

**Design Review & Historic Preservation Board
Agenda
March 14, 2019**

HISTORIC PRESERVATION DISCUSSION

CERTIFICATE OF APPROPRIATENESS – RETURNING

- **3577 Monroe Avenue**
The Applicant is returning to request a Certificate of Appropriateness, pursuant to Code Section 185-196, to replace windows on the second floor of the dwelling. This property is zoned MATZ (Monroe Avenue Transitional Zone) and is designated historic.

RESIDENTIAL APPLICATIONS FOR REVIEW – RETURNING

- **155 West Jefferson Road**
The Applicant is returning to request design review for the renovation to an existing porch. The existing porch is approximately 96 sq. ft. and is located to the front of the home.

RESIDENTIAL APPLICATION FOR REVIEW

- **65 Parkridge Drive**
The Applicant is requesting design review for the addition of a front porch. The porch will be approximately 83 sq. ft. and feature exposed wood rafters, corrugated metal roof and 8 x 8 columns. The house will receive new Certainteed impression siding in a natural clay color with a herringbone trim and two new garage doors.
- **255 Woodland Road**
The Applicant is requesting design review for the addition of a two car garage and front porch. The garage will be a forward facing garage and will be approximately 528 sq. ft. The Applicant has received a variance for a side setback encroachment.

RESIDENTIAL APPLICATION FOR REVIEW - NEW

- **27 Escena Rise (Lot P37)**
The Applicant is requesting design review for the construction of a new 2950 sq. ft. two story single family home.

COMMERCIAL APPLICATION FOR REVIEW

- **3340 Monroe Avenue**
The Applicant is requesting design review for the addition of a 144 sq. ft. business identification sign.
- **930 Linden Avenue**
The Applicant is requesting design review for the addition of a storage building on an existing commercial property. The addition will be approximately 5700 sq. ft. and will be added onto the north east corner of the building. The existing building will also be renovated and will feature new windows, stone veneer, lighting and EIFS colored wall.
- **155 Golf Avenue**
The Applicant is requesting design review for the construction of a new maintenance facility. The building will be located behind the old facility and will be approximately 12200 sq. ft.

OTHER – REVIEW OF 2/28/2019 MINUTES

Draft
Design Review and Historic Preservation Board
Minutes
February 28, 2019

PRESENT

Dirk Schneider, Chairman; Bonnie Salem, Paul Whitbeck, John Mitchell, Kathleen Cristman

ALSO PRESENT

Stephanie Townsend, Town Board liaison; Robert Koegel, Town Attorney; Mark Lenzi, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Leticia Fornataro, David Wigg; Vice Chairman

HISTORIC PRESERVATION DISCUSSION

The Board discussed the letter to go to homeowners of inventoried homes. This letter will be sent out shortly. A list of homeowners of designated homes was compiled who may be willing to speak to inventoried homeowners at the reception being planned. Dirk has contacted the Landmark Society. A sign up sheet is being circulated amongst the Board members to volunteer to help with planning.

CERTIFICATE OF APPROPRIATENESS

• **3577 Monroe Avenue**

The Applicant is requesting a Certificate of Appropriateness, pursuant to Code Section 185-196, to replace windows on the second floor of the dwelling. This property is zoned MATZ (Monroe Avenue Transitional Zone) and is designated historic.

Chairman Dirk Schneider opened the Public Hearing.

The homeowners, John and Nicole Reddington, were present.

Mr. Reddington discussed their need to renovate the upstairs of their home to accommodate living space for a family member. The proposed second floor window replacement would be part of a renovation to make the area comfortable and livable. Currently the windows are original but are in disrepair and the conditions on the second floor of the home are cold in the winter and hot in the summer.

He discussed the research done with Virginia Searle, and discussions with Steve Jordan and another individual who are knowledgeable of the restoration of antique windows. These individuals stated that the work would be cost prohibitive and they were not willing to quote a price for the work. Finding no success with the restoration of the current windows, Mr. Reddington discussed his alternative research of the proposed commercially available casement and double hung windows for the home. Mr. Reddington felt the new windows would improve the look of the front of the home and reduce noise from Monroe Avenue.

Bonnie Salem referenced the replacement of windows on another historic home in Pittsford which was refitted with wooden windows. Mr. Reddington responded that these type of windows are cost prohibitive and that he would not see a return on his investment. Bonnie suggested only doing the front windows however Mr. Reddington felt a consistent treatment of all the windows around the house was more favorable.

Dirk Schneider asked for details on the sash dimensions and mullion treatment. The Board requested more visuals on what the finished product would look like.

Marie Kenton provided public comment on the difference between casement and double hung windows.

Hearing no other public comment, Dirk Schneider moved to close the Public Hearing

John Mitchell seconded. All Ayes.

Discussion continued on the matter so Dirk Schneider reopened the Public Hearing and Bonnie Salem seconded.

All ayes.

The Board encouraged the homeowner to provide further details to tell the story of what they are proposing to do with the window design.

John Mitchell encouraged the Board to judge this home on the context of the area it is located.

Bonnie Salem provided the homeowner the name of an additional window supplier to consult.

John Mitchell made a motion to hold this hearing open pending more details on the project.

Dirk Schneider seconded.

All Ayes.

The Public Hearing is open.

RESIDENTIAL APPLICATIONS FOR REVIEW

- **155 West Jefferson Road**

The Applicant is requesting design review for the renovation to an existing porch. The existing porch is approximately 96 sq. ft. and is located to the front of the home. The porch will be framed in, new windows will be added and the exterior will be finished with cedar to blend with the existing architecture of the home.

The contractor, Paul Lent, was present to discuss the proposal with the Board.

Mr. Lent discussed the porch to be enclosed. The Board was in agreement with the concept of enclosing the porch but had questions regarding the window patterns.

The Board felt that they required further information from the homeowner regarding the choice of the proposed windows for the porch enclosures and how that would relate to the rest of the home as the homeowner had not yet made those decisions. The Applicant was asked to return to the Board with additional final decisions and depictions of what windows are proposed.

The Application was held over for further input.

- **52 Reitz Parkway**

The Applicant is requesting design review for a kitchen, bedroom and front porch addition. The additions will total approximately 609 sq. ft. and includes new vinyl siding, board and batten shutters and a new gable roof in the front.

Barry Barone of Barone Homes was present to represent the homeowner of this property.

Mr. Barone discussed the two proposed additions on the home. He also stated the entire house would be re-roofed. He discussed that the home will have white trim and may have a new white craftsman style 16' garage door installed. A new gable over the front door will enhance the ranch home. The gable will have shake shingles.

The original fieldstone is proposed to be kept as is, but the homeowner is yet undecided. The Board strongly recommended that this original stone be retained.

The Board inquired as to whether the windows will have mullions or be one over one pane windows. This is yet to be decided by the homeowner. The Board recommended that the mullions on the top is more indicative of the craftsman style the design is going for.

John Mitchell moved to accept the application as submitted. Paul Whitbeck seconded.

All Ayes.

- **507 Allens Creek Road**

The Applicant is requesting design review for the addition of an exercise room. The addition will be approximately 503 sq. ft. and will be located to the rear of the garage.

Marie Kenton, of Ketmar Development, was present to discuss this proposed construction.

The proposed addition will be on the backside of the home and only visible to one abutting neighbor.

Other proposed cosmetic changes on the home include the addition of a cupola, the change of the brick embellishments to stone, board and batten detailing, an eyebrow arch over the front door and the addition of a mini garage door on the backside.

Bonnie Salem moved to accept the application as submitted. John Mitchell seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW

- **3300 Monroe Avenue**

The Applicant is requesting design review for a new business identification sign. The sign will be approximately 35.7 sq. ft. with a white acrylic face, black aluminum return and LED lighting on a silver color raceway.

Lei Yang representing Tai Chi Bubble Tea was present to discuss the application.

The Board reviewed the proposed sign. The letters will be lit in white similar to other signs on the building frontage. The bottom letters will be similar to the other letters on the building and the top letters will be the style of the letters for the franchise.

Paul Whitbeck moved to approve the application as submitted. Dirk Schneider seconded.

All Ayes.

OTHER – REVIEW OF 2/14/2019 MINUTES

The minutes of the February 14, 2019 meeting were approved as written.

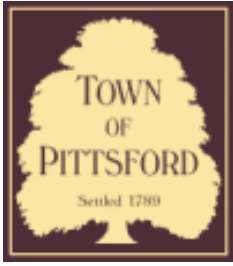
All Ayes.

The meeting adjourned at 8:25 pm.

Respectfully submitted,

Susan Donnelly
Secretary to the Design Review and Historic Preservation Board

DRAFT



Town of Pittsford

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

Permit #
CA19-000002

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3577 Monroe Avenue PITTSFORD, NY 14534

Tax ID Number: 151.13-1-32

Zoning District: MATZ Monroe Avenue Transitional Zone

Owner: Reddington, John D

Applicant: Reddington, John D

Application Type:

- | | |
|--|---|
| <input 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 checked="" 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 a Certificate of Appropriateness, pursuant to Code Section 185-196, to replace windows on the second floor of the dwelling. This property is zoned MATZ (Monroe Avenue Transitional Zone) and is designated historic.

Meeting Date: February 28, 2019



February 4, 2019

Allen Reitz, *Assistant Building Inspector*
Town of Pittsford Building Department
11 S. Main Street
Pittsford, NY 14534

**RE: 3577 Monroe Avenue,
Parcel Tax ID #151.13-1-32
2nd Story Window Replacement**

Dear Allen;

As discussed with you via e-mail May 23, 2018, our home address is 3577 Monroe Avenue in the Town of Pittsford, and is designated historic. Virginia Searl from Bero Architecture prepared the "Report of Architectural Consultation", a portion of which is attached for reference.

We wish to renovate the interior, second floor attic space in our home and make it habitable for year-round occupancy. Currently there is an office space on the west wing that is partially finished. The windows for the second floor require significant attention due to weathered casings, inoperable hinges, missing storms, etc. Ms. Searl's recommendation for "Window Repair Assistance" is highlighted in the attached Bero document. We contacted the recommended party (Steve Jordan, *Pain in the Glass*) for consultation with the hopes of hiring him to make the necessary restorations. He visited our home and provided the attached summary of his visit. In short, he indicated he is not interested to do a restoration on our windows. He recommended possible candidates for carpentry work; we also brought in David Young and he was also not interested in performing the restoration, indicating the windows were beyond repair.

We are submitting the attached support materials, in addition to the Town's Certificate of Appropriateness application:

1. Application for Certificate of Appropriateness.
2. Map of Survey for Parcel Tax ID #151.13-1-32, prepared by O'Neill Rodak.
3. Report of Architectural Consultation, prepared by Bero Architecture (Virginia Searl); partial document- full document is on file with Historic Pittsford, or available upon request.
4. Letter from Steve Jordan assessing the window conditions and his non-interest in taking on the project.
5. Document "Work Description" which provides a rough scope of work for the replacement windows.
6. Cut sheets from Andersen Windows with the window types, dimensions and exterior color.

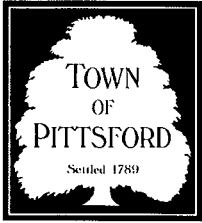
We wish to have the application considered for approval and placed on the next available Town of Pittsford Design Review and Historic Preservation Board meeting agenda, if necessary.

As mentioned, I sit on the Town of Pittsford Parks and Recreation Board, and both my wife Nicole and I are landscape architects, so we respect the DRHPD's mission and process.

Sincerely,



John Reddington, RLA



TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

1. Property Address: 3577 Monroe Ave., Pittsford, NY 14534

2. Tax Account Number: 151.13-1-32

3. Applicant's Name: John and Nicole Reddington

Address: 3577 Monroe Ave., Phone: (585) 310-7247
Street
Pittsford, NY 14534 E-mail: jdredd31@gmail.com
City State Zip Code

4. Applicant's Interest in Property:
Owner: Lessee: Holding Purchase Offer:
Other (explain): _____

5. Owner (if other than above): _____
Address: _____ Phone: _____
Street
_____ E-mail: _____
City State Zip Code

Has the Owner been contacted by the Applicant? Yes No

6. Application prepared by: John Reddington, RLA
Address: 3577 Monroe Ave., Phone: (585) 200-1690
Street
Pittsford, NY 14534 E-mail: jdredd31@gmail.com
City State Zip Code

7. Project Design Professional (if Available): (SAME)
Address: _____ Phone: _____
Street
_____ E-mail: _____
City State Zip Code

8. Project Contractor (if Available): _____
Address: _____ Phone: _____
Street

City State Zip Code E-mail: _____

9. Present use of Property: Residence

10. Zoning District of Property: MATZ- Monroe Avenue Transitional Zone

11. Is the property located in a Town Designated Historic District?
Yes No

12. Is the property listed on the National Registry of Historic Places?
Yes No

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?
Yes No

If Yes, please explain:

14. Proposed Exterior Improvements:
A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):
Replacement of 2nd story windows which are in a state of disrepair and are not weather tight.
Eventual conversion of second story attic space to habitable space.
Current configuration and construction is for an office/studio space.

- B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

None

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

N/A

16. Additional materials submitted with this application (if available):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Parcel map | <input type="checkbox"/> Architectural elevations |
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Architectural plans |
| <input checked="" type="checkbox"/> Other materials | _____ window cut sheets, letter |

Applicant Certification:

I certify to the best of my knowledge that the information supplied on this application is complete and accurate.



Signature of applicant

2.9.19

Date

Owner Consent:

If the applicant is other than the owner, does the owner concur with this application?

Yes No

If Yes, owner's signature: _____

BERO ARCHITECTURE PLLC

ARCHITECTURE SUSTAINABILITY PRESERVATION

Thirty Two Winthrop Street, Rochester, New York 14607
585-262-2035 (phone) • 585-262-2054 (fax) • contact@beroarchitecture.com (email)

Report of Architectural Consultation

HISTORIC PITTSFORD PROJECT

To: Nicole and John Reddington
3577 Monroe Avenue
Pittsford, New York 14534

RE: Site Visit, April 4, 2015
3577 Monroe Avenue



Date: April 28, 2015

- Attachments:
1. Town of Pittsford Zoning Map
 2. Secretary of the Interiors *Standards for Rehabilitation*
 3. Excerpts from "An Architectural and Historical Survey Report of 126 Selected Properties in the Town of Pittsford, Monroe County, New York". "Long Meadow Bungalow Sites" included.
 4. Town of Pittsford Residential Styles Guide
 5. Sole Practitioners
 6. "Some Thoughts on Hiring an Architect"
 7. Town of Pittsford Residential Design Standards and Guidelines

Copies: (1) Bonnie Salem, Historic Pittsford

roof form or stair configuration a solution is not immediately obvious. I suggest you contact an architect who can prepare measured drawings, sketch building sections both ways through this area and determine how or if the stairway can be modified to provide code compliant access. It may be possible to lower the landing, turning the stairs at a lower elevation and avoid the conflicting rafter. The existing hallway and probably the closet in the next bedroom will be affected but the degree and use of remaining space cannot be determined without a study of the area. The stairs are steep compared to current code requirements. Replacing them will require meeting current code requirements but should improve the safety and comfort of the stairs. Attachment 5 is a list of qualified architects, familiar with historic buildings, who are sole practitioners. Attachment 6, "Some Thoughts on Hiring an Architect", may be useful in your decision making if you choose to move forward with an architect.

There are a variety of window types and sizes in the attic. The Residential Code of New York State requires that sleeping rooms must have an emergency escape and rescue window with a minimum net clear opening of 5.7 sq ft, a minimum net clear opening height of 24", minimum net clear width of 20", and a maximum sill height above finished floor of 44". I did not measure any of the window openings but they may meet these requirements without modification. If they do not, you should have a discussion with the Town of Pittsford's Code Enforcement Officer to discuss whether they can be used as pre-existing, non-conforming, "grandfathered", for the new use. If they do not, I recommend you consider configuring new space with a bedroom with new conforming windows on the rear elevation to maintain the architectural integrity of the house on the visible elevations.

Window Repair Assistance

The windows in your house are probably original and appear to be in good condition. They are character-defining features and should be retained. Some need new sash cord and others are painted shut but since they are wood they are repairable and can be restored to a "like new" condition. The existing attic windows need paint and glazing compound but otherwise also seem to be in good condition. Adding weatherstripping would be a good idea for all windows which currently have none. We usually recommend [Steve Jordan, Pain in the Glass](mailto:Steve.Jordan@PainintheGlass.com), for window repair and restoration. He can be reached at 585.235.8828 or www.painintheglass.info.

The attic casement windows have a unique storm/screen hardware configuration which I have not seen before. The system allows for changing from storms to screens and back seasonally quite easily from the inside. This system should be maintained for you own ease.

Exterior Paint Color

The current exterior color scheme is not appropriate for the style of your home and you would like to change it. I agree that this would be an improvement. A brief on line review of the town code seems to indicate that a change in exterior paint color will require a Certificate of Appropriateness from the Design Review and Historic Preservation Board. It is not clear that there is a recommended or required color palette as you suggested however. The Town's Residential Design Standards and Guidelines are included as Attachment 7.

You asked specifically about natural color stained or clear finished shingles. I believe this was common for bungalow/arts and crafts style homes. There are two homes in the Village of Pittsford with bungalow style influence, one on Lincoln Avenue (used as an illustration in the town's style guide) and one on Rand Place with dark natural colored single siding and yellow trim. It was a common color for siding at the time your home was built certainly. Otherwise, most paint manufacturer's have historic color palettes, sometimes by architectural style, you can choose from.

Paint schemes with three colors were common; body, trim, and window sash in separate, complementary colors. Window sash were often painted a dark color to recede and enlarge the apparent window opening.

Steve Jordan
185 David Avenue
Rochester, NY 14620
(585) 427-8556
painintheglass@frontiernet.net

January 23, 2018

John and Nicole Reddington
3577 Monroe Avenue
Pittsford, NY 14534

Phone: 200-1690
Email: jdredd31@gmail.com

RE: Attic (second floor) windows

Note: I provide this detailed information because it is preservation issue and because my involvement was initiated by Bero Architecture where I formerly worked.

Existing Conditions

The owners desire to finish the spacious attic into a living space possibly reusing the casement windows. The in-opening, multi-paned sashes are in very good condition and the openings are equipped with separate out-opening (hinged) storm and screen sashes. The window jambs and sills are mostly in good condition although I saw some that were warped at the vertical sides. The sashes do not have weather-seals. Because this was an attic, the sashes were hung with the cheapest possible hardware and some of the sashes do not fit the jambs appropriately.

Options for Repair

Casement windows can be a problem to weatherproof because, over time, the sashes tend to sag at the latch side. In this case, the small size and muntined construction diminishes this problem. In general and in our climate, most casement windows were equipped with durable, proprietary zinc weather-seals either at the sash mill or upon initial installation. These windows have no weather seals but quality seals can be installed to work efficiently – either bronze metal strips or resilient bulbs installed in corner kerfs. Below I list the minimum scope of work needed make these windows satisfactory for future use *as I see them*:

- Sashes are inspected for warp* and condition (if warped – evaluate for repair or replace)
- All hardware is removed and new mortise hinges are installed
- Latching hardware that works with new interior trim is installed
- Casement stays are installed to hold the windows open
- Frames are repaired or shimmed to fit sashes
- Broken panes of glass are replaced
- Any excessive paint that prevents sashes from working appropriately is removed
- Glazing as necessary, painting, and interior finishing

Storms and Screens

The wood framed storm and screen sashes were designed to be switched between seasons and appear to be in reasonably good condition. Another solution with the in-opening casements is to convert the existing storms into single-light, permanently installed units with storm and screen panels that are removable from the inside.

Recommendations, etc.

As indicated to Nicole, I am not interested in taking this job on as a project, mostly because it requires some carpentry skills that I don't have and because I don't like working on casement windows. If, however, you are interested in having the sashes "restored" I could work with your carpenter to do that. I have a sash steam box in my workshop that allows me to heat the sashes remove the glass and paint and make them like new again.

Finally, my last 20 years has been all about saving old windows and I seldom see one that can't be repaired. In this case, although the sashes are in good condition, the windows were not designed or installed to be used in a living space and will require a lot of work (tweaking) and new hardware to make them suitable for your needs. You need an experienced "old-house" carpenter to do this satisfactorily. You may want to compare the cost of a rehab vs. the cost of new simulated divided light, wood windows that match the dimensions of your existing windows to present to your preservation commission. I think this is a reasonable request.

I appreciate your calling me to look at your windows. I have admired this house for many years.

Respectfully,

Steve Jordan

Notes

*The lack of appropriate latching hardware often allows casement windows to warp vertically at the latch side.

Recommended carpenters:

Ted Robertson, Kirkwall Construction, 271-2396

David Young (315) 331-2239

John Werner, 342-3056

February 4, 2019
Work Description
Second-Story attic window
replacement
3577 Monroe Avenue



*Northwest and northeast
gable windows*

Replace (1) 40.5"x 25" casement
windows and storms

with: 400 Series, double-hung
window

by Andersen
(or approved equal)

Install new Cedar trim (as
necessary); dimensions and style
to match existing; prime and paint
to match exterior window
color.

Existing window sill to remain.
Scrape and sand existing paint;
prime and paint to match exterior
window color

Replace (2) 31.5" x 18" windows
and storms with :
400 Series, casement windows
by Andersen
(or approved equal)



North- center replacement windows

Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color.

Replace (4) 31.5" x 18" windows and storms with : 400 Series, casement windows by Andersen (or approved equal)

No. 3577

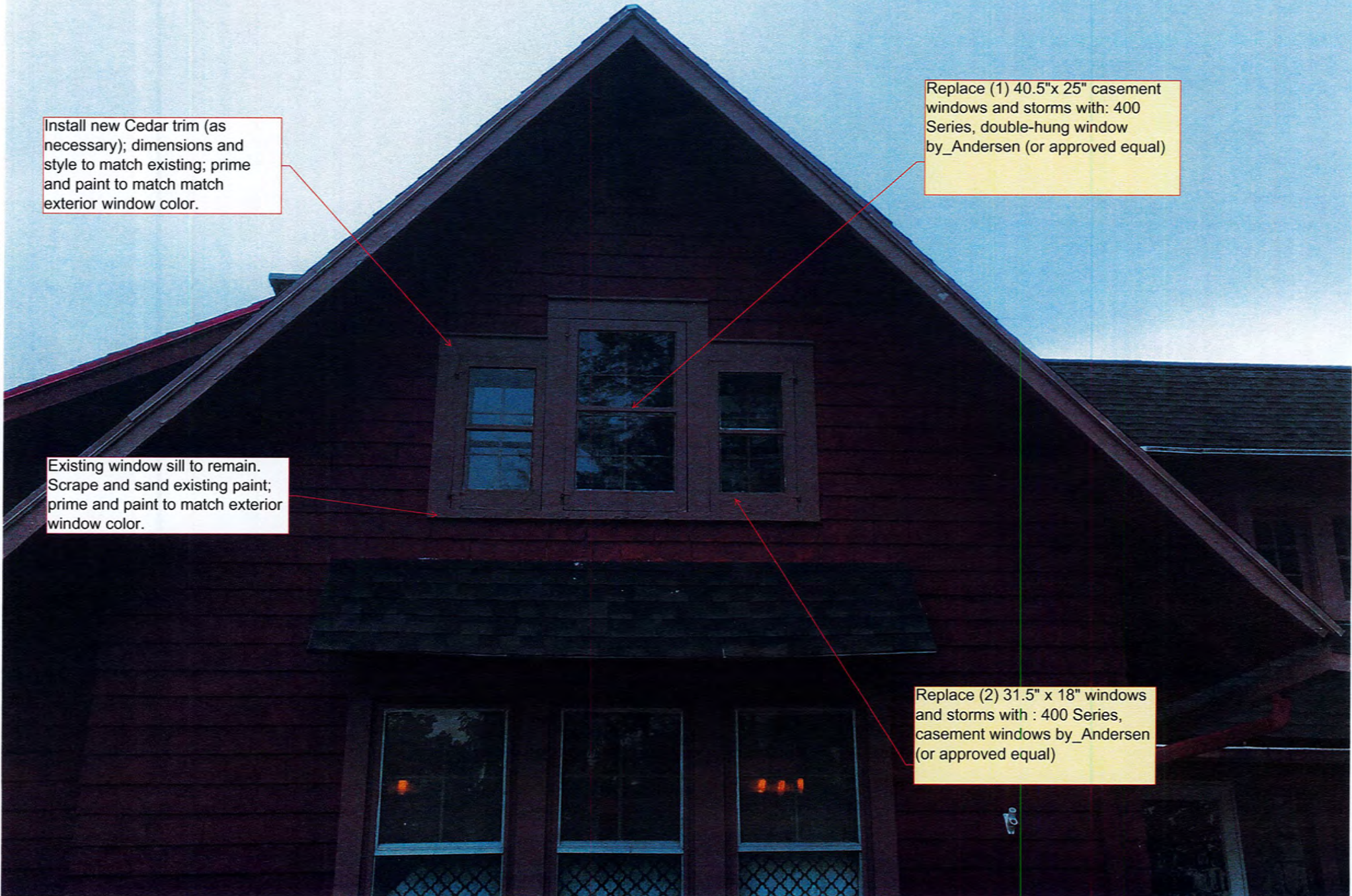
*Northwest and northeast
gable windows*

Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Replace (1) 40.5"x 25" casement windows and storms with: 400 Series, double-hung window by Andersen (or approved equal)

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color.

Replace (2) 31.5" x 18" windows and storms with : 400 Series, casement windows by Andersen (or approved equal)

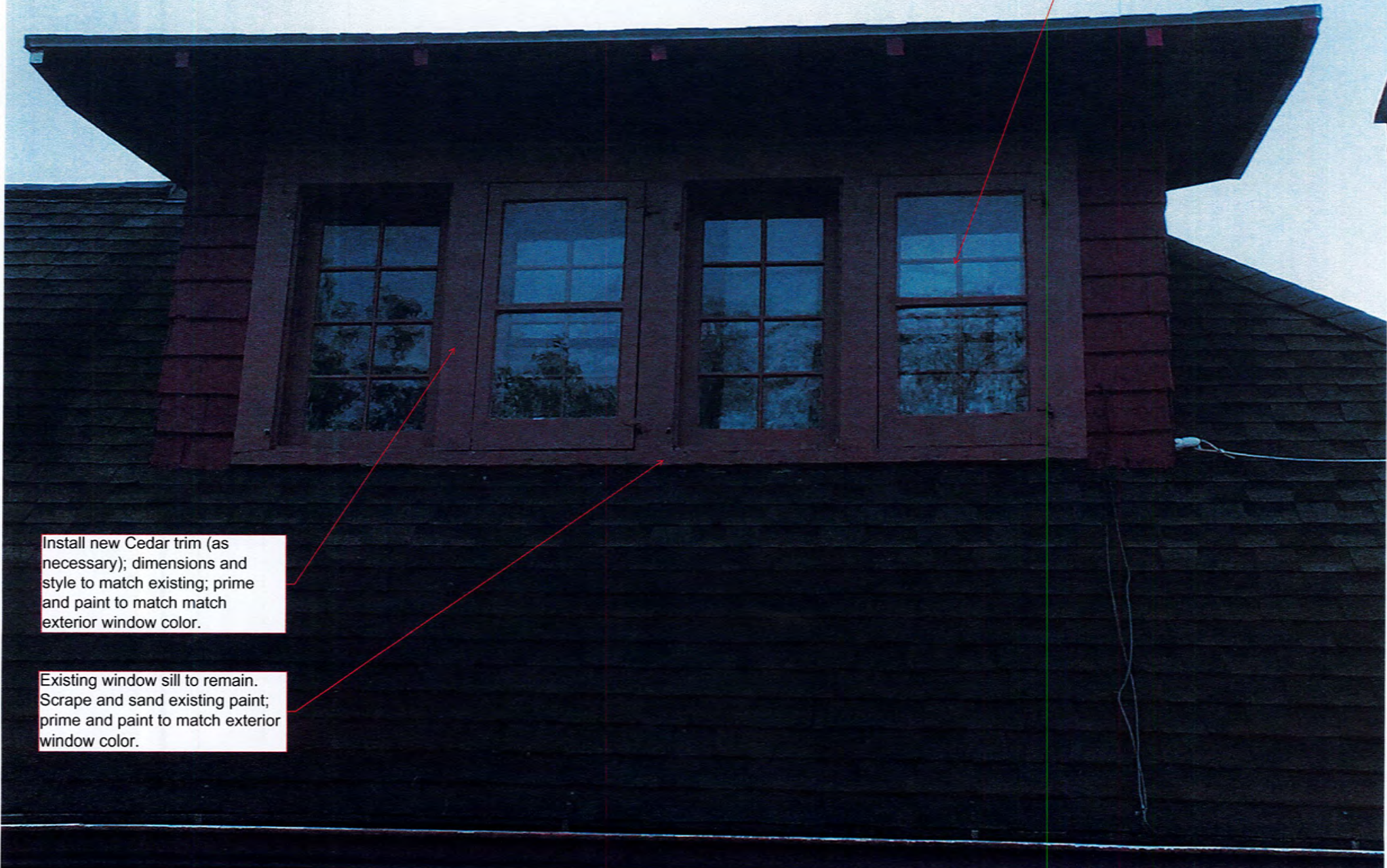


West windows

Replace (4) 31.5" x 18" windows and storms with : 400 Series, casement windows by Andersen (or approved equal)

Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color.

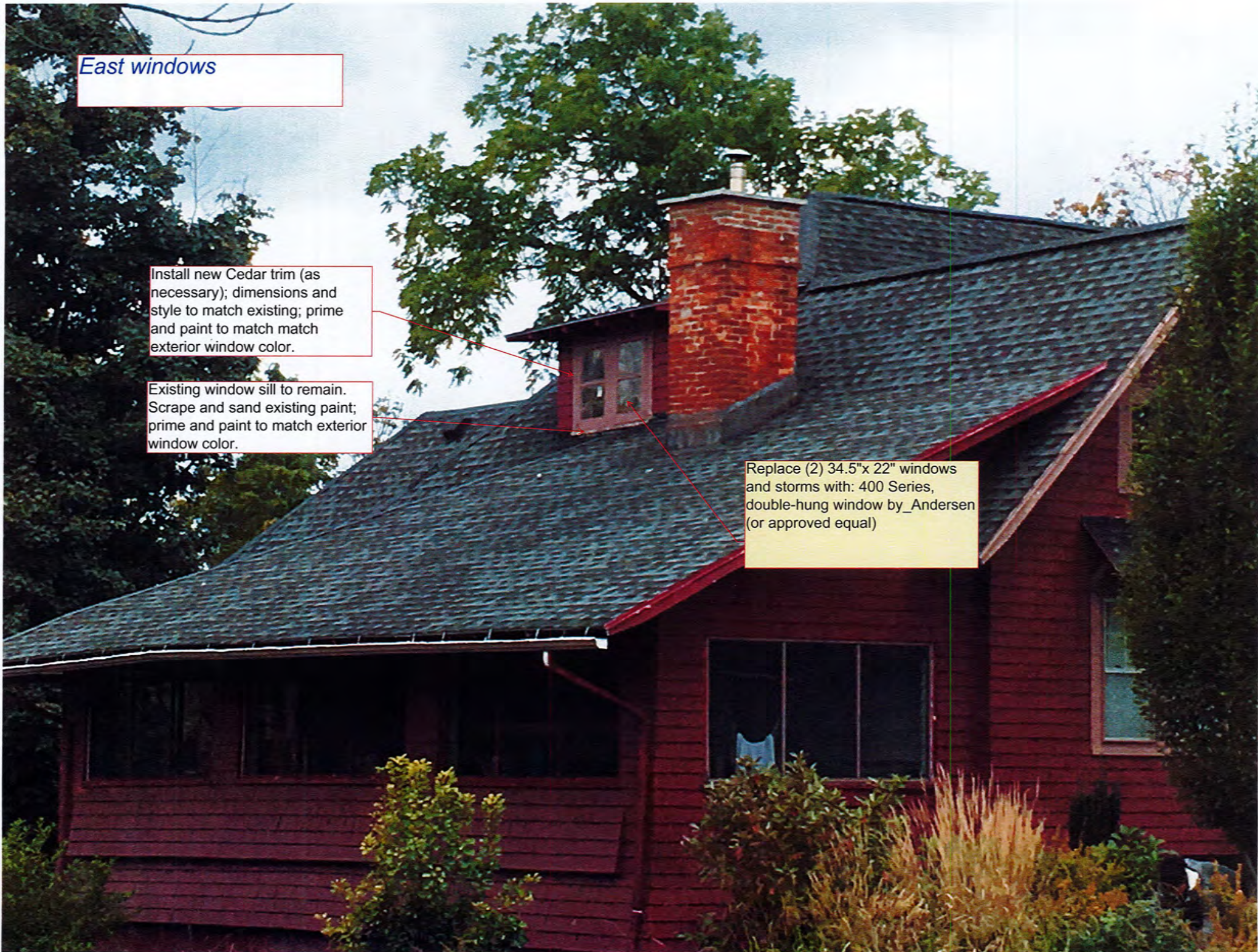


East windows

Install new Cedar trim (as necessary); dimensions and style to match existing; prime and paint to match exterior window color.

Existing window sill to remain. Scrape and sand existing paint; prime and paint to match exterior window color.

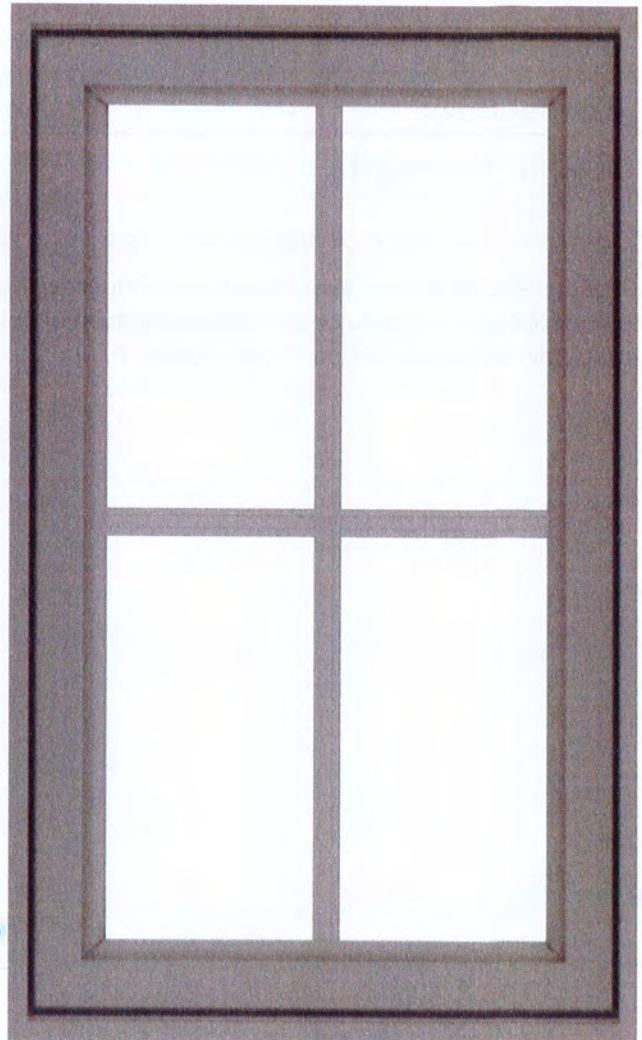
Replace (2) 34.5"x 22" windows and storms with: 400 Series, double-hung window by Andersen (or approved equal)



400 Series Casement Window



Interior



Exterior

SUMMARY

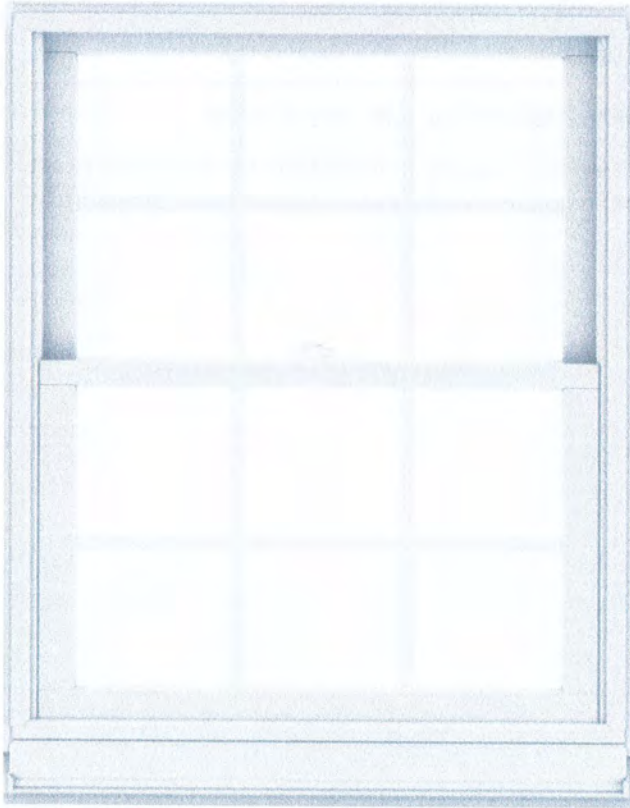
To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Casement Window
Product ID#	CR125
Unit Width	17"

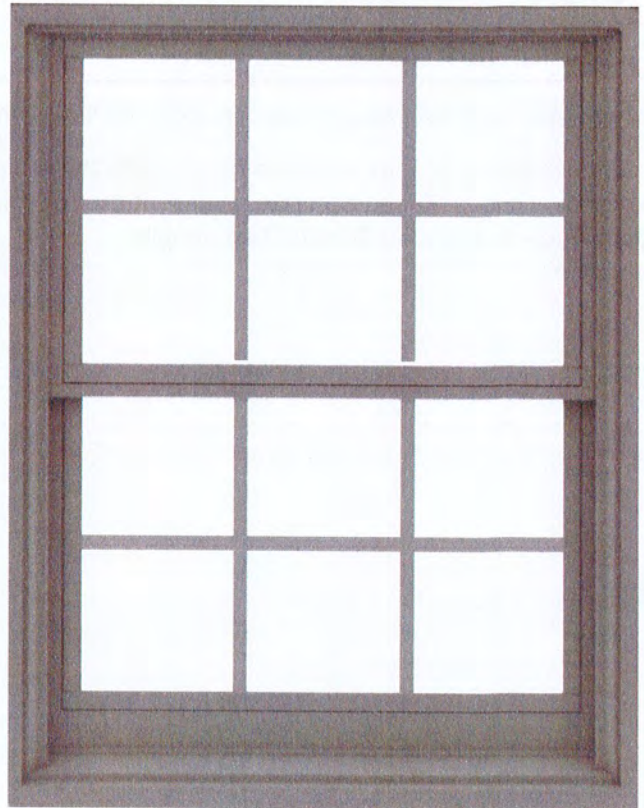
Feedback



400 Series Double-Hung Window



Interior



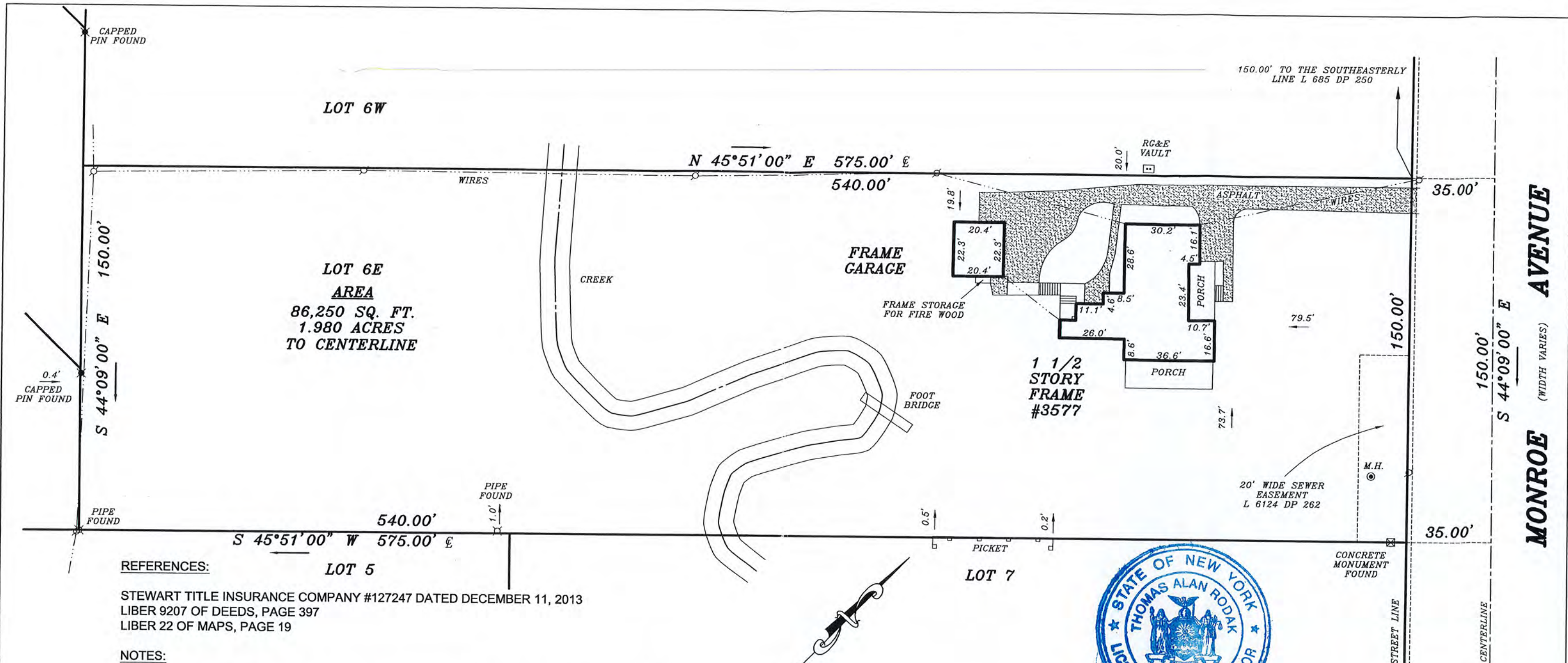
Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Double-Hung Window
Product ID#	TW2632
Unit Width	31 5/8"
Unit Height	40 7/8"
Interior Color	White
Glass	Low-E4® Glass





MONROE AVENUE
(WIDTH VARIES)

LOT 6E
AREA
86,250 SQ. FT.
1.980 ACRES
TO CENTERLINE

1 1/2
STORY
FRAME
#3577

FRAME
GARAGE

REFERENCES:

STEWART TITLE INSURANCE COMPANY #127247 DATED DECEMBER 11, 2013
LIBER 9207 OF DEEDS, PAGE 397
LIBER 22 OF MAPS, PAGE 19

NOTES:

- PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO DESPATCH HEAT, LIGHT AND POWER CO. FOR FIXTURES AS SET FORTH IN LIBER 767 OF DEEDS, PAGE 413.
- PARCEL IS SUBJECT TO RESTRICTIONS AS SET FORTH IN LIBER 1282 OF DEEDS, PAGE 101.
- SURVEY WAS PERFORMED UNDER SNOW COVER.
- PARCEL TAX ID #151.13-1-32

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO FIRST NIAGARA BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS; STEWART TITLE INSURANCE COMPANY; SCHELL LAW, P.C.; JOHN D. REDDINGTON; NICOLE H. REDDINGTON AND RAYMOND B. O'NEILL, JR., ESQ. THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JANUARY 9, 2014.

Thomas A. Rodak
THOMAS A. RODAK, P.L.S. #050246

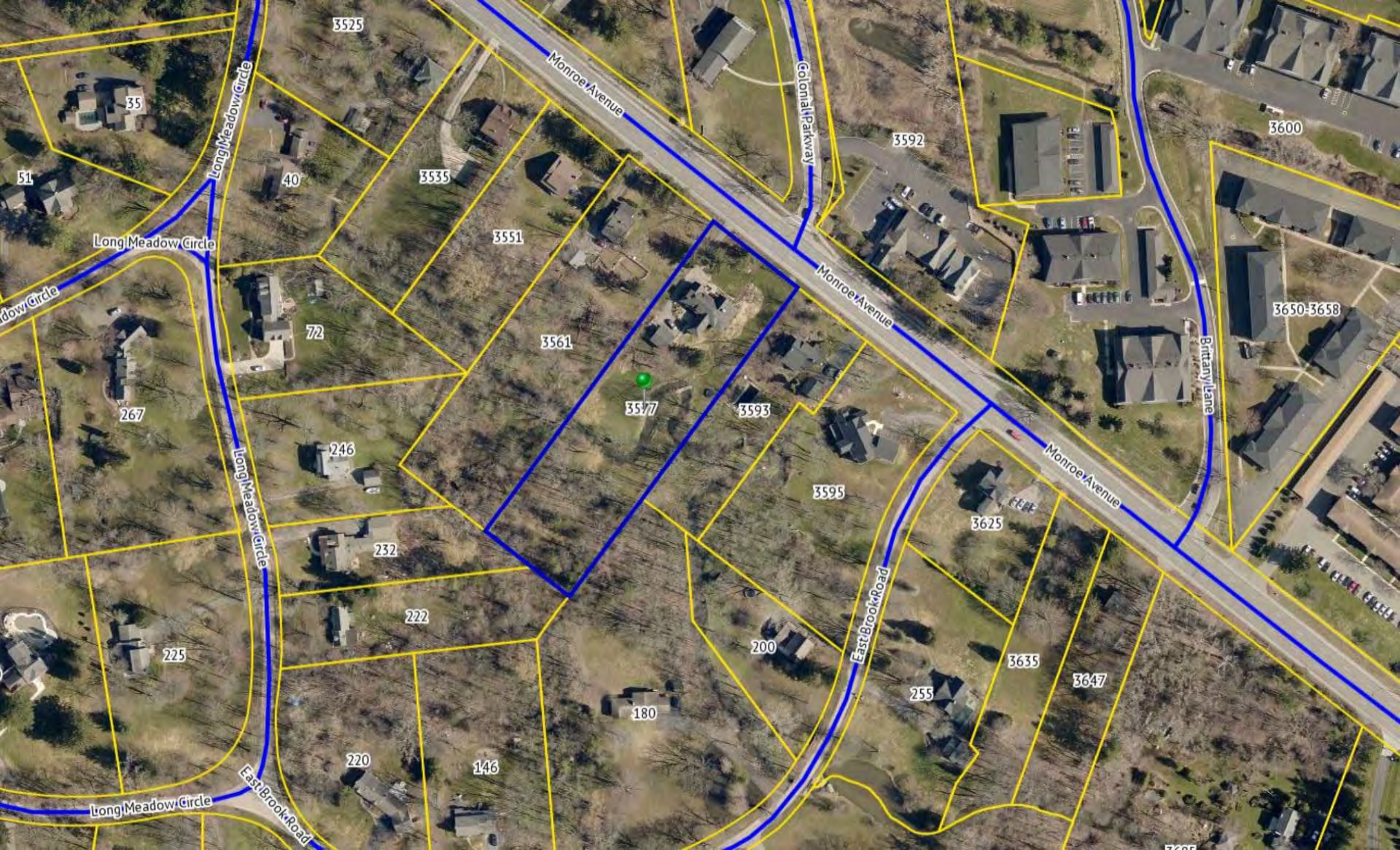


O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.
LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
FLOOD ZONE DETERMINATIONS
ALTA/ACSM SURVEYS

5 SOUTH FITZHUGH STREET
ROCHESTER, NY
14614

PHONE (585) 325-7520 FAX (585) 325-1708
e-mail oneillrodak@frontiernet.net

MAP OF A SURVEY		
LOT 6E		
LONG MEADOW TRACT		
TOWN OF PITTSFORD		
MONROE COUNTY, NEW YORK		
CLIENT	WOODS OVIATT GILMAN LLP	
SCALE	DATE	PROJECT NO.
1" = 40'	01/27/2014	2013-1022



3525

Monroe Avenue

Colonial Parkway

3592

3600

Long Meadow Circle

Brittany Lane

3650-3658

Monroe Avenue

3551

3561

3577

3593

3595

Monroe Avenue

3625

Long Meadow Circle

East Brook Road

3635

3647

246

232

222

200

180

255

225

220

146

Long Meadow Circle

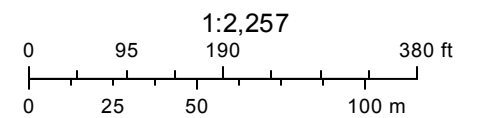
East Brook Road

3668

RN Residential Neighborhood Zoning



Printed February 20, 2019



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.





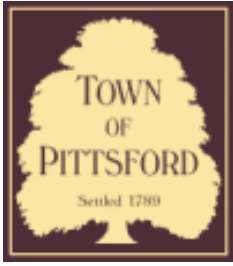
356

356

356

356





Town of Pittsford

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

Permit #
B19-000024

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 155 West Jefferson Road PITTSFORD, NY 14534

Tax ID Number: 164.05-2-1

Zoning District: RN Residential Neighborhood

Owner: Sylvestri, Paul D

Applicant: P.J.L Contracting

Application Type:

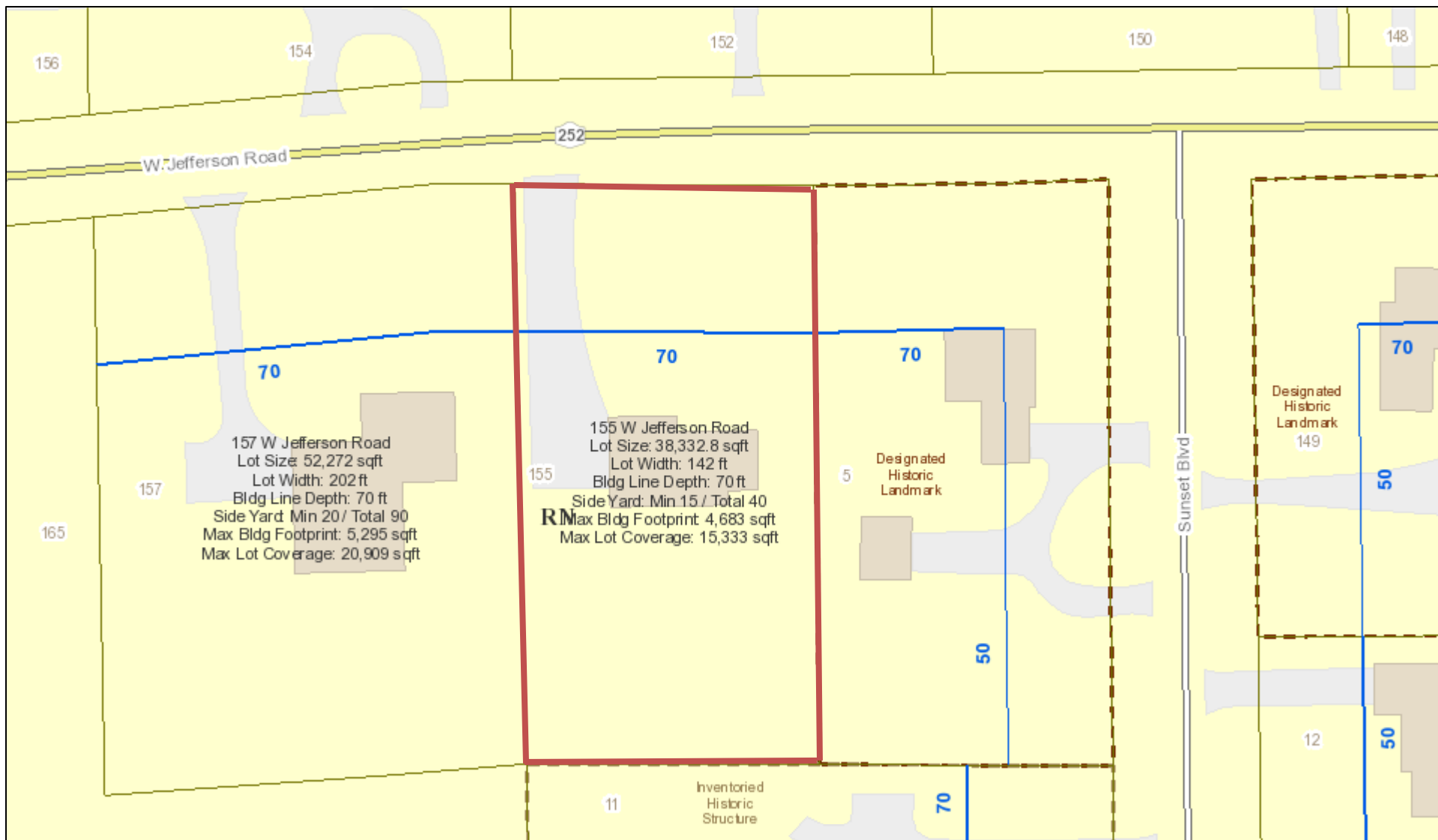
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§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> Signage
§185-205 (C) | <input type="checkbox"/> Corner Lot Orientation
§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 returning to request design review for the renovation to an existing porch. The existing porch is approximately 96 sq. ft. and is located to the front of the home. The porch will be framed in, new windows will be added and the exterior will be finished with cedar to blend with the existing architecture of the home.

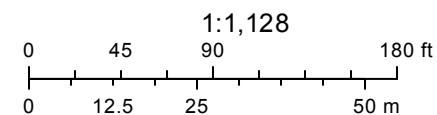
Meeting Date: March 14, 2019



RN Residential Neighborhood Zoning

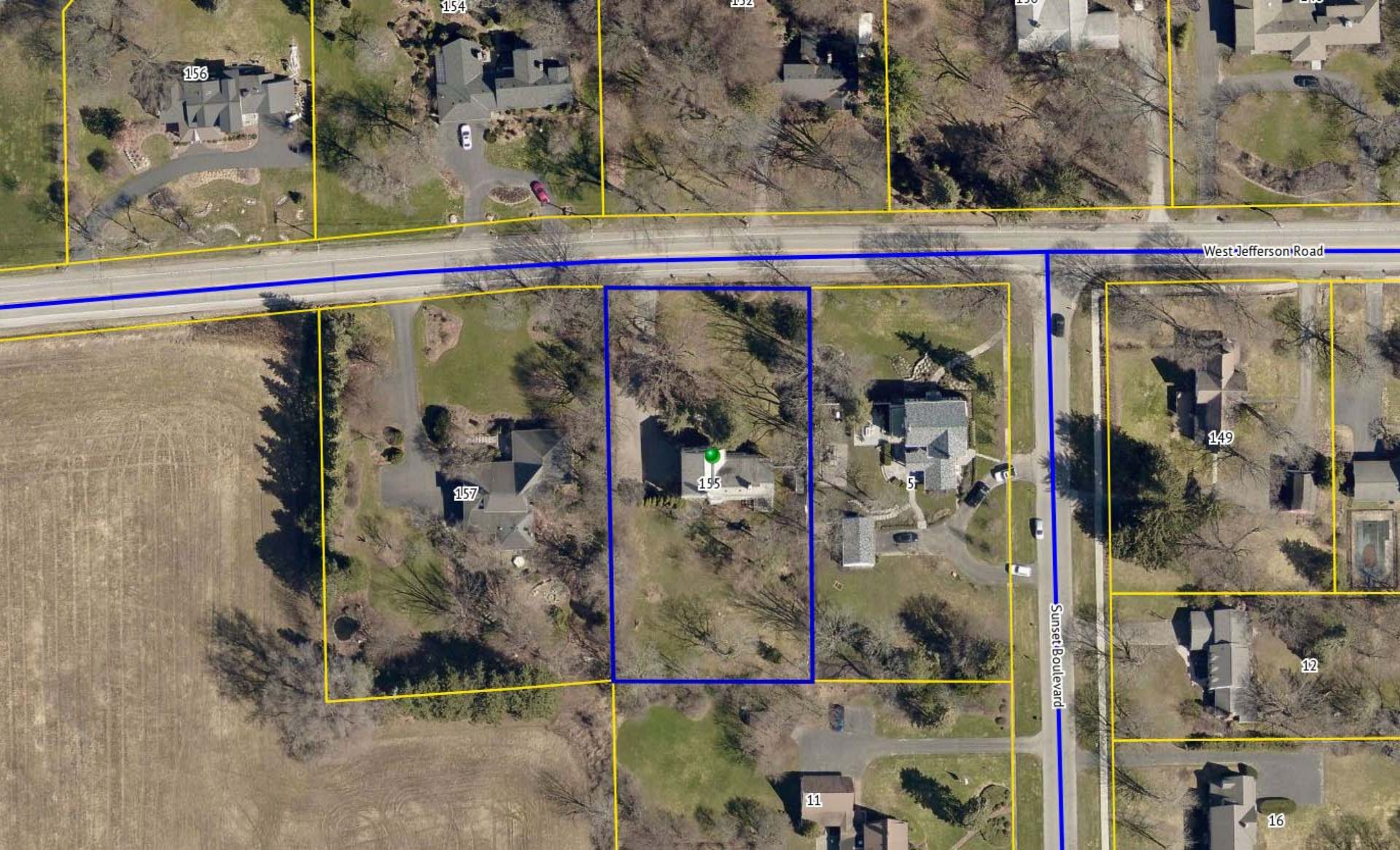


Printed February 20, 2019



Town of Pittsford GIS

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116

154

152

150

148

West Jefferson Road

157

155

5

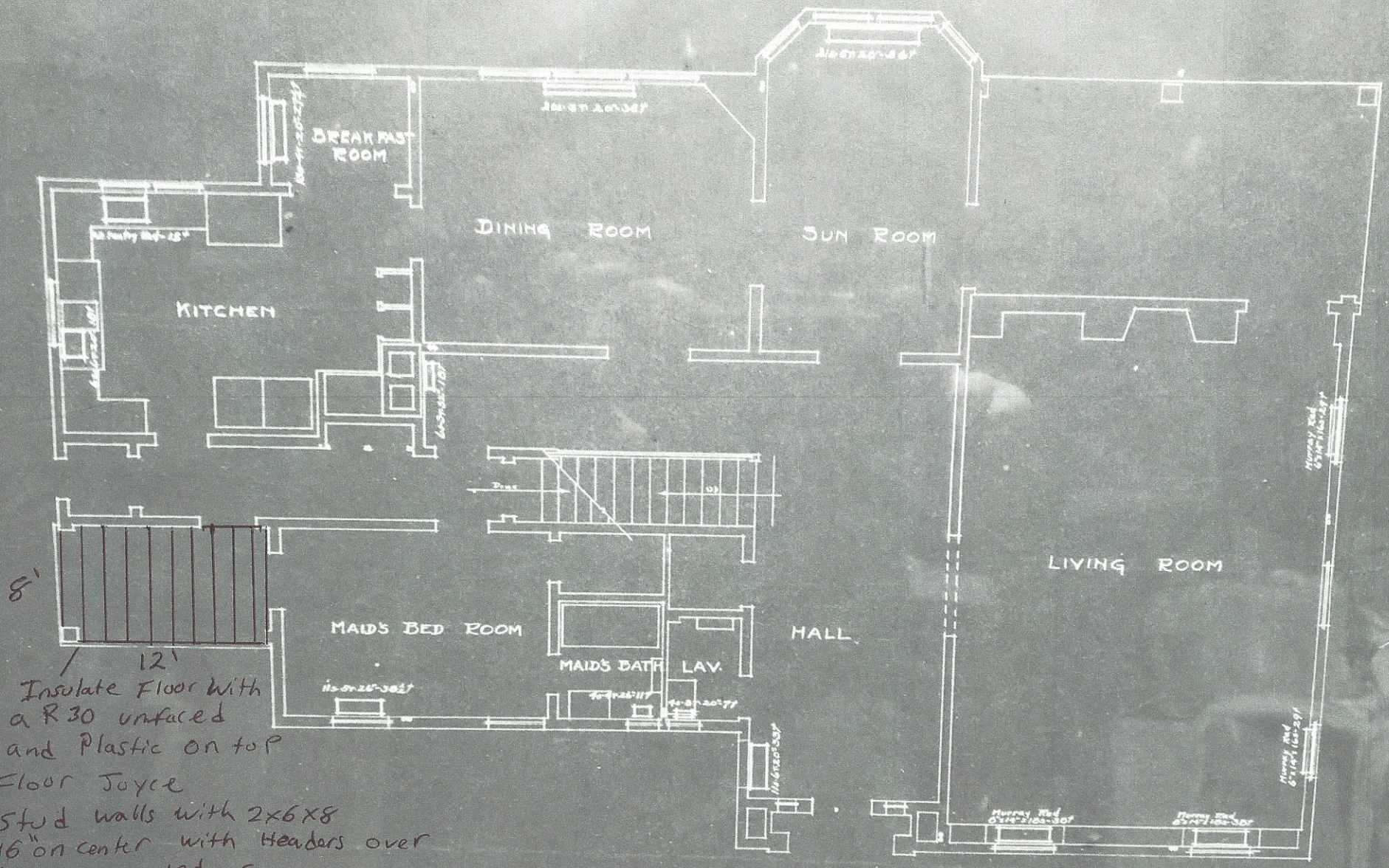
149

12

Sunset Boulevard

11

16



FIRST FLOOR PLAN
Scale $\frac{1}{4}'' = 1'-0''$

8' / 12'
 Insulate Floor with
 a R30 unfaced
 and Plastic on top
 Floor Joice
 Stud walls with 2x6x8
 16" on center with Headers over
 the new windows
 Insulate walls with R19
 7/16 OSB on outside with
 Felt Paper outer wrap
 Befor Finish

Allen Reitz

From: Paul Lent <pjlcontracting@yahoo.com>
Sent: Thursday, March 07, 2019 5:45 PM
To: Allen Reitz
Subject: RE: meeting

The windws that shes going with are going to be a pella architect series traditional windows 6 over 6 and the grids are wood on the outside of the glass the height of the window is going to be the same as the one to the right of the porch on the front of the house and its going to be one window with three double hungs all in one big window and the side is going to be the same height wise but with 2 double hungs in one window below is the type of window she would like it's the pella 450 series and the second window is the original one that's on the house right now hope this helps



Pella Architect Series 6 over 6



Front window of
main house.

Sent from [Mail](#) for Windows 10

From: [Allen Reitz](#)

Sent: Wednesday, March 6, 2019 12:07 PM

To: [Paul Lent](#)

Subject: meeting

DRB Meeting 3/14 at 6:45pm



Front of porch will have three windows together and side will have two windows side by side

Height of windows will match front windows of main home . Framing to be adjusted to achieve simatry.





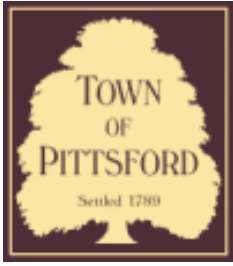












Town of Pittsford

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

Permit #
B19-000030

Phone: 585-248-6250
FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 65 Parkridge Drive PITTSFORD, NY 14534

Tax ID Number: 179.17-1-47

Zoning District: RN Residential Neighborhood

Owner: Heliotis, James E

Applicant: Heliotis, James E

Application Type:

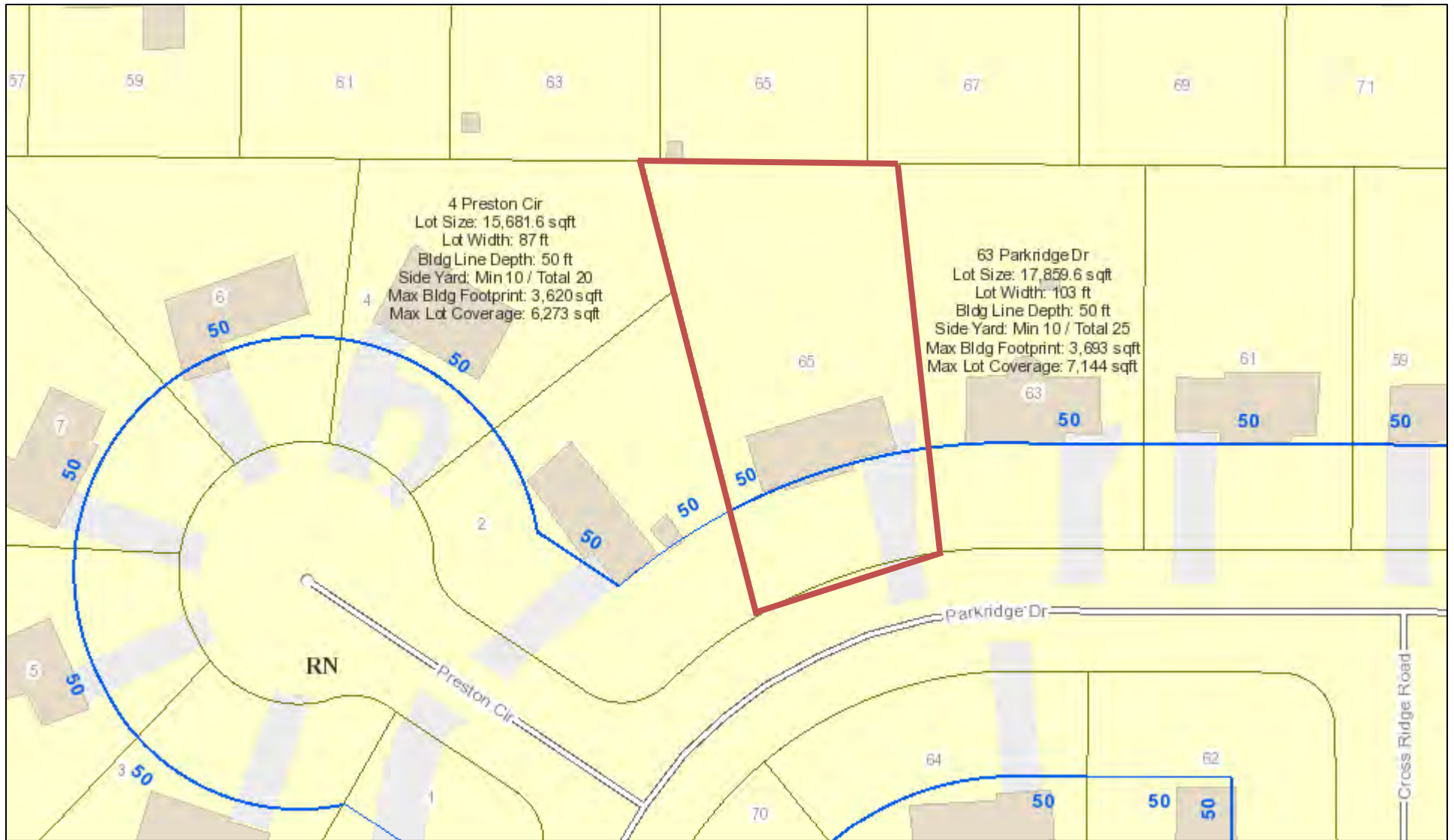
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§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/> Signage
§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 front porch. The porch will be approximately 83 sq. ft. and feature exposed wood rafters, corrugated metal roof and 8x8 columns. The house will receive new certainteed impression siding in a natural clay color with a herringbone trim and two new garage doors.

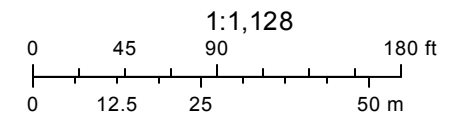
Meeting Date: March 14, 2019



RN Residential Neighborhood Zoning

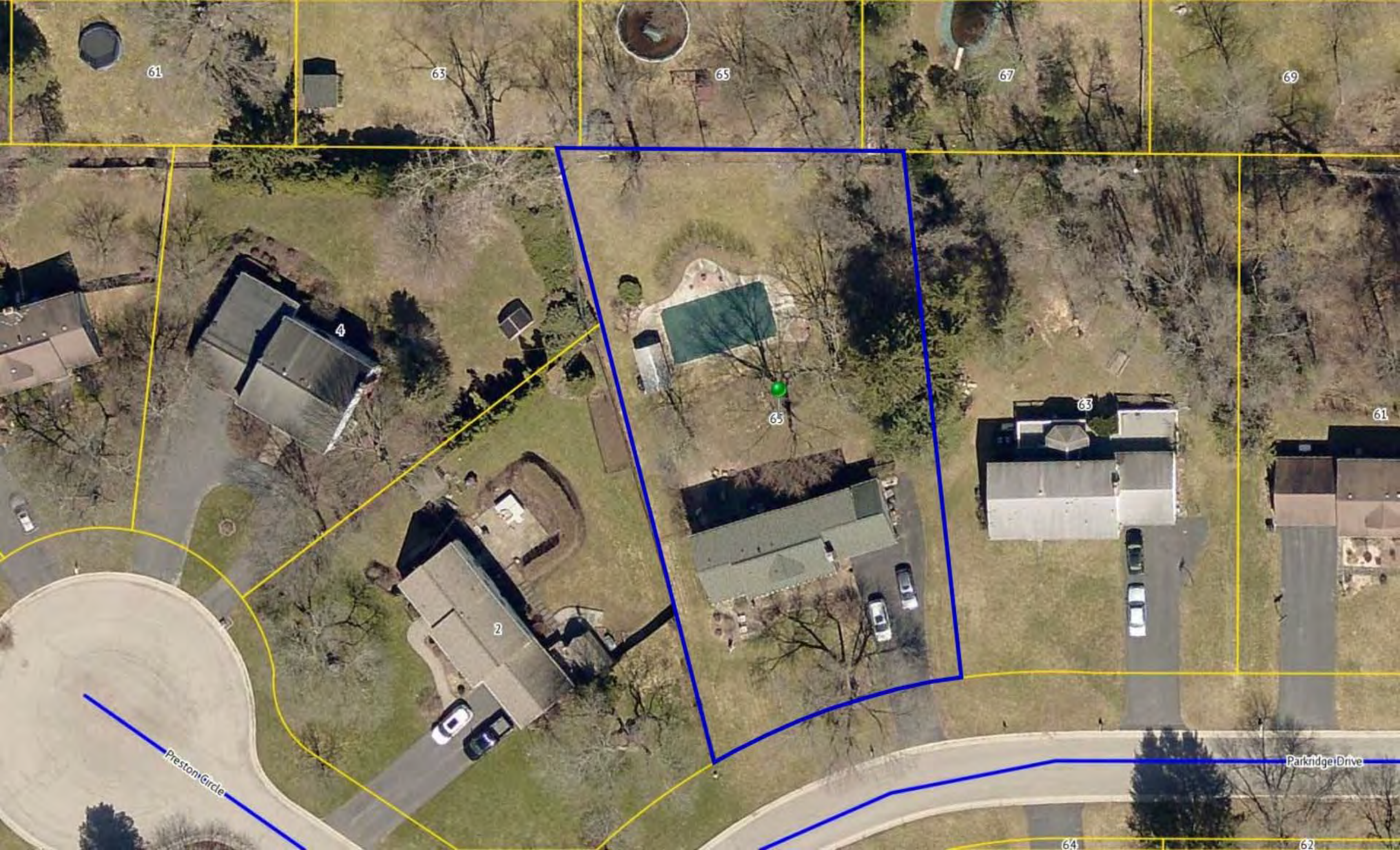


Printed March 7, 2019



Town of Pittsford GIS

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61

63

65

67

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4

2

65

63

61

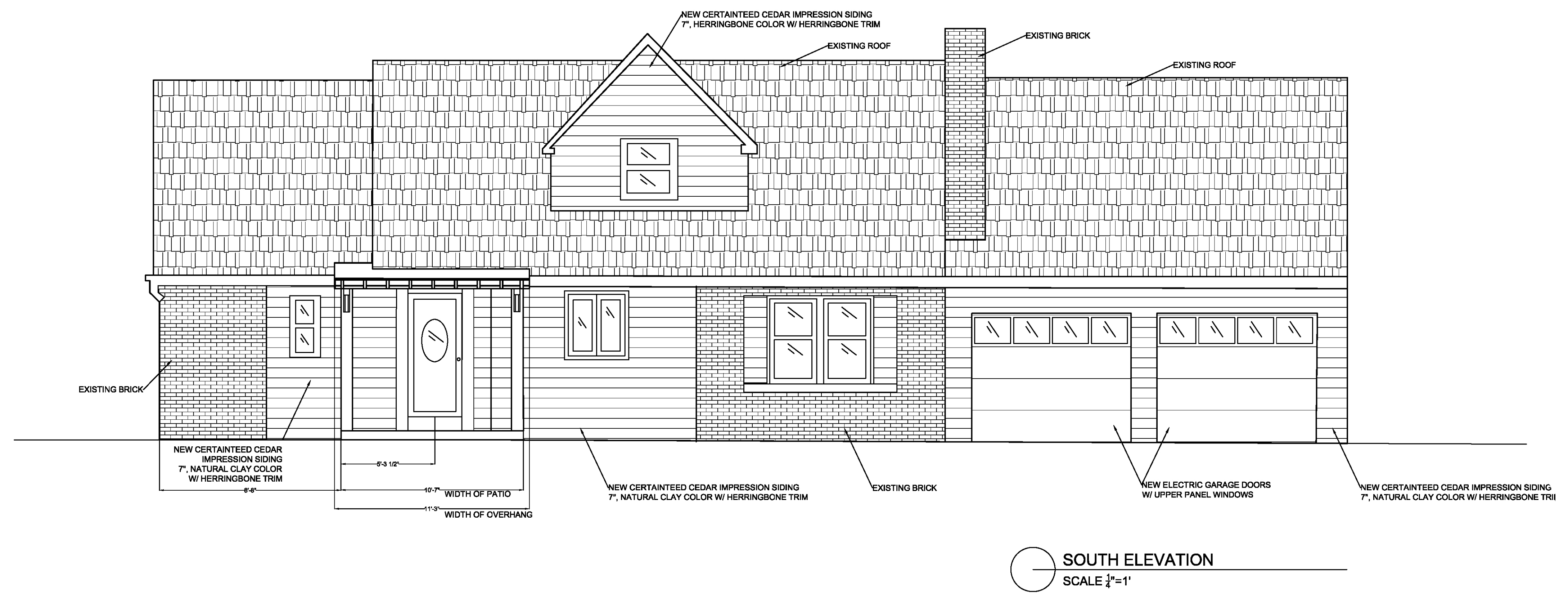
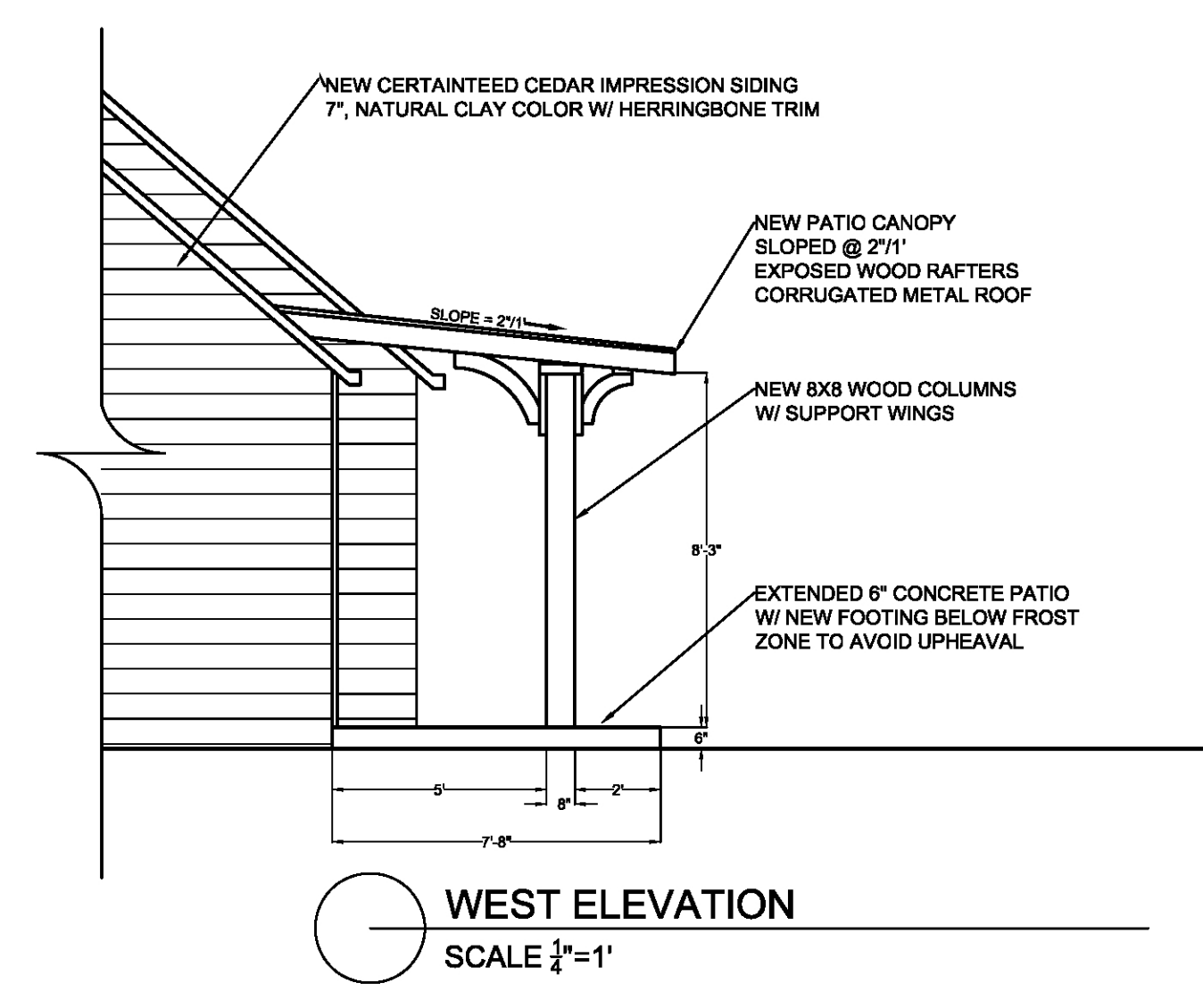
Preston Circle

Parkridge Drive

64

62

NOT CONSTRUCTION DOCUMENTS



No.	Description	Date

James & Lorelei Heliotis

Front Porch Addition

65 Parkridge Dr
Pittsford, NY 14534

Design Submission

Project number	1
Date	2/17/19
Drawn by	Diana Heliotis
Checked by	
Scale	

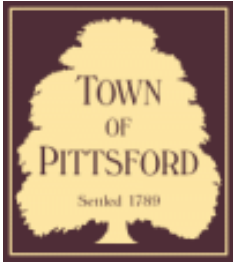
G101











Town of Pittsford

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

Permit #
B19-000031

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 255 Woodland Road PITTSFORD, NY 14534

Tax ID Number: 150.20-2-21

Zoning District: RN Residential Neighborhood

Owner: Michael Taylor Wold

Applicant: Michael Taylor Wold

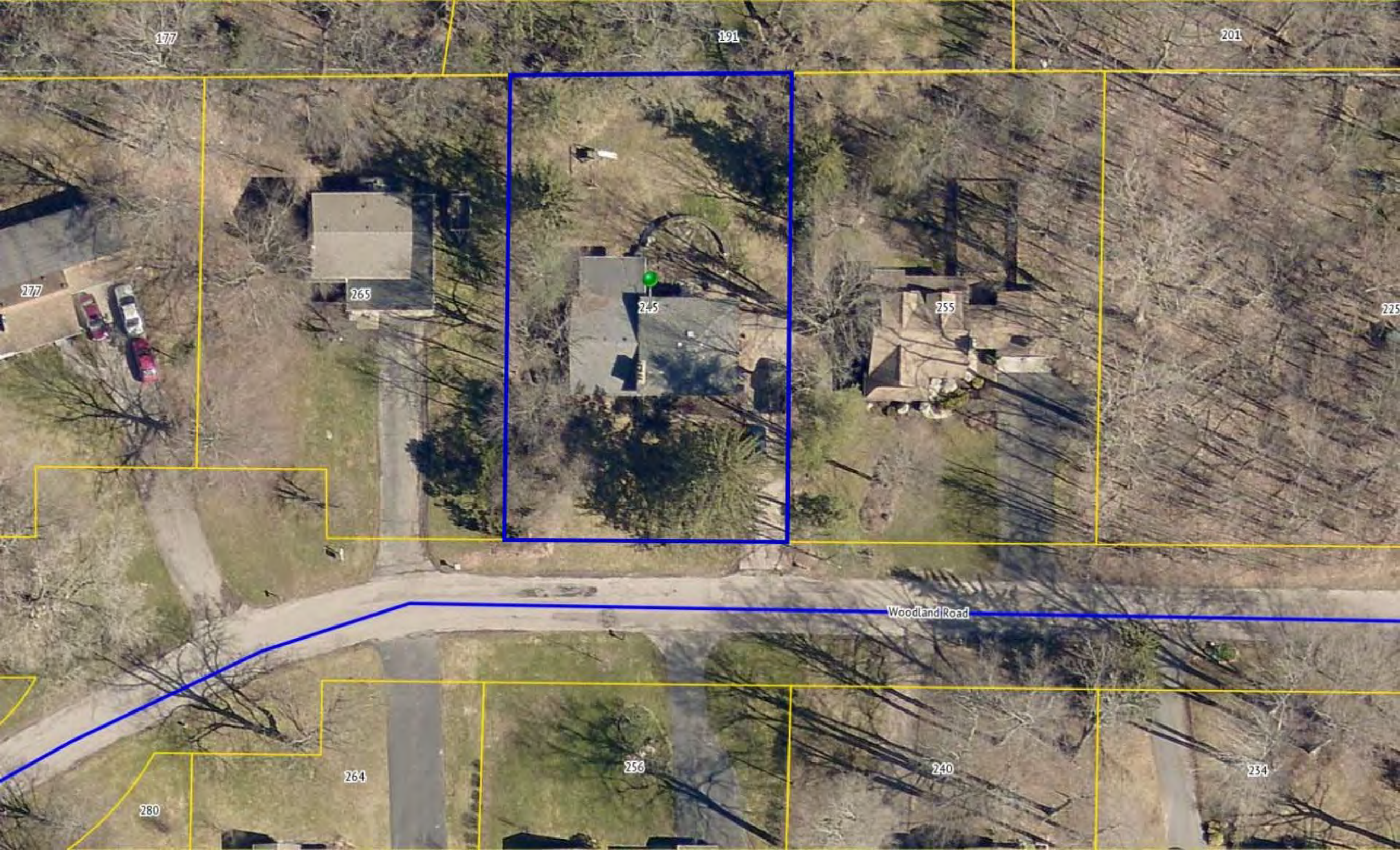
Application Type:

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§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) |
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§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 two car garage and front porch. The garage will be a forward facing garage and will be approximately 528 sq. ft. The applicant has received a variance for a side setback encroachment.

Meeting Date: March 14, 2019





177

191

201

277

265

245

255

225

Woodland Road

264

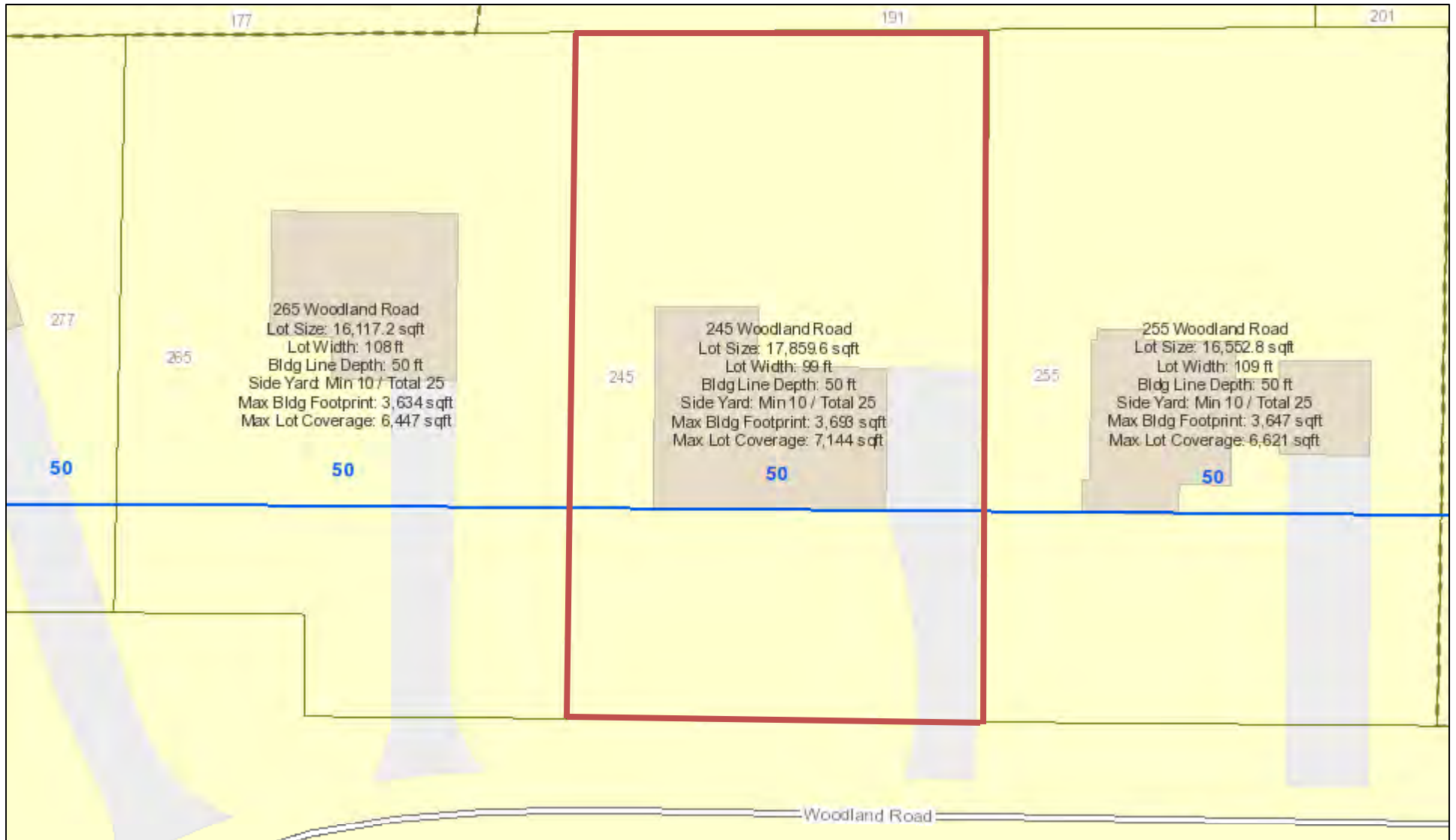
256

240

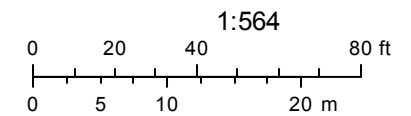
254

280

RN Residential Neighborhood Zoning

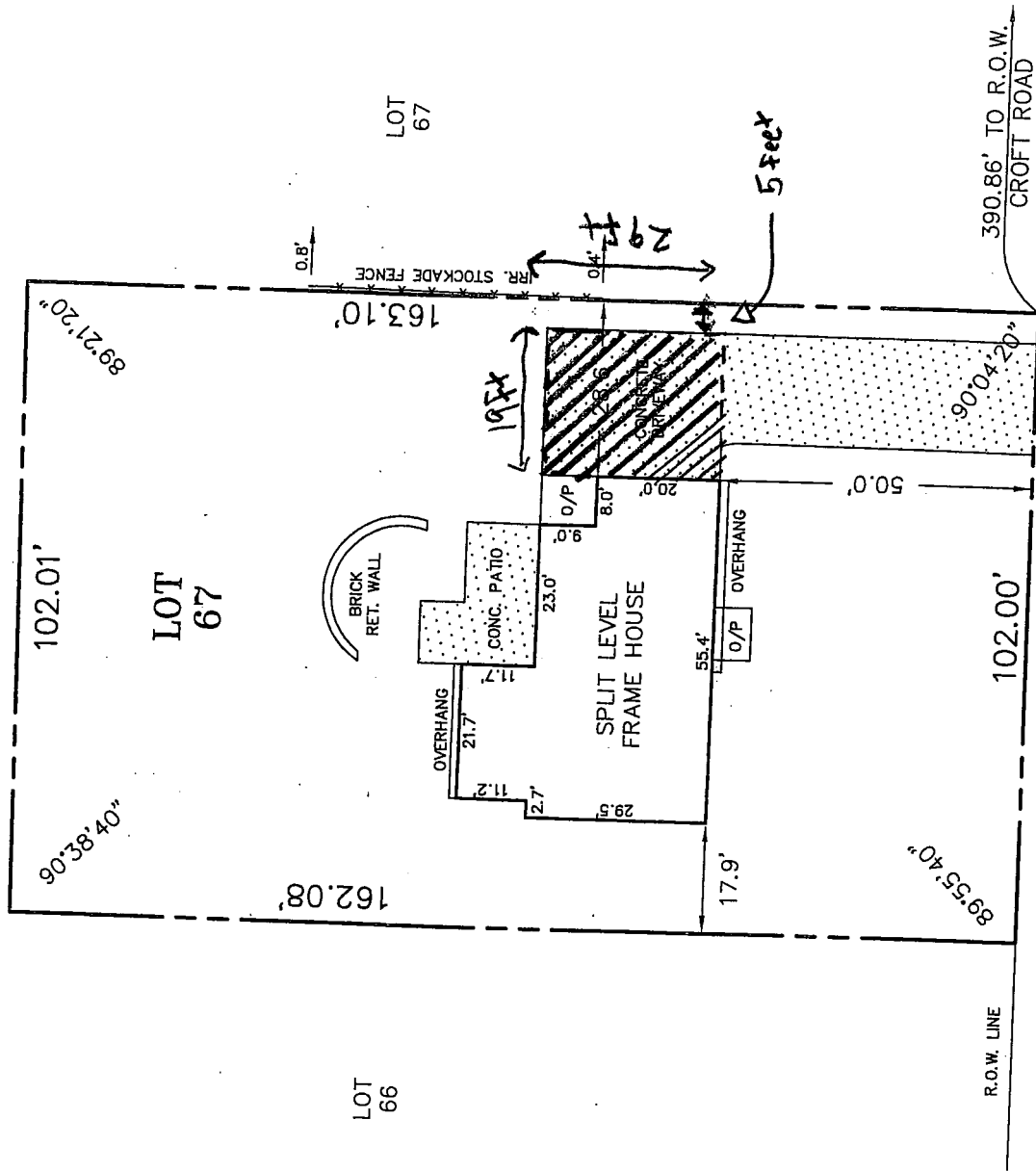
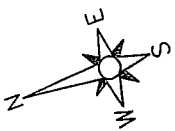


Printed March 7, 2019



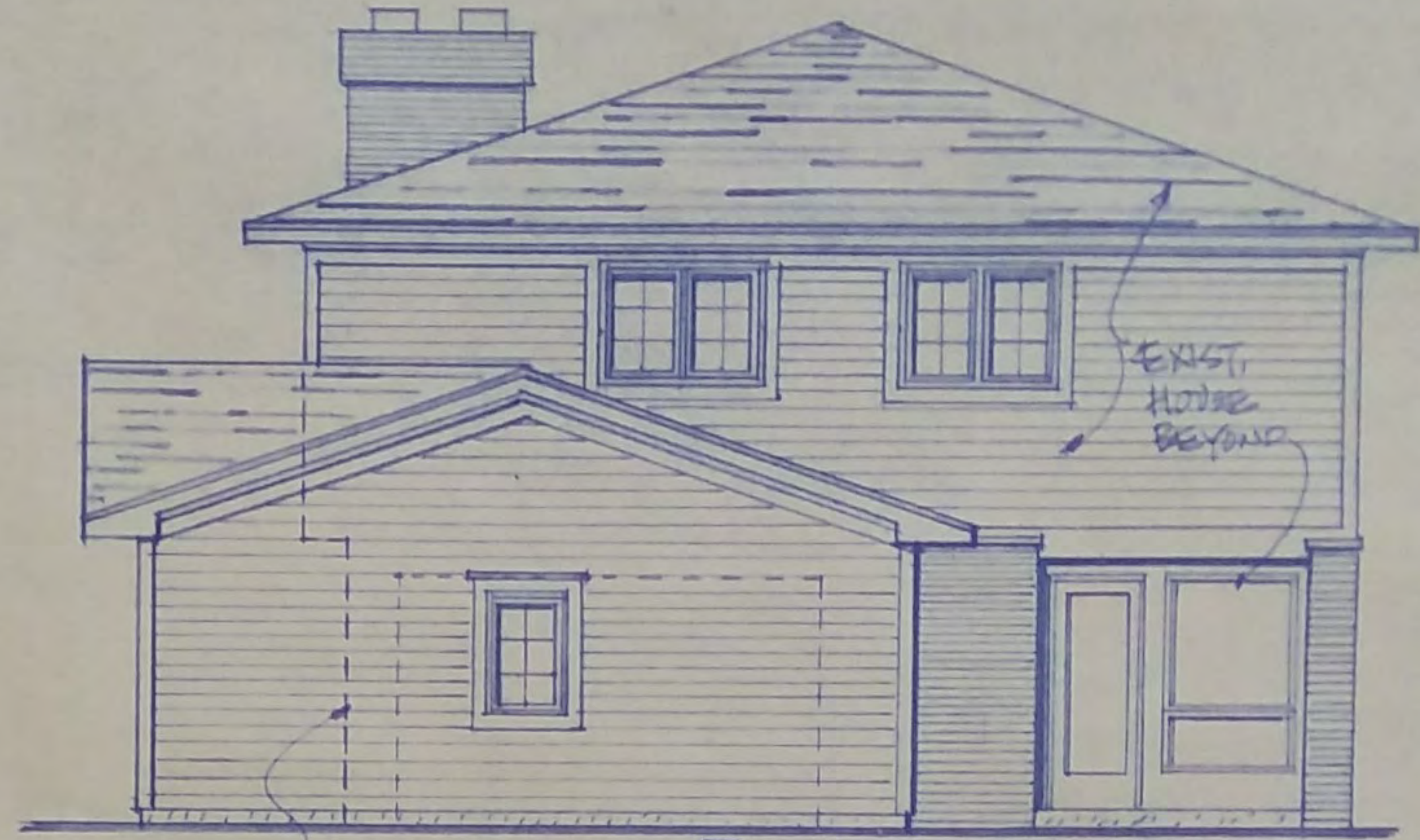
Town of Pittsford GIS

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WOODLAND (50' R.O.W.) ROAD

REFERENCES:
1 ABSTRACT OF THE...



EXIST. HOUSE
WAY BEYOND

GARAGE
ADDITION

EXIST.
HOUSE
BEYOND

PROPOSED EAST (SIDE) ELEVATION

1/4" = 1'-0"



NEW REPLACEMENT
WINDOWS

NEW SIDING
AND TRIM

ROOF SHINGLES
TO MATCH EXIST

NEW TRIM AND
GABLE PEDIMENT
ROOF (BOW
WINDOW UNIT)

EXIST.
BRICK

NEW
DOOR

NEW PORCH AND
GARAGE ADDITION

DRAW ROOF
OVERHANG
OPTIONAL

PROPOSED SOUTH (FRONT) ELEVATION

1/4" = 1'-0"

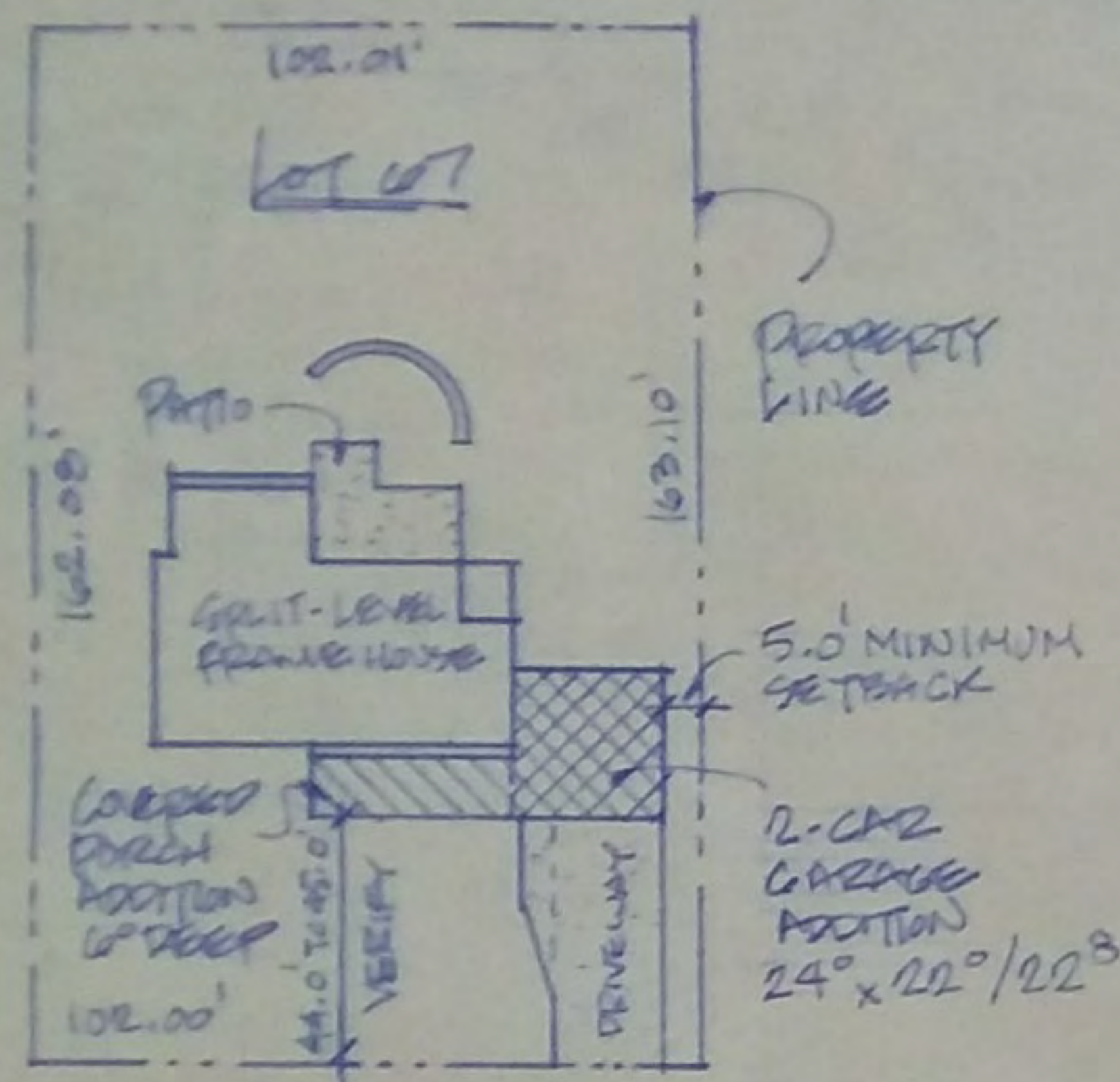
2-CAR GARAGE & COVERED FRONT PORCH ADDITIONS

W O L D R E S I D E N C E
255 WOODLAND ROAD • PITTSFORD, NEW YORK

CONCEPT
DESIGN

PROJECT:
1880
DATE:
3/10/19

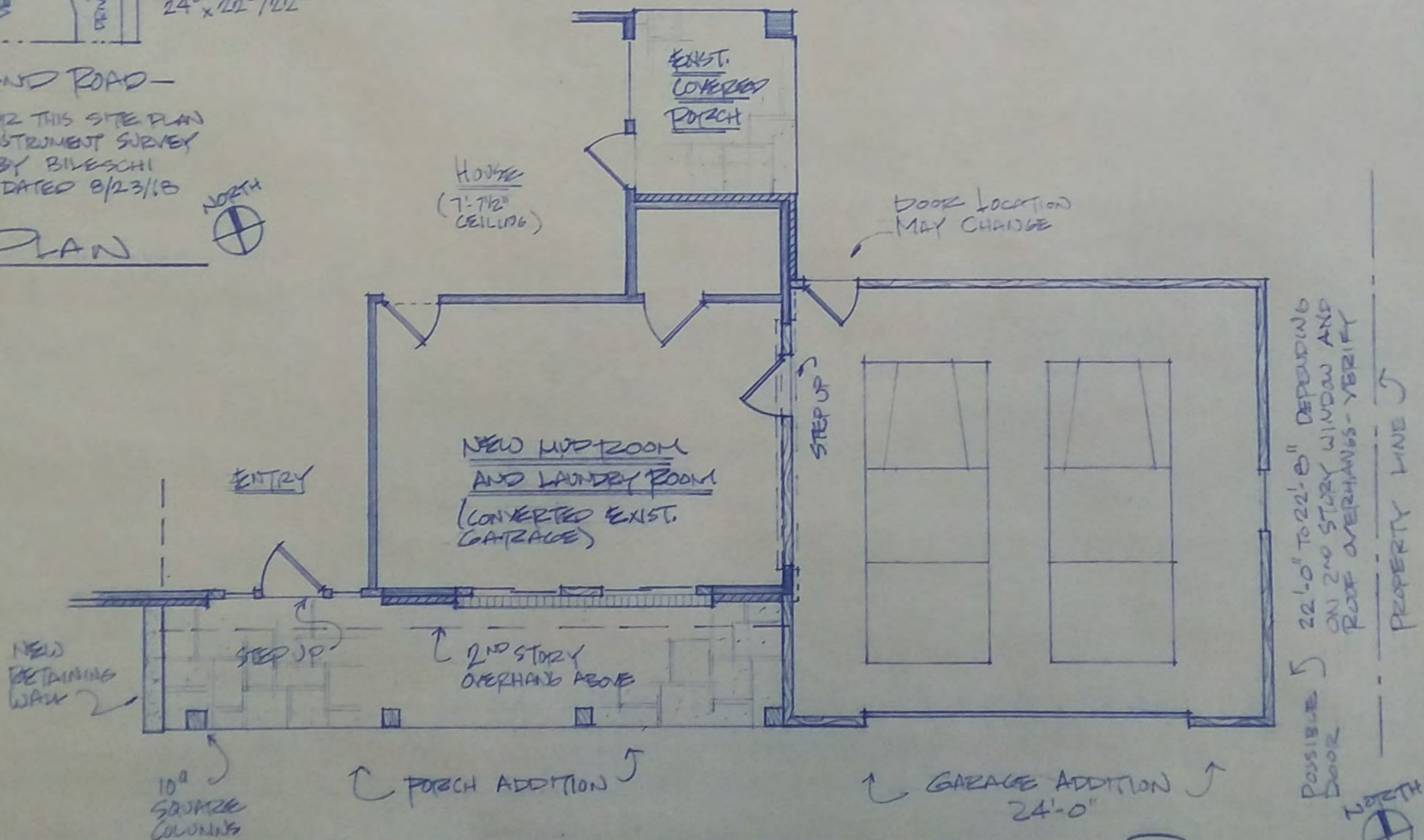
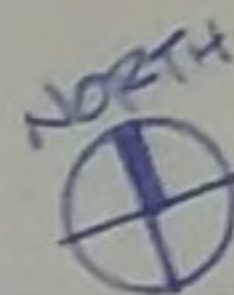
SHEET:
2 of 2



- WOODLAND ROAD -

INFORMATION FOR THIS SITE PLAN
TAKEN FROM INSTRUMENT SURVEY
MAP COMPLETED BY BILESCHI
LAND SURVEYING, DATED 8/23/18

SITE PLAN



PARTIAL FIRST FLOOR PLAN

1/4" = 1'-0"

2-CAR GARAGE & COVERED FRONT PORCH ADDITIONS

WOODLAND RESIDENCE
135 WOODLAND ROAD - PITTSFORD, NEW YORK

CONCEPT DESIGN

PROJECT: 1880
DATE: 3.6.19

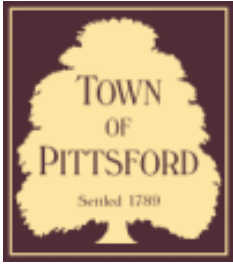
SHEET: 1 OF 2







0202 004285



Town of Pittsford

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

Permit #
B19-000032

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 27 Escena Rise PITTSFORD, NY 14534

Tax ID Number: 178.03-5-24

Zoning District: IZ Incentive Zoning

Owner: S&J Morrell Builders Inc.

Applicant: S&J Morrell Builders Inc.

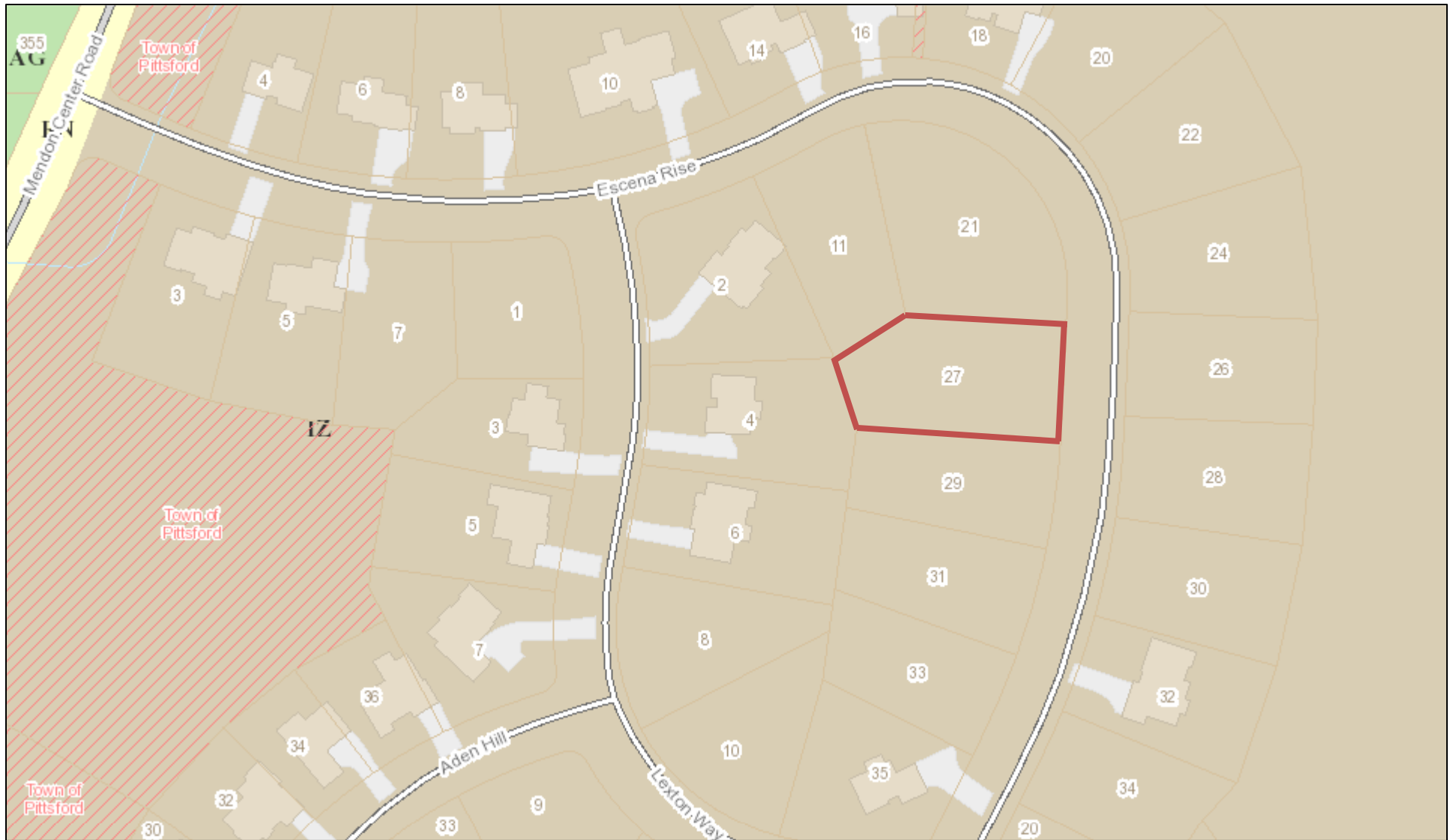
Application Type:

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§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) |
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§185-195 (2) | <input type="checkbox"/> Undeveloped Flag Lot Requirements
§185-17 (L) (2) |
| <input type="checkbox"/> Informal Review | |

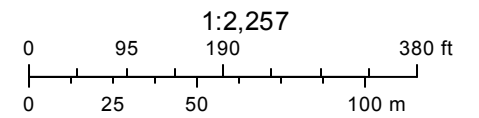
Project Description: Applicant is requesting design and review for the construction of a new two story single family home. The home will be approximately 2950 sq. ft. and will be located in the Wilshire Hills Subdivision.

Meeting Date: March 14, 2019

RN Residential Neighborhood Zoning



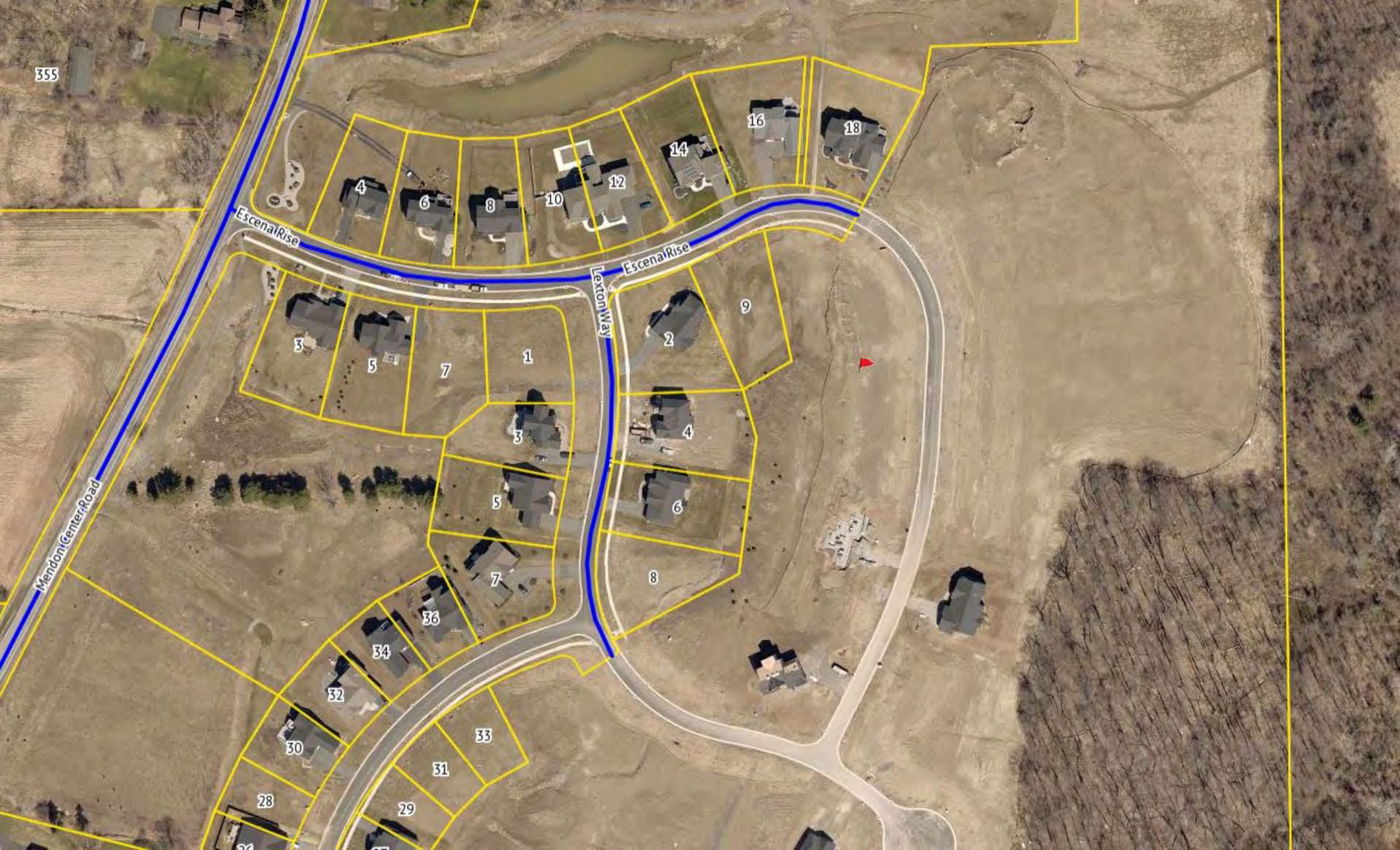
Printed March 7, 2019



Town of Pittsford GIS

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355



Escena Rise

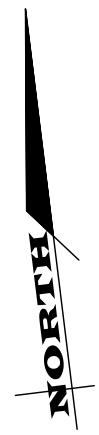
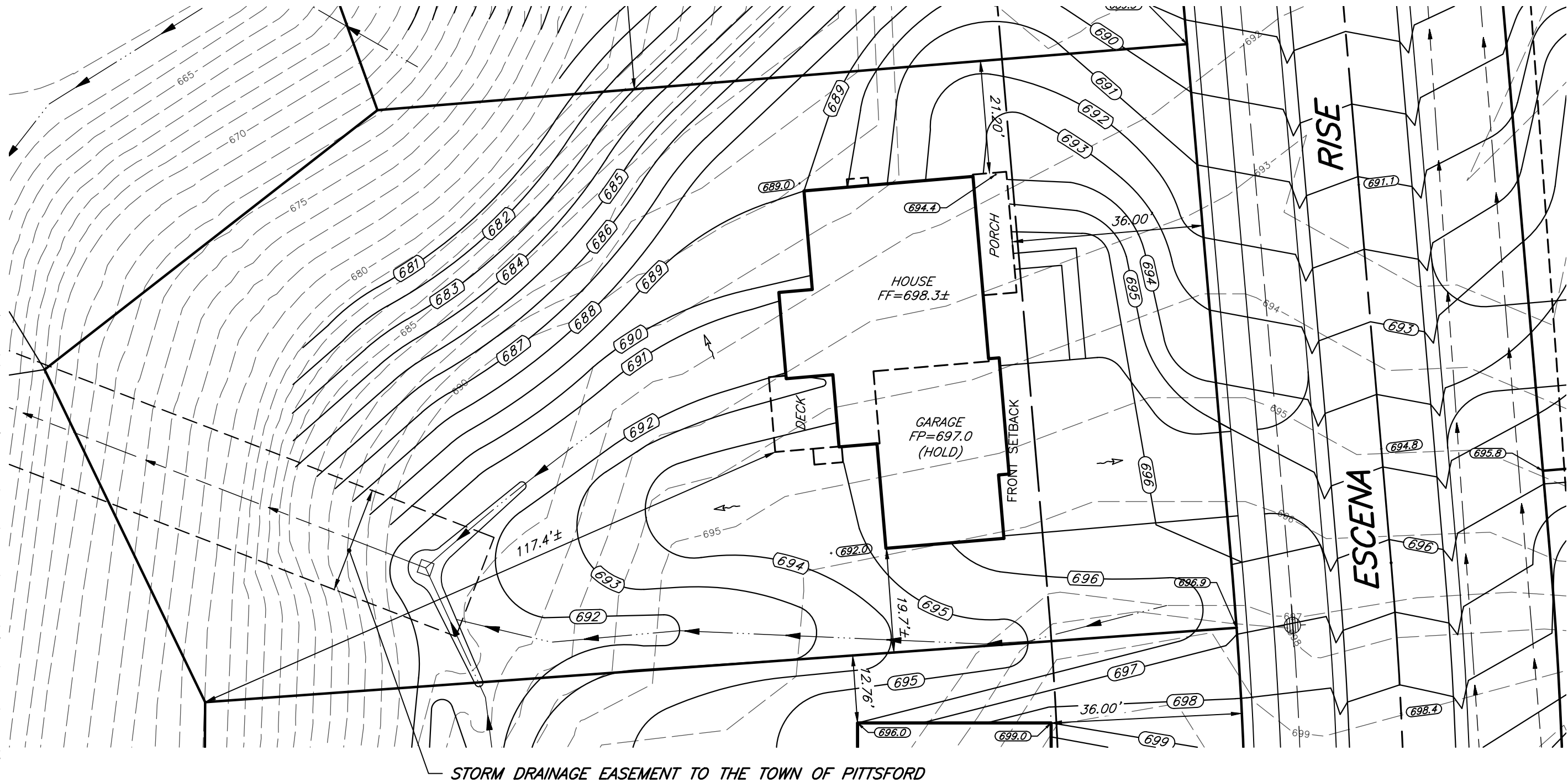
Escena Rise

Lexton Way

Mendon Center Road

- 1
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- 34
- 36

File: Z:\Engineering\Job Files\0423-12 Drawings\Section 3\Plot Plans\Lot P37\LOT P-37.dwg, Plot Date: 3/6/2019, By: RTI/ED



STORM DRAINAGE EASEMENT TO THE TOWN OF PITTSFORD

SETBACK	REQUIRED	PROVIDED
FRONT	35'	36.0'
SIDE	10'	19.7'±
REAR	20'	117.4'±

TITLE:

PLOT PLAN - LOT P37
WILSHIRE HILL - SECTION 3A



FRONT ELEVATION 2950 S.F.

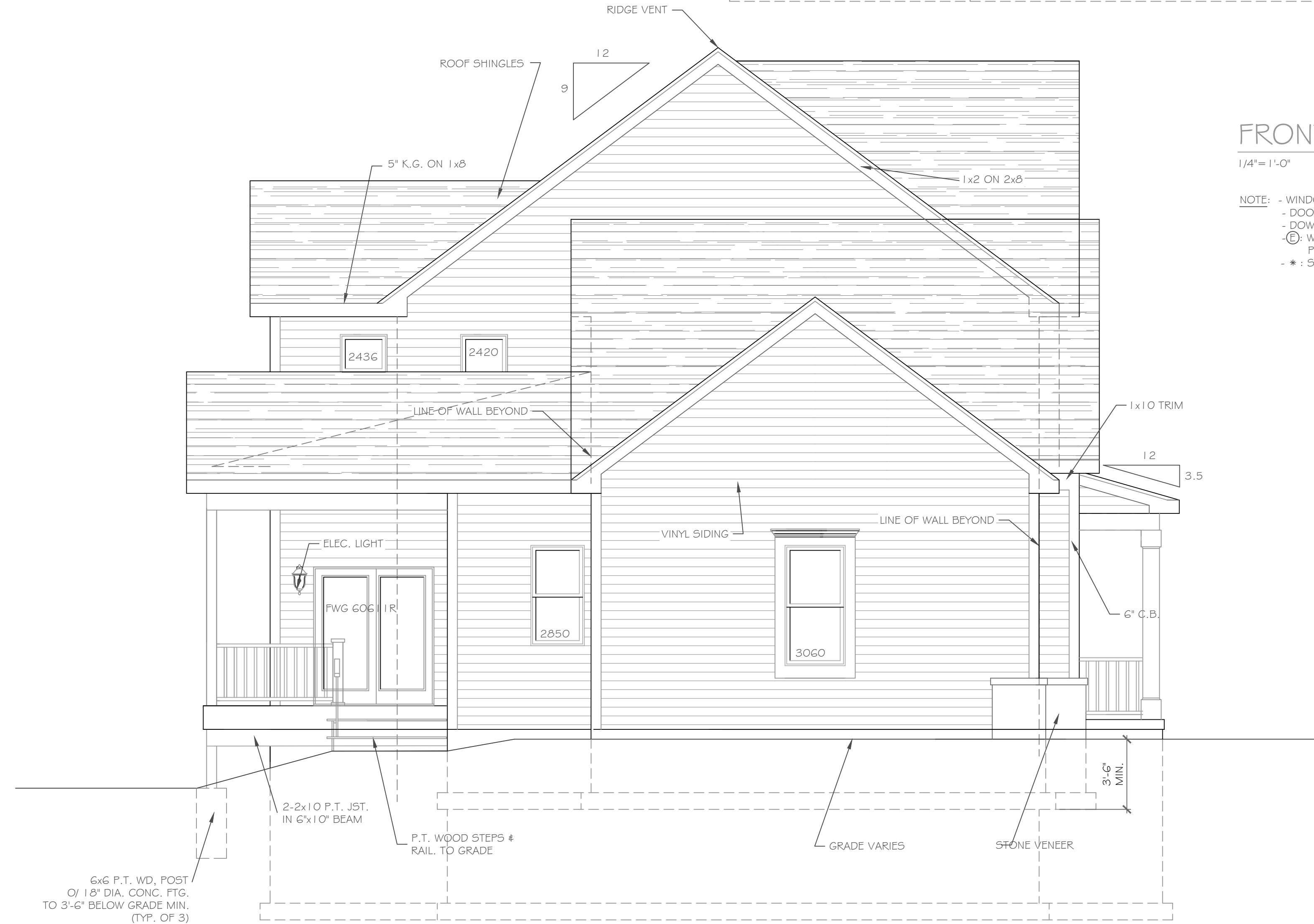
1/4" = 1'-0"

- NOTE:
- WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG, LOW-E
 - DOORS TO BE "THERMA-TRIP" OR EQ.
 - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
 - 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

DESIGN CRITERIA:

-For Greater Rochester Area and surrounding counties.

1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST DEPTH LINE	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 1992
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN



LEFT SIDE ELEVATION

1/4" = 1'-0"

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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations

PHASE: Construction Documents

PROJECT: Lot 37P, Wilshire Hill Pittsford, N.Y.	CLIENT: Morrell Builders
JOB NO.: A18-027	DATE: March 2019

CKH
architecture
1501 Pittsford-Victor Road
Suite 100
Victor, New York 14564
phone: (585) 249-1334
fax: (585) 249-1333
email: CKHennessey@frontiernet.net



REAR ELEVATION

1/4" = 1'-0"

RIGHT SIDE ELEVATION

1/4" = 1'-0"

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REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE-
Elevations

PROJECT-
**Lot 37P, Wilshire Hill
 Pittsford, N.Y.**

CLIENT-
Morrell Builders

JOB NO.-
A 18-027

DATE-
March 2019

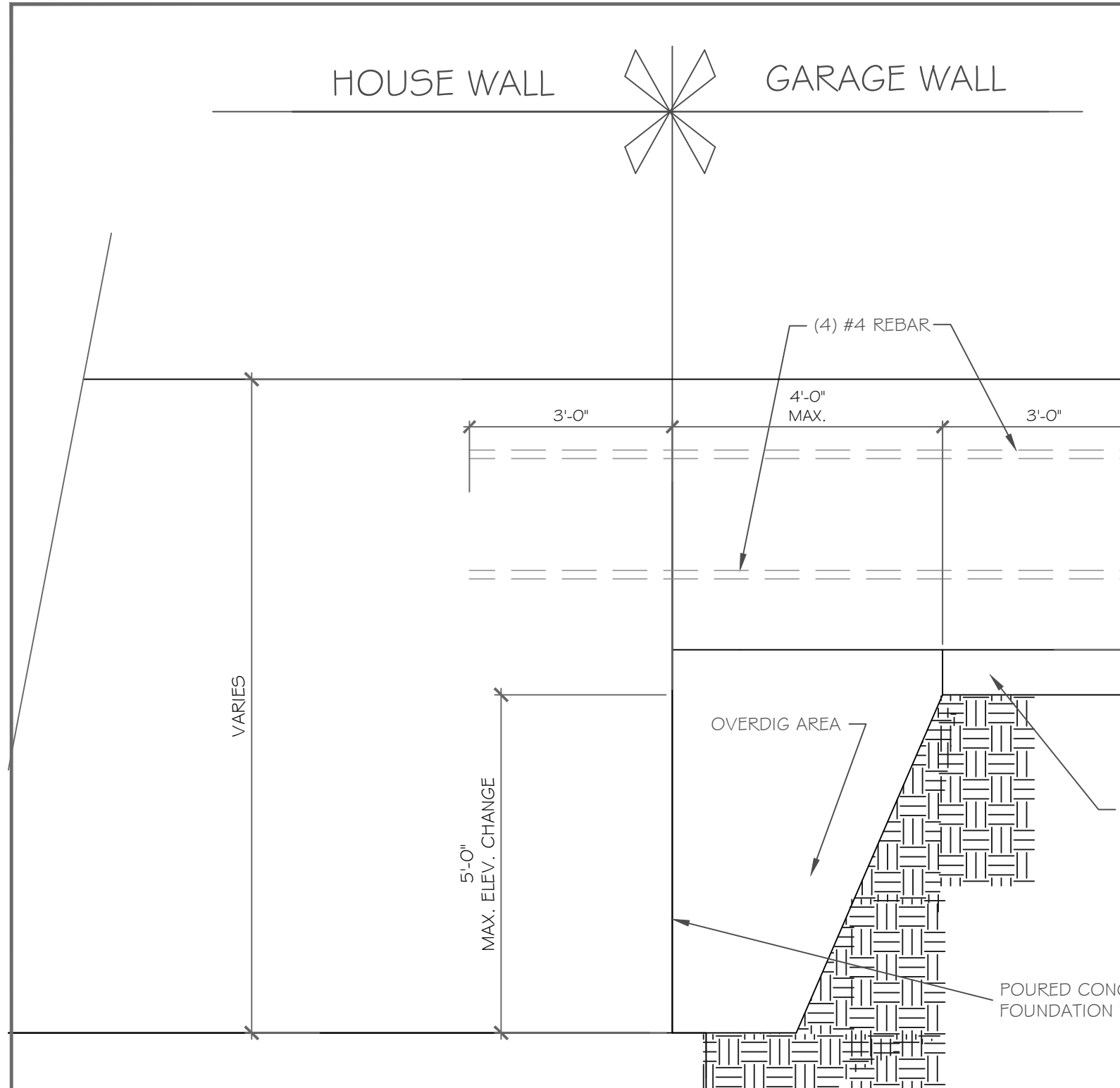
PHASE-
Construction Documents

CKH
 architecture

1501 Pittsford-Victor Road
 Suite 100
 Victor, New York, 14564

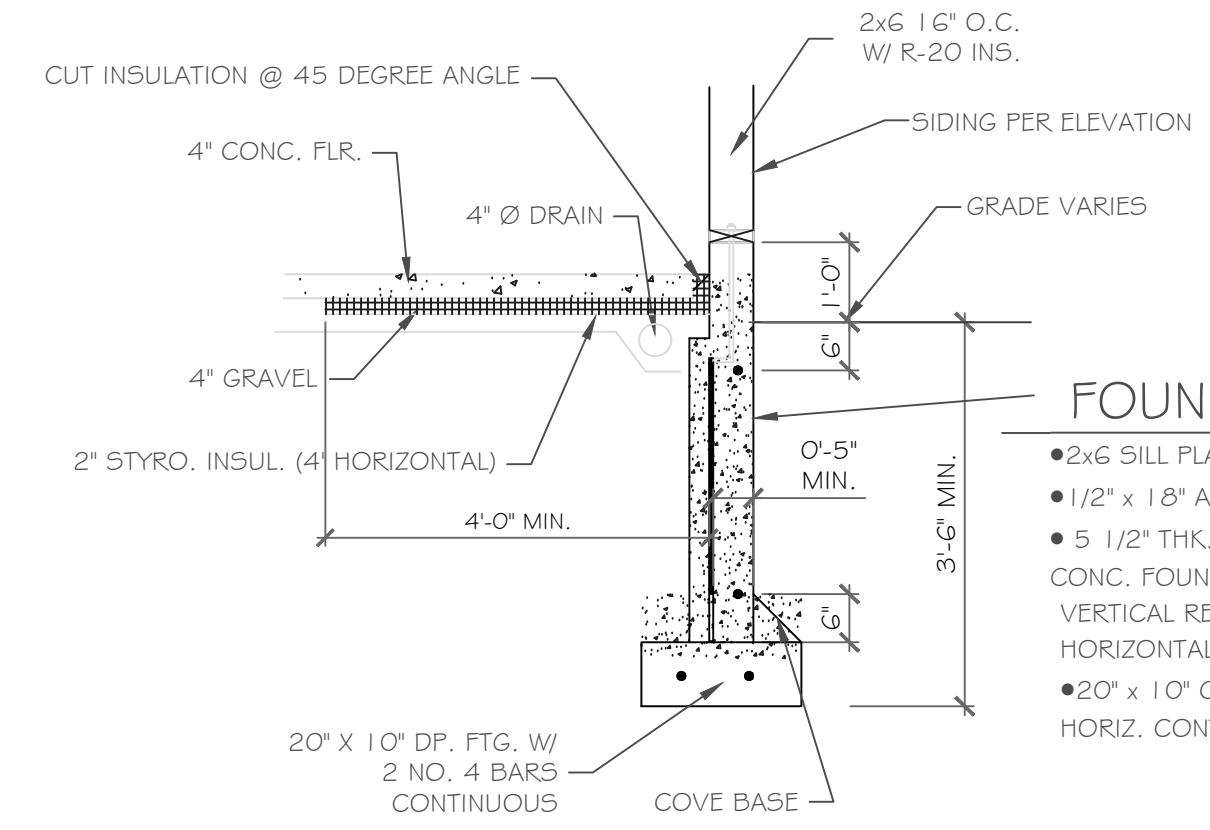
phone: (585) 249-1334
 fax: (585) 249-1333
 e-mail: CKHennessey@frontiernet.net

DRAWING NO.-
A-6



POURED WALL JUMP FOOTING DETAIL

SCALE: 1/2" = 1'-0"



WALKOUT W/ 2x6 FRAME WALL DETAIL

SCALE: 1/2" = 1'-0"

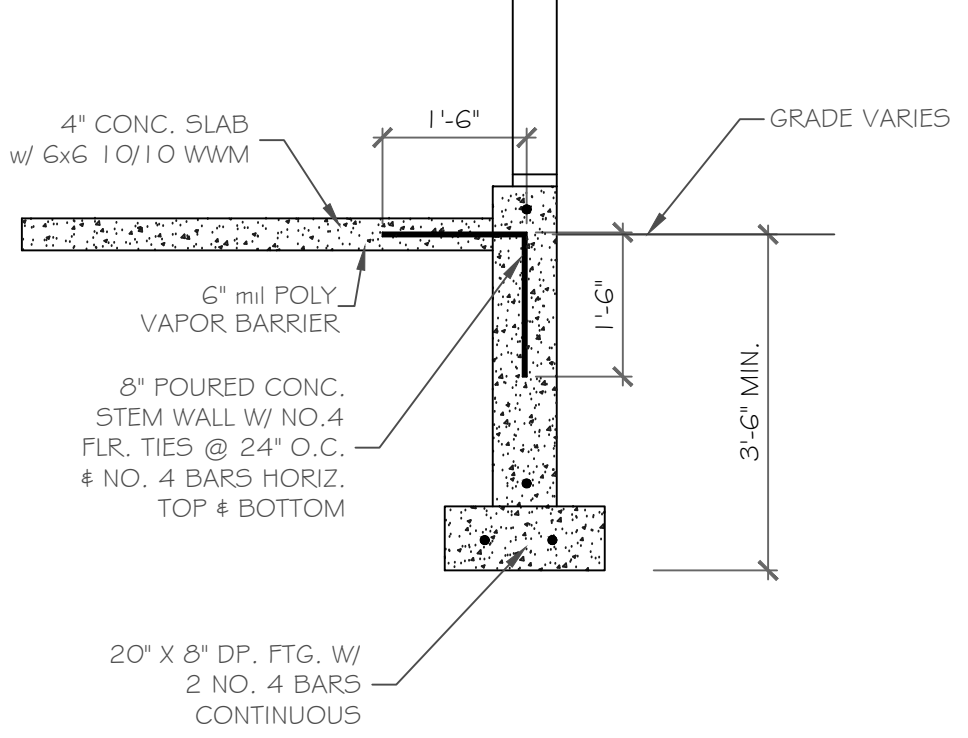
FOUNDATION CONST.

- 2x6 SILL PLATE w/ SILL SEALER
- 1/2" x 1 1/2" ANCHOR BOLTS @ 4'-0" O.C.
- 5 1/2" THK. x 12' HT. POURED CONC. STEM WALL O/ 8" POURED CONC. FOUNDATION
- VERTICAL REINFORCING: NO. 6 BAR @ 48" O.C.
- HORIZONTAL REINFORCING: NO. 4 BAR TOP & BOTTOM
- 20" x 10" CONC. FTG. w/ 2 NO. 4 BARS HORIZ. CONT. w/ COVE BASE

FOUNDATION CONST.

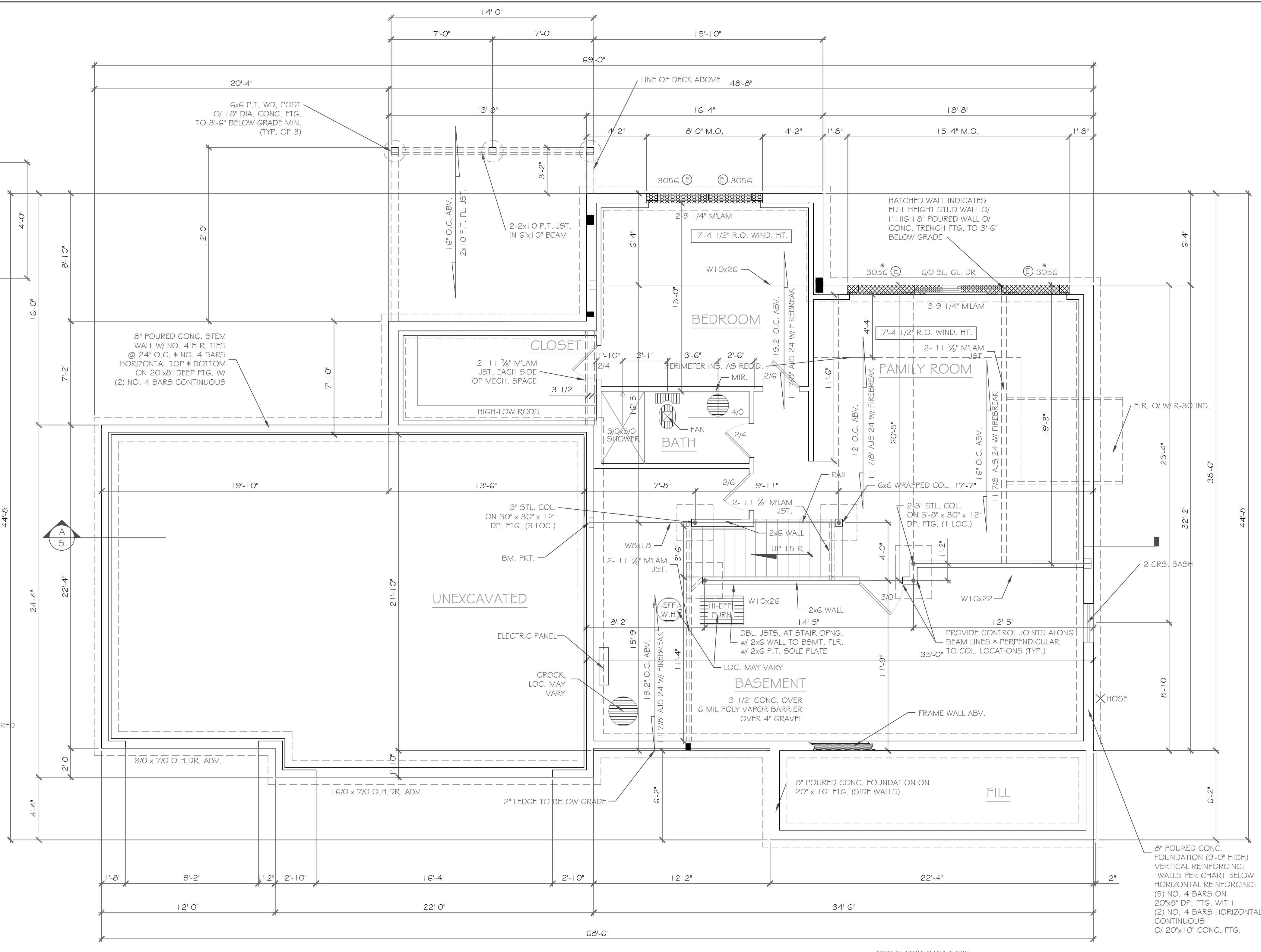
- 2x6 SILL PLATE w/ SILL SEALER
- 1/2" ANCHOR BOLTS @ 6'-0" O.C. MIN.
- 8" THK. POURED CONC. WALL w/ 4 NO. 4 BARS HORIZ. & VERTICAL REINFORCING PER TABLE R404.1.1(4) ON SHT. 2
- CEMENT FARGE AND TAR COAT DAMPROOFING
- R-15 INSULATION TO SLAB
- 20" x 10" CONC. FTG. w/ 2 NO. 4 BARS HORIZ. CONT. w/ COVE BASE

2015 IRC SECTION R405
NOTE:
EXTERIOR DRAIN TILE IS OPTIONAL IF THE FOUNDATION SOILS ARE WELL DRAINED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS PER TABLE R405.1



GARAGE WALL DETAIL

SCALE: 1/2" = 1'-0"



BASEMENT & FOUNDATION PLAN

1/4" = 1'-0" 778 SF FINISHED SPACE

- NOTE:
- PROVIDE (2) NO. 5 BARS VERTICAL, TIE INTO FOOTING & GROUT BLOCK CORES SOLID FULL HEIGHT AT ALL BEAM BEARINGS
 - PLACE 8" x 20" GARAGE FTG. ON ENGINEERED FILL & REINFORCE W/ 2 #5 BARS HORIZONTALLY, 6" MIN.
 - PROVIDE SOLID BLKG. TO BLK. @ ALL BRG. POINTS: ■

CONC. LEGEND:

- ELEV. = 0'
- ELEV. = (-) 8"
- ELEV. = (-) 1'-4"
- ELEV. = (-) 7'-0"
- ELEV. = (-) 9'-0"

PARTIAL TABLE R404.1.2(6)
NOMINAL FLAT BASEMENT WALLS (b,c,d,e,f,h,i,k,n,o)

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT(e) (feet)	MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING(INCHES)			
		Soil classes(a) & design lateral soil (psf per foot of depth)			
		GW, GP, SW and SP 30 soils	GM, GC, SM, SM-SC and ML 45 soils	SH, ML-CL and inorganic CL GO soils	
4	NR	NR	NR	NR	
5	NR	NR (f)	NR	NR	
6	NR	#5 at 41" o.c.	#5 at 37" o.c.	#6 at 39" o.c.	
7	NR	#5 at 41" o.c.	#6 at 38" o.c.	#6 at 38" o.c.	
8	NR	#5 at 41" o.c.	#6 at 38" o.c.	#6 at 29" o.c.	
9	NR	#6 at 46" o.c.	#6 at 30" o.c.	#6 at 23" o.c.	

- b. Table values are based on reinforcing bars with a min. yield strength of 60,000 psi
c. Vertical reinforcement w/ a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.3.3.7.6 and Table R404.1.2(9).
d. NR indicates no vertical reinforcement is required, except for 6" nominal walls formed w/ stay in place forming systems in which case vertical reinforcement shall be No. 4 @ 48" o.c.
e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.
f. Interpolation is not permitted.
g. Vertical reinforcement shall be located to provide a cover of 1 1/4" measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 1/10 percent of the wall thickness or 3/8".
h. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4". Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 1/2" for No. 5 bars and smaller, and not less than 2" for larger bars.
i. The minimum thickness is permitted to be reduced 2", provided the minimum specified compressive strength of concrete is 4,000 psi.
j. See Table R603.3 for tolerance from nominal thickness permitted for flat walls.
k. The use of this Table shall be prohibited for soil classifications not shown.

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CKH Architecture, P.A.
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REVISIONS:

NO.	DATE	DESCRIPTION

DRAWING TITLE:
Basement & Foundation Plan

PROJECT:
**Lot 37P, Wilshire Hill
Pittsford, N.Y.**

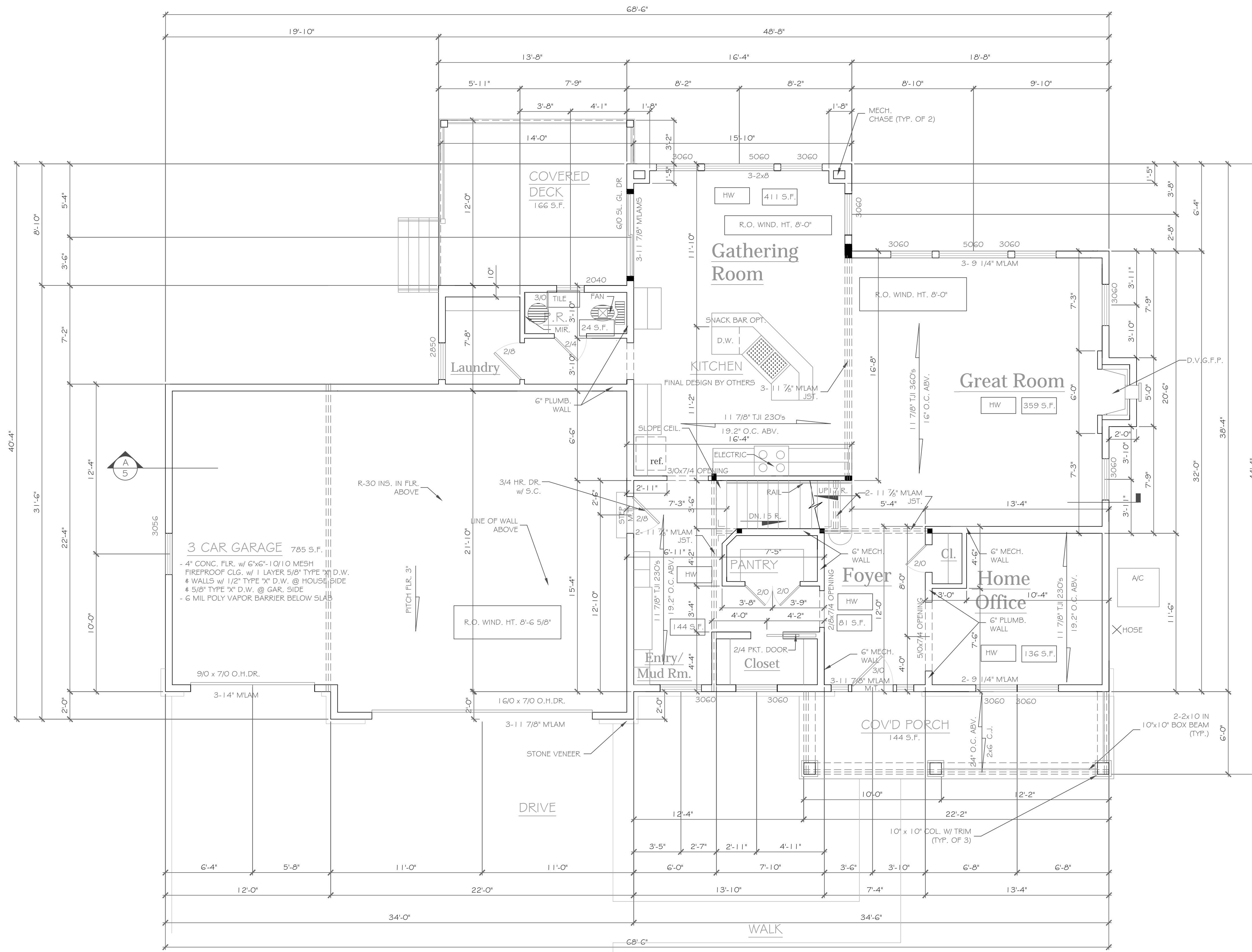
CLIENT:
Morrell Builders

DATE:
March 2019

PHASE:
Construction Documents

CKH
architecture
1501 Phisford-Victor Road
Suite 100
Victor, New York 14564
phone: (585) 240-1334
fax: (585) 249-1333
e-mail: CKH@ckharch.com

DRAWING NO.:
A-2



FIRST FLOOR PLAN 1329 S.F.

1/4" = 1'-0"

NOTES:

- EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.
- PROVIDE SOLID BULK. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 8'-0" U.O.N.
- CEILING HTS. TO BE 10'-1 1/8" U.O.N.
- ANGLES TO BE 12/12 U.O.N.
- UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
- Ⓢ 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. INTLS OVER 4' LONG
- SLICK CEILING

NOTES: SMOKE DETECTION 4 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 SEPARATE 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 RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA 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.

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE:
First Floor Plan

PHASE:
Construction Documents

PROJECT:
Lot 37P, Wilshire Hill
Pittsford, N.Y.

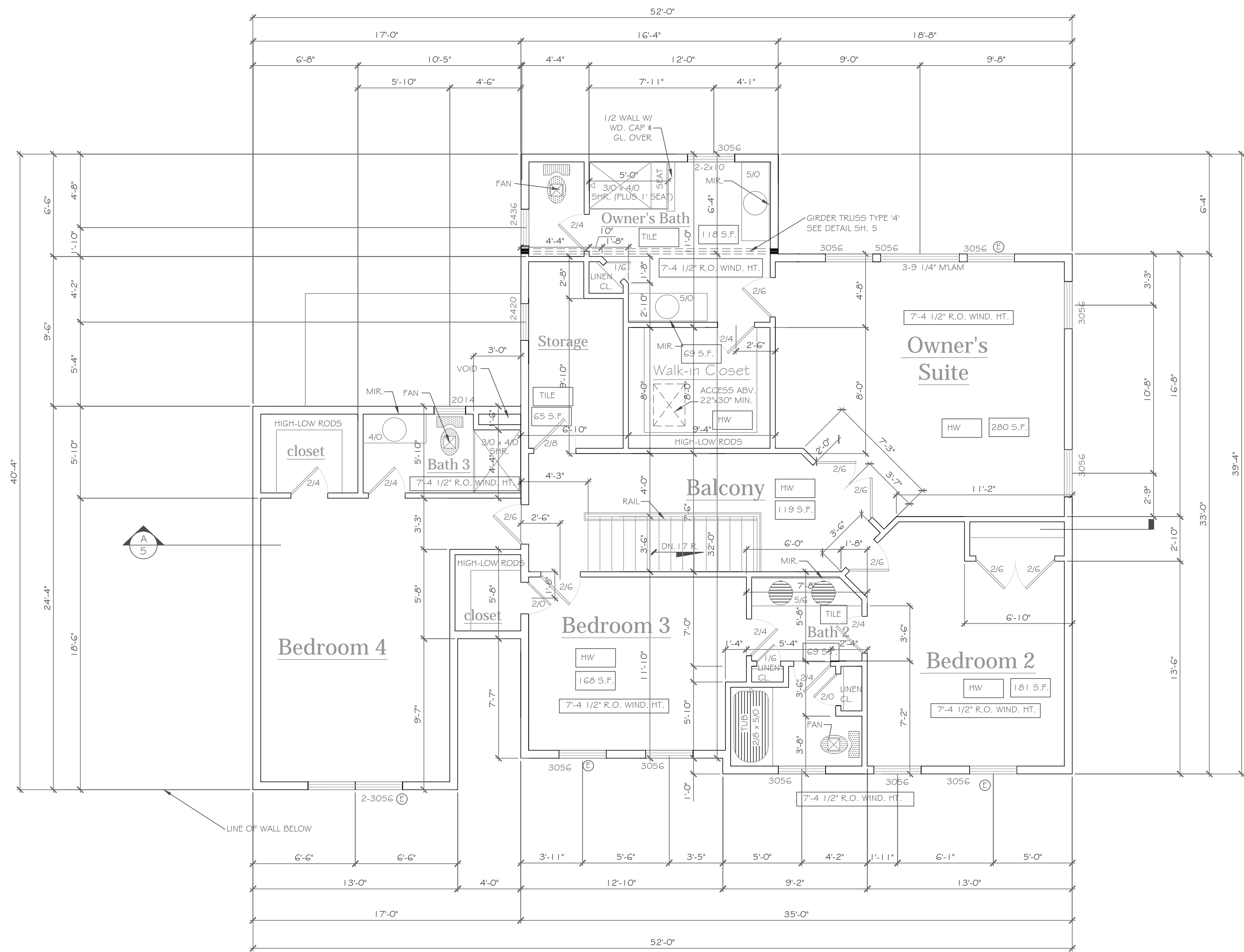
CLIENT:
Morrell Builders

JOB NO.:
A19-014

DATE:
March 2019

CKH
architecture
1501 Pittsford-Victor Road
Suite 100
Victor, New York 14564
phone: (585) 249-1334
fax: (585) 249-1333
email: CKH@ckhpa.com

DRAWING NO.:
A-3



SECOND FLOOR PLAN 1621 square feet

1/4" = 1'-0"

NOTE:
 EXTERIOR WALLS TO BE 2 x 6 - 1 1/2" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
 INTERIOR WALLS TO BE 2 x 4 - 1 1/2" O.C. U.O.N.
 PROVIDE SOLID BULK. (3" STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■
 AFFIANCES PER CONTRACT
 WINDOW R.O. HTS. TO BE 6'-10 1/2" U.O.N.
 CEILING HTS. TO BE 8'-1 1/8" U.O.N.
 ANGLES TO BE 1/2" U.O.N.
 UNSPECIFIED HDRS. TO BE 2-2x8 MIN.
 (C) 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
 SLICK CEILING

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 SEPARATE 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 RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA 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.

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REVISIONS- NO.	DATE	DESCRIPTION

DRAWING TITLE:
 Second Floor Plan

PHASE:
 Construction Documents

PROJECT:
 Lot 37P, Wilshire Hill
 Pittsford, N.Y.

CLIENT:
 Morrell Builders

JOB NO.:
 A19-014

DATE:
 March 2019

CKH architecture
 1501 Pittsford-Victor Road
 Suite 100
 Victor, New York 14564
 phone: (585) 249-1334
 fax: (585) 249-1333
 e-mail: CKH@ckhpa.com

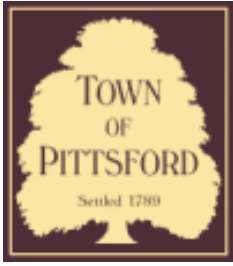
DRAWING NO.:
 A-4





16





Town of Pittsford

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

Permit #
S19-000004

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3340 Monroe Avenue ROCHESTER, NY 14618

Tax ID Number: 150.12-1-17

Zoning District: C Commercial

Owner: I Gordon Corporation

Applicant: American Sign Inc.

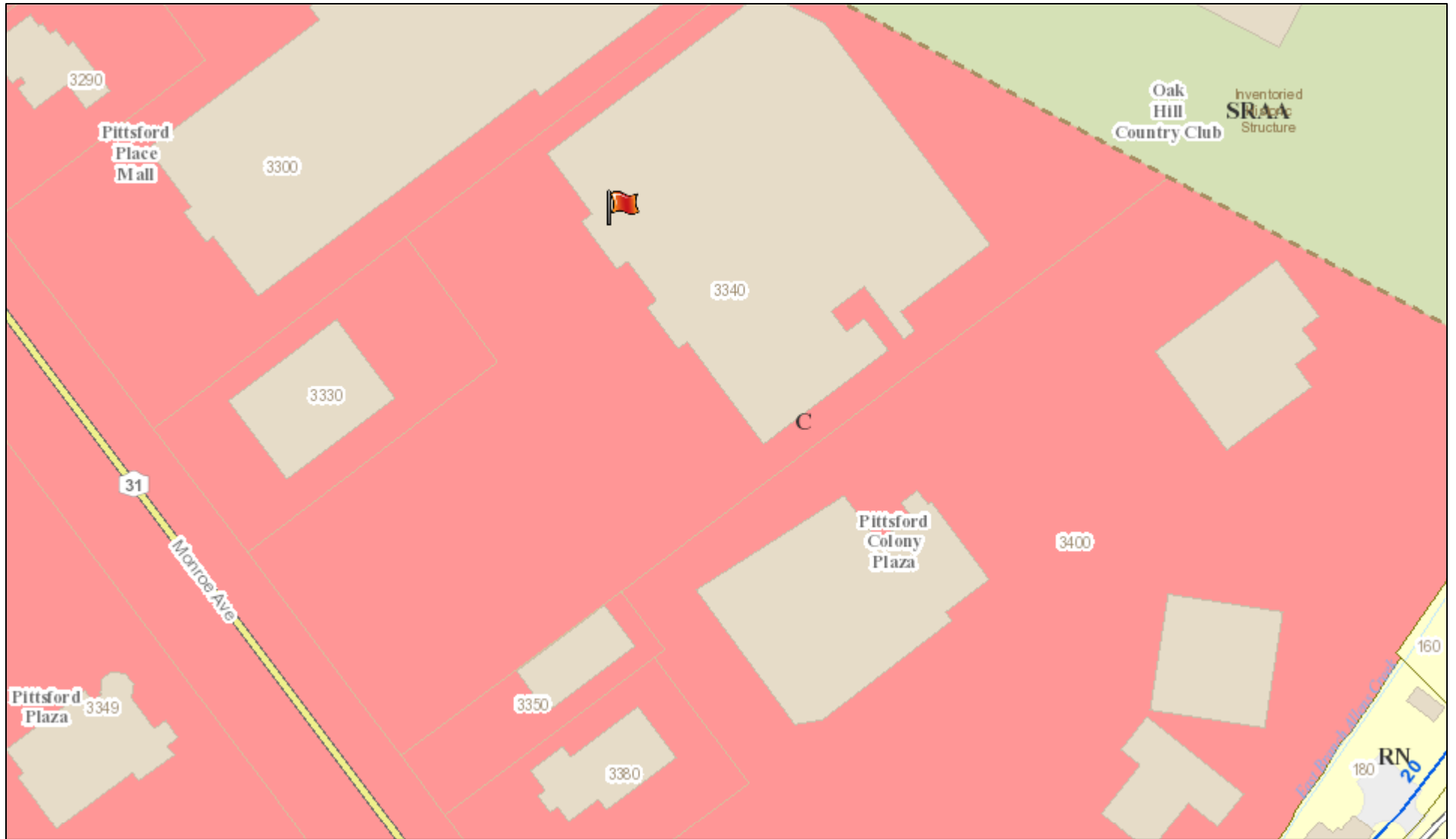
Application Type:

- | | |
|---|---|
| <input 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 checked="" 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 | |

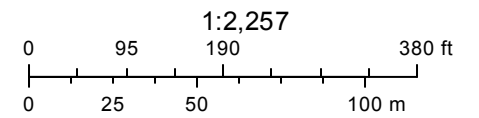
Project Description: Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 144 sq. ft. and will identify the business "HOME SENSE".

Meeting Date: March 14, 2019

RN Residential Neighborhood Zoning



Printed June 21, 2018



Town of Pittsford GIS

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1330

1330

1330

1330

1330

1330

Madison Avenue



Marshalls

MAC

SCOTT MILLER

Magtheory FITNESS





NO
PARKING

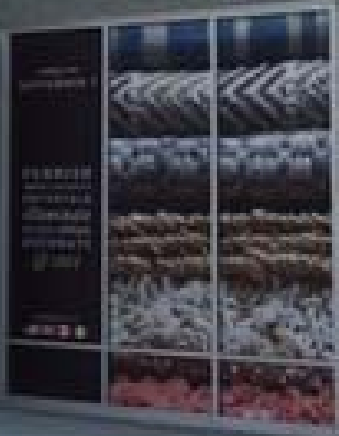
DR LEASE
BROKERS
PROTECTED

Marshall's

SCOTT WILSON



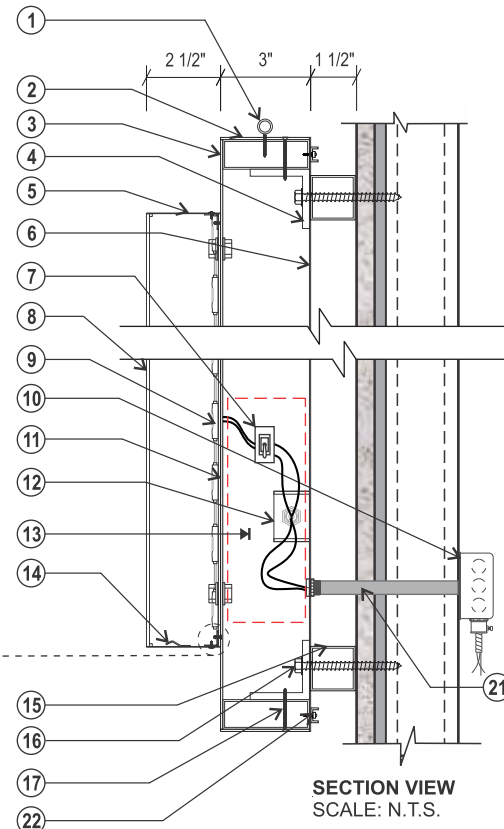
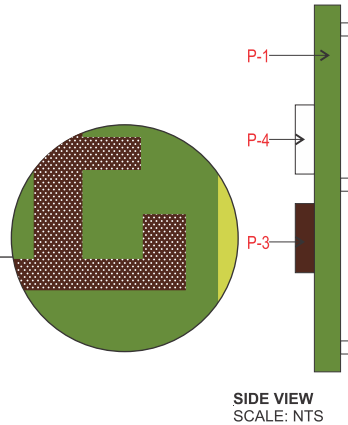
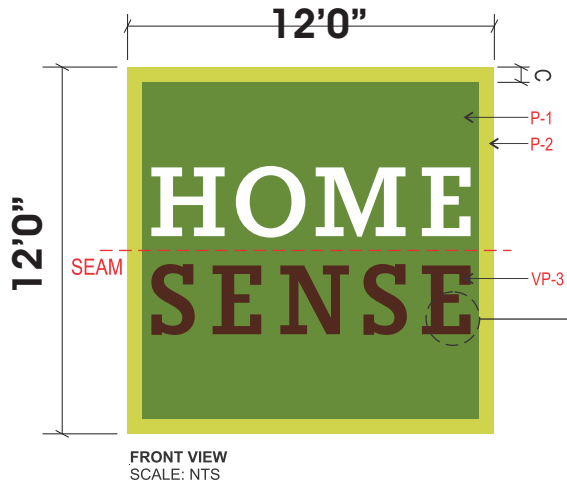
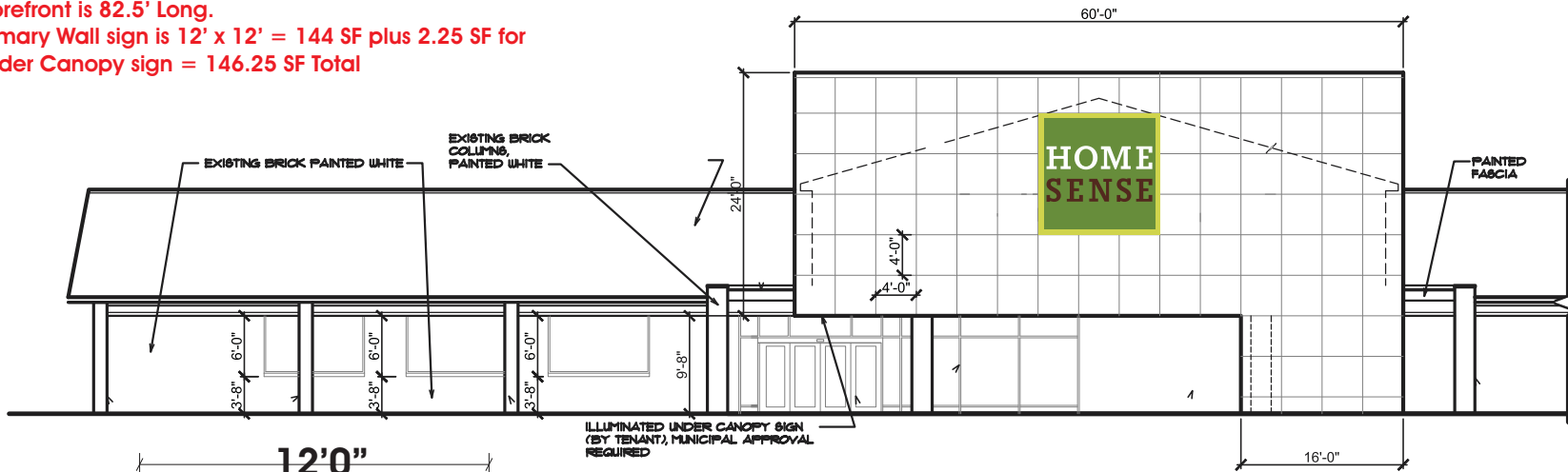
HOME
SENSE





HOME
SENSE

Storefront is 82.5' Long.
 Primary Wall sign is 12' x 12' = 144 SF plus 2.25 SF for
 Under Canopy sign = 146.25 SF Total



SPECIFICATIONS

- 1/2" EYE BOLT (REMOVED AND PLUGGED AFTER INSTALLATION) QTY. (2) TYP.
- 1" X 3" X 1/8" THK. ALUMINUM TUBE FRAME
- 1/8" ALUMINUM PANEL
- 2" X 2" X 1/4" ANGLE
- LIQUELLETTER ALUMINUM RETURN WITH PVC LEDGES
FOR FACE "HOME" PTD. P-4 "SENSE" PTD. P-3
- 1/8" ALUMINUM BACKER PANEL
- DISCONNECT SWITCH - "ON" IN DOWN POSITION
- .188" WHITE ACRYLIC FACES, VP-3 APPLIED TO "SENSE"
- WHITE LEDS
- J-BOX (SUPPLIED BY G.C.)
- .063" ALUMINUM LETTER BACKS, INTERIOR PAINTED WHITE
- POWER SUPPLY
- ACCESS PANEL ON RETURN FOR SERVICE
- 1/4" WEEP HOLE W/ BAFFLE
- 1 1/2" X 1 1/2" X 1/8" THK. PERIMETER FRAME
- 3/8" X 4" LONG LAG BOT INTO BLOCKING (BLOCKING BY G.C.)
FINAL HARDWARE TO SUIT ACTUAL WALL CONSTRUCTION
ALL PENETRATIONS TO BE SILICONE SEALED TO PREVENT WATER PENETRATION.
- 10-24 COUNTERSUNK SCREWS
- .040" ALUMINUM TABS POP RIVETED TO BACKS / SCREWED TO RETURNS
- POP RIVETS
- #8 - 1/2" PAN HEAD SCREW
- 1/2" DIA. EMT CONDUIT AND CONNECTORS W/ WATER TIGHT CAULK
- U-CHANNEL MOUNTED TO PERIMETER OF FRAME WHITE LED'S MOUNTED TO INSIDE OF CHANNEL

COLORS/FINISHES

- P-1 MP797 (SATIN) - PANTONE 576 C
- P-2 MP90718 (SATIN) - PANTONE 584 C
- P-3 MP1077 (SATIN) - PANTONE 4695 C
- P-4 WHITE - PRE-FINISHED
- VP-3 PERFORATED VINYL PRINTED TO MATCH PANTONE 4695 C

POWER

- ALL SIGNS TO HAVE (1) DEDICATED 20 AMP CIRCUIT



Project:

HomeSense
 3340 Monroe Ave
 Pittsford NY 14534

3/4/19 REV 3

Date:

Tony Lafo

Drawn By:

Salesman:

Customer Approval/Signature:

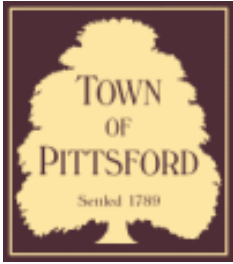
SCALE: NTS



SIGNAGE
 DRAWING

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Town of Pittsford

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

Permit #
C19-000016

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 930 Linden Avenue EAST ROCHESTER, NY 14445

Tax ID Number: 138.16-1-13.2

Zoning District: LI Light Industrial

Owner: A.D. Simonetti Properties LLC

Applicant: Simonetti General Contractor Inc.

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 the addition of a storage building on an existing commercial property. The addition will be approximately 5700 sq. ft. and will be added onto the north east corner of the building. The existing building will be renovated as well and will feature new windows, stone veneer, lighting and EIFS colored wall. Applicant will bring samples to present to the board.

Meeting Date: March 14, 2019



East Rochester, New York



Street View - Jul 2017

Image capture: Jul 2017 © 2019 Google



East Rochester, New York

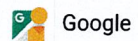


Street View - Jul 2017

Image capture: Jul 2017 © 2019 Google



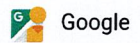
Image capture: Jun 2017 © 2019 Google



Street View - Jun 2017



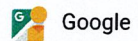
Image capture: Jun 2012 © 2019 Google



Street View - Jun 2012

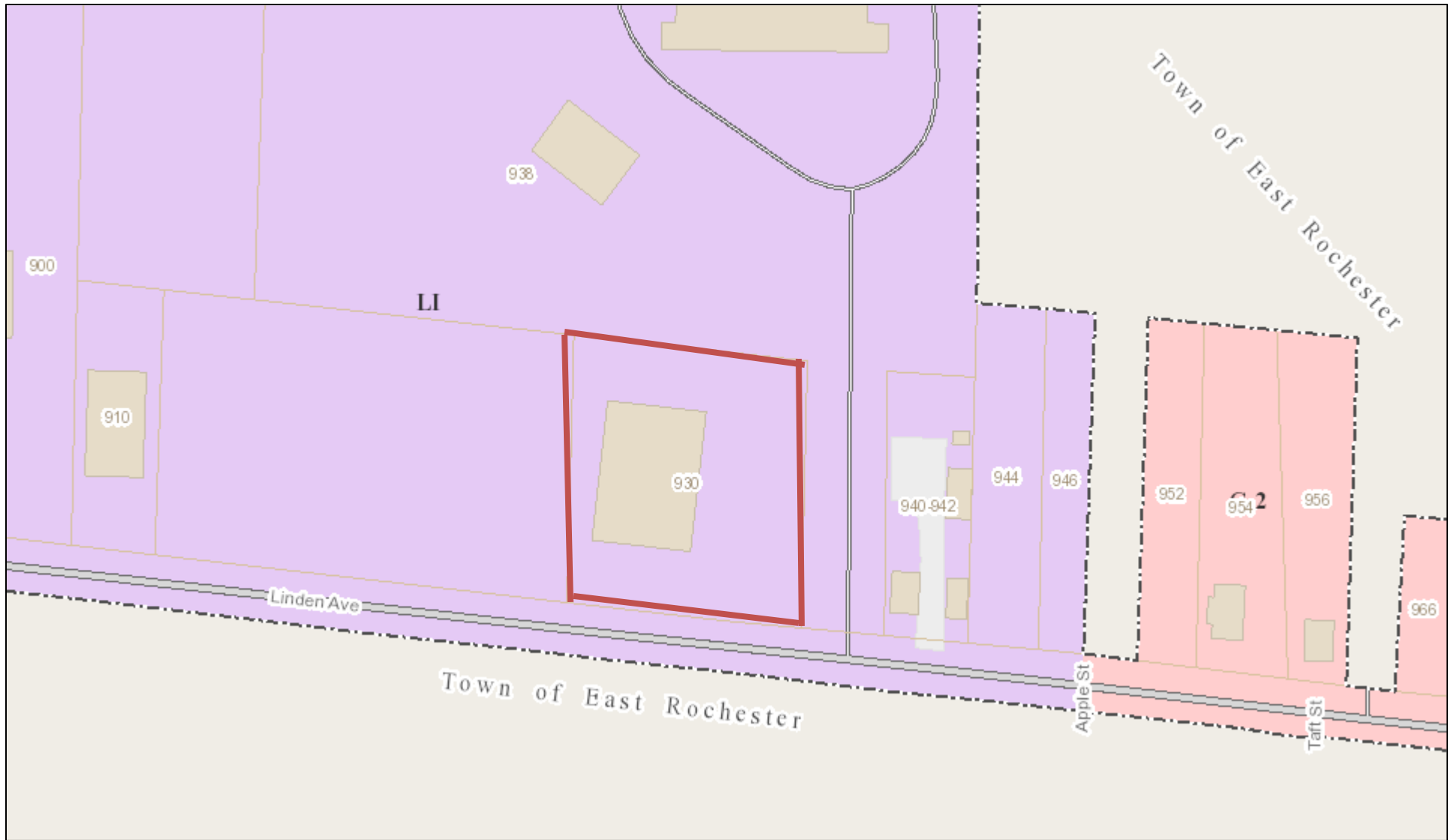


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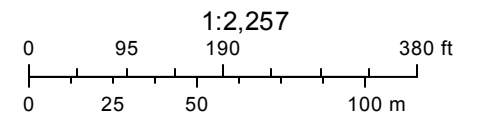


Street View - Jun 2012

RN Residential Neighborhood Zoning



Printed March 7, 2019



Town of Pittsford GIS

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938

Driveway

930

940-942

944

946

952

954

West Linden Avenue

West Linden Avenue

West Linden Avenue

927

929

933

935

937

939

941

943

945

949

951

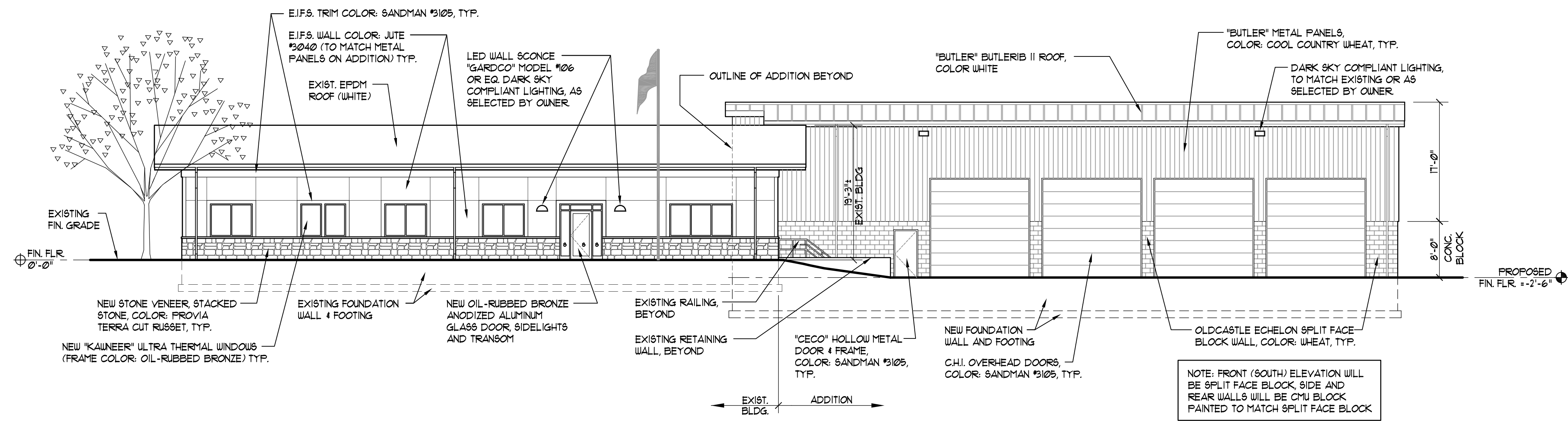
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5

7

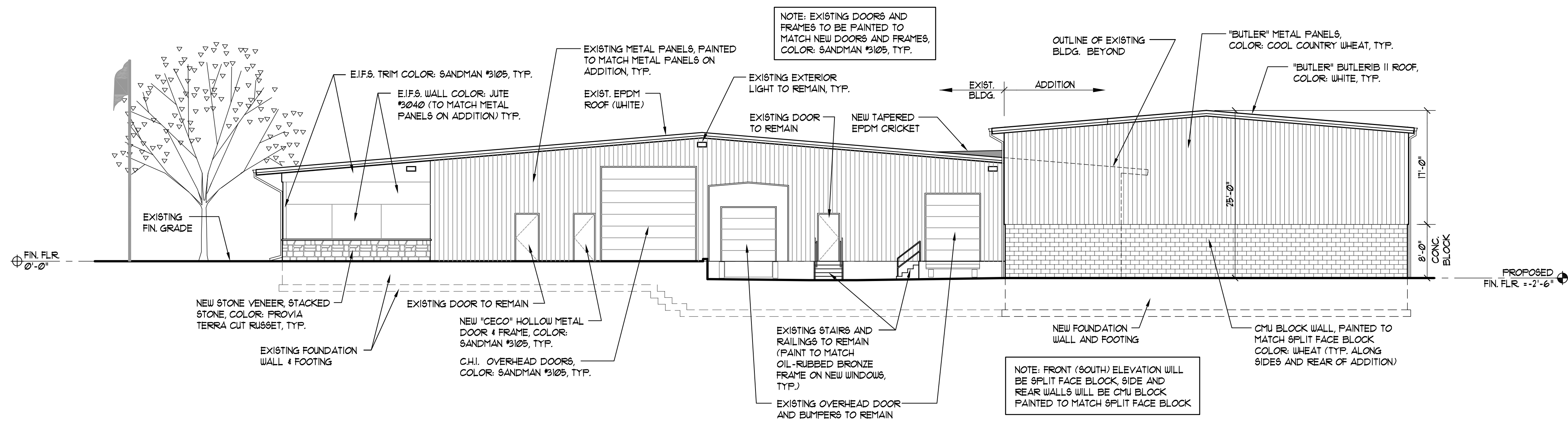
6

Street



Proposed South Elevation

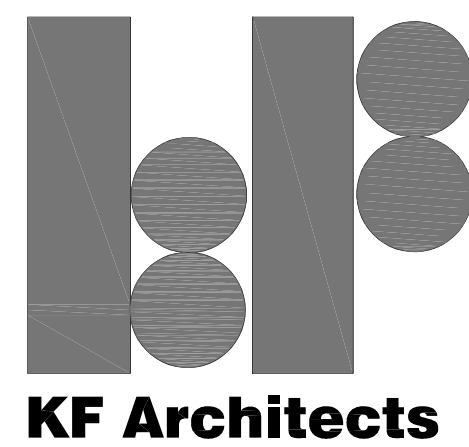
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Proposed East Elevation

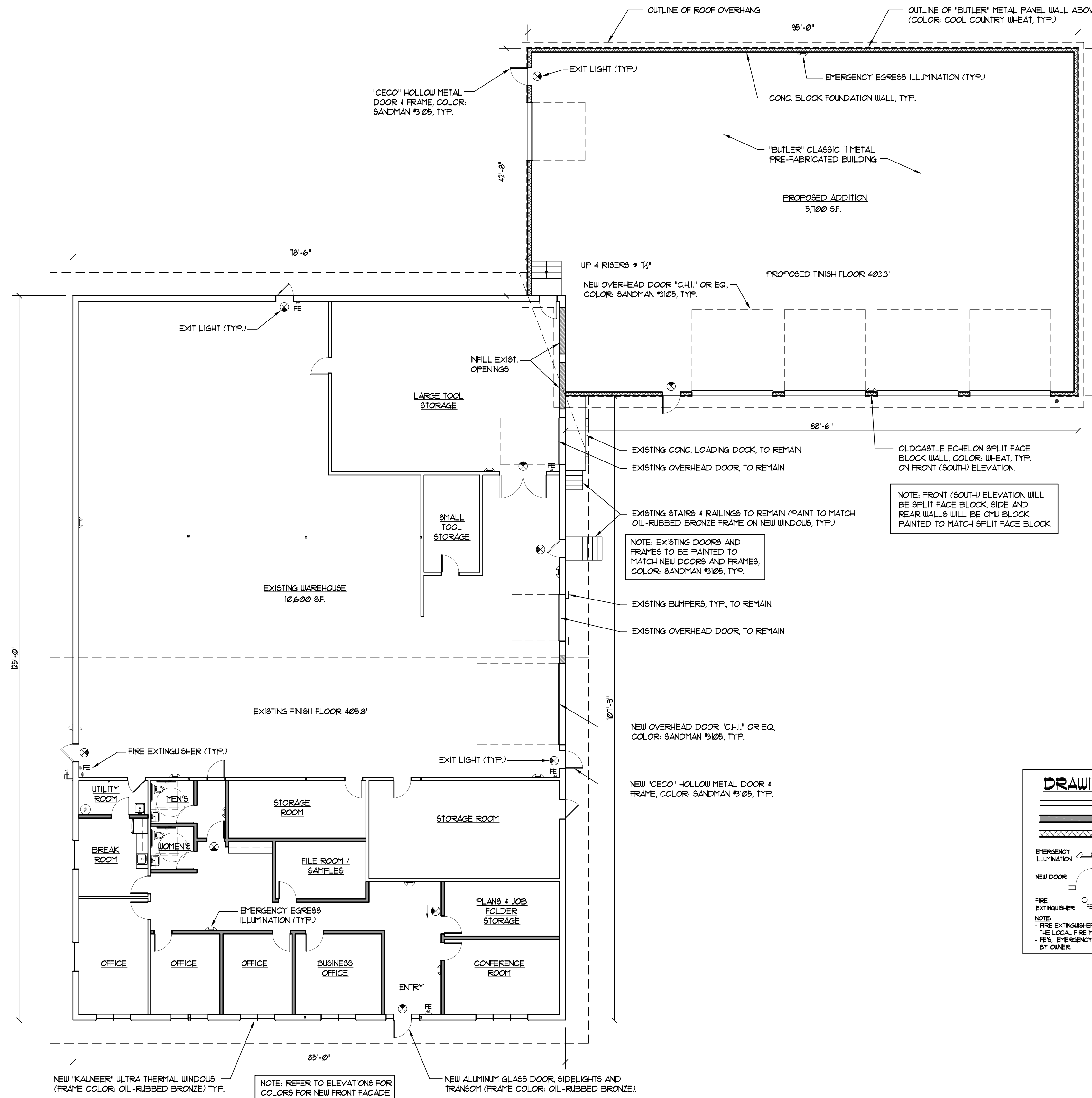
Scale: 3/32"=1'-0"

Proposed Alterations and Addition for: 930 Linden Avenue



Torchia Structural
Engineering
& Design P.C.

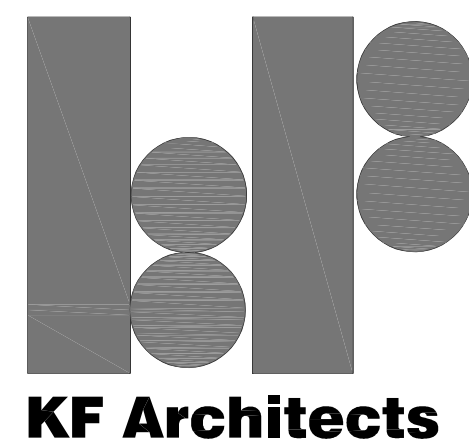
3/6/19



Proposed Floor Plan
Scale: 3/32" = 1'-0"

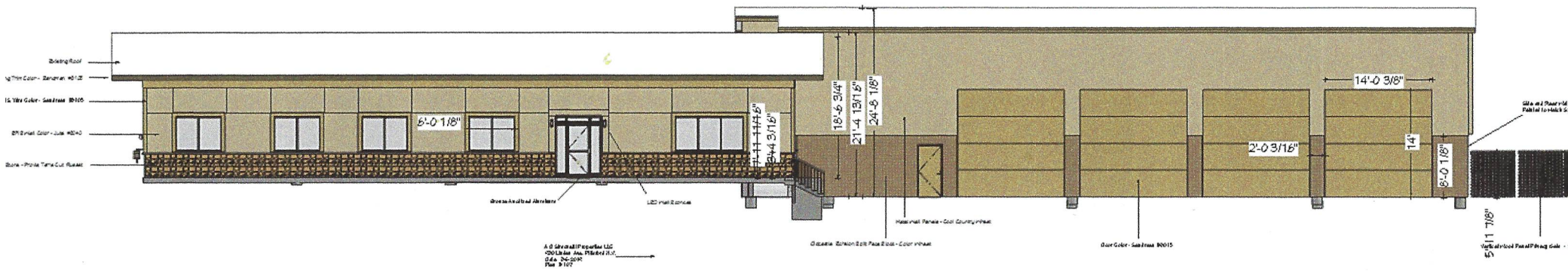


Proposed Alterations and Addition for: 930 Linden Avenue



Torchia Structural
Engineering
& Design P.C.

3/6/19



Biking Roof
 1/2" Thin Coat - Zirconium 4012
 1 1/2" Thin Coat - Sandstone 8015
 2" Mineral Coat - Lux 4010
 Stone - Porcelain Tile Cut Glass

6'-0 1/8"

Stone Ashwood Archery
 LED Handrails

A.G. Specialty Products LLC
 Columbia, Mo. 65201-7117
 816-242-5018
 Fax: 816-242-5017

18'-6 3/4"
 21'-4 13/16"
 24'-8 1/8"

Classic Screen Box Panel - Courtyard

Handrail Panels - Cool Country Pine

2'-0 3/16"

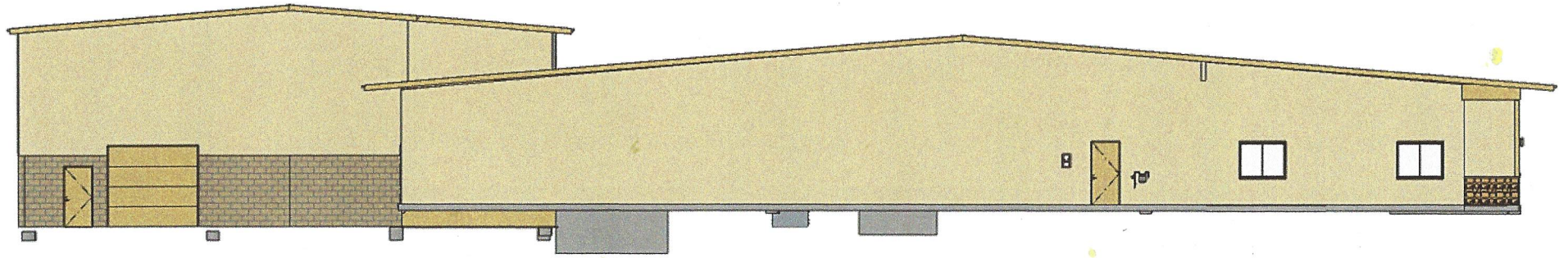
Door Color - Sandstone 8015

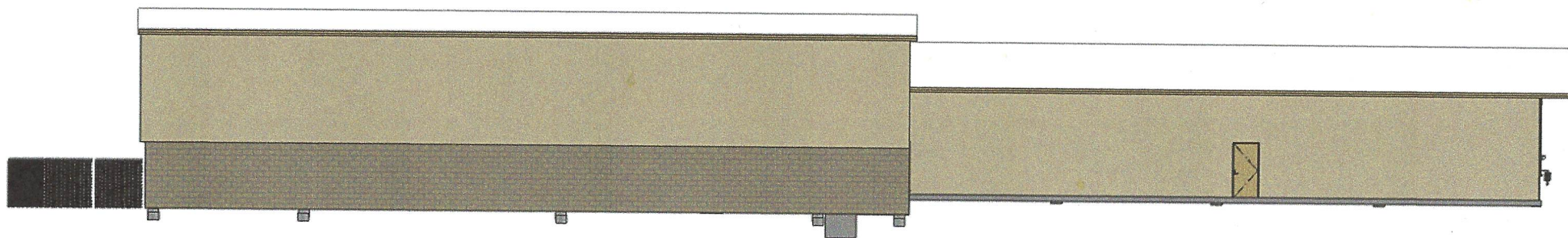
14'-0 3/8"

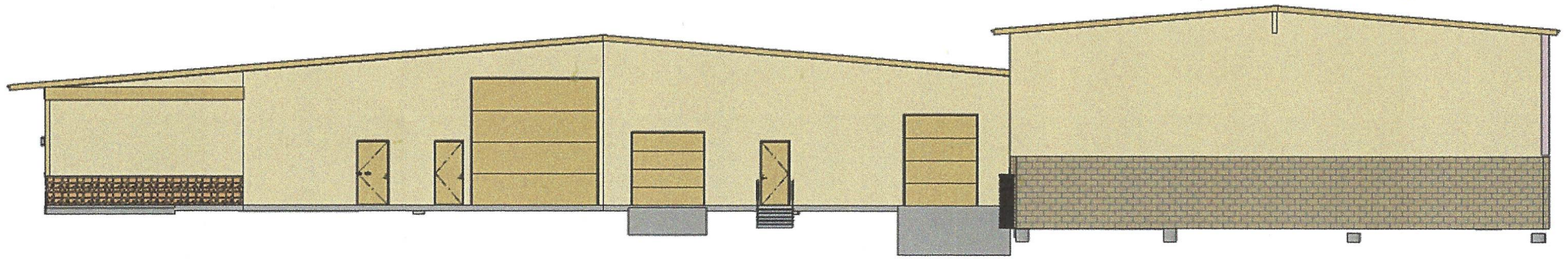
14'
 8'-0 1/8"

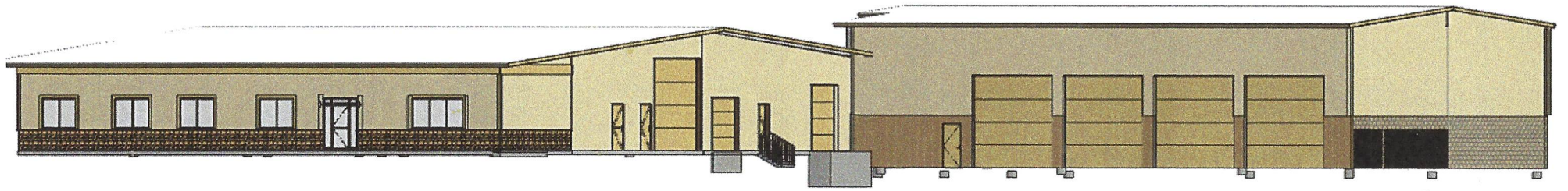
11 7/8"
 High Ashwood Panel Fining Gate - 10' 6"

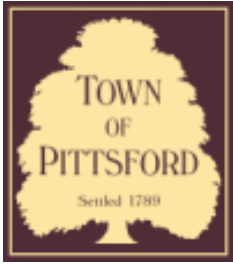
Sills and Caseworks
 Painted to match cut











Town of Pittsford

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

Permit #
C19-000017

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 155 Golf Avenue PITTSFORD, NY 14534

Tax ID Number: 151.20-1-1

Zoning District: SRAA Suburban Residential

Owner: Monroe Golf Club

Applicant: Monroe Golf Club

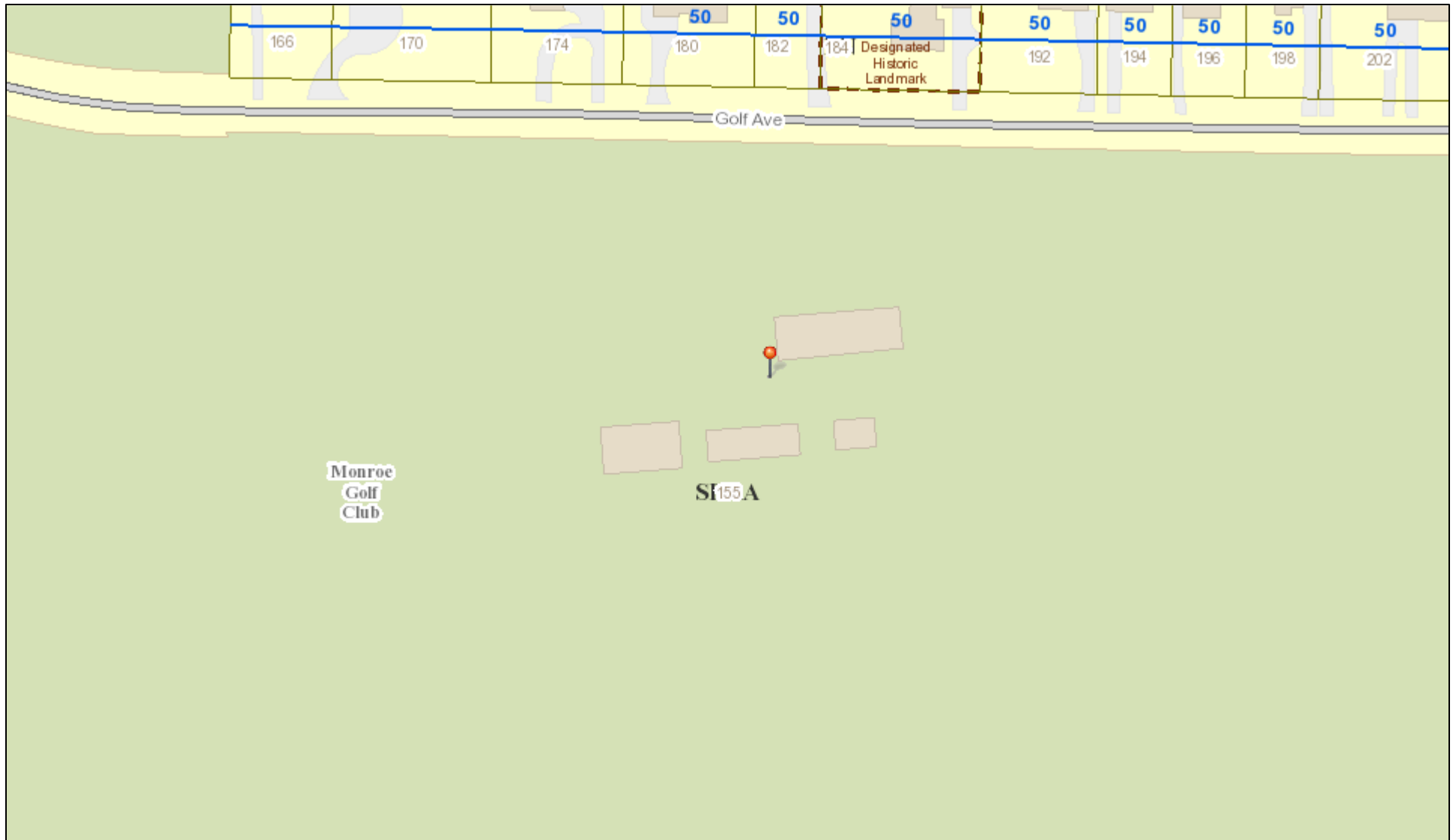
Application Type:

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

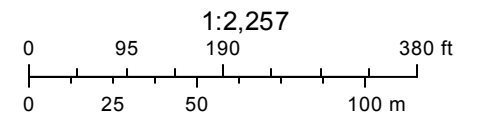
Project Description: Applicant is requesting design review for the construction of a new maintenance facility. The building will be located behind the old facility and will be approximately 12200 sq. ft.

Meeting Date: March 14, 2019

RN Residential Neighborhood Zoning



Printed March 7, 2019



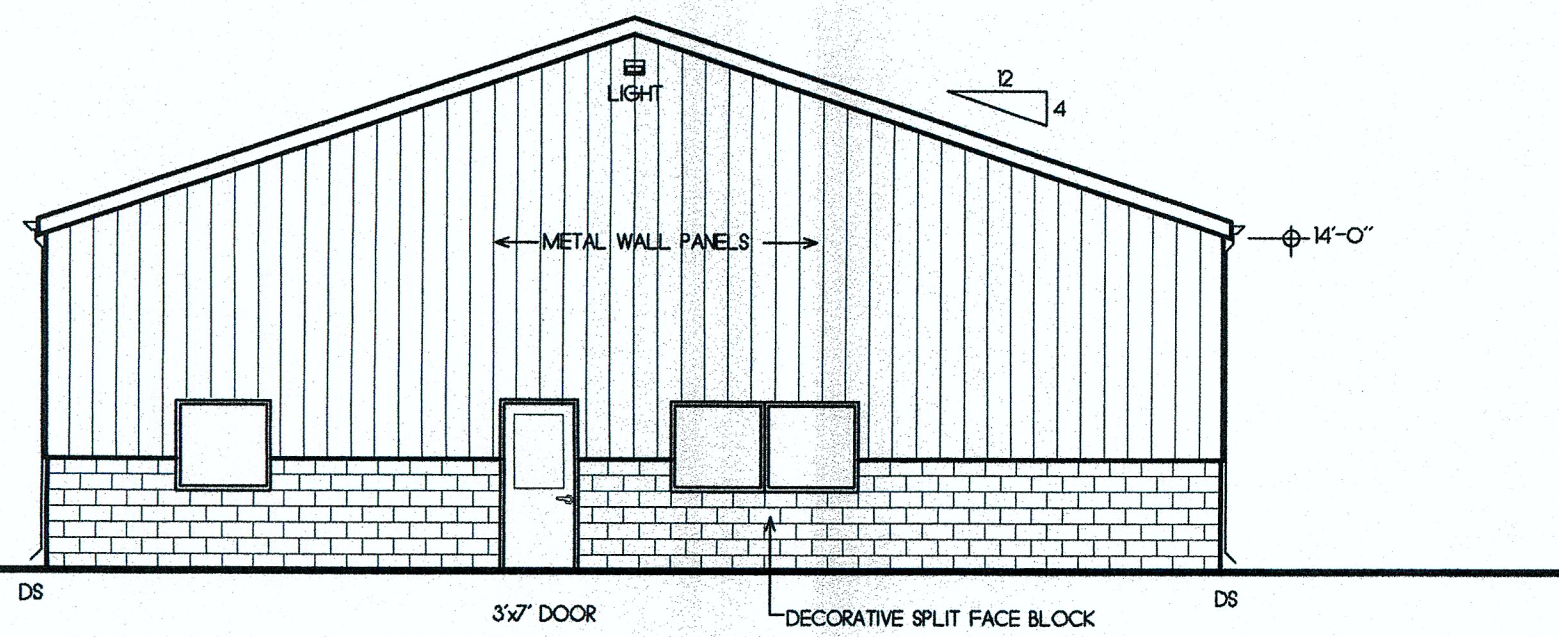
Town of Pittsford GIS

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.

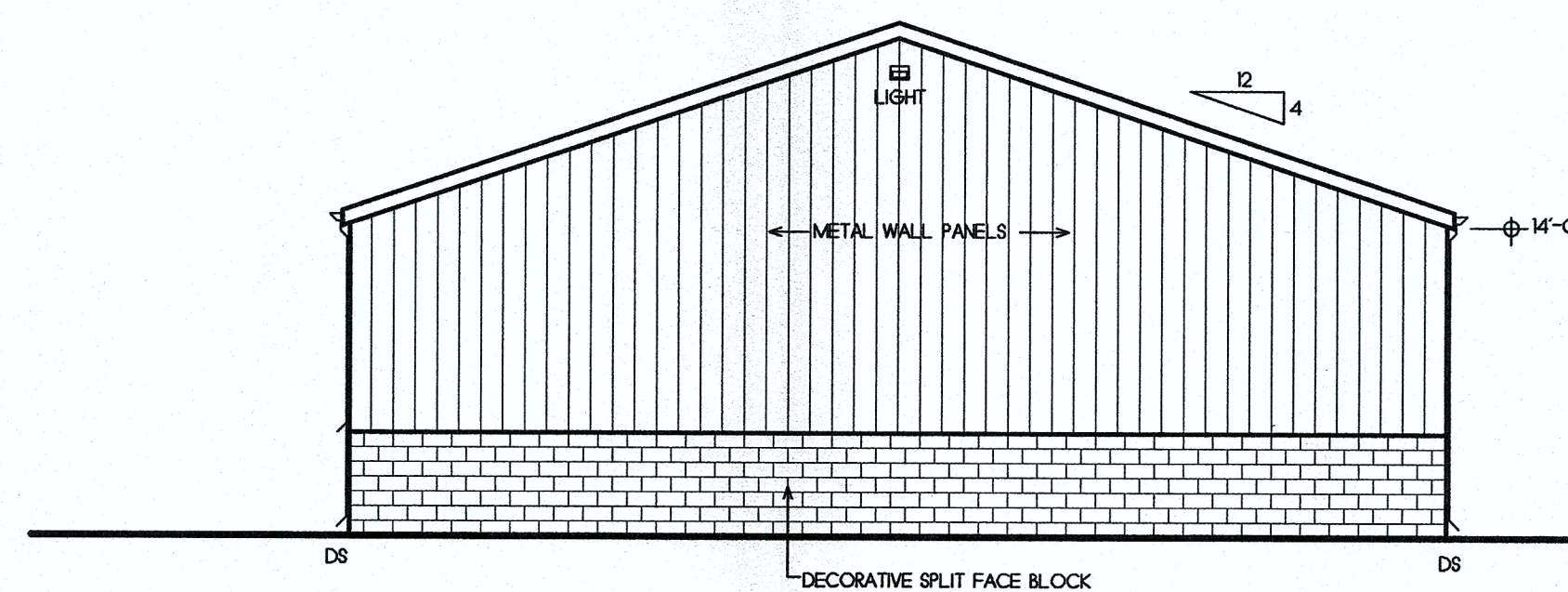
Golf Avenue

155

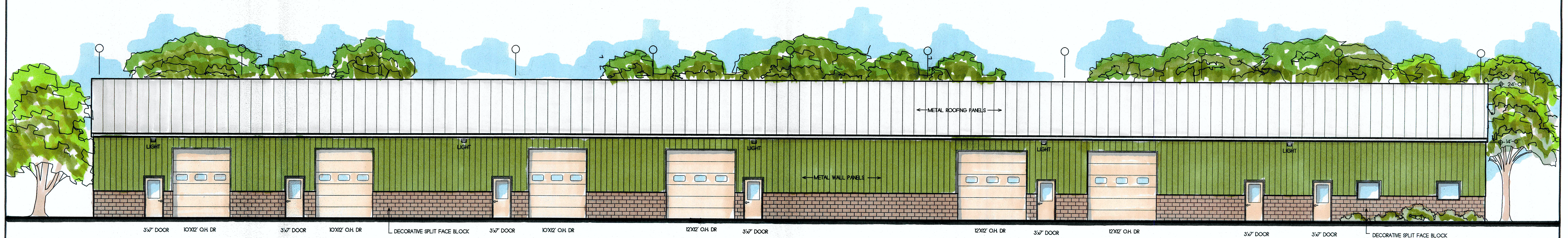




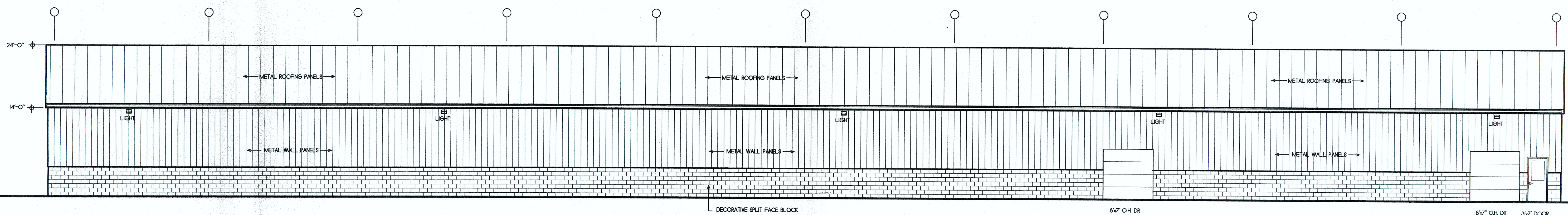
west elevation
Scale 1/8"=1'-0"



east elevation
Scale 1/8"=1'-0"



north elevation
Scale 1/8"=1'-0"



south elevation
Scale 1/8"=1'-0"


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PROPOSED MAINTENANCE FACILITY
 FOR
MONROE GOLF CLUB
 GOLF AVENUE PITTSFORD, NEW YORK

REVISIONS		
No.	DATE	DESCRIPTION

A-2

SEPT. 25, 2018