

Town of Pittsford Design Review & Historic Preservation Board
AGENDA
October 23, 2025

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on October 23, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

22 Charter Oaks Drive

Applicant is requesting design review of a 704 square foot addition to the existing garage.

246 Long Meadow Circle

Applicant is requesting design change to a previously approved, 1,200-square-foot, two-story, attached garage on the side of the home.

90 Stoneleigh Court

Applicant is requesting design review of a 672 square foot attached 2 car garage addition.

4048 East Avenue

Applicant is requesting design review of a 647 square foot detached 2 bay single story garage.

21 Barrington Hills

Applicant is requesting design review for an approximately 103 square foot addition to existing home.

6 Ryder Cup Circle

Applicant is requesting design review for a 48 square foot addition to front of existing home.

RESIDENTIAL APPLICATIONS: NEW HOMES

526 Mendon Road

Applicant is requesting design review for the construction of a one-story single-family home approximately 12,231 square feet. This property is zoned Residential Neighborhood (RN).

33 Sutton Point

Applicant is requesting design review for the construction of a one-story single-family home approximately 3700 square feet. This property is zoned Residential Neighborhood (RN).

DEMOLITION APPLICATIONS:

71 Knollwood Drive

Applicant is requesting Board approval to demolish the existing 3,420-square-foot, two-story, single-family home, with the intent to build a 6,510-square-foot, two-story, single-family home (with finished basement) on the property. This property is zoned Residential Neighborhood (RN).

The next meeting is scheduled for Thursday, November 13, 2025, at 6PM.

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
OCTOBER 09, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, October 09, 2025, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Paul Whitbeck, Kathleen Cristman, Jim Vekasy, Bonnie Salem

ABSENT: Dirk Schneider, Dave Wigg, John Mitchell

ALSO PRESENT: Anthony Caruso, Fire Marshal; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 7 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Member Jim Vekasy called the meeting to order at 6:00PM.

HISTORIC PRESERVATION DISCUSSION

Board Member Salem stated that there were no updates to discuss.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

18 Old Lyme Road

Applicant is returning to request design review for a 240 square-foot garage addition to the side of the home.

Jim Pippin, of 18 Old Lyme Road, introduced the application. Mr. Pippin is requesting design review for a 240 square-foot garage addition to the side of the home. He stated that the project came before the Board last year and explained that he is back with a revised application. Mr. Pippin is proposing to bump out the existing garage 8 feet. He clarified that he is proposing the project without the dormers and second floor as seen on the rendering presented. All finishes and materials will match the existing garage.

Board Member Cristman motioned to approve the application for a 240 square-foot garage addition to the side of the home without the dormers and second story as seen on the rendering presented. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

15 Rockdale Meadows

Applicant is requesting design review to convert an existing rear deck into an enclosed porch.

Jim Brasley, Architect, introduced the application. Mr. Brasley is requesting design review to convert an existing rear deck into an enclosed porch. He explained that the existing deck structure will remain and that he will add new posts and beams. Mr. Brasley stated that the color and trim will match the existing home and noted that the gable end will have a shake-style vinyl siding.

Board Member Vekasy motioned to approve the application to convert an existing rear deck into an enclosed porch, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

4044A East Avenue

Applicant is requesting design review to construct a 322 square-foot second floor addition.

Justin Hamilton, of 4044A East Avenue and Hamilton Stern Construction, introduced the application. Mr. Hamilton is requesting design review to construct a 322 square-foot second floor addition. The addition will have two open gables along with the windows, and the eave line will line up with the existing eave on the home. The bathroom window will be changed from a double casement to a single casement window and the gable will have glass on the front and back so that you are able to see through it.

Board Member Whitbeck motioned to approve the application for a 322 square-foot second floor addition, as submitted. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

68 Coventry Ridge

Applicant is requesting design review for the construction of a two-story single-family home approximately 3,613 square-feet that is located in the Coventry Ridge Subdivision.

Chris Pagan, of Spall Homes/Spall Realtors Corp, introduced the application. Mr. Pagan is requesting design review for the construction of a two-story single-family home approximately 3,613 square-feet that is located in the Coventry Ridge Subdivision. He stated that this will be the final home on Coventry Ridge. Mr. Pagan also clarified that a deck is not being proposed with the home.

Board Member Salem motioned to approve the application for the construction of a two-story single family new home approximately 3,613 square-feet that is located in the Coventry Ridge Subdivision, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

33 Sutton Point

Applicant is requesting design review for the construction of a one-story single-family home approximately 3,700 square-feet.

Shawna and Michael Hayes, of 33 Sutton Point, introduced the application. Mr. Hayes is requesting design review for the construction of a one-story single-family home approximately 3,700 square-feet. Mr. Hayes discussed recently buying the home after the original home was damaged in a fire in July 2023. The home was brought down to the first level after the fire. Mr. Hayes plans to remove the siding and reuse the existing garage. Board Member Salem asked the applicant about the dormers on the front elevation and the applicant stated that they are false dormers because there is no second floor. The rendering presented has vertical siding throughout, but Mr. and Mrs. Hayes stated that they would like to do a mix of vertical siding and possibly stone and horizontal siding on the front facade. Board Member Vekasy advised that the stone material either needs to wrap around the corner or get boxed into the trim. Board Member Salem commented that the home will look very different than the rendering presented with the siding ideas that the applicant discussed. Anthony Caruso, Fire Marshal, explained that the Board needs to know exactly where the various types of siding will go on the elevations and asked them to submit revised elevations with their final siding choices. The applicant confirmed that they will come back to the Board with revised final plans.

MEETING MINUTES REVIEW

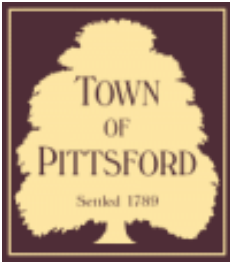
The minutes of September 25, 2025 were approved following a motion by Board Member Salem. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Vekasy closed the meeting at 6:43PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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



Town of Pittsford

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

Permit #
B25-000089

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 22 Charter Oaks Drive PITTSFORD, NY 14534

Tax ID Number: 178.06-3-51

Zoning District: RN Residential Neighborhood

Owner: Kalb, Adam Christopher

Applicant: RX Remodeling and Construction Inc.

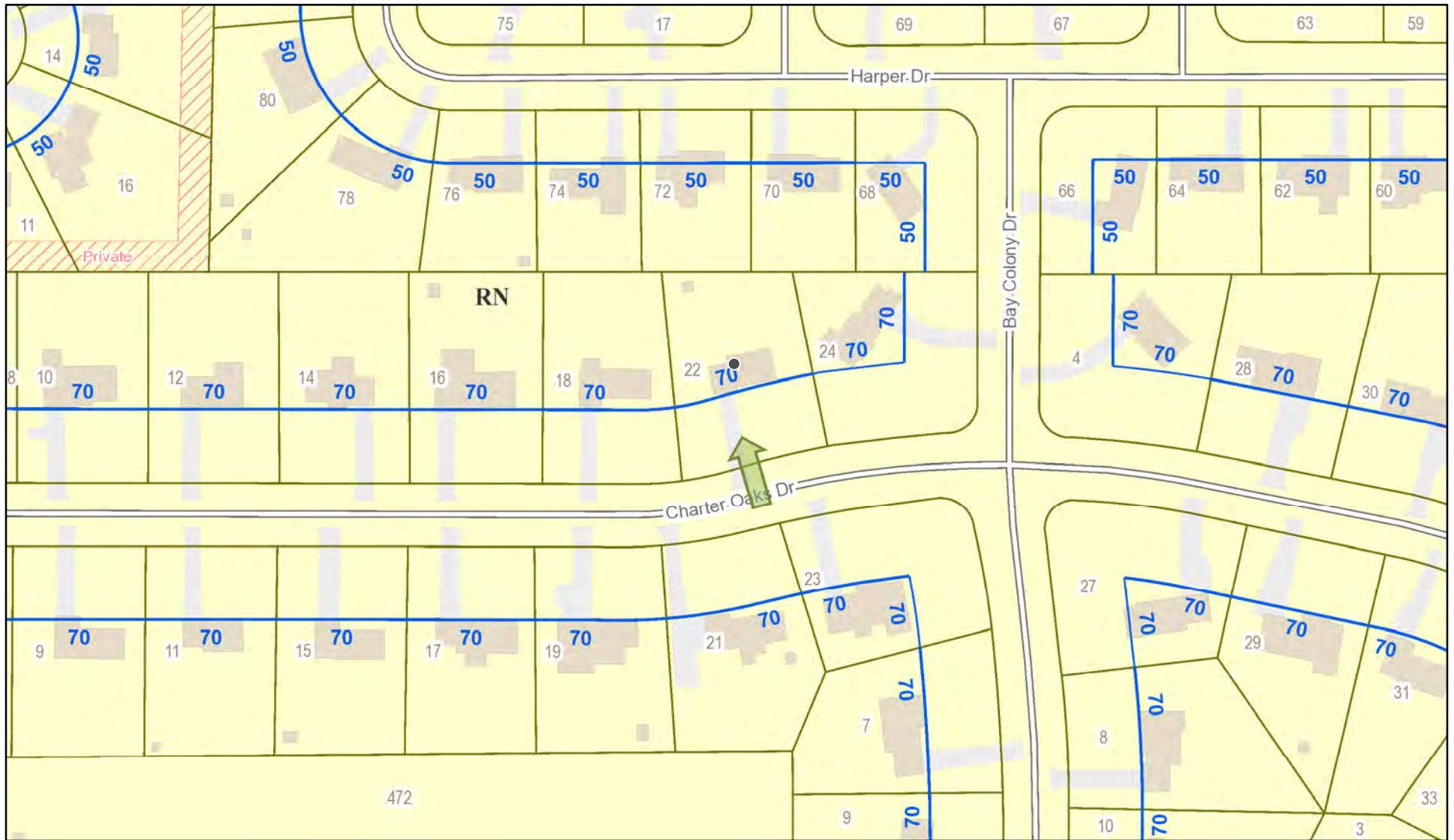
Application Type:

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

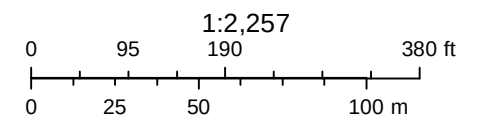
Project Description: Applicant is returning to request design review of a 704 Sq Ft. addition to existing garage.

Meeting Date: October 23, 2025

RN Residential Neighborhood Zoning

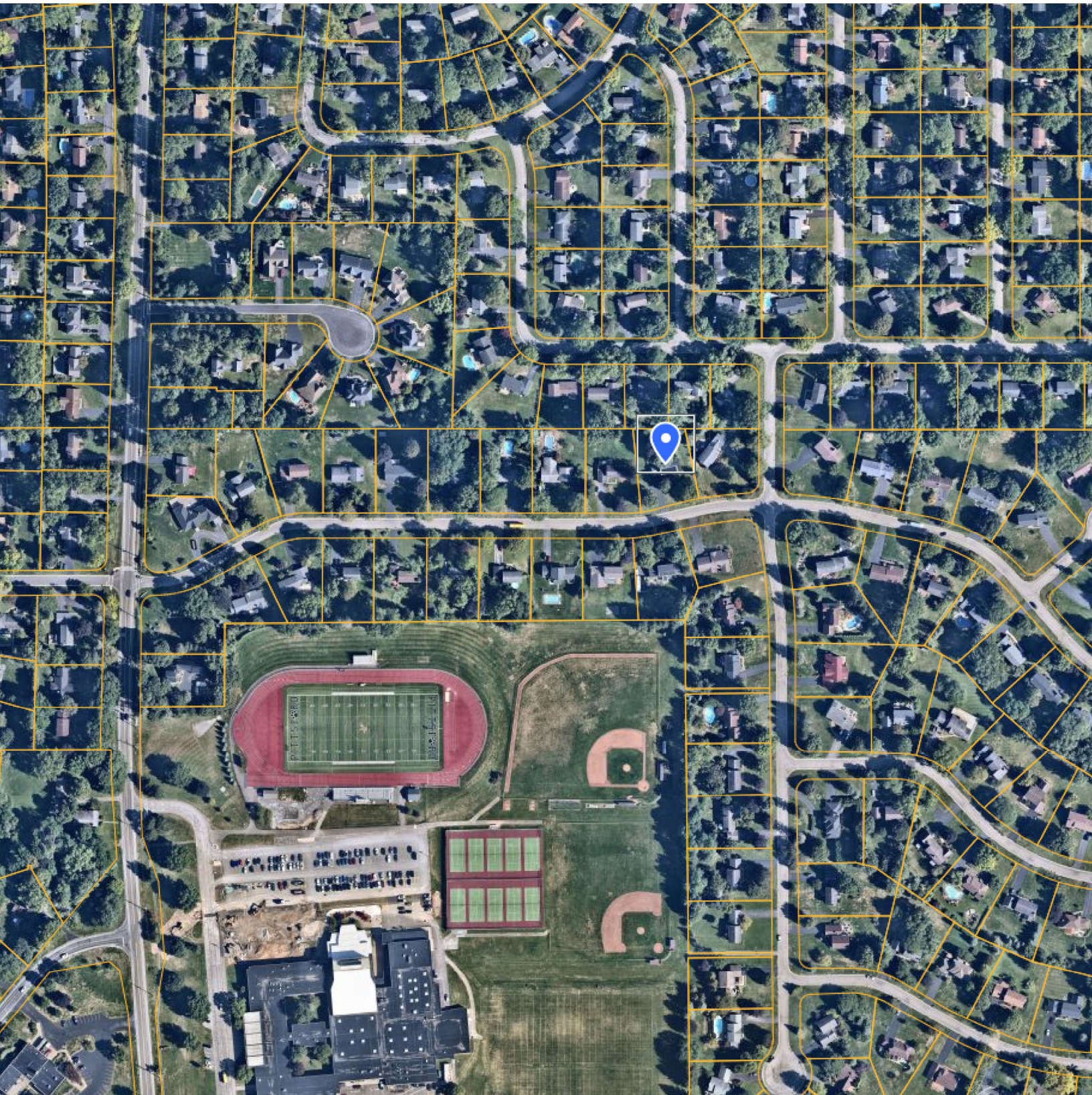


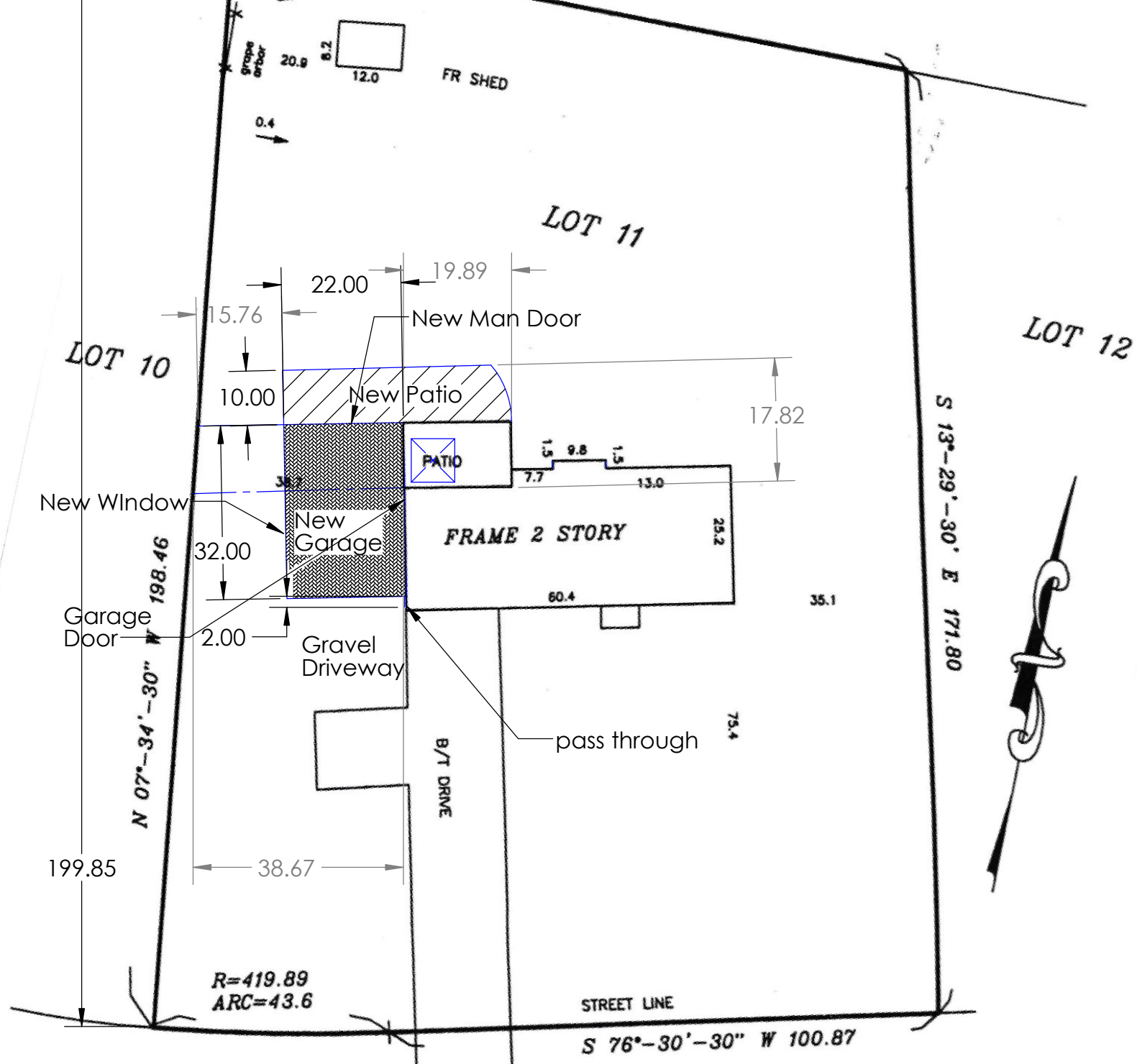
Printed August 18, 2025



Town of Pittsford GIS

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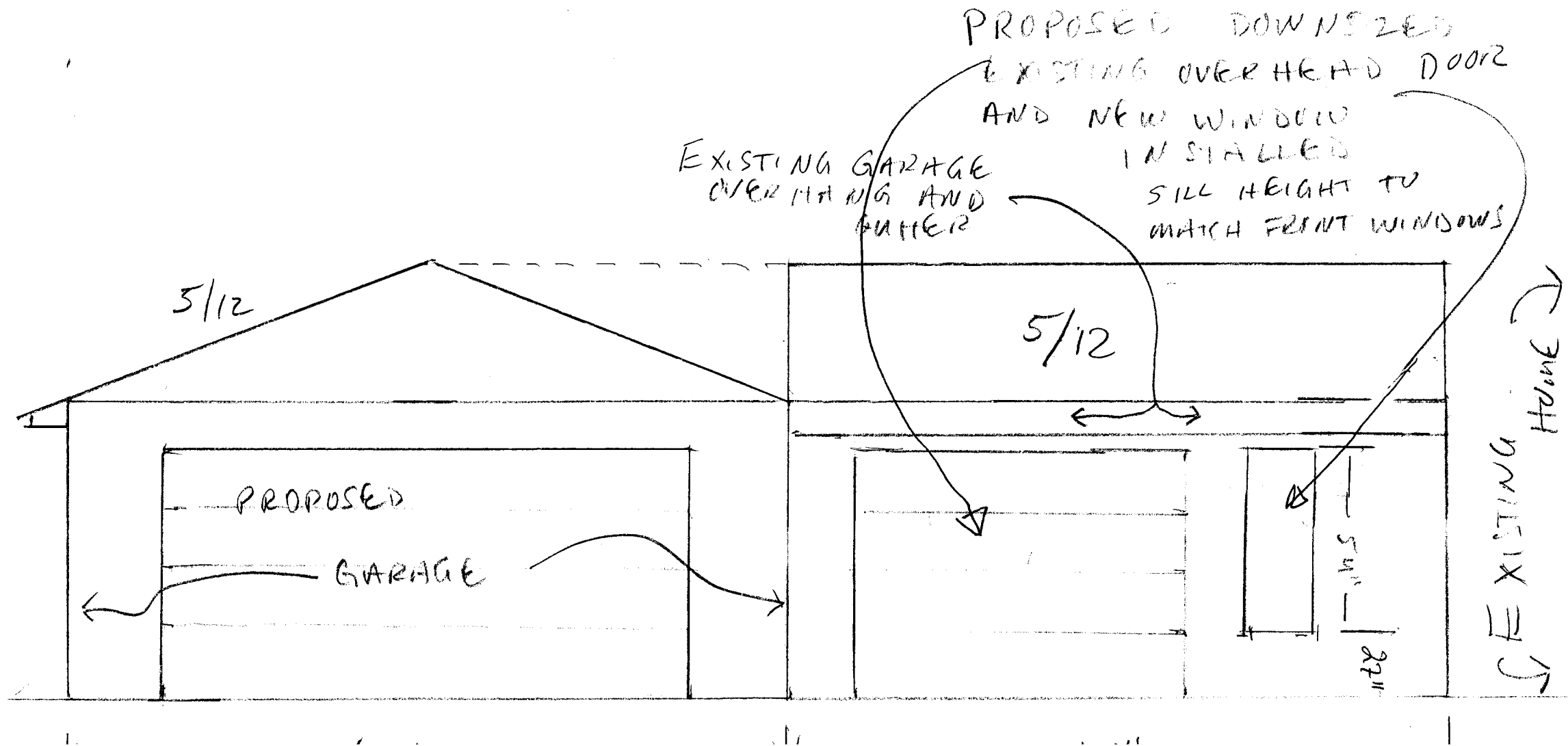
CHARTER OAKS DRIVE

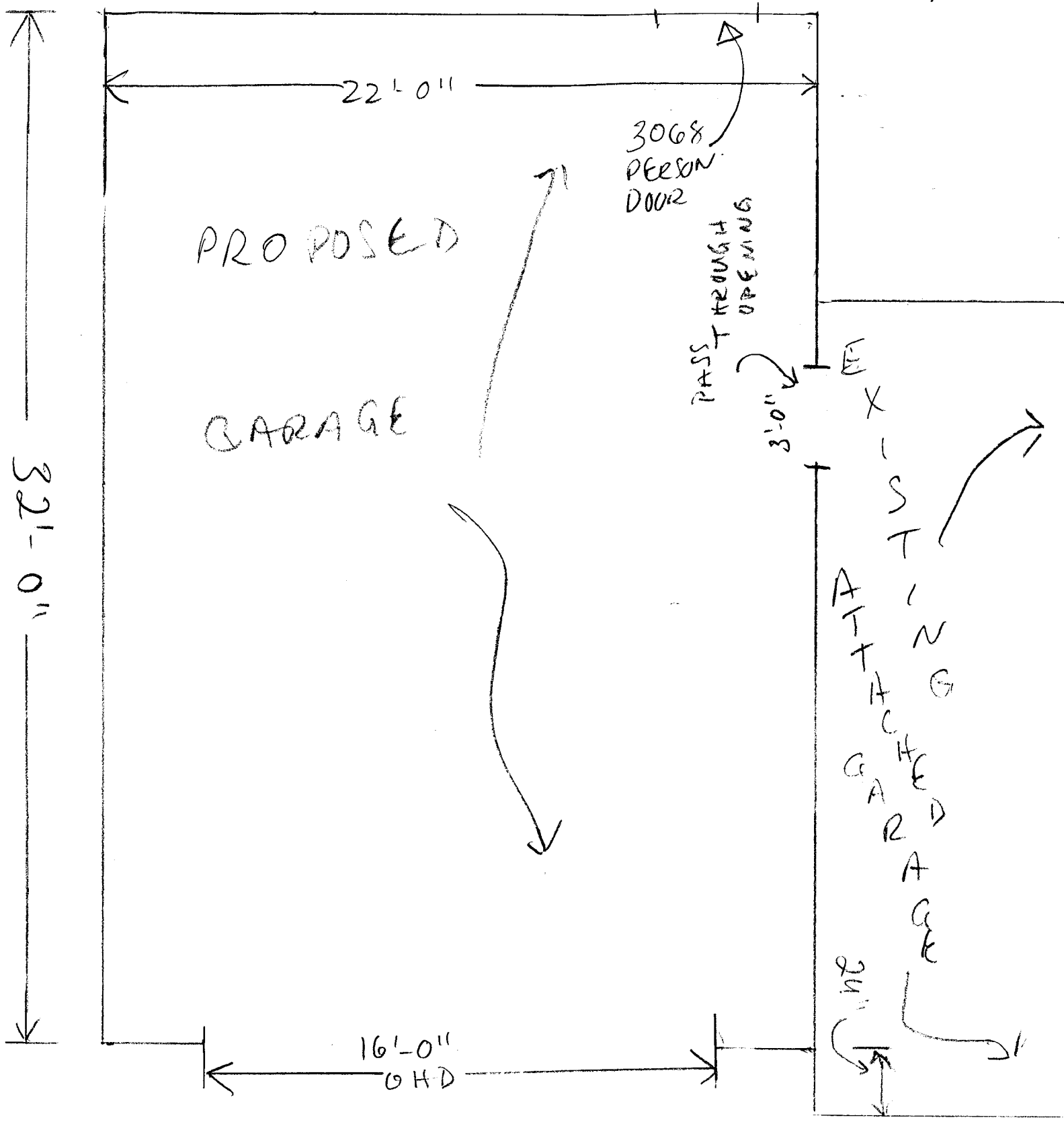


22 CHARTER OAKS DRIVE

1/4" = 1'-0"

(JT)





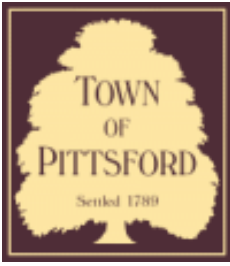
1/4" = 1'-0"

UT









Town of Pittsford

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

Permit #
B24-000078

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 246 Long Meadow Circle PITTSFORD, NY 14534

Tax ID Number: 151.13-1-38

Zoning District: RN Residential Neighborhood

Owner: Sherman, Neal E

Applicant: Gaetano Abbate Contacting & Consulting

Application Type:

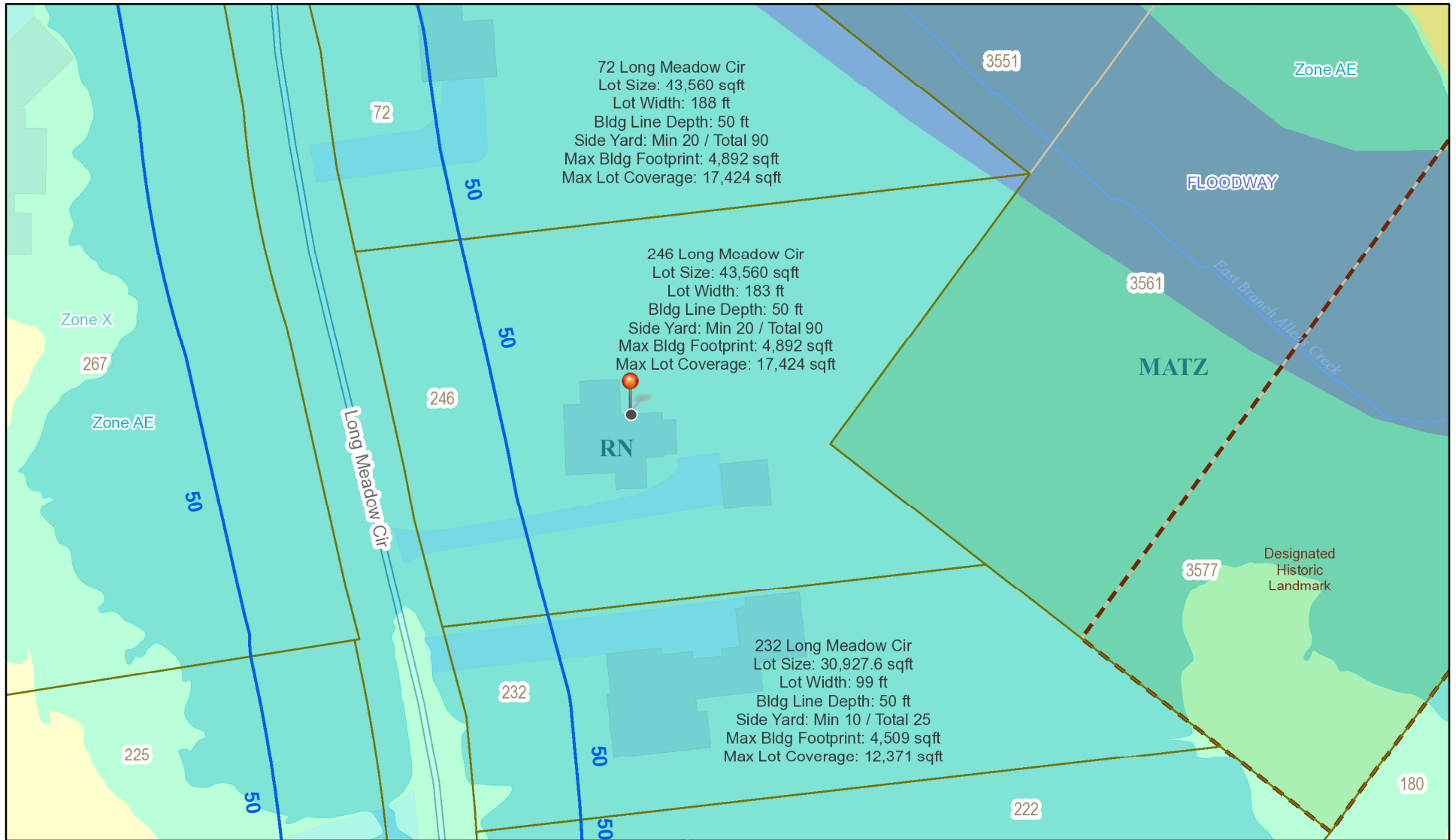
- | | |
|---|---|
| ☒ Residential Design Review
§185-205 (B) | ☐ Build to Line Adjustment
§185-17 (B) (2) |
| ☐ Commercial Design Review
§185-205 (B) | ☐ Building Height Above 30 Feet
§185-17 (M) |
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§185-205 (C) | ☐ Corner Lot Orientation
§185-17 (K)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

Project Description: Applicant is requesting design changes for a previously approved 1,200-square-foot, two-story, attached garage on the side of the home.

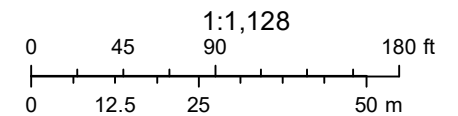
Meeting Date: October 23, 2025



RN Residential Neighborhood Zoning



Printed June 20, 2024



Town of Pittsford GIS

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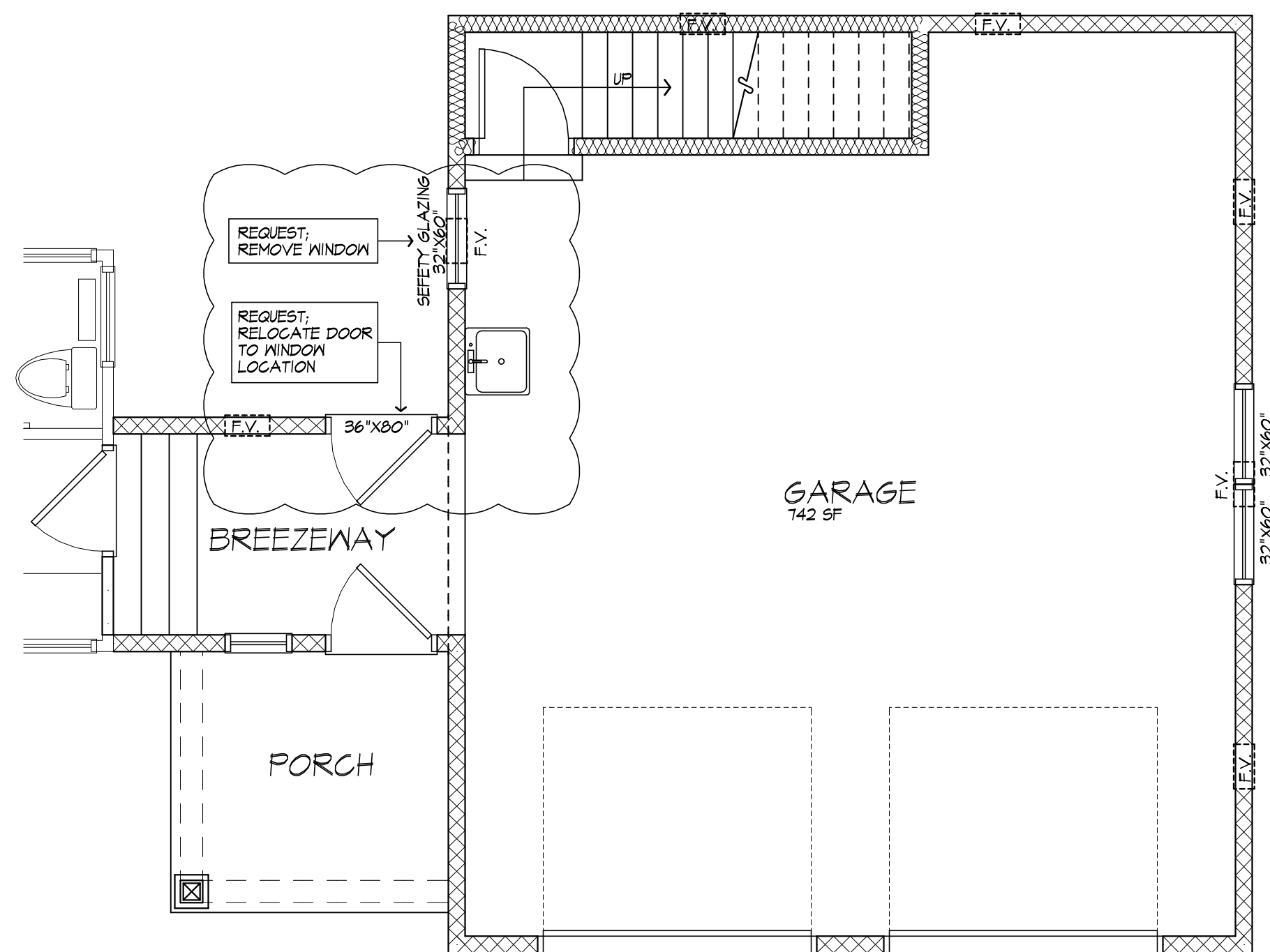
232

Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

20 ft

nearmap



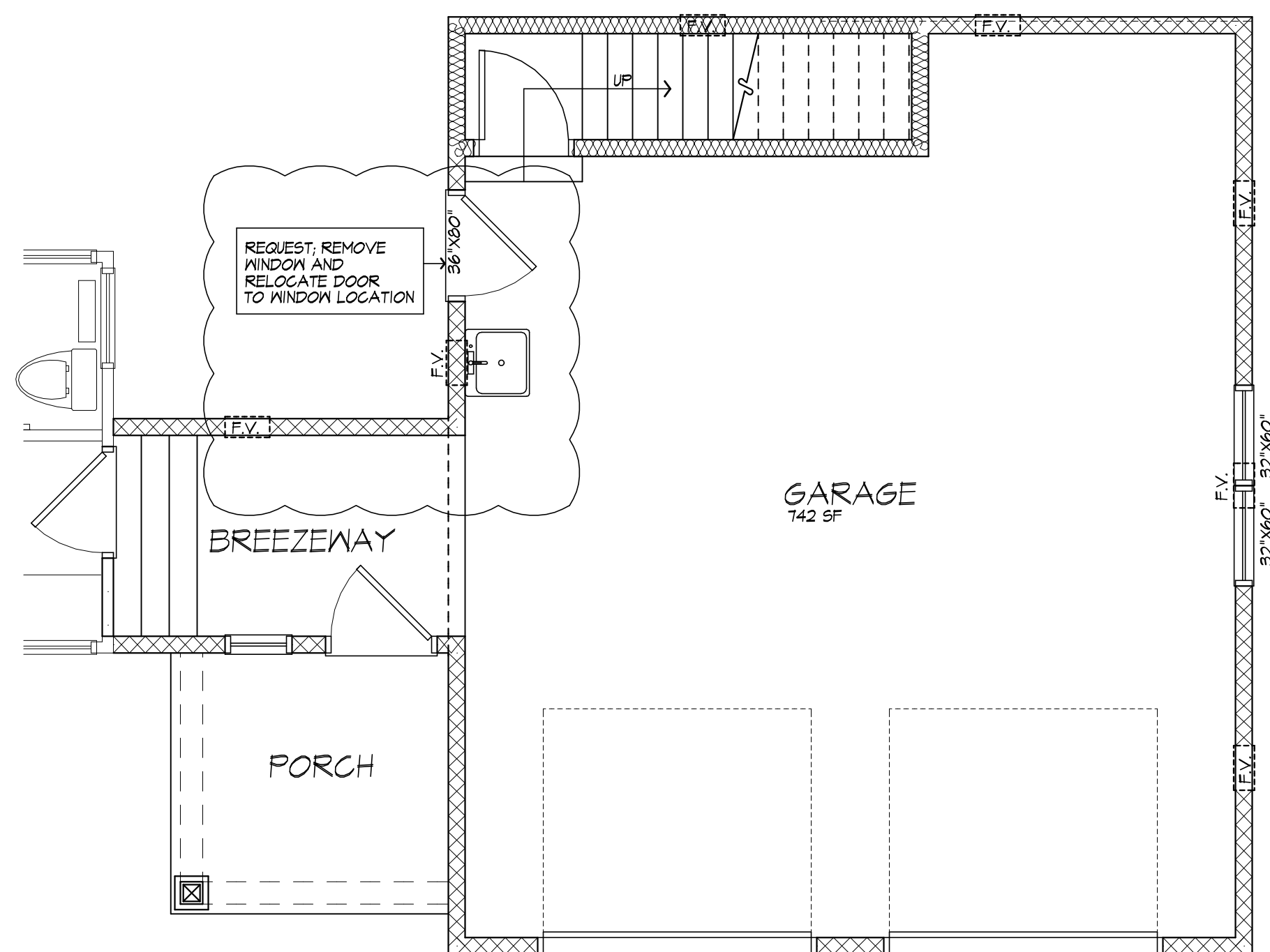
APPROVED DESIGN



APPROVED SIDE ELEVATION



APPROVED REAR ELEVATION



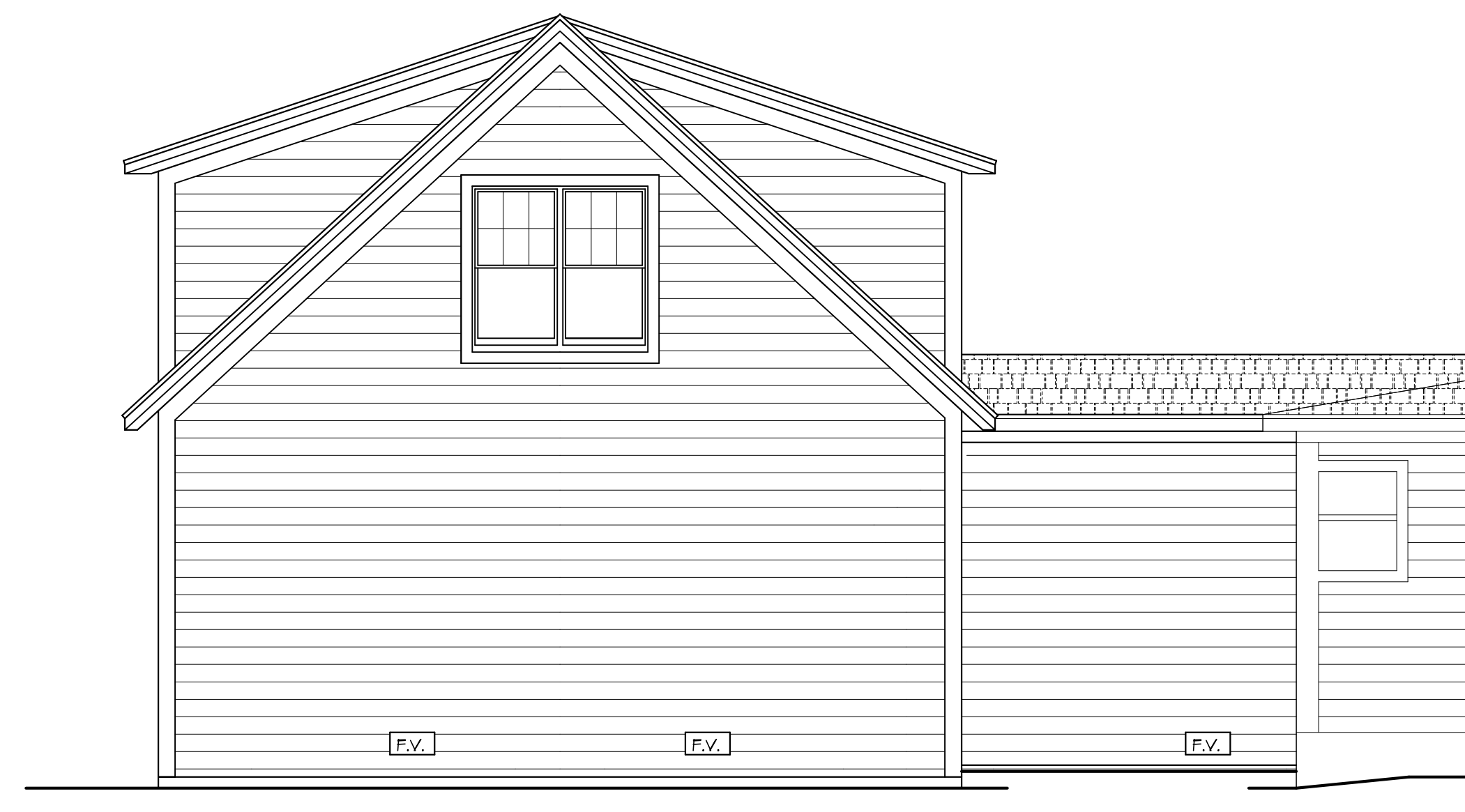
MODIFICATION REQUESTED

MOVE REAR BREEZEWAY DOOR TO WINDOW LOCATION
NEAR STAIRS



MODIFICATION REQUESTED

MOVE REAR BREEZEWAY DOOR TO WINDOW LOCATION
NEAR STAIRS



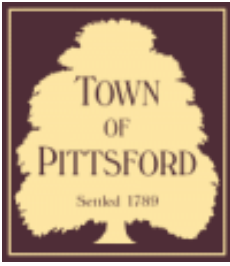
MODIFICATION REQUESTED

MOVE REAR BREEZEWAY DOOR TO WINDOW LOCATION
NEAR STAIRS

NEAL & PAMELA SHERMAN

GARAGE ADDITION TO RESIDENCE

246 LONG MEADOW CIRCLE



Town of Pittsford

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

Permit #
B25-000125

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 90 Stoneleigh Court ROCHESTER, NY 14618

Tax ID Number: 138.18-1-10

Zoning District: RN Residential Neighborhood

Owner: Duran, Michael

Applicant: Duran, Michael

Application Type:

- | | |
|---|---|
| ☒ Residential Design Review
§185-205 (B) | ☐ Build to Line Adjustment
§185-17 (B) (2) |
| ☐ Commercial Design Review
§185-205 (B) | ☐ Building Height Above 30 Feet
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| ☐ Signage
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§185-17 (K) (3) |
| ☐ Certificate of Appropriateness
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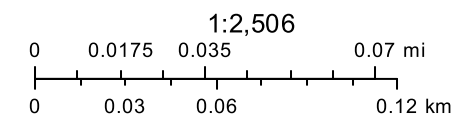
Project Description: Applicant is requesting design review of a 672 square foot attached 2 car garage addition.

Meeting Date: October 23, 2025

Residential Neighborhood Zoning

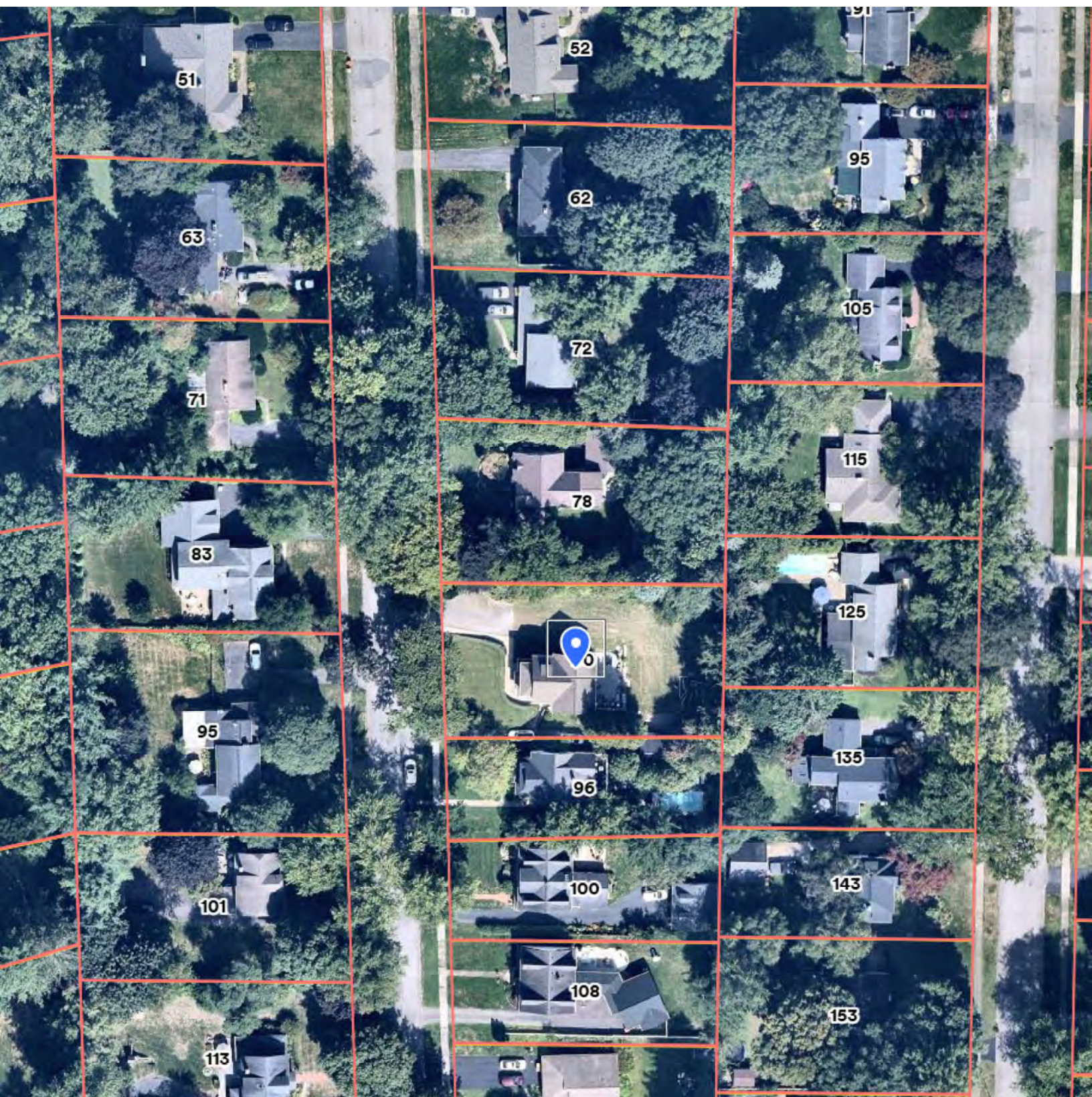


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Town of Pittsford GIS

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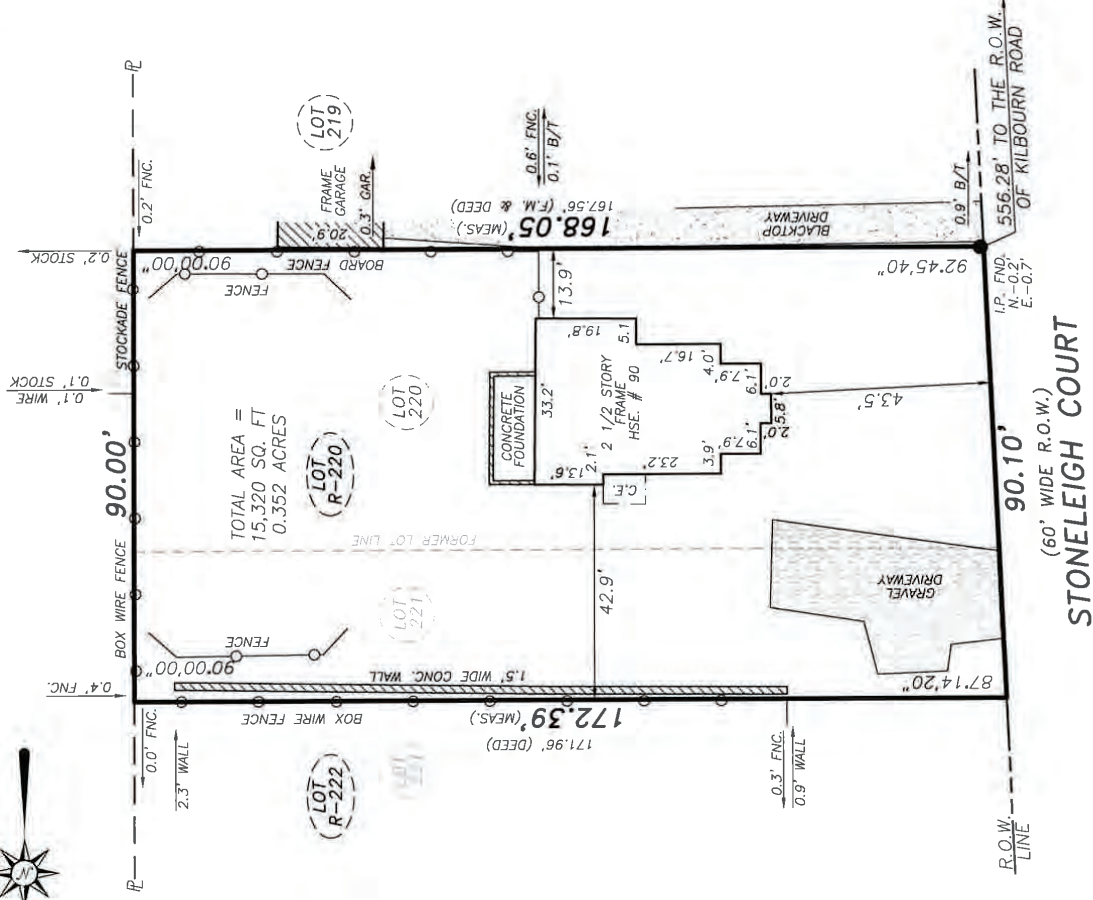
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CERTIFICATION:

I, STEVEN M. RYBINSKI, HEREBY CERTIFY TO:

-DDK RESTORATIONS LLC
-MARCHIONI & ASSOCIATES, LLC
-M&A TITLE AGENCY, LLC

THAT THIS MAP WAS MADE APRIL 16, 2024
FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED APRIL 15, 2024
AND REFERENCES LISTED HEREON.

REFERENCES:

- 1.) LIBER 106 OF MAPS, PAGE 17. (RESUB)
- 2.) LIBER 54 OF MAPS, PAGE 13. (ORIGINAL)
- 3.) LIBER 5365 OF DEEDS, PAGE 68.
- 4.) ABSTRACT OF TITLE No. 24W-3125. (ABAR ABSTRACT)
- 5.) EASEMENT TO R.G.&E. PER LIBER 1331 OF DEEDS, PAGE 377. (ALONG ROAD R.O.W. - NO WIDTH GIVEN)
- 6.) EASEMENT TO R.G.&E. & R.T.C. PER LIBER 1197 OF DEEDS, PAGE 35. (ALONG REAR & SIDE LINES - NO WIDTH GIVEN)

NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.
2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES RELEASES THE SURVEYOR OF ALL RESPONSIBILITY

INSTRUMENT SURVEY MAP

90 STONELEIGH COURT
BEING LOT No. R-220 OF THE RESUBDIVISION OF LOTS
No. 220 & 221 OF THE EAST AVENUE ESTATES SUBDIVISION,
TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK

*Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7208, sub-division 2, of the New York State Education Law.

*Only copies from the original of this survey map, with an original of the land surveyor's red ink seal and all be considered to be valid true copies.

*Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors, Inc. and that the surveyor is duly licensed and in good standing with the State of New York and the National Association of Public Surveyors, Inc. and is not a member of the title company, governmental agency and lending institution listed herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

*All electronic files of Triple Point Land Surveying, LLC, are solely the property of Triple Point Land Surveying, LLC. Said electronic files may not be distributed or used for any purpose whatsoever.

TRIPLE POINT LAND
SURVEYING, LLC.

16 EAST MAIN STREET SUITE 200
ROCHESTER, NEW YORK 14614
PHONE (585) 263-9950
FAX (585) 434-0156
TRIPLEPOINTSURVEYING@YAHOO.COM



SCALE:

1" = 30'

TAX ACCOUNT:

138.18-1-10

JOB NO.:

0440-24

DATE:

APRIL 16, 2024

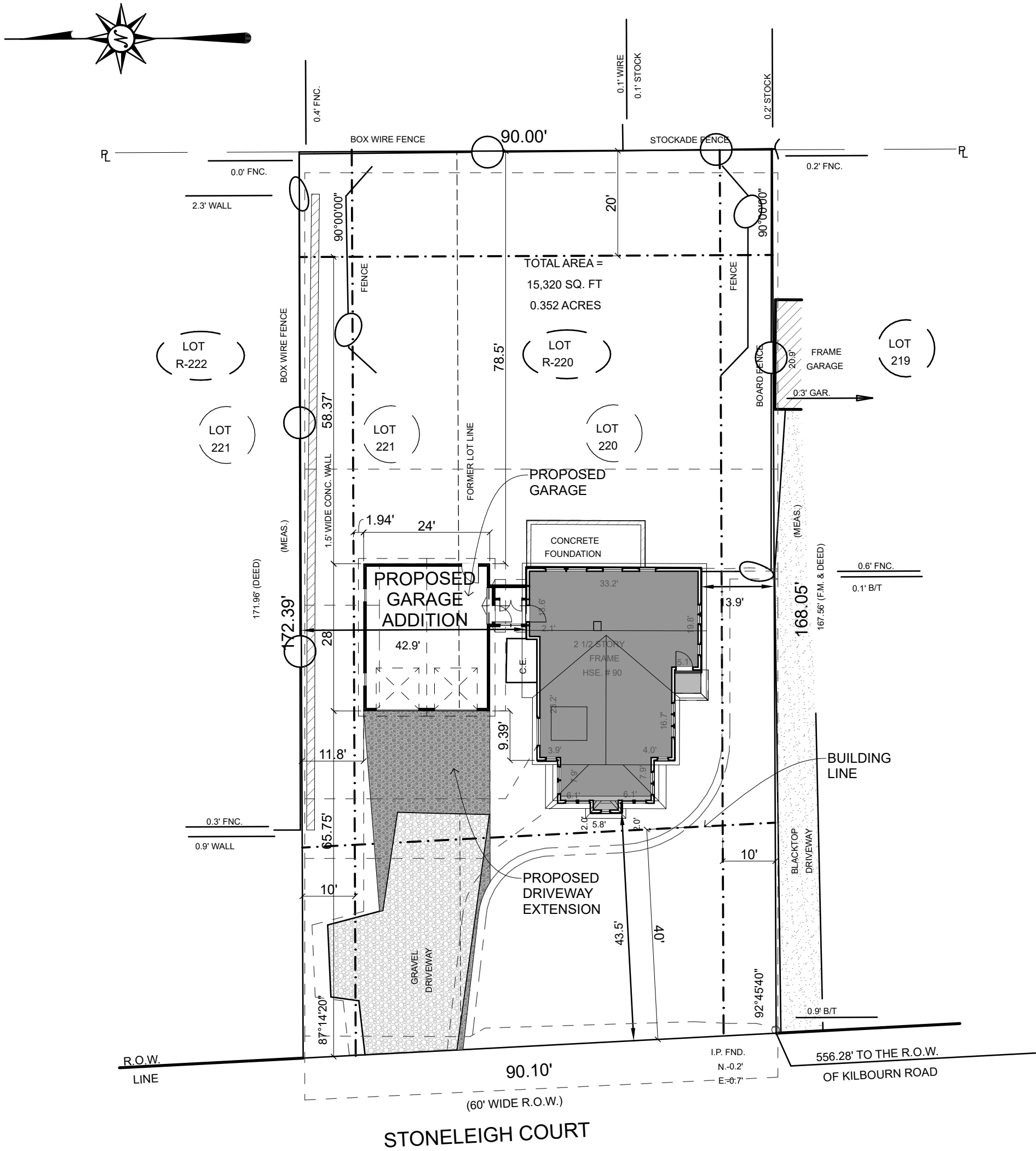
ARCHITECTURAL SITE PLAN NOTES

UNLESS OTHERWISE NOTED OR APPROVED, PROPOSED CONSTRUCTION TO BE LOCATED WITHIN BUILDABLE ENVELOPE WITH RESPECT TO ALL APPLICABLE SETBACKS INCLUDING, BUT NOT LIMITED TO, SIDE, FRONT & REAR SETBACKS AS DEFINED BY LOCAL ZONING REGULATIONS.

DESIGN AND CONSTRUCTION OF SEPTIC, DRIVEWAY, UTILITY, AUXILIARY STRUCTURES & CONSTRUCTION SHALL BE PER MUNICIPAL ZONING, ADOPTED BUILDING CODE & JURISDICTIONAL REGULATIONS, &/OR APPROVED ENGINEERED SITE DESIGN.

WHERE APPLICABLE, REFER TO ENGINEERED SITE DRAWINGS FOR REQUIREMENTS RELATED TO EROSION AND SEDIMENTATION CONTROL

CONSTRUCTION SEQUENCING PER APPROVED ENGINEERED SITE DRAWINGS, WHERE APPLICABLE



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

GENERAL FOUNDATION & SLAB NOTES

FINAL FOOTING DEPTHS & CONFIGURATIONS ARE SUBJECT
TO REST ON UNDISTURBED SOIL AND MAINTAIN FROST
DEPTHS PER CLIMATIC AND GEOGRAPHIC DESIGN
CRITERIA, UNLESS OTHERWISE NOTED.

A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF HAS BEEN ASSUMED IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION. IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUB-GRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.

PROVIDE PERIMETER FOUNDATION DRAIN PIPE PITCHED @ 1/8":12" TO DAYLIGHT OR A PREPARED 1'-0" DEEP, 2'-0" DIAMETER GRAVEL BED OR SUMP PUMP AS REQUIRED BY OWNER. DRAINPIPE TO BE 4" PERFORATED PIPE W/ HOLES ORIENTED DOWNWARD.

CONTROL JOINTS TO BE PROVIDED FOR ALL CONCRETE
SLABS OVER 900 SF.

IT IS RECOMMENDED THAT RADON MITIGATION PIPING BE PLACED UNDER SLAB TO AN ELBOW ABOVE SLAB. PROVIDE PVC VENT PIPE TO EXTERIOR. CONTRACTOR TO VERIFY INSTALLATION W/ OWNER.

ALL SUBBASE TO BE COMPACTED IN MAXIMUM 6" LIFTS

PROVIDE CLOSED CELL FOAM SILL SEALER & 2x
PRESSURE TREATED SILL PLATE FLUSH TO EXTERIOR
EDGE OF ALL FOUNDATION WALLS. SECURE w/ ANCHOR
BOLTS.

PROVIDE (2) PRESSURE TREATED 2X4 @ PERIMETER OF WINDOW & DOOR ROUGH OPENINGS IN FOUNDATION WALLS.

PROVIDE (1) PRESSURE TREATED 2x ON TOP OF STEEL BEAMS.

ALL EXTERIOR CONCRETE SLABS, FOUNDATION WALLS
AND FOUNDATION PIERS TO BE MIN 4000 PSI CONC.

ALL INTERIOR CONCRETE SLABS TO BE MIN 3000 PS
CONC.

MAXIMUM ALLOWED HEIGHT OF BACKFILL SHALL BE 6
INCHES BELOW TOP OF FOUNDATION WALL.

DO NOT USE EXPANSIVE SOIL OR TOPSOIL FOR BACKFILL

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.

SILL PLATE MUST BE BOLTED WITHIN 12 INCHES OF THE
END OF ALL PLATE SECTIONS.

CONCRETE WALLS BELOW GRADE WITH SOIL ON ONE SIDE: VERTICAL REINFORCING SHALL BE PLACED WITH THE CENTER AXIS OF THE BAR BEING LOCATED 1 1/2" FROM THE INTERIOR FACE OF THE CONCRETE (ON THE TENSION SIDE OF THE WALL).

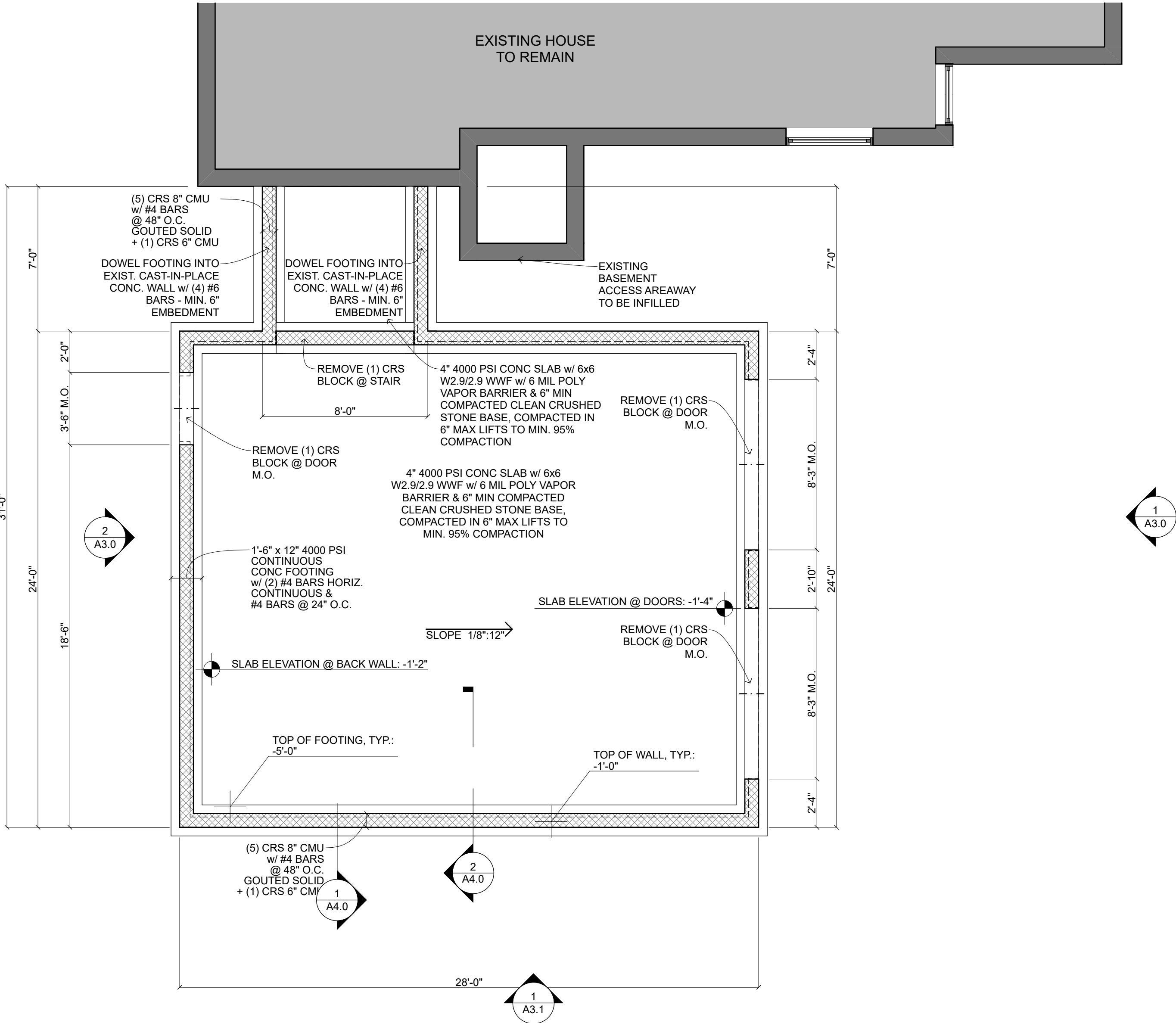
CONCRETE WALLS BELOW GRADE WITH SOIL ON BOTH SIDES OR WALLS ABOVE GRADE: VERTICAL REINFORCING SHALL BE PLACED WITH THE CENTER AXIS OF THE BAR AT THE CENTER AXIS OF THE WALL.

CONCRETE WALL OPENINGS: PROVIDE MIN (2) #4 VERTICAL BARS AT EACH SIDE OF OPENINGS. MAINTAIN COVER OF 1 1/2". BARS SHALL EXTEND VERTICALLY FOR THE FULL HEIGHT OF THE WALL POUR. PROVIDE (2) #4 HORIZONTAL BARS AT THE BASE AND TOP OF THE OPENING EXTENDING MIN 24" BEYOND EACH SIDE OF THE OPENING.

PROVIDE ADDITIONAL (4) #5 VERTICAL BARS IN
FOUNDATION WALLS & #3 HORIZ CAGE STIRRUPS @ 12" OC
BELOW ALL POINT LOAD LOCATIONS

PROVIDE (2) FULL HEIGHT VERTICAL BARS AT ALL CORNERS IN FOUNDATION WALLS, SIZE EQ TO WALL REINFORCEMENT.

MINIMUM REINFORCING LAP LENGTH TO BE 40x BAR DIAMETER.



1

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

NOTE:

FOOTINGS SHALL BE STEPPED AS REQUIRED BY SITE CONDITIONS TO BEAR ON UNDISTURBED SOILS AND MAINTAIN 42" MIN. DEPTH BELOW FINISHED GRADE

Stoneleigh Garage Addition

100 Stoneleigh Ct Rochester NY 14618

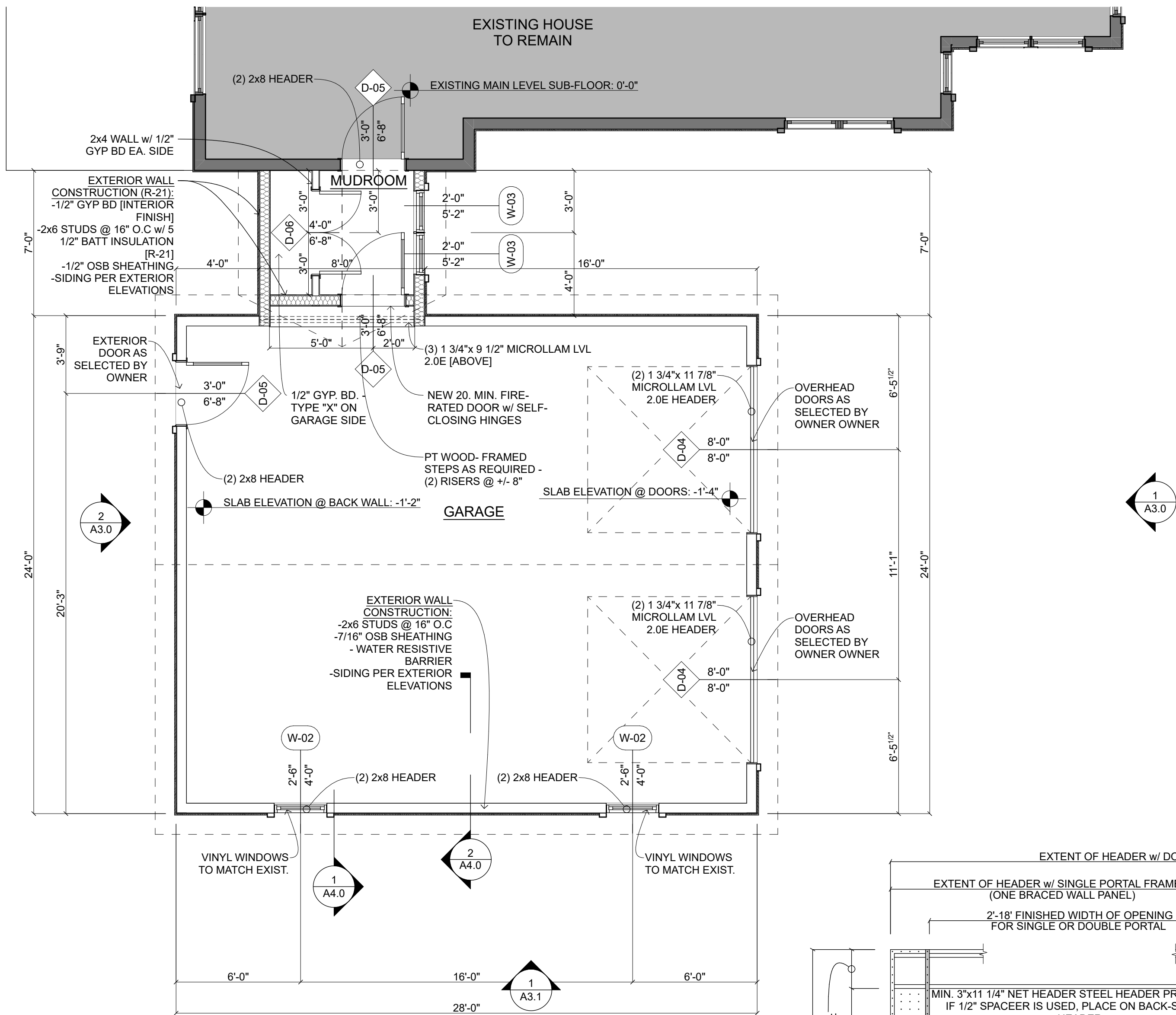
ISSUED 7/29/25

Permit Set

SCALE 1/4"-1'-0"

Foundation Plan

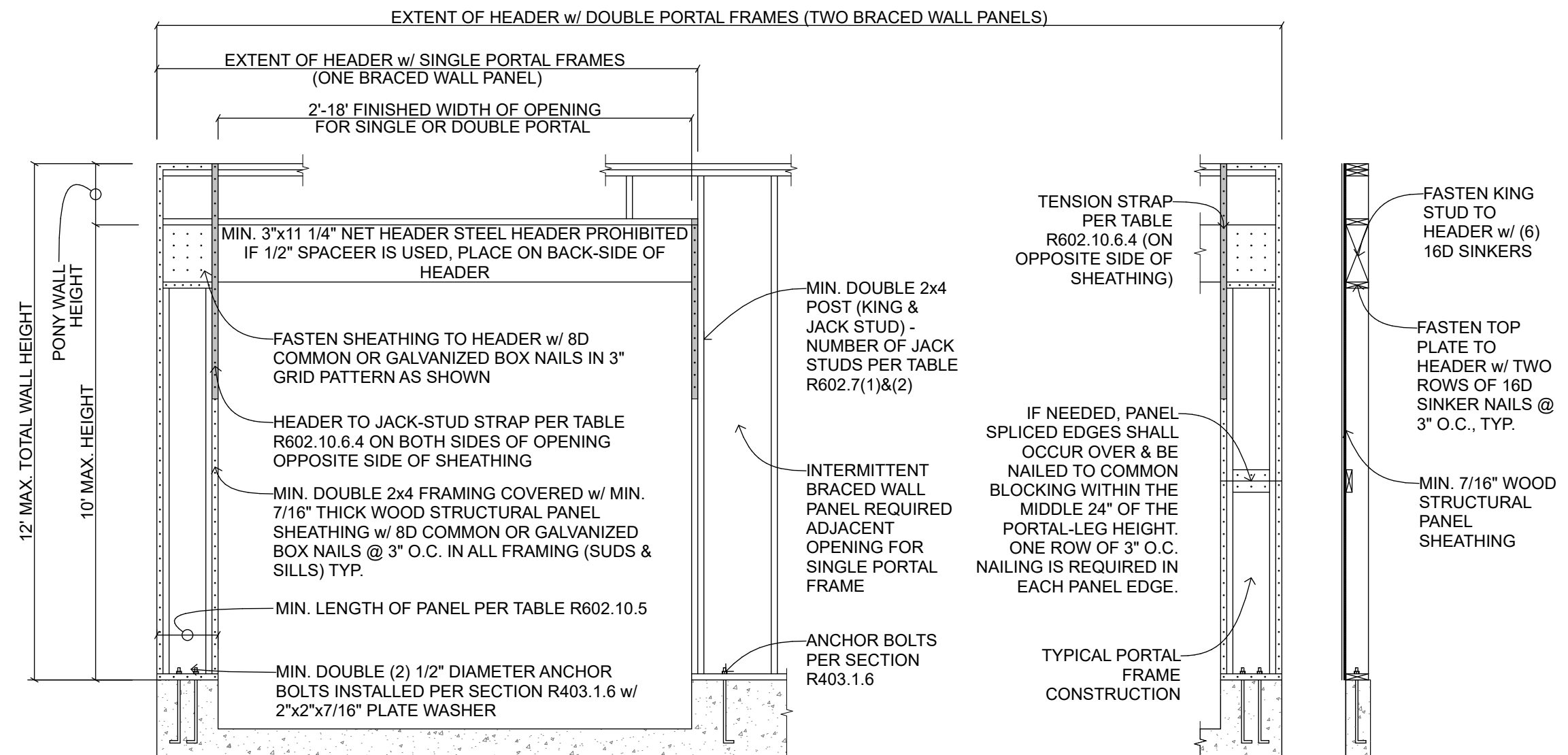
A1.0



1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- ALL WALL DIMENSIONS ARE TO FACE OF STUD FRAMING
- WINDOW LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW
- INTERIOR DOORS DIMENSIONS ARE TO CENTERLINE OF DOOR



2 PORTAL FRAME DETAILS
SCALE: 3/8" = 1'-0"

PORTAL FRAME DETAIL @ GARAGE DOOR

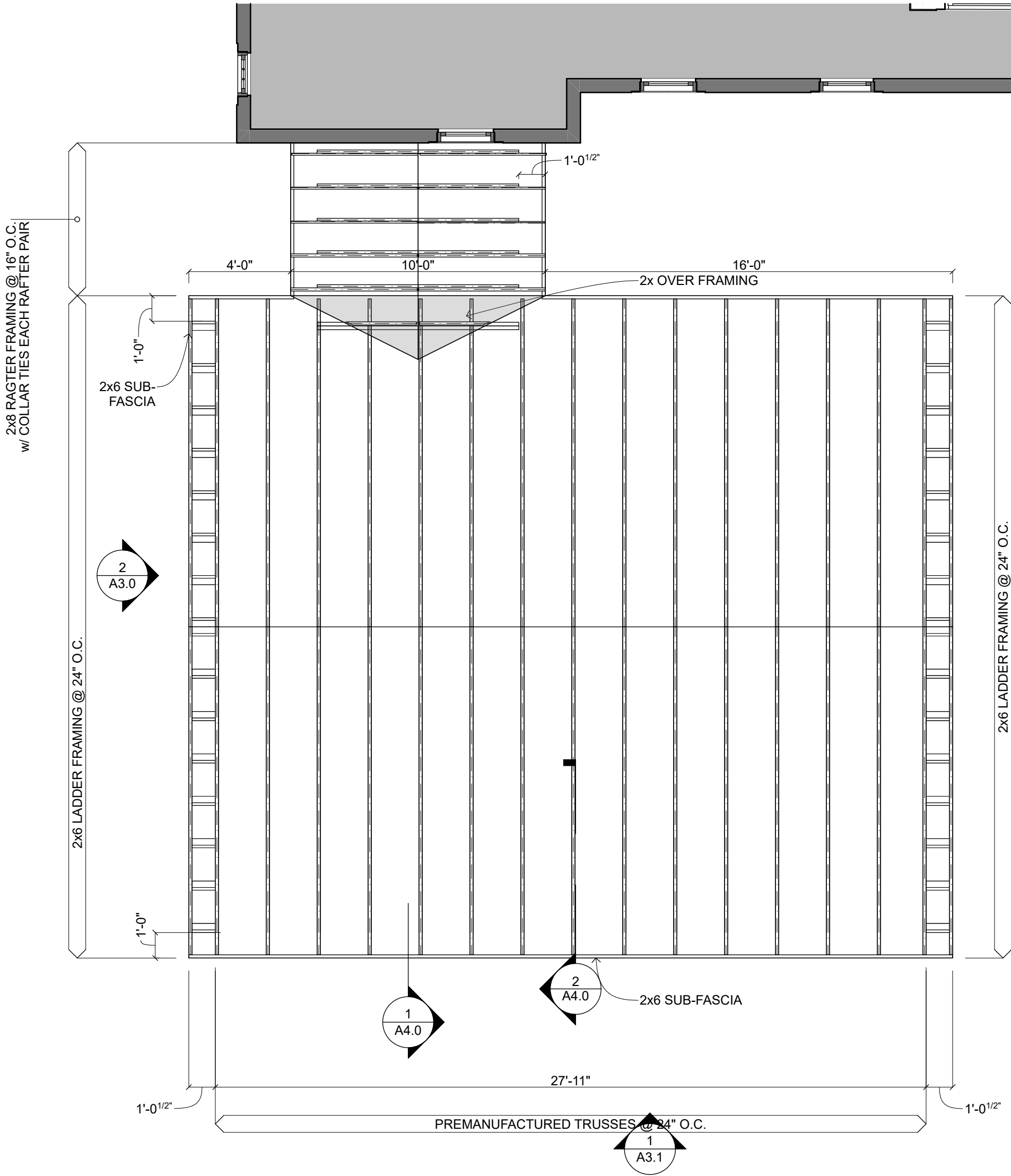
GENERAL ROOF FRAMING NOTES

PRE-MANUFACTURED TRUSSES TO BE ENGINEERED AND PROVIDED BY CERTIFIED TRUSS MANUFACTURER IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES IN EFFECT AT THE TIME OF CONSTRUCTION AND SHALL ACCOUNT FOR ALL IMPOSED RELEVANT LIVE AND DEAD LOADS

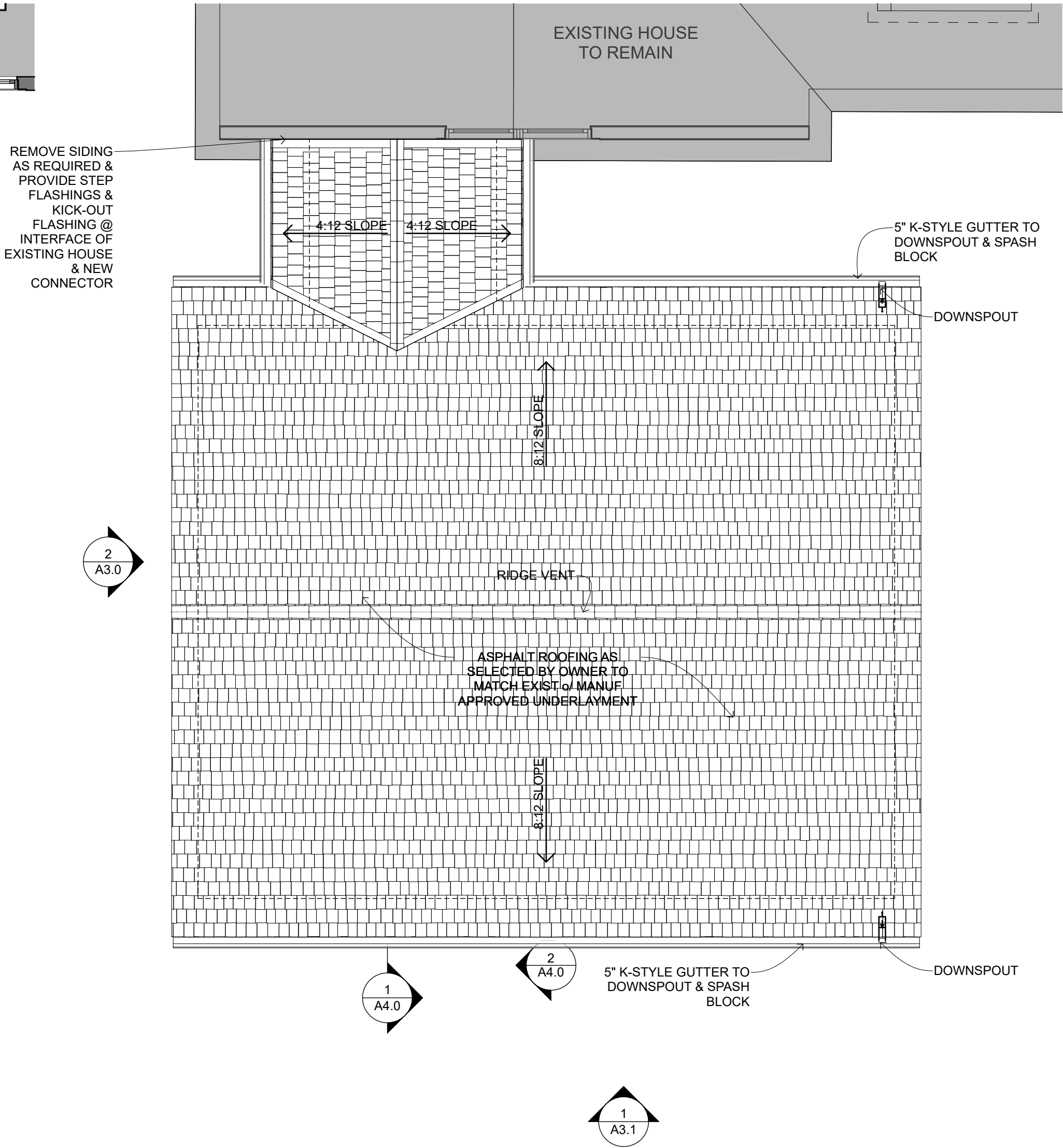
TRUSS LAYOUT AND DESIGN PER MANUFACTURER - LAYOUT AS SHOWN IS FOR CONCEPTUAL PURPOSES ONLY

FINAL TRUSS DESIGN AND LAYOUT SHALL BE APPROVED BY OWNER/BUILDER PRIOR TO FABRICATION

GIRDER TRUSSES SHALL BE ENGINEERED BY MANUFACTURER WITH RELEVANT CONNECTORS



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



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

ELECTRICAL SYMBOLS	
	110 DUPLEX OUTLET
	110 QUAD OUTLET
	110 SWITCHED OUTLET
	110 FLOOR OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	WATERPROOF EXTERIOR OUTLET
	220 OUTLET
	SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	DOOR ACTUATED SWITCH
	MOTION DETECTING SWITCH
	MULTI-POINT DIMMIER
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR
	CEILING JUNCTION BOX
	LED STRIP/TRACK LIGHTING
	EMERGENCY LIGHTING - BATTERY
	4" RECESSED LIGHT
	5" RECESSED LIGHT
	WALL MOUNTED LIGHT
	EXTERIOR WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT
	EXTERIOR CEILING MOUNTED LIGHT
	PENDANT MOUNTED LIGHT
	CHANDELIER LIGHT
	VENTILATION FAN
	VENTILATION FAN+LIGHT
	VANITY LIGHT BAR
	UNDER CABINET LIGHT
	LED UTILITY LIGHT
	MONOPOINT/SPOT LIGHT
	CEILING MOUNTED FAN/FAN LIGHT
	CLOSET LIGHT
	EXTERIOR FLOOD/SECURITY LIGHT
	EXIT SIGN

ELECTRICAL NOTES

ELECTRICAL WORK TO BE DONE IN ACCORDANCE W/NEC CODE IN EFFECT

ELECTRICAL LOAD CALCULATIONS AND LOAD CENTER SIZE TO BE DETERMINED BY OWNER/ BUILDER/ELECTRICIAN

EMERGENCY DISCONNECT(S) & SURGE PROTECTION TO BE PROVIDED

LIGHTING, SWITCHING, AND RECEPTACLE LOCATIONS ARE FOR PRELIMINARY REVIEW ONLY. OWNER/BUILDER IS RESPONSIBLE FOR FINAL DESIGN, INCLUDING APPLICABLE CODE COMPLIANCE

FINISH LIGHTING FIXTURES AND DEVICES AS SELECTED BY OWNER/INTERIOR DESIGNER

RECEPTACLES LOCATIONS TO MEET MINIMUM CODE REQUIREMENTS AS WELL AS OWNERS PREFERENCES & SHALL BE TAMPER RESISTANT

SMOKE DETECTORS TO BE PHOTOELECTRIC

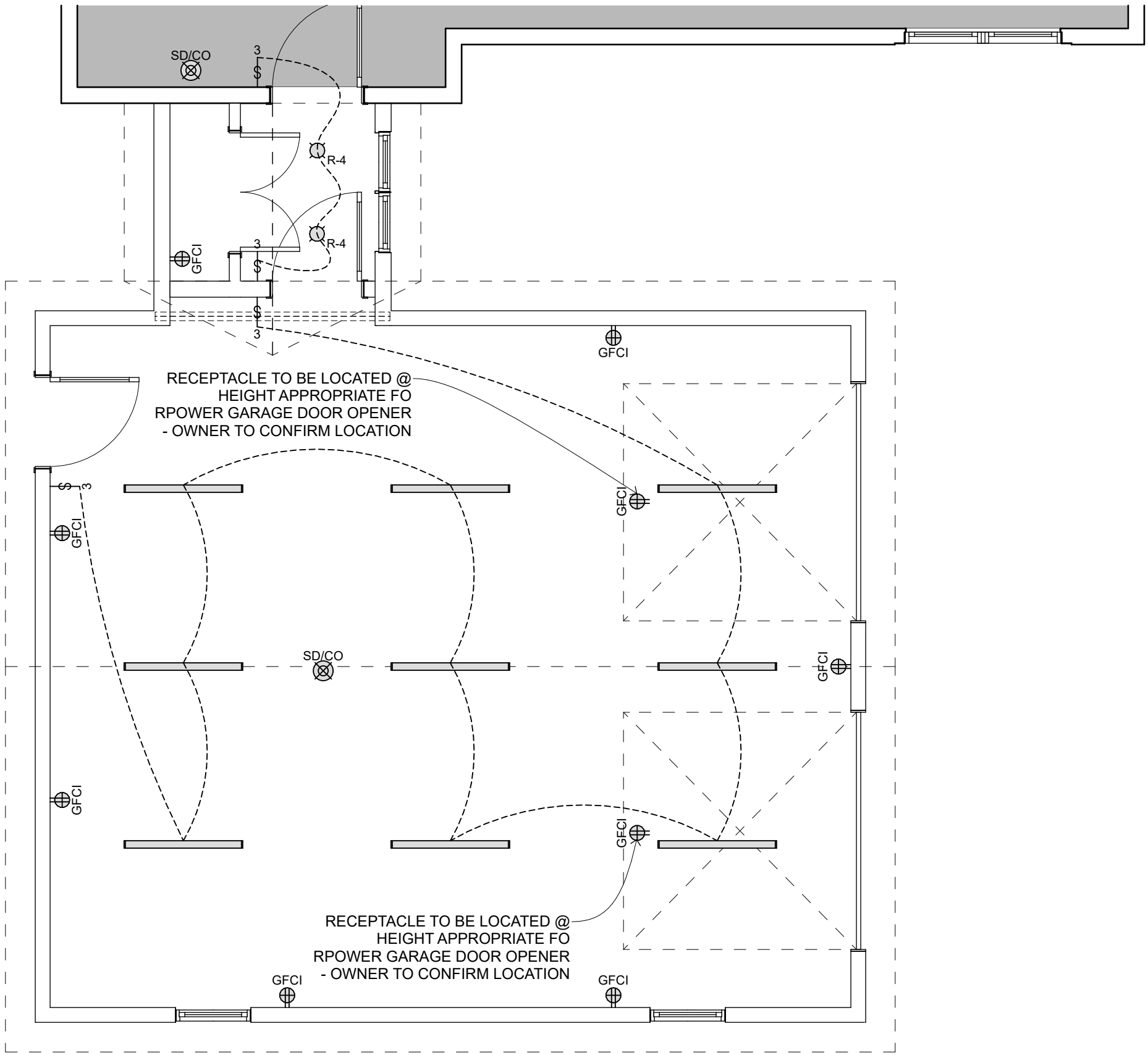
OUTLET CIRCUITS TO BE 20A AND LIGHTING CIRCUITS TO BE 15 AMP, UNLESS OTHERWISE NOTED

LOCATIONS OF ABOVE COUNTERTOP RECEPTACLES TO BE COORDINATED w/ HEIGHT OF COUNTERTOP SURFACE

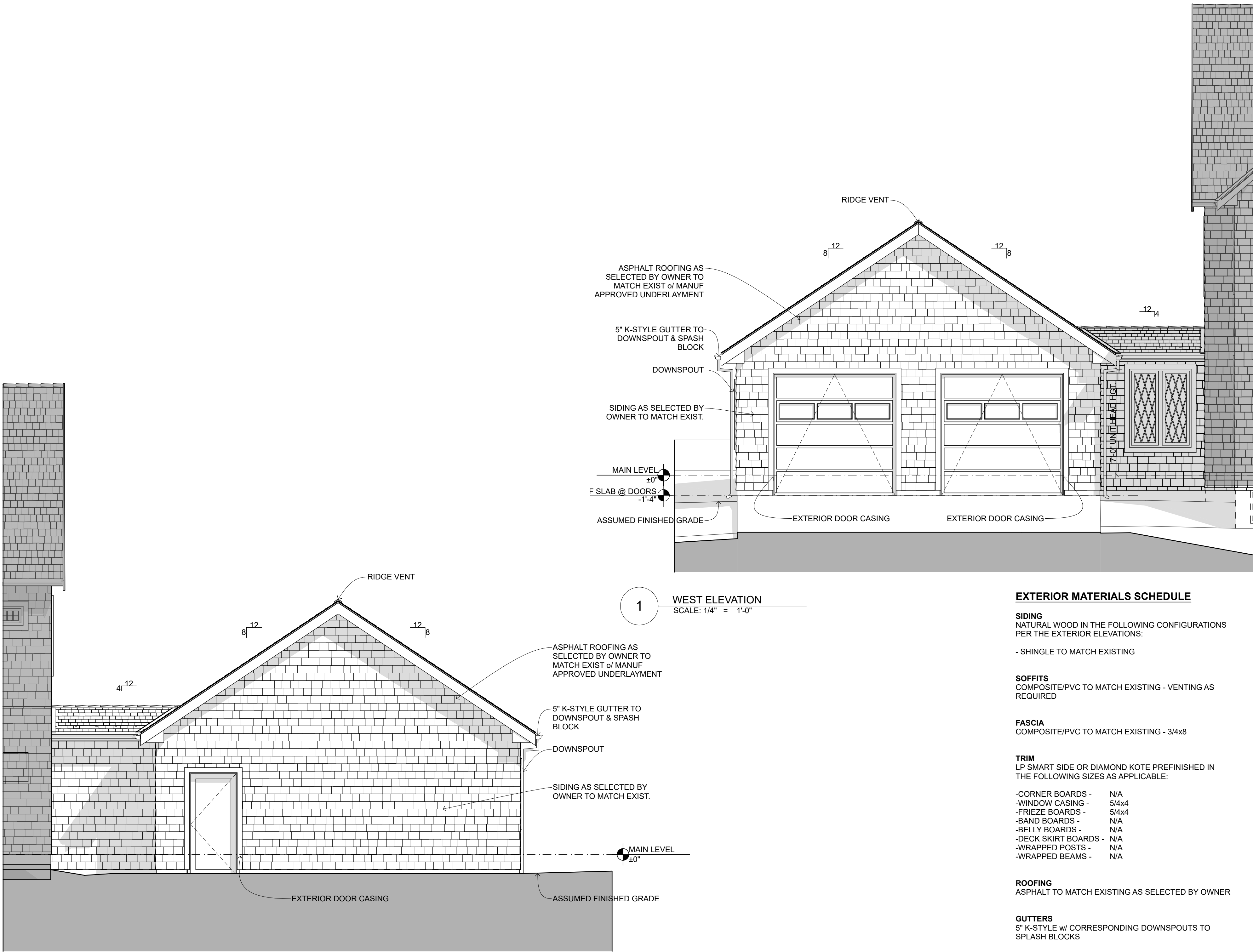
PROVIDE DUCTING FOR ALL F/L COMBINATIONS TO EXTERIOR

WHOLE-BUILDING VENTILATION SYSTEM OR HEAT/ENERGY RECOVERY VENTILATOR (HRV OR ERV) SHOULD BE INSTALLED TO CONTROL INTERIOR INDOOR AIR QUALITY

TEL/DATA AND SPEAKER DESIGN IS FOR PRELIMINARY REVIEW ONLY. FINAL DESIGN BY OWNER/BUILDER



1 MAIN LEVEL RCP
SCALE: 1/4" = 1'-0"



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

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

EXTERIOR MATERIALS SCHEDULE

SIDING
NATURAL WOOD IN THE FOLLOWING CONFIGURATIONS
PER THE EXTERIOR ELEVATIONS:

- SHINGLE TO MATCH EXISTING

SOFFITS
COMPOSITE/PVC TO MATCH EXISTING - VENTING AS
REQUIRED

FASCIA
COMPOSITE/PVC TO MATCH EXISTING - 3/4x8

TRIM
LP SMART SIDE OR DIAMOND KOTE PREFINISHED IN
THE FOLLOWING SIZES AS APPLICABLE:

-CORNER BOARDS -	N/A
-WINDOW CASING -	5/4x4
-FRIEZE BOARDS -	5/4x4
-BAND BOARDS -	N/A
-BELLY BOARDS -	N/A
-DECK SKIRT BOARDS -	N/A
-WRAPPED POSTS -	N/A
-WRAPPED BEAMS -	N/A

ROOFING
ASPHALT TO MATCH EXISTING AS SELECTED BY OWNER

GUTTERS
5" K-STYLE w/ CORRESPONDING DOWNSPOUTS TO
SPLASH BLOCKS

DECKING
N/A

EXTERIOR MATERIALS SCHEDULE

SIDING
NATURAL WOOD IN THE FOLLOWING CONFIGURATIONS
PER THE EXTERIOR ELEVATIONS:

- SHINGLE TO MATCH EXISTING

SOFFITS
COMPOSITE/PVC TO MATCH EXISTING - VENTING AS
REQUIRED

FASCIA
COMPOSITE/PVC TO MATCH EXISTING - 3/4x8

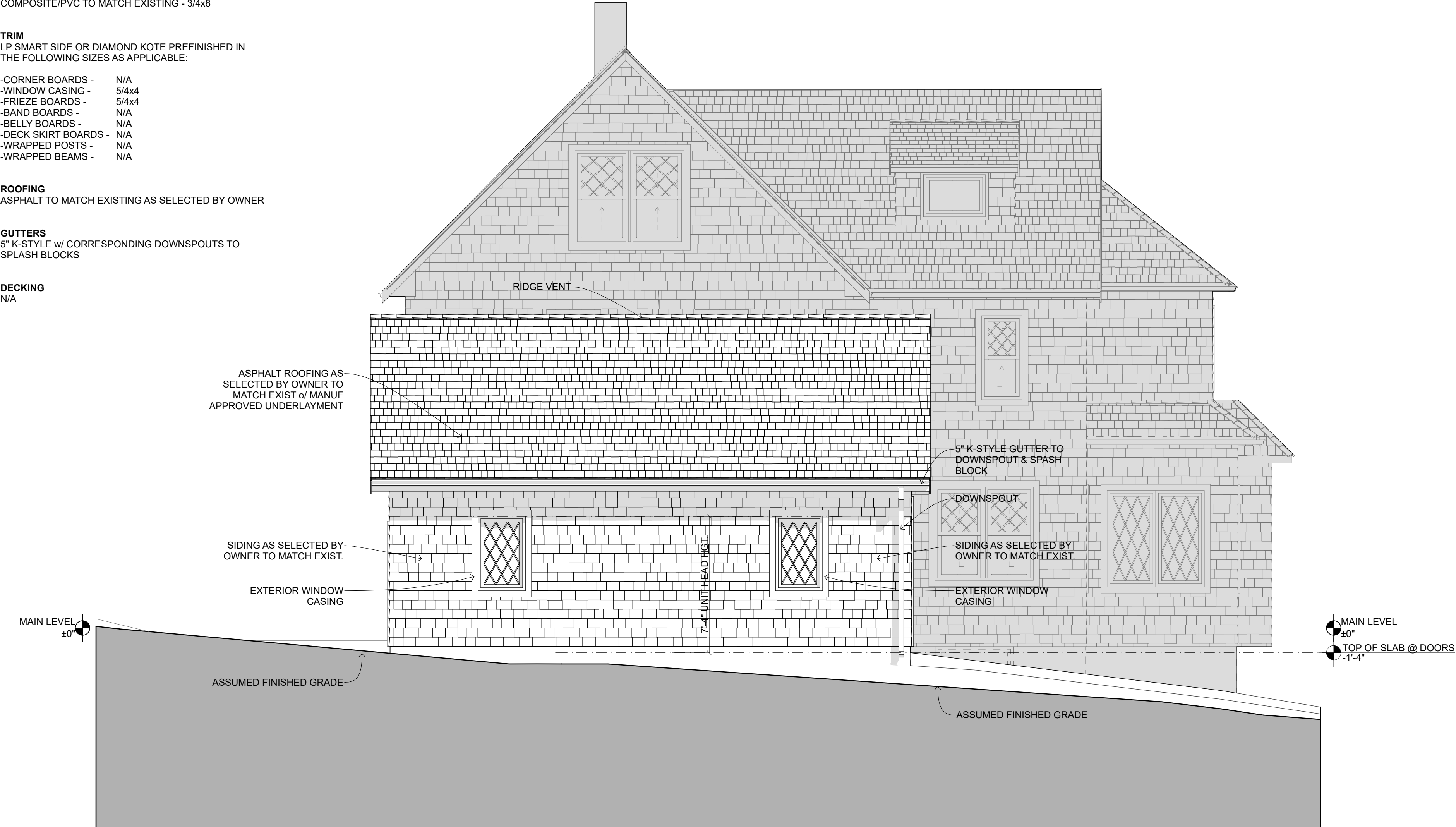
TRIM
LP SMART SIDE OR DIAMOND KOTE PREFINISHED IN
THE FOLLOWING SIZES AS APPLICABLE:

- CORNER BOARDS - N/A
- WINDOW CASING - 5/4x4
- FRIEZE BOARDS - 5/4x4
- BAND BOARDS - N/A
- BELLY BOARDS - N/A
- DECK SKIRT BOARDS - N/A
- WRAPPED POSTS - N/A
- WRAPPED BEAMS - N/A

ROOFING
ASPHALT TO MATCH EXISTING AS SELECTED BY OWNER

GUTTERS
5" K-STYLE w/ CORRESPONDING DOWNSPOUTS TO
SPLASH BLOCKS

DECKING
N/A



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



90 Stoneleigh Ct.
Proposed Garage
Rendering
10/14/25

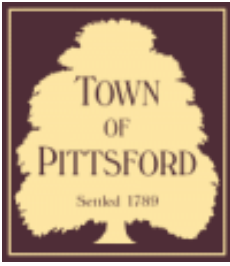


90

Stoneleigh



90 Stoneleigh



Town of Pittsford

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

Permit #
RA25-000177

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 4048 East Avenue ROCHESTER, NY 14618

Tax ID Number: 151.10-1-7.1

Zoning District: RN Residential Neighborhood

Owner: Coughlin, Daniel M

Applicant: The Workshop Home Services Inc.

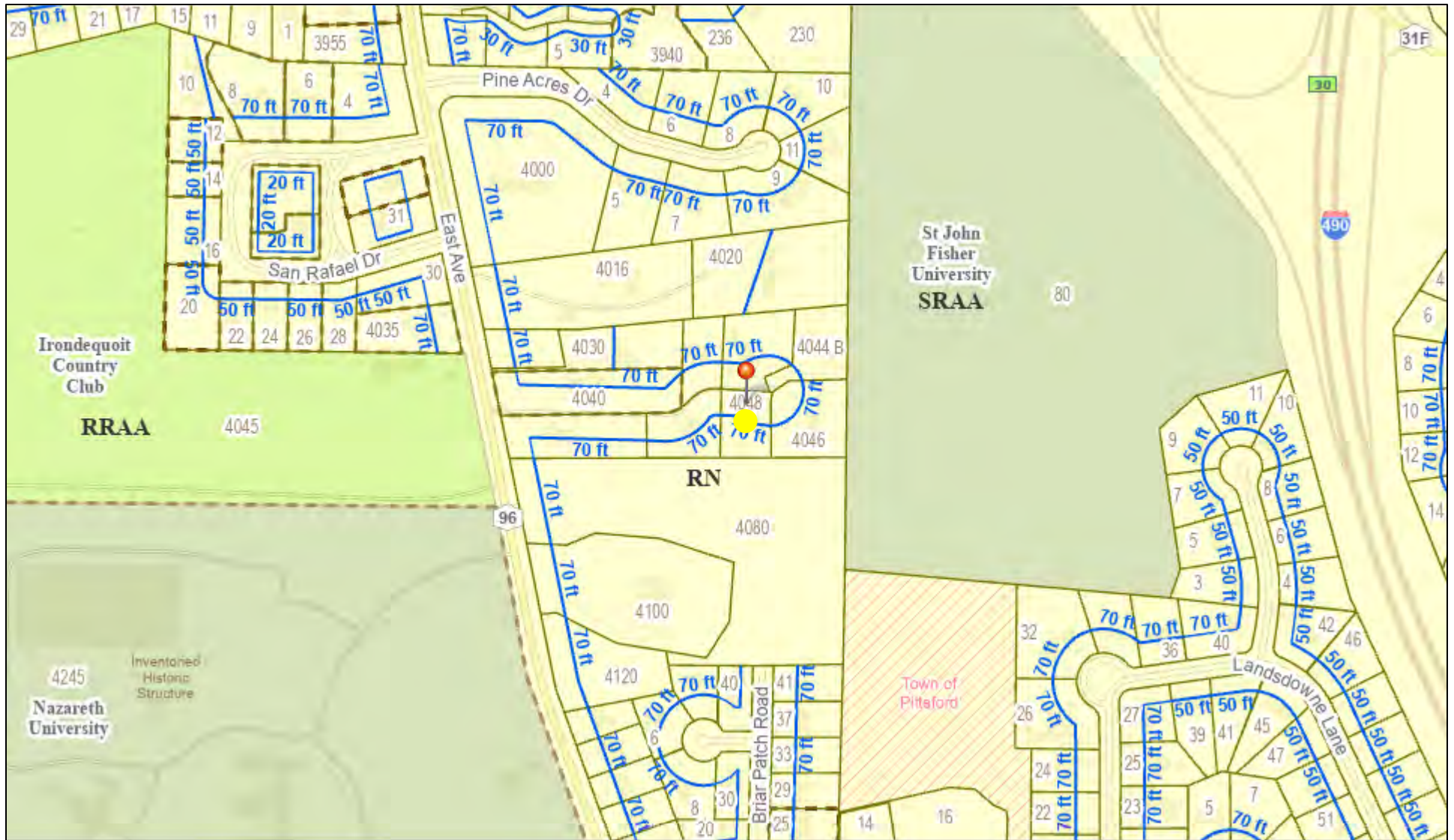
Application Type:

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

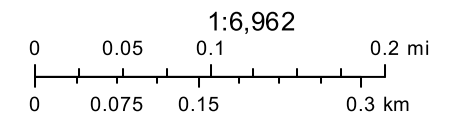
Project Description: Applicant is requesting design review of a 647 square foot detached 2 bay single story garage.

Meeting Date: October 23, 2025

Residential Neighborhood Zoning

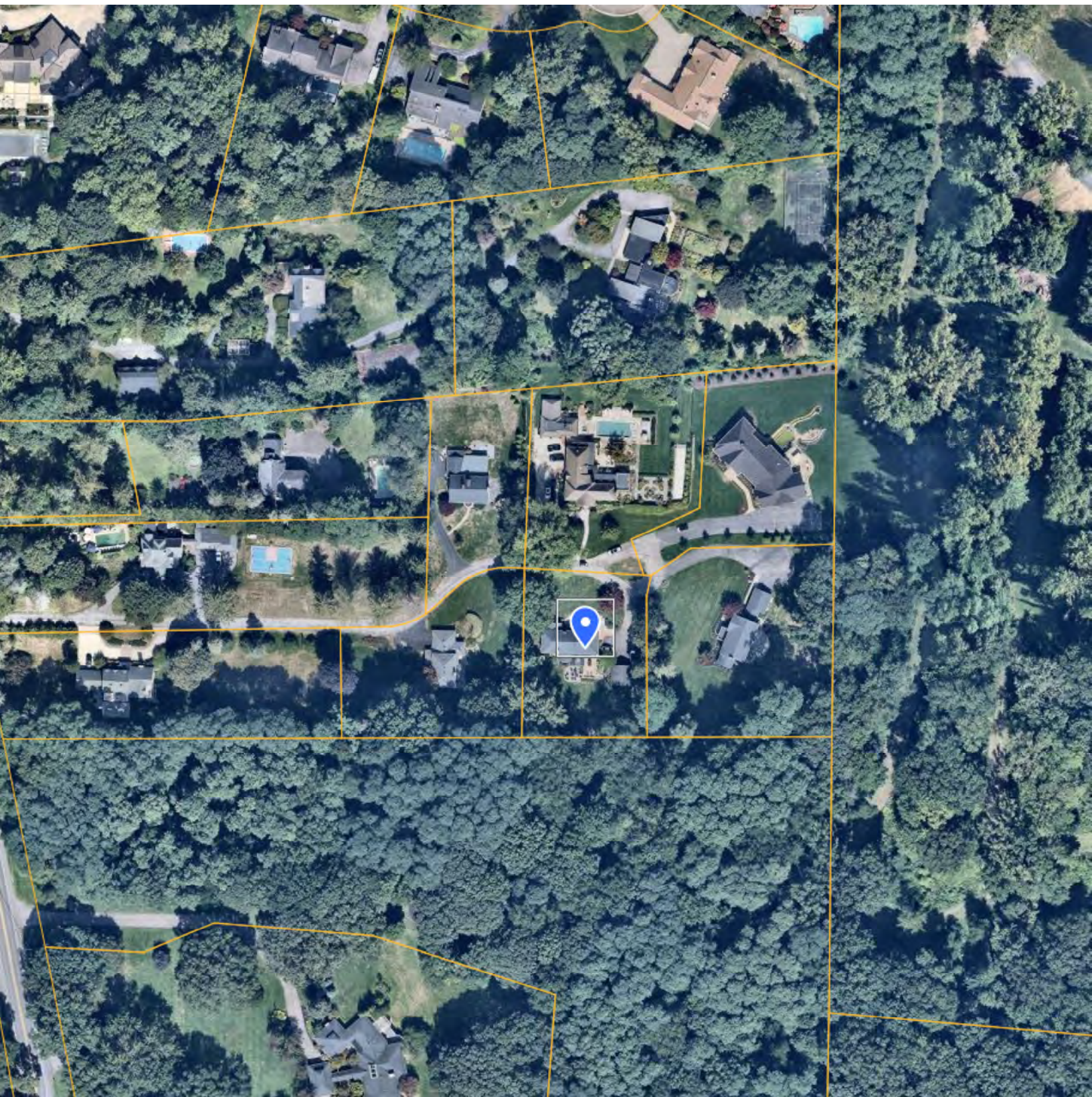


10/16/2025, 8:51:43 AM

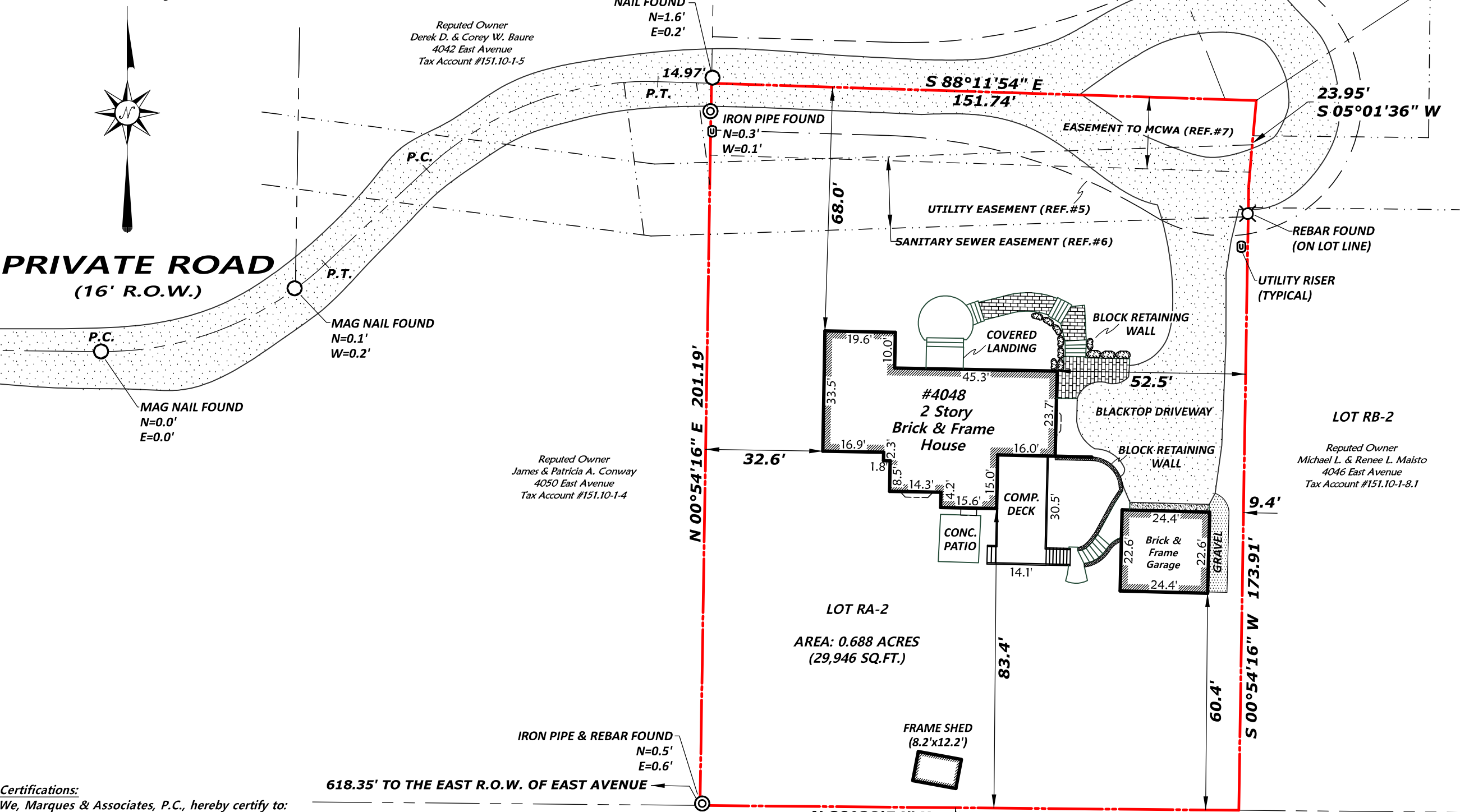


Town of Pittsford GIS

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.



- References:
- 1.) No abstract of title provided.
 - 2.) Tax Account #151.10-1-7.1
 - 3.) Liber 363 of Maps, Page 99
 - 4.) Liber 11684 of Deeds, Page 177
 - 5.) Liber 6615 of Deeds, Page 52 (Utility Easement to Greater Rochester Cable Vision)
 - 6.) Liber 12677 of Deeds, Page 354 (Sanitary Sewer Easement to the Town of Pittsford)
 - 7.) Liber 12946 of Deeds, Page 479 (Easement to MCWA)



Certifications:

We, Marques & Associates, P.C., hereby certify to:

- 1.) Daniel M. Coughlin;

that this map was made on August 29, 2025 from an Instrument Survey performed on August 28, 2025 and from references listed hereon.

Michael L. Marques, L.S. - NYSLS # 051173

"Unauthorized alterations or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-section 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency, and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SHOWING:

4048 EAST AVENUE

LOT RA-2
A RESUBDIVISION OF LOT A AND LOT B OF THE WHELAN SUBDIVISION AND OTHER LANDS (4046 & 4048 EAST AVENUE)

BEING A RESUBDIVISION OF PART OF LAND OF THE ELMER E. FAIRCHILD PROPERTY

TOWN OF PITTSFORD
MONROE COUNTY
NEW YORK

DRAWING TITLE:

Instrument Survey Map

PREPARED FOR:

c/o
Daniel M. Coughlin
4048 East Avenue
Rochester, New York 14618

MARQUES & ASSOCIATES, P.C.
LAND SURVEYING
ENGINEERING

930 East Avenue, Suite 1000
Rochester, New York 14607
585-723-1820
www.marquespc.com

Date: August 29, 2025
Project #: 2025033
Scale: 1"=30'
Drawn by: MLM

Coughlin Garage Addition

Town of PITTSFORD, NY

STRUCTURAL LOADING DESIGN CRITERIA

ALL LOADS IN POUNDS PER SQUARE FOOT

LOCATION	LIVE	DEAD	WIND
1ST FLOOR	40	30	150/50
2ND FLOOR (RESIDENTIAL)	40	30	150/50
2ND FLOOR (COMMERCIAL)	40	30	150/50
ATTIC (UNFINISHED)	20	10	150/50
ROOF BY TRUSSED CEILING	20	10	150/50
ROOF BY FINISHED CEILING	20	10	150/50
SNOW	30	10	150/50

NOTE: ASSUMED BASE RAIL BEARING CAPACITY IS 3000 PSF AT 10% FRONT EARTH. VALUES MAY BE INCREASED IF THE EARTH IS OF A HIGHER CLASSIFICATION OR LOAD BEARING TEST DATA IS AVAILABLE.

INSULATION AND FENESTRATION REQUIREMENTS

TABLE N100.2.1 2010 RESIDENTIAL CODE

MORRIS COUNTY

CLIMATIC & GEOGRAPHICAL DESIGN CRITERIA

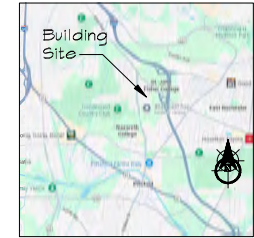
TABLE N100.2.2 2010 RESIDENTIAL CODE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	ROOF FLOOR R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	GRAVEL SPACE R-VALUE
5	0.30	0.25	NR	4R	20 OR 15 + 5	5 / 1	30	15 / 1	10 / 2 R HEATED	15 / 1

GROUND LOAD	WIND CATEGORY	SEISMIC CATEGORY	FEATHERING	FEATHERING DEPTH	TENET	DECAT	ICE SHIELD REQUIRED	FLOOD HAZARDS
40	15	5	SEVERE	42"	SLIGHT TO MODERATE	SLIGHT TO MODERATE	YES	NO

LIST OF DRAWINGS:

- A-0.0 Cover Sheet
- A-1.1 Foundation & Floor Plans
- A-2.1 Roof Plan & Building Section
- A-3.1 Exterior Elevations



2 LOCATION MAP
A-0.0 N.T.S.

GENERAL NOTES & CODE

GENERAL NOTES:

- THE SET OF PLANS HAS BEEN PREPARED AND SHALL BE SUBJECT TO THE RESIDENTIAL CODE OF NY AND ANY OTHER APPLICABLE CODES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF PITTSFORD, NY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF PITTSFORD, NY.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, RECORDINGS, NOTES, AND DIMENSIONS PRIOR TO START OF CONSTRUCTION. NO DIMENSIONS SHALL BE DEPENDENT ON THE ATTENDANCE OF THE ARCHITECT.
- GENERAL CONTRACTOR TO PROVIDE ADEQUATE SUPPORT OF EXISTING FOUNDATIONS, WALLS, FOUNDATIONS, WALLS AND PARTITIONS DURING CONSTRUCTION (IF APPLICABLE) TO PREVENT COLLAPSE OR DAMAGE TO EXISTING STRUCTURES.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES TO PREVENT OVERLAP OR CONFLICTS.
- IF ANY MATERIALS AND/OR FINISHES ARE TO BE USED IN THE PROJECT, THE CONTRACTOR SHALL PROVIDE SAMPLES AND SPECIFICATIONS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION AND BE COMPLETED FOR THE PROJECT.
- PROVIDE ALL BLOCKING, TURNING AND BRACING AS REQUIRED FOR INSTALLATION AND BE COMPLETED FOR THE PROJECT.

CODE REQUIREMENTS:

- SEISMIC PER RC
- SEISMICALLY RESISTANT WALLS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
 - SEISMICALLY RESISTANT WALLS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
 - SEISMICALLY RESISTANT WALLS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
- MINIMUM PER RC
- HANDRAILS ARE REQUIRED ON AT LEAST ONE (1) SIDE OF STAIRWAYS FOR ALL HAND RAILS.
 - HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE FINISH FLOOR AND BE LESS THAN 4" FROM THE HANDRAIL.
 - THE HANDRAIL PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/2" FROM THE HANDRAIL.
 - HANDRAILS PROTECTING FROM A FALL SHALL HAVE AT LEAST 1 1/2" BETWEEN THE HANDRAIL AND THE HANDRAIL. HANDRAILS SHALL HAVE A MAXIMUM SPACING OF 4" BETWEEN HANDRAILS.

ADDITIONS & RENOVATIONS:

- FOR ADDITIONS AND RENOVATIONS, THERE SHALL BE A MINIMUM OF 10% OF THE EXISTING STRUCTURE TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF PITTSFORD, NY.
- FOR ADDITIONS AND RENOVATIONS, THERE SHALL BE A MINIMUM OF 10% OF THE EXISTING STRUCTURE TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF PITTSFORD, NY.
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ELECTRICAL/MECHANICAL/PLUMBING:

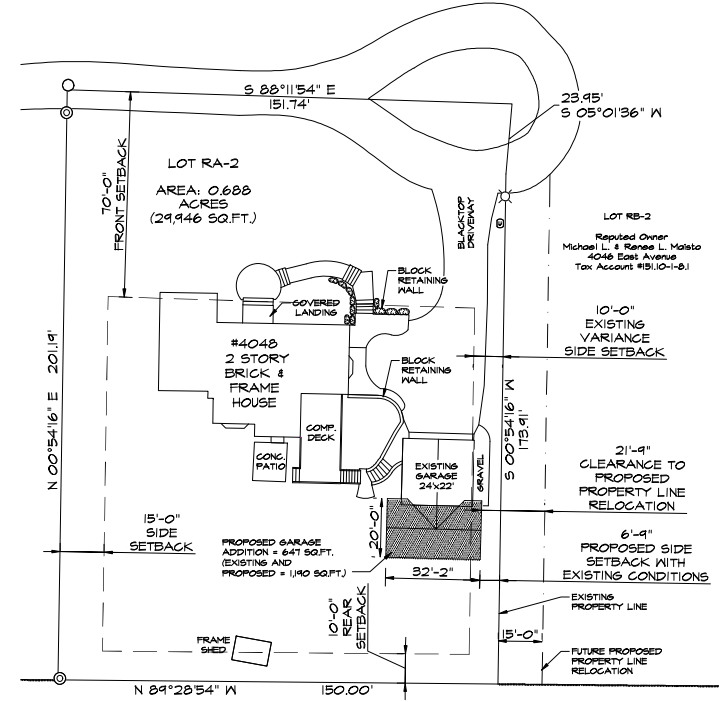
- ELECTRICAL AND PLUMBING LAYOUT SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
- ELECTRICAL AND PLUMBING LAYOUT SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
- ELECTRICAL AND PLUMBING LAYOUT SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.

BUILDING ENVELOPE TESTING:

- ALL NEW RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
- ALL NEW RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
- ALL NEW RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.

DOOR REQUIREMENTS:

- DOOR REQUIREMENTS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
- DOOR REQUIREMENTS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.
- DOOR REQUIREMENTS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE SEISMIC FORCES AND TO BE PROTECTED FROM COLLAPSE BY A COMPOUND TRAPDOOR.



1 SITE PLAN
A-0.0 1" = 20'-0"

PRELIMINARY SET NOT TO BE USED FOR CONSTRUCTION PURPOSES

REVISIONS	Description	No.	Date

DESIGN WORKS ARCHITECTURE
6 North Main Street, Suite 104 • Fairport, New York 14450
Phone: 315-377-6000 • www.designworksarch.com
all reserved content is the property of Design Works Architecture, LLC and shall be reproduced without permission.

Project No: 2512
Date: 04-12-25
Scale: AS NOTED
Drawn by: JMM
Checked by: CDB

Construction Documents
COVER SHEET

A=0.0

1. ALL CONCRETE TO BE A MIN. OF 3,000 PSI (UNLESS OTHERWISE NOTED).
2. THE HEIGHT OF BACK FILL SHALL NOT EXCEED 8 FEET. BACK FILL MATERIAL SHALL BE CLEAN, FREE OF DEBRIS, WELL DRAINED MATERIAL.

1. ALL CONCRETE TO BE A MIN. OF 5,000 PSI (UNLESS OTHERWISE NOTED).
2. THE HEIGHT OF BACK FILL SHALL BE SUFFICIENT TO PROVIDE A MINIMUM 18" COVER OVER ALL REINFORCING BARS. THE BACKFILL SHALL BE CLEAN PIERCE OF PERMS, WELL DRAINED MATERIAL.
3. FINISH FLOOR DEPTHS AND GRADES SHALL BE SUBJECT TO SUBSURFACE CONDITIONS. ALL FOOTINGS SHALL BE 12" MINIMUM DEPTHS. ALL FOUNDATIONS SHALL BE 24" MINIMUM BAREMIN CAPACITY. ALL FOUNDATIONS SHALL BE 12" MINIMUM DEPTHS TO EXTEND BELOW THE FROST LINE. ALL FOUNDATIONS SHALL BE 6" BELOW FINISHED GRADE. PROVIDE 12" MINIMUM COVER OVER ALL REINFORCING BARS.
4. THE CONCRETE USED FOR FOOTINGS AND FOUNDATION WALLS (NOT EXPOSED TO THE WEATHER) SHALL HAVE A MINIMUM 5,000 PSI COMPRESSIVE STRENGTH AND SHALL BE AIR ENTRAINED AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK STATE.
5. TOP OF WALL TO EXTEND A MIN. OF 8" ABOVE FINISHED GRADE.
6. GARAGE SLAB IS A MINIMUM OF 4" THICK. REINFORCE WITH WELDED WIRE BARRIER (10 MIL) OVER 4" CRUSHED STONE. TOP OF SLAB ELEVATION TO BE 12" ABOVE FINISHED GRADE. PROVIDE 4,000 PSI, (28 DAY COMPRESSIVE STRENGTH) CONCRETE WITH 6 MESH REINFORCING.
7. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER AND GRADES SHALL BE 5,000 PSI, (28 DAY COMPRESSIVE STRENGTH) CONCRETE WITH 6 MESH REINFORCING.

1. BEFORE PLACING CONCRETE REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BLOCKOUTS AND EMBEDDED ITEMS.
2. CHAMFER ALL EXPOSED EDGES OF CONCRETE $\frac{3}{4}$ " x 45 DEGREES UNLESS OTHERWISE NOTED.

1. BEFORE PLACING CONCRETE REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR BLOCKOUTS AND EMBEDDED ITEMS.
2. CHAMFER ALL EXPOSED EDGES OF CONCRETE $\frac{1}{4}$ " $\times$ 45 DEGREES UNLESS NOTED OTHERWISE.
3. ALL ANCHOR BOLTS ARE TO BE SET WITH TEMPLATES. ANCHOR BOLT PROJECTIONS NOTED OR SHOWN ON DRAWINGS SHALL BE SET TO MATCH FROM FRESH CONCRETE AND NOT FROM GROUT.
4. ALL REINFORCING STEEL SHALL BE CONTINUOUS AROUND CORNERS.
5. WELDING OF REINFORCING STEEL IS NOT PERMITTED.
6. THE USE OF DEFORMED REINFORCING STEEL AT CORNERS ON EMBEDDED ITEMS IS NOT PERMITTED.
7. SLABS ON GRADE SHALL BE REINFORCED WITH ONE LAYER $\times$ 6 OR MORE. ALL WELDED OR MECHANICALLY JOINTED REINFORCING SHALL BE MAINTAINED.
 - FOOTINGS 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER 4"
 - FLOORS 1 1/2"
 - SLABS 3/4"
8. THE FOLLOWING MINIMUM PROTECTION OF REINFORCING SHALL BE MAINTAINED.

1. CONCRETE MASONRY UNITS - HOLLOW LOAD BEARING CONCRETE BLOCK SHALL BE 8"x16" NOMINAL FACE WITH THICKNESS AS SHOWN ON DRAWINGS.
2. MORTAR - MORTAR SHALL BE TYPE S.
3. TRUSSED HORIZONTAL REINFORCING SHALL BE PROVIDED AT 16" O.C. HORIZONTALLY.
4. BLOCKS SHALL BE LAID IN REGULAR BOND PATTERN WITH JOINTS OF $\frac{3}{8}$ " UNIFORM THICKNESS.
5. WHERE VERTICAL REINFORCING IS CALLED FOR ON PLANS FILL CELLS FULL HEIGHT WITH CONCRETE OF SPECIFIED STRENGTH.
6. ALL ANCHOR BOLTS TO BE SET IN ALASKA SHALL BE SET WITH TEMPLATES, ANCHOR BOLT PROJECTIONS SHOWN OR NOTED ON DRAWINGS SHALL BE MEASURED FROM TOP OF BLOCK AND NOT FROM GROUT.

1. CONCRETE MASONRY UNITS - HOLLOW LOAD BEARING CONCRETE BLOCK SHALL BE 8"x16" NOMINAL FACE WITH THICKNESS AS SHOWN ON DRAWINGS.
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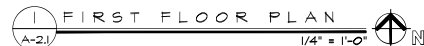
1. ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STRUCTURAL MEMBER
2. ALL INTERIOR STUD DIMENSIONS ARE FROM CENTERLINE TO CENTER LINE OF STUDS (UNLESS NOTED OTHERWISE)
3. ALL INTERIOR FRAMED WALLS TO BE 2x6 @ 16" O.C. (UNO.)
4. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (UNO.)
5. ALL INTERIOR HEADERS TO BE (2) 2x6 INSULATED (UNO.)
6. DOUBLE TRIMMERS AT ALL 4'-0" OPENINGS AND LARGER.
7. ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (UNO.)
8. ALL SPOT ELEVATIONS ARE TAKEN FROM 0'-0" DATUM OF MAIN LEVEL SUB-FLOOR (UNO.)

1. ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE EDGE OF SHEATHING OR CENTERLINE OF STRUCTURAL MEMBER
2. ALL INTERIOR STUD DIMENSIONS ARE FROM CENTERLINE TO CENTER LINE OF STUDS (UNLESS NOTED OTHERWISE)
3. ALL INTERIOR FRAMED WALLS TO BE 2x6 @ 16" O.C. (UNO.)
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5. ALL INTERIOR HEADERS TO BE (2) 2x6 INSULATED (UNO.)
6. DOUBLE TRIMMERS AT ALL 4'-0" OPENINGS AND LARGER.
7. ALL DOORS TO BE LOCATED IN CENTER OF OPENING OR MIN. 4" FROM ADJACENT WALL (UNO.)
8. ALL SPOT ELEVATIONS ARE TAKEN FROM 0'-0" DATUM OF MAIN LEVEL SUB-FLOOR (UNO.)

4. ■ INDICATES (S) STOP, STOP, GUIDED AND LAND (X) O.
10. REFER TO EXTERIOR ELEVATION FOR WINDOW SIZES.
11. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, IF POSSIBLE.
12. CONTRACTOR TO COORDINATE ALL GAS, COLD HEATING, AND GAS METER REQUIREMENTS. CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
13. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES, GOVERNING MEANS OF EGRESS, FIRE CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEANS ARE AS NOTED. OVERALL, FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON DRAWING AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

4. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING LESS THAN 25 AND A SMOKE DENSITY RATING LESS THAN 450.
 5. PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DAMPER FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
 6. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF 1 INCH CLEARANCE TO THE OUTSIDE. WHOLE HOUSE VENTILATION HALL RECOVERY SYSTEM. RANGE HOODS SHALL ALSO BE VENTED TO THE OUTSIDE.
 7. RANGE HOODS WITH A CFM OF 400 OR GREATER SHALL BE PROVIDED WITH MAKEUP AIR FROM EXTERIOR TO MAINTAIN NEUTRAL INTERIOR AIR PRESSURE.
- WALL TYPE LEGEND**
- 000000** EXTERIOR INSULATED WALL

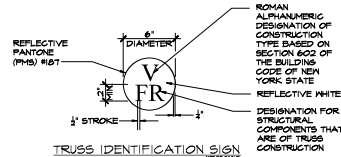
 EXTERIOR INSULATED WALL
 EXTERIOR 2x FRAMING
 INTERIOR STUD FRAMING
 HALF WALLS
 POURED CONG.
 FOUNDATION WALL



Title: Construction Documents FOUNDATION & FLOOR PLANS		Project No. 2512 Date 04-12-25 Scale: AS NOTED Drawn by: Checked by: CBB	Dan Coughlin Garage Addition 4048 EAST AVE TOWN OF PITTSFORD MORRIS COUNTY, NY	6 North Main Street, Suite 104 :: Fairport, New York 14450 Phone: 583-3779001 :: www.newdesignworks.com all rights reserved shall be retained by Design Works Architecture, LLC and shall be registered unless otherwise indicated.	REVISIONS		
					No.	Date	Description

CONSTRUCTION AND FRAMING NOTES:

1. JOISTS, HEADERS, AND BEAMS SHALL BE EASTERN HF NO. 2 OR BETTER UNLESS NOTED OTHERWISE:
- HF: F1500 PSI, FV175 PSI, E=13000000
- DD65 F1500 PSI, FV1400 PSI, FV=MS PSI, E=14000000
2. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES.
3. "LVL" BEAMS SHALL HAVE BENDING STRESS F15000 PSI, EX 2.0M PSI.
4. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.
5. BEAMS TO FOUNDATION POCKETS SHALL HAVE 1/2" CLEARANCE FROM MASONRY 1/2" AIRSPACE THREE (3) SIDES W/ STEEL SHIMS AND SOLID CMU CORES AT BEARINGS.
6. UNLESS OTHERWISE NOTED PROVIDE A 2x PLATE BOLTED TO TOP FLANGE OF ALL STEEL BEAMS WITH 3/4" DIAMETER BOLTS STAGGERED AT 48" ON CENTER.
7. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL.
8. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" UNLESS SEPARATED BY SILL SEALER MATERIAL.
9. ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES SHALL BE APPROVED PRESURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE.
10. DOUBLE FLOOR JOISTS AT FLOOR OPENINGS.
11. PROVIDE DOUBLE STUDS (MIN) UNDER BEAMS W/ SOLID BULKS TO FIRM (W/ SOLID CMU CORES AT POINT LOAD), COL. OR BEAM FOR PROPER SUPPORT AND LOAD TRANSFER.
12. FLOOR CONSTRUCTION: 3/4" TONGUE AND GROOVE ADVANTECH SUBFLOOR, GUEID AND NAILED (U.N.G.)
13. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK.
14. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING TAPE FLAT AND SAND (3 COATS) USE 1/2" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE V.O.G. OR GREATER, USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
15. ALL WALLS TO RECEIVE TILE SHALL BE CONTINUOUS BACKER BOARD IN SHOWERS AND AROUND TUBS.
16. USE (1) LAYER 1/2" FG TYPE "X" GYPSUM BOARD @ GARAGE WALLS AND CEILINGS, CEILING TO BE #1 FIRE CODE TYPE X IF HABITABLE SPACE ABOVE, ALL JOINTS TO BE TAPED, SEALED AND PAINT FINISH.
17. WINDOW AND EXTERIOR DOOR HEADERS AS NOTED ON PLAN.
18. PROVIDE REQUIRED FLASHING TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE WHERE REQD AND AT ROOF CHANGES, HORIZ. ADJUSTMENTS (POCKETS & DECS), PROJECTIONS, VALLEYS, OPENINGS, ETC.
19. ALL PRE-ENGINEERED ROOF & FLOOR SYSTEMS INCLUDING FINAL SIZING AND ENGINEERING, BRIDGING AND BLOCKING, THRU-PENETRATIONS, BEARING CONDITIONS AND CONNECTIONS.
20. PROVIDE BRIDGING WHERE JOISTS EXCEEDING A NOMINAL 12 INCHES BY 12 INCHES SHALL BE SUPPORTED LATERALLY BY BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1 INCH BY 8 INCH STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT INTERVALS NOT EXCEEDING 8 FEET.
21. PROVIDE RUST-INHIBITIVE PAINT TO STEEL COLUMNS EXCEPT FOR CORROSION RESISTANT OR TREATED STEEL.
22. ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY EGRESS OF 5.7 SF AT FIRST FLOOR AND 5.7 SF AT SECOND FLOOR. ALL SILLS TO BE WITHIN 44" OF FINISH FLOOR FOR EGRESS OPENINGS.
23. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED WALL AND STAIR SPACES AT THE FLOOR AND CEILING (ALSO 1/2" @ 8" ON UNDERSIDE OF STAIRS IN ENCLOSED ACCESSIBLE SPACES), FURRED SPACES AT INTERVALS NOT EXCEEDING 10 FT., CONCEALED JOIST SPACES AT BEAMS AND BEARING WALLS.
24. ALL GAS APPLIANCES TO BE DIRECTLY VENTED TO ROOF OR EXTERIOR TERMINATION ADDRESSING ALL REQUIREMENTS PER MANUFACTURERS SPECIFICATIONS.
25. FOR INSULATION VALUES, REFER TO RESCHECK.



4 TRUSS ID
A-2/ 3/4" = 1'-0"

ROOF & ATTIC NOTES:

1. APPROVED BUTYLAHME WATER SHIELD PRODUCT (i.e. GRAICE ICE AND WATER SHIELD) TO BE APPLIED TO ALL EAVES AND VALLEYS.
2. 30# FELT RECOMMENDED UNDER METAL ROOF (IF APPLICABLE).
3. ENCLOSED ATTIC SPACES MUST HAVE A MIN. NET FREE VENTILATING AREA OF 1/30 OF THE AREA OF VENTED SPACE WITH THE EXCEPTION OF 1/30 BEING ALLOWED IN CLIMATE ZONES 6, 7 OR 8 WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-WINTER SIDE OF THE CEILING OR NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE (R306.2).
4. ROOF CAVITIES THAT EXCEED 30 SF, REQUIRE ACCESS OF 22"x30" WITH HEADROOM ABOVE THE OPENING OF AT LEAST 80" MUST BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION (R-601).
5. PROVIDE REQUIRED FLASHING TO MEET OR EXCEED COMMON BUILDING PRACTICE WHERE REQUIRED AND AT ROOF CHANGES, PROJECTIONS, VALLEYS, ETC. INSTALL DIVERTER FLASHING AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDING WALL.
6. FINAL ON CENTER RAFTER LAYOUT BY BUILDER.
7. BUILDER TO MAINTAIN PROPER VENTILATION GAP PER DETAILS IN ALL RAFTER BAYS.
8. FINAL GUTTER AND DOWNSPOUT SIZES AND LOCATIONS TED BY SITE ENGINEER, OWNER, AND/OR CONTRACTOR. DOWNSPOUTS SHALL BE TIED INTO STORM WATER SYSTEM IF AVAILABLE OR EMPTY ONTO FLASHLOCKS.
- TRUSSES (IF APPLICABLE TO PROJECT)
9. TRUSSES SHOWN AS CONCEPTUAL DESIGN ONLY.
10. TRUSSES TO BE ENGINEERED AND SUPPLIED BY CERTIFIED TRUSS MANUFACTURER.
11. FINAL DESIGN BY TRUSS MANUFACTURER TO BE APPROVED BY OWNER PRIOR TO FABRICATION.
12. PROVIDE HURRICANE TIE FOR EACH TRUSS, USE SIMPSON H2.5 UNLESS NOTED OTHERWISE.

ROOF PITCH	5:12 OR LESS	5:12 - 6:12	6:12 OR GREATER
WATER SHIELD *	ENTIRE ROOF	5'-0"	5'-0"

* DIMENSION FROM EXTERIOR FACE OF WALL UP ROOF SLOPE

1. USE A RUBBER MEMBRANE ROOF ON ALL ROOFS WITH A PITCH OF LESS THAN 5:12.
2. 30# FELT RECOMMENDED UNDER METAL ROOF (IF APPLICABLE).

3. ENCLOSED ATTIC SPACES MUST HAVE A MIN. NET FREE VENTILATING AREA OF 1/30 OF THE AREA OF VENTED SPACE WITH THE EXCEPTION OF 1/30 BEING ALLOWED IN CLIMATE ZONES 6, 7 OR 8 WHEN A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-WINTER SIDE OF THE CEILING OR NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE (R306.2).
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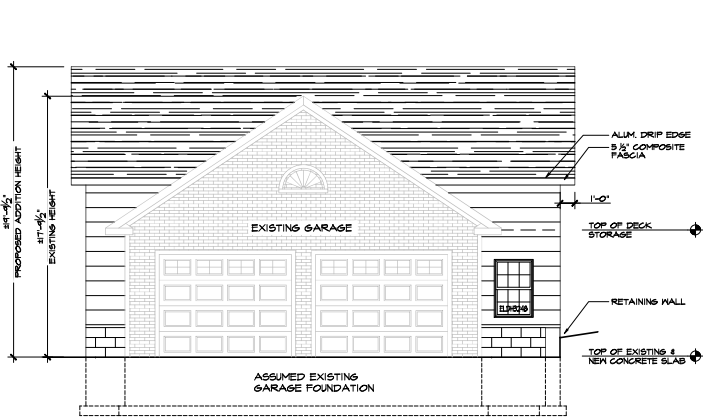
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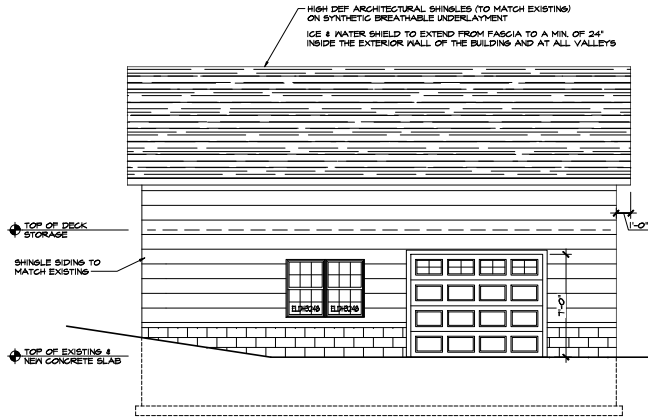
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ELEVATION NOTES:

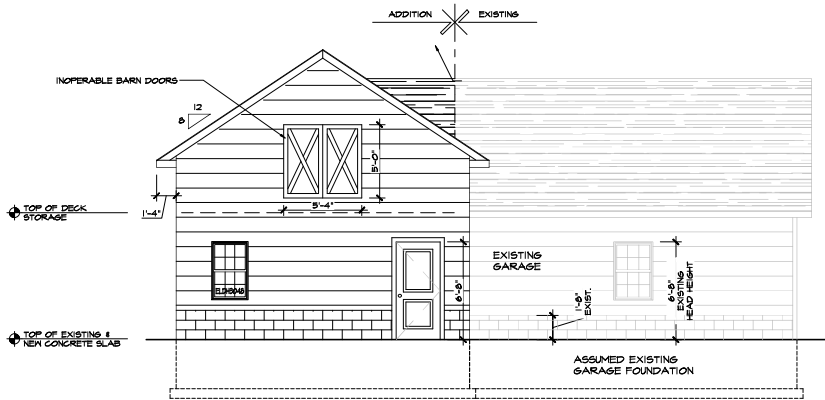
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN A NON-VISUALLY OFFENSIVE LOCATIONS.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. WINDOW NUMBERS ON PLANS AND ELEVATIONS REFER TO MARVIN WINDOWS.
4. WINDOW TAGS ON PLANS AND ELEVATIONS THAT HAVE AN "E" OR "T" BESIDE ITS DESIGNATION ARE TO DENOTE "EGRESS" OR "TOPPED" AS BEING REQUIRED.
5. ALL FINISH COLORS FOR WINDOWS AND FRAMES TO BE SELECTED FROM MANUFACTURER'S FULL RANGE.
6. CONTRACTOR TO VERIFY ALL WINDOW SIZES AND QUANTITIES PRIOR TO ORDERING.
7. INSTALL MEMBRANE UP MIN. 12" ON WALLS AT INTERSECTING ROOFS.
8. MAINTAIN MANUFACTURER'S RECOMMENDED OFFSET OF SIDING TO GRADE OR ROOF SURFACE.



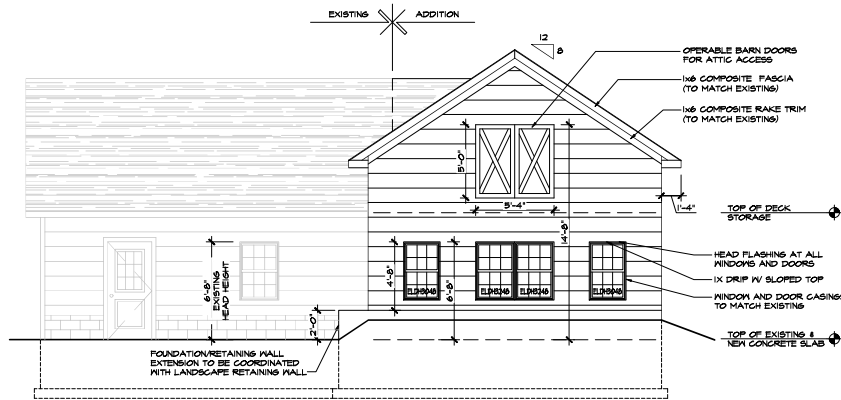
4 NORTH ELEVATION
A-4.1 1/4" = 1'-0"



3 SOUTH ELEVATION
A-4.1 1/4" = 1'-0"



2 EAST ELEVATION
A-4.1 1/4" = 1'-0"



1 WEST ELEVATION
A-4.1 1/4" = 1'-0"

PRELIMINARY SET NOT TO BE USED FOR CONSTRUCTION PURPOSES

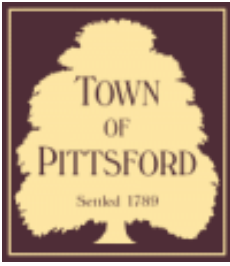
REVISIONS	
No.	Description

Project No.	2512
Date	04-12-25
Scale	AS NOTED
Drawn by	NYN
Checked by	CSB

Construction Documents EXTERIOR ELEVATIONS	
A-3.1	

Dan Coughlin Garage Addition	
4048 EAST AVE Town of Pittsford Monroe County, NY	

DESIGN WORKS ARCHITECTURE	
6 North Main Street, Suite 104 :: Fairport, New York 14450	
Phone: 315-377-6801 :: www.designworksny.com	
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Town of Pittsford

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

Permit #
B25-000126

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 21 Barrington Hills PITTSFORD, NY 14534

Tax ID Number: 177.08-1-10

Zoning District: RN Residential Neighborhood

Owner: Luthra, Vinod K

Applicant: Barrington Residential

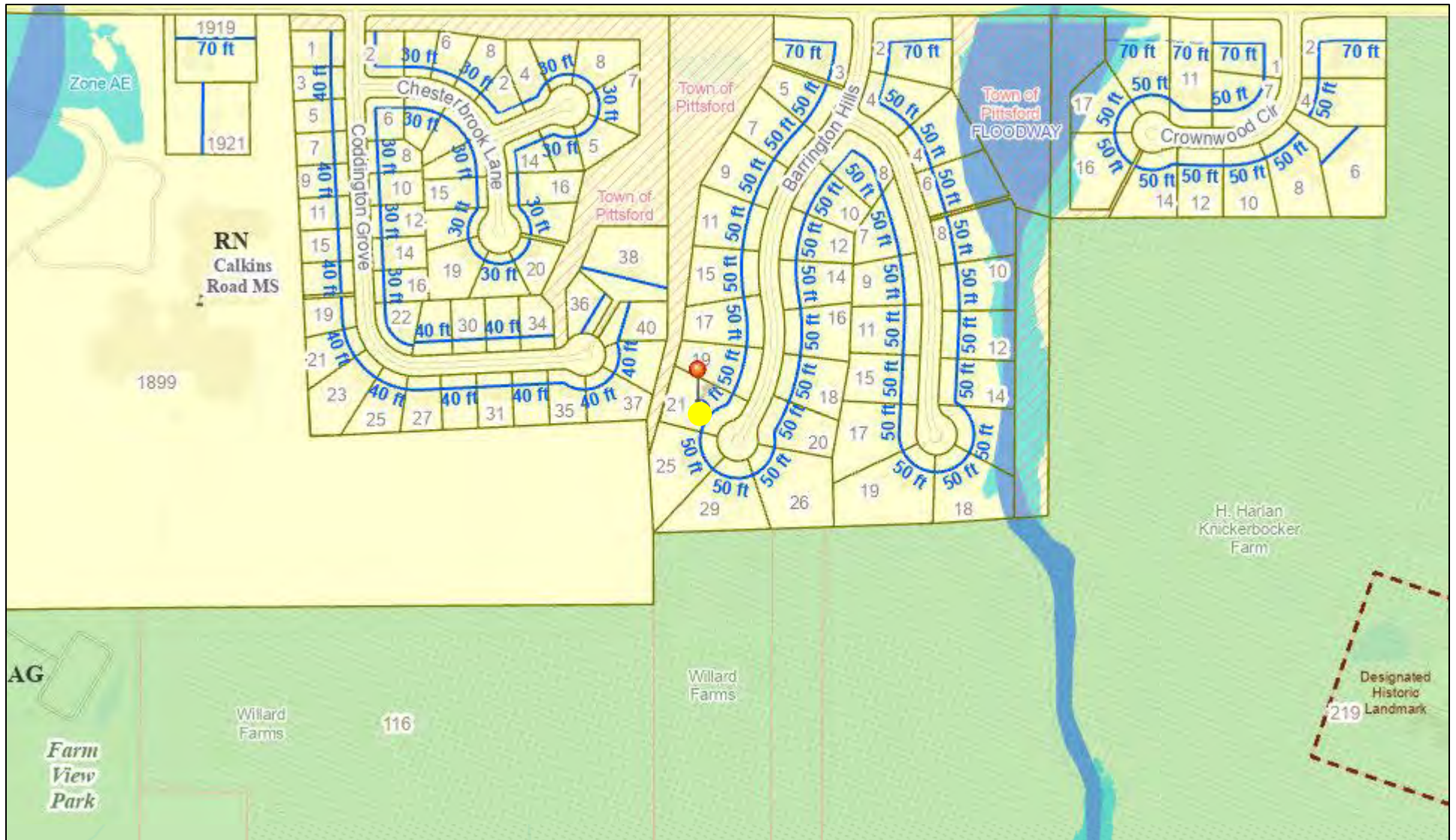
Application Type:

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

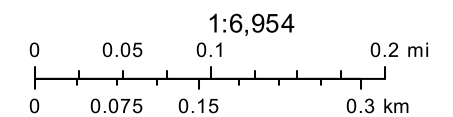
Project Description: Applicant is requesting design review for an approximately 103 square foot addition to existing home.

Meeting Date: October 23, 2025

Residential Neighborhood Zoning

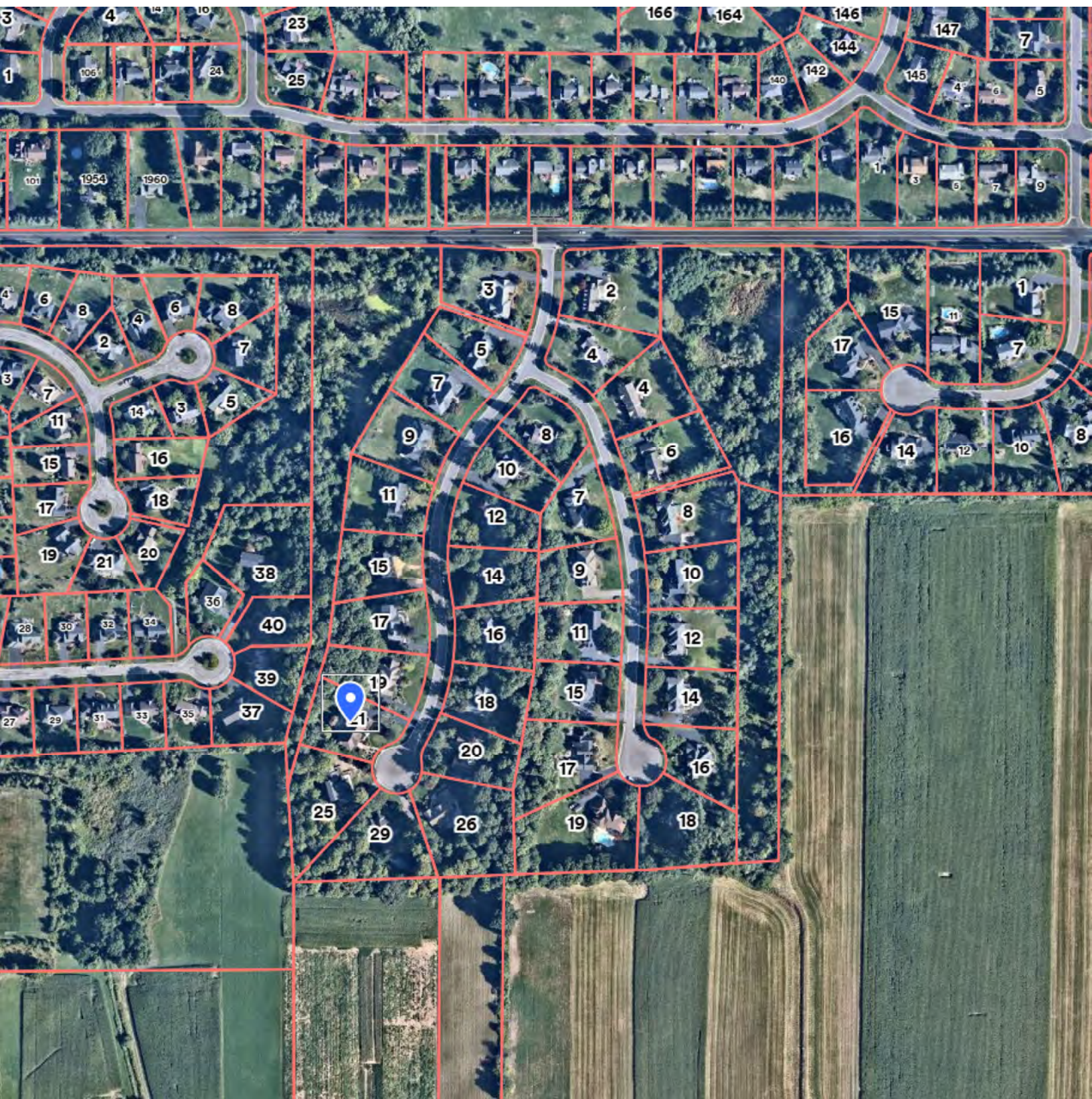


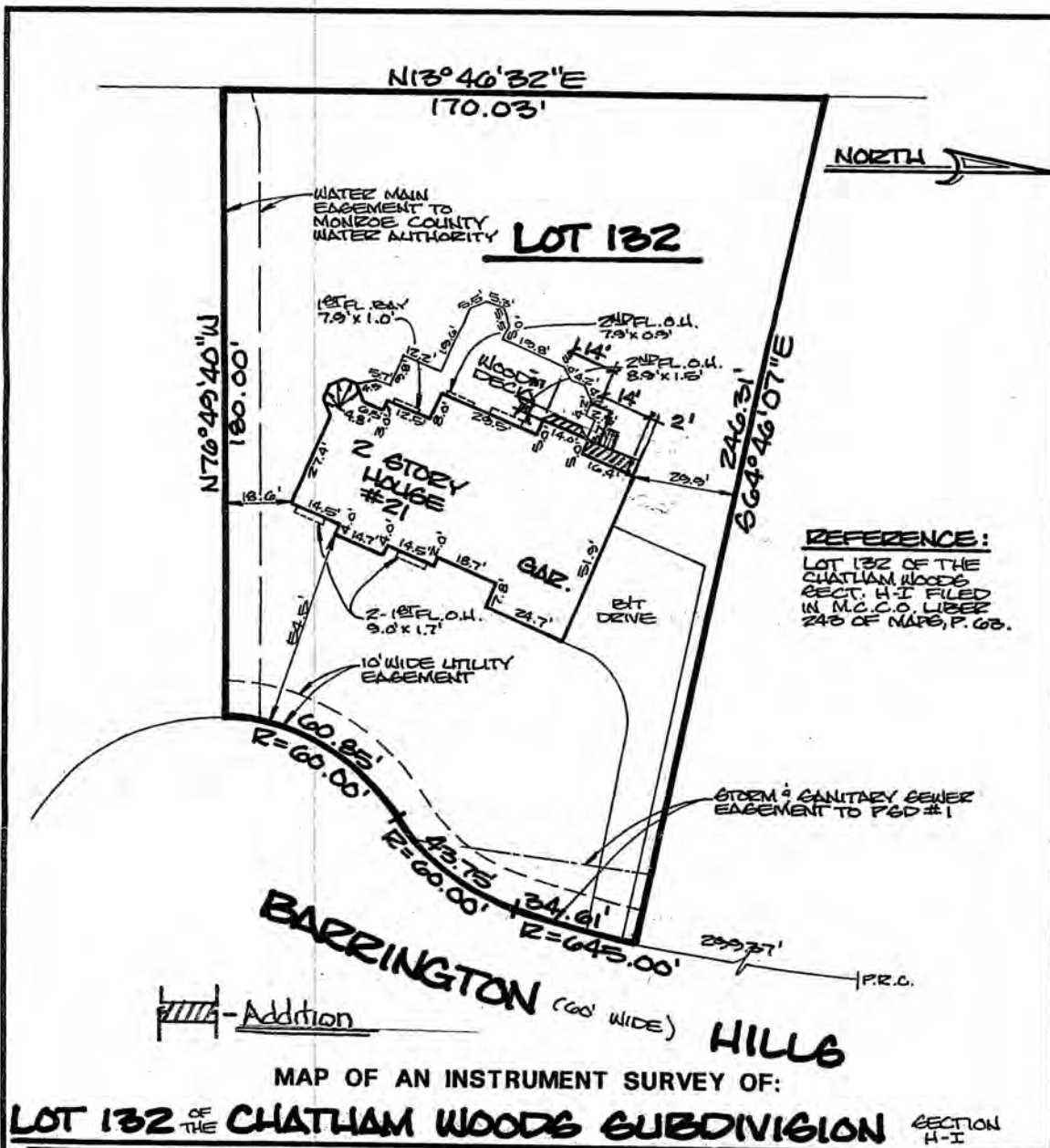
10/15/2025, 1:57:39 PM



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.





TOWN OF PITTSFORD • SITUATE IN: MONROE COUNTY • NEW YORK
DATE: AUGUST 6, 1993 SCALE: 1"=40'



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

Consulting Engineers • Land Surveyors • Planners

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

(716) 586-0200
FAX (716) 586-8752

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

WE, D.J. PARRONE & ASSOCIATES, P.C., HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JULY 30, 1993. IT IS FURTHER CERTIFIED TO MR. VINOD LUTHRA; DR. VINAY LUTHRA; AND NATIONAL MORTGAGE CO.

Dominic J. Parrone

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



ADDITION/RENOVATION

LUTHRA RESIDENCE
21 BARRINGTON HILLS
PITTSFORD, NEW YORK

CLIENT:

VINOD & VINAY LUTHRA
21 BARRINGTON HILLS
PITTSFORD, NEW YORK

ARCHITECT:

JAMES FAHY DESIGN ASSOCIATES
ARCHITECTURE & ENGINEERING P.C.
2024 W. HENRIETTA RD., SUITE 3K
ROCHESTER, NY 14623
TEL. (585) 272-1650
E-MAIL: INFO@JAMESFAHY.COM
WEBSITE: WWW.JAMESFAHY.COM

DRAWING INDEX:

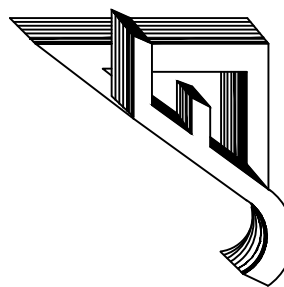
ARCHITECTURAL:

- T1.0 TITLE SHEET
- T2.0 MATERIAL & GUIDE SPECIFICATIONS
- T3.0 2020 ECCCNYS REQUIREMENTS
- T4.0 ARCHITECTURAL ABBREVIATION
& SYMBOL INDEXES
- A1.0 ELEVATIONS
- A2.0 DEMOLITION & PROPOSED FOUNDATION PLAN
- A3.0 DEMOLITION & PROPOSED FIRST FLOOR PLAN
- A4.0 NOT USED
- A5.0 NOT USED
- A6.0 SECTIONS, TYP. WALL SECTIONS & DETAILS

STRUCTURAL:

- S1.0 ROOF FRAMING PLAN

James Fahy Design Associates
Architecture & Engineering P.C.



2024 W. Henrietta Rd, Suite 3K
Rochester, New York 14623
Tel: (585) 272-1650
email: info@jamesfahy.com
website: www.jamesfahy.com

ADDITION/RENOVATION

21 BARRINGTON HILLS

PITTSFORD, NEW YORK

VINOD & VINAY LUTHRA

PROJECT:

CLIENT:

REVISIONS:

JOB NO.
A25-087

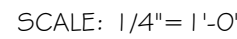
PROJECT NO.
ADDITION

PHASE:
CONSTRUCTION
DOCUMENTS

DATE:
10-10-2025

DRAWING NO.

T1.0



31.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN).

A. Construction shall conform to the 2020 Residential Building code of New York State.

B. Comply with all local, state and federal codes and regulations.

C. General Contractor is responsible for all materials, construction methods and craftsmanship.

D. General Contractor to verify all existing conditions, requirements, notes and dimensions prior to start of construction. Notify the Architect if conditions vary from those shown on the documents.

E. General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.

F. Contractors are responsible for coordinating work with other trades whenever they overlap.

G. When materials and/or finishes are found to be absent, or when existing construction is removed, disturbed, damaged, replaced or renovated in any way, contractor shall provide patching, painting and materials of same type and quality as to match adjacent existing surfaces unless otherwise noted.

H. Provide all blocking, furring and shimming as necessary for installation and completion of the work.

I. All new work shall be plumb, level and square. Scribe and make fit all new work to existing.

J. All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.

K. All dimensions are from wall to face of wall (rough).

L. Exterior 8" interior stud wall framing shall be 2 x 6 @ 16" o.c. or 2 x 4 @ 16" o.c. as noted.

M. No site visits will be made by the Architect. Contractor shall assume all responsibility for changes to these drawings.

N. Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roof materials) with architect existing. Final selection by owner and general contractor unless otherwise specified.

O. Call UFPO before you dig. 1-800-962-7962

P. All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar.

Q. Coordinate the installation of continuous aluminum gutters and downspouts with the architect. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.

R. Design and coordination of all site work, including finish grading and hydroseeding, by contractor.

S. Design and coordination of electric, plumbing, and HVAC system installation by contractor. Verify capacity and location of existing utilities/services prior to construction.

T. To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.

U. These documents do not purport to show all items and procedures required for a complete residential project. It is intended to indicate the general scope of the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.

A. It is the contractor's responsibility to familiarize themselves with all details involved in selective demolition. Specific instructions on each item will not be given.

B. Plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.

C. Contractor to remove all existing walls, doors, and finishes not shown to remain. Install wall openings as required and patch surfaces to match adjacent existing.

D. Remove all existing lighting, wiring, and devices as required to complete work. Remove all abandoned conduit and wire. Terminate at nearest active panel.

E. Remove all existing water, sewer, storm and vent piping as required to complete work. Remove all abandoned piping. Cap at nearest active main or riser.

F. Remove all existing ductwork, piping and related HVAC systems as required to complete work. Cap all ductwork and piping at nearest active main riser. Coordinate removal of all associate power and plumbing services with other trades.

G. Contractor may be required to go beyond the contract area to reach the first shut off valve, main or electrical panel. When this happens, the contractor shall remove and repair existing finish surfaces as required.

H. All existing floor, wall and ceiling finishes in areas to be renovated shall be removed down to sufficient framing as required. Prepare existing surfaces to receive new finish materials.

I. The contractor shall be responsible for the salvage of existing materials as required for patching existing areas to remain. Wherever removals occur, disturbed surfaces should be patched to match adjacent existing.

J. The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.

K. The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.

L. The contractor shall maintain safe access to all designated exits for the building occupants during construction.

M. Access for contractor's equipment and debris must be kept inside the contract area.

N. Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.

O. If materials are suspected to contain asbestos, contractor is to immediately inform owner and architect. All existing materials known to contain asbestos that are to be removed should be done so in accordance with established A.H.E.R.A. regulations.

For SI: 1 foot = 304.8 mm.

- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
- c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- e. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
- f. There are no SHGC requirements in the Manne Zone.
- g. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
- h. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- i. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- j. The second value applies when more than half the insulation is on the interior of the mass wall.

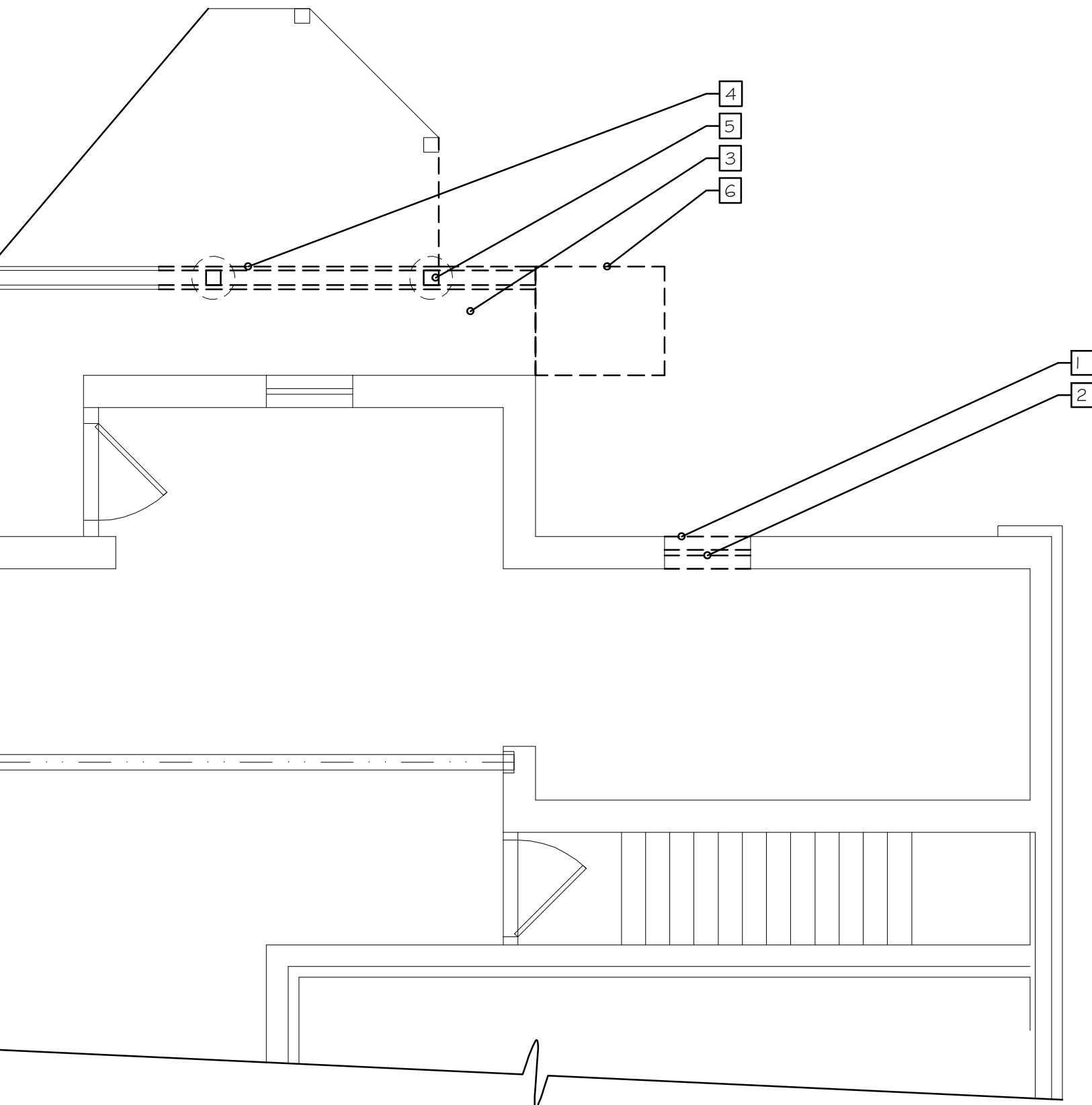
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All rights reserved.

[illegible]

CONSTRUCTION DOCUMENTS

Al.C





FOUNDATION DEMOLITION PLAN

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

CODED NOTES:

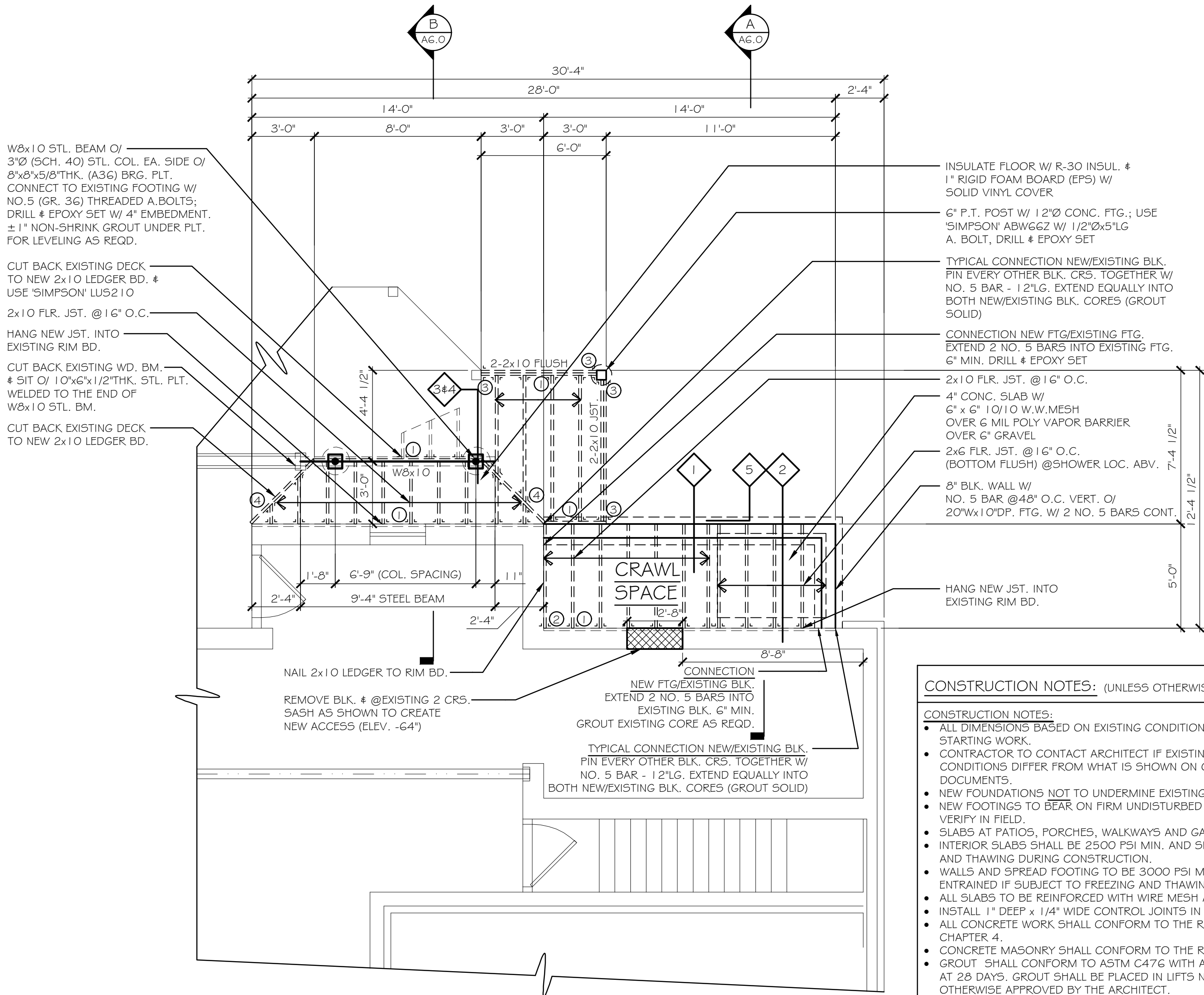
1. REMOVE EXISTING 2 CRS. SASH WINDOW
2. REMOVE EXISTING BLOCK WALL FOR ACCESS SEE FOUNDATION PLAN FOR NEW OPENING
3. REMOVE EXISTING DECK
4. REMOVE EXISTING HDR. TO ACCOMMODATE STEEL BEAM INSTALLATION PER PLAN
5. REMOVE EXISTING POST FOR REPLACEMENT W/ STEEL COL. PER PLAN
6. REMOVE & RELOCATE EXISTING STAIRS PER PLAN

LEGEND:

- EXISTING CONDITIONS
EXISTING TO BE REMOVED

PROPOSED FOUNDATION PLAN

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



CONSTRUCTION NOTES: (UNLESS OTHERWISE NOTED)

CONSTRUCTION NOTES:

- ALL DIMENSIONS BASED ON EXISTING CONDITIONS ARE ± AND MUST BE FIELD VERIFIED BEFORE STARTING WORK.
- CONTRACTOR TO CONTACT ARCHITECT IF EXISTING FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON CONSTRUCTION DOCUMENTS.
- NEW FOUNDATIONS NOT TO UNDERMINE EXISTING FOUNDATIONS.
- NEW FOOTINGS TO BEAR ON FIRM UNDISTURBED NATIVE SOILS 3'-6" MIN. BELOW ADJACENT GRADE. VERIFY IN FIELD.
- SLABS AT PATIOS, PORCHES, WALKWAYS AND GARAGES TO BE 3500 PSI MIN., AIR ENTRAINED.
- INTERIOR SLABS SHALL BE 2500 PSI MIN. AND SHALL BE AIR ENTRAINED IF SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION.
- WALLS AND SPREAD FOOTING TO BE 3000 PSI MIN. W/ REINFORCING AS NOTED AND SHALL BE AIR ENTRAINED IF SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION.
- ALL SLABS TO BE REINFORCED WITH WIRE MESH AS NOTED.
- INSTALL 1" DEEP x 1/4" WIDE CONTROL JOINTS IN SLAB EVERY 300 S.F. ±
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND 2020 RCNYS CHAPTER 4.
- CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ACI AND 2020 RCNYS CHAPTER 4.
- GROUT SHALL CONFORM TO ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 7 COURSES IN HEIGHT UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
- COORDINATE LOCATION OF ALL MASONRY WALLS, PARTITIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
- ALL FOOTINGS (INCLUDING HAUNCHED SLAB SHALLOW WALL FOOTINGS) MUST BEAR ON FIRM, UNDISTURBED NATIVE SOILS OR ENGINEERED FILL. (SEE NOTE BELOW)
- ON SITE SOIL USED AS ENGINEERED FILL SHALL BE FREE OF DELETERIOUS MATERIALS WITH NO PARTICLES GREATER THAN 3 INCHES. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES IN DEPTH AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM.
- PROVIDE CHEMICAL HARDENER AND SEALER TO ALL TROWEL FINISHED INTERIOR FLOORS WHICH ARE TO BE LEFT EXPOSED.
- PROVIDE A NON SKID FINISH TO ALL CONCRETE WALKWAYS AND PITCH TO AVOID PONDING.

REINFORCING:

- REINFORCE ALL FOUNDATION WALLS AS NOTED
- PROVIDE CONTINUOUS REINFORCING IN ALL FOOTINGS OF 2 NO. 5 BAR HORIZONTAL

GENERAL NOTES:

- ALL ANGLES TO BE 1/2/1/2

FOUNDATION ELEVATION LEGEND:

- ELEV. = 0
ELEV. = 0 - 32" (-4 CRS.)
ELEV. = 0 - 64" (-8 CRS.)

SYMBOL LEGEND:

- CONSTRUCTION DETAIL
ALL DETAILS SHOWN ON SHEETS
A6.0

SIMPSON (OR EQUAL) POST CAP & HANGER CONNECTIONS:

- ① : LUS210
② : HUC210
③ : HUC210-2
④ : SUR/L210

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REVISIONS:

NO. DATE BY DESCRIPTION

PROJECT:

ADDITION/RENOVATION
21 BARRINGTON HILLS
PITTSFORD, NY

CLIENT:

VINOD LUTHRA

DRAWING TITLE:

DEMOLITION & PROPOSED
FOUNDATION PLAN

PHASE:

CONSTRUCTION DOCUMENTS

JOB NO.:

A25-087

PROJECT NO.:

ADDITION

DRAWN BY:

DAY

DRAWING NO.:

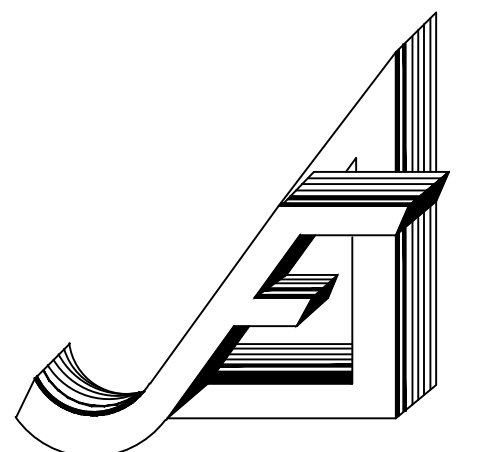
A2.0

CHECKED BY:

JRF

DATE:

10-10-2025



James Fahy Design

2024 W. Hennetta Rd, Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com

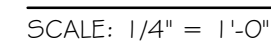
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[illegible]

CLIENT:
VINOD LUTHRA

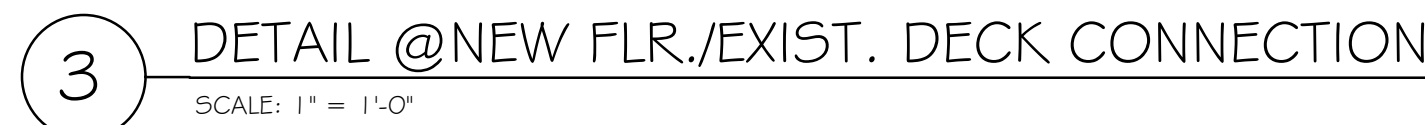
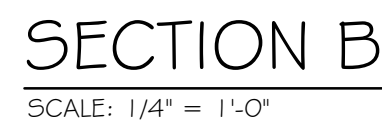
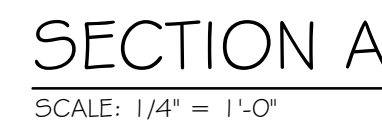
PHASE:
CONSTRUCTION DOCUMENTS

JOB NO. A25-087	PROJECT NO. ADDITION
DRAWN BY: DAY	DRAWING NO: A3.0
CHECKED BY: JRF	
DATE: 10-10-2025	



 EXISTING CONDITIONS
 EXISTING TO BE REMOVED





James Fahy Design
 2024 W. Hennetta Rd, Suite 3K
 Rochester, New York 14623
 tel: 585-272-1650
 e-mail: info@jamesfahy.com
 website: www.jamesfahy.com

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STATE EDUCATION LAW, ARTICLE 145, SECTION
7209.

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[illegible]

PROJECT:
ADDITION/RENOVATION
21 BARRINGTON HILLS
PITTSFORD, NY

CLIENT:
VINOD LUTHRA

DRAWING TITLE:
ROOF FRAMING PLAN

PHASE:
CONSTRUCTION DOCUMENTS

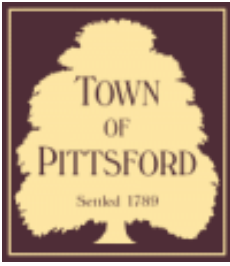
JOB NO. A25-087	PROJECT NO. ADDITION
DRAWN BY: DAY	DRAWING NO:
CHECKED BY: JRF	51.0
DATE: 10-10-2025	

2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
tel: 585-272-1650
e-mail: info@jamesfahy.com
website: www.jamesfahy.com









Town of Pittsford

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

Permit #
B25-000124

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 6 Ryder Cup Circle PITTSFORD, NY 14534

Tax ID Number: 163.07-1-38

Zoning District: RN Residential Neighborhood

Owner: Tao, Wen-Hua

Applicant: Keystone Custom Decks LLC

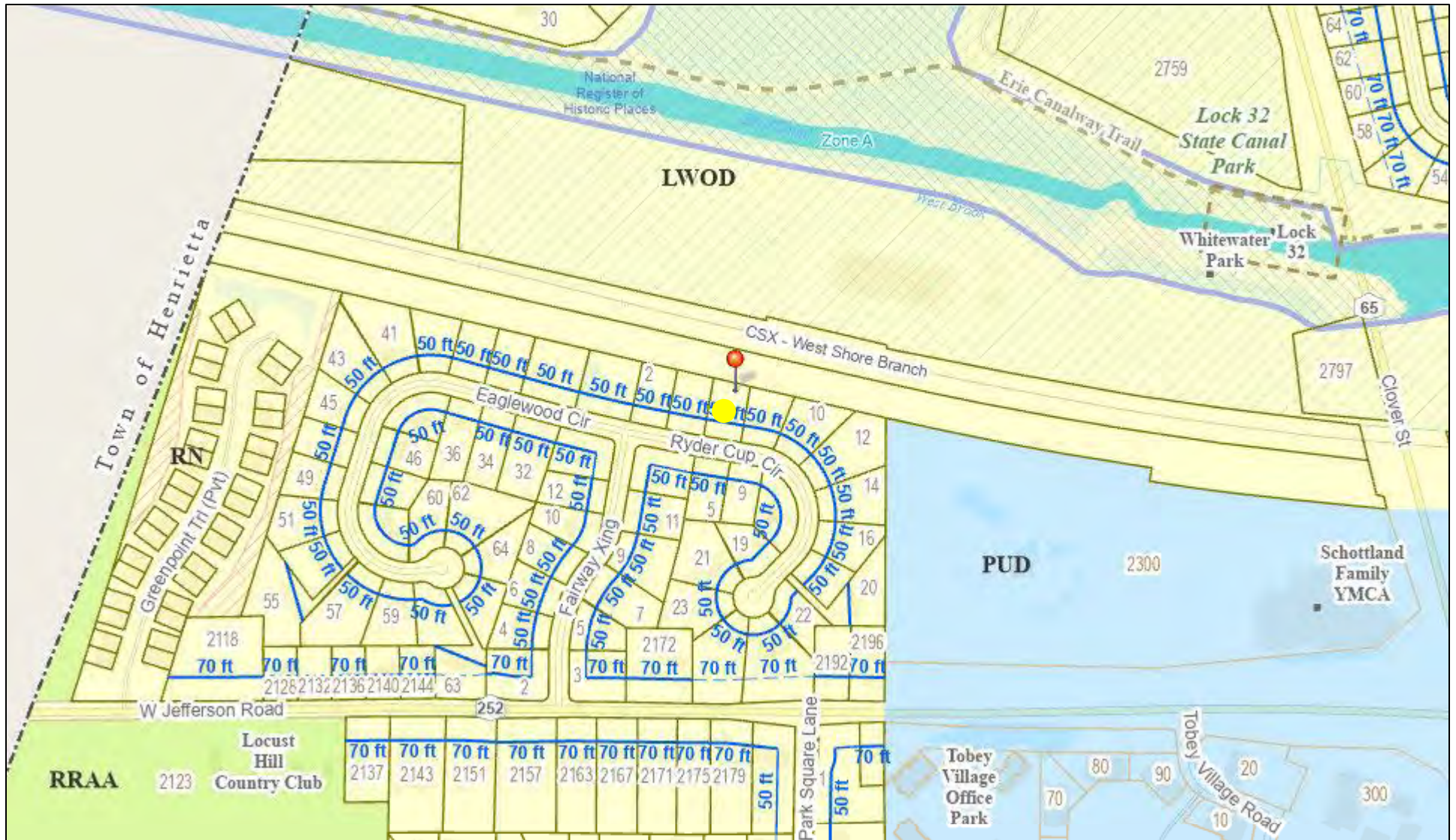
Application Type:

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

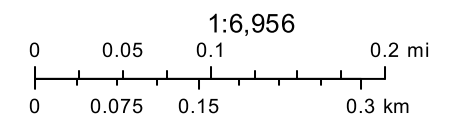
Project Description: Applicant is requesting design review for a 48 square foot addition to front of existing home.

Meeting Date: October 23, 2025

Residential Neighborhood Zoning



10/16/2025, 8:37:41 AM



Town of Pittsford GIS

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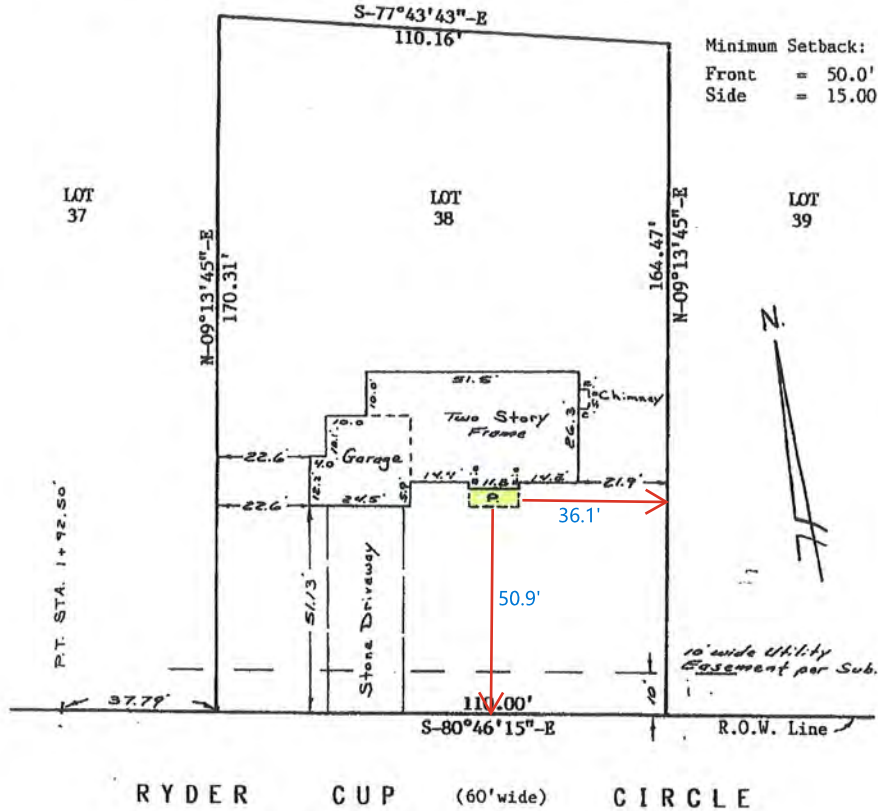


INSTRUMENT SURVEY MAP

THOMAS H. DeYAGER
PROFESSIONAL LAND SURVEYOR

93 Castle Acres Drive Webster, N.Y. 14580 PHONE: 671-0420

Street 6 Ryder Cup Circle Lot No. 38
Subdivision Fairway Crossing
Parcel at Town of Pittsford - County of Monroe - State of New York
References Liber 250 of Maps, pages 55, 56 & 57.
Public Abstract Corporation, Search No. 53815/38
Subject to: Declaration of Covenants, Easements and Restrictions per Liber 7383 of Deeds, page 177. Greater Rochester Cablevision per Liber 7353 of Deeds, page 60. also, Rochester Gas & Electric Corporation and Rochester Telephone Corporation per Liber 7328 of Deeds, page 134.



SCALE 1" = 30'



"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, subdivision 2, of the New York State Education Law."

I hereby certify to the following that this map was made from notes of an Instrument Survey:

1. Republic National Bank, its successors and/or assigns;
2. Bansbach, Zophlin, Wicks & Whal, P.C.;
3. The title insurance company insuring the mortgage;
4. Jawaid Khan.

Signed Thomas H. DeYager Dated January 30, 1997
THOMAS H. DeYAGER PROFESSIONAL LAND SURVEYOR NO. 49850

KEYSTONE
CUSTOM DECKS

315-227-2288

Wennie Tao
6 Ryder Cup Circle
Pittsford, NY 14534
585-317-3672

PORCH CROSS SECTION

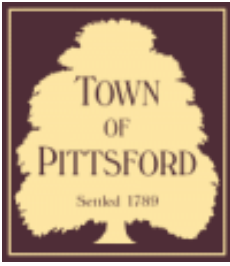




artistic rendering



Lavina Kauffman



Town of Pittsford

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

Permit #
D25-000006

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 526 Mendon Road PITTSFORD, NY 14534

Tax ID Number: 178.03-1-80.1

Zoning District: RN Residential Neighborhood

Applicant: James Fahy Design Associates Architecture & Engineering P.C.

Application Type:

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

Project Description: Applicant is requesting design review for the construction of a one-story single-family home approximately 12,231 square feet. This property is zoned Residential Neighborhood (RN).

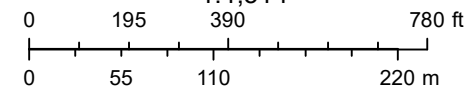
Meeting Date: October 23, 2025

RN Residential Neighborhood Zoning



Printed August 7, 2025

1:4,514



Town of Pittsford GIS

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1. STANDING SEAM METAL ROOF
FINISH: SW6992 INKWELL



2. ROOF SHINGLES
MANUFACTURER: IKO
FINISH: MATTE BLACK



3. STUCCO
FINISH: OC-12 SOFT CHAMOIS



4. POWDER COATED RAILING
FINISH: SW6992 INKWELL



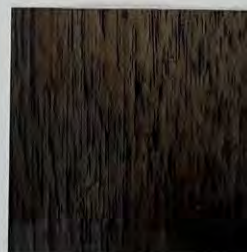
5. STONE
MANUFACTURER: EDWARD'S STONE
FINISH: COTTONWOOD ASHLAR



6. PRECAST LIMESTONE
LINTELS, SILLS & LEDGES



7. EXTERIOR WOOD DOORS
FINISH: CUSTOM STAIN



8. PAINTED EAVES & JAMBS
MANUFACTURER: BENJAMIN MOORE
FINISH: OC-15 BABY FAWN



9. CLAD WINDOWS
MANUFACTURER: MARVIN
FINISH: GUNMETAL



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3. Stucco

4. Powder Coated Railings

6. Precast Limestone Lintels, Sills & Ledges

7. Stained Wood Exterior Doors & Garage Doors

8. Painted Eaves & Jams



EXTERIOR PAVERS

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526 MENDON ROAD

PITTSFORD, NEW YORK



CLIENT:

MALVERN VIEWS LLC

ARCHITECT:

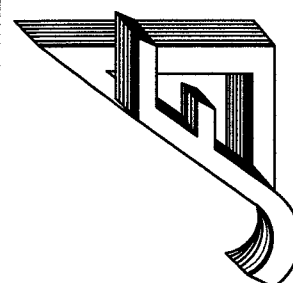
JAMES FAHY DESIGN ASSOCIATES
ARCHITECTURE & ENGINEERING P.C.
2024 W. HENRIETTA RD. SUITE 3K
ROCHESTER, NY 14623

TEL. (585) 272-1650
E-MAIL: info@jamesfahy.com
WEBSITE: www.jamesfahy.com

DRAWING INDEX:

- T1.0 TITLE SHEET
- A1.0 FRONT ELEVATION & COURTYARD ELEVATIONS
- A1.1 RIGHT & LEFT SIDE ELEVATIONS
- A1.2 REAR & FAMILY ROOM ELEVATIONS
- A2.1 LOWER LEVEL PLAN
- A3.0 FIRST FLOOR PLAN
- A4.0 SECOND FLOOR PLAN

James Fahy Design Associates
Architecture & Engineering P.C.
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
Tel: (585) 272-1650
info@jamesfahy.com
www.jamesfahy.com



526 MENDON ROAD
PITTSFORD, NEW YORK
MALVERN VIEWS LLC

PROJECT:
CLIENT:

REVISIONS NO.	DATE

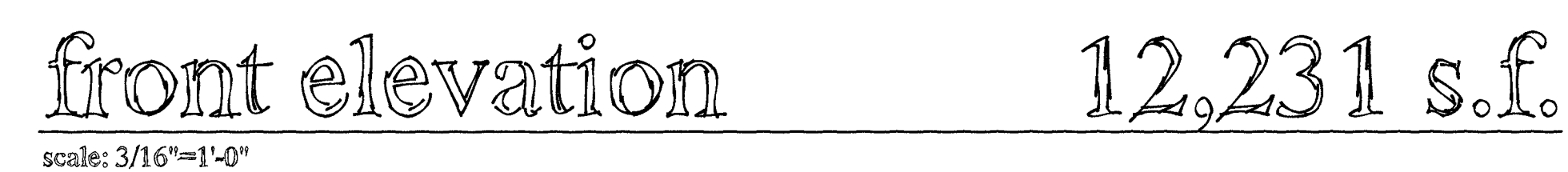
JOB NO.
A24-063
PROJECT NO.
20-12231-3
PHASE:
PRELIMINARY
PLAN
DATE:
9-15-2025

DRAWING NO.
T1.0

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[illegible]

JOB NO. A24-063	PROJECT NO. 20-1223-3
DRAWN BY: CNS	DRAWING NO: A1.0
CHECKED BY: JRF	
DATE: 9-15-2025	



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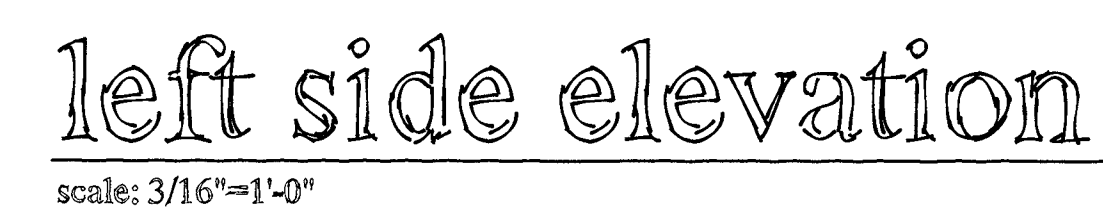
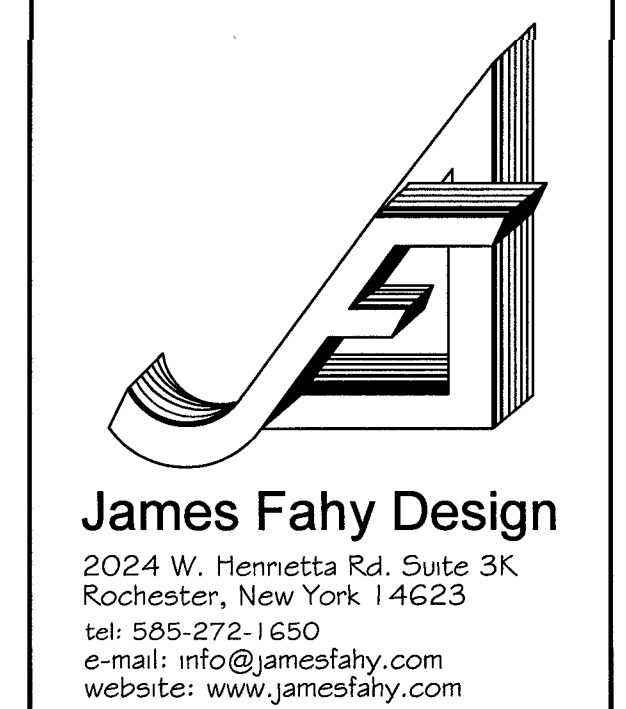
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CLIENT:
MALVERN VIEWS LLC

DRAWING TITLE:
RIGHT & LEFT SIDE ELEVATIONS

PHASE:
PRELIMINARY DESIGN

JOB NO. A24-063	PROJECT NO. 20-12231-3
DRAWN BY: CNS	DRAWING NO: A1.1
CHECKED BY: JRF	
DATE: 9-15-2025	





rear elevation

scale: 3/16"=1'-0"



family room elevations

scale: 3/16"=1'-0'

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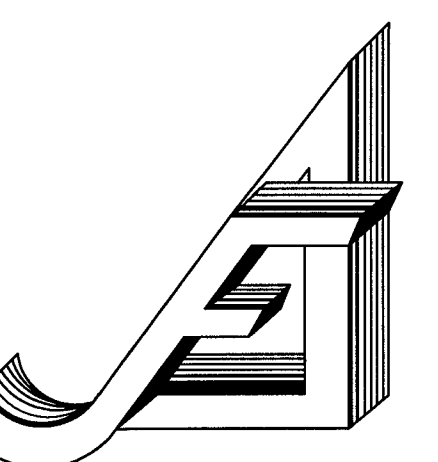
PROJECT:
526 MENDON RD.
PITTSFORD, NY

CLIENT: MALVERN VIEWS LLC

DRAWING TITLE:
KID & FAMILY ROOM ELEVATIONS

PHASE:
PRELIMINARY DESIGN

OB NO. A24-063	PROJECT NO. 20-12231-3
DRAWN BY: CNS	DRAWING NO: A1.2
CHECKED BY: RF	
DATE: 9-15-2025	



James Fahy Design
2024 W. Henrietta Rd. Suite 3K
Rochester, New York 14623
Tel: 585-272-1650
E-mail: info@jamesfahy.com
Website: www.jamesfahy.com



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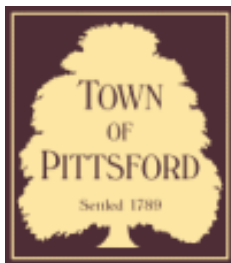
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Town of Pittsford

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

Permit #
B25-000119

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 33 Sutton PITTSFORD, NY 14534

Tax ID Number: 163.02-3-15

Zoning District: RN Residential Neighborhood

Owner: Narang, Bal K

Applicant: Narang, Bal K

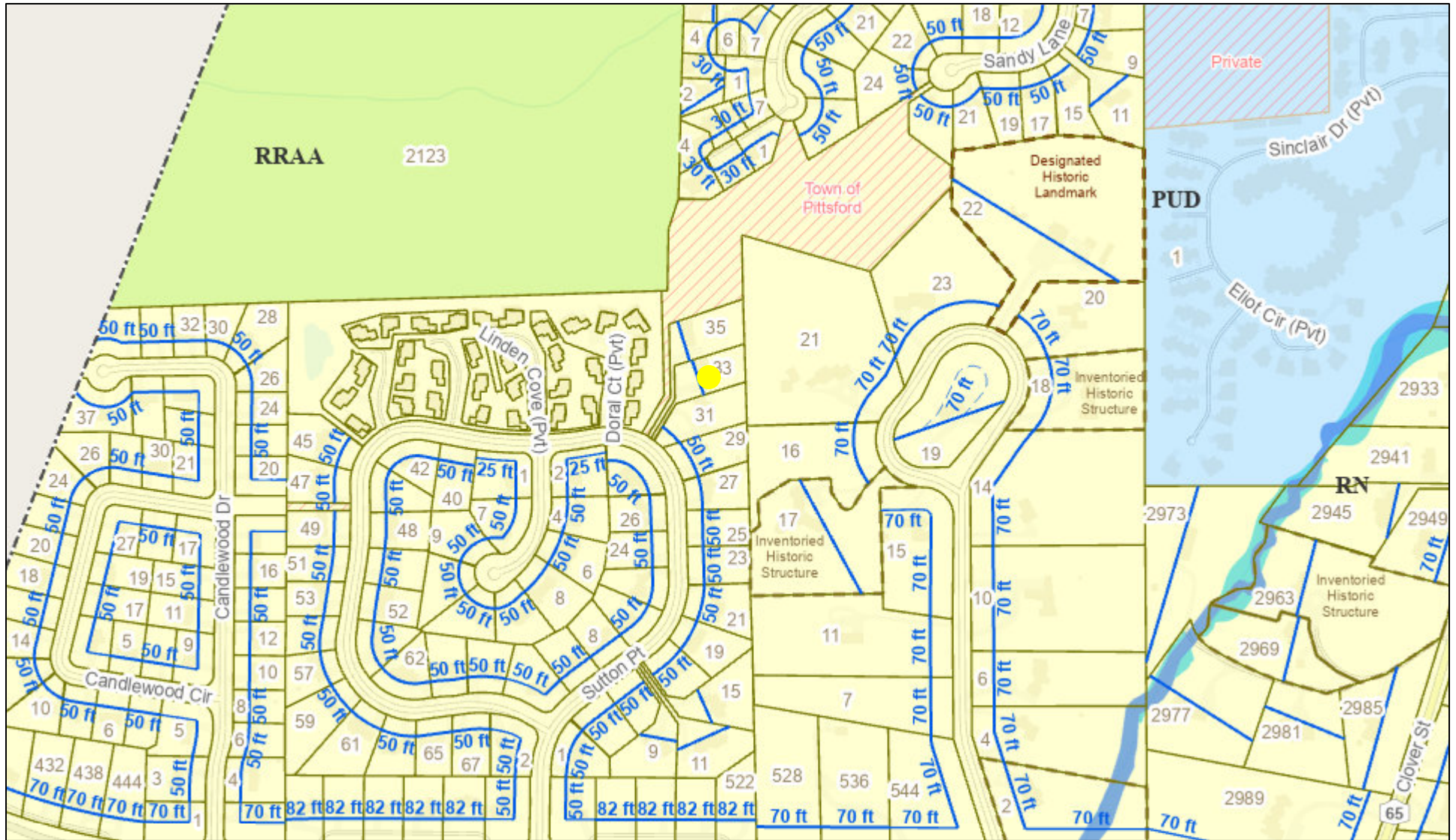
Application Type:

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

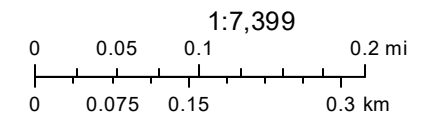
Project Description: Applicant is requesting design review for the construction of a one story single family home approximately 3700 square feet.

Meeting Date: October 23, 2025

Residential Neighborhood Zoning



10/1/2025, 1:33:02 PM



Town of Pittsford GIS

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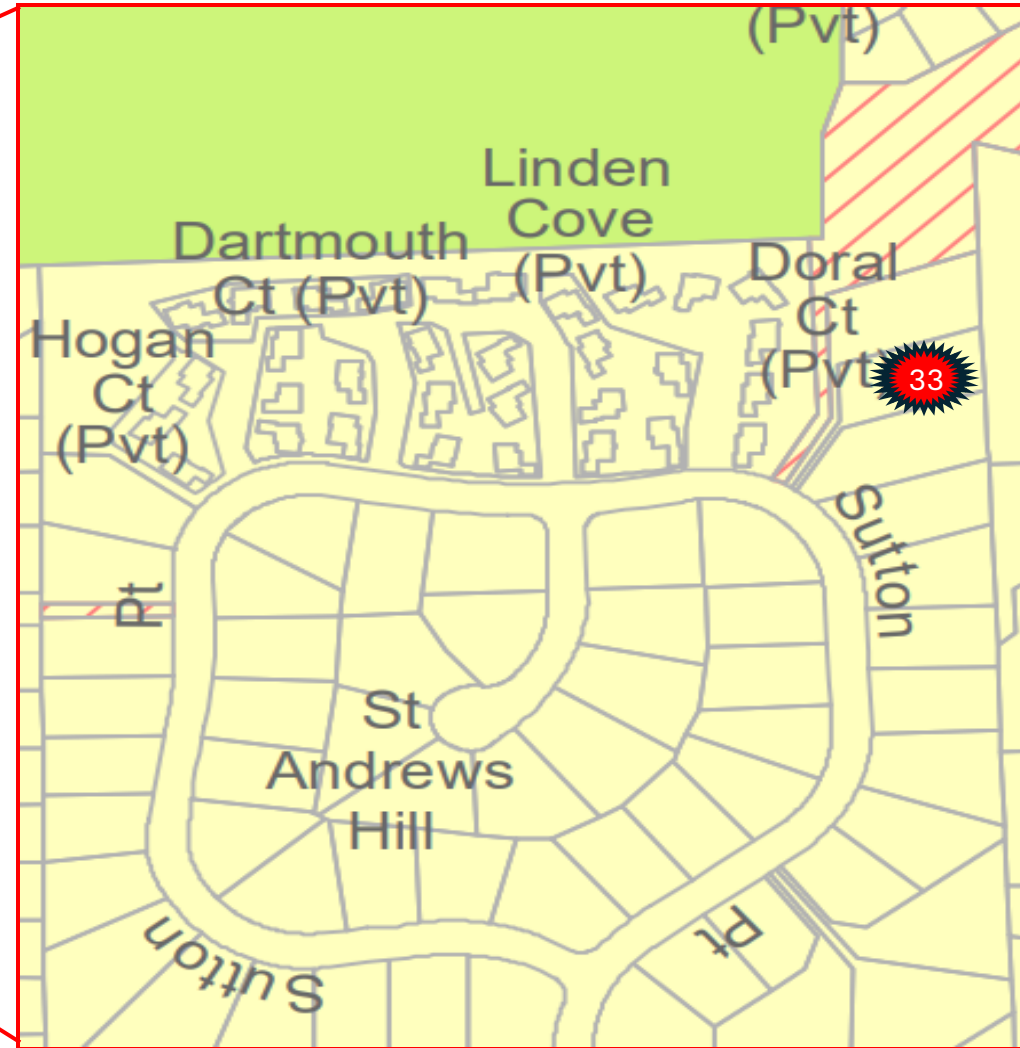
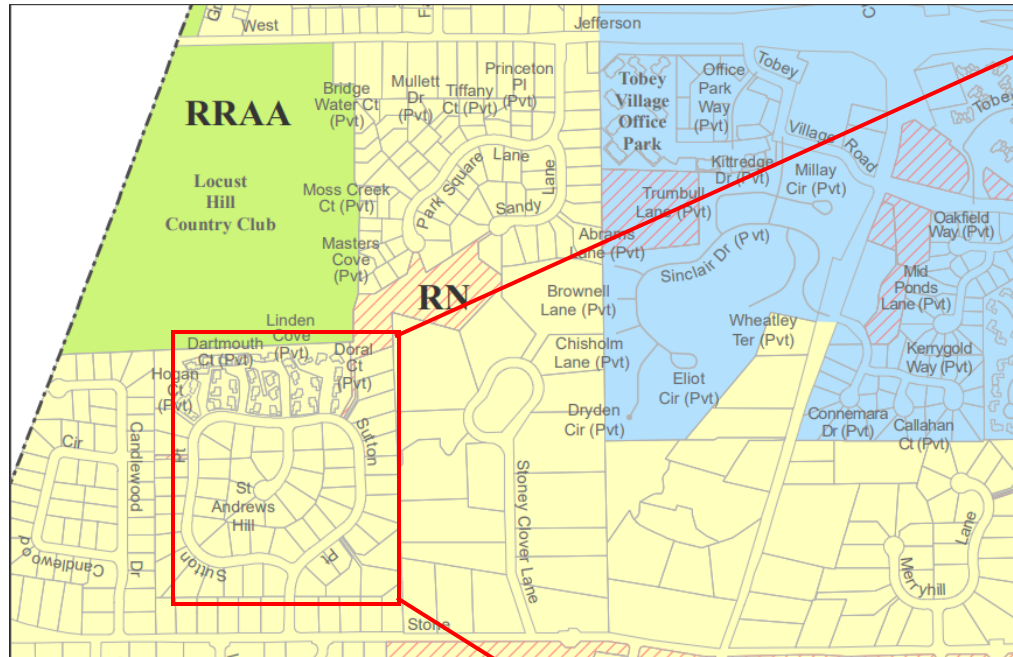
Mon Sep 1 2025

Imagery © 2025 Nearmap, HERE

20 ft

Nearmap

RN Residential Zoning



Google Map of 33 Sutton Point



Original home damaged in fire July 2023



Original residence
4 bedrooms
3.5 bathrooms
3,363 Square feet

Fire damaged in July 2023

Home has been
demolished and foundation
and garage remain

Existing condition of 33 Sutton Point



Lot has been vacant and overgrown for 2 years.
Shawna and Mike Hayes purchased the lot and are proposing an updated ranch home with similar elevations

Remaining Garage will be re-used

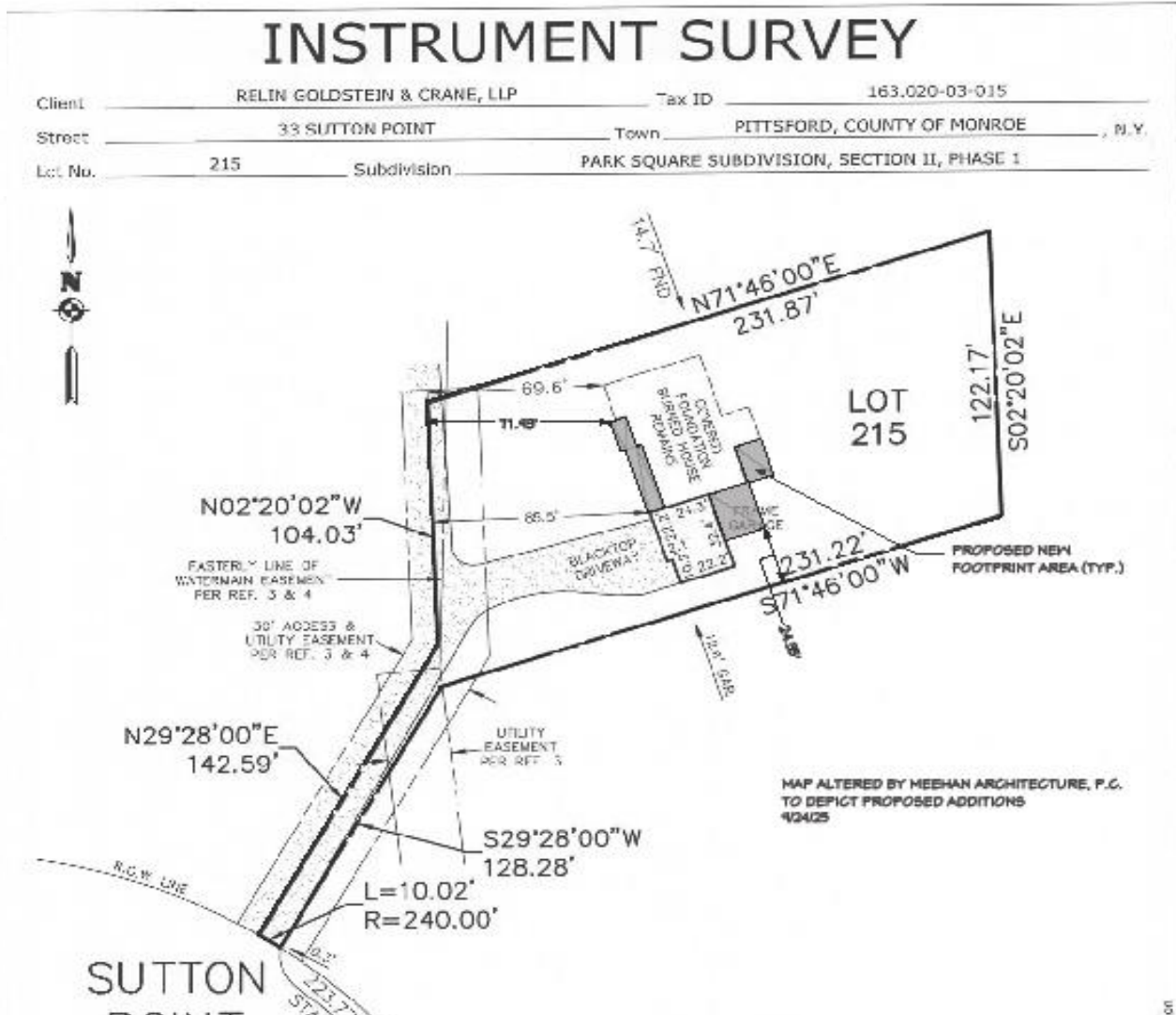
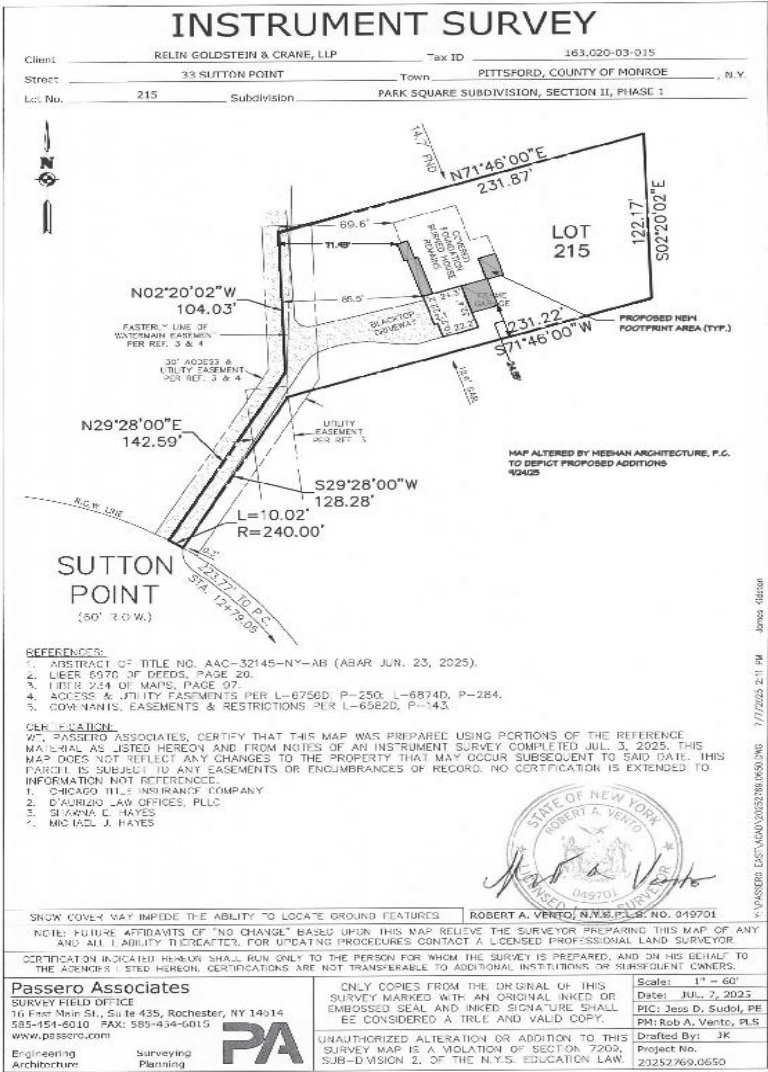


Existing garage was not damaged in house fire and will be re-used.

Batton board siding will be removed and match the new stucco faced home being built

Shingles will also be replaced to match new home. Black 30 year shingle planned for entire house and garage

Survey Map with planned alterations to existing foundation shown



Gray areas indicate new mud slab/crawl space additions to existing foundation

New Front Elevation proposed

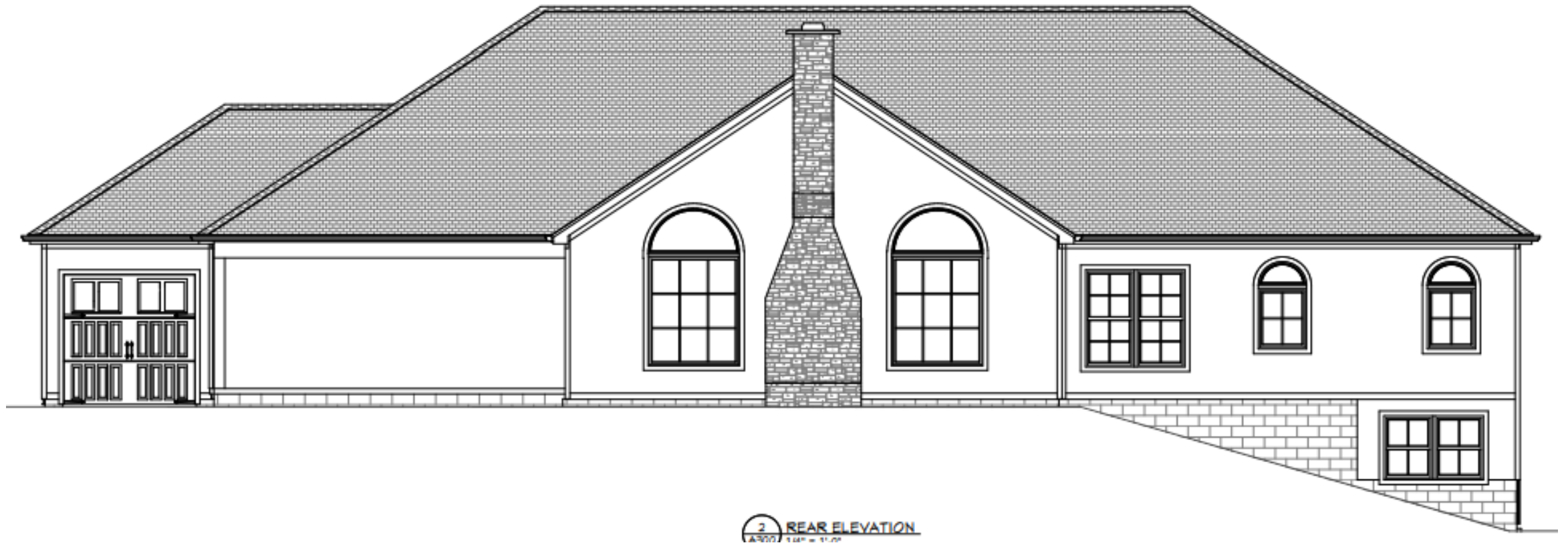


New home proposed will be 3700 Square Feet, 3 Bedroom, 2.5 baths, Vaulted ceilings throughout and similar roof height to previous home

New home overlayed on fire damaged home later in the proposal

Home will have black 30 year shingles, white stucco face with black window trim and black pillars on the front porch
Wooden pergola above double garage door

New Rear Elevation



Wood burning fireplace with brick exterior chimney shown on rear of home

Right Elevation



1 SIDE ELEVATION
A400 1/4" = 1'-0"

Sliding glass door
from living room
walking out to back
yard

Man door on right
side of the garage

Left Elevation



2 SIDE ELEVATION
A400 1/4" = 1'-0"

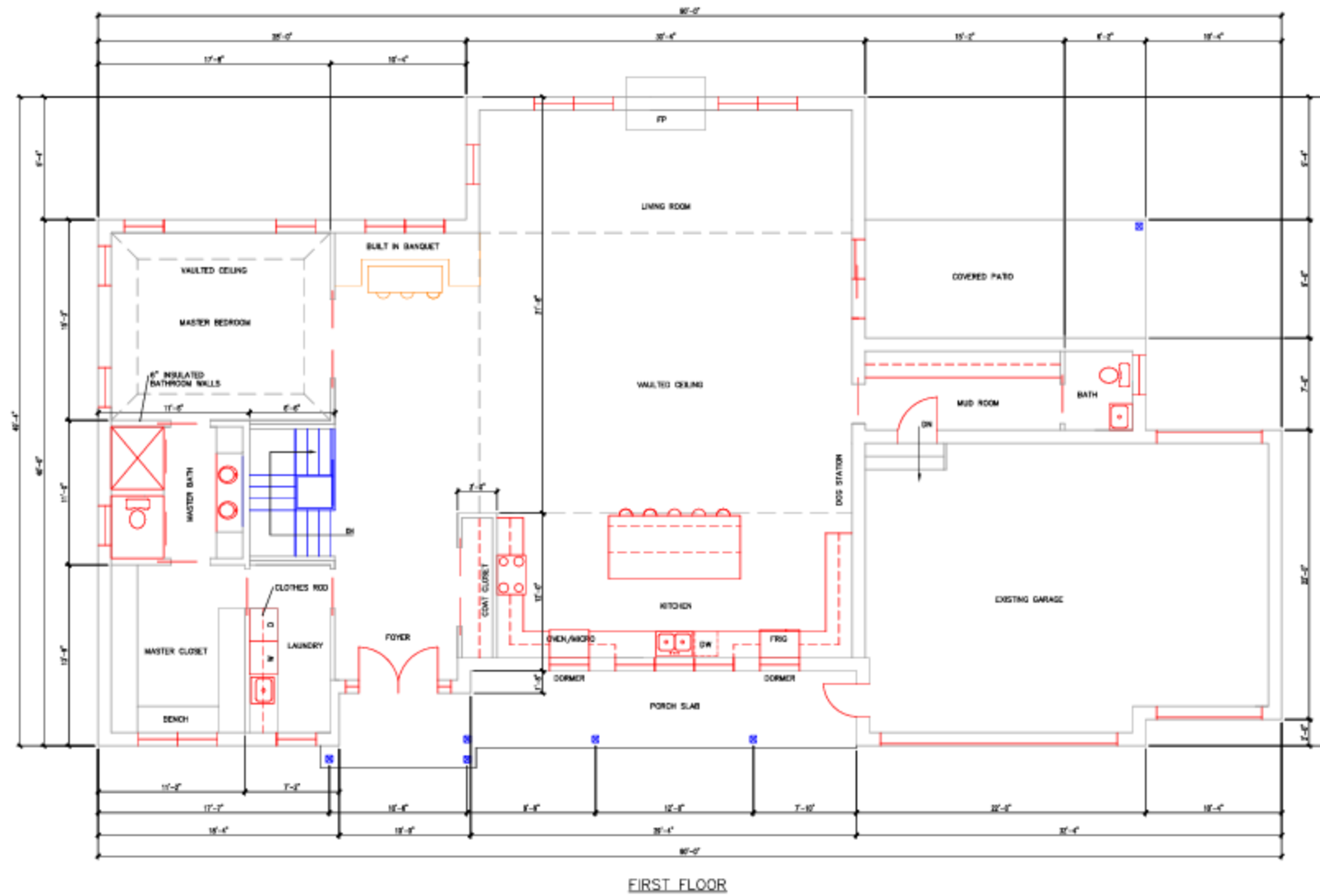
Walkout basement and
egress windows shown
for lower level Bedrooms

Front of proposed home overlayed on previous fire damaged home

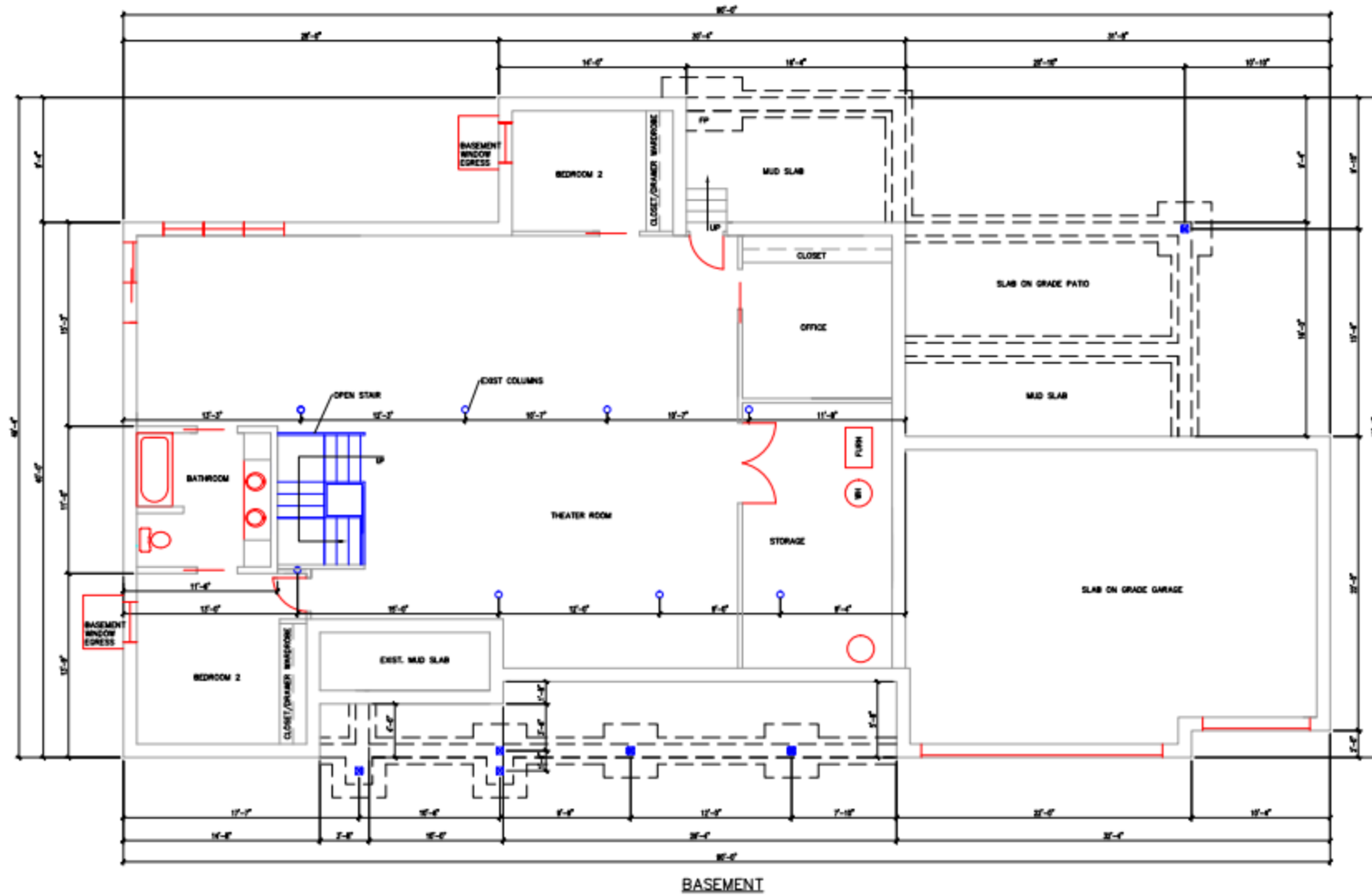


Shawna and Mike Hayes purchased the lot and are proposing an updated ranch home with similar elevations

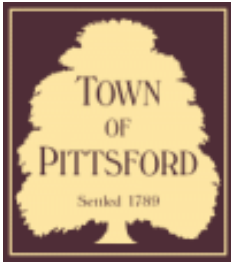
Shown here at scale is the overlay of the new proposed home on top of the previous home to show relative size comparison



Draft first floor plans



Draft Lower Level
Walk out
basement plan



Town of Pittsford

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

Permit #
D25-000011

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 71 Knollwood Drive ROCHESTER, NY 14618

Tax ID Number: 138.13-1-21

Zoning District: RN Residential Neighborhood

Owner: Schwert, George W III

Applicant: DiMarco Constructors LLC

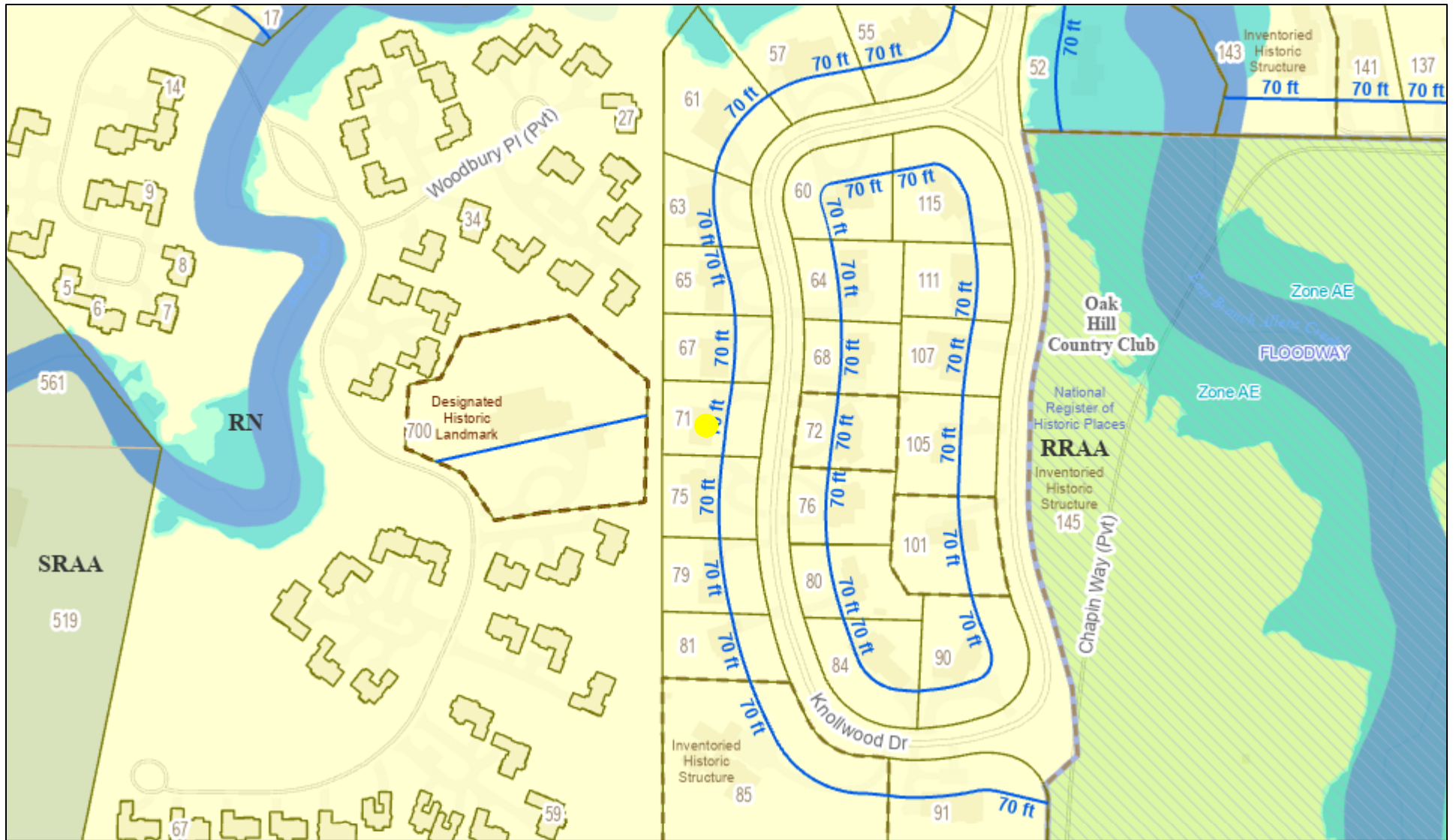
Application Type:

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

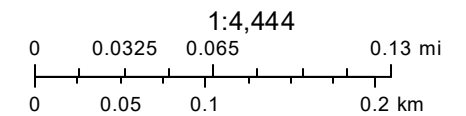
Project Description: Applicant is requesting Board approval to demolish the existing 3,420-square-foot, two-story, single-family home, with the intent to build a 6,510-square-foot, two-story, single-family home (with finished basement) on the property. This property is zoned residential Neighborhood (RN).

Meeting Date: October 23, 2025

Residential Neighborhood Zoning



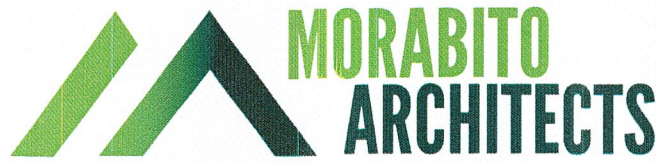
10/16/2025, 8:45:41 AM



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.





Licensed in Colorado • Connecticut • Florida • Maine • Massachusetts •
Nevada • New York • Pennsylvania • Rhode Island • South Carolina • Texas

October 15, 2025

The Town of Pittsford, NY
Design Review and Historic Board
11 South Main Street
Pittsford, NY 14534

Re: 71 Knollwood Dr.
Pittsford, NY

Members of the board,

I am pleased to introduce you to a New Build project at the above noted address. This project will require the demolition of the existing residence located on the site. Included in this submittal are photos of the existing house along with the concept plans for the proposed structure that will replace the existing house. Additionally included is the asbestos survey and demolition proposal that indicates the procedure that will be followed during the removal process. This project will require a variance for the building height, building footprint, and lot coverage. Application will be made to the ZBA for the November meeting.

The existing house was constructed around 1983. It was designed by Yours Truly for the Schwert Family according to the plans. It is a 2-story house approximately 25 feet high to the ridge. The existing footprint is 3463 s.f.

Thank you for the opportunity to present the project for your consideration.

Respectfully,
Patrick J. Morabito, AIA, Architect, PC



Patrick J Morabito, AIA
President

121 Sully's Trail, Suite 4
Pittsford, New York 14534
(585) 264-1330 • (585) 264-1333 Fax

APPLICATION FOR BUILDING PERMIT

INSTRUCTIONS

- A. This application must be filled in by typewriter or in ink and submitted to the Building Inspector.
- B. One plot plan showing location of lot and of proposed and existing buildings on premises, relationship to adjoining premises, public streets or areas, and giving a detailed description of layout of property, with ALL measurements shown, must be submitted with this application.
- C. This application must be accompanied by ONE complete set of plans showing proposed construction. Plans shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structure, mechanical, electrical and plumbing installations, sewage disposal and water drainage system.
- D. The work covered by this application cannot be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant.

APPLICATION IS HEREBY MADE for the issuance of a BUILDING PERMIT pursuant to the rules and regulations, that have been adopted by the Town of Pittsford, for the construction of buildings, additions or alterations, or removal, or demolition, as herein described. The OWNER will be held responsible for compliance with all applicable laws, ordinances and regulations.

Subject to the provisions of the Town Building Code. All lot and setback stakes must be set and protected before construction is started.

LOCATION OF PREMISES:

Tract Knollwood Sub. Lot No. R33 Street Knollwood Drive House No. 71 Zoned AA
 LOT SIZE: Front 134.24 ft. Rear 133.34 ft. Depth 179.99 ft. Depth 198.85 ft. Sq. Ft. Area 25,250

BUILDING: New ☒ Addition ☐ Alteration ☐ Repair ☐ Demolition ☐

OWNER AND PRESENT ADDRESS Woodstone Custom Homes Inc.

NAME AND ADDRESS OF APPLICANT 52 Butternut Drive

DWELLING ☒ MULTIPLE DWELLING ☐ GARAGE ☐ CARS, COMMERCIAL ☐

INDUSTRIAL ☐

ESTIMATED COST \$ 270,000 FEE \$ 254.75 *Single Family*

COMPLETED COST \$ 270,000

DIMENSIONS OF NEW CONSTRUCTION: (As Per Plans Submitted)

Ground Floor Area 1932 sq. ft. Type of Building Wood Frame

2nd Floor Area 1408 sq. ft. Number of Stories 2

FOR ALTERATIONS AND ADDITIONS:

Dimensions of existing structures:

Front Rear Depth Height Number of Stories

Dimension of proposed additions:

Front Rear Depth Height Number of Stories

ACCEPTANCE:	
DATE: <u>Jan 13, 1984</u>	BLDG. INSP. SIGNATURE: <u>William Fisher</u>
THIS ACCEPTANCE DOES NOT RELIEVE THE AGENT, APPLICANT, ARCHITECT, BUILDER, ENGINEER OR OWNER FROM COMPLYING WITH ANY OF THE PROVISIONS OF THE N.Y.S BUILDING CODE, ENERGY CODE, SEQR ACT, LOCAL ZONING ORD. ETC., WHETHER STATED, IMPLIED OR OMITTED IN THE PLANS AND SPECIFICATIONS SUBMITTED FOR THE BUILDING PERMIT.	

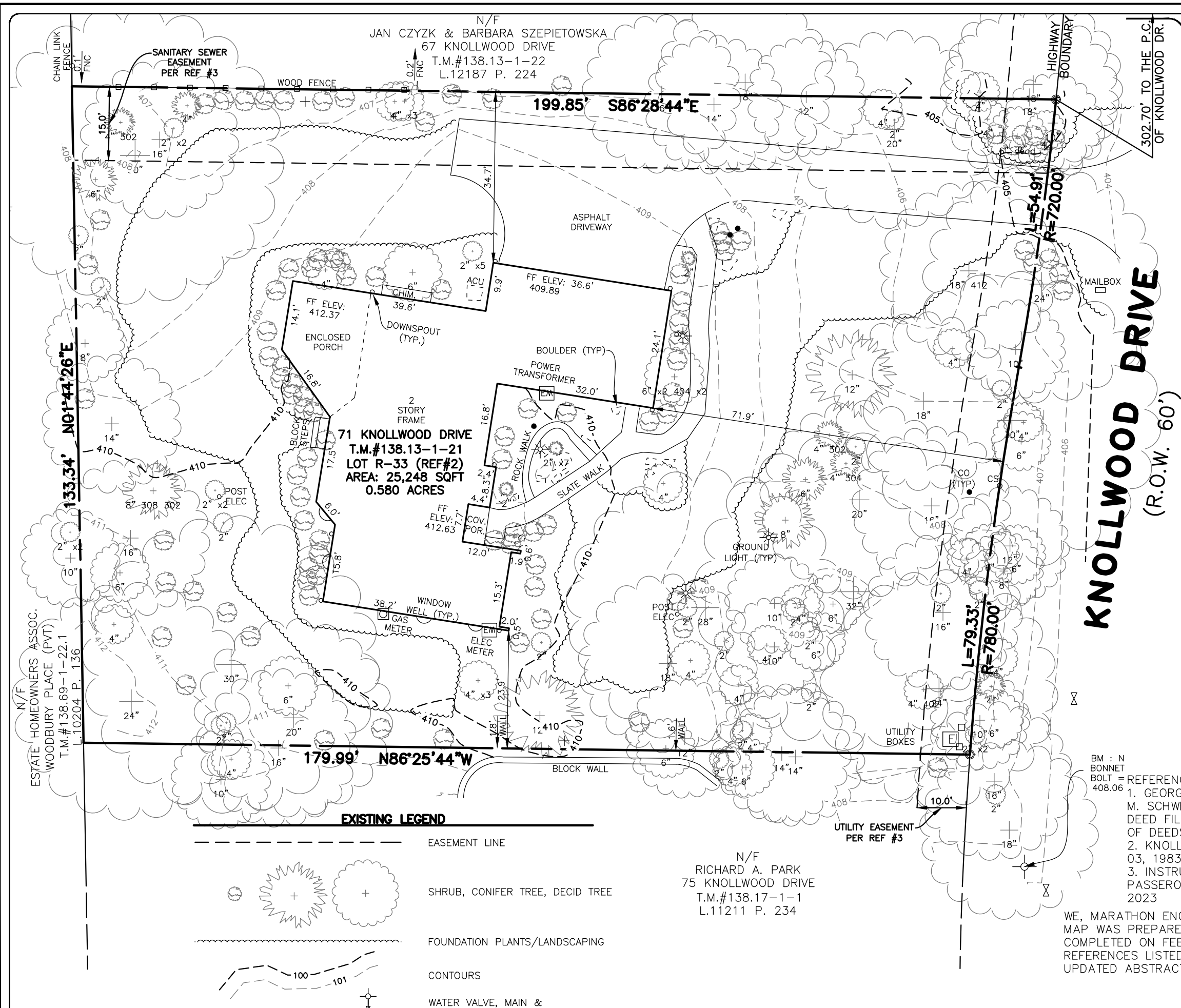
STATE OF NEW YORK }
 COUNTY OF MONROE } ss:
 TOWN OF PITTSFORD }

..... being duly sworn and says that he is the applicant above named. He is the owner, contractor, agent, and is duly authorized to perform the said work and to make and file this application; that all statements contained in this application are true to the best of his knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans filed herewith.

Sworn to before me

this day of, 19 ...

W. H. Smith
 (Signature of Applicant)



MARATHON
ENGINEERING
ROCHESTER LOCATION

39 CASCADE DRIVE
ROCHESTER, NY 14614
585 - 458 - 7770
ITHACA LOCATION

840 HANSHAW RD, STE 6
ITHACA, NY 14850
607 - 241 - 2917

www.marathoneng.com

EXISTING FEATURES SURVEY for 71 KNOLLWOOD DRIVE

TOWN OF PITTSFORD MONROE COUNTY STATE OF NEW YORK

JOB NO:	1710-24
SCALE:	1"=20'
DRAWN:	PJC
DESIGNED:	DWM
DATE:	02/16/2024

REVISIONS		
DATE	BY	REVISION

COPYRIGHT © 2024 MARATHON ENG.

DRAWING TITLE:

EXISTING FEATURES SURVEY

1 of 1	V1.0
SHEET No:	
1710-24	DRAWING No:
JOB No:	

BM : N
BONNET
BOLT = F
408.06

= REFERENCES:

- 06 REFERENCES.
1. GEORGE WILLIAM SCHWEERT III & PATRICIA M. SCHWERT TO JOEL R. & KATY DIMARCO BY DEED FILED AUGUST 11, 2023 AS LIBER 12850 OF DEEDS, PAGE 244.
 2. KNOLLWOOD SUBDIVISION FILED NOVEMBER 03, 1983 AS LIBER 224 OF MAPS, PAGE 71.
 3. INSTRUMENT SURVEY MAP MADE BY PASSERO ASSOCIATES LAST DATED JULY 27, 2023

WE, MARATHON ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON FEBRUARY 14, 2024 AND FROM THE REFERENCES LISTED HEREON. SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

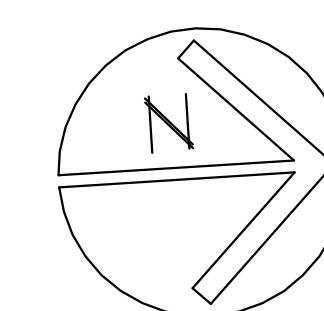
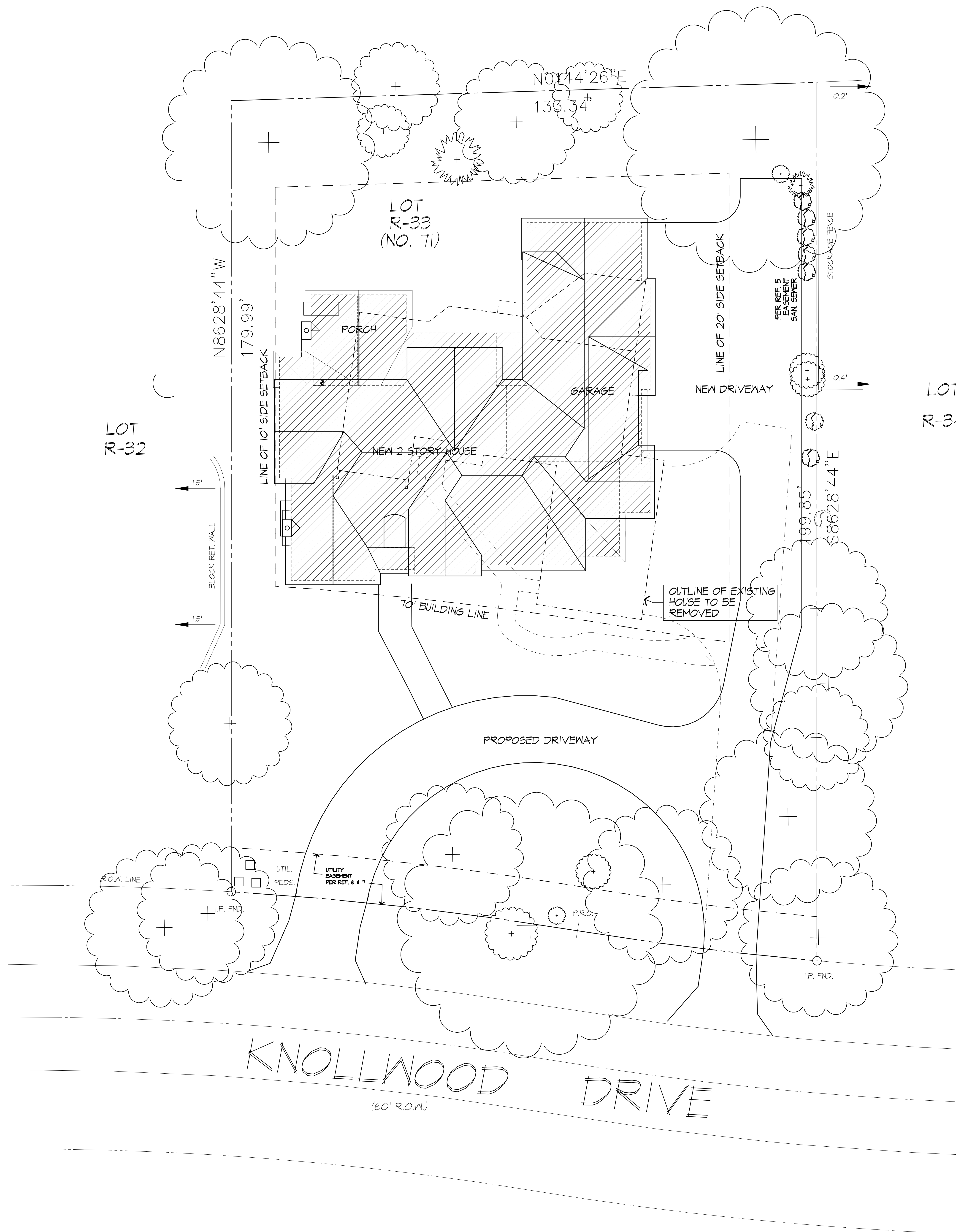
DOUGLAS W. MAGDE, L.S. LIC. #049957











PROPOSED SITE PLAN

SCALE: 1"=10'
ALL LAND ENGINEERING TO BE PROVIDED
BY OTHERS

RESIDENTIAL ZONING
I.D. 138.13-1-21
LOT SIZE: 25264.80 SF
WIDTH: 134'
BLDG LINE DEPTH: 70'
SIDE YARD: MIN 10' TOTAL 30'
REAR BUFFER: 10'
MAX BUILDING FOOTPRINT: 4263 S.F.
MAX LOT COVERAGE: 10106 S.F.
MAX BUILDING HEIGHT: 30'

5051 S.F. BUILDING FOOTPRINT (PROPOSED)
10647 S.F. LOT COVERAGE (PROPOSED)



121 Sully's Trail
Pittsford, NY 14534

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

www.MorabitoArchitects.com

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preliminary

PROJECT:
PROPOSED RESIDENCE
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

CLIENT:
JOEL AND KATY DIMARCO
71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

DRAWING:
SITE PLAN

DRAWN:
P.J.M./A.M.S.H.

CHECKED:
P.J.M.

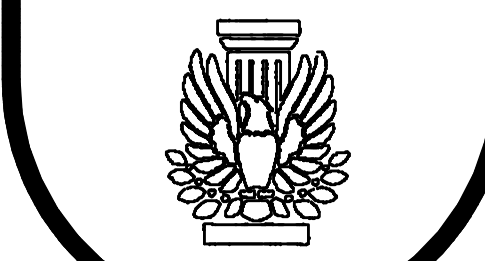
DATE: 2/11/25

SCALE: 1/4"=1'-0", OR AS NOTED

JOB NO.: 23M4381

SHEET:

1
OF SHEETS





FRONT ELEVATION/ PROPOSED

TOTAL PROPOSED AREA: 6510 S.F. (HOUSE)
1451 S.F. (GARAGE)
84 S.F. (GRILLING PORCH)
403 S.F. (COVERED PORCH)
100 S.F. (OTHER PORCHES)
5051 S.F. (BUILDING FOOTPRINT)



LEFT SIDE ELEVATION/ PROPOSED



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71 KNOLLWOOD DRIVE
TOWN OF PITTSFORD, NY

DRAWING:
ELEVATIONS - PROPOSED

DRAWN: P.J.M./A.M.S.H.
CHECKED: P.J.M./A.

DATE: 2/1/25

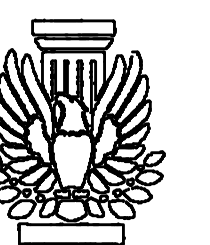
SCALE: 1/4"=1'-0", OR AS NOTED

JOB NO.: 23M4381

SHEET:

2

OF SHEETS





REAR ELEVATION/ PROPOSED



RIGHT SIDE ELEVATION/ PROPOSED



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Pittsford, NY 14534

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SHEET:

3

OF SHEETS

















