

**Design Review & Historic Preservation Board  
Agenda  
February 23, 2023**

**HISTORIC PRESERVATION DISCUSSION**

**BUILDING INSPECTOR REMARKS**

**RESIDENTIAL APPLICATION FOR REVIEW**

- **220 Kilbourn Road**  
The Applicant is requesting design review for an addition of a 435 SF addition off the back of the house.
- **7 Grey Fawn**  
The Applicant is requesting design review for the construction of a 120 SF deck platform and sunroom addition of the back of existing dining room.
- **108 Stoneleigh Court**  
The Applicant is requesting design review for the construction of 332 SF mudroom and 691 SF garage addition off the rear of the home.
- **42 French Road**  
The Applicant is returning to design review for the demo of an existing single car garage and addition of an approximate 809 SF 2 car garage with mudroom at the rear.
- **5637 Palmyra Road**  
The Applicant is requesting design review for the construction of an oversized (288 SF) over height (17') accessory structure, shed.
- **500 Canfield Road**  
The Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 4459 square feet.

**COMMERCIAL APPLICATION FOR REVIEW**

- **3690 East Avenue – Dugan Training Facility**  
The Applicant is requesting design review for the construction of an approximately 6900 SF practice facility next to the existing baseball field.

**Design Review and Historic Preservation Board**  
**Minutes**  
**January 26, 2023**

**PRESENT**

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

**ALSO PRESENT**

Cathy Koshykar, Town Board liaison; Robert Koegel, Town Attorney; Bill Zink, Building Inspector; Susan Donnelly, Secretary to the Board

**ABSENT**

David Wigg, Vice Chairman; Jim Vekasy

**HISTORIC PRESERVATION DISCUSSION**

The Board discussed the upcoming reception for inventoried homeowners. Dirk Schneider has secured a speaker. Bonnie Salem inquired about getting the slide show that was used for the 2019 reception. Susan Donnelly confirmed that this is still available. The Board was asked to come up with some names of designated homeowners who may be willing to speak.

**RESIDENTIAL APPLICATION FOR REVIEW**

- **24 Beech Road**

The Applicant is requesting design review for the construction of an approximately 700 SF garage/mudroom addition off the side of the house.

Jennifer Raynor, homeowner of 24 Beech Road, was present.

Ms. Raynor described the proposed construction with the Board. Although the garage door design has not been determined, she stated that the roof, siding, windows and trim will match the current home.

Kathleen Cristman moved to accept the application as submitted.

Bonnie Salem seconded.

All Ayes.

- **8 Arbor Creek Drive**

The Applicant is requesting design review for the addition of an oversized accessory structure/pavilion.

Mike Volpe of Josh Landscape appeared as the agent for the homeowner.

The applicants have designed a storage/covered patio area structure to meet their family's needs. This is an oversized, over height structure which has received Zoning Board of Appeals approval. The siding and trim will match the main structure on the property. Due to the elevation change of the property, the structure will be placed in an area that will be barely visible from the street.

Dirk Schneider indicated that he knows the applicant but stated he has no financial interest in the project.

With no further discussion, Dirk Schneider moved to accept the application as submitted.

John Mitchell seconded.

All Ayes.

#### **COMMERICAL APPLICATION FOR REVIEW - NEW**

- **3025 Monroe Avenue – Ellie Mental Health**

The Applicant has requested design review for the addition of a business identification sign. The sign will identify the business "Ellie Mental Health".

Jim Columbo of Skylight Signs was present.

Mr. Columbo described the sign as black acrylic lettering which will match in color to the other sign occupying the space. The size conforms to Town Code.

Paul Whitbeck moved to accept the application as submitted.

John Mitchell seconded.

All Ayes

#### **RESIDENTIAL DEMOLITION APPLICATION – PRELIMINARY REVIEW**

- **114 Sunset Boulevard**

The applicant is proposing to demolish the existing home located at 114 Sunset Boulevard. An informal review was held to determine whether the full or short form review for demolition should take place in this case.

The architect, Bill Dean, spoke on behalf of the homeowners who were in attendance.

Mr. Dean reviewed a presentation which detailed the need for the demolition (water, mold and structural issues), a review of the architectural characteristics of other homes on Sunset Boulevard and the proposed design of a new home. The applicants are proposing to replace the current home with a structure that fits in the existing footprint of the home and is angled on the property appropriately to the curvature of the street. He indicated he had spoken to the Town Historian, and she indicated that this home is of no architectural significance. He stated the home is not energy efficient and the current floor plan is not functional to the needs of the family. The proposed square footage is approximately less than 1 ½ times the current square footage.

Dirk Schneider disclosed that he is acquainted with Mr. Dean but that he has no financial interests in this project.

The Board discussed the proposed demolition. There was overall agreement that this home is not of significant architectural design and expressed that they thought the proposed design was thoughtful in relationship to other architecture on this area of the street. The new design if placed in the same footprint would require a zoning variance due to the pre-existing non-conforming placement of the current home. After viewing aerial photographs of the street, the Board did maintain that retaining the current placement would be most appropriate and would support the Zoning Board of Appeals granting a variance to maintain the look of the

neighborhood. Dirk Schneider indicated he is willing to send a letter of support for the variance to the Zoning Board of Appeals.

The Board discussed which process for demolition would be most appropriate. A poll of the Board concluded that the clear consensus of the members felt the full process would be best so that the neighbors would be notified and have an opportunity to comment. It was noted that another home on Sunset Boulevard was demolished in recent years, but this was before the Town's demolition code was enacted.

The Board left the applicant with the following directives to assist with the review process:

1. The square footage of the proposed structure be clarified.
2. The architectural drawings should be updated with materials noted.

The full demolition process will be deployed to continue this review process.

### **REVIEW OF MINUTES OF JANUARY 12, 2023, MEETING**

Dirk Schneider moved to accept the minutes of the January 12, 2022, meeting as written.

Bonnie Salem seconded.

All Ayes.

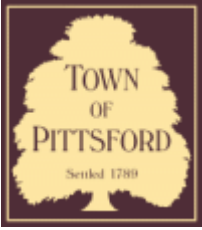
### **ADJOURNMENT**

Dirk Schneider moved to close the meeting at 7:02 pm.

All Ayes.

Respectfully submitted,

Susan Donnelly  
Secretary to the Design Review and Historic Preservation Board



## Town of Pittsford

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

Permit #  
B23-000011

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

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

**Property Address:** 220 Kilbourn ,

**Tax ID Number:**

**Zoning District:**

**Owner:**

**Applicant:** Lawrence Giangreco

#### Application Type:

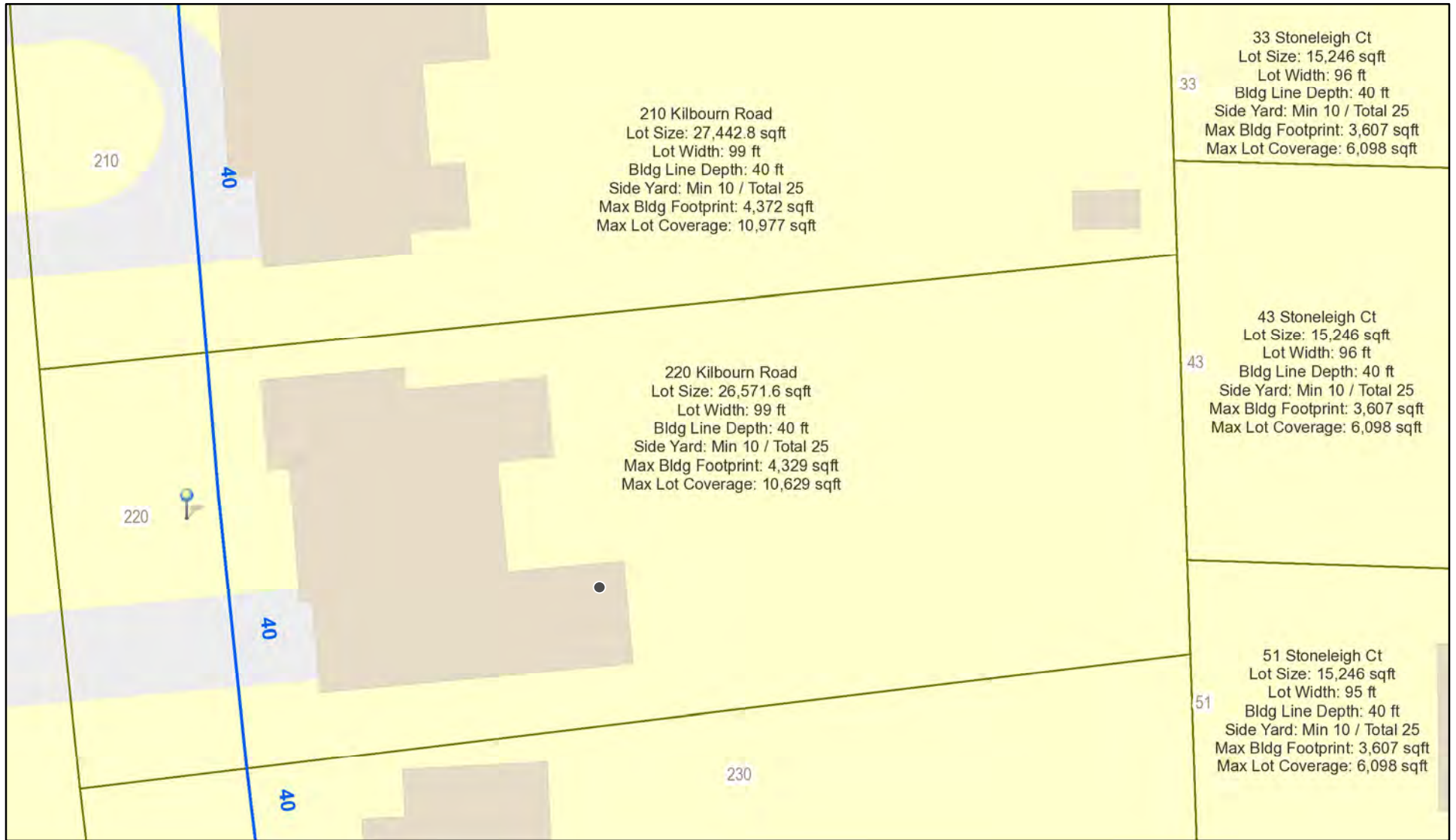
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**Project Description:** The applicant is requesting design review for an addition of a 435 SF addition off the back of the house.

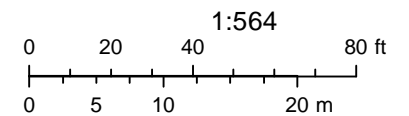
**Meeting Date:** February 23, 2023



# RN Residential Neighborhood Zoning



Printed February 15, 2023



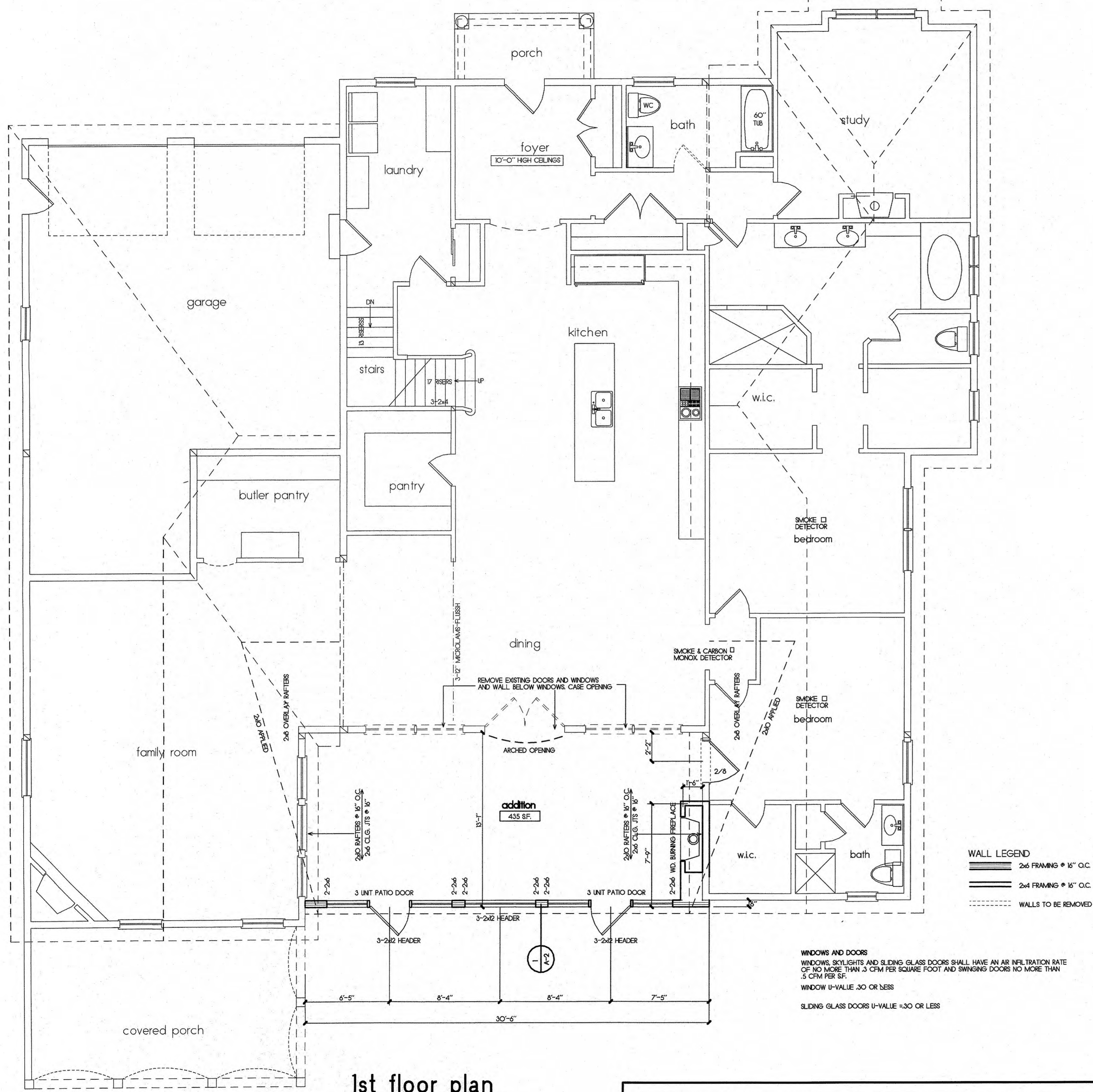
Town of Pittsford GIS

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Kilbourn Rd





**FOUNDATIONS**

CONTRACTOR SHALL NOTIFY SITE ENGINEER AND ARCHITECT IF SITE CONDITIONS SUCH AS ADVERSE GROUND WATER OR SOIL CONDITIONS WARRANT MODIFICATIONS TO THE FOUNDATION DESIGN.

FOOTINGS MAY BE POURED NEAT AGAINST SIDES OF EXCAVATIONS ONLY IF SLOUGHING OR RAVELING DOES NOT OCCUR.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.

BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTIL CONCRETE AND GROUT HAS REACHED SUFFICIENT STRENGTH TO RESIST DAMAGE OR STRUCTURAL FLOOR FRAMING INCLUDING FLYWOOD DECK IS IN PLACE OR SUFFICIENT WALL BRACING IS IN PLACE.

**STRUCTURAL BACKFILL**

STRUCTURAL BACKFILL OF WELL GRADED SAND AND GRAVEL OR CRUSHER RAN STONE SHALL BE PLACED IN 6" MAX. LIFTS AND COMPACTED TO A MIN DENSITY OF 95% UNDER SLABS AND WILDLINGS) AND 90% ELSEWHERE OF MAX. DENSITY AT OPTIMUM MOISTURE CONTENT PER ASTM D698.

BACKFILL SHALL BE FREE OF EXCESSIVE VEGETATION DEBRIS OR OTHER DELETERIOUS MATERIALS AND CONTAIN NO PARTICLES LARGER THAN 3" IN DIA. AND NO MORE THAN 10% PASSING THE #200 SEVE.

**FOOTINGS**

FOOTINGS SHALL BE PLACED AT A MIN OF 48" BELOW GRADE UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

FINAL 3" OF EXCAVATION SHALL BE REMOVED BY HAND TOOL OPERATIONS IN ORDER TO ASSURE UNDISTURBED BEARING SURFACES.

BOTTOM SURFACE OF FOOTINGS SHALL NOT SLOPE MORE THAN 1/3 UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

NO EXCAVATION SHALL BE MADE LOWER AND CLOSER THAN 1/3 UNLESS INDICATED ON THE DRAWINGS.

FOOTINGS AND SLABS SHALL NOT BE PLACED ON MDDY OR FROZEN GROUND.

ALL FOOTINGS SHALL BEAR ON FIRM AND CLEAN SOIL. THE SOIL BEARING SHOULD BE VERIFIED AT THE FOOTINGS BY AN ACCEPTED TESTING METHOD.

**CONCRETE MASONRY**

CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90 TYPE I, GRADE N.

MORTAR - ASTM C270, TYPE S (1hr/500 PSI)

BLOCK FILL - COURSE GROUT 3,000 PSI

**CONCRETE**

FOUNDATION DESIGN IS BASED ON A MIN. SOIL BEARING CAPACITY OF 2,000 PSF. BUILDER SHALL NOTIFY ARCHITECT IF CAPACITY IS LESS.

PROVIDE 4 MIL POLYETHYLENE VAPOR BARRIER UNDER CONCRETE INTERIOR SLABS.

PROVIDE ALL NECESSARY REBAR, SPACERS, CHAIRS, ETC TO SECURE REINFORCING IN PLACE BEFORE PLACING CONCRETE.

A. STANDARDS-LATEST EDITION OF ACI.  
B. DESIGN STRENGTH AT 28 DAYS.

1. FOOTINGS, WALLS AND PIERS-3,000 PSI  
2. SLAB ON GRADE-INTERIOR 2,500 PSI  
EXTERIOR 3,500 PSI

**REINFORCING**

ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 AND SHALL BE 1/2" DIA MIN AND 12" LONG. PLACEMENT OF ANCHOR BOLTS SHALL BE 12" FROM END PLATE, 6" O.C. AND MIN. OF 2-ANCHOR BOLTS IN ANY ONE SECTION. LOCATE IN MIDDLE THIRD OF PLATE. AT LEAST 1 1/2" FROM THE EDGE OF A 2x4 AND 1 3/4" FROM THE EDGE OF A 2x6.

**GENERAL NOTES:**

GLAZING IN DOORS, STORM DOORS AND SIDELIGHTS IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE NEW YORK STATE CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R308.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS.

EXTERIOR BEARING WALL OPENINGS GREATER THAN 48" REQUIRE 2 JACK STUDS PER SIDE.

INTERIOR BEARING WALL OPENINGS GREATER THAN 48" REQUIRE 2 JACK STUDS PER SIDE.

PROVIDE A MIN. OF R-5 RIGID INSULATION WITH ALL EXTERIOR WINDOW AND DOOR HEADERS.

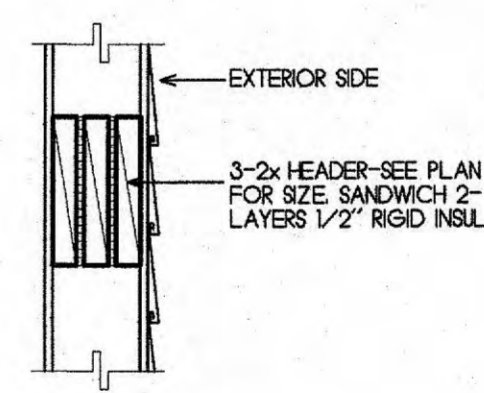
ALL NEW ELECTRICAL WORK SHALL COMPLY WITH PART VIII OF THE RESIDENTIAL CODE OF NEW YORK STATE, PROVIDE TOWN OFFICE WITH FINAL ELECTRICAL INSPECTION APPROVAL.

IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILING COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION.

INSULATION ON CRAWL WALLS SHALL BE COVERED WITH GYPSUM BOARD OR HAVE A FLAME SPREAD INDEX NOT GREATER THAN 25 WITH AN ACCOMPANYING SMOKE DEVELOPMENT INDEX NOT TO EXCEED 450.

FLASHING SHALL BE INSTALLED IN THE FOLLOWING AREAS: TOP OF EXTERIOR WINDOWS AND DOORS, CHIMNEYS, INFER AND AT END OF MASONRY, WOOD, METAL COPINGS AND SILLS; AND WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL ASSEMBLY.

ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND SHALL BE APPROVED PRESSURE TREATED WOOD SUITABLE FOR GROUND CONTACT USE.



CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND Borne DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHELD UNDERLAYMENT REQ'D.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
						WEATHERING	FROST LINE DEPTH	TERMITES					
40	15				B	SEVERE	48"	NONE-SLIGHT	NONE-SLIGHT	1	YES		

NYS ENERGY COMPLIANCE NOTE  
THIS HOUSE COMPLIES WITH THE NEW YORK STATE ENERGY CODE EFFECTIVE 2020. PLEASE REFER TO ATTACHED CALCULATIONS FOR COMPLIANCE INFORMATION.

**ALA architects**  
255 EAST AVENUE ROCHESTER, NEW YORK 14604  
(585) 512-2099 ALAARC@FRONTIERNET.NET

PROPOSED ADDITION  
FOR  
**MR. & MRS. GIANGRECO**  
220 KILBOURN ROAD TOWN OF PITTSFORD, NEW YORK

REVISIONS

No.	DATE	DESCRIPTION

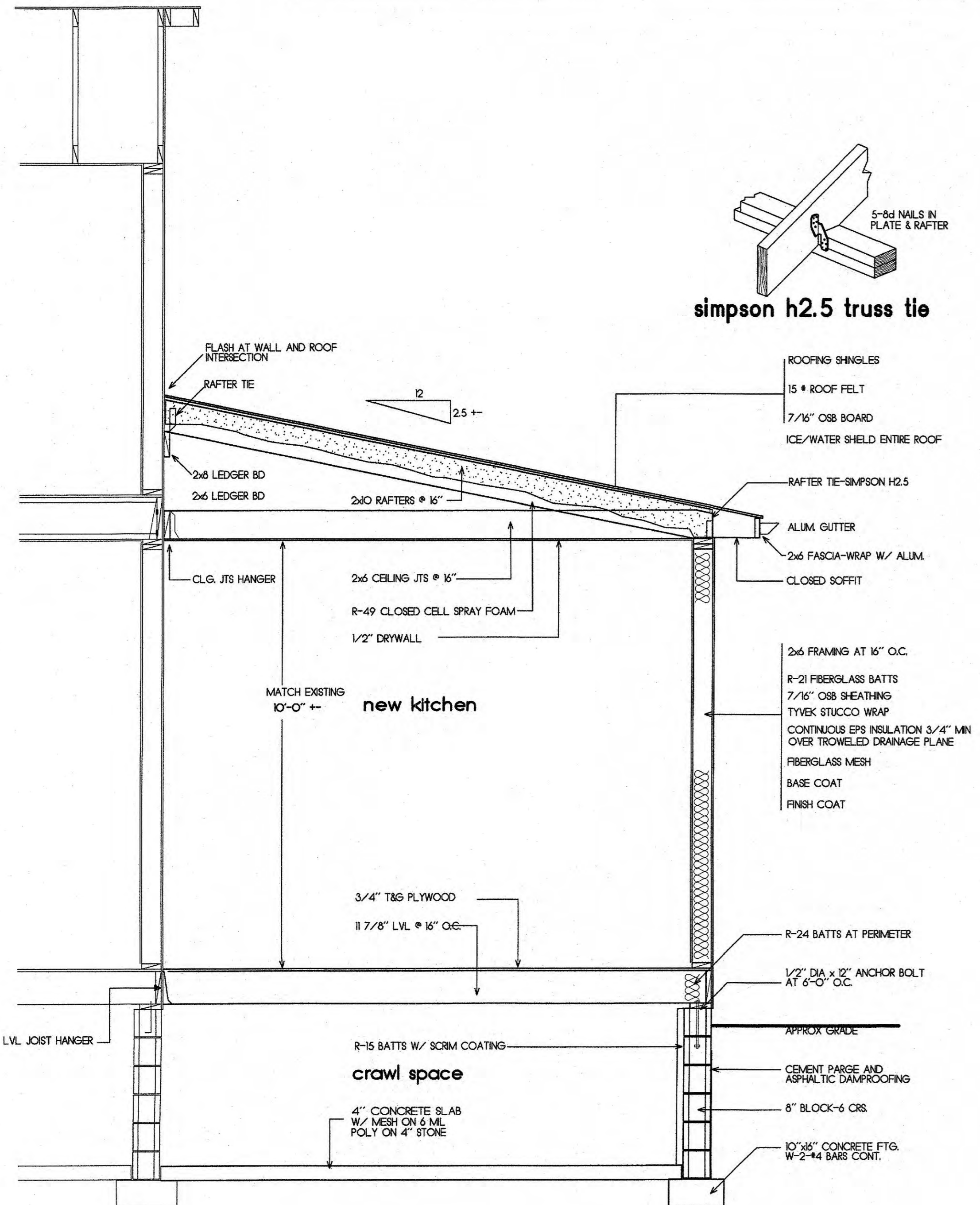
**A-1**  
JAN. 30, 2023



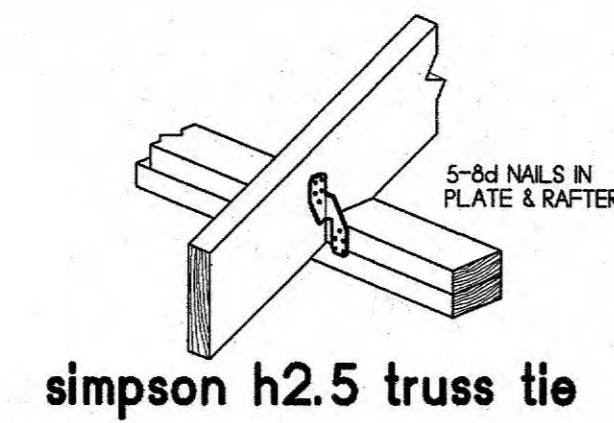
AIR BARRIER INSPECTION LIST	
AIR BARRIER & THERMAL BARRIER	EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS IS INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER BREAK JOINTS IN THE AIR BARRIER ARE FILLED OR REPAIRED AIR PERMEABLE INSULATION IS NOT USED AS A SEALING MATERIAL AIR PERMEABLE INSULATION IS INSIDE OF AIR BARRIER
CEILING ATTIC	AIR BARRIER IN ANY DROPPED CEILING/SOFFIT IS SUBSTANTIALLY ALIGNED WITH INSULATION AND GAPS ARE SEALED ATTIC ACCESS (EXCEPT UNVENTED ATTIC), KNEE WALL OR STAIR ACCESS IS SEALED
WALLS	CORNERS AND HEADERS ARE INSULATED JUNCTIONS OF FOUNDATION AND SILL PLATE ARE SEALED
WINDOWS AND DOORS	SPACE BETWEEN JAMBS AND FRAMING AREA SEALED
RIM JOISTS	RIM JOISTS ARE INSULATED AND INCLUDE AN AIR BARRIER
FLOORS INCLUDING ABOVE GARAGES AND CANTILEVER FLOORS	INSULATION IS INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECK AIR BARRIER IS INSTALLED AT AND EXPOSED EDGE OF INSULATION
CRAWL SPACE WALLS	INSULATION IS PERMANENTLY ATTACHED TO WALLS EXPOSED EARTH IN UNVENTED CRAWL COVERED WITH CLASS 1 VAPOR BARRIER OVERLAP JOINTS & TAPE
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, KNEE WALLS AND FLUE SHAFTS ARE SEALED
NARROW CAVITIES	BATTS IN NARROW CAVITIES ARE CUT TO FIT OR FILLED WITH SPRAY/BLOWN-IN
RECESSED LIGHTING	RECESSED LIGHTS ARE AIR TIGHT, IC RATED AND SEALED TO DRYWALL, UNLESS IN CONDITIONED SPACE
PLUMBING AND WIRING	INSULATION IS PLACED BETWEEN OUTSIDE AND PIPES
ELECTRICAL/PHONE BOX ON EXT. WALL	AIR BARRIER EXTENDS BEHIND BOXES OR AIR SEALED TYPE BOXES ARE INSTALLED
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE ENVELOPE ARE SEALED TO SUBFLOOR OR DRYWALL
FIREPLACE	FIREPLACE WALLS INCLUDE AN AIR BARRIER



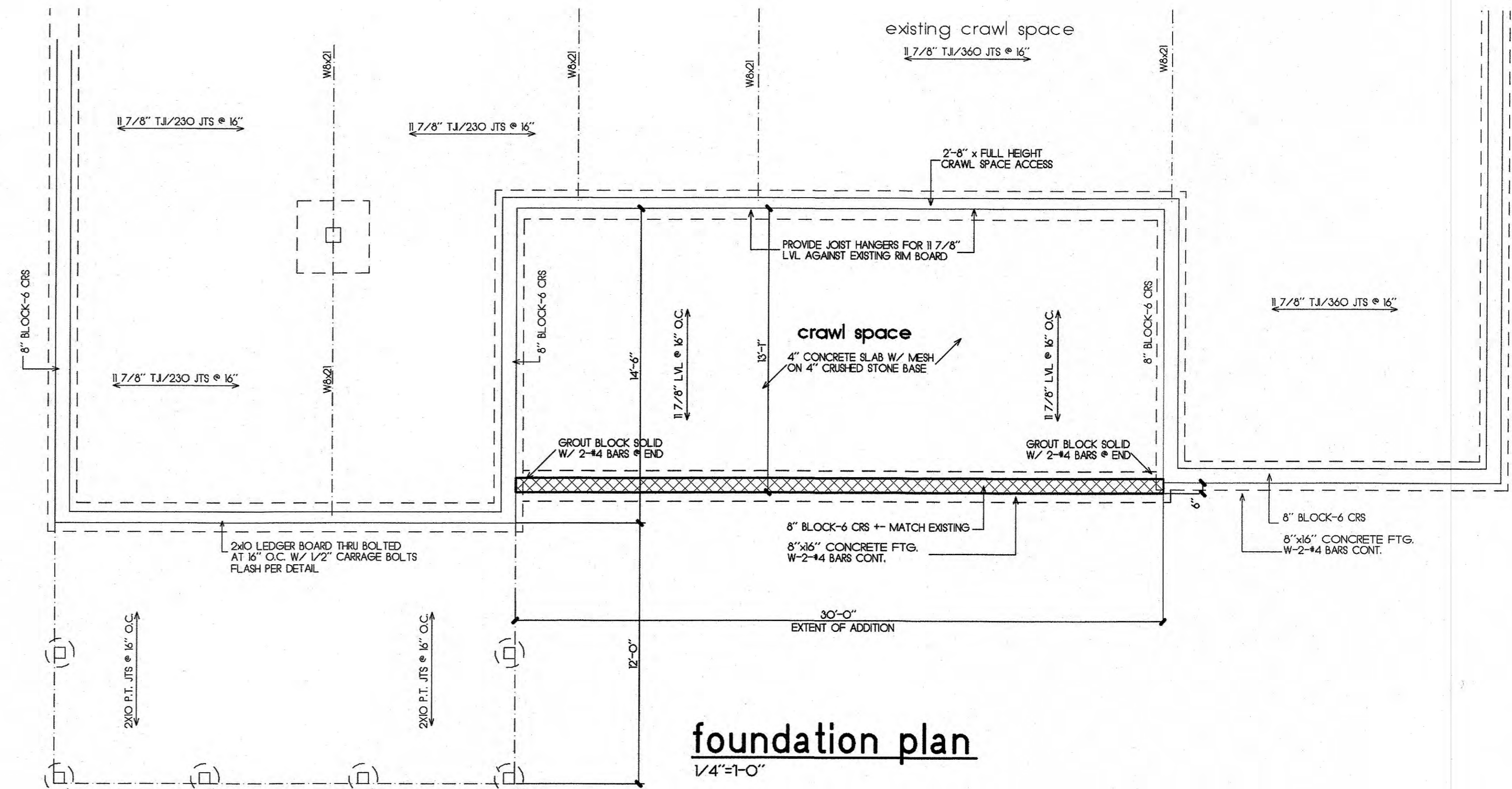
rear elevation  
1/4"=1'-0"



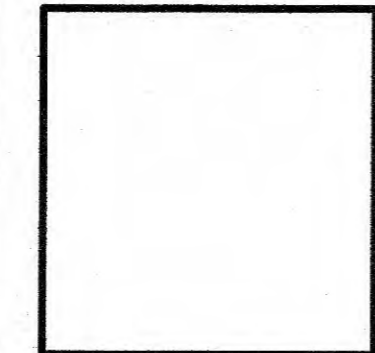
section  
1/2"=1'-0"



simpson h2.5 truss tie



foundation plan  
1/4"=1'-0"

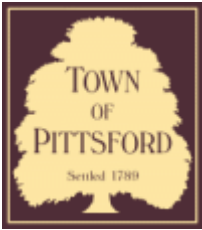


**ALA architects**  
255 EAST AVENUE ROCHESTER, NEW YORK 14604  
(585) 512-2099 ALAARC@FRONTIERNET.NET

PROPOSED ADDITION  
FOR  
**MR. & MRS. GIANGRECO**  
220 KILBOURN ROAD TOWN OF PITTSFORD, NEW YORK

REVISIONS		
No.	DATE	DESCRIPTION

**A-2**  
JAN. 30, 2023



## Town of Pittsford

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

Permit #  
B23-000010

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

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

**Property Address:** 7 Grey Fawn PITTSFORD, NY 14534

**Tax ID Number:** 165.09-3-50

**Zoning District:** RN Residential Neighborhood

**Owner:** Hyman, Robert S

**Applicant:** Hyman, Robert S

#### Application Type:

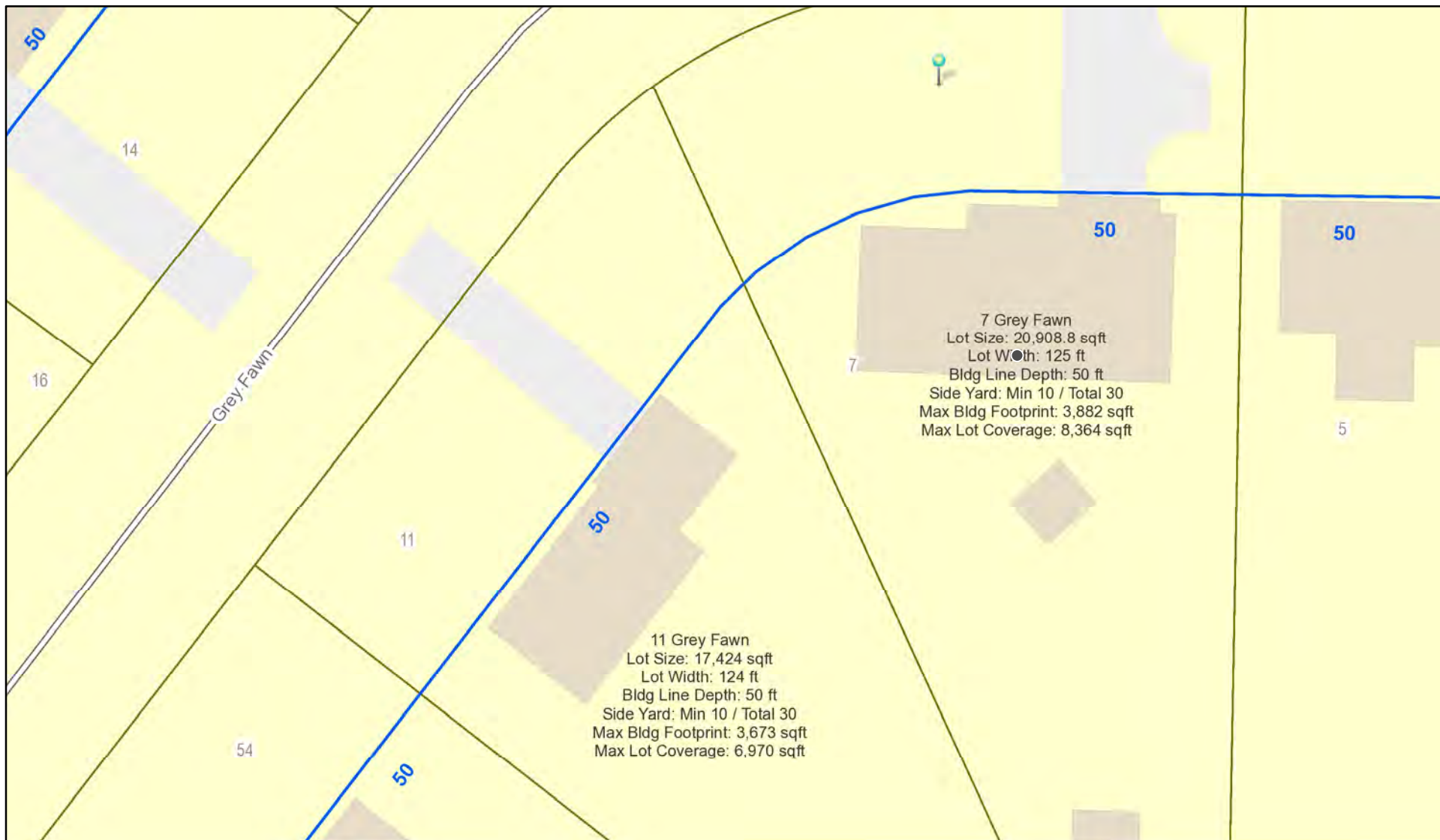
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
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| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
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| <input type="checkbox"/> Informal Review                                      |   |

**Project Description:** Applicant is requesting design review for the construction of a 120 SF deck platform and sunroom addition of the back of existing dining room.

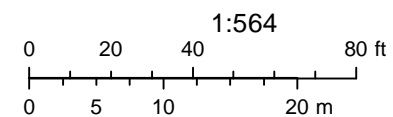
**Meeting Date:** February 23, 2023



# RN Residential Neighborhood Zoning



Printed February 9, 2023



Town of Pittsford GIS

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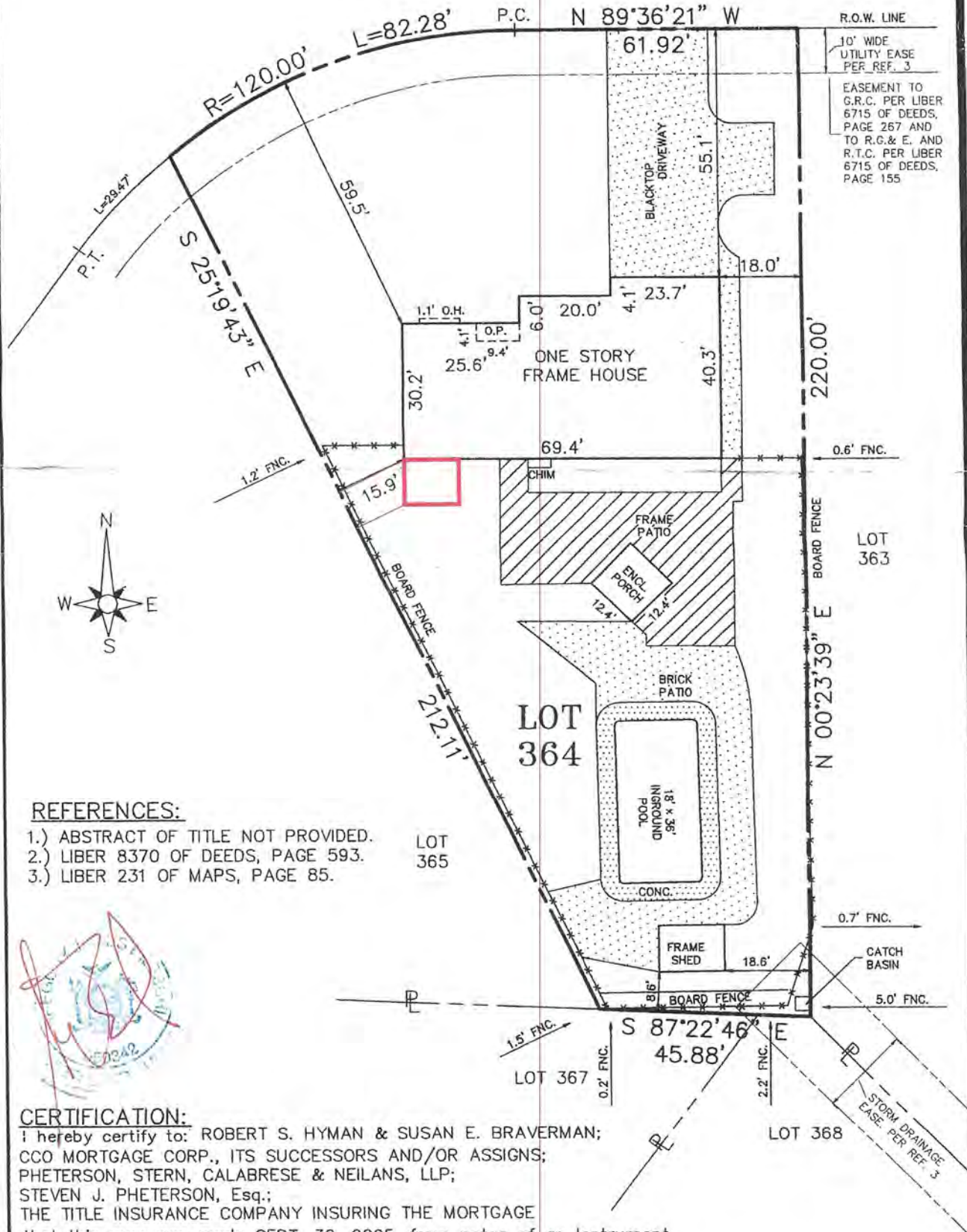


04/03/2021

© All EagleView Technology Corporation

Grey Fawn

# GREY (60' R.O.W.) FAWN



**REFERENCES:**

- 1.) ABSTRACT OF TITLE NOT PROVIDED.
- 2.) LIBER 8370 OF DEEDS, PAGE 593.
- 3.) LIBER 231 OF MAPS, PAGE 85.



**CERTIFICATION:**

I hereby certify to: ROBERT S. HYMAN & SUSAN E. BRAVERMAN;  
 CCO MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS;  
 PHETERSON, STERN, CALABRESE & NEILANS, LLP;  
 STEVEN J. PHETERSON, Esq.;

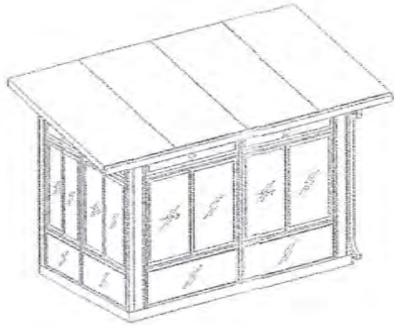
THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE  
 that this map was made SEPT. 30, 2005 from notes of an Instrument  
 Survey completed SEPT. 26, 2005 and from references listed herein.

*Gregory J. Bileschi*

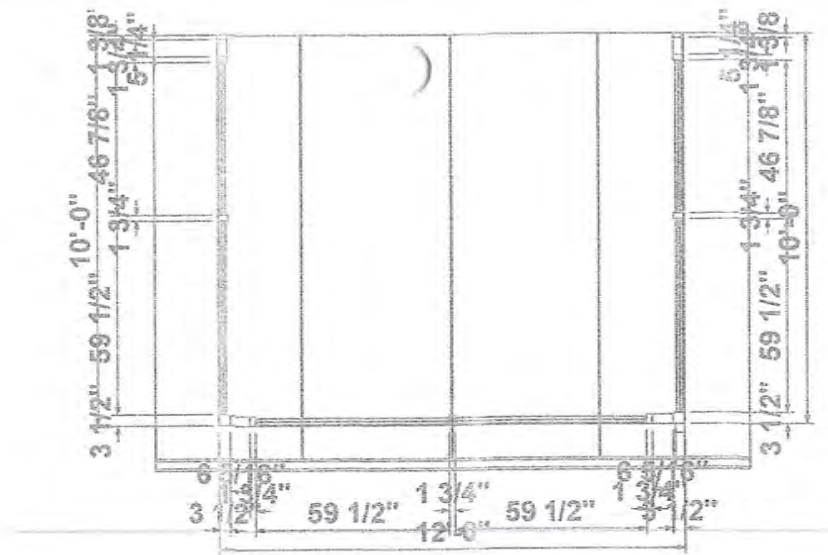
GREGORY J. BILESCHI, N.Y.S.L.S. # 50342

NOTE: Property corners should only be set by a licensed, registered land surveyor.

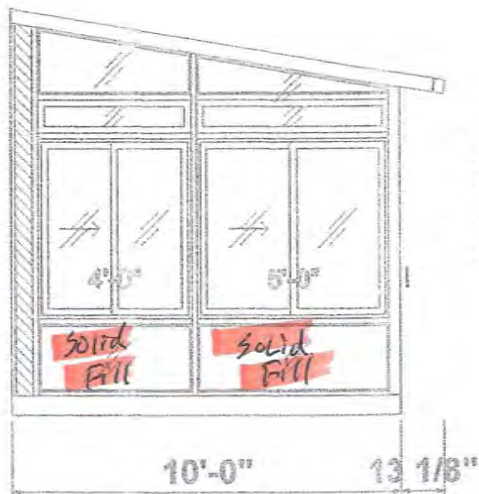
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 165.090-03-050



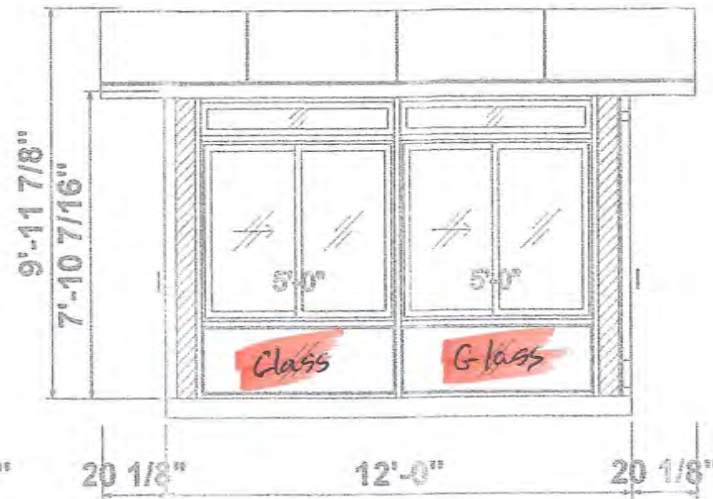
Axonometry



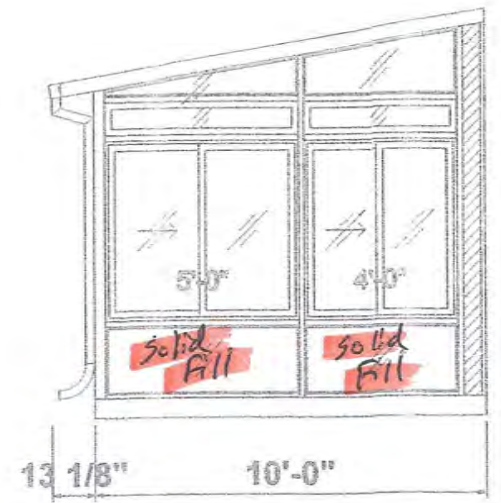
Plan



Left Elevation

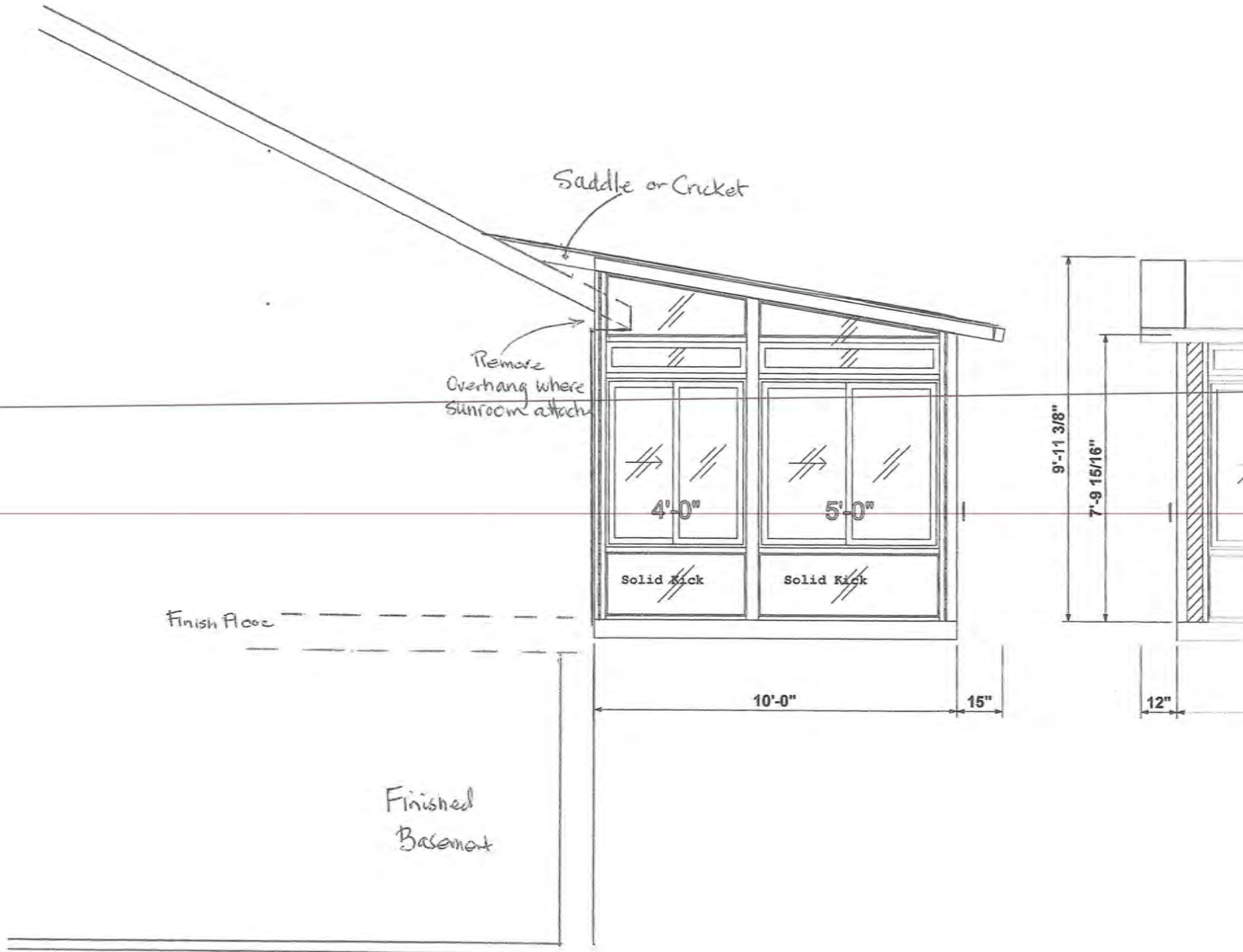


Front Elevation



Right Elevation





1/4" = 1'-0"



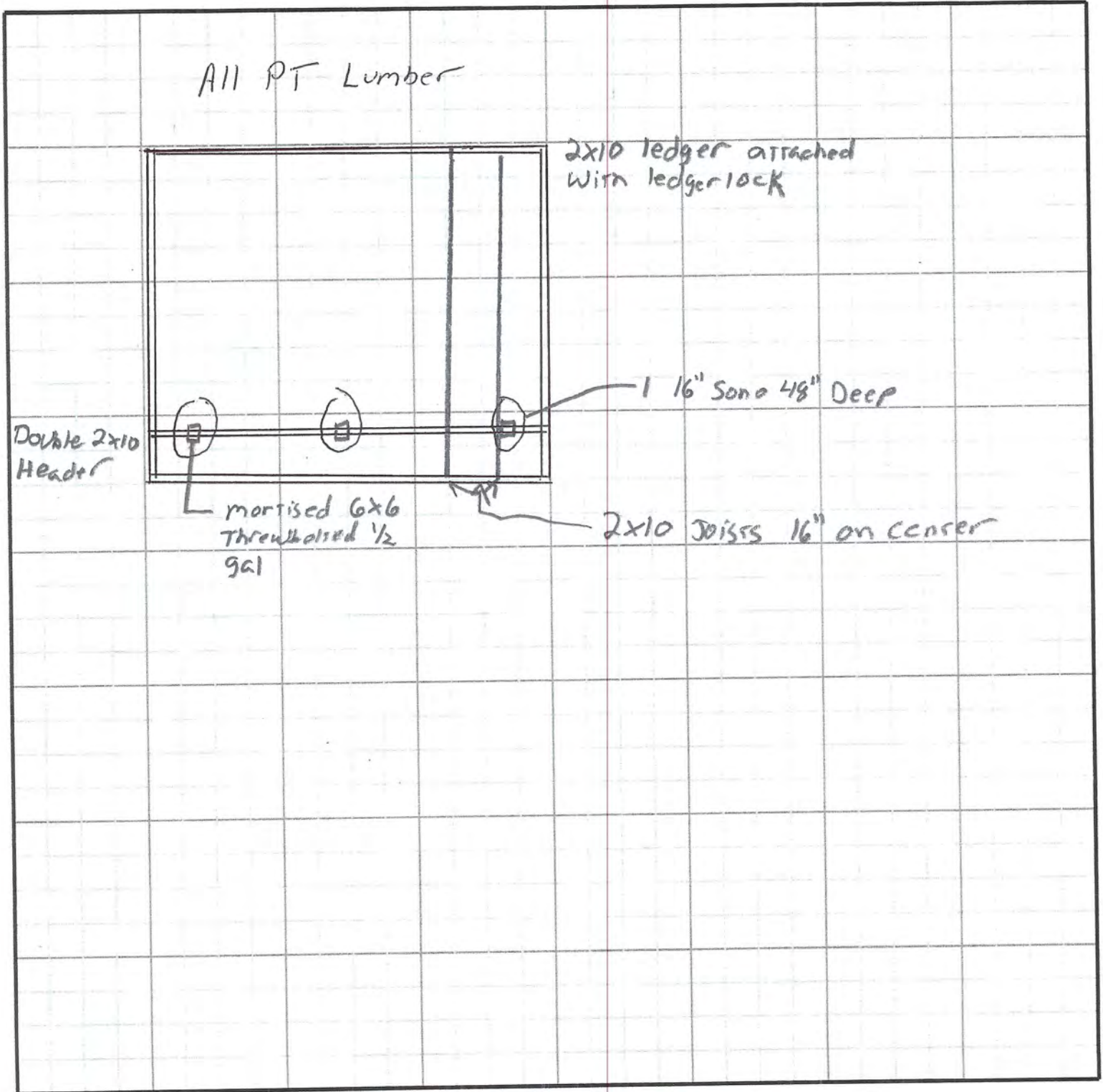
- \* Solid Fill Centrix Bronze Kicks L and R walls
- \* Glass Kicks Front wall only



# FITCH

CONSTRUCTION, INC.

*Fresh Ideas for the Good Life*



Simply Better Buildings

# Post to Beam

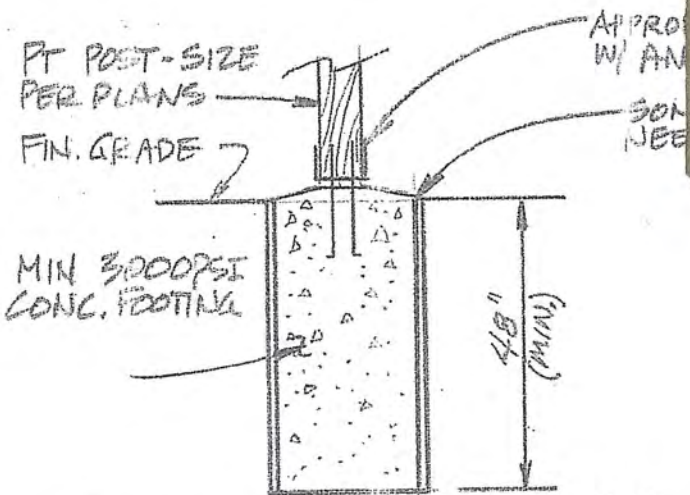
2x Beam

1/2" thru-bolts with washers

© 2009, InterNACHI

6x6 Minimum

Notch post to accommodate beam



1. FOOTING DESIGN FOR 2000 PSF
2. UPSTATE/ROCHESTER = SEISMIC 2c

TYPICAL FOOTING

SCALE: 3/8" = 1'-0"



# Your new Sunroom

## Scope of Work

December 15, 2022

Prepared  
for:

Bob Hyman and Sue Braverman  
7 Grey Fawn  
Pittsford, NY 14534

Cell: (585) 732-5222  
E-Mail: bobroch@gmail.com  
bbave3@gmail.com

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***Project:***

To supply and install a Four Seasons sunroom addition on an existing building. Prepare working drawings for addition. Submit to the Building Department a completed Application for Building Permit together with the working drawings and the required fee and obtain the Building Permit. Sunroom to meet Local Building Code.

Product displays, models, pictures and specifications may not depict actual product. Rooms are subject to variations pursuant to local building codes.

***Credentials & Warranties:***

We are ***Sunroom Specialists*** and only supply and build sunroom additions  
We have been in business ***Continuously*** for over 30 years  
Network of over 300 locations in 25 countries  
More than 250,000 sunrooms built  
Over 100 Million square feet of glass installed

***Liability Insurance Coverage***  
***Full Workers' Compensation Coverage***  
***Member of the Better Business Bureau***

***Lifetime Limited Glass Seal Failure Transferable Warranty***  
***Lifetime Limited Glass Breakage Transferable Warranty***  
***100% Coverage for 40 Years***  
***10 Year Limited Product Warranty***

***5 Year Workmanship Warranty***

**Sunroom  
Specifications:**

**Model 230 Shade Straight Eave Room  
Double Glazed**

Solid roof shed style Room  
with built in electrical raceway for hidden electrical wiring  
All aluminum to be fully thermally broken to reduce cold transfer  
3" extruded aluminum framework with Centrix **Panels**  
Wall panel color to be **Bronze**  
Aluminum paint finishes to be Baked-On enamel for long-lasting beauty  
**Bronze** frame, **Bronze** fascia, **White** interior roof panel  
All glass to be fully tempered for your security and safety  
All high quality **Aluminum** windows to be nominal 5' high with screens  
Windows: 2 - 4' window, 4 - 5' window  
Glass Transoms: 2 - 4' glass transom, 4 - 5' glass transom  
Glass Kick Panels: 2 - 5' glass kick (front wall only)  
Solid fill kick panels (Bronze int./Bronze ext.): left and right walls

Included Options: 4 Utility H, 1 Aluminum Post & Beam,  
1 Down Spout kit, 15 Peaked Wall Glass Trap

**Approximate  
Sunroom Size:**

12' 0" long 10' projection 10' high @ peak 8' high walls

**Roof  
System:**

Structural insulated heavy duty prefabricated roof panels (SIP)  
4.25 in 1lb EPS Foam Core with Aluminum skinned Interior & OSB Exterior for  
Shingles

With extruded aluminum fascia and integrated extruded gutter on front wall; cap  
existing gutters where necessary. Add downspout (down right side of room and  
under sun room) to existing house gutter.

**Vertical  
Glazing:**

**CONSERVAGLASS SELECT™ (NXT)**

**Exclusive High Performance Glazing**

Multi-coat glazing technology (Code NXT)  
Easy-Clean II Exterior Coating + Stay-Clean Technology  
Argon Gas filled for better insulation  
75% reduction in Total Solar Transmittance  
High Visible Transmittance  
R4.0 / U0.25 center of glass insulation value  
Stainless steel continuous bent spacers  
Dual poly-isobutylene and silicone seals  
Fully tempered insulated safety glass  
Protective Glass Masking

***Foundation:***

Dig Holes to a depth below grade of 42"-48" and 12" in diameter. Holes to be inspected by Town Building Official. Using a Sonotube concrete form and fill pier hole with 3000 psi concrete. Attach galvanized post cleat and anchor for 6"x6" post. Extra dirt is to be spread out and rough graded around new pier footing area.

***Floors:***

2x10 joists on 16" centers  
Ledger at house  
1/2" plywood underneath  
R30 batt insulation  
6 mil vapor barrier  
5/8" plywood sub floor nailed or screwed down  
Up to double 2x10 P/T girder

***Structural  
Beams:***

Supply & install double pressure treated 2"x10"s mortised into p.t.posts for a Fitch built exterior deck or Floor SIP system. We will use ACQ fasteners as required by Local Building Codes. Headers to be site leveled with Lasers accuracy. Supply & install pressure treated boards bolted and/or screwed into the existing foundation or Rim box of the house where the Room Addition or Exterior deck is being attached as required by building code.

***Roofs:***

Cut back overhang to the house wall  
Frame and insulate cavity  
Supply and install vapor barrier  
Finish in drywall  
Tape and spackle ready for paint  
Build gable dormer on existing roof  
Provide rafter framing, roof sheathing and ice shields  
Create new valleys on gable dormer  
Supply and install 25-year asphalt shingles  
Flash fascia boards.  
Supply and install Certainteed I.K.O. type Three-Tab or Architectural 25-year asphalt shingles complete with Certainteed Winterguard Ice Shield as primary layer and painted aluminum drip edge. Includes hand loading materials onto roof and staging for steep roofs as needed. Shingles are sourced from local suppliers. New Shingle color may vary from your Home's shingle color due to fading fungal growth or manufacturing locations.

***Electrical:***

Supply and install 4 childproof regular electrical duplex outlets during construction in open framing.  
Electrical Inspection: Fill out permit, schedule rough and final inspections  
Pay for permit.  
Supply and install one Ceiling mounted Paddle Fan with Light. Also comes with special paddle fan electrical box and Dimmer Switch for both Paddle Fan and Dimmer for Light. Paddle Fan fixture and NYS Sales Tax is estimated at \$235.00.

***Finished Floor:***

EarthWorks luxury vinyl tiles or plank flooring comes with built-in cushion pad. Select from twelve colors with smooth or grooved edges. 20 year manufacturers warranty. Most durable and ease of care floor on the market with deep natural tones. Add \$125.00/per transition strip.

***Misc.***

Relocate hose bib from back wall (south wall) to side wall (west wall)

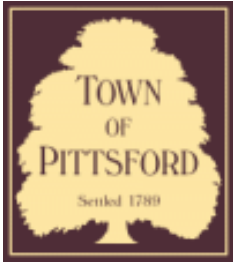
Relocate HVAC vent under existing dining window (in wall) to floor vent.

Remove and dispose of small shrubs that are within space where new sunroom will be placed.

***Door Access to Sunroom:***

Remove dining room windows; Remove and dispose of wood siding on exterior wall of house (within the sunroom); frame new opening to accommodate a 6-0x6-8 sliding door; Supply and install one (1) 6-0x6-8 sliding door into new framed opening; final door selection TBD and final costs may vary depending on selected door (door prices have a wide range depending on final specifications chosen by homeowners); Supply and install door trim casings on both sides of door and baseboard trim on sunroom side of wall (to match current interior trim package of main house); supply and install 1/2" drywall on back wall of house (where siding was removed); tape, mud, sand and ready for paint; supply and apply primer and finish paint over new drywall. Supply and apply primer and finish paint over new door and base trims. Paint color selected by homeowner.





# Town of Pittsford

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

Permit #  
**B23-000009**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 108 Stoneleigh Court ROCHESTER, NY 14618

**Tax ID Number:** 138.18-1-13

**Zoning District:** RN Residential Neighborhood

**Owner:** Mike and Sarah Overmyer

**Applicant:** Paul Morabito

### Application Type:

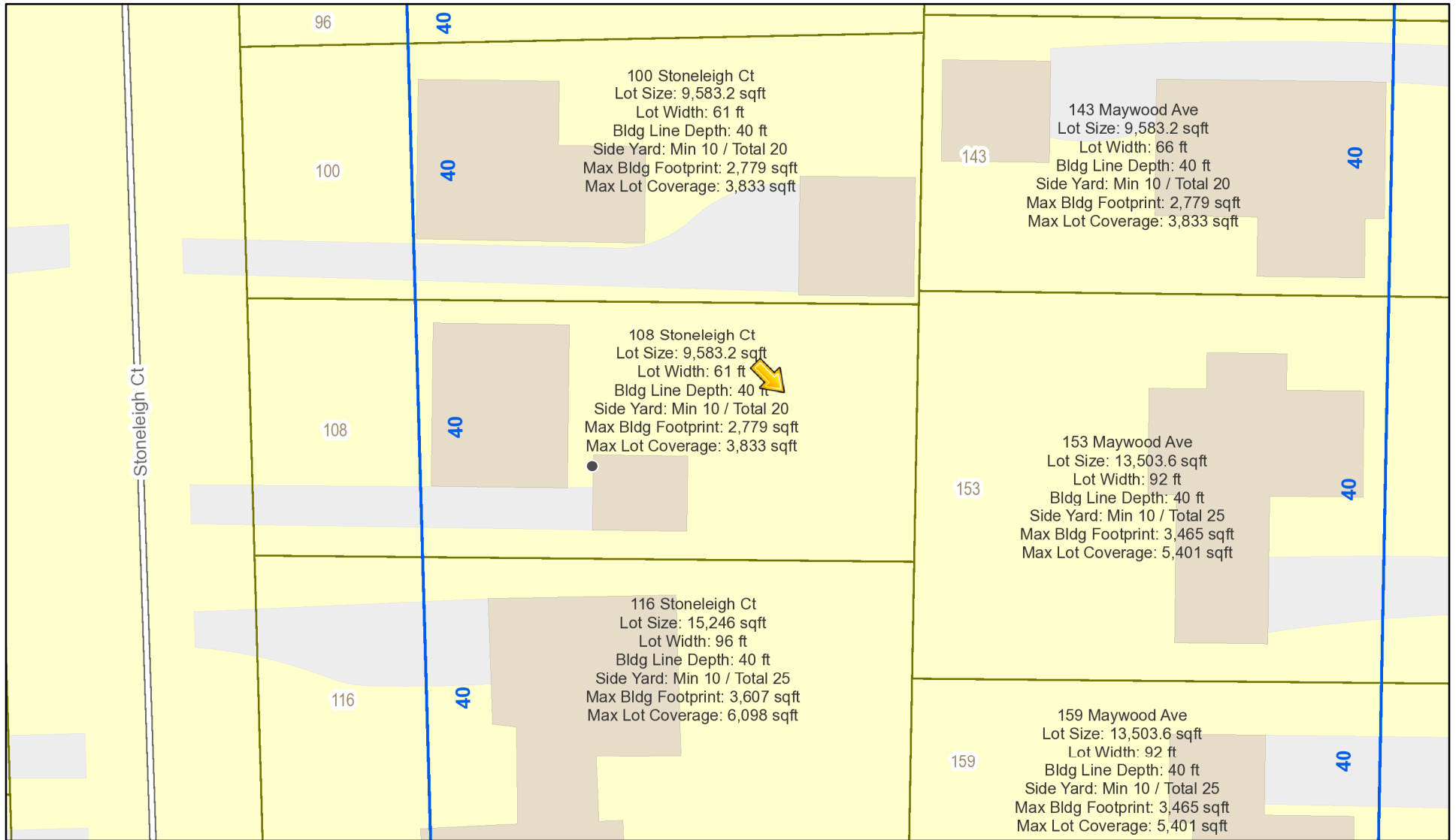
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**Project Description:** Applicant is requesting design review for the construction of 332 SF mudroom and 691 SF garage addition off the rear of the home.

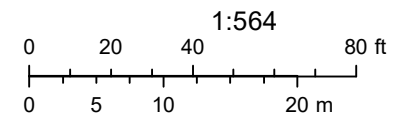
**Meeting Date:** February 23, 2023



# RN Residential Neighborhood Zoning

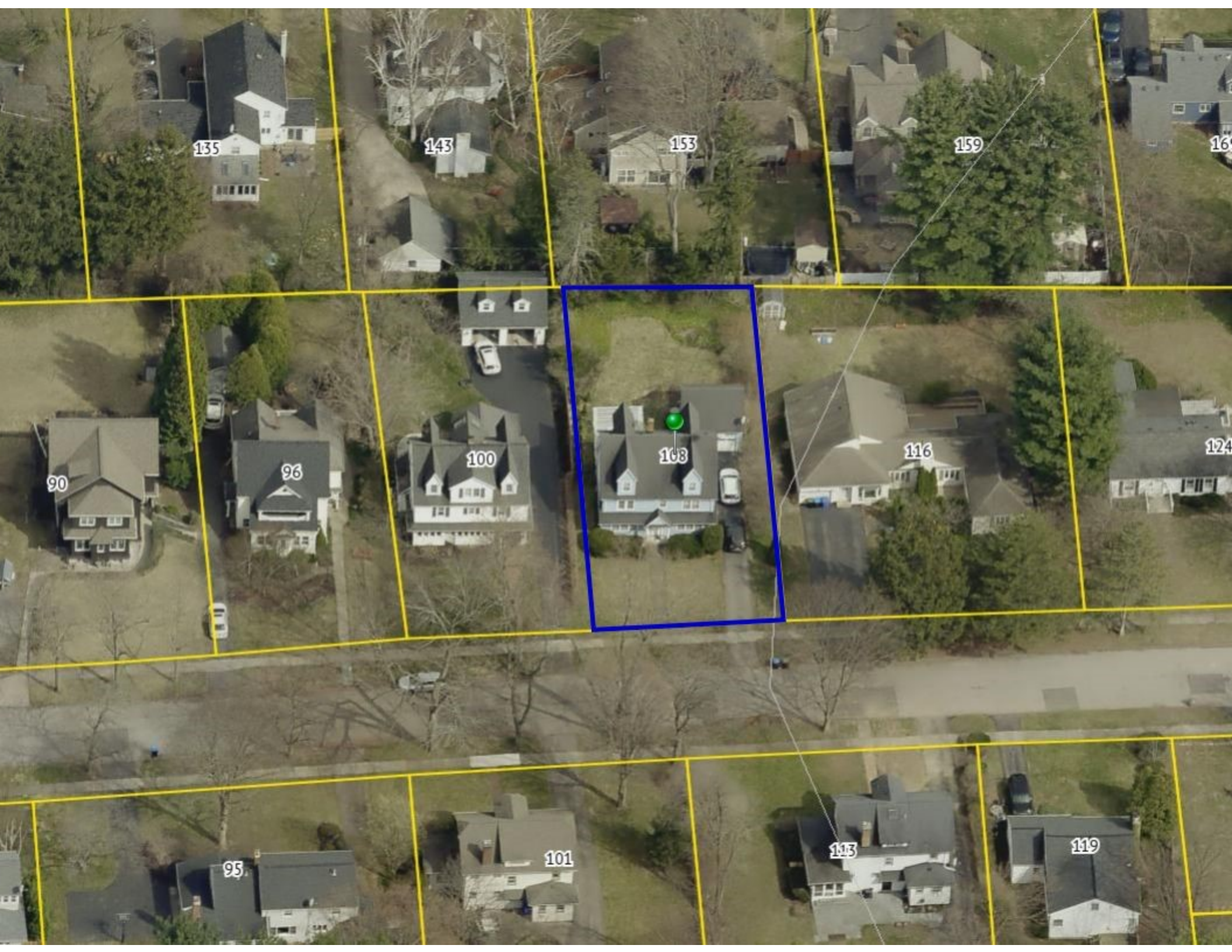


Printed February 3, 2023



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.



135

143

153

159

161

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108

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124

95

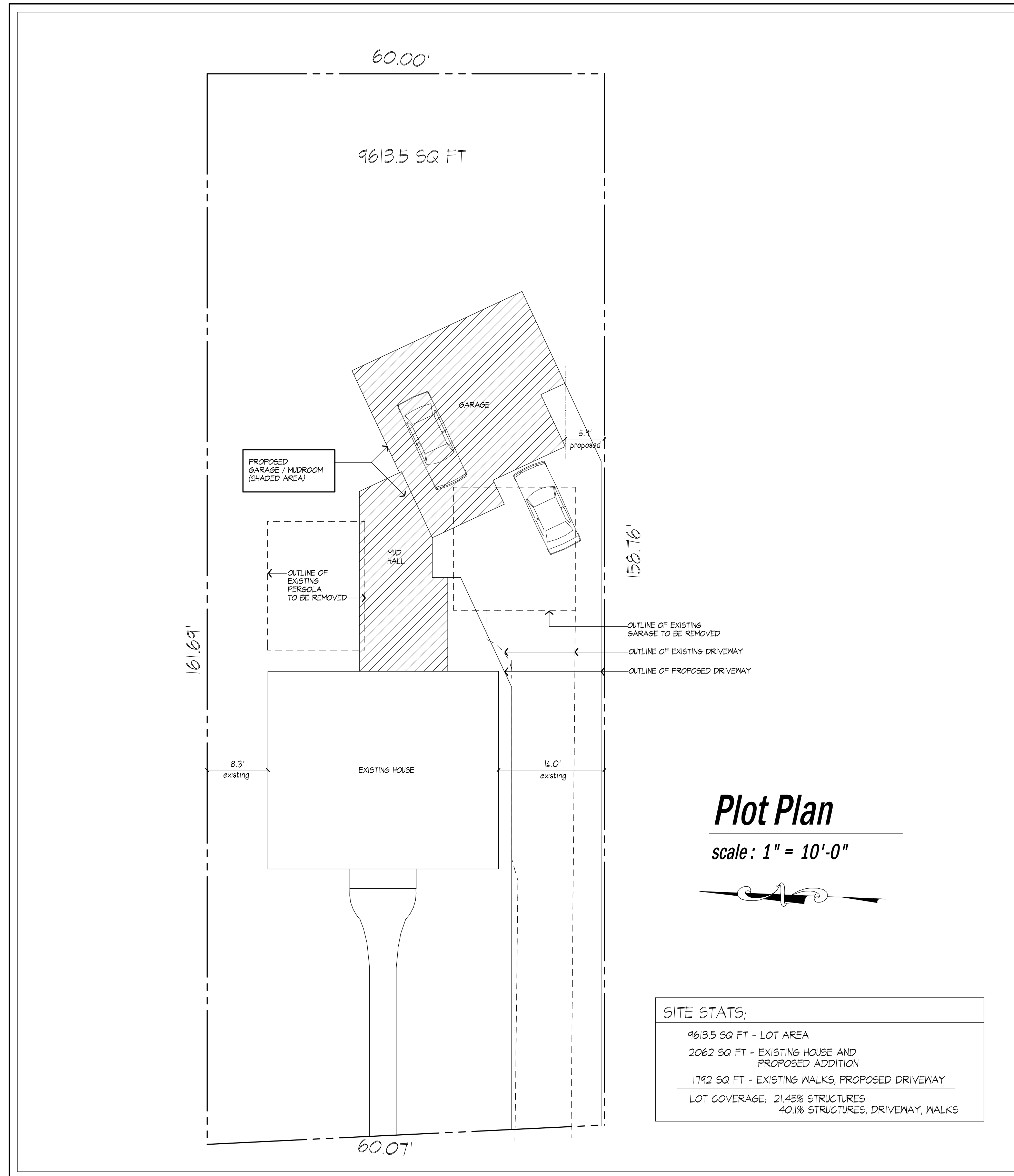
101

113

119

# GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE, PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING CAPACITY TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR. PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:  
2500 PSI FOOTINGS  
2500 PSI FLOOR SLABS  
3500 PSI PORCH  
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-31G, TT-P-86. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR WOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020).
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020).  
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF  
SLEEPING AREAS (2ND FLOOR) 30 PSF  
EXTERIOR DECKS 40 PSF
- ALL WORK MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R314.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020).  
CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R315 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020).  
HARDWIRED HEAT SENSOR SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R314.2.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020).
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R302.6 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020). ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE.
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



## OVERMYER RESIDENCE PROPOSED ADDITION

### 108 STONELEIGH COURT

### PITTSFORD, NEW YORK

# DRAWING INDEX

1	TITLE PAGE
2	ELEVATIONS- EXISTING
3	ELEVATIONS- PROPOSED
4	ELEVATIONS- PROPOSED
5	FIRST FLOOR PLAN- PROPOSED

**MORABITO ARCHITECTS**  
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**PROJECT:**  
OVERMYER RESIDENCE  
108 STONELEIGH CT  
ROCHESTER, NY

**CLIENT:**  
MIKE AND SARAH OVERMYER

**DRAWING:**  
TITLE PAGE

**DRAWN:**  
JUL/PM

**DATE:** NOVEMBER

**SCALE:** 3/16" = 1'-0"

**JOB NO.:**

**SHEET:**

1  
OF 5 SHEETS



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**DRAWING:**  
EXISTING ELEVATIONS

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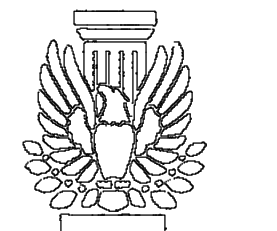
**SCALE:** 3/16" = 1'-0"

**JOB NO.:**

**SHEET:**

2

OF 5 SHEETS



FRONT ELEVATION / EXISTING



RIGHT SIDE ELEVATION / EXISTING



LEFT SIDE ELEVATION / EXISTING



REAR ELEVATION / EXISTING



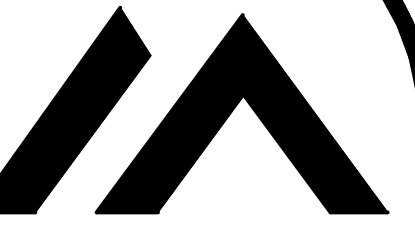
FRONT ELEVATION / PROPOSED



GARAGE ELEVATION / PROPOSED



RIGHT SIDE ELEVATION / PROPOSED



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PROPOSED ELEVATIONS

**DRAWN:**  
JTL/PM

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3

OF 5 SHEETS






REAR ELEVATION / PROPOSED



LEFT SIDE ELEVATION / PROPOSED



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**PROJECT:**  
OVERMYER RESIDENCE  
100 STONELEIGH CT  
ROCHESTER, NY

**CLIENT:**  
MIKE AND SARAH OVERMYER

**DRAWING:**  
FIRST FLOOR PLAN - PROPOSED

**DRAWN:**  
JTL/PM

**DATE:** NOVEMBER

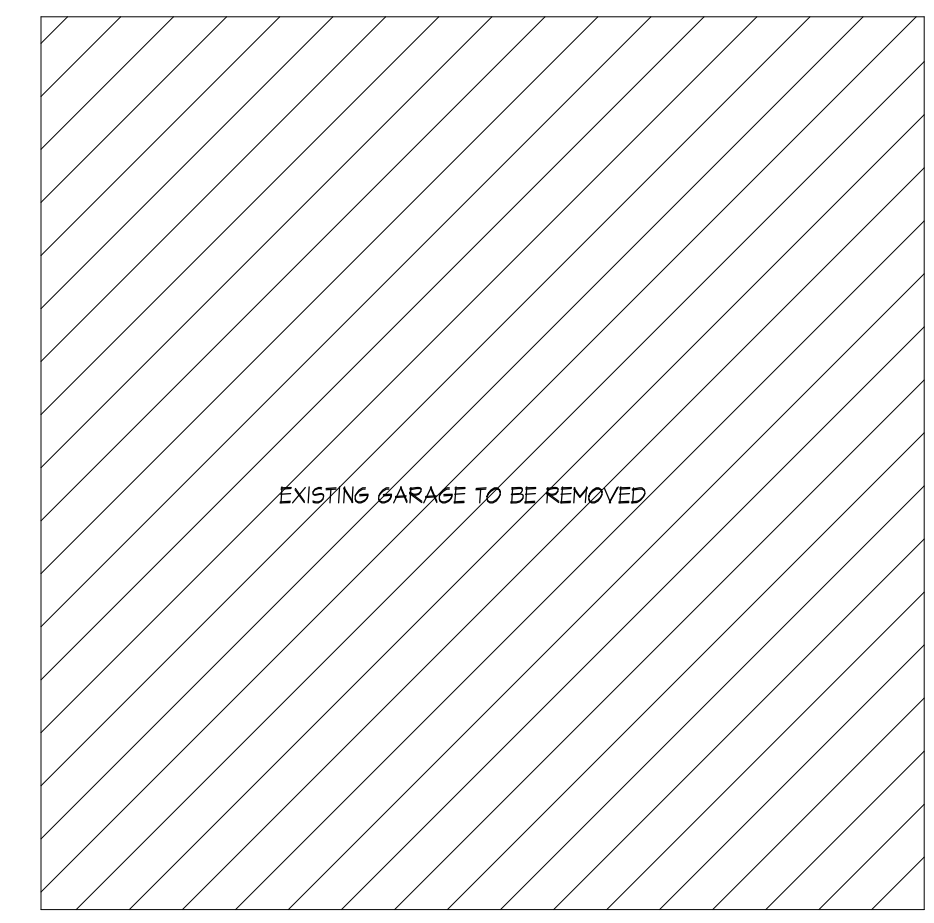
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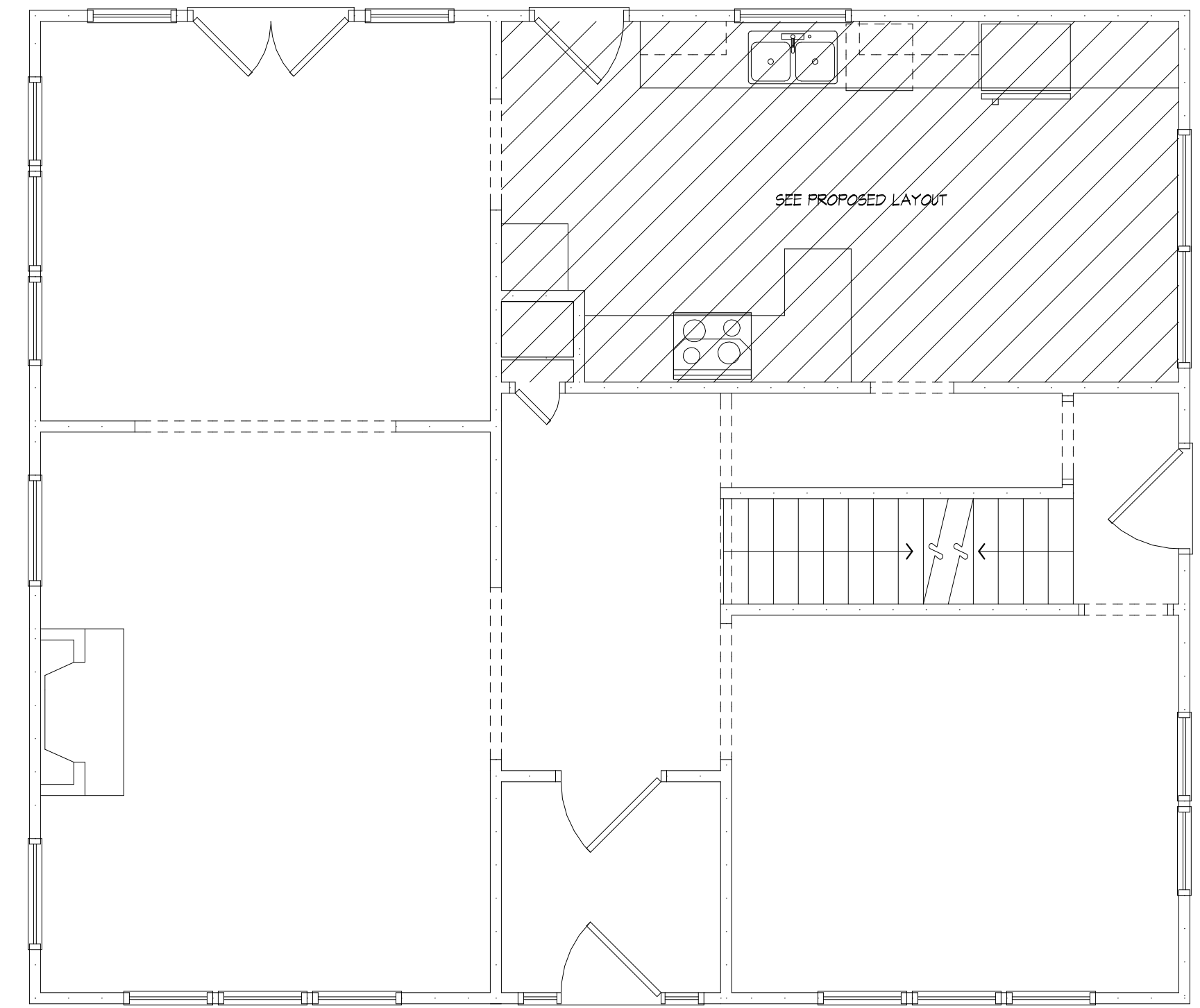
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OF 5 SHEETS

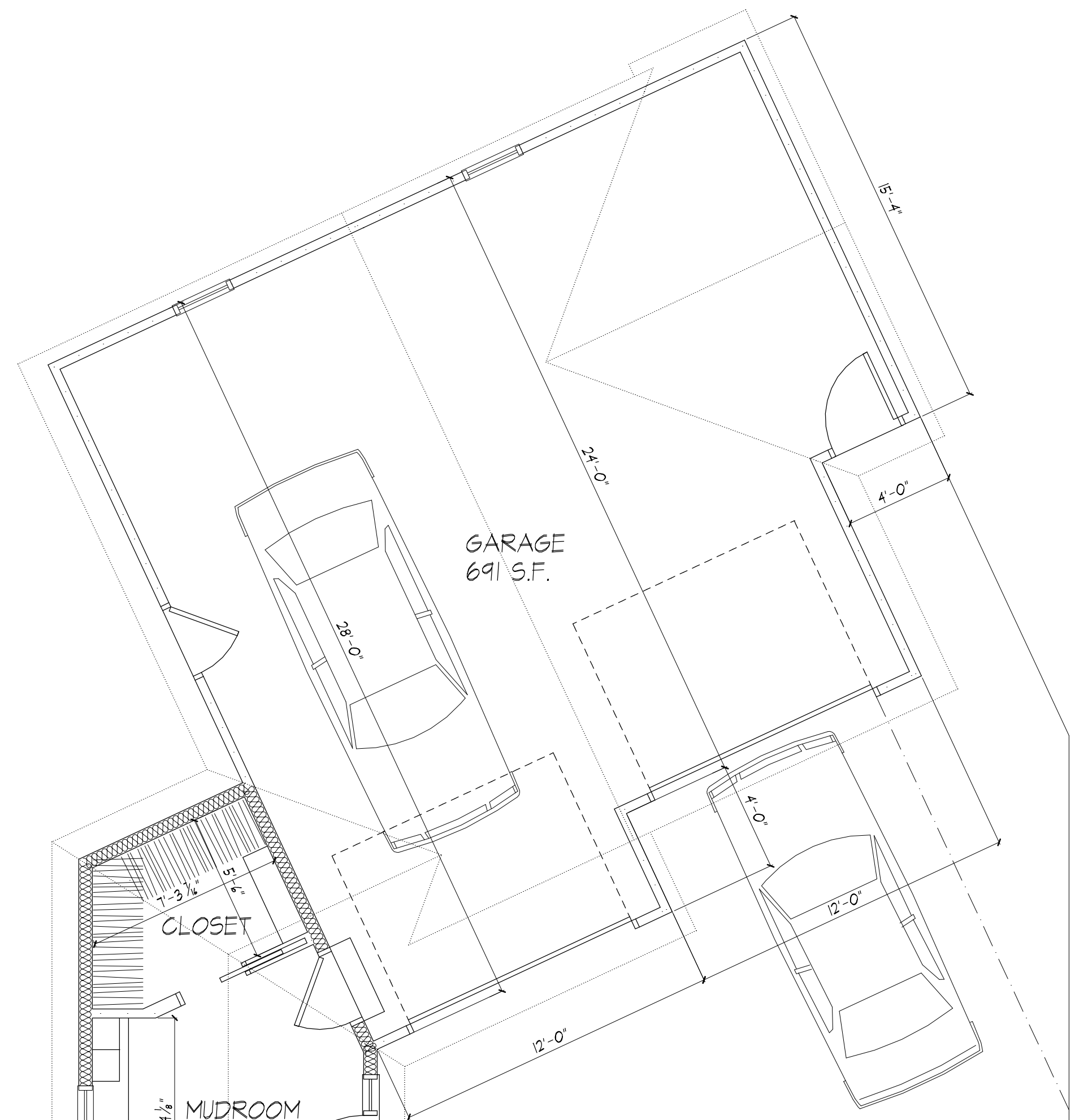


EXISTING GARAGE TO BE REMOVED

FIRST FLOOR PLAN- EXISTING



SEE PROPOSED LAYOUT



GARAGE  
691 S.F.

CLOSET

MUDROOM

PDR

PANTRY

ENTRY

KITCHEN

ISLAND

DINING ROOM

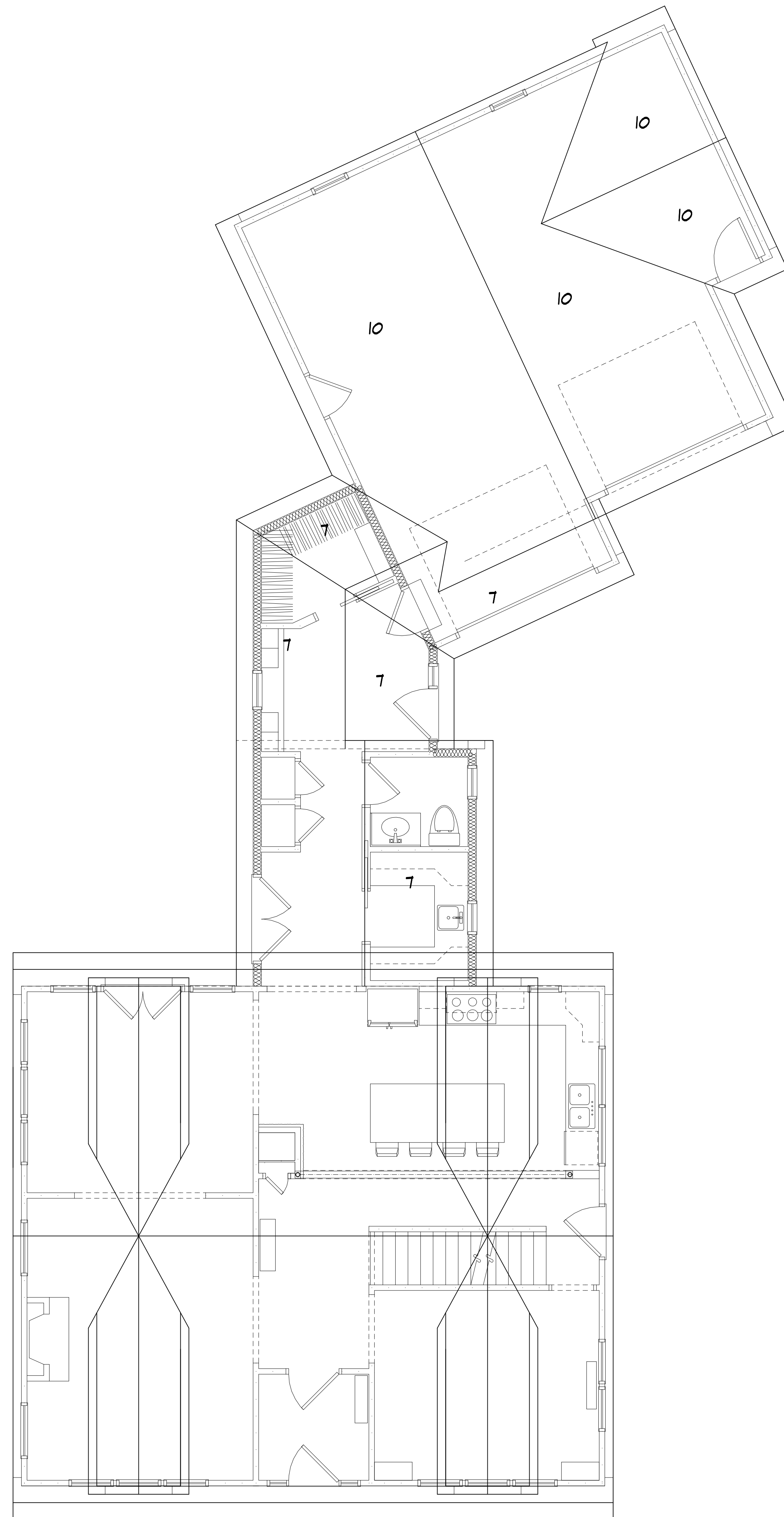
LIVING ROOM

FOYER

FLEX RM

FIRST FLOOR PLAN- PROPOSED

332 SF MUD ROOM ADDITION  
691 SF GARAGE ADDITION



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ROCHESTER, NY

**CLIENT:**  
MIKE AND SARAH OVERMYER

**DRAWING:**  
ROOF PLAN

**DRAWN:**  
JTL/PM

**DATE:** NOVEMBER

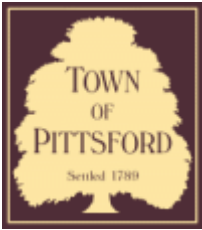
**SCALE:** 3/16" = 1'-0"

**JOB NO.:**

**SHEET:**

**7**  
OF **5** SHEETS





## Town of Pittsford

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

Permit #  
**B22-000157**

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

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

**Property Address:** 42 French Road ROCHESTER, NY 14618

**Tax ID Number:** 151.14-1-15

**Zoning District:** RN Residential Neighborhood

**Owner:** Artwell, Todd J

**Applicant:** Artwell, Todd J

#### Application Type:

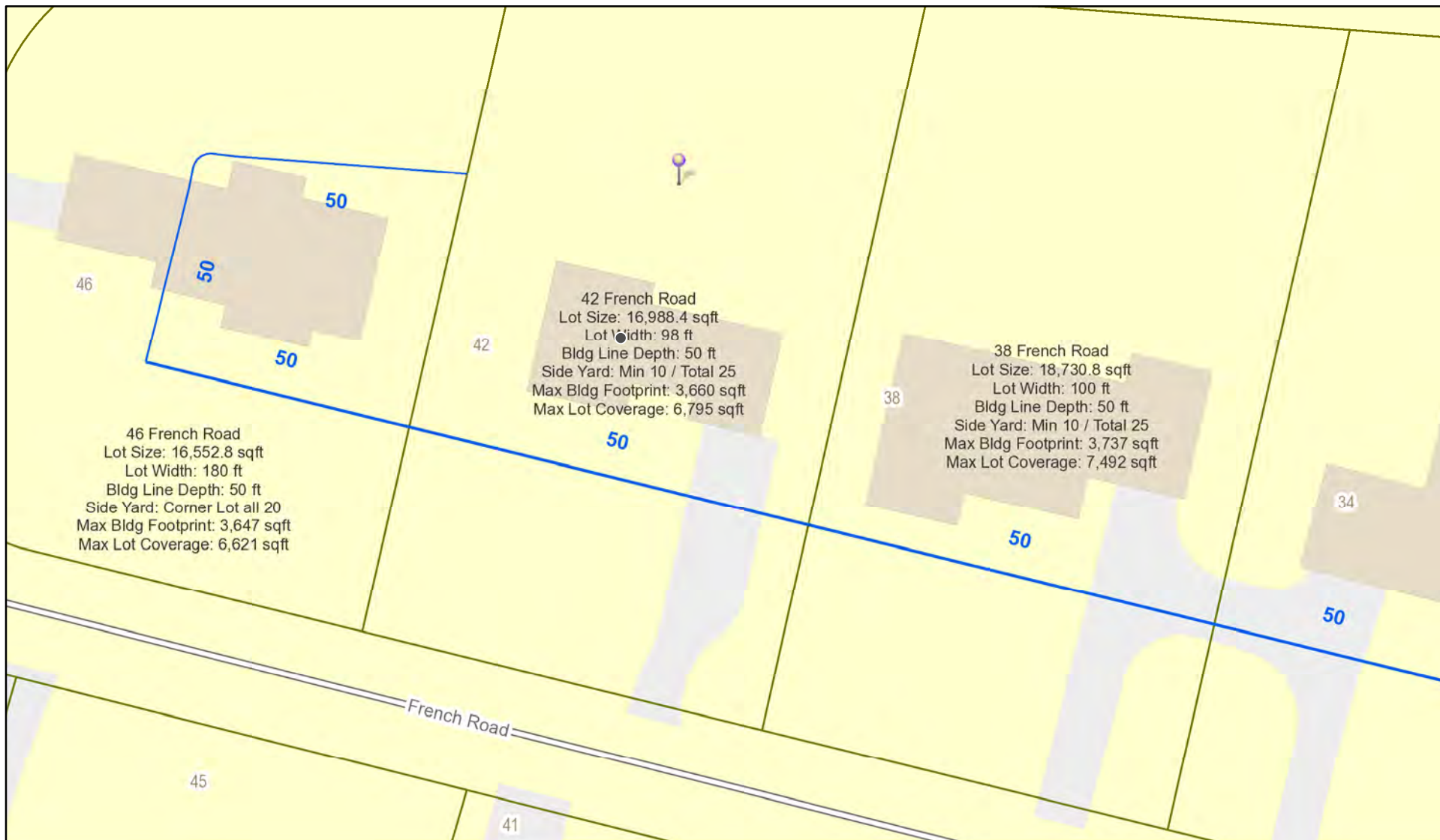
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**Project Description:** The applicant is returning to design review for the demo of an existing single car garage and addition of an approximate 809 SF 2 car garage with mudroom at the rear.

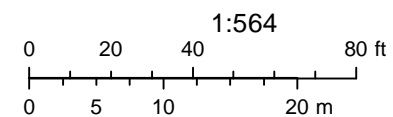
**Meeting Date:** February 23, 2023



# RN Residential Neighborhood Zoning



Printed October 19, 2022



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.



Winding Rd

Winding Rd

Unnamed Street

French Rd

French Rd

French Rd

Driveway

42 French Rd  
Rochester, New York



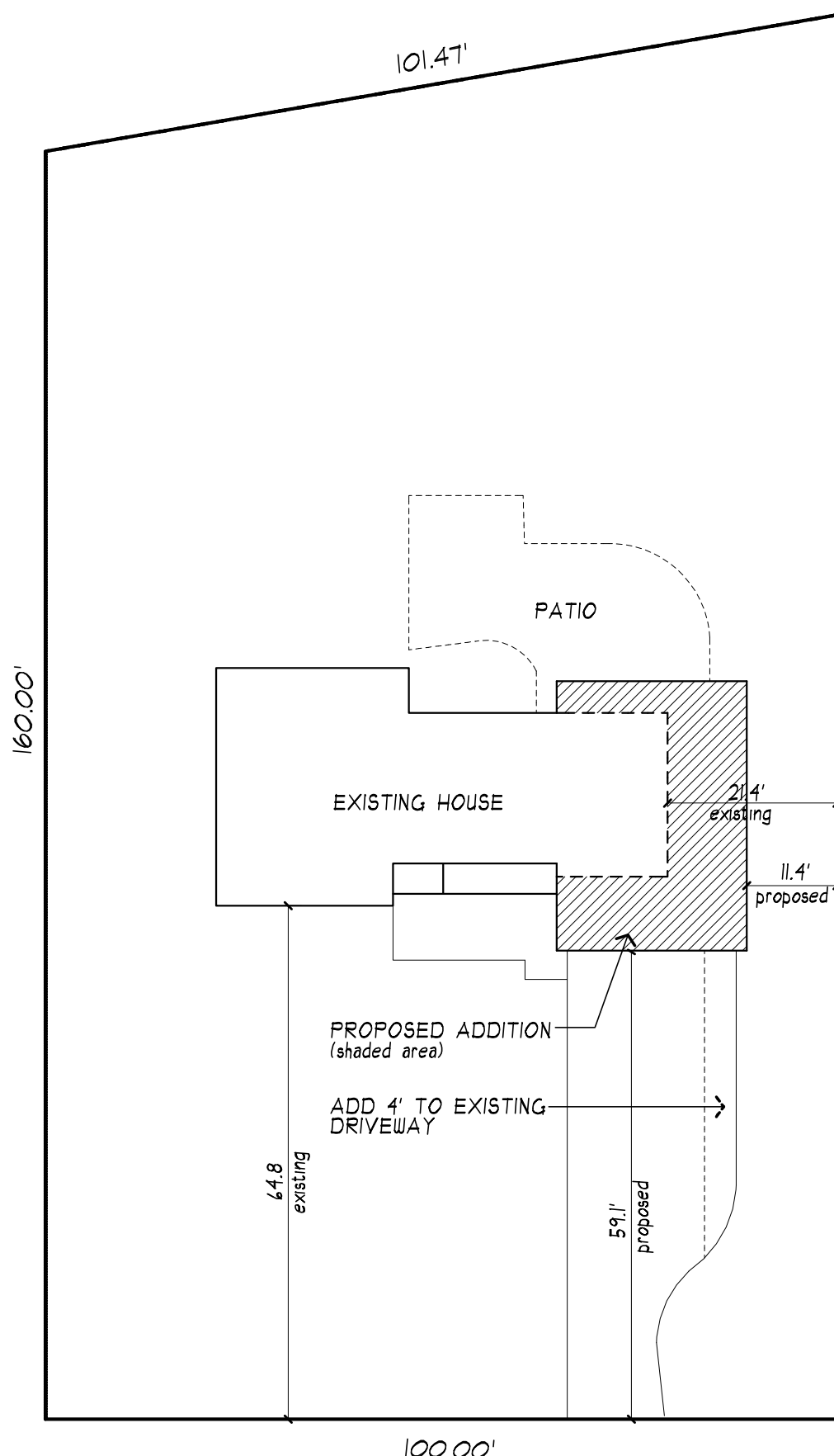
Street View - Jun 2022



Google

# GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE. PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING CAPACITY TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR, PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:  
2500 PSI FOOTINGS  
2500 PSI FLOOR SLABS  
3500 PSI PORCH  
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36, SHOP-PRIME PAINT TT-P-20, TT-P-31C, TT-P-36. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDINGS (F<sub>B</sub>) FOR ALL FRAMING LUMBER TO BE 150 PSI #2 HEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROLAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGING/DRAKING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-4, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSBOSALTS OR NOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020)
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020).  
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF  
SLEEPING AREAS (2ND FLOOR) 30 PSF  
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, IT WILL BE REMOVED AS REQUIRED.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S NET SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R314.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020).  
CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 915 FCNY'S.
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R304.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020). ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE.
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



**PLOT PLAN**  
SCALE: 1" = 20'-0"

# DRAWING INDEX

1	TITLE PAGE
2	EXISTING
3	PROPOSED

## ENERGY COMPLIANCE DETAILS & PATH

MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS  
R402.1.2 (2020 RESIDENTIAL CODE OF NEW YORK STATE) CLIMATE ZONE - 5

COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	30	30
2. CEILING R-FACTOR	49	49
3. WOOD FRAME WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 21/BAND JSTS


## 2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH

- A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 1102.4.5.
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1.
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 1103.3.4.
- AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5).
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC. WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3.
- DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.2.1.
- MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION 1103.5.3 REQUIREMENT.
- MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.1 REQUIREMENTS.

## BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1992
- ROOF TIE DOWN REQUIREMENTS R802.11

**ADDITION TO RESIDENCE**  
**TODD & LINILLE ARTWELL**  
**42 FRENCH RD. PITTSFORD, NY**



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**PROJECT:**  
ADDITION/RENOVATION  
42 FRENCH RD  
PITTSFORD, NY

**CLIENT:**  
TODD AND LINILLE ARTWELL

**DRAWING:**  
TITLE PAGE

**DRAWN:**  
JTL/PM

**DATE:** OCTOBER 2022


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

**JOB NO.:** 2224265

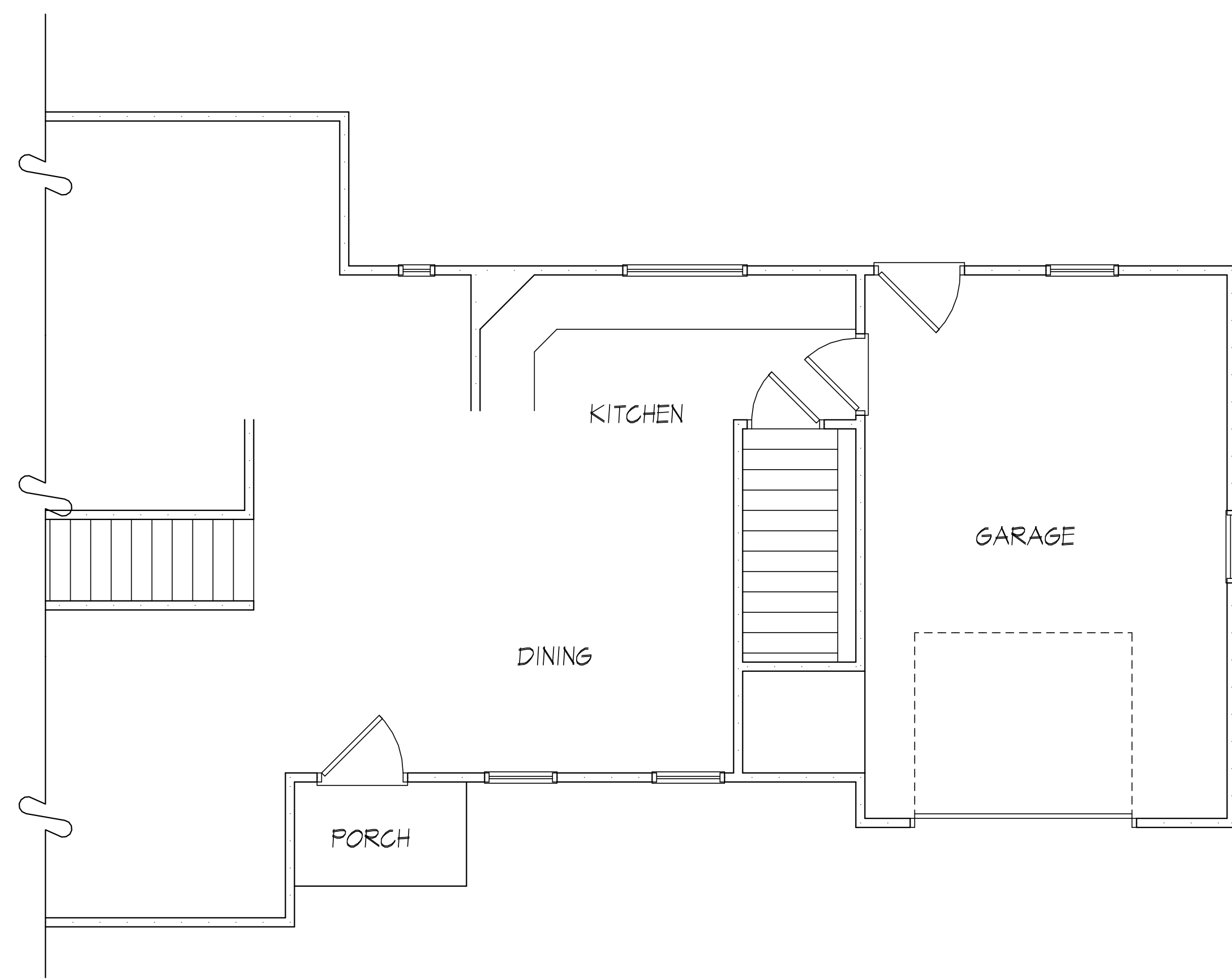
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OF 3 SHEETS

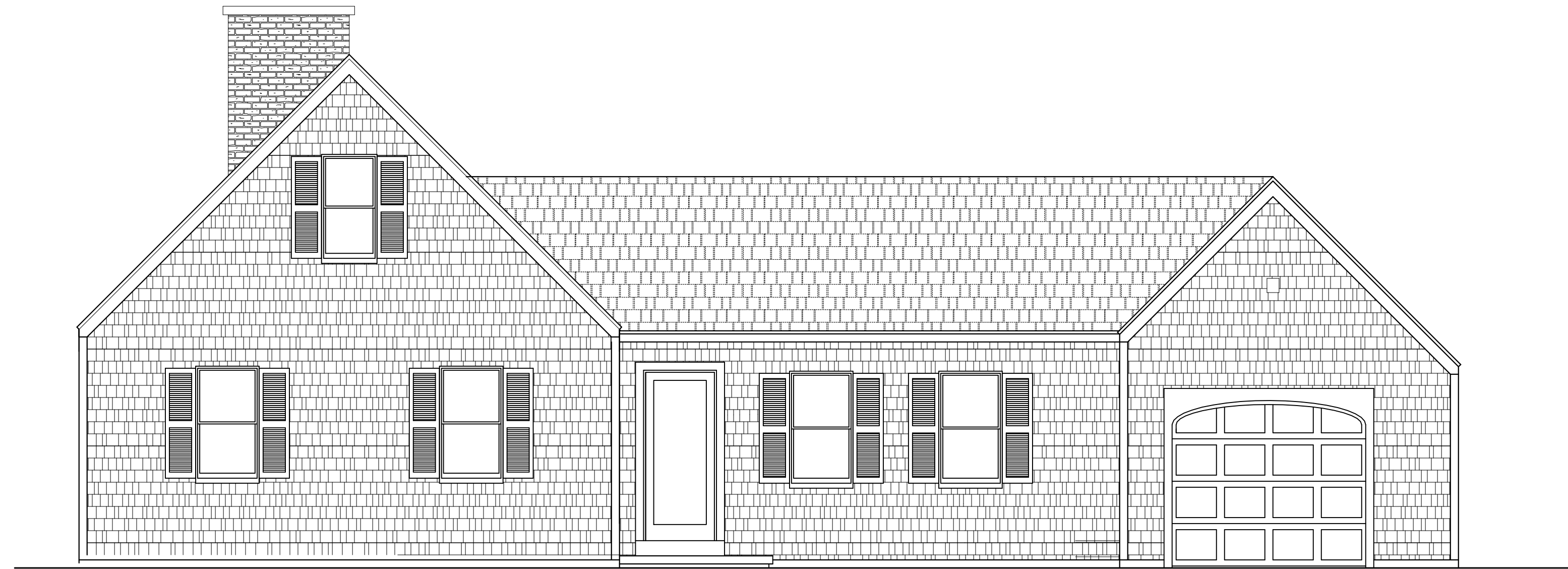






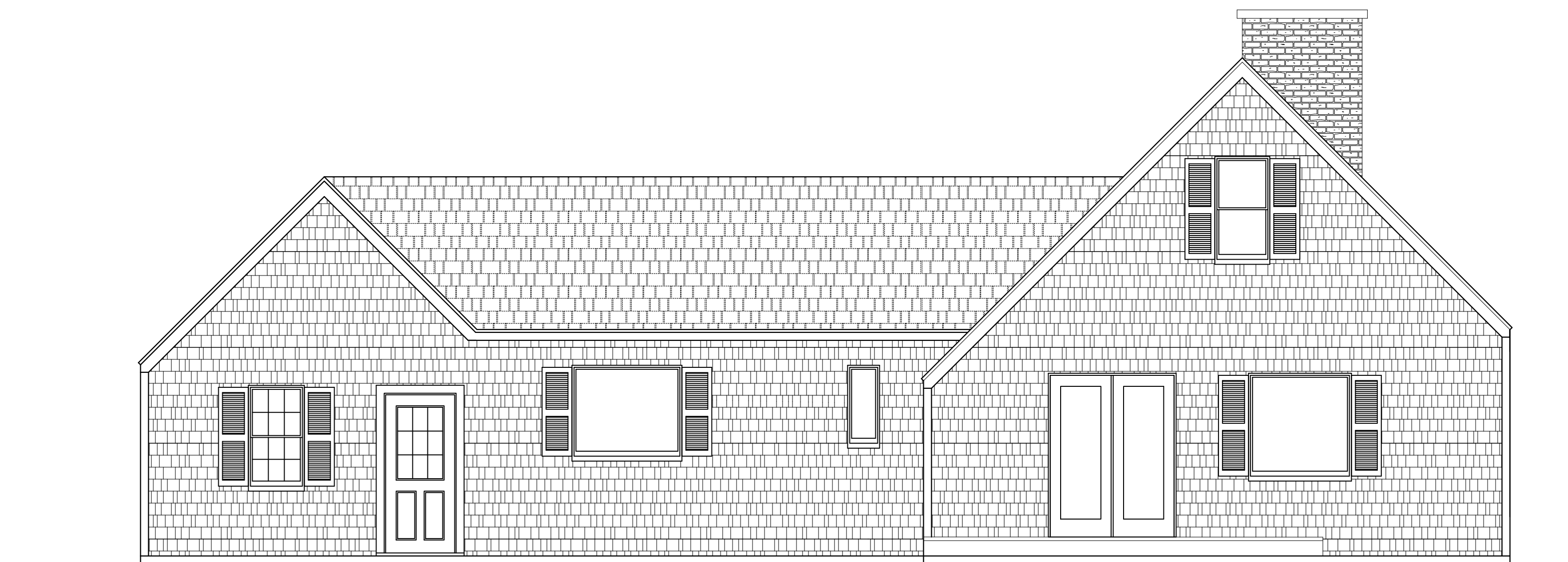
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EXISTING/PARTIAL



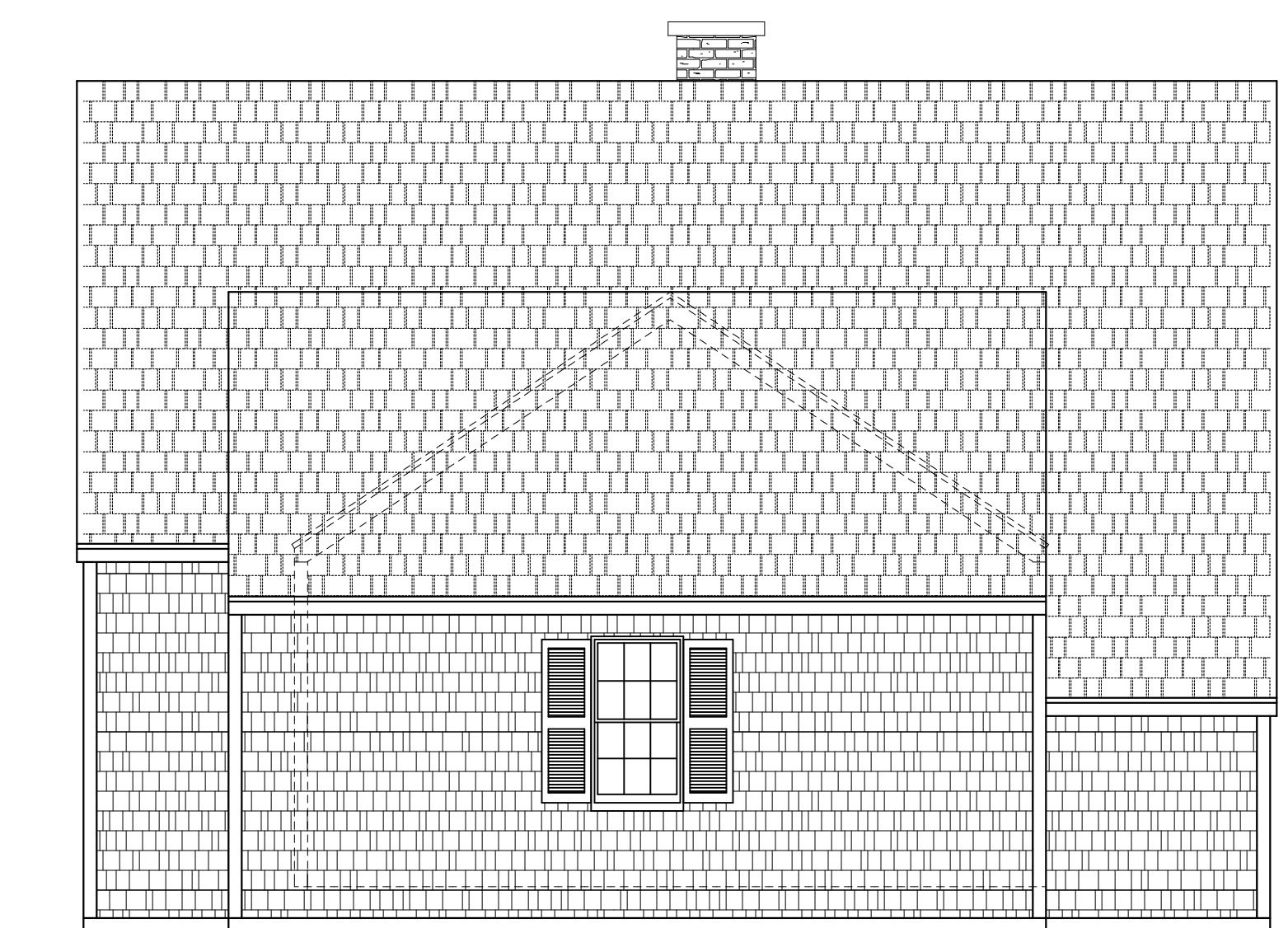
## FRONT ELEVATION

EXISTING



## REAR ELEVATION

EXISTING



## RIGHT SIDE ELEVATION

EXISTING



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ADDITION/RENOVATION  
42 TRENCH RD  
PITTSFORD, NY

**CLIENT:**  
TODD AND LINLLE ARTWELL

**DRAWING:**  
EXISTING

**DRAWN:**  
JTL/PM

**DATE:** OCTOBER 2022

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

**JOB NO.:** 2204285

**SHEET:**

2

OF 3 SHEETS





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**DATE:** OCTOBER 2022

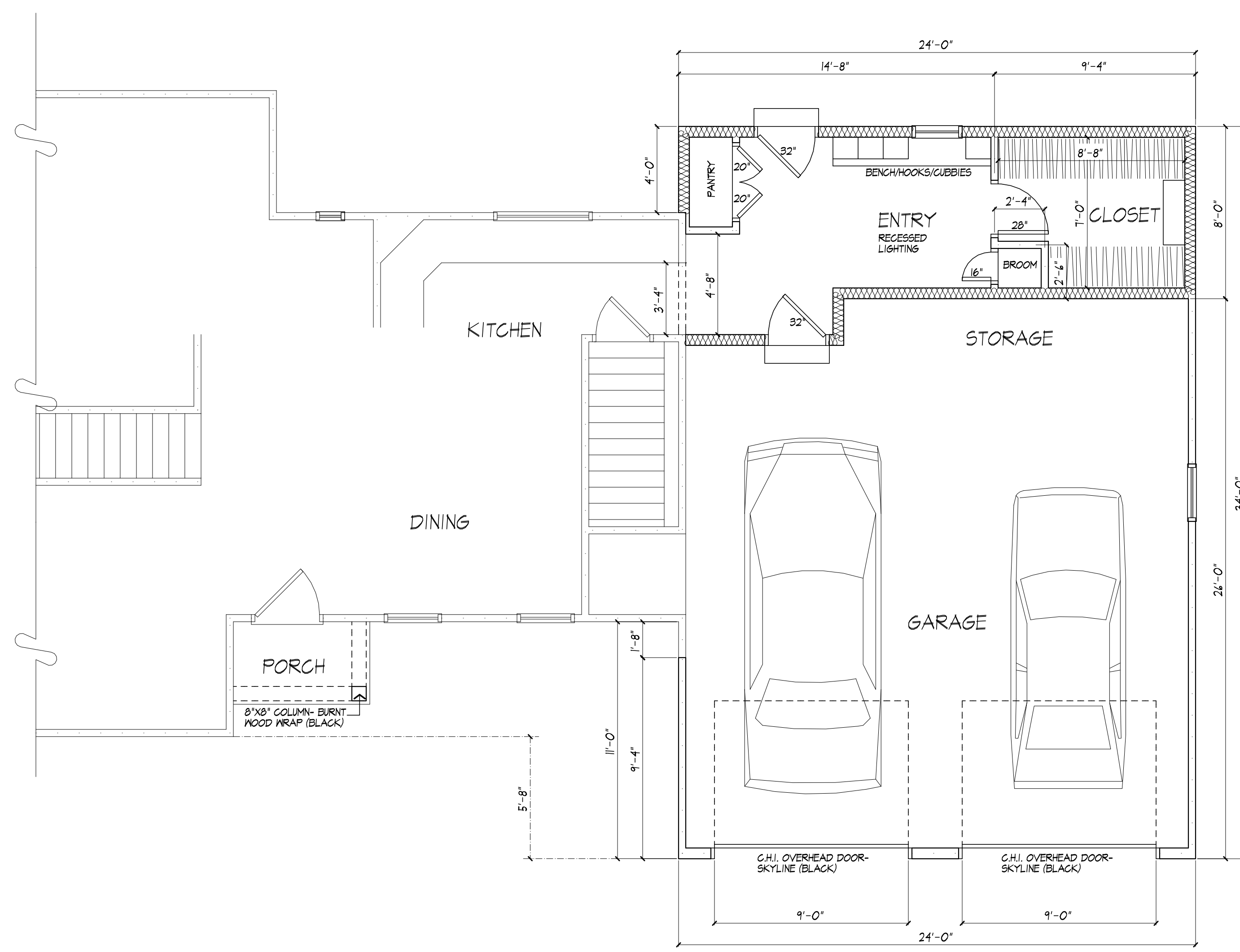
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**JOB NO.:** 2204265

**SHEET:**

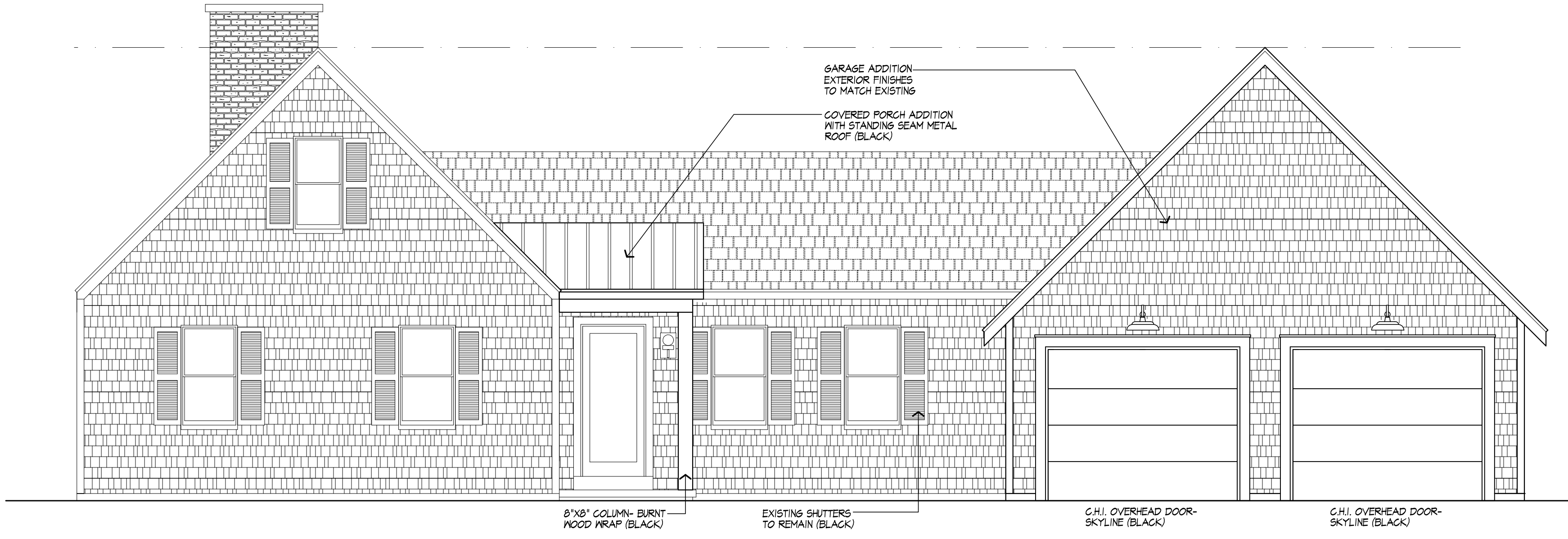
**3**

OF 3 SHEETS



**FIRST FLOOR PLAN**

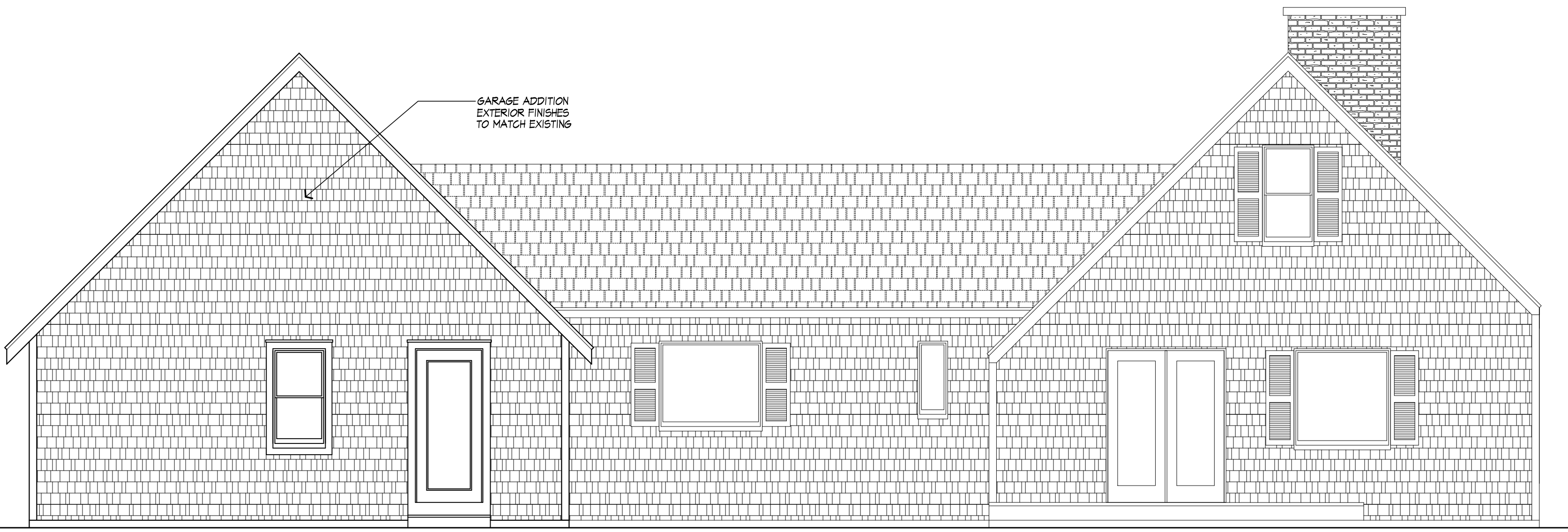
PROPOSED



**FRONT ELEVATION**

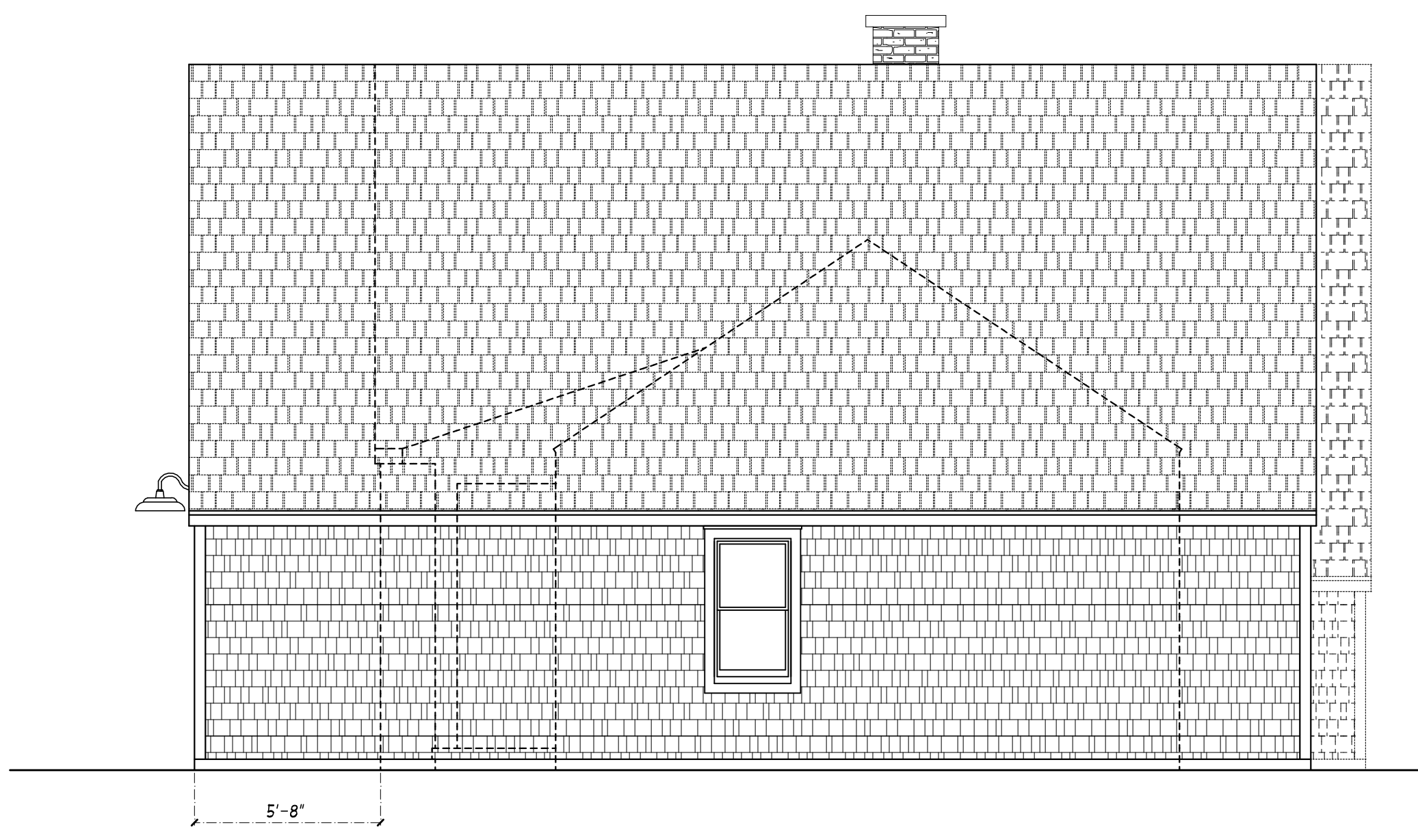
PROPOSED

AREA: 1410 SQ FT EXISTING  
207 SQ FT PROPOSED MUD RM  
603 SQ FT PROPOSED GARAGE



**REAR ELEVATION**

PROPOSED



**RIGHT SIDE ELEVATION**

PROPOSED

---

## STYLE OPTIONS

---

ONE STYLE  
OPTION  
AVAILABLE



Skyline Flush

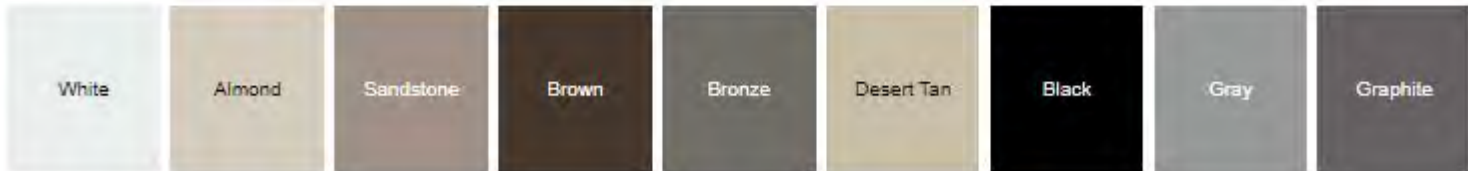
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## COLOR OPTIONS

---

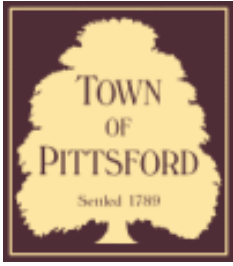
Skyline Flush is available in Standard Colors and Accents Woodtones

### COLOR OPTIONS



### WOODTONES





# Town of Pittsford

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

**Permit #**  
**ZB23-000004**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 5637 Palmyra Road PITTSFORD, NY 14534

**Tax ID Number:** 164.16-1-14

**Zoning District:** RN Residential Neighborhood

**Owner:** Simpson, Elba Alicia

**Applicant:** James Donsbach

### Application Type:

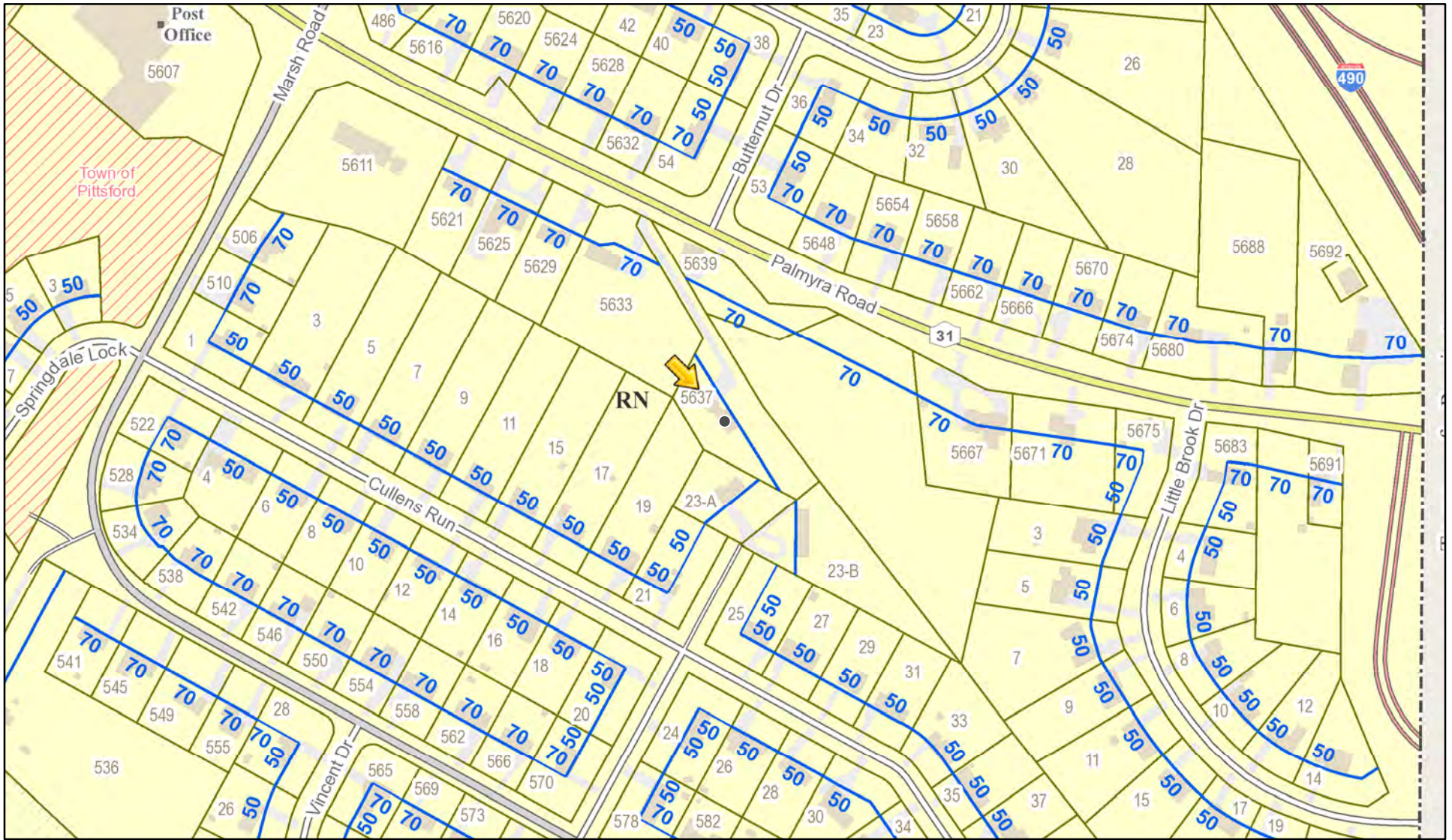
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building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

**Project Description:** Applicant is requesting design review for the construction of an oversized (288 SF) over height (17') accessory structure, shed.

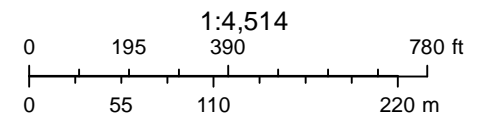
**Meeting Date:** February 23, 2023



# RN Residential Neighborhood Zoning

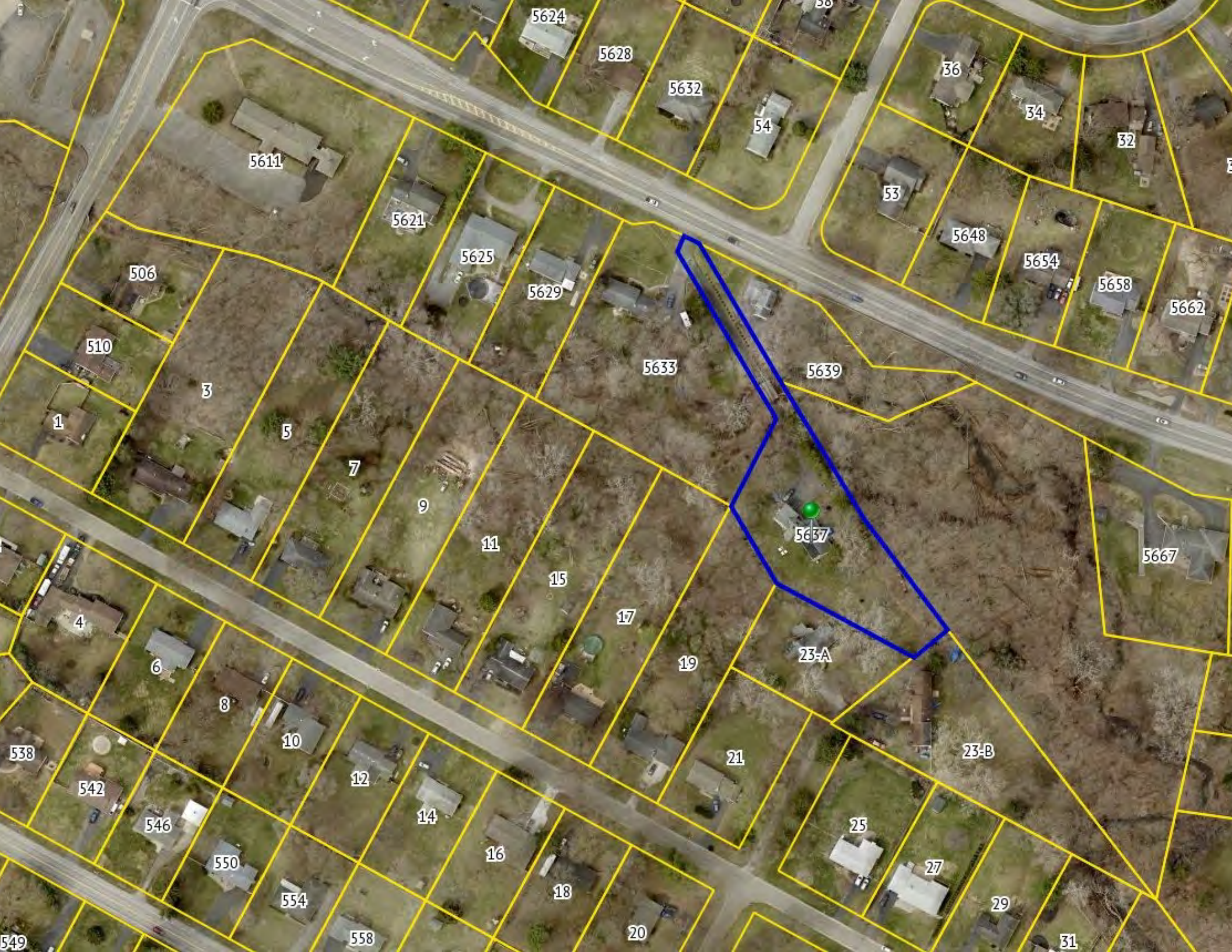


Printed February 15, 2023



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.



5624

5628

5632

36

34

32

5611

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23-A

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8

10

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16

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21

23-B

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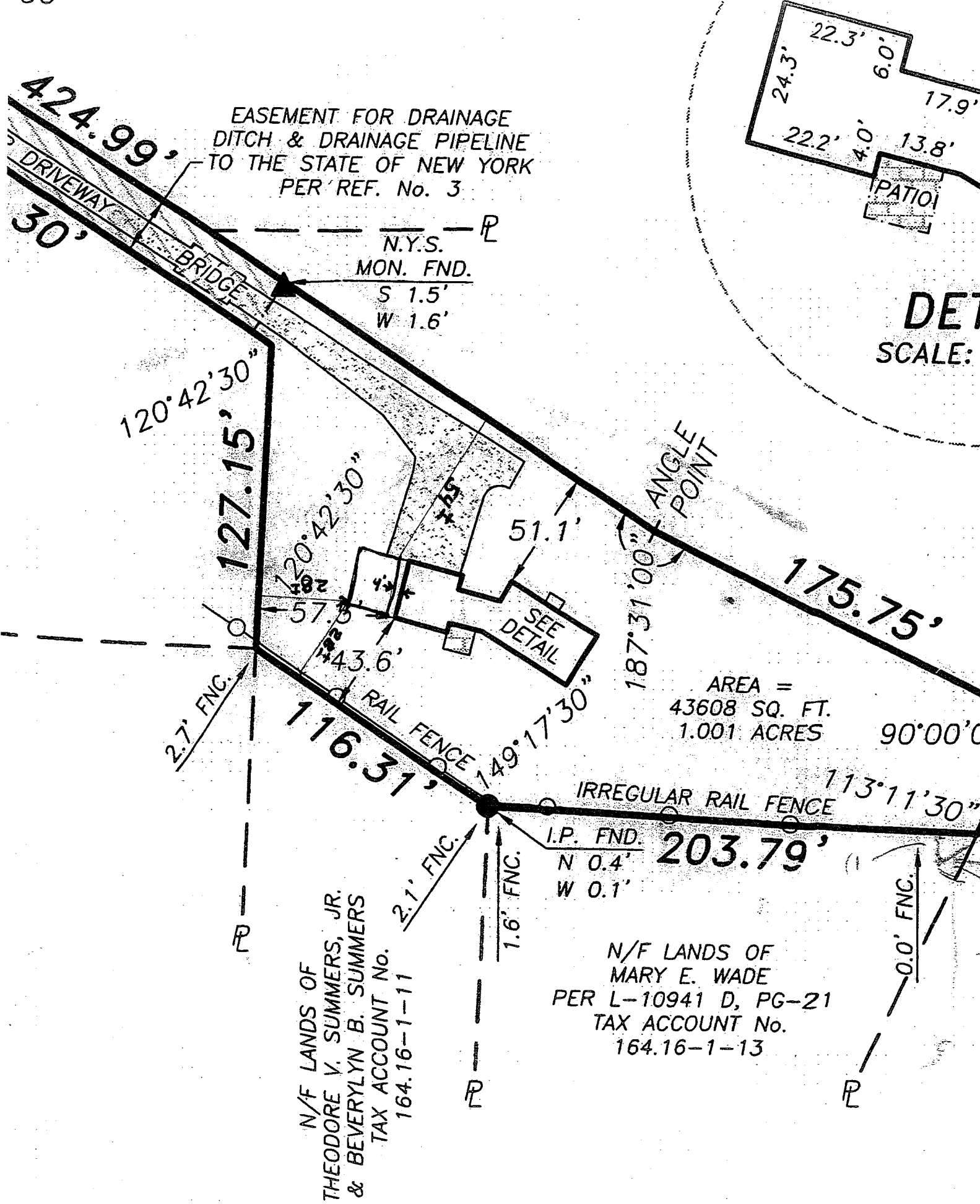
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29

549

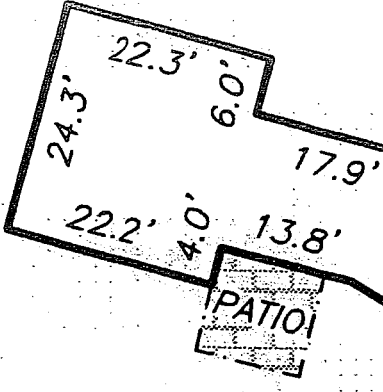
20

31



EASEMENT FOR DRAINAGE  
DITCH & DRAINAGE PIPELINE  
TO THE STATE OF NEW YORK  
PER REF. No. 3

N.Y.S.  
MON. FND.  
S 1.5'  
W 1.6'



DE  
SCALE:

AREA =  
43608 SQ. FT.  
1.001 ACRES  
90°00'00"

N/F LANDS OF  
THEODORE V. SUMMERS, JR.  
& BEVERLYLYN B. SUMMERS  
TAX ACCOUNT No.  
164.16-1-11

IRREGULAR RAIL FENCE  
I.P. FND.  
N 0.4'  
W 0.1'  
203.79'  
N/F LANDS OF  
MARY E. WADE  
PER L-10941 D, PG-21  
TAX ACCOUNT No.  
164.16-1-13

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RES



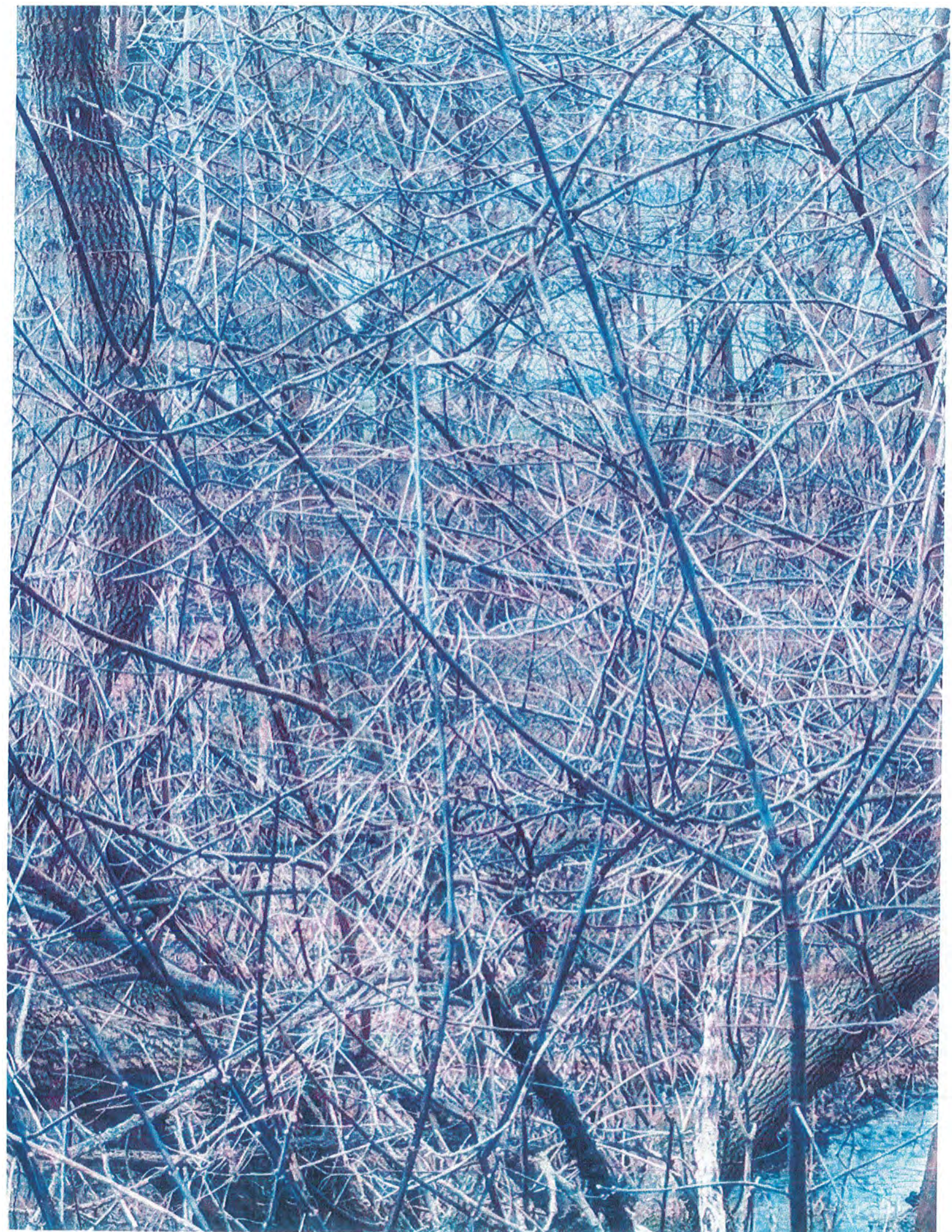
*Storage Solutions  
that fit your lifestyle*

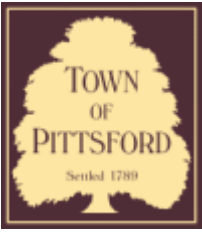












## Town of Pittsford

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

Permit #  
B23-000013

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

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

**Property Address:** 500 Canfield ,

**Tax ID Number:**

**Zoning District:**

**Owner:**

**Applicant:** Osiris Georgi

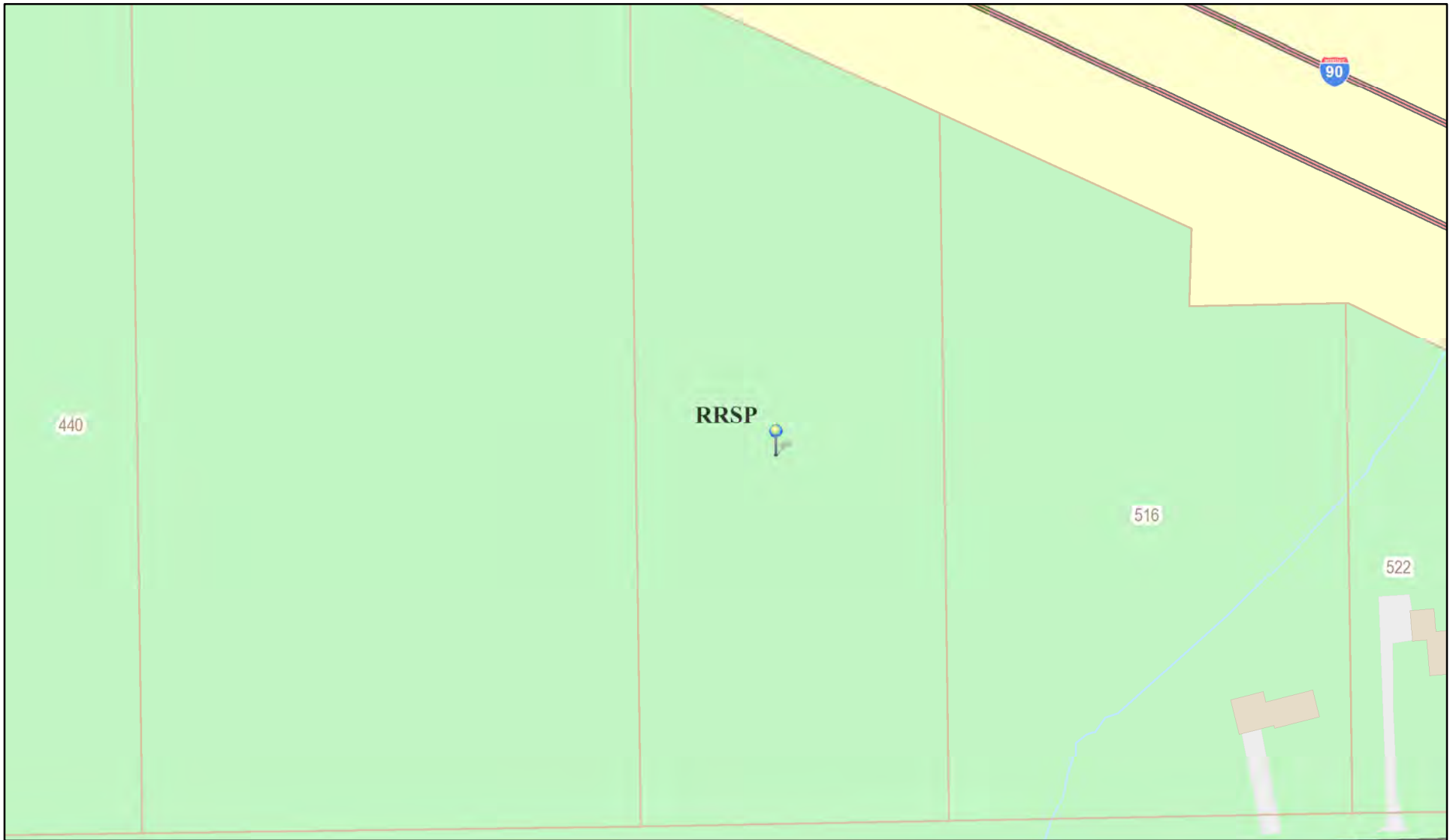
#### Application Type:

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

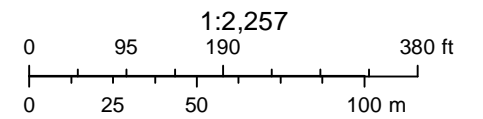
**Project Description:** Applicant is requesting design review for the construction of a two story single family home. The home will have approximately 4459 square feet.

**Meeting Date:** February 23, 2023

# RN Residential Neighborhood Zoning



Printed February 15, 2023



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.



Interstate 90 Westbound

Interstate 90 Eastbound



Canfield Rd

Canfield Rd

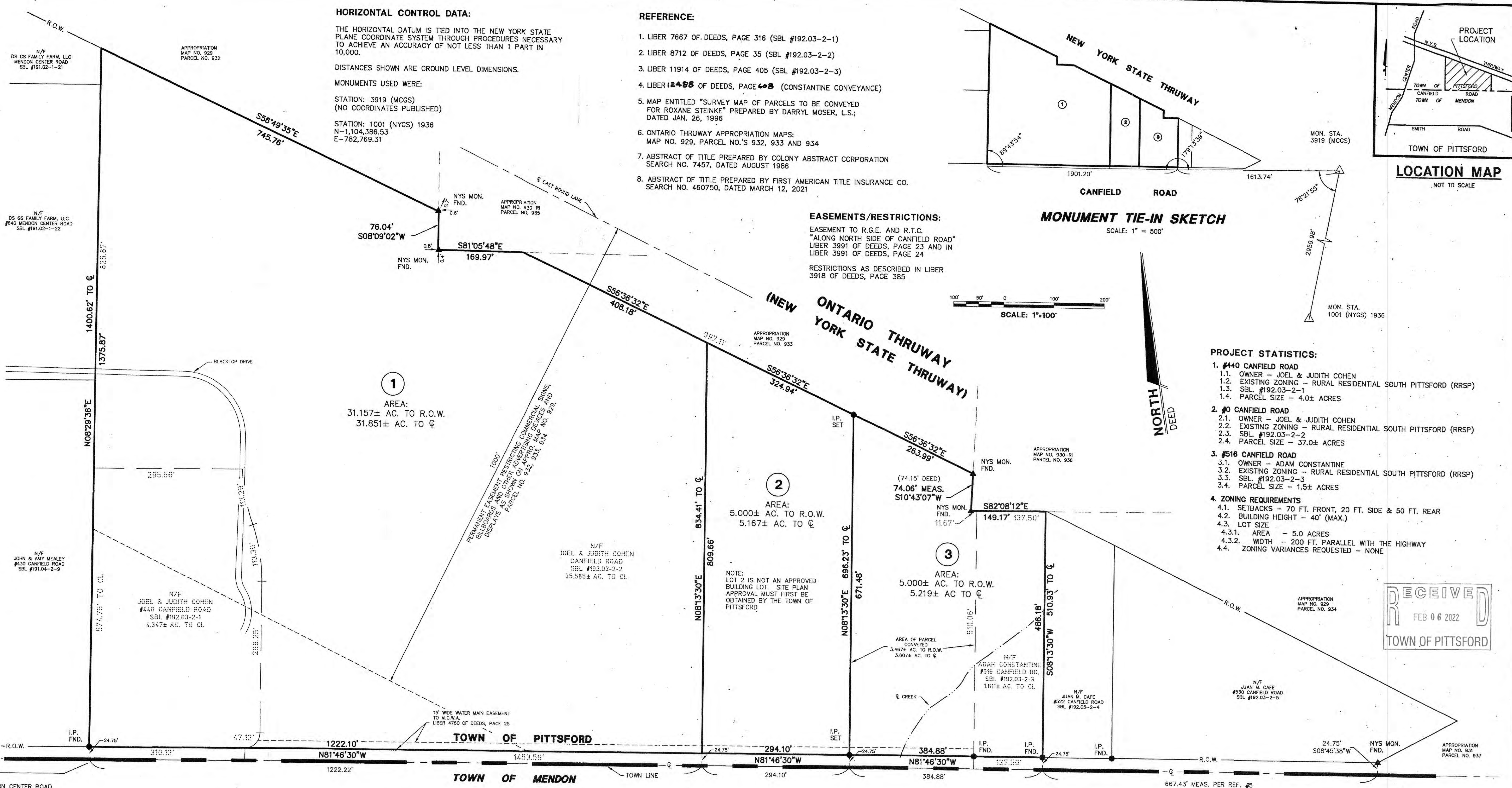
Canfield Rd

Canfield Rd

Canfield Rd

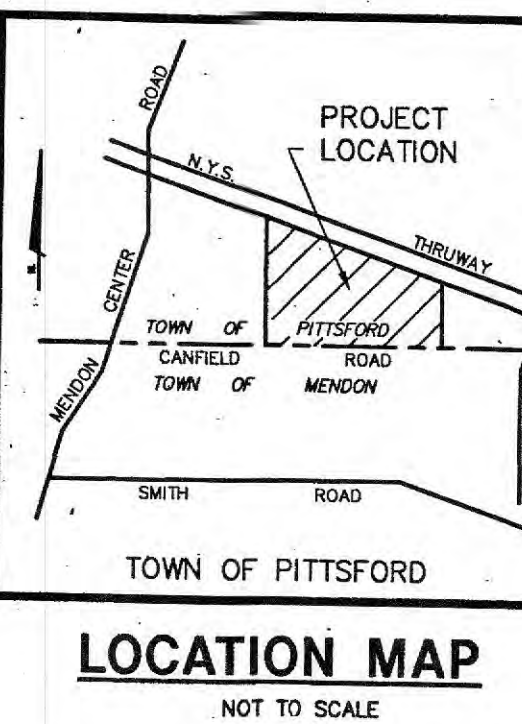
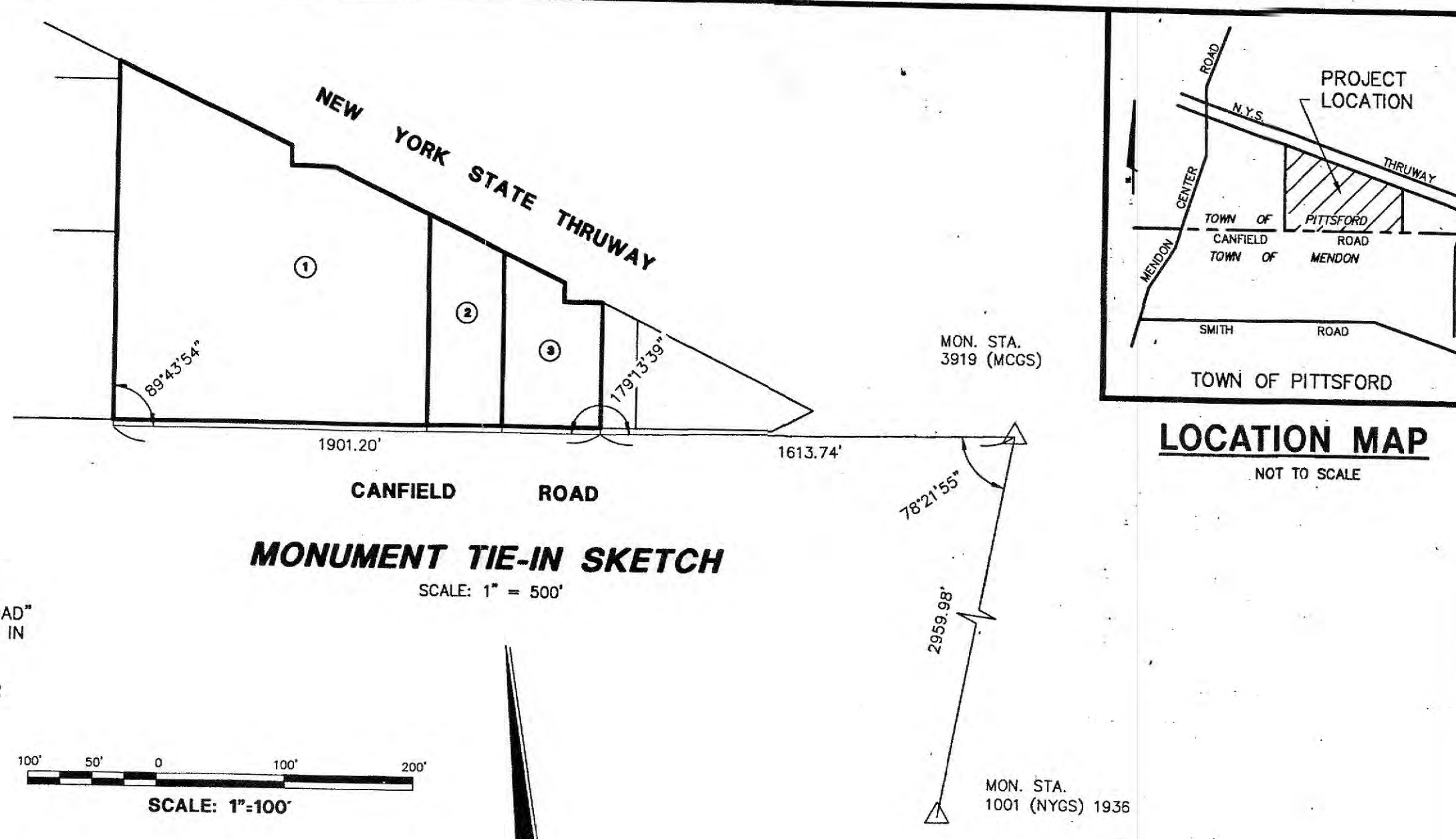


P:\DJP-Hold\7423\DWG\7423-440 Subdivision.dwg March 25, 2021

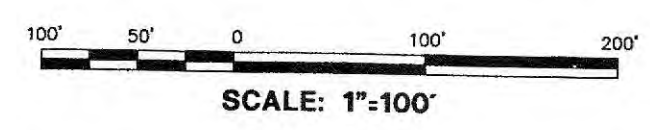


**HORIZONTAL CONTROL DATA:**  
THE HORIZONTAL DATUM IS TIED INTO THE NEW YORK STATE PLANE COORDINATE SYSTEM THROUGH PROCEDURES NECESSARY TO ACHIEVE AN ACCURACY OF NOT LESS THAN 1 PART IN 10,000.  
DISTANCES SHOWN ARE GROUND LEVEL DIMENSIONS.  
MONUMENTS USED WERE:  
STATION: 3919 (MCGS) (NO COORDINATES PUBLISHED)  
STATION: 1001 (NYGS) 1936  
N-1,104,386.53  
E-782,769.31

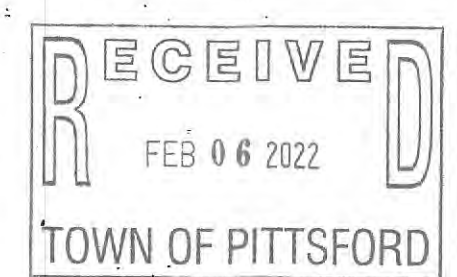
- REFERENCE:**
- 1. LIBER 7667 OF DEEDS, PAGE 316 (SBL #192.03-2-1)
  - 2. LIBER 8712 OF DEEDS, PAGE 35 (SBL #192.03-2-2)
  - 3. LIBER 11914 OF DEEDS, PAGE 405 (SBL #192.03-2-3)
  - 4. LIBER 12488 OF DEEDS, PAGE 608 (CONSTANTINE CONVEYANCE)
  - 5. MAP ENTITLED "SURVEY MAP OF PARCELS TO BE CONVEYED FOR ROXANE STEINKE" PREPARED BY DARRYL MOSER, L.S.; DATED JAN. 26, 1996
  - 6. ONTARIO THRUWAY APPROPRIATION MAPS: MAP NO. 929, PARCEL NO.'S 932, 933 AND 934
  - 7. ABSTRACT OF TITLE PREPARED BY COLONY ABSTRACT CORPORATION SEARCH NO. 7457, DATED AUGUST 1986
  - 8. ABSTRACT OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE CO. SEARCH NO. 460750, DATED MARCH 12, 2021



**EASEMENTS/RESTRICTIONS:**  
EASEMENT TO R.C.E. AND R.T.C. "ALONG NORTH SIDE OF CANFIELD ROAD" LIBER 3991 OF DEEDS, PAGE 23 AND IN LIBER 3991 OF DEEDS, PAGE 24  
RESTRICTIONS AS DESCRIBED IN LIBER 3918 OF DEEDS, PAGE 385



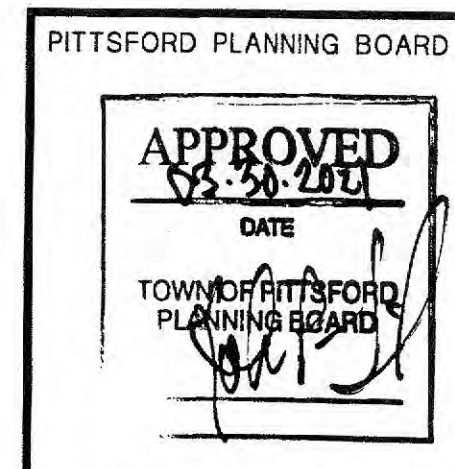
- PROJECT STATISTICS:**
- 1. #440 CANFIELD ROAD
    - 1.1. OWNER - JOEL & JUDITH COHEN
    - 1.2. EXISTING ZONING - RURAL RESIDENTIAL SOUTH PITTSFORD (RRSP)
    - 1.3. SBL #192.03-2-1
    - 1.4. PARCEL SIZE - 4.0± ACRES
  - 2. #0 CANFIELD ROAD
    - 2.1. OWNER - JOEL & JUDITH COHEN
    - 2.2. EXISTING ZONING - RURAL RESIDENTIAL SOUTH PITTSFORD (RRSP)
    - 2.3. SBL #192.03-2-2
    - 2.4. PARCEL SIZE - 37.0± ACRES
  - 3. #516 CANFIELD ROAD
    - 3.1. OWNER - ADAM CONSTANTINE
    - 3.2. EXISTING ZONING - RURAL RESIDENTIAL SOUTH PITTSFORD (RRSP)
    - 3.3. SBL #192.03-2-3
    - 3.4. PARCEL SIZE - 1.5± ACRES
  - 4. ZONING REQUIREMENTS
    - 4.1. SETBACKS - 70 FT. FRONT, 20 FT. SIDE & 50 FT. REAR
    - 4.2. BUILDING HEIGHT - 40' (MAX.)
    - 4.3. LOT SIZE
      - 4.3.1. AREA - 5.0 ACRES
      - 4.3.2. WIDTH - 200 FT. PARALLEL WITH THE HIGHWAY
    - 4.4. ZONING VARIANCES REQUESTED - NONE



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

WE, PARRONE ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON FEBRUARY 26, 2021.

**DAVID S. STAERR, P.L.S.**  
PARRONE ENGINEERING  
LIC. NO. 049962



This plot is approved in accordance with the provision of Section 239-K, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.  
FOR THE GENERAL MUNICIPAL LAW:  
*[Signature]* 4/22/21  
FOR THE MONROE COUNTY MONUMENTATION LAW:  
*[Signature]* 4/21/21

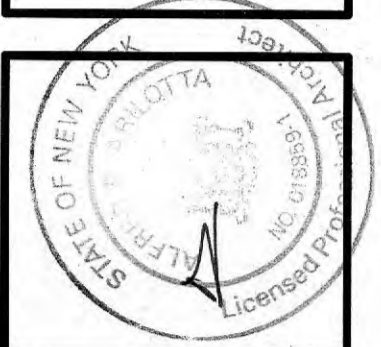
APPROVED BY: MONROE COUNTY HEALTH DEPARTMENT  
**Monroe County Department of Public Health**  
Realty Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office  
*[Signature]* 4/21/21  
NOTE: Other Department of Public Health Approvals may be needed

REVISIONS:	BY:	DATE:

**PARRONE engineering**  
THE PIANO WORKS  
349 WEST COMMERCIAL STREET  
SUITE 3200  
EAST ROCHESTER, NY 14445  
T 585.586.0200  
F 585.586.6752  
MAP OF A SUBDIVISION  
OF  
**COHEN SUBDIVISION**  
SITUATE IN:  
TOWN LOT 39 \* TOWNSHIP 12 \* RANGE 5  
OF THE PHELPS AND GORHAM PURCHASE  
TOWN OF PITTSFORD MONROE COUNTY NEW YORK

APPLICANT:  
JOEL COHEN  
440 CANFIELD ROAD  
PITTSFORD, NEW YORK 14534

Copyright © 2020 PARRONE engineering  
Designed By: J.T.  
Drawn By: D.S.  
Checked By: D.S.  
DATE: MAR. 1, 2021  
SCALE: 1" = 100'  
JOB No.: 7423



REVISIONS	DATE	DESCRIPTION
No.		

JOB NO. OZZIE

**A-5**

NOV. 20, 2022

**GENERAL NOTES:**

- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER.
- IF FLUE LOCATION IS NOT SHOWN ON PLANS CONTR. SHALL PROVIDE A 90° AFUE FURNACE TO COMPLY WITH N.Y.S. ENERGY CODE.
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY W/ MORE THAN 2 RISERS. HANDRAIL HGT. SHALL BE MEASURED ABOVE STR TREAD NOSING AND SHALL BE BETWEEN 34"-38" HIGH HANDRAILS ADJACENT TO THE WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAIL. HANDRAIL SHALL BE CONTINUOUS. GUARDS AT OPENINGS OF STAIRWAYS SHALL BE 36" HIGH WITH VERTICAL RAILS THAT DO NOT ALLOW PASSAGE OF A 4" SPHERE.
- GAS ZERO CLEARANCE MANUFACTURERS SPECIFICATIONS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.
- STAIRWAYS SHALL HAVE A CONTINUOUS RAILING 36" HIGH AND TERMINATE AT A WALL OR NEWEL POST.
- SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH MUNICIPAL APPROVED SITE PLAN OR SURVEY.
- THE CONTRACTOR SHALL INSTALL 5" HIGH NUMBERS ON THE FRONT OF THE BUILDING TO IDENTIFY THE SITE ADDRESS.
- GLAZING IN DOORS, STORM DOORS AND Sidelights IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE NEW YORK STATE CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R308.4.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS.
- TJ INSTALLATION SHALL CONFORM TO ALL DETAILS AND SPECIFICATIONS OF THE MANUFACTURER. INSTALL ALL RECOMMENDED BAND JOISTS SECURED TO SUBFLOOR BLOCKING ETC. IF NOT KNOWN CONTACT ARCHITECT.
- ALL ENGINEERED FLOOR JOISTS TO BE DESIGNED BY & LAYOUT TO BE DONE BY MANUFACTURER WITH LICENSED N.Y.S. ENGINEER.
- ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DRAPPLY 1 OR EQUAL FINISH AT UNDERSIDE. FULL DEPTH RV JOIST AND SOLID BLOCKING AT SUPPORT WALL. INSTALL MIN R-30 KRAFT FACE BATTLS UNLESS NOTED.
- BUILDER SHALL VERIFY WITH HOME OWNER ON LOCATION OF 24"X30" ATTIC ACCESS LOCATION.
- PROVIDE SLOTTED ROOF TRUSS CLIPS AT ALL INTERIOR PARTITIONS EQUAL TO SIMPSON STC CLIPS.
- INSTALL DRYWALL ON CEILING PER THE WOOD TRUSS COUNCIL OF AMERICA FOR PREVENTING PARTITION SEPARATION. REQUEST DETAILS FROM ARCHITECT IF NEEDED.
- EXTERIOR BEARING WALL OPENING GREATER THAN 48" REQUIRE 2 JACK STUDS PER SIDE.
- INTERIOR BEARING WALL OPENINGS GREATER THAN 48" REQUIRE 2 JACK STUDS PER SIDE.
- ALL FRAMING ANGLES SHALL BE 45 DEG. UNLESS NOTED.
- PROVIDE SOLID BLOCKING UNDER ALL BEARING POINTS DOWN TO FOUNDATION WALL.
- ALL WINDOW RO. SHALL BE 6'-10 1/2" UNLESS NOTED.
- PROVIDE A MIN. OF R-5 RIGID INSULATION WITHIN ALL EXTERIOR WINDOW AND DOOR HEADERS.
- ALL NEW ELECTRICAL WORK SHALL COMPLY WITH PART VIII OF THE RESIDENTIAL CODE OF NEW YORK STATE. PROVIDE TOWN OFFICE WITH FINAL ELECTRICAL INSPECTION APPROVAL.
- IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILING COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION.
- INSULATION ON BASEMENT WALLS SHALL BE COVERED WITH GYPSUM BOARD OR HAVE A FLAME SPREAD INDEX NOT GREATER THAN 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450.
- FLASHING SHALL BE INSTALLED IN THE FOLLOWING AREAS: TOP OF EXTERIOR WINDOWS AND DOORS; CHIMNEYS UNDER AND AT END OF MASONRY WOOD METAL COPINGS AND SILLS; AND WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL ASSEMBLY.
- SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING AREAS: IN EACH SLEEPING ROOM, IN HALLWAYS ADJACENT TO SLEEPING ROOMS AND AT LEAST ONE ON EACH STORY INCLUDING BASEMENT. ALL DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED. ALARMS CAN BE INTERCONNECTED WIRELESSLY. LOCATE NOT LESS THAN 3' HORIZONTALLY FROM BATHROOMS WITH SHOWERS OR FROM CEILING FANS. CANNOT BE CLOSER THAN 20' IONIZATION OR 6' PHOTOELECTRIC TO COOKING APPLIANCES.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: ON ANY STORY HAVING A SLEEPING AREA, ON ANY STORY WHERE FUEL-FIRED OR SOLID FUEL BURNING APPLIANCES, EQUIPMENT, FIREPLACES OR ATTACHED GARAGES ARE LOCATED. ALL DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED.
- VINYL SIDING UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER'S INSTRUCTIONS SHALL BE FASTENED TO A MIN 1 1/4" NAILABLE SUBSTRATE WITH A 60°-NCH SHANK DIA WITH A .283 HEAD OR A 16-GAUGE STAPLE WITH A 3/8"-1/2" CROWN SPACING SHALL BE 16".
- PROVIDE INTERCONNECTED HEAT DETECTOR IN GARAGE PER SECTION R304.2.3 OF THE NEW YORK STATE BLDG CODE 2020.
- ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND SHALL BE APPROVED PRESSURE TREATED WOOD SUITABLE FOR GROUND CONTACT USE.
- STAIRS**  
 WIDTH 36" WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HGT. THE CLEAR WIDTH AT OR BELOW THE HANDRAIL HGT SHALL BE NOT LESS THAN 31 1/2" WHERE A RAILING IS ON ONE SIDE AND 27" WHERE RAILINGS ARE ON BOTH SIDES.  
 HEADROOM SHALL BE NOT LESS THAN 6'-8"  
 RISER THE RISER HGT. SHALL BE A MAX. OF 8 1/4". AT OPEN RISERS OPENINGS LOCATED MORE THAN 30" ABOVE GRADE OR THE FLOOR BELOW SHALL NOT PERMIT THE PASSAGE OF A 4" INCH DIAMETER SPHERE.  
 TREADS THE TREAD DEPTH SHALL NOT BE LESS THAN 9"  
 NOSINGS NOSING PROJECTIONS SHALL BE 3/4"-1 1/4" MAX. NOT REQUIRED ON TREAD DEPTH GREATER THAN 11"  
 HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS. TOP SURFACES OF HANDRAILS AND RAILING SHALL BE BETWEEN 34" AND 38" ABOVE TREAD NOSINGS.
- WINDOW FALL PROTECTION**  
 PROVIDE WINDOW OPENING CONTROL DEVICE TO PROHIBIT THE PASSAGE OF A 4" SPHERE ON WINDOWS IN WHICH THE SILL IS LESS THAN 24" FROM THE FLOOR AND THE EXTERIOR GRADE IS GREATER THAN 72" BELOW.  
 THE WINDOW CONTROL DEVICE AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN SHALL NOT REDUCE THE NET CLEAR OPENING OF THE WINDOW TO LESS THAN WHATS REQUIRED IN SECTION 310.2.1.  
 5/2 SF. CLEAR OPENING IS SF. AT GRADE OR BELOW GRADE OPENING.  
 NET CLEAR HEIGHT OF 24"  
 NET CLEAR WIDTH OF 20"



**front elevation**  
 1/4"=1'-0"

NOTE:  
 WINDOW MODEL NUMBERS SHOWN ARE FROM THE ANDERSEN WINDOW CO. AND DO NOT REFLECT ACTUAL SIZES

□ DENOTES EGRESSIBLE WINDOW UNIT W/ 57 SF. MIN. OPENING, 20" MIN. OPENING WIDTH AND 24" MIN. OPENING HEIGHT

□ DENOTES TEMPERED GLASS PER R308 OF THE NEW YORK STATE CODE

1/2"x6" BLOCK-3 CRS WRAP AND CAP W/ STONE SECURE 6x6 POST TO GROUTED BASE AND WRAP W/ APPLIED TRIM

CULTURED STONE-INSTALL PER MANUFACTURERS DIRECTION

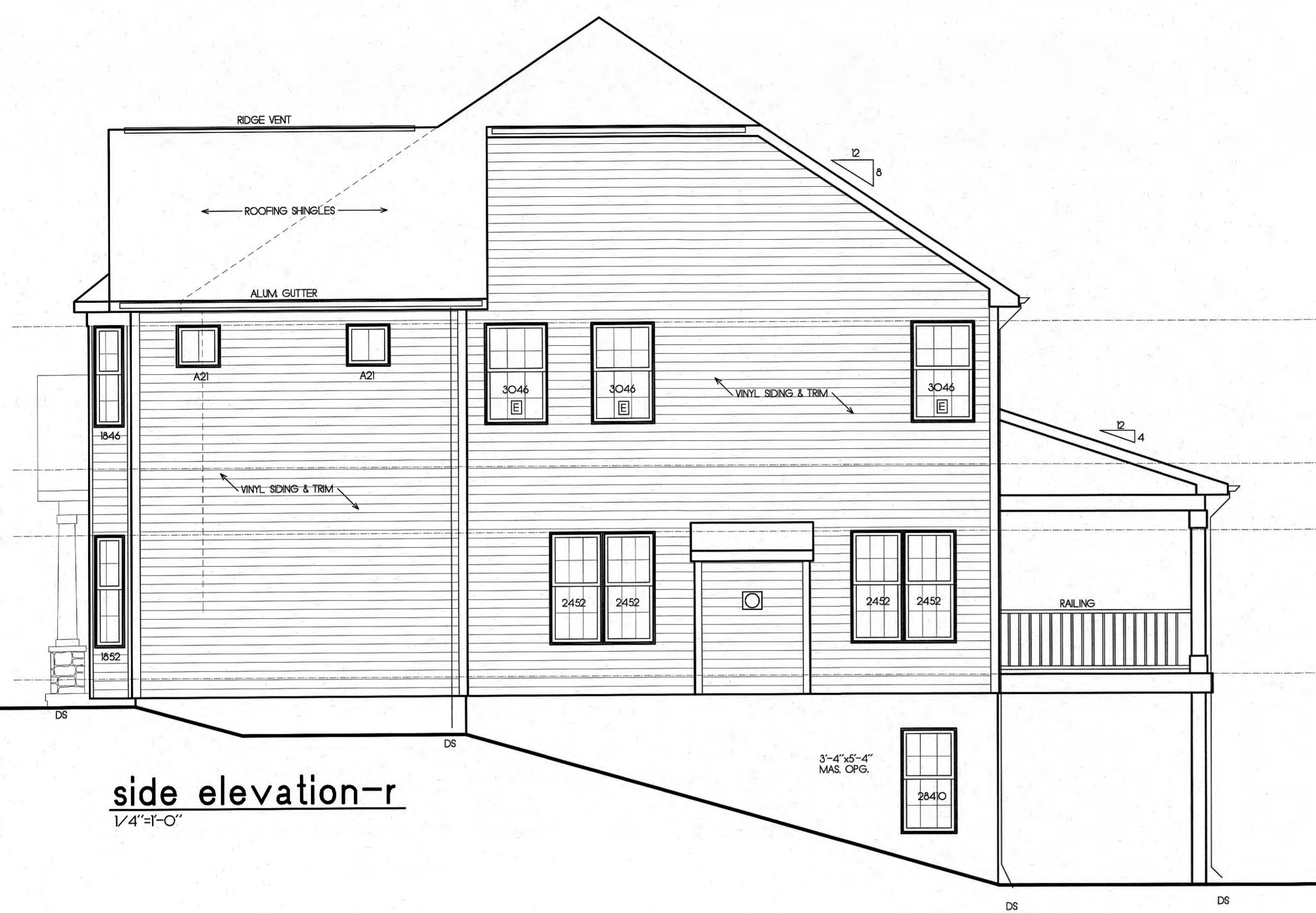
PROVIDE ICE/WATER SHIELD AT ALL EAVE LOCATIONS FROM THE EAVE EDGE TO A POINT 24" IN FROM THE EXTERIOR WALL

INSTALL ICE/WATER SHIELD AT ALL WALL AND ROOF INTERSECTIONS ALONG WITH METAL STEP FLASHING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

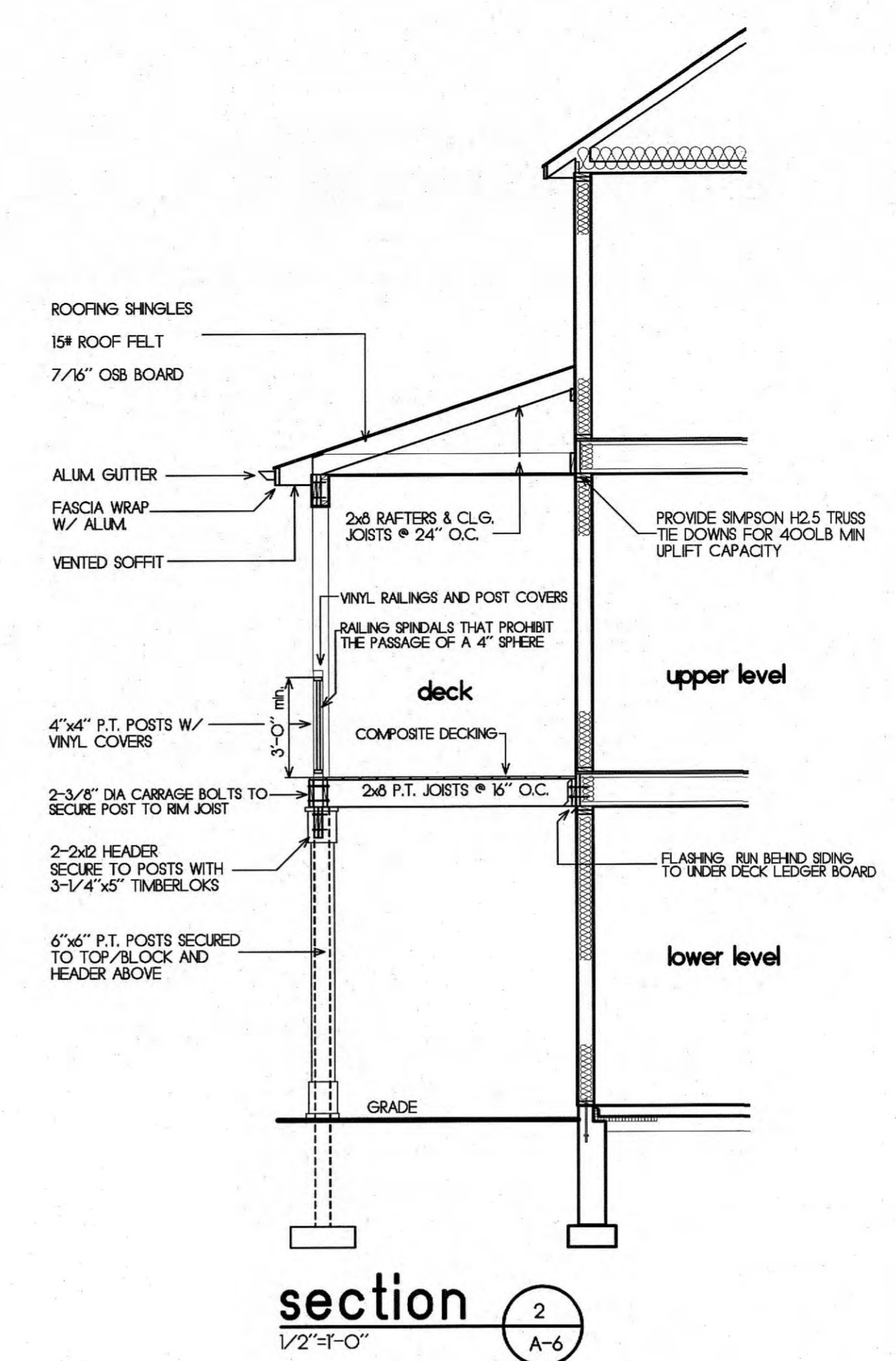


**rear elevation**  
 1/4"=1'-0"

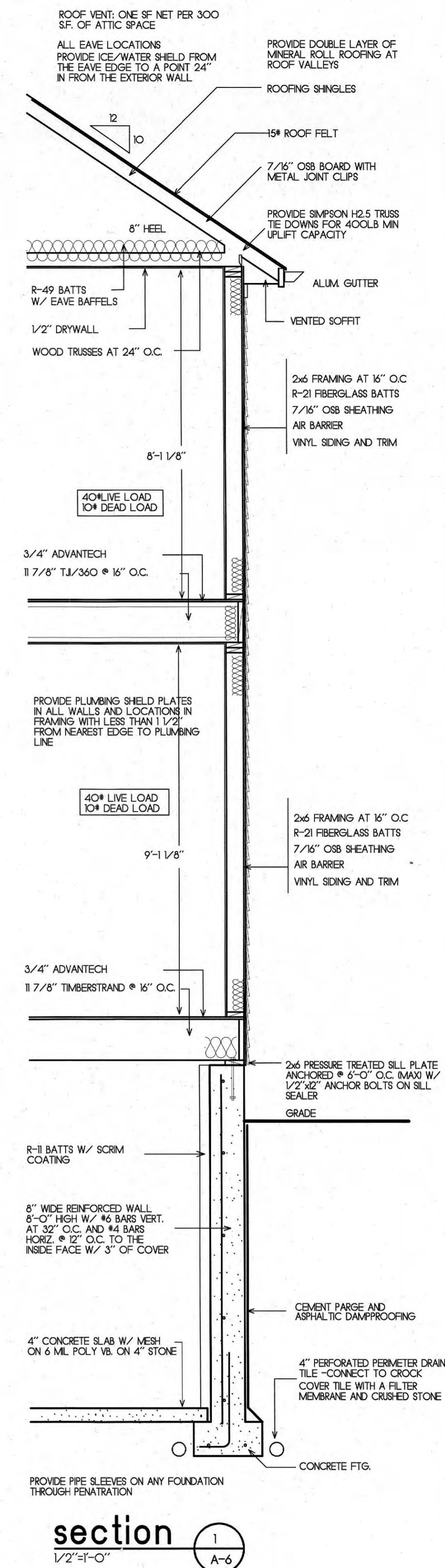
VINYL SIDING ATTACHMENT UNLESS SPECIFIED BY THE MANUFACTURER BY TESTING SIDING FASTENERS SHALL PENETRATE INTO BUILDING FRAMING 1 1/4" MIN.



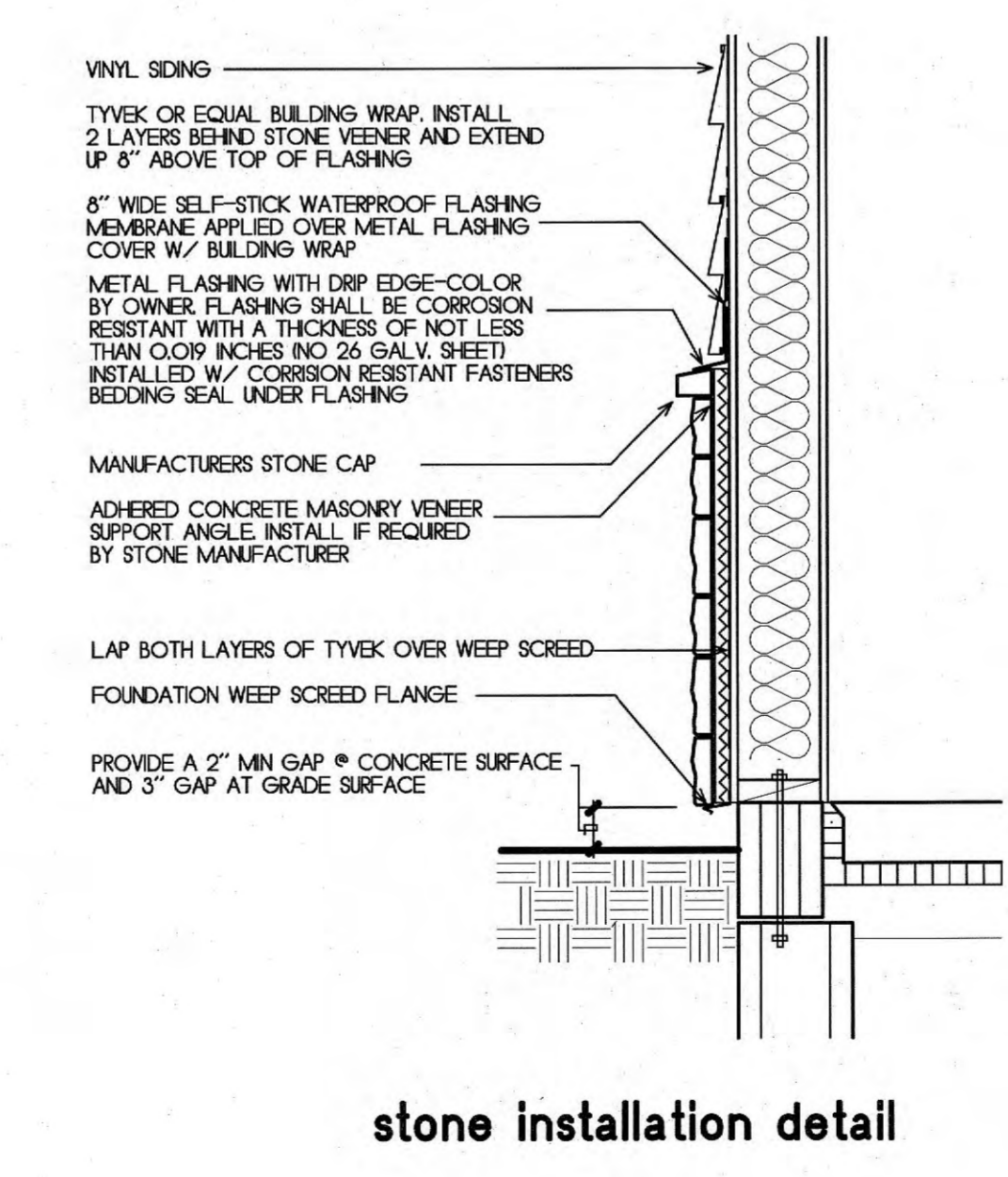
side elevation-r  
1/4"=1'-0"



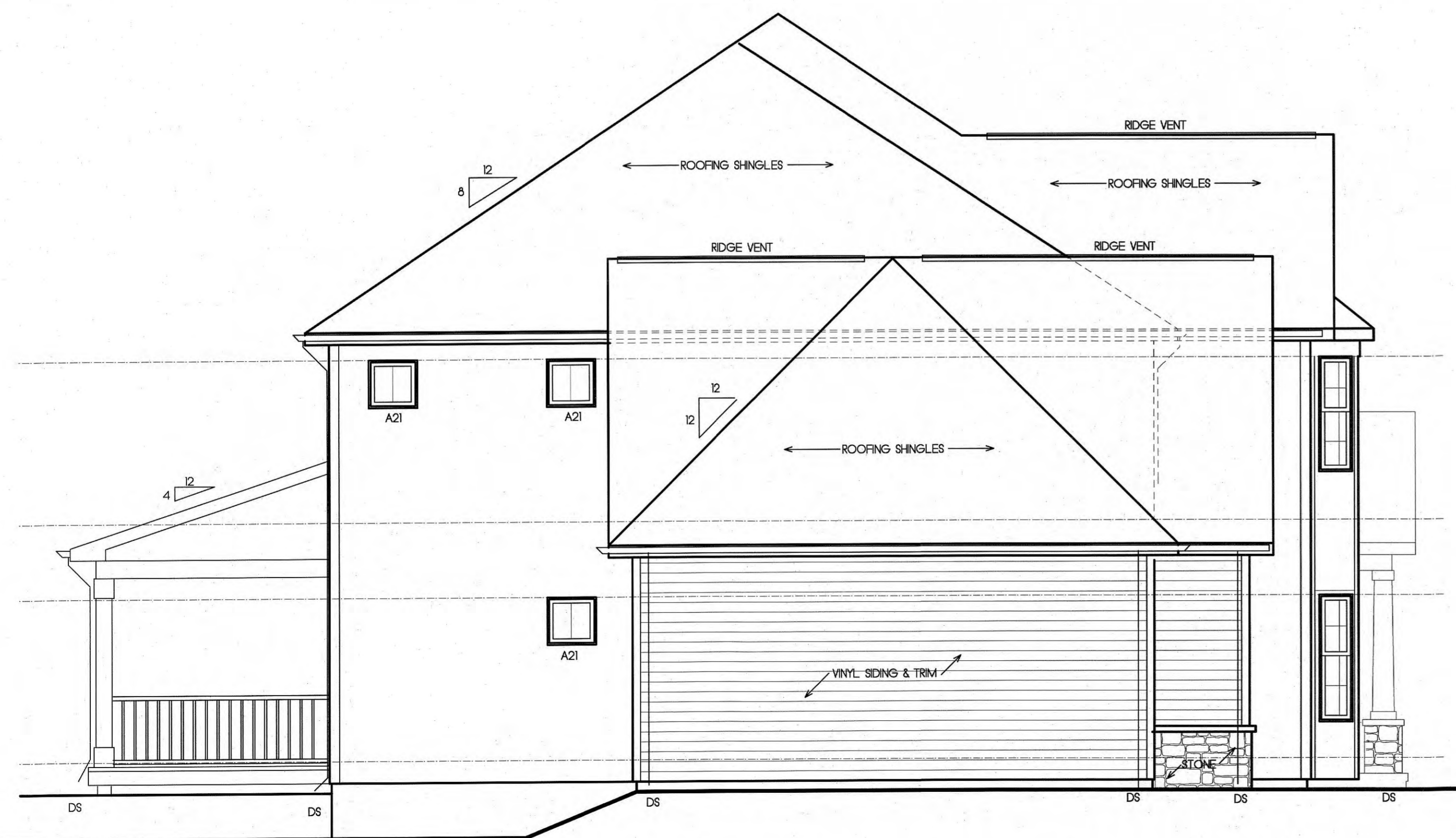
section 2  
1/2"=1'-0"



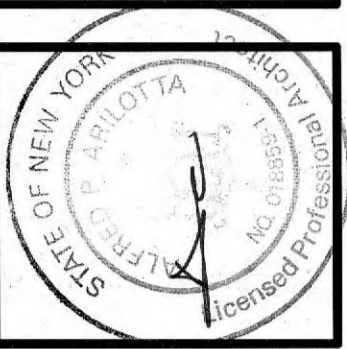
section 1  
1/2"=1'-0"



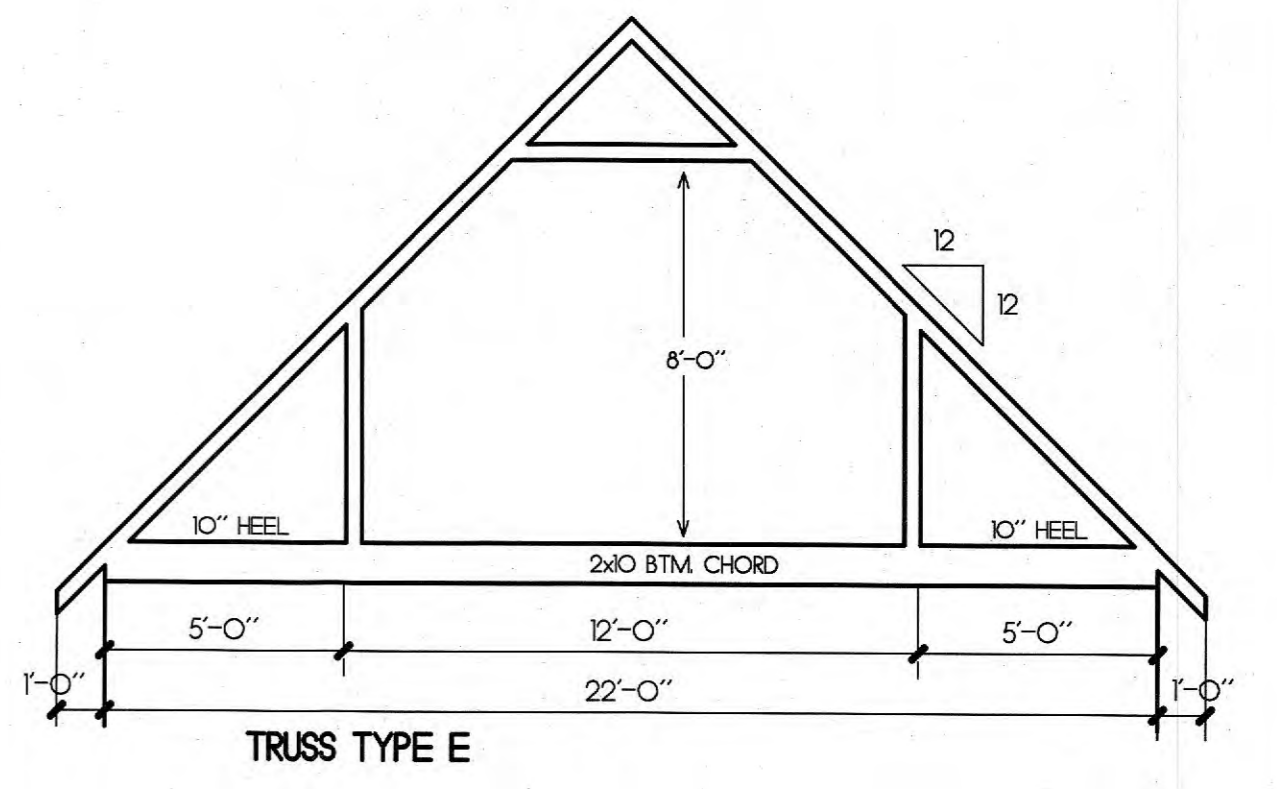
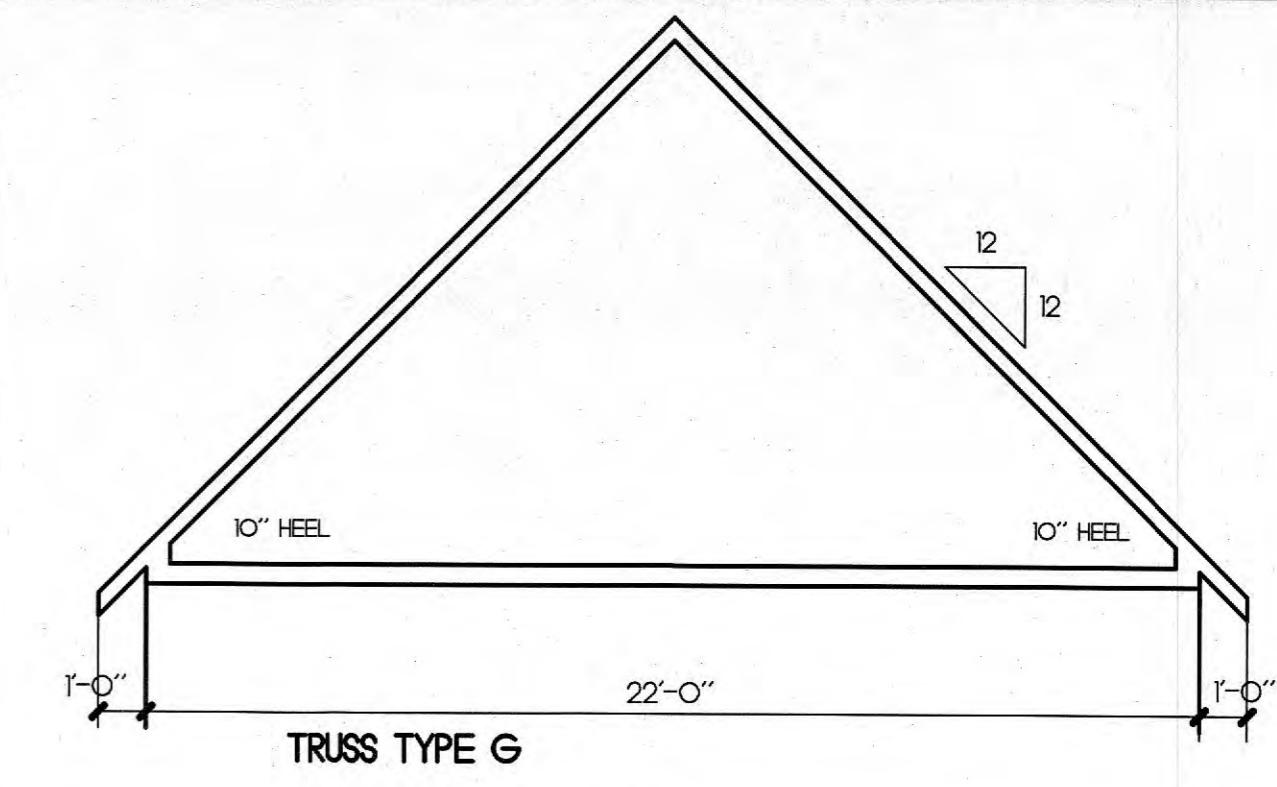
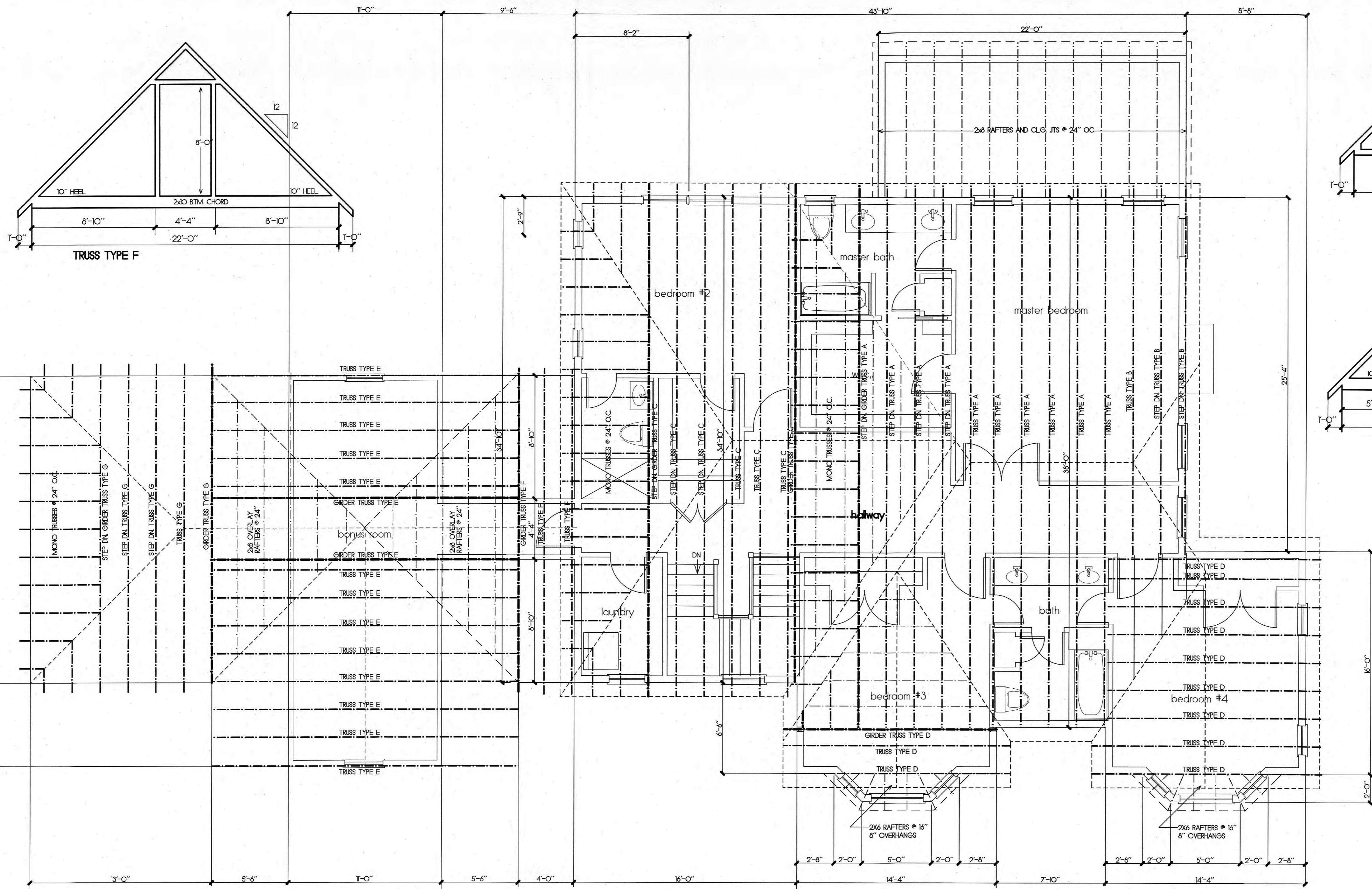
stone installation detail



side elevation-l  
1/4"=1'-0"



REVISIONS	No.	DATE	DESCRIPTION

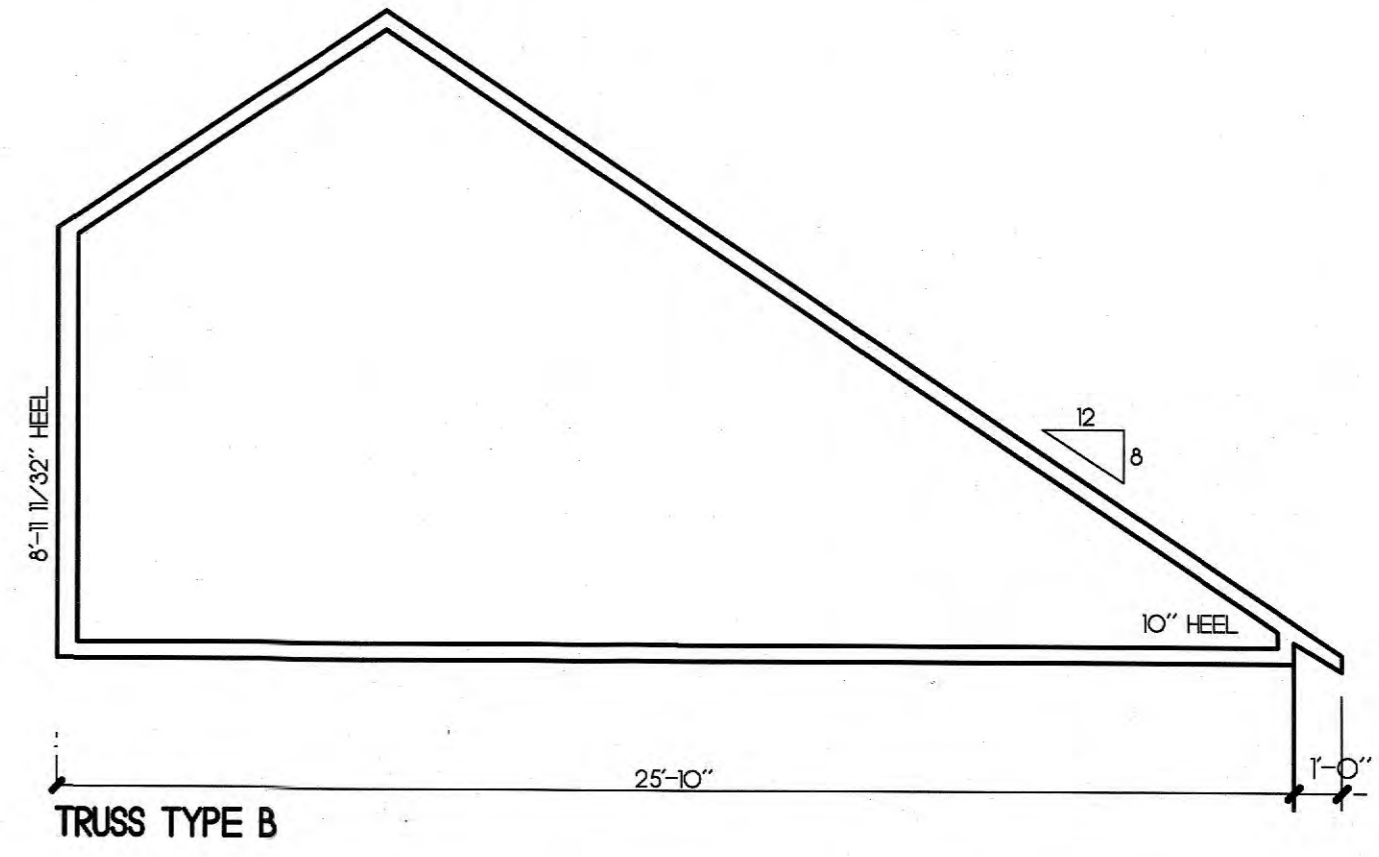
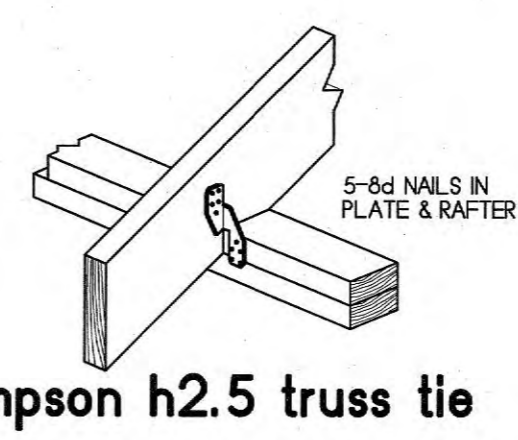
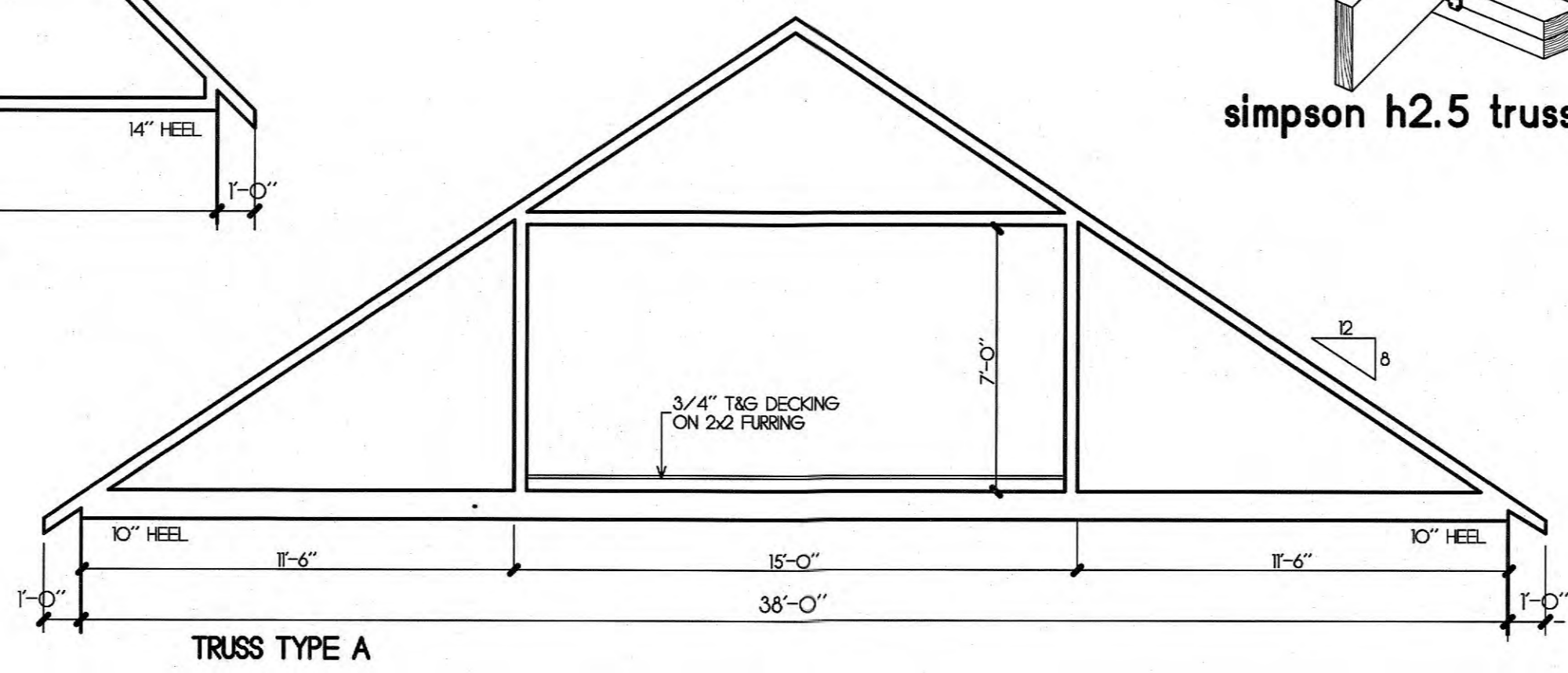
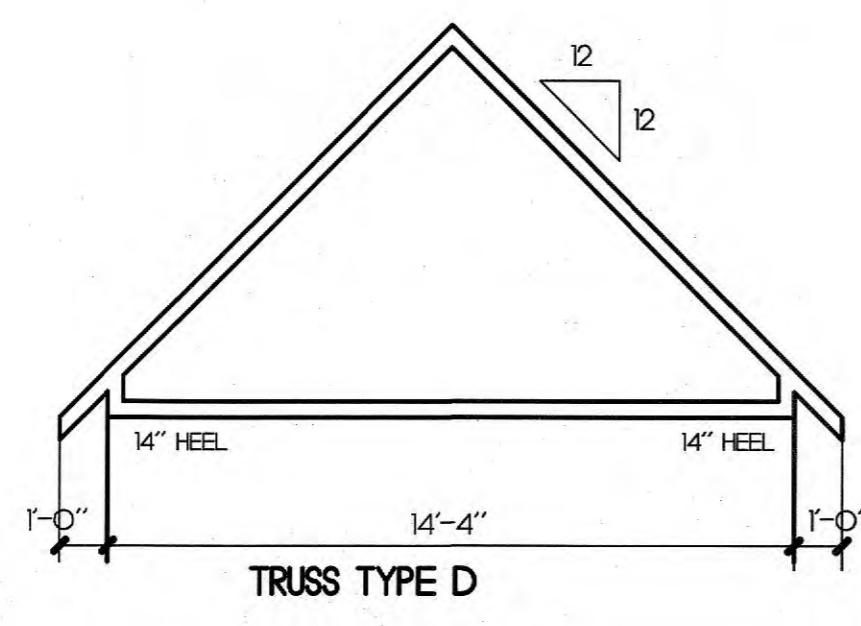
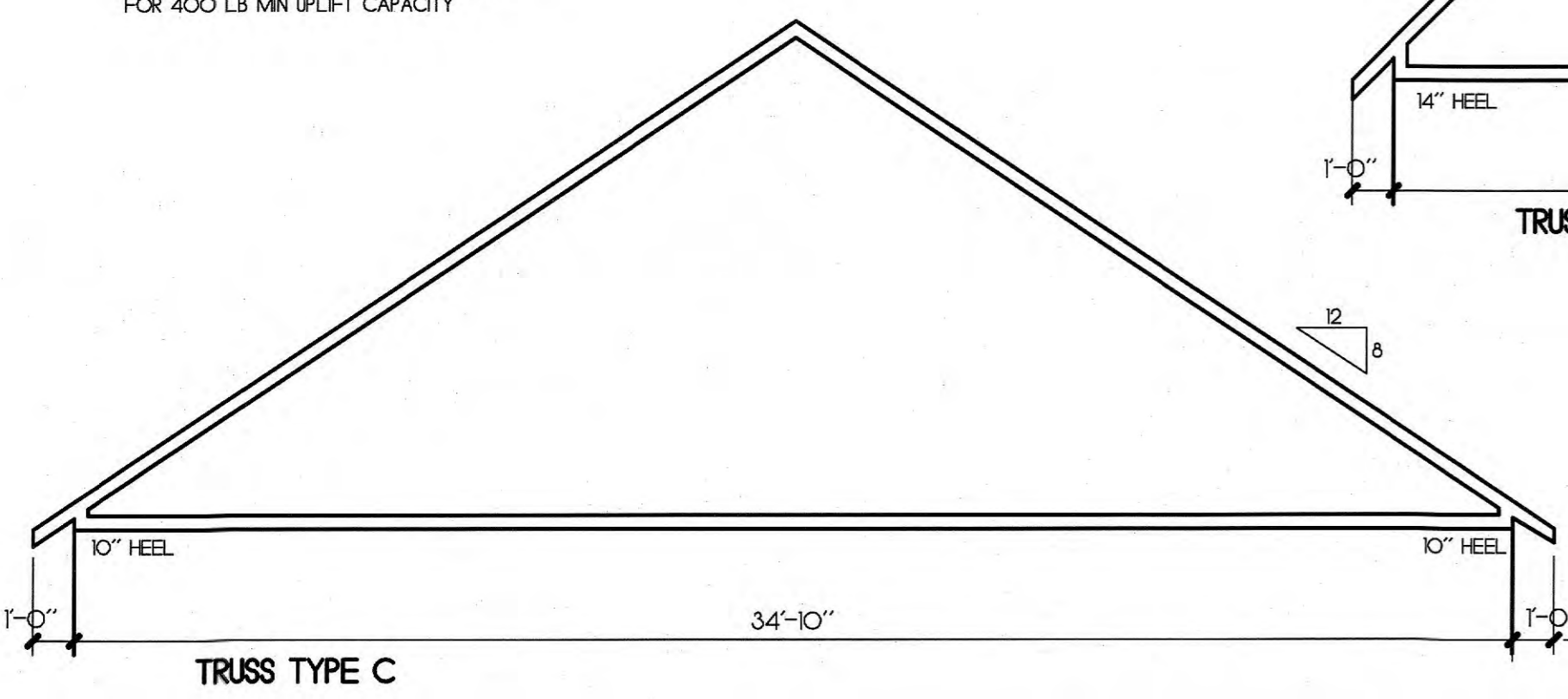


**MINIMUM NAILING REQUIREMENTS**

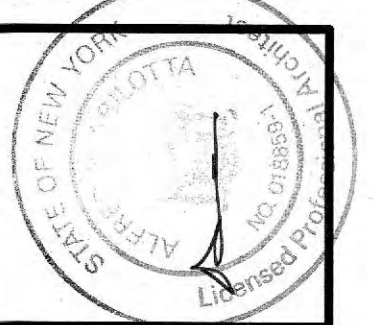
ITEM	NO. OF NAILS	BOX OR COMMON
<b>JOINT</b>		
TOE NAIL TO PLATES OR GIRDER	3	8d
TO PARALLEL, ALTERNATE JOINTS	3	16d
AT LAPS OVERBEARING, FACE NAIL	3	16d
<b>STUDS</b>		
END NAIL TO PLATES	2	16d
TOE NAIL 2 PER SIDE	4	8d
TOP PLATES		
SPIKE TOGETHER	16" O.C.	16d
LAPS & INTERSECTIONS, FACE NAIL	2	16d
<b>BLOCKING</b>		
TO PLATE OR TOE NAIL	2	16d
	4	8d
TOE JOISTS EACH SIDE OR TOE NAIL	2	16d
	4	8d
<b>BRIDGING</b>		
TOE NAIL TO JOISTS, EACH END	2	8d
<b>STUDS</b>		
CORNER, ANGLE OR MULTIPLE	24" O.C.	16d
2x LAMINATED BEAMS, SPIKE TOGETHER	16" O.C.	16d
<b>PLYWOOD SHEATHING &amp; SUB FLOOR</b>		
NAILING AT EDGE OF SHEET		
3/8" OR 7/16"	6" O.C. MAX	8d
1/2" & 5/8"	6" O.C. MAX	10d
NAIL THE PANEL TO STUDS @ 10" O.C.		

**roof framing plan**  
1/4"=1'-0"

MANUFACTURER STAMPED TRUSS DRAWINGS SHALL BE SUBMITTED TO THE BLDG. DEPARTMENT. PROVIDE SIMPSON H2.5 TRUSS TIE DOWNS FOR 400 LB MIN UPLIFT CAPACITY.



**ALA architects**  
255 EAST AVENUE  
ROCHESTER, NEW YORK 14604  
(585) 704-7347  
ALAAARC@FRONTIERNET



PROPOSED RESIDENCE FOR MR. & MRS. GEORGI

CANFIELD ROAD TOWN OF PITTSFORD, NEW YORK

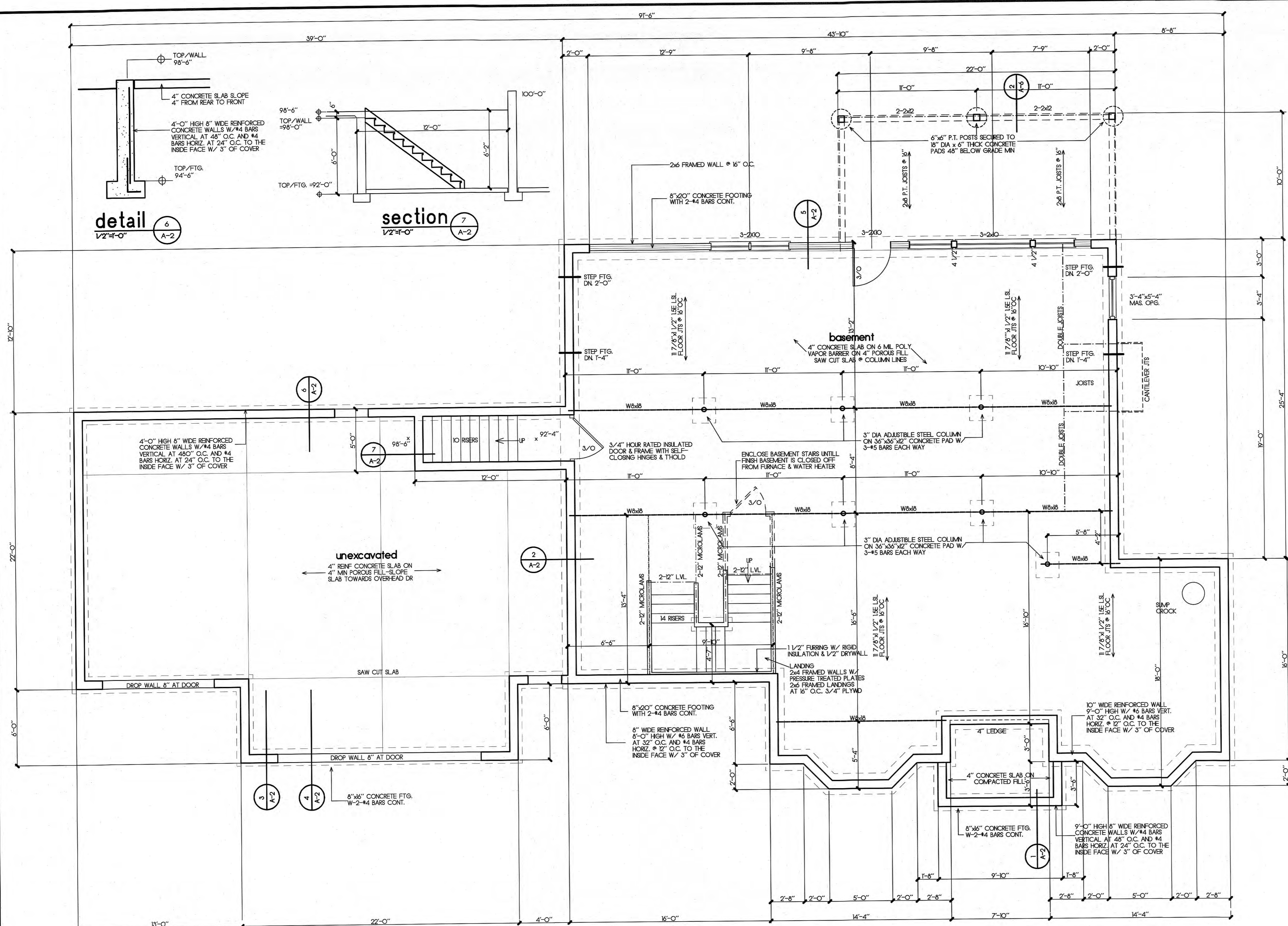
REVISIONS

No.	DATE	DESCRIPTION
1	1/10	REVISE TRUSS TYPE A & E & HEEL HEIGHTS

JOB NO. OZZIE

**A-4**

NOV. 20, 2022



**foundation plan**  
1/4"=1'-0"

THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 5" WITH THE FIRST 10' FROM THE HOUSE

**FOUNDATIONS**  
CONTRACTOR SHALL NOTIFY SITE ENGINEER AND ARCHITECT IF SITE CONDITIONS, SUCH AS ADVERSE GROUND WATER OR SOIL CONDITIONS WARRANT MODIFICATIONS TO THE FOUNDATION DESIGN.  
FOOTINGS MAY BE POURED NEAT AGAINST SIDES OF EXCAVATIONS ONLY IF SLOUGHING OR RAVELING DOES NOT OCCUR.  
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EMBANKMENTS AND EXCAVATIONS.  
BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTIL CONCRETE AND GROUT HAS REACHED SUFFICIENT STRENGTH TO RESIST DAMAGE OR STRUCTURAL FLOOR FRAMING INCLUDING PLYWOOD DECK IS IN PLACE, OR SUFFICIENT WALL BRACING IS IN PLACE.

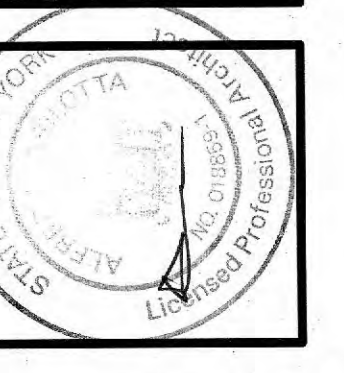
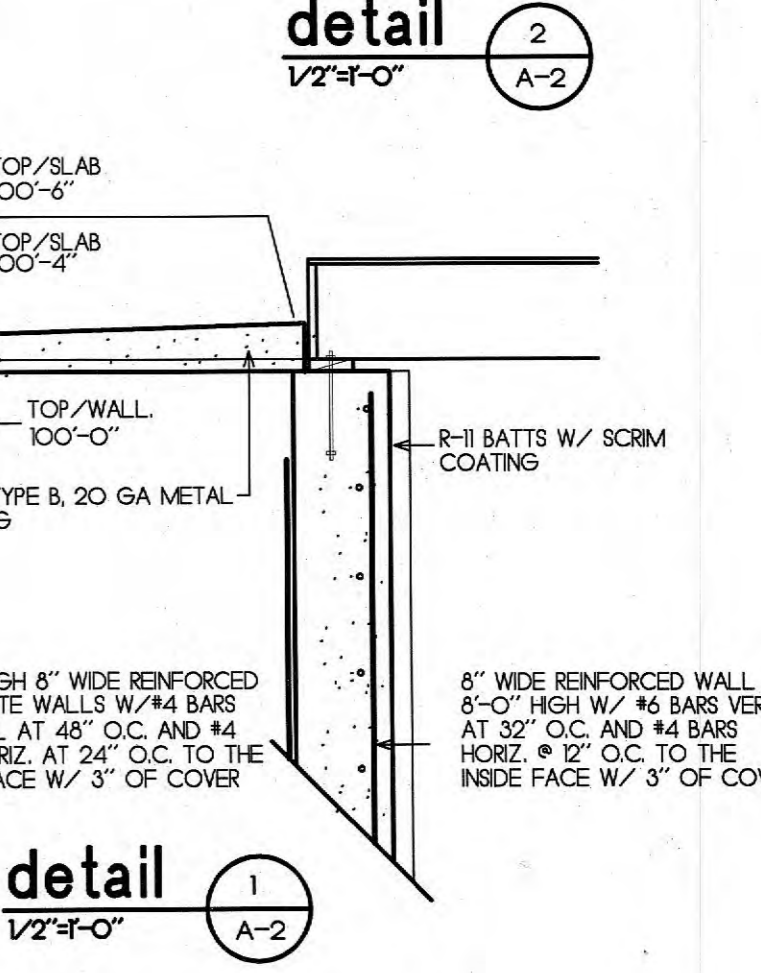
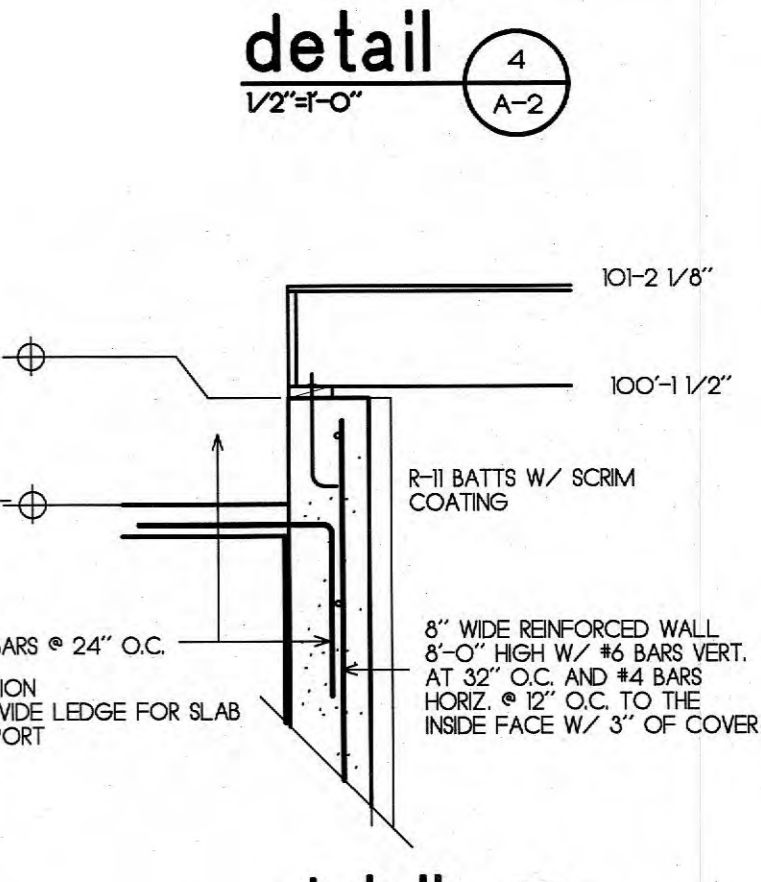
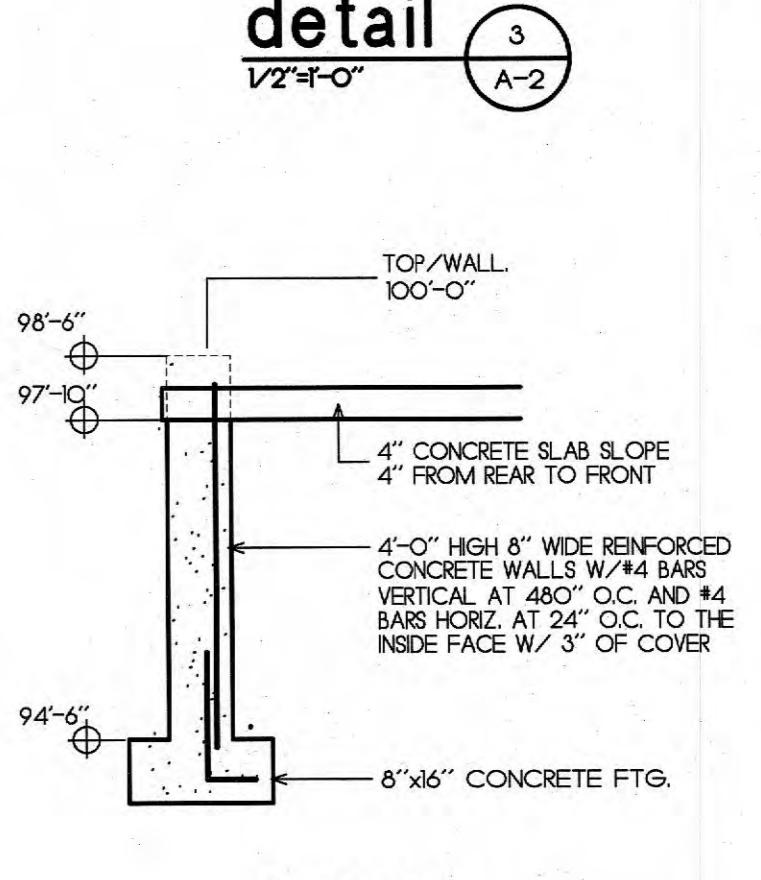
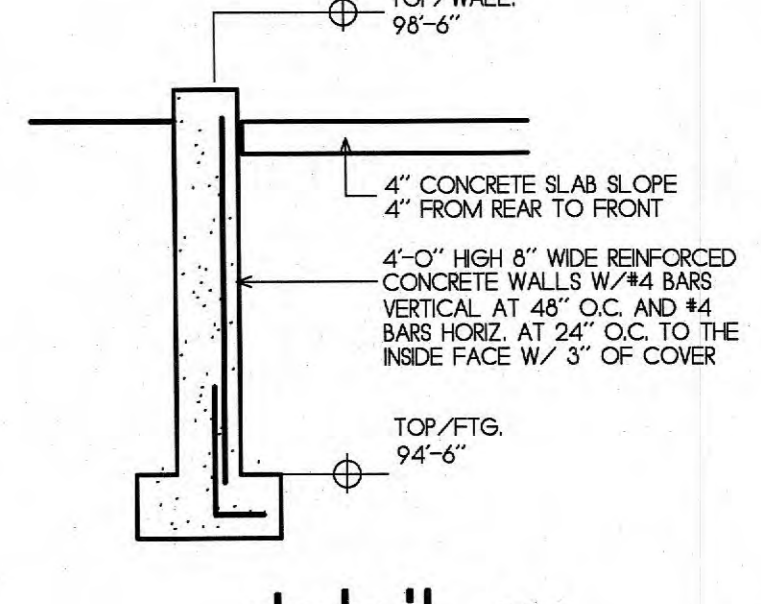
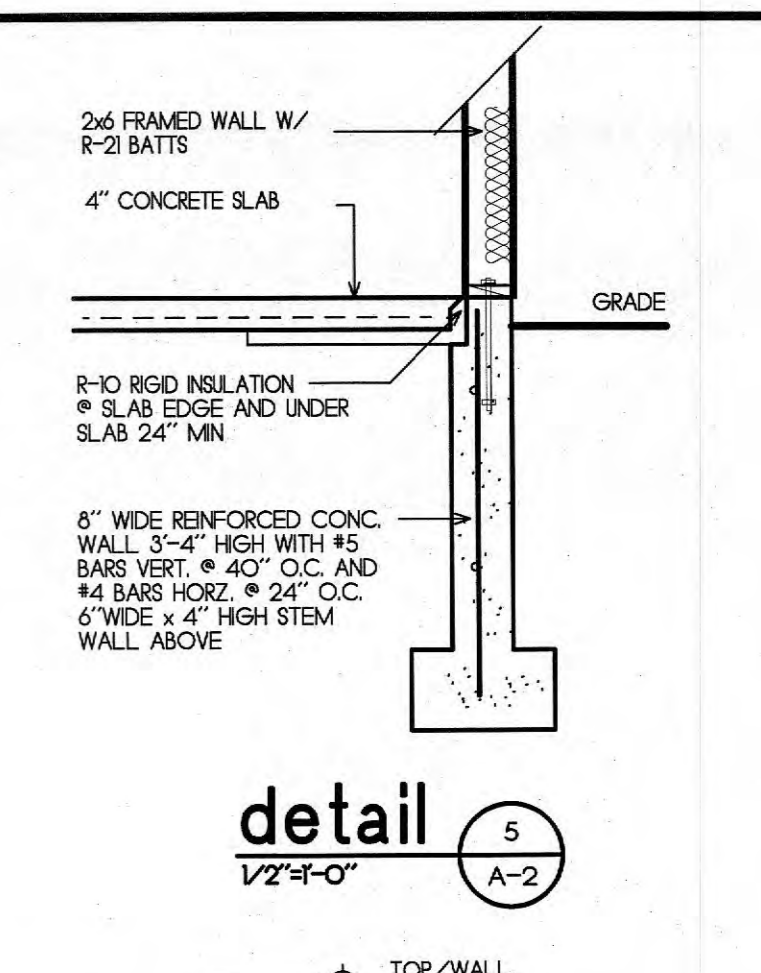
**FOOTINGS**  
FOOTINGS SHALL BE PLACED AT A MIN OF 48" BELOW GRADE UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.  
FINAL 3" OF EXCAVATION SHALL BE REMOVED BY HAND TOOL OPERATIONS IN ORDER TO ASSURE UNDISTURBED BEARING SURFACES.  
BOTTOM SURFACE OF FOOTING SHALL NOT SLOPE MORE THAN 1/3 UNLESS OTHERWISE INDICATED ON THE DRAWINGS.  
NO EXCAVATION SHALL BE MADE LOWER AND CLOSER THAN 1/3 UNLESS INDICATED ON THE DRAWINGS.  
FOOTINGS AND SLABS SHALL NOT BE PLACED ON MUDDY OR FROZEN GROUND.  
ALL FOOTINGS SHALL BEAR ON FIRM AND CLEAN SOIL. THE SOIL BEARING SHOULD BE VERIFIED AT THE FOOTINGS BY AN ACCEPTED TESTING METHOD.

**CONCRETE**  
FOUNDATION DESIGN IS BASED ON A MIN. SOIL BEARING CAPACITY OF 2,000 PSF. BUILDER SHALL NOTIFY ARCHITECT IF CAPACITY IS LESS.  
PROVIDE 6 MIL. POLYETHYLENE VAPOR BARRIER UNDER CONCRETE INTERIOR SLABS.  
PROVIDE ALL NECESSARY REINFORCING BARS, SPACER BARS, CHAIRS, ETC. TO SECURE REINFORCING IN PLACE BEFORE PLACING CONCRETE.  
A. STANDARDS-LATEST EDITION OF ACI 1. FOOTINGS, WALLS AND PIER-3,000 PSI  
B. DESIGN STRENGTH AT 28 DAYS. 2. SLAB ON GRADE-INTERIOR 2,500 PSI EXTERIOR 3,500 PSI

**REINFORCING-BARS-** ASTM A615, GRADE 60 TRIBRID MASONRY JOINT REINFORCING ASTM A82  
LAP SPICERS OF REINFORCING BARS SHALL BE 40 BAR DIA BUT NOT LESS THAN 24"  
FILL BLOCK CORSE SOLID UNDER LINTELS, BEAM POCKETS, AND ALL BEARING PLATES WITH 3,000 PSI GROUT.  
KEEP CORES OF REINFORCED MASONRY FREE OF MORTAR DROPPINGS.  
ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 AND SHALL BE 1/2" DIA MIN. AND 12" LONG. PLACEMENT OF ANCHOR BOLTS SHALL BE 12" FROM END PLATE 6-0" O.C. AND MIN OF 2-ANCHOR BOLTS IN ANY ONE SECTION. LOCATE IN MIDDLE THIRD OF PLATE. AT LEAST 1 1/8" FROM THE EDGE OF A 2x4 AND 1 3/4" FROM THE EDGE OF A 2x6.

**FOUNDATION DRAINAGE**  
DRAINAGE TILE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY TO AN INTERIOR SUMP CROCK OR TO DAYLIGHT. DRAINAGE TILE SHALL BE PLACED ON A MIN. OF 2" OF WASHED GRAVEL. THE DRAINS SHALL BE SURROUNDED BY AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. THE TILES SHALL BE PLACED ON A MIN. OF 2" OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE BEBE SIZE LARGER THAN THE TILE JOINT OPENINGS AND COVERED WITH 6" MIN OF THE SAME MATERIAL.  
**FOUNDATION DRAINAGE**  
BASEMENT AND CRAWL SPACE WALLS SHALL BE WATERPROOFED FROM THE TOP OF THE FOOTING TO FRESH GRADE. WALLS SHALL BE WATER PROOFED WITH ONE OF THE FOLLOWING:  
1. TWO PLY HOT INSIPPED FELTS  
2. 55 LB ROLL ROOFING  
3. 6 MIL. POLYETHYLENE CHLORIDE  
4. 6 MIL. POLYETHYLENE  
5. 40 MIL. POLYMER MODIFIED ASPHALT  
6. 60 MIL. FLEXIBLE POLYMER CEMENT  
7. 1/8" CEMENT BASED FIBER REINFORCED WATER PROOFING  
8. 60 MIL. SOLVENT FREE LIQUID APPLIED SYNTHETIC RUBBER

**STRUCTURAL BACKFILL**  
STRUCTURAL BACKFILL OF WELL GRADED SAND AND GRAVEL OR CRUSHER RUN STONE SHALL BE PLACED IN 6" MAX LIFTS AND COMPACTED TO A MIN DENSITY OF 95% (UNDER SLABS AND BUILDINGS) AND 90% (ELSEWHERE) OF MAX DENSITY AT OPTIMUM MOISTURE CONTENT PER ASTM D698  
BACKFILL SHALL BE FREE OF EXCESSIVE VEGETATION DEBRIS OR OTHER DELETERIOUS MATERIALS AND CONTAIN NO PARTICLES LARGER THAN 3" IN DIA. AND NO MORE THAN 10% PASSING THE #200 SIEVE.

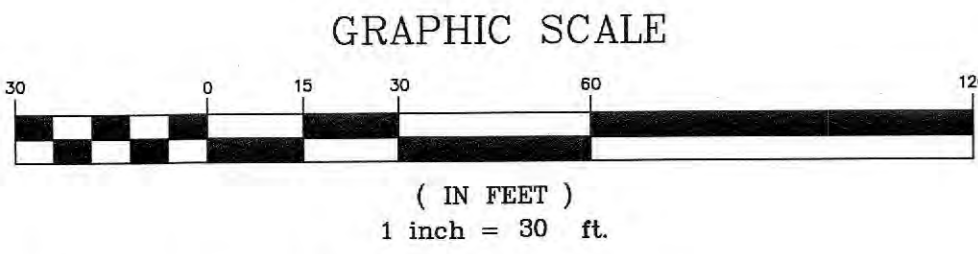


NO.	DATE	DESCRIPTION

JOB NO. OZZIE

A-2

NOV. 20, 2022



**FOUNDATION NOTES:**

ALL FOUNDATIONS SHALL BE ON UNDISTURBED NATIVE SUBGRADE SOIL OF SUITABLE BEARING CAPACITY, FREE OF TOPSOIL/ORGANICS. AS SUCH, FOOTING DEPTHS MAY NEED TO BE LOWERED TO REACH SUITABLE SUBGRADE SOILS.

**PERCOLATION TESTS:**

THE PERCOLATION TESTS WERE MADE IN OCTOBER OF 2021. THE TEST HOLES RAPIDLY FILLED WITH WATER ONCE THE HOLES WERE DUG UP. DUE TO THE RAPID WATER INTAKE THE SEPTIC SYSTEM WILL NOW BE A RAISED FILL SYSTEM.

**DESIGN CRITERIA:**

- 1. PERCOLATION RATE OF 30 MIN (RAISED FILL SYSTEM)
- 2. 4 BEDROOM RESIDENCE
- 3. 372' OF ABSORPTION. 4 LINES AT 60' & 3 LINES AT 120' LENGTH.
- 4. 1500 GAL SEPTIC TANK

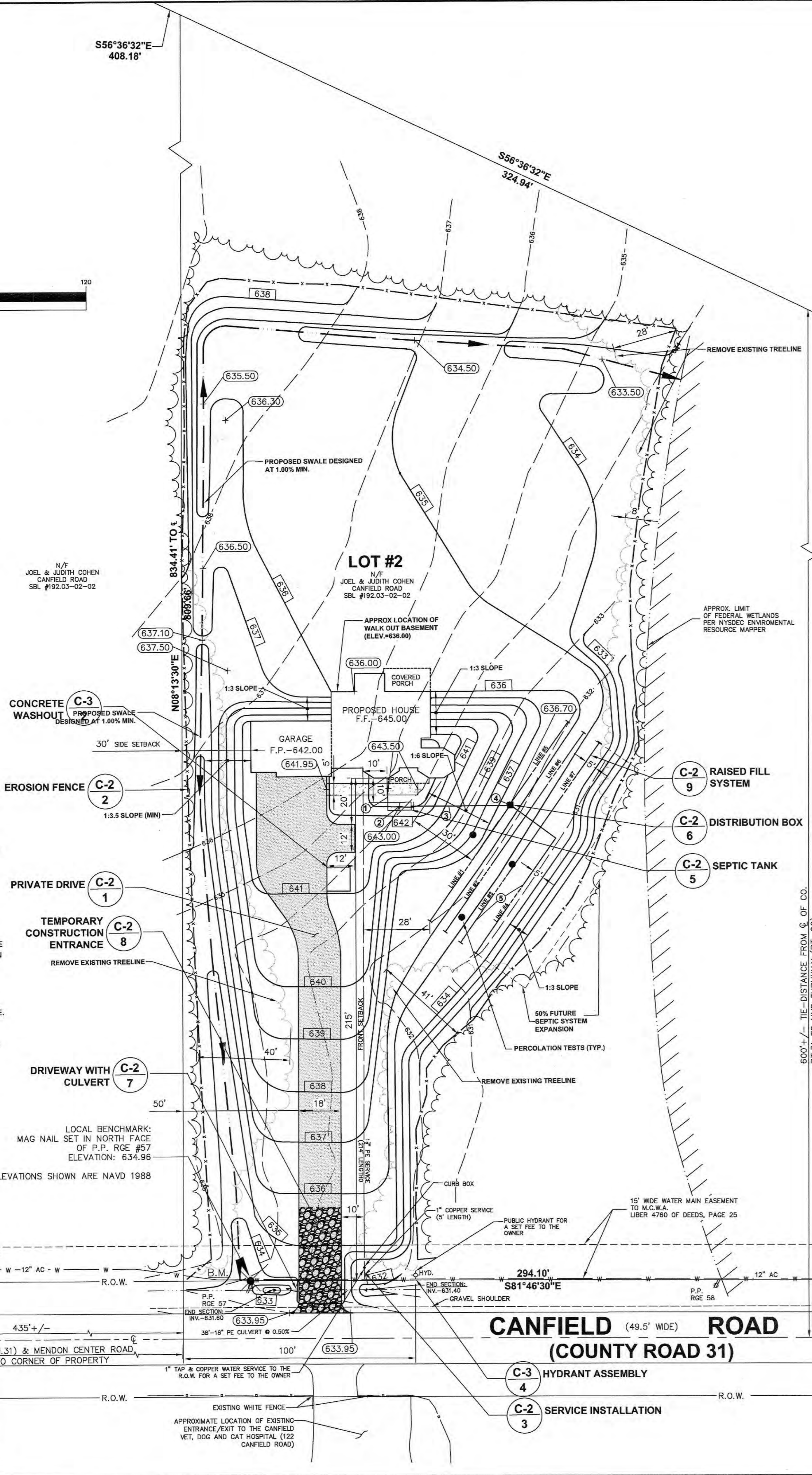
**SEPTIC SYSTEM LAYOUT LEGEND:**

- 1. 4" XHCSP TIGHT JOINT INSTALLED AT 1/2" PER FOOT MINIMUM SLOPE
- 2. 1500 GALLON PRE-CAST CONCRETE SEPTIC TANKS MANUFACTURED BY "LAKELANDS", "KISTNER" OR APPROVED EQUIVALENT.
- 3. 4" PVC TIGHT JOINTS PIPE INSTALLED AT 1/2" PER FOOT MINIMUM SLOPE
- 4. PRE-CAST CONCRETE DISTRIBUTION BOX AS MANUFACTURED BY "LAKELANDS", "KISTNER", OR APPROVED EQUIVALENT.
- 5. 4" PERF. PVC TIGHT JOINT PIPE INSTALLED AT 1/2" PER FOOT MAXIMUM TO 3/4" PER FOOT MINIMUM SLOPE.

**CONSTRUCTION SEQUENCE:**

- 1. STAKEOUT THE LOCATION OF THE PROPOSED SEPTIC SYSTEM. PLACE EROSION CONTROL FENCES IN REFERENCE TO THE PROPOSED SITE PLANS.
- 2. PLACE IN THE 12" PE CULVERT AT THE ENTRANCE OF THE DRIVEWAY AND FILL IN ACCORDINGLY. CREATE A TEMPORARY CONSTRUCTION ENTRANCE.
- 3. COMPLETE CLEARING AND REMOVAL OF THE TREES.
- 4. COMPLETE CUT-FILL AND GRADING FOR THE BACK YARD AREA OF THE PROPOSED HOME. USE ANY APPROPRIATE EXCAVATED MATERIAL ON SITE FOR FILL ON THE PROPOSED DRIVEWAY. TOPSOIL TO BE STRIPPED FROM FILL AREAS, STOCKPILED AND RESTORED ON ALL AREAS TO MINIMUM DEPTH OF 6".
- 5. START FILL ON THE PROPOSED DRIVEWAY TO MATCH WITH GRADE. PLACE IN FILL AND COMPACT IN 12" LIFTS. THE FILL PROVIDED TO THE PROPOSED DRIVEWAY WILL BE A COMBINATION OF THE MATERIAL BEING EXCAVATED AND OFF-SITE MATERIAL. THE OFF-SITE MATERIAL FILL IS TO BE COORDINATED AND DETERMINED BY THE OWNER AND/OR CONTRACTOR.
- 6. COMPLETE PLACING IN THE FOUNDATION FOR THE PROPOSED HOUSE. UPON FOUNDATION BEING COMPLETED, BEGIN FINAL GRADING OF GROUND SERVICE SURROUNDING THE PROPOSED HOME.

LOCAL BENCHMARK: MAG NAIL SET IN NORTH FACE OF P.P. RGE #57 ELEVATION: 634.96  
NOTE: ELEVATIONS SHOWN ARE NAVD 1988



**PROJECT STATISTICS**

**1.0 APPLICANT:**

OSIRIS GEORGI  
2500 EAST AVE. APT 7V  
ROCHESTER, NY 14610

**2.0 PARCEL INFORMATION**

TAX ACCT# 192.03-2-2  
AREA 5.00 ACRES  
EXISTING ZONING RRSP-RURAL RESIDENTIAL SOUTH PITTSFORD  
PROPOSED TOTAL AREA OF DISTURBANCE 3.18 ACRES

**3.0 PROJECT ADDRESS**

500 CANFIELD ROAD PITTSFORD, NY 14534

**4.0 PROPOSED DEVELOPMENT**

USE: FOUR BEDROOM HOUSE WITH SEPTIC SYSTEM ON THE PROPOSED PROPERTY

**5.0 ZONING REQUIREMENTS**

	REQUIRED:	PROPOSED:
LOT SIZE	5.0 ACRES	5.0 ACRES
LOT WIDTH	200'	200'
LOT SETBACKS		
-FRONT SETBACK	70'	215'
-REAR SETBACK	50'	506'
-SIDE SETBACK	20'	30'

**STANDARD NOTES FOR RESIDENTIAL ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS)**

- 1. Laundry waste shall be piped to the septic tank. The line shall have a check valve if the wastewater is pumped to the system.
- 2. Basement sump pumps, roof drains and footing drains shall not be connected to the OWTS.
- 3. Unless approved for a special system design, no earthwork (cutting or filling) shall be allowed in the septic system area.
- 4. Any change in house location and/or OWTS location or elevation shall require additional review and re-approval from the MCDPH.
- 5. The area of the proposed absorption field should be staked out to prevent vehicles and materials from entering. If this area is disturbed, new percolation tests may be required and septic system approval may be revoked.
- 6. All well(s) and OWTS existing or approved within 200 feet of the proposed well(s) and OWTS shall be shown on this plan along with any other environmental hazards in the area that may affect the design and functional ability of the OWTS and well(s).

**OWTS Inspection Procedure Notes:**

- Please call the MCDPH at 753-5060 at least 24-hr in advance to schedule the following inspections:
  - 1. Plow Inspection - The MCDPH will verify the plow is adequate and verify the location and orientation of the future sand bed. If requested, a sand sample will be tested.
  - 2. Sand Bed Inspection - Before installation of the trenches, the MCDPH will verify sand bed dimensions and depth. A percolation test will be conducted in the sand fill.
  - 3. Complete Inspection - Before backfilling, the MCDPH will verify all system components are installed per the approved plan and MCDPH requirements.
  - 4. Final Grade Inspection - The MCDPH will verify there is adequate cover over system components and surface drainage is adequate.
- If you have any questions regarding these procedures, please contact this office at (585) 753-5060.

**MCDPH CONDITIONS OF APPROVAL:**

- Monroe County Department of Public Health approval is granted on condition that:
  - 1. The proposed facilities for water supply and sewage treatment are installed in conformity with the approved plans on file with the Monroe County Department of Public Health (MCDPH).
  - 2. A copy of the plans approved this date shall be filed in the office of the Clerk of Monroe County, if applicable.
  - 3. No lot or remaining land (if applicable) shall be subdivided without plans for such subdivision being submitted to and approved by the Monroe County Department of Public Health.
  - 4. This certificate is granted with the understanding that the approved plans are subject to review and re-approval after two years from date of approval, if installation is not completed by that time.
  - 5. Adequate erosion/siltation control measures shall be employed prior to and during construction. If the project will result in the disturbance of one acre or more, coverage under the NYSDEC SPDES General Permit GP-0-15-002 for Stormwater Discharges for Construction Activities will be obtained.
  - 6. Private wells and private on-site wastewater treatment systems shall no longer be constructed or used after public facilities become available.

**STANDARD COUNTY NOTES:**

- HIGHWAY PERMIT:** AFTER MCDOT APPROVES THIS PROJECT, A 136 HIGHWAY PERMIT AND 239F PERMIT WILL BE REQUIRED. INSPECTION OF ALL CONSTRUCTION IN THE RIGHT-OF-WAY WILL BE A CONDITION OF THESE PERMITS.
- MATERIALS:** ALL MATERIALS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MCDOT STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.
- DRAINAGE:** HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY. THE OWNER WILL PLACE A CULVERT AND/OR STORM SEWER OF A TYPE AND SIZE APPROVED BY THE MONROE COUNTY DIRECTOR OF TRANSPORTATION.

**MCDOT NOTES**

- 1. INSTALL A 12-INCH PERFORATED CULVERT IN THE CENTERLINE OF THE EXISTING DITCH AND EXTEND IT 10' BEYOND THE EDGES OF THE DRIVEWAY. INSTALL GALVANIZED END SECTIONS ON EACH END. DEFINE DITCH LINE AND CLEAN OUT PRIOR TO CULVERT INSTALLATION.
- 2. ALL UTILITIES MUST BE BORED ACROSS THE COUNTY HIGHWAY IF APPLICABLE.
- 3. THE OWNER SHALL REMOVE AND MAINTAIN ALL TREES/SHRUBS TO THE RIGHT-OF-WAY OR A POINT 15 FEET FROM THE EDGE OF TRAVEL LANE (WHICHEVER IS GREATER) ALONG THE PROPERTY FRONTAGE, IN ORDER TO MAXIMIZE SIGHT DISTANCE FROM THE PROPOSED DRIVEWAY.

**1", 1-1/2" AND 2" WATER SERVICE LINE NOTES**

- 1. Water service lines shall be constructed in accordance with the regulations and specifications of the Water Authority.
- 2. Water service lines shall have a minimum of five feet of cover from finished grade in lawn areas and six feet of cover from finished grade in paved areas.
- 3. Water service lines shall be separated at least ten feet, measured from the outside of the pipes, from sewer or septic systems.
- 4. Water service lines shall be identified as:


DESCRIPTION	SIZE	MATERIAL	TYPE
Public Portion = from the water main to and including the control valve on the R.O.W. property system outline	1"	Type "K" Copper	DS
Private Portion = from the control valve to the meter	1.5"	PE	DS

**LOT #3**  
N/E  
JOEL & JUDITH COHEN  
CANFIELD ROAD  
SBL #192.03-02-02

APPROX. LIMIT OF FEDERAL WETLANDS PER NYSDCE ENVIRONMENTAL RESOURCE MAPPER

600' +/- TIE-DISTANCE FROM C. & OF CO. R1.5 TO NYTS THRUWAY (RT. 90)

SIGHT DISTANCE	
POSTED SPEED LIMIT	45 mph
DESIGN SPEED LIMIT	50 mph
REQUIRED SIGHT DISTANCE, RIGHT	330'
AVAILABLE SIGHT DISTANCE, LEFT	370'
REQUIRED SIGHT DISTANCE, RIGHT	330'
AVAILABLE SIGHT DISTANCE, RIGHT	380'

HOUSE INVERT	SEPTIC TANK		DIST. BOX		INVERT LINE NUMBER (AT END OF TRENCH LINE)						
	IN	OUT	IN	OUT	1	2	3	4	5	6	7
638.75	638.55	638.30	635.13	634.96	634.00	633.70	633.40	633.05	634.05	633.65	633.30

SEPTIC SYSTEM DESIGN & COMPUTATIONS									
PERC TIME	BEDROOMS	DESIGN FLOW RATE (GAL/DAY)	HYDRAULIC LOAD GPD/SF	REQ'D AREA (SF)	TRENCH WIDTH	TOTAL LENGTH & SPACE- LEACH FIELD TRENCH SPACE	TRENCH SPACE		
30*	4	440	0.6	550	24"	372' TOTAL: (4) 60' LINES, (3) 44' LINES	8' O.C.		

\*Design PERC time for a raised fill system (30 MIN MAX)

**APPROVALS**

TOWN PLANNER	DATE	TOWN ENGINEER	DATE	COMMISSIONER OF PUBLIC WORKS	DATE	FIRE MARSHAL	DATE

APPROVED BY:  
MONROE COUNTY WATER AUTHORITY  
SEE APPROVAL LETTER  
DATED 07/13/2022

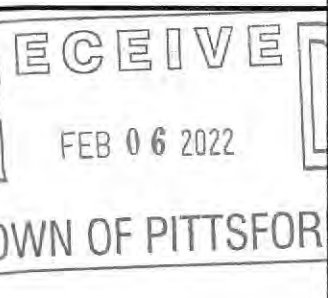
MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH  
THESE PLANS FOR PRIVATE WASTEWATER TREATMENT FACILITY ARE HEREBY APPROVED PURSUANT TO ARTICLE 11A OF THE MONROE COUNTY SANITARY CODE  
DIRECTOR OF PUBLIC HEALTH

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

No.	Revisions and Descriptions	By	Date
3	TOWN OF PITTSFORD COMMENTS	T.G.F.	8/16/22
2	TOWN OF PITTSFORD COMMENTS	T.G.F.	8/2/22
1	MCDOT COMMENTS	T.G.F.	7/18/22

Project Title: **GEORGI RESIDENCE AT 500 CANFIELD ROAD TOWN OF PITTSFORD, NEW YORK**  
Drawing Title: **SITE PLAN**

Drawn By: T.G.F.  
Checked By: T.G.F.  
Scale: 1"=30'  
Date: 6/16/2022

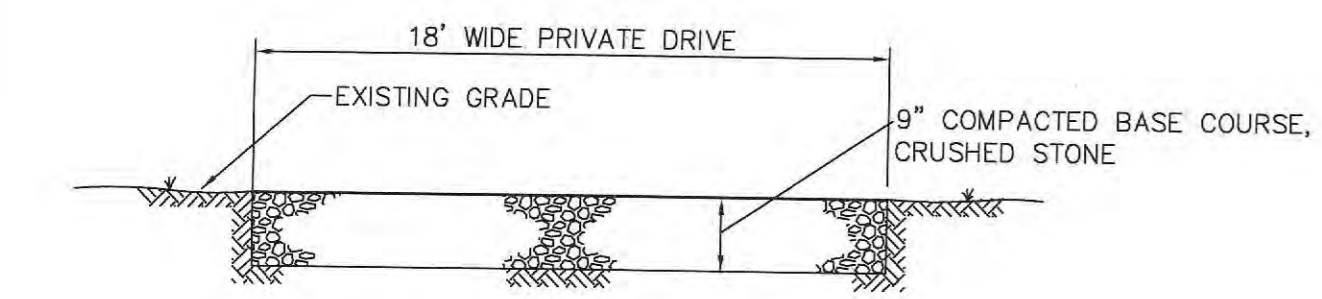


**MRB group**  
Engineering, Architecture & Surveying, D.P.C.  
The Culver Road Armory, 145 Culver Road, Suite 100, Rochester, New York 14620  
Phone: 585-381-9270  
www.mrbgroup.com

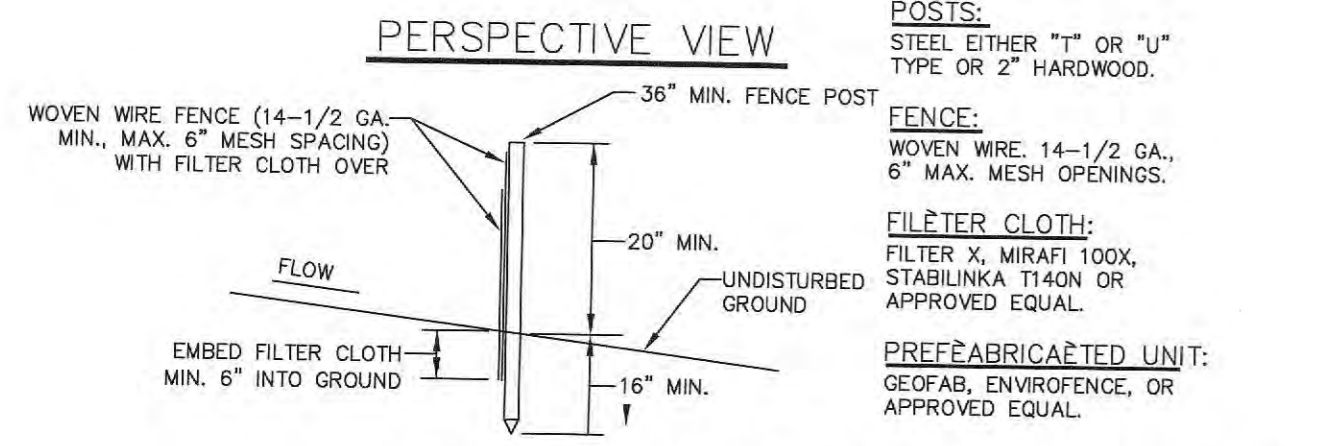
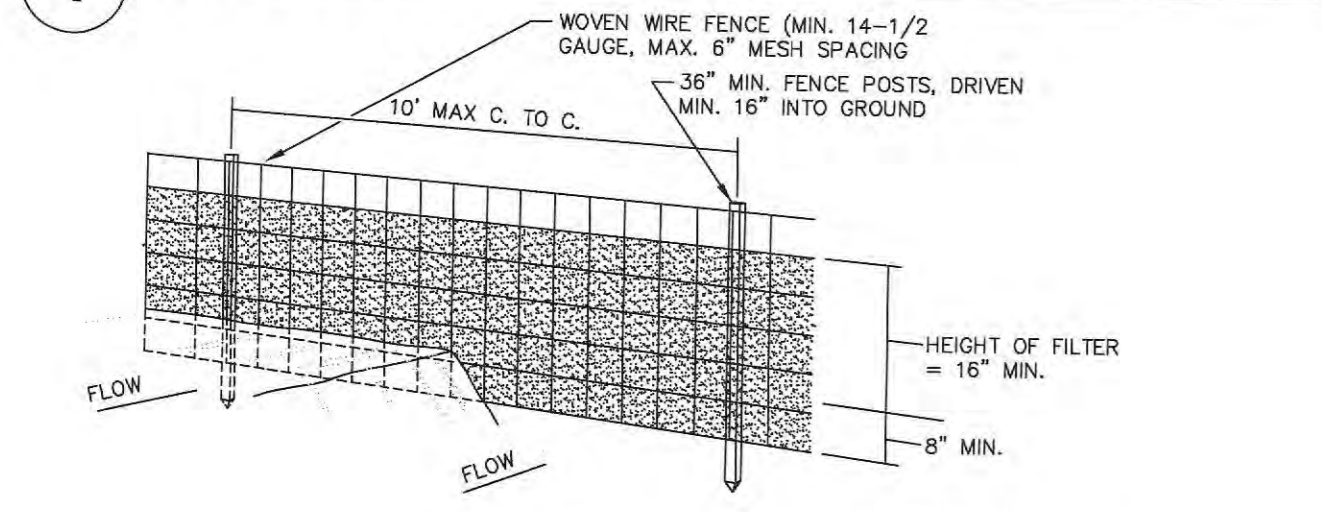
Sheet No. **C-1**  
1 of 3

Project No. **3303.22001.7423**

DRAWING ALTERATION: THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THIS DRAWING. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



**1 PRIVATE DRIVE**



**POSTS:**  
STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD.

**FENCE:**  
WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENINGS.

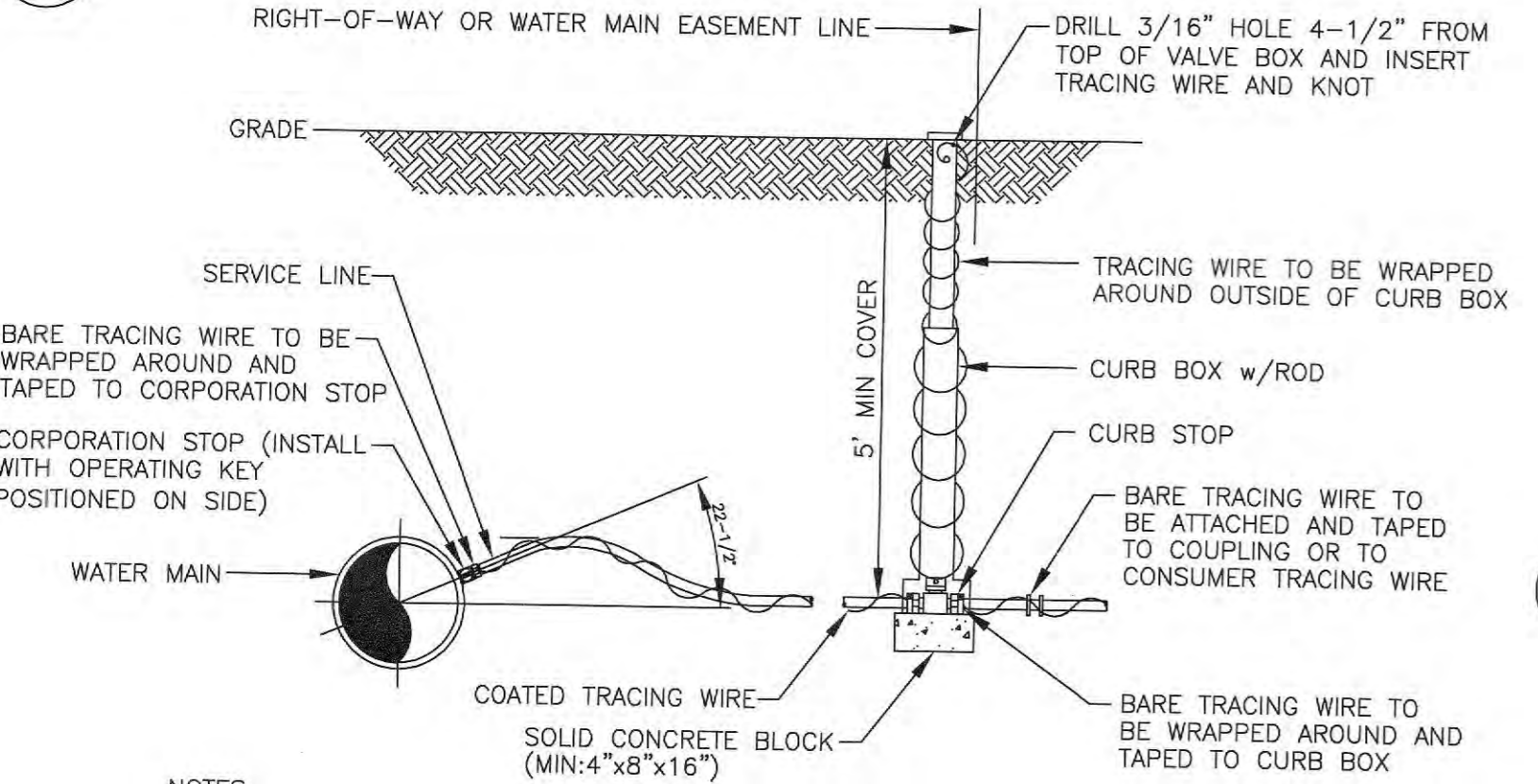
**FILTER CLOTH:**  
FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

**PREFABRICATED UNIT:**  
GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

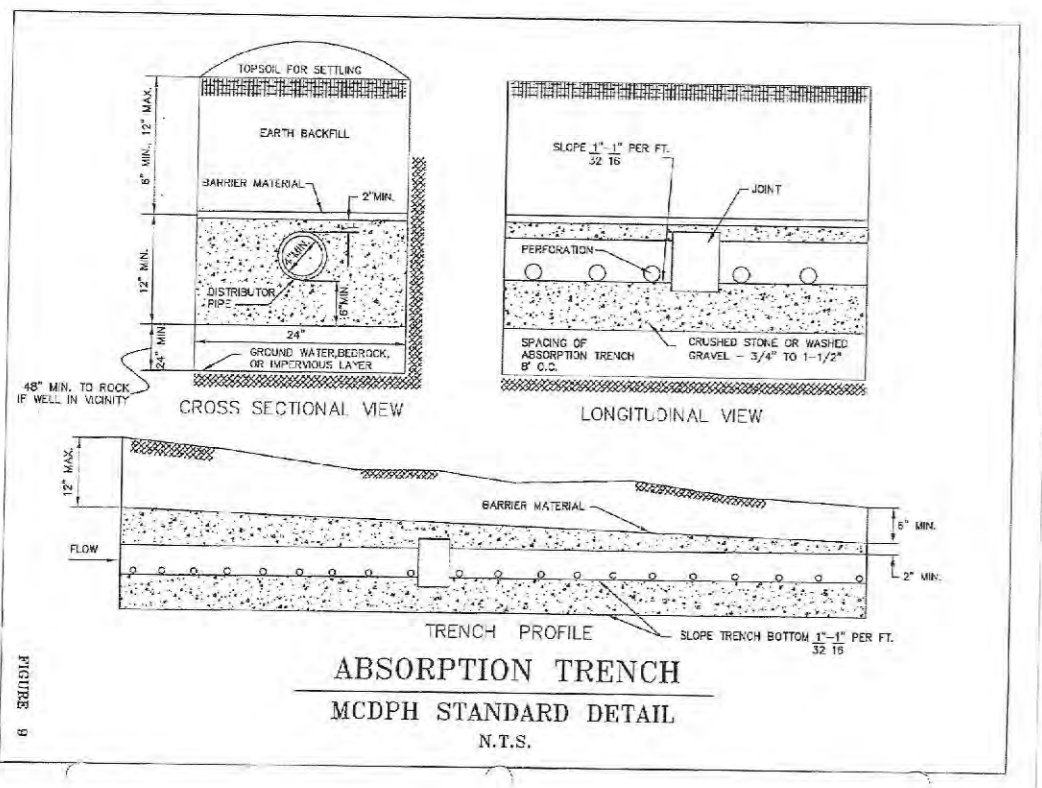
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**2 EROSION FENCE**

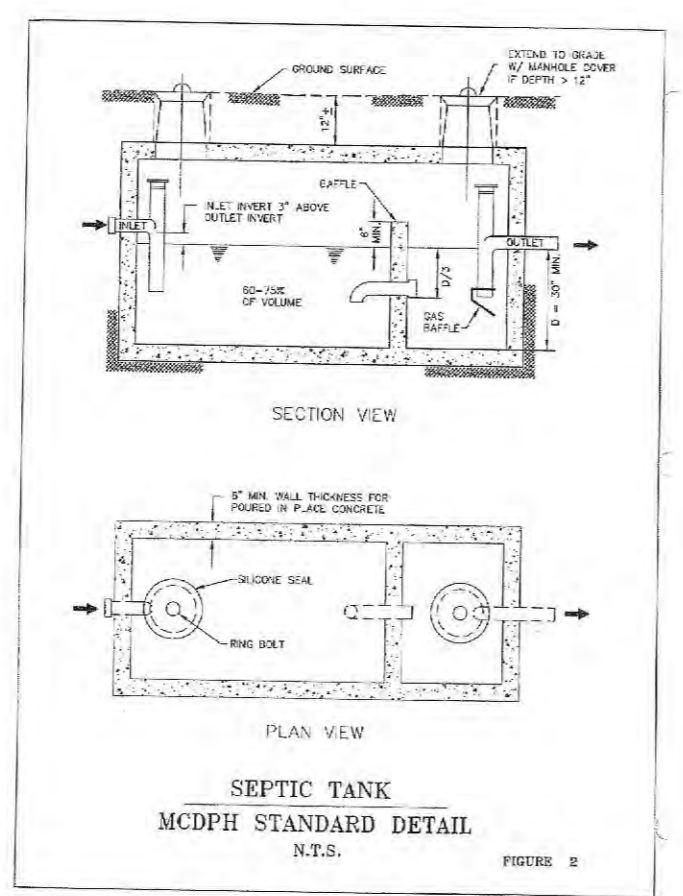


- NOTES:**
1. COPPER SERVICE TO BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
  2. TRACING WIRE TO BE USED WITH POLYETHYLENE SERVICE ONLY.

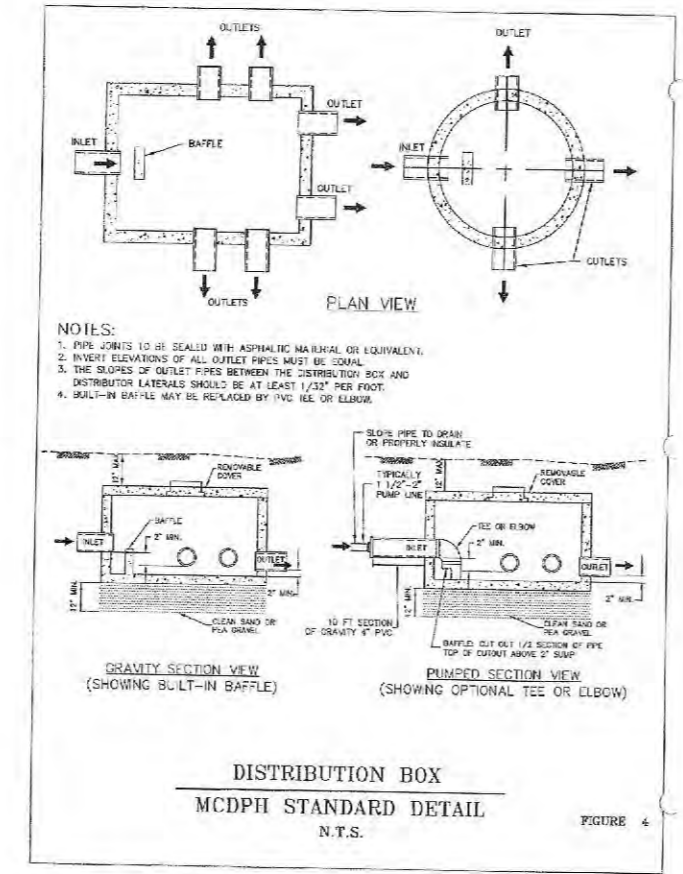
**3 SERVICE INSTALLATION MCWA STANDARD DETAIL**



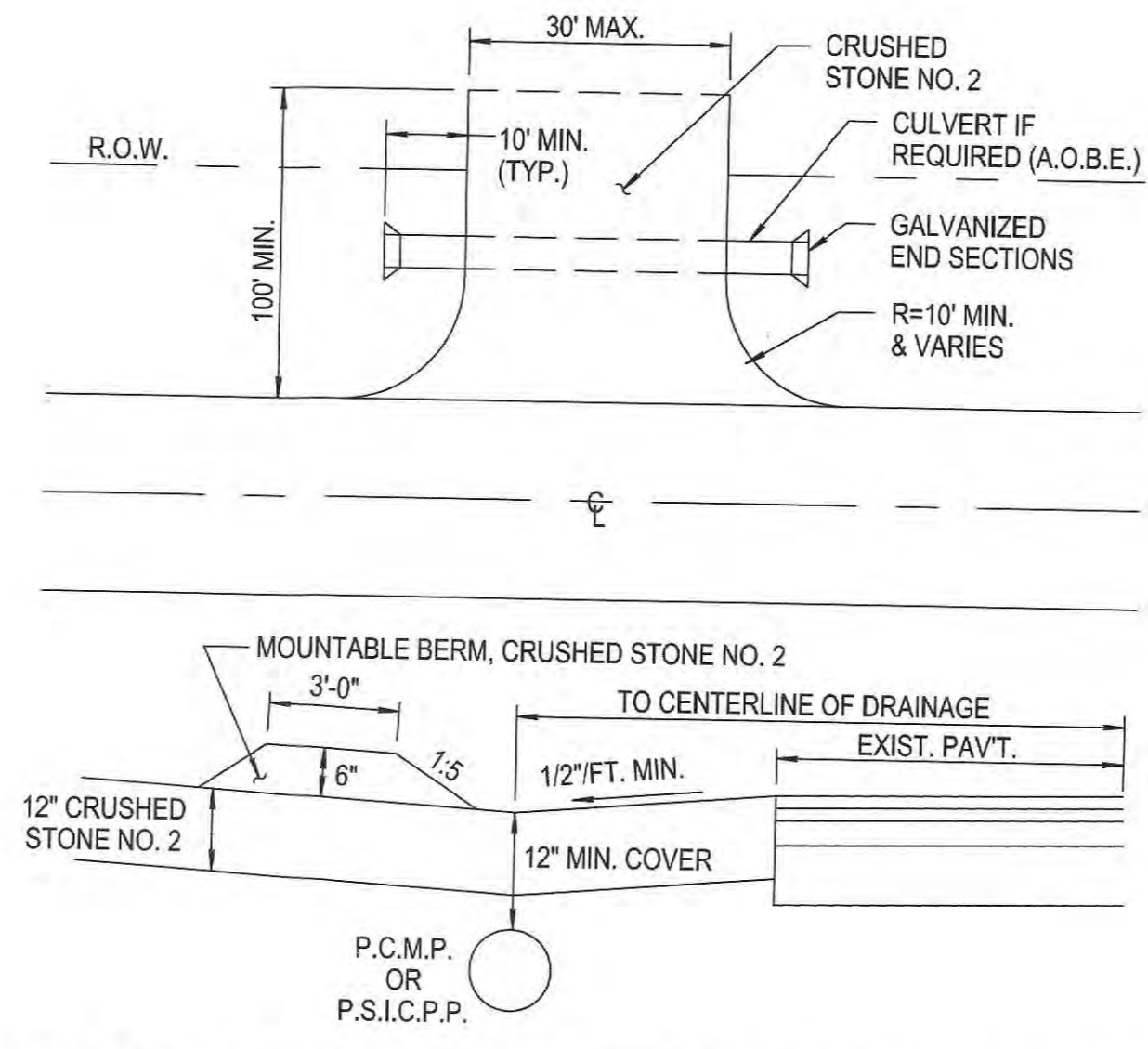
**4 ABSORPTION TRENCH MCDOH STANDARD DETAIL**



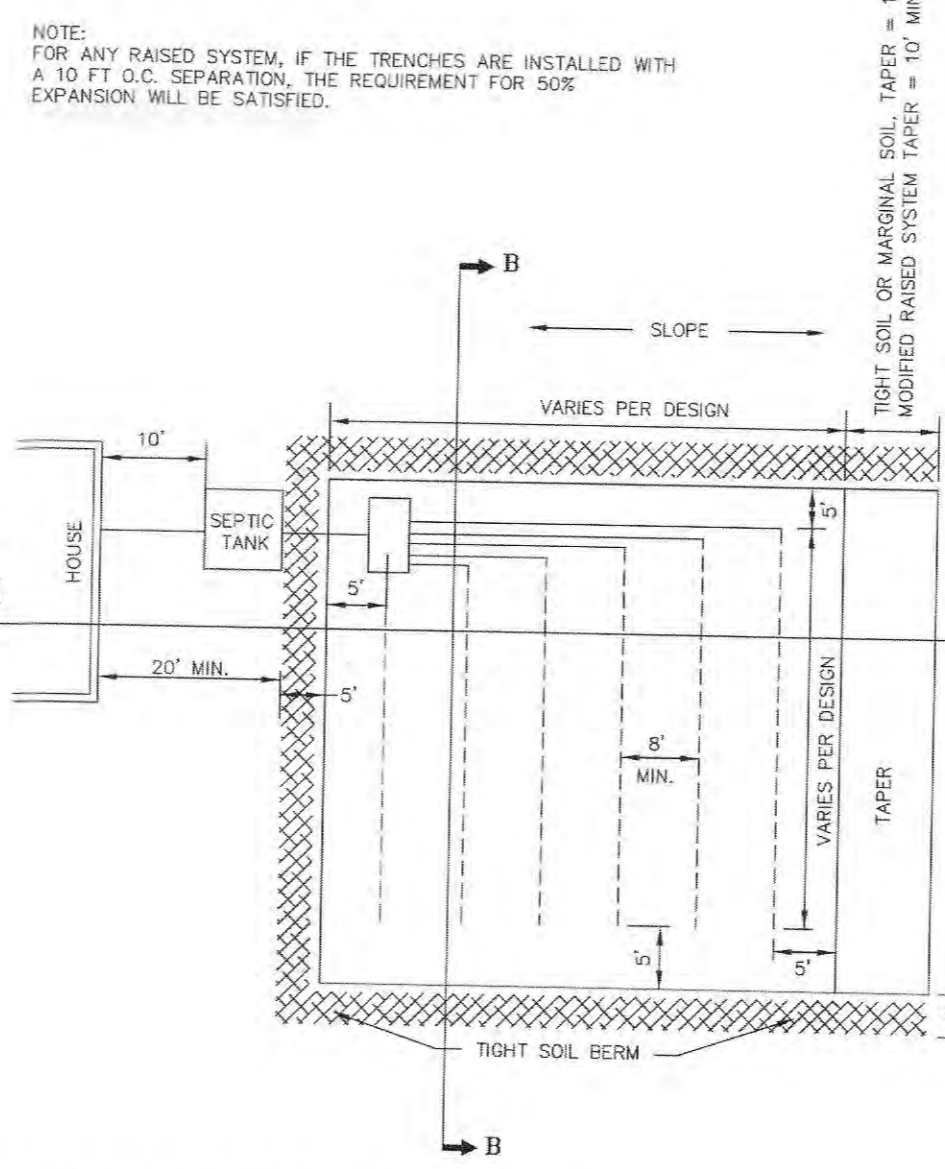
**5 SEPTIC TANK MCDOH STANDARD DETAIL**



**6 DISTRIBUTION BOX MCDOH STANDARD DETAIL**



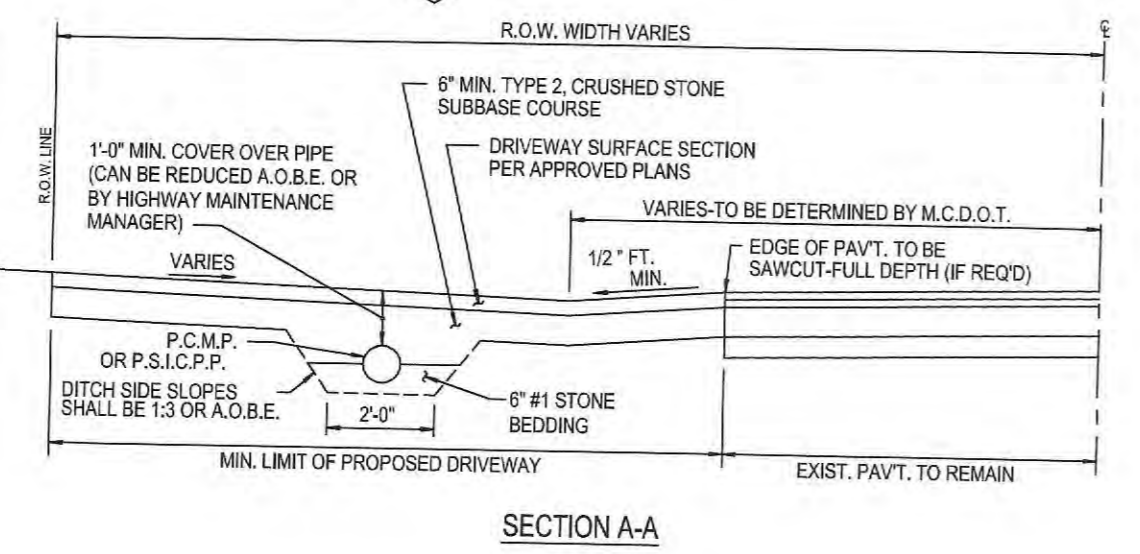
**8 TEMPORARY CONSTRUCTION ENTRANCE MCDOT STANDARD DETAIL**



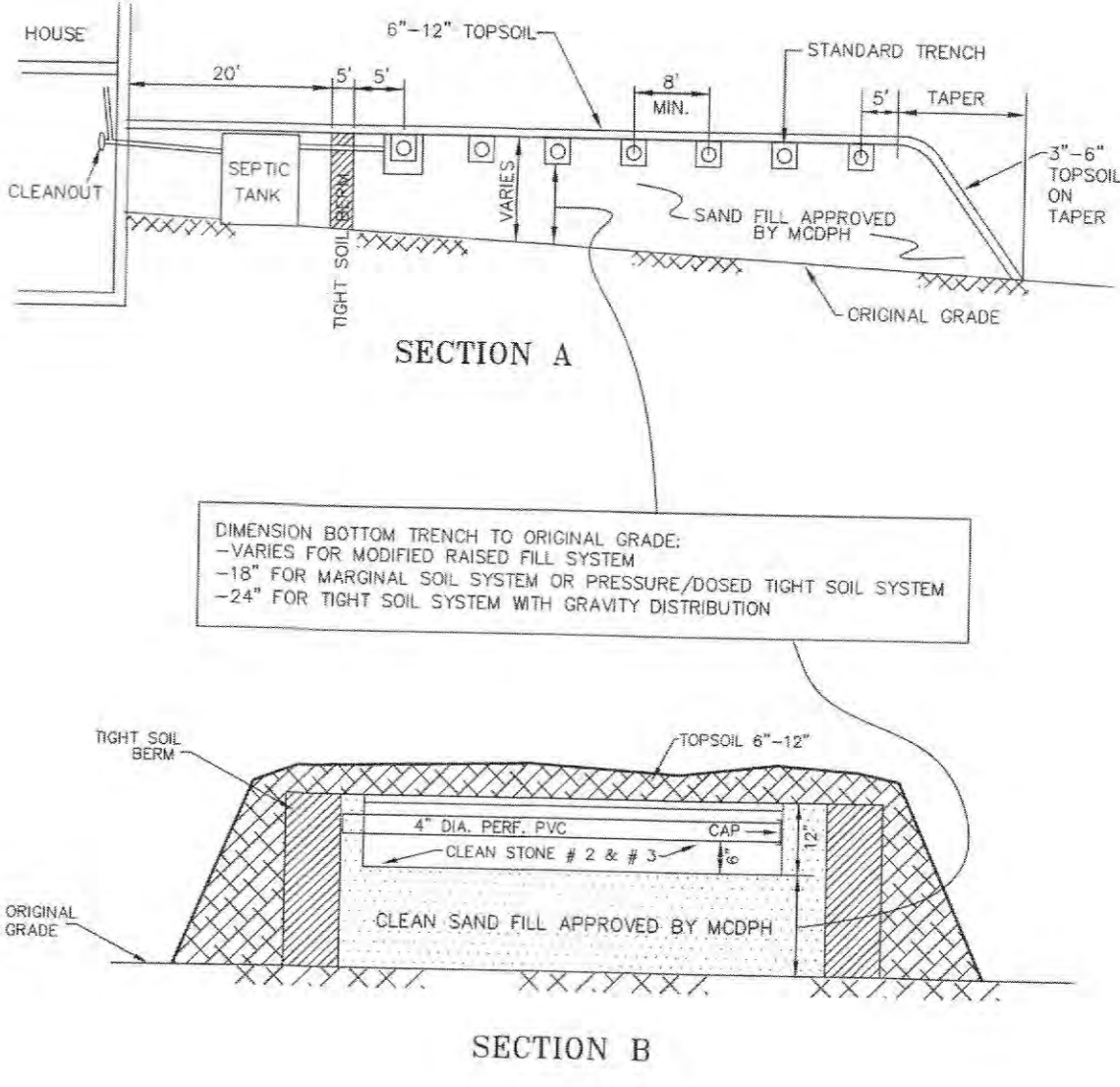
**9 RAISED FILL SYSTEM MCDOH STANDARD DETAIL**

- NOTES:**
1. CULVERT PIPE MUST BE EITHER PERFORATED CORRUGATED METAL PIPE (PCMP), (16 GAUGE) OR SMOOTH INTERIOR CORRUGATED PERFORATED POLYETHYLENE PIPE (SICPPP), PIPE SIZE TO BE 12".
  2. THE EXISTING DRAINAGE DITCH MUST BE CLEANED AND GRADED TO DRAIN ACROSS THE ENTIRE HIGHWAY FRONTAGE.
  3. TOPSOIL AND SEED ALL DISTURBED AREAS.
  4. THE PLACEMENT OF THE CULVERT IS DETERMINED BY THE LINE, GRADE AND OFFSET OF THE EXISTING DITCH AND ADJACENT DRIVEWAY CULVERTS.
  5. IT IS REQUIRED THAT DRIVEWAYS TO COUNTY ROADS BE PAVED TO THE RIGHT-OF-WAY LINE. THE DRIVEWAY SHALL SLOPE AWAY FROM THE OUTSIDE EDGE OF THE SHOULDER AT A MINIMUM OF 1/2 INCH PER FOOT TO THE CENTERLINE OF DRAINAGE.
  6. REFER TO CONCRETE APRON OR DRIVEWAY SECTION DETAIL FOR CONCRETE DRIVEWAYS.
  7. SMALLER SIZE PIPES MAY BE PERMITTED BY MCDOT, DEPENDING ON CONDITIONS.

**7 DRIVEWAY WITH CULVERT MCDOT STANDARD DETAIL**



- NOTES:**
1. PERFORATED CULVERT PIPE MUST BE EITHER CORRUGATED METAL PIPE (16 GAUGE) OR SMOOTH INTERIOR CORRUGATED PERFORATED POLYETHYLENE PIPE SIZE TO BE 12".
  2. THE EXISTING DRAINAGE DITCH MUST BE CLEANED AND GRADED TO DRAIN ACROSS THE ENTIRE HIGHWAY FRONTAGE.
  3. THE PLACEMENT OF THE CULVERT IS DETERMINED BY THE LINE, GRADE AND OFFSET OF THE EXISTING DITCH AND ADJACENT DRIVEWAY CULVERTS.
  4. THE HIGHWAY MUST BE KEPT CLEAN OF MUD, DIRT AND OTHER DEBRIS AT ALL TIMES.
  5. ALL TOPSOIL AND/OR MUD MUST BE REMOVED FROM THE ACCESS PRIOR TO PLACEMENT OF THE CRUSHED STONE FOR ACCESS.
  6. WHENEVER CRUSHED STONE SURFACE BECOMES PLUGGED WITH SEDIMENT, A MINIMUM OF 4" DEPTH OF STONE SHALL BE REMOVED AND REPLACED W/ NEW CRUSHED STONE.



Drawn By:	T.G.F.	Checked By:	T.G.F.	Scale:	1"=30'	Date:	6/16/2022
TOWN OF PITTSFORD COMMENTS							8/2/22
MCDOT COMMENTS							7/18/22
No. Revisions and Descriptions							By
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Project Title: **LOT #2 GEORGI RESIDENCE ON CANFIELD ROAD TOWN OF PITTSFORD, NEW YORK**

Drawing Title: **CONSTRUCTION DETAILS**



**MRB group**  
Engineering, Architecture & Surveying, D.P.C.  
The Culver Road Annex, 145 Culver Road, Suite 160, Rochester, New York, 14620  
Phone: 585-581-9250  
www.mrbgroup.com

MONROE COUNTY DEPT. OF TRANSPORTATION	MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH
APPROVED _____	THESE PLANS FOR PRIVATE WASTEWATER TREATMENT FACILITY ARE HEREBY APPROVED PUSUANT TO ARTICLE 11A OF THE MONROE COUNTY SANITARY CODE
DATE _____	DIRECTOR OF PUBLIC HEALTH
APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS	BY PUBLIC HEALTH ENGINEER DATE _____

### TAPER METHOD OF LAYOUT

TAPER METHOD OF LAYOUT IS NOT RECOMMENDED WITH CORNER ANGLES LESS THAN 80° OR GREATER THAN 100°, NOR IS IT RECOMMENDED FOR DRIVEWAYS WITH A DRIVEWAY OFFSET (OUTER TRAVEL LANE + PAVED SHOULDER) LESS THAN 16', UNLESS IT CAN BE FIELD VERIFIED THAT THE DRIVEWAY ENTRANCE WIDTH WILL ACCOMMODATE THE VEHICLES THAT USE THE DRIVEWAY ON A REGULAR BASIS.

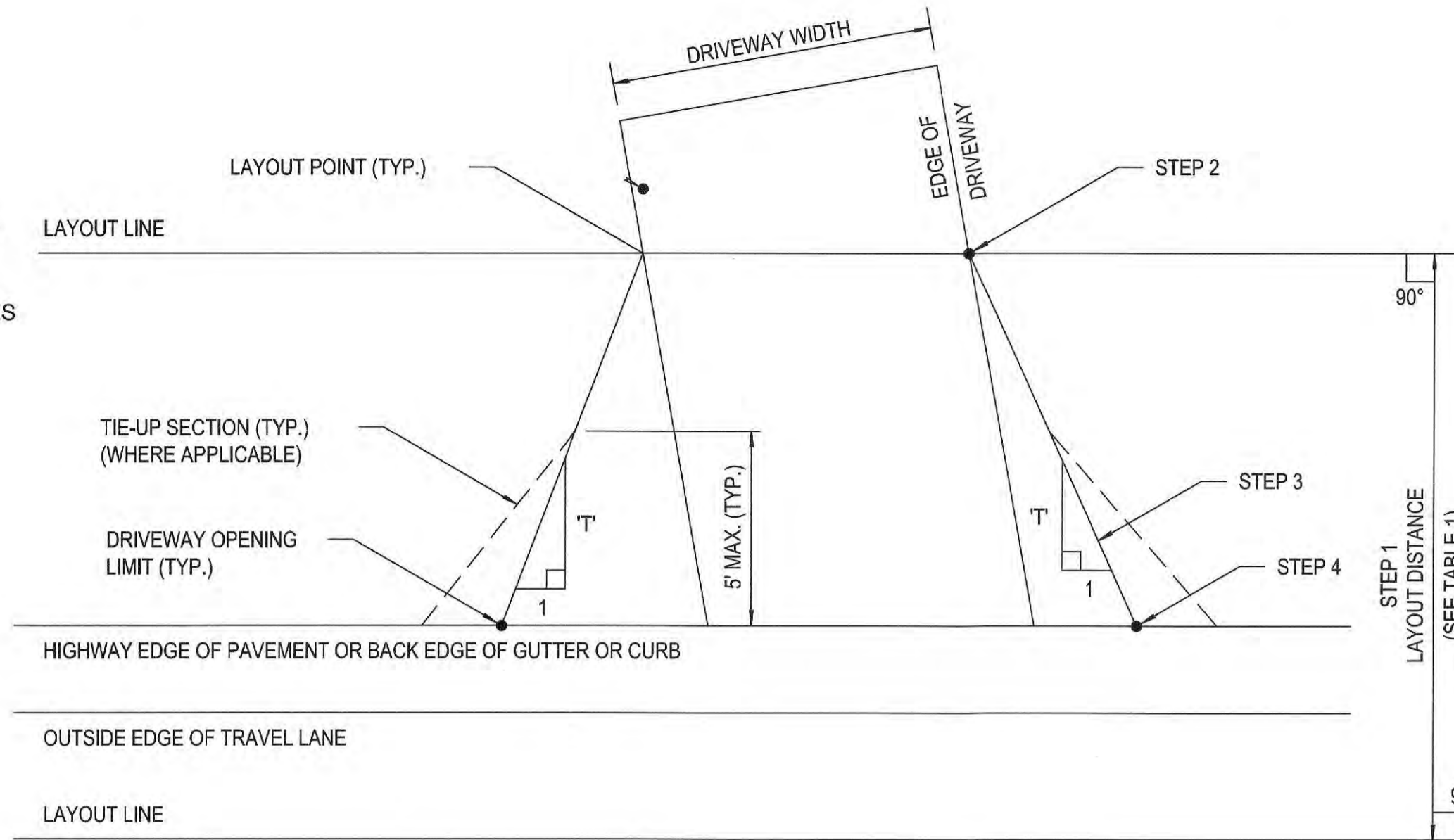
STEP 1 - SCRIBE A LINE (LAYOUT LINE) OFFSET THE APPROPRIATE 'LAYOUT DISTANCE' (SEE TABLE 1) FROM THE INSIDE EDGE OF THE OUTERMOST OF TRAVEL LANE.

STEP 2 - LOCATE THE TAPER LAYOUT POINT, WHICH IS AT THE INTERSECTION OF THE EDGE OF DRIVEWAY AND THE LAYOUT LINE.

STEP 3 - SCRIBE A 1:'T' (SEE TABLE 1) TAPER FROM THE LAYOUT POINT TO THE EDGE OF PAVEMENT (WITH 'T' BEING PERPENDICULAR TO THE EDGE OF TRAVEL LANE).

STEP 4 - FIND THE DRIVEWAY OPENING LIMIT POINT WHICH IS WHERE THE TAPER INTERSECTS THE EDGE OF PAVEMENT.

STEP 5 - REPEAT STEPS 1 - 4 FOR THE OTHER SIDE OF THE DRIVEWAY OPENING.



DRIVEWAY CLASSIFICATION	DRIVEWAY TAPER (1:'T') (SEE NOTE 1)	LAYOUT DISTANCE (SEE NOTE 2)
RESIDENTIAL	1:2	28 FT.
MINOR COMMERCIAL	1:1-1/2	41 FT.

#### NOTES:

1. HEADER CURB FOR RESIDENTIAL DRIVEWAYS SHOULD NOT EXCEED 24' UNLESS MATCHING EXISTING OPENING WIDTH (UP TO 30').

2. LAYOUT DISTANCE IS MEASURED FROM THE INSIDE EDGE OF OUTERMOST TRAVEL LANE (FOR A MULTI-LANE ROADWAY), OR FROM THE CENTERLINE OF A TWO-LANE ROADWAY.

## 1 DRIVEWAY TAPER LAYOUT MCDOT STANDARD DETAIL

#### GENERAL NOTES:

1. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.  
-APPROXIMATELY 7 GALLONS OF WASH WATER ARE USED TO WASH ONE TRUCK CHUTE.  
-APPROXIMATELY 50 GALLONS ARE USED TO WASH OUT THE HOPPER OF A CONCRETE PUMP TRUCK.

2. WASHOUT OF ALL TRUCKS SHALL BE PERFORMED IN DESIGNATED AREAS ONLY.  
3. CONCRETE WASHOUT FROM THE CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.  
4. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER APPLICABLE SOLID WASTE REGULATIONS. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

#### TEMPORARY ABOVE-GRADE CONCRETE WASHOUT FACILITY

1. ABOVE-GRADE CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10'. THE QUANTITY AND VOLUME SHOULD BE SUFFICIENT TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.  
2. SAND BAGS AND STAKING MATERIALS SHALL CONFORM TO THE PROVISIONS IN SECTION 209 OF THE NYS DOT STANDARD SPECIFICATIONS.  
3. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 mil POLYETHYLENE SHEETING AND BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

#### TEMPORARY BELOW-GRADE CONCRETE WASHOUT FACILITY

1. BELOW-GRADE CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED WITH A MINIMUM LENGTH AND MINIMUM WIDTH OF 10'. THE QUANTITY AND VOLUME SHOULD BE SUFFICIENT TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.  
2. LATH AND FLAGGING SHALL BE COMMERCIAL TYPE.  
3. PLASTIC LINING MATERIAL SHALL BE A MINIMUM OF 10 mil POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.  
4. LINEAR SEAMS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.  
5. SOIL BASE SHALL BE PREPARED FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE PLASTIC LINING MATERIAL.

#### LOCATION AND PLACEMENT

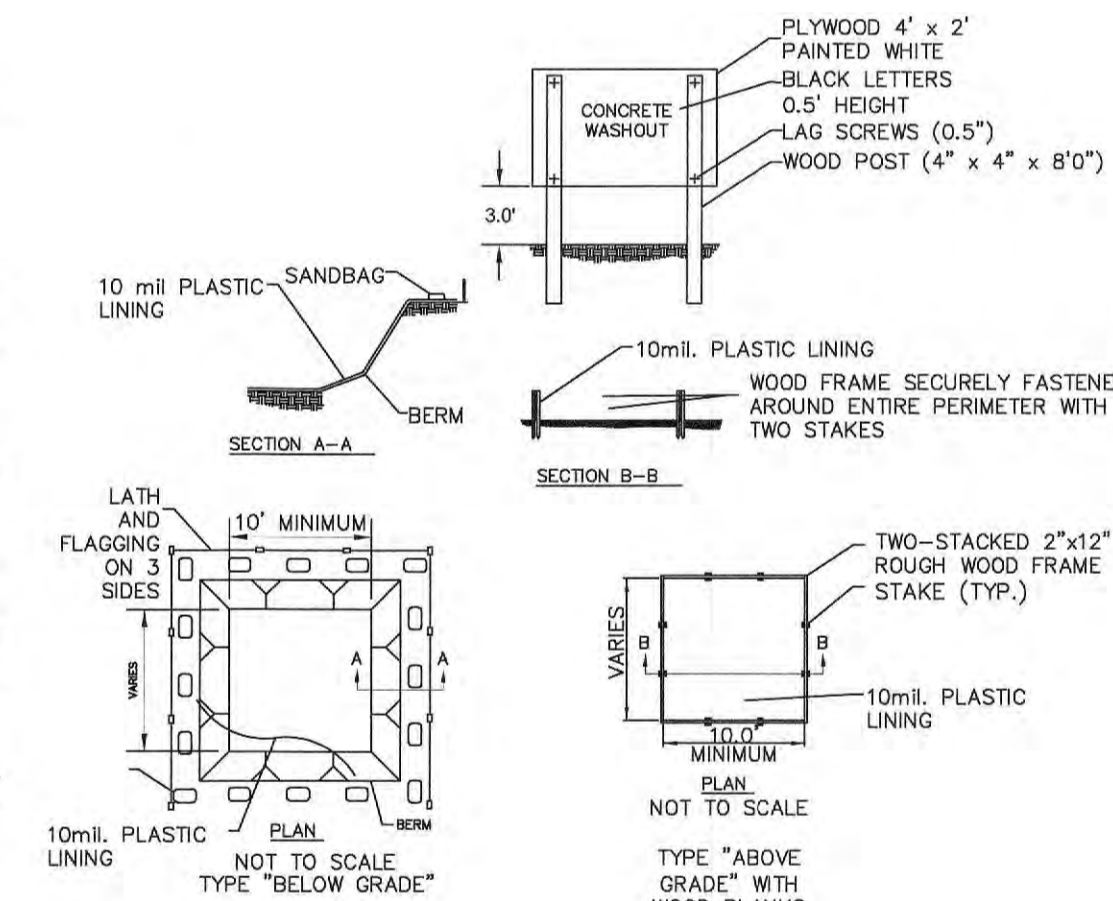
1. WASHOUT AREAS MUST BE AT LEAST 50' FROM SENSITIVE AREAS SUCH AS STORM DRAINS, OPEN DITCHES, OR WATER BODIES, INCLUDING WETLANDS.  
2. ALLOW CONVENIENT ACCESS FOR CONCRETE TRUCKS, PREFERABLY NEAR THE AREA WHERE THE CONCRETE IS BEING POURED.

#### INSPECTION AND MAINTENANCE

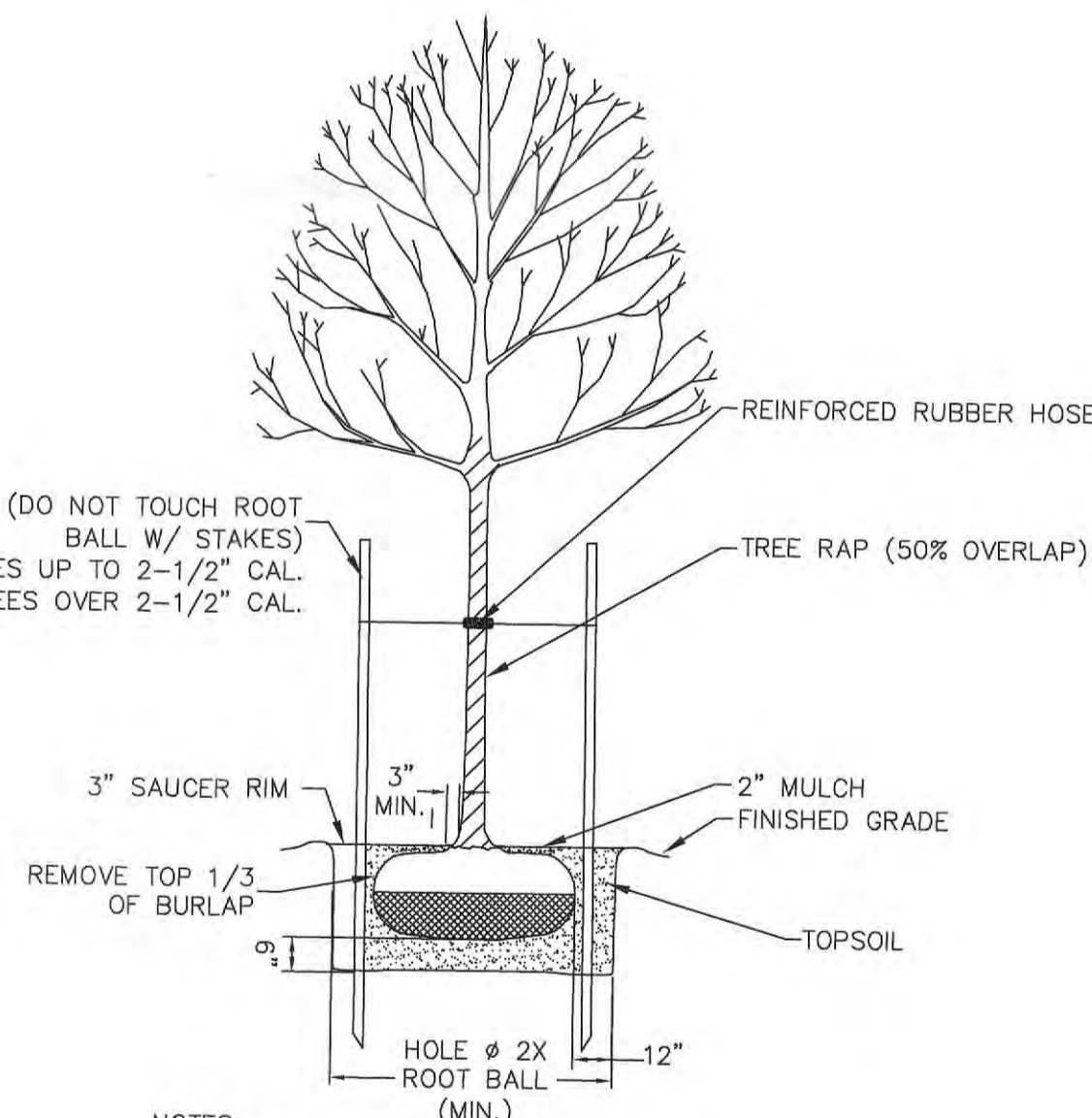
1. INSPECT AND VERIFY THAT CONCRETE WASHOUT BIN ARE IN PLACE PRIOR TO THE COMMENCEMENT OF CONCRETE WORK.  
2. DURING PERIODS OF CONCRETE WORK, INSPECT DAILY TO VERIFY CONTINUED PERFORMANCE.  
-CHECK OVERALL CONDITION AND PERFORMANCE.  
-CHECK REMAINING CAPACITY (% FULL).  
-IF USING SELF-INSTALLED WASHOUT FACILITIES, VERIFY PLASTIC LINER ARE INTACT AND SIDEWALLS ARE NOT DAMAGED.  
-IF USING PREFABRICATED CONTAINERS, CHECK FOR LEAKS.  
3. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12".  
4. WASHOUT FACILITIES MUST BE CLEANED OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.  
5. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.  
-DO NOT DISCHARGE LIQUID OR SLURRY IN WATERWAYS, DIRECTLY ON TO GROUND  
-DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL  
-PLACE A SECURE, NON-COLLAPSING, NON-WATER COLLECTING COVER OVER THE CONCRETE WASHOUT FACILITY PRIOR TO PREDICTED NET WEATHER TO PREVENT ACCUMULATION AND OVERFLOW OF PRECIPITATION.  
-REMOVE AND DISPOSE OF HARDENED CONCRETE AND RETURN THE STRUCTURE TO A FUNCTIONAL CONDITION.  
CONCRETE MAY BE REUSED ONSITE OR HAULED AWAY FOR DISPOSAL OR RECYCLING.  
6. WHEN MATERIALS ARE REMOVED FROM THE SELF-INSTALLED CONCRETE WASHOUT, A NEW STRUCTURE MUST BE BUILT; OR, IF THE PREVIOUS STRUCTURE IS STILL INTACT, INSPECT FOR SIGNS OF WEAKENING OR DAMAGE, AND MAKE ANY NECESSARY REPAIRS, RE-LINING THE STRUCTURE WITH NEW PLASTIC AFTER EACH CLEANING.

#### REMOVAL OF TEMPORARY CONCRETE WASHOUT FACILITIES

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE, SLURRIES, AND LIQUIDS SHALL BE REMOVED AND PROPERLY DISPOSED OF.  
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.  
3. HOLES, DEPRESSIONS, OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



NOTES:  
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.  
2. THE CONCRETE WASHOUT SIGN (SEE XX) SHALL BE INSTALLED WITHIN 50' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

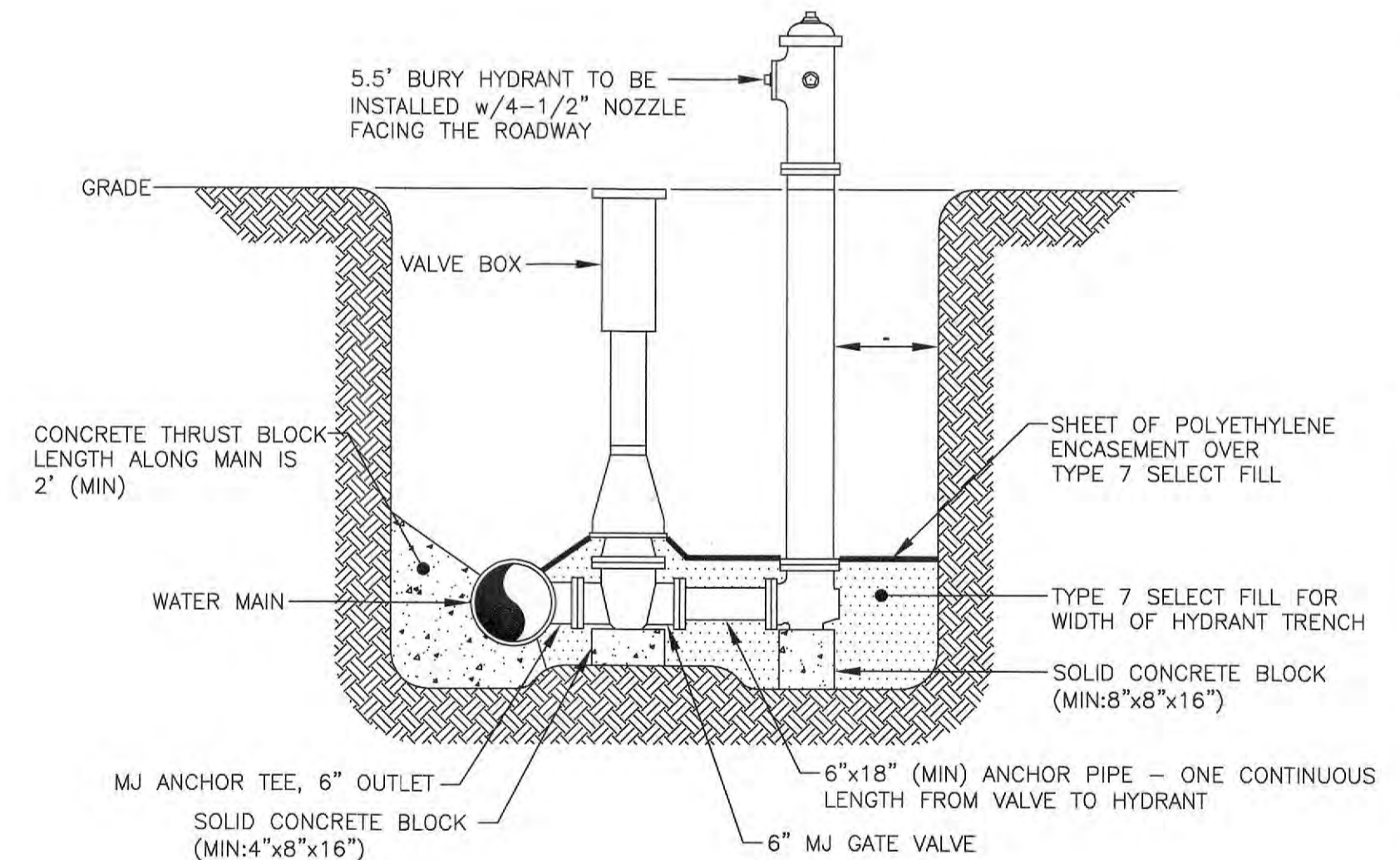


NOTES:  
1. TRIM BRANCHES BY 1/3 RETAINING NATURAL TREE SHAPE. NEVER CUT EVERGREEN LEADER.  
2. BASE OF PLANT PIT SHALL BE SCARIFIED TO A DEPTH OF 12" MIN.

## 2 CONCRETE WASHOUT

## 3 TREE PLANTING

## 4 HYDRANT ASSEMBLY MCWA STANDARD DETAIL



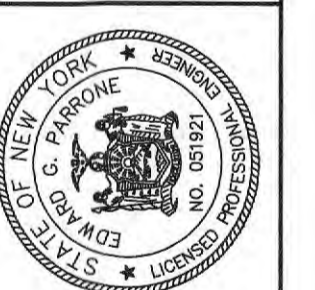
MONROE COUNTY  
DEPT. OF TRANSPORTATION

APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_

APPLICATIONS FOR PERMITS WILL NOW BE ACCEPTED  
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

Project Title:  
**GEORGI RESIDENCE AT  
500 CANFIELD ROAD  
TOWN OF PITTSFORD, NEW YORK**

Drawing Title:  
**CONSTRUCTION DETAILS**



**MRB group**  
Engineering, Architecture & Surveying, D.P.C.  
The Collier Road Armory, 145 Collier Road, Suite 160, Rochester, New York, 14620  
Phone: 585-381-9250  
www.mrbgroup.com

SHEET No. **C-3**  
**3** of **3**  
Project No.  
**3303.22001.7423**

Drawn By: T.G.F.  
Checked By: T.G.F.  
Scale: 1"=30'  
Date: 6/16/2022

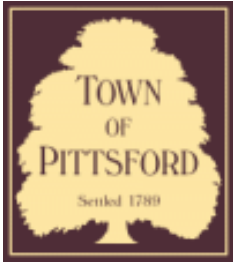
TOWN OF PITTSFORD COMMENTS  
TOWN OF PITTSFORD COMMENTS  
MCDOT COMMENTS

Revisions and Descriptions  
No. By Date  
1 T.G.F. 7/8/22  
2 T.G.F. 8/2/22  
3 T.G.F. 8/16/22

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# Town of Pittsford

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

Permit #  
**C23-000001**

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

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 3690 East Avenue ROCHESTER, NY 14618

**Tax ID Number:** 138.19-1-1.111

**Zoning District:** SRAA Suburban Residential

**Owner:** St John Fisher College

**Applicant:** St John Fisher College

### Application Type:

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

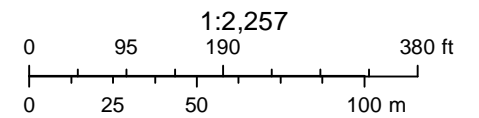
**Project Description:** Applicant is requesting design review for the construction of an approximately 6900 SF practice facility next to the existing base ball field.

**Meeting Date:** February 23, 2023

# RN Residential Neighborhood Zoning



Printed February 6, 2023



Town of Pittsford GIS

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# St. John Fisher University Dugan Family Practice Facility

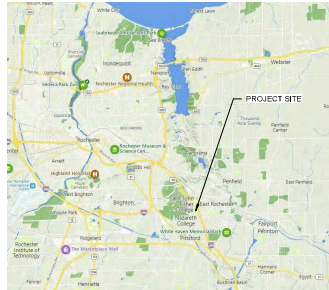
## BID DOCUMENTS

October 26, 2022



3690 East Avenue  
Rochester, NY 14618

Perspective View - Main Entry



Regional Map



Location Map

**SWBR Project # 21186.00**

Drawing List:

- General**
  - C-000 COVER SHEET
  - G-001 STAGING PLAN, GENERAL NOTES AND LEGENDS
  - G-002 CODE COMPLIANCE PLANS
- Civil**
  - C-080 EXISTING CONDITIONS AND DEMOLITION PLAN
  - C-100 SITE AND UTILITY PLAN
  - C-120 GRADING, DRAINAGE AND EROSION CONTROL PLAN
  - C-500 DETAILS
  - C-501 DETAILS
  - C-502 DETAILS AND PROFILE
- Landscape**
  - L-101 OVERALL LANDSCAPE PLAN
  - L-501 LANDSCAPE DETAILS
- Structural**
  - S-001 STRUCTURAL NOTES & DESIGN CRITERIA
  - S-101 FOUNDATION PLAN
  - S-301 TYPICAL FOUNDATION DETAILS
  - S-302 FOUNDATION DETAILS
- Architectural**
  - A-110 FLOOR PLAN, REFLECTED CEILING PLAN & ROOF PLAN
  - A-201 ELEVATIONS & BUILDING SECTIONS
  - A-310 WALL SECTIONS AND DETAILS
  - A-311 DETAILS
  - A-401 ENLARGED TOILET ROOM PLAN & DETAILS
  - A-402 INTERIOR ELEVATIONS, DETAILS AND DOOR SCHEDULE
  - A-601 ROOM FINISH SCHEDULE & DETAILS

Drawing List:

- Plumbing**
  - P-000 SCHEDULES, NOTES & SYMBOLS - PLBG
  - P-200 OVERALL FLOOR PLANS - PLBG
  - P-201 OVERALL MURPHY HALL FLOOR PLANS - PLBG
  - P-300 ENLARGED FLOOR PLANS - PLBG
- Mechanical**
  - M-000 GENERAL NOTES / SYMBOLS LIST
  - M-200 FIRST FLOOR PLAN - HVAC DUCTWORK
  - M-400 DETAILS - HVAC
  - M-600 SCHEDULES & CONTROLS - HVAC
- Electrical**
  - E-000 GENERAL NOTES / SYMBOLS LIST
  - E-001 SITE PLAN - ELECTRICAL
  - E-200 FIRST FLOOR PLAN - POWER AND SYSTEMS
  - E-201 FIRST FLOOR PLAN - LIGHTING
  - E-300 MURPHY HALL - POWER AND SYSTEMS
  - E-400 DETAILS - ELECTRICAL
  - E-600 SCHEDULES - ELECTRICAL
  - E-700 RISER DIAGRAMS - ELECTRICAL

**SWBR**

300 South Park Street, Rochester, NY 14604  
315.485.1919 | info@swbr.com



Drawn By: AD  
Checked By: SDF  
Project Manager: INT

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**Revisions**

No.	Description

St. John Fisher University Dugan Family Practice Facility  
3690 East Avenue  
Rochester, NY 14618  
SWBR Project Number: 21186.00

ST. JOHN FISHER UNIVERSITY  
East Ave. Rochester, NY, 14618

**G-000**  
COVER SHEET

October 26, 2022  
BID DOCUMENTS



**Civil Consultant:**

**Bergmann**  
280 East Broad Street - Suite 200  
Rochester, NY 14604  
585 232 5135



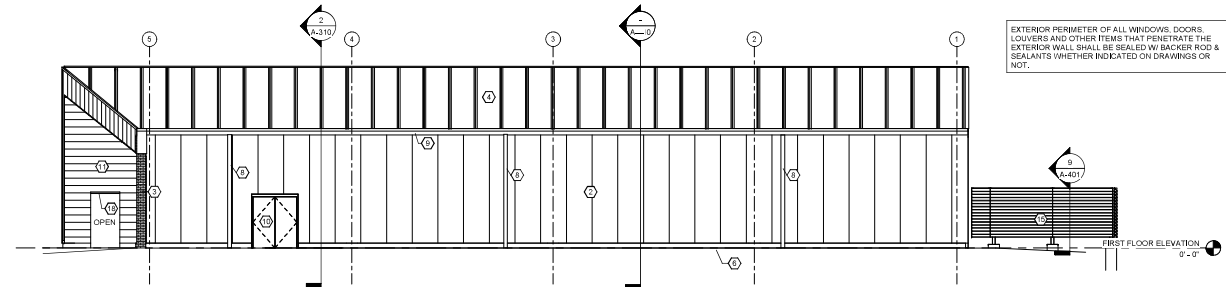
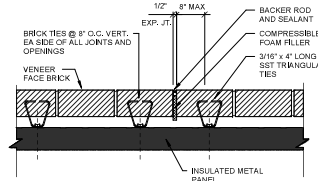
**MEP Consultant:**

**M/E Engineering**  
300 Trolley Blvd.  
Rochester, NY 14604  
585 288 5590

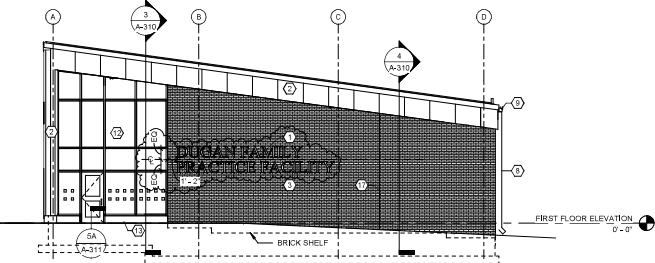
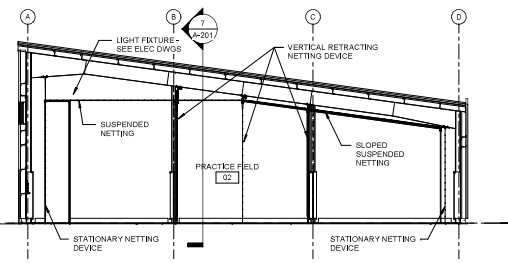
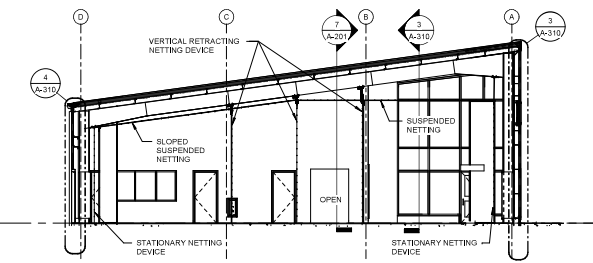
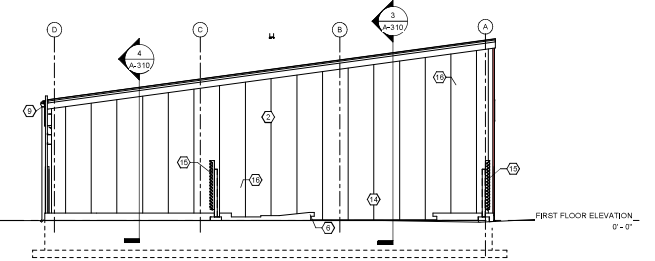
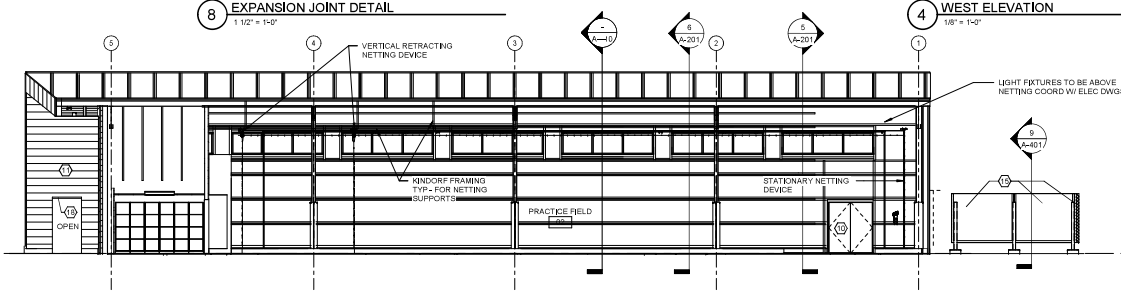


**Architect, Structural Engineer, & Landscape Architect:**

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EXTERIOR PERIMETER OF ALL WINDOWS, DOORS, LOUVERS AND OTHER ITEMS THAT PENETRATE THE EXTERIOR WALL SHALL BE SEALED W/ BACKER ROD & SEALANTS WHETHER INDICATED ON DRAWINGS OR NOT.

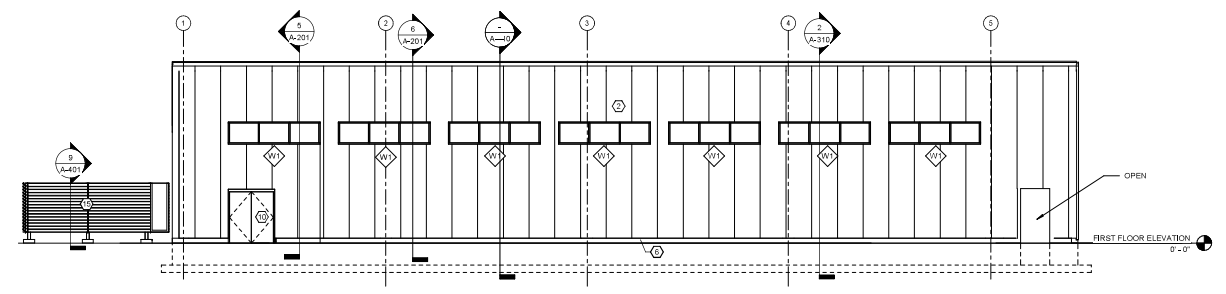


**ELEVATION KEY NOTES**

NO.	DESCRIPTION
1	18" HIGH X 1" DEEP LETTERS, FABRICATED DIMENSIONAL SIGNAGE - COORD W/ ELEC DWGS
2	INSULATED METAL WALL PANEL - TYPE 1 COLOR TO BE ZINC GRAY
3	BRICK - TYPE 1
4	INSULATED METAL ROOF PANEL
6	INSULATED CONCRETE PANEL PRIME AND PAINT WITH AN EXTERIOR CONCRETE COATING
8	DOWNSPROUT - COLOR TO MATCH INSULATED METAL PANEL - TYPE 1
9	GUTTER SYSTEM - COLOR TO MATCH INSULATED METAL PANEL - TYPE 1
10	EXTERIOR FRP DOOR & ALUM FRAME
11	METAL PANEL - TYPE 2 (12" MATRIX METAL PANEL W/ MAPLE FINISH BY KINGSPAN)
12	ALUM CURTAINWALL SYSTEM

**ELEVATION KEY NOTES**

NO.	DESCRIPTION
13	GRANITE STONE BASE
14	MECH UNIT - SEE MECH DRAWINGS
15	ALUM SCREEN WALL - SEE DETAIL 10A-101
16	2 PIECE FLASHING W/ HEMMED EDGE, SEAL TO PANEL W/ BUTYL SEALANT (SAND FABRICATE FLASHING FROM FIELD STOCK TO MATCH WALL PANEL. PROVIDE FOR RIVETS AT CORNERS, PENETRATION SHOULD BE THROUGH CENTER OF PANEL.
17	BRICK EXPANSION JOINT - SEE DETAIL 8A-201
18	METAL PANEL - TYPE 1 (12" MATRIX METAL PANEL W/ ZINC GRAY FINISH BY KINGSPAN)



Drawn By: ADI  
Checked By: BMT  
Project Manager: BMT

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Revisions  
1 11/23/22 Addendum No. 1

St. John Fisher University Dugan Family Practice Facility  
SWBR Project Number: 21186.00

ST. JOHN FISHER UNIVERSITY  
East Ave, Rochester, NY, 14619

**A-201**  
ELEVATIONS & BUILDING SECTIONS

October 26, 2022  
BID DOCUMENTS