

**Design Review & Historic Preservation Board  
Agenda  
July 25, 2019**

**HISTORIC PRESERVATION DISCUSSION**

**RESIDENTIAL APPLICATION FOR REVIEW**

- **305 West Bloomfield Road**  
The Applicant is requesting design review for the construction of an oversize accessory structure. The structure will be approximately 2400 sq. ft. and will be located South West of the home. The applicant has received approval from the Zoning Board on 7/15/19 for the size and height of the structure.
  
- **1762 Calkins Road**  
The Applicant is requesting design review for an oversize accessory structure. The structure is already located on the property and will be moved behind the home to be utilized as a pool house. The garage doors will be replaced with sliding glass doors but the windows will remain.
  
- **42 Arbor Creek Drive**  
The Applicant is requesting design review for the addition of an indoor swimming pool. The addition will be approximately 480 sq. ft. and will be located to the rear of the home.

**RESIDENTIAL APPLICATION FOR REVIEW – NEW HOMES**

- **7 Aden Hill**  
The Applicant is requesting design review for the construction of a one story single family home. The home will be 1835 sq. ft. and will be located in the Wilshire Hills Subdivision.
  
- **17 Aden Hill**  
The Applicant is requesting design review for the construction of a one story single family home. The home will be 1809 Sq. Ft. and will be located in the Wilshire Hills Subdivision.
  
- **7 Windscape Park**  
The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2372 Sq. Ft. and located in the Windscape Park Subdivision.

**COMMERCIAL APPLICATION FOR REVIEW**

- **2300 West Jefferson Road**  
The Applicant is requesting design review for the change to a business identification sign. The sign originally submitted (A 201-7) at the 6/27/2019 Design Review meeting will now read " SKALNY CHILDCARE CENTER". The letters will be a brushed aluminum stud mounted and pin back-lit.
  
- **3349 Monroe Avenue**  
The Applicant is requesting design review for the change to a business identification sign. The business "J. Crew Mercantile" would like to change their sign to 1 1/2" deep aluminum backlit channel letters with face and returns painted matte black. The new sign will read "J. Crew Factory".

**INFORMAL REVIEW**

- **Clover Street Lot #8**  
The Applicant is requesting an informal design review for the construction of a two story single family home. The home will be approximately 6800 sq. ft. and will be located on an empty lot on Clover Street.

**OTHER – REVIEW OF 6/27/2019 MINUTES**

**Draft**  
**Design Review and Historic Preservation Board**  
**Minutes**  
**July 11, 2019**

**PRESENT**

Dirk Schneider, Chairman; Leticia Fornataro, Kathleen Cristman, Paul Whitbeck, Bonnie Salem, David Wigg

**ALSO PRESENT**

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

**ABSENT**

John Mitchell, Allen Reitz, Assistant Building Inspector

**HISTORIC PRESERVATION DISCUSSION**

The plaques and banner budget was discussed. The poles for the banners have been marked and some will need permission prior to installation. A letter will be drafted to be sent to the Town Board for a request for funds after a quote is received.

**NOMINATION FOR LANDMARK DESIGNATION**

- **191 Long Meadow Circle**

The Applicant has submitted an application for landmark designation of the home located at 191 Long Meadow Circle.

Bonnie Salem reviewed a home that she and John Mitchell had visited after the homeowners had expressed an interest in historic designation. She noted that few features of the home have been altered from the original design despite the home having had many owners. She and John felt the home had high architectural and physical integrity that is enhanced by a large lot with many mature trees. She stated that she feels this structure is well qualified to be nominated for designation. Paul Whitbeck expressed his agreement with the nomination of this G+ property.

The Board inquired about the age of the garage. It was determined to be a detached garage which maps reveal has been a part of the property since at least 1955.

Bonnie Salem moved to nominate the structure at 191 Long Meadow Circle for historic designation by the Town of Pittsford.

Kathleen Cristman seconded.

All Ayes.

A Public Hearing will be advertised and scheduled at the earliest by August 22<sup>nd</sup>. Bonnie Salem agreed to be point person.

## RESIDENTIAL APPLICATION FOR REVIEW

- **3326 Clover Street**

The Applicant is requesting design review for a second story addition. The addition will be approximately 1026 sq. ft. and will be located on the south section of the home.

Tim O'Brien was present to discuss this application with the Board. Mr. O'Brien discussed that this home is set back from the road with no other nearby neighbors. The intent is to blend the new products with the existing.

Paul Whitbeck moved to approve the application as submitted.

Dirk Schneider seconded.

All Ayes.

- **17 Coventry Ridge**

The Applicant is requesting design review for a new single-family one story home. The new home will be approximately 2,232 sq. ft. and will be located in the Coventry Ridge subdivision.

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

Mr. Maynard discussed that this home is ranch style with siding and cultured stone.

Bonnie Salem moved to approve the application as submitted.

Leticia Fornataro seconded.

All Ayes.

## COMMERCIAL APPLICATION FOR REVIEW

- **3122 Monroe Avenue - Walgreens**

The Applicant is requesting design review for the addition of a new business identification sign.

Jim Columbo of Skylight Signs was present.

This application is for the sign on the building only. It will be white with the Walgreens logo in red.

Dirk Schneider expressed some concern about the multitude of colors on the building.

Dirk Schneider moved to approve the sign on the building located at 3122 Monroe Avenue as submitted.

David Wigg seconded.

All Ayes.

**OTHER – REVIEW OF 6/27/2019 MINUTES**

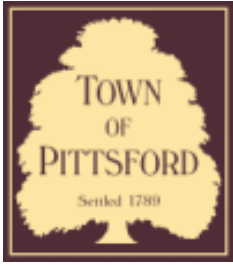
Bonnie Salem moved to approve the minutes of the 6/27/19 meeting as written. Kathleen Cristman seconded. All Ayes.

The meeting adjourned at 7:55 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 #  
**RA19-000102**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 305 West Bloomfield Road PITTSFORD, NY 14534

**Tax ID Number:** 192.01-1-29.1

**Zoning District:** RN Residential Neighborhood

**Owner:** E. Michael Krenzer

**Applicant:** E. Michael Krenzer

### Application Type:

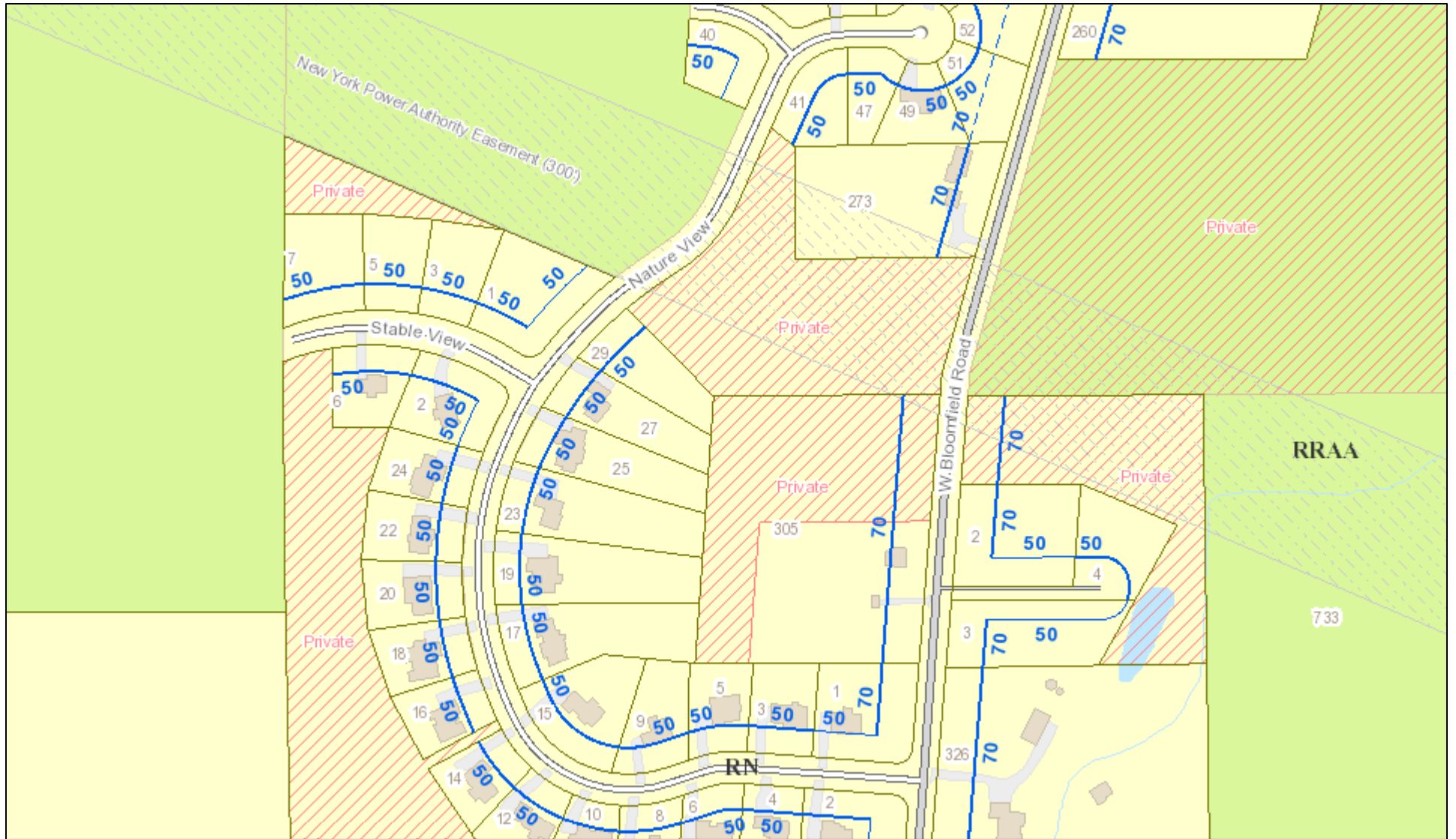
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|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <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 an oversize accessory structure. The structure will be approximately 2400 Sq. Ft. and will be located South West of the home. The applicant has received approval from the Zoning Board on 7/15/19 for the size and height of the structure.

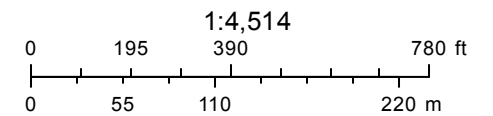
**Meeting Date:** July 25, 2019



# RN Residential Neighborhood Zoning



Printed July 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.



7

5

3

1

Stable View

6

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24

22

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17

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305

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4

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Old Homestead Road

West Bloomfield Road

Nature View

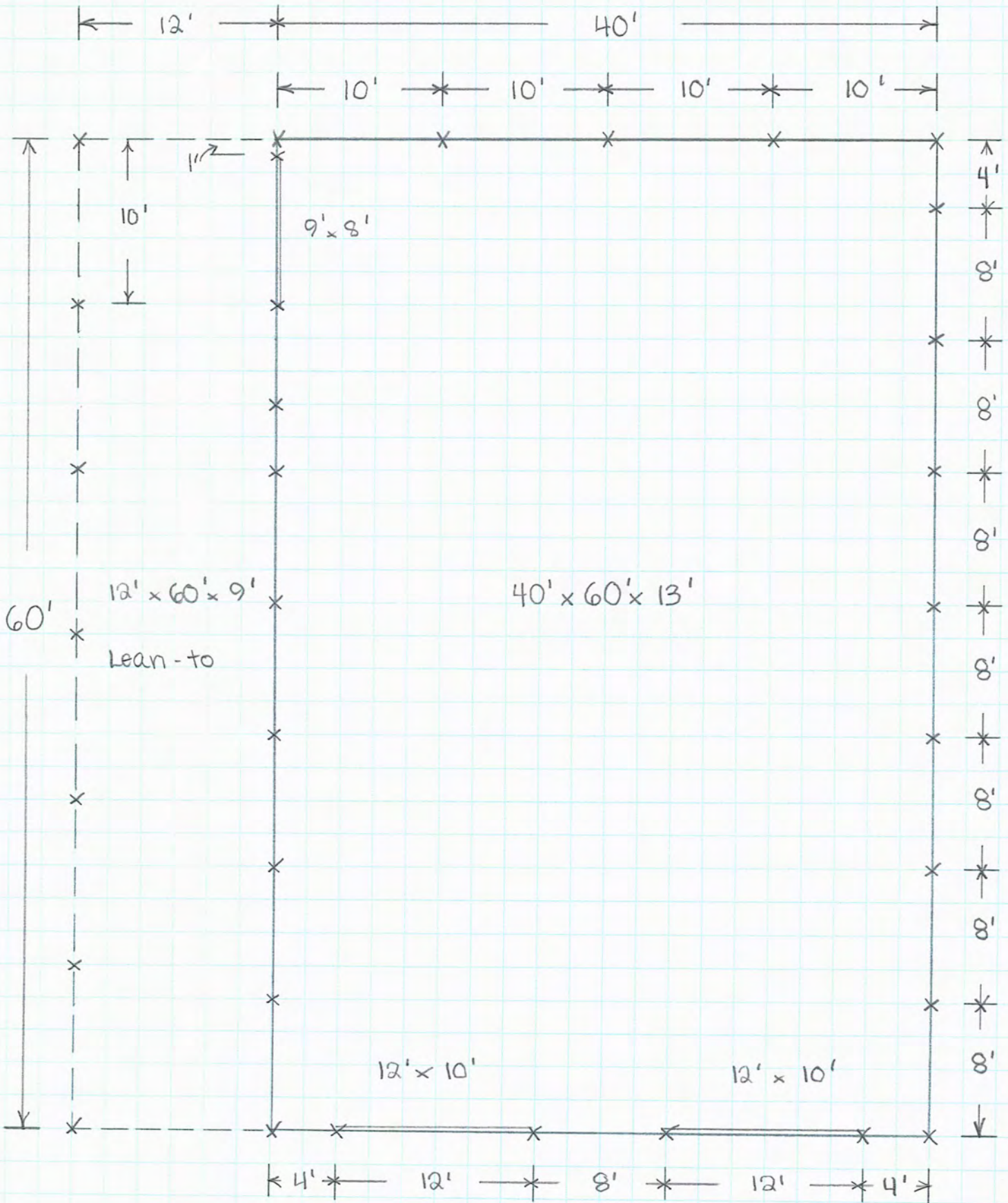
326

733









FABREL AT-1 TRANSITION  
FLASHING

MONO TRUSS  
@ 4'OC

2X4 PURLINS @ 24"OC

GR-3 STEEL ROOF PANELS  
LAP PER MFR.  
INSTRUCTIONS OVER 1/4"  
CONDENSATION BD  
(AIR BARRIER)

2X6 SUB FASCIA

AL-4 METAL  
FASCIA MODIFIED  
TO 6 1/8"

2-2X8 HEADERS

STEEL CEILING

RJ-9 TRIM

RJ-3 TRIM

6X6 PT POST

GRADE

16" DIA X 8" THICK CONC.  
FOOTER

SIDEWALL WITH PORCH  
3/8" = 1'

CONNECT HEADER TO POST  
WITH 4" STRUCTURAL SCREWS

3-2X8 HEADER

2X8 @ 24' WIDE BUILDING

2X10 @ 30' WIDE BUILDING

2X10 @ 40' WIDE BUILDING

2X12 @ 50' WIDE BUILDING

PT POST @ 8'OC

4X6 OR 6X6 TO 10' HIGH

3 PLY 2X6 TO 12' HIGH

4 PLY 2X6 TO 16' HIGH

4" CONCRETE SLAB  
WITH FIBERMESH  
REINFORCEMENT

6" COMPACTED  
STRUCTURAL FILL WITH  
6 MIL VAPOR BARRIER

16" DIA X 8" THICK CONC.  
FOOTER

MAS ENGINEERING

55 Ashley Street  
Lyons, New York 14489  
315-746-9952  
Cell 315-571-0765

STATE OF NEW YORK  
MICHAEL SINGINGER  
5997 L  
LICENSED PROFESSIONAL ENGINEER  
04.10.2019

DRAWN BY: MAS


DATE: 1/1/2019

PAGE #A2

ENGINEERING

MAS

55 Ashley Street  
Lyons, New York 14489  
315-948-9552  
Call 315-573-0765



STATE OF NEW YORK  
MICHAEL SINGER  
LICENSED PROFESSIONAL ENGINEER  
59971

07072019

DRAWN BY: MAS
DATE: 1/1/2019
PAGE P

2X4 CROSS BRACING @ 1ST  
12' ON EACH END OF  
BUILDING

POST EXTENDS  
PAST HEADER  
TO ATTACH TO  
TRUSS

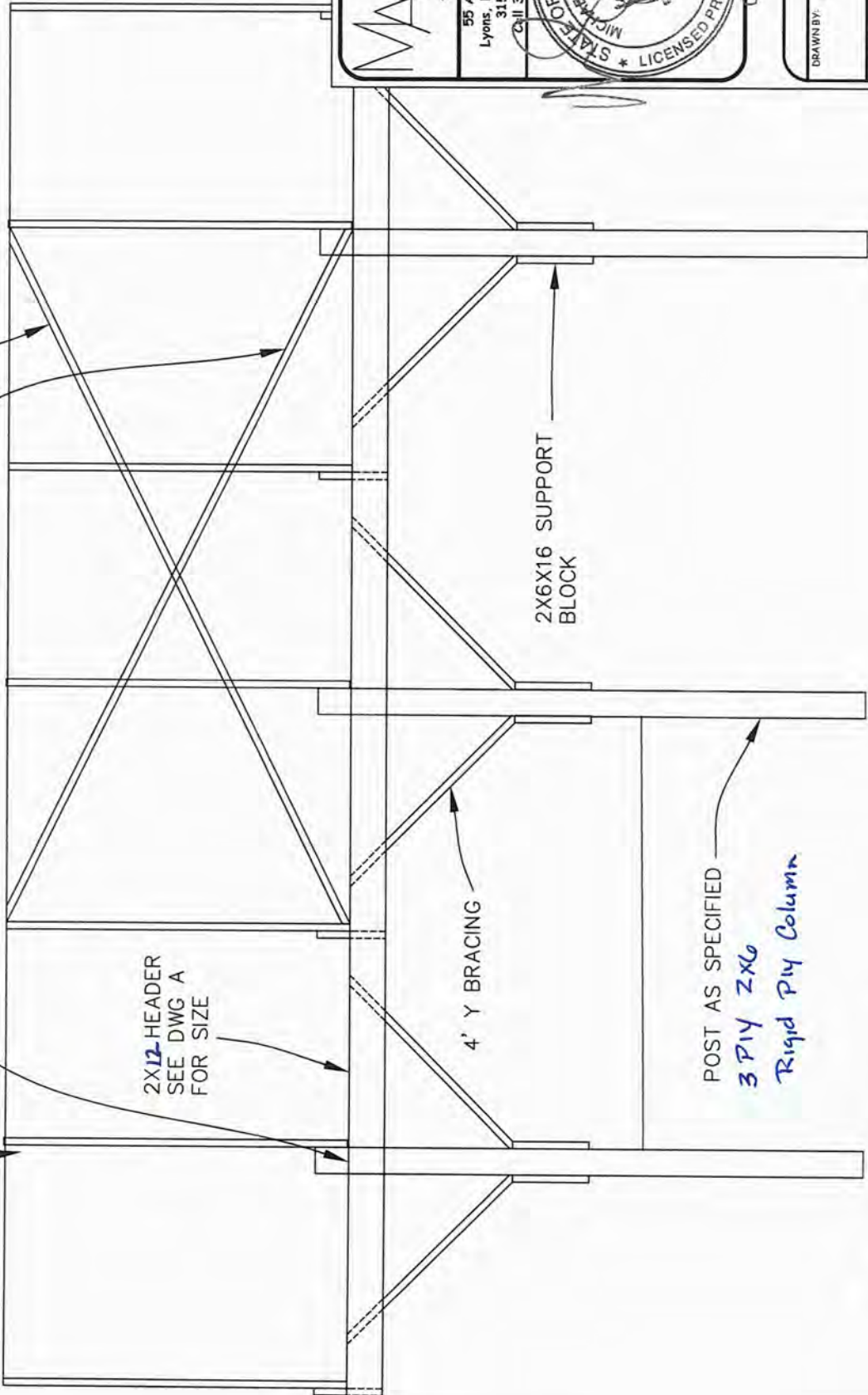
TRUSS @ 4' OC ATTACH TO  
EXTENDED POST & HEADER  
W/ 2X6X12 TIE BACK

2X12-HEADER  
SEE DWG A  
FOR SIZE

4' Y BRACING

2X6X16 SUPPORT  
BLOCK

POST AS SPECIFIED  
3 PLY 2X6  
Rigid Ply Column



SIDEWALL BRACING DETAILS  
3/8" = 1'

ROOF TRUSSES @ 4' OC  
 W/4" FACE CUT ON TRUSS  
 TAIL AS DESIGNED BY  
 CERTIFIED NYS TRUSS  
 MANF. ATTACHE TO  
 HEADERS WITH HURRICANE  
 STRAPS

GR-3 STEEL ROOF PANELS  
 LAP PER MFR.  
 INSTRUCTIONS OVER 1/4"  
 CONDENSATION BD  
 (AIR BARRIER)

2X6 SUB FASCIA

AL-4 METAL  
 FASCIA MODIFIED  
 TO 61/8"

VINYL VENTED SOFFIT

RJ-9 TRIM

2X4 GIRTS @ 24" OC

GR-3 STEEL SIDING

2X8 GROUND CONTACT  
 SKIRT BOARD

ABG-1 BASE

FINISH GRADE

12" LONG PT 2X8 UPLIFT  
 BLOCKS-ONE ON EACH  
 SIDE-FASTEN WITH 4 16D  
 NAILS EACH SIDE

2X4 PURLINS @ 24" OC

CONNECT HEADER TO POST  
 WITH 4" STRUCTURAL SCREWS

2-2X12 HEADER

~~2X8 @ 24' WIDE BUILDING~~

~~2X10 @ 30' WIDE BUILDING~~

~~2X10 @ 40' WIDE BUILDING~~

2X12 @ 50' WIDE BUILDING

PT POST @ 8' OC

4X6 OR 6X6 TO 10' HIGH

3 PLY 2X6 TO 12' HIGH

4 PLY 2X6 TO 16' HIGH

4" CONCRETE SLAB  
 WITH FIBERMESH  
 REINFORCEMENT

6" COMPACTED STRUCTURAL  
 FILL WITH 6 MIL VAPOR  
 BARRIER

16" DIA X 8" THICK CONC.  
 FOOTER

10'-0" TO 12'-6"

4'-0"

MAS ENGINEERING

55 Ashley Street  
 Lyons, New York 14489  
 315-594-9552  
 Cell 315-593-0765



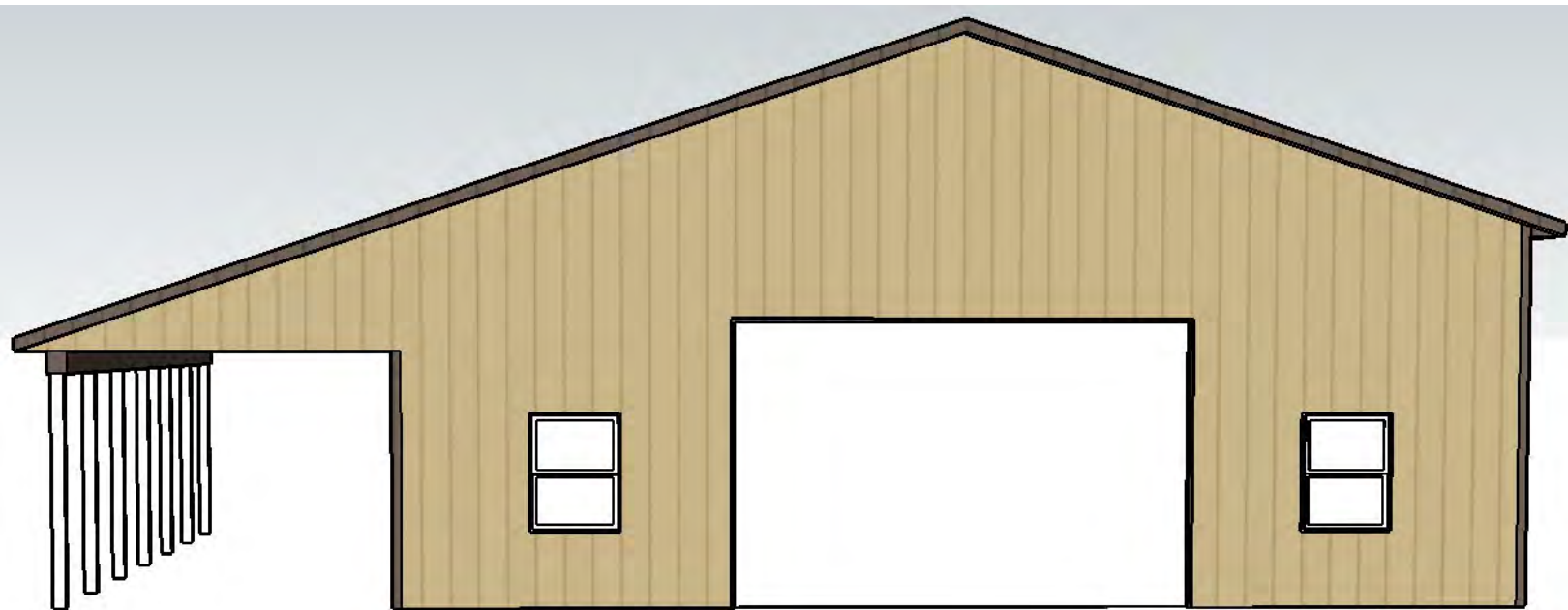
01/01/2019

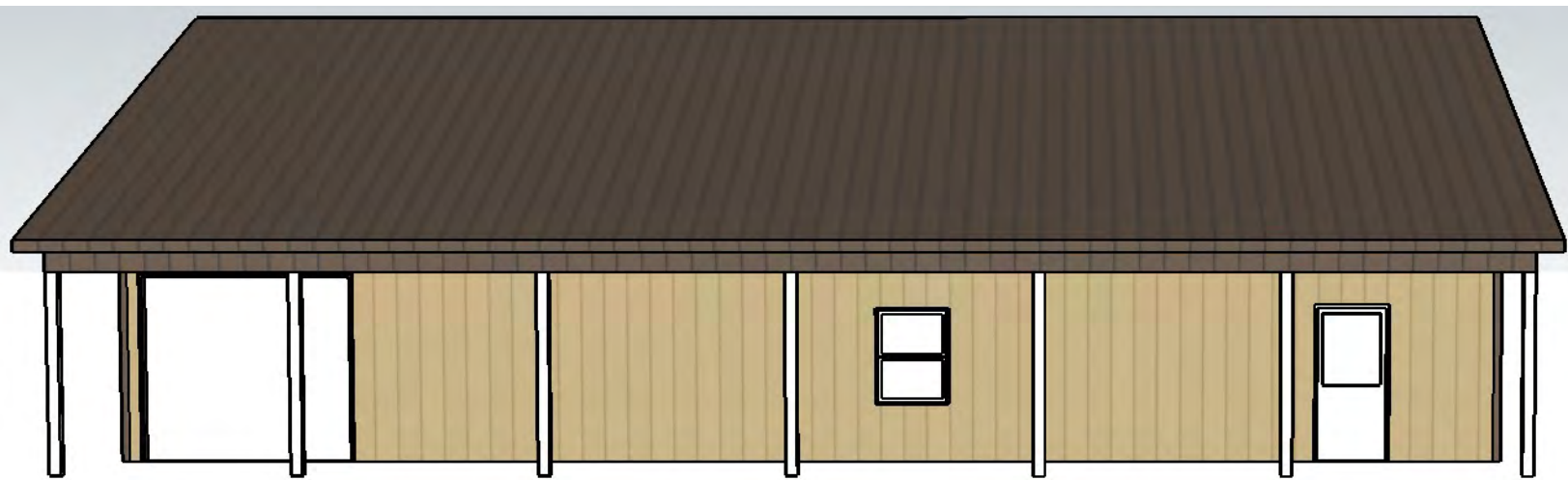
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DATE: 1/1/2019

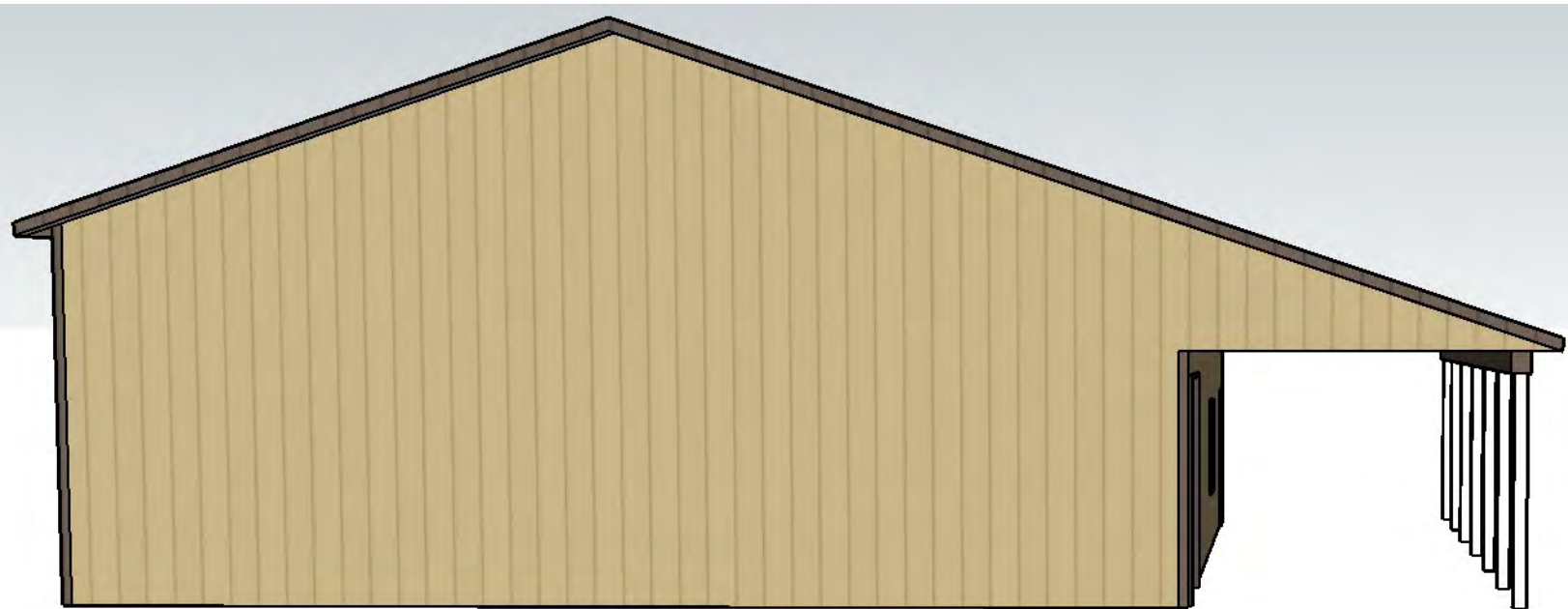
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SIDEWALL DETAIL  
 3/8" = 1'





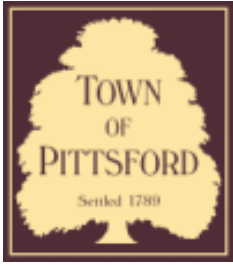












## Town of Pittsford

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

Permit #  
**RA19-000103**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 1762 Calkins Road PITTSFORD, NY 14534

**Tax ID Number:** 163.03-1-68

**Zoning District:** RRAA Rural Residential

**Owner:** Spiliotis, Tracie L

**Applicant:** Spiliotis, Tracie L

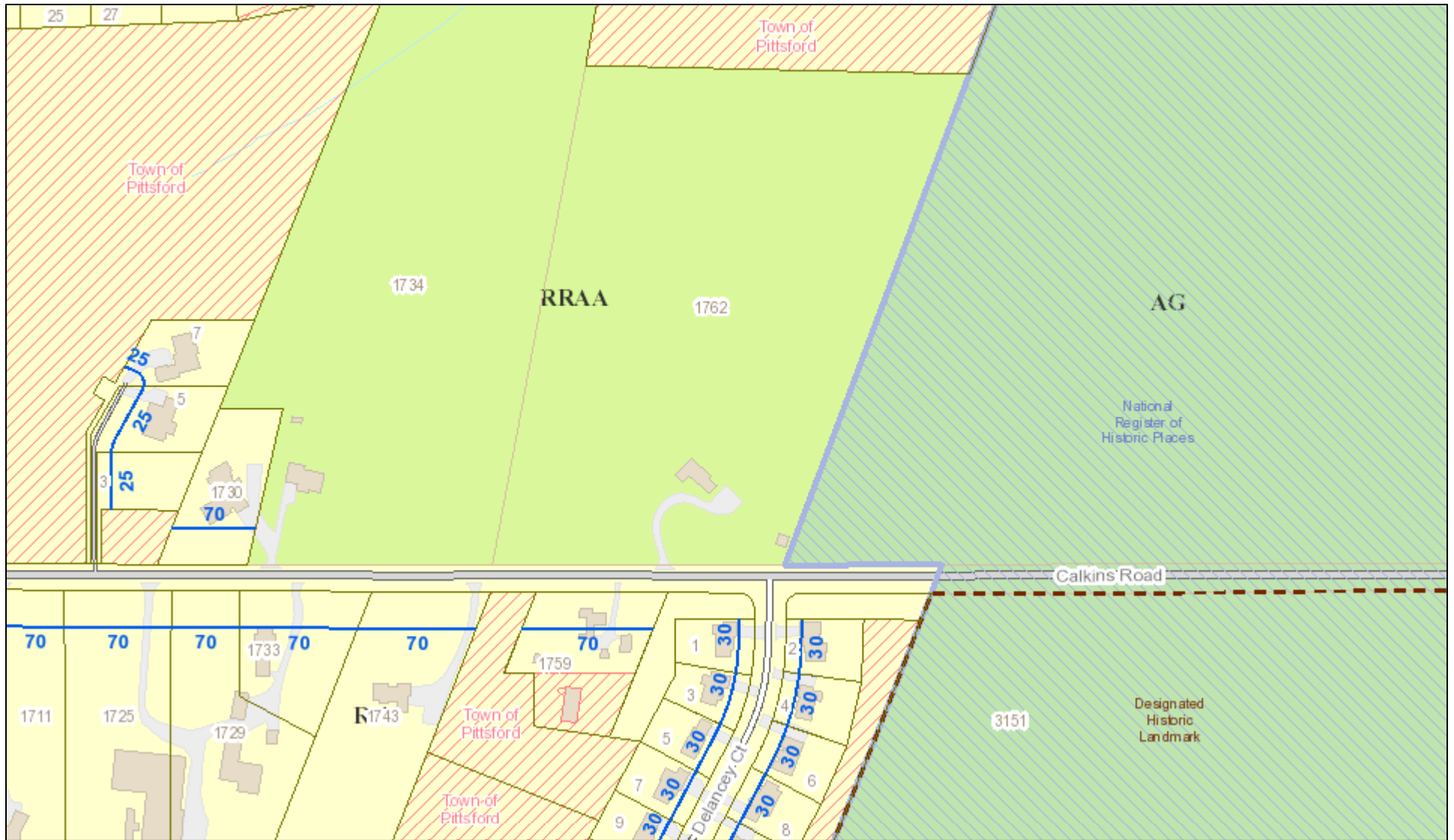
#### Application Type:

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

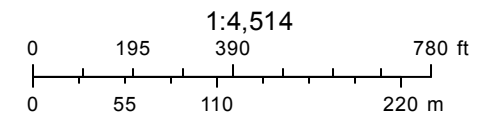
**Project Description:** Applicant is requesting design review for an oversize accessory structure. The structure is already located on the property and will be moved behind the home to be utilized as a pool house. The garage doors will be replaced with sliding glass doors but the windows will remain.

**Meeting Date:** July 25, 2019

# RN Residential Neighborhood Zoning



Printed July 2, 2019



Town of Pittsford GIS

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1734

1762

1730

3

5

7

Gowington Woods

Goodway Drive

Galkins Road

Galkins Road

Galkins Road

ncey Court

04/21/2018 - 04/23/2018

**Backyard Pool Area and Proposed Pool House (Moved Detached Garage)**



- No exterior modification
- Existing color and roof shingle match the existing house
- Fits the character of the neighborhood and provide a cohesive design on the parcel
- Additional storage and housing for pool mechanical equipment
- Improving preexisting nonconformance (front and side setback)



Existing Detached Garage





**NO TRESPASSING**  
**WARNING**  
Security  
Cameras in Use







**Landscape Berms and Vegetation in Front of Property**

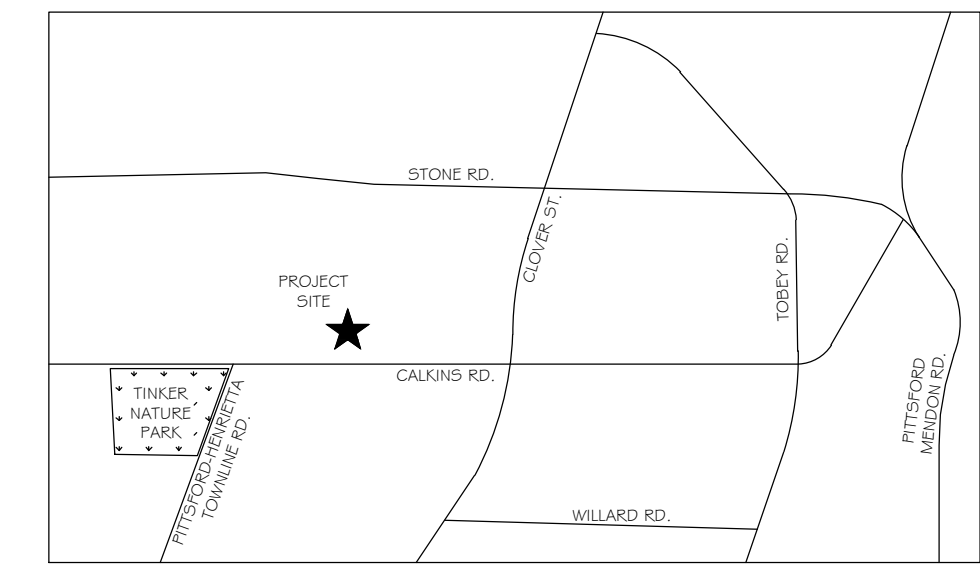
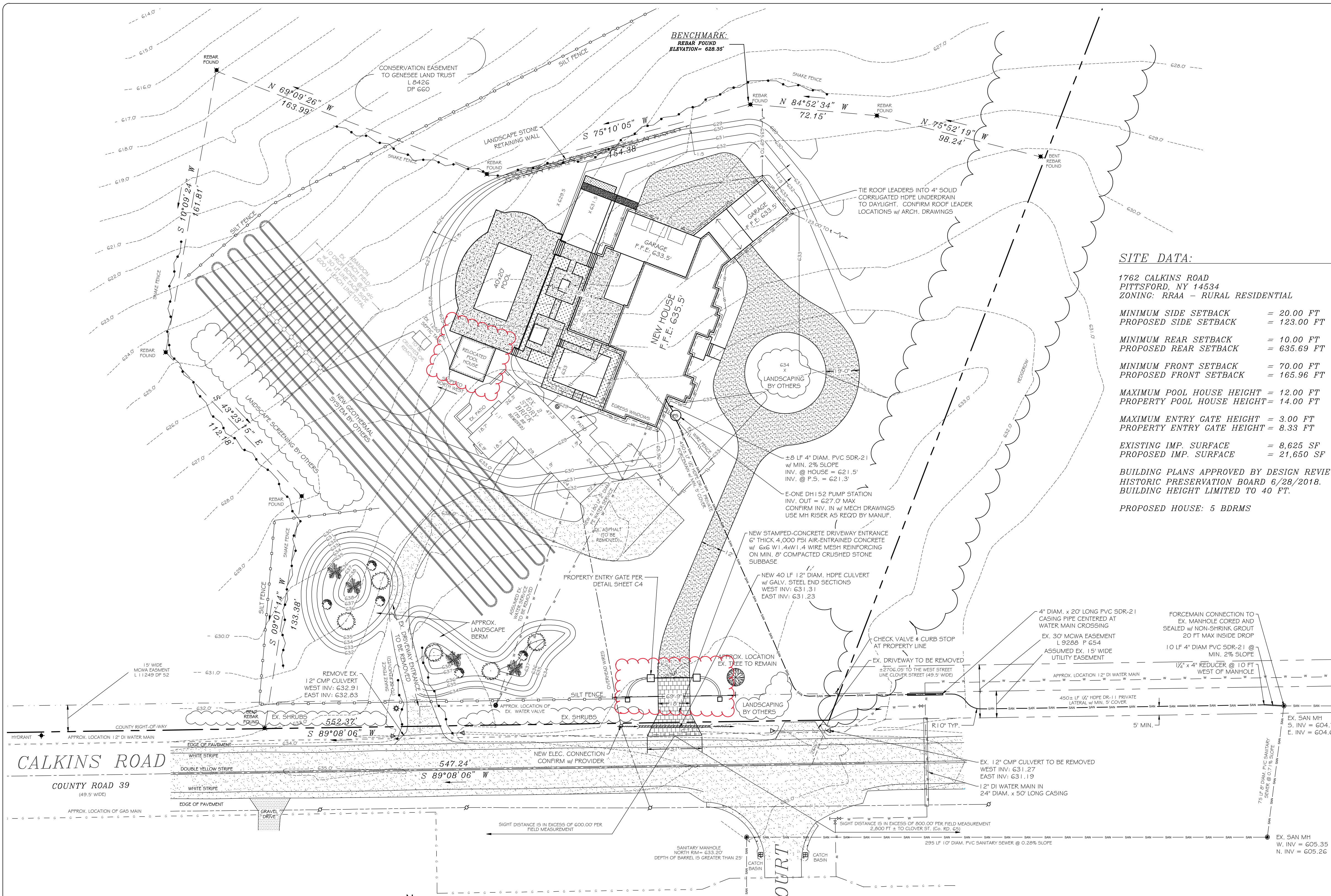


- Hides pool house from the road

**Landscape Berms and Vegetation in Southwest Corner in Front of the Property**



- Covers proposed pool house from road and surrounding properties



**LOCATION PLAN**  
SCALE: N.T.S.

**SITE DATA:**

1762 CALKINS ROAD  
PITTSFORD, NY 14534  
ZONING: RRAA - RURAL RESIDENTIAL

MINIMUM SIDE SETBACK = 20.00 FT  
PROPOSED SIDE SETBACK = 123.00 FT

MINIMUM REAR SETBACK = 10.00 FT  
PROPOSED REAR SETBACK = 635.69 FT

MINIMUM FRONT SETBACK = 70.00 FT  
PROPOSED FRONT SETBACK = 165.96 FT

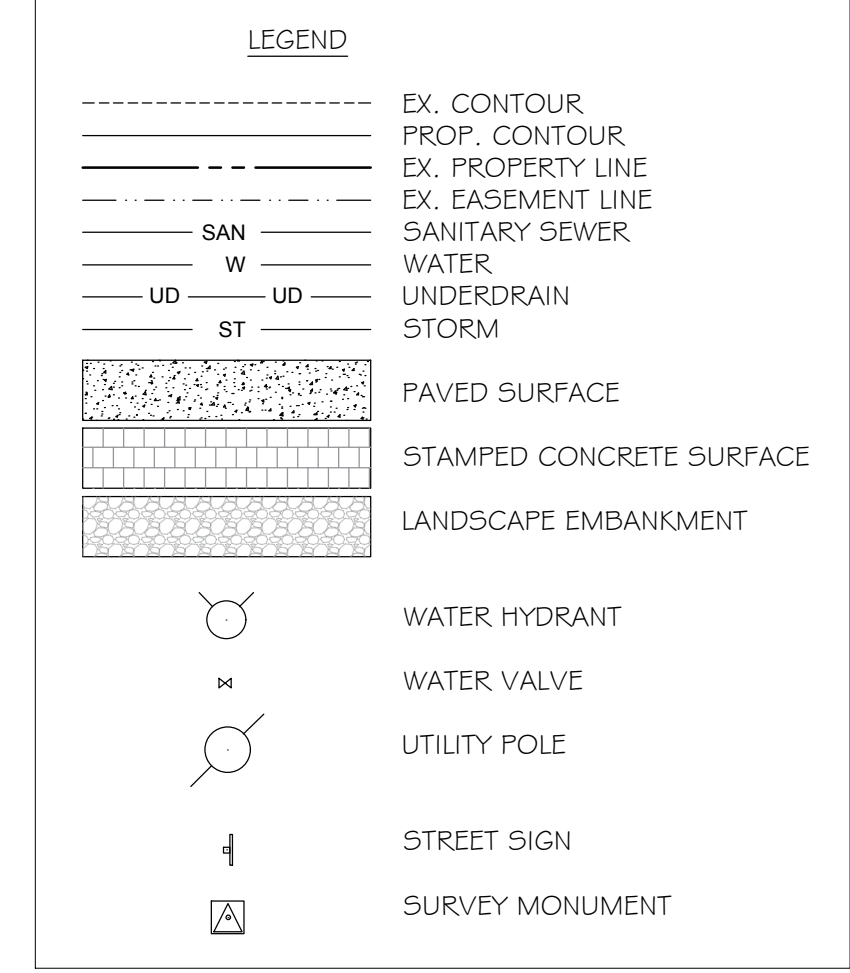
MAXIMUM POOL HOUSE HEIGHT = 12.00 FT  
PROPERTY POOL HOUSE HEIGHT = 14.00 FT

MAXIMUM ENTRY GATE HEIGHT = 3.00 FT  
PROPERTY ENTRY GATE HEIGHT = 8.33 FT

EXISTING IMP. SURFACE = 8,625 SF  
PROPOSED IMP. SURFACE = 21,650 SF

BUILDING PLANS APPROVED BY DESIGN REVIEW & HISTORIC PRESERVATION BOARD 6/28/2018.  
BUILDING HEIGHT LIMITED TO 40 FT.

PROPOSED HOUSE: 5 BDRMS



**PROPOSED SITE PLAN**  
SCALE: 1" = 30'

IRONDEQUOIT BAY SOUTH CENTRAL  
PURE WATERS DISTRICT

**PRIVATE SEWER NOTE**  
THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DOCUMENTATION AND INSTALLATION OF THE PRIVATE FORCEMAIN LATERAL WITH THE TOWN OF PITTSFORD. OWNERSHIP AND MAINTENANCE OF THE PRIVATE FORCEMAIN LATERAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER FROM THE HOME TO THE 4" GRAVITY TRANSITION. THE TOWN OF PITTSFORD SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE 4" GRAVITY LATERAL STUB AND DROP CONNECTION. THE TOWN OF PITTSFORD SHALL ALSO BE RESPONSIBLE FOR SANITARY UTILITY STAKEOUTS POST CONSTRUCTION WITHIN THE UTILITY CORRIDOR ALONG CALKINS ROAD FROM THE GRAVITY MANHOLE TO THE HOME OWNER'S PROPERTY LINE.

**SEWER USE LAW NOTE**  
FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.

NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

MONROE COUNTY  
DEPT. OF TRANSPORTATION  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_  
APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED  
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

COMMISSIONER OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS:	NO.	DESCRIPTION	DATE
F	1	POOL HOUSE ENTRY GATE	5/30/19
D	2	EX. WATER MAIN	9/05/18
C	3	PRIVATE SEWER NOTE	8/28/18
B	4	PURE WATERS COMMENTS	8/27/18
A	5		

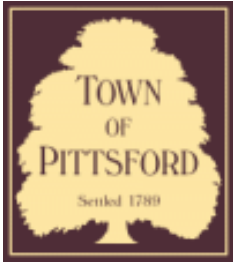
MEAGHER ENGINEERING  
CIVIL / STRUCTURAL ENGINEERING  
PO Box 76  
Victor, NY 14564  
PH: 585-924-7430 FAX: 585-924-7457

CLIENT: PANO & TRACIE SPILLIOTTIS  
2587 LEHIGH STATION ROAD  
PITTSFORD, NY 14534

PROJECT: SPILLIOTTIS SITE PLAN  
1762 CALKINS ROAD  
PITTSFORD, NY 14534

DRAWING: PROPOSED SITE PLAN





## Town of Pittsford

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

Permit #  
**B19-000102**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 42 Arbor Creek Drive PITTSFORD, NY 14534

**Tax ID Number:** 192.12-2-8

**Zoning District:** RN Residential Neighborhood

**Owner:** Funderburk, Matthew

**Applicant:** CRK Construction

#### Application Type:

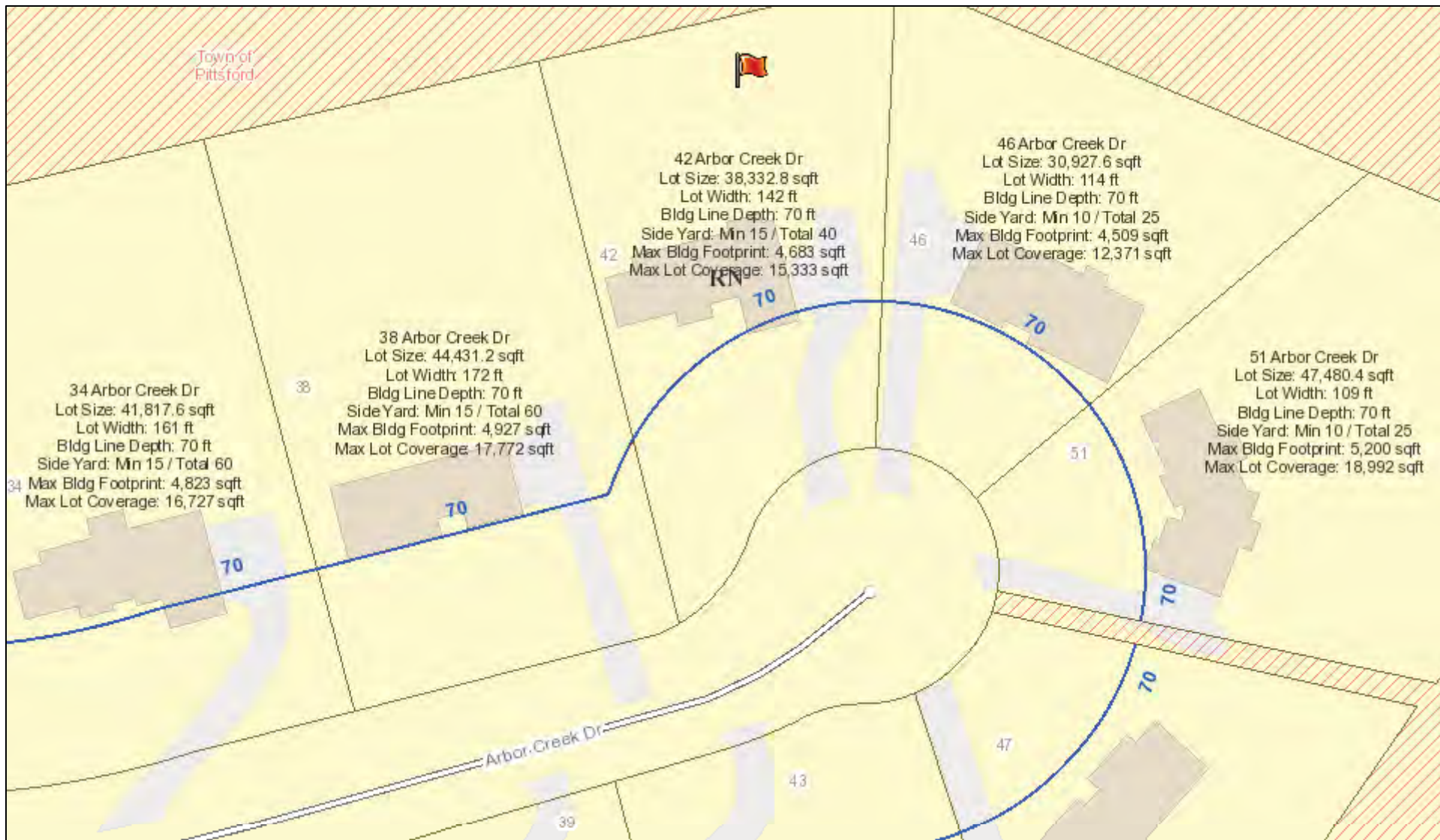
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**Project Description:** Applicant is requesting design review for the addition of an indoor swimming pool. The addition will be approximately 480 Sq. Ft. and will be located to the rear of the home.

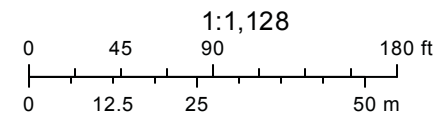
**Meeting Date:** July 25, 2019



# RN Residential Neighborhood Zoning



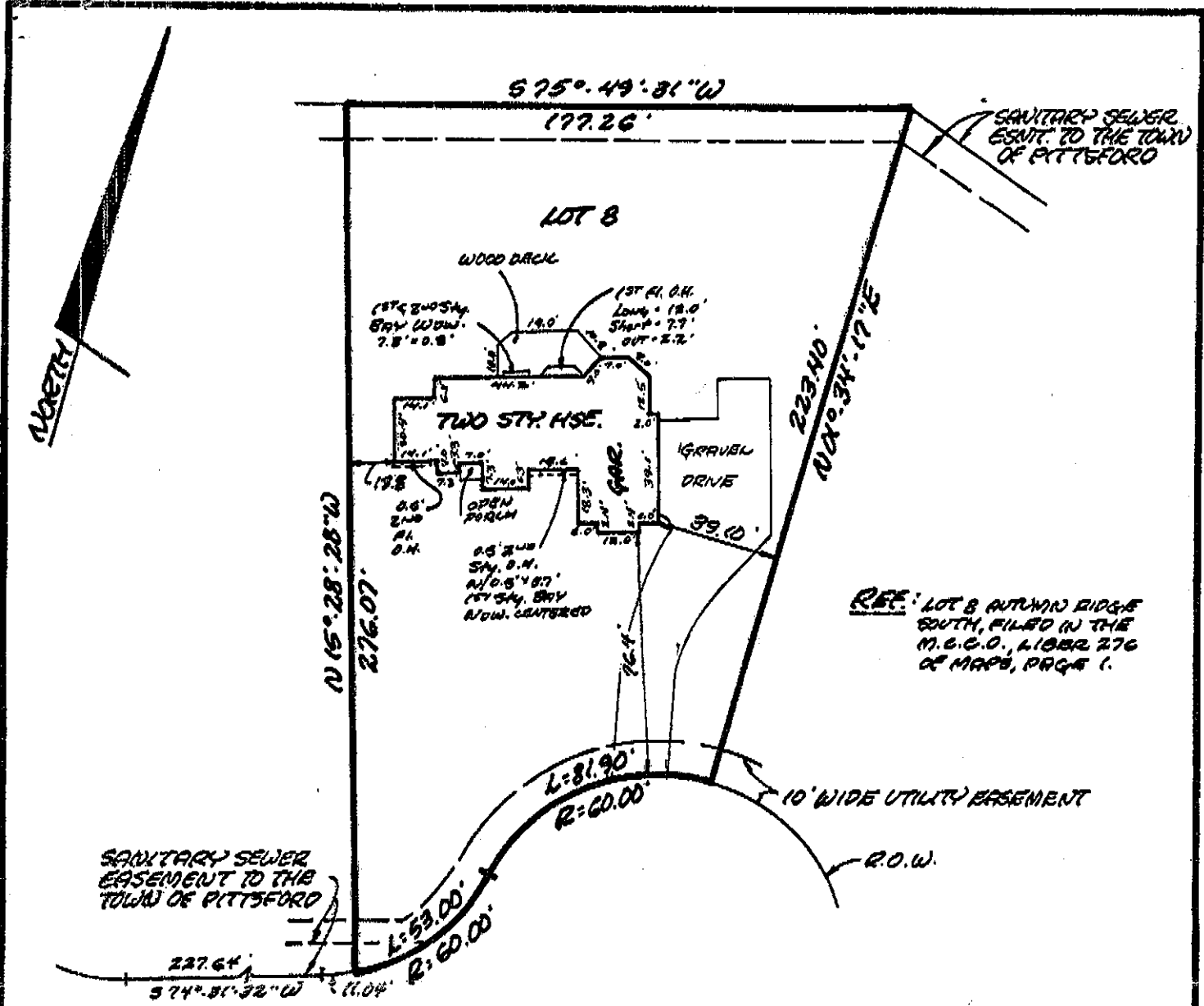
Printed July 18, 2019



Town of Pittsford GIS

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REF: LOT 8 AUTUMN RIDGE SOUTH, FILED IN THE M.B.C.O., LIBER 276 OF MAPS, PAGE 1.

**ARBOR CREEK DRIVE**  
(60' WIDE)

MAP OF AN INSTRUMENT SURVEY OF:  
**LOT 8 OF AUTUMN RIDGE SOUTH**

TOWN OF PITTSFORD      SITUATE IN:      MOORSE COUNTY      NEW YORK

DATE: JULY 18 1994      SCALE: 1" = 50'

 **D.J. Parrone & Associates, P.C.**  
Consulting Engineers • Land Surveyors • Planners  
400 Whitney Road P.O. Box C  
Penfield, New York 14528  
(716) 588-0200  
FAX (716) 588-8752

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

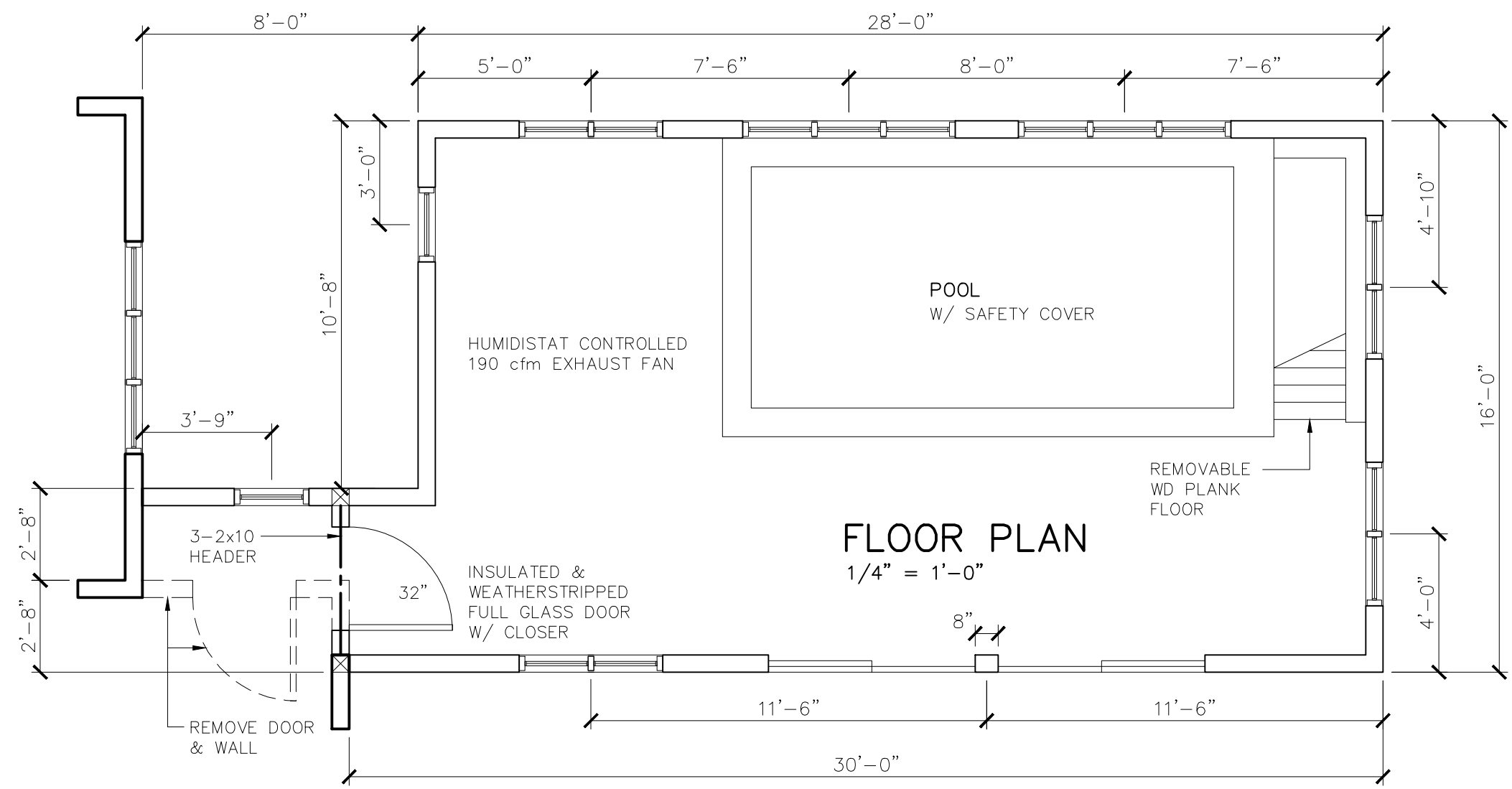
WE, D.J. PARRONE & ASSOCIATES, P.C., HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JULY 18 1994

IT IS FURTHER CERTIFIED TO:  
STEPHEN S. & SALLY A. STEPNES  
RICHARD T. WILLIAMS, II, AS ATTORNEY  
EASTMAN SAVINGS AND LOAN ASSOCIATION

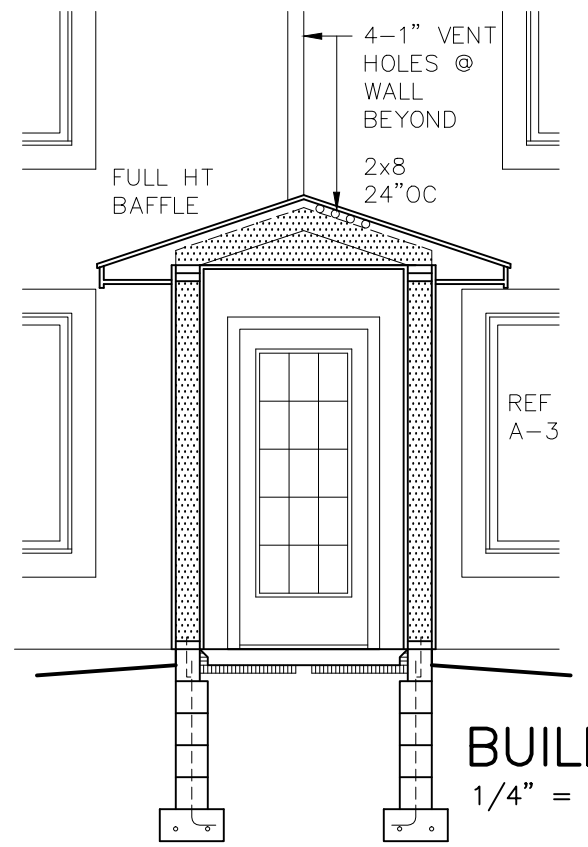
  
DOMINIC J. PARRONE, P.E., L.S. LIC. NO. 29838  
D.J. PARRONE & ASSOCIATES, P.C.



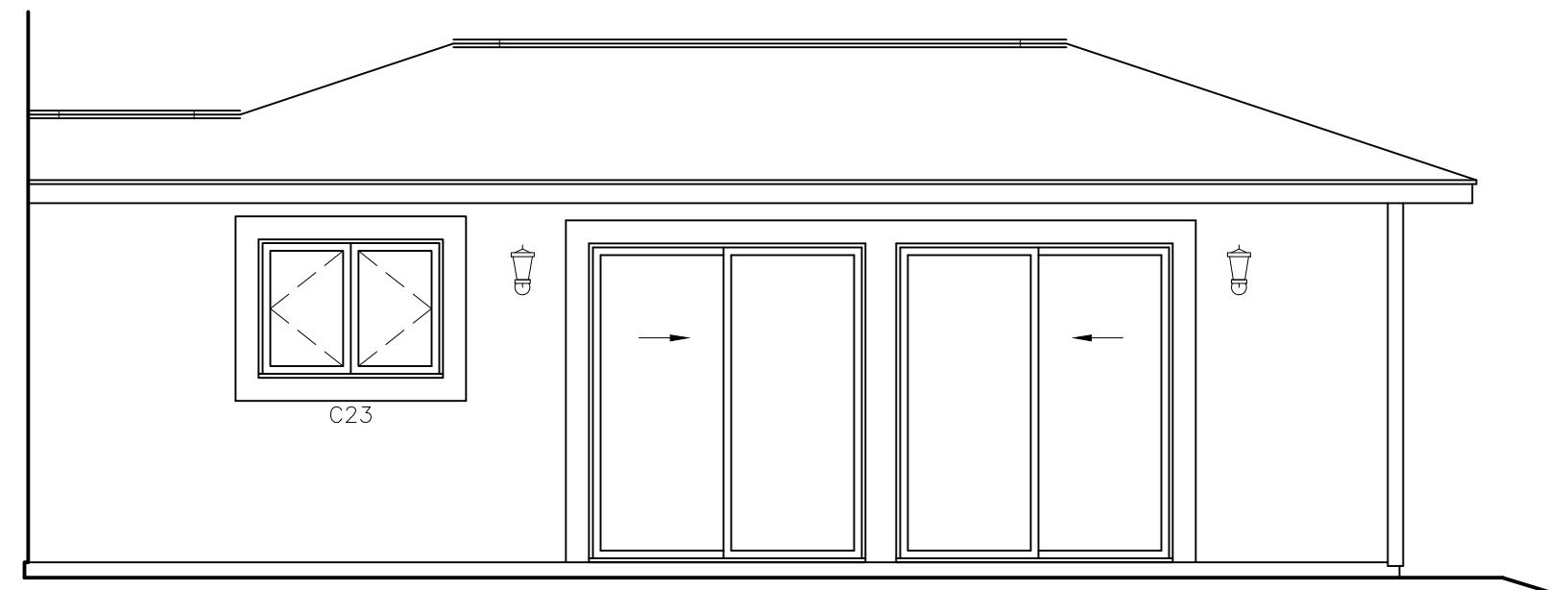
B.C. REPROGRAPHICS, INC. DFD-30 588458



**FLOOR PLAN**  
1/4" = 1'-0"



**BUILDING SECTION**  
1/4" = 1'-0"



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

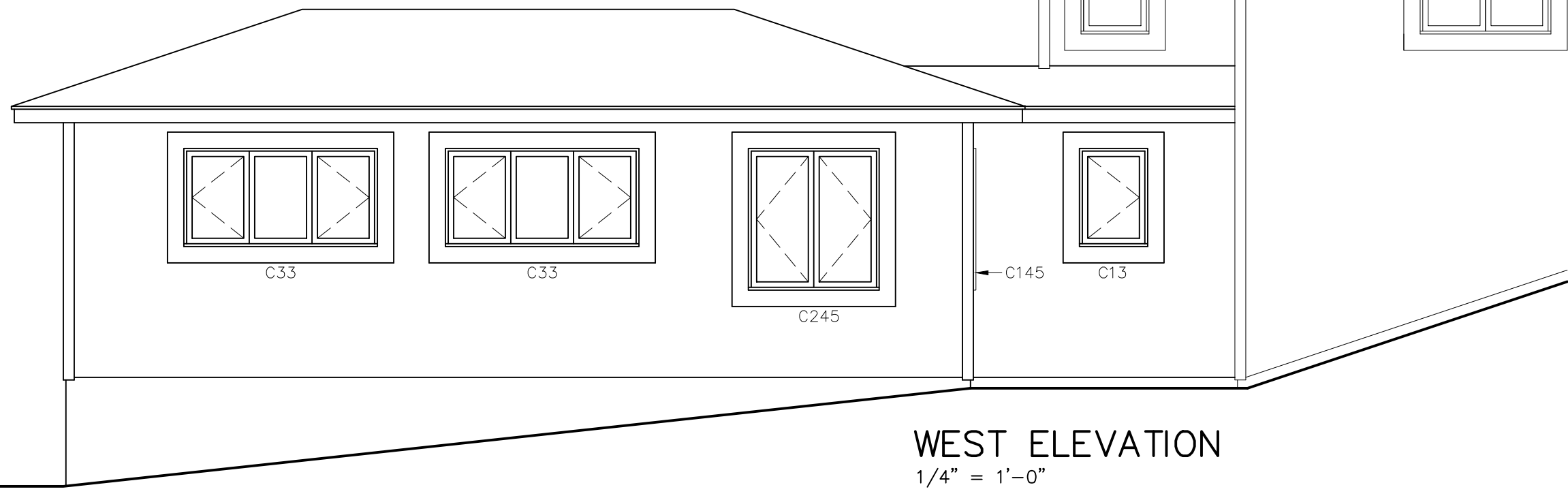
HOUSE PLANS  
FOR  
**42 ARBOR CREEK DRIVE**  
PITTSFORD, NEW YORK

LOSON ARCHITECTURE PLLC  
284 THORNTON ROAD  
ROCHESTER NY 14617  
585-406-4757

DATE 5/3/19	DWG NO. A-1
----------------	----------------



NORTH ELEVATION  
1/4" = 1'-0"



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

HOUSE PLANS  
FOR  
42 ARBOR CREEK DRIVE  
PITTSFORD, NEW YORK

LOSON ARCHITECTURE PLLC  
284 THORNTON ROAD  
ROCHESTER NY 14617  
585-406-4757

DATE  
5/3/19

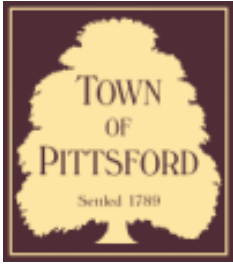
DW'G NO.  
A-2











## Town of Pittsford

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

Permit #  
**B19-000103**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 7 Aden Hill PITTSFORD, NY 14534

**Tax ID Number:** 178.03-4-81

**Zoning District:** IZ Incentive Zoning

**Owner:** Wilshire Hill LLC

**Applicant:** S&J Morrell Company Inc.

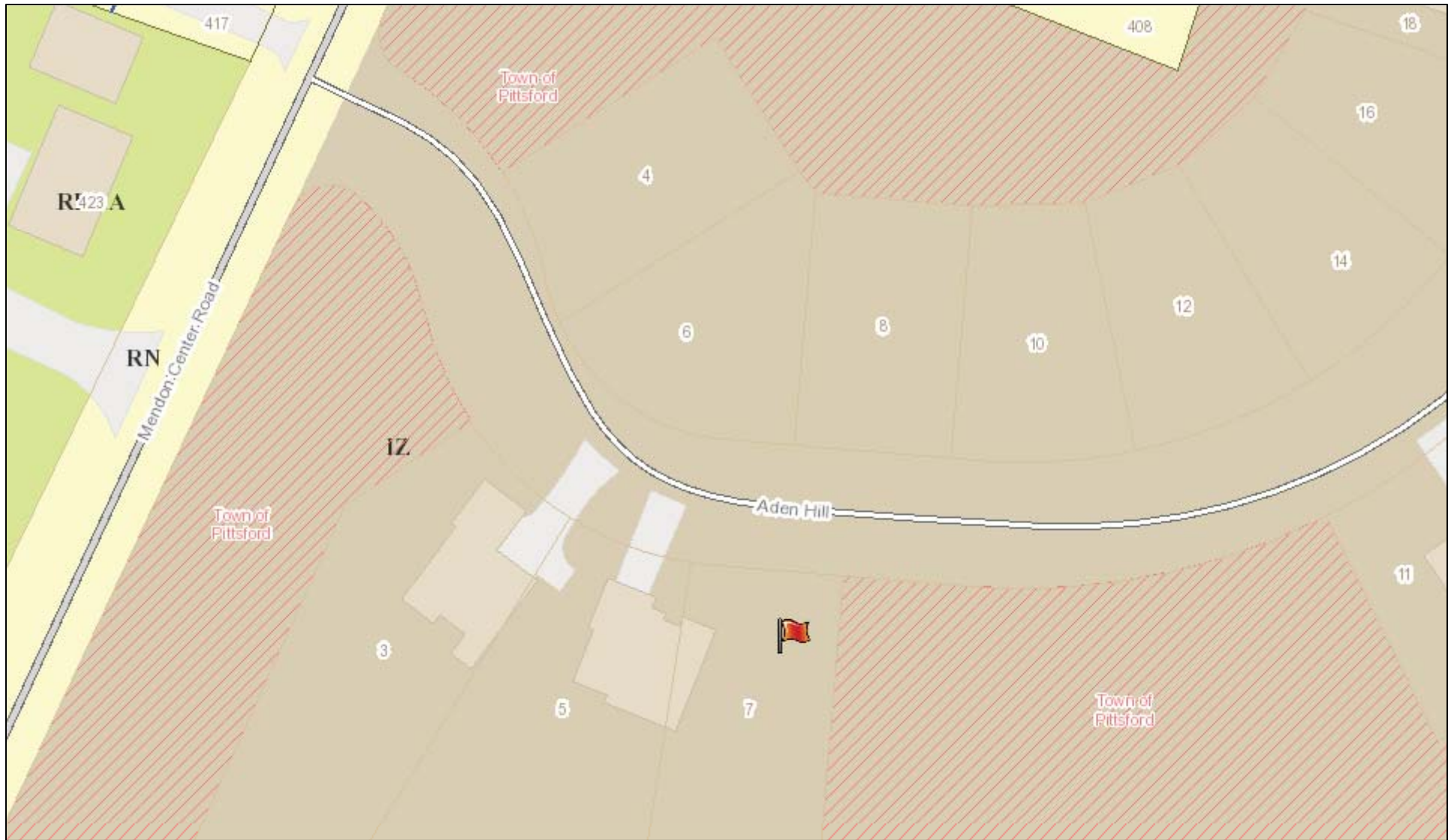
#### Application Type:

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

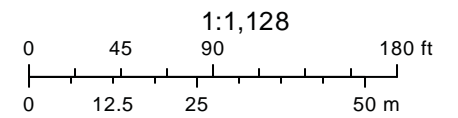
**Project Description:** Applicant is requesting design review for the construction of a one story single family home. The home will be 1835 Sq. Ft. and will be located in the Wilshire Hills Subdivision.

**Meeting Date:** July 25, 2019

# RN Residential Neighborhood Zoning

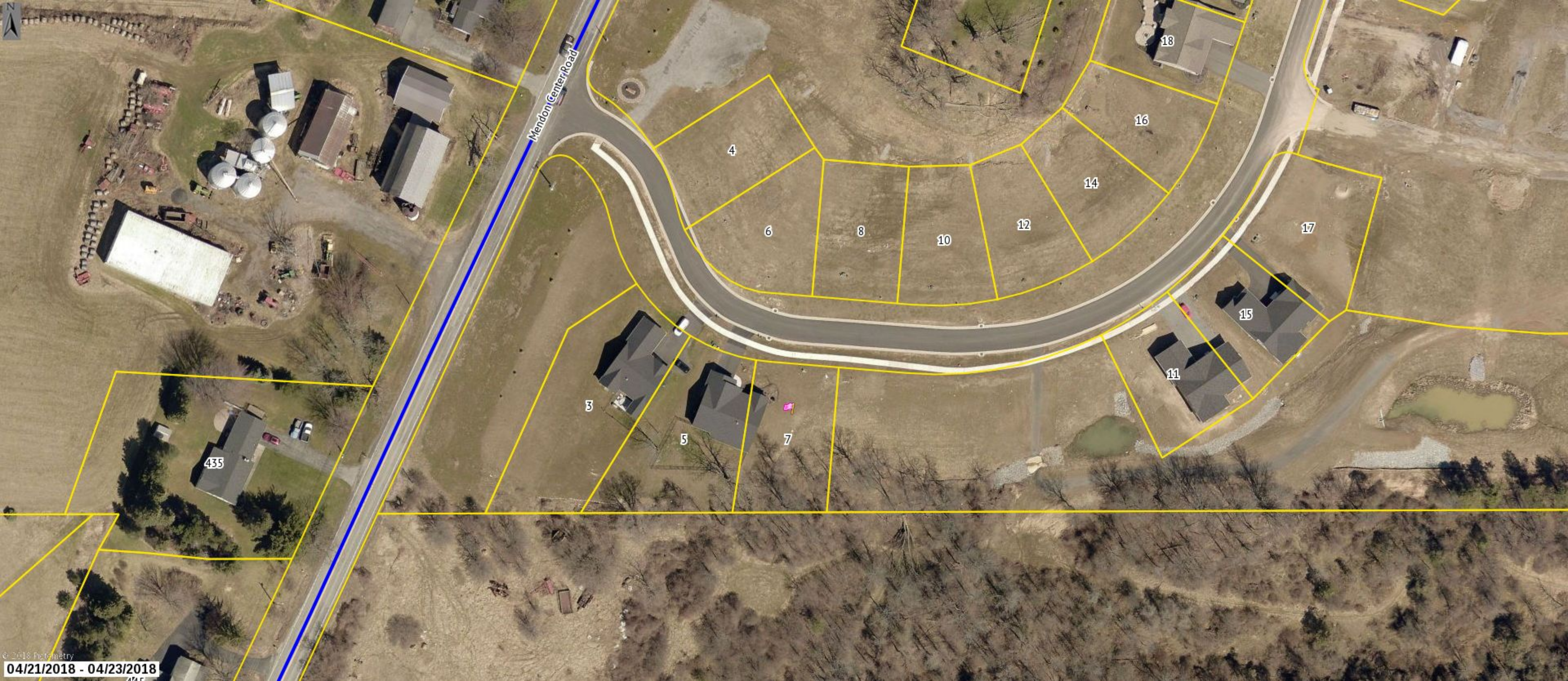


Printed July 18, 2019



Town of Pittsford GIS

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Mendon Center Road

435

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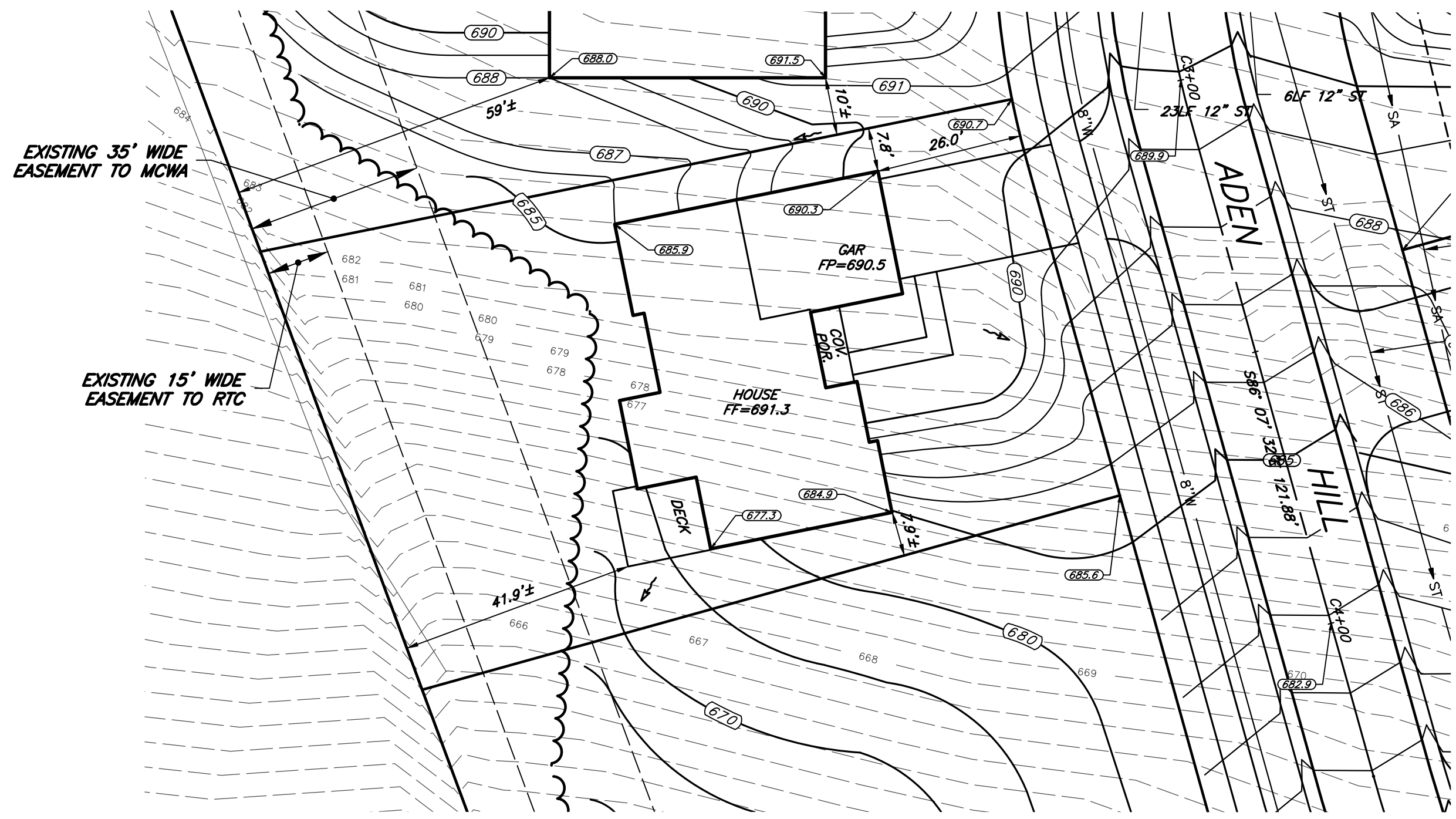
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File: Z:\Engineering\Job Files\0423-12 Drawings\Section 2\Plot plans\Lot C45\Lot C45.dwg, Plot Date: 5/23/2019, By: RTI/ED



JOB NO: 0423-13  
 SCALE: 1" = 20'  
 DRAWN: RJT  
 DESIGNED: RJT  
 DATE: 5/22/19

SETBACK	REQUIRED	PROVIDED
FRONT	25'	26.0'
SIDE	7.5'	7.8'
REAR	20'	41.9'±

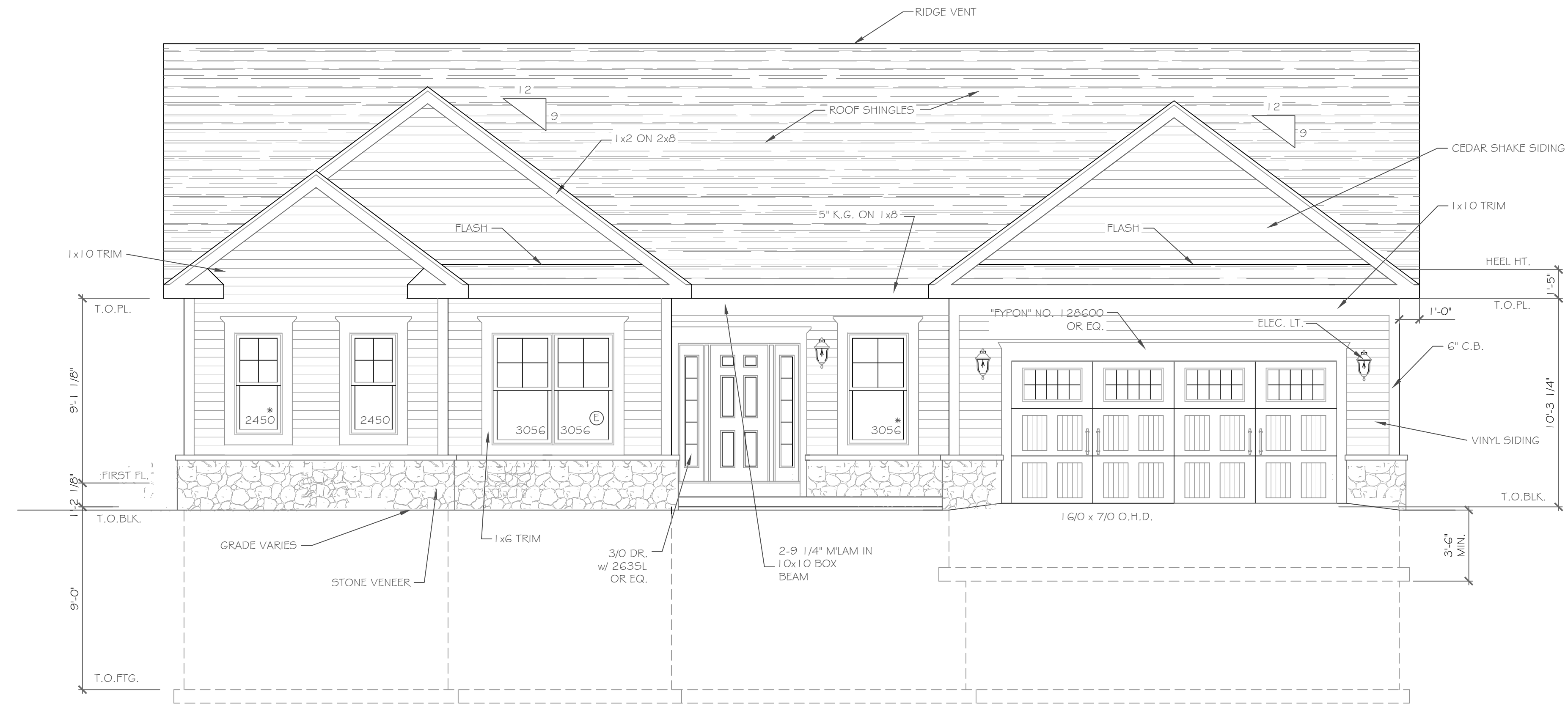
TITLE: **PLOT PLAN - LOT C45**

**WILSHIRE HILL - SECTION 2**

# DESIGN CRITERIA:

-For Greater Rochester Area and surrounding counties.

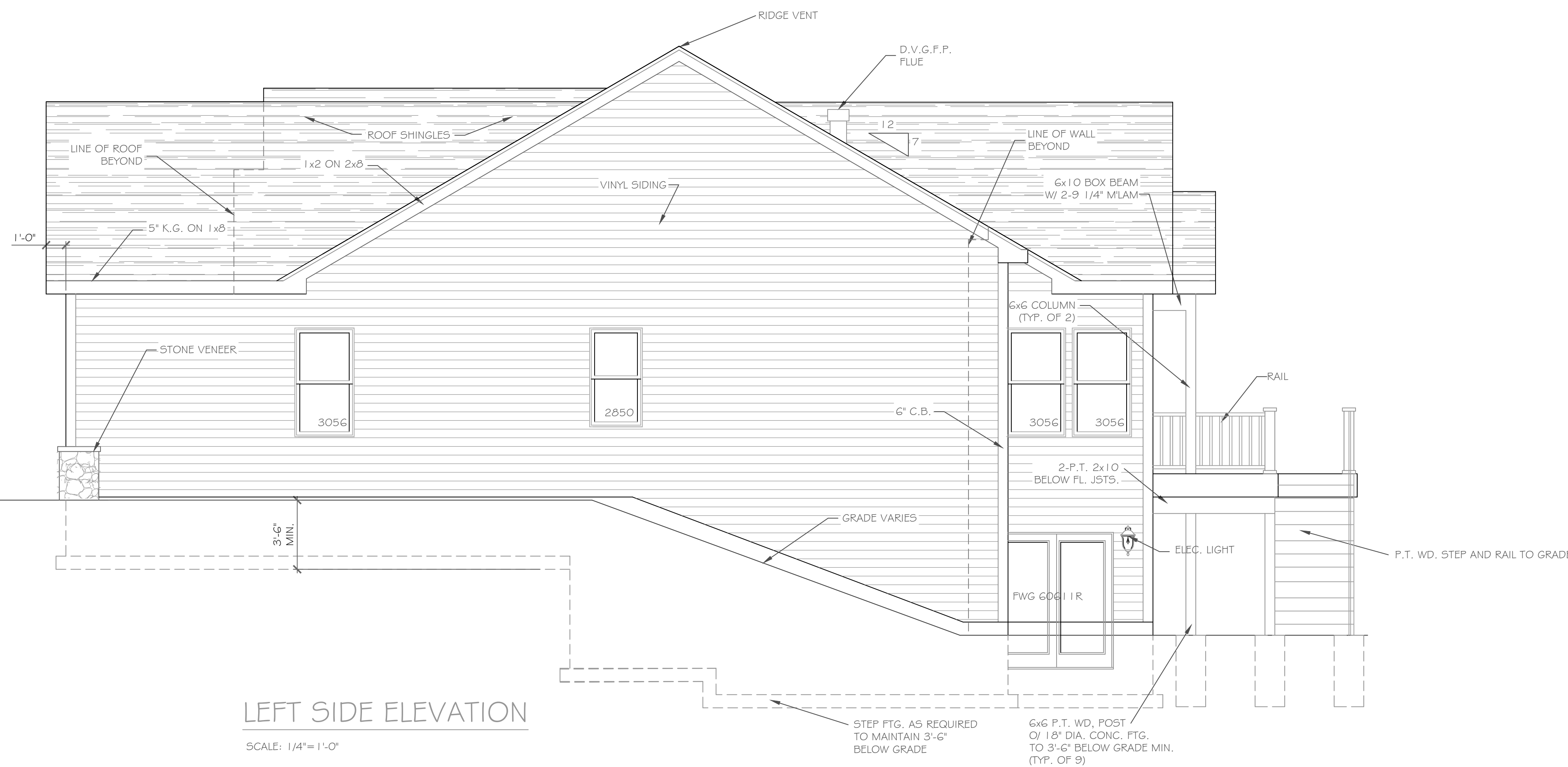
1ST # 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
SLEEPING AND ATTIC AREA LIVE LOAD	30 PSF
FLOOR DEAD LOAD	15 PSF
GROUND SNOW LOAD	40 PSF
ROOF DEAD LOAD	10 PSF
ALLOWABLE SOIL BEARING	2500 PSF AT MINIMUM 42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST 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



FRONT ELEVATION 1835 S.F.

1/4" = 1'-0"

NOTE: - WINDOWS TO BE 'GREAT LAKES' DOUBLE-HUNG  
 - DOORS TO BE 'THERMA-TRU' 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



LEFT SIDE ELEVATION

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

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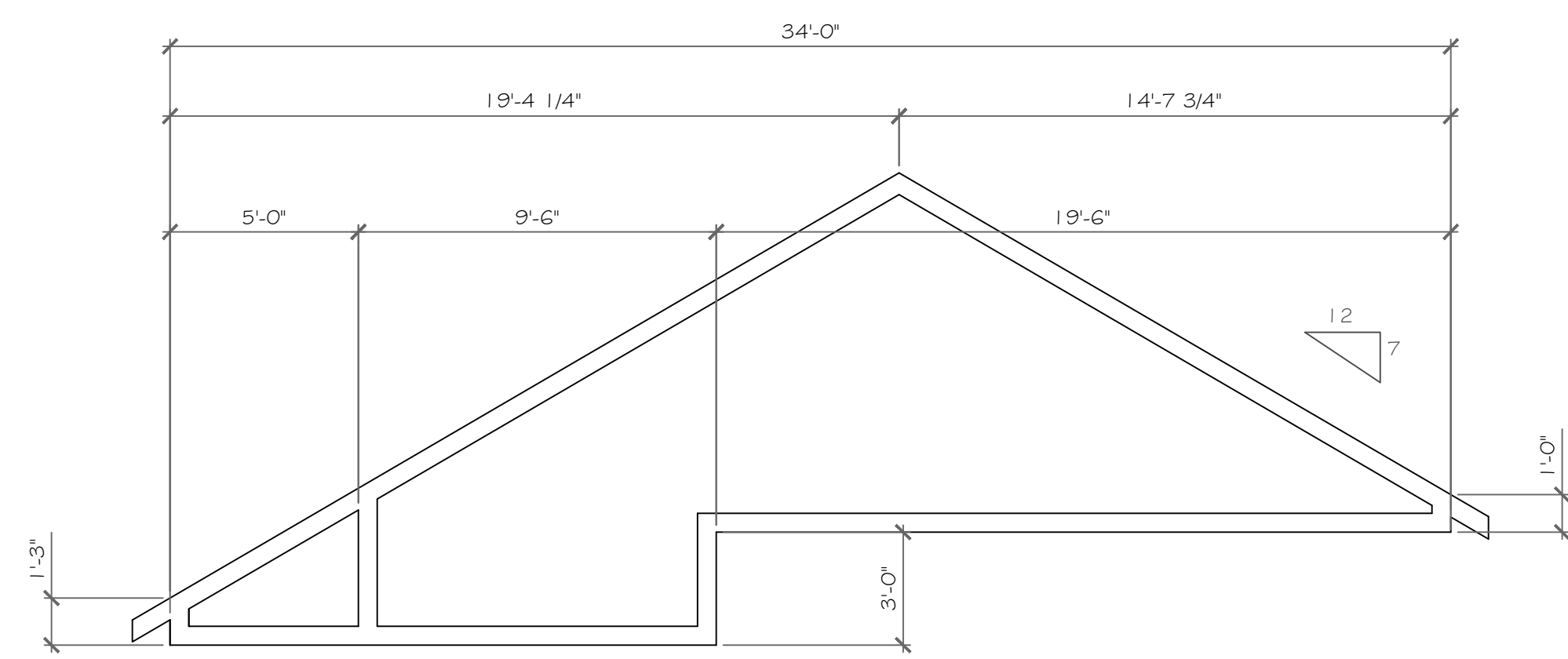
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE- Elevations	PHASE	Construction Documents
	DATE	June 3, 2019

PROJECT- Lot 45C Wilshire Hill Pittsford, New York	CLIENT- Morrell Builders
JOB NO.- A19-029	DATE- June 3, 2019

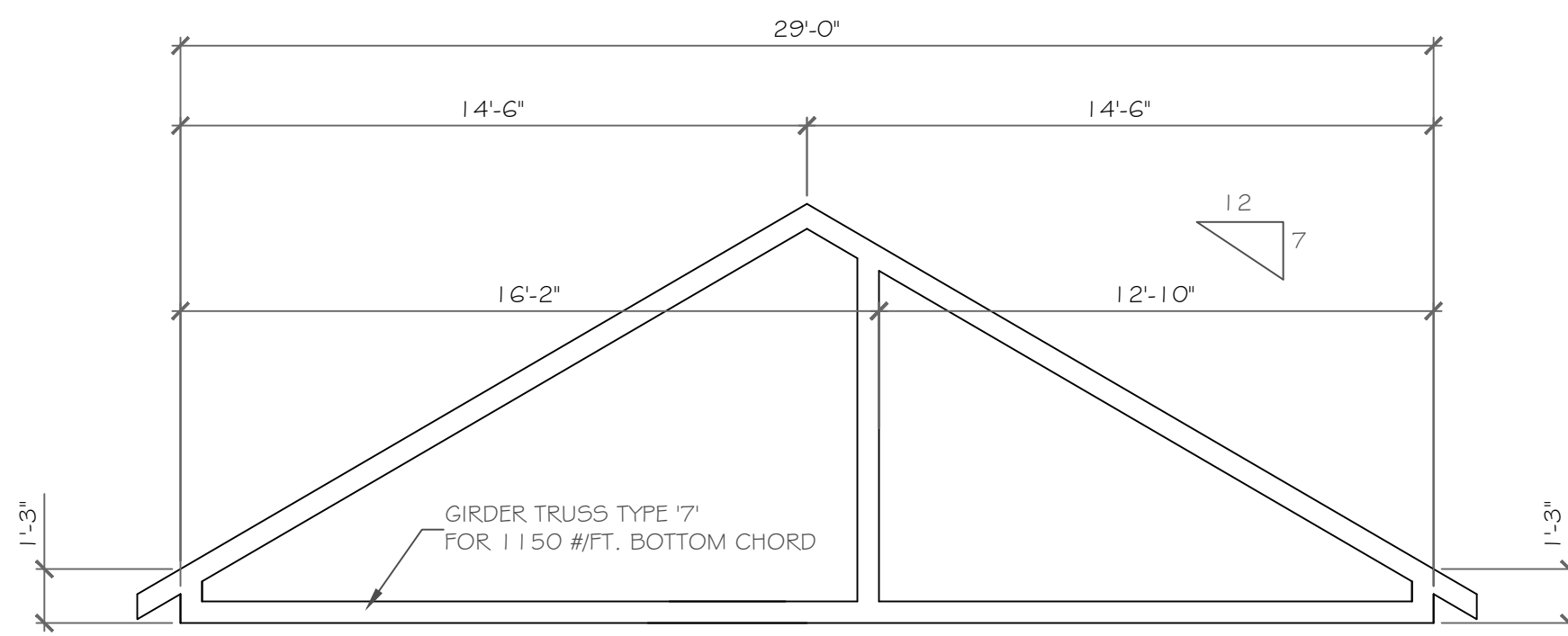
**CKH**  
 architecture  
 1501 Pittsford Victor Road  
 Suite 100  
 Victor, New York 14564  
 phone: (585) 249-1334  
 fax: (585) 249-1333  
 email: CKHennessey@fountain.net

DRAWING NO.-  
 A-1



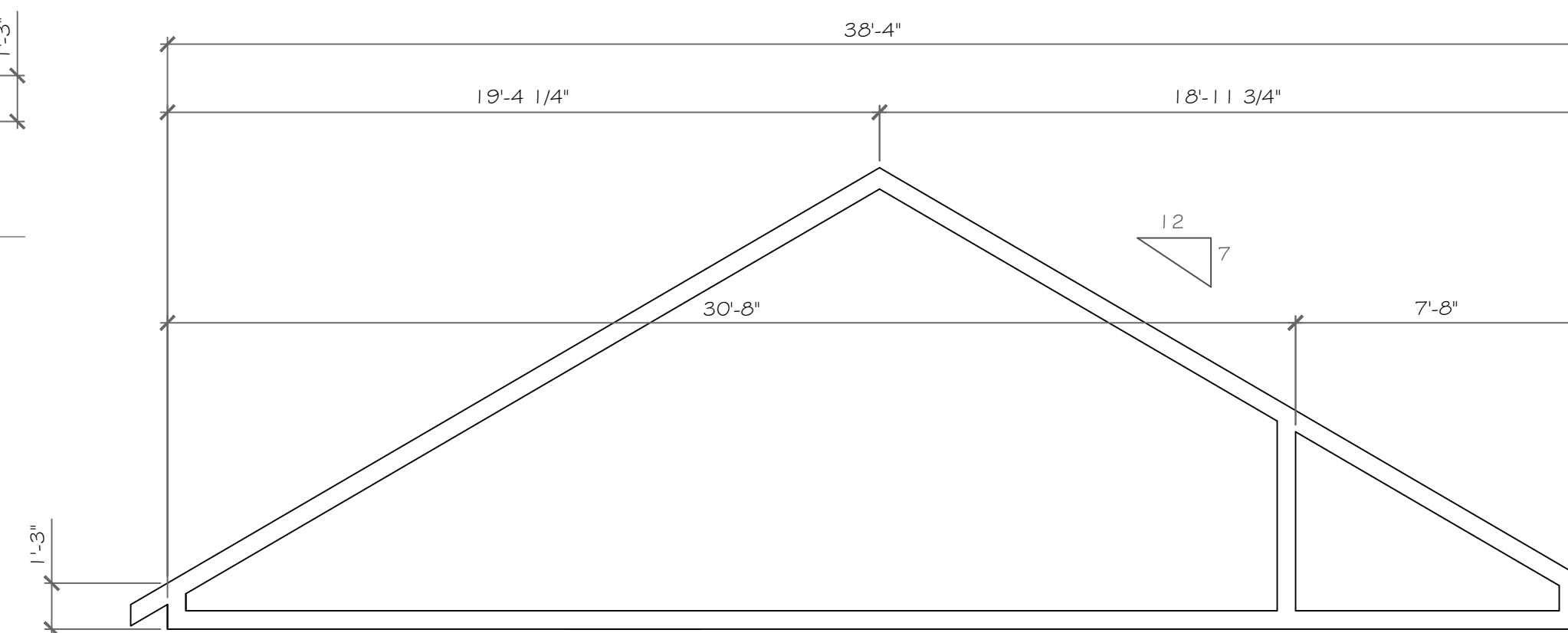
SPECIAL TRUSS '6' DIAGRAM

1/4" = 1'-0"



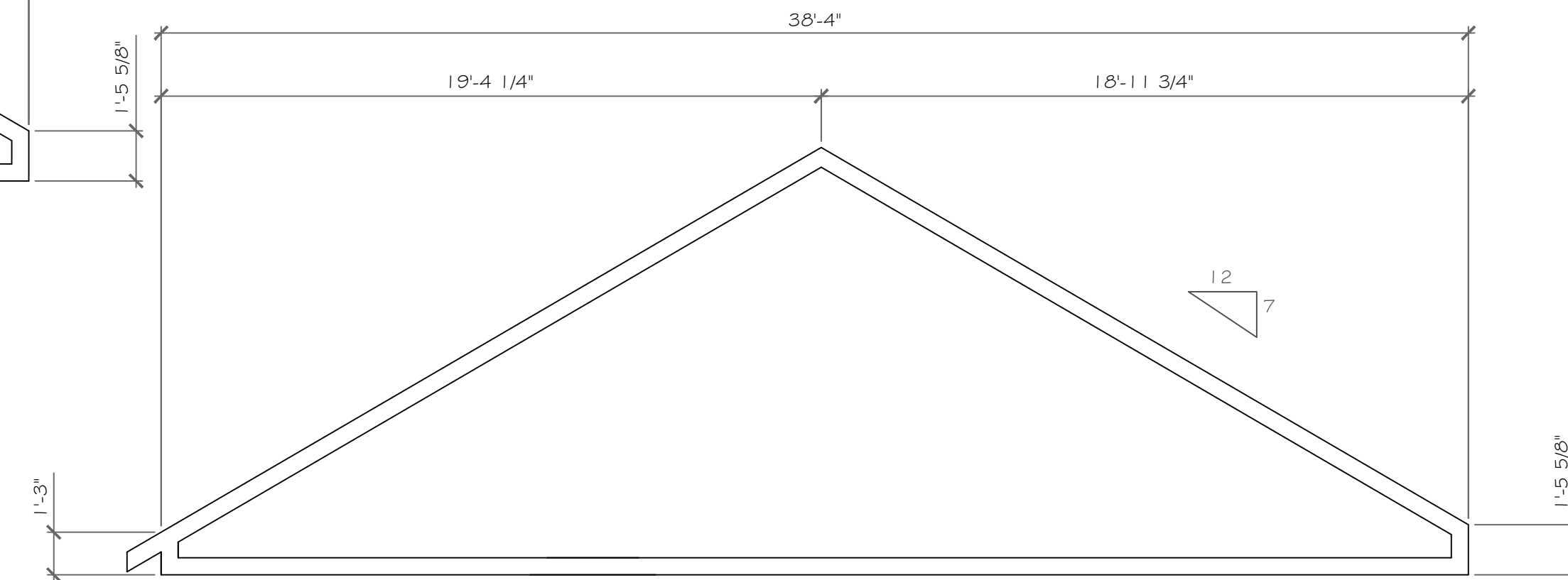
TRUSS '7' DIAGRAM

1/4" = 1'-0"



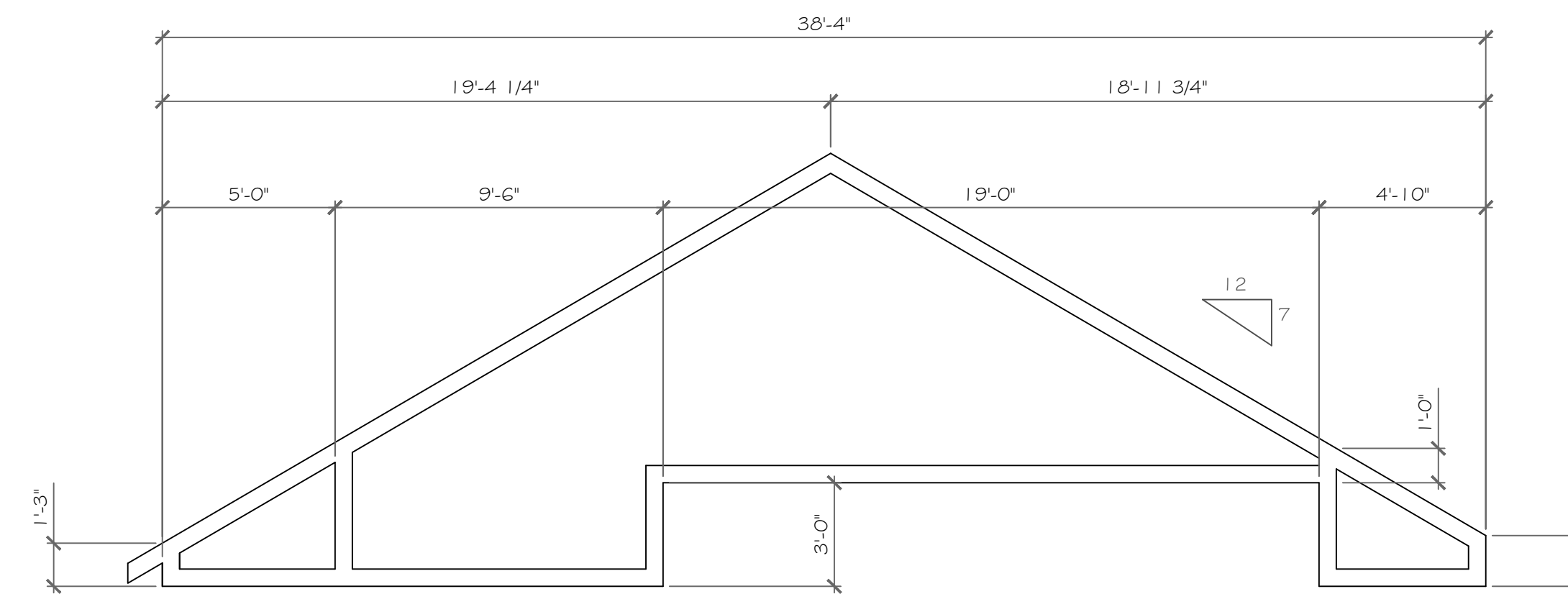
TRUSS '8B' DIAGRAM

1/4" = 1'-0"



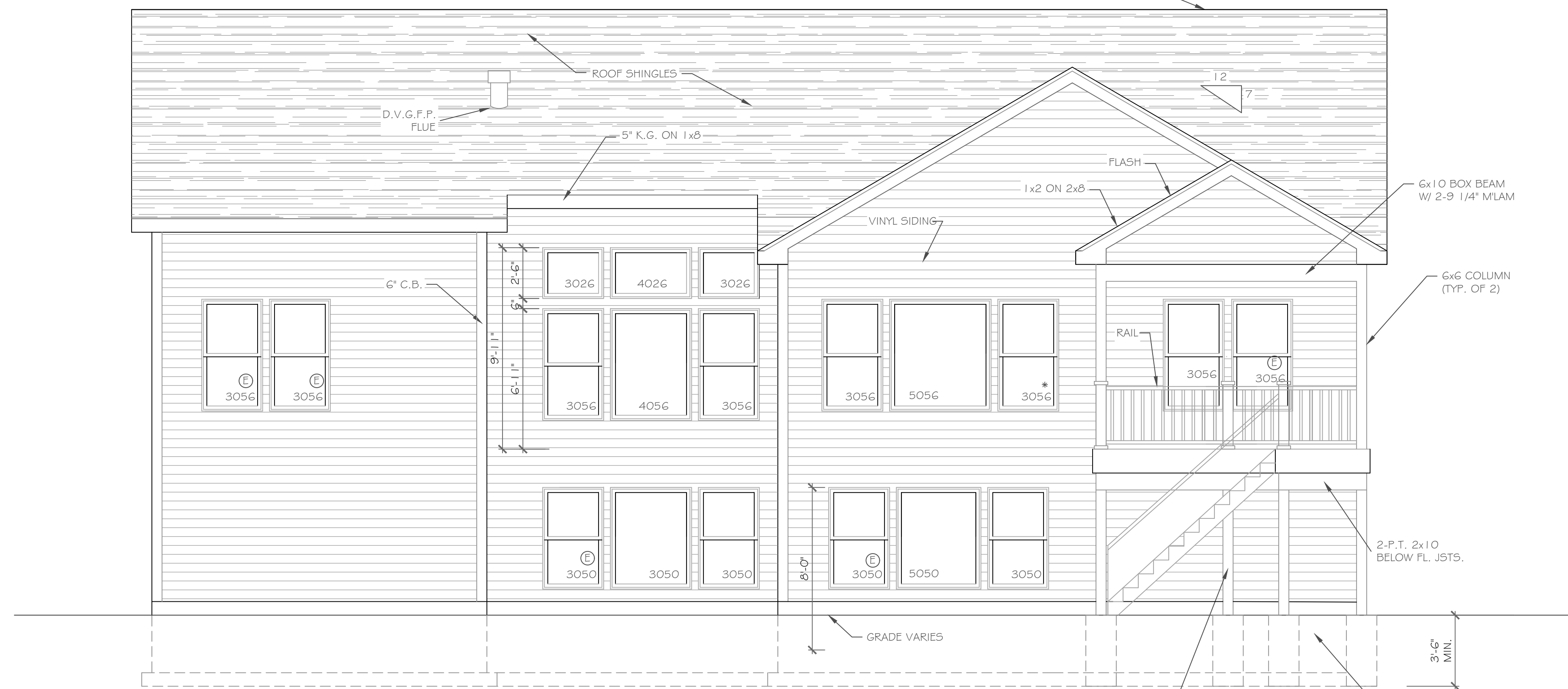
TRUSS '8A' DIAGRAM

1/4" = 1'-0"



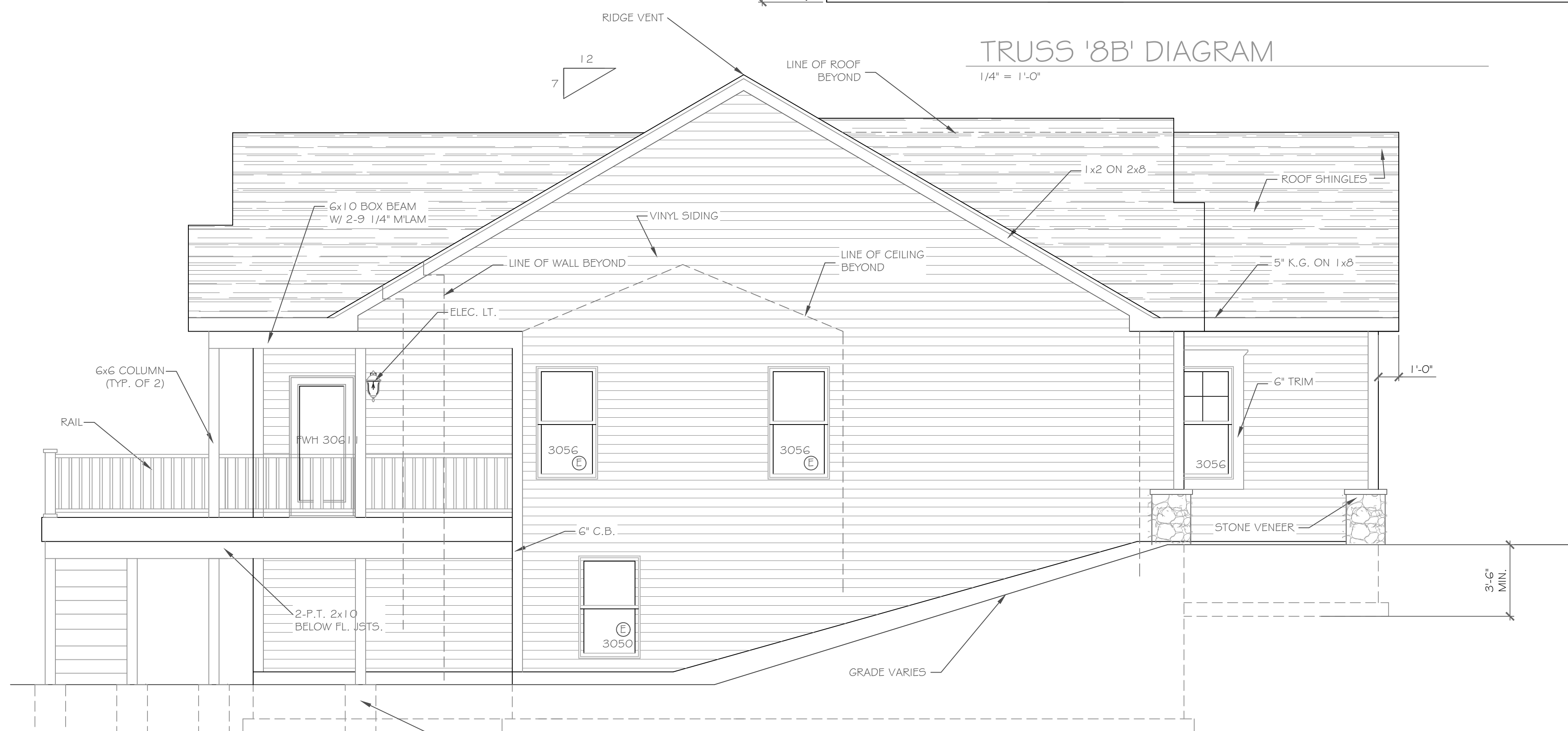
SPECIAL TRUSS '8' DIAGRAM

1/4" = 1'-0"



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

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REVISIONS-	NO.	DATE	DESCRIPTION

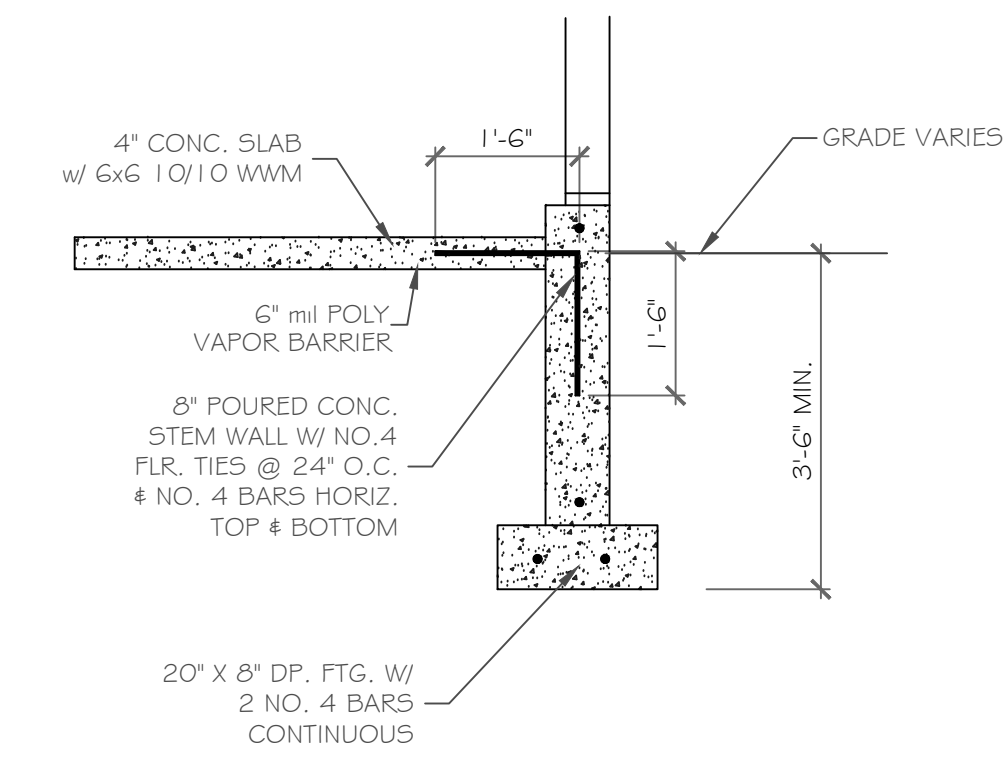
PROJECT-	Lot 45C Wilshire Hill Pittsford, New York
CLIENT-	Morrell Builders
DRAWING TITLE-	Elevations
PHASE-	Construction Documents
JOB NO. -	AI 19-029
DATE-	June 3, 2019

PROJECT-	Lot 45C Wilshire Hill Pittsford, New York
CLIENT-	Morrell Builders
DRAWING TITLE-	Elevations
PHASE-	Construction Documents
JOB NO. -	AI 19-029
DATE-	June 3, 2019

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

DRAWING NO. -	A-5
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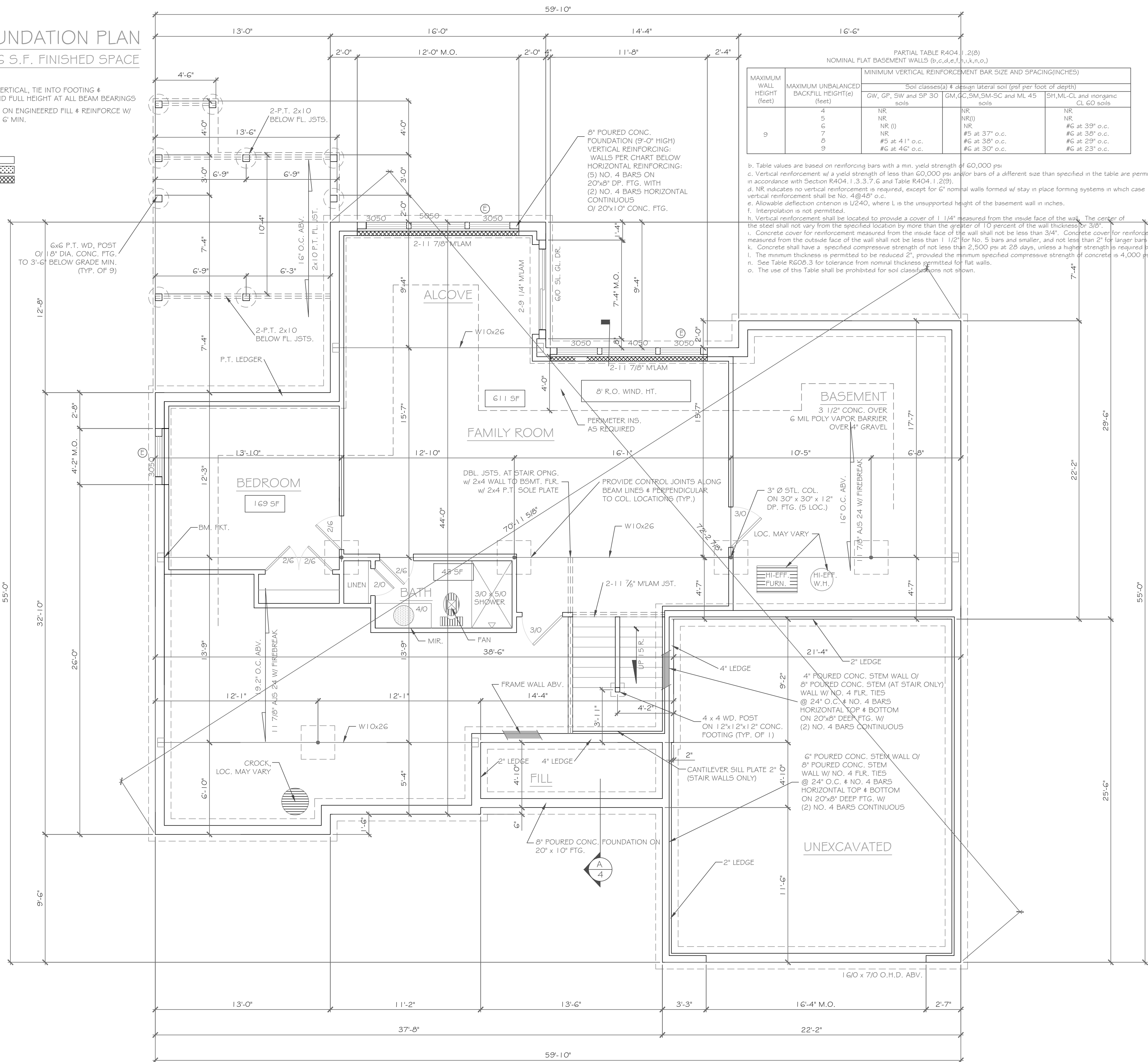


**GARAGE WALL DETAIL**  
SCALE: 1/2" = 1'-0"

**BASEMENT & FOUNDATION PLAN**  
1/4" = 1'-0"  
956 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.

**CONC. LEGEND:**

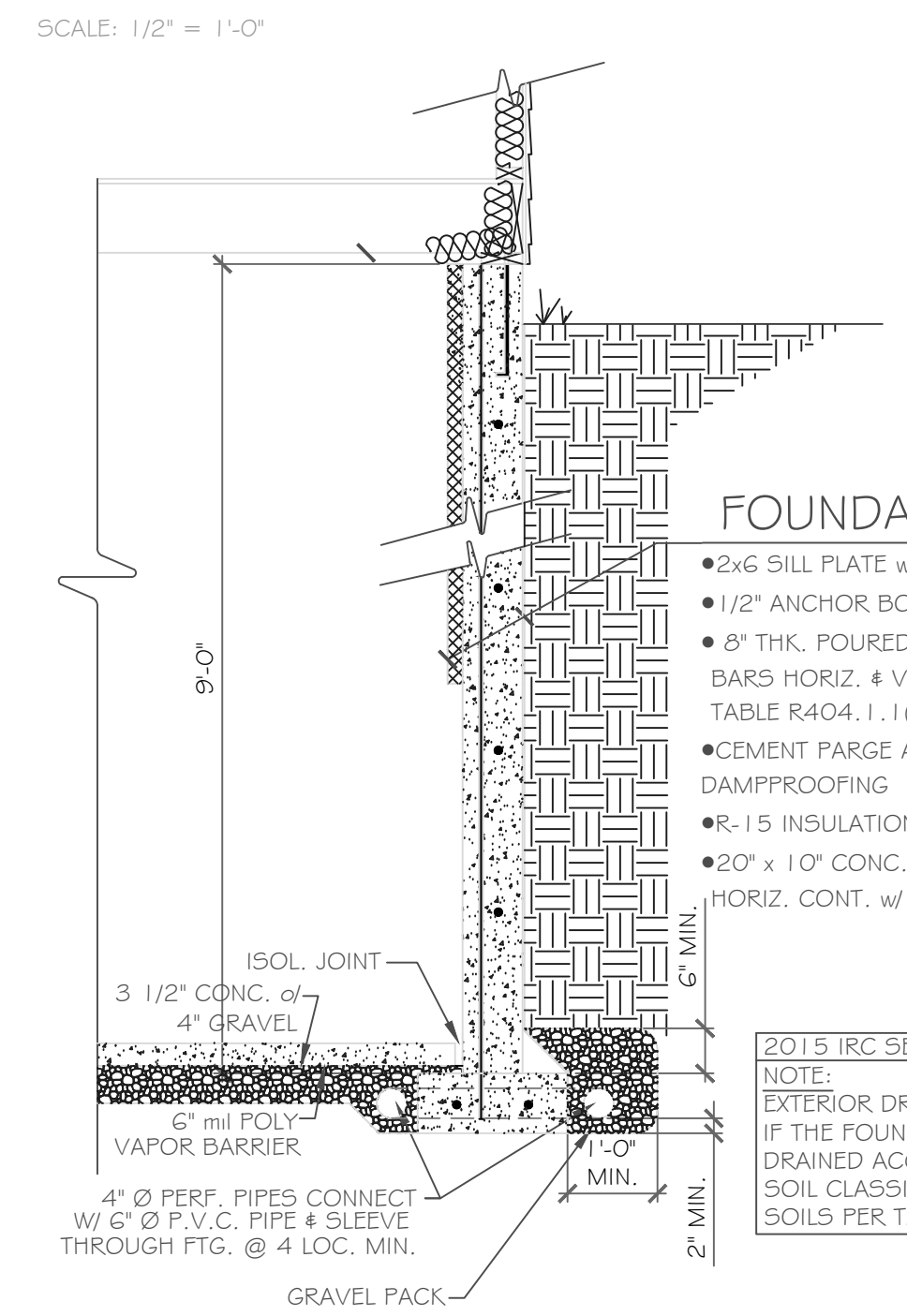


PARTIAL TABLE R404.1.2(B)  
NOMINAL FLAT BASEMENT WALLS (b,c,d,e,f,k,l,k,n,o)

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)	Soil classes (a) & design lateral soil (psf per foot of depth)	Soil classes (a) & design lateral soil (psf per foot of depth)	Soil classes (a) & design lateral soil (psf per foot of depth)
4	NR	NR	NR	NR	NR
5	NR	NR	NR	NR	NR
6	NR (l)	NR	NR	NR	#6 at 39" o.c.
7	NR	#5 at 41" o.c.	#6 at 38" o.c.	#6 at 29" o.c.	#6 at 29" o.c.
8	NR	#5 at 41" o.c.	#6 at 30" o.c.	#6 at 29" o.c.	#6 at 29" o.c.
9	NR	#6 at 46" o.c.	#6 at 30" o.c.	#6 at 29" o.c.	#6 at 29" 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 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 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. 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.  
j. The minimum thickness is permitted to be reduced 2", provided the minimum specified compressive strength of concrete is 4,000 psi.  
k. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.  
l. The use of this Table shall be prohibited for soil classifications not shown.

**POURED WALL JUMP FOOTING DETAIL**  
SCALE: 1/2" = 1'-0"



**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 PARGE AND TAR COAT DAMPPROOFING
- 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

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**REVISIONS:**

NO.	DATE	DESCRIPTION

**DRAWING TITLE:**  
Basement & Foundation Plan

**PROJECT:**  
Lot 45C Wilshire Hill  
Pittsford, New York

**CLIENT:**  
Morrell Builders

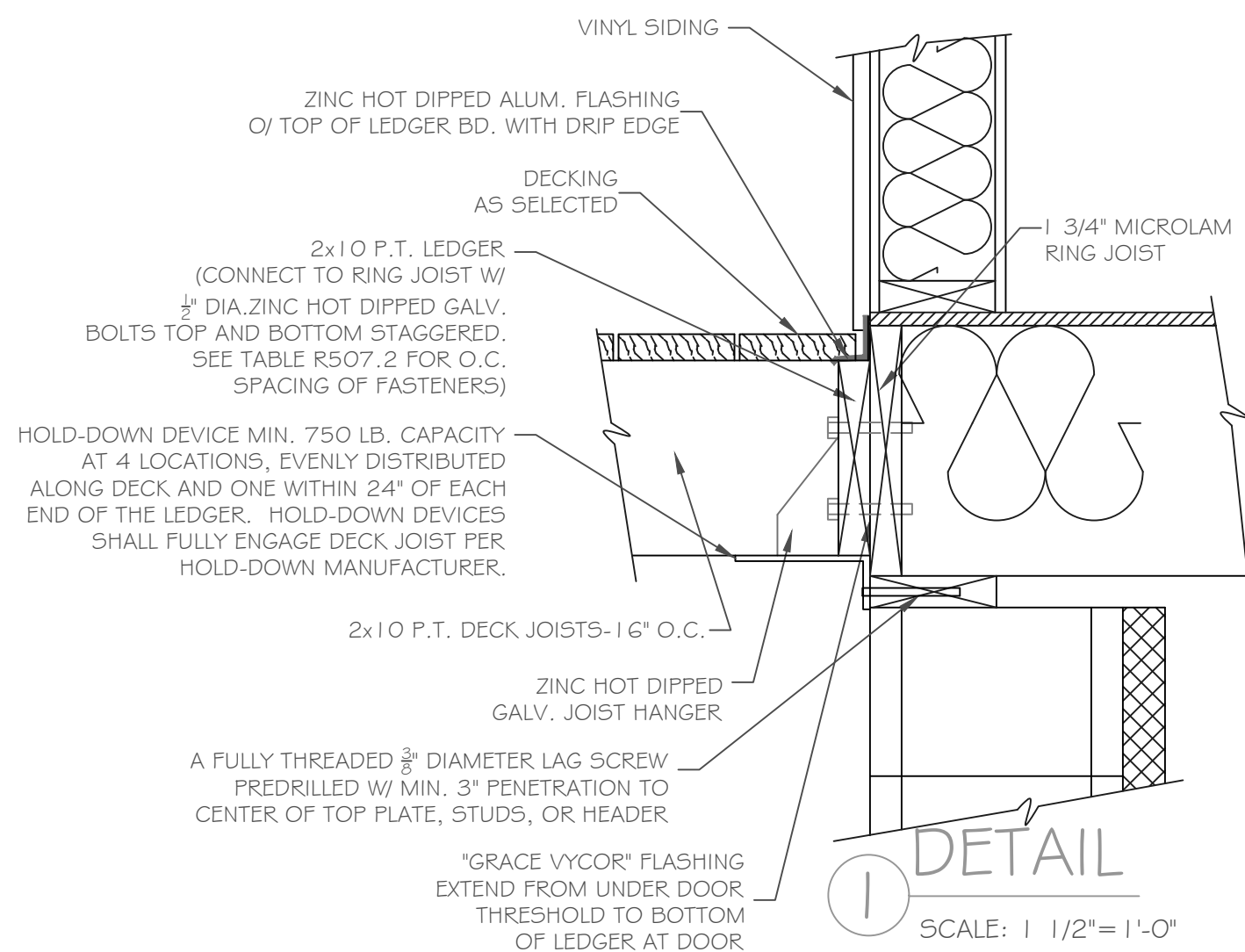
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A19-029

**DATE:**  
June 3, 2019

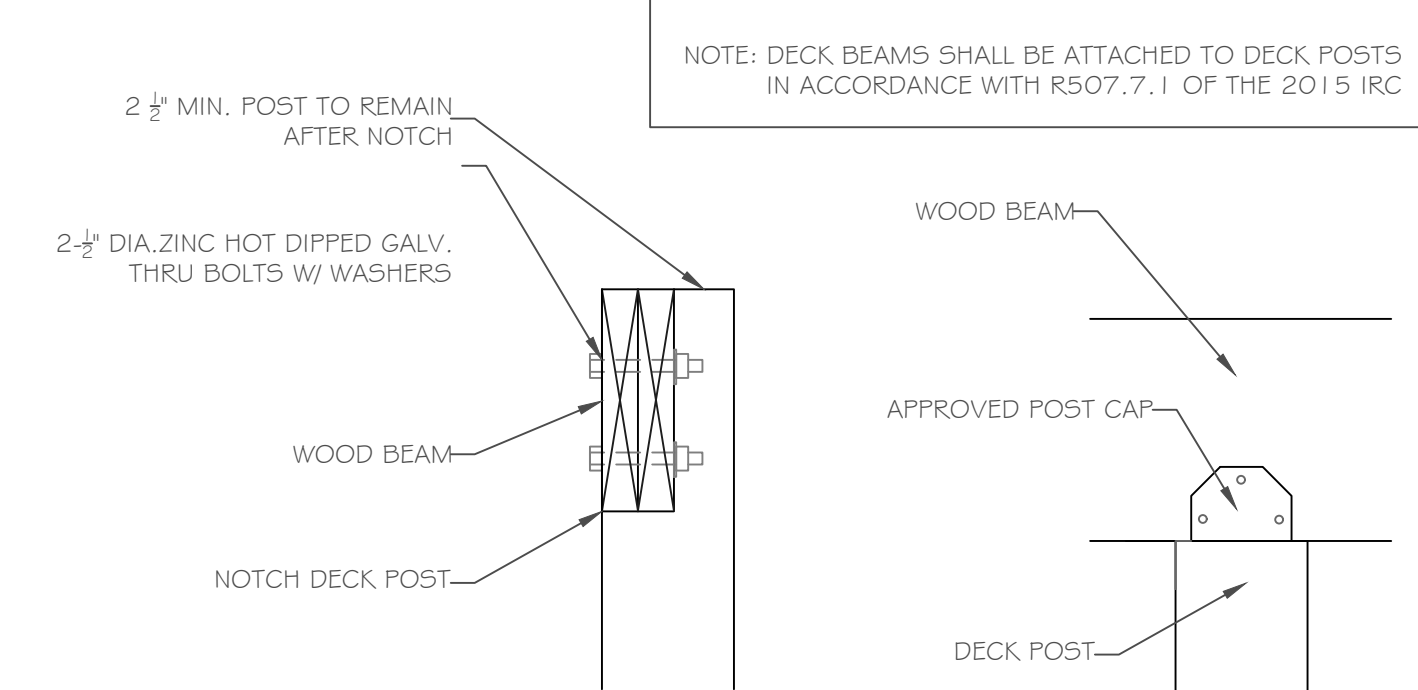
**PHASE:**  
Construction Documents

**CKH**  
architecture  
1501 Pittsford Victor Road  
Suite 100  
Victor, New York 14564  
phone: (585) 249-1334  
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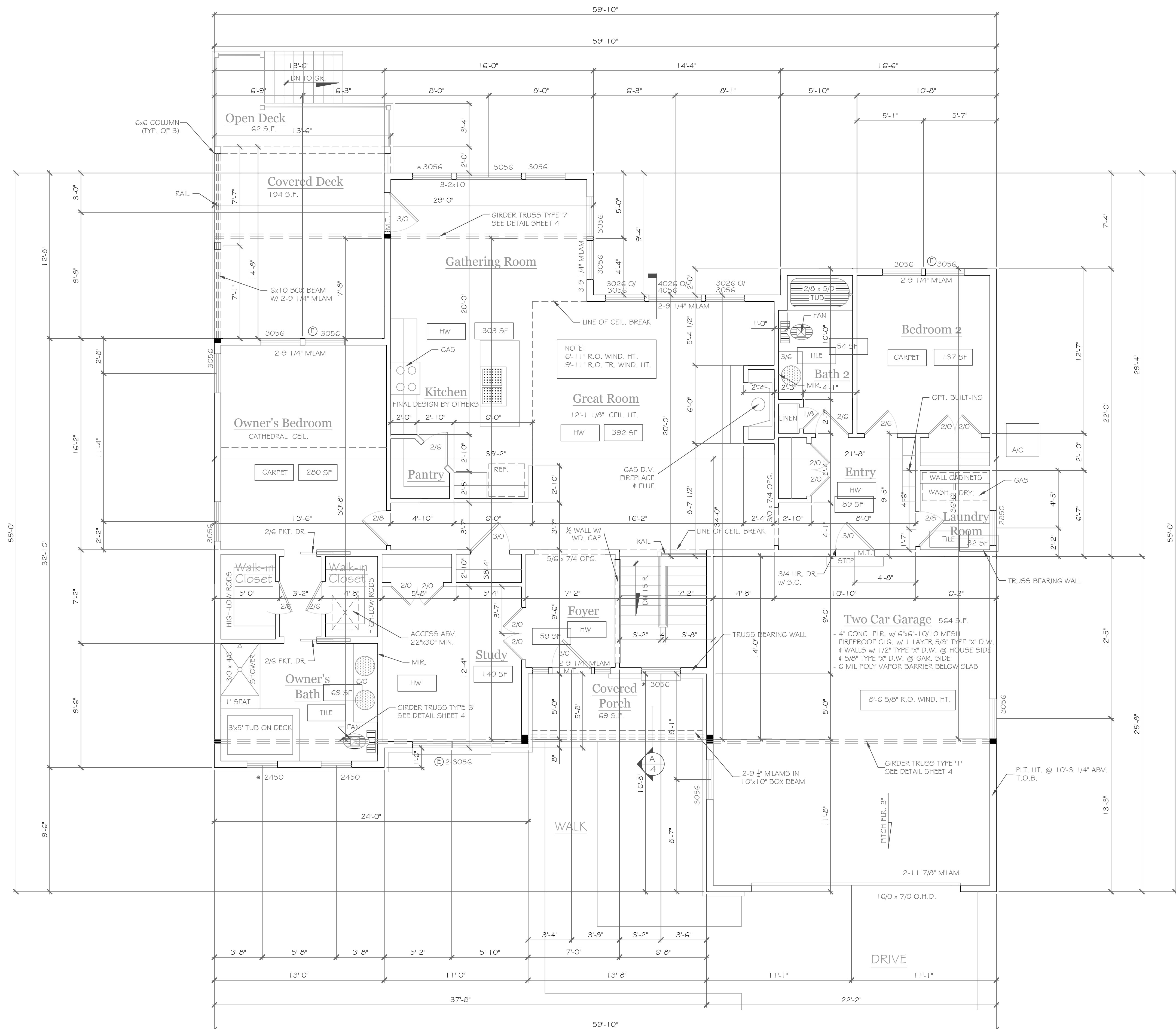
**DRAWING NO.:**  
A-2



NOTE:  
THE MIN. DISTANCE FROM BOTTOM ROW  
OF LAG SCREWS OR BOLTS TO THE EDGE  
OF THE LEDGER SHALL BE IN ACCORDANCE  
WITH FIGURE R507.2.1 IN THE 2015 IRC



1 DECK BEAM TO DECK POST DETAIL  
SCALE: 1/2\"/>



FIRST FLOOR PLAN 1835 S.F.

NOTES:  
1/4\"/>

EXTERIOR WALLS TO BE 2 x 6 - 16\"/>

INTERIOR WALLS TO BE 2 x 4 - 16\"/>

PROVIDE SOLID BKG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■

APPLIANCES PER CONTRACT

WINDOW R.O. HTS. TO BE 7'-4 1/2\"/>

CEILING HTS. TO BE 9'-1 1/8\"/>

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. 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 45C Wilshire Hill  
Pittsford, New York**

CLIENT:  
**Morrell Builders**

JOB NO.:  
A 19-029

DATE:  
June 21, 2019

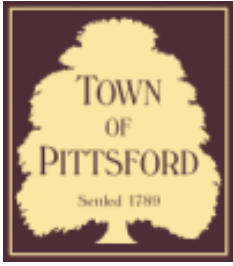
**CKH**  
architecture  
1501 Pittsford Victor Road  
Suite 100  
Victor, New York 14564  
phone: (585) 249-1334  
fax: (585) 249-1333  
email: CKH@ckhny.com

DRAWING NO.:  
**A-3**









## Town of Pittsford

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

Permit #  
**B19-000104**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 17 Aden Hill PITTSFORD, NY 14534

**Tax ID Number:** 178.03-4-77

**Zoning District:** IZ Incentive Zoning

**Owner:** Wilshire Hill LLC

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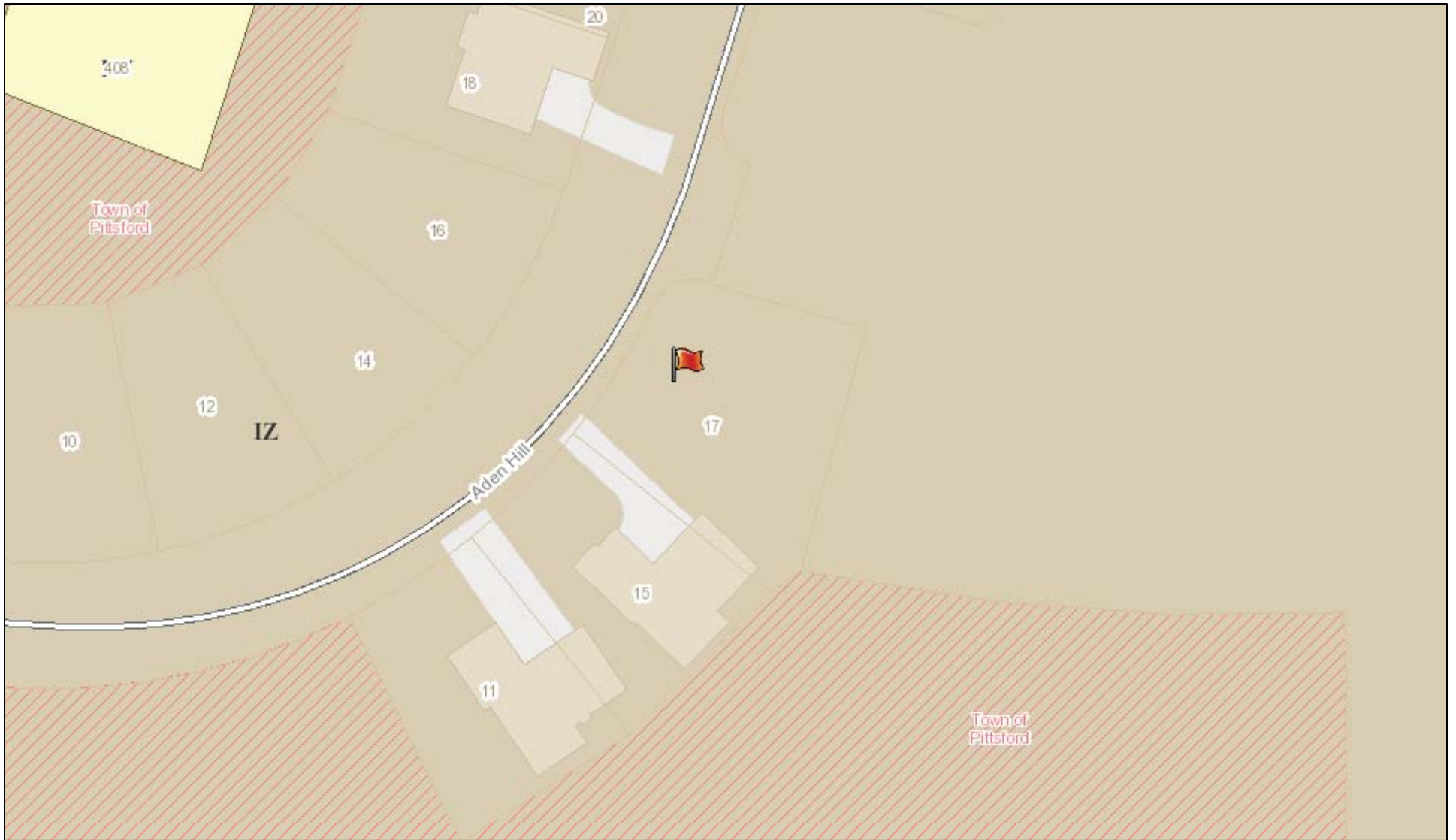
#### Application Type:

- |   |   |
|---|---|
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| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
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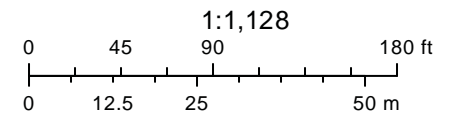
**Project Description:** Applicant is requesting design review for the construction of a one story single family home. The home will be 1809 Sq. Ft. and will be located in the Wilshire Hills Subdivision.

**Meeting Date:** July 25, 2019

# RN Residential Neighborhood Zoning

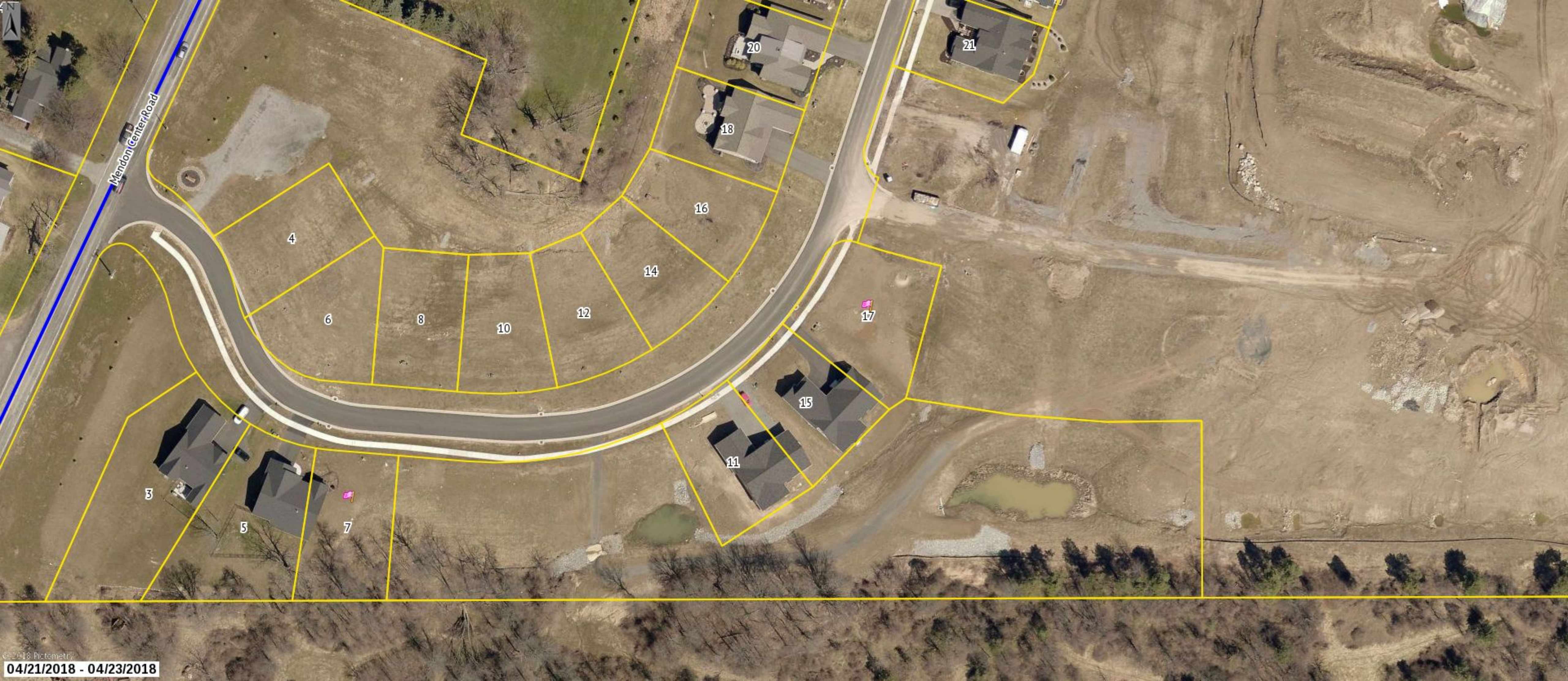


Printed July 18, 2019



Town of Pittsford GIS

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Mendon Center Road

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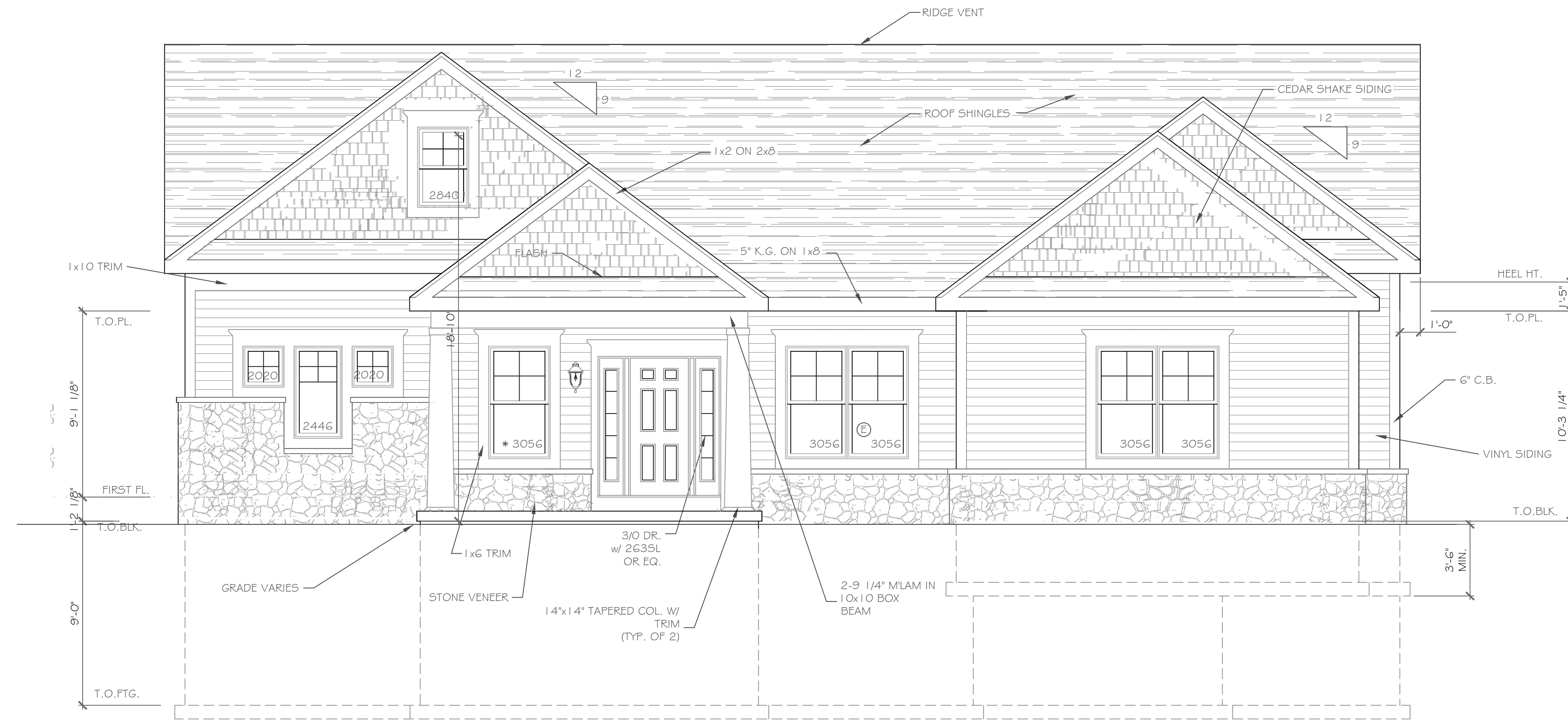
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# DESIGN CRITERIA:

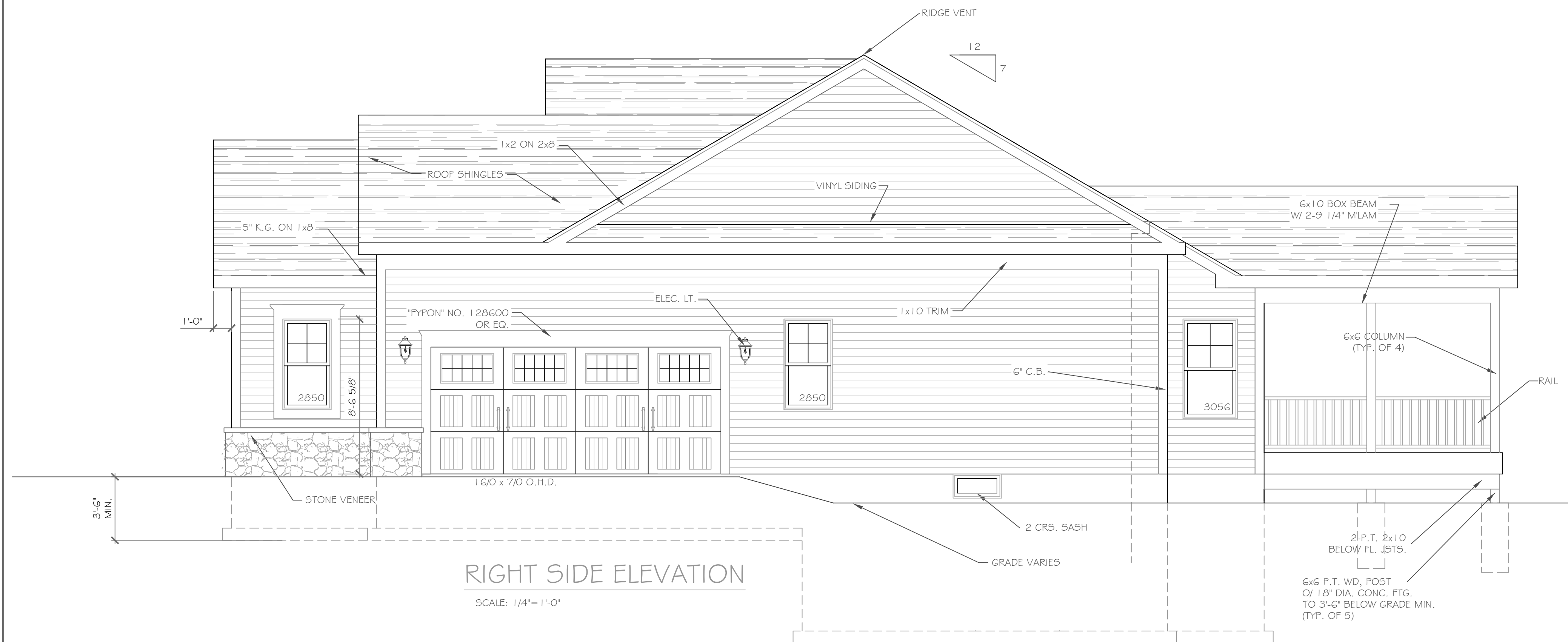
-For Greater Rochester Area and surrounding counties.

1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40 PSF
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ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN



FRONT ELEVATION 1809 S.F.

- 1/4" = 1'-0"
- NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG  
 - DOORS TO BE "THERMA-TRU" 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



RIGHT SIDE ELEVATION

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

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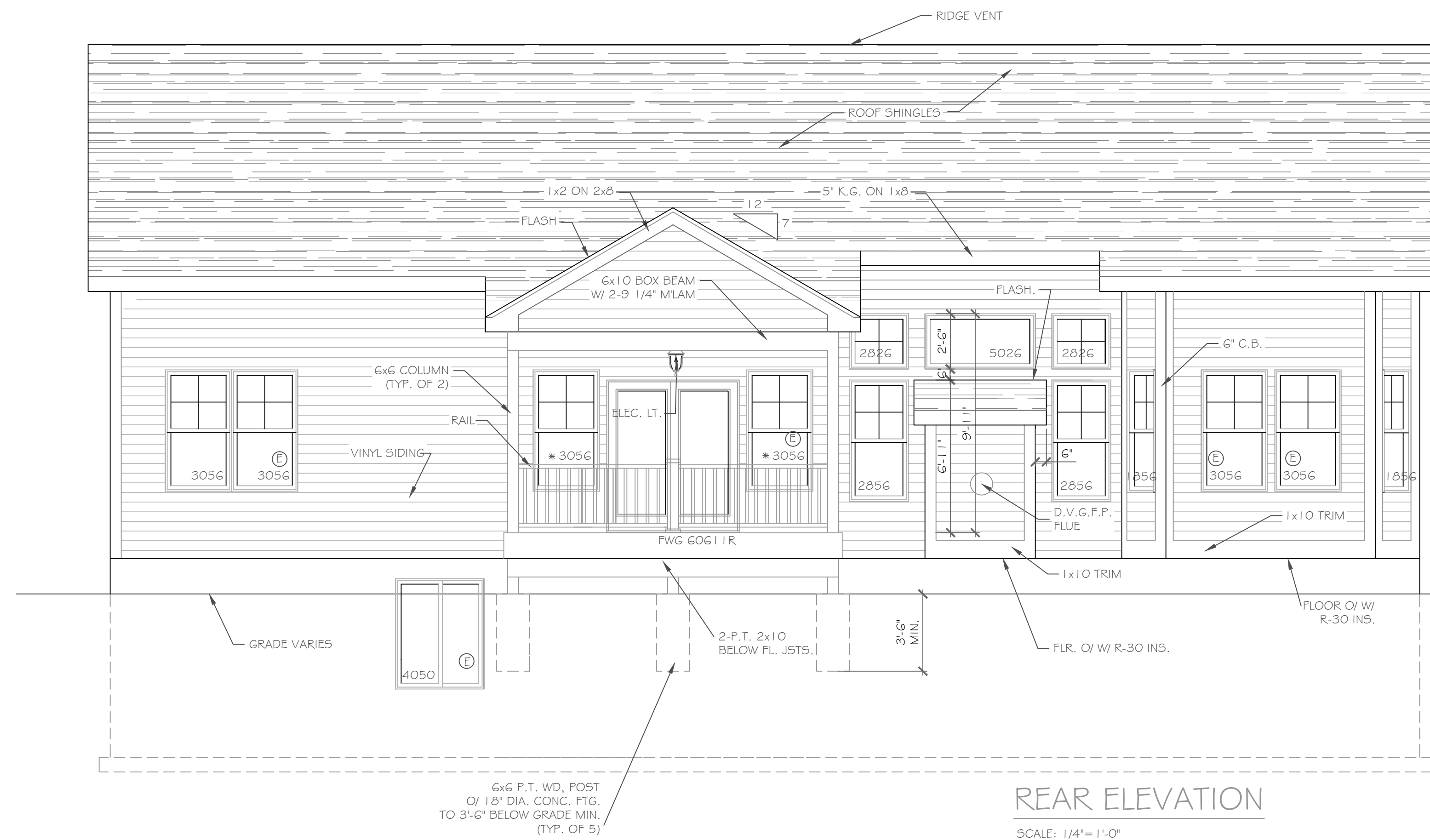
REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE- <b>Elevations</b>	PHASE	Construction Documents
	PROJECT- <b>Lot 42C Wilshire Hill Pittsford, New York</b>	CLIENT- <b>Morrell Builders</b>

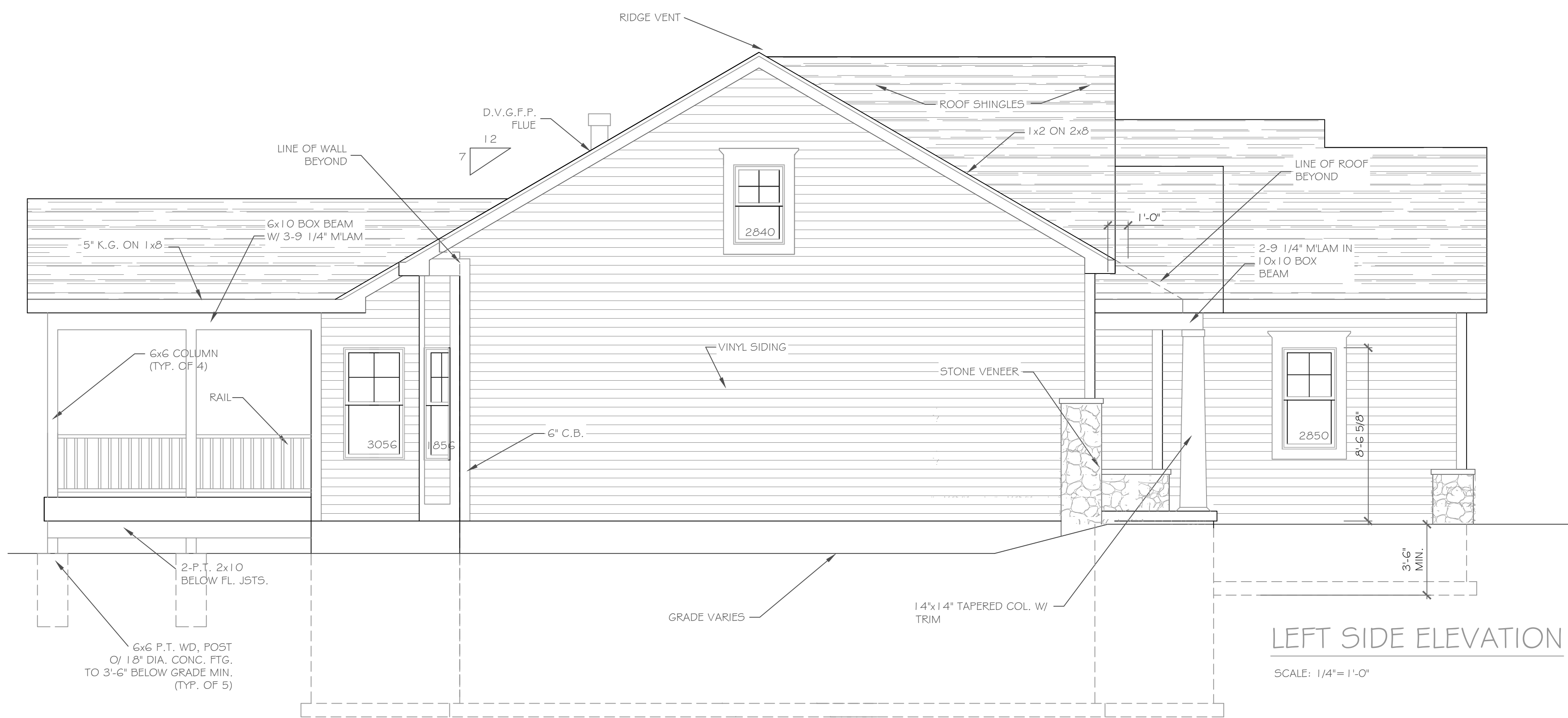
JOB NO.- <b>A19-027</b>	DATE- <b>June 2019</b>
----------------------------	---------------------------

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

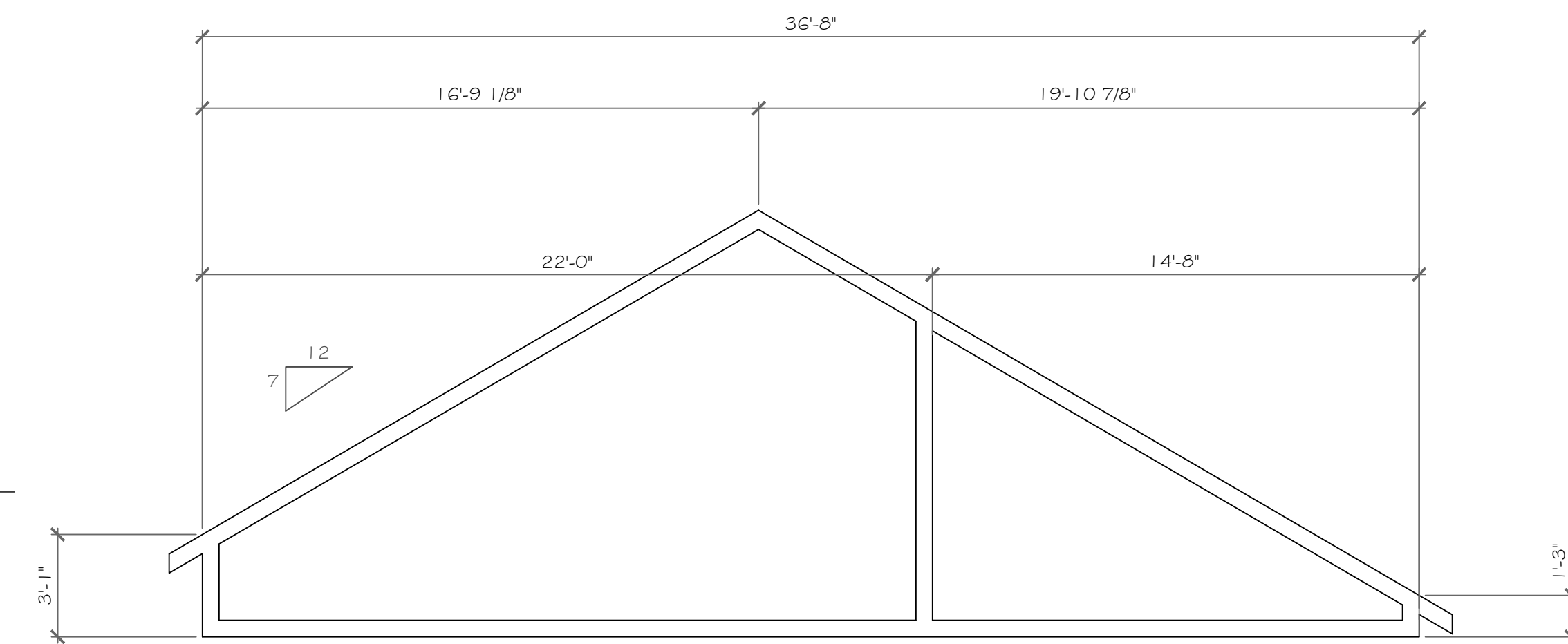
DRAWING NO.-  
**A-1**



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



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



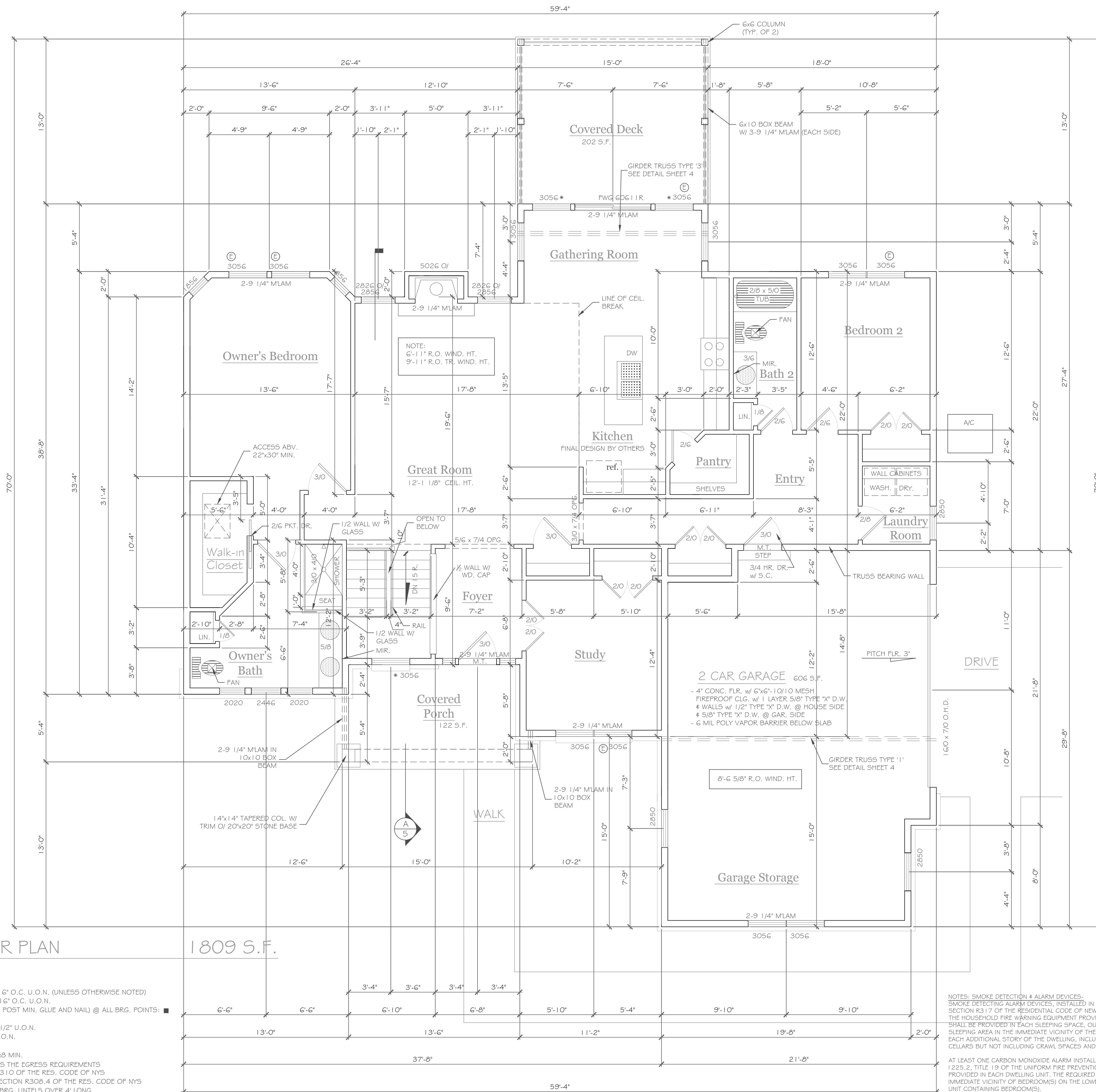
TRUSS '8' DIAGRAM  
1/4" = 1'-0"

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REVISIONS-	NO.	DATE	DESCRIPTION

DRAWING TITLE-	Elevations & Section
PROJECT-	Lot 42C Wilshire Hill Pittsford, New York
CLIENT-	Morrell Builders
JOB NO. -	AI 19-027
DATE	June 2019
PHASE	Construction Documents

**CKH**  
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email: CKHennessey@frontiernet.net



**FIRST FLOOR PLAN**

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 BLDG. (3 STUD POST MIN. GLUE AND NAIL) @ ALL BRG. POINTS: ■
- APPLIANCES PER CONTRACT
- WINDOW R.O. HTS. TO BE 7'-4 1/2" U.O.N.
- CEILING HTS. TO BE 9'-1 1/8" U.O.N.
- ANGLES TO BE 1 1/2 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. LINTELS OVER 4' LONG

1809 S.F.

**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 MPA 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**

**PROJECT-**  
 Lot 42C Wilshire Hill  
 Pittsford, New York

**CLIENT-**  
 Morrell Builders

**JOB NO. -**  
 AI 19-027

**DATE-**  
 June 2019

**PHASE-**  
 Construction Documents

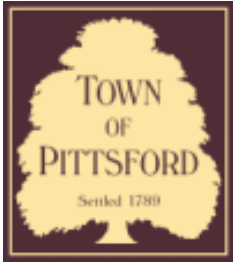
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**architecture**  
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 Victor, New York 14564  
 phone: (585) 249-1334  
 fax: (585) 249-1333  
 email: CKHennessey@fivometnet.net

**DRAWING NO. -**  
**A-1**









## Town of Pittsford

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

Permit #  
**B19-000105**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 7 Windscape PITTSFORD, NY 14534

**Tax ID Number:** 178.12-1-43

**Zoning District:** RN Residential Neighborhood

**Owner:** Goldstein, Neil

**Applicant:** Anthony Bingo & Sons

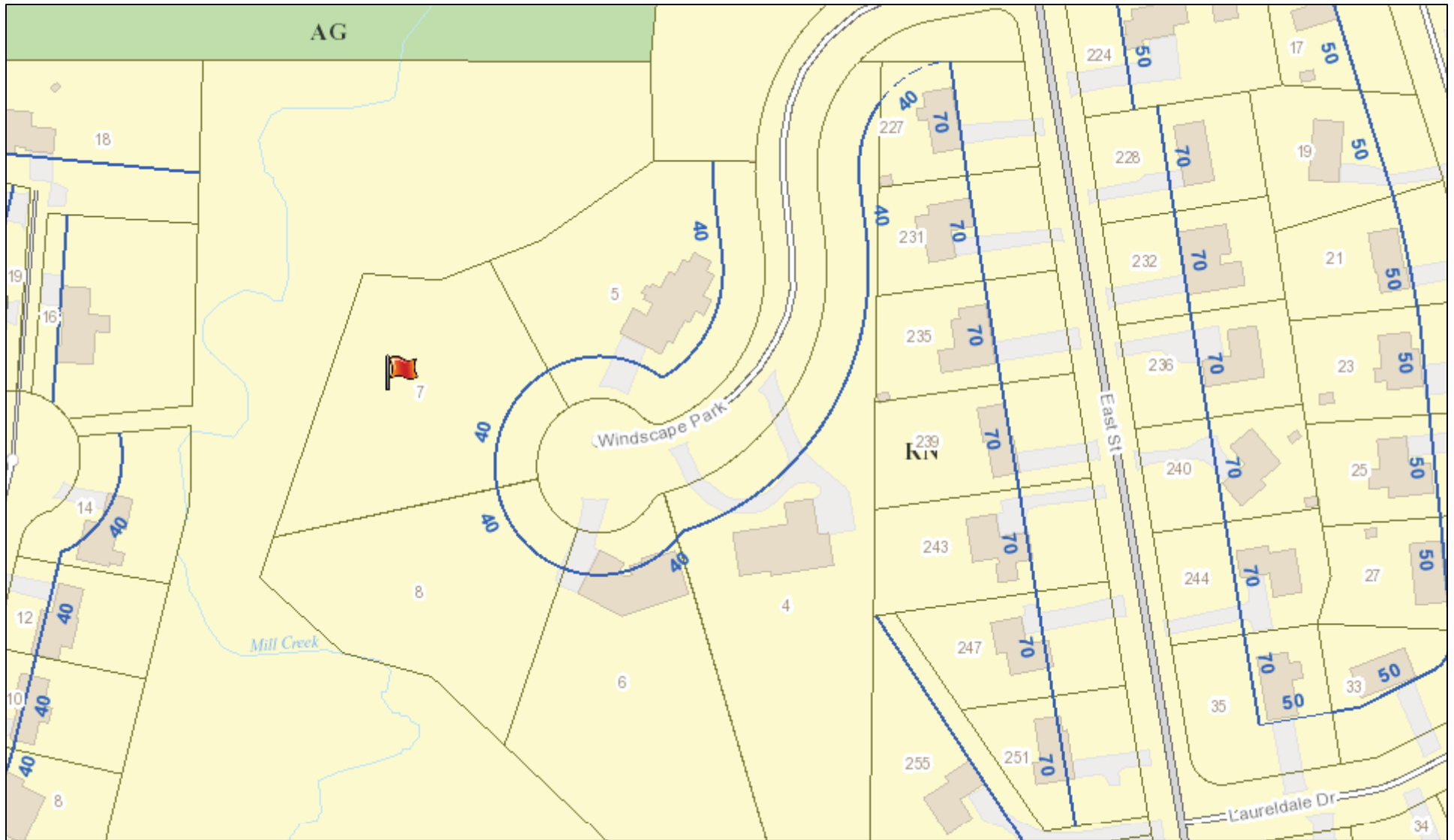
#### Application Type:

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

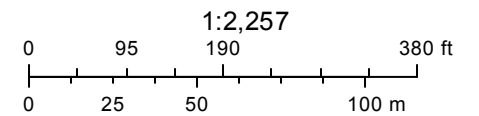
**Project Description:** Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2372 Sq. Ft. and located in the Windscape Park Subdivision.

**Meeting Date:** July 25, 2019

# RN Residential Neighborhood Zoning



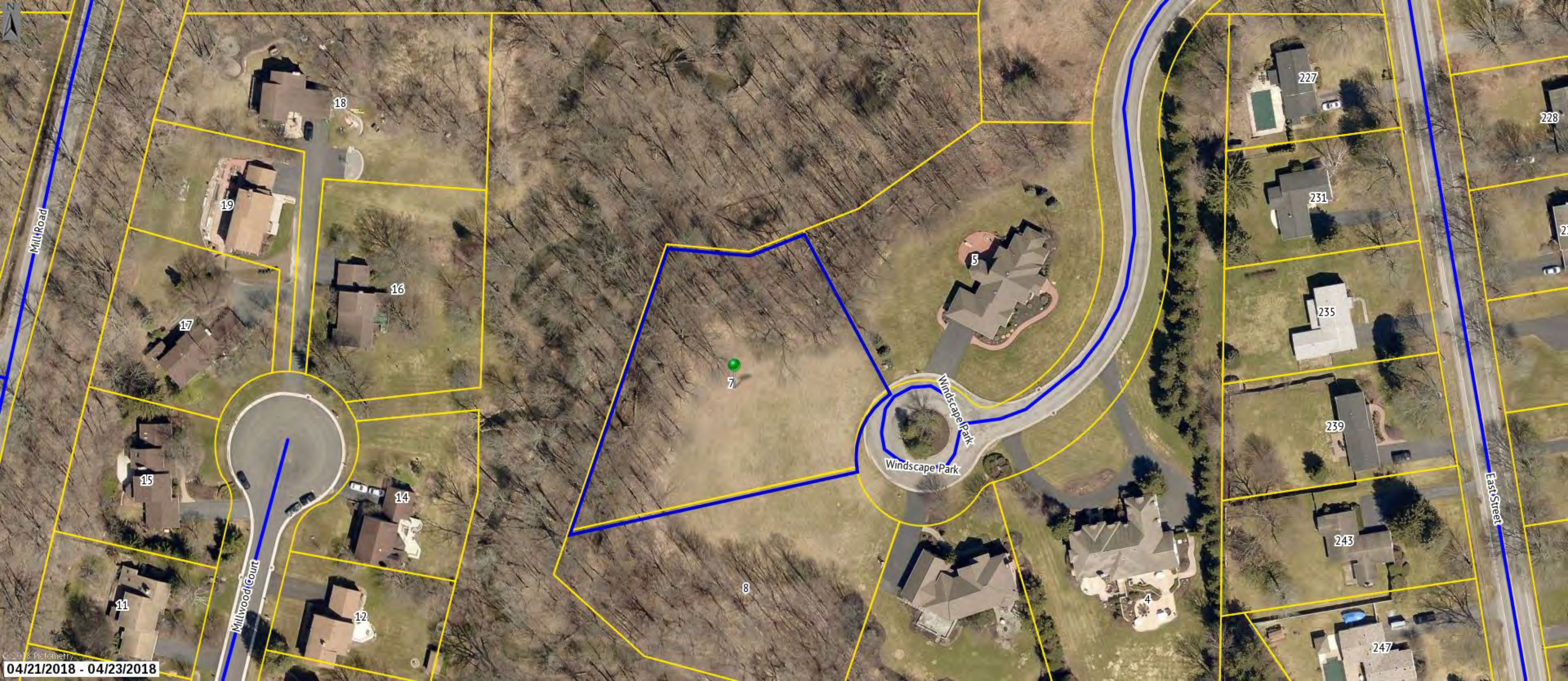
Printed July 18, 2019



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.





Mill Road

Millwood Court

East Street

Windscape Park

18

19

16

17

15

14

12

11

227

231

235

239

243

247

228

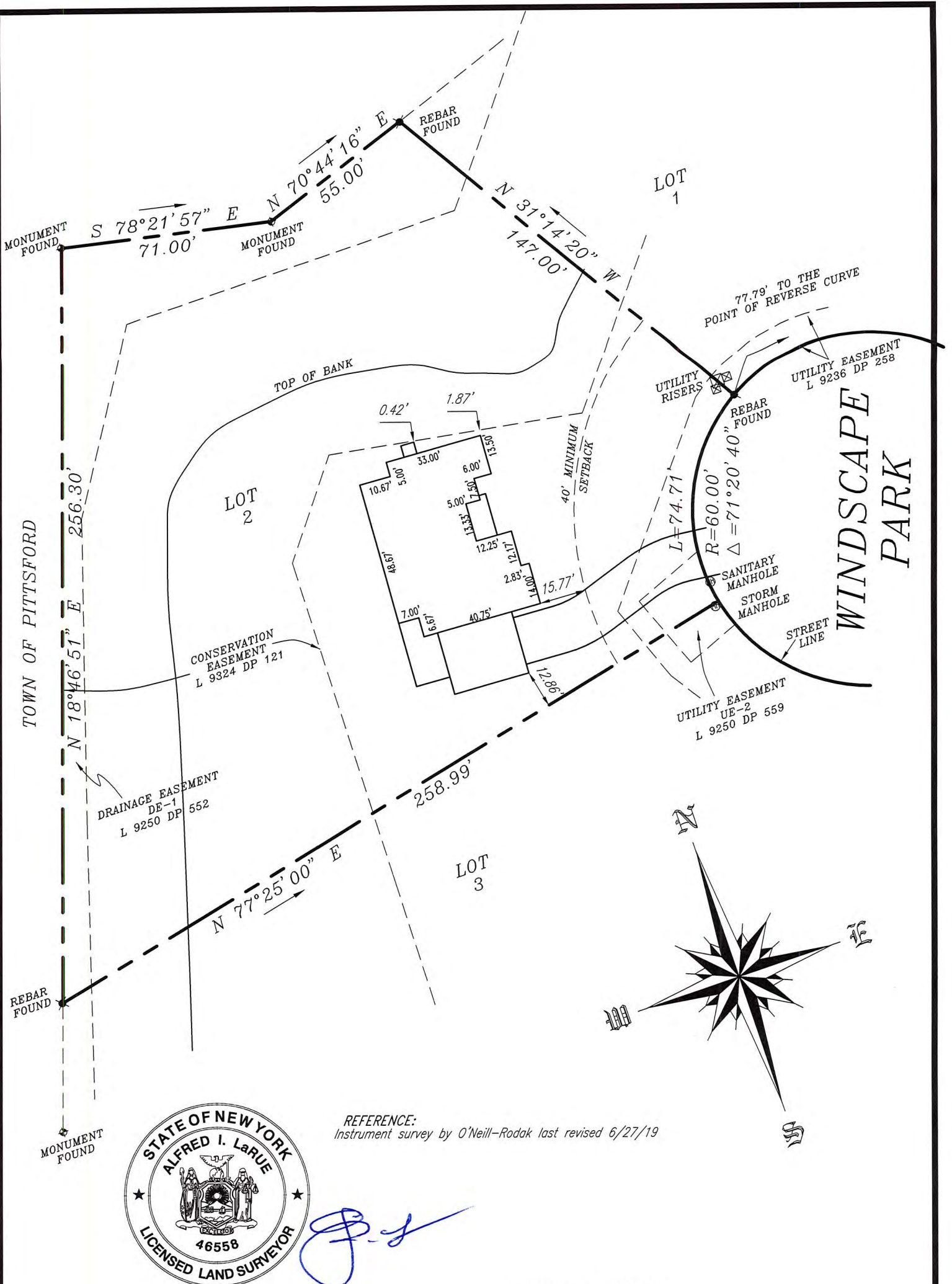
229

7

8

5

4



REFERENCE:  
Instrument survey by O'Neill-Rodak last revised 6/27/19



*[Handwritten signature]*

PROJECT NO. 2019-101

# PLOT PLAN

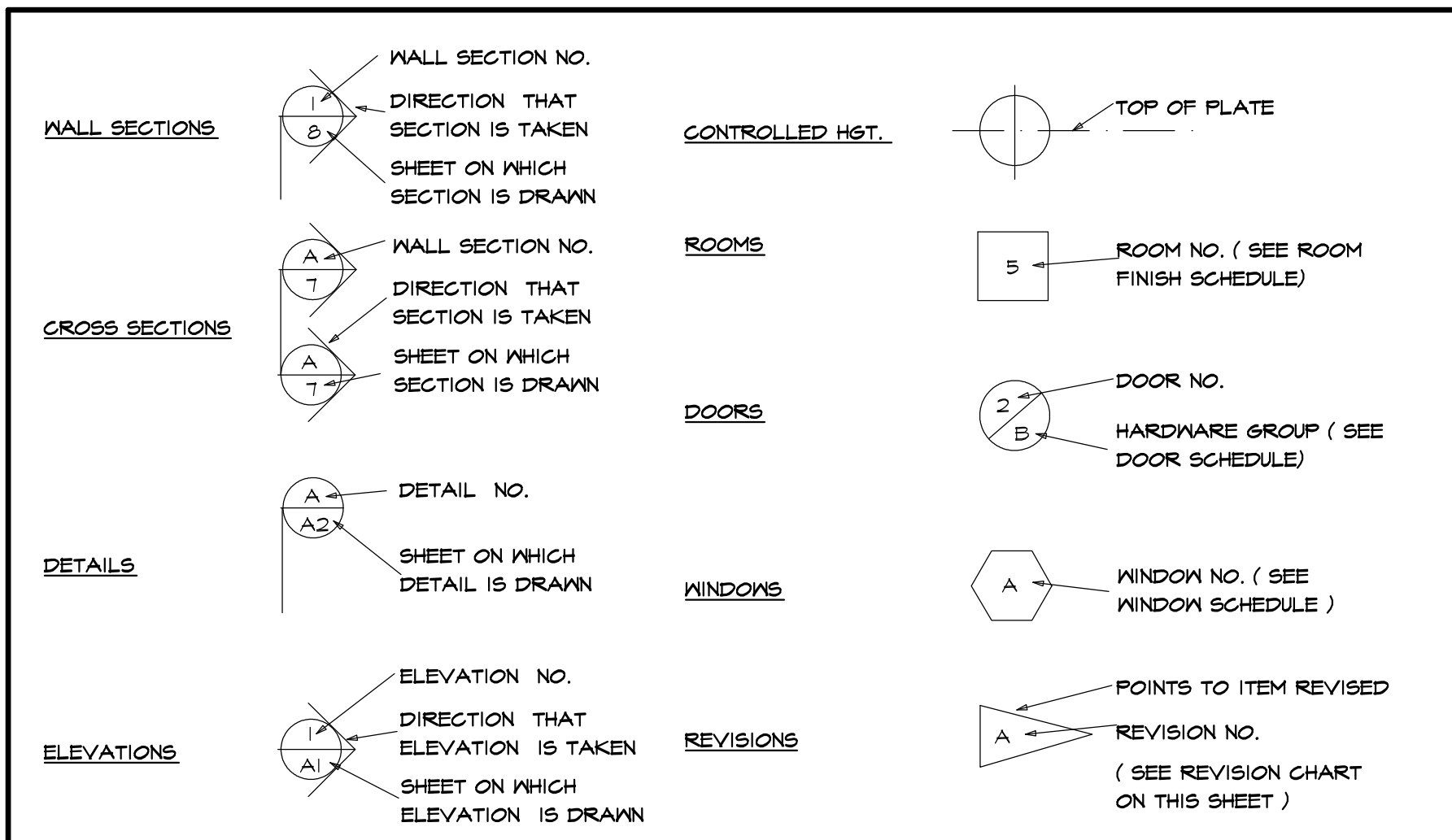
LOT 2	
Address	7 WINDSCAPE PARK Town of PITTSFORD
Lot No.	2 Subdivision WINDSCAPE PARK
Reference Data	Liber 301 of Maps Page 89 Liber 10875 of Deeds Page 236
Client	ANTONY BINGO & SON INC.
By	AIL Date 7/16/19 Scale 1"= 40' No. 178.120-01-043

**McMahon LaRue Associates, P. C.**  
Engineers & Surveyors  
822 Holt Road  
Webster, NY 14580  
(585) 436-1080  
www.McMahon-LaRue.com

NOTES

- (1) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
(2) THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH THE NYS BUILDING STANDARDS & CODES 2015 UNIFORM CODE SUPPLEMENT (NYBCS) PUBLICATION DATE: JULY, 2015 SHALL PREVAIL.
(8) THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
(10) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ECT. & SHALL COMPLY WITH CODE SECTION R1001-R1066 AS APPLICABLE.
(11) SETTINGS THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.11.5 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.

SYMBOLS



ABBREVIATIONS

Table listing abbreviations and their full names, such as APPROX - APPROXIMATE, BM - BEAM, BLK - BLOCK, BTR - BETTER, CLS - CEILING, COL - COLUMN, CONC - CONCRETE, CONT - CONTINUOUS, COMM - COMMERCIAL, CRS - COURSES, DL - DEAD LOAD, DIA - DIAMETER, DEL - DOUBLE, DN - DOWN, DNG - DRAWING, DIM - DIMENSION, ELEC - ELECTRIC, EXP - EXPANSION, EXT - EXTERIOR, FT (') - FEET, FIN - FINISH, FLR - FLOOR, I ST - FIRST, FLUOR - FLUORESCENT, OPNG - OPENING, O/A - OVERALL, O.H.D - OVERHEAD DOOR, O/HANG - OVERHANG, O/ - OVER, OPT - OPTIONAL, P.D.R - POWDER ROOM, PSF - POUNDS PER SQ. FT., PSI - POUNDS PER SQ. IN., P.T. - PRESSURE TREATED, PLYWD - PLYWOOD, REQ'D - REQUIRED, RM - ROOM, RES - RESIDENTIAL, RIS - RISERS, RD & SH - ROD & SHELF, S - SOUTH, SKYLT - SKYLIGHT, SH - SHELF, SHS - SHELVES, STOR - STORAGE, STL - STEEL, SUSP - SUSPENDED, SYN - SYNTHETIC, TS - TREADS, (TYP) - TYPICAL, T&G - TONGUE & GROOVE, W - WITH, W/O - WITHOUT.

2015 INTERNATIONAL ENERGY CONSERVATION CODE NOTES:

- 1. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION R404.
2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION R402.4.5
3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION R403.1.1
4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION R403.9.2 OF THE INTERNATIONAL RESIDENTIAL CODE
5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-8. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION R403.5
6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION R402.2.4
7. AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTION R402.1.1.1
8. THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST IN ACCORDANCE TO ASTM E 1827 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH R402.4.1 OF IECC

GOLDSTEIN RESIDENCE
LOT #2 WINDSCAPE PARK PITTSFORD, NEW YORK



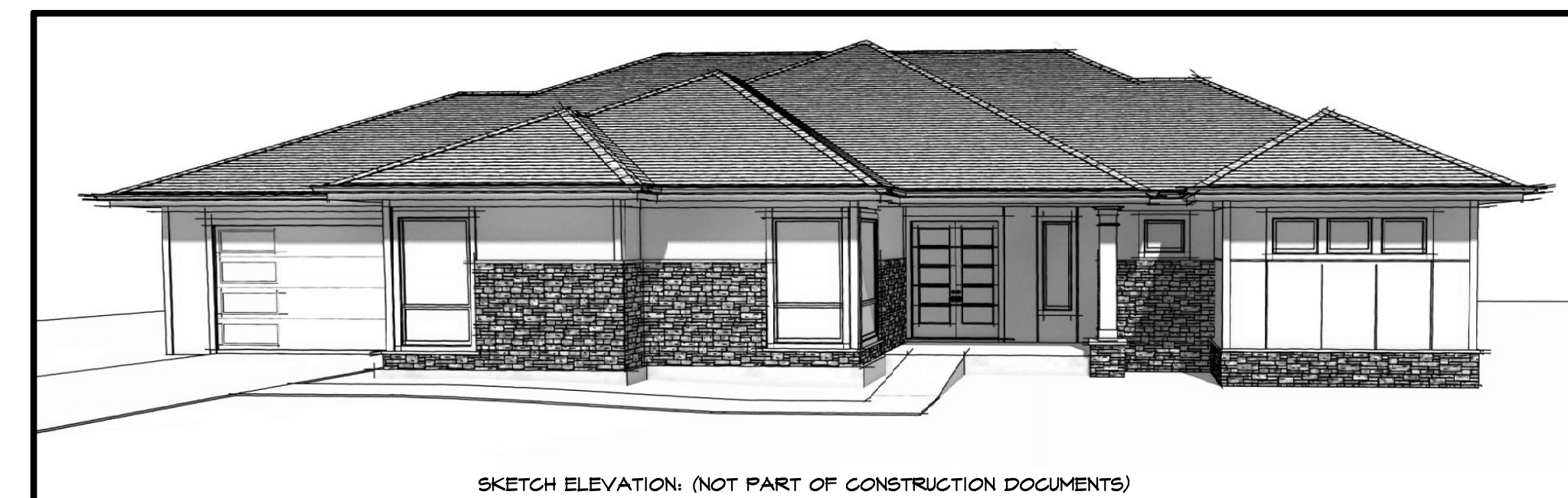
ANTHONY BINGO & SON
Custom Home Builders

ENERGY CODE COMPLIANCE PATH:

THIS PROJECT IS DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE" ENERGY CODE COMPLIANCE REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND COMPONENTS NECESSARY AND IN A MANNER TO COMPLY WITH THE "PRESCRIPTIVE" REQUIREMENTS SECTION 402 OF THE 2015 INTERNATIONAL ENERGY CODE.
CLIMATE ZONE 5A MINIMUM R - MAXIMUM U VALUES FROM TABLE 402.1.2
FENESTRATION MAX U VALUE = 0.32
SKYLIGHTS MAX U VALUE = 0.55
CEILING MIN R VALUE = 48
WOOD FRAMED WALLS MIN R VALUE = 20
FLOOR MIN R VALUE = 30
BASEMENT WALLS MIN R VALUE = 15 (CONTINUOUS) R=19 (CAVITY)
CLIMATE ZONE 5A EQUIVALENT U-FACTORS FROM TABLE 402.1.4
CEILING U-FACTOR = .026 OR MIN R VALUE = 38
U-VALUE & R-VALUE CONVERSION (U=1/R) AND (R=1/U)
R402.2.1 CEILING WITH ATTIC SPACES. WHERE SECTION R402.1.2 WOULD REQUIRE R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE HALL TOP PLATE AT EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION R402.1.5.

TABLE N1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION

Table with 3 columns: COMPONENT, AIR BARRIER CRITERIA, INSULATION INSTALLATION CRITERIA. Rows include General requirements, Ceiling/attic, Walls, Windows, skylights and doors, Rim joists, Floors, Crawl space walls, Shafts, penetrations, Narrow cavities, Garage separation, Recessed lighting, Plumbing and wiring, Shower/tub on exterior wall, Electrical/phone box on exterior walls, HVAC register boots, Concealed sprinklers.



SKETCH ELEVATION. (NOT PART OF CONSTRUCTION DOCUMENTS)

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Revision:

Project:
GOLDSTEIN RESIDENCE

Client:
ANTHONY BINGO & SON
Custom Home Builders

Job Location:
LOT #2 WINDSCAPE PARK
PITTSFORD, NEW YORK

Drawing Title:
COVER SHEET & NOTES

Drawn TJM Checked By

Date JULY, 2019

Job No. 38141

Sheet 1 of 7

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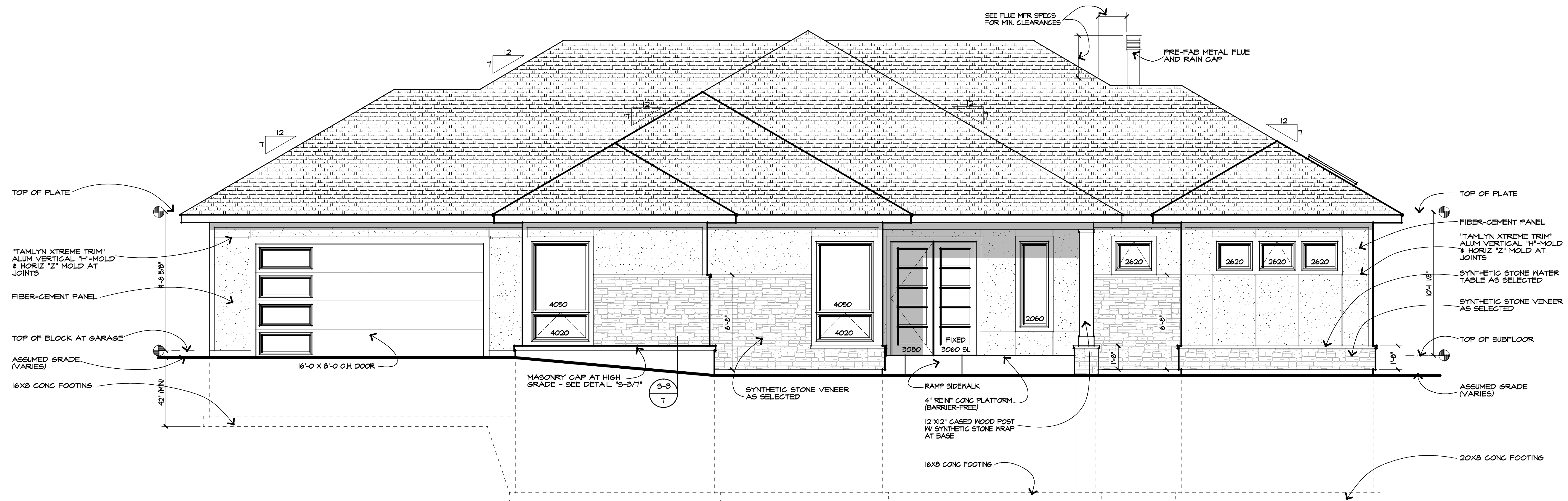
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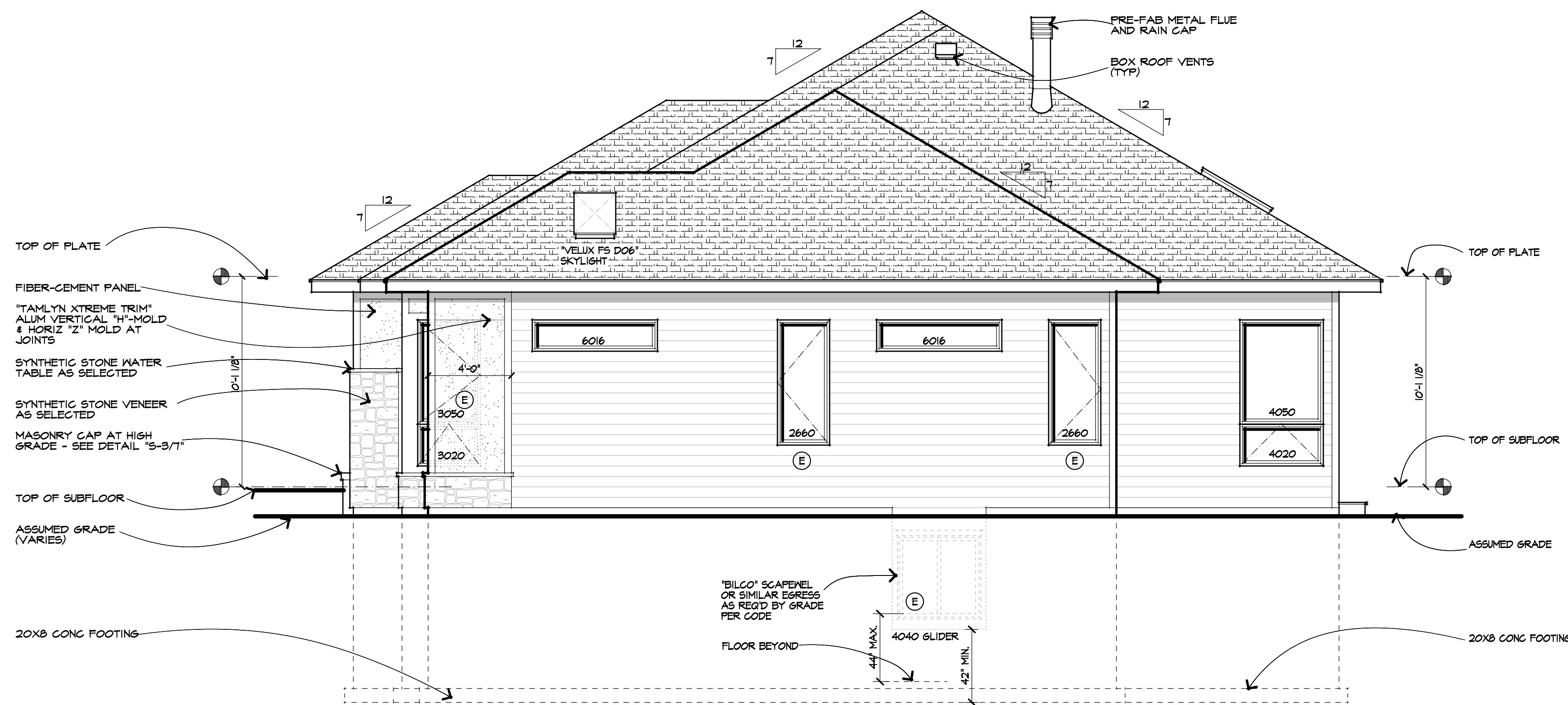
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**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"  
TOTAL FLOOR AREA = 2872 SQ. FEET



**RIGHT SIDE ELEVATION**

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

(T) TEMPERED GLASS REQUIRED PER R308 OF IRC

(\* ) DENOTES ROUGH OPENING HEIGHT AT 6'-10 1/2" ABOVE SUBFLOOR

UNLESS OTHERWISE NOTED	
ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SELTD
ROOF & SOFFIT VENTS:	ONE SQ. FT. PER 300 SQ. FT. ATTIC AREA (PER EXCEPTION 2 OF IRC 806.2)
FACIA:	ALUM WRAP 2X6
FRIEZEBOARDS:	5" FIBERCEMENT
CORNERBOARDS:	5" FIBERCEMENT
CASINGS:	5" FIBERCEMENT
SIDING:	FIBERCEMENT LAP & PANEL
EAVE O/HANGS:	2'-0"
RAKE O/HANGS:	N/A
FOOTING DEPTH:	3'-6" BELOW GRADE
PLATE HEIGHT:	FIRST FLOOR: 10'-1 1/8"
WINDOW R.O. HEIGHT:	FIRST FLOOR: 8'-0"
WINDOW MFR.:	*ANDERSEN 100 SERIES * W/ LOW-E GLASS

NOTE:  
SYNTHETIC STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & PRODUCT LITERATURE

(E) WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA:  
CLEAR OPENING WIDTH SHALL BE 20" OR GREATER, CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER, AND NET CLEAR OPENING SHALL BE 3.7 SQ. FT OR GREATER.  
THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR

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CONSTRUCTION

Revised:

Project:  
GOLDSTEIN RESIDENCE

Client:  
ANTHONY BINGO & SON  
Custom Home Builders

Job Location:  
LOT #2 WINDSCAPE PARK  
PITTSFORD, NEW YORK

Drawing Title:  
ELEVATIONS

Drawn: TJM  
Checked By:  
Date: JULY, 2019  
Job No.: 38141  
Sheet:

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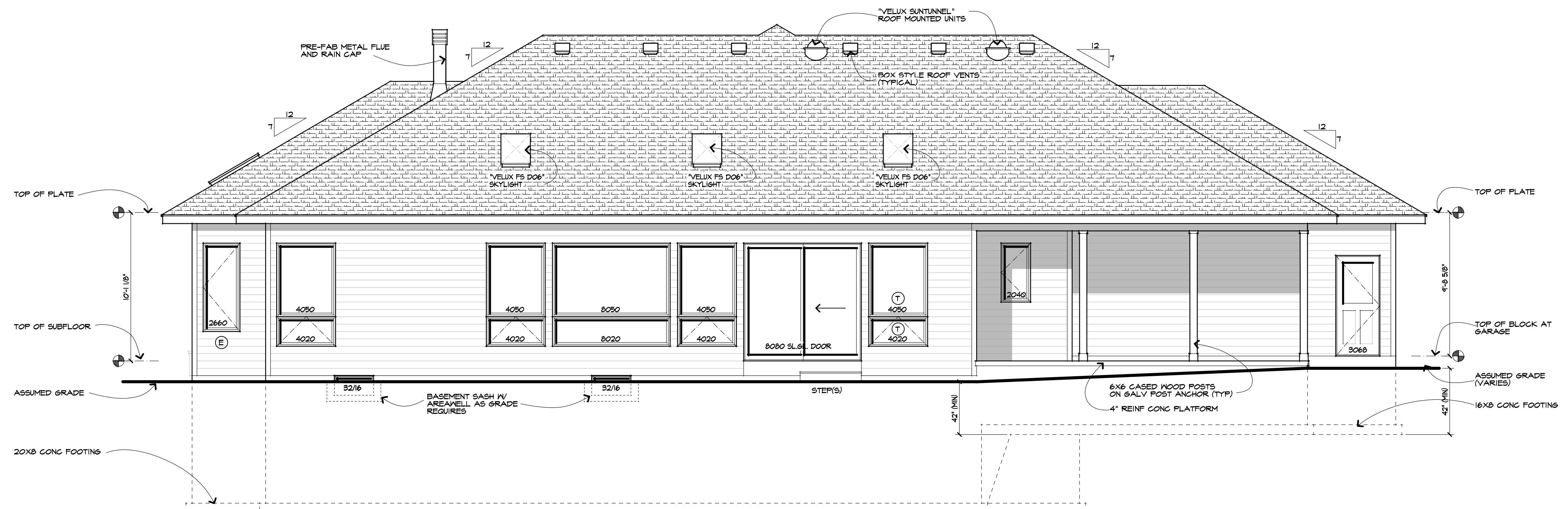
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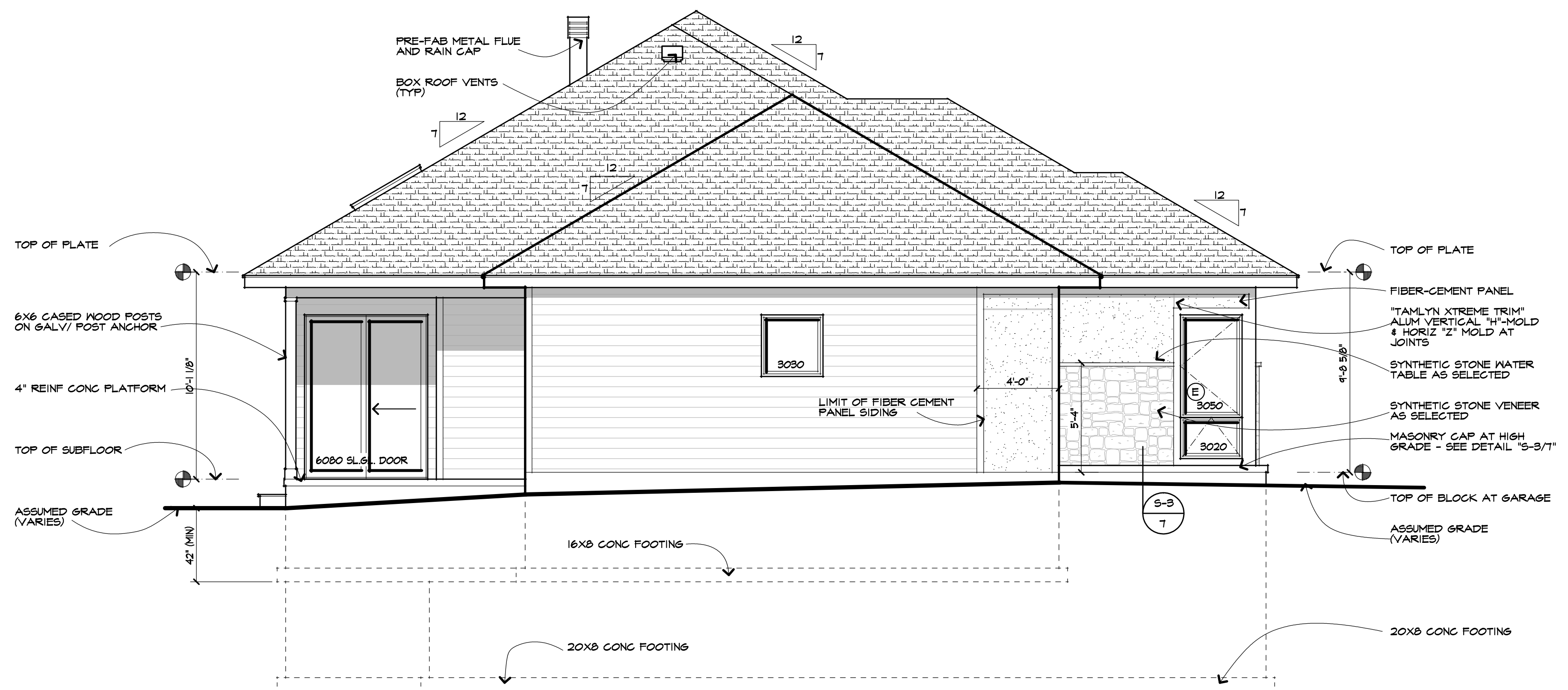
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**REAR ELEVATION**

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



**LEFT SIDE ELEVATION**

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

(T) TEMPERED GLASS REQUIRED PER RC608 OF IRC

(\* ) DENOTES ROUGH OPENING HEIGHT AT 6'-10 1/2" ABOVE SUBFLOOR

**UNLESS OTHERWISE NOTED**

ROOFING: ASPHALT / FIBERGLASS SHINGLES AS SELTD

ROOF & SOFFIT VENTS: ONE SQ. FT. PER 300 SQ. FT. ATTIC AREA (PER EXCEPTION 2 OF IRC 806.2)

FACIA:	ALUM WRAP 2X6
FRIEZEBOARDS:	5" FIBERCEMENT
CORNERBOARDS:	5" FIBERCEMENT
CASINGS:	5" FIBERCEMENT
SIDING:	FIBERCEMENT LAP & PANEL
EAVE O/HANGS:	2'-0"
RAKE O/HANGS:	N/A
FOOTING DEPTH:	3'-6" BELOW GRADE
PLATE HEIGHT:	
FIRST FLOOR:	10'-1 1/8"

WINDOW R.O. HEIGHT:	
FIRST FLOOR:	8'-0"

WINDOW MFR:	"ANDERSEN 100 SERIES" W/ LOW-E GLASS
-------------	--------------------------------------

NOTE: SYNTHETIC STONE VENEER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & PRODUCT LITERATURE

(E) WINDOW SUPPLIER TO VERIFY WINDOW MILL MEET THE FOLLOWING CRITERIA: CLEAR OPENING WIDTH SHALL BE 20" OR GREATER, CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER, AND NET CLEAR OPENING SHALL BE 3.7 SQ. FT OR GREATER. THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR.

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NOT FOR  
CONSTRUCTION

Revisions:

Project:  
GOLDSTEIN RESIDENCE

Client:  
ANTHONY BINGO & SON  
Custom Home Builders

Job Location:  
LOT #2 WINDSCAPE PARK  
PITTSFORD, NEW YORK

Drawing Title:  
ELEVATIONS

Drawn	TJM	Checked By	
Date	JULY, 2019		
Job No.	38141		
Sheet	3	of	7

**TABLE R404.1.1(4) 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE  $d \geq 8.75$  INCHES<sup>a, c, f</sup> (PARTIAL TABLE SHOWN)**

WALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL <sup>e</sup>	MINIMUM VERTICAL REINFORCEMENT AND SPACING (INCHES) <sup>b, c</sup>		
		Soil classes and lateral soil load <sup>d</sup> (psf per foot below grade)	GW, GP, SW and SP soils	GM, GM, SM, SM-SC and ML soils
3 feet 6 inches	4 feet (or less)	#4 at 72	#4 at 72	#4 at 72
	5 feet	#4 at 72	#4 at 72	#4 at 72
	6 feet	#4 at 72	#5 at 72	#5 at 72
	7 feet	#4 at 72	#5 at 72	#5 at 72

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot per foot = 0.157 kPa/m

a. Mortar shall be Type M or S and masonry shall be laid in running bond.

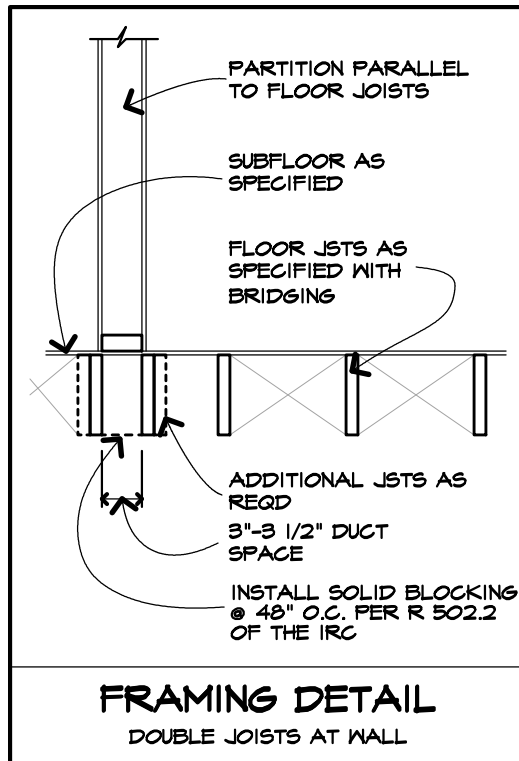
b. Alternative reinforcing bar sizes and spacings having an equivalent cross-sectional area of reinforcement per linear foot of wall shall be permitted provided the spacing of the reinforcement does not exceed 72 inches in Seismic Design Categories A, B and C, and 48 inches in Seismic Design Categories D<sub>s</sub>, D<sub>1</sub> and D<sub>2</sub>.

c. Vertical reinforcement shall be Grade 60 minimum. The distance, *d*, from the face of the soil side of the wall to the center of vertical reinforcement shall be not less than 8.75 inches.

d. Soil classes are in accordance with the Unified Soil Classification System and design lateral soil loads are for moist conditions without hydrostatic pressure.

e. Unbalanced backfill height is the difference in height between the exterior finish ground level and the lower of the top of the concrete footing that supports the foundation wall or the interior finish ground level. When an interior concrete slab-on-grade is provided and in contact with the interior surface of the foundation wall, measurement of the unbalanced backfill height is permitted to be measured from the exterior finish ground level to the top of the interior concrete slab is permitted.

f. The use of this table shall be prohibited for soil classifications not shown.



**NOTICE AT FILL LOCATIONS:**  
SLAB DESIGN ASSUMES THAT SUB-GRADE IS NOT EXPANSIVE SOIL PER SECTION R403.1.8 OF THE IRC.  
SLABS ON EXPANSIVE SOIL MUST BE DESIGNED IN ACCORDANCE WITH SECTION 1808.6 OF THE INTERNATIONAL BUILDING CODE.  
IT IS NOT IN THIS ENGINEER'S SCOPE OF WORK TO PROVIDE THAT DESIGN.

CONTRACTOR SHALL INSTALL SMOKE & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTION R314 & R315 OF THE I.R.C.

(S) : SMOKE DETECTOR  
(CO) : CARBON MONOXIDE DETECTOR

**R314.3 SMOKE DETECTOR LOCATION:**  
SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

**R314.4 INTERCONNECTION - EXCEPTION:**  
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

**R315.3 CARBON MONOXIDE ALARM LOCATIONS:**  
OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

**R315.4 & R315.4.4 COMBINATION ALARMS:**  
COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

**CARINI**  
ENGINEERING  
DESIGNS, P.C.  
STEVEN L. CARINI, P.E.

1387 FAIRPORT ROAD  
SUITE #680  
FAIRPORT, NY 14450-2002  
PH. (585) 223-6420  
FAX (585) 223-6887  
www.carinidesigns.com

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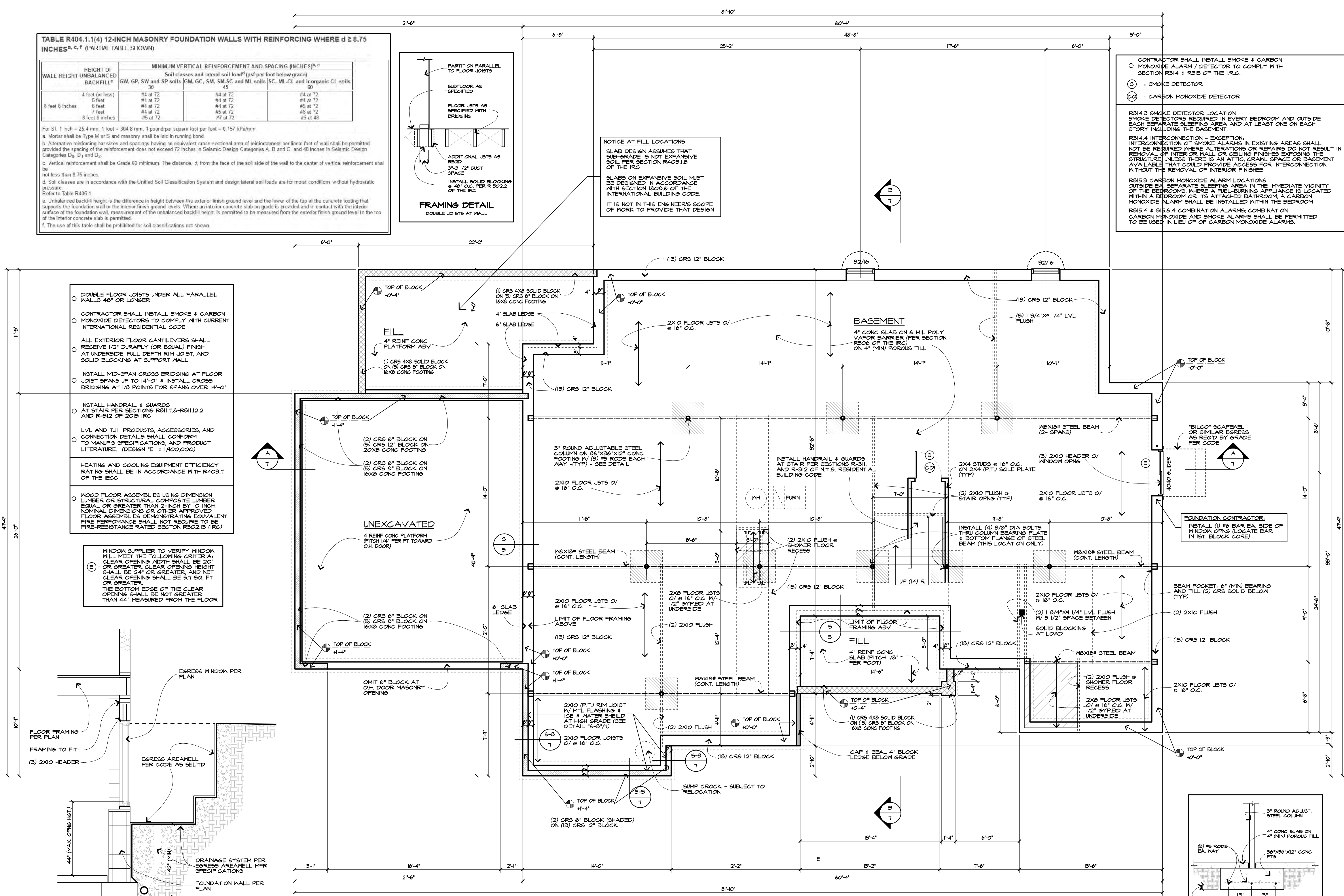
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DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48\"/>

CONTRACTOR SHALL INSTALL SMOKE & CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT INTERNATIONAL RESIDENTIAL CODE.

ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2\"/>

INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0\"/>

INSTALL HANDRAIL & GUARDS AT STAIR PER SECTIONS R311.7.8-R311.12.2 AND R-312 OF 2015 IRC.

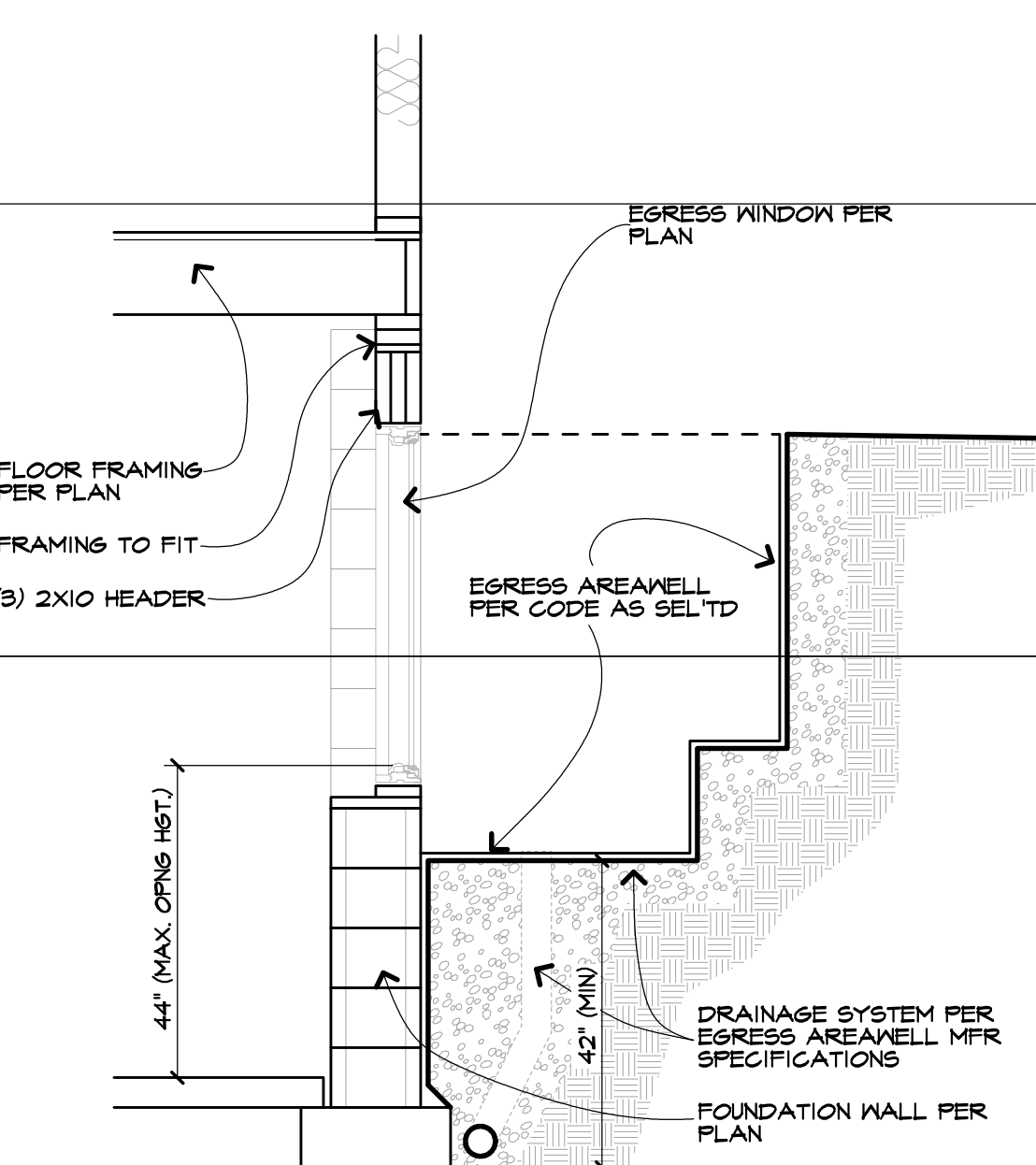
LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MANUF'S SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN 'E' = 1,900,000)

HEATING AND COOLING EQUIPMENT EFFICIENCY RATINGS SHALL BE IN ACCORDANCE WITH R403.7 OF THE IECC.

WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL OR GREATER THAN 2-INCH BY 10 INCH NOMINAL DIMENSIONS OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE SHALL NOT REQUIRE TO BE FIRE-RESISTANCE RATED SECTION R302.13 (IRC).

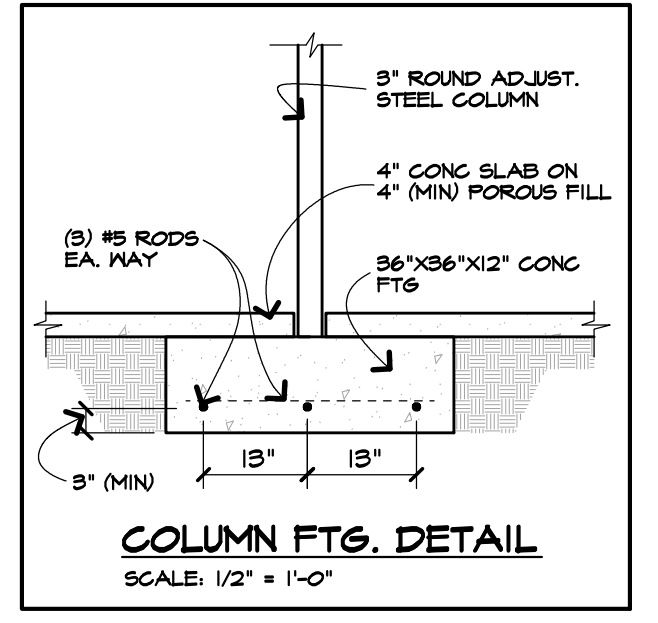
WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA:  
CLEAR OPENING WIDTH SHALL BE 20\"/>

THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44\"/>



**BASEMENT EGRESS AREAWELL DETAIL**  
SCALE: 1/2\"/>

**BASEMENT & FOUNDATION PLAN**  
SCALE: 1/4\"/>



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CONSTRUCTION

Project: GOLDSTEIN RESIDENCE  
Client: ANTHONY BINGO & SON  
Job Location: LOT #2 WINDSCAPE PARK PITTSFORD, NEW YORK  
Drawing Title: BASEMENT PLAN  
Drawn: TJM  
Checked By: [Signature]  
Date: JULY, 2019  
Job No: 38141  
Sheet: 4 of 7

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CONSTRUCTION

Revisions:

Project:  
GOLDSTEIN RESIDENCE

Client:  
ANTHONY BINGO & SON  
Custom Home Builders

Job Location:  
LOT #2 WINDSCAPE PARK  
PITTSFORD, NEW YORK

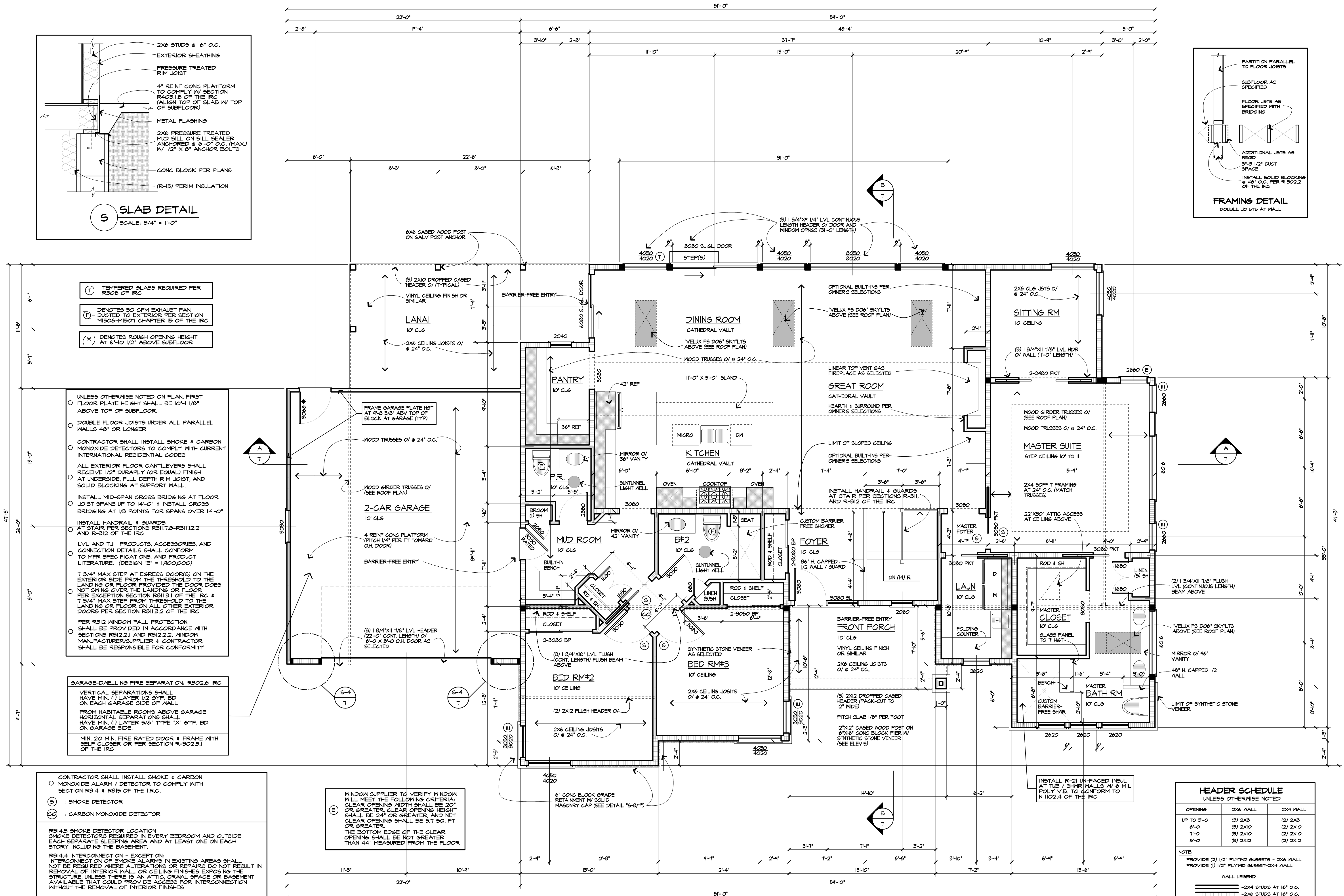
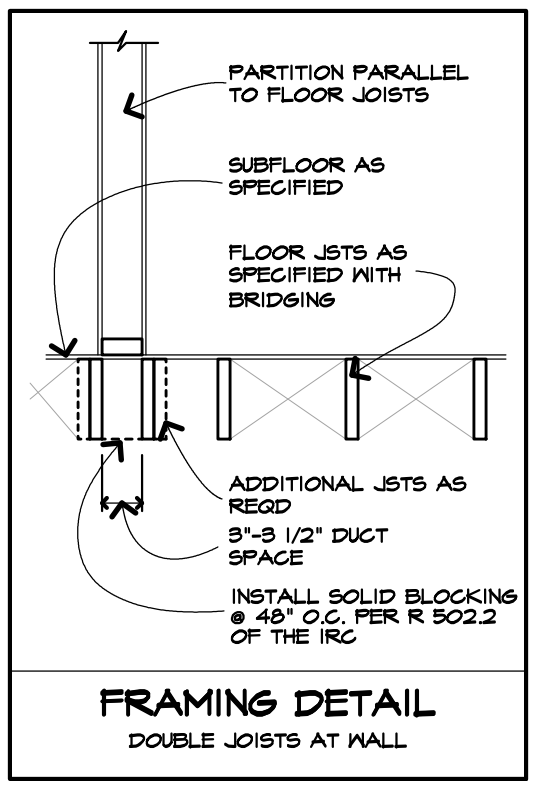
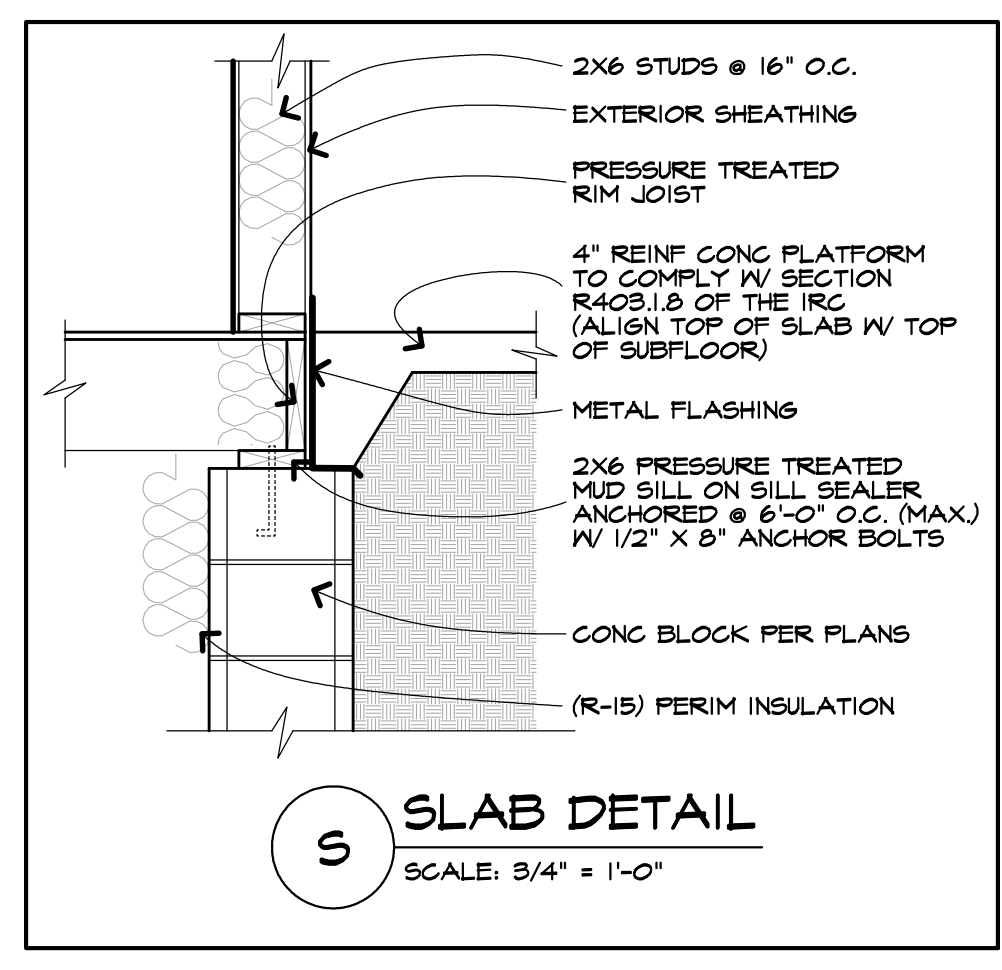
Drawing Title:  
FIRST FLOOR PLAN

Drawn: TJM  
Checked By:

Date:  
JULY, 2019

Job No:  
38141

Sheet:  
5 of 7



- (T)** TEMPERED GLASS REQUIRED PER R308 OF IRC
- (F)** DENOTES 50 CFM EXHAUST FAN - DUCTED TO EXTERIOR PER SECTION M306-M307 CHAPTER 15 OF THE IRC
- (\*)** DENOTES ROUGH OPENING HEIGHT AT 6'-10 1/2" ABOVE SUBFLOOR

- UNLESS OTHERWISE NOTED ON PLAN, FIRST FLOOR PLATE HEIGHT SHALL BE 10'-1 1/8" ABOVE TOP OF SUBFLOOR.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER
- CONTRACTOR SHALL INSTALL SMOKE & CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT INTERNATIONAL RESIDENTIAL CODES
- ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DURAFPLY (OR EQUAL) FINISH AT UNDERSIDE, FULL DEPTH RIM JOIST, AND SOLID BLOCKING AT SUPPORT WALL.
- INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"
- INSTALL HANDRAIL & GUARDS AT STAIR RISE SECTIONS R311.1.1, R311.1.2 AND R-312 OF THE IRC
- LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 1400000)
- 7 3/4" MAX STEP AT EGRESS DOOR(S) ON THE EXTERIOR SIDE FROM THE THRESHOLD TO THE LANDING OR FLOOR PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR PER EXCEPTION SECTION R311.3.1 OF THE IRC & 7 3/4" MAX STEP FROM THRESHOLD TO THE LANDING OR FLOOR ON ALL OTHER EXTERIOR DOORS PER SECTION R311.3.2 OF THE IRC
- PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY

- GARAGE-DWELLING FIRE SEPARATION: R302.6 IRC**
- VERTICAL SEPARATIONS SHALL HAVE MIN. (1) LAYER 1/2 GYP. BD ON EACH GARAGE SIDE OF WALL
- FROM HABITABLE ROOMS ABOVE GARAGE HORIZONTAL SEPARATIONS SHALL HAVE MIN. (1) LAYER 5/8" TYPE "X" GYP. BD ON GARAGE SIDE.
- MIN. 20 MIN. FIRE RATED DOOR & FRAME WITH SELF-CLOSER OR PER SECTION R-302.5.1 OF THE IRC

- CONTRACTOR SHALL INSTALL SMOKE & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTION R314 & R315 OF THE I.R.C.
- (S)** : SMOKE DETECTOR
- (CO)** : CARBON MONOXIDE DETECTOR

**R314.3 SMOKE DETECTOR LOCATION**  
SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

**R314.4 INTERCONNECTION - EXCEPTION**  
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES

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OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

**R315.4 & 315.6 COMBINATION ALARMS; COMBINATION**  
CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

**(E)** WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA:  
CLEAR OPENING WIDTH SHALL BE 20" OR GREATER, CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER, AND NET CLEAR OPENING SHALL BE 5.7 SQ. FT OR GREATER.  
THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR

**HEADER SCHEDULE**  
UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 5'-0"	(3) 2X6	(2) 2X6
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X10
8'-0"	(3) 2X12	(2) 2X12

NOTE:  
PROVIDE (2) 1/2" PLYND GUSSETS - 2X6 WALL  
PROVIDE (1) 1/2" PLYND GUSSET-2X4 WALL

**WALL LEGEND**

- ▬ 2X4 STUDS AT 16" O.C.
- ▬ 2X6 STUDS AT 16" O.C.
- PROVIDE (3) STUDS SOLID WHERE SHOWN

**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
FLOOR AREA = 2912 SQ. FEET

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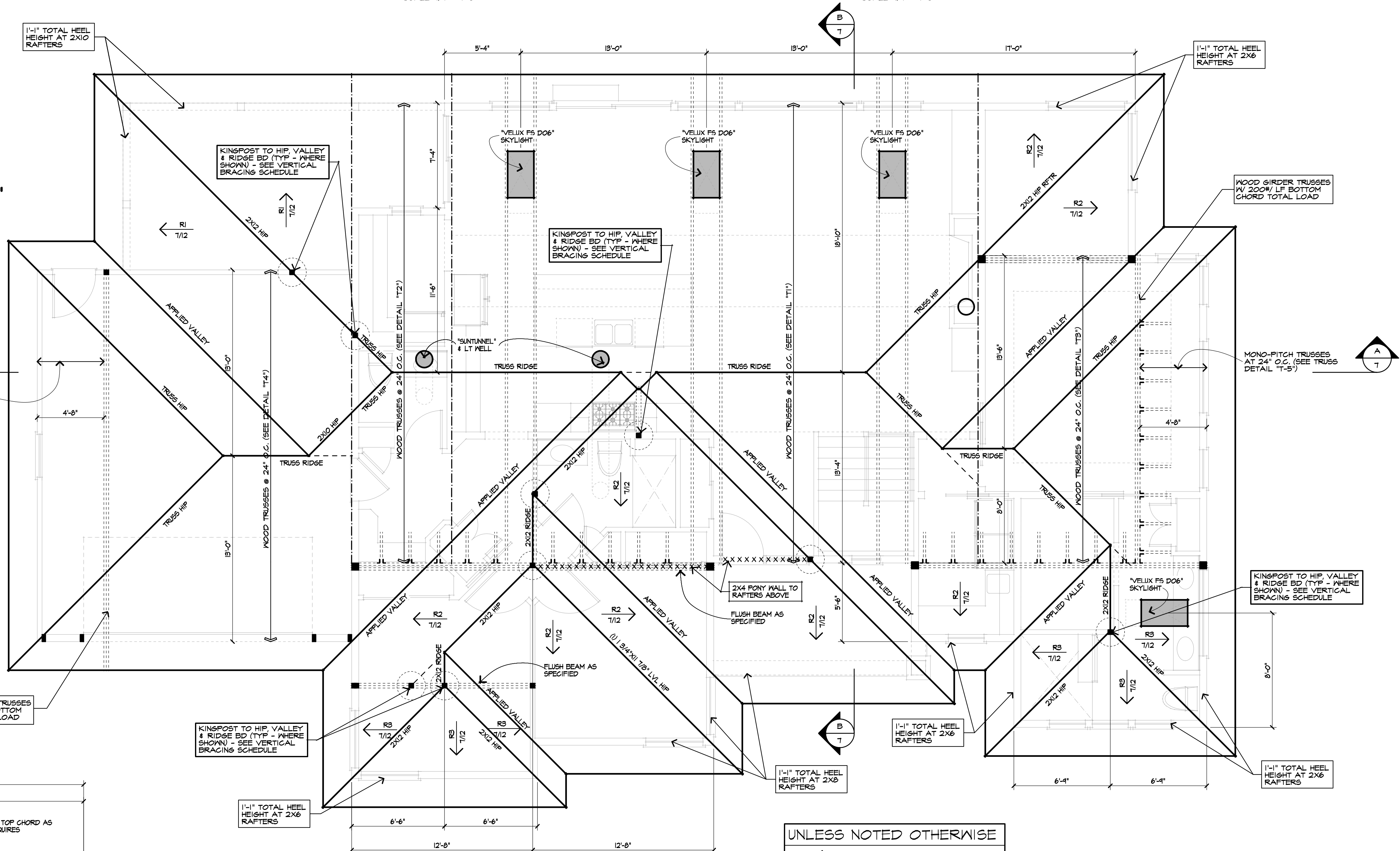
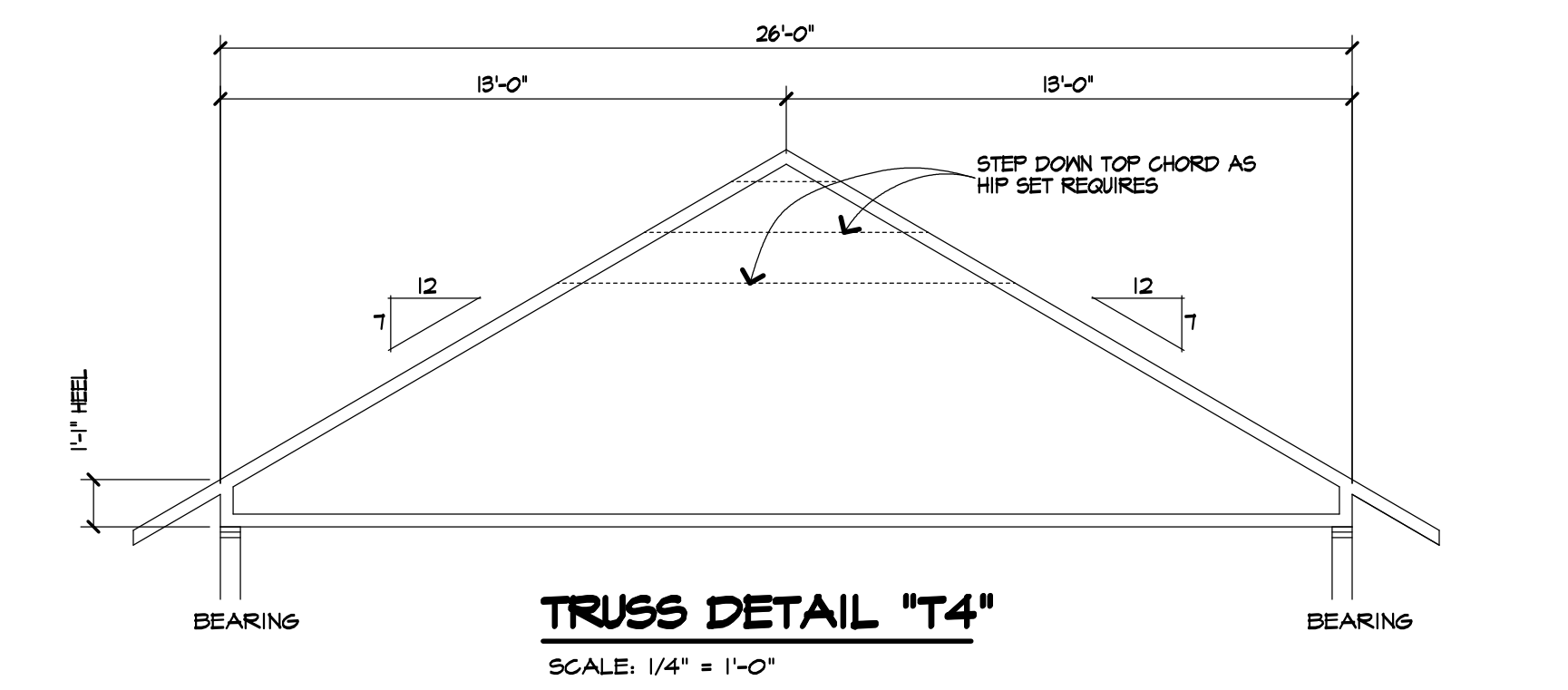
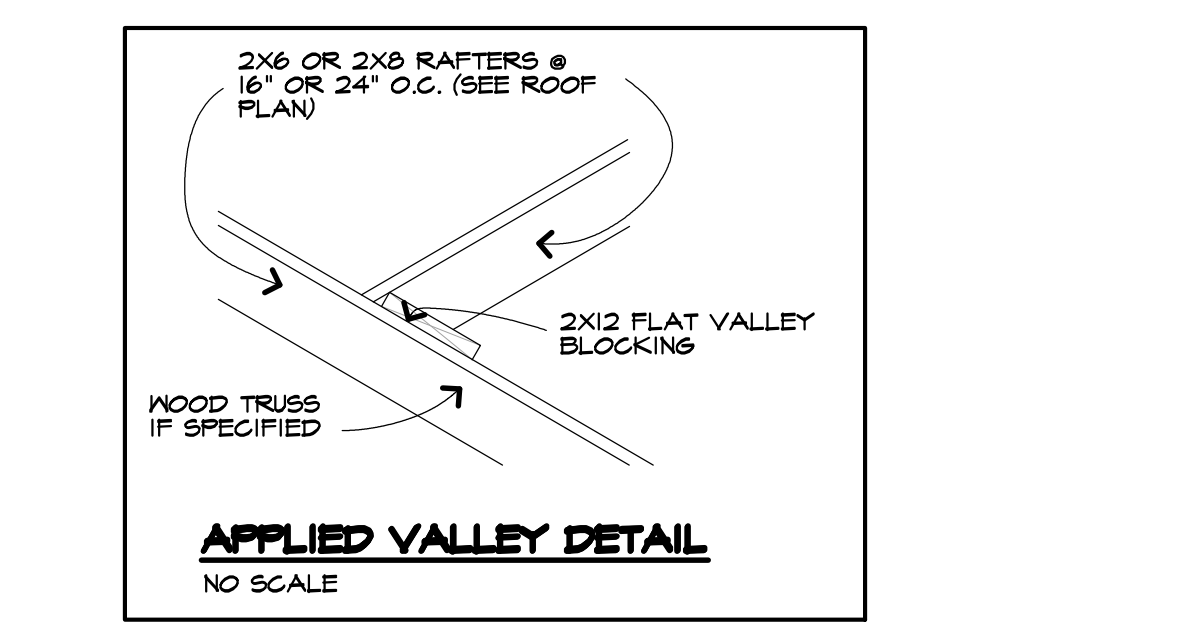
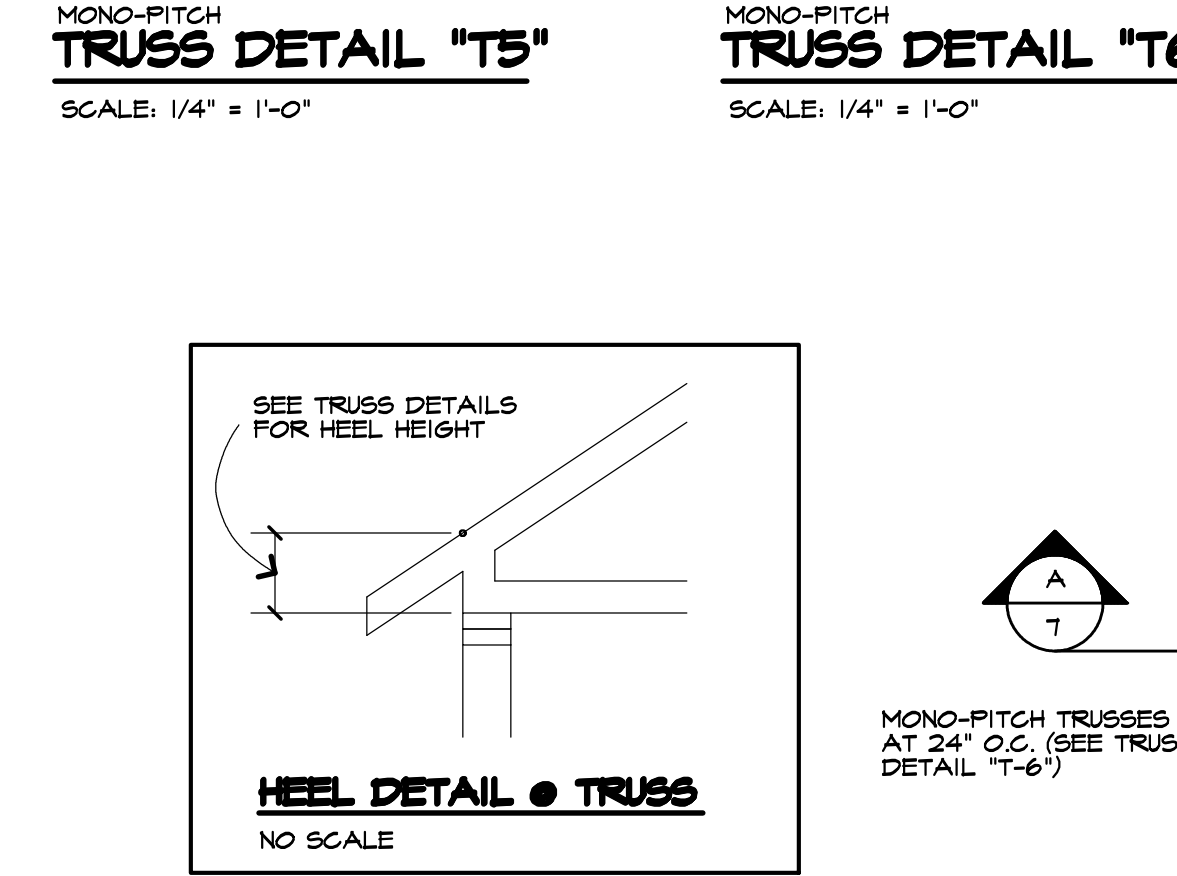
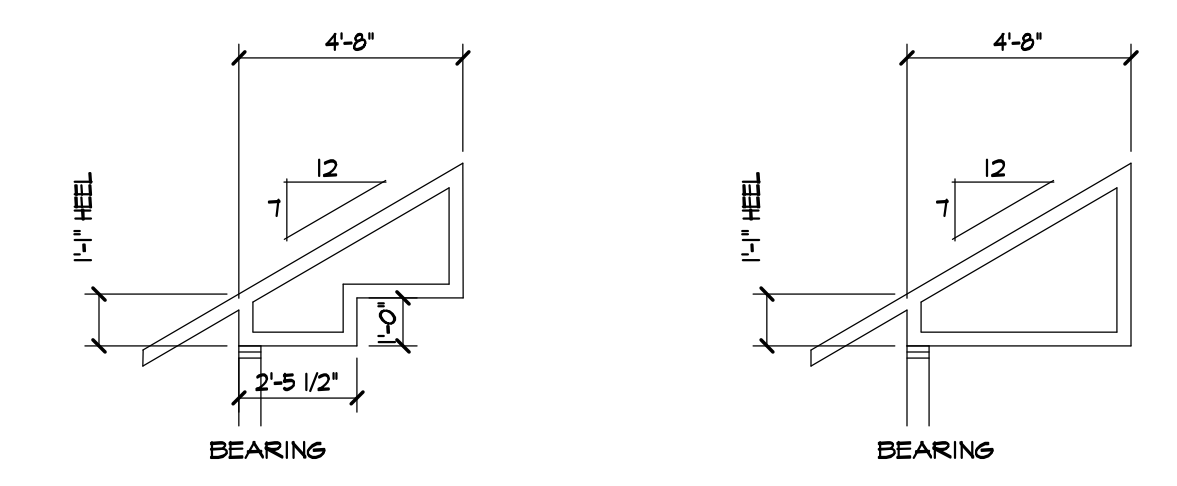
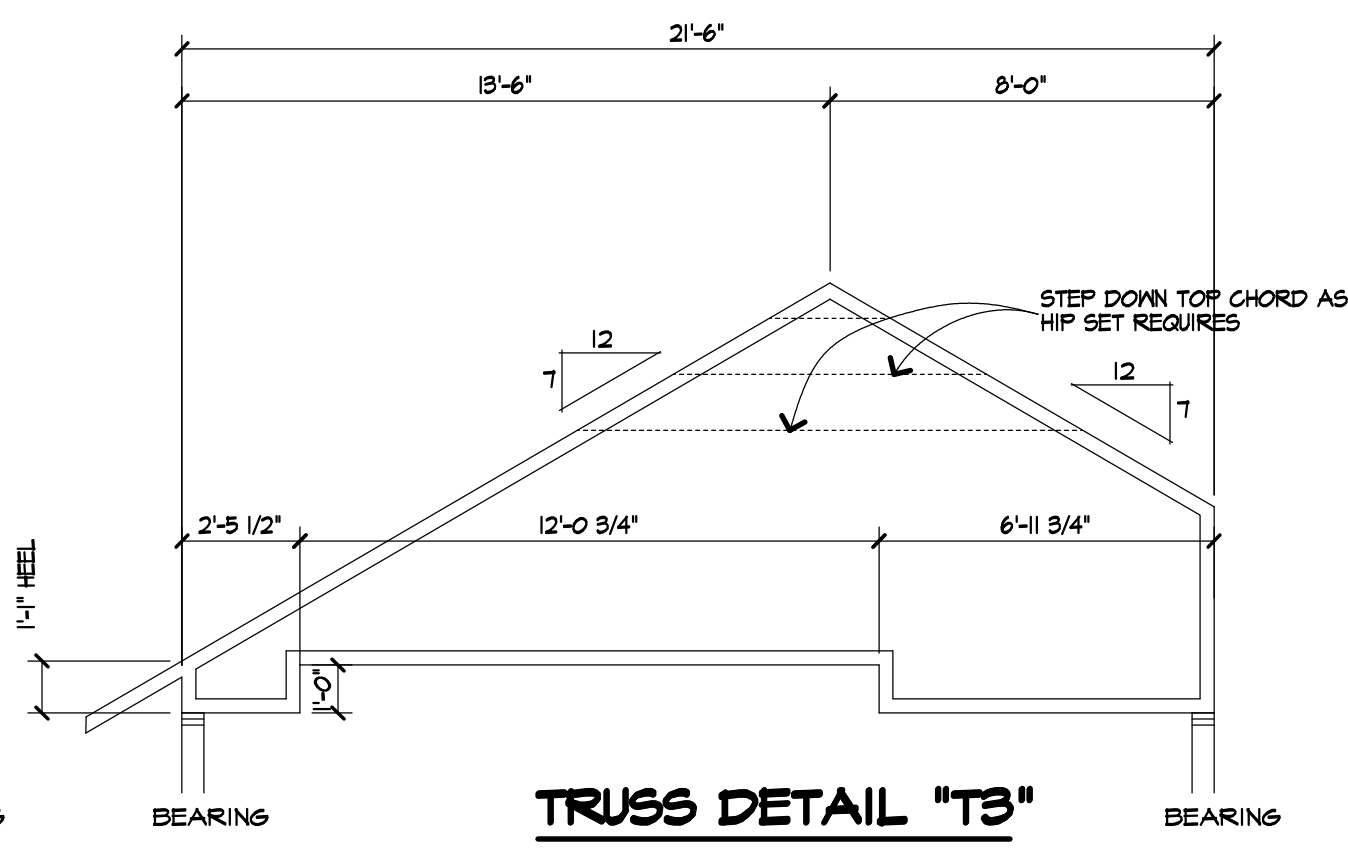
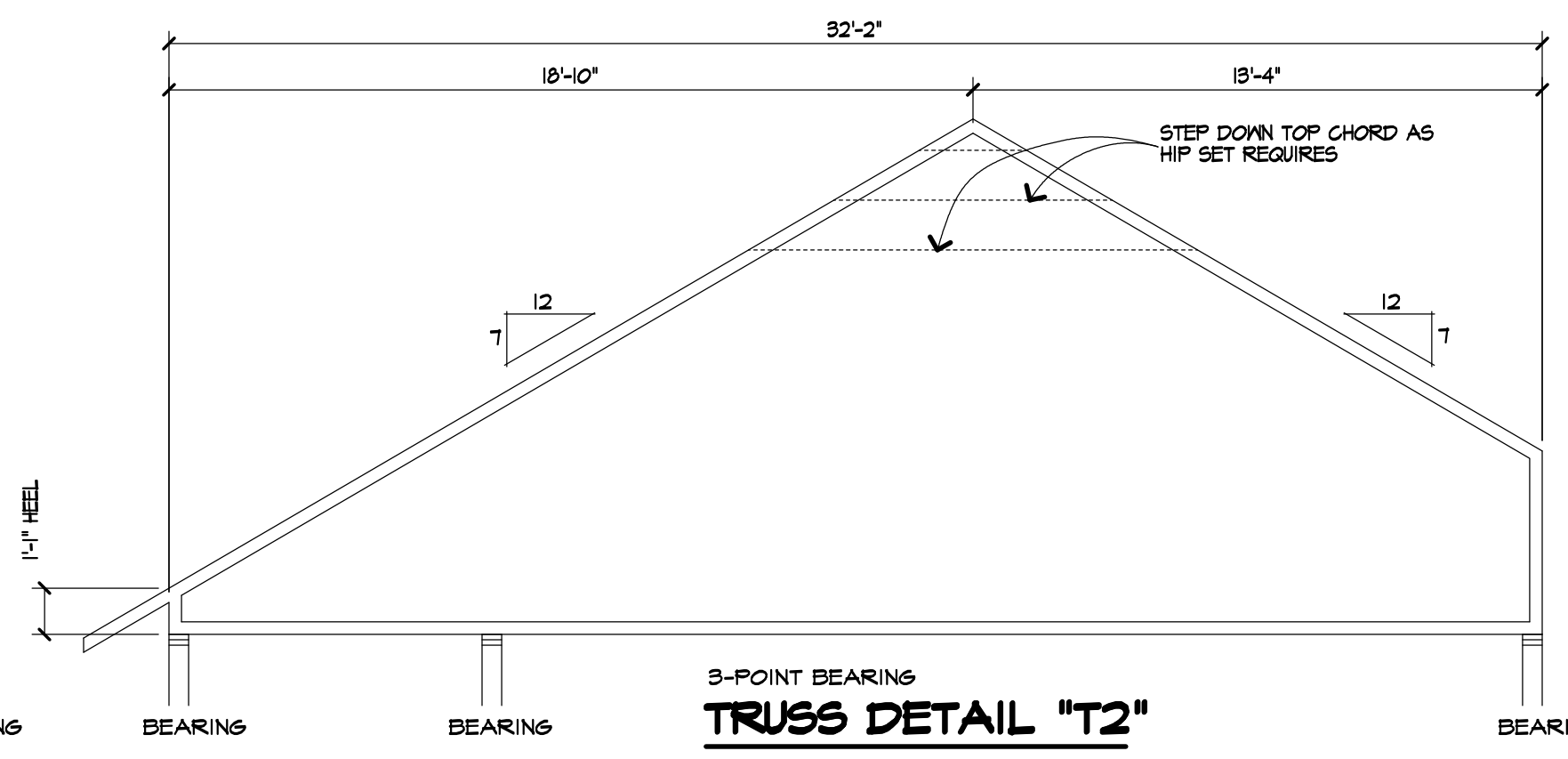
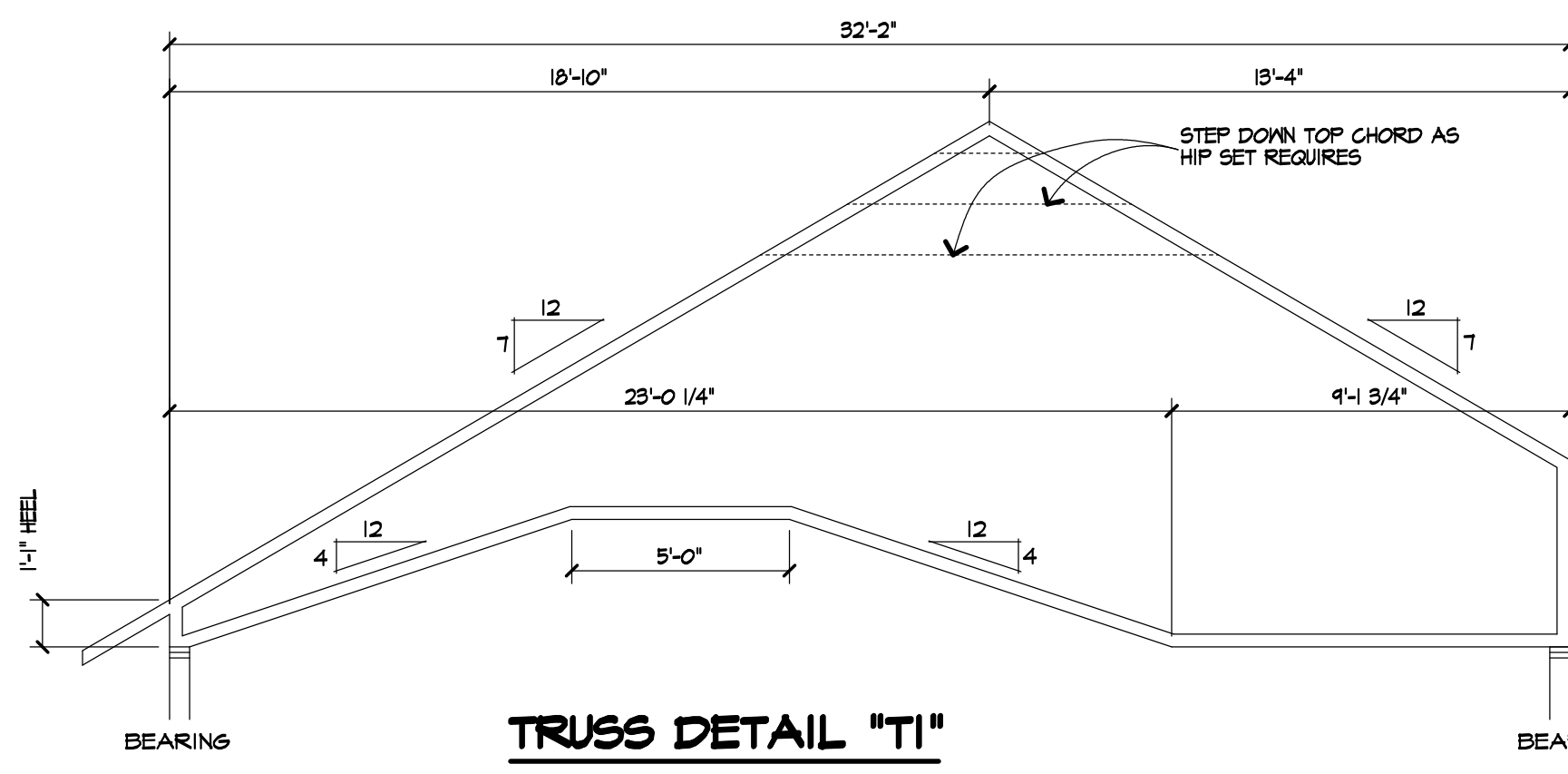
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VERT. BRACING SCHEDULE UNLESS OTHERWISE NOTED		
LENGTH	SIZING	DETAIL
10'-0" OR LESS	(2) 2X4	[Symbol]
10'-0" TO 12'-0"	(3) 2X4	[Symbol]
12'-0" TO 16'-0"	(3) 2X6	[Symbol]



**NOTICE:**  
TRUSS SUPPLIER SHALL VERIFY ALL TRUSS DIMENSIONS WITH FLOOR PLAN, ROOF PLAN AND TRUSS DETAILS AND SHALL REPORT ANY ERRORS OR OMISSIONS TO THE ENGINEER PRIOR TO MANUFACTURE

**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

- \*SIMPSON\* H2.5A AT EVERY TRUSS / TOP PLATE CONNECTION
- \*SIMPSON\* L6T 2, OR 3 OR 4 FOR 2 OR 3 OR 4 PLY GIRDER TRUSSES

**UNLESS NOTED OTHERWISE**

- R1 → 2X10 RAFTERS AT 24" O.C. WITH PITCH NOTED
- R2 → 2X8 RAFTERS AT 24" O.C. WITH PITCH NOTED
- R3 → 2X6 RAFTERS AT 24" O.C. WITH PITCH NOTED

EAVE OVERHANGS SHALL BE 2'-0"

TRUSS LAYOUT, DESIGN, AND ENGINEERING TO BE PROVIDED BY TRUSS MFR

WOOD TRUSSES SHALL CONFORM TO R802.10 OF THE IRC

INSTALL ICE BARRIER ON ROOF TO COMPLY WITH SECTION R905.1.2 OF THE IRC

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Project: GOLDSTEIN RESIDENCE

Client: ANTHONY BINGO & SON  
Custom Home Builders

Job Location: LOT #2 WINDSCAPE PARK  
PITTSFORD, NEW YORK

Drawing Title: ROOF FRAMING PLAN

Drawn: TJM | Checked By: [ ]

Date: JULY, 2019

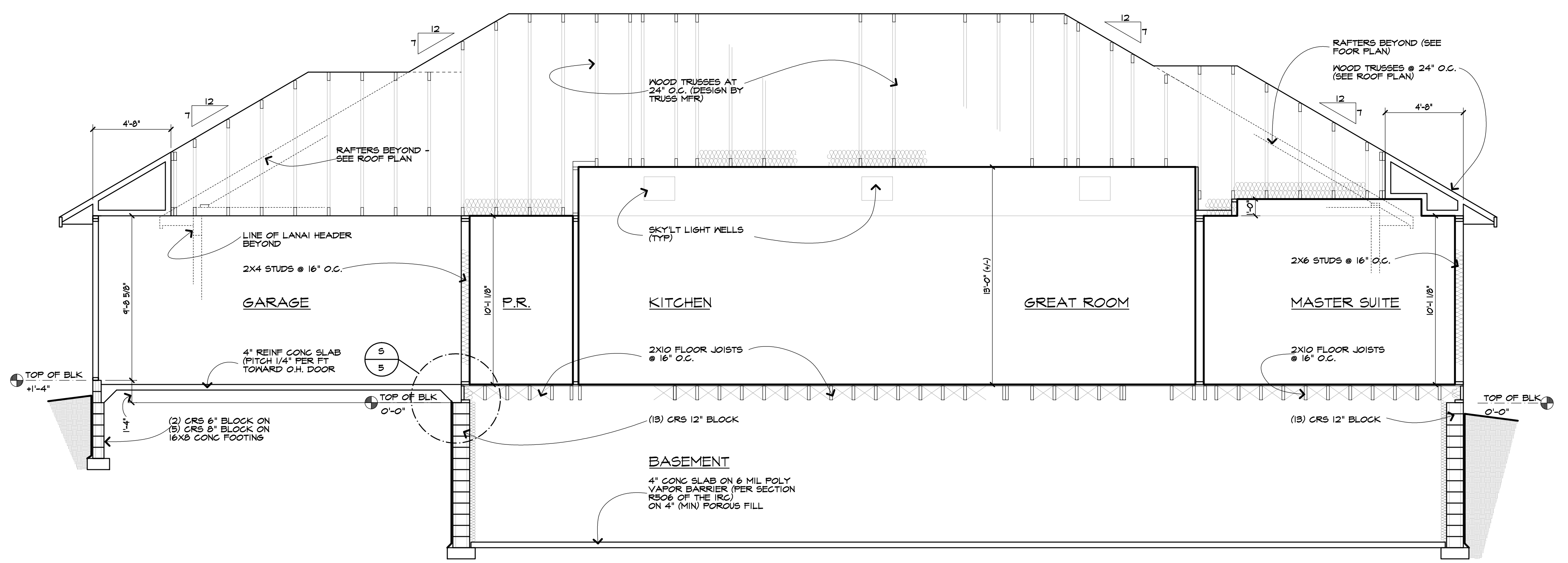
Job No: 38141

Sheet: 6 of 7

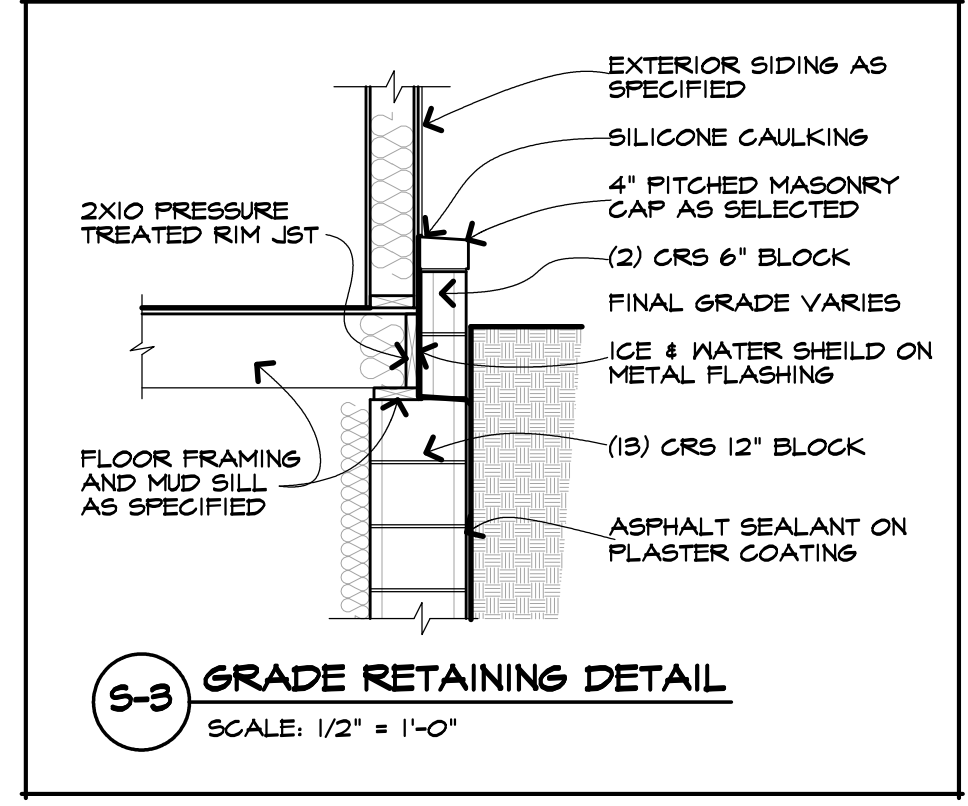


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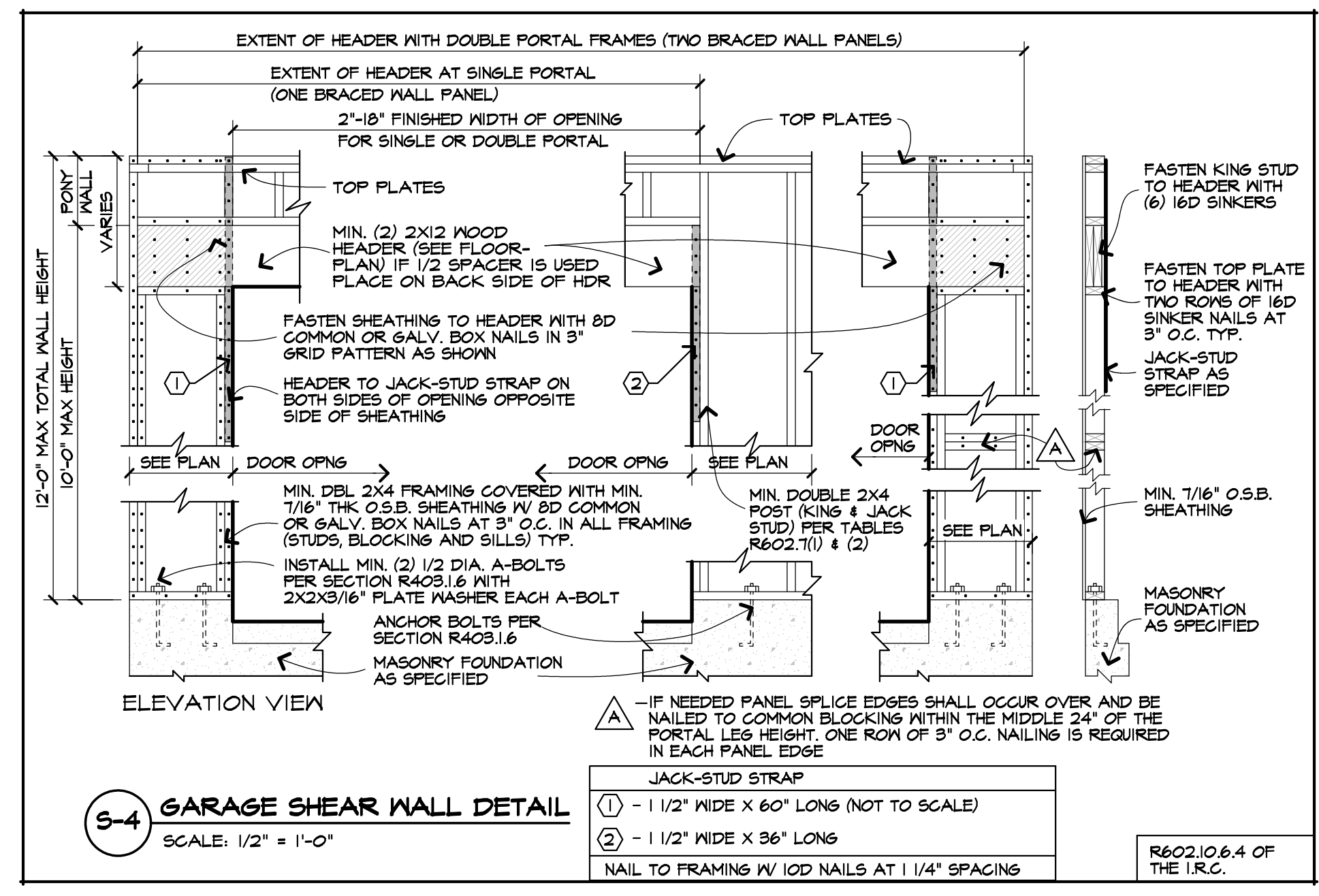
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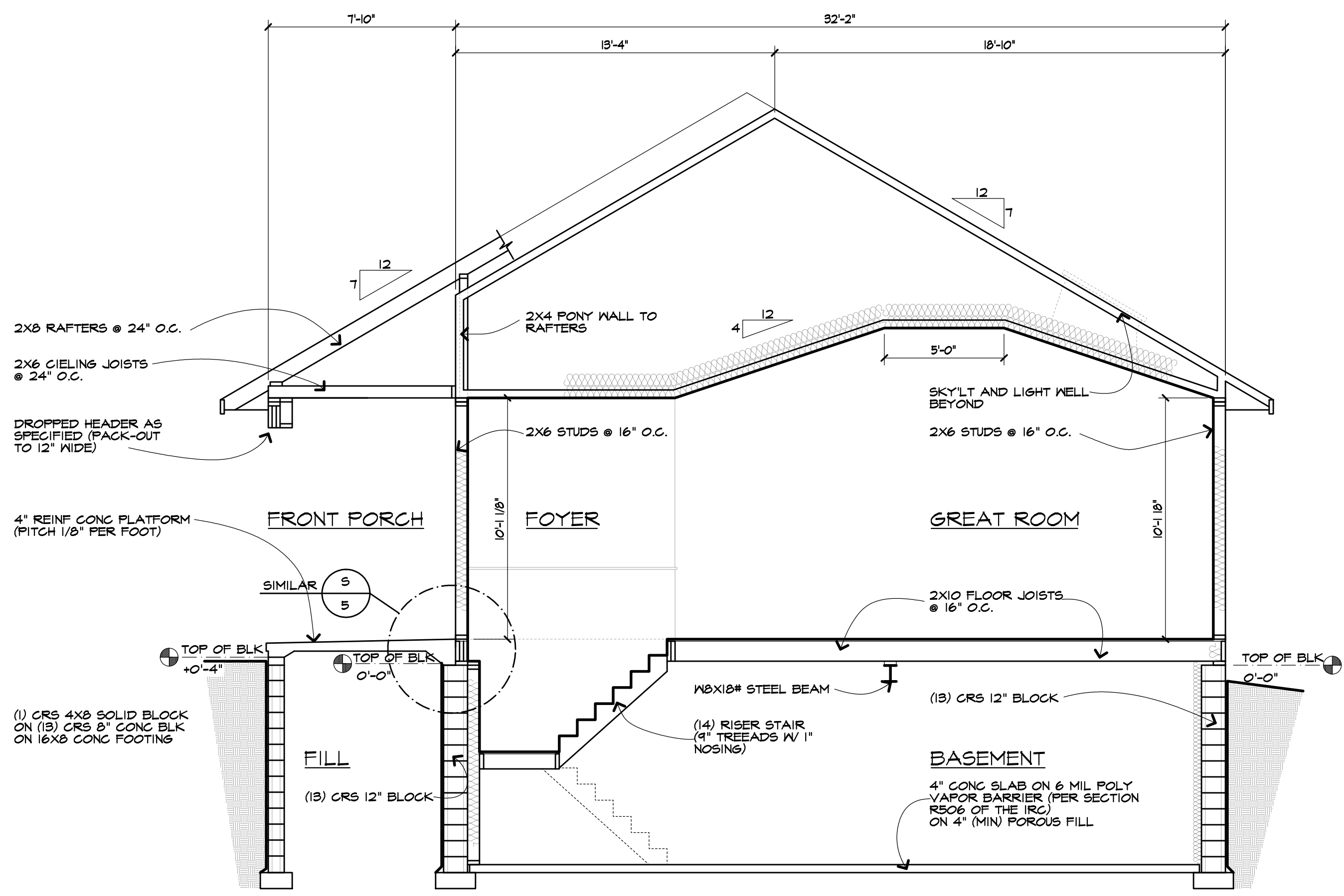
**BUILDING SECTION "A"**  
SCALE: 1/4" = 1'-0"



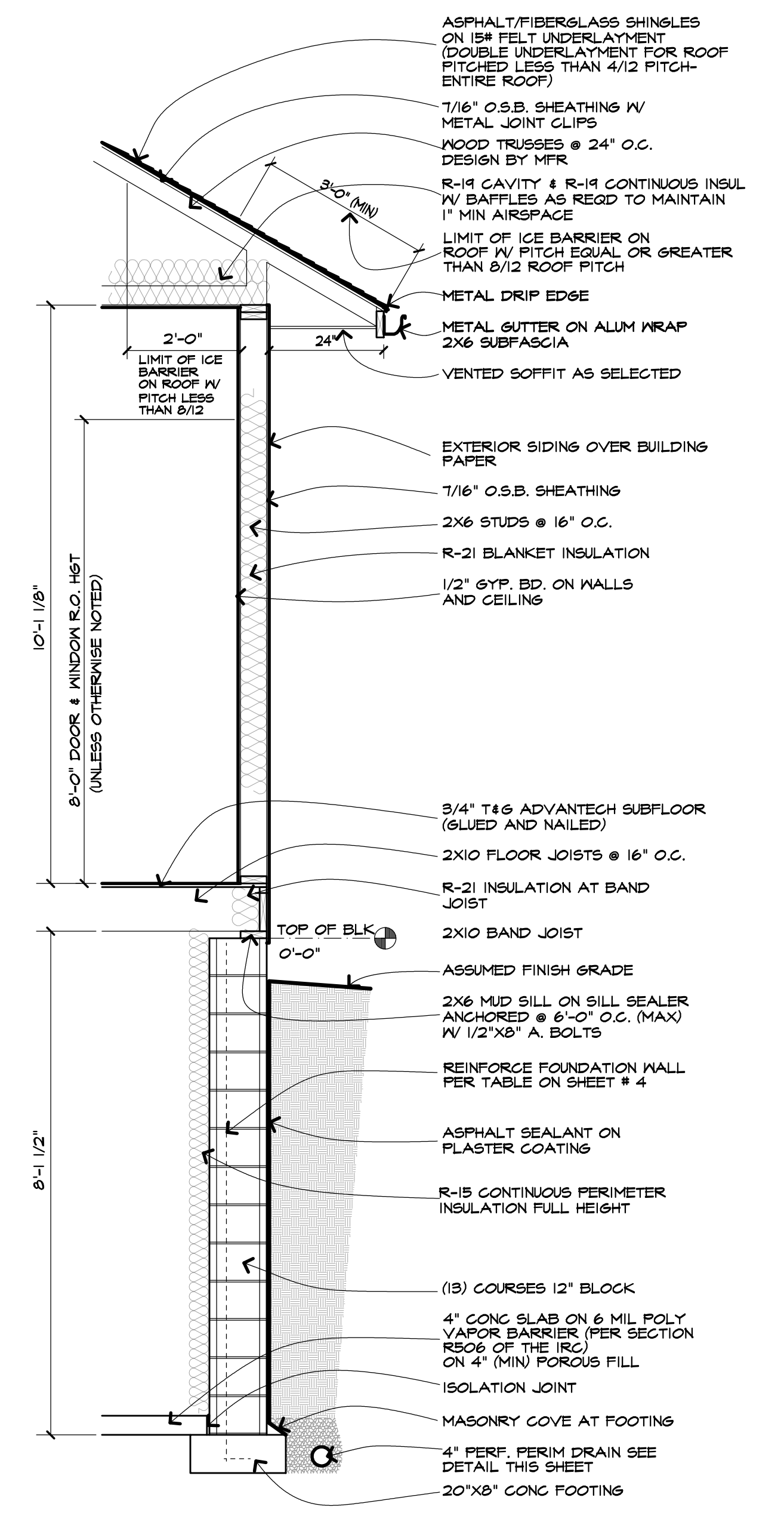
**5-3 GRADE RETAINING DETAIL**  
SCALE: 1/2" = 1'-0"



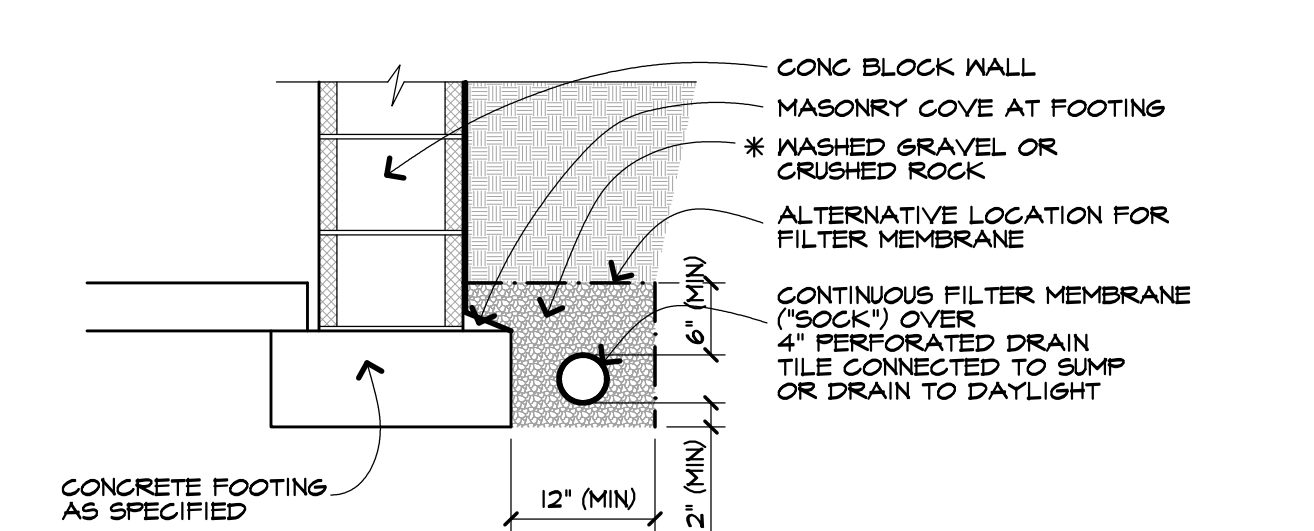
**5-4 GARAGE SHEAR WALL DETAIL**  
SCALE: 1/2" = 1'-0"



**BUILDING SECTION "B"**  
SCALE: 1/4" = 1'-0"



**TYPICAL WALL SECTION**  
SCALE: 1/2" = 1'-0"



**DRAIN TILE DETAIL**  
SCALE: 3/4" = 1'-0"

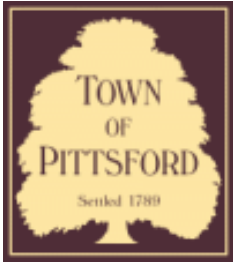
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Project:	GOLDSTEIN RESIDENCE		
Client:	ANTHONY BINGO & SON Custom Home Builders		
Job Location:	LOT #2 WINDSCAPE PARK PITTSFORD, NEW YORK		
Drawing Title:	SECTIONS		
Drawn:	TJM	Checked By:	
Date:	JULY, 2019		
Job No.:	38141		
Sheet:	7 of 7		









## Town of Pittsford

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

Permit #  
**C19-000010**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 2300 West Jefferson Road PITTSFORD, NY 14534

**Tax ID Number:** 163.02-1-13

**Zoning District:** PUD Planned Unit Development

**Owner:** YMCA of Greater Rochester

**Applicant:** Image360 DBA Signs Now of Rochester Inc.

#### 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:** The applicant is requesting Design Review for the change to a business identification sign. The sign originally submitted (A 201-7) at the 6/27/2019 Design Review meeting will now read " SKALNY CHILDCARE CENTER". The letters will be a brushed aluminum stud mounted and pin back-lit.

**Meeting Date:** July 25, 2019

7  
A201

## Brushed Aluminum Dimensional Letters Stud Mounted and Pin Back-Lit

7/A2013. A sign on the building at or above the entrance to the child daycare center containing YMCA text and/or logo and appropriate additional identifying information, including logo, up to twenty-four (24) inches in height and up to ninety-six (96) inches in width



OPTION G



Company: YMCA  
 Estimate:  
 Prepared by: Justin O'Brien  
 Salesperson: Deborah Herb  
 Date: 07/16/19  
 Revision #: 7

Please examine proof carefully for accuracy including spelling, punctuation, numbers, graphics, sizes and general layout. Colors shown may not truly represent the appearance of the finished product. Please refer to color call outs for specific color matching. Our normal production cycle will begin from the date approval is received.

**FOR APPROVAL ONLY**

Authorized Signature \_\_\_\_\_  
 Date \_\_\_\_\_

image360rochester.com  
 (585) 272-1234

### A 201-7 / Lighted-Stud Mounted Dimensional Letters

7  
A201

\*SIGN TO BE REPLACED\*

**Laser Cut 3/8" Thick Acrylic Dimensional Letters  
Painted PMS Callouts Stud Mounted to Building Facade**

7/A2013. A sign on the building at or above the entrance to the child daycare center containing YMCA text and/or logo and appropriate additional identifying information, including logo, up to twenty-four (24) inches in height and up to ninety-six (96) inches in width; and



Company: YMCA  
 Estimate:  
 Prepared by: Justin O'Brien  
 Salesperson: Deborah Herb  
 Date: 06/11/19  
 Revision #: 2

Please examine proof carefully for accuracy including spelling, punctuation, numbers, graphics, sizes and general layout. Colors shown may not truly represent the appearance of the finished product. Please refer to color call outs for specific color matching. Our normal production cycle will begin from the date approval is received.

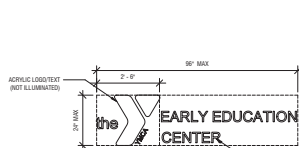
**FOR APPROVAL ONLY**

Authorized Signature \_\_\_\_\_

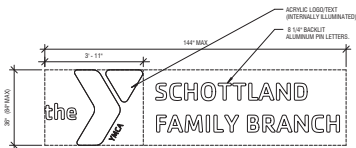
Date \_\_\_\_\_

image360rochester.com  
(585) 272-1234

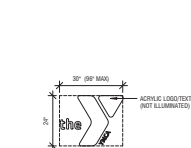
A 201-7 / Stud Mounted Dimensional Letters



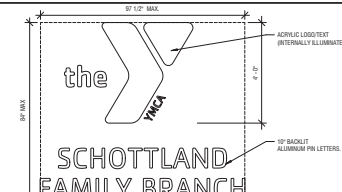
7 EARLY ED. CENTER SIGNAGE  
A201 SCALE: 1/2" = 1'-0"



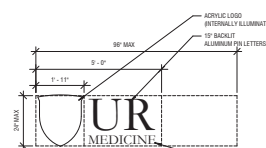
6 SIGNAGE ELEVATION  
A201 SCALE: 1/2" = 1'-0"



5 SIGNAGE ELEVATION  
A201 SCALE: 1/2" = 1'-0"

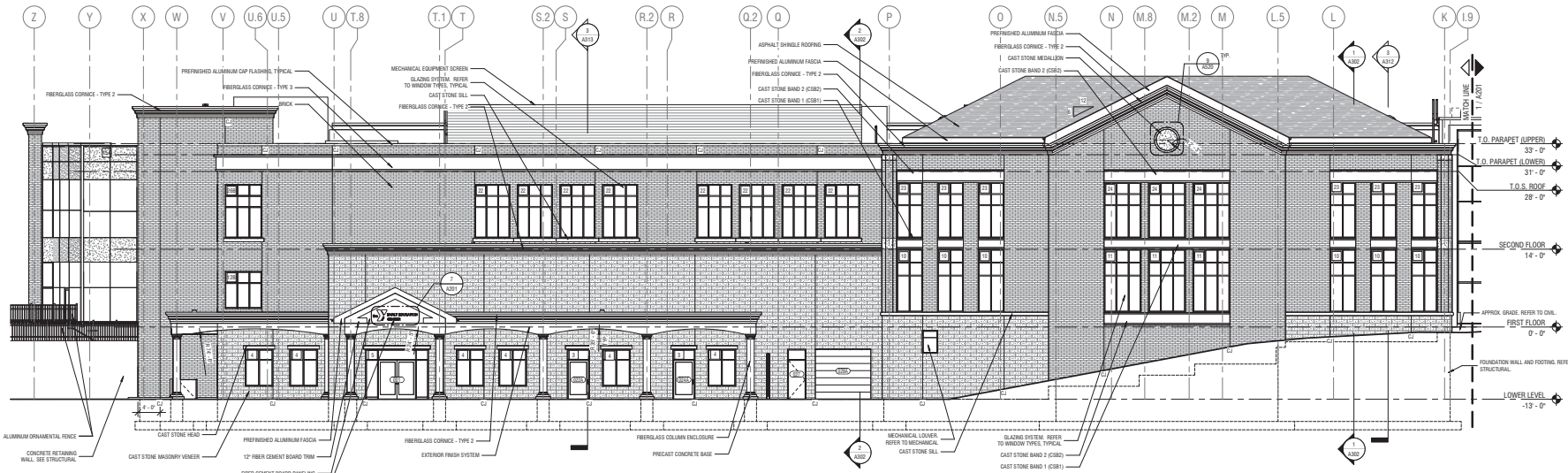


4 SIGNAGE ELEVATION  
A201 SCALE: 1/2" = 1'-0"

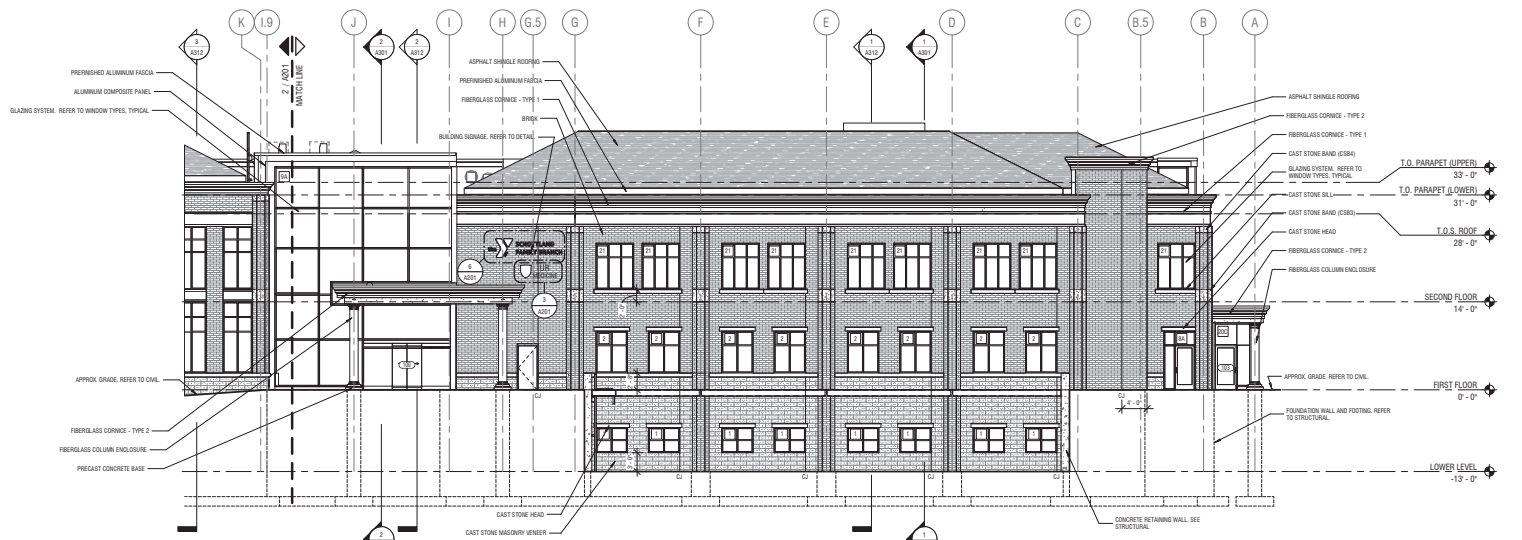


3 TENANT SIGNAGE  
A201 SCALE: 1/2" = 1'-0"

- GENERAL EXTERIOR BUILDING SIGN NOTES:**
- FINAL LOGO DESIGN TEXT, FONT AND COLORS DESIGN TO BE APPROVED BY OWNER. ALLOW FOR CUSTOM COLORS AND FONTS TO MATCH YMCA AND/OF 8 BRANDS/STANDARDS.
  - BACKLIT ALUMINUM PIN LETTERS TO BE STAND-OFF WITH STUD MOUNTING POWDER COAT FINISH.
  - ALUMINUM LOGO AND TEXT TO BE FABRICATED ALUMINUM CHANNEL WITH ROUTER CUT ACRYLIC AND DIFFUSER FILM APPLIED TO BACK. SIDE VIEW TO HAVE INTERNAL LED ILLUMINATION WHER INDICATED.
  - LED LIGHT MODULES - CONNECT LOW VOLTAGE WIRE TO A RECEPTACLE TO ALLOW LIGHT TENSITY ADJUSTMENTS. CONNECT TO A REMOTE TRANSFORMER PLACED IN AN ACCESSIBLE AREA.
  - ALL ANCHORS AND FASTENERS ATTACHED TO BUILDING TO BE FINGERPROOF BY THE FABRICATOR. ALL FASTENERS SHALL BE NON-CORROSIVE AND MUST MEET ALL APPLICABLE CODES. ALL FASTENERS SHALL BE COMPLIABLE WITH NATIONAL. SHALL NOT RESULT IN GALVANIC OR CHEMICAL INTERACTION OF MATERIALS.



2 NORTH ELEVATION - AREA C  
A201 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - AREA A  
A201 SCALE: 1/8" = 1'-0"



It is a violation of New York Education Law Article 148 Sec 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to allow an item in any way, or an item bearing the seal of an architect, engineer, or land surveyor is altered. The altering architect, engineer or land surveyor shall file to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**YMCA OF GREATER ROCHESTER**  
444 EAST MAIN STREET  
ROCHESTER, NY 14609



**THE REGIONAL CAMPUS FOR HEALTHY LIVING**  
2300 JEFFERSON ROAD  
PITTSBURGH, NY 14534

NO.	DATE	ADDENDUM NO.	DESCRIPTION
3	04/08/18	2	

PROJECT NUMBER: 2151380.01

DRAWN BY: --

REVIEWED BY: --

ISSUED FOR: CONSTRUCTION

DATE: 05.16.18

DRAWING NAME: EXTERIOR ELEVATIONS

DRAWING NUMBER: A201





**STRIPING KEY NOTES:**

- 1 YELLOW STRIPING
- 2 ACCESSIBLE STRIPING (SEE DETAIL)
- 3 DOUBLE YELLOW STRIPING
- 4 PAINTED CROSSWALK (SEE DETAIL)
- 5 DASHED WHITE STRIPING
- 6 STOP BAR AS SHOWN (SEE DETAIL)
- 7 "NO PARKING FIRE LANE" WHITE STRIPING
- 8 SOLID WHITE PAINTED ARROW (SEE DETAIL)
- 9 NOT USED



**U OF R PARKING SPACES**

- 10 PAVEMENT PARKING - 40 SPACES (9 ACCESSIBLE)
- 11 STRIPED PARKING SPACES - 40 SPACES

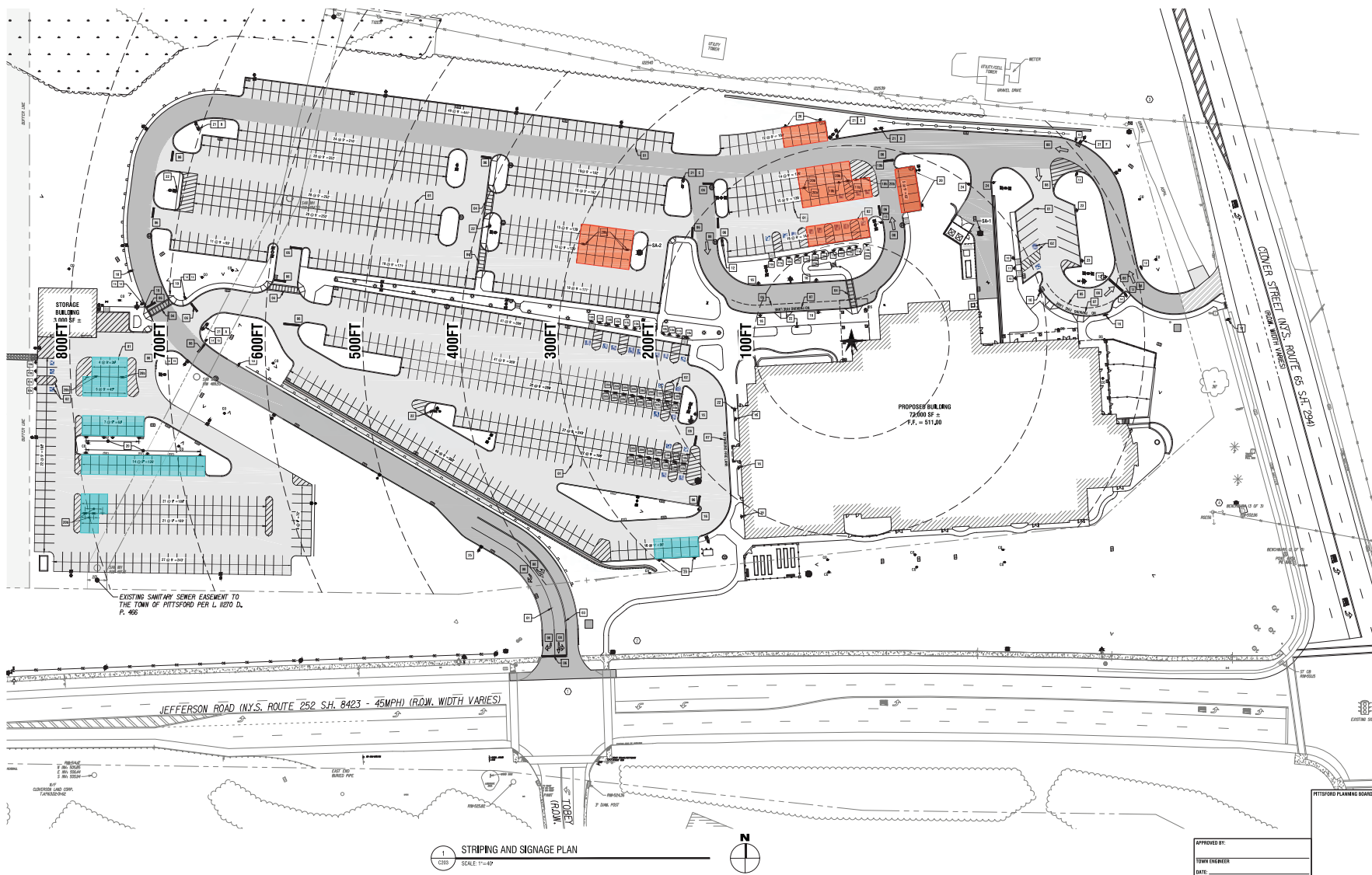
**SIGN SUMMARY**

ID NO.	SIGN NAME	SIGN SIZE	COLOR	SIGN EXAMPLE VIEW
19	ACCESSIBLE PARKING SIGNAGE (SEE DETAIL)			
11	NO PARKING SIGN (NOTED BY "NO PARKING")	12" x 18"	WHITE SIGN WITH RED LETTERING	
12	ONE WAY SIGN	8" x 24"	BLACK SIGN WITH WHITE ARROW & BLACK LETTERING	
13	DO NOT ENTER SIGN (NOTED BY "DO NOT ENTER")	30" x 30"	WHITE SIGN WITH RED SYMBOL & WHITE LETTERING	
14	STOP SIGN (NOTED BY "STOP")	30" x 30"	RED SIGN WITH WHITE LETTERING	
15	AHEAD STOP SIGN (AHEAD STOP SIGN)	NOTED	RED SIGN WITH WHITE LETTERING	
16	NO PARKING FIRE LANE (NOTED BY "NO PARKING")	12" x 18"	WHITE SIGN WITH RED SYMBOL AND RED LETTERING	
17	NO LEFT TURN (NOTED BY "NO LEFT TURN")	36" x 36"	WHITE SIGN WITH BLACK SYMBOL AND RED LETTERING	
18	"PROCEEDING CROSSING" (NOTED BY "PROCEEDING")	30" x 30"	YELLOW BACKGROUND WITH BLACK OUTLINE AND SYMBOL	
19	PUSH BUTTON FOR PEDESTRIAN CROSSWALK			

**SIGN SUMMARY**

ID NO.	SIGN NAME	SIGN SIZE	COLOR	SIGN EXAMPLE VIEW
20	U OF R RESERVED PARKING	12" x 18"	WHITE SIGN WITH BLACK LETTERING	
21	WAYFINDING SIGN (SEE DETAIL)	VARIES		
22	SHUTTLE STOP	12" x 18"	WHITE SIGN WITH BLACK LETTERING	
23	"15 MINUTES DROP OFF / OR PICK UP ONLY"	12" x 18"	WHITE SIGN WITH GREEN LETTERING	
24	DELIVERIES ONLY	12" x 18"	WHITE SIGN WITH BLACK LETTERING	
25	"HAVE A GREAT DAY"	(SEE DETAIL)		
26	POTENTIAL "SENIOR PARKING ONLY"	12" x 18"	WHITE SIGN WITH BLACK LETTERING	

\* LETTER DESIGNATOR FOR SIGN LOCATION; SEE CORRESPONDING DETAIL. "WAYFINDING SIGN - LOCATION"  
 b. LETTER DESIGNATOR FOR SIGN PLACED IN BOLLARD.



1 STRIPING AND SIGNAGE PLAN  
 SCALE: 1"=40'



APPROVED BY:  
 TOWN ENGINEER  
 DATE:

It is a violation of New York Education Law Article 148 Section 2206, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter or tamper in any way, or in any manner bearing the semblance of an architect, engineer, or land surveyor or against the allowing architect, engineer, or land surveyor shall file to the firm their seal and notations "altered" followed by their signature and date of such alteration, and a specific description of the alteration.

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**YMCA OF GREATER ROCHESTER**  
 444 EAST MAIN STREET  
 ROCHESTER, NY 14604



**THE REGIONAL CAMPUS FOR HEALTHY LIVING**  
 2300 JEFFERSON ROAD  
 PITTSFORD, NY 14604

NO.	DATE	DESCRIPTION

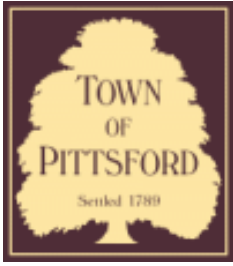
PROJECT NUMBER: 2151380  
 DRAWN BY: MAF  
 CHECKED BY: TMW  
 DESIGNED FOR: CONSTRUCTION  
 DATE: 05.16.18  
 DRAWING NAME:

**STRIPING AND SIGNAGE PLAN**

DRAWING NUMBER:

**C203**

Date: 05/16/2018 10:52 AM By: MAF  
 File: PROJECT: P:\PROJECTS\2018\2151380\2151380.dwg  
 Path: PROJECT: P:\PROJECTS\2018\2151380\2151380.dwg  
 User: MAF  
 Title: STRIPING AND SIGNAGE PLAN



## Town of Pittsford

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

Permit #  
**S19-000012**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 3349 Monroe Avenue ROCHESTER, NY 14618

**Tax ID Number:** 150.12-1-18

**Zoning District:** C Commercial / MATZ Monroe Avenue Transitional Zone

**Owner:** Pittsford Plaza SPE, LLC

**Applicant:** Ruggles Signs

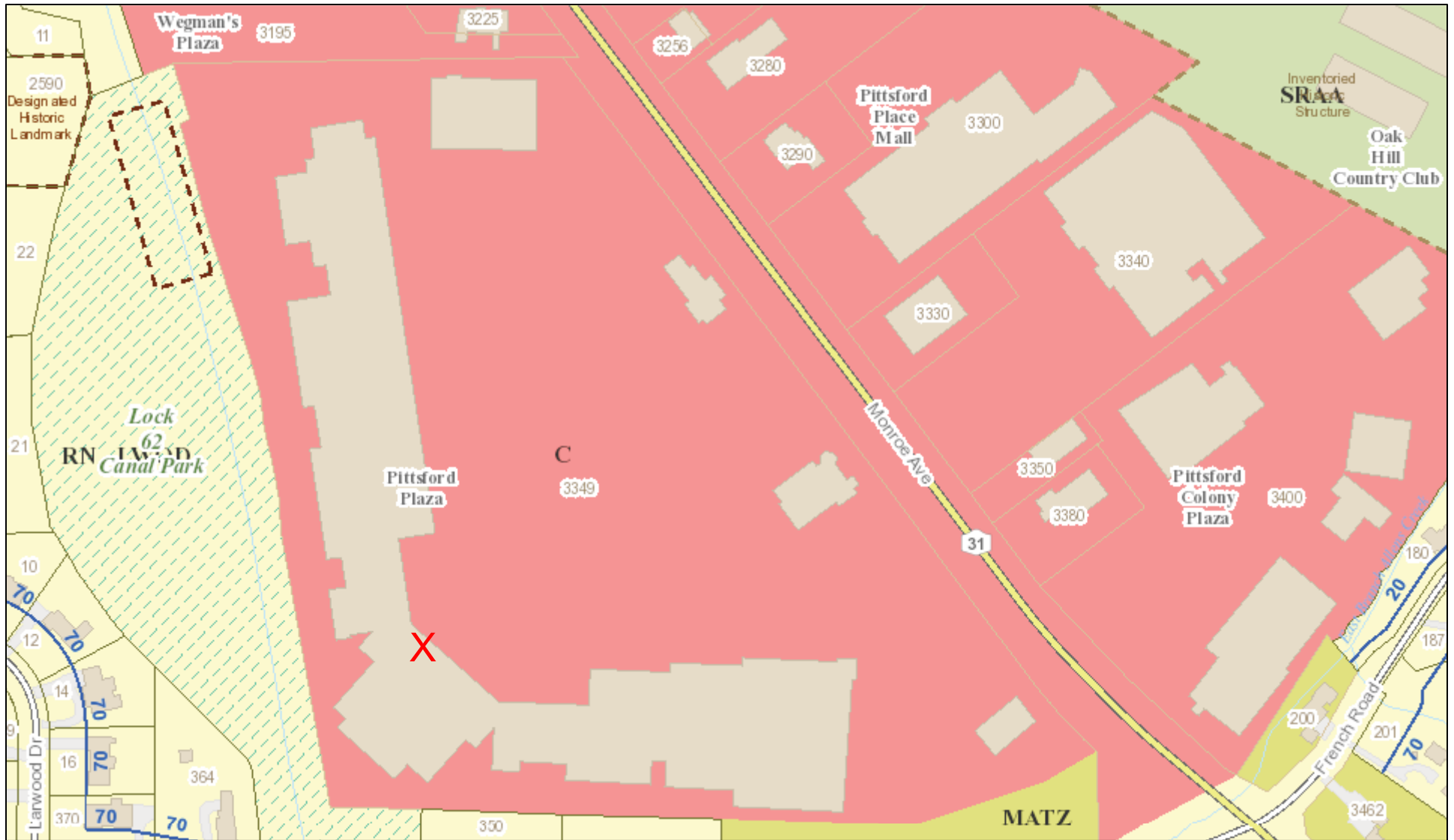
#### Application Type:

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

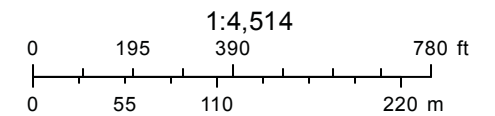
**Project Description:** Applicant is requesting design review for the change to a business identification sign. The business "J. Crew Mercantile" would like to change their sign to 1 1/2" deep aluminum back-lit channel letters with face and returns painted matte black. The new sign will read "J. Crew Factory".

**Meeting Date:** July 25, 2019

# RN Residential Neighborhood Zoning



Printed July 18, 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.



# J. CREW FACTORY

STORE # 179  
SPACE # 26

PITTSFORD PLAZA  
3349 MONROE AVENUE  
ROCHESTER, NY 14618



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



# J. CREW FACTORY

STORE 179  
SPACE 26

PITTSFORD PLAZA  
3349 MONROE AVE  
ROCHESTER, NY 14618

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

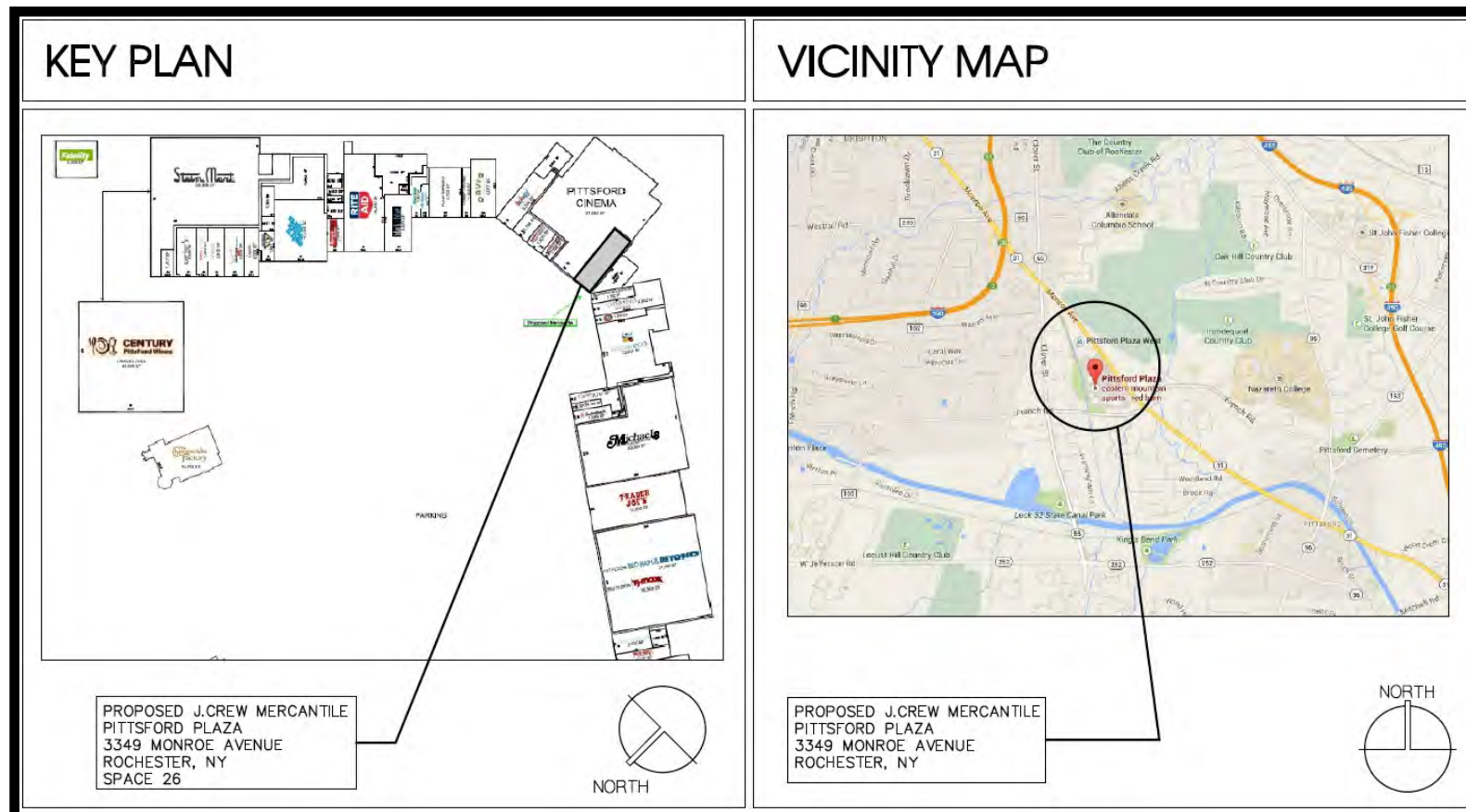
**RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!**



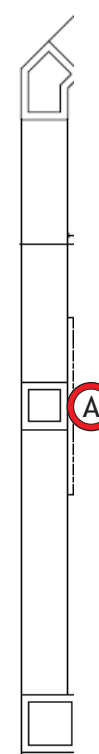
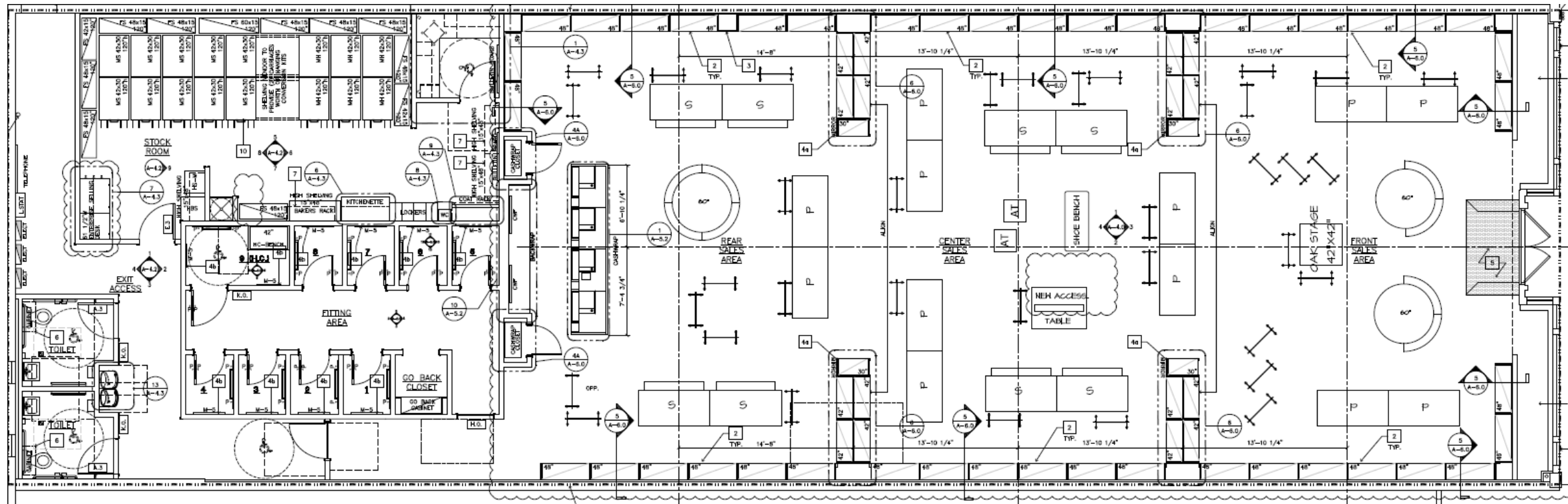
Submittal Date: 01/18/19  
Acct Rep: Cody Baker  
Designer: Landon Curry

### REVISIONS

r1: <u>05/09/19</u>	r7: _____
r2: <u>06/11/19</u>	r8: _____
r3: <u>06/12/19</u>	r9: _____
r4: <u>06/20/19</u>	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____



PLAN VIEW  
Scale: N.T.S.



**A** JCF19.75BL  
Qty - 1



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



# J.CREW FACTORY

STORE 179  
SPACE 26

PITTSFORD PLAZA  
3349 MONROE AVE  
ROCHESTER, NY 14618

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**RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!**



Submittal Date: 01/18/19  
Acct Rep: Cody Baker  
Designer: Landon Curry

### REVISIONS

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r4: <u>06/20/19</u>	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____

STOREFRONT - ELEVATION

Scale: N.T.S.

27.12 TOTAL SqFt

J. CREW  
FACTORY

EQ

EQ

40' - 7"

Ⓐ JCF19.75BL  
Qty - 1



Ruggles  
SIGN

93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



J. CREW  
FACTORY

STORE 179  
SPACE 26

PITTSFORD PLAZA  
3349 MONROE AVE  
ROCHESTER, NY 14618

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!**



Submittal Date: 01/18/19  
Acct Rep: Cody Baker  
Designer: Landon Curry

REVISIONS

r1: 05/09/19	r7: _____
r2: 06/11/19	r8: _____
r3: 06/12/19	r9: _____
r4: 06/20/19	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____

**BEFORE**



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



**J.CREW  
FACTORY**

STORE 179  
SPACE 26

PITTSFORD PLAZA  
3349 MONROE AVE  
ROCHESTER, NY 14618

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**RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!**



Submittal Date: 01/18/19  
Acct Rep: Cody Baker  
Designer: Landon Curry

**REVISIONS**

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r2: <u>06/11/19</u>	r8: _____
r3: <u>06/12/19</u>	r9: _____
r4: <u>06/20/19</u>	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____



STOREFRONT - ELEVATION  
Scale: N.T.S.

**AFTER**



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



**J.CREW**  
FACTORY

STORE 179  
SPACE 26

PITTSFORD PLAZA  
3349 MONROE AVE  
ROCHESTER, NY 14618

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Submittal Date: 01/18/19  
Acct Rep: Cody Baker  
Designer: Landon Curry

**REVISIONS**

r1: 05/09/19 r7: \_\_\_\_\_  
r2: 06/11/19 r8: \_\_\_\_\_  
r3: 06/12/19 r9: \_\_\_\_\_  
r4: 06/20/19 r10: \_\_\_\_\_  
r5: \_\_\_\_\_ r11: \_\_\_\_\_  
r6: \_\_\_\_\_ r12: \_\_\_\_\_

**PAGE: 5**

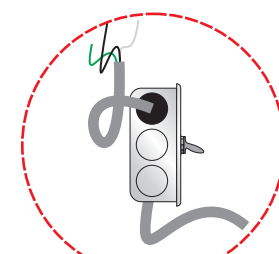
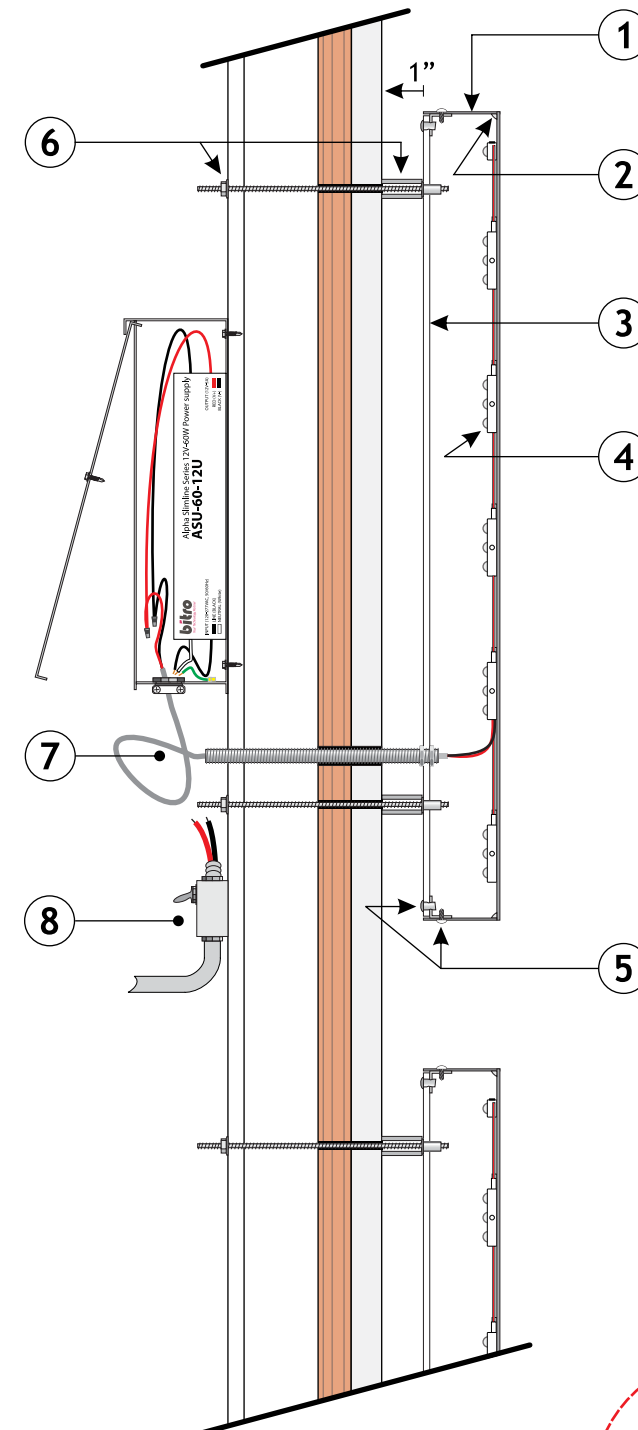
**A** BACK LIT CHANNEL LETTERS WITH PUSH THRU - ELEVATION  
Scale: 1/2" = 1' - 0"



**SIGN - DETAILS**

- 1 1 1/2" DEEP ALUMINUM BACK-LIT CHANNEL LETTERS, FACE AND RETURNS PAINTED MATTE BLACK ALL INTERIOR SURFACES OF LETTERS ARE PAINTED HIGH GLOSS WHITE
- 2 LETTER RETURNS & FACES ARE FULLY CAULKED TO ELIMINATE ANY LIGHT LEAKS
- 3 3/16" THICK SignFlex DIFFUSED SIGN GRADE ACRYLIC LETTER BACKS
- 4 BITRO OPTICS PRO 4000K WHITE LED ILLUMINATION
- 5 CLIPS ARE RIVETED TO LETTER BACKS AND FACES ARE SCREWED TO THE LETTER BACKS WITH SMALL #6 x 1/2" PAN HEAD SCREW PAINTED TO MATCH RETURNS
- 6 BLIND RIVET NUT INTO LETTER BACKS WITH SPACERS AND 10-24 NUT BEHIND WALL TO LOCK ALL THREAD ROD AND LETTER BACK INTO PLACE PARCHMENT COLORED SPACER TO MATCH WALL
- 7 3/8" RIGID CONDUIT FOR LOW VOLTAGE PASS-THRU (LEAVE SLACK IN THE LINE FOR FUTURE SERVICE) LEADING TO bitro Alpha Slimline 12V-60W Power Supply (ASU-60-12U) (120-277 VOLT) CONTAINED INSIDE Paige Electric SNAP 2 box (980054C)
- 8 DEDICATED PRIMARY SIGN CIRCUIT AND DISCONNECT PROVIDED BY ELECTRICIAN

**BACK-LIT CHANNEL LETTER - SECTION**



DEDICATED PRIMARY SIGN CIRCUIT AND DISCONNECT PROVIDED BY ELECTRICIAN



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



**J.CREW  
FACTORY**

STORE 179  
SPACE 26

PITTSFORD PLAZA  
3349 MONROE AVE  
ROCHESTER, NY 14618

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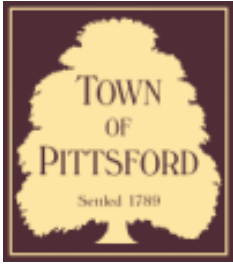
**RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!**



Submittal Date: 01/18/19  
Acct Rep: Cody Baker  
Designer: Landon Curry

**REVISIONS**

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r4: <u>06/20/19</u>	r10: _____
r5: _____	r11: _____
r6: _____	r12: _____



## Town of Pittsford

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

Permit #  
**B19-000106**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** Clover Street Lot #8 ROCHESTER, NY 14618

**Tax ID Number:** 150.11-2-22

**Zoning District:** RN Residential Neighborhood

**Owner:** ROC Enterprises, LLC ( Akhtian Khan)

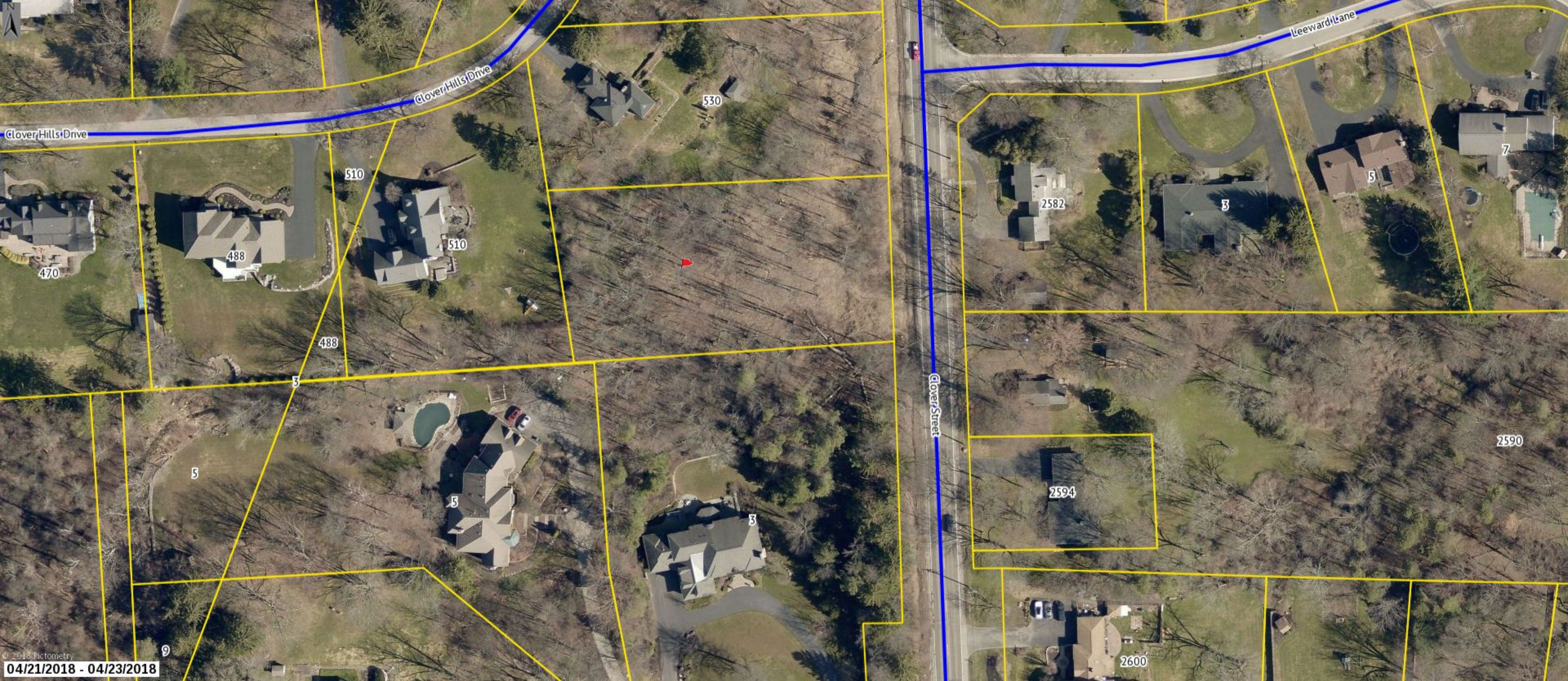
**Applicant:** James Fahy Design Associates

#### 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 design review for the construction of a two story single family home. The home will be approximately 6800 Sq. Ft. and will be located on an empty lot on Clover Street.

**Meeting Date:** July 25, 2019



Clover Hills Drive

Clover Hills Drive

Leeward Lane

Clover Street

470

488

510

510

530

2582

3

5

7

488

5

5

5

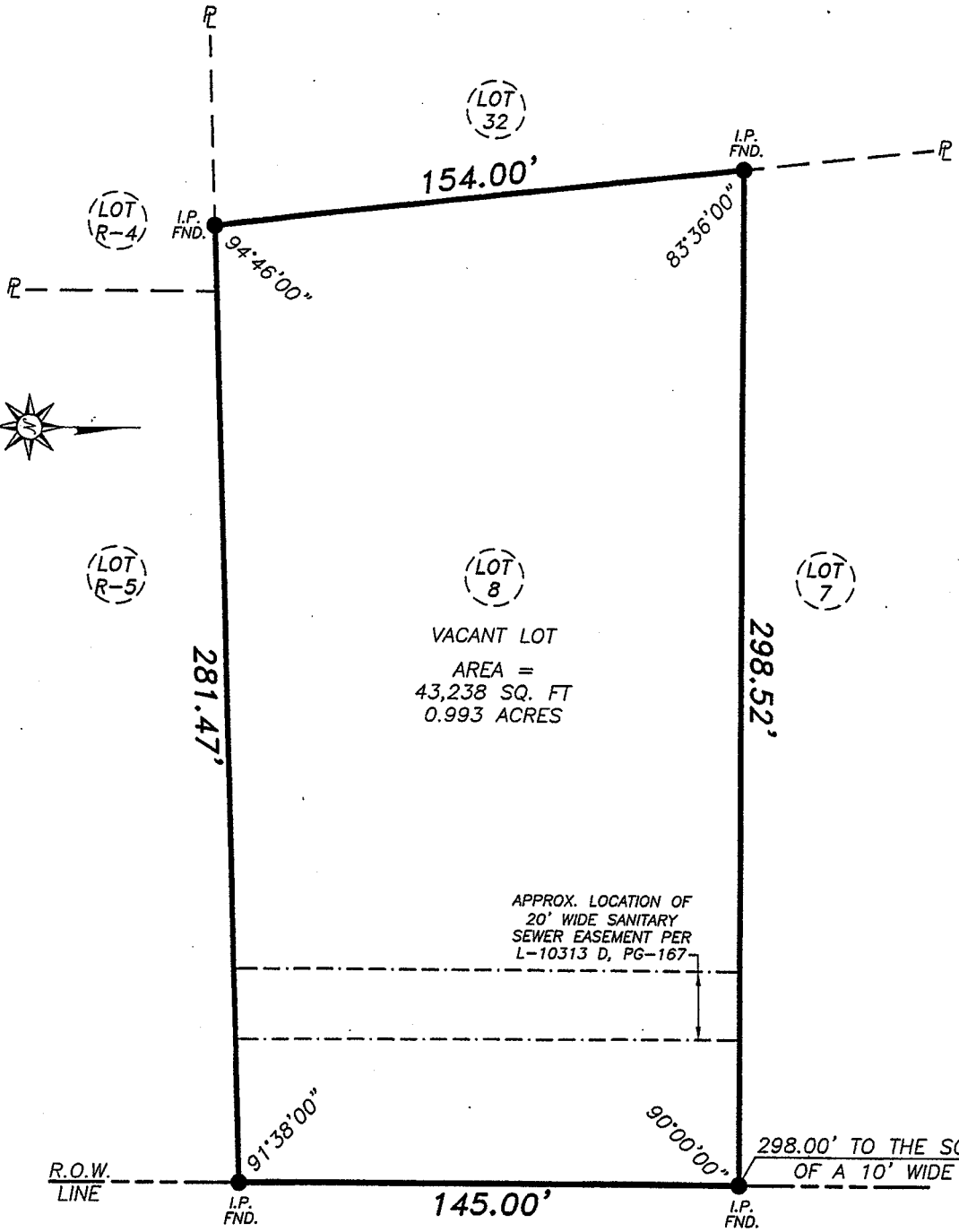
3

2594

2590

9

2600



VACANT LOT  
AREA =  
43,238 SQ. FT  
0.993 ACRES

APPROX. LOCATION OF  
20' WIDE SANITARY  
SEWER EASEMENT PER  
L-10313 D, PG-167

298.00' TO THE SOUTH LINE  
OF A 10' WIDE R.O.W.

(66' WIDE R.O.W.)  
(A.K.A. NYS ROUTE 65)  
**CLOVER STREET**

**CERTIFICATION:**

I, DAVID A. STAUB, HEREBY CERTIFY TO:

- MUHAMMAD KHAN
- MIGUEL A. REYES, ESQ.
- THE TITLE INSURANCE COMPANY INSURING THE TITLE

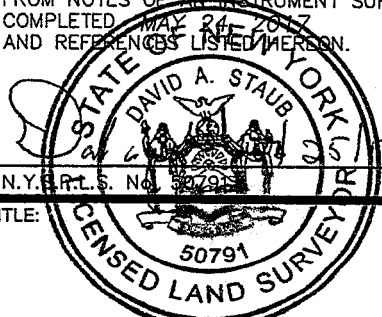
**REFERENCES:**

- 1.) LIBER 33 OF MAPS, PAGE 31.
- 2.) LIBER 11327 OF DEEDS, PAGE 309.
- 3.) ABSTRACT OF TITLE No. 409762 (FIRST AMERICAN).
- 4.) EASEMENT TO DESPATCH HEAT, LIGHT & POWER CORP., N.Y. TELE. CO. & R.T.C. PER LIBER 958 OF DEEDS, PAGE 69.

NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.

2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES RELEASES THE SURVEYOR OF ALL RESPONSIBILITY

THAT THIS MAP WAS MADE MAY 25, 2017  
FROM NOTES OF AN INSTRUMENT SURVEY  
COMPLETED MAY 24, 2017  
AND REFERENCES LISTED HEREON.



N.Y. E.P.L.S. No. 82791 DATE

TITLE: **INSTRUMENT SURVEY MAP**

**CLOVER STREET**  
BEING LOT No. 8 OF THE CLOVER HILLS TRACT



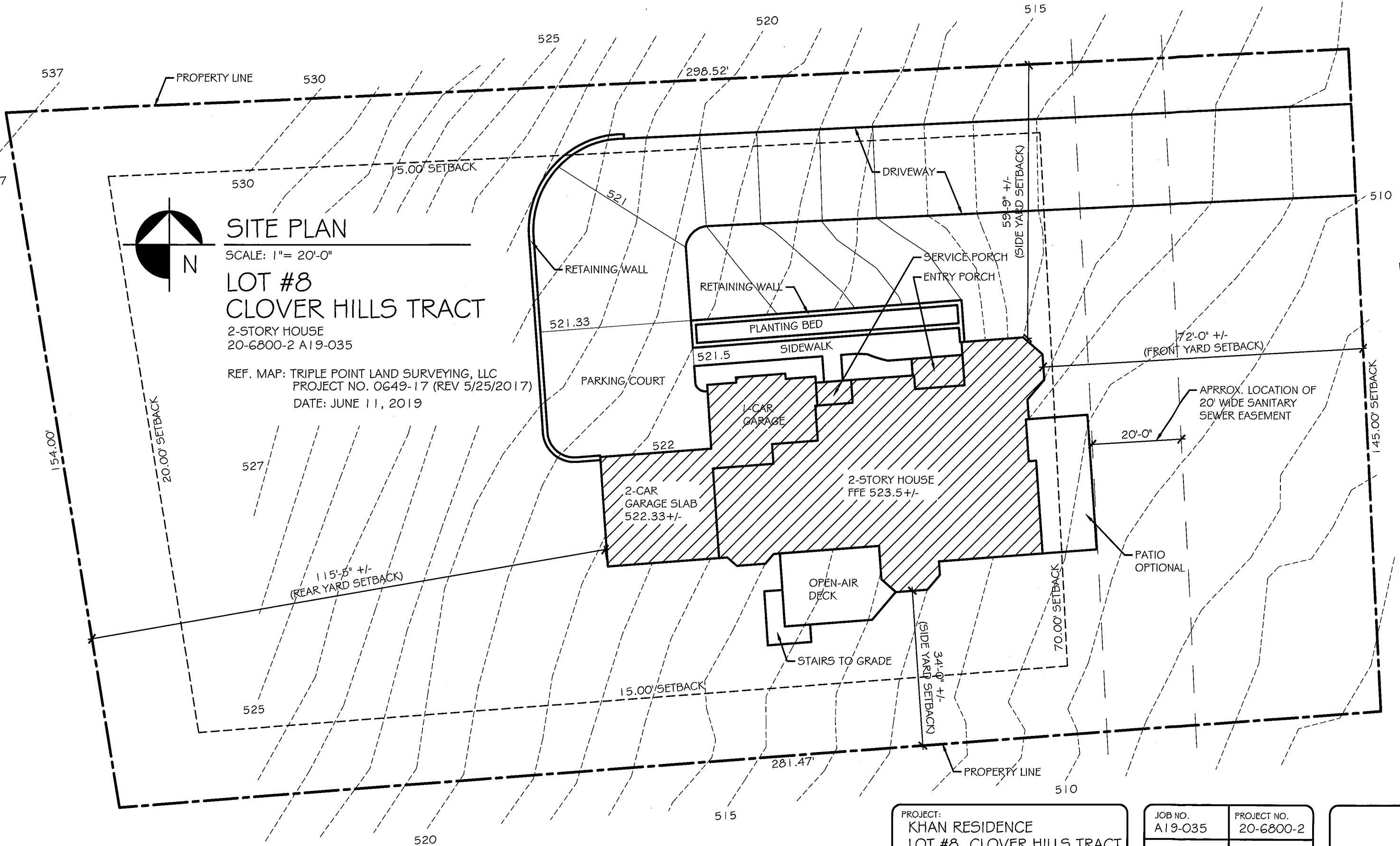
# SITE PLAN

SCALE: 1" = 20'-0"

## LOT #8 CLOVER HILLS TRACT

2-STORY HOUSE  
20-6800-2 A19-035

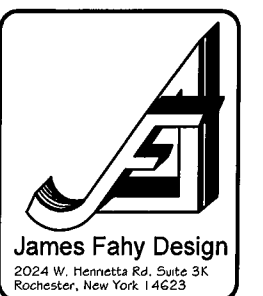
REF. MAP: TRIPLE POINT LAND SURVEYING, LLC  
PROJECT NO. 0649-17 (REV 5/25/2017)  
DATE: JUNE 11, 2019



CLOVER STREET

PROJECT: KHAN RESIDENCE LOT #8, CLOVER HILLS TRACT PITTSFORD, NEW YORK
CLIENT: AKHTIAZ KHAN
DRAWING TITLE: PLOT PLAN

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	C1.0
CHECKED BY: JRF	
DATE: 7-11-2019	





north elevation  
 scale: 1/8"=1'-0"

6800 s.f.

PROJECT: KHAN RESIDENCE LOT #8, CLOVER HILLS TRACT PITTSFORD, NEW YORK
CLIENT: AKHTIAZ KHAN
DRAWING TITLE: NORTH ELEVATION

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	A1.0
CHECKED BY: JRF	
DATE: 7-11-2019	





east elevation

scale: 1/8"=1'-0" (road side)



west elevation

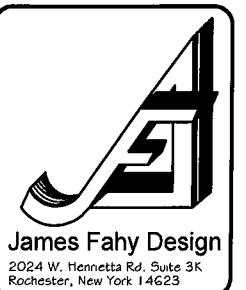
scale: 1/8"=1'-0"

PROJECT:  
KHAN RESIDENCE  
LOT #8, CLOVER HILLS TRACT  
PITTSFORD, NEW YORK

CLIENT:  
AKHTIAZ KHAN

DRAWING TITLE:  
EAST & WEST ELEVATIONS

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	A1.1
CHECKED BY: JRF	
DATE: 7-11-2019	





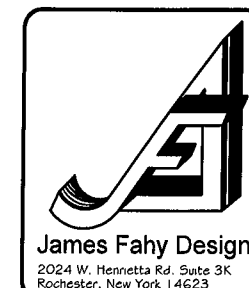


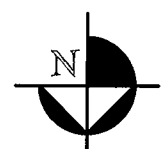
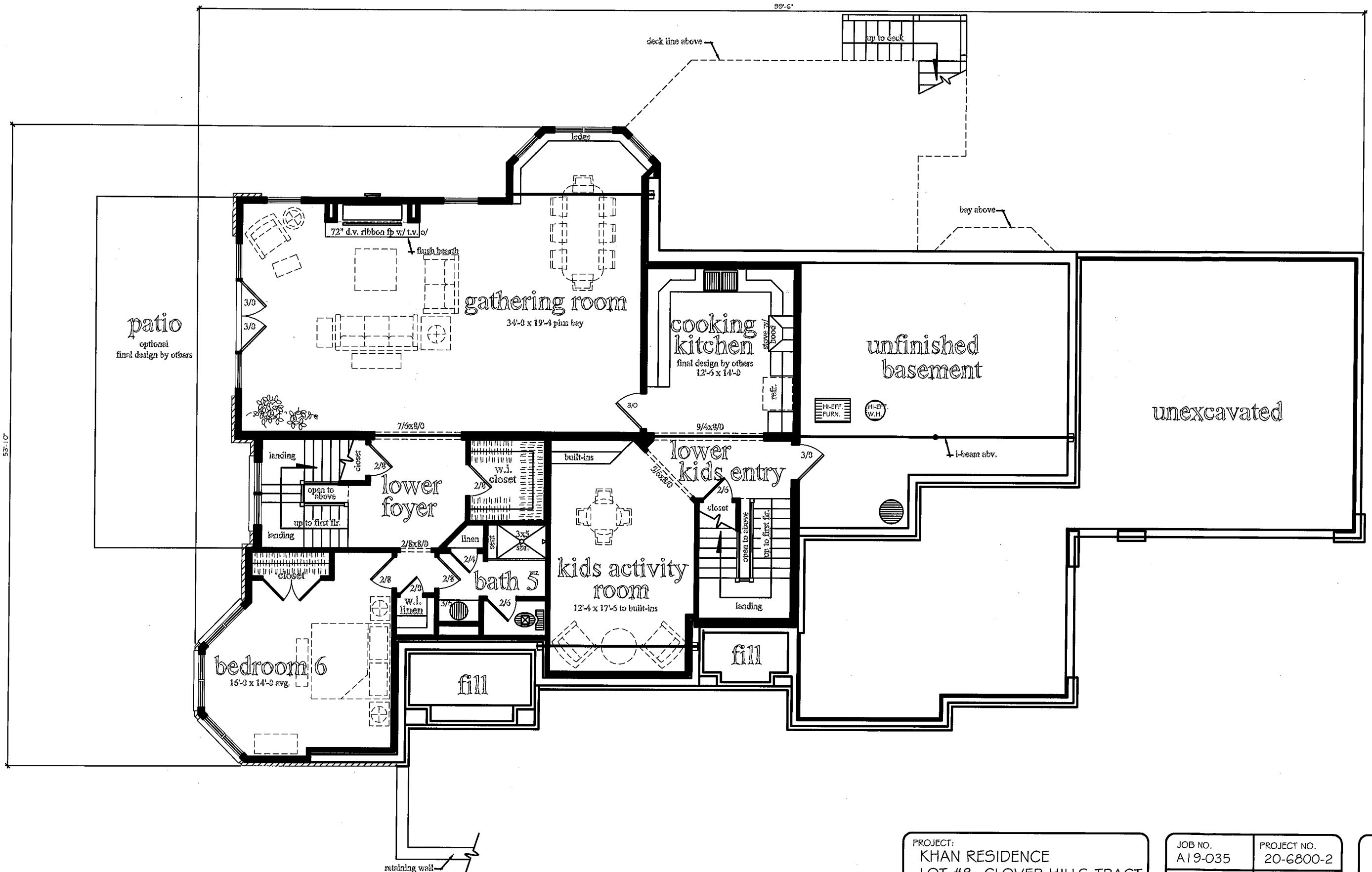
south elevation

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

PROJECT: KHAN RESIDENCE LOT #8, CLOVER HILLS TRACT PITTSFORD, NEW YORK
CLIENT: AKHTIAZ KHAN
DRAWING TITLE: SOUTH ELEVATION

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	A1.2
CHECKED BY: JRF	
DATE: 7-11-2019	

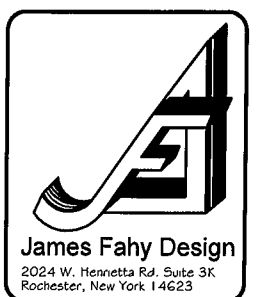


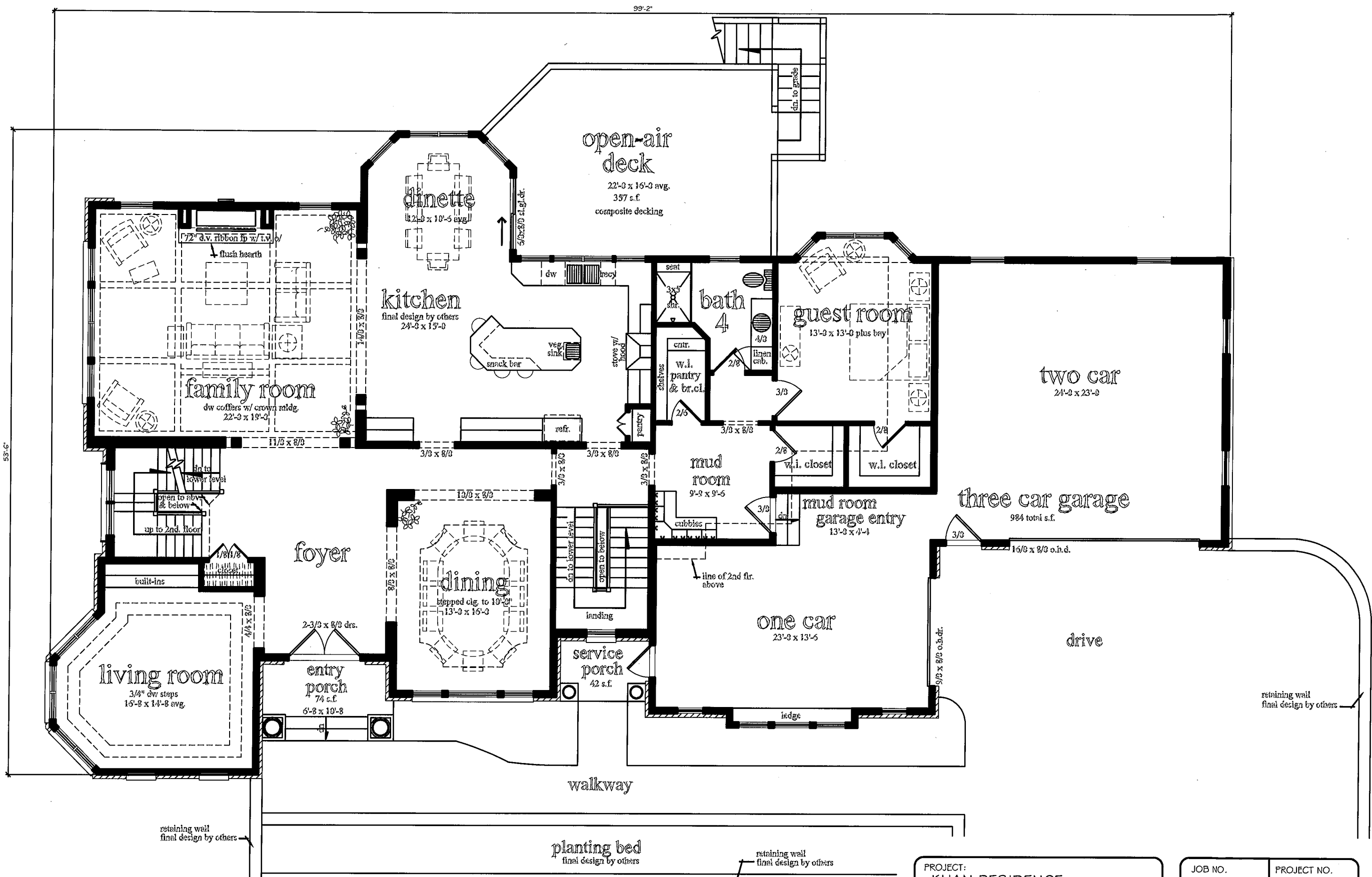


lower level floor plan 1862 s.f. finished area  
 scale: 1/8"=1'-0"

PROJECT: KHAN RESIDENCE LOT #8, CLOVER HILLS TRACT PITTSFORD, NEW YORK
CLIENT: AKHTIAZ KHAN
DRAWING TITLE: LOWER LEVEL PLAN

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	A2.0
CHECKED BY: JRF	
DATE: 7-11-2019	

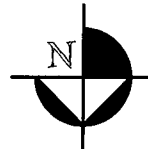




first floor plan

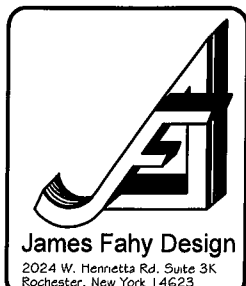
2533 s.f.

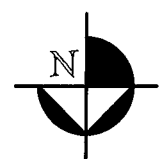
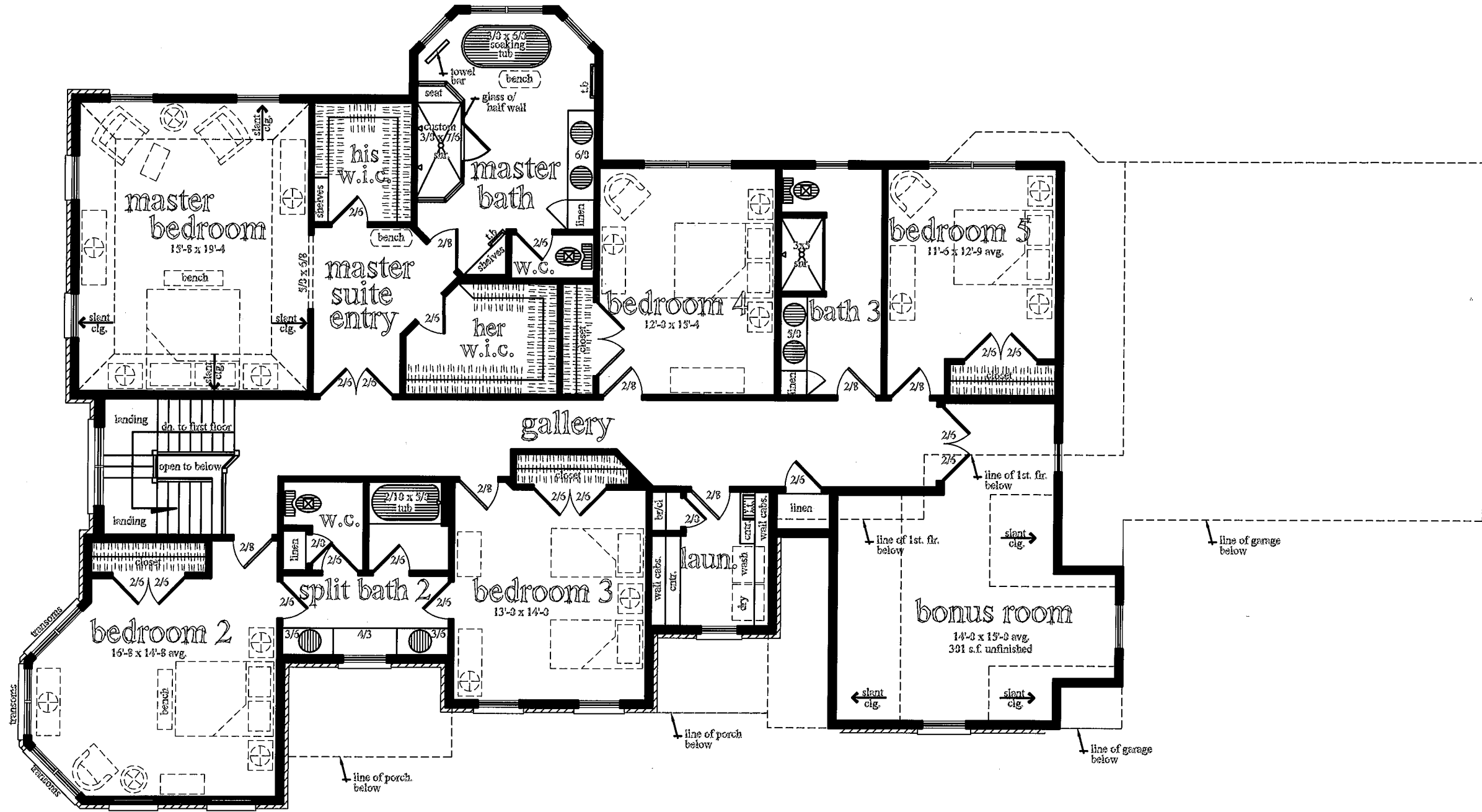
scale: 1/8"=1'-0"



PROJECT: KHAN RESIDENCE LOT #8, CLOVER HILLS TRACT PITTSFORD, NEW YORK
CLIENT: AKHTIAZ KHAN
DRAWING TITLE: FIRST FLOOR PLAN

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	A3.0
CHECKED BY: JRF	
DATE: 7-11-2019	





second floor plan

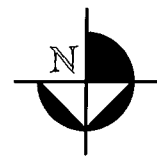
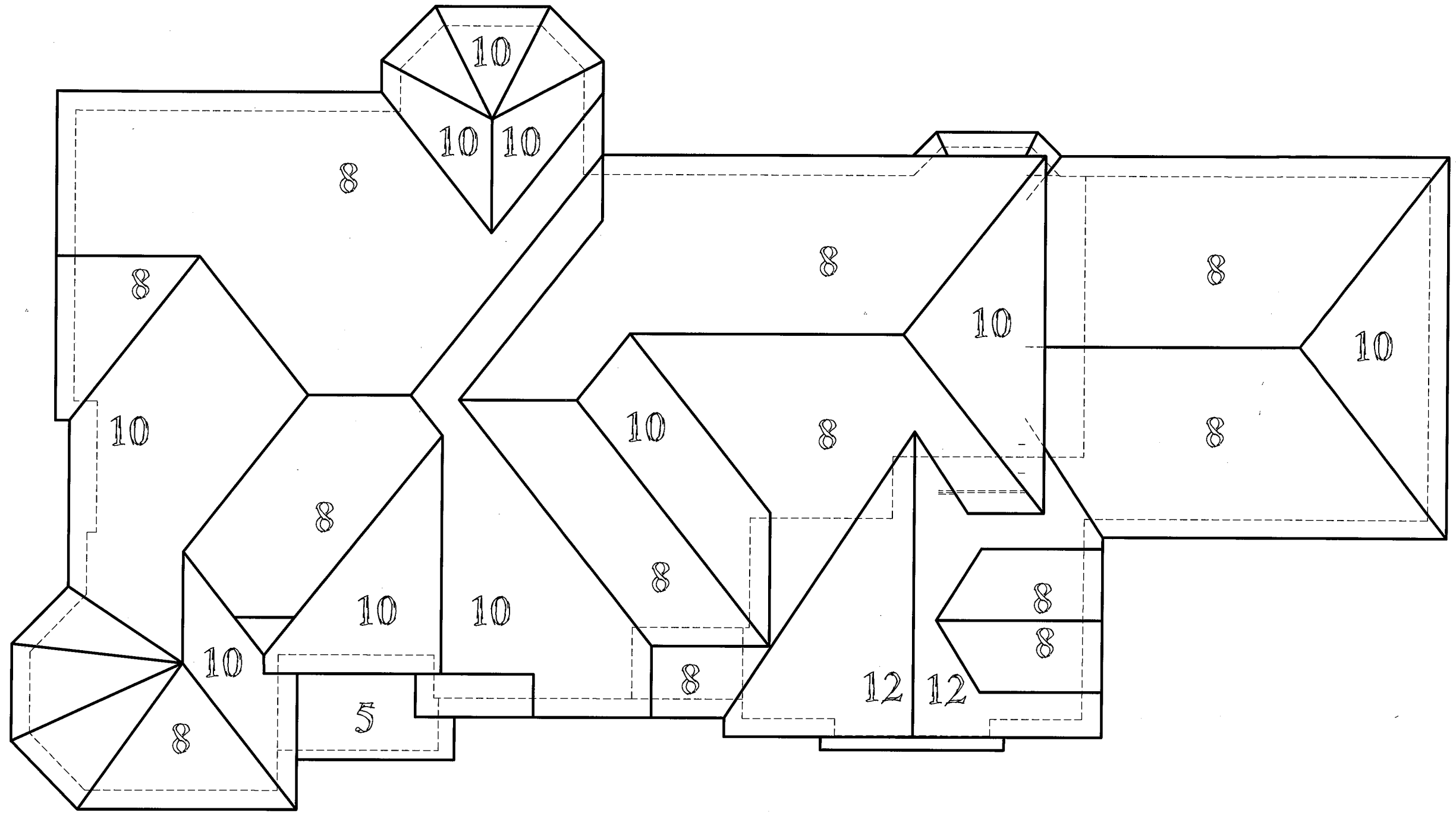
scale: 1/8"=1'-0"

2405 s.f.

PROJECT: KHAN RESIDENCE LOT #8, CLOVER HILLS TRACT PITTSFORD, NEW YORK	
CLIENT: AKHTIAZ KHAN	
DRAWING TITLE: SECOND FLOOR PLAN	

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	A4.0
CHECKED BY: JRF	
DATE: 7-11-2019	

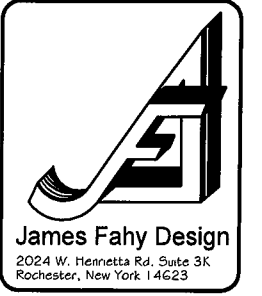


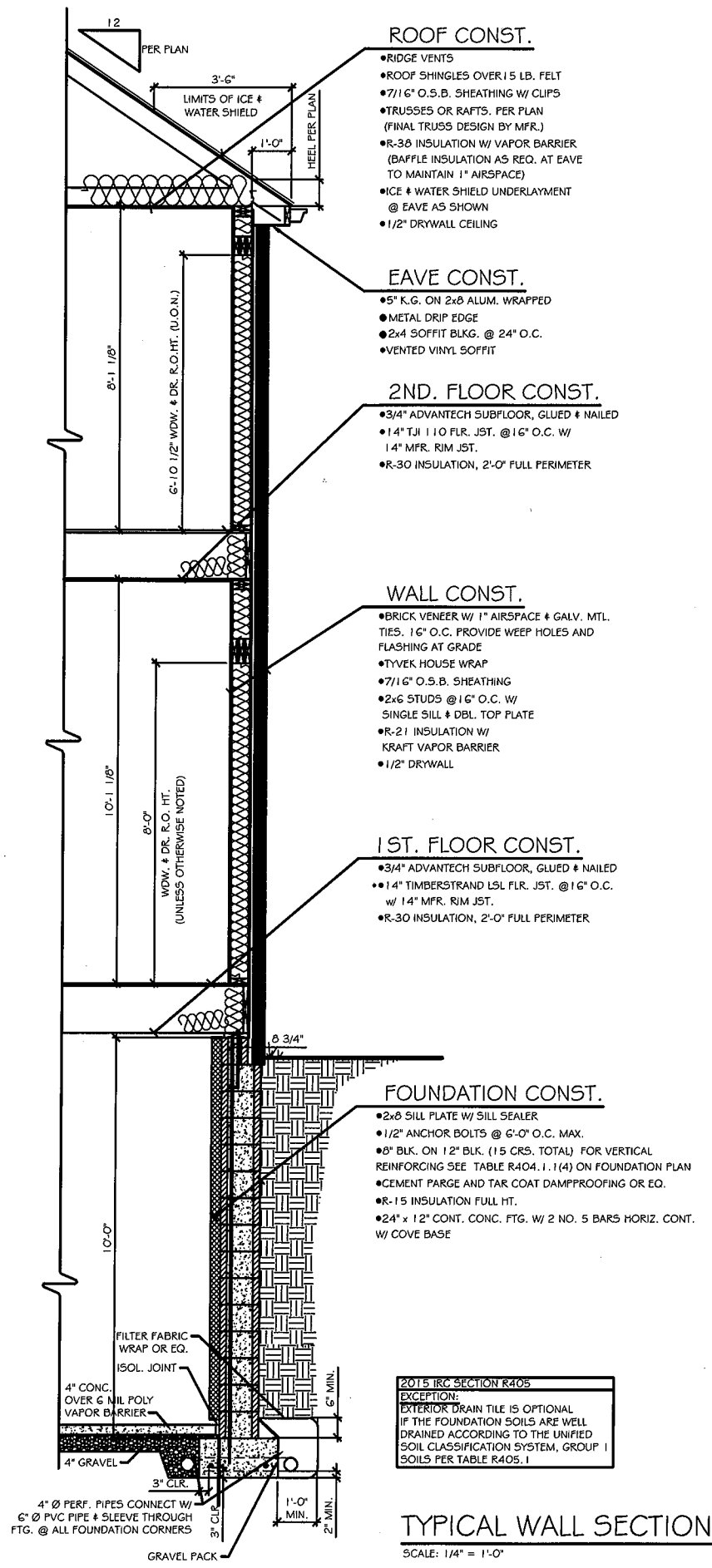


roof plan  
scale: 1/8"=1'-3"

PROJECT: KHAN RESIDENCE LOT #8, CLOVER HILLS TRACT PITTSFORD, NEW YORK
CLIENT: AKHTIAZ KHAN
DRAWING TITLE: ROOF PLAN

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	A5.0
CHECKED BY: JRF	
DATE: 7-11-2019	





PROJECT: KHAN RESIDENCE LOT #8, CLOVER HILLS TRACT PITTSFORD, NEW YORK
CLIENT: AKHTIAZ KHAN
DRAWING TITLE: TYPICAL WALL SECTION

JOB NO. A19-035	PROJECT NO. 20-6800-2
DRAWN BY: CME	A6.0
CHECKED BY: JRF	
DATE: 7-11-2019	

