

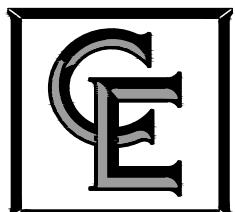
## REFERENCE(S)

1. LIBER 369 OF MAPS, PAGE 26

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Only copies from the original or the surveyor's original of the land surveyor's embossed seal shall be considered to be a valid true copy."

APPROVED BY: *SETBACKS*  
DWG FILE: H:\job\4500\4500.10 Bella Terra\Section 2\Survey\Instruments\Plot Plans\209-210 Plot.dwg  
PLOTTED: Oct 29, 2025 - 9:40AM FRONT: 35'



- CIVIL  
ENGINEERING
- LAND  
SURVEYING
- LANDSCAPE  
ARCHITECTURE

## SITE DATA

## 1 PROJECT BULK DATA - TOWNHOUSES

|  | <u>REQUIRED</u> | <u>PROPOSED</u> |
|--|-----------------|-----------------|
| a. MINIMUM BUFFER (RESIDENTIAL)            | 150 FT.         | 150 FT.         |
| b. MINIMUM WIDTH DWELLING UNIT             | 20 FT.          | 42± FT.         |
| c. MAXIMUM BUILDING HEIGHT                 | 30 FT.          | ≤ 30 FT.        |
| d. MAXIMUM BUILDING LENGTH                 | 165 FT.         | 84± FT.         |
| e. MINIMUM HABITABLE FLOOR AREA (PER UNIT) | 1,000 SQ. FT.   | 2,160 SQ. FT.   |
| f. MAXIMUM UNIT DENSITY                    | 6 UNITS/ACRE    | 1.9 UNITS/ACRE  |
| g. MINIMUM DISTANCE BETWEEN STRUCTURES     | 40 FT.          | 40 FT.          |
| h. MINIMUM DRIVEWAY SEPARATION             | 5 FT.           | 5 FT.           |
| i. MAXIMUM IMPERVIOUS AREA                 | 75%             | 19.8%           |
| <b>PROJECT DATA</b>                        |                 |                 |
| FRONT SETBACK                              | <u>REQUIRED</u> | <u>PROPOSED</u> |
|  | N/A             | 25 FT.          |

## PILOT PLAN

ADDRESS: **557 TERRA VERDE WAY & TBD** T.A.# **065 02-6-20 & 065 02-6-21**

SUBDIVISION

885.0

**SUBDIVISION: BEILA TERA SUBDIVISION SECTION 2A**

LOT NUMBER:

TOWN:

COUNTY:

STATE:

W

2NR

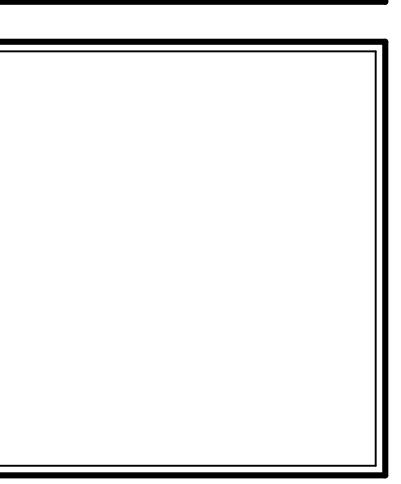
## NEW YORK

217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

SCALE:

DATE: OCTOBER 20 2025

DWG. NUMBER  
~~1500 10-209 PL OT~~



3033 BRIGHTON-HENRIETTA  
TOWNELINE RD  
ROCHESTER, NY 14623  
CALL: (585) 272-9170  
FAX: (585) 292-1262  
[www.greaterliving.com](http://www.greaterliving.com)

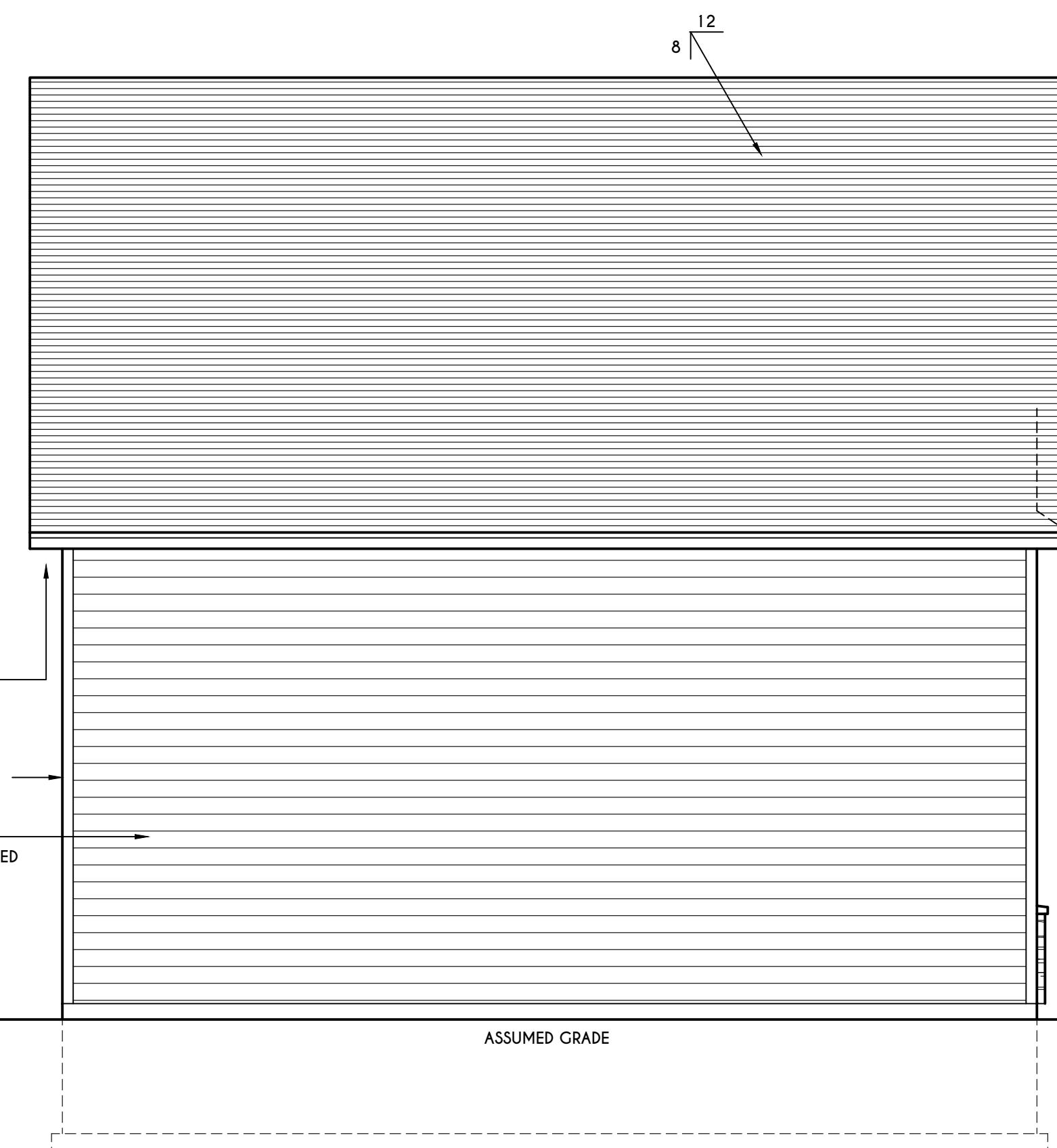
| REVISIONS: |    |             |
|------------|----|-------------|
| DATE       | BY | DESCRIPTION |
|            |    |             |
|            |    |             |
|            |    |             |

CLIENT/LOCATION:  
  
TRA-MAC GARAGE  
LOT 209 BELLA TERRA  
WEBSTER, NY

BUILDER:  
  
THE TRA-MAC GROUP LLC

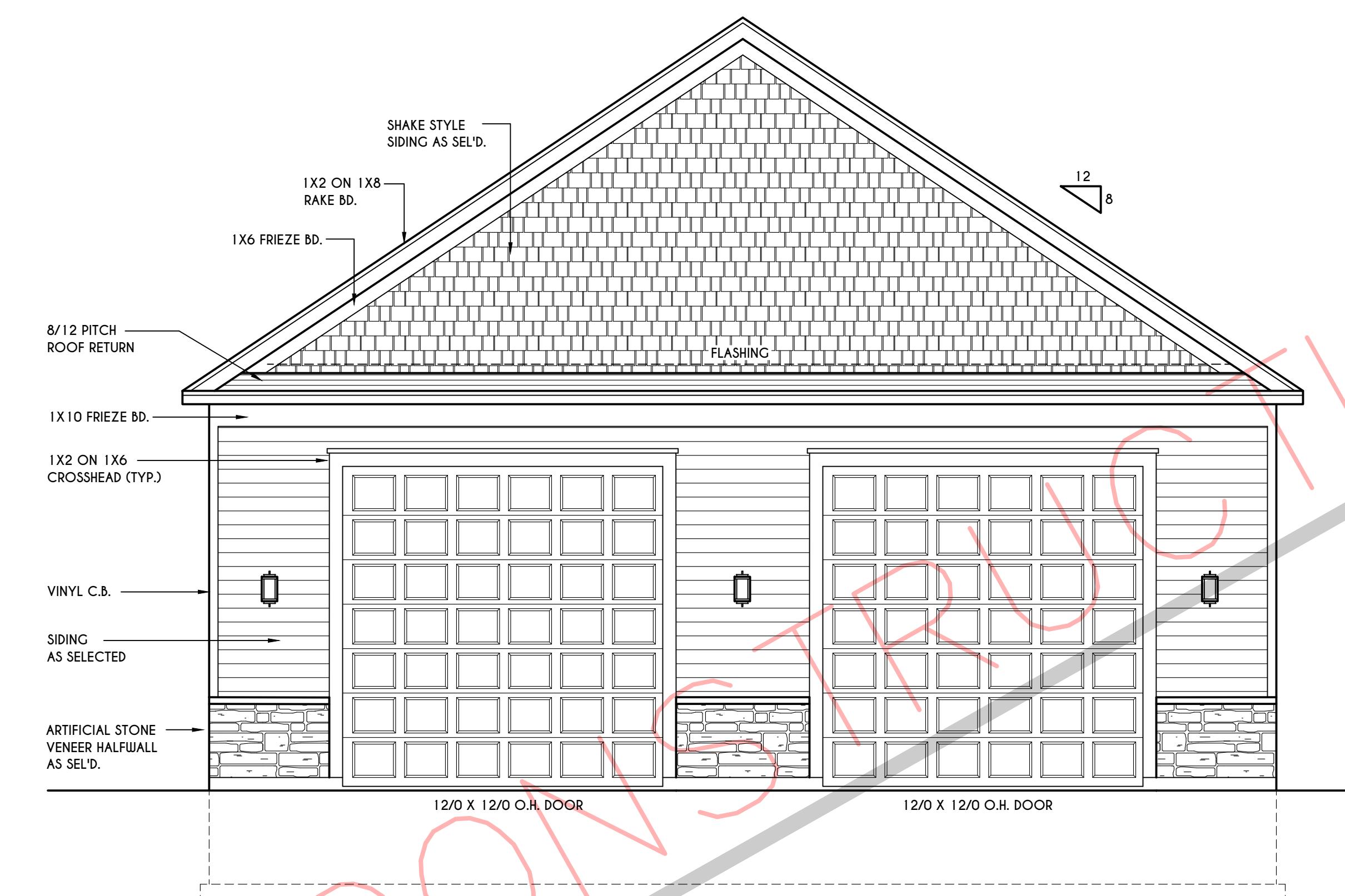
ELEVATIONS  
DETACHED GARAGE

drawn: CDK checked: X  
scale: AS NOTED date: 12 / 24  
PROJECT: sheet: 1 / 2  
6786



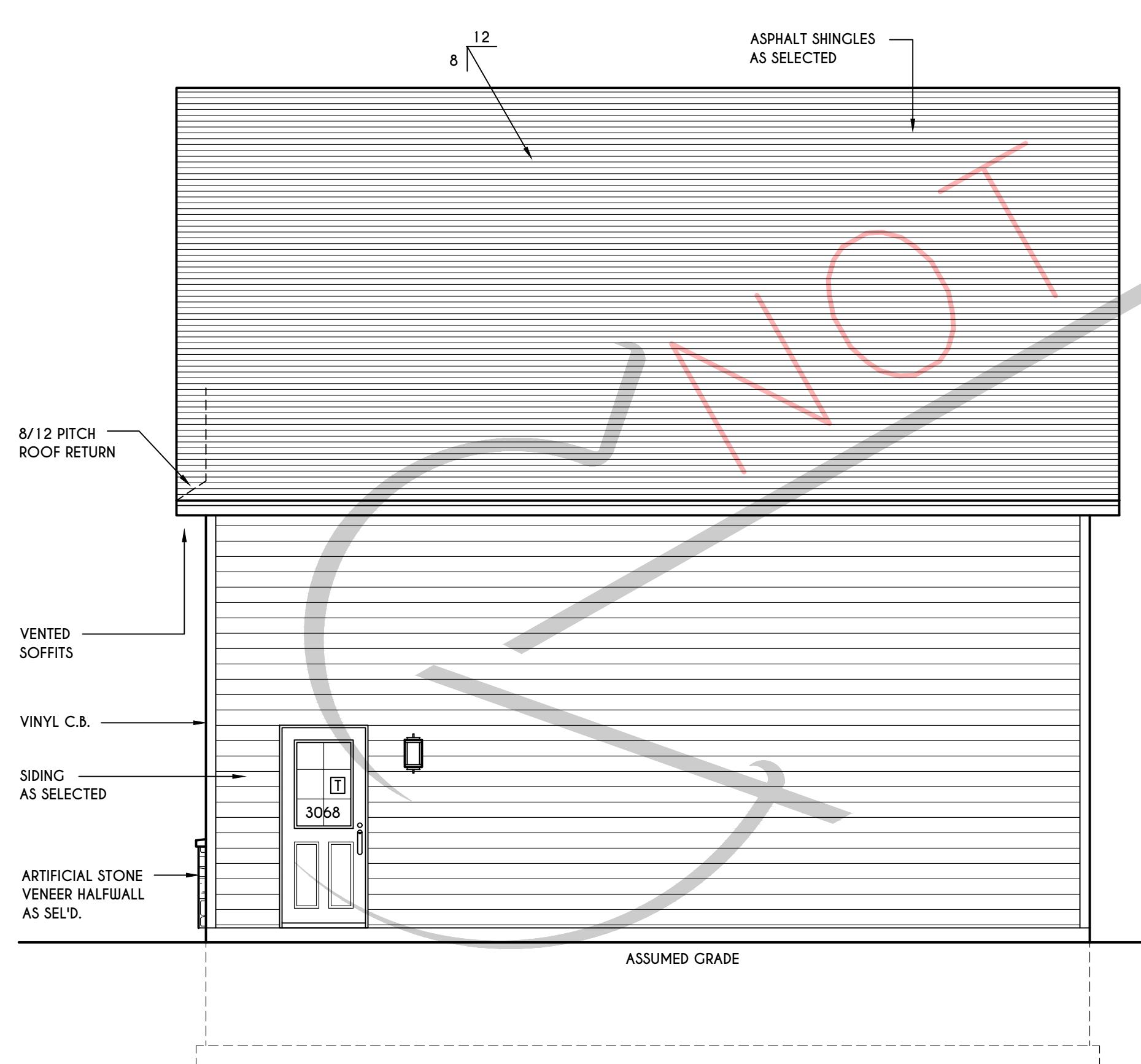
LEFT ELEVATION

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



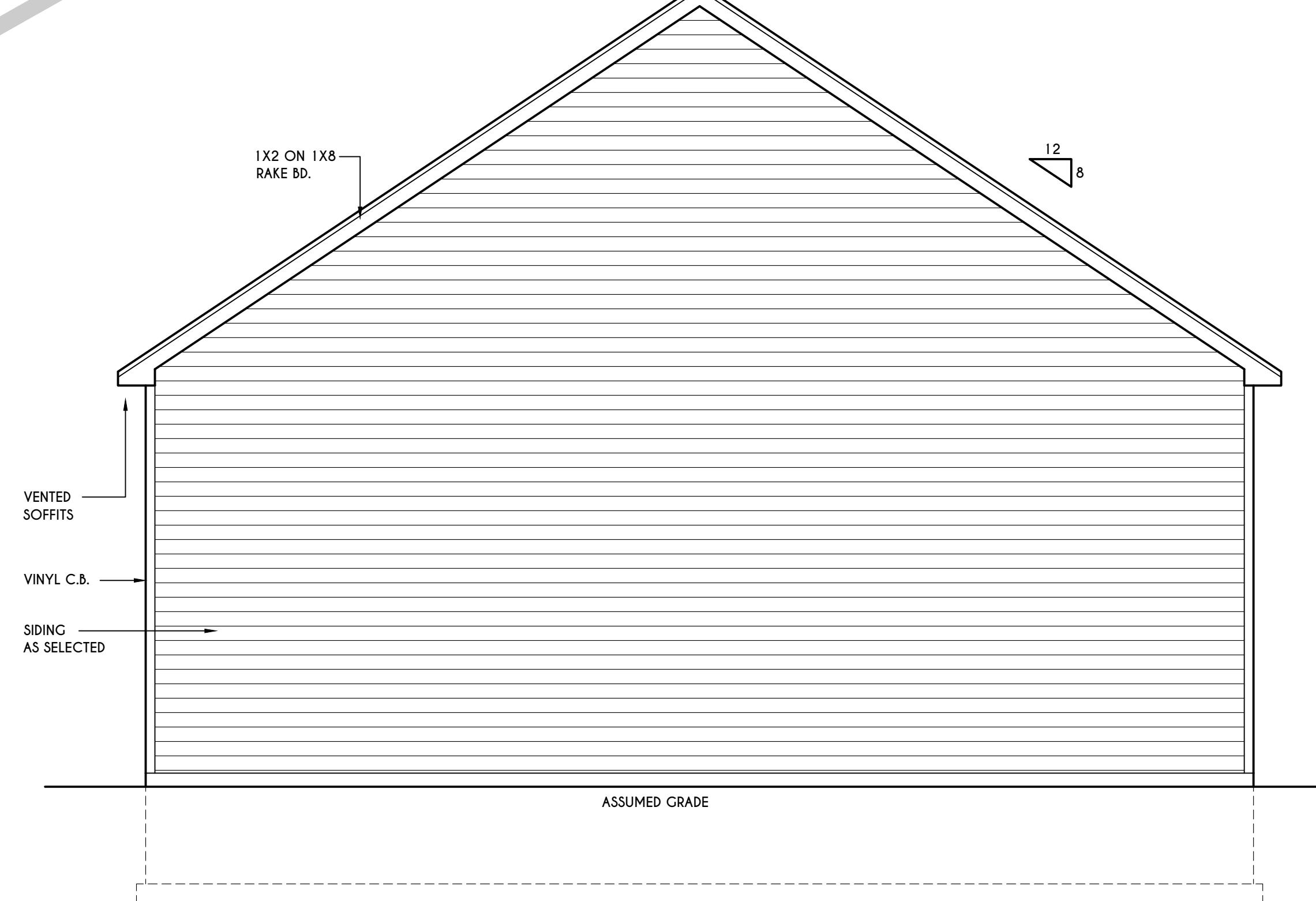
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

WINDOWS: N/A  
U-FACTOR ..... N/A  
SHGC ..... N/A  
DOORS: SELECTION BY OWNER  
  
AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 CF/MIN. & SUBSEQUENT NO MORE THAN 0.3 CF/H AS PER SECT. R402.4.3 OF 2020 ECBC/NYS  
  
WINDOW / DOOR LEGEND:  
 MEETS OR EXCEEDS EGRESS REQUIREMENTS  

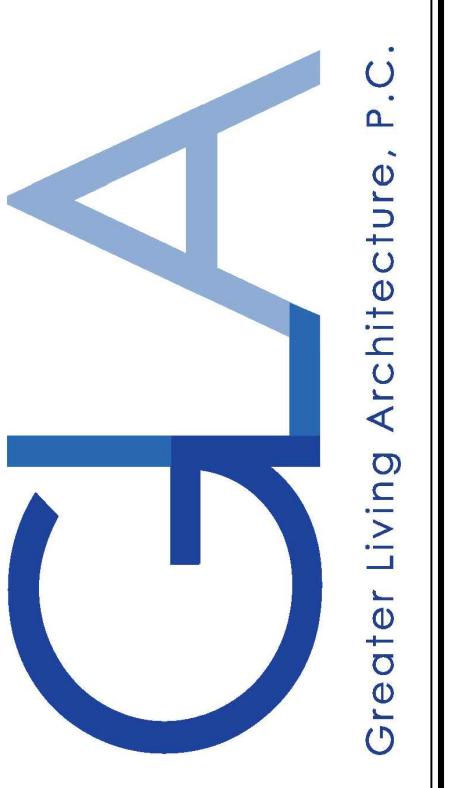
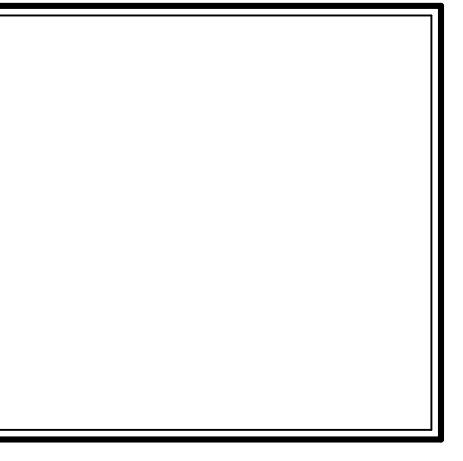
- CLEAR OPENING AREA OF 5.7 SQ.FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
- PER SECT. R310.1 OF 2020 RCNYS

 SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING  

- PER SECT. R308.4 OF 2020 RCNYS

 SPECIFIES THAT THE 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 15% 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.

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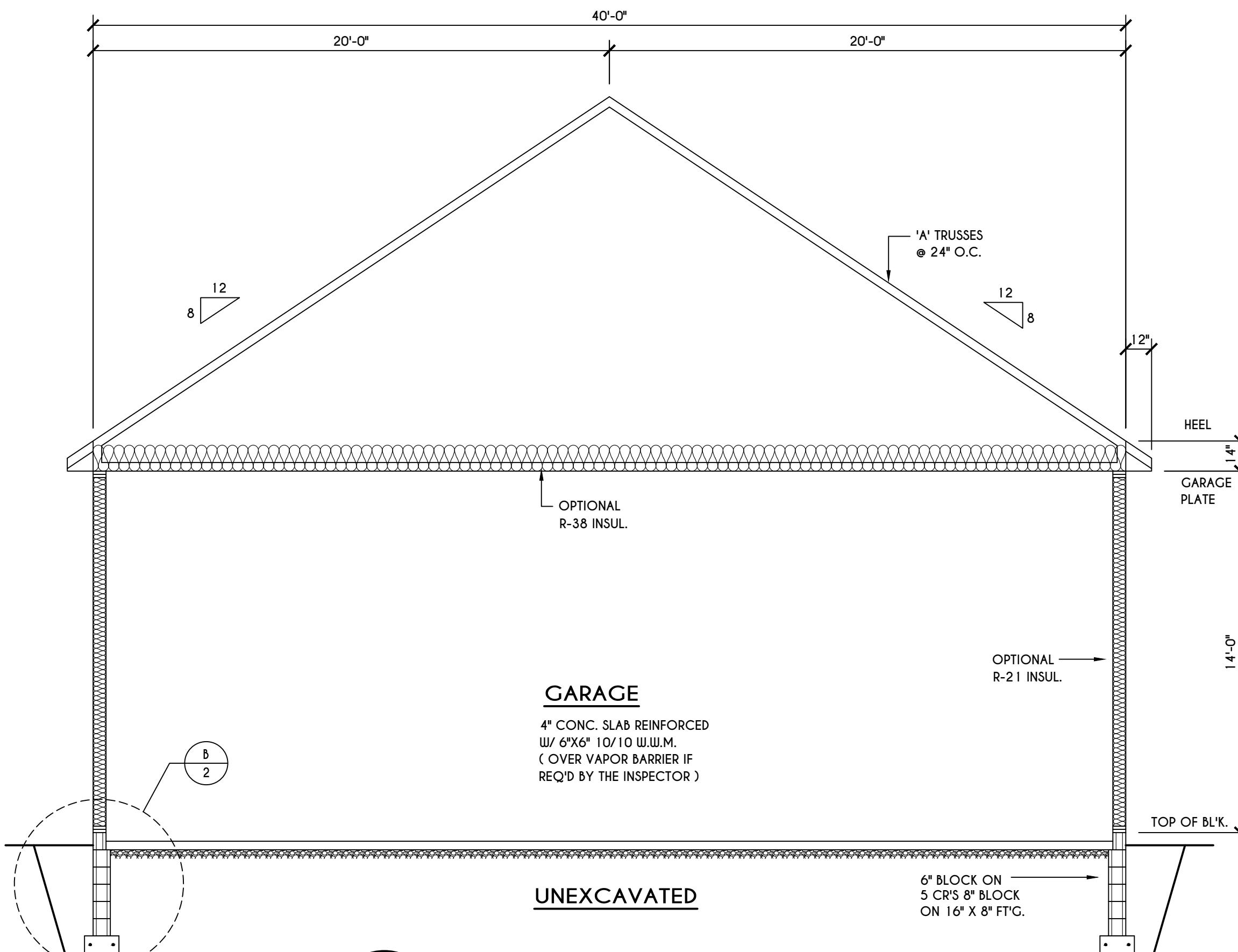
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|            |    |             |

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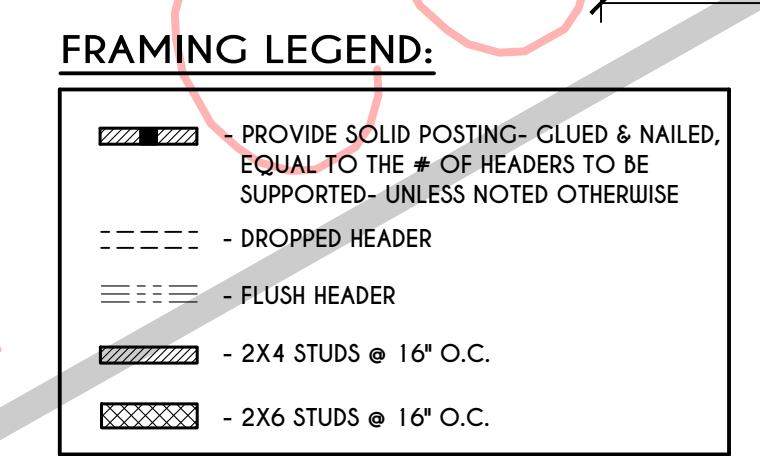
FOUNDATION PLAN  
DETACHED GARAGE

|          |          |
|----------|----------|
| drawn:   | checked: |
| CDK      | X        |
| scale:   | date:    |
| AS NOTED | 12 / 24  |
| PROJECT: | sheet:   |
| 6786     | 2        |



**BUILDING SECTION**  
**A**  
**2**

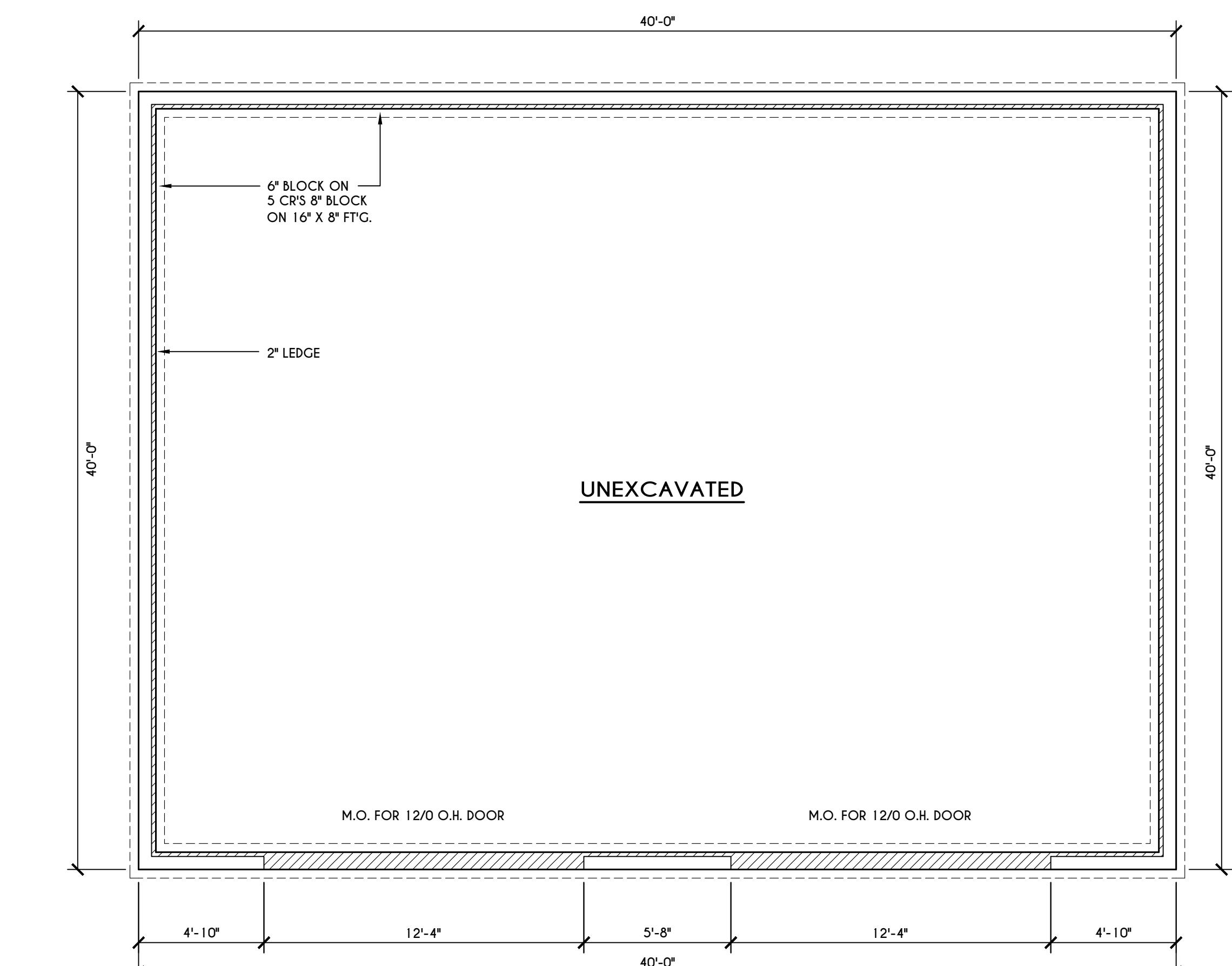
SCALE: 1/4" = 1'-0"



**GARAGE FLOOR PLAN**

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

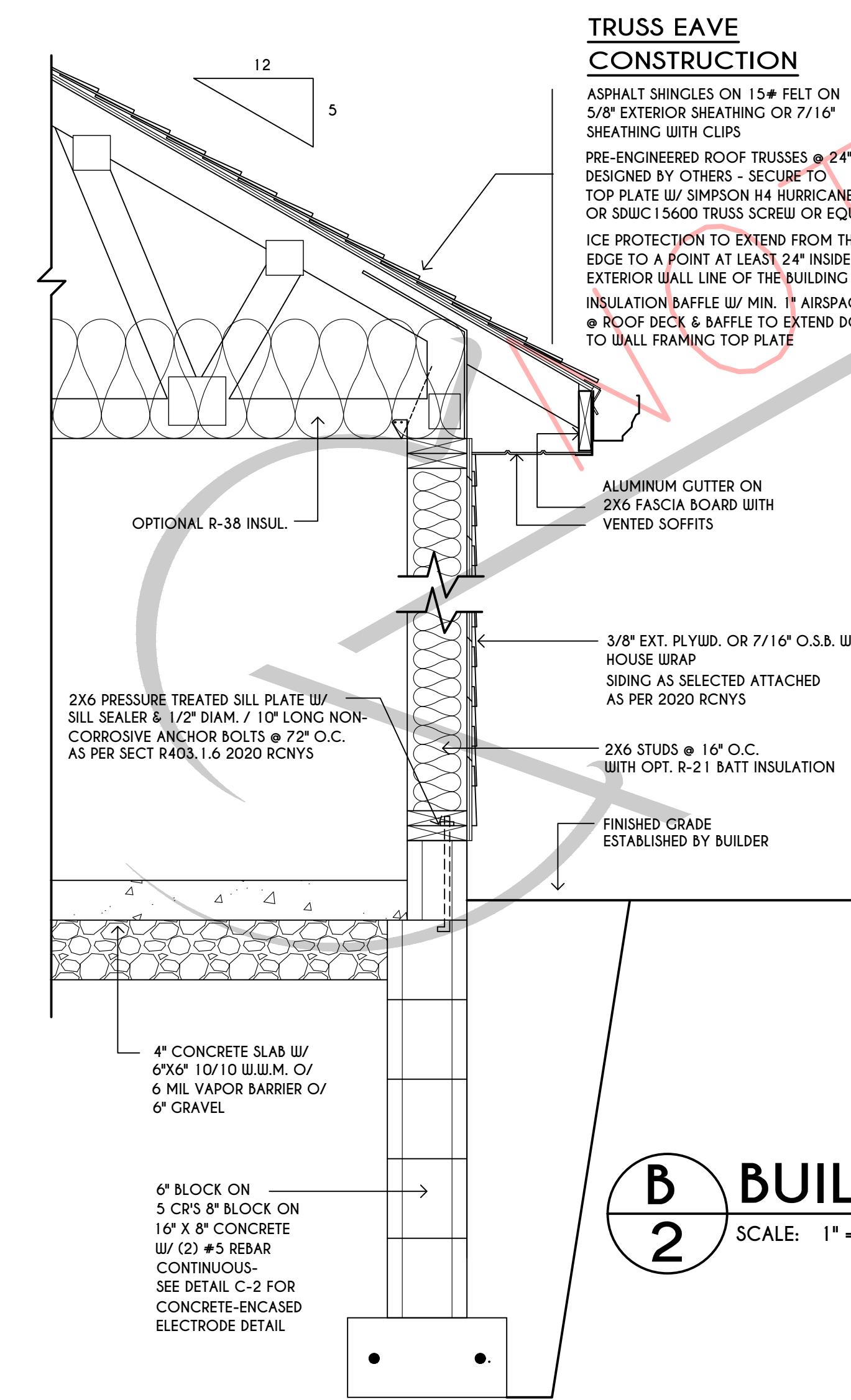
**NOTES:** FIRST FLOOR PLATE HOT TO BE 12'-0" (UNLESS NOTED OTHERWISE)  
ALL WINDOW R.O. HTGS TO BE 6'-8" U.N.O.  
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"



**FOUNDATION PLAN**

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

**NOTES:** CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED  
IS INACCURATE AND / OR WILL ALTER THE FOUNDATION DESIGN AND / OR STRUCTURE NOTED  
PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL AND / OR BEAMS  
PROVIDE DBL JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"



**BUILDING SECTION**  
**B**  
**2**

SCALE: 1" = 1'-0"