

**Design Review & Historic Preservation Board
Agenda
April 28, 2022**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATION FOR REVIEW

- **3 Sugarbush Lane**
The Applicant is requesting design review for 195 sf screened in porch over an existing deck
- **10 Brook Road**
The Applicant is requesting design review for an addition of a 195 sf seasonal sunroom behind the back of the house.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **9 Hawkstone Way**
The Applicant is requesting design review for the construction of a single family home. The home will have a total living area of approximately 2680 sf.
- **2 Old Homestead Road**
The Applicant is requesting design review for the construction of a 2 story single family home. The home will be approximately 2977 sf with a covered patio.

COMMERCIAL APPLICATION FOR REVIEW – NEW

- **900 Linden Avenue – sign for Leonard’s/Cube Smart**
The Applicant is requesting design review to change the current road sign so it has the Applicant’s address on it and is 8 sf.

DISCUSSION – Solar Panels on Historic Homes

Design Review and Historic Preservation Board
Minutes
April 14, 2022

PRESENT

Bonnie Salem, Acting Chairperson; Jim Vekasy, Paul Whitbeck, Kathleen Cristman

ALSO PRESENT

Robert Koegel, Anthony Caruso, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Dirk Schneider, Chairman; Dave Wigg, Vice Chair; John Mitchell

HISTORIC PRESERVATION DISCUSSION

The Board discussed the installation of the historic marker at the East Street Burying Ground. Dave Wigg has offered to do the installation. The Board will discuss an event to coincide with the installation of the marker when more Board members are present. It is hoped the marker will be installed in May to coincide with Historic Preservation Month.

Robert Koegel reminded the Board to review and comment on the language for the update to Town Code regarding solar panels on historic homes. This should reflect as an agenda item on the next meeting.

RESIDENTIAL APPLICATION FOR REVIEW

- **27 Landsdowne Lane**

The Applicant is requesting design review for a complete redesign of the front main entry of the home. The redesign will have columns and a new gabled-shingled roof.

The homeowner, Gary Brandt, was present.

Mr. Brandt wishes to install a front porch covering over a current step which is presently deteriorating. He indicated that the current pediment will remain above the door.

The Board had questions regarding the style and materials of columns, the dimensions of the porch and the distance from the proposed porch peak and the window above. Questions were also raised as to how the color of the porch would relate to the trim of the house. Mr. Brandt stated that these decisions were a construction process decision and he could not provide that information at this time. However, lacking that information, the Board felt that in order to make a decision it necessary to table this application until more information is provided by the Applicant.

Mr. Brandt requested that the Town provide these questions to him in writing and the Town staff agreed to do so.

This application was held open.

- **49 French Road**

The Applicant is requesting design review for the construction of an approximately 528 SF garage addition off the right side of the house.

Kevin Feor was present to discuss the application with the Board.

The Applicants wish to add a two car garage on the right side of the home which will be placed forward of the home by 8'5". A new driveway will be installed. The current garage is on the rear

side of the home. The new garage will provide easier access to the home as the homeowners age in place. It was noted that other homes on French Road have garages forward of the home.

The Board asked if the existing driveway will remain. The Applicant indicated yes as they have a camper stored in the rear of the property and that driveway provides access. It was also noted that another home on French Road has two driveways.

The Board felt the design looked as though it belongs in this neighborhood. The Board did feel that the west elevation needed some fenestration to break up the massing. The addition of a man door or double hung windows were discussed. An optional suggestion was that glass windows be optional in the garage door.

Kathleen Cristman move to approve the application as submitted with the condition that a man door be installed on the east elevation and the option of installing a window on the west elevation.

Paul Whitbeck seconded.

All Ayes.

The Town will require new architectural drawings to indicate the changes.

33 Country Club Drive

The Applicant is requesting design review for the construction of a 270 S.F. addition to an existing single-family residence. The addition/remodel will enlarge two existing bedrooms and one existing bathroom. Under the bedroom/bathroom addition will be an open covered porch.

Fred Haeflein of Kelly Atlantic was present.

Mr. Haeflein indicated this construction will not be visible from the road. The roofing and siding on the addition will match the existing on the home. The pitches and overhangs will also match.

Hearing no further discussion, Kathleen Cristman moved to accept the application as submitted.

Jim Vekasy seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES

- **81 Coventry Ridge**

The Applicant is returning to request design review for the construction of a two story single family home approximately 3845 square feet that is located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Corporation was present.

Mr. Connaughton indicated that this home is modified from a design existing on Ravenna Crescent. He showed the Board photos of other homes nearby. This design will feature less gables and utilizes brick material instead of stone.

The Board approved of the simple design but questioned the large wall expanse above the garage. Options were discussed as a way of breaking up the massing and Mr. Connaughton agreed that a louvered gable fenestration could be added over the garage door.

Jim Vekasy moved to accept the application with the condition that louvered fenestration be added above the garage door.

Kathleen Cristman seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW – NEW

- **3500 East Avenue – Amenities**

The Applicant is requesting design review for the construction of the amenities portion of the Wright house to include a pavilion and grill structure that will be located on the Kilbourne Place on East property.

Andrew Murphy of RPK, designer of the Amenities area, and Jerry Watkins of Riedman Associates were present.

Mr. Murphy reviewed the plans for the amenities area which will serve as a socialization area for the residents of Kilbourn Place. A patio area will feature an outdoor kitchen station and a large pavilion with a footprint of 12' x 24' for a gathering/eating area. A fire pit will also be installed.

The design will feature exposed contemporary timbers with natural stone veneers.

Mr. Murphy stated that all existing trees are staying. Evergreen plantings and woody shrubbery will be installed to provide three layers of vegetation for buffering.

Bonnie Salem felt that the design did not compete with the Wright House and as such is an acceptable design.

Bonnie Salem move to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

- **3500 East Avenue – Sign for Kilbourn Place**

The Applicant is requesting design review for the addition of an identification sign for the Kilbourne Place properties. The sign will be approximately 10 square feet. The sign will be a painted aluminum cabinet on top of a stone base with the "Kilbourne Place on East" logo.

Jerry Watkins of Riedman Associates discussed this application with the Board.

The monument sign will serve to represent two tax parcels at Kilbourn Place. The sign will feature gold lettering and sit on a stone base and will be lit with ground candle lighting.

Paul Whitbeck move to approve the application as submitted.

Kathleen Cristman seconded.

All Ayes.

REVIEW OF MINUTES OF MARCH 24, 2022 MEETING

Bonnie Salem moved to accept the minutes of the March 24, 2022 meeting as written.

Kathleen Cristman seconded.

All Ayes.

ADJOURNMENT

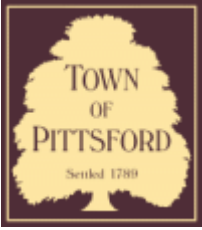
Bonnie Salem moved to close the meeting at 7:12 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

DRAFT



Town of Pittsford

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

Permit #
B22-000068

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3 Sugarbush Lane PITTSFORD, NY 14534

Tax ID Number: 178.16-1-31

Zoning District: RN Residential Neighborhood

Owner: Fittipaldi, Michael P

Applicant: Fittipaldi, Michael P

Application Type:

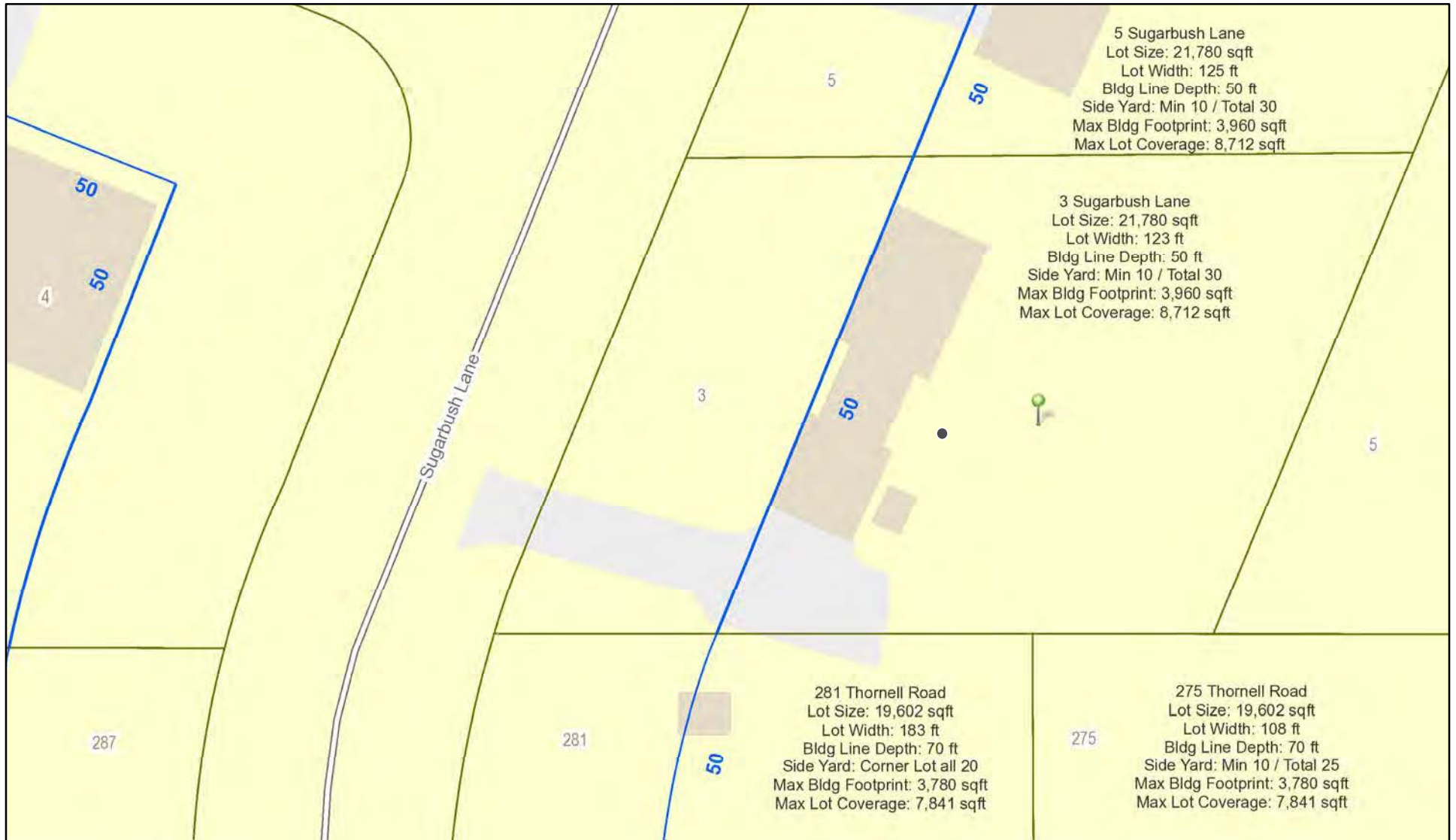
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|---|---|
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§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height 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: The applicant is requesting design review for 195sf screened in porch over an existing deck

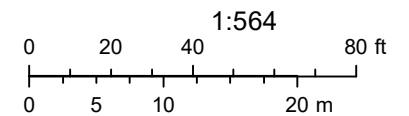
Meeting Date: April 28, 2022



RN Residential Neighborhood Zoning



Printed April 21, 2022



Town of Pittsford GIS

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04/03/2021

SUGARBUSH (60' WIDE) LANE

16.54' MAP
L=16.24' MEASURED
R=170.00'
 $\Delta=05^{\circ}28'28''$

N 31°49'30" E

108.46'

STREET LINE

50.62' MEAS. TO POINT OF CURVE

50' ↓

SLATE SIDEWALK

50' MINIMUM SETBACK

BASKETBALL POLE

ASPHALT

22.2'

6.7'

17.2'

2 STORY FRAME #3

22.2'

2.1'

17.1'

34.2'

24.2'

FRAME SHED

DECK
13'
15'

S 80°42'30" E
172.38' MAP
178.22' MEASURED

S 80°42'30" E
178.22'

LOT 38

STOCKADE

WIRE

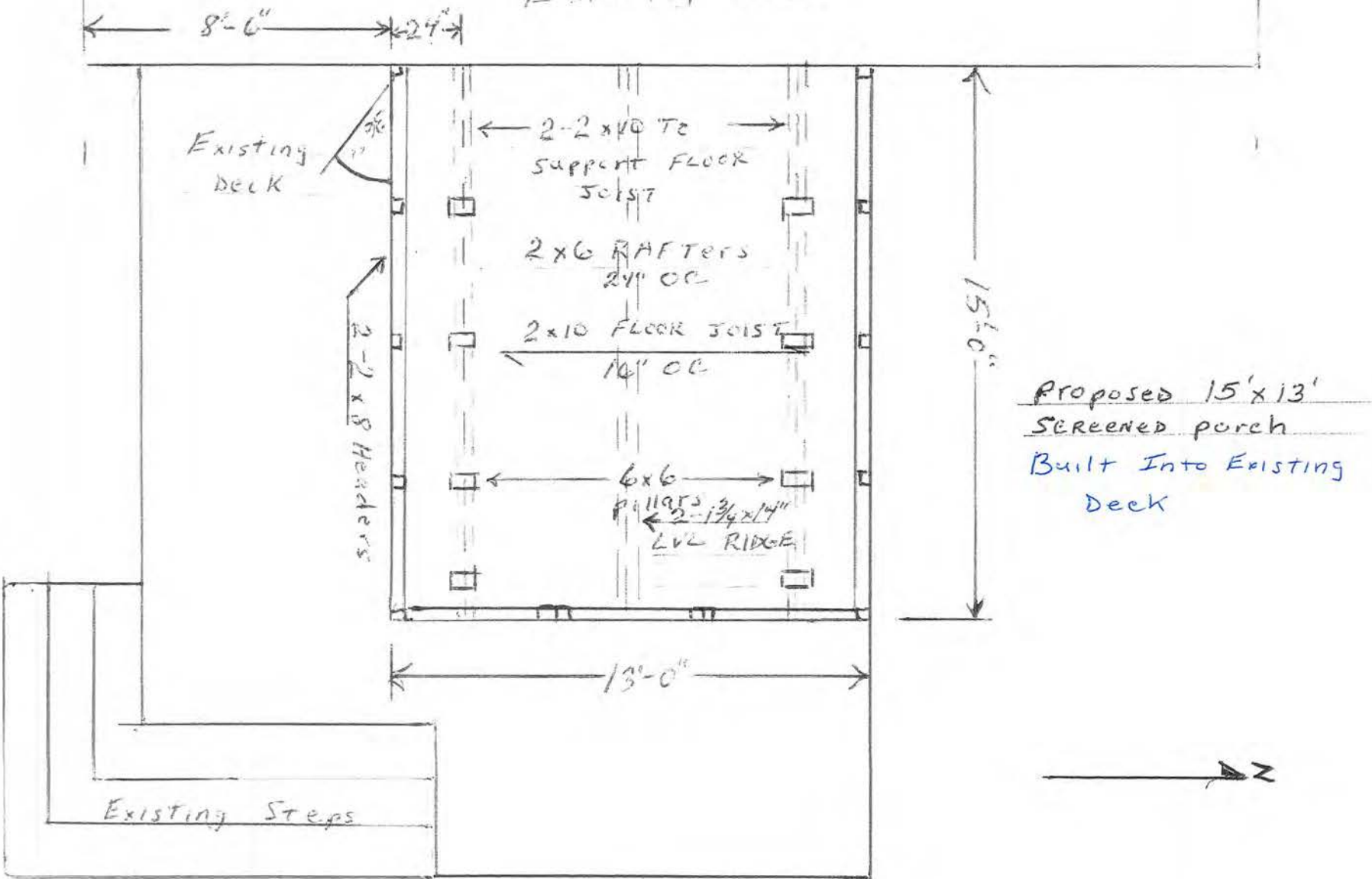
PIN FOUND

125.00'

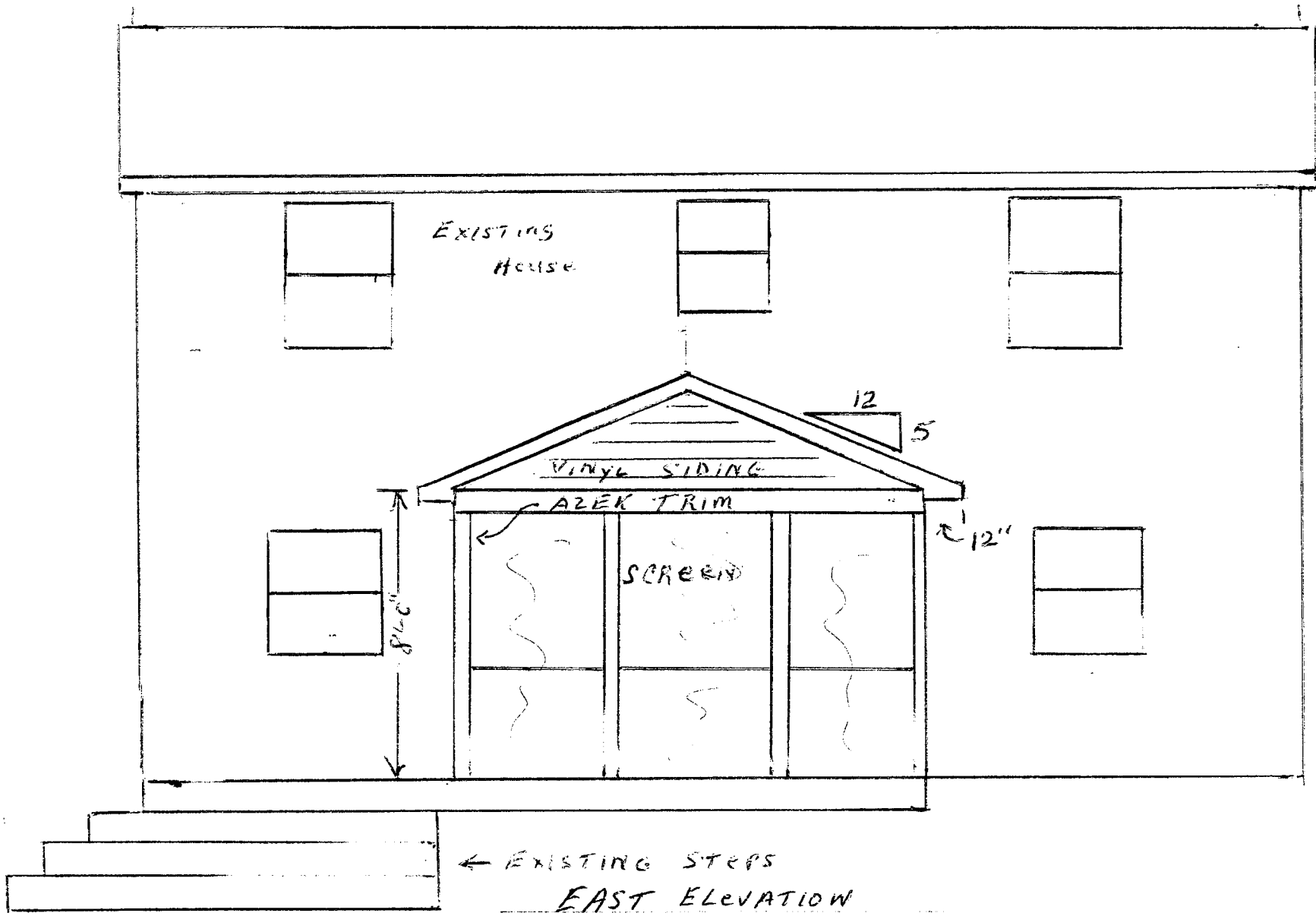
N 31°49'30" E

MIKE + Katie Fitagaldi
3 Sugarbush LANE
Pittsford, N.Y. 14534
Scale: 1/4" = 1'-0"

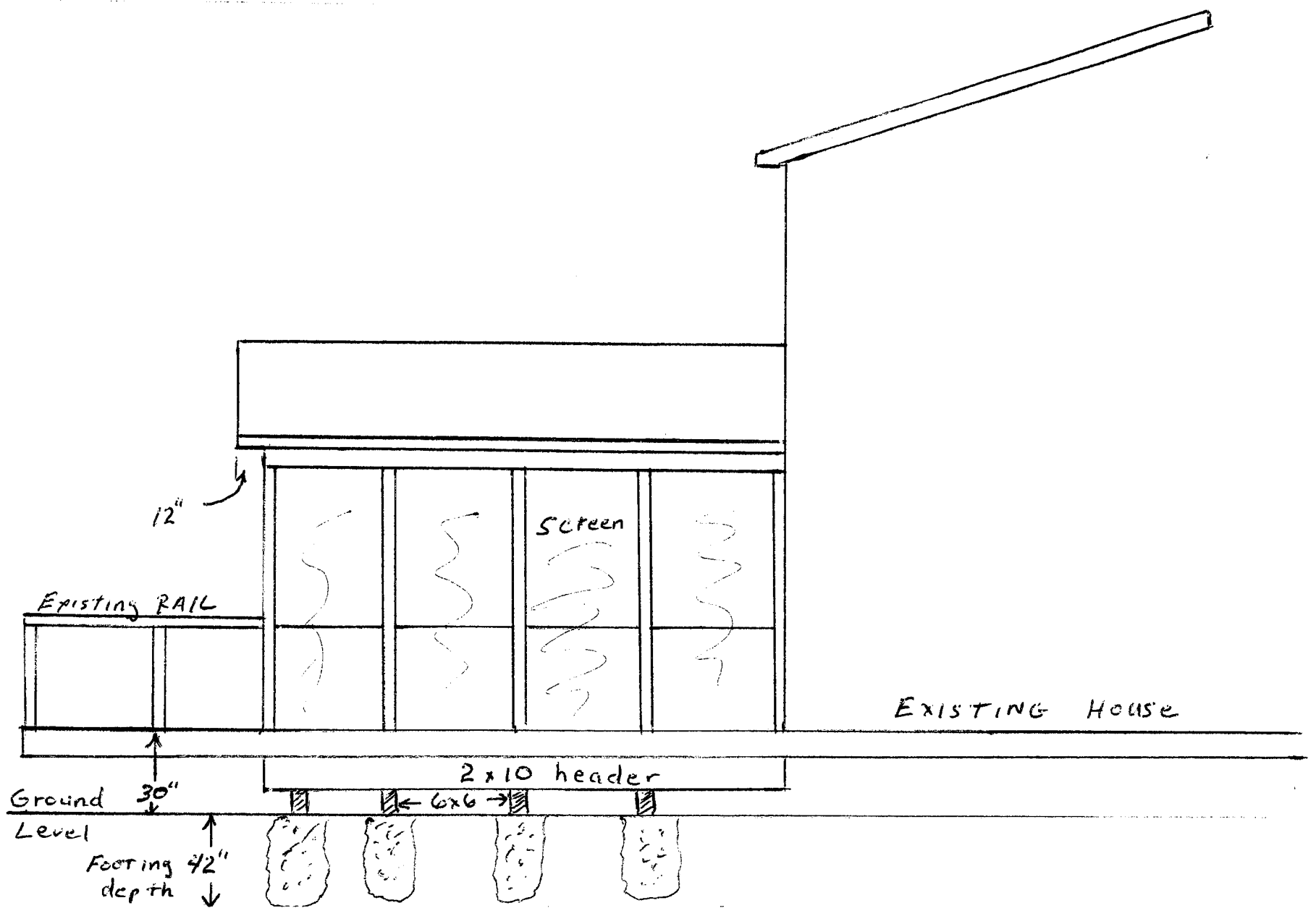
EXISTING HOUSE



MILKE & Katie Fitzgaldi
3 Sugarbush LANE
P. Hsford N.Y 14537
Scale: 1/4" = 1'-0"



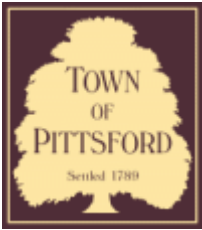
MIKE + KATIE Fitapaldi
3 Sugarbush LANE
Pittsford, NY 14534
scale: 1/4" = 1'-0"
NORTH ELEVATION











Town of Pittsford

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

Permit #
B22-000069

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 10 Brook Road PITTSFORD, NY 14534

Tax ID Number: 151.17-2-31

Zoning District: RN Residential Neighborhood

Owner: Sullivan, Deborah C

Applicant: Sullivan, Deborah 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) |
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§185-17 (L) (2) |
| <input type="checkbox"/> Informal Review | |

Project Description: The applicant is requesting design review for an addition of a 195sf seasonal sunroom behind the back of the house

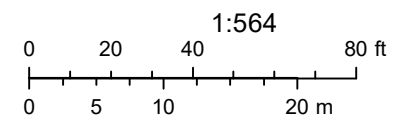
Meeting Date: April 28, 2022



RN Residential Neighborhood Zoning



Printed April 21, 2022



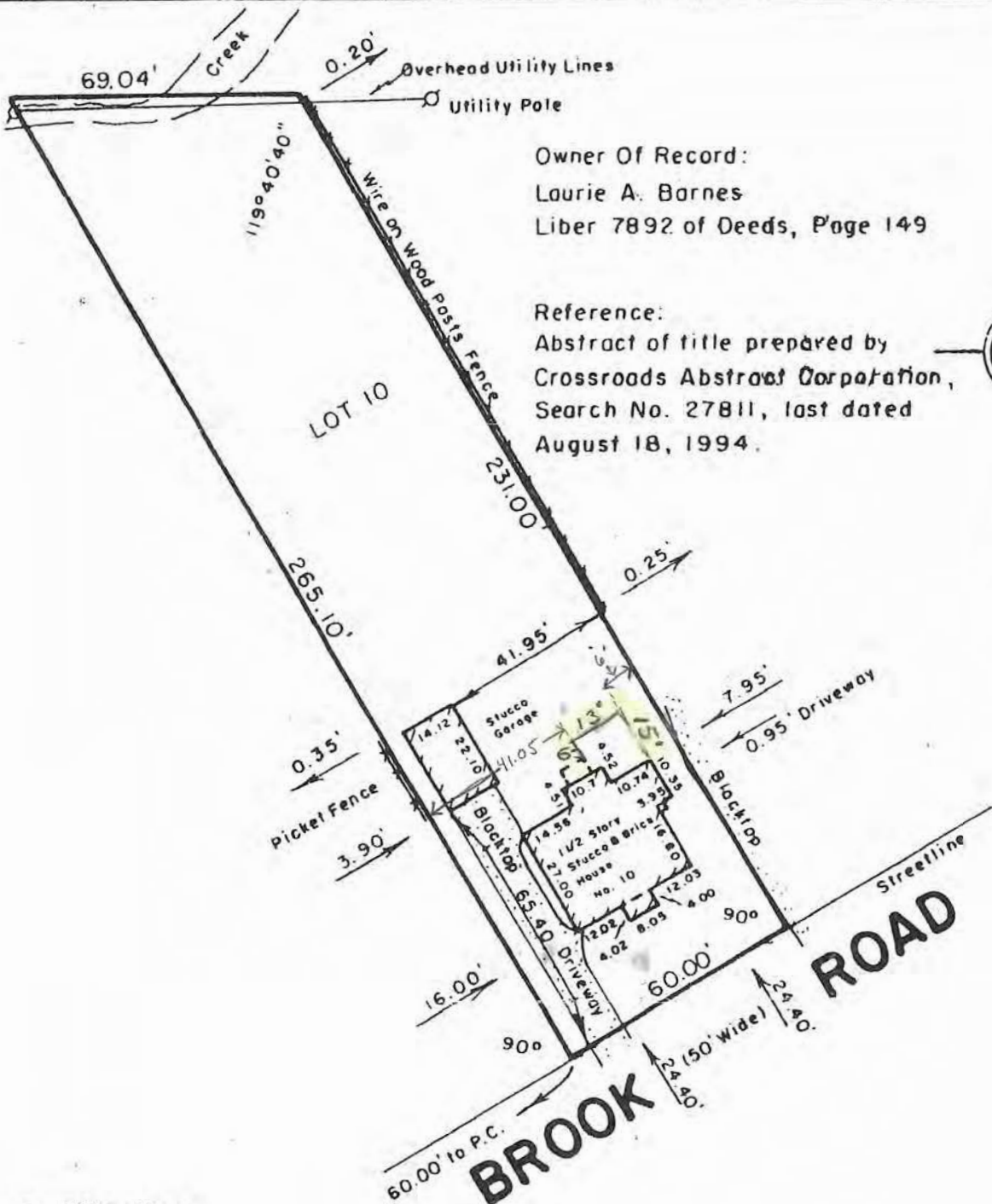
Town of Pittsford GIS

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04/03/2021

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Owner Of Record:
 Laurie A. Barnes
 Liber 7892 of Deeds, Page 149

Reference:
 Abstract of title prepared by
 Crossroads Abstract Corporation,
 Search No. 27811, last dated
 August 18, 1994.

Certification:

I, David E. Van Lare, L.S., hereby certify to PHH US Mortgage Corporation, its successors and/or assigns; The title insurance company insuring the title; Forsyth, Howe, O'Dwyer and Kalb, P.C.; Deborah C. Sullivan and to Harris, Beach and Wilcox that this map was made September 1, 1994 from notes of an instrument survey completed in the field August 30, 1994 using references listed hereon. No search of records, other than those referenced, made for any easements or encumbrances affecting this parcel.

Per: David E. Van Lare Date: 9/6/94

David E. Van Lare, L.S.
 New York State License No. 49031

Revised 8/23/01 - Changed location to Pittsford - per DOZ

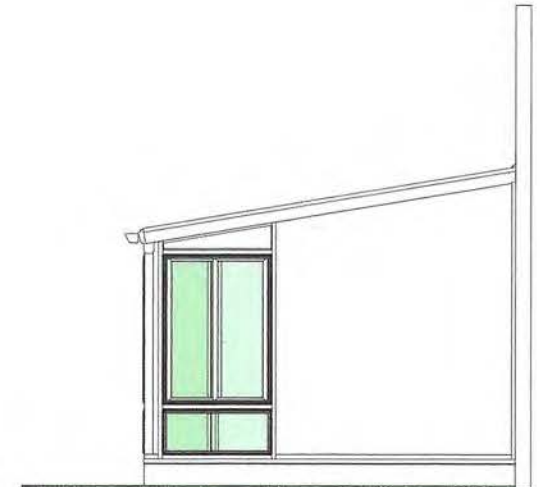
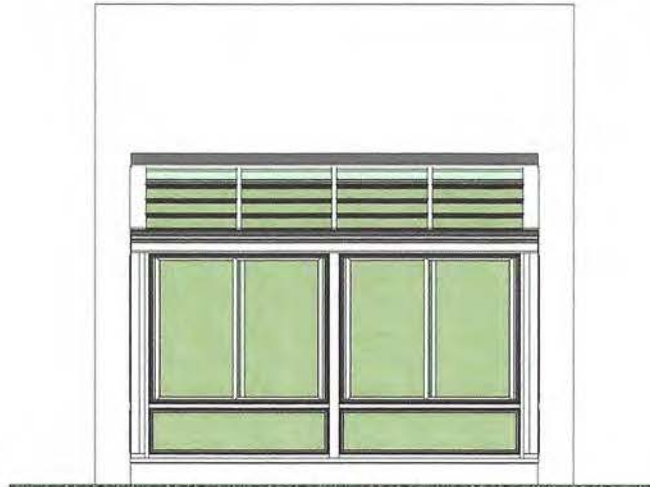
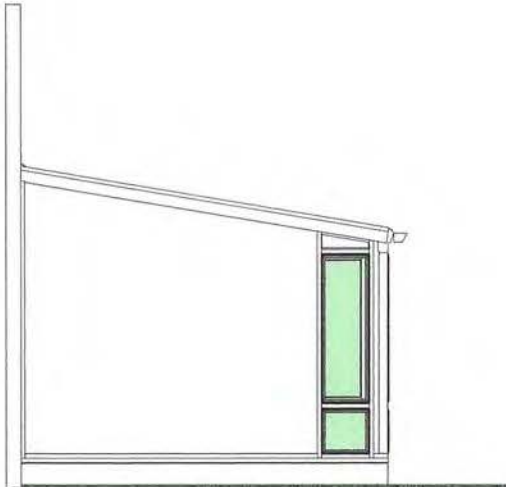
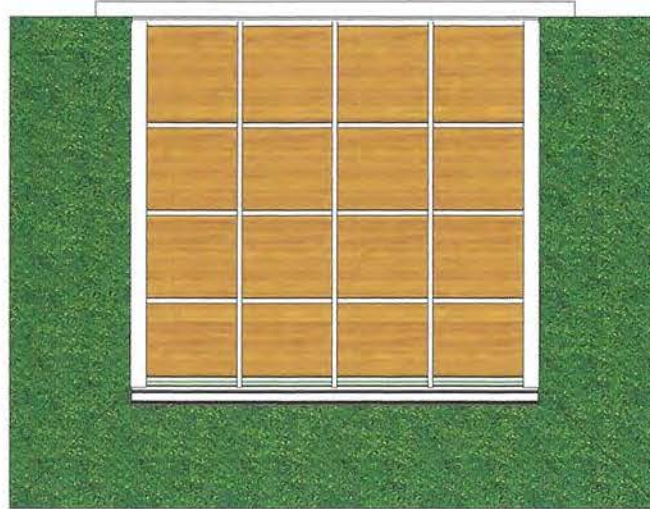


FITCH
DESIGN STUDIO

Scope of Work Sullivan Sunroom Project

Deborah Sullivan
10 Brook Road
Pittsford, NY 14534

- Build a new Sun & Stars seasonal 13' x 15' sunroom
- Move AC outdoor unit
- Six (6) post footings
- Header insulated floor system
- Cricket
- Flashing
- Install header for new trim out doorway
- Exterior of walls will be vinyl siding with vinyl skirting below floor system
- Interior drywall ready for paint
- Sunroom 1-4' double casement, 2-6' double casement, gable glass



FITCH
CONSTRUCTION, INC.
Fresh Ideas for the Good Life

Version 5.194

Fitch Construction Inc.
7278 Pittsford-Palmyra Road
Fairport NY 14450
My address line 3
Cell: (585)370-2876
office: (585)377-3330
matt@fitchconstruction.com

Contract Number	
Order Number	
Customer Reference	
Draughts Person	Matthew Brodman
Process Date	04/02/2022
Site Zip Code	14534
Customer Name	Deb Sullivan



Order Agreement:

Reference:

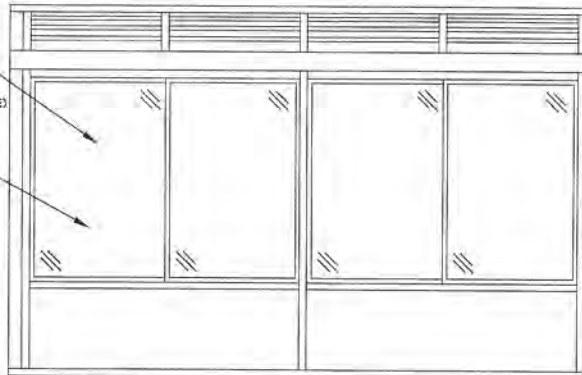
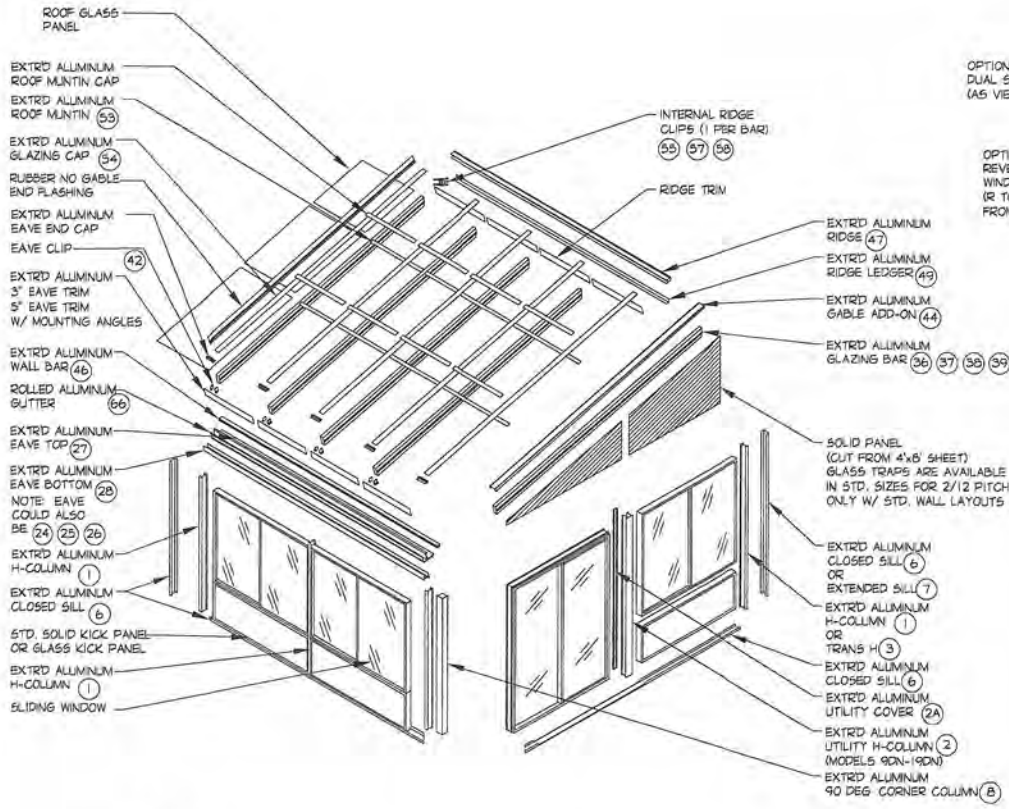
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Customer: Deb Sullivan
10 Brook Road
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Pittsford NY 14534 - NY - 14534

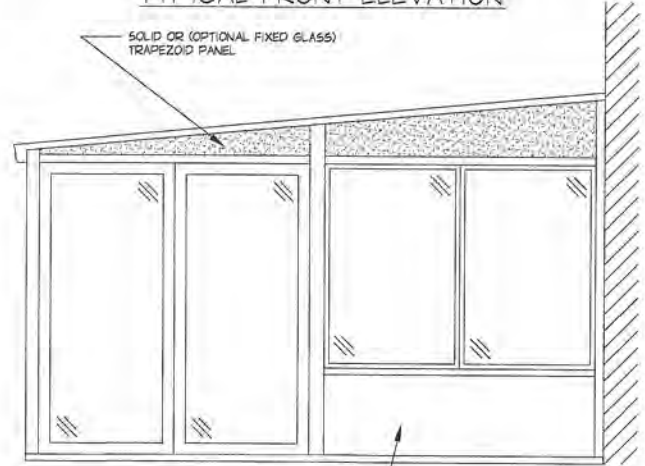
Home Phone: Tel : Client Tel No
Work Phone: Fax : Client Fax No
Mobile:
Email: Client email address

1.2	Elevation 2	Specification

1.3	Elevation 3	Specification



TYPICAL FRONT ELEVATION



TYPICAL GABLE ELEVATION

NOTE:
1. SEE DRAWINGS "GENERAL-03" THROUGH "GENERAL-06" FOR ALL ITEM NUMBERS. (X)

NOTE!
CALCULATIONS SHALL BE PREPARED BY A DESIGN PROFESSIONAL AND SUBMITTED TO THE BUILDING OFFICIAL DEMONSTRATING THE DESIGN SNOW LOADS DO NOT EXCEED THE ALLOWABLE ROOF SNOW LOADS SPECIFIED ON THE PLANS. AND THAT CALCULATIONS SHALL ADDRESS THE SNOW LOAD PREVISION OF IBC SECTION 1608 INCLUDING, BUT NOT LIMITED TO, RAIN-ON-SNOW SURCHARGE LOAD, UNBALANCED SNOW AND SNOW DRIFT. (AC 340 SECTION 5.5)

230 SUN & STARS
STRAIGHT EAVE MODEL
IAPMO EVALUATION REPORT
R0110



FOUR SEASONS SOLAR PRODUCTS, LLC.
5005 VETERANS MEMORIAL HIGHWAY
HOLBROOK, NEW YORK 11741
DESIGNERS AND MANUFACTURERS
OF FOUR SEASONS SUNROOMS



DRAWING TITLE

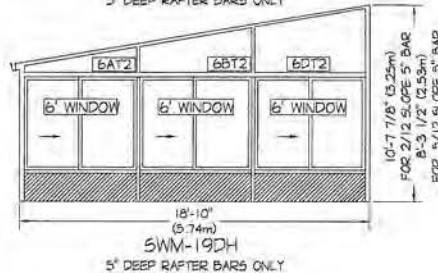
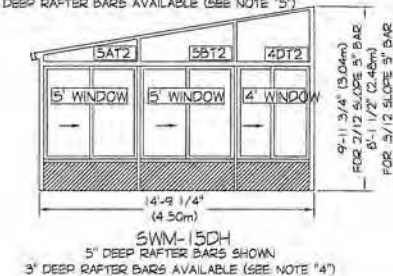
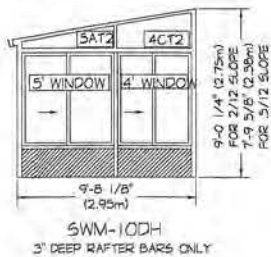
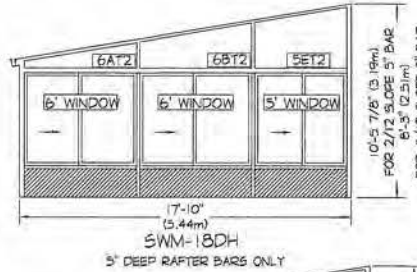
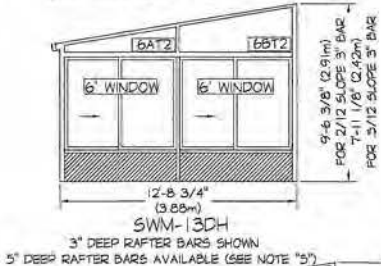
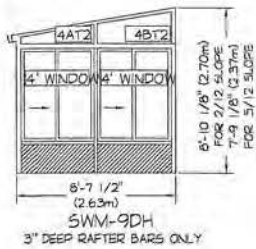
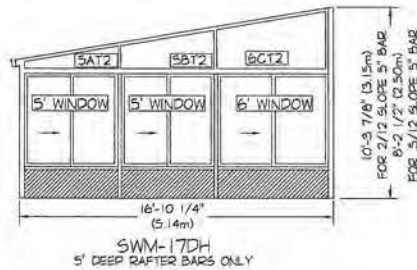
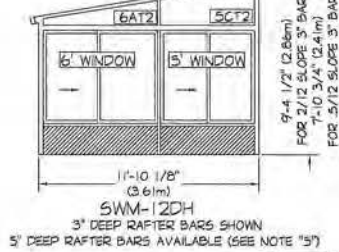
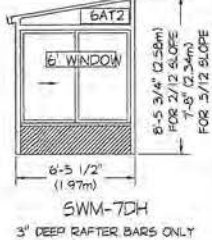
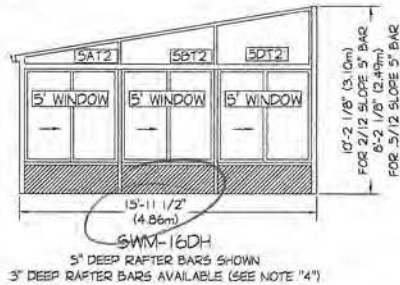
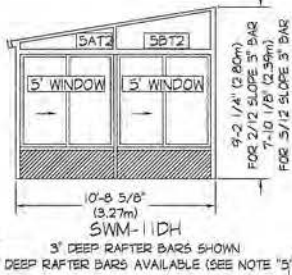
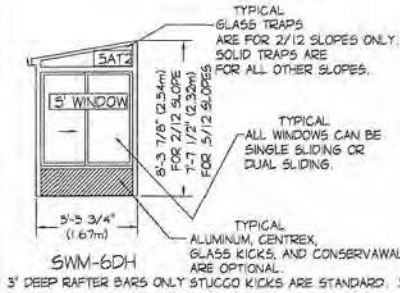
SERIES 230 SUN & STARS
STRAIGHT EAVE DESIGN

REV. No.	DATE	BY
1	2-10-14	RD
2	7-31-15	RD
3	10-1-18	RD
4	9-24-19	RD

REVIEWED BY: AS
DWG. BY: RD
DATE: 1-10-11
JOB#: STARSTR-01

GABLE WINDOW LAYOUT

2
9.46 DEG SHOWN



SERIES 230 SUN & STARS STRAIGHT EAVE MODEL CONFIGURATION

ROOM MODEL	UNIT WIDTH	UNIT PROJECTION	RIDGE HEIGHT 2/12 SLOPE 3' BAR	RIDGE HEIGHT 2/12 SLOPE 5' BAR	RIDGE HEIGHT 5/12 SLOPE 3' BAR	RIDGE HEIGHT 5/12 SLOPE 5' BAR
SWM-6DH	SEE NOTE 1	5'-5 3/4"	8'-3 7/8"	NA	7'-7 1/2"	NA
SWM-7DH	SEE NOTE 1	6'-5 1/2"	8'-5 3/4"	NA	7'-8"	NA
SWM-9DH	SEE NOTE 1	8'-7 1/2"	8'-10 1/8"	NA	7'-9 1/8"	NA
SWM-10DH	SEE NOTE 1	9'-8 1/8"	9'-0 1/4"	NA	7'-8 5/8"	NA
SWM-11DH	SEE NOTE 1	10'-8 5/8"	9'-2 1/4"	8'-3 9/16"	7'-10 1/8"	7'-11 7/16"
SWM-12DH	SEE NOTE 1	11'-10 1/8"	9'-4 1/2"	8'-3 13/16"	7'-10 3/4"	8'-0 1/16"
SWM-13DH	SEE NOTE 1	12'-8 3/4"	9'-6 3/8"	8'-7 1/16"	7'-11 1/8"	8'-0 7/16"
SWM-15DH	SEE NOTE 1	14'-9 1/4"	9'-10 7/16"	8'-11 3/4"	8'-0 3/16"	8'-1 1/2"
SWM-16DH	SEE NOTE 1	15'-11 1/2"	10'-0 13/16"	10'-2 1/8"	8'-0 13/16"	8'-2 1/8"
SWM-17DH	SEE NOTE 1	16'-10 1/4"	NA	10'-3 7/8"	NA	8'-2 1/2"
SWM-18DH	SEE NOTE 1	17'-10"	NA	10'-5 7/8"	NA	8'-3"
SWM-19DH	SEE NOTE 1	18'-10"	NA	10'-7 7/8"	NA	8'-3 1/2"

- NOTE:
- UNIT WIDTH VARIES DEPENDING UPON NUMBER OF BAYS. BAY SPACING IS EITHER 30 5/8" O.C. OR 36 5/8" O.C. (SEE DWG. STARSTR-03).
 - DIMENSION FROM C/L OF BAR TO OUTSIDE FACE OF SILL + 4 1/2" (WITH GABLE END), 1 1/2" (NO GABLE END). (SEE DWG. STARSTR-03)
 - ALL RIDGE HEIGHTS BASED ON 80-15/16" UNDERSIDE OF EAVE HEIGHT. THESE HEIGHTS CAN VARY WITH THE USE OF TRANSOMS & DIFFERENT SIZED KICK PANELS.
 - WHEN DETERMINING THE RIDGE HEIGHTS, USING THE 3' DEEP RAFTER BARS, SUBTRACT 1-5/16" FROM THE RIDGE HEIGHTS SHOWN. (ON MODELS 15 THROUGH 16 ONLY)
 - WHEN DETERMINING THE RIDGE HEIGHTS, USING THE 5' DEEP RAFTER BARS, ADD 1-5/16" TO THE RIDGE HEIGHTS SHOWN. (ON MODELS 11 THROUGH 13 ONLY.)
 - THE GLASS TRAPAZOIDS HAVE BEEN DESIGNED TO WORK WITH BOTH THE 3' DEEP BARS AND THE 5' DEEP BARS.



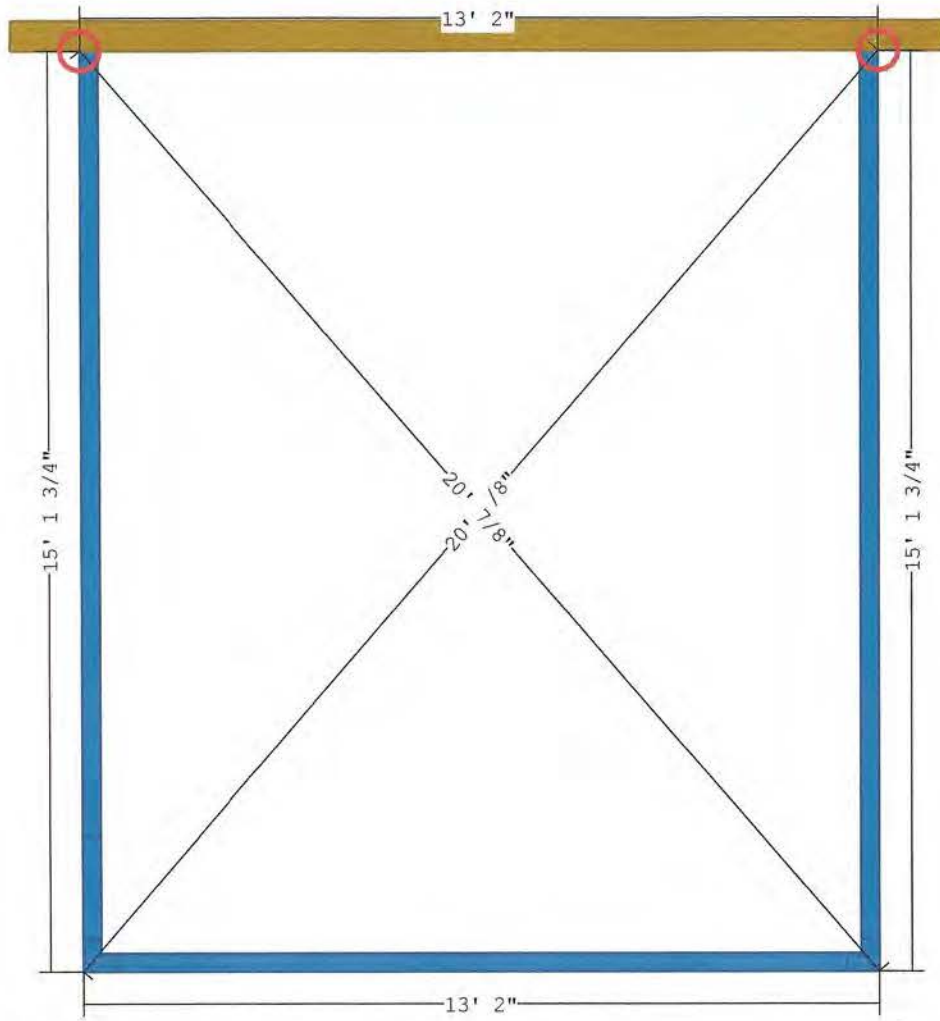
FOUR SEASONS SOLAR PRODUCTS, LLC.
5005 VETERANS MEMORIAL HIGHWAY
HOLBROOK, NEW YORK 11741
DESIGNERS AND MANUFACTURERS
OF FOUR SEASONS SUNROOMS



DRAWING TITLE
SERIES 230 SUN & STARS
STRAIGHT EAVE DESIGN

REV. No.	DATE	BY
1	2-16-14	RB
2	12-5-15	RB
3	0-1-18	RB
4	8-24-19	RB

REVIEWED BY: AS
DWG. BY: RD
DATE: 1-10-11
JOB#: STARSTR-02

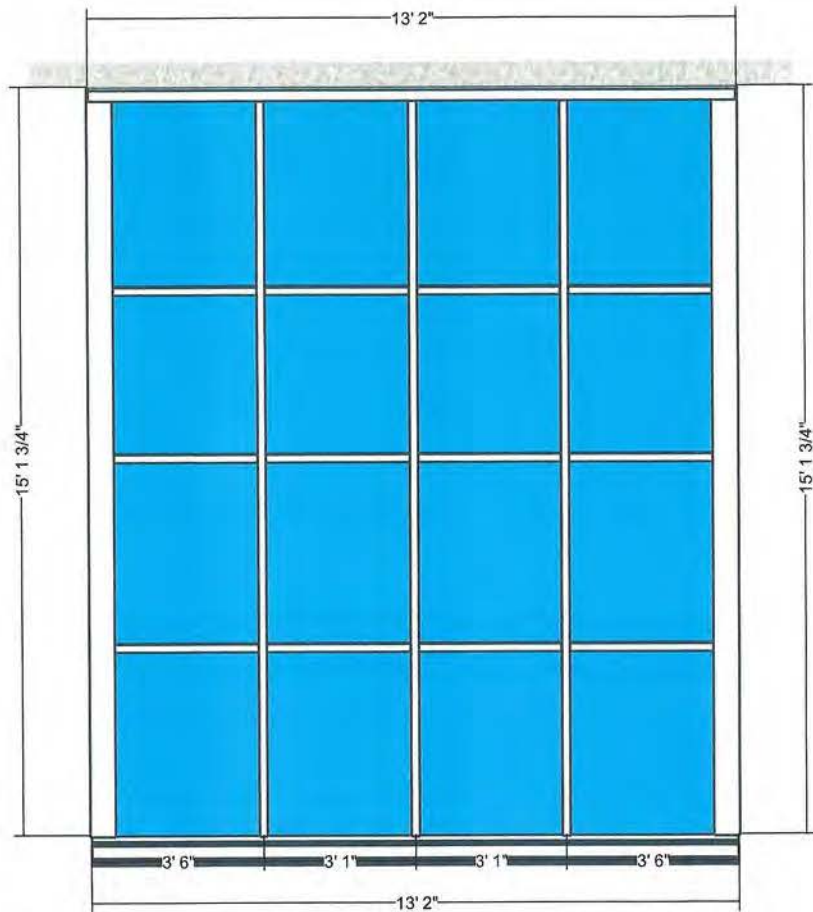


FITCH
 CONSTRUCTION, INC.
Fresh Ideas for the Good Life

Version 5.194

Fitch Construction Inc.
 7278 Pittsford-Palmyra Road
 Fairport NY 14450
 My address line 3
 Cell: (585)370-2876
 office: (585)377-3330
 matt@fitchconstruction.com

Contract Number	
Order Number	
Customer Reference	
Draughts Person	Matthew Brodman
Process Date	-
Site Zip Code	14534
Customer Name	Deb Sullivan



Profile colour	White
Product	All Seasons
Glazing type	NXT
Roof glazing type	Standard
Add grills to windows / doors	No
Add breather tubes	No
Wall type	No upper transom
Kick panel type	Glass
Transom / trap type	Only gables solid
Rafter type	3" Light
Post type	Standard
Conservadeck	No
IAMPO and ICC tests switched off	
Top of frame to U/S ridge	3' 4 11/16"
Top of frame to top of ridge	3' 4 11/16" (Excl Crest)
Roof slope	9.5°

1. All dimensions relating to perimeter are to internal face of supporting frames or face of host building unless otherwise stated.
2. The support structure for this roof must provide the necessary lateral and axial stability in accordance with the relevant British Standards. Guidance if required should be sought from your frame supplier.

Please check the specification and dimensions shown herewith with care and confirm your acceptance by signing here
 SIGNED : _____ DATED : _____
 If you are unsure of any detail appearing herewith please query with My Company roof department. Tel ???? ?????? Fax ???? ??????

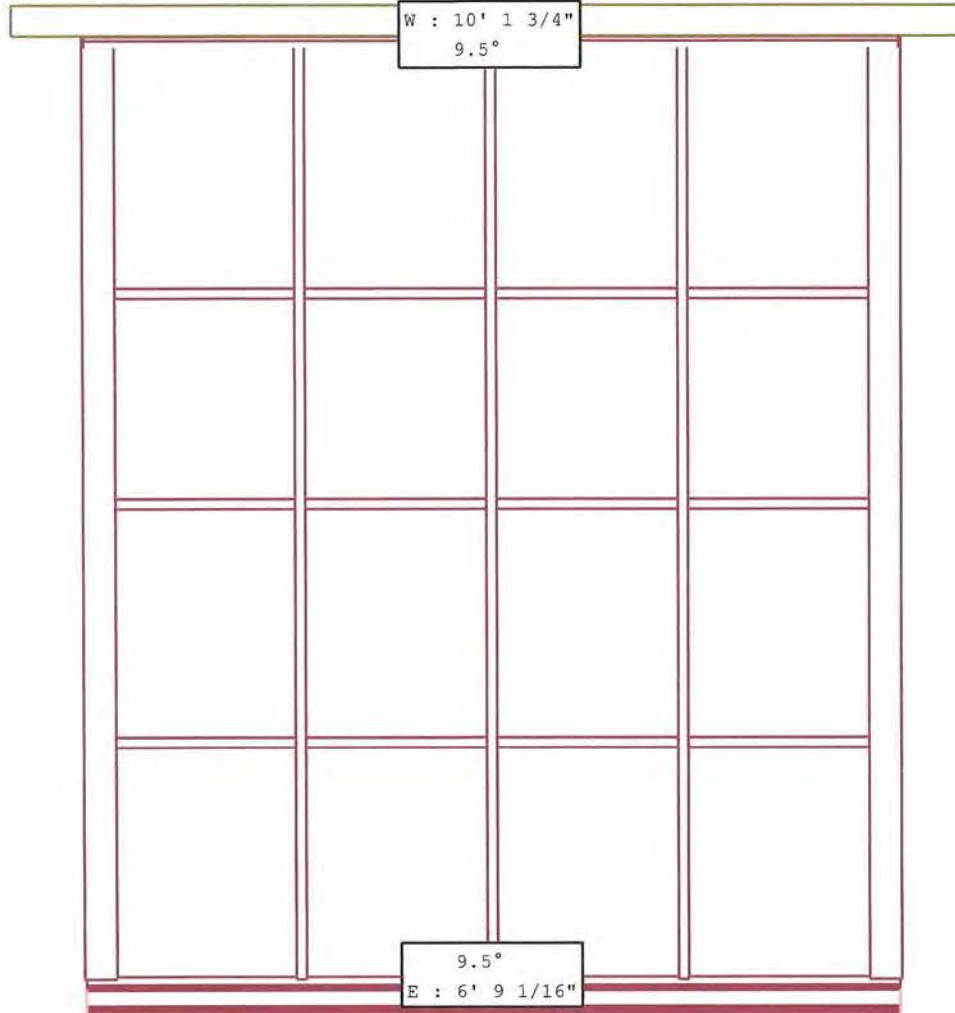


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FOUR SEASONS SOLAR PRODUCTS, LLC.
 5005 VETERANS MEMORIAL HIGHWAY
 HOLBROOK, NEW YORK 11741
 DESIGNERS AND MANUFACTURERS
 OF FOUR SEASONS SUNROOMS



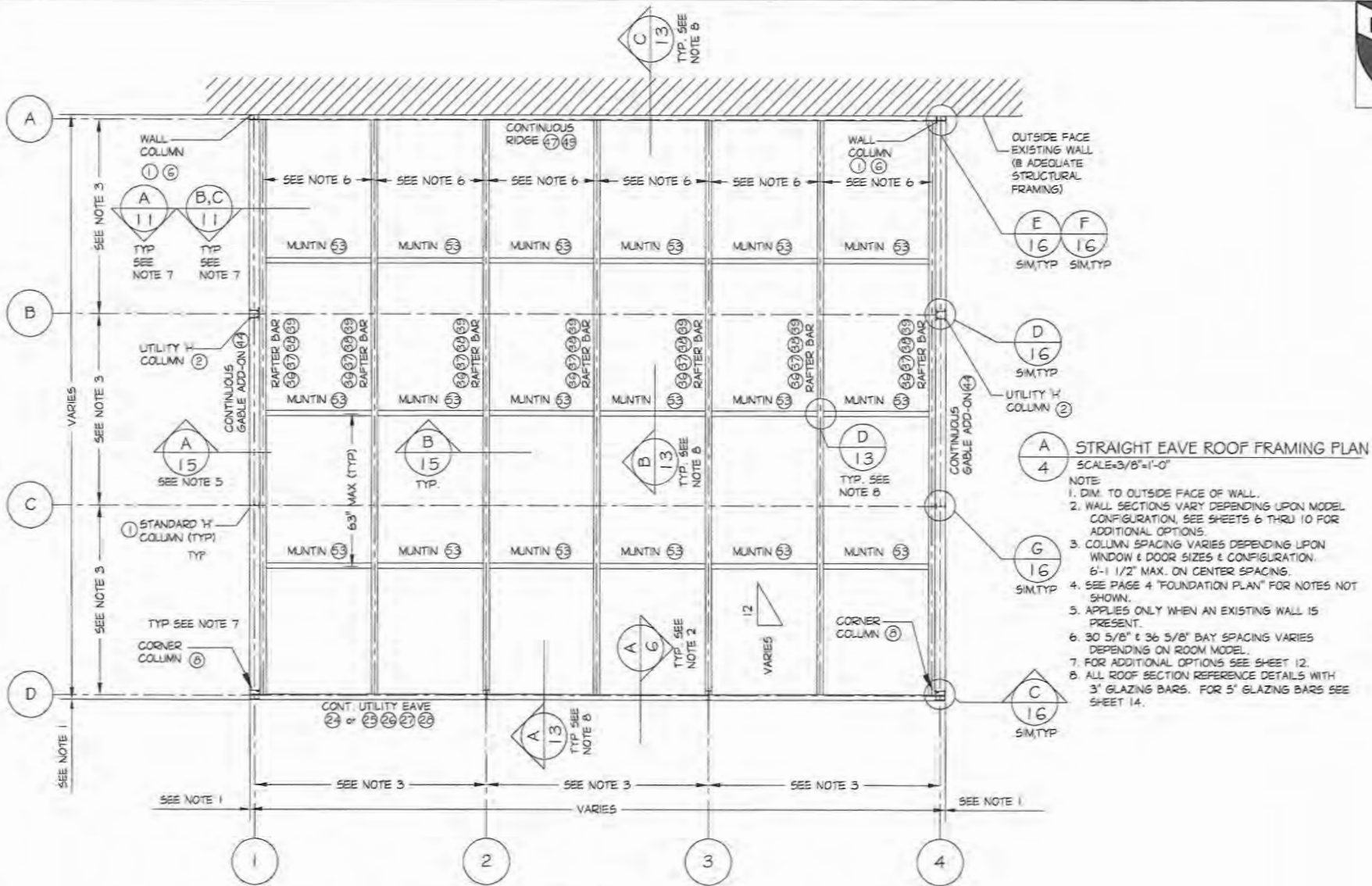
DRAWING TITLE

SERIES 230 SUN & STARS
 STRAIGHT EAVE DESIGN

REV. No.	DATE	BY
1	2-16-14	RC
2	7-31-15	RC
3	10-1-16	RC
4	3-28-18	RC

REVIEWED BY: AS
 DWG. BY: RD
 DATE: 1-10-11
 JOB#: STARSTR-05

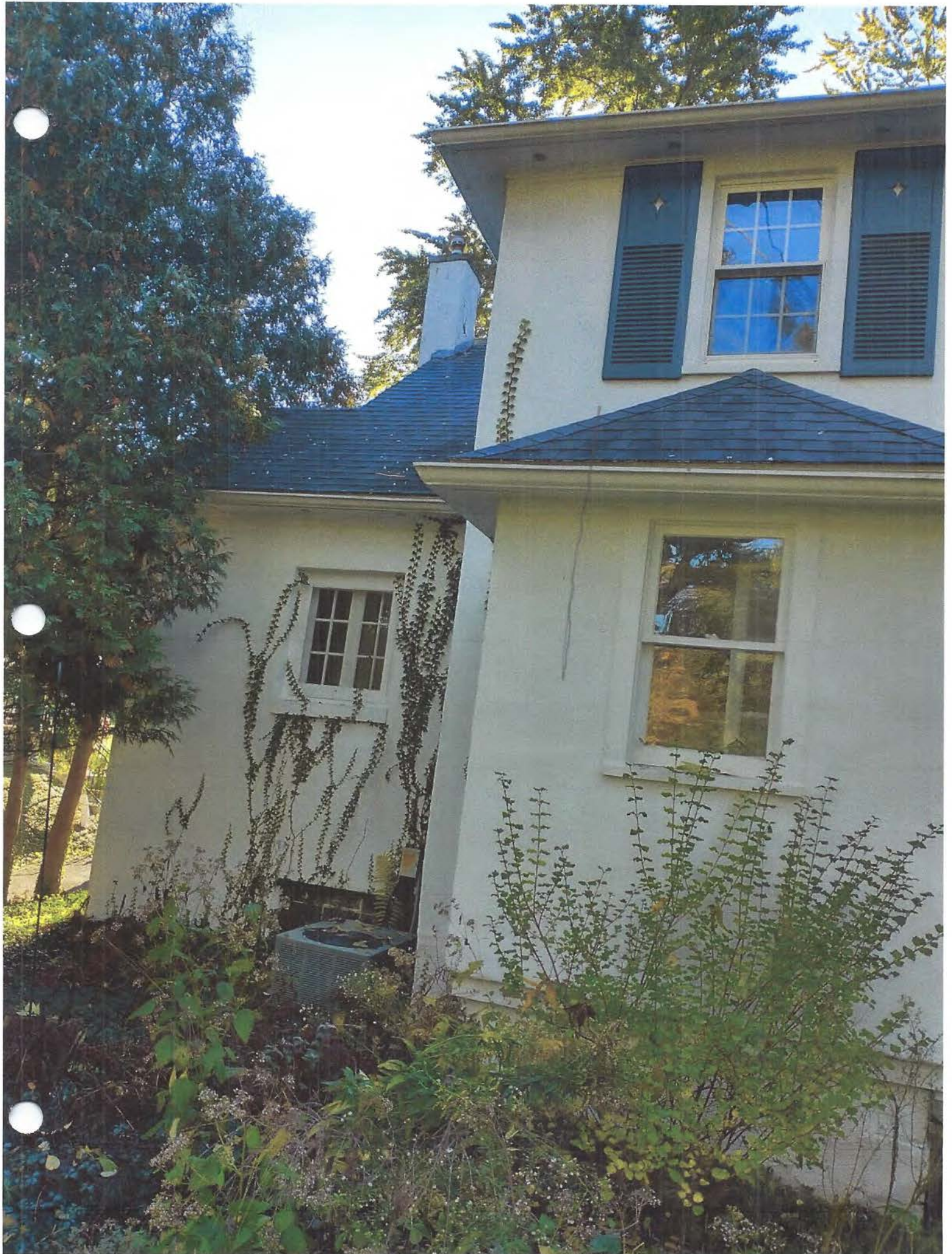
05 OF 19



- A 4 STRAIGHT EAVE ROOF FRAMING PLAN**
 SCALE: 3/8"=1'-0"
- NOTE:
1. DIM. TO OUTSIDE FACE OF WALL.
 2. WALL SECTIONS VARY DEPENDING UPON MODEL CONFIGURATION, SEE SHEETS 6 THRU 10 FOR ADDITIONAL OPTIONS.
 3. COLUMN SPACING VARIES DEPENDING UPON WINDOW & DOOR SIZES & CONFIGURATION. 6'-1 1/2" MAX. ON CENTER SPACING.
 4. SEE PAGE 4 "FOUNDATION PLAN" FOR NOTES NOT SHOWN.
 5. APPLIES ONLY WHEN AN EXISTING WALL IS PRESENT.
 6. 30 5/8" & 36 5/8" BAY SPACING VARIES DEPENDING ON ROOM MODEL.
 7. FOR ADDITIONAL OPTIONS SEE SHEET 12.
 8. ALL ROOF SECTION REFERENCE DETAILS WITH 3" GLAZING BARS. FOR 5" GLAZING BARS SEE SHEET 14.

B ROOF PLAN
 SCALE: 3/8"=1'-0"

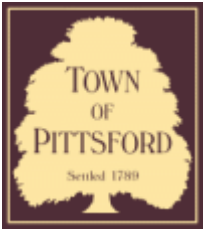












Town of Pittsford

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

Permit #
B22-000066

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 9 Hawkstone Way PITTSFORD, NY 14534

Tax ID Number: 178.03-4-24

Zoning District: RN Residential Neighborhood

Owner: Ketmar Development Corp

Applicant: Ketmar Development Corp

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 | |

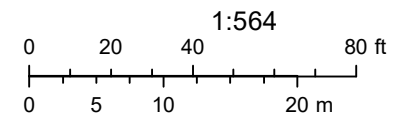
Project Description: Applicant is requesting design review for the construction of a single family home. The home will have a total living area of approximately 2680 square feet

Meeting Date: April 28, 2022

RN Residential Neighborhood Zoning

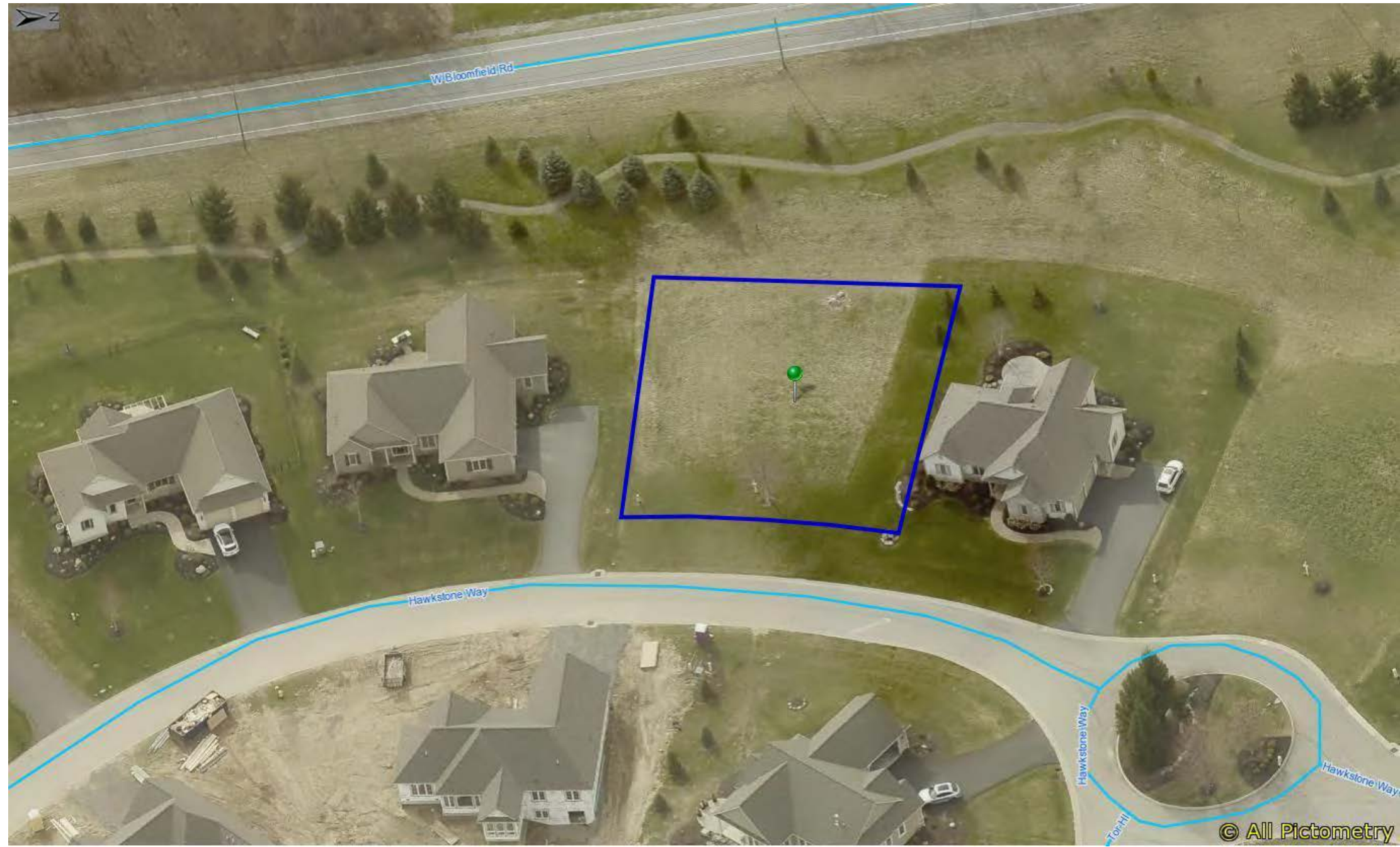


Printed April 20, 2022



Town of Pittsford GIS

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04/03/2021



BRUBAKER RESIDENCE

LOT 4 HAWKSTONE

PITTSFORD, NY

KETMAR DEVELOPMENT CORP.

PLAN 1943R / PROJECT 2563 J

SHEET INDEX

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

GENERAL NOTES:

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

COMPLIANCE METHOD: RESCHECK CERTIFICATE OR PRESCRIPTIVE

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

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

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

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

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

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

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

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

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

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

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

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

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

GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH PART VI OF THE 2020 RCNYS. A SHUTOFF VALVE SHALL BE PROVIDED AHEAD OF EVERY GAS APPLIANCE OR OUTLET FOR A GAS CONNECTION. VALVES SHALL BE LOCATED IN THE SAME ROOM AS, & WITHIN 6' OF THE APPLIANCE, EXCEPT THAT VALVES FOR VENTED GAS FIREPLACES, INSERTS, LOGS & ROOM HEATERS MAY BE REMOTE FROM THE APPLIANCE WHERE PROVIDED WITH READY ACCESS. SUCH VALVES SHALL BE PERMANENTLY IDENTIFIED & SERVE NO OTHER EQUIPMENT. SHUTOFF VALVES SHALL BE INSTALLED IN ACCORDANCE W/ SECTION G242.0.

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

ENERGY EFFICIENCY:

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

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

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

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

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

R402.4.1.2 TESTING. THE BUILDING OR DUELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ACC 380, ASTM E779, OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH w.g. (50 PASCALS). TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SUPPLIED TO THE CODE OFFICIAL PRIOR TO RECEIPT OF A C OF O. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN APPROVED PARTY INDEPENDENT OF THE INSULATION INSTALLER TO DO THE INSPECTIONS

DURING TESTING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

R403.7 EQUIPMENT SIZING & EFFICIENCY RATING (MANDATORY). HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE 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 THE FULL WALL DEPTH. SHOULD SATURATED CONDITIONS BE ENCOUNTERED, OUR OFFICE SHOULD BE CONTACTED FOR REVIEW AND POSSIBLE REVISIONS TO THE PLANS.

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

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

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

FIREPLACES:

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

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

FRAMING:

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

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

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

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM (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, RESAUING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

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

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

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

STAIRWAY & GUARD REQUIREMENTS:

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

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

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

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

GARAGE FIREPROOFING:

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

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

STRUCTURAL MATERIAL SPECIFICATIONS:

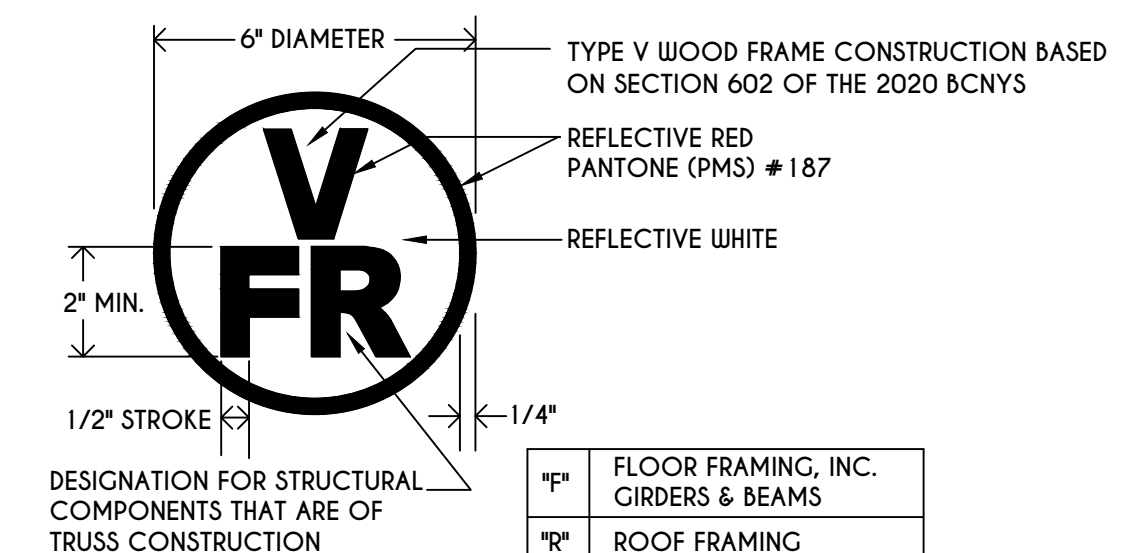
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER (DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 850 P.S.I. 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:

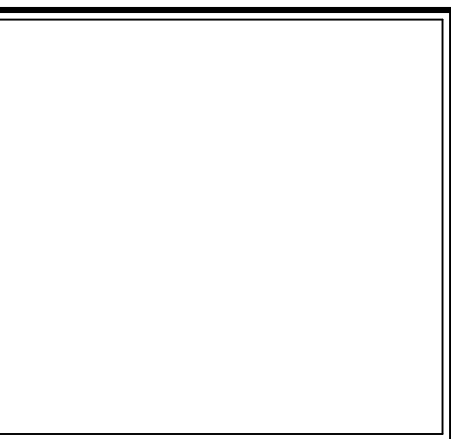
IDENTIFICATION OF FLOOR AND ROOF TRUSS CONSTRUCTION SHALL BE PROVIDED BY SIGN OR SYMBOL & SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE IN COMPLIANCE WITH 19 NYCRR PART 1264 & 1265. RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND / OR TIMBER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



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REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:

BRUBAKER RESIDENCE
LOT 4 HAWKSTONE
PITTSFORD, NY

BUILDER:

KETMAR DEVELOPMENT CORPORATION

COVER PAGE

GLA PLAN 1943R

drawn: CDK	checked: CSB
scale: AS NOTED	date: 4 / 22
PROJECT: 2563J	sheet: C 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}

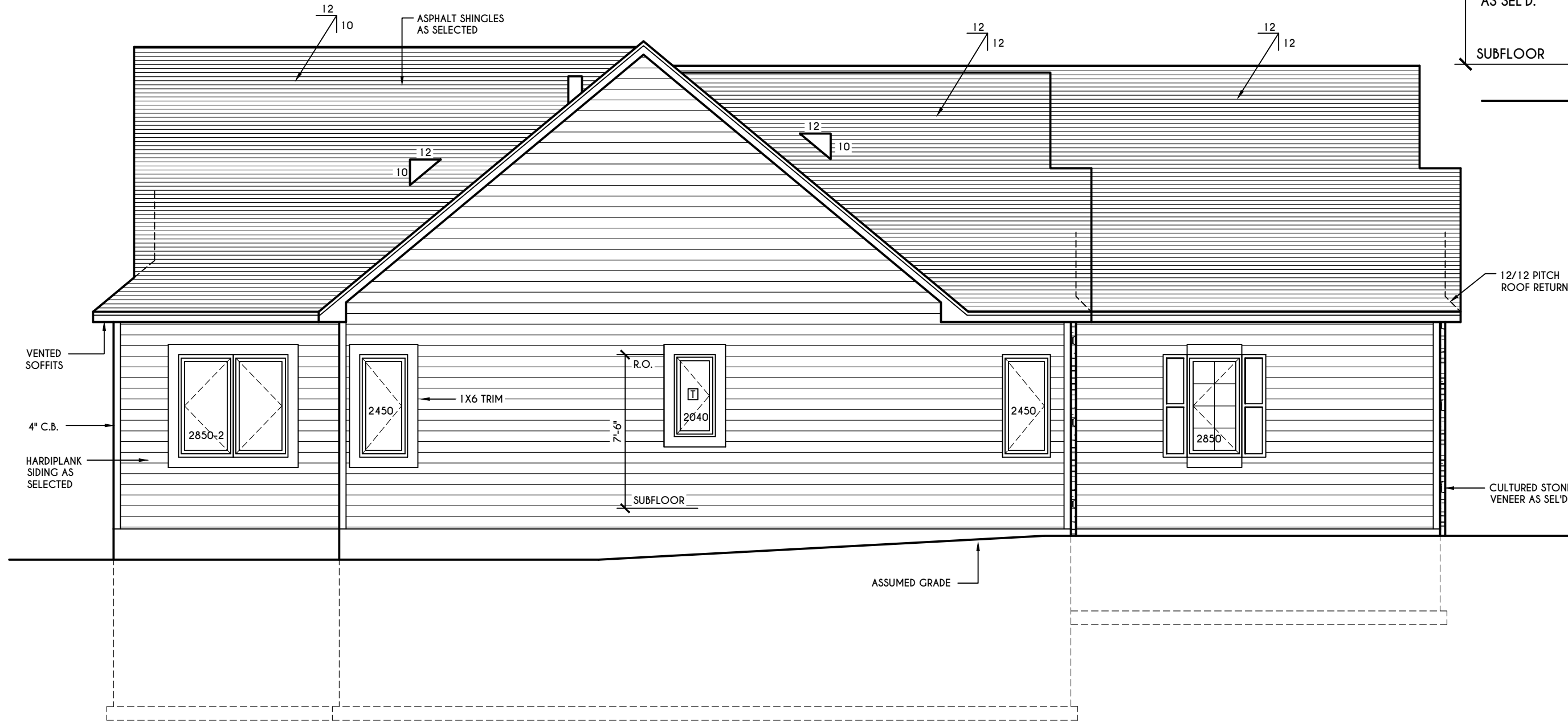
RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
	FACTOR ^a	4	3	2	1.5	1.3

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

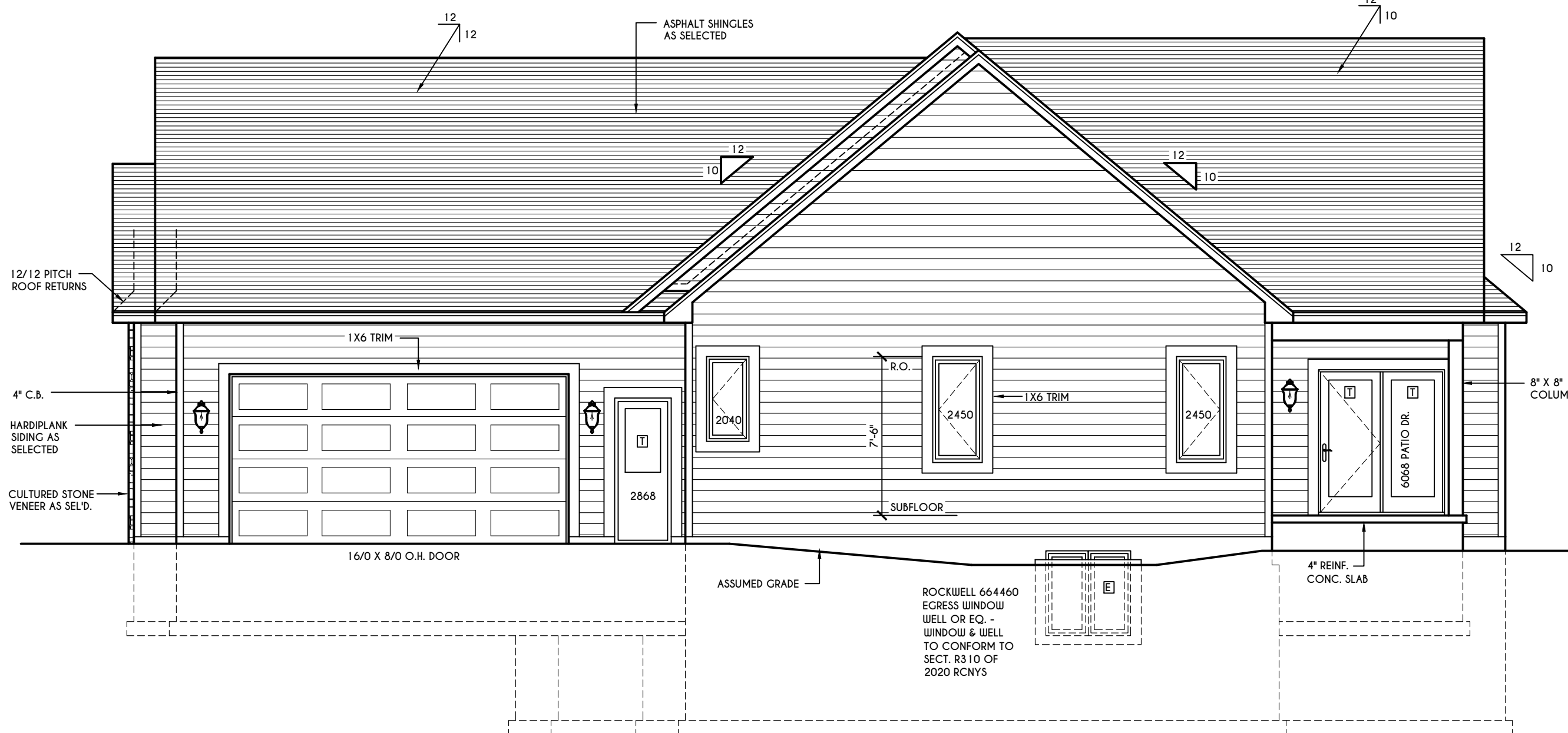
AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 cfm INTERMITTENT OR 25 cfm CONTINUOUS
BATHROOMS- TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 cfm INTERMITTENT OR 20 cfm CONTINUOUS

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



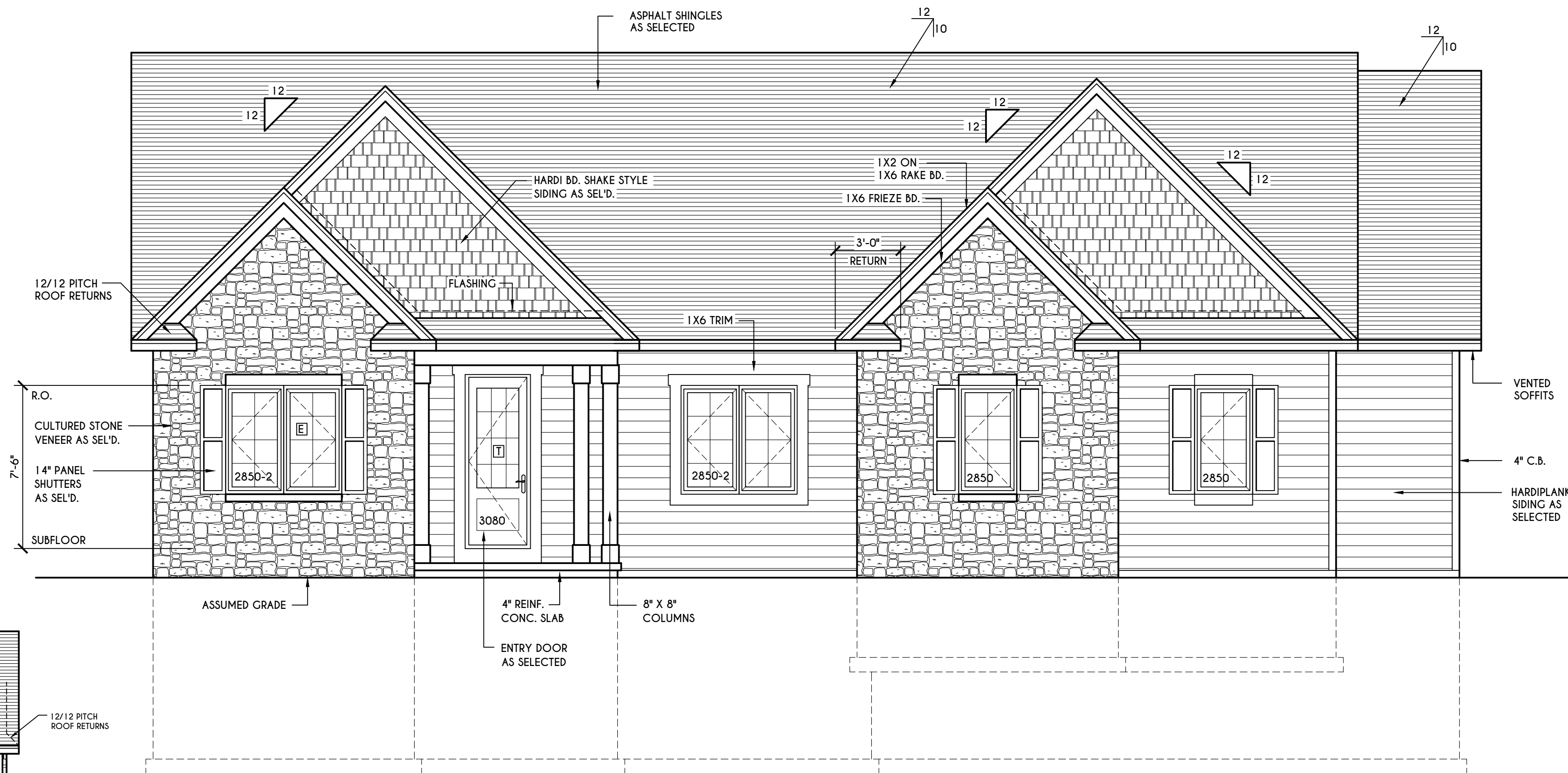
LEFT ELEVATION

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



RIGHT ELEVATION

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

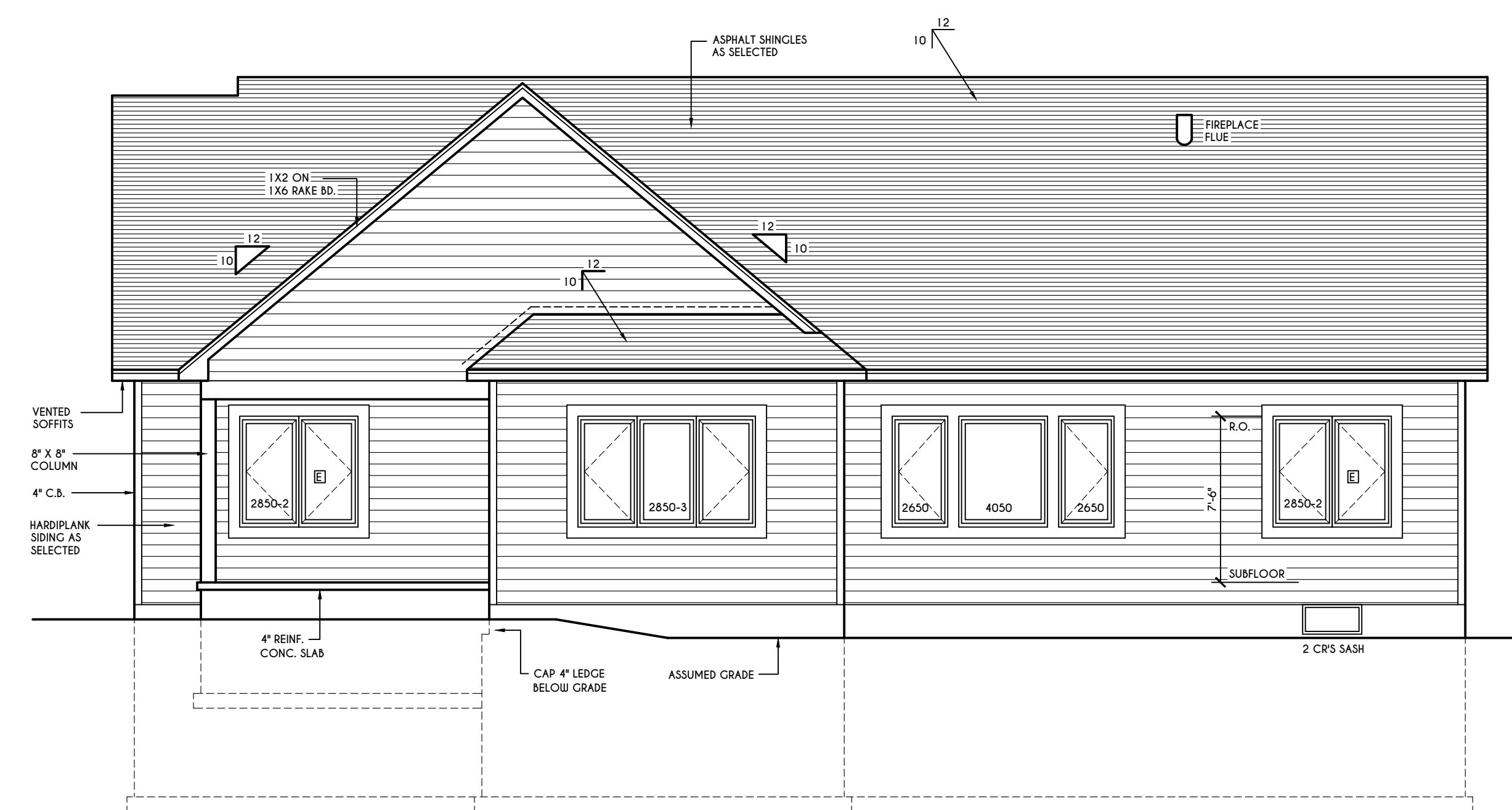


FRONT ELEVATION

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

TOTAL LIVING AREA = 1943 SQ.FT.

TOTAL CONDITIONED VOLUME = 34,540 CU.FT.



REAR ELEVATION

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

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/ft. & SWING DOORS NO MORE THAN 0.5 cfm/ft. 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

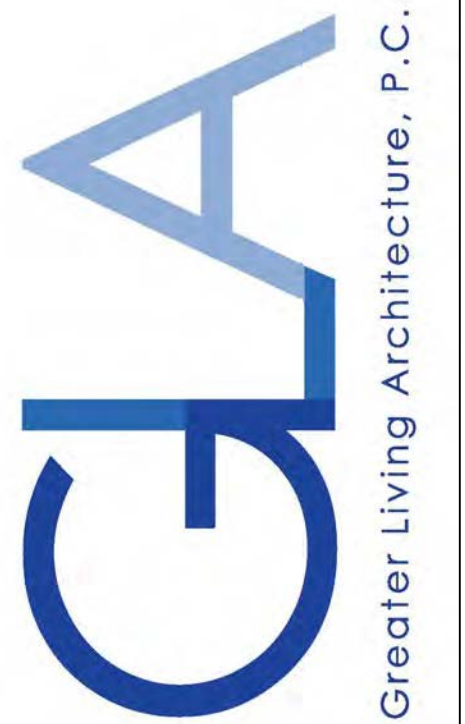
GENERAL NOTES:

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)
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) 60 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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PITTSFORD, NY

BUILDER:
KETMAR DEVELOPMENT CORPORATION

ELEVATIONS

GLA PLAN 1943R

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scale: AS NOTED	date: 4 / 22
PROJECT: 2563J	sheet: 1 / 4

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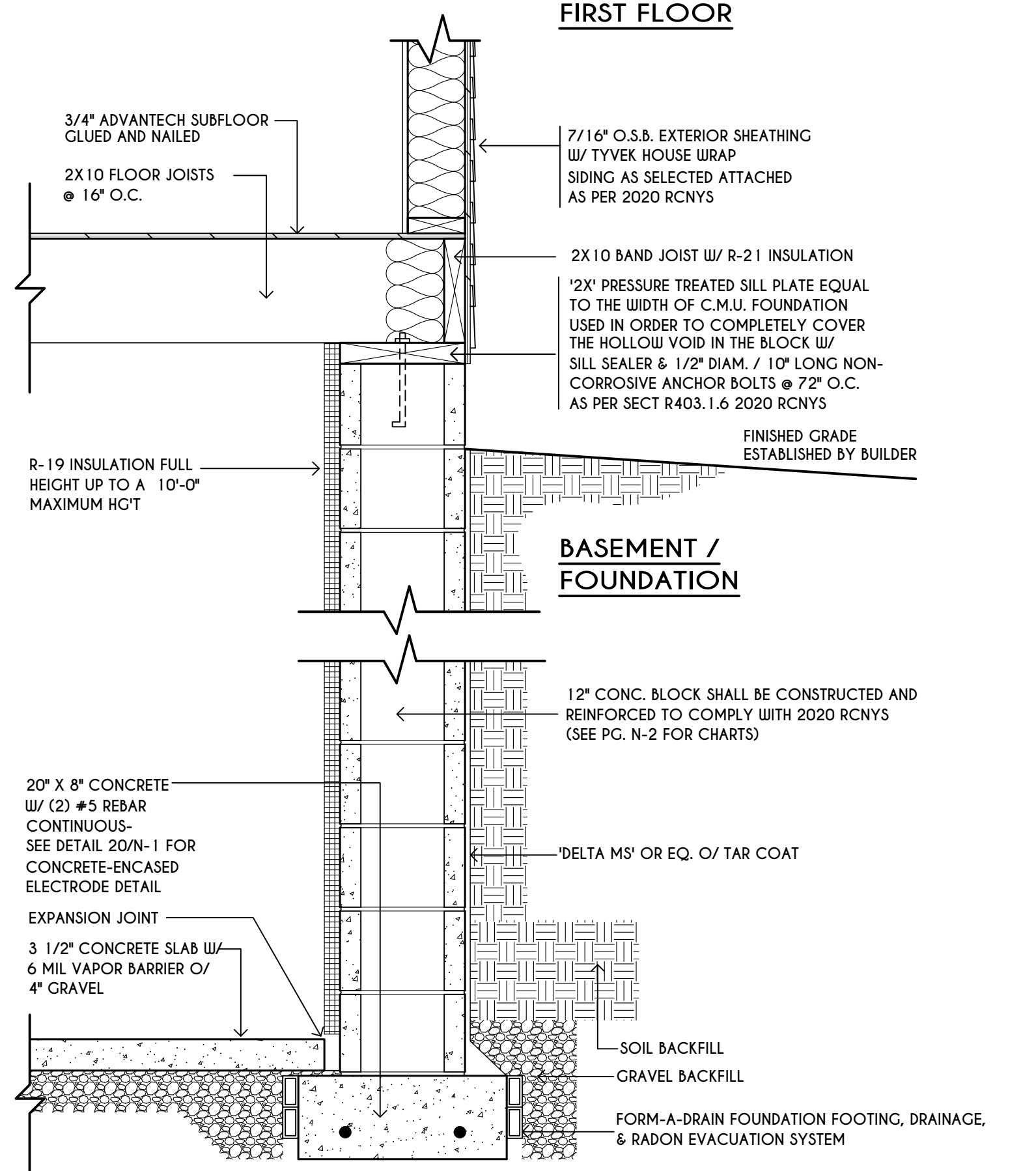
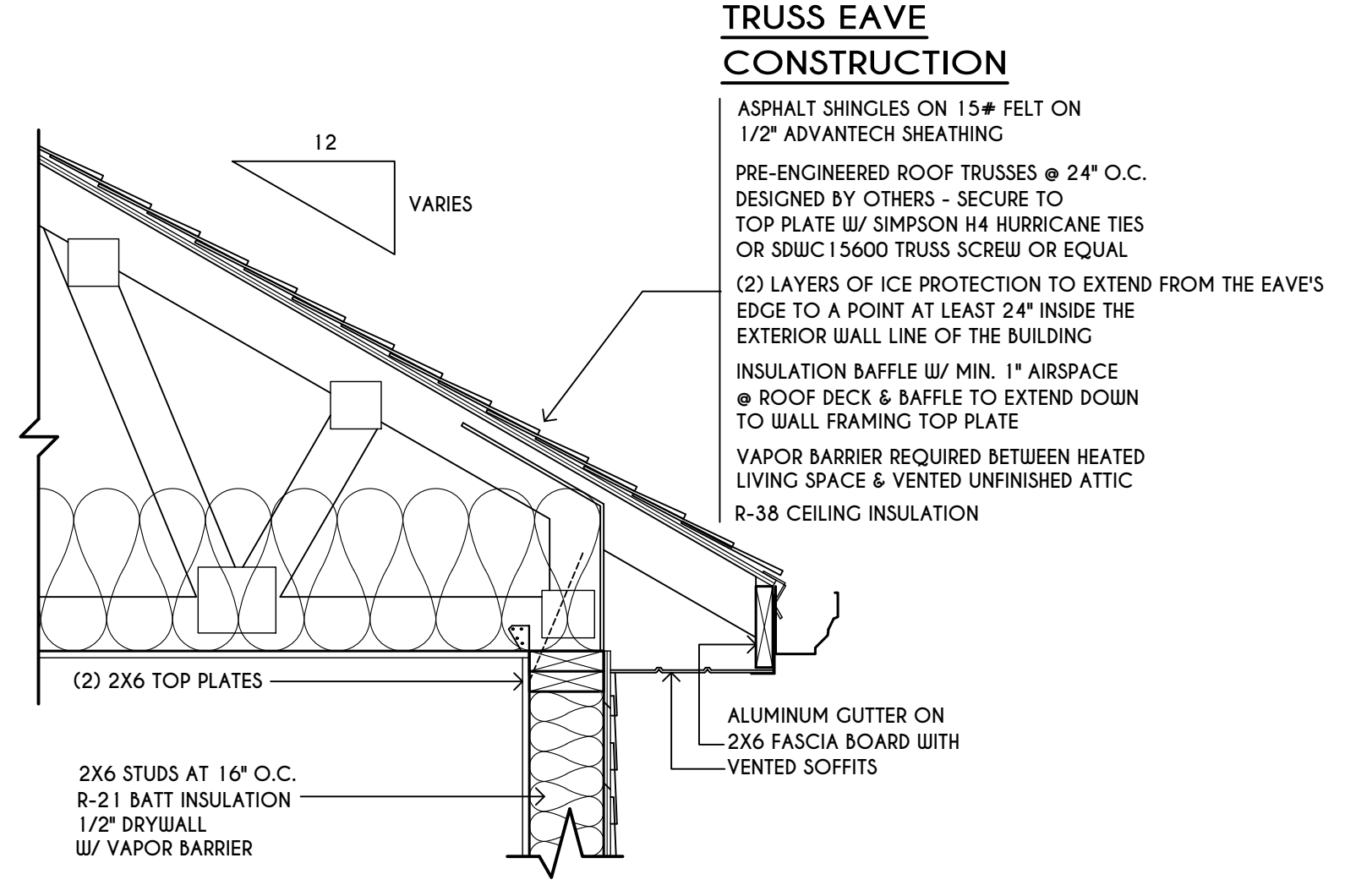
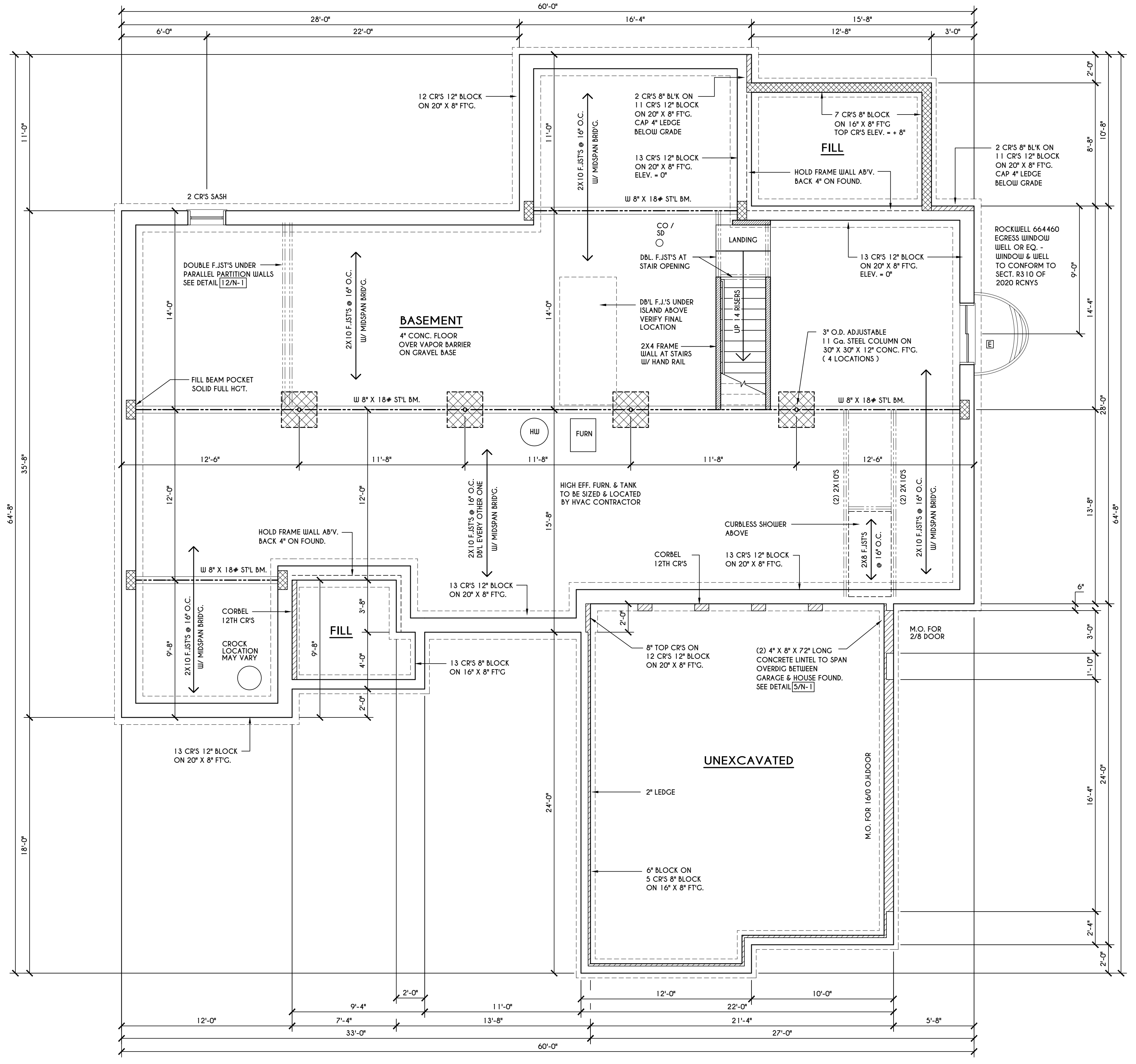
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FOUNDATION PLAN

GLA PLAN 1943R

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scale: AS NOTED	date: 4 / 22
PROJECT: 2563J	sheet: 2 / 4



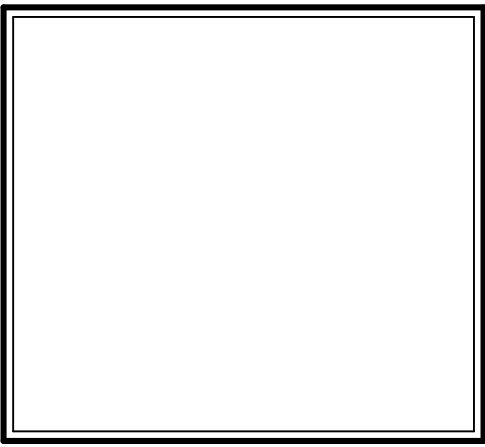
TYPICAL WALL SECTION

SCALE: 1" = 1'-0"

BASEMENT & FOUNDATION PLAN

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

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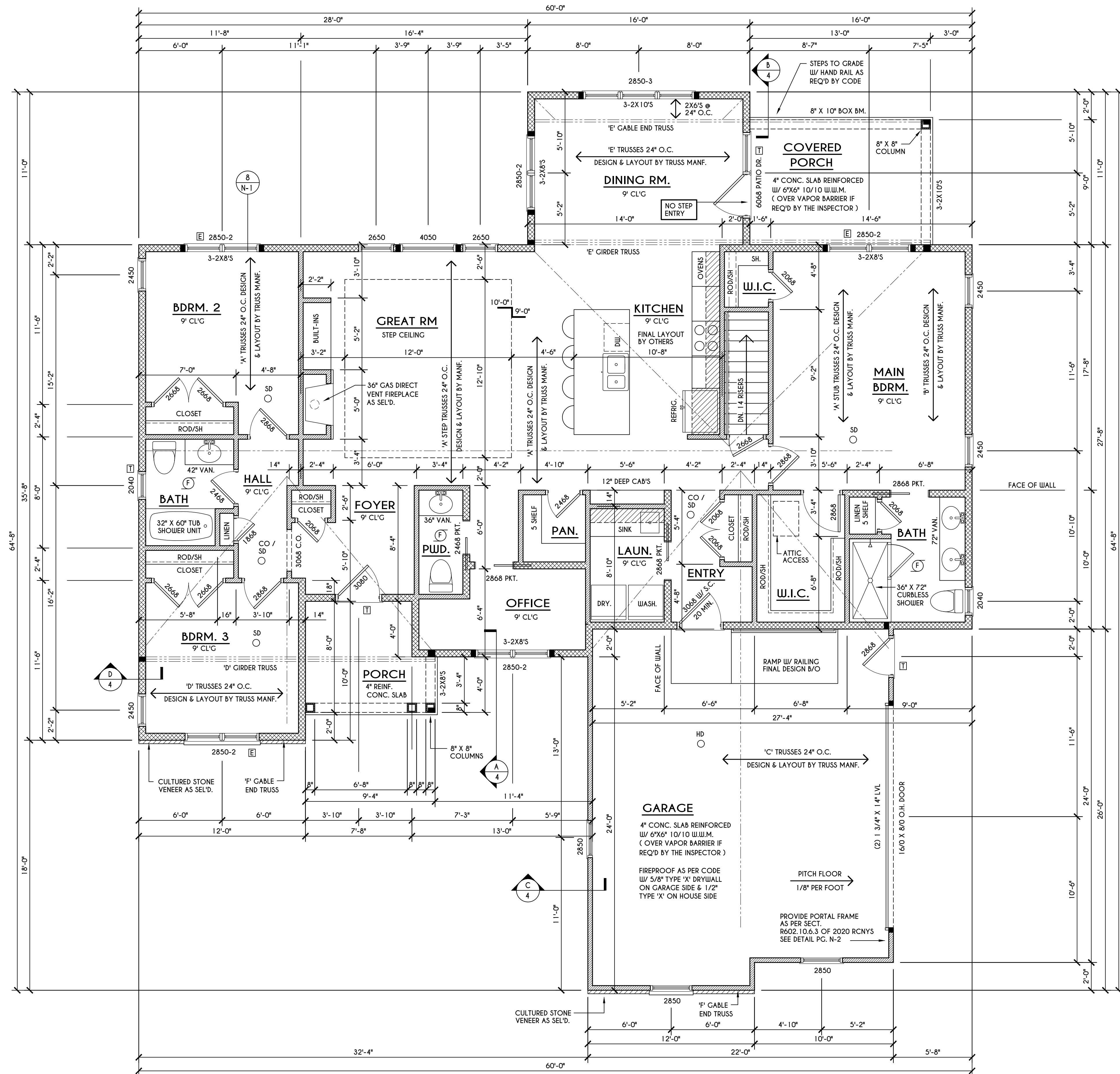
BUILDER:

KETMAR DEVELOPMENT CORPORATION

FIRST FLOOR PLAN

GLA PLAN 1943R

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PROJECT: 2563J	sheet: 3 / 4



FIRST FLOOR PLAN

1943 SQ. FT.

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

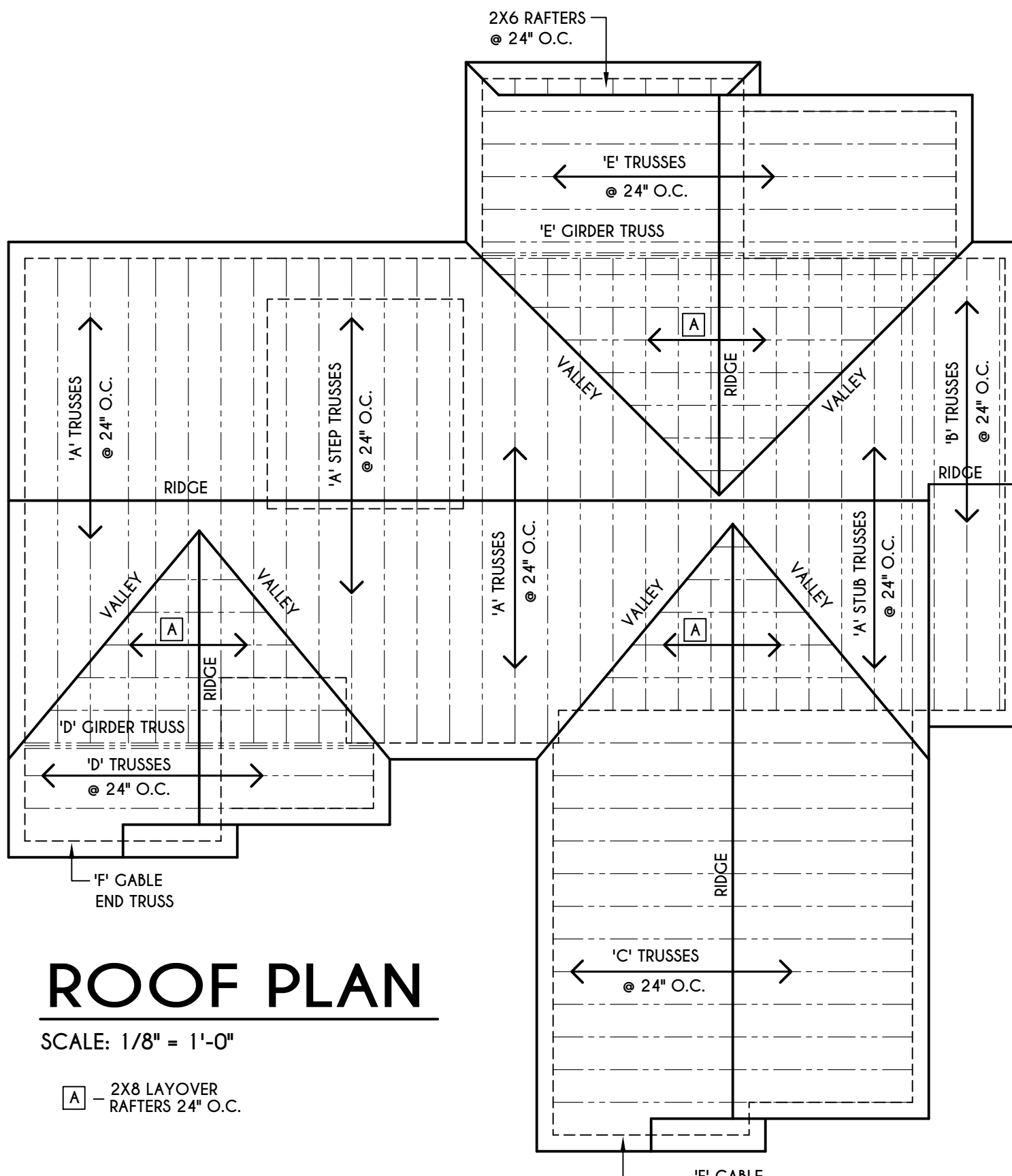
FRAMING LEGEND:

	- 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 7'-6" 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 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. 915.3.3 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



ROOF PLAN

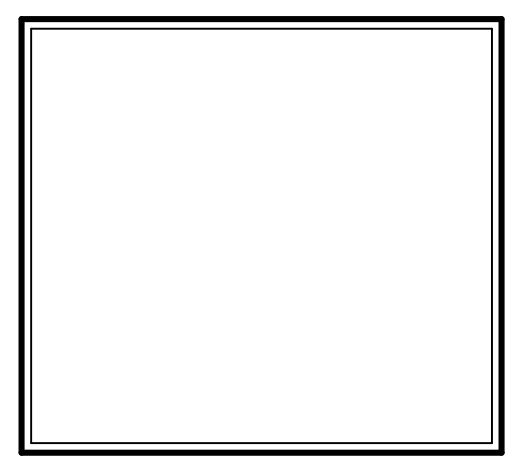
SCALE: 1/8" = 1'-0"

A 2X8 LAYOVER RAFTERS 24" O.C.

GENERAL ROOF NOTES:

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

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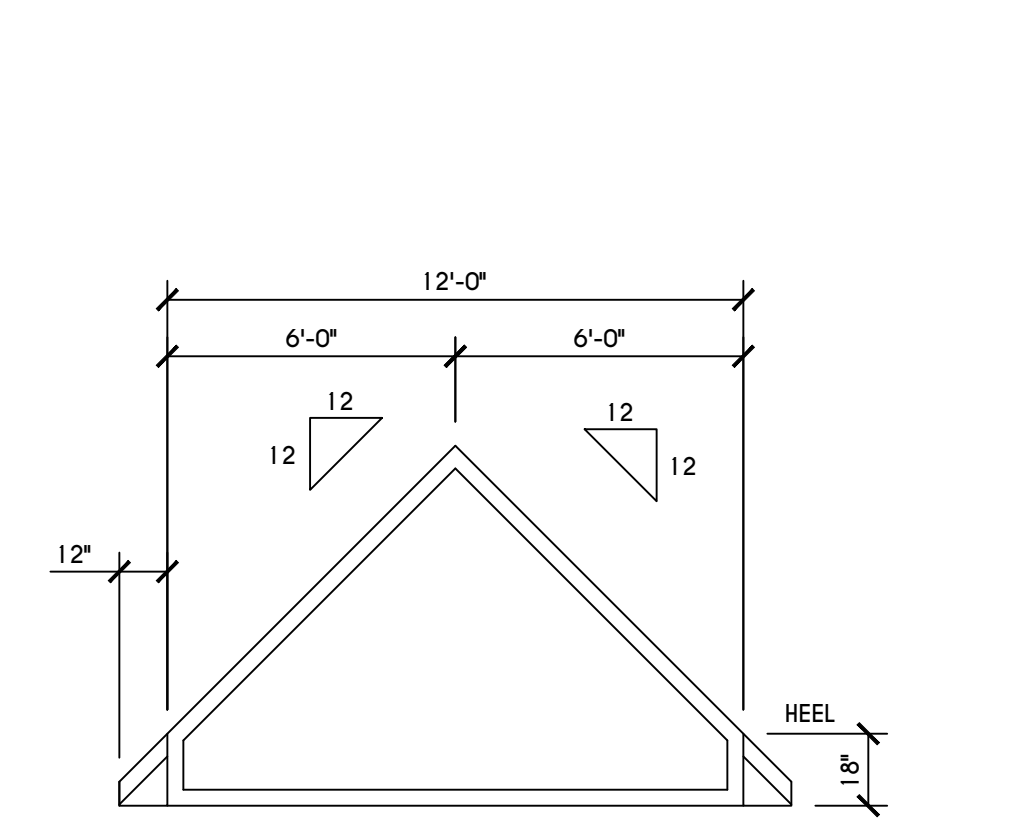
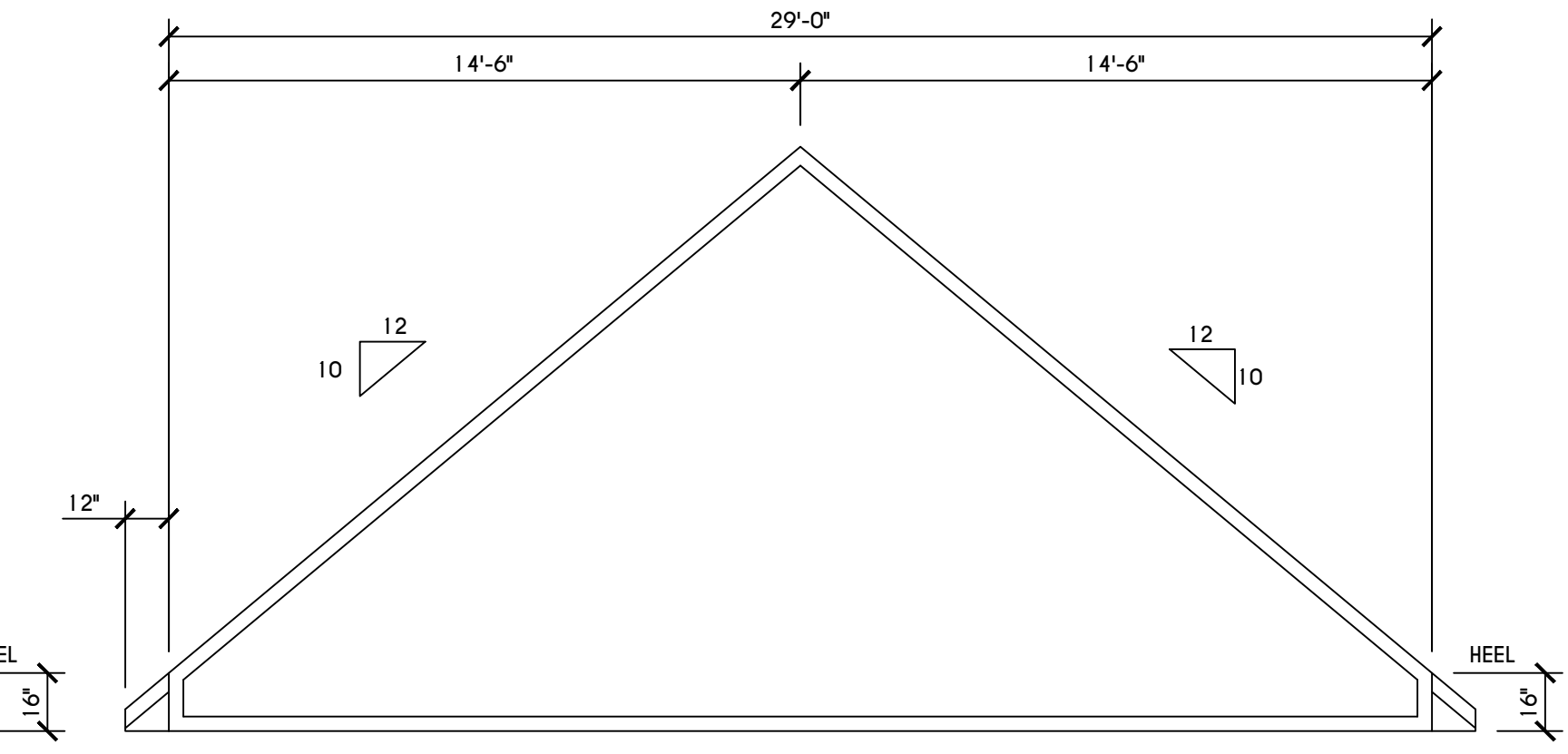
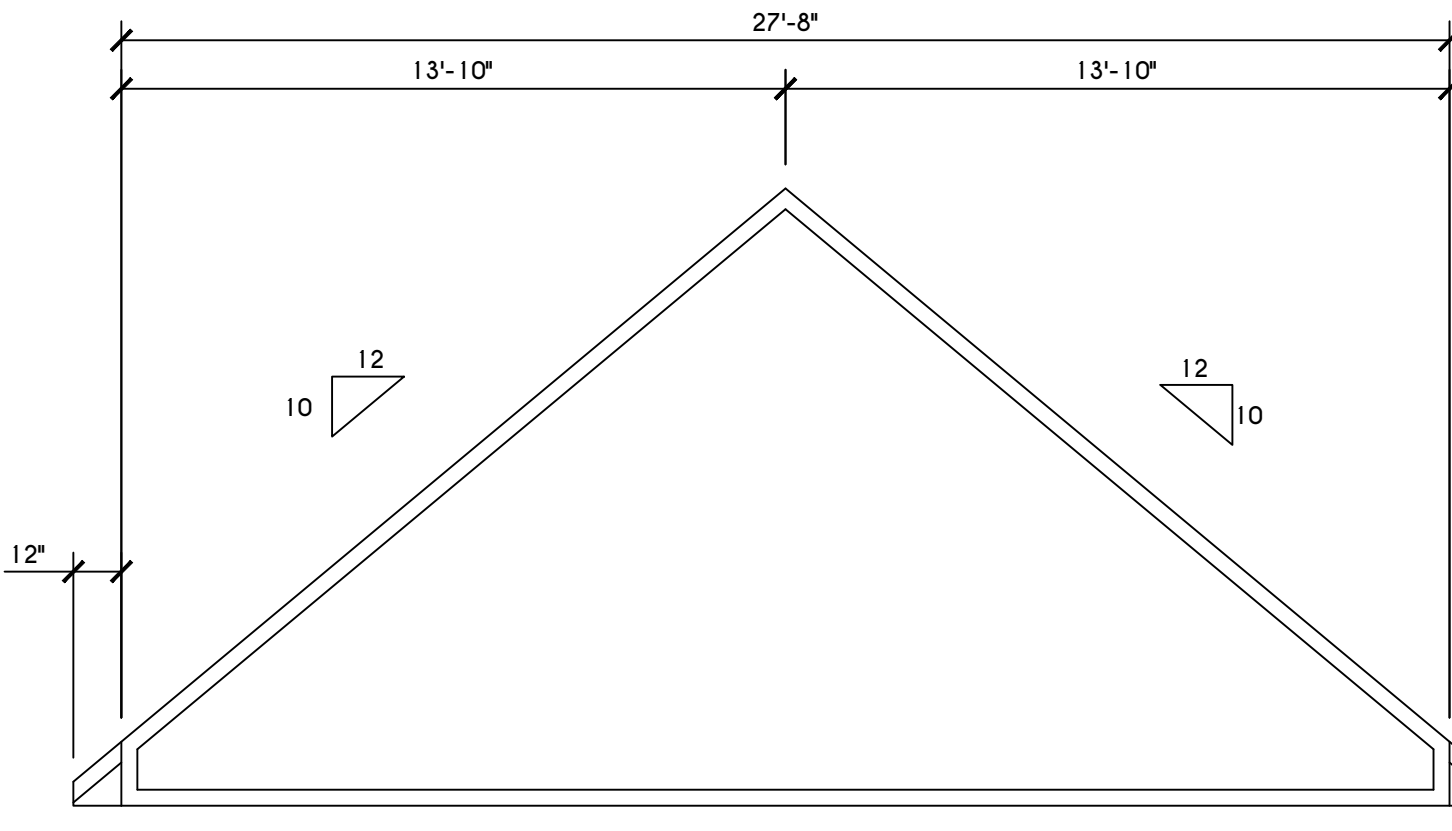
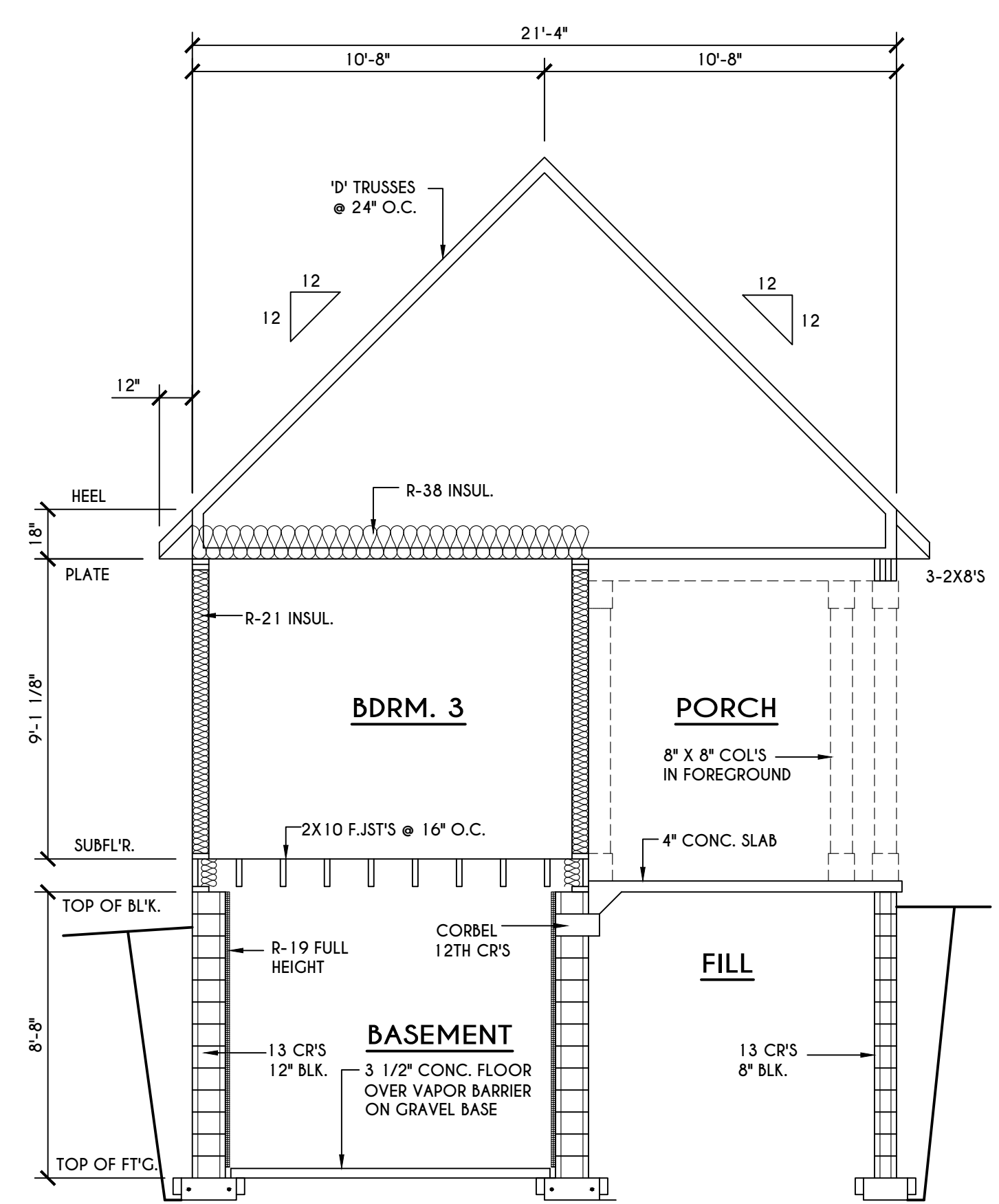
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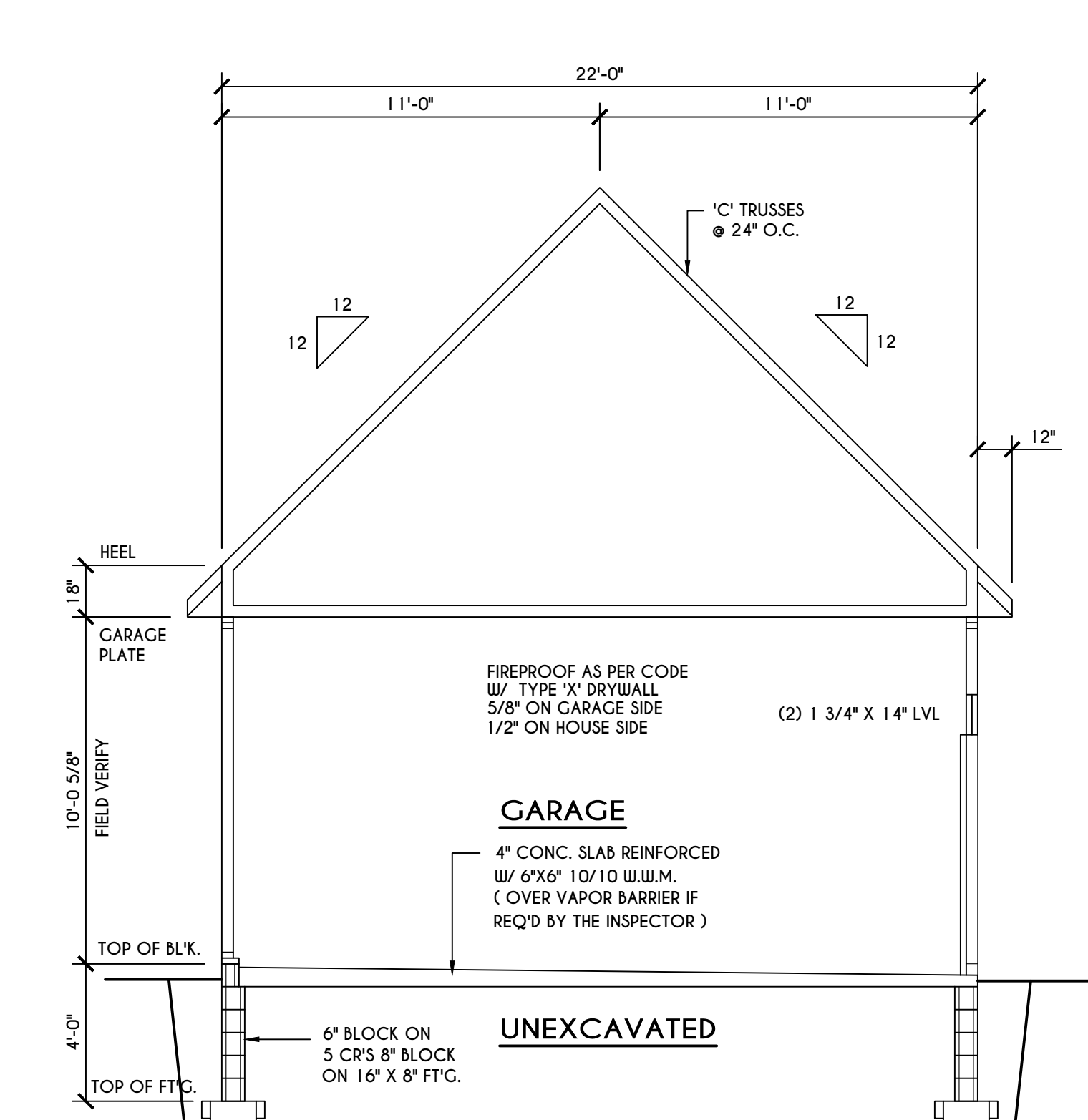
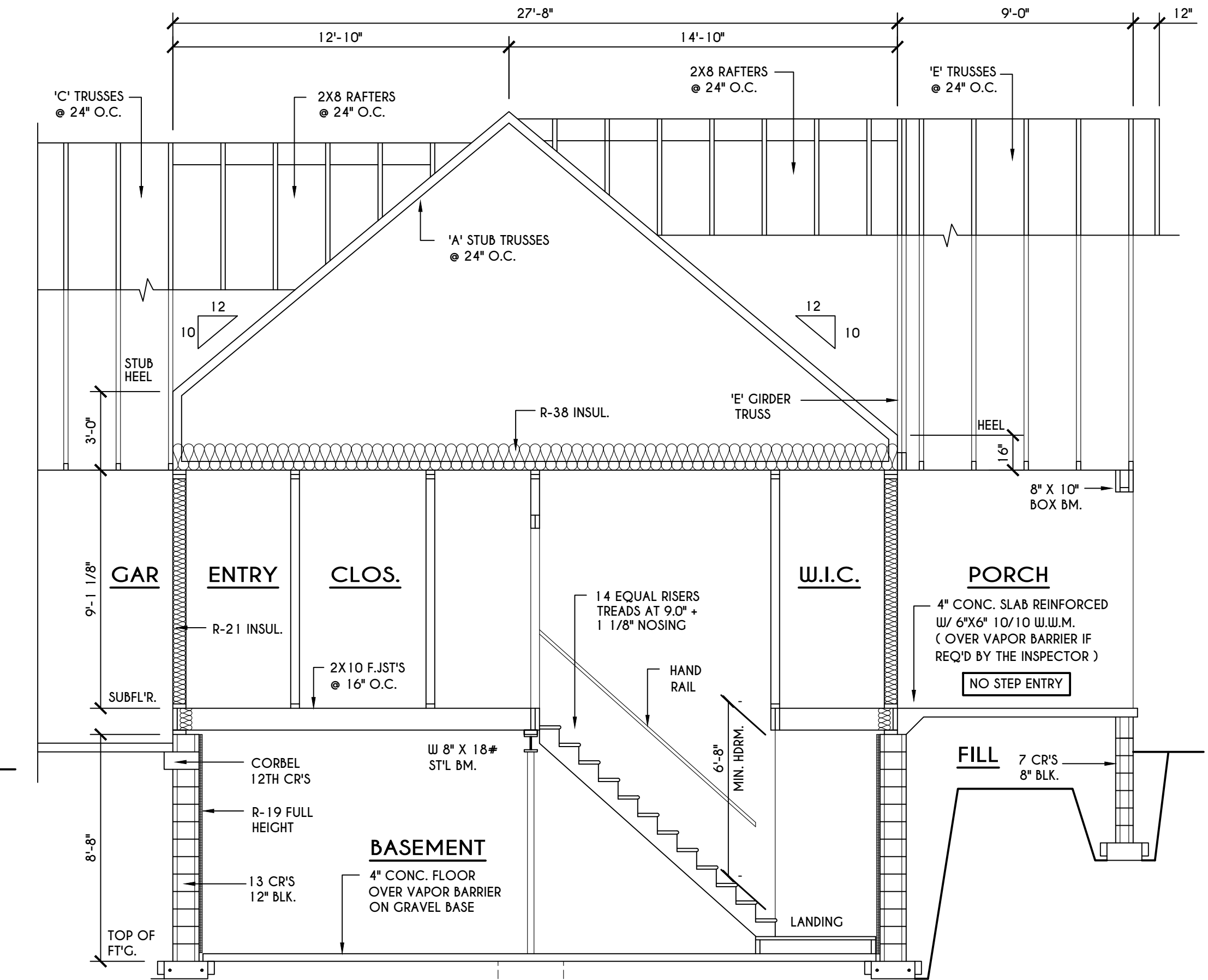
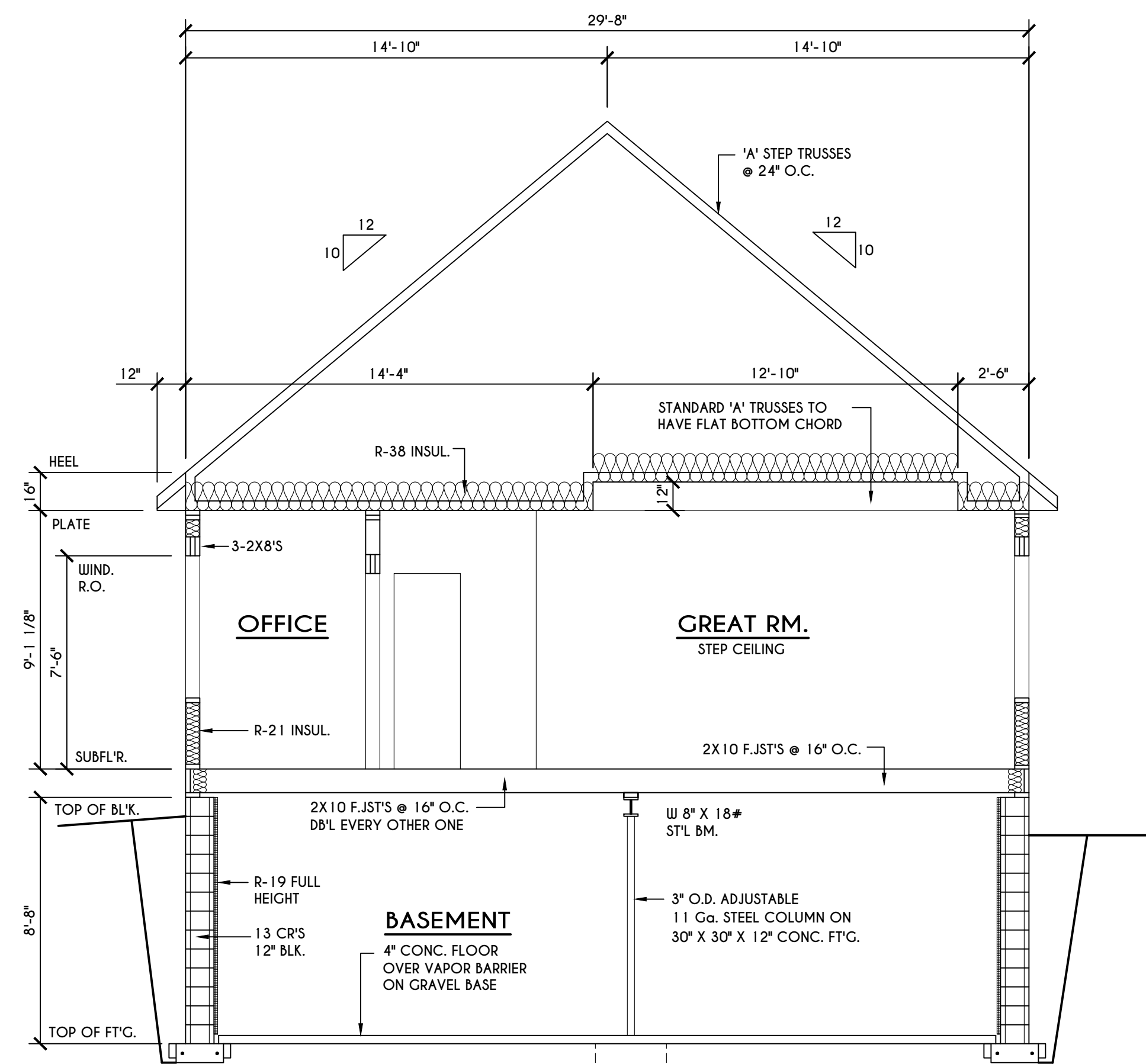
SECTIONS

GLA PLAN 1943R

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PROJECT: 2563J	sheet: 4 / 4



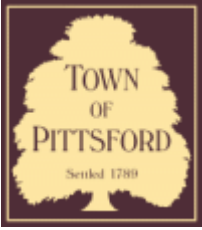
TRUSS NOTES:
 TRUSS PROFILE SHOWN FOR REFERENCE ONLY - MANUFACTURER IS RESPONSIBLE FOR CHORD LAYOUT AS REQ'D FOR DESIGN LOAD.
 TRUSS MANUFACTURER TO VERIFY ACTUAL LOAD AT GIRDER-TO-GIRDER CONNECTIONS & TO SPECIFY A MIN. METAL HANGER TO SUPP. THAT LOAD.
 PROVIDE TRUSS BRACING AS INDICATED BY TRUSS DESIGNER.











Town of Pittsford

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

Permit #
B22-000067

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 2 Old Homestead Road PITTSFORD, NY 14534

Tax ID Number: 192.01-3-23

Zoning District: RN Residential Neighborhood

Owner: Masi Enterprises Inc.

Applicant: Masi Enterprises Inc.

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 | |

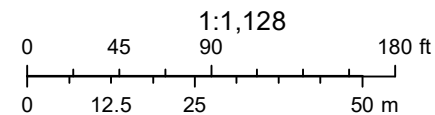
Project Description: Applicant is requesting design review for the construction of a 2 story single family home. The home will be approximately 2977 square feet with a covered patio.

Meeting Date: April 28, 2022

RN Residential Neighborhood Zoning

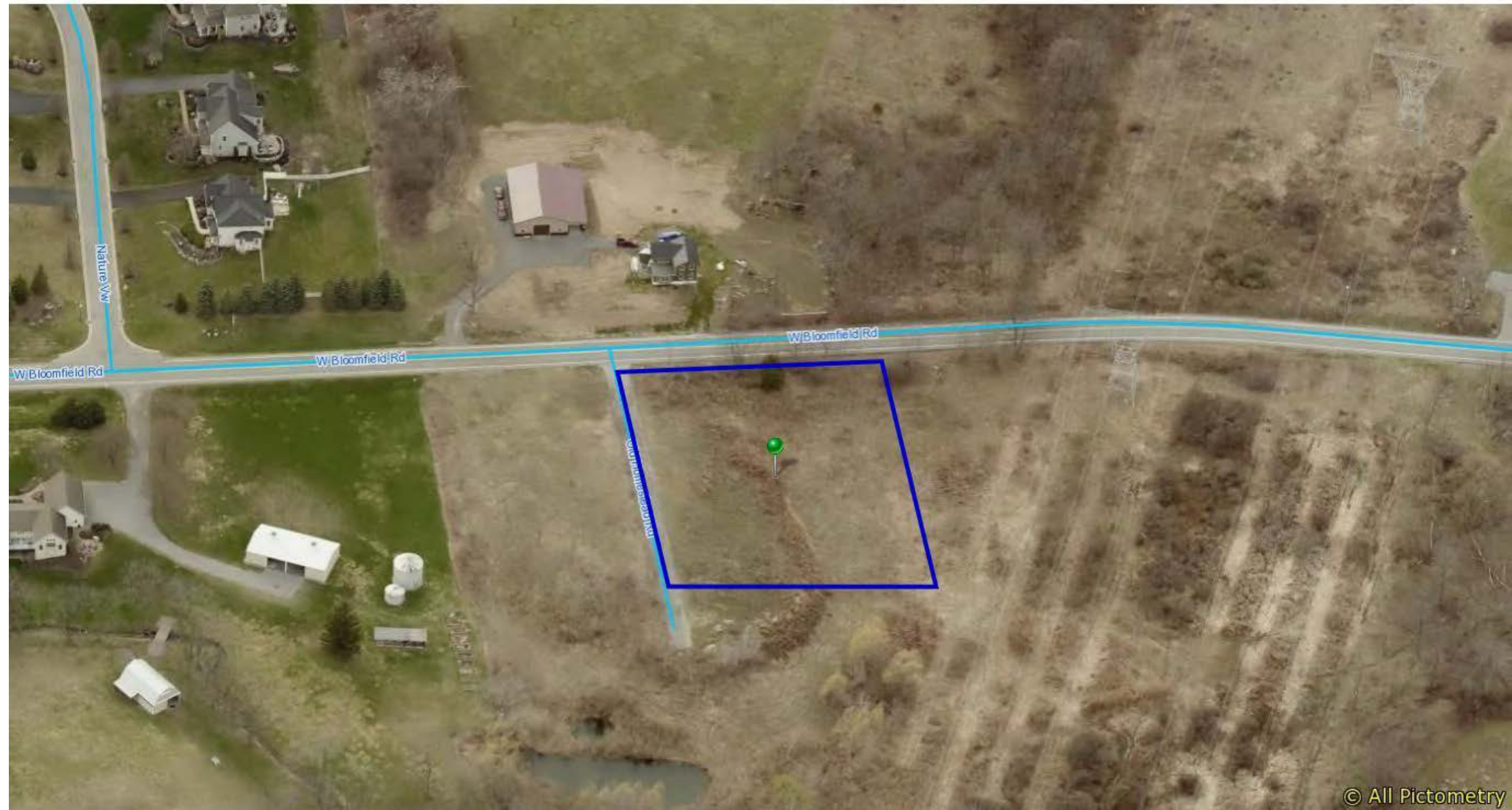


Printed April 20, 2022



Town of Pittsford GIS

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04/05/2021

NOTES

- (1) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- (2) THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (3) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (4) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
- (5) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR)
- (6) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- (7) THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.
- (8) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- (9) ALLOWABLE STRESSES OF MATERIALS:
THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE FIGURE R301.2(4)
 - A) CONCRETE (R402.2) - MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
 - FOOTINGS: 2500 PSI
 - BASEMENT SLABS: 2500 PSI (W/ FIBER REIN. ADDITIVE, OPTIONAL)
 - GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED)
 - BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED) WHERE EXPOSED TO WEATHER
 - FOUR CONC. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONSTRUCTION OR AIR ENTRAINMENT CONC. MUST BE USED. (TABLE R402.2, NOTE 2)
 - B) STRUCTURAL STEEL TO BE ASTM - A36
 - C) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (F_b) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (NEM F1R #2 OR BETTER)
- (10) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. & SHALL COMPLY WITH CODE SECTION R1001-R1006 AS APPLICABLE.
- (11) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.13 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
- (12) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R314)
- (13) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1. DECORATIVE GLASS IS EXEMPT IN SPINNING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14) DESIGN CRITERIA:
 - A) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
 - B) SLEEPING ROOMS = 30 PSF LIVE LOAD
 - C) GROUND SNOW LOAD = 40 PSF (T16 R301.2(6))
 - D) WIND SPEED - 40 MPH, EXPOSURE B
 - E) SEISMIC DESIGN CATEGORY - A OR B - R301.2(2)
 - F) WEATHERING - SEVERE
 - G) FROST LINE DEPTH - 42"
 - H) TERMITES DAMAGE - CONTACT LOCAL JURISDICTION
 - I) DECAY DAMAGE - NONE TO SLIGHT
 - J) WINTER DESIGN TEMPERATURE - (-) DEGREE
 - K) ICE BARRIER IS REQUIRED
 - L) ROOF TIE-DOWN REQUIREMENTS - R302.11 (BASED UPON SPECIFIC ROOF DESIGN)
 - M) ENERGY COMPLIANCE DETAILS AND PATH - N101.13
- (15) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL
- (16) DRAWING ALTERATION:
THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 148, SECTION 1204 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."
- (17) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M507 OF THE CODE.
- (18) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER 11 OF THE CODE.
- (19) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

- ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY**
1. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION N102.4
 2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION N102.4.5
 3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION N103.1.1
 4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION N103.3.2
 5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-5. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION N103.5
 6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION N102.2.4
 7. AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS N102.4.1 THROUGH N102.4.6.
 8. THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E119 OR ASTM E1827 OR NET/CC 380 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH N102.4.1.2.
 9. THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

RESIDENCE
LOT 23 OLD HOMESTEAD RD, PITTSFORD, NEW YORK
ZAID SAEED & HERRA KAMRAN, HOMEOWNERS

ENERGY CODE COMPLIANCE PATH:

THIS PROJECT IS DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE" ENERGY CODE COMPLIANCE REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND COMPONENTS NECESSARY AND IN A MANNER TO COMPLY WITH THE "PRESCRIPTIVE" REQUIREMENTS SECTION N102 OF THE 2020 ENERGY CODE.

CLIMATE ZONE 5A	MINIMUM R - MAXIMUM U VALUES FROM TABLE N102.1.2
FENESTRATION	MAX U VALUE = 0.30
SKYLIGHTS	MAX U VALUE = 0.35
CEILING	MIN R VALUE = 44
WOOD FRAMED WALLS	MIN R VALUE = 20
FLOOR	MIN R VALUE = 30
BASEMENT WALLS	MIN R VALUE = 15 (CONTINUOUS) R-14 (CAVITY)

CLIMATE ZONE 5A	EQUIVALENT U-FACTORS FROM TABLE N102.1.4
CEILING	U-FACTOR = .026 OR MIN R VALUE = 38
U-VALUE & R-VALUE CONVERSION (U=1/R) AND (R=1/U)	

N102.2.1 CEILING WITH ATTIC SPACES.
WHERE SECTION N102.1.2 WOULD REQUIRE R-44 INSULATION IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-44 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT LEAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION N102.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION N102.1.5.

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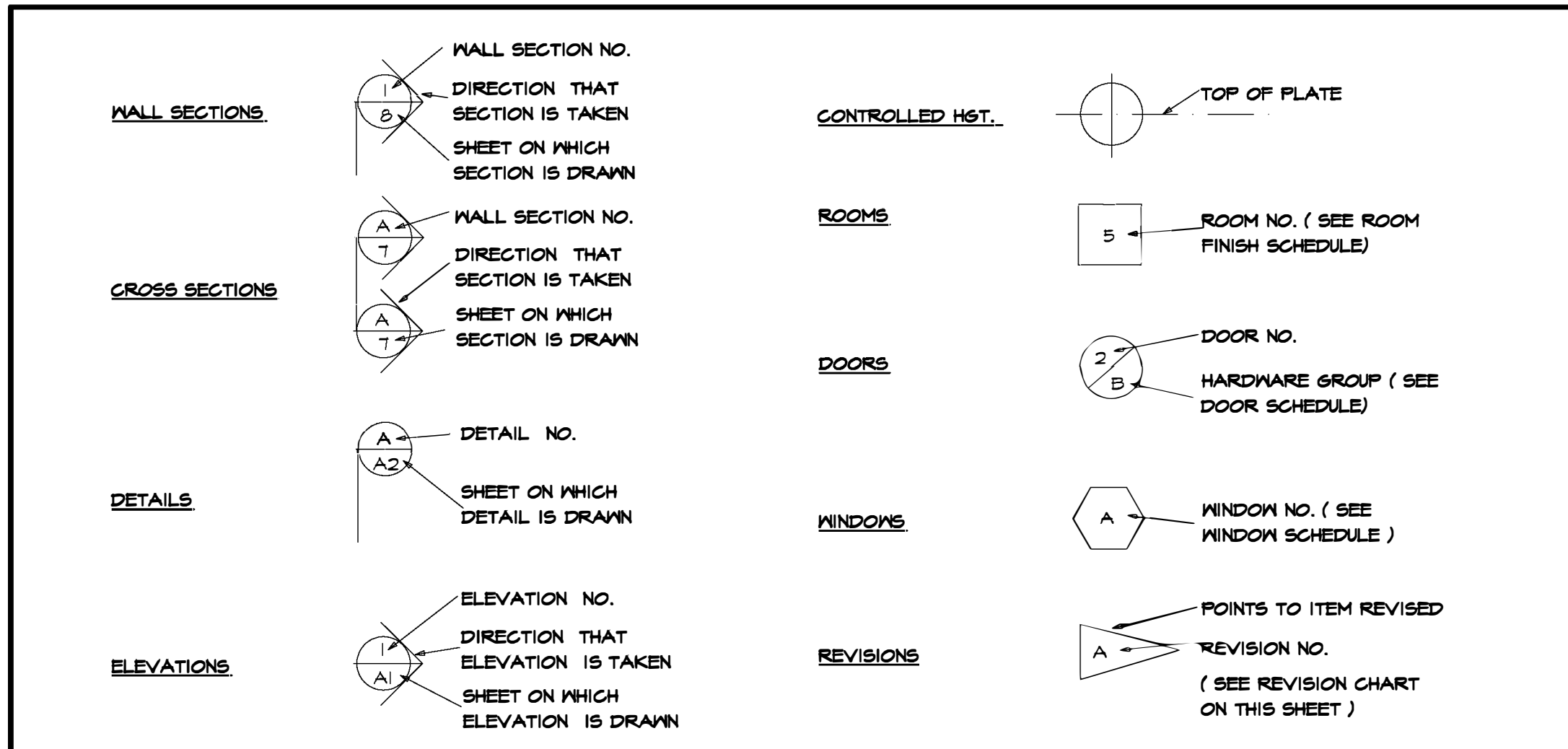
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SYMBOLS



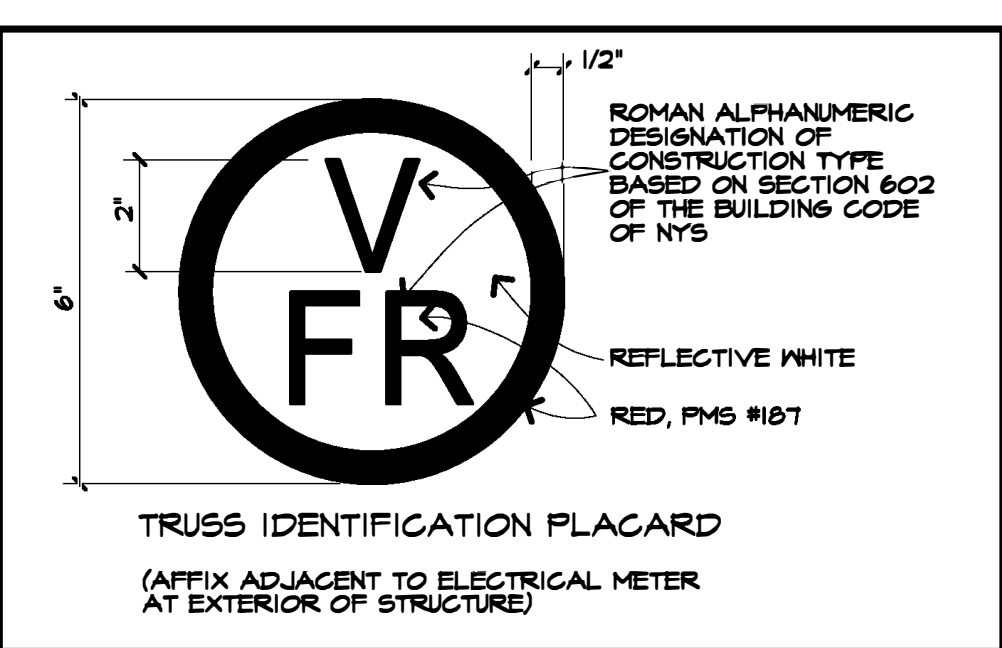
ABBREVIATIONS

APPROX	--APPROXIMATE	FT (')	-FOOT	O.H.D	-OVERHEAD DOOR
#	-AND	FTG	-FOOTING	O/ HANG	-OVERHANG
@	-AT	FDN	-FOUNDATION	O/	-OVER
A.V.	-APPLIED VALLEY	GYP	-GYPSUM	OPT	-OPTIONAL
BM	-BEAM	HND'CP	-HANDICAP	P.D.R	-POWDER ROOM
BLK	-BLOCK	HST	-HEIGHT	PSF	-POUNDS PER SQ. FT.
BD	-BOARD	HW	-HOT WATER	PSI	-POUNDS PER SQ. IN.
BLDS	-BUILDING	HDR	-HEADER	P.T.	-PRESSURE TREATED
BTR	-BETTER	IN (')	-INCH	PLYWD	-PLYWOOD
CLS	-CEILING	INCL	-INCLUDE	REQ'D	-REQUIRED
CL	-CENTERLINE	INFO	-INFORMATION	RM	-ROOM
COL	-COLUMN	ID	-INSIDE DIAMETER	RES	-RESIDENTIAL
CONC	-CONCRETE	INSUL	-INSULATION	RS	-RISERS
CONT	-CONTINUOUS	INT	-INTERLATION	RD & SH	-ROD & SHELF
COMM	-COMMERCIAL	INT	-JOINT	S	-SOUTH
CRS	-COURSES	JT	-JOIST	SKYLT	-SKYLIGHT
DL	-DEAD LOAD	JSTS	-JOISTS	SH	-SHELF
DIA	-DIAMETER	LT	-LIGHT	SHS	-SHELVES
DBL	-DOUBLE	LL	-LIVE LOAD	STOR	-STORAGE
DN	-DOWN	MFR	-MANUFACTURER	STL	-STEEL
DWS	-DRAWING	MAX	-MAXIMUM	SUSP	-SUSPENDED
DIM	-DIMENSION	MECH	-MECHANICAL	SYN	-SYNTHETIC
ELEC	-ELECTRIC	MIN	-MINIMUM	T.B.D.	-TO BE DETERMINED
EXP	-EXPANSION	MISC	-MISCELLANEOUS	TS	-TREADS
EXT	-EXTERIOR	N	-NORTH	(TYP)	-TYPICAL
FT (')	-FEET	NTS	-NOT TO SCALE	T&G	-TONGUE & GROOVE
FIN	-FINISH	NO	-NUMBER	V.I.F.	-VERIFY IN FIELD
FLR	-FLOOR	OPNS	-OPENING	W/	-WITH
I ST	-FIRST	O/A	-OVERALL	W/O	-WITHOUT
FLUOR	-FLUORESCENT				

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

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. The air barrier in any dropped ceiling/split shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	Air permeable insulation shall not be used as a sealing material.
Ceiling/attic	The insulation in any dropped ceiling/split shall be aligned with the air barrier.	The insulation in any dropped ceiling/split shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	Rim joists shall be insulated.
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edges of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of exterior decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the undersides of floor framing, and exterior from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior in unconditioned space shall be sealed.	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Narrow cavities		
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the substrate & drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

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



Revisions

Project: RESIDENCE

Client: ZAID SAEED & HERRA KAMRAN

Job Location: LOT #23 OLD HOMESTEAD RD, PITTSFORD, NEW YORK

Drawing Title: COVER SHEET & NOTES

Drawn	SMK	Checked by	SLC
Date	MARCH, 2022		
Job No.	38578		
Sheet	1 of 8		

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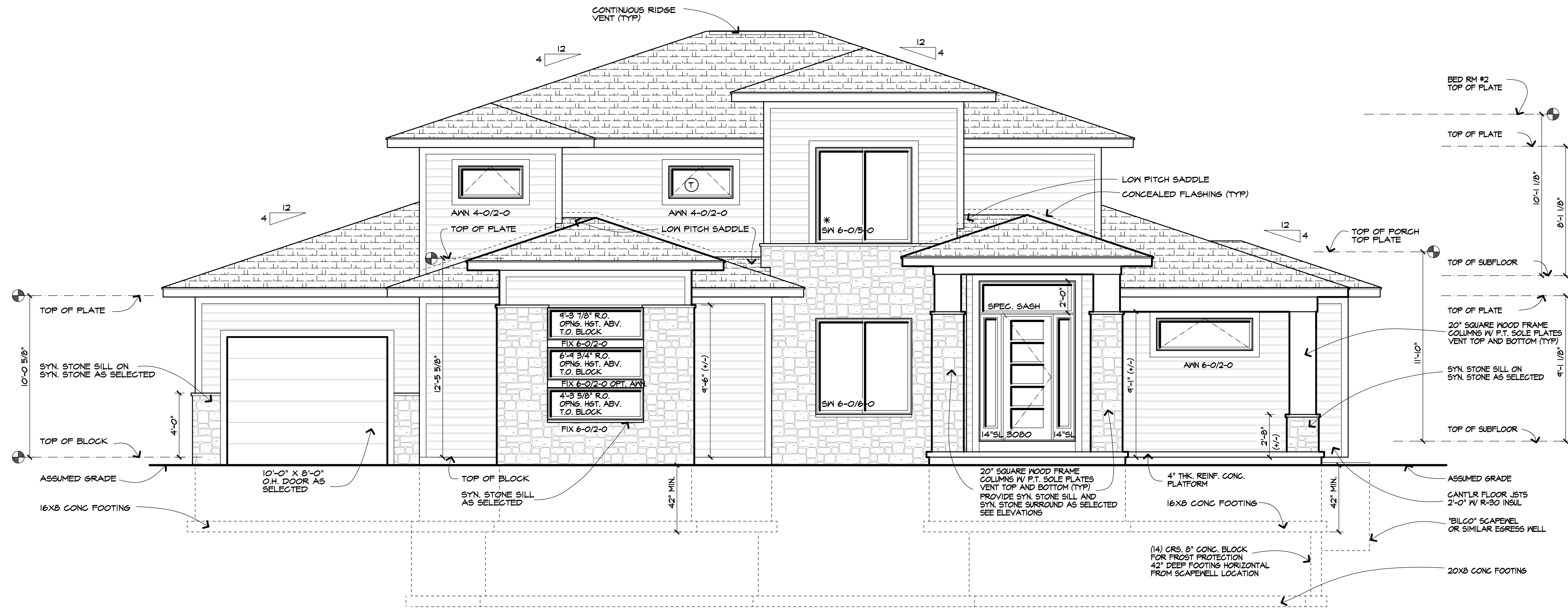
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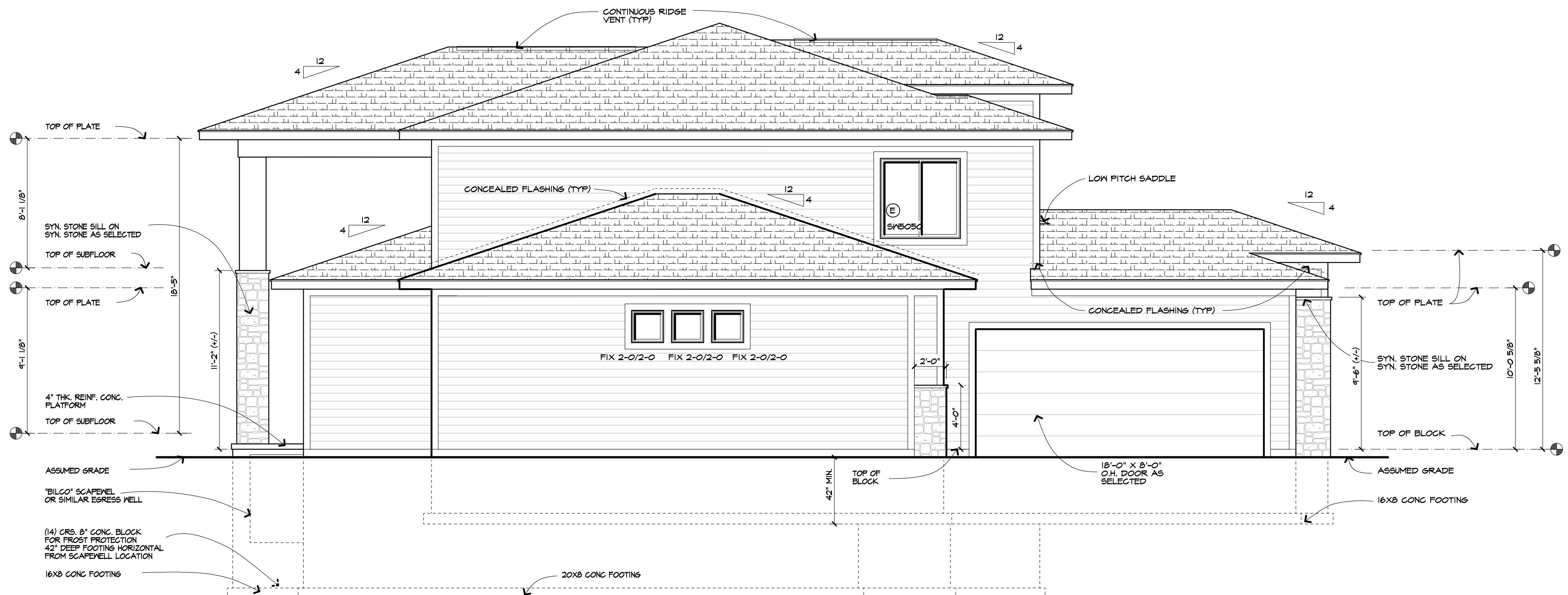
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"
TOTAL FLOOR AREA = 2471 SQ. FEET



LEFT SIDE ELEVATION

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

UNLESS OTHERWISE NOTED

- ROOFING: ASPHALT / FIBERGLASS SHINGLES AS SELTD
- METAL ROOFING AS SELECTED RATED FOR PITCH SHOWN
- ROOF VENTING: ONE SQ. FT NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R206.2 OF THE CODE)
- FACIA: ALUM WRAP 2X6
- FRIEZEBORDS: 6"
- CORNERBOARDS: 6"
- CASINGS: 6"
- SIDING: VINYL AS SELTD
- EAVE O/HANGS: 2'-0"
- RAKE O/HANGS: 2'-0"
- FOOTINGS DEPTH: 3'-6" BELOW GRADE
- PLATE HEIGHT: 9'-1 1/8"
- FIRST FLOOR: 8'-1 1/8"
- SECOND FLOOR: 8'-1 1/8"
- WINDOW R.O. HEIGHT: 7'-8"
- FIRST FLOOR: 6'-10 1/2"
- SECOND FLOOR: 6'-10 1/2"
- WINDOW MFR: " PELLA " IMPERVIA OR SIMILAR LOW E

NOTE:
INSTALL SYNTHETIC STONE VENEER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PRODUCT LITERATURE.

(* DENOTES WINDOW ROUGH OPENING HEIGHT AT 8'-0" ABOVE SUBFLOOR)

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

Revisions

Rev	Description

Project

RESIDENCE

Client

ZAID SAEED & HERRA KAMRAN

Job Location

LOT #23 OLD HOMESTEAD RD. PITTSFORD, NEW YORK

Drawing Title

ELEVATIONS

Drawn

SMK

Checked By

SLC

Date

MARCH, 2022

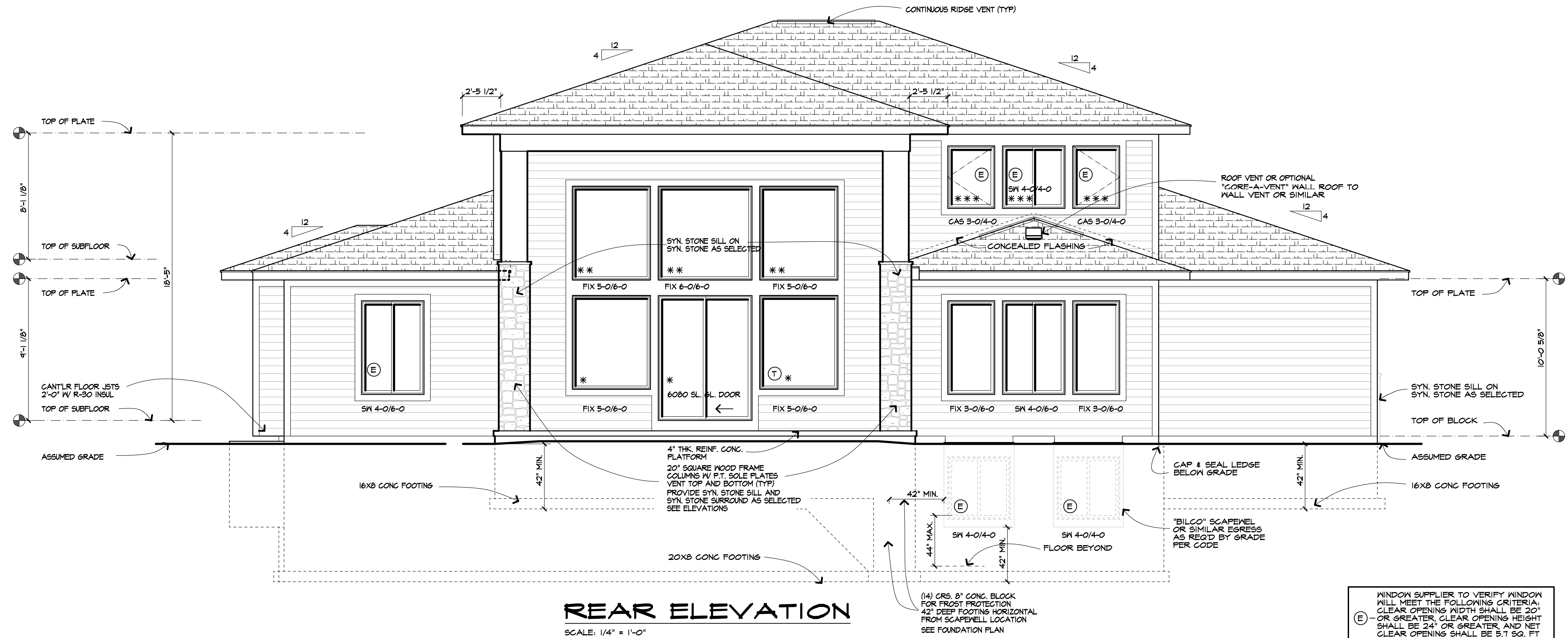
Job No

38578

Sheet

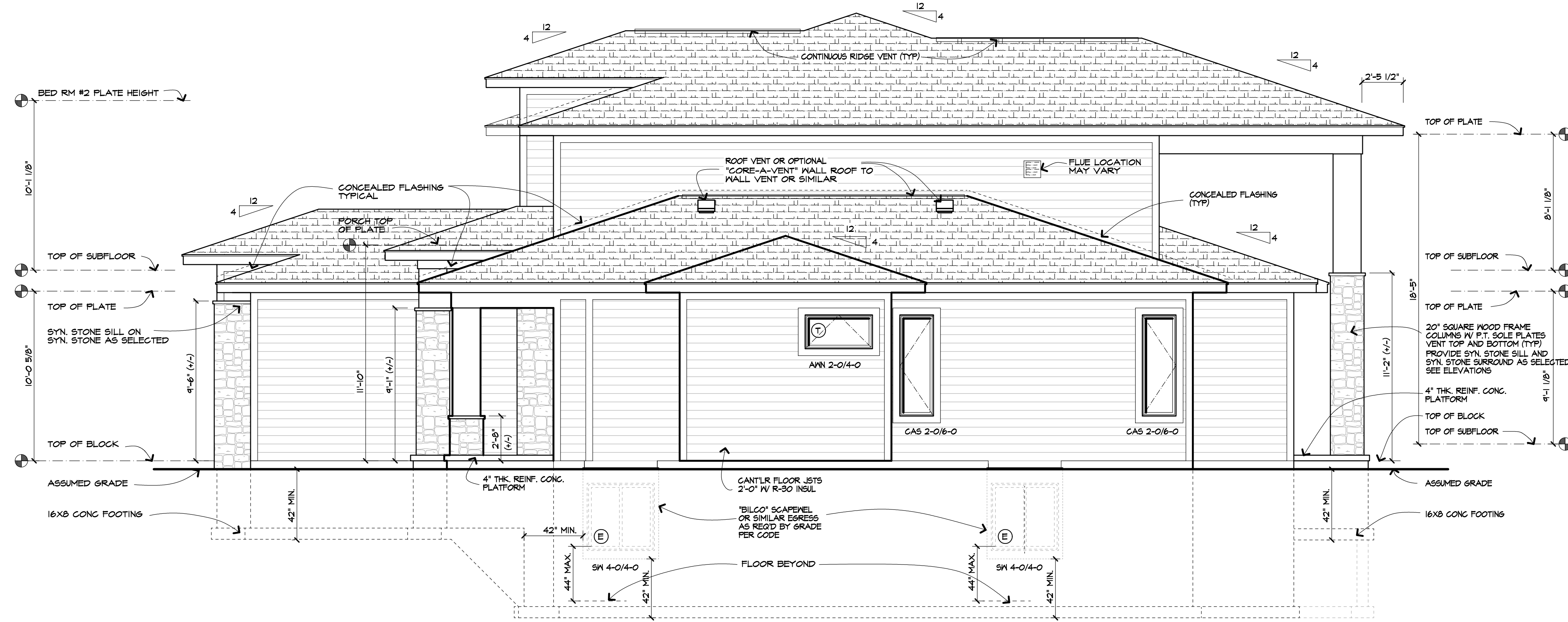
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REAR ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA:
(E) CLEAR OPENING WIDTH SHALL BE 20" OR GREATER, CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER, AND NET CLEAR OPENING SHALL BE 7.5 SQ. FT. OR GREATER.
THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR



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

UNLESS OTHERWISE NOTED

ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SELTD
METAL ROOFING AS SELECTED:	RATED FOR PITCH SHOWN
ROOF VENTING:	ONE SQ. FT. NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R806.2 OF THE CODE)
FACIA:	ALUM WRAP 2X6
FRIEZEBOARDS:	6"
CORNERBOARDS:	6"
CASINGS:	6"
SIDING:	VINYL AS SELTD
EAVE O/HANGS:	2'-0"
RAKE O/HANGS:	2'-0"
FOOTINGS DEPTH:	3'-6" BELOW GRADE
PLATE HEIGHT:	FIRST FLOOR: 9'-1 1/8"
	SECOND FLOOR: 8'-1 1/8"
WINDOW R.O. HEIGHT:	FIRST FLOOR: 7'-8"
	SECOND FLOOR: 6'-10 1/2"
WINDOW MFR:	"PELLA" IMPERVIA OR SIMILAR LOW E

NOTE:
INSTALL SYNTHETIC STONE VENEER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PRODUCT LITERATURE.

- (*) DENOTES WINDOW ROUGH OPENING HEIGHT AT 8'-0" ABOVE SUBFLOOR
- (**) DENOTES WINDOW ROUGH OPENING HEIGHT AT 14'-11 1/4" ABOVE SUBFLOOR
- (***) DENOTES WINDOW ROUGH OPENING HEIGHT AT 7'-2 1/8" ABOVE SUBFLOOR

Revisions:	
Project:	RESIDENCE
Client:	ZAID SAEED & HERRA KAMRAN
Job Location:	LOT #23 OLD HOMESTEAD RD. PITTSFORD, NEW YORK
Drawing Title:	ELEVATIONS
Drawn:	SMK
Checked By:	SLC
Date:	MARCH, 2022
Job No.:	38578
Sheet:	3 of 8

TABLE R404.1.1(4) 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d \geq 8.75$ INCHES^{a, c, f} (PARTIAL TABLE SHOWN)

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL ^a	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) ^{b, c}			
		Soil classes and lateral soil load ^d (psf per foot below grade)			
		GW, GP, SW and SP soils ^e	GM, GC, SM, SM-SC and ML soils	SC, ML-CL and inorganic CL soils	
4 feet (or less)		#4 at 72	#4 at 72	#4 at 72	45
5 feet		#4 at 72	#4 at 72	#4 at 72	60
6 feet		#4 at 72	#4 at 72	#4 at 72	75
7 feet		#4 at 72	#5 at 72	#5 at 72	90
8 feet	8 inches	#5 at 72	#5 at 72	#6 at 48	105

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot per foot = 0.157 kPa/m

a. Mortar shall be Type M or S and masonry shall be laid in running bond.

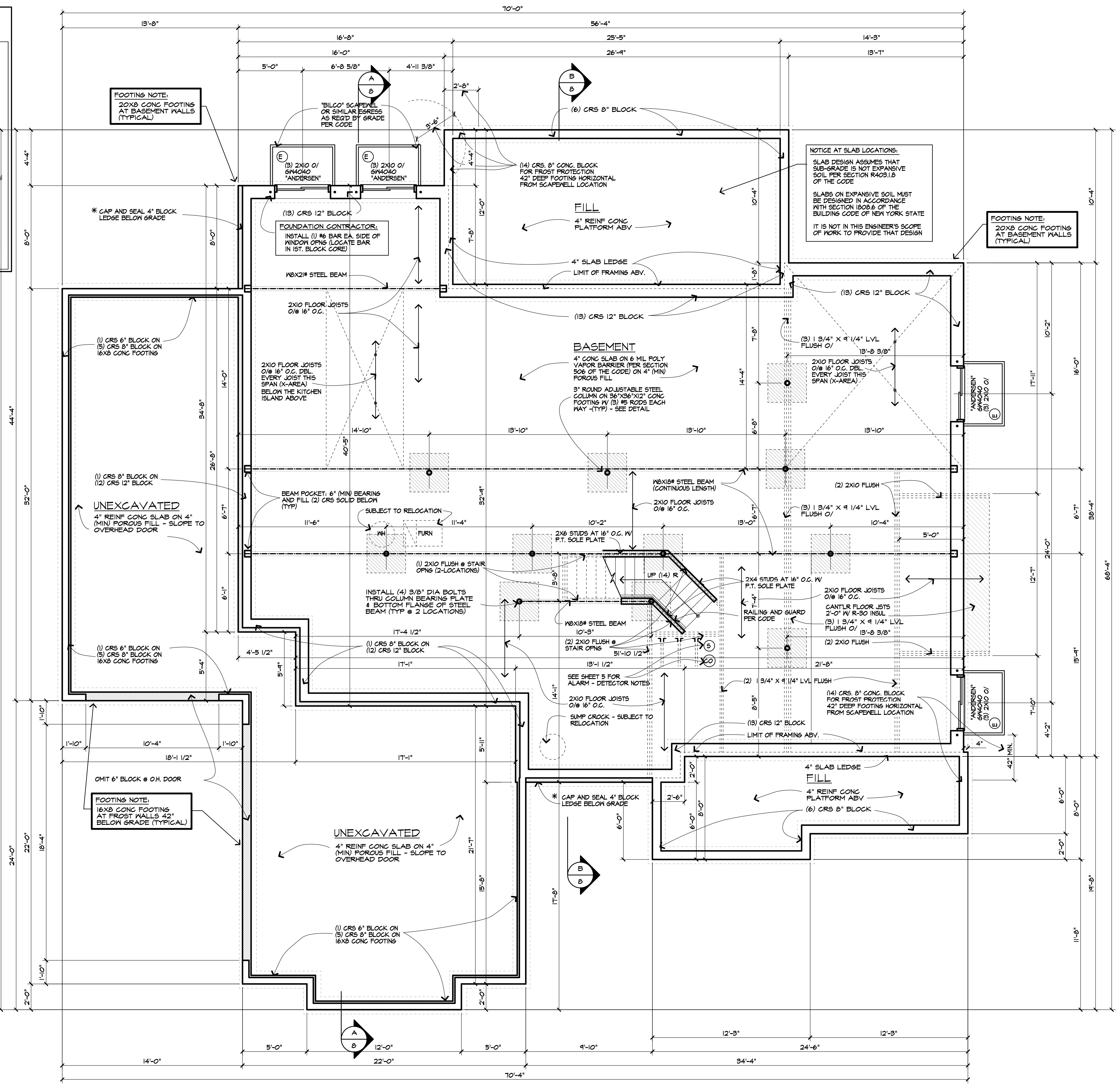
b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per linear foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches in Seismic Design Categories A, B and C, and 48 inches in Seismic Design Categories D₁ and D₂.

c. Vertical reinforcement shall be Grade 60 minimum. The distance, *d*, from the face of the soil side of the wall to the center of vertical reinforcement shall be not less than 8.75 inches.

d. Soil classes are in accordance with the Unified Soil Classification System and design lateral soil loads are for moist conditions without hydrostatic pressure. Refer to Table R405.1.

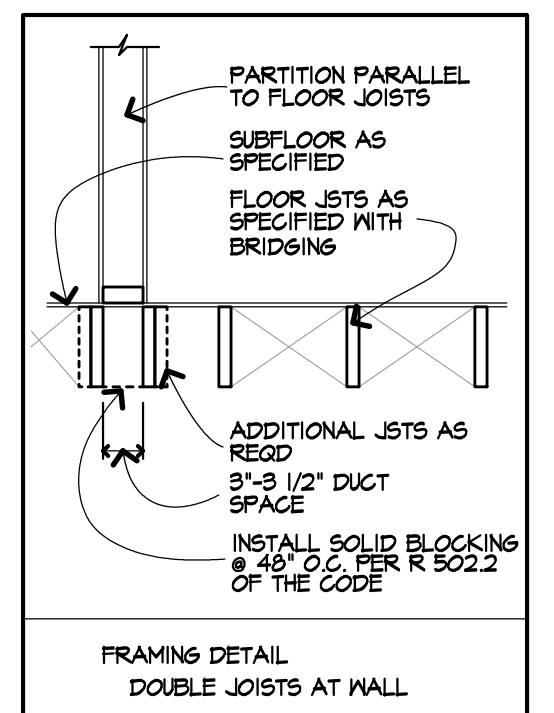
e. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. Where an interior concrete slab-on-grade is provided and in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height is permitted to be measured from the exterior finish ground level to the top of the interior concrete slab is permitted.

f. The use of this table shall be prohibited for soil classifications not shown.



BASEMENT & FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
(13) BLOCK COURSE BASEMENT



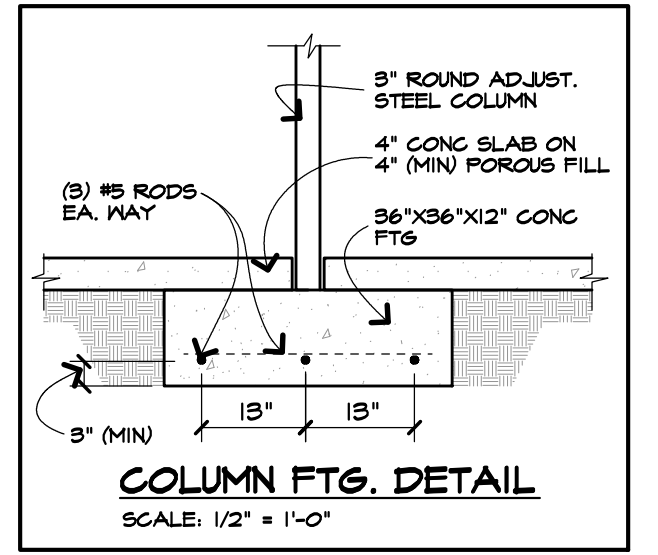
(E) WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA: CLEAR OPENING WIDTH SHALL BE 20" OR GREATER, CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER, AND NET CLEAR OPENING SHALL BE 5.7 SQ. FT. OR GREATER. THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE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

- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER
- CONTRACTOR SHALL INSTALL SMOKE & CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT CODE
- ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DURAPLY (OR EQUAL) FINISH AT UNDERSIDE, FULL DEPTH RIM JOIST, AND SOLID BLOCKING AT SUPPORT WALL.
- INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"
- INSTALL HANDRAIL & GUARDS
- AT STAIR PER SECTIONS R911.8-R911.12.2 AND R-912 OF 2020 CODE.

LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND PRODUCT LITERATURE. (DESIGN "E" = 2000/000)

HEATING AND COOLING EQUIPMENT EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH R403.7 OF THE ENERGY CODE.

WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL OR GREATER THAN 2-INCH BY 10 INCH NOMINAL DIMENSIONS OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE SHALL NOT REQUIRE TO BE FIRE-RESISTANCE RATED SECTION R302.13



* - BLOCK COURSING VARIES CONTRACTOR TO VERIFY IN FIELD EXISTING CONDITIONS AND ADJUST COURSING AS REQUIRED

CARINI ENGINEERING DESIGNS, P.C.
STEVEN L. CARINI, P.E.
1387 FAIRPORT ROAD SUITE #560 FAIRPORT, NY 14450-2002 PH. (585) 223-6420 www.carinidesigns.com

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Revisions	
Project	RESIDENCE
Client	ZAID SAEED & HERRA KAMRAN
Job Location	LOT #23 OLD HOMESTEAD RD. PITTSFORD, NEW YORK
Drawing Title	BASEMENT PLAN
Drawn	SMK
Checked By	SLC
Date	MARCH, 2022
Job No.	38578
Sheet	4 of 8

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Revisions

Project: RESIDENCE

Client: ZAIID SAEED & HERRA KAMRAN

Job Location: LOT #23 OLD HOMESTEAD RD. PITTSFORD, NEW YORK

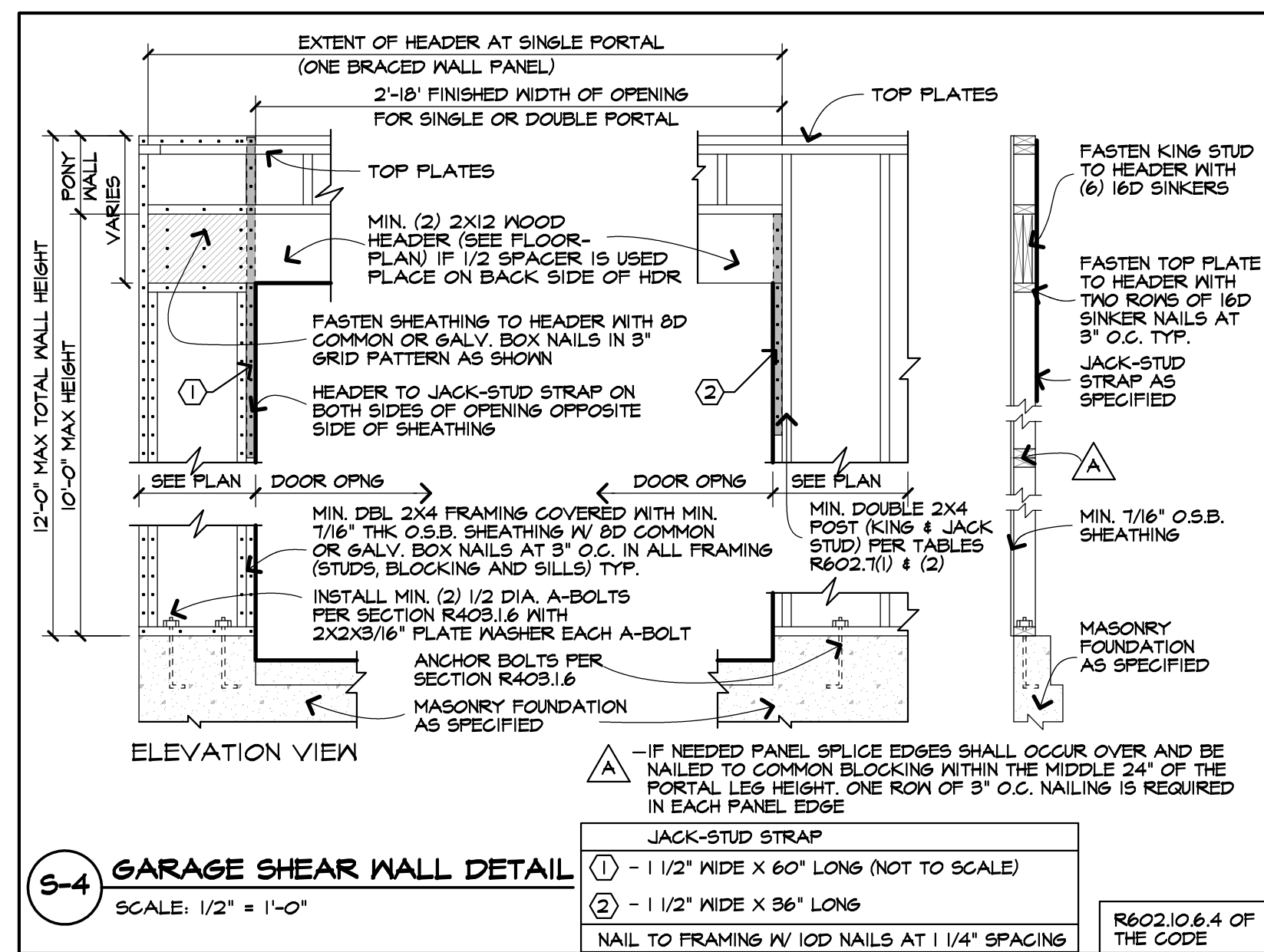
Drawing Title: FIRST FLOOR PLAN

Drawn: SMK Checked by: SLC

Date: MARCH, 2022

Job No: 38578

Sheet: 5 of 8



- CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND #15 OF THE FIRE CODE.
- (S) : SMOKE DETECTOR
- (CO) : CARBON MONOXIDE DETECTOR
- (H) : HEAT DETECTOR

R314.2 HEAT DETECTOR SHALL BE LOCATED CENTRALLY IN THE ATTACHED GARAGE.

R314.3 SMOKE DETECTOR LOCATION: SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

R314.4 INTERCONNECTION - EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

R315.3 CARBON MONOXIDE ALARM LOCATIONS: OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 & 315.6.4 COMBINATION ALARMS: COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS.

HEADER SCHEDULE
UNLESS OTHERWISE NOTED

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

NOTE: PROVIDE (2) 1/2" PLYWOOD GUSSETS - 2X6 WALL
PROVIDE (1) 1/2" PLYWOOD GUSSET-2X4 WALL

WALL LEGEND

	2X4 STUDS AT 16" O.C.
	2X6 STUDS AT 16" O.C.
	PROVIDE (3) STUDS SOLID WHERE SHOWN W/ SOLID SLAB TO BELOW

UNLESS OTHERWISE NOTED ON PLAN, FIRST FLOOR PLATE HEIGHT SHALL BE 4'-1 1/8" ABOVE TOP OF SUBFLOOR.

UNLESS OTHERWISE NOTED ON PLAN, FIRST FLOOR WINDOW R.O. HEIGHT SHALL BE T-8" ABOVE TOP OF SUBFLOOR.

DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER

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

ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DURAPLY (OR EQUAL) FINISH AT UNDERSIDE, FULL DEPTH RIM JOIST, AND SOLID BLOCKING AT SUPPORT WALL.

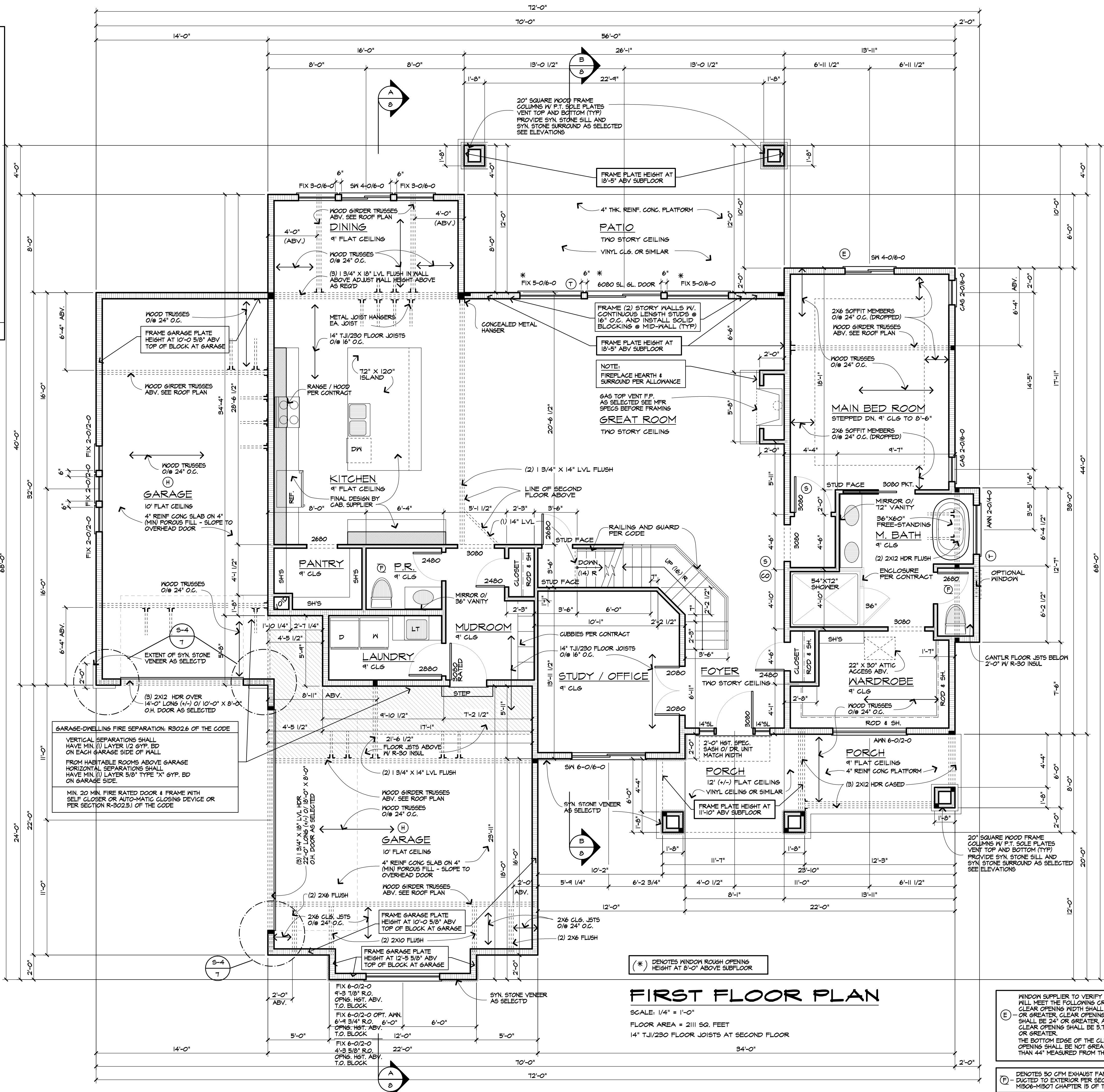
INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"

INSTALL HANDRAIL & GUARDS AT STAIR PER SECTIONS R311.1.2-R311.1.2.2 AND R-312 OF THE CODE

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

8 1/4" MAX STEP AT EGRESS DOOR(S) ON THE EXTERIOR SIDE FROM THE THRESHOLD TO THE LANDING OR FLOOR PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR PER EXCEPTION SECTION R311.5.1 OF THE CODE & 1 3/4" MAX STEP FROM THRESHOLD TO THE LANDING OR FLOOR ON ALL OTHER EXTERIOR DOORS PER SECTION R311.5.2 OF THE CODE

PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1 AND R312.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY



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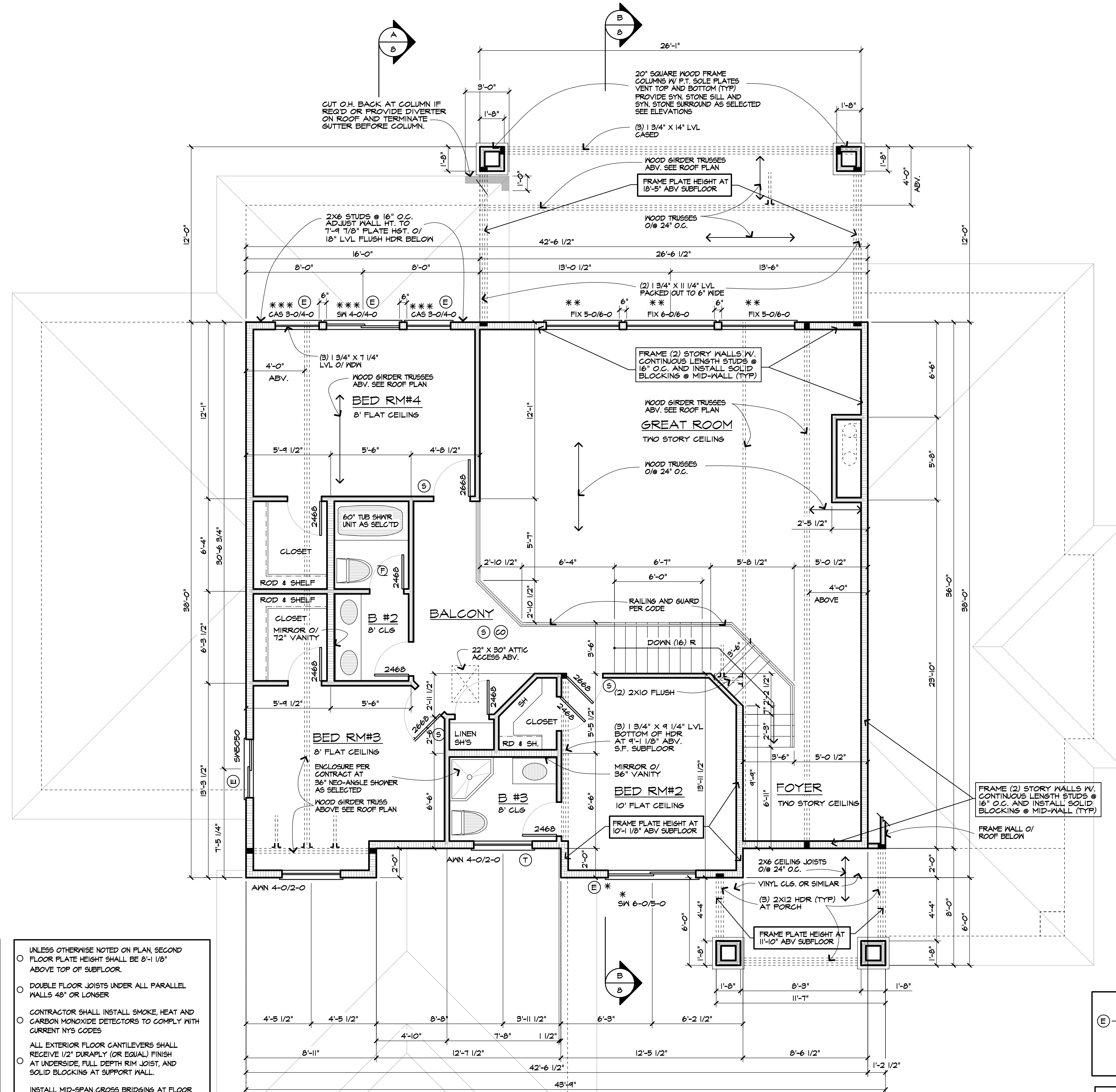
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CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.

(S) : SMOKE DETECTOR
(CO) : CARBON MONOXIDE DETECTOR

R314.3 SMOKE DETECTOR LOCATION:
SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

R314.4 INTERCONNECTION - EXCEPTION:
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES

R315.3 CARBON MONOXIDE ALARM LOCATIONS:
OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

R315.4 & 315.6.4 COMBINATION ALARMS:
COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS.

UNLESS OTHERWISE NOTED ON PLAN, SECOND FLOOR PLATE HEIGHT SHALL BE 8'-1/8" ABOVE TOP OF SUBFLOOR.

DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER

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

ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DURAPLY (OR EQUAL) FINISH AT UNDERSIDE, FULL DEPTH RIM JOIST, AND SOLID BLOCKING AT SUPPORT WALL.

INSTALL MID-SPAN CROSS BRIDGINGS AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGINGS AT 1/3 POINTS FOR SPANS OVER 14'-0"

INSTALL HANDRAIL & GUARDS AT STAIR PER SECTIONS R311.7.8-R311.12.2 AND R-312 OF THE CODE

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

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

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
FLOOR AREA = 866 SQ. FEET

- (*) DENOTES WINDOW ROUGH OPENING HEIGHT AT 8'-0" ABOVE SUBFLOOR
- (**) DENOTES WINDOW ROUGH OPENING HEIGHT AT 14'-11 1/4" ABOVE FIRST FLOOR SUBFLOOR
- (***) DENOTES WINDOW ROUGH OPENING HEIGHT AT 7'-2 7/8" ABOVE SUBFLOOR

- (T) TEMPERED GLASS REQUIRED PER R303 OF CODE
- (F) DENOTES 50 CFM EXHAUST FAN DUCTED TO EXTERIOR PER SECTION M1604-M1607 CHAPTER 16 OF THE CODE

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

HEADER SCHEDULE
UNLESS OTHERWISE NOTED

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

NOTE:
PROVIDE (2) 1/2" FLYYD GUSSETS - 2X6 WALL
PROVIDE (1) 1/2" FLYYD GUSSET-2X4 WALL

WALL LEGEND

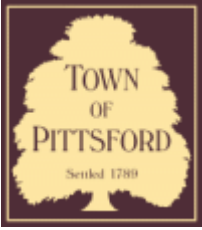
- 2X4 STUDS AT 16" O.C.
- 2X6 STUDS AT 16" O.C.
- PROVIDE (3) STUDS SOLID WHERE SHOWN W/ SOLID BLK'S BELOW

Revisions	
Project:	RESIDENCE
Client:	ZAID SAIED & HERRA KAMRAN
Job Location:	LOT #23 OLD HOMESTEAD RD. PITTSFORD, NEW YORK
Drawing Title:	SECOND FLOOR PLAN
Drawn:	SMK
Checked By:	SJC
Date:	MARCH, 2022
Job No:	38578
Sheet:	6 of 8









Town of Pittsford

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

Permit #
S22-000003

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 900 Linden Avenue ROCHESTER, NY 14625

Tax ID Number: 138.16-1-11.11

Zoning District: LI Light Industrial

Owner: Star Sentry, LLC

Applicant: Leonards Express

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 checked="" 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: The Applicant is requesting design review to change the current road sign so it has the applicants address on it and is 8sf

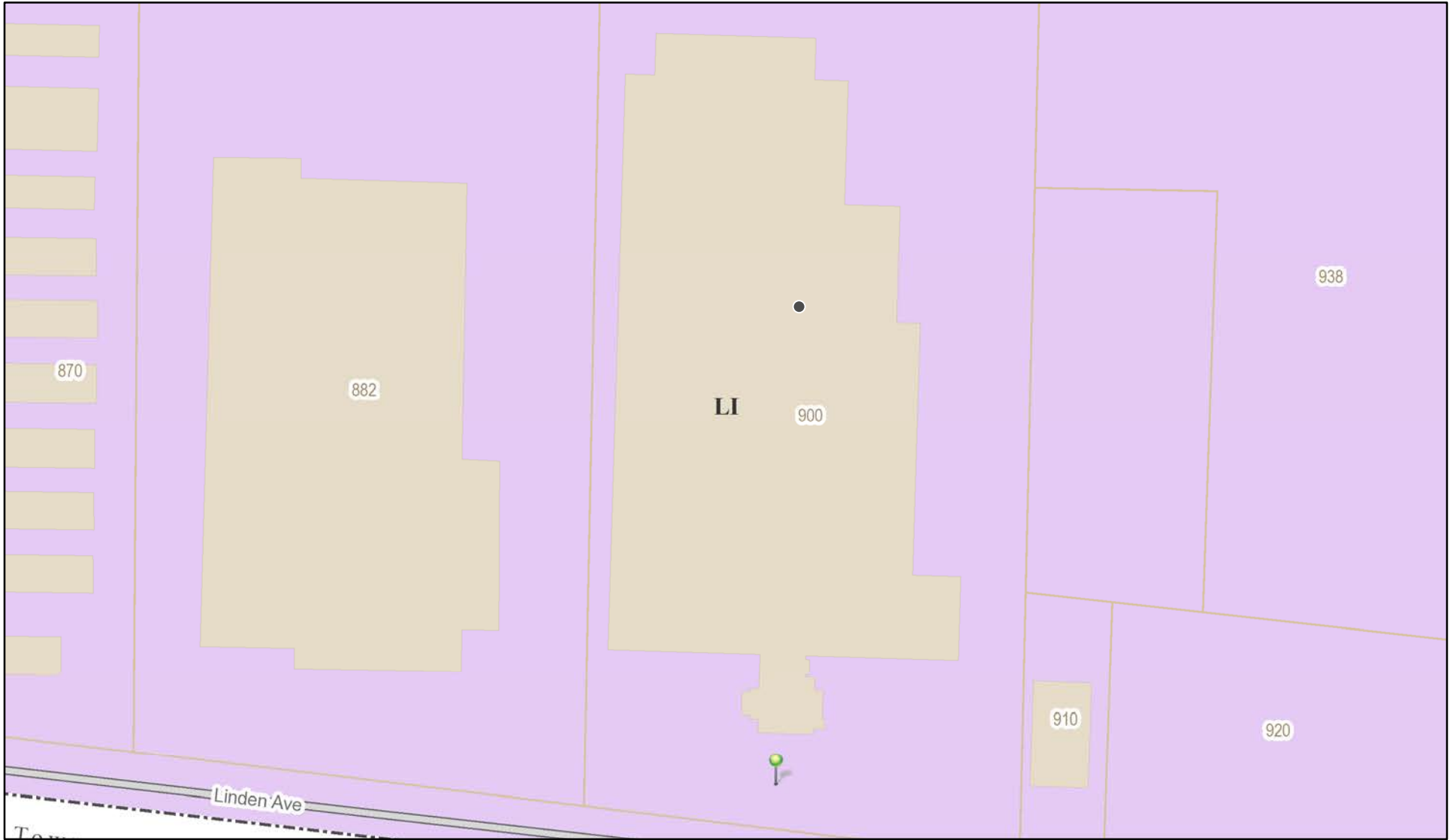
Meeting Date: April 28, 2022



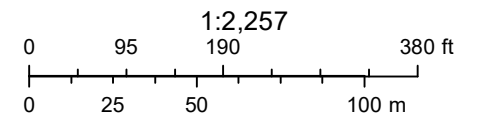
SentrySafe

100

RN Residential Neighborhood Zoning



Printed April 21, 2022



Town of Pittsford GIS

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04/02/2009



Current Design Time:

Job#: 90835
 Prepared by: MP Sales:
 File: Linden Ave Pittsford Main Sign.fs
 File Location: O:\Leonards Express\SIGN\2022
 Date: 4/20/2022
 Revision #:

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Authorized Signature _____ Date _____



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