

**Town of Pittsford Design Review & Historic Preservation Board
AGENDA
April 25, 2024**

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on Thursday, April 25, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

81 French Road

Applicant is requesting design review for a 32-square-foot portico to the front of the home and a 422-square-foot addition to the back of the home.

24 Stuyvesant Road

Applicant is requesting design review for a 944-square-foot addition to the southeast side of the home

39 Fall Meadow Drive

Applicant is requesting design review for a 763-square-foot addition to the back of the home.

CERTIFICATES OF APPROPRIATENESS

181 Sylvania Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the exterior renovation and construction of a deck and fireplace to a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Town of Pittsford Design Review & Historic Preservation Board
MINUTES
April 11, 2024

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, April 11, 2024, at 6:00PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dirk Schneider, Chairman; John Mitchell; Jim Vekasy; Paul Whitbeck
Bonnie Salem; Kathleen Cristman

ABSENT: Dave Wigg, Vice Chairman

ALSO PRESENT: Bill Zink, Building Inspector; Meghan Brooks, Building Department Assistant; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 12 members of the public present.

The Design Review and Historic Preservation Board (DRHPB) Chairman Dirk Schneider called the meeting to order at 6:01PM.

HISTORIC PRESERVATION DISCUSSION

DRHPB Member Bonnie Salem updated the Board regarding homes interested in designation. She stated that the homeowners on Thornell are interested in designating their home in the future but are very busy at the moment. The homeowner of 7 Landsdowne Lane continues to work diligently on the application but is currently busy with spring maintenance.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

41 Old Farm Circle

Applicant is requesting design review for an approximately 850-square-foot second-story addition to the north side of the home.

Patrick Flint, AIA, introduced the application. Mr. Flint stated that the application has been revised to reflect the Board's commentary from the last meeting, including windows, siding, and the cantilevered section. Stairs have been added to the deck outside and the interior stairs have been removed to meet zoning requirements. An interior door was also removed.

Board Member Salem asked about the two windows on the front, first-floor level of the home. Mr. Flint stated that they are currently fixed picture windows, and they are changing them to casement windows to allow for better ventilation in that room. Ms. Polidor stated that her reason for using casements is for clearer visibility. Board Member Salem shared her opinion that they are not as fitting as double hung windows.

DRHPB Chairman Dirk Schneider stated that he feels like the design is an improvement from what was presented last time and does maintain the hierarchy of the home. He confirmed with the applicant that the color will match.

DRHPB Member Kathleen Cristman motioned to approve the approximately 850-square-foot second-story addition as submitted. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the application was approved, none opposed.

32 Locke Drive

Applicant is requesting design review for a 252-square-foot addition to the south side of the home.

Jim Beswick of James Beswick Contracting introduced the application. Mr. Beswick stated the addition will be on the back of the home and not be visible from the road. All features will match the current structure.

Chairman Schneider stated that while the bottom of the new window on the front elevation is a little higher than the existing window, it seems to still fit.

DRHPB Member Bonnie Salem motioned to approve the 252-square-foot addition as submitted. This motion was seconded by DRHPB Member Paul Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

73 Mahogany Run

Applicant is requesting design review for a 256-square-foot three-season room addition off the back of the home.

Nate Esh of Keystone Custom Decks introduced the application. Mr. Esh stated that they will be adding a composite deck with vinyl rail and a three-season room to the existing home. A patio will go underneath both the deck and three-season room. Pressure-treated beams will be installed for extra support. Posts will be wrapped with white vinyl. The three-season room will have siding and windows that match the current home and the room will be insulated.

Chairman Schneider confirmed that the new siding will have the same exposure as the current siding. DRHPB Member Vekasy confirmed that the shingles of the addition will match the existing roof.

DRHPB Member John Mitchell motioned to approve the 256-square foot three-season room addition as submitted, with the condition that the siding on the addition matches the exposure of the existing home. This motion was seconded by DRHPB Member Bonnie Salem. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS: SIGNAGE

3019 Monroe Avenue (3001 Monroe Avenue)

Applicant is requesting design review for a 31-square-foot sign for Definitive Beauty in Springhouse Commons.

Angela Mazza of Definitive Beauty introduced the application. Ms. Mazza stated that they are moving into the old Sorella Salon space.

Chairman Schneider confirmed with Ms. Mazza that the Ellie Mental Health sign will not be removed.

DRHPB Chairman Dirk Schneider motioned to approve the 31-square-foot sign for Definitive Beauty in Springhouse Commons Plaza as submitted, with the clarification that the Ellie Mental Health sign will not be removed. This motion was seconded by DRHPB Member Kathleen Cristman. Following a unanimous voice vote, the application was approved, none opposed.

COVENTRY RIDGE SECTION 3 REVIEW

Building Inspector Bill Zink stated that if the Board has any comments for the staff to take to the DRC meeting, this is their moment to provide them.

Board Member Salem stated that it looks like all the homes noted on the preliminary plans have sideload garages and that she is glad that the lots are big enough to allow for them. Chairman Schneider stated that it looks like they are accentuating the grading for walkout basements and added that, as a Board, they would like to see variety in the home designs to avoid having the section look too uniform. DRHPB Member John Mitchell mentioned that they are just using placeholder forms on the plans, but he is interested to see what will be built.

03/28/2024 MEETING MINUTES REVIEW

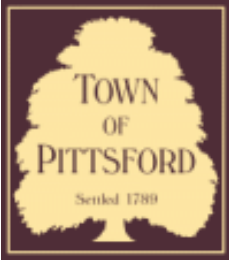
The minutes of March 28, 2024, were approved following a motion by DRHPB Member Bonnie Salem. This motion was seconded by DRHPB Chairman Dirk Schneider. Following a unanimous voice vote, the minutes were approved, none opposed.

Design Review and Historic Preservation Board Chairman Dirk Schneider closed the meeting at 6:28.

Respectfully submitted,

Meghan Brooks
Building Department Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE BUILDING
DEPARTMENT



Town of Pittsford

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

Permit #
B24-000056

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 81 French Road ROCHESTER, NY 14618

Tax ID Number: 151.14-1-73.1

Zoning District: RN Residential Neighborhood

Owner: French Road Holdings LLC

Applicant: High Point Construction

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: Applicant is requesting design review for a 32-square-foot portico to the front of the home and a 422-square-foot addition to the back of the home.

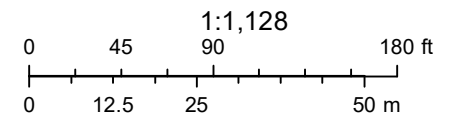
Meeting Date: April 25, 2024



RN Residential Neighborhood Zoning



Printed April 18, 2024



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.



Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE



nearmap

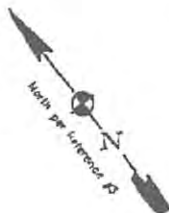
Proposed Addition + Portico

SURVEY REFERENCES

- Abstract of Title #157280 by Monroe Title Insurance Corporation dated June 4, 2007.
- Warranty Deed dated June 2, 1998 and recorded June 3, 1998 in the Monroe County Clerk's Office at L9015, P.601.
- Map entitled "Poulter-Nighting Subdivision" by Ronald W. Staub dated October 28, 2002 and recorded November 20, 2002 in the Monroe County Clerk's Office at Liber 315 of Maps, Page 35.
- Easement to RG&E Corp. dated November 18, 1976 and recorded December 17, 1979 in the Monroe County Clerk's Office at Liber 5149, Page 257.
- Easement to RG&E Corp. dated November 6, 1970 and recorded November 17, 1970 in the Monroe County Clerk's Office at Liber 4090, Page 30.

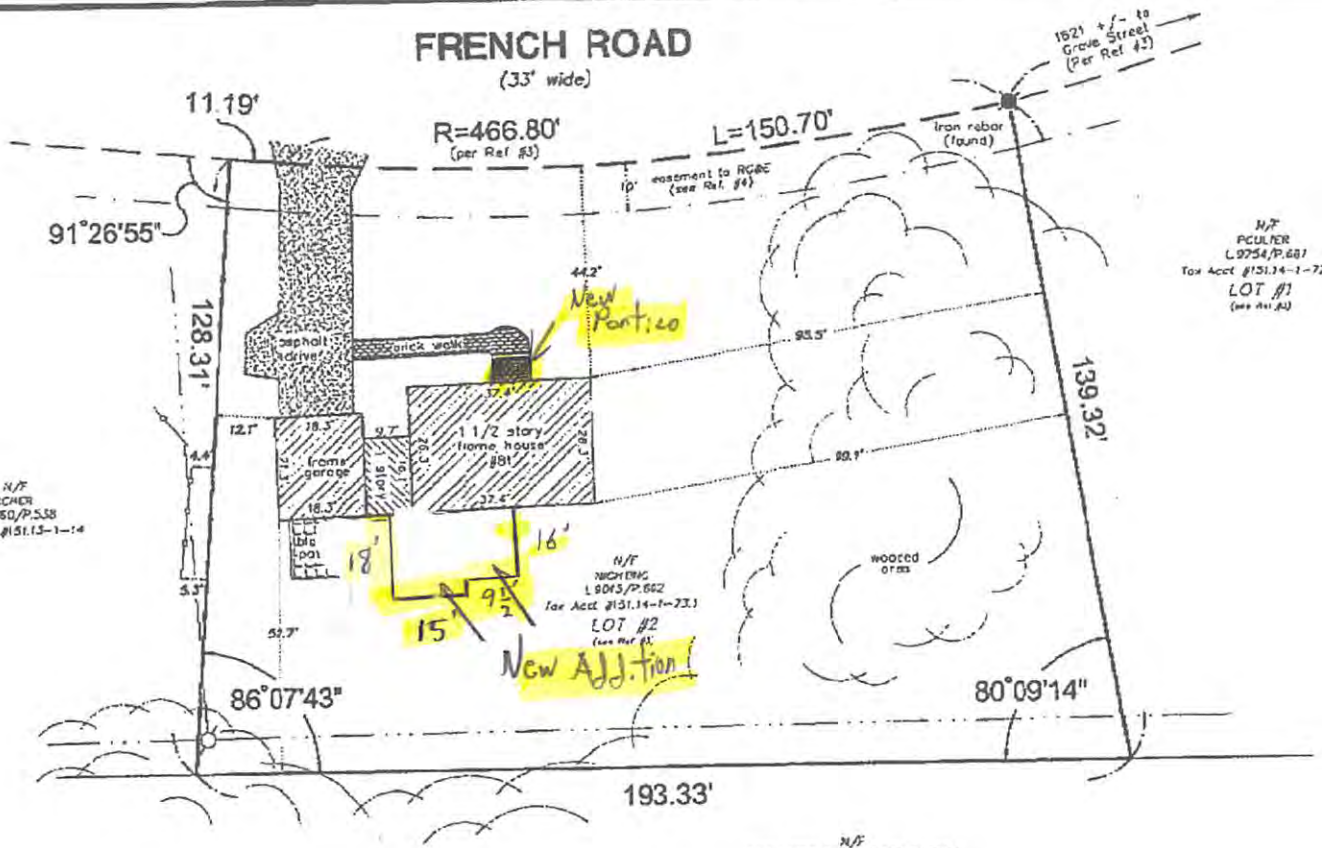
LEGEND

- property line
- road Right of Way
- wood picket fence
- overhead utilities/pole



FRENCH ROAD

(33' wide)



N/E ARCHER
L.2850/P.538
Tax Acct #151.13-1-14

N/E NICHING
L.9043/P.662
Tax Acct #151.14-1-23

LOT #2
(see Ref #1)

N/E ROCHESTER GAS & ELECTRIC CORP.
L.9674/P.515
Tax Acct #151.13-1-58

N/E PCULIER
L.9754/P.687
Tax Acct #151.14-1-72
LOT #1
(see Ref #1)

This is to certify to:

- Webster Bank, N.A., its successors and/or assigns.
- The title insurance company insuring the mortgage;
- Michael Santariello Esq.;
- Rosemarie Kesselring; and
- S.I. Diane Love, Esq.

That I am a Licensed Land Surveyor and that this map was completed on June 13, 2007 from an instrument survey completed on June 6, 2007.

Signed: *Michael C. Bogardus*
Michael C. Bogardus, LS Registration # 050414

SURVEY NOTES

- Copyright 2007. Ravi Engineering & Land Surveying, P.C. All Rights Reserved.
- It is a violation of New York Education Law 2205.2 for any person, unless acting under the direction of a licensed land surveyor, to alter these plans in any way. If altered, the person who altered the plans shall comply with the requirements of New York Education Law 2209.2.
- Only copies of the original of this survey marked with an original of the land surveyor's stamped seal shall be considered valid true copies.
- This map may not be used in conjunction with a "Survey Affidavit" or similar document statement or mechanism to obtain title insurance for any subsequent or future projects.
- This parcel is subject to any easements or encumbrances of record.

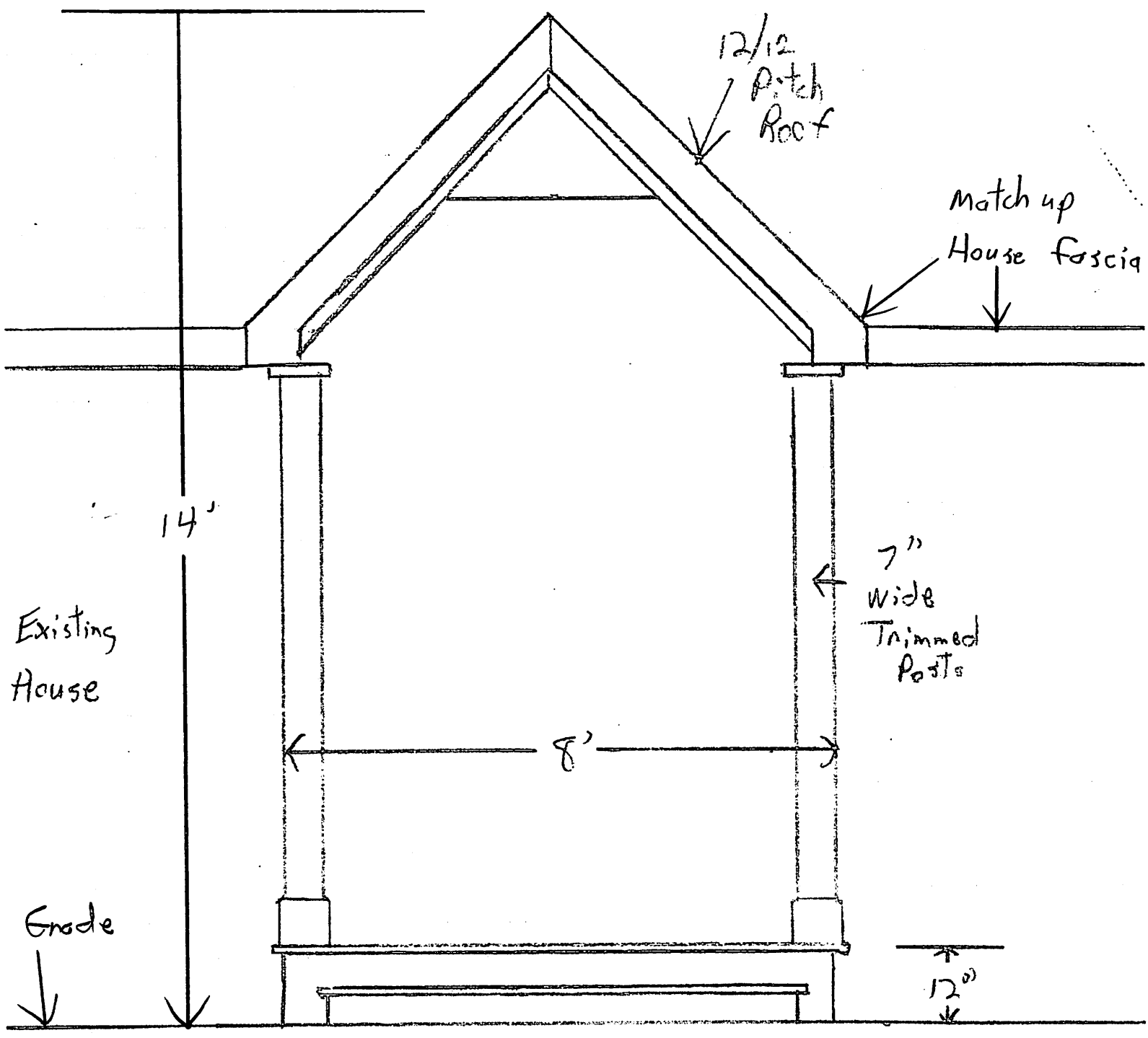
Map of Lands to be Conveyed to
ROSEMARIE KESSELRING
being known as Lot #1 of the
Poulter-Nighting Subdivision

in the
Town of Pittsford, Monroe County, New York

DWG # 60-05-50 Scale: 1"=30' Date: 06/13/07 Drawn By: MCB

Ravi Engineering & Land Surveying, P.C.
CONSULTING ENGINEERS & SURVEYORS

Blockwatch Office Park, Suite E-5
6605 Pittsford-Palmira Road
Fairport, New York 14450
(585) 223-3890



12/12
Pitch
Roof

Match up
House fascia

14'

Existing
House

7"
Wide
Trimmed
Posts

8'

Grade

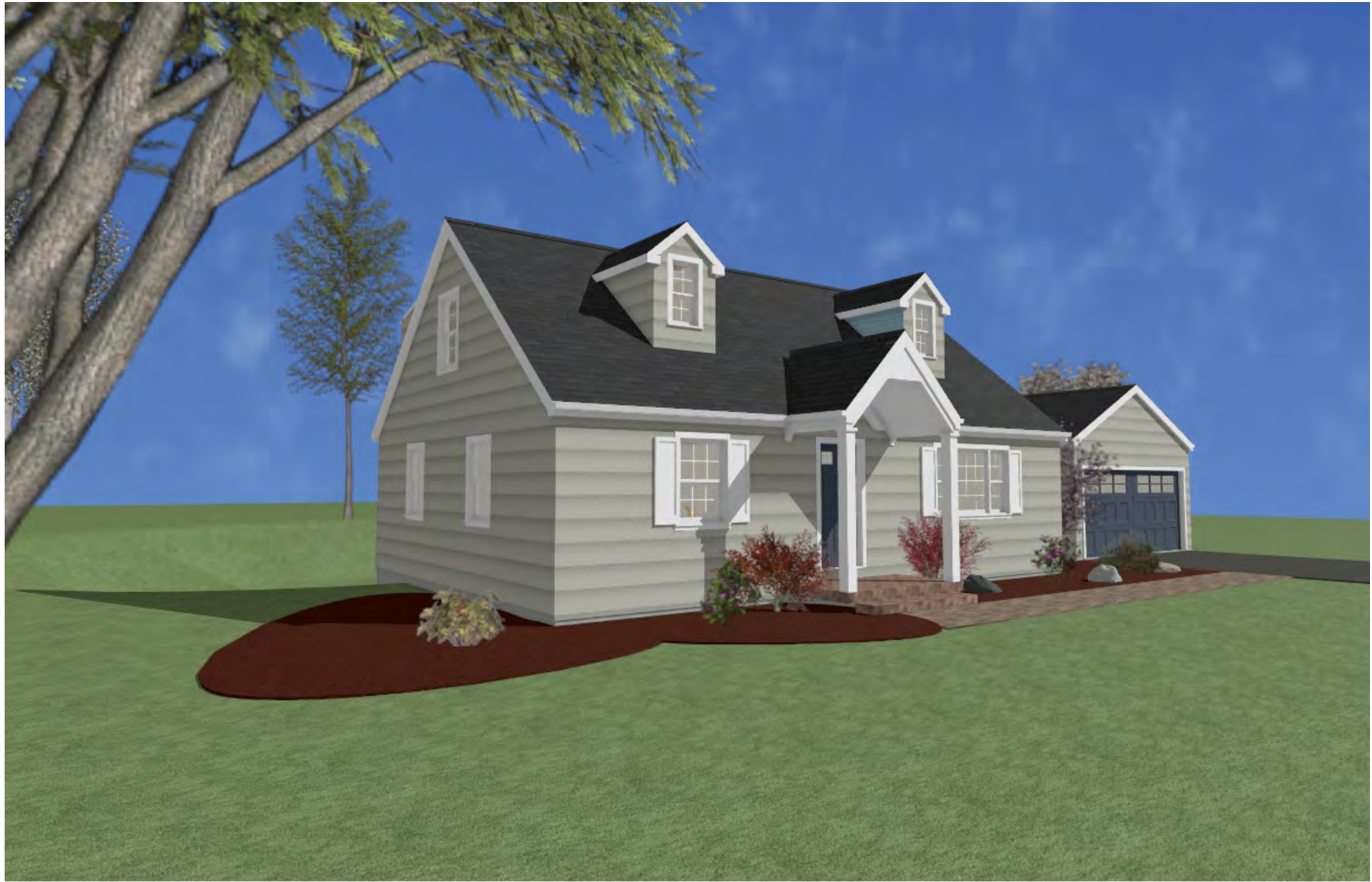
12"

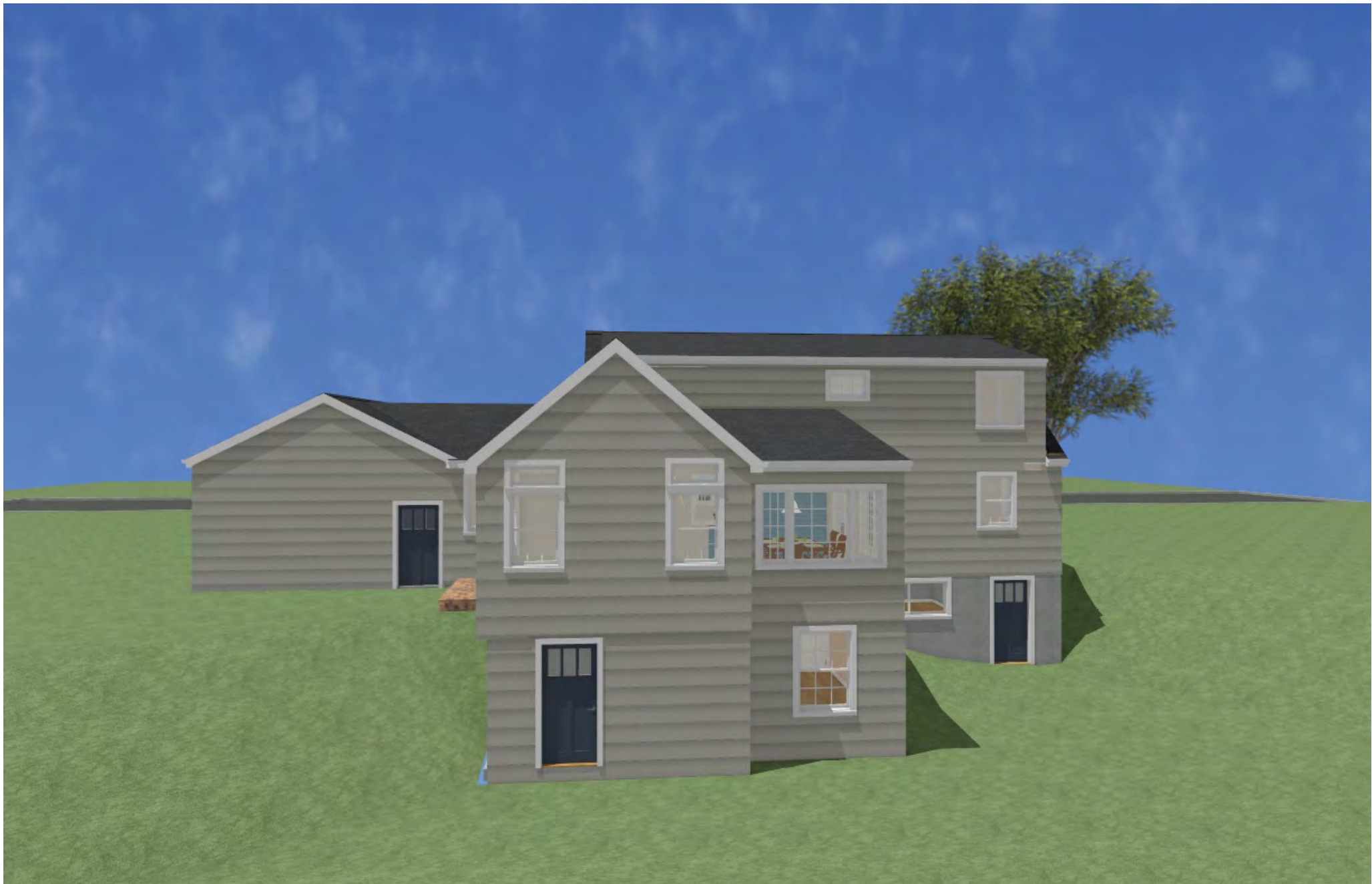




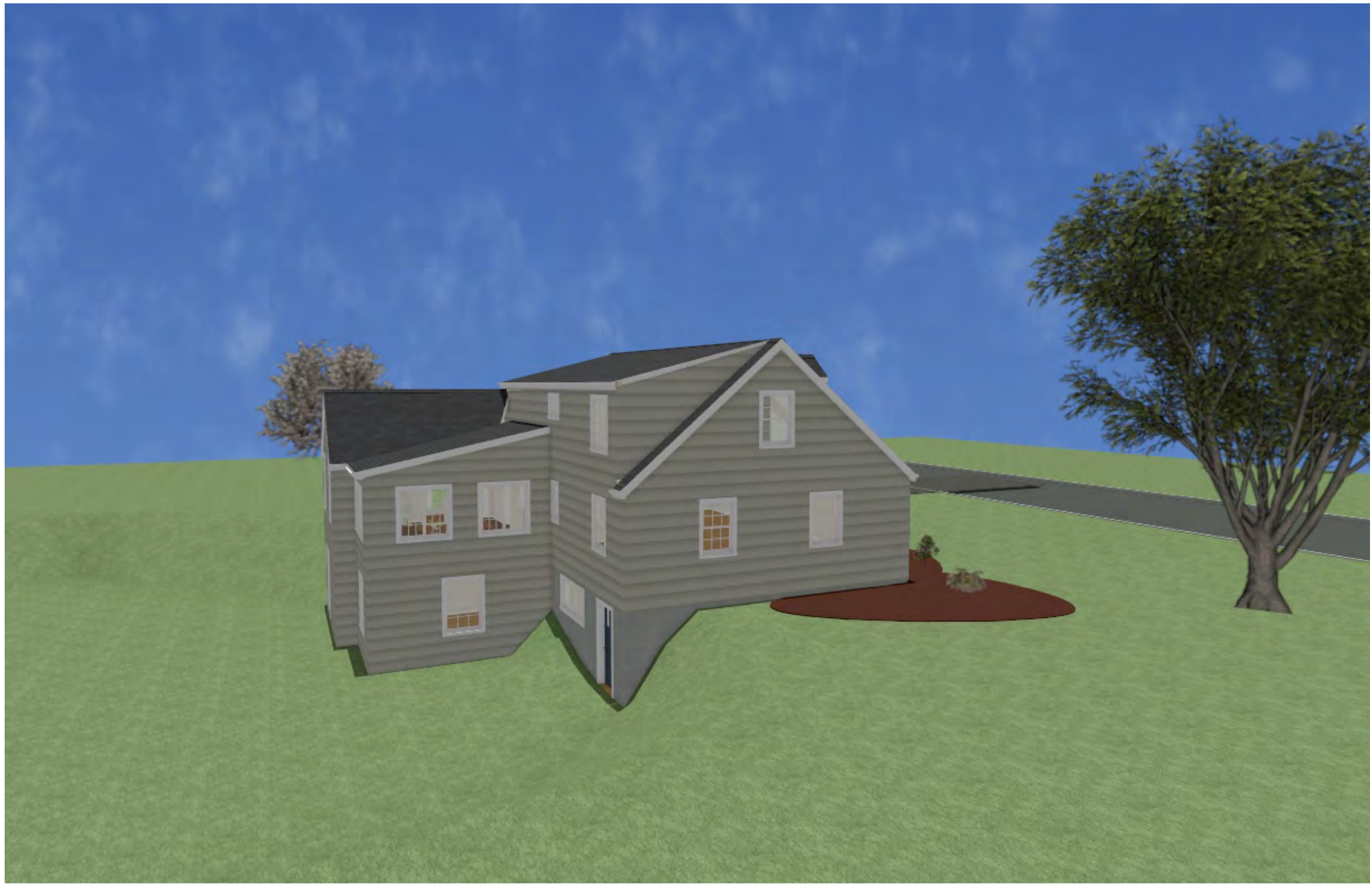
















**THOMAS R. DOUGHTY
ARCHITECT, P.C.**

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

THESE DRAWINGS ARE THE PROPERTY OF
THOMAS R. DOUGHTY, ARCHITECT
AND SHALL NOT BE REVISED, COPIED NOR
REPRODUCED WITHOUT AUTHORIZATION

DATE: 1-10-2024

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

REVISIONS

PROJECT

Addition to Residence at:

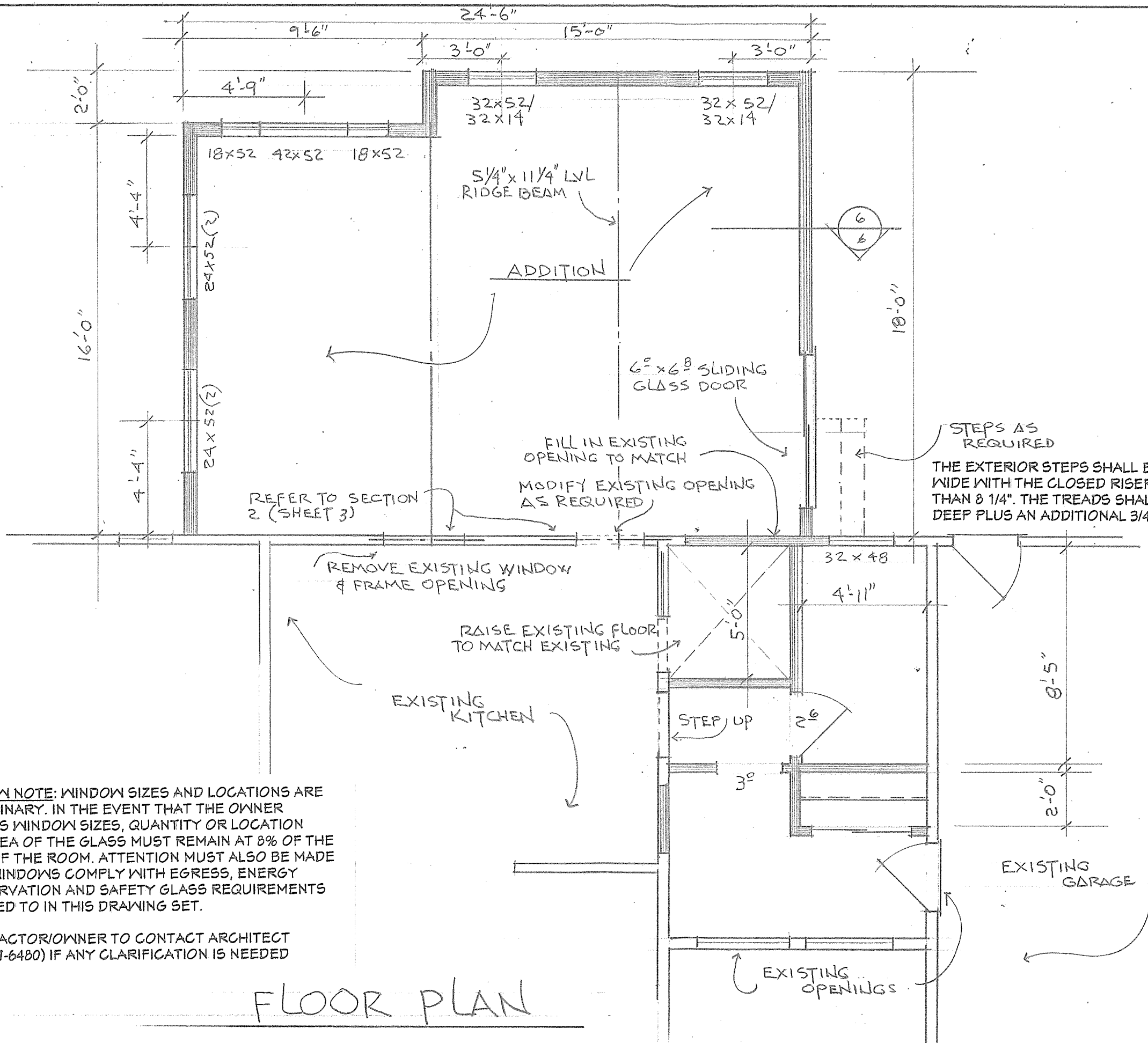
81 French Road
Rochester, New York 14618

DRAWING TITLE

FLOOR PLAN

SHEET NUMBER

1 OF 7



FLOOR PLAN

WINDOW NOTE: WINDOW SIZES AND LOCATIONS ARE PRELIMINARY. IN THE EVENT THAT THE OWNER REVISES WINDOW SIZES, QUANTITY OR LOCATION THE AREA OF THE GLASS MUST REMAIN AT 8% OF THE AREA OF THE ROOM. ATTENTION MUST ALSO BE MADE THAT WINDOWS COMPLY WITH EGRESS, ENERGY CONSERVATION AND SAFETY GLASS REQUIREMENTS REFERED TO IN THIS DRAWING SET.

CONTRACTOR/OWNER TO CONTACT ARCHITECT (585 247-6480) IF ANY CLARIFICATION IS NEEDED

EXISTING CONDITIONS
 THESE DRAWINGS HAVE BEEN DEVELOPED FROM OWNER INPUT AND READILY VISIBLE EXISTING CONDITIONS. EXISTING CONDITIONS THAT WERE NOT VERIFIED SUCH AS FOUNDATIONS, ROOF STRUCTURE, HEADERS, ETC. HAVE BEEN ASSUMED TO BE DESIGNED AND INSTALLED AS PER BUILDING CODES AT THE TIME OF INSTALLATION AND AS PER COMMON CONSTRUCTION PRACTICES.

VALUE ENGINEERING
 ARCHITECT WELCOMES INPUT FROM CONTRACTOR (S) ON OPPORTUNITIES FOR VALUE ENGINEERING (ANALYZING COST VS VALUE AND ALTERNATIVE MATERIALS / METHODS). ALL CONTRACTOR INPUT SHALL BE IN WRITING AND APPROVED BY ARCHITECT BEFORE REVISION MAY BE IMPLEMENTED

SMOKE DETECTORS
 SMOKE DETECTORS SHALL BE INSTALLED IN THE ADDITION AS WELL AS IN THE EXISTING STRUCTURE AS FOLLOWS: IN EACH BEDROOM, OUTSIDE THE BEDROOM AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, IN THE BASEMENT AND ADDITIONAL AREAS AS REQUIRED SO EACH STORY SHALL HAVE AT LEAST ONE SMOKE DETECTOR. IF POSSIBLE THE DETECTORS SHOULD BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND BE HARD WIRED WITH BATTERY BACK-UP. BATTERY OPERATED DETECTOR/ALARMS ARE PERMITTED IF WALLS AND CEILINGS OF THE EXISTING STRUCTURE REMAIN INTACT.

CARBON MONOXIDE ALARMS
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE EXISTING STRUCTURE AS FOLLOWS: IN EVERY STORY (INCLUDING BASEMENT): IF POSSIBLE THE DETECTORS SHOULD BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND BE HARD WIRED WITH BATTERY BACK-UP. BATTERY OPERATED DETECTOR/ALARMS ARE PERMITTED IF WALLS AND CEILINGS OF THE EXISTING STRUCTURE REMAIN INTACT. ALARMS SHALL NOT BE LOCATED IN OR NEAR LOCATIONS SPECIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**THOMAS R. DOUGHTY
 ARCHITECT, P.C.**

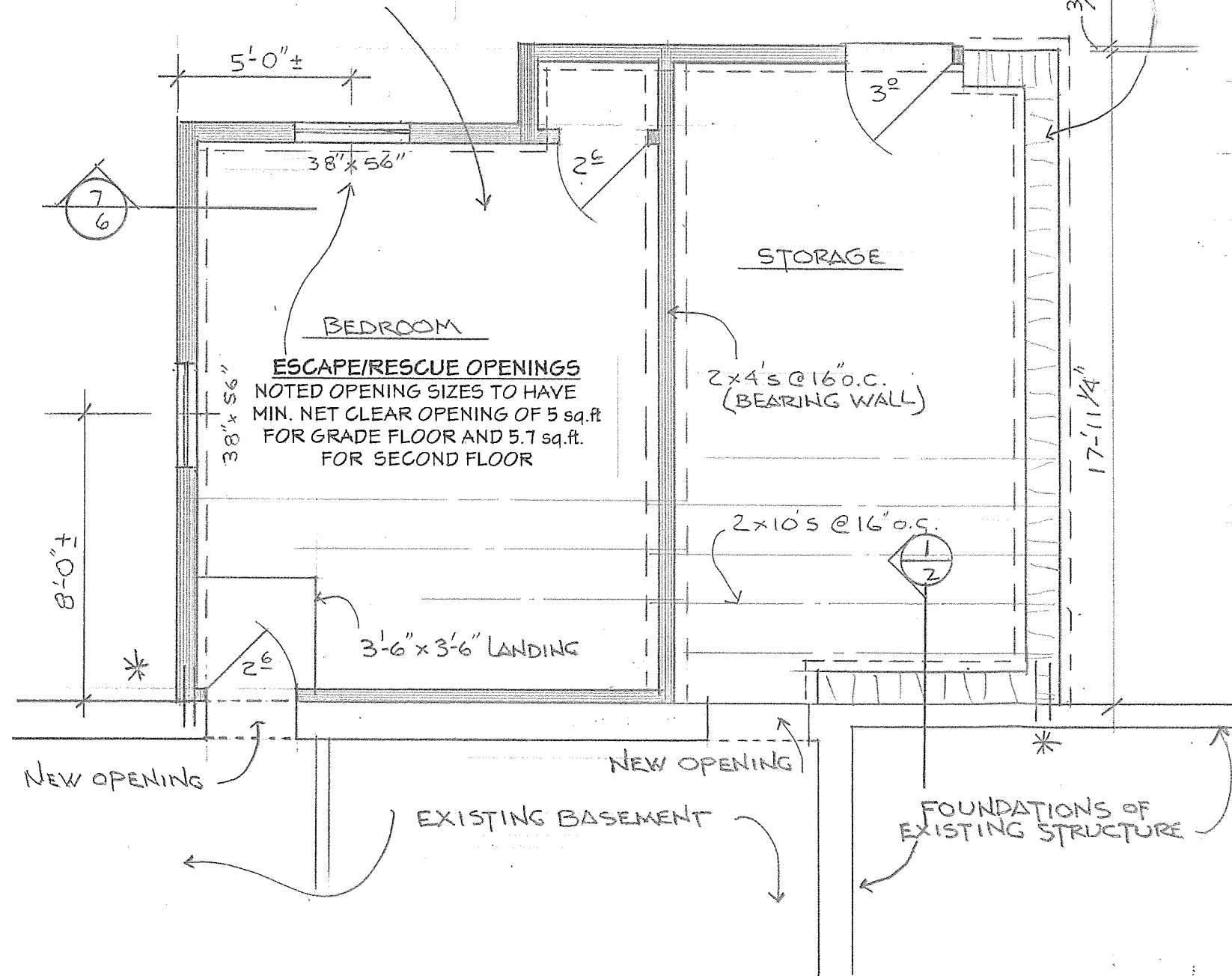
4 WOODBRIAR LANE
 ROCHESTER, NY 14624

(585) 247-6480
 doughty.t@gmail.com

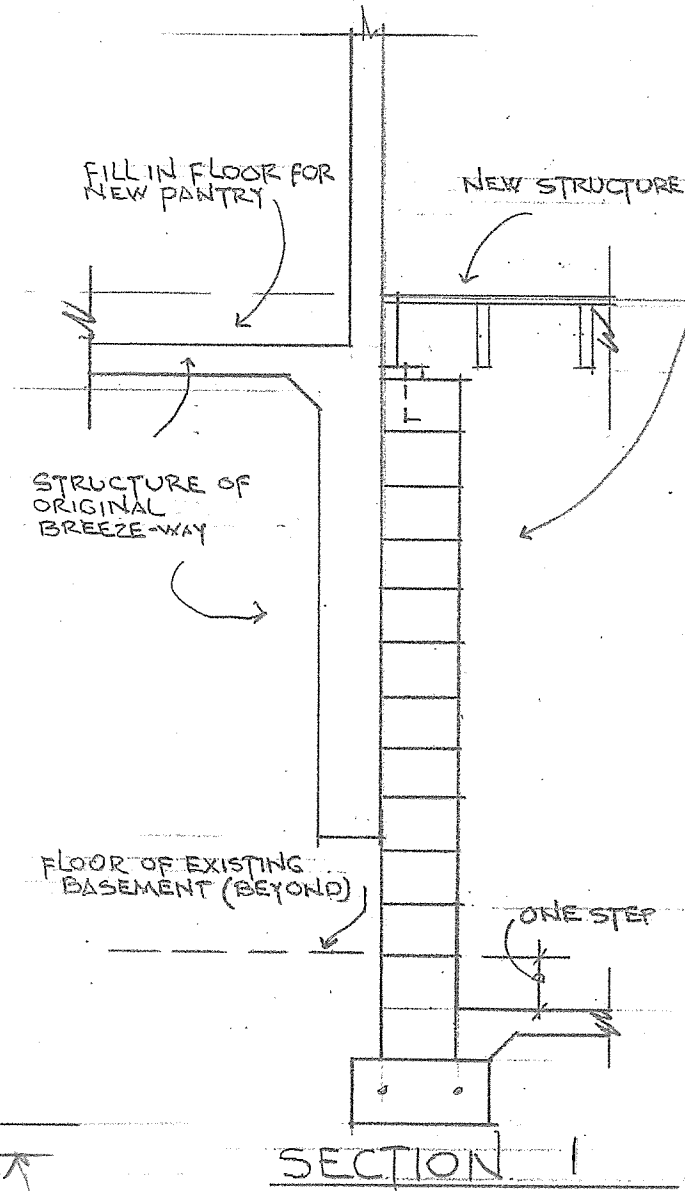
BASEMENT

4" CONCRETE SLAB ON 6 MIL POLY VAPOR BARRIER AND 3" OF STONE

12" CMU'S W/ #4'S @ 48" O.C. VERT. ON 10" X 20" CONT. CONC. FOOTING W/ (2) #5'S CONT



BASEMENT PLAN



SECTION I

* AT LOCATIONS WHERE NEW FOUNDATION ABUTS EXISTING: (2)#5 DOWELS 18" LONG @ 16" O.C. VERT. BETWEEN NEW AND EXISTING. FILL ALL CORES (NEW AND EXISTING) WITH CONCRETE

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SCALE:

REVISIONS

PROJECT

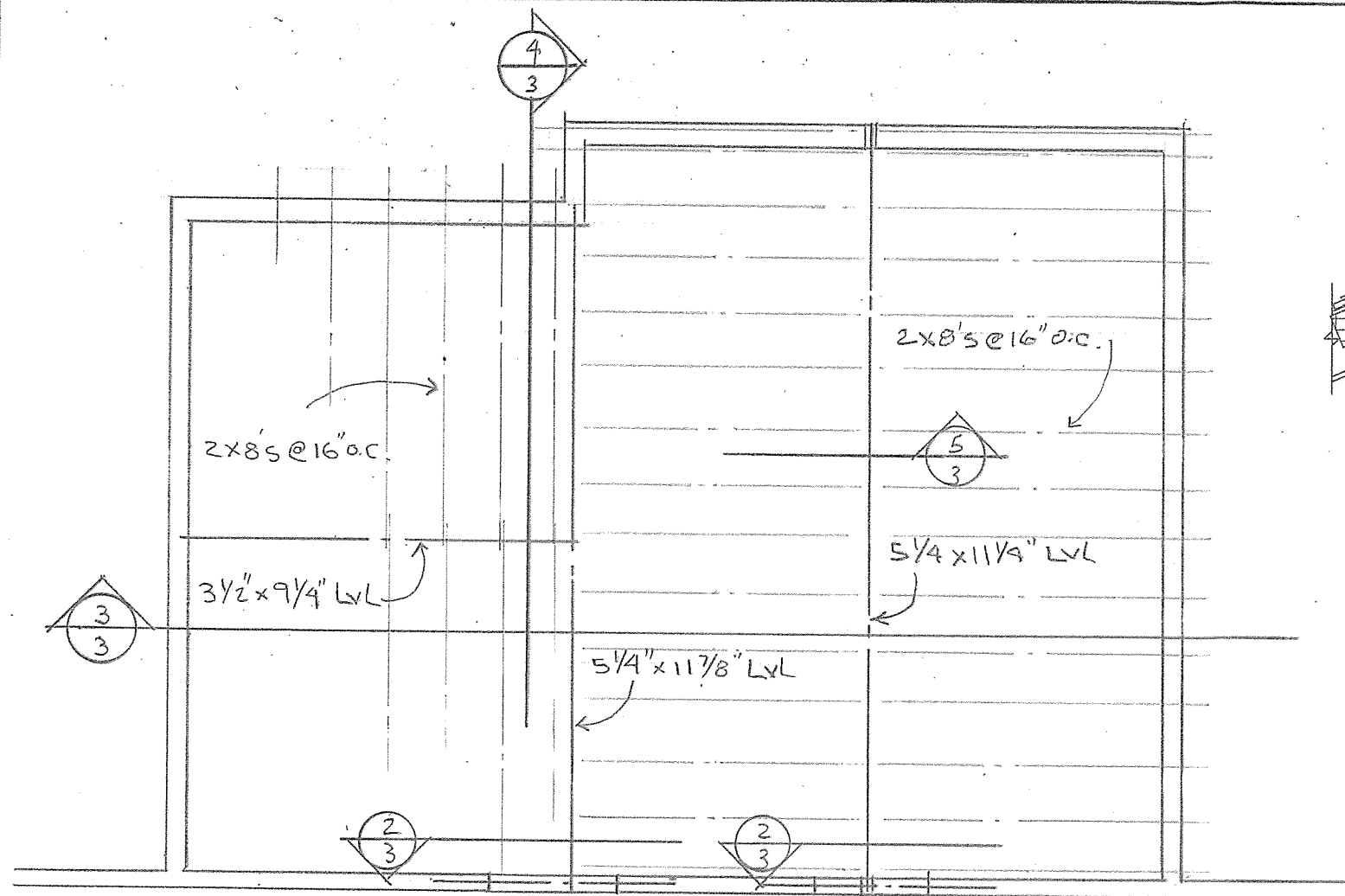
Addition to Residence at:

81 French Road
 Rochester, New York 14618

DRAWING TITLE
BASEMENT PLAN

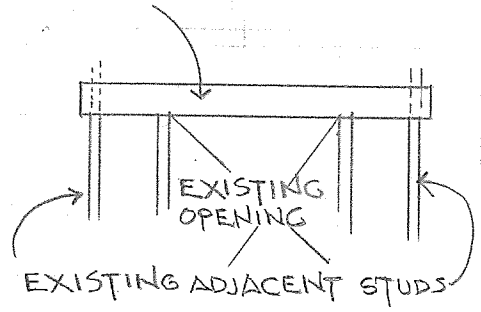
SHEET NUMBER

2 OF 7

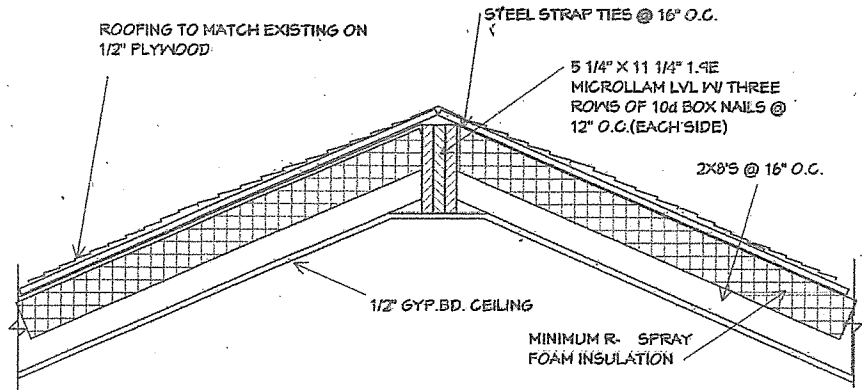


ROOF FRAMING PLAN

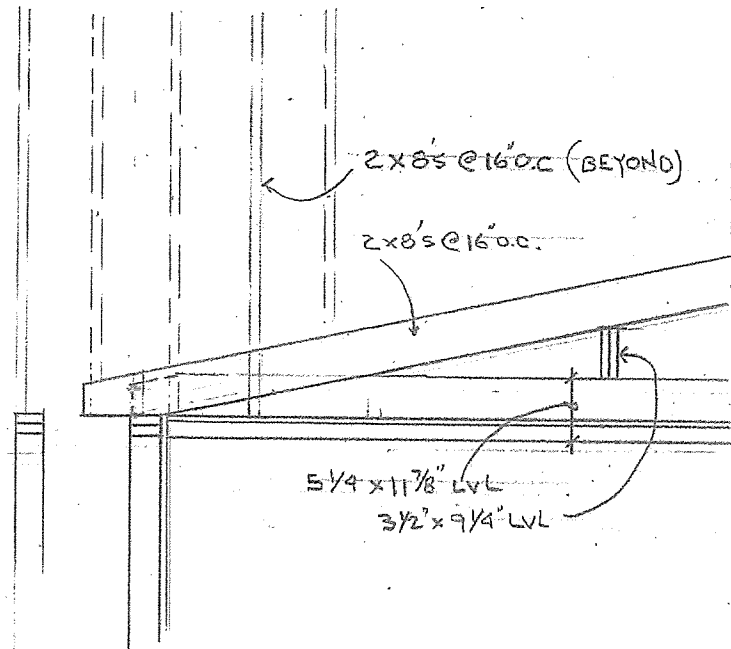
REPLACE EXISTING HEADER WITH NEW 3 1/2" x 9 1/4" LVL AND EXTEND TO EACH SIDE OF EXISTING JACK STUDS TO ADJACENT STUDS



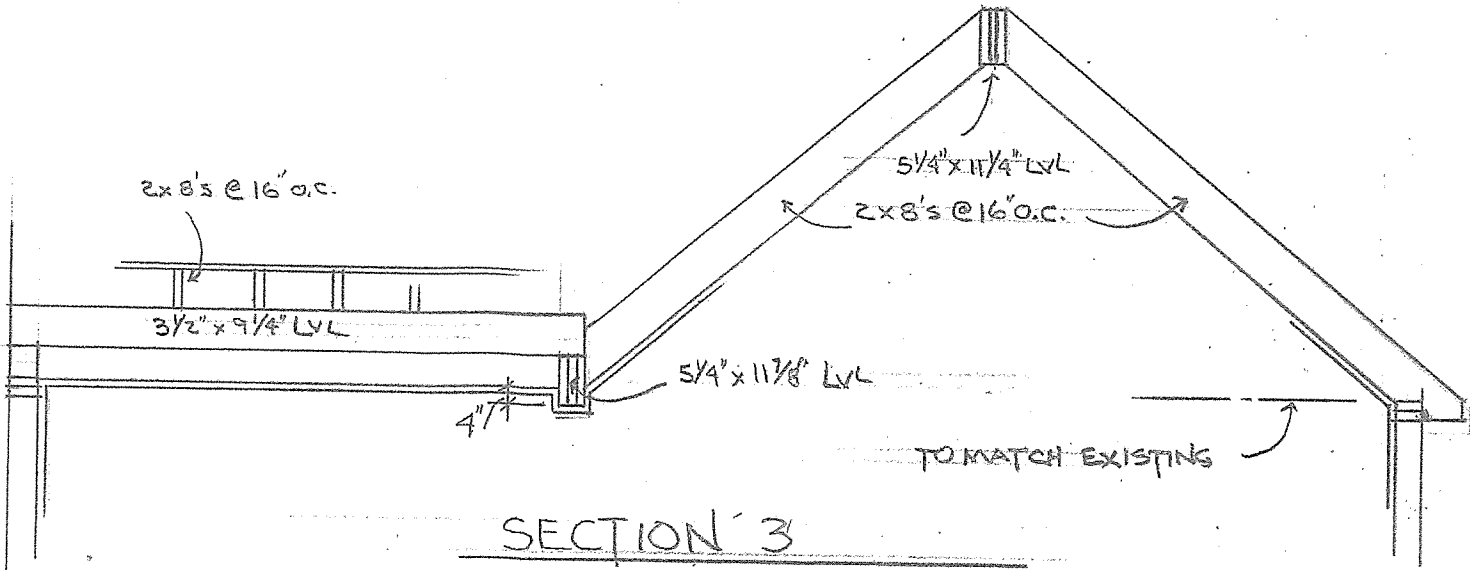
SECTION 2



SECTION 5



SECTION 4



SECTION 3

THOMAS R. DOUGHTY ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

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SCALE:

REVISIONS

PROJECT

Addition to Residence at:

81 French Road
Rochester, New York 14618

DRAWING TITLE

ROOF FRAMING & DETAILS

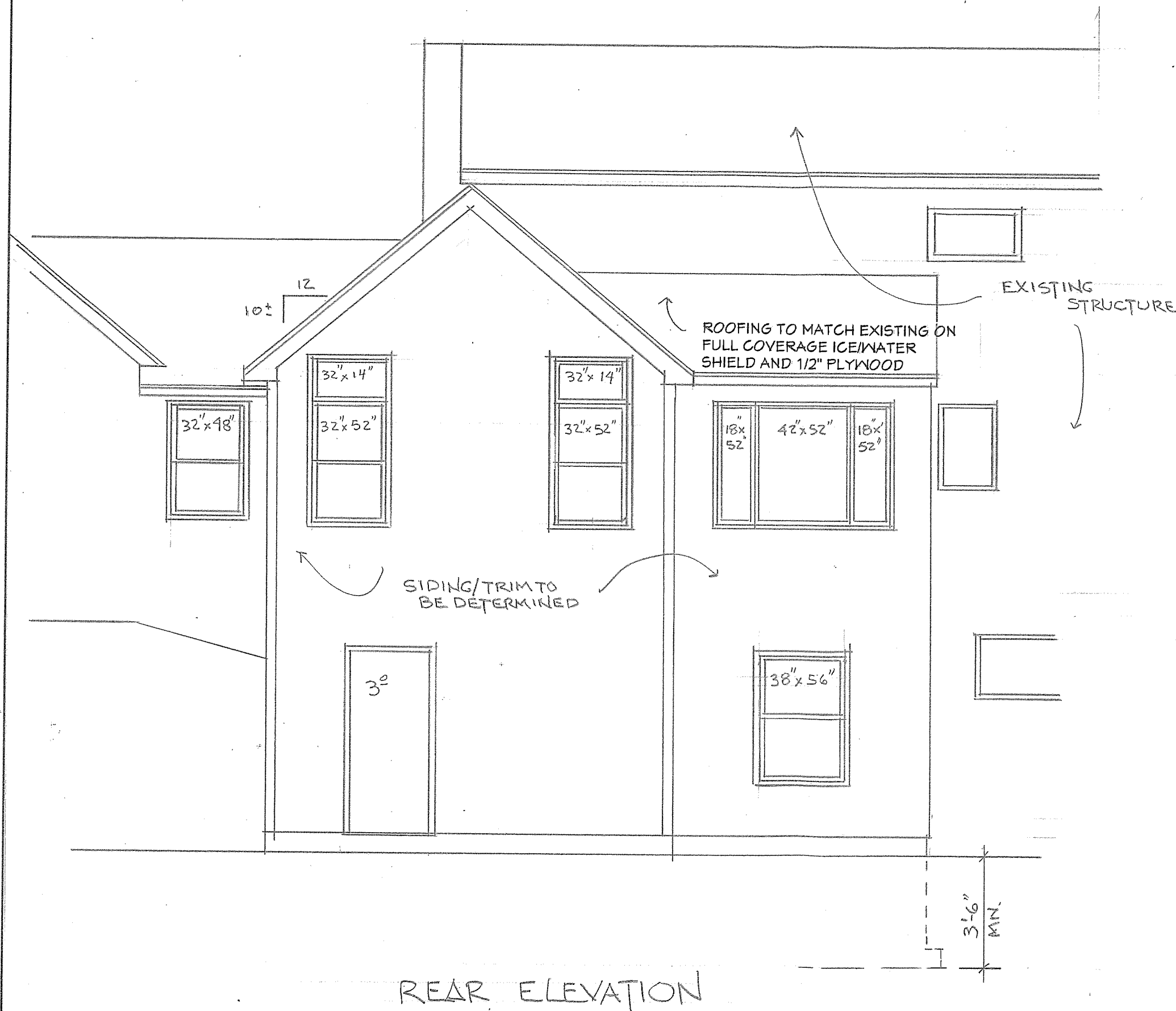
SHEET NUMBER

3 of 7

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DATE: 1-10-2024

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

REVISIONS

PROJECT

Addition to Residence at:

81 French Road
Rochester, New York 14618

DRAWING TITLE
REAR ELEVATION

SHEET NUMBER

4 OF 7

THOMAS R. DOUGHTY
ARCHITECT, P.C.

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ROCHESTER, NY 14624

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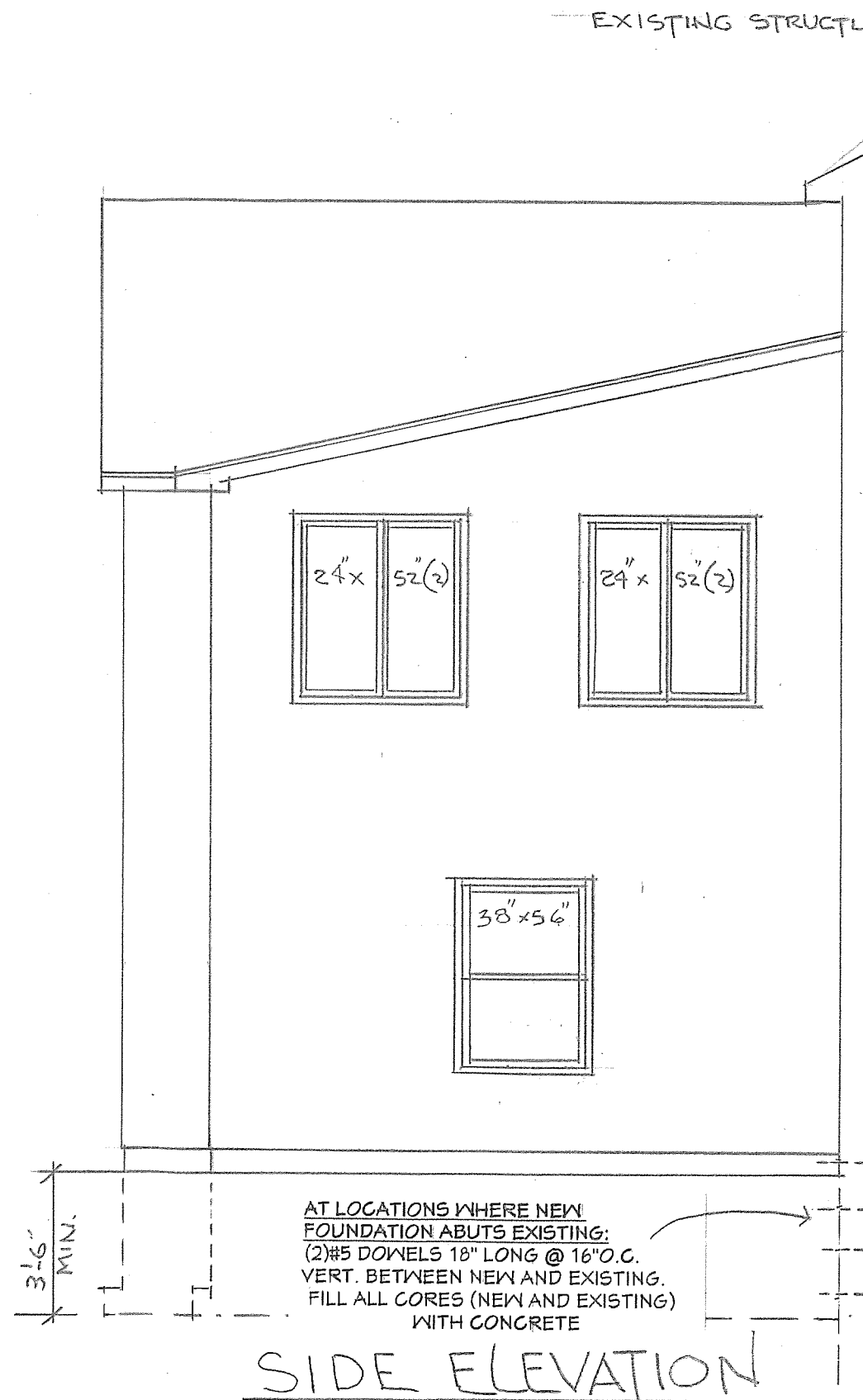
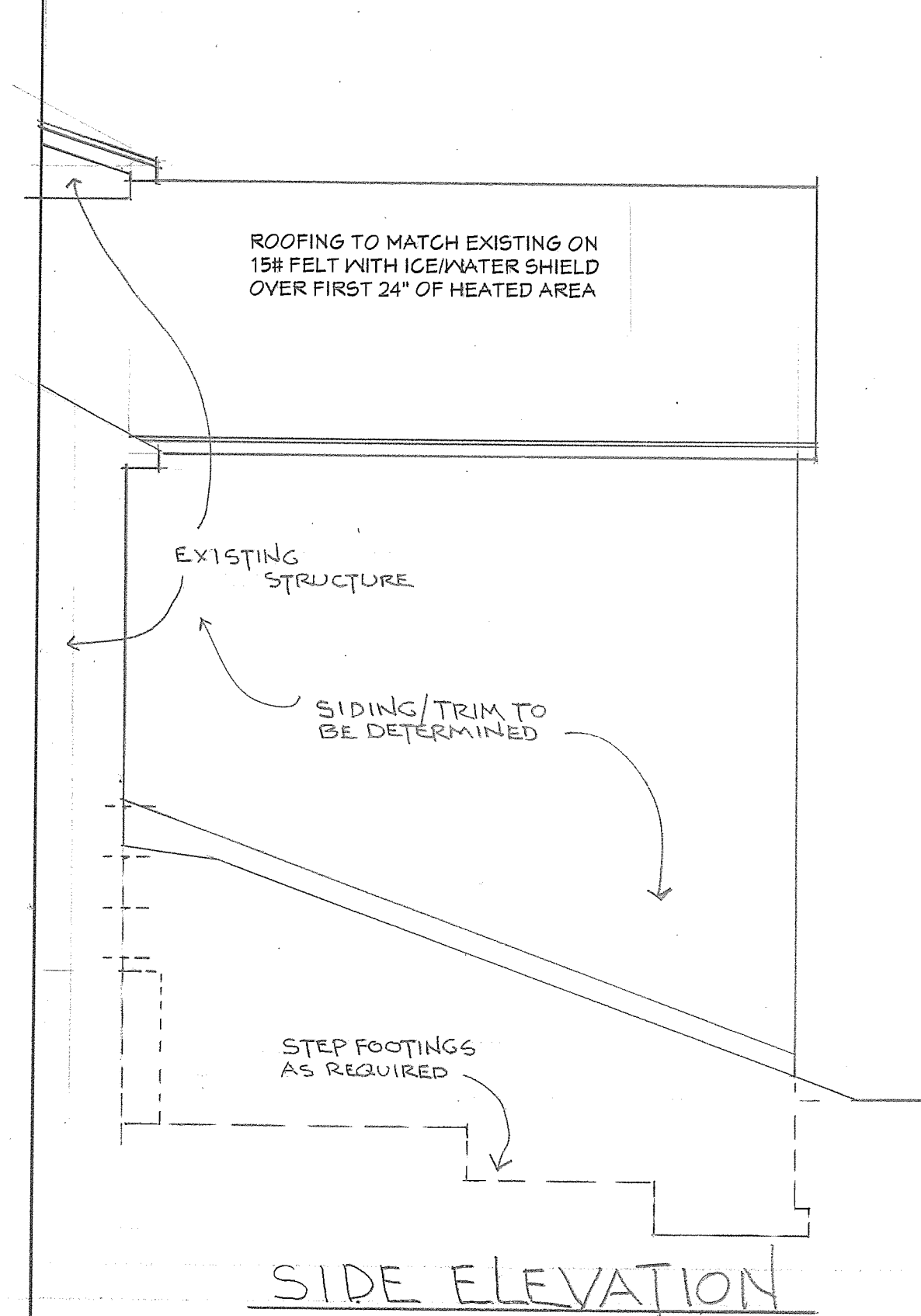
81 French Road
Rochester, New York 14618

DRAWING TITLE

SIDE ELEVATIONS

SHEET NUMBER

5 OF 7



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DATE: 1-10-2024

SCALE:

REVISIONS

PROJECT

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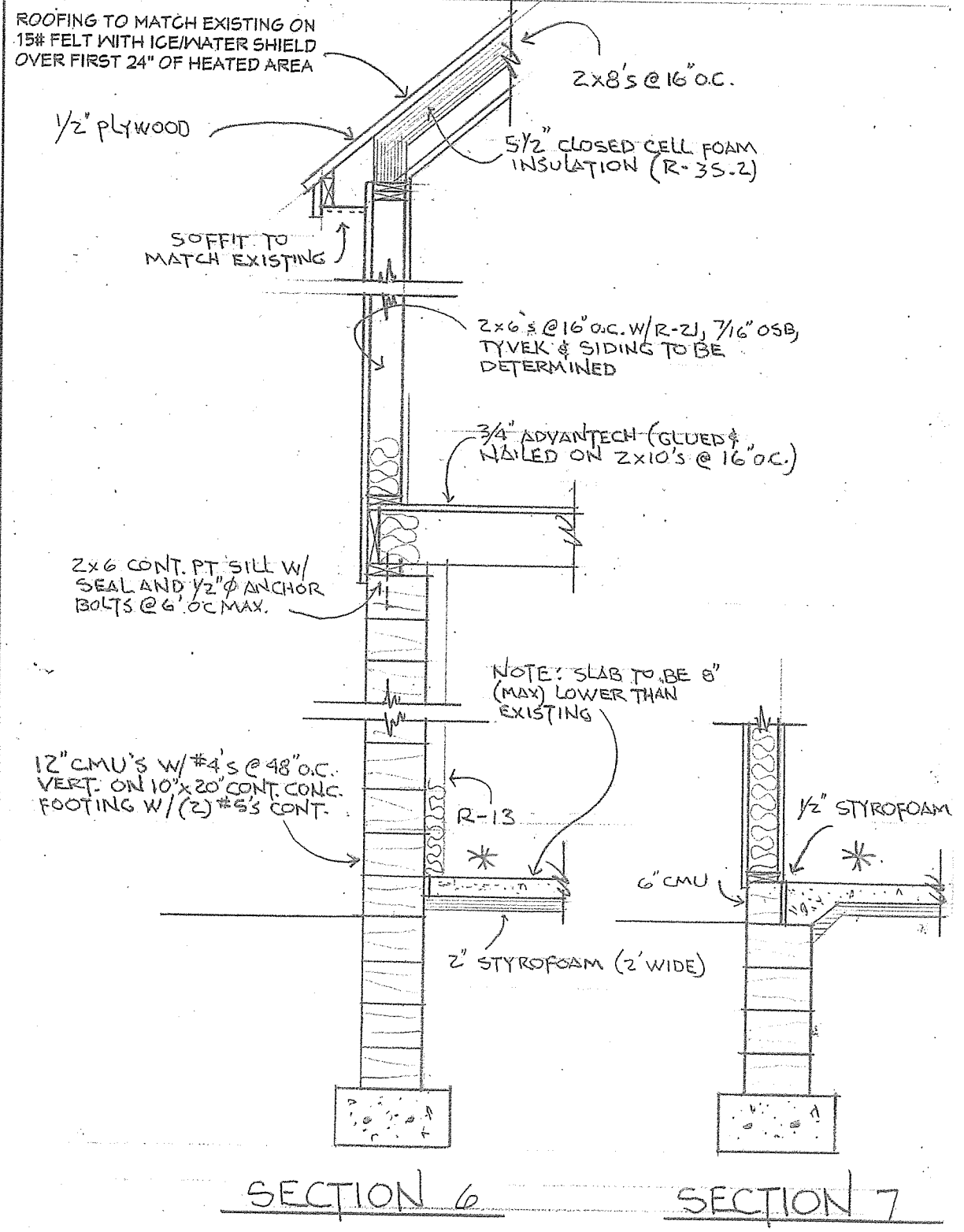
81 French Road
Rochester, New York 14618

DRAWING TITLE

SECTIONS &
NOTES

SHEET NUMBER

6 OF 7



* BASEMENT

4" CONCRETE SLAB ON 6 MIL POLY
VAPOR BARRIER AND 3" OF STONE

ENERGY EFFICIENCY

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION*

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jamb of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors including cantilevered floors and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing, and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

GENERAL NOTES

The intent of the final design is to match all existing materials
Contractor to verify all existing conditions and dimensions for compliance with construction documents
Codes govern over drawings
All construction as per the 2020 Residential Code of New York State
In the event of conflict between pertinent codes, regulations and referenced standards of these drawings and specifications, the most stringent provisions shall govern

Thomas R. Doughty Architect has not been engaged for construction supervision and assumes no responsibility for construction conformance, means, methods, techniques or procedures of on-site work relating to the construction plans
Contractor to be responsible for all materials, construction methods, craftsmanship, procedures and conditions (including safety)

Design of electric, plumbing and HVAC systems by others. Verify location of existing utilities/services prior to construction.

Dimensions govern over scale

It is the responsibility of the contractor to notify the Architect of any discrepancies or deviations from these drawings

It is the responsibility of the contractor to obtain all permits

All materials shall be installed in strict accordance with manufacturer's instructions and recommendations

FOUNDATION NOTES

Footings designed for soil bearing of 1500 psf

Final (3) inches if excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces.

Footings and slabs-on-grade shall not be placed on muddy or frozen ground

All footings shall bear on undisturbed native materials free of organics or other deleterious materials (if condition of soil is different contact Architect at (585) 247-6480)

Step footings as required (bottom of all footings to be min. 42" below finish grade)

The contractor assumes full responsibility for verification of the assumed safe soil bearing value

Minimum concrete compressive strength in 28 days: 2500psi for footings and slabs (garage slabs to be 3500psi)

It is the responsibility of the contractor to notify the Architect of any unusual site conditions that may effect structural design and/or drainage

FRAMING NOTES

Verify all mechanical requirements before framing

Provide double studs (min) under beams w/ soild blocking to foundation (w/ soild CMU cores at point load) for proper support and load transfer

All structural lumber to be #2 hem fir or equal and pressure treated lumber to be #2 yellow pine or equal

Maximum header spans unless otherwise specified:

(2) 2 X 6 4'-0" (2)2X10 8'-0"

(2) 2 X 8 6'-0" (2)2X12 10'-0"

Note: Double jack studs required for openings over 4'-6" in bearing walls

Hurricane clips at all rafters/trusses

MISC. NOTES

Owner to specify interiors as required (floor covering, wall covering, moldings, interior doors, etc.)

All penetrations in the building envelope shall be sealed (caulked, weather-stripped, etc.)

Seamless aluminum gutters and downspouts to be provided for positive drainage away from foundation

Provide required flashing to meet or exceed acceptable common building practice where required and at roof changes, horizontal abutments, projections, valleys, openings...etc.

All glass located within 18" of floor, 24" of door swing or located within 60" off floor at bathtubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered

All exposed insulation shall have a flame spread rating less than 25 and a smoke density rating less than 450

Contractor to coordinate all closet shelving and cabinetry requirements

DESIGN CRITERIA:

(FOR GREATER ROCHESTER AREA & ADJACENT COUNTIES)

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO

1 ST AND 2 ND FLOOR LIVING AREA LIVE LOAD	40 P.S.F.
SLEEPING AND ATTIC AREA LIVE LOAD	30 P.S.F.
FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING	2500 P.S.F. AT MINIMUM
	42" BELOW FINISHED GRADE
WIND SPEED	115 MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	42"
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 - 2008
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

THOMAS R. DOUGHTY ARCHITECT, P.C.

4 WOODBRIAR LANE
ROCHESTER, NY 14624

(585) 247-6480
doughty.t@gmail.com

THESE DRAWINGS ARE THE PROPERTY OF THOMAS R. DOUGHTY, ARCHITECT AND SHALL NOT BE REVISED, COPIED NOR REPRODUCED WITHOUT AUTHORIZATION

DATE: 1-10-2024

SCALE:

REVISIONS

PROJECT

Addition to Residence at:

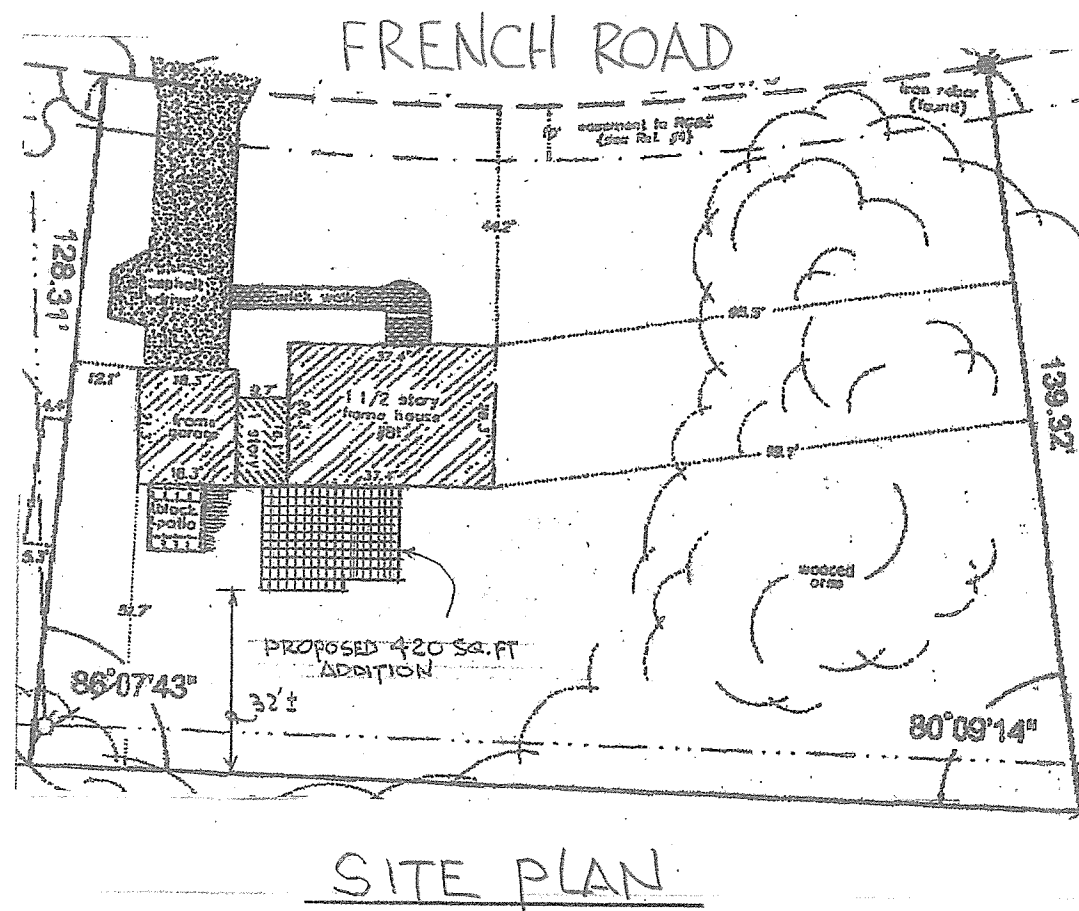
81 French Road
Rochester, New York 14618

DRAWING TITLE

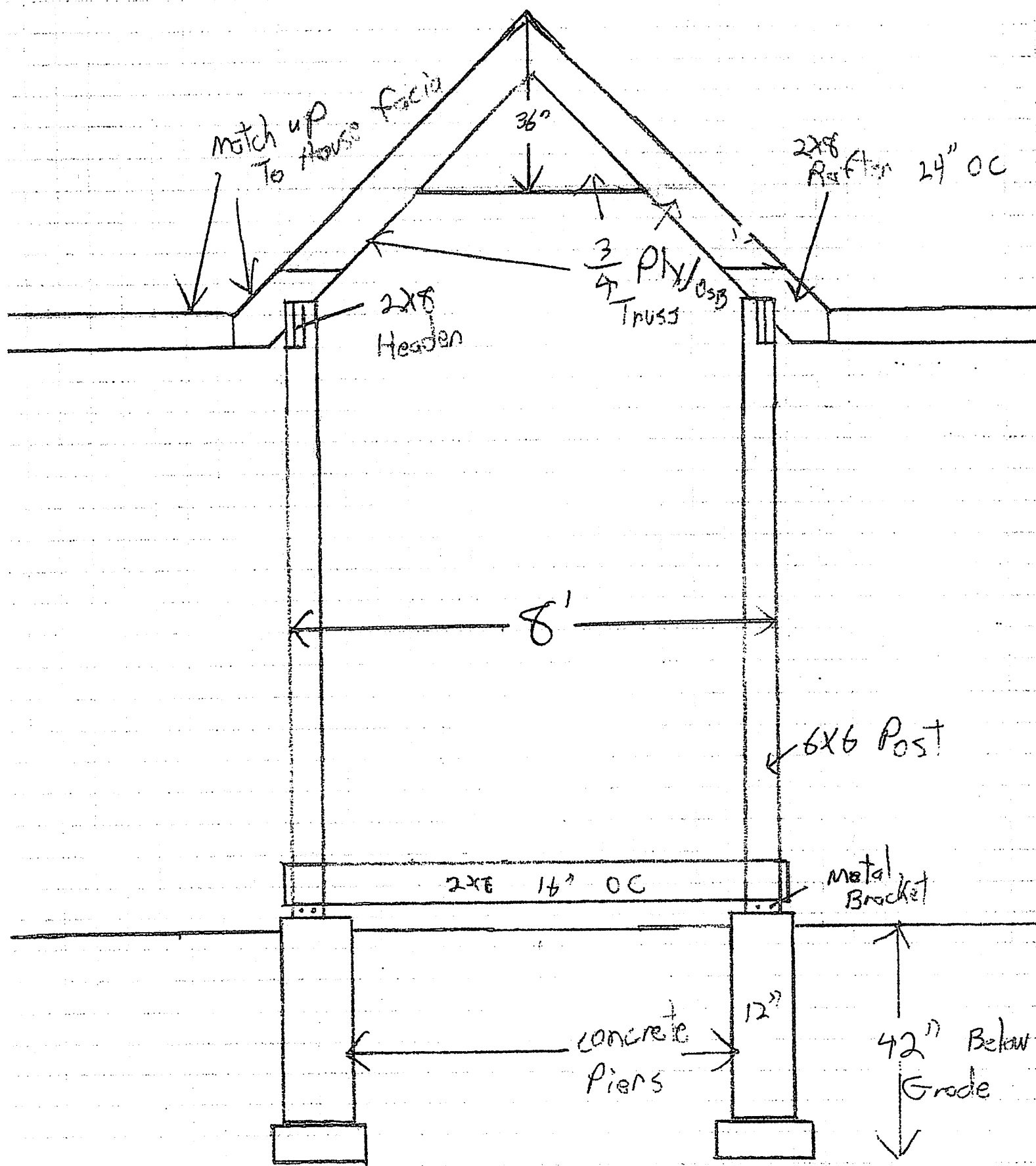
NOTES &
SITE PLAN

SHEET NUMBER

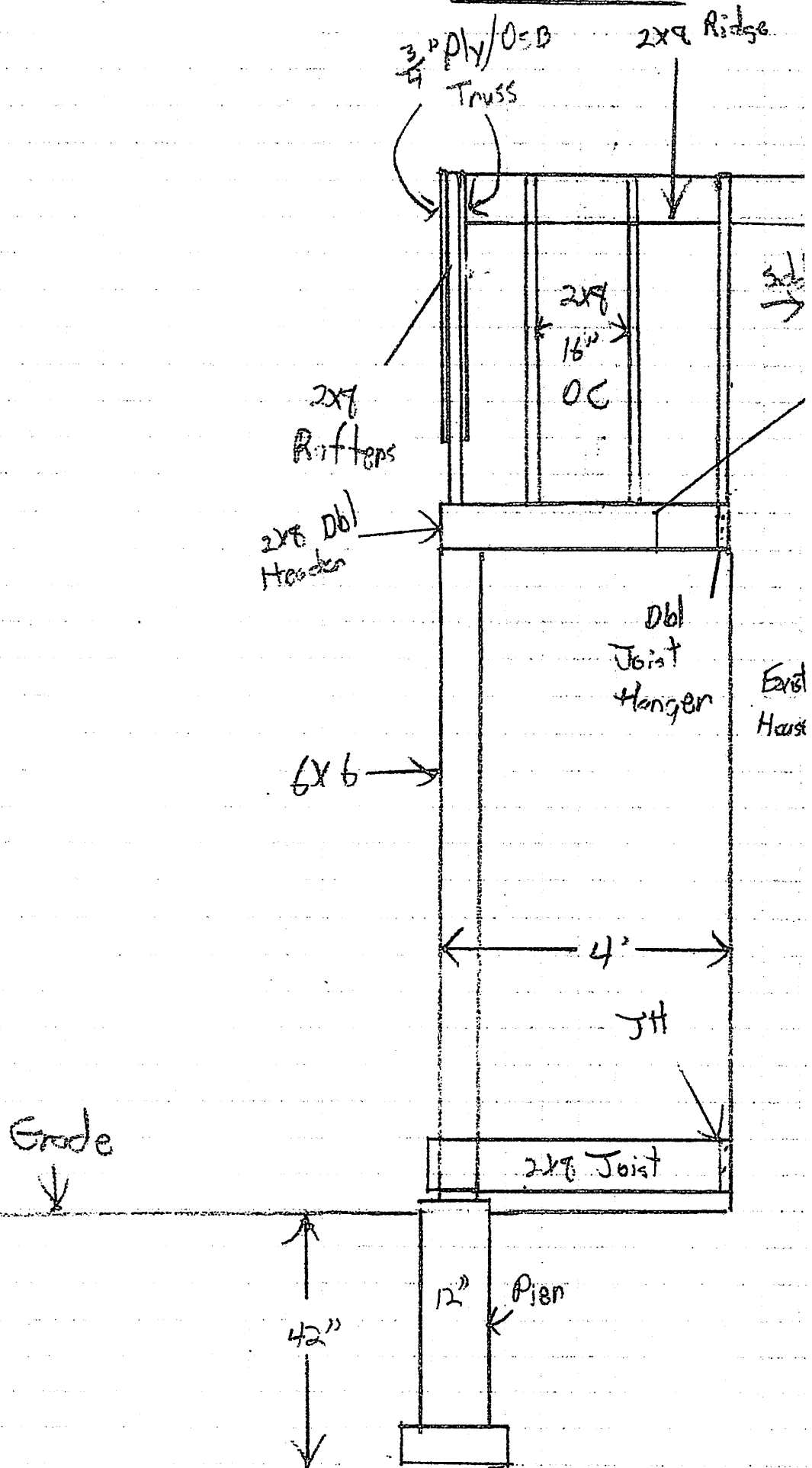
7 of 7

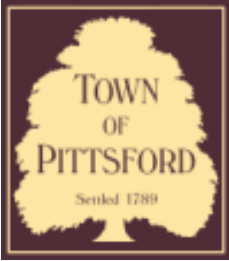


Front View



Side View





Town of Pittsford

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

Permit #
B24-000052

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 24 Stuyvesant Road PITTSFORD, NY 14534

Tax ID Number: 164.19-1-40

Zoning District: RN Residential Neighborhood

Owner: Martin, Brandon Luke

Applicant: Loyal Nine Development

Application Type:

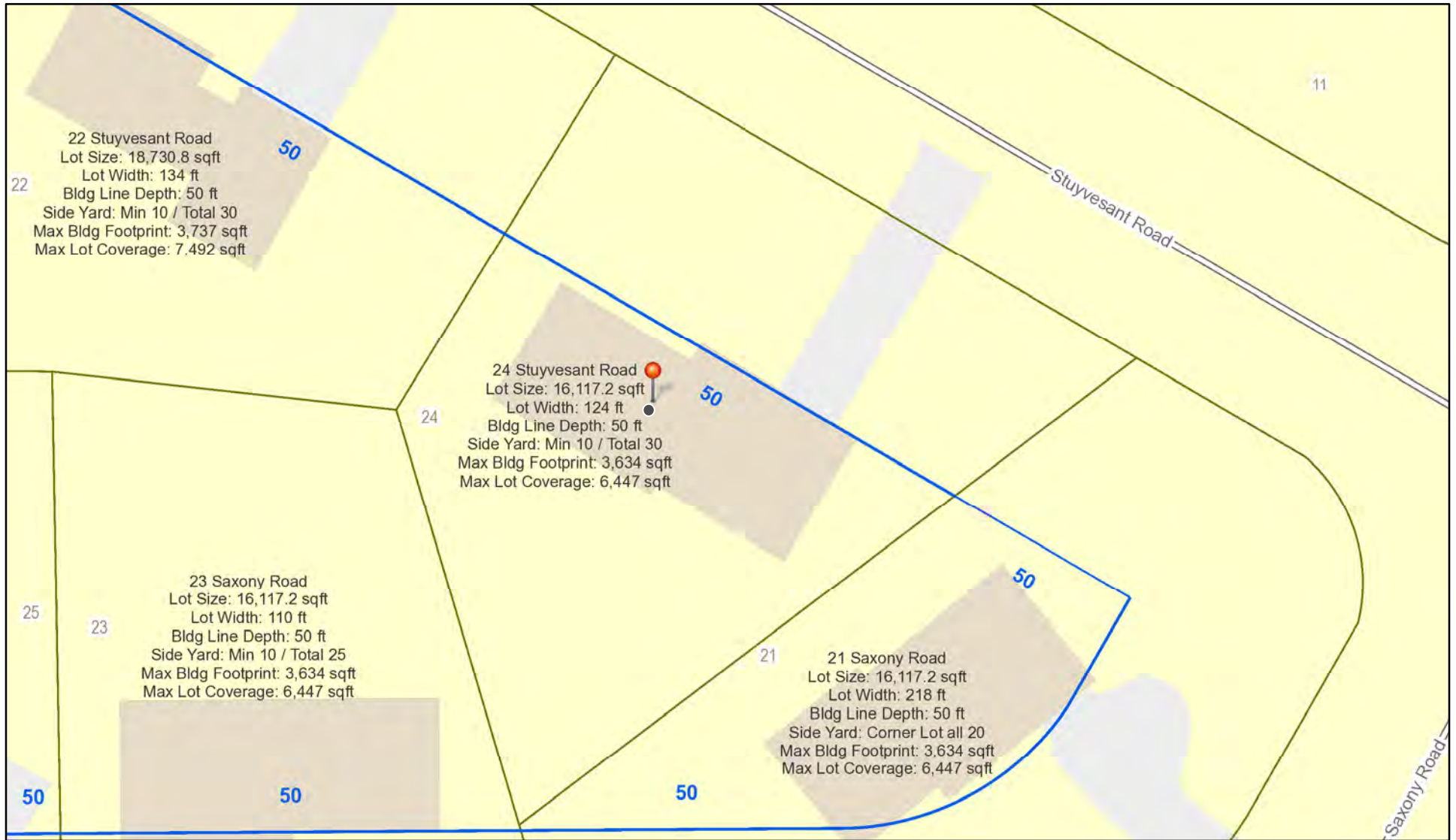
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
- Informal Review
- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation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

Project Description: Applicant is requesting design review for a 944-square-foot addition to the southeast side of the home

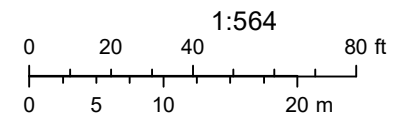
Meeting Date: April 25, 2024



RN Residential Neighborhood Zoning



Printed April 18, 2024



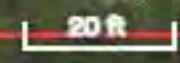
Town of Pittsford GIS

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Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE



nearmap

MARTIN RESIDENCE

ADDITION AND RENOVATIONS

DRAWING LIST:

- T1 TITLE SHEET AND SYMBOLS
- S1 SITE PLAN & BULK REQUIREMENTS
- G1 GENERAL REQUIREMENTS, SPECIFICATIONS, DETAILS & VIEWS
- A0 FOUNDATION PLAN
- A1 FIRST FLOOR PLAN
- A2 ROOF PLAN
- A3 EXTERIOR ELEVATIONS, EAST & NORTH
- A4 EXTERIOR ELEVATIONS, WEST & SOUTH

ADDRESS:

24 STUYVESANT ROAD
PITTSFORD, NEW YORK 14534

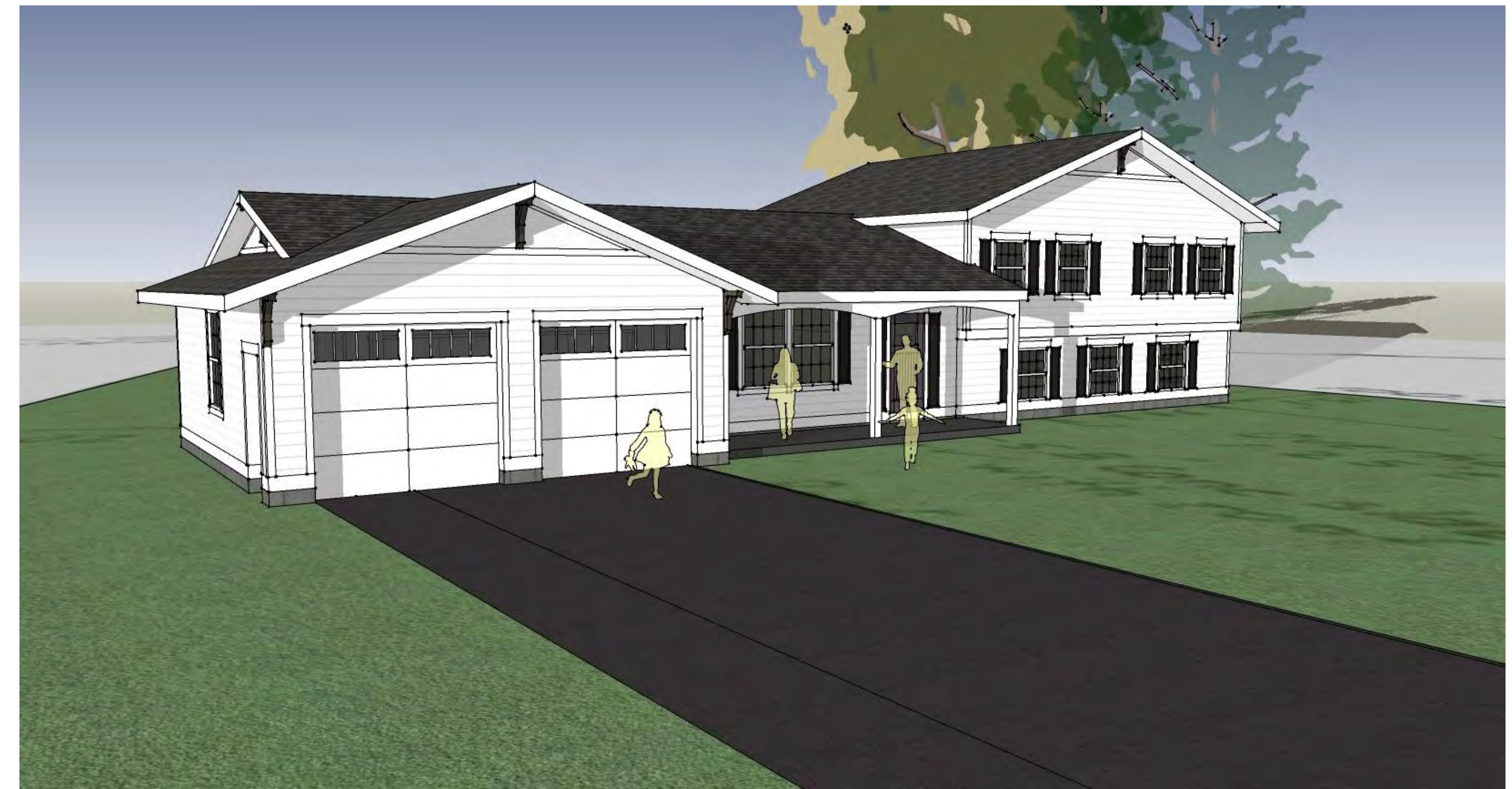
ARCHITECT CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE STATE ENERGY CONSTRUCTION CODE.

REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION

LIST OF ABBREVIATIONS

AFF ABOVE FINISHED FLOOR	CM CONSTRUCTION MANAGER	ENTR ENTRANCE	HORZ HORIZONTAL	MEZZ MEZZANINE	QTB QUARRY TILE BASE	T&G TONGUE & GROOVE
AP ACCESS PANEL	CW COLD WATER	EQ EQUAL EQUIPMENT	HB HOT WATER	HD HOSE DRAIN	REC RECEPTACLE	T&B TOP & BOTTOM
ACOUS ACOUSTICAL	CFMF COLD FORMED MET FRAMING	EQUIP EQUIPMENT	HW HOT WATER	MIN MINIMUM	REF REFERENCE	TOEA TOP OF EDGE ANGLE
ADJ ADJACENT	CMU CONCRETE MASONRY UNIT	EST ESTIMATE(D)	HR HOUR	MISC MISCELLANEOUS	REFR REFRIGERATOR	TOS TOP OF SLAB/STEEL
ACT ACOUSTICAL CEILING TILE	COL COLUMN	EXHST EXHAUST	INCAND INCANDESCENT	MR MOISTURE RESISTANT	REFR REFRIGERATOR	TOW TOP OF WALL
AWP ACOUSTICAL WALL PANEL	CONC CONCRETE	EXIST EXISTING	IN INCH	MTD MOUNTED	REFR REFER TO	T TR TREAD
A/C AIR CONDITIONING	COND CONDUCTOR	EXP EXPANSION	INCL INCLUDING	NA NOT APPLICABLE	REFIN REINFORCED(ING)	TDR TRENCH DRAIN
ALT ALTERNATE	CONN CONNECTION	EXP JT EXPANSION JOINT	ID INSIDE DIAMETER	NAT NATURAL	REQD REQUIR(ED)	TYP TYPICAL
ALUM ALUMINUM	CONST CONSTRUCTION	INTR INTERIOR	INSUL INSULATION	NRC NOISE REDUCTION COEF.	RVT RESILIENT VINYL TILE	UL UNDERWRITERS LAB
AB ANCHOR BOLT	CJT CONSTRUCTION JOINT	INT INTERIOR	INTERM INTERMEDIATE	NOM NOMINAL	REV REVISED	UNFIN UNFINISHED
< ANGLE	CONT CONTINUOUS	F FABRIC	INVT INVERT	N NORTH	RCWB REINFORCED GYPSUM WALL BOARD	UNO UNLESS NOTED OTHERWISE
ANOD ANODIZED	CONTR CONTRACTOR	FAB FABRICATE	IP IRON PIPE	NIC NOT IN CONTRACT	RH RIGHT HAND	URINAL URINAL
APPROX APPROXIMATE	CONTRJ CONTROL JOINT	FEET FEET	JAN JANITOR	NNTS NOT TO SCALE	R RISER	VEN VENDER
ARCH ARCHITECT, ARCHITECTURAL	CORR CORRUGATED	FIG FIGURE	JAN JANITOR SINK	NO, # NUMBER	RD ROOF DRAIN	VEN VENEER
AD AREA DRAIN	COURSE COURSE	FIN FINISH	JT JOINT	OC ON CENTER	RO ROUGH OPENING	VF VERIFY IN FIELD
@ AT	CFT CUBIC FOOT	FF FINISHED FLOOR	JS JANITOR	OPNG OPENING	ROB RUN-OF-BANK	VERT VERTICAL
AUTO AUTOMATIC	CYD CUBIC YARD	FEC FIRE EXTINGUISHER AND CABINET	JT JOINT	OD OUTSIDE DIAMETER	RW RESCUE WINDOW	VEST VESTIBULE
BSMT BASEMENT	DP DAMP PROOFING	FL, FLR FLOOR	KW KILOWATT	OH OVERHEAD	SALV SALVAGE	VIN VINYL
BM BEAM	DL DEAD LOAD	FD FLOOR DRAIN	KWH KILOWATT HOUR	PTD PAINTED	SAN SANITARY	VB VINYL BASE
BP BEARING PLATE	DB DECEBEL	FLUOR FLUORESCENT	K KIP	PR PAIR	SCHED SCHEDULE	VCT VINYL COMPOSITION TILE
BM BENCH MARK	DEMO DEMOLISH	FT FOOT	KIT KITCHEN	PKG PARKING	SEC SECOND	VF VINYL FABRIC
BTUM BITUMINOUS	DEPT DEPARTMENT	FTG FOOTING	LBL LABEL	PTR PAPER TOWEL RECEPTOR	SECT SECTION	VWC VINYL WALL COVERING
BLKG BLOCKING	DET,DTL DETAIL	FND FOUNDATION	LAB LABORATORY	PKG PARKING	SHIT SHEET	VT VINYL TILE
BLK BLOCK	DIA DIAMETER	FS FULL SIZE	LAM LAMINATE(ED)	PART BD PARTIAL BOARD	SM SIMILAR	VOL VOLUME
BD BOARD	DM DIMENSION	FUT FUTURE	LAV LAVATORY	PART PARTITION	SC SOUND CORE	WH WALL HUNG
BO BY OWNER	DISP DISPENSER	GALV GALVANIZED	LVR LAYER	PVMT PAVEMENT	STC SOUND TRANSMISSION COEFFICIENT	W WATER
BOT BOTTOM	DSP DISPOSAL	G GAS	LDR LEADER	PLAM PLASTIC LAMINATE	S SOUTH	WC WATER CLOSET
BRK BRICK	DO DITTO, REPEAT, SAME	GA GAUSE	LH LEFT HAND	PL PLATE	SCS SPECIAL COATING SYSTEM	WR WATER RESILIENT/RESISTANT
BLDG BUILDING	DR DOOR	GEN GENERAL	LIB LIBRARY	PLYWD PLYWOOD	SO SQUARE	W/ WATER RESILIENT/RESISTANT
BN BULLNOSE	DBL DOUBLE	GC GENERAL CONTRACTOR	LT LIGHT	PVC POLYVINYL CHLORIDE	SS STAINLESS STEEL	WT WEIGHT
CAB CABINET	DN DOWN	GL GLASS, GLAZING	LW LIGHT WEIGHT	LB LBOUND	STD STANDARD	WWF WELDED WIRE FABRIC
CI CAST IRON	DS DOWNSPOUT	GB GRAB BAR	LL LIVE LOAD	PCF POUNDS PER CUBIC FOOT	STL STEEL	WMM WELDED WIRE MESH
CPT CARPET(ED)	DT DRAIN TILE	GR GRADE, GRADING	MACH MACHINE	PLF POUNDS PER LINEAR FOOT	STOR STORAGE	W WINDOW
CSMT CASEMENT	DWR DRAWER	GSP GROSS SQUARE FOOT	MH MAN HOLE	PSF POUNDS PER SQUARE FOOT	STRUCT STRUCTURAL	W/ WITH
CB CATCH BASIN	DWG DRAWING	GYP GYPSUM	MHC MAN HOLE COVER	PRE CONC PRECAST CONCRETE	ST,STL STRUCTURAL STEEL	W/O WITHOUT
CLG CEILING	DF DRINKING FOUNTAIN	GWB GYPSUM BOARD	MFR MANUFACTURE	PRE FAB PREFABRICATED	SUSP SUSPENDED	WD WOOD
CLG HT CEILING HEIGHT	DWC DRYWALL CHANNEL	HWDR HARDWARE	MFR MANUFACTURER	PT, PTD PAINT, PAINTED	SAT SUSPENDED ACOUSTICAL TILE	WI WROUGHT IRON
CEM CEMENT	EA EACH	HVAC HEATING, VENTILATING & AIR CONDITIONING	MAS MASONRY	PT, PTD PAINT, PAINTED	TEL TELEPHONE	YD YARD
CL CENTER LINE	EW EACH WAY	HT, HGT HEIGHT	MO MASONRY OPENING	PL PRESSURE TREATED	TV TELEVISION	
CM CENTIMETER	E EAST	HEX HEXAGONAL	MAT MATERIALS	PL PROPERTY LINE	TEMP TEMPERATURE	
CER CERAMIC	ELEC ELECTRICAL	HWY HIGHWAY	MAX MAXIMUM	PS CONC PRESTRESSED CONCRETE	THK THICKNESS	
CB CERAMIC TILE	ELEV ELEVATION	HM HOLLOW METAL	MECH MECHANICAL	QTY QUANTITY	TPD TOILET PAPER DISPENSER	
CB CHALK BOARD	ELV ELEVATOR		MET METAL	QT QUARRY TILE	TR TOILET ROOM	
CO CIRCUMFERENCE	EMER EMERGENCY		M METER			
CO CLEAN OUT	ENCL ENCLOSURE					
CLR CLEAR						
CLOS CLOSET						



**MARTIN RESIDENCE
ADDITION/RENOVATIONS**
24 STUYVESANT ROAD
PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP

SCALE AS NOTED

SHEET TITLE

TITLE SHEET

PROJECT NUMBER

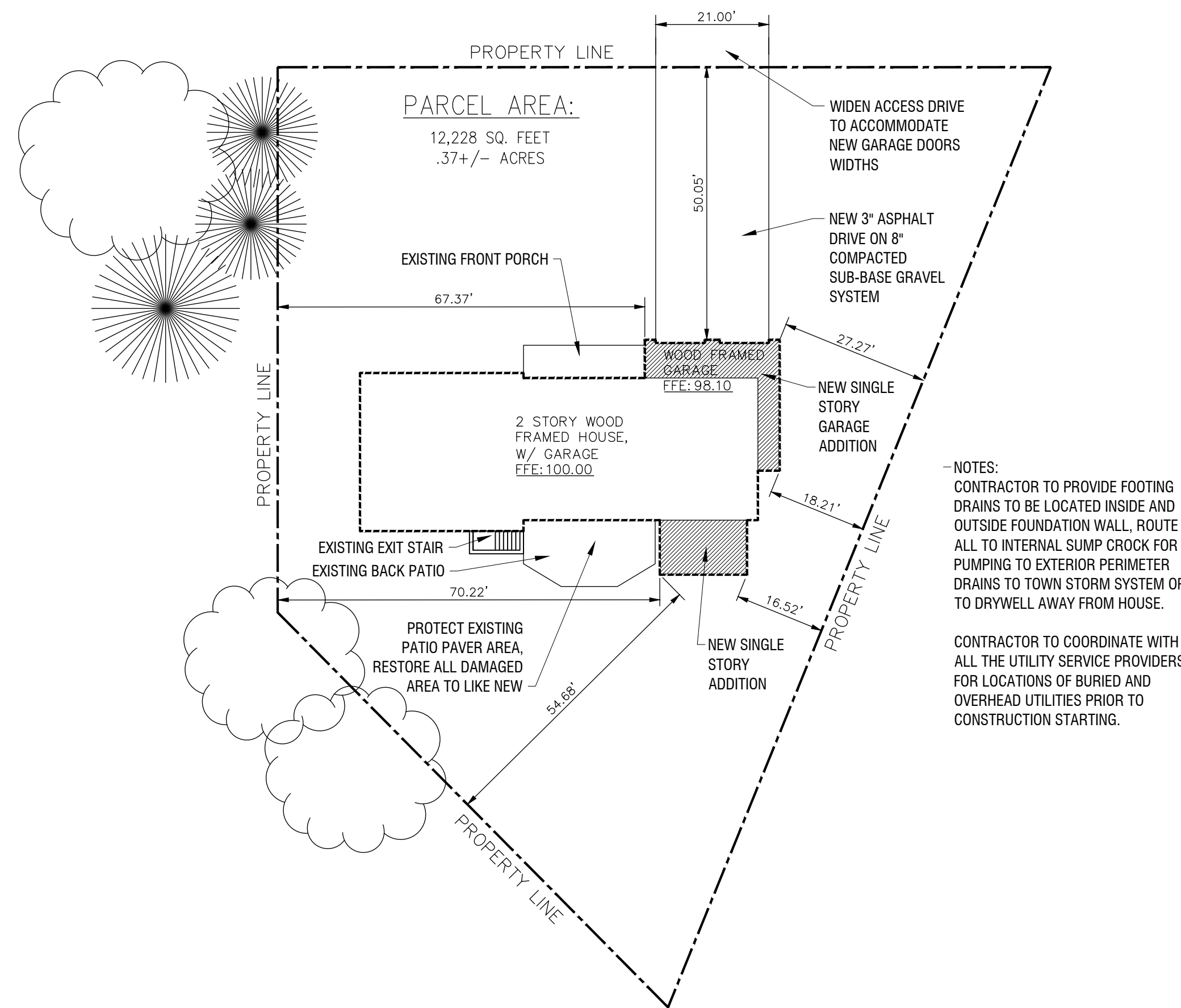
T1

DRAWING NUMBER

MATERIAL SYMBOLS				GRAPHIC SYMBOLS			
	EARTH		BRICK		COLUMN CENTERLINE A		PARTITION TYPE 3 (1 HR RATED)
	ROCK		STEEL/MISC. METAL		DETAIL #3 ON SHEET A201		REVISION NO. 1
	GRAVEL TYPE 1 (ENGINEERED FILL)		STONE		BUILDING SECTION (NO.) OR WALL SECTION (LETTER) ON SHEET A201		+ 100.75 EXISTING SPOT ELEVATION
	PRECAST CONCRETE		TERRAZZO		ROOM NUMBER 109		+ 100.75 FINISHED SPOT ELEVATION
	CRUSHED STONE		MARBLE		ELEVATION #2, 4 ON SHEET A201		100 EXISTING CONTOURS
	CONCRETE MASONRY UNIT		CERAMIC TILE		DOOR NUMBER 109		100 FINISHED CONTOURS
	GROUT/MORTAR		NON-FERROUS (TYPE AS NOTED)		PROPERTY LINE		STS STORM SEWER
	ROUGH WOOD/ BLOCKING		ACOUSTICAL TILE		FENCE		SAN SANITARY SEWER
	WOOD, FINISHED WOODWORK		ACOUSTICAL TRIM		EXISTING TREE TO REMAIN		W WATER LINE
	PLYWOOD (LARGE SCALE)		FINISH WOOD / TRIM, MILLWORK		EXISTING TREE TO BE REMOVED		G GAS LINE
	GYPSUM BOARD		FURNITURE SYMBOL (NUMBER)		BENCHMARKS, FLOOR ELEV., OR OTHER VERTICAL ELEV.		WINDOW TYPE (LETTER)
	ACCESSORIES SYMBOL (LETTER)		EQUIPMENT SYMBOL (NUMBER)		KEYNOTE SYMBOL - DEMOLITION AND NEW CONSTRUCTION		ACCESSORIES SYMBOL (LETTER)



STUYVESANT ROAD



NOTES:
 CONTRACTOR TO PROVIDE FOOTING DRAINS TO BE LOCATED INSIDE AND OUTSIDE FOUNDATION WALL. ROUTE ALL TO INTERNAL SUMP CROCK FOR PUMPING TO EXTERIOR PERIMETER DRAINS TO TOWN STORM SYSTEM OR TO DRYWELL AWAY FROM HOUSE.
 CONTRACTOR TO COORDINATE WITH ALL THE UTILITY SERVICE PROVIDERS FOR LOCATIONS OF BURIED AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION STARTING.

1 SITE PLAN
 S1 SCALE: 1" = 20'



NOTES:
 EXISTING TREES/BUSHES SHOWN ARE APPROXIMATE AND SHOWN FOR PROXIMITY.
 ALL DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE ROUTED TO THE NORTH OF THE PROPERTY TO THE ROAD.
 CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. RE-ROUTE AS REQUIRED TO ACCOMMODATE FOR NEW ADDITIONS.
 CONTRACTOR TO ADJUST DRIVEWAY AS REQUIRED TO ALLOW FOR PROPER CONNECTION AND FLOW IN AND OUT OF EXISTING GARAGE DOORS.



LEGEND:



16 NYCRR PART 753
 REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

Dig Safely.
 New York
 www.digsafelynewyork.com
 1-800-962-7962

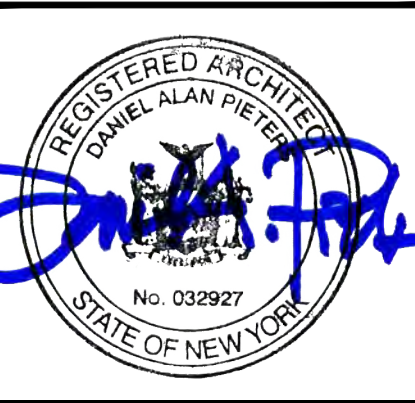
BULK REQUIREMENTS:

TOWN OF PITTSFORD, NY
 ZONE: RN - RESIDENTIAL NEIGHBORHOOD DISTRICT

MINIMUM LOT SIZE	AS DETERMINED BY THE TOWN
AREA:	AS DETERMINED BY THE TOWN
WIDTH:	AS DETERMINED BY THE TOWN
FRONTAGE:	FRONT: 50 FEET
REQUIRED SETBACKS	REAR: 20 FEET
PRINCIPAL BUILDING:	SIDE: 10 FEET

MAXIMUM HEIGHT OF STRUCTURES:	30 FEET
MAXIMUM BUILDING COVERAGE ON LOT (non - applicable / NA)	12,228 SF EXIST. 40% ALLOWABLE, 4,891 SF ALLOW. 2,362 SF HOUSE 70 SF PATIO 1,037 SF DRIVE 3,489 SF TOTAL, 28.5% PROVIDED

REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION



**MARTIN RESIDENCE
 ADDITION/RENOVATIONS**

24 STUYVESANT ROAD
 PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP

SCALE AS NOTED


SHEET TITLE
 SITE PLAN &
 BULK REQUIREMENTS

PROJECT NUMBER

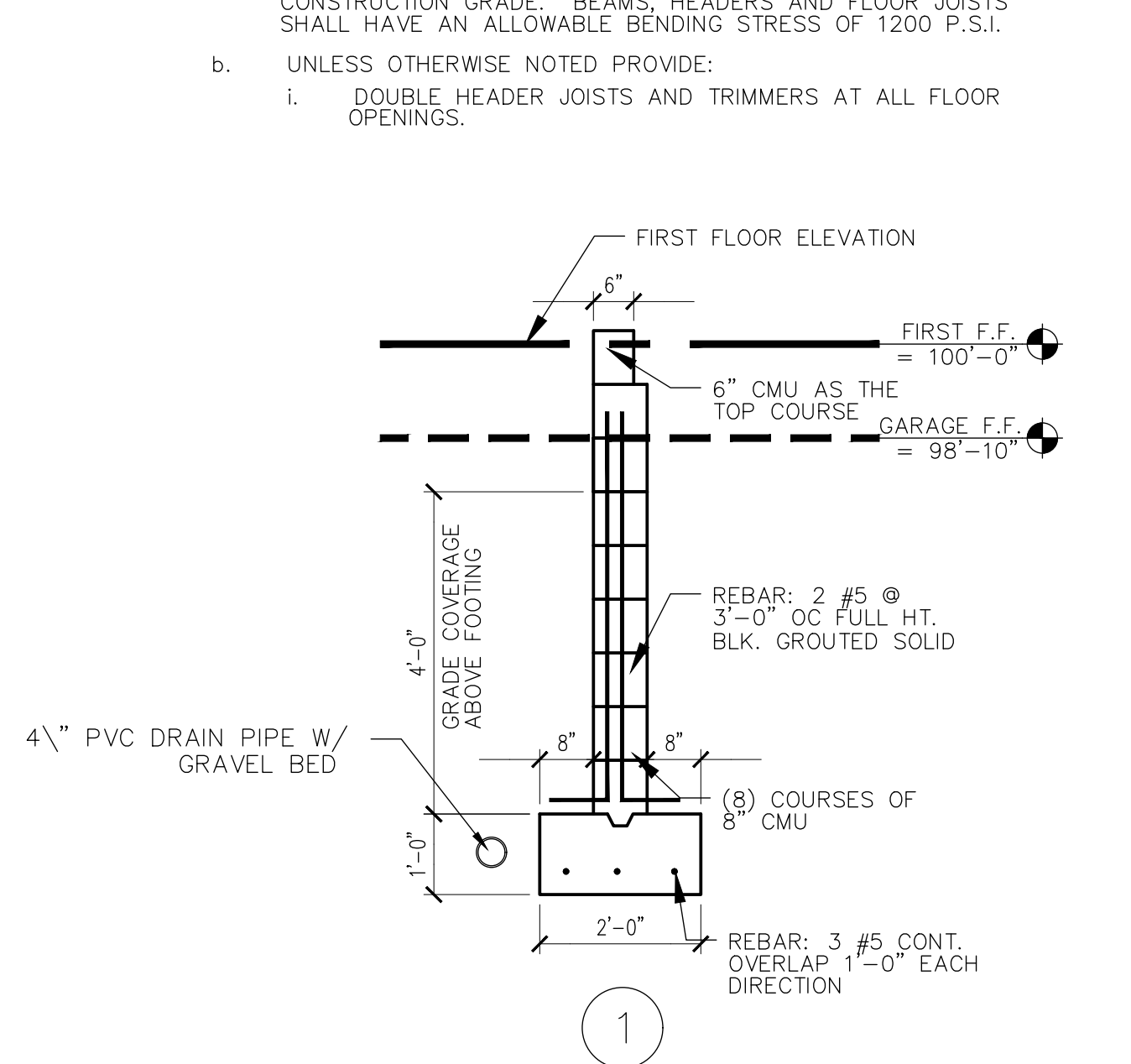
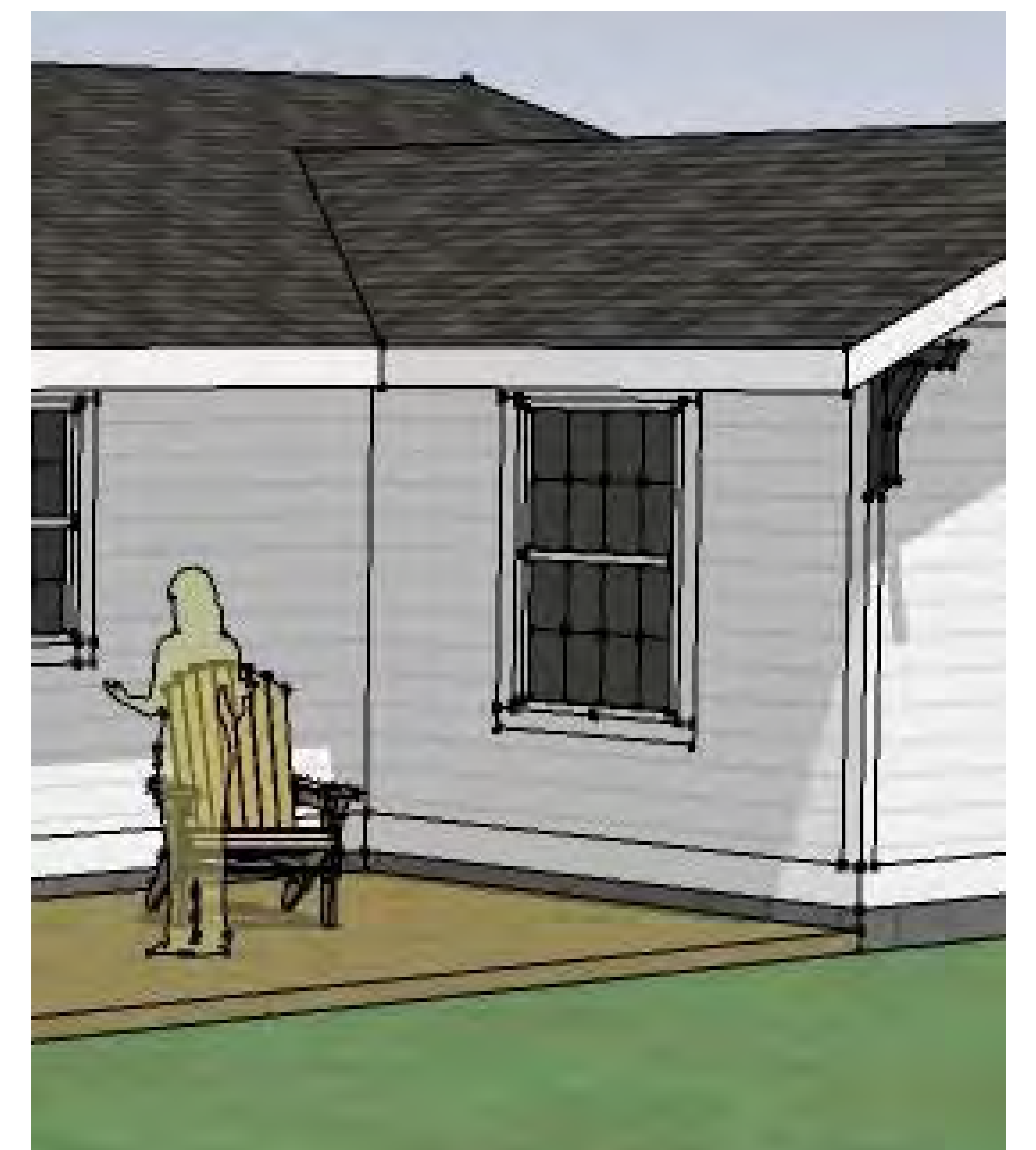
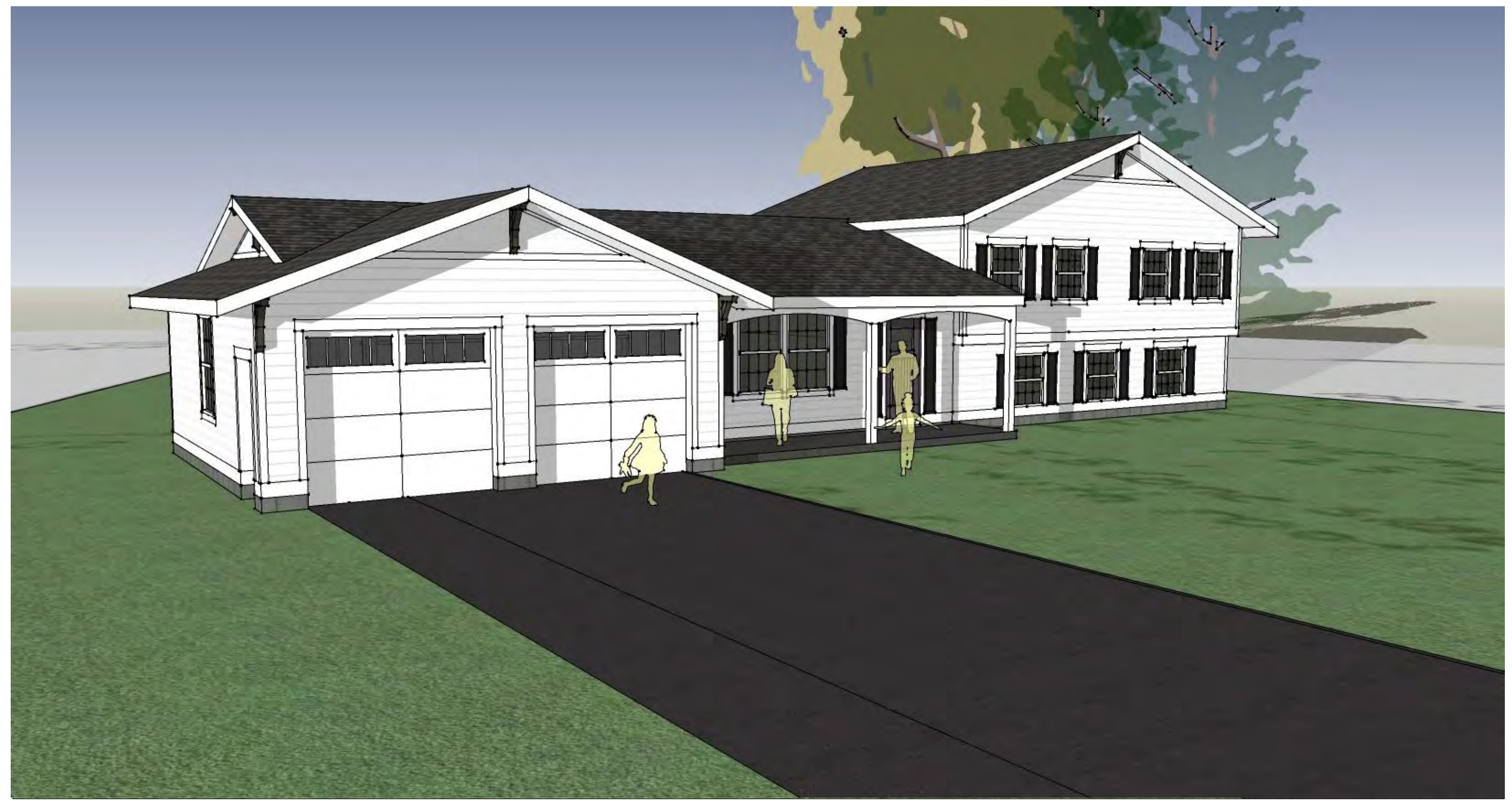
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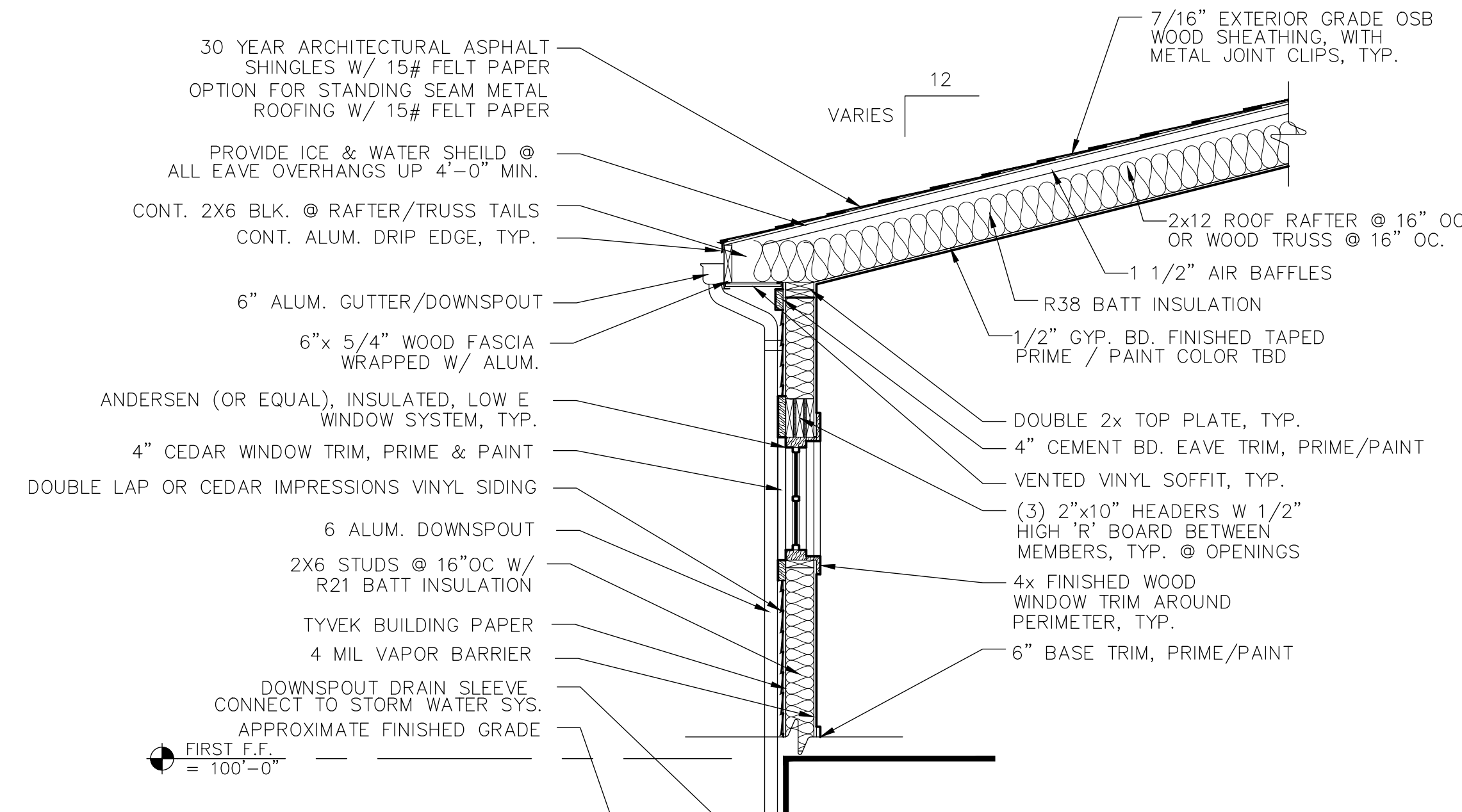
SPECIFICATIONS/GENERAL NOTES:

- IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
- ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.
- TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE DRAWINGS ARE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

 Daniel A. Pieters Date: 12/31/2018
- COPYRIGHTS: THESE WORKING DRAWINGS ARE PROVIDED TO MAKE THE DETAILS OF THE BUILDING SHOWN AVAILABLE TO THE CLIENT AND TO THE CONTRACTOR CONSTRUCTING THIS PROJECT. ANY REPRODUCTION OF THIS DESIGN, IN WHOLE OR IN PART, IS PROHIBITED BY THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA.
- DESIGN LOADS:
 FLOOR: 50 P.S.F. LIVE LOAD ROOF: 50 P.S.F. LIVE LOAD
 20 P.S.F. DEAD LOAD 20 P.S.F. DEAD LOAD
- SOIL PRESSURE: ASSUMED TO BE 3000 P.S.F. (GEOTECH. DATA NOT THE RESPONSIBILITY OF THE ARCHITECT). FINAL SELECTED SITE IS UNKNOWN BY THIS ARCHITECT.
- CONCRETE (ONCE FINAL SITE IS SELECTED):
 a. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 3500 P.S.I. 5" CONCRETE SLAB (7 DAY COMPRESSIVE STRENGTH) OVER A 6 MIL. POLYETHYLENE ON 8" POROUS GRAVEL VAPOR BARRIER ON 2" REINFORCING SHALL BE 6X6 - W1.4 X W1.4 WELDED WIRE MESH.
 b. PROVIDE #5 BAR @ 4'-0" OC. BETWEEN ALL CONCRETE SLABS AND ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN ALL LOCATIONS EXTERIOR OR UNHEATED INTERIOR SPACES. PROVIDE 2" OF RIGID INSULATION UNDER SLAB AND 2'-0" DOWN FOUNDATION WALL.
- FOUNDATIONS (ONCE FINAL SITE IS SELECTED):
 a. FOUNDATION FOOTINGS SHALL REST UPON UNDISTURBED (ORIGINAL) SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. MINIMUM TOP OF FOOTING COVERAGE IS 4'-0"
 b. CONCRETE BLOCK WALLS (CMU) SHALL BE CONSTRUCTED WITH:
 i. GRADE "N", TYPE I, HOLLOW LOAD BEARING CONCRETE MASONRY UNITS WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 P.S.I.
 ii. TYPE 'S' MORTAR.
 iii. HORIZONTAL RE-INFORCING: "DUR-O-WAL" TRUSS TYPE RE-INFORCING, CONTINUOUS THROUGHOUT EVERY OTHER BLOCK COURSE.
 iv. VERTICAL RE-INFORCING: RE-INFORCE WALLS OF EXCAVATED AREA WITH NO. 7 VERTICAL REBARS AT 4'-0" O.C. AND AT EACH CORNER AND AT BOTH SIDES OF ANY OPENINGS IN THE FOUNDATION WALL(S).
 v. PLACE 5/8" DIAMETER BY 16" LONG SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 32" O.C. AND AT EACH CORNER AND AT BOTH SIDES OF OPENINGS IN THE FOUNDATION WALL(S).
 c. WATERPROOF WALLS OF EXCAVATED AREAS WITH TROWLED ON CEMENT, TWO COATS OF TROWLED ON ASPHALTIC BASE WATERPROOFING AND "WRAP AND DRAIN" WATERPROOFING SYSTEM.
 d. PROVIDE 4" DIAMETER PERFORATED DRAINAGE TILE AT THE PERIMETER OF ALL FOUNDATION FOOTINGS IN EXCAVATED AREAS. COVER THE JOINTS IN THE DRAIN TILE WITH GEOTEXTILE FABRIC. COVER THE JOINTS IN THE DRAIN TILE WITH A MINIMUM OF 18" POROUS GRAVEL FILL. WRAP THE ENTIRE TILE/FILL ASSEMBLY IN GEOTEXTILE FABRIC WITH LAP SEAMS A MINIMUM OF 8".
- STRUCTURAL STEEL:
 a. ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM SPECIFICATION A-36.
 b. UNLESS OTHERWISE NOTED, PROVIDE A P.T. 2 BY PLATE BOLTED TO THE TOP FLANGE OF ALL BEAMS WITH 1/2" DIA. ANCHOR BOLTS STAGGERED AT 2'-0" O.C. RIGIDLY FASTEN ALL CONNECTING RAFTERS/JOISTS A MINIMUM OF 8".
- CARPENTRY:
 a. UNLESS OTHERWISE NOTED, FRAMING LUMBER SHALL BE DOUG-FIR, CONSTRUCTION GRADE. BEAMS, HEADERS AND FLOOR JOISTS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 1200 P.S.I.
 b. UNLESS OTHERWISE NOTED PROVIDE:
 i. DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.

- ii. DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO THE DIRECTION OF THE FLOOR FRAMING AND UNDER TUB, SHOWER AND TOILET.
- iii. TRIPLE 2 X 10 HEADERS WITH 1/2" HIGH 'R' BETWEEN ALL DOOR AND WINDOW OPENINGS. TRIPLE 2 X 12 @ GARAGE DOORS.
- iv. TWO ROWS OF SOLID 2X10 BLOCK BRIDGING PER JOIST SPAN.
- v. FLOOR CONSTRUCTION: 23/32" TONGUE AND GROOVE ADVANTECH SHEATHING. GLUE AND SCREW ADVANTECH TO FLOOR JOISTS.
- vi. USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN ALL BATH AND TOILET AREAS, AND USE MARINE GRADE PLYWOOD IN THESE AREAS.
- vii. EXTERIOR WALL SHEATHING: 7/16" X 48" X 96" EXTERIOR GRADE OSB.
- viii. ALL INTERIOR WALLS AND CEILINGS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD. PROVIDE METAL CORNER RE-INFORCING AT ALL EXTERIOR CORNERS. TAPE, FLOAT AND SAND A MINIMUM OF THREE COATS.
- c. WOOD TRUSSES SHALL BE DESIGNED BY AN ARCHITECT OR ENGINEER, OTHER THAN LICENSEE OF THESE DRAWINGS, LICENSED TO PRACTICE WITHIN THE STATE OF NEW YORK. STRUCTURAL AND INSTALLATION BRACING SHALL BE DESIGNED BY THE MANUFACTURER OF THE TRUSSES.
- d. INTERIOR TRIM AND FINISHES ARE SELECTED BY THE OWNER AND PROVIDED BY THE CONTRACTOR AS PART OF THESE DOCUMENTS.
- MISCELLANEOUS: UNLESS OTHERWISE NOTED, PROVIDE:
 a. R-21 FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS, R-30 FIBERGLASS BATT INSULATION IN ALL FLOORS AND R-38 BATT FIBERGLASS INSULATION IN ALL CEILING, ROOFS OR TRUSSES ADJACENT TO THE EXTERIOR OR UNHEATED INTERIOR SPACES. SPRAYED FOAM INSULATION MAY ALSO BE USED PER MANUF. RECOM.
 b. 1" OF RIGID INSULATION SHELTER-SHEATH AGAINST THE INTERIOR SIDE OF THE EXTERIOR CONCRETE BLOCK WALLS ALLOWING 1/2" OF AIR SPACE BETWEEN CMU AND RIGID INSUL., TAPE ALL SEAMS FOR VAPOR BARRIER.
 c. PROVIDE KRAFT FACE INSULATION FOR ALL BATT INSULATION TO ASSIST AS A VAPOR BARRIER ON THE INTERIOR SIDE OF ALL THERMAL INSULATION, PRIOR TO APPLYING FINISH.
 d. INSULATING GLAZING AT ALL EXTERIOR GLASS AREAS AND TEMPERED GLAZING IN ALL GLAZED OPENINGS LESS THAN 30" ABOVE FINISH FLOOR.
 e. CAULKING AT ALL PERIMETERS OF WINDOWS, DOORS AND BOTTOM PLATES.
- SITE INSPECTIONS SHALL BE MADE BY THIS ARCHITECT. ALTHOUGH THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL MATERIALS AND WORKMANSHIP. MATERIAL SUBSTITUTIONS SHALL BE MADE ONLY IF APPROVED BY THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL CODES THAT GOVERN CONSTRUCTION AND VARIATIONS FROM THESE PLANS. CONTRACTOR RESPONSIBLE FOR PERMITTING.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS IN CONNECTION WITH THIS PROJECT.
- THE CONTRACTOR/OWNER SHALL PERFORM EXPLORATORY EXCAVATION AND DEMOLITION AS REQUIRED TO NOTIFY THE ARCHITECT OF ANY UNFORESEEN CONDITIONS THAT MAY AFFECT THE OUTCOME OF THE PROJECT. PRIOR TO THE START OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP THE NECESSARY FOUNDATION SOIL REQUIRED TO SUSTAIN THE LOADS OF THE DESIGN OF THE 2.5 TONS PER SQUARE FOOT AND TO HIRE A SOILS ENGINEER TO IMPACT AND VERIFY SOIL CONDITIONS PRIOR TO THE POURING OF FOUNDATIONS.
- THE CONTRACTOR SHALL REQUEST THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF ALL CONSTRUCTION INCLUDING SEPTIC SYSTEM.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND THE OWNER'S AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY AND ALL CLAIMS ARISING FROM INJURY DURING CONSTRUCTION, INCLUDING FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH "OSHA" STANDARDS.
- THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING AND OTHER BUILDING SYSTEMS, ARE TO BE ANALYZED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND ARE THE RESPONSIBILITY OF THE CONTRACTOR FOR SIZING AND REPLACEMENT FOR HEATING, COOLING & VENTILATION.
- DECK FRAMING, GUARD POSTS, RAILINGS & GUARDS SHALL BE PROVIDED PER THE 2013 AMERICAN WOOD COUNCIL DCA-9 PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE.
- SMOKE AND CARBON MONOXIDE ALARMS ARE TO BE PROVIDED PER SECTION J802 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE OF NEW YORK STATE.



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



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

NO.	DATE	BY	DESCRIPTION

PROJECT NUMBER
 G1
 DRAWING NUMBER

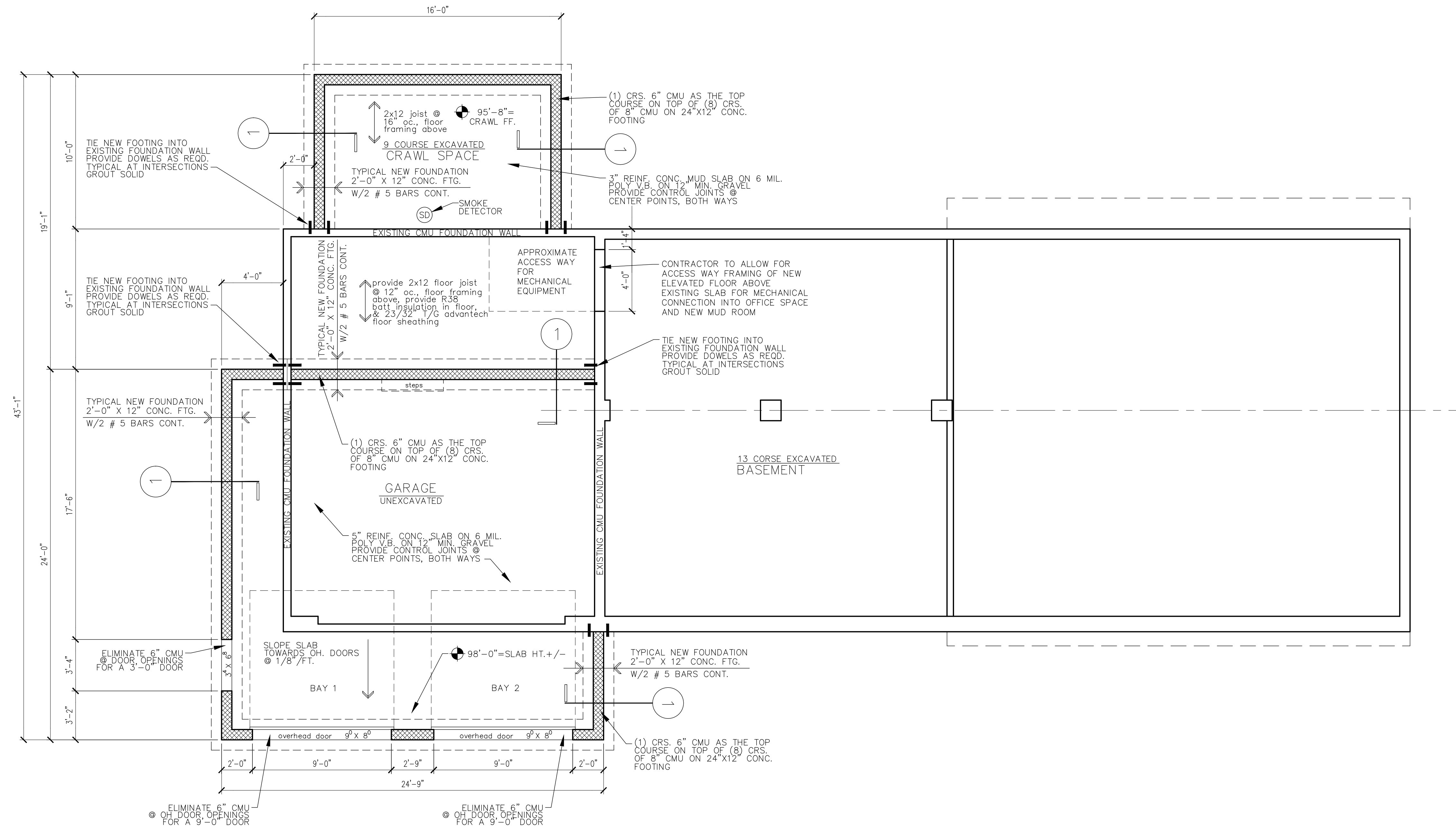


MARTIN RESIDENCE
 ADDITION/RENOVATIONS
 24 STUYVESANT ROAD
 PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP

SCALE AS NOTED
 SHEET TITLE
 GENERAL REQ./ SPECIFICATIONS, DETAILS & VIEWS

PROJECT NUMBER
 G1
 DRAWING NUMBER



NOTE:
 ALL EXTERIOR WALLS ARE CONSTRUCTED OF 2X6 WOOD STUDS @ 16" OC W/ R21 INSULATION.
 ALL INTERIOR WALLS ARE CONSTRUCTED OF 2X4 WOOD STUDS @ 16" OC AND 1/2" GYP. BD. ON
 NON RATED WALLS AND 5/8" TYPE 'X' GYP. BD. WITH MULTIPLE LAYERS ON RATED GARAGE WALLS.
 AND RATED GYP. BD. ON GARAGE CEILING. PRIME AND FINISH COAT PAINT.

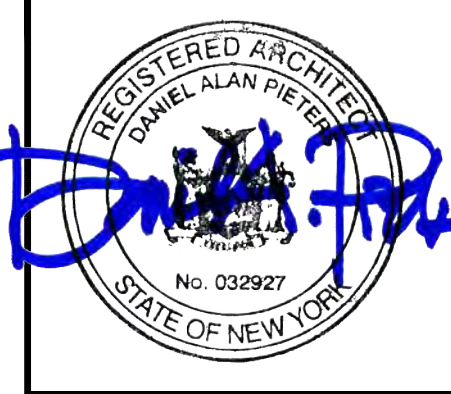
- : NEW WOOD STUD WALLS
- : NEW MASONRY WALLS



1
A0 BASEMENT/FOUNDATION
 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTE: (unless otherwise noted)
 TYPICAL NEW EXTERIOR WALL IS 7" THICK - 2x6
 TYPICAL NEW INTERIOR WALL IS 5" THICK - 2x4

REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION



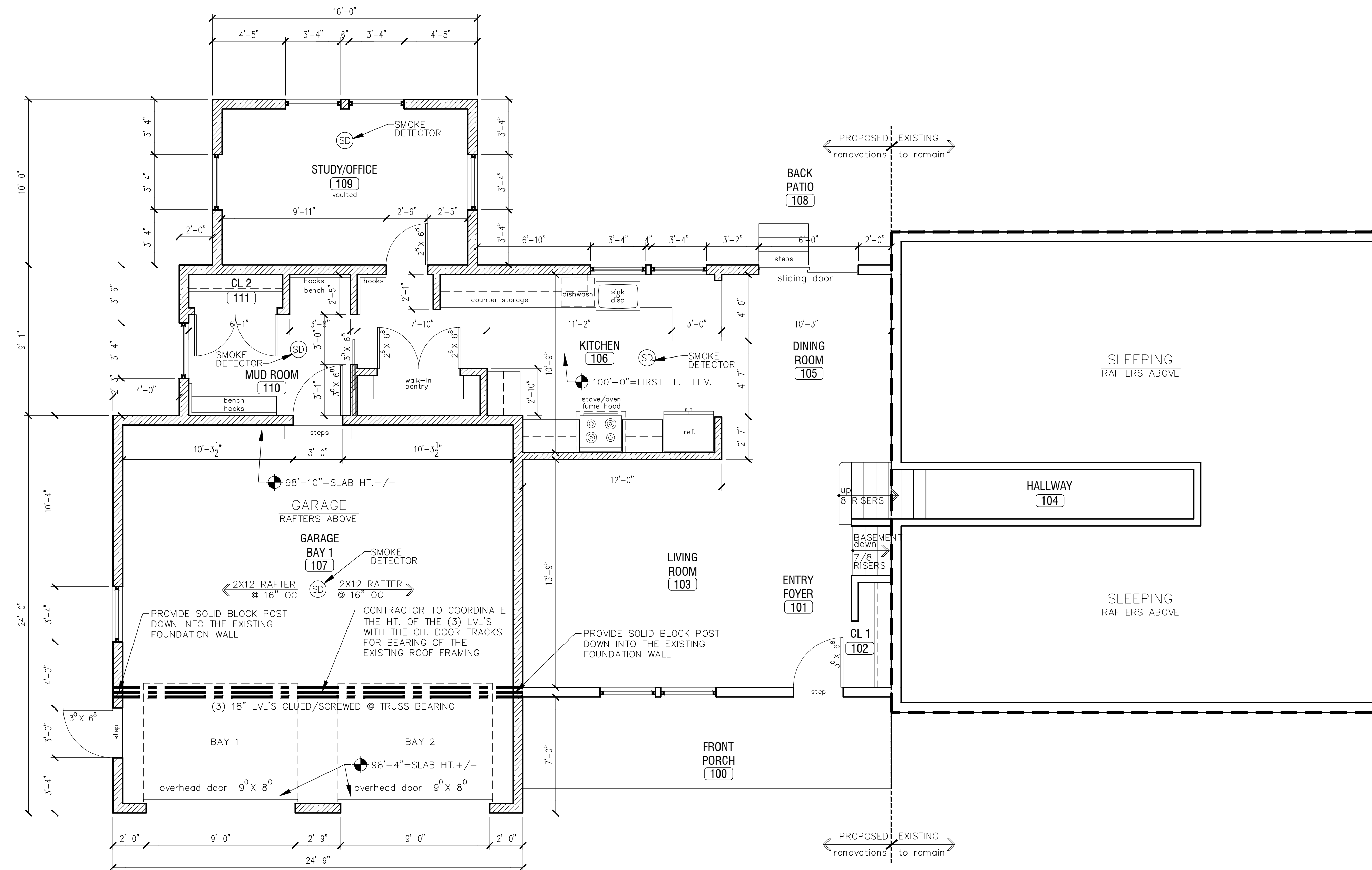
**MARTIN RESIDENCE
 ADDITION/RENOVATIONS**
 24 STUYVESANT ROAD
 PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP

SCALE AS NOTED

SHEET TITLE
 BASEMENT/
 FOUNDATION PLAN

PROJECT NUMBER
 A0
 DRAWING NUMBER



NOTE:
 ALL EXTERIOR WALLS ARE CONSTRUCTED OF 2X6 WOOD STUDS @ 16" OC W/ R21 INSULATION.
 ALL INTERIOR WALLS ARE CONSTRUCTED OF 2X4 WOOD STUDS @ 16" OC AND 1/2" GYP. BD. ON
 NON RATED WALLS AND 5/8" TYPE 'X' GYP. BD. WITH MULTIPLE LAYERS ON RATED GARAGE WALLS.
 AND RATED GYP. BD. ON GARAGE CEILING. PRIME AND FINISH COAT PAINT.

- : NEW WOOD STUD WALLS
- : NEW MASONRY WALLS



1
A1 PROPOSED
 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTE: (unless otherwise noted)
 TYPICAL NEW EXTERIOR WALL IS 7" THICK - 2x6
 TYPICAL NEW INTERIOR WALL IS 5" THICK - 2x4

REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION

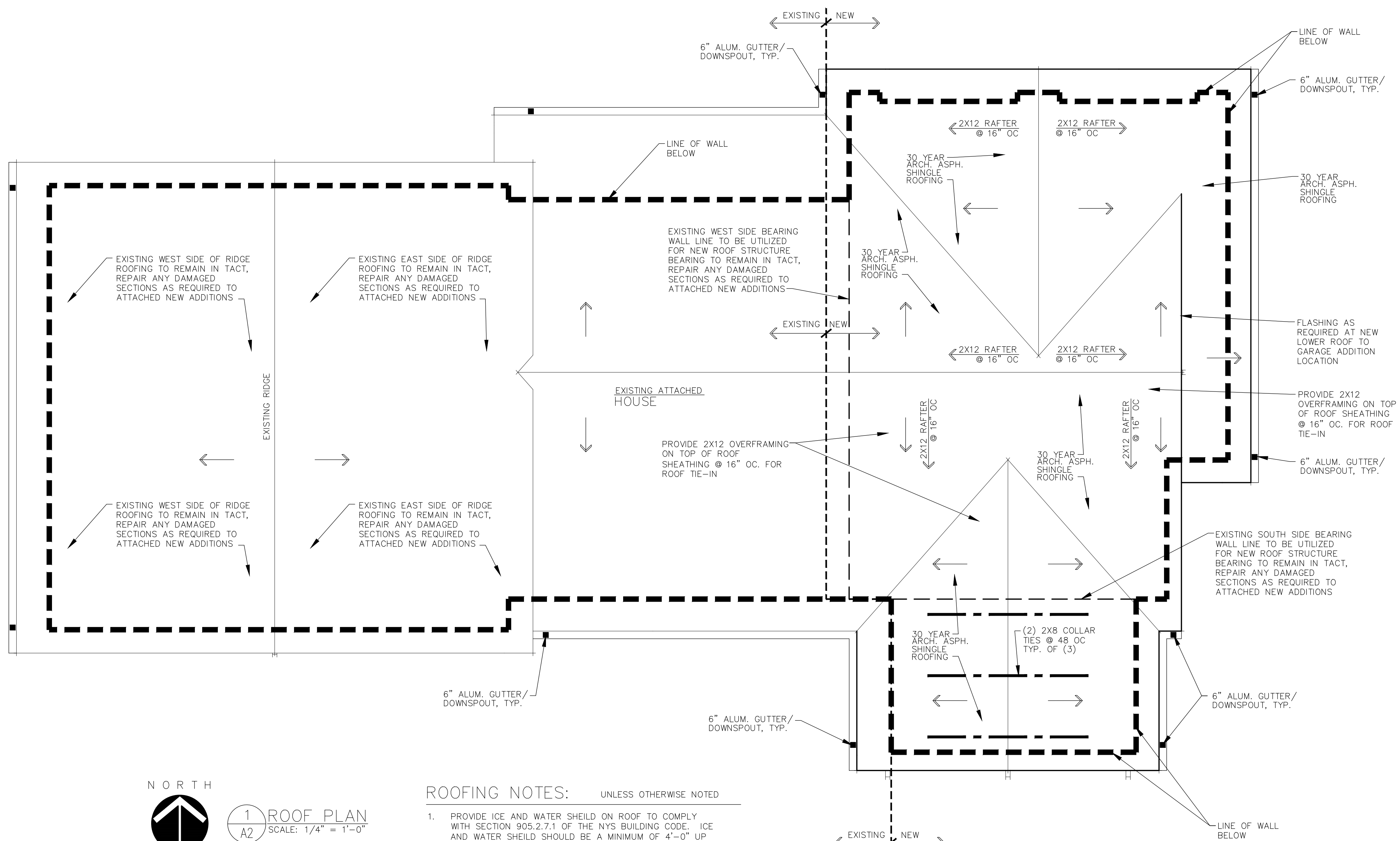


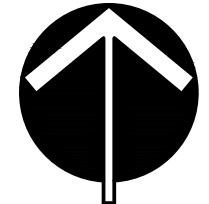
**MARTIN RESIDENCE
 ADDITION/RENOVATIONS**
 24 STUYVENSANT ROAD
 PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP

SCALE AS NOTED
 SHEET TITLE
 PROPOSED
 FIRST FLOOR PLAN

PROJECT NUMBER
 A1
 DRAWING NUMBER



NORTH

 1 ROOF PLAN
 A2 SCALE: 1/4" = 1'-0"

ROOFING NOTES: UNLESS OTHERWISE NOTED

1. PROVIDE ICE AND WATER SHEILD ON ROOF TO COMPLY WITH SECTION 905.2.7.1 OF THE NYS BUILDING CODE. ICE AND WATER SHEILD SHOULD BE A MINIMUM OF 4'-0" UP THE ROOF PITCH FROM THE EAVE EDGE.
2. PROVIDE NEW 30+ YR. LIMITED LIFETIME ASPHALT ARCHITECTURAL ROOFING SYSTEM ON THE ENTIRE NEW BUILDING ADDITIONS ONLY. REMOVE EXISTING ROOFING TO ACCOMMODATE EAST OF EXIST. RIDGE ROOF OVERLAY. PROVIDE NEW SHEATHING WHERE DAMAGED.
3. ROUTE ALL 6" GUTTERS & DOWNSPOUTS TO THE UNDERGROUND PIPING SYSTEM IF POSSIBLE. IF STORM DOES NOT EXIST, ROUTE PIPING TO DAYLIGHT IN 4" PERFORATED DRAIN TILE TOWARDS THE LOW SITE/ROAD.

NO.	DATE	BY	CHECKED	DESCRIPTION

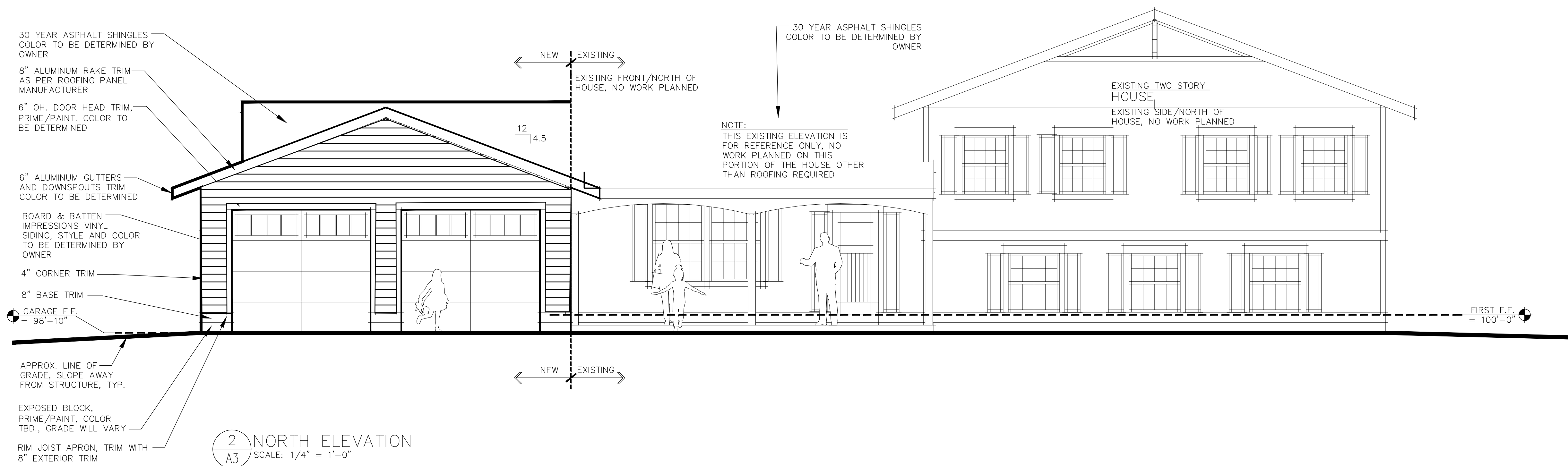
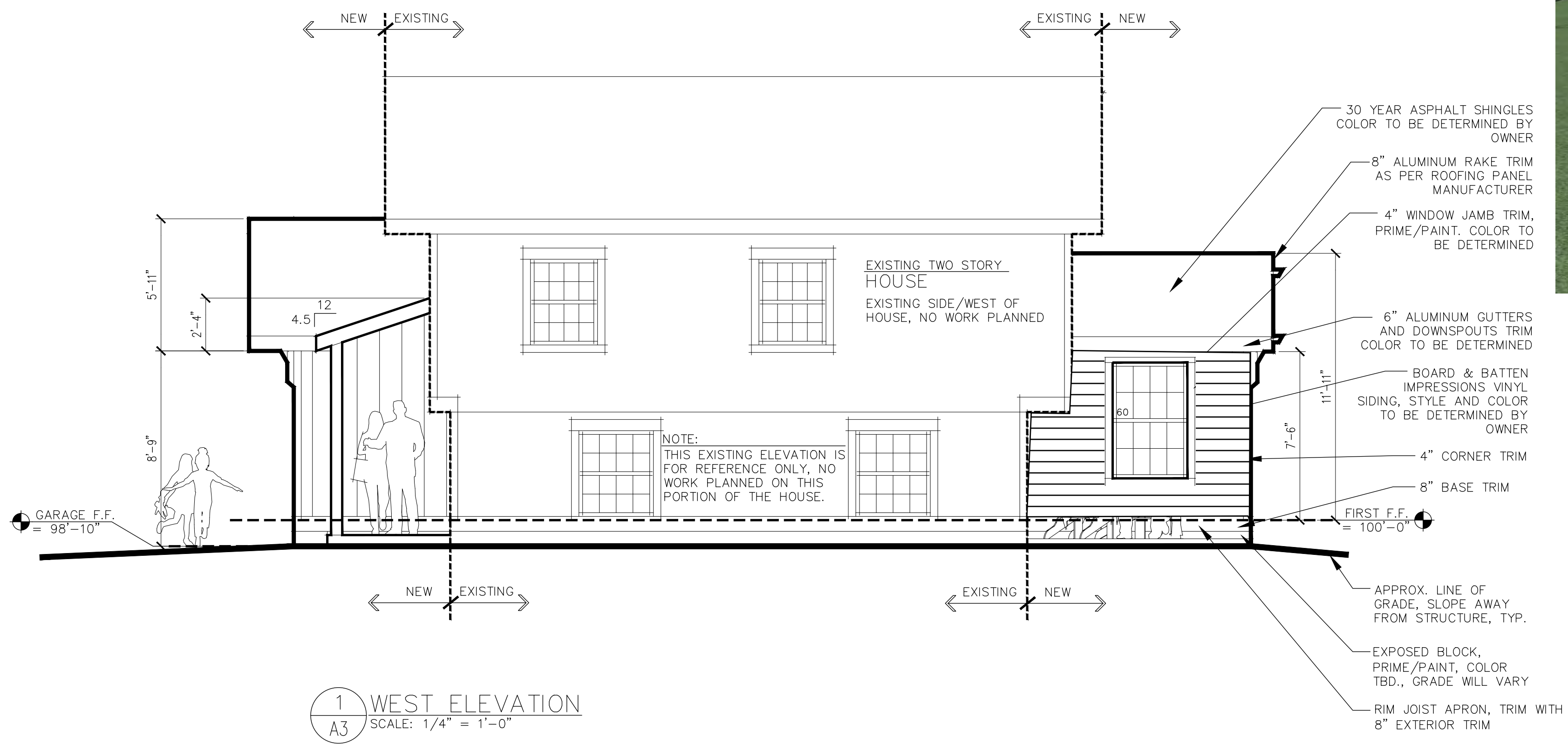


**MARTIN RESIDENCE
 ADDITION/RENOVATIONS**
 24 STUYVENSANT ROAD
 PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP

SCALE AS NOTED
 SHEET TITLE
 ROOF PLAN

PROJECT NUMBER
 A2
 DRAWING NUMBER



REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION



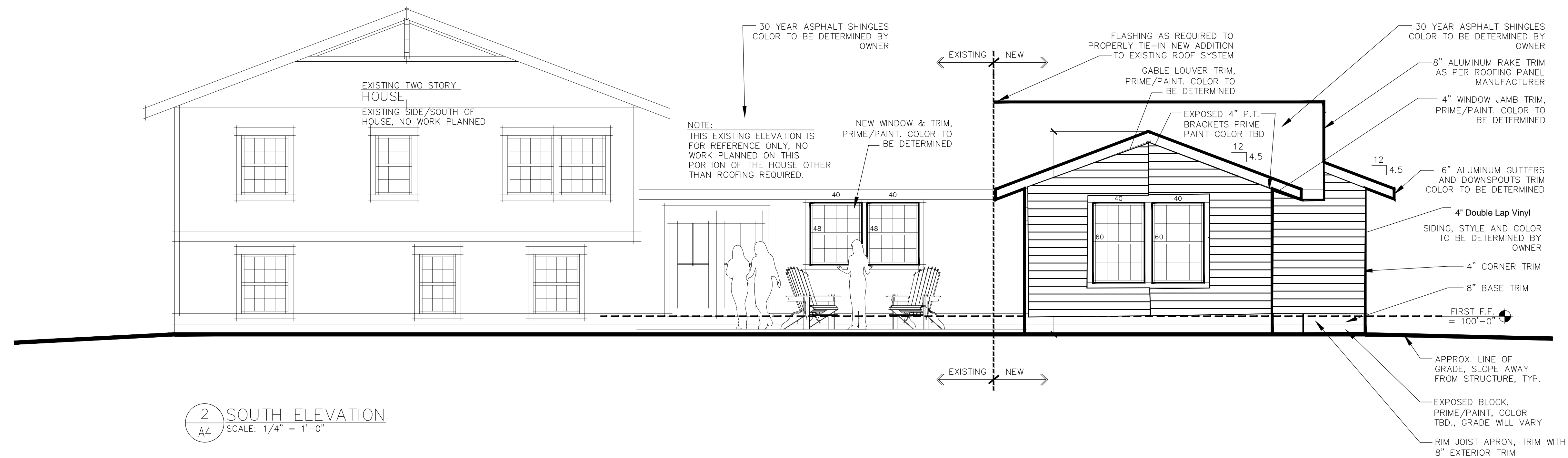
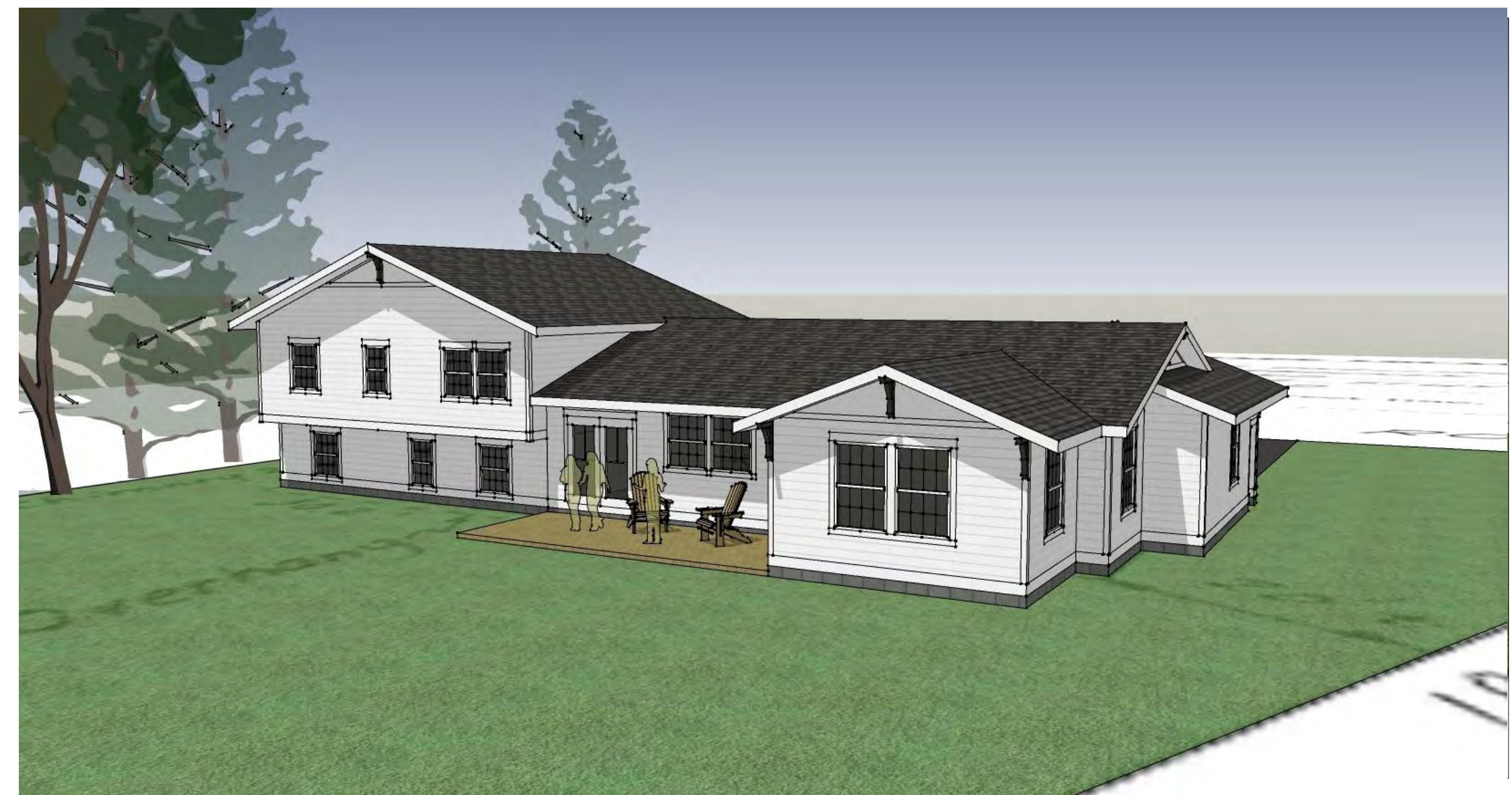
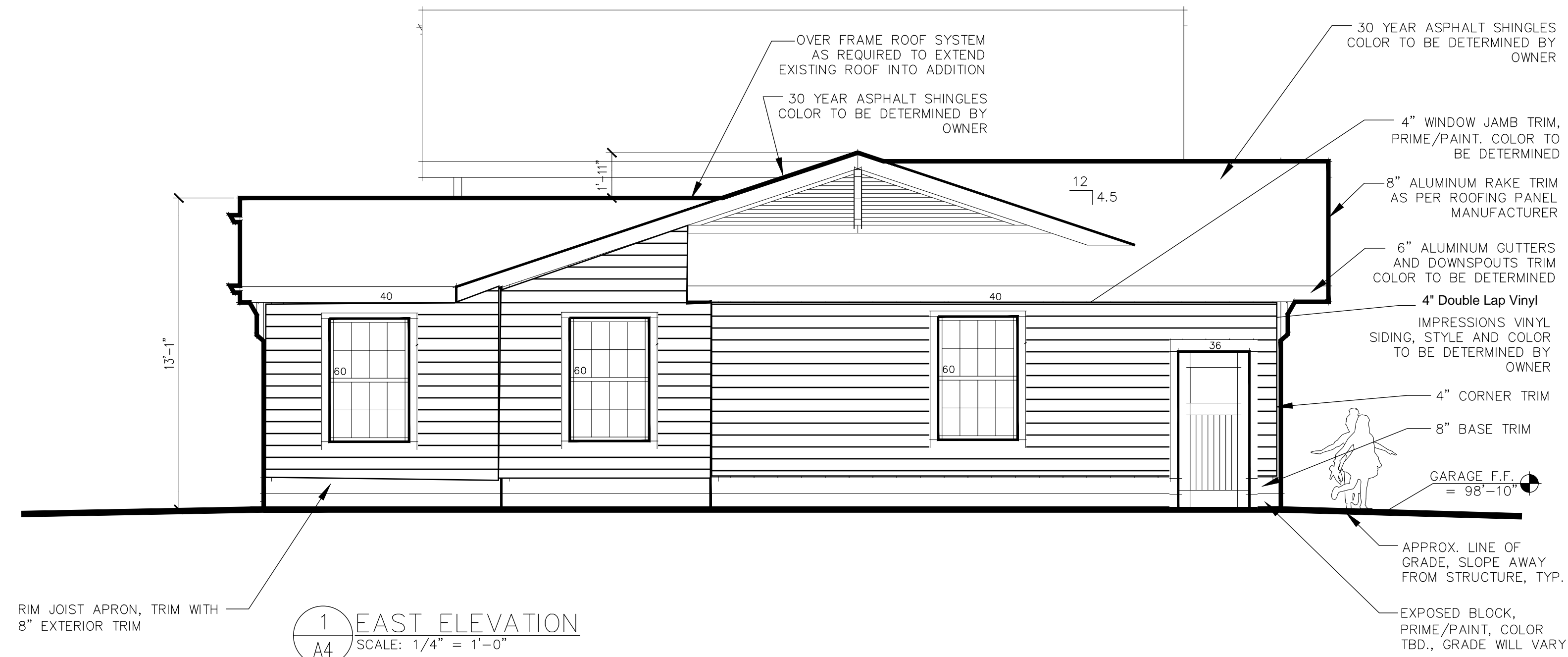
**MARTIN RESIDENCE
ADDITION/RENOVATIONS**
24 STUYVENSANT ROAD
PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP

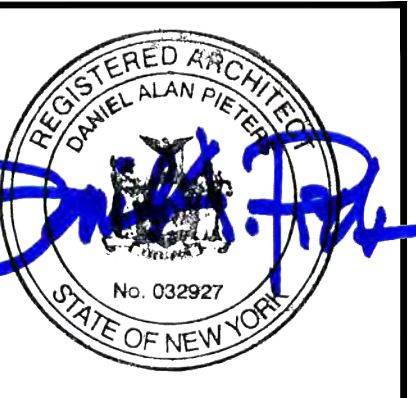
SCALE AS NOTED

SHEET TITLE
EXTERIOR
ELEVATIONS
WEST &
NORTH

PROJECT NUMBER
A3
DRAWING NUMBER



REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION



**MARTIN RESIDENCE
ADDITION/RENOVATIONS**

24 STUYVENSANT ROAD
PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP

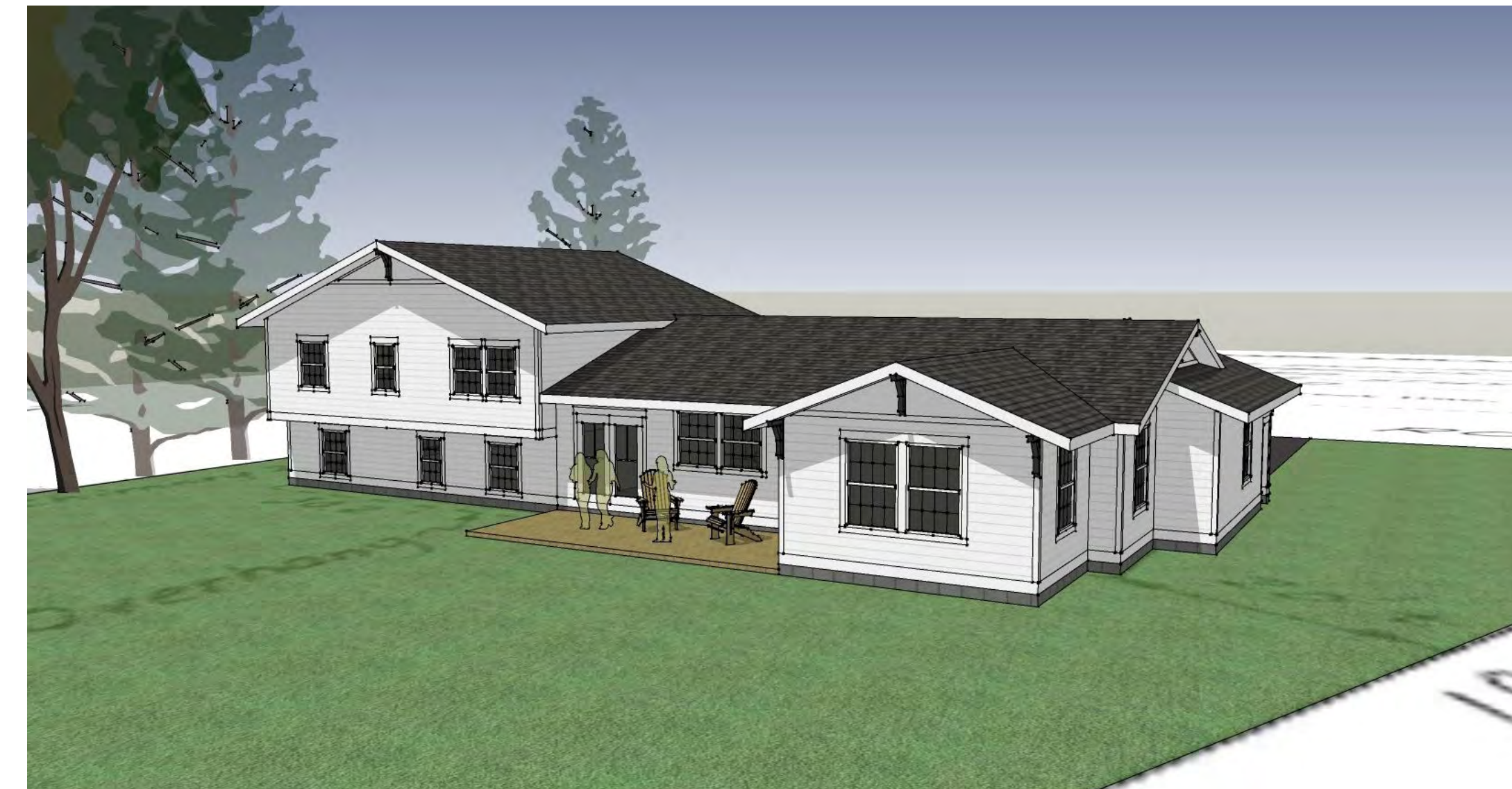
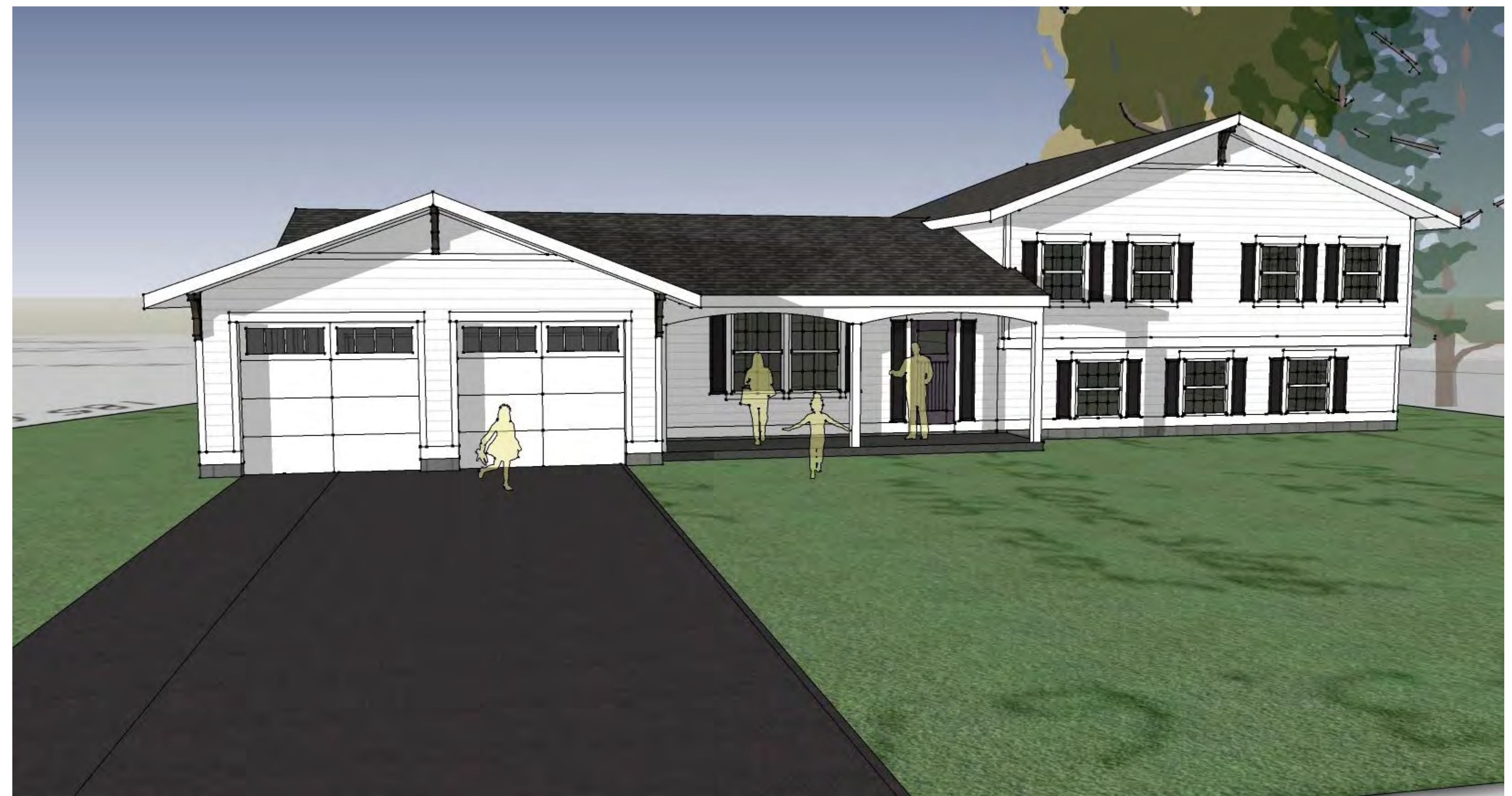
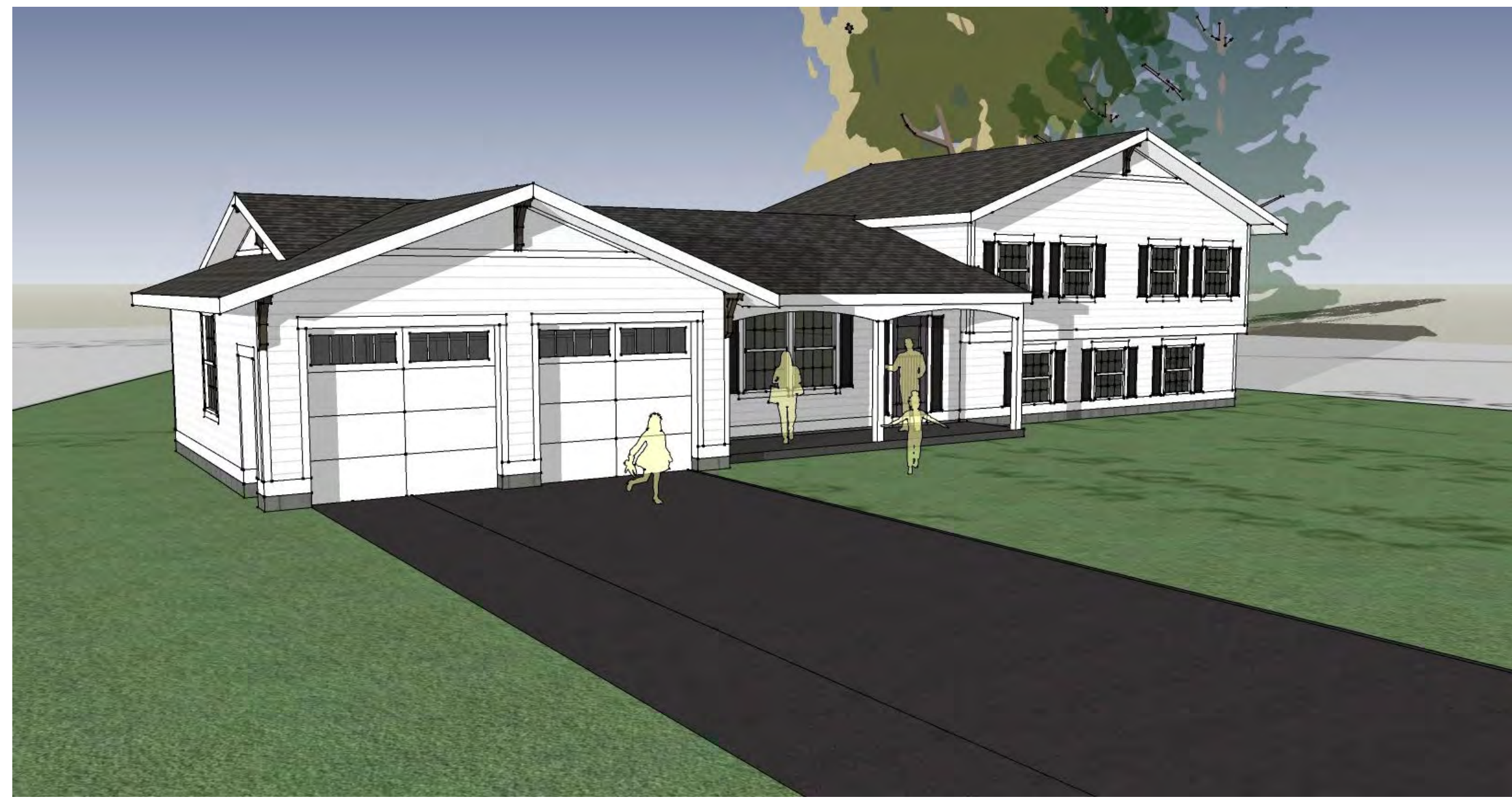
SCALE SOUTH

SHEET TITLE
EXTERIOR ELEVATIONS
EAST & SOUTH

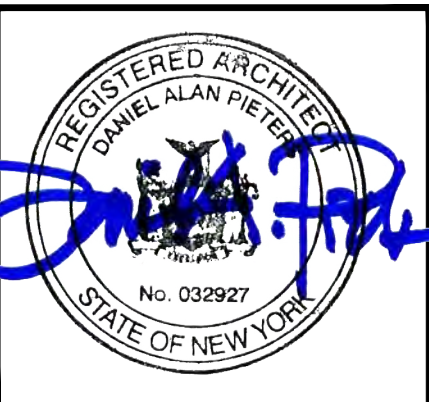
PROJECT NUMBER

A4

DRAWING NUMBER



REVISIONS NO.	DATE	BY	CHECKED	DESCRIPTION



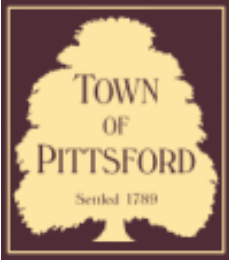
**MARTIN RESIDENCE
ADDITION/RENOVATIONS**
24 STUYVESANT ROAD
PITTSFORD, NY 14534

DATE	DRAWN	CHECKED
12/31/18	DAP	DAP
SCALE SOUTH		
SHEET TITLE		
EXTERIOR ELEVATIONS EAST & SOUTH		

PROJECT NUMBER

A5

DRAWING NUMBER



Town of Pittsford

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

Permit #
B24-000049

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 39 Fall Meadow Drive PITTSFORD, NY 14534

Tax ID Number: 192.12-1-82

Zoning District: RN Residential Neighborhood

Owner: Hezel, Aram F

Applicant: Hezel, Aram F

Application Type:

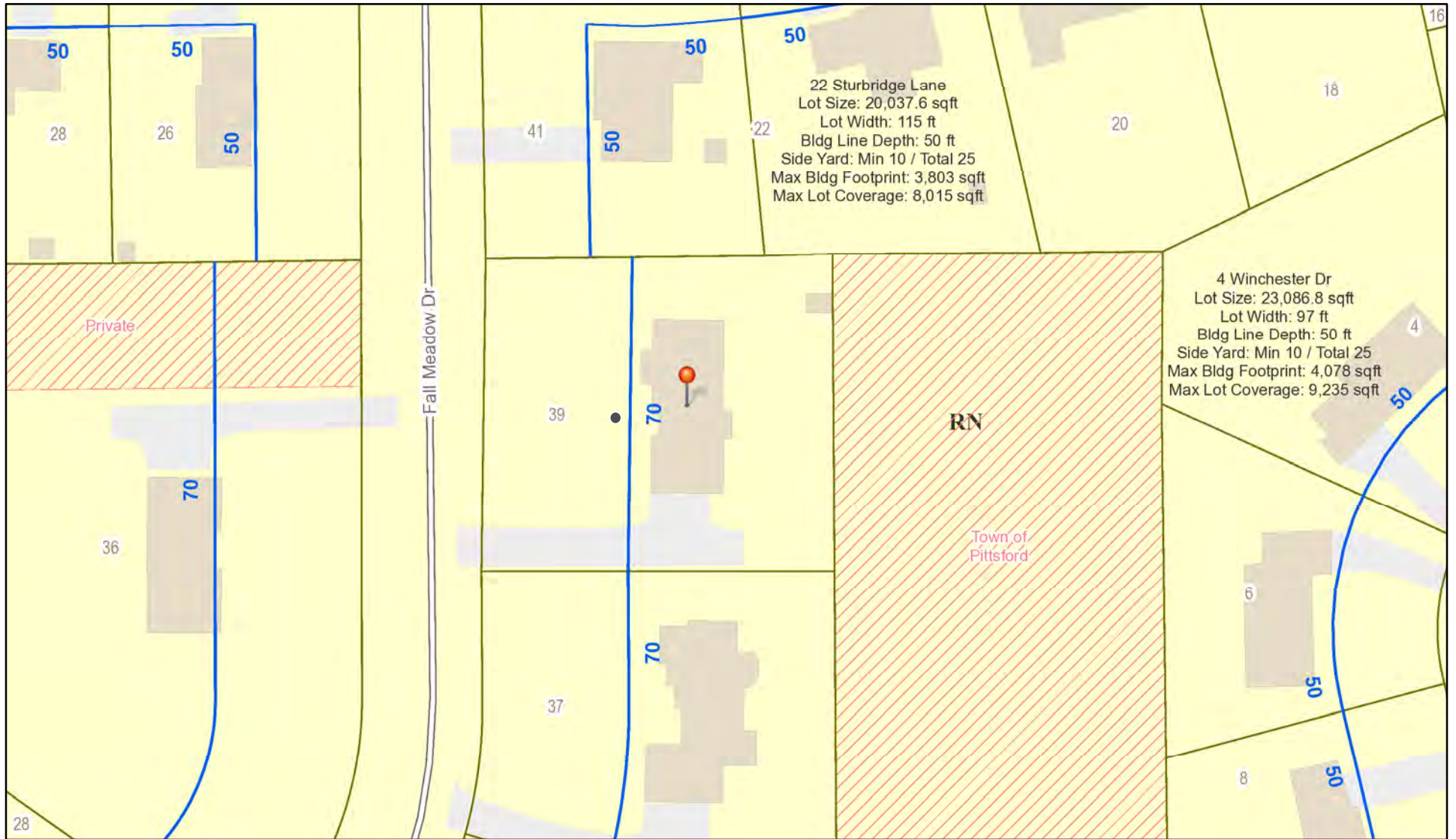
- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
- Informal Review
- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation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

Project Description: Applicant is requesting design review for a 763-square-foot addition to the back of the home.

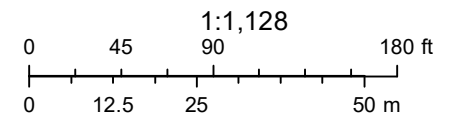
Meeting Date: April 25, 2024



RN Residential Neighborhood Zoning



Printed April 18, 2024



Town of Pittsford GIS

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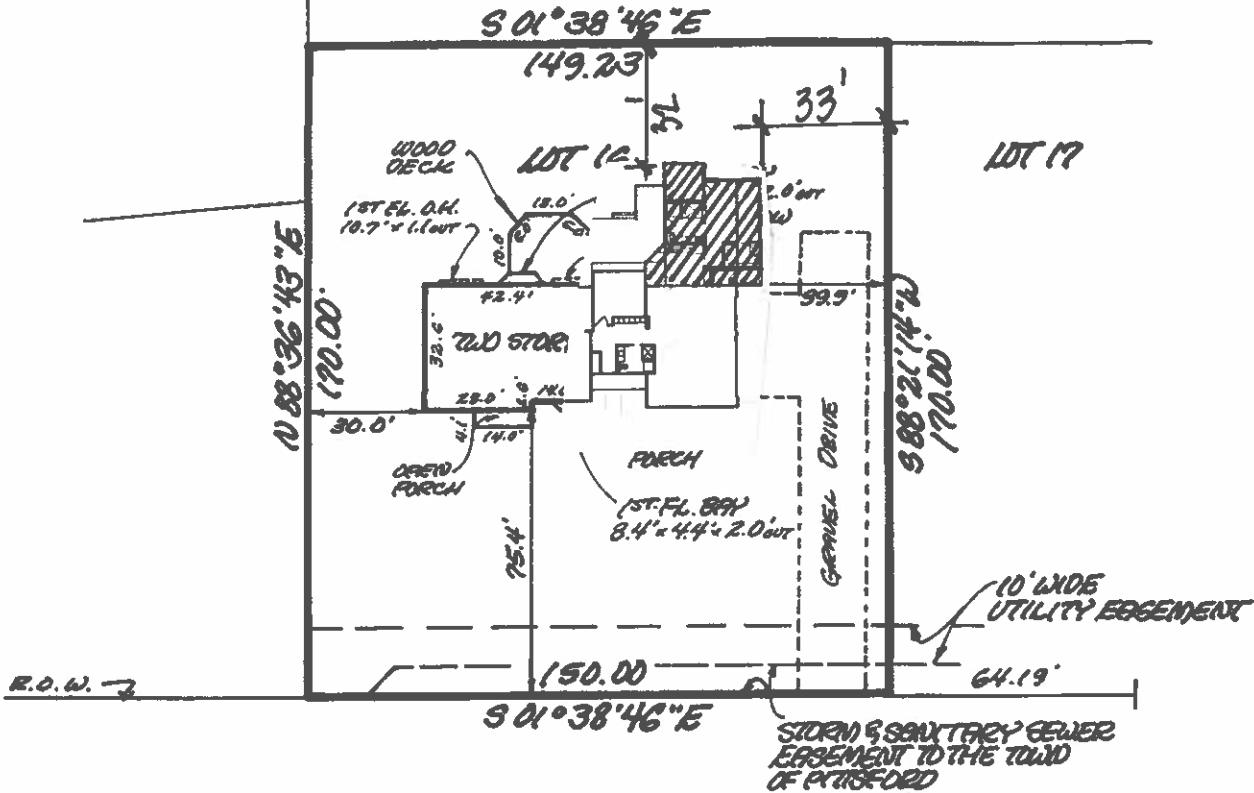
Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE



nearmap

REF:
 LOT 16 OF THE AUTUMN
 RIDGE SUBD. PHASE ONE,
 FILED IN THE N.Y.S. S.D.,
 LIBER 261 OF DEEDS,
 PAGE 29.



FALL MEADOW DRIVE (60' WIDE)

MAP OF AN INSTRUMENT SURVEY OF:

LOT 16 OF THE AUTUMN RIDGE SUBDIVISION - PHASE 1

SITUATE IN:

TOWN OF PITTSFORD

MONROE COUNTY

NEW YORK

DATE: SEPTEMBER 20, 1993

SCALE: 1" = 50'



D.J. Parrone & Associates, P.C.

Consulting Engineers • Land Surveyors • Planners

400 Whitney Road P.O. Box C
 Penfield, New York 14526

(716) 586-0200

FAX (716) 586-3752

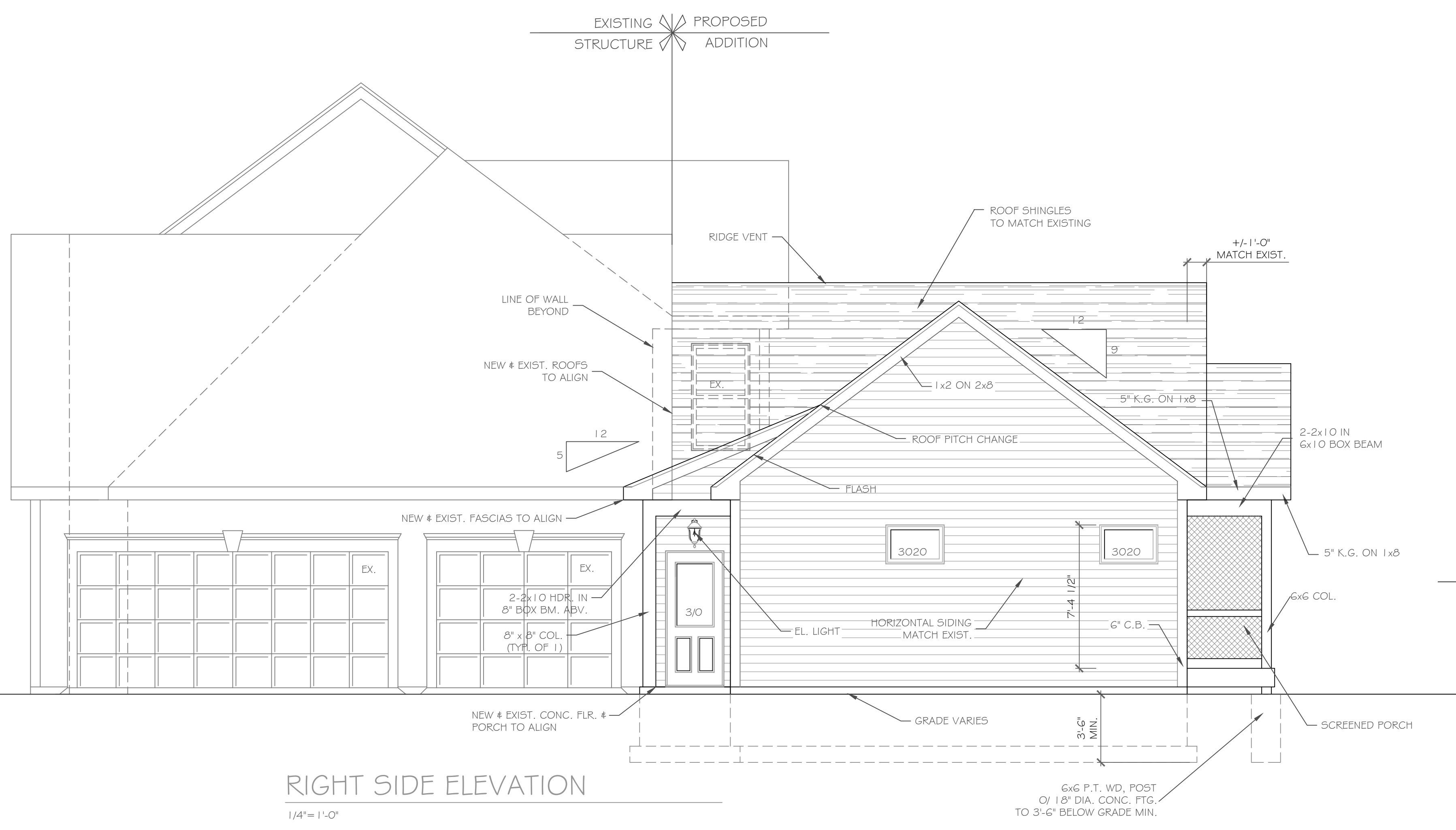
ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE

DEMOLITION NOTES:

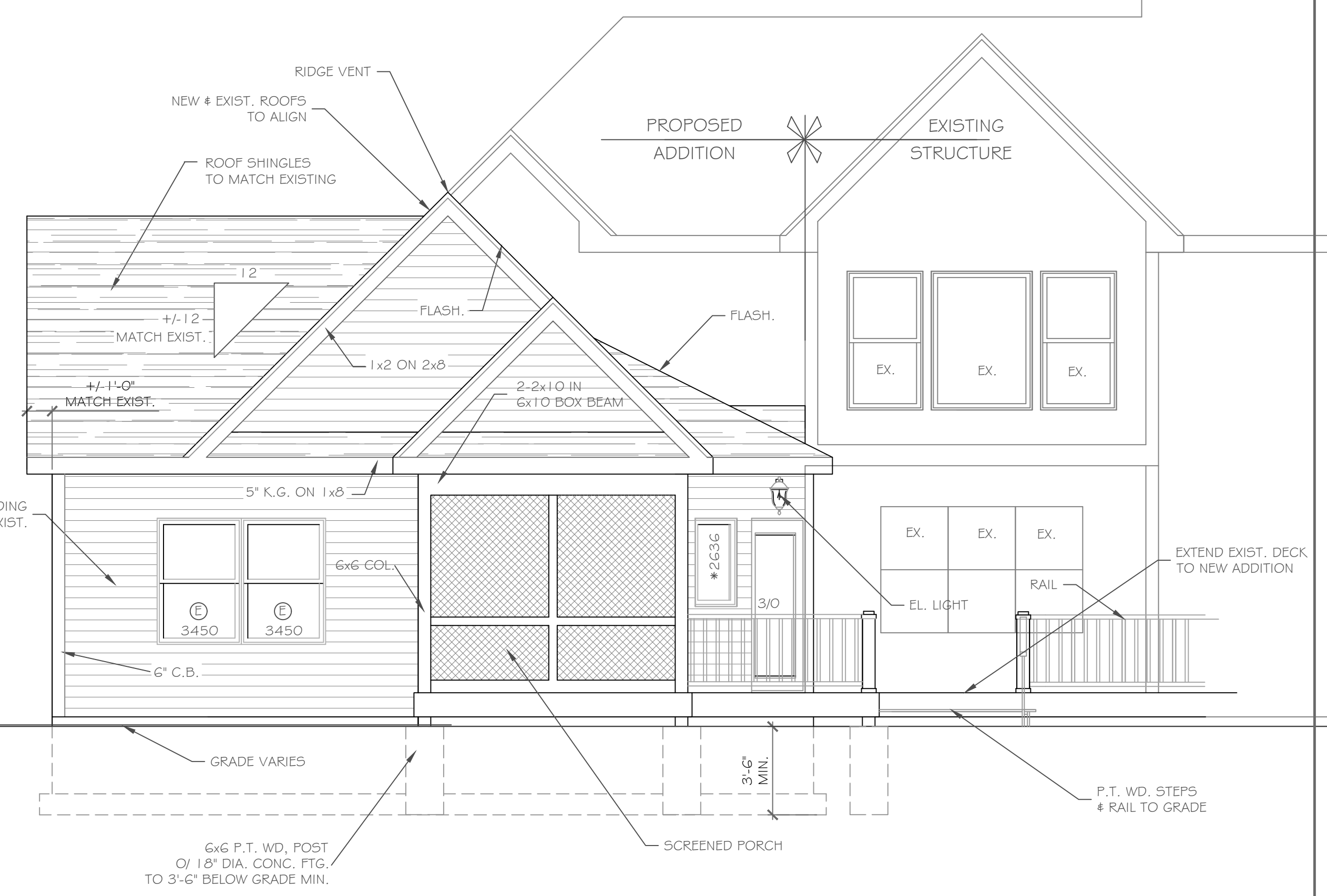
- A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.
- B. All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
- C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.
- D. Remove all existing lighting, wiring, and devices as required to complete work. Remove all abandoned conduit and wire. Terminate at nearest active panel.
- E. Remove all existing water, sewer, storm and vent piping as required to complete work. Remove all abandoned piping, cap at nearest active main or riser.
- F. Remove all existing ductwork, piping and related HVAC systems as required to complete work. Cap all ductwork and piping at nearest active main riser. Coordinate removal of all associate power and plumbing services with other trades.
- G. On items, D, E, and F, contractor may be required to go beyond the contract area to reach the first shutoff valve, main or electrical panel. When this happens, the contractor shall remove and repair existing finish surfaces as required.
- H. All existing floor, wall and ceiling finishes in areas to be renovated shall be removed down to subfloor/rough framing as required. Prepare existing surfaces to receive new finish materials.
- I. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Whenever removals occur, disturbed surfaces should be patched to match adjacent existing.
- J. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.
- K. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
- L. The contractor shall maintain safe access to all designated exits for the building occupants during construction.
- M. Storage for contractor's equipment and debris must be kept inside the contract area.
- N. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
- O. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

CONSTRUCTION NOTES:

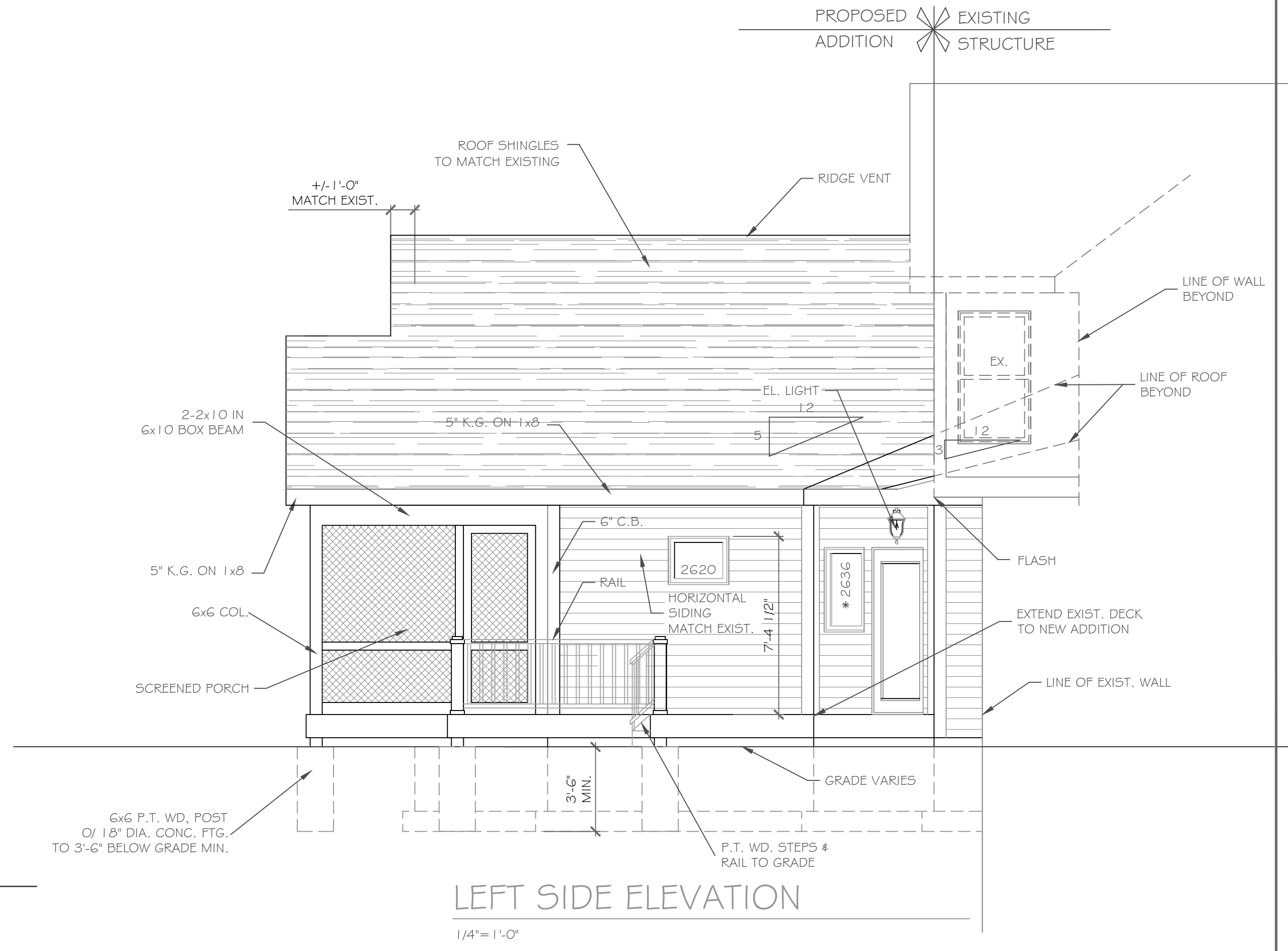
1. Construction shall conform to the residential code of New York State.
2. Comply with all local, state and federal codes and regulations.
3. General Contractor is responsible for all materials, construction methods and craftsmanship.
4. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.
5. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
6. Contractor's are responsible for coordinating work with other trades wherever they overlap.
7. When materials and / or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.
8. Provide all blocking, furring and shimming as necessary for installation and completion of the work.
9. All new work shall be plumb, level and square. Scribe and make fit all new work to existing.
10. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
11. All dimensions are face of wall to face of wall (rough).
12. Exterior stud wall framing shall be 2 x 4 @ 16" o.c. and interior stud wall framing shall be 2 x 4 @ 16" o.c. (unless otherwise noted).
13. No site visits will be made by this Architect. contractor shall assume all responsibility for changes to these drawings.
14. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.
15. Call UPPO before you dig, 1-800-962-7962
16. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar.
17. Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
18. Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.
19. Design and coordination of electric, plumbing, and HVAC system installation by contractor. Verify capacity and location of existing utilities/services prior to construction.
20. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.
21. These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.



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



- 628 square feet Addition**
27 square feet Garage Addition
29 square feet Covered Porch Addition
106 square feet Screened Porch Addition
- NOTE:**
- WINDOWS TO BE 'GREAT LAKES' DOUBLE-HUNG, LOW-E
 - DOORS TO BE 'THERMA-TRU' OR EQ.
 - DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
 - (C) WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
 - * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS



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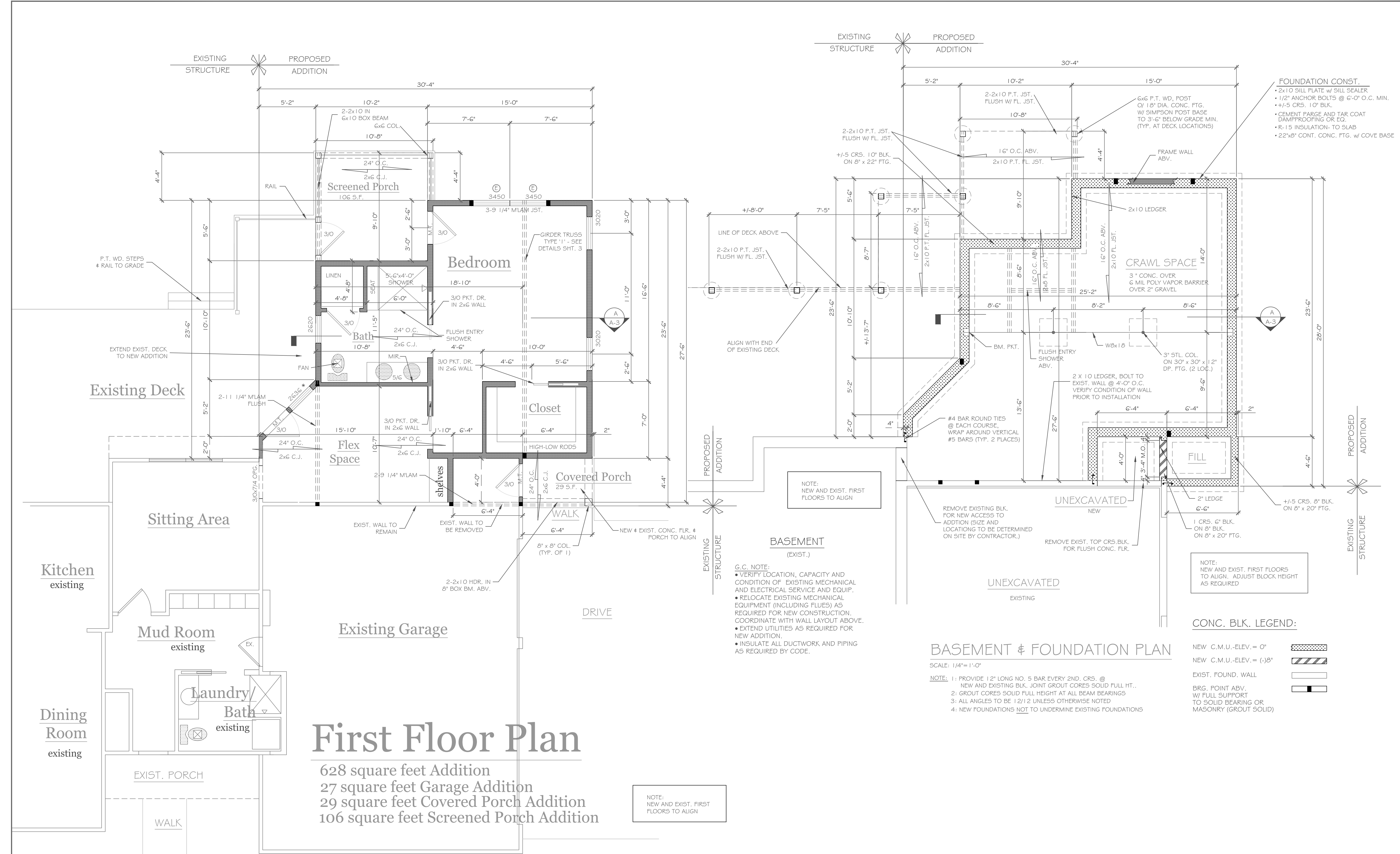
NO.	DATE	DESCRIPTION

DRAWING TITLE - Elevations	PHASE - Construction Documents
	DATE - March 8, 2024

PROJECT - 39 Fall Meadow Drive Pittsford, New York	CLIENT - Aram & Britta Hezel
JOB NO. - A24-012	DATE - March 8, 2024

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

DRAWING NO. -
A-1



First Floor Plan

628 square feet Addition
 27 square feet Garage Addition
 29 square feet Covered Porch Addition
 106 square feet Screened Porch Addition

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 BLKG. (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. (MATCH EXIST.)
 ANGLES TO BE 1 2/12 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).

G.C. NOTE:
 • VERIFY LOCATION, CAPACITY AND CONDITION OF EXISTING MECHANICAL AND ELECTRICAL SERVICE AND EQUIP.
 • RELOCATE EXISTING MECHANICAL EQUIPMENT (INCLUDING FLUES) AS REQUIRED FOR NEW CONSTRUCTION. COORDINATE WITH WALL LAYOUT ABOVE.
 • EXTEND UTILITIES AS REQUIRED FOR NEW ADDITION.
 • INSULATE ALL DUCTWORK AND PIPING AS REQUIRED BY CODE.

NOTE:
 NEW AND EXIST. FIRST FLOORS TO ALIGN

BASEMENT & FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
 NOTE: 1: PROVIDE 1 2" LONG NO. 5 BAR EVERY 2ND. CRS. @ NEW AND EXISTING BLK. JOINT GROUT CORES SOLID FULL HT.
 2: GROUT CORES SOLID FULL HEIGHT AT ALL BEAM BEARINGS
 3: ALL ANGLES TO BE 1 2/12 UNLESS OTHERWISE NOTED
 4: NEW FOUNDATIONS NOT TO UNDERMINE EXISTING FOUNDATIONS

CONC. BLK. LEGEND:
 NEW C.M.U.-ELEV. = 0" [Pattern]
 NEW C.M.U.-ELEV. = (-)8" [Pattern]
 EXIST. FOUND. WALL [Pattern]
 BRG. POINT ABV. W/ FULL SUPPORT TO SOLID BEARING OR MASONRY (GROUT SOLID) [Pattern]

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REVISIONS- NO.	DATE	DESCRIPTION

DRAWING TITLE:
First Floor Plan & Foundation Plan

PHASE:
 Construction Documents

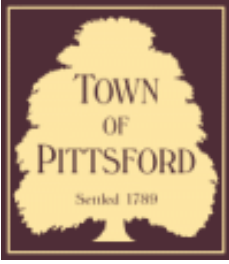
PROJECT:
 39 Fall Meadow Drive
 Pittsford, New York

CLIENT:
 Aram & Britta Hezel

DATE:
 April 6, 2024

JOB NO. -
 A24-012

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



Town of Pittsford

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

Permit #
CA24-000001

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 181 Sylvania Road ROCHESTER, NY 14618

Tax ID Number: 151.06-1-1

Zoning District: RN Residential Neighborhood

Owner: Guttenberg, Brittany

Applicant: Guttenberg, Brittany

Application Type:

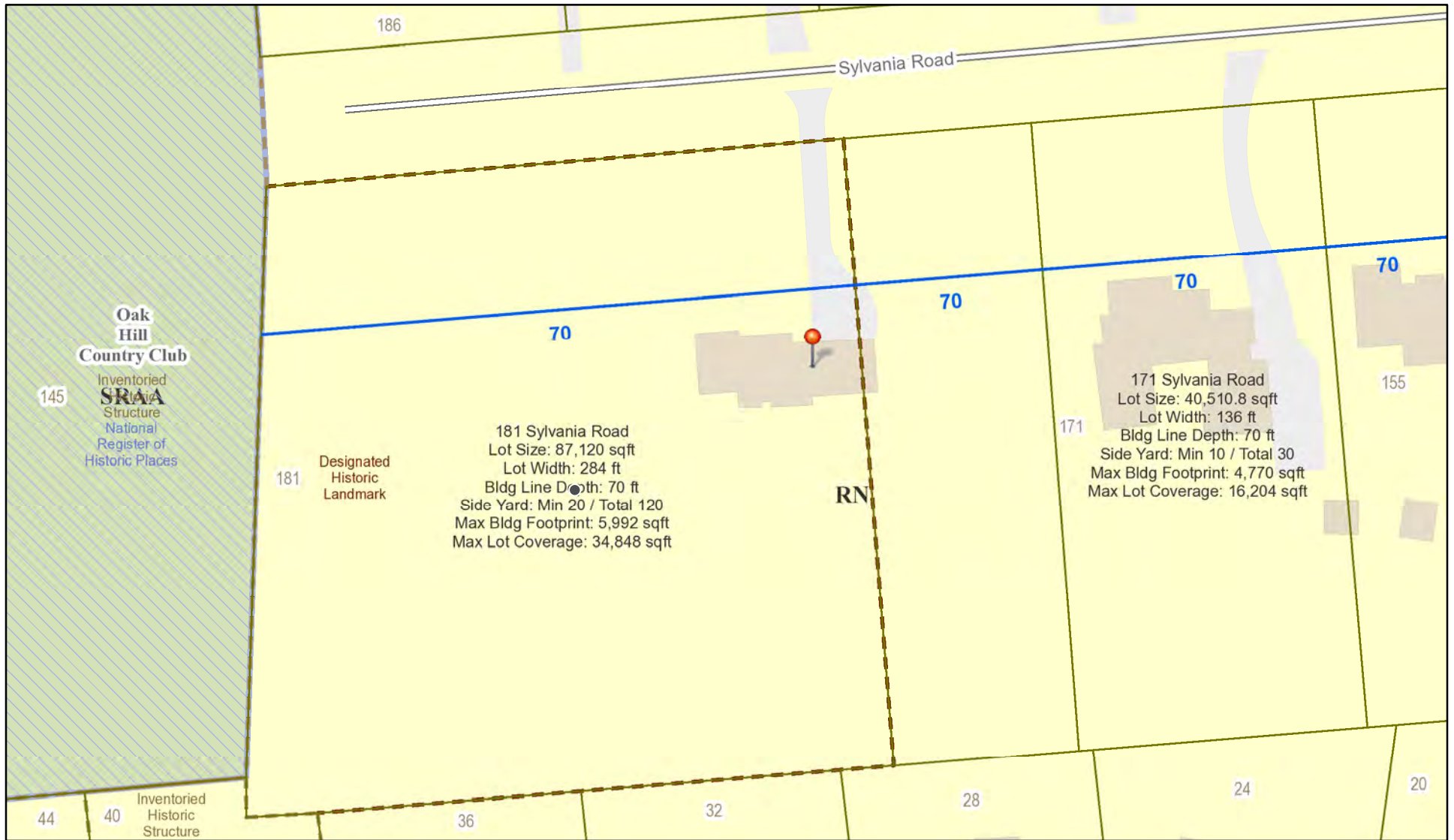
- | | |
|--|---|
| <input type="checkbox"/> Residential Design Review
§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment
§185-17 (B) (2) |
| <input type="checkbox"/> Commercial Design Review
§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet
§185-17 (M) |
| <input type="checkbox"/>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

Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the exterior renovation and construction of a deck and fireplace to a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

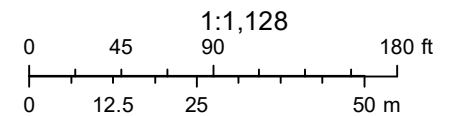
Meeting Date: April 25, 2024



RN Residential Neighborhood Zoning



Printed April 12, 2024



Town of Pittsford GIS

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Fri Apr 14 2023

Imagery © 2024 Nearmap, HERE



nearmap

TOWN OF PITTSFORD
APPLICATION FOR DESIGNATION
OF
LANDMARKS

1. PROPERTY ADDRESS: 181 Sylvania Road, Rochester, NY 14618

2. TAX ACCOUNT NUMBER: 151.06-1-1

3. NAME OF APPLICANT: Glenn A. & Sylvia Marshall
ADDRESS: 181 Sylvania Road ZIP CODE: 14618 PHONE: _____
Rochester, NY

Interest in Property:
Owner Lessee _____ Holding Option _____
Other (explain) _____

4. OWNER: (If other than above) _____
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
HAS OWNER BEEN CONTACTED BY APPLICANT? Yes No _____

5. APPLICATION PREPARED BY: William R. Pieper
ADDRESS: 321 Mendon Ctr. Rd. ZIP CODE: 14534 PHONE: 586-8440
Pittsford, NY

6. ATTORNEY: Gregory J. Mott
ADDRESS: 900 First Fed Plaza ZIP CODE: 14614 PHONE: 546-6448
Rochester, NY

7. PRESENT USE OF PROPERTY: Residential - Single Family

8. ZONING DISTRICT: R-210

9. STATEMENT OF SIGNIFICANCE: Explain why the property should be designated as a landmark. (Attach additional sheets if necessary.)

a. General statement on physical history (indicate sources of information)

i. Original and subsequent owners (include dates if possible):

Regina Clifford - Built for the family in 1939.

Bought by present owners - Mr. & Mrs. Glenn Marshall -
on October 30, 1980.

ii. Date of construction: 1939

Architect: Seibert Barrett, Jr.

Builder: Seibert Barrett, Jr.

iii. Facts/Information on original plan and construction of building(s):

Designed & built for a
low cost home - used block with exterior walls painted.

Plan with original owner - Mr. Robert B. Clifford. Part
of Huston Barnard Subdivision, Liber 53 of maps at page 8.
Lots purchased by Clifford - 5, 6, 7, 8, 9 - known as the
Benjamin Track. (Joseph A. Benjamin)

iv. Facts/Information on known alterations and additions, with dates and architects or builders:

Built - 1939

1951 - Addition over garage

1960 - Inground swimming pool

1989 - Kitchen addition

b. Statement on history (indicate sources of information)

i. Historical events associated with the property and dates: None

ii. Well-known persons associated with the property:
Rochester business man & restaurateur - Mr. Robert B.

Clifford

c. Statement on architecture

i. Architectural style or period: International Style.
Avant-garde. See Attached NYS Inventory Form by
Kathleen A. Howe.

ii. Architectural interest and merit: Asymmetrical plain
home with flat roof and wraparound metal casements at
corners. Smooth wall surfaces. Pittsburg Plate Glass
Blocks - new to the market at that time (1939)

iii. Current exterior condition (describe construction, finishes and state of repair): _____
Excellent shape - shows owners' pride.

d. Statement on site and surroundings

i. Outbuildings (list existing outbuildings and describe significance and state of repair): _____
None

ii. Landscape (describe features and conditions including size and type of trees): _____
See attached photos.

I CERTIFY THAT THE INFORMATION SUPPLIED ON THIS APPLICATION IS COMPLETE AND ACCURATE.

Alvin Marshall
SIGNATURE OF APPLICANT

Jan 12, 1995
DATE

CONCURRENCE

Does current owner concur in this application?

Yes

No

If yes, owner's signature Alvin Marshall

PT 102 PITTSFORD TINE

181 Sylvania





BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Kathleen A. Howe DATE: April, 1991

YOUR ADDRESS: 32 Winthrop Street TELEPHONE: (716)262-2035
Rochester, NY 14607

ORGANIZATION (if any): Bero Associates, Architects

IDENTIFICATION

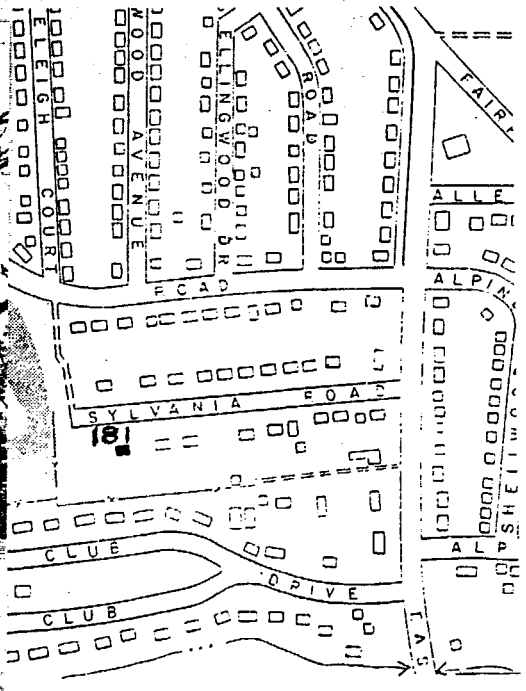
- 1. BUILDING NAME(S): _____
- 2. COUNTY: Monroe TOWN/CITY: Pittsford VILLAGE: _____
- 3. STREET LOCATION: 181 Sylvania Road (Rochester, 14618)
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: Glenn A. Marshall ADDRESS: Same
- 6. USE: Original: Residence Present: Same
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain _____

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: _____
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
(if known) b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
- 10. CONDITION: a. excellent b. good c. fair d. deteriorated
- 11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____

12. PHOTO:

13. MAP:



14. THREATS TO BUILDING: a. none known b. zoning c. roads
d. developers e. deterioration
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn b. carriage house c. garage
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: _____
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land b. woodland
c. scattered buildings
d. densely built-up e. commercial
f. industrial g. residential
h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

Well-sited on 20th century suburban street.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
2-story, asymmetrical plan house with flat roof and wrap-around metal casements at corners. Smooth wall surfaces. Glass blocks used at entrance. Composition emphasizes the horizontal line.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca. late 1930s

ARCHITECT: _____

BUILDER: _____

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Outstanding International style house. Bold, asymmetrical design. This avant-garde style is quite rare.

21. SOURCES: A Field Guide to American Houses, Virginia and Lee McAlester.

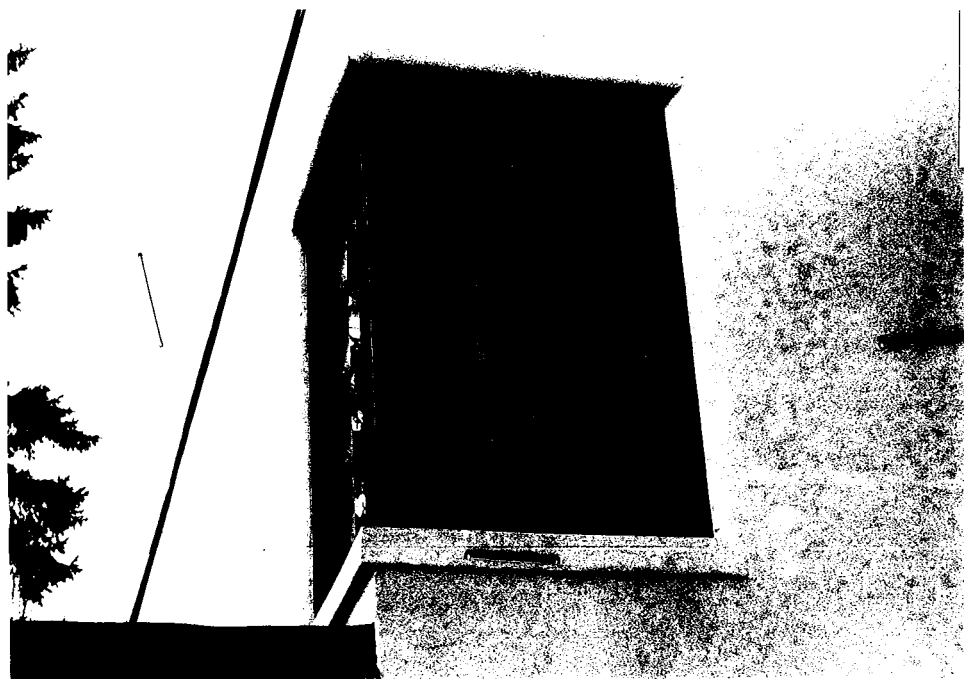
Suburban Directories.

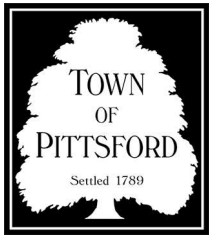
22. THEME:

Suburbanization: Residential









TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

- Property Address: 181 Sylvania Rd
- Tax Account Number: 151.06-1-1
- Applicant's Name: Paul Morabito
Address: 121 Sully's Trail suite 4 Phone: (585) 264-1330
Street
Pittsford NY 14534 E-mail: paul@morabitoarchitect.com
City State Zip Code
- Applicant's Interest in Property:
Owner: Lessee: Holding Purchase Offer:
Other (explain): Architect
- Owner (if other than above): Brittany Guttenberg
Address: 436 Surrey Hill Way Phone: (585) 355-8270
Street
Rochester NY 14623 E-mail: brittybean1210@yahoo.com
City State Zip Code
Has the Owner been contacted by the Applicant? Yes No
- Application prepared by: Paul Morabito
Address: Same as above Phone: _____
Street

City State Zip Code E-mail: _____
- Project Design Professional (if Available): Paul Morabito
Address: Same as above Phone: _____
Street

City State Zip Code E-mail: _____

8. Project Contractor (if Available): Gaetano Abbate
Address: 532 Plymouth Ave Phone: (585) 703-0800
Street
Rochester NY 14608 E-mail: gaetanoabbate@yahoo.com
City State Zip Code

9. Present use of Property: Residence

10. Zoning District of Property: RA

11. Is the property located in a Town Designated Historic District?

Yes No

12. Is the property listed on the National Registry of Historic Places?

Yes No

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?

Yes No

If Yes, please explain:

14. Proposed Exterior Improvements:

A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):

1- Stucco- repair and paint to match existing
2- Windows & doors- replace with Marvin. See attached materials
3- Replace garage doors with like kind. Plain panel in like color. Replace the two 8' wide doors at the double garage bay with a single 16'x7' door
4-Atrium- replace glass with like kind
5- Add door pron primary suite to rooftop terrace able single garage bay. Provide black aluminum cable rail system to 36" above the walking surface.

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

See materials attached

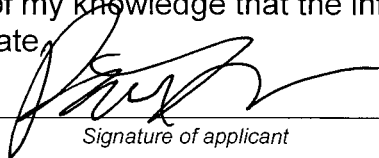
15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Parcel map | <input type="checkbox"/> Architectural elevations |
| <input checked="" type="checkbox"/> Photographs | <input type="checkbox"/> Architectural plans |
| <input checked="" type="checkbox"/> Other materials | |

Applicant Certification:

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



Signature of applicant

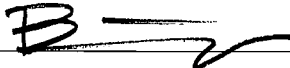
4/1/24

Date

Owner Consent:

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

Yes No

If Yes, owner's signature: 

#14B: Description of all significant proposed improvements to the landscape of 181 Sylvania Rd. Prepared By Designer Neal Barman of Josh Landscape

Front:

1. The front lawn will be restored from its current state. Extreme highs & lows in the grading of the lawn will be smoothed over. Topsoil, compost & grass seed will be installed.
2. Front Hardscape Entry will be replaced with new large rectangular pre-cast concrete pavers in a running bond pattern. The current/original footprint & shape will remain the same & the proposed colors of the new pre-cast concrete pavers will be close to the colors of the existing materials.
3. Front Foundation Planting bed shapes will remain mostly the same with some alterations to the curves and the width of the planting beds extended to 7' to allow room for plant growth.
4. Soil will be added to the beds and pitched away from the house. All low spots will be filled.
5. Natural stone mulch (2-3" cobble) will be installed a uniform 12" from the stucco house to ensure that the stucco is kept clean & dry.
6. Low Voltage lighting. Minimalist design- Black treated Brass fixtures will be used to light up the hardscape at the front door.
7. Current/existing Front Foundation Plantings of overgrown yews will be replaced with:
 1. (5) Japanese Upright Plum Yew
 2. (9) Green Velvet Boxwood
 3. (14) Walkers Low Catmint
 4. (9) Purple flowering Liriope
 5. (17) Bobo Hydrangea
 6. Black Mulch will be installed in all planting beds to compliment the black architectural details of the house.

Sunroom Patio with Privacy Wall & Plantings:

1. Hardscape: Existing low stucco wall will be replaced with a larger stucco wall capped with thermal cut natural bluestone. The height of the proposed wall will not exceed the height of the existing threshold of the sliding doors & windows of the sunroom so that it appears original to the house.
2. Hardscape: Thermal cut bluestone steps will be added to provide access to walkout patio space off the sunroom.
3. Hardscape: Patio material will match the pre-cast concrete pavers used for the front entry.

4. Thermal cut bluestone steps will come off from the patio & step down to the lawn
5. Rectangular steppingstones will lead from the fenced pool area to the Sunroom Patio.
6. Low Voltage lighting. Minimalist design- Black treated Brass fixtures will be used to light the steppingstones.

Plantings:

1. (3) Bo-Bo Hydrangea will be planted on the exterior of the stucco wall
2. (10) Endless Summer Hydrangea will be planted on the inside of the stucco wall.
3. Planting bed will be mulched with 2-3" cobble to ensure patio & stucco wall remain clean & dry.
4. (4) Viburnum will be planted around the air conditioner unit & boulders will be installed to appear as if they are an original part of the landscape.
5. Planting Beds will be mulched with black mulch.

Pool Area /Back Yard:

1. Pool Decking/Patio Existing concrete & bluestone will be replaced with the same pre-cast concrete paver as the front entry & sunroom patio. Running bond pattern.
2. Pool coping will be updated to large rectangular format pre-cast rectangles designed to match the body of the pool decking.
3. Square pre-cast concrete of the same color & material will be used on a 45, with astroturf in between joints along the far length of the pool to introduce permeability into the hardscape.
4. Stucco retaining wall to match surface & color of house, capped with thermal cut bluestone.
5. (2) sets of thermal cut blue stone steps to formal fenced in lawn area.
6. Proposing to have (7) old sickly evergreens removed & extend the pool decking out toward the woods.
7. To extend the permeable pool decking 15' out from its current dimensions, Large 24-36" Dolomite Boulders mined from local quarry will be used to create (4) single course naturalistic tiers into the woods. The retaining walls will be functional to support new tree plantings as well as aesthetically pleasing from all directions.
8. Rectangular steppingstones will lead from the fenced in pool area to the driveway.
9. Low Voltage lighting. Minimalist design- Black treated Brass fixtures will be used to light up the steppingstones.

Removal of Current Painted Wood Deck & Installation of New Composite Deck:

Carpentry: Existing Red painted wood deck will be replaced with composite decking material to closely match the exterior colors of the house. Footprint of new design to be very close to existing- but with simplified lines that speak to the design of the house.

Walnut colored deck boards & black & stainless cable railing system.

Pool Area Plantings:

1. (72) Green Velvet Boxwoods
2. (24) Dwarf Ornamental Grasses
3. (4) Viburnum
4. (7) PJM Rhododendron
5. (20) Catmint
6. (9) Rhododendron
7. (7) Korean Lilac (Pleached hedge)
8. Boulders will be naturalistically integrated into the planting beds.
9. All beds to be mulched with Black mulch with 2-3" cobble 12" out from all stucco architectural & hardscape elements.
10. Low Voltage lighting. Minimalist design- Black treated Brass fixtures will be used to softly up- light the plantings.

Creation of Formal Greenspace with Stucco Fireplace:

Extending 25' from the existing fenced-in pool area, the current slope of the lawn will be excavated & feathered out into existing grades to create usable- fenced in greenspace.

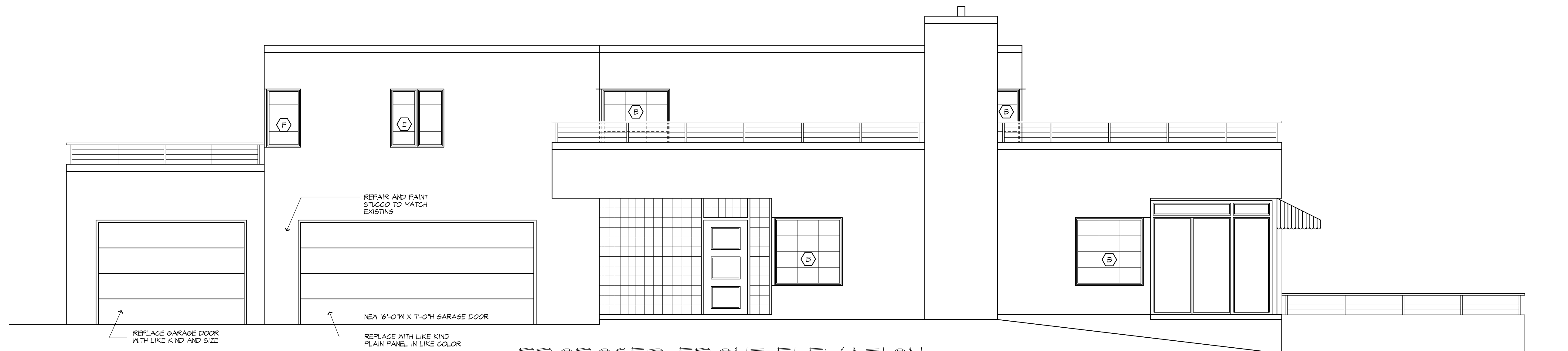
Fireplace Design: Surface treatment of the fireplace will match the surface & color of the stucco house & capped with thermal cut bluestone. The fireplace is proposed to be a gas fireplace with built-in seating. To be surfaced with stucco to match the architecture of the house.

The seating area in front of fireplace to made of Square precast pavers on a 45 with astroturf in between to visually connect the fireplace to the formal green space.

Privacy Planting & Pool Fencing:

1. (13) Black Hills Spruce
2. 6) Limelight Hydrangea

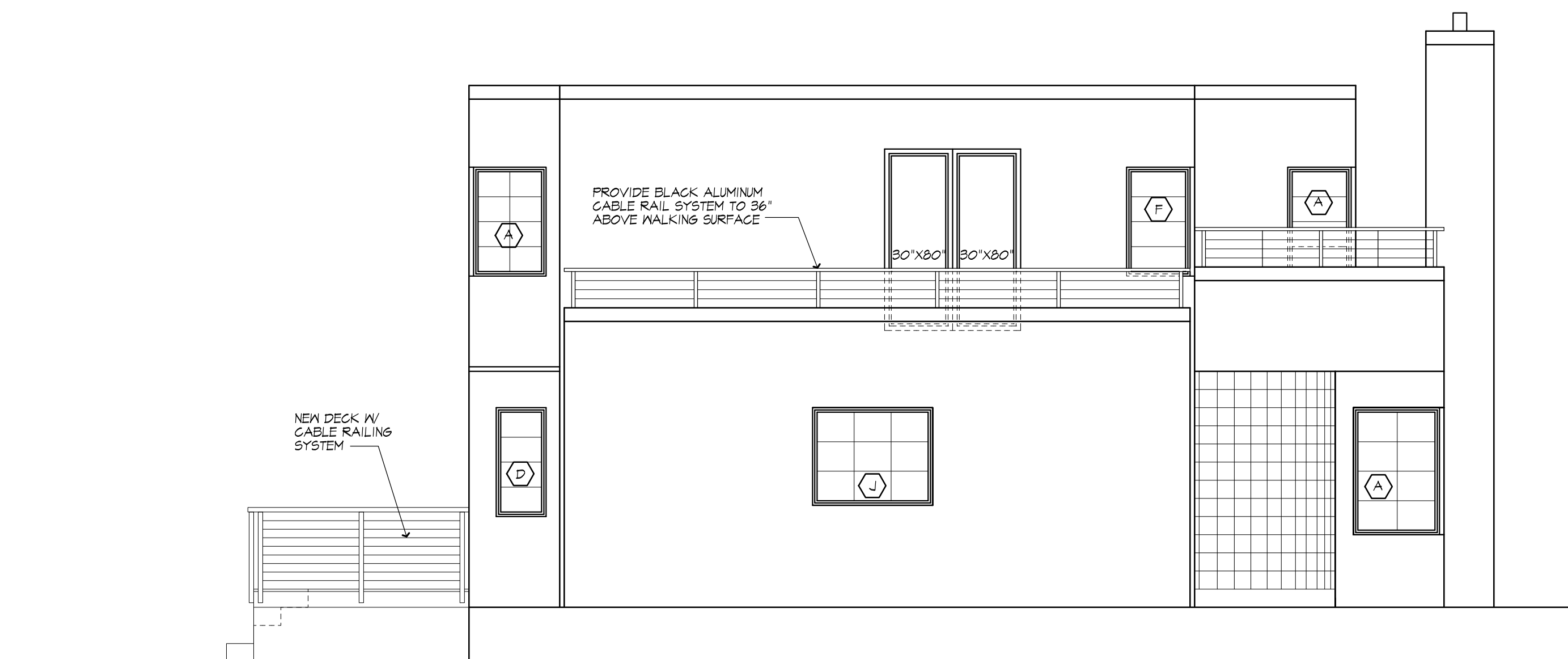
3. (16) Inkberry (Shamrock)
4. (9) Western Arborvitae
5. Black Aluminum Pool Fencing will enclose the pool area.
Black Hills Spruce planting is to be on the exterior of the pool fencing to create a soft evergreen privacy screen without any obstruction of hard lines from view.



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



MORABITO ARCHITECTS

PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.
LICENSED IN CO., MA, ME, NV, NY, PA, SC

121 Sully's Trail
Pittsford, NY 14534

(585) 264-1330
(585) 264-1333 Fax

www.MorabitoArchitects.com

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PROJECT:
INTERIOR RENOVATION
181 SYLVANIA RD
PITTSFORD, NY 14618

CLIENT:
GAETANO ABBATE

DRAWING:
PROPOSED ELEVATIONS

DRAWN:
JTL/PM

DATE: APRIL 2024

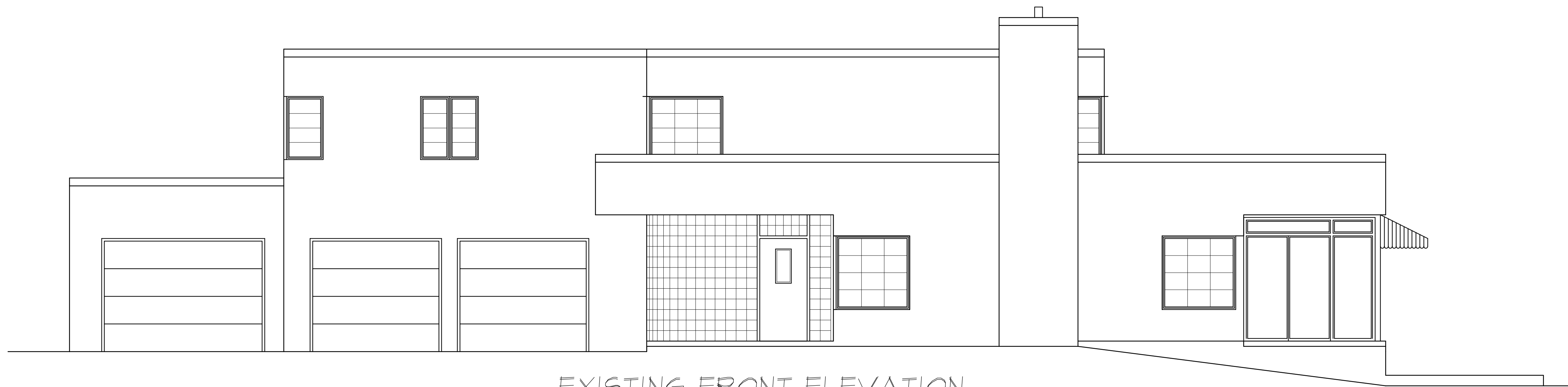
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JOB NO.: 23M4402

SHEET:

1
OF **2** SHEETS

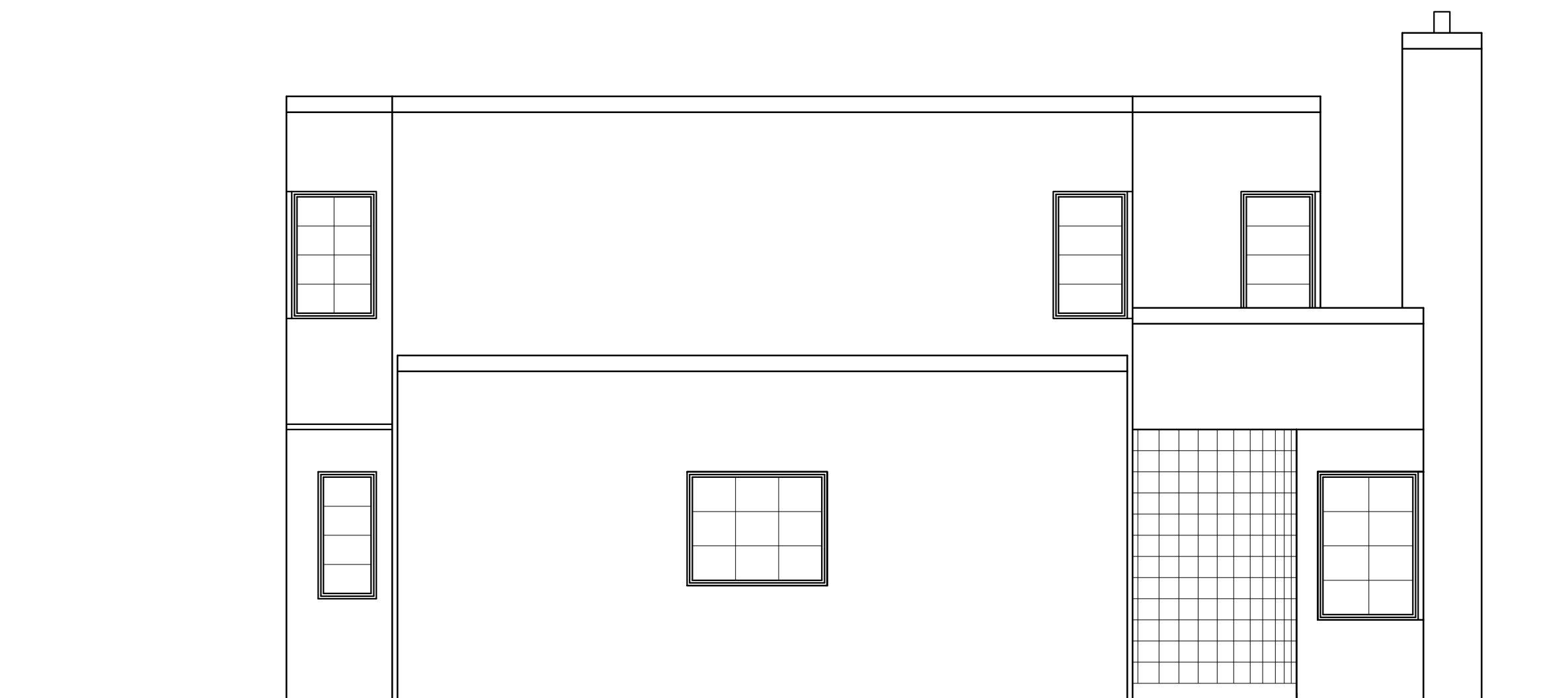




EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



**MORABITO
ARCHITECTS**

PATRICK J. MORABITO, A.I.A. ARCHITECT, P.C.
LICENSED IN CO., MA, ME, NV, NY, PA, SC

**121 Sully's Trail
Pittsford, NY 14534**

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PROJECT:
INTERIOR RENOVATION
181 SYLVANIA RD
PITTSFORD, NY 14618

CLIENT:
GAETANO ABBATE

DRAWING:
EXISTING ELEVATIONS

DRAWN:
JTL/PM

DATE: APRIL 2024

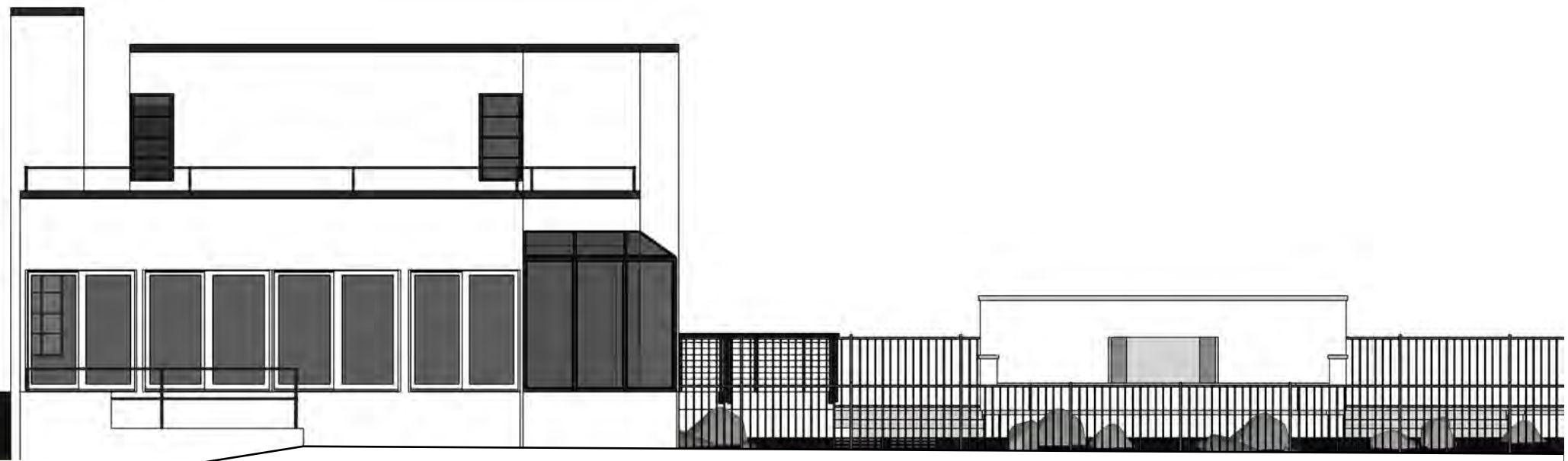
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JOB NO.: 23M4402

SHEET:

2
OF 2 SHEETS





Scale: 1/8" = 1'

Plan is conceptual.
Contractor to field verify
all dimensions and grades.



Scale: 1/8" = 1'

Plan is conceptual.
Contractor to field verify
all dimensions and grades.



Notes:





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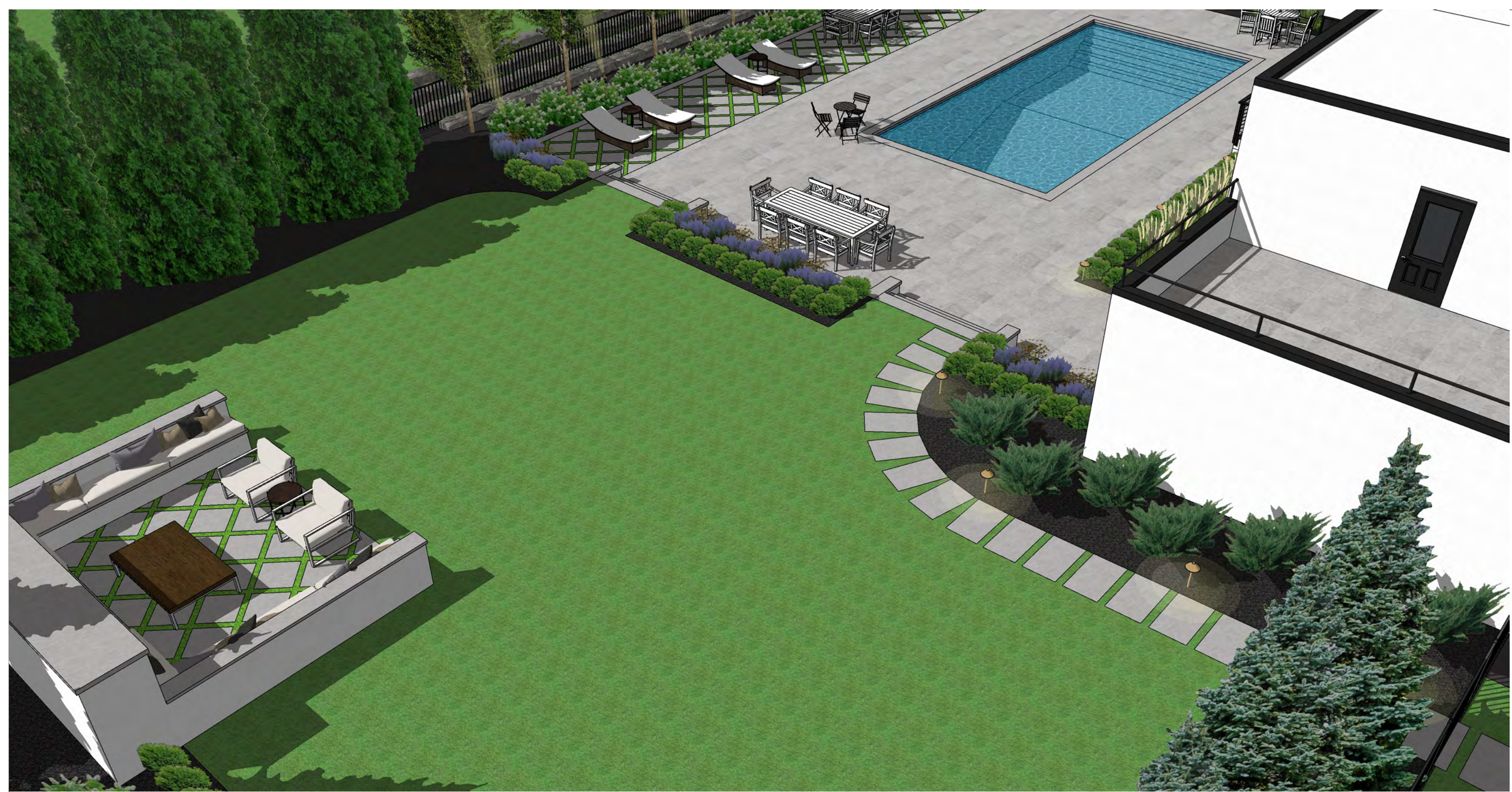
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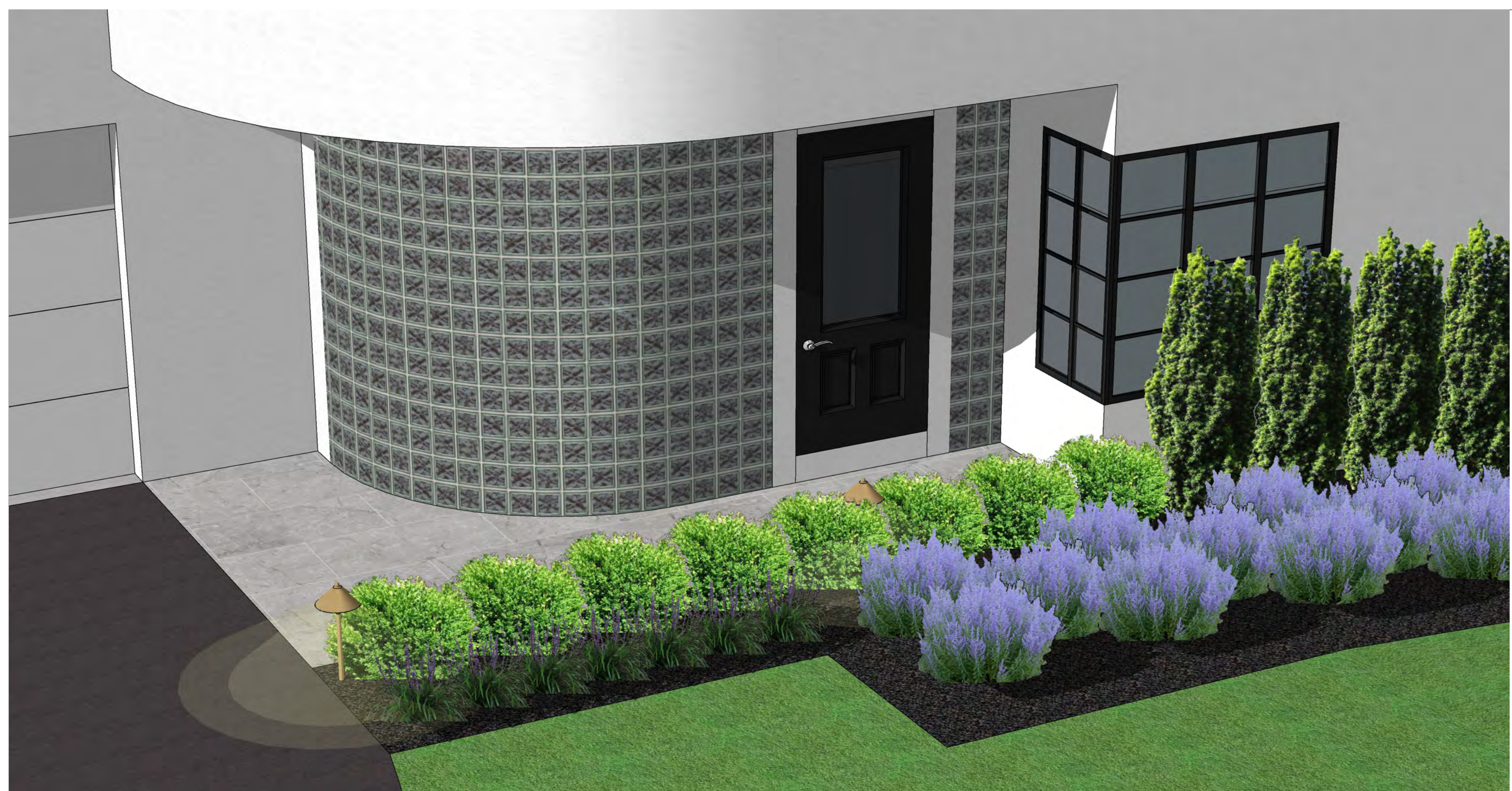
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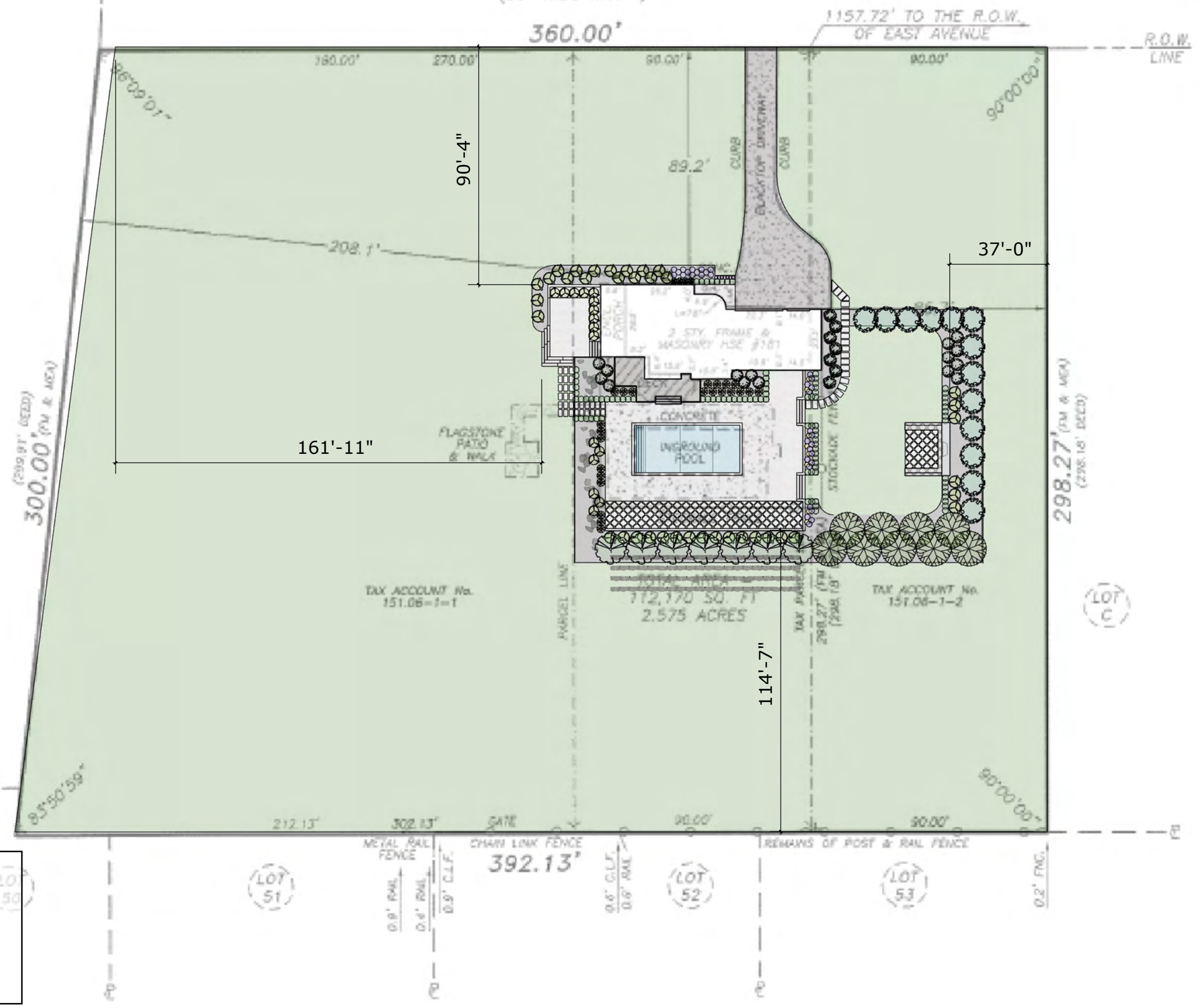
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Plan is conceptual.
Contractor to field verify
all dimensions and grades.





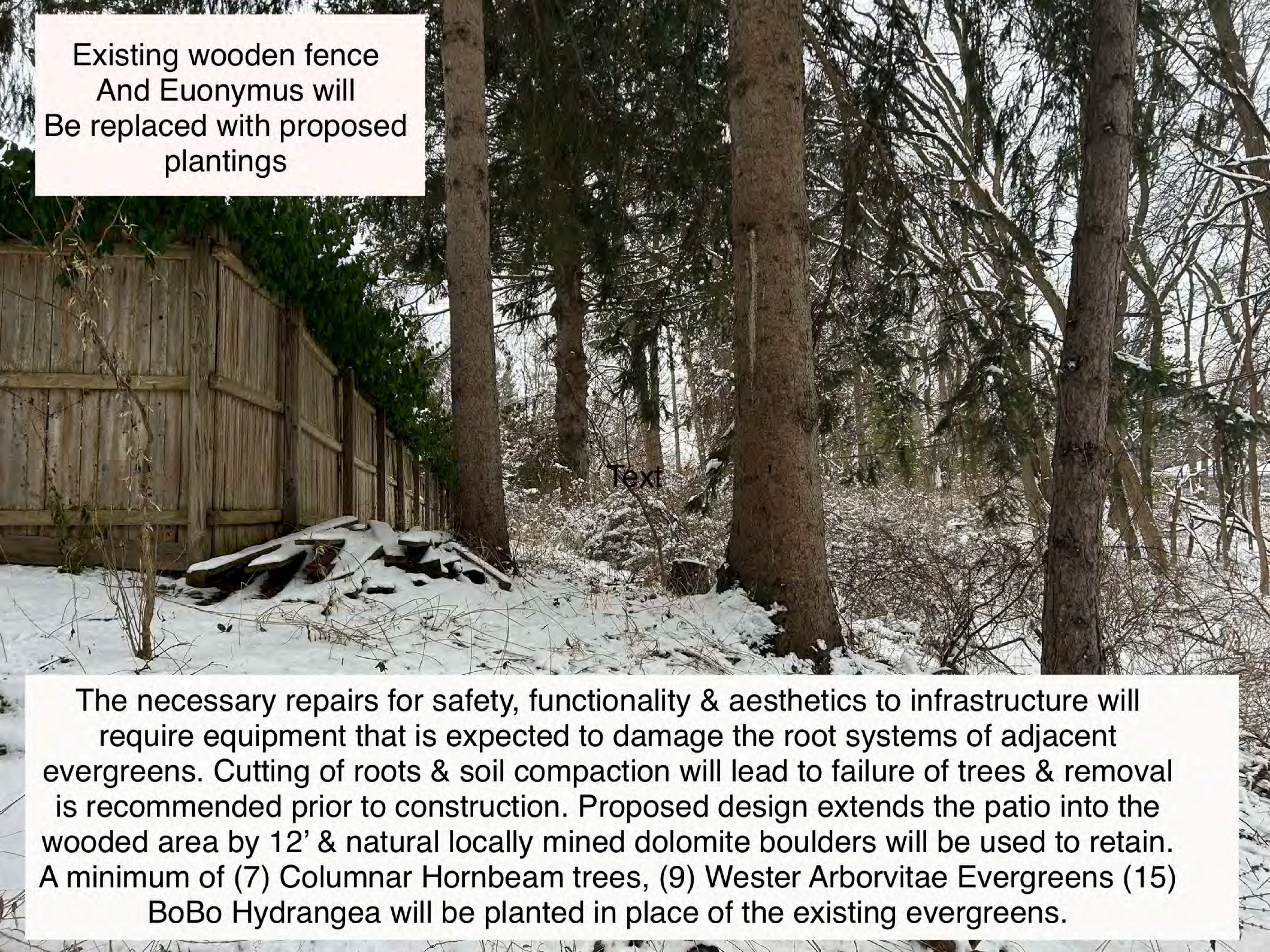
SYLVANIA ROAD (60' WIDE R.O.W.)



Scale: 1" = 40'

Plan is conceptual.
Contractor to field verify
all dimensions and grades.





Existing wooden fence
And Euonymus will
Be replaced with proposed
plantings

Text

The necessary repairs for safety, functionality & aesthetics to infrastructure will require equipment that is expected to damage the root systems of adjacent evergreens. Cutting of roots & soil compaction will lead to failure of trees & removal is recommended prior to construction. Proposed design extends the patio into the wooded area by 12' & natural locally mined dolomite boulders will be used to retain. A minimum of (7) Columnar Hornbeam trees, (9) Western Arborvitae Evergreens (15) BoBo Hydrangea will be planted in place of the existing evergreens.



Existing overgrown Yew Hedge & wooden fence will be removed. We are proposing to open up the fenced in area by 25' & Planting a privacy screen of spruce evergreen trees. The proposed privacy hedge will start at the same point the current existing Yew hedge starts along the side of the garage - to remain true to the face of the house remaining visible from this angle on Sylvania Rd. All wood fencing will be replaced with black aluminum fencing.



Remove Hawthorne tree that is too close to the foundation & plant A Cherokee Princess Flowering Dogwood tree 8' away from the foundation. Pachysandra bed will remain. Proposing to use the existing low white stucco wall as inspiration for new enclosed patio. New wall will match existing home stucco & paint. Endless Summer Hydrangeas will be planted within the patio walls.

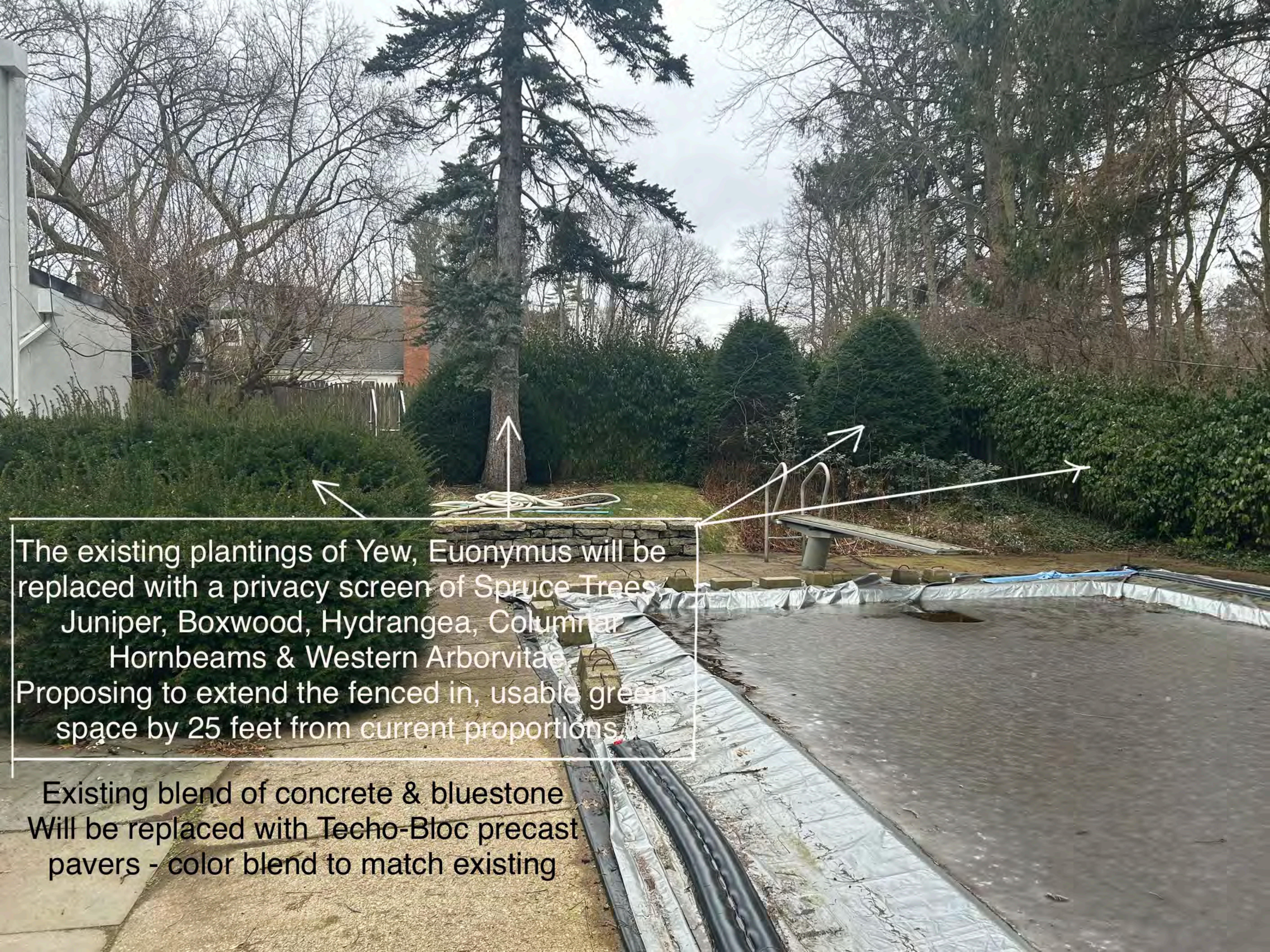


Using the existing white stucco wall as inspiration, a white stucco privacy wall will be constructed to enclose proposed patio. The existing Spirea will be replaced with Endless Summer Hydrangea. Proposed 6" high steps coming from the door to the patio will be made of natural blue stone- Thermal cut. Proposed patio will match all other Hardscape surfaces with precast interlocking concrete pavers. All Hardscape colors will be consistent throughout property.



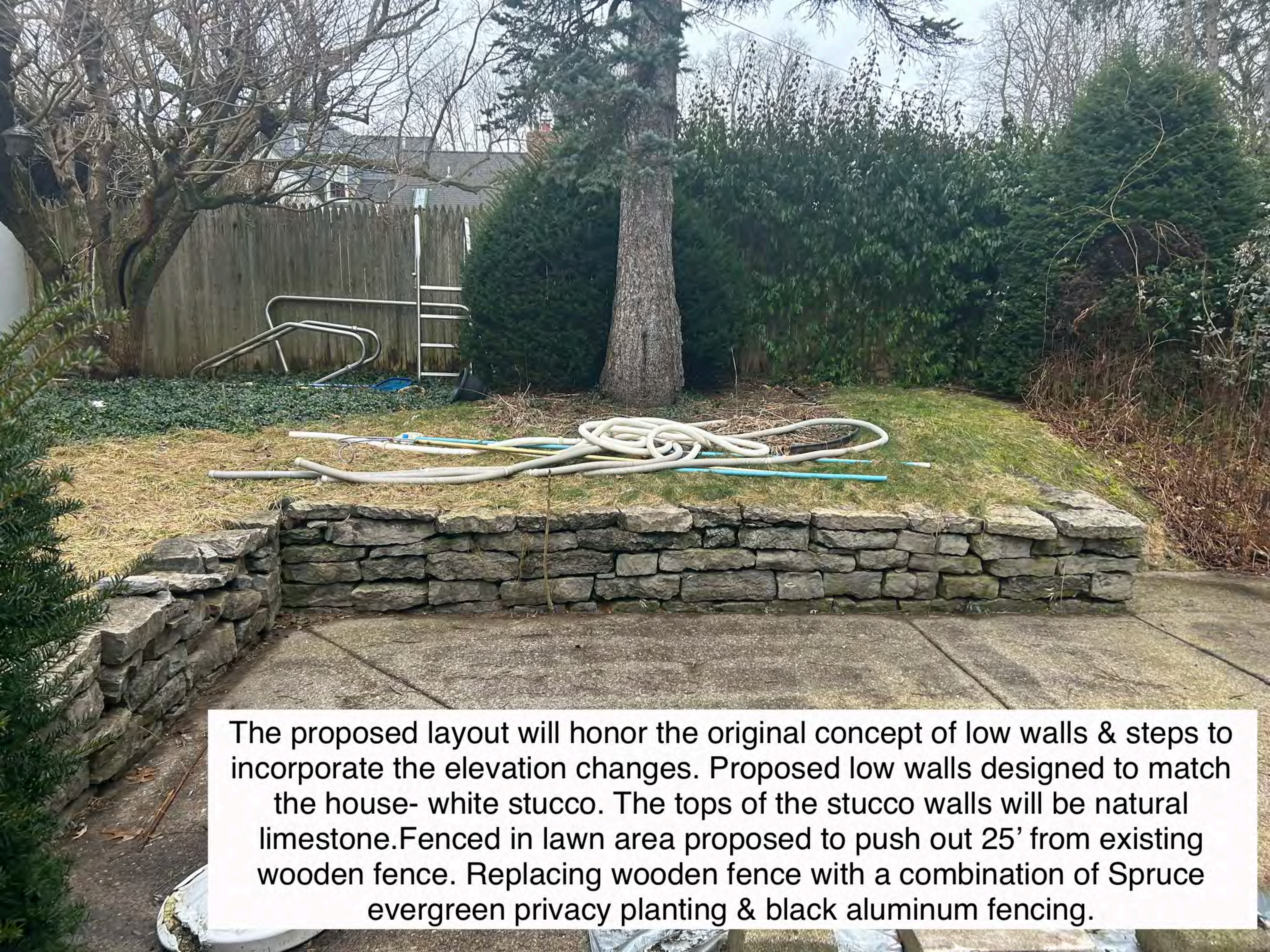
Replace existing wood fence with black aluminum fencing. Remove overgrown Chokeberry & Privet shrubs & replace with Green Velvet Boxwood, Dwarf Ornamental Grasses & Rhododendron. Dolomite boulders will be integrated into the bed planting design & used periodically in the landscape to prevent erosion & washout.

Existing Spirea will be replaced with Endless Summer Hydrangea



The existing plantings of Yew, Euonymus will be replaced with a privacy screen of Spruce Trees, Juniper, Boxwood, Hydrangea, Columnar Hornbeams & Western Arborvitae. Proposing to extend the fenced in, usable green space by 25 feet from current proportions.

Existing blend of concrete & bluestone Will be replaced with Techo-Bloc precast pavers - color blend to match existing



The proposed layout will honor the original concept of low walls & steps to incorporate the elevation changes. Proposed low walls designed to match the house- white stucco. The tops of the stucco walls will be natural limestone. Fenced in lawn area proposed to push out 25' from existing wooden fence. Replacing wooden fence with a combination of Spruce evergreen privacy planting & black aluminum fencing.



Existing Red painted wood deck will be replaced with composite deck to match the colors of the house on the sides, with dark walnut colored top treads. Proposing clean lined black metal & cable railing.

Existing blend of bluestone & concrete pool decking will be replaced with precast interlocking concrete pavers. The pool decking pattern will be made of large format rectangles in a running bond pattern. The outer most sections of the pool decking will be large format square concrete pavers with 6" astroturf joints in between.



Existing blend of concrete & bluestone to be replaced with tan & grey precast interlocking concrete pavers & steps. All colors for all Hardscape surfaces will be uniform & match the existing colors of Hardscape.

Existing Yew Hedge will be replaced with: Green Velvet Boxwood, Japanese Plum Yew, Catmint & Lirope. Beds will be mulched with black mulch.





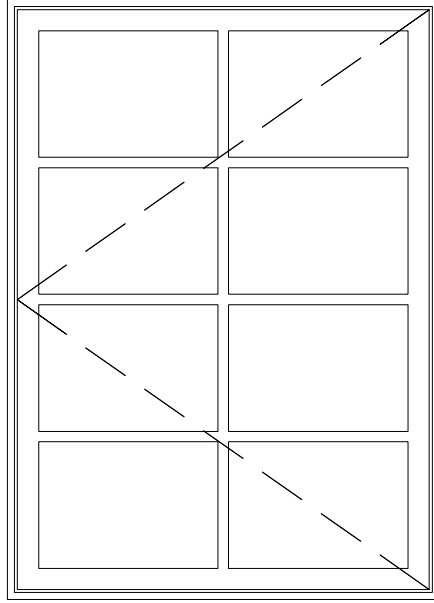
Existing bluestone & mortar joints will be replaced with precast interlocking concrete pavers. The proposed color blend will incorporate the existing blue & tan tones. The proposed pavers will be large format rectangular running bond pattern.



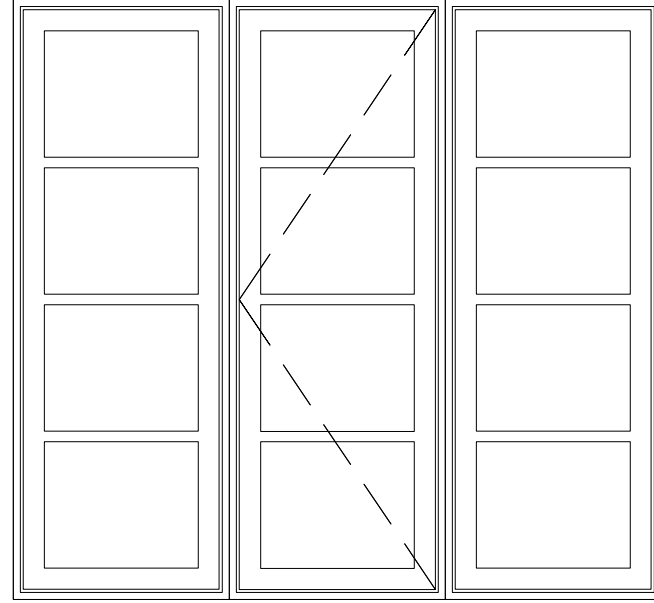




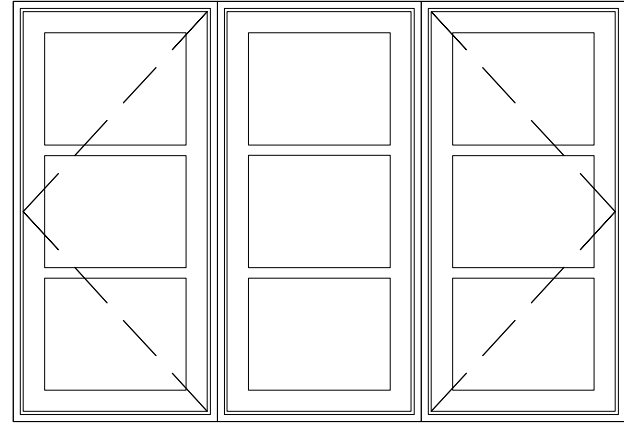




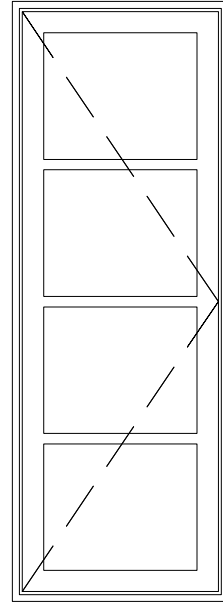
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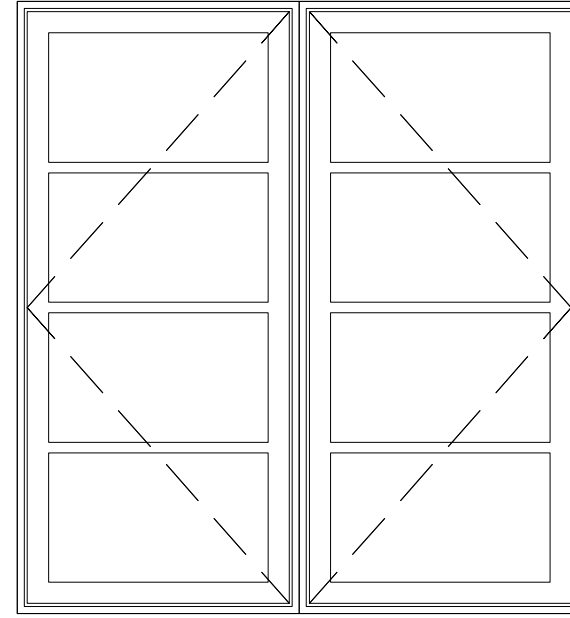
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SCALE: 3/4" = 1'-0"



C
SCALE: 3/4" = 1'-0"



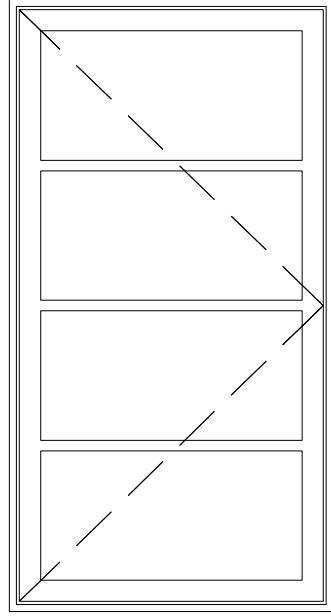
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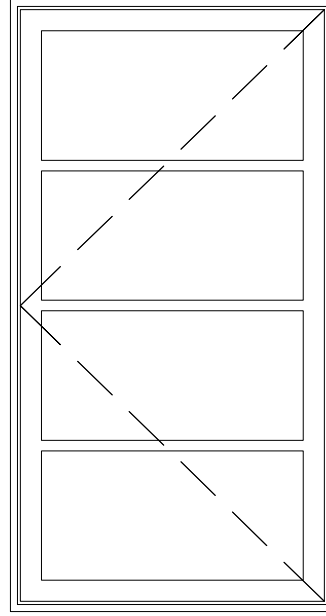
E
SCALE: 3/4" = 1'-0"

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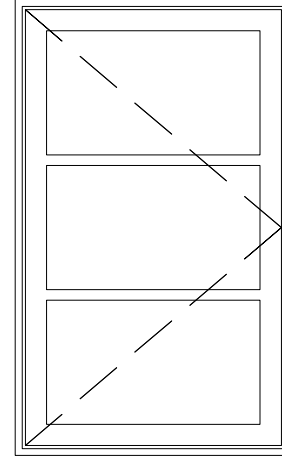
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DIST/DEALER: ROCHESTER COLONIAL-5677000
DRAWN: MATT ZYLA
QUOTE#: 2C54VCL PK VER:0004.04.00 CREATED: 10/23/2023 REVISION:



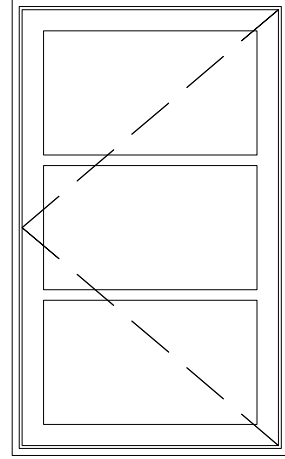
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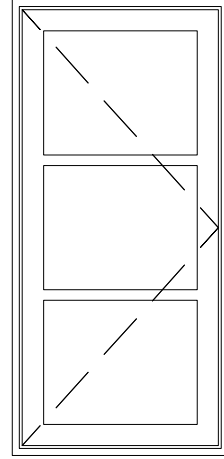
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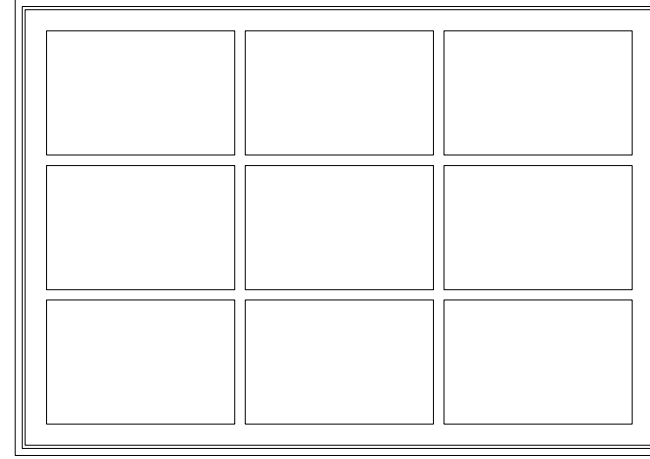
G
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G
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H
SCALE: 3/4" = 1'-0"



J
SCALE: 3/4" = 1'-0"

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4
OF 5

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