

**Design Review & Historic Preservation Board
Agenda
January 10, 2019**

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS FOR REVIEW

- **55 Mahogany Run**
The Applicant is requesting design review for the addition of a 270 sq. ft. sunroom located to the rear of the home.
- **4 Saddle Brook**
The Applicant is requesting design review for the addition of a 169 sq. ft. sunroom and a 588 sq. ft. second floor addition.

COMMERCIAL APPLICATIONS FOR REVIEW

- **100 Hahnemann Trail**
The Applicant is requesting design review for three projects; a 150 sq. ft. addition on one of the cottages, a covered shed adjacent to the service area and a prefabricated storage shed adjacent to the cottages.
- **790 Linden Avenue**
The Applicant is requesting design review for exterior modifications to convert space from a professional office to a dental office.
- **3350 Monroe Avenue**
The Applicant is requesting design review for a 62.6 sq. ft. business identification sign.

COMMENTS ON MONROE GOLF CLUB PROJECT

DISCUSSION ON HISTORIC HOME DESIGNATION

OTHER – REVIEW OF 12/13/2018 MINUTES

Draft
Design Review and Historic Preservation Board
Minutes
December 13, 2018

PRESENT

Bonnie Salem, Paul Whitbeck, David Wigg, John Mitchell, Kathleen Cristman

ALSO PRESENT

Stephanie Townsend, Town Board liaison; Robert Koegel, Town Attorney; Allen Reitz, Assistant Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Dirk Schneider, Chairman; Leticia Fornataro

David Wigg, Vice Chairman, opened the meeting at 6:55 pm.

HISTORIC PRESERVATION DISCUSSION

An update on the demolition legislation was given; no vote has been taken on the matter. Bonnie Salem and Paul Whitbeck attended the Town Board meeting and reported on the progress. A discussion was held on which Board Planning or Design Review should have approval on whether a home is demolished. The Town Board is now reviewing the legislation and a Public Hearing on the final draft will be held. Any further comments should be directed to the Town Board. Board members feel the legislation to be drafted should benefit the Town as opposed to being made easier for potential developers.

RESIDENTIAL APPLICATIONS FOR REVIEW

- **15 Windmill Road**

The Applicant is requesting design review for the addition of a 607 sq. ft. second floor master suite.

The architect Arthur Renauto, representing the homeowners Mr. and Mrs. Moynihan, was present.

He explained that materials (siding, roofing and windows) will match the existing. The porch columns will be thickened to 10" x 10" to give a more contemporary style. A front entryway and second story gable will be added.

The Board felt that this upgrade is appropriate to the neighborhood and complementary to the style of the home.

David Wigg moved to accept the application as submitted. Paul Whitbeck seconded.

All Ayes.

- **31 Aden Hill**

The Applicant is requesting design review for the construction of a 1796 sq. ft. new single story home.

Jeff Brokaw representing Morrell Builders was present.

Board members commented on the number of architectural elements on the front elevation. They felt two elements would be more attractive than three.

David Wigg moved to approved the application with the recommendation that two elements be on the front elevation. John Mitchell seconded.

All Ayes.

- **12 Ravenna Crescent**

The Applicant is requesting design review for the construction of a 3562 sq. ft. two story new dwelling.

Jim Connaughton of Coventry Ridge Development Corporation was present to discuss the application with the Board. Mr. Connaughton indicated that the colors would be neutral.

The Board noted that this design fits nicely into the existing neighborhood.

Bonnie Salem moved to accept the application as submitted. Kathleen Cristman seconded.

All Ayes.

OTHER

The Board discussed outreach to owners of designated homes and agreed to put this item on the January agenda.

REVIEW OF 11/08/2018 MINUTES

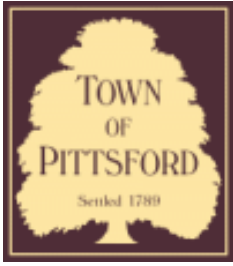
Bonnie Salem moved to accept the minutes with one correction. Paul Whitbeck seconded.

All Ayes.

The meeting adjourned at 7:40 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Board



Town of Pittsford

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

Permit #
B18-000213

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 55 Mahogany PITTSFORD, NY 14534

Tax ID Number: 177.04-2-12

Zoning District: RN Residential Neighborhood

Owner: Walter, Kevin A

Applicant: Woodstone Custom Homes Inc.

Application Type:

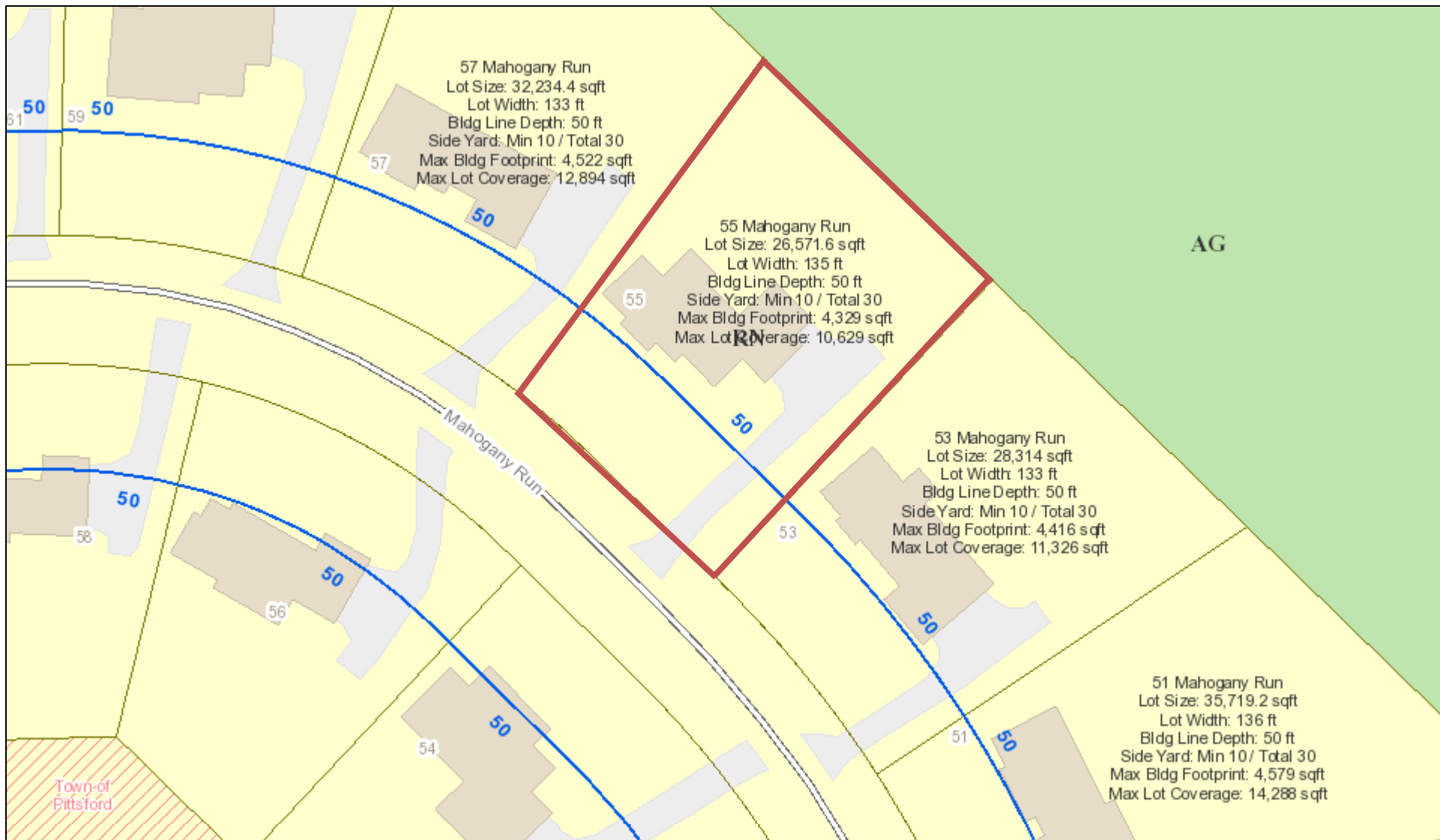
- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <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 addition of a sun room. The sun room will be located to the rear of the home and will be approximately 270 sq. ft. Siding will match existing the existing home.

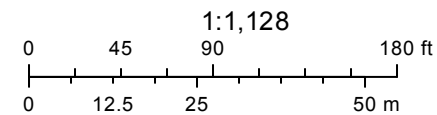
Meeting Date: January 10, 2019



RN Residential Neighborhood Zoning



Printed January 3, 2019



Town of Pittsford GIS

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57

55

Mahogany Run

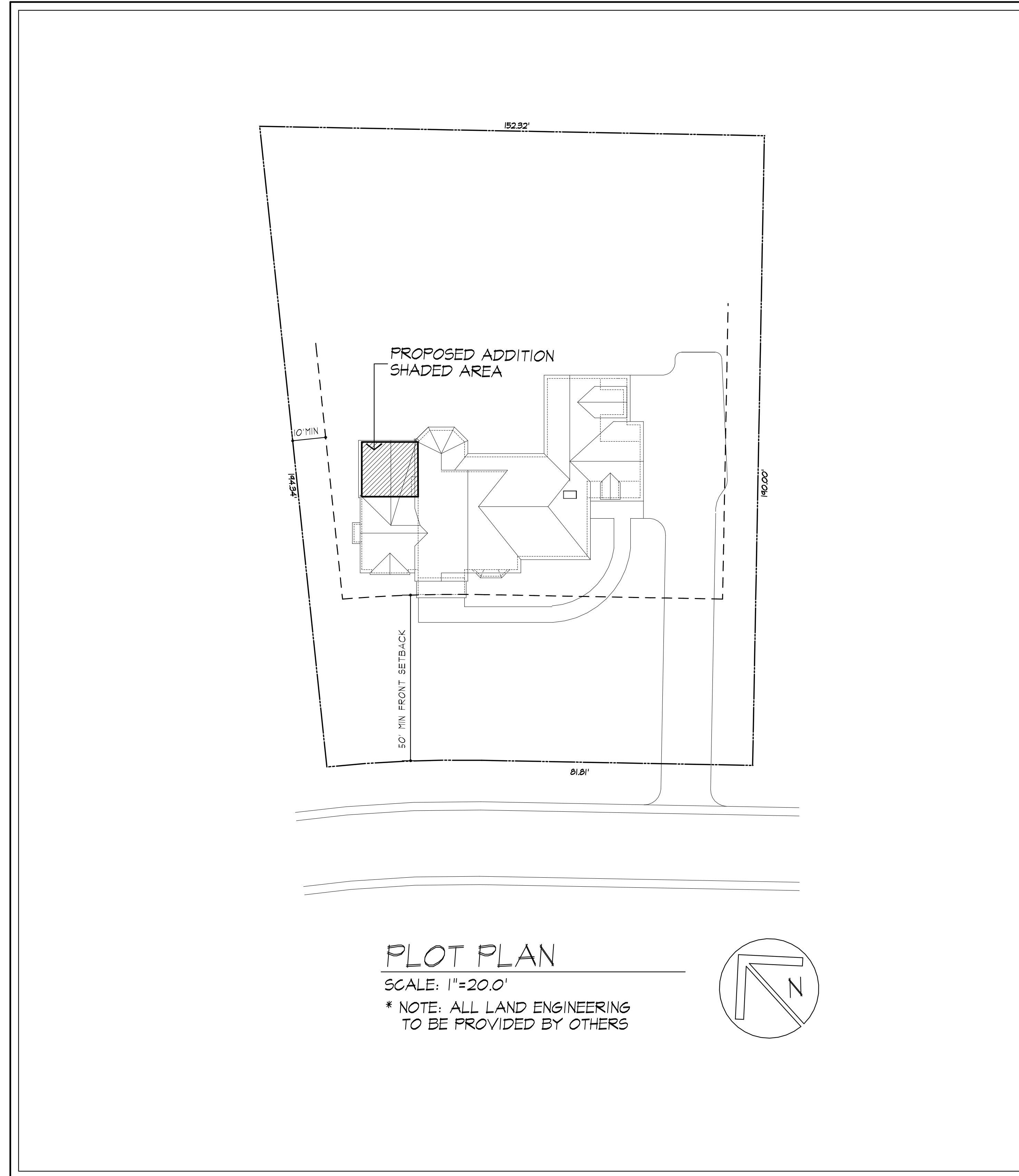
53

54

51

GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (2015 IRC) AND ENERGY CONSERVATION CODE REQUIREMENTS. 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 BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS
3500 PSI FLOOR SLABS
3500 PSI PORCH
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM G210, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-31G, TT-P-36. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGINGS/BRACINGS.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1. NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOGALTS OR MOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER R 103.8 OF THE RESIDENTIAL CODE OF NEW YORK (2015)
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2015).
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF
SLEEPING AREAS (2ND FLOOR) 30 PSF
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R319.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015)
- CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R319.4 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015)
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R304.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015) ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



ADDITION TO WALTER RESIDENCE

55 MAHOGANY RUN PITTSFORD, NY

WOODSTONE CUSTOM HOMES

DRAWING INDEX

1	TITLE PAGE
2	ELEVATIONS/TYP NOTES
3	BSMT PLAN/BLDG SECTIONS/TYP NOTES
4	FLOOR PLAN/ROOF PLAN/TYP NOTES

ENERGY COMPLIANCE DETAILS & PATH

MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE (2015 IRC) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	.32	.32
2. CEILING R-FACTOR	4.9	4.9
3. 1ST & 2ND FLOOR WOOD FRAMED WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 21/BAND JISTS
4. BASEMENT CONCRETE WALL R-VALUE	15 CONTINUOUS OR 19 CAVITY FULL HEIGHT	R-15 CONTINUOUS FULL HEIGHT

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 15% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
- RECESSED LUMINAIRES 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 1102.4.5
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.11
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. 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 1103.9.4
- AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.41.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.21
- MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION 1107.3.3 REQUIREMENT.
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.7 REQUIREMENTS.

BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (3)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2 (1)
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1A42
- ROOF TIE DOWN REQUIREMENTS R602.11

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PROJECT:
SUNROOM ADDITION
WALTER
55 MAHOGANY RUN PITTSFORD, NY

CLIENT:
WOODSTONE CUSTOM HOMES

DRAWING:
TITLE PAGE

DRAWN: PM
CHECKED: V

DATE: DECEMBER 2018

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

JOB NO.: 18-0311

SHEET:

1
OF 4 SHEETS



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PROJECT:
SUNROOM ADDITION
MIM WALTER
55 MAHOGANY RUN PITTSFORD, NY

CLIENT:
WOODSTONE CUSTOM HOMES

DRAWING:
ELEVATIONS

DRAWN: PM
CHECKED: V

DATE: DECEMBER 2018

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

JOB NO.: 18M371

SHEET:

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OF 4 SHEETS

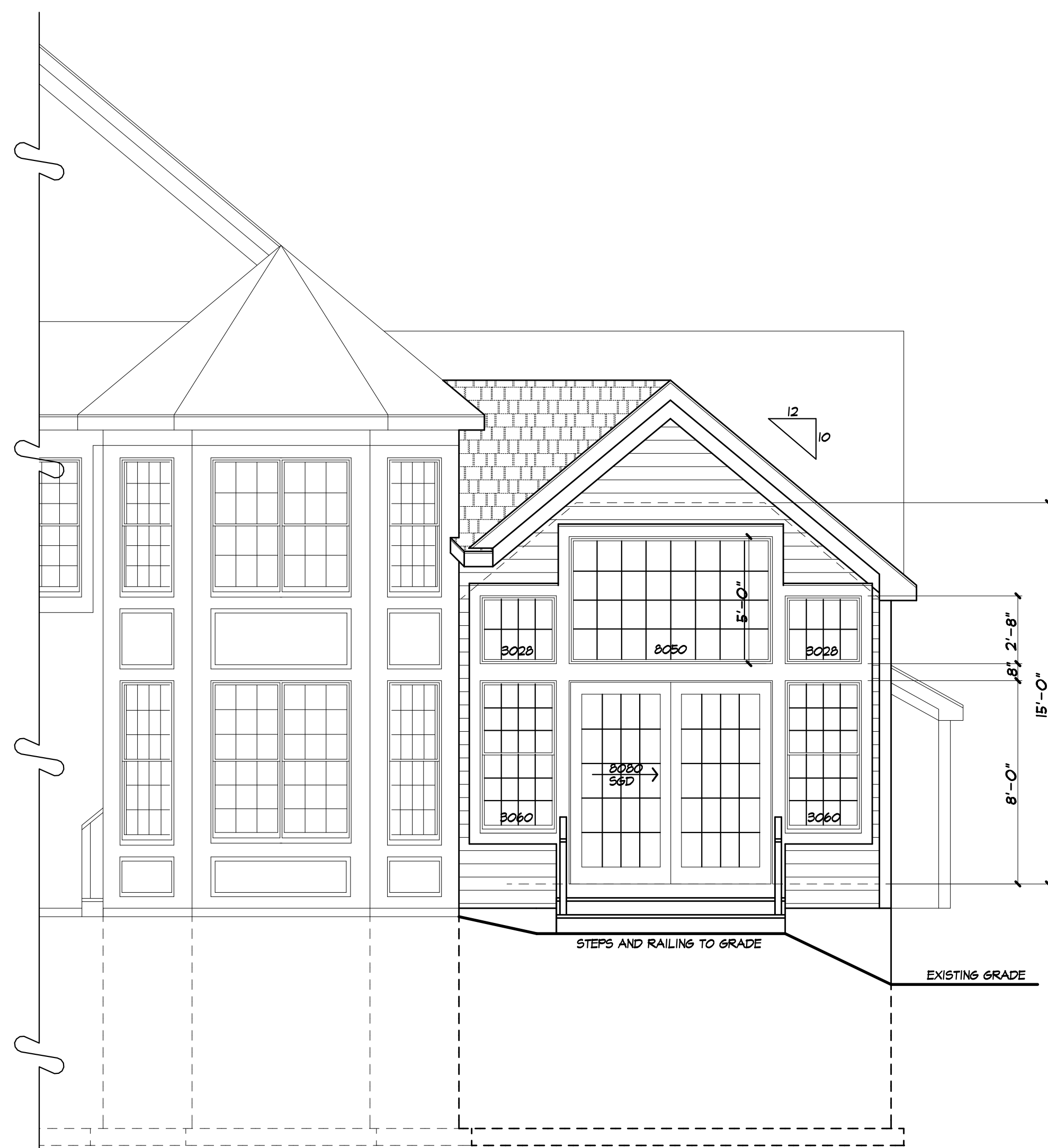


TABLE N102.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	CRITERIA
GENERAL	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE BREAKS OR JOINTS IN THE AIR BARRIER ARE SEALED AIR PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER
CEILING/ATTIC	AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND ANY GAPS ARE SEALED
WALLS	CORNERS AND HEADERS ARE INSULATED (R-9 PER INCH MIN) JUNCTION OF FOUNDATION AND SILL PLATE IS SEALED
WINDOWS AND DOORS	SPACE BETWEEN WINDOW AND DOOR JAMBES AND FRAMING IS SEALED
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER
FLOORS - INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING AIR BARRIER IS INSTALLED AT ANY EXPOSED EDGE OF INSULATION
SHAFTS PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, KNEE WALLS AND FIVE SHAFTS, OPENING TO EXTERIOR OR UNCONDITIONED SPACE ARE SEALED
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT OR NARROW CAVITIES ARE FILLED BY SPRAYED/BLOWN INSULATION
GARAGE SEPARATION	AIR SEALING IS PROVIDED BETWEEN GARAGE AND CONDITIONED SPACES
RECESSED LIGHTING	RECESSED LIGHT FIXTURES ARE AIR TIGHT, IC RATED, AND SEALED TO DRYWALL. EXCEPTION FIXTURES IN CONDITIONED SPACE
PLUMBING AND WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPES BATT INSULATION IS CUT TO FIT AROUND PIPING AND PLUMBING OR SPRAYED/BLOWN INSULATION EXTENDS BEHIND PIPING AND WIRING
SHOWER OR TUB ON EXTERIOR WALL	SHOWERS AND TUBS ON EXTERIOR WALLS HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL
ELECTRICAL OR PHONE BOX ON EXTERIOR WALLS	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED-TYPE BOXES ARE INSTALLED
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER

TYPICAL NOTES

- DOOR MANUFACTURER: FELLA ENCOMPASS
SLIDING 0.10 CFM
HUNGING HINGED 0.15 CFM
FELLA ENTRY DOORS: 0.30 CFM OR LESS
- WINDOW AIR INFILTRATION
FELLA 250 SERIES/FELLA ENCOMPASS
DOUBLE HUNG 0.30 CFM
CASEMENT, AWNING, FIXED 0.05 CFM
- N/A
- JOINTS IN DUCT SYSTEM SEALED WITH MASTIC, TAPE OR GASKETING.
- CLASS I VAPOR RETARDER ON INTERIOR OF 2X4 FRAMED WALLS; RIGID POLYISOCYANURATE FOAM-FOIL BOARD
CLASS II VAPOR RETARDER ON INTERIOR OF CEILINGS AND 2X6 FRAMED WALLS; KRAFT BATTS
- MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105F OR BELOW 55F SHALL BE INSULATED TO A MINIMUM OF R-3.
- BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY DUCTS.
- N/A
- THE AIR HANDLER AND ALL DUCTS SHALL BE LOCATED WITHIN THE CONDITIONED SPACE. IF ANY DUCTWORK IS LOCATED COMPLETELY OUTSIDE OF THE CONDITIONED SPACE THE DUCT TIGHTNESS SHALL BE VERIFIED PER SECTION 403.2.2 OF THE 2015 ENERGY CONSERVATION CODE.
- ANY SUPPLY DUCTS IN THE ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS LOCATED COMPLETELY OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-6.



REAR ELEVATION

UNLESS OTHERWISE NOTED

ROOFING: 30 YR GUARANTEE ASPHALT SHINGLES

ROOF VENTING: 'SHINGLEVENT' RIDGE VENT

FASCIAS: 8"

FRIEZEBDS: 8"

CORNERBDS: 6"

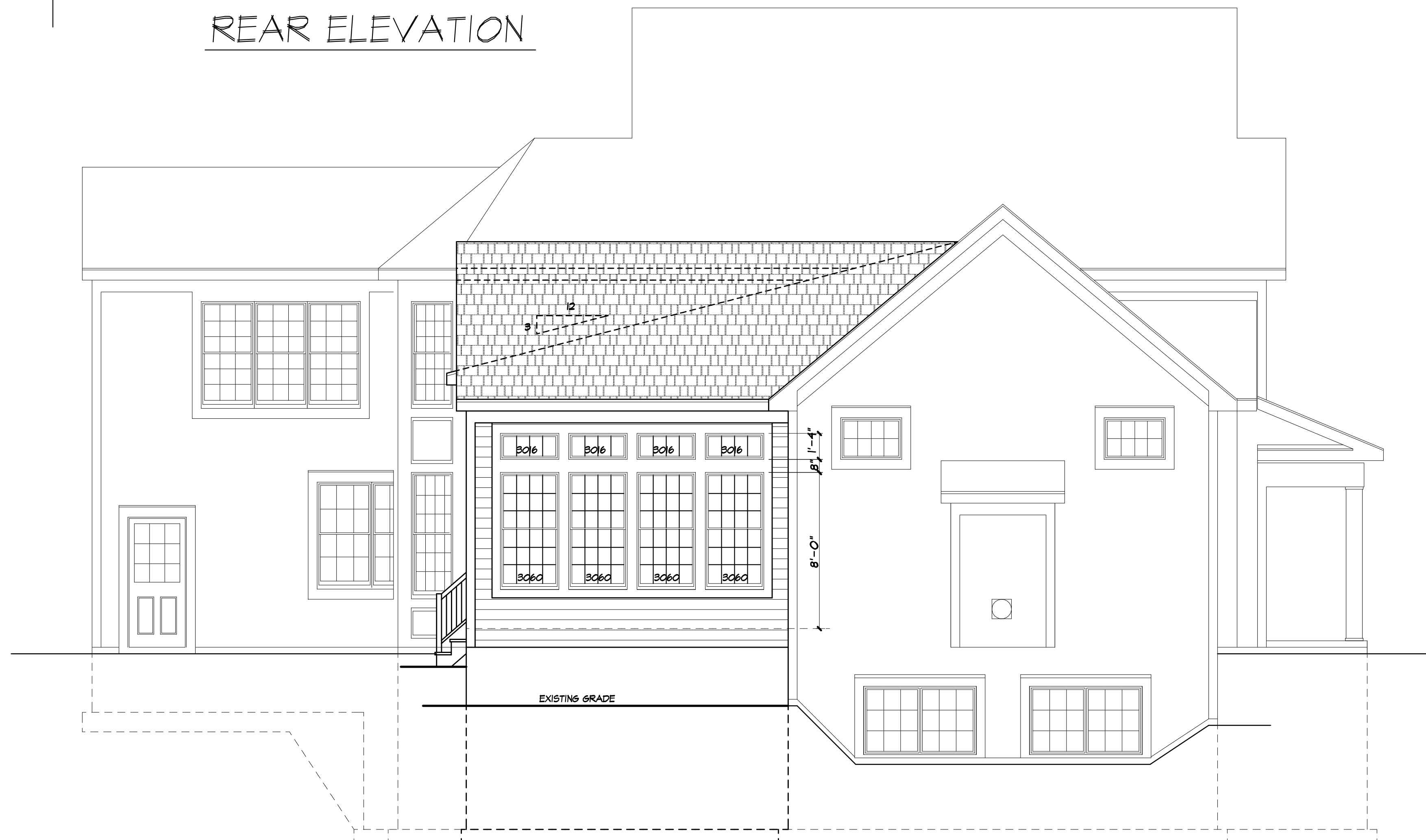
CASINGS: 6"

SIDINGS: HORIZONTAL TO MATCH EXISTING

OVERHANGS: 12"

RAKE OVERHANGS: 6"

WINDOW MFR: TO MATCH EXISTING



LEFT SIDE ELEVATION

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PROJECT: SUNROOM ADDITION WITH WALKER 55 MAHOGANY RUN PITTSFORD, NY

CLIENT: WOODSTONE CUSTOM HOMES

DRAWING: BASEMENT / FOUNDATION PLAN BUILDING SECTIONS / TYP NOTES

DRAWN: PM
CHECKED: V

DATE: DECEMBER 2018

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

JOB NO.: 18-0791

SHEET:

3
OF 4 SHEETS



WINDOW FALL PROTECTION
R312.2

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2

R312.2.1 WINDOW SILLS.
IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R312.2.1.

WINDOW GLAZING
R308

WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R308

R308.4.1 GLAZING IN DOORS.
GLAZING IN FIXED AND OPERABLE PANELS OF SPINNING SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS
2. DECORATIVE GLAZING

R308.4.1.1 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60° HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTION:
THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18" FROM THE GUARD

SMOKE & CARBON MONOXIDE ALARM LOCATIONS

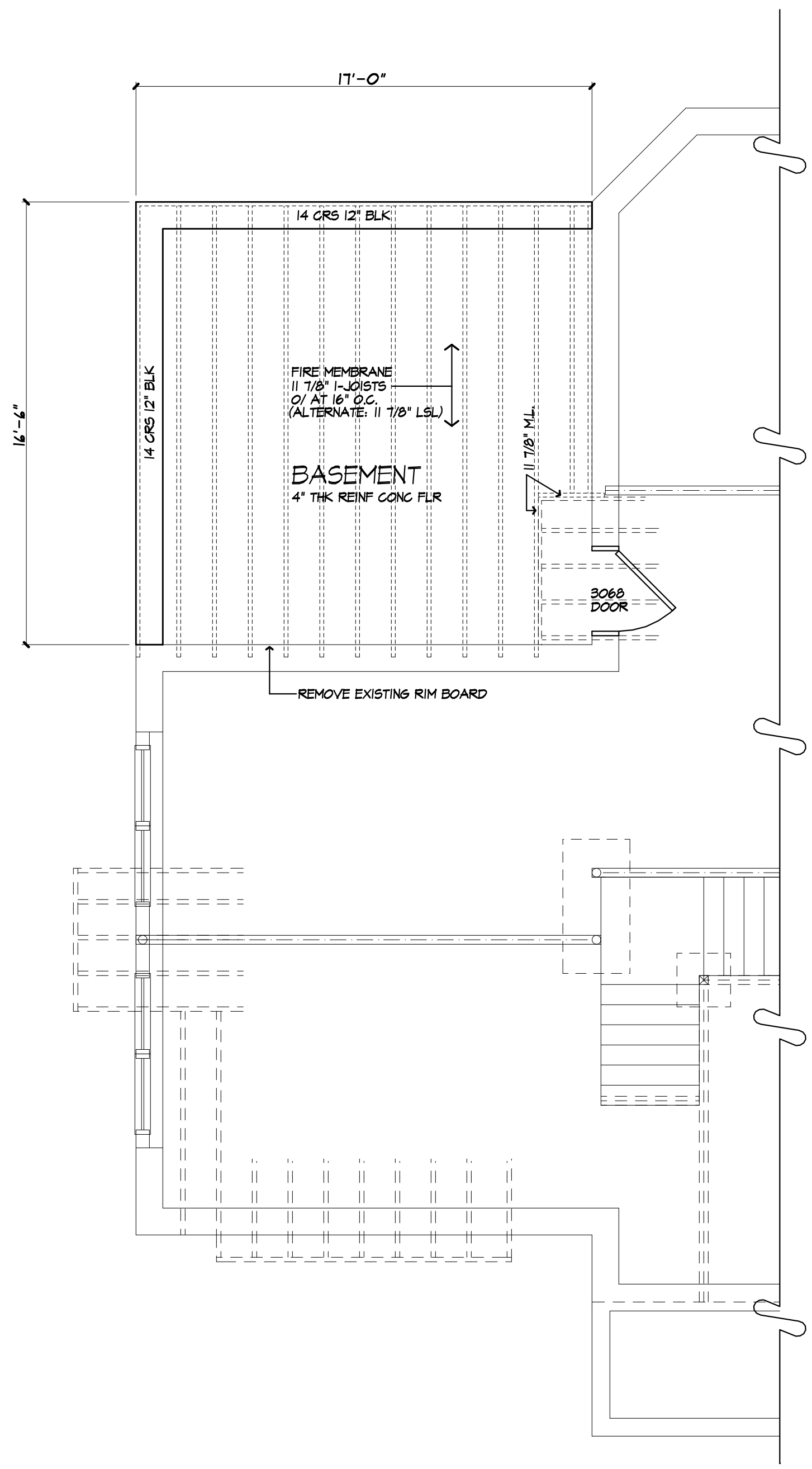
PER R314.3 - LOCATION
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS.
A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHUB OR SHOWER

PER R314.4 - WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

PER F1612.2.3.1.1 - REQUIRED LOCATIONS
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA WITHIN 5 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 15 FEET AWAY FROM A CARBON MONOXIDE ALARM.
2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

TABLE R404.1.1(4)
12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE $d \geq 8.75$ INCHES^{a, c, 1}

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)			
		GM, GR, SW and SP soils	GM, GC, SM, SM-SC and ML soils	SC, ML, CL and inorganic CL soils	
4 feet (or less)	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72	#4 at 72
	6 feet	#4 at 72	#4 at 72	#4 at 72	#4 at 72
	7 feet	#4 at 72	#5 at 72	#5 at 72	#5 at 72
6 feet 8 inches	8 feet 8 inches	#5 at 72	#5 at 72	#5 at 72	#5 at 48
	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72	#4 at 72
9 feet 4 inches	6 feet	#4 at 72	#5 at 72	#5 at 72	#5 at 72
	7 feet	#4 at 72	#5 at 72	#5 at 72	#5 at 72
	8 feet	#4 at 72	#5 at 72	#5 at 56	#5 at 56
	9 feet 4 inches	#6 at 72	#6 at 48	#6 at 40	#6 at 40
	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72	#4 at 72
10 feet	5 feet	#4 at 72	#4 at 72	#4 at 72	#4 at 72
	6 feet	#4 at 72	#5 at 72	#5 at 72	#5 at 72
	7 feet	#4 at 72	#6 at 72	#6 at 72	#6 at 72
	8 feet	#5 at 72	#6 at 72	#6 at 48	#6 at 48
	9 feet	#6 at 72	#6 at 56	#6 at 40	#6 at 40
	10 feet	#6 at 64	#6 at 40	#6 at 32	#6 at 32



BASEMENT & FOUNDATION PLAN
14 CRS 12" BLOCK

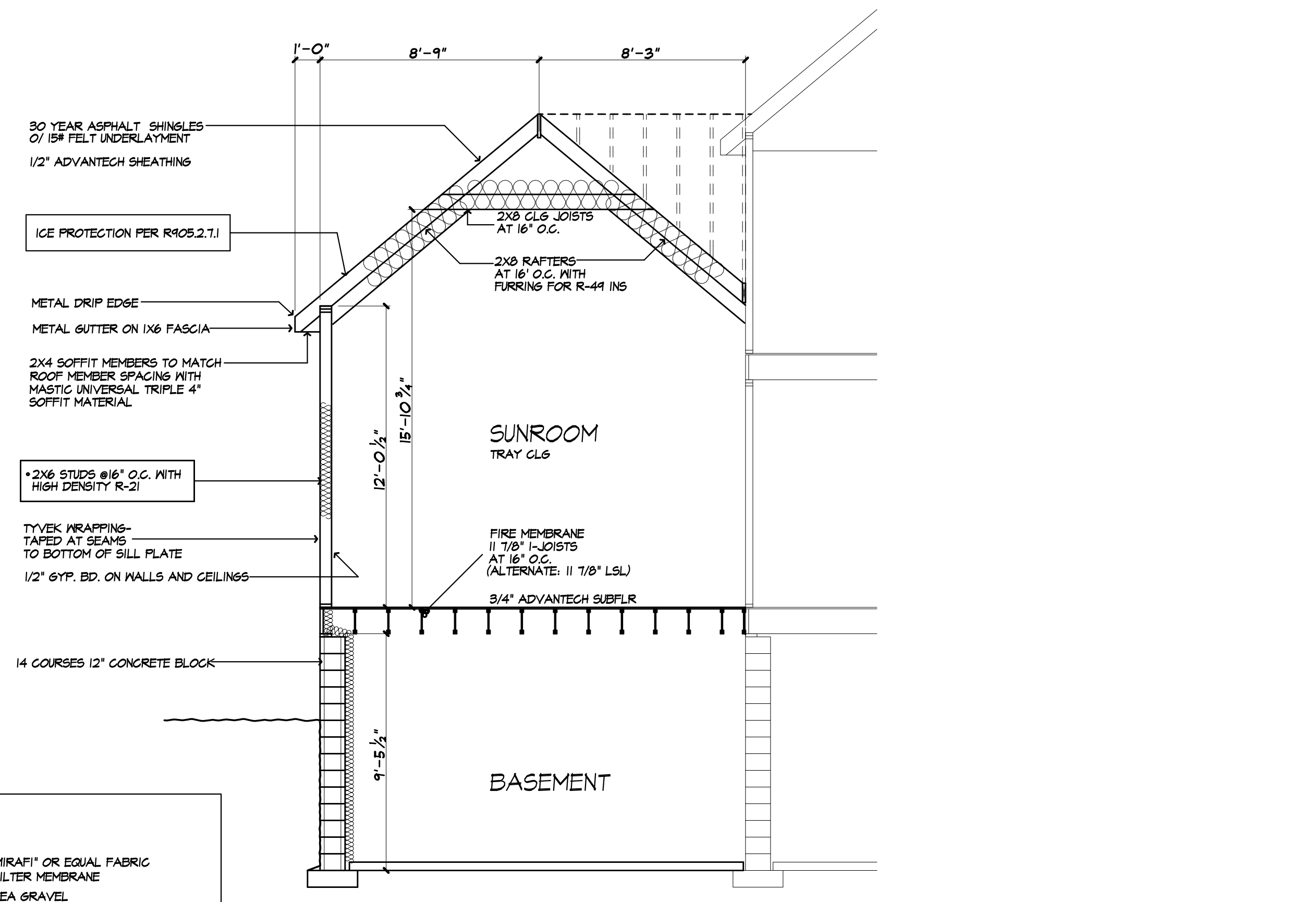
FIRE PROTECTION REQUIREMENTS PER R302.13

1/2" GYPSUM BOARD OR 5/8" THK STRUCTURAL PANEL APPLIED TO BOTTOM OF I-JOISTS. PENETRATIONS FOR DUCTWORK, PLUMBING OR ELECTRICAL OR OTHER SIMILAR PENETRATIONS ARE PERMITTED BY THIS CODE SECTION. APPLIED OVER ENGINEERED FLOOR JOISTS (I-JOISTS)

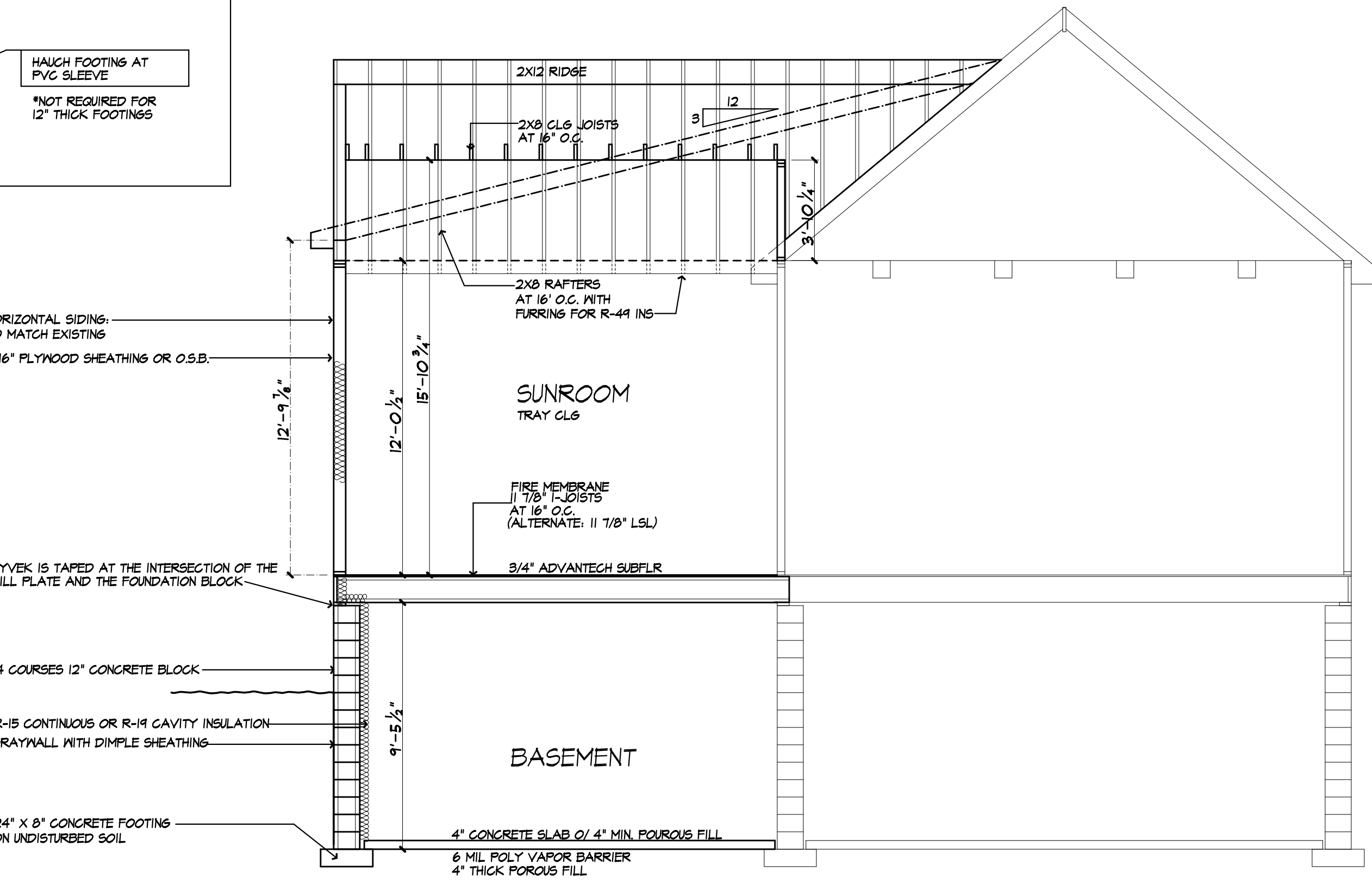
- EXCEPTIONS:
- FLOOR ASSEMBLIES LOCATED OVER BASEMENT PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN COMPLIANCE WITH SECTION 2904 (2015 IRC) OR NFPA 13D
 - FLOOR ASSEMBLY IS DIMENSIONAL LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN NOMINAL 2X 10 SIZE.
ALTERNATE FIRST FLOOR JOISTS: 2X 12 AT 16" O.C.
1 3/4" X 11 7/8" LSL AT 16" O.C.
 - I-JOISTS ARE PROVIDED WITH AN APPROVED COATING THAT DEMONSTRATES EQUIVALENT FIRE PROTECTION PERFORMANCE.

NOTES :

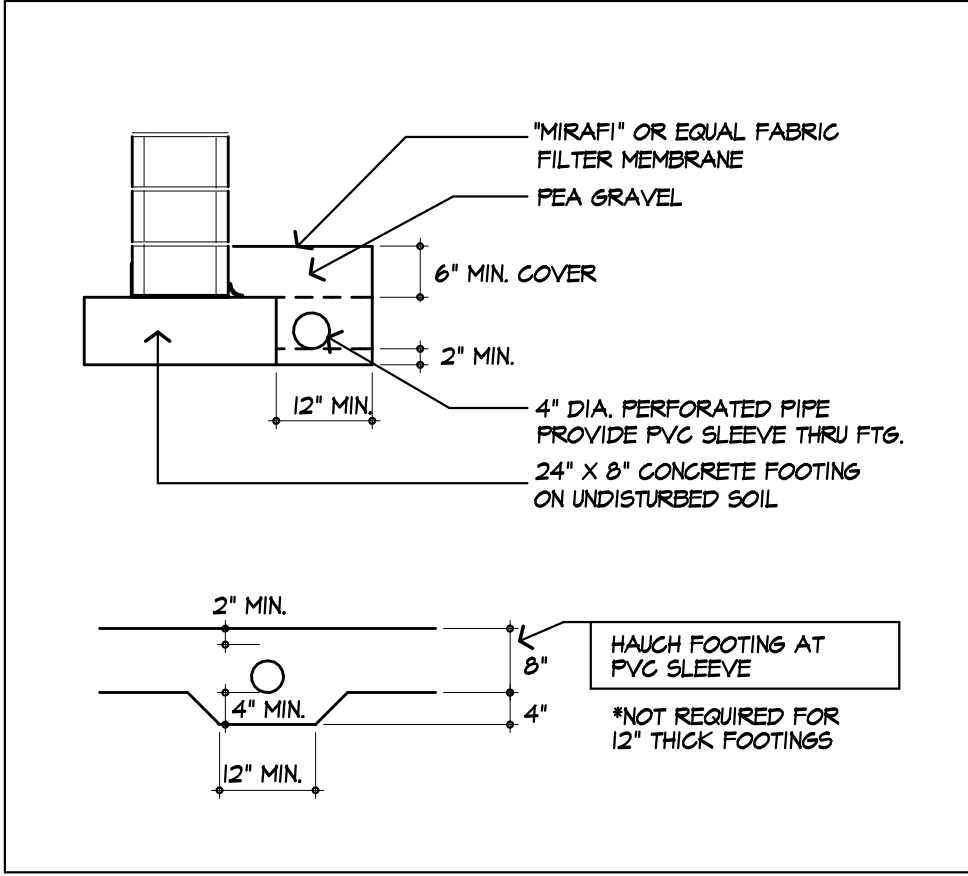
- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL HAVING A MIN. BEARING CAPACITY OF 2000 P.S.F.
12" BLK.- 24" WIDE X 8" THK.
- MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS:
FOOTINGS: 2500 P.S.I.
FLOOR SLABS: 2500 P.S.I.
- PROVIDE CROSS BRIDGINGS AT MID SPAN OF FLOOR FRAMING



SECTION A



SECTION B



NOTICE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

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PROJECT:
SUNROOM ADDITION
MIM WALTER
55 MAHOOGANY RUN PITTSFORD, NY

CLIENT:
WOODSTONE CUSTOM HOMES

DRAWING:
BASEMENT PLAN
FIRST FLOOR PLAN
ROOF PLAN

DRAWN: PM
CHECKED: V

DATE: DECEMBER 2018

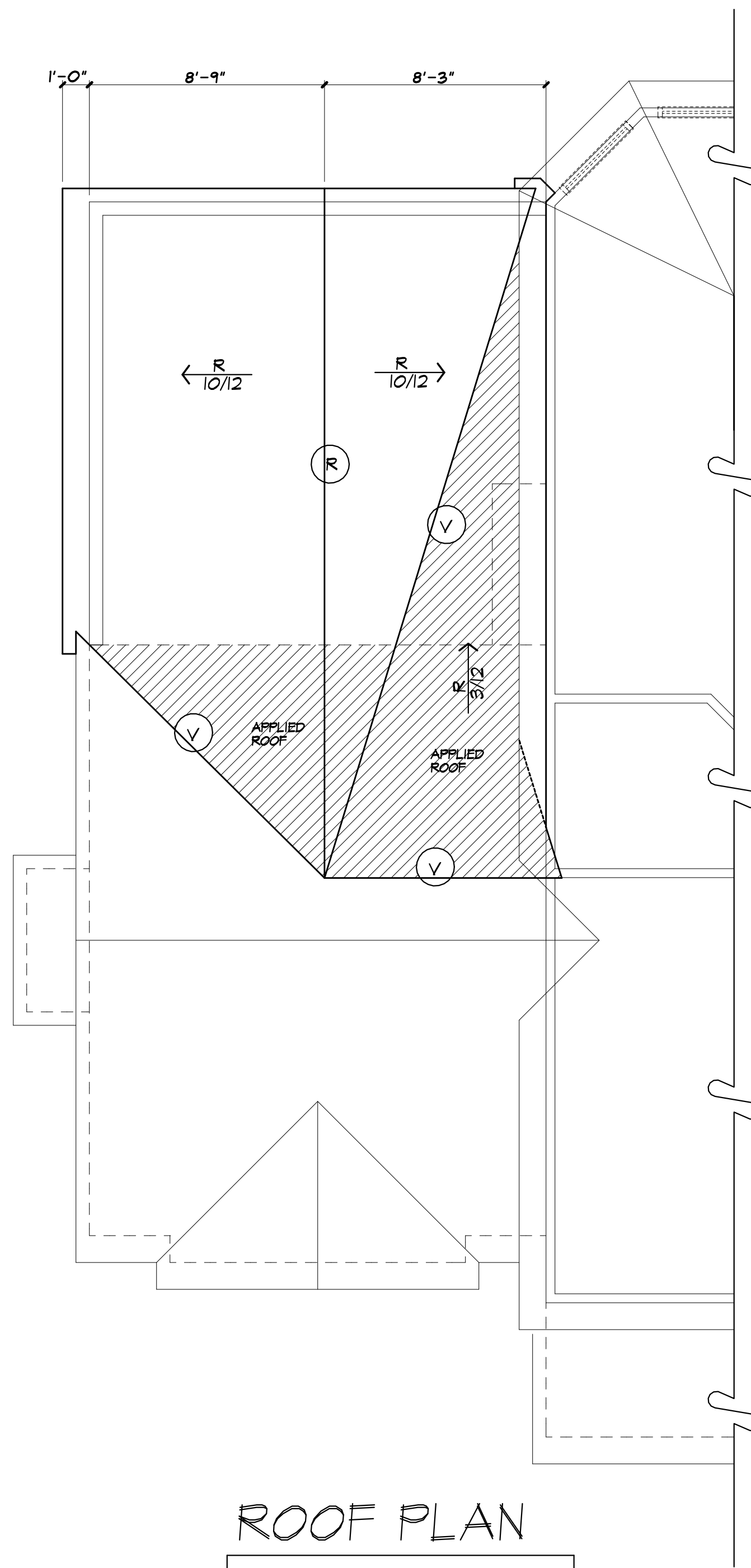
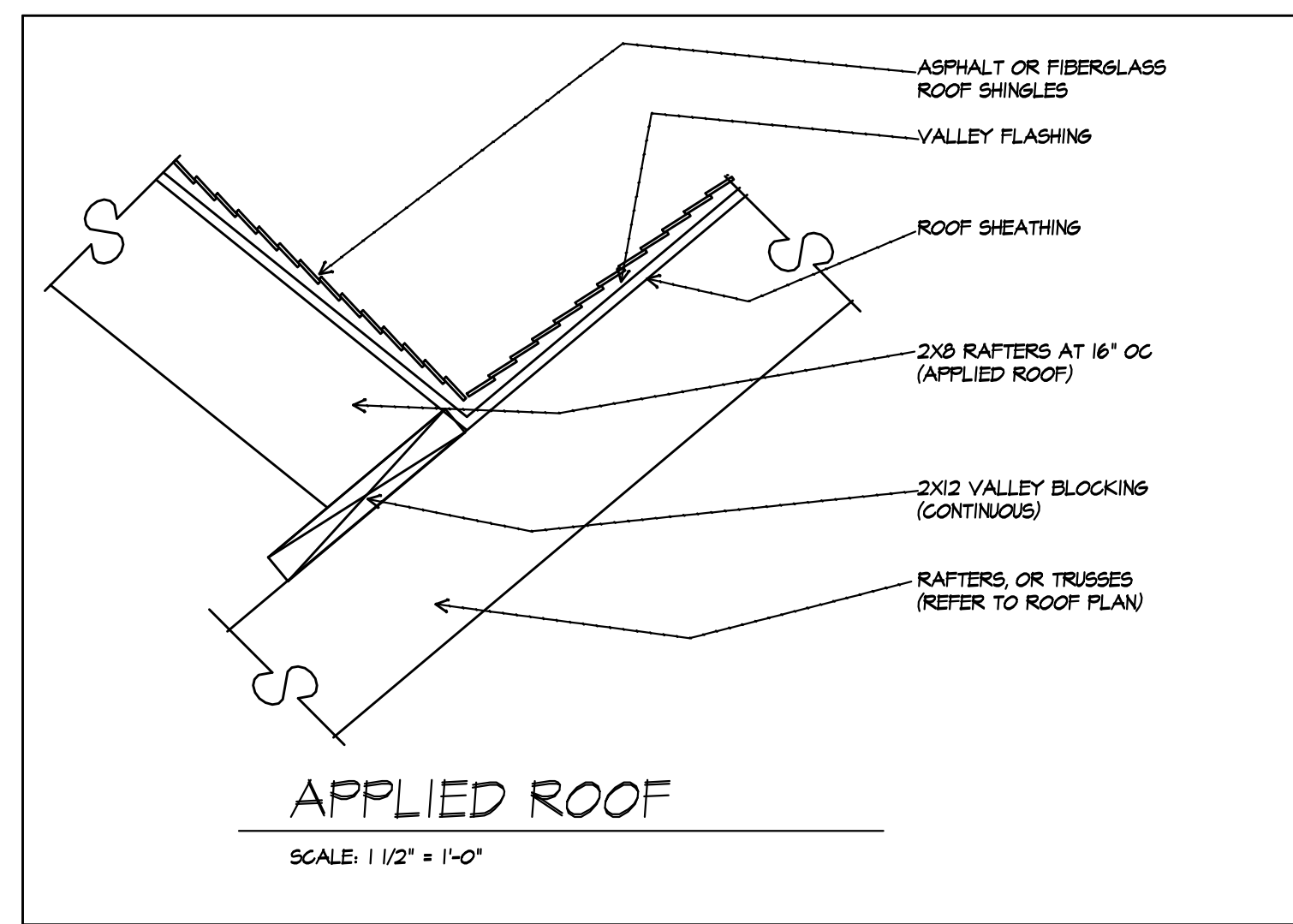
SCALE: 1/4"=1'-0"

JOB NO.: 18-03791

SHEET:

4

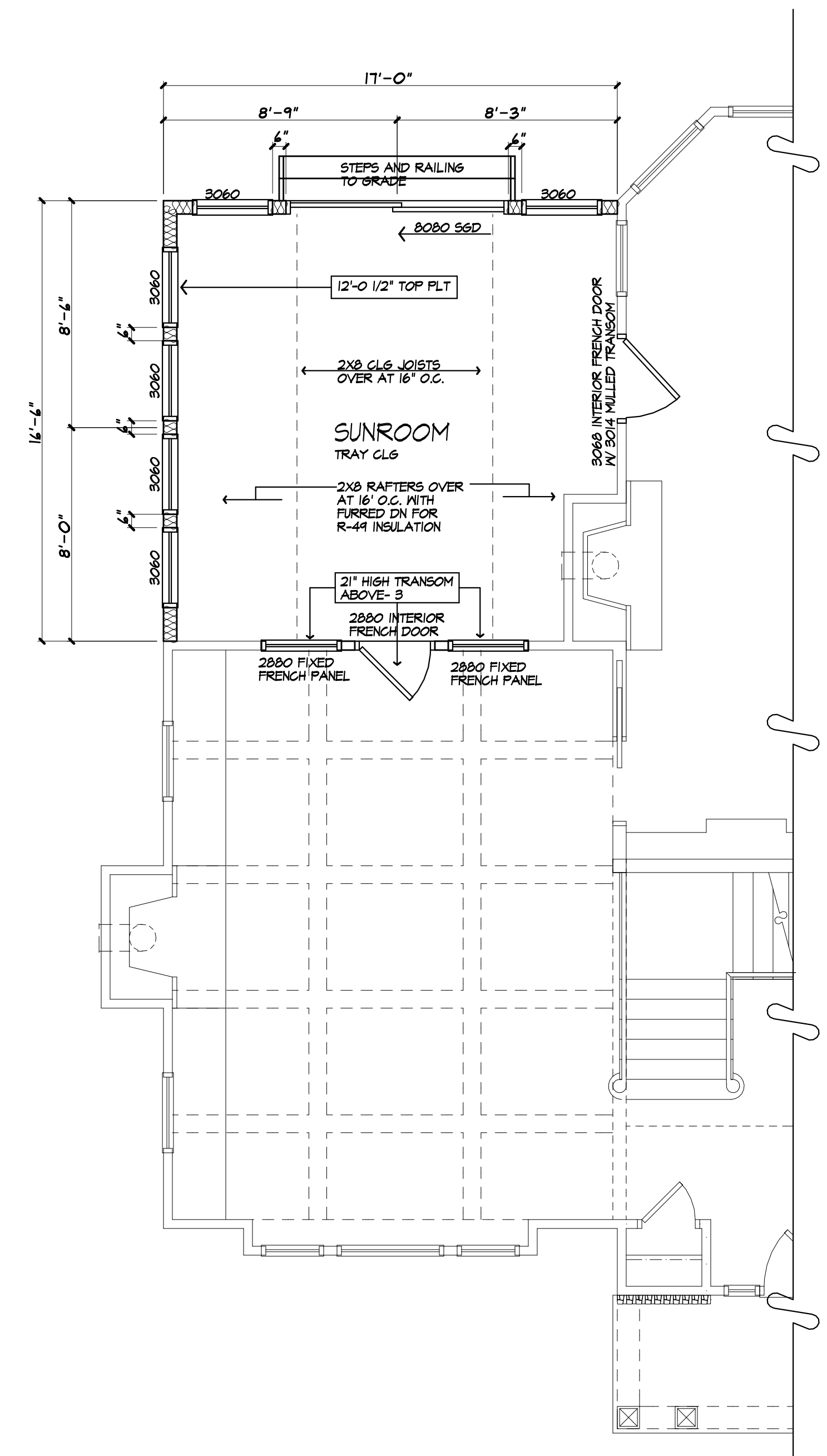
OF 4 SHEETS



ROOF LEGEND

$\frac{R}{10/12}$	2x8 RAFTERS AT 16' O.C.
(R)	2x12 RIDGE BOARD
(V)	APPLIED VALLEY

***NOTE:**
PROVIDE ICE PROTECTION UNDERLAYMENT ON PERIMETER OF ROOF TO 24" INSIDE INTERIOR WALLS PER R905.2.1 (RESIDENTIAL CODE OF NEW YORK STATE)



HEADER SCHEDULE
UNLESS OTHERWISE NOTED

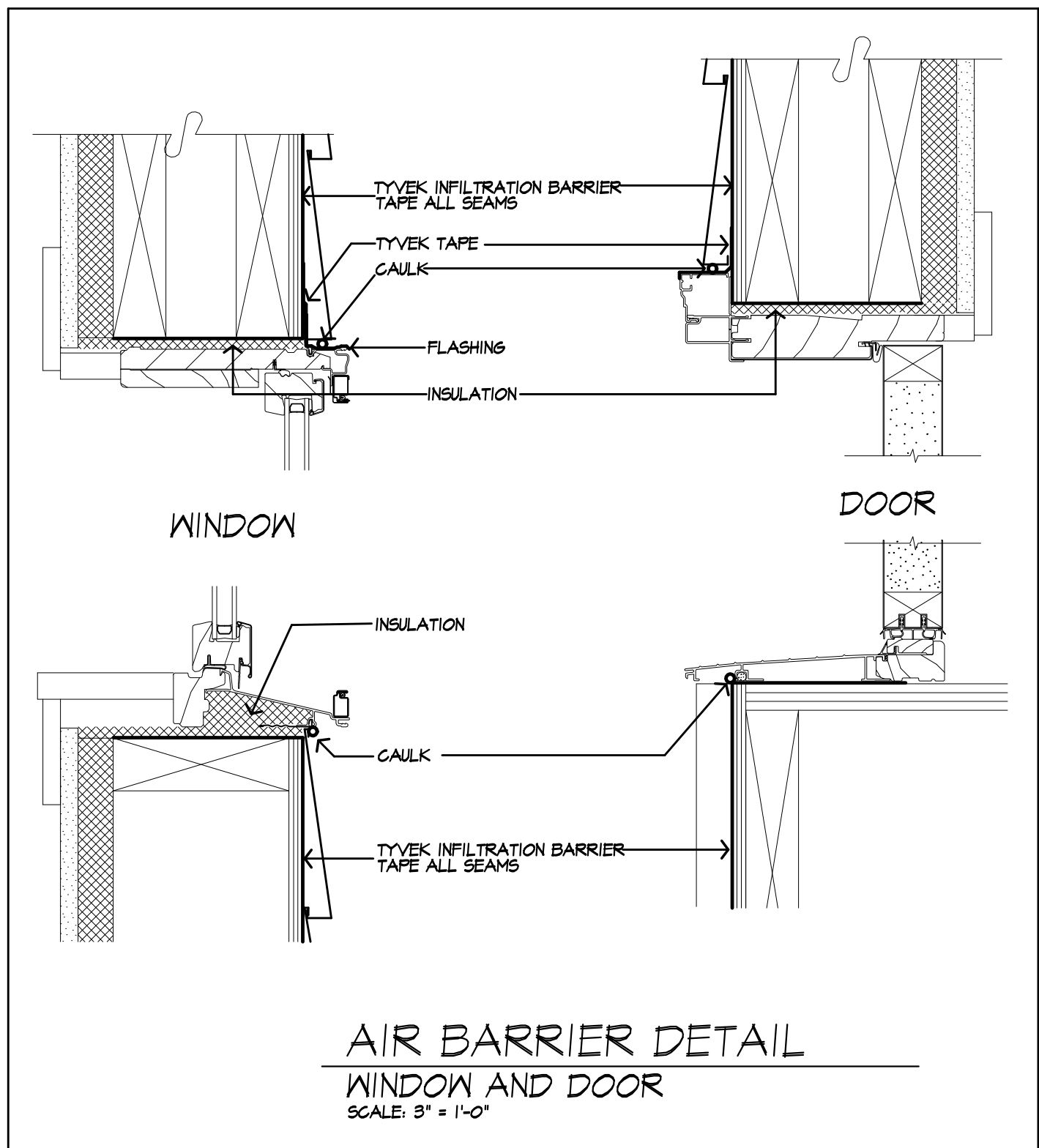
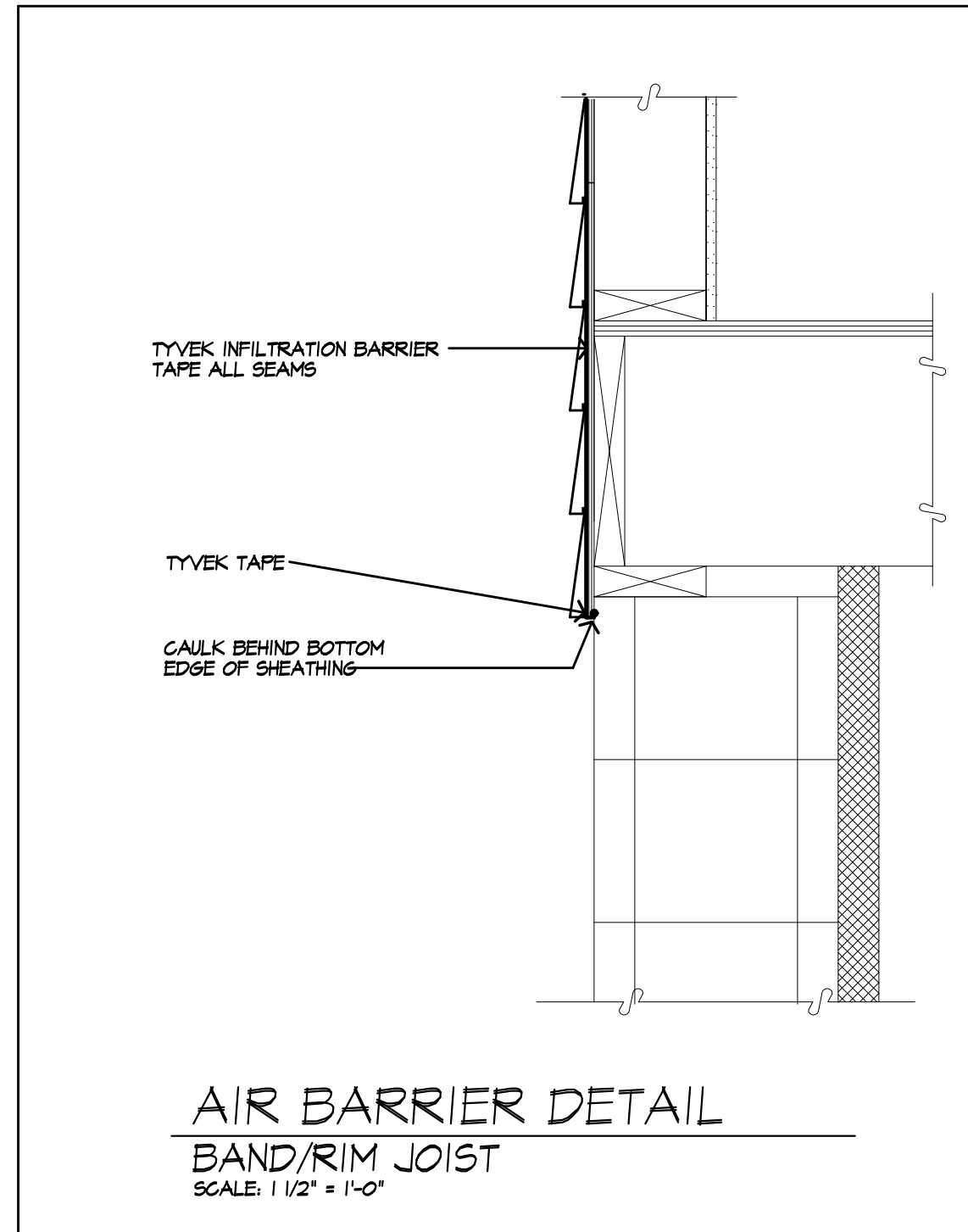
OPENING	2x6 MALL	2x4 MALL
UP TO 4'-0"	(3) 2x6	(2) 2x6
8'-0"	(3) 2x12	(2) 2x12

NOTE: PROVIDE (2) 1/2" PLY. MD. GUSSETS - 2x6 MALL
PROVIDE (1) 1/2" PLY. MD. GUSSETS - 2x4 MALL
GLUE AND NAIL ALL HEADERS

WALL LEGEND

	2x6 STUDS AT 16" O.C. 1/4" INSULATION
	2x4 STUDS AT 16" O.C.

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS



SMOKE & CARBON MONOXIDE ALARM LOCATIONS

PER R314.3 - LOCATION
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
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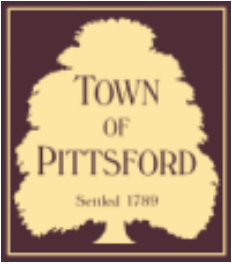
PER R314.4 - WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

PER F18.2.3.1.1 - REQUIRED LOCATIONS
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2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.









Town of Pittsford

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

Permit #
B19-000001

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4 Saddle Brook PITTSFORD, NY 14534

Tax ID Number: 164.03-1-42

Zoning District: RN Residential Neighborhood

Owner: Kumar, Prem

Applicant: Kumar, Prem

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 | |

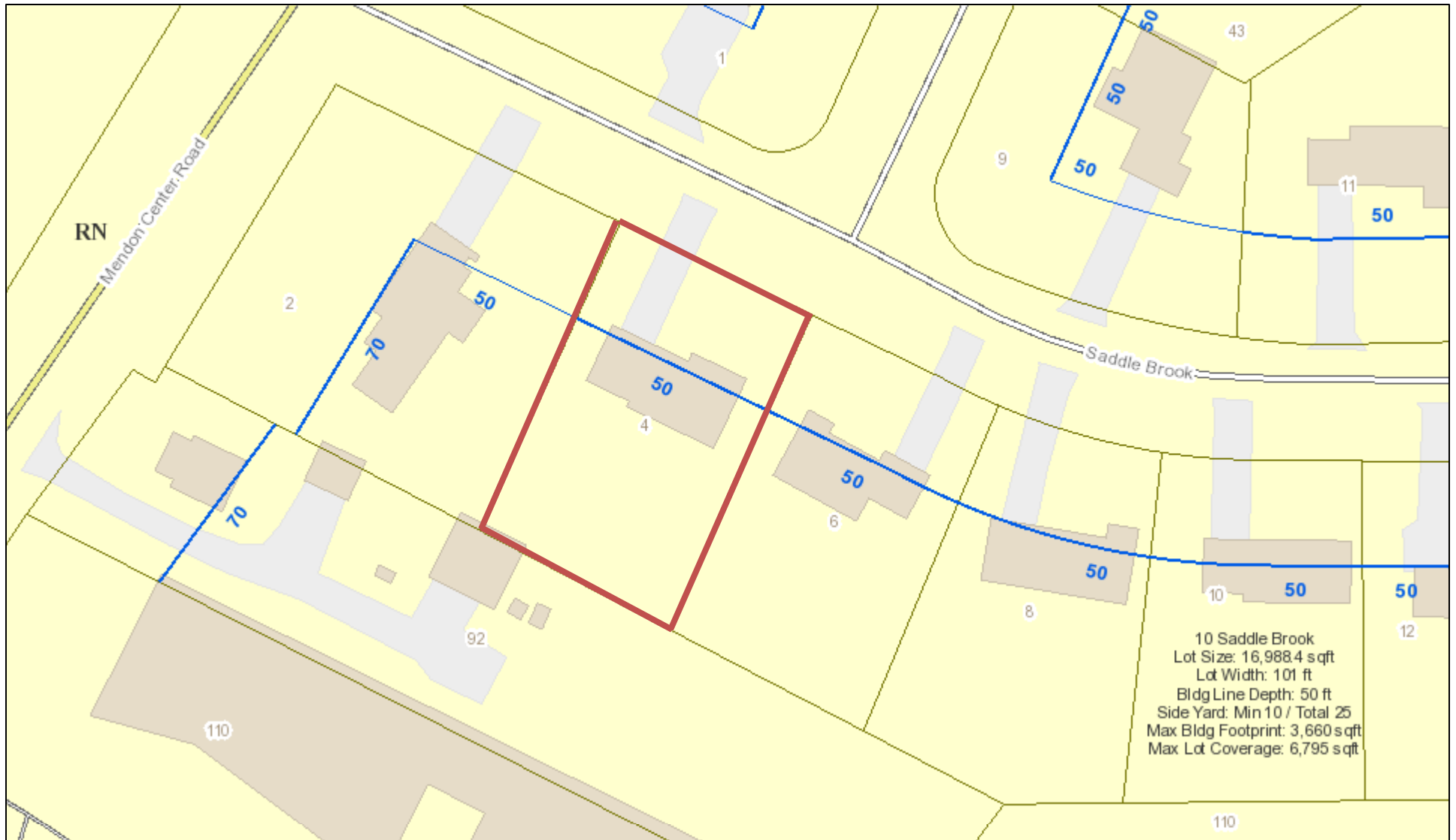
Project Description: Applicant is requesting design review for the addition of a sun room and 2nd floor addition. The sun room will be approximately 169 Sq. Ft. located to the rear of the property. The second floor addition will be approximately 588 Sq. Ft. and will be located above the garage. New siding and trim will be installed.

Meeting Date: January 10, 2019

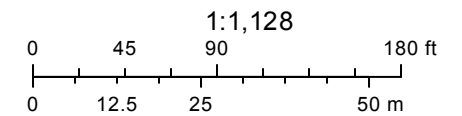




RN Residential Neighborhood Zoning

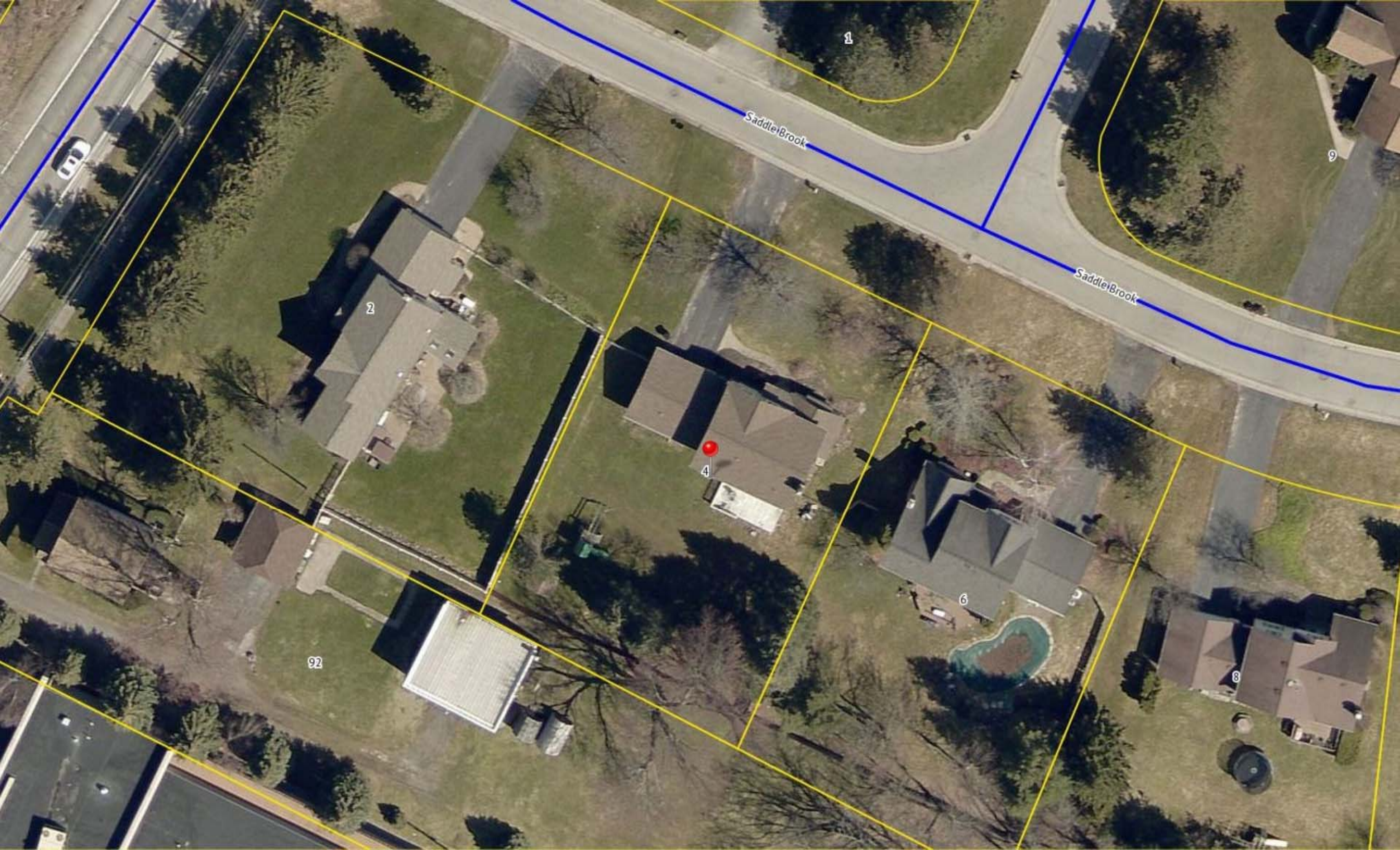


Printed January 3, 2019



Town of Pittsford GIS

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Saddle Brook

Saddle Brook

1

9

2

4

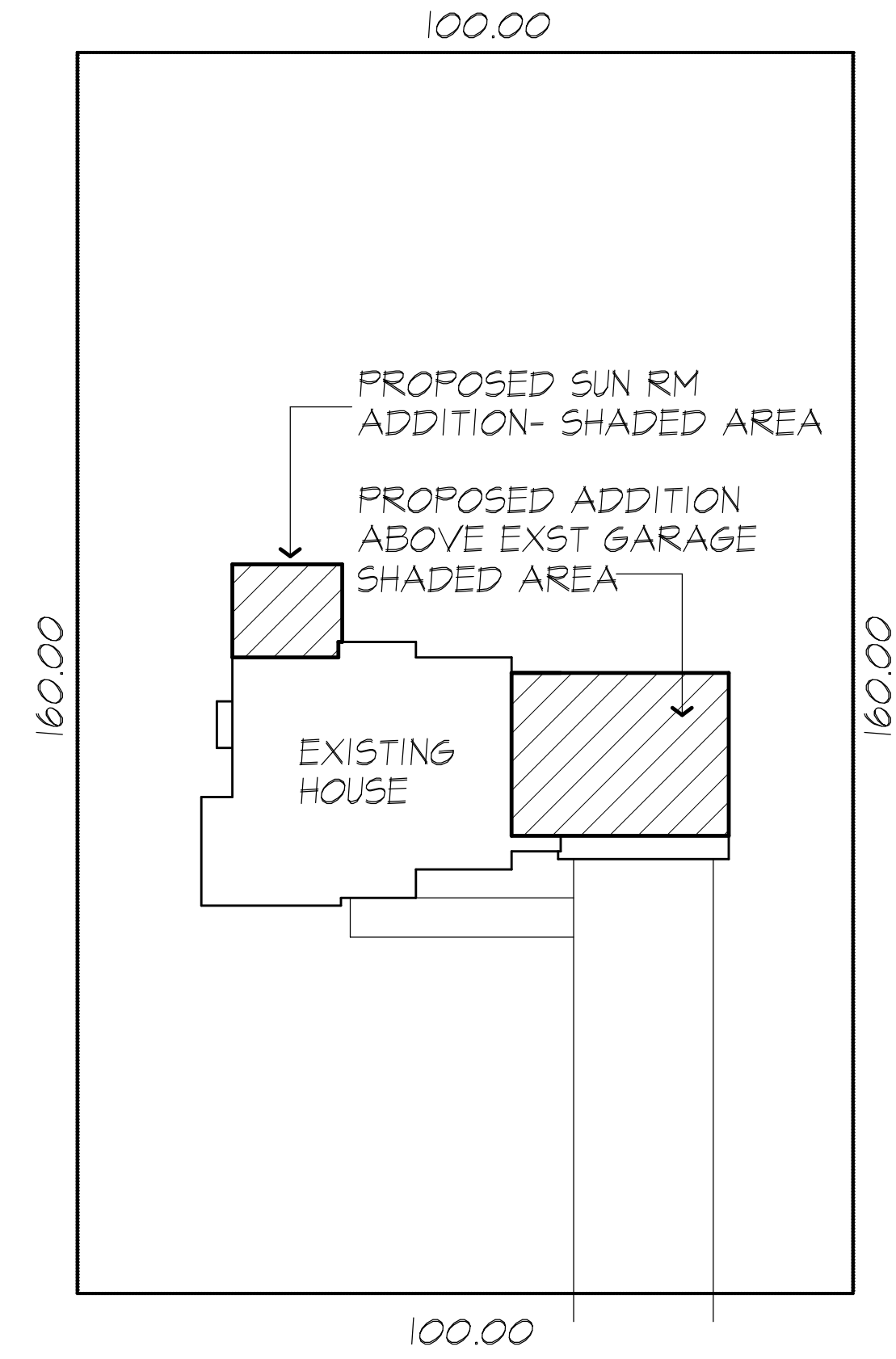
6

8

92

GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (2015 IRC) AND ENERGY CONSERVATION CODE REQUIREMENTS. 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 BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SANDY GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:
2500 PSI FOOTINGS
2500 PSI FLOOR SLABS
3500 PSI PORCH
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-31C, TT-P-88, FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEAVY OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR NOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER R 103.8 OF THE RESIDENTIAL CODE OF NEW YORK (2015)
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2015).
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF
SLEEPING AREAS (2ND FLOOR) 30 PSF
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R313.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015)
CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R313.4 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015)
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R304.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2015) ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



PLOT PLAN

SCALE: 1"= 20.0'

* NOTE: ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

RENOVATION AND ADDITION TO

M/M KUMAR RESIDENCE

4 SADDLE BROOK DRIVE PITTSFORD, NY

DRAWING INDEX

1	TITLE PAGE
2	ELEVATIONS EXISTING
3	FLOOR PLANS EXISTING
4	ELEVATIONS PROPOSED
5	FLOOR PLANS PROPOSED

ENERGY COMPLIANCE DETAILS & PATH MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS PER INTERNATIONAL RESIDENTIAL CODE (2015 IRC) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	.32	.32
2. CEILING R-FACTOR	.44	.44
3. 1ST & 2ND FLOOR WOOD FRAMED WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 2I/BAND JSTS
4. BASEMENT CONCRETE WALL R-VALUE	15 CONTINUOUS OR 19 CAVITY FULL HEIGHT	R-15 CONTINUOUS FULL HEIGHT
5. FLOOR R-VALUE	30	30

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
- 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 1102.4.5
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.1
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. 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 1103.5.4
- AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC. WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.2.1
- MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION M103.3 REQUIREMENT.
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.7 REQUIREMENTS.

BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH EXPOSURE B R301.2.1
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1492
- ROOF TIE DOWN REQUIREMENTS R802.1.1



MORABITO ARCHITECTS

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

www.morabitoarchitects.com

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PROJECT:
RENOVATION/ADDITION TO
KUMAR RESIDENCE
4 SADDLE BROOK DRIVE PITTSFORD, NY

CLIENT:
M/M KUMAR

DRAWING:
TITLE PAGE

DRAWN: PAUL MORABITO
CHECKED: V

DATE: JANUARY 2019

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

JOB NO.: 18M214

SHEET:

1
OF 5 SHEETS

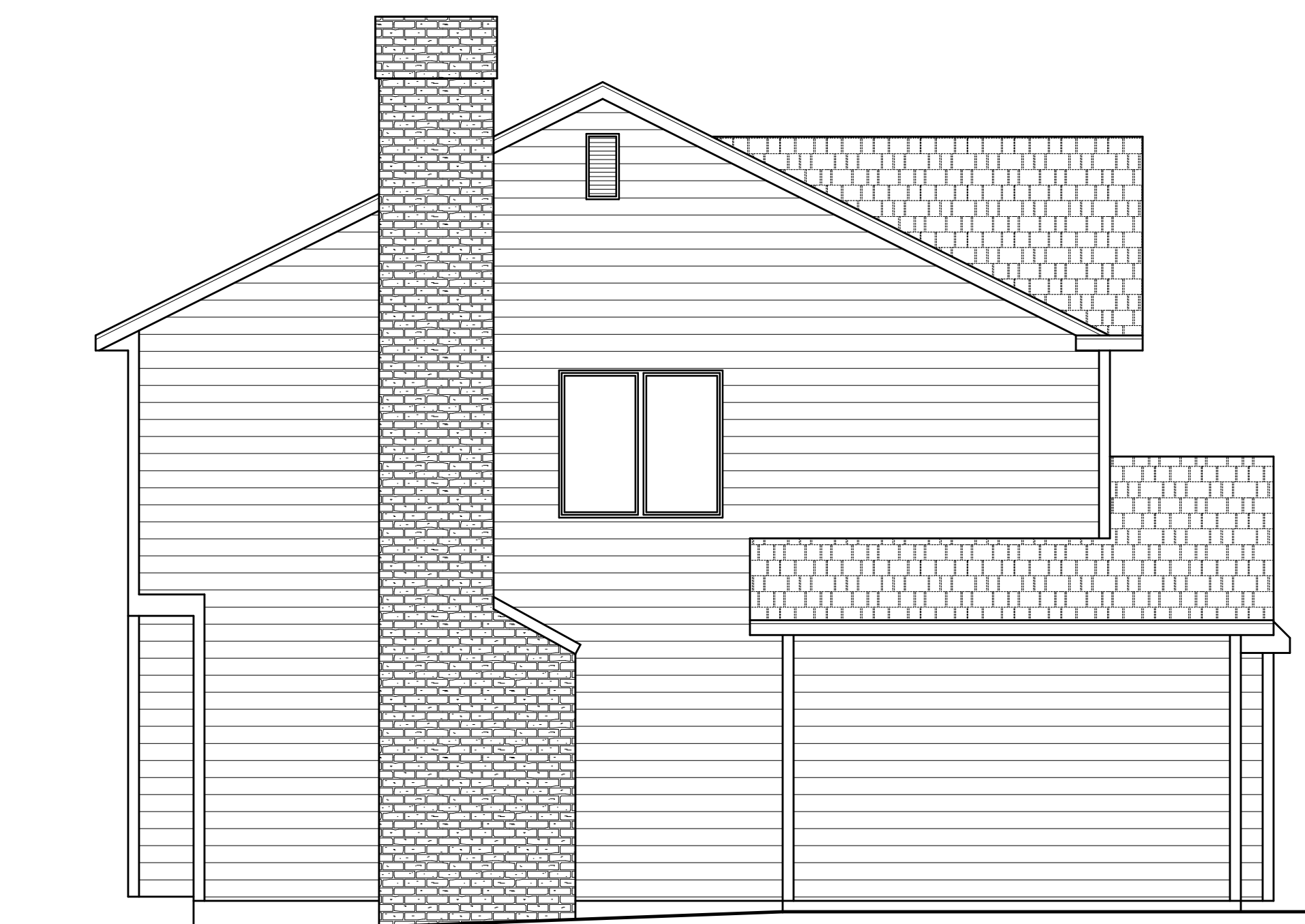




FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



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ARCHITECTS**

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PROJECT:
RENOVATION/ADDITION TO
KUMAR RESIDENCE
4 SADDLE BROOK DRIVE PITTSFORD, NY

CLIENT:
M/M KUMAR

DRAWING:
FRONT / LEFT SIDE ELEVATIONS

DRAWN: PAUL MORABITO	CHECKED: V
--------------------------------	----------------------

DATE: JANUARY 2019

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

JOB NO.: 18M214

SHEET:

2

OF 5 SHEETS





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FRONT ELEVATION
PROPOSED



RIGHT SIDE ELEVATION
PROPOSED



LEFT SIDE ELEVATION
PROPOSED



REAR ELEVATION
PROPOSED

PROJECT:
RENOVATION/ADDITION TO
KUMAR RESIDENCE
4 SADDLE BROOK DRIVE PITTSFORD, NY

CLIENT:
M/M KUMAR

DRAWING:
ELEVATIONS PROPOSED

DRAWN: PAUL MORABITO
CHECKED: V

DATE: JANUARY 2019

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

JOB NO.: 18M214

SHEET:

4
OF 5 SHEETS





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PROJECT:
RENOVATION/ADDITION TO
KUMAR RESIDENCE
4 SADDLE BROOK DRIVE PITTSFORD, NY

CLIENT:
M/M KUMAR

DRAWING:
FIRST FLOOR PLAN
SECOND FLOOR PLAN

DRAWN: PAUL MORABITO
CHECKED: V

DATE: JANUARY 2019

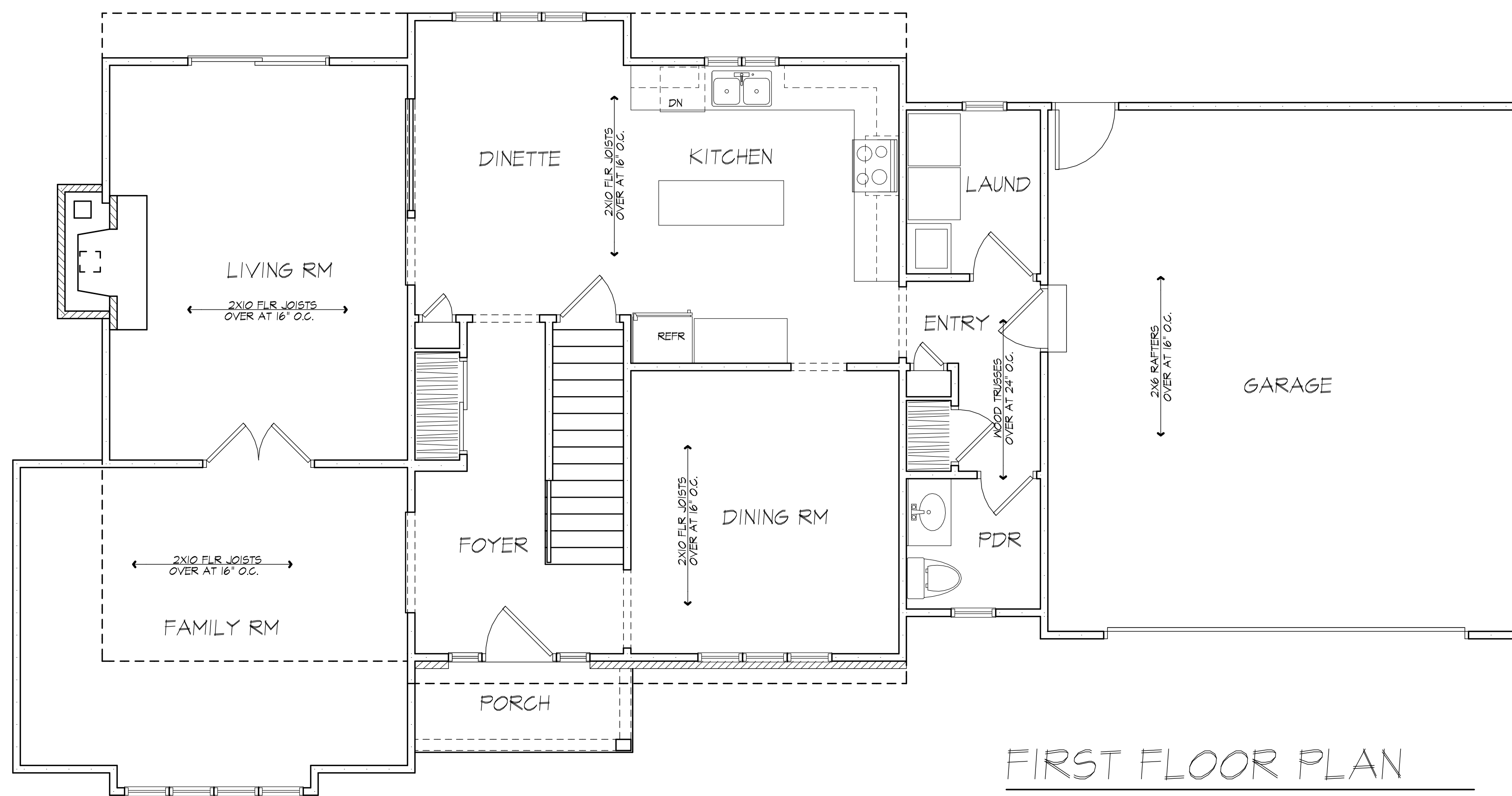
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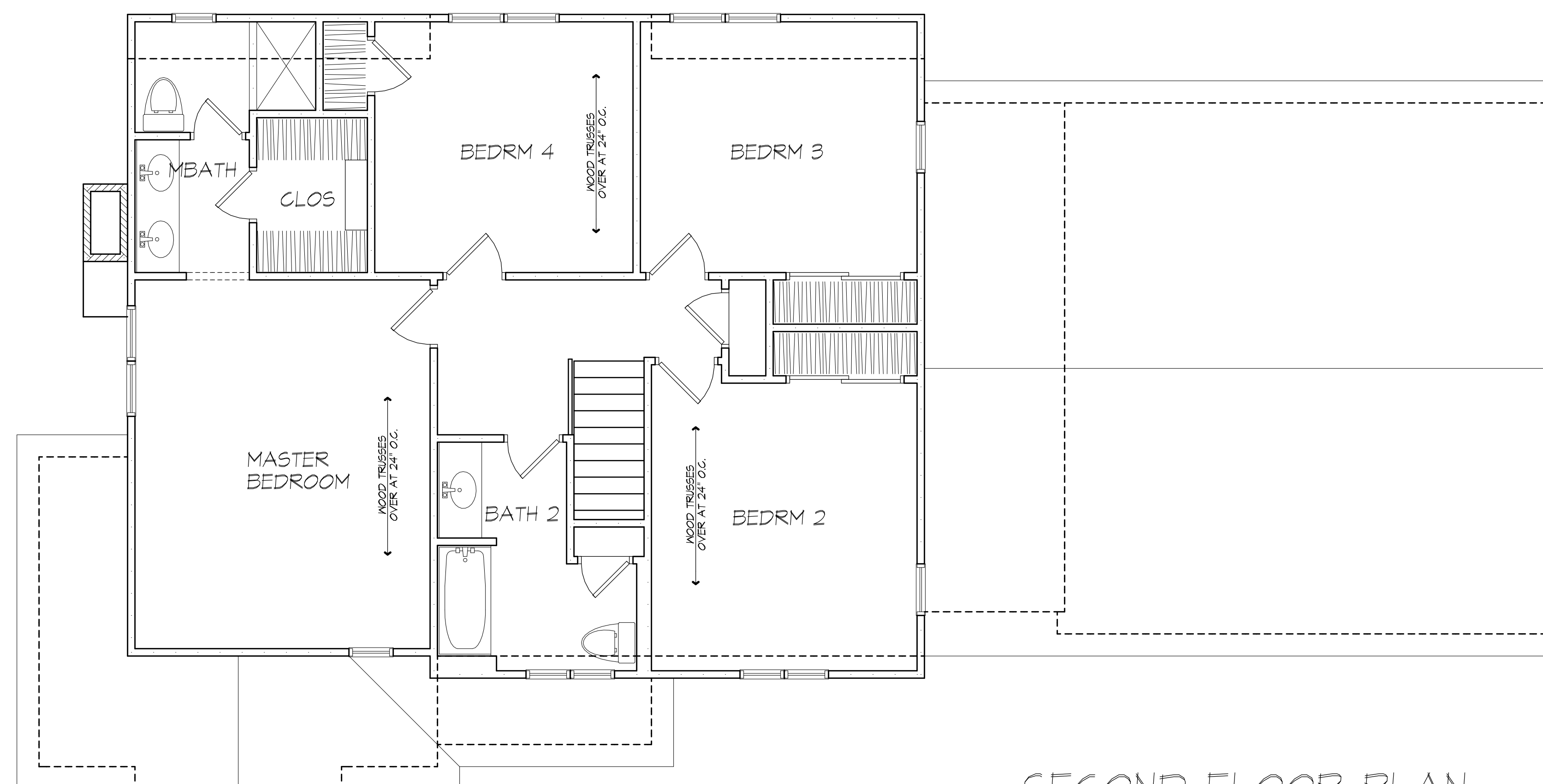
3

OF 5 SHEETS



FIRST FLOOR PLAN

XX



SECOND FLOOR PLAN

XX



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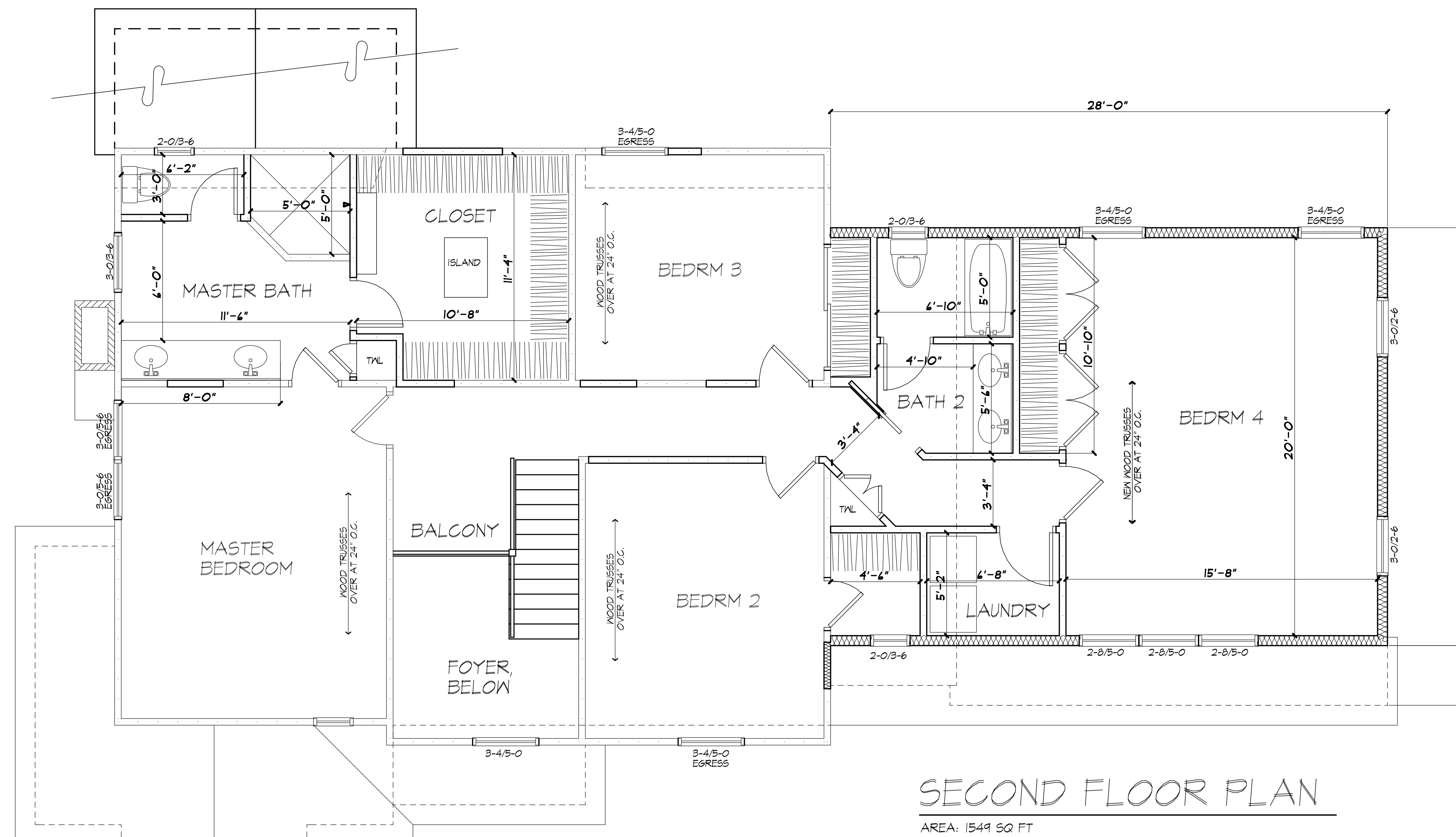
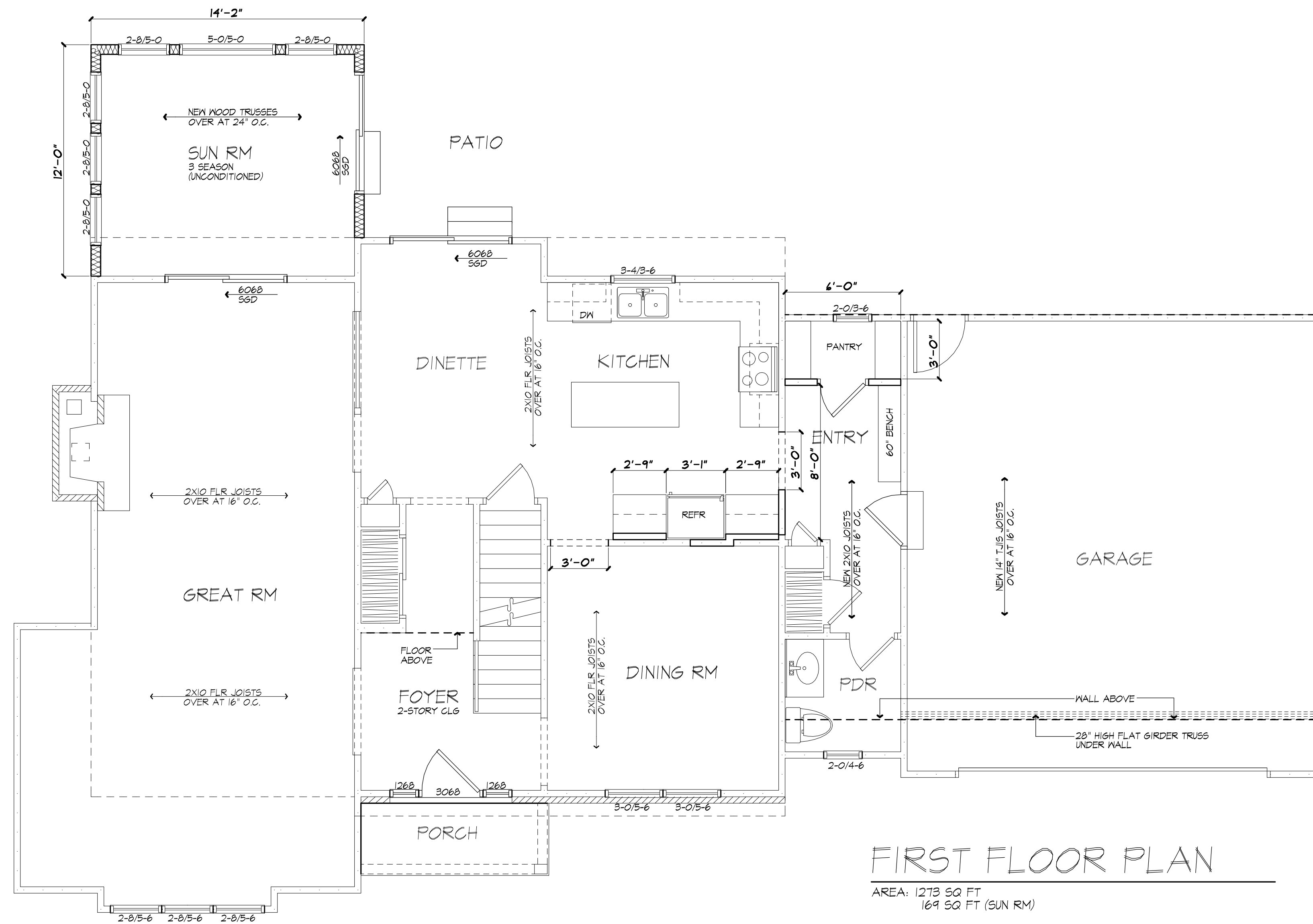
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PROJECT:
RENOVATION/ADDITION TO
KUMAR RESIDENCE
4 SADDLE BROOK DRIVE PITTSFORD, NY

CLIENT:
M/M KUMAR

DRAWING:
2ND FLOOR PLAN

DRAWN: PAUL MORABITO
CHECKED: V

DATE: JANUARY 2019

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

JOB NO.: 18M214

SHEET:

5
OF 5 SHEETS



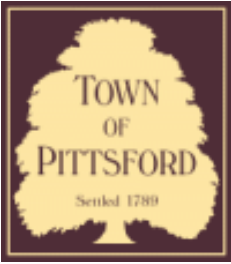












Town of Pittsford

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

Permit #
B19-000002

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 100&300 Hahnemann Trail PITTSFORD, NY 14534

Tax ID Number: 164.12-1-3.31

Zoning District: PUD Planned Unit Development

Owner: Highland Community Devlp Corp

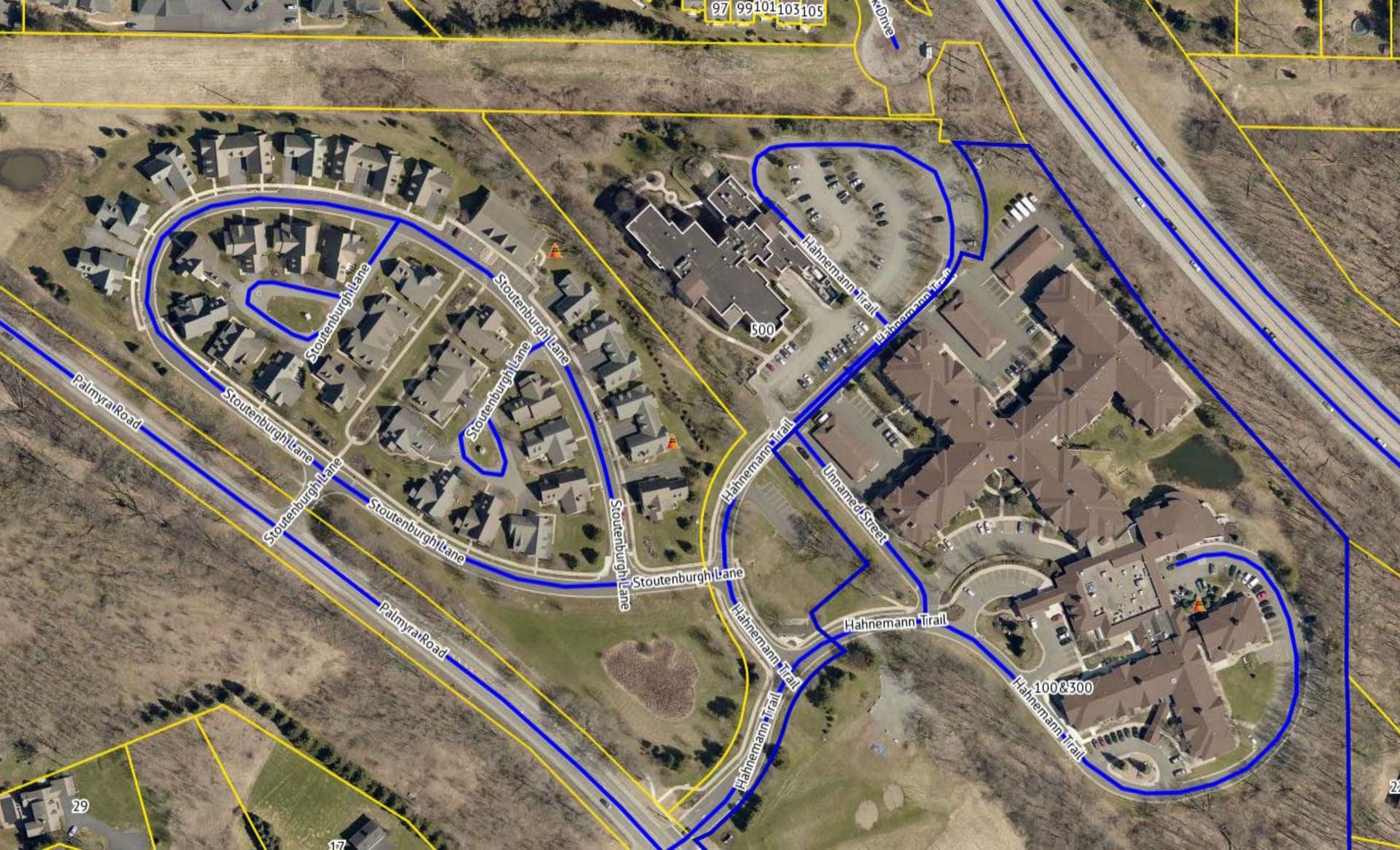
Applicant: Highland Community Devlp Corp

Application Type:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input checked="" 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 three small projects on their existing campus at 5~100 Hahnemann Trail. The first item is a 150 Sq. Ft. addition onto the back of one of the existing cottages. The second is a covered service shed in the rear of the property adjacent to their service area, and the third is the installation of a prefabricated storage shed again adjacent to the cottages.

Meeting Date: January 10, 2019



97 99101103105

100&300

500

100&300

29

17

22

Palmyra Road

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Palmyra Road

Hahnemann Trail

Hahnemann Trail

Hahnemann Trail

Hahnemann Trail

Hahnemann Trail

Hahnemann Trail

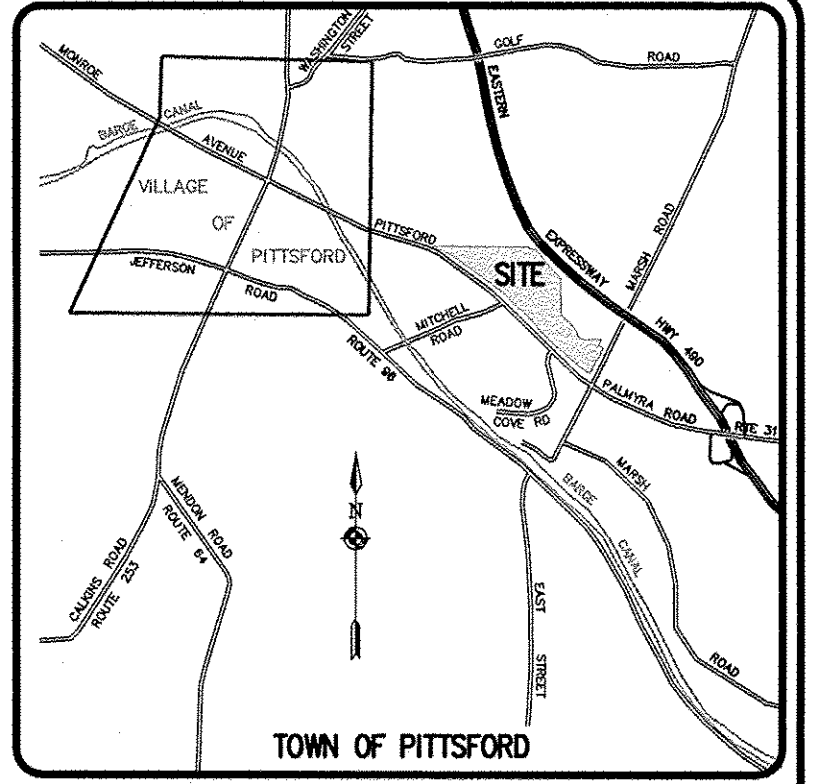
Unnamed Street

Hahnemann Tirail

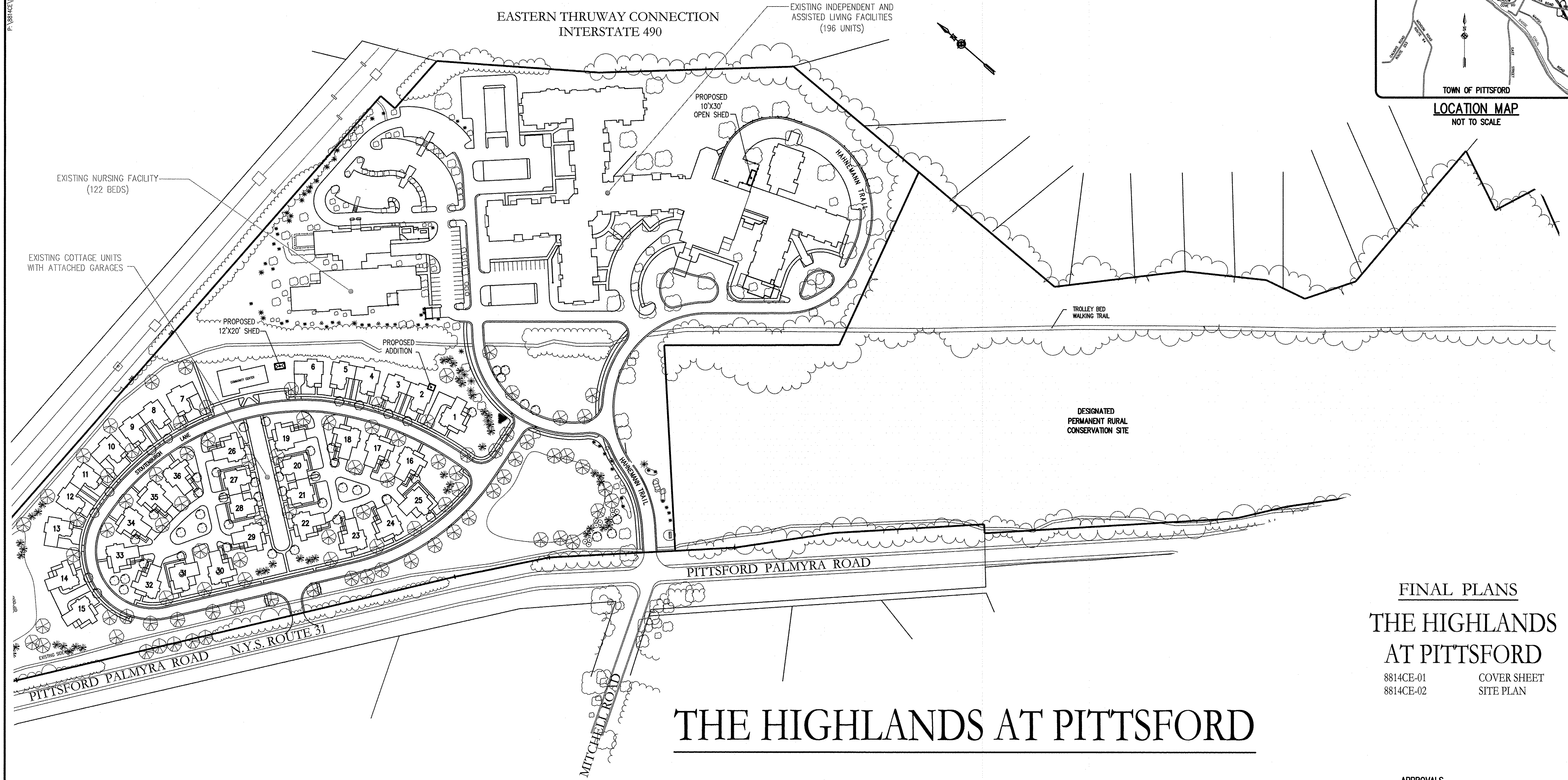
Hahnemann Trail

100&300

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LOCATION MAP
NOT TO SCALE



EASTERN THRUWAY CONNECTION
INTERSTATE 490

EXISTING INDEPENDENT AND
ASSISTED LIVING FACILITIES
(196 UNITS)

EXISTING NURSING FACILITY
(122 BEDS)

EXISTING COTTAGE UNITS
WITH ATTACHED GARAGES

PROPOSED
10'X30'
OPEN SHED

PROPOSED
12'X20'
SHED

PROPOSED
ADDITION

DESIGNATED
PERMANENT RURAL
CONSERVATION SITE

PITTSFORD PALMYRA ROAD

PITTSFORD PALMYRA ROAD
N.Y.S. ROUTE 31

MITCHELL ROAD

THE HIGHLANDS AT PITTSFORD

FINAL PLANS
THE HIGHLANDS
AT PITTSFORD

8814CE-01 COVER SHEET
8814CE-02 SITE PLAN

TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK STATE

PREPARED FOR:

HIGHLAND COMMUNITY
DEVELOPMENT CORPORATION

100 HAHNEMANN TRAIL
PITTSFORD, NY 14534

APPROVALS

BY: _____ DATE: _____
TOWN ENGINEER

BY: _____ DATE: _____
CHAIRMAN OF THE PLANNING BOARD



ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

SCALE: 1"=100'

DRAWING NUMBER: 8814CE-01
DATED: OCTOBER 2018
LAST REVISED: NOVEMBER 21, 2018

10 LIFT BRIDGE LANE EAST
FAIRPORT, NEW YORK 14450
WWW.BMEPCOM

PHONE: 585-377-7360
FAX: 585-377-7309

Highlands at Pittsford Cottage Den Addition

Progress Set 12/7/2018

Stoutenburgh Lane
Pittsford NY 14534

SWBR Project # 18221.00

SHEET LIST

- G-000 - COVER SHEET
- A-100 - SITE PLAN
- A-101 - FLOOR PLANS
- A-201 - ELEVATIONS AND SECTIONS



CONCEPT ELEVATIONS - NOT FOR CONSTRUCTION

SWBR

300 South Franklin Street Syracuse NY 13202
315 488 5635 | syracuse@swbr.com

Drawn By: ESR
Checked By: ESR
Project Manager: LBF

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Revisions

No.	Description

Highlands at Pittsford Cottage Den Addition
Stoutenburgh Lane
Pittsford NY 14534
SWBR Project Number 18221.00

Highland at Pittsford
100 Hahnemann Trail Pittsford, NY 14534

G-000
Cover Sheet

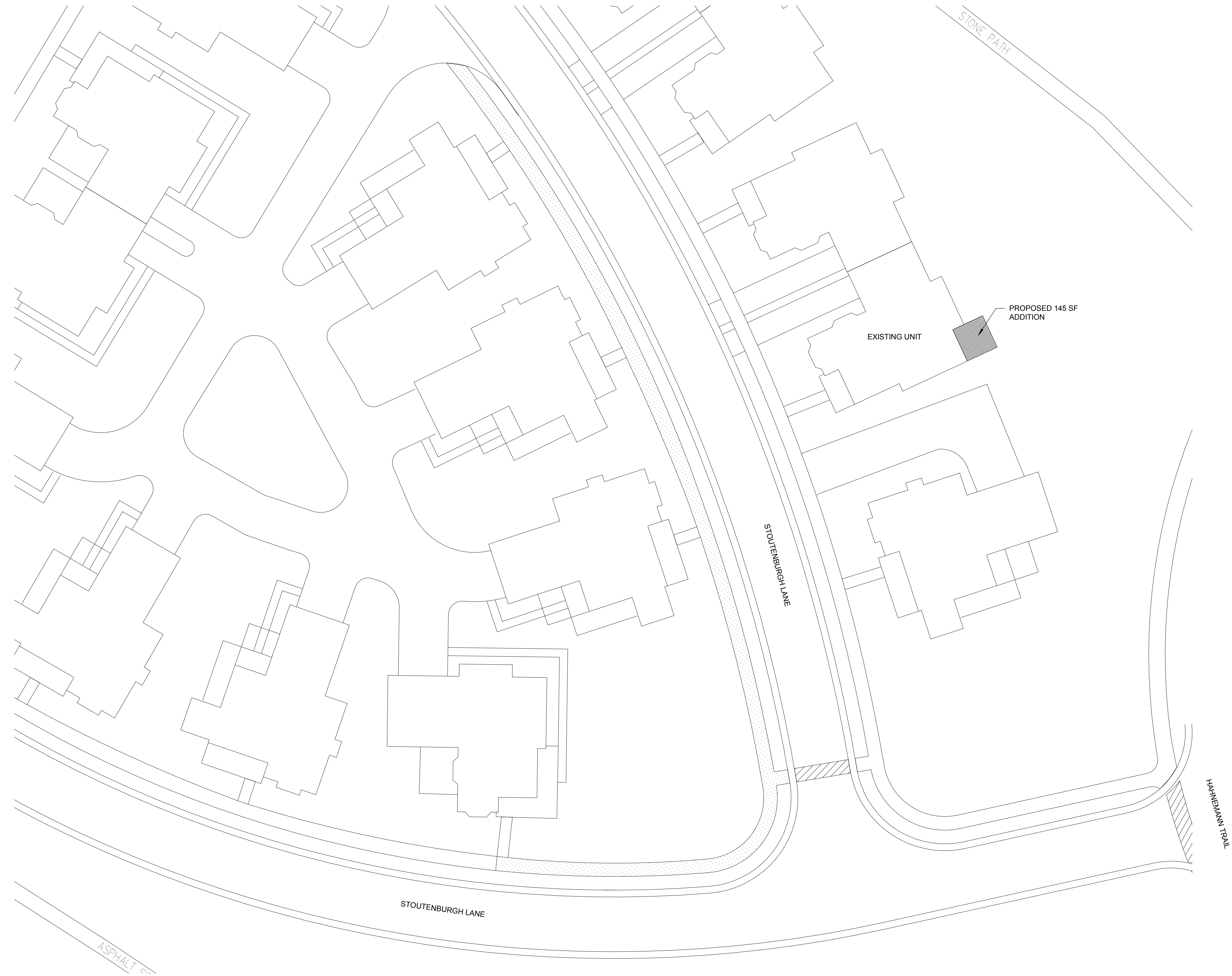
12/7/2018
Progress Set

Owner:

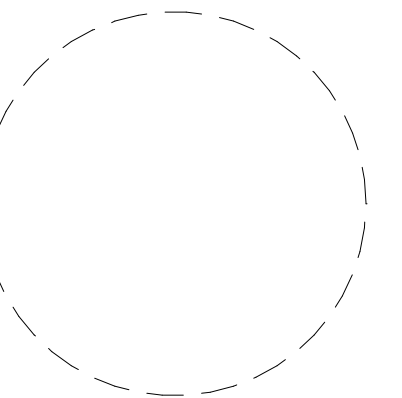
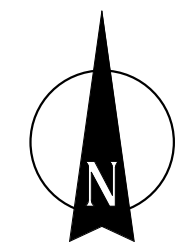
Highlands at Pittsford
100 Hahnemann Trail
Pittsford, NY 14534

Architect & Structural Engineer:

SWBR
387 East Main Street
Rochester, NY 14604
585 232 8300
rochester@swbr.com



1 OVERALL SITE PLAN
1" = 20'-0"



Drawn By: ESR
Checked By: ESR
Project Manager: LBF

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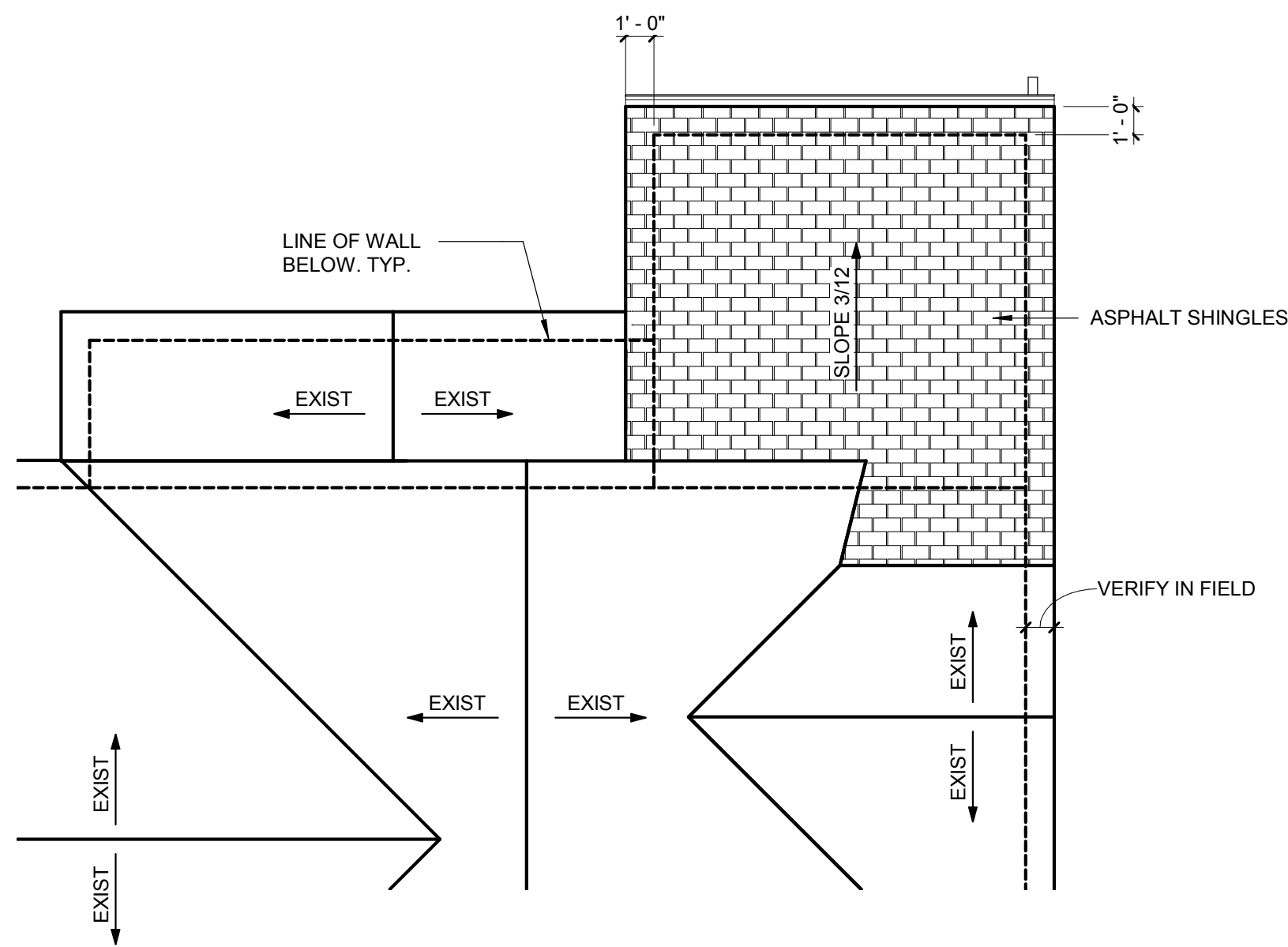
Highlands at Pittsford Cottage
Den Addition
SWBR Project Number 18221.00

Highland at Pittsford
100 Hahnemann Trail Pittsford,
NY 14534

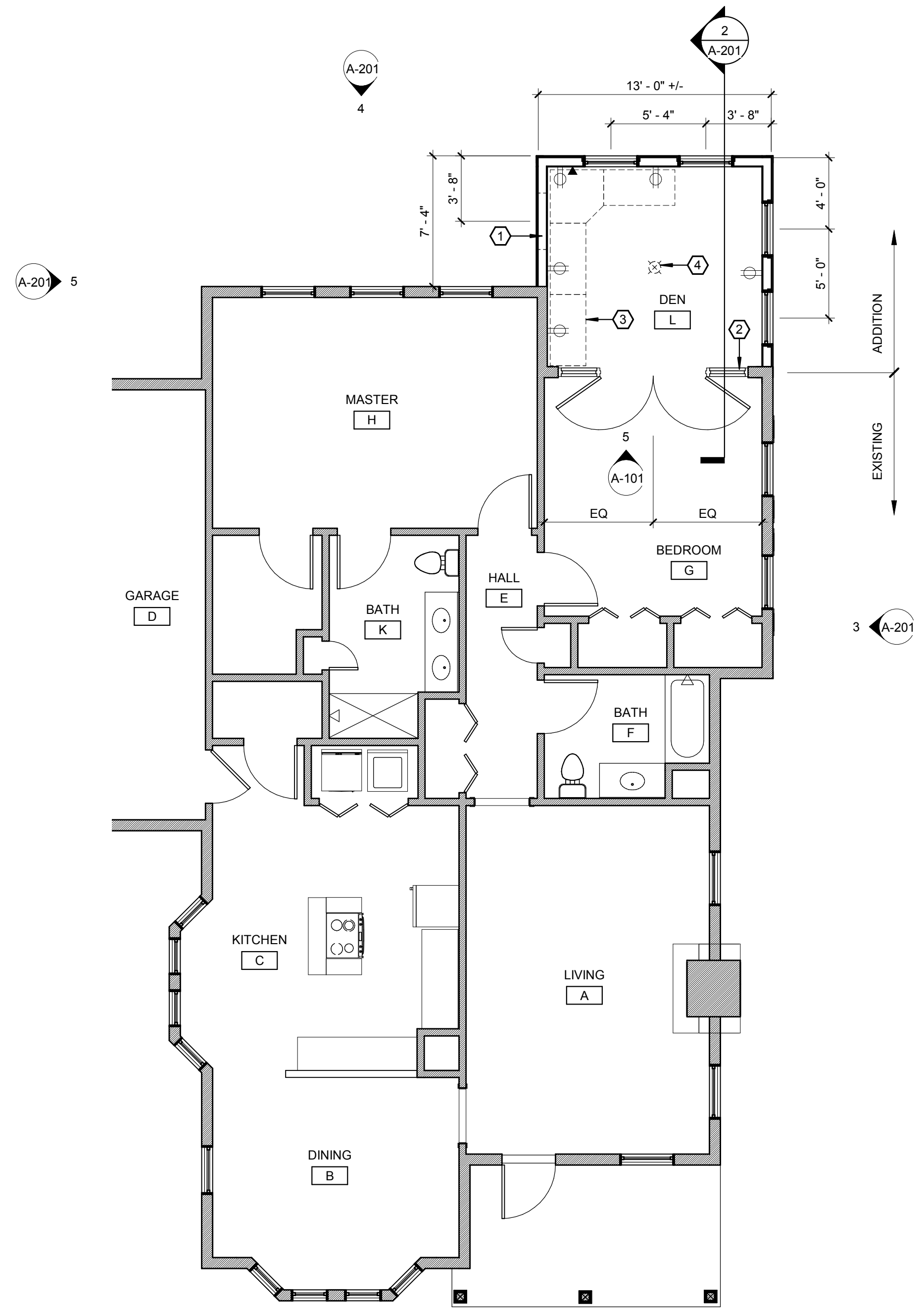
A-100

Site Plan

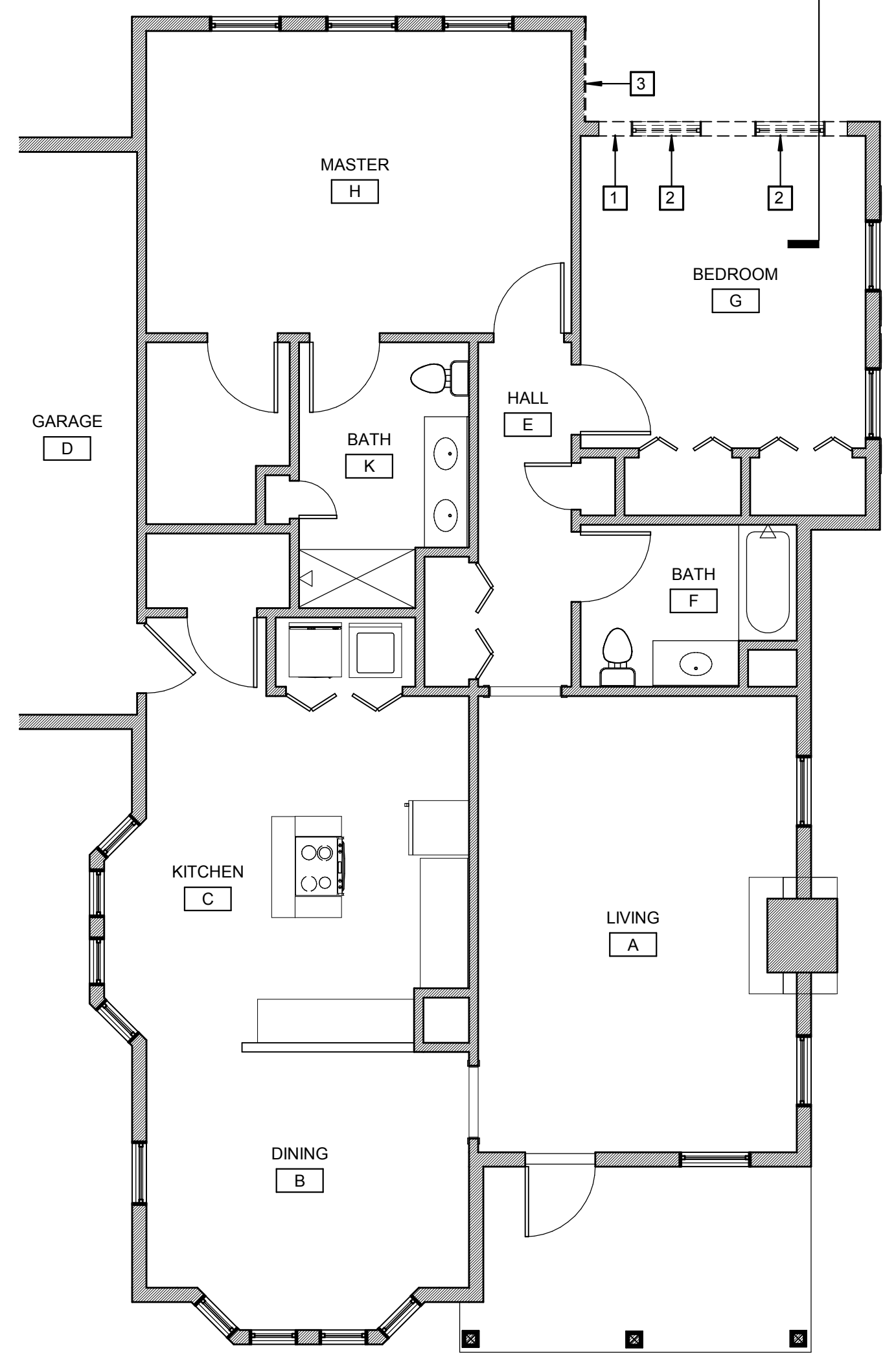
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Progress Set



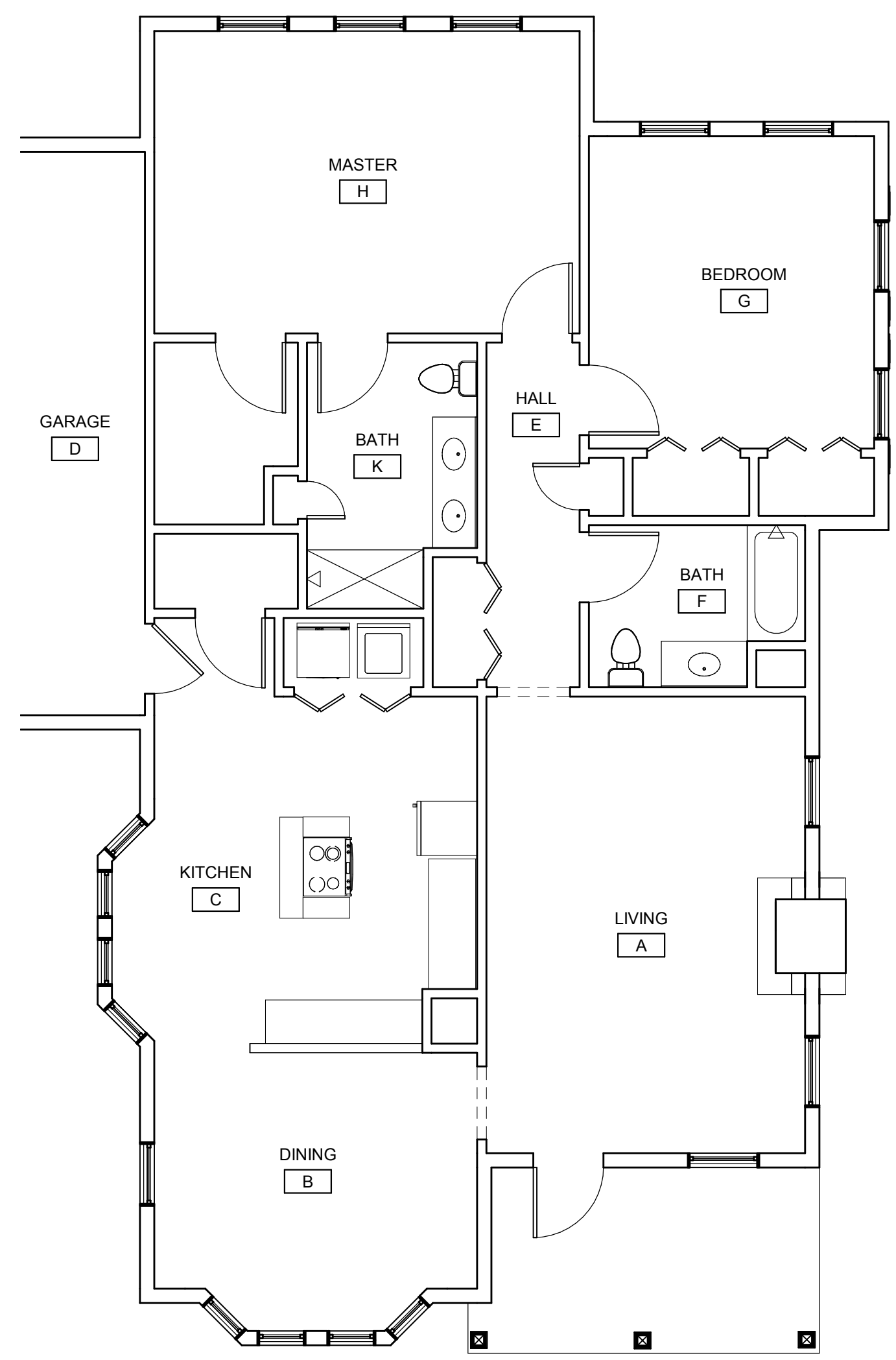
4 NEW CONSTRUCTION ROOF PLAN
3/16" = 1'-0"



3 NEW CONSTRUCTION PLAN
3/16" = 1'-0"



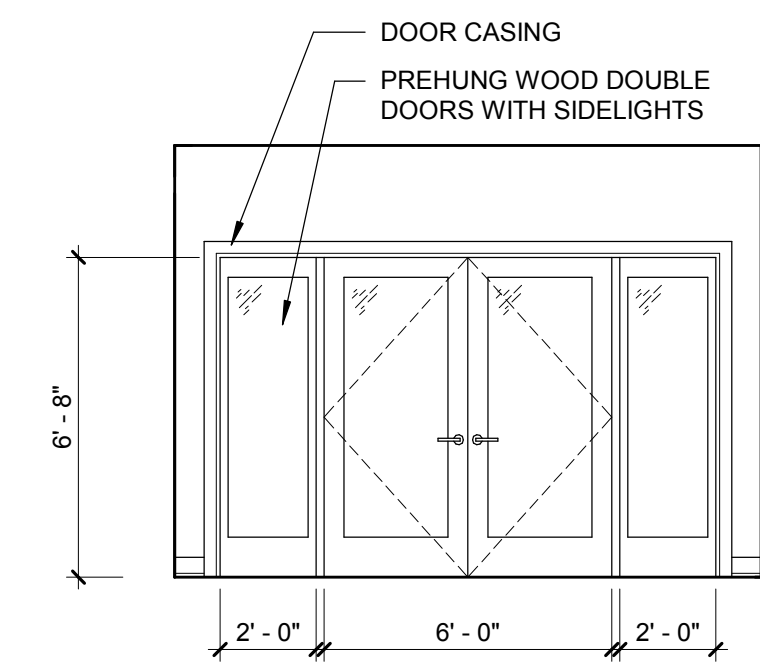
2 DEMOLITION PLAN
3/16" = 1'-0"



1 EXISTING FLOOR PLAN
3/16" = 1'-0"

DEMOLITION PLAN KEYNOTES ①	
NO.	DESCRIPTION
1	REMOVE WALL
2	REMOVE AND SALGAVE WINDOWS FOR INSTLATION IN NEW DEN WALLS
3	REMOVE SIDING AND SHEATHING DOWN TO STUDS, PREP FOR NEW GYP BOARD FINISH

NEW CONSTRUCTION PLAN KEY NOTES ①	
NO.	DESCRIPTION
1	FRAME WALL WITH HEADER FOR FUTURE 3'-0" DOOR TO FUTURE PATIO
2	WOOD PREHUNG DOUBLE DOOR, SEE 5/A-101
3	FURNITURE, NIC
4	CEILING FAN ABOVE



5 INTERIOR ELEVATION - DEN DOORWAY
1/4" = 1'-0"

Drawn By: ESR
Checked By: ESR
Project Manager: LBF

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Revisions

NO.	DESCRIPTION

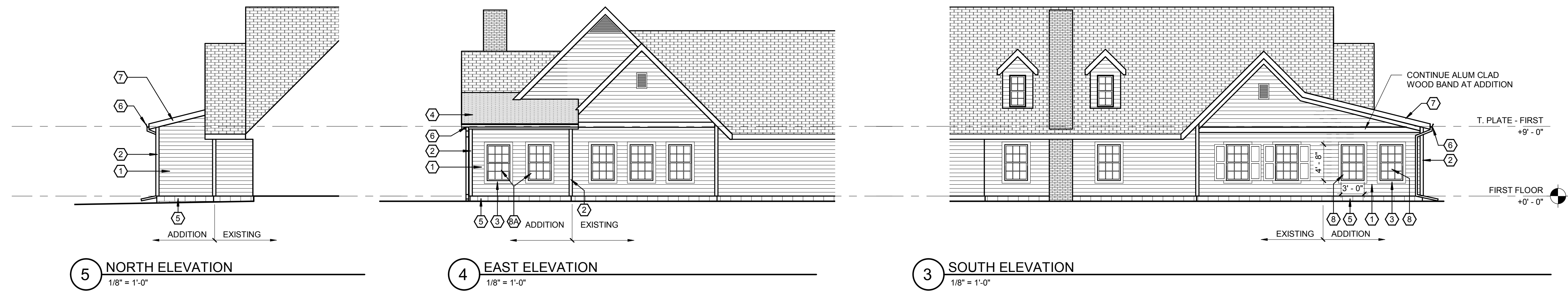
Highlands at Pittsford Cottage
Den Addition
SWBR Project Number 18221.00

Highland at Pittsford
100 Hahnemann Trail Pittsford,
NY 14534

A-101

Floor Plans

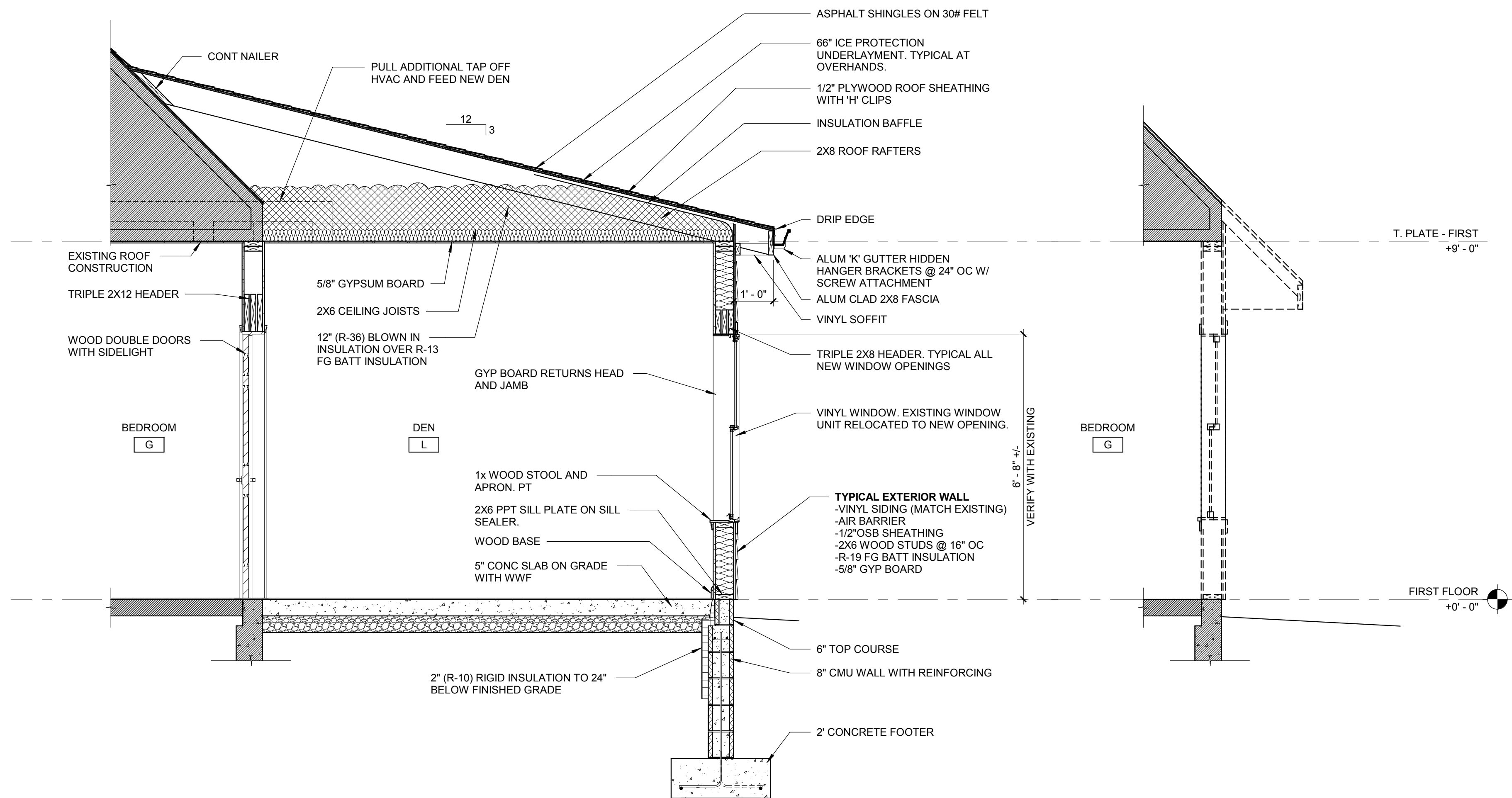
ELEVATION KEY NOTES	
NO.	DESCRIPTION
1	VINYL SIDING. MATCH EXISTING
2	VINYL CORNER TRIM
3	VINYL WINDOW TRIM
4	ASPHALT SHINGLES. MATCH EXISTING
5	CMU FOUNDATION
6	PREFINISHED GUTTER AND DOWNSPOUT
7	ALUM CLAD 2X8 FASCIA
8	DOUBLE HUNG WINDOW
8A	DOUBLE HUNG WINDOW. EXISTING WINDOW UNIT IN NEW OPENING



5 NORTH ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



2 NEW CONSTRUCTION SECTION
1/2" = 1'-0"

1 DEMOLITION SECTION
1/2" = 1'-0"

Drawn By: ESR
Checked By: ESR
Project Manager: LBF

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Revisions

Highlands at Pittsford Cottage
Den Addition
SWBR Project Number 18221.00

Highland at Pittsford
100 Hahnemann Trail Pittsford,
NY 14534

A-201

Elevations and
Sections

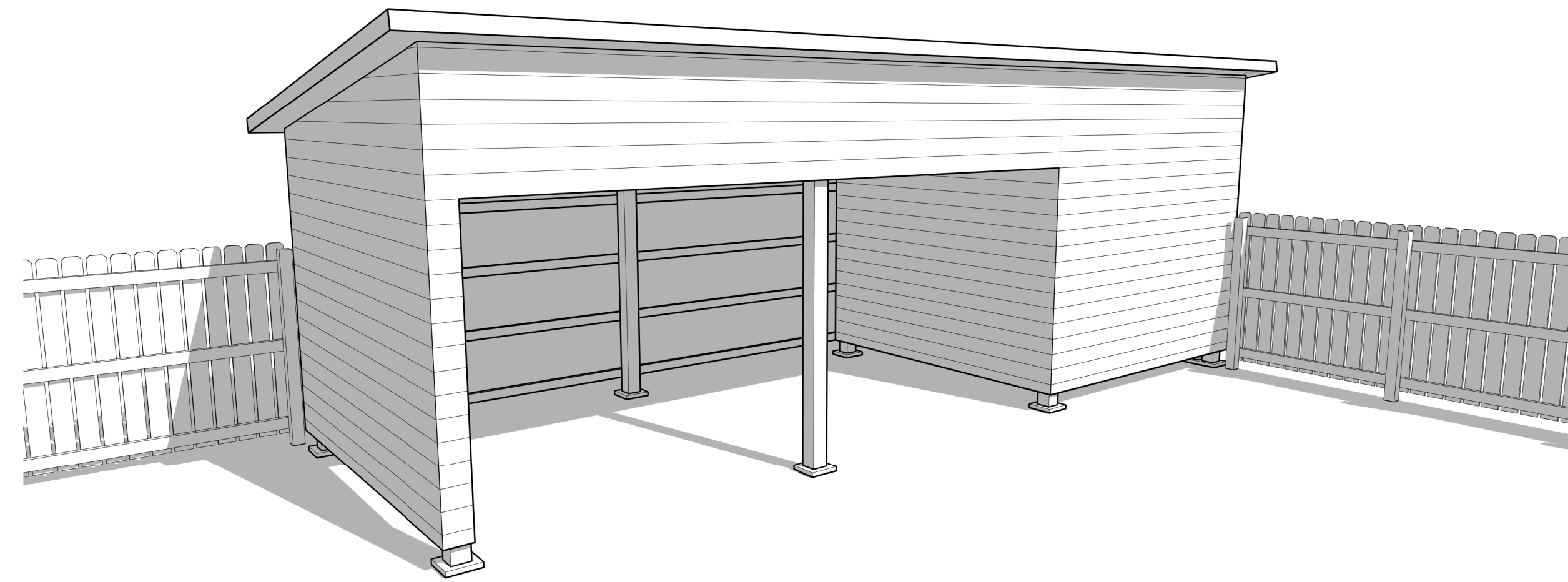
12/7/2018
Progress Set

Highlands at Pittsford Service Shed

Permit Set 3/16/2018

100 Hahnemann Trail

SWBR Project # 18050.00



Concept Image - Not For Construction

Drawn By: ESR
Checked By: ESR
Project Manager: LBF

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Revisions

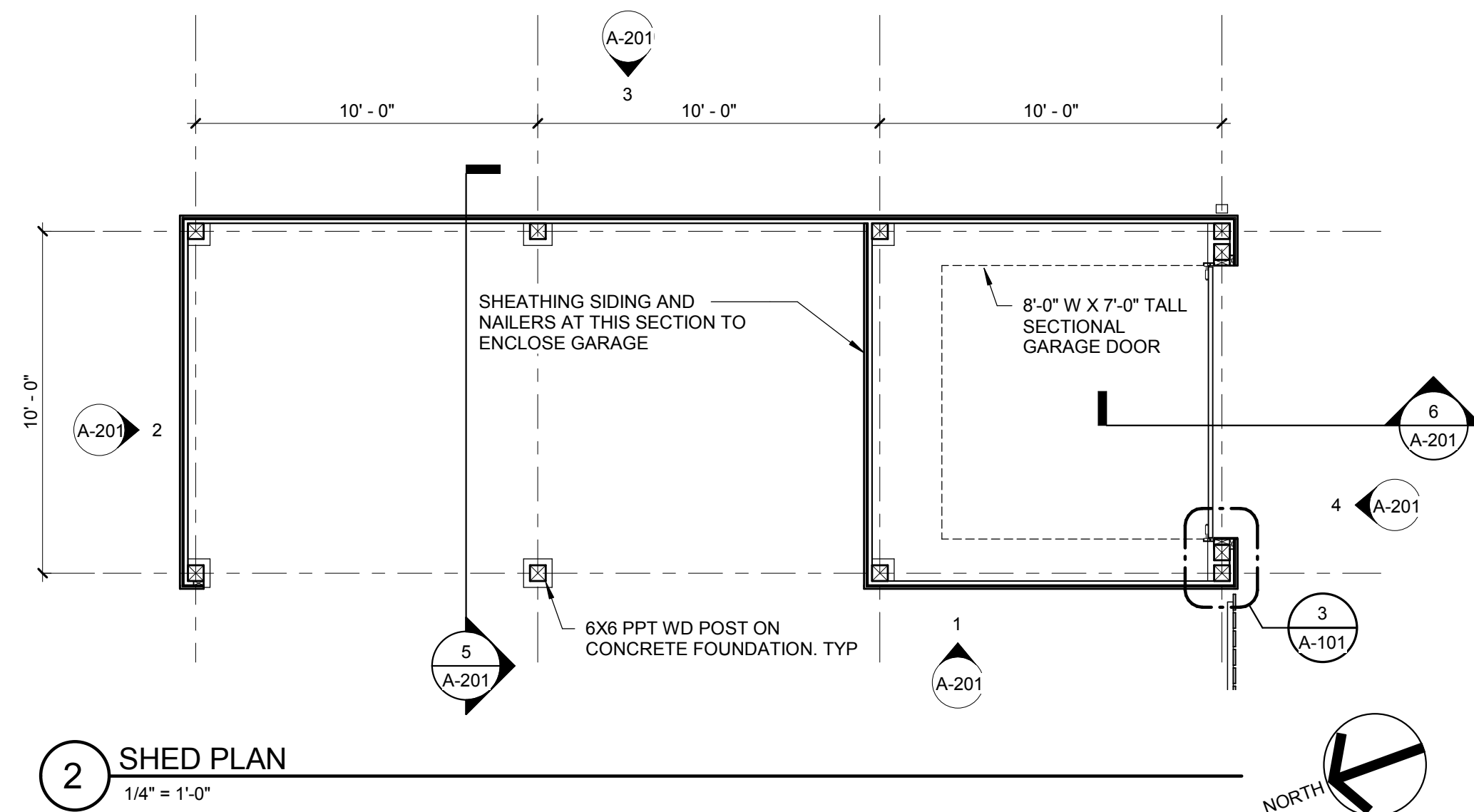
No.	Description

Highlands at Pittsford Service Shed
100 Hahnemann Trail
SWBR Project Number 18050.00

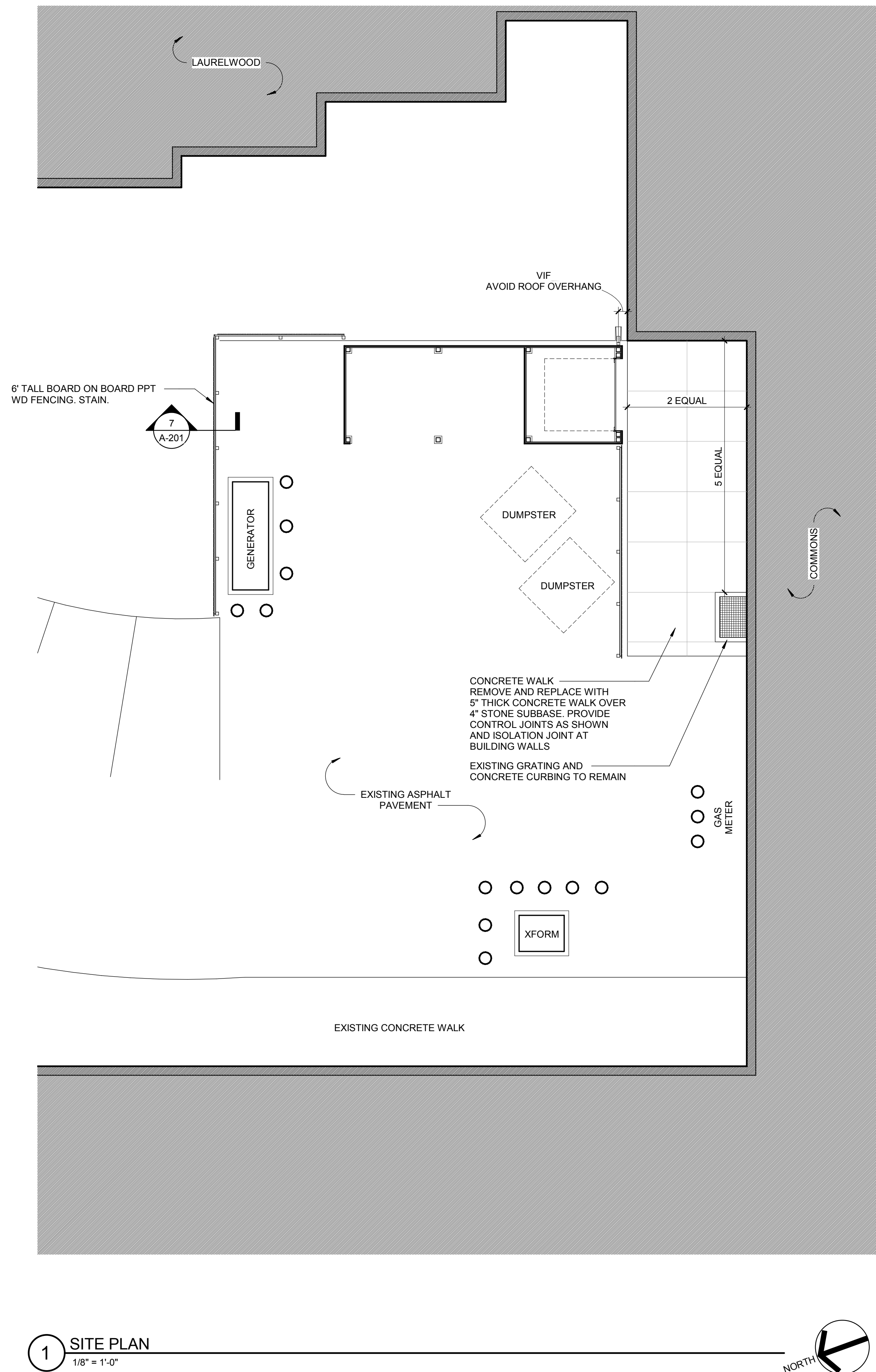
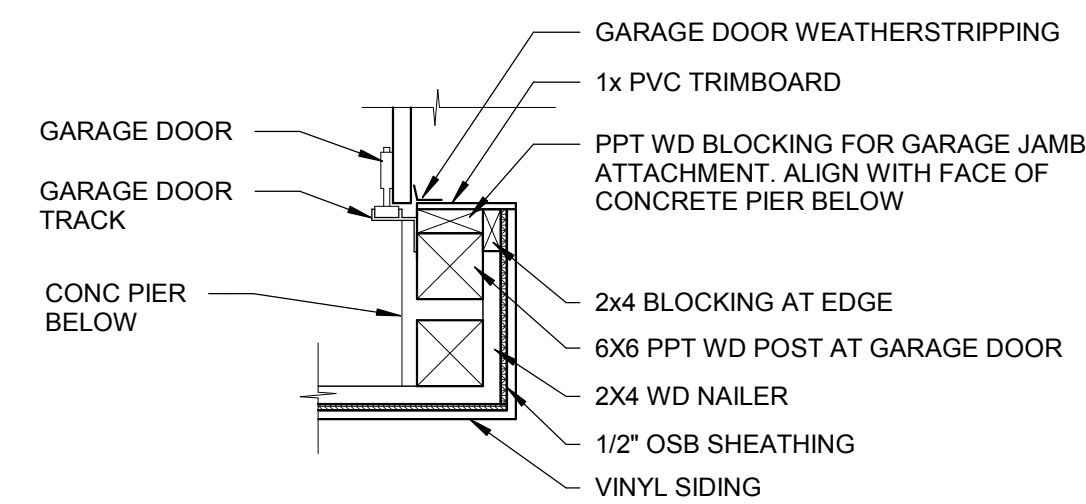
Highlands at Pittsford
100 Hahnemann Trail

A-000
Title Sheet

3/16/2018
Permit Set



3 PLAN DETAIL AT GARAGE JAMB
3/4" = 1'-0"



Drawn By: ESR
Checked By: ESR
Project Manager: LBF

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Revisions

NO.	DESCRIPTION

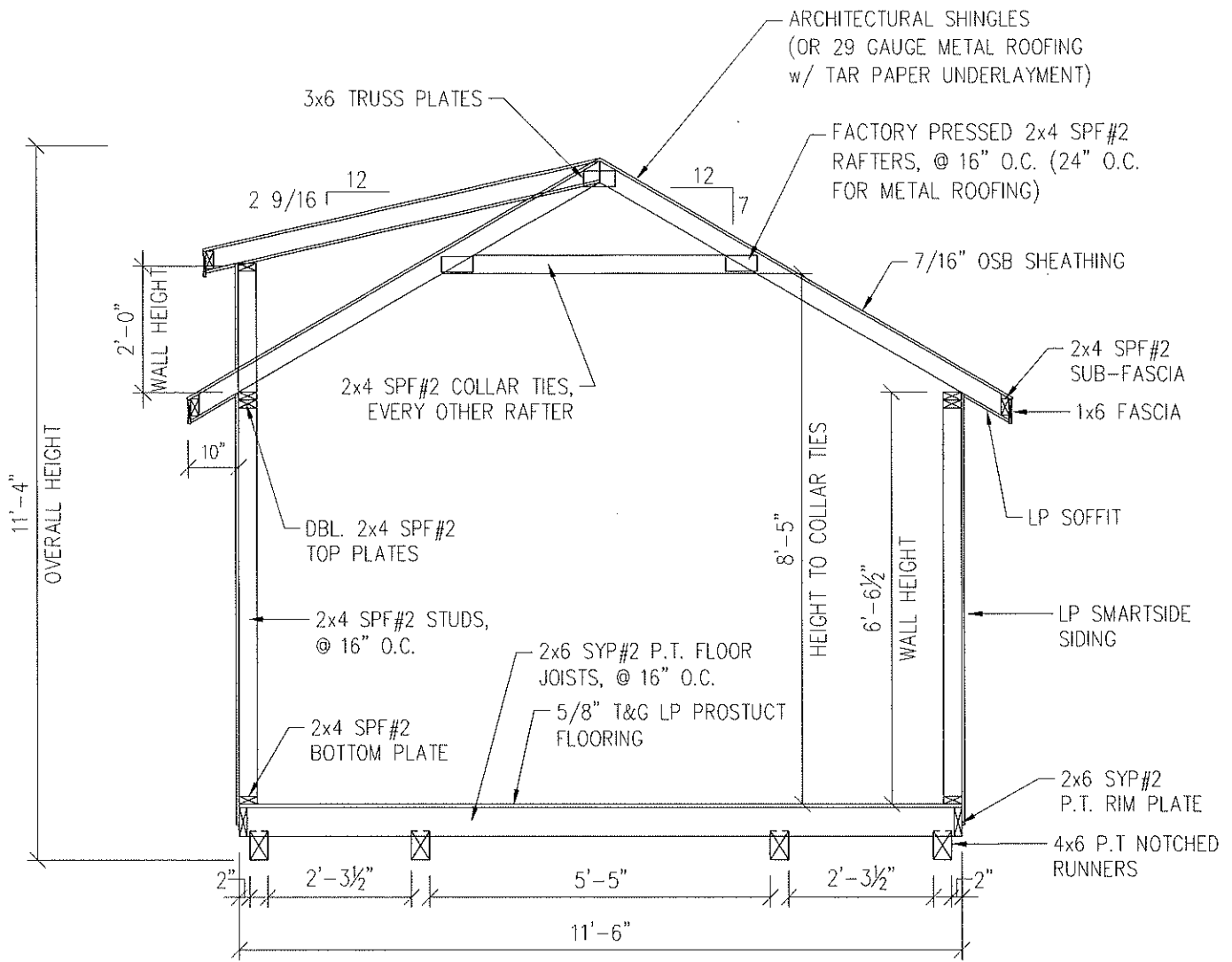
Highlands at Pittsford Service Shed

100 Hahnemann Trail
SWBR Project Number 18050.00

Highlands at Pittsford

100 Hahnemann Trail

A-101
Plans and Details



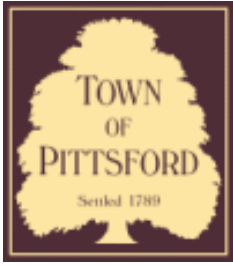
BUILDING SECTION

QUALITY
WOODTEX
 SINCE 1982

12' WIDE HERITAGE with DORMER



12x20
Heritage



Town of Pittsford

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

Permit #
C18-000042

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 790 Linden Avenue ROCHESTER, NY 14625

Tax ID Number: 138.15-1-16

Zoning District: LI Light Industrial

Owner: Dr. Andrew Dvonch

Applicant: Dimarco Group

Application Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input checked="" 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 exterior modifications to 790 Linden Avenue. Building is being re-purposed to convert it from professional office to a dental office. Modifications include adding windows for dental suites and relocating existing entry door on South elevation, filling in existing overhead doors on East elevation and adding windows for dental suites on West elevation. All modifications will include matching existing exterior building materials.

Meeting Date: January 10, 2019



770

790

789

800

803

Linden Avenue

Linden Park

Linden Avenue

PROJECT STATISTICS

1. GENERAL:

- 1.1 PROPERTY OWNER - PHYSICIAN BUSINESS SOLUTIONS LLC
- 1.2 APPLICANT - ANDREW DVONCH, DDS
- 1.3 PROPERTY ADDRESS - 790 LINDEN AVENUE ROCHESTER, NEW YORK 14625
- 1.4 TAX ACCOUNT - 138.150-0001-016.0000000

2. ZONING REGULATIONS:

2.1 ZONING DISTRICT - L - LIGHT INDUSTRIAL

2.2 CODE REQUIREMENTS -	REQUIRED	EXISTING	PROVIDED	VARIANCE REQUIRED
FRONT:	50'	65'	50'(LINDEN PK.)	NO
REAR:	50'	NA	NA	NO
SIDE:	25'	21'(W)	21'(W)	NO
COVERAGE:	80% MAX	52% ±	60% ±	NO
BUILDING HEIGHT:	40' MAX	24' ±	24' ±	NO
PARKING SPACES:	26	16	26	YES
PARKING LOCATION:	40' FROM FRONT	40'	21'	YES

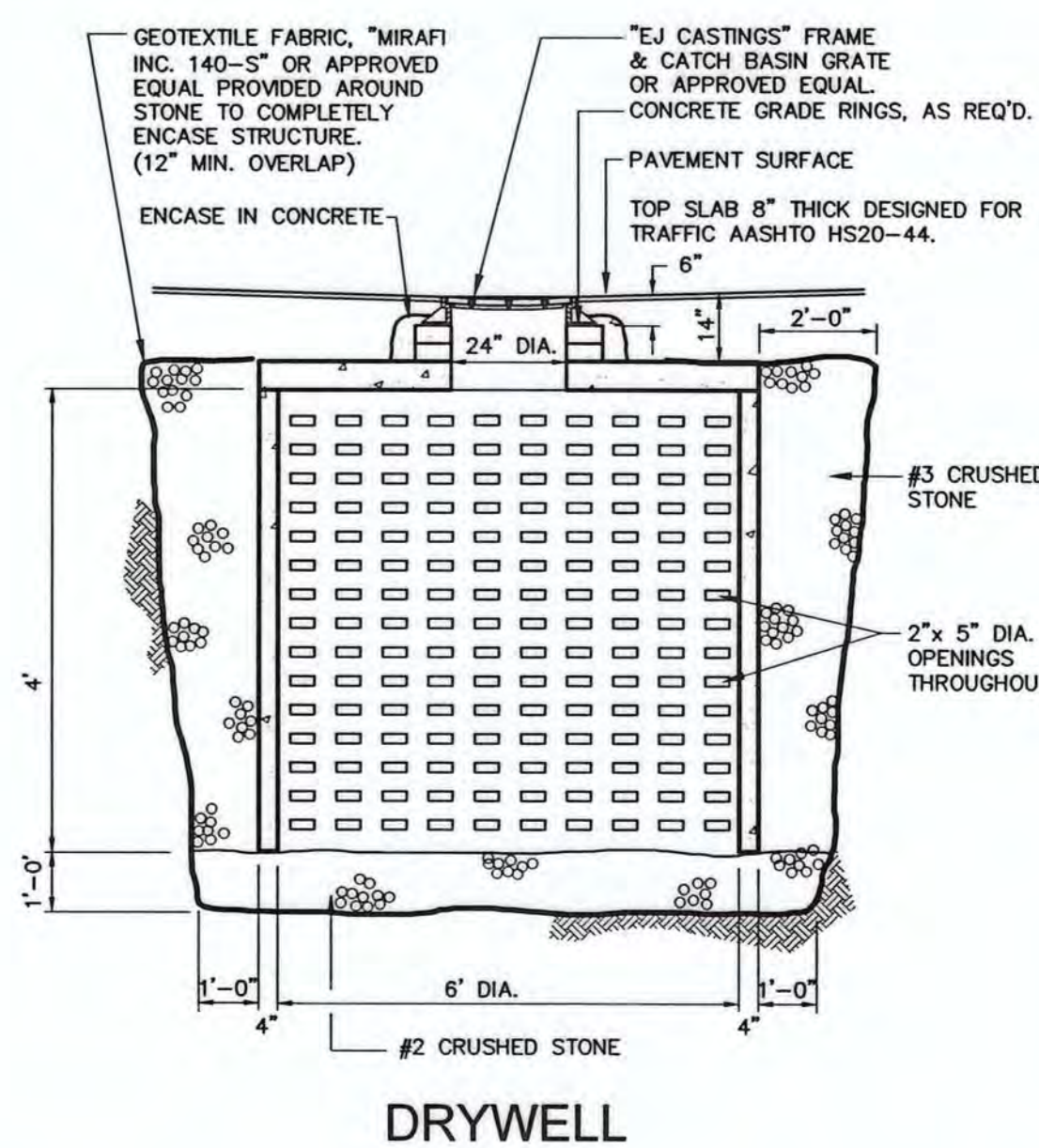
2.3 VARIANCES - VARIANCE FOR PARKING SETBACK DISTANCE
VARIANCE FOR EMPLOYEE PARKING IN FRONT OF STRUCTURE
VARIANCES GRANTED 10/15/18

3. PARCEL STATISTICS:

- 3.1 AREA - 0.54 ACRES
- 3.2 EXISTING CONDITIONS: OFFICE
- 3.3 PROPOSED CONDITIONS: DENTAL OFFICE

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	LIGHT POLE
(Symbol)	(Symbol)	POWER POLE
(Symbol)	(Symbol)	GAS MAIN & VALVE
(Symbol)	(Symbol)	ELECTRIC CONDUIT & STRUCTURE
(Symbol)	(Symbol)	TELEPHONE CONDUIT & STRUCTURE
(Symbol)	(Symbol)	CENTERLINE AND STATIONING
(Symbol)	(Symbol)	RIGHT-OF-WAY OR PROPERTY LINE
(Symbol)	(Symbol)	CURB
(Symbol)	(Symbol)	FENCE (DESCRIPTION)
(Symbol)	(Symbol)	SANITARY SEWER WITH MANHOLE
(Symbol)	(Symbol)	STORM SEWER, MANHOLE & FIELD/DROP INLET
(Symbol)	(Symbol)	WATER MAIN WITH HYDRANT & GATE VALVE
(Symbol)	(Symbol)	CENTERLINE OF SWALE
(Symbol)	(Symbol)	CONTOUR
(Symbol)	(Symbol)	DRAINAGE FLOW ARROW
(Symbol)	(Symbol)	SPOT ELEVATION
(Symbol)	(Symbol)	TREE LINE
(Symbol)	(Symbol)	PARKING SPACE COUNT



Dvonch (0936) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	MOUNTING/BALLAST	LLF	QTY
VP1	(Symbol)	Hubbell Lightin 16" type 4 (1) "VP-1" VP-S-36L-65-3K7-4	2' CONCRETE BASE 14' POLE 16' TOTAL LUMINAIR HEIGHT	0.93	3

LANDSCAPING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT
JC	JUNIPERUS SAB. 'CALGARY CARPET'	CALGARY CARPET JUNIPER	6	15-18" SPR	#3 CONT.
TD	TAXUS M. 'DENSIFORMIS'	DENSIFORMIS YEW	32	24-30" SPR	B+B

- TOWN OF PITTSFORD NOTES:**
- SUBJECT TO THE GRANTING OF A SIDEWALK EASEMENT TO THE TOWN OF PITTSFORD.
 - LANDSCAPING AS SHOWN ON THE DRAWINGS OR REQUIRED HEREIN MUST BE COMPLETED WITHIN 90 DAYS OF PAVING THE EXPANDED PARKING AREA.
 - TOWN OF PITTSFORD CODE ENFORCEMENT OFFICER CAN REQUIRE SHIELDING THE LIGHT FIXTURES WHERE THE LIGHT SOURCE IS VISIBLE FROM THE STREET OR ADJACENT PROPERTIES. IN ADDITION, THE LIGHTS SHALL BE DIMMABLE BELOW THE INTENSITIES SHOWN ON THE PLANS.
 - ADJUSTMENTS OR REPLACEMENT OF PLANTINGS ARE SUBJECT TO DPW APPROVALS.
 - DURING CONSTRUCTION, PARKING IS NOT PERMITTED ON LINDEN AVENUE.
 - ANY EXTERIOR BUILDING ELEVATIONS WILL REQUIRE APPROVAL FROM THE TOWN OF PITTSFORD DRHPB PRIOR TO BEGINNING WORK.

MARATHON ENGINEERING
ROCHESTER LOCATION
39 CASCADE DRIVE
ROCHESTER, NY 14614
585-458-7770
ITHACA LOCATION
840 HANSHAW RD, STE 12
ITHACA, NY 14850
607-241-2917
www.marathoneng.com

PRELIMINARY/FINAL SITE PLANS for
DENTAL OFFICE
ANDREW DVONCH, D.D.S.
790 LINDEN AVE
MONROE COUNTY
TOWN OF PITTSFORD
STATE OF NEW YORK

JOB NO: 0936-18
SCALE: 1"=20'
DRAWN: RLB
DESIGNED: MT
DATE: 08/22/2018

REVISIONS

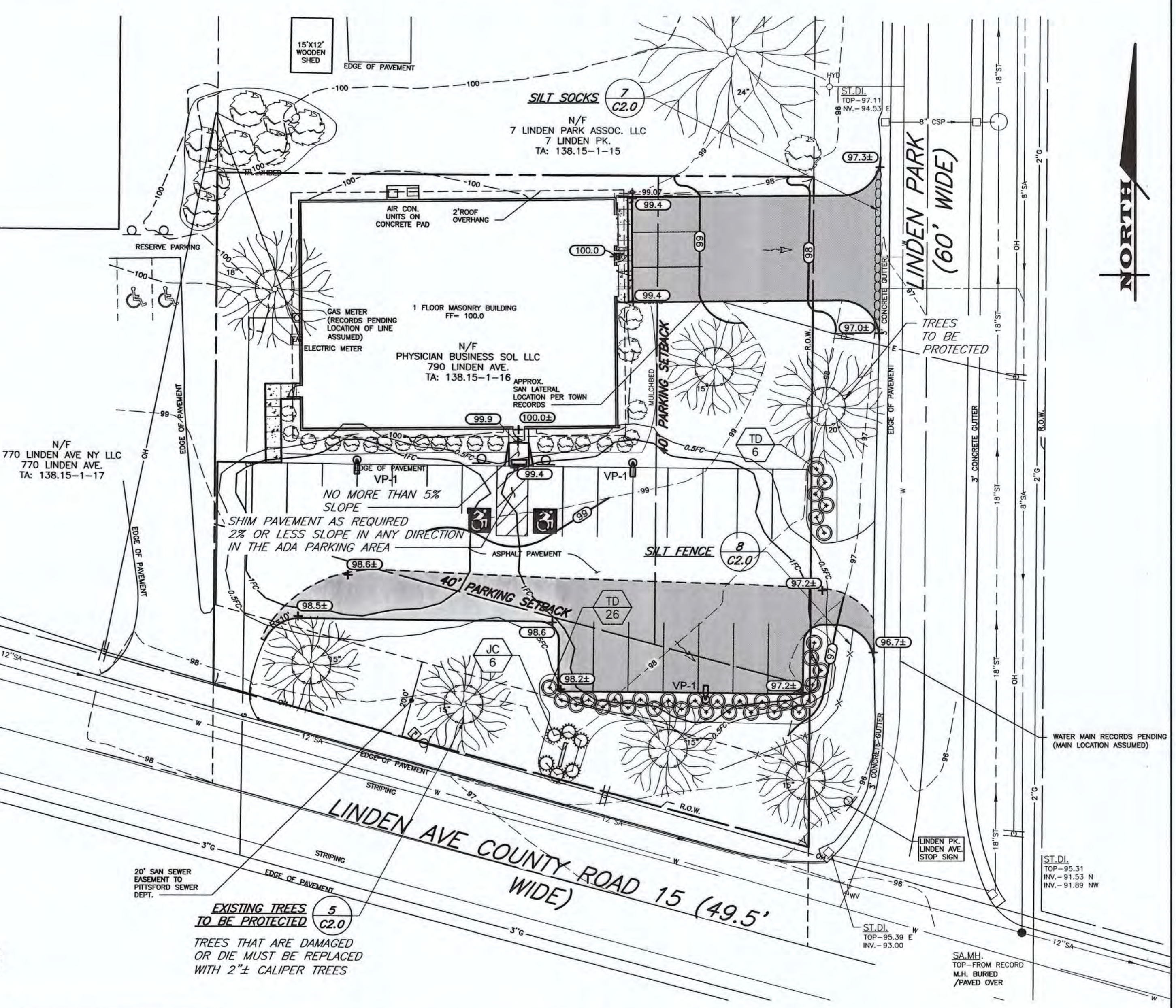
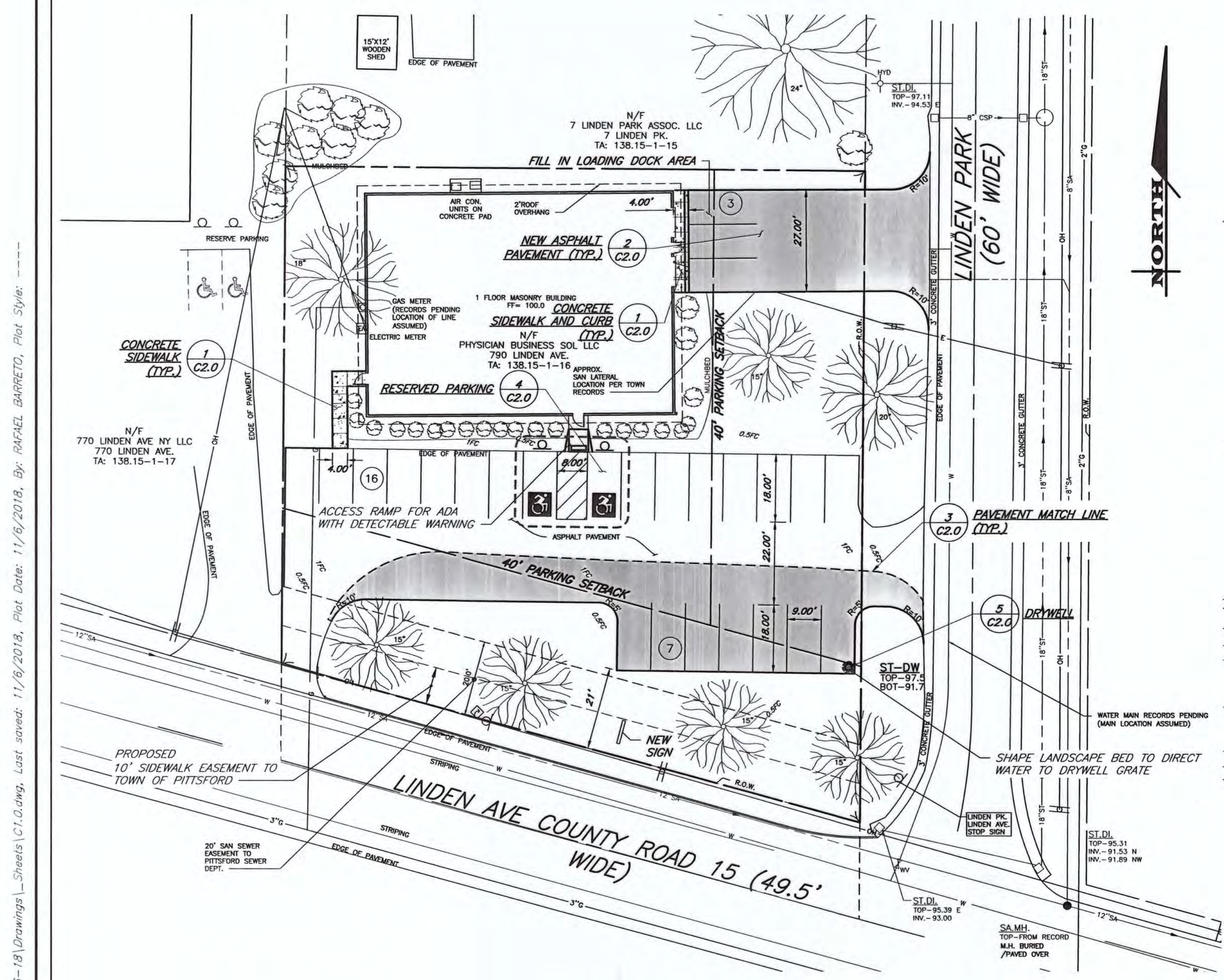
DATE	BY	REVISION
10/09/18	RLB	TOWN ENGINEER COMMENTS
10/25/18	MPT	PRE-MYLAR REVIEW
11/06/18	MPT	ISSUED FOR MYLAR

IF A MEMBER OF THE NEW YORK STATE ENGINEERING LAW BOARD HAS REVIEWED THIS PLAN FOR ANY PERSON UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT, THE REVIEWER'S NAME AND THE DATE OF REVIEW SHALL BE PRINTED ON THIS SHEET AND THE REVIEWER'S SIGNATURE SHALL BE PRINTED ON THIS SHEET AND THE DATE OF SUCH REVIEW AND A PHOTO COPY OF THE REVIEWER'S SIGNATURE SHALL BE SUBMITTED TO THE TOWN OF PITTSFORD WITH THIS SHEET.

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STATE OF NEW YORK
ROBERT P. BRINGLEY
LICENSED PROFESSIONAL ENGINEER
NO. 66924

DRAWING TITLE:
LAYOUT, GRADING,
LIGHTING, AND
LANDSCAPING PLAN

2 of 3
SHEET No: **C1.0**
0936-18
JOB No: DRAWING No:

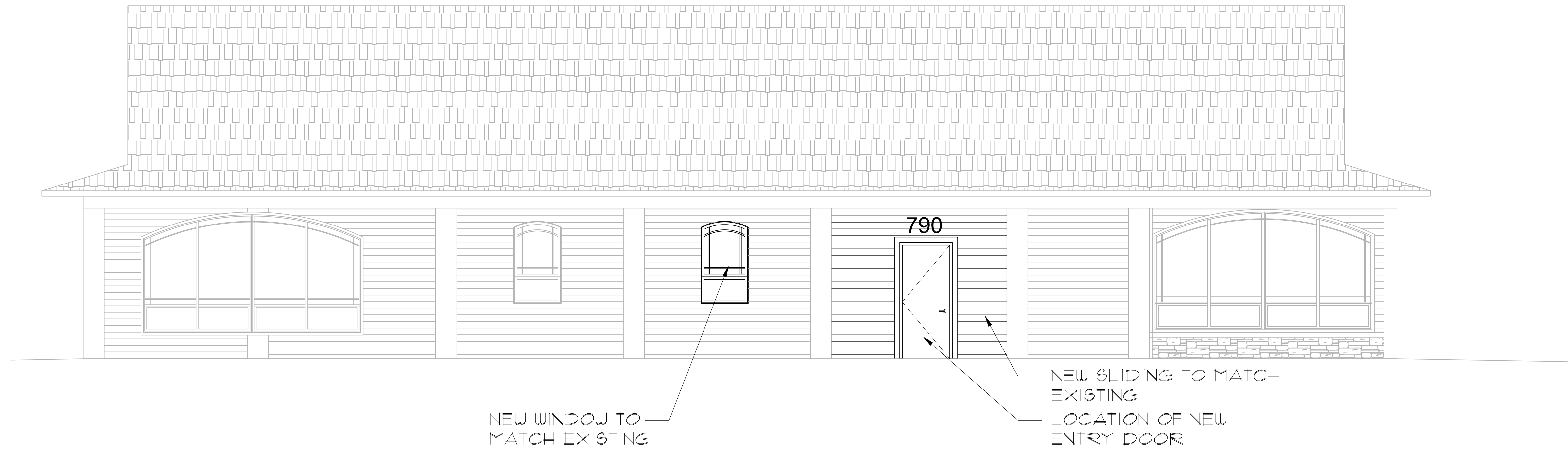


APPROVED BY: [Signature]
COMMISSIONER OF PUBLIC WORKS
DATE: 11-9-2018
APPROVED BY: [Signature]
TOWN ENGINEER
DATE: 11-9-2018

PITTSFORD PLANNING BOARD
APPROVED 11.12.2018
DATE
TOWN OF PITTSFORD ZONING BOARD OF APPEALS
BY: [Signature]

GRADING, LIGHTING AND LANDSCAPING PLAN
SCALE: 1"=20'

File: Z:\Engineering\Job Files\0936-18\Drawings\0936-18\Drawings\0936-18.dwg, Last saved: 11/06/2018, By: RAFAEL BARRETO, Plot Style: ---



3

PROPOSED SOUTH ELEVATION

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



1

EXISTING SOUTH ELEVATION

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

REVISED:

DATE:

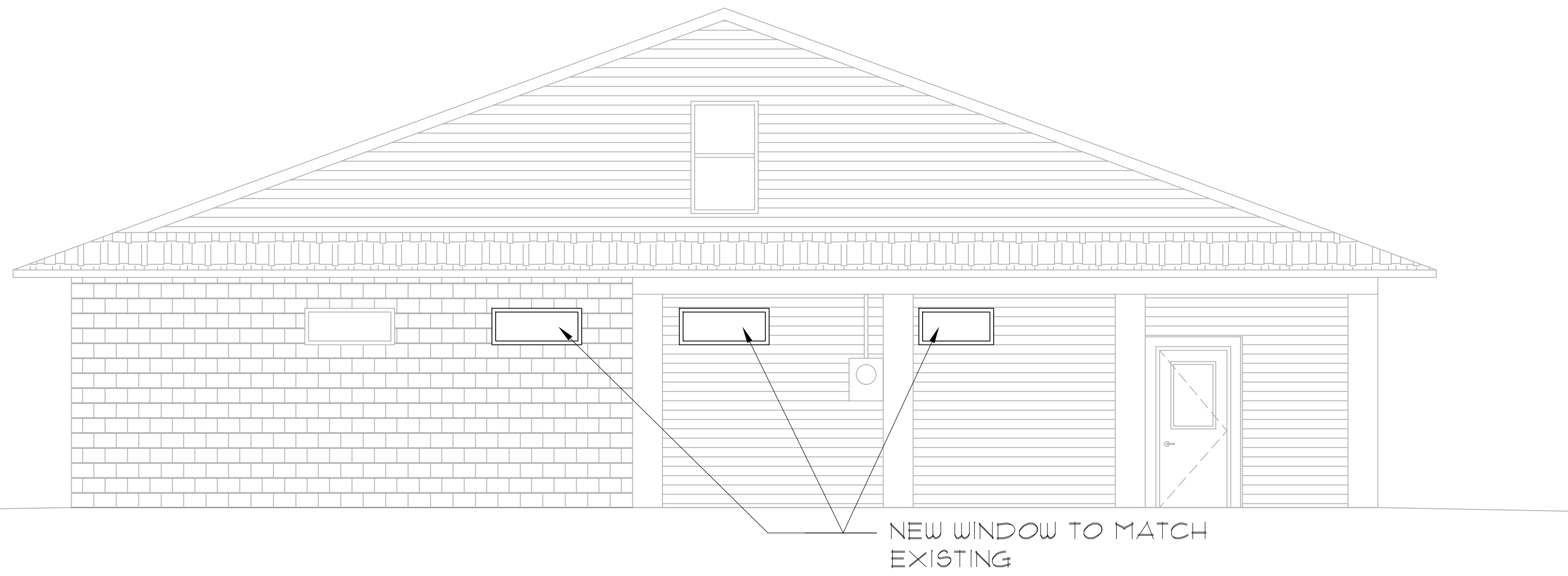
EXTERIOR ELEVATIONS

DRAWING TITLE:

A301

SHEET NO:

PROJECT NO: 18-063



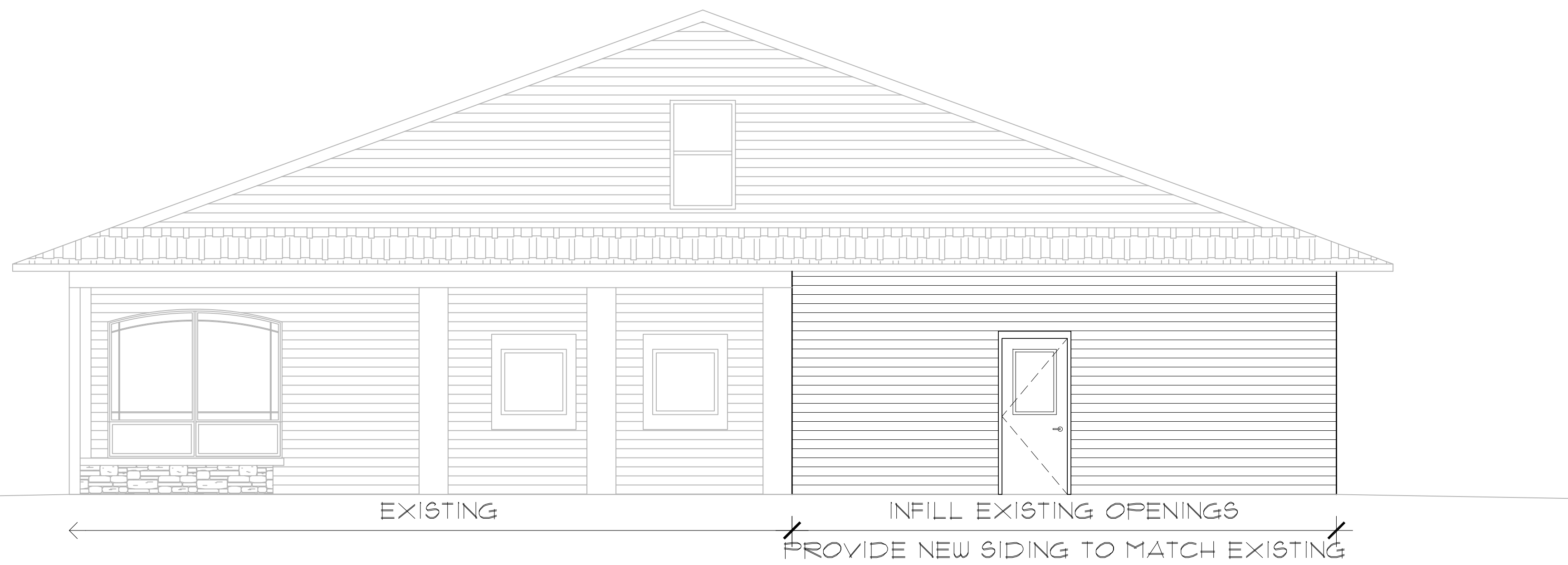
4

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3

EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2

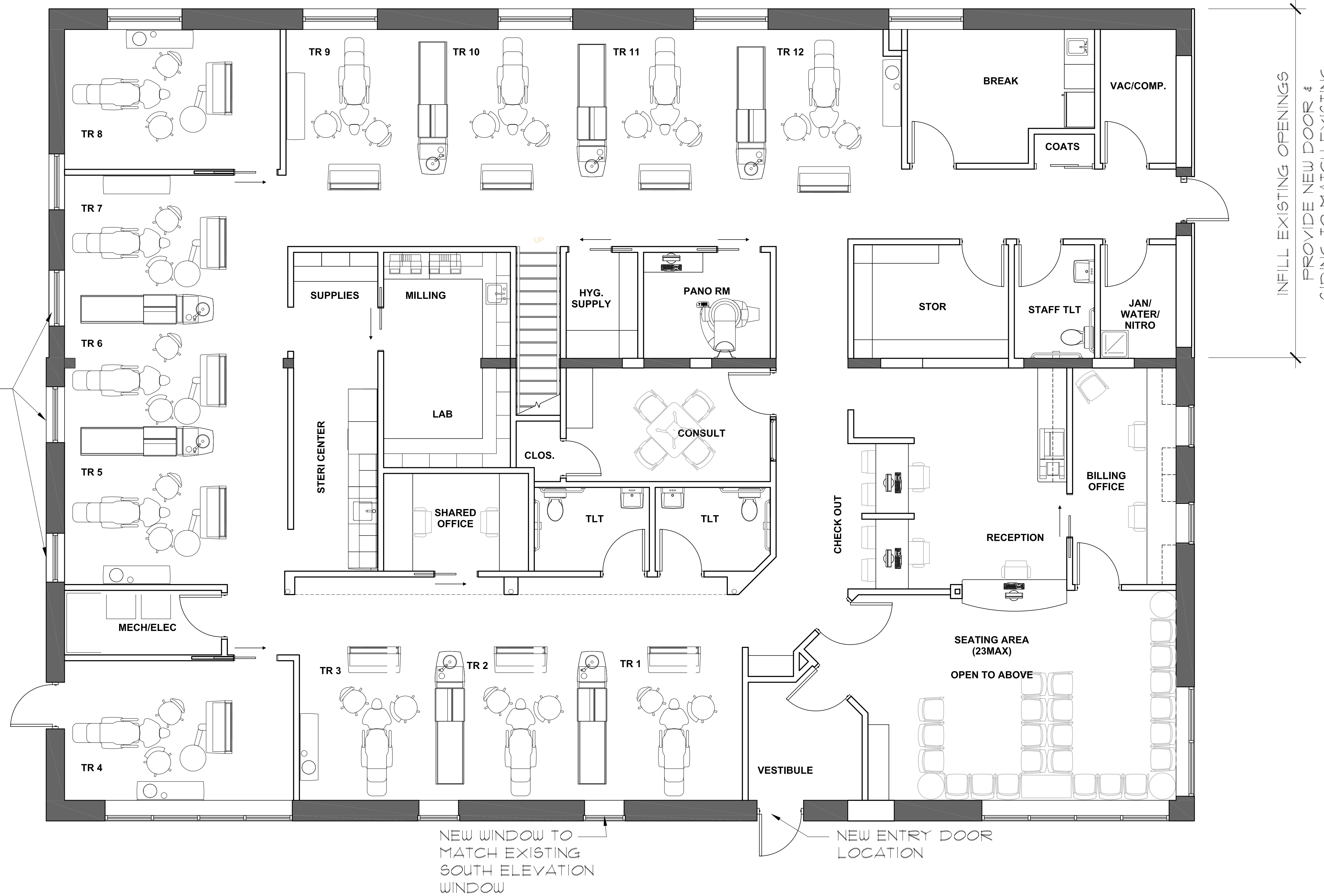
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1

EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

NEW WINDOW TO EXISTING WEST ELEVATION WINDOW



NEW WINDOW TO MATCH EXISTING SOUTH ELEVATION WINDOW

NEW ENTRY DOOR LOCATION

1

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

REVISED:

DATE: 12.18.18

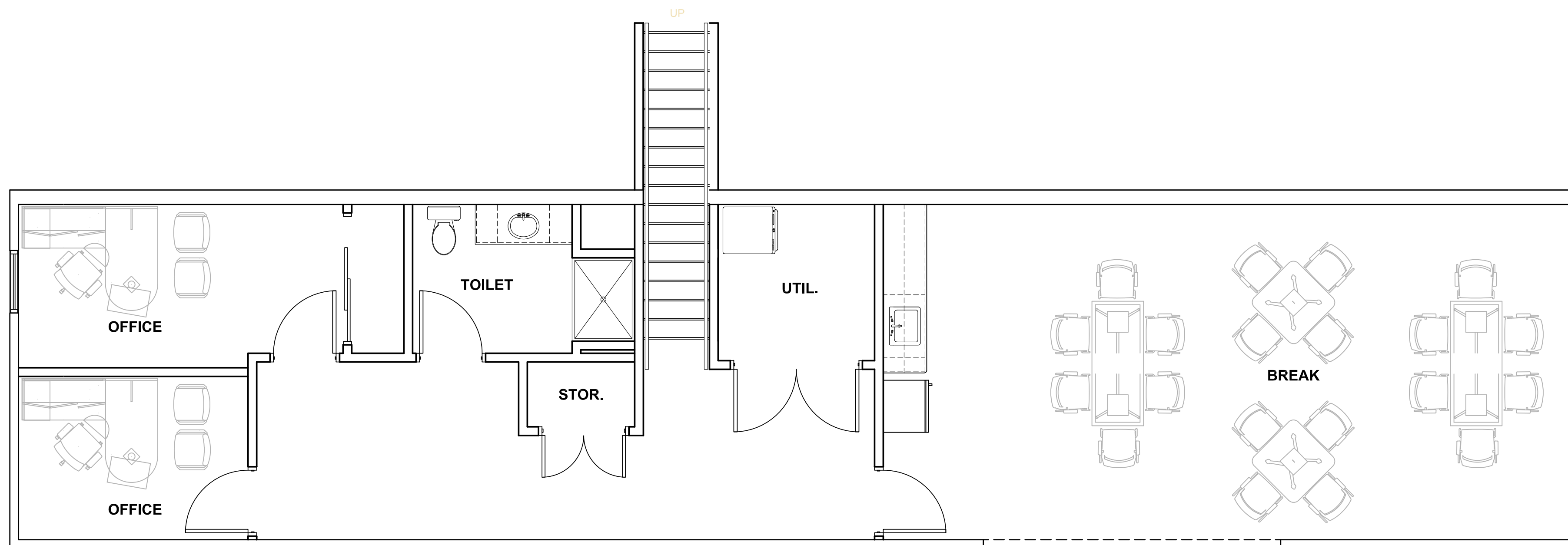
FIRST FLOOR PLAN

DRAWING TITLE:

A200

SHEET NO.

PROJECT NO: 18-063



1

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

REVISED:

DATE: 12.18.18

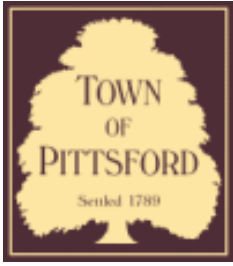
SECOND FLOOR PLAN

DRAWING TITLE:

A201

SHEET NO:

PROJECT NO: 18-063



Town of Pittsford

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

Permit #
S19-000001

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3350 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.16-2-1

Zoning District: C Commercial

Owner: Graceland Properties LLC

Applicant: Sign & Lighting Services LLC

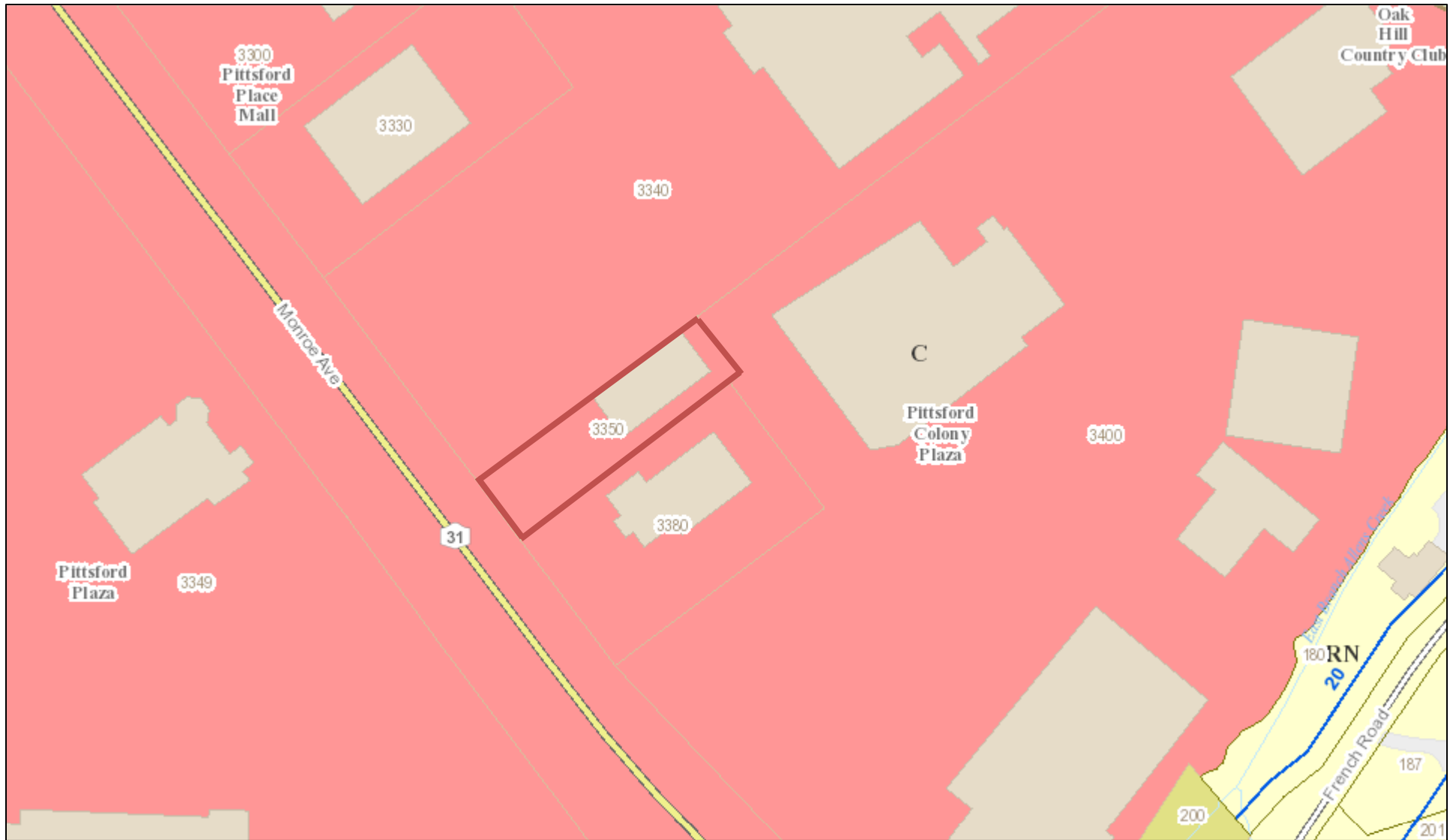
Application Type:

- | | |
|---|---|
| <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 | |

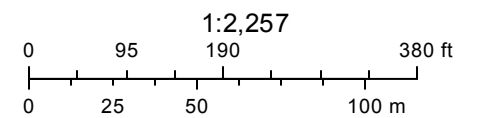
Project Description: Applicant is requesting design review for a business identification sign. The sign will be approximately 62.6 Sq. Ft. and will be for identifying the "Good Will Outlet".

Meeting Date: January 10, 2019

RN Residential Neighborhood Zoning

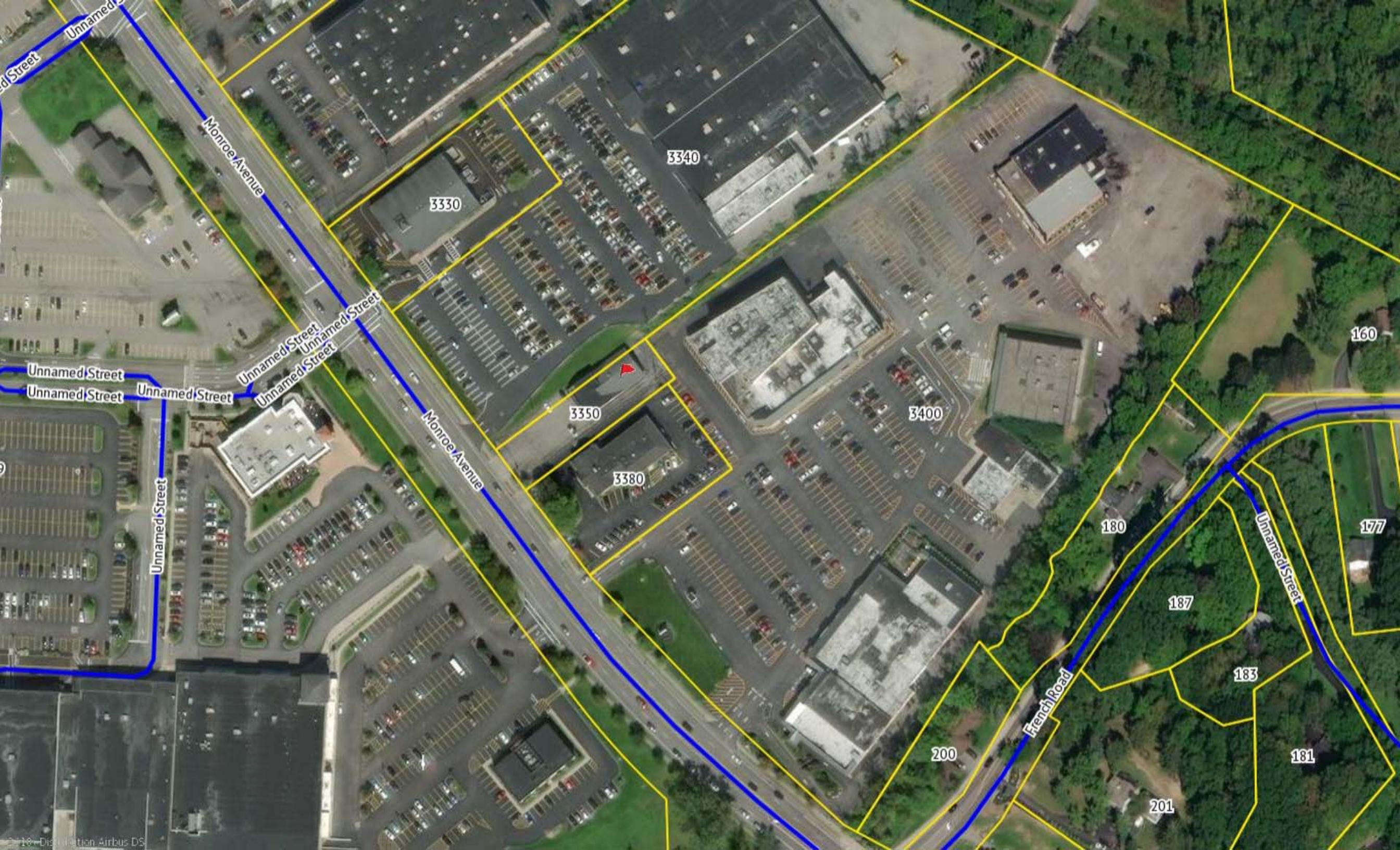


Printed December 18, 2018



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



3340

3330

3350

3380

3400

160

177

180

187

183

181

200

201

Unnamed Street

Monroe Avenue

Unnamed Street
Unnamed Street
Unnamed Street

Unnamed Street
Unnamed Street

Unnamed Street

Unnamed Street

Monroe Avenue

French Road

Unnamed Street

blue

/ A GOODWILL BOUTIQUE /

WINDY
AND STREETS

C. CUM



SIGN & LIGHTING SERVICES LLC

P.O. Box 597, Ontario, NY 14519

Phone: (585)265-4462 Fax: (585)265-4473

133"

67.78"

Goodwill OUTLET



®

Customer: Goodwill Pittsford	Salesman: Kirk Wright	I have reviewed the attached drawings and authorize production as shown. I understand that any changes made before, during, or after production will alter the price as quoted. I accept that any changes will be in writing and approved before additional work is completed. _____ Signature _____ Date
Project Name: Goodwill Pittsford	File: Goodwill Pittsford rev 1 dimensions proof	
Contact:	Date Prepared: 11/26/2018	
Address:	Remarks:	
City-State:		



SIGN & LIGHTING SERVICES LLC

P.O. Box 597, Ontario, NY 14519

Phone: (585)265-4462 Fax: (585)265-4473



Customer: Goodwill Pittsford	Salesman: Kirk Wright	I have reviewed the attached drawings and authorize production as shown. I understand that any changes made before, during, or after production will alter the price as quoted. I accept that any changes will be in writing and approved before additional work is completed. _____ Signature _____ Date
Project Name: Goodwill Pittsford	File: Goodwill Pittsford rev 1 proof	
Contact:	Date Prepared: 11/26/2018	
Address:	Remarks:	
City-State:		