

**Design Review & Historic Preservation Board  
Agenda  
December 12, 2019**

**HISTORIC PRESERVATION DISCUSSION**

**RESIDENTIAL APPLICATION FOR REVIEW**

- **4040 East Avenue**  
The Applicant is requesting design review for the garage addition. The addition will be 600 sq. ft. and will be located to the east of the existing garage. The applicant did receive a variance at the November 18, 2019 Zoning Board meeting.
- **22 East Park Road**  
The Applicant is requesting design review for additions to an existing home. The additions will include a 385 sq. ft. garage addition, 216 sq. ft. great room, 98 sq. ft. kitchen and 84 sq. ft. porch.
- **100 Hahnemann Trail**  
The Applicant is requesting design review for a two-story addition. The addition will be a small (6) bed addition to the existing assisted living residence at the existing campus on Hahnemann Trail. The addition will be a two story, 4,520 sq. ft. building. Architecturally, the building design will match the existing building. The courtyard that this addition creates with the existing will be developed into a memory garden with resident amenities.

**COMMERCIAL APPLICATION FOR REVIEW**

- **3349 Monroe Avenue – Under Armour Sign**  
The Applicant is requesting design review for a business identification sign. The sign will total 73.18 sq. ft. and will feature white acrylic letters with a red aluminum cabinet.
- **3349 Monroe Avenue – Goldfish Swim School Sign**  
The Applicant is requesting design review for an addition of a business identification sign. The sign will be 54.19 sq. ft. and will identify the "Goldfish Swim School" business. The sign will be an encapsulated logo and channel letters.
- **3025 Monroe Avenue – E & F Jewelry Sign**  
The Applicant is requesting design review for the addition of a business identification sign. The sign will be approximately 43.3 sq. ft. and will identify the "Estate & Fine Jewelry" business. The sign will be 1/2" black komacel lettering and will be stud mounted to the building.

**OTHER – REVIEW OF 11/14/2019 MINUTES**

*draft*  
**Design Review and Historic Preservation Board  
Minutes  
November 14, 2019**

**PRESENT**

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

**ALSO PRESENT**

Allen Reitz, Assistant Building Inspector, Susan Donnelly, Secretary to the Board

**ABSENT**

David Wigg, Robert Koegel, Town Attorney

Dirk Schneider opened the meeting at 6:45 pm.

**HISTORIC PRESERVATION DISCUSSION**

Bonnie Salem shared that she has submitted to the Town on behalf of the homeowner an application for Landmark Designation for the home located at 201 Long Meadow Circle. The home was built circa 1912, is of a craftsman style with high integrity for maintaining the home's original architecture (rated G+). It is typical of the architecture of many homes on Long Meadow Circle. The current garage is not original and not part of the proposed designation. A public hearing will be set for January or February of 2020.

Another reception for inventoried homeowners is slated to be discussed in January.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **32 Landsdowne Lane**

The Applicant is requesting design review for the addition of a one car garage and porch. The new garage will be approximately 390 sq. ft. and added to the existing garage on the northeast side. The porch will be approximately 65 sq. ft. and will be located on the front of the home.

Jim Fahy, of Fahy Design Associates was present.

The project will include a covered front entry porch, addition of a third bay garage and an extensive interior renovation. The brickwork will be closely matched to that of the original. Wood materials will be used on the porch with colors on the porch to match the trim on the home. The front windows will be lengthened and will be trimmed with workable shutters.

New garage doors will be added. The garage will be set back 2 ft. The shingles on the garage will match the original on the home.

Leticia Fornataro moved to accept the application as submitted. Paul Whitbeck seconded.

All Ayes.



- **57 Reitz Parkway**

The Applicant is requesting design review for the addition of a sunroom. The sunroom will be approximately 192 sq. ft. and will be located to the rear of the existing home.

Patrick Culhane of Comfort Systems was present as well as the homeowner, Bonnie Reitz.

A three-season sunroom with electric will be built at the rear of the home on the site of the current deck. The deck will be reinforced to accommodate the construction. The roof will be gabled and shingled to tie in with the existing roof. Two sets of sliding doors will be added to the sunroom.

Bonnie Salem move to approve the application as submitted. John Mitchell seconded.

All Ayes.

### **COMMERCIAL APPLICATION FOR REVIEW**

- **900 Linden Avenue – CUBE SMART**

The Applicant is requesting design review for the renovation of a 50,000 sq. ft. vacant building. The new owner is proposing to convert the building to self-storage with some general warehouse space.

Brad Humberstone of Mitchell Design Build was present.

He stated that they will be cleaning the façade and adding landscaping. The signage will be a perforated steel frame system with the CUBE SMART branding which will wrap around the building. The building will be one story and will have no false “dummy” doors. There will be no blue coloration on the project.

The Board complimented the company for incorporating their suggestions to improve the appearance of the branding for this area.

John Mitchell stated for the record that he has no involvement or financial interest in this project.

Kathleen Cristman moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

### **OTHER – REVIEW OF 10/24/2019 MINUTES**

Bonnie Salem moved to approve the minutes of the 10/24/19 meeting with one change.

All Ayes.

The meeting adjourned at 7:25 PM.

Respectfully submitted,

Susan Donnelly  
Secretary to the Board



## Town of Pittsford

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

Permit #  
**B19-000186**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 4040 East Avenue ROCHESTER, NY 14618

**Tax ID Number:** 151.10-1-2

**Zoning District:** RN Residential Neighborhood

**Owner:** Ralph, Steven T

**Applicant:** David Burrows

#### 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 garage addition. The addition will be 600 Sq. Ft. and will be located to the east of the existing garage. The applicant did receive a variance at the November 18, 2019 Zoning Board meeting.

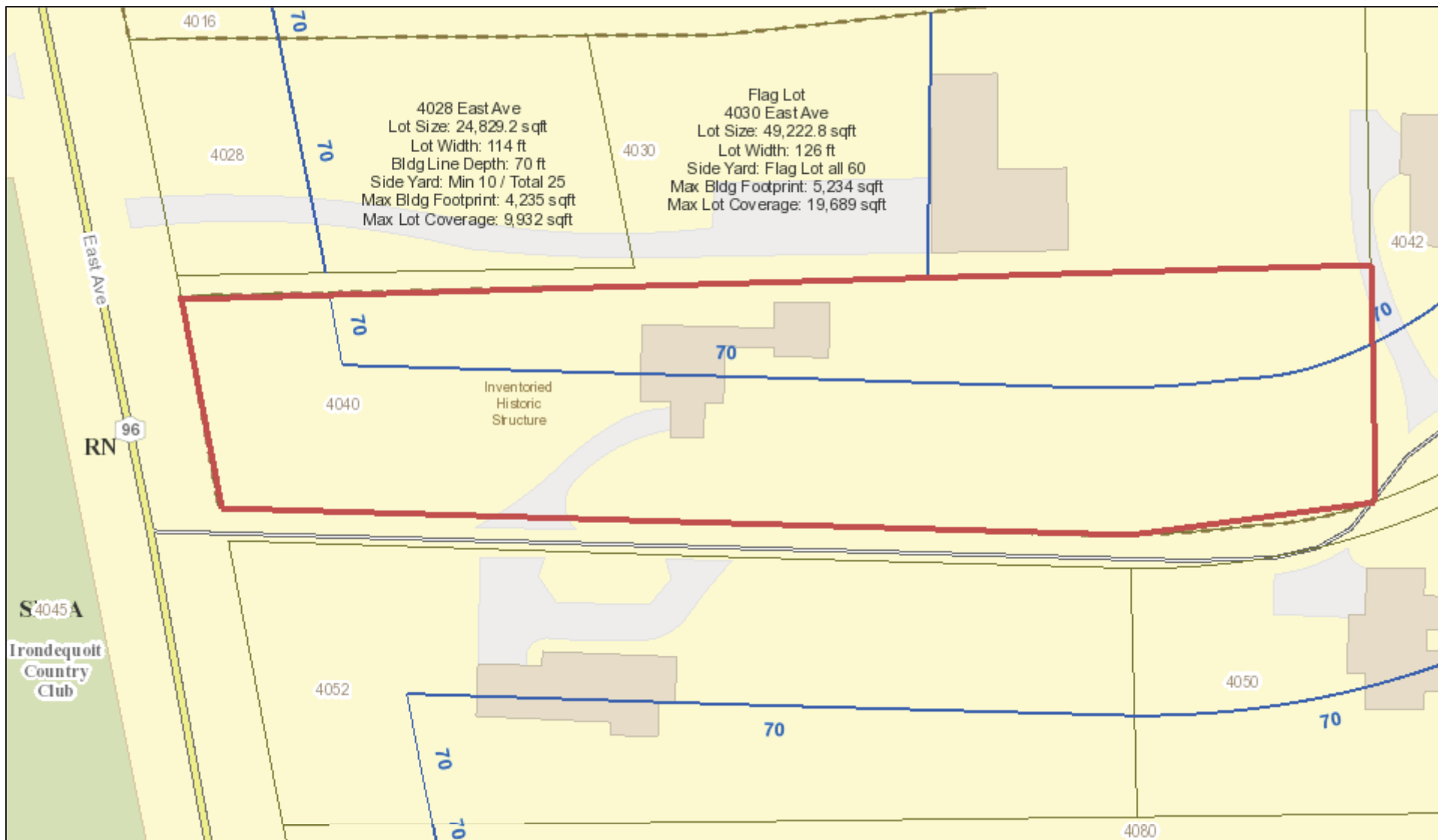
**Meeting Date:** December 12, 2019



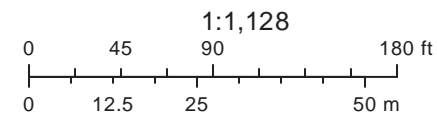




# RN Residential Neighborhood Zoning



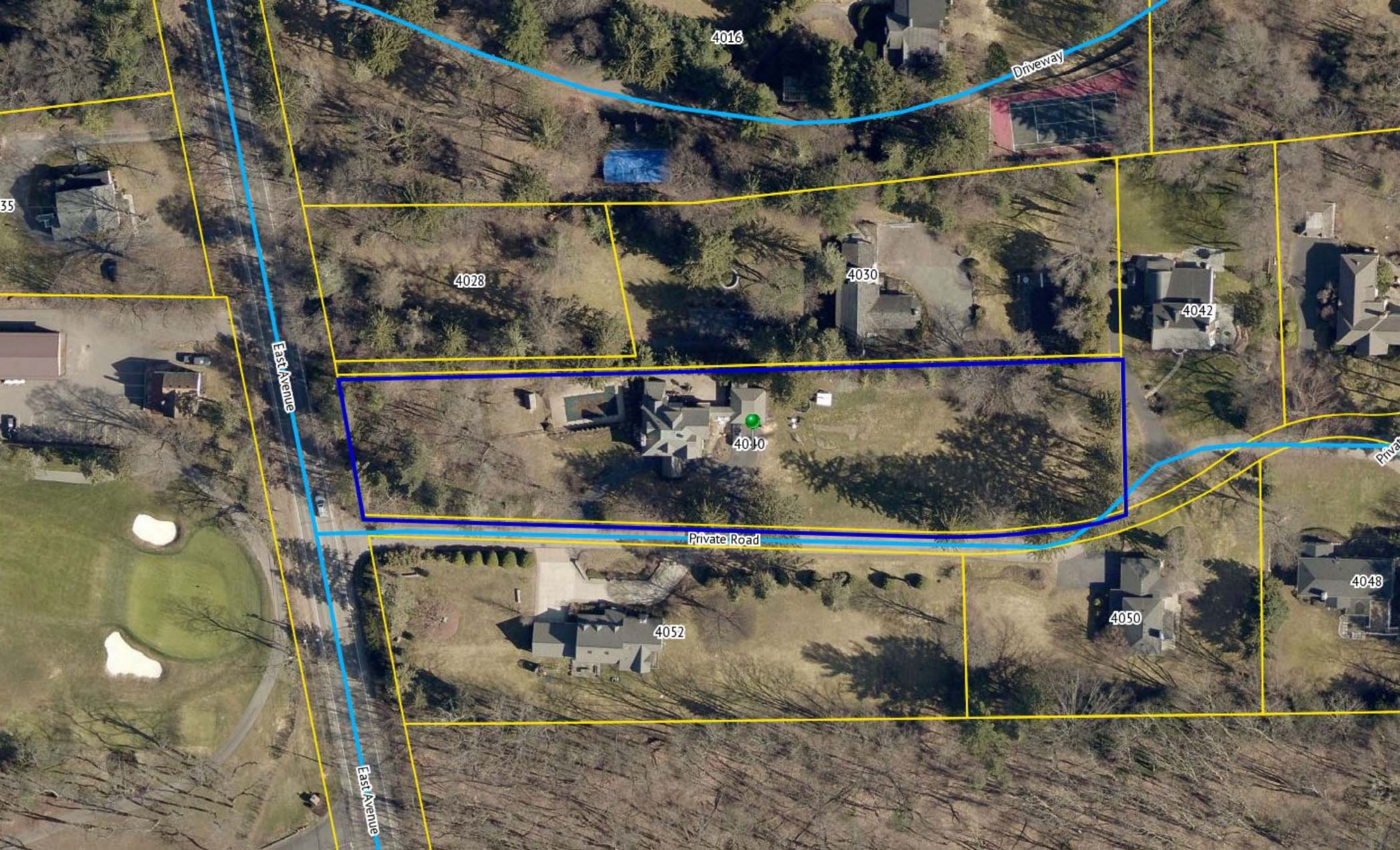
Printed December 5, 2019



Town of Pittsford GIS

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4016

Driveway

35

4028

4030

4042

East Avenue

4010

4052

4050

4048

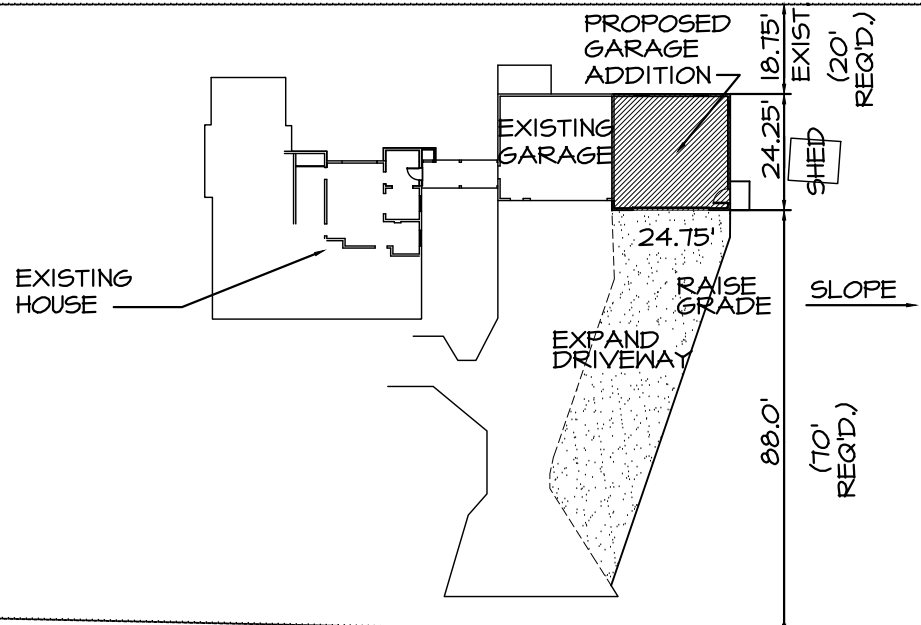
Private Road

East Avenue

Private



MAX FOOTPRINT = 5,652 SF  
 PROPOSED " = 3,060 SF  
  
 REQUIRED VARIANCES  
 MIN. SIDE SETBACK = 20 FT  
 PROPOSED " = 18.75 FT  
  
 MAX AREA = 180 SF  
 PROPOSED AREA = 1,123 SF  
  
 MAX HEIGHT = 12 FT  
 PROPOSED HEIGHT = 14 FT



**SITE PLAN**

1" = 40'

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 Contractor to verify all notes and dimensions before starting construction and be responsible for errors and/or omissions.  
  
 Contractor shall be responsible for construction means, methods, techniques, sequences or procedures, and safety precautions and programs in connection with the work.

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- S-1 SITE PLAN AND COVER
- A-1 GARAGE FLOOR PLAN
- A-2 SOUTH & EAST ELEVATIONS
- A-3 NORTH ELEVATION
- A-4 FOUNDATION PLAN
- A-5 ROOF FRAMING PLAN
- A-6 BUILDING SECTION 1-1
- A-7 BUILDING SECTION 2-2

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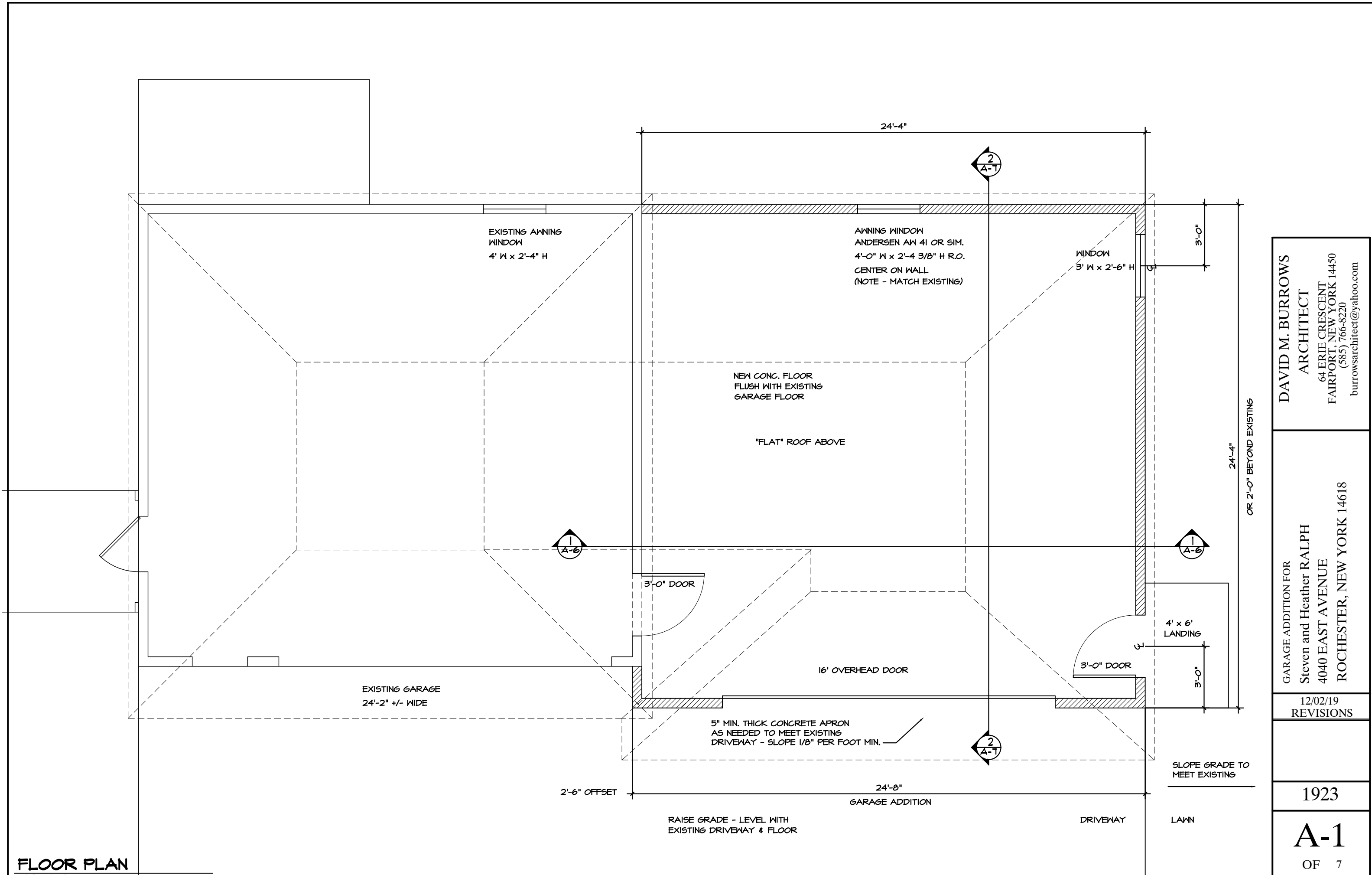
**DAVID M. BURROWS**  
 ARCHITECT  
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 FAIRPORT, NEW YORK 14450  
 (585) 766-8220  
 burrowsarchitect@yahoo.com

GARAGE ADDITION FOR  
 Steven and Heather RALPH  
 4040 EAST AVENUE  
 ROCHESTER, NEW YORK 14618

12/02/19 REVISIONS

1923

**S-1**  
 OF 1



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

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1923

**A-1**  
OF 7

OR 2'-0" BEYOND EXISTING

SLOPE GRADE TO MEET EXISTING

RAISE GRADE - LEVEL WITH EXISTING DRIVEWAY & FLOOR

5" MIN. THICK CONCRETE APRON AS NEEDED TO MEET EXISTING DRIVEWAY - SLOPE 1/8" PER FOOT MIN.

EXISTING GARAGE 24'-2" +/- WIDE

EXISTING AWNING WINDOW 4' W x 2'-4" H

AWNING WINDOW ANDERSEN AW 41 OR SIM. 4'-0" W x 2'-4 3/8" H R.O. CENTER ON WALL (NOTE - MATCH EXISTING)

WINDOW 3' W x 2'-6" H

NEW CONC. FLOOR FLUSH WITH EXISTING GARAGE FLOOR

"FLAT" ROOF ABOVE

3'-0" DOOR

16' OVERHEAD DOOR

3'-0" DOOR

4' x 6' LANDING

24'-4"

3'-0"

24'-4"

2'-6" OFFSET

24'-8"

GARAGE ADDITION

DRIVEWAY

LAWN

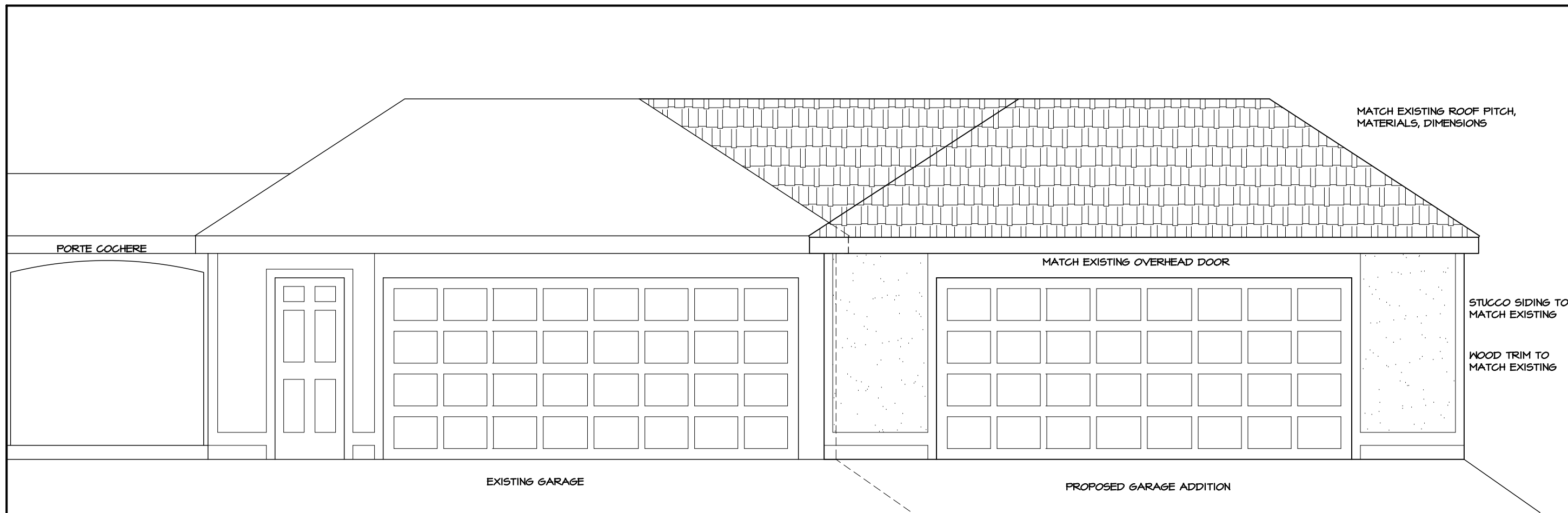
2  
A-T

1  
A-6

1  
A-6

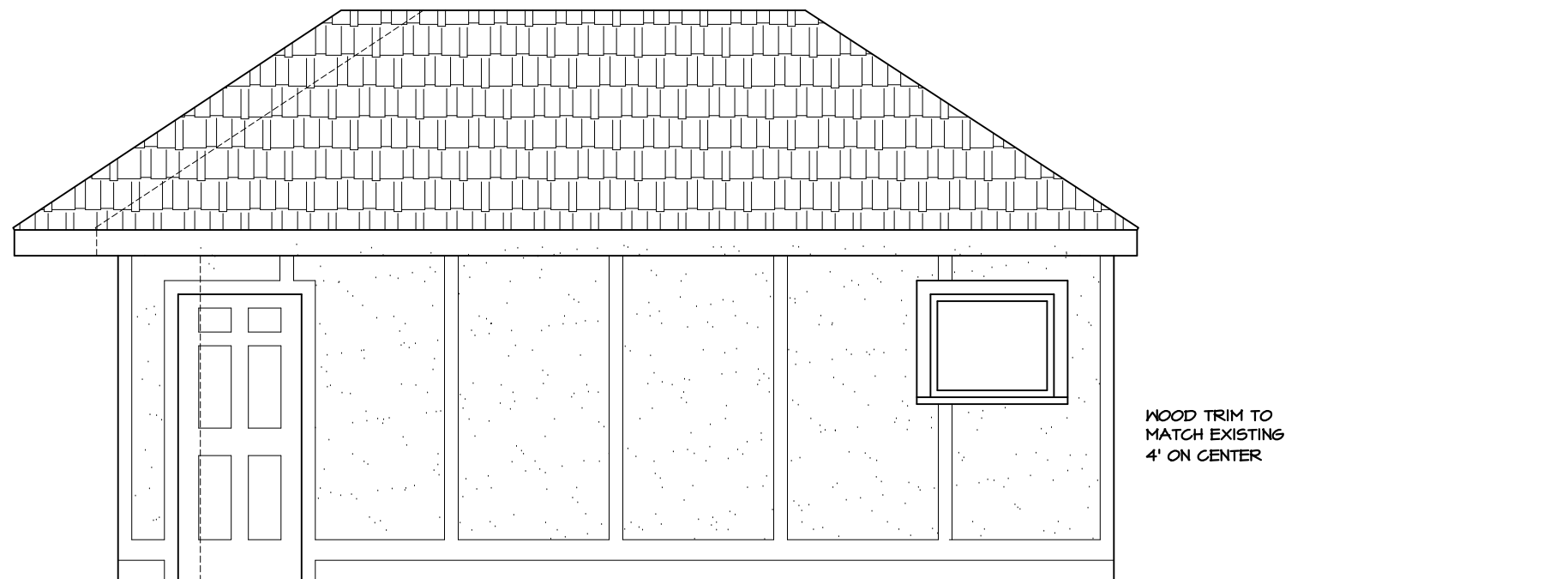
2  
A-T





**SOUTH ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"

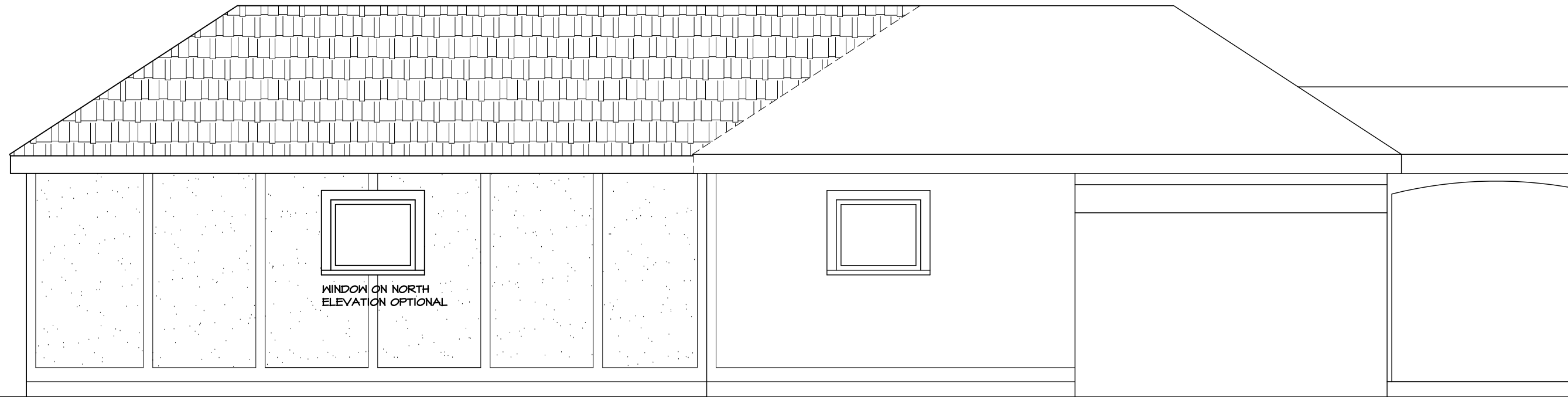
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GARAGE ADDITION FOR  
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**A-2**  
 OF 7



WINDOW ON NORTH  
ELEVATION OPTIONAL

PROPOSED GARAGE ADDITION

EXISTING GARAGE

**NORTH ELEVATION**

1/4" = 1'-0"

DAVID M. BURROWS

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GARAGE ADDITION FOR

Steven and Heather RALPH

4040 EAST AVENUE

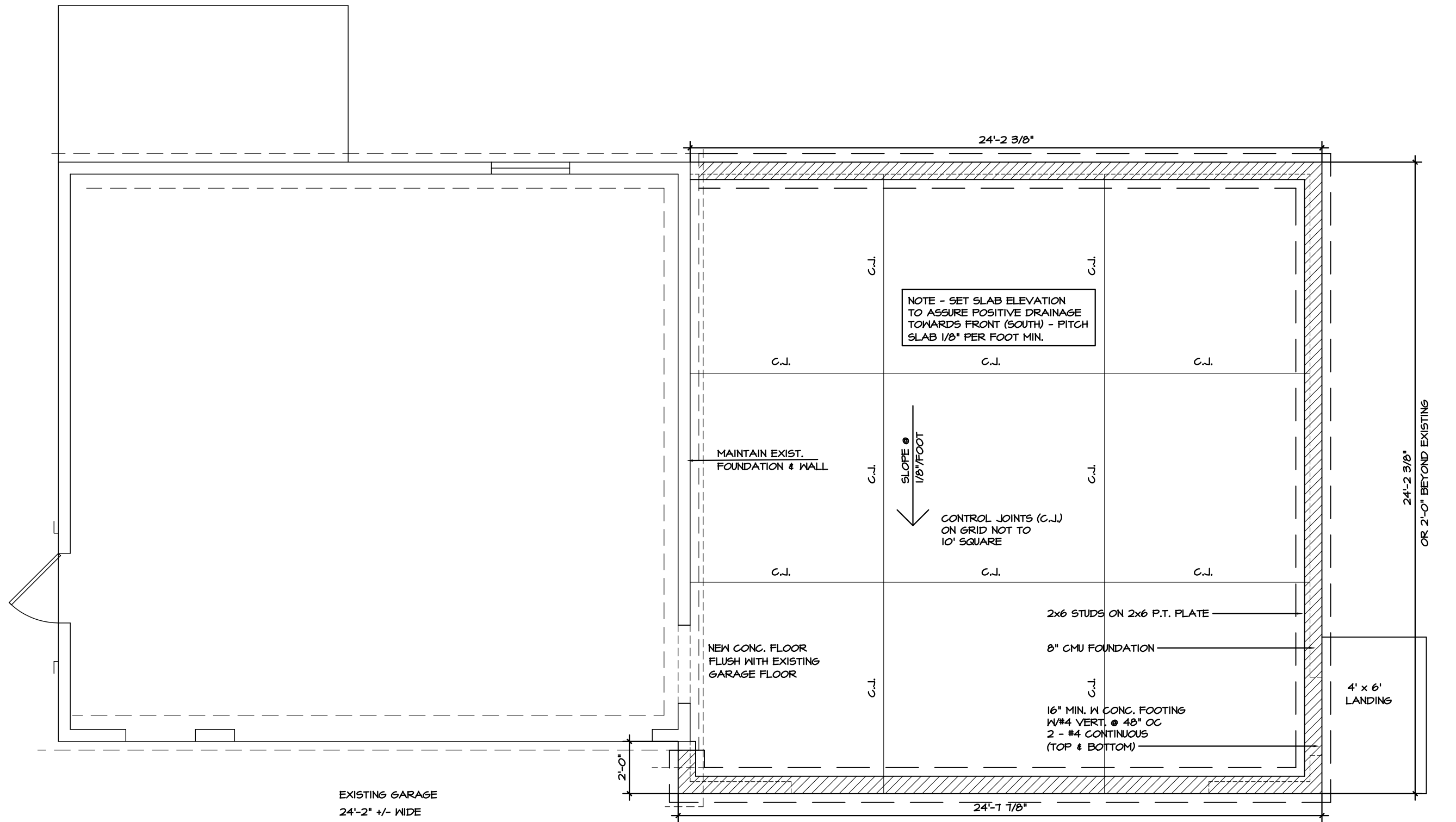
ROCHESTER, NEW YORK 14618

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NOTE - SET SLAB ELEVATION TO ASSURE POSITIVE DRAINAGE TOWARDS FRONT (SOUTH) - PITCH SLAB 1/8" PER FOOT MIN.

SLOPE 1/8" FOOT

CONTROL JOINTS (C.J.) ON GRID NOT TO 10' SQUARE

MAINTAIN EXIST. FOUNDATION & WALL

NEW CONG. FLOOR FLUSH WITH EXISTING GARAGE FLOOR

2x6 STUDS ON 2x6 P.T. PLATE

8" CMU FOUNDATION

16" MIN. W CONG. FOOTING W/#4 VERT. @ 48" OC 2 - #4 CONTINUOUS (TOP & BOTTOM)

4' x 6' LANDING

EXISTING GARAGE 24'-2" +/- WIDE

GARAGE ADDITION 24'-8" +/- WIDE

SLOPE GRADE TO MEET EXISTING

RAISE GRADE - LEVEL WITH EXISTING DRIVEWAY & FLOOR

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

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4040 EAST AVENUE  
ROCHESTER, NEW YORK 14618

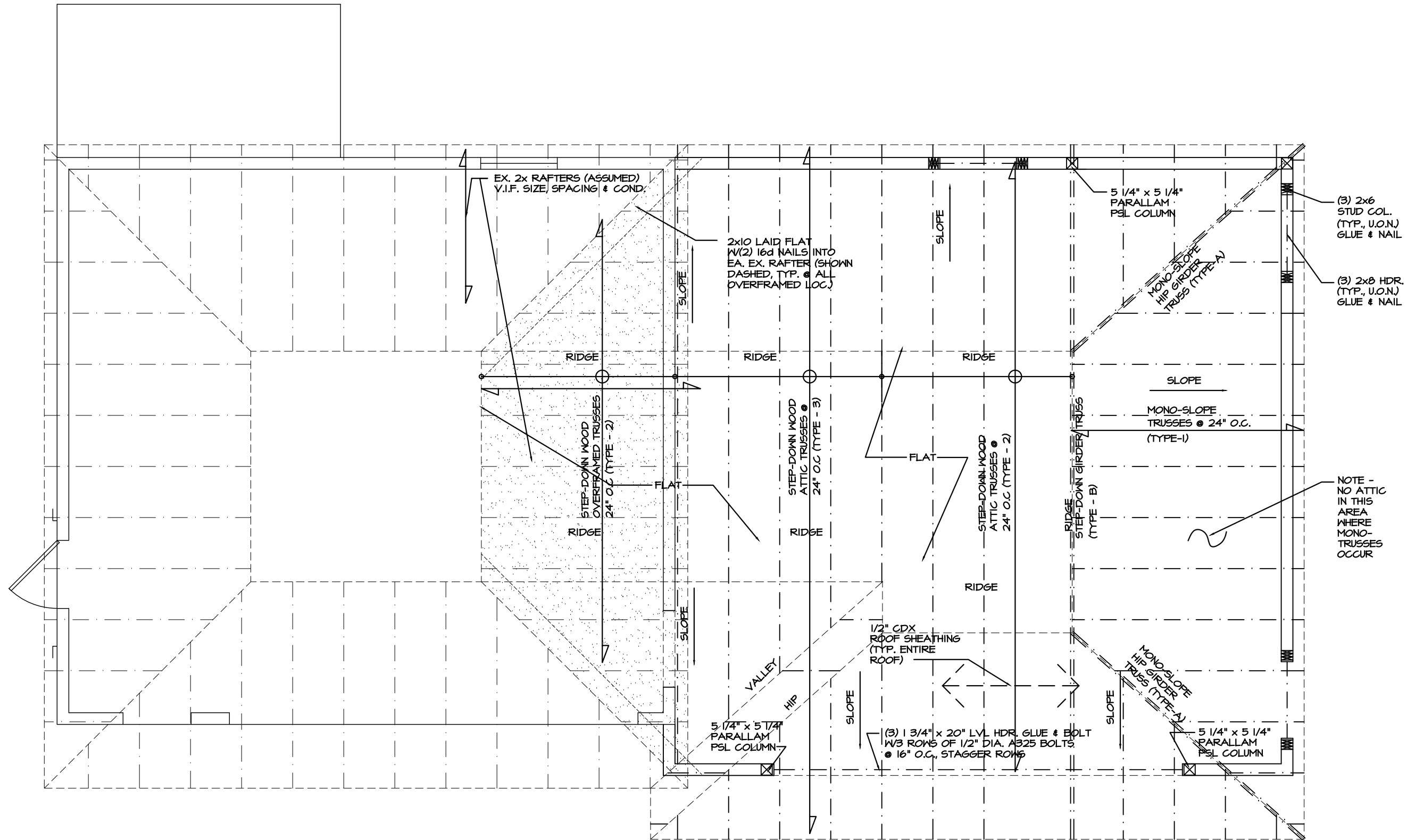
12/02/19  
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**A-4**  
OF 7

**ROOF FRAMING PLAN**

1/4" = 1'-0"



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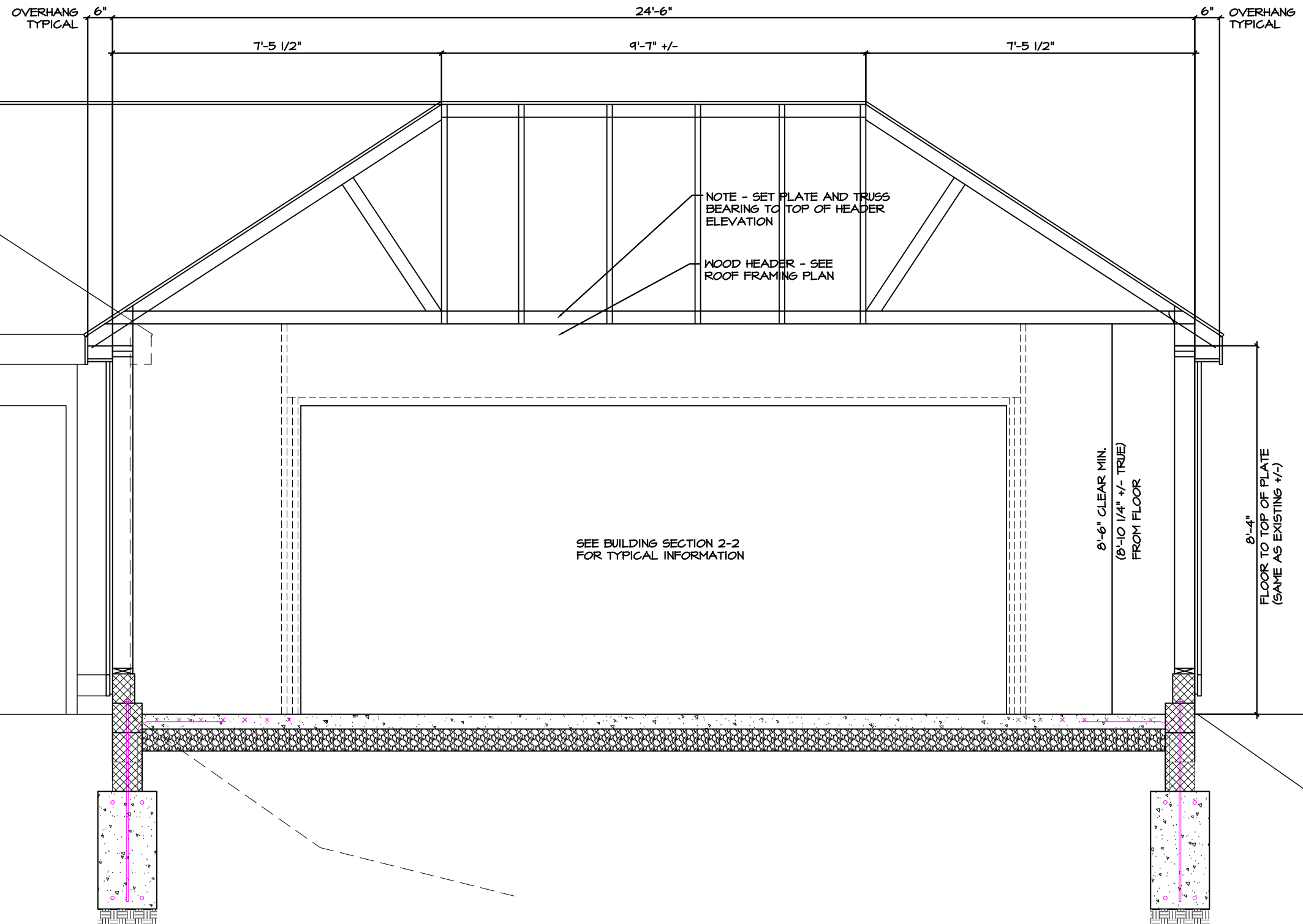
GARAGE ADDITION FOR  
**Steven and Heather RALPH**  
4040 EAST AVENUE  
ROCHESTER, NEW YORK 14618

12/02/19  
REVISIONS

1923

**A-5**

OF 7



NOTE - SET PLATE AND TRUSS BEARING TO TOP OF HEADER ELEVATION

WOOD HEADER - SEE ROOF FRAMING PLAN

SEE BUILDING SECTION 2-2 FOR TYPICAL INFORMATION

8'-6" CLEAR MIN.  
(8'-10 1/4" +/- TRUE)  
FROM FLOOR

8'-4"  
FLOOR TO TOP OF PLATE  
(SAME AS EXISTING +/-)

**BUILDING SECTION I-I**

3/8" = 1'-0"

**DAVID M. BURROWS**  
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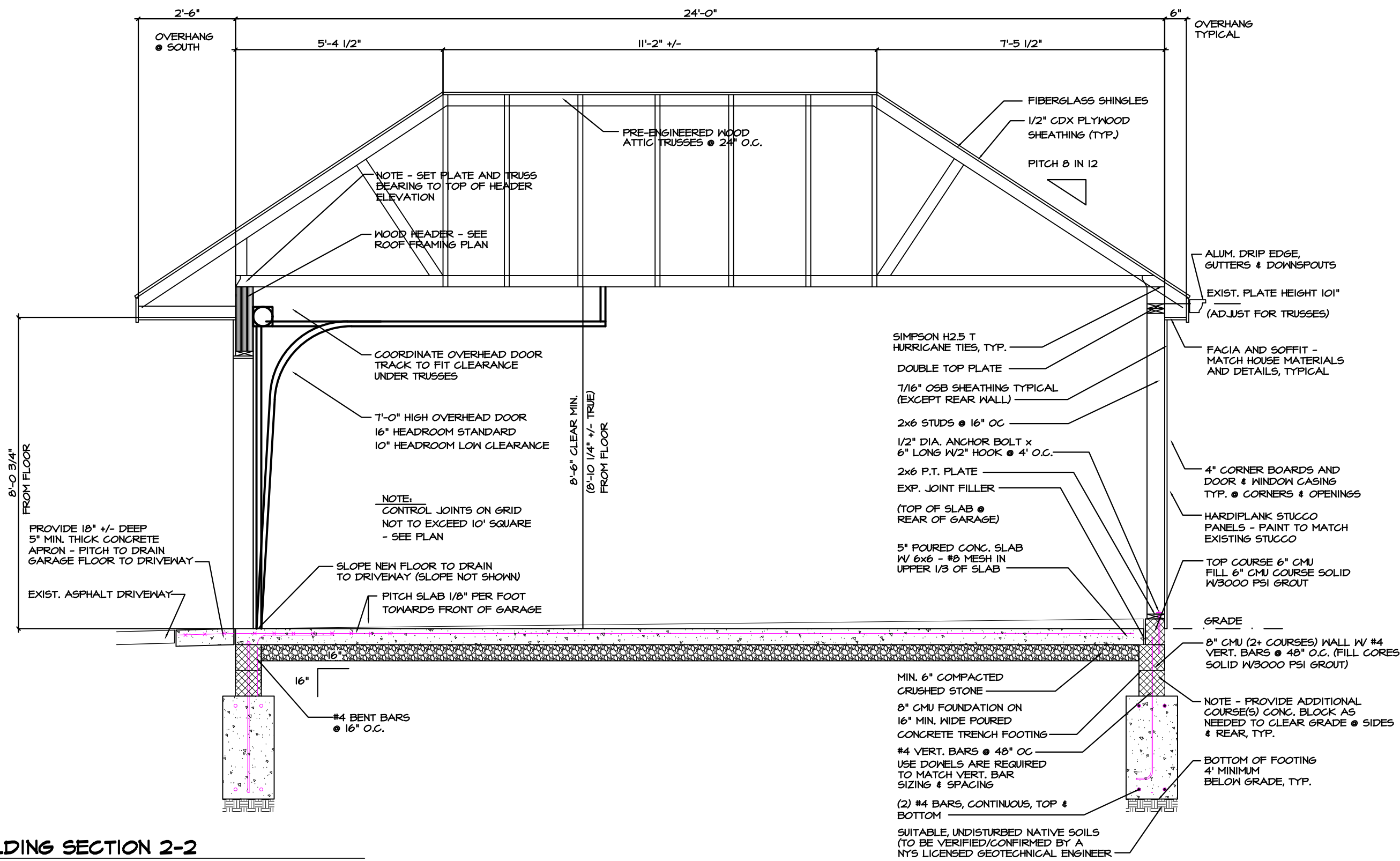
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ROCHESTER, NEW YORK 14618

12/02/19  
REVISIONS

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OF 7



**BUILDING SECTION 2-2**  
 3/8" = 1'-0"

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GARAGE ADDITION FOR  
**Steven and Heather RALPH**  
 4040 EAST AVENUE  
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**A-7**  
 OF 7





PHOTOS

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12/02/19  
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1923

P-1

OF 1



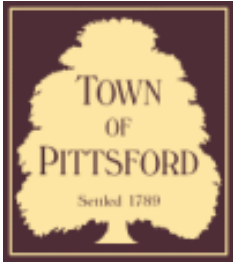












## Town of Pittsford

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

Permit #  
**B19-000183**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 22 East Park Road PITTSFORD, NY 14534

**Tax ID Number:** 151.17-3-13

**Zoning District:** RN Residential Neighborhood

**Owner:** Wolf, Bruno

**Applicant:** Wolf, Bruno

#### 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                                      |   |

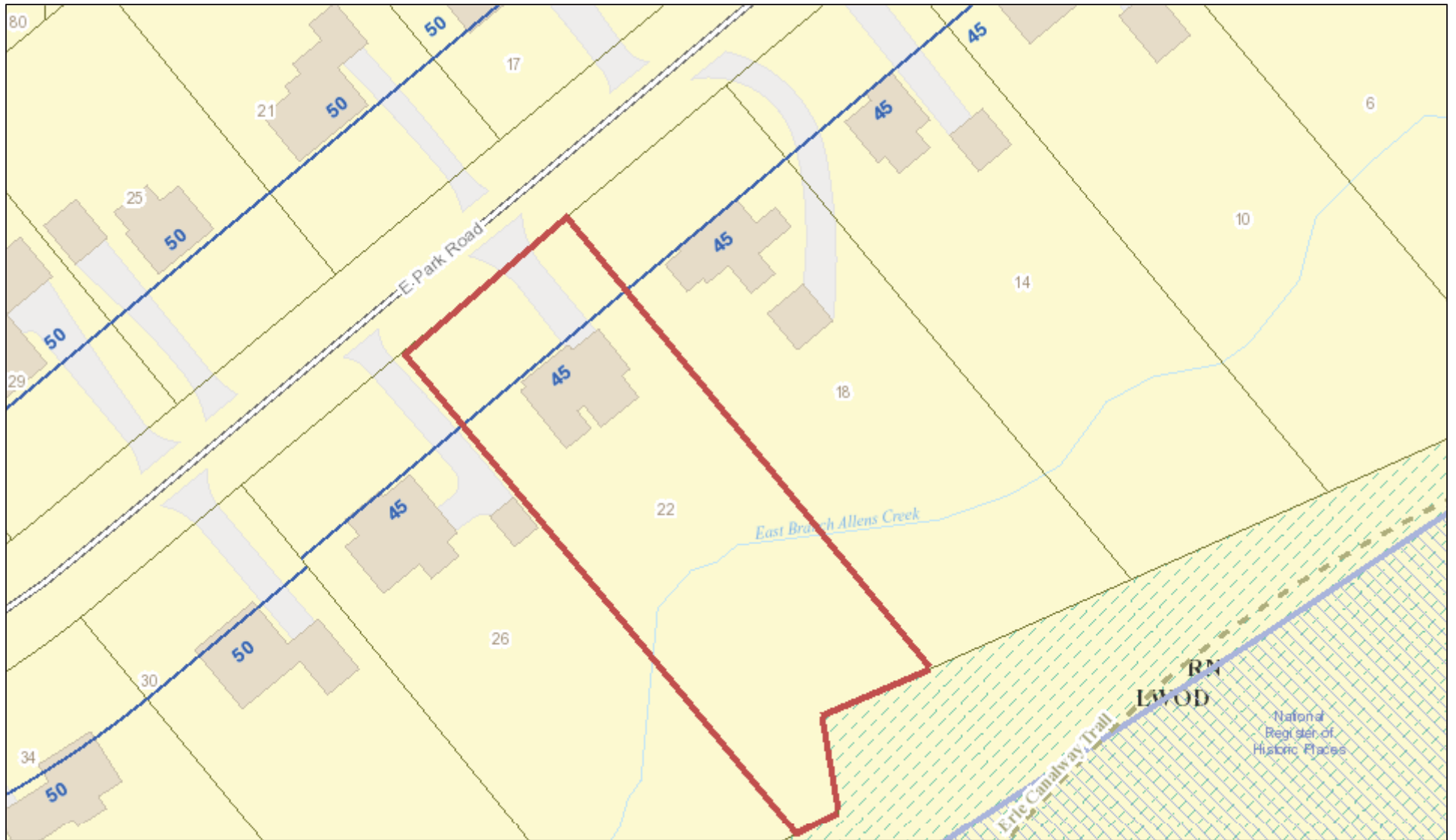
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**Meeting Date:** December 12, 2019

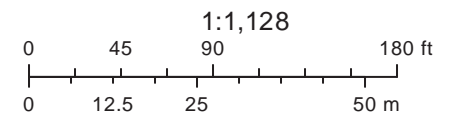




# RN Residential Neighborhood Zoning



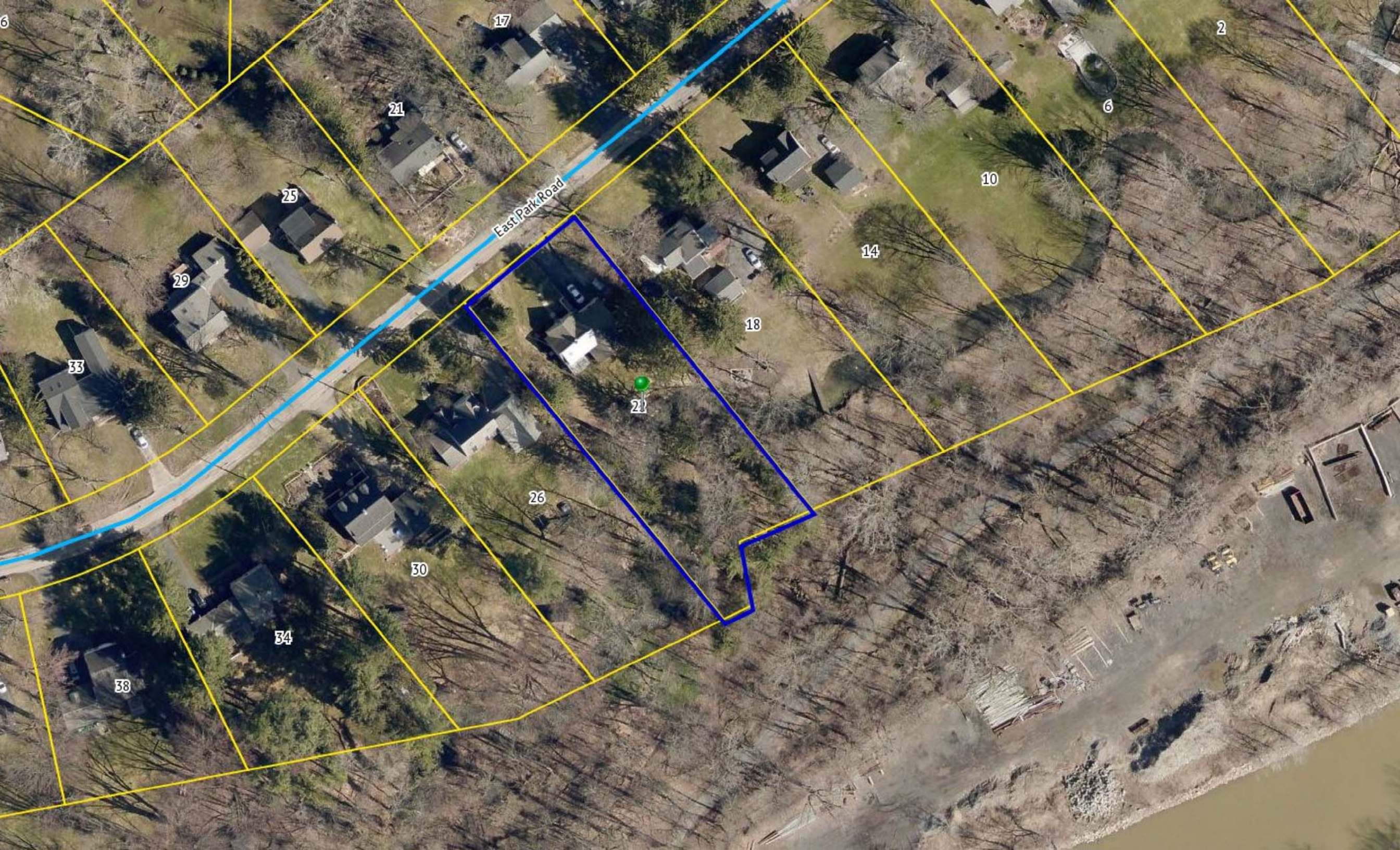
Printed December 5, 2019



Town of Pittsford GIS

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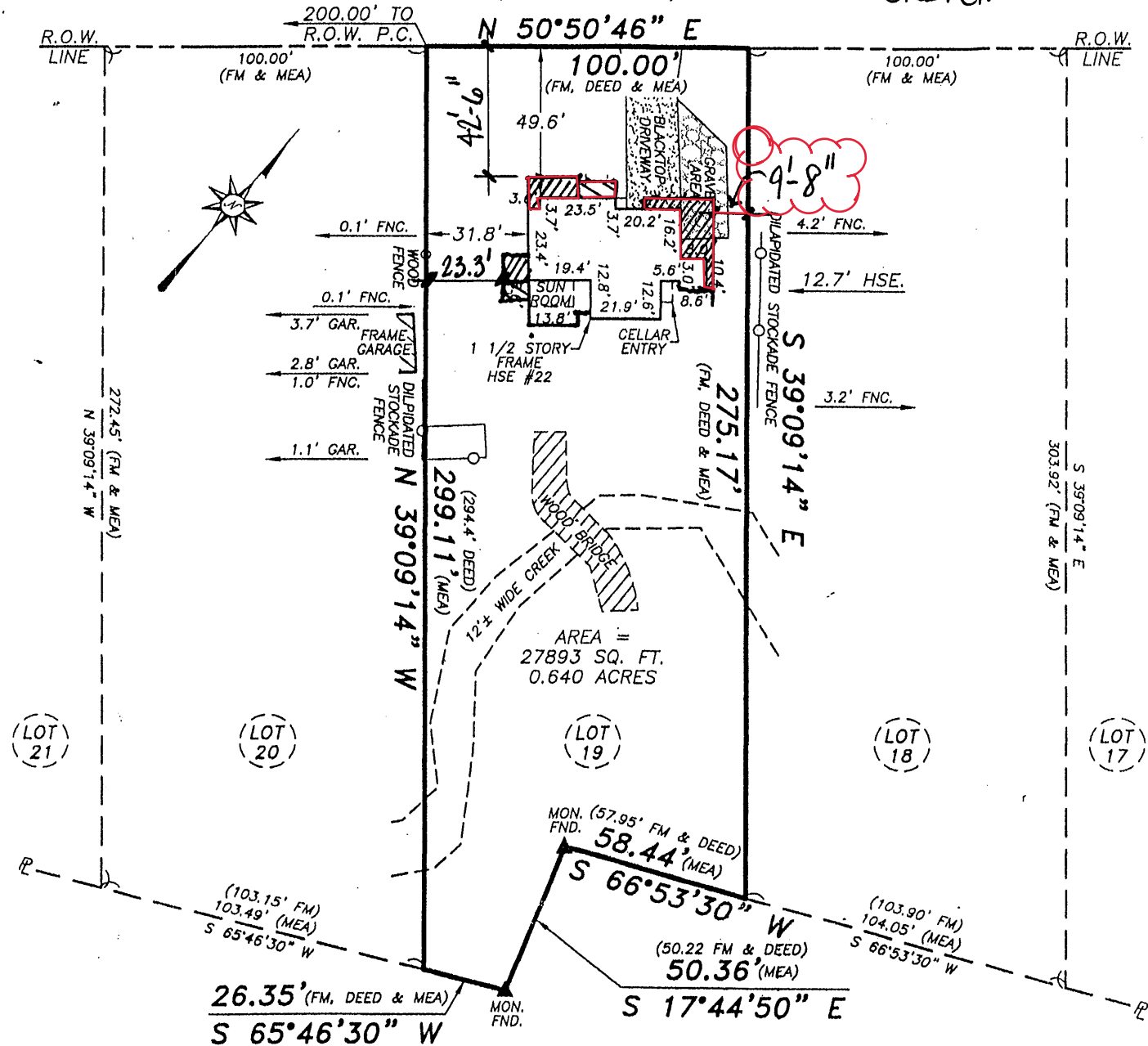






**EAST PARK ROAD**  
(50' WIDE R.O.W.)

— SKETCH —



**CERTIFICATION:**

I, ANDREW M. HODGE, HEREBY CERTIFY TO:

- BRUNO WOLF
- JP MORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
- STEWART TITLE INSURANCE COMPANY
- DOLLINGER ASSOCIATES, P.C.
- WOODS OVIATT OILMAN, LLP

THAT THIS MAP WAS MADE APRIL 19, 2012 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED APRIL 3, 2012 AND REFERENCES LISTED HEREON.

*[Signature]*  
N.Y.S.R.L.S. No. 50618 DATE

**REFERENCES:**

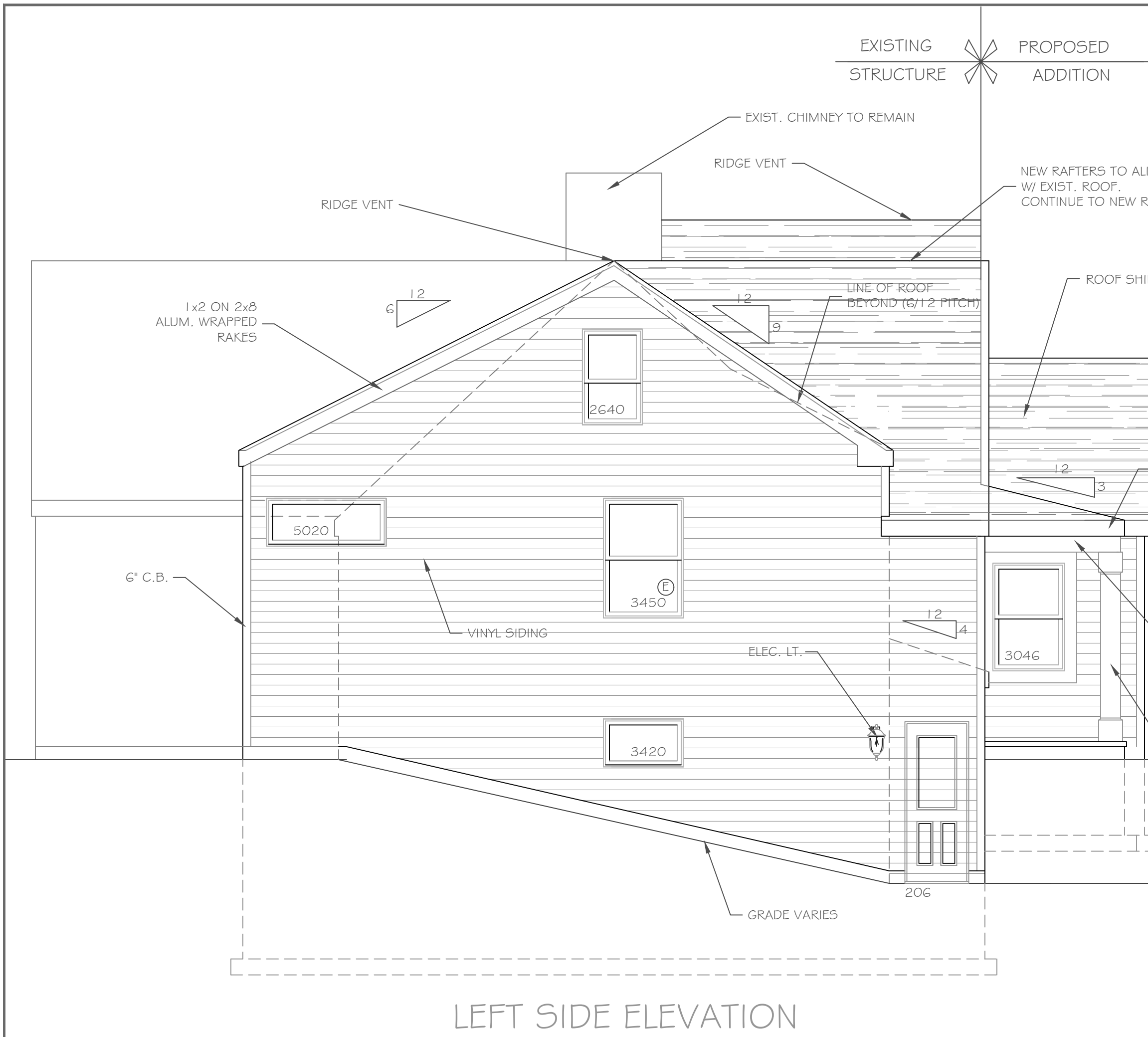
- 1.) CASE "A-27" OF MAPS.
- 2.) LIBER 4131 OF DEEDS, PAGE 572.
- 3.) ABSTRACT OF TITLE No. 370988 (FIRST AMERICAN).
- 4.) EASEMENT TO R.G.&E. & R.T.C. PER LIBER 1455 OF DEEDS, PAGE 595. (ALONG SIDE & REAR PROPERTY LINES)

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

TITLE:

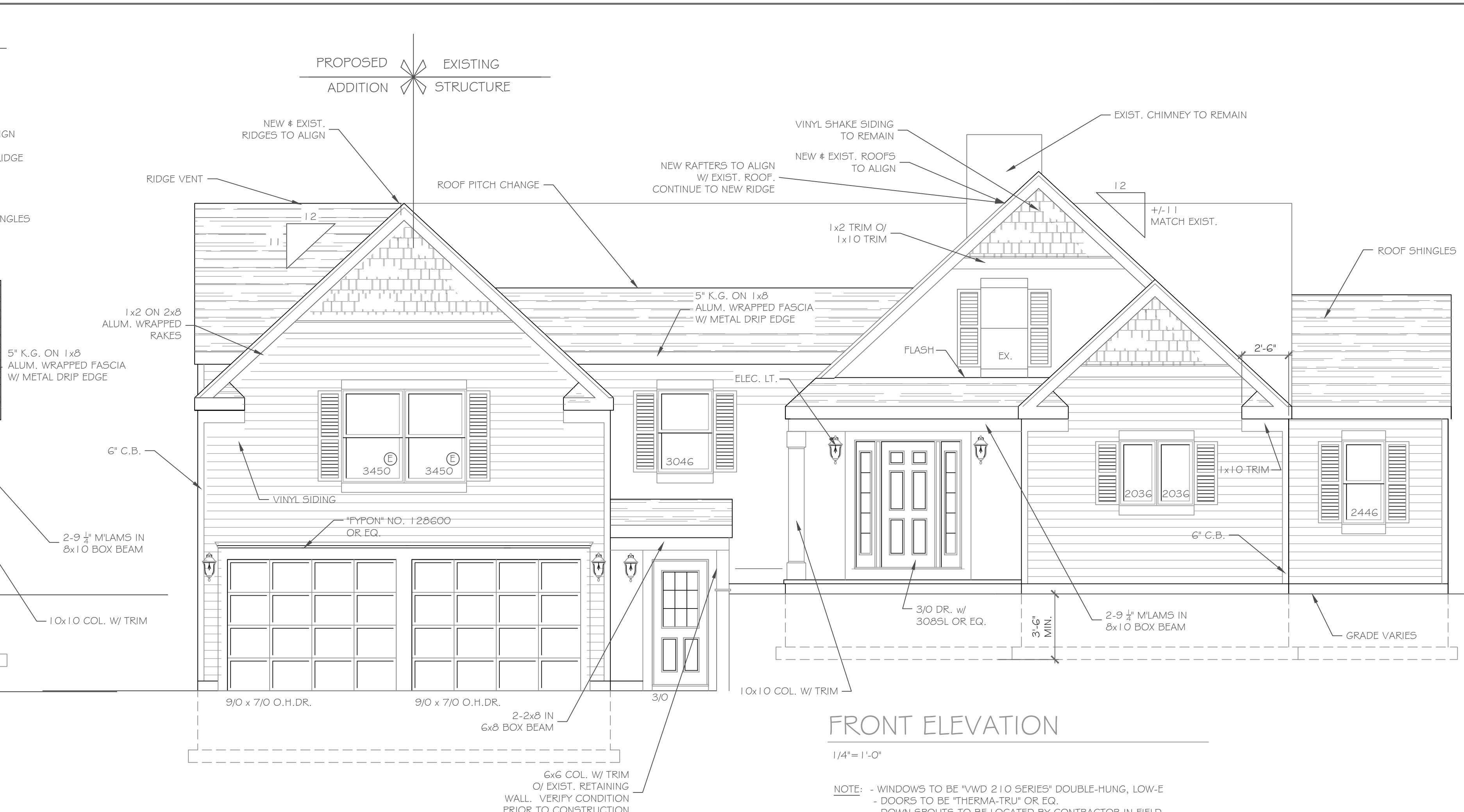
**INSTRUMENT SURVEY MAP**

22 EAST PARK ROAD  
BEING LOT No. 19 OF THE SCHOEN & SHEAD SUBDIVISION



LEFT SIDE ELEVATION

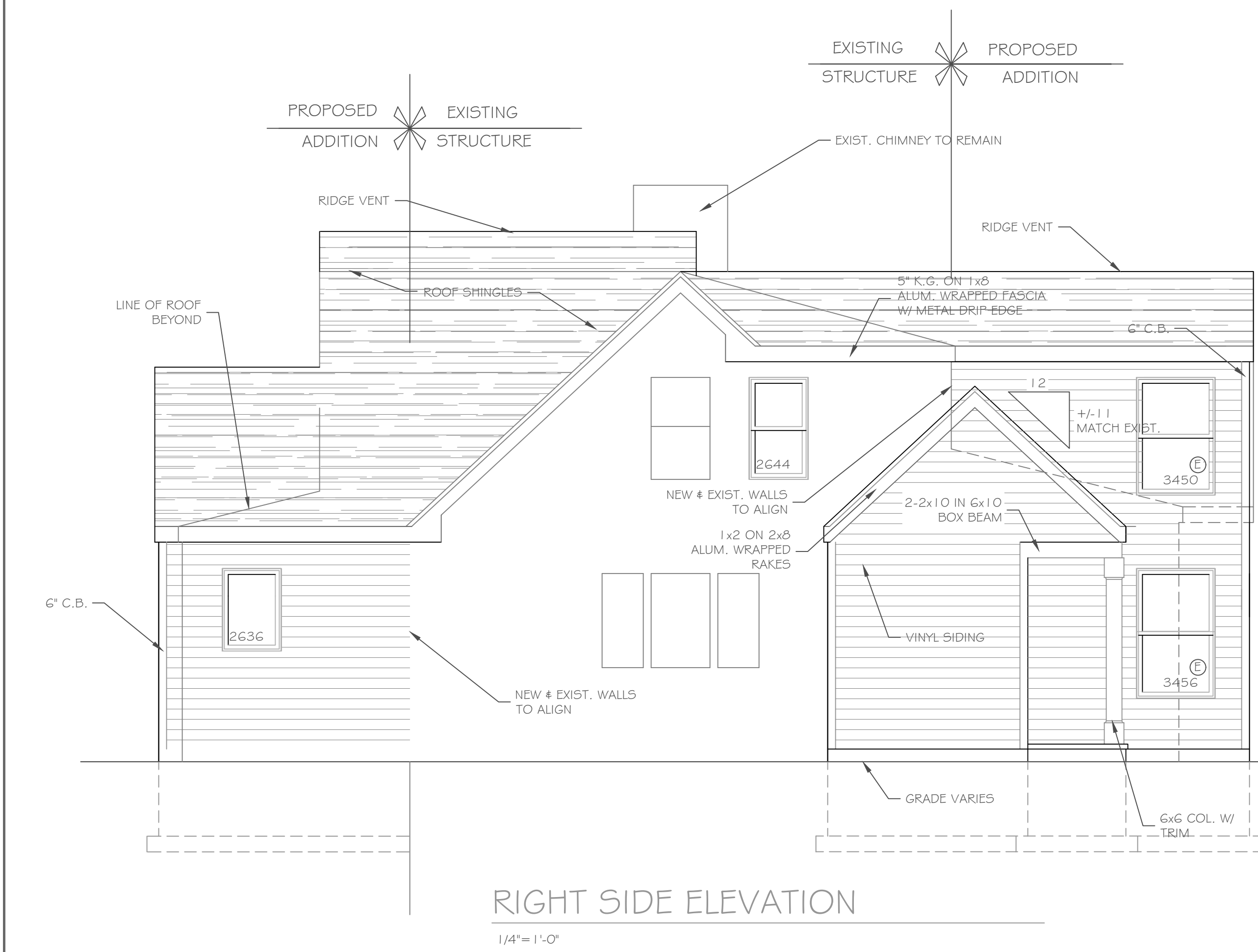
1/4" = 1'-0"



FRONT ELEVATION

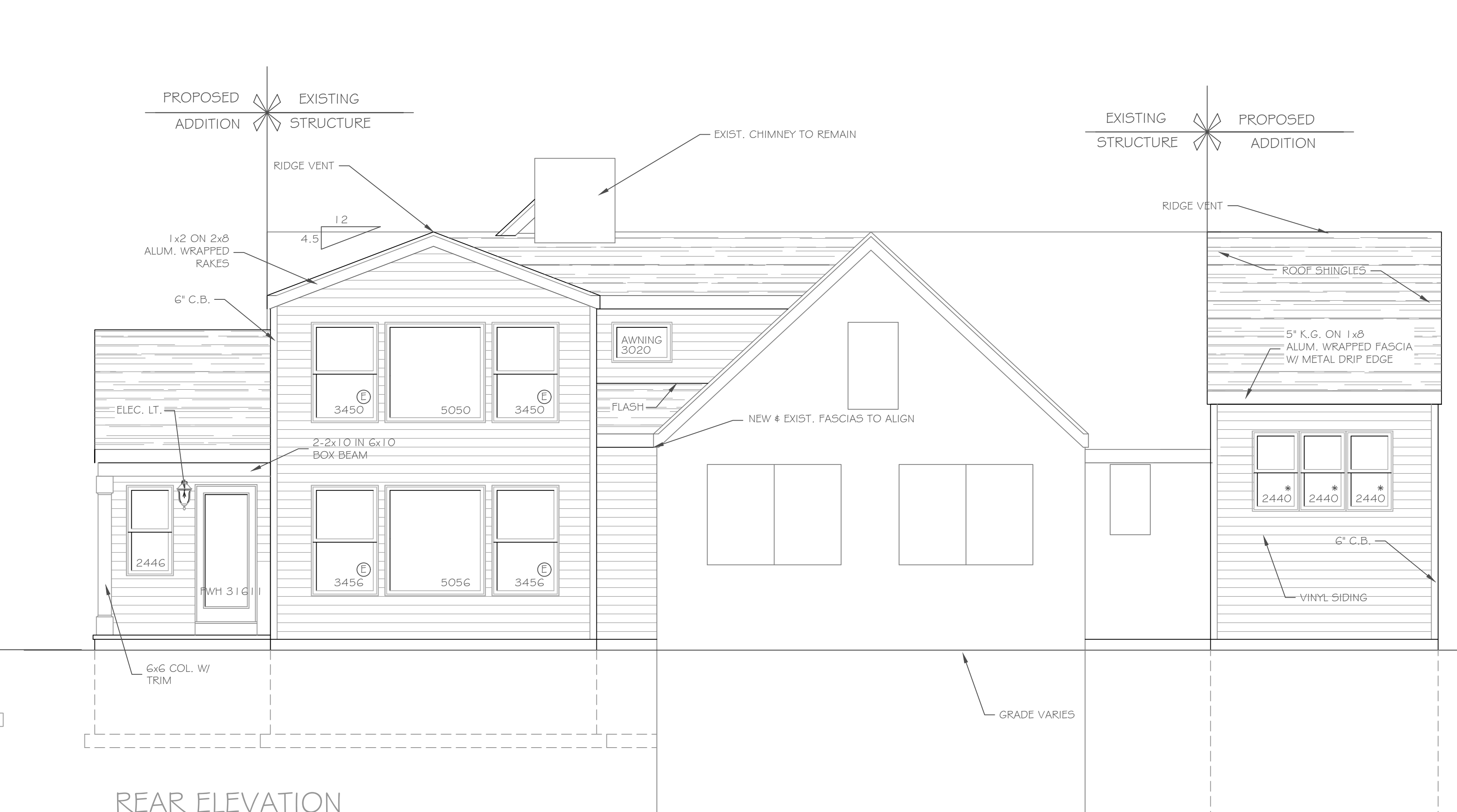
1/4" = 1'-0"

NOTE: - WINDOWS TO BE "WWD 210 SERIES" DOUBLE-HUNG, LOW-E  
 - 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



RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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REVISIONS- NO.	DATE	DESCRIPTION

DRAWING TITLE: Elevations

PROJECT: Additions and Renovations to: 22 East Park Road, Pittsford, N.Y.

CLIENT: Bruno & Laura Wolf

PHASE: Construction Documents

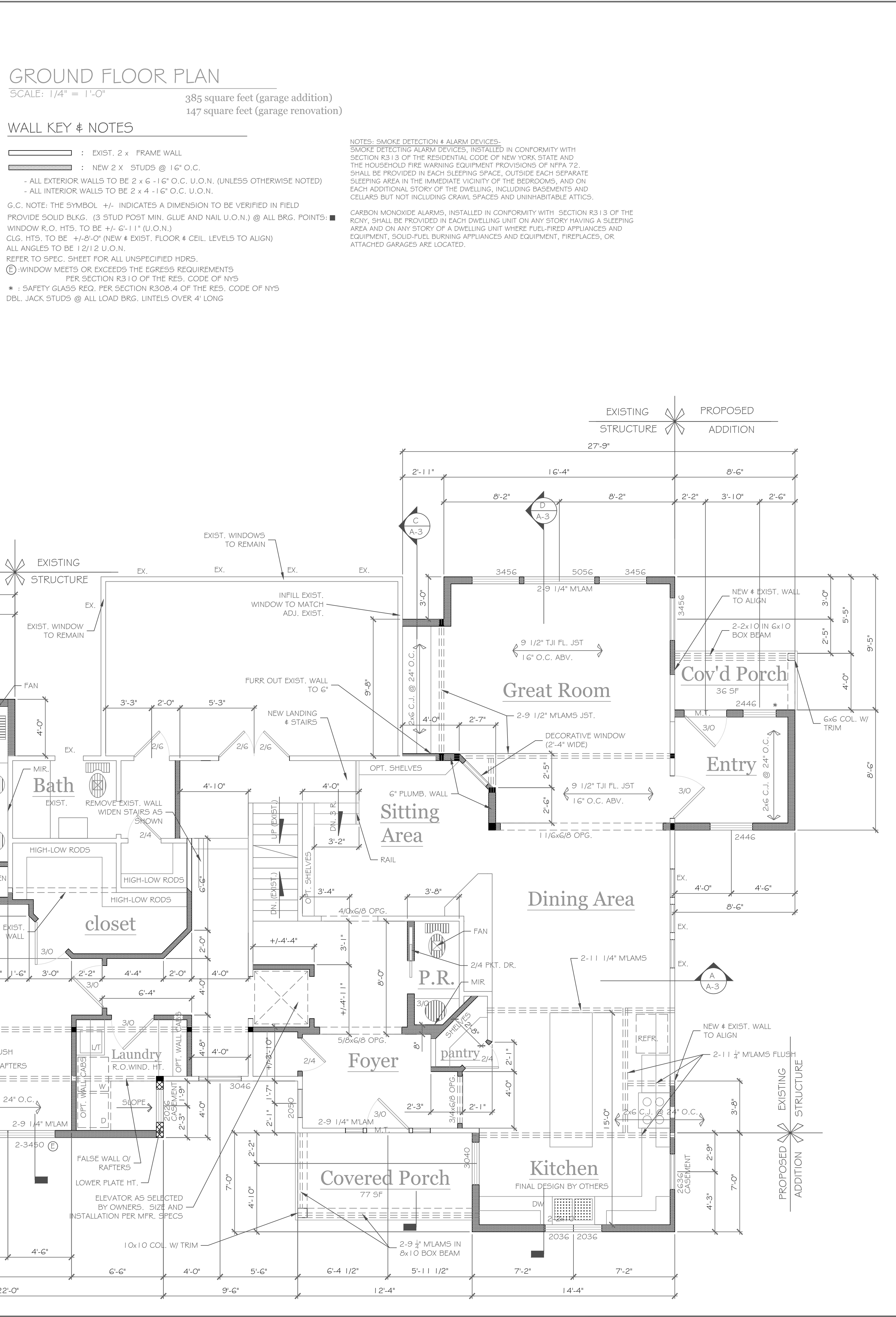
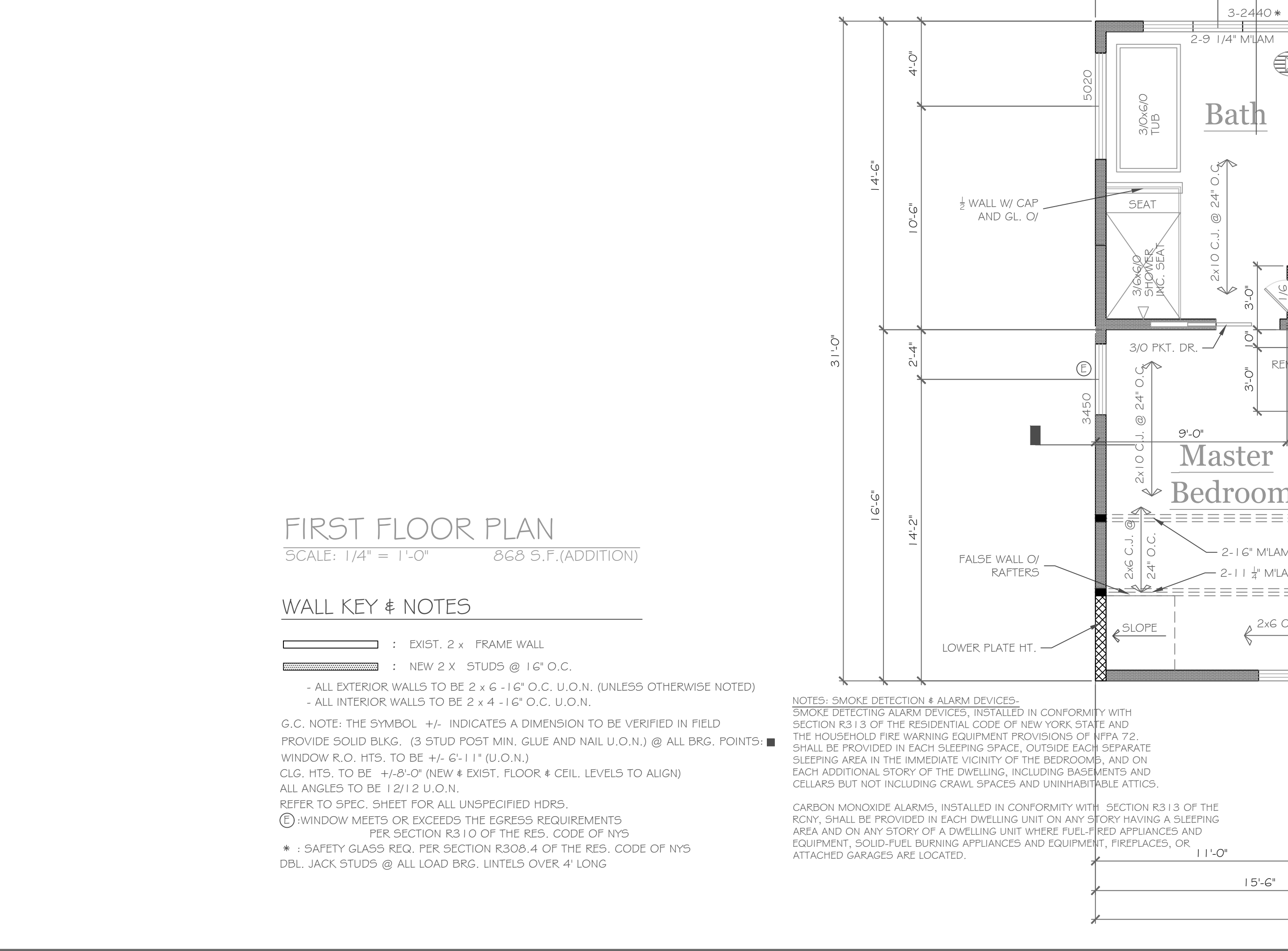
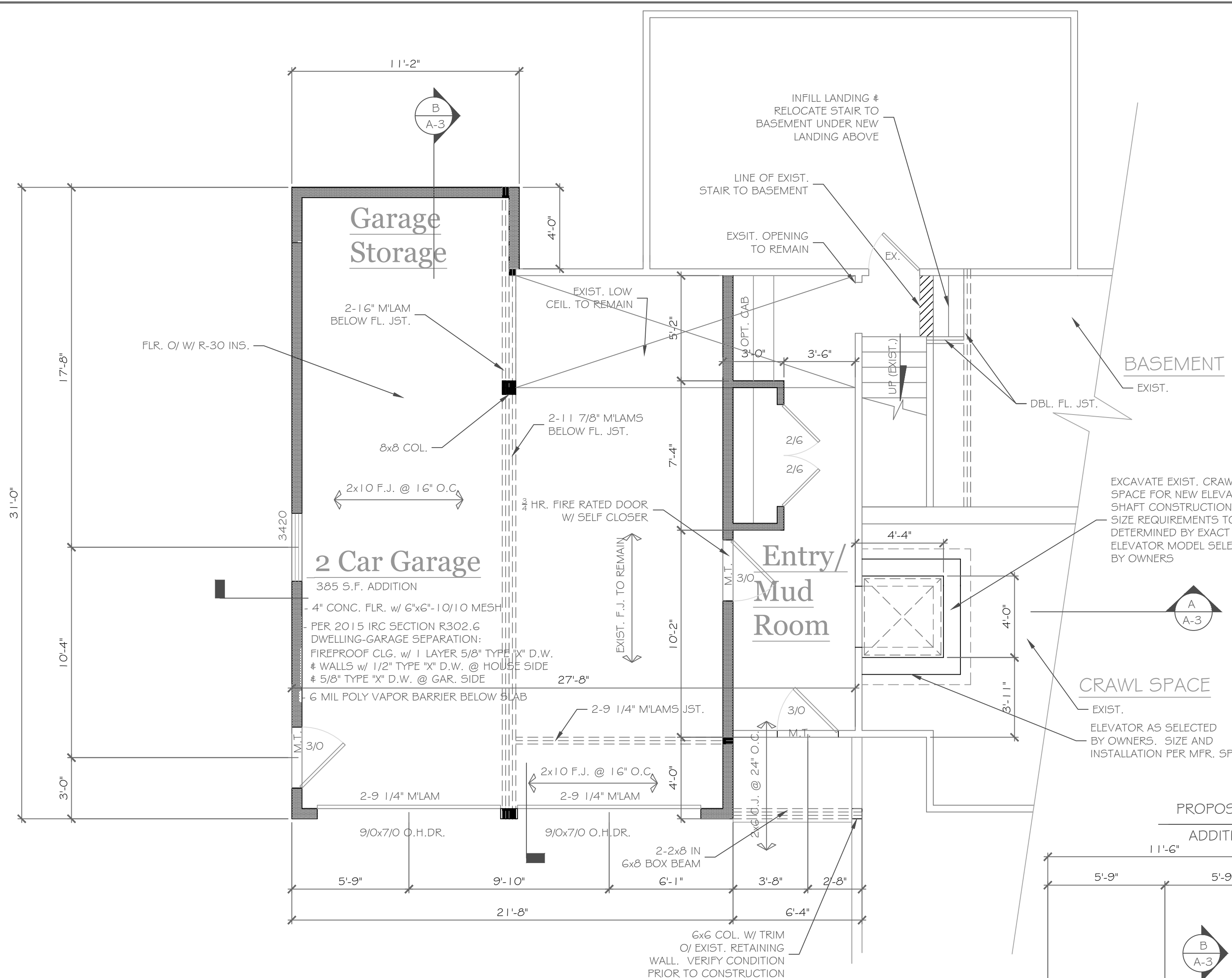
DATE: September 2019

JOB NO.: A19-020

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

DRAWING NO.: A-1





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

**PROJECT:** Additions and Renovations to: 22 East Park Road, Pittsford, N.Y.  
**CLIENT:** Bruno & Laura Wolf

**DRAWING TITLE:** First Floor & Ground Floor Plans

**DATE:** September 2019

**PHASE:** Construction Documents

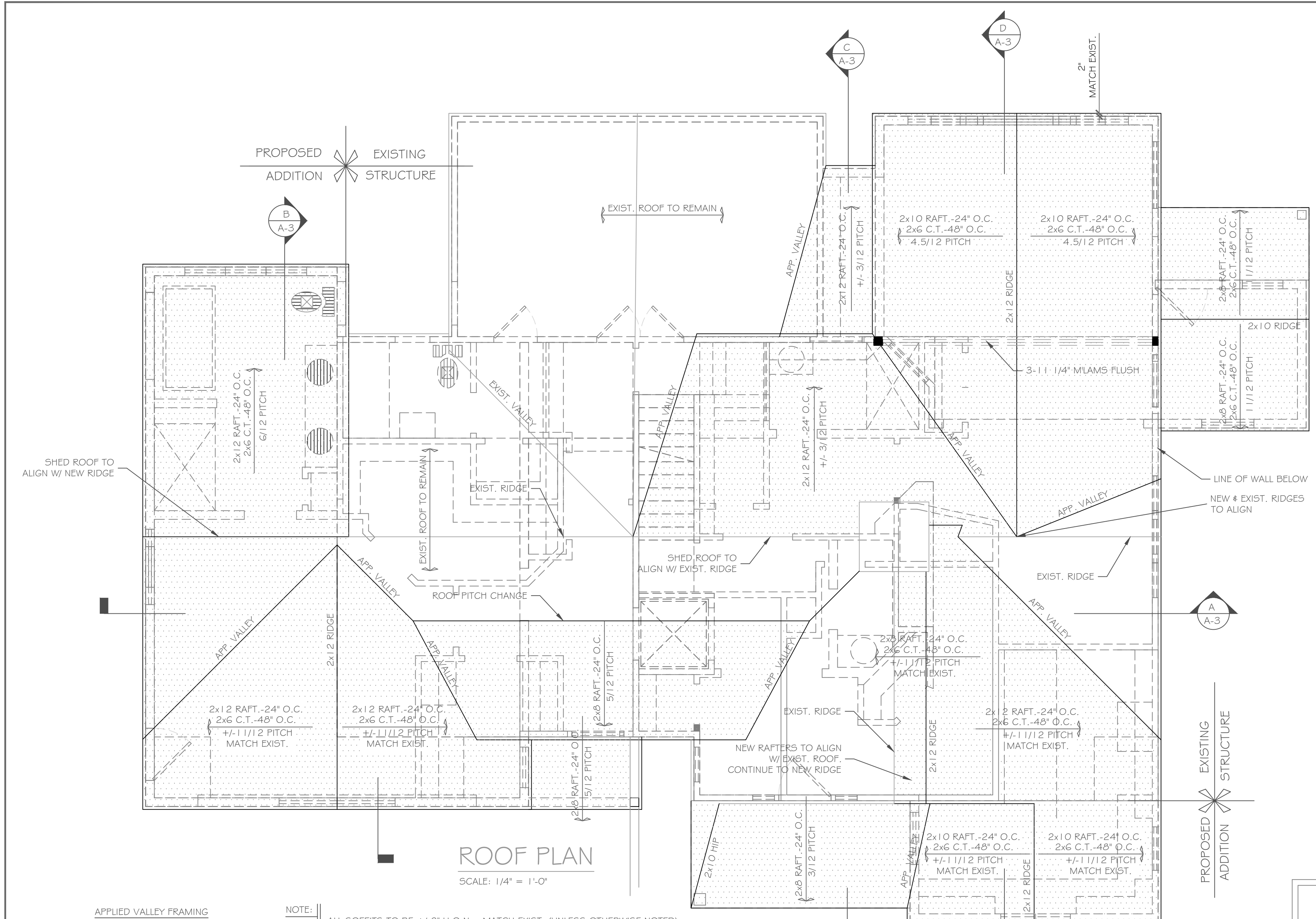
**JOB NO.:** A19-020

**DRAWING NO.:** A-3

**REVISIONS:**

NO.	DATE	DESCRIPTION

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CKH Architecture, P.A.  
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**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**APPLIED VALLEY FRAMING**  
 -USE 2 X 12 FLAT  $\alpha$  ROOF SHEATHING FOR 2 X 10 RAFTERS.  
 -USE 2 X 10 FLAT  $\alpha$  ROOF SHEATHING FOR 2 X 8 RAFTERS.  
 -USE 2 X 8 FLAT  $\alpha$  ROOF SHEATHING FOR 2 X 6 RAFTERS.

**NOTE:**  
 -ALL SOFFITS TO BE +/- 2" U.O.N. - MATCH EXIST. (UNLESS OTHERWISE NOTED)  
 -PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL U.O.N.) @ ALL BRG. POINTS  
 -PROVIDE ICE & WATER SHIELD OR EQUAL FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE HOUSE.

**NOTE:**  
 ICE & WATER SHIELD ENTIRE ROOF AT 3/12 PITCH OR LESS

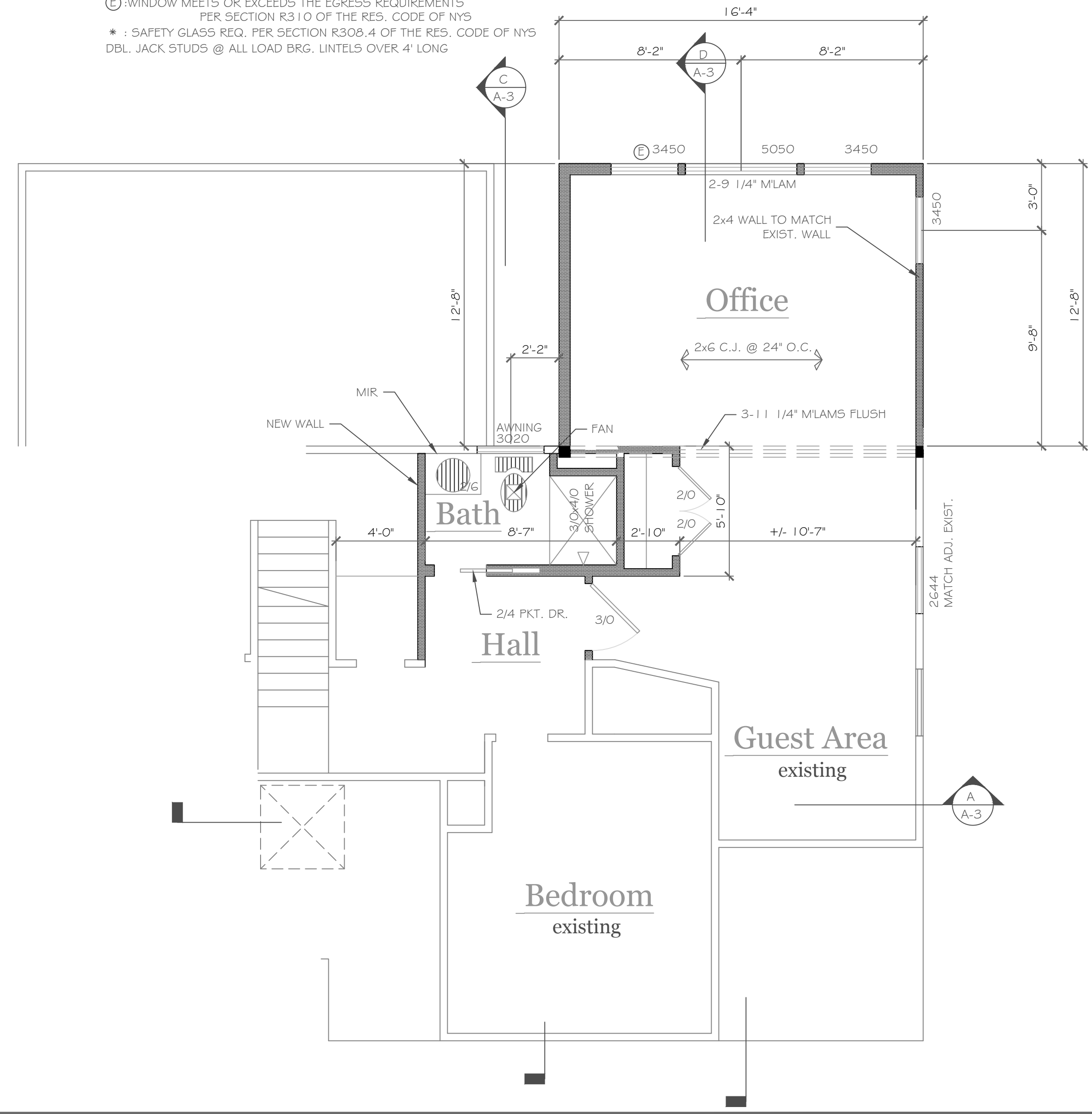
**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" 206 S.F.(ADDITION)

**WALL KEY & NOTES**

- : EXIST. 2 x FRAME WALL
- : NEW 2 x STUDS @ 16" O.C.
- ALL EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- ALL INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.
- G.C. NOTE: THE SYMBOL +/- INDICATES A DIMENSION TO BE VERIFIED IN FIELD PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL U.O.N.) @ ALL BRG. POINTS: ■
- CLG. HTS. TO BE +/- 8'-0" (NEW & EXIST. FLOOR & CEIL. LEVELS TO ALIGN) ALL ANGLES TO BE 1/2 1/2 U.O.N.
- REFER TO SPEC. SHEET FOR ALL UNSPECIFIED HDRS.
- Ⓢ : 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 R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

**CARBON MONOXIDE ALARMS,** INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RES. CODE OF NYS, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.



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REVISIONS:	NO.	DATE	DESCRIPTION

**DRAWING TITLE:**  
 Second Floor Plan & Roof Plan

**PROJECT:**  
 Additions and Renovations to:  
 22 East Park Road, Pittsford, N.Y.

**CLIENT:**  
 Bruno & Laura Wolf

**DATE:**  
 September 2019

**PHASE:**  
 Construction Documents

**JOB NO.:**  
 A19-020

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

**DRAWING NO.:**  
 A-3















# Town of Pittsford

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

Permit #  
**C19-000051**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

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

**Tax ID Number:** 164.12-1-3.31

**Zoning District:** PUD Planned Unit Development

**Owner:** Highland Community Devlp Corp

**Applicant:** DGA Builders LLC

### Application Type:

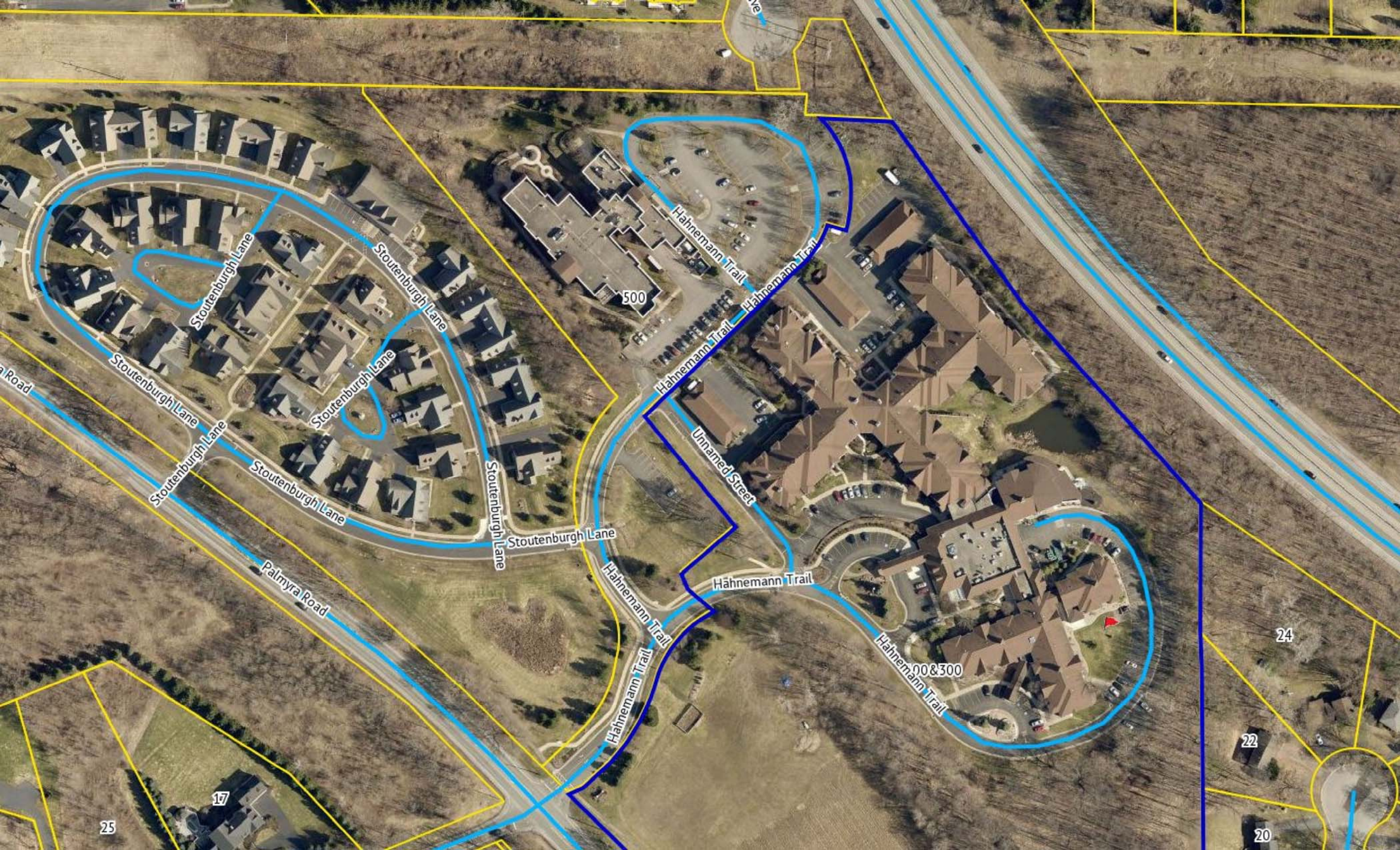
- |  |   |
|--|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)           | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input checked="" type="checkbox"/> Commercial Design Review<br>§185-205 (B) | <input type="checkbox"/> Building Height 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 a two story addition. The addition will be a small (6) bed addition to the existing assisted living residence at the existing campus on Hahnemann Trail. The addition will be a two story, 4,520 SF building. Architecturally, the building design will match the existing building. Additionally the courtyard that this addition creates with the existing will be developed into a memory garden with resident amenities.

**Meeting Date:** December 12, 2019







Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Stoutenburgh Lane

Palmyra Road

Hahnemann Trail

Hahnemann Trail

Unnamed Street

Hahnemann Trail

Hahnemann Trail

Hahnemann Trail

Hahnemann Trail

500

00&300

24

22

20

17

25





Hahnemann Trail

450 ft

100&300

450 ft

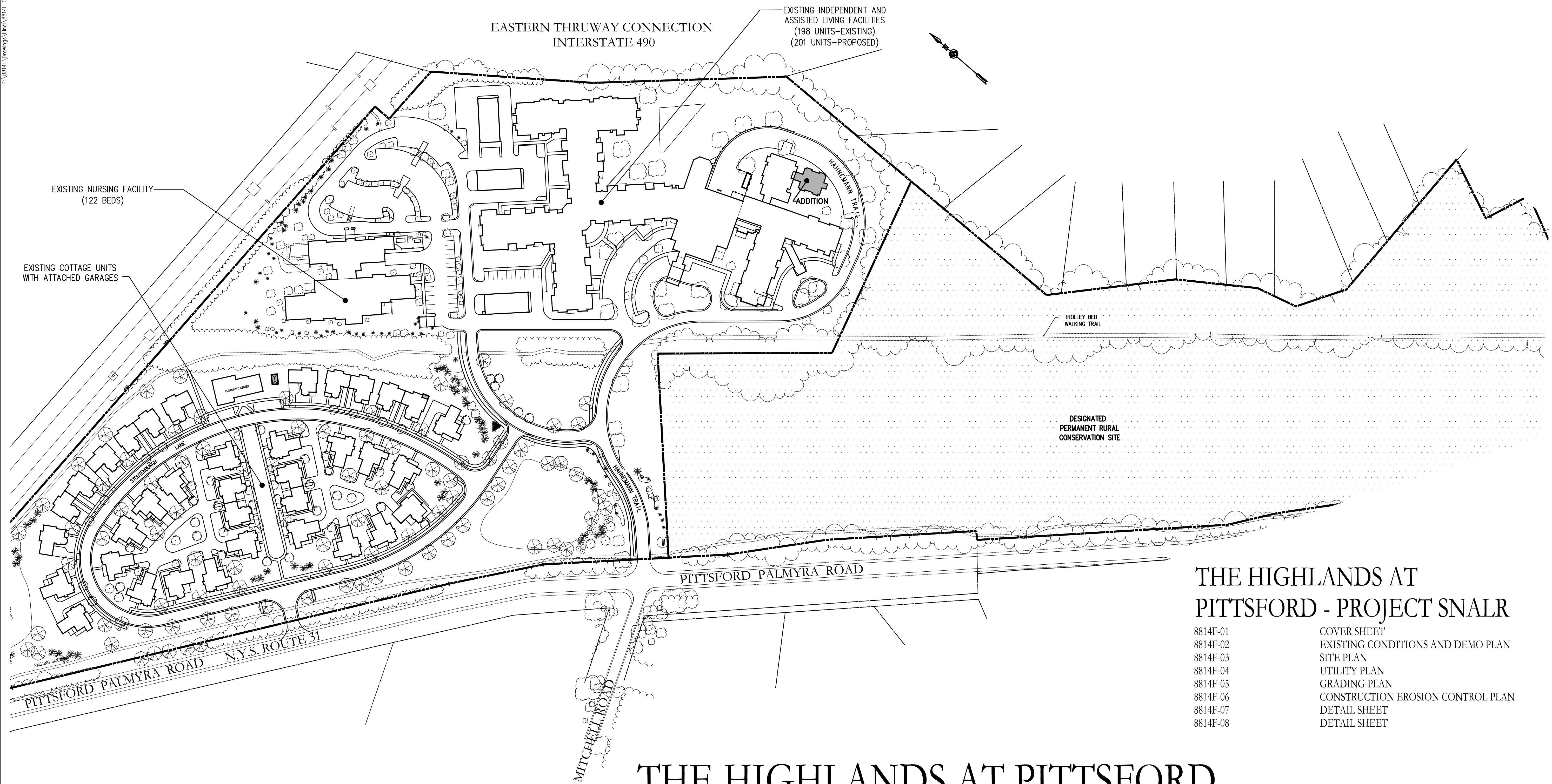
22

24

450 ft



P: 0814F Drawings (Final) 0814F Cover Sheet.dwg



EASTERN THRUWAY CONNECTION  
INTERSTATE 490

EXISTING INDEPENDENT AND  
ASSISTED LIVING FACILITIES  
(198 UNITS-EXISTING)  
(201 UNITS-PROPOSED)

EXISTING NURSING FACILITY  
(122 BEDS)

EXISTING COTTAGE UNITS  
WITH ATTACHED GARAGES

ADDITION

TROLLEY BED  
WALKING TRAIL

DESIGNATED  
PERMANENT RURAL  
CONSERVATION SITE

PITTSFORD PALMYRA ROAD

N.Y.S. ROUTE 31

# THE HIGHLANDS AT PITTSFORD - PROJECT SNALR

8814F-01	COVER SHEET
8814F-02	EXISTING CONDITIONS AND DEMO PLAN
8814F-03	SITE PLAN
8814F-04	UTILITY PLAN
8814F-05	GRADING PLAN
8814F-06	CONSTRUCTION EROSION CONTROL PLAN
8814F-07	DETAIL SHEET
8814F-08	DETAIL SHEET

## THE HIGHLANDS AT PITTSFORD - PROJECT SPECIAL NEEDS ASSISTED LIVING RESIDENCE (SNALR)

TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK STATE

PREPARED FOR:

**HIGHLAND COMMUNITY DEVELOPMENT  
CORPORATION**

100 HAHNEMANN TRAIL  
PITTSFORD, NY 14534

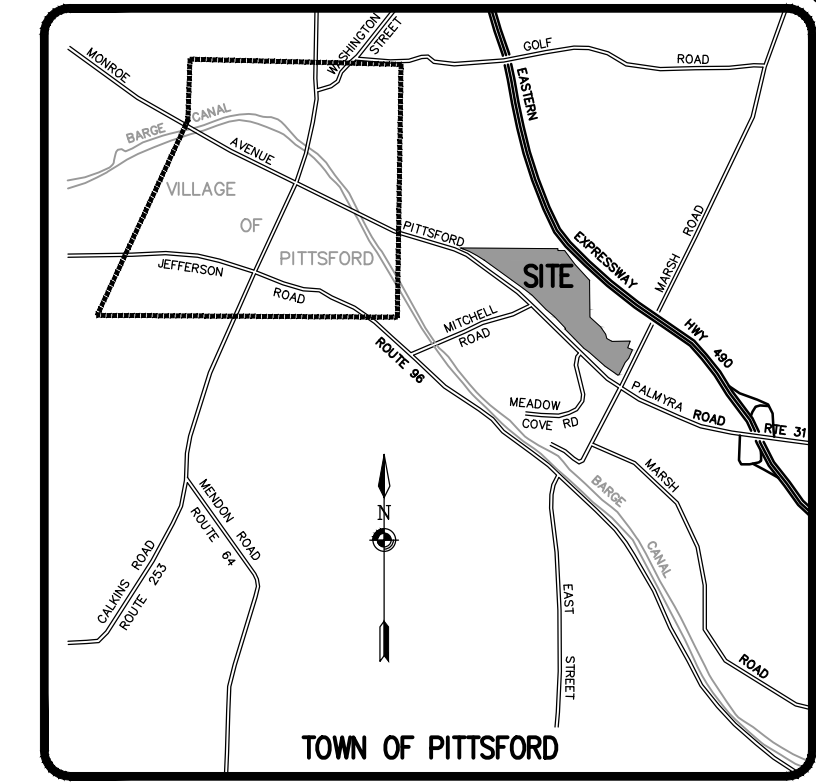
SCALE: 1"=100'

DRAWING NUMBER: 8814F  
DATED: OCTOBER 2019

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LIFT BRIDGE LANE EAST    PHONE 585-377-7360  
FAIRPORT, NEW YORK 14450    FAX 585-377-7309  
WWW.BMEPC.COM





**LOCATION MAP**  
NOT TO SCALE

Drawing Alteration  
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:  
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation 'altered by' followed by his signature and the date of each alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2	REVISED COURTYARD FENCE PER CLIENT REVIEW	11/26/19	FAS
1			

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
PHONE: 565-577-7380  
FAX: 565-577-7389  
10 LIFT BRIDGE LANE EAST  
PITTSFORD, NY 14550  
WWW.BMEPC.COM



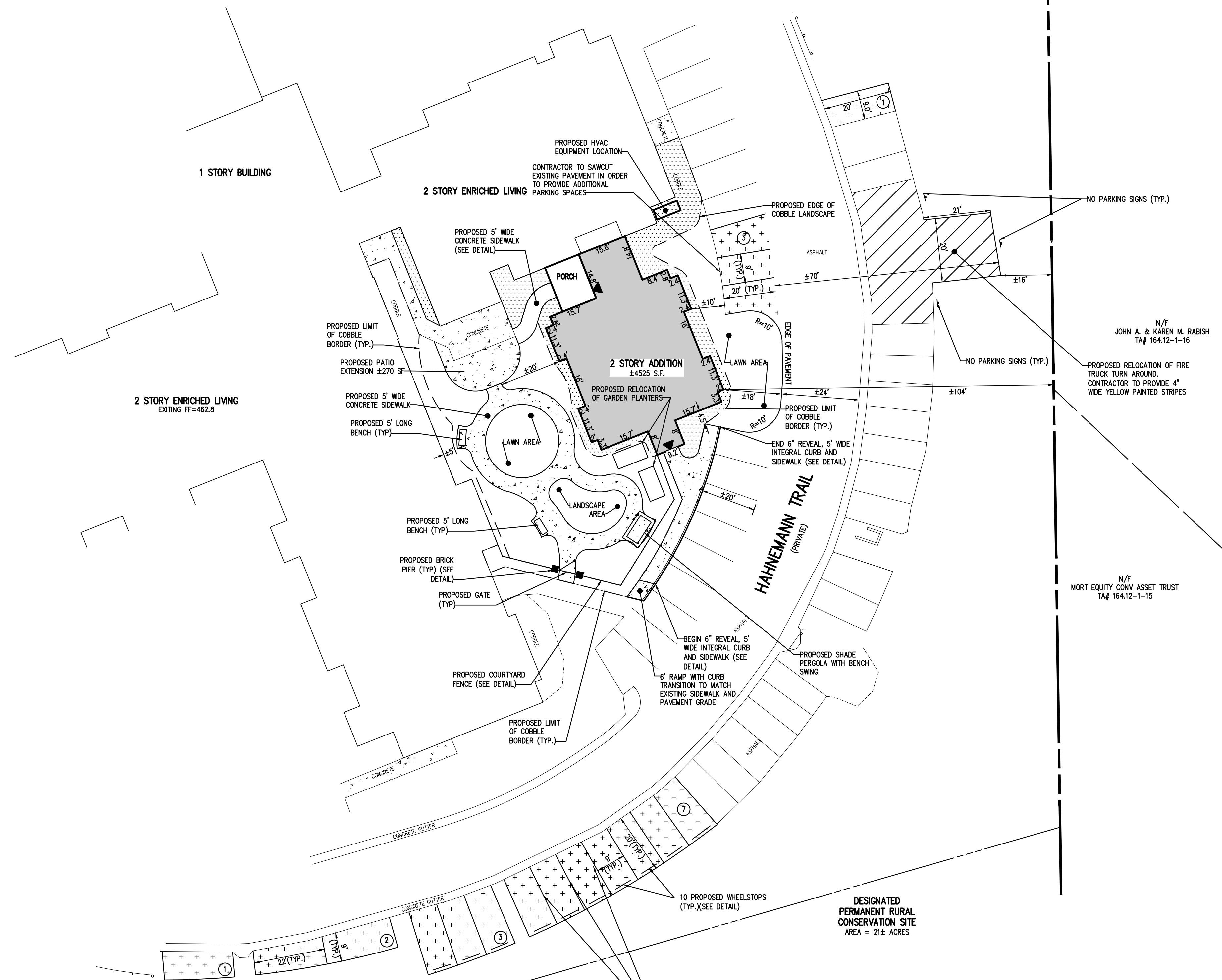
**THE HIGHLANDS AT PITTSFORD - PROJECT SNAIL**  
TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK STATE  
HIGHLAND COMMUNITY DEVELOPMENT CORPORATION  
100 HAHNEMANN TRAIL  
PITTSFORD, NY 14534

**SITE PLAN**

PROJECT LOCATION CLIENT DRAWING TITLE

**PHILIPS & CORHAM PURCHASE, TOWNSHIP 21, RANGE 5, TOWN LOT 12, TAX MAP NUMBER 164.12-1-3.31**

PROJECT MANAGER  
P. VARS  
PROJECT ENGINEER  
F. SHELLEY  
DRAWN BY  
J. JONES  
SCALE DATE ISSUED  
1"=20' OCTOBER 2019  
PROJECT NO.  
**8814F**  
DRAWING NO.  
**03**



**SITE NOTES:**

- EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT, REZONED BY PITTSFORD TOWN BOARD JULY 7, 1992
- TOTAL PROJECT AREA IS ± 31.86 ACRES.
- PROPOSED USE: ±4525 S.F. 2 STORY ADDITION CONTAINING 6 HOUSING UNITS (3 NEW UNITS)
- EXISTING UNIT TABULATION:
 

	EXISTING	PROPOSED
INDEPENDENT LIVING UNITS (ILU)	136	136
ENRICHED HOUSING	62	65
NURSING FACILITY	122	122

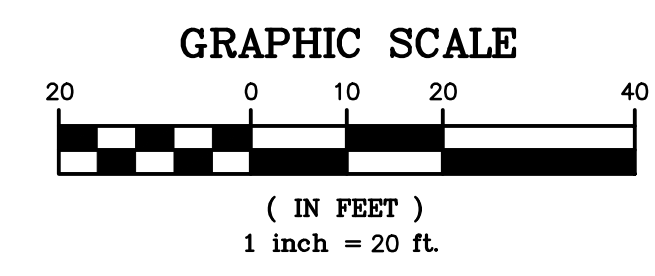
PARKING  
PARKING SPACES TO BE REMOVED: 8 SPACES  
NEW PARKING SPACES TO BE PROVIDED: 17 SPACES  
NET PARKING INCREASE: 9 SPACES

BUILDING HEIGHT TABULATION  
SENIOR LIVING CENTER  
ALLOWED: 40'  
PROPOSED: ±35'
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PITTSFORD, PITTSFORD SEWER DISTRICT NUMBER 1, THE MONROE COUNTY WATER AUTHORITY AND ANY OTHER GOVERNMENTAL AGENCIES UNLESS OTHERWISE NOTED.
- SITE ENTRANCES AND ROADWAYS TO BE KEPT CLEAR AT ALL TIMES TO PROVIDE EMERGENCY VEHICLE ACCESSIBILITY DURING THE ENTIRE DURATION OF CONSTRUCTION. ACCESS TO EXISTING HYDRANTS SHALL BE MAINTAINED.
- ALL FIRE LANES WILL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION.
- ALL DISTURBED AREAS ARE TO BE RESTORED WITH LAWN SEED MIX UPON COMPLETION OF CONSTRUCTION. ADDITIONAL LANDSCAPE PLANTINGS TO BE INSTALLED AT THE DISCRETION OF THE OWNER.

**SITE ACCESS AND CONSTRUCTION STAGING NOTES:**

- THE SITE CONTRACTOR SHALL MAINTAIN A CLEAR ACCESS CORRIDOR ALONG HAHNEMANN TRAIL AT ALL TIMES TO PROVIDE EMERGENCY VEHICLE ACCESS TO THE SITE.
- THE SITE CONTRACTOR SHALL INSTALL THE PROPOSED EMERGENCY VEHICLE TURNAROUND PRIOR TO REMOVAL OF THE EXISTING TURNAROUND.
- THE SITE CONTRACTOR SHALL COORDINATE CONSTRUCTION MATERIAL STAGING AREA(S) AND CONSTRUCTION EMPLOYEE PARKING ACCOMMODATION WITH THE SITE OWNER.

**NOT APPROVED**  
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.



**LEGEND**

- BOUNDARY LINE
- EXISTING EASEMENT LINE
- NEW PARKING SPACE
- COBBLE LANDSCAPE AREA

PAINT MATERIALS TO CONFORM TO NYS DOT SPECIFICATION 708.01. PAVEMENT AREAS DESIGNATED TO BE CROSS HATCHED ARE NOTED ON THE SITE PLAN. CROSS HATCHING TO BE 4" WIDE PAINTED STRIPES AT 60° ANGLE (TYP.)







**GENERAL NOTES**

- DOORS ARE TO BE INSTALLED WITH THEIR HINGE SIDE 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE SHOWN. SEE JAMB DETAILS ON A-601.
- DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE SHOWN.
- RESILIENT CHANNELS ARE TO BE ON CORRIDOR SIDE OF UNIT WALLS, TYP.



INDICATES ACCESSIBLE UNITS.  
(PER ICC A117.1-2009)

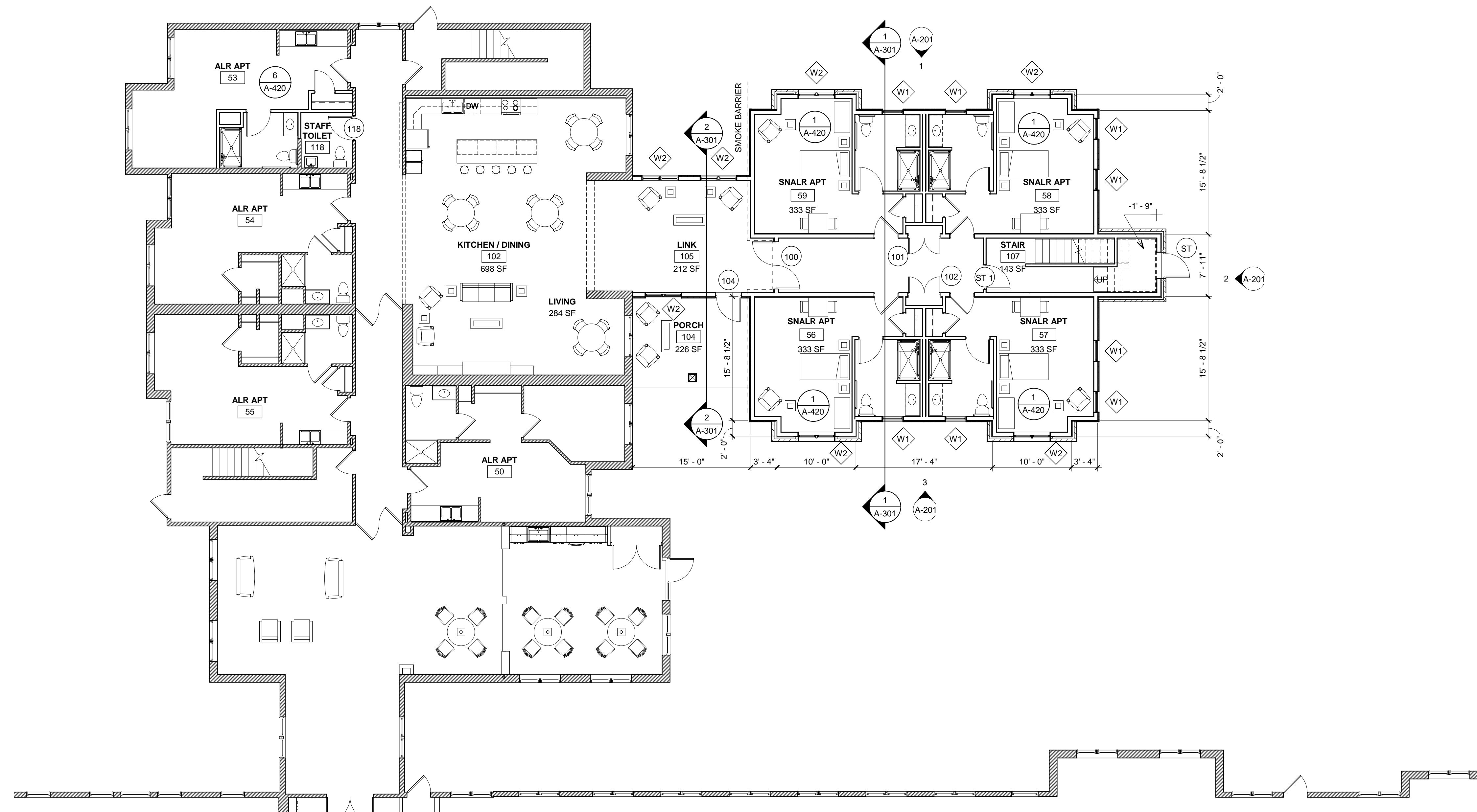
[ NO MARK ] INDICATES TYPE 'B' (ACCESSIBLE) UNIT  
(PER ICC A117.1-2009)

V/AHU = VISUAL/ HEARING ACCOMODATING UNIT

1 BR UNIT UNIT TYPE  
100 ROOM NUMBER  
675 SF SQUARE FOOTAGE

# REFERENCE ENLARGED PLAN  
# REFERENCE SHEET NUMBER

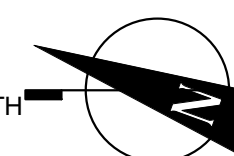
--- MATCHLINE



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

FIRST FLOOR ADDITION GSF: 2,255 SF.

PLAN NORTH



Drawn By: ESR  
Checked By: ESR  
Project Manager: TRG

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**Revisions**

NO.	DESCRIPTION

**Highlands - SNALR Addition**  
SWBR Project Number 19710.00

**Highlands At Pittsford**  
500 Hahnemann Trail, Pittsford, NY 14534

**A-101**

First Floor Plan

11/27/2019  
Design Development Set

**GENERAL NOTES**

- DOORS ARE TO BE INSTALLED WITH THEIR HINGE SIDE 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE SHOWN. SEE JAMB DETAILS ON A-601.
- DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE SHOWN.
- RESILIENT CHANNELS ARE TO BE ON CORRIDOR SIDE OF UNIT WALLS, TYP.



INDICATES ACCESSIBLE UNITS.  
(PER ICC A117.1-2009)

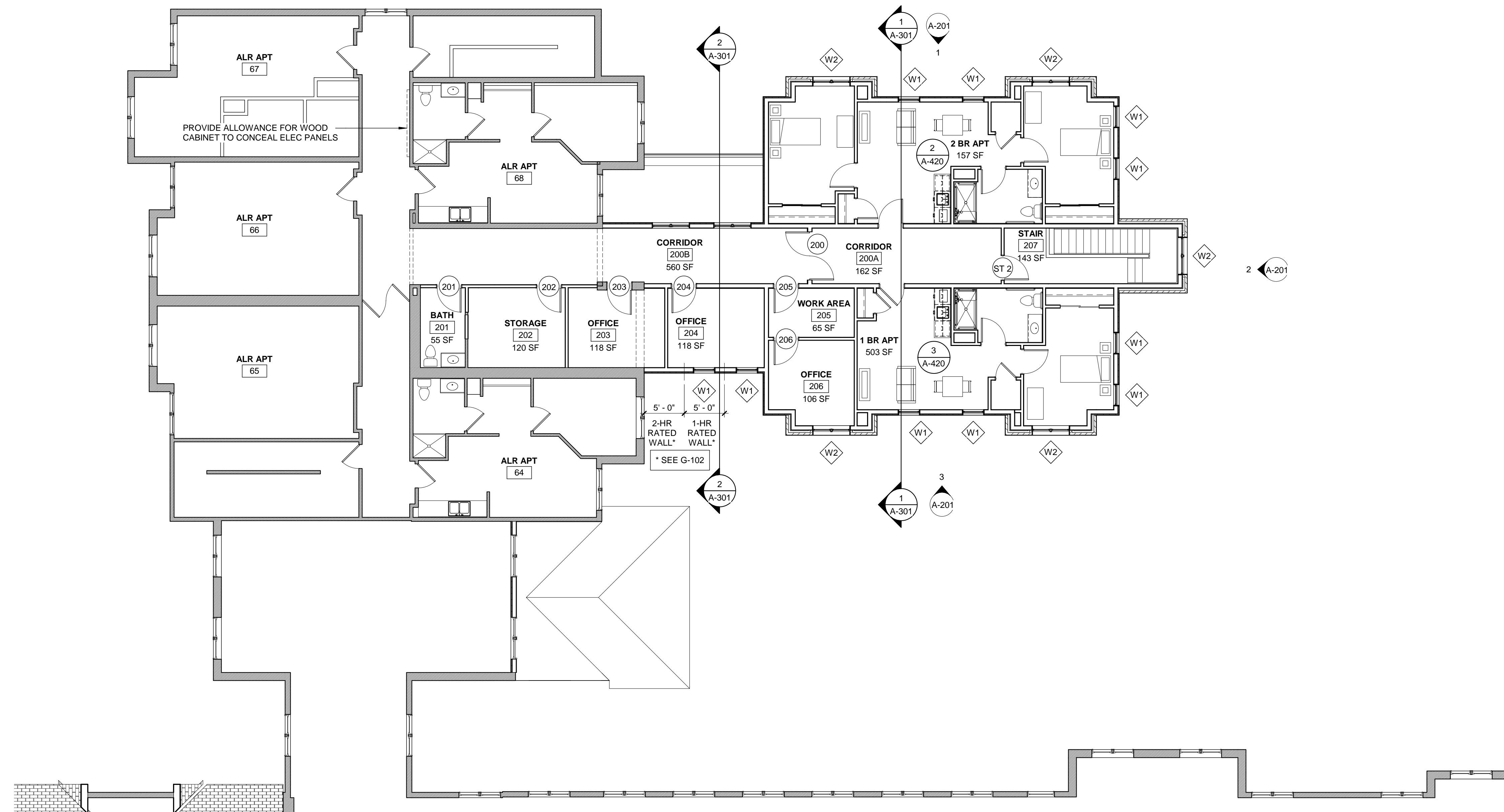
[ NO MARK ] INDICATES TYPE 'B' (ACCESSIBLE) UNIT  
(PER ICC A117.1-2009)

V/AHU = VISUAL/ HEARING ACCOMODATING UNIT

1 BR UNIT    UNIT TYPE  
 [ 100 ]    ROOM NUMBER  
 675 SF    SQUARE FOOTAGE

#    REFERENCE ENLARGED PLAN  
 #    REFERENCE SHEET NUMBER

--- MATCHLINE



1 Q2nd Floor Plan  
1/8" = 1'-0"

FIRST FLOOR ADDITION GSF: 2,270 SF



Drawn By: ESR  
 Checked By: ESR  
 Project Manager: TRG

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**Revisions**

NO.	DESCRIPTION

**Highlands - SNALR Addition**  
 SWBR Project Number 19710.00

**Highlands At Pittsford**  
 500 Hahnemann Trail, Pittsford, NY 14534

**A-102**

Second Floor Plan

11/27/2019  
 Design Development Set







4 PERSPECTIVE FROM PARKING AREA



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

ELEVATION KEY NOTES	
NO.	DESCRIPTION
1	BRICK VENEER
2	PREFINISHED FIBER CEMENT SIDING - CUSTOM COLOR TO MATCH EXISTING BUILDING SIDING
3	ASPHALT SHINGLES



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



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

Drawn By: ESR  
Checked By: ESR  
Project Manager: TRG

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Revisions

NO.	DESCRIPTION

Highlands - SNALR Addition  
SWBR Project Number 19710.00

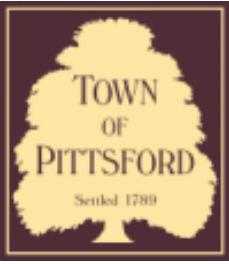
Highlands At Pittsford  
500 Hahnemann Trail, Pittsford, NY 14534

**A-201**

Exterior Elevations

11/27/2019  
Design Development Set





# Town of Pittsford

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

**Permit #**  
**S19-000024**

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:** Underarmour

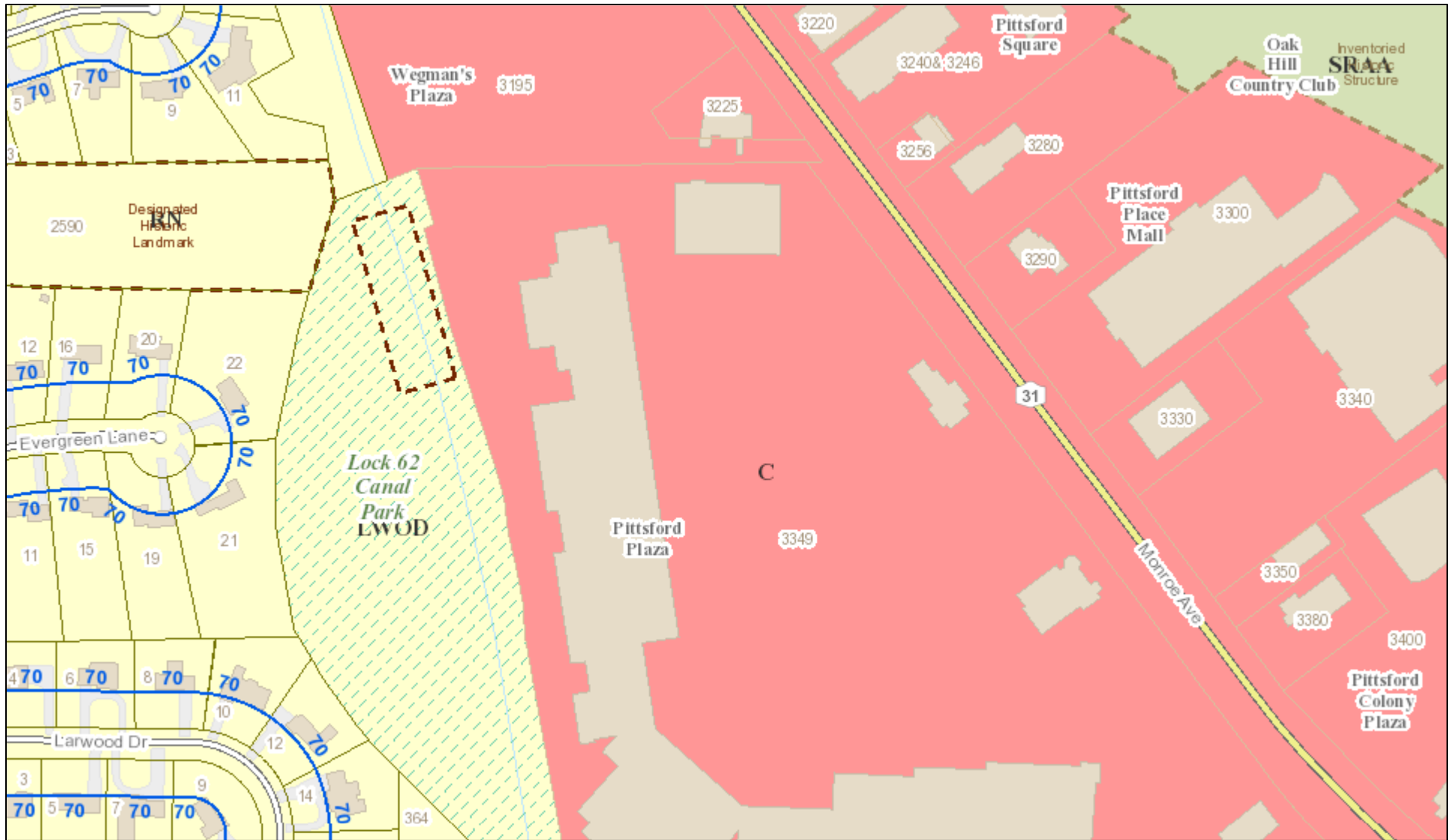
### Application Type:

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

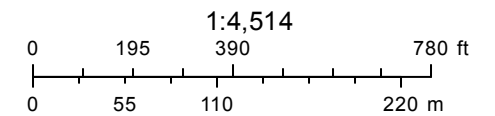
**Project Description:** The Applicant is requesting Design Review for the proposed Underarmour Business Identification sign. The sign will total 73.18 Sq. Ft. and will feature white acrylic letters with a red aluminium cabinet.

**Meeting Date:** December 12, 2019

# RN Residential Neighborhood Zoning



Printed December 5, 2019



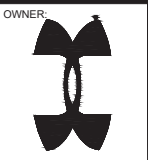
Town of Pittsford GIS

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.









**UNDER ARMOUR**  
 PITTSFORD PLAZA  
 3349 MONROE AVE.  
 SUITE 7B  
 ROCHESTER, NY 14618  
 ATLAS PROJECT #XXXX

ISSUE TYPE	DATE
SURVEY ISSUE	09/23/2019
CONCEPT SET	10/04/2019
ARCH DD	10/25/2019
LL REVIEW SET	11/15/2019
FINAL CD	12/02/2019
PERMIT SET	12/02/2019

FLOOR AREA	VALUE
TOTAL GROSS AREA	1,029 SQFT
SALES FLOOR	1,886 SQFT
BACK OF HOUSE	1,364 SQFT
RETAIL/STORAGE	

**SITE PLAN (FOR INFORMATION ONLY BY OTHERS)**

DRAWN BY: BDG CHECKED BY: KMIMRHW

THIS SHEET IS FOR REFERENCE ONLY

PROJECT NO: 190894  
 DRAWING NO:

**G1.4**





EXISTING FRONT FAÇADE





EXISTING BACK FAÇADE

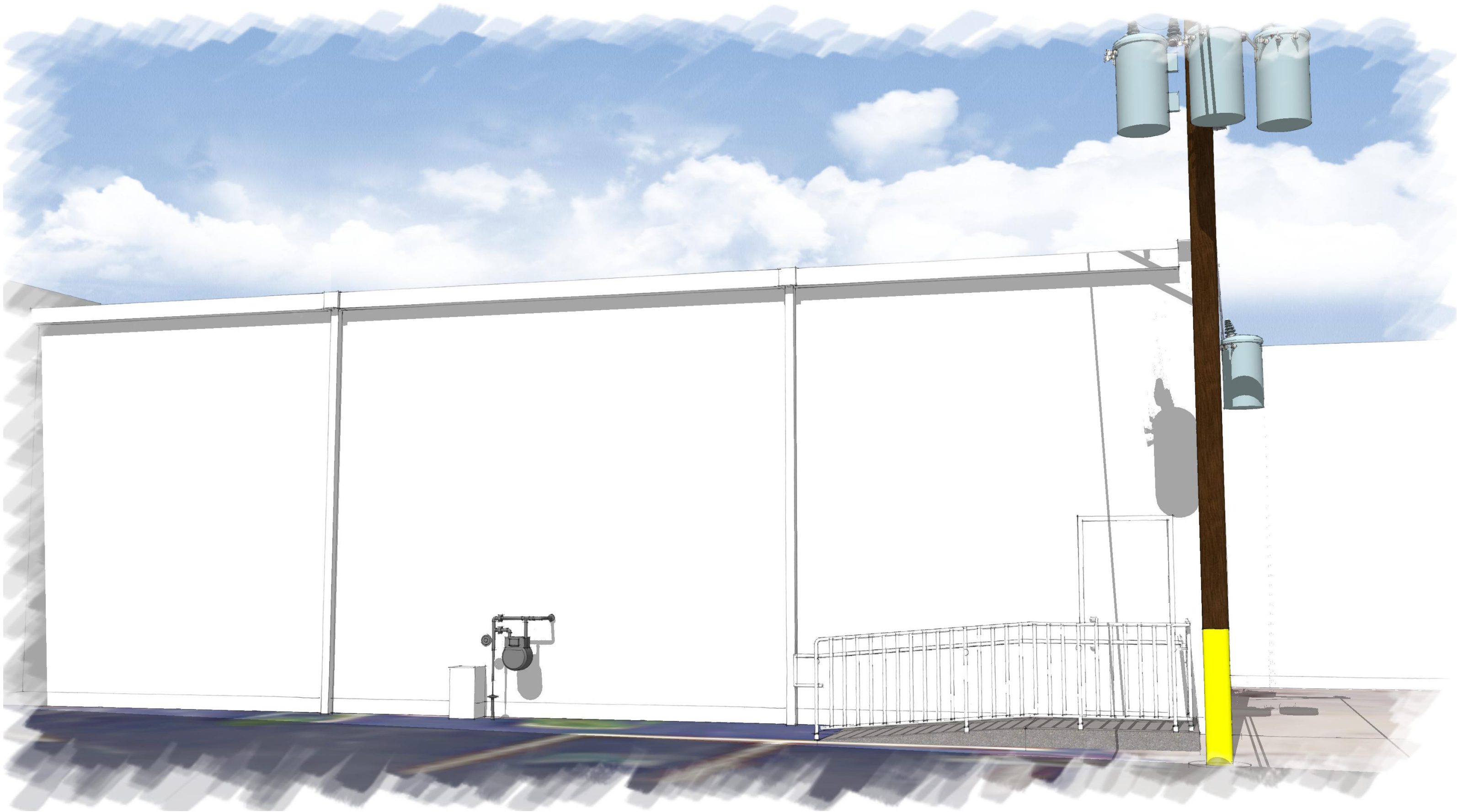






FRONT PERSPECTIVE





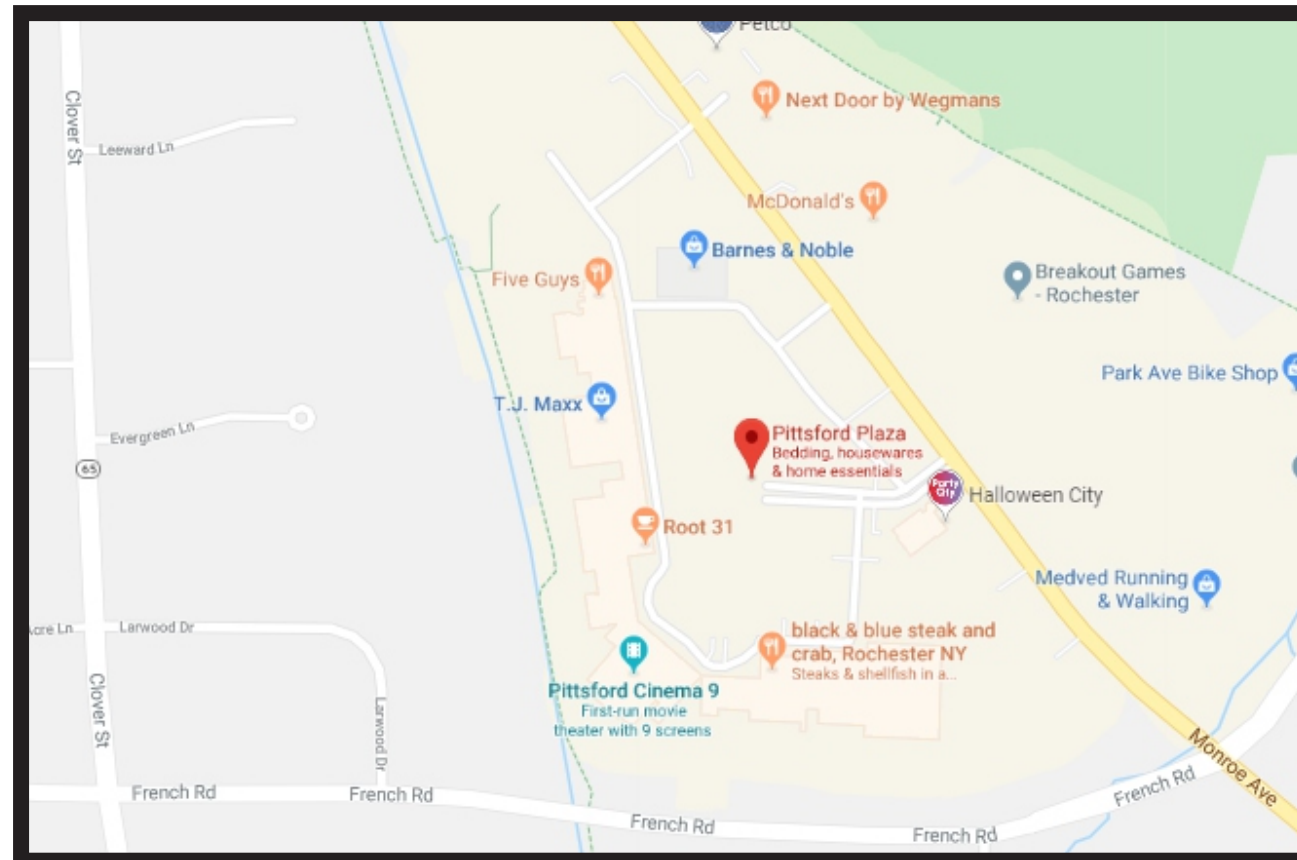
REAR PERSPECTIVE





Store 0000  
Space 7B

PITTSFORD PLAZA  
3349 MONROE AVE.  
ROCHESTER, NY 14618



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



Store 0000  
Space 7B

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: 10/18/19  
Acct Rep: Vickie Richardson  
Designer: Heather Hisle

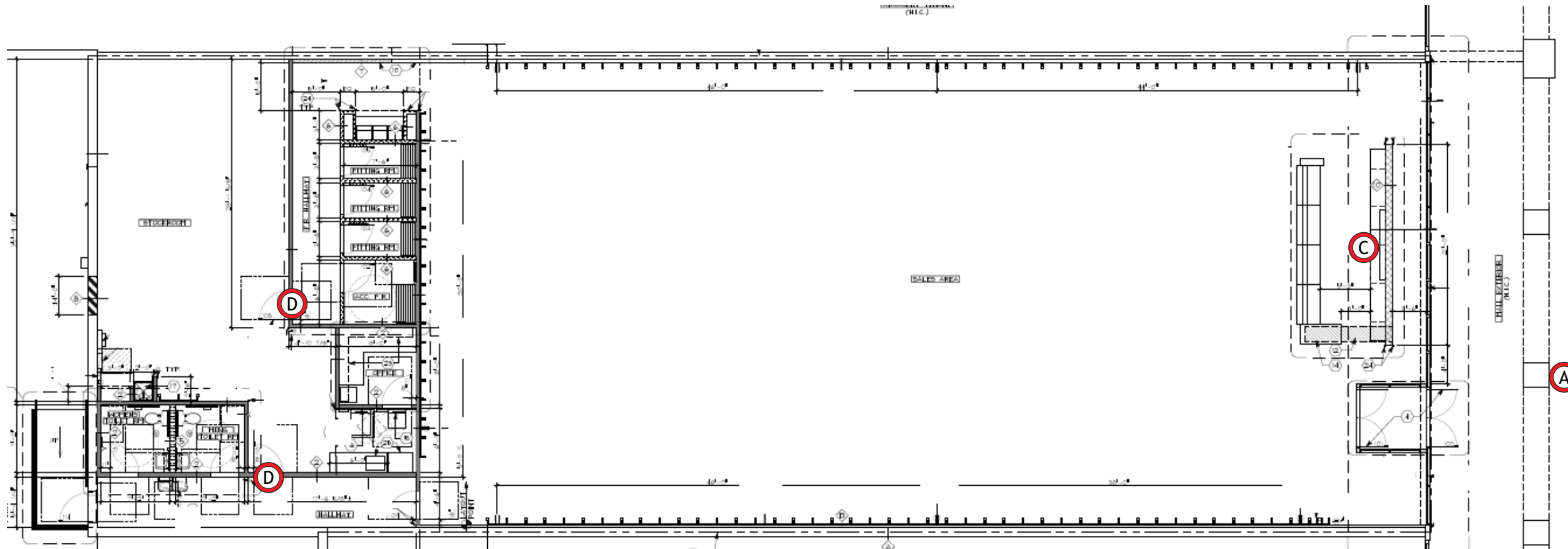
**REVISIONS**

r1: 10/22/19 r7: 11/19/19  
r2: 10/22/19 r8: 12/04/19  
r3: 10/23/19 r9: 12/04/19  
r4: 11/12/19 r10: \_\_\_\_\_  
r5: 11/18/19 r11: \_\_\_\_\_  
r6: 11/19/19 r12: \_\_\_\_\_



STORE PLAN VIEW

Scale: N.T.S.



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



Store 0000  
Space 7B

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: 10/18/19  
Acct Rep: Vickie Richardson  
Designer: Heather Hisle

REVISIONS

r1: 10/22/19 r7: 11/19/19  
r2: 10/22/19 r8: 12/04/19  
r3: 10/23/19 r9: 12/04/19  
r4: 11/12/19 r10: \_\_\_\_\_  
r5: 11/18/19 r11: \_\_\_\_\_  
r6: 11/19/19 r12: \_\_\_\_\_

**A** UAFH20.375 16.25FL RPT CB324.25  
Qty - 1

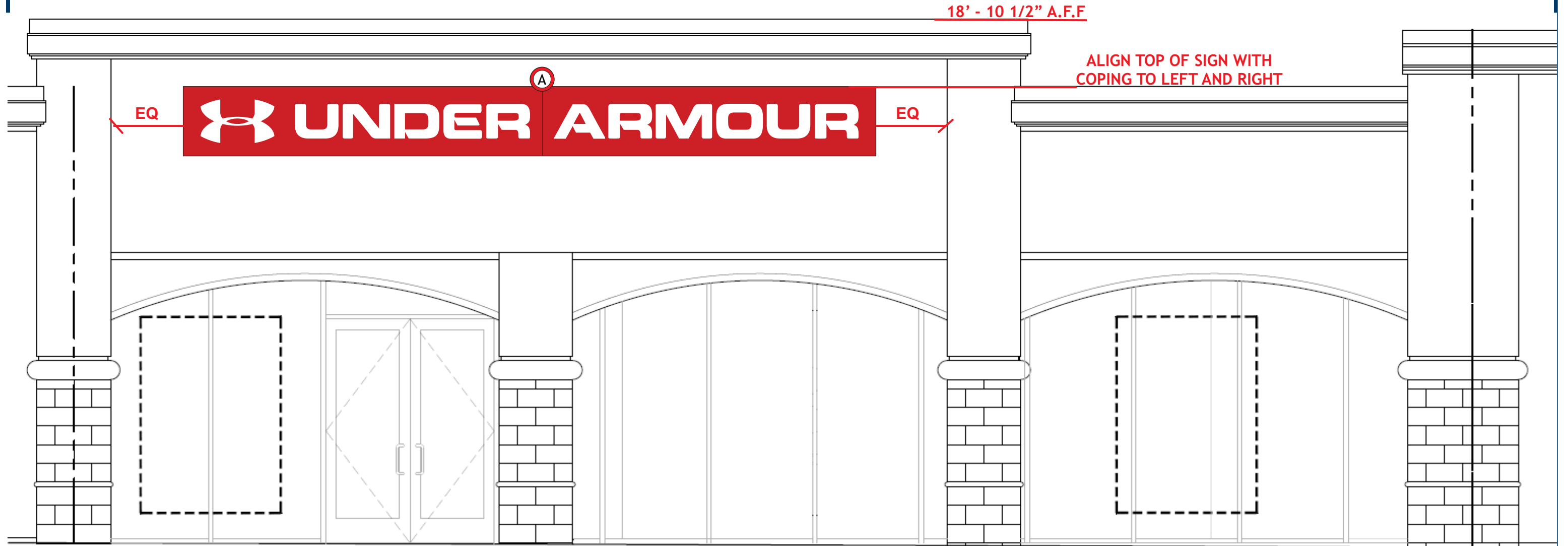
**C** UAFH CB88 backwrap  
Qty - 1

**D** UAFH AUX PL  
Qty - 2



STOREFRONT - ELEVATION

Scale: N.T.S



49' - 11" +/- LL TO LL

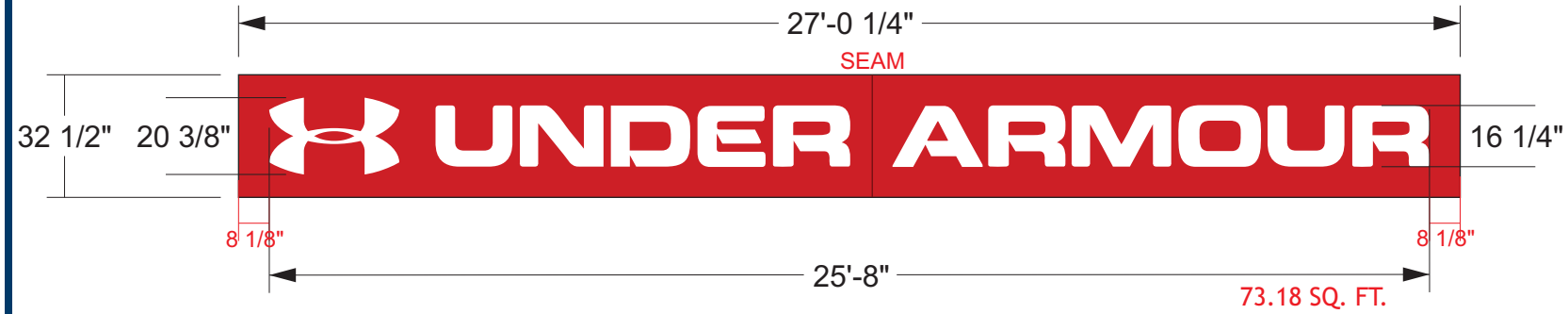
A UAFH20.375 16.25FL RPT CB324.25  
Qty - 1

C UAFH CB88 backwrap  
Qty - 1

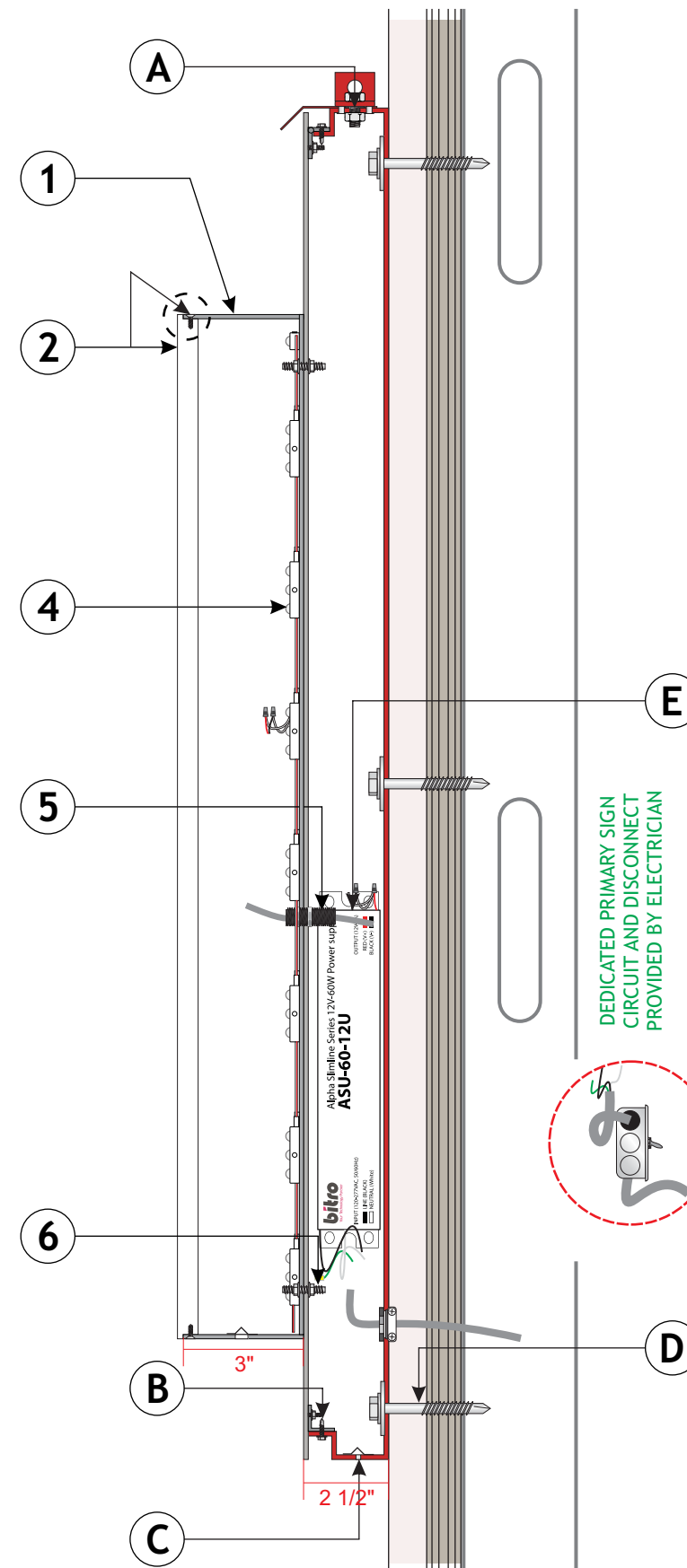
D UAFH AUX PL  
Qty - 2



**A** FACE-LIT LETTERS ON CABINET - ELEVATION  
Scale: 1/4" = 1' - 0"



**●** FACE-LIT/BACK-LIT LETTERS ON CABINET - SECTION  
Scale: N.T.S



**●** SIGN- DETAILS

- ① 3" DEEP ALUMINUM LETTERS PAINTED MATTE WHITE SW #LV5-5526427-A ON EXTERIOR SURFACES. INTERIOR PAINTED HIGH GLOSS WHITE
- ② 3/8" THICK LIGHT DIFFUSING ACRYLIC (SATIN ICE) LETTER FACES SECURED TO RETURNS WITH #2-56 COUNTERSUNK SCREW FASTENERS PAINTED TO MATCH RETURN
- ③ BITRO OPTICS PRO LITE 6500K WHITE LED UNITS TO ILLUMINATE LETTERS
- ④ 3/8" RIGID CONDUIT FOR LOW VOLTAGE PASS-THRU TO BITRO ASU-60-12U LED DRIVER (120-277 VOLT) CONTAINED INSIDE CABINET SIGN
- ⑤ SIGN MOUNTS FLUSH TO CABINET WITH ALL THREAD ROD AND WIZ NUTS BEHIND CABINET FACE

**●** CABINET - DETAILS

- A** 2 1/2" DEEP ALUMINUM EXTRUDED CABINET WITH HINGED FACE [CLOSED REVEAL] PAINTED TO MATCH RAL 3020 RED ON ALL EXTERIOR SURFACES, RAIN CAP AND REMOVABLE HOISTING ANGLE ON TOP
- B** CONCEALED TEK SCREW FASTENERS INSIDE CABINET REVEAL
- C** DRAIN HOLE IN BOTTOM OF LETTER RETURN WITH LIGHT COVER
- D** SIGN SECURES TO STOREFRONT STRUCTURE WITH LAG BOLT FASTENERS THROUGH INSIDE OF CABINET
- E** BITRO ALPHA SLIMLINE 12V-60W POWER SUPPLY (ASU-60-12U) (120-277 VOLT) CONTAINED INSIDE CABINET



93 Industry Drive  
PO Box 349  
Versailles, KY 40383  
859.879.1199



Store 0000  
Space 7B

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: 10/18/19  
Acct Rep: Vickie Richardson  
Designer: Heather Hisle

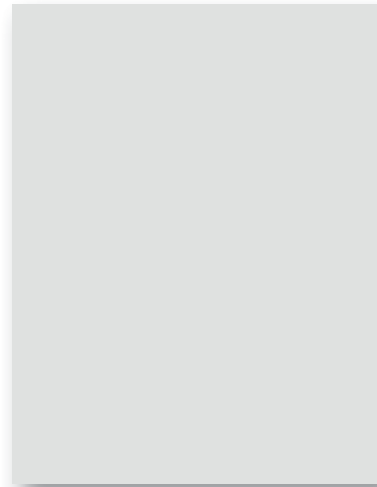
**REVISIONS**

r1: 10/22/19	r7: 11/19/19
r2: 10/22/19	r8: 12/04/19
r3: 10/23/19	r9: 12/04/19
r4: 11/12/19	r10: _____
r5: 11/18/19	r11: _____
r6: 11/19/19	r12: _____





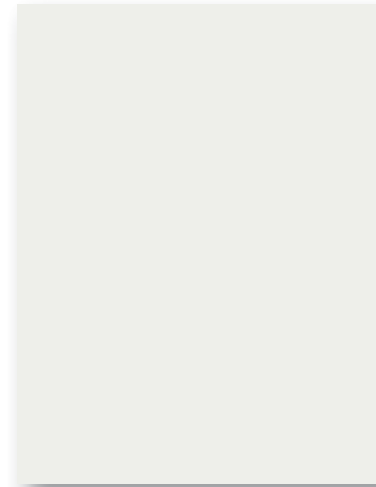
**B-1 VINYL BASE**  
Manufacturer and Description:  
 Johnsonite  
 Traditional Wall Base  
 CBT-XXX-4 - 4.0"  
Color:  
 40 Black



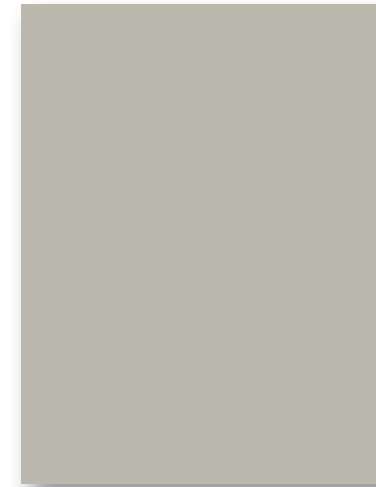
**P-1 / P-2 / P-4 PAINT**  
Manufacturer and Description:  
 Sherwin Williams  
 SW 7070 Site White / Promar 200  
 (P-1) Eggshell, (P-2) Semi Gloss, (P-4) Flat  
Location:  
 (P-1) Sales Floor, Hallway Walls  
 (P-2) Vinyl Graphic Walls, H.M. Door  
 Frames  
 (P-4) Gypsum Ceiling



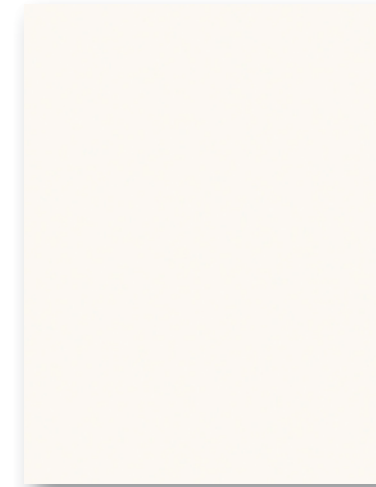
**P-5 PAINT**  
Manufacturer and Description:  
 Sherwin Williams  
 SW 2000-10 Red / Promar 200  
 Eggshell Finish  
Location:  
 Back Wrap Logo Box



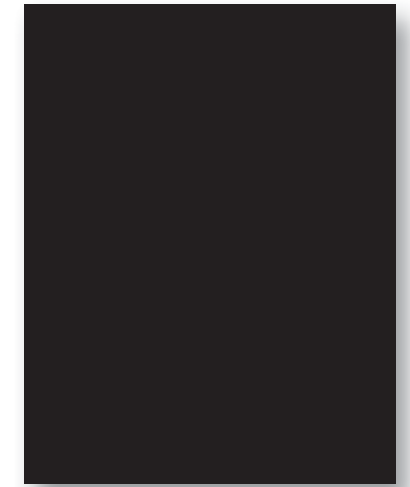
**P-6 PAINT**  
Manufacturer and Description:  
 Sherwin Williams  
 Pro Industrial Waterborne  
 Acrylic Dryfall  
 White Base  
 (similar to SW 7006 Extra White as shown)  
 Flat Finish  
Location:  
 Open Ceiling , Ductwork



**PL-1 LAMINATE**  
Manufacturer and Description:  
 Wilsonart  
 Standard Laminate  
 D92 - 60, Dove Grey  
 Matte Finish  
Location:  
 Break Counter and Manager Office



**PL-2 LAMINATE**  
Manufacturer and Description:  
 Formica  
 Color Core 2  
 7223C - 58, New White  
 Matte Finish  
Location:  
 Backwrap Top and Side Panels



**PL-3 LAMINATE**  
Manufacturer and Description:  
 Formica  
 Color Core 2  
 909 - 58, Black  
 Matte Finish  
Location:  
 Fitting Room Doors



**CONC-1 / CONC-2**  
**GROUND CONCRETE FLOOR**  
Manufacturer and Description:  
 National Polishing  
 Natural Gray Color Small to Medium  
 Aggregate  
 Exposure with Salt & Pepper Look  
Finish:  
 (CONC-1) Polished  
 (CONC-2) Sealed Concrete



**RB-3 RUBBER FLOORING**  
Manufacturer and Description:  
 Ecore Commercial Flooring  
 Ecosurfaces Classic Series  
 Width 48" Roll, Thickness 8 mm (1/4")  
Color:  
 1214 Take One



**VCT-1 VINYL COMPOSITE TILE**  
Manufacturer and Description:  
 Armstrong  
 Premium Excelon Stonetex Collection  
 Granite Gray 52125



**TR-2 TRANSITION STRIP**  
Manufacturer and Description:  
 Armstrong  
 VT 260120  
 60 Jet Black



**ACT-1 CEILING TILE**  
Manufacturer and Description:  
 Armstrong  
 Fine Fissured #1820  
 24" x 24" x 3/4" White Tile  
 15/16" Grid



**WP-1 GRAPHIC WALL PAPER (STEP AND REPEAT WALL PAPER)**  
Manufacturer and Description:  
 Hasco  
 Type II Wallcovering Evolution WCEVO  
Location:  
 Back Wrap Wall  
Note:  
 Print finish and paper type are representative.



**WP-1 GRAPHIC WALL PAPER (ATHLETE IMAGE WALL PAPER)**  
Manufacturer and Description:  
 Hasco  
 Type II Wallcovering Evolution WCEVO  
Location:  
 Fitting Rooms  
Note:  
 Image shown is for example purposes only. Print finish and paper type are representative.



## Town of Pittsford

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

Permit #  
**S19-000023**

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:** AJ Sign Company

#### Application Type:

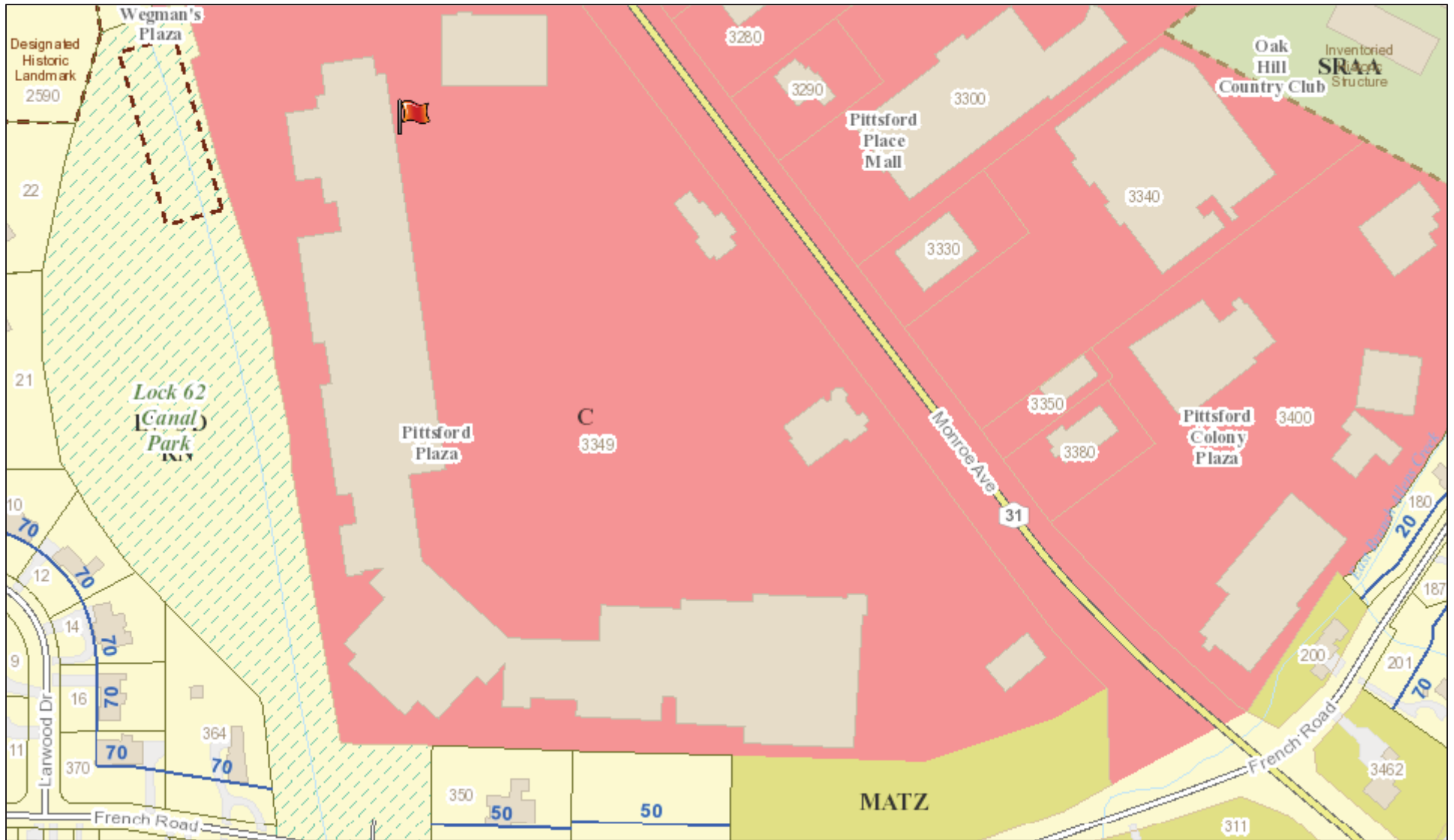
- |   |   |
|---|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)  | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)   | <input type="checkbox"/> Building Height Above 30 Feet<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 an addition of a business identification sign. The sign will be 54.19 Sq. Ft. and will identify the "Goldfish Swim School" business. The sign will be an encapsulated logo and channel letters.

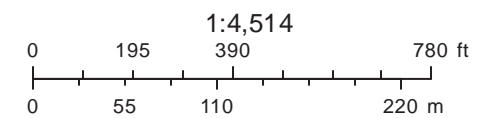
**Meeting Date:** December 12, 2019



# RN Residential Neighborhood Zoning



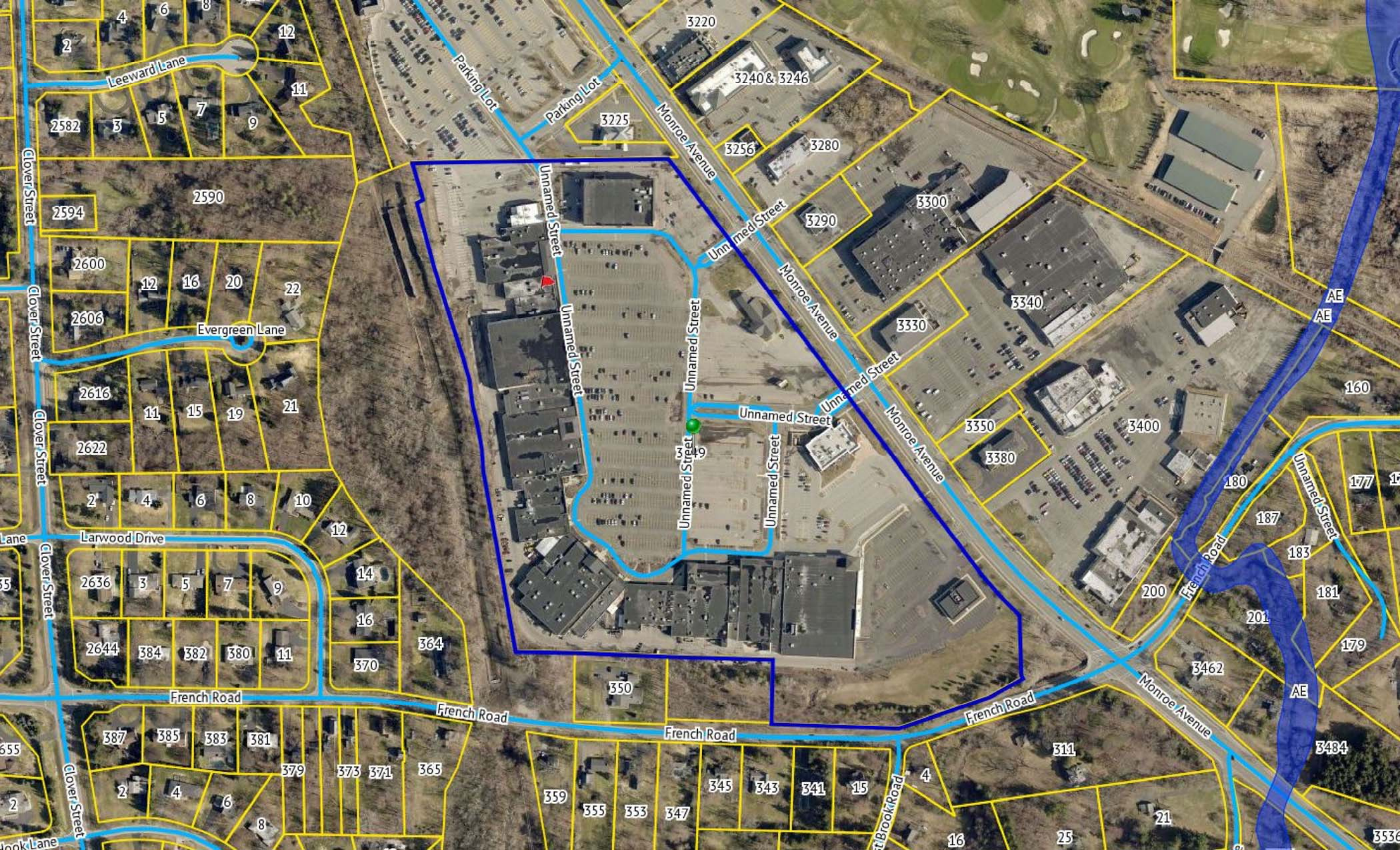
Printed December 5, 2019



Town of Pittsford GIS

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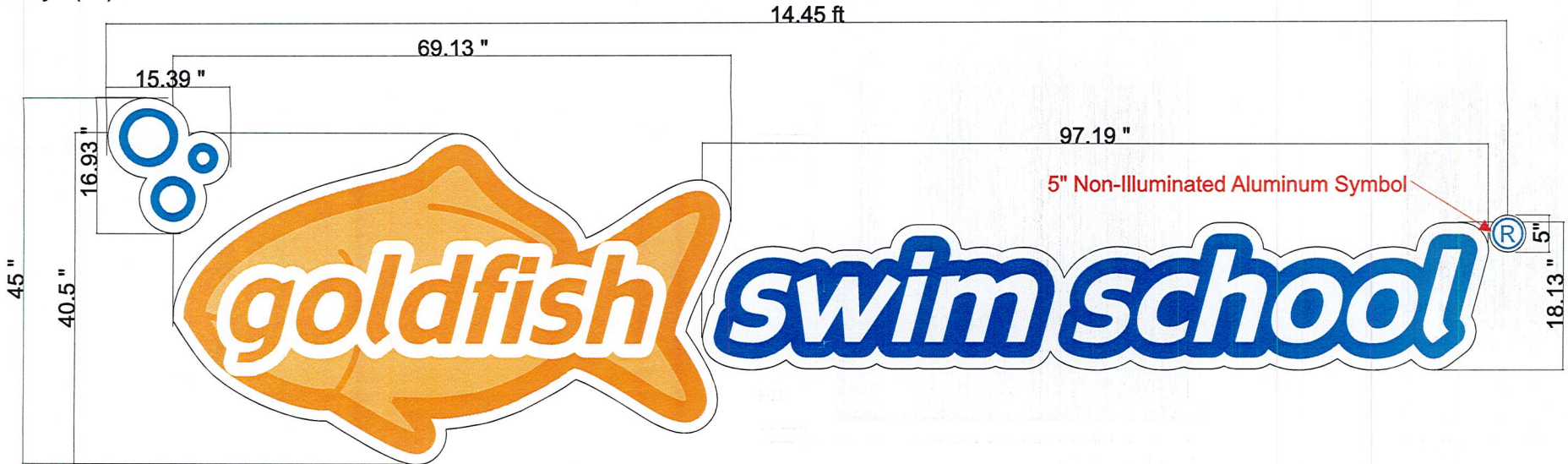






# Encapsulated Logo & Channel Letters

Qty: (x1) Set



**Sign Colors:**

C 0 M 42 Y 100 K 1	C 0 M 29 Y 70 K 0	C 100 M 4 Y 0 K 30		

This Sign **54.19 Sq Ft**

58.5 Sq Ft max allowed for primary wall sign.

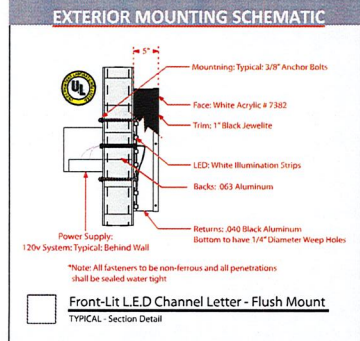
**General Notes:**

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL tested per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*  
\*For multiple signs, a disconnect is permitted but not required for each section

**Specifications: Channel Letters**

1. Existing Facade: 5/8" Plywood Blocking to be Provided by GC
2. .040 Aluminum letter returns painted
3. 1" Jewelite trimcap bonded to face, #8 pan head screws to returns
4. .040 Aluminum backs welded to returns. Sealed to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. Double Stroke White LEDs
6. 3/16" #2447 White Acrylic faces w/ applied 3M translucent vinyl
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box, junction boxes to be installed by GC mounted behind wall at sign center and clearly labeled "SIGN".
9. Power Supplies within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting Hardware to suit



842 Saratoga Road  
Burnt Hills, NY 12027  
(518) 399-9291  
AJSigns.com

Client: Goldfish Swim School  
Project: Channel Letters  
Location: 3349 Monroe Ave, Rochester

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Landlord Approval (If Required): \_\_\_\_\_ Date: \_\_\_\_\_

File Name: e27765  
Salesperson: Bridgette Shoemaker  
Designer: Liesel Socoloski  
Date: 11/7/19

Original drawings and designs are the property of AJ Sign Co. and may not be duplicated or reproduced in whole or part as a drawing or sign without written permission from AJ Sign Co. Drawing value is included in project pricing. If drawings (i.e. Designer's Renderings) do not result in a subsequent project you will then be financially responsible for the value of drawings. Designer's Renderings are available for purchase for use in competitive bid processes upon request.







## Town of Pittsford

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

Permit #  
**S19-000022**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 3025 Monroe Avenue ROCHESTER, NY 14618

**Tax ID Number:** 150.08-1-71.1

**Zoning District:** C Commercial

**Owner:** Monroe Clover Plaza LLC

**Applicant:** ASC Signs

#### Application Type:

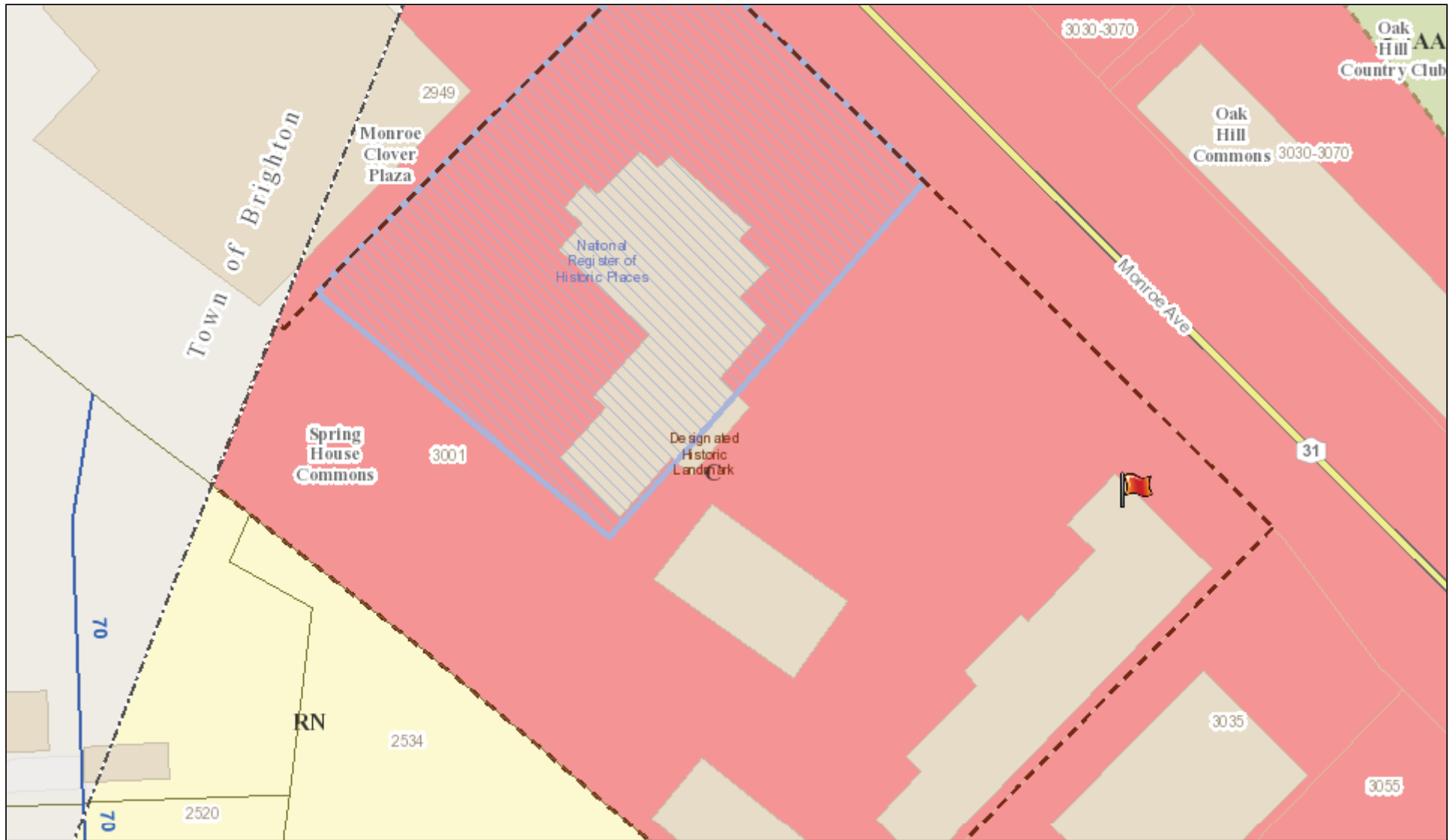
- |   |   |
|---|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)  | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)   | <input type="checkbox"/> Building Height Above 30 Feet<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 addition of a business identification sign. The sign will be approximately 43.3 Sq. Ft. and will identify the "Estate & Fine Jewelry" business. The sign will be 1/2" black komacel lettering and will be stud mounted to the building.

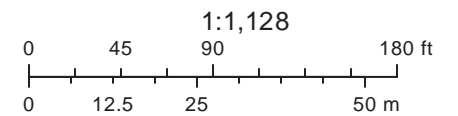
**Meeting Date:** December 12, 2019



# RN Residential Neighborhood Zoning



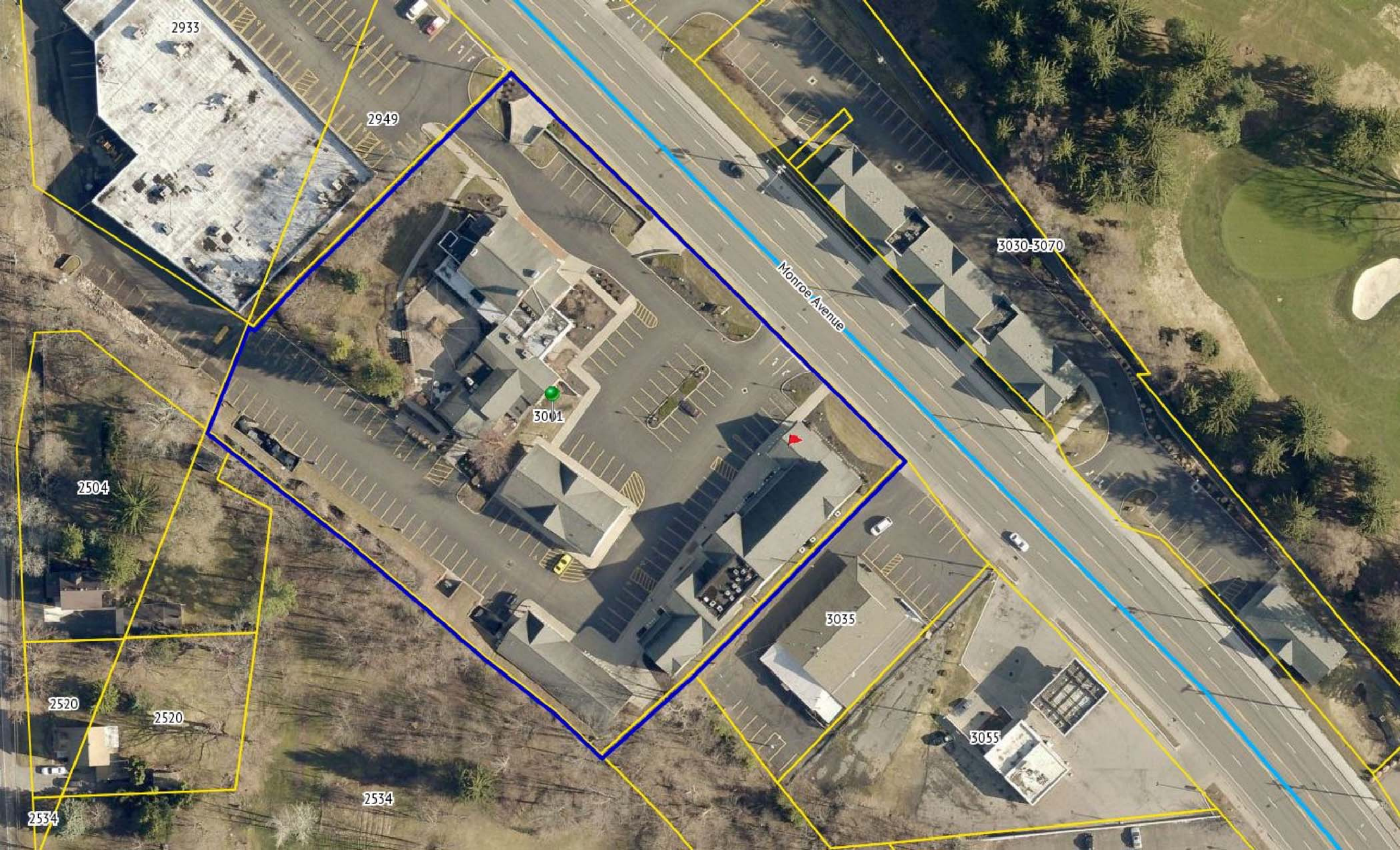
Printed December 5, 2019



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.





2933

2949

3030-3070

Monroe Avenue

3001

3035

3055

2504

2520

2520

2534

2534





200"

# ESTATE & FINE JEWELRY

*by Harry Krikorian*

26"

**DESCRIPTION:** 1/2" Black komacel lettering, stud mounted to building

**PROOF APPROVAL FORM**



<b>COMPANY:</b> Estate & Fine Jewelry		<b>COMMENTS:</b> Please review content for spelling & placement. Colors on this document may vary and are not a representation of the final output. Any additions to the above proof will reflect in the final cost. To secure your order, a 35% deposit is required upon design work. Final payment is due at time of pick up.	
<b>CONTACT:</b> Greg	<b>PHONE:</b> 585-576-3191	<b>IMPORTANT:</b> This design is property of ASC Sign + Graphics & may not be used, or reproduced without the written consent of ASC Sign + Graphics.	
<b>EMAIL:</b> gr17mail@yahoo.com			
<b>CREATED BY:</b> Virgil		<b>APPROVED:</b>	<b>DATE:</b>
<b>INVOICE:</b>	<b>DATE:</b> 11/25/2019		

*Vehicle Wrap proofs are 2 dimensional for a 3 dimensional application. Exact placement & details may be different from the proof, as some adjustments of the material may occur during the installation process. I have reviewed this proof in detail and understand that any types, misspellings or other incorrect data is my responsibility once I have signed or electronically approved this proof.*