Design Review & Historic Preservation Board Agenda July 28, 2022

HISTORIC PRESERVATION DISCUSSION

BUILDING INSPECTOR REMARKS

RESIDENTIAL APPLICATION FOR REVIEW

29 Kirklees Road

The Applicant is requesting design review for an addition of a 244 sf garage and the repurposing the old garage bay to create a mudroom for a total of 1127 sf of existing renovations.

• 22 Greythorne Hill

The Applicant is requesting design review for the construction of an approximately 20 x 16 covered porch addition off the back of the house.

47 Railroad Mills Road

The Applicant is requesting design review for a 195 sf addition and demo of existing Greenhouse off the back of the house and also interior renovations.

• 354 Canfield Road

The Applicant is requesting design review for the construction of a 1472 SF oversized over height accessory structure/Garage.

RESIDENTIAL APPLICATION FOR REVIEW - NEW HOMES

• 12 Black Wood Circle

The Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2182 square feet and will be located in the Wilshire Hills Subdivision.

COMMERCIAL APPLICATION FOR REVIEW - COMMERCIAL

• 957 Panorama Landing - Novanta

The Applicant is requesting design review for the addition of an approximately 15.35 sf sign located on the front facing portion of the building similar to the signs other businesses located in same building.

DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

• 4000 East Avenue

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 4000 East Avenue is requesting approval from the Design Review and Historic Preservation Board to demolish the existing "Caretaker home" and rebuild a new guest house on the same footprint. Tax Parcel No. 151.06-2-45. This property is Zoned Residential Neighborhood (RN).

Design Review and Historic Preservation Board Minutes July 14, 2022

PRESENT

Dirk Schneider, Chairman; David Wigg, Vice Chairman; Jim Vekasy, Paul Whitbeck

ALSO PRESENT

Cathy Koshykar, Town Board Liaison; Doug DeRue, Director of Planning and Zoning; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

ABSENT

Bonnie Salem, Kathleen Cristman, John Mitchell, Robert Koegel, Town Attorney

HISTORIC PRESERVATION DISCUSSION

The historical marker has been installed at the East Street Burying Ground. Dirk Schneider thanked Dave Wigg for his efforts to paint the pole and install the sign.

RESIDENTIAL APPLICATION FOR REVIEW

71 Reitz Parkway

The Applicant is requesting design review for an addition of a 446sf master bedroom addition, renovation of their 3 season room to a 4 season room, and addition of a roof over the front porch.

The homeowner, Kenneth and Kimberly Chin, were present.

David Wigg disclosed that he is acquainted with the applicant.

Dr. Chin described the changes to the current structure. The Board had no further discussion on this application.

Paul Whitbeck moved to approve the application as submitted.

David Wigg seconded.

All Ayes.

17 Northfield Gate

The Applicant is requesting design review for an addition of a 150 sf addition off the southwest corner of the existing house.

A representative from Fitch Construction was present to discuss the application with the Board.

Sliding windows will be installed and materials to match the existing will be utilized.

The Board had no objection to these changes.

Jim Vekasy moved to approve the application as submitted.

David Wigg seconded.

All Ayes.

• 57 Shire Oaks

The applicant is requesting design review for an addition of a 255 sf front porch deck on the front entry way of the property.

Kevin Lloyd was present to discuss the application with the Board.

Mr. Lloyd described the composite decking on the porch and the proposed roofing.

Hearing no further discussion, Dirk Schneider moved to approve the application as submitted.

Paul Whitbeck seconded.

All Ayes.

81 Knickerbocker Road

The applicant is requesting design review for an addition of a 683 sf worth of additions including, Phase 1: second floor renovations including new roof line for master bedroom and bath. Remodel 2 existing baths and relocate laundry. Phase 2: including front bump out/entry way and moving kitchen, rebuilding and adding to sunroom in back.

The homeowner, Lisa Cannon, and Architect, Steve Taggert was present to discuss the application with the Board.

This multi-faceted renovation will take place in two phases. The dormers will be removed and windows will be replaced. Mr. Taggert showed the Board a color rendering of the project that was not in the packet. He also reviewed with the Board proposed material samples. The roof will be replaced with a standing seam roof. The main house will feature horizontal siding.

Dirk Schneider moved to accept the application for a complete exterior renovation as submitted to reflect an additional rendering A-1 dated 7-1-21 as submitted at the meeting on 7-14-22 and all mullions in the window will match this rendering and all finishes will be as recorded.

David Wigg seconded.

All Ayes.

111 Mill Road

The Applicant is requesting design review for an addition of a 436 sf addition off the back of the existing house.

The homeowners, Phil and Jill Franco, and architect Ted Butcher were present.

The proposed dining room was discussed by Mr. Butcher with the Board.

Two additional elevations were submitted at the meeting by the architect to provide more clarification to the Board. It was stipulated that there is no change to the proposed design in this new rendering.

David Wigg moved to accept the application as submitted with all materials to match constructed as the drawing A-5 submitted 7-14-22 by the architect.

Paul Whitbeck seconded.

All Ayes.

RESIDENTIAL APPLICATION FOR REVIEW - NEW HOMES

• 54 Coventry Ridge

The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 4342 square feet of livable area and is located in the Coventry Ridge Subdivision.

Jim Connaughton of Coventry Ridge Building Corporation was present.

This model will feature a side load garage and the front elevation will have cultured stone with framed brick accents around the lights.

The shutters were discussed. Mr. Connaughton indicated that 16" shutters can be ordered and the Board felt that the 16" length would be the best look.

Dirk Schneider moved to approve the application as submitted with the condition that all 2 ft. 4 inch windows will receive 16" wide shutters.

Jim Vekasy seconded.

All Ayes.

COMMERCIAL APPLICATION FOR REVIEW - COMMERCIAL

3500 East Ave - Garages

The Applicant is requesting design review for the construction of detached garages that will be located on the Kilbourne Place on East property.

David Hanlon of Riedman Corporation was present. Mr. Hanlon described the garages which would be positioned on the back of the property line near Route 490. He indicated the garages will not be visible from East Avenue, however they would reflect the styling of the other structures on the property. Carriage style doors will be installed on the garages and front and side elevation will be finished.

A discussion of the need for a man door was held. Bill Zink indicated that he will check the Code for this.

Jim Vekasy moved to approve the construction of (2) 4 stall and (2) 6 stall garages at Kilbourn Place with the condition that the brick knee wall finishing is returned 8" on the side elevations.

David Wigg seconded.

All Ayes.

DEMOLITION AND RESIDENTIAL APPLICATION FOR REVIEW - RETURNING

93 Kilbourn Road

In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 93 Kilbourn Road is requesting approval from the Design Review and Historic Preservation Board to demolish the existing 2,220 +/- square foot home at 93 Kilbourn Road and rebuild a new 5,400 +/- square foot single family home on the property. Tax Parcel No. 138.13-3-8. This property is Zoned Residential Neighborhood (RN).

The public hearing remains open.

The homeowners Christine and Larry Giangreco were present.

The Board reviewed the new submitted changes. One garage bay and one bedroom is proposed to be removed accounting for a lessening of 460 sq. ft. change in area.

David Wigg and Paul Whitbeck expressed concerns about the new design effecting the character of the neighborhood. Mr. Whitbeck expressed that he feels a front loaded garage would be a better choice to fit in with the rest of the neighborhood. Mr. Wigg prefers a renovation of the existing home over a demolition and expressed that he still thinks the proposed structure is an excessive size for the neighborhood. Ms. Giangreco discussed that a renovation with asbestos abatement would be costly.

A new plot plan was provided to the Board by the homeowners. The home will be rotated to be parallel to the street. The setback from the street will be 54".

Public comment was heard from Doreen Scibetta of 103 Kilbourn Road. She indicated she does not want to see this property become a rental property but is also concerned about the larger structure blocking the view from the back of her property.

Dirk Schneider expressed his opinion that the design materials could be compatible with the neighborhood and the hip roof brings down the massing of the structure. He felt that reducing the garage by one bay and the one story design is helpful although he did express later that the massing of the footprint is still concerning and he still has concerns about this structure changing the character of the neighborhood.

Discussion was held that it is important to stake out the footprint of the new home so that Board can get a better feel for the impact the new structure will have on the neighborhood. David Wigg also asked what the courtyard would look like. Ms. Giangreco discussed adding landscaping to soften this area

It was reported that the Giangrecos and Siefert families are in discussion. The homeowner inquired about the potential of an extension of the time period in which the Board has to make a decision per the demolition code. Doug DeRue expressed that this is appropriate for the applicant to give an extension in lieu of forcing a premature decision. It was determined that the decision will be extended until August 11 per the homeowner. The Board was in agreement with this.

Mr. Giangreco asked the four Board members in attendance if they felt the project was going in the right direction towards an approval. Two members answered in the affirmative and two members declined comment at this time.

The meeting remains open.

REVIEW OF MINUTES OF JUNE 23, 2022 MEETING

Dirk Schneider moved to accept the minutes of the June 23, 2022 meeting as written.

David Wigg seconded.

All Ayes.

ADJOURNMENT

Dirk Schneider moved to close the meeting at 7:50 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly Secretary to the Design Review and Historic Preservation Board





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

Permit # B22-000112

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property	Addre	ess: 29 Kirklees R	oad PITTSFOR	RD, NY 14534
		4 = 4 40 4 00 0		

Tax ID Number: 151.16-1-28.2

Zoning District: RN Residential Neighborhood

Owner: Crumb, Timothy Applicant: Crumb, Timothy

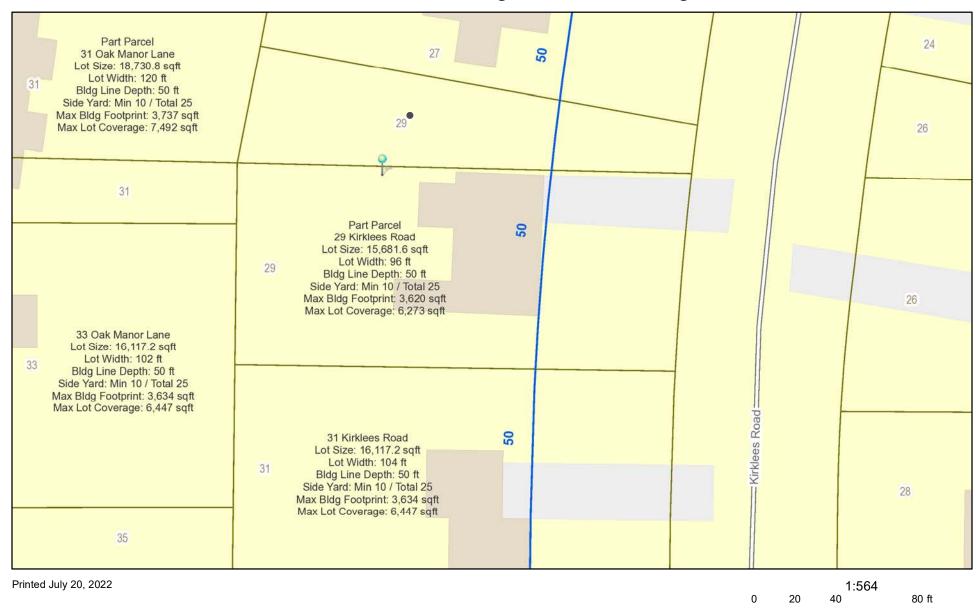
Application Type:

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

Project Description: The applicant is requesting design review for an addition of a 244 sf garage and the repurposing old garage bay to create a mudroom for a total of 1127sf of existing renovations.



RN Residential Neighborhood Zoning

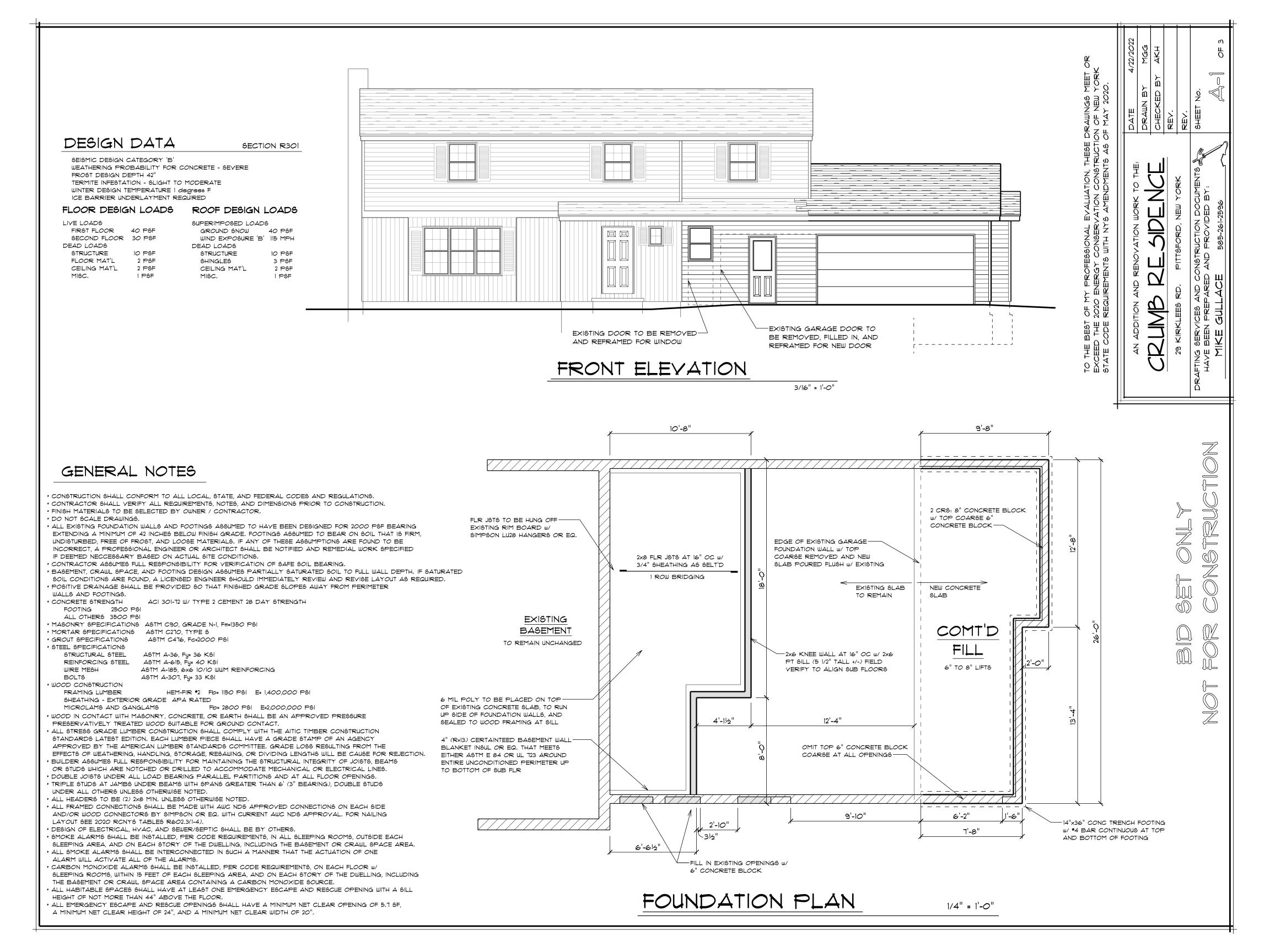


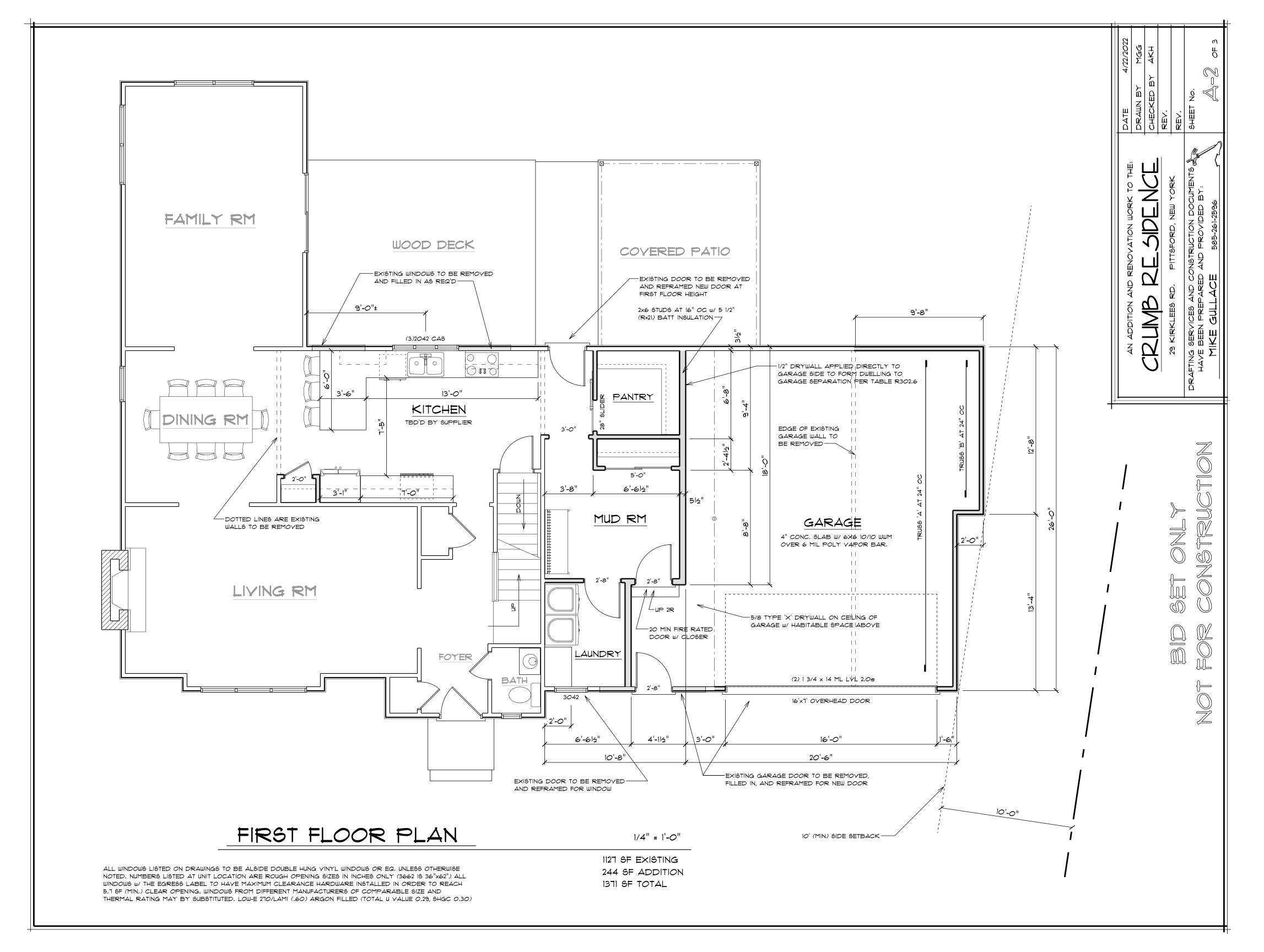
Town of Pittsford GIS

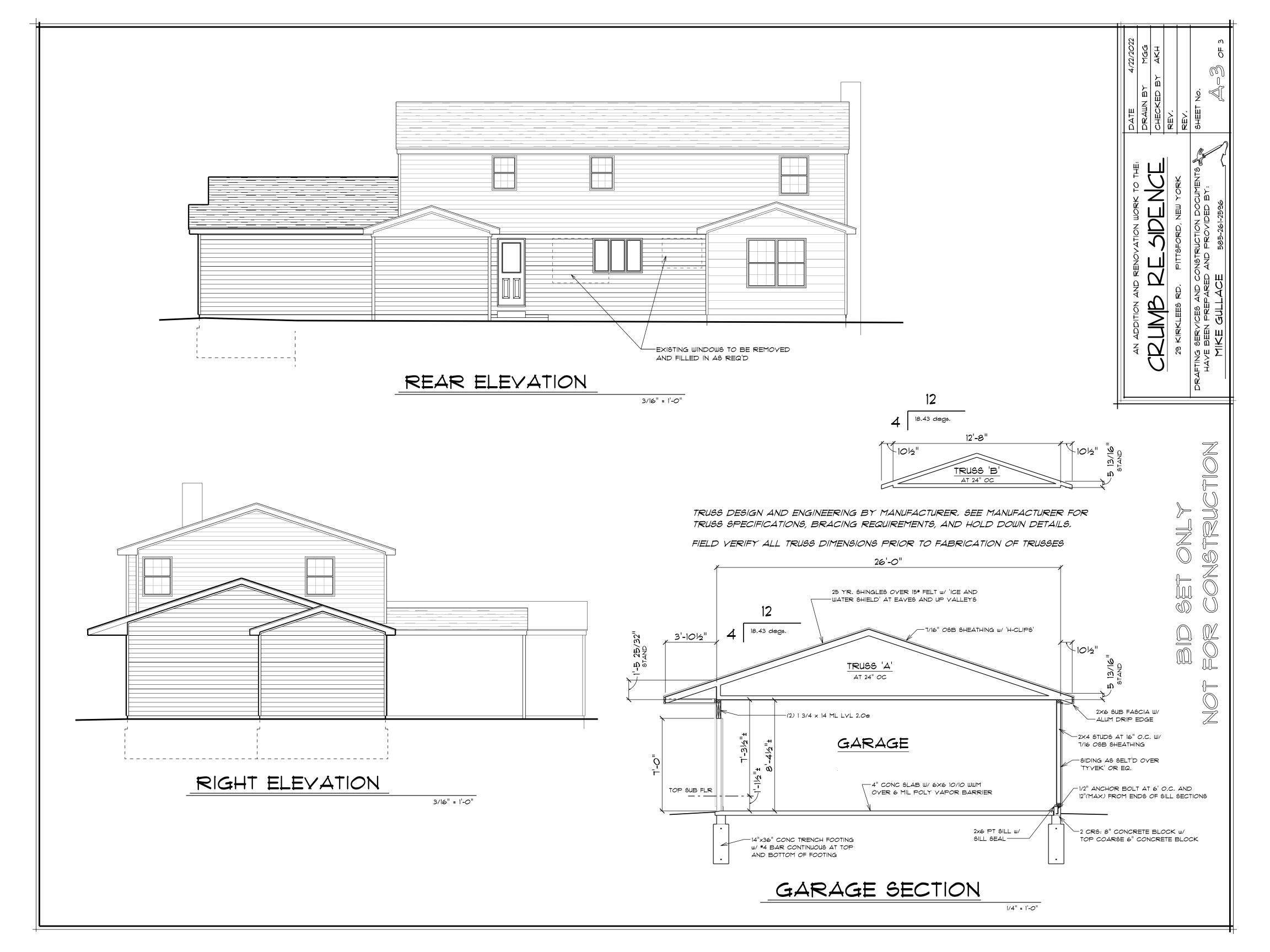
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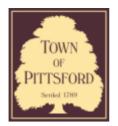
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Department of Public Works 11 South Main Street Pittsford, New York 14534

Permit # B22-000113

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 22 Greythorne Hill PITTSFORD, NY 14534

Tax ID Number: 163.03-2-6

Zoning District: RN Residential Neighborhood

Owner: Feitell, Scott C

Applicant: Terry Masci Construction DBA Fred R Steele Enterprises

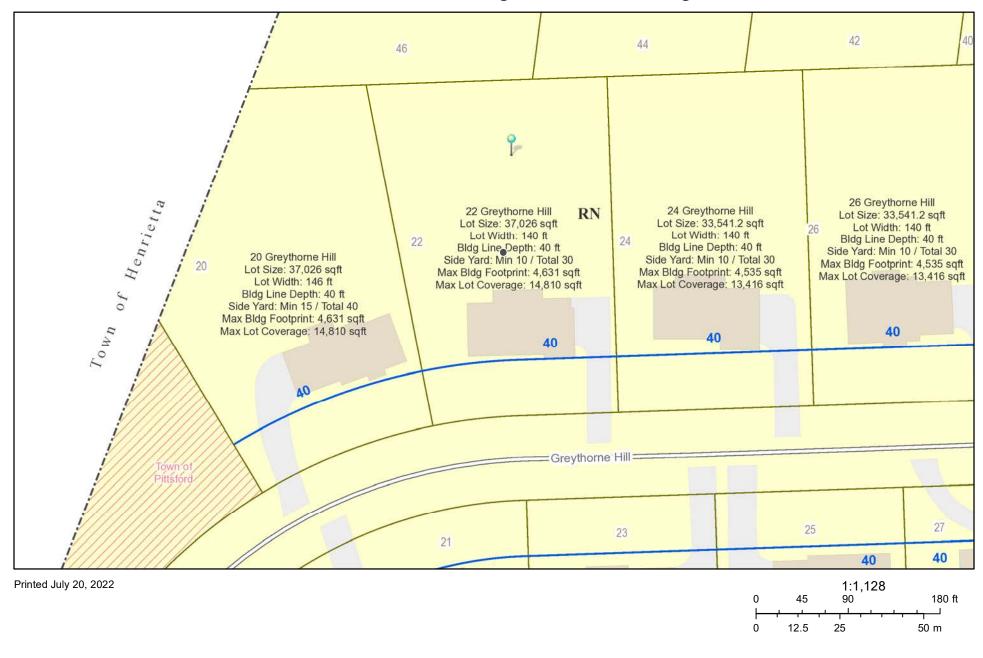
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	Residential Design Review	Build to Line Adjustment
✓	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness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

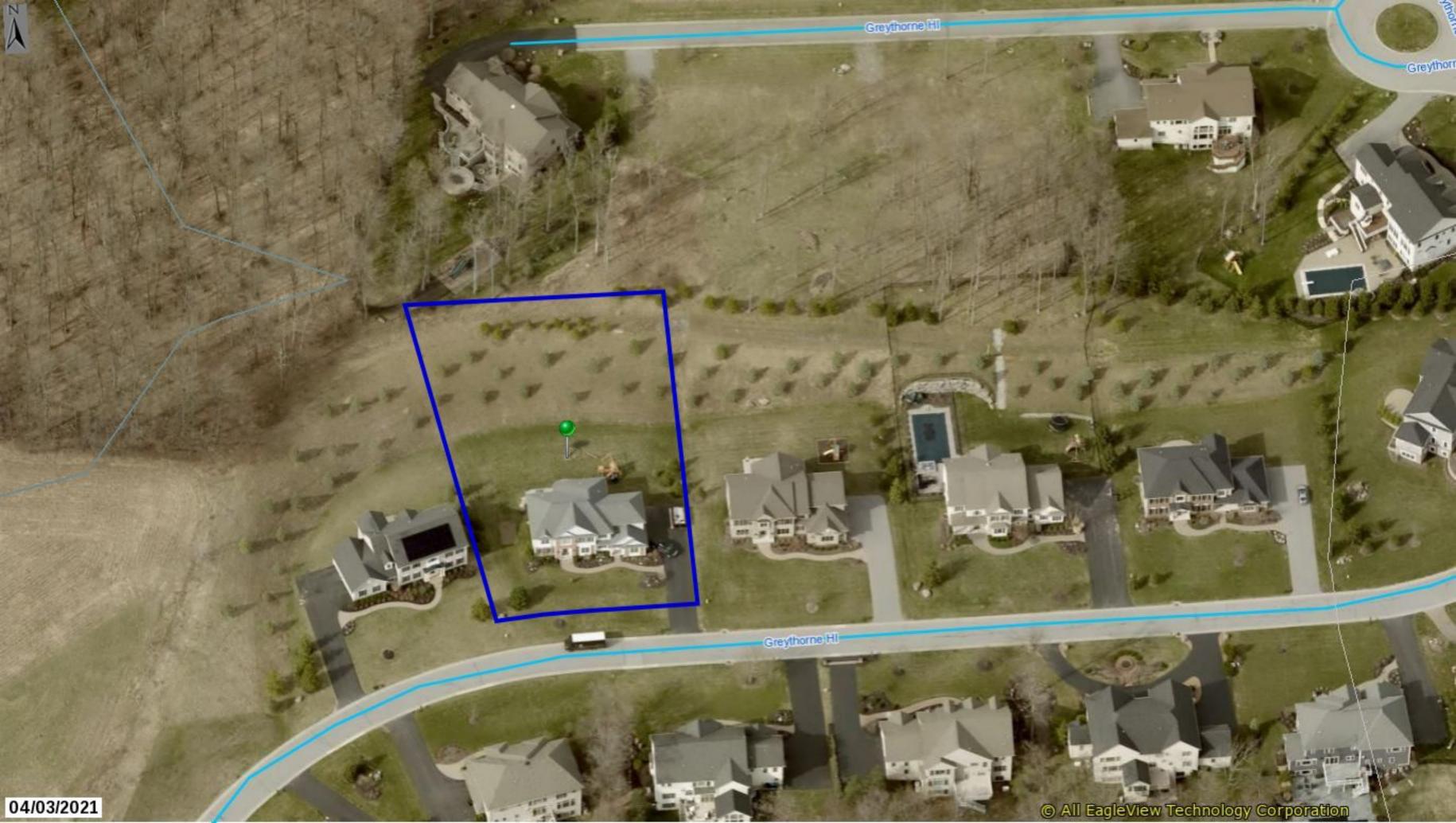
Project Description: Applicant is requesting design review for the construction of an approximately 20 x 16 covered porch addition off the back of the house.



RN Residential Neighborhood Zoning



Town of Pittsford GIS



NOTES (GENERAL NOTES TO BE APPLIED AS NEEDED TO THIS REMODELING PROJECT)

- (I.) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING. THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR
- INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS. (3.) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES
- (4.) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
- ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR)

ON THE DRAWINGS.

RESPONSIBILITY OF OTHERS.

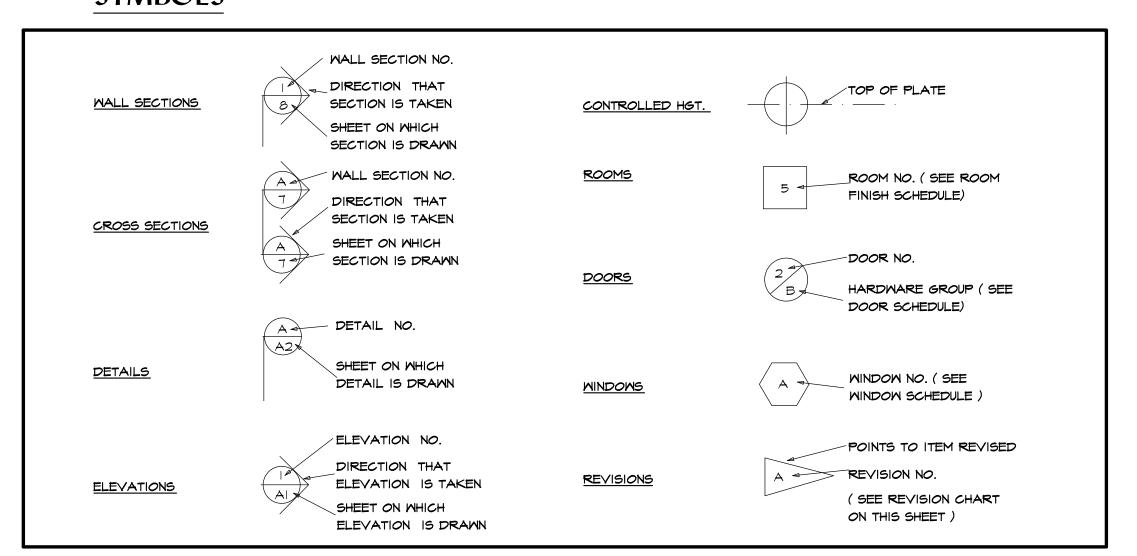
- (6.) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE
- BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- ALLOWABLE STRESSES OF MATERIALS: (THE MEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE (16.)
 - A.) CONCRETE (R402.2) MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI = FOOTINGS: 2500 PSI BASEMENT SLAB: 2500 PSI (W/FIBER REINF. ADDITIVE, OPTIONAL) GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED) BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE EXPOSED TO WEATHER)
 - POURED CONC. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONST-RUCTION, OR AIR ENTRAINED CONC. MUST BE USED. (TABLE R402.2, NOTE 2.)
 - B.) STRUCTURAL STEEL TO BE ASTM A36 C.) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER.)
- IO.) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. & SHALL COMPLY WITH CODE SECTION RIOOI-RIO66 AS APPLICABLE.
- SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.7.3 OF THE CODE.
- (12.) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R319.)

- (13.) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14.) DESIGN CRITERIA:
- A.) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
 B.) SLEEPING ROOMS = 30 PSF LIVE LOAD
 C.) GROUND SNOW LOAD = 40 PSF (FIG R301.2(6))
 D.) WIND SPEED 90 MPH, EXPOSURE B
 E.) SEISMIC DESIGN CATEGORY A OR B R301.2(2)
 E.) WEATHERING SEVERE
 - MEATHERING SEVERE FROST LINE DEPTH - 42"
 - TERMITE DAMAGE CONTACT LOCAL JURISDICTION
 DECAY DAMAGE NONE TO SLIGHT
 MINTER DESIGN TEMPERATURE (I) DEGREE
) ICE BARRIER IS REQUIRED
 - ROOF TIE-DOWN REQUIREMENTS R802.11
- (BASED UPON SPECIFIC ROOF DESIGN) M.) ENERGY COMPLIANCE DETAILS AND PATH - NIIOI.13
- (15.) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL
- DRAWING ALTERATION: THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 145. SECTION 7209 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOMED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION
- (17.) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION MI507 OF THE

OF THE ALTERATION."

- (18.) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER II OF THE CODE.
- (19.) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

SYMBOLS



ABBREVIATIONS

APPROX	-APPROXIMATE	FT (')	-F00T	OPNG	-OPENING
\$	-AND	FTG	-FOOTING	O/A	-OVERALL
0	-AT	FDN	-FOUNDATION	O.H.D	-OVERHEAD DOOR
BM	-BEAM	GYP	-GYPSUM	O/ HANG	-OVERHANG
BLK	-BLOCK	HND'CP	-HANDICAP	0/	-OVER
BD	-BOARD	HGT	-HEIGHT	OPT	-OPTIONAL
BLDG	-BUILDING	HM	-HOT WATER	P.D.R	-POWDER ROOM
BTR	-BETTER	HDR	-HEADER	PSF	-POUNDS PER SQ. FT
CLG	-CEILING	IN (")	-INCH	PSI	-POUNDS PER SQ. IN
CL	-CENTERLINE	INCL	-INCLUDE	P.T.	-PRESSURE TREATED
COL	-COLUMN	INFO	-INFORMATION	PLY'MD	-PLYWOOD
CONC	-CONCRETE	ID	-INSIDE DIAMETER	REQ'D	-REQUIRED
CONT	-CONTINUOUS	INSUL	-INSULATION	RM	-ROOM
COMM	-COMMERCIAL	INT	-INTERIOR	RES	-RESIDENTIAL
CRS	-COURSES	IECC	-INTERNATIONAL ENERGY	R'S	-RISERS
DL	-DEAD LOAD		CONSERVATION CODE	RD & SH	-ROD & SHELF
DIA	-DIAMETER	JT	-JOINT	S	-SOUTH
DBL	-DOUBLE	JSTS	-JOISTS	SKY'LT	-SKYLIGHT
DN	-DOWN	LT	-LIGHT	SH	-SHELF
DMG	-DRAWING	LL 	-LIVE LOAD	SH'S	-SHELVES
DIM	-DIMENSION	MFR	-MANUFACTURER	STOR	-STORAGE
ELEC	-ELECTRIC	MAX	-MAXIMUM	STL	-STEEL
EXP	-EXPANSION	MECH	-MECHANICAL	SUSP	-SUSPENDED
EXT	-EXTERIOR	MTL	-METAL	SYN	-SYNTHETIC
FT (')	-FEET	MIN	-MINIMUM	T'S	-TREADS
FIN	-FINISH	MISC	-MISCELLANEOUS	(TYP)	-TYPICAL
FLR	-FLOOR	N	-NORTH	T\$6	-TONGUE & GROOVE
I ST	-FIRST	NTS	-NOT TO SCALE	W/	-MITH
FLUOR	-FLUORESCENT	NO	-NUMBER	W/O	-MITHOUT
				·	

LANAI ADDITION

22 GRAYTHORNE HILL, PITTSFORD, NEW YORK

TERRY MASCI CONSTRUCTION INC.

ENERGY CODE COMPLIANCE PATH:

THIS IS AN UNHEATED ADDITION SEE THE EXCEPTION TO SECTION R402 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND O LOCAL CODES WHICH PERTAIN TO THE CONSTRUCTION OF THIS STRUCTURE
- CONTRACTOR SHALL VERIFY EXISTING STRUCTURAL O CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION
- AND / OR CONSTRUCTION CONTRACTOR SHALL PROVIDE ANY NECESSARY BRACING, O TEMPORARY FRAMING SUPPORTS (SHORING), AND UNDER-PINNING OF EXISTING STRUCTURE AS REQUIRED
- CONTRACTOR SHALL CO-ORDINATE THE INSTALLATION
 OF NEW AND / OR USE OF RELOCATED DOORS, AND WINDOWS WITH HOMEOWNER
- CONTRACTOR SHALL (WHERE POSSIBLE) MATCH PLATE O HEIGHTS, SUBFLOORS, AND WINDOW ROUGH OPENING
- HEIGHTS TO MAINTAIN CONTINUITY MHERE POSSIBLE - MATCH CONCRETE BLOCK COURSES AT NEW AND EXISTING FOUNDATION WALLS
- MINIMUM GRADE COVER AT ALL CONCRETE FOOTINGS
- SHALL BE 3'-6" INFILL EXISTING EXPOSED EXTERIOR FRAMING CAVITIES

FULL WITH INSULATION

CONTRACTOR NOTE: IF EXISTING CONDITIONS DIFFER FROM PLANS CONTRACTOR IS TO CONTACT CARINI ENGINEERING DESIGNS, P.C.



STEVEN L. CARINI, P.E.

1387 FAIRPORT ROAD SUITE #560 FAIRPORT, NY 14450-2002 PH. (585) 223-6420 www.carinidesigns.com

Also doing business as DW/EL

@theFingerLakes LIVE WELL. DO WELL

61 NORTH MAIN STREET CANANDAIGUA, NY 14424 PH. 585-223-5687

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LANAI ADDITION

Project:

TERRY MASCI CONSTRUCTION INC.

22 GRAYTHORNE HILL PITTSFORD, NEW YORK

Drawing Title: COVER SHEET & NOTES

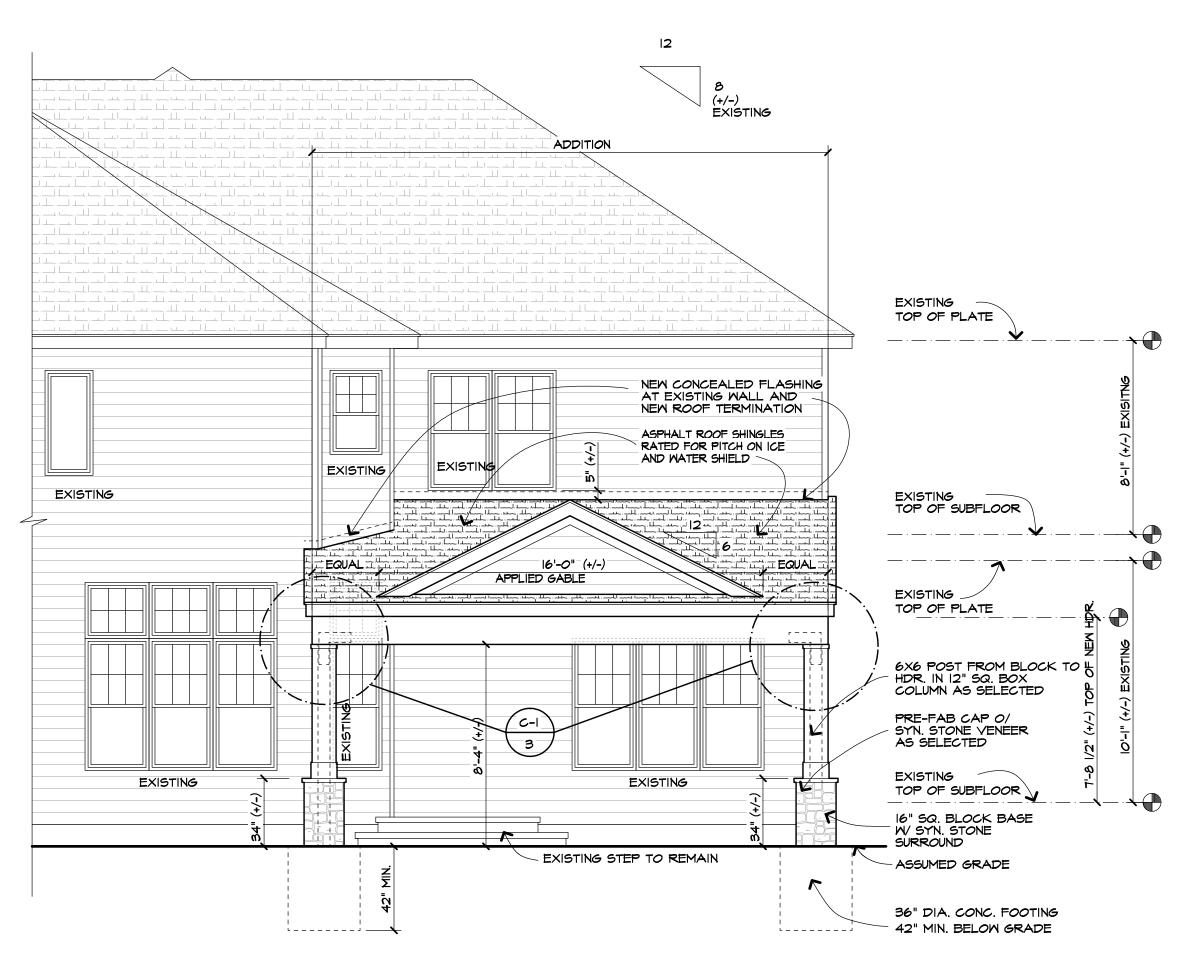
Checked By

JUNE, 2022

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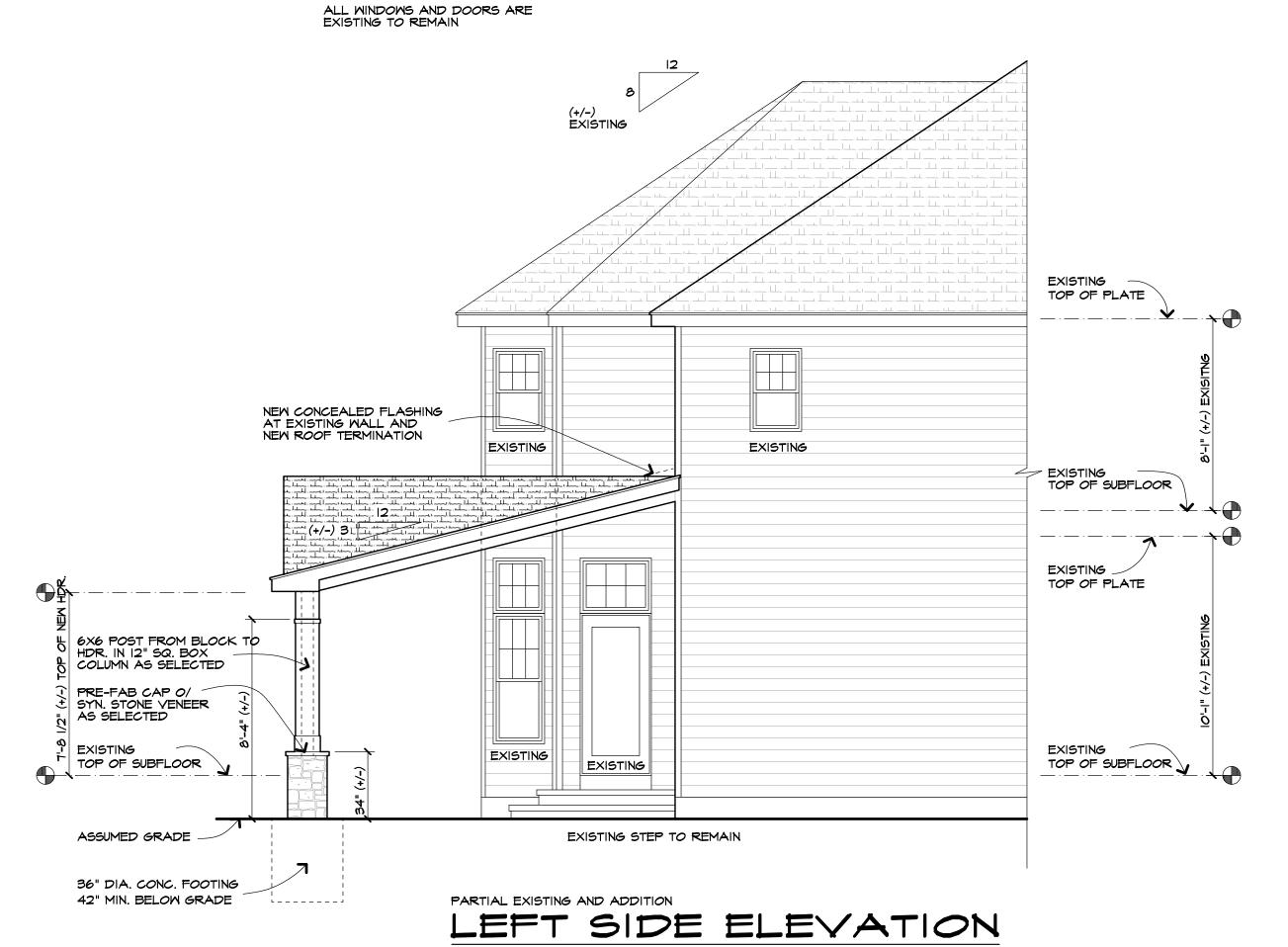


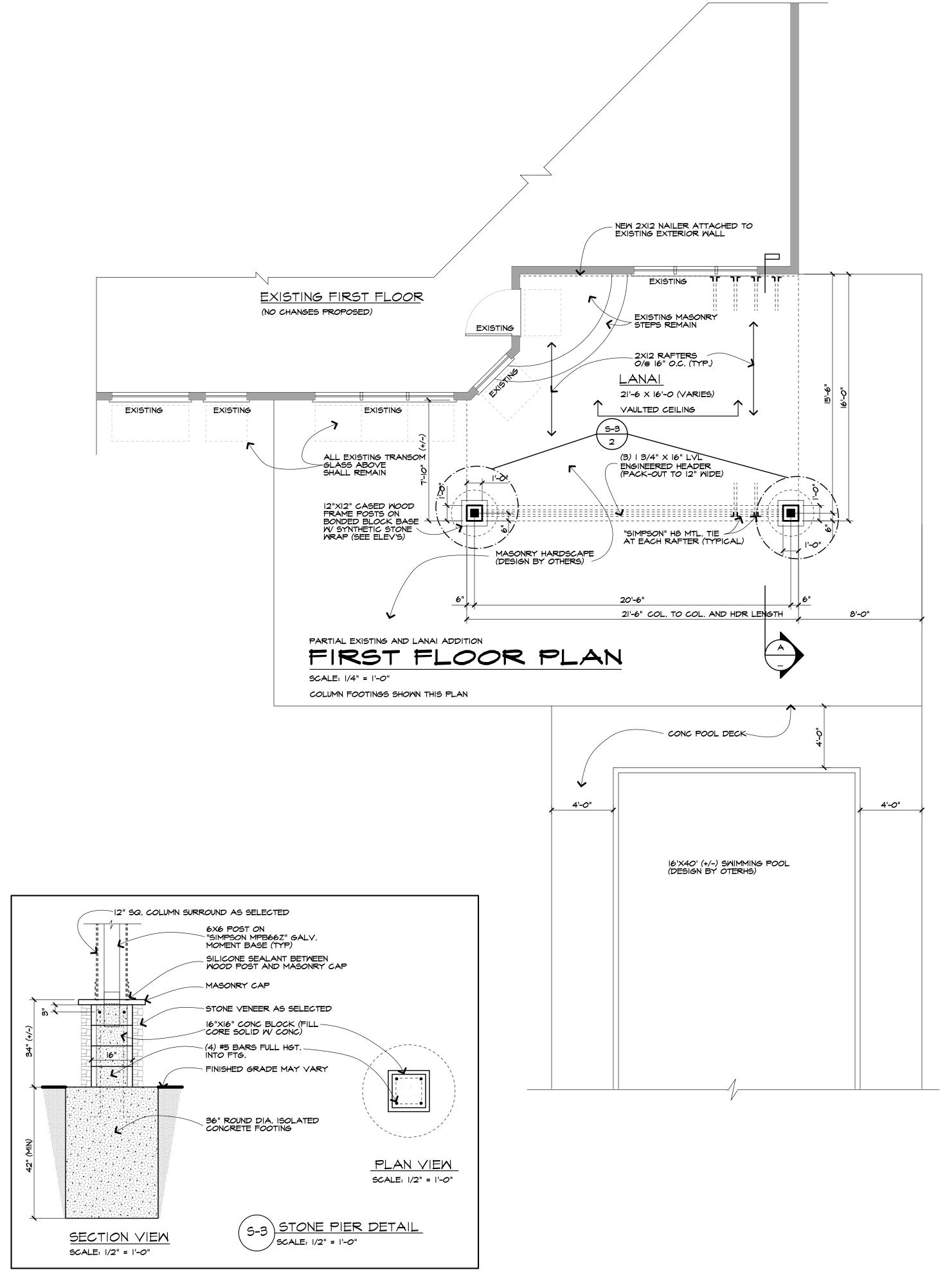


PARTIAL EXISTING AND ADDITION REAR ELEVATION

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

NOTE:







STEVEN L. CARINI, P.E.

1387 FAIRPORT ROAD SUITE #560 FAIRPORT, NY 14450-2002 PH. (585) 223-6420 www.carinidesigns.com

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CONSTRUCTION

Project:

LANAI ADDITION

TERRY MASCI

oh Location:

CONSTRUCTION INC.

22 GRAYTHORNE HILL PITTSFORD, NEW YORK

Drawing Title:

FIRST FLOOR PLAN

ELEVATIONS & DETAILS

Drawn Checked By SMK

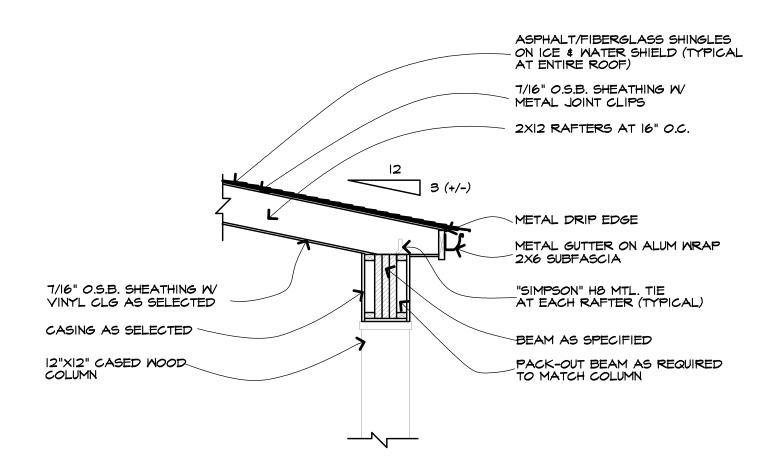
JUNE, 2022

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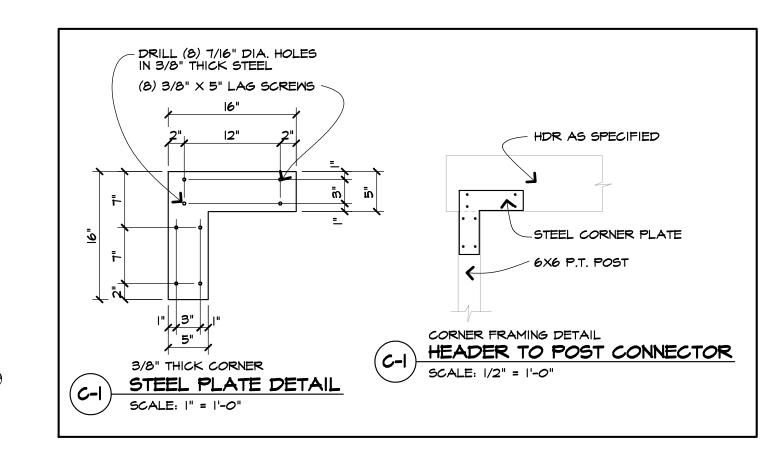
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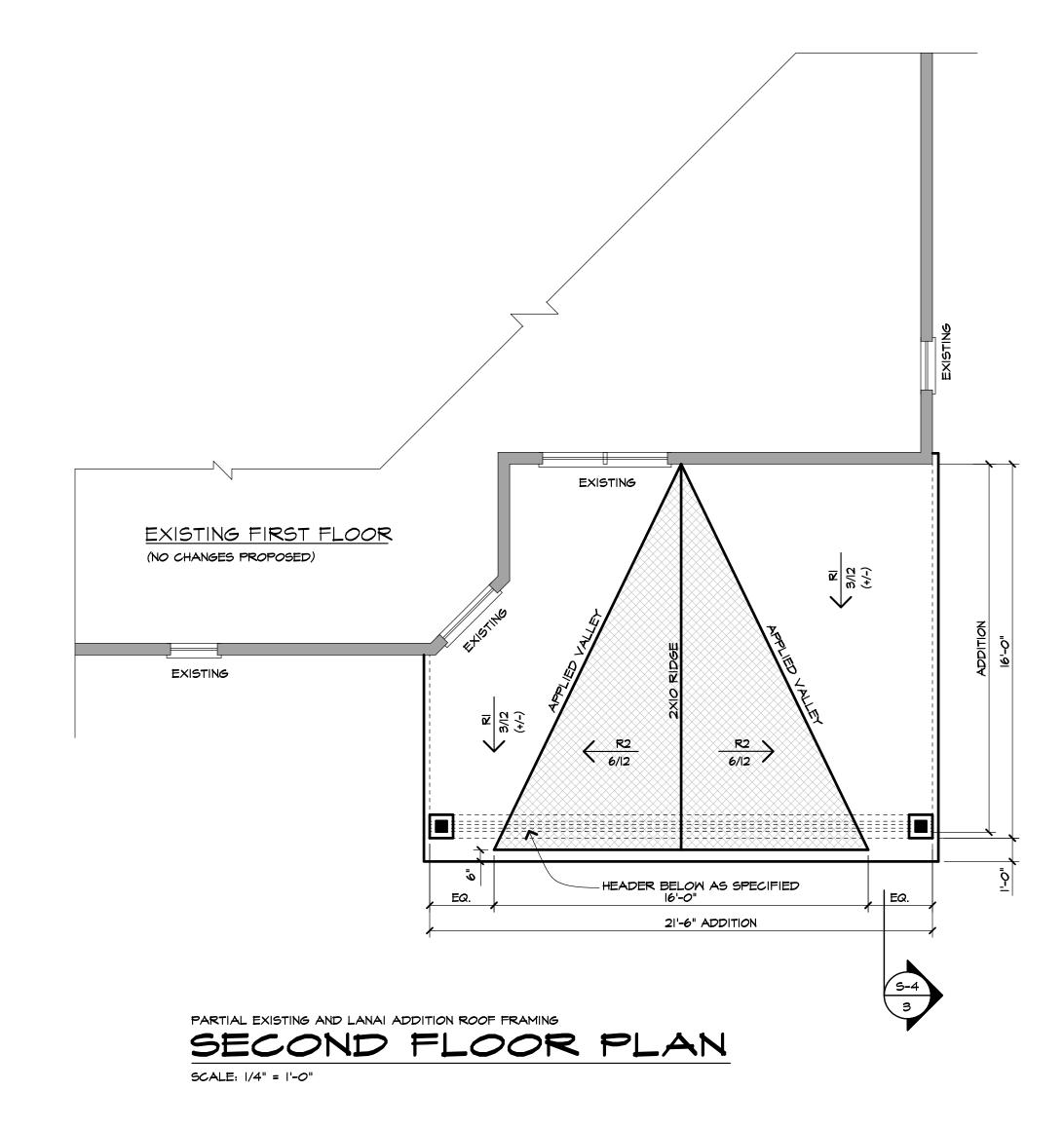
SCALE: 1/4" = 1'-0"

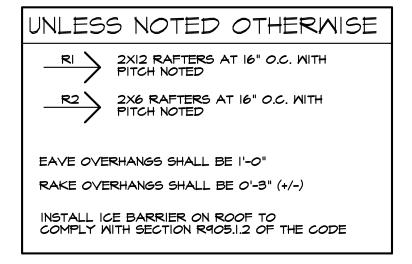
RIGHT SIDE ELEVATION IS SIMILAR TO LEFT SIDE ELEVATION

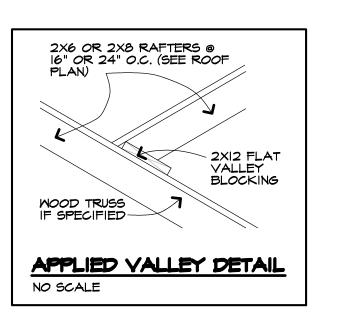












DESIGNS, P.C.

STEVEN L. CARINI, P.E.

1387 FAIRPORT ROAD SUITE #560 FAIRPORT, NY 14450–2002 PH. (585) 223-6420 www.carinidesigns.com

Also doing business as DW/ELL

@theFingerLakes LIVE WELL. DO WELL.

61 NORTH MAIN STREET CANANDAIGUA, NY 14424

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PH. 585-223-5687

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LANAI ADDITION

Project:

TERRY MASCI CONSTRUCTION INC.

22 GRAYTHORNE HILL PITTSFORD, NEW YORK

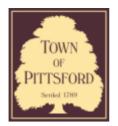
Drawing Title:

SECOND FLOOR PLAN

Checked By

JUNE, 2022 38631

Of



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

Permit # B22-000114

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

ro	perty	Address: 4	47	Railroad Mills F	Road	PITTSFO	RD,	NY	14534
----	-------	------------	----	------------------	------	----------------	-----	----	-------

Tax ID Number: 192.08-1-31

Zoning District: RN Residential Neighborhood

Owner: Spruill, Jeffrey S
Applicant: Spruill, Jeffrey S

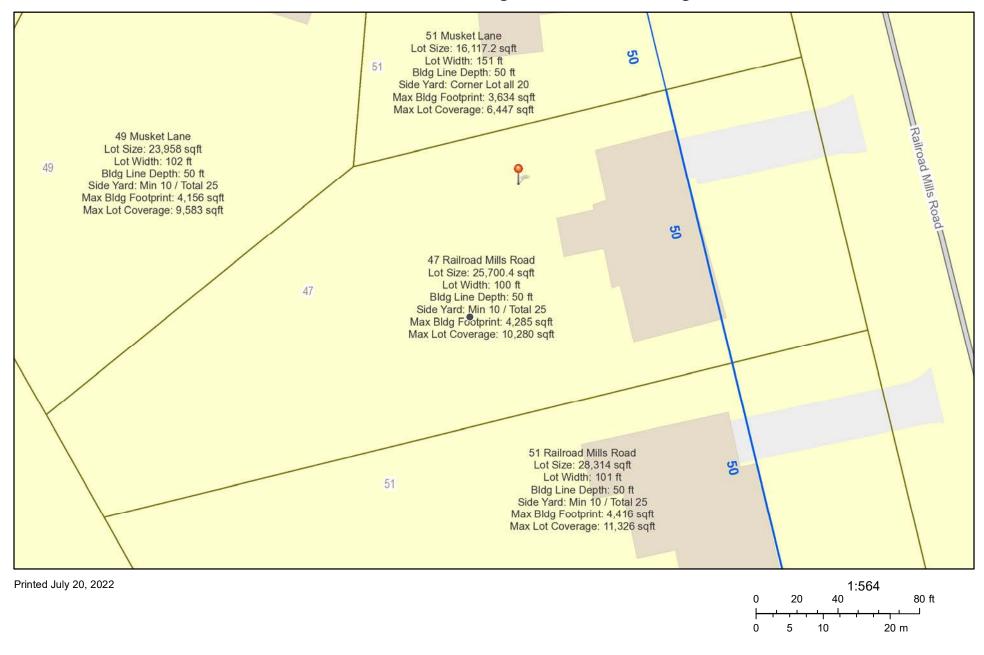
Application Type:

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

Project Description: The applicant is requesting design review for an 195sf addition and demo of existing greenhouse off the back of the house and also interior renovations.



RN Residential Neighborhood Zoning



Town of Pittsford GIS

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East Elevation Front of existing home (addition will not be visible from Railroad Mills Rd.)



North Elevation (Side of Garage)

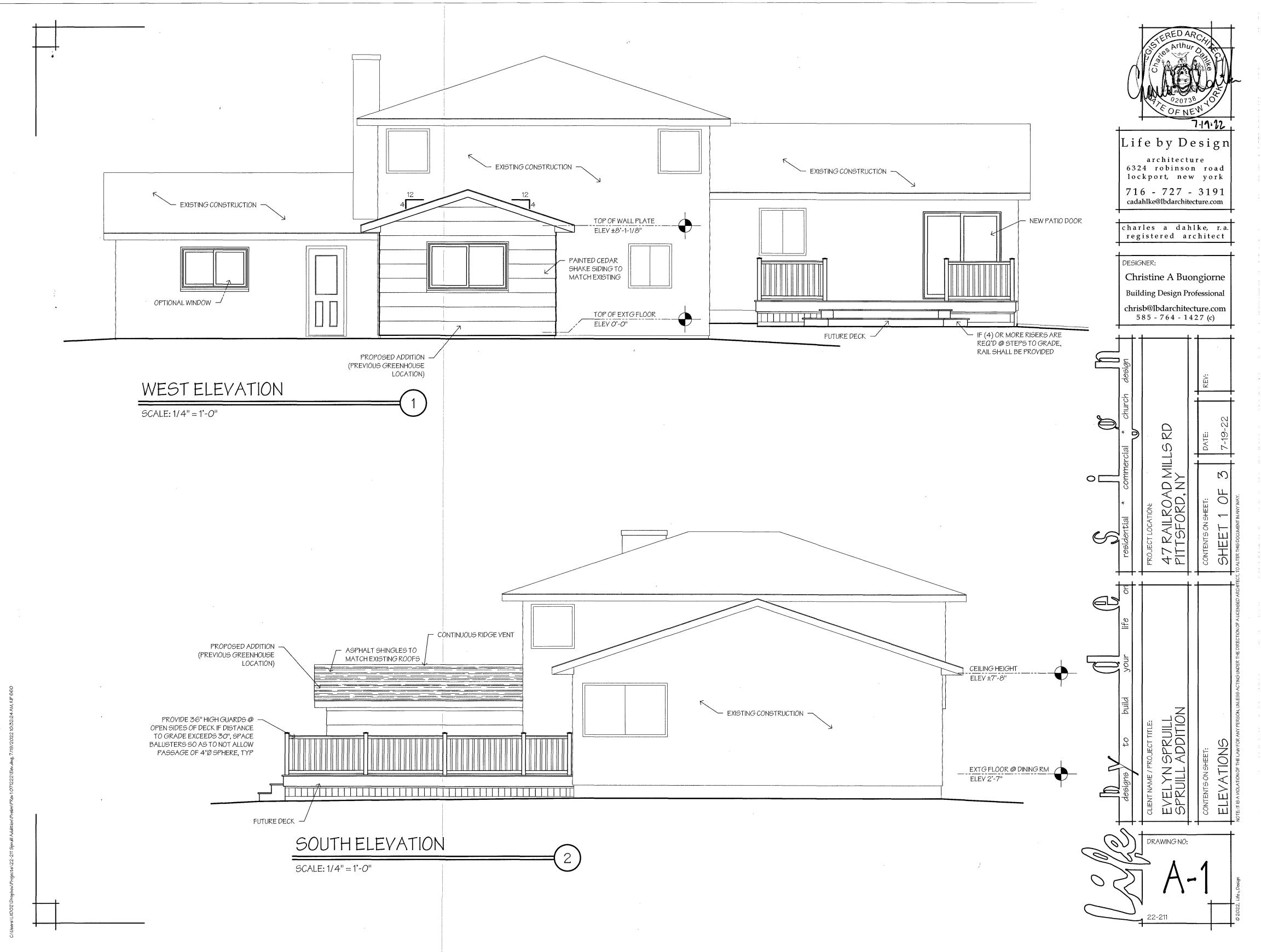


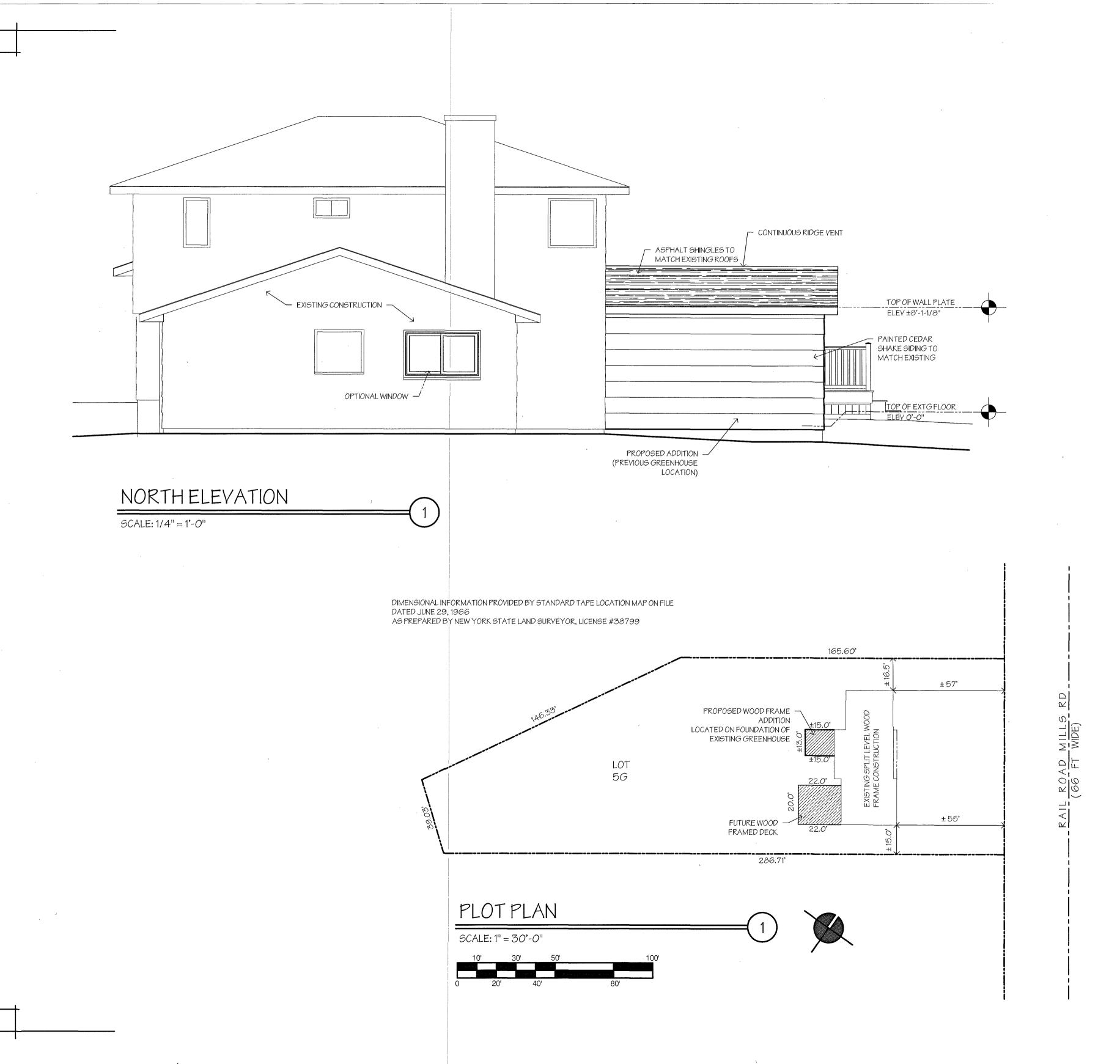
West Elevation (Rear of home) shows existing green house to be removed



South Elevation (Side of Dining / Living Rm)









Life by Design

architecture 6324 robinson road lockport, new york

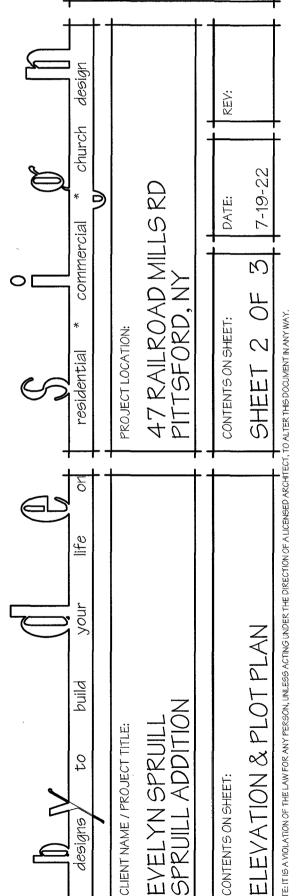
716 - 727 - 3191 cadahlke@lbdarchitecture.com

charles a dahlke, r.a. registered architect

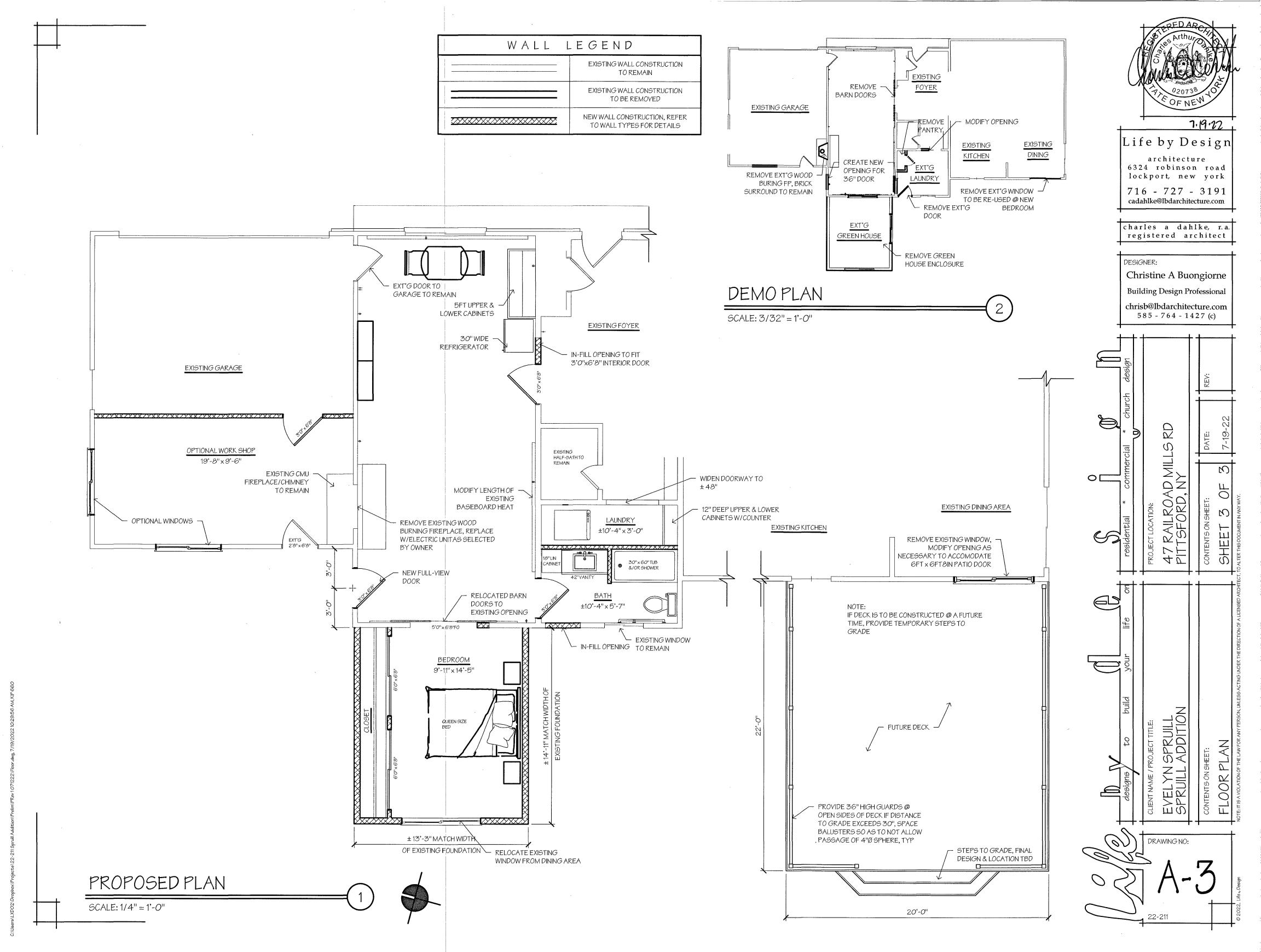
DESIGNER:

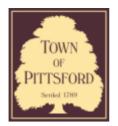
Christine A Buongiorne Building Design Professional

chrisb@Ibdarchitecture.com 585 - 764 - 1427 (c)



DRAWING NO:





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

Permit # RA22-000168

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 354 Canfield Road	PITTSFORD, NY 14534

Tax ID Number: 191.04-2-1
Zoning District: RRSP Rural Residential South Pittsford

Owner: Dean Smith Applicant: Dean Smith

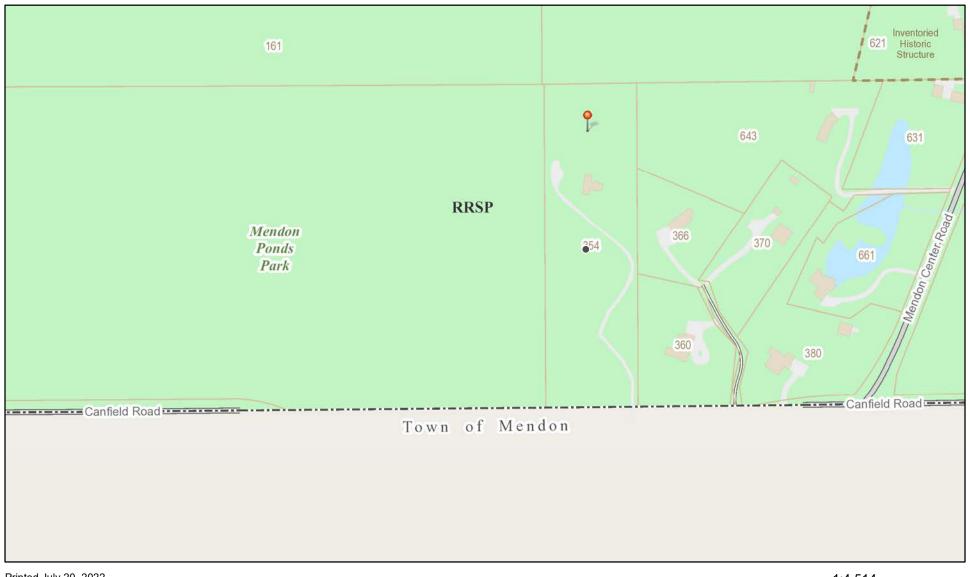
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	Residential Design Review	Build to Line Adjustment
✓	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness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

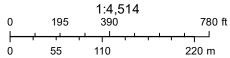
Project Description: Applicant is requesting design review for the construction of a 1472 SF oversized overheight accessory structure/Garage.



RN Residential Neighborhood Zoning



Printed July 20, 2022

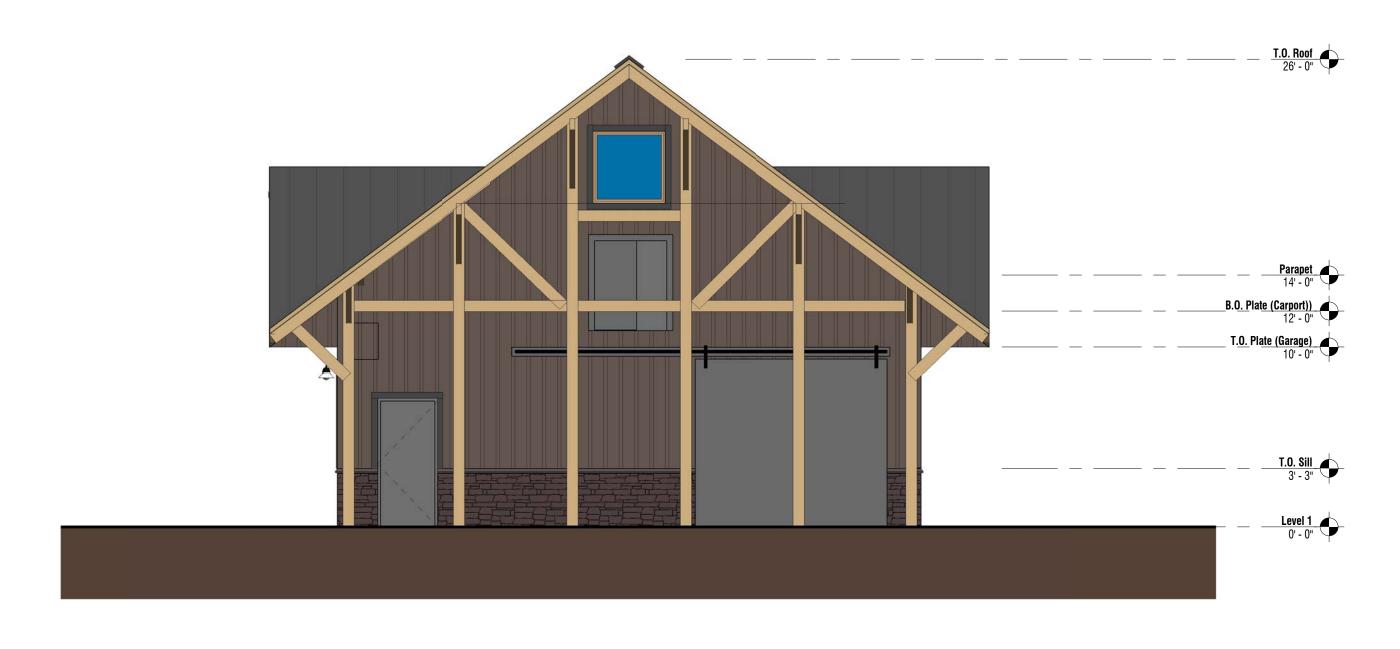


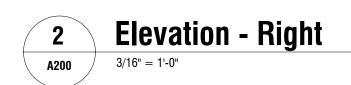
Town of Pittsford GIS

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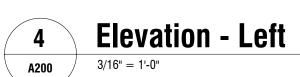












B.O. Plate (Carport) 12' - 0" T.O. Plate (Garage) 10' - 0"
Level 1 0' - 0"

DEAN SMITH CARRIAGE HOUSE
PITTSFORD, NY

ELEVATIONS

Designwork
ARCHITECTS

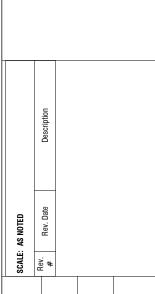
250 East Main Street // Suite131 Rochester, New York 14604 585.643.7200 // www.dxapllc.com

A200 UED FOR CONSTR

Elevation - Rear 3 A200

Elevation - Front

1A200





2 01_3D View - Front Right

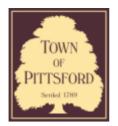




3 A201



01_3D VIEW - Back Left



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

Permit # B22-000111

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 12 Black Wood Circle PITTSFORD, NY 14534	
Tax ID Number: 178.03-5-31	

Zoning District: IZ Incentive Zoning

Owner: Wilshire Hill LLC

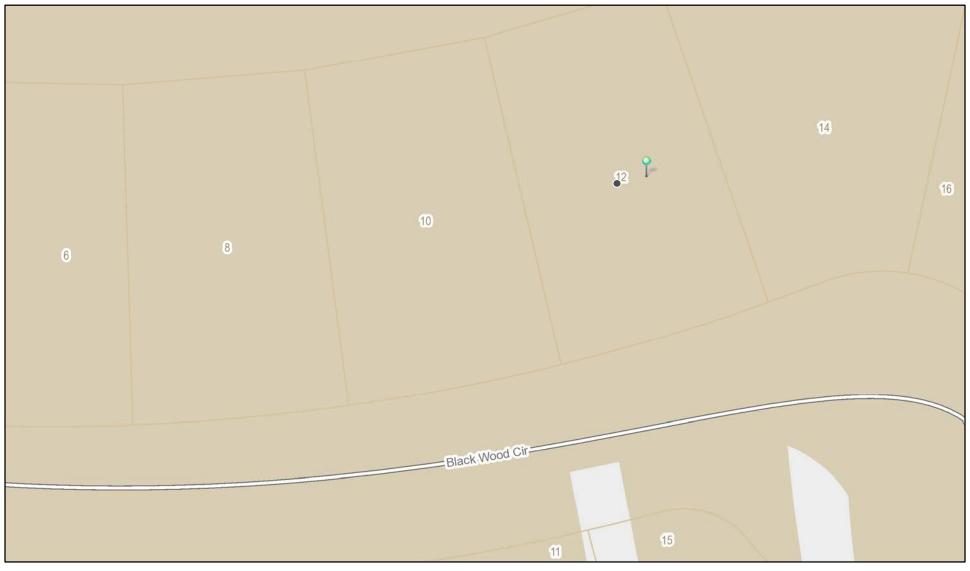
Applicant: Pride Mark Homes

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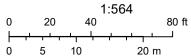
~	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17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

Project Description: Applicant is requesting design review for the construction of a one story single family home. The home will be approximately 2182 square feet and will be located in the Whilshire Hills Subdivison.

RN Residential Neighborhood Zoning



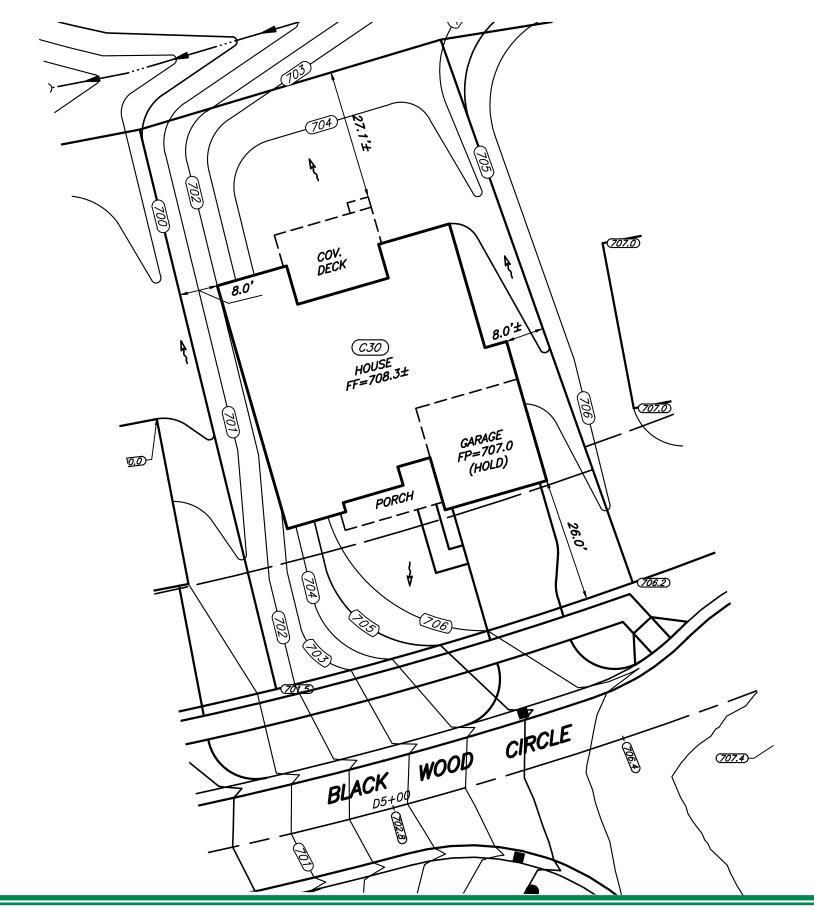
Printed July 20, 2022



Town of Pittsford GIS

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MARATHON ENGINEERING

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ROCHESTER LOCATION

3 9 CASCADE DRIVE
ROCHESTER, NY 14614
5 8 5 - 4 5 8 - 7 7 0
ITHACA LOCATION

840 HANSHAW RD, STE 6
ITHACA, NY 14850
6 0 7 - 2 4 1 - 2 9 1 7

JOB NO: 0423-17 1" = 20' SCALE: DRAWN: RJT DESIGNED: RJT DATE: 06/21/2022

SETBACK	REQUIRED	PROVIDED 26.0'	
FRONT	25'		
SIDE	7.5'	8.0'	
REAR	10'	27.1' ±	

PLOT PLAN - LOT C30

WILSHIRE HILL - SECTION 3

TOWN OF PITTSFORD

TITLE:

MONROE COUNTY

NEW YORK

DESIGN CRITERIA:

-For Greater Rochester Area and surrounding counties.

IST & 2ND FLOOR LIVING AREA LIVE LOAD 40 PSF SLEEPING AND ATTIC AREA LIVE LOAD 30 PSF FLOOR DEAD LOAD 15 PSF 40 PSF GROUND SNOW LOAD ROOF DEAD LOAD 10 PSF

2500 PSF AT MINIMUM ALLOWABLE SOIL BEARING 42" BELOW FINISHED GRADE

115 MPH, EXPOSURE B WIND SPEED CATEGORY B SEISMIC DESIGN WEATHERING SEVERE

FROST DEPTH LINE 42 INCHES

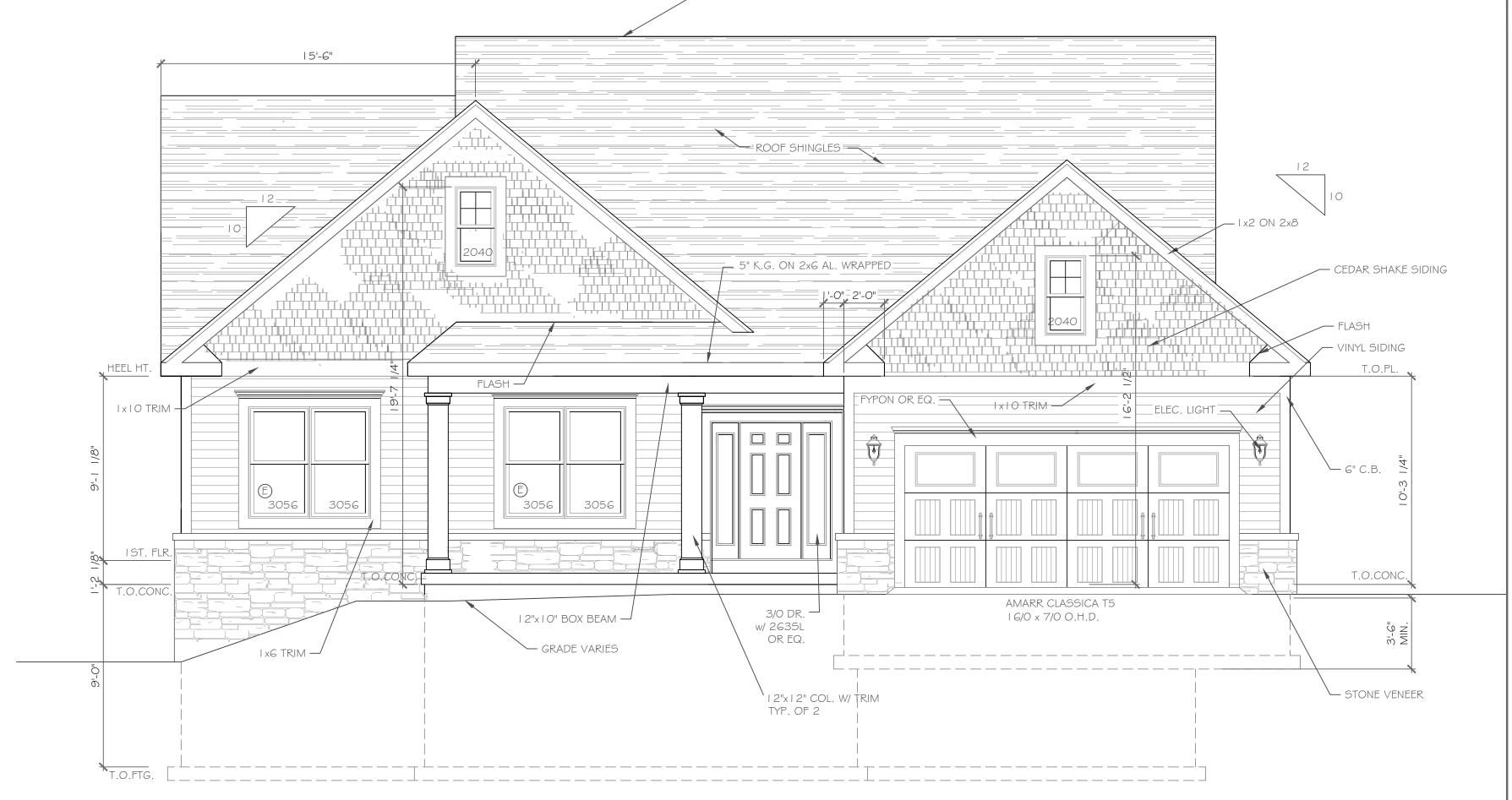
TERMITE DAMAGE SLIGHT TO MODERATE NONE TO SLIGHT DECAY DAMAGE WINTER DESIGN TEMPERATURE I DEGREE

ICE SHIELD UNDERLAYMENT REQUIRED 24" INSIDE OF EXTERIOR WALL LINE

FLOOD HAZARD FIRM - 1992

ROOF TIE DOWN REQUIREMENTS R802.11, BASED UPON

SPECIFIC ROOF DESIGN



RIDGE VENT

FRONT ELEVATION

2182 S.F.

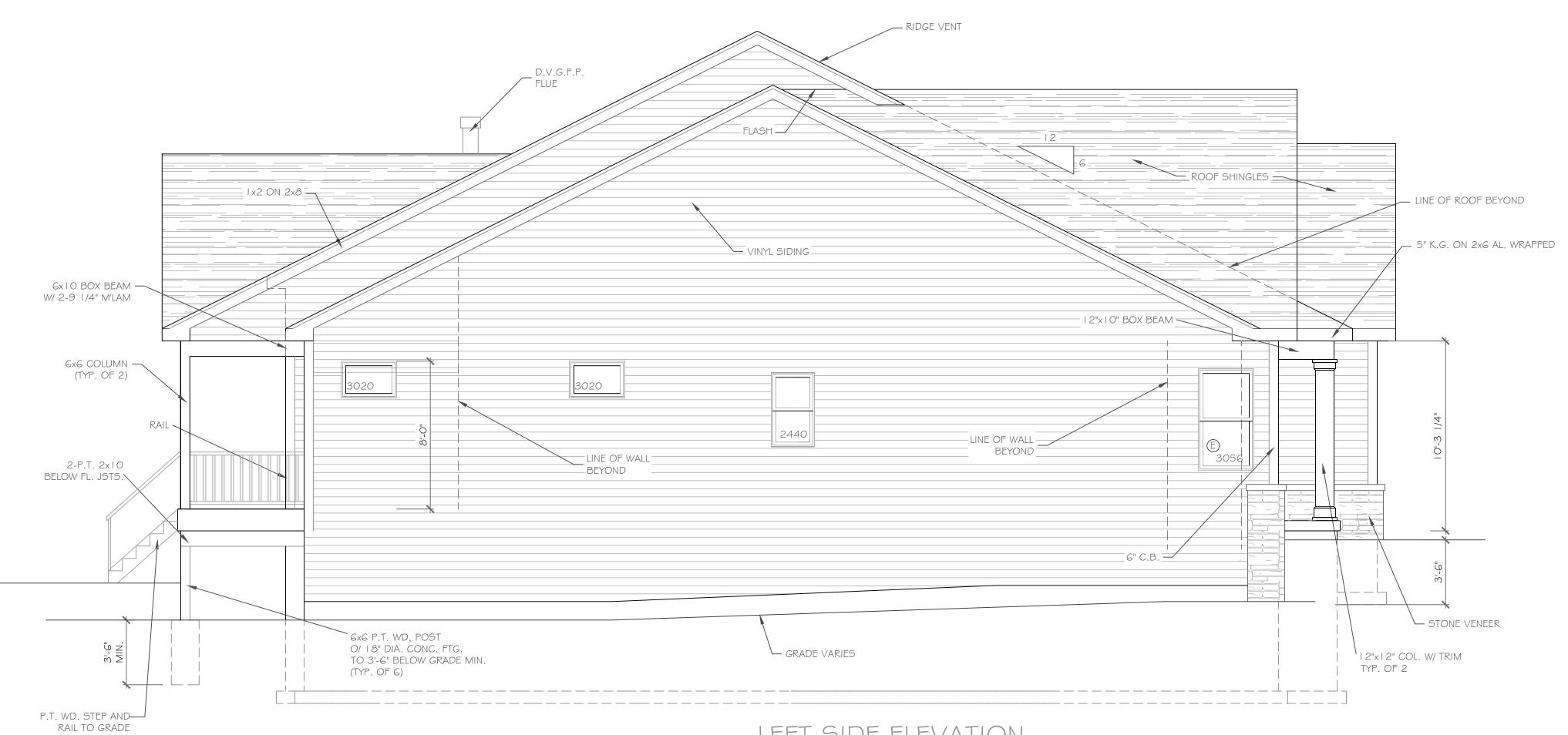
1/4"= | '-0"

NOTE: - WINDOWS TO BE "GREAT LAKES" DOUBLE-HUNG OR EQUAL - DOORS TO BE "THERMA-TRU" OR EQ.

- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD

-E: WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS

- * : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS

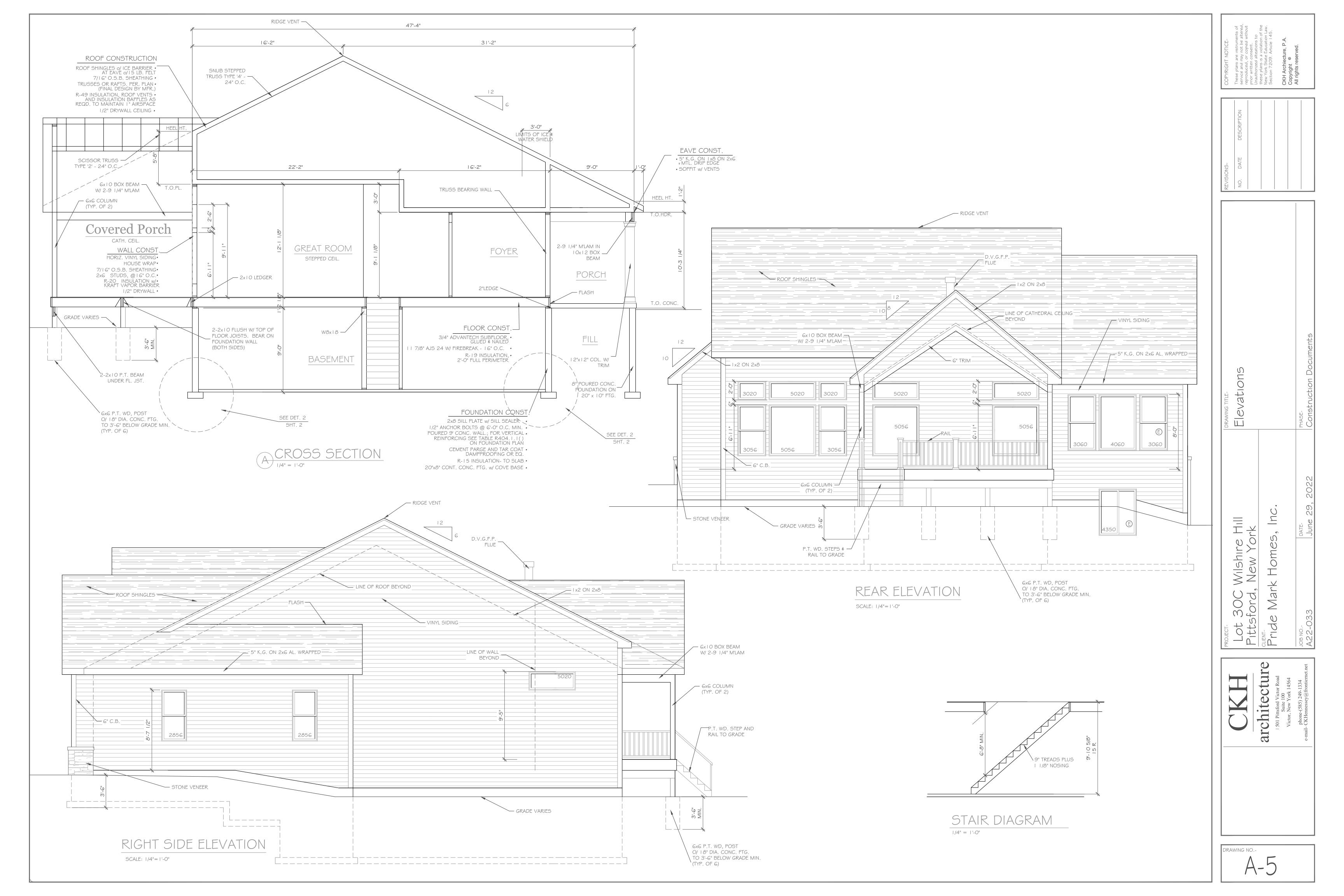


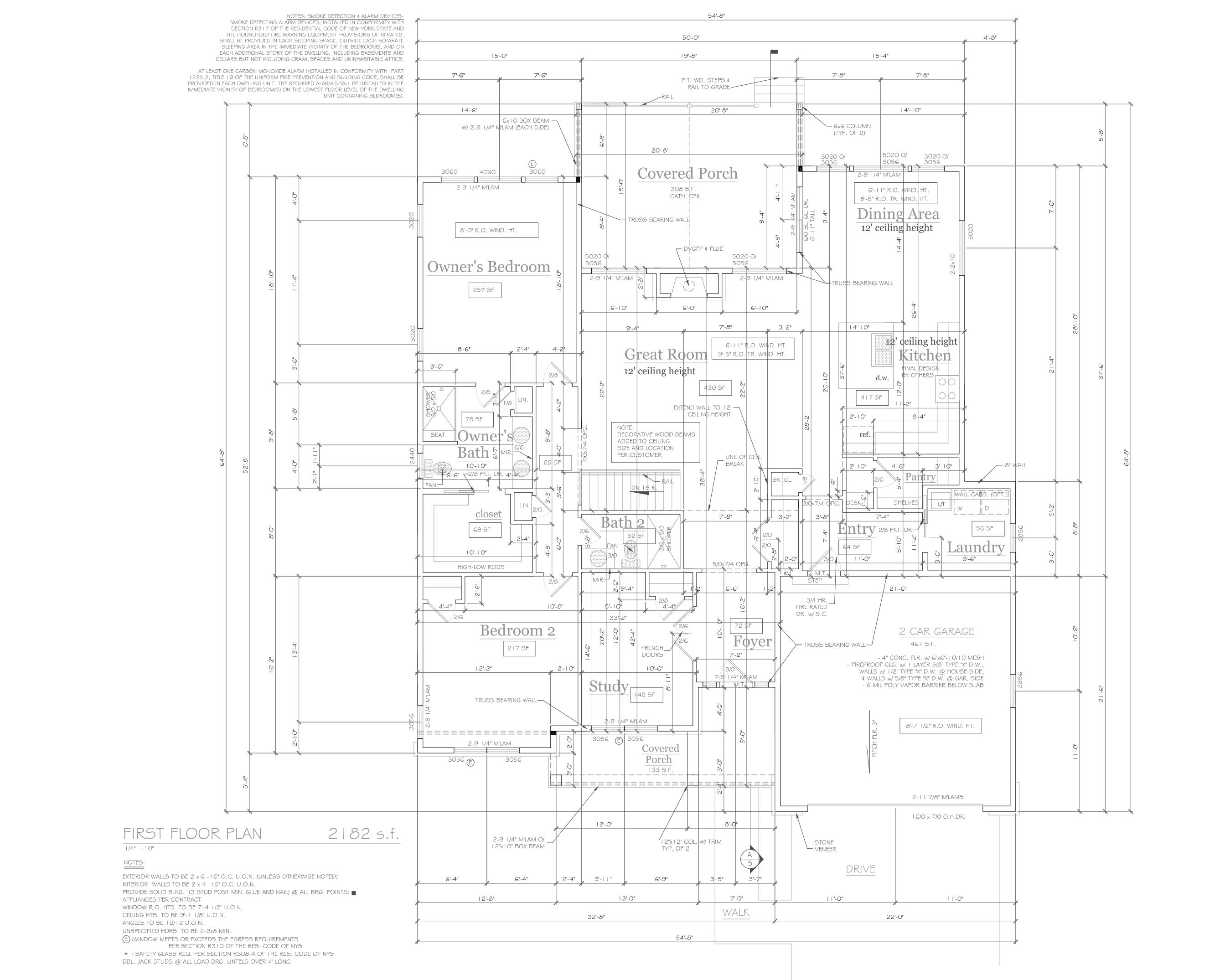
LEFT SIDE ELEVATION

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

Wilshire Hill New York

DRAWING NO .-

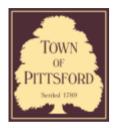




Plan Wilshire Hill , New York Lot 30C Pittsford, Pride Mar

architectur

DRAWING NO.-



Town of Pittsford

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

Permit # S22-000007

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 957 Panorama Trail S S ROCHESTER, NY 14625

Tax ID Number: 139.13-1-1.1

Zoning District: C-2 Commercial
Owner: Panorama Landing LLC
Applicant: Panorama Landing LLC

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

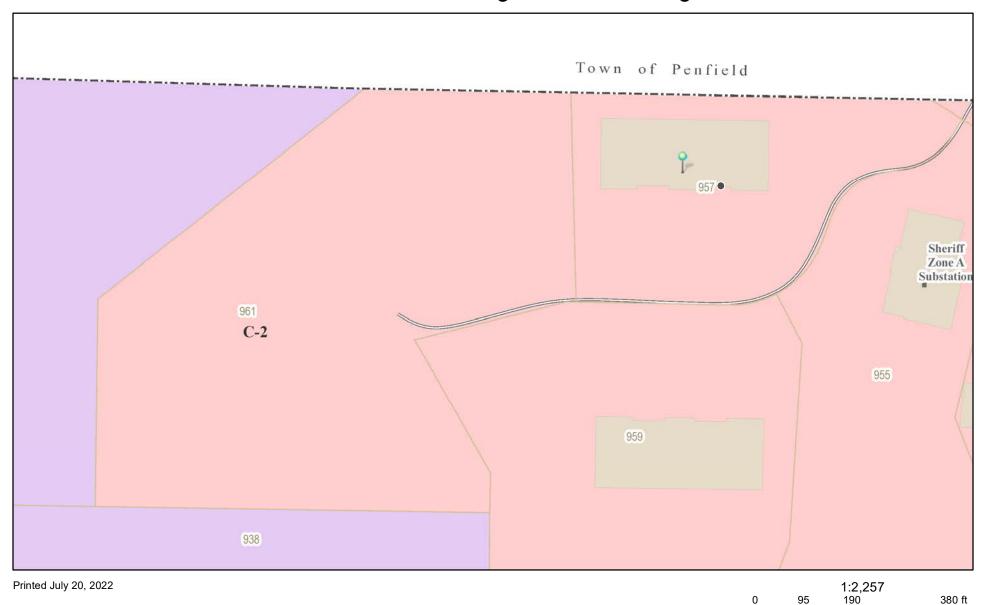
Project Description: Applicant is requesting design review for the addition of an approximately 15.35 SF sign located on the front facing portion of the building similar to the signs other businesses located in same building.

Meeting Date: July 28, 2022

Informal Review



RN Residential Neighborhood Zoning



Town of Pittsford GIS

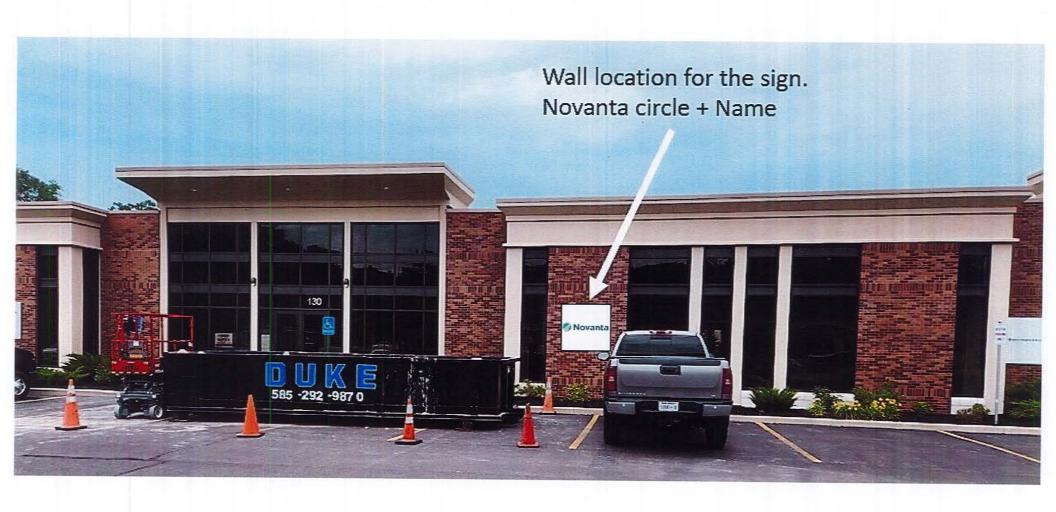
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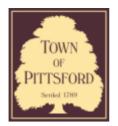
100 m











Town of Pittsford

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

Permit # B22-000089

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4000 East Avenue ROCHESTER, NY 14618

Tax ID Number: 151.06-2-45

Zoning District: RN Residential Neighborhood **Owner:** Kevin Surace and Erica Rogers **Applicant:** Kevin Surace and Erica Rogers

Application Type:

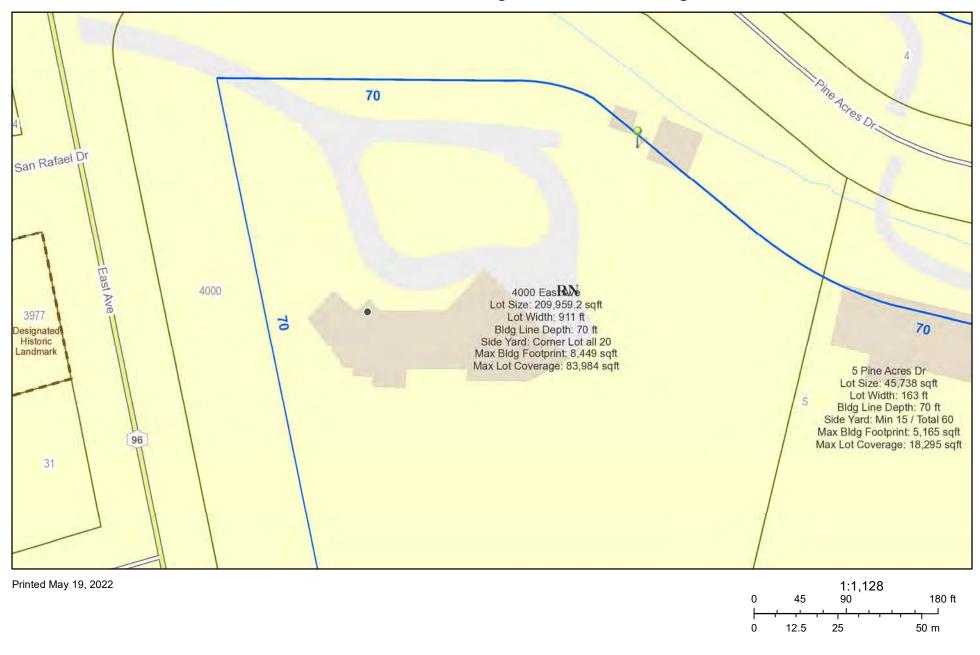
~	Residential Design Review	Build to Line Adjustment
	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness	Flag Lot Building Line Location
	§185-197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

Project Description: • In accordance with Chapter 64 Article VIII, §64-43 of the Pittsford Town Code, the owner of 4000 East Avenue is requesting approval from the Design Review and Historic Preservation Board to demolish the existing "Caretaker home" and rebuild a new guest house on the same footprint. Tax Parcel No. 151.06-2-45. This property is Zoned Residential Neighborhood (RN).

Meeting Date: July 28, 2022



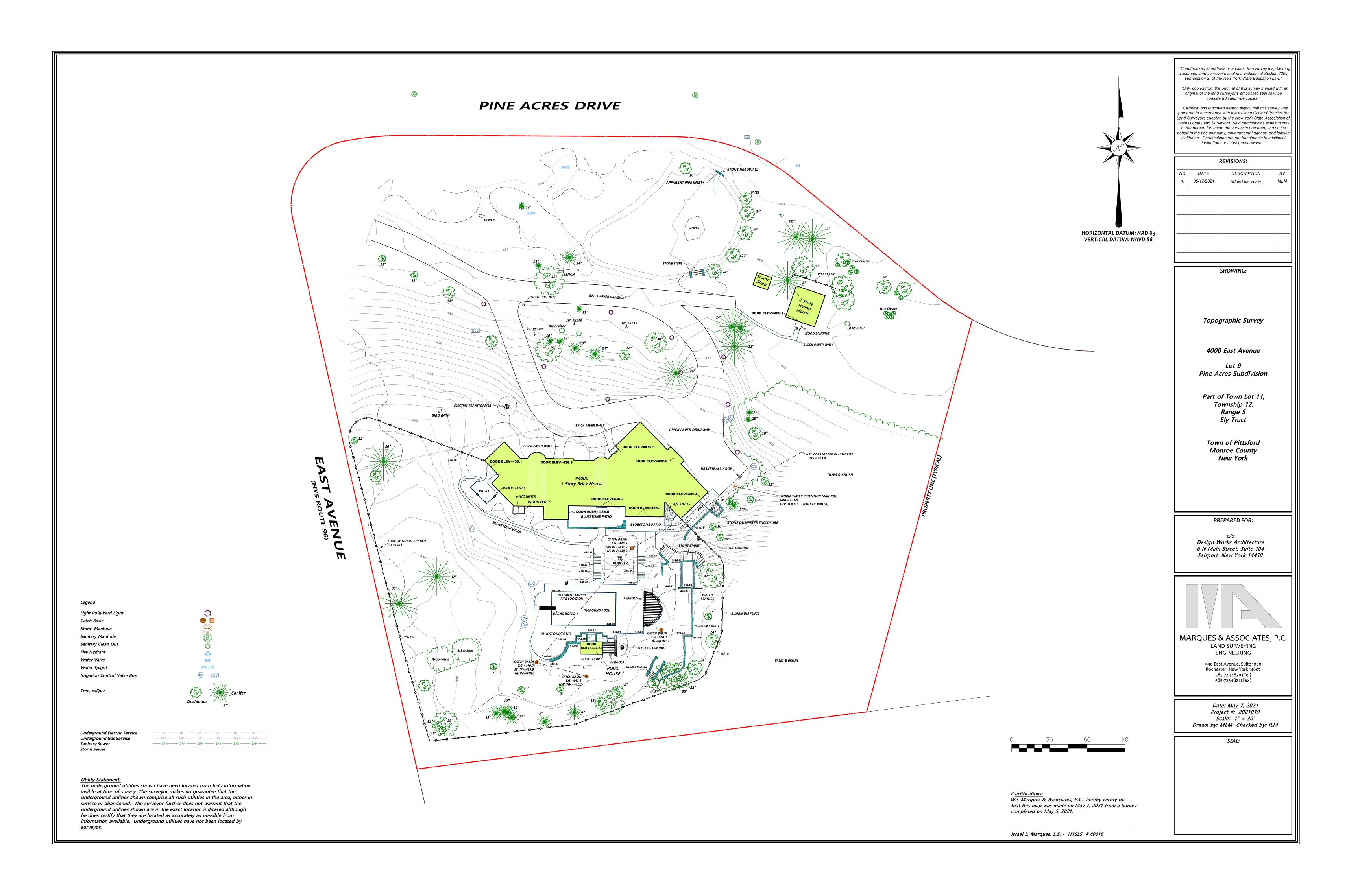
RN Residential Neighborhood Zoning



Town of Pittsford GIS

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North Elevation



FOUNDATION NOTES:

- 1. ALL CONCRETE TO BE A MIN. OF 3,000 PSI (UNLESS OTHERWISE NOTED).
- 2. THE HEIGHT OF BACK FILL SHALL NOT EXCEED 8 FEET. BACK FILL MATERIAL SHALL BE CLEAN, FREE OF DEBRIS, WELL DRAINED MATERIAL.
- 3. FINAL FOOTING DEPTHS AND CONFIGURATIONS ARE SUBJECT TO SUBSURFACE CONDITIONS. ALL FOOTINGS TO REST ON UNDISTURBED SOIL OF MINIMUM BEARING CAPACITY OF 2,000 PSF. ALL FOOTINGS ARE TO EXTEND BELOW THE FROST LINE- MIN. 3'-6 BELOW FINISHED GRADE. PROVIDE STEPPED FOOTINGS WHERE REQUIRED.
- 4. TOP OF WALL TO EXTEND A MIN. OF 8" ABOVE FINISHED GRADE.
- 5. BASEMENT SLAB IS A MINIMUM OF 4" THICK OVER 10 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" CRUSHED STONE. TOP OF SLAB ELEVATION TO BE AS NOTED. BASEMENT SLAB SHALL BE 3,500 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE W/ 6x6 10/10 WELDED WIRE MESH REINFORCING.
- 6. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER AND GARAGE SLABS SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE W/ 6x6 19/10 WELDED WIRE MESH REINFORCING.
- 7. CRAWL SPACE SLAB IS A MINIMUM OF 2" THICK OVER 10 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" CRUSHED STONE. TOP OF SLAB ELEVATION TO BE AS NOTED.
- 8. UNCONDITIONED CRAWL MUST HAVE VENTILATION OPENINGS COVERED WITH HARDWARE CLOTH OR MESH. ONE (1) SF OF VENTING FOR EVERY 150 SF OF CRAWL SPACE (AT LEAST 1 VENT OPENING MUST BE WITHIN THREE (3) FEET OF EACH CORNER).
- 9. REQUIRED ACCESS TO CRAWL SPACES IS 18"x24" WHEN IN THE FLOOR AND 16"x24" WHEN ACCESS IS THROUGH THE PERIMETER WALL.
- 10. PROVIDE PERIMETER FOUNDATION DRAINPIPE PITCHED AT 1/8" IN 12" TO DAYLIGHT OR A PREPARED 1'-O" DEEP, 2'-O" DIAMETER GRAVEL BED OR EXTERIOR SUMP PUMP AS REQUIRED BY OWNER. DRAINPIPE TO BE 4" PERFORATED WITH HOLES ORIENTED DOWNWARD. "SUPERIOR WALL FOUNDATION SYSTEMS SHALL PLACE 4" DIA. PVC SLEEVES AT FOOTING CORNERS TO DRAIN THE INTERIOR CRUSHED STONE.

- 1. BEFORE PLACING CONCRETE REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BLOCKOUTS
- 2. CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4"x 45 DEGREES UNLESS OTHERWISE NOTED.

AND EMBEDDED ITEMS.

CAST-IN-PLACE CONCRETE AND

REINFORCING:

- 3. ALL ANCHOR BOLTS ARE TO BE SET WITH TEMPLATES. ANCHOR BOLT PROJECTIONS NOTED OR SHOWN ON DRAWINGS SHALL BE MEASURED FROM ROUGH CONCRETE AND NOT FROM GROUT.
- 4. ALL REINFORCING STEEL SHALL BE CONTINUOUS AROUND CORNERS.
- 5. WELDING OF REINFORCING STEEL IS NOT PERMITTED.
- 6. THE USE OF DEFORMED REINFORCING STEEL OR ANCHORS ON EMBEDDED ITEMS IS NOT PERMITTED.
- 7. SLABS ON GRADE SHALL BE REINFORCED WITH ONE LAYER 6X6 W2.9xW2.9 WELDED WIRE MESH.
- 8. THE FOLLOWING MINIMUM PROTECTION OF REINFORCING SHALL BE MAINTAINED. FOOTINGS • CONCRETE EXPOSED TO EARTH OR WEATHER

 - WALLS SLABS

- 11. CONTROL JOINTS TO BE PROVIDED FOR AT ALL CONCRETE SLABS OVER 400 SQUARE FEET.
- 12. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS
- 13. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- 14. IT IS RECOMMENDED THAT RADON MITIGATION PIPING BE PLACED UNDER SLAB TO AN ELBOW ABOVE THE SLAB, FOR FUTURE CONNECTION IF NECESSARY.
- 15. ALL COMPACTED SOIL TO BE COMPACTED
- 16. 2X PRESSURE TREATED SILL PLATES ARE TO RUN FLUSH WITH EXTERIOR EDGE OF FOUNDATION, AND BE SECURED WITH ANCHOR BOLTS (MIN. 1/2" DIA.) SPACED AT 6'-0" O.C. MAXIMUM. ANCHOR BOLTS SHALL EXTEND A MIN. OF 7" INTO MASONRY AND BE LOCATED WITHIN 12" FROM THE END OF EACH PLATE SECTION. SILL PLATES ARE TO BE PLACED OVER CLOSED CELL FOAM SILL SEALER.
- 17. CMU FOUNDATION WALL SYSTEM SEE CMU NOTES & TYPICAL DETAILS.
- 18. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
- 19. SEALABLE COVER SUMP IS NEEDED IF SOIL OTHER THAN GROUP 1 (TABLE 405.1). SUMP TO BE 24" BELOW THE BOTTOM OF THE BASEMENT FLOOR. SUMP TO DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE
- 20. EXCEPT WHERE REQUIRED TO BE WATERPROOFED BY SECTION R406.2, FOUNDATION WALLS THAT RETAIN EARTH AND USABLE SPACE, SHALL BE DAMPROOFED FROM TOP OF FOOTING TO FINISHED GRADE WITH A BITUMINIOUS-BASED COATING OR OTHER APPROVED DAMPROOFING MATERIAL.
- 21. BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS ARE DISCOVERED CONTACT DESIGN WORKS ARCHITECTURE.
- 22. BUILDER TO VERIFY FOUNDATION DETAILS W/ LOCAL BUILDING CODES.
- 23. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" VERTICALLY. INSTALL CONTINUOUS APPROVED FLASHING AND COTTON CORD WEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE OF MASONRY VENEER ABOVE

C.M.U. NOTES:

- CONCRETE MASONRY UNITS HOLLOW LOAD BEARING CONCRETE BLOCK SHALL BE 8"X16" NOMINAL FACE WITH THICKNESS AS SHOWN ON DRAWINGS.
- 2. MORTAR MORTAR SHALL BE TYPE N. 3. TRUSSED HORIZONTAL REINFORCING
- SHALL BE PROVIDED AT 16" O.C. HORIZONTALLY.
- 4. BLOCKS SHALL BE LAID IN REGULAR BOND PATTERN WITH JOINTS OF 3/8" UNIFORM THICKNESS.
- 5. WHERE VERTICAL REINFORCING IS CALLED FOR ON PLANS FILL CELLS FULL HEIGHT WITH CONCRETE OF SPECIFIED STRENGTH.
- 6. ALL ANCHOR BOLTS TO BE SET IN MASONRY SHALL BE SET WITH TEMPLATES. ANCHOR BOLT PROJECTIONS SHOWN OR NOTED ON DRAWINGS SHALL BE MEASURED FROM TOP OF BLOCK AND NOT FROM GROUT.

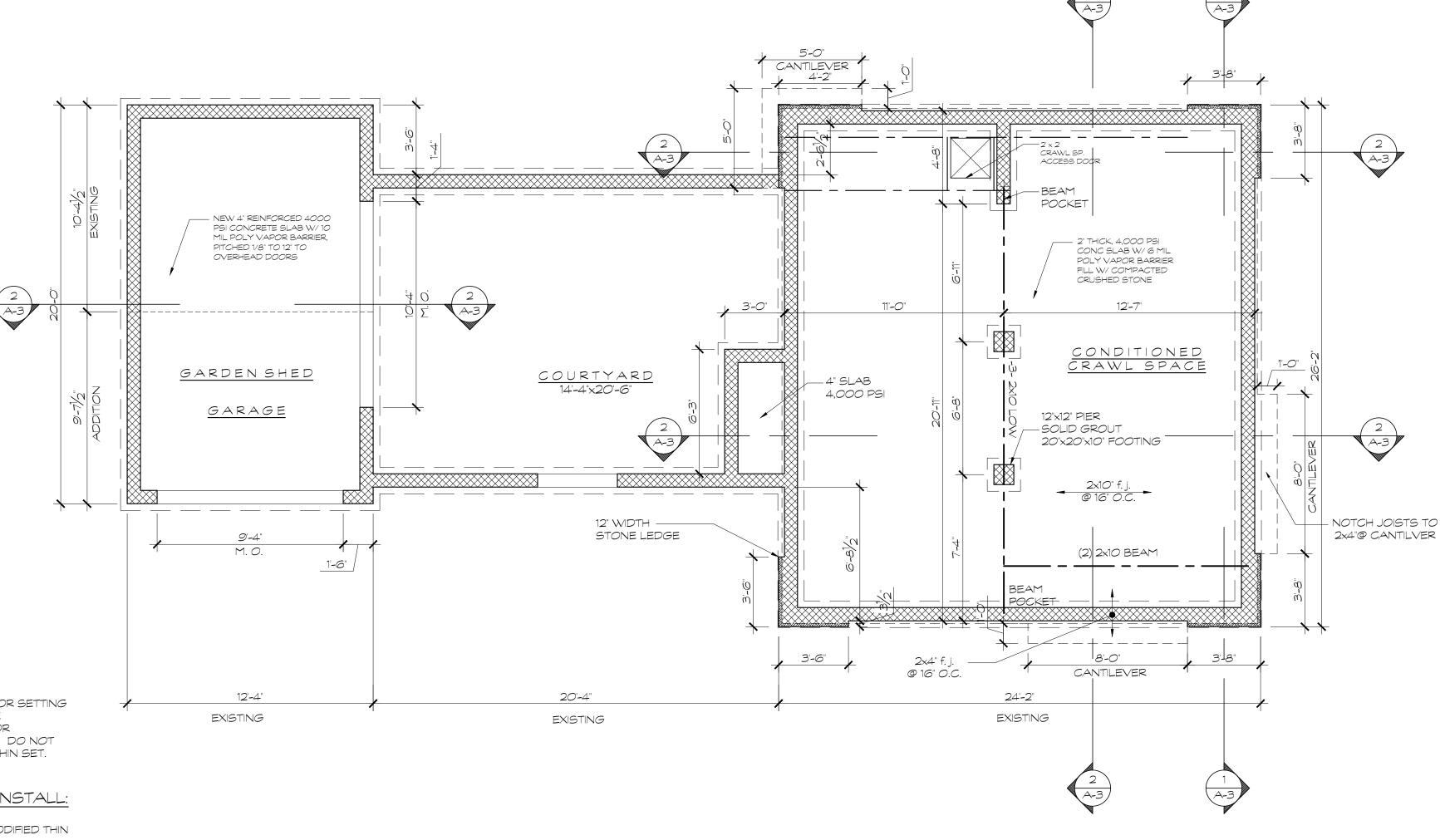
TILE SPECIFICATION:

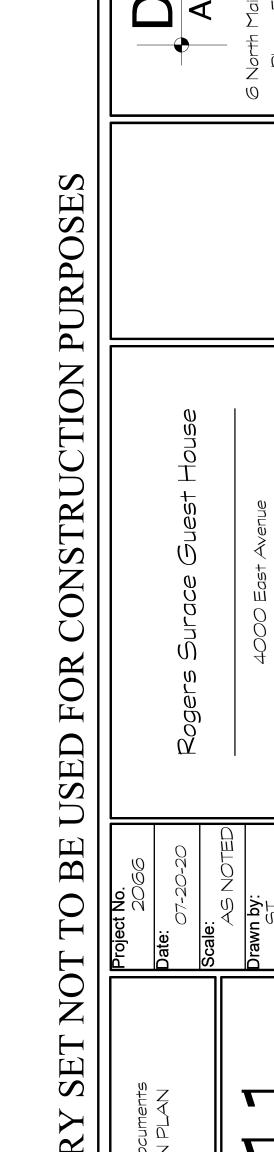
1. USE UNMODIFIED MORTAR FOR SETTING TILE OVER AN IMPERMEABLE WATERPROOF MEMBRANE OR ANTI-FRACTURE MEMBRANE. DO NOT USE A POLYMER MODIFIED THIN SET.

THIN STONE/STUCCO INSTALL:

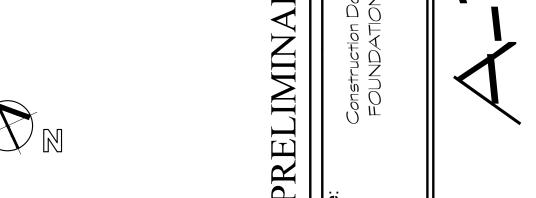
1. DO NOT USE A POLYMER MODIFIED THIN SET MORTAR.

- 2. ADD 3/16" GAP BEHIND STUCCO/THIN STONE LAYER AND IN FRONT OF WRB -WATER RESISTIVE BARRIER. PROVIDE A RAINSCREEN SYSTEM, MTI SURE CAVITY OR APPROVED EQUAL AS A DRAINAGE MEDIUM IN THE GAP BETWEEN THE WRB LAYER AND THE EXTERIOR SURFACE.
- 3. PROVIDE A VENTILATED WEEP SCREED (MTI L\$R WEEP SCREED OR APPROVED EQUAL) AT THE BASE OF ALL WALLS FOR VENTILATION. WRB MUST BE LAPPED OVER THE WEEP SCREED.
- 4. PROVIDE A MOISTURE DIVERTER AT THE HEAD OF ALL WINDOWS AND DOORS EXTENDING 4" BEYOND EITHER SIDE OF THE OPENING TO DIVERT MOISTURE TO THE DRAINAGE SYSTEM. (MTI MOISTURE DIVERTER OR APPROVED EQUAL).
- 5. PROVIDE A WINDOW DRAINAGE PLANE AT THE SILL OF ALL WINDOWS TO PREVENT ENTRAPPED MOISTURE. (MTI DRAINAGE PLANE OR APPROVED EQUAL).









FLOOR PLAN NOTES:

- 1. ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STRUCTURAL MEMBER
- SHEATHING OR CENTERLINE OF STRUCTURAL MEMBER

 2. ALL INTERIOR STUD DIMENSIONS ARE FROM CENTER LINE TO
- 3. ALL EXTERIOR FRAMED WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)

CENTER LINE OF STUDS (U.N.O. - UNLESS NOTED OTHERWISE).

- 4. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
- 5. ALL EXTERIOR HEADERS TO BE (2) 2x6 INSULATED (U.N.O.)
- 6. DOUBLE TRIMMERS AT ALL 4'-O" OPENINGS AND LARGER.
- 6. DOUBLE IRII II IERS AT ALL 4-0 OPENINGS AND LARGER.
- 7. ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (U.N.O.)
- 8. ALL SPOT ELEVATIONS ARE TAKEN FROM 0'-0" DATUM OF MAIN LEVEL SUB-FLOOR (U.N.O.)
- 9. INDICATES (3) STUD POST, GLUED AND NAILED (U.N.O.)
- 10. REFER TO EXTERIOR ELEVATION FOR WINDOW SIZES.
- 11. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- 12. CONTRACTOR TO COORDINATE ALL CLOSET SHELVING AND CABINETRY REQUIREMENTS. CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
- 13. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATION, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS, AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
- 14. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING LESS THAN 25 AND A SMOKE DENSITY RATING LESS THAN 450.
- 15. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- 16. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 70 CFM FAN. OR WITH A WHOLE HOUSE VENTILATION HEAT RECOVERY SYSTEM. RANGE HOODS SHALL ALSO BE VENTED TO THE OUTSIDE.
- 17. RANGE HOODS WITH A CFM OF 400 OR GREATER SHALL BE PROVIDED WITH MAKEUP AIR FROM EXTERIOR TO MAINTAIN NEUTRAL INTERIOR AIR PRESSURE.

ROOF & ATTIC NOTES:

1. APPROVED BITUTHANE WATER SHIELD PRODUCT (ie. GRACE ICE AND WATER SHIELD) TO BE APPLIED TO ALL EAVES AND VALLEYS.

ROOF PITCH	3:12 OR LESS	3:12 - 6:12	6:12 OR GREATER		
WATER SHEILD *	ENTIRE ROOF	5'-0"	3'-0"		
* DIMENSION FROM EXTERIOR FACE OF WALL UP ROOF SLOPE					

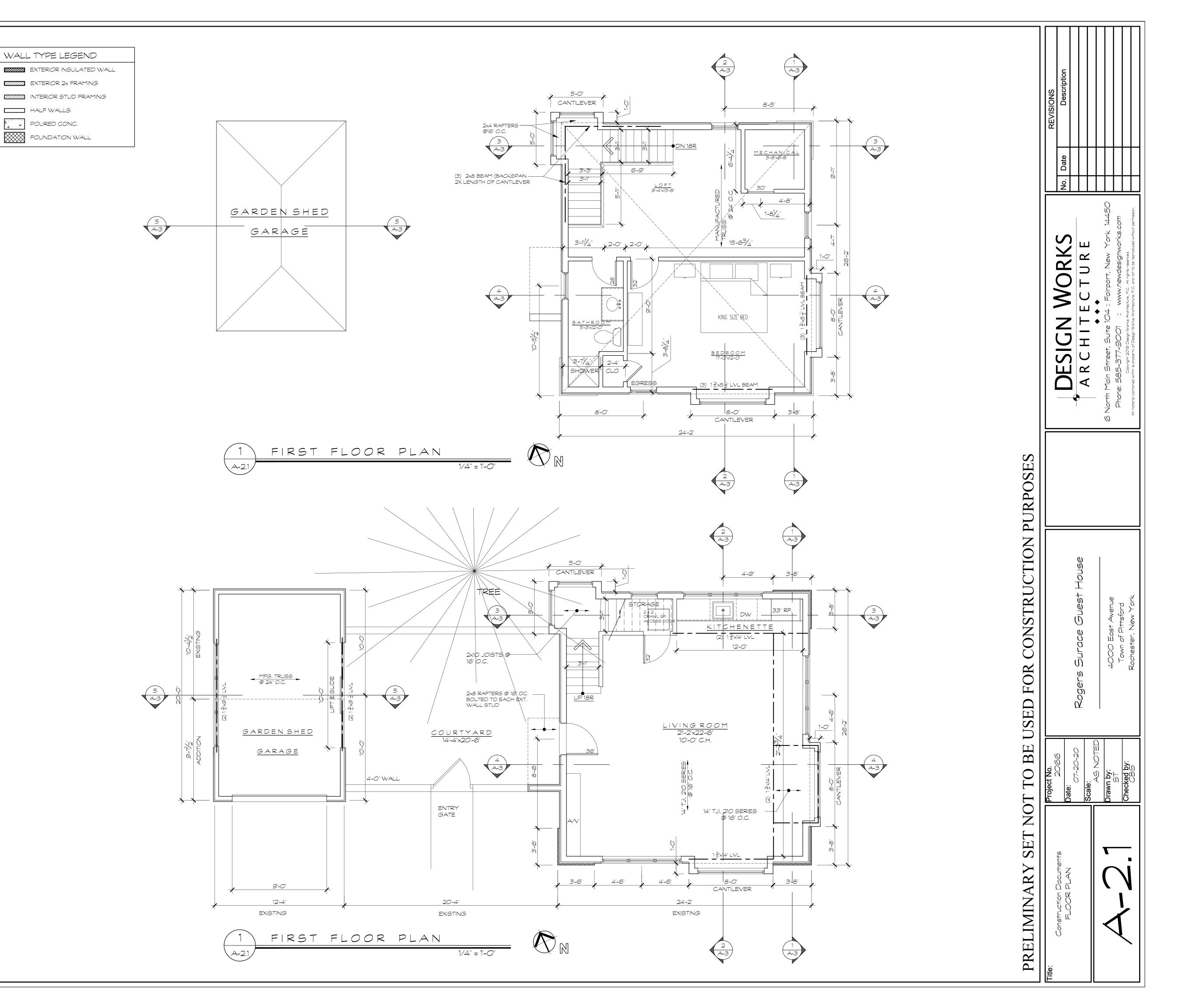
- 1. USE A RUBBER MEMBRANE ROOF ON ALL ROOFS WITH A PITCH OF LESS THAN 3:12.
- 2. 30# FELT RECOMMENDED UNDER METAL ROOF (IF APPLICABLE).
- 3. ENCLOSED ATTIC SPACES MUST HAVE A MIN. NET FREE VENTILATING AREA OF N_{50} OF THE AREA OF VENTED SPACE. WITH THE EXCEPTION OF N_{500} BEING ALLOWED IN CLIMATE ZONES 6, 7 OR 8 WHEN A CLASS 1 OR 11 VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING OR NOT LESS THAN 40%

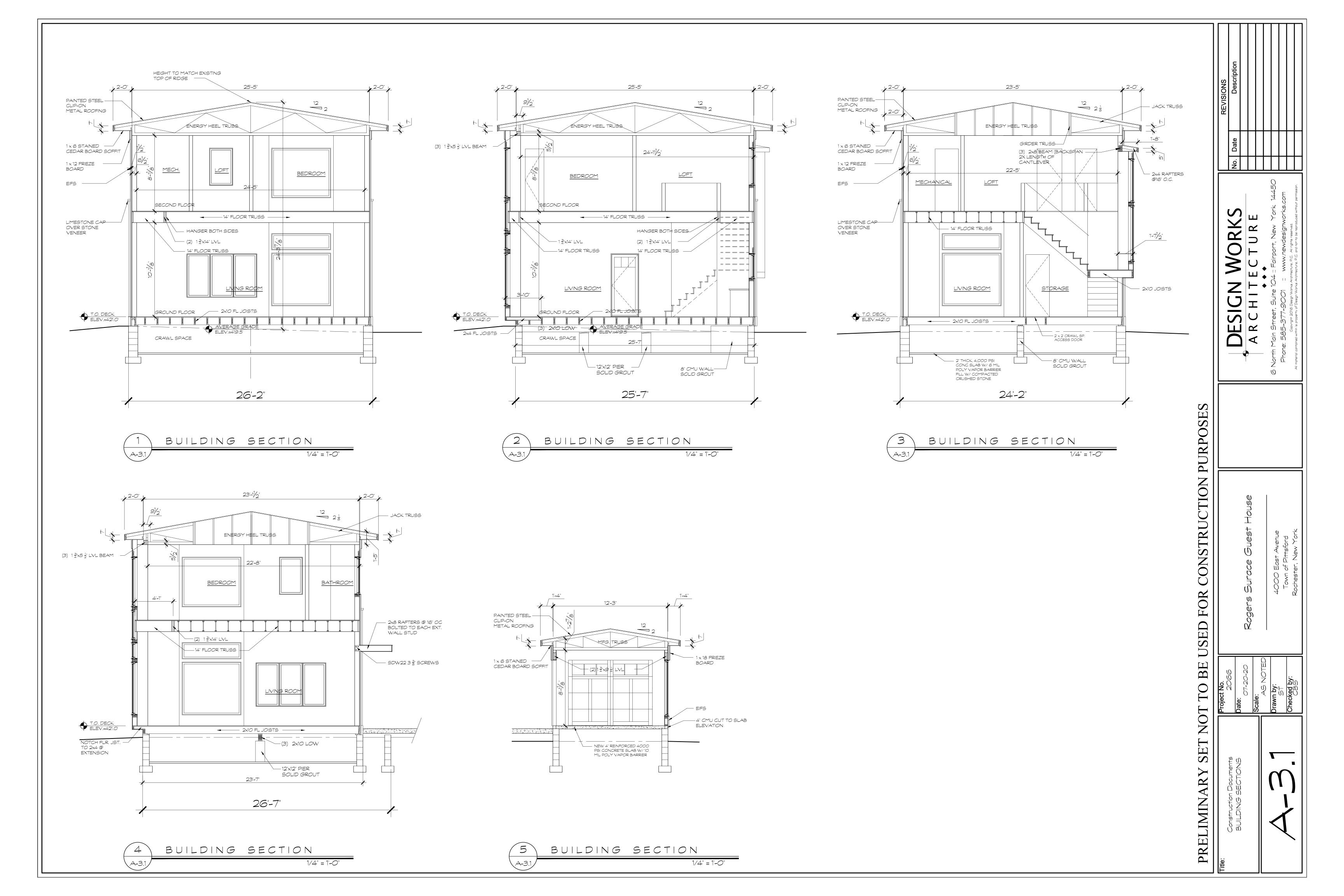
AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC

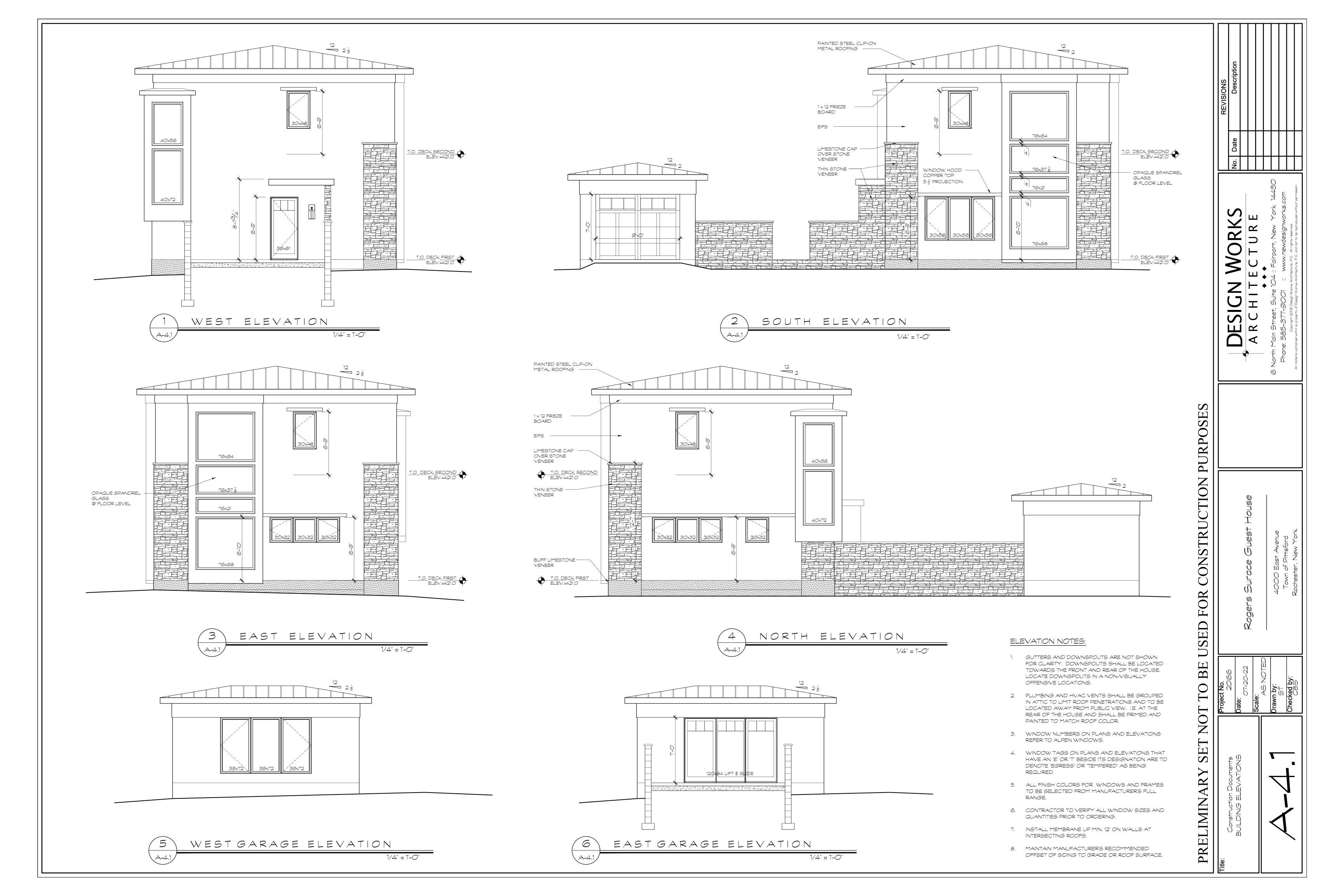
- 4. ROOF CAVITIES THAT EXCEED 30 SF, REQUIRE ACCESS OF 22"x30" WITH HEADROOM ABOVE THE OPENING OF AT LEAST 30" MUST BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION (R-807).
- 5. PROVIDE REQUIRED FLASHING TO MEET OR EXCEED COMMON BUILDING PRACTICE WHERE REQUIRED AND AT ROOF CHANGES, PROJECTIONS, VALLEYS, ETC. INSTALL DIVERTER FLASHING AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL.
- 6. FINAL ON CENTER ROOF RAFTER LAYOUT BY BUILDER.
- 7. BUILDER TO MAINTAIN PROPER VENTILATION GAP PER DETAILS IN ALL RAFTER BAYS.
- 8. FINAL GUTTER AND DOWNSPOUT SIZES AND LOCATIONS TBD BY SITE ENGINEER, OWNER, AND/OR CONTRACTOR. DOWNSPOUTS SHALL BE TIED INTO STORM WATER SYSTEM IF AVAILABLE OR EMPTY ONTO SPLASHBLOCKS.
- TRUSSES (IF APPLICABLE TO PROJECT)

OR RAFTER SPACE (R806.2).

- 9. TRUSSES SHOWN AS CONCEPTUAL DESIGN ONLY.
- 10. TRUSSES TO BE ENGINEERED AND SUPPLIED BY CERTIFIED TRUSS MANUFACTURER.
- 11. FINAL DESIGN BY TRUSS MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO FABRICATION.
- 12. PROVIDE HURRICANE TIE FOR EACH TRUSS. USE SIMPSON H2.5 UNLESS NOTED OTHERWISE.







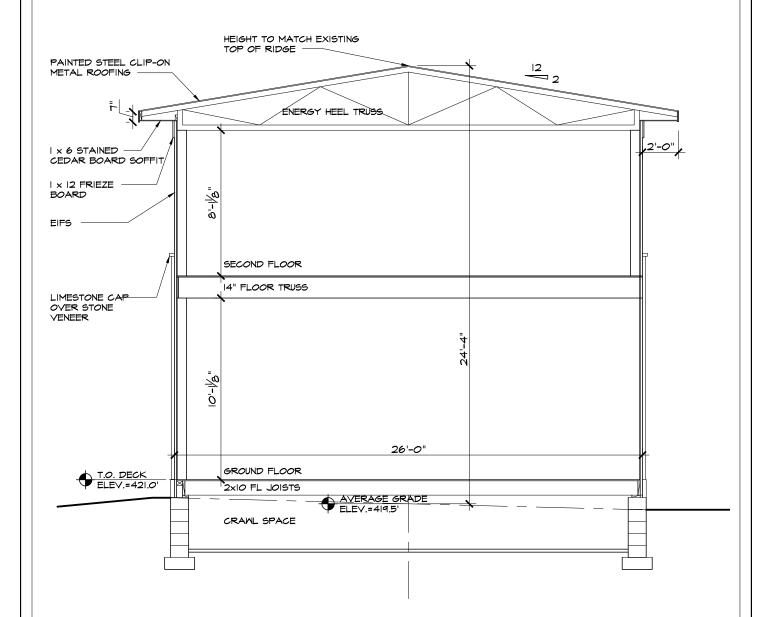
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CROSS SECTION

SCALE: $\frac{3}{16}$ " = 1'- \emptyset "

GUEST RESIDENCE

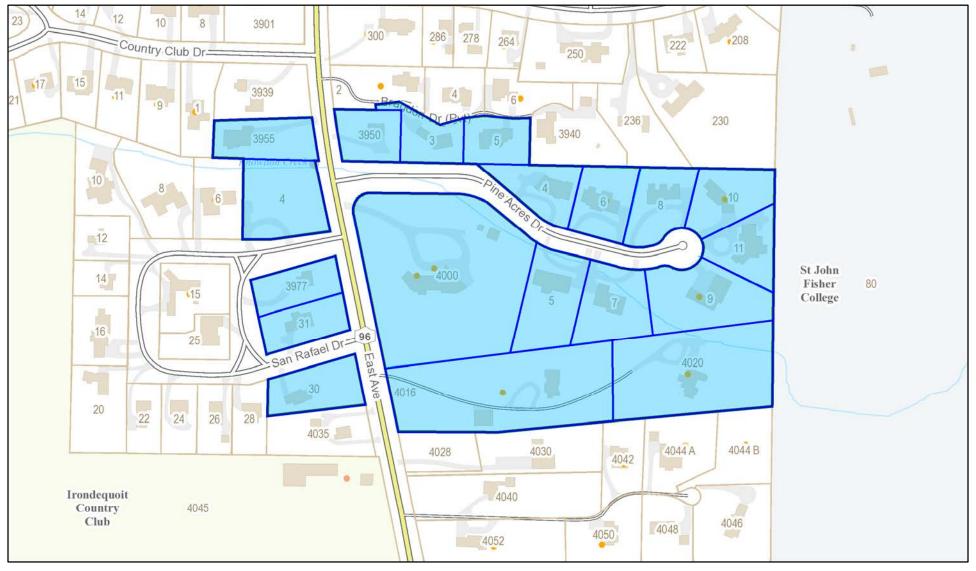
MAY 18, 2022

SCHEMATIC DESIGN

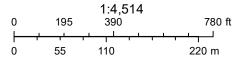




Public Notification



Printed June 7, 2022



Town of Pittsford GIS

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