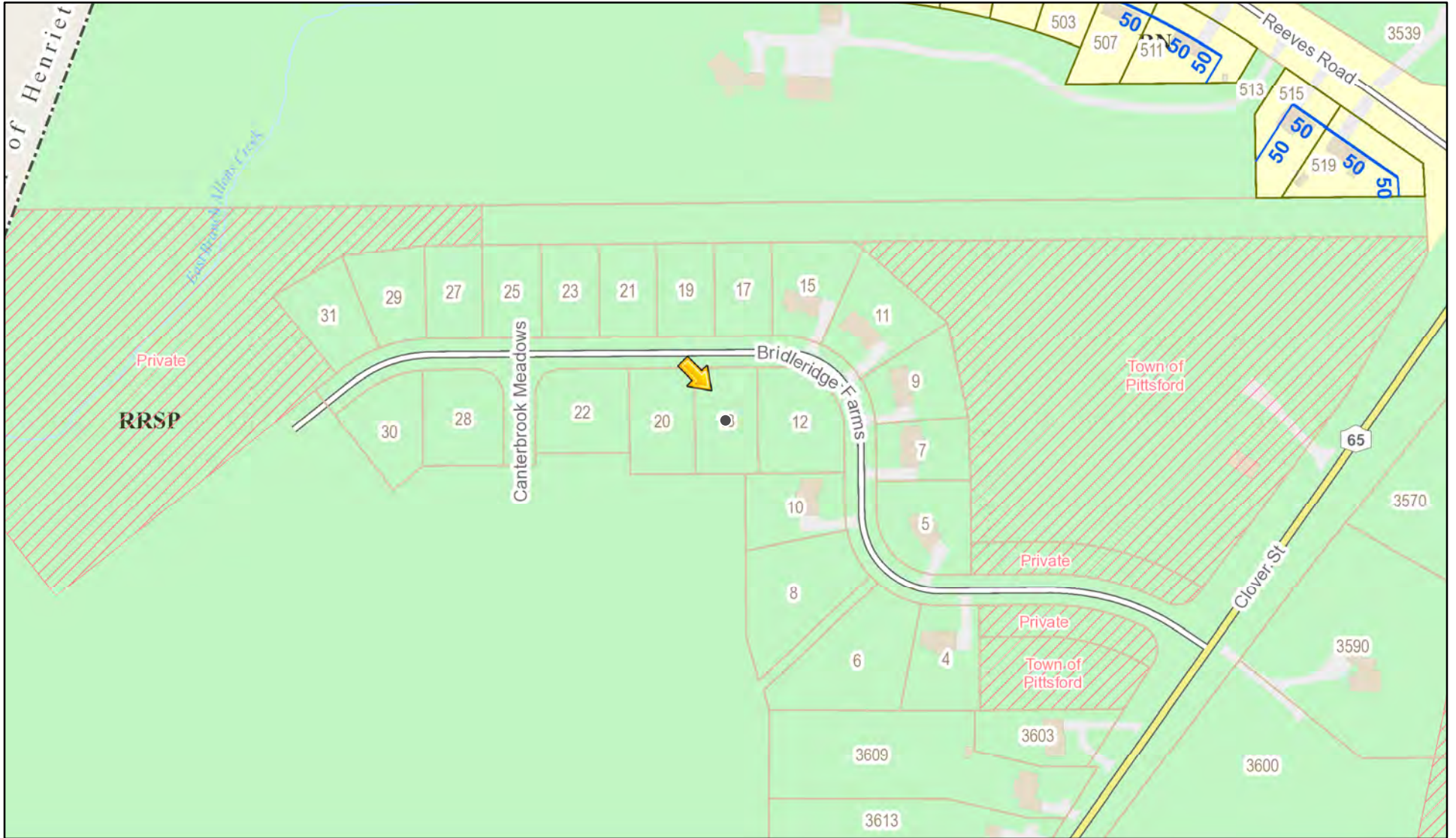
Application Type:

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Residential Design Review §185-205 (B) <input type="checkbox"/> Commercial Design Review §185-205 (B) <input type="checkbox"/> Signage §185-205 (C) <input type="checkbox"/> Certificate of Appropriateness §185-197 <input type="checkbox"/> Landmark Designation §185-195 (2) <input type="checkbox"/> Informal Review | <ul style="list-style-type: none"> <input type="checkbox"/> Build to Line Adjustment §185-17 (B) (2) <input type="checkbox"/> Building Height Above 30 Feet §185-17 (M) <input type="checkbox"/> Corner Lot Orientation §185-17 (K) (3) <input type="checkbox"/> Flag Lot Building Line Location §185-17 (L) (1) (c) <input type="checkbox"/> Undeveloped Flag Lot Requirements §185-17 (L) (2) |
|---|--|

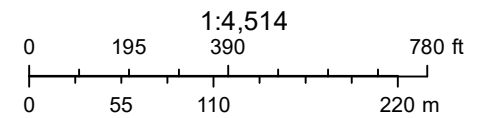
Project Description: Applicant is requesting design review for a 3,174 square-foot, two-story, single family home in the Bridleridge Farms Subdivision.

Meeting Date: February 27, 2025

RN Residential Neighborhood Zoning

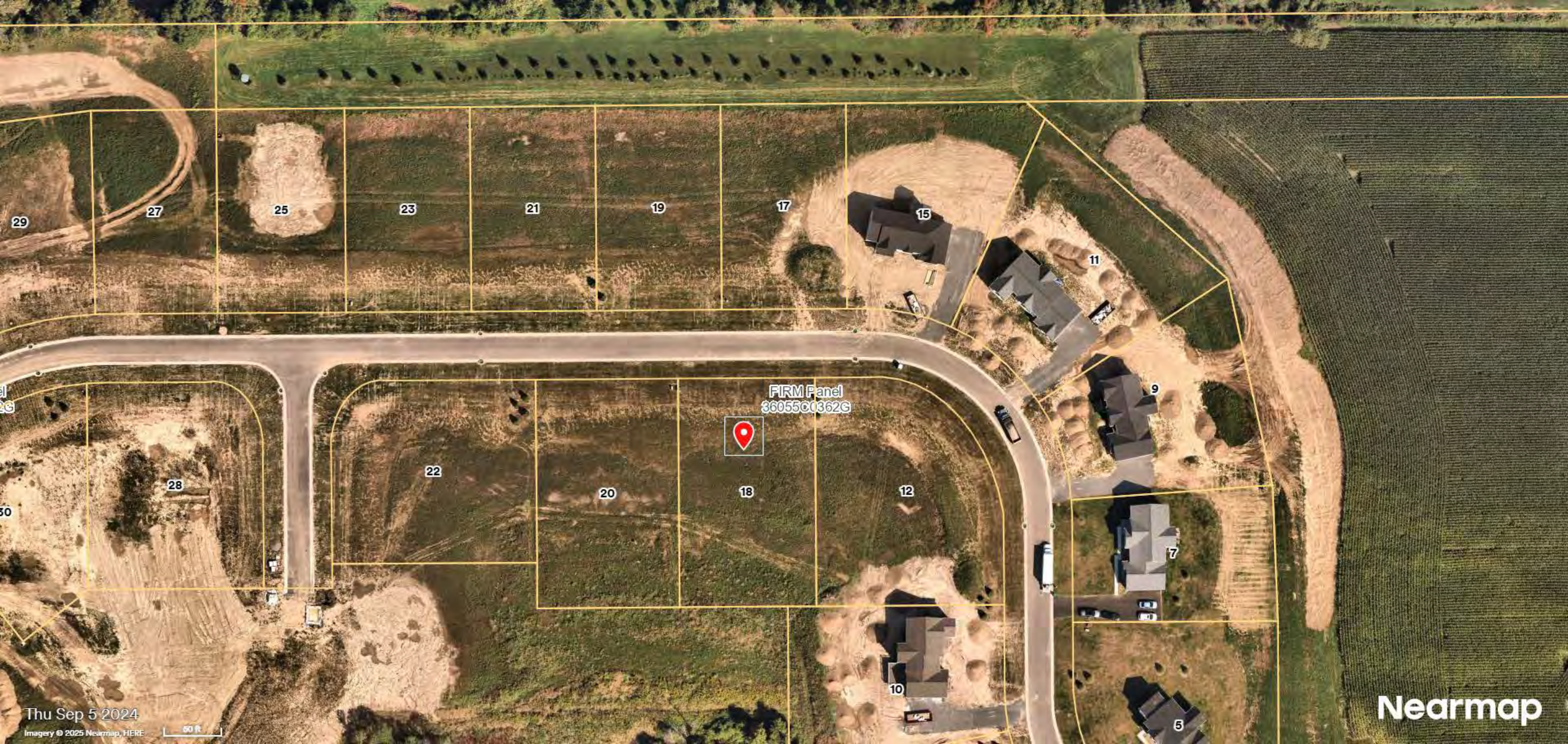


Printed February 18, 2025



Town of Pittsford GIS

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FIRM Panel
3605500362G



Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE

50 ft

Nearmap

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 ROCHESTER, NY 14623
 CALL: (585) 272-9170
 FAX: (585) 292-1262
 www.greatliving.com

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 ALT. LINWOOD
 LOT 62 BRIDLERIDGE FARMS
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

ELEVATIONS

GLA PLAN 3174

drawn: CDK	checked: DMG
scale: AS NOTED	date: 2 / 25
PROJECT: 1538 1H	sheet: 1 6

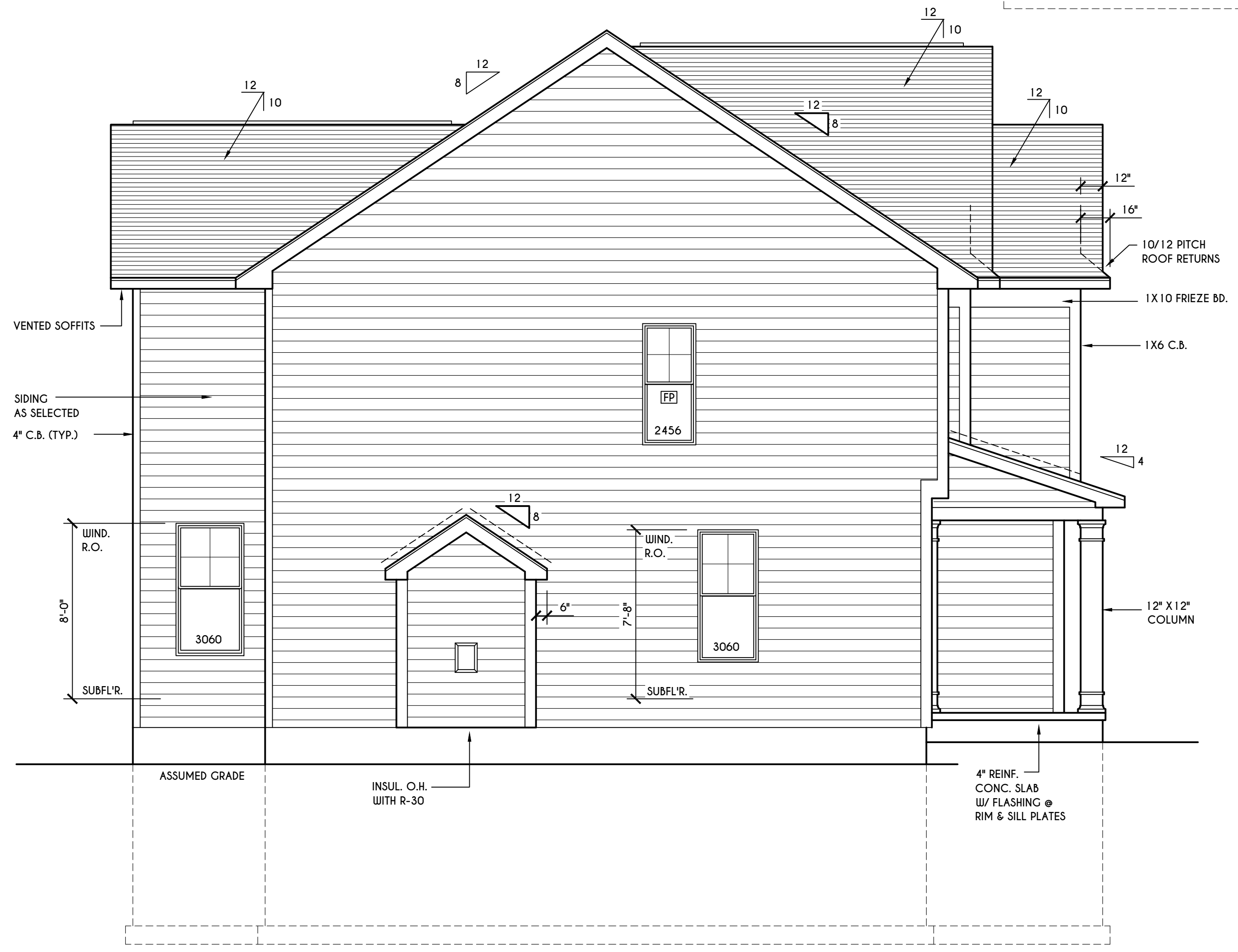


FRONT ELEVATION

FIRST FLOOR LIVING AREA = 1552 SQ.FT.
 SECOND FLOOR LIVING AREA = 1622 SQ.FT.
 TOTAL LIVING AREA = 3174 SQ.FT.
 TOTAL CONDITIONED VOLUME = 43,150 CU.FT.
 (CONTRACTOR TO VERIFY)

HOUSE FOOTPRINT

SCALE: 1" = 50'-0"



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	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: HARVEY OR EQUAL
 U-FACTOR 0.28
 SHGC 0.21

DOORS: SELECTION BY OWNER
 AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/ft. & SLIDING DOORS NO MORE THAN 0.5 cfm/ft. 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 TO BE 12" AND ALL OVERHANGS TO BE 16" FROM FRAME WALLS UNLESS NOTED OTHERWISE
 BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT
 CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

MECHANICAL VENTILATION RATE:
 THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL 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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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:
 ALT. LINWOOD
 LOT 62 BRIDLERIDGE FARMS
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

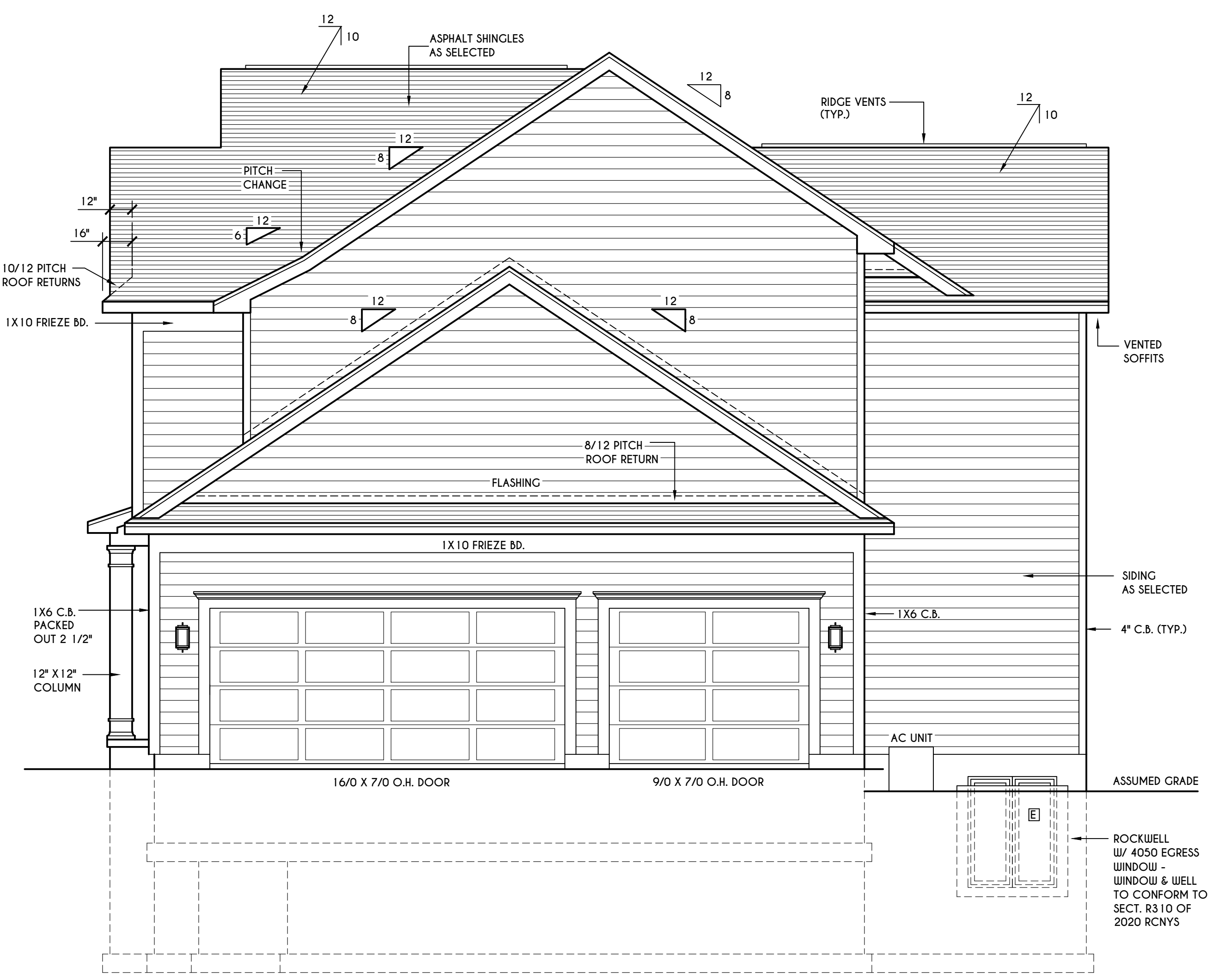
ELEVATIONS

GLA PLAN 3174

drawn: CDK	checked: DMG
scale: AS NOTED	date: 2 / 25
PROJECT: 1538 IH	sheet: 2 / 6



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



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

WINDOWS: HARVEY OR EQUAL
 U-FACTOR 0.28
 SHGC 0.21

DOORS: SELECTION BY OWNER

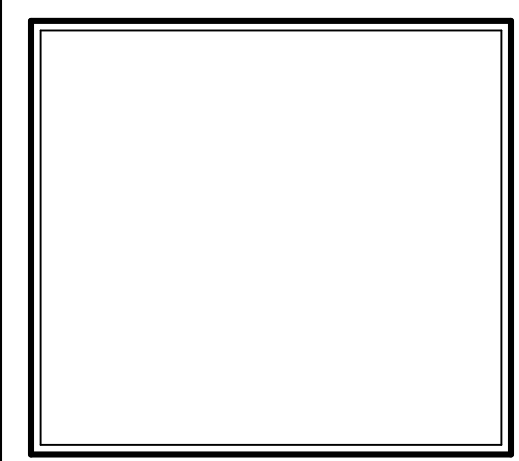
AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & SWING DOORS NO MORE THAN 0.5 cfm/sf. AS PER SECT. R402.4.3 OF 2020 ECCNYS

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

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

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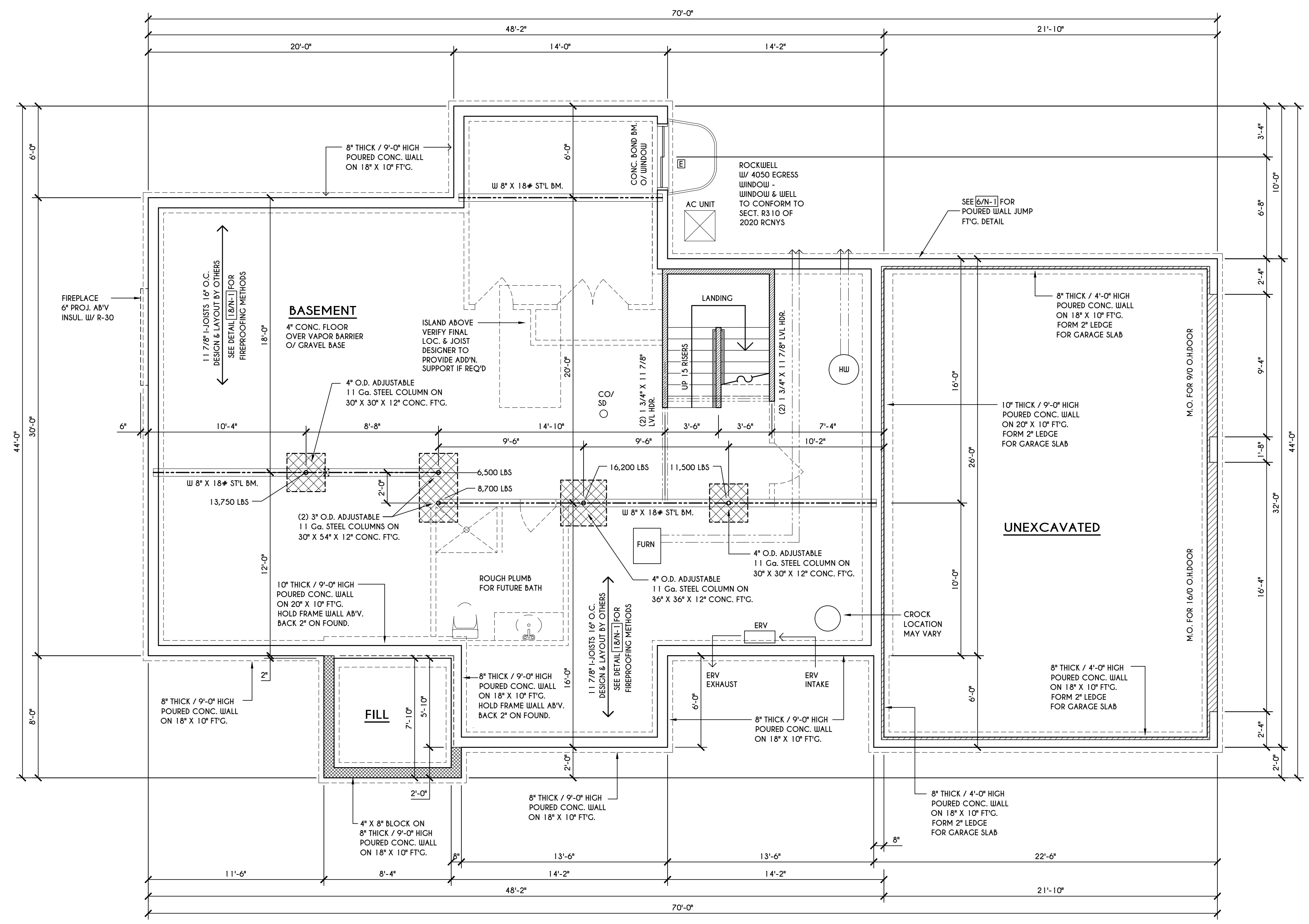
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

FOUNDATION PLAN

GLA PLAN 3174

drawn: CDK	checked: DMG
scale: AS NOTED	date: 2 / 25
PROJECT: 15381H	sheet: 3 / 6



TRUSS EAVE CONSTRUCTION

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS

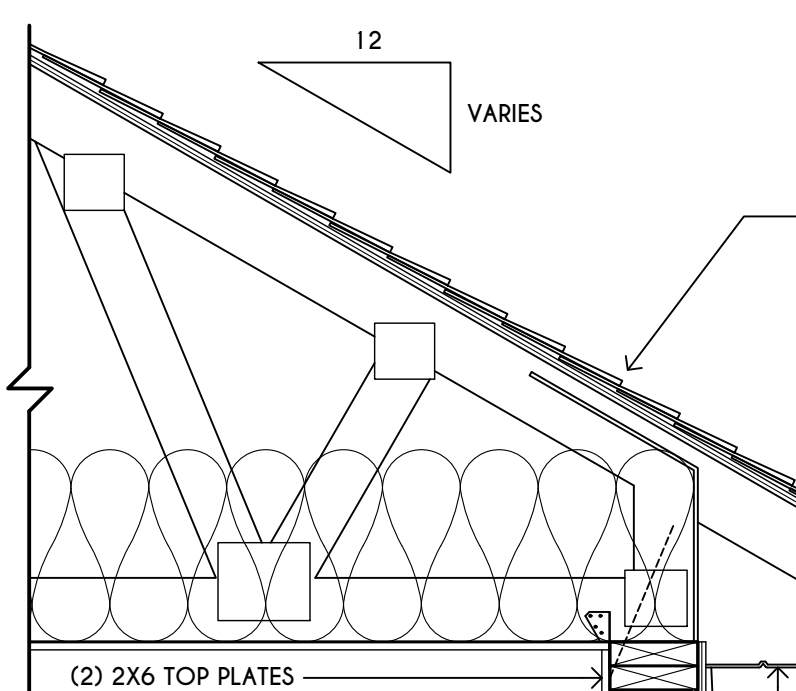
PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDWC 15600 TRUSS SCREW OR EQUAL

(2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING

INSULATION BAFFLE W/ MIN. 1" AIRSPACE @ ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE

VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC

R-38 CEILING INSULATION



SECOND FLOOR

(2) 2X6 TOP PLATES

ALUMINUM GUTTER ON 2X6 FASCIA BOARD WITH VENTED SOFFITS

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

3/4" ADVANTECH SUBFLOOR GLUED AND NAILED

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

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

(2) 2X6 TOP PLATES

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

3/4" ADVANTECH SUBFLOOR GLUED AND NAILED

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

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

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

2X6 PRESSURE TREATED SILL PLATE WITH SILL SEALER & 1/2" DIAM. / 10" LONG NON-CORROSIVE ANCHOR BOLTS @ 72" O.C. AS PER SECT R403.1.6 2020 RCNYS

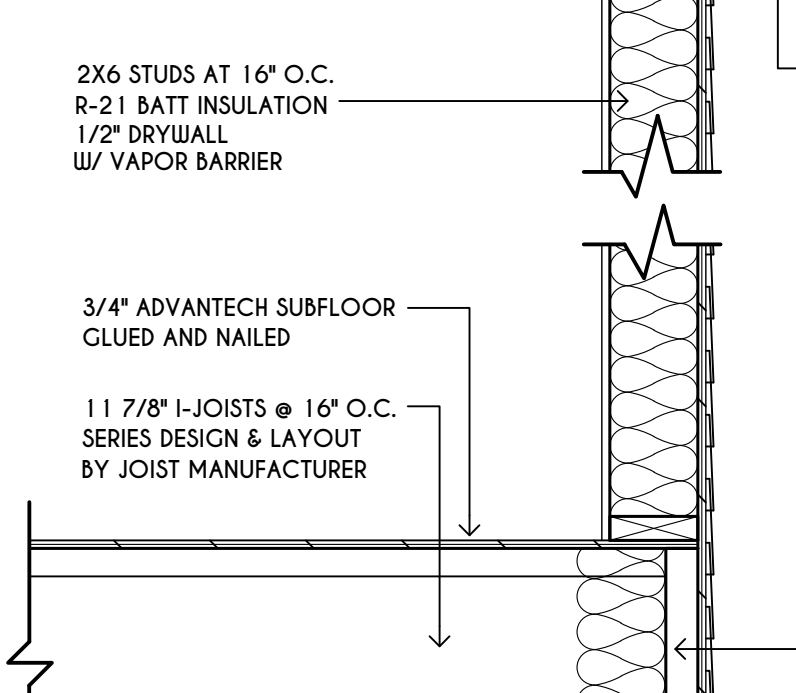
FINISHED GRADE ESTABLISHED BY BUILDER

WINDOW

R-11 INSULATION FULL HEIGHT UP TO A 10'-0" MAXIMUM HGT

8" THICK / 9'-0" HIGH (4000 PSI) POURED CONCRETE WALL REINFORCED TO COMPLY W/ THE 2020 RCNYS (SEE PG. N-2 FOR CHARTS)

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



FIRST FLOOR

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

(2) 2X6 TOP PLATES

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

3/4" ADVANTECH SUBFLOOR GLUED AND NAILED

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

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

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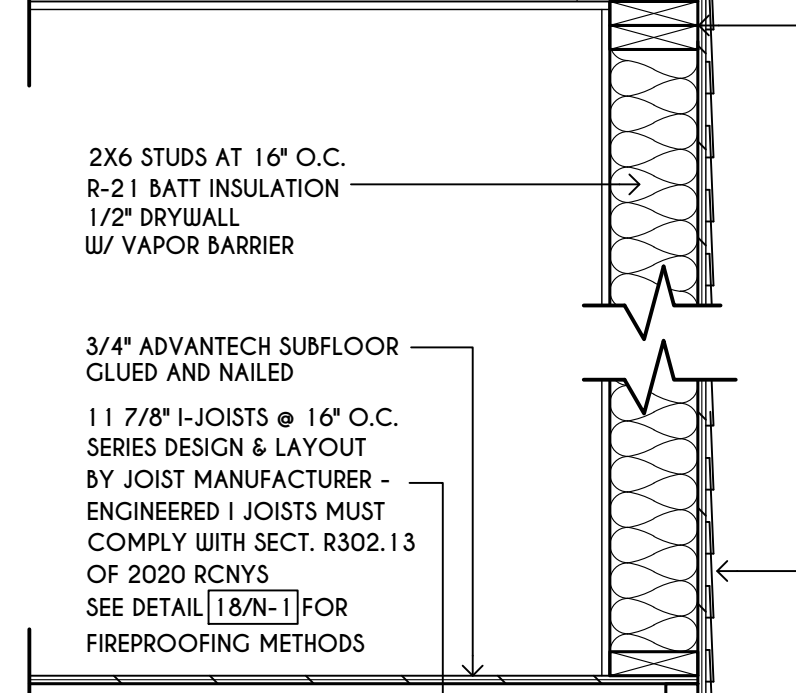
FINISHED GRADE ESTABLISHED BY BUILDER

WINDOW

R-11 INSULATION FULL HEIGHT UP TO A 10'-0" MAXIMUM HGT

8" THICK / 9'-0" HIGH (4000 PSI) POURED CONCRETE WALL REINFORCED TO COMPLY W/ THE 2020 RCNYS (SEE PG. N-2 FOR CHARTS)

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



BASEMENT / FOUNDATION

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

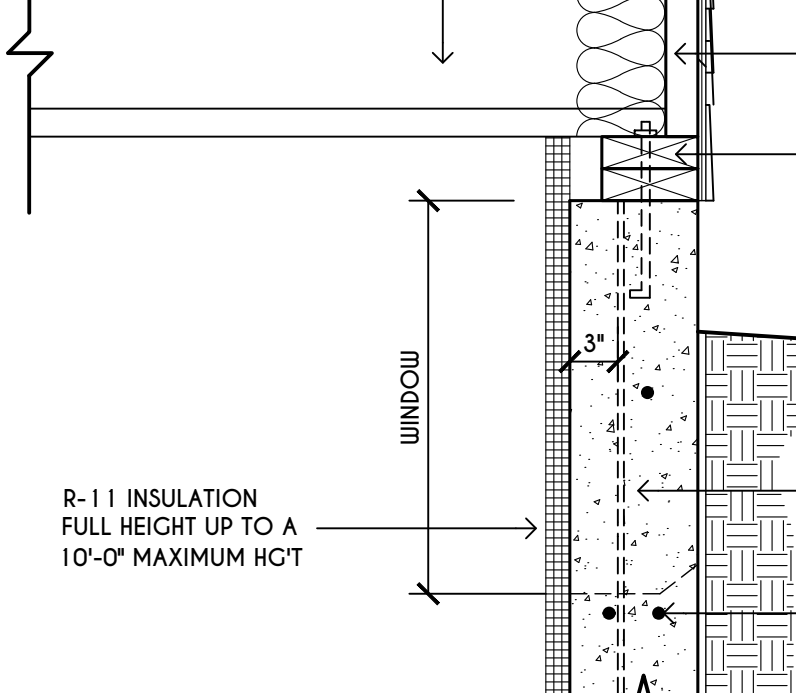
DELTA MS' OR EQ. O/ TAR COAT

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

SOIL BACKFILL

GRAVEL BACKFILL

8" FORM-A-DRAIN FOUNDATION FOOTING, DRAINAGE, & RADON EVACUATION SYSTEM



ENGINEERED FL'R JOIST NOTE:

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

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

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

ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS

SEE DETAIL [18/N-1] FOR FIREPROOFING METHODS

FRAMING LEGEND:

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

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

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

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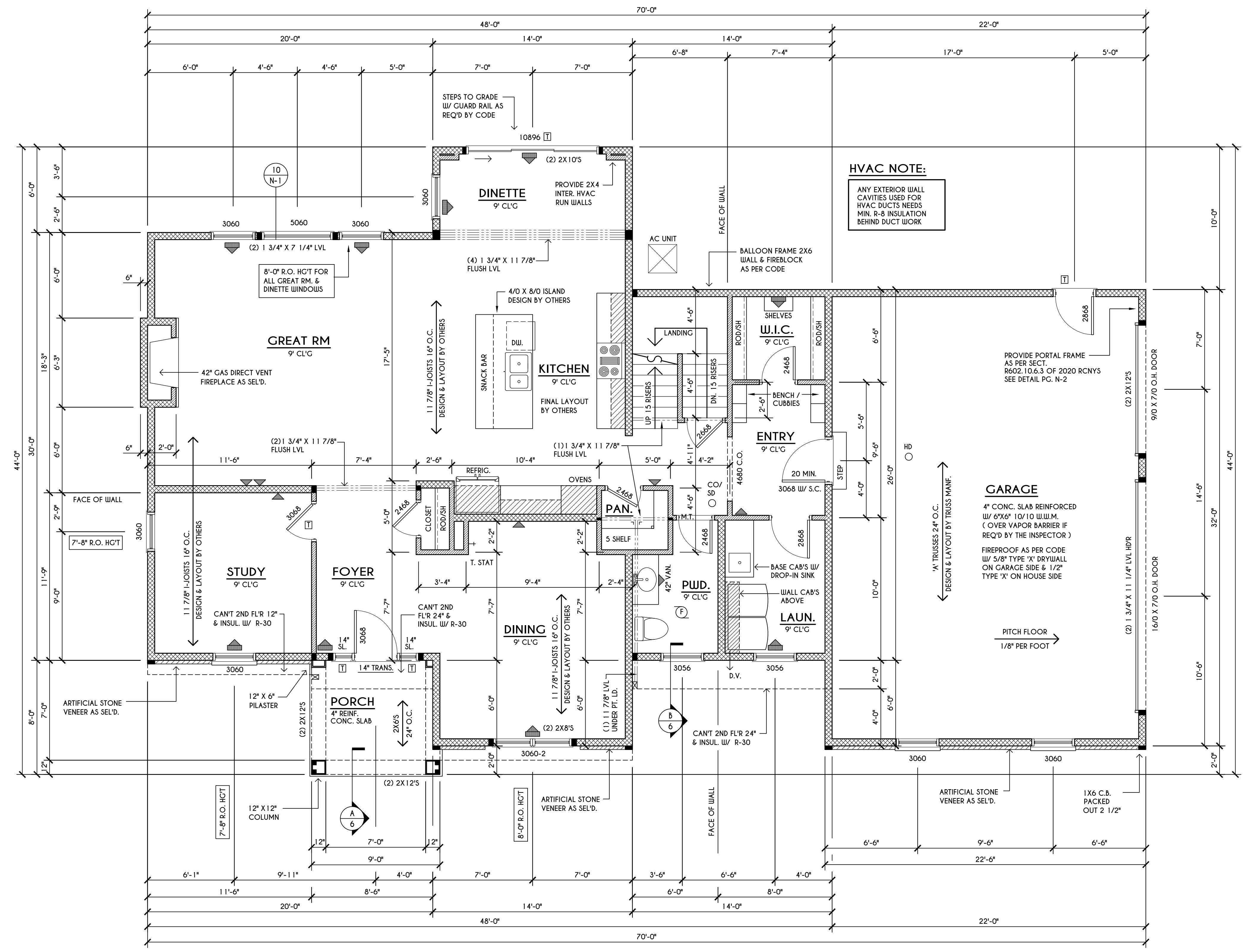
CLIENT/LOCATION:
 ALT. LINWOOD
 LOT 62 BRIDLERIDGE FARMS
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3174

drawn: CDK	checked: DMG
scale: AS NOTED	date: 2 / 25
PROJECT: 1538 IH	sheet: 4 / 6



FIRST FLOOR PLAN

1552 SQ. FT.

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

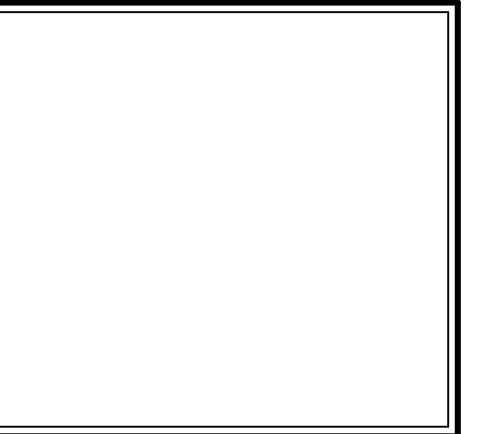
ENGINEERED FL'R JOIST NOTE:
 ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD

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

GENERAL FIRST FLOOR PLAN NOTES:
 FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE D&L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > = 4'-0"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 IF AN AUTOMATIC GARAGE DOOR OPENER IS PROVIDED, IT SHALL BE LISTED IN ACCORDANCE W/ UL 325
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

- WINDOW / DOOR LEGEND:**
- 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

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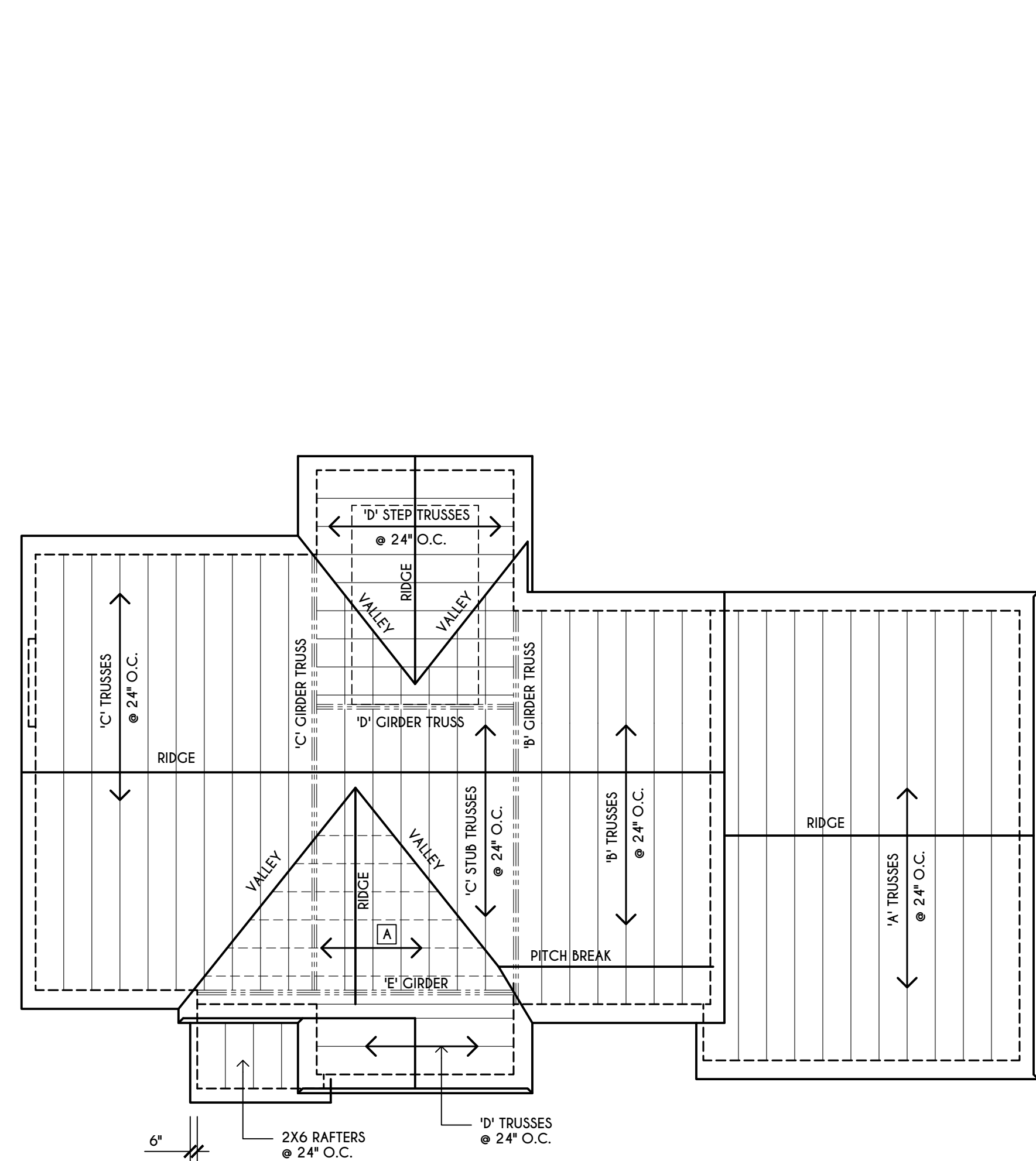
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3174

drawn: CDK	checked: DMG
scale: AS NOTED	date: 2 / 25
PROJECT: 1538 IH	sheet: 5 6



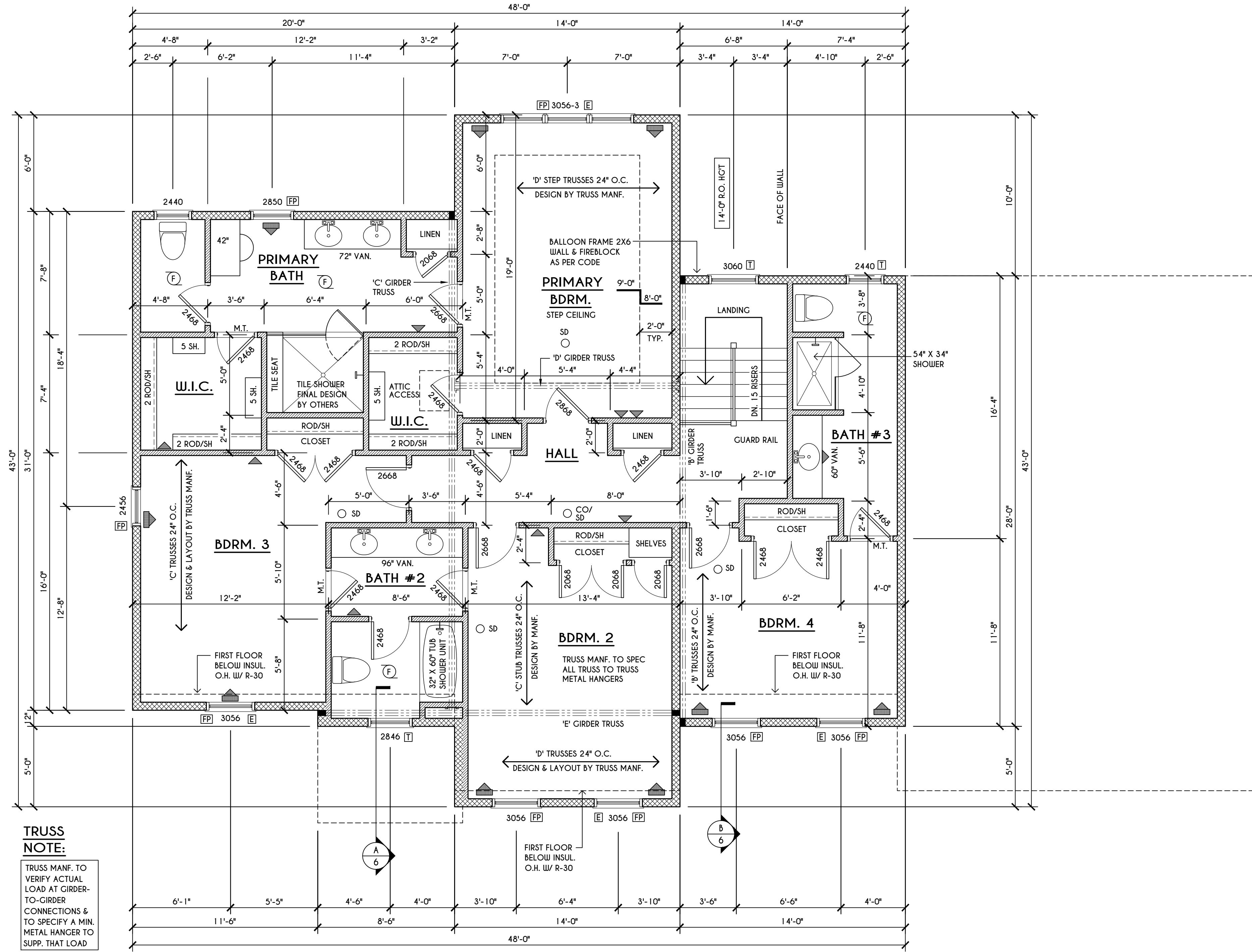
ROOF PLAN

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

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

GENERAL ROOF NOTES:

ALL RAKES TO BE 12" & OVERHANGS ARE TO BE 16" FROM FRAME WALLS 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



TRUSS NOTE:

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

SECOND FLOOR PLAN

1622 SQ.FT.

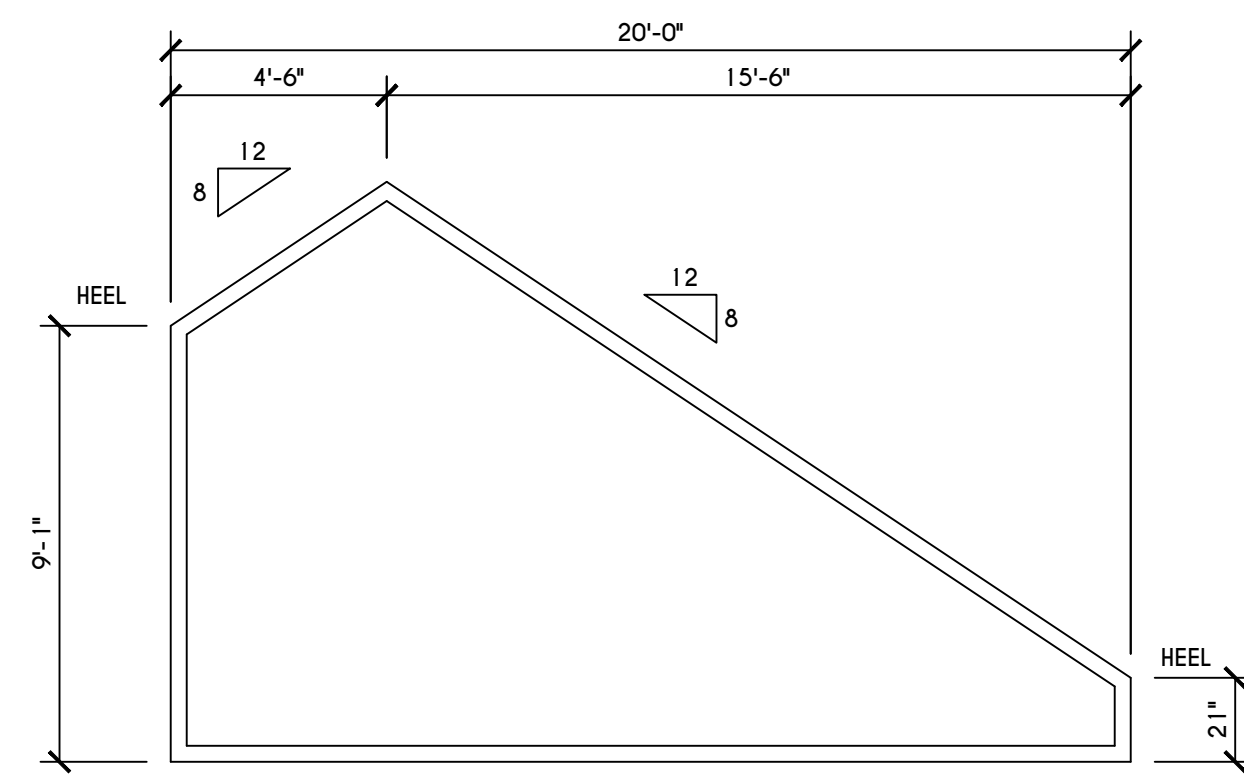
SCALE: 1/4" = 1'-0"

GENERAL SECOND FLOOR PLAN NOTES:

SECOND FLOOR PLATE HGT TO BE 8'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DRILL JACK STUDS EX. SIDE OF LOAD BEARING OPENINGS > 7'-4" O"
 ALL ANGLES TO BE 45 DEG. U.N.O.
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S OR (3)2X6'S (U.N.O.)
 ALL APPLIANCES SHOWN TO BE BY OWNER OR AS PER CONTRACT BY BUILDER
 SMOKE (SD) & HEAT DETECTOR (HD), SHALL BE INSTALLED AS PER SECT. R314 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

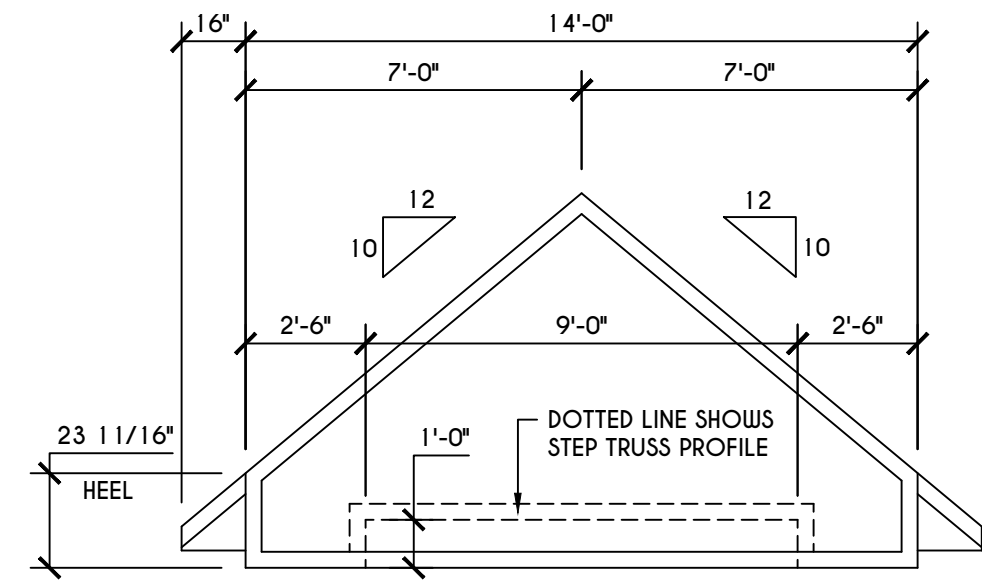
WINDOW / DOOR LEGEND:

- 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



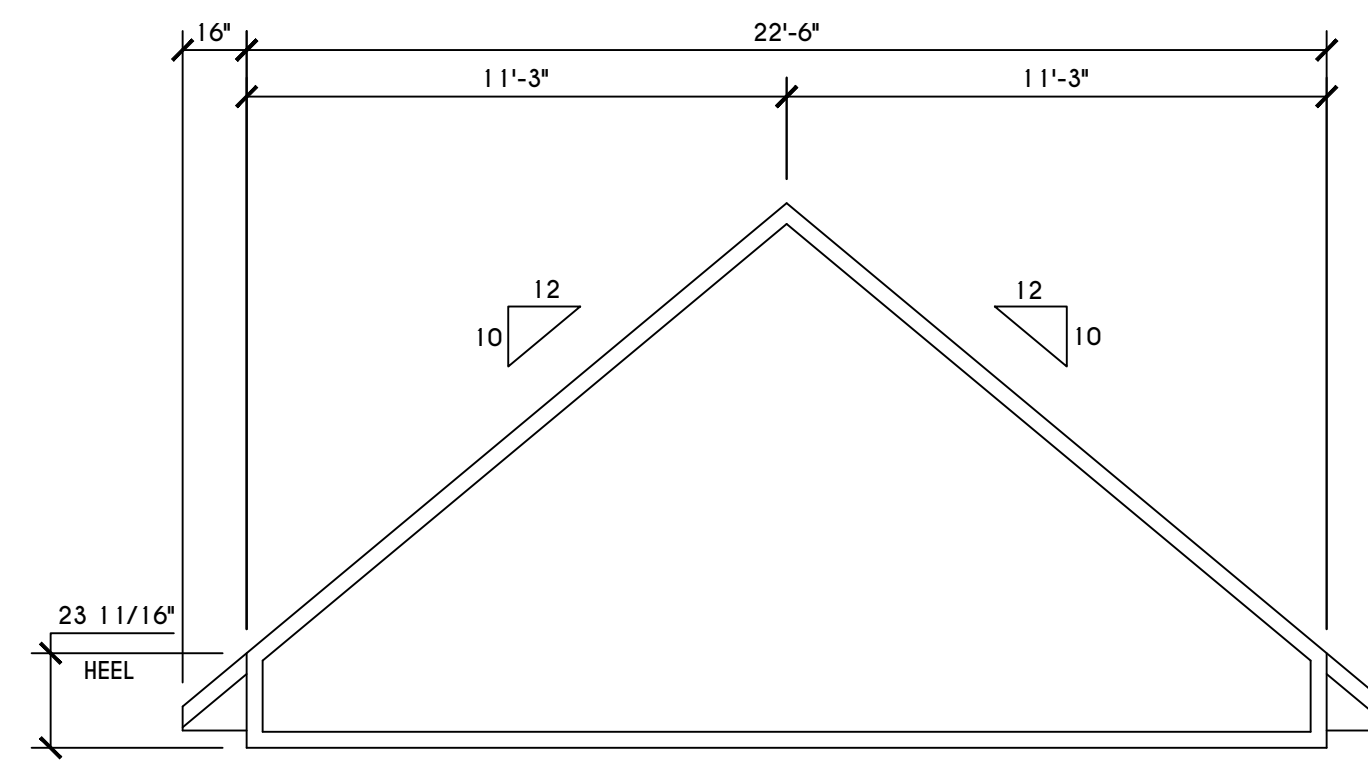
'C' STUB TRUSS PROFILE

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



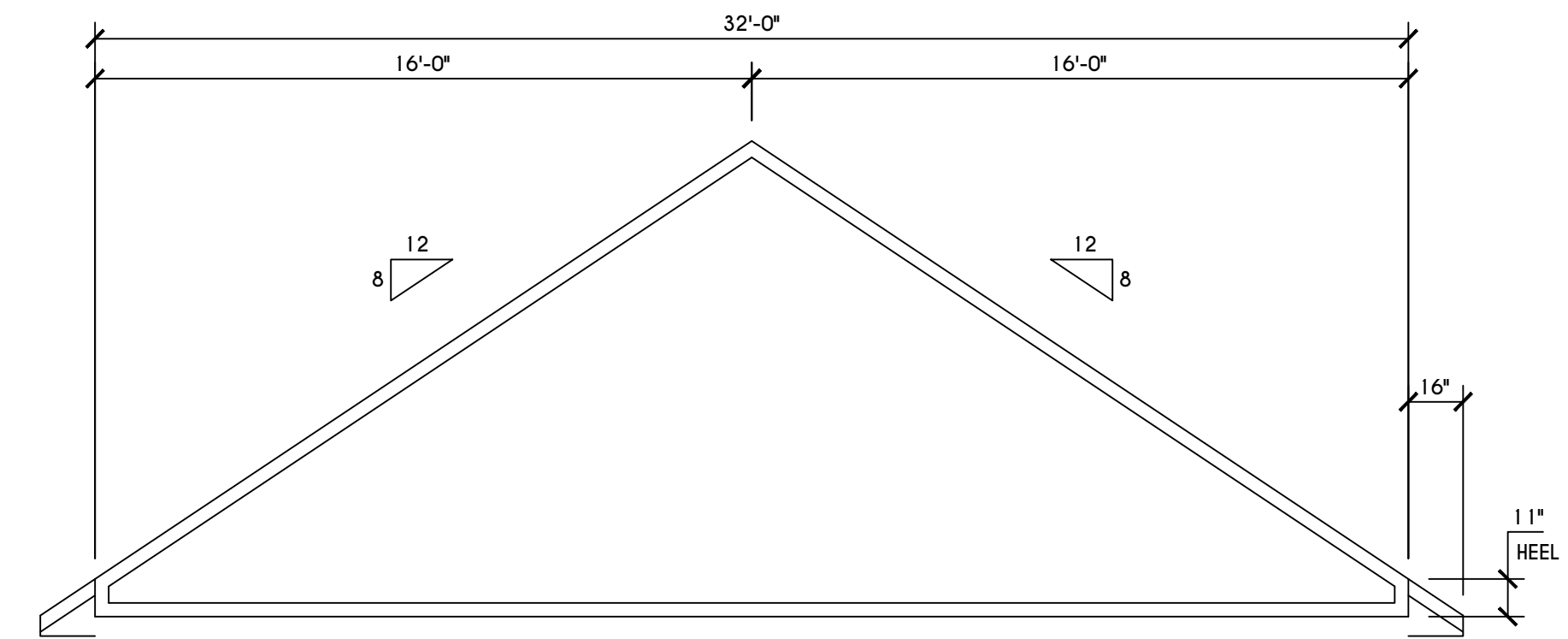
'D' TRUSS PROFILE

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



'E' TRUSS PROFILE

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



'A' TRUSS PROFILE

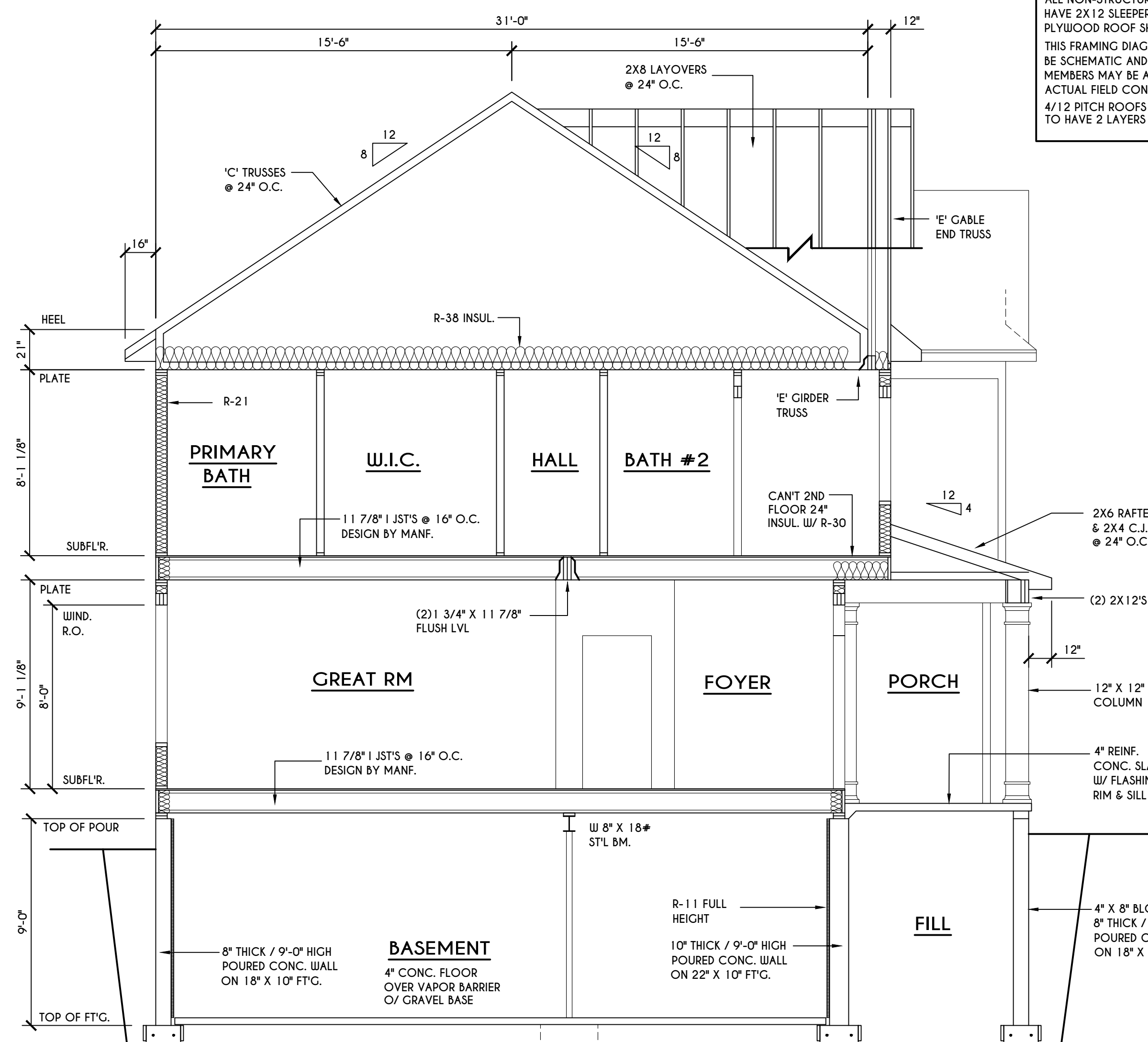
SCALE: 1/4" = 1'-0"

TRUSS NOTES:

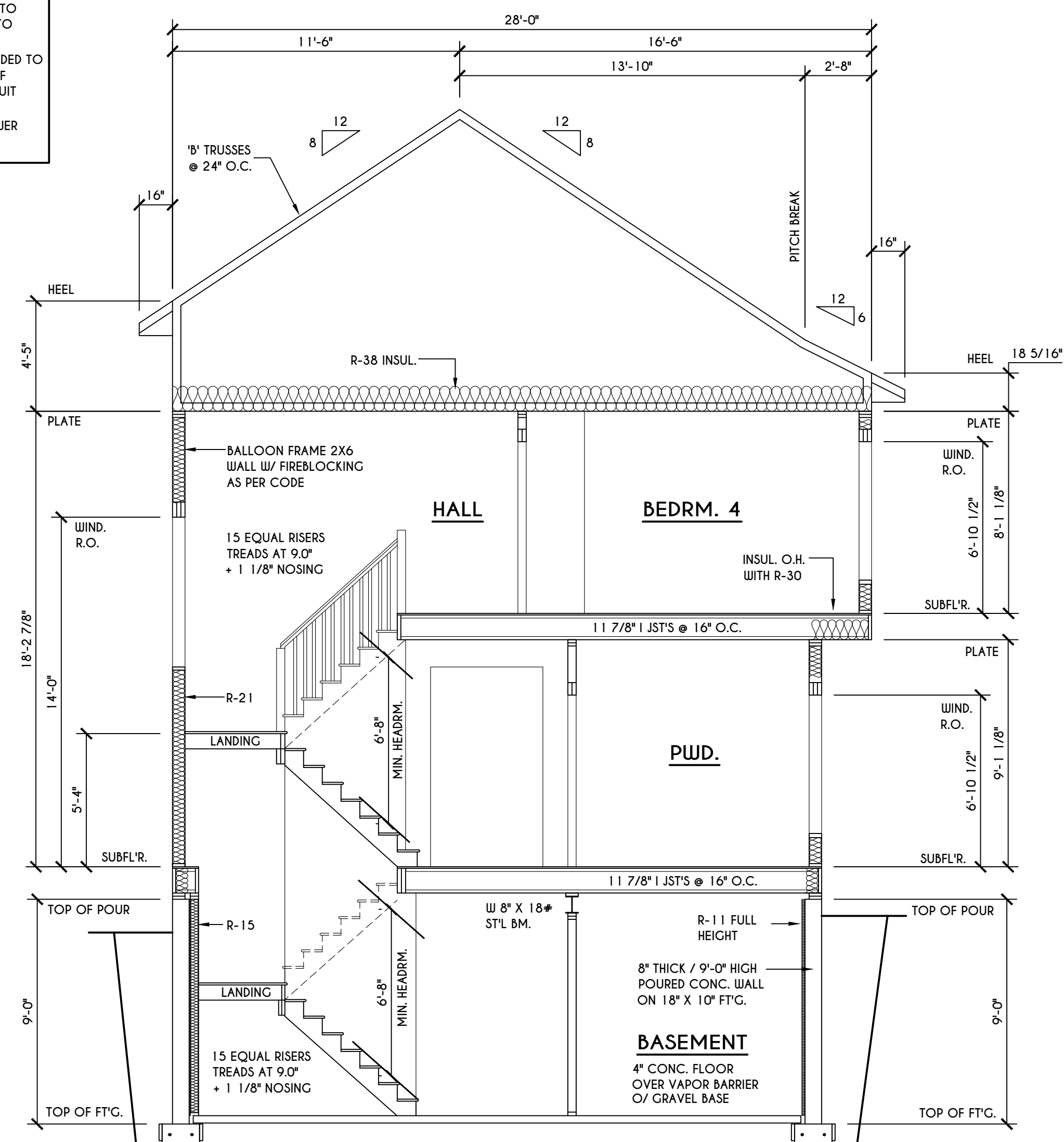
TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD
TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD
PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER

GENERAL ROOF NOTES:

ALL RAKES TO BE 12" & OVERHANGS ARE TO BE 16" FROM FRAME WALLS 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



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



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

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REVISIONS:

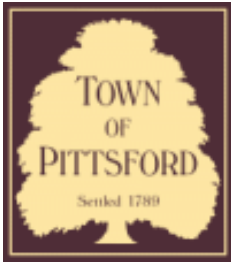
DATE	BY	DESCRIPTION

CLIENT/LOCATION:
ALT. LINWOOD
LOT 62 BRIDLERIDGE FARMS
PITTSFORD, NY

BUILDER:
COVENTRY RIDGE
BUILDING CORP.

SECTIONS
GLA PLAN 3174

drawn: CDK	checked: DMG
scale: AS NOTED	date: 2 / 25
PROJECT: 15381H	sheet: 6 / 6



Town of Pittsford

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

Permit #
B25-000022

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 20 Bridleridge Farms PITTSFORD, NY 14534

Tax ID Number: 191.01-1-66

Zoning District: RRSP Rural Residential South Pittsford

Owner: Bridlebridge Farms LLC

Applicant: Bridlebridge Farms LLC

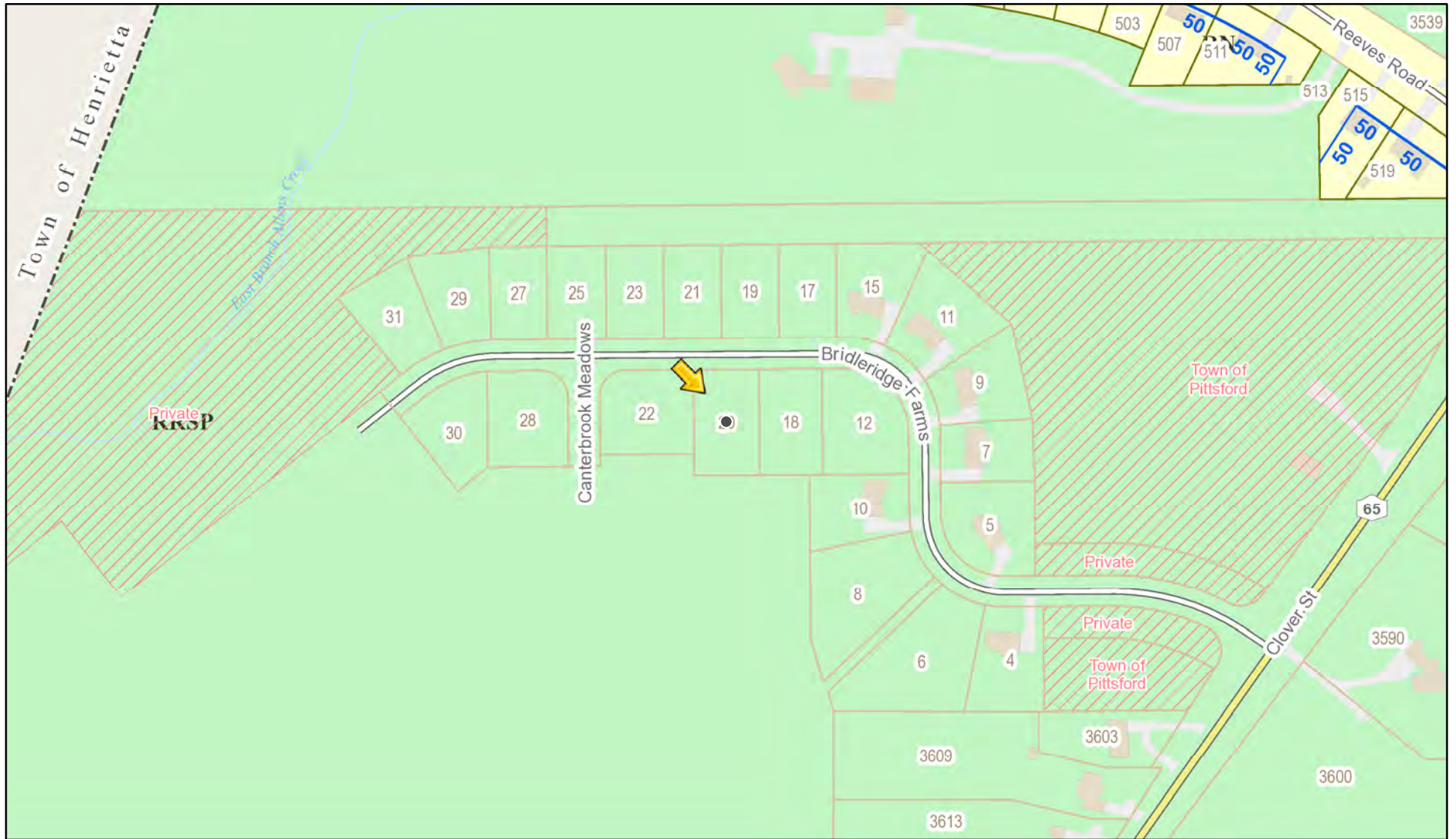
Application Type:

- 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)

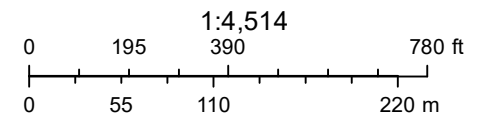
Project Description: Applicant is requesting design review for a 3,343 square-foot, two-story, single family home in the Bridleridge Farms Subdivision.

Meeting Date: February 27, 2025

RN Residential Neighborhood Zoning



Printed February 17, 2025



Town of Pittsford GIS

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



FIRM Panel
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FIRM Panel
36055C0362G

Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE



Nearmap



THE NORTHFIELD

LOT 61 BRIDLERIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP.

PLAN 3343 / PROJECT 15475 E

SHEET INDEX

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

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE

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

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

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

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

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

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY 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 1/50 OF THE AREA OF THE VENTED SPACE.

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

DRYER EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH & BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157" (NO. 28 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.

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

ENERGY EFFICIENCY:

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

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

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

R402.4.1 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 402.4.1.1, 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/QCC 380, ASTM E779, OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALs). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE TESTINGS

DURING TESTING:

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

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

R402.5 MAXIMUM PENETRATION U-FACTOR & SHGC (MANDATORY). THE AREA-WEIGHTED AVERAGE MAXIMUM PENETRATION 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 PENETRATION, & 0.75 IN CLIMATE ZONES 4-8 FOR SKYLIGHTS. THE AREA-WEIGHTED AVERAGE MAXIMUM PENETRATION 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:

- 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.
- POST-CONSTRUCTION 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:

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

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

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

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

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

SITE WORK:

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

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

THE CONTRACTOR, BUILDER OR OWNER SHALL NOTIFY GREATER LIVING ARCHITECTURE OF ANY UNUSUAL SITE CONDITIONS WHICH MAY 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 TO THE FULL WALL DEPTH. SHOULD SATURATED CONDITIONS BE ENCOUNTERED, OUR OFFICE SHOULD BE CONTACTED FOR REVIEW AND POSSIBLE REVISIONS TO THE PLANS.

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

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

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

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

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

FIREPLACES:

VENTED GAS FIREPLACE SHALL BE LISTED, LABELED & INSTALLED IN ACCORDANCE WITH ANSI Z21.50, SECT. G2434 OF THE 2020 RCNYS & THE MANUFACTURER'S INSTRUCTIONS. INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR BUILDING INSPECTOR. APPLIANCE SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE IN ACCORDANCE WITH SECT. G243.1.

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

FRAMING:

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

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

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

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

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

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

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

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

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

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

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

STAIRWAY & GUARD REQUIREMENTS:

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

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

STAIR ILLUMINATION PER SECTION R311.7.9 OF 2020 RCNYS.

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

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

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

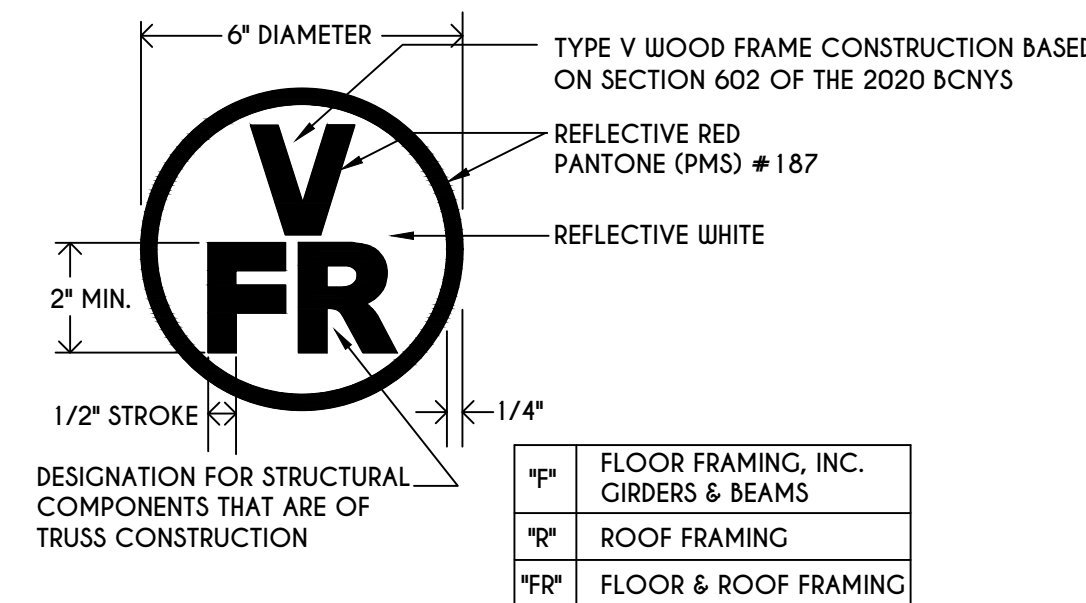
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 ³ = 1.9 Fc = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. (FOOTINGS, 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.

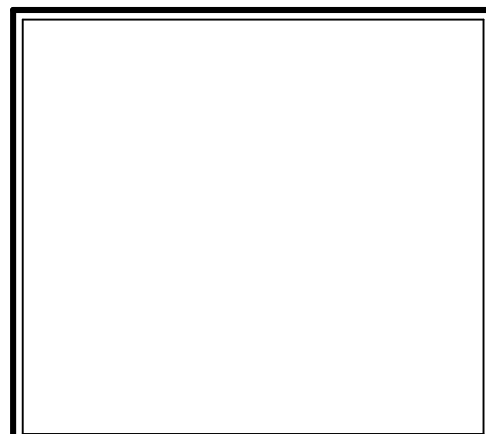


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REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

THE NORTHFIELD
LOT 61 BRIDLERIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

COVER PAGE

GLA PLAN 3343

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 24
PROJECT: 15475E	sheet: C 1

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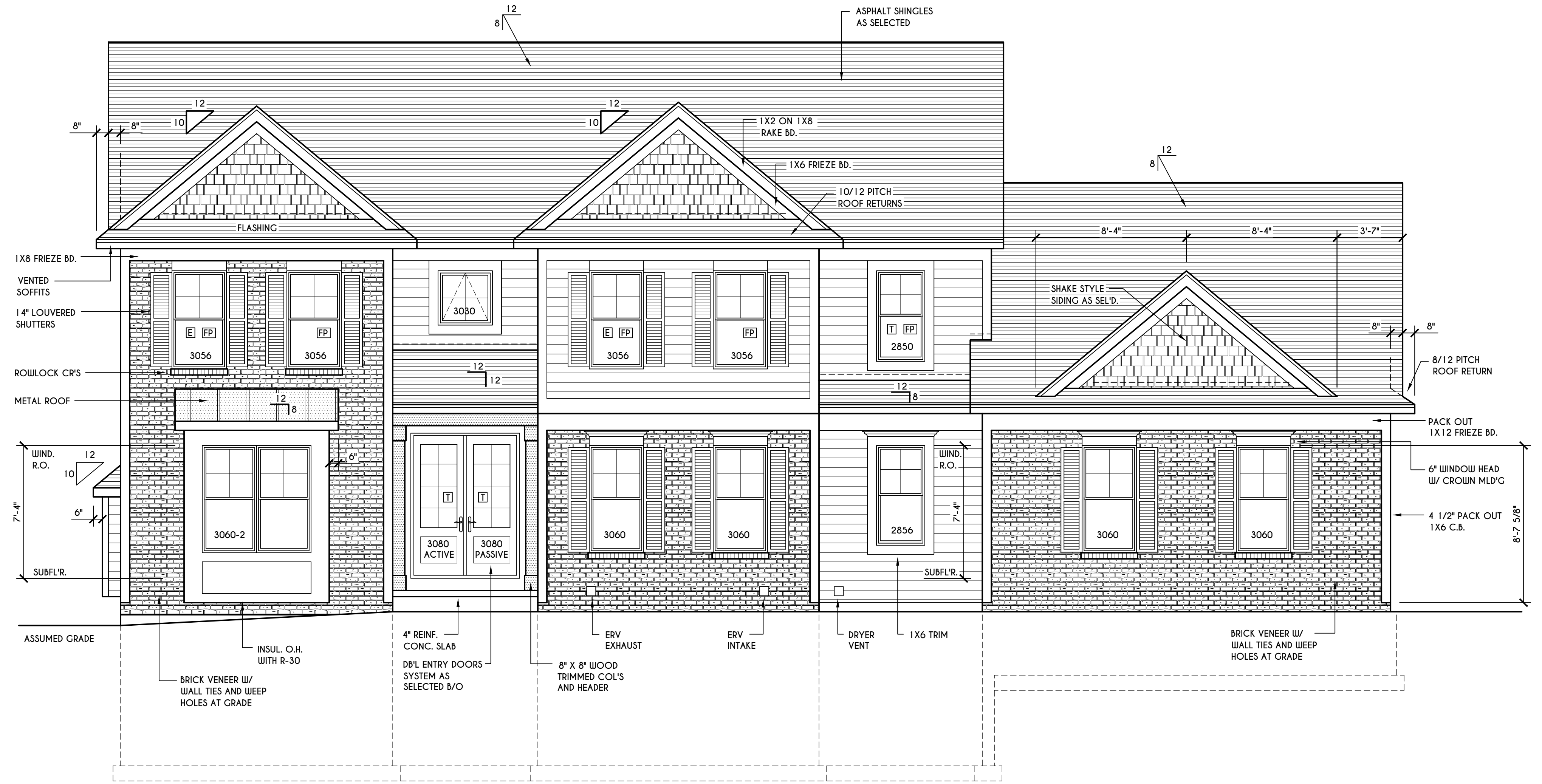
CLIENT/LOCATION:
 THE NORTHFIELD
 LOT 61 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
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 BUILDING CORP.

ELEVATIONS

GLA PLAN 3343

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 24
PROJECT: 15475E	sheet: 1 / 6

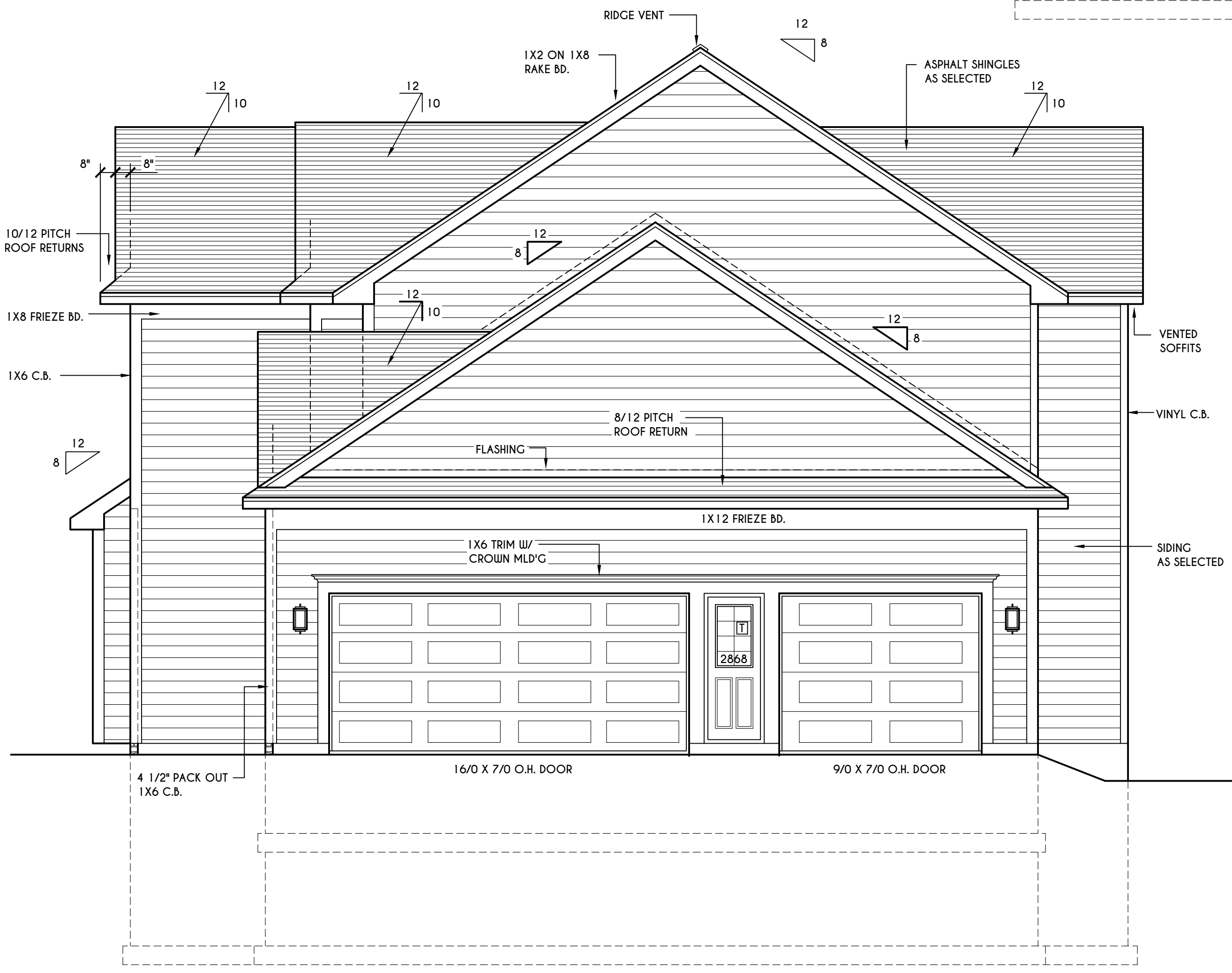
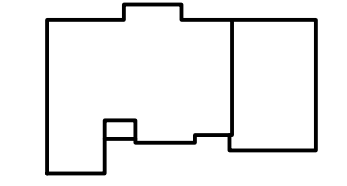


FRONT ELEVATION

SCALE: 1/4" = 1'-0"
 FIRST FLOOR LIVING AREA = 1665 SQ.FT.
 SECOND FLOOR LIVING AREA = 1678 SQ.FT.
 TOTAL LIVING AREA = 3343 SQ.FT.
 TOTAL CONDITIONED VOLUME = 45,832 CU.FT.
 (CONTRACTOR TO VERIFY)

HOUSE FOOTPRINT

SCALE: 1" = 50'-0"



RIGHT ELEVATION

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

WINDOWS: HARVEY OR EQUAL
 U-FACTOR 0.28
 SHGC 0.21

DOORS: SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf, & 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 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

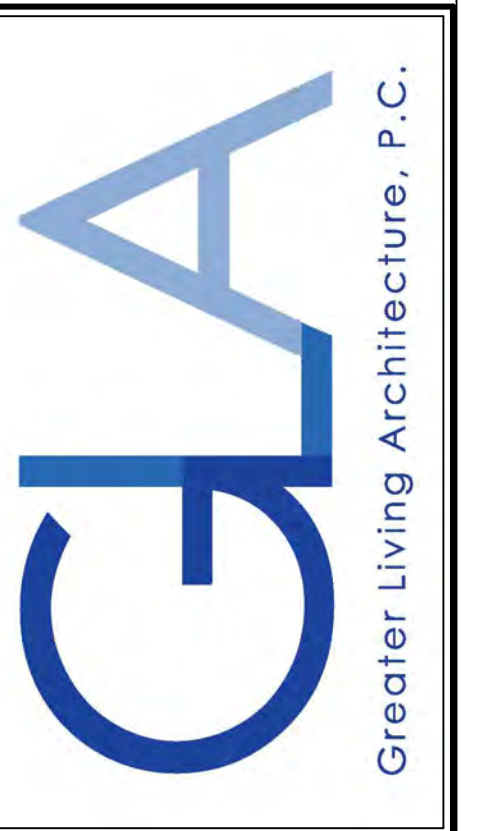
^a For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.
^b Extrapolation beyond the table is prohibited.

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

AREA TO BE EXHAUSTED	EXHAUST RATES	
	INTERMITTENT	CONTINUOUS
KITCHENS	100 cfm	25 cfm
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.

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 PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

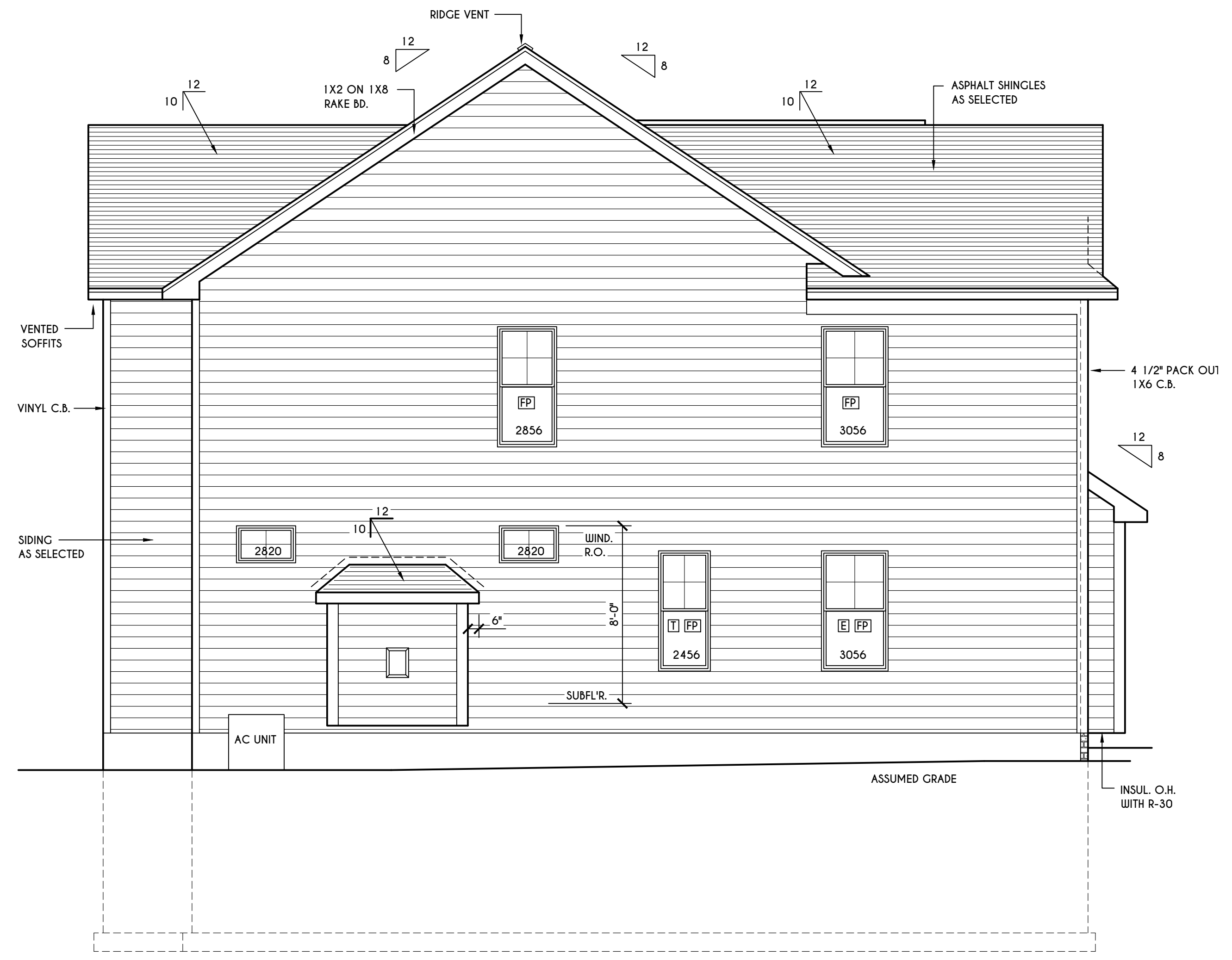
ELEVATIONS

GLA PLAN 3343

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 24
PROJECT: 15475E	sheet: 2 / 6



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



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

WINDOWS: HARVEY OR EQUAL
 U-FACTOR 0.28
 SHGC 0.21

DOORS: SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/sf. & SLIDING DOORS NO MORE THAN 0.3 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:
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 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)

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 LOT 61 BRIDLERIDGE
 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

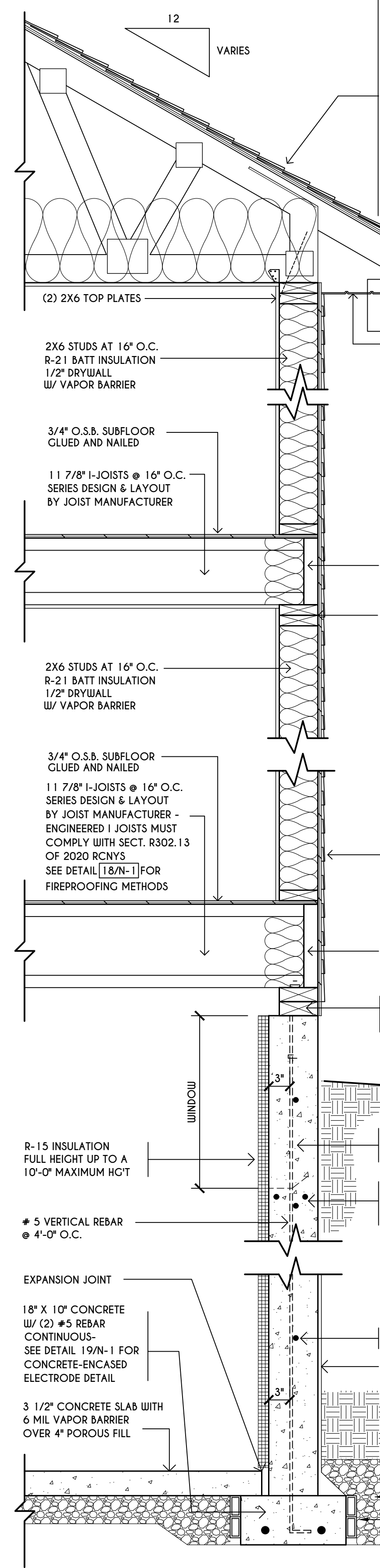
FOUNDATION PLAN

GLA PLAN 3343

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 24
PROJECT:	sheet: 3 / 6
15475E	

TRUSS EAVE CONSTRUCTION

ASPHALT SHINGLES ON 15# FELT ON 5/8" EXTERIOR SHEATHING OR 7/16" SHEATHING WITH CLIPS
 PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. DESIGNED BY OTHERS - SECURE TO TOP PLATE W/ SIMPSON H4 HURRICANE TIES OR SDCUC 15600 TRUSS SCREW OR EQUAL
 (2) LAYERS OF ICE PROTECTION TO EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING
 INSULATION BAFFLE W/ MIN. 1" AIRSPACE @ ROOF DECK & BAFFLE TO EXTEND DOWN TO WALL FRAMING TOP PLATE
 VAPOR BARRIER REQUIRED BETWEEN HEATED LIVING SPACE & VENTED UNFINISHED ATTIC
 R-38 CEILING INSULATION



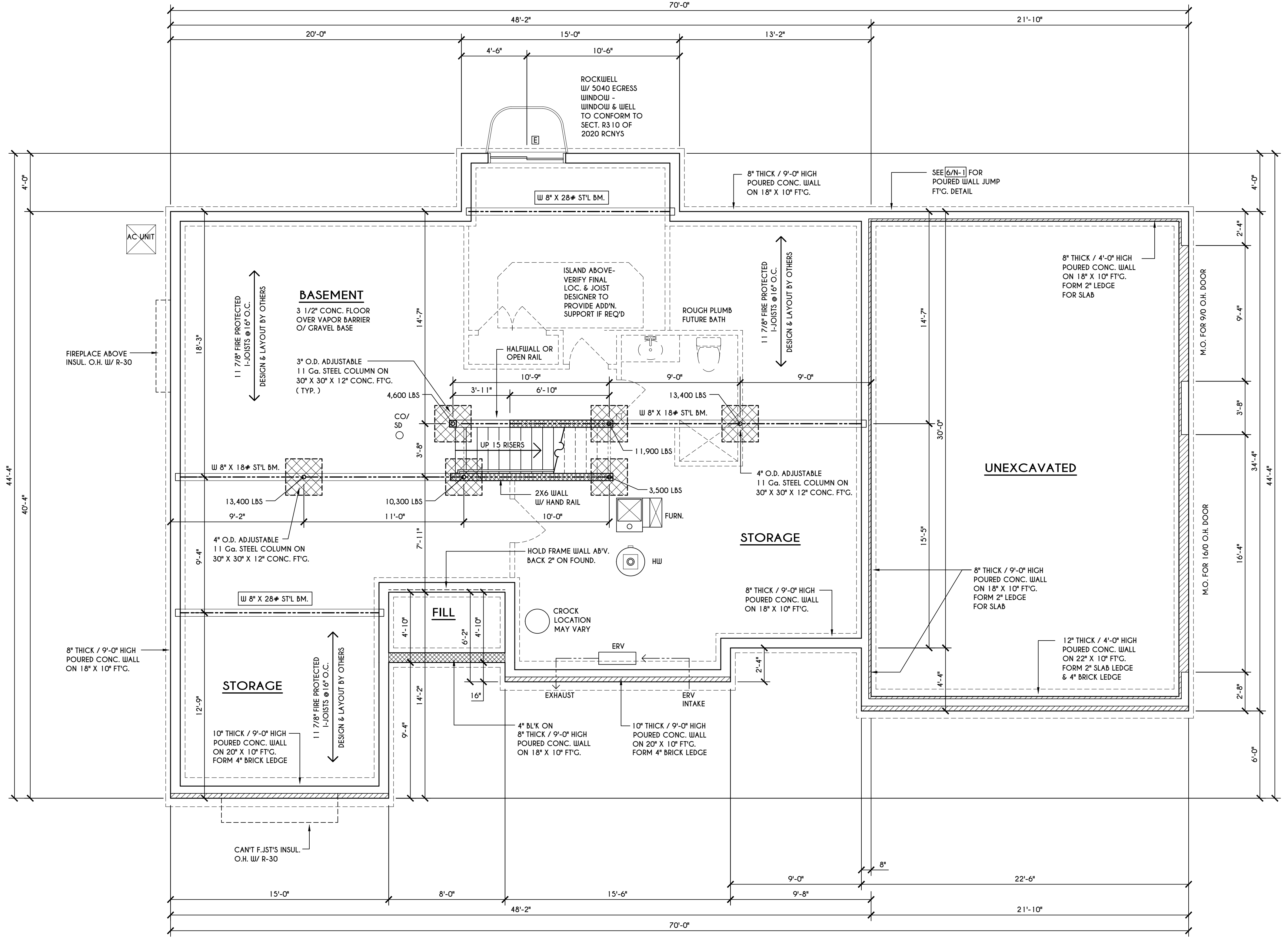
(2) 2X6 TOP PLATES
 ALUMINUM CUTTER ON 2X6 FASCIA BOARD WITH VENTED SOFFITS
 2X6 STUDS AT 16" O.C. R-21 BATT INSULATION 1/2" DRYWALL W/ VAPOR BARRIER
 3/4" O.S.B. SUBFLOOR GLUED AND NAILED
 11 7/8" I-JOISTS @ 16" O.C. SERIES DESIGN & LAYOUT BY JOIST MANUFACTURER
 11 7/8" LSL RIM JOIST W/ R-21 INSULATION
 (2) 2X6 TOP PLATES
 2X6 STUDS AT 16" O.C. R-21 BATT INSULATION 1/2" DRYWALL W/ VAPOR BARRIER
 3/4" O.S.B. SUBFLOOR GLUED AND NAILED
 11 7/8" I-JOISTS @ 16" O.C. SERIES DESIGN & LAYOUT BY JOIST MANUFACTURER - ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS. SEE DETAIL [18/N-1] FOR FIREPROOFING METHODS
 3/8" EXT. PLYWD. OR 7/16" O.S.B. W/ HOUSE WRAP SIDING AS SELECTED ATTACHED AS PER 2020 RCNYS
 11 7/8" LSL RIM JOIST W/ R-21 INSULATION
 (2) 2X6 PRESSURE TREATED SILL PLATE WITH SILL SEALER & 1/2" DIAM. / 10" LONG NON-CORROSIVE ANCHOR BOLTS @ 72" O.C.
 FINISHED GRADE
 8" THICK / 9'-0" HIGH (4000 PSI) POURED CONC. WALL REINFORCED TO COMPLY WITH THE RESIDENTIAL CODE OF NYS
 (2) #4 BARS AROUND ALL WINDOW OPENINGS, AND SUCH BARS SHALL EXTEND AT LEAST 24" BEYOND THE CORNERS OF OPENINGS.

FIRST FLOOR
 3/8" EXT. PLYWD. OR 7/16" O.S.B. W/ HOUSE WRAP SIDING AS SELECTED ATTACHED AS PER 2020 RCNYS
 11 7/8" LSL RIM JOIST W/ R-21 INSULATION
 (2) 2X6 PRESSURE TREATED SILL PLATE WITH SILL SEALER & 1/2" DIAM. / 10" LONG NON-CORROSIVE ANCHOR BOLTS @ 72" O.C.
 WINDOW
 R-15 INSULATION FULL HEIGHT UP TO A 10'-0" MAXIMUM HGT
 #5 VERTICAL REBAR @ 4'-0" O.C.
 EXPANSION JOINT
 18" X 10" CONCRETE W/ (2) #5 REBAR CONTINUOUS - SEE DETAIL 19/N-1 FOR CONCRETE-ENCASED ELECTRODE DETAIL
 3 1/2" CONCRETE SLAB WITH 6 MIL VAPOR BARRIER OVER 4" POROUS FILL

BASEMENT / FOUNDATION
 #4 HORIZONTAL REBAR @ 2'-0" O.C.
 DAMPPROOF AS PER CODE W/ POLYETHYLENE WRAP
 SOIL BACKFILL GRAVEL BACKFILL
 8" FORM-A-DRAIN FOUNDATION FOOTING, DRAINAGE, & RADON EVACUATION SYSTEM

TYPICAL WALL SECTION

SCALE: 1" = 1'-0"



ENGINEERED FL'R JOIST NOTE:

ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER TO THE SPECS BELOW:
 ALL LIVING AREA JOISTS TO BE DESIGNED FOR 55 P.S.F. TOTAL LOAD
 ALL SLEEPING AREA JOISTS TO BE DESIGNED FOR 45 P.S.F. TOTAL LOAD
 ENGINEERED I JOISTS MUST COMPLY WITH SECT. R302.13 OF 2020 RCNYS
 SEE DETAIL [18/N-1] FOR FIREPROOFING METHODS

FRAMING LEGEND:

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

BASEMENT & FOUNDATION PLAN

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

938 SQ. FT.
 OPT. FINISHED TERRACE LEVEL AREA

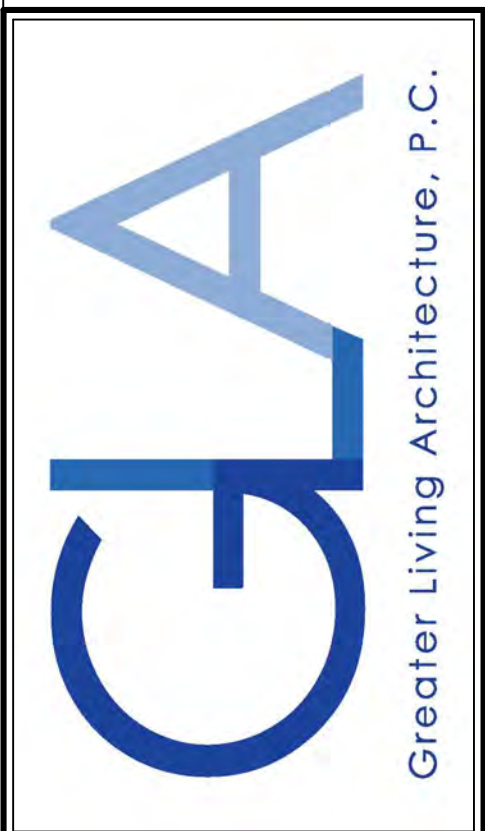
GENERAL FOUNDATION / BASEMENT NOTES:

CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 WHERE EMERGENCY ESCAPE & RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR. THE MIN. HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION & WIDTH OF 36"
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS PROVIDE 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. R3 14 OF 2020 RCNYS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SECT. 915.33 FCNYS & BE WITHIN 10' OF ALL SLEEPING AREAS
 REINFORCE FOUNDATION WALLS AS PER 2020 RCNYS. SEE PG. N-2 FOR REINFORCING CHARTS
 SEE CONCRETE-ENCASED ELECTRODE DETAIL 19/N-1

WINDOW / DOOR LEGEND:

- MEETS OR EXCEEDS EGRESS REQUIREMENTS
 - CLEAR OPENING AREA OF 5.7 SQ.FT.
 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24"
 PER SECT. R3 10.2.1 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. R3 12.2 OF 2020 RCNYS

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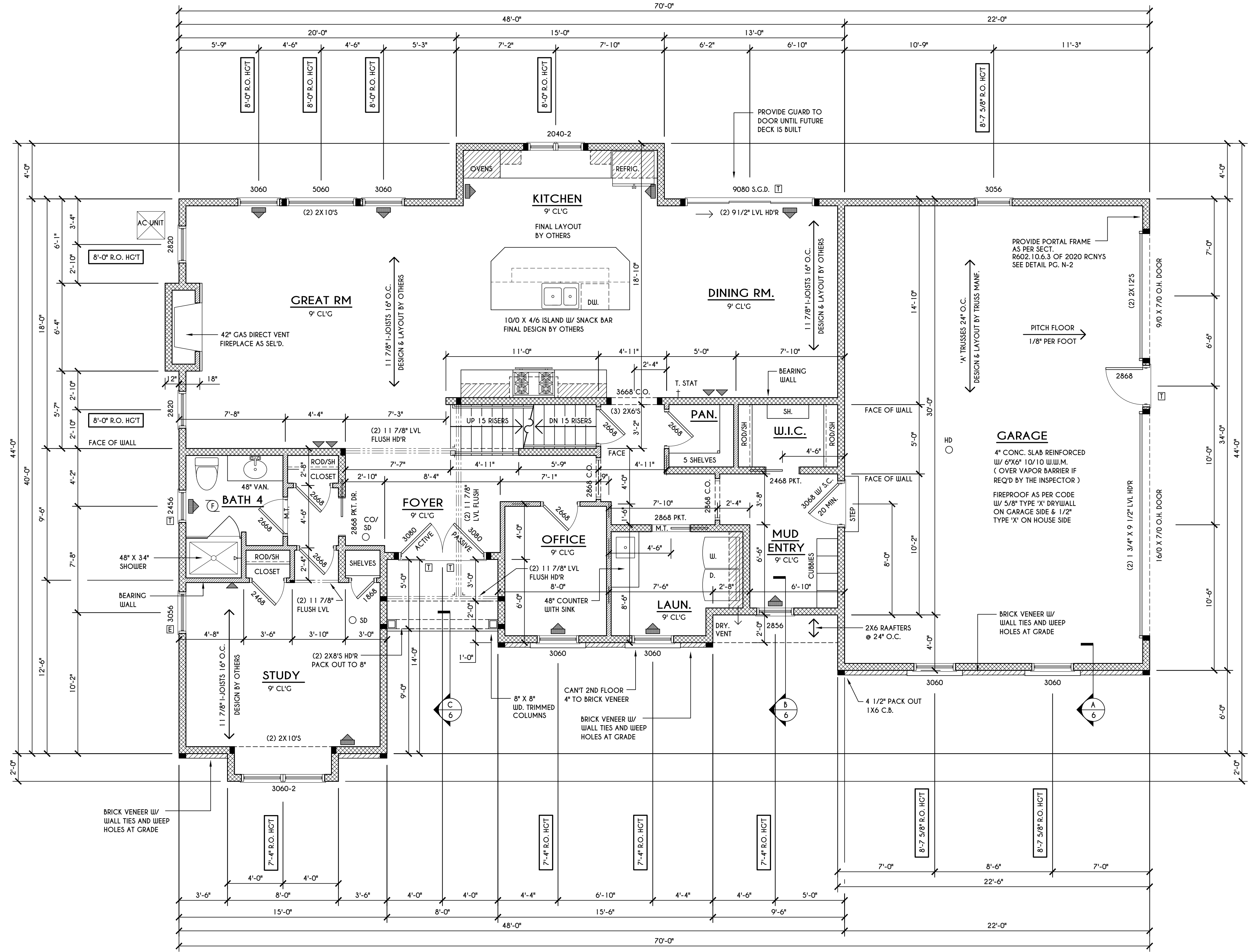
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 PITTSFORD, NY

BUILDER:
 COVENTRY RIDGE
 BUILDING CORP.

FIRST FLOOR PLAN

GLA PLAN 3343

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 24
PROJECT: 15475E	sheet: 4 / 6



FIRST FLOOR PLAN

1665 SQ. FT.

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

FRAMING LEGEND:

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

GENERAL FIRST FLOOR PLAN NOTES:

FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL
 PROVIDE DN JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 7'-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.

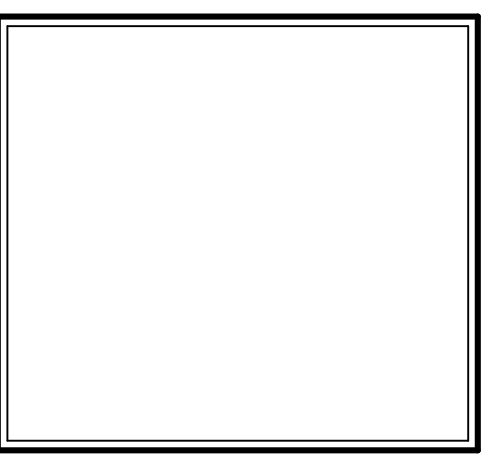
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 - CLEAR OPENING WIDTH OF 20"
 - CLEAR OPENING HEIGHT OF 24"
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 PER SECT. R308.4 OF 2020 RCNYS
- SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION
 PER SECT. R312.2 OF 2020 RCNYS

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

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 LOT 61 BRIDLERIDGE
 PITTSFORD, NY

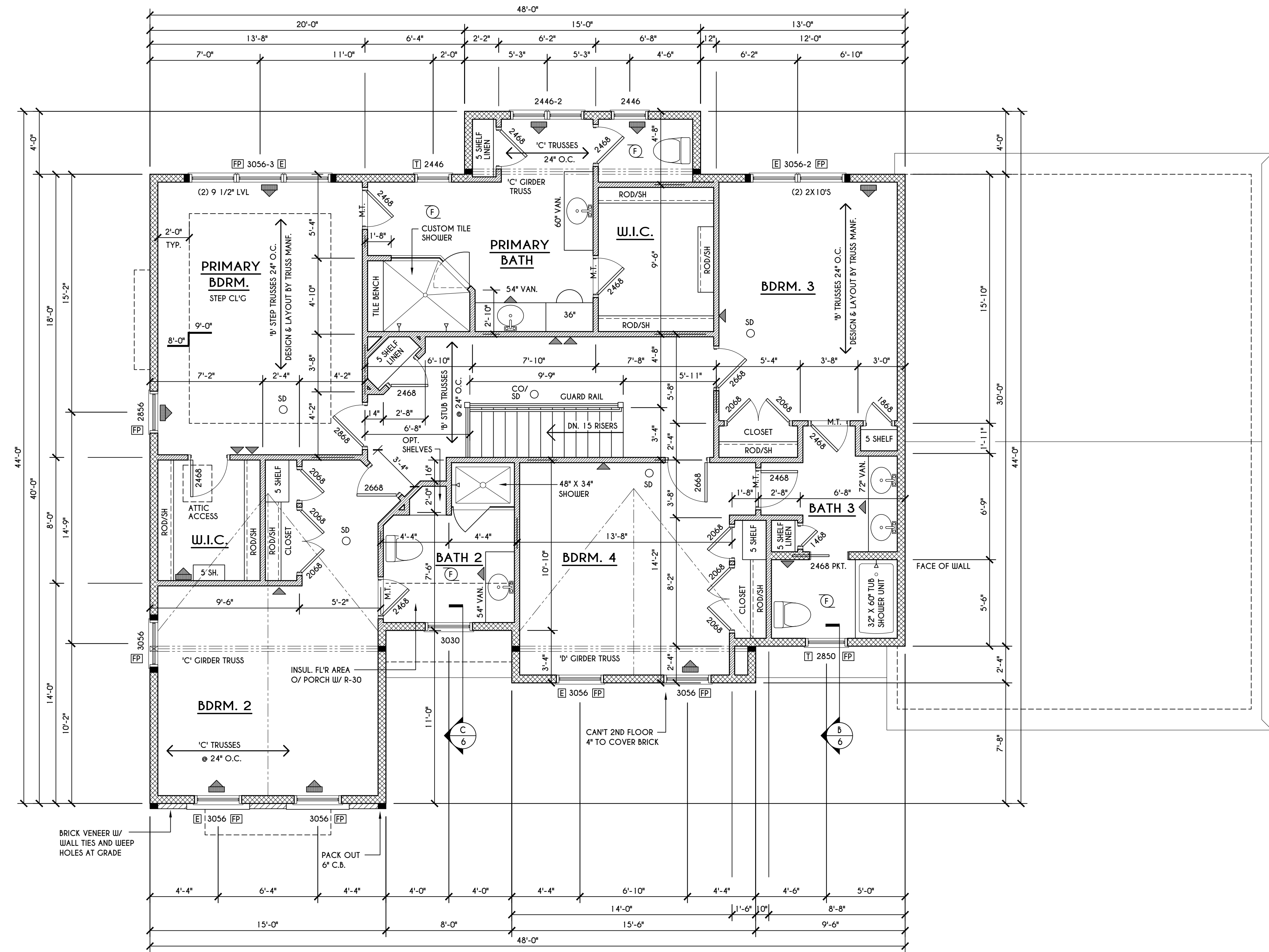
BUILDER:

COVENTRY RIDGE
 BUILDING CORP.

SECOND FLOOR PLAN

GLA PLAN 3343

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 24
PROJECT: 15475E	sheet: 5 6



SECOND FLOOR PLAN

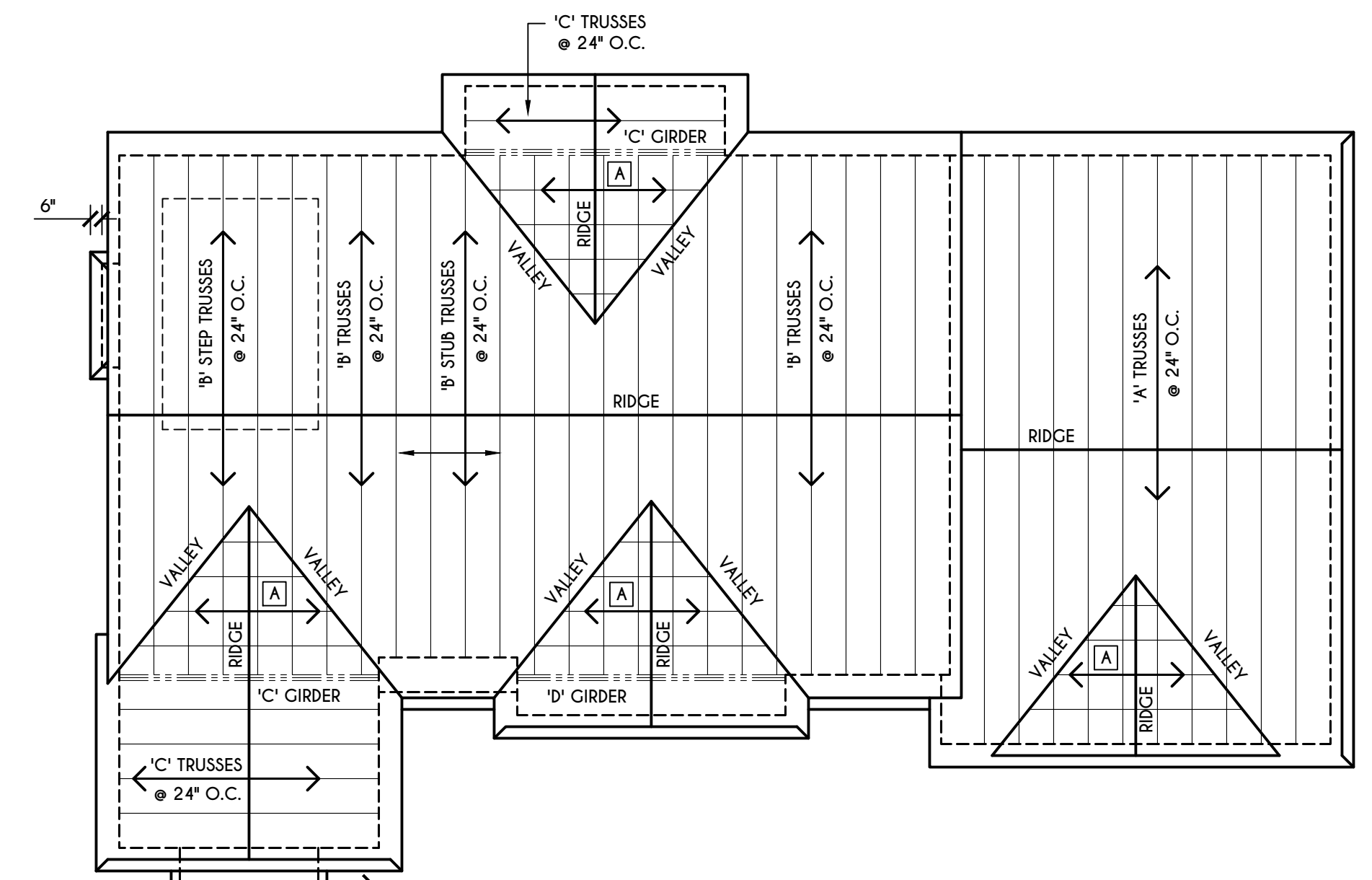
1678 SQ.FT.
 SCALE: 1/4" = 1'-0"

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

GENERAL SECOND FLOOR PLAN NOTES:

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

- WINDOW / DOOR LEGEND:**
- 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



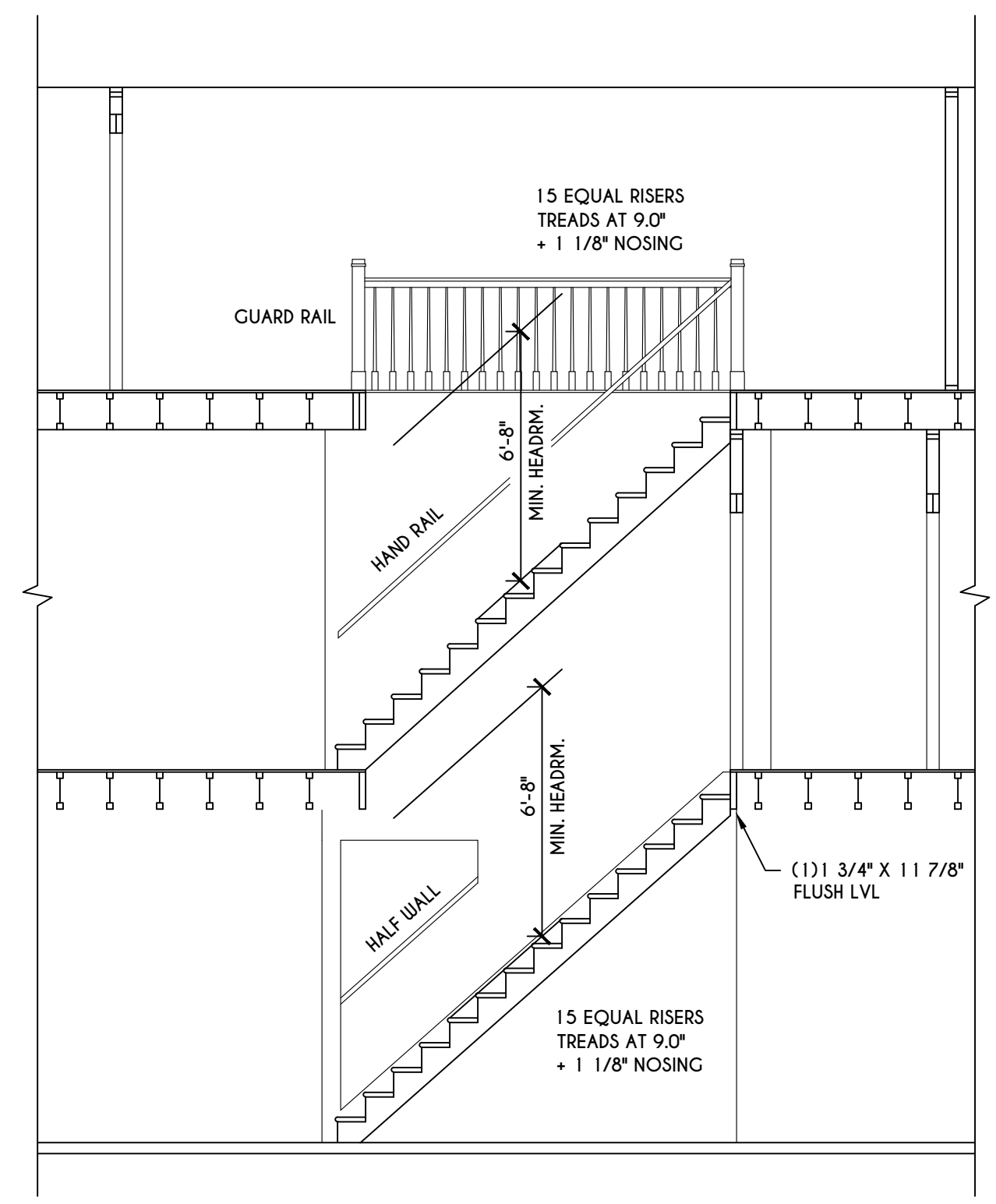
ROOF PLAN

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

GENERAL ROOF NOTES:

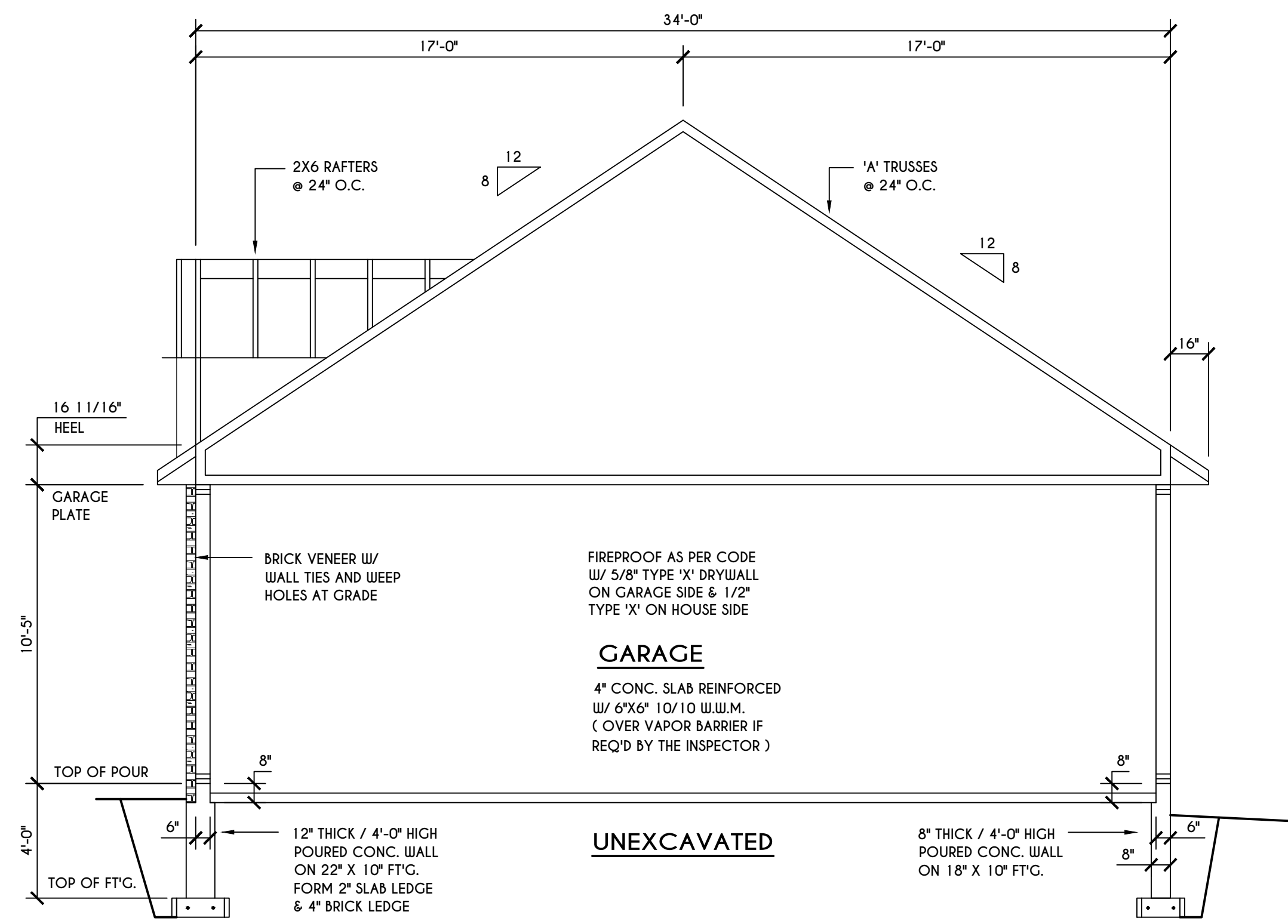
ALL RAKES ARE 8' & OVERHANGS ARE 16' UNLESS NOTED OTHERWISE
 ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING
 THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS
 4/12 PITCH ROOFS OR SHALLOWER TO HAVE 2 LAYERS 15# FELT

2X6 LAYOVER BAFTERS 24" O.C.



STAIR SECTION

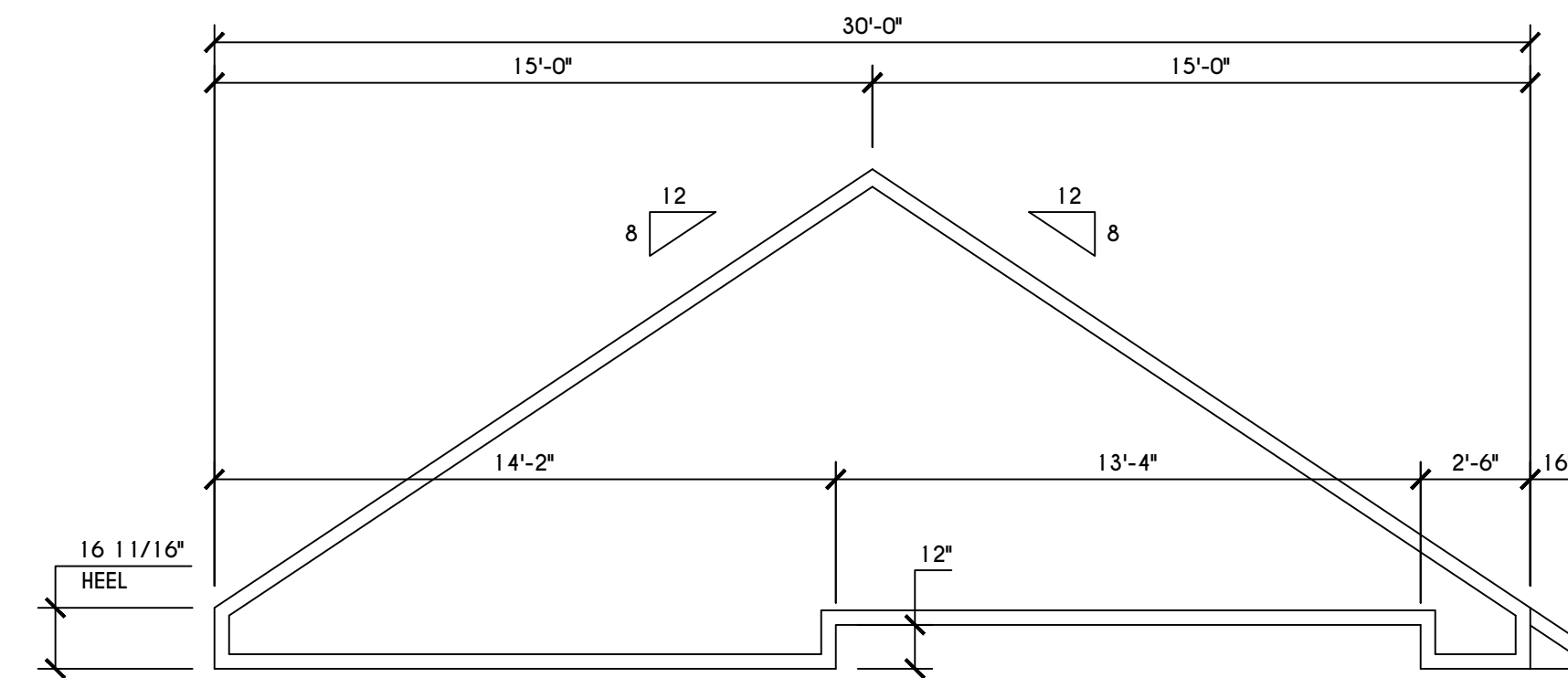
SCALE: 1/4" = 1'-0"



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

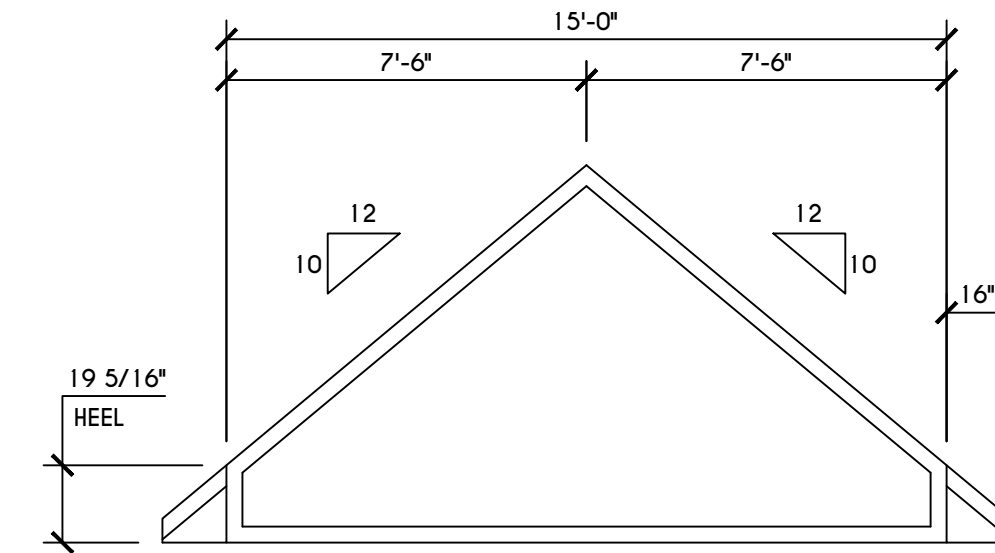
TRUSS NOTES:

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



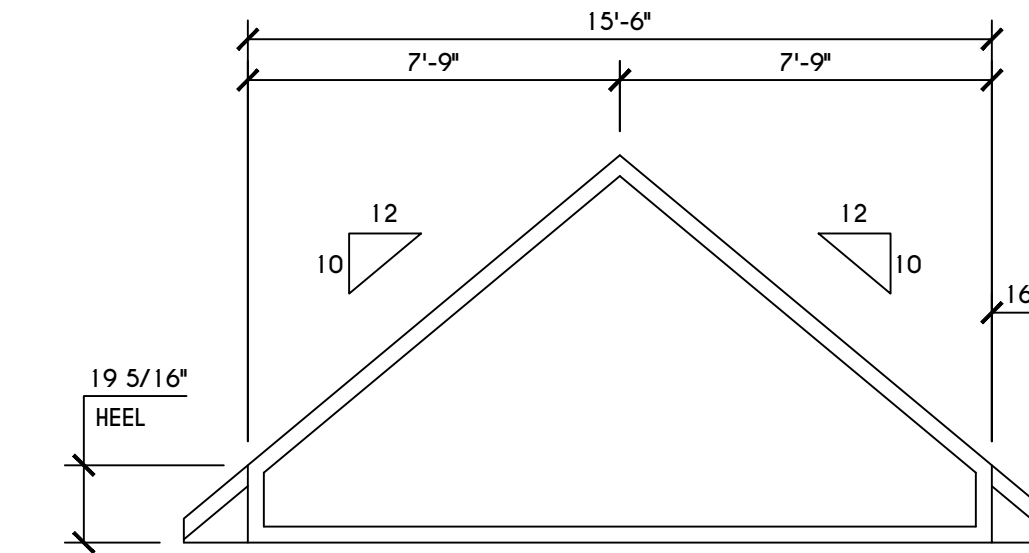
'B' STEP TRUSS PROFILE

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



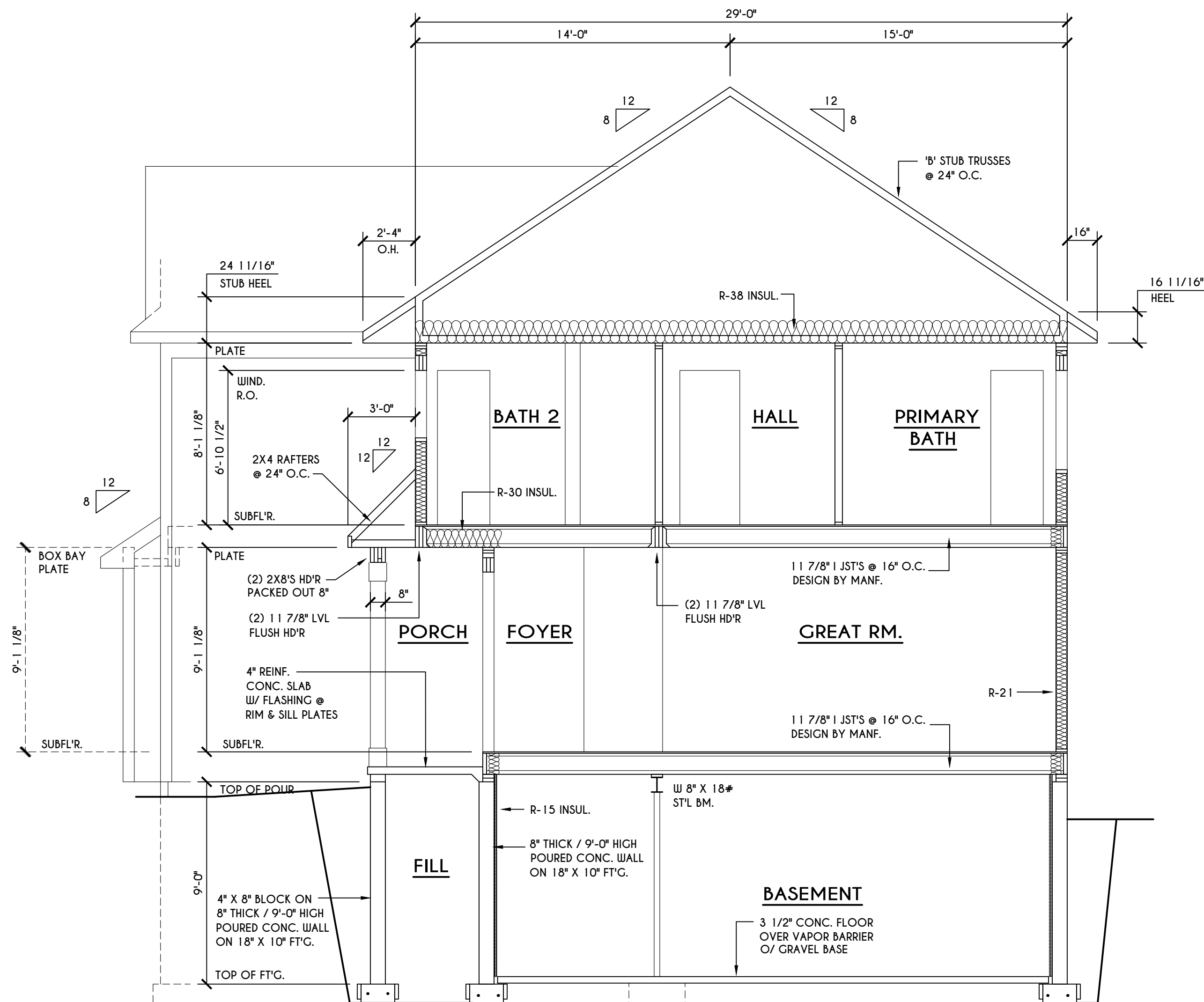
'C' TRUSS PROFILE

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

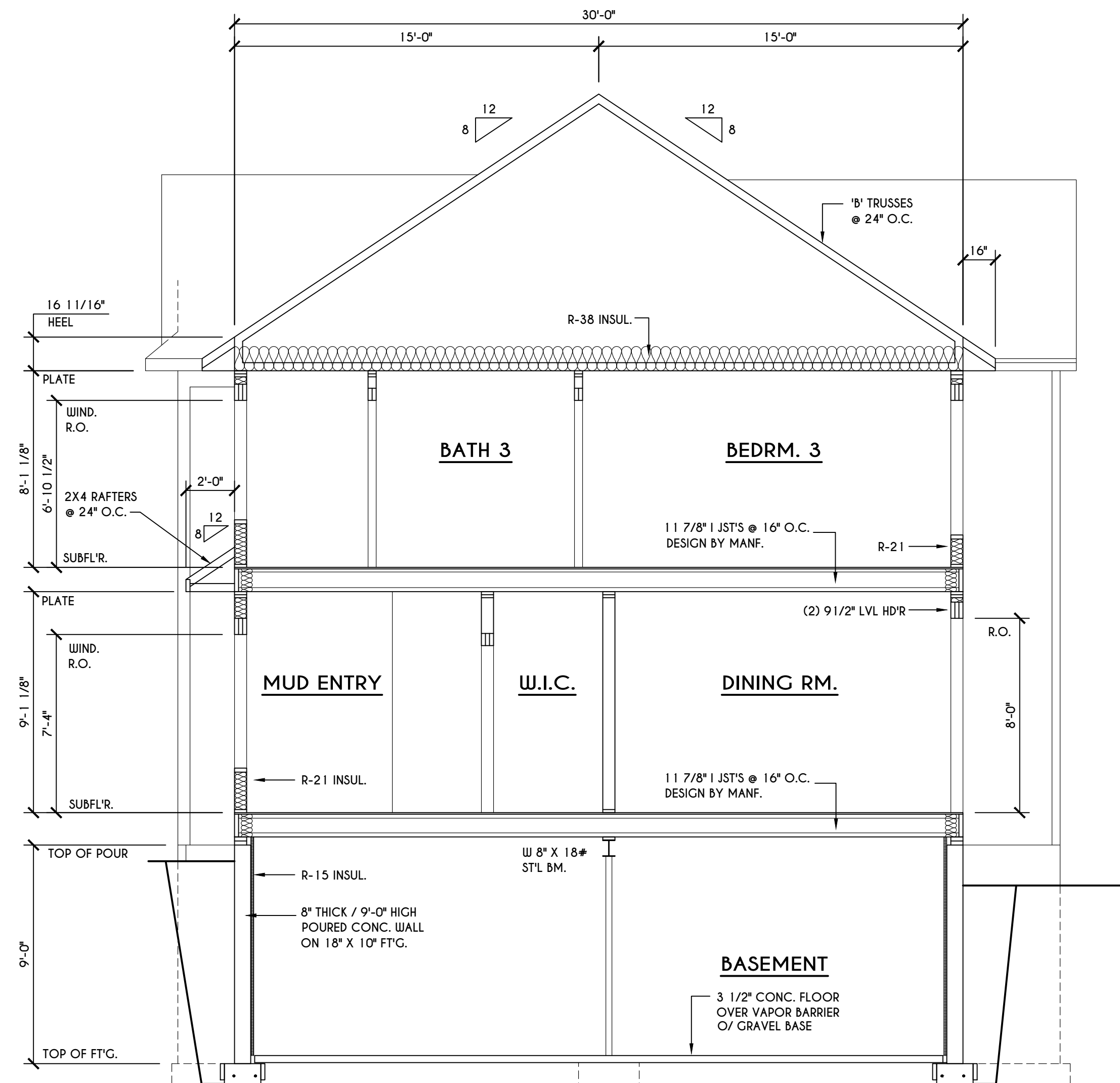


'D' TRUSS PROFILE

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



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



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

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

REVISIONS:

DATE	BY	DESCRIPTION

CLIENT/LOCATION:

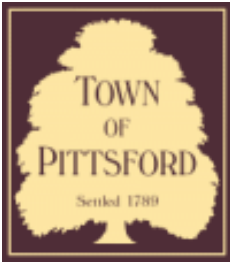
THE NORTHFIELD
LOT 61 BRIDLERIDGE
PITTSFORD, NY

BUILDER:

COVENTRY RIDGE
BUILDING CORP.

SECTIONS
GLA PLAN 3343

drawn: CDK	checked: CSB
scale: AS NOTED	date: 10 / 24
PROJECT: 15475E	sheet: 6 / 6



Town of Pittsford

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

Permit #
CA24-000006

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 192 Knickerbocker Road PITTSFORD, NY 14534

Tax ID Number: 164.15-2-39.2

Zoning District: RN Residential Neighborhood

Owner: Ryder, Robert P

Applicant: Ryder, Robert P

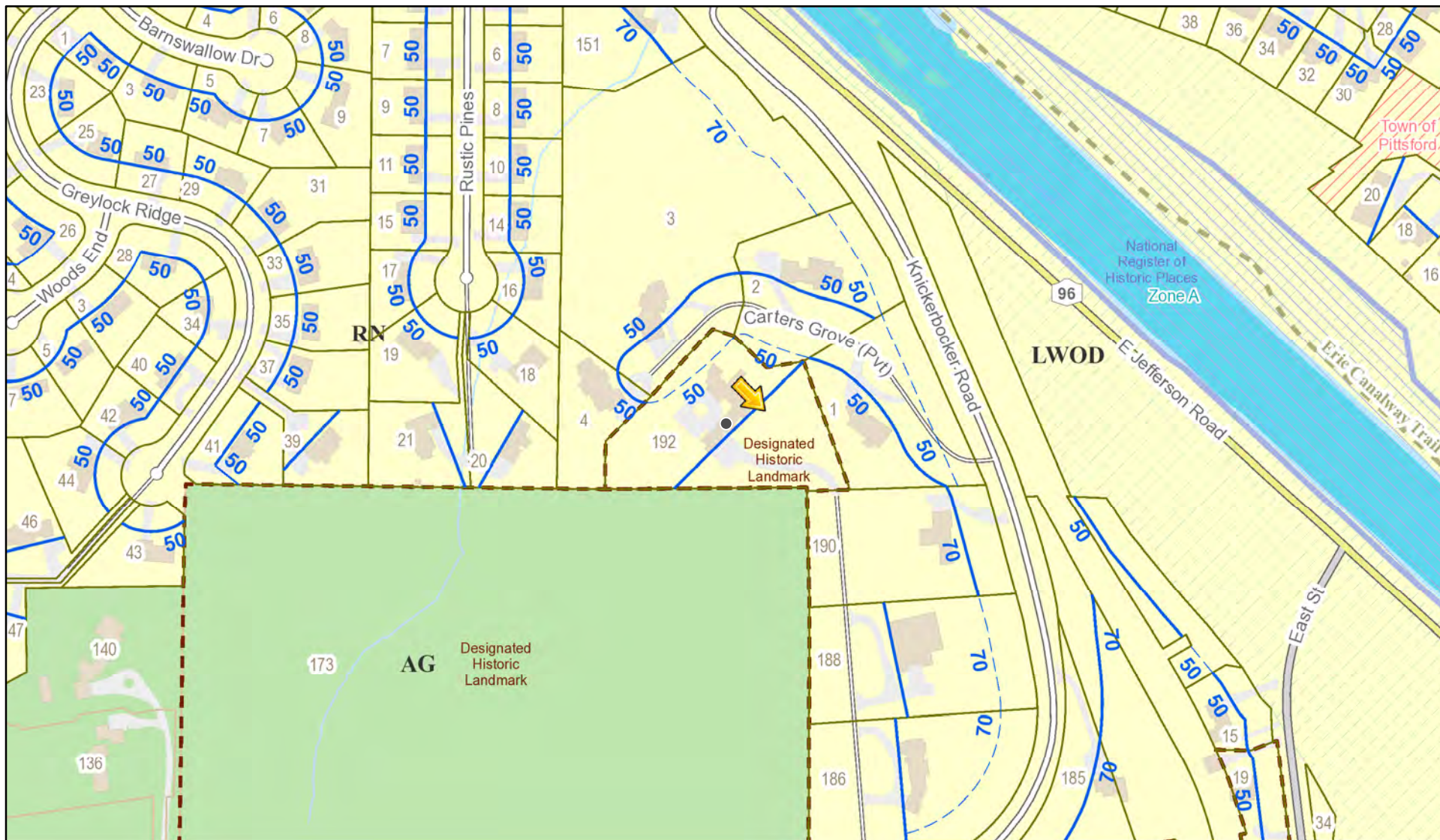
Application Type:

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

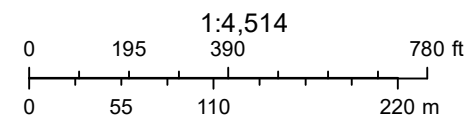
Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the expansion of a detached garage, the addition of a screened porch, the addition of a main entry porch and a kitchen expansion at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Meeting Date: February 27, 2025

RN Residential Neighborhood Zoning



Printed November 21, 2024



Town of Pittsford GIS

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



Zone A

Thu Sep 5 2024

Imagery © 2024 Nearmap, HERE

136 100 ft

FIRM Panel
36055C0359G

FIRM Panel
36055C0359G

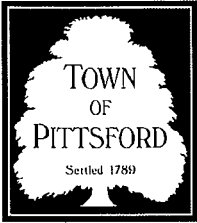
FIRM Panel
36055C02978G

Nearmap

28 33 17 16 2 34 35 19 18 1 7 5 40 37 21 20 4 192 42 41 39 44 46 43 190 188 185 15 19 173 140

Print Form

Reset Form



TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

1. Property Address: 192 Knickerbocker Road

2. Tax Account Number: 164.150-0002-039.2

3. Applicant's Name: David Crowe

Address: 99 Garnsey Road Phone: 585-514-0223

Pittsford NY 14534 E-mail: dcrowe@djacornersst
City State Zip Code

4. Applicant's Interest in Property:

Owner: Lessee: Holding Purchase Offer:

Other (explain): Client Representative / Consulting Architect

5. Owner (if other than above): Meaghan Larrabee

Address: 22 Lake Lacoma Drive Phone: _____

Pittsford NY 14534 E-mail: _____
City State Zip Code

Has the Owner been contacted by the Applicant? Yes No

6. Application prepared by: David Crowe

Address: 99 Garnsey Road Phone: 585 514-0223

Pittsford NY 14534 E-mail: dcrowe@djacornersst
City State Zip Code

7. Project Design Professional (if Available): Ty Allen

Address: PO Box 44 Phone: 585-613-5899

Phelps NY 14532 E-mail: Ty@arketondesign.cc
City State Zip Code

[Print Form](#)

[Reset Form](#)

B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

The master plan vision for the property includes the rehabilitation of several outdoor spaces, including the arrival court and parking areas, and the pool terrace. The pool terrace renovation will include the repairs and updates to the pool, paving and steps, the addition of a spa, and a future cabana. The master plan also includes a kitchen garden terrace adjacent to the kitchen and identifies the location for a future sports court and detached garage. existing pool, steps, walkways, and pool enclosure fence. The project also proposes construction of a new dining terrace adjacent to the kitchen, as well as a new set of stairs which connects to the

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

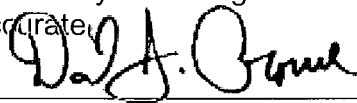
N/A

16. Additional materials submitted with this application (if available):

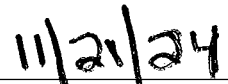
- Parcel map
- Architectural elevations
- Photographs
- Architectural plans
- Other materials
- Site Master Plan

Applicant Certification:

I certify to the best of my knowledge that the information supplied on this application is complete and accurate.



Signature of applicant



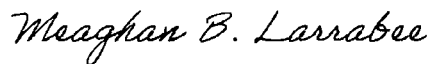
Date

Owner Consent:

If the applicant is other than the owner, does the owner concur with this application?

Yes No

If Yes, owner's signature:



192 Knickerbocker Rd. Pittsford, NY.

**Design Review and Historic Preservation Review Board
Application for Certificate of Appropriateness
Section 14a Supplemental narrative document**

1. Proposed Garage Expansion:
 - a. Garage expansion consists of an addition to the SW side of the existing garage.
 - b. This addition consists of approximately 1495 sq. ft.
 - c. The height of the proposed addition will be 22', matching and aligning to the existing adjacent garage ridge line.
 - d. Garage expansion will be two stories. The first story will accommodate three (3) car parking bays and general storage. The second story will be utilized for storage.
 - e. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modification and addition.

2. Existing garage modifications and expansion:
 - a. The existing garage will be expanded on the NW side by approximately 108 sq. ft. This expansion will include a single upward acting door.
 - b. Note that the existing adjacent portico will be expanded by approximately 120 sq. ft. as well. This change will increase the covered area of the exterior walk, but will not increase the size of the interior conditioned space.
 - c. The existing garage door on the SE side of the garage will be replaced with a single larger upward acting door.
 - d. Once complete, this garage, with its two upward acting doors placed in alignment will provide a "drive through" garage bay design.
 - e. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modification and addition.

3. Proposed kitchen expansion:
 - a. The kitchen will be extended to the SE with an addition of approximately. 175 sq. ft.
 - b. This expansion will be placed within an existing niche occurring along the SE elevation of the building.
 - c. The addition will include new doors and windows allowing direct access from the kitchen to the proposed kitchen garden terrace.
 - d. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modification and addition.

4. Enclosure of the existing covered entry area.
 - a. This existing first floor area beneath the extended timber post supported second floor structure above will be enclosed to accommodate the expansion of the 1st floor kitchen and mudroom areas. The existing timber support of this structure will

remain, as well as the stone wainscot height base wall. And so the room enclosure will consist primarily of carefully detailed window fenestration extending from stone wall to structure above, so as to provide maximum light, view and ventilation within the home.

- b. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modification and addition.
5. Proposed modifications to the main entrance of the home:
- a. It is proposed that the current design of the main entrance of the home be modified to be more in character with the adjacent existing design of the home. The goal of this work is to make a more pleasing, usable, functional and welcoming entry to the home - and to provide an entry design which is more in keeping with the general character of the home.
 - b. These changes would include the construction of a pitch break, sloped shed style roof with post support over the main exterior porch – this addition would match the design covered walkways to the SE of the entry. The porch would be modified To eliminate the existing continuous stair tread, and in lieu, an elevated and level porch area would be created beneath the proposed covered porch roof with a center entrance stair design. The covered area of the proposed porch roof would be approximately 214 sq. ft.
 - c. The front entrance doors would be replaced with larger double doors, again drawing design inspiration from other existing exterior doors within the home.
 - d. The first-floor level windows to the left and right of the main entry would be replaced with window units having the same width, however they would be taller in design.
 - e. This work also proposes replacement of the three (3) second story dormers so as to provide a design which is in more keeping with the general character of the existing home, as well as to provide usable, functional, and code required egress compliant windows within the bedrooms they serve.
 - f. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modifications.
6. Future detached garage –
- a. Please note that this information is being provided only for Board edification as a component of a future master plan strategy.
 - b. The design, sq. ft, as well as specific functional and use details of the building element are not known at this time, and so would be submitted as part of a formal future approval package. Timing of that application is not currently known, but believed to be at least a few years in the future.
 - c. Approval of this element is not being sought at this time. This information is being provided only for discussion purposes, and in a good-will effort to provide full disclosure of the longer term “master plan” intent.

7. Proposed screen room:
 - a. We are proposing that a screened, out-door, unconditioned, covered terrace would be provided at this location.
 - b. This screen room would consist of an addition amounting to approximately 585 sq. ft.
 - c. The height of the proposed addition will be approximately 22' above grade.
 - d. The screen room roof ridge will (approximately) align to the existing adjacent roof ridge line – to which the covered patio room connector would be attached.
 - e. The screen room would be at the 1st floor elevation and have direct access to / from the home interior, as well as to the existing terrace located SE of this location.
 - f. The design of the covered patio room would be inspired by the existing screened “overlook” structure, which has been proposed for removal within the application.
 - g. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modifications and addition.

8. Future pool cabana:
 - a. Please note that this information is being provided only for Board edification as a component of a future master plan strategy.
 - b. The design, sq. ft, as well as specific functional and use details of the building element are not known at this time, and so would be submitted as part of a formal future approval package. Timing of that application is not currently known, but believed to be at least one to two years in the future.
 - c. Approval of this element is not being sought at this time. This information is being provided only for discussion purposes, and in a good-will effort to provide full disclosure of the longer term “master plan” intent.

9. Modifications to existing internal stairs:
 - a. Interior renovations will require the relocation and modification of an existing interior stairway. The location of these stairs will be shifted internally to the SW, to better suit the functional needs of the home. And so this placement of the stairway will result in the modification of the exterior wall in this location. This modified wall will be restructured with a two story bay window constructed in a design inspired by the existing building fenestration.
 - b. This work will result in no additional square footage within the home.
 - c. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modifications.

End Section 14a / Supplemental narrative document

TOWN OF PITTSFORD
APPLICATION FOR DESIGNATION
OF
LANDMARKS

1. PROPERTY ADDRESS: 192 Knickerbocker Rd.
2. TAX ACCOUNT NUMBER: 164.150-02-039.200
3. NAME OF APPLICANT: Pittsford Historic Preservation Commission
ADDRESS: Pittsford, N.Y. ZIP CODE: _____ PHONE: _____

Interest in Property:

Owner _____ Lessee _____ Holding Option _____
Other (explain) per town ordinance

4. OWNER: (If other than above) Harold + Judy Bednar
ADDRESS: 192 Knickerbocker Rd. ZIP CODE: 14534 PHONE: 381-2300
Pittsford, N.Y. 14534
HAS OWNER BEEN CONTACTED BY APPLICANT? Yes X No _____

5. APPLICATION PREPARED BY: George Dounce
ADDRESS: 1 Cranston Rd ZIP CODE: 14534 PHONE: 383-1197
Pittsford

6. ATTORNEY: Greg Mott
ADDRESS: _____ ZIP CODE: _____ PHONE: _____

7. PRESENT USE OF PROPERTY: Residential

8. ZONING DISTRICT: A

9. STATEMENT OF SIGNIFICANCE: Explain why the property should be designated as a landmark. (Attach additional sheets if necessary.)

- a. General statement on physical history (indicate sources of information)

i. Original and subsequent owners (include dates if possible):

originally owned by Mitchell Pierson, Sr.

ii. Date of construction: 1935-1938

Architect: Bryant Fleming

Builder: Emil Muller

iii. Facts/Information on original plan and construction of building(s): constructed using parts from other buildings including early keeping room from New Haverhill, Ma (1711), Federal parlor from Salem, Ma. (1787) by Samuel McIntyre, stone + timbers from old Genesee River flour mill (Rochester-1835) + from Rochester Catholic cathedral or school razed in 1930

iv. Facts/Information on known alterations and additions, with dates and architects or builders:

b. Statement on history (indicate sources of information)

i. Historical events associated with the property and dates: constructed 1935-1938

ii. Well-known persons associated with the property:

Mitchell Pierson, Sr

Samuel McIntyre

c. Statement on architecture

i. Architectural style or period: Eclectic - 1930's

ii. Architectural interest and merit:

Remarkable 20th century pastiche, achieving handsome residence thru reuse of older buildings

iii. Current exterior condition (describe construction, finishes and state of repair):
Excellent condition. Exteriors types include
clapboard, stone, brick, cobblestone, + stucco.

d. Statement on site and surroundings

i. Outbuildings (list existing outbuildings and describe significance and state of repair):
entrance court

ii. Landscape (describe features and conditions including size and type of trees);
Post ice-storm. Many mature trees + plantings

I CERTIFY THAT THE INFORMATION SUPPLIED ON THIS APPLICATION IS COMPLETE AND ACCURATE.

George H. Dounce
SIGNATURE OF APPLICANT

3/19/92
DATE

CONCURRENCE

Does current owner concur in this application?

Yes

No

If yes, owner's signature

Judith Bednar

LANDMARK DESIGNATION

CLERK'S OFFICE

1992 APR 23 10:46:06

RECORDED

In the Matter

of

PITTSFORD HISTORIC
COMMISSION DESIGNATION

The Designation of 192 Knickerbocker
Road, Pittsford, New York, as a
Historic Landmark

L-2-92

The Pittsford Historic Preservation Commission, pursuant to Chapter 7 3/4 of the Pittsford Town Code, has designated the parcel of property located at 192 Knickerbocker Road, Pittsford, New York 14534, as a "LANDMARK." The Commission so designated said parcel of property as a "LANDMARK" at its Hearing held on March 19, 1992 at the Pittsford Town Hall, Pittsford, New York.

Said parcel of property is more particularly described by deed recorded in the Monroe County Clerk's Office on February 8, 1982, in Liber 6103 at page 337, currently titled in the names of Harold E. Bednar and Judith J. Bednar.

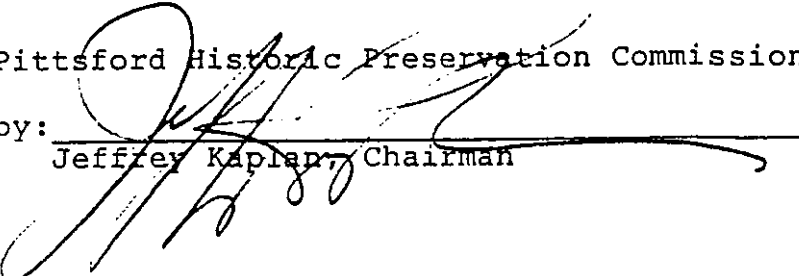
Tax Account #164.150-02-039.200

Property Address: 192 Knickerbocker Road, Pittsford, NY 14534

Present Property Owners: Harold E. and Judith J. Bednar

Effective March 19, 1992 and thereafter, said parcel of property located at 192 Knickerbocker Road, Pittsford, New York 14534, as more particularly described in the deed as aforementioned herein, is subject to the jurisdiction of the Pittsford Historic Preservation Commission, as set forth in the Pittsford Town Code Chapter 7 3/4, and all of the subsections thereof, entitled "Historic Preservation."

Dated: April 21, 1992

Pittsford Historic Preservation Commission
by: 
Jeffrey Kaplan, Chairman

STATE OF NEW YORK)
COUNTY OF MONROE) SS:

On the 21 day of April, 1992, before me personally came JEFFREY KAPLAN, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.


Notary Public

SUZANNE M. LAUDER
NOTARY PUBLIC, STATE OF NEW YORK
ONTARIO COUNTY, NO. 4654688
COMMISSION EXPIRES 5/31/93



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY	
UNIQUE SITE NO.	_____
QUAD	_____
SERIES	_____
NEG. NO.	_____

YOUR NAME: Kathleen A. Howe DATE: April, 1991

YOUR ADDRESS: 32 Winthrop Street TELEPHONE: (716)262-2035
Rochester, NY 14607

ORGANIZATION (if any): Bero Associates, Architects

IDENTIFICATION

- BUILDING NAME(S): _____
- COUNTY: Monroe TOWN/CITY: Pittsford VILLAGE: _____
- STREET LOCATION: 192 Knickerbocker Road
- OWNERSHIP: a. public b. private
- PRESENT OWNER: Harold Bednar ADDRESS: Same
- USE: Original: Residence Present: Same
- ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
 Located at end of _____ Interior accessible: Explain private drive

DESCRIPTION

- BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and-batten
 e. cobblestone f. shingles g. stucco other: half timber
- STRUCTURAL SYSTEM: a. wood frame with interlocking joints
 b. wood frame with light members
 c. masonry load bearing walls
 d. metal (explain) _____
 e. other _____
- CONDITION: a. excellent b. good c. fair d. deteriorated
- INTEGRITY: a. original site b. moved if so,when? _____
 c. list major alterations and dates (if known): _____

12. PHOTO:

13. MAP:

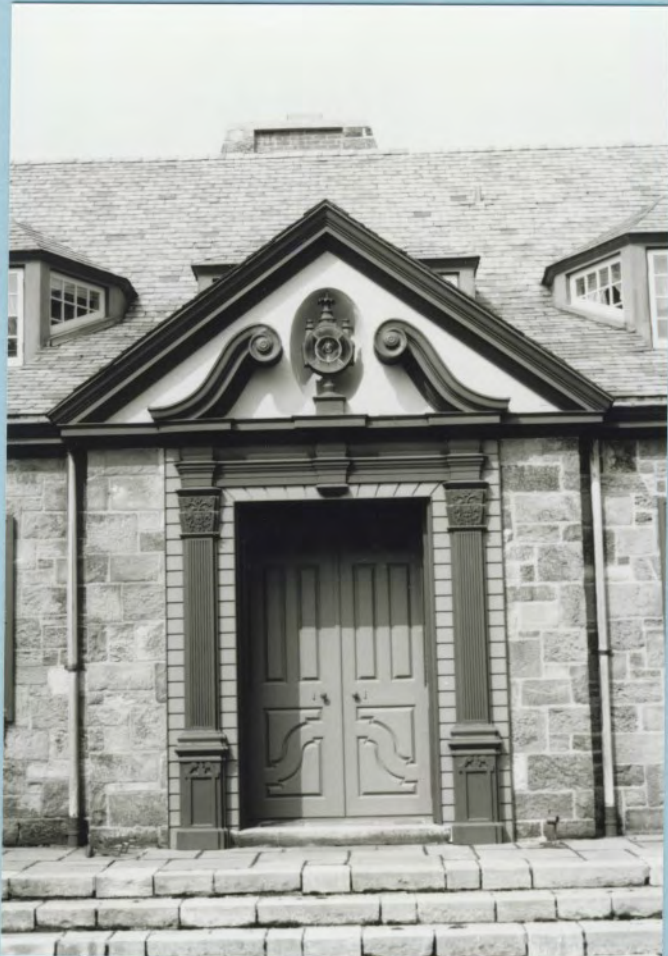


HP-1

An Equal Opportunity Agency

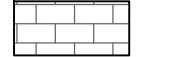

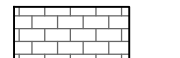

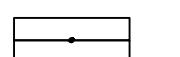
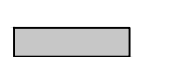
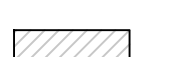

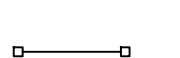
14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage
 d. privy e. shed f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: entrance court
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: large lot
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)
 20th century mansion on formerly rural land.
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
 House constructed using parts from other buildings. Parlor with federal woodwork from Salem, MA; early New England keeping room with cavernous fireplace and bake oven. Main entrance, early woodwork and doors; screened porch and terrace built from old mill; half timber gable at rear.
- SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1935-38
 ARCHITECT: Bryant Fleming
 BUILDER: Emil Muller
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
 Remarkable 20th century pastiche, achieving handsome residence through re-use of older buildings.
 Original owners, M/M Mitchell Pierson, Sr. House constructed using parts from other buildings, including early keeping room from New Haverhill, MA (1711); Federal parlor from Salem, MA (1787) by Samuel McIntyre; stone and timbers from old flour mill, Genesee River, Rochester (1835), and Catholic Cathedral (or school) razed for Kodak expansion in 1930s.
 In Malo Report: English and Neo Colonial.
21. SOURCES: Robert and Sally Jo Winebrenner, former owners (1980). Building-Structure Inventory Form, Pat Place and Jean France, Historic Pittsford, June, 1980.
 Newspaper articles. Photographs.
22. THEME:
 Residential: Mansion

PHOTO CONTINUATION SHEET
192 Knickerbocker Road




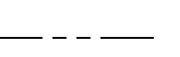


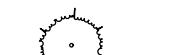




SITE PLAN KEY:

PAVING & HARDSCAPE

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

BOUNDARIES & SITE FEATURES

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

BUILDING MODIFICATIONS & ADDITIONS:

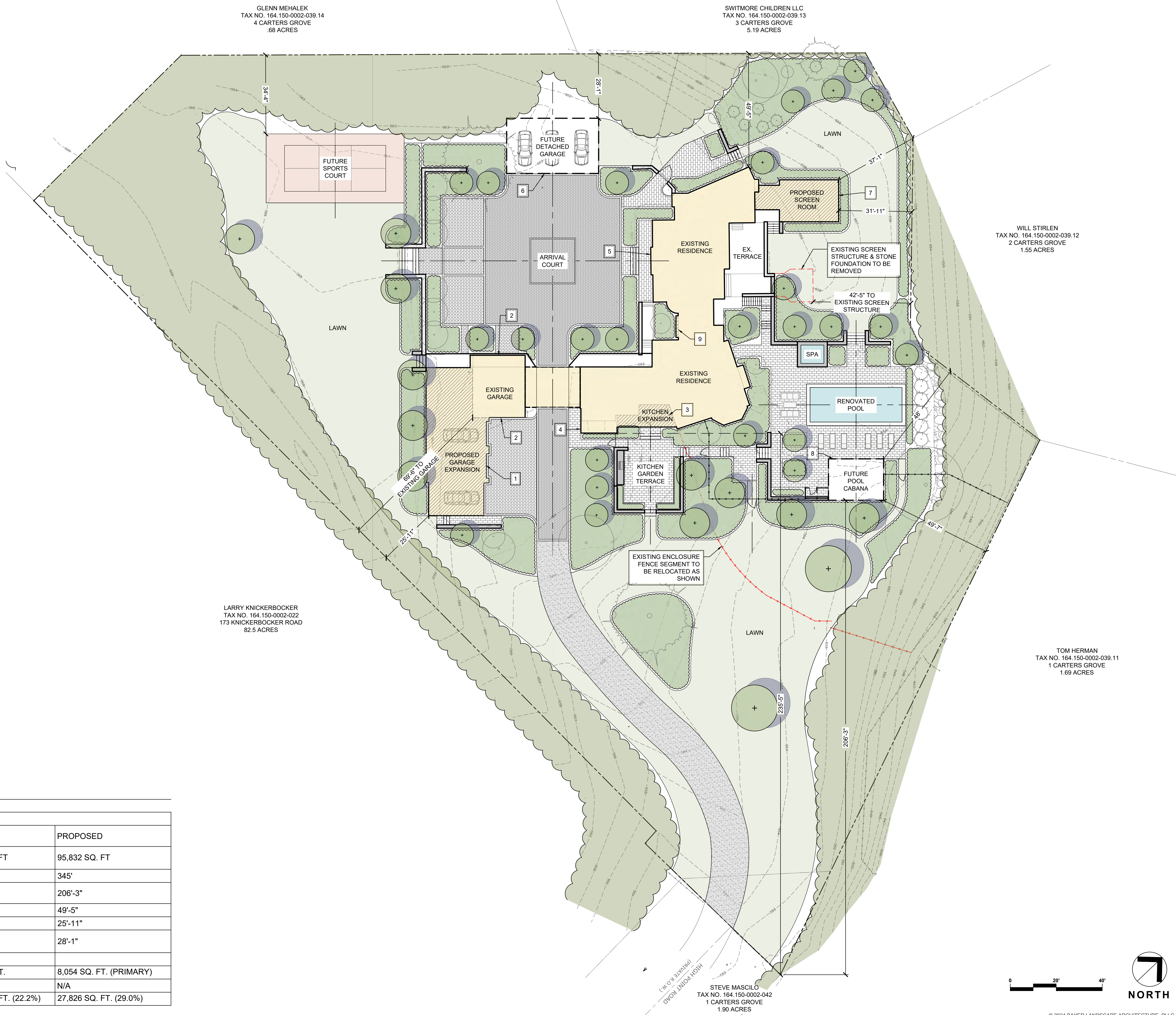
- 1 PROPOSED GARAGE EXPANSION
- 2 EXISTING GARAGE MODIFICATION & EXPANSION
- 3 PROPOSED KITCHEN EXPANSION
- 4 ENCLOSURE OF EXISTING COVERED ENTRY AREA
- 5 PROPOSED MODIFICATION TO MAIN ENTRY OF HOME
- 6 FUTURE DETACHED GARAGE
- 7 PROPOSED SCREEN ROOM
- 8 FUTURE POOL CABANA
- 9 MODIFICATION TO EXISTING INTERNAL STAIR

SITE COVERAGE CALCULATIONS:

EXISTING LOT SIZE:	95,832 SF (2.2 ACRES)
MAXIMUM ALLOWABLE LOT COVERAGE (40%):	38,333 SF (40.0%)
EXISTING COVERAGE (%):	21,292 SF (22.2%)
PROPOSED LOT COVERAGE (%):	27,826 SF (29.0%)

ZONING CHART - TOWN OF PITTSFORD:

ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD (RN)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	N/A	95,832 SQ. FT	95,832 SQ. FT
MIN. LOT WIDTH	N/A	345'	345'
MIN. FRONT YARD SETBACK	PER CODE	235'-5"	206'-3"
MIN. REAR YARD SETBACK	60'	49'-5"	49'-5"
MIN. SIDE YARD SETBACK	60'	42'-5"	25'-11"
MIN. REAR YARD SETBACK (ACCESSORY)	60'	N/A	28'-1"
MAX. BUILDING HEIGHT	30'		
MAX. BUILDING FOOTPRINT	6,167 SQ. FT.	5,962 SQ. FT.	8,054 SQ. FT. (PRIMARY)
MAX. ACCESSORY BUILDING HEIGHT	12'	N/A	N/A
MAX. LOT COVERAGE	38,333 SQ. FT. (40.0%)	21,293 SQ. FT. (22.2%)	27,826 SQ. FT. (29.0%)



GLENN MEHALEK
TAX NO. 164.150-0002-039.14
4 CARTERS GROVE
.68 ACRES

SWITMORE CHILDREN LLC
TAX NO. 164.150-0002-039.13
3 CARTERS GROVE
5.19 ACRES

WILL STIRLEN
TAX NO. 164.150-0002-039.12
2 CARTERS GROVE
1.55 ACRES

LARRY KNICKERBOCKER
TAX NO. 164.150-0002-022
173 KNICKERBOCKER ROAD
82.5 ACRES

TOM HERMAN
TAX NO. 164.150-0002-039.11
1 CARTERS GROVE
1.69 ACRES

STEVE MASCILO
TAX NO. 164.150-0002-042
1 CARTERS GROVE
1.90 ACRES



Bayer Landscape Architecture, PLLC
19 North Main Street
Honeoye Falls, New York 14472
P: 585-582-2000
F: 585-582-2005
bayerla.com

Scale: 1"=20'-0"

Checked By:	MHB	DMB	BLA
Drawn By:			
Design By:			
Date:	2024.11.21		
Project No:	2024-111	No.	

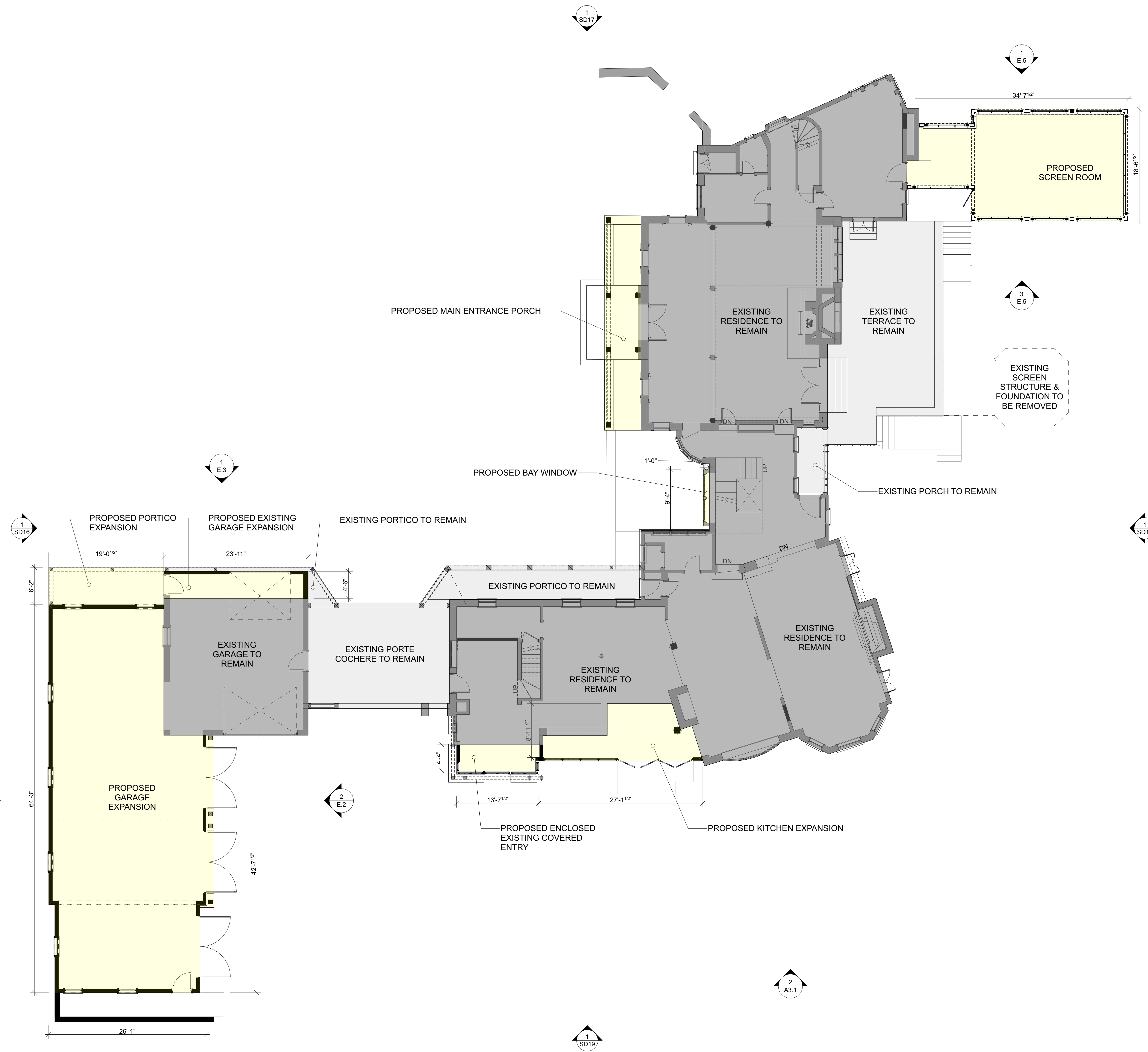
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

LARRABEE RESIDENCE
192 KNICKERBOCKER ROAD
PITTSFORD, NEW YORK 14534

SITE MASTER PLAN

L1.0

© 2024 BAYER LANDSCAPE ARCHITECTURE, PLLC



OVERALL GROUND FLOOR PLAN

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

REVISIONS

PROJECT NO. D-24163

LARRABEE RESIDENCE
192 Knickerbocker Road Pittsford NY 14534

ISSUED 12/11/24
Zoning Review

SCALE 1/4" = 1'-0"

FLOORPLAN

D.1



NORTH ELEVATION

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



WEST ELEVATION

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

REVISIONS

PROJECT NO. D-24168

LARRABEE
RESIDENCE
192 Knickerbocker Road Pittsford NY 14534

ISSUED 10/11/24
Zoning Review

1/4" = 1'-0"

EXTERIOR
ELEVATIONS

D.2



SOUTH ELEVATION

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



EAST ELEVATION

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

PROJECT NO. D-24168

LARRABEE
RESIDENCE
192 Knickerbocker Road Pittsford NY 14534

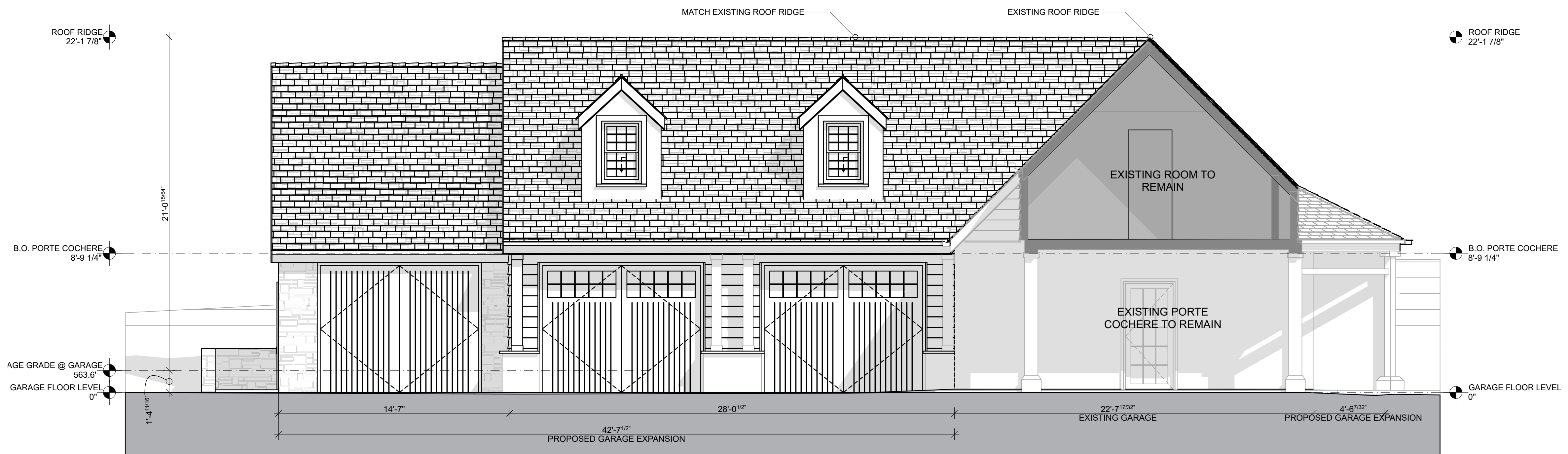
DATE 12/11/24
REVISIONS
Pending Review

SCALE 1/4" = 1'-0"

EXTERIOR
ELEVATIONS



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

PROJECT NO. D-24163

**LARRABEE
RESIDENCE**
192 Knickerbocker Road Pittsford NY 14534

ISSUED 12/11/24
Zoning Review

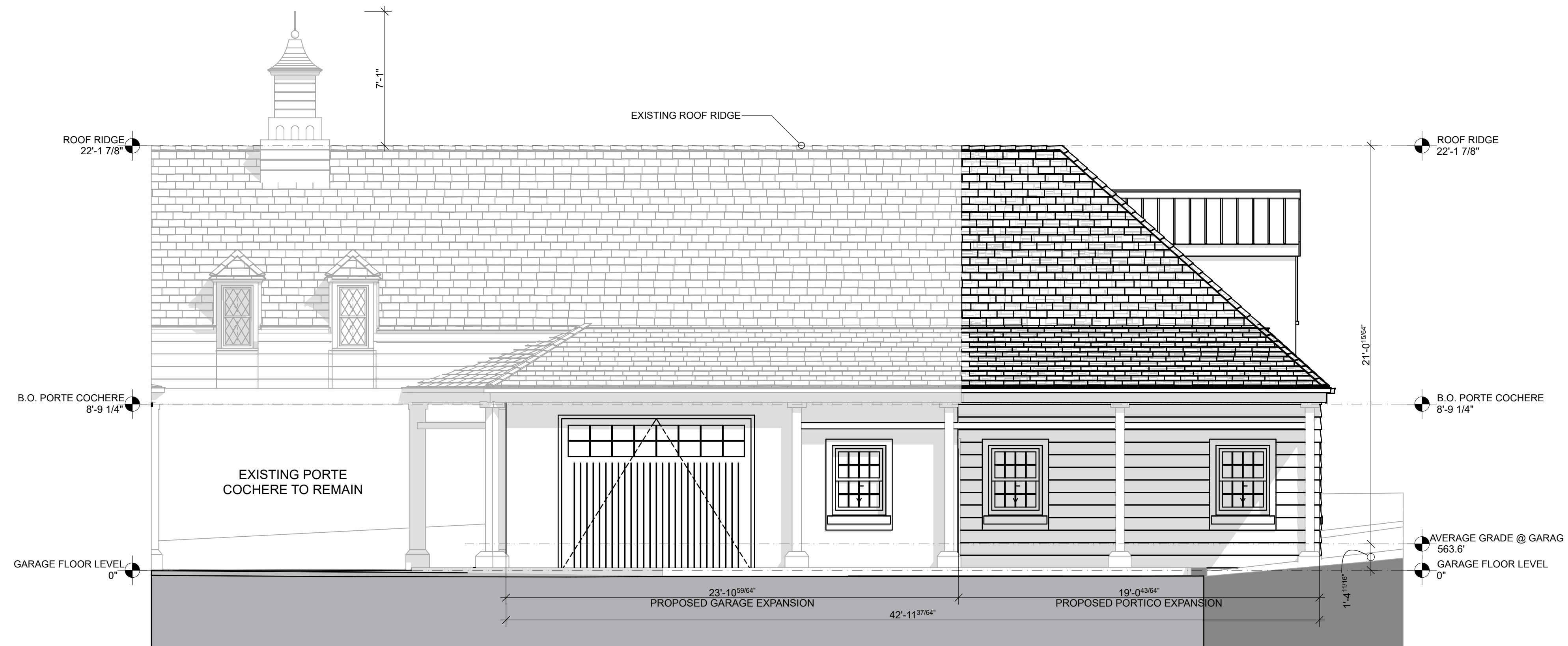
SCALE 1/4"=1'-0"

Garage
Elevations

E.2



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISIONS

PROJECT NO. D-24183

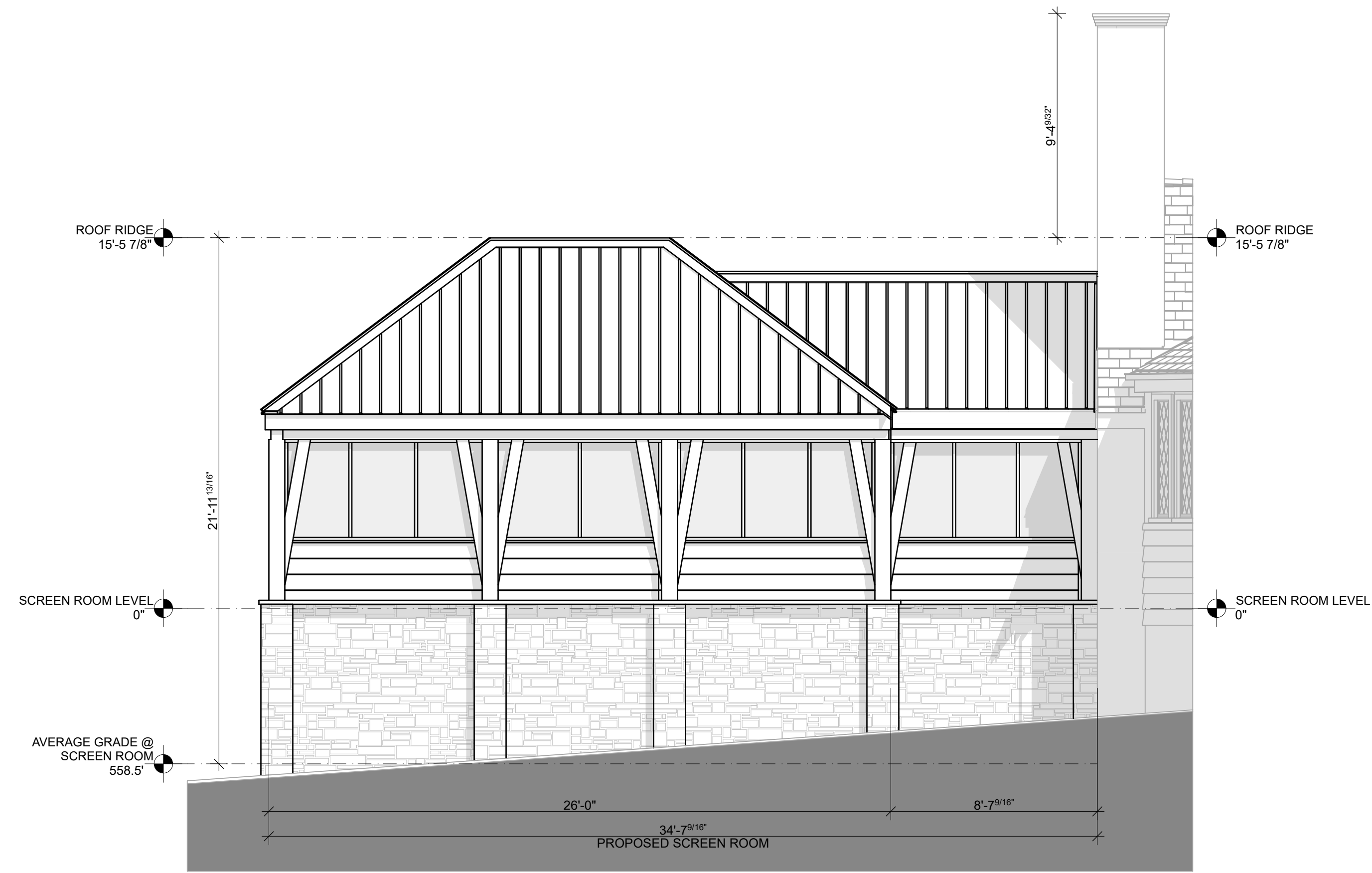
**LARRABEE
RESIDENCE**
192 Knickerbocker Road Pittsford NY 14534

ISSUED 12/11/24
Zoning Review

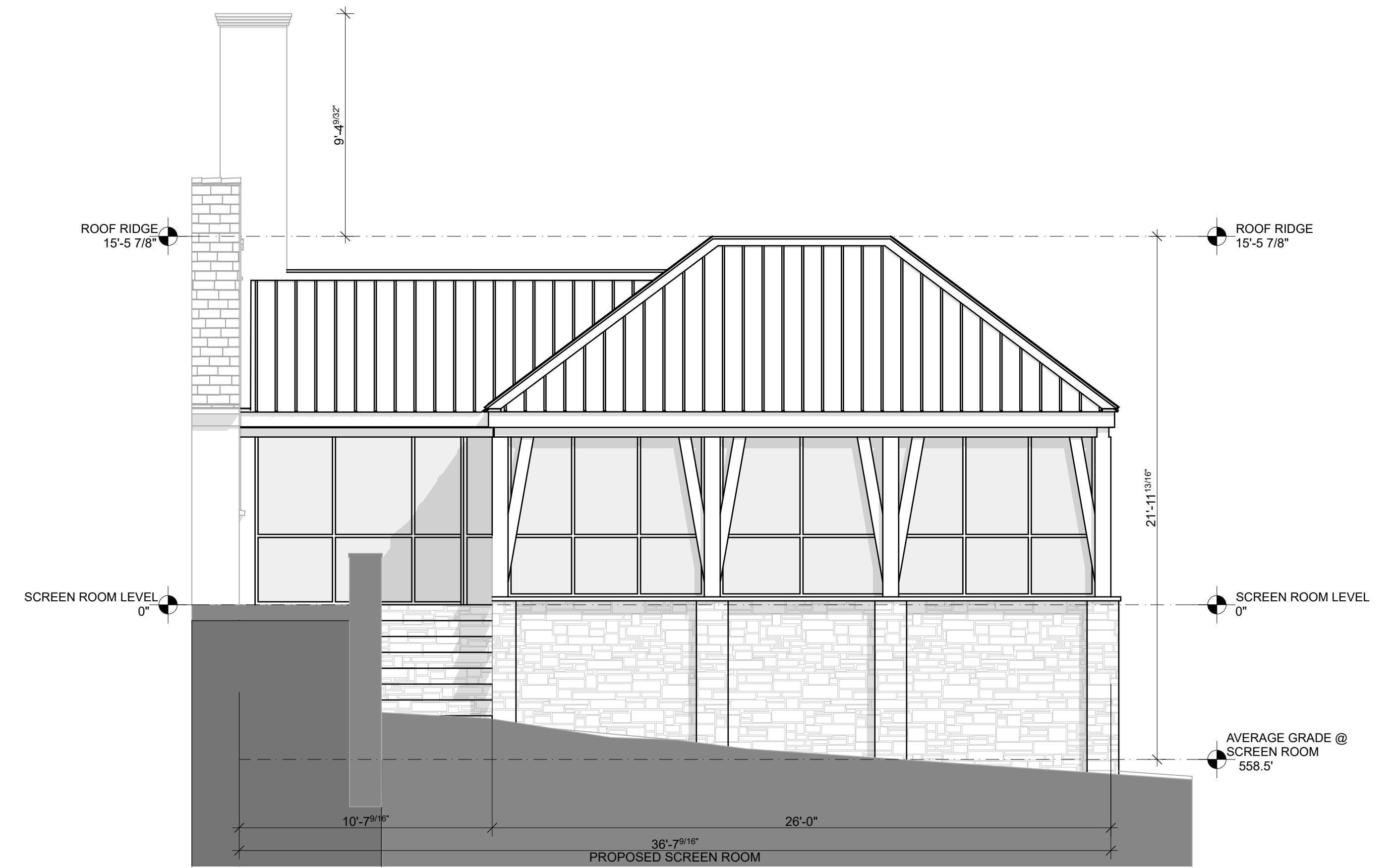
SCALE 1/4"=1'-0"

Garage
Elevations

E.3



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



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

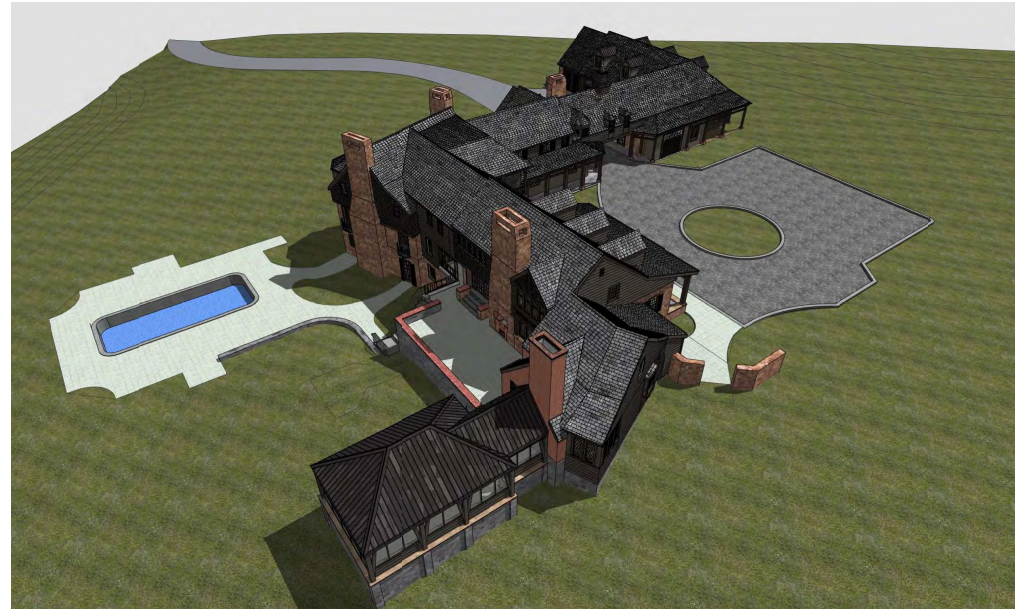








SITE PERSPECTIVE - 1



SITE PERSPECTIVE - 4



SITE PERSPECTIVE - 2



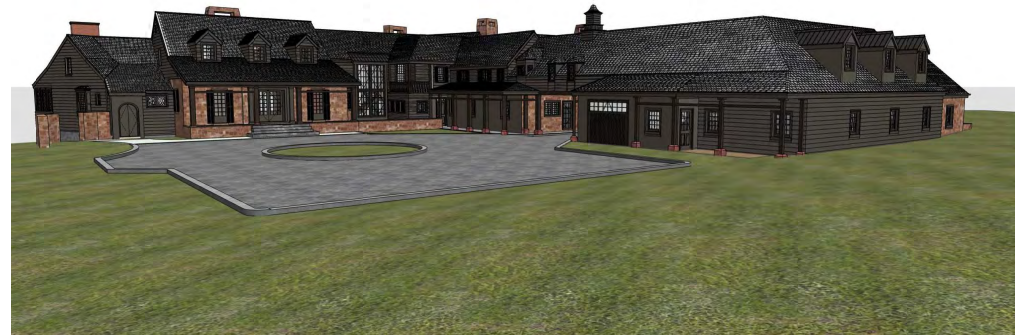
SITE PERSPECTIVE - 3

LARRABEE RESIDENCE

192 Knickerbocker Road Pittsford NY 14534



GROUND PERSPECTIVE - 1



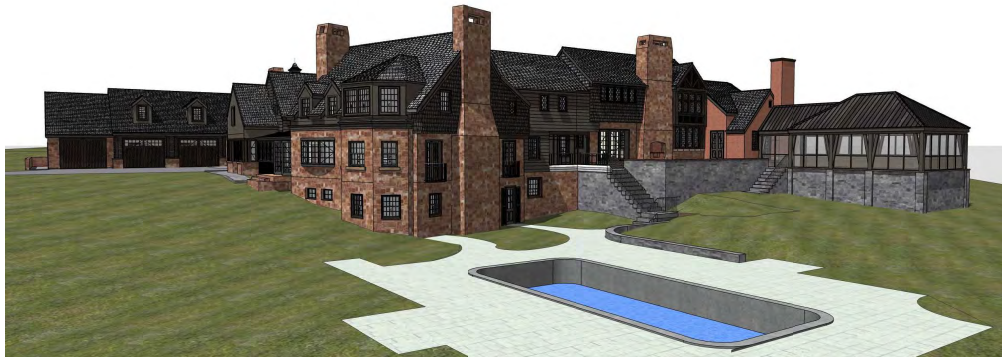
GROUND PERSPECTIVE - 2



IMAGE - 1



IMAGE - 2



GROUND PERSPECTIVE - 3



GROUND PERSPECTIVE - 4

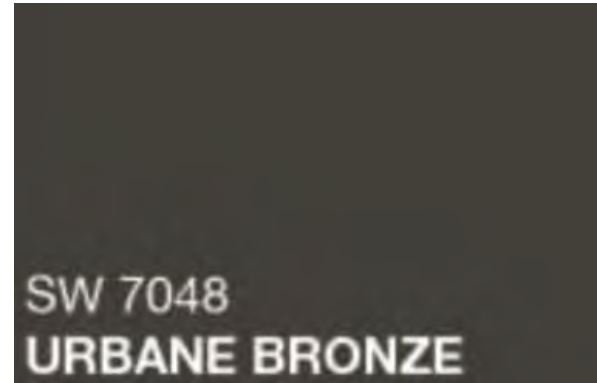


IMAGE - 3



IMAGE - 4

Exterior Materials Palette



Paint Color –
Trim & Siding

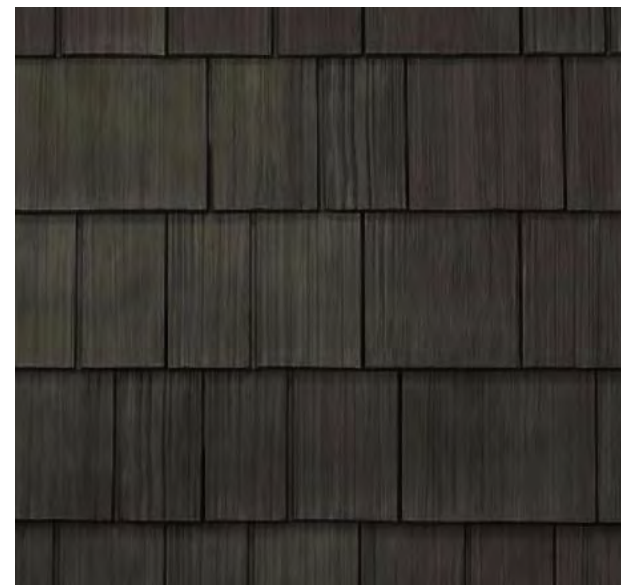


Slate Roof to
match existing



Marvin Bronze
Signature Ultimate
&
Bronze Hardware

Medina Stone



Cedar Shake
Siding

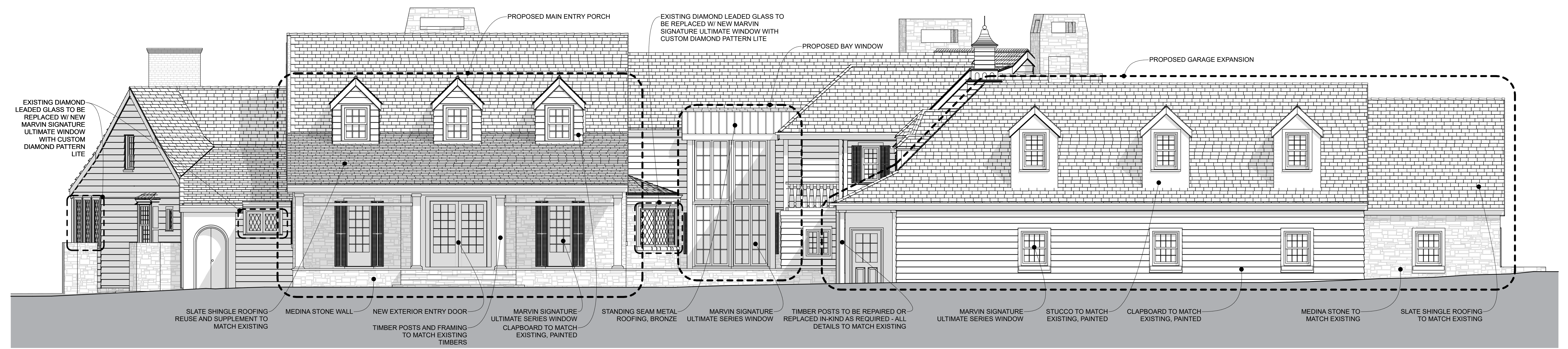


Copper Roof
& Gutters

Larrabee Residence - 192 Knickerbocker

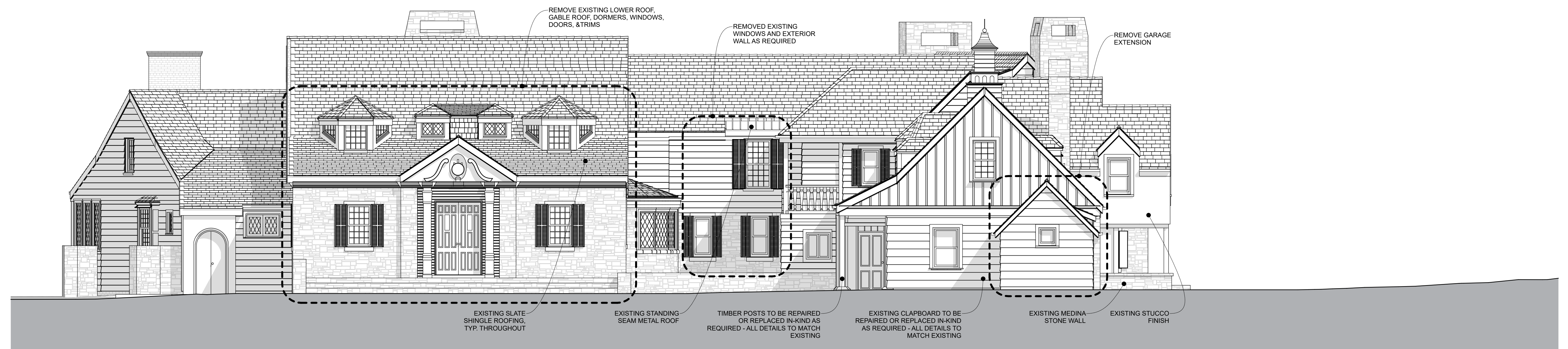
GENERAL NOTES:

- ALL EXISTING WINDOWS TO BE REPLACED IN KIND W/ MARVIN SIGNATURE ULTIMATE - WINDOW TYPES (OPERATION) & LITE PATTERNS TO MATCH EXISTING - UNLESS OTHERWISE NOTED
- EXISTING SIDING TO BE REPAIRED/REPLACED AS REQUIRED - PATTERNS, REVEALS, & EXPOSURE TO MATCH EXISTING - & PAINTED
- EXISTING EXTERIOR TRIMS & ASSOCIATED COMPONENTS TO BE REPAIRED/REPLACED IN-KIND & PAINTED
- EXISTING SLATE ROOFING TO REMAIN - UNLESS OTHERWISE NOTED
- EXISTING EXTERIOR STONEMWORK & CHIMNEYS TO REMAIN - UNLESS OTHERWISE NOTED



PROPOSED NORTH ELEVATION

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

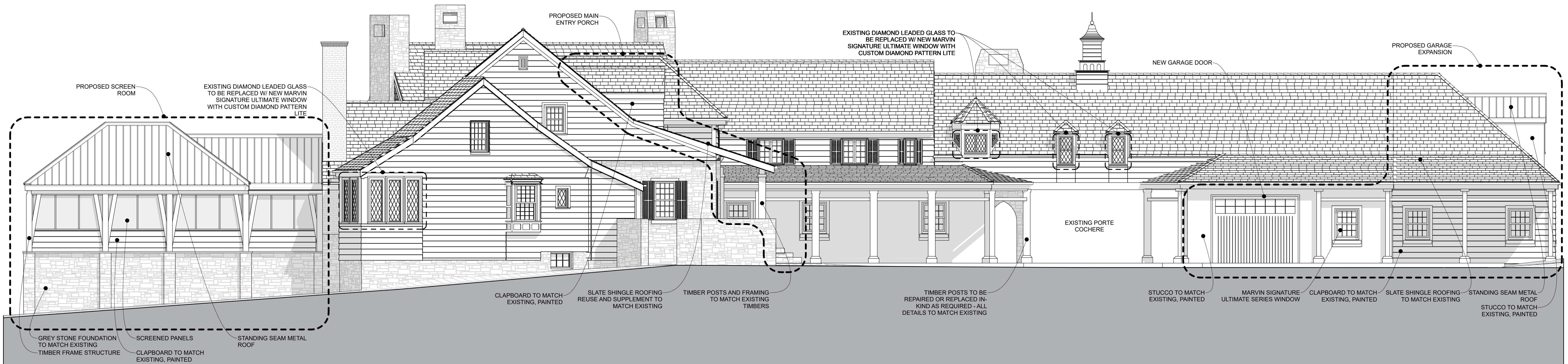


EXISTING NORTH ELEVATION

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

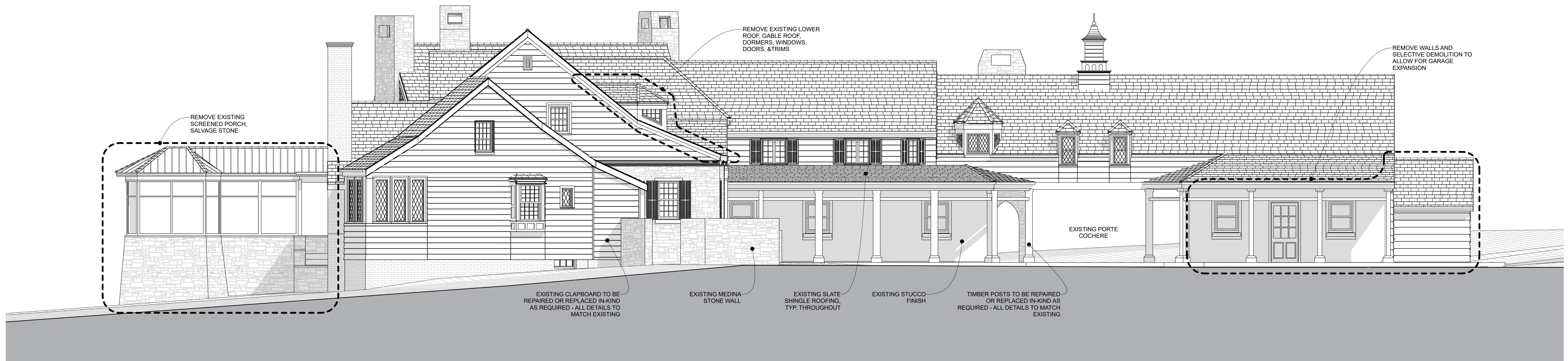
GENERAL NOTES:

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PROPOSED WEST ELEVATION

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



EXISTING WEST ELEVATION

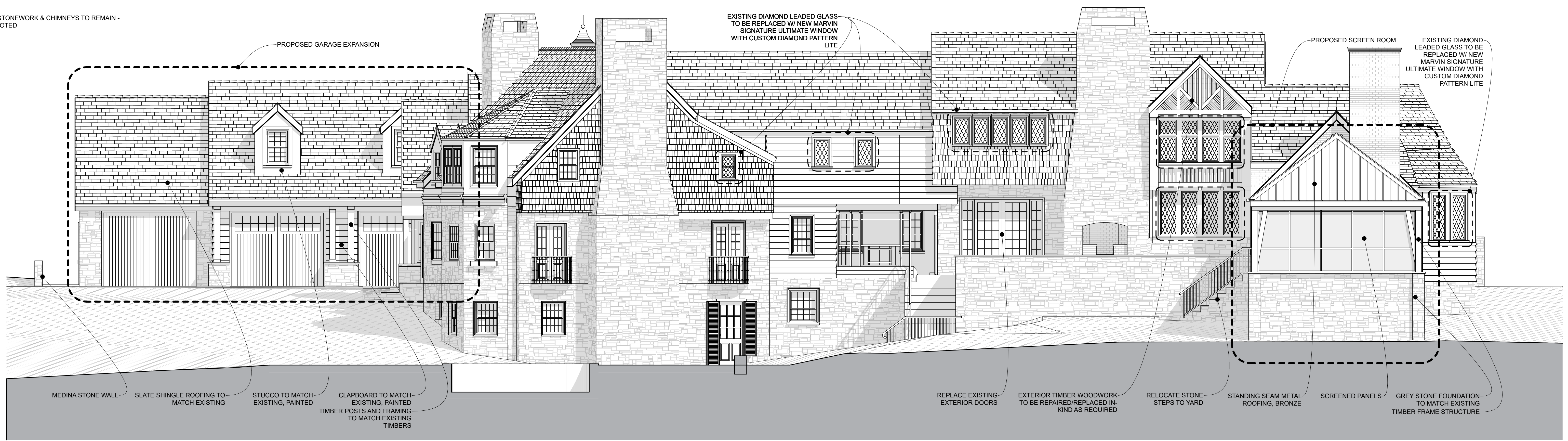
SCALE: 3/16" = 1'-0"

LARRABEE RESIDENCE

192 Knickerbocker Road Pittsford NY 14534

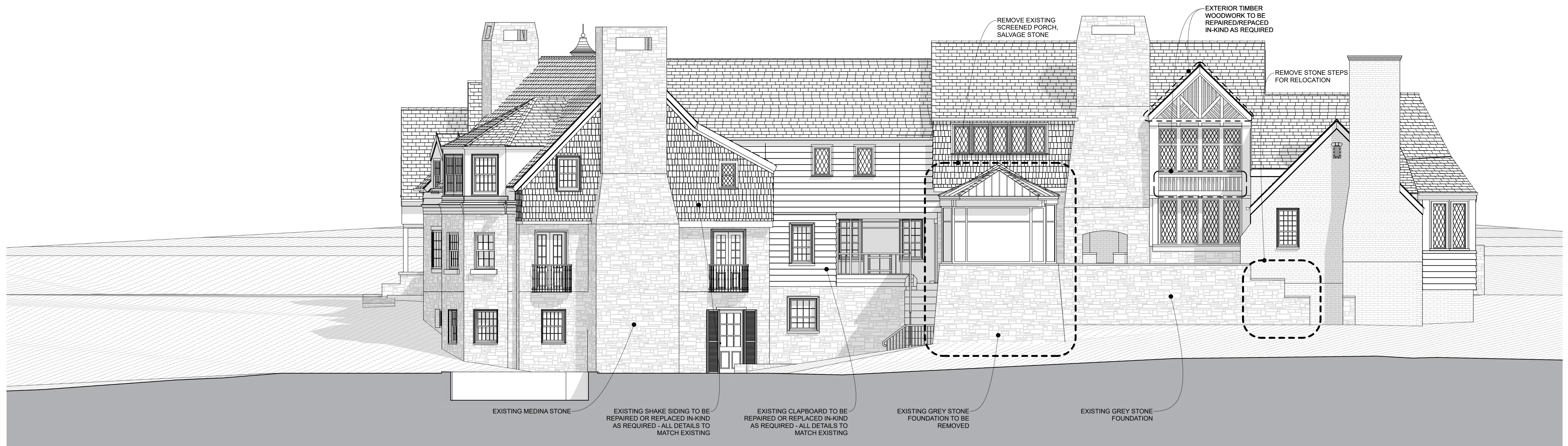
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- EXISTING EXTERIOR STONEMWORK & CHIMNEYS TO REMAIN - UNLESS OTHERWISE NOTED



PROPOSED SOUTH ELEVATION

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

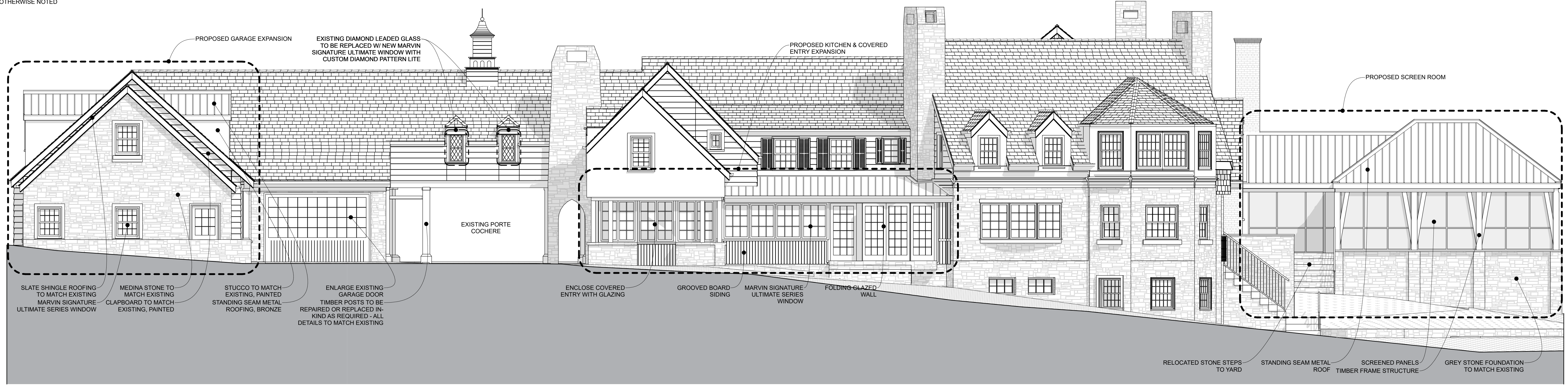


EXISTING SOUTH ELEVATION

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

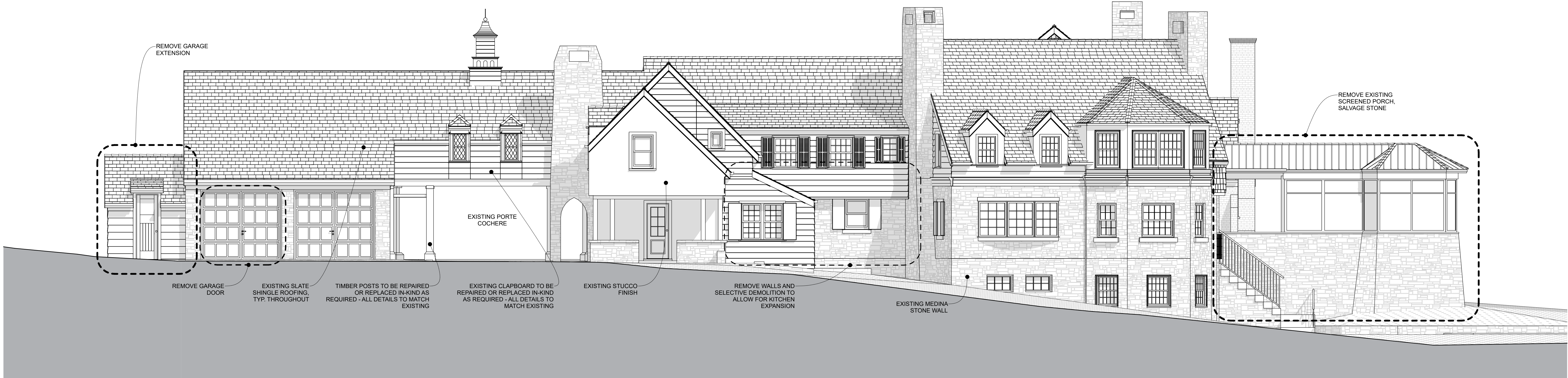
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- EXISTING EXTERIOR STONEMWORK & CHIMNEYS TO REMAIN - UNLESS OTHERWISE NOTED



PROPOSED EAST ELEVATION

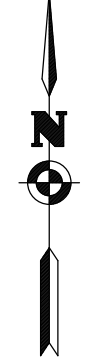
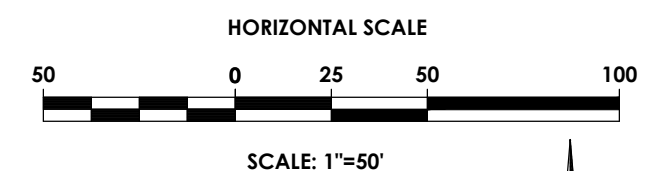
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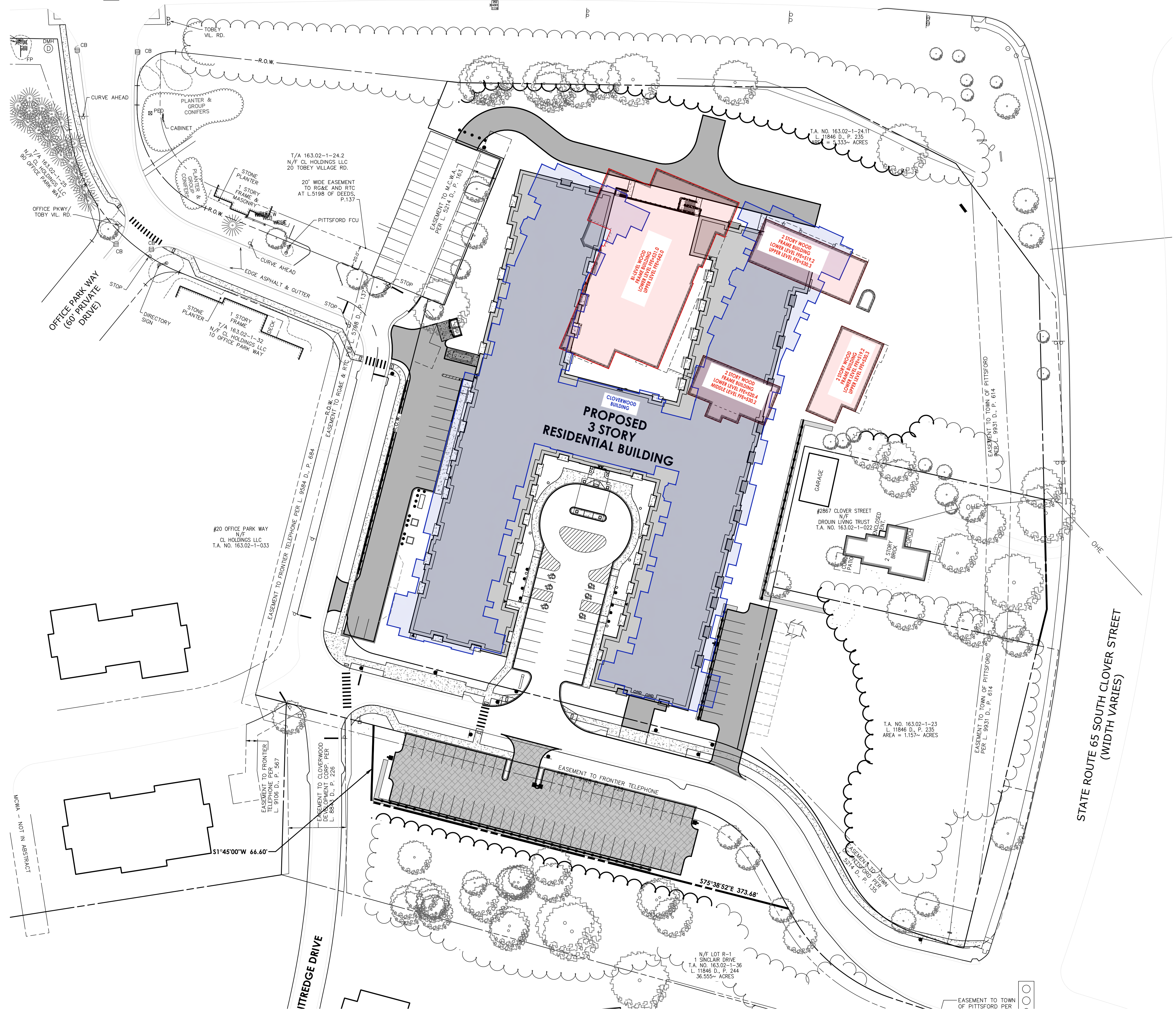
EXISTING EAST ELEVATION

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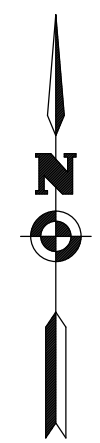
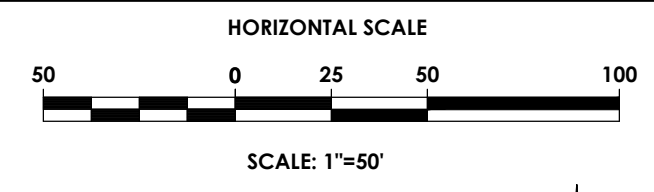
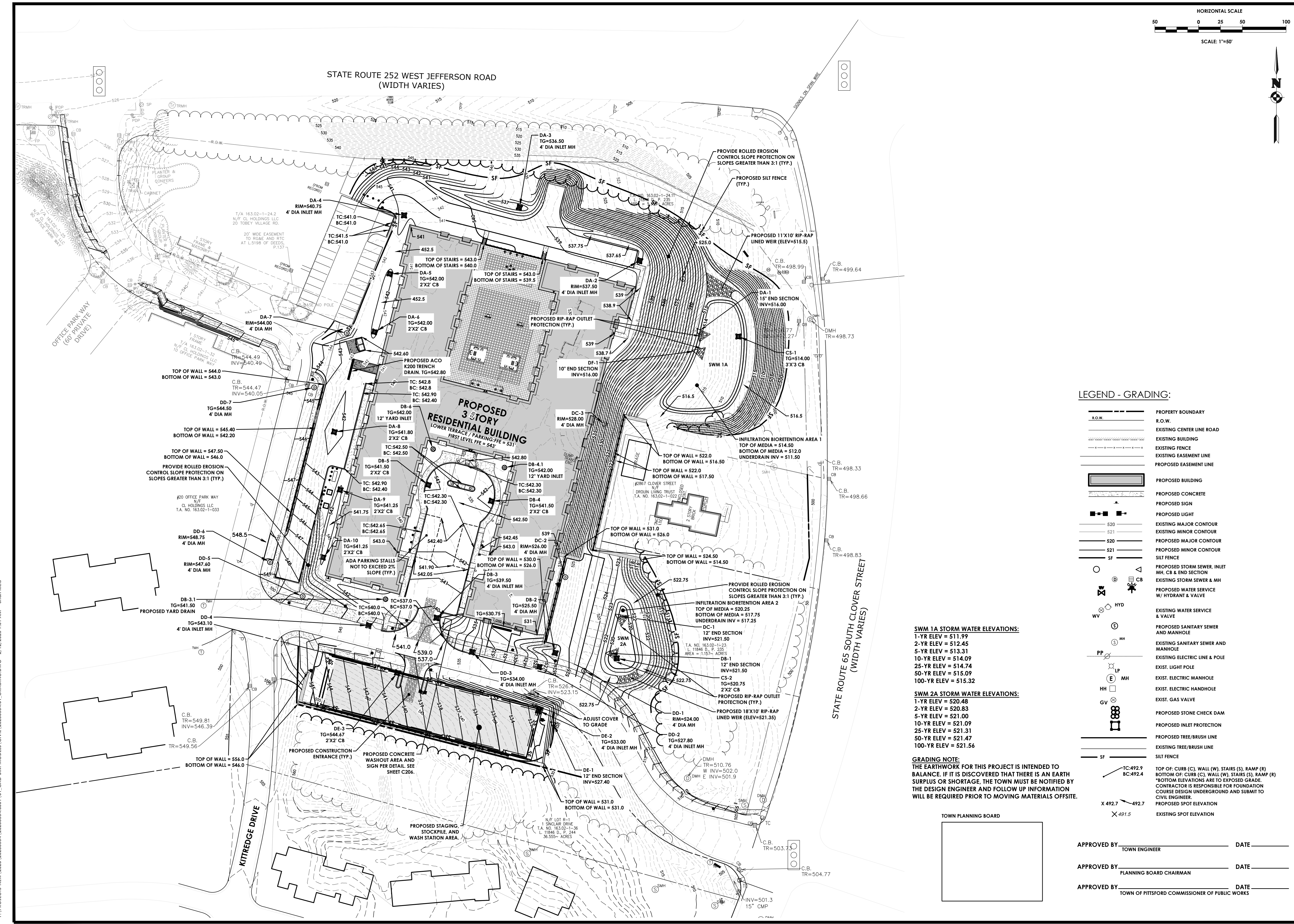


STATE ROUTE 252 WEST JEFFERSON ROAD
(WIDTH VARIES)



LEGEND:

- PITTSFORD OAKS BUILDING
- CLOVERWOOD BUILDING
- BARN BAZAAR BUILDING



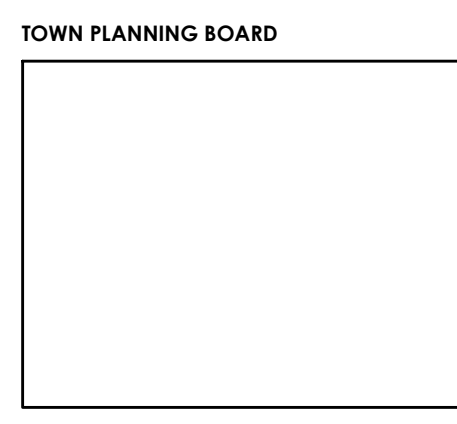
LEGEND - GRADING:

- R.O.W.
- PROPERTY BOUNDARY
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SF
- PROPOSED STORM SEWER, INLET, MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- EXISTING TREE/BRUSH LINE
- SF
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION

SWM 1A STORM WATER ELEVATIONS:
 1-YR ELEV = 511.99
 2-YR ELEV = 512.45
 5-YR ELEV = 513.31
 10-YR ELEV = 514.09
 25-YR ELEV = 514.74
 50-YR ELEV = 515.09
 100-YR ELEV = 515.32

SWM 2A STORM WATER ELEVATIONS:
 1-YR ELEV = 520.48
 2-YR ELEV = 520.83
 5-YR ELEV = 521.00
 10-YR ELEV = 521.09
 25-YR ELEV = 521.31
 50-YR ELEV = 521.47
 100-YR ELEV = 521.56

GRADING NOTE:
 THE EARTHWORK FOR THIS PROJECT IS INTENDED TO BALANCE. IF IT IS DISCOVERED THAT THERE IS AN EARTH SURPLUS OR SHORTAGE, THE TOWN MUST BE NOTIFIED BY THE DESIGN ENGINEER AND FOLLOW UP INFORMATION WILL BE REQUIRED PRIOR TO MOVING MATERIALS OFFSITE.



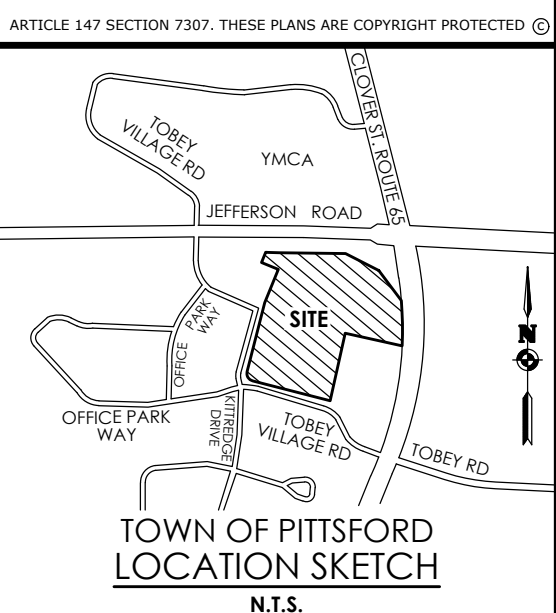
APPROVED BY _____ DATE _____
 TOWN ENGINEER

APPROVED BY _____ DATE _____
 PLANNING BOARD CHAIRMAN

APPROVED BY _____ DATE _____
 TOWN OF PITTSFORD COMMISSIONER OF PUBLIC WORKS



If you excavate anywhere in New York State, except NYC or Long Island, call
Dig Safely. New York
 1-800-962-7962
 I-Notice = www.DigSafelyNewYork.com



Client:
 2851 Clover, LLC
 2851 Monroe Avenue
 Rochester, NY 14618
 Phone: (585)-271-1111

PASSERO ASSOCIATES
 242 West Main Street Suite 100
 Rochester, New York 14614
 (585) 325-1000
 Fax: (585) 325-1691

Principal-in-Charge: David Cox, P.E.
 Project Manager: Andrew Burns, P.E.
 Designed by: Shari Kleis



Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

GRADING & EROSION CONTROL PLAN

PITTSFORD OAKS

Town/City: PITTSFORD
 County: MONROE State: NEW YORK

Project No.
20233554.0001

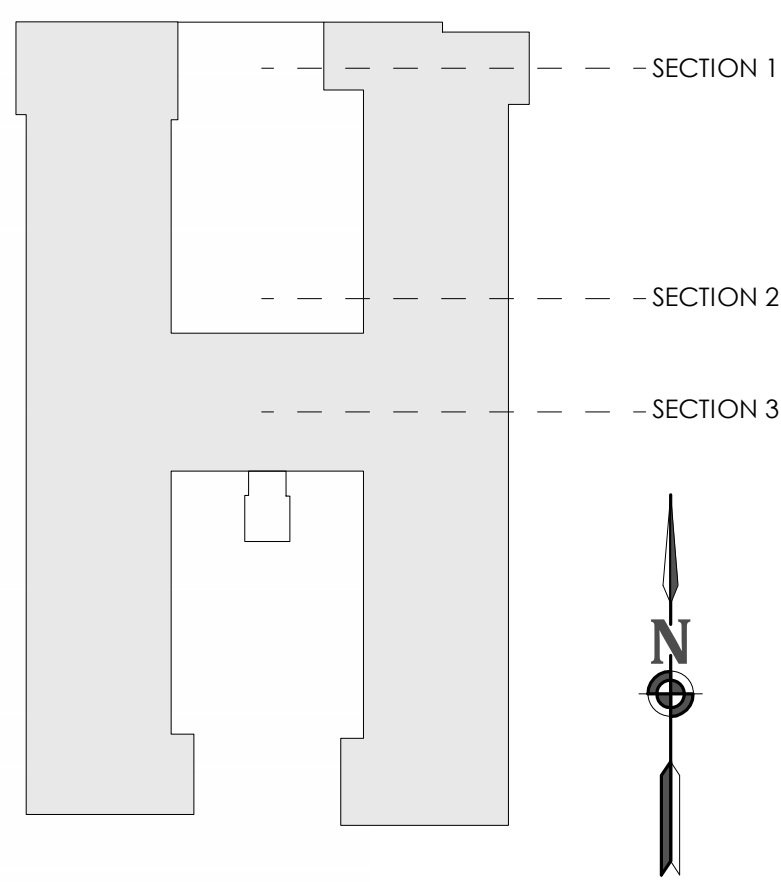
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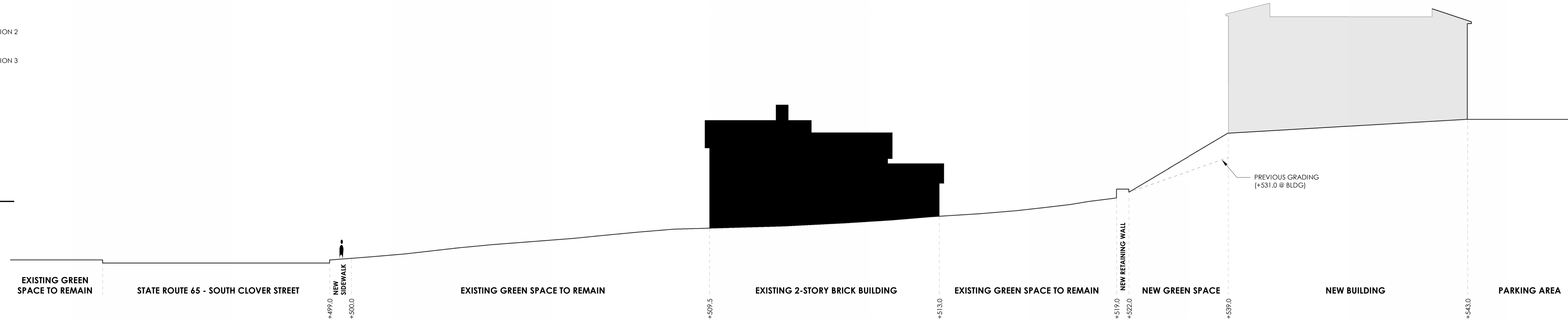
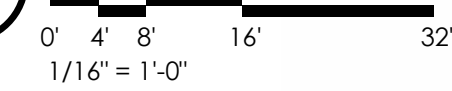
Date
FEBRUARY, 2025

NOT FOR CONSTRUCTION

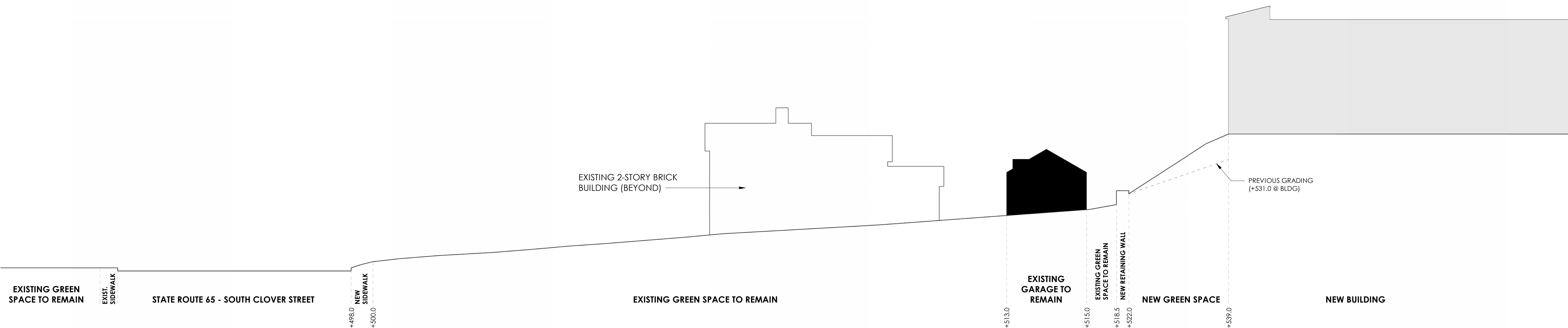
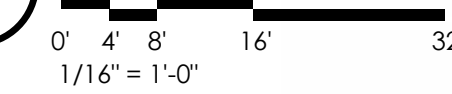
Y:\PROJECTS-NEW\2023\20233554\CAD-BIM-MODELS\CIVIL\20233554_01_GROUNDING.DWG 2/17/2025 9:01 AM Shari Kleis



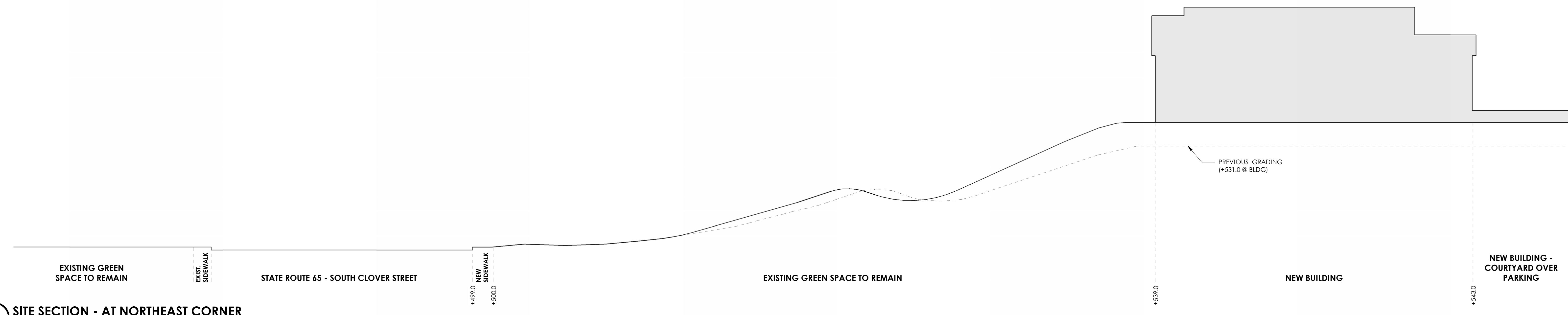
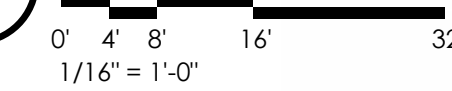
3 SITE SECTION - THROUGH EAST WING AT EXISTING ADJACENT BRICK BUILDING



2 SITE SECTION - THROUGH EAST WING AT EXISTING GARAGE



1 SITE SECTION - AT NORTHEAST CORNER





EAST ELEVATION - CONCEPT 01

SEPTEMBER 01, 2023



EAST ELEVATION - CONCEPT 02

NOVEMBER 08, 2023



EAST ELEVATION - CONCEPT 03

MARCH 15, 2024



EAST ELEVATION - CONCEPT 06B

DECEMBER 11, 2024



EAST ELEVATION - CONCEPT 07

JANUARY 23, 2025



EAST ELEVATION - CONCEPT 08

JANUARY 23, 2025



EAST ELEVATION - CONCEPT 04

OCTOBER 10, 2024



EAST ELEVATION - CONCEPT 05

NOVEMBER 21, 2024



EAST ELEVATION - CONCEPT 06A

DECEMBER 11, 2024



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



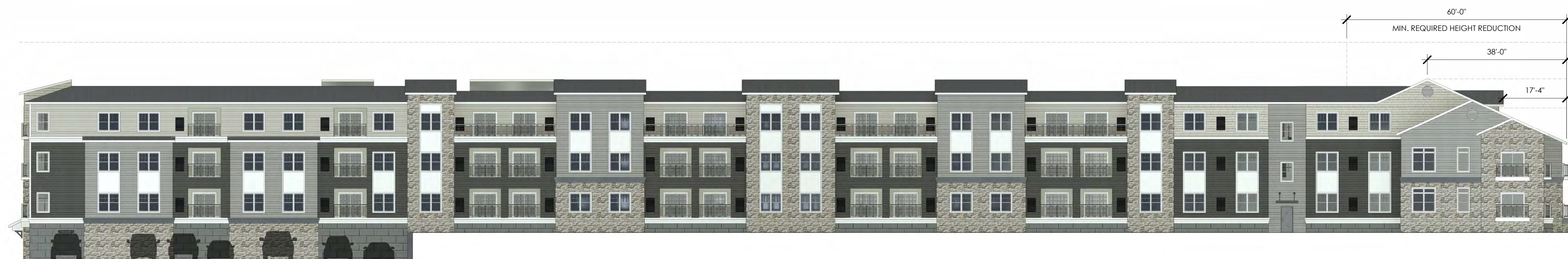
3 NORTH COURTYARD EAST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574)
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565)
- THIRD FLOOR LEVEL 11'-0 5/8" (+554)
- SECOND FLOOR LEVEL 0'-0" (+543)



6 WEST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574)
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565)
- THIRD FLOOR LEVEL 11'-0 5/8" (+554)
- SECOND FLOOR LEVEL 0'-0" (+543)



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

- 60'-0" MIN. REQUIRED HEIGHT REDUCTION
- ORIGINAL BUILDING HEIGHT
- 38'-0"
- 17'-4"
- 9'-5 1/2"
- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574)
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565)
- THIRD FLOOR LEVEL 11'-0 5/8" (+554)
- SECOND FLOOR LEVEL 0'-0" (+543)
- GARAGE LEVEL -12'-0" (+531)



- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')
- GARAGE LEVEL -12'-0" (+531')

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

FINISH LEGEND:

-  NORANDEX CEDAR MILLS "CHAMPAGNE"
-  NORANDEX CEDAR MILLS "GRANITE"
-  NORANDEX CEDAR MILLS "CARBON"
-  PROVIA STONE VENEER "BUFF"
-  DECORATIVE PARGING "DOWNING STONE"



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



3 NORTH COURTYARD EAST ELEVATION
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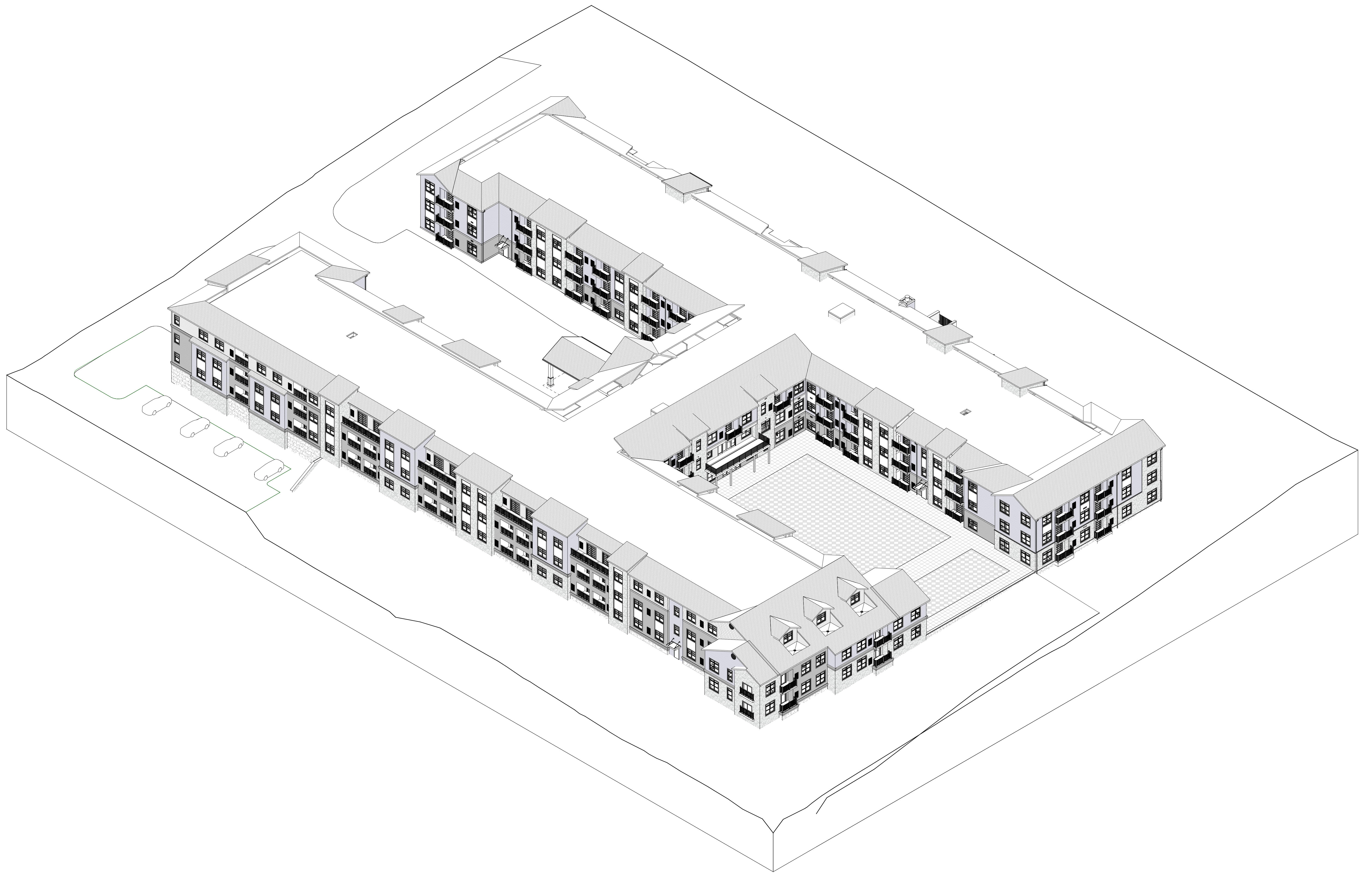


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1 SOUTH ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"









CLOVERWOOD TERRACE PROJECT

AREA: 21,946 SF ±
MAY 2019



LAST PROPOSED DESIGN

AREA: 22,453 SF ±
DECEMBER 2024



PROPOSED CONCEPT

AREA: 17,550 SF ±
FEBRUARY 2025