

**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
AGENDA  
February 15, 2021**

**PUBLIC HEARING FOR AN AREA VARIANCE**

- 6 Canal Park Place, Tax # 150.19-1-5.71, Applicant is requesting relief from Town Code §185-17 (E) & §185 – 113 (B) (1) & (2) for the construction of a covered deck encroaching into the side setback and for an oversized and over height accessory structure (Cabana). This property is zoned RN – Residential Neighborhood District
- 115 Ellingwood Drive , Tax # 138.18-1-54, Applicant is requesting relief from Town Code §185 – 17 (B) (1) for the construction of a second story addition forward of the building line. This property is zoned RN – Residential Neighborhood District
- 9 Northstone Rise, Tax # 164.15-1-66, Applicant is requesting relief from Town Code §185 – 17 (E) for the construction of a three season room encroaching into the side setback. Property is zoned RN – Residential Neighborhood District.
- 180 Kilbourn Road., Tax # 138.17-1-27, Applicant is requesting relief from Town Code §185 – 17 (B) (1) and 185 – 17 (K) (2) for the construction of a new home forward of the building line and encroaching into the side setback for the property. This property is a corner lot and is zoned RN – Residential Neighborhood District

How to view the meeting:

1. Zoom

- In your web browser, go to <https://townofpittsford.zoom.us/j/83354412022?pwd=bGIRcEFiMDZVZGEzSkIKeFJ0U1BMZz09>
- You will be connected to the meeting.

2. Telephone

- You can access the meeting by phone. Use any of the phone numbers below, then enter the meeting ID when prompted. The Meeting ID is **833 5441 2022**. No password is necessary.

(929) 205-6099	(312) 626-6799
(253) 215-8782	(301) 715-8592
(346) 248-7799	(669) 900-6833

*draft*  
**TOWN OF PITTSFORD  
ZONING BOARD OF APPEALS  
MINUTES  
December 21, 2020**

**PRESENT**

George Dounce, Chairperson; Mary Ellen Spennacchio-Wagner, James Pergolizzi, Phil Castleberry  
Barbara Servé, David Rowe

**ALSO PRESENT**

Cathy Koshykar, Town Board Liaison; Mark Lenzi, Building Inspector; Robert Koegel, Town Attorney;  
Susan Donnelly, Secretary to the Board

**ABSENT**

Mike Rose

Proceedings of a regular meeting of the Pittsford Zoning Board of Appeals were held on Monday, December 21, 2020 at 7:00 P.M. local time. The meeting took place with Board members and applicants participating remotely using Zoom virtual meeting software.

George Dounce, Chairperson called the regularly scheduled meeting of the Zoning Board of Appeals to order at 7:00 pm.

The applications before the Board this evening are Type II Actions under 6-NYCRR §617.5 (c) (7) or (12) & (13) and, therefore, is not subject to Environmental Review under SEQRA. The applications are exempt from review by the Monroe County Planning Department based on an agreement with Monroe County dated October 7, 2008.

**PUBLIC HEARING FOR AN AREA VARIANCE**

- 4 Candlewood Drive. Tax # 163.03-1-41, Applicant is requesting relief from Town Codes §185-113 (B) (6) for the construction of an accessory structure (greenhouse) in the rear setback. This property is zoned RN-Residential Neighborhood.

The homeowners, David Walker and Hilarie LLOYD were present. They had no further comment to add on their application.

Barbara Servé asked if the neighbors were in support. Ms. Lloyd indicated that they had left flyers for the neighbors to explain their project.

George Dounce asked about the timeline for construction. Mr. Walker stated that they would like to construct the structure in the late spring or summer of 2021.

There was a question from the daughter of the resident at 460 Stone Road.

Mr. Walker indicated they needed to construct the dome closer to the property line in order to take advantage of the optimal sun exposure for the greenhouse. The structure is a closed environment so there should not be any concerns about attracting insects.

There was no further public comment.

Barbara Servé moved to close the Public Hearing.

Phil Castleberry seconded.

All Ayes.

The Board discussed a change to condition #1 on the resolution.

#### **DECISION FOR 4 CANDLEWOOD DRIVE – AREA VARIANCE**

A written Resolution to grant the area variance for 4 Candlewood Drive was moved by Mary Ellen Spennacchio-Wagner and seconded by Jim Pergolizzi.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	aye
Rowe	aye
Rose	absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the location shown on the plot map received by the Town of Pittsford Building Department on November 10, 2020.
  2. All construction is to be completed by December 31, 2022.
- 15 Stoney Clover Lane. Tax # 163.02-1-46, Applicant is requesting relief from Town Code §185-113 (B) (1) & (6) and 185-17 (I) to allow the construction of an oversized accessory structure (shed) located in the rear yard encroaching into the rear setback. Property is zoned RN – Residential Neighborhood District.

The homeowner, Robert Jones, was present.

George Dounce asked for the timeframe for the project. Mr. Jones stated April or May of 2021.

Phil Castleberry inquired about the opinions of the most impacted neighbor. Mr. Jones that he has had limited exposure to his neighbors during this COVID era but one neighbor did text him to inquire.

There was no public comment.

Barbara Servé moved to close the Public Hearing.

David Rowe seconded.

All Ayes.

#### **DECISION FOR 15 STONEY CLOVER LANE – AREA VARIANCE**

A written Resolution to grant the area variance for 15 Stoney Clover Lane was moved by Phil Castleberry and seconded by David Rowe.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye



Castleberry                    aye  
Rowe                             aye  
Rose                             absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the location shown on the plot/survey map received by the Town of Pittsford Building Department on November 13, 2020.
  2. All construction is to be completed by December 31, 2022.
- 28 Crest Wood Circle. Tax # 192.02-3-25, Applicant is requesting relief from Town Code §185-119 (A) (1) to locate the filter and heater of an in-ground swimming pool forward of the rear wall of the home. This property is zoned RN – Residential Neighborhood District

The homeowners Jennifer and James Iacobucci were present.

There was discussion about the placement of the pool equipment. It will be placed near the garage side of the most affected neighbor. The homeowners are working on installing additional landscaping.

The Board had no further questions.

There was no public comment.

David Rowe moved to close the Public Hearing.

George Dounce seconded.

All Ayes.

The Board discussed how this placement is the most viable area for the applicant to achieve their needs while keeping the placement out of the view of the neighbors.

**DECISION FOR 28 CREST WOOD CIRCLE – AREA VARIANCE**

A written Resolution to grant the area variance for 28 Crest Wood Circle was moved by Barbara Servé and seconded by Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

Dounce                         aye  
Servé                             aye  
Pergolizzi                     aye  
Spennacchio-Wagner        aye  
Castleberry                    aye  
Rowe                             aye  
Rose                             absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the location shown on the plot map received by the Town of Pittsford Building Department on October 20, 2020.
  2. All construction is to be completed by December 31, 2022.
- 305 W. Bloomfield Road. Tax # 192.01-1-29.1, Applicant is requesting relief from Town Code §185-17 (B) (1) to allow the construction of an addition forward of the building line. Property is zoned RN – Residential Neighborhood District.  
The homeowners Leigh Van Ostrand and Michael Krenzer were present.  
They indicated that the neighbors are supportive of the proposed changes.  
The timeline for construction is spring/summer of 2021.

There were no questions from the Board.

There was no public comment.

Barbara Servé moved to close the public hearing

Phil Castleberry seconded.

All Ayes.

### **DECISION FOR 305 WEST BLOOMFIELD ROAD – AREA VARIANCE**

A written Resolution to grant the area variance for 305 W. Bloomfield Road was moved by David Rowe and seconded by Mary Ellen Spennacchio-Wagner.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	aye
Rowe	aye
Rose	absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans and plot map received by the Town of Pittsford Building Department on December 8, 2020.
  2. This application is subject to Design Review Board approval.
  3. All construction is to be completed by December 31, 2022.
- 331 Fairport Road. Tax # 152.09-1-3, Applicant is requesting relief from Town Code §185 -17 (E) for the construction of a garage addition encroaching on the side setback of the property. Property is zoned RN – Residential Neighborhood District.

The homeowners Peter and Lois Houlihan were present.

Mr. Houlihan stated their need for a garage. The time frame for construction would be April-May of 2021.

Barb Serve indicated that the most affected neighbor is in support of the garage being built.

There was no Board discussion.

There was no public comment.

Jim Pergolizzi moved to close the public hearing.

David Rowe seconded.

All Ayes.

There was no further discussion.

### **DECISION FOR 331 FAIRPORT ROAD – AREA VARIANCE**

A written Resolution to grant the area variance for 331 Fairport Road was moved by Jim Pergolizzi and seconded by Phil Castleberry.

George Dounce called for a roll call vote.

Dounce	aye
Servé	aye
Pergolizzi	aye
Spennacchio-Wagner	aye
Castleberry	aye
Rowe	aye
Rose	absent

The approved Resolution contains the following Specific Conditions:

1. This variance is granted only for the plans and the addition's location shown on the plot map received by the Town of Pittsford Building Department on November 13, 2020.
2. All construction is to be completed by December 31, 2022.

### **REVIEW OF MEETING MINUTES OF NOVEMBER 16, 2020**

George Dounce moved to approve the minutes of November 16, 2020 as written.

All Ayes.

### **POINT PERSONS FOR JANUARY 18, 2021 MEETING**

There are no applications to review for the January 18, 2021 meeting.

### **MEETING ADJOURNMENT**

George Dounce moved to adjourn the meeting at 8:00 pm.

All Ayes.

Respectfully submitted,

Susan K. Donnelly  
Secretary to the Zoning Board of Appeals

# Zoning Board of Appeals Referral Form Information

**Property Address:**

6 Canal Park Place PITTSFORD, NY 14534

**Property Owner:**

Cooper, Scott D  
6 Canal Park Pl  
Pittsford, NY 14534

**Applicant or Agent:**

Cooper, Scott D  
6 Canal Park Pl  
Pittsford, NY 14534

**Present Zoning of Property:** RN Residential Neighborhood  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	20	Right Lot Line:	9	Right Lot Line:	11.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	12	Height:	15	Height:	-3.0
Size:	180	Size:	450	Size:	-270.0

**Code Section(s):** 185-17 (E) 185- 113 (B) (1) 185- 113 (B) (2)

Description: Applicant is requesting relief from Town Code for the construction of a covered deck encroaching into the side setback and for an oversized and over height accessory structure (Cabana). This property is zoned RN – Residential Neighborhood District

February 01, 2021

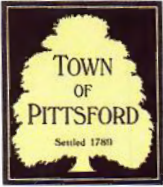


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Date

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Mark Lenzi - Building Inspector CEO



# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

Applicant: SCOTT COOPER + MANDY COOPER

Address: 6 CANAL PARK PLACE PITTSFORD 14534

Phone: (585) 739-9147 E-Mail: MandyLaurerCooper@gmail.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: ~~XXXXXXXXXXXX~~ \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**(If applicant is not the property owner please complete the Authorization to Make Application Form.)**

Property Location: 6 Canal Park Place Current Zoning: Single family

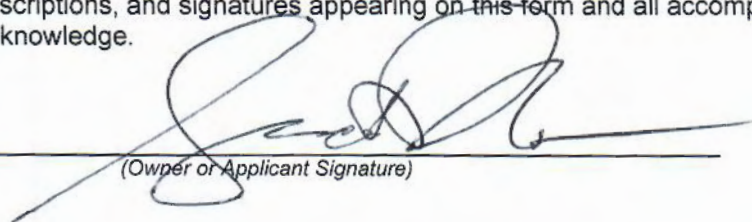
Tax Map Number: 150.19-1-5.71

Application For:       Residential       Commercial       Other

Please describe, in detail, the proposed project:

See Attached

**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

  
*(Owner or Applicant Signature)*

1/12/21  
*(Date)*

## TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

See attached

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

See attached

- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

See attached





# NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

## TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

*(Please answer the following questions to the best of your knowledge)*

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

See attached

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

See attached

**Please describe, in detail, the proposed project:**

1. A covered deck (lounge and exterior dining space), extending into our backyard, via access from our kitchen.
2. A pool cabana providing shade from the elements for our young children and elderly family members.

.....

**1: Please explain why you feel the requested variance will not produce...**

Neither structure will be seen from the road and as such, will not impact curb appeal of the property or the cul-de-sac in general. Separately, the neighbors who are nearest to the structures have given us their blessing and permission for these variances – a family for whom we'd previously granted permission for a similar variance on their own property.

Additionally, as part of the overall plan, we aim to drastically increase plantings and foliage on the property as a whole, in affect adding to the privacy and beauty of the property in general.

**2: Please explain the reasons why the benefit...**

Our current deck is old, unsafe for our young children and elderly family members and in need of replacement. That said, the requested variance only seeks to add slightly more square footage to that already existing footprint. Further, we are limited with regard to where we can build given the way our house is situated on our property, while still utilizing the current access from the kitchen and ensuring curb appeal is maintained.

**3: Please explain whether the requested area is minimal or substantial...**

Given the amount of variance it is most likely substantial. However, as stated above, our neighbors have given us their blessing and permission to move forward and as such it should not impact the character of the neighborhood. There is also an existing privacy fence between our two properties, which we erected, and their sightline to our property will not change as a result of this variance. There are a row of arborvitae that are currently about 12 feet tall and growing rapidly. Although we are well into the 20 side set back we are approximately 9'10" at the closest point (keeping in mind the first 5 feet from the property line follow extremely tight and necessary fire code.

**4: Please explain why you feel the requested variance will not have an adverse effect...**

You will not be able to see either structure from the curb, thus ensuring the peaceful tranquility of the neighborhood is maintained. Additionally, the ability to create these structures will also ensure we are able to fully enjoy the natural beauty of the canal, in all seasons, from our property – one of the main reasons we chose it as our home.

**5: Is this alleged difficulty self-created?...**

Yes; though as stated in Item 2, we need to re-build/repair the current deck due to safety issues and are only requesting to add a relatively minimal amount of square footage to the already existing footprint.



.....  
**Project Descriptions:**

**POOL**

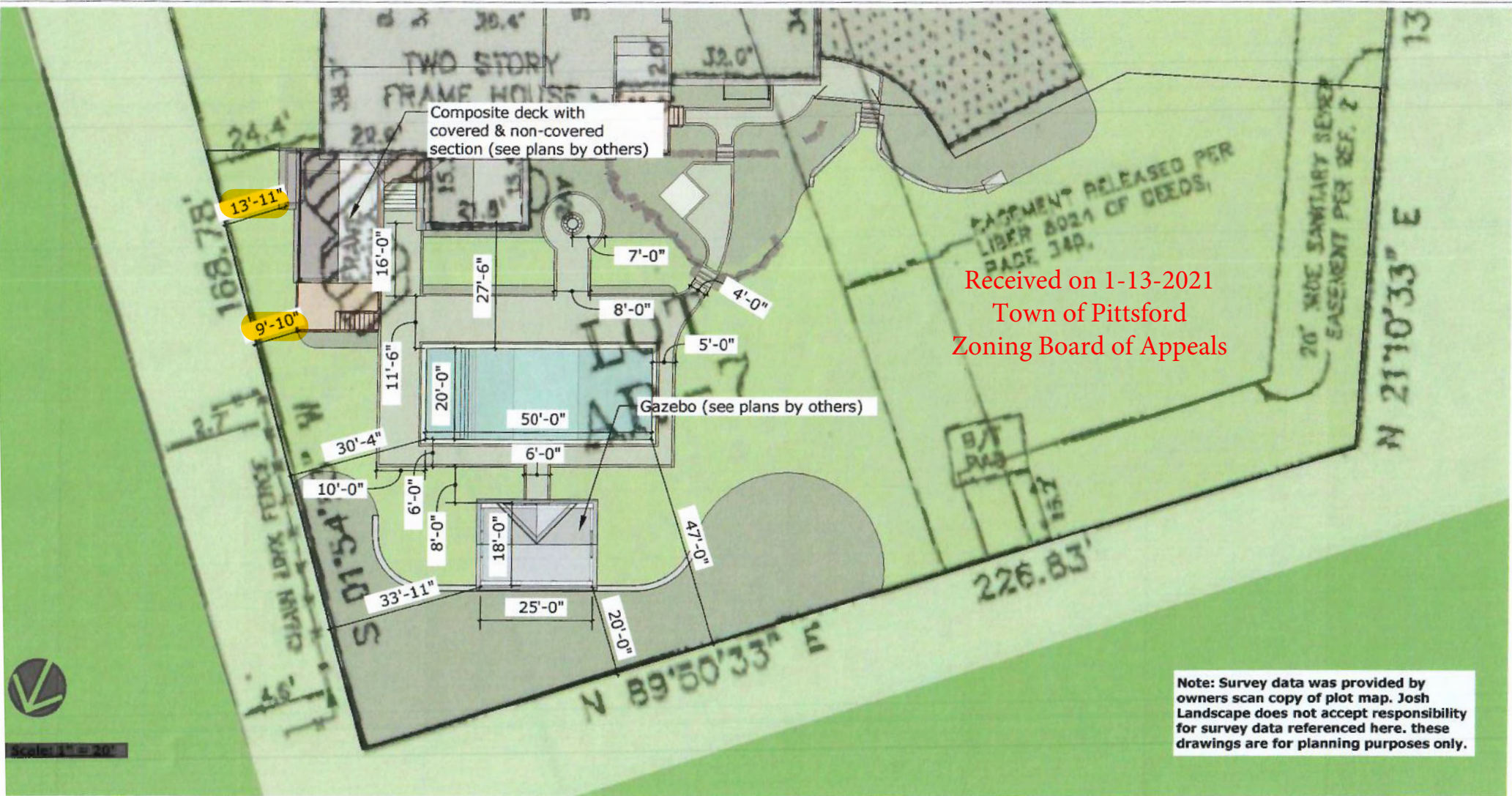
A 20x50' in-ground swimming pool; complete with paving stone deck surround and proper drainage.

**GAZEBO**

An 18'x25' open and covered pool cabana with space for lounging and dining. Full height (14'8") is lower than the house and will not be seen from the curb or sight-lines from surrounding properties.

**COVERED DECK**

A 18'x38' screened-in and covered deck and outdoor dining area, extending from the house and utilizing current outdoor access from the kitchen.



Notes:





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

- (1) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- (2) THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (3) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (4) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
- (5) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER (MFR)
- (6) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- (7) THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.
- (8) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- (9) ALLOWABLE STRESSES OF MATERIALS. (THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE FIGURE R301.2(4))
  - A) CONCRETE (R402.2) = MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
    - FOOTINGS: 2500 PSI
    - BASEMENT SLAB: 2500 PSI (IV FIBER REINF. ADDITIVE, OPTIONAL)
    - GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED)
    - BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE EXPOSED TO WEATHER)
  - B) STRUCTURAL STEEL TO BE ASTM - A36
  - C) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER)
- (10) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DIRECT DAMPER ETC. & SHALL COMPLY WITH CODE SECTION R1001-R1006 AS APPLICABLE.
- (11) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.1.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
- (12) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R514.)
- (13) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1. DECORATIVE GLASS IS EXEMPT IN SWINGS DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14) DESIGN CRITERIA:
  - A) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
  - B) SLEEPING ROOMS = 30 PSF LIVE LOAD
  - C) GROUND SNOW LOAD = 40 PSF (FIG R301.2(6))
  - D) WIND SPEED = 40 MPH, EXPOSURE B
  - E) SEISMIC DESIGN CATEGORY = A OR B - R301.2(2)
  - F) WEATHERING - SEVERE
  - G) FROST LINE DEPTH = 42"
  - H) TERMITE DAMAGE - CONTACT LOCAL JURISDICTION
  - I) DECAY DAMAGE - NONE TO SLIGHT
  - J) WINTER DESIGN TEMPERATURE - (-) DEGREE
  - K) ICE BARRIER IS REQUIRED
  - L) ROOF TIE-DOWN REQUIREMENTS - R302.11 (BASED UPON SPECIFIC ROOF DESIGN)
  - M) ENERGY COMPLIANCE DETAILS AND PATH - N101.3
- (15) FOOTINGS TO BEAR ON FIRM LEVEL UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL
- (16) DRAWING ALTERATION: THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 148, SECTION 1204 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."
- (17) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M107 OF THE CODE.
- (18) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER 11 OF THE CODE.
- (19) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

**ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY**

1. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION N104.
2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION N102.4.5
3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION N103.1.1
4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION N103.3.2.
5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE, PER SECTION N103.5
6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION N102.2.4
7. AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS N102.4.1 THROUGH N102.4.6.
8. THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E119 OR ASTM E1821 OR NET/ICC 380 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH N102.4.1.2.
9. THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

**DECK ADDITION**  
6 CANAL PARK PLACE, PITTSFORD, NEW YORK

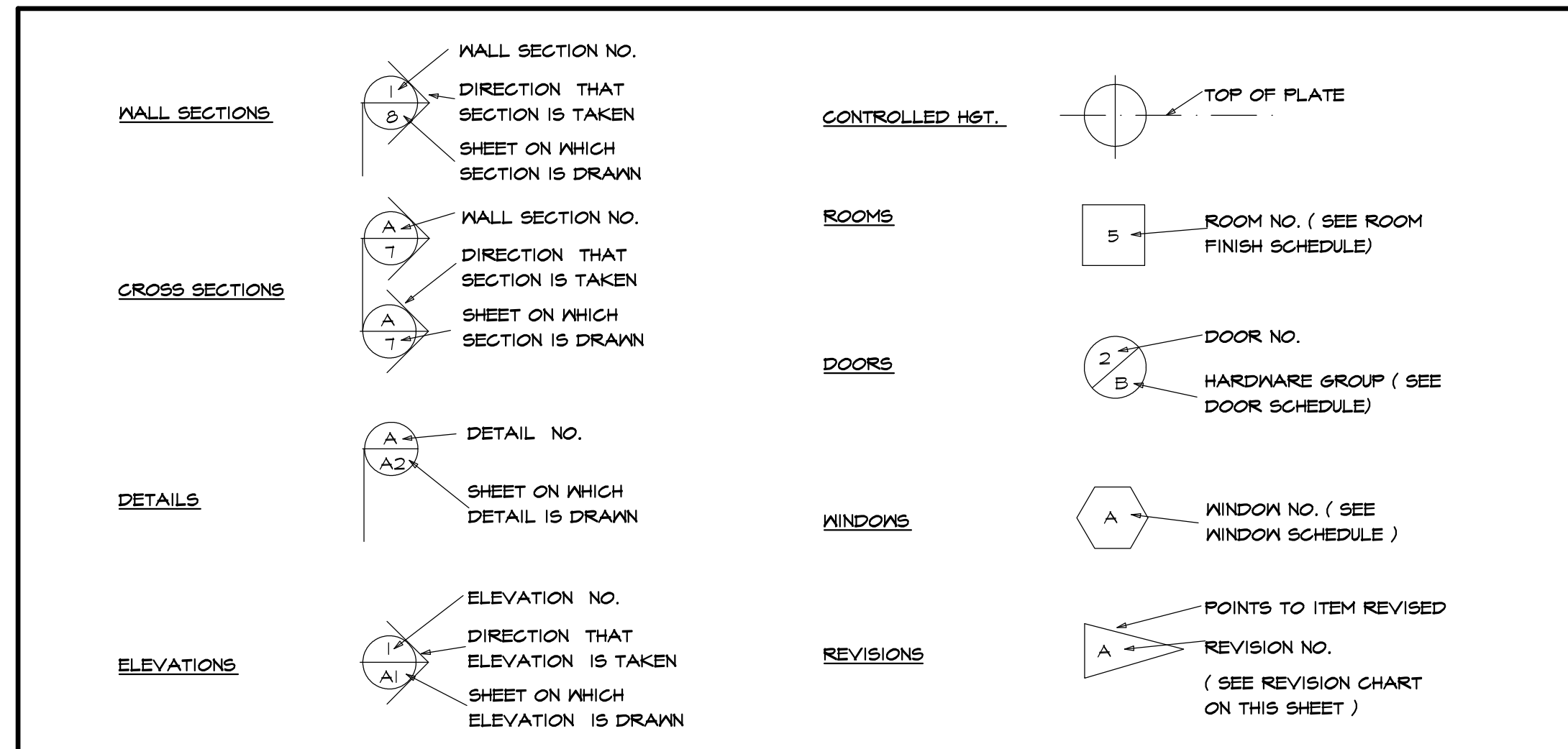
**MR & MRS SCOTT COOPER, HOMEOWNERS**

**ENERGY CODE COMPLIANCE PATH: (EXISTING CONSTRUCTION)**

THE ENTIRE BUILDING IS NOT REQUIRED TO COMPLY WITH THE CURRENT ENERGY CODE. THE ALTERATIONS SHALL CONFORM TO ENERGY CODE. NEW PENETRATION SHALL COMPLY WITH ENERGY CODE.

CAVITIES IN THE ENVELOPE (CEILING, WALL OR FLOOR) EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH (MINIMUM) FIBER GLASS INSULATION WITH VAPOR BARRIER. NEW LIGHT FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPS.

**SYMBOLS**



**ABBREVIATIONS**

APPROX	-APPROXIMATE	FT (')	-FOOT	OPNS	-OPENING
#	-AND	FTG	-FOOTING	O/A	-OVERALL
@	-AT	FDN	-FOUNDATION	O.H.D	-OVERHEAD DOOR
BM	-BEAM	GYP	-GYPSUM	O/HANG	-OVERHANGS
BLK	-BLOCK	HND/CP	-HANDICAP	O/	-OVER
BD	-BOARD	HST	-HEIGHT	OPT	-OPTIONAL
BLDG	-BUILDING	HW	-HOT WATER	P.D.R	-POWDER ROOM
BTR	-BETTER	HDR	-HEADER	PSF	-POUNDS PER SQ. FT.
CL6	-CEILING	IN (")	-INCH	PSI	-POUNDS PER SQ. IN.
CL	-CENTERLINE	INCL	-INCLUDE	P.T.	-PRESSURE TREATED
COL	-COLUMN	INFO	-INFORMATION	PLYWD	-PLYWOOD
CONC	-CONCRETE	ID	-INSIDE DIAMETER	REQ'D	-REQUIRED
CONT	-CONTINUOUS	INSUL	-INSULATION	RM	-ROOM
COMM	-COMMERCIAL	INT	-INTERIOR	RES	-RESIDENTIAL
CRS	-COURSES	IECC	-INTERNATIONAL ENERGY CONSERVATION CODE	RS	-RISERS
DL	-DEAD LOAD	IRG	-INTERNATIONAL RESIDENTIAL CODE	RD & SH	-ROD & SHELF
DIA	-DIAMETER	JT	-JOINT	S	-SOUTH
DBL	-DOUBLE	JSTS	-JOISTS	SKYLT	-SKYLIGHT
DN	-DOWN	LT	-LIGHT	SH	-SHELF
DWS	-DRAWING	LL	-LIVE LOAD	SHS	-SHELVES
DIM	-DIMENSION	MFR	-MANUFACTURER	STOR	-STORAGE
ELEC	-ELECTRIC	MAX	-MAXIMUM	STL	-STEEL
EXP	-EXPANSION	MECH	-MECHANICAL	SUSP	-SUSPENDED
EXT	-EXTERIOR	MTL	-METAL	SYN	-SYNTHETIC
FT (')	-FEET	MIN	-MINIMUM	TS	-TREADS
FIN	-FINISH	MISC	-MISCELLANEOUS	(TYP)	-TYPICAL
FLR	-FLOOR	N	-NORTH	T&G	-TONGUE & GROOVE
I ST	-FIRST	NTS	-NOT TO SCALE	W	-WITH
FLUOR	-FLUORESCENT	NO	-NUMBER	W/O	-WITHOUT

**TABLE N1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION**

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

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC 400.

**GENERAL NOTES**

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES WHICH PERTAIN TO THE CONSTRUCTION OF THIS STRUCTURE
  - CONTRACTOR SHALL VERIFY EXISTING STRUCTURAL CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION AND / OR CONSTRUCTION
  - CONTRACTOR SHALL PROVIDE ANY NECESSARY BRACING, TEMPORARY FRAMING SUPPORTS (SHORING), AND UNDERPINNING OF EXISTING STRUCTURE AS REQUIRED
  - CONTRACTOR SHALL CO-ORDINATE THE INSTALLATION OF NEW AND / OR USE OF RELOCATED DOORS, AND WINDOWS WITH HOMEOWNER
  - CONTRACTOR SHALL (WHERE POSSIBLE) MATCH PLATE HEIGHTS, SUBFLOORS, AND WINDOW ROUGH OPENING HEIGHTS TO MAINTAIN CONTINUITY
  - WHERE POSSIBLE - MATCH CONCRETE BLOCK COURSES AT NEW AND EXISTING FOUNDATION WALLS
  - MINIMUM GRADE COVER AT ALL CONCRETE FOOTINGS SHALL BE 3'-6"
  - INFILL EXISTING EXPOSED EXTERIOR FRAMING CAVITIES FULL WITH INSULATION
- MINIMUM R - MAXIMUM U VALUES  
PENETRATION MAX U VALUE = 0.30



1387 FAIRPORT ROAD  
SUITE #680  
FAIRPORT, NY 14450-2002  
PH. (585) 223-6420

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Revision:

Project:

DECK ADDITION

Client:

SCOTT & MANDY COOPER

Job Location:

6 CANAL PARK PLACE  
PITTSFORD, NEW YORK

Drawing Title:

COVER SHEET & NOTES

Drawn:

SMK

Checked By:

SLC

Date:

DECEMBER, 2020

Job No.:

30398

Sheet:

1 of 6



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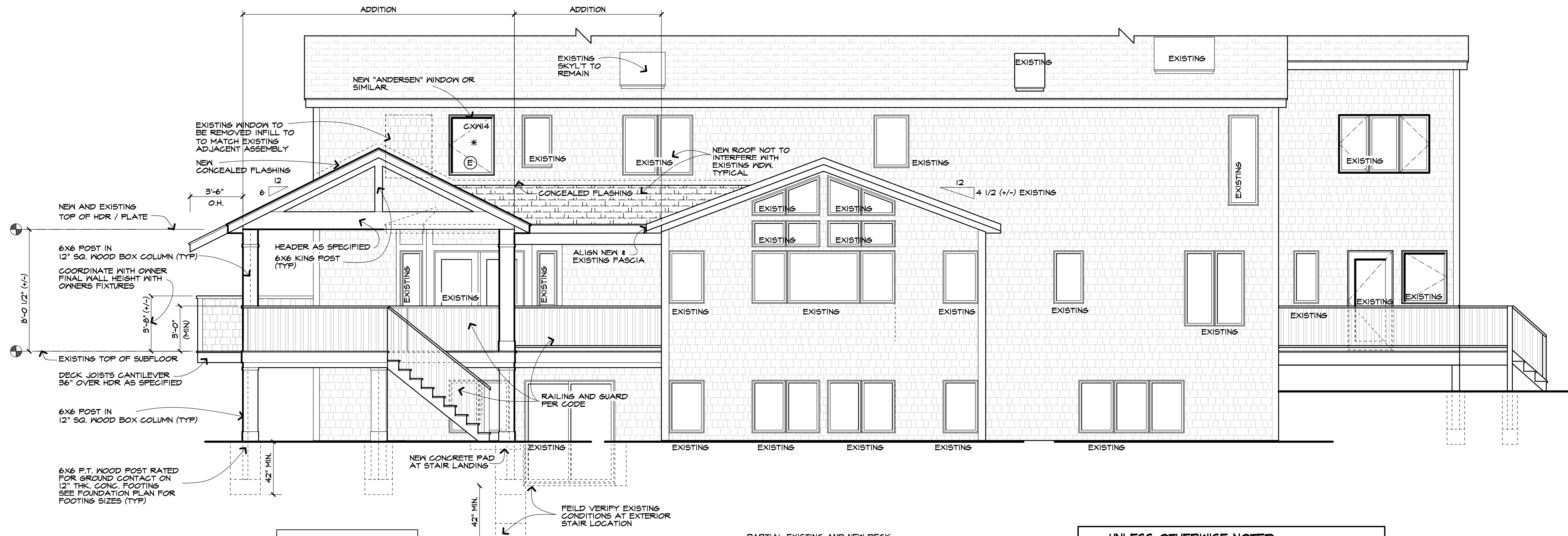
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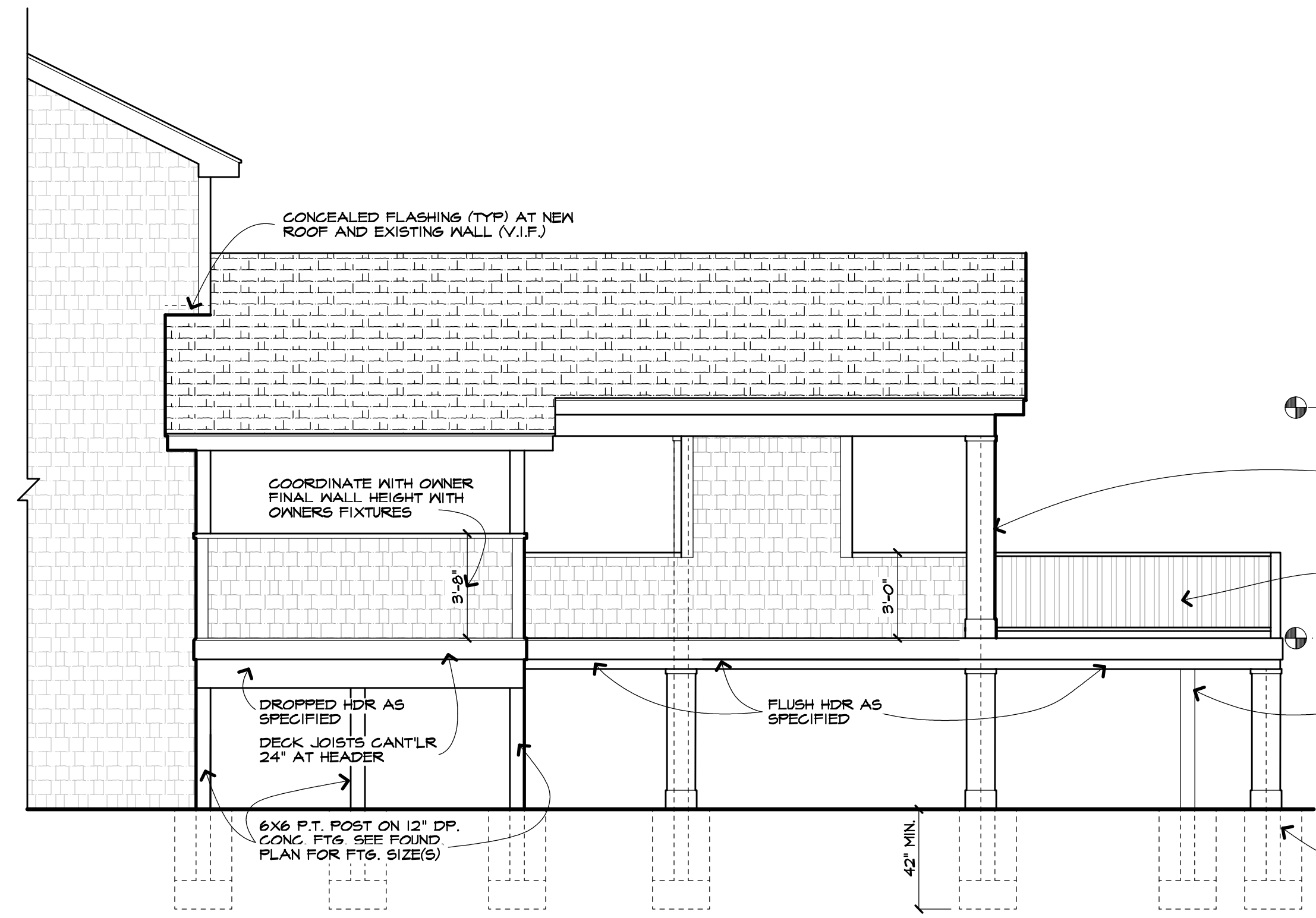
PARTIAL EXISTING AND NEW DECK  
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**UNLESS OTHERWISE NOTED**

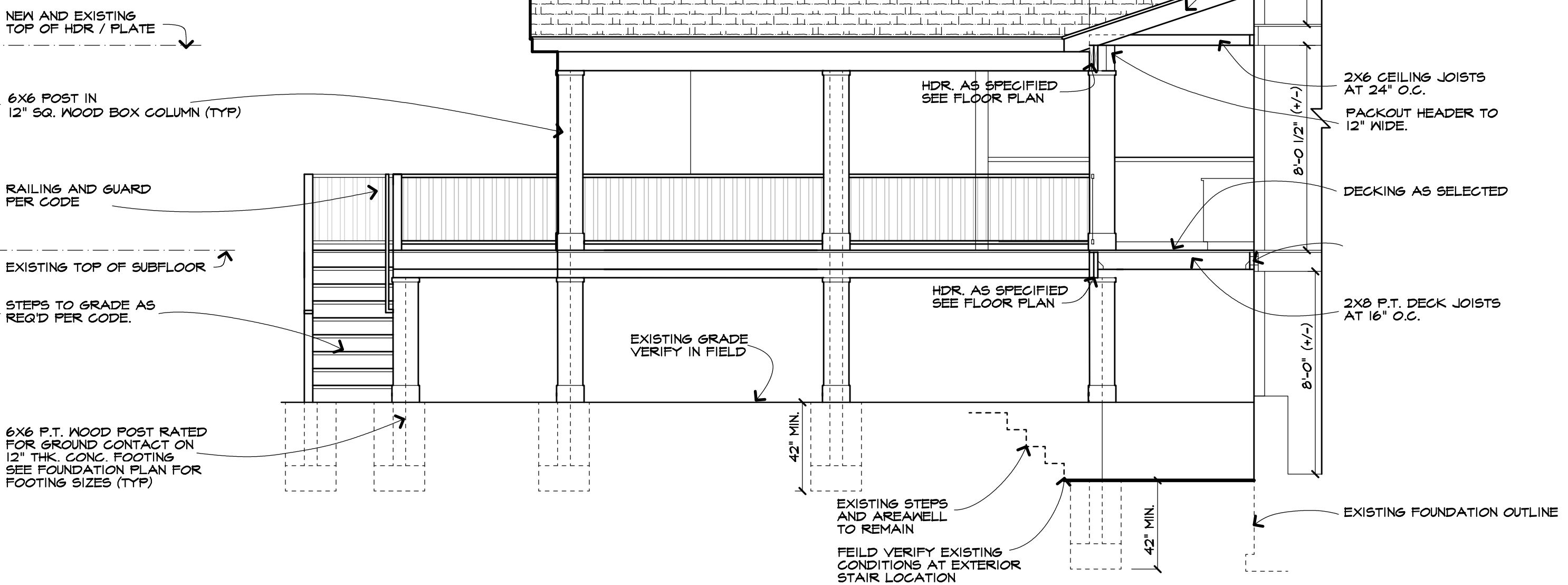
ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SELTD
FACIA:	ALUM WRAP 2X6
FRIEZEBOARDS:	6" MATCH EXISTING
CORNERBOARDS:	6" MATCH EXISTING
CASINGS:	6" MATCH EXISTING
SIDING:	VINYL AS SELTD (MATCH EXISTING)
EAVE O/HANGS:	1'-0" MATCH EXISTING
RAKE O/HANGS:	1'-0" MATCH EXISTING
FOOTING DEPTH:	3'-6" (MIN) BELOW GRADE
PLATE HEIGHT:	8'-0 1/2" (+/-) EXISTING (MATCH PORCH)
FIRST FLOOR:	8'-0 1/2" (+/-) EXISTING (MATCH PORCH)

THE CONTRACTOR SHALL VERIFY THAT THE NEW 'ANDERSEN' R.O. HEIGHT MATCHES EXISTING WINDOW R.O. HEIGHTS ON THE SECOND FLOOR AND THAT THE NEW PORCH ROOF DOES NOT INTERFERE WITH THE WINDOW OPERATION AND ADEQUATE FLASHING CAN BE PROVIDED AT THE NEW ROOF AND WALL TERMINATION. THE MAX. R.O. HEIGHT ABOVE THE SUBFLOOR SHALL BE 6'-0 1/2". THE MINIMUM 'ANDERSEN' WINDOW SIZE SHALL BE 6'-0" WITH EGRESS HARDWARE. IF EXISTING CONDITIONS DIFFER GREATLY FROM SHOWN THE CONTRACTOR IS TO CONTACT CARINI ENGINEERING DESIGNS, P.C.

**NOTE:**  
WOOD DECKS SHALL BE BUILT IN COMPLIANCE WITH SECTION R 507 OF THE CODE. BUILDER SHALL BE FAMILIAR WITH THIS SECTION OF THE CODE AND HAVE EXPERIENCE BUILDING CODE COMPLIANT EXTERIOR DECKS.



FUTURE OUTDOOR ROOM  
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



FUTURE OUTDOOR ROOM & PARTIAL SECTION  
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

Revision:	
Project:	DECK ADDITION
Client:	SCOTT & MANDY COOPER
Job Location:	6 CANAL PARK PLACE PITTSFORD, NEW YORK
Drawing Title:	ELEVATIONS
Drawn:	SMK
Checked By:	SLC
Date:	DECEMBER, 2020
Job No.:	30398
Sheet:	2 of 6



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Revision:

Project: DECK ADDITION

Client: SCOTT & MANDY COOPER

Job Location: 6 CANAL PARK PLACE  
PITTSFORD, NEW YORK

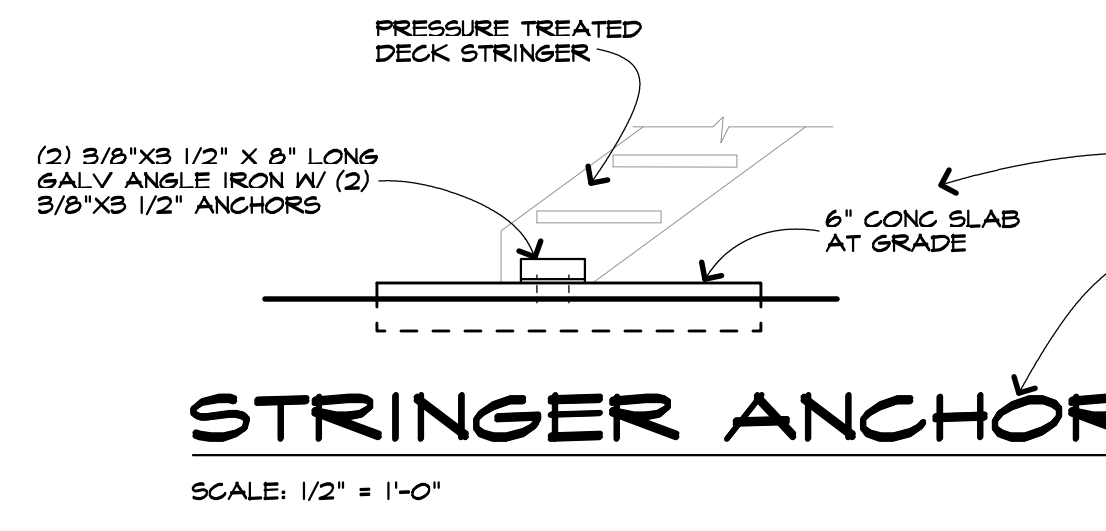
Drawing Title: BASEMENT PLAN

Drawn: SMK Checked By: SLC

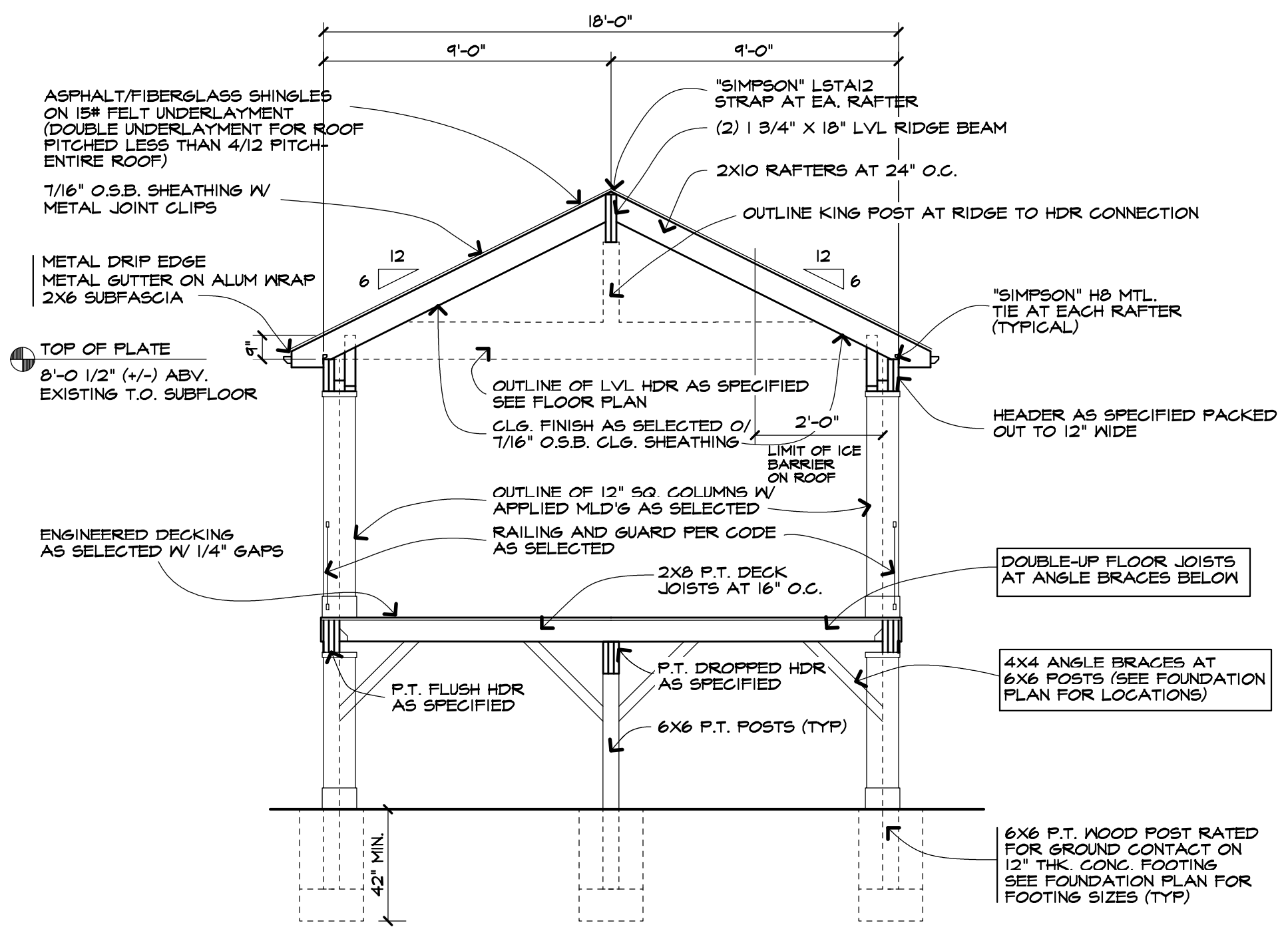
Date: DECEMBER, 2020

Job No: 30398

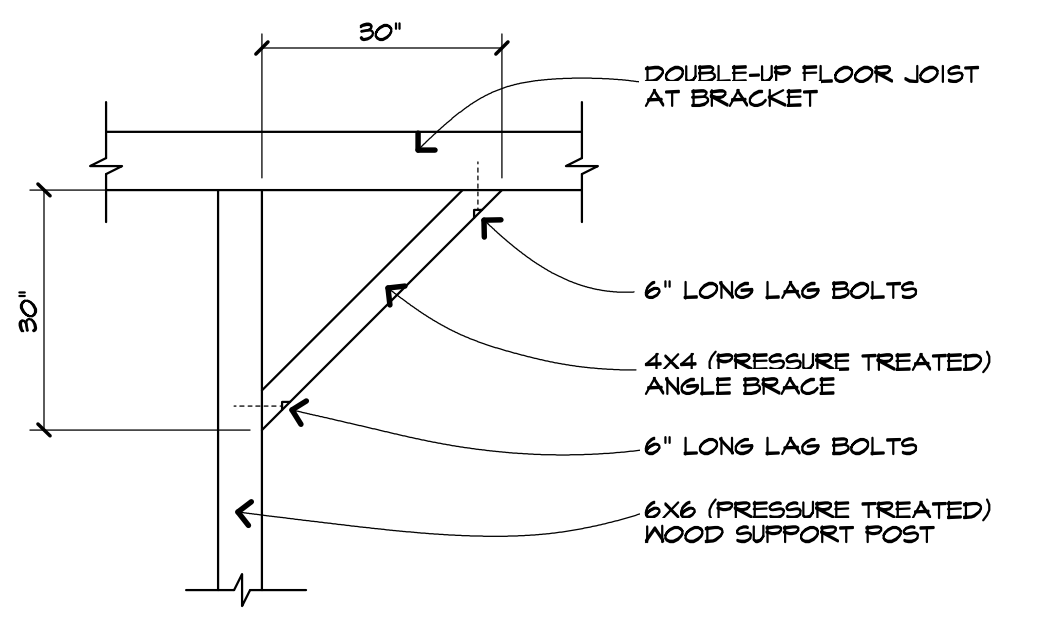
Sheet: 3 of 6



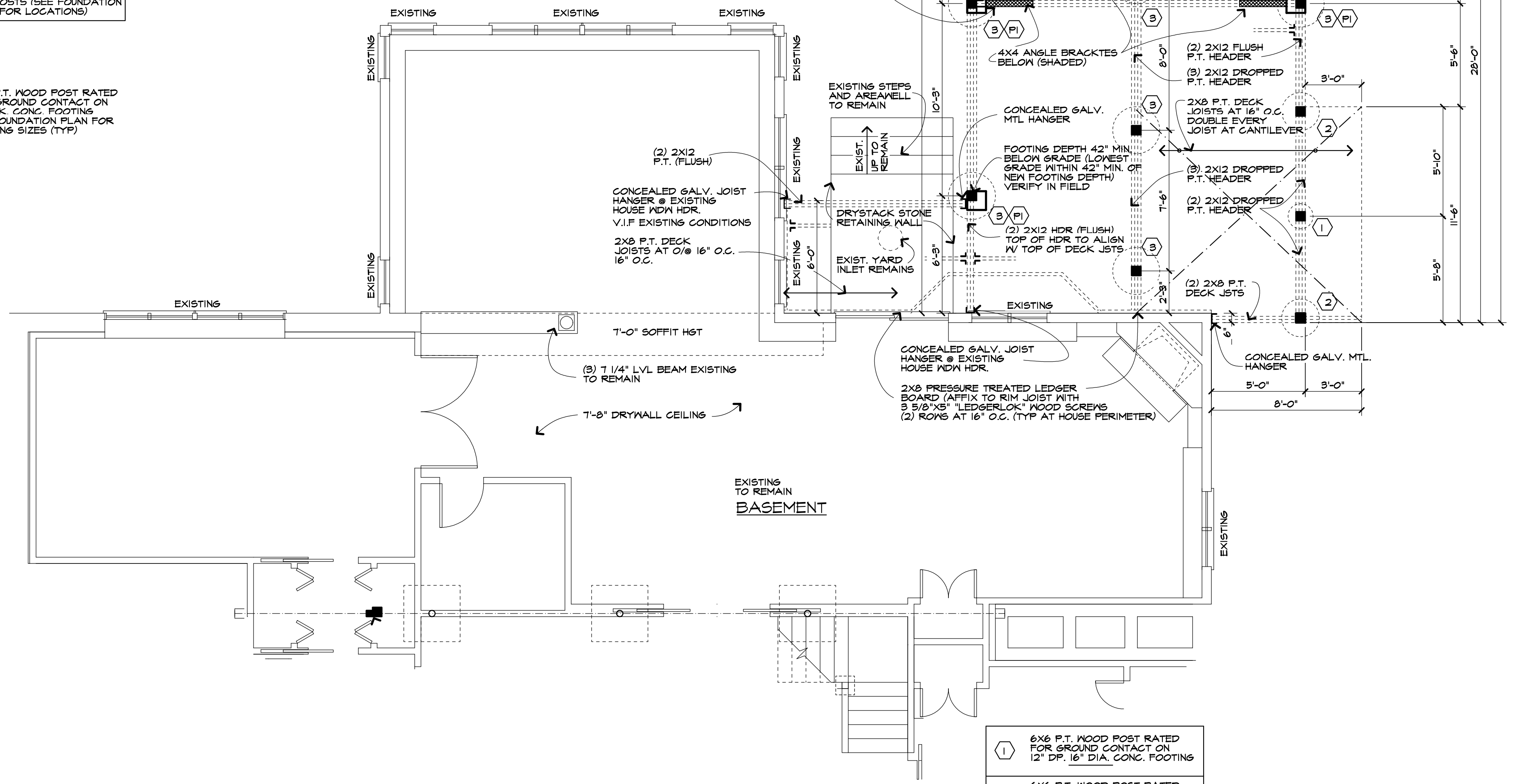
SCALE: 1/2" = 1'-0"



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



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



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

- ① 6x6 P.T. WOOD POST RATED FOR GROUND CONTACT ON 12" DP, 16" DIA. CONC. FOOTING
- ② 6x6 P.T. WOOD POST RATED FOR GROUND CONTACT ON 12" DP, 24" DIA. CONC. FOOTING
- ③ 6x6 P.T. WOOD POST RATED FOR GROUND CONTACT ON 12" DP, 30" DIA. CONC. FOOTING
- (PI) PACK OUT COL. NOTED W/ 12" SQ. COLUMN W/ APPLIED MLDG AS SELECTED

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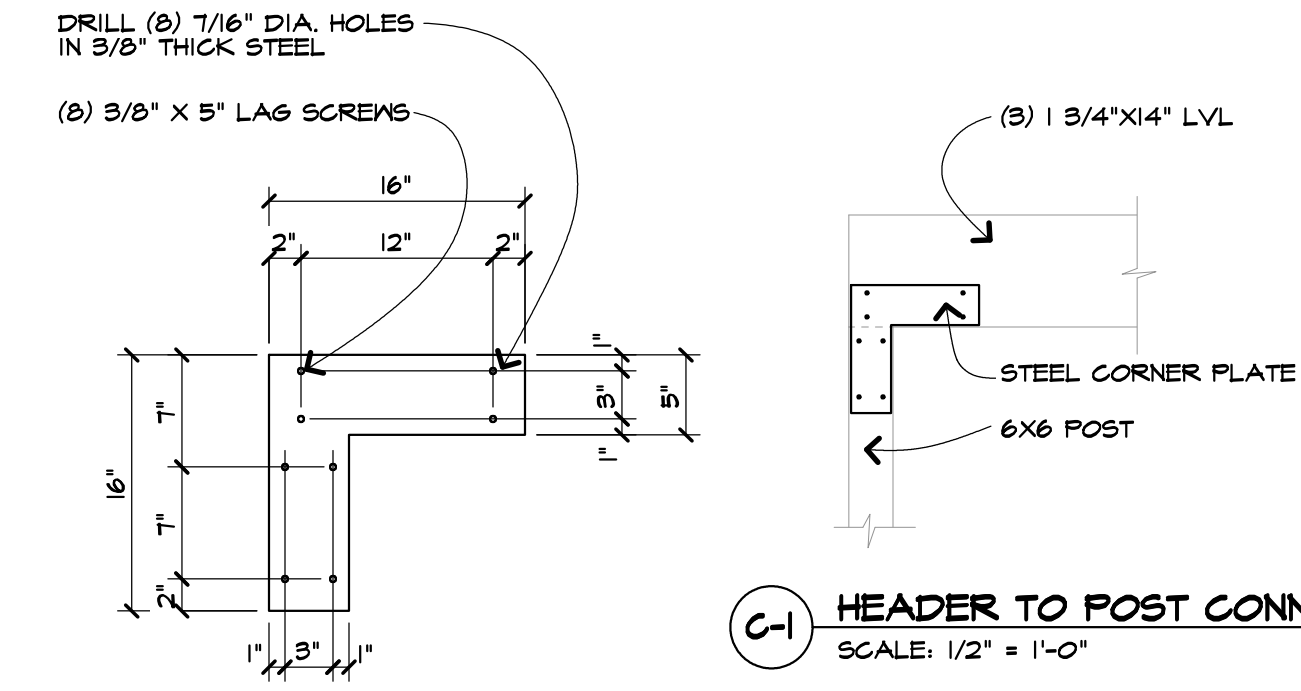
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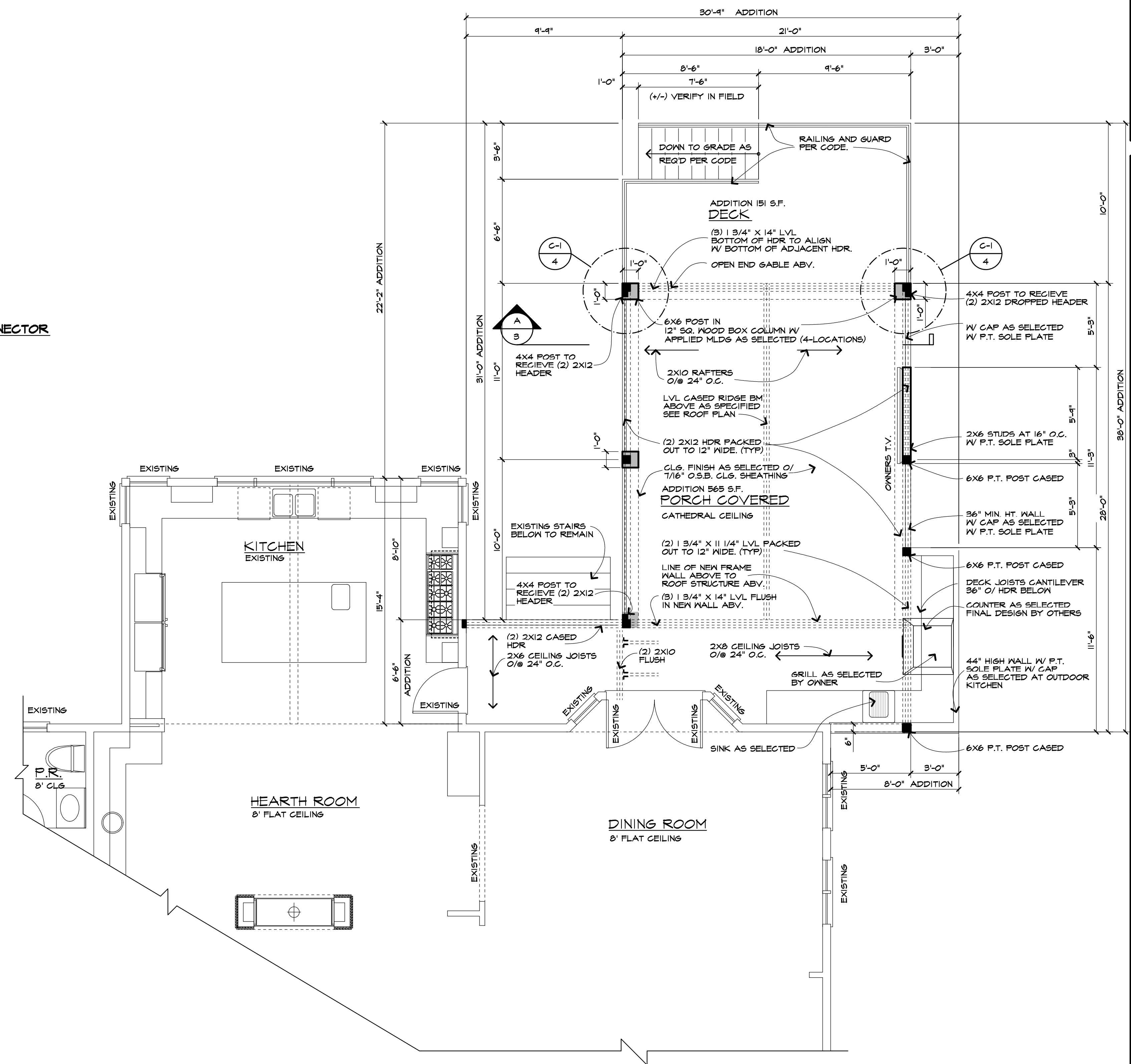
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3/8" THICK CORNER  
STEEL PLATE DETAIL  
SCALE: 1" = 1'-0"



PORCH / DECK ADDITION AND PARTIAL  
**FIRST FLOOR PLAN**

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

UNLESS OTHERWISE NOTED ON PLAN, FIRST FLOOR PLATE HEIGHT SHALL BE 8'-0 1/2" (+/-) ABOVE TOP OF SUBFLOOR. (MATCH EXISTING)

DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER

CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES

INSTALL HANDRAIL & GUARDS  
AT STAIR PER SECTIONS R311.7.8-R311.12.2 AND R-312 OF THE CODE

LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)

3/4" MAX STEP AT EGRESS DOOR(S) ON THE EXTERIOR SIDE FROM THE THRESHOLD TO THE LANDING OR FLOOR PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR PER EXCEPTION SECTION R311.3.1 OF THE CODE & 7/32" MAX STEP FROM THRESHOLD TO THE LANDING OR FLOOR ON ALL OTHER EXTERIOR DOORS PER SECTION R311.3.2 OF THE CODE

**WOOD DECK FASTENERS.**  
6185 HOT DIP GALVANIZED HANGERS, AND ASTM A165 GALVANIZED NAILS & SCREWS

**CODE REQUIRES SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN THE ENTIRE BUILDING (NOT JUST THE ADDITION). SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE INTERCONNECTED & HARD WIRED. CO. DETECTORS REQUIRED ON EACH STORY HAVING A SLEEPING AREA, ON EACH LEVEL CONTAINING A FUEL BURNING APPLIANCE, FIRE PLACE OR ATTACHED GARAGE. CO DETECTORS SHALL BE INTERCONNECTED & HARD WIRED. SEE SECTION R314 & R315 AND APPENDIX J OF THE 2020 CODE FOR ADDITIONAL INFOMATION**

Revision:	
Project:	DECK ADDITION
Client:	SCOTT & MANDY COOPER
Job Location:	6 CANAL PARK PLACE PITTSFORD, NEW YORK
Drawing Title:	FIRST FLOOR PLAN
Drawn:	SMK
Checked By:	SLC
Date:	DECEMBER, 2020
Job No.:	30398
Sheet:	4 of 6



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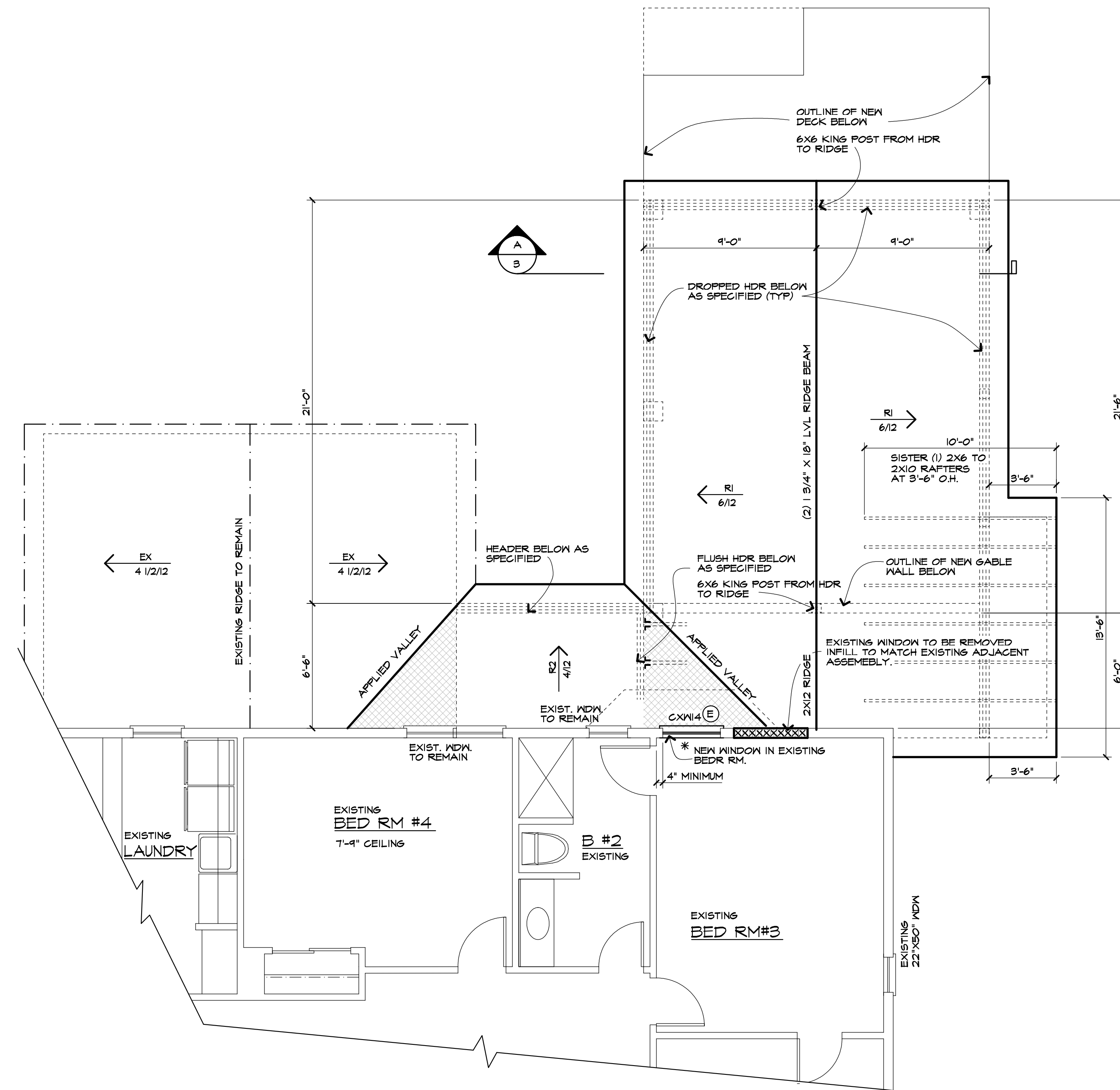
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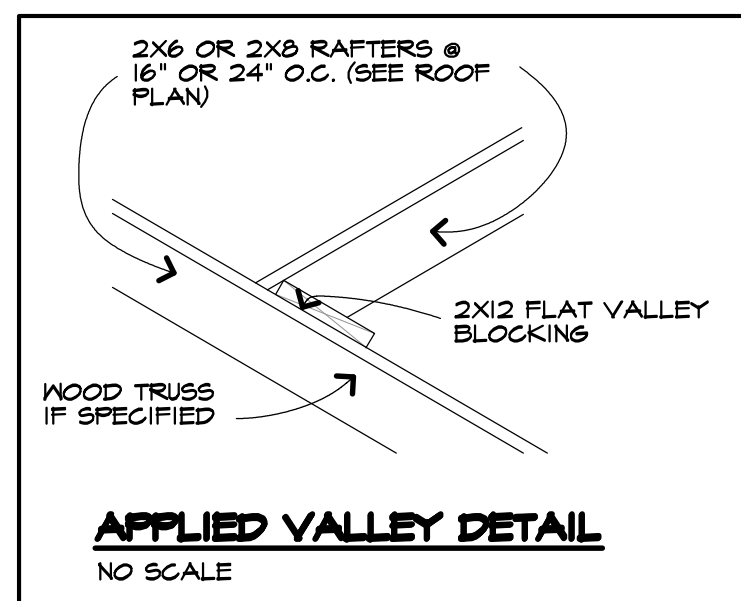
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\* - THE CONTRACTOR SHALL VERIFY THAT THE NEW "ANDERSEN" R.O. HEIGHT MATCHES EXISTING WINDOW R.O. HEIGHTS ON THE SECOND FLOOR AND THAT THE NEW PORCH ROOF DOES NOT INTERFERE WITH THE WINDOW OPERATION AND ADEQUATE FLASHING CAN BE PROVIDED AT THE NEW ROOF AND WALL TERMINATION. THE MAX. R.O. HEIGHT ABOVE THE SUBFLOOR SHALL BE 6'-10 1/2". THE MINIMUM "ANDERSEN" WINDOW SIZE SHALL BE 6'0" WITH EGRESS HARDWARE. IF EXISTING CONDITIONS DIFFER GREATLY FROM SHOWN THE CONTRACTOR IS TO CONTACT CARINI ENGINEERING DESIGNS, P.C.

NEW ROOF AT PORCH ADDITION AND PARTIAL EXISTING  
**SECOND FLOOR PLAN**

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



WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA:  
 CLEAR OPENING WIDTH SHALL BE 20" OR GREATER. CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER. NET CLEAR OPENING SHALL BE 5.7 SQ. FT OR GREATER.  
 THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR.

**HEADER SCHEDULE**  
UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 3'-0"	(B) 2X6	(2) 2X6

**WALL LEGEND**

- EXISTING WALLS TO REMAIN
- XXXXXXXXXX INFILL EXISTING OPENINGS TO MATCH EXISTING ADJACENT ASSEMBLY (VERIFY IN FIELD)

UNLESS OTHERWISE NOTED ON PLAN, SECOND FLOOR PLATE HEIGHT SHALL BE 7'-4" (N/A) V.I.F.

CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES.

LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)

PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY.

**UNLESS NOTED OTHERWISE**

- RI → 2X10 RAFTERS @ 24" O.C. WITH PITCH NOTED
- R2 → 2X6 RAFTERS AT 24" O.C. WITH PITCH NOTED
- EX → EXISTING ROOF TO REMAIN W/ PITCH NOTED

EAVE OVERHANGS SHALL BE 1'-0"  
RAKE OVERHANGS SHALL BE 1'-0"

INSTALL ICE BARRIER ON ROOF TO COMPLY WITH SECTION R903.2 OF THE CODE

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**Revision:**

**Project:** DECK ADDITION

**Client:** SCOTT & MANDY COOPER

**Job Location:** 6 CANAL PARK PLACE  
PITTSFORD, NEW YORK

**Drawing Title:** SECOND FLOOR PLAN &  
ROOF FRAMING PLAN

**Drawn:** SMK      **Checked By:** SLC

**Date:** DECEMBER, 2020

**Job No.:** 38398

**Sheet:** 5 of 6



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Revision: 1-11-2021 - SMK, GAZEBO HEIGHT

Project: DECK ADDITION

Client: SCOTT & MANDY COOPER

Job Location: 6 CANAL PARK PLACE, PITTSFORD, NEW YORK

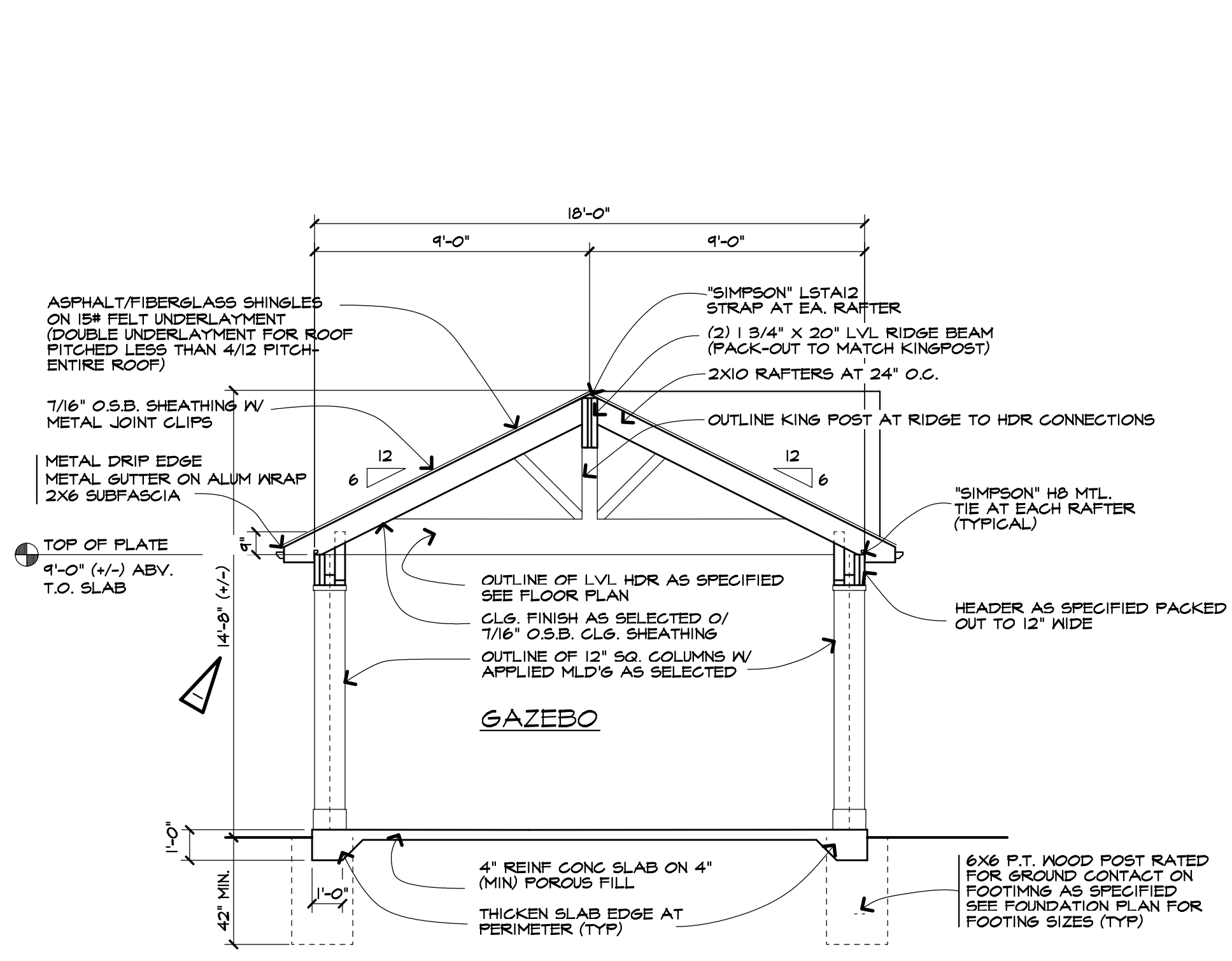
Drawing Title: GAZEBO PLAN

Drawn: SMK, Checked By: SLC

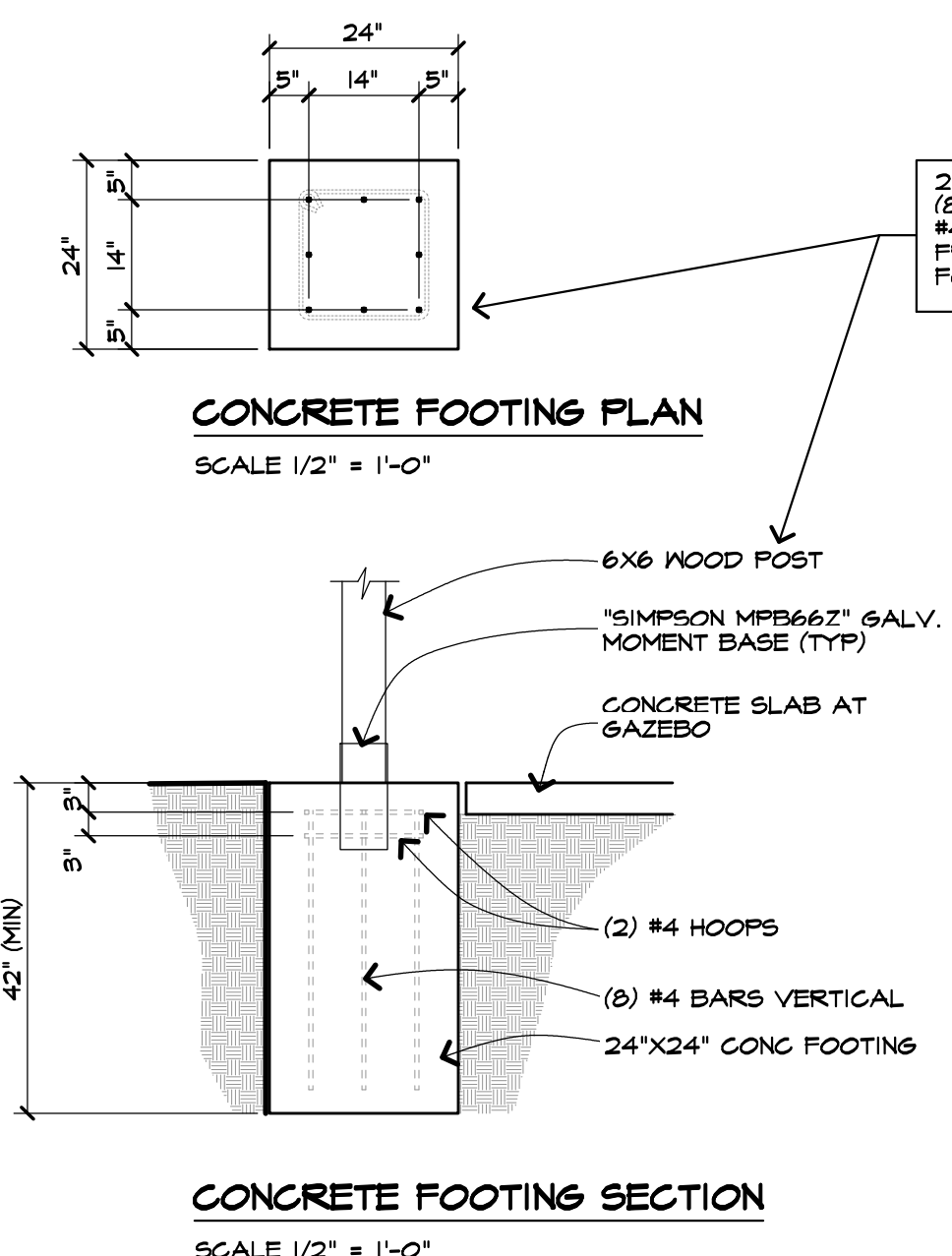
Date: DECEMBER, 2020

Job No: 30398

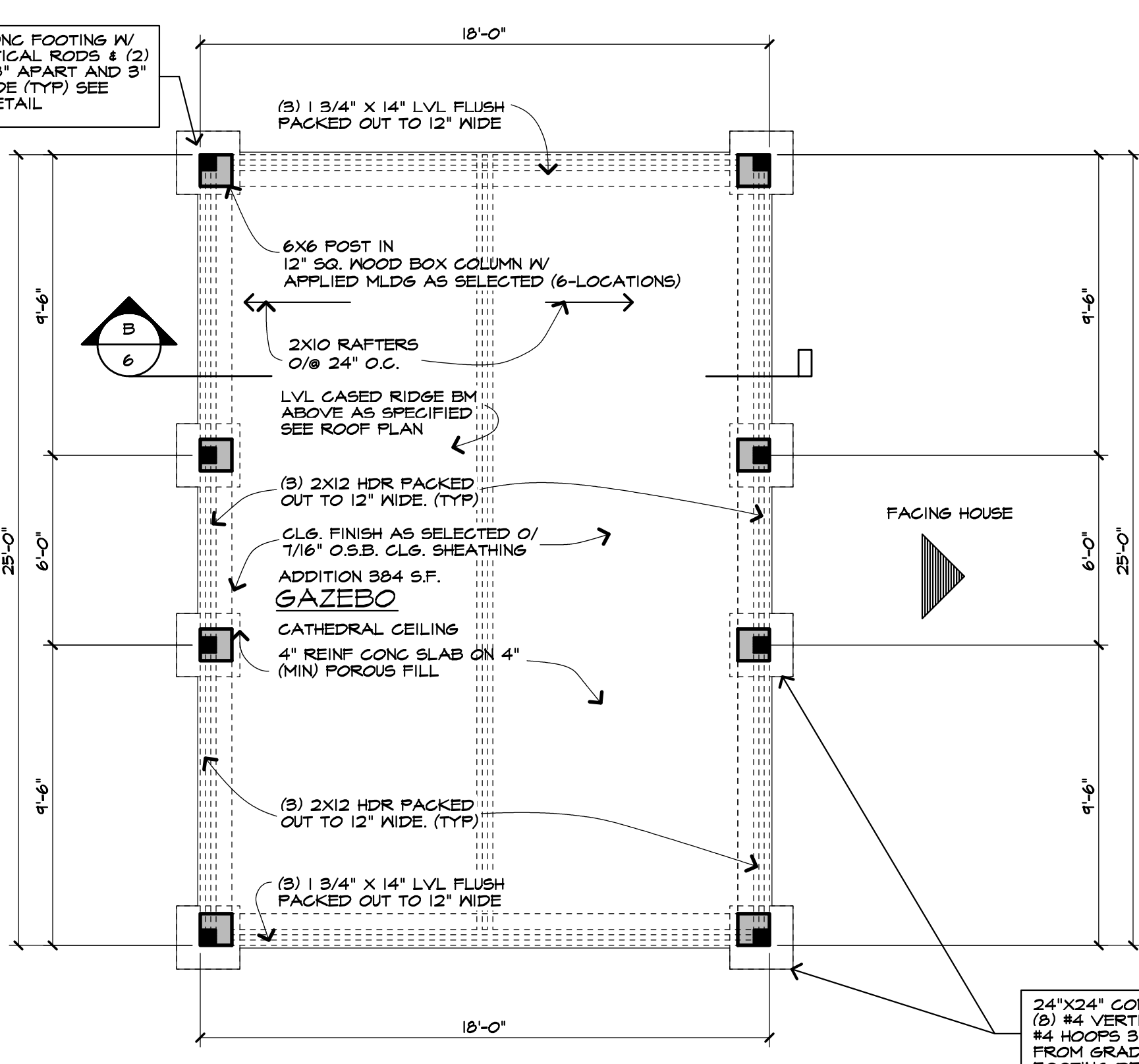
Sheet: 6 of 6



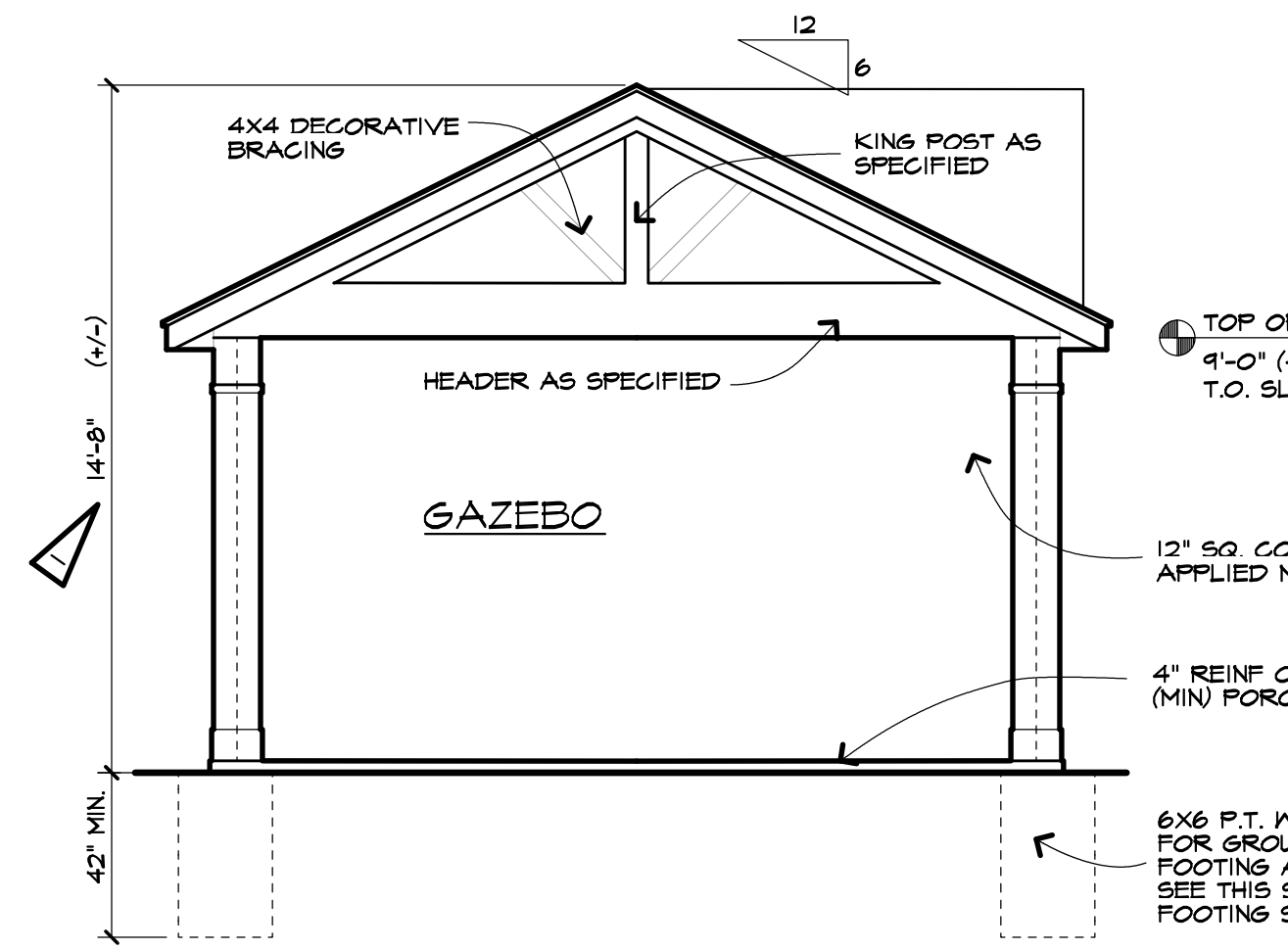
**SECTION "B"**  
SCALE: 1/4" = 1'-0"



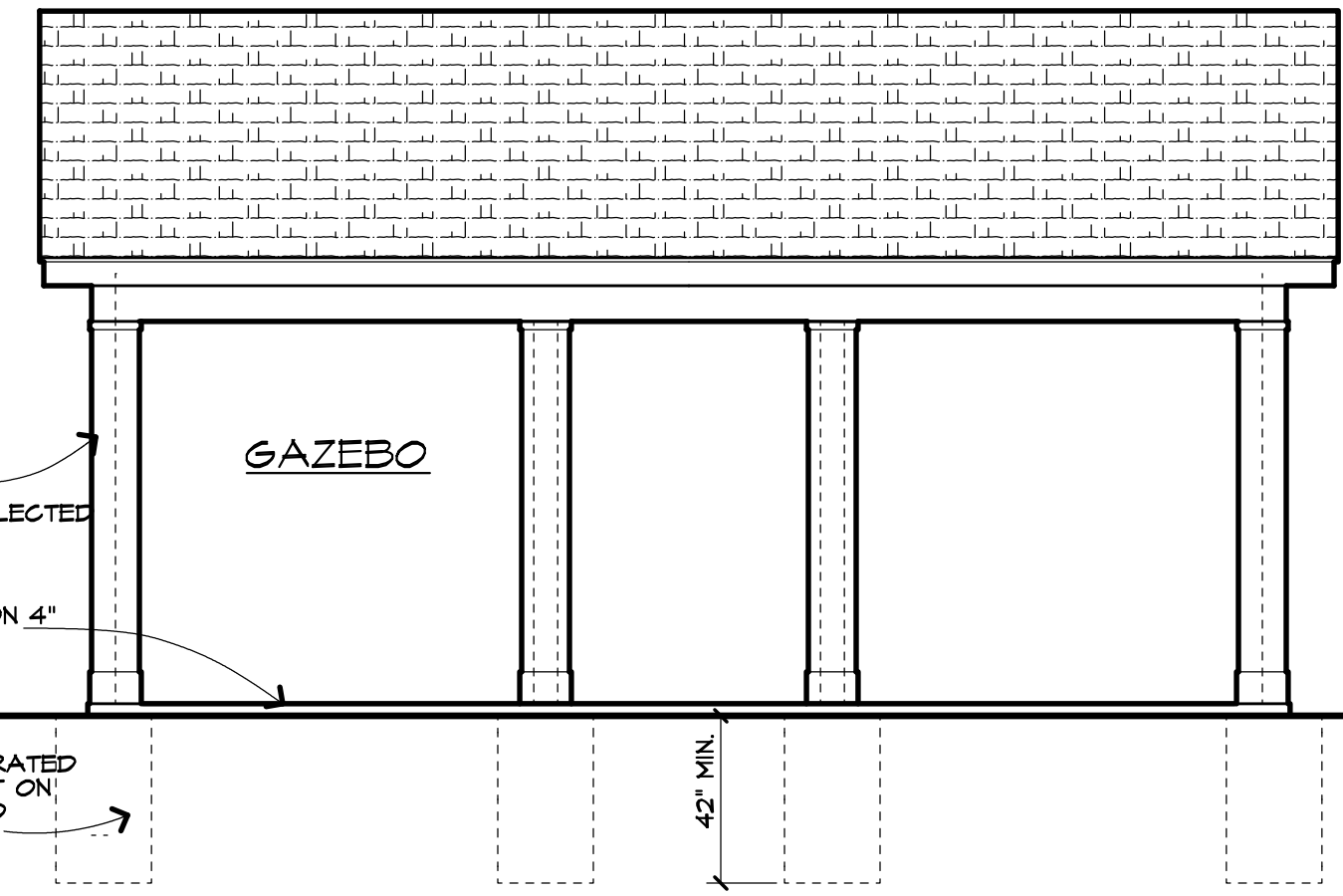
**CONCRETE FOOTING SECTION**  
SCALE: 1/2" = 1'-0"



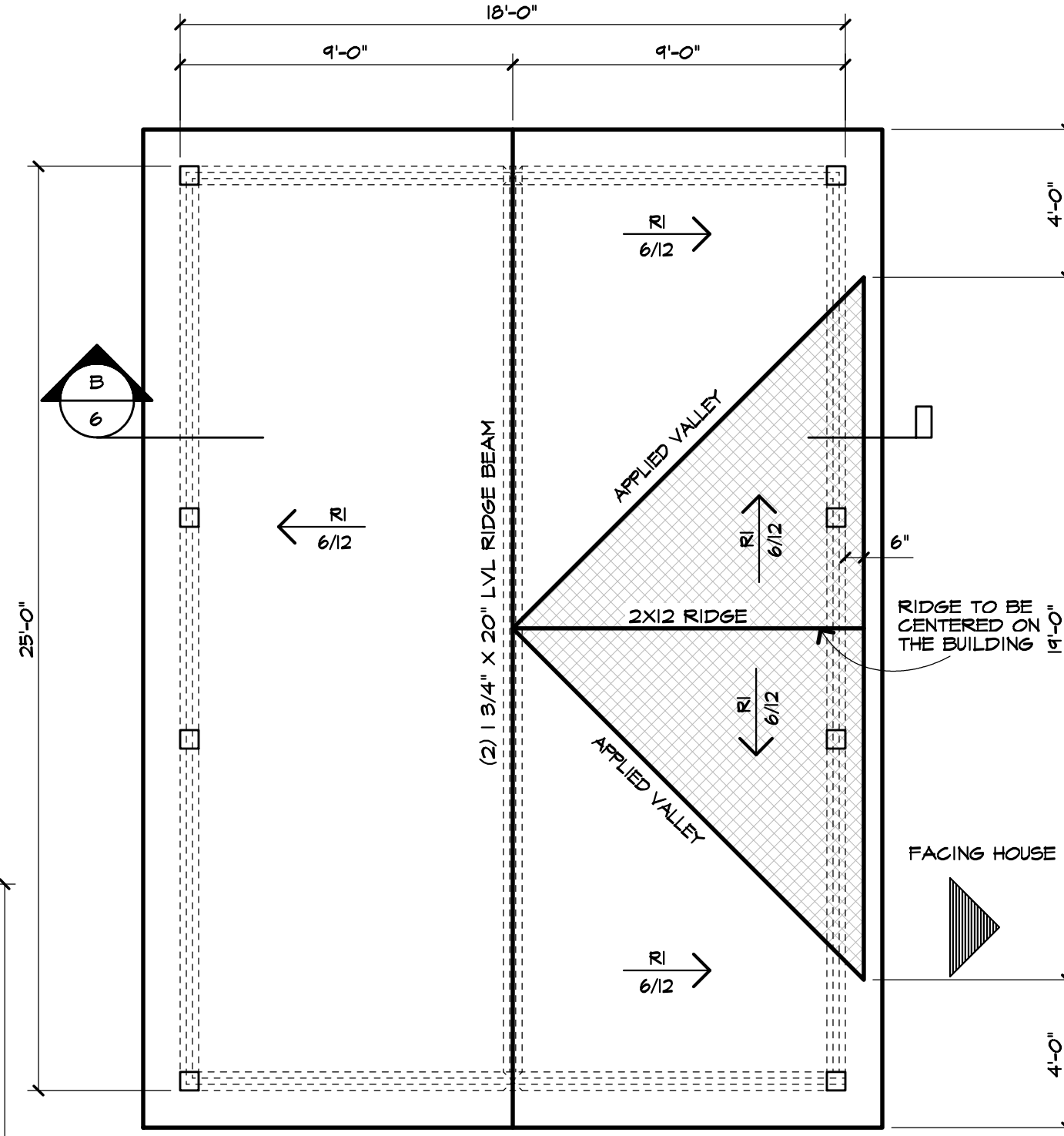
**GAZEBO FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



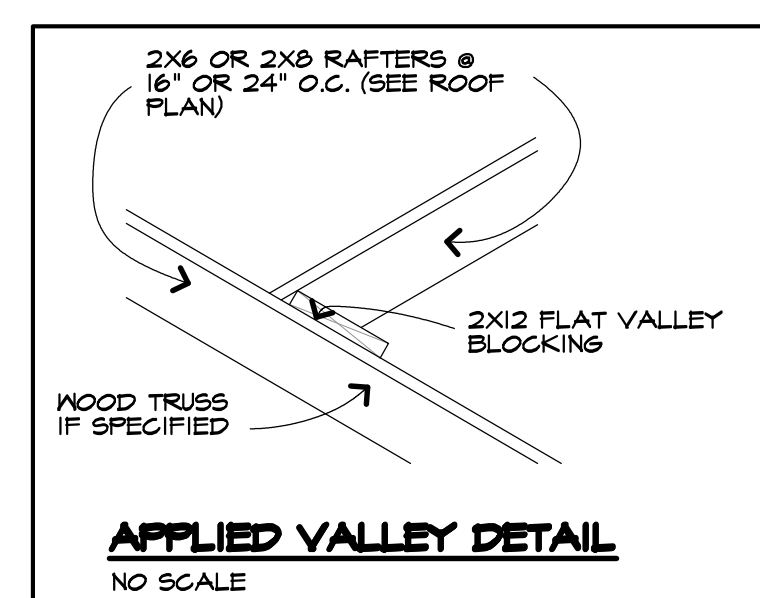
**FRONT & REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



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

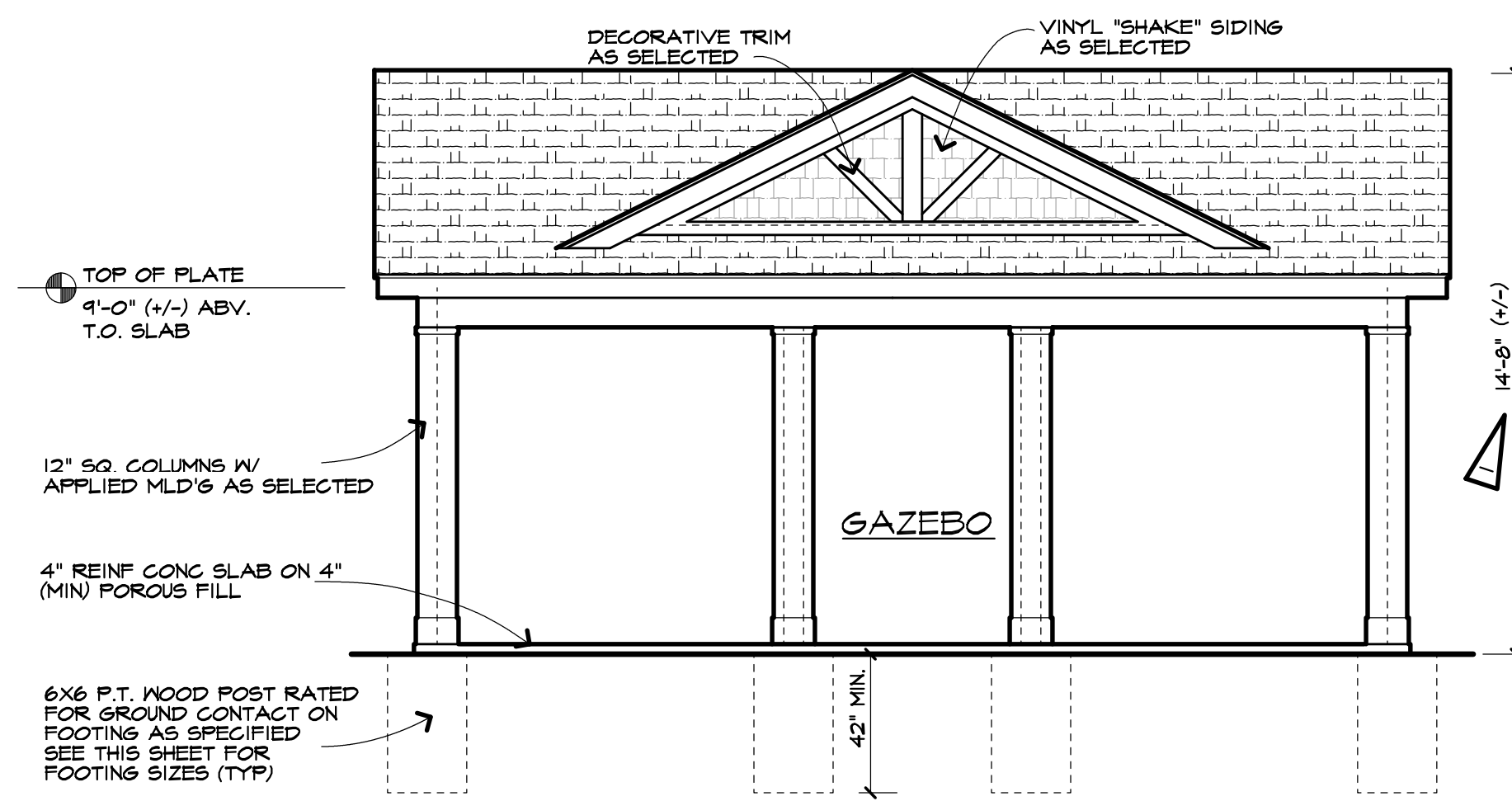


**GAZEBO ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**APPLIED VALLEY DETAIL**  
NO SCALE

UNLESS OTHERWISE NOTED	
ROOFING:	ASPHALT / FIBERGLASS SHINGLES AS SELTD
FACIA:	ALUM WRAP 2X6 6"
FRIEZEBARDS:	AS SELECTED
CASINGS:	VINYL AS SELTD
SIDING:	VINYL AS SELTD
EAVE O/HANGS:	1'-0"
RAKE O/HANGS:	1'-0"
FOOTING DEPTH:	3'-6" (MIN) BELOW GRADE
PLATE HEIGHT:	GAZEBO 9'-0" (+/-) ABV. TOP OF SLAB



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

UNLESS NOTED OTHERWISE  
 — RI —> 2X10 RAFTERS @ 24" O.C. WITH FITCH NOTED  
 EAVE OVERHANGS SHALL BE 1'-0"  
 RAKE OVERHANGS SHALL BE 1'-0"





Ringer

























# Zoning Board of Appeals Referral Form Information

**Property Address:**

115 Ellingwood Drive ROCHESTER, NY 14618

**Property Owner:**

Howe, Eric S  
115 Ellingwood Dr  
Rochester, NY 14618

**Applicant or Agent:**

Howe, Eric S  
115 Ellingwood Dr  
Rochester, NY 14618

**Present Zoning of Property:** RN Residential Neighborhood  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	40	Front Setback:	38	Front Setback:	2
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s):** 185-17 (B)

Description: Applicant is requesting relief from Town Code §185 – 17 (B) (1) for the construction of a second story addition forward of the building line. This property is zoned RN – Residential Neighborhood District

January 28, 2021



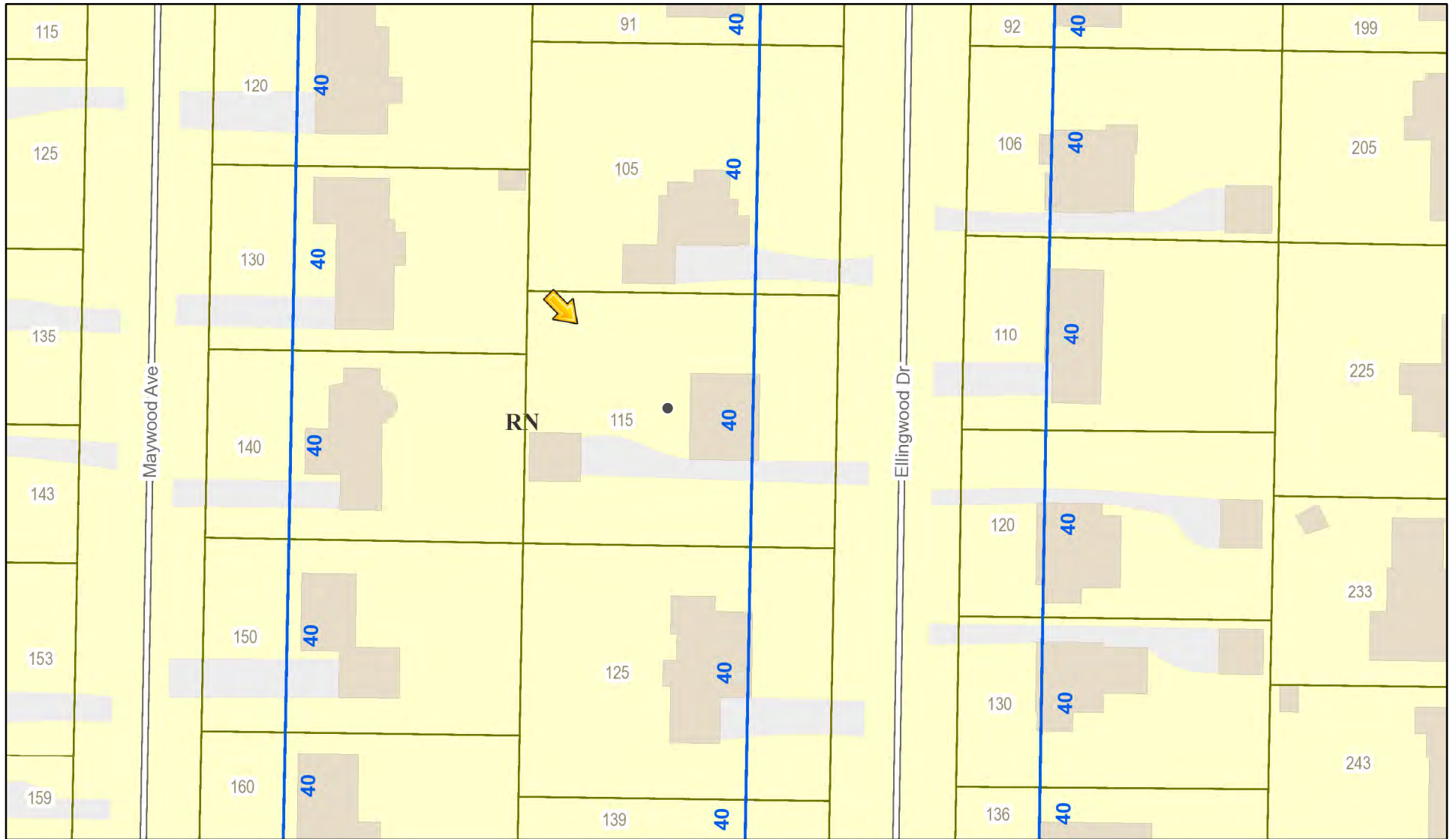
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Date

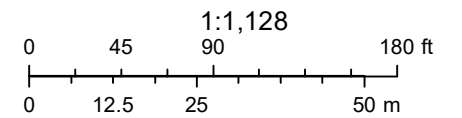
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Mark Lenzi - Building Inspector CEO

# RN Residential Neighborhood Zoning



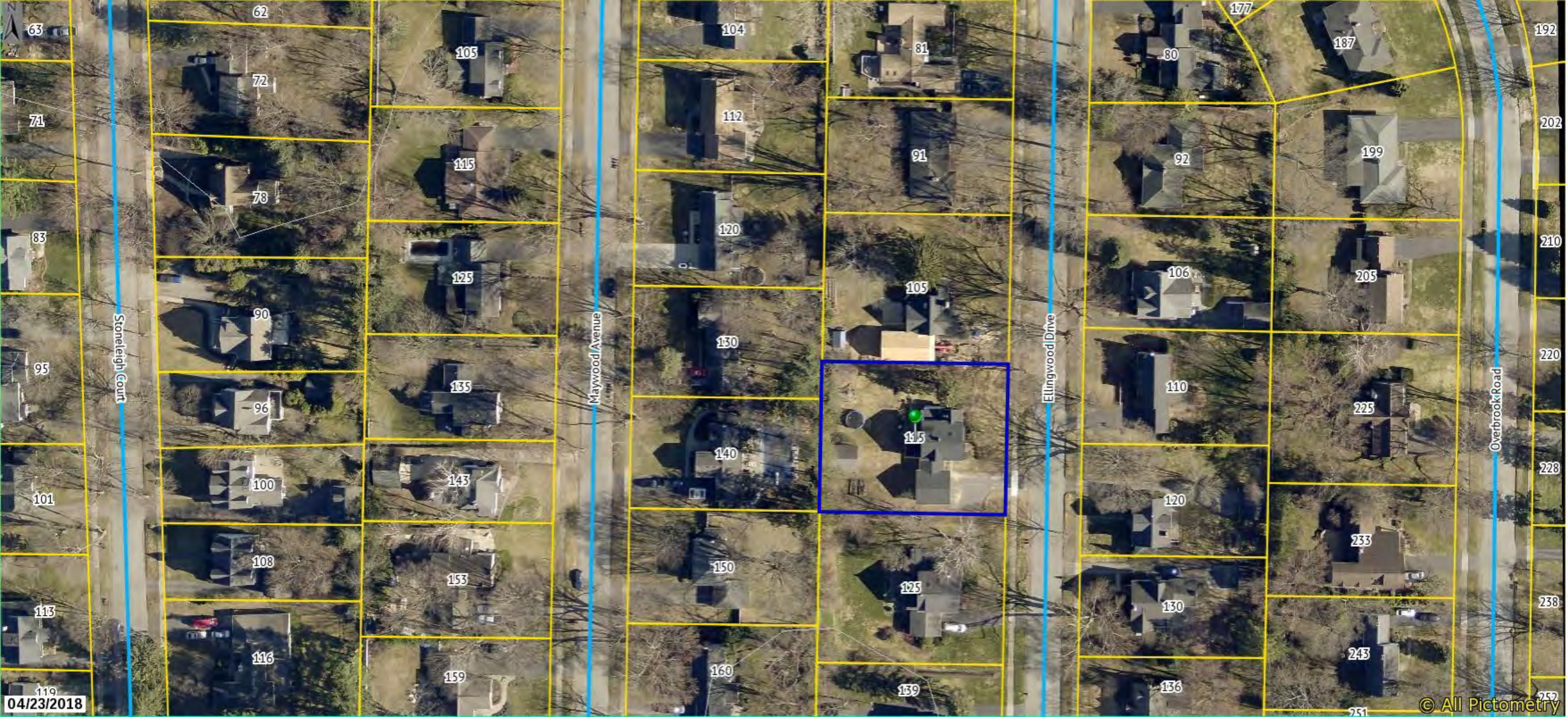
Printed January 7, 2021



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.

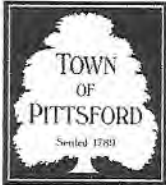




04/23/2018

© All Pictometry





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: January 14, 2021 Hearing Date: February 15, 2021

Applicant: Design Works Architecture

Address: 6 N. Main St., Suite 104, Fairport, NY 14450

Phone: (585) 317-9001 E-Mail: chuck@newdesignworks.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: Karen & Eric Howe  
*(if different than Applicant)*

Address: 115 Ellingwood Dr., Rochester, NY, 14618

Phone: (585) 377-9001 E-Mail: ericshowe1@gmail.com

**(If applicant is not the property owner please complete the Authorization to Make Application Form.)**

Property Location: 115 Ellingwood Dr., Rochester, NY, 14618 Current Zoning: RN- Residential Neighborhood

Tax Map Number: 138.18-1-54

Application For:  Residential  Commercial  Other

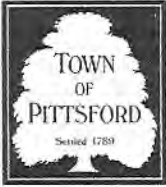
Please describe, in detail, the proposed project:

45 SF second story bathroom cantilever addition. The existing bathroom is extended 3 feet toward the north. The second floor wall plate is raised 2'-6" to 6'-0".

**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

  
(Owner or Applicant Signature)

1/14/21  
(Date)



# TOWN OF PITTSFORD

## AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

*If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.*

I, Eric Howe, the owner of the property located at:  
115 Ellingwood Dr., Rochester, NY, 14618  
(Street) (Town) (Zip)

Tax Parcel # 138.18-1-54 do hereby authorize  
Design Works Architecture to make application to the  
Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of Application for area variance

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Date)



# NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

## TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

*(Please answer the following questions to the best of your knowledge)*

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The second story addition was carefully designed to consider the character of the existing house and details. The addition should blend harmoniously with the existing home features. The addition is 3 feet in depth and should have minimal impact on any adjacent property.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The requirement for additional master bathroom space is located on the second floor of the home and no additional area on the first floor is required. Therefore an extension of the second floor toward the north was the appropriate solution.

## TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

The front of this home has a non-conforming front setback of 39'-10" where code requires 40'-0". Our proposed addition aligns with the exterior front wall of the home and does not require any additional relief.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

As the addition is minimal and will not encroach further into a sideyard setback there will be no negative impact to the environmental condition in the neighborhood neighborhood zoning district.

- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

The alleged difficulty is self-created. The existing home footprint does not accommodate the desired program for the second floor. The area and height of the volume need to be increased in order to achieve the desired design outcome.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Howe Addition

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board     Zoning Board of Appeals     Planning Board     Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning     special permit     building permit     permit     amendment

variance     approval of a plat     exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

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---

---



(Signature of Applicant)

January 14, 2021

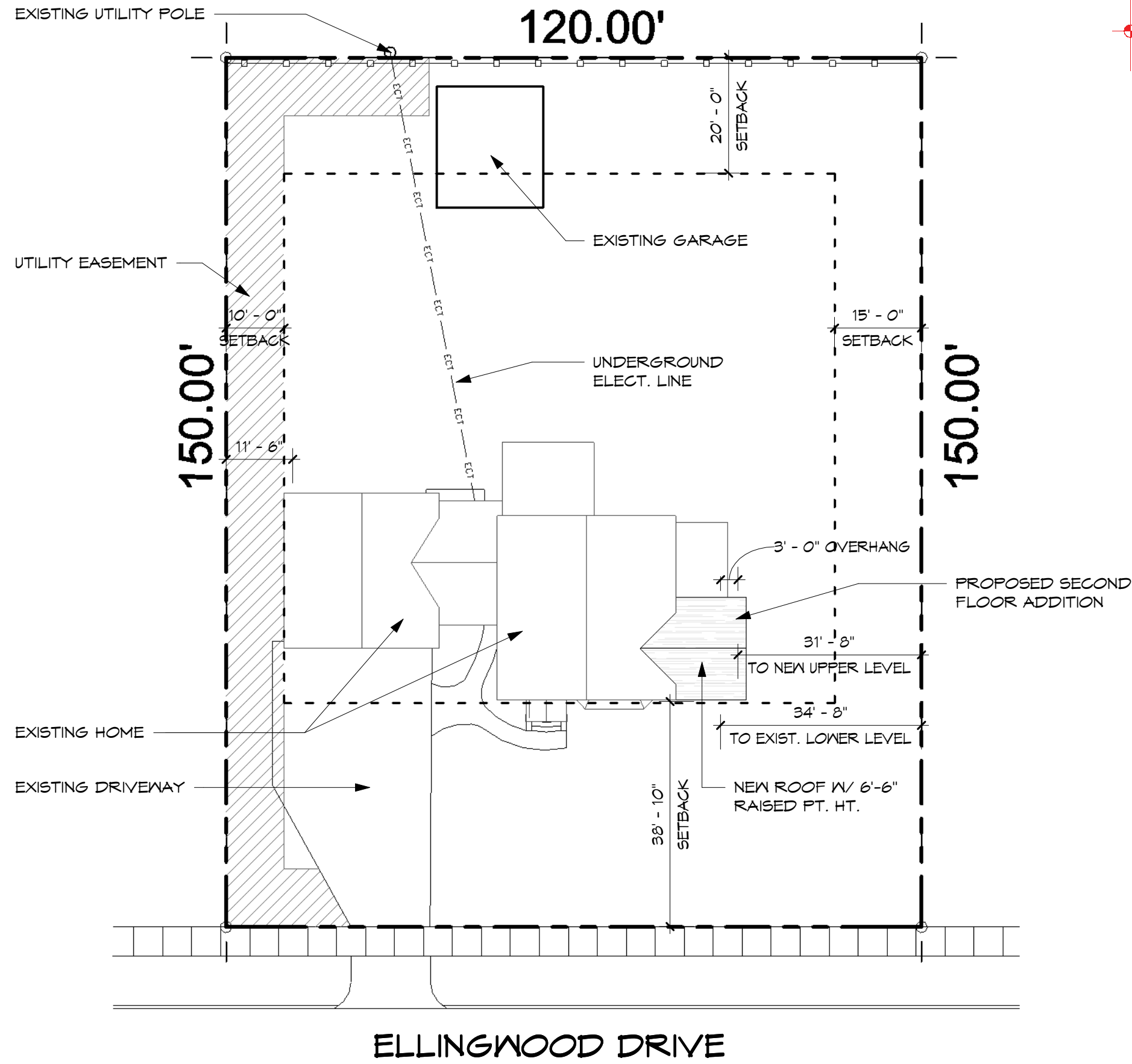
(Dated)

6 N. Main St., Suite 104

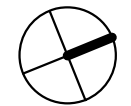
(Street Address)

Fairport, NY 14450

(City/Town, State, Zip Code)



ELLINGWOOD DRIVE



Howe Addition  
11/30/20

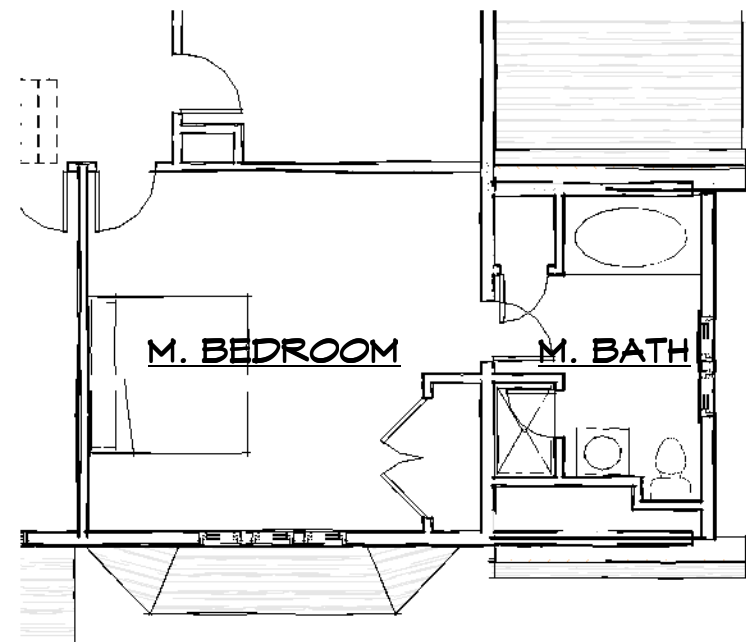
**Conceptual Site Plan**

Scale: 1" = 20'-0"

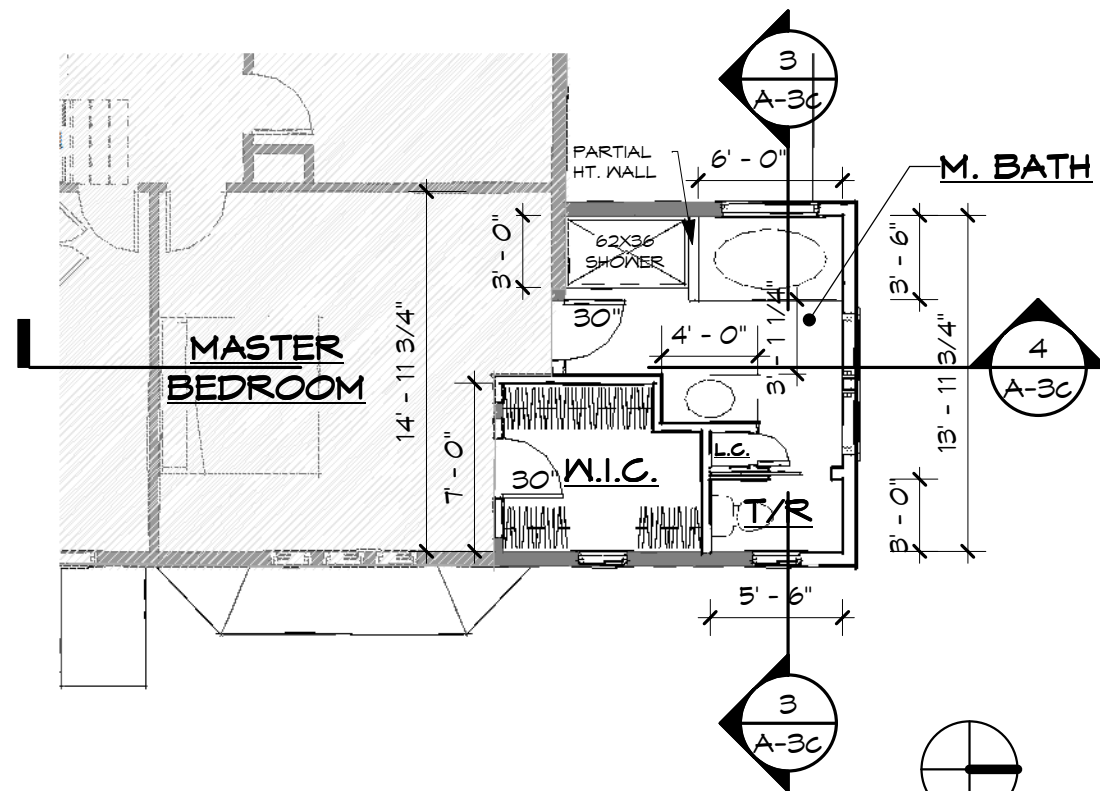
Karen & Eric  
115 Ellingwood Dr., Pittsford, NY

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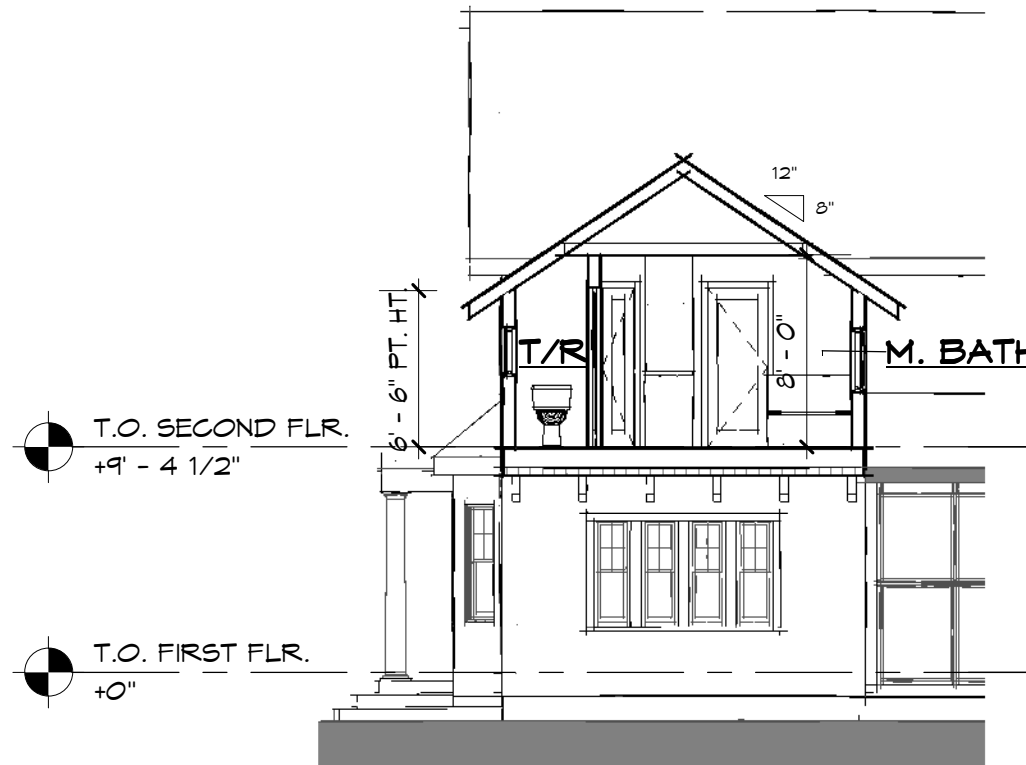


**1 Existing 2nd Flr.**  
A-3c 1/8" = 1'-0"

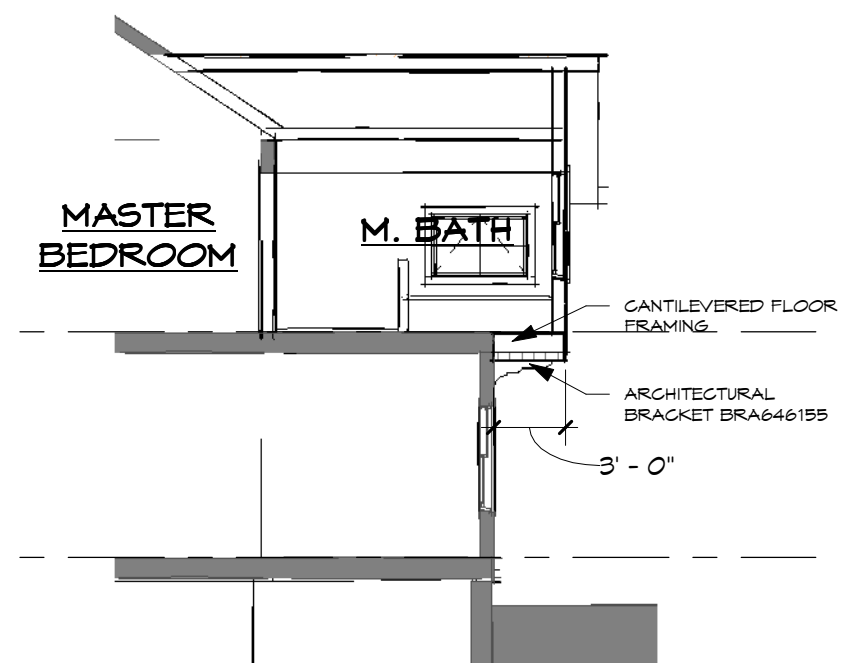


**2 New 2nd Flr.**  
A-3c 1/8" = 1'-0"

Howe Addition  
11/30/20



**3 Section A**  
A-3c 1/8" = 1'-0"



**4 Section B**  
A-3c 1/8" = 1'-0"

**Second Floor Plan**

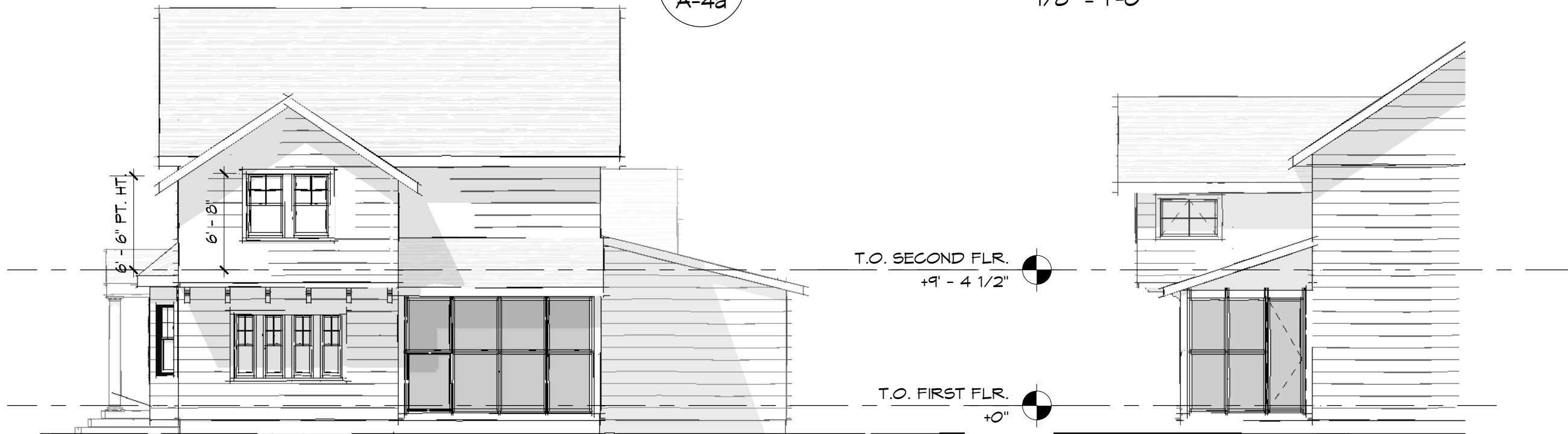
Scale: 1/8" = 1'-0"

Karen & Eric  
115 Ellingwood Dr., Pittsford, NY





**1 East Elevation**  
A-4a  
1/8" = 1'-0"



**2 North Elevation**  
A-4a  
1/8" = 1'-0"

**3 West Elevation**  
A-4a  
1/8" = 1'-0"

Howe Addition  
11/30/20

**Elevations**

Scale: 1/8" = 1'-0"

Karen & Eric  
115 Ellingwood Dr., Pittsford, NY



Howe Addition  
11/30/20

Northeast View

Scale:

Karen & Eric  
115 Ellingwood Dr., Pittsford, NY

# Zoning Board of Appeals Referral Form Information

**Property Address:**

9 Northstone PITTSFORD, NY 14534

**Property Owner:**

Caroselli, Brett R  
9 Northstone Rise  
Pittsford, NY 14534

**Applicant or Agent:**

DVC  
64 Stonington Road  
Pittsford, NY 14534

**Present Zoning of Property:** RN Residential Neighborhood  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	0	Right Lot Line:	0	Right Lot Line:	0.0
Left Lot Line:	15	Left Lot Line:	11	Left Lot Line:	4.0
Front Setback:	0	Front Setback:	0	Front Setback:	0.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s):** 185-17 E

Description: Applicant is requesting relief from Town Code §185 – 17 (E) for the construction of a three season room encroaching into the side setback. Property is zoned RN – Residential Neighborhood District.

January 28, 2021



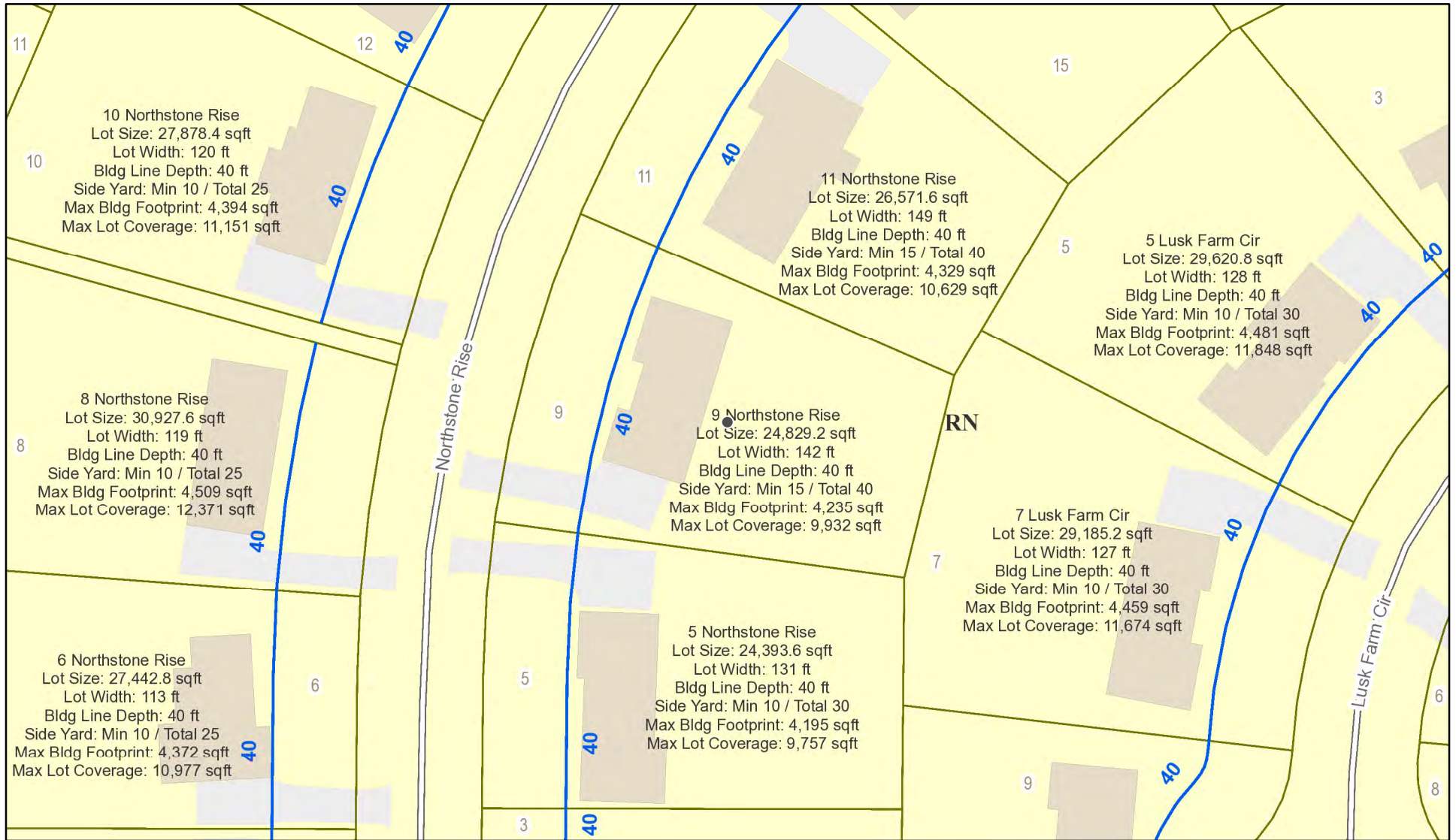
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Date

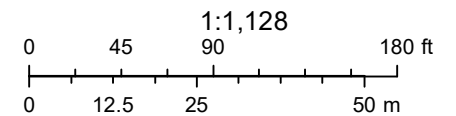
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Mark Lenzi - Building Inspector CEO

# RN Residential Neighborhood Zoning



Printed January 27, 2021



Town of Pittsford GIS

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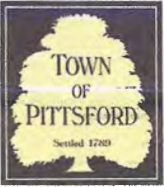
Northstone Rise

Lusk Farm Circle

04/21/2018

© All Pictometry





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: 1.18.2021 Hearing Date: \_\_\_\_\_

Applicant: Brett and Jennifer Caroselli

Address: 9 Northstone Rise

Phone: 585-261-4536 E-Mail: Brett.Caroselli@GMail.com

Agent: DVC, Inc.

Address: 64 Stonington Drive - Pittsford, NY (if different than Applicant)

Phone: 585-353-3307 E-Mail: DCaroselli@DVCIncorp.com

Property Owner: \_\_\_\_\_

(if different than Applicant)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**(If applicant is not the property owner please complete the Authorization to Make Application Form.)**

Property Location: 9 Northstone Rise Current Zoning: RN

Tax Map Number: 164.15-1-66

Application For:  Residential  Commercial  Other

Please describe, in detail, the proposed project:

The addition of a timber frame porch to the rear of the house

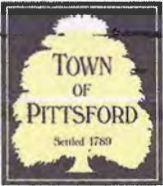
**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

DVC, Inc. N. Caroselli  
(Owner or Applicant Signature)

1/18/2021  
(Date)

Print Form

Reset Form



# TOWN OF PITTSFORD

## AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

*If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.*

I, Brett Caroselli, the owner of the property located at:  
9 Northstone Rise Pittsford, NY, 14534  
(Street) (Town) (Zip)

Tax Parcel # 164.15-1-66 do hereby authorize  
DVC, Inc. - Dominick Caroselli to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of side setback variance request for 9 Northstone Rise

(Signature of Owner)

01/18/2021  
(Date)



# NEW YORK STATE

## STANDARDS FOR THE

### GRANTING OF AREA VARIANCES

#### TOWN LAW SECTION § 267-b-3(b).

### TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

*(Please answer the following questions to the best of your knowledge)*

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

The variance request is for side setback relief from 15 feet to 11 Feet. The original subdivision sideline setbacks were 10 feet. With the zoning changes initiated in 2013, this parcels dimensions changed the side setbacks to 15 feet.

A review of neighboring properties will show an average lot size of 27,000 square feet, many of which have 10 foot sidestep backs from the original zoning.

Therefore the requested variance will be in keeping with conditions that currently exist in the surrounding properties.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The position of the proposed porch is the one preferred. While it could be moved to the center of the house, and thereby eliminating the need for a variance, it is our stone preference the access the porch off the family room



**TESTS FOR GRANTING AREA VARIANCES (Continued)**

3. Please explain whether the requested area variance is minimal or substantial:

Given 10 setbacks on other parcels on the street we consider this a minimal request, especially in light of the fact the proposed addition is in the back of the house

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

The variance request is for side setback relief from 15 feet to XX Feet. The original subdivision sideline setbacks were 10 feet. With the zoning changes initiated in 2013, this parcels dimensions changed the side setbacks to 15 feet.

A review of neighboring properties will show an average lot size of 27,000 square feet, many of which have 10 foot sidestep backs from the original zoning.

Therefore the requested variance will be in keeping with conditions that currently exist in the surrounding properties.

● **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

While it could be argued this is a self created situation, it is a function of a strong design preference which would require relief on the side setback

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Caroselli Residence -9 Northstone Rise -

(Project Name)

The undersigned, being the applicant(s) to the...

- Town Board
- Zoning Board of Appeals
- Planning Board
- Architectural Review Board

...of the Town of Pittsford, for a...

- change of zoning
- special permit
- building permit
- permit
- amendment
- variance
- approval of a plat
- exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

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(Signature of Applicant)

1/18/2021

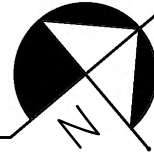
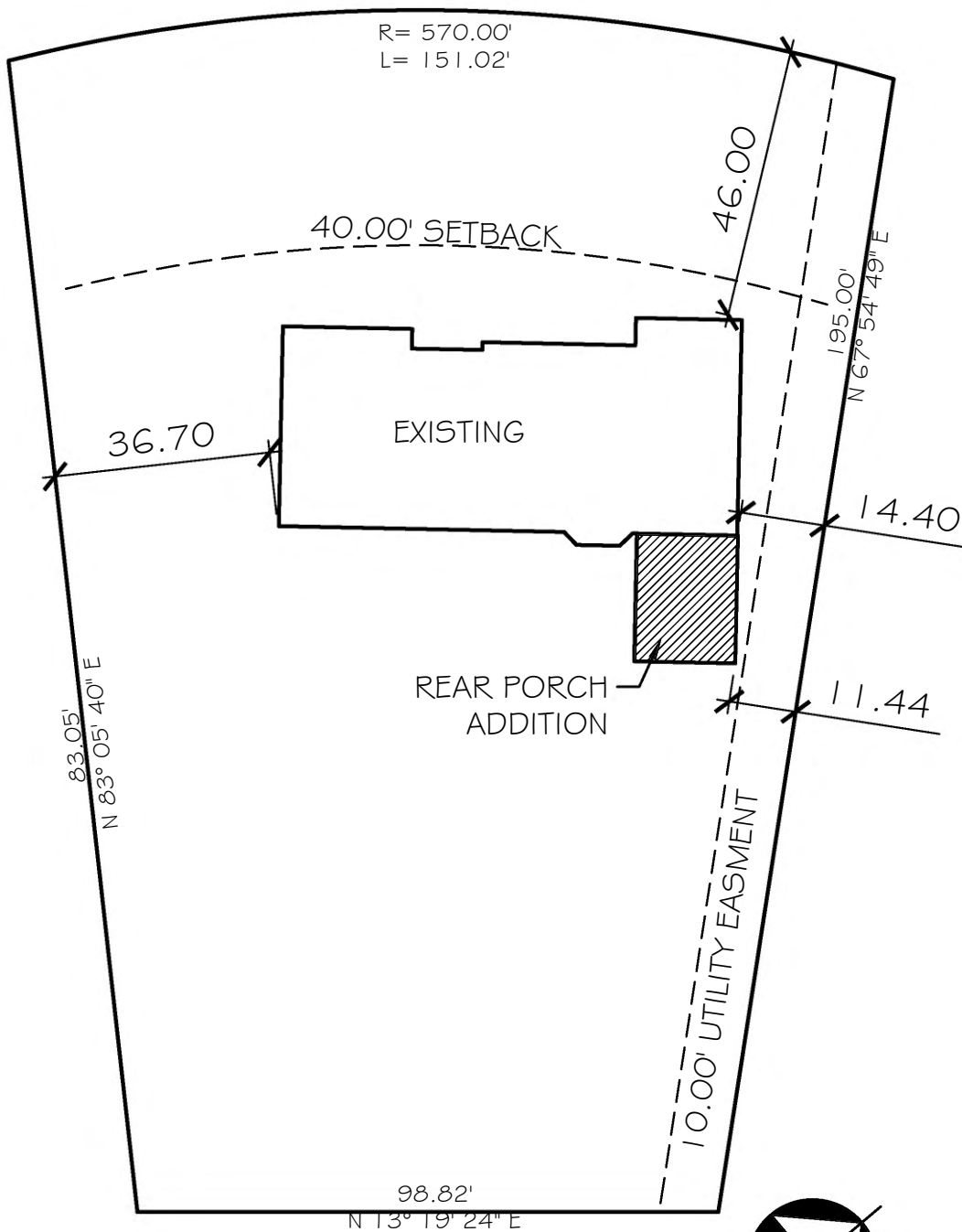
(Dated)

64 Ironington Dr.

(Street Address)

Pittsford, NY 14534

(City/Town, State, Zip Code)



# SITE PLAN

SCALE: 1" = 30'-0"

## 9 NORTHSTONE RISE

BRETT CAROSELLI  
 PORCH ADDITION  
 01-19-2021

INFORMATION TAKEN FROM O'NEILL-RODACK  
 LAND SURVEYING ASSOC. P.C.  
 DRAWING DATED 12-08-2015

A MODERN APPROACH TO TIMELESS ARCHITECTURAL DESIGN



**JAMES FAHY DESIGN ASSOCIATES**  
 ARCHITECTURE & ENGINEERING P.C.

2024 w. henrietta rd. | suite 3k | rochester, ny 14623  
 tel (585) 272.1650 | fax (585) 272.1008  
 info@jamesfahy.com | www.jamesfahy.com



# CAROSELLI PORCH ADDITION

9 NORTHSTONE RISE  
PITTSFORD, NEW YORK



## CLIENT:

Brett Caroselli

## 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:

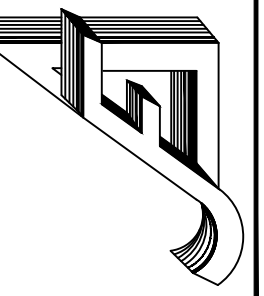
### ARCHITECTURAL:

- T1.0 TITLE SHEET
- T2.0 MATERIAL & GUIDE SPECIFICATIONS
- T3.0 ARCHITECTURAL ABBREVIATION  
& SYMBOL INDEXES
- A1.0 ELEVATIONS
- A2.0 FOUNDATION & FIRST FLOOR PLANS
- A3.0 SECTIONS, INTERIOR ELEVATIONS & DETAILS

### STRUCTURAL:

- S1.0 ROOF & CEILING FRAMING PLANS

James Fahy Design Associates  
Architecture & Engineering P.C.  
2024 W. Henrietta Rd., Suite 3K  
Rochester, New York 14623  
www.jamesfahy.com  
e-mail: info@jamesfahy.com  
website: www.jamesfahy.com



CAROSELLI PORCH ADDITION  
9 NORTHSTONE RISE  
PITTSFORD, NEW YORK

BRETT CAROSELLI

PROJECT:

CLIENT:

REVISIONS:

NO. DATE

JOB NO.

A20-072

PROJECT NO.

ADDITION

PHASE:

CONSTRUCTION

DOCUMENTS

DATE:

11-3-2020

DRAWING NO.

T-1







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REVISIONS:			
NO.	DATE	BY	DESCRIPTION

PROJECT:  
**COVERED PORCH  
CAROSELLI RESIDENCE  
9 NORTHSTONE RISE  
PITTSFORD, NEW YORK**

CLIENT:  
**BRETT CAROSELLI**

DRAWING TITLE:  
**ELEVATIONS**

PHASE:  
**CONSTRUCTION DOCUMENTS**

JOB NO.  
**A20-072**

PROJECT NO.  
**ADDITION**

DRAWN BY:  
**CRB**

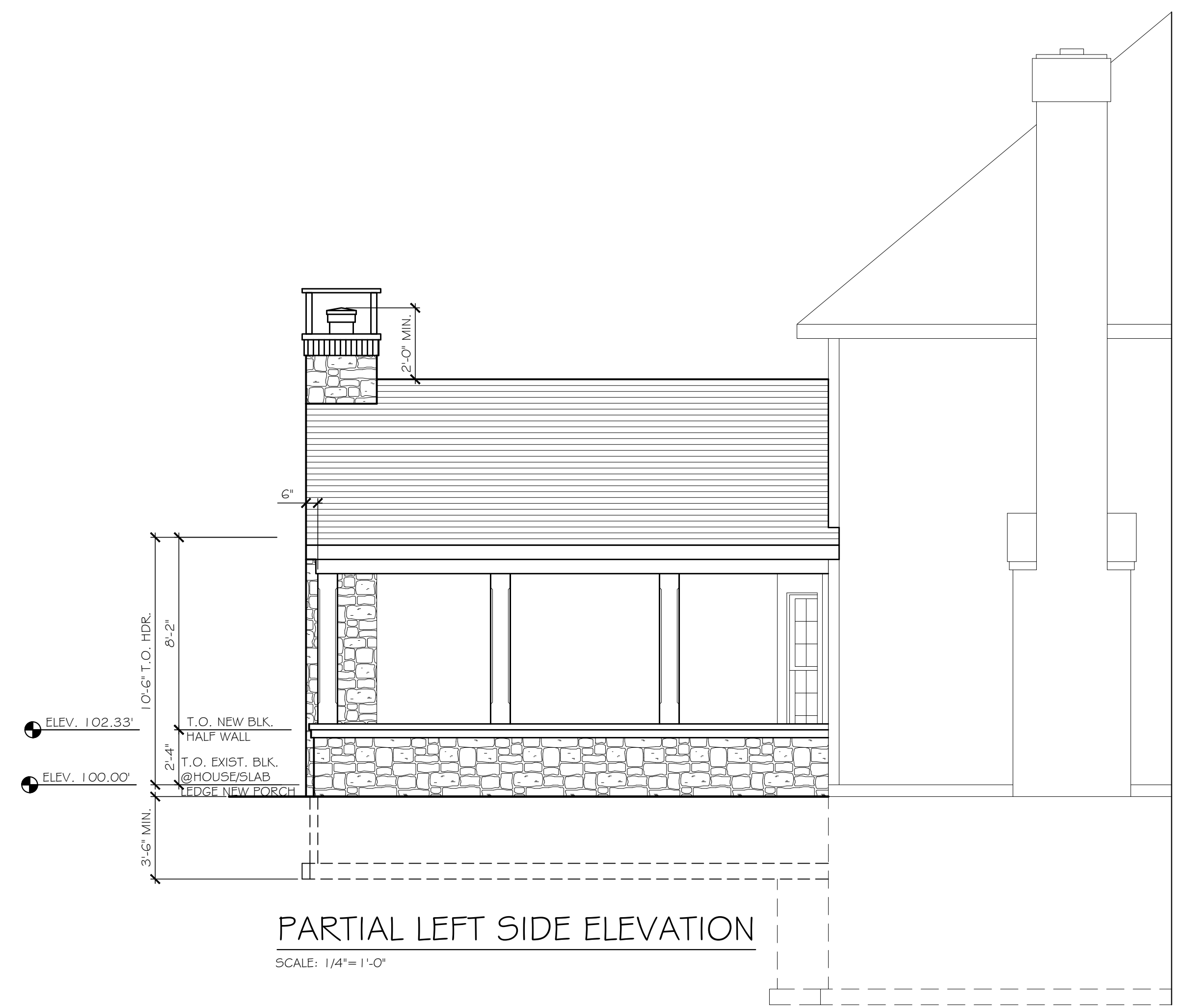
DRAWING NO.  
**A1.0**

CHECKED BY:

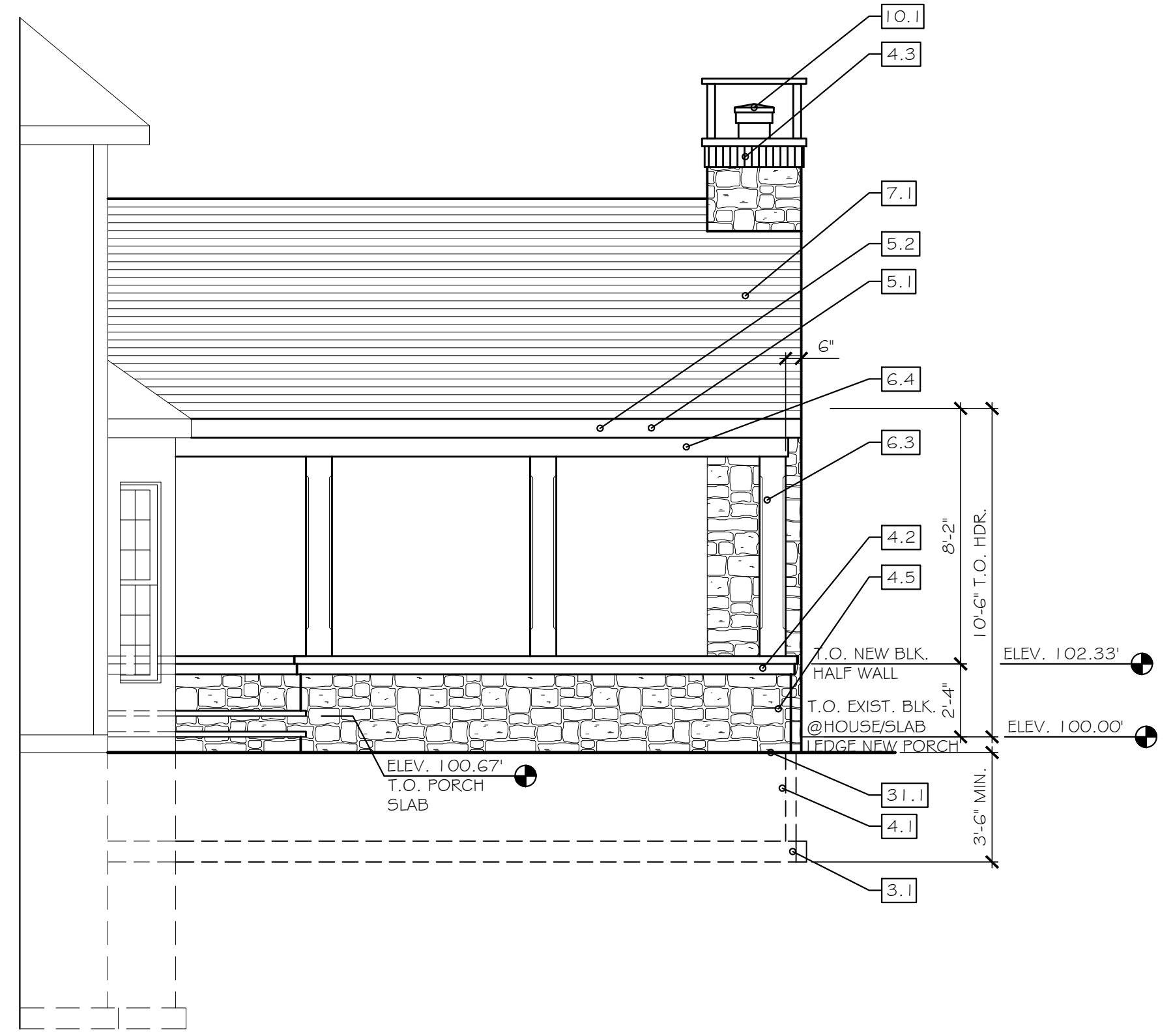
DATE:  
**11-3-2020**



**PARTIAL REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**PARTIAL LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**PARTIAL RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

**ELEVATION SPECIFICATION NOTES:**

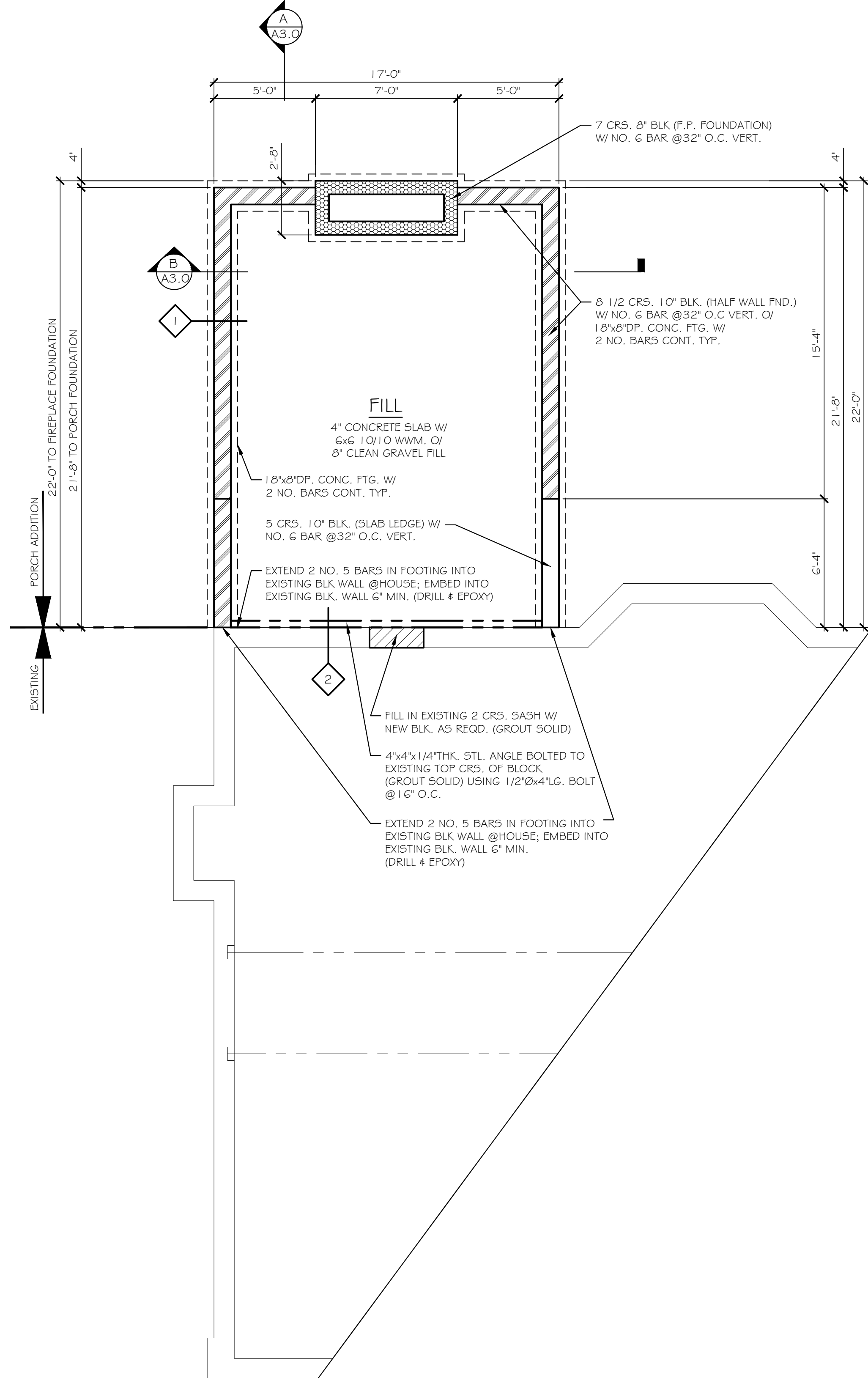
<b>3.0 CONCRETE</b>
3.1 CONCRETE SPREAD FOOTING. REFER TO FOUNDATION PLAN FOR SIZING
<b>4.0 MASONRY</b>
4.1 CONCRETE BLOCK FOUNDATION WALL
4.2 BRICK VENEER ACCENTS
4.3 BRICK ROWLOCK SILL
4.4 LIMESTONE SILL
4.5 LT. WT. STONE VENEER AS SELECTED
<b>5.0 METALS</b>
5.1 2x6 ALUMINUM WRAPPED FASCIA WITH METAL DRIP EDGE
5.2 5" ALUMINUM 'K' GUTTER WITH DOWNSPOUTS. FINAL LOCATION BY CONTRACTOR IN FIELD.
<b>6.0 WOOD, PLASTICS &amp; COMPOSITES</b>
6.1 1x2 O/1x1 O TRIM TO MATCH EXISTING
6.2 1x4 GABLE FRIEZE TO MATCH EXISTING
6.3 1 O'SQ. TIMBER COLUMN, SPECIES TO BE SELECTED
6.4 12"W TIMBER BEAM, SPECIES TO BE SELECTED
6.5 1x4 TRIM TO MATCH EXISTING
<b>7.0 THERMAL &amp; MOISTURE PROTECTION</b>
7.1 25 YEAR MIN. ARCHITECTURAL FIBERGLASS / ASPHALT SHINGLES. MATCH EXISTING
7.2 VINYL SIDING, MATCH EXISTING
<b>8.0 OPENINGS</b>
8.1 PELLA' 350 SERIES 203G - SINGLE HUNG (MATCH EXISTING R.O. HT.) (U-VALUE 0.31 SHGC 0.29)
8.2 PELLA' 350 SERIES 141B2 - SLIDING FRENCH DR. (7'-0" R.O. HT.) (U-VALUE 0.33 SHGC 0.27)
8.3 REMOVE EXISTING PICTURE WINDOW
8.4 REMOVE EXISTING WINDOWS FOR INSTALL OF NEW SLIDING FR. DR.
<b>10.0 SPECIALTIES</b>
10.1 MAJESTIC CASTLEWOOD 42" WOOD BURNING F.P.
<b>26.0 ELECTRICAL</b>
26.1 PROVIDE WALL OR CEILING MOUNTED LIGHTING AT ENTRY DOORS AND OVERHEAD GARAGE DOOR LOCATIONS.
<b>31.0 EARTHWORK</b>
31.1 GRADE VARIES (REFER TO SITE ENGINEERS GRADING PLAN)

**LEGEND:**

[Symbol]	PER 2020 RCNYS R312.2.2 * R312.2.2 PROVIDE A WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F2090
----------	--

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





**FOUNDATION PLAN-PORCH ADDITION**

**GENERAL CONSTRUCTION NOTES:**

- Construction shall conform to the 2020 International Residential code of New York State.
- Comply with all local, state and federal codes and regulations.
- General Contractor is responsible for all materials, construction methods and craftsmanship.
- 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.
- General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
- Contractors are responsible for coordinating work with other trades wherever they overlap.
- 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.
- Provide all blocking, furring and shimming as necessary for installation and completion of the work.
- All new work shall be plumb, level and square. Scribe and make fit all new work to existing.
- All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
- All dimensions are face of wall to face of wall (rough).
- No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these drawings.
- Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.
- Call UFPO before you dig. 1-800-962-7962
- All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar.
- Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
- Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.
- To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.
- These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.

**GENERAL DEMOLITION NOTES:**

- 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.
- All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
- Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.
- 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.
- The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.
- The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
- The contractor shall maintain safe access to all designated exits for the building occupants during construction.
- Storage for contractor's equipment and debris must be kept inside the contract area.
- Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
- 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.

**GENERAL NOTES: FIRST FLOOR (UNLESS OTHERWISE NOTED)**

- ALL CEILING HEIGHTS TO AS NOTED ON ELEVATIONS & SECTIONS
- ALL DOOR R.O. HEIGHTS TO BE 7'-0"
- ALL ANGLES TO BE 1/2/1/2
- ALL APPLIANCES PER CONTRACT
- ALL EXTERIOR HEADERS TO INCLUDE PLYWOOD FILLER AS REQUIRED TO FILL WALL CAVITY
- DOUBLE JACK STUDS AT ALL LOAD BEARING LINTELS OVER 4 FEET LONG.
- REFER TO SHEET S 1.0 FOR ALL HEADERS FRAMING

**LEGEND:**

- 2 x 4 FRAME WALLS - 1/2" O.C.
- LIGHT WEIGHT STONE VENEER
- CONSTRUCTION DETAIL ALL DETAILS SHOWN ON SHEETS A3.0

**GENERAL NOTES: FOUNDATION (UNLESS OTHERWISE NOTED)**

**CONSTRUCTION NOTES:**

- SLABS AT PATIOS, PORCHES, WALKWAYS AND GARAGES TO BE 3500 PSI MIN., AIR ENTRAINED
- 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. ±
- GROUT CORES SOLID @ STARTING COURSE ON FOUNDATION WHERE ADJACENT CELLS OR CAVITIES ARE TO BE GROUTED.
- GROUT CORES SOLID AT ALL LOCATIONS RECEIVING VERTICAL REINFORCING.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND 2015 IRC CHAPTER 4.
- CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ACI AND 2015 IRC CHAPTER 4.
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90 TYPE I, GRADE N, MOISTURE CONTROLLED UNITS. MORTAR SHALL BE TYPE M OR S
- 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.
- 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 D 1557 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:**

- PROVIDE VERTICAL REINFORCING IN ALL FOUNDATION WALLS PER PLAN U.O.N.
- PROVIDE CONTINUOUS REINFORCING IN ALL FOOTINGS OF 2 NO. 5 BAR HORIZONTAL.

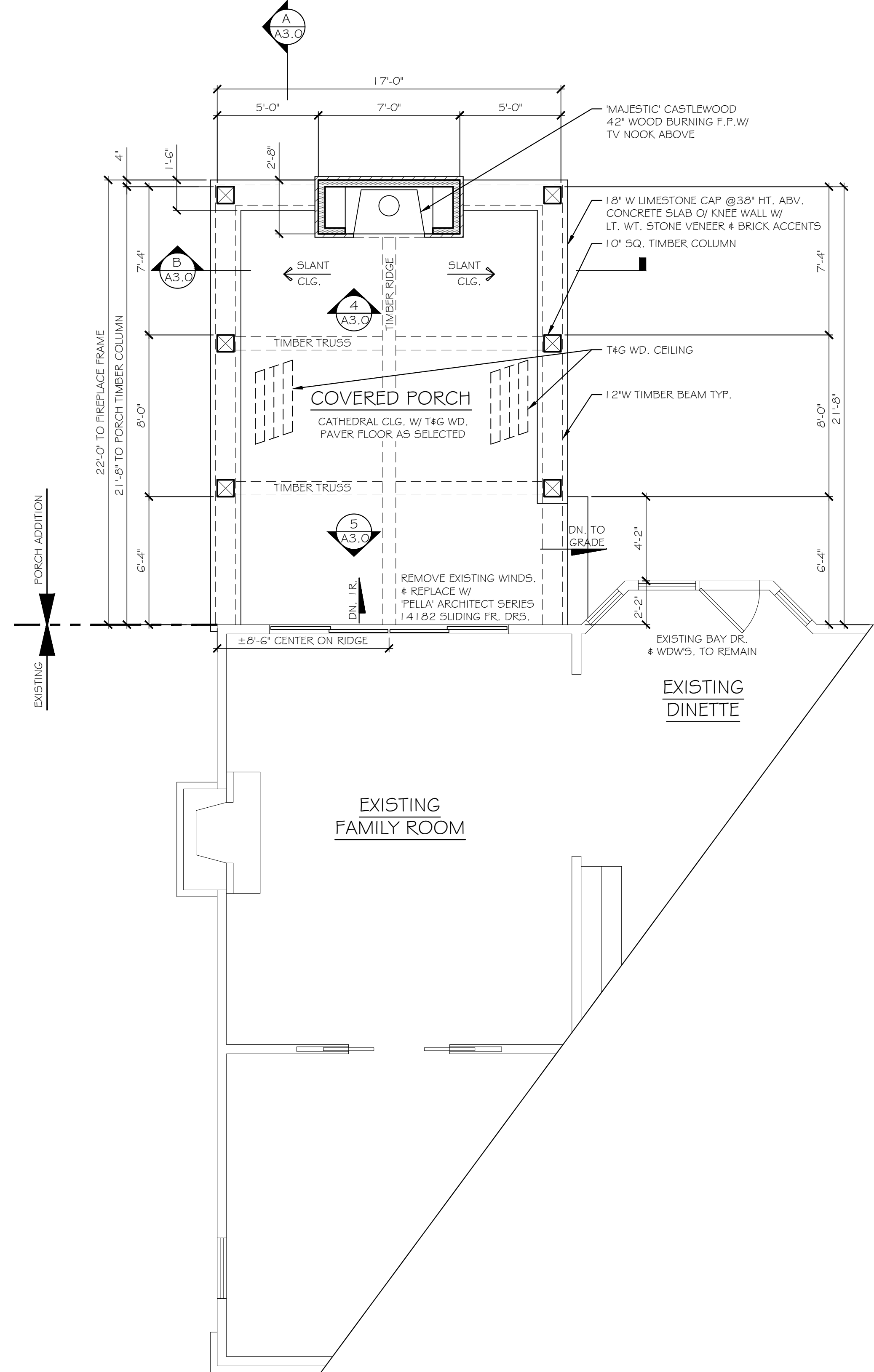
**GENERAL NOTES:**

- ALL ANGLES TO BE 1/2/1/2
- ALL APPLIANCES PER CONTRACT.

**FOUNDATION ELEVATION LEGEND:**

- ELEV. = +28" (+3 1/2 CRS.-T.O. HALF WALL)-----ELEV. 1 02.33'
- ELEV. = +16" (+2 CRS.-FIREPLACE FOUNDATION)-----ELEV. 1 01.33'
- ELEV. = 0" (T.O. EXISTING BLK. @HOUSE/SLAB LEDGE NEW PORCH)-----ELEV. 1 00.00'

**CONSTRUCTION DETAIL**  
ALL DETAILS SHOWN ON SHEETS A3.0



**FIRST FLOOR PLAN-PORCH ADDITION 556 S.F.**

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**REVISIONS:**

NO.	DATE	BY	DESCRIPTION

**PROJECT:**  
COVERED PORCH  
CAROSELLI RESIDENCE  
9 NORTHSTONE RISE  
PITTSFORD, NEW YORK

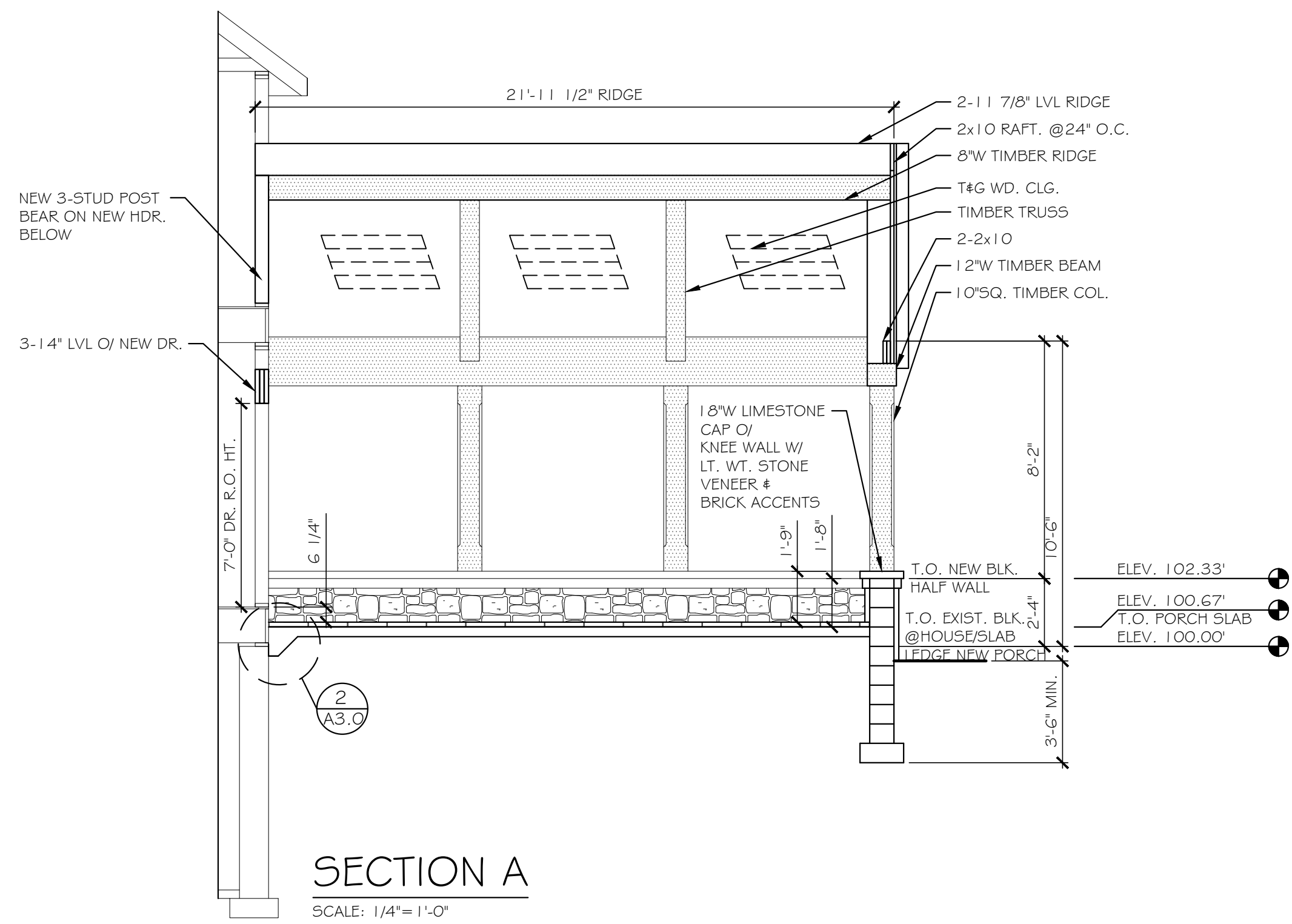
**CLIENT:**  
BRETT CAROSELLI

**DRAWING TITLE:**  
FOUNDATION & FIRST FLOOR  
PLANS

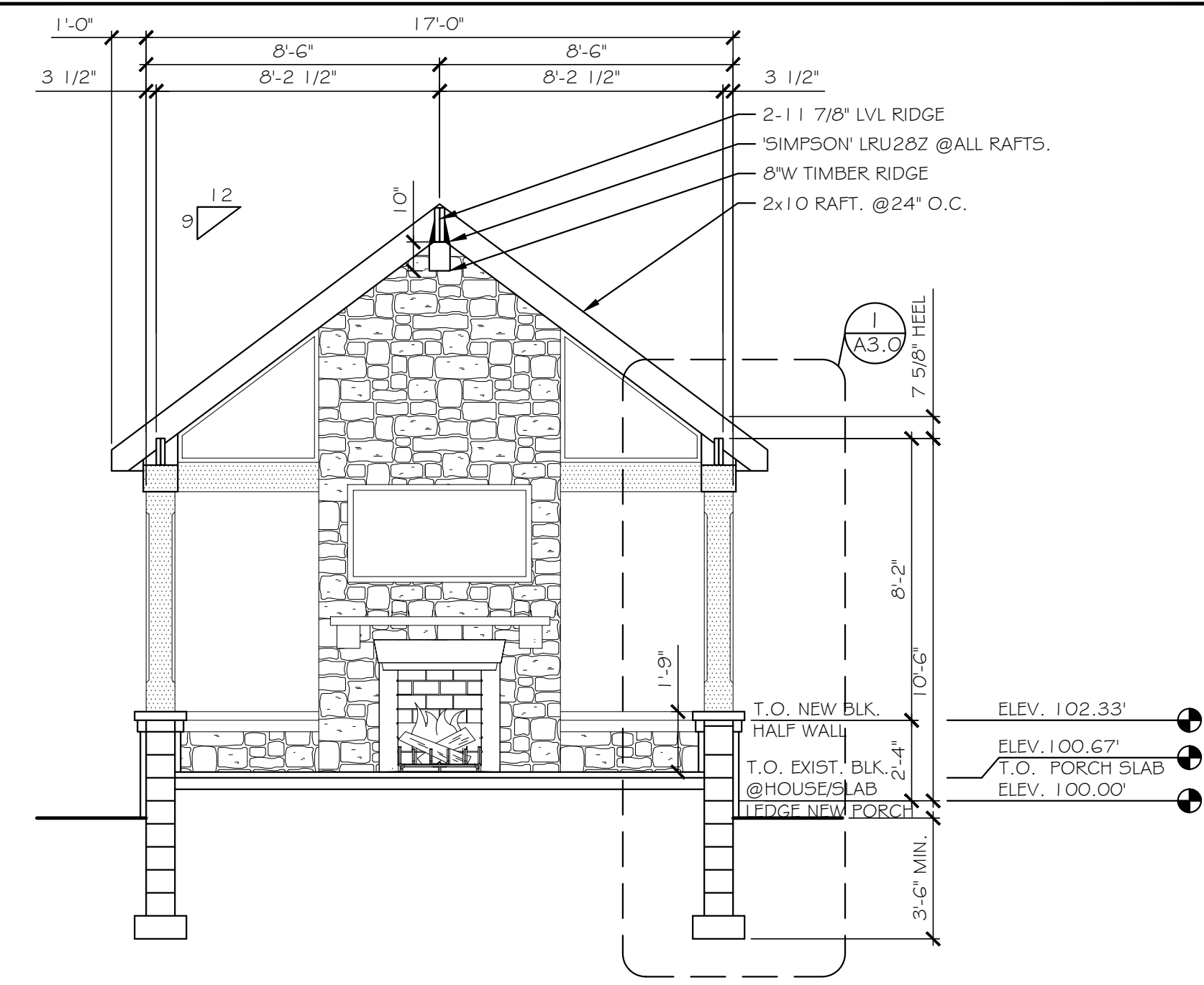
**PHASE:**  
CONSTRUCTION DOCUMENTS

<b>JOB NO.</b> A20-072	<b>PROJECT NO.</b> ADDITION
<b>DRAWN BY:</b> CRB	<b>DRAWING NO.:</b> A2.0
<b>CHECKED BY:</b>	
<b>DATE:</b> 11-3-2020	

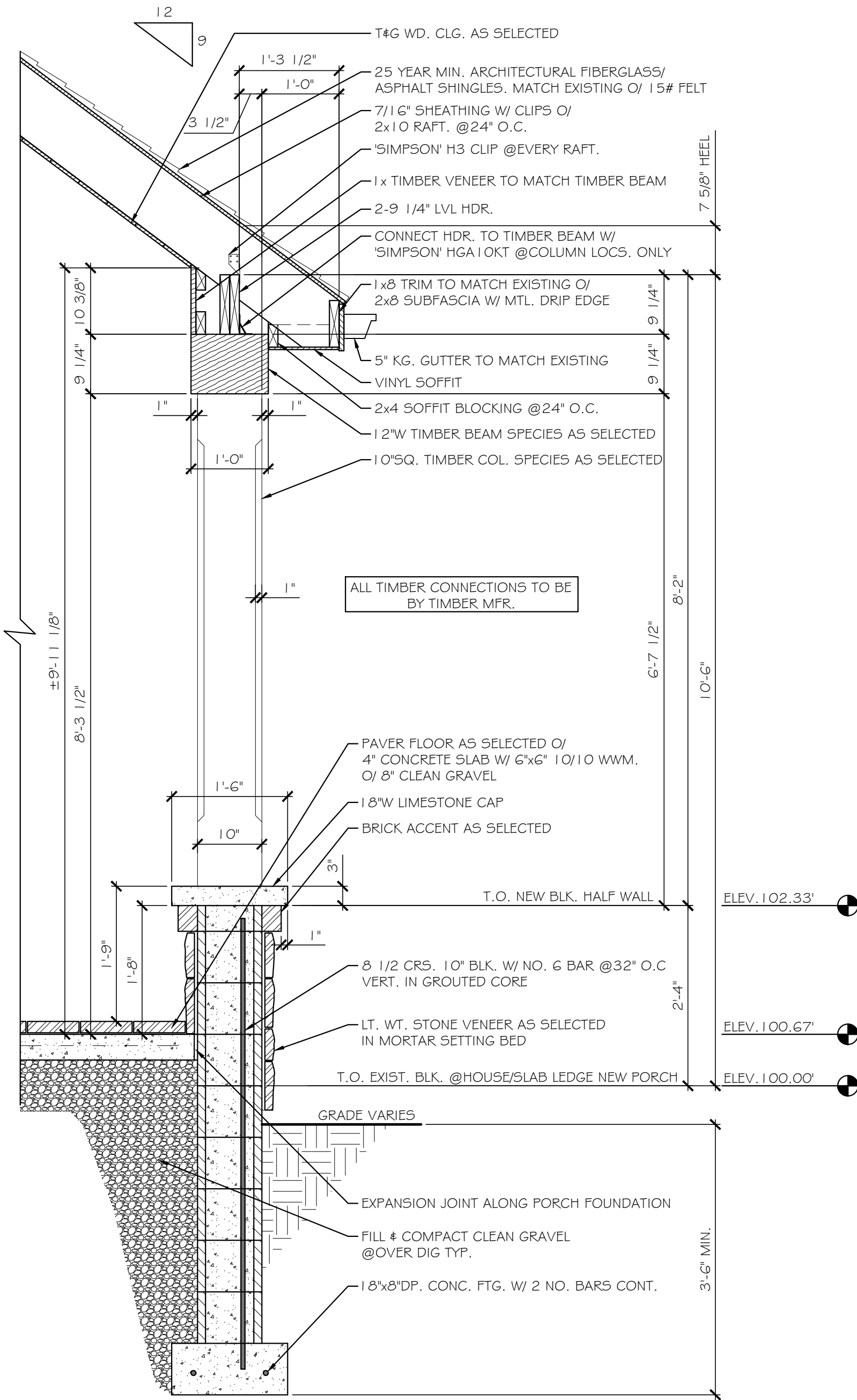
**James Fahy Design**  
2024 W. Hennetta Rd, Suite 3K  
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tel: 585-272-1650  
e-mail: info@jamesfahy.com  
website: www.jamesfahy.com



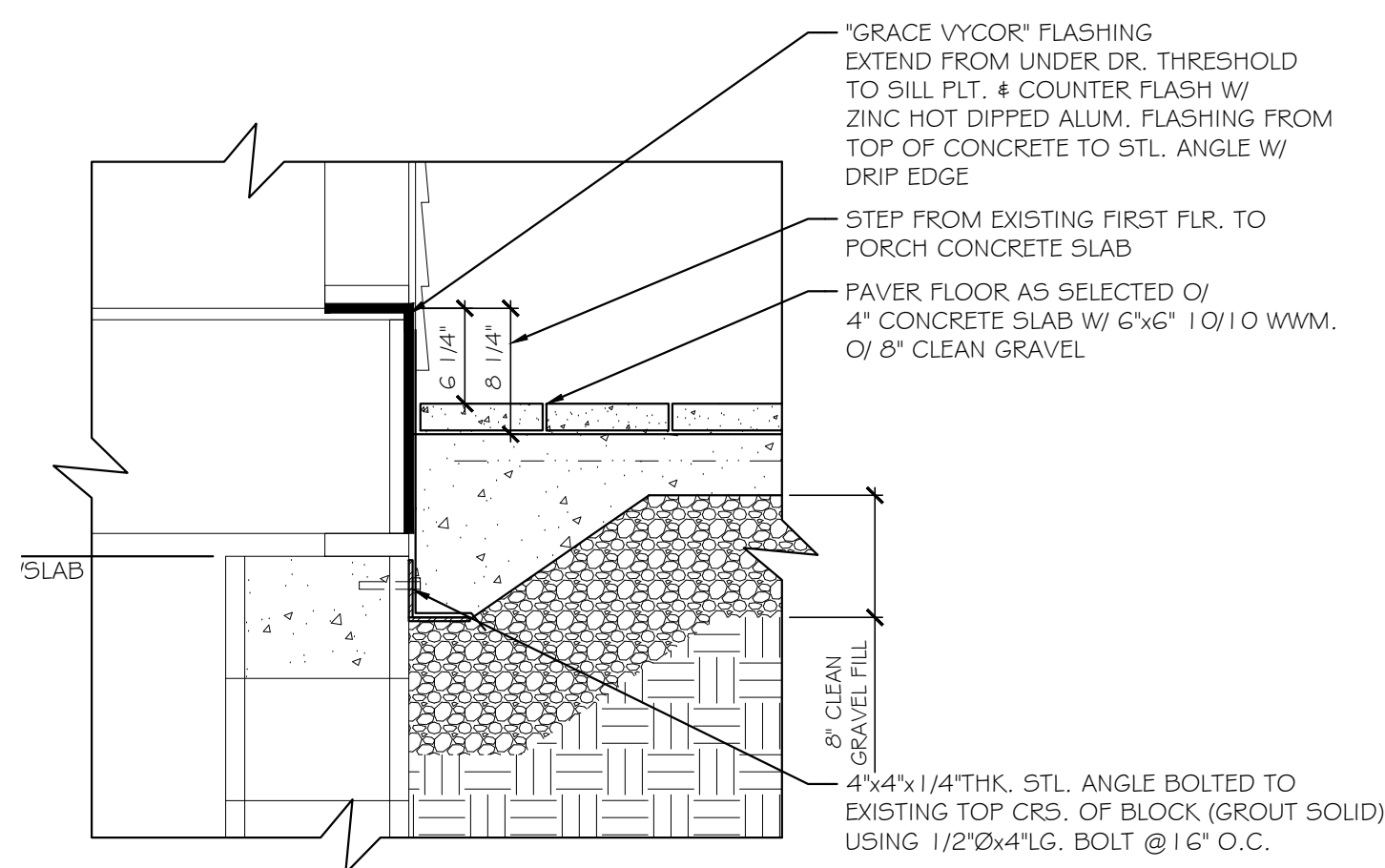
**SECTION A**  
SCALE: 1/4\"/>



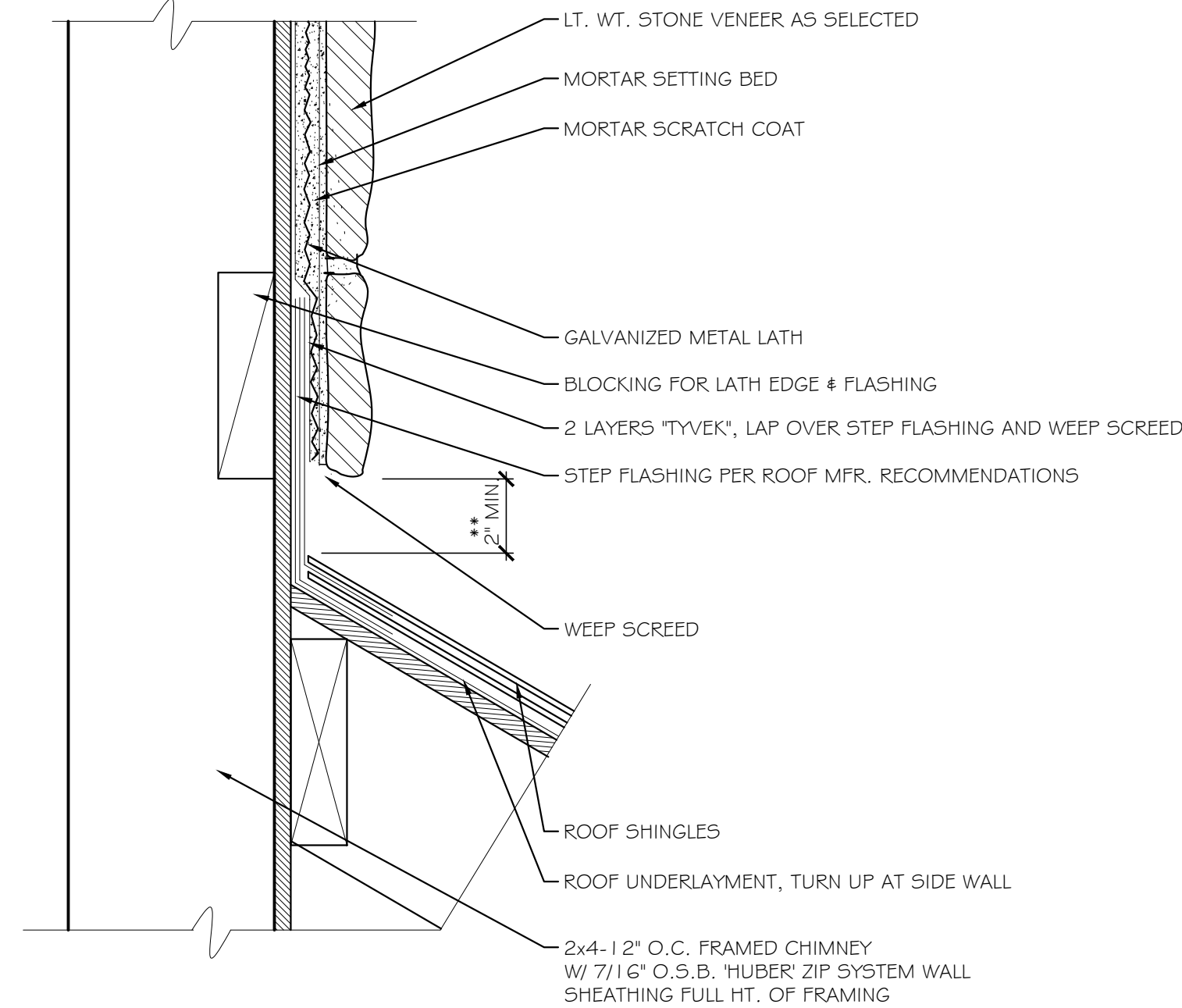
**SECTION B**  
SCALE: 1/4\"/>



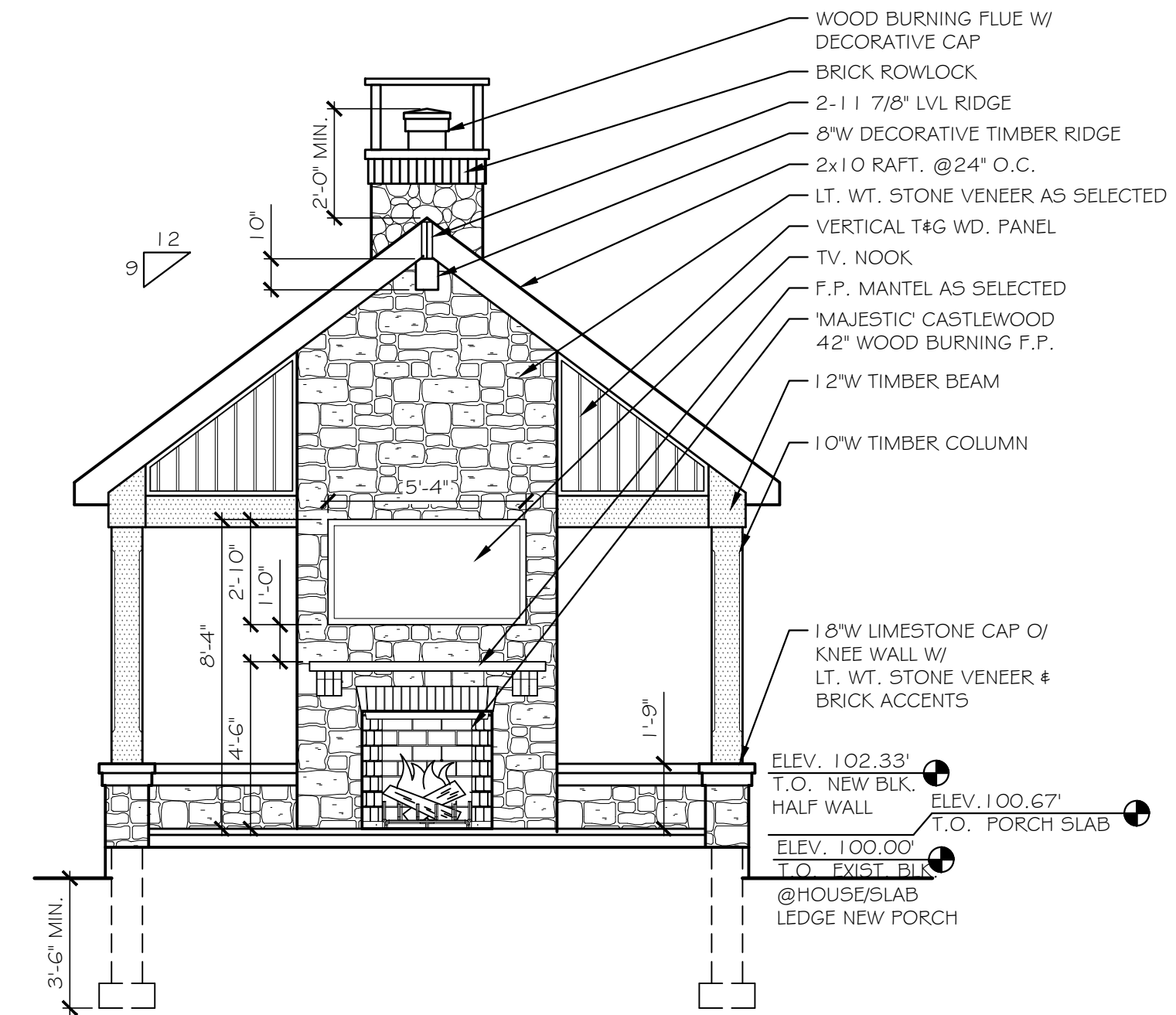
**1 DETAIL @PORCH HALF WALL**  
SCALE: 3/4\"/>



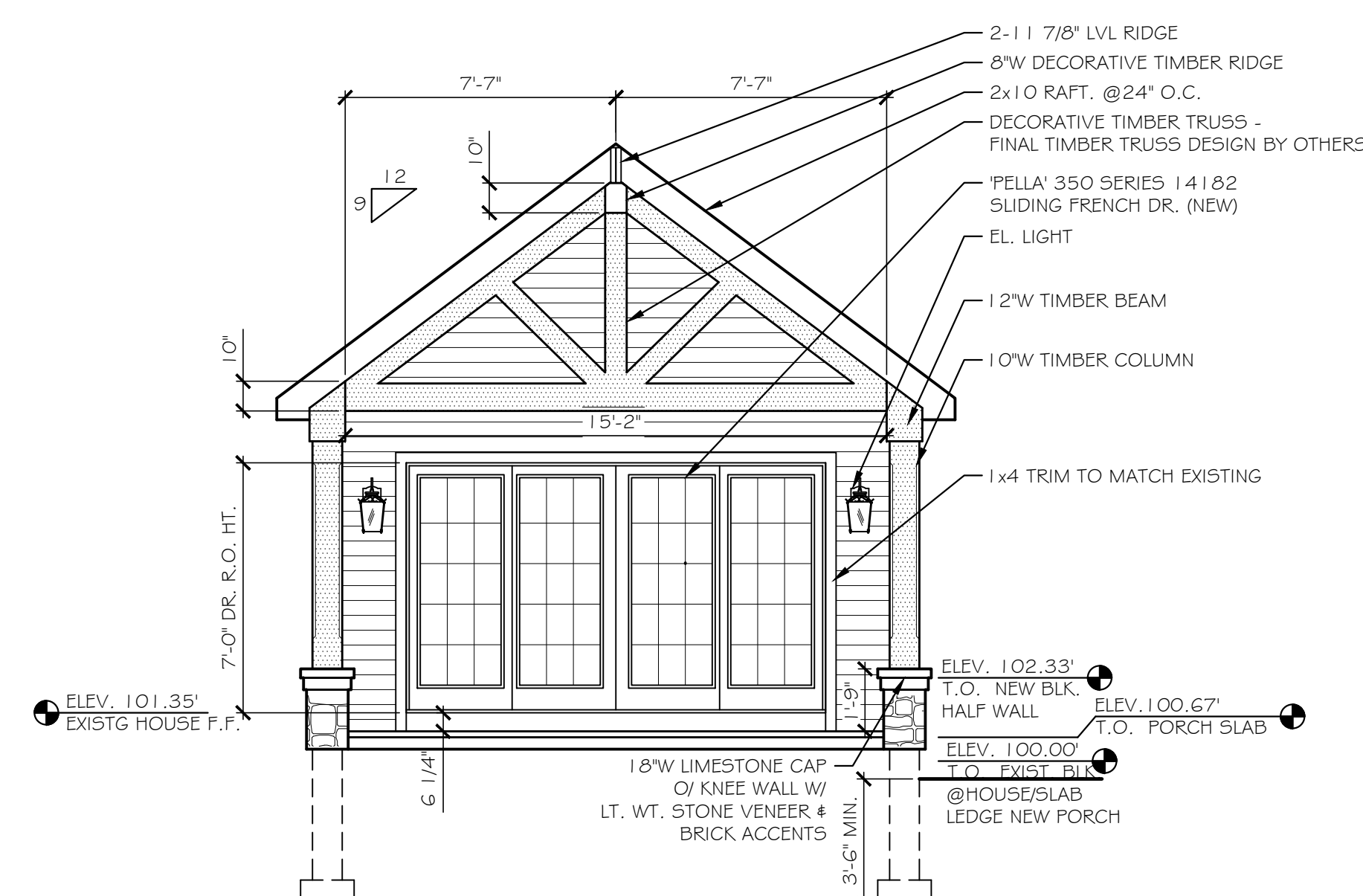
**2 CONCRETE SLAB @EXISTING HOUSE**  
SCALE: 1\"/>



**3 STONE VENEER AT CHIMNEY TO ROOF**  
SCALE: 3\"/>



**4 FIREPLACE INTERIOR VIEW**  
SCALE: 1/4\"/>



**5 SLIDING FRENCH DR. VIEW**  
SCALE: 1/4\"/>

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**REVISIONS:**

NO.	DATE	BY	DESCRIPTION

**PROJECT:**  
COVERED PORCH  
CAROSELLI RESIDENCE  
9 NORTHSTONE RISE  
PITTSFORD, NEW YORK

**CLIENT:**  
BRETT CAROSELLI

**DRAWING TITLE:**  
SECTIONS, INTERIOR ELEVATIONS  
& DETAILS

**PHASE:**  
CONSTRUCTION DOCUMENTS

<b>JOB NO.</b> A20-072	<b>PROJECT NO.</b> ADDITION
<b>DRAWN BY:</b> CRB	<b>DRAWING NO.:</b> A3.0
<b>CHECKED BY:</b>	
<b>DATE:</b> 11-3-2020	

**James Fahy Design**  
2024 W. Hennetta Rd. Suite 3K  
Rochester, New York 14623  
tel: 585-272-1650  
e-mail: info@jamesfahy.com  
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REVISIONS:			
NO.	DATE	BY	DESCRIPTION

**PROJECT:**  
 COVERED PORCH  
 CAROSELLI RESIDENCE  
 9 NORTHSTONE RISE  
 PITTSFORD, NEW YORK

**CLIENT:**  
 BRETT CAROSELLI

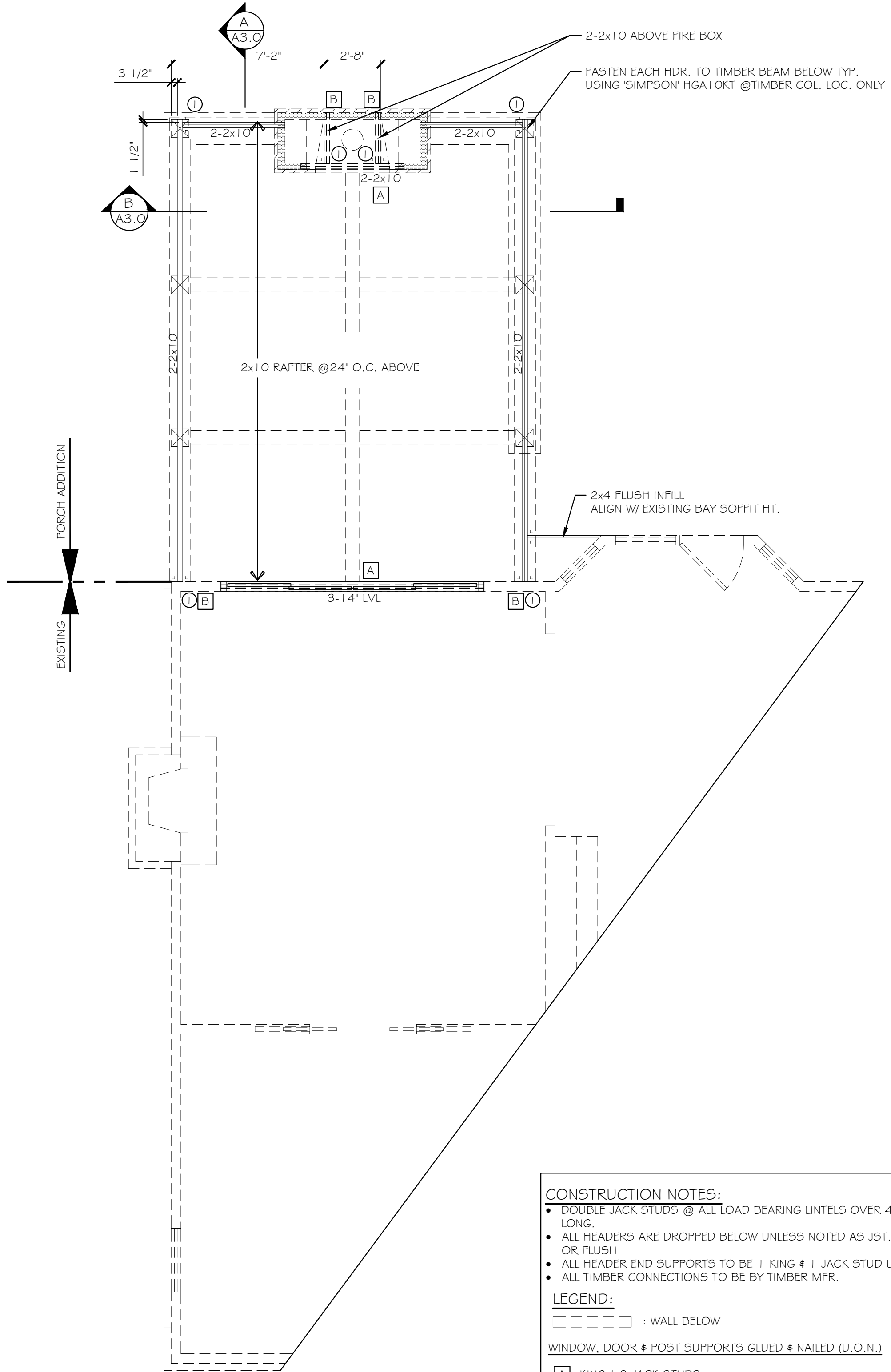
**DRAWING TITLE:**  
 ROOF & CEILING FRAMING PLANS

**PHASE:**  
 CONSTRUCTION DOCUMENTS

<b>JOB NO.</b> A20-072	<b>PROJECT NO.</b> ADDITION
---------------------------	--------------------------------

<b>DRAWN BY:</b> CRB	<b>DRAWING NO.:</b>
-------------------------	---------------------

<b>CHECKED BY:</b>	51.0
<b>DATE:</b> 11-3-2020	



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

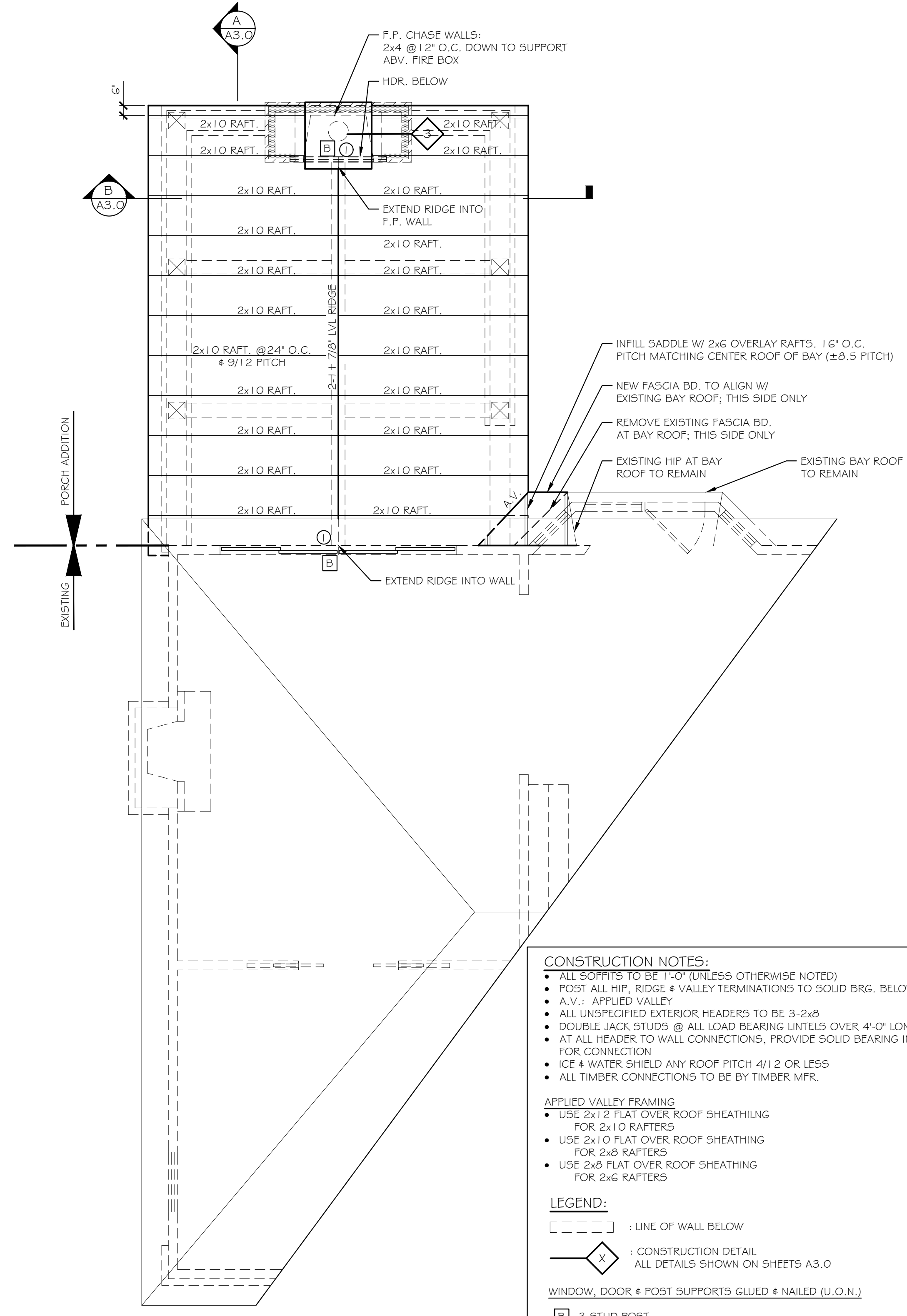
- CONSTRUCTION NOTES:**
- DOUBLE JACK STUDS @ ALL LOAD BEARING LINTELS OVER 4'-0" LONG.
  - ALL HEADERS ARE DROPPED BELOW UNLESS NOTED AS JST., C.J. OR FLUSH
  - ALL HEADER END SUPPORTS TO BE 1-KING # 1-JACK STUD U.O.N.
  - ALL TIMBER CONNECTIONS TO BE BY TIMBER MFR.
- LEGEND:**
- : WALL BELOW
- WINDOW, DOOR & POST SUPPORTS GLUED & NAILED (U.O.N.)**
- A KING # 2-JACK STUDS
  - B 3-STUD POST
- SIMPSON (OR EQUAL) POST CAP & HANGER CONNECTIONS**
- 1 LUS210-2
  - 2 HUC410
  - 3 LUS26

**GENERAL CONSTRUCTION NOTES:**

- Construction shall conform to the 2020 International Residential code of New York State.
- Comply with all local, state and federal codes and regulations.
- General Contractor is responsible for all materials, construction methods and craftsmanship.
- 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.
- General Contractor to provide adequate support of existing foundation walls, load bearing walls and partitions during demolition and construction.
- Contractors are responsible for coordinating work with other trades wherever they overlap.
- 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.
- Provide all blocking, turning and shimming as necessary for installation and completion of the work.
- All new work shall be plumb, level and square. Scribe and make fit all new work to existing.
- All details are subject to change due to existing field conditions. Contractor must notify owner and architect of same.
- All dimensions are face of wall to face of wall (rough).
- No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these drawings.
- Coordinate interior doors/hardware, wood trim and finishes, and exterior finish materials (siding, roofing etc.) to match existing. Final selection by owner and general contractor unless otherwise specified.
- Call UFPO before you dig. 1-800-962-7962
- All exterior below-grade walls to receive one (1) coat foundation coat and two (2) coats of tar
- Coordinate the installation of continuous aluminum gutters and downspouts to match existing. Downspouts are to be located in field and approved by owner. All downspouts are to run to precast concrete splashblocks, or to underground conductors per local code.
- Design and coordination of all sitework, including finish grading and hydroseeding, by contractor.
- To the best of our knowledge, belief and professional judgment, these plans are in compliance with the State of New York Energy Code.
- These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope for the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction.

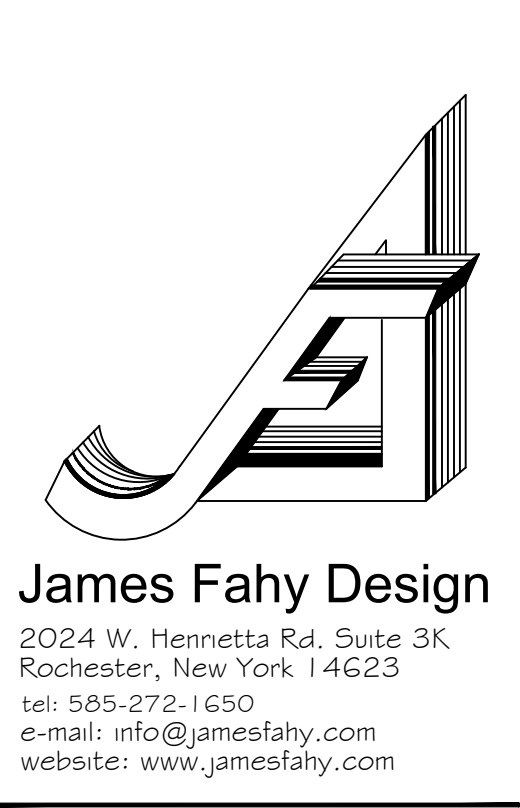
**GENERAL DEMOLITION NOTES:**

- 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.
- All plumbing, electrical and HVAC fixtures, doors, trim and any other items which the owner indicates they want to save shall be removed by the contractor, stored and maintained in good condition per the owner's directions for future reuse. The owner shall provide the contractor with the list of all such items.
- Contractor to remove all existing walls, doors, and finishes not shown to remain. Infill wall openings as required and patch surfaces to match adjacent existing.
- 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.
- The contractor shall coordinate the demolition work with the owner's use of the premises. All work to be scheduled and coordinated with owner.
- The contractor shall provide fireproof and dustproof partitions around the construction area during all demolition and construction work.
- The contractor shall maintain safe access to all designated exits for the building occupants during construction.
- Storage for contractor's equipment and debris must be kept inside the contract area.
- Dumpsters for construction debris are to be provided by contractor. All debris to be hauled off site upon removal by contractor.
- 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.



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

- CONSTRUCTION NOTES:**
- ALL SOFFITS TO BE 1" OF UNLESS OTHERWISE NOTED
  - POST ALL HIP, RIDGE & VALLEY TERMINATIONS TO SOLID BRG. BELOW
  - A.V.: APPLIED VALLEY
  - ALL UNSPECIFIED EXTERIOR HEADERS TO BE 3-2x8
  - DOUBLE JACK STUDS @ ALL LOAD BEARING LINTELS OVER 4'-0" LONG.
  - AT ALL HEADER TO WALL CONNECTIONS, PROVIDE SOLID BEARING IN WALL FOR CONNECTION
  - ICE & WATER SHIELD ANY ROOF PITCH 4/12 OR LESS
  - ALL TIMBER CONNECTIONS TO BE BY TIMBER MFR.
- APPLIED VALLEY FRAMING**
- USE 2x12 FLAT OVER ROOF SHEATHING FOR 2x10 RAFTERS
  - USE 2x10 FLAT OVER ROOF SHEATHING FOR 2x8 RAFTERS
  - USE 2x8 FLAT OVER ROOF SHEATHING FOR 2x6 RAFTERS
- LEGEND:**
- : LINE OF WALL BELOW
  - ⊠ : CONSTRUCTION DETAIL ALL DETAILS SHOWN ON SHEETS A3.0
  - B 3-STUD POST
  - SIMPSON (OR EQUAL) POST CAP & HANGER CONNECTIONS
  - 1 CQ46SD52.5
- WINDOW, DOOR & POST SUPPORTS GLUED & NAILED (U.O.N.)**



# Zoning Board of Appeals Referral Form Information

**Property Address:**

180 Kilbourn Road ROCHESTER, NY 14618

**Property Owner:**

Ronald Billitier  
180 Kilbourn Rd  
Rochester, NY 14618

**Applicant or Agent:**

Ronald Billitier  
180 Kilbourn Rd  
Rochester, NY 14618

**Present Zoning of Property:** RN Residential Neighborhood  
Area Variance - Residential and Non-Profit

<b>Town Code Requirement is:</b>		<b>Proposed Conditions:</b>		<b>Resulting in the Following Variance:</b>	
Right Lot Line:	20	Right Lot Line:	10	Right Lot Line:	10.0
Left Lot Line:	0	Left Lot Line:	0	Left Lot Line:	0.0
Front Setback:	40	Front Setback:	20	Front Setback:	20.0
Rear Setback:	0	Rear Setback:	0	Rear Setback:	0.0
Height:	0	Height:	0	Height:	0.0
Size:	0	Size:	0	Size:	0.0

**Code Section(s):** 185-17 (K)(2) 185-17 (B) (1)

Description: Applicant is requesting relief from Town Code §185 – 17 (B) (1) and 185 – 17 (K) (2) for the construction of a new home forward of the building line and encroaching into the side setback for the property. This property is a corner lot and is zoned RN – Residential Neighborhood District

January 28, 2021



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Date

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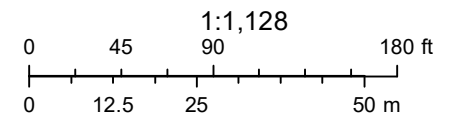
Mark Lenzi - Building Inspector CEO



# RN Residential Neighborhood Zoning



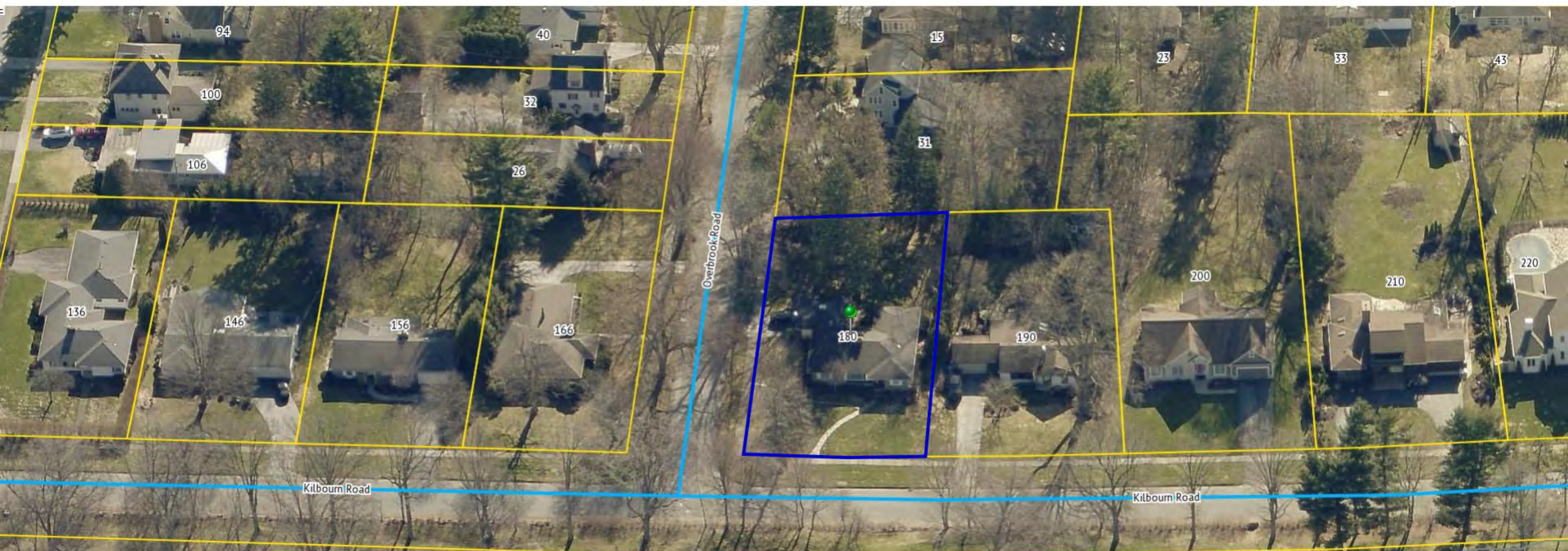
Printed January 27, 2021



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.





94

100

106

40

32

26

15

31

23

33

43

136

146

156

166

Overbrook Road

180

190

200

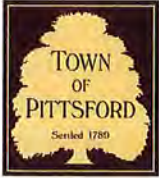
210

220

Kilbourn Road

Kilbourn Road





# TOWN OF PITTSFORD ZONING BOARD OF APPEALS APPLICATION FOR AREA VARIANCE

Submission Date: January 15, 2021 Hearing Date: \_\_\_\_\_

Applicant: patrick j morabito aia

Address: 121 sullys trail suite 4 pittsford ny

Phone: (585) 264-1330 E-Mail: patrick@pjmarchitect.com

Agent: \_\_\_\_\_  
*(if different than Applicant)*

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Owner: ronald billitier  
*(if different than Applicant)*

Address: 262 culver road rochester ny 14607

Phone: (585) 737-1581 E-Mail: rb@billitirelectric.com

**(If applicant is not the property owner please complete the Authorization to Make Application Form.)**

Property Location: 180 kilbourn rd Current Zoning: rn

Tax Map Number: 138.17-1-27

Application For:       Residential       Commercial       Other

Please describe, in detail, the proposed project:

the project as presented consists of the demolition of an existing one story residence and the proposed construction of a new 2 story house with a full basement under the living areas. The proposed house is to be built essentially within the footprint of the existing house.

**SWORN STATEMENT:** As applicant or legal agent for the above described property, I do hereby swear that all statements, descriptions, and signatures appearing on this form and all accompanying materials are true and accurate to the best of my knowledge.

\_\_\_\_\_  
*(Owner or Applicant Signature)*

\_\_\_\_\_  
*(Date)*



# NEW YORK STATE STANDARDS FOR THE GRANTING OF AREA VARIANCES TOWN LAW SECTION § 267-b-3(b).

## TESTS FOR GRANTING AREA VARIANCES

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider the following:

*(Please answer the following questions to the best of your knowledge)*

1. Please explain why you feel the requested variance will not produce an undesirable change in the character of the neighborhood and why a detriment to nearby properties will not be created by the granting of this area variance:

the neighborhood is an eclectic mix of many house types (single story, split level and two story). the house as designed will blend in with the character of the neighborhood. The new building will be built to the setbacks that the original house was constructed to.

2. Please explain the reasons why the benefit sought by the owner/applicant cannot be achieved by some method other than an area variance:

The currently required setbacks for a corner lot (40' from each road and 20' side) does not leave enough room for any type of structure to be built on that site. If we were to comply with the setbacks required, the proposed house would be approximately 28' wide which would NOT be in character with the rest of the neighborhood.



## TESTS FOR GRANTING AREA VARIANCES (Continued)

3. Please explain whether the requested area variance is minimal or substantial:

We are respectfully asking to have the Overbrook Road setback reduced from the 40' requirement to allow the new construction to have a 20.4' setback which matches the existing setback from the right of way to the existing garage. We are also asking that the side setback requirement of 20' be reduced to 10.4' which is the side setback of the existing house to our neighbor on Kilbourn Road.

4. Please explain why you feel the requested area variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or zoning district:

It is our feeling that the requested variance will not have an adverse effect on our neighbors. We will be constructing the new residence within the existing setbacks. These setbacks are typical for this neighborhood for all house styles constructed in the area. It is our opinion that compliance in this case would create a structure that would not be in character with the neighborhood.

- **NOTE:** *Consideration of the following question shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of an area variance;*

5. Is the alleged difficulty self-created?

Yes it is self created.

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

180 Kilbourn Road

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board     Zoning Board of Appeals     Planning Board     Architectural Review Board

...of the Town of Pittsford, for a...

change of zoning     special permit     building permit     permit     amendment  
 variance     approval of a plat     exemption from a plat or official map

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

---

---

---

---

January 13, 2021

(Signature of Applicant)

(Dated)

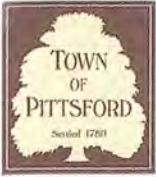
121 sullys trail suite 4

(Street Address)

pittsford ny 14534

(City/Town, State, Zip Code)





# TOWN OF PITTSFORD

## AREA VARIANCE AUTHORIZATION TO MAKE APPLICATION

Zoning Board of Appeals – 11 S. Main Street – Pittsford, 14534 – 248-6260

*If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.*

I, RONALD D. BILUTIER, the owner of the property located at:  
100 KILBOURN RD PITTSFORD 14534  
(Street) (Town) (Zip)

Tax Parcel # 138.17-1-27 do hereby authorize  
PATRICK J. MORABITO AIA/NSCAD to make application to the

Town of Pittsford Zoning Board of Appeals, 11 South Main Street, Pittsford, NY 14534 for the purpose(s) of  
OBTAINING NECESSARY VARIANCES FOR CONSTRUCTION OF NEW RESIDENCE

  
(Signature of Owner)

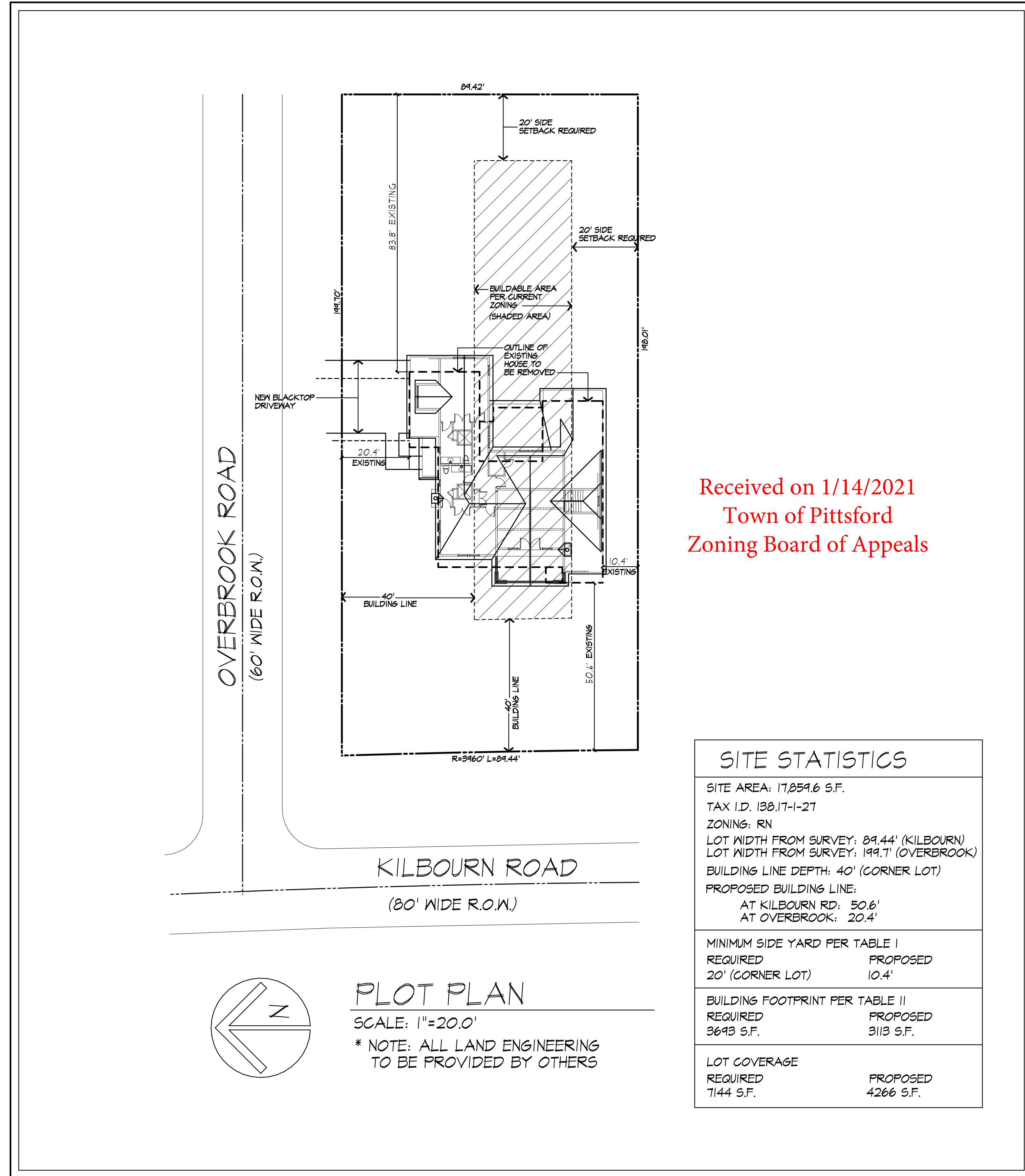
1-12-21

(Date)



# GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CONSERVATION CODE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT THE NEEDS OF THE BUILDING ON THE SITE, PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS. WINDOWS AND / OR DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
- ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING/FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND / OR CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
- BACKFILL MATERIALS SHALL BE NATIVE SOIL FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR. PROVIDE SAND/ GRAVEL FILL FOR COMPACTION AS NEEDED.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH:  
2500 PSI FOOTINGS  
2500 PSI FLOOR SLABS  
3500 PSI PORCH  
3500 PSI GARAGE
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20, TT-P-31G, TT-P-86. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 MEM-FIB OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO JOINGRAM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRIDGINGS/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS - 1, THICKNESS AS SHOWN. APA RATED SHEATHING EXP-1. NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSMOSALTS OR MOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED. CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT THE LOCATIONS ON THE EXTERIOR WALL ENVELOPE PER RESIDENTIAL CODE OF NEW YORK (2020).
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THESE DRAWINGS HAVE BEEN PREPARED FOR STRUCTURAL INTENT ONLY. ELECTRICAL, MECHANICAL AND OTHER BUILDING SYSTEMS, AS REQUIRED ARE TO BE DESIGNED BY OTHERS.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK STATE (2020).  
FLOOR LOADS (LIVING AREAS-1ST FLOOR) 40 PSF  
SLEEPING AREAS (2ND FLOOR) 30 PSF  
EXTERIOR DECKS 40 PSF
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.
- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY NEW YORK STATE AND THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FUTURE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NEW YORK STATE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE ARCHITECT'S NET SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R313.1 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020). CARBON MONOXIDE ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH SECTION R313.4 OF THE BUILDING CODE OF NEW YORK STATE (2020).
- PROVIDE A MIN. 3/4 HR. FIRE SEPARATION PER SECTION R304.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE (2020). ALL WALLS AND FLOORS DEMISING RESIDENCE FROM AN ATTACHED GARAGE.
- ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.



Received on 1/14/2021  
Town of Pittsford  
Zoning Board of Appeals

SITE STATISTICS	
SITE AREA: 17,859.6 S.F.	
TAX I.D. 138.17-1-27	
ZONING: RN	
LOT WIDTH FROM SURVEY: 89.44' (KILBOURN)	
LOT WIDTH FROM SURVEY: 199.7' (OVERBROOK)	
BUILDING LINE DEPTH: 40' (CORNER LOT)	
PROPOSED BUILDING LINE: AT KILBOURN RD: 50.6' AT OVERBROOK: 20.4'	
MINIMUM SIDE YARD PER TABLE I	
REQUIRED	PROPOSED
20' (CORNER LOT)	10.4'
BUILDING FOOTPRINT PER TABLE II	
REQUIRED	PROPOSED
3643 S.F.	3113 S.F.
LOT COVERAGE	
REQUIRED	PROPOSED
7144 S.F.	4266 S.F.

**PLOT PLAN**  
SCALE: 1"=20.0'  
\* NOTE: ALL LAND ENGINEERING TO BE PROVIDED BY OTHERS

**PROPOSED RESIDENCE**  
**180 KILBOURN ROAD**  
**TOWN OF PITTSFORD, NEW YORK**

# DRAWING INDEX

1	TITLE PAGE
2	FRONT / LEFT SIDE ELEVATIONS
3	REAR / RIGHT SIDE ELEVATIONS
4	PROPOSED FOUNDATION PLAN
5	PROPOSED 1ST FLOOR PLAN
6	PROPOSED 2ND FLOOR PLAN
7	PROPOSED ROOF PLAN
E-1	EXISTING F/L ELEVATIONS
E-2	EXISTING R/R ELEVATIONS
E-3	EXISTING FLOOR PLAN

ENERGY COMPLIANCE DETAILS & PATH		
MEETS OR EXCEEDS PRESCRIPTIVE REQUIREMENTS (2020 BUILDING CODE OF NEW YORK STATE) CLIMATE ZONE - 5		
COMPONENT	REQUIRED	PROVIDED
1. FENESTRATION U-FACTOR	.32	.32
2. CEILING R-FACTOR	.49	.49
3. WOOD FRAME WALL R-VALUE	20 OR 13+5	HIGH DENSITY 21 21/BAND JSTS
4. FLOOR R-FACTOR	R-30	R-30
5. SLAB R-FACTOR	R-10@24" R-5 SLAB EDGE	R-10@24" R-5 SLAB EDGE

2020 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COMPLIANCE PATH	
1.	A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER SECTION 1104.1
2.	RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. PER SECTION 1102.4.5
3.	CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION 1103.1
4.	ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. CIRCULATION HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION 1103.3.4
5.	AIR LEAKAGE TEST TO BE CONDUCTED & PERFORMED BY A THIRD PARTY IN COMPLIANCE WITH 1102.4.1.2. AIR LEAKAGE RATE MAY NOT EXCEED 3 ACH (CLIMATE ZONE 5)
6.	ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC. WEATHER STRIPPED AND LATCHED PER SECTION 1102.2.3
7.	DUCTWORK ON EXTERIOR WALLS IF REQUIRED SHALL BE INSULATED TO A MINIMUM OF R-6 PER 1103.2
8.	MECHANICAL VENTILATION PER SECTION 1103.6 TO BE MET WITH CONTINUOUS USE EXHAUST FANS AND MAKE-UP AIR CONTROLS, PER SECTION 1103.3.3 REQUIREMENT.
9.	MECHANICAL VENTILATION FAN EFFICACY SHALL MEET MINIMUM REQUIREMENTS PER SECTION 1103.6.1.
10.	HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION 1103.7 REQUIREMENTS.

# BASIC DESIGN CRITERIA

- GROUND SNOW LOAD - 40 PSF R301.2 (5)
- WIND SPEED - 115 MPH, EXPOSURE B R301.2.1
- SEISMIC DESIGN CATEGORY - A R301.2 (2)
- WEATHERING - SEVERE
- FROST LINE DEPTH - 48"
- TERMITE DAMAGE - NONE TO SLIGHT
- DECAY DAMAGE - NONE TO SLIGHT
- WINTER DESIGN TEMPERATURE - 1
- ICE SHIELD UNDERLAYMENT REQUIRED - YES
- FLOOD HAZARD - FIRM - 1942
- ROOF TIE DOWN REQUIREMENTS R302.1.1



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Pittsford, NY 14534  
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(585) 264-1333 Fax  
www.MorabitoArchitects.com

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11/12/2020  
10/14/2020

**PROJECT:**  
PROPOSED RESIDENCE  
180 KILBOURN RD  
TOWN OF PITTSFORD, NEW YORK

**CLIENT:**  
RON BILLITTER

**DRAWING:**  
TITLE PAGE

**DRAWN:**  
PJM

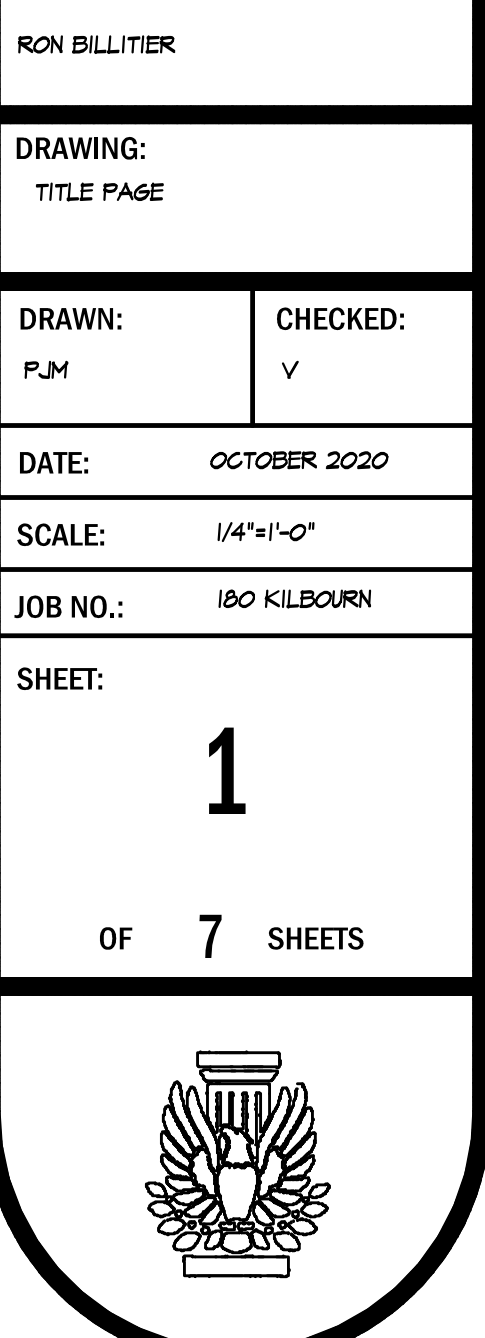
**CHECKED:**  
V

**DATE:**  
OCTOBER 2020

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

**JOB NO.:**  
180 KILBOURN

**SHEET:**  
1  
OF 7 SHEETS







FRONT ELEVATION  
PROPOSED

UNLESS OTHERWISE NOTED

ROOFING: 25 YR GUARANTEE ASPHALT SHINGLES

ROOF VENTING: CONTINUOUS RIDGE VENT

FASCIAS: 8"

FRIEZEBDS: 8"

CORNERBDS: 6"

CASINGS: 6"

SIDING: HORIZ AS SELECTED

OVERHANGS: 1'-4"

RAKE OVERHANGS: 12"

MIN FTS. DEPTH: 4'-0"

CLS HT:

1ST FLOOR: 9'-6"

2ND FLOOR: 8'-1 1/2"

WINDOW UNIT HT:

1ST FLOOR: 8'-0"

2ND FLOOR: 6'-10"

WINDOW MFR: ANDERSEN OR EQUAL  
(PROVIDE SAFETY GLAZING PER R308.4)



LEFT SIDE ELEVATION  
PROPOSED



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

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Pittsford, NY 14534

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11/2/2020  
10/14/2020

PROJECT:  
PROPOSED RESIDENCE  
180 KILBOURN RD  
TOWN OF PITTSFORD, NEW YORK

CLIENT:  
RON BILLITIER

DRAWING:  
ELEVATIONS - PROPOSED

DRAWN: PJM	CHECKED: V
---------------	---------------

DATE: OCTOBER 2020

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

JOB NO.: 180 KILBOURN

SHEET:

4

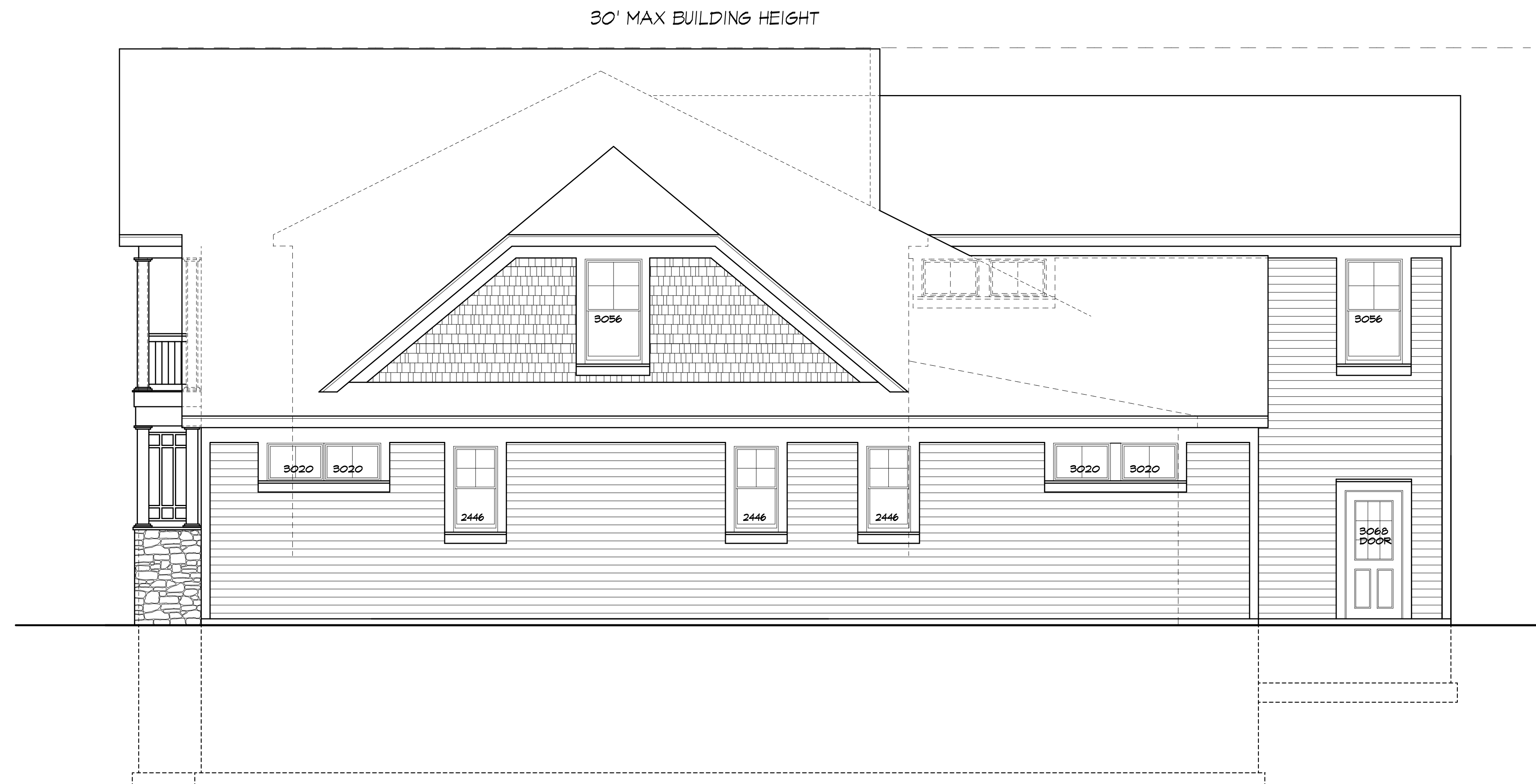
OF 7 SHEETS





REAR ELEVATION  
PROPOSED

UNLESS OTHERWISE NOTED	
ROOFING:	25 YR GUARANTEE ASPHALT SHINGLES
ROOF VENTING:	CONTINUOUS RIDGE VENT
FASCIAS:	8"
FRIEZEBDS:	8"
CORNERBDS:	6"
CASINGS:	6"
SIDINGS:	HORIZ, AS SELECTED
OVERHANGS:	1'-4"
RAKE OVERHANGS:	12"
MIN FTS, DEPTH:	4'-0"
CLG HT:	
1ST FLOOR:	9'-6"
WINDOW UNIT HT:	
1ST FLOOR:	8'-0"
WINDOW MFR:	ANDERSEN OR EQUAL (PROVIDE SAFETY GLAZING PER R308.4)



RIGHT SIDE ELEVATION  
PROPOSED



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

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11/12/2020  
10/14/2020

**PROJECT:**  
PROPOSED RESIDENCE  
180 KILBOURN RD  
TOWN OF PITTSFORD, NEW YORK

**CLIENT:**  
RON BILLITIER

**DRAWING:**  
ELEVATIONS - PROPOSED

<b>DRAWN:</b> PJM	<b>CHECKED:</b> V
----------------------	----------------------

**DATE:** OCTOBER 2020

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

**JOB NO.:** 180 KILBOURN

**SHEET:**

**5**  
OF 7 SHEETS





TABLE R404.1.(4) 12-INCH MASONRY FOUNDATION WALLS WITH REINFORCING WHERE D ≥ 0.75 INCHES (A)

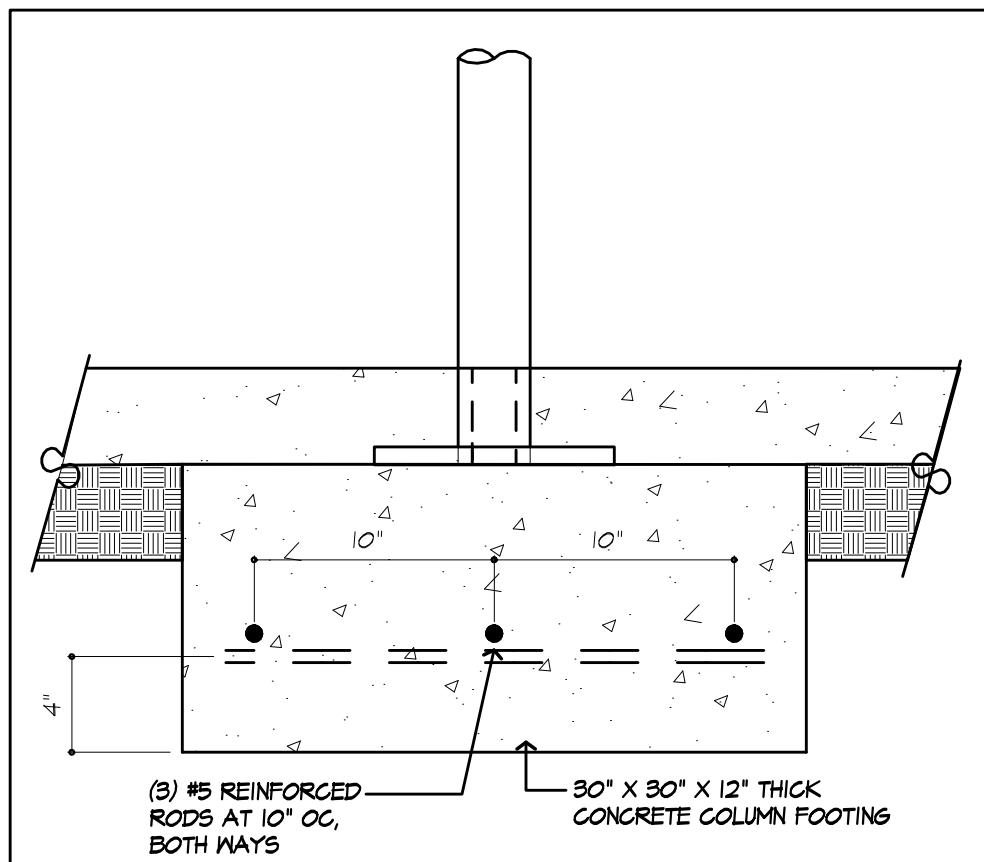
MALL HEIGHT	HEIGHT OF UNBALANCED BACKFILL (E)	MINIMUM VERTICAL REINFORCEMENT (B, C)		
		SOIL CLASSES AND LATERAL SOIL LOAD (D) (PSF PER FOOT BELOW GRADE)		
		SM, GP, SM AND SP SOILS 30	SM, GC, SM, SM- AND ML SOILS 45	SC, ML-CL AND INORGANIC CL SOILS 60
6'-0"	4'-0" OR LESS	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	5'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	6'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#5 AT 12" O.C.
7'-4"	4'-0" OR LESS	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	5'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	6'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#5 AT 12" O.C.
8'-0"	4'-0" OR LESS	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	5'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	6'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#5 AT 12" O.C.
8'-8"	4'-0" OR LESS	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	5'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	6'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#5 AT 12" O.C.
9'-4"	4'-0" OR LESS	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	5'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	6'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#5 AT 12" O.C.
10'-0"	4'-0" OR LESS	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	5'-0"	#4 AT 12" O.C.	#4 AT 12" O.C.	#4 AT 12" O.C.
	6'-0"	#4 AT 12" O.C.	#5 AT 12" O.C.	#5 AT 12" O.C.
	7'-0"	#4 AT 12" O.C.	#5 AT 12" O.C.	#6 AT 48" O.C.
	8'-0"	#5 AT 12" O.C.	#6 AT 12" O.C.	#6 AT 40" O.C.
	9'-0"	#6 AT 12" O.C.	#6 AT 48" O.C.	#6 AT 40" O.C.
	10'-0"	#6 AT 12" O.C.	#6 AT 40" O.C.	#6 AT 32" O.C.

FOR SI: 1 INCH = 25.4 MM | FOOT = 304.8 MM, 1 POUND PER SQUARE FOOT PER FOOT = 0.157 KPA/MM.

- MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
- ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS HAVING AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 12 INCHES.
- VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE AT LEAST 0.75 INCHES.
- SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM AND DESIGN LATERAL SOIL LOADS ARE FOR MOIST CONDITIONS WITHOUT HYDROSTATIC PRESSURE. REFER TO TABLE R405.1.
- UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT BETWEEN THE EXTERIOR FINISH GROUND LEVEL AND THE LOWER OF THE TOP OF THE CONCRETE FOOTINGS THAT SUPPORTS THE FOUNDATION WALL OR THE INTERIOR FINISH GROUND LEVELS. WHERE AN INTERIOR CONCRETE SLAB-ON-GRADE IS PROVIDED AND IN CONTACT WITH THE INTERIOR SURFACE OF THE FOUNDATION WALL, MEASUREMENT OF THE UNBALANCED BACKFILL HEIGHT IS PERMITTED TO BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONCRETE SLAB IS PERMITTED.

STEPPED FOOTING NOTE:

R403.1.5 SLOPE THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN TEN UNITS HORIZONTAL (10% SLOPE).



COL. FOOTING

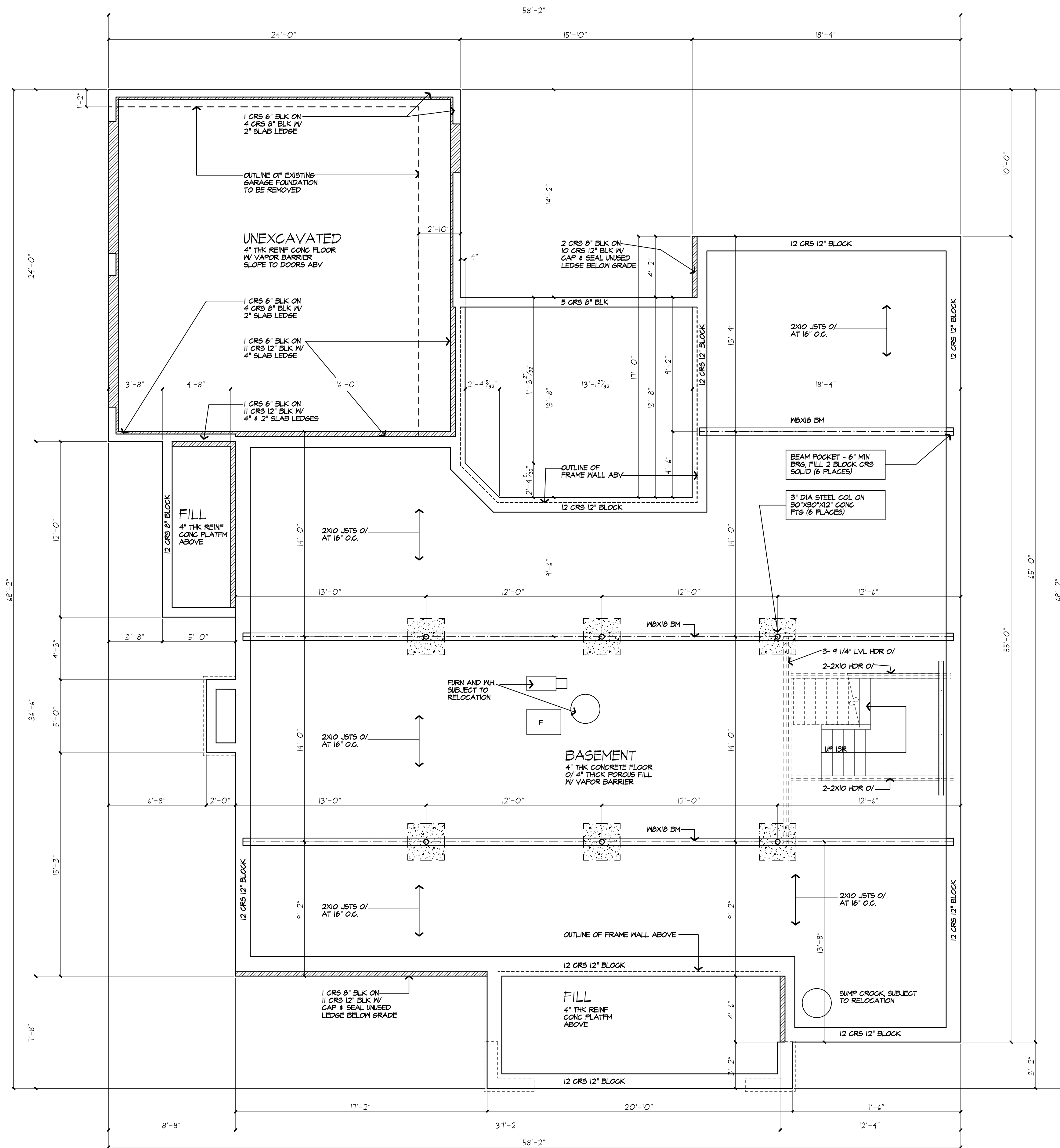
SCALE: 1/2" = 1'-0"

FIRE PROTECTION REQUIREMENTS PER R302.1.3

FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYPSPUM WALL-BOARD MEMBRANE, 5/8-INCH (16 MM) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE INTERIOR SIDE OF THE FLOOR FRAMING MEMBERS, PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.

EXCEPTIONS:

- FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION F2404, NFPA 13D, OR OTHER APPROVED EQUIVALENT SPRINKLER SYSTEM.
- FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A CRAWL SPACE NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.
- PORTIONS OF FLOOR ASSEMBLIES SHALL BE PERMITTED TO BE UNPROTECTED WHERE COMPLYING WITH THE FOLLOWING:
  - THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS DOES NOT EXCEED 80 SQUARE FEET (7.4 M2) PER STORY.
  - FIREBLOCKING IN ACCORDANCE WITH SECTION R302.1.1 IS INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION TO SEPARATE THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
- WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2-INCH BY 10-INCH (50.8 MM BY 254 MM) NOMINAL DIMENSION, OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.



BASEMENT & FOUNDATION PLAN  
12 CRS 12" BLOCK

FIRE PROTECTION OF FLOOR JOISTS NOT REQUIRED PER SECTION R913

NOTES :

- FOOTINGS TO BE PLACED ON UNDISTURBED SOIL, HAVING A MIN. BEARING CAPACITY OF 3000 P.S.F.  
SIZES: 8" BLK - 16" WIDE X 8" THK.  
12" BLK - 20" WIDE X 8" THK.  
(GARAGE) 8" BLK - 16" WIDE X 12" THK.
- MIN. CONC. COMPRESSIVE STRENGTH IN 28 DAYS:  
FOOTINGS: 2500 P.S.I.  
FLOOR SLABS: 2500 P.S.I.  
FORMS: 3500 P.S.I.  
GARAGE: 3500 P.S.I.
- PROVIDE DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOIST DIRECTION
- PROVIDE CROSS BRIDGING AT MID SPAN OF FLOOR FRAMING
- ALL STEEL SIZES ARE TO BE STANDARD STRUCTURAL STEEL PER AISC.
- REINFORCE BLOCK WALL PER SECTION R404 NYS RC 2020



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11/2/2020  
10/14/2020

PROJECT:  
PROPOSED RESIDENCE  
180 KILBOURN RD  
TOWN OF PITTSFORD, NEW YORK

CLIENT:  
RON BILLITIER

DRAWING / FOUNDATION PLAN  
PROPOSED

DRAWN: PJM  
CHECKED: V

DATE: OCTOBER 2020

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

JOB NO.: 180 KILBOURN

SHEET:

6  
OF 7 SHEETS



**EXHAUST DUCTS AND EXHAUST OPENINGS**

M 1504.2 DUCT LENGTH  
 THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE M1504.2  
 EXCEPTION: DUCT LENGTH SHALL NOT BE LIMITED WHERE THE DUCT SYSTEM COMPLIES WITH THE MANUFACTURER'S DESIGN CRITERIA OR WHERE THE FLOW RATE OF THE INSTALLED VENTILATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THIRD PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE

**TABLE M 1504.2 - DUCT LENGTH**

DUCT TYPE	FLEX DUCT										SMOOTH WALL DUCT									
	50	80	100	125	150	200	250	300	350	400	50	80	100	125	150	200	250	300	350	400
FAN AIRFLOW RATING CFM @ 0.25 INCH WG Δ	50	80	100	125	150	200	250	300	350	400	50	80	100	125	150	200	250	300	350	400
DIAMETER (INCHES)	MAXIMUM LENGTH G.P.E. (FEET)																			
3	X	X	X	X	X	X	X	X	X	X	54	51	10	X	X	X	X	X	X	X
4	56	4	X	X	X	X	X	X	X	X	54	51	10	X	X	X	X	X	X	X
5	NL	81	42	16	2	X	X	X	NL	82	41	51	20	4	X	X	X	X	X	
6	NL	NL	150	91	55	15	7	X	NL	NL	160	12	35	25	4	X	X	X	X	
7	NL	NL	NL	NL	161	10	40	H	NL	NL	NL	160	80	54	X	X	X	X	X	
8 AND ABOVE	NL	NL	NL	NL	NL	150	11	64	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	

FOR 6" FIRST CLASS  
 A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH ASHRAE 62-2004/90.1  
 B. FOR NONREGULAR DUCTS, CALCULATE THE DIAMETER AS FOUR TIMES THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER  
 C. THE TABLE VALUES THAT FOLLOW ARE NOT USED. FIFTEEN FEET OF ALLOWABLE DUCT LENGTH SHALL BE DEDUCTED FOR EACH ELBOW INSTALLED IN THE DUCT RUN  
 D. 1/2" NO. 10 RING OR DUCT LENGTH OF THIS SIZE  
 E. X = NOT ALLOWED. ANY LENGTH OF DUCT OF THIS SIZE WITH ASSIGNED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP

**WINDOW FALL PROTECTION**  
 R312.2

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2

R312.2.1 WINDOW SILLS  
 IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:  
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.  
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.  
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE WINDOW, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

**WINDOW GLAZING**  
 R308

WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R308

R308.4.1 GLAZING IN DOORS  
 GLAZING IN FIXED AND OPERABLE PANELS OF SWINGS, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.  
 EXCEPTIONS:  
 1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS.  
 2. DECORATIVE GLAZING

R308.4.1.1 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING  
 GLAZING ADJACENT TO THE LANDINGS AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDINGS AND WITHIN A 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.  
 EXCEPTIONS:  
 1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE  
 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE

**SMOKE & CARBON MONOXIDE ALARM LOCATIONS**  
 R314/R315

R314.9 LOCATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:  
 1. IN EACH SLEEPING ROOM.  
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.  
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

R315.3 REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:  
 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA WITHIN 10 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 10 FEET AWAY FROM A CARBON MONOXIDE ALARM.  
 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

**HEADER SCHEDULE**  
 UNLESS OTHERWISE NOTED

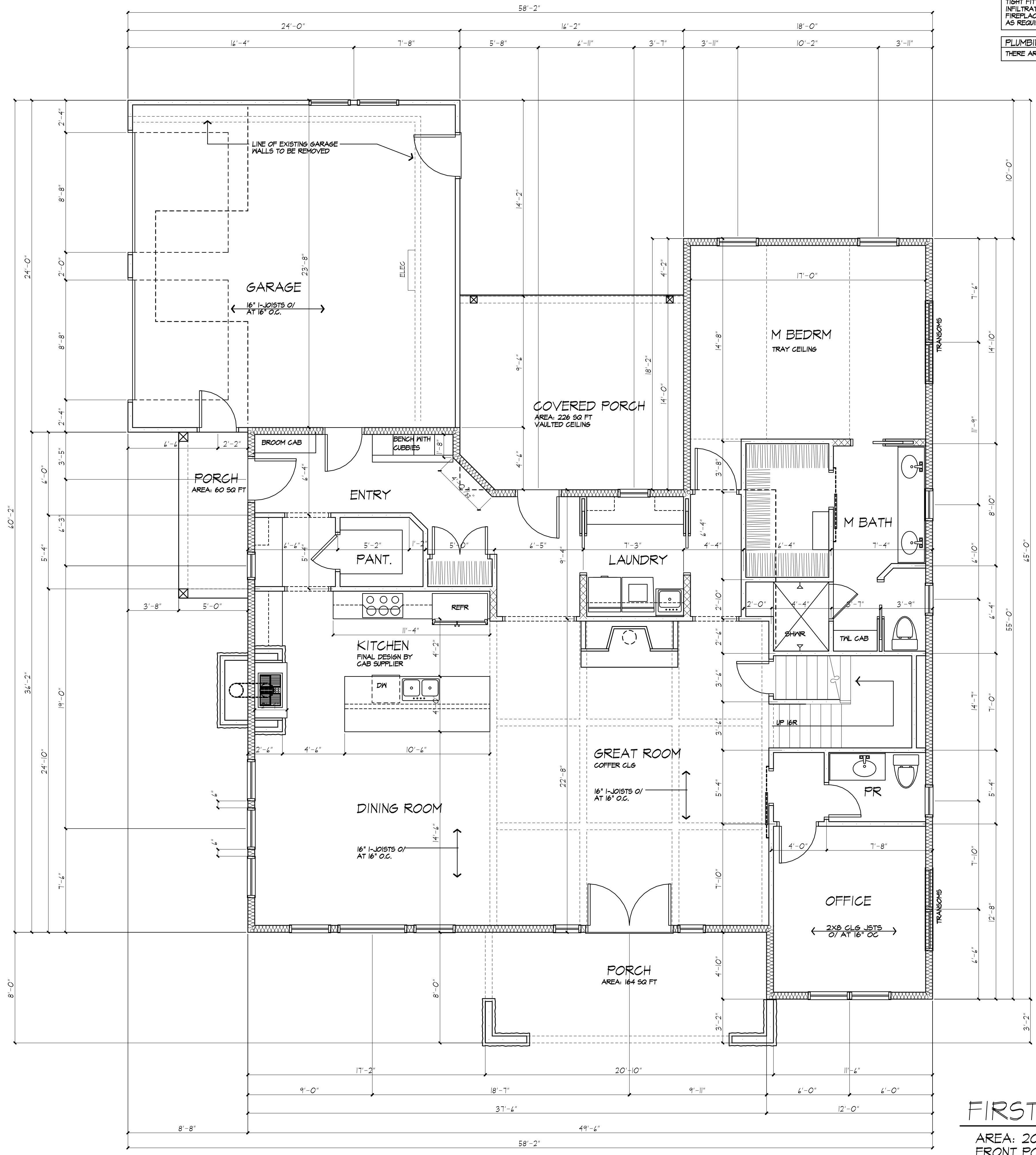
OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X6	(2) 2X6
5'-0"	(3) 2X6	(2) 2X6
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

PROVIDE (2) 1/2" PLY. WD. GUSSETS - 2X6 WALL  
 PROVIDE (1) 1/2" PLY. WD. GUSSETS - 2X4 WALL  
 GLUE AND NAIL ALL HEADERS

**WALL LEGEND**

	2X6 STUDS AT 16" O.C. W/ INSULATION		(3) STUDS GLUE AND NAIL WITH SOLID BEARING BELOW
	2X6 STUDS AT 16" O.C. (INTERIOR WALL)		2X4 STUDS @ 16" O.C.

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS



**GAS F.P. NOTE:**  
 TIGHT FITTING NONCOMBUSTIBLE FIREPLACE DOORS TO CONTROL INFILTRATION LOSSES SHALL BE INSTALLED ON FIREPLACE OPENINGS - FIREPLACES SHALL BE PROVIDED WITH A SOURCE OF COMBUSTION AIR AS REQUIRED BY THE RESIDENTIAL CODE OF NEW YORK

**PLUMBING NOTE:**  
 THERE ARE NOT TO BE WATER SUPPLY LINES IN THE EXTERIOR WALLS

**FIRST FLOOR PLAN**

AREA: 2038 SQ FT  
 FRONT PORCH AREA: 164 SQ FT  
 COVERED PORCH: 226 SQ FT  
 GARAGE: 570 SQ FT  
 SIDE PORCH: 60 SQ FT  
 TOTAL FOOTPRINT: 3058 SQ FT

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11/2/2020  
 10/14/2020

**PROJECT:**  
 PROPOSED RESIDENCE  
 180 KILBOURN RD  
 TOWN OF PITTSFORD, NEW YORK

**CLIENT:**  
 RON BILLITIER

**DRAWING:**  
 FIRST FLOOR PLAN  
 PROPOSED

**DRAWN:** P.J.M. **CHECKED:** V

**DATE:** OCTOBER 2020

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

**JOB NO.:** 180 KILBOURN

**SHEET:**

**7**  
 OF 7 SHEETS



**EXHAUST DUCTS AND EXHAUST OPENINGS**

M IS04.2 DUCT LENGTH

THE LENGTH OF EXHAUST AND SUPPLY DUCTS USED WITH VENTILATING EQUIPMENT SHALL NOT EXCEED THE LENGTHS DETERMINED IN ACCORDANCE WITH TABLE M IS04.2

EXCEPTION: DUCT LENGTH SHALL NOT BE LIMITED WHERE THE DUCT SYSTEM COMPLEES WITH THE MANUFACTURER'S DESIGN CRITERIA OR WHERE THE FLOW RATE OF THE INSTALLED VENTILATING EQUIPMENT IS VERIFIED BY THE INSTALLER OR APPROVED THIRD PARTY USING A FLOW HOOD, FLOW GRID OR OTHER AIRFLOW MEASURING DEVICE

**TABLE M IS04.2 - DUCT LENGTH**

DUCT TYPE	FLEX DUCT										SMOOTH WALL DUCT																
	FAN AIRFLOW RATING CFM @ 0.25 INCH WC <sup>A</sup>										MAXIMUM LENGTH F.P.E. (FEET)																
FAN AIRFLOW RATING CFM @ 0.25 INCH WC <sup>A</sup>	50	80	100	125	150	200	250	300	50	80	100	125	150	200	250	300	50	80	100	125	150	200	250	300			
3	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	5	X	X	X	X	X	X	X			
4	56	4	X	X	X	X	X	X	X	114	91	10	X	X	X	X	14	91	10	X	X	X	X	X			
5	NL	81	42	16	2	X	X	X	NL	152	91	91	20	4	X	X	152	91	91	20	4	X	X	X			
6	NL	NL	156	91	55	19	1	X	NL	NL	168	12	59	25	4	X	NL	NL	168	12	59	25	4	X			
7	NL	NL	NL	NL	34	79	40	1	NL	NL	NL	NL	NL	NL	148	86	54	NL	NL	NL	NL	NL	NL	NL	148	86	54
8 AND ABOVE	NL	NL	NL	NL	NL	104	11	54	NL	NL	NL	NL	NL	NL	NL	193	193	NL	NL	NL	NL	NL	NL	NL	193	193	193

FOR 3/4" FIBERGLASS DUCTS:  
 A. FAN AIRFLOW SHALL BE IN ACCORDANCE WITH AIRFLOW AREA 20-INCH WIDE  
 B. FOR IRREGULAR DUCTS, CALCULATE THE SHORTEST PATH FROM THE CROSS SECTIONAL AREA DIVIDED BY THE PERIMETER  
 C. THE TABLE ASSUMES THAT SLOPES ARE NOT USED. FIFTEEN FEET OF ALLOWABLE DUCT LENGTH SHALL BE DEDUCTED FOR EACH SLOPE INSTALLED IN THE DUCT RUN  
 D. 1/4" - NO LIFT OR DUCT LENGTH OF THIS SIZE  
 E. X = NOT ALLOWED. ANY LENGTH OF DUCT OF THIS SIZE WITH ASSUMED TURNS AND FITTINGS WILL EXCEED THE RATED PRESSURE DROP

**WINDOW FALL PROTECTION**  
R312.2

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2

**R312.2.1 WINDOW SILLS.**  
IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:  
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 1/4-INCH DIAMETER (6.35 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.  
 2. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.  
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

**R312.2.2 WINDOW OPENING CONTROL DEVICES.** WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

**WINDOW GLAZING**  
R308

WINDOW GLAZING SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS IN ACCORDANCE WITH SECTION R308

**R308.4.1 GLAZING IN DOORS**  
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGS, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.  
EXCEPTIONS:  
 1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3" DIA SPHERE IS UNABLE TO PASS  
 2. DECORATIVE GLAZING

**R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING**  
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60° HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.  
EXCEPTIONS:  
 1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE  
 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE

**SMOKE & CARBON MONOXIDE ALARM LOCATIONS**  
R314/R315

**R314.9 LOCATION.** SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

**R315.3 REQUIRED LOCATIONS.** CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 1. WITHIN EACH DWELLING UNIT ON EACH STORY CONTAINING A SLEEPING AREA WITHIN 10 FEET OF THE SLEEPING AREA. MORE THAN ONE CARBON MONOXIDE ALARM SHALL BE PROVIDED WHERE NECESSARY TO ASSURE THAT NO SLEEPING AREA ON A STORY IS MORE THAN 10 FEET AWAY FROM A CARBON MONOXIDE ALARM. 2. ON ANY STORY OF A DWELLING UNIT THAT CONTAINS A CARBON MONOXIDE SOURCE.

**HEADER SCHEDULE**  
UNLESS OTHERWISE NOTED

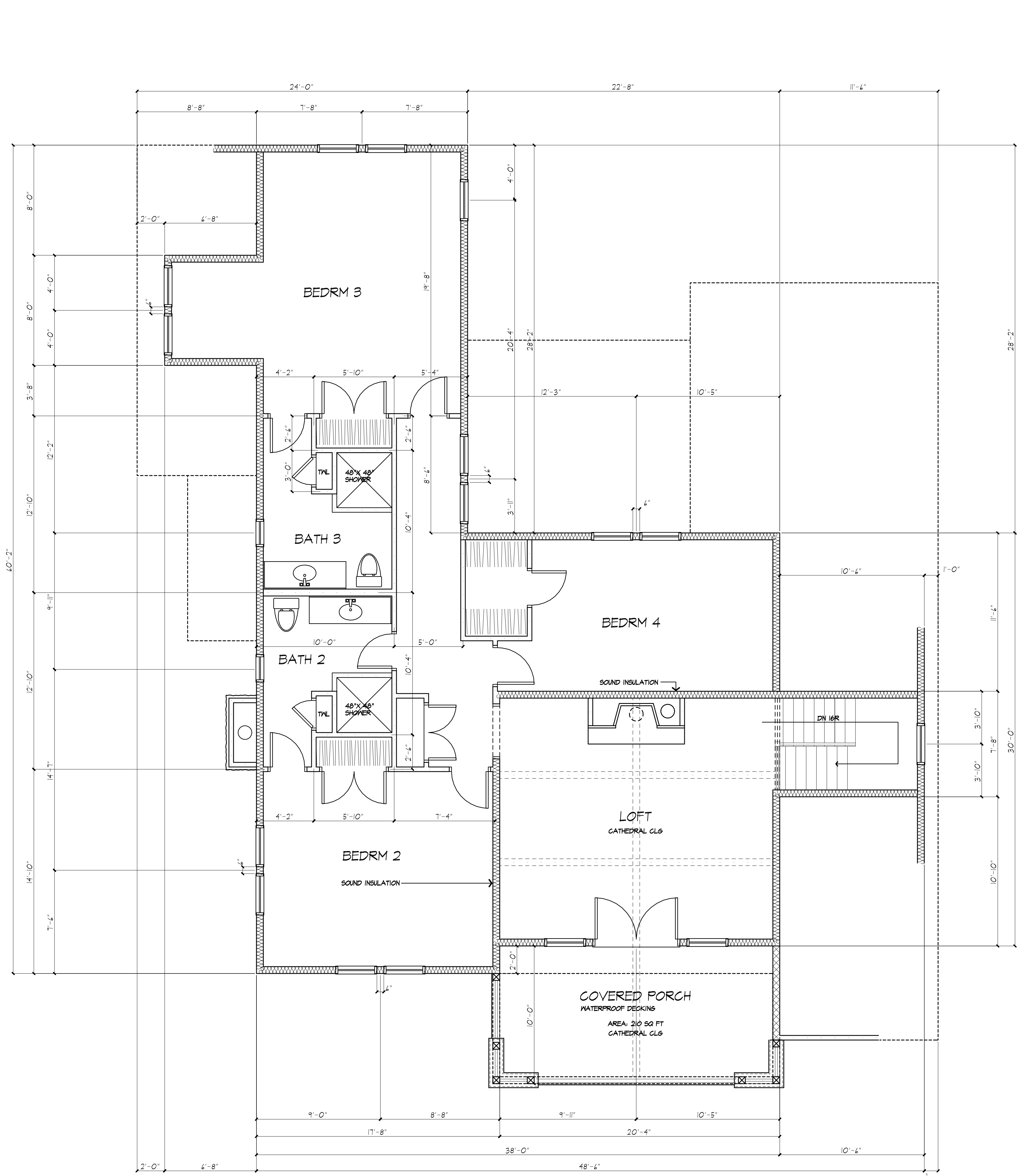
OPENING	2X6 MALL	2X4 MALL
UP TO 4'-0"	(3) 2X6	(2) 2X6
5'-0"	(3) 2X6	(2) 2X6
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

PROVIDE (2) 1/2" PLY. HD. GUSSETS - 2X6 MALL  
 PROVIDE (1) 1/2" PLY. HD. GUSSETS - 2X4 MALL  
 GLUE AND NAIL ALL HEADERS

**WALL LEGEND**

	2X6 STUDS AT 16" O.C.		(3) STUDS GLUE AND NAIL WITH SOLID BEARING BELOW
	2X6 STUDS AT 16" O.C. (INTERIOR MALL)		
	2X4 STUDS @ 16" O.C.		

USE SIMPSON OR EQUAL METAL HANGERS AT ALL HDR CONNECTIONS



**SECOND FLOOR PLAN / PROPOSED**  
 AREA: 1663 SQ FT LIVING AREA  
 207 SQ FT COVERED PORCH

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11/12/2020  
 10/14/2020

**PROJECT:**  
 PROPOSED RESIDENCE  
 180 KILBOURN RD  
 TOWN OF PITTSFORD, NEW YORK

**CLIENT:**  
 RON BILLITIER

**DRAWING:**  
 SECOND FLOOR PLAN  
 PROPOSED

**DRAWN:** P.J.M.  
**CHECKED:** V

**DATE:** OCTOBER 2020

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

**JOB NO.:** 180 KILBOURN

**SHEET:**

OF 7 SHEETS

**REFERENCES:**

- LIBER 99 OF MAPS, PAGE 7. (RESUBDIVISION OF REF#2)
- LIBER 54 OF MAPS, PAGE 13. (ORIGINAL)
- LIBER 9404 OF DEEDS, PAGE 137.
- ABSTRACT OF TITLE No. RAC55192. (ROCHESTER ABSTRACT)
- EASEMENT TO R.G.&E. & R.T.C. PER LIBER 1197 OF DEEDS, PAGE 35. (ALONG SIDE & REAR LINES)
- EASEMENT TO R.G.&E. PER LIBER 1331 OF DEEDS, PAGE 377. (ALONG ROAD R.O.W.)
- LIBER 109 OF MAPS, PAGE 44. (REF. ONLY)

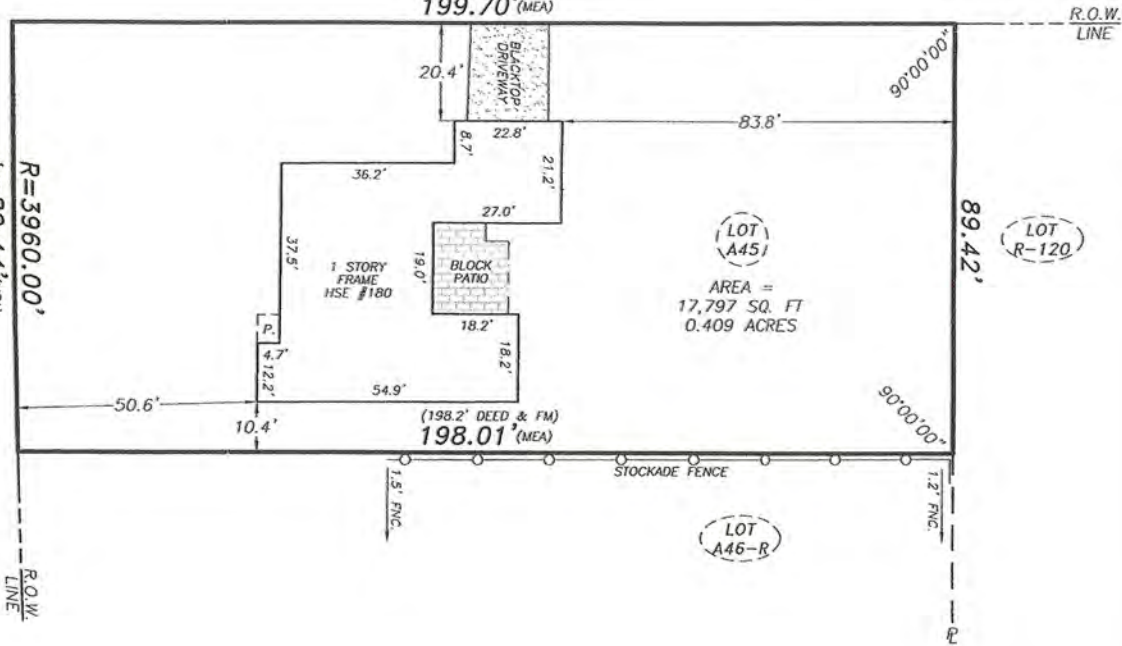


KILBOURN ROAD  
(90' WIDE R.O.W.)

R=3960.00'  
L=89.44'(MEA)  
(L=89.42' DEED & FM)

**OVERBROOK ROAD**  
(60' WIDE R.O.W.)

(199.83' DEED & FM)  
199.70'(MEA)



**CERTIFICATION:**

DAVID A. STAUB, HEREBY CERTIFY TO:

RONALD D. BILLITIER  
ENESSEE REGIONAL BANK,  
S SUCCESSORS AND/OR ASSIGNS  
REARY LAW GROUP, P.C.  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS MAP WAS MADE JULY 14, 2020  
IN NOTES OF AN INSTRUMENT SURVEY  
COMPLETED JULY 8, 2020.  
REFERENCES LISTED HEREON.

7/14/20  
P.L.S. No. 50791

DATE

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**  
**180 KILBOURN ROAD**  
BEING LOT No. A-45 OF THE AMENDED  
RESUBDIVISION OF THE EAST AVENUE  
ESTATE TRACT, TOWN OF PITTSFORD,  
COUNTY OF MONROE, STATE OF NEW YORK

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SCALE: 1" = 30'  
TAX ACCOUNT: 138.17-1-27  
JOB No. 0756-20  
DATE: JULY 14, 2020















Kilbourn RD

Kilbourn RD





















