

**Design Review & Historic Preservation Board  
Agenda  
April 11, 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 APPLICATION FOR REVIEW**

- **7 Wayside Circle**  
The Applicant is requesting design review for the construction of an oversize accessory structure. The structure will be approximately 800 sq. ft. and will be located in the backyard of the property.
- **6 Whitestone Lane**  
The Applicant is requesting design review for the addition of two dormers. Both dormers will be shed style dormers and will be added to the front and rear of the home.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW**

- **8 Rockdale Meadows**  
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2617 sq. ft. and will be located in the Coventry Ridge Subdivision.
- **28 Aden Hill**  
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 1893 sq. ft. and will be located in the Wilshire Hills subdivision.

**COMMERCIAL APPLICATION FOR REVIEW**

- **3050 Monroe Avenue**  
The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 30 sq. ft. and will identify "Wells Fargo Home Mortgage".

**INFORMAL REVIEW**

- **4 San Rafael Drive**  
The Applicant is requesting an informal review for the construction of a new single family dwelling on a vacant lot.

**OTHER – REVIEW OF 3/28/2019 MINUTES**

**Draft**  
**Design Review and Historic Preservation Board**  
**Minutes**  
**March 28, 2019**

**PRESENT**

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

**ALSO PRESENT**

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

**ABSENT**

David Wigg

**HISTORIC PRESERVATION DISCUSSION**

The reception for inventoried homeowners was discussed. The date has been set for May 30 and the location is the Spiegel Center. Dirk Schneider will work on procuring food and drinks for the event. Bonnie Salem has worked on an invitation list which will include all Red rated homes and the homeowners who expressed interest in designation. Paul Whitbeck volunteered to draw up a draft invitation with a response card by the next meeting and Sue Donnelly will look a budget for this.

**RESIDENTIAL APPLICATION FOR REVIEW**

• **29 Sandpiper Lane**

The Applicant is requesting design review for the addition of a master bedroom. The addition will be approximately 429 sq. ft. and be located to the rear of the garage.

Jim Ghostlaw, contractor for the project, was present to discuss this application.

The Board felt this addition would fit in nicely with the present structure.

The siding and trim will match the existing on the home.

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

All Ayes.

• **60 Knollwood Lane**

The Applicant is requesting design review for the addition of a sunroom. The sunroom will be located to the rear of the existing home and will be approximately 380 sq. ft.

Richard Garrett was present to represent the homeowner. He reviewed the proposed sunroom plan with the Board. The balcony will be removed. The sunroom will be as in the submitted picture with the exception of no railing above and no mullions in the windows. The windows will reflect the submitted drawing. The hip roof will be higher than the flat roof.

Kathleen Cristman moved to accept the application as submitted with windows with no mullions. Leticia Fornataro seconded.

All Ayes.



## **RESIDENTIAL APPLICATION FOR REVIEW - NEW**

- **28 Aden Hill**

The Applicant was requesting design review for the construction of a one story single family home. The home will be approximately 1893 sq. ft.

This application was withdrawn from tonight's agenda prior to the meeting.

## **COMMERCIAL APPLICATION FOR REVIEW**

- **3380 Monroe Avenue**

The Applicant is requesting design review for the color change to an existing business identification sign. The Genesee Regional Bank sign "GRB" will be changed from green to white and the raceway will be painted to match the brick on the building.

Daniel English was present to discuss this application with the Board.

He indicated that the font will not be changed but the panel will be changing.

Leticia Fornataro moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

## **OTHER – REVIEW OF 3/14/2019 MINUTES**

John Mitchell and Leticia Fornataro indicated they will not be at the April 11 meeting.

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

All Ayes.

The meeting adjourned at 7:18 pm.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board



## 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<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 checked="" 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 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. The application that is attached is the original application and the applicant will be providing a sample of the new window at the meeting.

**Meeting Date:** April 11, 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  
2<sup>nd</sup> 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.

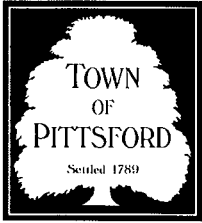
We wish to have the application considered for approval and placed on the next available Town of Pittsford Design Review and Historic Preservation Board meeting agenda, if necessary.

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*  
 \_\_\_\_\_ E-mail: \_\_\_\_\_  
*City* *State* *Zip Code*

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.

 \_\_\_\_\_ 2.9.19 \_\_\_\_\_  
Signature of applicant 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](mailto: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](http://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](mailto:painintheglass@frontiernet.net)**

January 23, 2018

John and Nicole Reddington  
3577 Monroe Avenue  
Pittsford, NY 14534

Phone: 200-1690  
Email: [jdredd31@gmail.com](mailto: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*

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

with: 400 Series, double-hung window

by Andersen  
(or approved equal)

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



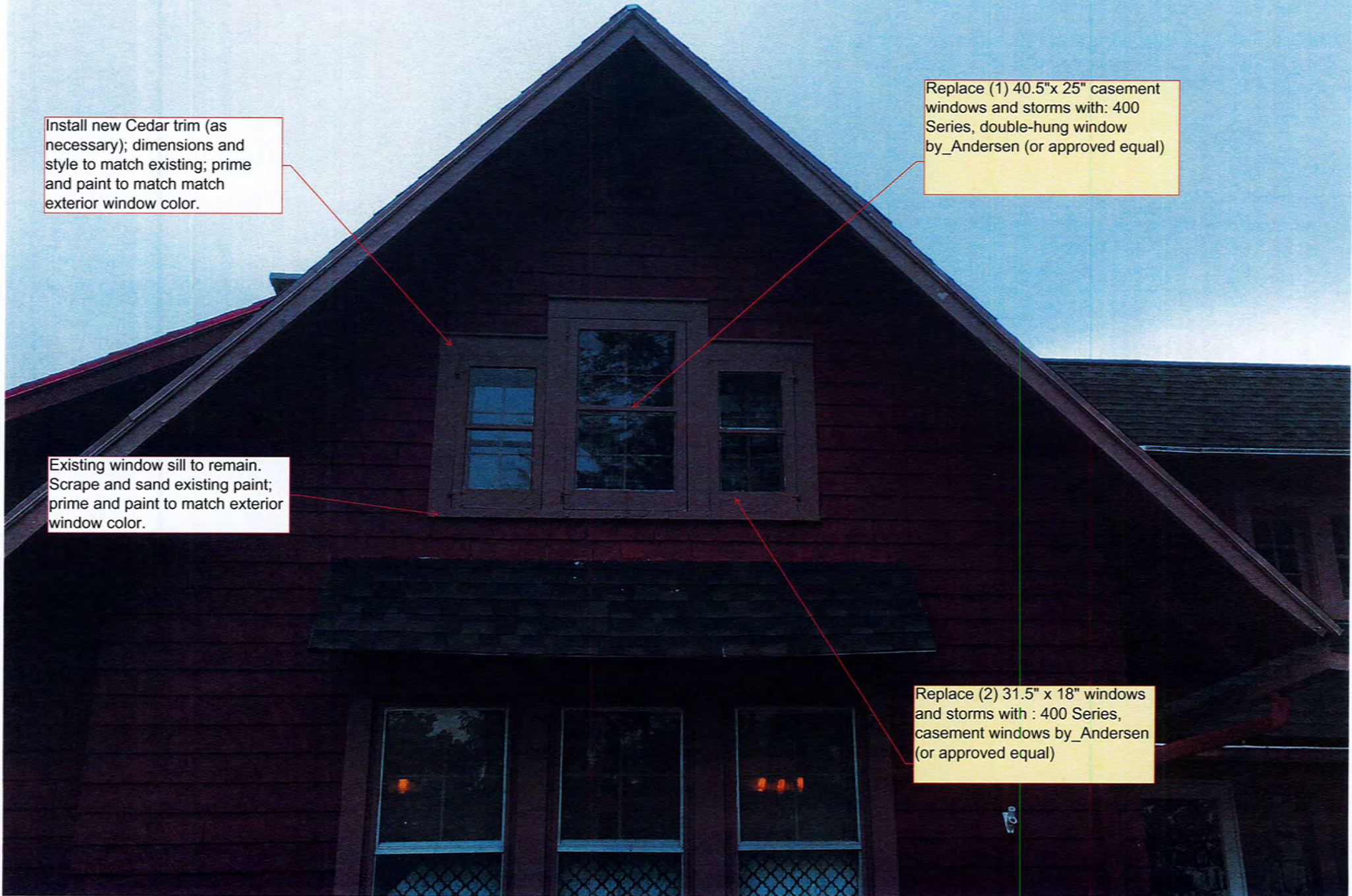
*Northwest and northeast  
gable windows*

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)



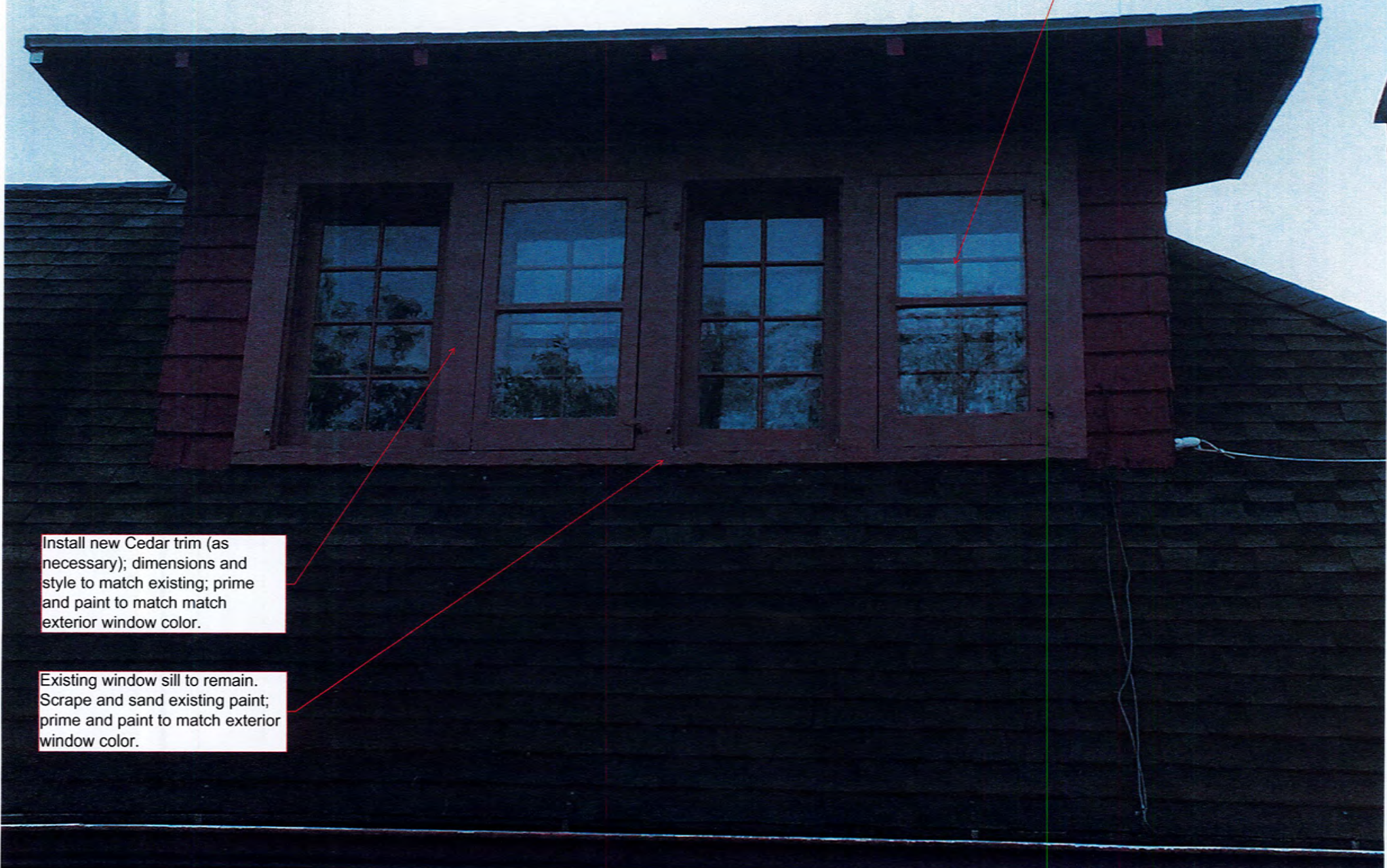


*West windows*

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.



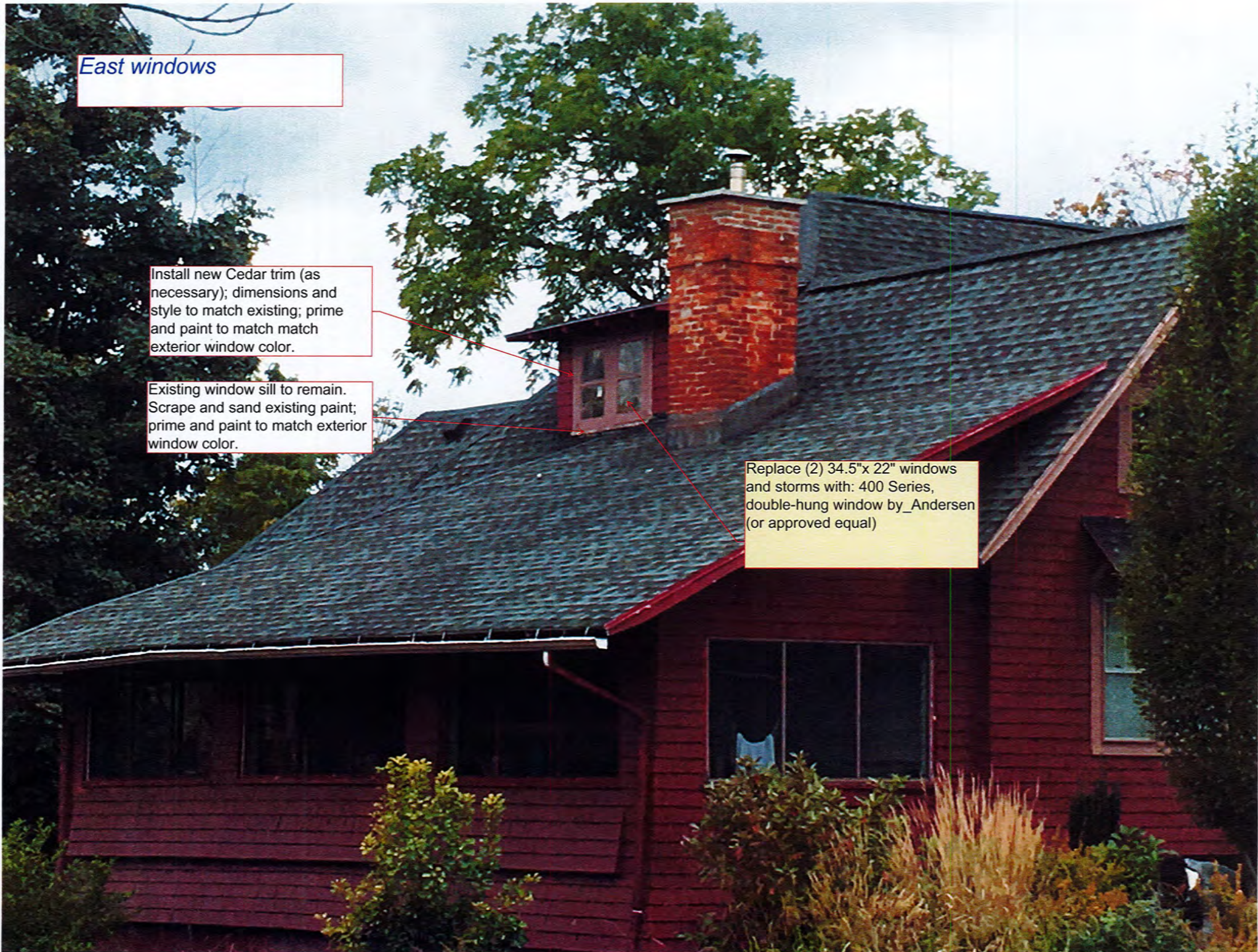


*East windows*

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)

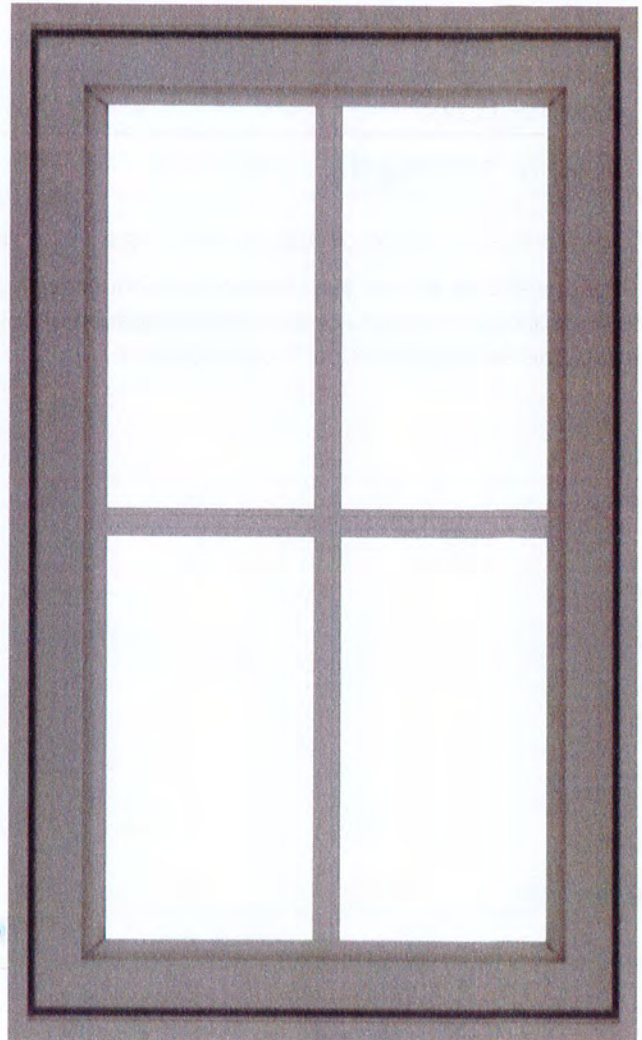




## 400 Series Casement Window



Interior



Exterior

### SUMMARY

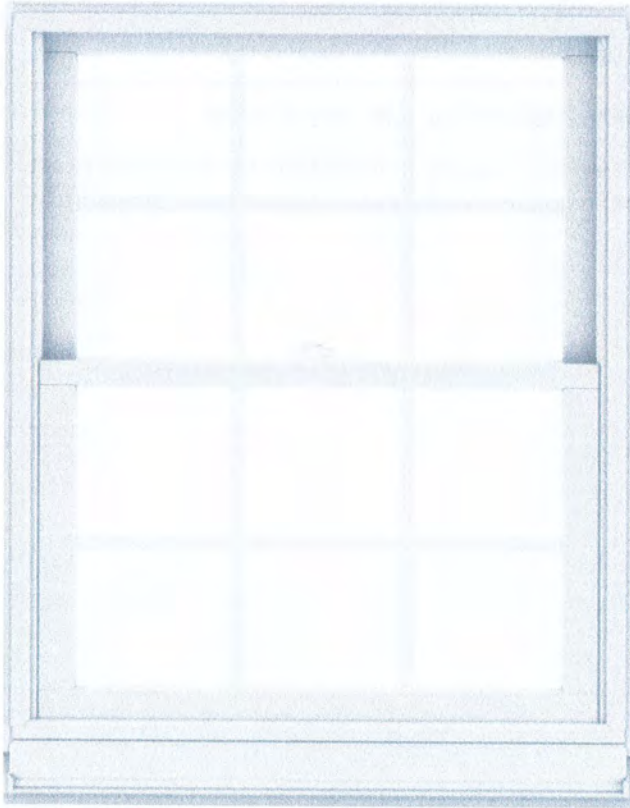
To purchase this product or customize it further, take this summary to your Andersen dealer.

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

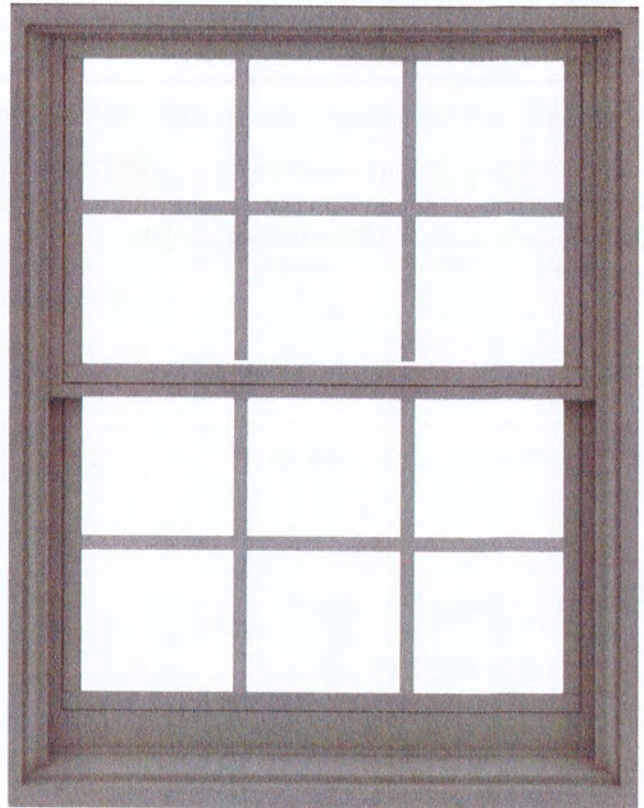
Feedback



## 400 Series Double-Hung Window



**Interior**



**Exterior**

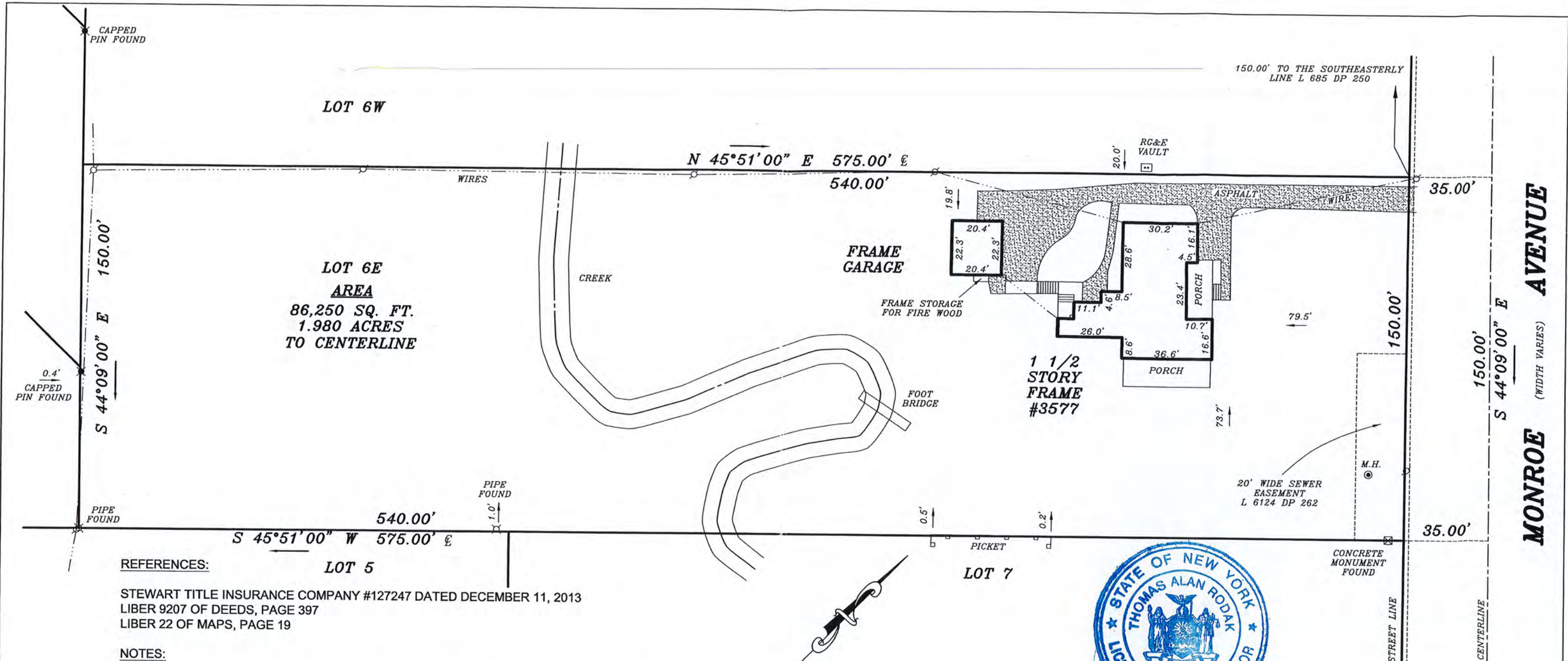
### SUMMARY

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







**REFERENCES:**

LOT 5  
 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

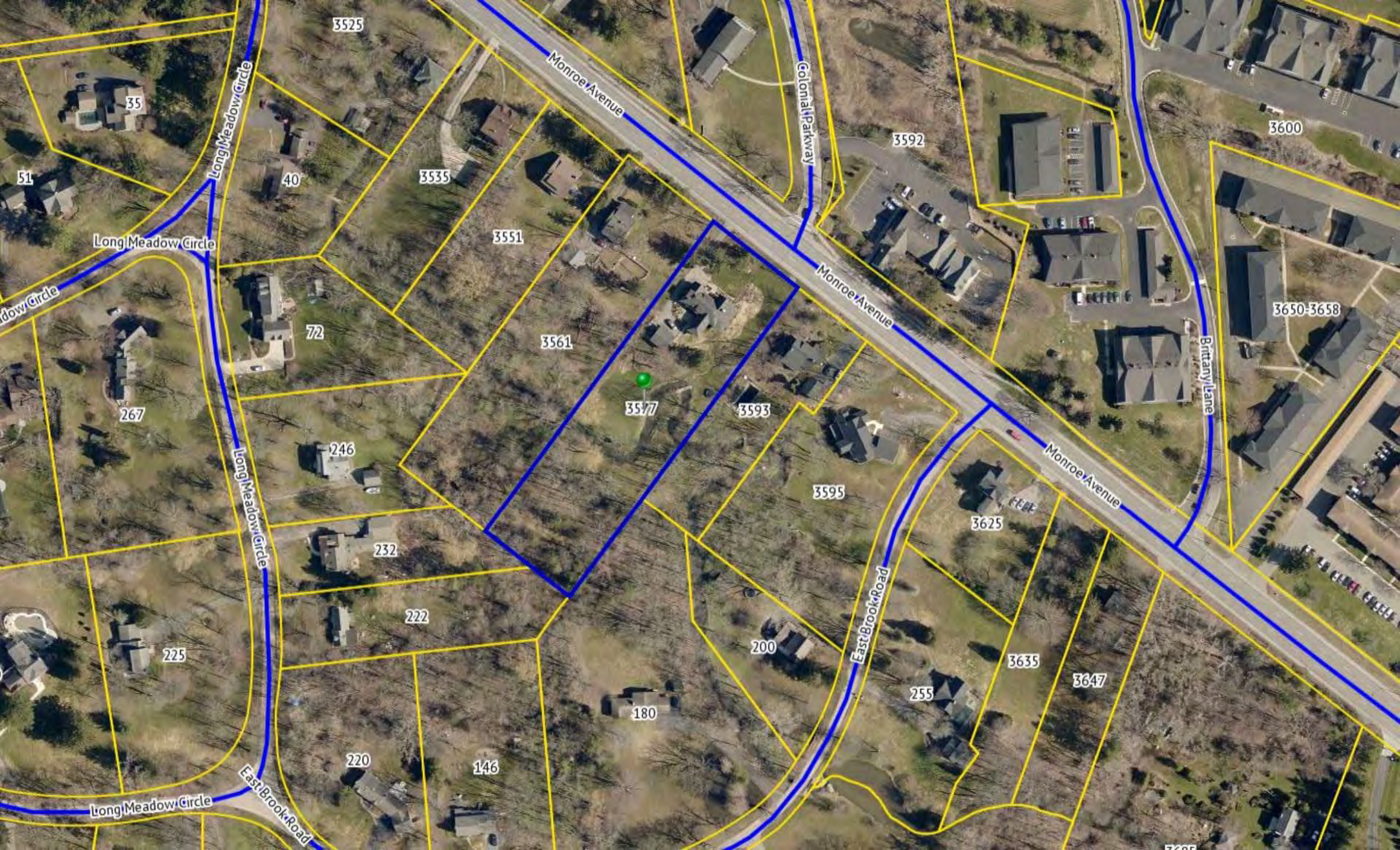


**O'NEILL-RODAK**  
 LAND SURVEYING ASSOCIATES, P.C.  
 LAND SURVEYORS - PLANNERS  
 BOUNDARY CONSULTANTS  
 FLOOD ZONE DETERMINATIONS  
 ALTA/ACSM SURVEYS

5 SOUTH FITZHUGH STREET  
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 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

35

51

40

3535

3551

Long Meadow Circle

Monroe Avenue

3650-3658

72

3561

267

3577

3593

Brittany Lane

246

3595

Monroe Avenue

Long Meadow Circle

3625

232

200

East Brook Road

3635

222

3647

225

180

255

220

146

Long Meadow Circle

East Brook Road

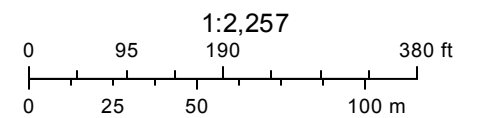
7208



# 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.







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# Town of Pittsford

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

**Permit #**  
**RA19-000027**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 7 Wayside Circle PITTSFORD, NY 14534

**Tax ID Number:** 151.11-2-9

**Zoning District:** RN Residential Neighborhood

**Owner:** Romach, Michael D

**Applicant:** Romach, Michael D

### 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 construction of an oversize accessory structure. The structure will be approximately 800 sq. ft. and will be located in the backyard of the property.

**Meeting Date:** April 11, 2019



**AREA VARIANCE REQUEST  
FOR  
7 WAYSIDE CIRCLE PITTSFORD N.Y.**



**2019 Application for relief from TC 185-113 (B) 1&2**



5 Wayside Cr  
Lot Size: 27,442.8 sqft  
Lot Width: 200 ft  
Bldg Line Depth: 70 ft  
Side Yard Corner Lot at 20  
Max Bldg Footprint: 4,312 sqft  
Max Lot Coverage: 10.977 sqft

11 Lochmar Pkwy  
Lot Size: 20,037.6 sqft  
Lot Width: 101 ft  
Bldg Line Depth: 70 ft  
Side Yard Min 10' Total 25  
Max Bldg Footprint: 3,803 sqft  
Max Lot Coverage: 8.015 sqft

15 Lochmar Pkwy  
Lot Size: 20,037.6 sqft  
Lot Width: 100 ft  
Bldg Line Depth: 70 ft  
Side Yard Min 10' Total 25  
Max Bldg Footprint: 3,803 sqft  
Max Lot Coverage: 8.015 sqft

19 Lochmar Pkwy  
Lot Size: 24,380.6 sqft  
Lot Width: 130 ft  
Bldg Line Depth: 70 ft  
Side Yard Min 10' Total 30  
Max Bldg Footprint: 4,195 sqft  
Max Lot Coverage: 9.757 sqft

25 Lochmar Pkwy  
Lot Size: 20,473.2 sqft  
Lot Width: 169 ft  
Bldg Line Depth: 70 ft  
Side Yard Corner Lot at 20  
Max Bldg Footprint: 3,843 sqft  
Max Lot Coverage: 8.189 sqft

43 Lochmar Pkwy  
Lot Size: 20,968.8 sqft  
Lot Width: 104 ft  
Bldg Line Depth: 70 ft  
Side Yard Min 10' Total 25  
Max Bldg Footprint: 3,882 sqft  
Max Lot Coverage: 8.394 sqft

47 Lochmar Pkwy  
Lot Size: 20,968.8 sqft  
Lot Width: 100 ft  
Bldg Line Depth: 70 ft  
Side Yard Min 10' Total 25  
Max Bldg Footprint: 3,882 sqft  
Max Lot Coverage: 8.394 sqft

7 Wayside Cr  
Lot Size: 39,839.5 sqft  
Lot Width: 118 ft  
Bldg Line Depth: 70 ft  
Side Yard Min 10' Total 25  
Max Bldg Footprint: 4,735 sqft  
Max Lot Coverage: 15.885 sqft



ACCESSORY STRUCTURE

9 Wayside Cr  
Lot Size: 33,976.8 sqft  
Lot Width: 127 ft  
Bldg Line Depth: 70 ft  
Side Yard Min 10' Total 30  
Max Bldg Footprint: 4,540 sqft  
Max Lot Coverage: 13.591 sqft





7 WAYSIDE CIRCLE PITTSFORD  
PROPOSED POOL HOUSE LOCATION

7  
WAYSIDE CIRCLE

9  
WAYSIDE CIRCLE

ACCESSORY STRUCTURE

11  
LOCHNAVAR PKWY

15  
LOCHNAVAR PKWY

47 & 49  
LOCHNAVAR PKWY



**SURVEY MAP DISPLAYING  
POOL HOUSE  
NOT TO SCALE - REDUCED**

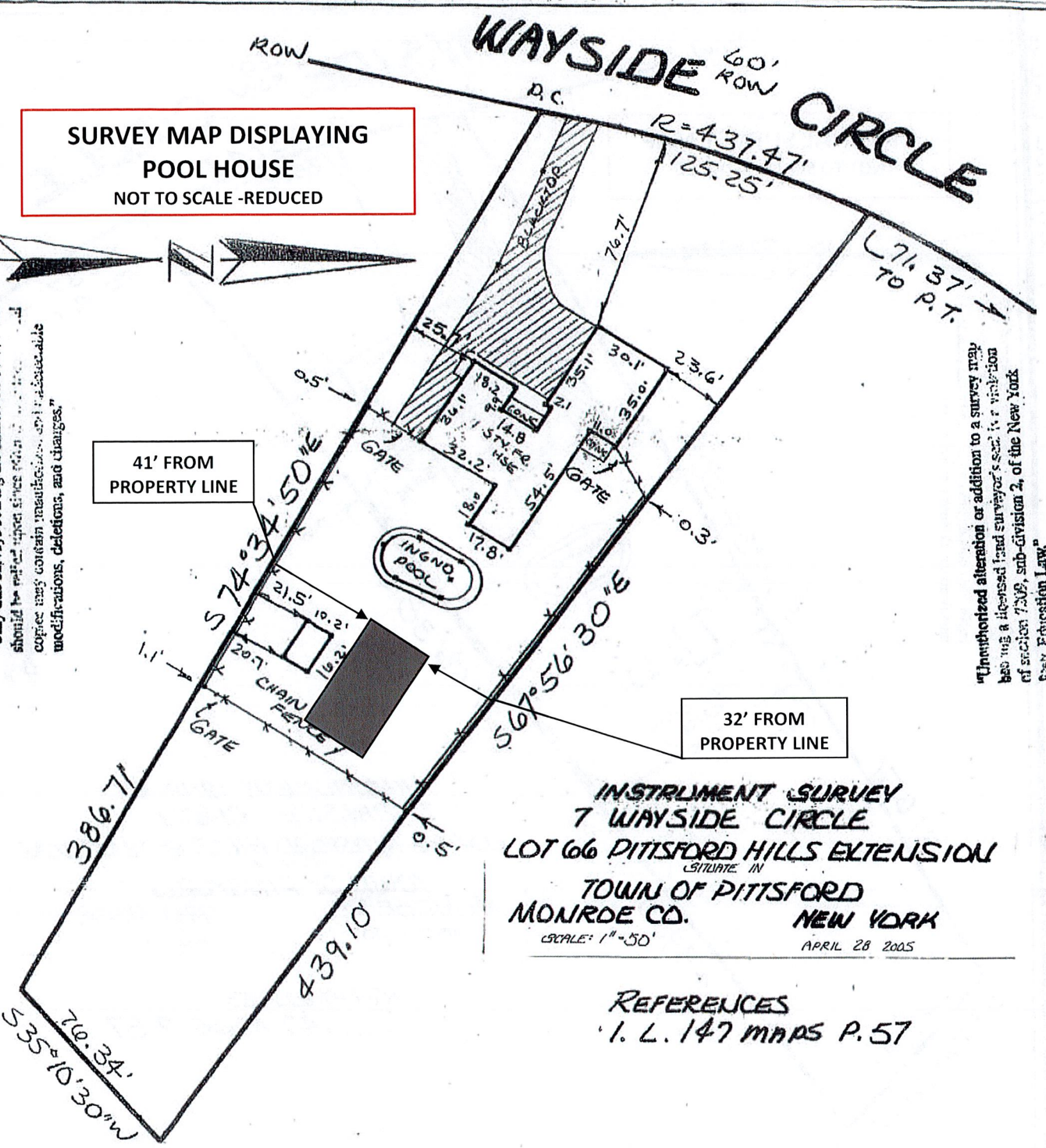


"Only title surveys bearing the makers' embossed seal should be relied upon since other copies may contain unauthorizable modifications, deletions, and changes."

"Unauthorized alteration or addition to a survey may be considered a violation of section 7309, sub-division 2, of the New York State Education Law."

41' FROM  
PROPERTY LINE

32' FROM  
PROPERTY LINE



**INSTRUMENT SURVEY  
7 WAYSIDE CIRCLE  
LOT 66 PITTSFORD HILLS EXTENSION  
SITUATE IN  
TOWN OF PITTSFORD  
MONROE CO. NEW YORK  
SCALE: 1"=50' APRIL 28 2005**

**REFERENCES  
1. L. 147 MAPS P. 57**

I HEREBY CERTIFY TO THE PARTIES LISTED HEREON THAT THIS MAP WAS MADE ON APRIL 28 2005 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON APRIL 21 2005.

*James M. Leoni*

**JAMES M. LEONI NYS R.L.S. 49225  
SUITE 392 A-1 COUNTRY CLUB ROAD  
EAST ROCHESTER, N.Y. 14445**

**CERTIFIED TO:  
1. BANK OF AMERICA, ITS SUCCESSORS  
AND/OR ASSIGNS  
2. THE TITLE INSURANCE COMPANY  
INSURING THE MORTGAGE  
3. GALLO AND TACOVANGELO, LLP  
4. MICHAEL D. AND KATHRYN B.  
ROMACH  
5. THE ODORISI LAW FIRM**





BACKYARD OF 7 WAYSIDE CIRCLE





**SOUTHERN VIEW LOOKING FROM THE REAR DECK & YARD OF  
11 LOCHNAVAR PKWY TO THE PROPOSED POOL HOUSE LOCATION**

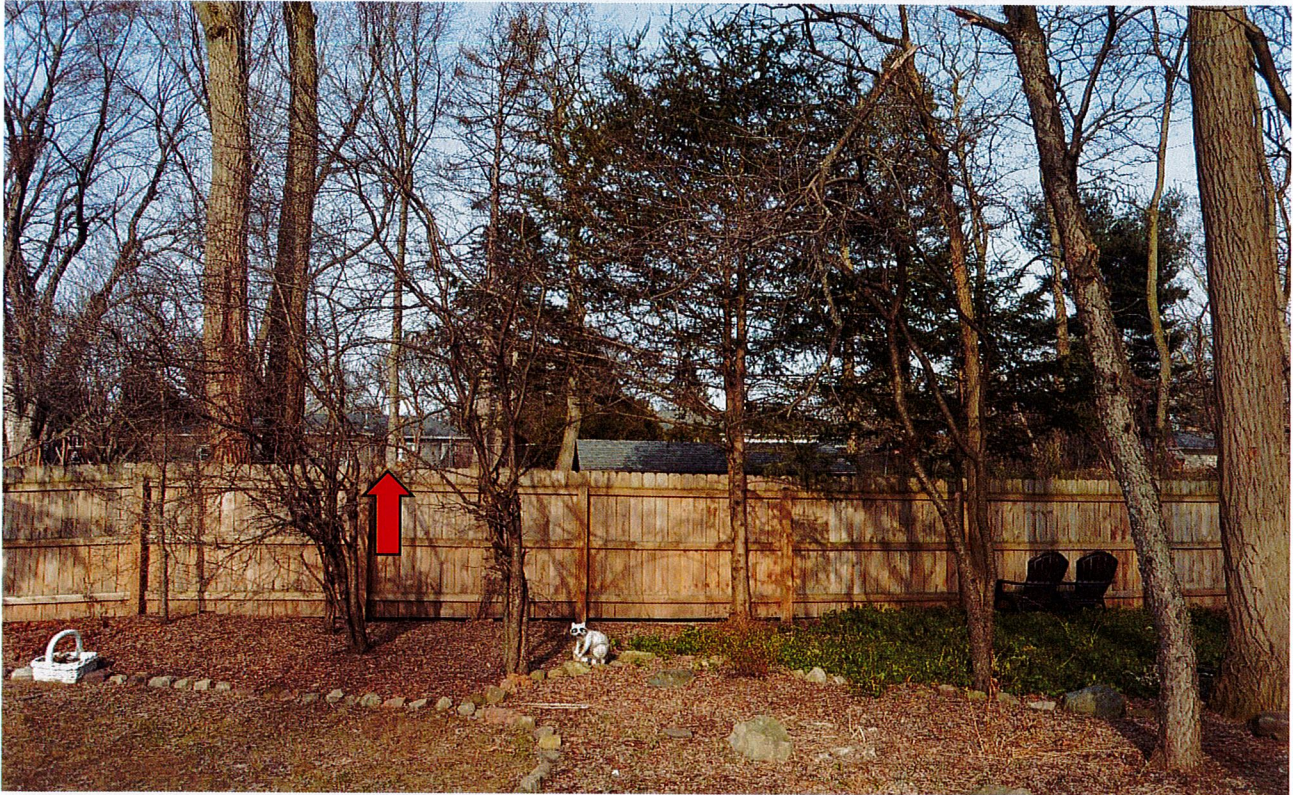


**SOUTHERN VIEW LOOKING FROM REAR DECK & YARD OF  
15 LOCHNAVAR PKWY TO THE PROPOSED POOL HOUSE LOCATION**



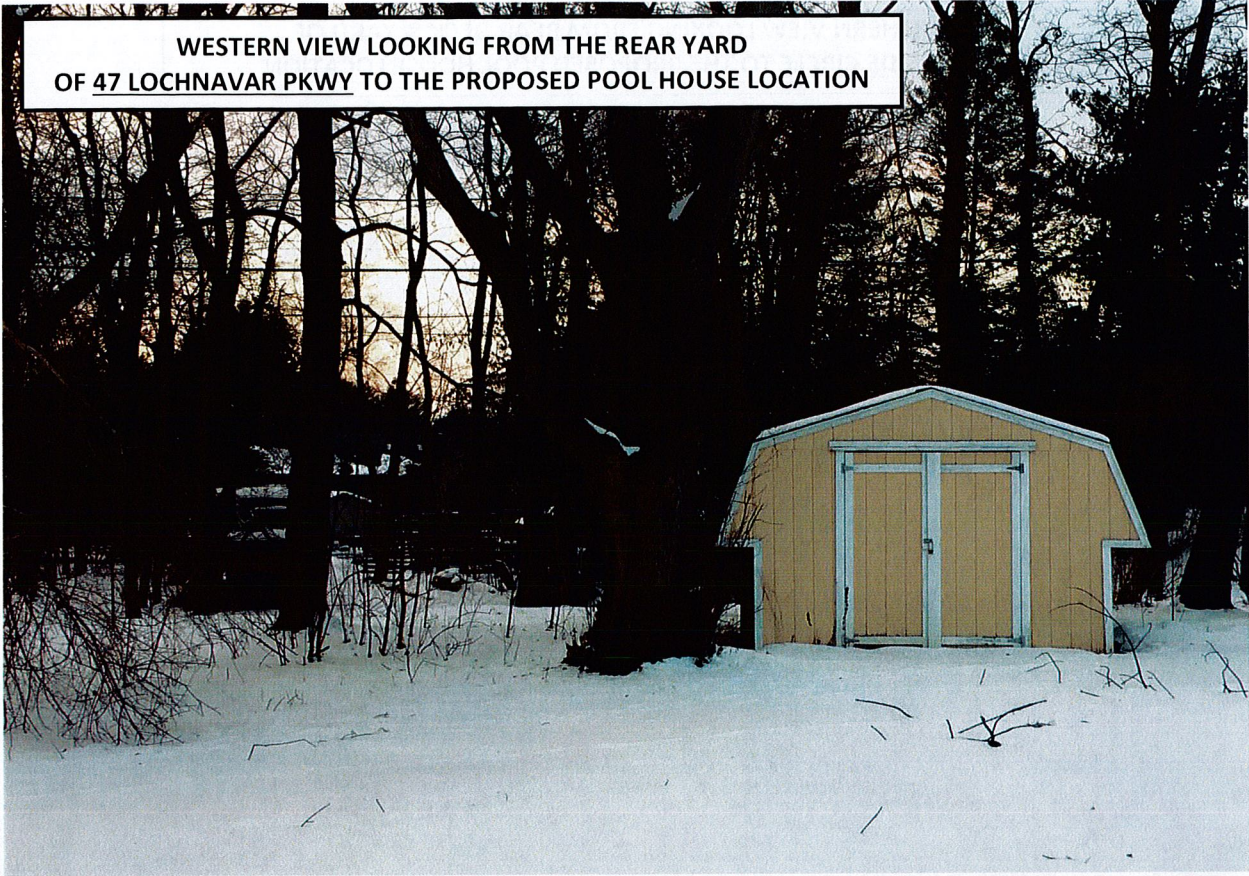


NORTHERN VIEW LOOKING FROM REAR DECK & YARD OF  
9 WAYSIDE CIRCLE TO THE PROPOSED POOL HOUSE LOCATION





**WESTERN VIEW LOOKING FROM THE REAR YARD  
OF 47 LOCHNAVAR PKWY TO THE PROPOSED POOL HOUSE LOCATION**



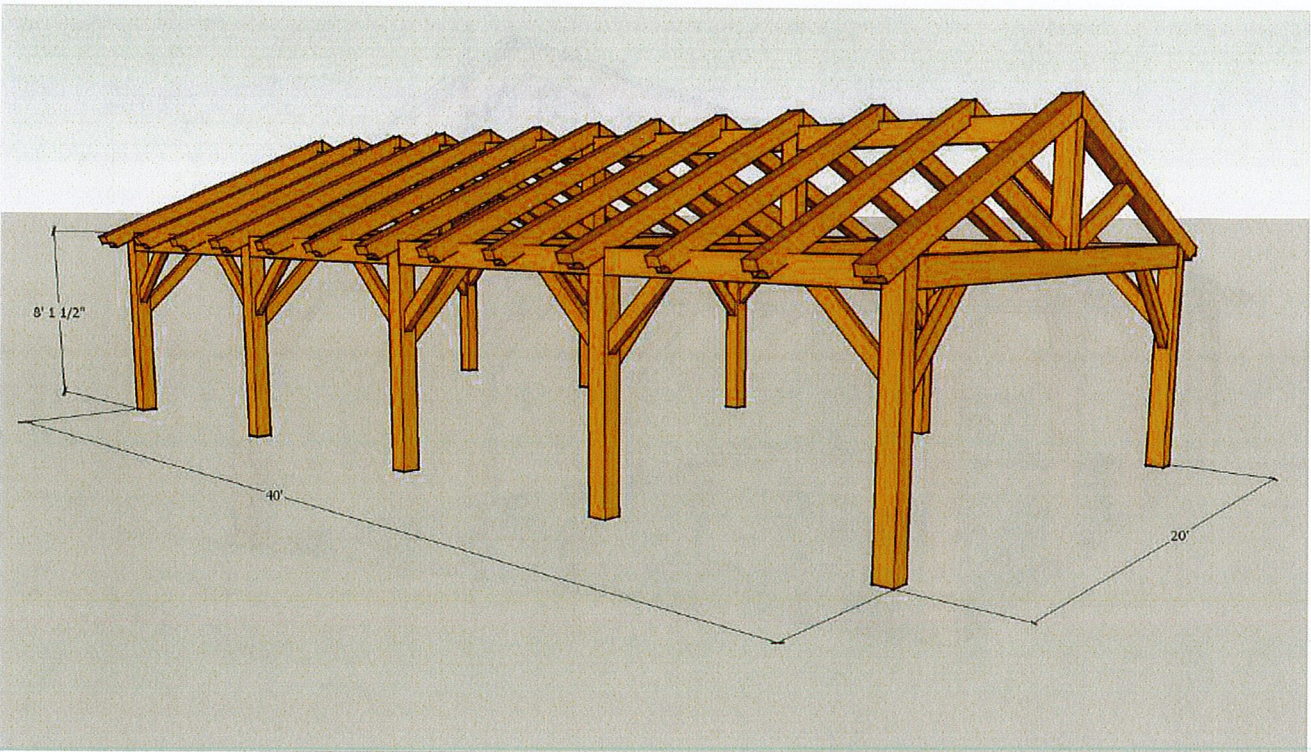
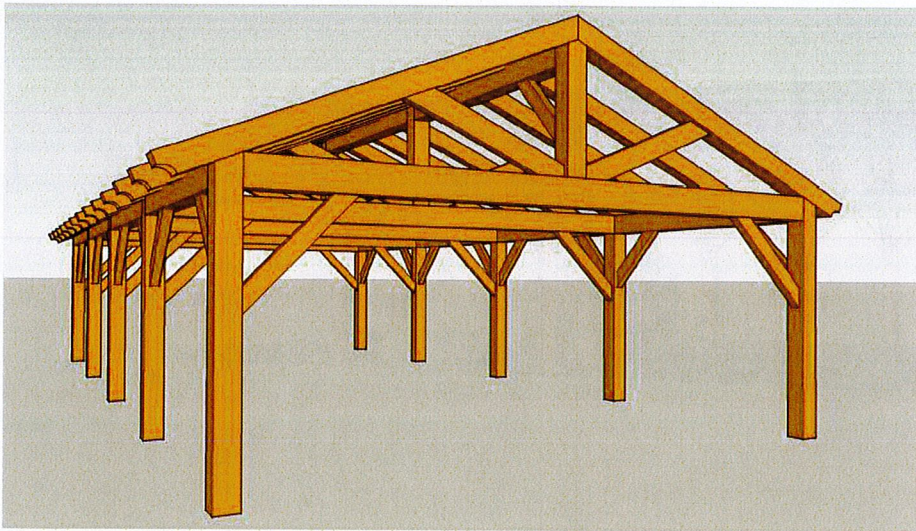
**WESTERN VIEW LOOKING FROM THE REAR YARD  
OF 49 LOCHNAVAR PKWY TO THE PROPOSED POOL HOUSE**





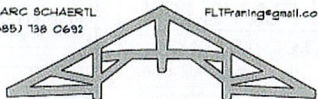
## TIMBER LIST

LOCATION	TIMBER SIZE	QUANTITY
POSTS	8x8x10'	10
	8x8x6'	5
GRTS	8x10x20'	5
RAFTERS	8x8x14'	10
	6x8x14'	16
PLATES	8x10x10'	8
RIDGE	8x10x10'	4
BRACES AND STRUTS	4x8x6'	10
	4x6x6'	10
	4x6x4'	18



MARC SCHAERTL  
(585) 738-0692

FLTframing@gmail.com



FINGER LAKES TIMBER FRAMING

### ROMACH PAVILION

FINGER LAKES TIMBERFRAMING LLC

MARC SCHAERTL (585) 738-0692

DRAFTING SERVICES AND CONSTRUCTION DOCUMENTS  
HAVE BEEN PREPARED AND PROVIDED BY:  
MIKE GULLACE (585) 261-2596

DATE 2/15/2018

DRAWN BY MGG

CHECKED BY

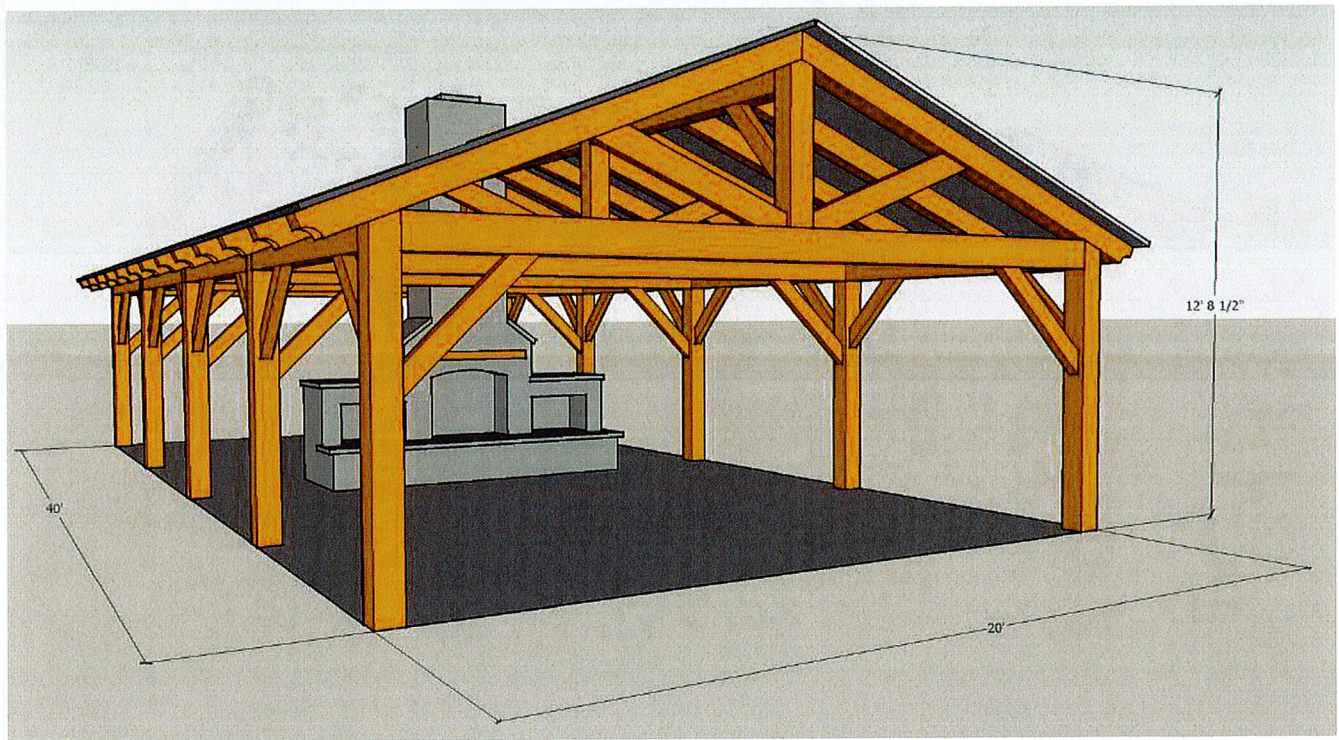
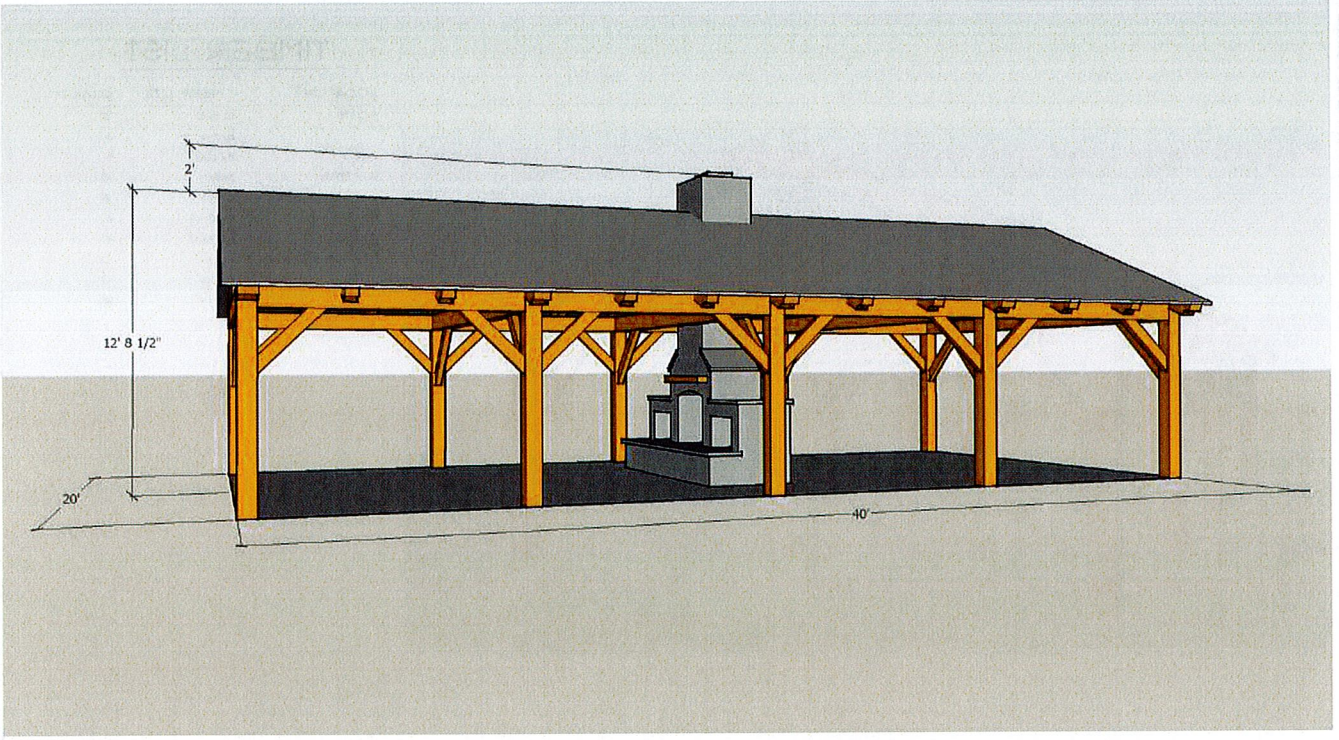
REV.

REV.

SHEET No.

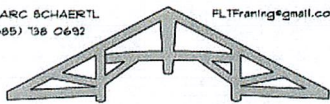
T-1 OF 1





MARC SCHAERTL  
(585) 138-0692

FLTFraming@gmail.com



FINGER LAKES TIMBER FRAMING

<b>ROMACH PAVILION</b>		DATE	3/03/2019
FINGER LAKES TIMBERFRAMING LLC		DRAWN BY	MGG
MARC SCHAERTL (585) 138-0692		CHECKED BY	
DRAFTING SERVICES AND CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED AND PROVIDED BY:		REV.	
MIKE GULLACE (585) 261-2596		REV.	
		SHEET No.	T-2 OF 2





## Town of Pittsford

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

Permit #  
**B19-000043**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 6 Whitestone Lane ROCHESTER, NY 14618

**Tax ID Number:** 137.20-2-14

**Zoning District:** RN Residential Neighborhood

**Owner:** Adams, Jacqueline K

**Applicant:** Adams, Jacqueline K

#### 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 two dormers. Both dormers will be shed style dormers and will be added to the front and rear of the home.

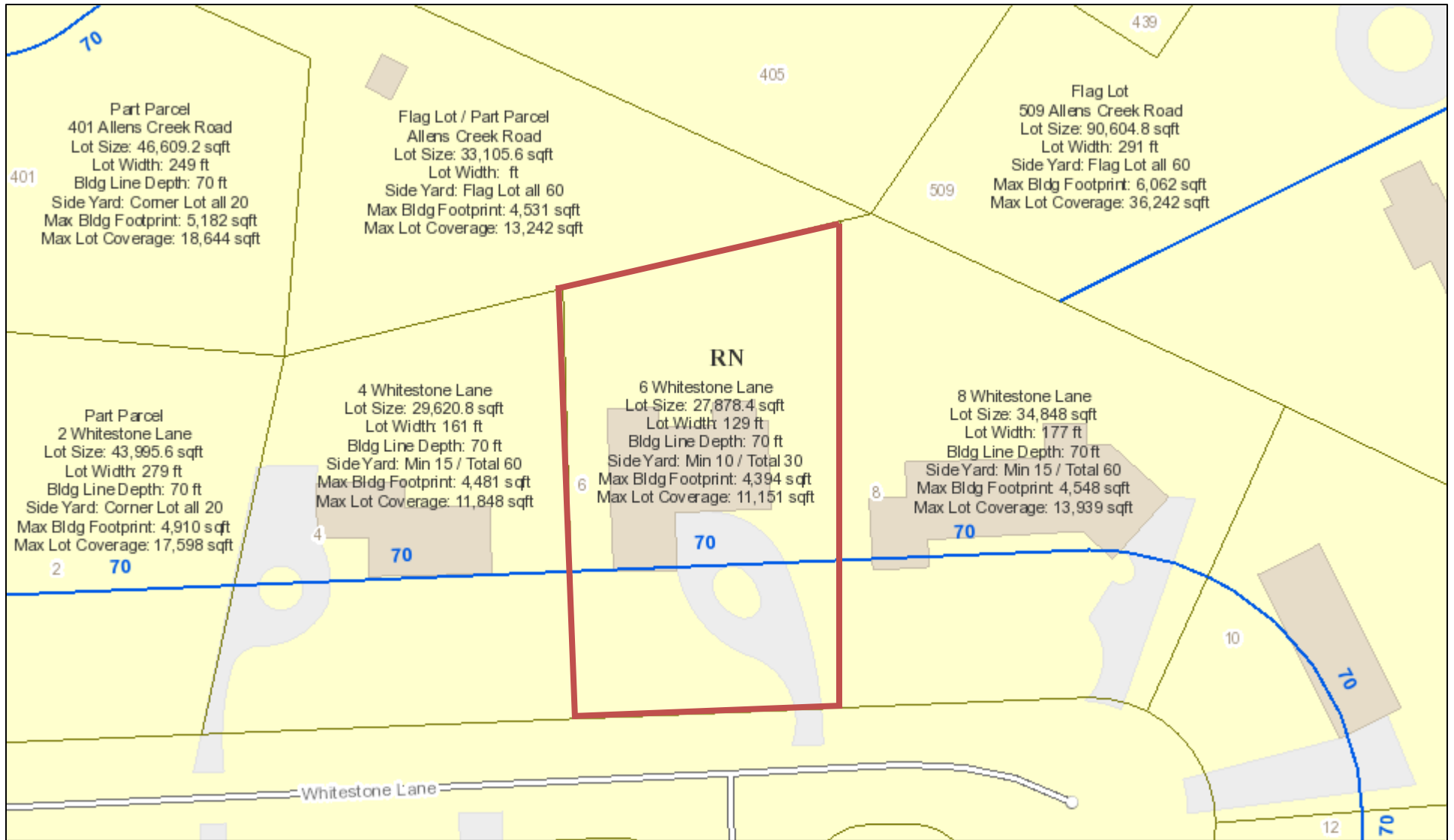
**Meeting Date:** April 11, 2019



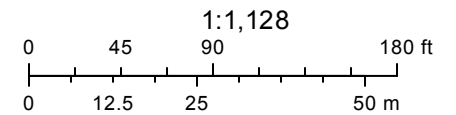




# RN Residential Neighborhood Zoning



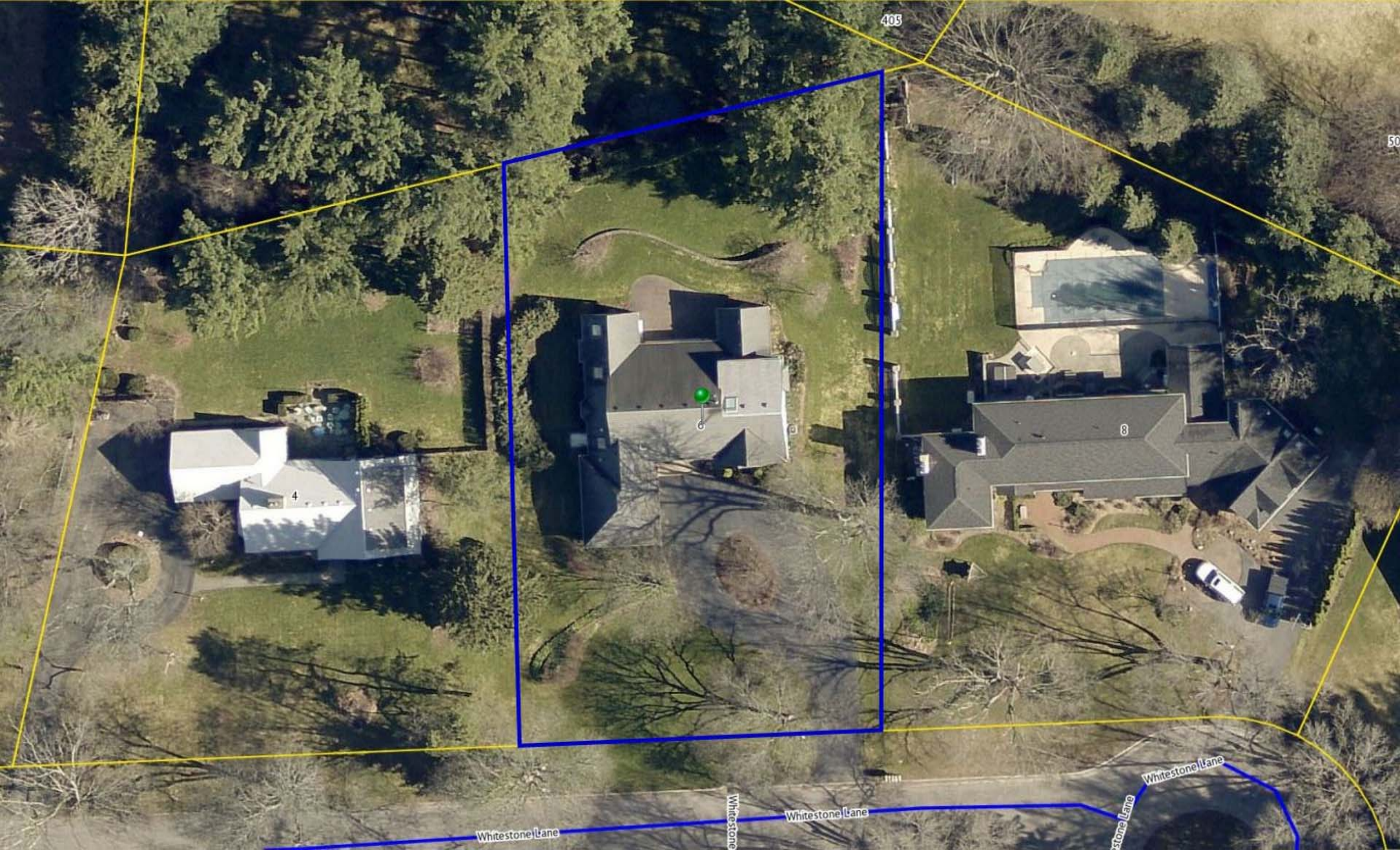
Printed April 1, 2019



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.





405

4

6

8

Whitestone Lane

Whitestone

Whitestone Lane

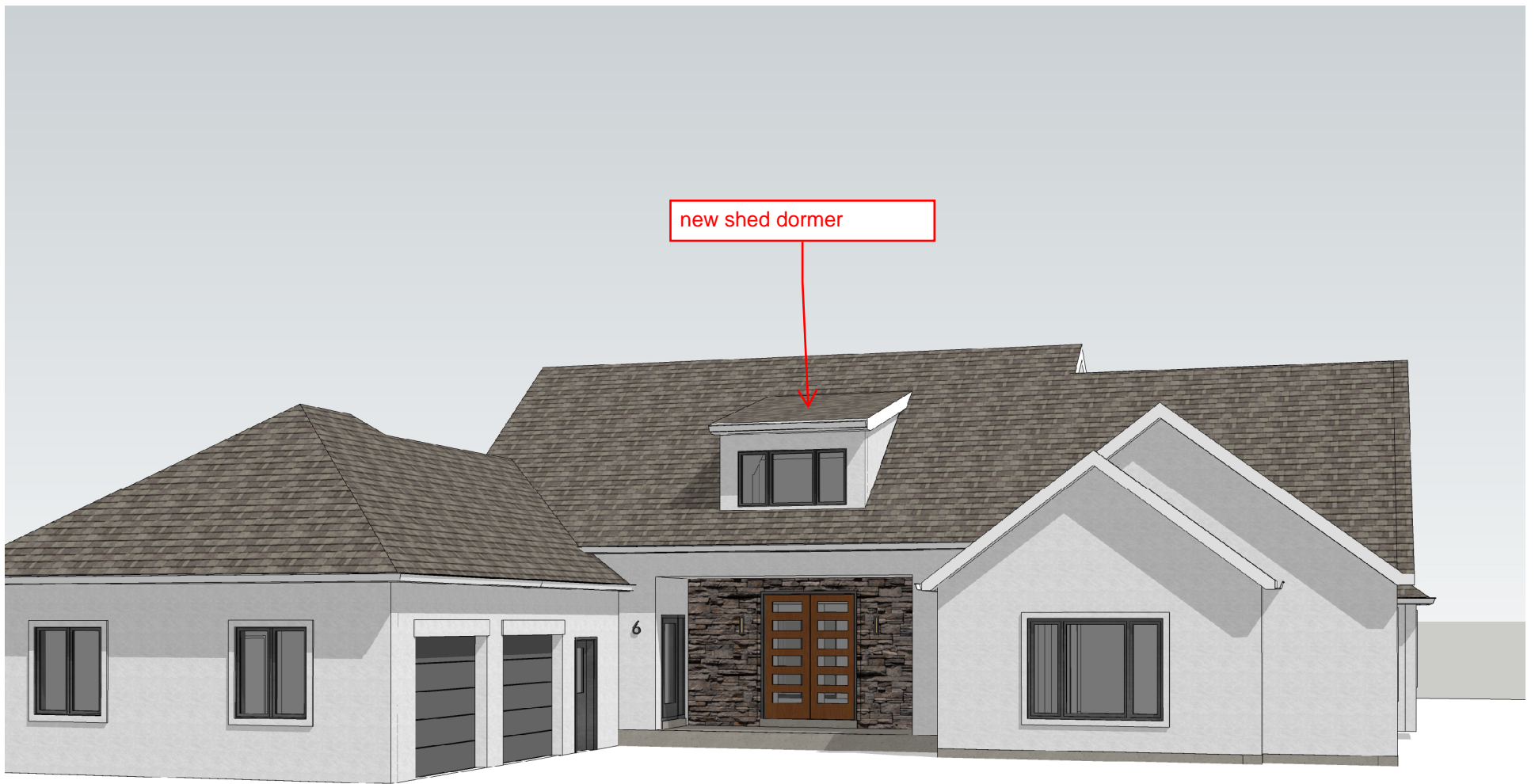
stone Lane

Whitestone Lane









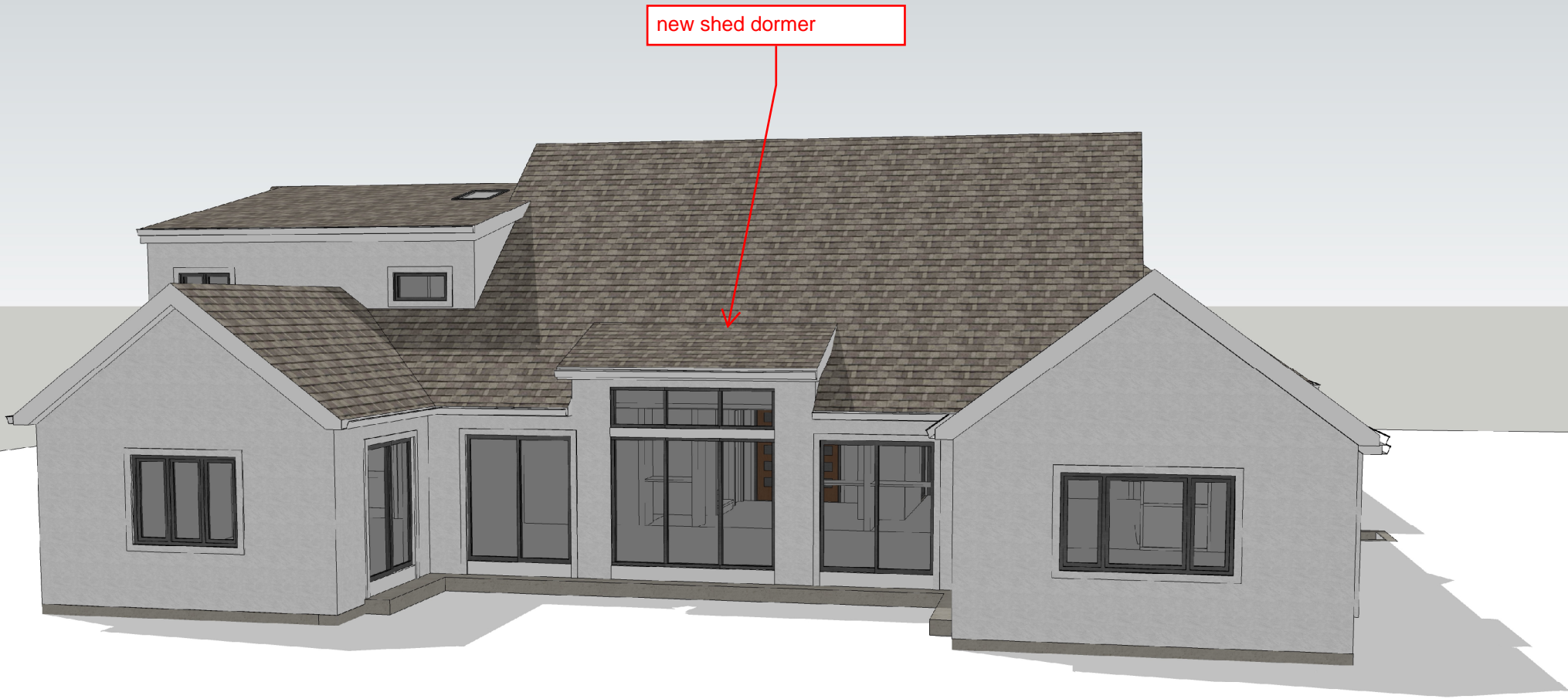
FRONT VIEW FROM WHITESTONE

6 WHITESTONE LANE









REAR VIEW

6 WHITESTONE LANE











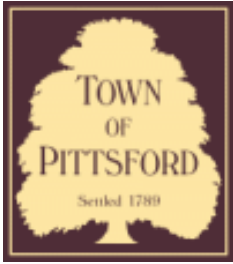


12

25

001063





## Town of Pittsford

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

Permit #  
**B19-000046**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 8 Rockdale Meadows PITTSFORD, NY 14534

**Tax ID Number:** 177.03-5-18

**Zoning District:** IZ Incentive Zoning

**Owner:** Clover Street Development

**Applicant:** Clover Street Development

#### 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 construction of a one story single family home. The home will be approximately 2617 Sq. Ft. and will be located in the Coventry Ridge Subdivision.

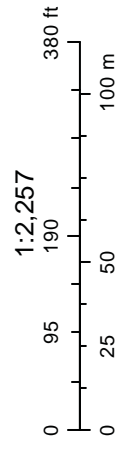
**Meeting Date:** April 11, 2019



# RN Residential Neighborhood Zoning



Printed April 3, 2019



Town of Pitsford GIS

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Glover Street

Woodgreen Drive

3405

3388

3419

16

38

2

35

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33

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14





# LOT 18 COVENTRY RIDGE PITTSFORD, NY COVENTRY RIDGE BUILDING CORP. PLAN 2617 R / PROJECT 2613 SHEET INDEX

- C-1 COVER SHEET
- 1/7 FRONT & LEFT ELEVATIONS
- 2/7 FOUNDATION PLAN
- 3/7 FOUNDATION ELECTRICAL PLAN
- 4/7 FIRST FLOOR PLAN
- 5/7 FIRST FLOOR ELECTRICAL PLAN
- 6/7 SECTIONS
- 7/7 REAR, RIGHT ELEVATIONS & ROOF PLAN
- N-1 DETAILS
- N-2 REINFORCING NOTES

## GENERAL NOTES:

THESE PLANS COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE EFFECTIVE OCTOBER 2016.  
COMPLIANCE METHOD: RES CHECK CERTIFICATE

THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR MODIFICATION OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENT RIGHTS ARE LIMITED TO ONE-TIME USE FOR THE CONSTRUCTION OF THESE PLANS.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS PLAN IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER OR OWNER OF THIS BUILDING TO NOTIFY GREATER LIVING ARCHITECTURE OF ANY DEVIATION FROM THESE DRAWINGS.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ ELECTRICAL/ MECHANICAL/ SANITARY AND ENERGY CONSERVATION CODES - STATE AND OR LOCAL.

CONTRACTOR TO BE RESPONSIBLE TO LOCAL BUILDING DEPARTMENT AND THAT DEPARTMENT'S INTERPRETATION OF THE BUILDING CODE SHOULD IT DIFFER FROM THESE PLANS.

CONTRACTOR TO BE RESPONSIBLE THAT BRAND NAME OF WINDOWS AND DOORS INSTALLED MEET NEW YORK STATE EXIT REQUIREMENTS.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT GREATER LIVING ARCHITECTURE BEFORE CONSTRUCTION FOR CLARIFICATION. IF GREATER LIVING ARCHITECTURE IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS/ PROGRAMS IN CONNECTION WITH THE WORK.

THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS - USE DIMENSIONS GIVEN.

THE CONTRACTOR/ OWNER SHALL REQUEST LOCATION OF ALL UTILITIES PRIOR TO ANY DIGGING.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND OWNER'S AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE SITE.

THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, IF REQUIRED, ARE TO BE DONE BY OTHERS

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE  $\frac{1}{30}$  OF THE AREA OF THE VENTED SPACE.

## ENERGY EFFICIENCY:

R401.3 CERTIFICATE (MANDATORY) A PERMANENT CERTIFICATE COMPLETED BY OUR FIRM AND INCLUDED AS THE LAST PAGE OF THE RESCHECK SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4 ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R- VALUE AS THE ATTIC, WEATHER STRIPPED & LATCHED

R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.2 THROUGH R402.4.4.

R402.4.1 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.2.2 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE 402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE 402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION, WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE. SEE PAGE N-2 FOR TABLE.

R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS), WHERE REQUIRED BY THE CODE OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY, A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DURING TESTING:

- EXTERIOR WINDOWS AND DOORS, FIREPLACES AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
- DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
- INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
- EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
- HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF TEST, SHALL BE TURNED OFF.
- SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF TEST, SHALL BE FULLY OPEN.

R402.4.5 RECESSED LIGHTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. THEY SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. THEY SHALL ALSO BE IC-RATED AND LABELED WITH AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.

R402.5 MAXIMUM FENESTRATION U-FACTOR & SHGC (MANDATORY). THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING TRADEOFFS FROM SECT. R402.1.5 OR R405 SHALL BE .48 IN CLIMATE ZONES 4 & 5 AND 0.40 IN CLIMATE ZONES 6-8 FOR VERTICAL FENESTRATION, & 0.75 IN CLIMATE ZONES 4-8 FOR SKYLIGHTS. THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION SHGC PERMITTED USING TRADEOFFS FROM SECTION R405 IN CLIMATE ZONES 1-3 SHALL BE 0.50

R403.1.1 PROGRAMMABLE THERMOSTAT. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INC. THE CAPABILITY TO SET BACK OR TEMP. OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55 DEG OR UP TO 85 DEG. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANF. WITH A HEATING TEMP. SET POINT NO HIGHER THAN 70 DEG. & A COOLING TEMP. SET POINT NO LOWER THAN 78 DEG.

R403.1.2 HEAT PUMP SUPPLEMENTARY HEAT (MANDATORY). HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.3.1 INSULATION (PRESCRIPTIVE) SUPPLY & RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-6. WITH THE EXCEPTION OF DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.

R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

R403.3.3 DUCT TESTING (MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS:

- ROUGH IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 Pa) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

R403.3.5 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. R403.4 MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM OF R-3.

R403.5.1 HEATED WATER CIRCULATION & TEMPERATURE MAINTENANCE SYSTEMS (MANDATORY). HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS & PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

R403.5.3 HOT WATER PIPE INSULATION (PRESCRIPTIVE). INSULATION FOR HOT WATER PIPE WITH A MIN. R-3 SHALL BE APPLIED TO THE FOLLOWING:

- PIPING 3/4" AND LARGER IN NOMINAL DIAMETER.
- PIPING SERVING MORE THAN ONE DWELLING UNIT.
- PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
- PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
- PIPING LOCATED UNDER A FLOOR SLAB.
- BURIED IN PIPING.

R403.6 MECHANICAL VENTILATION (MANDATORY). THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING

R403.6.1 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY. MECHANICAL VENTILATION SYSTEM FANS SHALL MEET THE EFFICACY REQUIREMENTS OF TABLE R403.6.1.

R403.7 EQUIPMENT SIZING & EFFICIENCY RATING (MANDATORY). HEATING & COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING & COOLING CALCULATION METHODOLOGIES. NEW OR REPLACEMENT HEATING & COOLING EQUIPMENT SHALL HAVE A EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.

R404.1 LIGHTING EQUIPMENT (MANDATORY) A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

## SITE WORK :

THESE PLANS HAVE BEEN PREPARED ACCORDING TO THE 2015 IRC AND IECC REQUIREMENTS TO SUIT A GENERAL RANGE OF CONDITIONS THAT MAY BE AFFECTED BY A PARTICULAR BUILDING SITE OR BUILDER/ OWNER CONTRACTUAL AGREEMENT. CONTRACTOR TO BE RESPONSIBLE TO ADAPT THESE PLANS TO SUIT THE NEEDS OF THE BUILDING ON SITE AS REQUIRED, PROVIDED THAT SUCH ADJUSTMENTS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.

CONTRACTOR/ OWNER SHALL PERFORM EXPLORATORY EXCAVATION TO DETERMINE ACTUAL FIELD CONDITIONS AND NOTIFY THIS OFFICE OF THE FINDINGS TO ALLOW FOR DESIGN CHANGES PRIOR TO ACTUAL CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/ OWNER TO DEVELOP THE NECESSARY FOUNDATION SOIL TO SUSTAIN THE LOAD DESIGNS OF 2500 P.S.F. AND TO HIRE, IF NECESSARY, A SOILS ENGINEER TO INSPECT AND VERIFY SOIL CONDITIONS PRIOR TO POURING OF FOUNDATIONS.

THE CONTRACTOR, BUILDER OR OWNER SHALL NOTIFY GREATER LIVING ARCHITECTURE OF ANY UNUSUAL SITE CONDITIONS WHICH MAY AFFECT THE FOUNDATION, DRAINAGE OR STRUCTURAL MEMBERS INCLUDING REQUIREMENTS FOR ADDITIONAL DEPTH OF FOOTINGS, UNSTABLE SOIL CONDITIONS AND HIGH GROUND WATER TABLE.

NO SITE INSPECTIONS ARE TO BE MADE BY THIS OFFICE. CONTRACTOR TO BE RESPONSIBLE FOR MATERIALS AND WORKMANSHIP. SUBSTITUTIONS FOR MATERIALS SPECIFIED TO BE MADE WITH THE PERMISSION OF THE LOCAL BUILDING DEPT.

## FOUNDATION :

ALL FOOTINGS TO REST ON ( ORIGINAL ) UNDISTURBED SOIL, ASSUMED MINIMUM SOIL BEARING PRESSURE TO BE 2500 P.S.F. CONTRACTOR TO BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS.

BASEMENT/CELLAR WALLS AND FOOTING DESIGNS ASSUMED PARTIALLY SATURATED SOIL CONDITIONS TO TO THE FULL WALL DEPTH. SHOULD SATURATED CONDITIONS BE ENCOUNTERED, OUR OFFICE SHOULD BE CONTACTED FOR REVIEW AND POSSIBLE REVISIONS TO THE PLANS.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROVIDING PROPER DRAINAGE SHOULD INTERMITTENT SPRINGS OR PERCHED WATER BE ENCOUNTERED.

POSITIVE DRAINAGE SHALL BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALLS & FOOTINGS.

CONTINUOUS 4" DIAM. PERFORATED DRAIN PIPE SHALL BE PLACED ALONG THE PERIMETER OF THE BASEMENT WALLS WHICH DRAINS TO THE SUMP PUMP. A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE.

CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH AS PER TABLES ON N-2.

## FIREPLACES :

DIRECT VENT GAS FIREPLACE UNIT TO BE SELECTED BY OWNER AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

NEW WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, WHERE USING TIGHT-FITTING DOORS ON FACTORY BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE. WHERE USING TIGHT FITTING DOORS ON MASONRY FIREPLACES, THE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 907.

## FRAMING :

WOOD ROOF TRUSSES ARE TO BE METAL PLATE CONNECTED WOOD CHORD, WOOD WEB TRUSSES. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE GOVERNING STATE.

PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

UNDER ALL CONCEALED WOOD BEARING POSTS, PROVIDE ADDITIONAL WOOD BLOCKING AS REQUIRED IN FLOOR JOIST SPACE UNDER POST, TO ENSURE SOLID BEARING FROM HEADER OR BEAM DOWN TO FOUNDATION WALL.

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH MINIMUM 3-2X6 OR 2-2X8 HEADER UNLESS NOTED OTHERWISE.

BUILDER ASSUMES FULL RESPONSIBILITY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF JOISTS, BEAMS OR STUDS WHICH ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES. SEE DETAILS ON PG. N-1 FOR ALLOWABLE DRILLING LOCATION ON BEAMS AND JOISTS.

ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH AITC TIMBER CONSTRUCTION STANDARDS LATEST EDITION. EACH PIECE SHALL BEAR THE STAMP OF A GRADING RULES AGENCY, APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE. GRADE LOSS RESULTING FROM EFFECTS OF WEATHER, HANDLING, STORAGE, RESAWING, OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION.

## STAIRWAY GUARD REQUIREMENTS:

GUARDS SHALL BE LOCATED ALONG AN OPEN SIDED WALKING SURFACE, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. AS PER SECTION 312.1.1 OF THE 2015 IRC.

REQUIRED GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. AS PER SECTION 312.1.2 OF THE 2015 IRC.

GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES. AS PER SECTION 312.1.2 OF THE 2015 IRC.

WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF THE STAIRS, THE TOP OF THE GUARD SHALL BE NO LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. AS PER SECTION 312.1.2 OF THE 2015 IRC.

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. AS PER SECTION 312.1.3 OF THE 2015 IRC.

## GARAGE FIREPROOFING :

3/4 HOUR FIRE RESISTANCE RATING REQUIRED BETWEEN HOUSE & GARAGE CAN BE ACHIEVED WITH ONE LAYER 5/8" TYPE X DRYWALL ON GARAGE SIDE AND ONE LAYER 1/2" TYPE X DRYWALL ON THE HOUSE SIDE.

IF HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM LIVING AREA OR BONUS AREAS ABOVE, THEN ONE LAYER OF 5/8" TYPE X DRYWALL ON THE CEILING IS REQUIRED. WHERE THE HORIZONTAL CONSTRUCTION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY 5/8" TYPE X DRYWALL.

## STRUCTURAL MATERIAL SPECIFICATIONS:

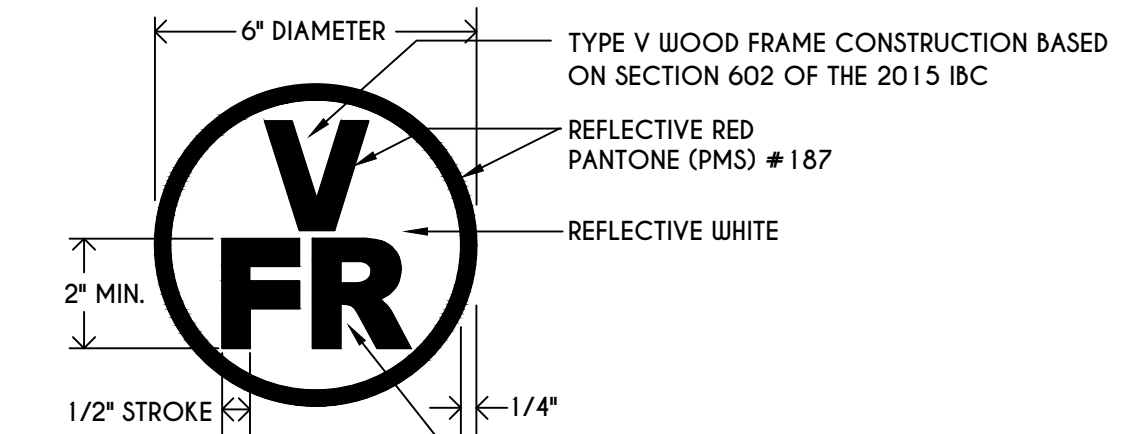
STRUCTURAL STEEL	ASTM A-36, Fy = 36 ksi
REINFORCED STEEL	ASTM A-615, Fy = 40 ksi
WIRE MESH	ASTM A-185, 6 x 6 - 10/10 W.W.M.
LUMBER	ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ETC. TO BE #2 GRADE LUMBER ( DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR ) WITH A MIN. FIBER STRESS OF 850 P.S.I. UNLESS NOTED OTHERWISE
PLYWOOD	CDX, PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 E x 10 <sup>-6</sup> = 1.9 Fc <sup>1</sup> = 750
MASONRY	ASTM C90, GRADE N-1, Fm = 1350 PSI
MORTAR	ASTM C270, TYPE S
GROUT	Fc = 2000 PSI ASTM C476
CONCRETE	Fc = 2500 PSI MIN. ( FOOTINGS, BASEMENT SLAB ) Fc = 3500 PSI MIN. ( GARAGE SLAB, PORCH SLAB, & POURED FOUNDATION WALLS )
BOLTS	ASTM A307, Fy - 33 KSI

## DESIGN CRITERIA: ( FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES )

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST AND 2ND FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
SLEEPING AND ATTIC AREA LIVE LOAD	30 P.S.F.
FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHEILD UNDERLAYMENT	REQUIRED 24" INSIDE OF EXTERIOR WALL LINE
FLOOD HAZARD	FIRM - 2008
ROOF TIE DOWN REQUIREMENTS	R802.1.1, BASED UPON SPECIFIC ROOF DESIGN

## TRUSS IDENTIFICATION:

IDENTIFICATION OF FLOOR AND ROOF TRUSS CONSTRUCTION SHALL BE PROVIDED BY SIGN OR SYMBOL & SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE IN COMPLIANCE WITH 19 NYCRR PART 1265. RESIDENTIAL STRUCTURES WITH TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND / OR TIMBER CONSTRUCTION.



DESIGNATION OF FLOOR AND ROOF TRUSS CONSTRUCTION COMPONENTS THAT ARE OF TRUSS CONSTRUCTION	<table border="1"> <tr> <td>"V"</td> <td>FLOOR FRAMING, INC. GIRDERS &amp; BEAMS</td> </tr> <tr> <td>"FR"</td> <td>FLOOR FRAMING</td> </tr> <tr> <td>"FR"</td> <td>FLOOR &amp; ROOF FRAMING</td> </tr> </table>	"V"	FLOOR FRAMING, INC. GIRDERS & BEAMS	"FR"	FLOOR FRAMING	"FR"	FLOOR & ROOF FRAMING
"V"	FLOOR FRAMING, INC. GIRDERS & BEAMS						
"FR"	FLOOR FRAMING						
"FR"	FLOOR & ROOF FRAMING						

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## REVISIONS:

DATE	BY	DESCRIPTION

## CLIENT/LOCATION:

LOT 18  
ROCKDALE MEADOWS  
COVENTRY RIDGE  
PITTSFORD, NY

## BUILDER:

COVENTRY RIDGE  
BUILDING CORP.

## COVER PAGE

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PROJECT:	sheet:
2613	C-1



TABLE M1507.3.3(1)  
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION  
SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR St: 1 square foot=0.0929 m<sup>2</sup>, 1 cubic foot per min=0.0004719 m<sup>3</sup>/s

TABLE M1507.3.3(2)

INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS<sup>a,b</sup>

RUN-TIME PERCENTAGE IN EA. 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR <sup>a</sup>	4	3	2	1.5	1.3	1.0

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.  
b. Extrapolation beyond the table is prohibited.

**WINDOWS:** VIVID SOLARBAN GLASS W/ ARGON

U-FACTOR ..... 0.28  
SHGC ..... 0.31

**DOORS:** SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/ft<sup>2</sup> & SLIDING DOORS NO MORE THAN 0.5 cfm/ft<sup>2</sup> AS PER SECT. R402.4.3 OF 2015 IECC

**WINDOW / DOOR LEGEND:**

- [E] - MEETS OR EXCEEDS EGRESS REQUIREMENTS
  - CLEAR OPENING AREA OF 5.7 SQ.FT.
  - CLEAR OPENING WIDTH OF 20"
  - CLEAR OPENING HEIGHT OF 24"
- [T] - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2015 IRC
- [FP] - SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC

**GENERAL NOTES:**

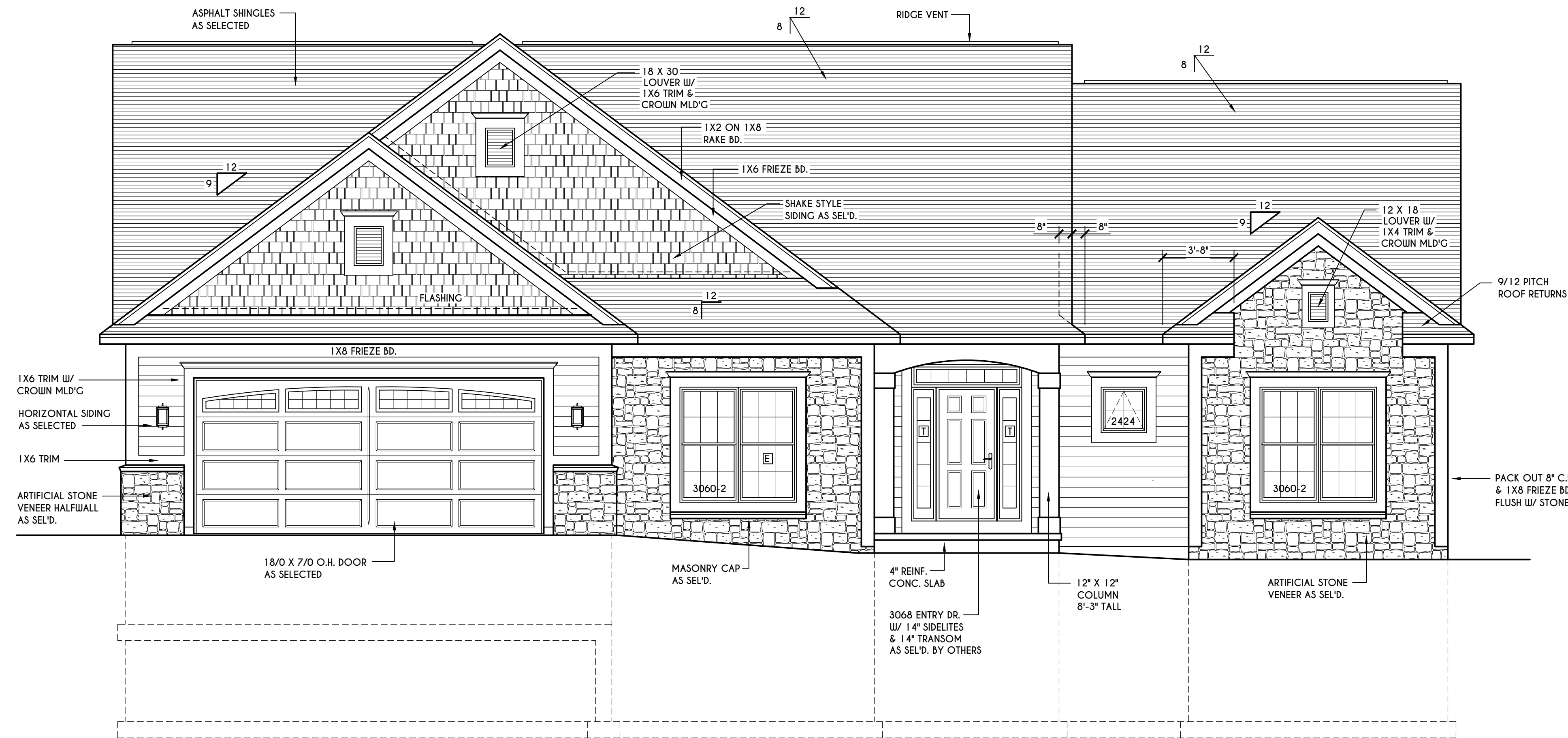
ALL RAKES TO BE 8" & OVERHANGS TO BE 16" UNLESS NOTED OTHERWISE

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

**MECHANICAL VENTILATION RATE:**

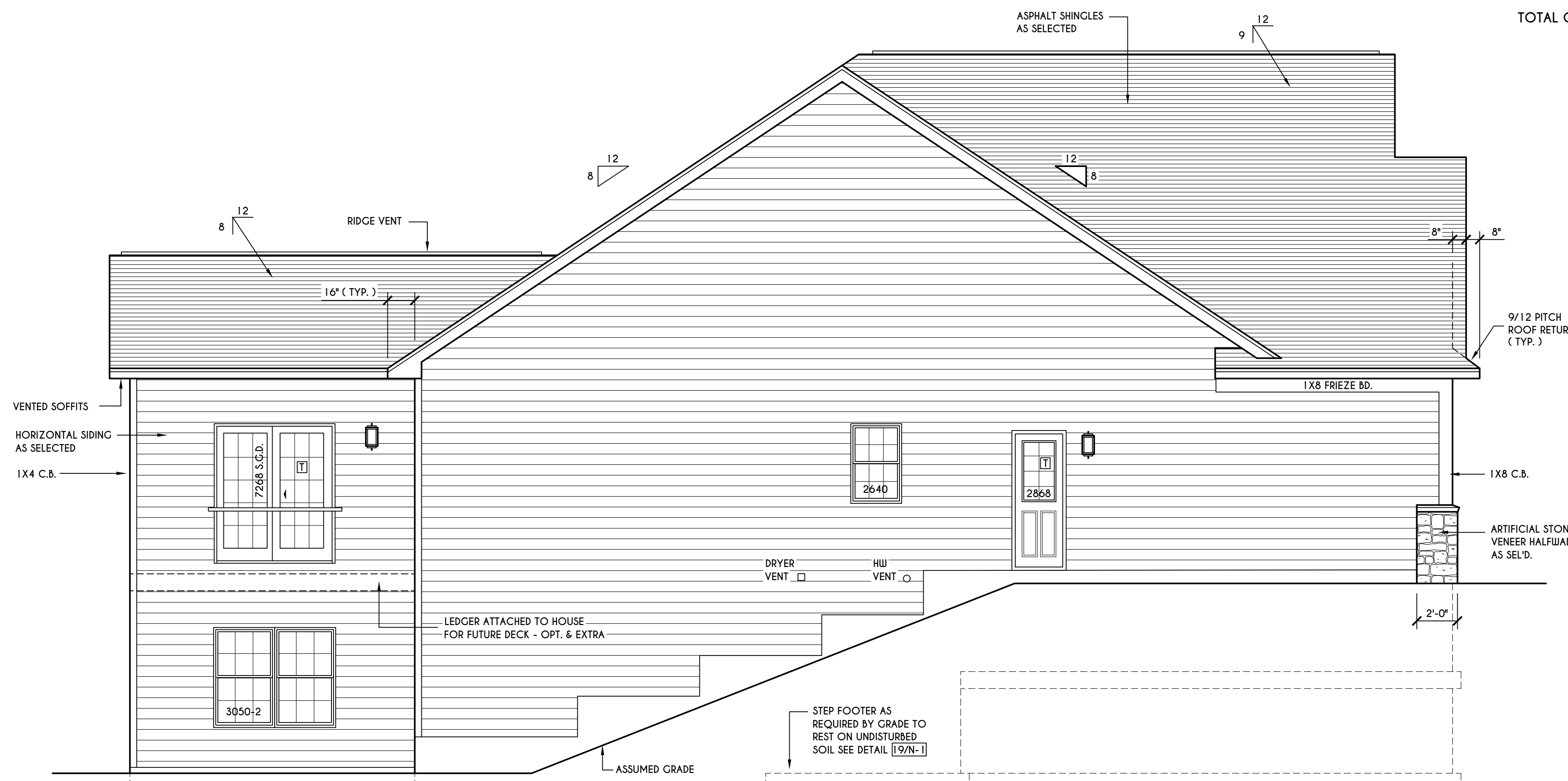
THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 cfm WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1507.3 OF 2015 IRC (SEE TABLES M1507.3.3(1) & M1507.3.3(2) PG 1)



**FRONT ELEVATION**

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

FIRST FLOOR LIVING AREA = 2617 SQ.FT.  
LOWER LEVEL LIVING AREA = 1698 SQ.FT.  
TOTAL FINISHED LIVING AREA = 4315 SQ.FT.  
TOTAL CONDITIONED VOLUME = 48,973 CU.FT.



**LEFT ELEVATION**

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

**HOUSE FOOTPRINT**

SCALE: 1" = 50'-0"

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COVENTRY RIDGE  
PITTSFORD, NY

**BUILDER:**

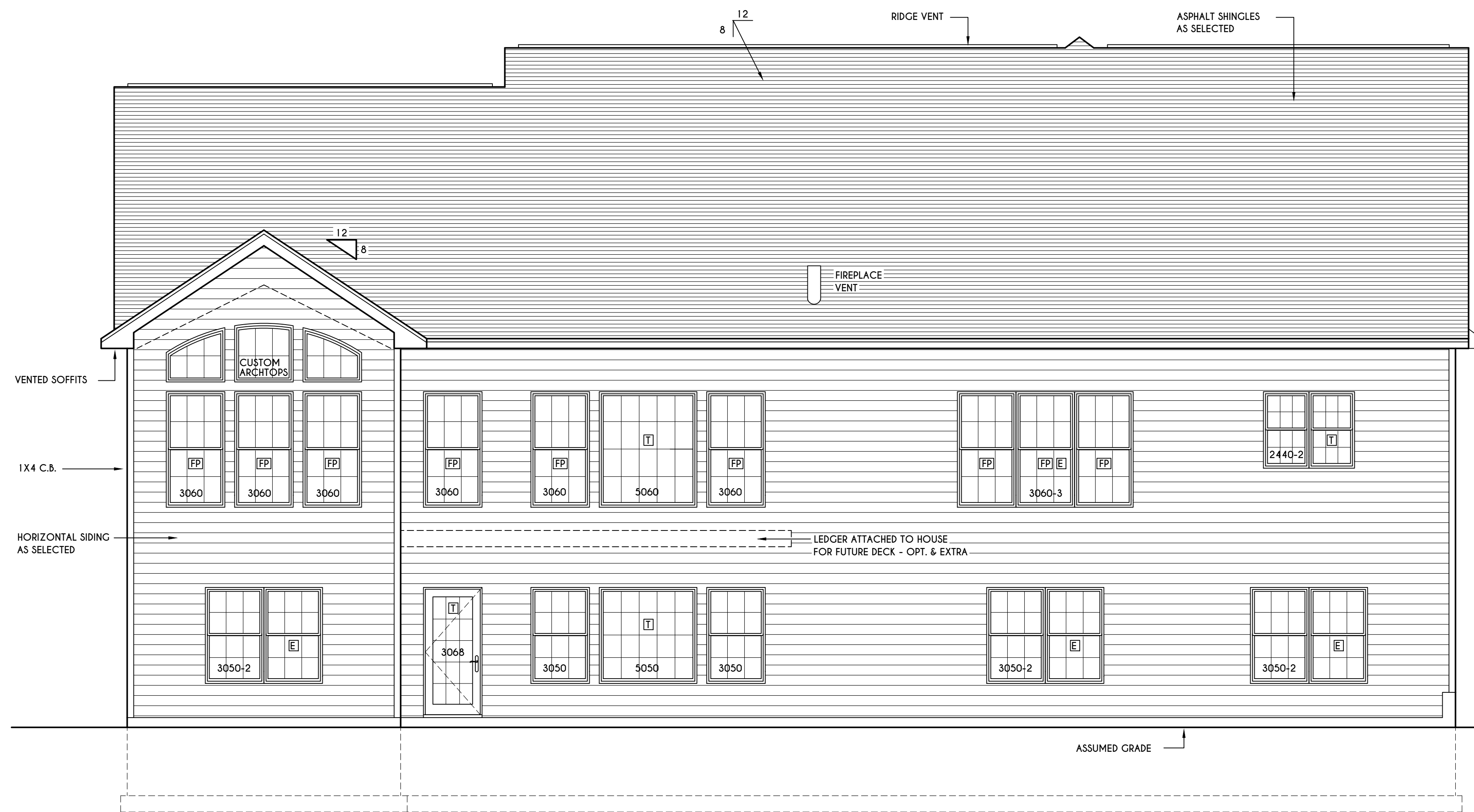
COVENTRY RIDGE  
BUILDING CORP.

**ELEVATIONS**

GLA PLAN 2617 R

drawn: CDK	checked: CSB
scale: AS NOTED	date: 4 / 19
PROJECT: 2613	sheet: 1 / 7





### REAR ELEVATION

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

**WINDOWS:** VUD SOLARBAN GLASS W/ ARGON  
 U-FACTOR ..... 0.28  
 SHGC ..... 0.31

**DOORS:** SELECTION BY OWNER

AIR INFILTRATION RATE FOR WINDOWS, SKYLIGHTS, & SLIDING DOORS TO BE NO MORE THAN 0.3 cfm/ft. & SLIDING DOORS NO MORE THAN 0.5 cfm/ft. AS PER SECT. R402.4.3 OF 2015 IECC

**WINDOW / DOOR LEGEND:**

[E] = MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24" PER SECT. R310.1 OF 2015 IRC

[T] = SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2015 IRC

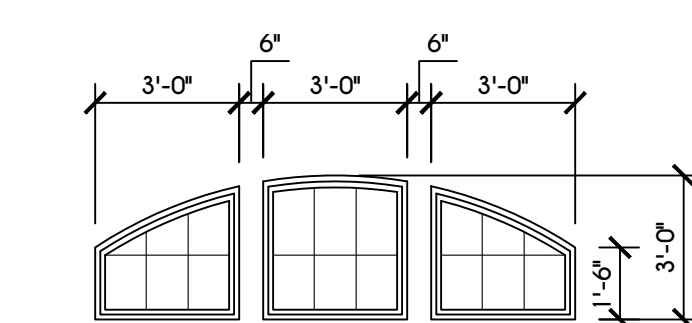
[FP] = SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC

**GENERAL NOTES:**  
 ALL RAKES TO BE 8" & OVERHANGS TO BE 16" UNLESS NOTED OTHERWISE

BUILDER TO PROVIDE ROOF OR RIDGE VENTS AS PER CODE- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE (SECT. R806.2)

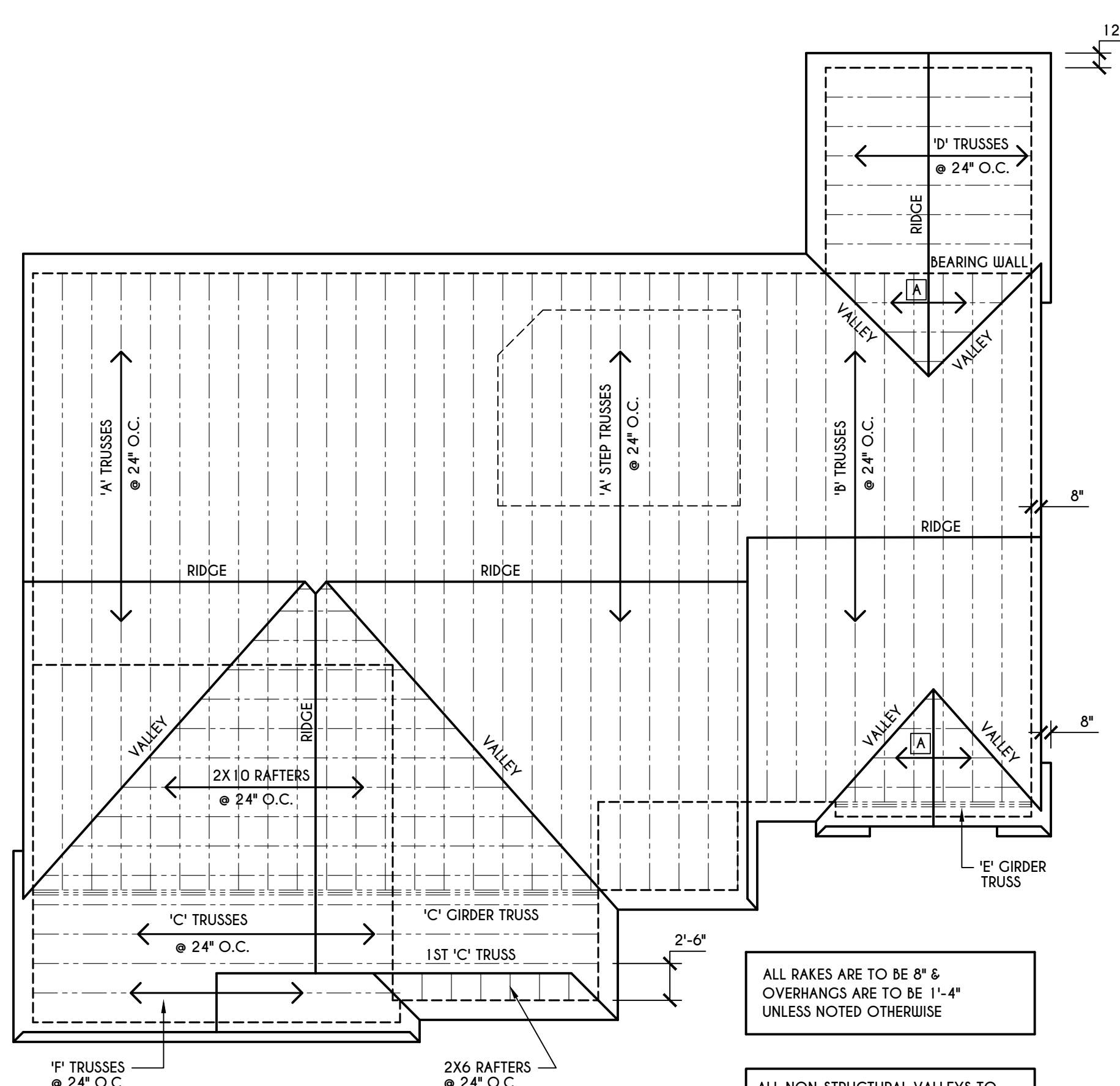
CONTRACTOR TO CONTACT THIS OFFICE PRIOR TO CONSTRUCTION IF THE ASSUMED GRADE DEPICTED IS INACCURATE AND / OR WILL ALTER THE DESIGN AND / OR STRUCTURE NOTED.

**MECHANICAL VENTILATION RATE:**  
 THIS PLAN AS DESIGNED REQUIRES (MIN) 1 CONTINUOUSLY RUN EXHAUST FAN CAPABLE OF (MIN) 90 c.f.m. WITH A MANUAL OVERRIDE SWITCH AS PER SECTION M1507.3 OF 2015 IRC (SEE TABLES M1507.3.3(1) & M1507.3.3(2) PG 1)



### CUSTOM ARCHTOPS

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



### ROOF PLAN

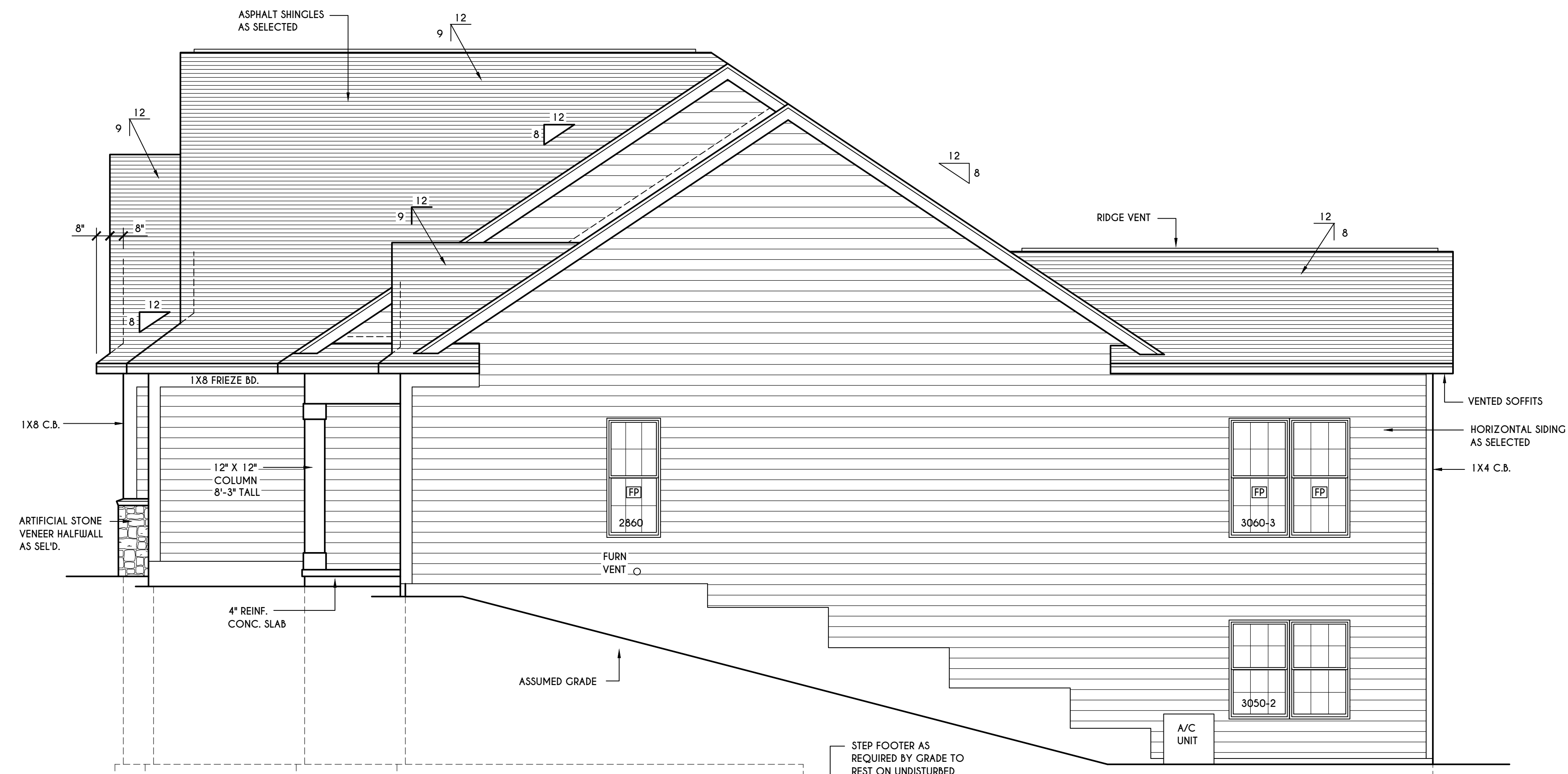
SCALE: 1/8" = 1'-0"

[A] - 2X6 LAYOVER RAFTERS 24" O.C.

ALL RAKES ARE TO BE 8" & OVERHANGS ARE TO BE 1'-4" UNLESS NOTED OTHERWISE

ALL NON-STRUCTURAL VALLEYS TO HAVE 2X12 SLEEPER ATTACHED TO PLYWOOD ROOF SHEATHING

THIS FRAMING DIAGRAM IS INTENDED TO BE SCHEMATIC AND POSITION OF MEMBERS MAY BE ALTERED TO SUIT ACTUAL FIELD CONDITIONS



### RIGHT ELEVATION

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

STEP FOOTER AS REQUIRED BY GRADE TO REST ON UNDISTURBED SOIL SEE DETAIL [9/N-1]

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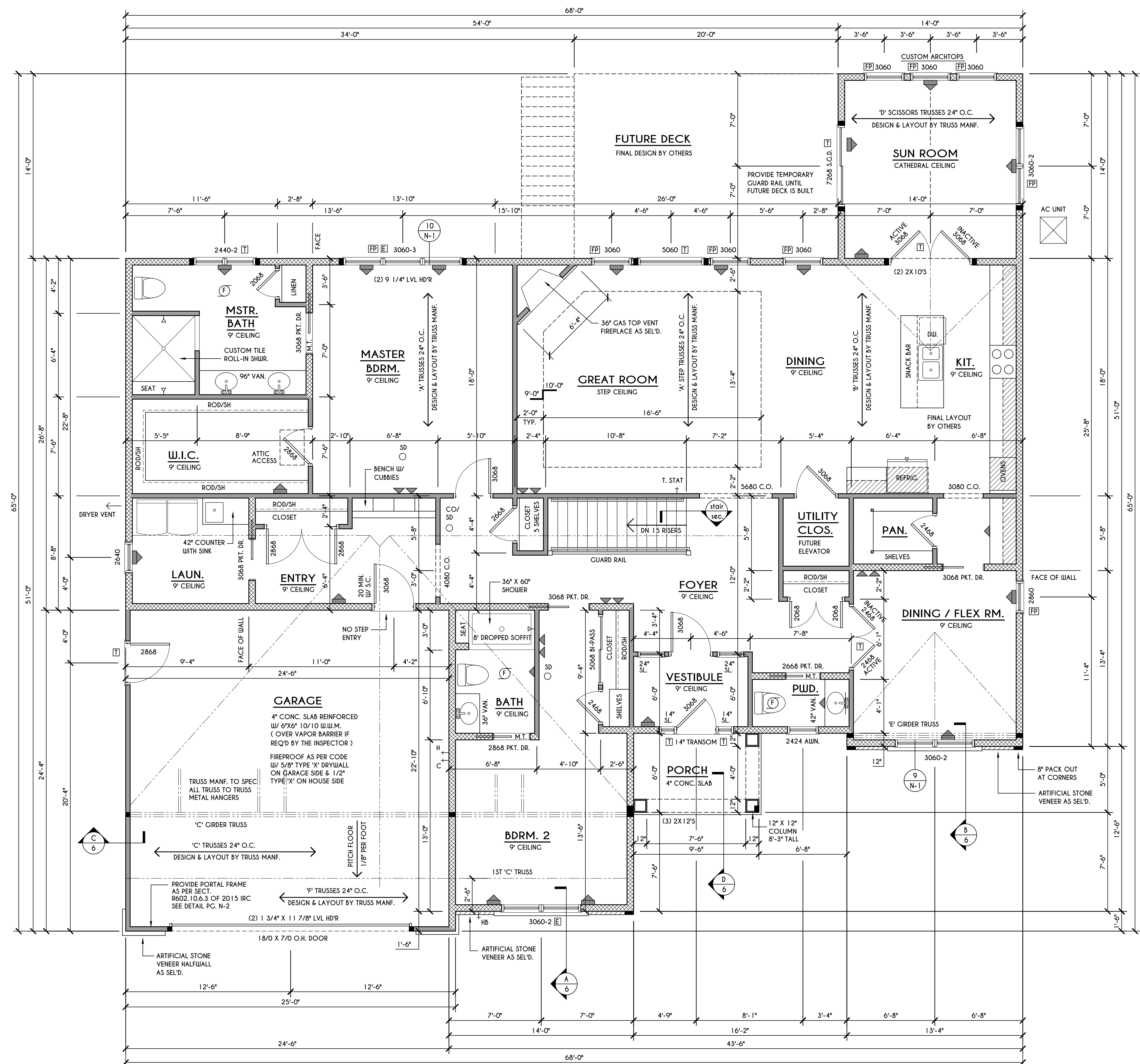
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 BUILDING CORP.

**ELEVATIONS**

GLA PLAN 2617 R

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PROJECT: 2613	sheet: 7 / 7





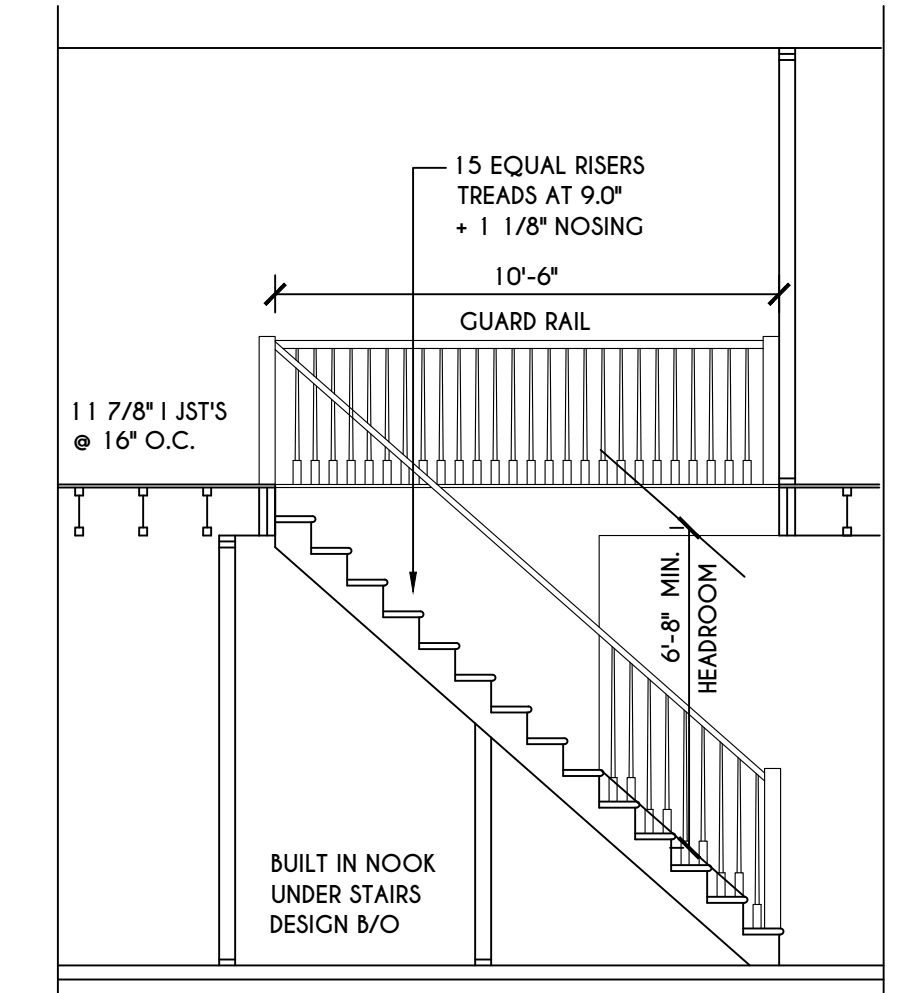
# FIRST FLOOR PLAN

2617 SQ. FT.  
SCALE: 1/4" = 1'-0"

- FRAMING LEGEND:**
- PROVIDE SOLID POSTING- CLUED & NAILED, EQUAL TO THE # OF HEADERS TO BE SUPPORTED- UNLESS NOTED OTHERWISE
  - DROPPED HEADER
  - FLUSH HEADER
  - 2x4 STUDS @ 16" O.C.
  - 2x6 STUDS @ 16" O.C.

**NOTES:** FIRST FLOOR PLATE HGT TO BE 9'-1 1/8" (UNLESS NOTED OTHERWISE)  
 ALL WINDOW R.O. HGT'S TO BE 6'-10 1/2" U.N.O.  
 PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL  
 PROVIDE DBL. JACK STUDS EA. SIDE OF LOAD BEARING OPENINGS > 1'-4" O"  
 ALL ANGLES TO BE 45 DEG. U.N.O.  
 ALL EXTERIOR WINDOW & DOOR HEADERS TO HAVE MIN. R-5 INSUL. & TO BE MIN. (2)2X8'S (U.N.O.)  
 ALL APPLIANCES SHOWN TO BE BY QUINER OR AS PER CONTRACT BY BUILDER  
 SMOKE (SD) & CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED AS PER SECT. R314 OF 2015 IRC  
 THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWER OR TUBS.

- WINDOW / DOOR LEGEND:**
- MEETS OR EXCEEDS EGRESS REQUIREMENTS  
 - CLEAR OPENING AREA OF 5.7 SQ.FT.  
 - CLEAR OPENING WIDTH OF 20"  
 - CLEAR OPENING HEIGHT OF 24"  
 PER SECT. R310.1 OF 2015 IRC
  - SPECIFIES THAT THIS FIXED OR OPERABLE UNIT REQUIRES SAFETY GLAZING PER SECT. R308.4 OF 2015 IRC
  - SPECIFIES THAT THIS OPERABLE WINDOW UNIT REQUIRES FACTORY APPLIED FALL PROTECTION PER SECT. R312.2 OF 2015 IRC



# STAIR SECTION

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

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

**REVISIONS:**

DATE	BY	DESCRIPTION

**CLIENT/LOCATION:**  
 LOT 18  
 ROCKDALE MEADOWS  
 COVENTRY RIDGE  
 PITTSFORD, NY

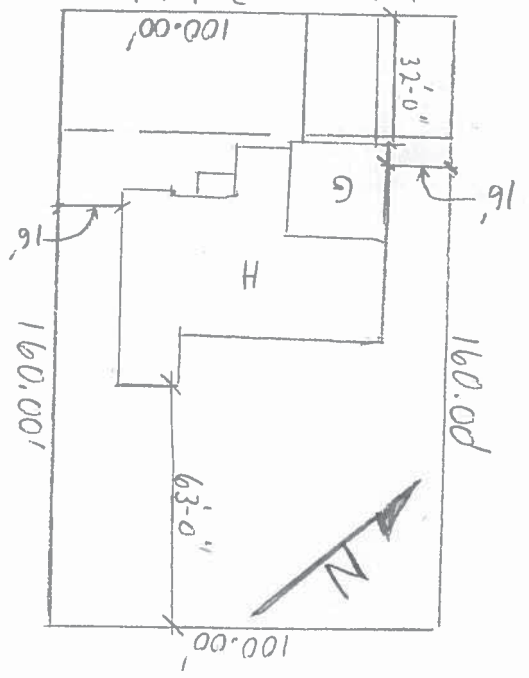
**BUILDER:**  
 COVENTRY RIDGE  
 BUILDING CORP.

FIRST FLOOR PLAN  
 GLA PLAN 2617 R

drawn: CDK	checked: CSB
scale: AS NOTED	date: 4 / 19
PROJECT: 2613	sheet: 4 / 7



Lot 18 Roundale Meadows  
16,000 sq FT Scale: 1" = 50'







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10  
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14



Mailbox Plus





## Town of Pittsford

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

Permit #  
**B19-000039**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 28 Aden Hill PITTSFORD, NY 14534

**Tax ID Number:** 178.03-4-65

**Zoning District:** IZ Incentive Zoning

**Owner:** Wilshire Hill LLC

**Applicant:** S & J Morrell

#### Application Type:

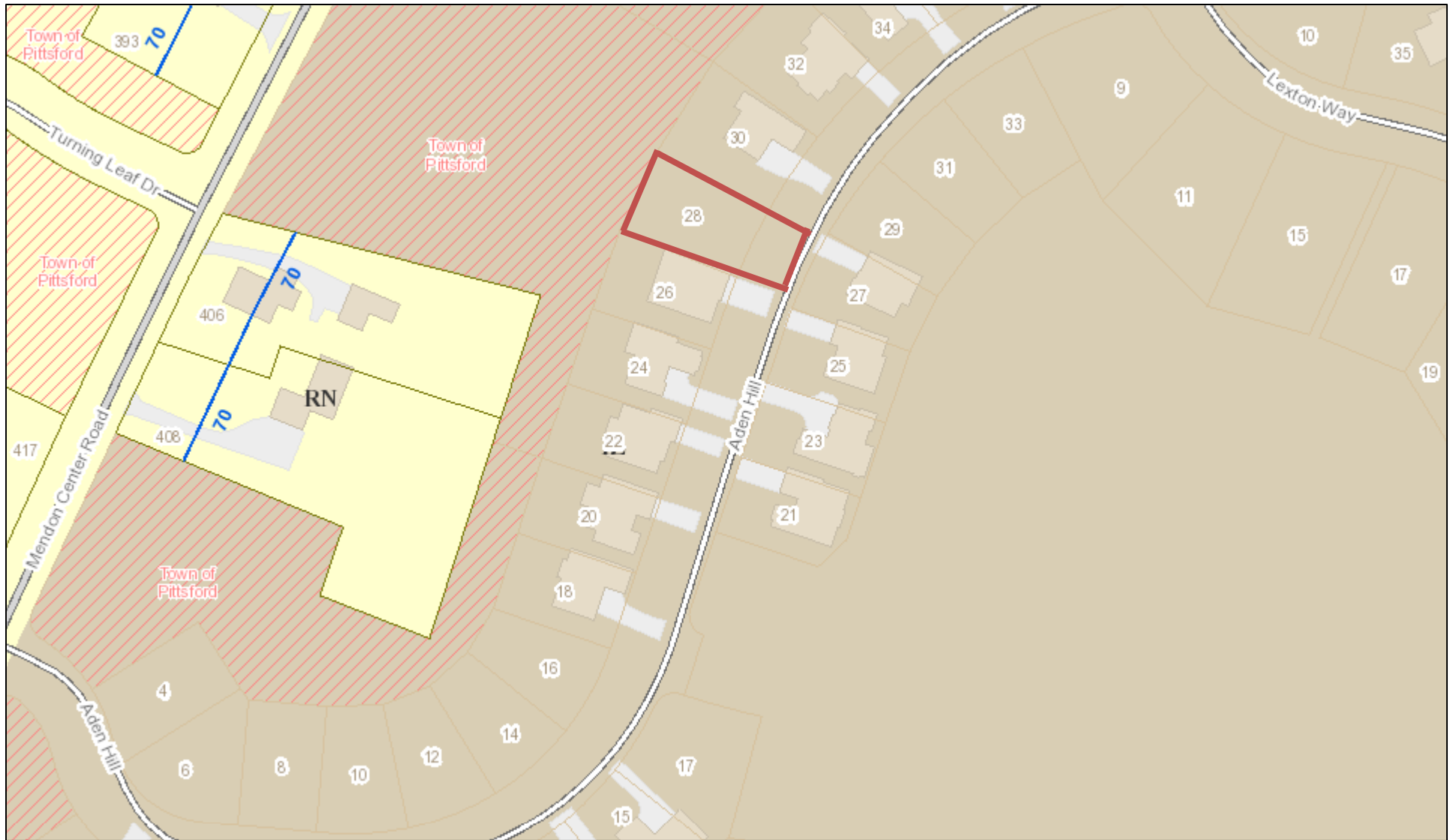
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|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <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 one story single family home. The home will be approximately 1893 sq. ft. and will be located in the Wilshire Hills subdivision.

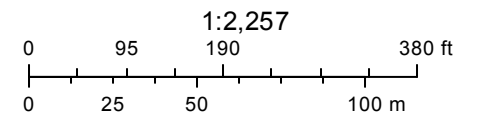
**Meeting Date:** April 11, 2019



# RN Residential Neighborhood Zoning



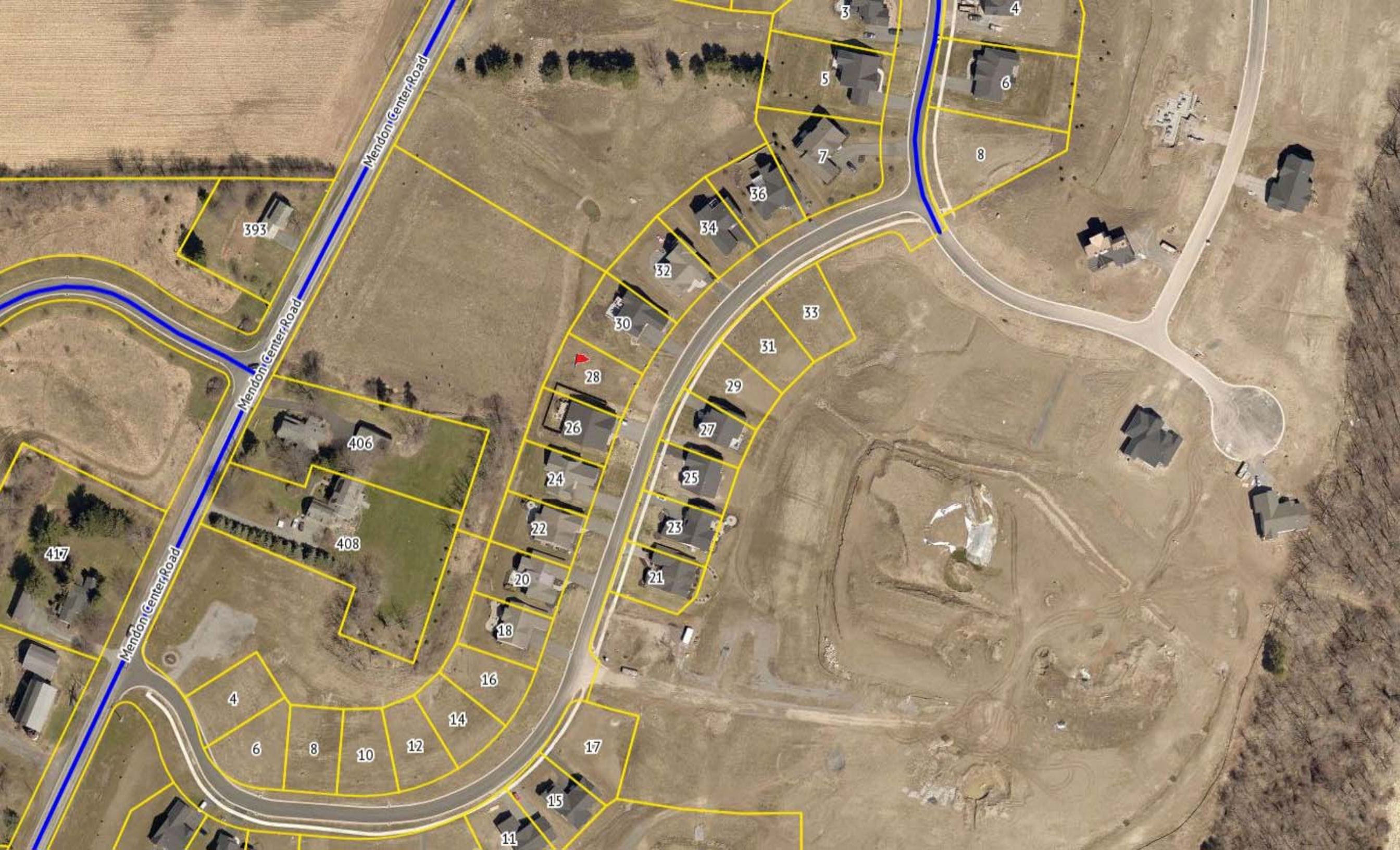
Printed March 21, 2019



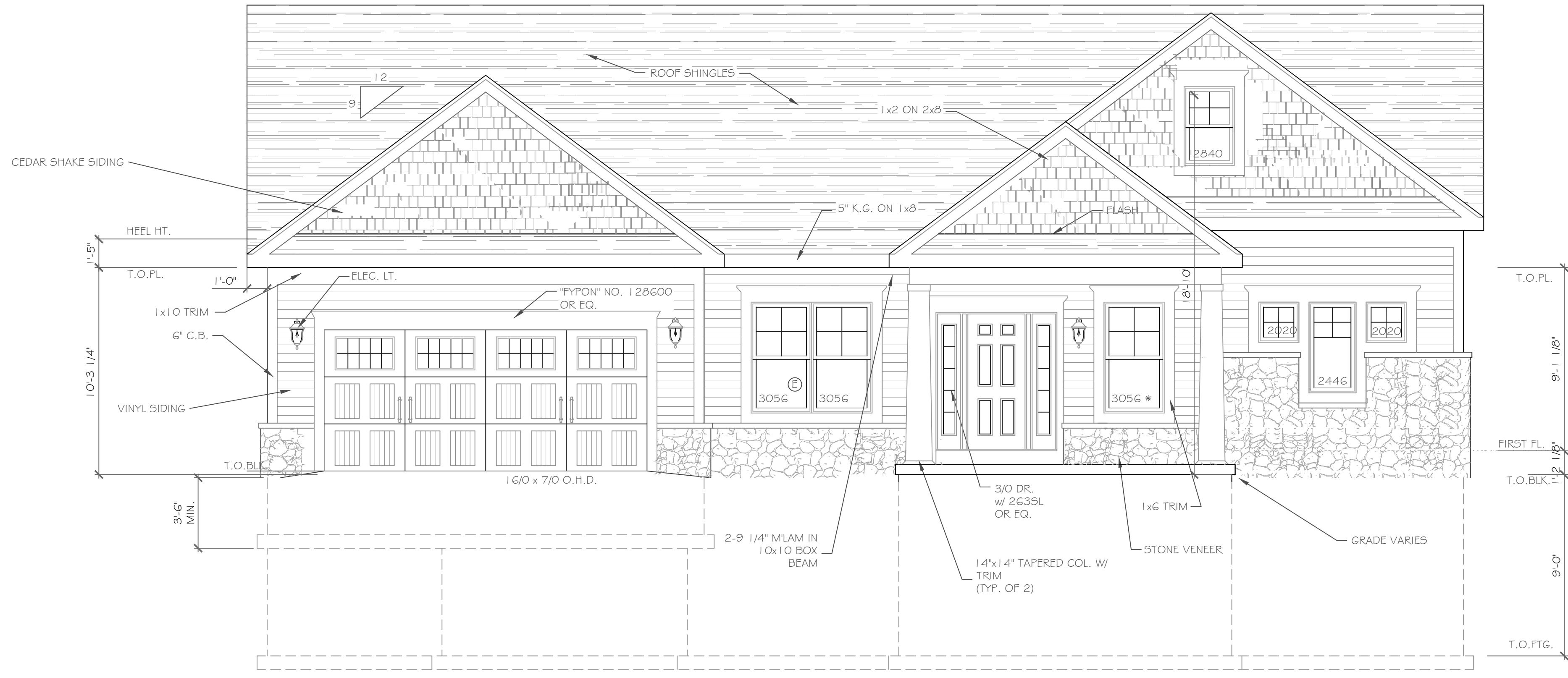
Town of Pittsford GIS

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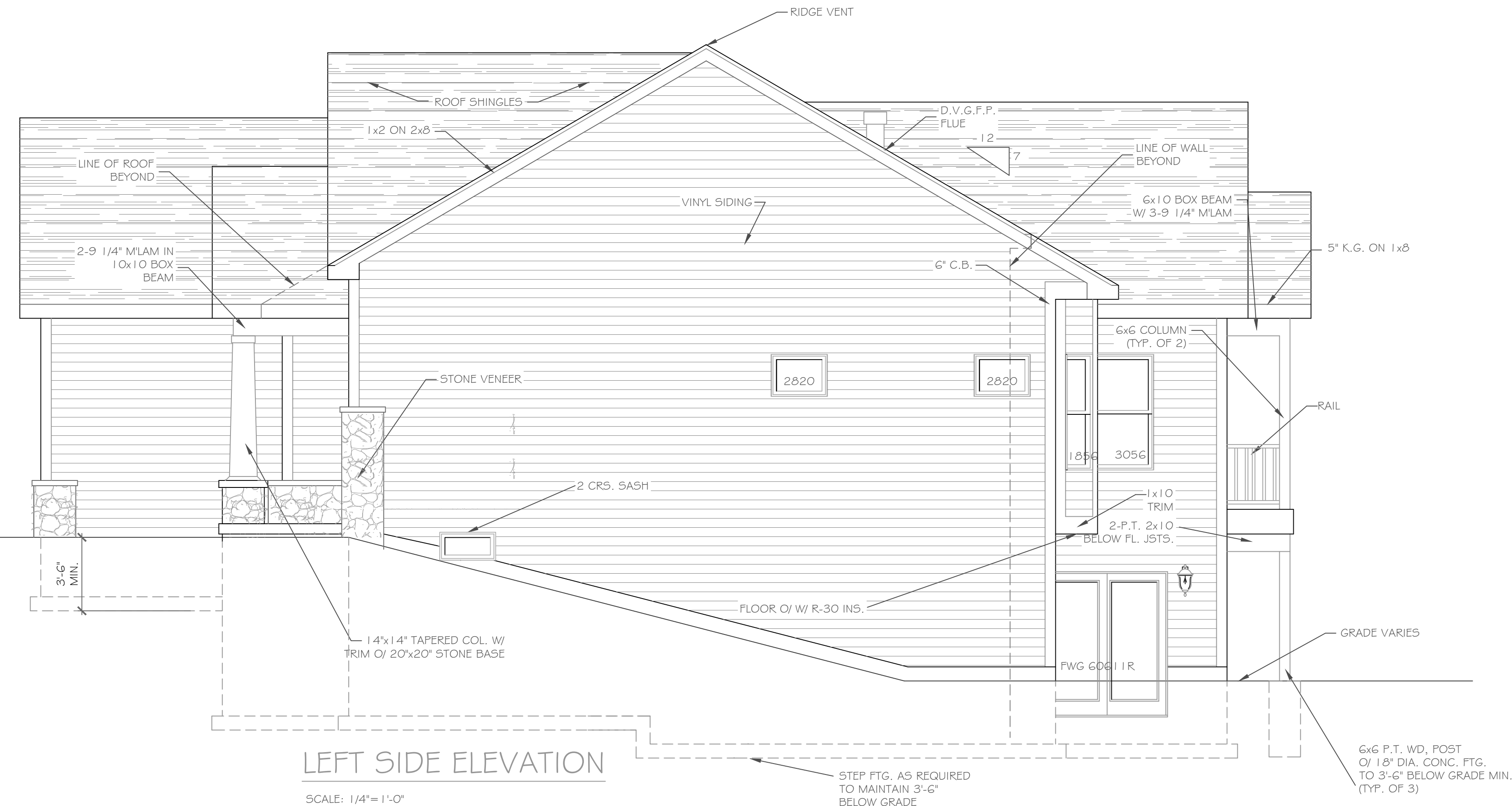








FRONT ELEVATION 1893 S.F.  
1/4" = 1'-0"



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

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REVISIONS-	NO.	DATE	DESCRIPTION

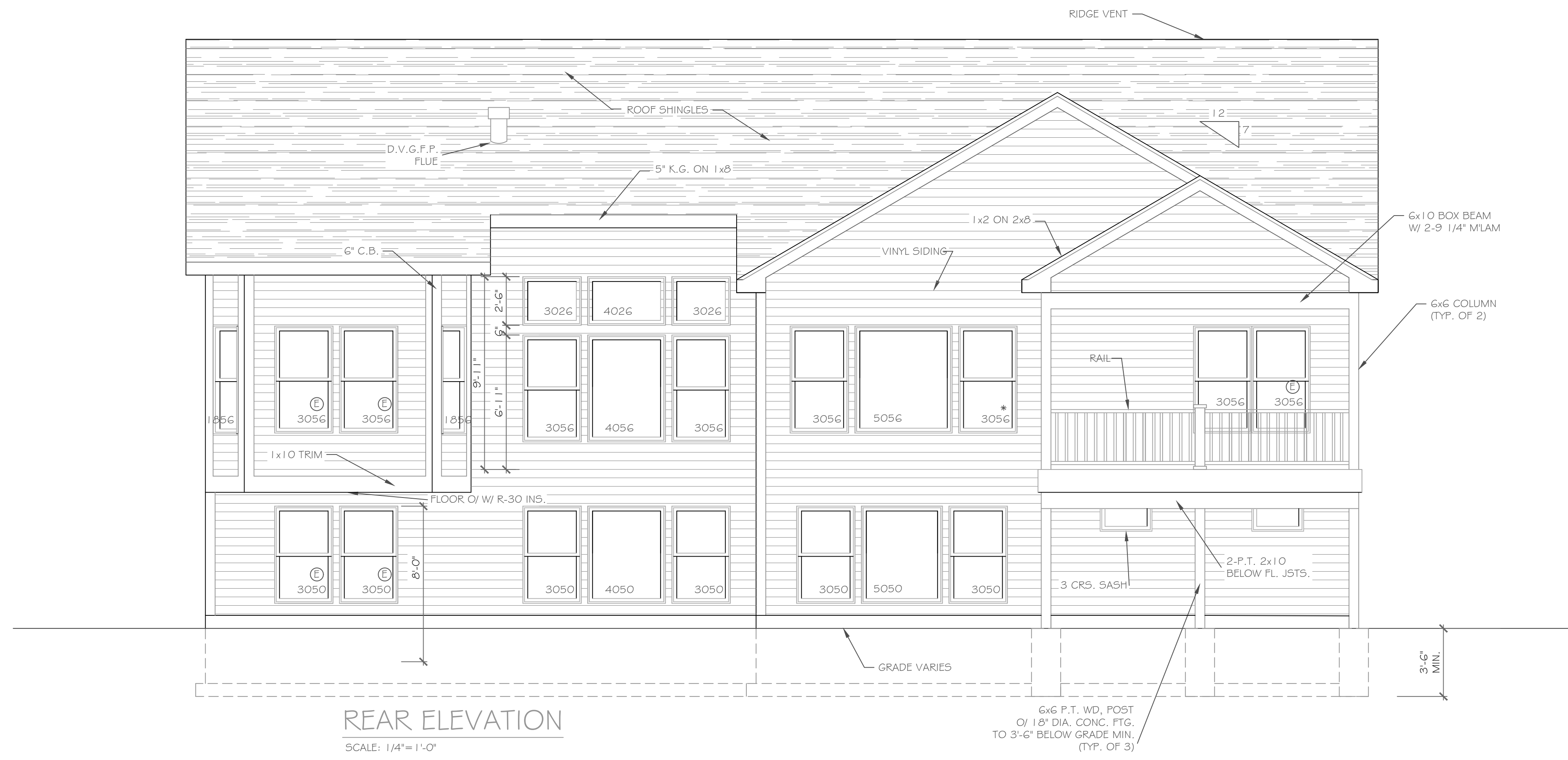
DRAWING TITLE:	Elevations
PROJECT:	Lot 13C, Wishire Hill Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A19-015
DATE:	March 2019
PHASE:	Construction Documents

PROJECT:	Lot 13C, Wishire Hill Pittsford, New York
CLIENT:	Morrell Builders
JOB NO.:	A19-015
DATE:	March 2019
PHASE:	Construction Documents

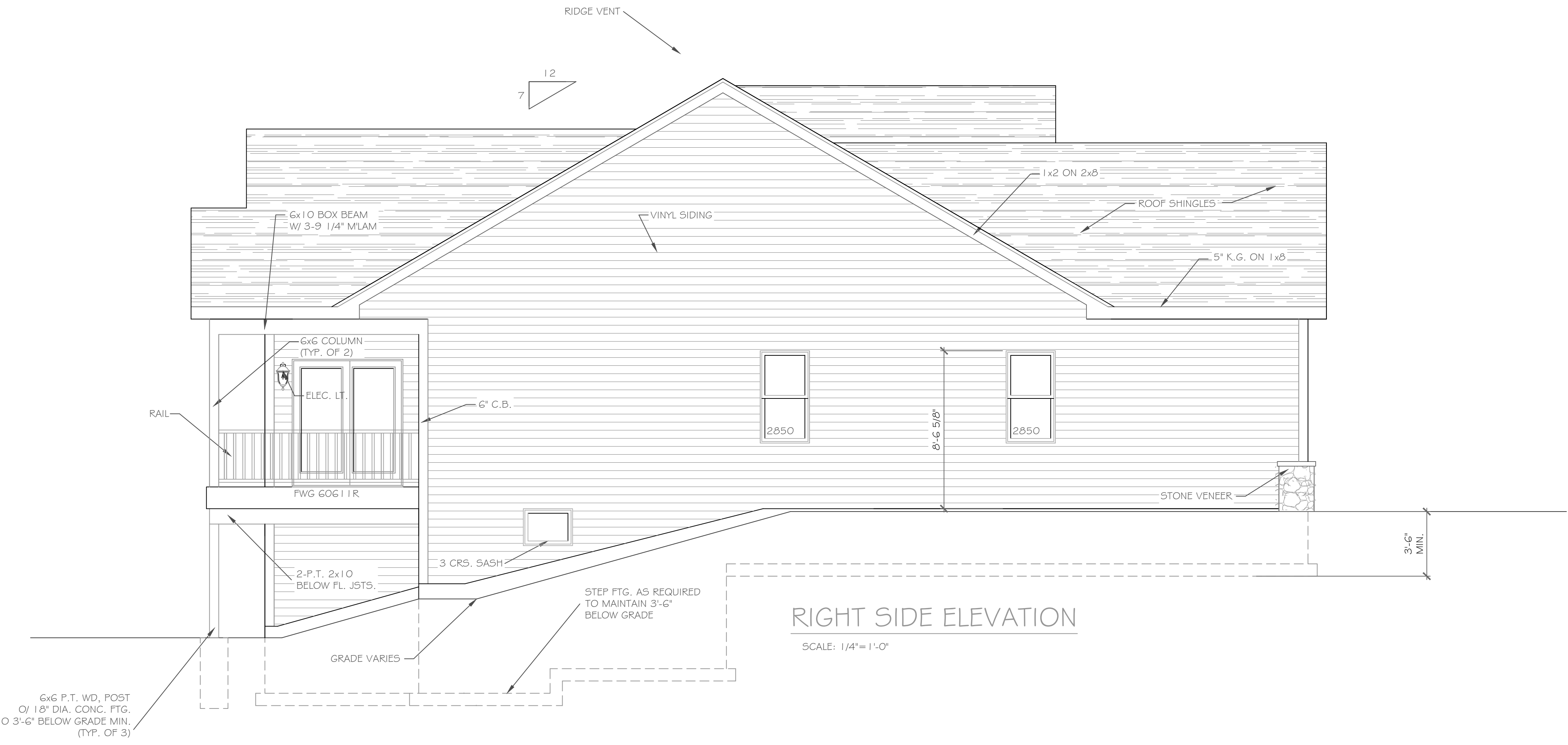
**CKH**  
architecture  
1501 Pittsford Victor Road  
Suite 100  
Victor, New York 14564  
phone: (585) 249-1334  
fax: (585) 249-1333  
email: CKHennessey@frontier.net

DRAWING NO.:	A-1
--------------	-----





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



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

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REVISIONS-	NO.	DATE	DESCRIPTION

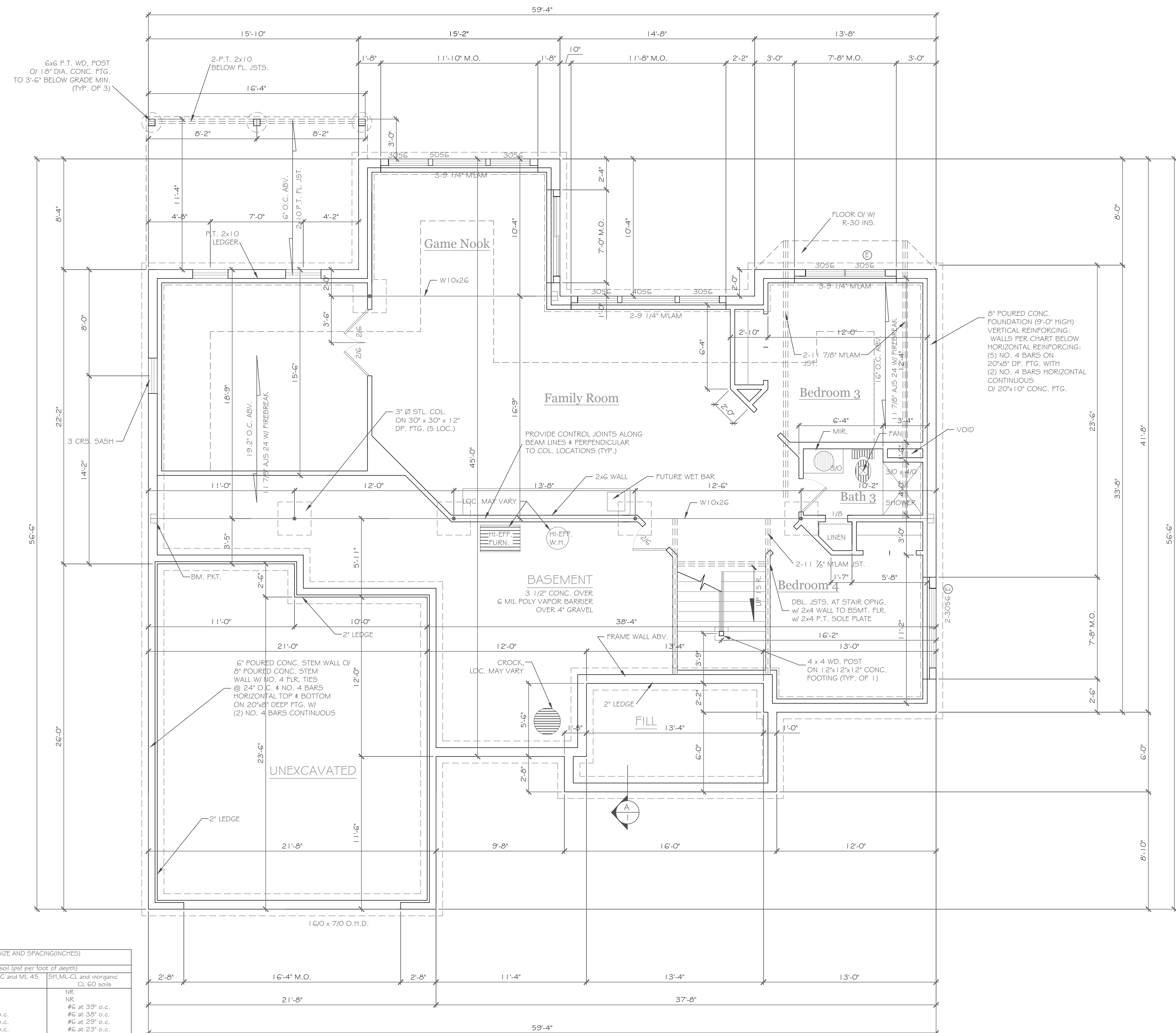
DRAWING TITLE- <b>Elevations</b>	PHASE	Construction Documents
	PROJECT- <b>Lot 13C, Wishire Hill Pittsford, New York</b>	CLIENT- <b>Morrell Builders</b>

JOB NO.- <b>A19-015</b>	DATE- <b>March 2019</b>
----------------------------	----------------------------

**CKH**  
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Suite 100  
Victor, New York 14564  
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fax: (585) 249-1333  
email: CKHennessey@frontiernet.net

DRAWING NO.- <b>A-5</b>
----------------------------





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

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (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 3D soils	GM, GC, SM, SM-SC and ML 4S soils	SH, ML, CL and inorganic CL 60 soils
9	4	NR	NR (I)	NR
	5	NR	NR	NR
	6	NR (I)	NR	#6 at 39" o.c.
	7	NR	#5 at 37" o.c.	#6 at 38" o.c.
	8	#5 at 41" o.c.	#6 at 38" o.c.	#6 at 29" o.c.
	9	#6 at 46" o.c.	#6 at 30" o.c.	#6 at 23" o.c.

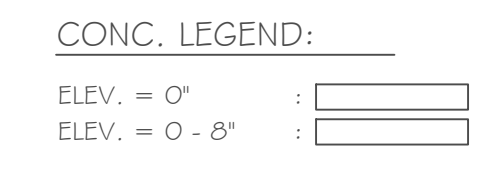
- b. Table values are based on reinforcing bars with a min. yield strength of 60,000 psi.
- c. Vertical reinforcement w/ a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.3.3.7.6 and Table R404.1.2(B).
- d. NR indicates no vertical reinforcement is required, except for G 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.
- h. 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 1.0 percent of the wall thickness or 3/8".
- i. 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.
- k. Concrete shall have a specified compressive strength of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote l or m.
- l. The minimum thickness is permitted to be reduced 2", provided the minimum specified compressive strength of concrete is 4,000 psi.
- n. See Table R609.3 for tolerance from nominal thickness permitted for flat walls.
- o. The use of this Table shall be prohibited for soil classifications not shown.

## BASEMENT & FOUNDATION PLAN

1/4" = 1'-0"

### 1324 S.F. 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.



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REVISIONS:	NO.	DATE	DESCRIPTION

**DRAWING TITLE:**  
**Basement & Foundation Plan**

**PROJECT:**  
Lot 13C, Wilshire Hill  
Pittsford, New York

**CLIENT:**  
Morrell Builders

**DATE:**  
March 2019

**PHASE:**  
Construction Documents

**PROJECT:**  
Lot 13C, Wilshire Hill  
Pittsford, New York

**CLIENT:**  
Morrell Builders

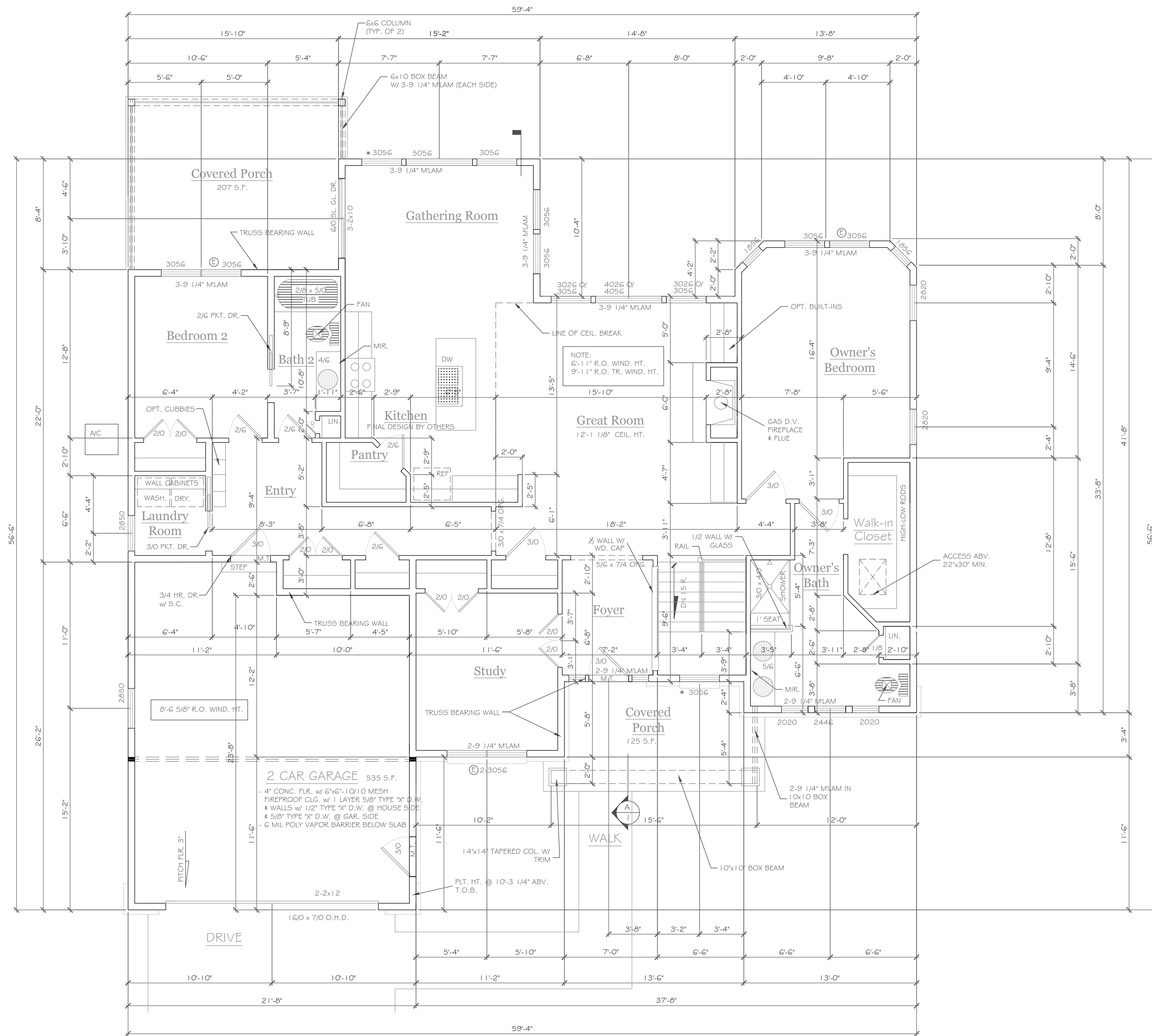
**DATE:**  
March 2019

**PHASE:**  
Construction Documents

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

**DRAWING NO.:**  
**A-2**





FIRST FLOOR PLAN 1893 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 B.L.G. (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 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 R306.4 OF THE RES. CODE OF NYS
- DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

- NOTES: SMOKE DETECTION & ALARM DEVICES.
- SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R317 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.
- AT LEAST ONE CARBON MONOXIDE ALARM INSTALLED IN CONFORMITY WITH PART 1225.2, TITLE 19 OF THE UNIFORM FIRE PREVENTION AND BUILDING CODE. SHALL BE PROVIDED IN EACH DWELLING UNIT. THE REQUIRED ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOM(S) ON THE LOWEST FLOOR LEVEL OF THE DWELLING UNIT CONTAINING BEDROOM(S).

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE-	First Floor Plan
	PHASE- Construction Documents

PROJECT-	Lot 13C, Wishire Hill Pittsford, New York
CLIENT-	Morrell Builders
JOB NO. -	AI 19-015
DATE	March 2019

**CKH**  
architecture  
1301 Pittsford Victor Road  
Victor, New York 14564  
phone: (585) 249-1334  
fax: (585) 249-1333  
email: CKHennessey@ckhfirm.net

DRAWING NO. -  
**A-3**

















## Town of Pittsford

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

Permit #  
**S19-000006**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 3030-3070 Monroe Avenue ROCHESTER, NY 14618

**Tax ID Number:** 150.08-1-64.11

**Zoning District:** C Commercial

**Owner:** Oak Hill Commons LLC

**Applicant:** Oak Hill Commons LLC

#### Application Type:

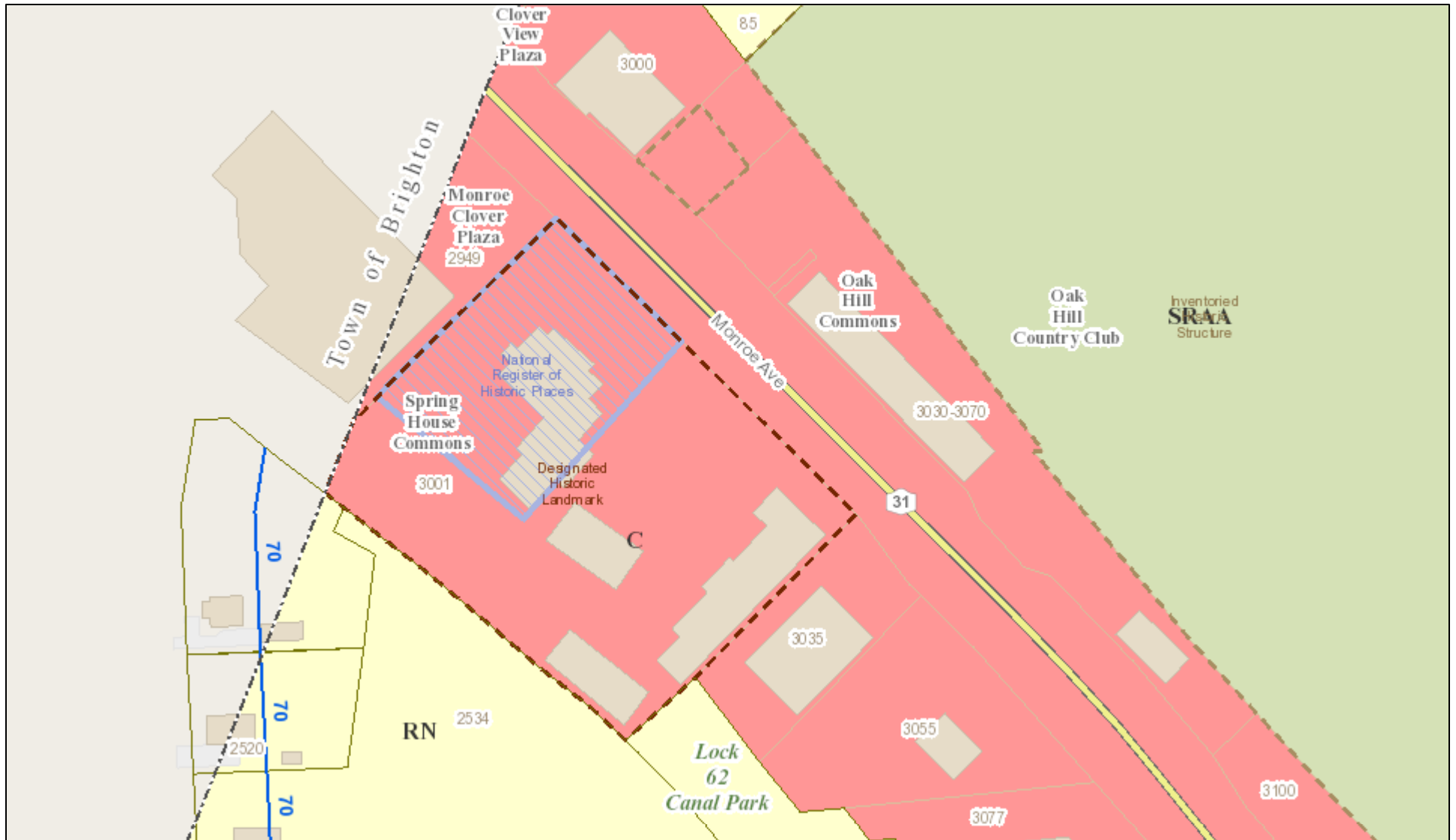
- |   |   |
|---|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)  | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)   | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input checked="" 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 business identification sign. The sign will be approximately 30 Sq. Ft. and will identify "Wells Fargo Home Mortgage".

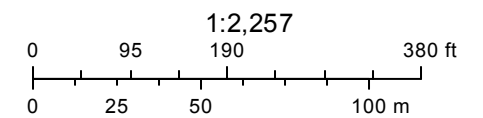
**Meeting Date:** April 11, 2019



# RN Residential Neighborhood Zoning



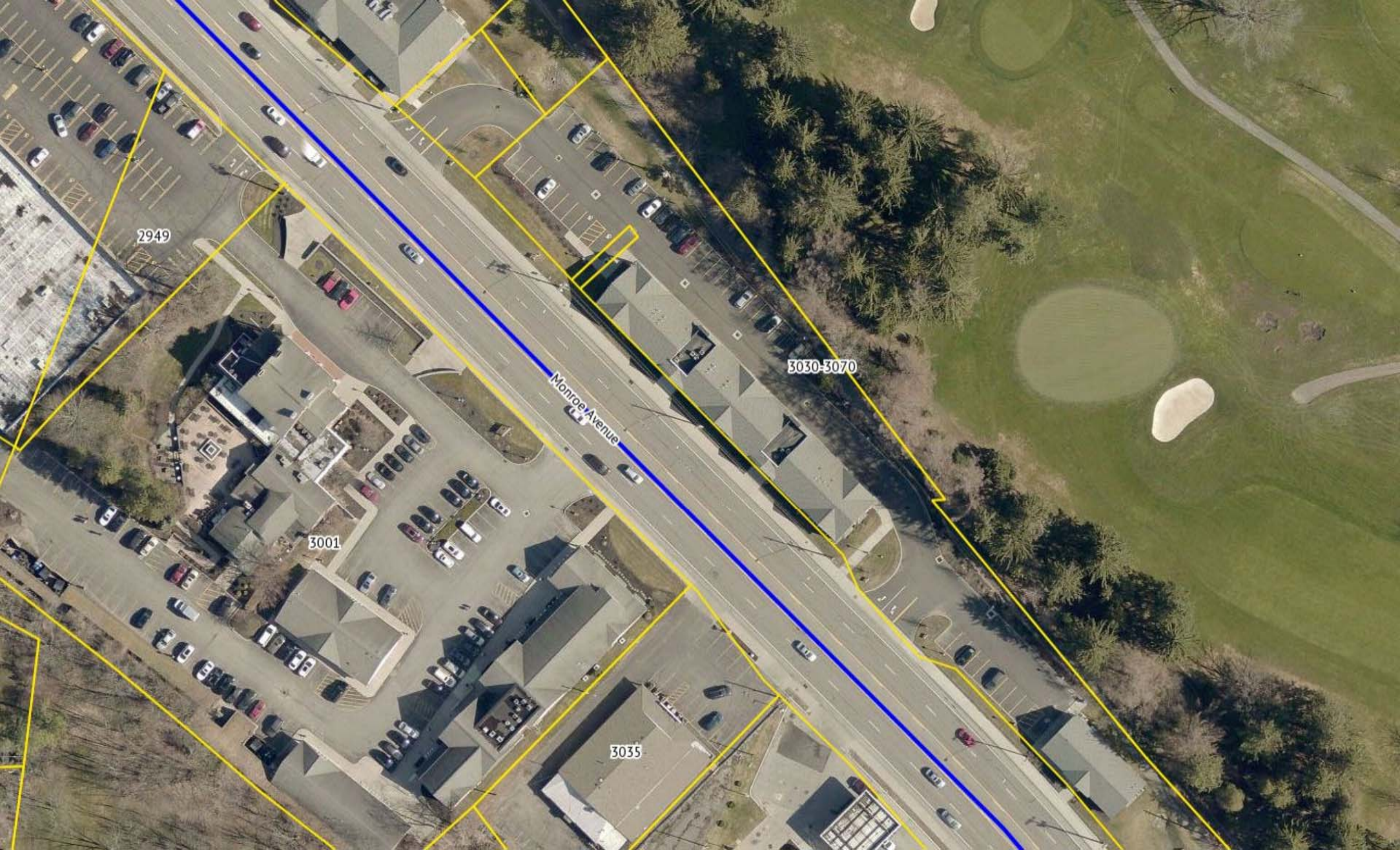
Printed April 4, 2019



Town of Pittsford GIS

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2949

Monroe Avenue

3001

3035

3030-3070



# NE01 WFHM - Pin-Mounted Letters

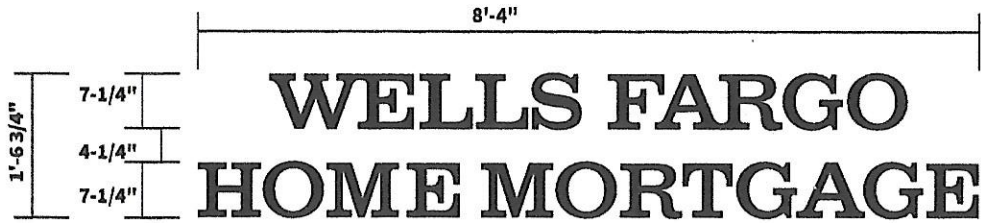
**Scope Of Work:** Manufacture and install (1) set of pin-mounted 1/2" thick FCO letters to existing wooden plaque.

**NOTE:** Existing sign plaque is a flat wooden sign with a 4" wide raised wood boarder. Existing letters and numbers are 1/8" plastic raised off the back on 1/4" standoffs.



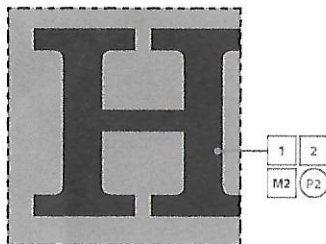
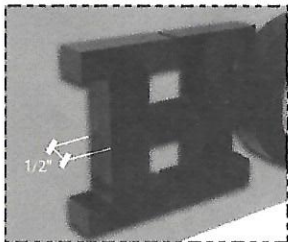
Composite image intended for visual representation only. Actual signage may differ slightly in color and size.

SQ. FT. 12.78



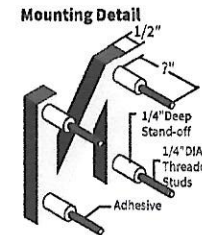
## 1 Front Elevation | Pin Mounted Letters

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



## 2 Detail | Cut Plate Letters "Home Mortgage"

Scale: NTS

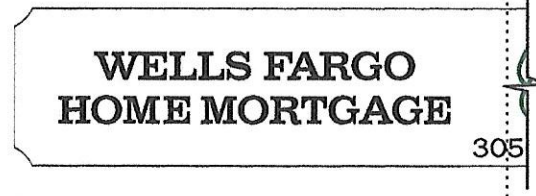


**NOTE:** Threaded studs with TBD\* minimum embedment and install with clear Adhesive

- P2** ■ Black, Full-Gloss Finish
- Option 1: Mathews Paint MP30132
- Option 1a: Ultra Low VOC MAP-LVG929
- Option 2: AkzoNobel SIGN8097
- Option 3: Showin Williams G4-5778546 or LV-1225481 (single stage)
- M2** ■ Aluminum

## 3 Front Elevation | Application

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





WELLS FARGO  
HOME MORTGAGE



3050

**Huntington**  
LEARNING CENTER

SAT  
and ACT  
Prep

Math

Reading





## Town of Pittsford

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

Permit #  
DRH19-000002

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 4 San Rafael Drive ROCHESTER, NY 14618

**Tax ID Number:** 151.06-1-17

**Zoning District:** RN Residential Neighborhood

**Owner:** Salafia, Nunzio

**Applicant:** Christian and Christina Krapf (Potential Owners)

#### Application Type:

- |   |   |
|---|---|
| <input 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 checked="" type="checkbox"/> Informal Review                 |   |

**Project Description:** Applicant is requesting an informal review for the construction of a new single family dwelling. The home will be located on the vacant lot at 4 San Rafael Drive. The potential owners are sensitive to the uniqueness of this neighborhood and would like to discuss their ideas with the board.

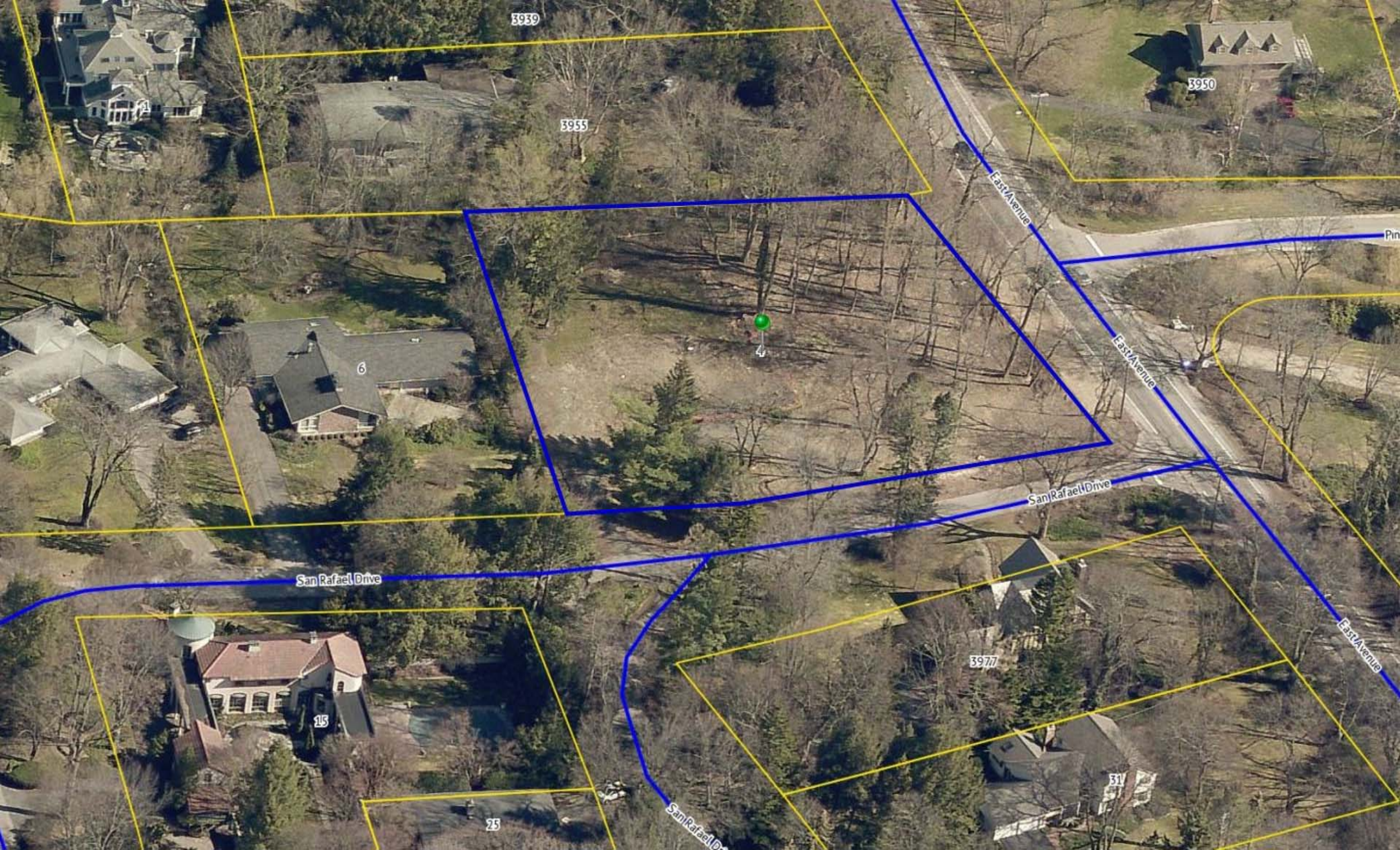
**Meeting Date:** April 11, 2019



HOME LOCATED AT 4 SAN RAFAEL DR  
BEFORE DEMOLITION







3939

3953

3950

6

San Rafael Drive

15

25

San Rafael Drive

3977

31

East Avenue

East Avenue

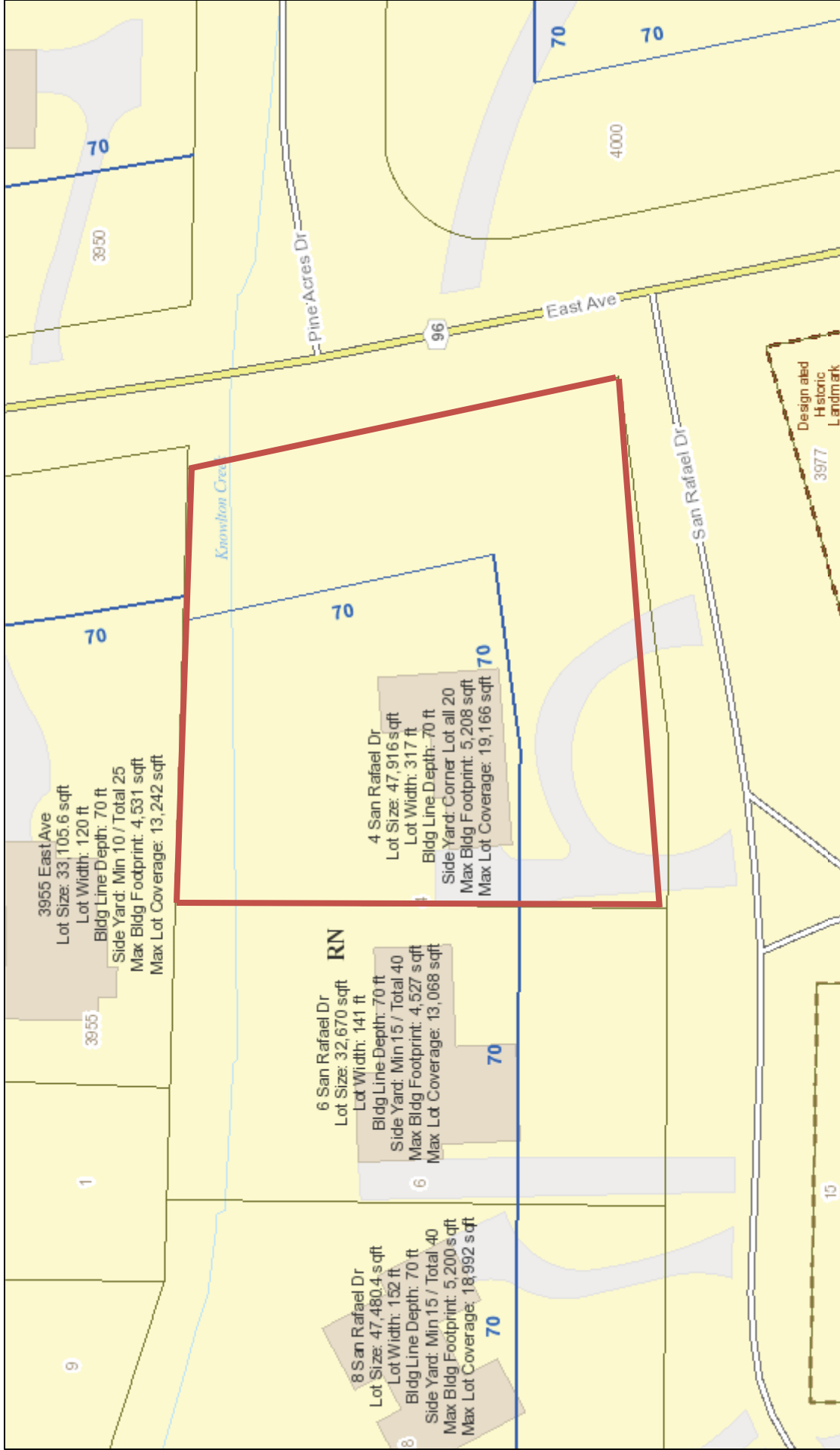
San Rafael Drive

East Avenue

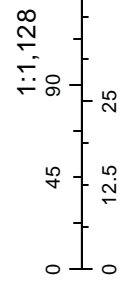
Pin



# RN Residential Neighborhood Zoning



Printed April 2, 2019



Town of Pittsford GIS

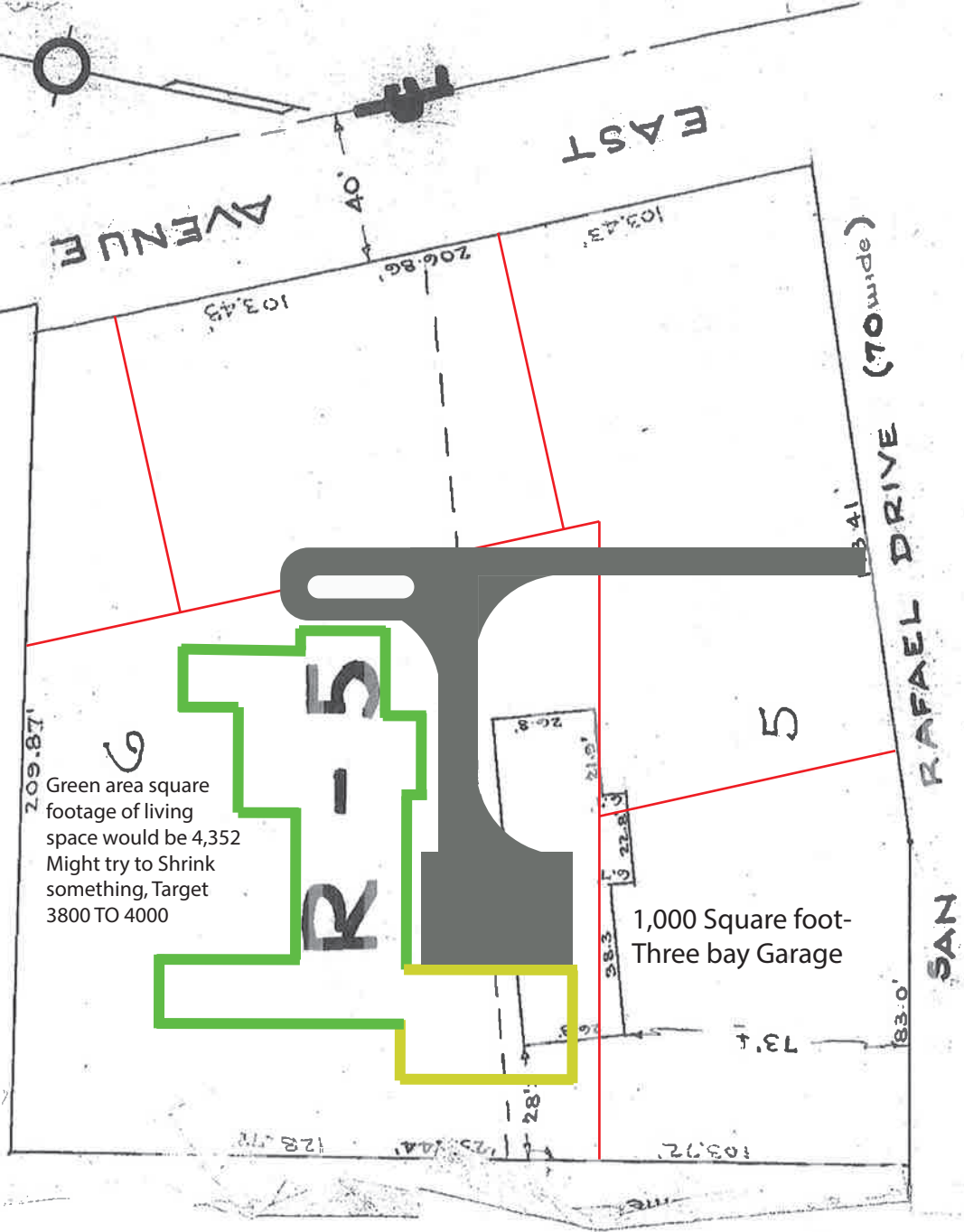
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# STANDARD TAPE LOCATION MAP

NAME \_\_\_\_\_  
 STREET San Rafael Drive CITY TOWN Pittsford N.Y. N. Y.  
 LOT NO. R-5 SUBDIVISION Overbrook subdivision  
 REFERENCE DATA, LIBER. 123 OF MAPS, PAGE 29; LIBER \_\_\_\_\_ OF DEEDS, PAGE \_\_\_\_\_  
 SHOWING Two STORY DWELLING; GARAGE (NOT) ATTACHED.  
 DISTANCE AS SHOWN FROM West PROPERTY LINE ACTUALLY MEASURED.  
 MONUMENTS USED: YES NO

ALL BUILDINGS ON PREMISES AND ANY APPARENT ENCROACHMENT BY OR ON PREMISES ARE SHOWN.  
 MAIN FRONT WALL IS (IS NOT) ON APPARENT UNIFORM SET-BACK LINE



Green area square footage of living space would be 4,352  
 Might try to Shrink something, Target 3800 TO 4000

1,000 Square foot-  
 Three bay Garage

Scale 1" = 40' Date: 7 January 1955

Remarks: This information is for \_\_\_\_\_  
 This is not an instrument survey and information should not be used for building purposes or exact location of property lines.

MORRISON and MORRISON



















