

# HART RESIDENCE SUNROOM ADDITION

624 MAPLE DRIVE  
WEBSTER, NY 14580

OWNER: WILLIAM AND JACQUELINE HART  
624 MAPLE DRIVE  
WEBSTER, NY 14580

ARCHITECT: REBECCA BARONE, ARCHITECTURE PLLC  
857 ROLINS RUN  
WEBSTER, NY 14580  
585.267.6970

## VARIANCE SUBMISSION

GENERAL CONSTRUCTION NOTES:

1. BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING. CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE RESIDENTIAL CODE AND ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, WITH POSSIBLE MODIFICATIONS BY LOCAL CODE ADMINISTRATION.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, SANITARY AND ENERGY CODES (LOCAL, STATE, AND FEDERAL).

3. CONSTRUCTION DOCUMENTS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL AND ENGINEERING PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE RESIDENTIAL CODE OF NEW YORK STATE.

4. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCES STANDARDS OF THESE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCESSES, AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, REQUIREMENTS, NOTES AND DIMENSIONS SHOWN ON DRAWINGS OR NOTED IN SPECIFICATIONS. ANY VARIANCES WITHIN DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER/ARCHITECT IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.

7. THE CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. HE SHALL NOTIFY AND RECEIVE CLARIFICATION FROM OWNER/ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.

8. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT OR PRINTING OF WRITTEN CONTRACTS SHALL BE REPORTED IN WRITING TO THE OWNER.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE PROVIDED THAT THE ALTERATIONS DO NOT VIolate THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

10. NO SITE VISIT WILL BE MADE BY THIS ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS AND SPECIFICATIONS.

11. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF APPLICABLE INDUSTRY STANDARDS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.

12. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED HEREIN.

A. PROVIDE TEMPORARY BRACING, SHORING, GuyING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

B. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

13. DUE TO THE NATURE OF THE EXISTING CONSTRUCTION, USE OF THE DESIGN OF THESE DRAWINGS, THEY MAY NOT REFLECT THE DIMENSIONS NOTED. DO NOT SCALE THE DRAWINGS.

14. CALL UP BEFORE YOU DIG: 1-800-992-9929.

15. ALL DIMENSIONS ARE FACE OF WALL TO FACE OF WALL (ROUGH).

16. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES WHEREVER THEY OVERLAP.

17. ALL DETAILS ARE SUBJECT TO CHANGE DUE TO EXISTING FIELD CONDITIONS.

CONTRACTORS MUST NOTIFY OWNER/ARCHITECT OF SAME.

18. INTERIOR AND EXTERIOR FINISH MATERIAL SELECTION (INCLUDING, BUT NOT LIMITED TO, SIDING, ROOFING, WALL, FLOOR AND CEILING FINISHES) BY OWNER AND CONTRACTOR, UNLESS OTHERWISE SPECIFIED.

19. ALL SUBCONTRACTORS SHALL LEAVE EXTRAS MATERIALS FOR PARCHING AND/OR REPAIR OF ALL INTERIOR AND EXTERIOR FINISH MATERIALS, INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL COVERINGS, ROOFING, Siding, ETC. COORDINATE EXACT LIST AND QUANTITY OF MATERIALS WITH OWNER.

20. DESIGN OF ELECTRIC, PLUMBING, AND HVAC SYSTEMS BY OTHER CONSULTANTS OR CONTRACTORS. VERIFY MUNICIPAL REQUIREMENTS AND LOCATION OF EXISTING UTILITIES/SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE FOR ALL HVAC EQUIPMENT, AND CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION AND FLUORESCENT LAMPS AND BALLASTS.

21. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION OR ADDENDUM.

22. THESE DOCUMENTS DO NOT PURPORT TO SHOW ALL ITEMS AND PROCEDURES REQUIRED FOR A COMPLETE CONSTRUCTION. THE ITEM IS TO INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL AND DESIGN FEATURES, THE LOCATION/DIMENSIONS OF THE CONSTRUCTION AND MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION. NO ADJUSTMENT WILL BE MADE TO THE CONTRACT SUM OR TIME OF COMPLETION FOR FAILURE TO INCLUDE ANY PORTION OF THE WORK WHERE SUCH UNCLUSION MAY BE REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS.

SITE WORK:

1. SITE WORK SHALL INCLUDE ALL SITE DEMOLITION, CLEARING, EXCAVATION, FILLING, GRADING, DRAINAGE, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON DRAWINGS.

2. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER/ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

3. BEFORE COMMENCING CONSTRUCTION OR EXCAVATION ACTIVITIES AT THE SITE, CONTRACTOR SHALL OBTAIN GEOTECHNICAL ASSISTANCE OF A REGISTERED SOILS TESTING LABORATORY. TESTING LABORATORY SHALL MAKE NECESSARY BORINGS, TESTS, AND ANALYSIS OF SOIL AT LOCATIONS AND ELEVATIONS PERTINENT TO THE PROJECT OF PREPARATION FOR CONSTRUCTION. SOIL TESTS AND ANALYSIS ARE THE CONTRACTOR'S RESPONSIBILITY.

4. IT IS ASSUMED THAT THE GROUND SURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO THE CONTRACT.

5. CONTRACTOR SHALL EXTEND ASPHALT DRIVEWAY AND PARKING AREA TO NEW ADDITION. DRIVEWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INDUSTRY STANDARDS.

### Thermal & Moisture Protection:

1. THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED IN THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS.

2. INSTALL FLASHING AND SHED METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.

3. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209, AND BE MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH. PROVIDE 6" X 8" MIN. AT ALL STEP FLASHING.

4. BACKPAINT FLASHINGS WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METALS.

5. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT/WEATHERPROOF PERFORMANCE.

6. DRAINAGE SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS AND SHALL INCLUDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. MANUFACTURER, STYLE AND COLOR AS SELECTED BY OWNER.

7. ROOF VALLEY AND EAVE FLASHING SHALL BE PROVIDED OF NOT LESS THAN 36" WIDE DROLLED MATERIAL, AND SHALL EXTEND AT LEAST 18" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE CENTER OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4".

A. WARM AREAS: ICE AND WATER SHIELD AT ALL EDGE AND VENEER CONDITIONS TO 24" INSIDE "HEATED WALL".

B. COLD AREAS: 90 LB. (MIN.) UNPERFORATED ASPHALT FELT.

C. ALL OTHER AREAS: 15 (MIN.) UNPERFORATED ASPHALT FELT.

D. ASPHALT SHINGLES (25 YEAR) SHALL BE FASTENED ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS, AND SHALL HAVE NOT LESS THAN TWO (2) NAILS PER EACH SHINGLE, EXCEPT FOR 16" SHINGLE, 5 1/2" PER 16" SHINGLE, AND 7 1/2" FOR 24" SHINGLES. PROVIDE ONE LAYER OF 15 LB. (MIN.) BUILDING FELT UNDER SHINGLES UNLESS NOTED OTHERWISE. MANUFACTURER, STYLE AND COLOR AS SELECTED BY OWNER.

E. COLD AREA: 90 LB. (MIN.) UNPERFORATED ASPHALT FELT.

F. ALL OTHER AREAS: 15 (MIN.) UNPERFORATED ASPHALT FELT.

G. PROVIDE AND INSTALL SPRAY FOAM INSULATION WITH AN INSULATION ONLY VALUE OF R-40 IN ROOF OR CEILING AND 5 1/2" THICK KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION ONLY VALUE OF R-21 IN 2 X 6 EXTERIOR WALLS OF HEATED SPACE. PROVIDE AND INSTALL SPRAY FOAM INSULATION WITH AN INSULATION ONLY VALUE OF R-40 IN VAULTED CEILING.

11. PROVIDE AND INSTALL BATT INSULATION AT WINDOW SHIM SPACES.

12. INSULATION TIGHT WITHIN SPACES AND TIGHT TO ANCHOR BEHIND MECHANICAL AND ELECTRICAL SERVICES IN THE PLANE OF INSULATION. LEAVE NO GAPS OR VOIDS.

13. PROVIDE AND INSTALL A MIN. POLYETHYLENE VAPOR BARRIER COMPLYING WITH ASTM D1981 AT EXTERIOR WALLS, WINDOWS AND DOORS OF ALL HEATED SPACES. EQUAL TO TYPE K "HOUSE WRAP".

14. CAULK IN JOINTS AROUND OPENINGS TO PROVIDE A WATERTIGHT AND AIRTIGHT SEAL. CLEAN JOINTS THOROUGHLY. AREAS ADJACENT TO JOINTS SHALL BE MASKED IF NECESSARY TO OBTAIN A NEAT SEALER LINE. FREE OF STAINS ON ADJACENT SURFACES. JOINTS GREATER THAN 3/8" IN DEPTH SHALL BE FILLED WITH BACK-UP MATERIAL.

15. ALL LOCATIONS INDICATED ON DRAWINGS AND WHEREVER AIR, WATER, OR DUST MAY INFILTRATE BETWEEN CONSTRUCTION MEMBERS SHALL BE CAULKED. SET EXTERIOR EDGES OF ALL EXTERIOR THRESHOLDS IN CAULKING TO PROVIDE WEATHER TIGHT SEAL.

16. PROVIDE SEAMLESS GUTTERS AND 2 X 3" DOWNSPOUTS TO SPLASH BLOCKS, AS SELECTED BY OWNER. INCLUDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. VERIFY LOCATION OF DOWNSPOUTS IN FIELD WITH OWNER.

17. PROVIDE AUTOMATIC OR GRAVITY DAMPERS AT ALL OUTDOOR AIR INTAKES AND EXHAUSTS.

18. PROVIDE SEAMLESS GUTTERS AND 2 X 3" DOWNSPOUTS TO SPLASH BLOCKS, AS SELECTED BY OWNER. INCLUDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. VERIFY LOCATION OF DOWNSPOUTS IN FIELD WITH OWNER.

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# HEADER SCHEDULE

MARK	SIZE	JACK (EACH SIDE)	KING(EACH SIDE)
H1*	(3) 2X6	1-STUD	1-STUD

\* SOLID BLOCKING BETWEEN WINDOWS, TYP. U.N.O.

UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X10
8'-0"	(3) 2X12	(2) 2X12

## DRAWING LEGEND

The legend includes the following symbols and descriptions:

- EXISTING WALL TO BE DEMOLISHED:** Represented by a dashed rectangular outline.
- EXISTING WALL TO REMAIN:** Represented by a solid rectangular outline.
- NEW 2X6 WALL:** Represented by a solid grey rectangular outline.
- NEW 2X4 WALL:** Represented by a hatched rectangular outline.
- NEW CMU FOUNDATION / BASEMENT WALL:** Represented by a cross-hatched rectangular outline.
- EXISTING DOOR LOCATION TO REMAIN:** Represented by a rectangular outline with a small square at the top-left corner.
- EXISTING DOOR TO BE REMOVED:** Represented by a rectangular outline with a small square at the top-left corner, with a dashed line extending from the top-right corner.
- NEW DOOR:** Represented by a solid grey rectangular outline.

## NOTE:

LUMBER IN DIRECT CONTACT WITH MASONRY TO BE PRESSURE TREATED

- PROVIDE (3) SOLID STUDS WHERE SHOWN WITH SOLID BLOCKING TO BELOW

## GENERAL NOTES:

1. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER
2. INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" AND INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"
3. LVL AND TJI PRODUCTS, ACCESSORIES AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS AND PRODUCT LITERATURE. (DESIGN 'E' = 2,000,000)
4. CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES
5. INSTALL ICE BARRIER ON ROOF TO COMPLY WITH SECTION R905.1.2
6. ALL RAKES AND OVERHANGS TO BE 24" UNLESS NOTED OTHER WISE NOTED TO MATCH EXISTING HOUSE

# VARIANCE SUBMISSION

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**REVISIONS:**

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PROJECT:

# HART RESIDENCE SUNROOM ADDITION

**624 MAPLE DRIVE  
WEBSTER, NY 14580**

**OWNER / CLIENT:**  
**WILLIAM AND  
JACQUELINE HART**

DRAWING TITLE:

**DEMOLITION PLAN,  
FLOOR PLANS AND  
ROOF PLAN**

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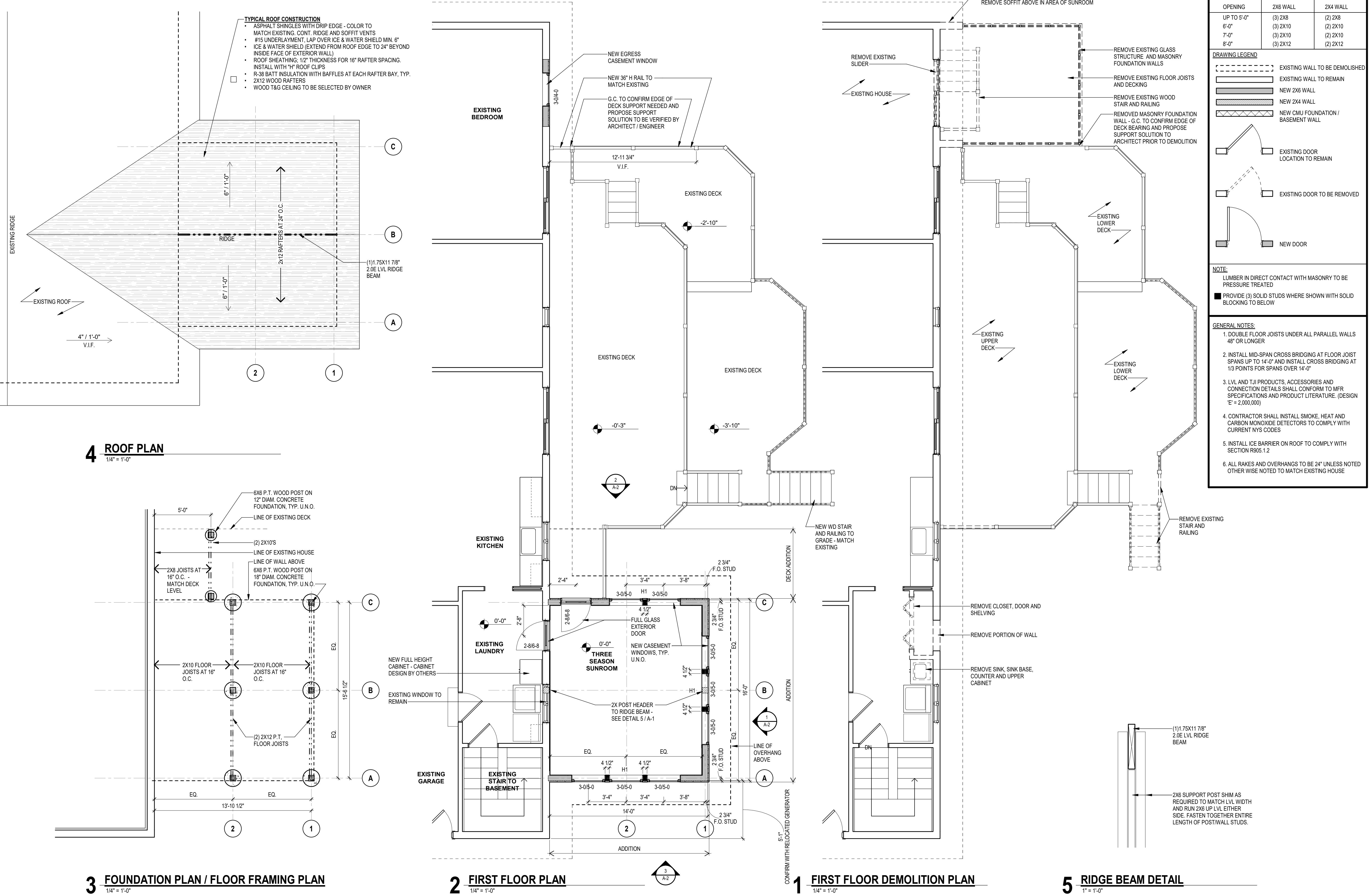
PROJECT NO.  
**2023-12-02**

**PROJECT DATE:**  
**MARCH 25, 2025**

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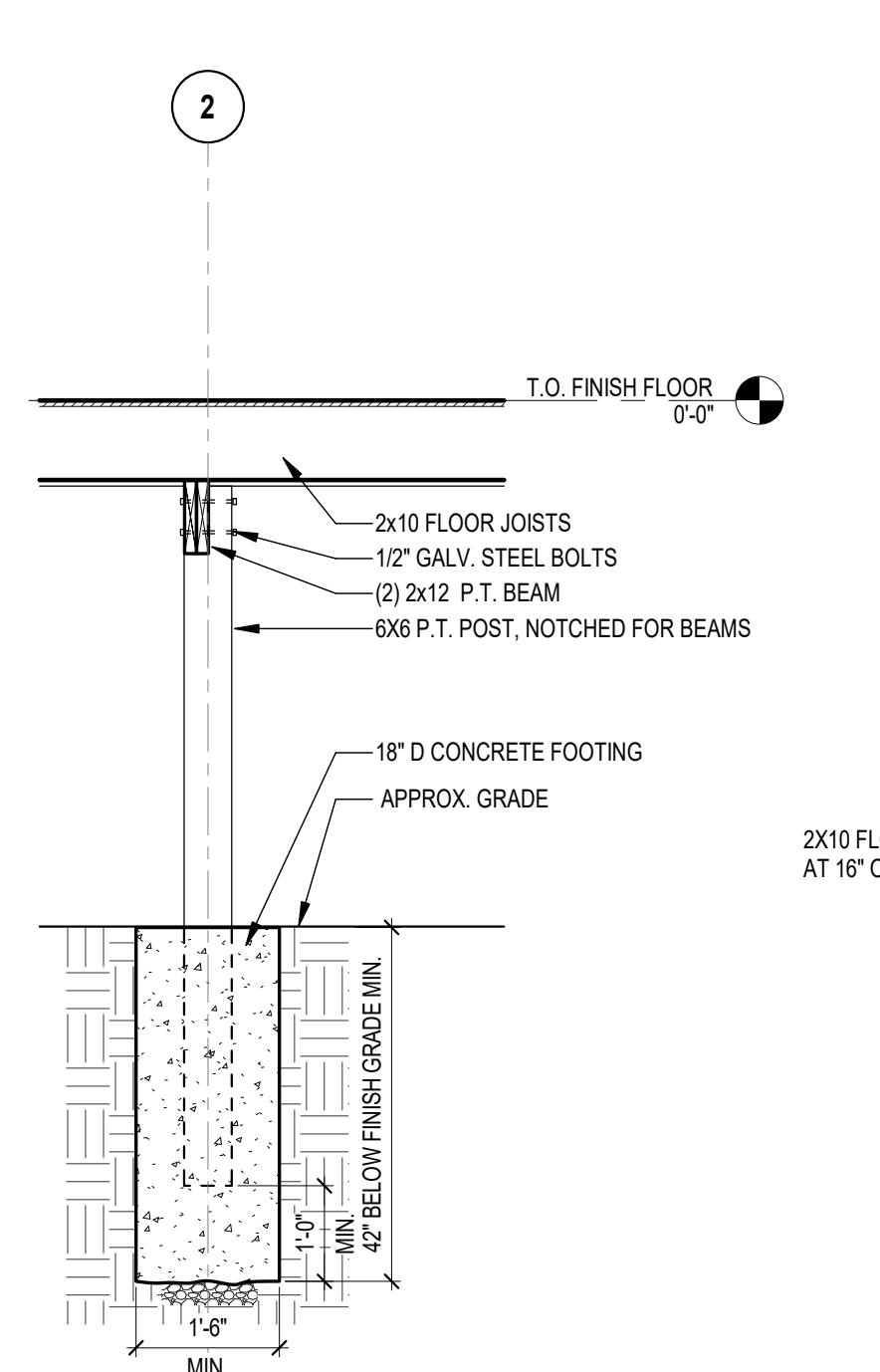
SET SIZE : 24" x 36" DO NOT SCALE



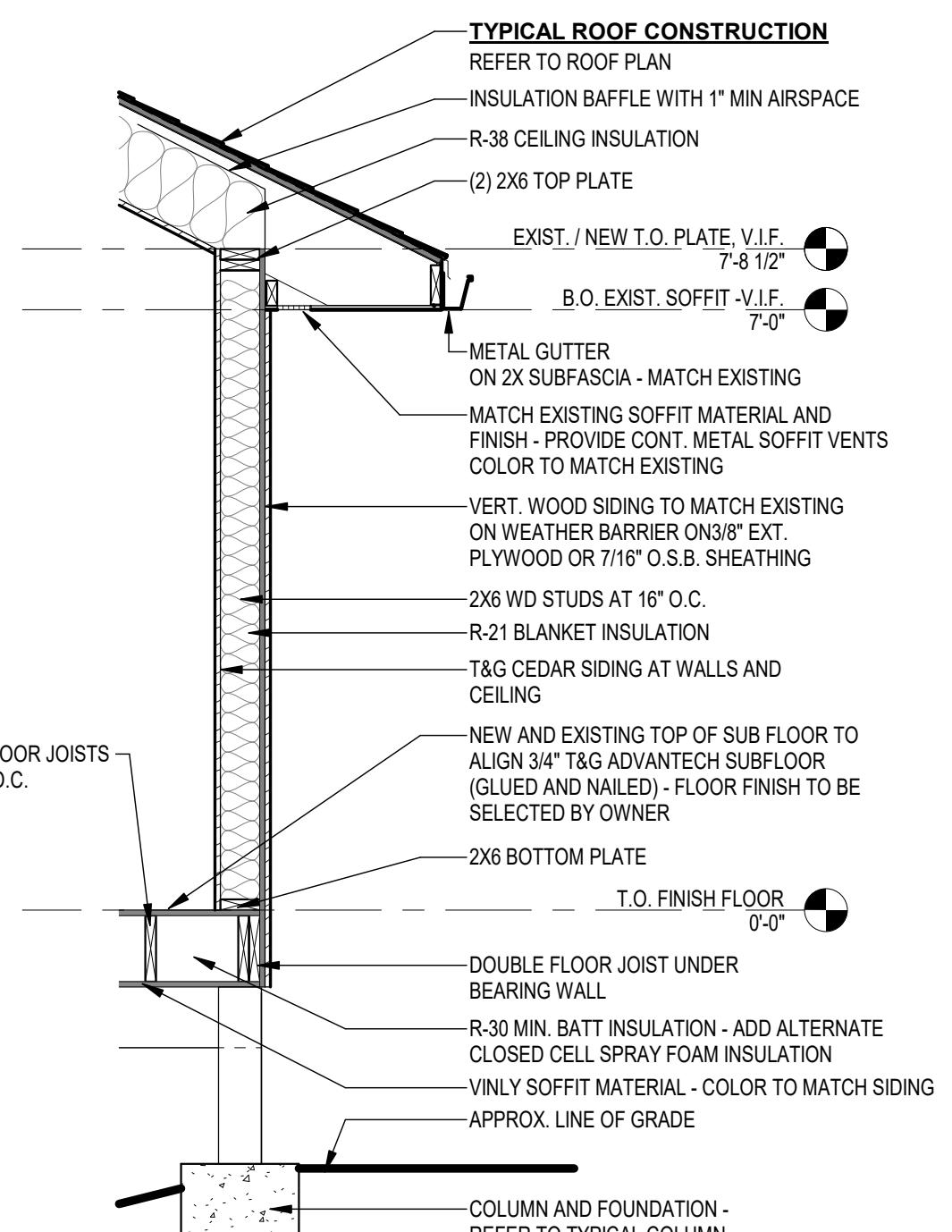
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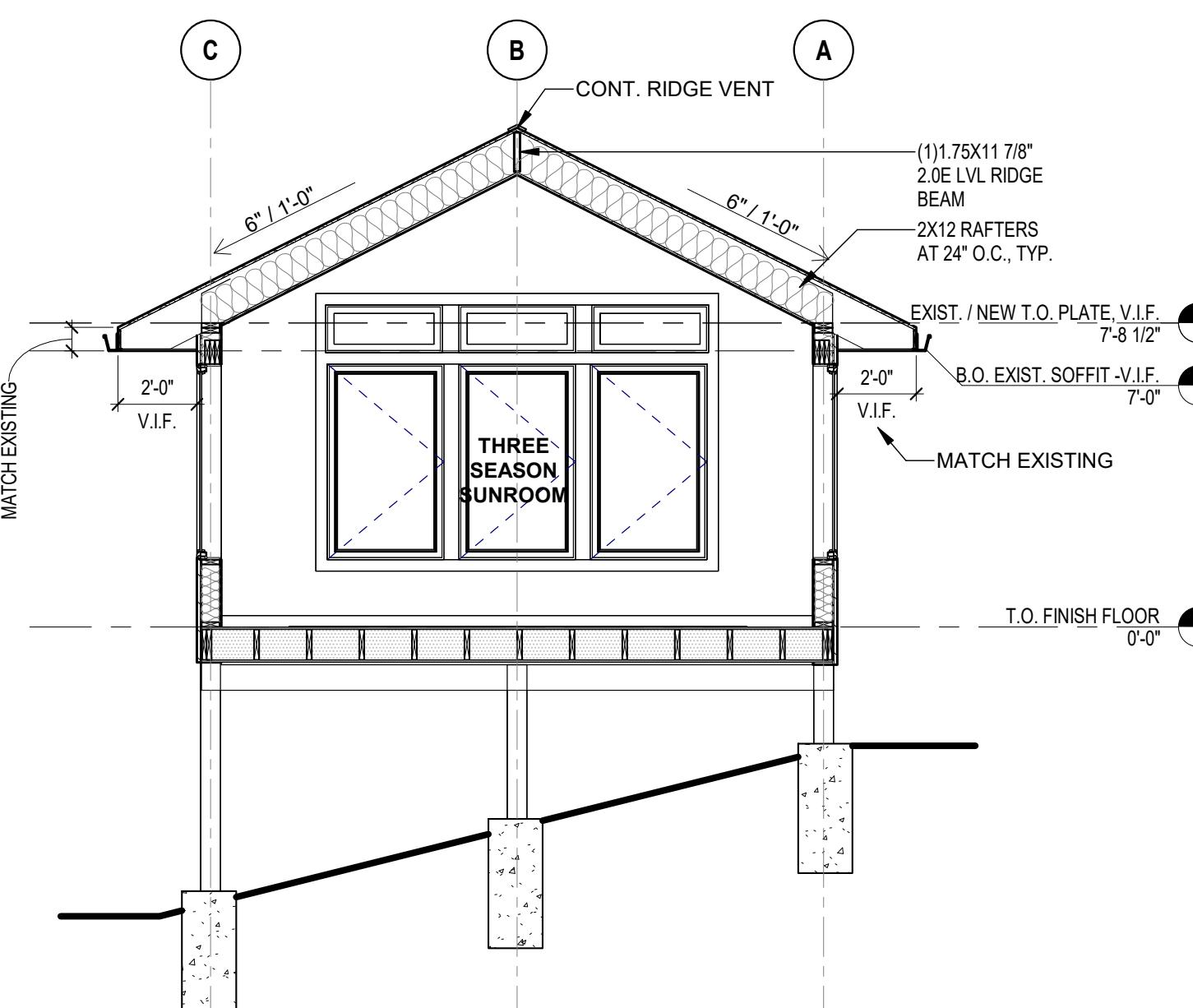
**7 CONCEPT RENDERING**  
1 1/2" = 1'-0"



**6 COLUMN SECTION, TYP**  
1/2" = 1'-0"

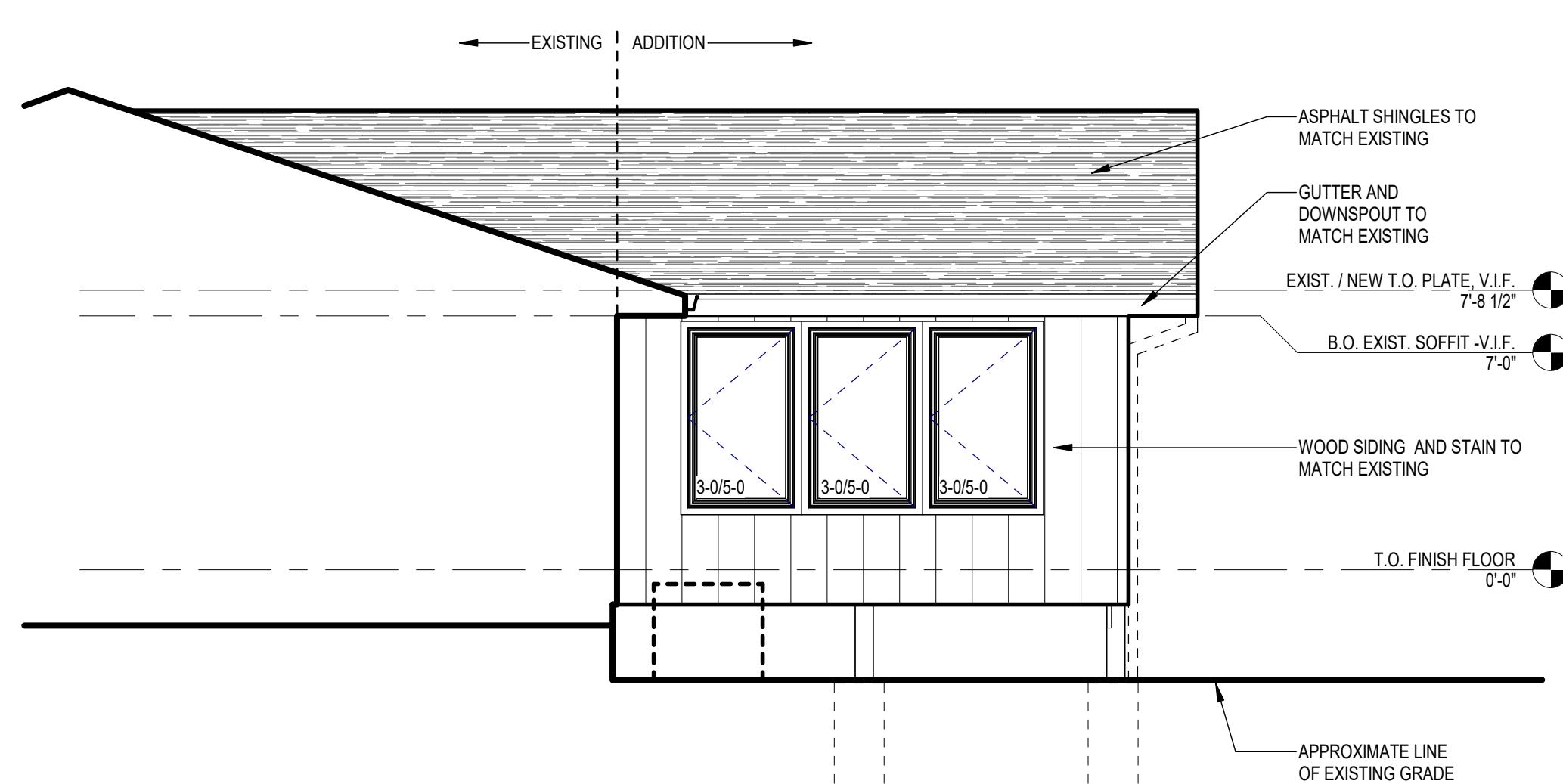


**5 TYP. WALL SECTION**  
1/2" = 1'-0"

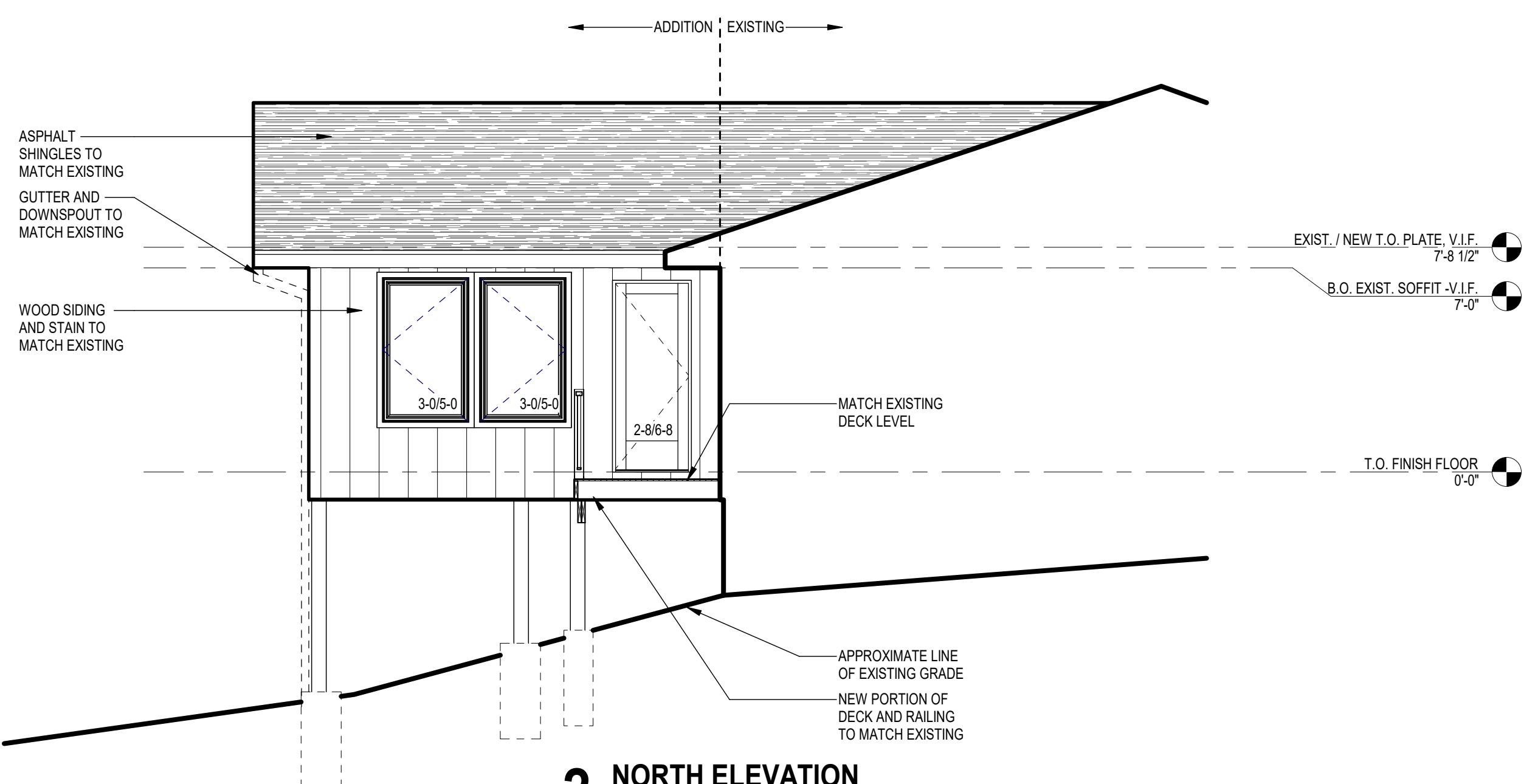


**4 BUILDING SECTION A**  
1/4" = 1'-0"

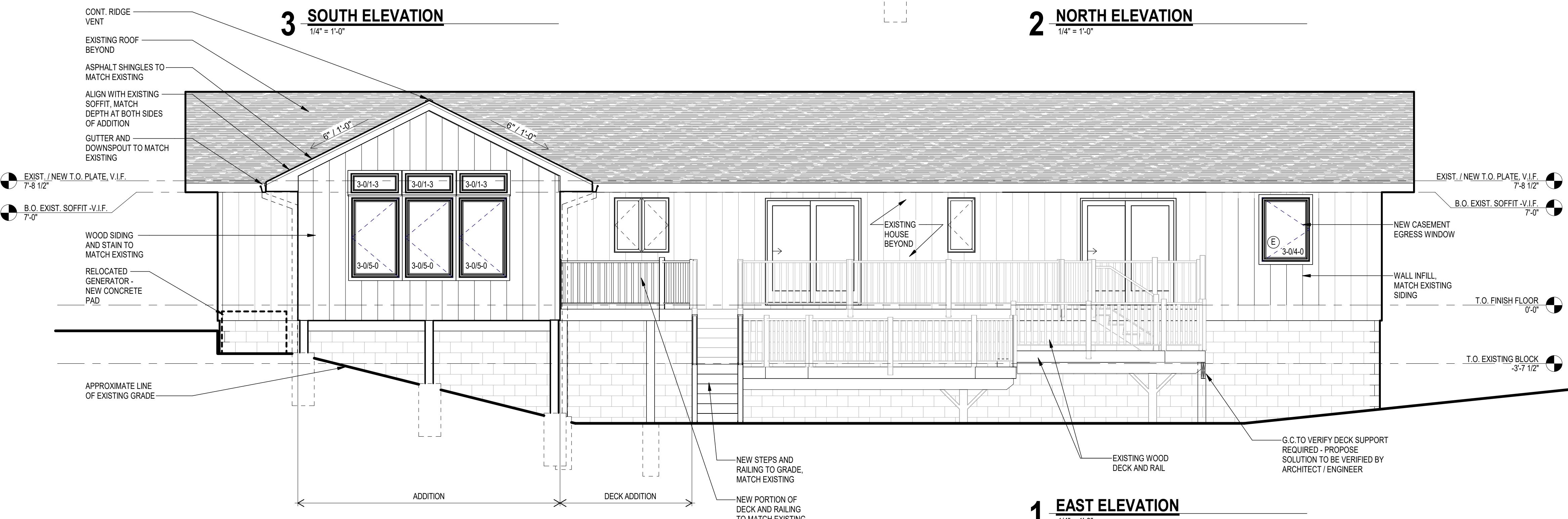
UNLESS OTHERWISE NOTED	
FASCIA:	MATCH EXISTING
CORNER BOARDS:	MATCH EXISTING
EXTERIOR TRIM:	MATCH EXISTING
SIDING:	MATCH EXISTING
EAVE OHANGS:	MATCH EXISTING
RAKE OHANGS:	MATCH EXISTING
GUTTERS AND DOWNSPOUTS:	MATCH EXISTING
WINDOW R.O. HEIGHT:	MATCH EXISTING
WINDOW MFR:	ANDERSEN 400 SERIES EXTERIOR - DARK BRONZE INTERIOR - WOOD - TO BE SELECTED BY OWNER
GLASS:	U FACTOR MIN. = .30 SHGC MIN. = .32
ROOF VENTING:	ONE SQ. FT. NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R806.2 OF THE CODE)
(E) = WINDOW EGRESS SIZED - MEETS OR EXCEEDS CLEAR OPENING SIZE FOR EGRESS PER SECTION R310.2.1 OF 2020 RCNYS	



**3 SOUTH ELEVATION**  
1/4" = 1'-0"



**2 NORTH ELEVATION**  
1/4" = 1'-0"



**1 EAST ELEVATION**  
1/4" = 1'-0"

**VARIANCE  
SUBMISSION**

REVISIONS: NUMBER DATE ISSUED BY DESCRIPTION

**HART RESIDENCE  
SUNROOM  
ADDITION**

624 MAPLE DRIVE  
WEBSTER, NY 14580

OWNER / CLIENT:  
**WILLIAM AND  
JACQUELINE HART**

DRAWING TITLE:  
**EXTERIOR ELEVATIONS,  
BUILDING SECTION,  
CONCEPT RENDERING**

PROJECT NO:  
2023-12-02

PROJECT DATE:  
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SHEET SIZE: 24" x 36" DO NOT SCALE