

GENESEE COUNTY PLANNING BOARD REFERRALS

	NC	TICE OF FINAL ACTION
1802	GCDP Referral ID	T-12-BAT-12-24
40000000000000000000000000000000000000	Review Date	12/12/2024
Municipality	BATAVIA, T.	
Board Name	PLANNING BOARD	
Applicant's Name	Daniel Hale	
Referral Type	Special Use Permit	
Variance(s)		
Description:	Special Use Permit to cons district.	struct a new single-family home in a commercial zoning
Location	5210 Clinton Street Rd.	(NYS Rt. 33), Batavia
Zoning District	Commercial (C) District	
PLANNING BOARD R	ECOMMENDS:	
APPROVAL		
EXPLANATION:		
The proposed residence slarea is predominately resi		ounty-wide or inter-community impact. The surrounding

December 12, 2024

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING 3837 West Main Street Road Batavia, NY 14020-9404

Batavia, NY 14020-940-Phone: (585) 815-7901 DEPARTMENT USE ONLY:
GCDP Referral # T-12-BAT-12-24



* GENESEE COUNTY * PLANNING BOARD REFERRAL

RECEIVED

By the Genesee County Dept. of Planning at 1:46 pm, Nov 12, 2024

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N (Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION	2. APPLICANT INFORM	MATION
Board(s) Town of Batavia Planning	Name Daniel Hale	
Address 3833 West Main Street Road	Address 5210 Clinton S	Street Road
City, State, Zip Batavia, NY, 14020	City, State, Zip Batavia	NY,14020
Phone (585) 343 - 1729 Ext.	Phone (585) 356-4168 Ex	t. Email dghale90@Gmail.com
MUNICIPALITY: City Town	☐ Village of Batavia	
3. TYPE OF REFERRAL: (Check all applicable ite	ms)	
Use Variance Zon Special Use Permit Con	ning Map Change ning Text Amendments mprehensive Plan/Update ner:	Subdivision Proposal Preliminary Final
4. LOCATION OF THE REAL PROPERTY PER	TAINING TO THIS REFERRAL:	
A. Full Address 5210 Clinton Street Road		
B. Nearest intersecting road Seven Springs	Road	
C. Tax Map Parcel Number 91-24		
D. Total area of the property .33 Acres	Area of property to be	disturbed 1725 Sq Ft
E. Present zoning district(s) Commercial		
5. <u>REFERRAL CASE INFORMATION:</u> A. Has this referral been previously reviewed	by the Genesee County Planning Bo	pard?
■ NO YES If yes, give date and a	ction taken	
B. Special Use Permit and/or Variances refer	to the following section(s) of the pre-	esent zoning ordinance and/or law
Town of Batavia zoning Schedule A		
C. Please describe the nature of this request	Construction of a single family de	welling
6. ENCLOSURES – Please enclose copy(s) of all a	_	
Site plan Subdivision plot plans Loc Ele	ning text/map amendments ation map or tax maps vation drawings icultural data statement	New or updated comprehensive plan Photos Other:
7. <u>CONTACT INFORMATION</u> of the person representation	esenting the community in filling out	this form (required information)
Name Troy Williams Tit	le CEO Pho	one (585) 343 - 1729 Ext. 208
Address, City, State, Zip 3833 West Main St R	d Et	nail twilliams@townofbatavia.com

Building and Zoning Application Permit No._____

Town of Batavia 3833 West Main Rd. Batavia NY 14020 PH. 585-343-1729

Date/
New Construction ☑ Fence □ Pond □ Sign □ Alteration(s)□ Addition □ Demolition □
Accessory Bldg. □ Mobile Home □ Fill Permit □ Home Occupation□ Land Separation □ Site Plan Approval □
Special Use Permit, △ Temporary Use □ Subdivision □ Zoning Variance Request □ Other □ Specify:
Tax Map No. 9,-1-24
Owners Name DANIET HAVE Phone No. (585) 356 4168
Address 5710 CLINTON ST. RD. Project Road Width 8 ft
Applicants Name DANGE HALE Project Address 5210 CLINTON ST. RD BATAVIA, NY 14020 E Mail Address Da HAMEGO & GMAIL COM Phone No 1505T 356 4168
Description of Project: LONSTRUCTION OF SINILE FAMILY DWELLING
Existing Use VHEANT LAND Proposed Use SINGLE FAMILY DWELLING
Estimated Cost Building 750,000 Plumbing Mechanical Miscellaneous
SEQR CLASSIFICATION Type 1 □ Type 2 □ Unlisted □
SEQUENCE TO THE TYPE I I TYPE I I OMNSTER I
Review completed by Planning Board Zoning Board of Appeals Permit Fee \$ Application Date// Permit Expires On//
Review completed by Planning Board Zoning Board of Appeals Zoning Board of Appeals
Review completed by Planning Board Zoning Board of Appeals Permit Fee \$ Application Date// Permit Expires On//
Review completed by Planning Board Zoning Board of Appeals Permit Fee \$ Application Date// Permit Expires On// Issuing Officer Date// IN SIGNING THIS DOCUMENT I HEARBY GIVE THE RIGHT OF AN ON SITE INSPECTION TO THE TOWN OF BATAVIA CODE ENFORCEMENT OFFICIAL OR THEIR DESIGNE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE
Review completed by Planning Board Zoning Board of Appeals Permit Fee \$ Application Date/ Permit Expires On// Issuing Officer Date// IN SIGNING THIS DOCUMENT I HEARBY GIVE THE RIGHT OF AN ON SITE INSPECTION TO THE TOWN OF BATAVIA CODE ENFORCEMENT OFFICIAL OR THEIR DESIGNE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PREFORMANCE OF CONSTRUCTION.
Review completed by Planning Board

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
Name of Action or Project: (ONSTRUCTION OF SINGLE FAMILY) Project Location (describe, and attach a location map): 5ZIO CHNTON ST. RD. BATAVIA, N Brief Description of Proposed Action: (ONSTRUCTION OF SINGLE FAMILY DW.)	DWECLING Y 14020 ELLING	
Name of Applicant or Sponsor:	Telephone: 505-356	-4168
DANIER HALE	E-Mail: DaHALE 90	
Address: 5188 CLINTON ST. RD.		
City/PO: BATA ULA 1. Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the emay be affected in the municipality and proceed to Part 2. If no, continue to questions are continued to the proposed action and the emay be affected in the municipality and proceed to Part 2.	I law, ordinance,	ip Code: 14020 NO YES
2. Does the proposed action require a permit, approval or funding from any other If Yes, list agency(s) name and permit or approval:	er government Agency?	NO YES
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	34+(- acres acres 34+(- acres	
	Residential (suburbar sify): SiNGUE FAMIC RENTICE UNIT	

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		12	
b. Consistent with the adopted comprehensive plan?	片		片
		NO	VEC
6. Is the proposed action consistent with the predominant character of the existing built or natural landscap	ie?	NO	YES
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	ı	NO	YES
If Yes, identify:		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?			
			X
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
			∇
10. Will the proposed action connect to an existing public/private water supply?	-	NO	YES
If No, describe method for providing potable water:			
			X
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
			IX.
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or dist	rict	NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on t	he		
State Register of Historic Places?	110		<u> </u>
		X	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			L
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		X	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		-	
	_	1	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	X	
16. Is the project site located in the 100-year flood plan?	NO	YES
	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	IES
If Yes, explain the purpose and size of the impoundment:		П
	IXI	Ш
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility? If Yes, describe:		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
A CERTIFIC THAT THE ANGORNAL TRANSPORTED A ROLLING TRANSPORTED AND A CONTRACT TO THE ANGORNAL TRANSPORTED AND A CONTRACT TRANSPORTED AND A CO		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	STOF	
Applicant/sponsor/name: DANIEL HAIR Date: 11-6-	- 24	
Signature: Daniel Hall Title: PROPORTY Cliphon		

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Batavia will hold a Public Hearing on Monday, February 24th, 2020 at 7:00 PM in the Town Hall, 3833 West Main St. Rd. Town of Batavia, Genesee County, New York to consider the application from Dan Hale for area variances and special use permit for a lot at 5210 Clinton Street, in the Town of Batavia. A special use permit to build a house in a C zone. And an area variance for road front footage, 200 ft required, 80 ft actual. And a side yard setback, 30 ft required, 17 ft and 24 ft proposed, under section 235-27B-10 and 235 attachment 1, zoning schedule of the Town of Batavia Zoning Ordinance for property identified by tax map parcel 9.-1-24, located on 5210 Clinton Street, in the town of Batavia. Applicant is requesting an area variance and a special use permit.. The Zoning Board of Appeals invites and will accept both oral and written comments relevant to this application at said hearing. A copy of the application is available for review at the Town Hall.

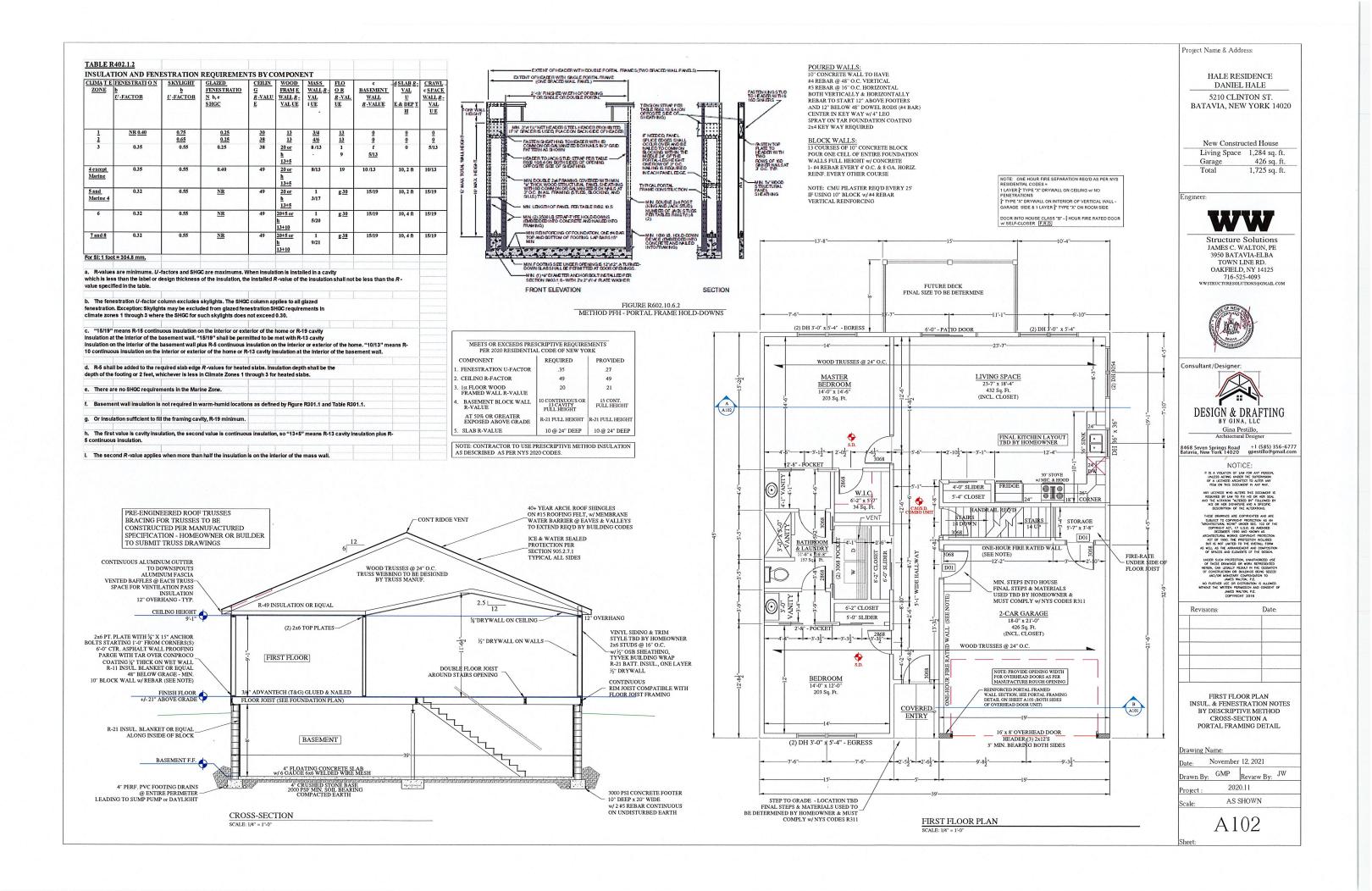
By order of the town of Batavia Zoning Board of Appeals

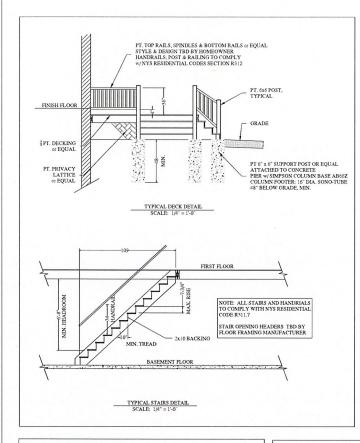
Chairman.

John T. Della Penna

Town of Batavia Web Mapping Application







DURAWALL EVERY OTHER BLOCK COURSE

INSULATION & CONC. SLAI

w/8 GAUGE HORIZONTA REINFORCEMEN BOTTOM POURED INTO FOOTER

4" PERF. PVC FOOTING DRAINS

(NOT SHOWN FOR CLARITY

(2) #5 REBAR CONT IN LOWER THIRD OF POURED CONCRETE FOOTER

2500 PSI CONCRETE FOOTEI

FOOTING DETAIL NOT TO SCALE

CODE COMPLIANT NOTES:

1. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1.

2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEARAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES, PER SECTION 1102.45

4. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 110-3.

 $5. \ AIR \ TIGHTNESS \ AND \ INSULATION \ INSTALLATION \ SHALL \ BE \ VERIFIED \ BY \ VISUAL \ INSPECTION \ PER \ SECTION \ 1102.4.3.2$ 6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.24

7. DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OR R-6 PER 1103.3.1

 $8. \ \ PROVIDE FULL \ BUILDING \ MECHANICAL \ VENTILATION \ SYSTEM \ AS \ PRESCRIBED \ IN \ IRC \ 2015 \ M1507.$

NYS UNIFORM CODE SUPPLEMENTS AJ804 I. THE HVAC EXISTING SYSTEM WILL BE INSPECTED BY A
LOCAL HVAC CONTRACTOR. INFORMATION REGARDING THE EXISTING SYSTEM AND THE UPDATED OR
NEW SYSTEM WILL BE PROVIDE BY THE SUB-CONTRACTOR AND SUBMITTED TO THE CITY OF BATAVIA
FOR APPROVAL.

10. ALL POWER AND LIGHTING TO COMPLY WITH IRC CHAPTER 39 POWER AND LIGHTING DISTRIBUTION

11. CONTRACTOR TO PROVIDE TRUSS SIGNAGE IN COMPLIANCE WITH SECTION NYCRR 1265.1.

FOOTING NOTES:

 THE FOOTERS HAVE BEEN DESIGNED FOR 2,000 PSF. 1. THE FOOTERS HAVE BEEN DESIGNED FOR 2,000 PSF.
IF UNDESIRABLE SUBSURPACE SOIL CONDITIONS ARE ENCOUNTERED
CONTACT ENGINEER FOR REDESIGN IN SOFTER AREA.
2. THE CONCRETE DESIGN MIX FOR THE DESIGNATED COMPRESSIVE
STRENGTH IS ACCEPTABLE WITHOUT TESTING AREA 28 DAYS.
3. ALL CONSTRUCTION SHALL MEET OR EXCEED THE NYS
RESIDENTIAL CODE.
4. BASEMENT WALLS SHALL BE BRACED PRIOR TO BACKFILLING TO
PREVENT MOUNTS.

PREVENT MOVING.

5. SELECT ON SITE BACKFILL. MATERIAL SHALL HAVE NO DEBRIS, CLAY,

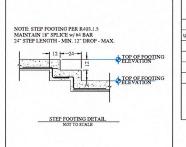
S. SELECT ON SITE BACKFILL. MATERIAL SHALL HAVE NO DEBRIS, CLAY, ORGANIC, FROZEN MATERIAL OR STONES GREATER THAN 4" IN SIZE.
 NO DRAIN PIPER SHALL BE CLOSER THAN 5 FEET TO WALLS EXCEPT FOUNDATION DRAINAGE.
 TYPE AND LOCATION OF HEAT & HOT WATER TANK TO BE DETERMINED HOMEOWNER W BUILDER.
 DOUBLE ALL FLOOR JOIST UNDER FIRST STORY WALLS AND AT

CANTILEVERS, IF APPLIED.

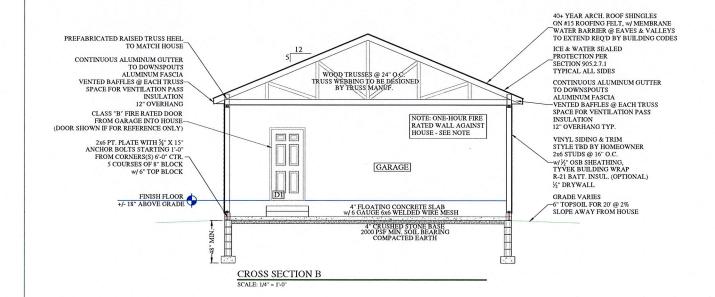
9. SUMP PUMP - 4" INTERIOR DRAIN CONT TO SUMP PUMP. ALL FOOTING DRAINS TO BE EMPTY TO SUMP PUMP. FINAL LOCATION TO BE DETERMINED BY

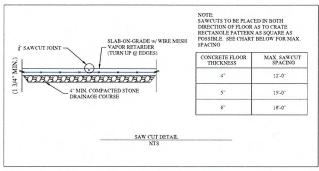
HOMEOWNER & LOT LOCATION. 10 AT ALL POINT LOADS POUR SOLID CORES

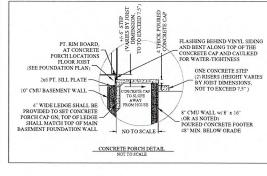
11. ALL POST 3" SCHEDULE 40, UNLESS NOTED

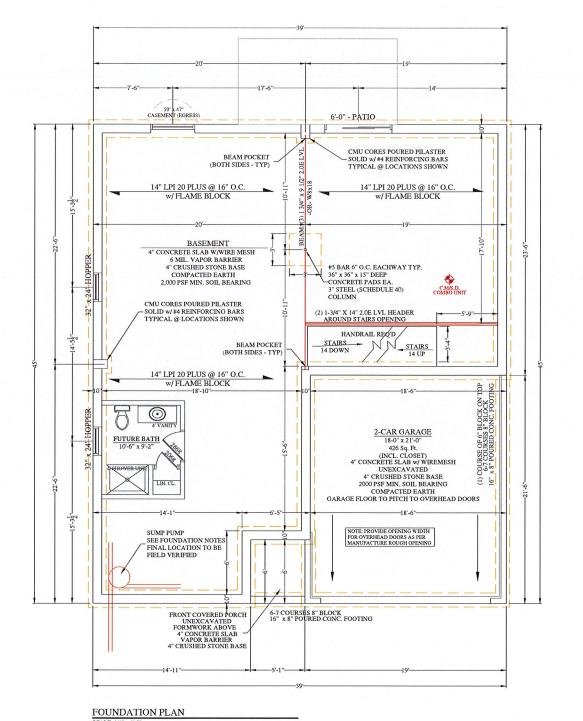


	OPENING	2X6 WALL	2X4 WALL
UP TO	4'-0"	(3) 2x8	(2) 2x8
* I.J.	5'-0"	(3) 2x8	(2) 2x8
	6-0"	(3) 2x10	(2) 2x10
	7-0*	(3) 2x10	(2) 2x12
	8'-0"	(3) 2x12	(2) 2x12
PROVID GLUE A	E (1) ½° PLY. W ND NAIL ALL H	PLY. WOOD GUSSET OOD GUSSETS - 2x4 EADERS IE USED BETWEEN B	WALL









Project Name & Address:

HALE RESIDENCE DANIEL HALE

5210 CLINTON ST. BATAVIA, NEW YORK 14020

New Constructed House

Living Space 1,284 sq. ft. 426 sq. ft. Garage 1,725 sq. ft.

Engineer:



Structure Solutions JAMES C. WALTON, PE 3950 BATAVIA-ELBA TOWN LINE RD. OAKFIELD, NY 14125 716-525-4093



Consultant / Designer



Gina Pestillo

8468 Seven Springs Road +1 (585) 356-6777 Batavia, New York 14020 gpestillo@gmail.com

NOTICE:

Revisions: Date:

FOUNDATION PLAN & NOTES FOUNDATION DETAILS TYPICAL STAIRS DETAIL TYPICAL DECK DETAIL CODE COMPLIANT NOTES

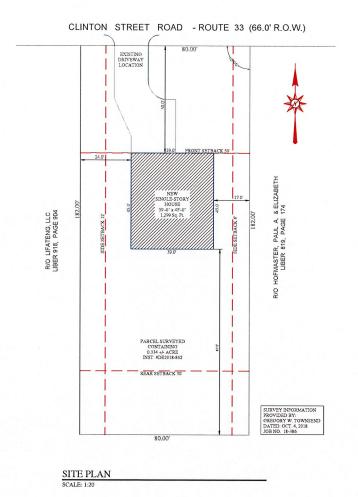
Drawing Name:

November 12, 2021

GMP Review By: JW Drawn By: 2020.11

Project: AS SHOWN

A101



DESIGN DATA

6:12 PITCH

6:12 PITCH

6:12 PITCH

BUILDING CODE & ENERGY CONSERVATION

CONSTRUCTION CODE GROUND SNOW LOAD DESIGN WIND SPEED SEISMIC DESIGN CATEGORY = 50 psf = 115 mpl = D WEATHER INDEX - SEVERE

AS PER NEW YORK STATE 2020

FROST LINE DEPTH = 48"
TERMITE THREAT - SLIGHT TO MODERATE
ICE BARRIER UNDERLAYMENT PER R905.2.7.

TABLE R301.5 (MIN. UNIFORMLY DISTRIBUTED LIVE LOADS

12" OVERHANG

6:12 PITCH

6:12 PITCH

6:12 PITCH

USE	LIVE LOAD
Uninhabitable attics without storage (b)	10
Uninhabitable attics with limited storage(b),(g)	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks (e)	40
	40
Guards and handrailsd	200 (h
Guard in-fill components (f)	50 (h)
Passenger vehicle garages (a)	50 (a)
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 (c)

For Si: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm2 1 pound = 4.45 N. a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area. b. Uninabalisable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the fusses. This kive load need not be assumed to act concurrently with any other live load requirements. c. Individual stait treads shall be designed for the uniformly distributed kive load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses. d. A single concentrated load applied in any direction at any point along the top.

. See Section R507.1 for decks attached to exterior walls

top.

6. See Section R507.1 for decks attached to exterior walls,

7. Guard in-fill components (all those except the handrall), balasters and
panel fillers shall be designed to vilistand a hortcortally applied normal
panel fillers shall be designed to vilistand an bortcortally applied normal
be used to be assumed to act concurrently with any other live load requirement.

9. Uninhabilished actiss with limited storage are those where the clear height
between joists and rafters is not greater than 42 inches, or where there are
two or more adjacent. trusses with web configurations capable of
accommodating an assumed rectangle 42 inches in height by 24 inches in
width, or greater, within the plane of the trusses.

The live load need only be applied to those portions of the joist or truss
bottom chords where all of the following conditions are met:

1. The attic area is accessible from an opening not less than 20 inches in
width by 30 inches in length that is located where the clear height in
the attic is not less than 30 inches.

2. The slopes of the joists or truss bottom chords are not greater than 2
inches vertical to 12 units hortzontal.

3. Required invalsion depths is less than the joist or truss bottom chords
member depth.

member depth.

The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

Clazing used in handrail assembles and guards shall be designed with a sacily factor of 4.1 he safety factor of his Point applied to each of the concentrated loads applied to the load on the inflic components, These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

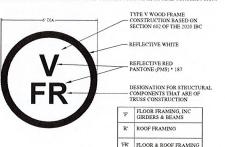
CEILING HEIGHT

TOP OF BLOCK

BASEMENT F.F.

TRUSS IDENTIFICATION:

IDENTIFICATION OF FLOOR AND ROOD TRUSS CONSTRUCTION SHALL BE PROVIDED BY SIGN O SYMBOL & SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE IN COMPLIANCE WITH SYVCRR PART 1265, RESIDENTIAL STRUCTURES WITH TRUSSES TYPE CONSTRUCTION POR PRE-EXPENSEED WOOD CONSTRUCTION TO THE TRUST OF THE CONSTRUCTION OF THE CONSTRUCTION.



BASEMENT FOOTER

A36, Fy = 36 ksi.

LIST OF SHEETS:

CONT RIDGE VENT

16' x 8' OVERHEAD DOOR

GARAGE FOOTER

VINYL SIDING & TRIM

FRONT ELEVATION

34. Fastener sizes and spacing shall be according to the most stringent of APA and/or NYSBC requirements.

36. Apply wood preservative to the ends of all wood members supported by concrete or masonry structure
 37. All wood members in contact with concrete or masonry shall be Wolman preservative treated.

30. Minimum steel material properties: W, S, HSS, and HP shapes; ASTM A992, Fy = 50 ksi. C, MC, L, and plate shapes: ASTM

The contractor shall insulate steel beams supported by exterior walls for a minimum of 24" from the end.
 Minimum reinforcing steel properties: ASTM A615, Fy = 60 ksi. Wire mesh: ASTM A185, 6x6 10/10 WWM.
 Minimum wood construction properties: Framing lumber: SPF or White Fir #2 or better (unless otherwise noted). Plywood/OSB:

35. The use of alternate framing members (e.g., dimensional floor joists, roof rafters, etc.) may require adjustment to this plan and require the review and authorization by the Architect and/or Engineer.

38. All wood framing connections shall be made with code approved methods or with connectors authorized by NYS Residential

39. Floor framing members are to be doubled beneath parallel wall partitions and shall be spaced at 4" (+/-) where necessary to

41. The contractor shall follow all manufacturers installation details (e.g., knock-out holes, holes, blocking, web stiffeners, cantilever

42. Any and all roof truss designs shall be provided by the manufacturer. The manufacturer shall be responsible for all engineering,

40. Provide 1x3 nominal cross-bridging -OR- 2x dimensional lumber blocking at mid-span between dimensional floor framing

FINAL STYLE TO BE DETERMINED
BY HOMEOWNER

APA rating 290 psi, E = 2.0 ksi. Product standard PS-1, APA rated EXP-1.

44. Fireplace and chimney shall comply with Chapter 10 of the Residential Code

Code for nailing. See NYSBC Table R602.3(1).

accommodate mechanical components.

reinforcement, etc.) for engineered lumber.

member layouts, and installation instructions.

Exterior Walls: 0.05

Ceilings: 0.04

Doors: 0.40

Glass: 0.58

45. Maximum U values for 70 degree days required:

Foundations walls to 48" below grade: 0.09

A100 SITE PLAN, DESIGN DATA, TRUSS ID, ROOF PLAN FRONT ELEVATION, GENERAL NOTES

FOUNDATION PLAN & NOTES, FOUNDATION DETAILS TYP. STAIRS DETAIL, TYP. DECK DETAIL CROSS SECTION B

CODE COMPLIANT NOTES FIRST FLOOR PLAN, INSUL. & FENESTRATION NOTES BY DESCRIPTIVE METHOD, CROSS SECTION A, PORTAL FRAMING DETAIL

Project Name & Address:

HALE RESIDENCE DANIEL HALE

5210 CLINTON ST. BATAVIA, NEW YORK 14020

New Constructed House

Living Space 1,284 sq. ft. Garage 426 sq. ft. Total 1,725 sq. ft.

Ingineer



Structure Solutions IAMES C WALTON PE 3950 BATAVIA-ELBA TOWN LINE RD. OAKFIELD, NY 14125 716-525-4093 WWSTRUCTURESOLUTIONS@GMAIL.COM



Consultant/Designer

2" OVERHANG



Gina Pestillo

3468 Seven Springs Road +1 (585) 356–6777 Batavia, New York 14020 gpestillo@gmail.com

NOTICE:

THESE DRAWINGS ARE COPYRIGHTED AND AR

Revisions:

SITE PLAN, DESIGN DATA TRUSS ID, ROOF PLAN FRONT ELEVATION GENERAL NOTES

Drawing Name

Scale

November 12, 2021

GMP Review By: JW Drawn By: 2020.11 Project

AS SHOWN

A100

carried out by all parties under this contract

22. The contractor shall be responsible for removing and disposing of all rubbish to the satisfaction of the owner prior to completion

accordance with general business law.

24. All foundation footings shall be placed on undisturbed soils. The footing and foundation design assumes a minimum allowable

soil bearing of 2,000 PSF. The contractor shall be responsible for retaining a geo-technical engineer to verify sub grade conditions and substantiate actual soil bearing capacity.

fill and compact to 95%.

29. Minimum masonry material properties: ASTM C90 Grade N-1, Fm = 1,350 psi; mortar properties: ASTM C270 Type S; grout properties: ASTM C476, Fc = 2,000 psi.

specifications, ventilation plans, etc.) and inform the client of any consequences resulting from changes to this plan. 16. The contractor shall locate all septic facilities prior to mobilizing equipment and/or commencing excavations. The contractor is responsible for marking and protecting these facilities from disturbance, damage, or compaction.

17. The contractor shall connect the foundation drainage to a sump that discharges to grade away from the foundation of the building

18. The contractor shall be responsible for all construction means, methods, techniques, sequences, and safety precautions involved as part of this contract. All construction means, methods, techniques, sequences, and safety precautions shall be mutually agreed upon by

The contractor shall be responsible for notifying the Architect or Engineer regarding any deviations from these contract drawings. 20. The contractor is responsible for purchasing and obtaining all permits and approvals required by the local zoning and building departments and any other government agency having jurisdiction over the work. All applicable regulations shall be adhered to and

21. The contractor shall furnish a certificate of insurance indicating the type of work insured and the policy limits as required by State

26. It is assumed that subsurface conditions shall be soil. If bedrock is encountered, removal to required elevation shall be considered additional work to the contract.

47. All stairs and handrails shall comply with NYS Building Code Section R311.5. 48. Smoke alarms shall be installed in all sleeping rooms, outside each sleeping area, and on each floor of the dwelling, including the basement as per NYS Building Code Section R313.

12" OVERHANG ROOF PLAN

GENERAL NOTES - AS PER 2020 RESIDENTIAL CODES OF NYS

1. To the best of the Architect's knowledge, belief, and professional judgement, these plans have been prepared in accordance with the current New York State Residential Code. If required, the contractor shall be respons adapting these plans to suit the needs of the building on the site. Any alterations must not violate NYS Code or the structural integrity of the building.

2. The contractor(s) shall examine the building site to fully understand all site conditions which may impact the

project work. A submitted bid is presumptive evidence that the bidder is conversant with local jurisdictions and has made due allowances in the bid for all contingencies. The owner reserves the right to reject any and all bids. 3. Certain dimensions will vary depending on the materials used and/or the contractors building methods. If variations

exist between the building site and the plans, the contractor must advise the Architect and Engineer prior to commencing/continuing work.

14. The contractor shall field verify all dimensions prior to commencing work.

The Architect assumes no liability for omissions from these plans. Copies produced from the originals of the drawings shall be marked with the Architect or Engineers original seal

and signature to be considered true and valid copies. The contractor shall be responsible for the compliance with all applicable building/electrical/mechanical/sanitary and energy Codes; State and Local. The contractor shall be responsible for compliance with the energy Code for all HVAC equipment and controls, water heating equipment, pipe and duct insulation, and fluorescent lamps and ballasts.

7. GFCI receptacle protection shall be provided at all branch circuits as required in NYS Building Code Section E3802.11.

3. The contractor shall be responsible for the 2020 IECC energy code compliance of windows and doors selected for and installed in the building. Windows and/ or doors shown on the plans are for sizing only.

9. The actual rough openings may vary depending on the window manufacturer. All windows shall be low E glass or equivalent unless noted otherwise. Tempered safety glass shall be used in areas required by NYS Building Code Section 308.4. All bedrooms shall have a minimum clear opening of 5.7 square feet. All final selections must comply with NYS Building Code Section R310 and R311.5.

10. All openings within the building envelope (e.g., doors, windows, utilities) shall be caulked, weather-stripped, or otherwise sealed.

11. Moisture resistant gypsum board shall be used on all interior wall surfaces for bathrooms and areas creating wet 12. All work, material, methods, equipment, etc. shall be in strict accordance with the contract documents. All

construction materials shall be new, unless noted otherwise. 13. The contractor assumes all liability for the structural integrity of structural members that are notched, drilled, or otherwise altered to accommodate mechanical and electrical installations.

15. The contractor shall respect, if applicable, requirements of documentation attached to these plans (e.g., manufacturer's

both the owner and the contractor prior to commencing the work.

and/or local municipality

23. The contractor shall guarantee and warrant the work and subcontractors work against faulty material and workmanship in

25. Backfill materials shall be of soil native to the work site. For fill material beneath the garage and basement slabs, provide gravel

27. Minimum foundation footing depth shall be 4'-0" below finished grade.

28. Minimum concrete material properties: 3,000 psi footings, walls, and slabs; 6% air entrainment; 4" minimum slump. 28 day concrete strength per ACI 300-72 with type II cement = 3,000 psi.

All emergency escape and rescue openings shall have a minimum net clear opening width of 20"

43. The contractor shall install a fireproof liner between the firebox of pre-fabricated fireplace and combustible walls.

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