

REFERENCE(S)

1. LIBER 369 OF MAPS, PAGE 26

SITE DATA

1. PROJECT BULK DATA - TOWNHOUSES

- a. MINIMUM BUFFER (RESIDENTIAL)
b. MINIMUM WIDTH DWELLING UNIT
c. MAXIMUM BUILDING HEIGHT
d. MAXIMUM BUILDING LENGTH
e. MINIMUM HABITABLE FLOOR AREA (PER UNIT)
f. MAXIMUM UNIT DENSITY
g. MINIMUM DISTANCE BETWEEN STRUCTURES
h. MINIMUM DRIVEWAY SEPARATION
i. MAXIMUM IMPERIOUS AREA

REQUIRED

- 150 FT.
20 FT.
30 FT.
165 FT.
1,000 SQ. FT.
6 UNITS/ACRE
40 FT.
5 FT.
75%

PROPOSED

- 150 FT.
42± FT.
≤ 30 FT.
84± FT.
2,160 SQ. FT.
1.9 UNITS/ACRE
40 FT.
5 FT.
19.8%

PROJECT DATA

FRONT SETBACK

REQUIRED

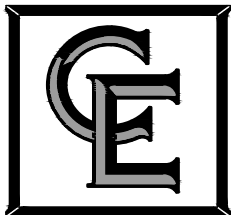
N/A

PROPOSED

35 FT.

PLOT PLAN

ADDRESS:	557 TERRA VERDE WAY & TBD 065.02-6-20 & 065.02-6-21		T.A.#
SUBDIVISION:	BELLA TERA SUBDIVISION SECTION 2A		LOT NUMBER:
TOWN:	WEBSTER	COUNTY:	MONROE
SCALE:	1"=40'	DATE:	OCTOBER 29, 2025
		DWG. NUMBER	4500.10-209-PLOT



- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

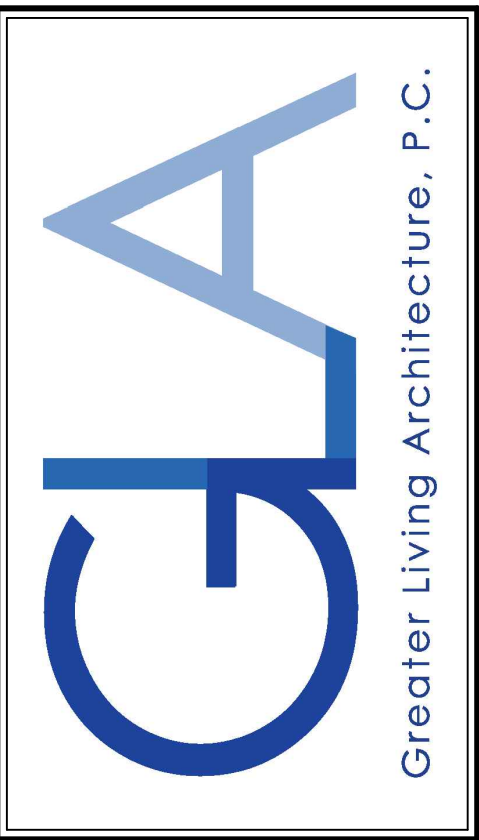
COSTICH ENGINEERING

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

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

REVISIONS:		
DATE	BY	DESCRIPTION

CLIENT/LOCATION:

TRA-MAC GARAGE
LOT 209 BELLA TERRA
WEBSTER, NY

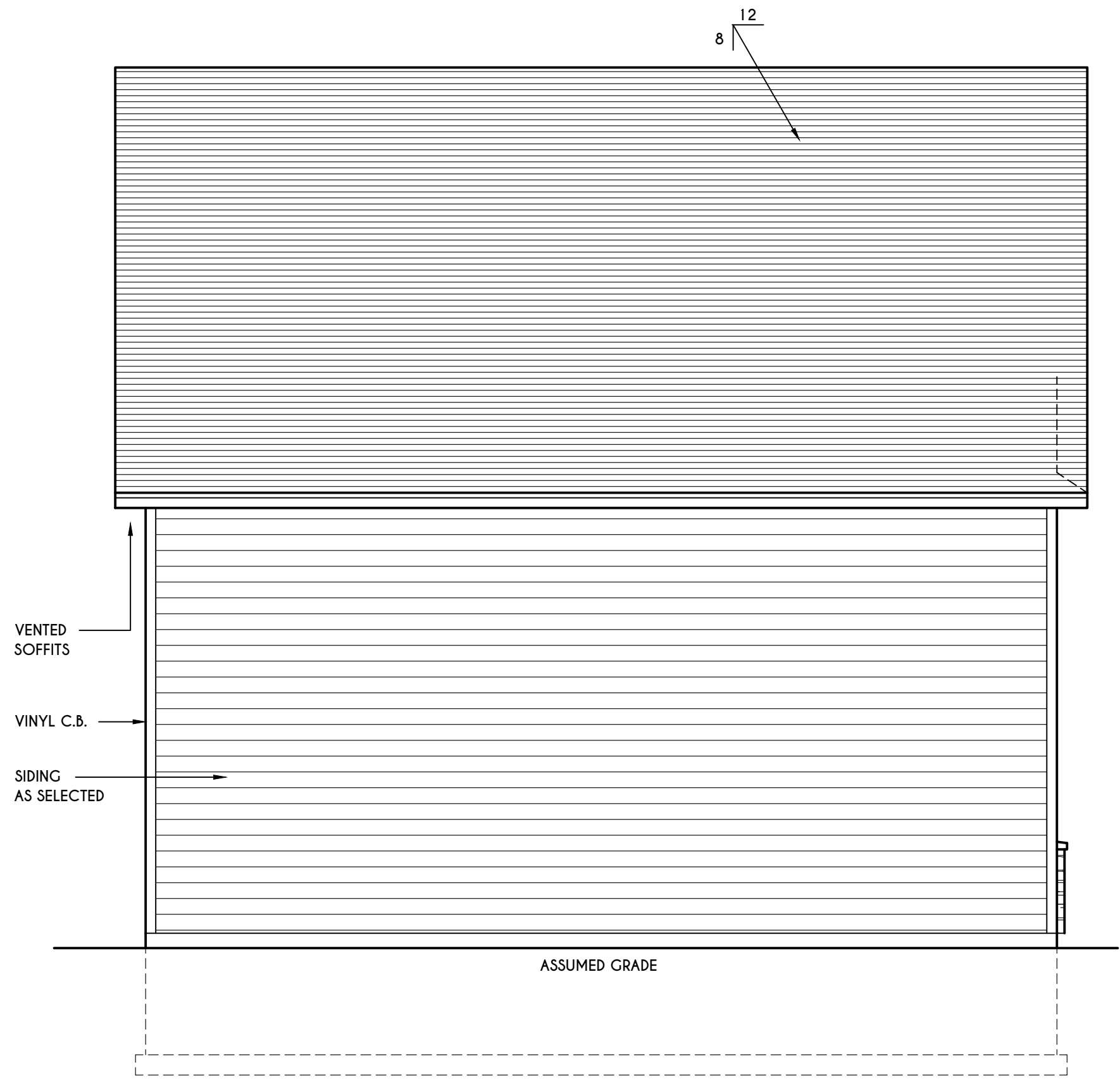
BUILDER:

THE TRA-MAC GROUP LLC

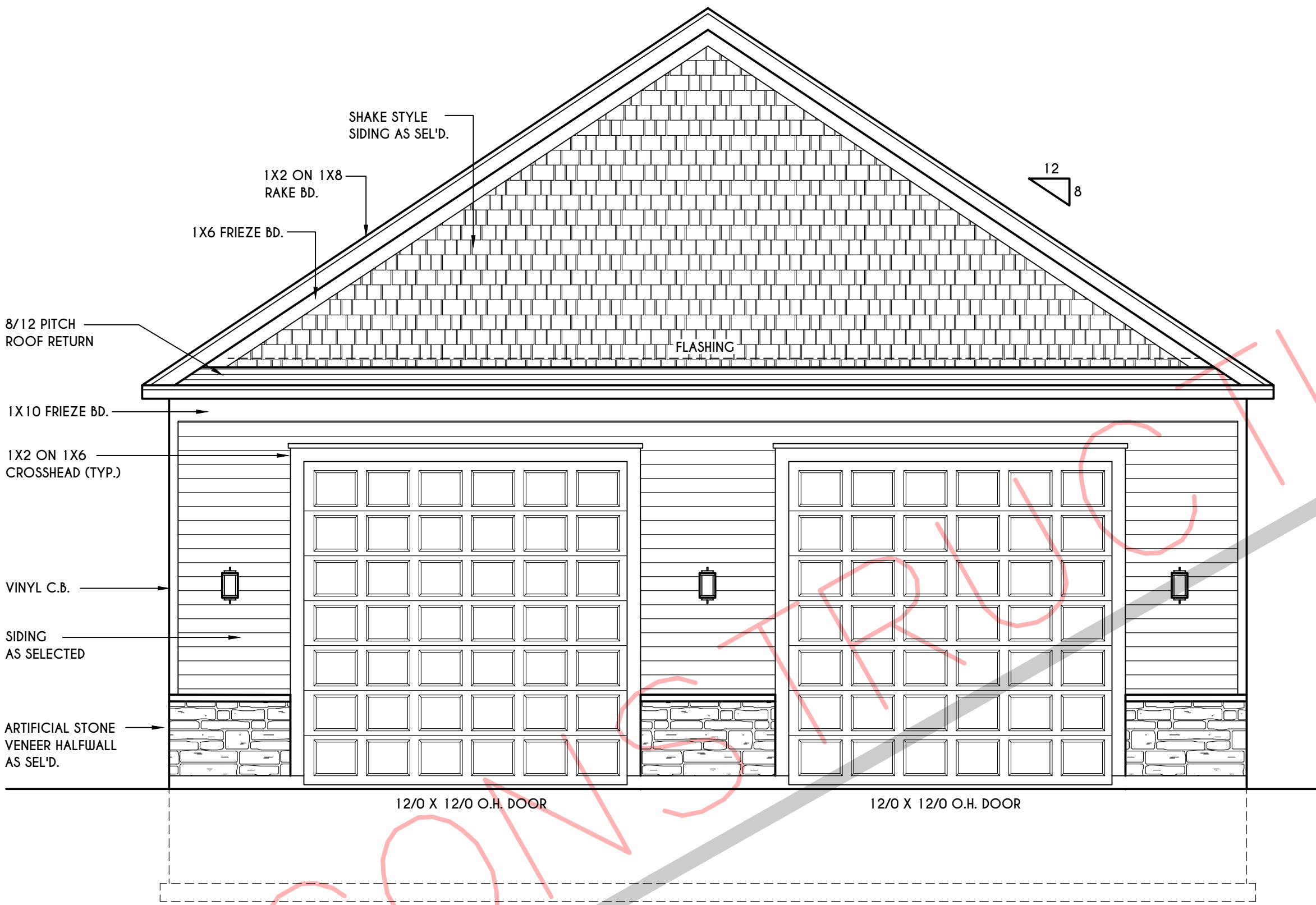
ELEVATIONS

DETACHED GARAGE

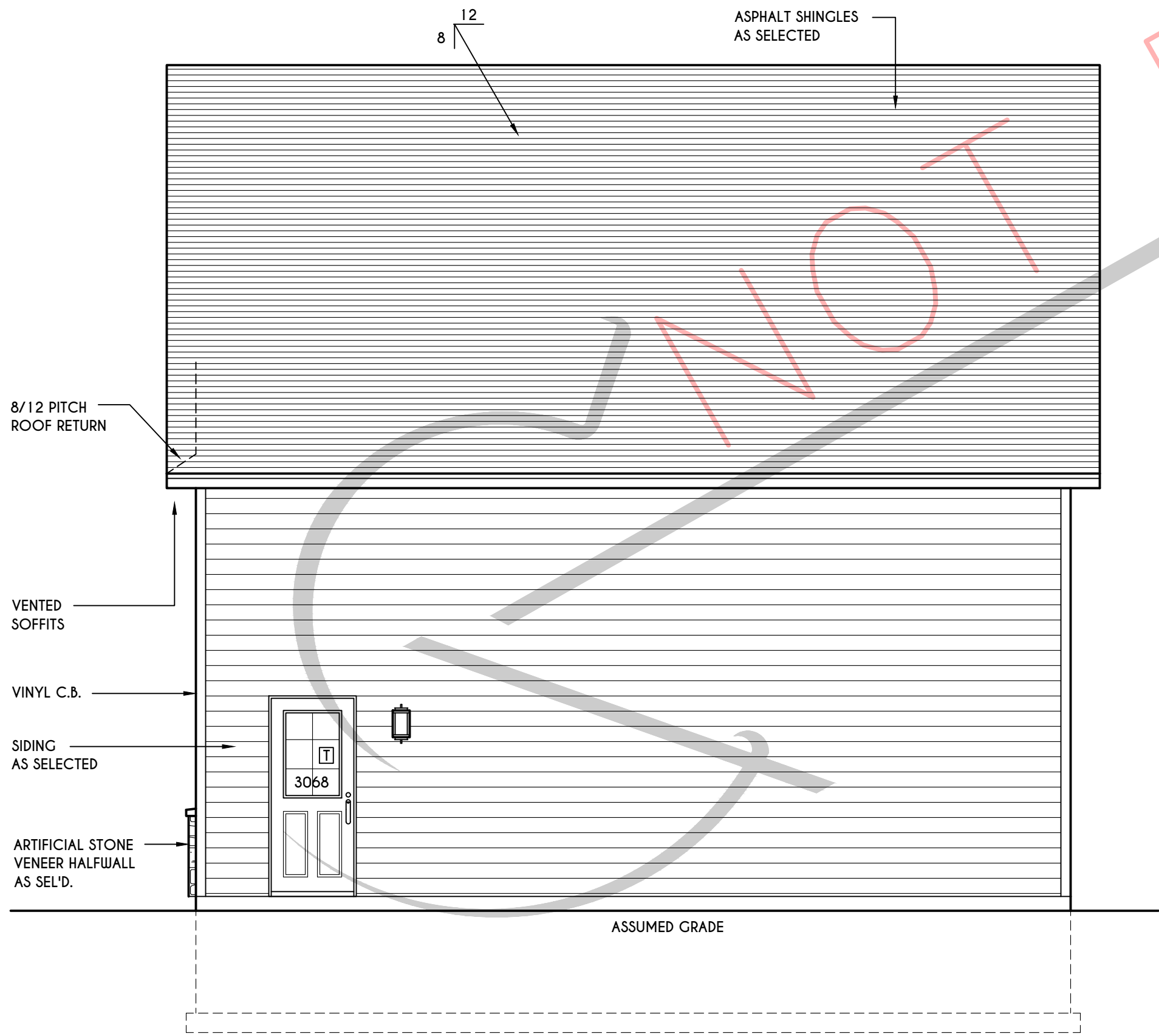
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scale: AS NOTED	date: 12 / 24
PROJECT: 6786	sheet: 1 2



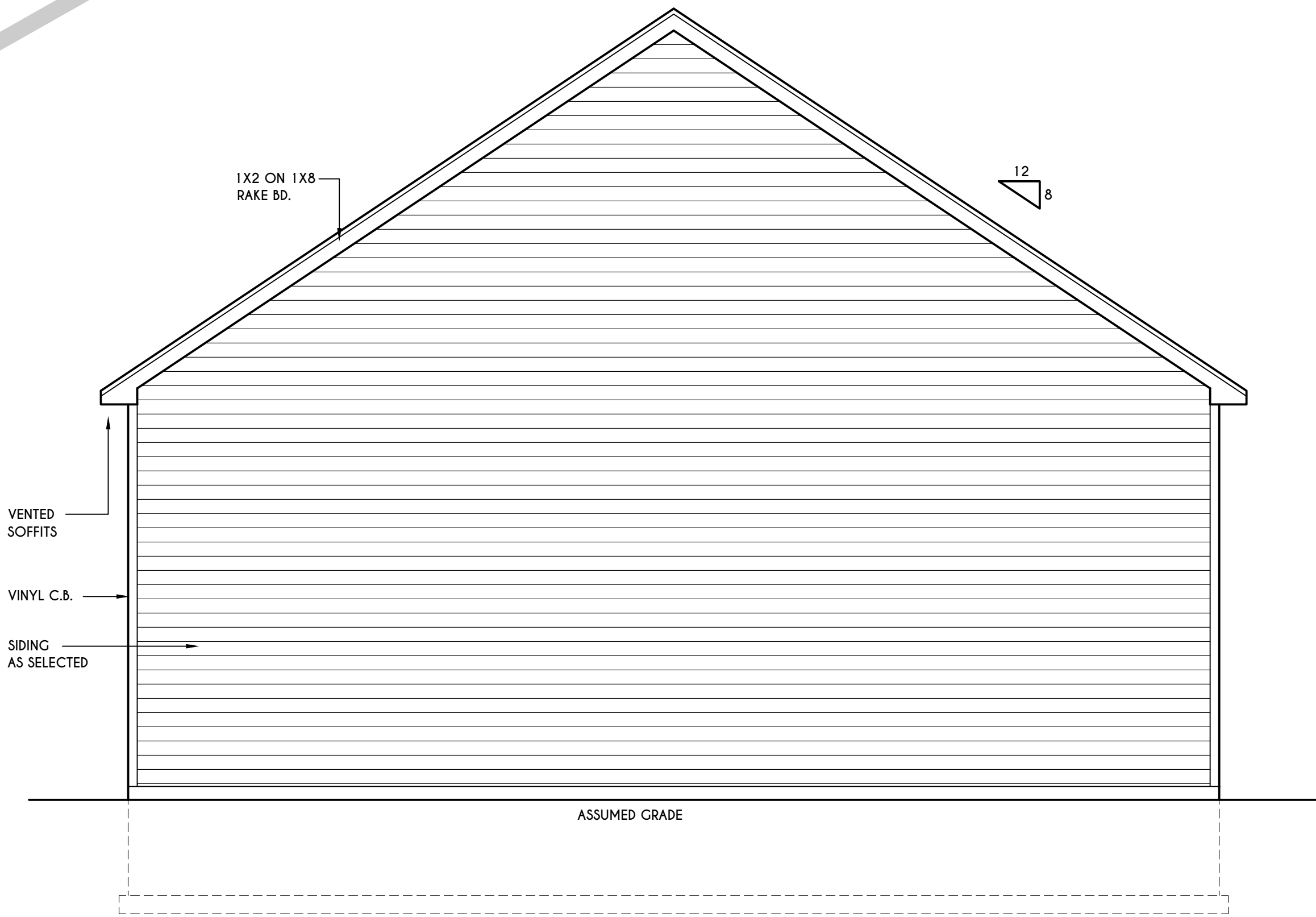
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



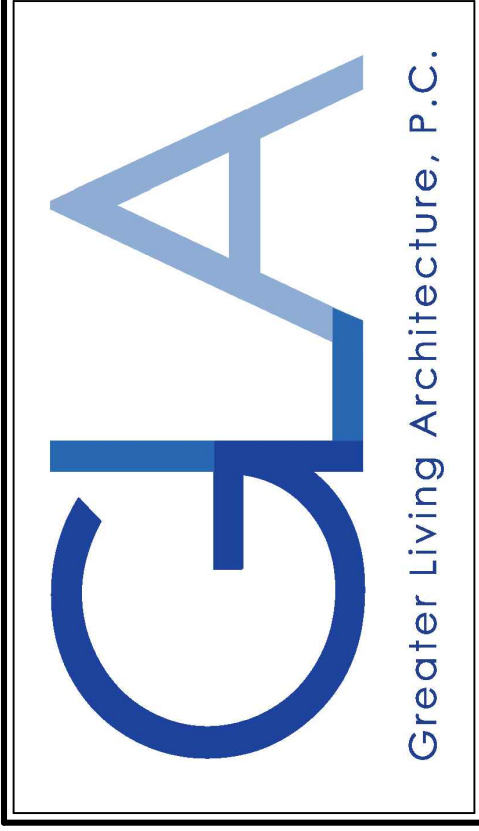
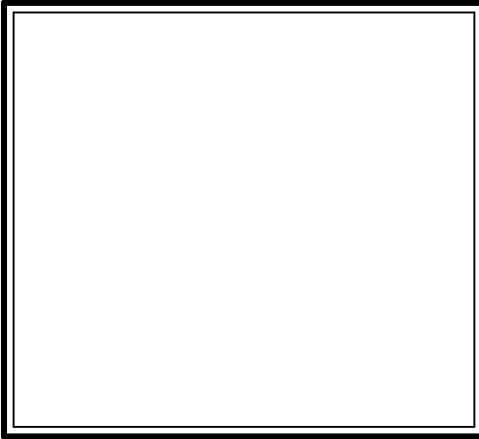
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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 cfm/sf. & SWING DOORS
NO MORE THAN 0.5 cfm/sf. AS PER SECT.
R402.4.3 OF 2020 ECCCNY
WINDOW / DOOR LEGEND:
[E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS
- CLEAR OPENING AREA OF 5.7 SQ. FT.
- CLEAR OPENING WIDTH OF 20"
- CLEAR OPENING HEIGHT OF 24"
PER SECT. R310.1 OF 2020 RCNYS
[T] = SPECIFIES THAT THIS FIXED OR OPERABLE
UNIT REQUIRES SAFETY 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.

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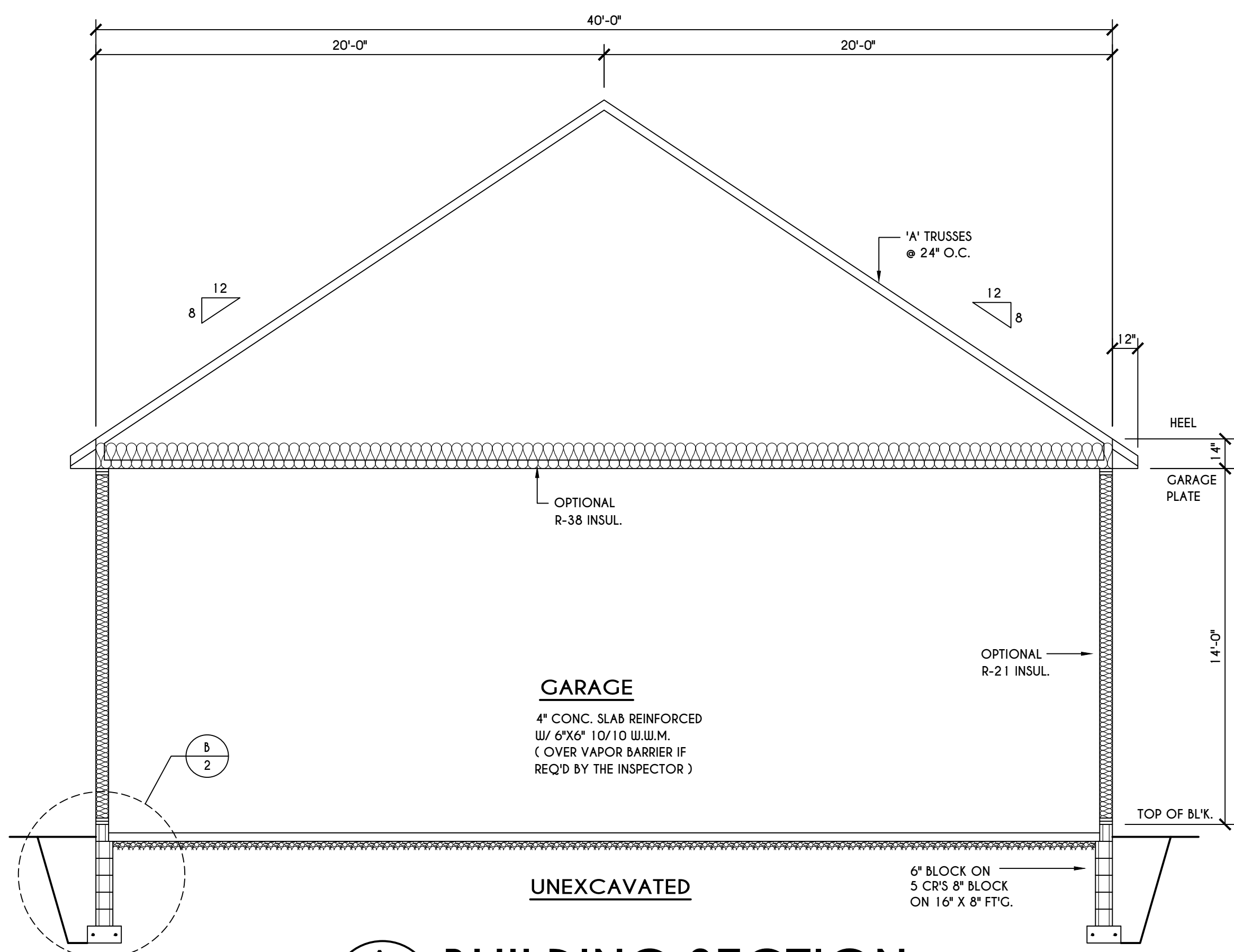
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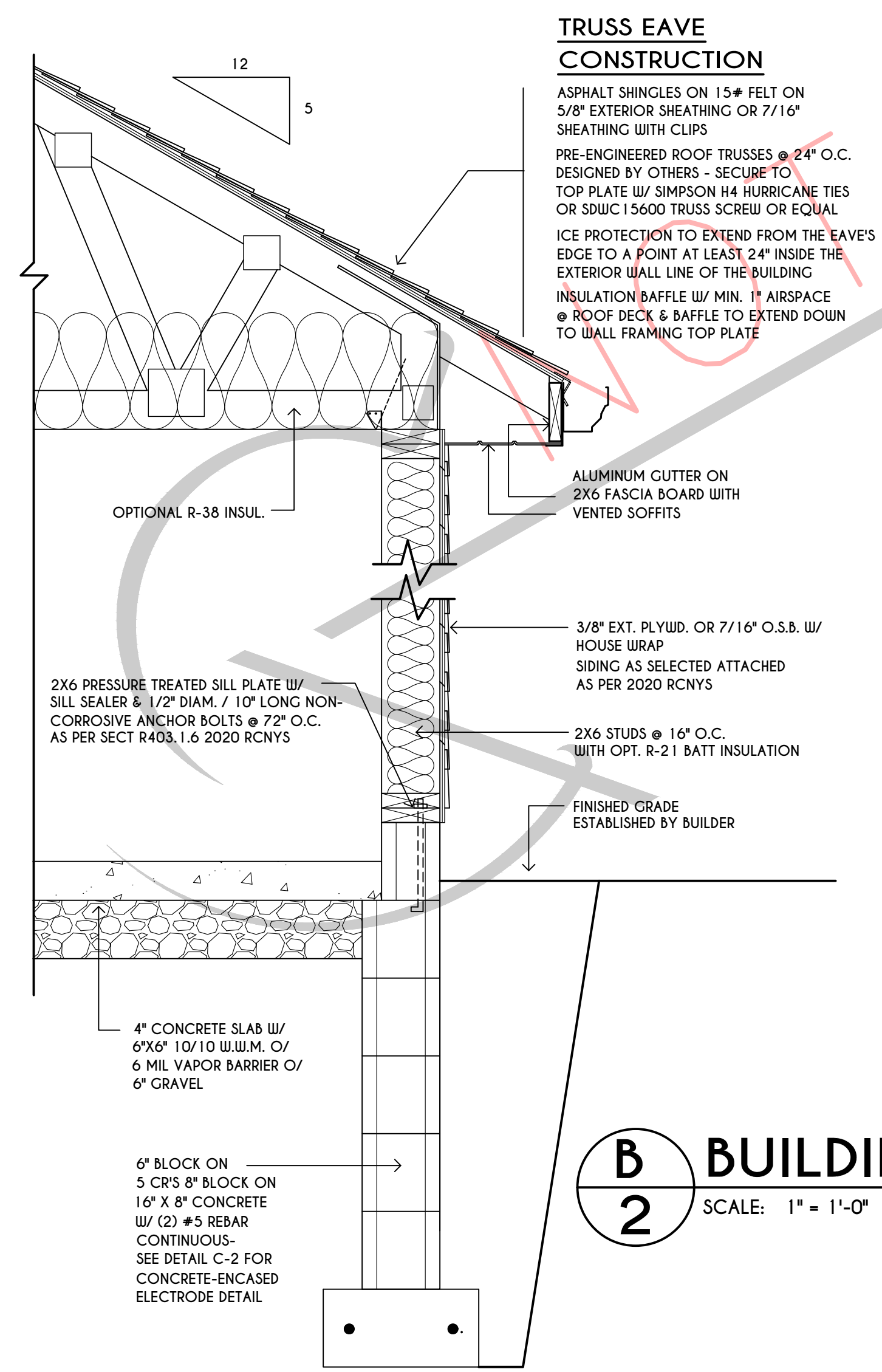
FOUNDATION PLAN

DETACHED GARAGE

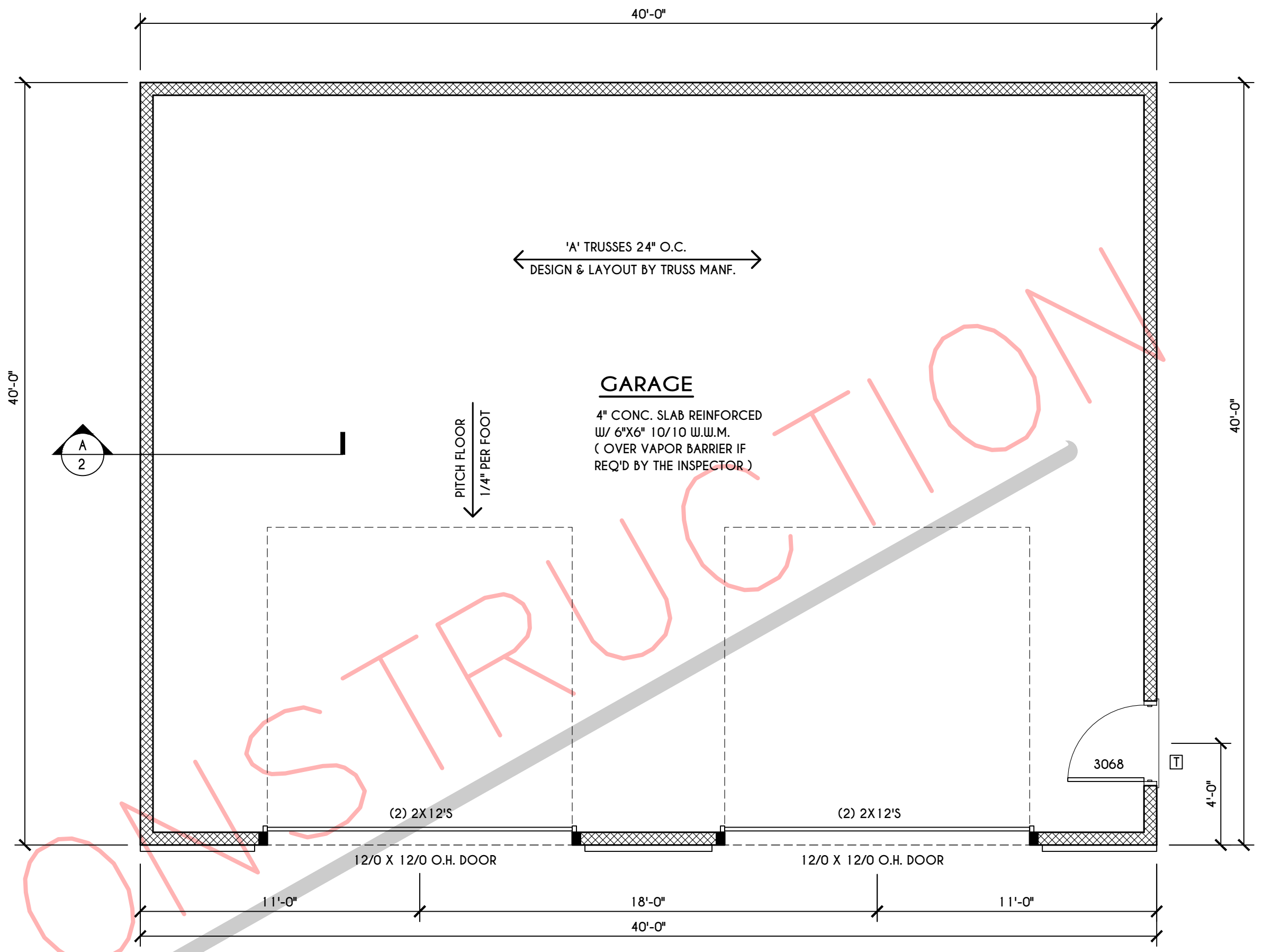
drawn: CDK	checked: X
scale: AS NOTED	date: 12 / 24
PROJECT: 6786	sheet: 2 / 2



A
2
BUILDING SECTION
SCALE: 1/4" = 1'-0"



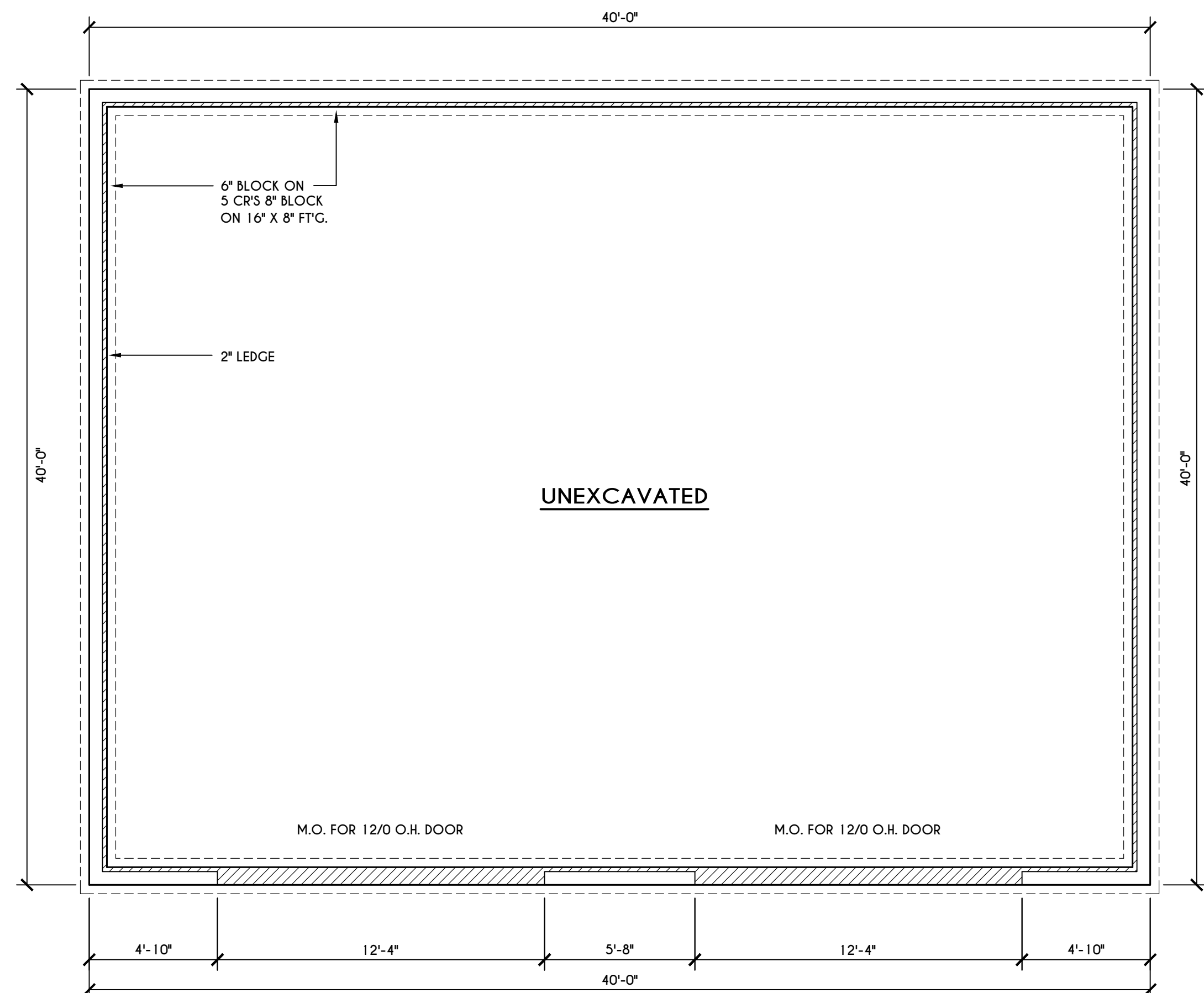
B
2
BUILDING SECTION
SCALE: 1" = 1'-0"



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

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



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 DB'L JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > / = 4'-0"