

**Design Review & Historic Preservation Board  
Agenda  
February 27, 2020**

**HISTORIC PRESERVATION DISCUSSION**

**RESIDENTIAL APPLICATION FOR REVIEW**

- **359 Kilbourn Road**  
The Applicant is requesting design review for the construction of a new one story single family home. The home will replace an existing one story home and will be approximately 2650 sq. ft. The applicant stated they may try to save the chimney and the rounded bump out on the west side of the existing home.
  
- **40 Landsdowne Lane**  
The Applicant is requesting design review for the addition of a garage bay, garage extension and a covered entry/foyer. The new garage bay will be located to the west of the existing garage and will be approximately 336 square feet. Approximately 240 square feet will be added to the front of the existing garage to allow for additional living space to the rear. The covered entry and foyer will be approximately 75 sq. ft. and will be located on the south side of the house. The applicant was approved for a variance by the Zoning Board on 2/17/2020 for the addition extending beyond the building line.
  
- **9 & 11 Skylight Trail**  
The Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 46 (#9 Alpine Ridge) will be 2000 sq. ft. and Lot 45 (#11 Alpine Ridge) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

**OTHER – REVIEW OF 2/13/2020 MINUTES**

*draft*  
**Design Review and Historic Preservation Board  
Minutes  
February 13, 2020**

**PRESENT**

Dirk Schneider, Chairman; Bonnie Salem, John Mitchell, David Wigg, Leticia Fornataro

**ALSO PRESENT**

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

**ABSENT**

Kathleen Cristman, Paul Whitbeck

Dirk Schneider opened the meeting at 6:45 pm.

**HISTORIC PRESERVATION DISCUSSION**

The Board reviewed details of the upcoming reception in May for inventoried homeowners. Bonnie Salem reviewed the list of invitees. Dirk Schneider has a speaker interested in attending.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **44 Parker Drive**

The Applicant is requesting design review for the renovation of an existing home. The renovation will include closing the breezeway between the garage and main house, replacing patio screens with windows and adding a new front door.

The homeowners Jesse and Nicole Newman were present. They have recently purchased a Don Hershey designed home and are looking to renovate. They appreciate and want to preserve the original design and style of the home while renovating to enlarge the kitchen area into the present breezeway to create more living space. No work on the rear elevation will take place. The owners want to close in the breezeway and formalize the entry with a contemporary flush panel front door. The former breezeway will be glassed in with long windows. All windows will be replaced in the style of the former windows in the home.

Bonnie Salem made note of the fact that this is an inventoried home. She suggested that proposed changes should be judged against the criteria for a Certificate of Appropriateness. Specifically, will the renovation remove the original design? Leticia Fornataro and Dirk Schneider commented that the proposed changes are respectful and appropriate to the original design.

Mr. Newman that the red cedar siding from the breezeway will be salvaged to match the exterior of siding on the home. Thin trim will be placed around the window to maintain the feel of the original design.

Dirk Schneider moved to approve the renovation to include closing in the breezeway and screened porch with windows and new walls as submitted. Leticia Fornataro seconded.

All Ayes.

## RESIDENTIAL APPLICATION FOR REVIEW – NEW HOME

- **6 Rockdale Meadows**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2313 sq. ft. and will be located in the Coventry Ridge Subdivision.

Steve Maynard was present to discuss the application with the Board.

This is a ranch style home in the patio section of the development.

The design elements will include slate colored vinyl siding with cultured stone, white trim and black roofing.

The Board expressed concern about the massing on the left elevation and asked if a window could be added in the bathroom or garage.

Mr. Maynard stated that he would talk to his clients about adding a window in the garage.

Bonnie Salem moved to approve the application as submitted with the recommendation that the addition of a window in the left elevation in the garage area be added.

Dirk Schneider seconded.

All Ayes.

- **7 Stable View**

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1796 sq. ft. and will be located in the Country Pointe Subdivision.

Lou Massey of Mascot Builders was present to discuss the application with the Board.

The Board noted that the fireplace has a 2 ft. fireplace bump out that has a hanging appearance and that brackets be added to give the appearance of support. Mr. Massey acknowledged that this is something they can do.

John Mitchell moved to accept the application as submitted with the condition of brackets being added to simulate the appearance of support for the fireplace design.

David Wigg seconded.

All Ayes.

## COMMERCIAL APPLICATION FOR REVIEW

- **3349 Monroe Avenue – Five Below**

The Applicant is requesting design review for the addition of two business identification signs and a façade change. The main sign will be 75.5 sq. ft. and identify the business "Five Below" with 36" internally illuminated channel letters on a blue background. The walkway sign will be 4 sq. ft. and will match the main sign but will not be illuminated.

Patty Ransco of Art Parts Sign was present. It was noted that part of the application includes alterations to the front of the building including a color change.

Leticia Fornataro moved to accept the application as submitted.

Dirk Schneider seconded.

All Ayes.

#### **INFORMAL REVIEW – DEMOLITION AND NEW BUILD – RETURNING**

- **123 Sunset Boulevard**

The Applicant is returning for an informal review for the demolition of an existing home and the construction of a new two story home. The home will be approximately 4435 sq. ft. and will replace the current home at the above address.

The architect, Jon Schick, was in attendance.

Mr. Schick that the design had changed from the original submittal to include a change in square footage to give the neighbor more space. The large two-story gable is replaced by a 3-dormer front elevation design.

The Board members comments were as follows:

Dirk Schneider expressed that the architect had listened to the comments concerning massing and he was happy to see the design of the home move forward so as not to encroach in the neighbor's back yard.

John Mitchell also reiterated that the Board's concerns were heard and indicated that the new design could work. Mr. Mitchell stated that the size of the structure is "a bit of a push" but that he could support this design dependent on the materials which are chosen if they are of a simplistic nature.

Bonnie Salem commented that although she approves of the simple design she still feels that the home is 2 ½ times larger than other surrounding homes. She is concerned about setting a precedent where homes are introduced that do not fit the character of the existing neighborhood. She feels that this home still encroaches on the neighbors' homes and is not consistent with this neighborhood. She expressed that this is not the right house for this site.

Leticia Fornataro felt the design was an improvement on what was previously presented.

Dave Wigg expressed that he can support the basic design but reserves judgement on approval until materials are presented.

#### **INFORMAL REVIEW – DEMOLITION**

- **359 Kilbourn Road**

The Applicant has applied for a demolition permit to allow the demolition of a single family dwelling. This property is Zoned Residential Neighborhood (RN). The demolition permit is to be issued on or after March 13, 2020. The structure is over 50 years old. This demolition has been advertised and a sign has been posted.

No representative was present to discuss this application with the Board.

Allen Reitz reviewed the application with the Board. This is an application to demolish a home which has fallen into disrepair. This demolition is not an action that the Board can block, however the Board feels this demolition will not have a negative impact on the neighborhood. Mr. Reitz reviewed the elements of the previous design that the owner would like to preserve namely the large chimney and the curved porch area. The new home will fit into the footprint of the previous one.

The Board commented that some detailing on the east elevation to break up the long flat plane is recommended.

**OTHER**

Allen Reitz announced that the farmstead on 132 East Street is currently for sale and discussed inquires that have been made regarding the zoning restrictions on this property.

**REVIEW OF 1/23/2020 MINUTES**

Bonnie Salem moved to approve the minutes of the 1/23/20 meeting with one change. Dirk Schneider seconded.

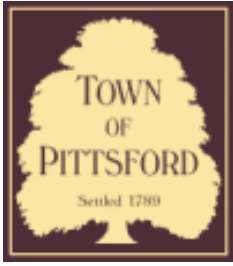
All Ayes.

The meeting adjourned at 8:37 pm.

Respectfully submitted,

Susan Donnelly  
Secretary to the Board

DRAFT



# Town of Pittsford

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

Permit #  
**B20-000019**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 359 Kilbourn Road ROCHESTER, NY 14618

**Tax ID Number:** 138.18-3-2

**Zoning District:** RN Residential Neighborhood

**Owner:** Kim Bailey (Stahl Property Associates II)

**Applicant:** Kim Bailey (Stahl Property Associates II)

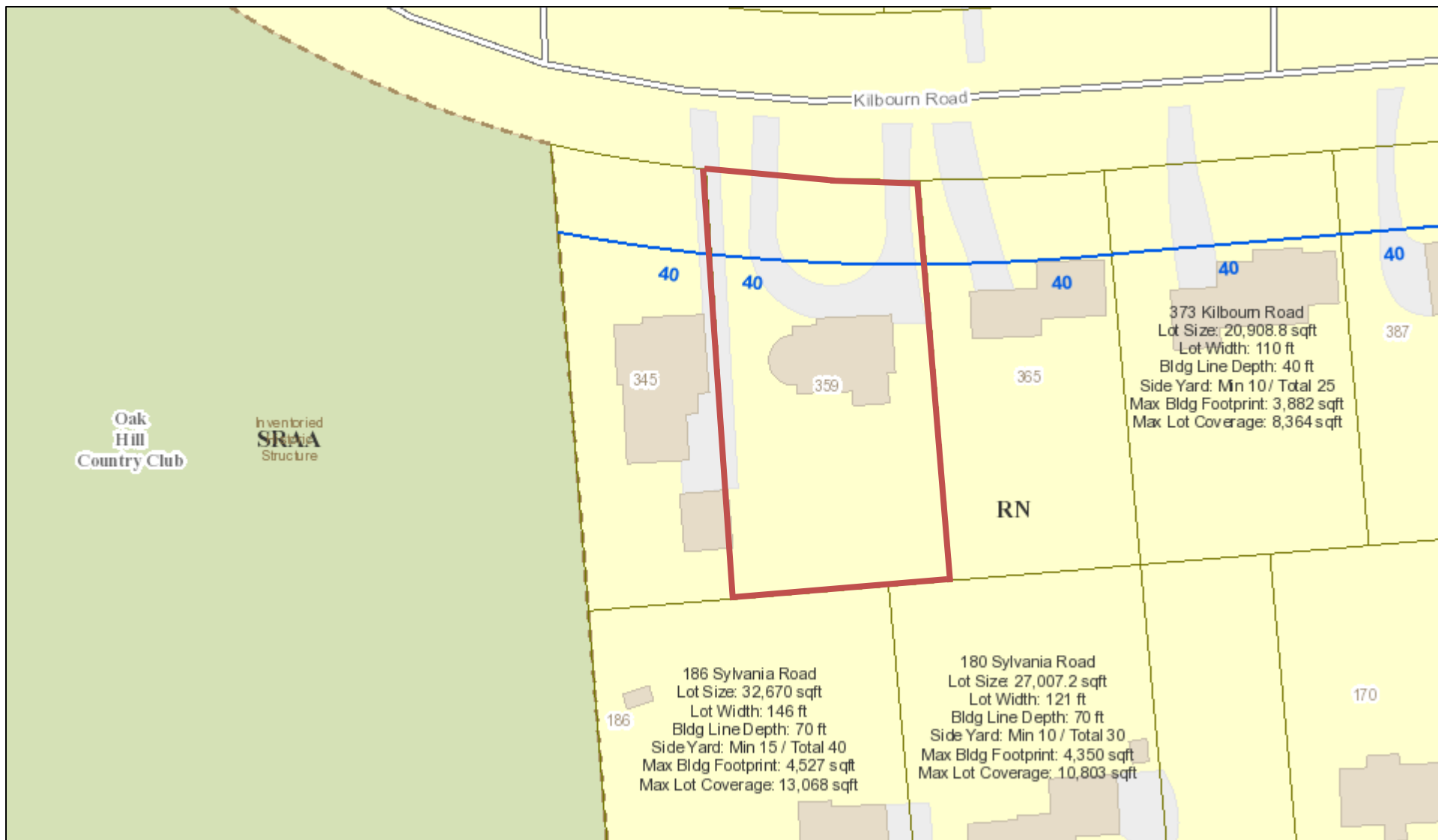
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- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

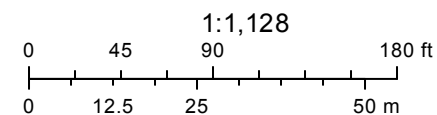
**Project Description:** Applicant is requesting design review for the construction of a new one story single family home. The home will replace an existing one story home and will be approximately 2650 Sq. Ft. The applicant stated they may try to save the chimney and the rounded bump out on the west side of the existing home.

**Meeting Date:** February 27, 2020

# RN Residential Neighborhood Zoning

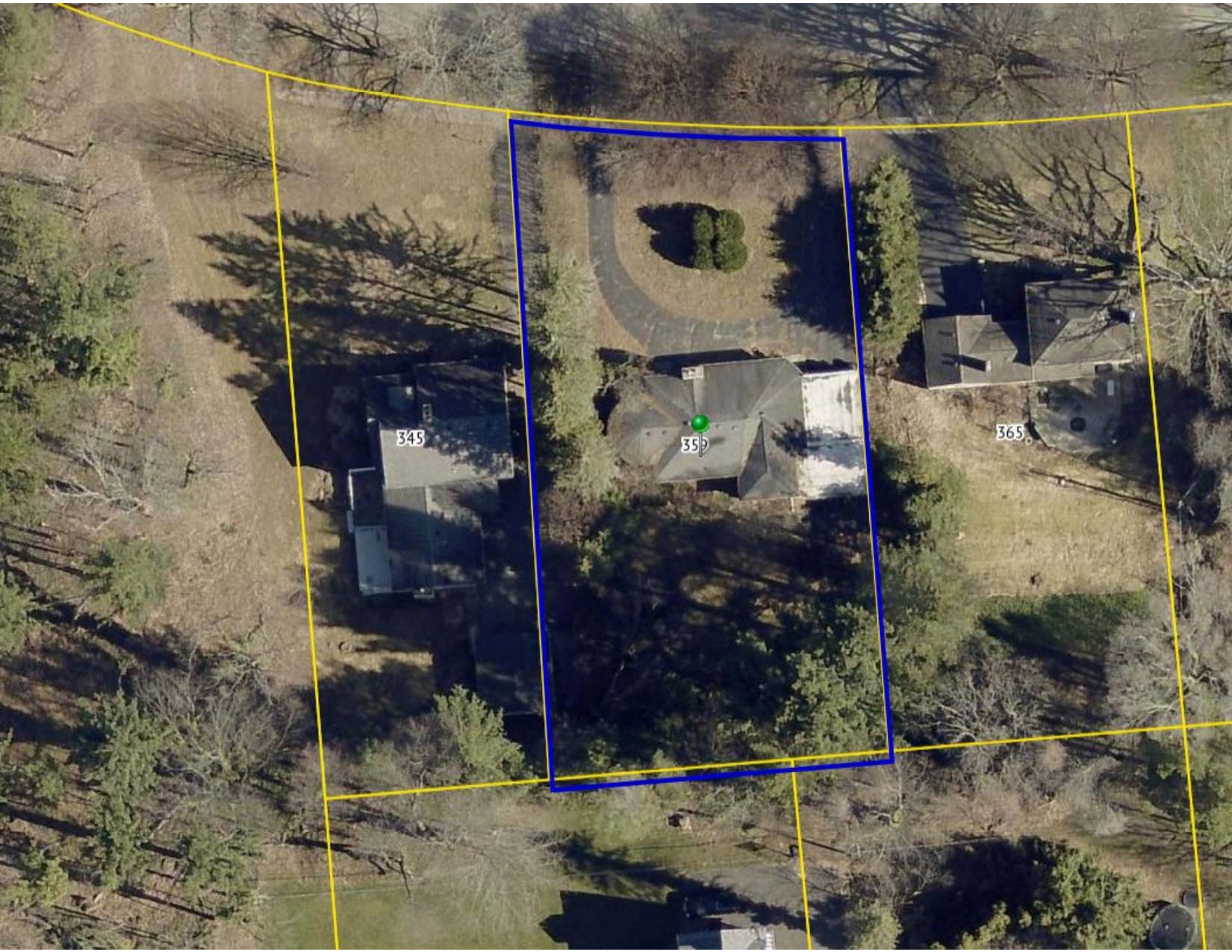


Printed January 29, 2020



Town of Pittsford GIS

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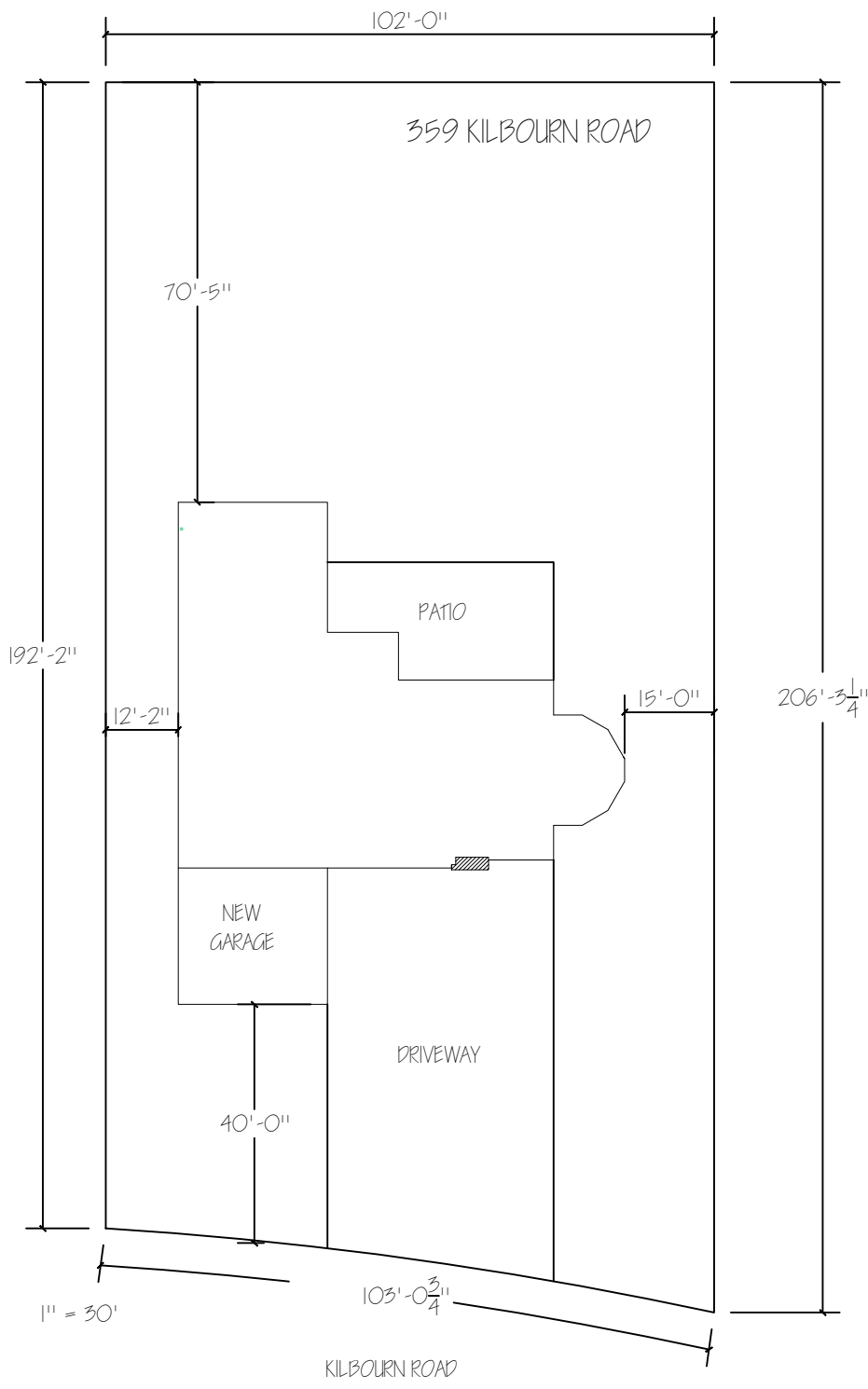


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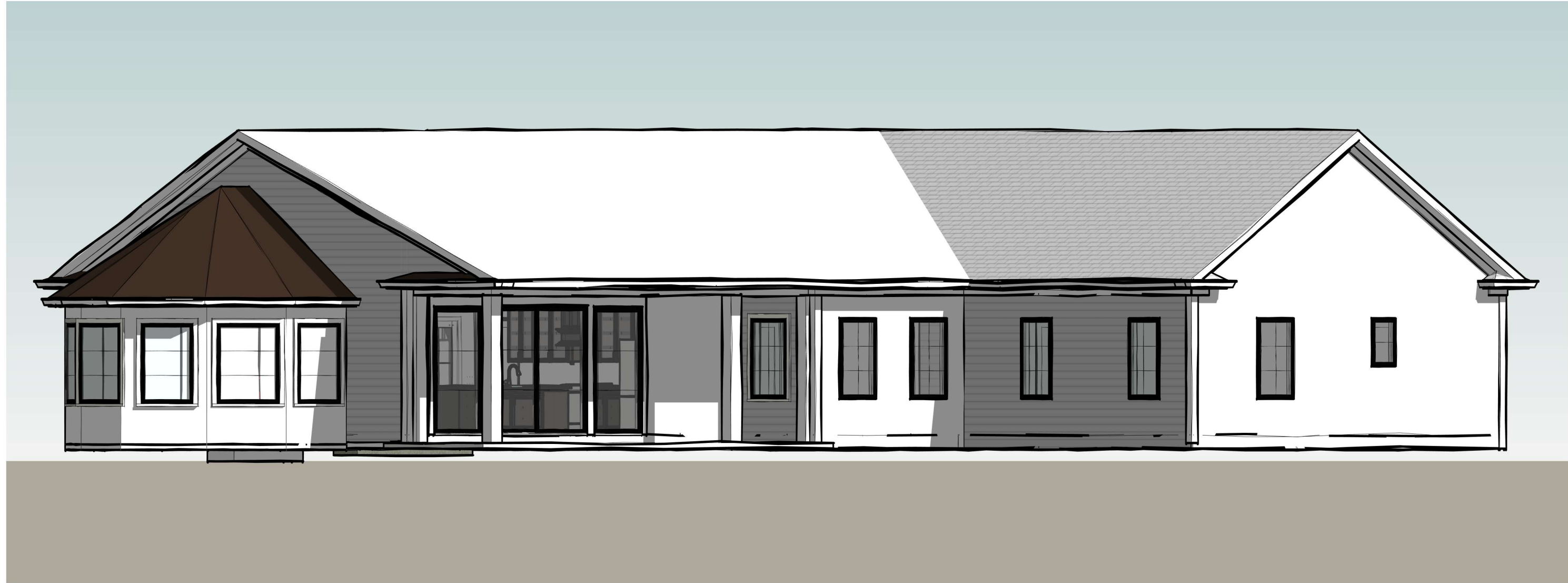
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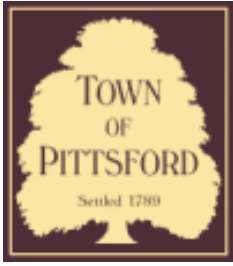












# Town of Pittsford

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

Permit #  
**B20-000020**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 40 Landsdowne Lane ROCHESTER, NY 14618

**Tax ID Number:** 151.11-1-16

**Zoning District:** RN Residential Neighborhood

**Owner:** Hammert, Warren C

**Applicant:** Randall Peacock

### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

**Project Description:** Applicant is requesting design review for the addition of a garage bay, garage extension and a covered entry/foyer. The new garage bay will be located to the west of the existing garage and will be approximately 336 square feet. Approximately 240 square feet will be added to the front of the existing garage to allow for additional living space to the rear. The covered entry and foyer will be approximately 75 square feet and will be located on the south side of the house. The applicant was approved for a variance by the Zoning Board on 2/17/2020 for the addition extending beyond the building line.

**Meeting Date:** February 27, 2020

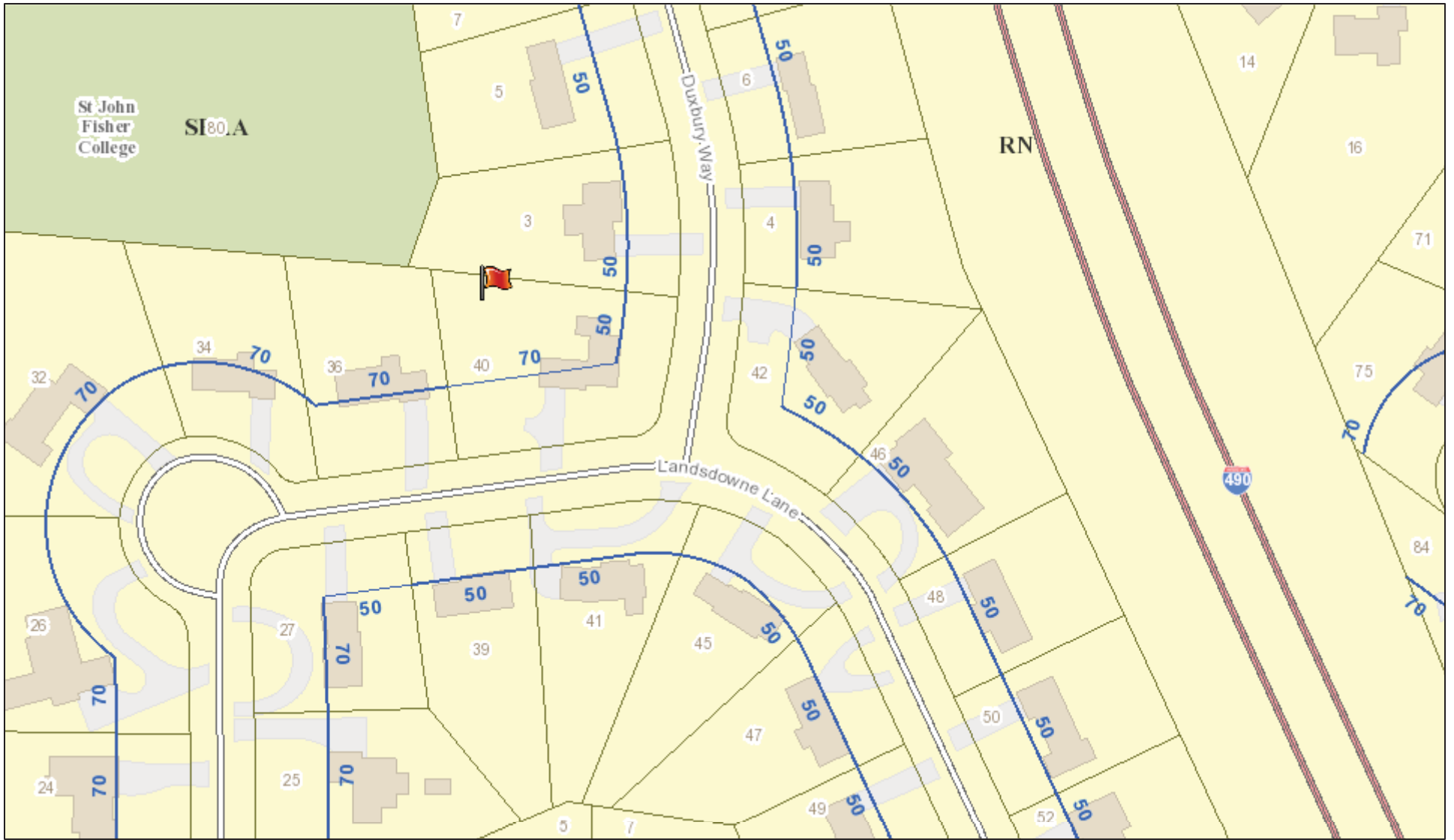




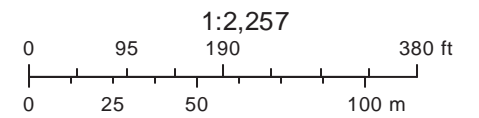
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# RN Residential Neighborhood Zoning

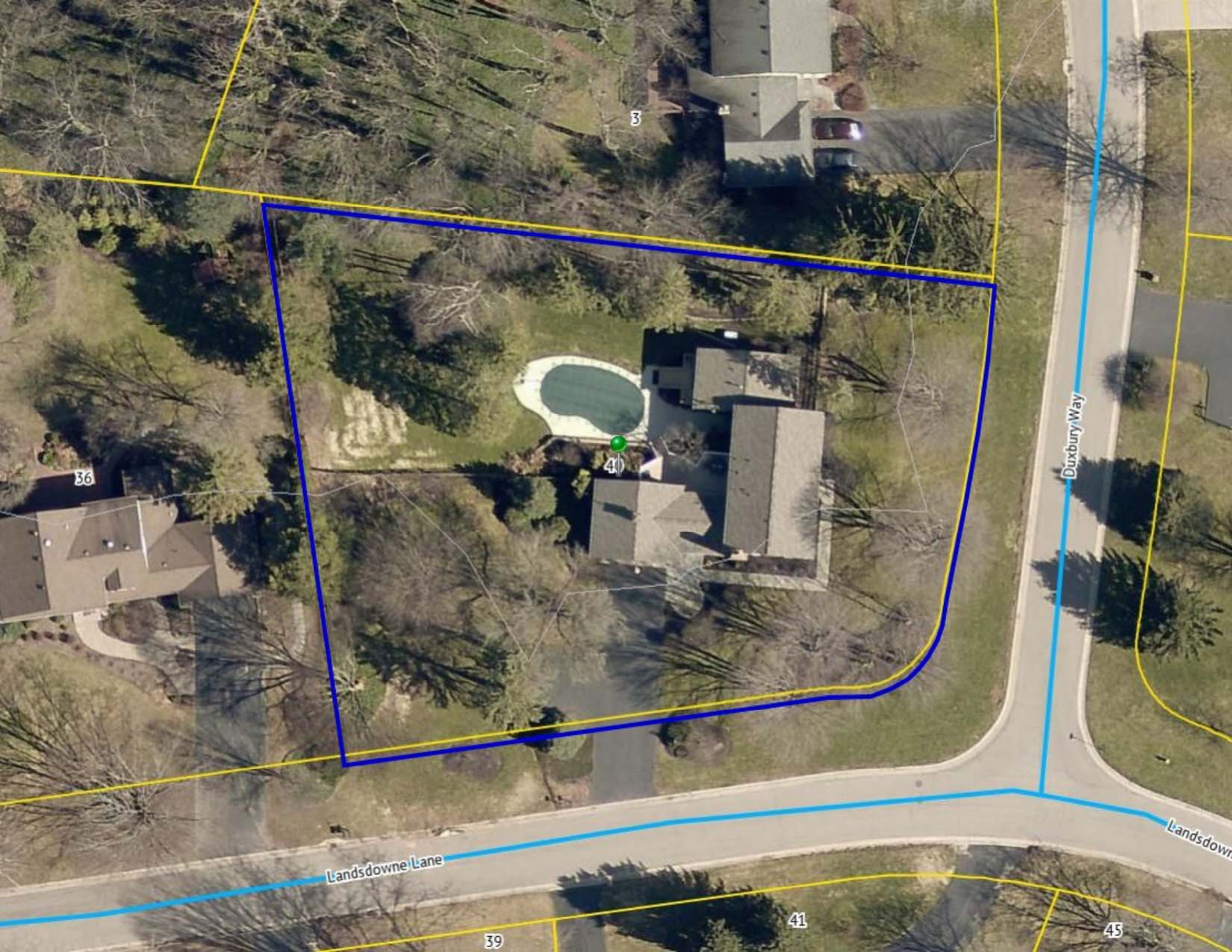


Printed February 20, 2020



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Landsdowne Lane

Duxbury Way

Landsdowne

39

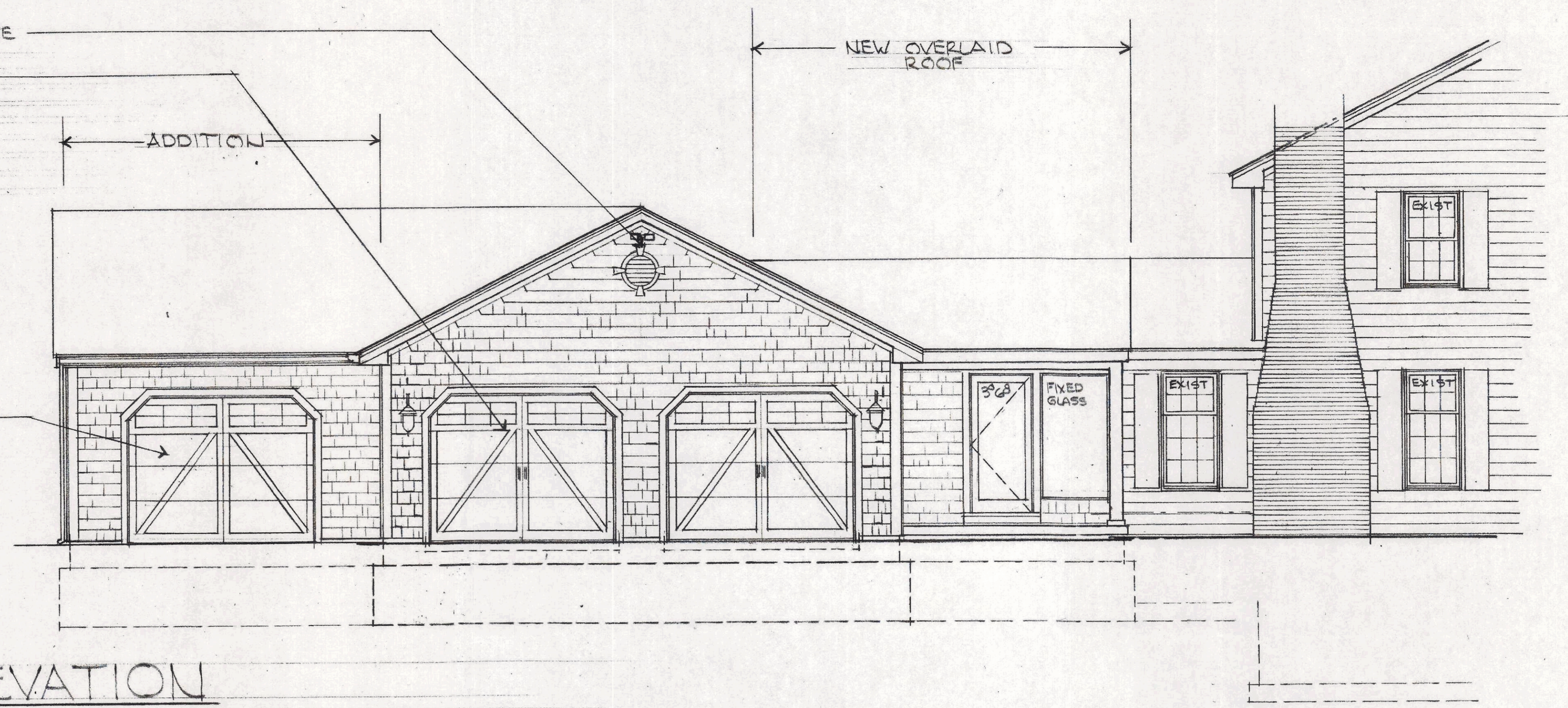
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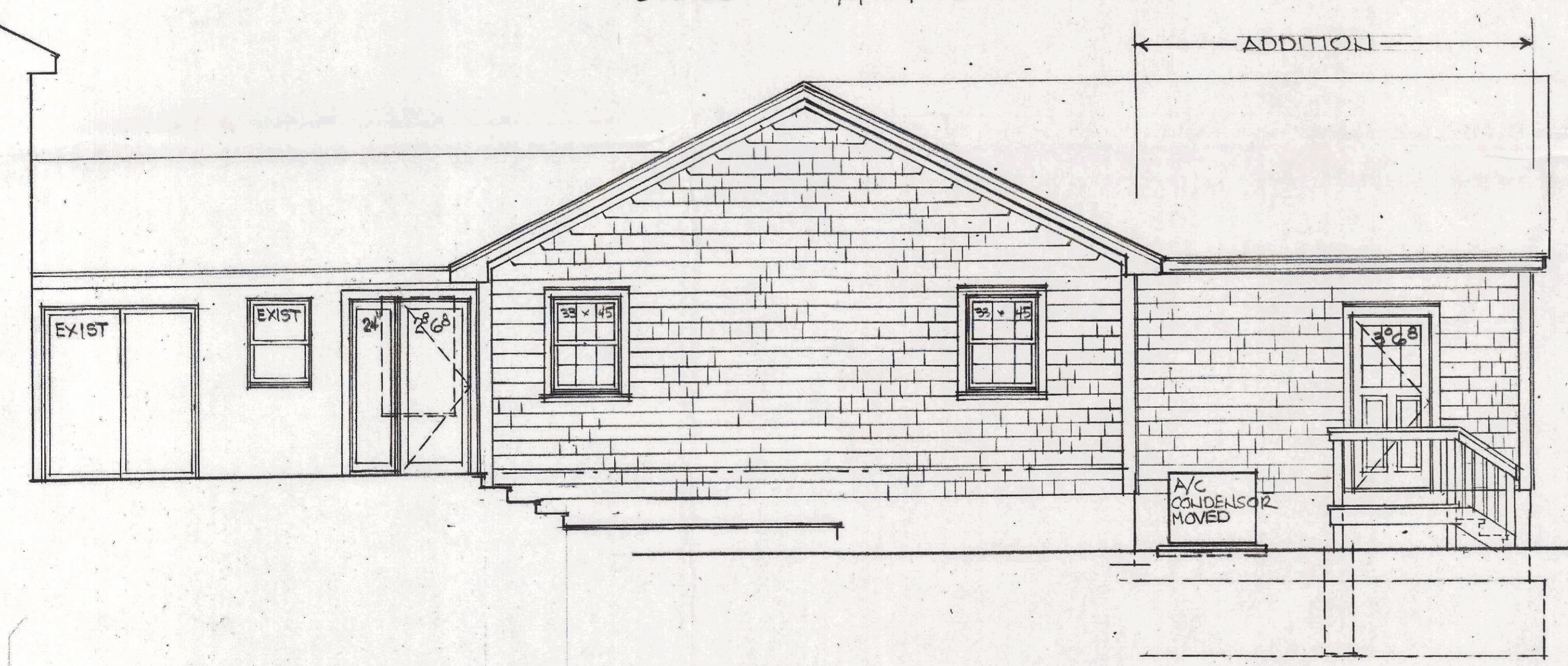


EXISTING LIGHTING & DECORATIVE  
LOUVER MOVED TO NEW WALL  
(2) GARAGE DOORS MOVED TO  
NEW WALL

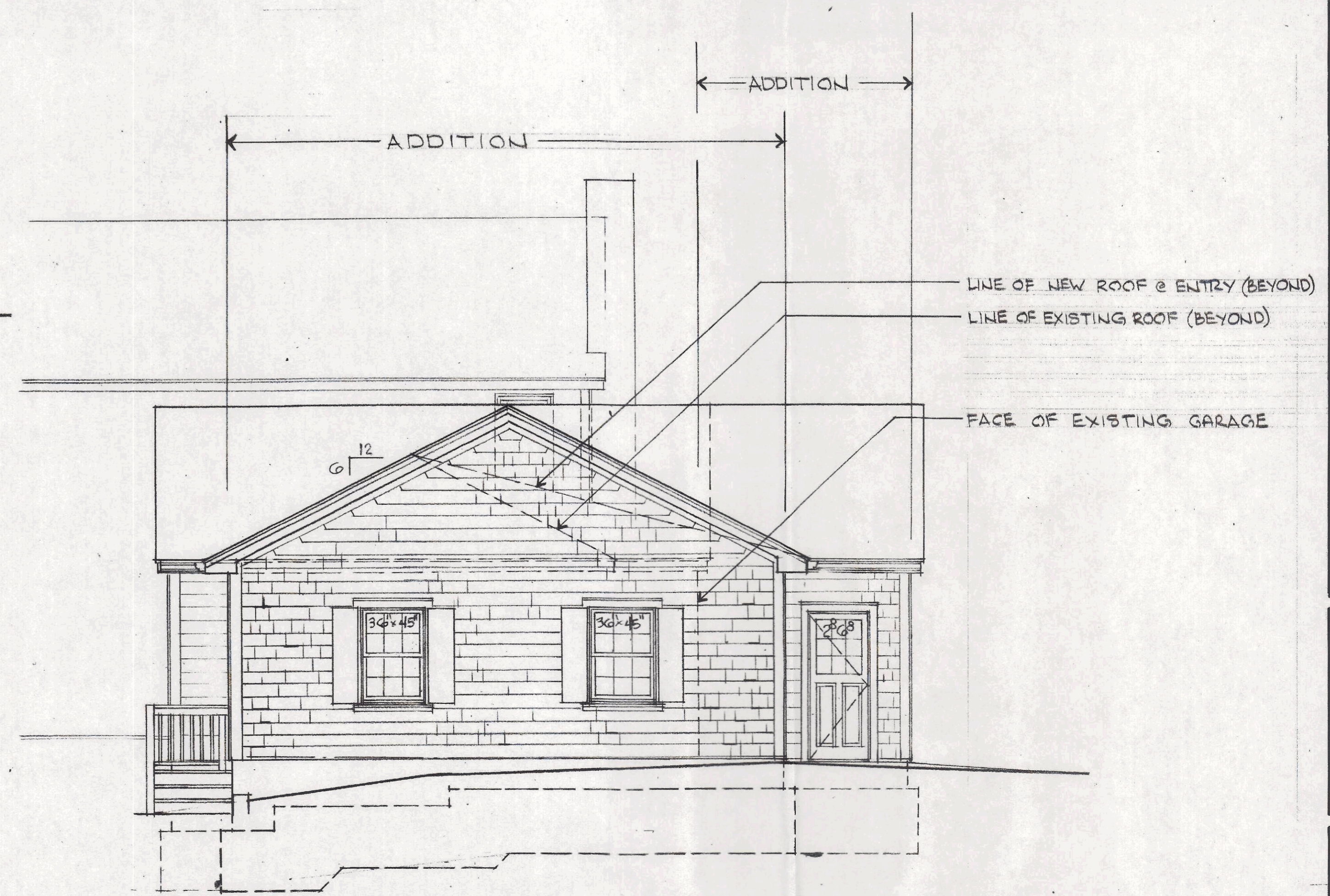
NEW GARAGE DOOR TO MATCH  
THE EXISTING



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



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



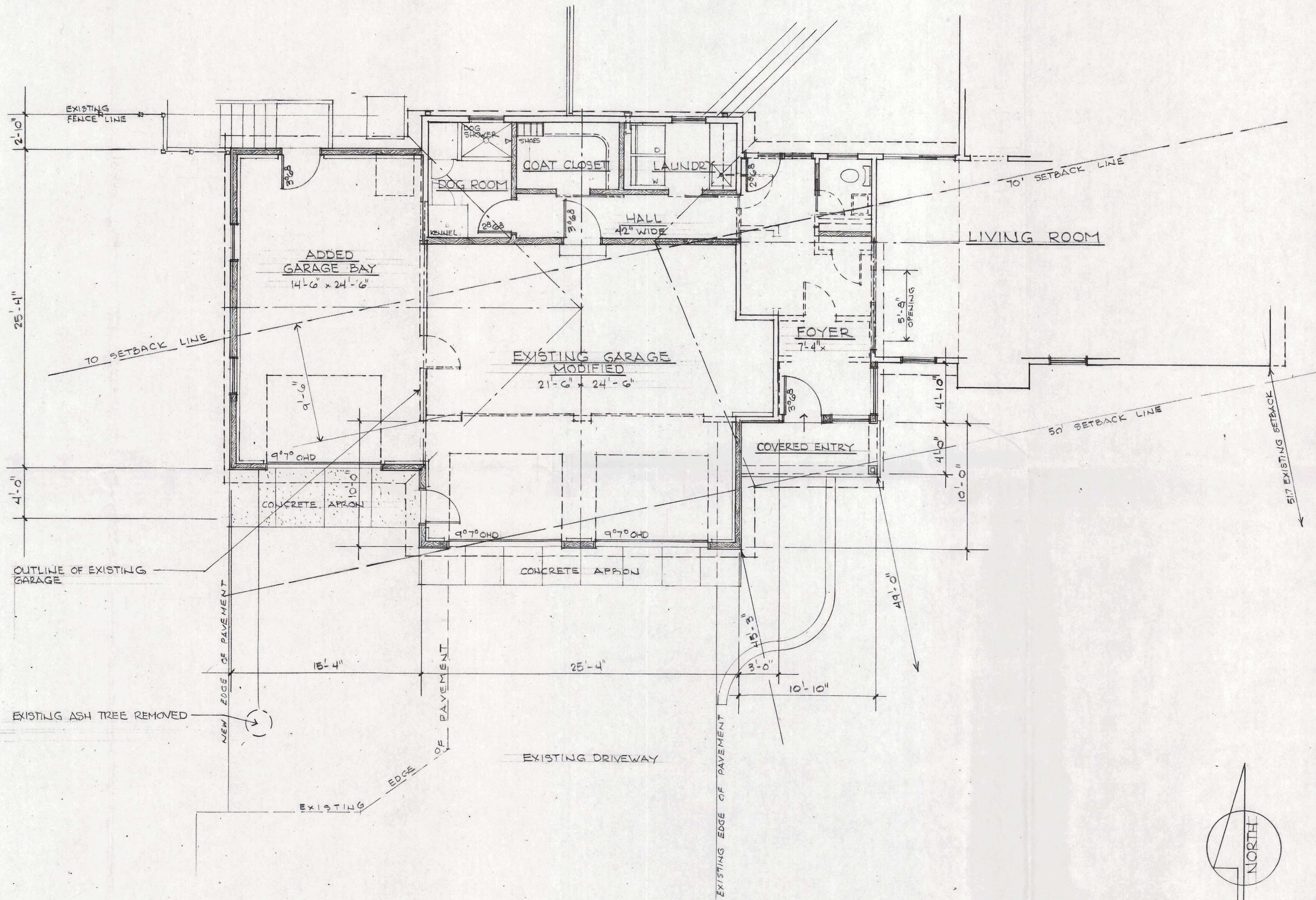
**WEST ELEVATION**  
SCALE = 1/4" = 1'-0"

**RANDALL F. PEACOCK**  
ARCHITECT  
70 Linden Oaks, Suite 110  
Rochester, New York 14625  
TEL: 585-328-8250 EMAIL: RFP@MOSSIER.COM

ADDITIONS & ALTERATIONS  
TO THE  
**HAMMERT RESIDENCE**  
40 LANDSDOWNE LANE  
PITTSFORD, NEW YORK

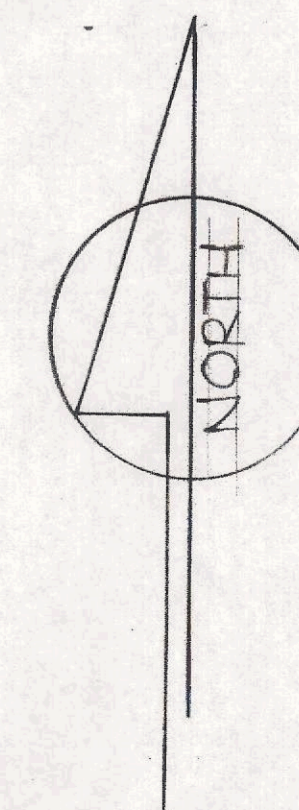
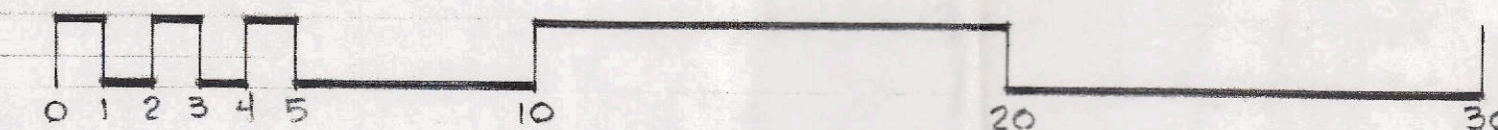
PROJECT NUMBER  
2019-044  
DATE  
DRAWN BY  
PEACOCK  
SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
**A2**



# FIRST FLOOR PLAN

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



ADDITIONS & ALTERATIONS  
TO THE

## HAMMERT RESIDENCE

40 LANDSDOWNE LANE  
PITTSFORD, NEW YORK

PROJECT NUMBER  
2019-044

DATE

DRAWN BY  
PEACOCK

SHEET TITLE  
FLOOR PLAN

SHEET NUMBER

# A1

**RANDALL F. PEACOCK**  
ARCHITECT

70 Linden Oaks, Suite 110  
Rochester, New York 14625  
TEL: 585-328-8250  
EMAIL: RFP@MOSSIER.COM





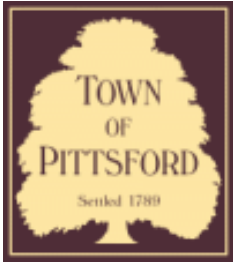
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7

2024







# Town of Pittsford

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

Permit #  
**B20-000023**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 9&11 Skylight Trail

**Tax ID Number:** 192.06-1-24 & 192.06-1-23

**Zoning District:**

**Owner:** S&J Morrell Builders Inc.

**Applicant:** S & J Morrell

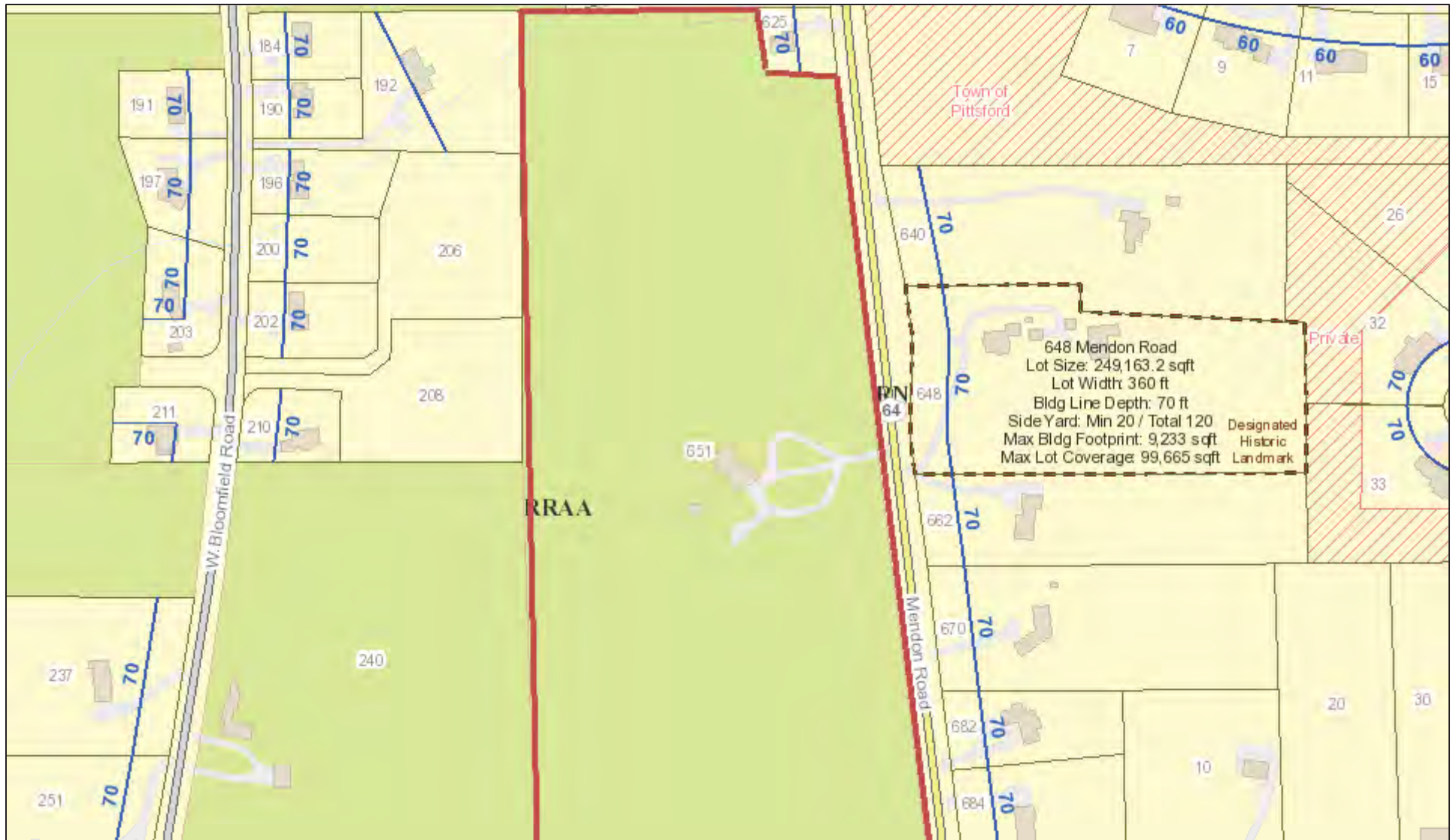
### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
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| <input type="checkbox"/> Informal Review                                      |   |

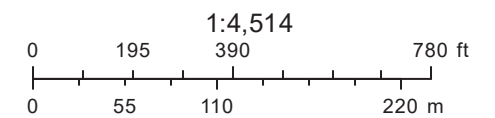
**Project Description:** Applicant is requesting design review for the proposed construction of a new town home dwelling. The proposed building will consist of 2 attached single family dwellings sharing a common wall. Lot 46 (#9 Alpine Ridge) will be 2000 sq. ft. and Lot 45 (#11 Alpine Ridge) will be 2000 sq. ft. The town homes will be located in the new Alpine Ridge development.

**Meeting Date:** February 27, 2020

# RN Residential Neighborhood Zoning



Printed October 17, 2019



Town of Pittsford GIS

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oomfield Road

Bromsgrove Hill

Epping Wood Trail

Bromsgrove Hill

Mendon Road

Van Voorhis Road

Van Voorhis Road

Fawn Run

611

625

2

7

8

10

16

18

20

21

19

17

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184

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Pine Vista

Nature View

Me

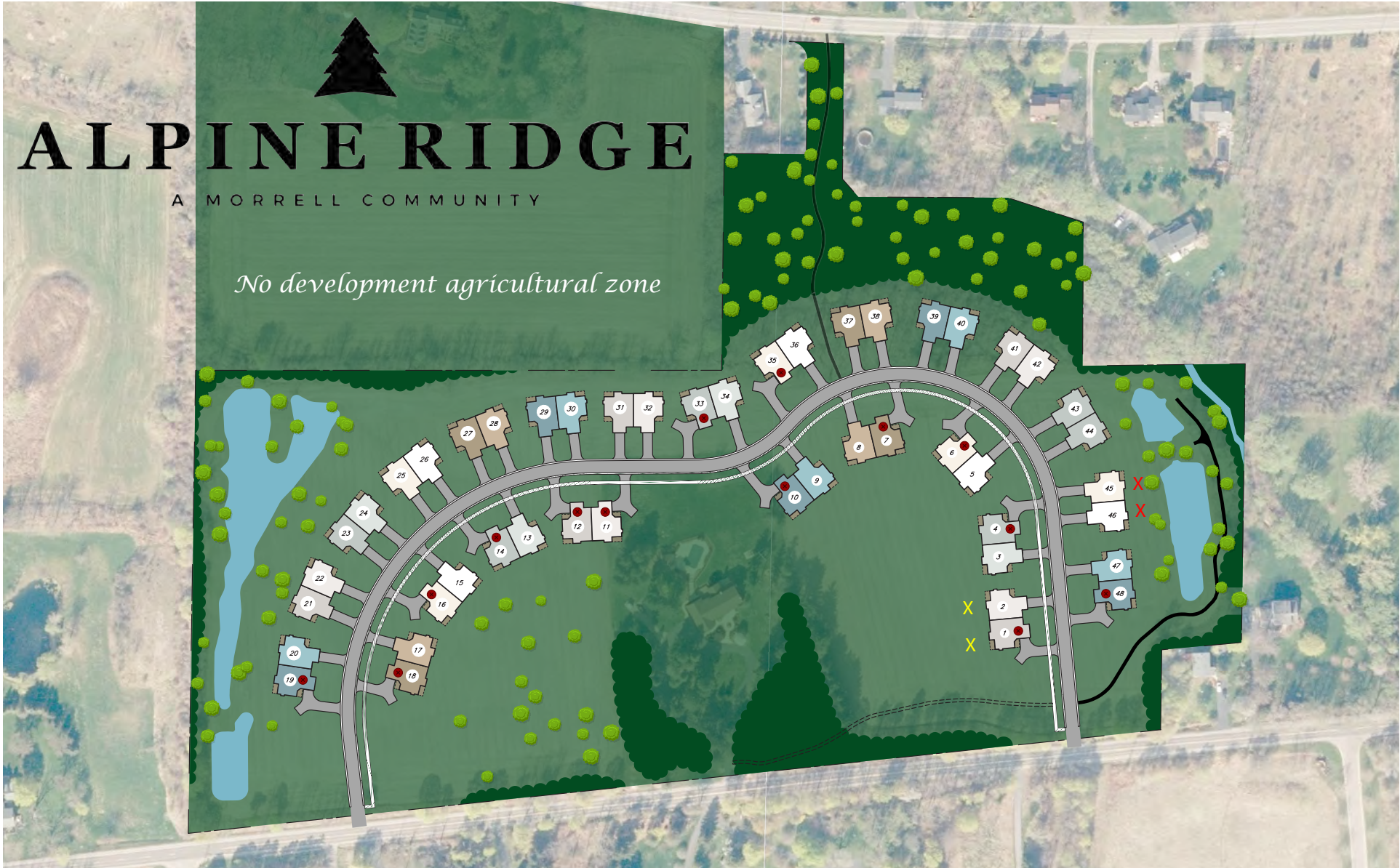
Driveway

707

# ALPINE RIDGE

A MORRELL COMMUNITY

*No development agricultural zone*



⊗ = Side Load Garage

	Platinum Gray	Cape Code Gray	Antique Parchment	Tuscan Clay	Mystic Blue
Color	⊗	⊗	⊗	⊗	⊗
Building Step	⊗				





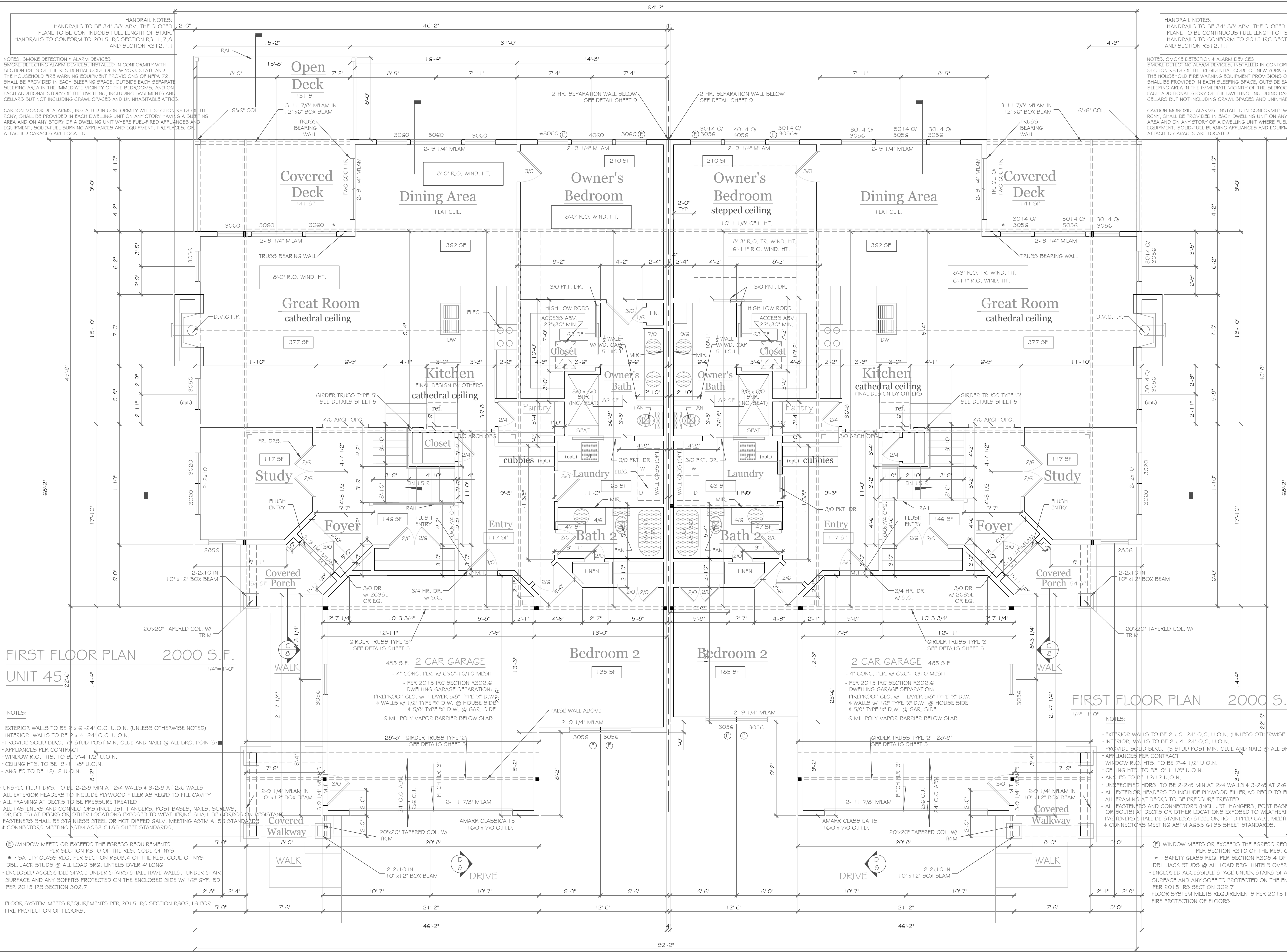
MORRELL BUILDERS

# THE Grace

2,000 Sq Ft



  
**ALPINE RIDGE**  
 A MORRELL COMMUNITY



FIRST FLOOR PLAN 2000 S.F.  
UNIT 45  
1/4" = 1'-0"

FIRST FLOOR PLAN 2000 S.F.  
UNIT 46  
1/4" = 1'-0"

**NOTES:**

- EXTERIOR WALLS TO BE 2 x 6 - 24" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE 2 x 4 - 24" O.C. U.O.N.
- PROVIDE SOLID BLDG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.
- CEILING HTS. TO BE 9'-1 1/8" U.O.N.
- ANGLES TO BE 1/2" U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN. AT 2x4 WALLS & 3-2x8 AT 2x6 WALLS
- ALL EXTERIOR HEADERS TO INCLUDE PLYWOOD FILLER AS REQ'D TO FILL CAVITY
- ALL FRAMING AT DECKS TO BE PRESSURE TREATED
- ALL FASTENERS AND CONNECTORS (INCL. JST. HANGERS, POST BASES, NAILS, SCREWS, OR BOLTS) AT DECKS OR OTHER LOCATIONS EXPOSED TO WEATHERING SHALL BE CORROSION RESISTANT. FASTENERS SHALL BE STAINLESS STEEL OR HOT DIPPED GALV. MEETING ASTM A153 STANDARDS
- CONNECTORS MEETING ASTM A653 G185 SHEET STANDARDS.
- Ⓢ WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
- \* SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYP. BD PER 2015 IRS SECTION 302.7
- FLOOR SYSTEM MEETS REQUIREMENTS PER 2015 IRC SECTION R302.13 FOR FIRE PROTECTION OF FLOORS.

**NOTES:**

- EXTERIOR WALLS TO BE 2 x 6 - 24" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
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- FLOOR SYSTEM MEETS REQUIREMENTS PER 2015 IRC SECTION R302.13 FOR FIRE PROTECTION OF FLOORS.

**HANDRAIL NOTES:**  
- HANDRAILS TO BE 34"-38" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.  
- HANDRAILS TO CONFORM TO 2015 IRC SECTION R312.1.1 AND SECTION R312.1.1

**NOTES: SMOKE DETECTION & ALARM DEVICES:**  
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

**CARBON MONOXIDE ALARMS:** INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.

**REVISIONS:**

NO.	DATE	DESCRIPTION

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**DRAWING TITLE:**  
First Floor Plans  
Units 45 & 46

**PHASE:**  
Construction Documents

**PROJECT:**  
Alpine Ridge - Units 45 & 46  
Pittsford, N.Y.

**CLIENT:**  
Morrell Builders

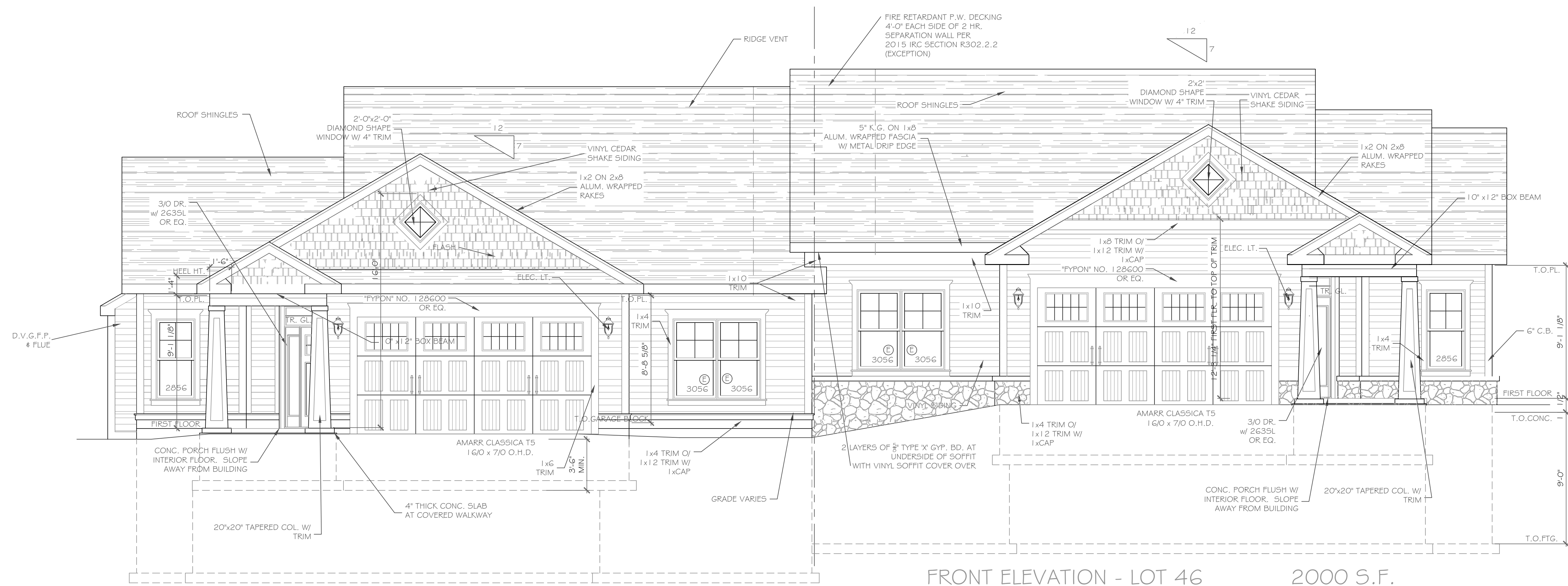
**DATE:**  
February 2020

**JOB NO.:**  
A20-005

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**DRAWING NO.:**  
A-4



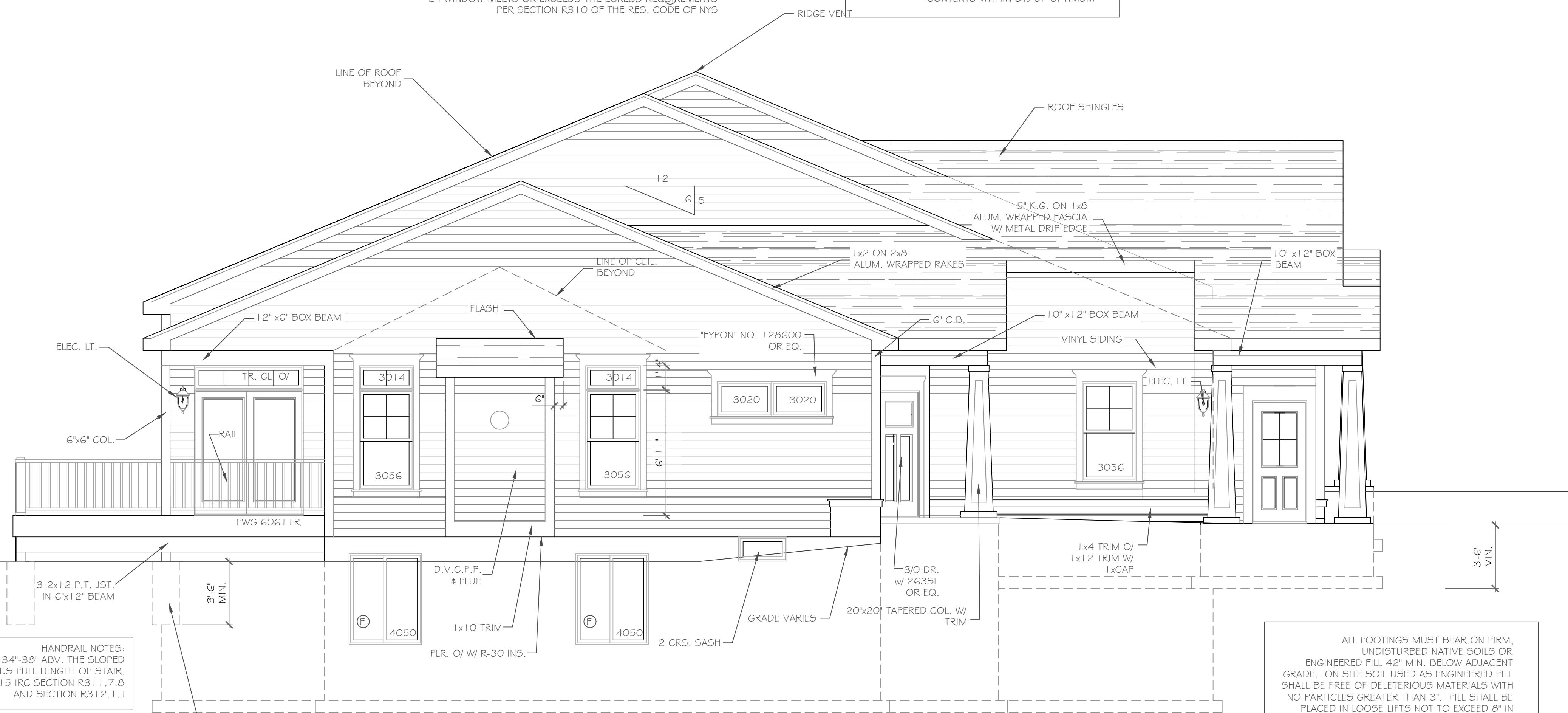
FRONT ELEVATION - LOT 45 2000 S.F.

1/4" = 1'-0"

NOTE: - WINDOWS TO BE "VWD 210 SERIES" DOUBLE-HUNG, LOW-E  
 - DOORS TO BE "THERMA-TRU" OR EQ.  
 - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD  
 - E : WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS

ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL 42" MIN. BELOW ADJACENT GRADE. ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3". FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM

NOTE: - WINDOWS TO BE "VWD 210 SERIES" DOUBLE-HUNG, LOW-E  
 - DOORS TO BE "THERMA-TRU" OR EQ.  
 - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD  
 - E : WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS



RIGHT SIDE ELEVATION

1/4" = 1'-0"

HANDRAIL NOTES:  
 - HANDRAILS TO BE 34"-36" ABV. THE SLOPED PLANE TO BE CONTINUOUS FULL LENGTH OF STAIR.  
 - HANDRAILS TO CONFORM TO 2015 IRC SECTION R311.7.8 AND SECTION R312.2.1.1

6x6 P.T. WD. POST  
 O/ 1 1/2" DIA. CONC. FTG.  
 W/ SIMPSON LCB66 POST BASE  
 TO 3'-6" BELOW GRADE MIN.  
 (TYP. AT DECK LOCATIONS)

ALL FOOTINGS MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL 42" MIN. BELOW ADJACENT GRADE. ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3". FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM

FRONT ELEVATION - LOT 46 2000 S.F.

1/4" = 1'-0"

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:  
**Front Elevation**  
**Model - Units 45 & 46**

PHASE:  
 Construction Documents

PROJECT:  
 Alpine Ridge - Model  
 Pittsford, N.Y.

CLIENT:  
 Morrell Builders

JOB NO. -  
 A20-005

DATE:  
 February 2020

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DRAWING NO. -  
**A-1**



