Town of Pittsford Design Review & Historic Preservation Board
AGENDA
February 12, 2026

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on February 12, 2026, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

148 W Jefferson Road

Applicant is requesting design review for the addition of an approximately 7,580 square foot pool house attached to the existing house. This property is zoned Residential Neighborhood (RN).

3 Carters Grove

Applicant is requesting design review for a 432 square foot rear addition to include a deck with porch roof and gas fireplace. This property is zoned Residential Neighborhood (RN).

6 Coachside Lane

Applicant is requesting design review for a 44 square foot rear addition. This property is zoned Residential Neighborhood (RN).

40 Greylock Ridge

Applicant is requesting design review for a 345 square foot rear addition. This property is zoned Residential Neighborhood (RN).

34 French Road

Applicant is requesting design review for a 332 square foot rear addition. This property is zoned Residential Neighborhood (RN).

5 Woods Hole Court

Applicant is requesting design review for the addition of a three season room off the rear of the home. This property is zoned Residential Neighborhood (RN).

COMMERCIAL APPLICATIONS

4245 East Avenue

Applicant is requesting design review to add an ADA compliant ramp and new entrance door on the northeast corner of Smyth Hall. This property is zoned Suburban Residential District (SRAA).

CERTIFICATES OF APPROPRIATENESS: PUBLIC HEARING

55 Mitchell Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the reconstruction of the carriage house and an addition to the main home. This includes the demolition of the existing carriage house in accordance with Chapter 64 Article VIII §64-43 of the Town Code. This property is zoned Residential Neighborhood (RN) and Local Waterfront Overlay District (LWOD).

The next meeting is scheduled for Thursday, February 26, 2026, at 6PM.

DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
JANUARY 22, 2026

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, January 22, 2026, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: John Mitchell, Kathleen Cristman, Jim Vekasy, Bonnie Salem

ABSENT: Dirk Schneider, Paul Whitbeck, Dave Wigg

ALSO PRESENT: Bill Zink, Building Inspector; Anna Piazza, Building Department Assistant; Patricia Keating, Building Department Assistant; Robert Koegel, Town Attorney

ATTENDANCE: There were 10 members of the public present.

Design Review and Historic Preservation Board Member Vekasy called the meeting to order at 6:05PM.

CARRYING OVER FOR PUBLIC HEARING:

71 Knollwood Drive
Bill Zink, Building Inspector, presented an email from the applicant requesting an extension of the application's demolition hearing deadline through the end of February 2026.

Board Member Vekasy motioned to approve the request from 71 Knollwood Drive to extend the demolition hearing deadline through the end of February 2026. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the request was approved, none opposed.

HISTORIC PRESERVATION DISCUSSION

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

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

11 Van Cortland Drive
Applicant is requesting design review for window changes to the existing house. This property is zoned Residential Neighborhood (RN).

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is requesting design review for window changes to the existing house. The applicant stated that all materials used will match the existing home. Board Member Vekasy asked if the windows will be double hung and Mr. Morabito confirmed.

Board Member Salem motioned to approve the application for window changes to the existing home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

6 Ryder Cup Circle
Applicant is requesting design review for the addition of a 300 square foot covered deck off the rear of the existing house. This property is zoned Residential Neighborhood (RN).

Wennie Tao, of 6 Ryder Cup Circle, introduced the application. Ms. Tao is requesting design review for the addition of a 300 square foot covered deck off the rear of the existing house. She discussed the proposed materials and confirmed that the roof shingles would match the existing home. The pillars will be white and the railing will be black. Board Member Mitchell asked if there would be access to the area under the deck and the applicant confirmed that there would be an access panel.

Board Member Vekasy motioned to approve the application for the addition of a 300 square foot covered deck off the rear of the existing home, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

506 Marsh Road
Applicant is requesting design review for the addition of a 420 square foot attached garage and rear covered porch to the existing home. This property is zoned Residential Neighborhood (RN).

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is requesting design review for the addition of a 420 square foot attached garage and rear covered porch to the existing home. The applicant confirmed that the materials used for the project will match the materials on the existing home.

Board Member Mitchell motioned to approve the application for the addition of a 420 square foot attached garage and rear covered porch to the existing home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

2969 Clover Street
Applicant is requesting design review changes for 1,230 square foot rebuild and expansion of existing detached garage in similar location. This property is zoned Residential Neighborhood (RN).

Adam Cardina, of 2969 Clover Street, introduced the application. Mr. Cardina is requesting design review for changes to a 1,230 square foot rebuild and expansion of an existing detached garage in a similar location. The applicant discussed the changes made to the previously approved plan, making note of the door change and several window changes.

Board Member Vekasy motioned to approve the application for a detached garage with window changes from what was previously approved, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

148 W Jefferson Road
Applicant is requesting design review for the addition of an approximately 13,080 square foot pool house attached to the existing house. This property is zoned Residential Neighborhood (RN).

Craig Jensen, of CJS Architects, introduced the application. Mr. Jensen is requesting design review for the addition of an approximately 13,080 square foot pool house attached to the existing home. Board Member Vekasy asked the applicant for a description of the lot, including the overall size. The applicant referred to an aerial view of the property and stated that it was five acres in size and much of it is wooded. Pittsford Sutherland High School is adjacent to the home on the east side and the lot backs up to the railroad line. Mr. Jensen stated that the east side of the addition has fewer windows to reduce the light emanating from the school grounds into the home. The style and materials used will be similar to the existing home.

Board Members Salem and Cristman voiced their concerns about the large size of the proposed addition, noting that it is more than half the size of the existing home. Board Member Salem also discussed the prominent location of the home and stated that it is different from what is typical in residential zoning. Mr. Jensen stated that only a small portion of the addition will be seen from the street. The Board discussed the contemporary style of the addition and how it compares to the style of the existing home.

Board Member Vekasy requested that the applicant provide additional information, including a complete aerial view of the property, an existing photo of the front elevation of the home, and a better view of where the addition will connect to the home. Additionally, the Board requested that the applicant bring black and white renderings that show both the existing house and the proposed addition.

Board Member Vekasy tabled the application.

60 Knollwood Drive
Applicant is requesting design review for the addition of a 545 square foot attached garage off the side of the home. This property is zoned Residential Neighborhood (RN).

Lorie Boehlert, of the James L.Garrett Company, introduced the application. Ms. Boehlert is requesting design review for the addition of a 545 square foot attached garage off the side of the home. Ms. Boehlert revised the previously proposed 16-foot garage door to a 12-foot garage door. All materials will match the style and color of the existing home, and the siding will match the siding on areas of the existing home. Ms. Boehlert stated that the windows on the existing garage will be reused for the new garage.

Board Member Cristman motioned to approve the application for the addition of a 545 square foot attached garage off the side of the home, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

19 Wandering Trail
Applicant is returning to request design review of a 320 square foot addition to the rear of the existing home. This property is zoned Residential Neighborhood (RN).

Beau Rabetoy, of Rabetoy Construction, introduced the application. Mr. Rabetoy is requesting design review for a 320 square foot addition to the rear of the existing home.

Board Member Vekasy motioned to approve the application for a 320 square foot addition to the rear of the existing home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

COMMERCIAL APPLICATIONS

3349 Monroe Avenue
Applicant is requesting design review to add entry doors to access new tenant space. This property is zoned Mixed Use Commercial (MU-C).

Kollin Sullivan, of Wilmorite Construction, introduced the application. Mr. Sullivan is requesting design review to add entry doors to access new tenant space. A Burlington representative was also present to discuss the proposed paint colors to be used on the facade but Bill Zink, Building Inspector, stated that this application is for the door change only. The proposed paint colors will be reviewed at a later meeting date. Board Member Vekasy discussed the entry system and noted that the doors would not be centered on the exterior columns. Mr. Sullivan explained that the interior framing of the building precludes centering the exterior doors. Board Member Vekasy stated that it appears as though other entrance doors within Pittsford Plaza are not centered either.

Board Member Vekasy motioned to approve the application to add two entry doors to access new tenant space for potential Warby Parker and Burlington, with condition that the entry systems/storefront systems match the existing storefront systems at Pittsford Plaza. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

4245 East Avenue

Applicant is requesting design review to add an ADA compliant ramp and new entrance door on the northeast corner of Smyth Hall. This property is zoned Suburban Residential District (SRAA).

This application was removed from the agenda and will be moved to a later meeting date.

MEETING MINUTES REVIEW

The minutes of January 08, 2026 were approved following a motion by Board Member Salem. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Vekasy closed the meeting at 7:31PM.

Respectfully submitted,

_____

Patricia Keating
Building Department Assistant

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

Town of Pittsford

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

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

Permit #
B24-000174

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 148 Jefferson Road PITTSFORD, NY 14534
Tax ID Number: 164.01-1-8.1
Zoning District: RN Residential Neighborhood
Owner: Squires, Matthew L
Applicant: Squires, Matthew L

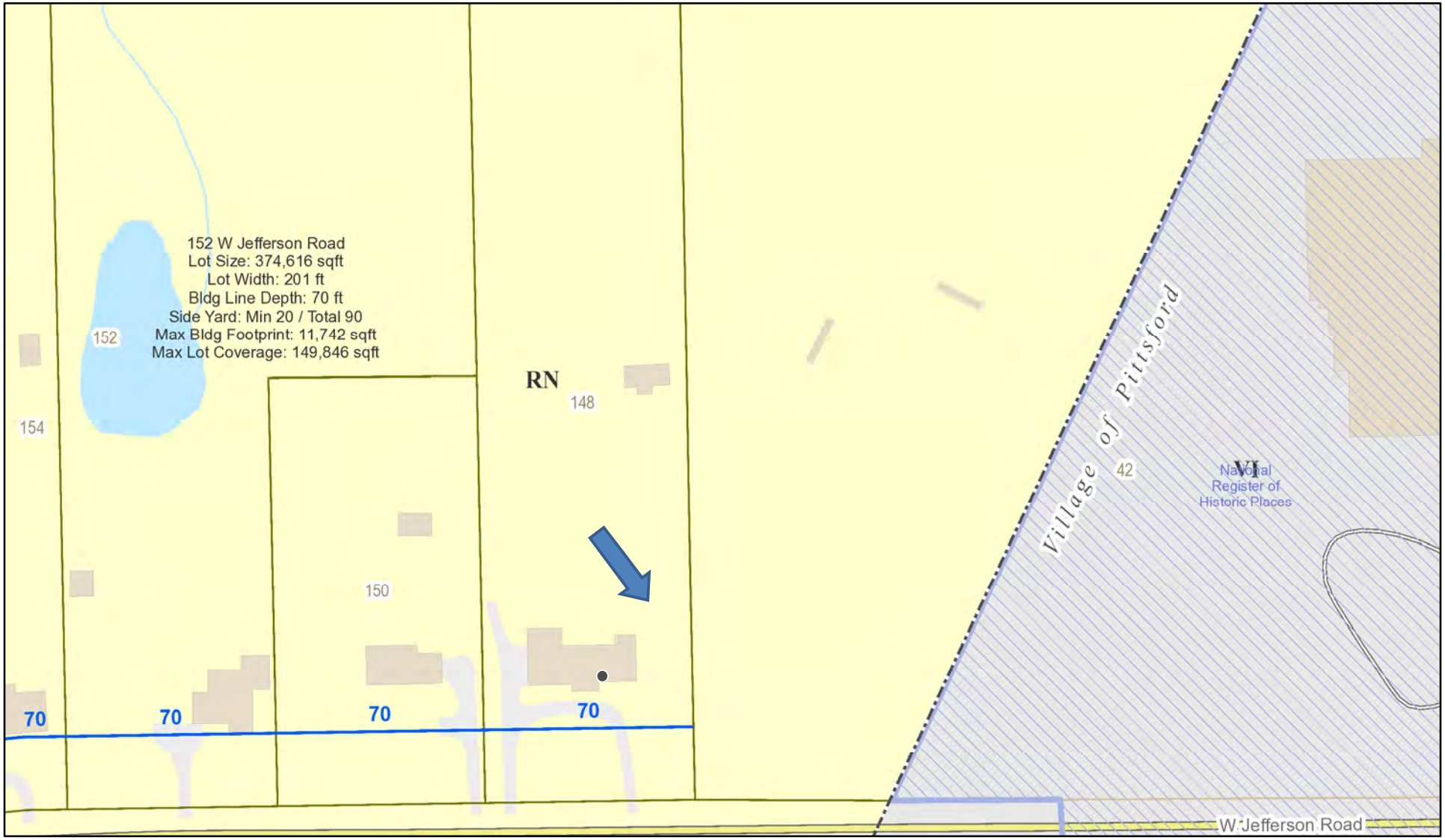
Application Type:

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

Project Description: Applicant is requesting design review for the addition of an approximately 7,580 square foot pool house attached to the existing house. This property is zoned Residential Neighborhood (RN).

Meeting Date: February 12, 2026

148 W Jefferson Road



Printed December 31, 2024

1:2,257

0 95 190 380 ft

0 25 50 100 m

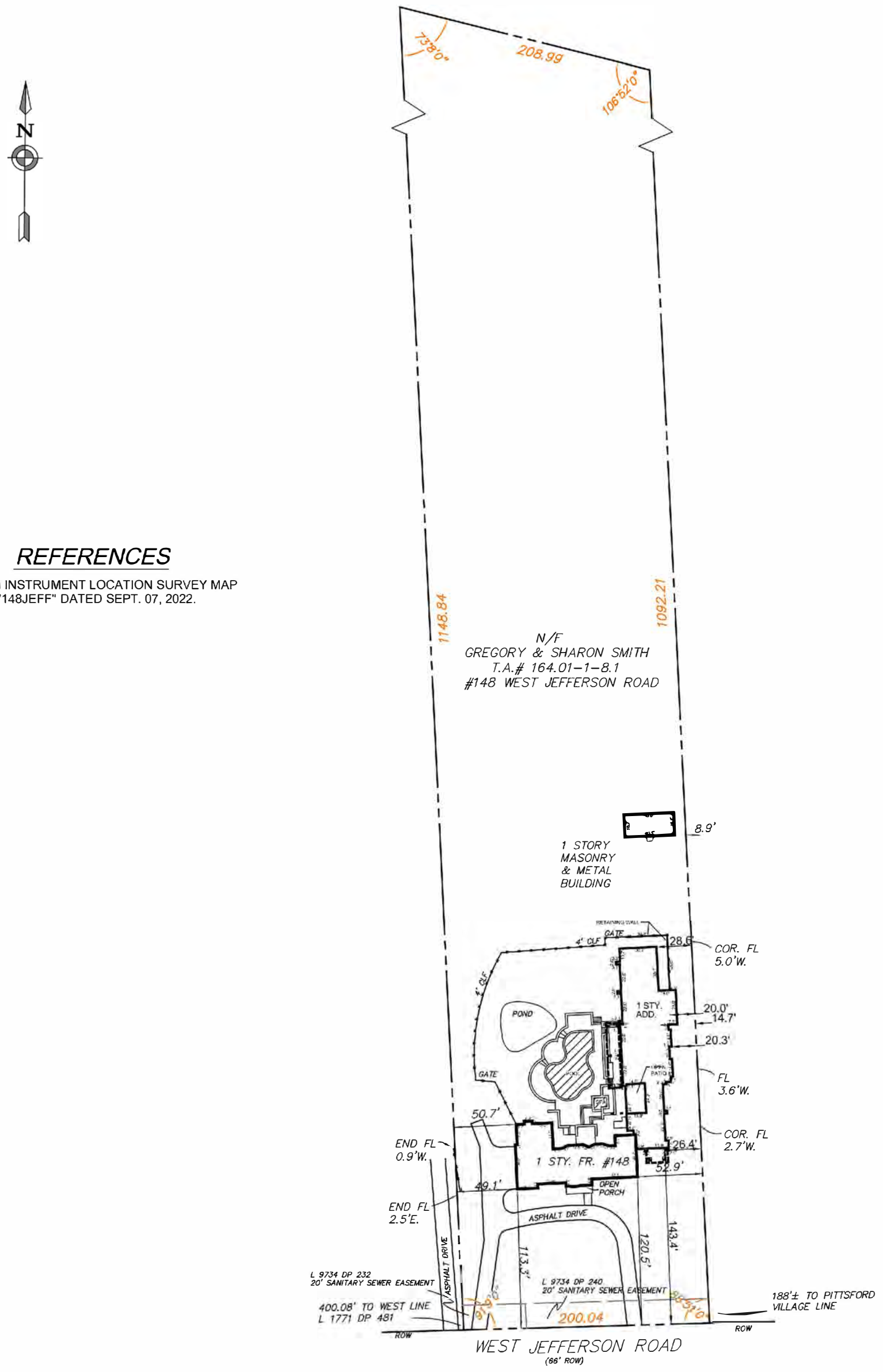
Town of Pittsford GIS


FIRM Panel
36055C0359G
36055C0359G
449 ft
W449.4 ft
450 ft
451 ft
FLOODWAY
453 ft
Mon Sep 1 2025
Imagery © 2026 Nearmap, HERE
100 ft
Nearmap


FIRM Panel
36055C0359G
36055C0359G
36055C0359G
W449.4 ft
449 ft
450 ft
450 ft
451 ft
FLOODWAY
453 ft
Thu Apr 25 2024
Imagery © 2026 Nearmap, HERE
100 ft
Nearmap

REFERENCES

1) INSTRUMENT LOCATION SURVEY MAP
"148JEFF" DATED SEPT. 07, 2022.



1 ASK-01 **SKETCH SITE PLAN**
SCALE: 1" = 90'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER

DRAWING TITLE:
SKETCH SITE PLAN

DATE: 12/18/2025
REV: N.A.
SCALE: AS NOTED
DRN BY: B.A.C.

JOB NO: 2526
DWG REF: 148JEFF

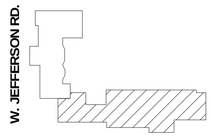
ASK-01

1 A-010 SITE PLAN
1" = 20'-0"

VIEW FROM WEST JEFFERSON ROAD

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

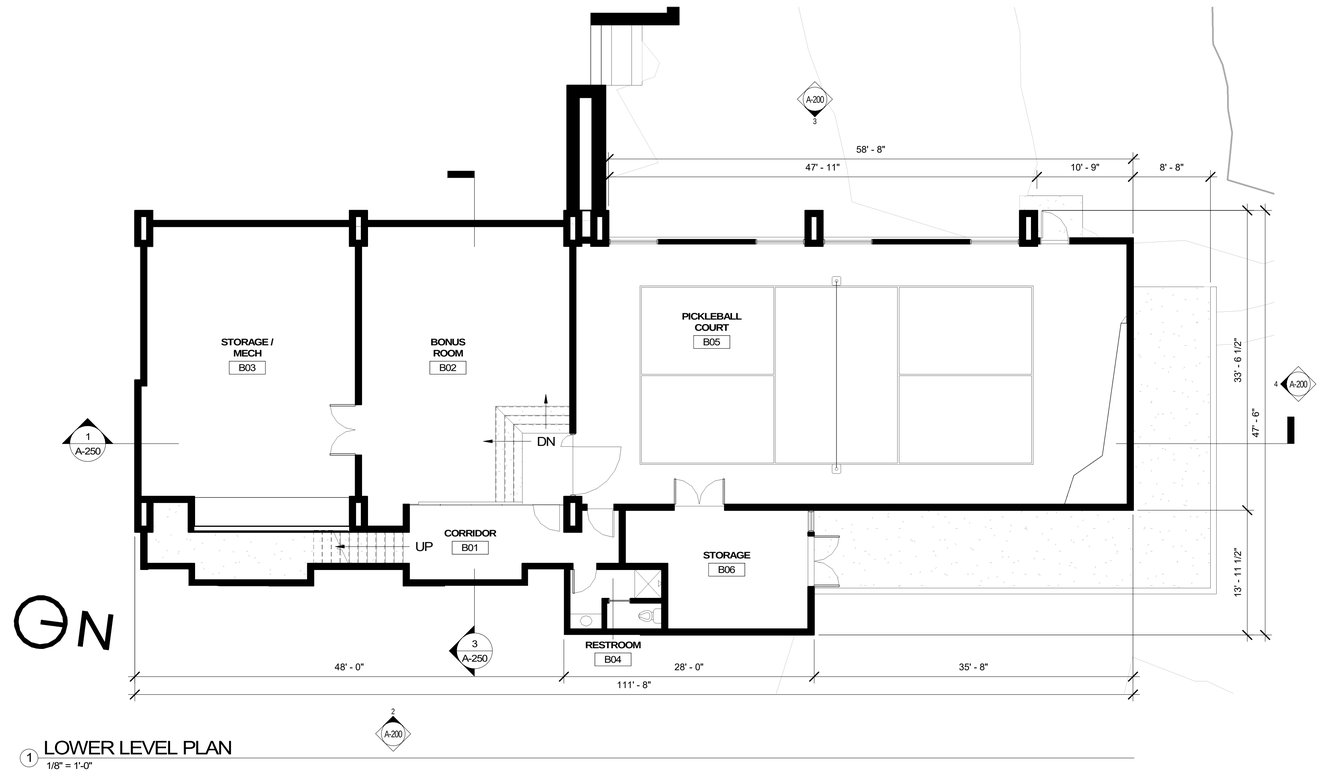
JOB NO.	2526
SCALE	1" = 20'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

DRAWING TITLE

SITE PLAN

A-010

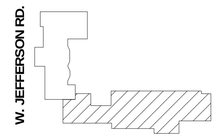
ISSUED FOR REVIEW



1 LOWER LEVEL PLAN
1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

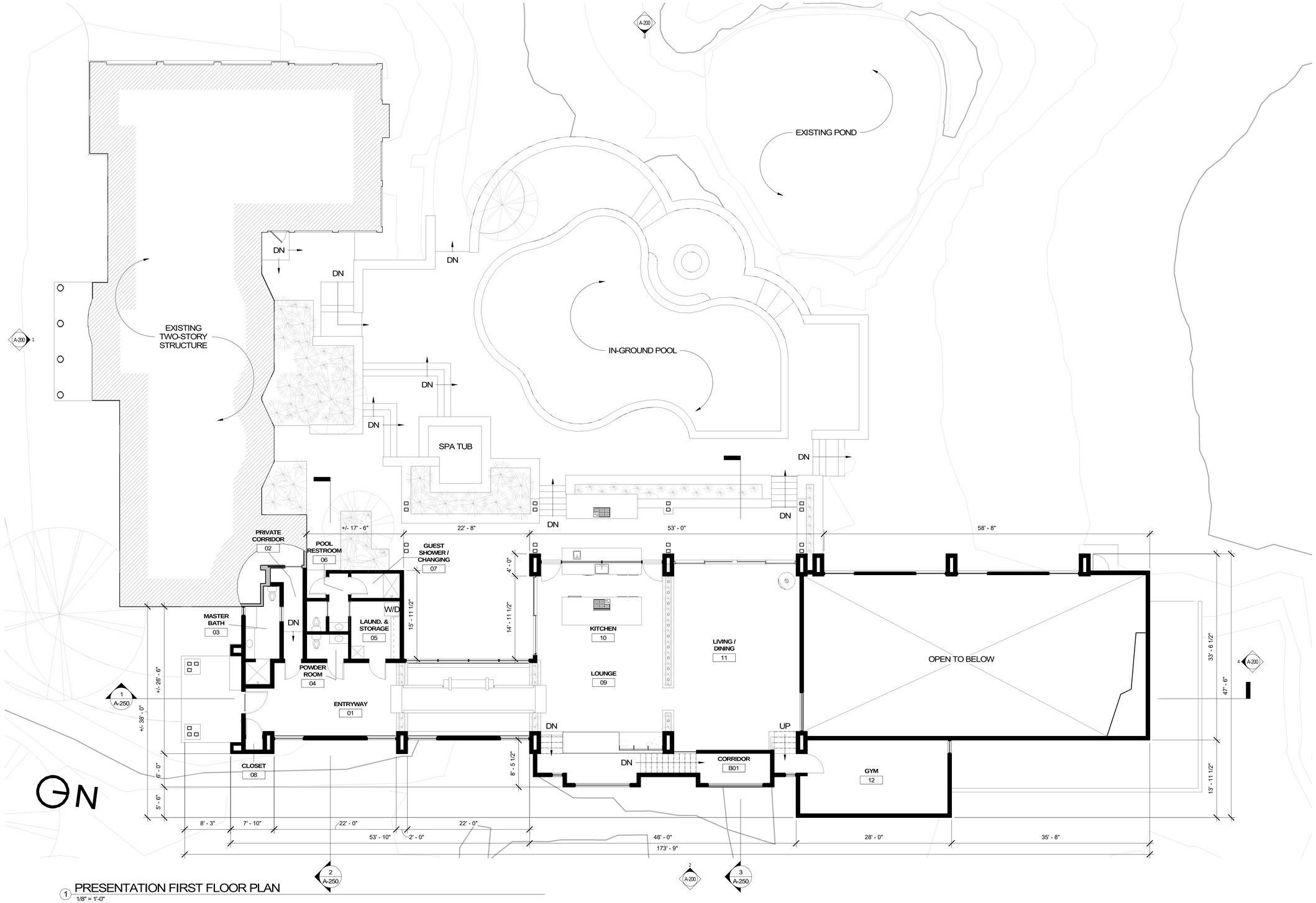
JOB NO.	2526
SCALE	1/8" = 1'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

DRAWING TITLE

LOWER LEVEL

A-100

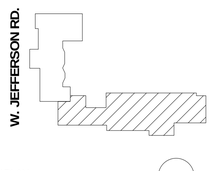
ISSUED FOR REVIEW



1 PRESENTATION FIRST FLOOR PLAN
1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1/8" = 1'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

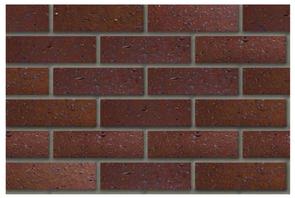
DRAWING TITLE

FIRST FLOOR

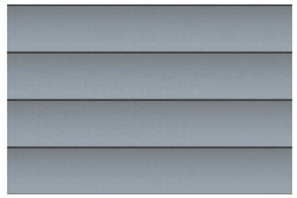
A-101

ISSUED FOR REVIEW

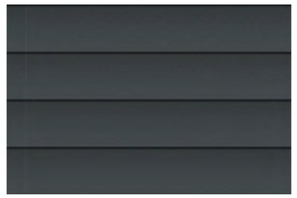
1 TEXTURED FACE BRICK



2 NATURALLY AGING METAL SIDING



3 PREFINISHED CEMENTITIOUS SIDING



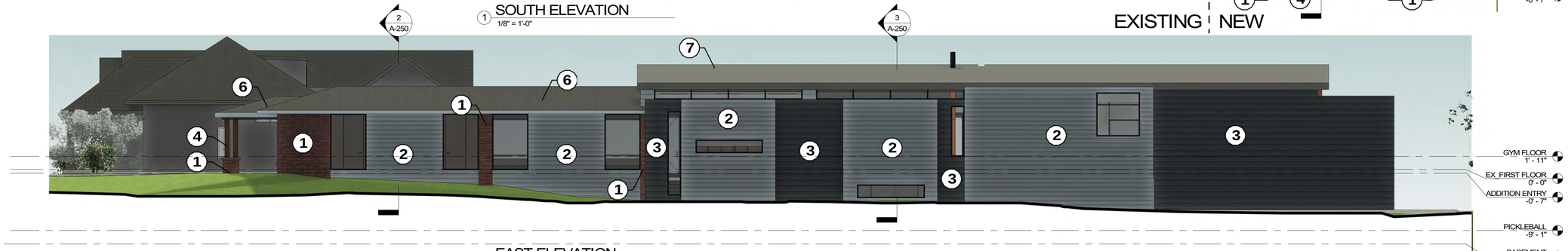
4 FINISHED TIMBER

5 TONGUE & GROOVE SOFFIT

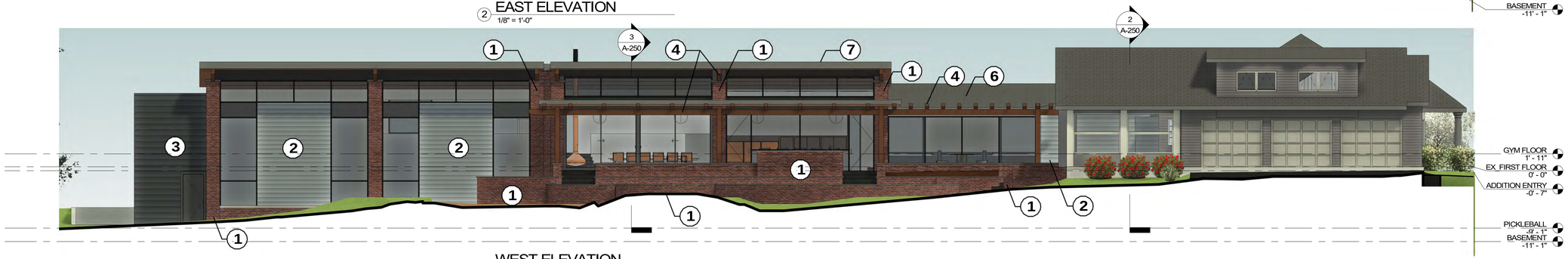
6 ASPHALT SHINGLE, TO MATCH EXISTING BUILDING ROOF.

7 SHEET MEMBRANE ROOFING MATERIAL

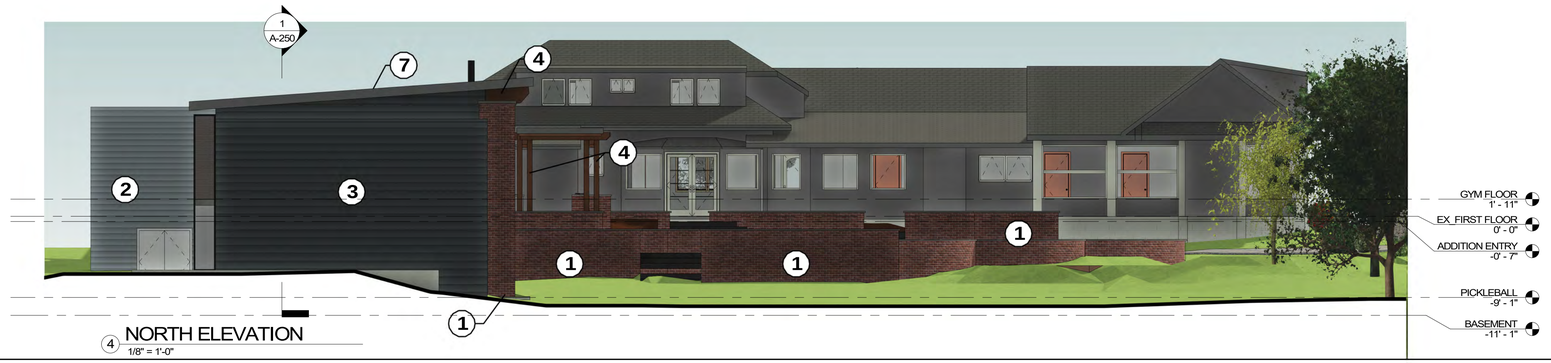
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



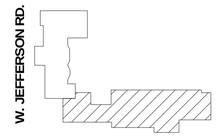
3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1/8" = 1'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

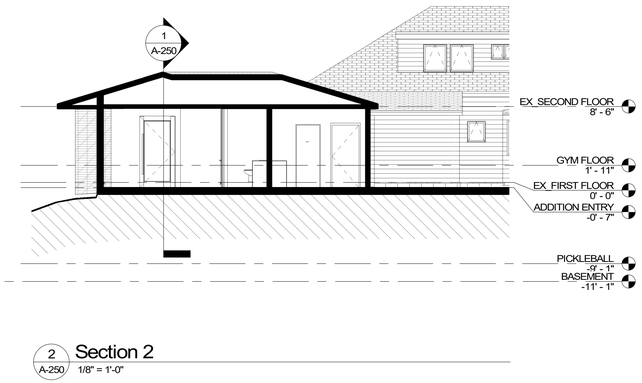
THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

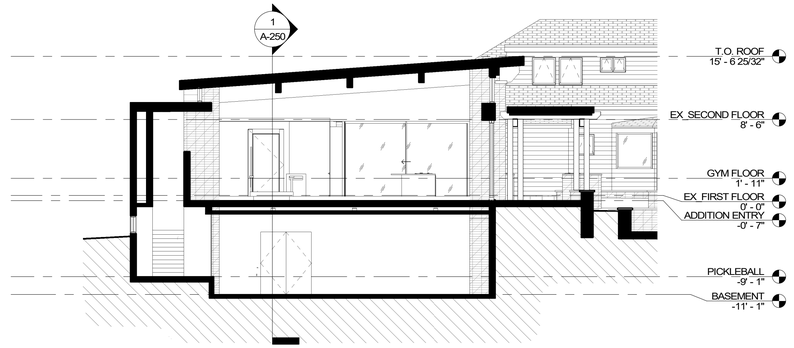
ELEVATIONS

A-200

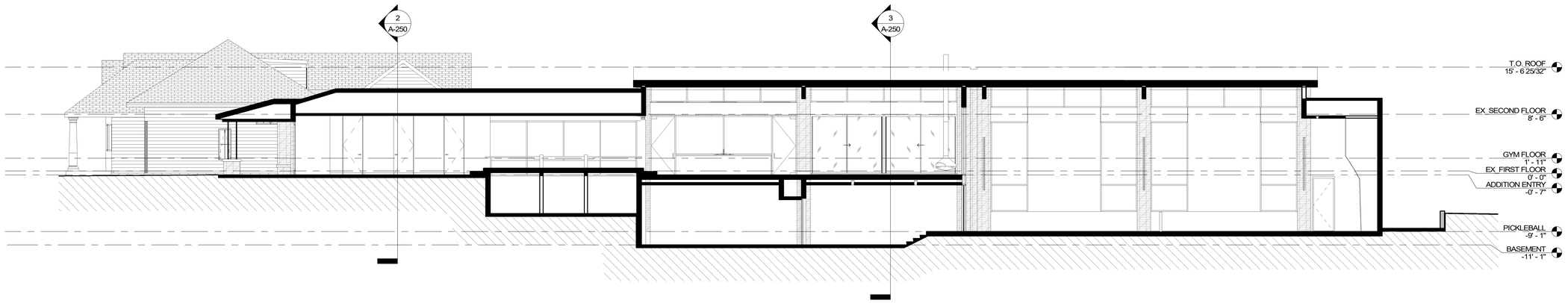
ISSUED FOR REVIEW



2 A-250 Section 2
1/8" = 1'-0"



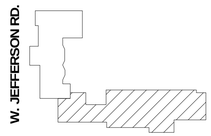
3 A-250 Section 3
1/8" = 1'-0"



1 A-250 Section 1
1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1/8" = 1'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

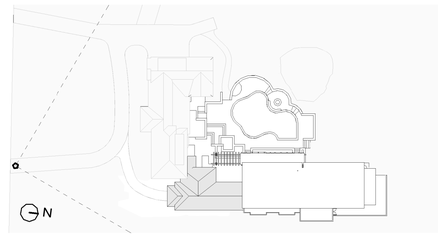
DRAWING TITLE

BUILDING SECTIONS

A-250

ISSUED FOR REVIEW

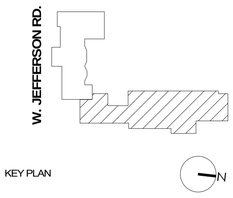
VIEW FROM DRIVEWAY ENTRANCE



1 A-900 SITE KEYPLAN
1" = 60'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1" = 60'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

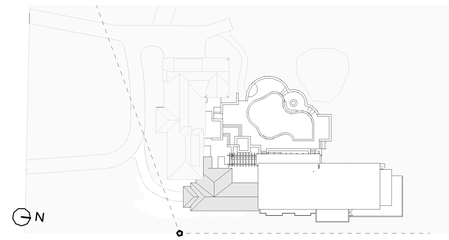
DRAWING TITLE

RENDERED VIEWS

A-900

ISSUED FOR REVIEW

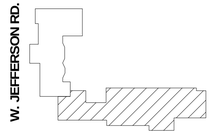
SOUTH EAST VIEW OF PROPOSED ADDITION



1 A-901 SITE KEYPLAN
1" = 60'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1" = 60'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

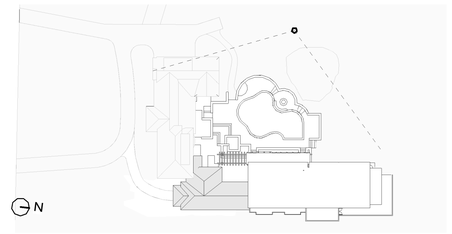
DRAWING TITLE

RENDERED VIEWS

A-901

ISSUED FOR REVIEW

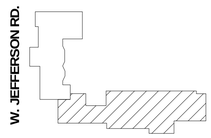
VIEW OF PROPOSED ADDITION FROM REAR SIDE YARD



1 A-902 SITE KEYPLAN
1" = 60'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1" = 60'-0"
ISSUE DATE	12/17/2025
DRAWN BY	BAC
CHECKED BY	DS

DRAWING TITLE

RENDERED VIEWS

A-902

ISSUED FOR REVIEW

SUBSEQUENT DOCUMENTS SUBMITTED FOR FEBRUARY DRHPB MEETING

02/12/2026

ArcGIS Web Map

2/3/2026, 10:34:52 AM

- Parcels
- Owner Parcel
- Residential Parcel
- Non-residential Parcel

1:4,654

0 0.04 0.09 0.17 mi

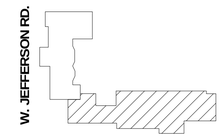
0 0.05 0.1 0.2 km

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Monroe County GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,

CJS ARCHITECTS

BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

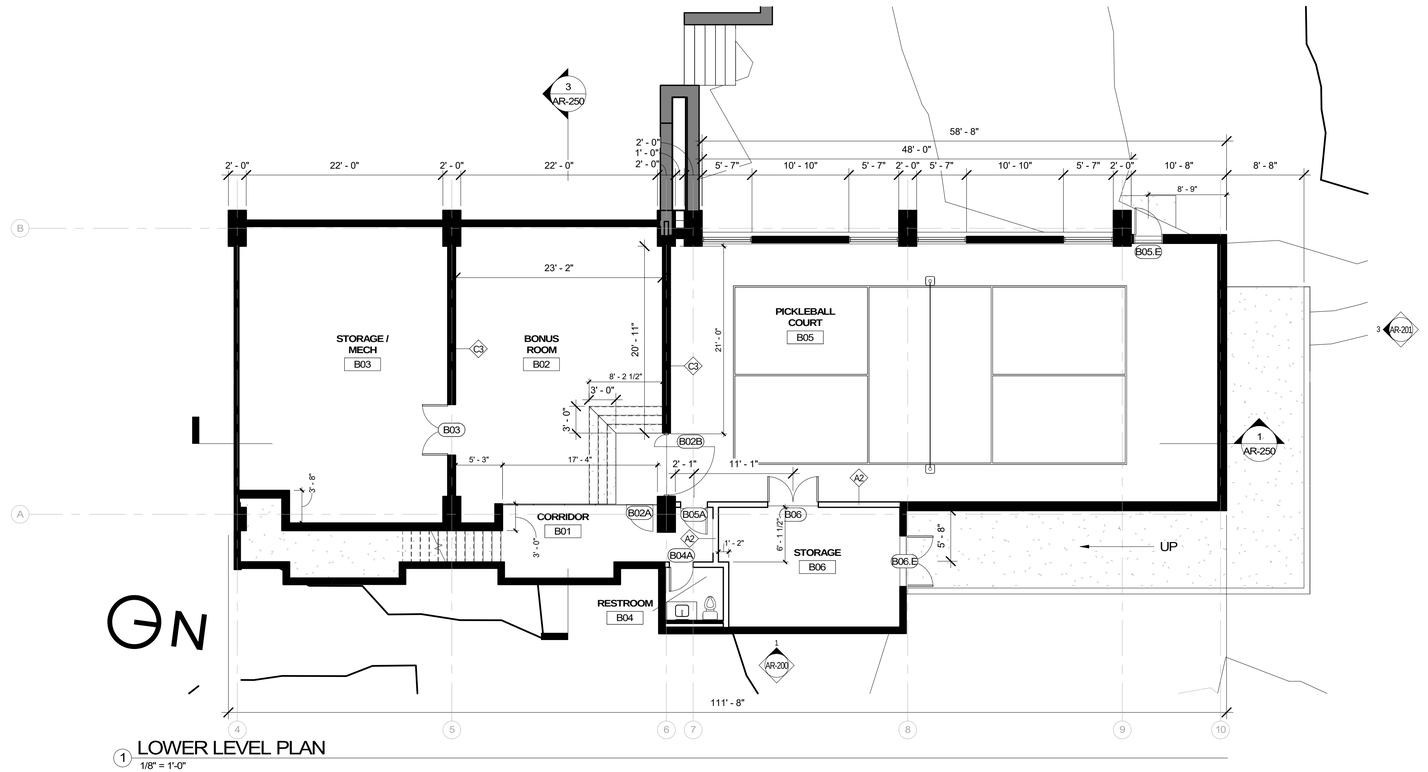
SITE CONTEXT

AR-010

ISSUED FOR REVIEW

GENERAL PLAN NOTES

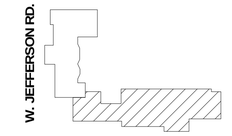
1. REFERENCE SHEET A-001 MATERIAL LEGEND, SYMBOL LEGEND AND ABBREVIATIONS USED.
2. REFERENCE LS-101 THRU LS-___ FOR LIFE SAFETY DRAWINGS.
3. REFERENCE A-400 REFLECTED CEILING PLAN
4. REFERENCE A-600 FOR ROOM FINISH PLAN, FINISH SCHEDULE AND FLOOR PATTERN PLANS.
5. REFERENCE A-800 FOR PARTITION TYPES.
6. REFERENCE A-801 FOR DOOR SCHEDULE.
7. REFERENCE STRUCTURAL DRAWINGS FOR UNIT MASONRY, STEEL, CONCRETE ETC. INFORMATION.
8. ALL STRUCTURE., MECH., ELEC., PLUMB. AND FIRE PROTECTION ELEMENTS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO OTHER SECTIONS OF THE DOCUMENTS AS APPROPRIATE FOR OTHER TRADES. WHERE DISCREPANCIES EXIST BETWEEN ARCH. DRAWINGS AND OTHER TRADES CONTRACTOR SHALL NOTIFY GC OR CM & ARCHITECT PRIOR TO PERFORMING ANY WORK RELATED TO SAID DISCREPANCY.
9. REFERENCE FOOD SERVICE (FS SERIES) DRAWINGS FOR CASEWORK & EQUIPMENT. COORDINATE MEP CONNECTIONS WITH FS & MEP DRAWINGS.
10. ALL KEY PLANS ARE FOR REFERENCE ONLY.
11. REFER TO U.L. FIRE RESISTANCE DIRECTORY FOR DETAILS ON FIRE RATED WALLS, COLUMNS ENCLOSURES, FLOOR/CEILING ASSEMBLIES & CEILING/ROOF ASSEMBLIES.
12. ALL SUB-CONTRACTORS SHALL VERIFY THAT CONDITIONS PRESENT MEET STANDARD INDUSTRY ACCEPTED CRITERIA FOR ACCEPTING/PERFORMING WORK OF THEIR TRADE. IF CONDITIONS PRESENT WILL NOT FACILITATE PERFORMANCE OF THEIR WORK IN AN ACCEPTABLE FASHION, SAID CONTRACTOR SHALL BRING THE DEFICIENCIES TO THE ATTENTION OF THE CM OR GC. IF WORK PROCEEDS WITHOUT CORRECTING DEFICIENT EXISTING CONDITIONS, ANY COSTS ASSOCIATED WITH REMOVAL & REINSTALLATION OF SAID WORK WILL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
13. BATH ROUGH OPENINGS SHALL NOT INTERRUPT UL DESIGN OF FIRE RATED FLOOR, WALL, AND CEILING ASSEMBLIES.
14. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE CONTINUOUS TO THE UNDERSIDE OF FLOOR DECK, FIRE RATED CEILING ASSEMBLY, OR FIRE RATED CEILING/ROOF ASSEMBLY ABOVE.
15. INTERIOR DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
16. PROVIDE DRAFTSTOPPING AT THE TOP OF ALL CONCEALED WALL CAVITIES. DRAFTSTOPPING SHALL BE OF AN BCNYS APPROVED MATERIAL AND SHALL PREVENT THE PASSAGE OF SMOKE FROM THE WALL CAVITY INTO ANY ADJACENT CEILING/FLOOR OR CEILING/ROOF CAVITIES.
17. PROVIDE FIRE RATED SOLID WOOD BLOCKING AS REINFORCING FOR ALL WALL HUNG ITEMS, INCLUDING BUT NOT LIMITED TO, HANDRAILS, GRAB BARS, FUTURE GRAB BARS, CABINETS, ELEC. PANELS, FIXTURES AND ACCESSORIES.
18. MOISTURE RESISTANT GYPSUM WALL BOARD SHALL BE PROVIDED AT ALL WET AREAS (TOILETS, KITCHENS, MOP SINKS, ETC.)
19. CORD., MECH COVERS, GRILLES, ETC. WITH MECH. DWG'S. COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, INCLUDING PREMIUM FINISHES/COLORS.
20. DOORS LOCATED IN CLOSETS OR PARTITIONS TO BE CENTERED WITHIN WALL UNLESS OTHERWISE NOTED.
21. CUSTOM PAINT ELECTRICAL PANEL BOXES IN RESIDENTIAL UNITS - MATCH ADJACENT WALL COLOR.
22. ALIGN FINISHED FACE OF WALLS WHERE DIFFERENT WALL TYPES ABUT EACH OTHER.
23. GENERAL FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS OF THIS PROJECT.
24. ALL DIMENSIONS, MATERIAL INDICATIONS AND NOTES SHOWN ON ONE DRAWING SHALL APPLY TO ALL OTHER SIMILAR DRAWINGS UNLESS OTHERWISE NOTED.
25. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD PRIOR TO SHOP DRAWING SUBMITTAL/FABRICATION/CONSTRUCTION. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION.
26. FOR THOSE EXISTING FINISHES DAMAGED OR EXPOSED DURING DEMOLITION, PATCH & REPAIR ALL EXISTING FINISHES TO REMAIN AND MATCH THEM TO EXISTING ADJACENT CONDITIONS . FINISH AND REPAIR SHALL RESTORE CONTINUITY OF EXISTING ADJACENT FINISH. PROVIDE NEW MATERIALS WHERE MISSING OR WHERE CONTINUITY OF FINISH CANNOT BE ACHIEVED BY REPAIR.
27. REPLACE SALVAGED SIGNAGE, ARTWORK, DISPLAY BOARDS AND OTHER ASSOCIATED WALL MOUNTED CLASSROOM EQUIPMENT REMOVED DURING DEMOLITION. LOCATIONS WHERE DIRECTED BY ARCHITECT.
28. FOR DRAWING CLARITY, NOT ALL SLAB INFILLS HAVE BEEN SHOWN. SLAB INFILLS CORRESPOND SLAB REMOVAL REGIONS IN THE DEMOLITION DRAWINGS . REF. STRUCTURAL DRAWINGS FOR NEW WORK REQUIREMENTS.



1 LOWER LEVEL PLAN
1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	As indicated
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

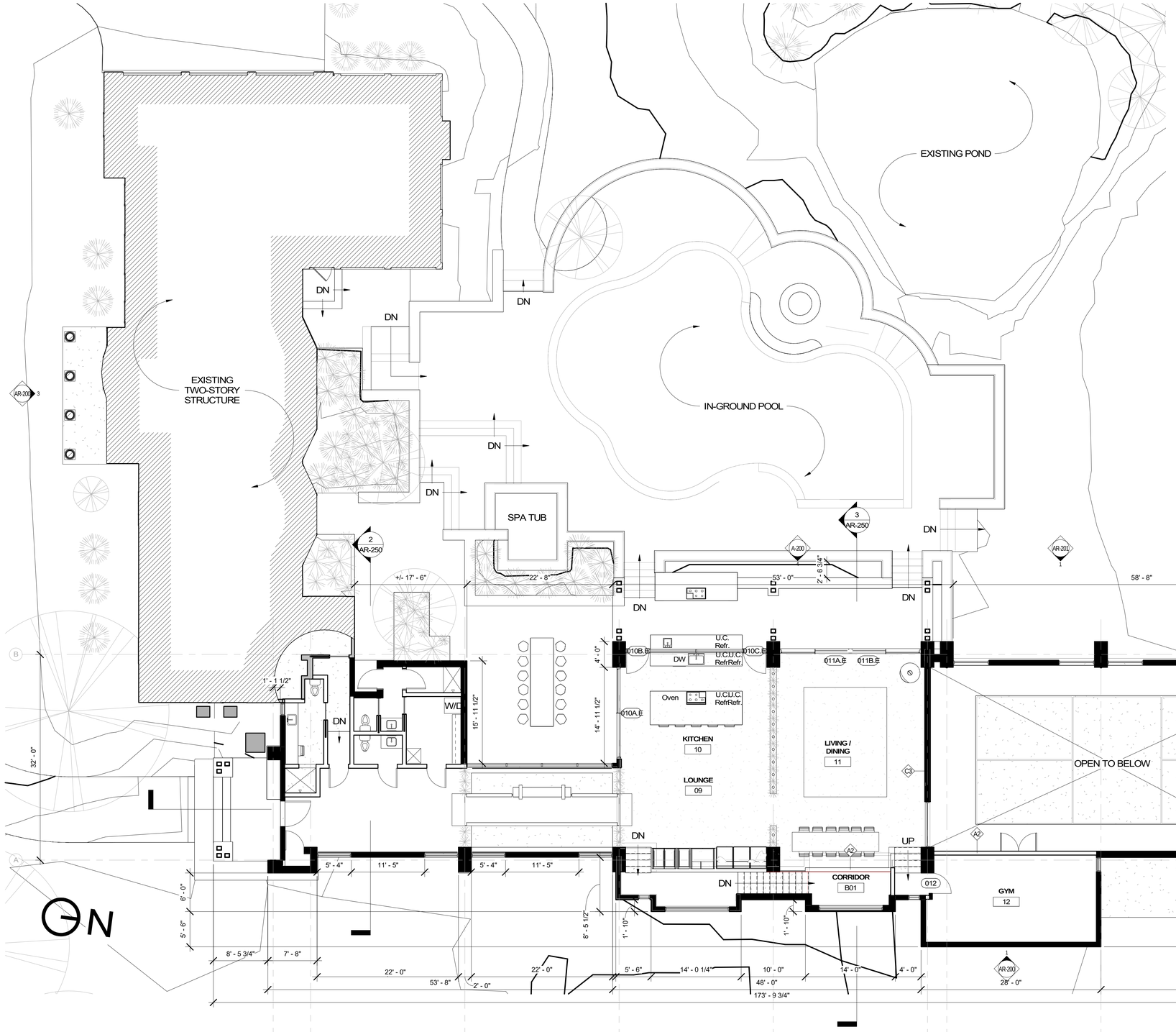
THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

LOWER LEVEL

AR-100

ISSUED FOR REVIEW



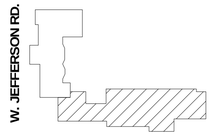
1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL PLAN NOTES

1. REFERENCE SHEET A-001 MATERIAL LEGEND, SYMBOL LEGEND AND ABBREVIATIONS USED.
2. REFERENCE LS-101 THRU LS-___ FOR LIFE SAFETY DRAWINGS.
3. REFERENCE A-400 REFLECTED CEILING PLAN
4. REFERENCE A-600 FOR ROOM FINISH PLAN, FINISH SCHEDULE AND FLOOR PATTERN PLANS.
5. REFERENCE A-800 FOR PARTITION TYPES.
6. REFERENCE A-801 FOR DOOR SCHEDULE.
7. REFERENCE STRUCTURAL DRAWINGS FOR UNIT MASONRY, STEEL, CONCRETE ETC. INFORMATION.
8. ALL STRUCTURE., MECH., ELEC., PLUMB. AND FIRE PROTECTION ELEMENTS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO OTHER SECTIONS OF THE DOCUMENTS AS APPROPRIATE FOR OTHER TRADES. WHERE DISCREPANCIES EXIST BETWEEN ARCH. DRAWINGS AND OTHER TRADES CONTRACTOR SHALL NOTIFY GC OR CM & ARCHITECT PRIOR TO PERFORMING ANY WORK RELATED TO SAID DISCREPANCY.
9. REFERENCE FOOD SERVICE (FS SERIES) DRAWINGS FOR CASEWORK & EQUIPMENT. COORDINATE MEP CONNECTIONS WITH FS & MEP DRAWINGS.
10. ALL KEY PLANS ARE FOR REFERENCE ONLY.
11. REFER TO U.L. FIRE RESISTANCE DIRECTORY FOR DETAILS ON FIRE RATED WALLS, COLUMNS ENCLOSURES, FLOOR/CEILING ASSEMBLIES & CEILING/ROOF ASSEMBLIES.
12. ALL SUB-CONTRACTORS SHALL VERIFY THAT CONDITIONS PRESENT MEET STANDARD INDUSTRY ACCEPTED CRITERIA FOR ACCEPTING/PERFORMING WORK OF THEIR TRADE. IF CONDITIONS PRESENT WILL NOT FACILITATE PERFORMANCE OF THEIR WORK IN AN ACCEPTABLE FASHION, SAID CONTRACTOR SHALL BRING THE DEFICIENCIES TO THE ATTENTION OF THE CM OR GC. IF WORK PROCEEDS WITHOUT CORRECTING DEFICIENT EXISTING CONDITIONS, ANY COSTS ASSOCIATED WITH REMOVAL & REINSTALLATION OF SAID WORK WILL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
13. BATH ROUGH OPENINGS SHALL NOT INTERRUPT UL DESIGN OF FIRE RATED FLOOR, WALL, AND CEILING ASSEMBLIES.
14. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE CONTINUOUS TO THE UNDERSIDE OF FLOOR DECK, FIRE RATED CEILING ASSEMBLY, OR FIRE RATED CEILING/ROOF ASSEMBLY ABOVE.
15. INTERIOR DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
16. PROVIDE DRAFTSTOPPING AT THE TOP OF ALL CONCEALED WALL CAVITIES. DRAFTSTOPPING SHALL BE OF AN BCNYS APPROVED MATERIAL AND SHALL PREVENT THE PASSAGE OF SMOKE FROM THE WALL CAVITY INTO ANY ADJACENT CEILING/FLOOR OR CEILING/ROOF CAVITIES.
17. PROVIDE FIRE RATED SOLID WOOD BLOCKING AS REINFORCING FOR ALL WALL HUNG ITEMS, INCLUDING BUT NOT LIMITED TO; HANDRAILS, GRAB BARS, FUTURE GRAB BARS, CABINETS, ELEC. PANELS, FIXTURES AND ACCESSORIES.
18. MOISTURE RESISTANT GYPSUM WALL BOARD SHALL BE PROVIDED AT ALL WET AREAS (TOILETS, KITCHENS, MOP SINKS, ETC.)
19. COORD. MECH COVERS, GRILLES, ETC. WITH MECH. DWG'S. COLORS TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE, INCLUDING PREMIUM FINISHES/COLORS.
20. DOORS LOCATED IN CLOSETS OR PARTITIONS TO BE CENTERED WITHIN WALL UNLESS OTHERWISE NOTED.
21. CUSTOM PAINT ELECTRICAL PANEL BOXES IN RESIDENTIAL UNITS - MATCH ADJACENT WALL COLOR.
22. ALIGN FINISHED FACE OF WALLS WHERE DIFFERENT WALL TYPES ABUT EACH OTHER.
23. GENERAL FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS OF THIS PROJECT.
24. ALL DIMENSIONS, MATERIAL INDICATIONS AND NOTES SHOWN ON ONE DRAWING SHALL APPLY TO ALL OTHER SIMILAR DRAWINGS UNLESS OTHERWISE NOTED.
25. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD PRIOR TO SHOP DRAWING SUBMITTAL/FABRICATION/CONSTRUCTION. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION.
26. FOR THOSE EXISTING FINISHES DAMAGED OR EXPOSED DURING DEMOLITION, PATCH & REPAIR ALL EXISTING FINISHES TO REMAIN AND MATCH THEM TO EXISTING ADJACENT CONDITIONS . FINISH AND REPAIR SHALL RESTORE CONTINUITY OF EXISTING ADJACENT FINISH. PROVIDE NEW MATERIALS WHERE MISSING OR WHERE CONTINUITY OF FINISH CANNOT BE ACHIEVED BY REPAIR.
27. REPLACE SALVAGED SIGNAGE, ARTWORK, DISPLAY BOARDS AND OTHER ASSOCIATED WALL MOUNTED CLASSROOM EQUIPMENT REMOVED DURING DEMOLITION. LOCATIONS WHERE DIRECTED BY ARCHITECT.
28. FOR DRAWING CLARITY, NOT ALL SLAB INFILLS HAVE BEEN SHOWN. SLAB INFILLS CORRESPOND SLAB REMOVAL REGIONS IN THE DEMOLITION DRAWINGS . REF: STRUCTURAL DRAWINGS FOR NEW WORK REQUIREMENTS.

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	As indicated
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

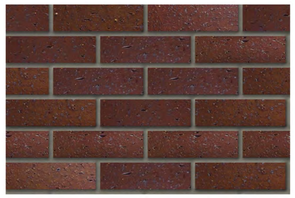
DRAWING TITLE

FIRST FLOOR

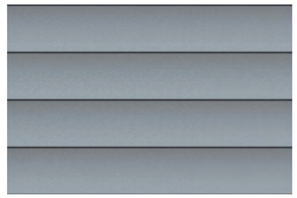
AR-101

ISSUED FOR REVIEW

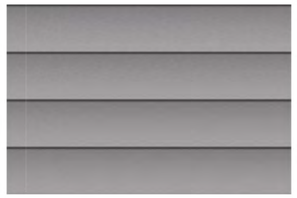
1 TEXTURED FACE BRICK



2 NATURALLY AGING METAL SIDING



3 PREFINISHED CEMENTITIOUS SIDING



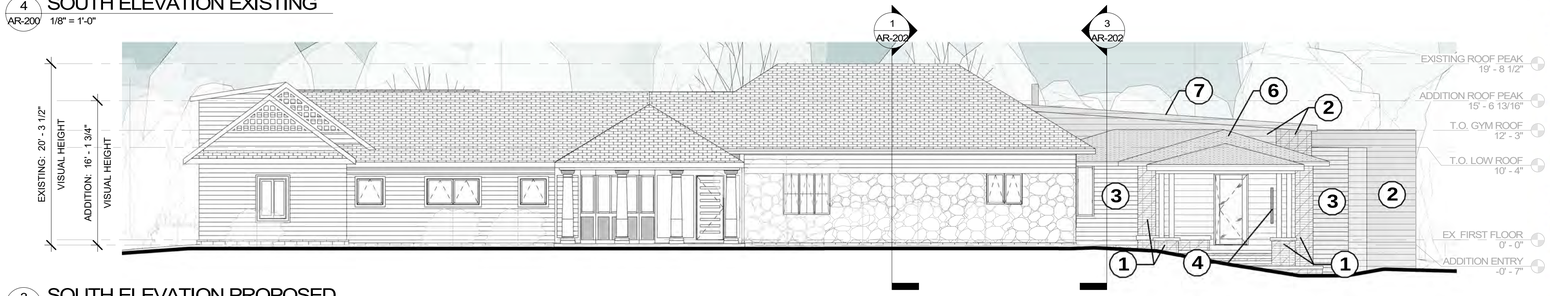
4 FINISHED TIMBER

5 TONGUE & GROOVE SOFFIT

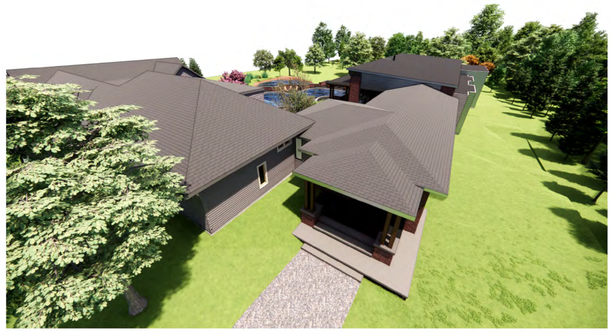
6 ASPHALT SHINGLE, TO MATCH EXISTING BUILDING ROOF.

7 SHEET MEMBRANE ROOFING MATERIAL

4 AR-200 SOUTH ELEVATION EXISTING 1/8" = 1'-0"

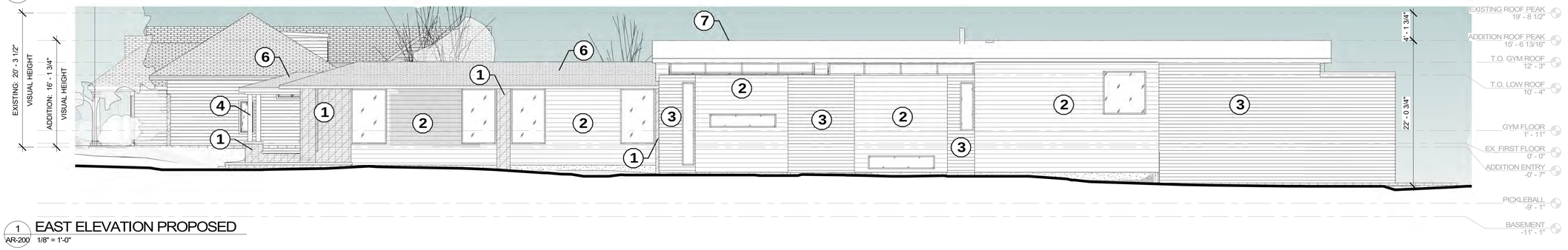


3 AR-200 SOUTH ELEVATION PROPOSED 1/8" = 1'-0"



5 AR-200 BIRDS-EYE PERSPECTIVE - SOUTH

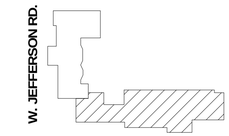
2 AR-200 EAST ELEVATION EXISTING 1/8" = 1'-0"



1 AR-200 EAST ELEVATION PROPOSED 1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1/8" = 1'-0"
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

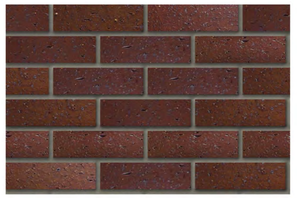
DRAWING TITLE

ARCHITECTURAL REVIEW - ELEVATIONS

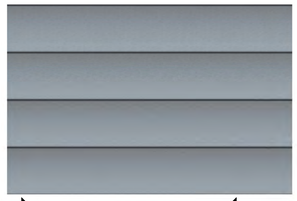
AR-200

ISSUED FOR REVIEW

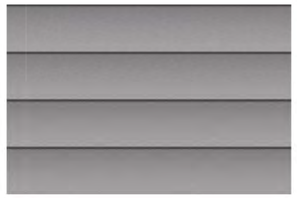
1 TEXTURED FACE BRICK



2 NATURALLY AGING METAL SIDING



3 PREFINISHED CEMENTITIOUS SIDING

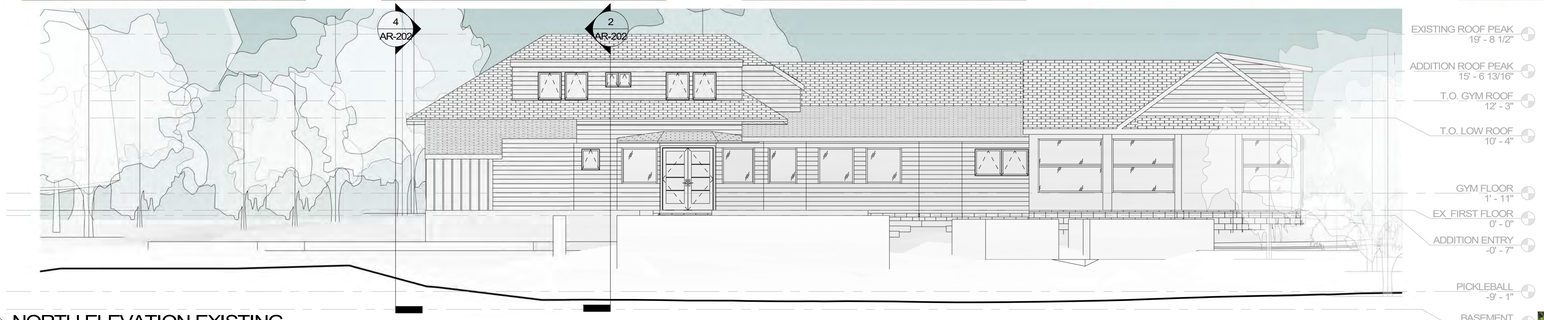


4 FINISHED TIMBER

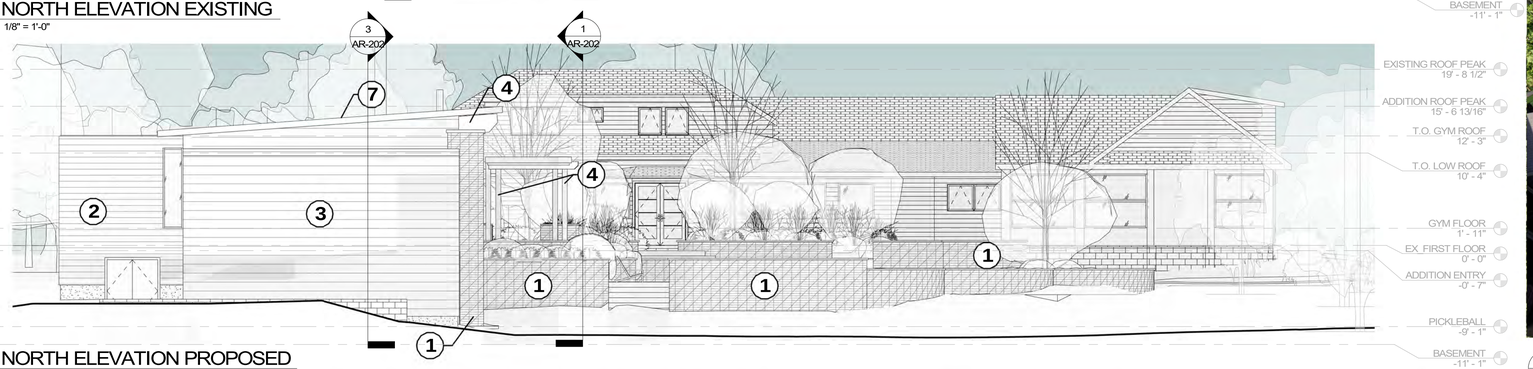
5 TONGUE & GROOVE SOFFIT

6 ASPHALT SHINGLE, TO MATCH EXISTING BUILDING ROOF.

7 SHEET MEMBRANE ROOFING MATERIAL



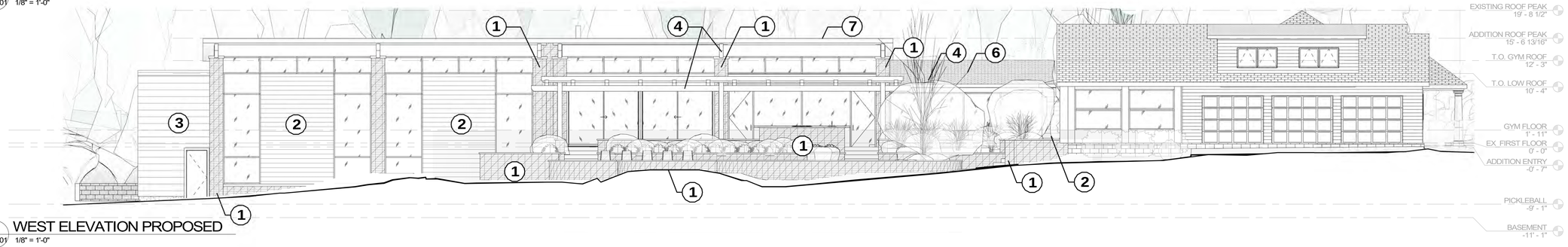
4 AR-201 NORTH ELEVATION EXISTING
1/8" = 1'-0"



3 AR-201 NORTH ELEVATION PROPOSED
1/8" = 1'-0"

5 AR-201 BIRDS-EYE PERSPECTIVE - NORTHWEST

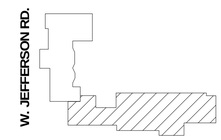
2 AR-201 WEST ELEVATION EXISTING
1/8" = 1'-0"



1 AR-201 WEST ELEVATION PROPOSED
1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1/8" = 1'-0"
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

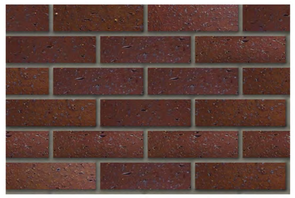
DRAWING TITLE

ARCHITECTURAL REVIEW - ELEVATIONS

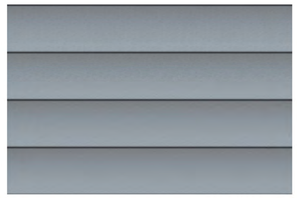
AR-201

ISSUED FOR REVIEW

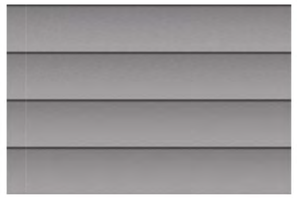
1 TEXTURED FACE BRICK



2 NATURALLY AGING METAL SIDING



3 PREFINISHED CEMENTITIOUS SIDING

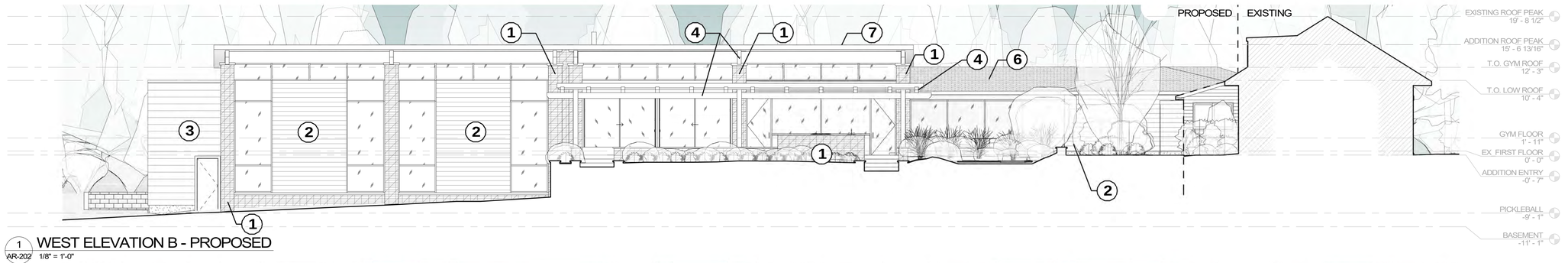


4 FINISHED TIMBER

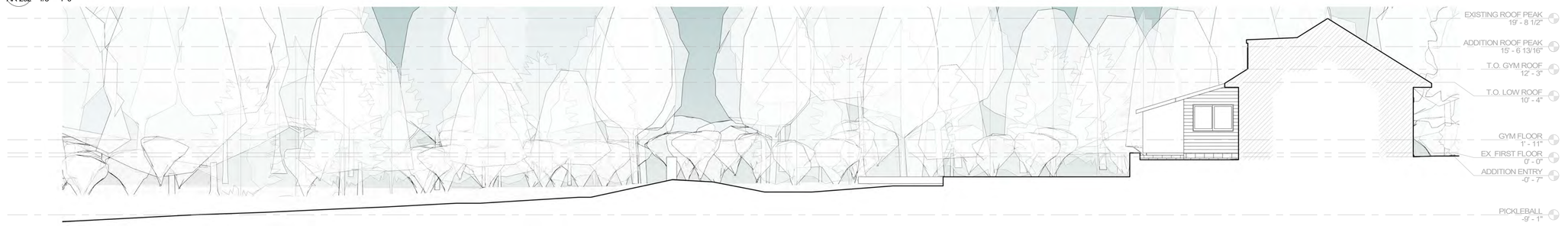
5 TONGUE & GROOVE SOFFIT

6 ASPHALT SHINGLE, TO MATCH EXISTING BUILDING ROOF.

7 SHEET MEMBRANE ROOFING MATERIAL

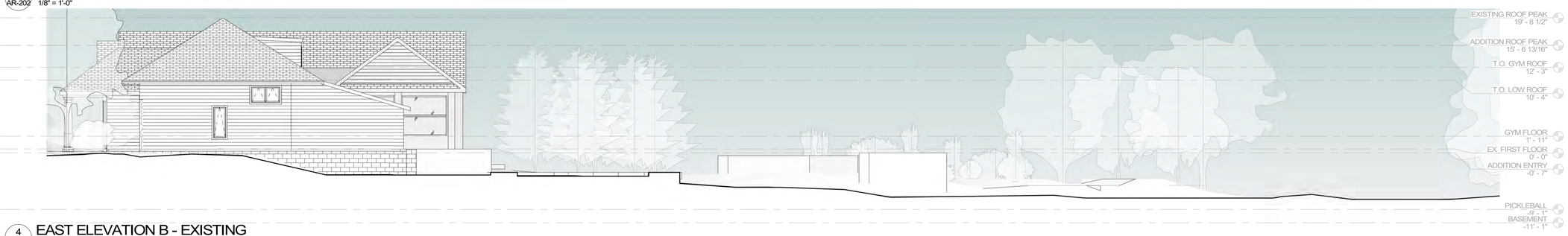


1 AR-202 WEST ELEVATION B - PROPOSED
1/8" = 1'-0"



2 AR-202 WEST ELEVATION B - EXISTING
1/8" = 1'-0"

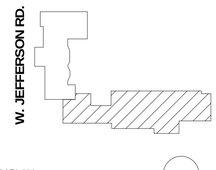
3 AR-202 EAST ELEVATION B - PROPOSED
1/8" = 1'-0"



4 AR-202 EAST ELEVATION B - EXISTING
1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1/8" = 1'-0"
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

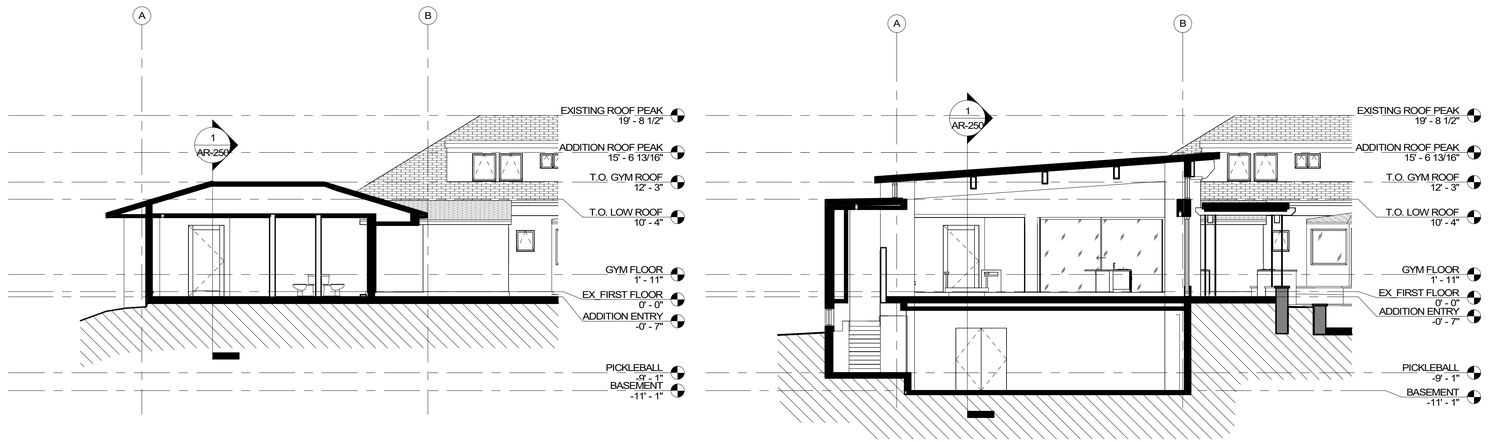
THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

DRAWING TITLE

ARCHITECTURAL REVIEW - ELEVATIONS

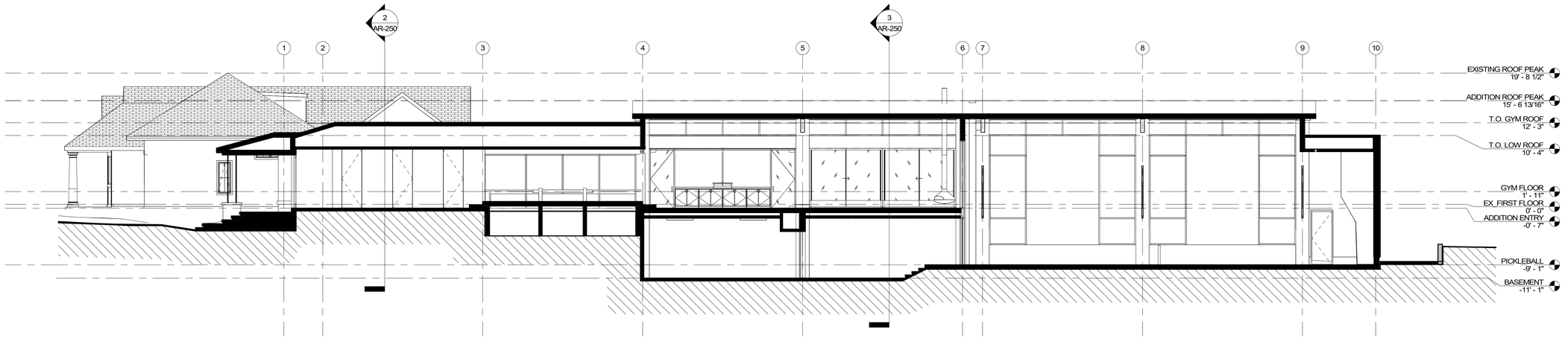
AR-202

ISSUED FOR REVIEW



2 AR-250 Section 2 1/8" = 1'-0"

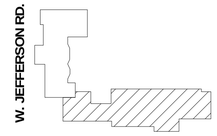
3 AR-250 Section 3 1/8" = 1'-0"



1 AR-250 Section 1 1/8" = 1'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1/8" = 1'-0"
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

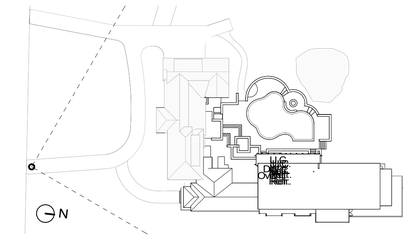
DRAWING TITLE

BUILDING SECTIONS

AR-250

ISSUED FOR REVIEW

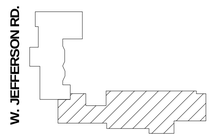
VIEW FROM DRIVEWAY ENTRANCE



1 AR-900 SITE KEYPLAN 1" = 60'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1" = 60'-0"
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

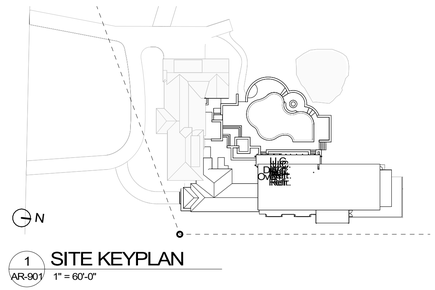
DRAWING TITLE

RENDERED VIEWS

AR-900

ISSUED FOR REVIEW

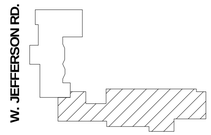
SOUTH EAST VIEW OF PROPOSED ADDITION



1 AR-901 SITE KEYPLAN
1" = 60'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1" = 60'-0"
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

THIS IS A SINGLE SHEET OF A COHESIVE SET OF CONSTRUCTION DOCUMENTS (INCLUDING DRAWINGS AND SPECIFICATIONS). INTERPRETATION OF THE INFORMATION AS PRESENTED SHOULD BE BASED ON THE ENTIRE SET OF DOCUMENTS.

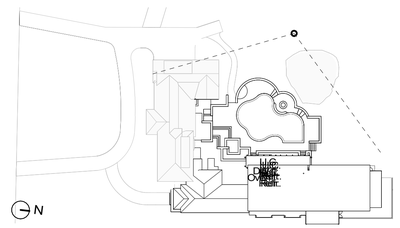
DRAWING TITLE

RENDERED VIEWS

AR-901

ISSUED FOR REVIEW

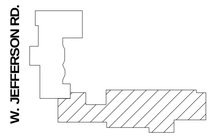
VIEW OF PROPOSED ADDITION FROM REAR SIDE YARD



1 AR-902 SITE KEYPLAN Copy 2
1" = 60'-0"

CJS ARCHITECTS
BUFFALO | ROCHESTER
www.cjsarchitects.com

PROGRESS SET
NOT FOR CONSTRUCTION



KEY PLAN N

148 W JEFFERSON, LLC.

148 W JEFFERSON

148 W JEFFERSON RD.
ROCHESTER, NY

REV. #	DESCRIPTION	DATE

JOB NO.	2526
SCALE	1" = 60'-0"
ISSUE DATE	01/12/2026
DRAWN BY	BAC
CHECKED BY	DS

DRAWING TITLE

RENDERED VIEWS

AR-902

ISSUED FOR REVIEW

Town of Pittsford

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

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

Permit #
B26-000004

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 3 Carters Grove PITTSFORD, NY 14534
Tax ID Number: 164.15-2-39.13
Zoning District: RN Residential Neighborhood
Owner: Yvonne S.Whitmore Children LLC
Applicant: Keystone Custom Decks LLC

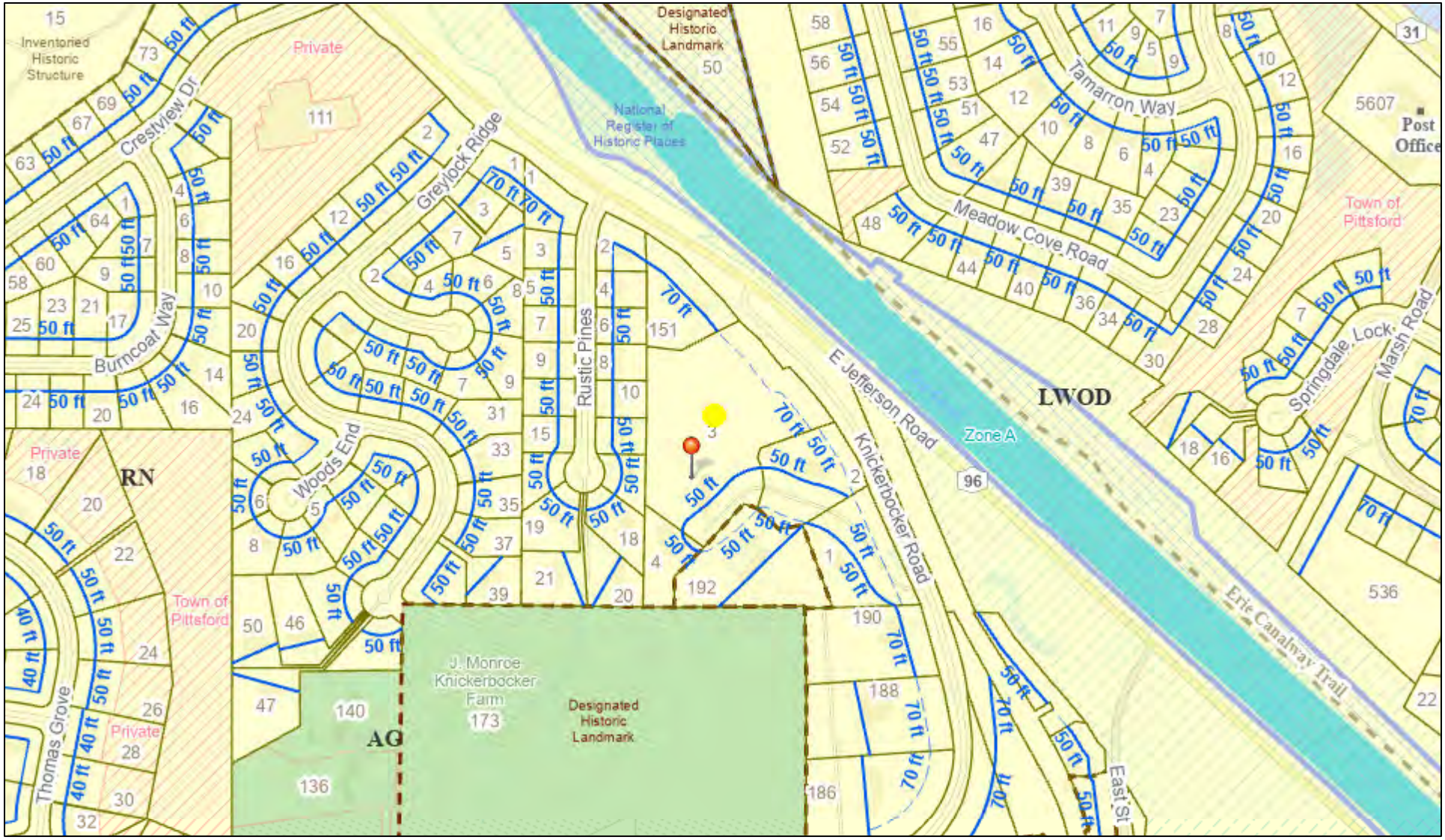
Application Type:

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

Project Description: Applicant is requesting design review for a 432 Square Foot rear addition to include a deck with porch roof and gas fireplace.

Meeting Date: February 12, 2026

Residential Neighborhood Zoning



1/28/2026, 10:16:58 AM

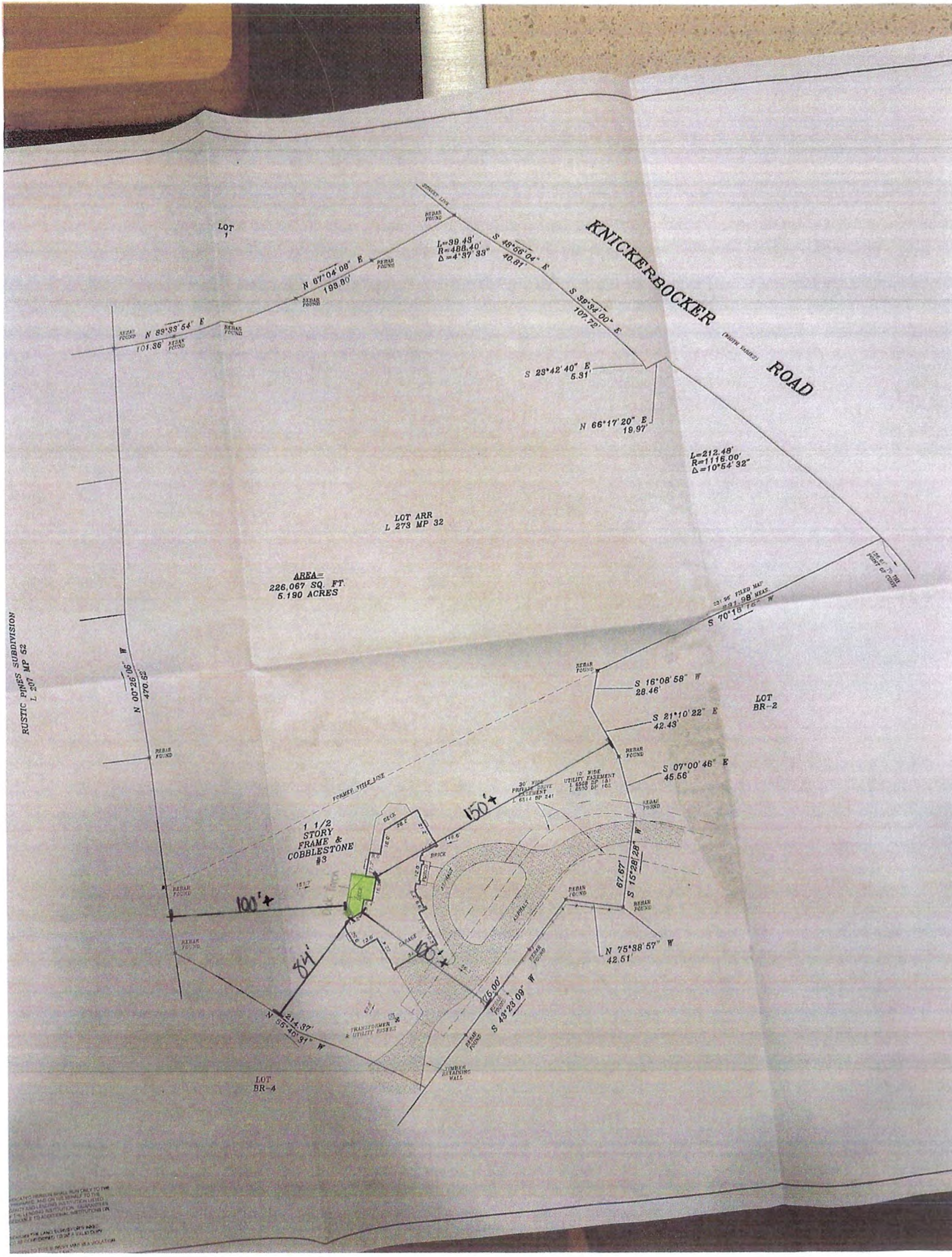
1:6,960

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Town of Pittsford GIS


Rustic Pines
Rustic Pines
E Jefferson Rd
E Jefferson Rd
Knickerbocker Rd
Carters Grv
Carters Grv
High Point Rd
Canal Trl
lock Rdg
95



KNICKERBOCKER ROAD
LOT 1
REBAR FOUND
N 89°33'54" E
101.36'
N 67°04'08" E
198.80'
L=39.43'
R=488.40'
Δ=4°37'33"
S 48°56'04" E
40.81'
S 39°34'00" E
107.72'
S 23°42'40" E
5.31'
N 66°17'20" E
19.97'
L=212.48'
R=1116.00'
Δ=10°54'32"
LOT ARR
L 273 MP 32
AREA=
226,067 SQ. FT.
5.190 ACRES
S 70°18'
RUSTIC PINES SUBDIVISION
L 207 MP 52
N 00°26'06" W
470.62'
S 16°08'58" W
28.46'
LOT
BR-2
S 21°10'22" E
42.43'
S 07°00'46" E
45.56'
FORMER TITLE LINE
1 1/2
STORY
FRAME &
COBBLESTONE
#3
DECK
BRICK
GARAGE
ASPHALT
150'±
100'±
84'
100'±
67.67'
S 15°28'28" W
N 75°38'57" W
42.51'
115.00'
S 43°23'09" W
214.37'
N 56°46'31" W
TRANSFORMER
& UTILITY RISERS
TIMBER RETAINING WALL
LOT
BR-4

KEYSTONE
CUSTOM DECKS

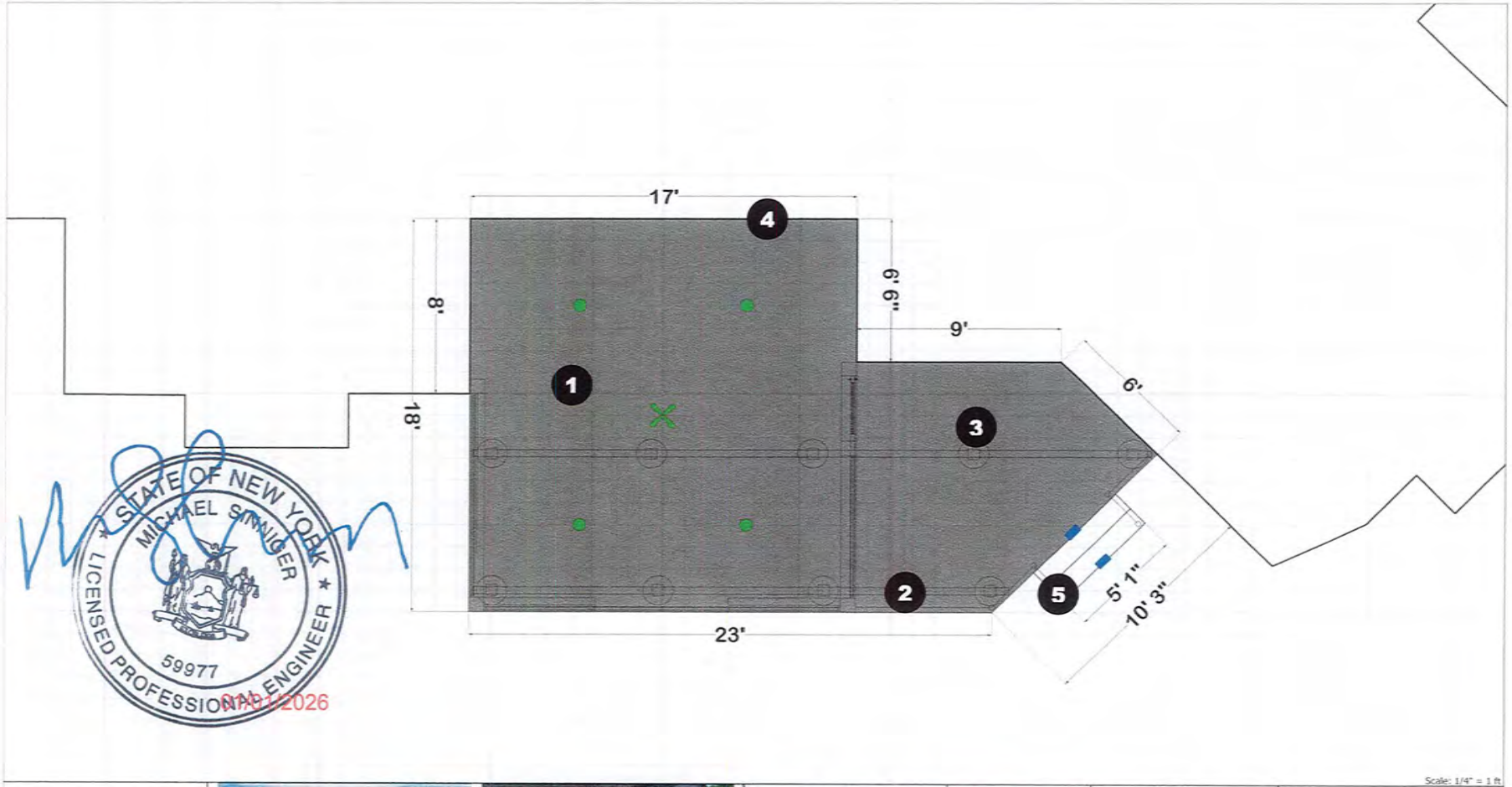
315-227-2288

Hugo & Kristen Valencia
3 Carters Grove
Pittsford, NY 14534
585-734-2453

FRAMING PLAN

1. 2x10 Floor Joists 16" OC
2. 2x10 Double Beam
3. 16"x48" Holes with concrete poured to grade and 6x6 Posts
4. Ledger Board with (4) DTT1Z 2015 Simpson Lateral Ties
5. Steps

*DECK HEIGHT IS 20" - 40" ABOVE GRADE



STATE OF NEW YORK
MICHAEL SINNIGER
LICENSED PROFESSIONAL ENGINEER
59977
01/31/2026

Scale: 1/4" = 1 ft

KEYSTONE CUSTOM DECKS

Customer Info	
Client Name:	Hugo & Kristen Valencia
Address:	3 Carters Grove
City:	Pittsford
State/Province:	NY
Zip/Postal Code:	14534
Designer Name:	Lydia Esh

Post Cap Lights	
Side Mount Lights	
Strip Lights	
Integral Lights	
Column Lights	
Ceiling Lights	
Fan	X

Porch Sq. Ft. = 432

Notes:

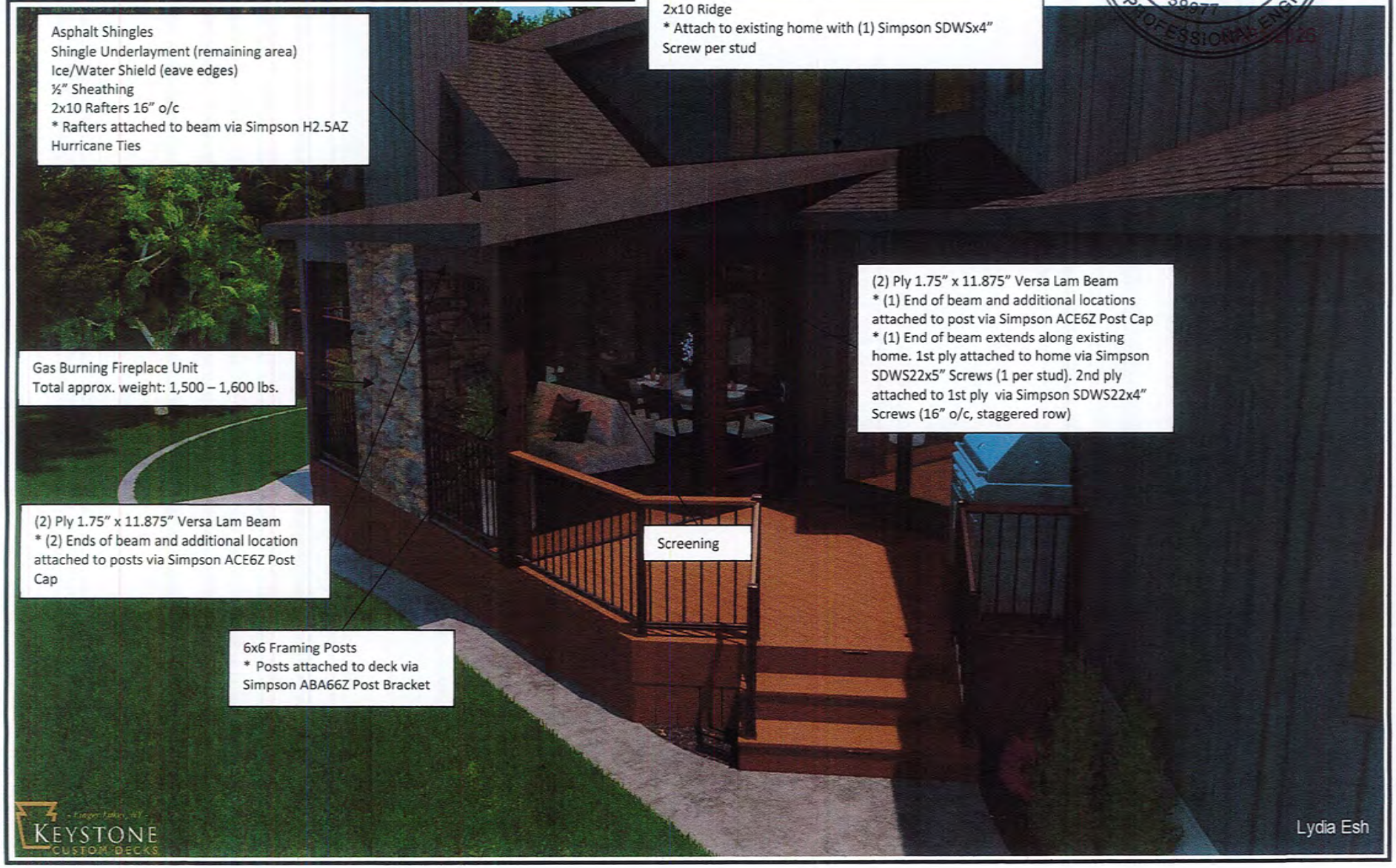
KEYSTONE
CUSTOM DECKS

315-227-2288

Hugo & Kristen Valencia
3 Carters Grove
Pittsford, NY 14534
585-734-2453

PORCH CROSS SECTION

STATE OF NEW YORK
MICHAEL SINNIGER
LICENSED PROFESSIONAL ENGINEER
59677



KEYSTONE CUSTOM DECKS

Lydia Esh

KEYSTONE
CUSTOM DECKS

315-227-2288

Hugo & Kristen Valencia
3 Carters Grove
Pittsford, NY 14534
585-734-2453

PORCH CROSS SECTION

STATE OF NEW YORK
MICHAEL SINAGER
59977
LICENSED PROFESSIONAL ENGINEER

KEYSTONE
CUSTOM DECKS


- Finger Lakes, NY -
KEYSTONE
CUSTOM DECKS
Lydia Esh

Town of Pittsford

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

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

Permit #
B26-000005

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 6 Coach Side Lane PITTSFORD, NY 14534
Tax ID Number: 192.01-2-3
Zoning District: RN Residential Neighborhood
Owner: Jahnke, Katherine M
Applicant: SPM Development LLC

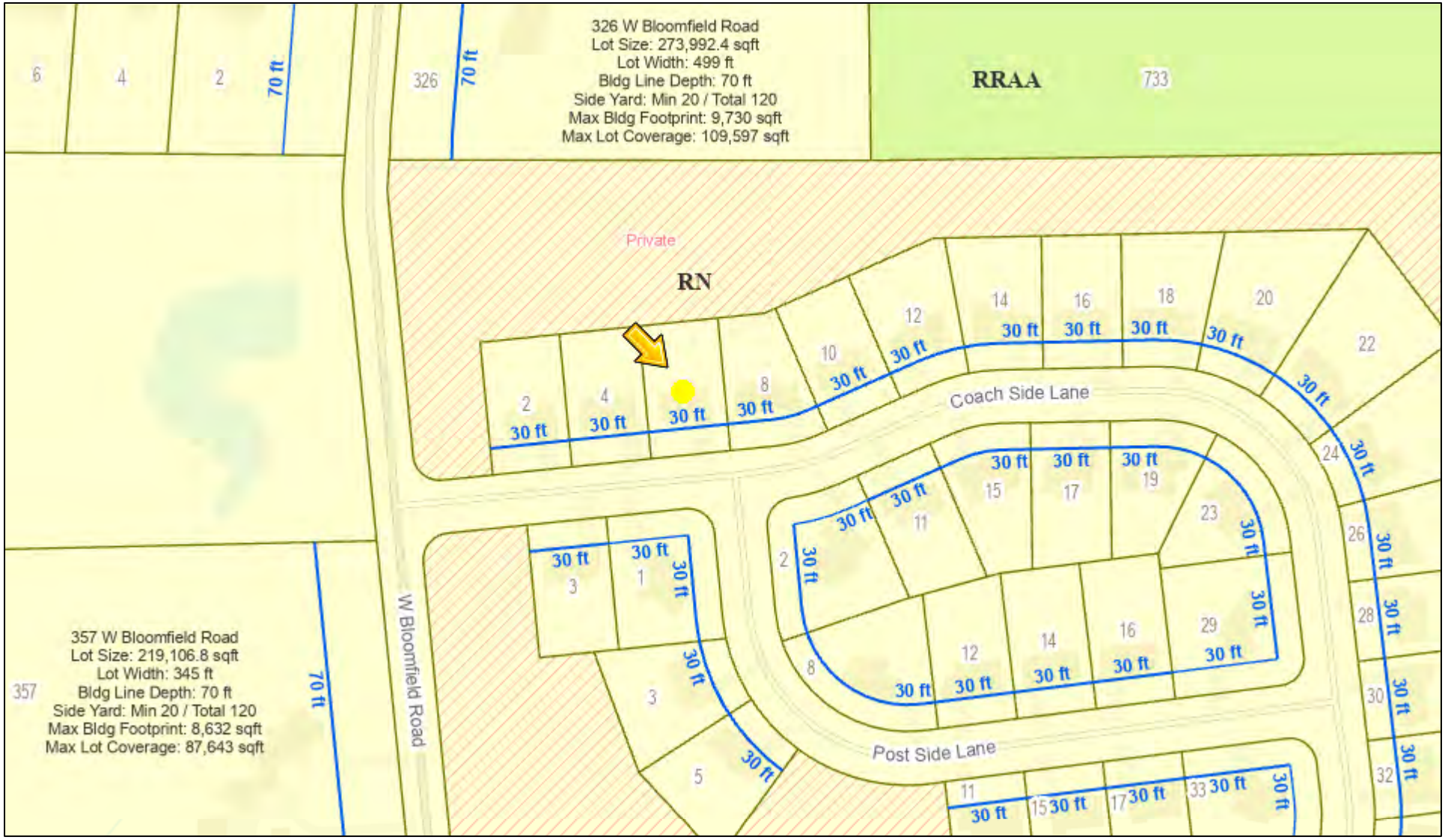
Application Type:

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

Project Description: Applicant is requesting design review for a 44 square foot rear addition. This property is zoned Residential Neighborhood (RN).

Meeting Date: February 12, 2026

Residential Neighborhood Zoning



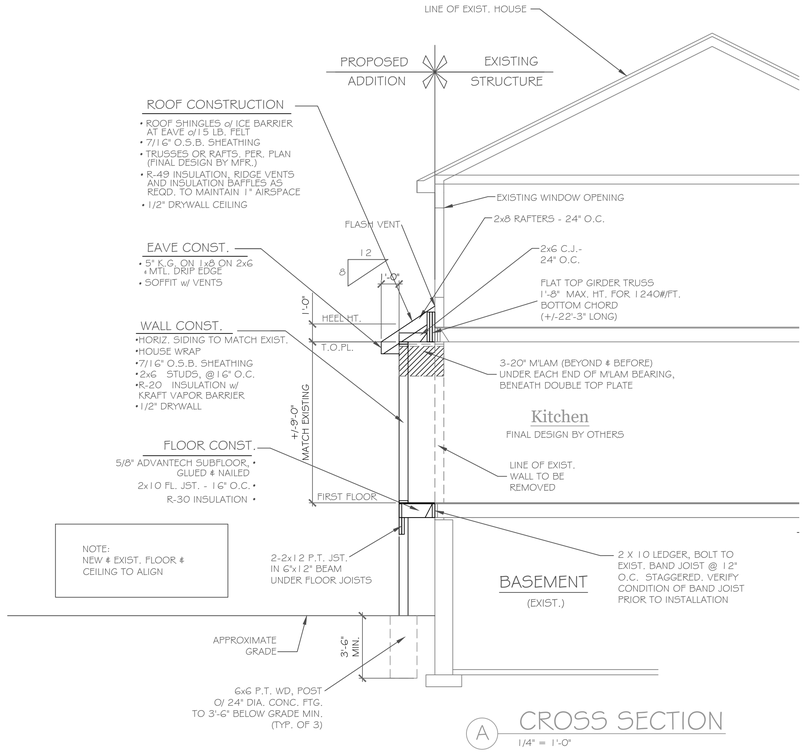
1/28/2026, 2:15:53 PM

1:2,663

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km


Mon Sep 1 2025
Imagery © 2026 Nearmap, HERE
50 ft
Nearmap



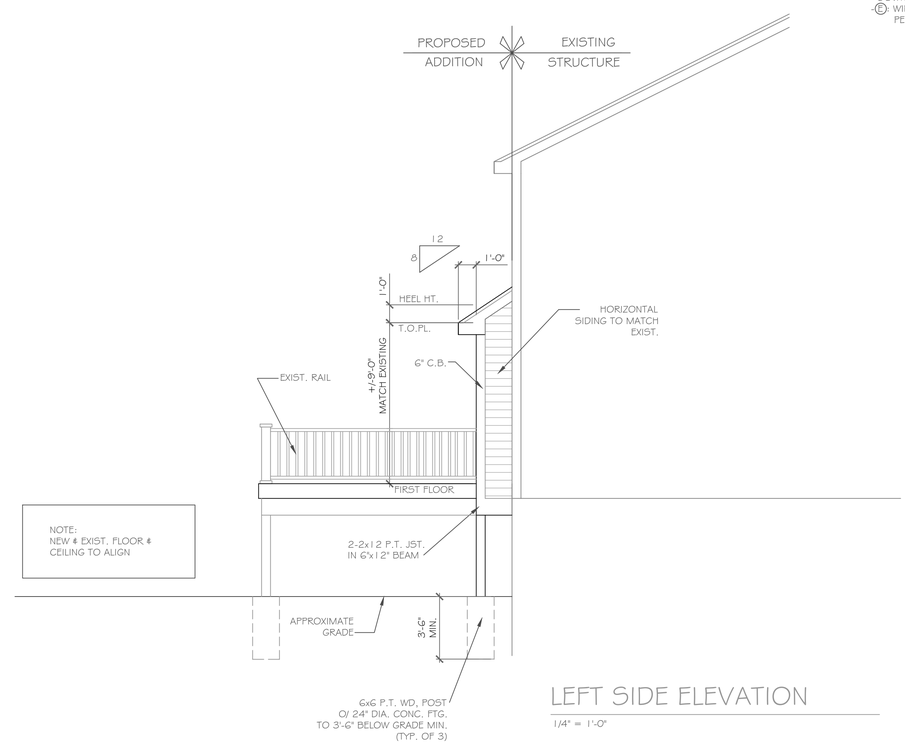
A CROSS SECTION

1/4" = 1'-0"

REAR ELEVATION

1/4"= 1'-0" 25 S.F.(ADDITION)

NOTE: - WINDOWS TO BE "ANDERSEN 200 SERIES" (HP LOW-E) DOUBLE-HUNG (OR EQUAL)
- DOORS TO BE " ANDERSEN " (OR EQUAL)
- DOWN SPOUTS TO BE LOCATED BY CONTRACTOR IN FIELD
-(E): WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS



LEFT SIDE ELEVATION

1/4" = 1'-0"

DEMOLITION NOTES:

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

CONSTRUCTION NOTES:

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

REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE- Elevations & Section

PHASE- Construction Documents

PROJECT- Additions and Renovations to: 6 Coach Side Lane Pittsford, N.Y.

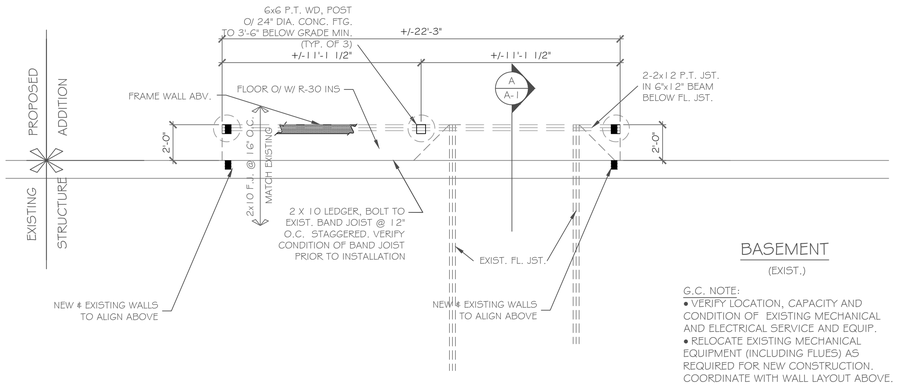
CLIENT- Alex & Kathy Raskin

DATE- January 8, 2026

JOB NO.- A26-001

CKH architecture
6605 Pittsford Palmyra Road
Suite W5
Fairport, New York 14450
phone: (585) 249-1234
e-mail: CKHennessey@frontiernet.net

DRAWING NO.- A-1



BASEMENT
(EXIST.)

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

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

NOTE:

1: PROVIDE 12" LONG NO. 5 BAR EVERY 2ND. CRS. @ NEW AND EXISTING BLK. JOINT GROUT CORES SOLID FULL HEIGHT.

2. GROUT CORES SOLID FULL HEIGHT AT ALL BEAM BEARING LOCATIONS

3. USE SIMPSON (OR EQUAL) JOIST HANGERS AT ALL HEADER CONNECTIONS.

4. NEW FOUNDATIONS NOT TO UNDERMINE EXISTING FOUNDATIONS

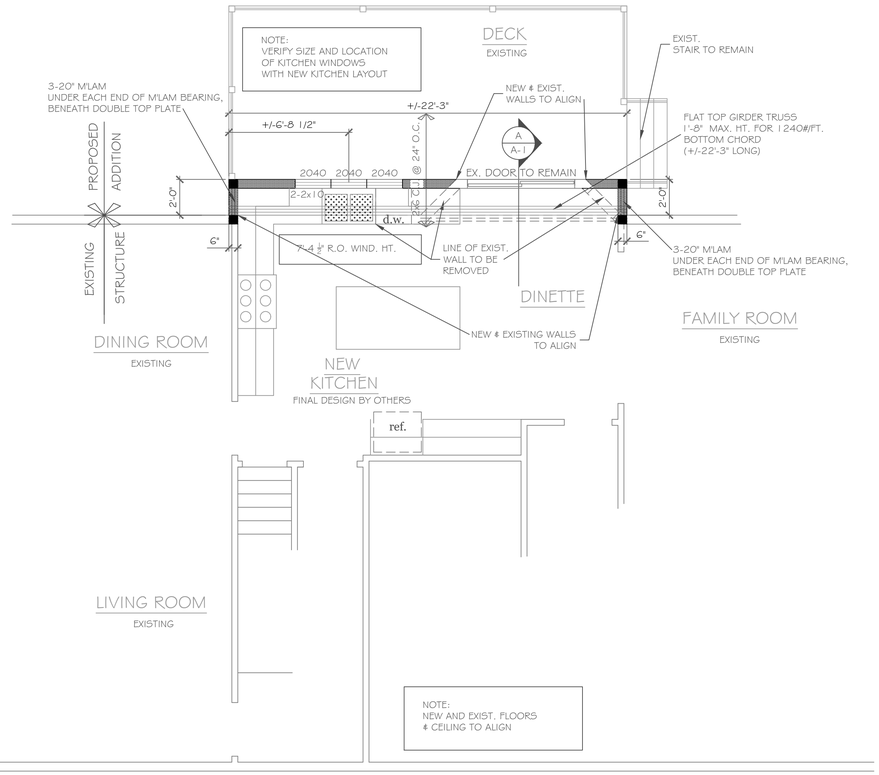
5. NEW & EXIST. FIRST FLOORS TO ALIGN

6. VERIFY DEPTH OF EXIST. FL. JST. IN FIELD PRIOR TO CONSTRUCTION

CONC. BLK. LEGEND:

EXIST. FOUND. WALL-ELEV.= 0"

BRG. POINT ABV. W/ FULL SUPPORT TO SOLID BEARING OR MASONRY (GROUT SOLID)



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 25 S.F.(ADDITION)

WALL KEY & NOTES

: EXIST. 2 x FRAME WALL

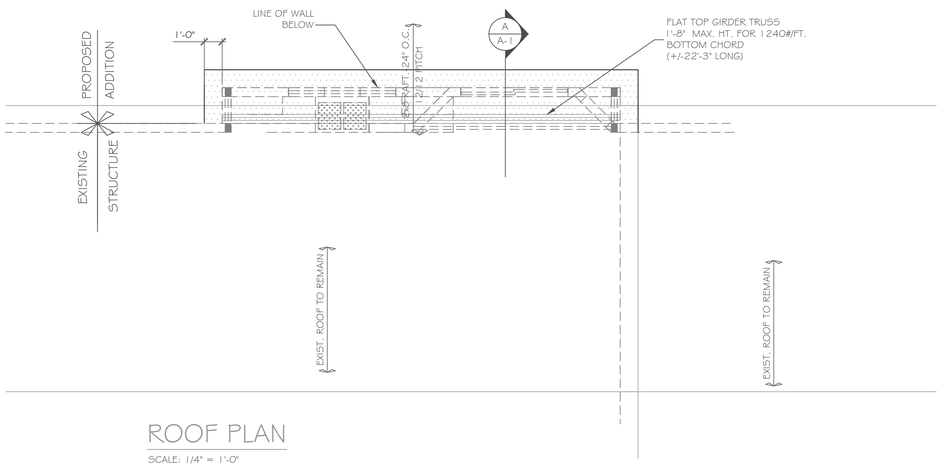
: NEW 2 X STUDS @ 16" O.C.

- ALL EXTERIOR WALLS TO BE 2 x 6 - 16" O.C. U.O.N. (UNLESS OTHERWISE NOTED)
- ALL INTERIOR WALLS TO BE 2 x 4 - 16" O.C. U.O.N.

G.C. NOTE: THE SYMBOL +/- INDICATES A DIMENSION TO BE VERIFIED IN FIELD
PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL U.O.N.) @ ALL BRG. POINTS: ■
WINDOW R.O. HTS. TO BE +/- 7'-4 1/2" (U.O.N.)
CLG. HTS. TO BE +/-9'-0" (NEW & EXIST. FLOOR & CEIL. LEVELS TO ALIGN)
ALL ANGLES TO BE 12/12 U.O.N.
REFER TO SPEC. SHEET FOR ALL UNSPECIFIED HDRS.
Ⓔ :WINDOW MEETS OR EXCEEDS THE EGRESS REQUIREMENTS PER SECTION R310 OF THE RES. CODE OF NYS
★ : SAFETY GLASS REQ. PER SECTION R308.4 OF THE RES. CODE OF NYS
DBL. JACK STUDS @ ALL LOAD BRG. LINTELS OVER 4' LONG

NOTES: SMOKE DETECTION & ALARM DEVICES-
SMOKE DETECTING ALARM DEVICES, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RESIDENTIAL CODE OF NEW YORK STATE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, SHALL BE PROVIDED IN EACH SLEEPING SPACE, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

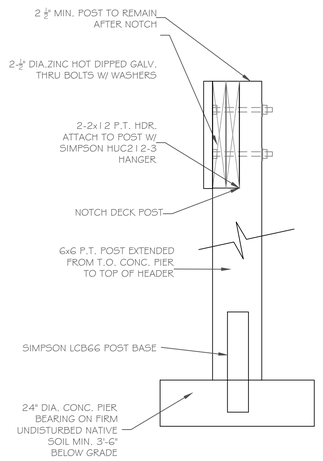
CARBON MONOXIDE ALARMS, INSTALLED IN CONFORMITY WITH SECTION R313 OF THE RCNY, SHALL BE PROVIDED IN EACH DWELLING UNIT ON ANY STORY HAVING A SLEEPING AREA AND ON ANY STORY OF A DWELLING UNIT WHERE FUEL-FIRED APPLIANCES AND EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, FIREPLACES, OR ATTACHED GARAGES ARE LOCATED.



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

NOTE:
-ALL SOFFITS TO BE +/-1'-0" U.O.N. - MATCH EXIST. (UNLESS OTHERWISE NOTED)
-PROVIDE SOLID BLKG. (3 STUD POST MIN. GLUE AND NAIL U.O.N.) @ ALL BRG. POINTS: ■
-PROVIDE ICE & WATER SHIELD OR EQUAL FROM THE EAVES EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE HOUSE.

APPLIED VALLEY FRAMING
-USE 2 X 12 FLAT o/ ROOF SHEATHING FOR 2 X 10 RAFTERS.
-USE 2 X 10 FLAT o/ ROOF SHEATHING FOR 2 X 8 RAFTERS.
-USE 2 X 8 FLAT o/ ROOF SHEATHING FOR 2 X 6 RAFTERS.



④ DECK BEAM TO DECK POST DETAIL
SCALE: 1 1/2"=1'-0"

NOTE: DECK BEAMS SHALL BE ATTACHED TO DECK POSTS IN ACCORDANCE WITH R507.7.1 OF THE 2020 IRC

REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE: First Floor, Foundation & Roof Plans

PHASE: Construction Documents

PROJECT: Additions and Renovations to:
6 Coach Side Lane
Pittsford, N.Y.

CLIENT: Alex & Kathy Raskin

DATE: January 8, 2026

JOB NO.: A26-001

CKH architecture
6605 Pittsford Palmyra Road
Suite W5
Fairport, New York 14450
phone:(585) 249-1324
e-mail: CKHeinsessy@frontiernet.net

DRAWING NO.: A-2

GENERAL CONSTRUCTION NOTES:

1. Construction shall conform to the latest edition of the Residential Code and Energy Conservation Construction Code of New York State, with possible modifications by local code administration.

2. The Contractor shall comply with all applicable Building, Electrical, Mechanical, Sanitary and Energy Codes (local, state, and federal).

3. Construction documents for this work have been prepared in accordance with generally accepted architectural and engineering practice to meet minimum requirements of the latest edition of the Residential Code of New York State.

4. In the event of conflict between pertinent codes and regulations and referenced standards of these drawings and specifications, the more stringent provisions shall govern.

5. The Contractor shall be responsible for all construction means, methods, techniques, sequences, and safety precautions in connection with the work.

6. The Contractor shall verify all existing conditions, requirements, notes, and dimensions shown on Drawings or noted in Specifications. Any variances within Drawings and Specifications, or with conditions encountered at job site, shall be reported to Owner/Architect in writing before commencement of any work effected by such variance.

7. The Contractor shall rigidly adhere to all laws, codes, and ordinances which apply to this work. He shall notify and receive clarification from Owner/Architect in writing of any variations between contract documents and governing regulations.

8. The Contractor shall bring errors and omissions which may occur in Contract Documents to the attention of the Architect in writing and written instructions shall be obtained before proceeding with the work. The Contractor will be held responsible for the results of any errors, discrepancies, or omissions in the Contract Documents, of which the Contractor failed to notify the Architect before construction and/or fabrication of the work.

9. 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 make no structural changes without written approval of the Architect.

10. No site visits will be made by this Architect. Contractor shall assume all responsibility for changes to these drawings and specifications.

11. All manufactured materials, components, fasteners, assemblies, etc., shall be handled and installed in accordance with manufacturer's instructions and provisions of applicable industry standards. Where specific manufactured products are called for, generic equals which meet applicable standards and specifications may be used.

12. Construction loads shall not overload structure nor shall they be in excess of design loadings indicated herein.

A. Provide temporary bracing, shoring, guying, or other means to avoid excessive stresses and to hold structural elements in place during construction.

B. Construction materials shall be spread out if placed on framed floors or roof. Loads shall not exceed the design live load per square foot.

13. Due to revisions made during the development of these drawings, they may not reflect the dimensions noted. Do not scale the drawings.

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

15. All dimensions are face of wall to face of wall (rough).

16. Contractors' are responsible for coordinating work with other trades wherever they overlap.

17. All details are subject to change due to existing field conditions. Contractors' must notify Owner/Architect of same.

18. Interior and exterior finish material selection (including, but not limited to, siding, roofing, wall, floor and ceiling finishes) by Owner and Contractor unless otherwise specified.

19. All subcontractors shall leave extra materials for parching and/or repair of all interior and exterior finish materials including, but not limited to, flooring, wall coverings, roofing, siding, etc. Coordinate exact list and quantity of materials required with owner.

20. Design of electric, plumbing, and HVAC systems by other consultants or contractors. Verify municipal requirements and location of existing utilities/services prior to construction. The Contractor shall be responsible for compliance with the Energy Conservation Construction Code for all HVAC equipment, and controls, Water heating equipment, pipe and duct insulation and fluorescent lamps and ballasts.

21. Where reference is made to various test standards for materials, such standards shall be the latest edition or addendum.

22. These documents do not purport to show all items and procedures required for a complete installation. The intent is to indicate the general scope of the project, in terms of the architectural design concept, the location/dimensions of the construction and major architectural elements of construction. No adjustment will be made to the contract sum or time of completion for failure to include any portion of the work where such inclusion may be reasonably inferred from the contract documents.

SITE WORK:

1. Site work shall include all site demolition, cleaning, excavation, filling, grading, drainage, and related items necessary to complete the work indicated on drawings.

2. Contractor shall investigate site during cleaning and earthwork operations for filled excavations or buried structures such as cess pools, cisterns, foundations, etc. If any such items are found, Owner/Architect shall be notified immediately.

3. Before commencing construction or excavation activities at the site, Contractor shall obtain geotechnical assistance of a registered soils testing laboratory. Testing laboratory shall make necessary borings, tests, and analysis of soils at locations and elevations pertinent to the project of preparations of a soils test and recommendations report.

4. It is assumed that the subsurface conditions will be earth or soil. If bedrock is encountered, removal will be considered an addition to the contract.

5. Contractor shall extend ashpalt driveway and parking area to new addition. Driveway construction shall be in accordance with generally accepted industry standards.

CONCRETE:

1. GENERAL:

A. Footings may be poured neat against sides of excavations only if sloughing or raveling does not occur.

B. Contractor shall be responsible for support of all temporary embankments and excavations.

2. STRUCTURAL BACKFILL:

A. Structural backfill of well graded sand and gravel or crusher run stone shall be placed in 6-inch maximum lifts and compacted to a minimum density of 95% (under slabs-on-grade and building structure) and 90% (elsewhere) of maximum density at optimum moisture content as determined by ASTM D698.

CONCRETE: (Cont.)

B. Backfill shall be free of excessive vegetation, debris or other deleterious materials and contain no particles larger than 3-inches in diameter and no more than 10% passing the #200 sieve.

C. Backfill shall not be placed against basement retaining walls until (1.) Concrete or masonry grout has reached its specified 28 days strength, and (2.) Structural floor framing (including plywood subfloor) required to stabilize walls is complete and fully nailed and anchored.

3. FOOTINGS:

A. Footings shown on drawings are sized for building design loads and an assumed soil bearing capacity of 1,500 psf. Verify actual soil bearing capacity on site and notify Owner/Architect in writing if less than 1,500 psf.

B. Footings shall be placed at a minimum depth of 42-inches below adjacent finished grade unless otherwise specified on the Contract Documents.

C. Final 3-inches of excavation shall be removed by hand tool operations in order to assure undisturbed bearing surfaces.

D. Footings shall be founded on firm, undisturbed, native soils free of frost and loose material. Footings may bear on properly engineered backfill provided settlement and/or consolidation tests performed indicate anticipated settlement will not exceed that allowed for the proposed structure. Conditions found to be otherwise shall be reported to Owner/Architect.

E. Bottom surface of footings shall not slope more than 1.0 vertical to 10.0 horizontal, except as shown otherwise of drawings.

F. No excavation shall be made lower and closer to any footing than 1.0 vertical to 3.0 horizontal, except as shown on drawings.

G. Footings and slabs-on-grade shall not be placed on muddy or frozen ground. Sub-grade for slabs-on-grade where vapor barrier is not required shall be damp at time of concrete placement.

4. CONCRETE:

A. All reinforced concrete shall be furnished and installed in accordance with the current ACI-318 "Building Code Requirements For Reinforced Concrete".

B. Concrete shall meet the requirements of ACI 301-72 with type II cement. Minimum 28 days compressive strength of 2,500 psi (footings) and/or 3,500 psi (slabs), unless otherwise specified. Max. slump 4 1/2" as determined by ASTM C143.

C. In on-grade concrete slabs the welded wire fabric reinforcement (when required) shall be located midway in the slab thickness.

D. All exterior concrete to be air-entrained.

E. Provide concrete reinforcing bars at footing locations where soil is engineered fill. Bars shall be 2-#4, at the bottom with a minimum of 3" concrete cover, unless noted otherwise. Concrete reinforcing bars are not required at footings bearing on undisturbed soil with a bearing capacity of 2500 psf unless noted otherwise on the drawings.

F. Provisions must be taken to protect all concrete work from frost damage with special attention paid to footings and other on-grade construction prior to backfilling and enclosing the building.

G. Anchor bolts shall conform to ASTM A-307 and shall be 1/2" diameter minimum and 10" long. Placement of anchor bolts shall be: 12" from plate end, 6'-0" O.C. maximum intermediate spacing, minimum 2 bolts per beaning plate section.

H. Provide 6 mil polyethylene vapor barrier membrane complying with ASTM D 2103 where indicated on drawings.

5. MILD STEEL REINFORCEMENT FOR CONCRETE AND MASONRY:

A. Mild steel reinforcement for concrete and masonry construction shall conform to ASTM-A615 Grade 40. Ties, stirrups, and hoops shall conform to ASTM A615-87, Grade 40.

B. Welded wire fabric shall conform to ASTM A185 in as long lengths as practical.

C. PLACING:

1. Reinforcement shall be accurately placed and adequately supported by concrete, metal, or other approved chairs, spacers, or ties, and secured against displacement during concrete or grout placement. Tack welding is not allowed.

2. Except where shown otherwise on structural drawings, reinforcement in concrete shall have concrete cover as follows:

a. Concrete deposited against earth. . . . . .3"
b. Formed concrete against earth. . . . . .2"
c. Exterior faces of walls. . . . . .2"
d. Interior faces of walls . . . . . .3/4"
e. To top of slabs-on-grade. . . . . .3/4"

MASONRY:

1. Concrete block shall conform to ASTM C90, N - 1. All units shall be 2 core, normal weight.

2. Wall reinforcing shall conform to ASTM A82.

3. All mortar shall conform to ASTM C270, Type S with a minimum compressive strength of 1,800 PSI @28 days - 1 part portland cement, 1/4 part lime and 3 parts sand.

4. Grout for filling cmu cores shall conform to ASTM C476, coarse grout, with a minimum compressive strength of 2,500 PSI @ 28 days. Grout shall be placed in lifts not exceeding 4'-0" in height.

5. All masonry walls shall be laid in running bond.

6. All masonry walls shall be reinforced with 9 gauge horizontal truss-type wire reinforcing, placed in every second bed joint, unless otherwise noted.

7. Cold weather masonry practices shall be followed in accordance with ACI 530/ ASCE 6.

STEEL:

1. Provide steel beams, columns, plates, lintels, anchors and ties for the building structure and as part of the concrete and masonry work as shown on the drawings and required for complete installation of work.

STEEL: (Cont.)

2. Products:
A. Steel Plates, Shapes and Bars - ASTM A 36
B. Steel Pipe - ASTM A 53, Type E or S, Grade B. Steel columns shall be 11 gauge tubing with a .120 wall thickness and a minimum yield strength of 32,000 psi, unless otherwise indicated
C. Fasteners - High-strength bolts and nuts, ASTM A 325 or A 490.
D. Shop Paint - SSPC-Paint 2

3. Fabrication and installation per the latest edition of the AISC Manual and Specifications.

4. Use high-strength bolts for field connections. Wood plates bearing upon steel beams shall be bolted to the top flange of beams with ASTM A325 compliant High Strength 1/2" bolts @ 4'-0" O.C. All steel to steel bolted connections shall be made with 3/4" diameter ASTM 325 High Strength Bolts. Steel beams shall be bolted or welded to steel columns with appropriate size plate (3/8" min.).

5. All structural steel 'W' shapes shall conform to ASTM A992 or A572. Tube shapes shall conform to ASTM A500 GR "B".

6. All welds shall be made in accordance with the latest requirements of the AWS, using E70 electrodes. Provide field touch-up paint to match shop applied primer where paint has been burned off.

WOOD:

1. MATERIALS:

A. All woods and wood construction shall comply with specifications and codes with modifications as specified herein:

1. American Institute of Timber Construction: (Standards Manual).

2. National Forest Products Association: National Design Specifications for Wood Construction.

3. Southern Pine Inspection Bureau: Standard grading rules for Southern Pine Lumber.

4. Truss Plate Institute: Design Specifications for Light Metal Plate Connected Wood Trusses (TPI-71).

5. American Plywood Association: Guide to plywood for floors, plywood sheathings for walls and roofs.

6. American Wood-Preservers Association Standards.

B. All structural lumber shall be Hem-Fir #2 (minimum) stress grade lumber unless noted otherwise. Minimum Fiber Stress in Bending (FB) for all framing lumber to be 1,150 psi.

C. All structural lumber shall be stamped in accordance with the American Institute of Timber Constructions's "Construction Manual".

D. Grade loss resulting from effects of weathering, handling, storage, resawing or dividing lengths will be cause for rejection.

E. All plywood shall be identified by grade mark of an approved inspection agency and shall be Standard C-D, Flat Interior with ext. glue unless otherwise specified on Drawings.

F. Wood which is in contact with concrete, masonry, soil or within 1'-0" of grade or exposed to the exterior shall be pressure preservative treated.

G. All headers shall be as follows unless otherwise noted. Provide (1) 11/2" plywood gusset at 2 x 4 walls and (2) 11/2" plywood gussets @ 2 x 6 walls. All headers to be glued and nailed

Opening Size	Header (2 x 4 Wall)	Header (2 x 6 Wall)
up to 4'-0"	2 - 2 x 8	3 - 2 x 8
4'-0" to 6'-0"	2 - 2 x 10	3 - 2 x 10
6'-0" to 9'-0"	2 - 2 x 12	3 - 2 x 12

H. Locate double floor joist under all interior partitions running parallel to framing under plumbing fixtures and at floor openings. Provide 1 x 3 cross bridging at all floor joist and spans.

I. Design of wood trusses by others. Manufacturer to have truss design reviewed and certified by an Architect or Professional Engineer licensed in the state of New York prior to fabrication. See Truss Manufacturers specification for details.

J. Roof sheathing shall be APA rated 32 / 16, with minimum thickness of 15/32". Plywood shall be exterior grade. Panel clips shall be provided at all non-supported edges. Nailings shall be 6D nails at 6" O.C. at edges and 12" O.C. at interior supports.

K. Wall sheathing shall be APA rated 15/32" (minimum). Nailings shall be 6D nails @ 6" O.C. at edges and 12" O.C. at interior supports.

L. Floor sheathing shall be APA rated Sturd-I-Floor, T/G, 16" O.C., 21 / 32 (minimum) capable of supporting a minimum load of 85 PSF with a deflection limit of L / 360 of the span. Plywood shall be glued and nailed, 8D nails @ 12" O.C. at each support (unless the nailing pattern is otherwise noted on the drawings)

M. Laminated veneer lumber (L.V.L.) shall be an engineered wood product as manufactured by Truss Joist MacMillan or equal. The material shall meet the following properties: Fb=2600 psi; Fv=285psi; E=1,900,000 psi

N. Multiple piece LVL beams shall be nailed together in accordance with the manufacturers recommended nailing detail. All LVL beams shall have 3" bearing unless otherwise noted.

O. Joist hangers for LVL members shall be those specifically manufactured for the type and size of member.

2. CONNECTIONS:

A. Nailing:

1. Contractor shall adhere to standard industry practices regarding the number and type of fastners required at each connection including, but not limited to, joists, studs, plates, blocking, bridging, laminated beams, headers and plywood sheathing.

C. All manufactured connection hardware designated on Drawings shall be galvanized steel or at least 16 gauge thickness. Install full nailed in strict conformance to manufacturer's instructions.

D. All steel connections assemblies detailed on Drawings shall be fabricated from ASTM A36 steel in conformance with applicable requirements of AISC "Specification for the Design Fabrication, and Erection of Structural Steel for Buildings". Welding shall conform to AMS D1.1-86.

E. Install lag screws in drilled lead holes with a diameter equal to 3/4 of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned.

F. Bolt holes shall be drilled 1/16" larger than bolt diameter. Provide washers under all bolt heads and nuts bearing on wood. Holes shall be properly aligned.

G. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversize holes shall not be allowed. Bolts shall be ASTM A307 bolts. Nuts shall be tightened snug.

WOOD: (CONT.)

3. INSTALLATIONS:

A. All stud walls shown on Drawings shall have 2 x 4 studs (interior) and 2x6 studs (exterior) placed at 16" O.C. except where shown otherwise.

B. Top plates shall be doubled on all stud walls.

C. Cripples under headers shall be continuous to sole plate.

D. Block all stud walls as required for sheathing.

E. Beams, girders, and joists supporting bearing walls or other concentrated loads, shall not be notched. Joists, except as above, may be notched no deeper than 1/4 the depth, at top edge only, provided such notch is located within 1/8 to 1/4 of span from face of support. Sawcuts for notches shall not overrun depth of notch. Holes in joists, beams, and girders shall not be larger in diameter than 1/10 the depth of member and shall be located within center half of the span. All holes shall be centered within depth of member. Holes and notches in studs shall be located within 1/3 of height from either top or bottom, but no closer than 8" from plates. Holes and notches in studs shall not exceed 1" in diameter or depth.

F. Contractor shall pay strict adherence to to Microlam manufacturers written directions for cutting, drilling, notching, joining and general installation of their products.

G. Joists, rafters, and decking shall not be cut and headed or displaced to provide for openings in roofs or floors, except as detailed on Drawings.

H. Install all horizontal members with crown up.

I. All members in bearing shall be accurately cut and aligned so that full bearing is provided without use of shims. Bearing posts shall have full blocking or support under.

J. All rafters shall be notched for full bearing at all supports.

K. All joists shall have a minimum of 2" bearing at supports.

L. All plywood wall sheathing shall be applied as follows: center vertical joints over studs. Nail top of panels to double top plate, and nail bottom of panels to anchored sill plate. Apply gypsum board so that end joints of adjacent courses do not occur over the same stud.

M. Plywood sub-floor and roof sheathing: Install with face grain at right angles to supports, continuous over two (2) or more spans. Allow minimum space 1/16" between end joints and 1/8" at edge joints for expansion and contraction of panels. Plywood decking shall also be continuously glued and nailed to all joists, rafters or trusses.

N. Underlayment shall not be less than 1/4" in thickness and shall be identified by grademark of an approved inspection agency. Underlayment shall be installed in accordance with code and as recommended by manufacturer. Lay underlayment on #6 Rosin sized sheathing paper.

THERMAL & MOISTURE PROTECTION

1. The following specification shall govern with modifications as specified herein: American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals.

2. Install flashing and sheet metal in compliance with "Architectural Sheet Metal Manual" by SMACNA.

3. Aluminum flashing shall conform to ASTM B 209, and be minimum 0.016" thick standard building sheet of plain finish. Provide 6" x 8" min. at all step flashing.

4. Backpaint flashings with bituminous paint, where expected to be in contact with cementitious materials or dissimilar metals.

5. Provide and install flashing at all roof to wall conditions, projections of wood beams through exterior walls, exterior openings, and elsewhere as required to provide watertight/weatherproof performance.

6. Vinyl siding shall be installed according to manufacturer's printed instructions and shall include all accessories required for a complete installation. Manufacturer, style and color as selected by Owner.

7. Roof valley and eave flashing shall be provided of not less than 36" wide rolled material and shall extend at least 18" from the center line each way and shall have the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4".

A. Warm areas: Ice and Water Shield at all edge and valley conditions to 24" inside "heated wall".

B. Cold areas: 90 lbs. (min.) unperforated asphalt felt.

C. All other areas: 15 lb. (min.) unperforated asphalt felt.

8. Asphalt shingles (25 years) shall be fastened according to manufacturer's printed instructions, but not less than two (2) nails per each shingle. Exposure 5" for 16" shingle, 5 1/2" for 18" shingle, and 7 1/2" for 24" shingles. Provide one layer of 15 lb. (min.) building felt under shingles unless noted otherwise. Manufacturer, style and color as selected by Owner.

9. Enclosed attic spaces and roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain. The net free ventilating areas shall be not less than 2/3 of one percent (1%) of the horizontally projected roof area, or 1/3 of one percent (1%) if at least fifty percent (50%) of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. Provide continuous shingled ridge vents installed to manufacturers printed instructions. Manufacturer, style and color as selected by Owner.

10. Provide and install 9-1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-30 in roof or ceiling and 3 1/2" thick kraft faced glass fiber batt insulation with an insulation-only value of R-15 in 2 x 4 exterior walls of heated space.

11. Provide and install batt insulation at window shim spaces.

12. Fit insulation tight within spaces and tight to and behind mechanical and electrical services within the plane of insulation. Leave no gaps or voids.

13. Provide and install a 6 mil polyethylene vapor barrier complying with ASTM D2103 at exterior walls, windows and doors of all heated spaces. Equal to Tyvek "House Wrap".

14. Caulk in joints around openings to provide a watertight and airtight seal. Clean joints thoroughly. Areas adjacent to joints shall be masked if necessary to obtain a neat sealer line, free of stains on adjacent surfaces. Joints greater than 3/8" in depth shall be filled with back-up material.

15. All locations indicated on Drawings and wherever air, water, or dust may infiltrate between construction members shall be caulked. Set exterior edges of all exterior thresholds in caulking to provide weather tight seal.

16. Provide seamless 5" K gutters and 2" x 3" downspouts to splash blocks (match existing style and color). Include all accessories required for a complete installation. Verify location of downspouts in field with Owner.

DOORS AND WINDOWS

1. Reference standards for doors and windows shall be as follows:

A. Underwriter's Laboratories, Inc.: Building Material Directory

B. National Fire Protection Association: Pamphlet No. 80 - Standard for Fire Doors and Windows.

C. National Woodwork Manufacturers Association: I.S., 1078: Wood Flush Doors

D. ASTM E 283, ASTM E 331.

2. Glazing in locations which may be subject to human impact such as frameless glass doors, glass entrances and exit doors, fixed glass panels, sliding glass doors, shower doors, tub enclosures, and storm doors shall meet the requirements set forth in the Residential Code of New York State and the Safety Standard for Architectural Glazing Material (16 CFR 1201). All glazed panels located within 12" of a door which may be mistaken for openings for human passage, unless such panels are provided with a horizontal member 1 1/2" minimum in width located between 24" and 36" above the walking surface, shall be tempered glass.

3. Interior doors shall be pre-hung, molded, style and rail door units by Jeld-Wen or equal. Doors shall match adjacent existing door units as closley as possible. Hardware style and finish/color as selected by Owner.

4. All window units shall be of high-performance, wood construction in standard casement, awning, and fixed unit sizes. Provide Insulating Low E II Glass/Argon, removable screens, and extension jambs as required (equal to Andersen vinyl-clad wood windows with a U-Factor of 0.34).

5. Exterior doors shall be insulated fiberglass, pre-primed and pre-hung (Therma-Tru or equivilant). Final manufacturer, style, hardware style and finish/color as selected by Owner.

MECHANICAL

1. Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, ventilations, heating and air conditioning. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with all other trades. Terminal hookup of all fixtures and tap in to all utilities is required. Contractor shall install and check all pressure reducing valves, pop off valves and other safety devices prior to operations of system.

ELECTRICAL

1. Contractor shall provide and install all labor, materials, and equipment necessary to install wiring, related fixtures, electric heat elements, and control. All work shall comply with National Electrical Code and state and local codes and ordinances. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans, and controls.

DESIGN DATA:

Per Residential Code and Energy Conservation Construction Code of New York State

Roof (Live Load). 40psf

Roof (Dead Load). 10psf

First Floor (Live Load) . . . . . 40 psf

First Floor (Dead Load). . . . . 10 psf

Second Floor (Live Load) . . . . . 30 psf

Second Floor (Dead Load) . . . . . 10 psf

Presumptive Soil Bearing . . . . 1,500 psf at min. 42 inches below finished grade

REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE- Specifications

PHASE- Construction Documents

PROJECT- Additions and Renovations to:
6 Coach Side Lane
Pittsford, N.Y.

CLIENT- Alex & Kathy Raskin

DATE- January 8, 2026

JOB NO.- A26-0001

CKH architecture
6605 Pittsford Palmyra Road
Suite W5
Fairport, New York 14450
phone-(585) 249-1334
e-mail-CKHarnessy@frontiernet.net

DRAWING NO.-
A-3

To the best of my knowledge, belief, and professional judgement, these drawings are in compliance with these requirements and the Energy Code.

R103.2 Information on construction documents. Construction documents shall be drawn to scale upon suitable material. Electronic media documents are permitted to be submitted where approved by the code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in sufficient detail pertinent data and features of the building, systems and equipment as herein governed. Details shall include, but are not limited to, the following as applicable:

1. Mechanical system design criteria.
2. Mechanical and service water-heating system and equipment types, sizes and efficiencies.
3. Equipment and system controls.
4. Duct sealing, duct and pipe insulation and location.

M/E/P contractors are required to prepare and submit mechanical, lighting and service water heating system and equipment data to demonstrate full Energy Code compliance.

R302.7 Under-Stair Protection
Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board

R302.11 Fireblocking
In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

R311.3 Floors and Landings at Exterior Doors
There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

Exception: Exterior balconies less than 60 square feet (5.6 m2) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

R311.3.1 Floor Elevations at the Required Egress Doors
Landings or finished floors at the required egress door shall be not more than 11/2 inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall be not more than 73/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

R401.3 Certificate (Mandatory). A permanent certificate shall be completed by the builder or registered design professional
and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.
The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

R402.2.4 Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A woodframed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed, the purpose of which is to prevent the loose-fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose-fill insulation.
Exception: Vertical doors that provide access from conditioned to unconditioned spaces shall be permitted to meet the fenestration requirements of Table R402.1.2 based on the applicable climate zone specified in Chapter 3.

R402.4.3 Fenestration air leakage. Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.
Exception: Site-built windows, skylights and doors.

R402.4.4 Rooms containing fuel-burning appliances. In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.
Exceptions:
1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the International Residential Code.

R402.4.5 Recessed lighting. Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E 283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

R403.1 Controls (Mandatory). At least one thermostat shall be provided for each separate heating and cooling system.
R403.1.1 Programmable thermostat. The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day.
This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed by the manufacturer with a heating temperature set point no higher than 70°F (21°C) and a cooling temperature set point no lower than 78°F (26°C).

R403.3.2 Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or International Residential Code, as applicable.

R403.3.5 Building cavities (Mandatory). Building framing cavities shall not be used as ducts or plenums.

R403.3.3 Duct testing (Mandatory). Ducts shall be pressure tested to determine air leakage by one of the following methods:
1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.
Exception: A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope

The ductwork is within the thermal envelope.

R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory). Heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

R403.6 Mechanical ventilation (Mandatory). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
R403.6.1 Whole-house mechanical ventilation system fan efficacy. Mechanical ventilation system fans shall meet the efficacy requirements of Table R403.6.1.
Exception: Where mechanical ventilation fans are integral to tested and listed HVAC equipment, they shall be powered by an electronically commutated motor.

TABLE R403.6.1

MECHANICAL VENTILATION SYSTEM FAN EFFICACY
For SI: 1 cfm = 28.3 L/min.
FAN LOCATION AIR FLOW RATE MINIMUM
(CFM)
MINIMUM EFFICACY
(CFM/WATT)
AIR FLOW RATE MAXIMUM
(CFM)
Range hoods Any 2.8 cfm/watt Any
In-line fan Any 2.8 cfm/watt Any
Bathroom, utility room 10 1.4 cfm/watt < 90
Bathroom, utility room 90 2.8 cfm/watt Any

Refer to Table R402.1.2 for all Insulation and Fenestration Requirements by Component. This project is located in climate zone 5 and has a fenestration U-factor of .32. There is no requirement for SHGC in this climate zone.

ELECTRICAL POWER AND LIGHTING SYSTEMS
R404.1 Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.
R404.1.1 Lighting equipment (Mandatory). Fuel gas lighting systems shall not have continuously burning pilot lights.

ENERGY EFFICIENCY:

R402.4 AIR LEAKAGE. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.2 THROUGH R402.4.4

R402.4.1 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.2.2 AND R402.4.1.2 THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.

R402.4.1.1 INSTALLATION. THE COMPONANTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE 402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 AS APPLICABLE TO THE METHOD OF CONSTRUCTION WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 5 AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND 3 AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DURING TESTING:
1.EXTERIOR WINDOWS AND DOORS, FIREPLACES AND STOVE DOORS SHALL BE CLOSED BUT NOT SEALED BEYOND THE INTENDED WEATHERSTRIPPINGOR OTHER INFILTRATION CONTROL MEASURES.
2. DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED BUT NOT SEALEDBEYOND INTENDED INFILTRATION CONTROL MEASURES.
3. INTERIOR DOORS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
4. EXTERIOR DOORS VOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
5. HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF.
6. SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF TEST, SHALL BE FULLY OPEN. A MINIMUM OF 75 % OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS PER SECTION R404.1 OF THE 2015 IECC.

ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER STRIPPED, AND LATCHED PER R402.2.4 OF THE 2015 NY IECC.

SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MIN. OF R-6, WITH THE EXCEPTION OF DUCTS OR A PORTION THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE AS PER SECTION 403.3.1 OF THE IECC.

MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TOA MINIMUM OF R-3 AS PER SECTION 403.4 OF THE IECC.

OUTDOOR AIR INTAKE AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION IS NOT OPERATING AS PER SECTION 403.6 OF THE 2015 IECC.

REVISIONS-

NO.	DATE	DESCRIPTION

DRAWING TITLE- Specifications

PHASE- Construction Documents

PROJECT- Additions and Renovations to:
6 Coach Side Lane
Pittsford, N.Y.

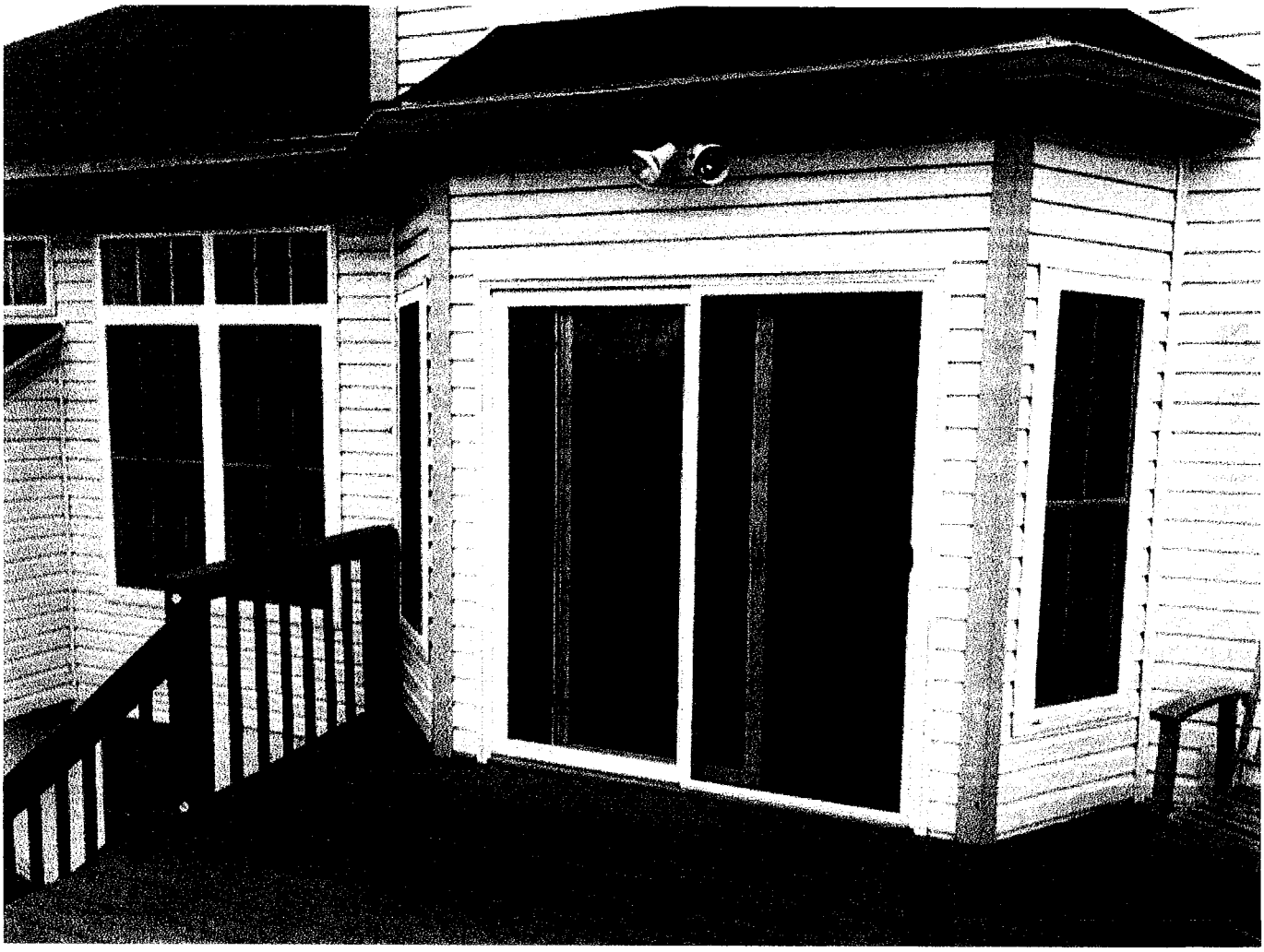
CLIENT- Alex & Kathy Raskin

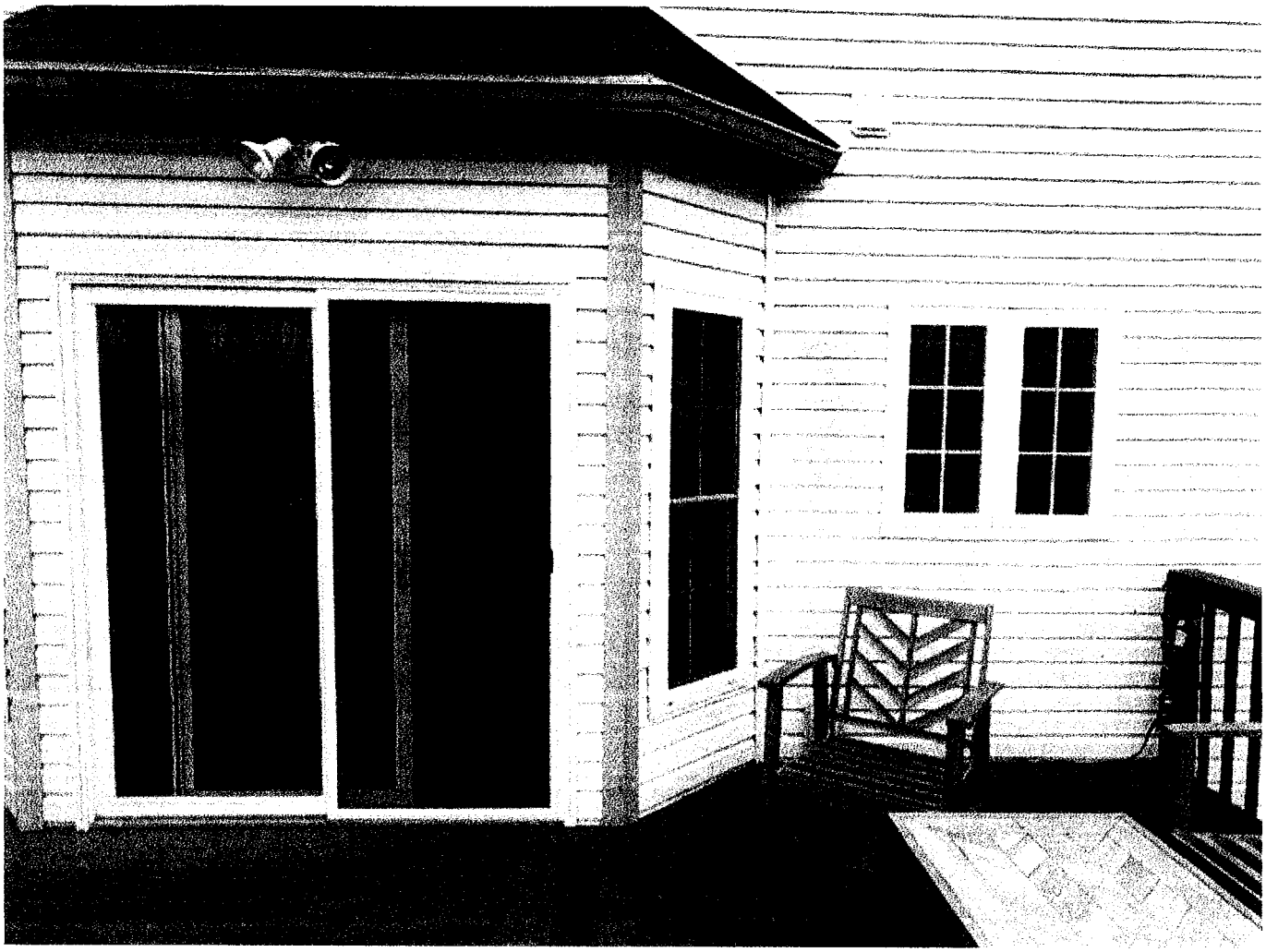
JOB NO.- A26-001

DATE- January 8, 2026

CKH architecture
6605 Pittsford Palmyra Road
Suite W5
Fairport, New York 14450
phone (585) 249-1234
e-mail- CKHennessey@frontiernet.net

DRAWING NO.- A-4





Town of Pittsford

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

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

Permit #
B26-000012

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 40 Greylock Ridge PITTSFORD, NY 14534
Tax ID Number: 164.15-2-53
Zoning District: RN Residential Neighborhood
Owner: Bud, Peter P
Applicant: James Beswick Contractor

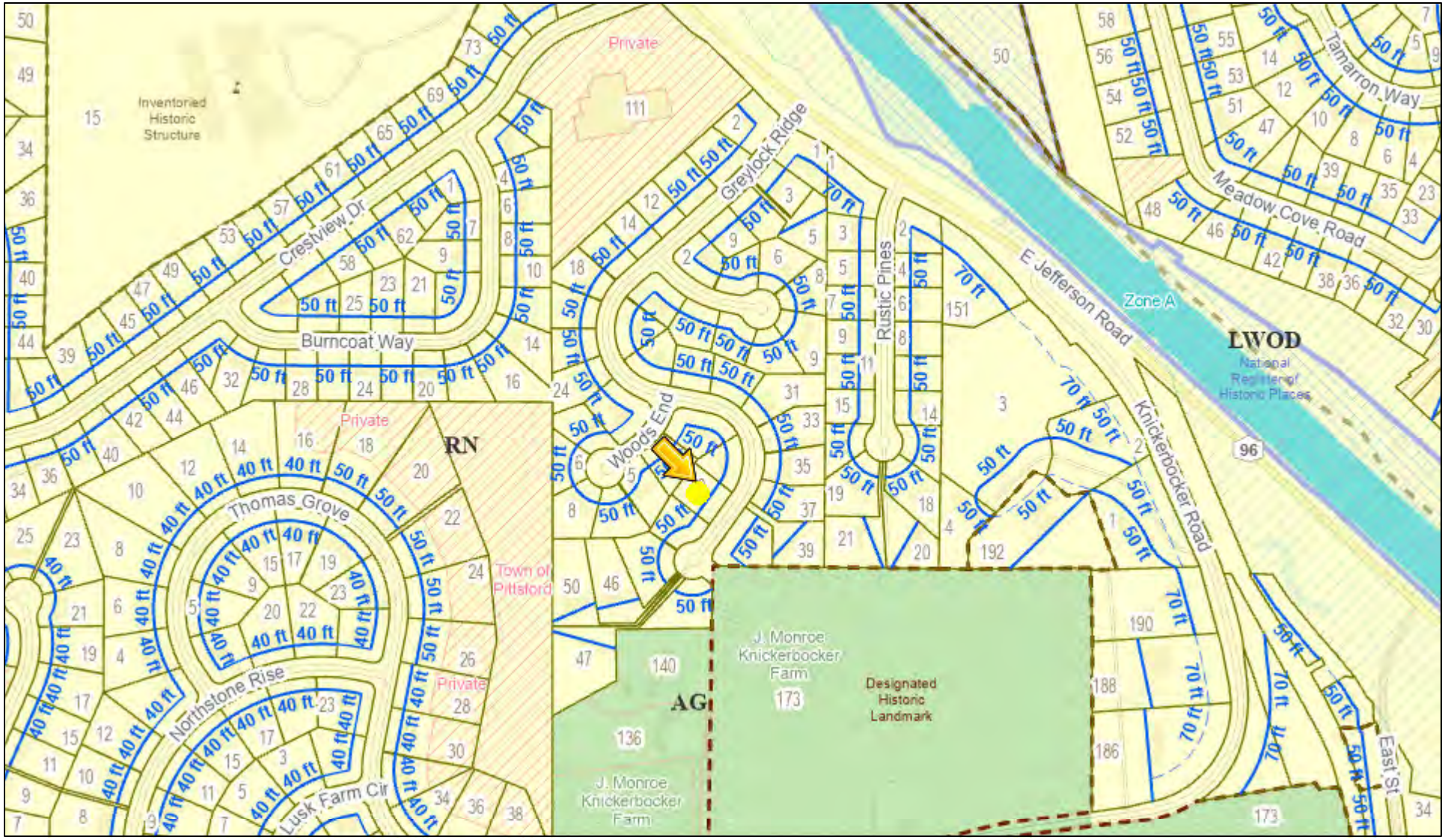
Application Type:

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

Project Description: Applicant is requesting design review for a 345 square foot rear addition. This property is zoned Residential Neighborhood (RN).

Meeting Date: February 12, 2026

Residential Neighborhood Zoning



2/5/2026, 8:29:25 AM

1:7,404

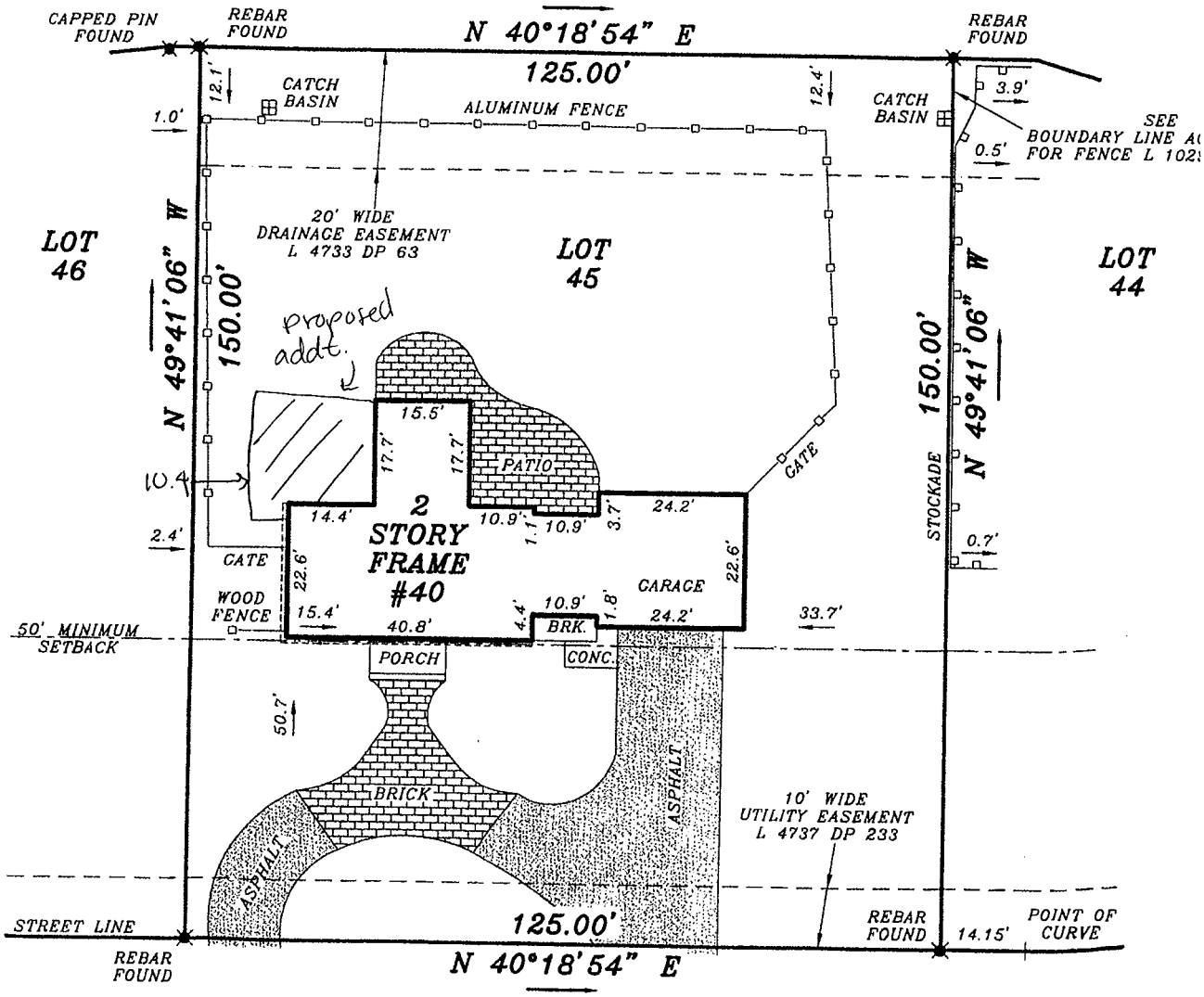
0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

Town of Pittsford GIS


FIRM Panel
36055C0359G
FIRM Panel
36055C0359G
Mon Sep 1 2025
Imagery © 2026 Nearmap, HERE
50 ft
Nearmap

LOT 32
GREYLOCK SUBDIVISION, SECTION 2
L 178 MP 71



GREYLOCK (60' WIDE) RIDGE

ABBREVIATIONS:

AB	ANCHOR BOLT
ACT	ACCOUSTICAL CEILING TILE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECHTURAL
ASPH	ASPHALT
AVG	AVERAGE
BD, BRD	BOARD
BET, BTW	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM (BENCHMARK)
BOT, B, B.O.	BOTTOM (OF)
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT-UP-ROOF
CB	CATCH BASIN
CEM	CEMENT
CFLG	COUNTERFLASHING
CFMF	COLD FORMED METAL FRAMING
CF	CUBIC FOOT (FEET)
CI	CAST IRON
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT, COMPANY
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
CY	CUBIC YARD(S)
DTL.	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DS	DOWN SPOUT
DWG	DRAWING
DWL	DOWEL
E	EAST
EA	EACH
EC	EPOXY COATED
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQPM, EQUIP	EQUIPMENT
EST	ESTIMATED
ETR	EXISTING TO REMAIN
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPAND
EXT	EXTERIOR
FDN	FOUNDATION
FF	FINISHED FLOOR
FIN	FINISHED
FL	FLANGE
FLASH	FLASHING
FLEX	FLEXIBLE
FLR, FL	FLOOR(ING)
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIRE PROTECTION
FT	FOOT, FEET
FTG	FOOTING
FUT	FUTURE
GA	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDCP, HC	HANDICAP (PED)
HDR	HEADER
HGT	HEIGHT
HRAL	HANDRAIL
HM.	HOLLOW METAL
HOR, HORIZ	HORIZONTAL
HVAC	HEATING/VENTLATING / AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATE(D), INSULATION
INT	INTERIOR
INV	INVERT
JST	JOIST
JT	JOINT
L	LENGTH, LONG
LIN	LINEAR
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LOUV	LOUVER
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX.	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEM	MEMBER
MEMB	MEMBRANE
MANUF	MANUFACTURE(D)
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER(S)
O.D.	OUTSIDE DIMENSION
OFF.	OFFICE
O/H	OVERHEAD
OPN'G	OPENING
OPP.	OPPOSITE
PNT.	PAINT
PART.	PARTITION
PAVMT.	PAVEMENT
PCC	PRE CAST CONCRETE
PERF	PERFORATED
PERM	PERMANENT
PL	PLATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PRT	PRESSURE TREATED PRESERVATIVE
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCE(D)
REQ	REQUIRED
REV	REVISION(S), REVISED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
S	SOUTH
SS	STAINLESS STEEL
SAN	SANITARY
SCH	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
ST	STREET
STD	STANDARD
STL	STEEL
STR	STRUCTURE, STRUCTURAL
SY	SQUARE YARD(S)
SYS	SYSTEM
SYM	SYMMETRY, SYMMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICK, THICKNESS
T.O.	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNEX.	UNEXCAVATED
U.N.O.	UNLESS NOTED OTHERWISE
VAR	VARIES, VARIABLE
VERT.	VERTICAL
W	WEST
W/	WITH
W/O	WITHOUT
WD	WOOD
WP	WATERPROOF(ED/ING)
WT	WEIGHT
WWF	WELDED WIRE FABRIC

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE NEW YORK STATE RESIDENTIAL CODE 2025 AND THE NEW YORK STATE ENERGY CODE 2025.
2. ALL WORK SHALL CONFORM WITH ALL LOCAL CITY / TOWN ZONING ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
3. ALL EXTERIOR AND INTERIOR FINISH MATERIAL SELECTIONS SHALL BE MADE BE THE OWNER AND CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE ANY DIMENSIONS. IN CASES OF OMITTED DIMENSIONS, CONTACT THE ARCHITECT FOR INFORMATION.
5. ALL MATERIALS, PRODUCTS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES PRINTED RECOMMENDATIONS.
6. THIS PLAN HAS BEEN REVIEWED FOR STRUCTURE DESIGN AND IS NOT VALID FOR PERMIT WITHOUT ORIGINAL "WET SEAL" PLACED IN THE TITLE BLOCK AREA.
7. BEARING CAPACITY OF THE SOIL IS ASSUMED TO BE 3000 PSF. ACTUAL BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED AT THE SITE PRIOR TO COMMENCEMENT OF THE WORK. FOOTINGS SHALL BEAR ON FIRM, LEVEL UNDISTURNED NATURAL SOIL, FREE OF FROST OR LOOSE MATERIAL.
8. CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO ACI 318-19 AND ACI 301-20.
9. CONCRETE STRENGTH AT 28 DAYS: FOOTINGS = 3,000 psi
ALL OTHER = 3,000 psi
10. GENERAL CONTRACTOR IS TO SET ALL GRADES. LAYOUT OF BUILDING ON THE SITE TO BE COORDINATED BETWEEN THE OWNER AND CONTRACTOR.
11. AT ALL CONCRETE SLAB ON GRADE AREAS, CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL AND UNSUITABLE MATERIAL. SUBGRADE TO BE PROOFROLLED PRIOR TO PLACEMENT AND COMPACTION OF CRUSHED STONE BASE.
12. BEAM POCKETS ARE TO BE GROUTED SOLID WITH 3,000 PSI CONCRETE.
13. STRUCTURAL STEEL SHALL CONFORM TO 360-2022 AMERICAN INSTITUTE OF STEEL CONSTRUCTION [AISC] SPECIFICATION AND CODE OF STANDARD PRACTICE. STRUCTURAL STEEL TO BE ASTM A572, GRADE 50. STEEL PIPE TO BE ASTM A501 OR ASTM A53, TYPE E OR S, GRADE B. BOLTS SHALL BE ASTM A325 UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE ASTM A307 OR ASTM A36.
14. WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL FOREST PRODUCT'S ASSOCIATION'S [NFPA] 2024 NDS. STRUCTURAL LUMBER SHALL BE NO. 2 HEM - FIR OR BETTER: Fb = 850 psi [BASE]
(UNLESS NOTED OTHERWISE) E = 1,300,000 psi

DIMENSION LUMBER:	POSTS AND TIMBERS:
#2 HEM-FIR	HEM-FIR SELECT STR
Fb = 850 psi	Fb = 1,200 psi
Fv = 150 psi	Fc = 975 psi
E = 1,300 ksi	E = 1,300 ksi
LAMINATED VENEER LUMBER (LVL):	**PARALLEL STRAND LUMBER (PSL):**
Fb = 2,600 psi	Fb = 2,900 psi
Fc = 2,510 psi	Fc = 2,900 psi
Fv = 285 psi	Fv = 290 psi
E = 1,900 ksi	E = 2,000 ksi

15. OPENINGS IN EXTERIOR OR INTERIOR BEARING WALLS SHALL BE AS INDICATED ON THE DRAWINGS. IN ABSENCE OF HEADER NOTATION, PROVIDE AS FOLLOWS:

Up to 5'-0"	(3) 2x8	(2) KING STUDS EA. SIDE
Up to 6'-0"	(3) 2x10	(2) KING STUDS EA. SIDE
Up to 8'-0"	(3) 2x12	(3) KING STUDS EA. SIDE
Up to 10'-0"	(3) 9 1/4" LVL	(3) KING STUDS EA. SIDE

16. DESIGN LOADS:

FLOOR TRUSS/ JOIST DESIGN LOADS	
LIVE LOADS	
LIVING AREAS:	40 PSF
SLEEPING AREAS:	30 PSF
DEAD LOADS	
STRUCTURE:	7 PSF
FLOOR:	3 PSF
CEILING:	3 PSF
MECHANICAL:	2 PSF
TOTAL DEAD LOAD:	15 PSF
TOTAL DESIGN LOADS - LIVING AREAS:	55 PSF
TOTAL DESIGN LOADS - SLEEPING AREAS:	45 PSF

ROOF TRUSS/ RAFTER DESIGN LOADS	
SNOW LOADS	30 PSF
DEAD LOADS	20 PSF
TOTAL DESIGN LOAD:	50 PSF

Note:
Shop drawings for all roof trusses shall be submitted, prepared and sealed by a Professional Engineer licensed in the project state, to the Architect for review prior to beginning fabrication.

18. PLYWOOD ROOF AND WALL SHEATHING SHALL BE EXTERIOR GRADE, APA RATED. WOOD IN CONTACT WITH MASONRY, CONCRETE, OR EARTH SHALL BE PRESSURE PRESERVATIVE TREATED.
19. FRAMING ANCHORS, JOIST HANGERS, AND MISCELLANEOUS CONNECTING DEVICES FOR WOOD FRAMING SHALL BE GALVANIZED STEEL OF AT LEAST 16 GAUGE THICKNESS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR THE SPECIFIED LOAD GENERATED AT EACH LOCATION. USE NAIL SIZE AND NAILING PATTERN SUPPLIED BY OR RECOMMENDED BY THE MANUFACTURER.
20. DOUBLE ALL JOISTS UNDER PARALLEL WALLS, PLUMBING FIXTURES, AND AT FLOOR OPENINGS. PROVIDE BRIDGING AT ALL FRAMING MIDSPANS BEYOND 8'-0". WOOD PLATES SHALL BE SECURED TO TOP FLANGES OF STEEL BEAMS AT 4'-0" O.C. WITH RAMSET OR EQUAL.
21. UNLESS OTHERWISE NOTED, ROOFING SHALL BE 25 YR. MIN. FIBERGLASS SHINGLES AND ROOFING UNDERLAYMENT, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED REQUIREMENTS FOR INSTALLATION. ROOF VENTING SHALL EQUAL 1 SF NET / 300 SF ATTIC SPACE.
22. DESIGN OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS IS BY OTHERS.
23. WINDOW UNIT MANUFACTURE TBD. VERIFY WITH OWNER AND CONTRACTOR ACTUAL UNIT TYPES, SIZES, MISCELLANEOUS WINDOW ACCESSORIES (SUCH AS WINDOW GRILL PATTERNS) AND MANUFACTURER PRIOR TO ORDERING. G.C. SHALL VERIFY WITH OWNER ALL WINDOW UNIT SELECTIONS AND FINAL LOCATIONS.
24. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE PROVIDED AT ALL LIVING AND SLEEPING AREAS PER ALL NEW YORK STATE CODE REQUIREMENTS.

ENERGY ANALYSIS SUMMARY:

CODE EDITION:	2025 NEW YORK STATE ENERGY CONSERVATION CODE
COMPLIANCE PATH:	THE BUILDING DESIGN COMPLIES WITH THE REQUIREMENTS OF SECTION R401 THROUGH R404 AND R408 FOR PRESCRIPTIVE VALUES OF THERMAL ENVELOPE RESISTANCE.
CLIMATE ZONE:	5 - MONROE COUNTY
OCCUANCY:	SINGLE-FAMILY RESIDENTIAL
WORK TYPE:	EXISTING BUILDING, WITH NEW ADDITION (NEW CONSTRUCTION TO MEET CODE REQUIRED VALUES PER CHAPTER 5)

BUILDING ELEMENTS (TABLE R402.1.3):

ELEMENT:	*REQUIREMENT:*			*PROVIDED:*
	ZONE 4	*ZONE 5*	*ZONE 6*	*ZONE 5*
VERTICAL FENESTRATION U-FACTOR	0.27	0.27	0.27	0.27
SKYLIGHT U-FACTOR	0.50	0.50	0.50	-
GLAZED VERTICAL FENESTRATION SHGC	0.40	0.40	NR	0.40
SKYLIGHT SHGC	0.40	NR	NR	-
CEILING R-VALUE			R-49	R-49
INSULATION ENTIRELY ABOVE ROOF DECK			R-30 ci	-
WOOD-FRAMED WALL R-VALUE	OPTIONS		R-30 R-20 + R-5 ci R-13 + R-10ci R-0 + R-20 ci	- R-21 + R-6 ci - -
MASS WALL R-VALUE			R-15 / R-20	-
FLOOR R-VALUE			R-30 R-19 + R-7.5 ci R-20 ci	- - -
BASEMENT WALL R-VALUE			R-15 ci R-19 R-13 + R-5 ci	- - -
UNHEATED SLAB R-VALUE & DEPTH			R-10, 4 FT	R-10, 4FT
HEATED SLAB R-VALUE & DEPTH			R-10, 4FT + R-10 FULL SLAB	-
CRAWL SPACE WALL R-VALUE			R-15 ci R-19 R-13 + R-5 ci	- R-19 -

MAXIMUM AIR LEAKAGE RATE:	SHALL NOT BE GREATER THAN 3.0 AIR CHANGES PER HOUR IN ZONE 4 OR 5, AND NOT GREATER THAN 2.5 AIR CHANGES PER HOUR IN ZONE 6.
FENESTRATION AIR LEAKAGE RATE:	WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NOT GREATER THAN 0.3 FT^3/MIN./FT^2. SWINGING DOORS SHALL NOT BE GREATER THAN 0.5 FT^3/MIN./FT^2
BUILDING ENVELOPE:	NEW ELEMENTS TO MEET APPLICABLE ENERGY CODE REQUIREMENTS FOR NEW CONSTRUCTION.
HEATING & COOLING SYSTEMS:	EXISTING BUILDING SYSTEMS TO REMAIN, DISTRIBUTION TO BE UPDATED TO ALTERED INTERIOR SPACES (BY MECHANICAL SUBCONTRACTOR).
LIGHTING:	RECESSED LIGHTING SHALL BE SEALED WITH GASKET OR CAULKED, AND HAVE AN AIR LEAKAGE RATE NOT GREATER THAN 2.0 CFM.

COMPLIANCE NOTE:

To the best of my knowledge, information, and belief, the plans and specifications are in accordance with the applicable requirements of the 2025 NYS Energy Conservation Code.

DOUGLAS J. TEMPLETON

ZONING INFORMATION:

PARCEL ID:	164.15-2-53
JURISDICTION:	TOWN OF PITTSFORD, NEW YORK
ZONING DISTRICT:	RN - RESIDENTIAL NEIGHBORHOOD
PROPOSED USE:	SINGLE-FAMILY HOME - EXISTING - NO CHANGE
LOT AREA:	0.43 ACRES - 18, 750 SF

SUMMARY OF REGULATIONS:

ELEMENT:	*REQUIREMENT:*	*PROVIDED:*
LOT AREA:	N/A	EXISTING - NO CHANGE
SETBACKS: FRONT YARD- SIDE YARD- REAR BUFFER-	50'-0" TO BUILDING LINE 10' MIN. ONE SIDE - 30' COMBINED 10'	10.4' TO NEW ADDITION
BUILDING HEIGHT:	MIN. 2 STORIES, OR 20 FEET	EXISTING - NO CHANGE
MAXIMUM SQUARE FOOTAGE: (PRINCIPAL USE OR STRUCTURE)	3,675 + 5% OF 1,250 *3,737 SF*	INCREASED TO 2,369 SF (ADDITION OF 345 SF)

LOT COVERAGE CALCULATIONS:

EXISTING LOT AREA:		***18, 750 SF***
ZONING DISTRICT:		RN - RESIDENTIAL NEIGHBORHOOD
	EXISTING	*PROPOSED*
EXISTING HOUSE	1, 931 SF	1, 931 SF
PROPOSED ADDITION	-	345 SF
COVERED PORCH	93 SF	93 SF
DRIVEWAY & FRONT WALK	2, 172 SF	2, 172 SF
PORCH & SIDEWALK	100 SF	100 SF
REAR PATIO	564 SF	564 SF
TOTAL:	*4, 860 SF*	*5, 205 SF*
REQUIREMENT: ***40% MAX. (7,500 SF)***	***25.92%***	***27.76%*** *+1.84%* *(+345 SF)*

BUD RESIDENCE

Proposed Addition

40 Greylock Ridge
Pittsford, New York

NORTHLINE ARCHITECTS
www.northlinearchitects.com
Licensed in New York & Massachusetts
343 N. Main St., Suite 202
Canandaigua, NY
585-905-0034
info@northlinearchitects.com

REGISTERED ARCHITECT
DOUGLAS JAMES TEMPLETON
043604
STATE OF NEW YORK

PROJECT AREA:
SQUARE FOOTAGE TAKEN FROM ENTIRE BUILDING FOOTPRINT (OUTSIDE FACE OF EXTERIOR WALLS) & DOES NOT REPRESENT TOTAL LIVING AREA WITHIN THE HOME USED FOR ASSESSMENT PURPOSES.

	EXISTING SF	*ADDITION SF*	*ALTERED SF*	*FLOOR TOTAL*	*NET CHANGE*	*IN PROJECT SCOPE*
SECOND FLOOR	NO CHANGE					
FIRST FLOOR	1, 405 SF +/-	+345 SF	0 SF	1, 750 SF +/-	+345 SF	345 SF
BASEMENT	1, 405 SF +/-	+345 SF	0 SF	1, 750 SF +/-	+345 SF	345 SF
	(INCL. CRAWL SPACE)	(CRAWL SPACE)			(CRAWL SPACE)	(CRAWL SPACE)
TOTAL	*NO CHANGE*	***+345 SF***	**-**	-	*+345 SF*	*345 SF*
		NEW FLOOR SPACE				

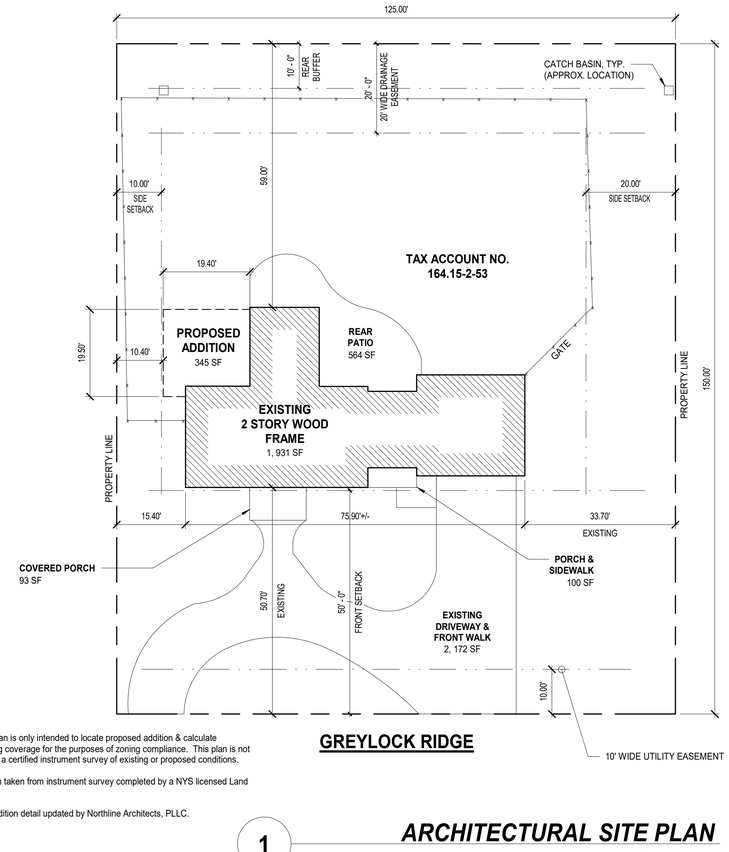
OWNER:
Peter Bud
peterpaulbud@gmail.com
585-944-5232

40 Greylock Ridge
Pittsford, NY 14534

ARCHITECT:
Douglas J. Templeton, AIA, NCARB, LEED AP
dtempleton@northlinearchitects.com
585-905-0034
NYS R.A. License No: 043604

Northline Architects, PLLC
343 North Main Street, Suite 202
Canandaigua, NY 14424
www.northlinearchitects.com

LIST OF DRAWINGS:



NOTE:
Architectural Site Plan is only intended to locate proposed addition & calculate approximate building coverage for the purposes of zoning compliance. This plan is not to be substituted for a certified instrument survey of existing or proposed conditions.

Site plan information taken from instrument survey completed by a NYS licensed Land Surveyor.

Proposed house addition detail updated by Northline Architects, PLLC.

1

ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

NORTH

BUD RESIDENCE
Bedroom Suite Addition
40 Greylock Ridge
Pittsford, New York

REVISED:

ISSUED FOR DRB
DATE: 1-30-26
PROJECT NO: 25-132
TITLE: COVER SHEET
SHEET NO: **CS**

STRUCTURAL DESIGN CRITERIA:

A. ROOF LOADS
   - LIVE LOAD - 20 PSF
   - GROUND SNOW LOAD - 40 PSF
   - FLAT ROOF SNOW LOAD Pf - 28 PSF
   - SNOW EXPOSURE FACTOR (Ce) - 1.0
   - SNOW LOAD IMPORTANCE FACTOR (I) - 1.0
   - THERMAL FACTOR Ct - 1.0
   - SNOW DRIFTING LOAD EFFECTS CONSIDERED PER ASCE 7

B. FLOOR LIVE LOADS
   - RESIDENTIAL -40 PSF

C. WIND LOADS
   - ULTIMATE DESIGN WIND SPEED Vult - 115 mph
   - NOMINAL DESIGN WIND SPEED Vasd - 89 mph
   - RISK CATEGORY - II
   - WIND EXPOSURE - C
   - INTERNAL PRESSURE COEFFICIENT - 0.18

D. SEISMIC
   - SEISMIC RISK CATEGORY - II
   - SEISMIC IMPORTANCE FACTOR, Ie - 1.0
   - MAPPED SPECTRAL RESPONSE Ss AND S1 - .13/0.57
   - SEISMIC SITE CLASS - D
   - DESIGN SPECTRAL RESPONSE Sds AND Sd1 - .139/.091
   - SEISMIC DESIGN CATEGORY - B
   - BASIC SEISMIC FORCE - RESISTING SYSTEM(S) - WOOD SHEAR WALLS
   - SEISMIC RESPONSE COEFFICIENT(S), CS. - 0.1
   - RESPONSE MODIFICATION COEFFICIENT(S), R. - 3
   - ANALYSIS PROCEDURE USED - EQUIVALENT LATERAL FORCE

E. BUILDING IS DESIGNED USING 2025 NEW YORK UNIFORM CODE SUPPLEMENT TO THE 2024 INTERNATIONAL BUILDING CODE.

GENERAL STRUCTURAL NOTES:

A. ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, HVAC, PLUMBING AND CIVIL DRAWINGS.

B. CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., IN FIELD AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION OR SHOP DRAWINGS.

C. THE DRAWINGS ARE INTENDED TO REQUIRE AND TO INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT PROPER FOR THE WORK.

D. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND REQUIREMENTS.

E. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PROCEDURES. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

F. OBSERVE ALL OSHA AND OTHER APPLICABLE SAFETY REQUIREMENTS INCLUDING THE USE OF SAFETY GLASSES, HARD HATS, AND PROTECTION OF AREA WHEN WORKING OVERHEAD. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.

G. COORDINATE WORK OF ALL DISCIPLINES (ARCH., STRUCT., ELECT., ETC.) WITH EXISTING CONDITIONS, SPECIAL REQUIREMENTS, CONSTRUCTION SCHEDULE AND OTHER CONTRACTORS PERFORMING WORK AT THE SITE.

H. THE CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY SHORING, BRACING, ETC., AS NEEDED FOR THE WORK SO AS NOT TO ENDANGER THE STRUCTURAL INTEGRITY OF ANY EXISTING FEATURE.

I. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE DONE TO EXISTING FEATURES AS A RESULT OF THIS WORK. DAMAGED ITEMS SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.

J. SEE SPECIFICATIONS FOR FULL SCOPE OF REQUIREMENTS APPLICABLE TO THIS PROJECT.

K. SHOP DRAWINGS: REPRODUCTION OF DESIGN DRAWINGS SHALL NOT BE PERMITTED FOR SHOP DRAWING SUBMISSIONS. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW AND PROVIDE REVIEW STAMP ON SHOP DRAWING SUBMISSIONS PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER INDICATING UNDERSTANDING AND ACCEPTANCE OF SUBMITTAL AND CONFIRMING CONFORMANCE TO PROJECT PLANS

EARTHWORK NOTES:

A. MATERIALS:
   1. ENGINEERED FILL, BACK FILL AND SUBBASE MATERIAL SHALL BE A SOIL GRANULAR MATERIAL CONFORMING TO THE GRADATION CRITERIA REFERENCED IN THE GEOTECHNICAL REPORT.
   2. SAND SHALL CONSIST OF CLEAN SAND HAVING HARD, DURABLE, UNCOATED GRAINS, FREE FROM DELETERIOUS MATERIAL; FINENESS MODULUS SHALL BE 2.85+/- 0.20.

B. SUBMIT TEST RESULTS VERIFYING MATERIALS TO BE USED MEET THE ABOVE REQUIREMENTS.

C. STRIP TOPSOIL, ORGANIC MATERIAL, AND LOOSE SOILS INSIDE THE PROJECT AREA. REMOVE EXISTING ASPHALT AND CONCRETE STRUCTURES WITHIN 24 INCHES OF THE FINISHED FLOOR ELEVATION UNLESS NOTED OTHERWISE ON THE DRAWINGS. REMOVE THESE EXISTING MATERIALS COMPLETELY AT FOUNDATION LOCATIONS.

D. UNDERPINNING OF EXISTING WALLS AND SLABS SHALL BE DONE IN SUCH A MANNER AS NOT TO ENDANGER THE EXISTING STRUCTURE. THE METHODS FOR ALL UNDERPINNING WORK SHALL BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO THE START OF UNDERPINNING TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

E. MATERIALS EXCAVATED BELOW INDICATED SUBGRADE ELEVATIONS, UNDER FOOTINGS, FOUNDATION BASES OR RETAINING WALLS SHALL BE REPLACED WITH LEAN CONCRETE FILL. BACK FILL OTHER AREAS WITH AUTHORIZED MATERIALS.

F. EXCAVATIONS SHALL BE KEPT FREE OF WATER AND ANY UNDESIRABLE MATERIALS WHILE WORK IS IN PROGRESS. NOTIFY OWNER'S REPRESENTATIVE WHEN EXCAVATION HAS BEEN RECOMPACTED AND REINFORCING PLACED. DO NOT PLACE CONCRETE UNTIL DIRECTED TO DO SO.

G. NO BACK FILLING OF FOUNDATION WALLS (EXCEPT RETAINING WALLS) SHALL BE DONE UNLESS WALLS ARE ADEQUATELY BRACED OR BACK FILL IS PLACED EQUALLY ON BOTH SIDES OF WALL.

H. PLACE ENGINEERED FILL IN LIFTS NOT EXCEEDING 6 INCHES TO WITHIN 8 INCHES OF THE BOTTOM OF SLAB. COMPACT EACH LIFT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D698).

I. COMPACT BACKFILL AFTER PLACING BELOW GRADE COMPONENTS TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D698).

J. PROTECT BOTTOM OF EXCAVATIONS AGAINST FREEZING WHEN TEMPERATURE IS LESS THAN 35°

K. COMPACTION TESTING TO BE PERFORMED AS FOLLOWS:
   1. FILL UNDER BUILDING SLAB: A MINIMUM OF ONE TEST PER LAYER FOR EVERY 1000 SQUARE FEET OF ENGINEERED FILL. EACH 8" LIFT SHALL BE TESTED.
   2. FOOTING AND TRENCH BACK FILL: A MINIMUM OF ONE TEST FOR EVERY TWO FEET OF FILL DEPTH FOR FOOTINGS AND ONE TEST FOR EVERY 50 LINEAR FEET OF TRENCH (MINIMUM ONE TEST PER TRENCH IF LESS THAN 50 FEET).

L. WRITTEN TEST RESULTS SHALL BE RECEIVED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF ANY CONCRETE PLACEMENT.

MASONRY NOTES:

A. SEE STRUCTURAL DRAWINGS AND/OR SCHEDULES, AND ARCHITECTURAL DRAWINGS FOR LOCATION, SIZE AND SPACING OF REINFORCED MASONRY.

B. SUBMITTALS:
   1. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF MASONRY REINFORCEMENT.
   2. SUBMIT DESIGN MIXES FOR EACH TYPE GROUT AT LEAST 15 DAYS OF REINFORCEMENT COMPLYING WITH ACI DETAILING MANUAL. PRIOR TO START OF WORK.

C. MATERIALS:
   1. CONCRETE MASONRY UNITS: HOLLOW OR SOLID UNITS ASTM C90. ALL UNITS SHALL BE TYPE I, NORMAL WEIGHT AUTOCLAVED CURED. MOISTURE CONTENT SHALL NOT EXCEED 30% OF MAXIMUM ABSORPTION, AND SHRINKAGE SHALL BE LESS THAN 0.35% AS PER ASTM C426.
   2. MORTAR: ASTM C270, TYPE S. NO MASONRY CEMENT WILL BE ALLOWED.
   3. f'm=1,500 psi
   4. REINFORCEMENT BARS: ASTM A615 GRADE 60.
   5. JOINT REINFORCEMENT: TRUSS TYPE WITH 0.148 INCH DIAMETER
   6. FINE GROUT: ASTM C476.

D. TESTING PROCEDURE:
   1. BLOCKS SHALL BE TESTED PER ASTM C-140 FOR STRENGTH, ABSORPTION AND SIZE.
   2. STRENGTH OF MASONRY CONSTRUCTION SHALL BE DETERMINED BY PRISM TESTS MADE IN ACCORDANCE WITH ASTM E-447. ONE SET OF PRISMS (3 EACH) SHALL BE PREPARED AND TESTED EVERY 3000 SQ. FT. OF WALL CONSTRUCTED.
   3. GROUT COMPRESSIVE STRENGTH SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C-1019. GROUT SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C-143. ONE SET OR MORTAR CUBES (3 EACH) SHALL BE PREPARED EVERY 5000 SQ. FT. OF WALL CONSTRUCTED.

E. PROTECT MASONRY WORK FROM DAMAGE DUE TO OTHER WORK AND THE WEATHER AS RECOMMENDED BY NCMA. ALL UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. SOLID UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS, 3/8" THICK. LAY IN FULL RUNNING BOND UNLESS INDICATED OTHERWISE.

F. PLACE HORIZONTAL REINFORCING ON FULL MORTAR BED AT 16" O.C. MIN. OR AS INDICATED ON DRAWINGS. VERTICAL REINFORCING IN MASONRY WHERE SHOWN SHALL BE PLACED IN GROUT FILLED CORES AND PROPERLY LOCATED AS INDICATED. SPLICES SHALL BE MINIMUM 36 X BAR DIAMETER.

G. USE LOW-LIFT GROUTING TECHNIQUES TO FILL CORES, UNLESS HIGH-LIFT GROUTING (VERTICAL PLACEMENT >4'0") IS APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING.

H. USE UNIT TEST METHOD, ACCORDING TO ASTM C -140, TO VERIFY MATERIALS PROPERTIES.

I. ALL EXPOSED MORTAR JOINTS SHALL BE TOOLED.

STRUCTURAL STEEL:

A. STRUCTURAL STEEL WORK INCLUDES ALL STRUCTURAL STEEL TO BE FURNISHED AND ERECTED, BEAMS, COLUMNS, CHANNELS, ANGLES, JOISTS, LINTELS, BEARING PLATES, ETC., AS INDICATED ON THE DRAWINGS.

B. COMPLY WITH THE FOLLOWING CODES AND STANDARDS:
   1. AISC STEEL CONSTRUCTION MANUAL, ASD, 9TH EDITION
   2. AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE STEEL", 2000.
   3. CURRENT OSHA ERECTION AND FABRICATION REQUIREMENTS.

C. MATERIALS:
   1. BEAMS, GIRDERS AND COLUMNS: ASTM A992
   2. ANGLES, BARS AND PLATES: ASTM A-36.
   3. TUBE STEEL: ASTM A500, GRADE B Fy=46 KSI
   4. PIPE: SCHEDULE 40 CONFORMING TO ASTM A53, GRADE B. U.N.O.
   5. HIGH STRENGTH BOLTS: ASTM A 325.
   6. WELDS: E70XX ELECTRODES.

D. ALL STRUCTURAL STEEL SHOP CONNECTIONS SHALL BE WELDED AND ALL FIELD CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED UNLESS SHOWN OTHERWISE.

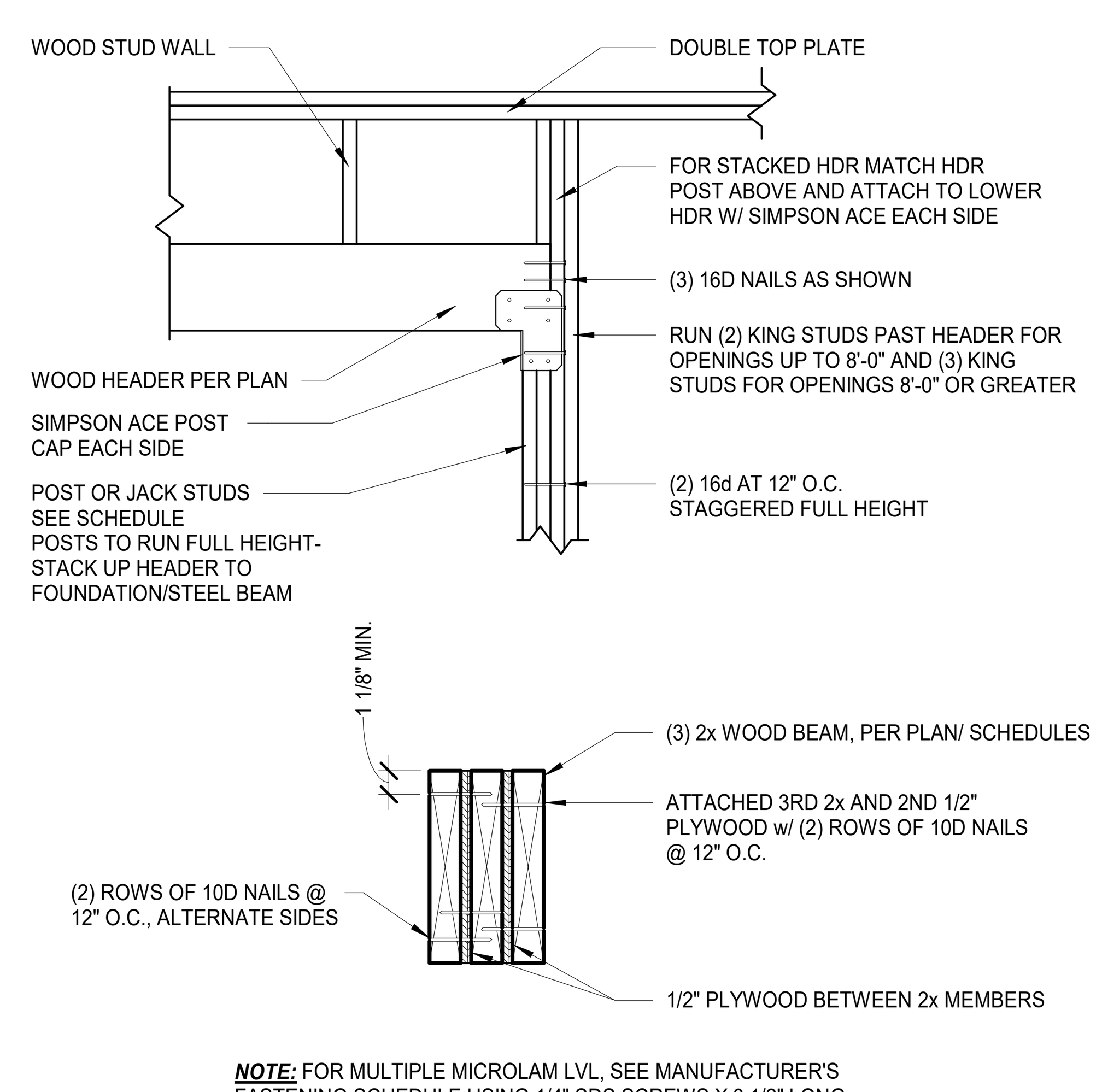
E. ALL BOLTS SHALL BE TIGHTENED TO THE SNUG TIGHT CONDITION UNLESS NOTED OTHERWISE. SLIP CRITICAL BOLTS SHALL BE USED AT ALL MOMENT CONNECTIONS.

F. PROVIDE ANCHORS AND OTHER DEVICES TO BE BUILT INTO CONCRETE WORK.

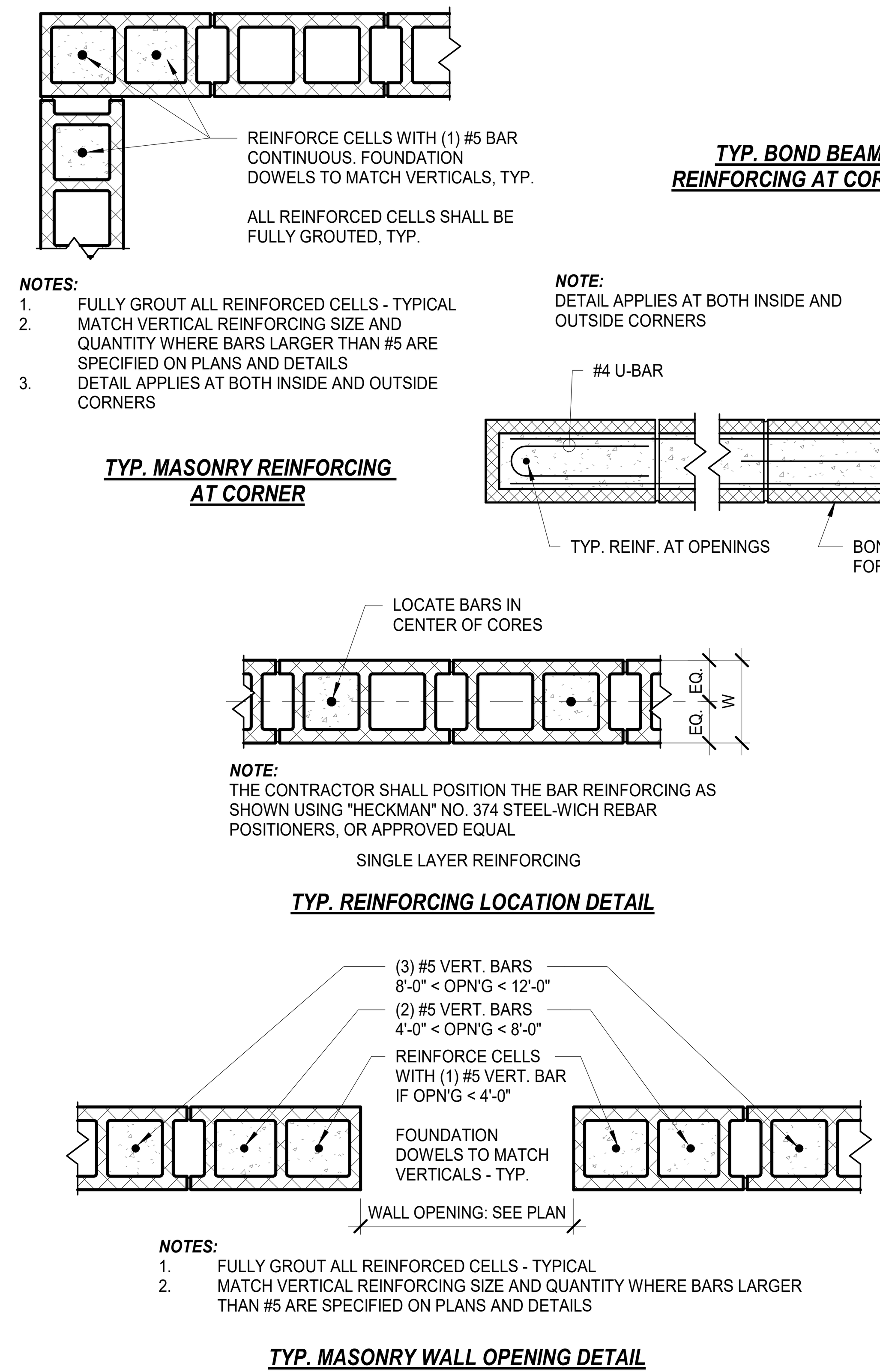
G. STEEL SHALL RECEIVE ONE COAT OF PRIMER PAINT, UNLESS NOTED OTHERWISE.

H. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INCLUDING COMPLETE DETAILS AND SCHEDULES FOR FABRICATION AND ASSEMBLY OF STRUCTURAL STEEL MEMBERS, PROCEDURES AND DIAGRAMS.

I. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.



3 **TYP. WOOD DETAILS**
1 1/2" = 1'-0"



2 **TYP. MASONRY DTLS.**
1" = 1'-0"

FOUNDATION NOTES:

1. MAXIMUM ALLOWABLE BEARING PRESSURE = 1,500 PSF PER NSBC PRESUMPTIVE BEARING PRESSURES.
2. ALL COLUMN AND WALL FOOTINGS SHALL BEAR ON STABLE, UNDISTURBED NATIVE SOILS.
3. PROVIDE 2x6 NAILER ON ALL STEEL BEAMS, U.N.O.
4. ALL FOOTINGS TO BEAR ON STABLE NATURAL SOIL, ON COMPACTED GRANULAR FILL, OR ON CLEAN STONE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL EXCAVATION WORK AND FOUNDATION CONSTRUCTION IS PERFORMED IN DRY CONDITIONS.
5. ALL EXTERIOR FOOTINGS TO BEAR AT OR BELOW THE ANTICIPATED FROST DEPTH.
6. GRANULAR FILL SHOULD CONSIST OF A DURABLE SAND AND GRAVEL OR CRUSHER-RUN STONE (NYSDOT ITEM 304.12), FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHALL BE LESS THAN 5. GRANULAR FILL SHALL HAVE 100% FINER THAN 3", AT LEAST 20% FINER THAN NUMBER 4 SIEVE, AND NO MORE THAN 10% DINFER THAN NUMBER 200 SIEVE.
7. COMMON FILL SHALL CONSIST OF DURABLE MATERIAL, FREE OF ANY ORGANIC MATTER. PLASTICITY INDEX SHALL BE LESS THAN 15. COMMON FILL SHALL HAVE 100% FINER THAN 6", AT LEAST 90% FINER THAN 3", AND AT LEAST 20% FINER THAN NUMBER 4 SIEVE.
8. GRANULAR FILL SHALL BE USED WITHIN 6" OF FLOOR SLABS, AND AS BACKFILL AGAINST EARTH-RETAINING WALLS. COMMON FILL MAY BE USED ELSEWHERE.
9. ALL LOAD-BEARING FILL SHOULD BE COMPACTED, IN LIFTS OF 8 INCHES OR LESS, TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557.
10. WHEN TOP OR SUBSOILS ARE EXPANSIVE, COMPRESSIBLE OR SHIFTING, SUCH SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSURE STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE AND SHALL NOT BE USED AS FILL.

FOUNDATION WALL SCHEDULE:

WALL TYPE	MATERIAL	THICKNESS	MAX HGHT.	VERTICAL REINFORCEMENT	HORIZONTAL REINF.	GROUT
W-1	CMU	8"	≤ 8'-0"	#4 @ 48" O.C.	(1) #4 BOND BEAM, TOP CRS.	SOLID
W-2	CMU	10"	≤ 8'-0"	#4 @ 32" O.C.	(1) #5 BOND BEAM, TOP CRS.	SOLID
W-3	CMU	12"	≤ 10'-0"	#5 @ 32" O.C.	(2) #5 BOND BEAMS, TOP CRS.	SOLID
W-4	CONCRETE	8"	≤ 8'-0"	#5 @ 12" O.C.	#5 @ 12" O.C.	-
W-5	CONCRETE	10"	≤ 8'-0"	#5 @ 12" O.C.	#5 @ 12" O.C.	-
W-6	CONCRETE	12"	≤ 8'-0"	#5 @ 12" O.C.	#5 @ 12" O.C.	-
W-7	CMU	12"	≤ 14'-0"	#6 @ 16" O.C.	(2) #5 BOND BEAMS, TOP & BOT. CRS.	SOLID

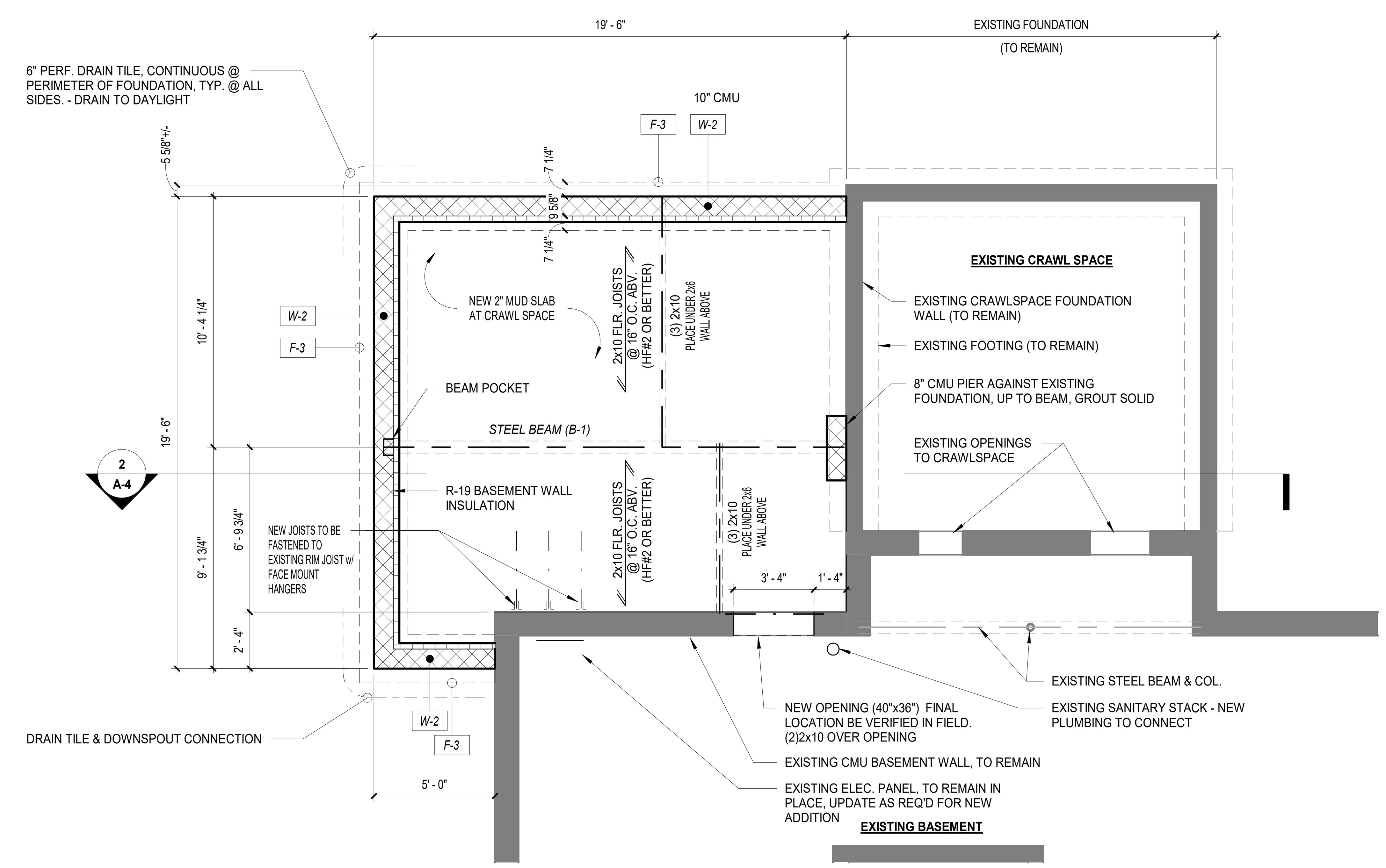
WALL FOOTING SCHEDULE:

TYPE	DEPTH x WIDTH	REINFORCEMENT
F-1	8" x 16"	(2) #4 CONT.
F-2	8" x 20"	(2) #5 CONT.
F-3	12" x 24"	(3) #5 CONT.
F-4	PER ENGINEER	-

STEEL BEAM SCHEDULE:

TYPE	QTY.	MEMBER
B-1	1	W8x35

NOTE: GC TO DETERMINE FINAL BEAM LENGTH ON SITE PER FINAL DIMENSIONS



1 **ADDITION FOUNDATION PLAN**
1/4" = 1'-0"

REGISTERED ARCHITECT DOUGLAS JAMES TEMPLETON 043604 STATE OF NEW YORK

NORTHLINE ARCHITECTS
www.northlinearchitects.com
Licensed in New York & Massachusetts
343 N. Main St., Suite 202
Canandaigua, NY
585-905-0034
info@northlinearchitects.com

BUD RESIDENCE
Bedroom Suite Addition
40 Greylock Ridge
Pittsford, New York

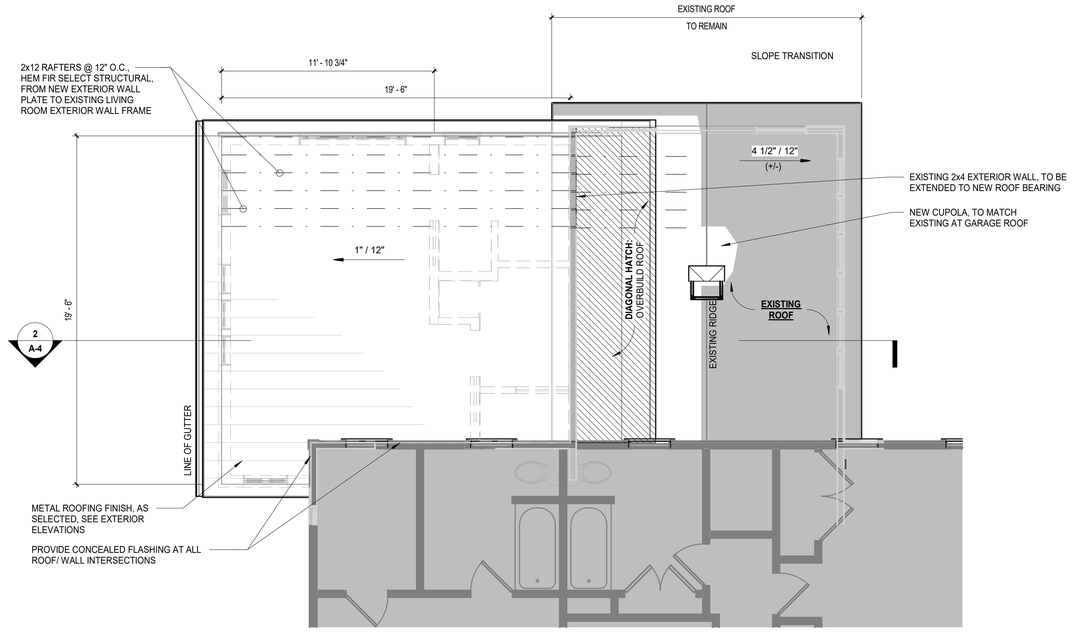
REVISED:

DATE:	ISSUED FOR DRB 1-30-26
PROJECT NO:	25-132
TITLE:	FOUNDATION PLAN
SHEET NO:	A-1

ROOF & HEADER NOTES:

1. ALL HEADERS SHALL CONFORM WITH THE TABLE R602.7(1) OF THE 2025 NEW YORK STATE RESIDENTIAL CODE.
2. FINAL OPENING SIZES SHALL BE COORDINATED WITH FINAL SIZES OF SELECTED WINDOWS AND DOORS. AS SELECTED BY OWNER. COORDINATED BY GC.
3. NEW OVERHANG AND RAKE PROJECTIONS SHALL MATCH EXISTING UNLESS OTHERWISE NOTED. (1'-0" +/-)

HEADER SCHEDULE:		
UP TO 3'-0" OPENING	(3) 2x6 HEADER	(2) 2x6 JACKS
UP TO 5'-0" OPENING	(3) 2x8 HEADER	(2) 2x6 JACKS
UP TO 6'-0" OPENING	(3) 2x10 HEADER	(2) 2x6 JACKS



2 **ADDITION ROOF PLAN**
1/4" = 1'-0"
NORTH

NEW CONSTRUCTION LEGEND:

- 2x6 STUD FRAMING @ 16" O.C.
- 2x4 STUD FRAMING @ 16" O.C.
- CONCRETE FOUNDATION WALL, SEE FOUNDATION PLAN FOR THICKNESS
- (SD) SMOKE DETECTORS: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN- AT ALL FLOORS
- (SD/CO) COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN- AT ALL FLOORS
- (H) HEAT DETECTORS: HARDWIRED PER CODE, CONNECTED TO AUDIBLE ALARM.

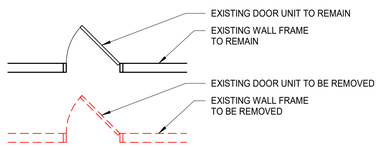
WINDOW TAGS: NOTED AS FEET/INCH WIDE x FEET/ INCH TALL
EXAMPLE: 3'6⁰ = 36" WIDE & 80" TALL

FINAL WINDOW SELECTION TO BE BY OWNER, COORDINATED BY GC. SHALL MATCH EXISTING AS CLOSE AS FEASIBLE.

DOOR TAGS: NOTED AS FEET/INCH WIDE X FEET/INCH TALL
EXAMPLE: 3'6⁰ = 36" WIDE & 80" TALL

FINAL DOOR DESIGN & HARDWARE FUNCTIONS TO BE SELECTED BY OWNER, COORDINATED BY GC.

DEMOLITION LEGEND:



UNLESS NOTED OTHERWISE:

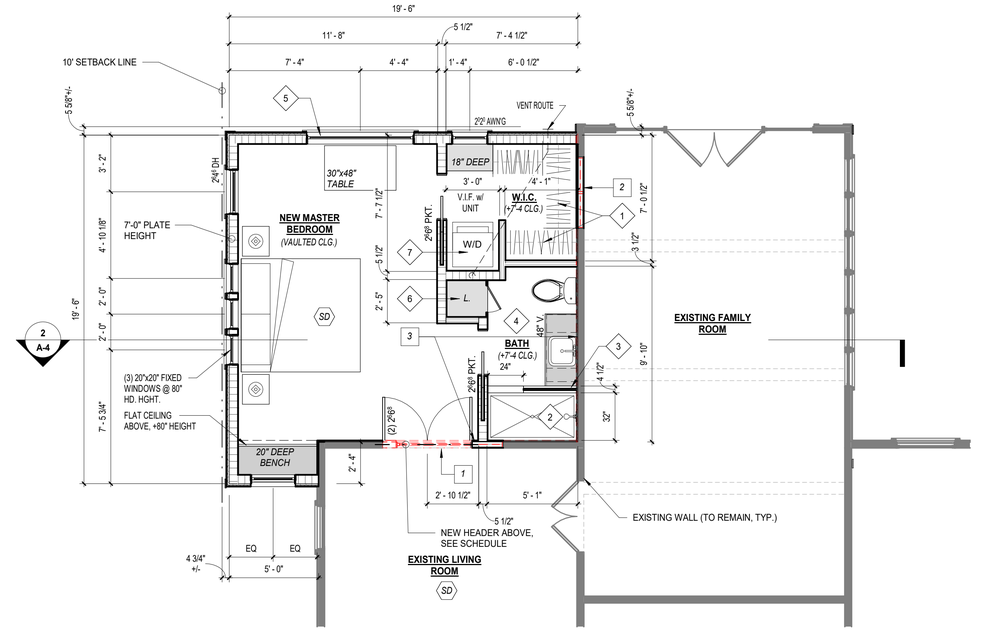
1. ALL DIMENSIONS AT EXTERIOR WALLS MEASURED FROM EXTERIOR FACE OF FRAMING.
2. ALL INTERIOR WALLS TAKEN FROM FACE OF FRAMING (NOT GYP. OR FINISHES INCLUDED)
3. ALL EXTERIOR HEADERS (3) 2x8 UNLESS NOTED OTHERWISE.
4. WINDOW HEAD HEIGHT TO MATCH EXISTING. WINDOW SELECTION & SIZES ARE TO BE VERIFIED WITH OWNER AND ADJUSTED AS NECESSARY FOR COST AND DETAILING BY GC.
5. ALL FINISHES AND SELECTIONS BY OWNER, COORDINATED BY GC.
6. GC TO VERIFY ALL LOAD BEARING CONDITIONS. IF CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLANS, CONTACT ARCHITECT IMMEDIATELY.
7. ALL HEATING AND COOLING SYSTEMS SHALL BE UPDATED TO SERVICE NEW SQUARE FOOTAGE. FINAL DESIGN BY OTHERS, COORDINATED BY GC.
8. ALL MILLWORK AND CLOSET DETAILS AND SELECTIONS BY OWNER, COORDINATED BY GC.

FLOOR PLAN KEYNOTES:

1. NEW CLOSETS - FINAL CONFIGURATION OF ROD * SHELVES TBD BY OTHERS/ OWNER, COORDINATED BY GC.
2. 32" x 60" SHOWER. PROVIDE PAN, CURB, AND FULL WATERPROOFING AT SIDE WALLS. FINAL FIXTURE SELECTIONS BY OWNER, COORDINATED BY GC.
3. 2x4 HALF WALL TO +48", GLASS TO +80" (8" CLEAR BEFORE CLG.)
4. ELECTRIC HEATED FLOOR UNDERLAYMENT IN BATH, POWER REQUIREMENTS, SWITCHING LOCATIONS, TO BE COORDINATED BY GC.
5. EXISTING LIVING ROOM WINDOW, REINSTALLED IN NEW LOCATION. FINAL DETAILS TO BE COORDINATED BY CONTRACTOR. EXISTING BUILDING THERMAL ENVELOPE COMPONENT NOT SUBJECT TO NEW CONSTRUCTION REQ'MENTS.
6. LINEN CLOSET. FINAL CONFIGURATION TBD BY OWNER, COORDINATED BY GC. PROVIDE MILLWORK CABINETRY DOOR (18" WIDE SHOWN FOR REF.)
7. STACKABLE WASHER DRYER OR SINGLE COMBINATION UNIT. PROVIDE WASHER BOX AND DRYER VENT IN REAR WALL. DRYER VENT TO EXTEND UP ABOVE CLOSET CEILING AND VENT TO EXTERIOR. IN ACCORDANCE WITH APPLICABLE CODES & MANUFACTURER'S RECOMMENDATIONS & LENGTH LIMITS. GC TO COORDINATE FINAL VENT LOCATION IN FIELD.
8. EXTEND EXISTING 2x4 WALL TO SUPPORT NEW ROOF FRAMING. FINAL PLATE HEIGHT TO BE VERIFIED IN FIELD.

DEMOLITION KEY NOTES:

1. REMOVE EXISTING WINDOW- SALVAGE FOR FUTURE REUSE. EXISTING OPENING TO BE EXPANDED TO ACCOMMODATE NEW DOOR. GC TO SHORE STRUCTURE ABOVE AS REQ'D TO INSTALL NEW HEADER AND JACK STUDS.
2. EXISTING CASEMENT WINDOWS TO BE REMOVED. WALL TO BE INFILLEDTO MATCH ADJACENT CONSTRUCTION.
3. REMOVE EXISTING SIDING AND BUILDING WRAP. PRESERVE & REPAIR EXISTING SHEATHING AS REQ'D FOR STRUCTURAL INTEGRITY.



1 **ADDITION FLOOR PLAN w/ DEMO**
1/4" = 1'-0"
NORTH

REGISTERED ARCHITECT
DOUGLAS JAMES TERRY
043604
STATE OF NEW YORK

NORTHLINE ARCHITECTS
www.northlinearchitects.com
Licensed in New York & Massachusetts
343 N. Main St., Suite 202
Canandaigua, NY
585-905-0934
info@northlinearchitects.com

BUD RESIDENCE
Bedroom Suite Addition
40 Greylock Ridge
Pittsford, New York

REVISED:

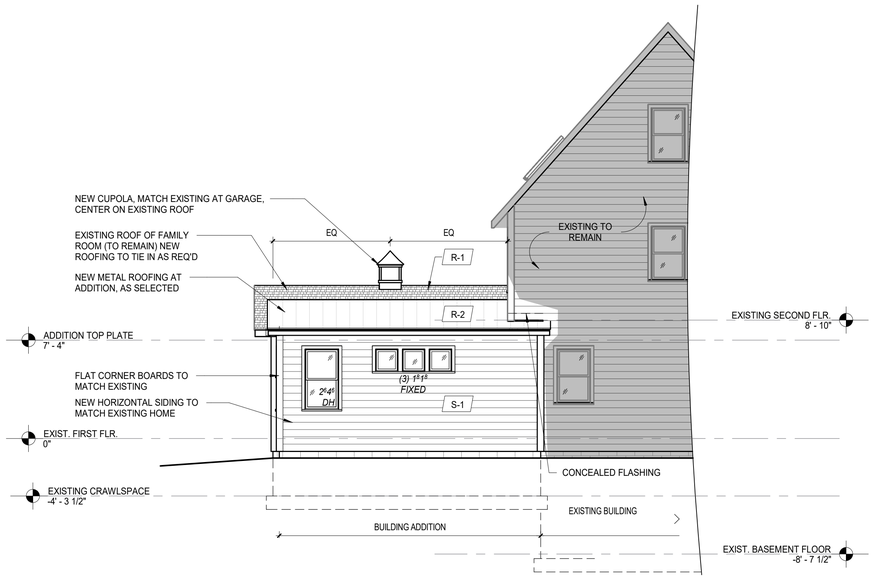
ISSUED FOR DRB
DATE: 1-30-26
PROJECT NO: 25-132
TITLE: PROPOSED FLOOR PLANS
SHEET NO: **A-2**

ELEVATION FINISH NOTES:

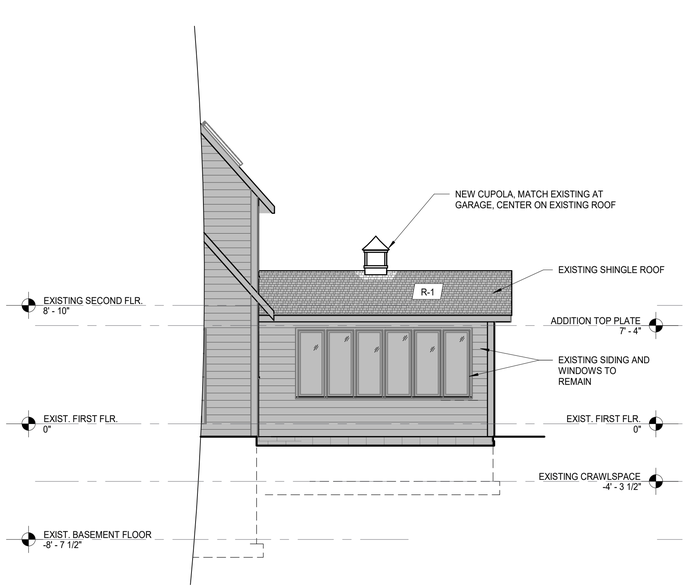
R-1 ***ROOF TYPE 1:***
EXISTING SHINGLES TO BE REPLACED, IF REQ'D TO CONSTRUCT NEW ADDITION. MATCH IN COLOR & STYLE.
RE-ROOF ENTIRE CONTIGUOUS ROOF AREA IF MATCH IS NOT ACHIEVABLE AND PATCH WOULD BE NOTICEABLE. FINAL VERIFICATION BY OWNER.
NEW ALUM. DRIP EDGE TO MATCH SIDING COLOR.

R-1 ***ROOF TYPE 2:***
STANDING SEAM METAL ROOFING SYSTEM
OVER FULL ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
ROOF FRAMING W/ SPRAY APPLIED INSULATION R-49 MIN.
ALUM. DRIP EDGE TO MATCH SIDING COLOR.

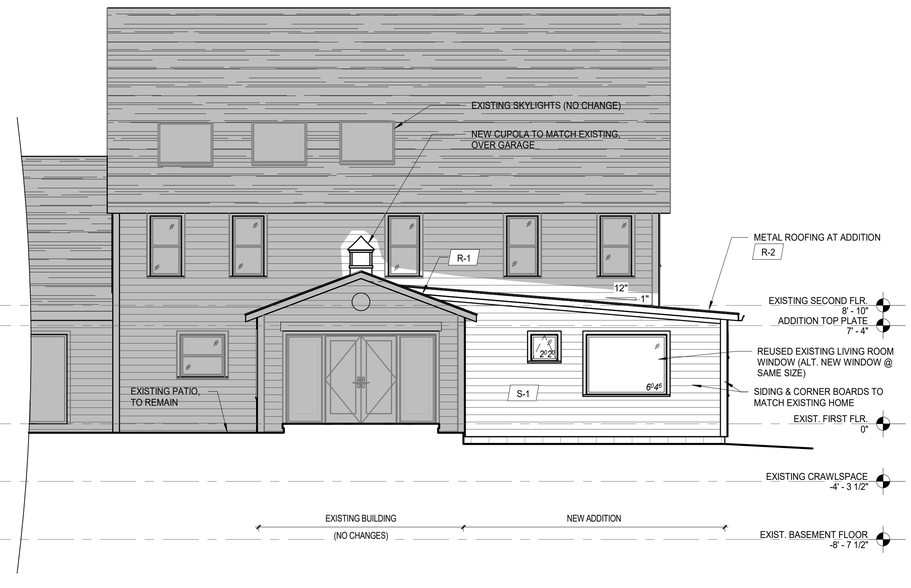
S-1 ***EXTERIOR SIDING:***
NEW HORIZONTAL SIDING, TO MATCH EXISTING IN COLOR, STYLE, AND EXPOSURE.
RE-SIDE ALL CONTIGUOUS AREAS OF EXISTING HOME WHERE ANY INDIVIDUAL PATCH IS NOTICEABLE. FINAL VERIFICATION BY OWNER.
FLAT CORNERBOARDS TO MATCH EXISTING.



2 ***SOUTHWEST ELEVATION***
3/16" = 1'-0"



3 ***NORTHEAST ELEVATION***
3/16" = 1'-0"



1 ***NORTHWEST ELEVATION***
3/16" = 1'-0"

REGISTERED ARCHITECT
DOUGLAS JAMES TEMPLETON
043604
STATE OF NEW YORK

NORTHLINE ARCHITECTS
www.northlinearchitects.com
Licensed in New York & Massachusetts
585-905-0934
info@northlinearchitects.com
343 N. Main St., Suite 202
Canandaigua, NY

BUD RESIDENCE
Bedroom Suite Addition
40 Greylock Ridge
Pittsford, New York

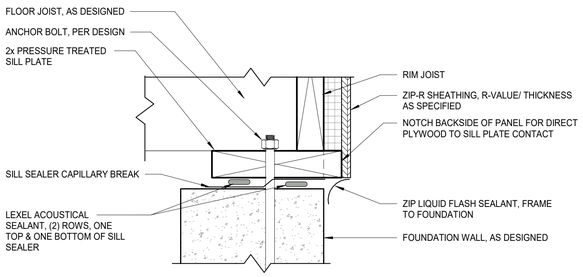
REVISED:

ISSUED FOR DRB
DATE: 1-30-26

PROJECT NO: 25-132

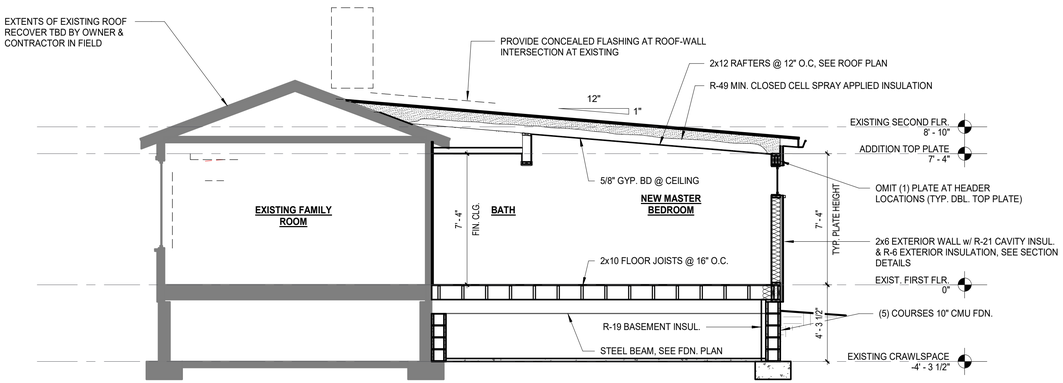
TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-3



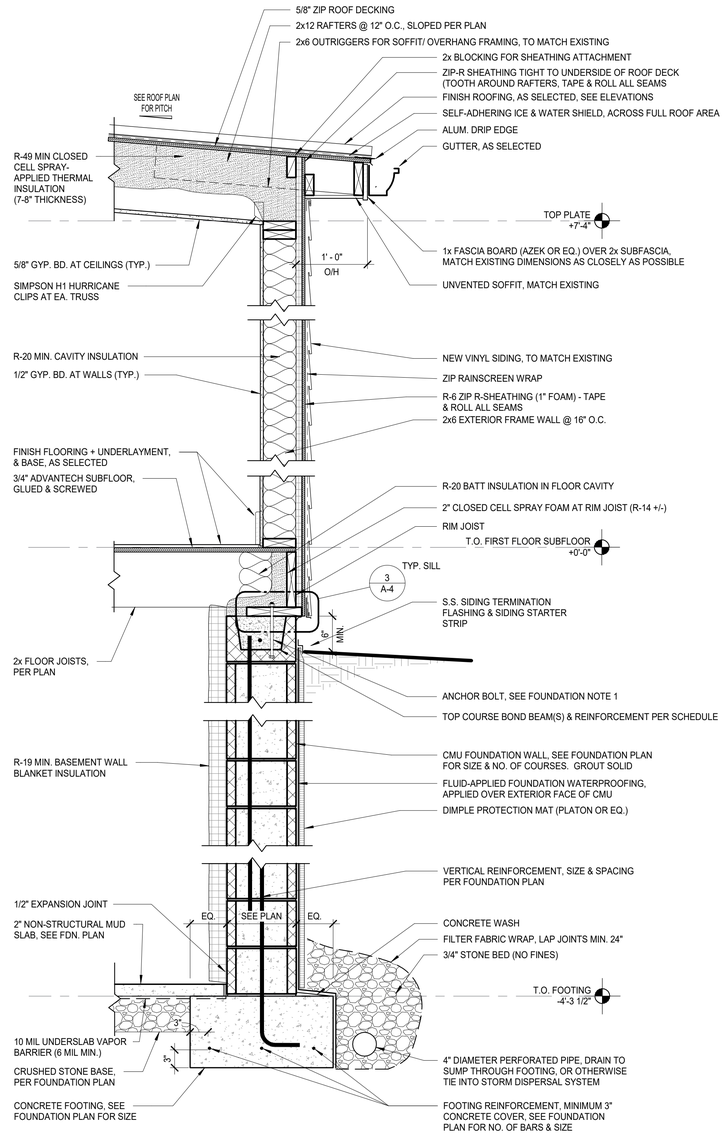
3 TYPICAL ZIP-R SILL DETAIL

3" = 1'-0"



2 BUILDING SECTION

1/4" = 1'-0"



1 TYPICAL WALL SECTION

1" = 1'-0"

REGISTERED ARCHITECT
DOUGLAS JAMES TERRY
043604
STATE OF NEW YORK

NORTHLINE ARCHITECTS
www.northlinearchitects.com
Licensed in New York & Massachusetts
343 N. Main St., Suite 202
Canandaigua, NY
585-905-0934
info@northlinearchitects.com

BUD RESIDENCE
Bedroom Suite Addition
40 Greylock Ridge
Pittsford, New York

REVISED:

ISSUED FOR DRB
DATE: 1-30-26
PROJECT NO: 25-132
TITLE: SECTIONS
SHEET NO: A-4

Town of Pittsford

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

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

Permit #
B26-000006

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 34 French Road ROCHESTER, NY 14618
Tax ID Number: 151.14-1-17
Zoning District: RN Residential Neighborhood
Owner: Chiarenza, Joel A
Applicant: Chiarenza, Joel A

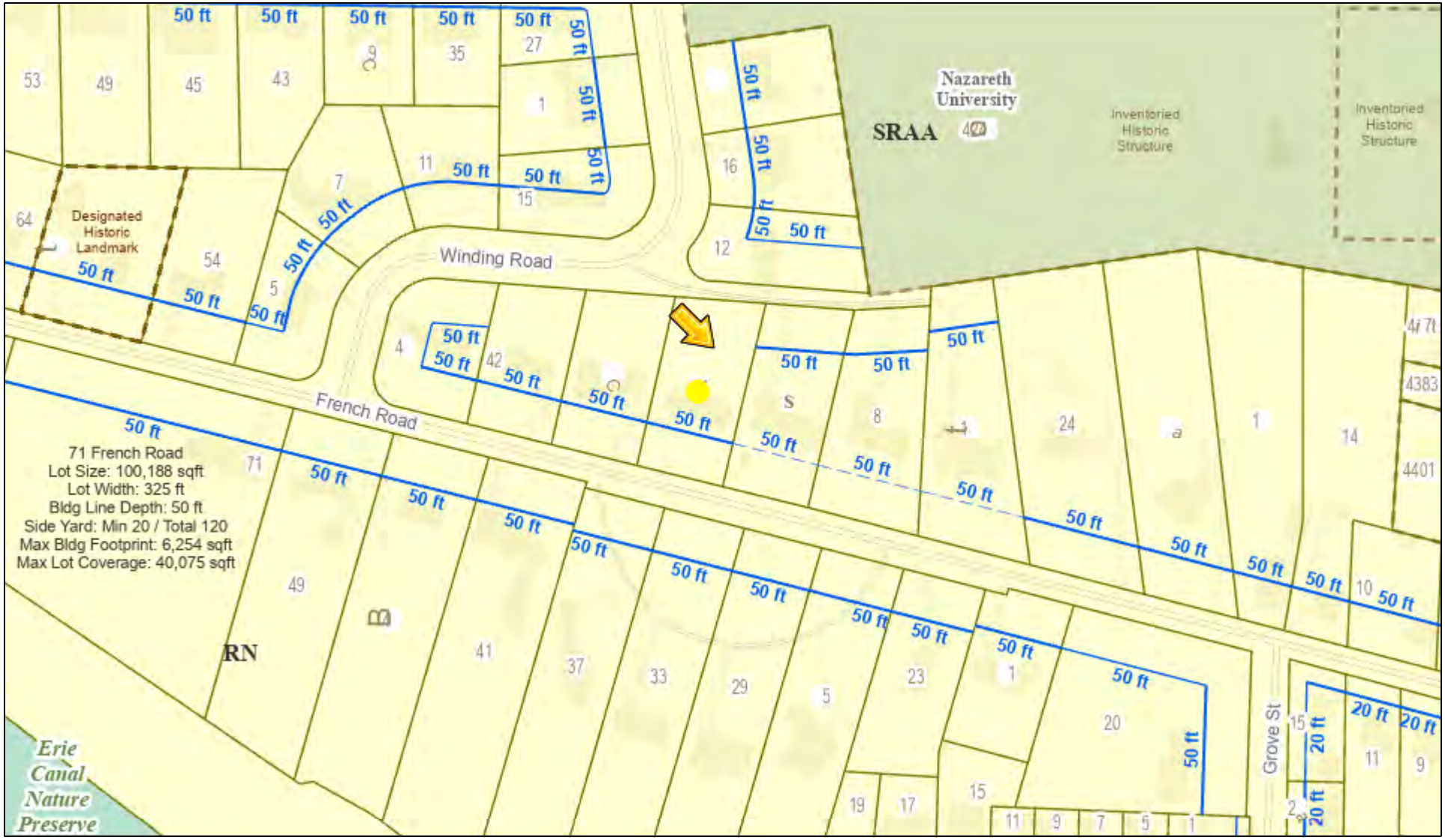
Application Type:

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

Project Description: 6 Coachside Lane
Applicant is requesting design review for a 332 square foot rear addition. This property is zoned Residential Neighborhood (RN).

Meeting Date: February 12, 2026

Residential Neighborhood Zoning



1/28/2026, 2:26:35 PM

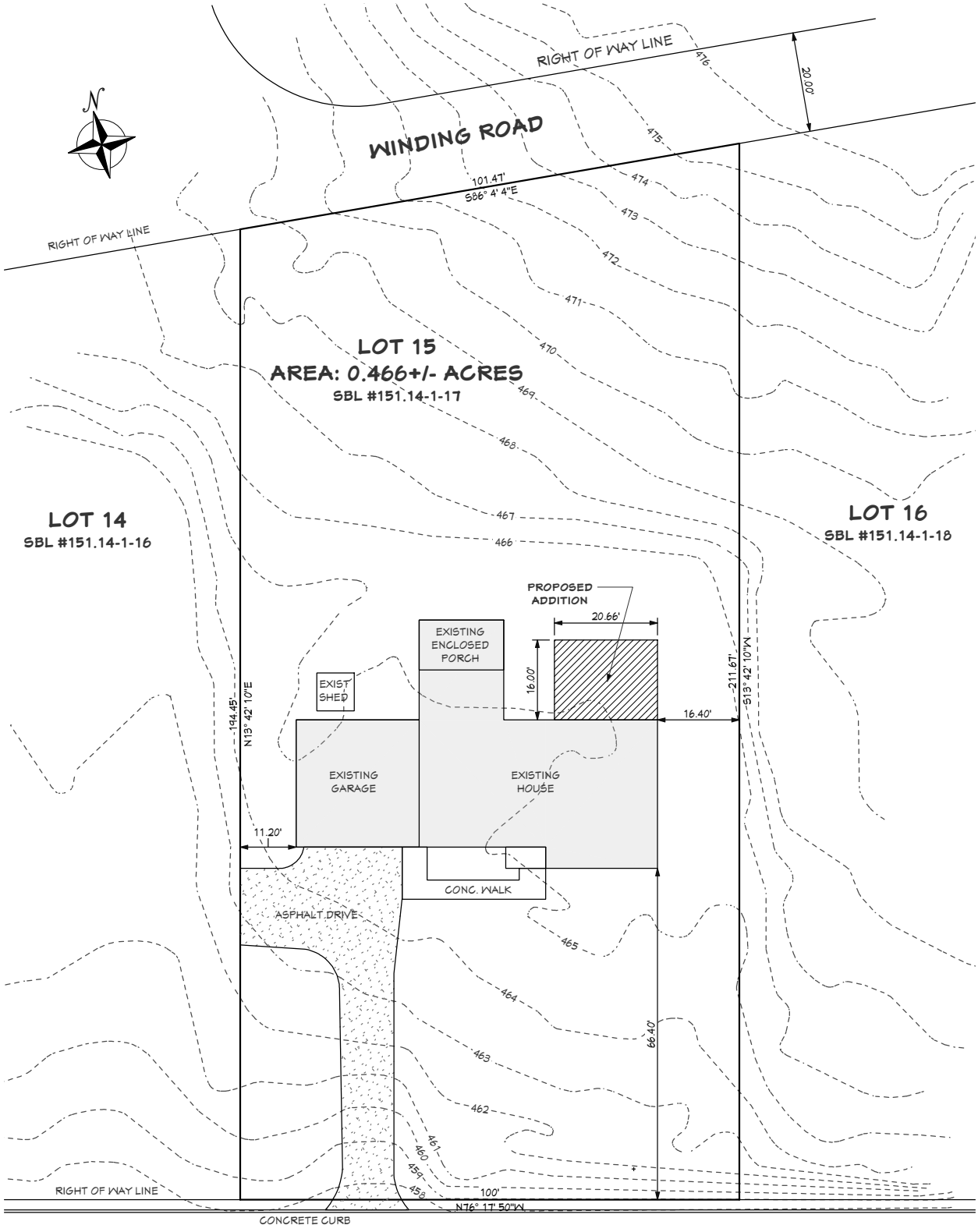
1:2,666

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

Town of Pittsford GIS


Mon Sep 1 2025
Imagery © 2026 Nearmap, HERE
20 ft
Nearmap



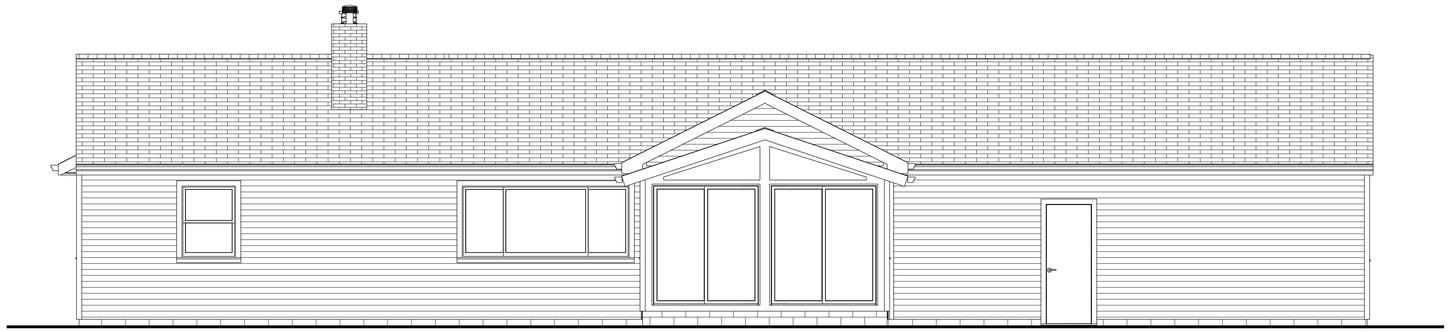
FRENCH ROAD

FIRST FLOOR ELEVATION: 466.33'
BASEMENT ELEVATION: 458.91'

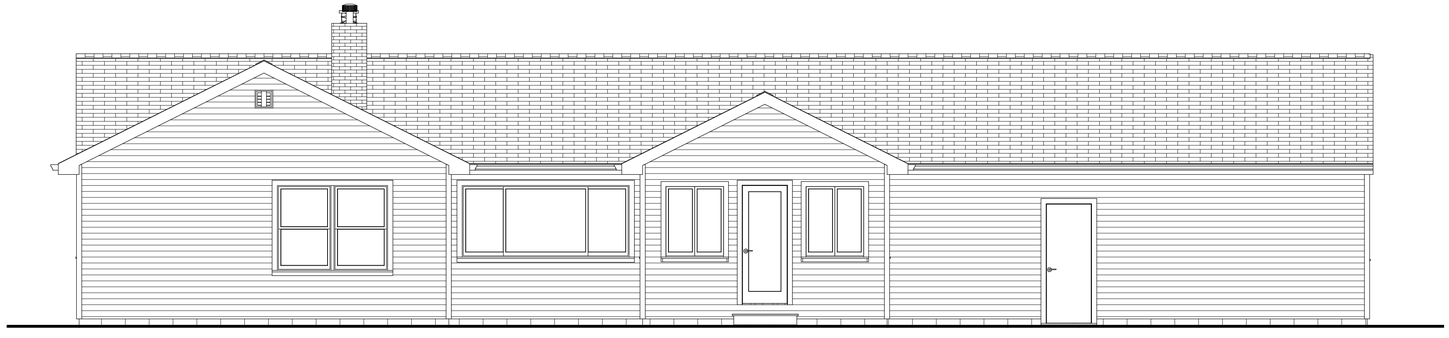
ALL CONTOURS ARE EXISTING AND WILL REMAIN UNCHANGED

SITE PLAN
SCALE: 1" = 30'

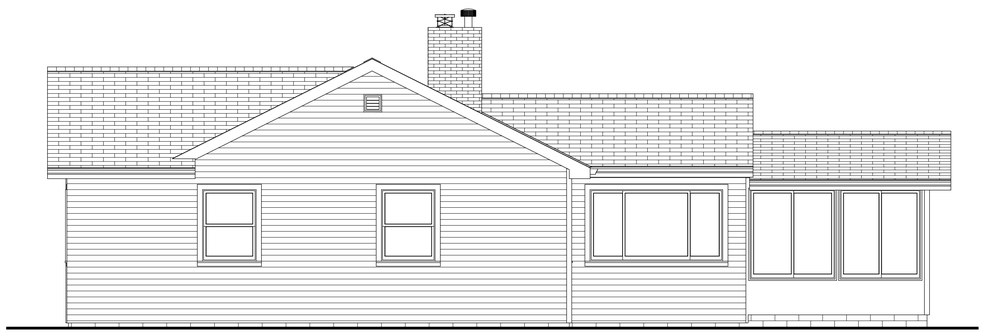
DEREK ROMIG
34 FRENCH ROAD
LOT 15
FRENCH ROAD TRACT, SECTION 1
TOWN OF PITTSFORD
COUTY OF MONROE
STATE OF NEW YORK



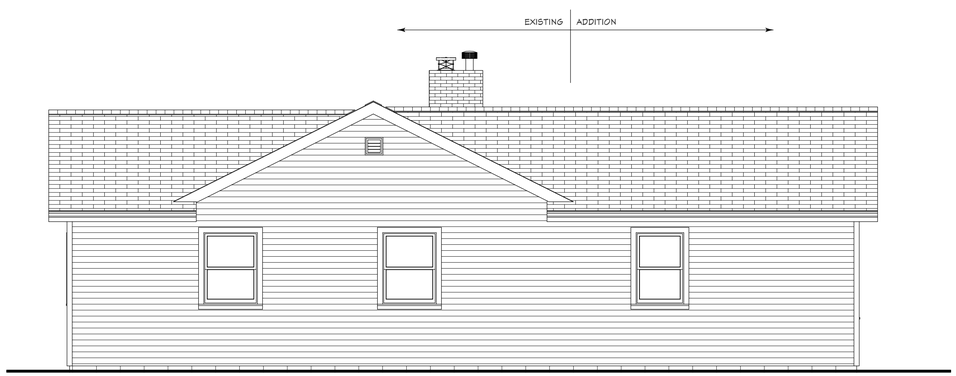
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

MEEHAN ARCHITECTURE
Architecture, Planning, & Consulting
PO Box 591 • Mendon, NY • 14506 • Tel: (585) 624-5850

DRAWING ALTERATION

The following is an excerpt from the New York State Education Law Article 147 Section 7207 Part 69.5b and applies to this drawing.

"It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and date of such alteration, and a specific description of the alteration"

REVISIONS

PROGRESS PLOT:	1/19/2026
ISSUED FOR BID:	
ISSUED FOR PERMIT:	
ISSUED FOR CONST:	

NO.	DATE	DESCRIPTION

PROJECT

ROMIG

LOCATION

34 FRENCH ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

DRAWING TITLE

ELEVATIONS

SHEET NO.		
A300	SCALE:	1/4" = 1'-0"
	DRAWN BY:	RFM
	CHECKED BY:	RFM
	DATE:	1/19/2026
	DWG FILE:	

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED & INSTALLED IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND APPLICABLE REFERENCES TO. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.
2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THESE DRAWINGS. **DO NOT SCALE DRAWINGS**
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, FIRE PROTECTION AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THE ARCHITECT TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
6. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY SUCH DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
7. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS THEY MAY DISCOVER PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTION OF ANY ERRORS AFTER THE START OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE OWNER OR ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL BE FIRST APPROVED BY THE OWNER OR ARCHITECT.
8. FOLLOW ALL TOWN CONSTRUCTION GUIDELINES INCLUDING TEMPORARY BARRIERS, TRASH REMOVAL, SCREENING, CLEANUP, NOISE, WORK HOURS, ETC. THAT MAY BE APPLICABLE, AND PAY ALL ASSOCIATED COSTS.
9. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRIC, WATER & HEAT AS REQUIRED DURING CONSTRUCTION AND PAY ALL ASSOCIATED COSTS FOR SUCH.
10. THE CONTRACTOR SHALL CLEAN WORK ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS. AT PROJECT COMPLETION CLEAN SITE TO OBTAIN NECESSARY FINAL INSPECTIONS PRIOR TO TURNOVER. REMOVE CONSTRUCTION DUST, RESIDUE AND DEBRIS FROM SITE.
11. ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY OF WORKMANSHIP. ALL MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS GUIDELINES.
12. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER AND OTHER CONTRACTORS AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO SECURE SAFETY OF ALL WORKERS AND OCCUPANTS AT ALL TIMES.
14. THE CONTRACTOR SHALL LOCATE ALL MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF OTHER UTILITIES R OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE YEAR OR AS OTHERWISE SPECIFIED FOR A COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
16. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, UNCRATING AND INSTALLING ALL OWNER FURNISHED CONTRACTOR INSTALLED ITEMS.
18. THE USE OF THE WORD "PROVIDE" MEANS FURNISH, INSTALL AND CORRECT, READY TO USE.

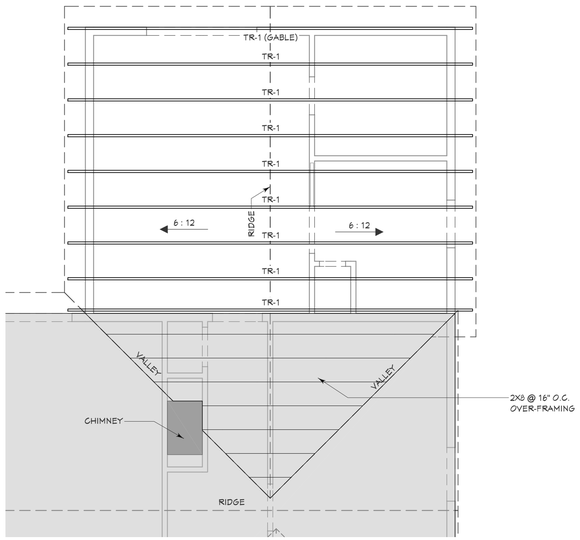
GENERAL PLAN NOTES:

1. G.C. TO PROVIDE BLOCKING AS REQUIRED FOR ALL NEW MILLWORK AND EQUIPMENT INSTALLATION. VERIFY FINAL LOCATION WITH SHOP DRAWINGS. PROVIDE ALL BLOCKING, FURRING, AND SHIMMING NECESSARY FOR INSTALLATION AND COMPLETION OF WORK.
2. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL WET WALL LOCATIONS.
3. MATERIALS, DETAILS, AND WORK PRACTICES INDICATED ON ONE PORTION OF CONTRACT DOCUMENTS SHALL BE OF THE SAME NATURE AT SAME OR SIMILAR SITUATIONS SHOWN ON THE DRAWINGS, EXCEPT AS OTHERWISE NOTED.
4. DURING CUTTING, PATCHING AND REMOVAL OF WORK, CLEAN AND PROTECT WORK IN PROGRESS, ADJOINING WORK, AND EXISTING CONSTRUCTION ON A BASIS OF CONTINUOUS MAINTENANCE.
5. REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER WASTE MATERIALS RESULTING FROM WORK OF THIS PROJECT.
6. ALL NEW WORK SHALL BE PLUMB, LEVEL, AND SQUARE. SCRIBE AND MAKE FIT ALL NEW WORK TO EXISTING.
7. INFILTRATION, ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.
   - * JOINTS AROUND WINDOW AND DOOR FRAMES
   - * JOINTS BETWEEN WALL CAVITY AND WINDOW/DOOR FRAME
   - * JOINTS BETWEEN WALL AND FOUNDATION
   - * JOINTS BETWEEN WALL AND ROOF
   - * JOINTS BETWEEN WALL PANELS
   - * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   - * METAL & WOOD DOOR & WINDOW FRAMES TO WALL CONNECTIONS
   - * CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILINGS
   - * JUNCTION OF STUD CASING BEAD TO WOOD TRIM
   - * TOILET VANITIES TO WALL
   - * COUNTER TOPS TO WALL

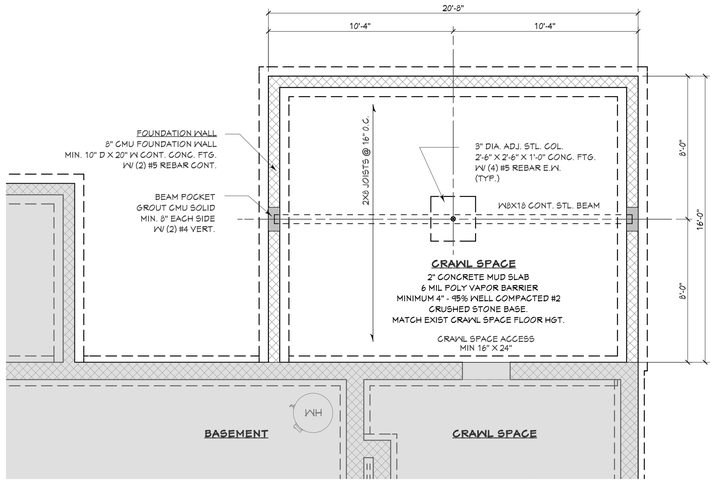
WINDOWS:

HEAD HEIGHT 6'-8" (U.O.N.)
REFER TO MANUFACTURER FOR R.O. SIZES

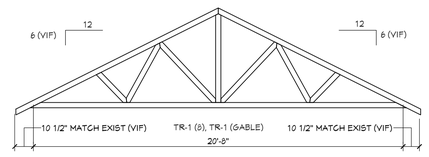
ANDERSEN 200 SERIES
LOW-E GLAZING
INSECT SCREENS
SAFETY GLAZING PER R308.4
EGRESS (E)



3 A100 ROOF PLAN
1/4" = 1'-0"



2 A100 FOUNDATION PLAN
1/4" = 1'-0"



TRUSS DETAIL

1 A100 FLOOR PLAN
1/4" = 1'-0"

MEEHAN ARCHITECTURE
Architecture, Planning, & Consulting
PO Box 391 • Mendon, NY • 14506 • Tel: (585) 624-5850

DRAWING ALTERATION

The following is an excerpt from the New York State Education Law Article 147 Section 7207 Part 69.5b and applies to this drawing.

"It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and date of such alteration, and a specific description of the alteration"

REVISIONS

PROGRESS PLOT:	12/11/2025
ISSUED FOR BID:	
ISSUED FOR PERMIT:	
ISSUED FOR CONST:	

NO.	DATE	DESCRIPTION

PROJECT

ROMIG

LOCATION

34 FRENCH ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

DRAWING TITLE

FLOOR PLAN

SHEET NO.	A100
SCALE:	1/8" = 1'-0"
DRAWN BY:	RPM
CHECKED BY:	RPM
DATE:	12/11/2025
DWG FILE:	

GENERAL FOUNDATION NOTES:

1. THE FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF.
2. ALL FOOTINGS TO REST ON CLEAN, FIRM, LEVEL, UNDISTURBED SOIL AT A MINIMUM OF -4'-0" BELOW GRADE. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES. FOOTING EXCAVATIONS SHALL BE KEPT CLEAR OF WATER. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL EXCAVATION WORK AND FOUNDATION CONSTRUCTION IS PERFORMED IN DRY CONDITIONS.
3. GRANULAR FILL SHOULD CONSIST OF A DURABLE SAND AND GRAVEL OR CRUSHER-RUN STONE, FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 5. GRANULAR FILL SHOULD HAVE 100 PERCENT FINER THAN 3 INCHES, AT LEAST 20 PERCENT FINER THAN THE NUMBER 4 SIEVE, AND NO MORE THAN 10 PERCENT FINER THAN THE NUMBER 200 SIEVE. GRANULAR FILL SHOULD BE USED WITHIN 6 INCHES OF FLOOR SLABS, AND AS BACKFILL AGAINST EARTH- RETAINING WALLS. COMMON FILL MAY GENERALLY BE USED ELSEWHERE.
4. COMMON FILL SHOULD CONSIST OF DURABLE MATERIAL, FREE OF ANY ORGANIC MATTER. THE PLASTICITY INDEX SHOULD BE LESS THAN 15. COMMON FILL SHOULD HAVE 100 PERGEN T FINER THAN 6 INCHES, AT LEAST 40 PERCENT FINER THAN 3 INCHES, AND AT LEAST 20 FERGENT FINER THAN THE NUMBER 4 SIEVE.
5. ALL LOAD-BEARING FILL SHOULD BE COMPACTED, IN LIFTS OF 9 INCHES OR LESS, TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D 1557.
6. WHEN TOP OR SUBSOILS ARE EXPANSIVE, COMPRESSIBLE OR SHIFTING, SUCH SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSURE STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE AND SHALL NOT BE USED AS FILL.
7. UNLESS OTHERWISE NOTED, ALL WALL SPREAD FOUNDATIONS SHALL BE MINIMUM 20" WIDE X 10" DEEP, REINFORCED W/ (2) #5 BAR CONTINUOUS.
8. STEPPED FOOTING TOP SURFACE SHALL BE LEVEL. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP OF THE FOOTING OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED 10% SLOPE.
9. ADEQUATELY BRACE ALL FOUNDATIONS PRIOR TO BACKFILLING WITH SUITABLE ON SITE MATERIAL.
10. STEEL BEAMS TO BE A992-50. STANDARD DUTY ADJUSTABLE STEEL COLUMNS TO MEET FHA SPECIFICATIONS - B.O.C.A REPORT #84-54 & ASTM A51.

CONCRETE NOTES:

1. CONCRETE STRENGTH,
   3,000 PSI AT 28 DAYS FOR ALL CONDITIONS.
   MAXIMUM SLUMP, 4"
   ALL GROUT SHALL BE 3,000 PSI AT 28 DAYS MIN.
2. USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS OTHERWISE NOTED. LAP SPLICES SHALL BE CLASS C TENSION SPLICES AS DEFINED IN ACI 318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE UNLESS OTHERWISE NOTED. LAP SPLICES OF REINFORCING SHALL BE 30 BAR DIAMETER OR 18" MIN.
3. CONCRETE WORK SHALL CONFORM THE REQUIREMENTS OF ACI 318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. ALL SLABS SHALL BE PLACED OVER A MINIMUM 6" LAYER OF COMPACTED STONE (U.O.N.).
5. ALL SLABS ON GRADE SHALL INCLUDE THE FOLLOWING UNLESS OTHERWISE NOTED:
   1/2" MIN. EXPANDABLE JOINT FILLER AT PERIMETER.
   6 MIL. POLY VAPOR BARRIER
   WATER BOURN CONCRETE CURING/SEALING COMPOUND
6. ALL WELDED WIRE MESH (W.W.M.) SHALL CONFORM TO ASTM A185, WITH AN ULTIMATE TENSILE STRENGTH OF 65,000 PSI AND BE PLACED IN THE UPPER THIRD OF THE SLAB.
7. CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

MASONRY:

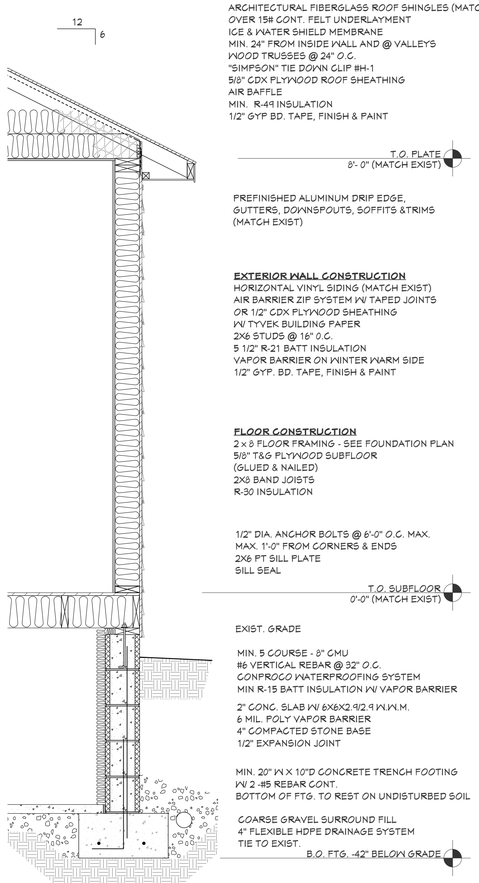
1. MASONRY WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI'S LATEST REQUIREMENTS.
2. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE I. ALL UNITS SHALL BE 2 CORE, NORMAL WEIGHT BLOCK. MIN. 28-DAY COMPRESSIVE STRENGTH, f'm = 2,500 PSI.
3. ALL MORTAR FOR BELOW GRADE AND LOAD BEARING CONCRETE MASONRY SHALL CONFORM TO ASTM C270. TYPE M, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI @ 28 DAYS.
4. GROUT FOR FILLING BLOCK CORES SHALL CONFORM TO ASTM C476, COARSE GROUT, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. GROUT SHALL BE PLACED IN LIFTS NOT EXCEEDING 4 FEET IN HEIGHT.
5. ALL MASONRY WALLS SHALL BE LAID IN RUNNING BOND, UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH 9 - GAUGE TRUSS- TYPE, GALVANIZED, HORIZONTAL REINFORCING, PLACED IN EVERY SECOND BED JOINT, UNLESS NOTED OTHERWISE.
7. PROVIDE REINFORCEMENT AT CORNERS (PRE- FAB CORNER PIECES) OF ALL CMU WALLS.
8. PROVIDE REINFORCEMENT AT CORNERS (CORNER BARS) OF ALL BOND BEAMS.

WOOD FRAMING:

1. STRUCTURAL DIMENSIONAL LUMBER SHALL CONFORM TO NFPA NATIONAL DESIGN SPECIFICATION AND MINIMUM DESIGN PROPERTIES FOR HEM-FIR #2 OR BETTER, KILN DRIED WITH A MAXIMUM 19% MOISTURE CONTENT. Fb (SINGLE USE)=850 PSI, Fb (REPETITIVE USE)=975 PSI, Fc=(PERP. TO GRAIN)=405PSI, Fv=75PSI, E=1,300,00PSI.
2. ALL WOOD IN CONTACT WITH EARTH, CONCRETE, MASONRY OR WITHIN 12" OF GRADE OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE PRESERVATIVE TREATED.
3. PROVIDE BRIDGING @ MID-SPAN.
4. PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOIST DIRECTION.
5. PROVIDE SIMPSON OR EQUAL JOIST HANGERS AT ALL HEADER CONNECTIONS.

WOOD TRUSSES:

1. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF TRUSS PLATE INSTITUTE'S DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES TPI-85. SHOP DRAWINGS, CALCULATIONS AND BRACING REQUIREMENTS SHALL BE STAMPED BY REGISTERED ENGINEER LICENSED TO PRACTICE IN NYS. SEALED DRAWINGS SHALL BE SUBMITTED BY CONTRACTOR FOR REVIEW PRIOR TO FABRICATION.
2. ALL TRUSS ENDS SHALL BE ANCHORED TO TO WALLS USING NAILING AND APPROVED METAL STRAPS TO RESIST WIND UPLIFT.
3. CONTRACTOR IS RESPONSIBLE FOR PROPER FINAL AND TEMPORARY BRACING. TRUSSES SHALL BE BRACED DURING ERECTION IN ACCORDANCE WITH "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING & BRACE IN METAL PLATE CONNECTED WOOD TRUSSES: PUBLISHED BY THE TRUSS PLATE INSTITUTE.
4. WEB CONFIGURATION TO BE AT THE OPTION OF THE TRUSS FABRICATOR AND AS APPROVED BY THE ARCHITECT.
5. ROOF TRUSSES SHALL BE SPACED @ 24" O.C. MAX.



ROOF CONSTRUCTION
ARCHITECTURAL FIBERGLASS ROOF SHINGLES (MATCH EXIST)
OVER 15# CONT. FELT UNDERLAYMENT
ICE & WATER SHIELD MEMBRANE
MIN. 24" FROM INSIDE WALL AND @ VALLEYS
WOOD TRUSSES @ 24" O.C.
"SIMPSON" TIE DOWN CLIP #H-1
5/8" CDX PLYWOOD ROOF SHEATHING
AIR BAFFLE
MIN. R-49 INSULATION
1/2" GYP BD. TAPE, FINISH & PAINT

T.O. PLATE
8'- 0" (MATCH EXIST)

PREFINISHED ALUMINUM DRIP EDGE,
GUTTERS, DOWNSPOUTS, SOFFITS &TRIMS
(MATCH EXIST)

EXTERIOR WALL CONSTRUCTION
HORIZONTAL VINYL SIDING (MATCH EXIST)
AIR BARRIER ZIP SYSTEM W/ TAPED JOINTS
OR 1/2" CDX PLYWOOD SHEATHING
W/ TYVEK BUILDING PAPER
2X6 STUDS @ 16" O.C.
5 1/2" R-21 BATT INSULATION
VAPOR BARRIER ON WINTER WARM SIDE
1/2" GYP. BD. TAPE, FINISH & PAINT

FLOOR CONSTRUCTION
2 x 8 FLOOR FRAMING - SEE FOUNDATION PLAN
5/8" T&G PLYWOOD SUBFLOOR
(GLUED & NAILED)
2X8 BAND JOISTS
R-30 INSULATION

1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. MAX.
MAX. 1'-0" FROM CORNERS & ENDS
2X6 PT SILL PLATE
SILL SEAL

T.O. SUBFLOOR
0'-0" (MATCH EXIST)

EXIST. GRADE

MIN. 5 COURSE - 8" CMU
#6 VERTICAL REBAR @ 32" O.C.
CONPROCO WATERPROOFING SYSTEM
MIN R-15 BATT INSULATION W/ VAPOR BARRIER

2" CONC. SLAB W/ 6X6X2.9\2.9 W.W.M.
6 MIL. POLY VAPOR BARRIER
4" COMPACTED STONE BASE
1/2" EXPANSION JOINT

MIN. 20" W X 10"D CONCRETE TRENCH FOOTING
W/ 2 -#5 REBAR CONT.
BOTTOM OF FTG. TO REST ON UNDISTURBED SOIL

COARSE GRAVEL SURROUND FILL
4" FLEXIBLE HDPE DRAINAGE SYSTEM
TIE TO EXIST.

B.O. FTG. -42" BELOW GRADE

3 / A200 WALL SECTION
3/4" = 1'-0"

1 / A200 EAST ELEVATION
1/4" = 1'-0"

2 / A200 NORTH ELEVATION
1/4" = 1'-0"

HEADER SCHEDULE

SUPPORTING ONE FLOOR, CEILING AND ROOF						
OPENING	UP TO 5'-0"	UP TO 7'-0"	UP TO 8'-0"	UP TO 9'-0"	UP TO 12'-0"	REMARKS
2X6 WALL		(3) 2X6	(3) 2X8	(3) 2X10	(3) 2X12	W (2) 1/2" PLYWOOD GUSSETS
2X4 WALL	(2) 2X6	(2) 2X8	(2) 2X10	(2) 2X12		W (1) 1/2" PLYWOOD GUSSETS
SUPPORTING ONLY CEILING AND ROOF						
OPENING	UP TO 6'-0"	UP TO 8'-0"	UP TO 10'-0"	UP TO 12'-0"	UP TO 16'-0"	REMARKS
2X6 WALL		(3) 2X6	(3) 2X8	(3) 2X10	(3) 2X12	W (2) 1/2" PLYWOOD GUSSETS
2X4 WALL	(2) 2X6	(2) 2X8	(2) 2X10	(2) 2X12		W (1) 1/2" PLYWOOD GUSSETS
NOTE: ALL HEADERS TO BE GLUED AND NAILED						

DESIGN LOADS:

ROOF: 40 PSF GROUND SNOW LOAD
10 PSF DEAD LOAD
5 PSF NET WIND UPLIFT

FLOOR: 30 PSF LIVE LOAD (SLEEPING ROOM)
12 PSF DEAD LOAD

SOIL: 1,500 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION
SILTY GRAVEL AND/OR CLAYEY GRAVEL (GM AND GC)

TABLE R301.2(1)
CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Wind-Borne Debris Zone		Weathering	Frost Line Depth	Termite					
40	115	NO	NO	NO	NO	SEVERE	48"	MODERATE TO HEAVY	5	YES	NO	1199	47.9

MEEHAN ARCHITECTURE
ARCHITECTURE, PLANNING, & CONSULTING
PO Box 591 • Mendon, NY • 14506 • Tel: (585) 624-5850

DRAWING ALTERATION

The following is an excerpt from the New York State Education Law Article 147 Section 7207 Part 69.5b and applies to this drawing.

"It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and date of such alteration, and a specific description of the alteration"

REVISIONS

PROGRESS PLOT:	12/11/2025
ISSUED FOR BID:	
ISSUED FOR PERMIT:	
ISSUED FOR CONST:	

NO.	DATE	DESCRIPTION

PROJECT

ROMIG

LOCATION

34 FRENCH ROAD
TOWN OF PITTSFORD
COUNTY OF MONROE
STATE OF NEW YORK

DRAWING TITLE

ELEVATIONS NOTES

SHEET NO.	SCALE:	1/4" = 1'-0"
A200	DRAWN BY:	RPM
	CHECKED BY:	RPM
	DATE:	12/11/2025
	DWG FILE:	

Town of Pittsford

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

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

Permit #
B26-000007

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 5 Woods Hole Court PITTSFORD, NY 14534
Tax ID Number: 163.12-2-12
Zoning District: RN Residential Neighborhood
Owner: Guisto, Patrick J
Applicant: Guisto, Patrick J

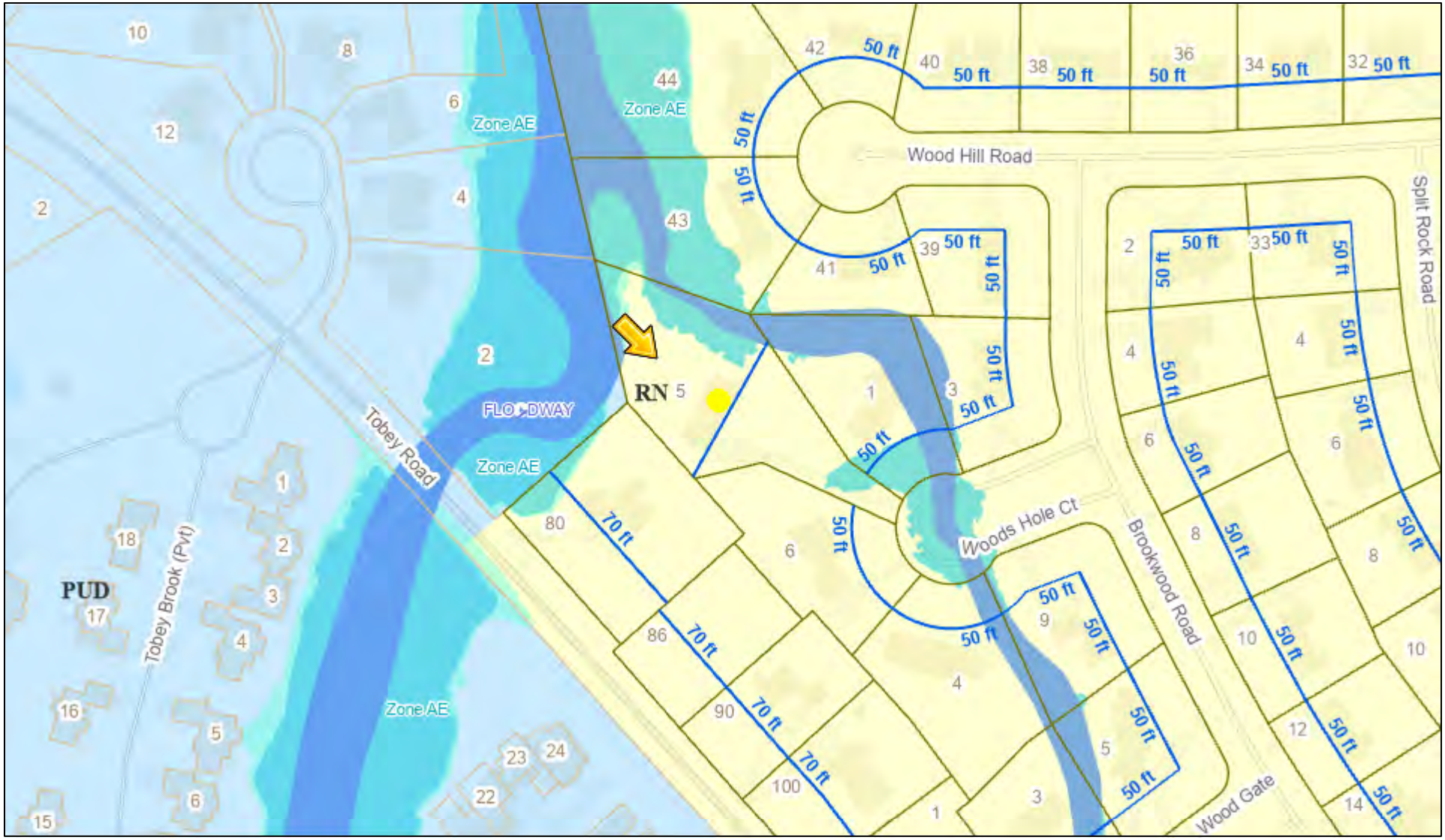
Application Type:

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

Project Description: Applicant is requesting design review for the addition of a three season room off the rear of the home. This property is zoned Residential Neighborhood (RN).

Meeting Date: February 12, 2026

Residential Neighborhood Zoning



1/28/2026, 3:02:40 PM

1:2,664

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

Town of Pittsford GIS


Thu Apr 25 2024
Imagery © 2026 Nearmap, HERE
50 ft
Nearmap

GENERAL NOTES

- Construction shall conform to the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Code.
- All work shall conform with all Local City / Town Zoning Ordinances. Contractor shall be responsible for obtaining all required permits.
- All Exterior and Interior Finish Material selections shall be made by the Owner and Contractor, unless otherwise specified.
- The Contractor shall check and verify all dimensions in the field. Do not scale any dimensions. In cases of omitted dimensions, contact the Architect for information. All materials, products and finishes shall be installed in accordance with the manufactures printed recommendations.
- This plan has been reviewed for Structural design and is not valid for permit without original "wet seal" placed in the title block area.
- Bearing capacity of soil is assumed to be 3000 PSF. Actual soil capacity of the soil shall be verified at the site prior to commencement of the work. Footings to bear on firm, level undisturbed natural soil, free of frost or loose material.
- Concrete design and construction shall conform to ACI 318-99 and ACI 301-99
- Concrete strength at 28 days: Footings: 2,500 PSI
  All other: 3,000 PSI
- General Contractor is to set all grades. Layout of building on the Site to be coordinated between the Owner and Contractor.
- At all concrete slab on grade areas, Contractor shall strip and stockpile all topsoil and unsuitable material. Subgrade to be proofrolled prior to placement and compaction of crushed stone base.
- Beam pockets are to be grouted solid with 3,000 PSI concrete.

- Structural steel shall conform to 1989 American Institute of Steel Construction[AISC] Specification and Code of Standard Practice. Structural steel to be ASTM A36. Steel pipe to be ASTM A501 or ASTM A53, Type E or S, Grade B. Bolts shall be ASTM A325 unless otherwise noted. Anchor bolts shall be ASTM A307 or ASTM A36.
- Wood construction shall conform to the National Forest Product's Association's [NFPA] National Design Specification. Structural lumber shall be No. 2 Hem - Fir or better: Fb. = 850 psi [BASE]
  E = 1,300,000 psi

DIMENSION LUMBER:
#2 HEM-FIR
Fb=850 psi
Fv=150 psi
E = 1,300 ksi

POSTS AND TIMBERS:
HEM-FIR SELECT STR
Fb=1200 psi
Fc=975 psi
E = 1,300 ksi

LAMINATED VENEER LUMBER (LVL):
Fb = 2,600 psi
Fc = 2,510 psi
Fv = 285 psi
E = 1,900 ksi

PARALLEL STRAND LUMBER (PSL):
Fb = 2,900 psi
Fc = 2,900 psi
Fv = 290 psi
E = 2,000 ksi

- Openings in exterior or interior bearing walls shall be as indicated on the drawings. In absence of header notation, provide as follows:
  Up to 5'-0" [3] 2x8
  Up to 6'-6" [3] 2x10
  Up to 8'-0" [3] 2x12
  Beyond 8'-0", consult with the Architect in cases where header size is not indicated.

- Floors shall be designed for the following loads:

Live Load - Living Areas:	40 PSF
Live Load - Sleeping Areas:	30 PSF
Dead Loads:	
Structure:	7 PSF
Floor:	3 PSF
Ceiling:	3 PSF
Mechanical:	2 PSF
Total Dead Load:	15 PSF
Total Design- Living Areas	55 PSF
Total Design- Sleeping Areas:	45 PSF

- Roof rafters / trusses shall be designed for the following loads:

Snow load:	35 PSF
Dead loads:	15 PSF
Total Design Load:	50 PSF

Note: Shop drawings for all roof trusses shall be submitted, prepared and sealed by a Professional Engineer licensed in the State of New York to the Architect for review prior to beginning fabrication.

- Plywood roof and wall sheathing shall be exterior grade, APA rated. Wood in contact with masonry, concrete or earth shall be pressure preservative treated.
- Framing anchors, joist hangers and miscellaneous connecting devices for wood framing shall be galvanized steel of at least 16 gauge thickness. Install in strict accordance with manufacturers instructions for the specific load generated at each location. Use nail size and nailing pattern supplied by or recommended by the manufacturer.
- Double all joists under parallel walls, plumbing fixtures, and at floor openings. Provide bridging at all framing midspans beyond 8'-0". Wood plates shall be secured to top flanges of steel beams at 4'-0" O.C. with Ramset or equal.
- Unless otherwise noted, Roofing shall be 25 yr. min. fiberglass shingles and roofing underlayment, installed in accordance with manufacturers printed requirements for installation. Roof venting shall equal 1 SF Net / 300 SF Attic Space.
- Design of Plumbing, Mechanical and Electrical systems is by others.
- Window unit manufacture T.B.D Verify with Owner and Contractor
  actual unit types, sizes, miscellaneous window accessories (such as window grill patterns) and manufacturer prior to ordering. G.C. shall verify with owner all window unit selections and final locations.
- Smoke Detectors & Carbon Monoxide Detectors shall be provided at all living and sleeping areas per N.Y.S. Code requirements.

Guisto Residence

5 Woods Hole Court
Pittsford, New York

NOTES:

1. THE CONTRACTOR SHALL CAREFULLY REVIEW THE CONTRACT DOCUMENTS AND INFORM THE PROJECT ARCHITECT OF ANY INCONSISTENCIES OR INADEQUATE DESCRIPTIONS OF WORK PRIOR TO THE SUBMITTAL OF BIDS.
2. ALL WORK OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE STATE ENERGY CONSERVATION CODE, AND ALL OTHER APPLICABLE STATE AND FEDERAL CODES AND REGULATIONS.
3. CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO LAYING OUT NEW WORK.
4. NOTIFY PROJECT ARCHITECT IMMEDIATELY IF EXISTING CONDITIONS, DIMENSIONS, ETC... VARY FROM THOSE SHOWN ON THE DRAWINGS.
5. MATERIALS, DETAILS, AND WORK PRACTICES INDICATED ON ONE PORTION OF CONTRACT DOCUMENTS SHALL BE OF THE SAME NATURE AT SAME OR SIMILAR SITUATIONS SHOWN ON THE DRAWINGS, EXCEPT AS OTHERWISE NOTED.
6. 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 EXISTING ADJACENT SURFACES. REFINISH SURFACES AS NECESSARY TO PROVIDE AN EVEN CONTIGUOUS FINISH.
7. DURING CUTTING, PATCHING AND REMOVAL OF WORK, CLEAN AND PROTECT WORK IN PROGRESS, ADJOINING WORK, AND EXISTING CONSTRUCTION ON A BASIS OF CONTINUOUS MAINTENANCE.
8. ALL SALVAGEABLE ITEMS NOTED ON DRAWINGS SHALL BE DELIVERED TO THE FACILITIES AREA, EXCEPT AS OTHERWISE DIRECTED BY OWNER. ITEMS THAT ARE NOTED ON THE DRAWINGS FOR REUSE SHALL BE PROTECTED, HANDLED, STORED, AND REINSTALLED IN LOCATIONS INDICATED AND OPERATE CONSISTENT WITH THAT PRIOR TO WORK.
9. REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER WASTE MATERIALS RESULTING FROM WORK OF THIS PROJECT.
10. PROVIDE ALL BLOCKING, FURRING, AND SHIMMING NECESSARY FOR INSTALLATION AND COMPLETION OF WORK.
11. ALL NEW WORK SHALL BE PLUMB, LEVEL, AND SQUARE. SCRIBE AND MAKE FIT ALL NEW WORK TO EXISTING.
12. THE CONTRACTOR SHALL INFORM THE PROJECT ARCHITECT, PRIOR TO THE SUBMISSION OF BID, OF ANY ITEMS OR QUANTITY OF ITEMS NOT SPECIFIED OR REFERENCED ON THE DRAWINGS BUT REQUIRED FOR THE COMPLETION OF THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR FROM PROVIDING ALL WORK AS REQUIRED TO COMPLETE PROJECT REQUIREMENTS.

DRAWING INDEX

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T: 585.223.6440
F: 585.563.8371

GUISTO RESIDENCE
RENOVATION PROJECT

5 WOODS HOLE COURT
PITTSFORD, NEW YORK

REVISED: 12-31-25

DATE: 12-19-25

DRAWING TITLE: COVER SHEET

SHEET NO: C1

PROJECT NO: 25-117

FIRST FLR DEMO KEYNOTES:

1. EXISTING KITCHEN- ALL KITCHEN CABINETS AND APPLIANCE TO BE FULLY REMOVED FROM THE KITCHEN (FULL 'GUT'). SELECT DEMO OF CEILING TO BE DONE- VERIFIED AND COORDINATED WITH NEW LIGHTING SCHEME.
2. REMOVE EXISTING DOOR AND SECTION OF WALL FRAME- TO CREATE NEW 4'-Ø DOORWAY. NEW (2) 2x12 HEADER ABOVE.
3. REMOVE EXISTING DOOR AND SECTION OF WALL FRAME- TO CREATE HALL CLOSET- SEE PLAN 1/A1. NEW (2) 2x12 HEADER ABOVE.
4. EXISTING PANTRY- ALL CABINETS SHALL BE FULLY REMOVED. PLUMBING SHALL BE REROUTED TO NEW SINK PER FLOOR PLAN 1/A1. REFRIGERATOR APPLIANCE AND SHELVING SHALL BE REMOVED & SAVED FOR RE-USE. PREP ROOM TO BE NEW POWDER ROOM.
5. EXISTING BATHROOM FIXTURES TO BE REMOVED AND POSSIBLE SAVED FOR RE-USE (VERIFY WITH OWNER.) CAP AND SEAL PLUMBING OR RE-ROUTE AS NECESSARY- VERIFY LIMITS IN FIELD.
6. REMOVE EXISTING DOOR / WINDOW UNIT. INFILL OPENING WITH WALL FRAME CONSISTENT WITH ADJACENT WALL FRAME ASSEMBLIES.
6. REMOVE EXISTING DOOR / WINDOW UNIT. INFILL OPENING WITH WALL FRAME CONSISTENT WITH ADJACENT WALL FRAME ASSEMBLIES.
7. SECTIONS OF EXTERIOR WALL FRAME TO BE REMOVED TO LIMITS FOR THE INSTALLATION OF NEW DOOR AND WINDOW UNITS PER FLOOR PLAN 1/A1. NEW (3) 2x 10 HEADER FRAME- VERIFY W/ EXISTING CONDITIONS IN FIELD.
8. EXISTING WET BAR CASEWORK TO BE REMOVED AND LOCATION PREP'D FOR NEW CASEWORK.
9. EXISTING CASEWORK TO BE REMOVED. PATCH AND REPAIR WALL AND FLOOR AS NECESSARY.
10. ALL EXISTING DECK RAILINGS, STEPS TO GRADE AND FINISH DECK BOARDS TO BE REMOVED. EXISTING DECK POSTS AND FRAMING TO REMAIN. INTENT IS TO UTILIZE AS MUCH OF EXISTING (STRUCTURAL) FRAME AS POSSIBLE AND SUPPLEMENT WITH NEW. EXISTING POST AND FRAME CONDITION SHALL BE VERIFIED IN FIELD ONCE EXPOSED AND FULLY EVALUATED.
11. EXISTING STONE PATIO AREA SCOPE TO BE REVIEWED- SECTIONS OF PATIO TO BE REMOVED TO ALLOW FOR THE INSTALLATION OF NEW DECK FRAMES AND STEPS. COORDINATION TO BE DONE WITH LANDSCAPE DESIGNER- OR GC. VERIFY IN FIELD.
12. EXISTING HOT TUB SHALL BE REMOVED AND SAVED FOR REUSE. - INCLUDING ALL POWER SUPPLY AND ACCESSORIES.

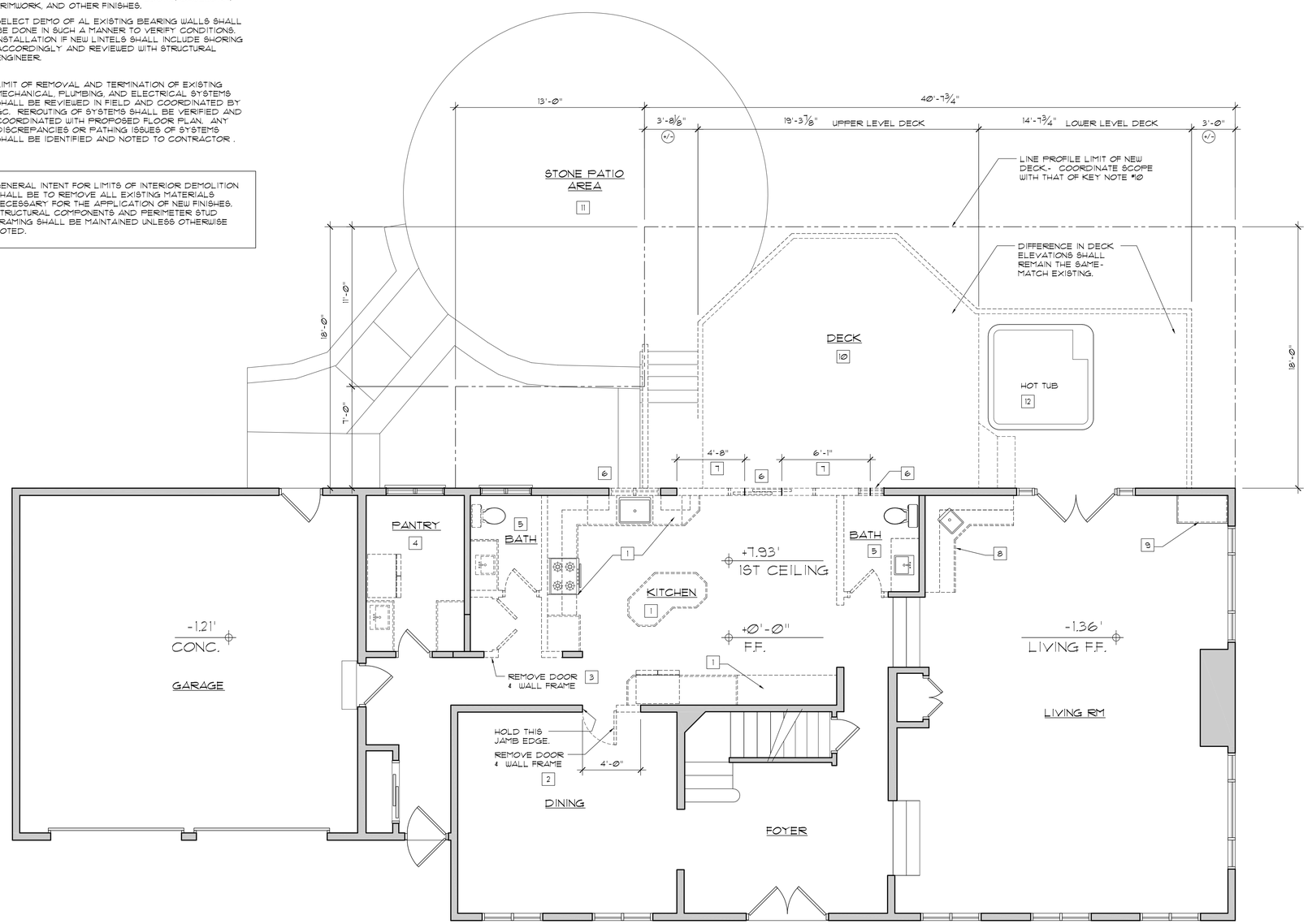
DEMOLITION NOTES:

1. ALL LIMITS OF DEMOLITION WORK SHALL BE VERIFIED IN FIELD- REVIEWED BETWEEN OWNER, GC, AND DESIGNERS.- INCLUDING FINISH FLOORS, CASEWORK, TRIMWORK, AND OTHER FINISHES.
2. SELECT DEMO OF AL EXISTING BEARING WALLS SHALL BE DONE IN SUCH A MANNER TO VERIFY CONDITIONS. INSTALLATION IF NEW LINTELS SHALL INCLUDE SHORING ACCORDINGLY AND REVIEWED WITH STRUCTURAL ENGINEER.
3. LIMIT OF REMOVAL AND TERMINATION OF EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE REVIEWED IN FIELD AND COORDINATED BY GC. REROUTING OF SYSTEMS SHALL BE VERIFIED AND COORDINATED WITH PROPOSED FLOOR PLAN. ANY DISCREPANCIES OR PATHING ISSUES OF SYSTEMS SHALL BE IDENTIFIED AND NOTED TO CONTRACTOR .

GENERAL INTENT FOR LIMITS OF INTERIOR DEMOLITION SHALL BE TO REMOVE ALL EXISTING MATERIALS NECESSARY FOR THE APPLICATION OF NEW FINISHES. STRUCTURAL COMPONENTS AND PERIMETER STUD FRAMING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

LEGEND

EXISTING DOOR UNIT SHALL REMAIN.
EXISTING WALL FRAME TO REMAIN.
EXISTING DOOR UNIT TO BE REMOVED.
EXISTING WALL FRAME TO BE REMOVED.



1/D1 DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-Ø"

NORTH

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T: 585.223.6440
F: 585.563.8371

GUISTO RESIDENCE RENOVATION PROJECT

5 WOODS HOLE COURT
PITTSFORD, NEW YORK

REVISED: 12-31-25

DATE: 12-19-25

DRAWING TITLE: DMOLITION FLOOR PLAN

SHEET NO: D1

PROJECT NO: 25-117

UNLESS NOTED OTHERWISE:

(R-1) 2x10 RAFTER FRAMING @ 12"O.C.

FINAL ROOF SLOPE SHALL BE VERIFIED IN FIELD IN COORDINATION WITH EXISTING SECOND FLOOR WINDOW UNITS.- MAINTAINING ADEQUATE VERTICAL DIMENSION FROM ROOF PLAIN TO WINDOW SILL.

FINAL ROOFING MATERIAL SHALL BE REVIEWED w/ OWNER - METAL PANEL OR ROLLED ASPHALT ROOFING ARE OPTIONS. ROOFING MATERIAL INSTALLATION PER MANUFACTURE SPEC AND RECOMMENDED DETAILS FOR LOW PITCH ROOF.

RIDGE BOARD, HIP, AND VALLEY RAFTER FRAMING SHALL BE 2x12, UNLESS NOTED OTHERWISE.

OVERHANGS- 12" UNLESS NOTED OTHERWISE. GC & OWNER TO VERIFY DIMENSIONS @ EACH LOCATION.

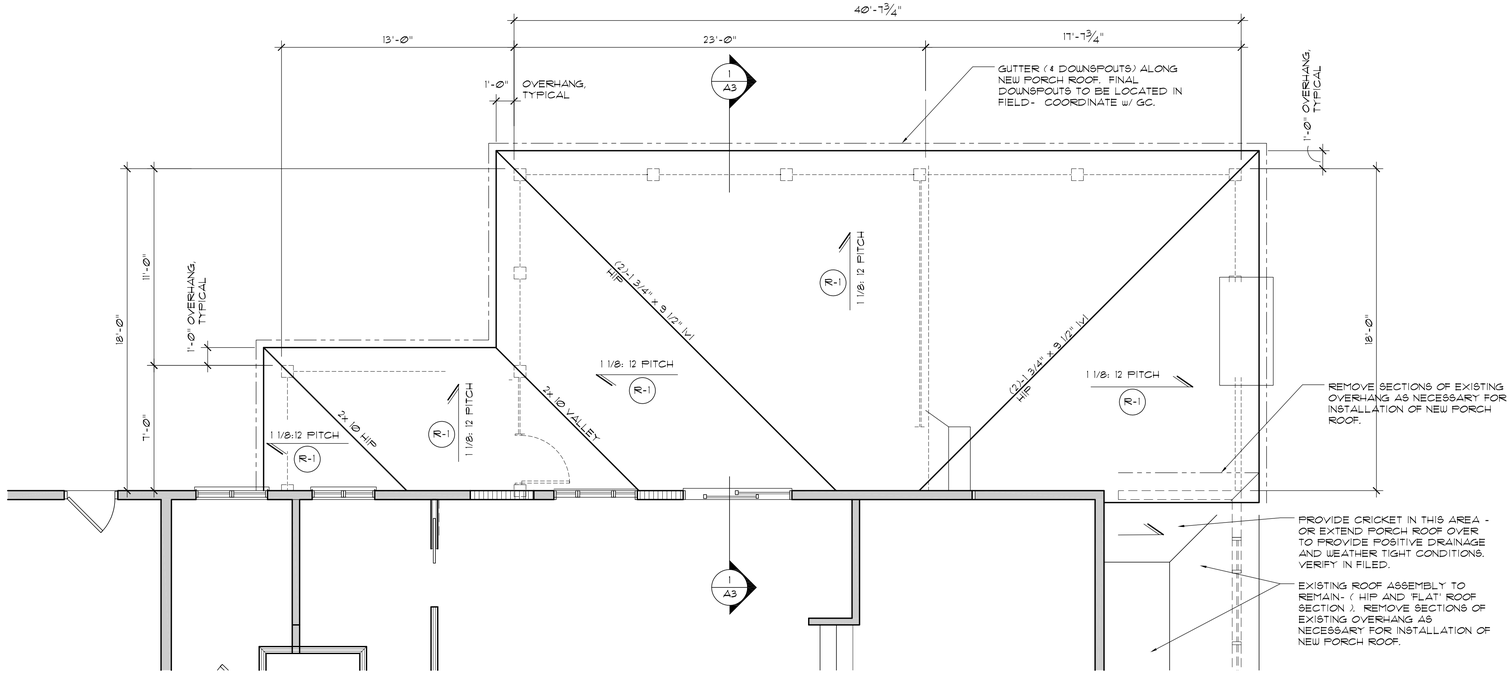
FINAL GUTTER AND DOWN SPOUT LOCATIONS TO BE COORDINATED WITH OWNER.

ALL BEARING POINT NOTED: ☒ , SHALL BE A MIN. OF (3) STUDS.

SEE SHEET S002 FOR MULTI-PLY MICROLLAM BEAMS NAILING DETAILS.

PROVIDE A MIN OF 3" BRG. FOR ALL LVL BEAMS UNLESS NOTED OTHERWISE

PROVIDE A MIN OF 3" BRG. FOR ALL LVL BEAMS UNLESS NOTED OTHERWISE



1/A0 ROOF LEVLE PLAN

SCALE: 1/4"=1'-Ø"

NORTH

FOUNDATION LEVEL KEY NOTES:

1. ALL EXISTING DECK RAILINGS, STEPS TO GRADE AND FINISH DECK BOARDS TO BE REMOVED. EXISTING DECK POSTS AND FRAMING TO REMAIN. INTENT IS TO UTILIZE AS MUCH OF EXISTING (STRUCTURAL) FRAME AS POSSIBLE AND SUPPLEMENT WITH NEW. EXISTING POST AND FRAME CONDITION SHALL BE VERIFIED IN FIELD ONCE EXPOSED AND FULLY EVALUATED. (DEMO KEY NOTE #Ø SIMILAR)

2. DIMENSIONAL LIMITS OF NEW DECK SHALL BE COORDINATED AND VERIFIED IN FIELD WITH EXISTING DECK EXTENTS.

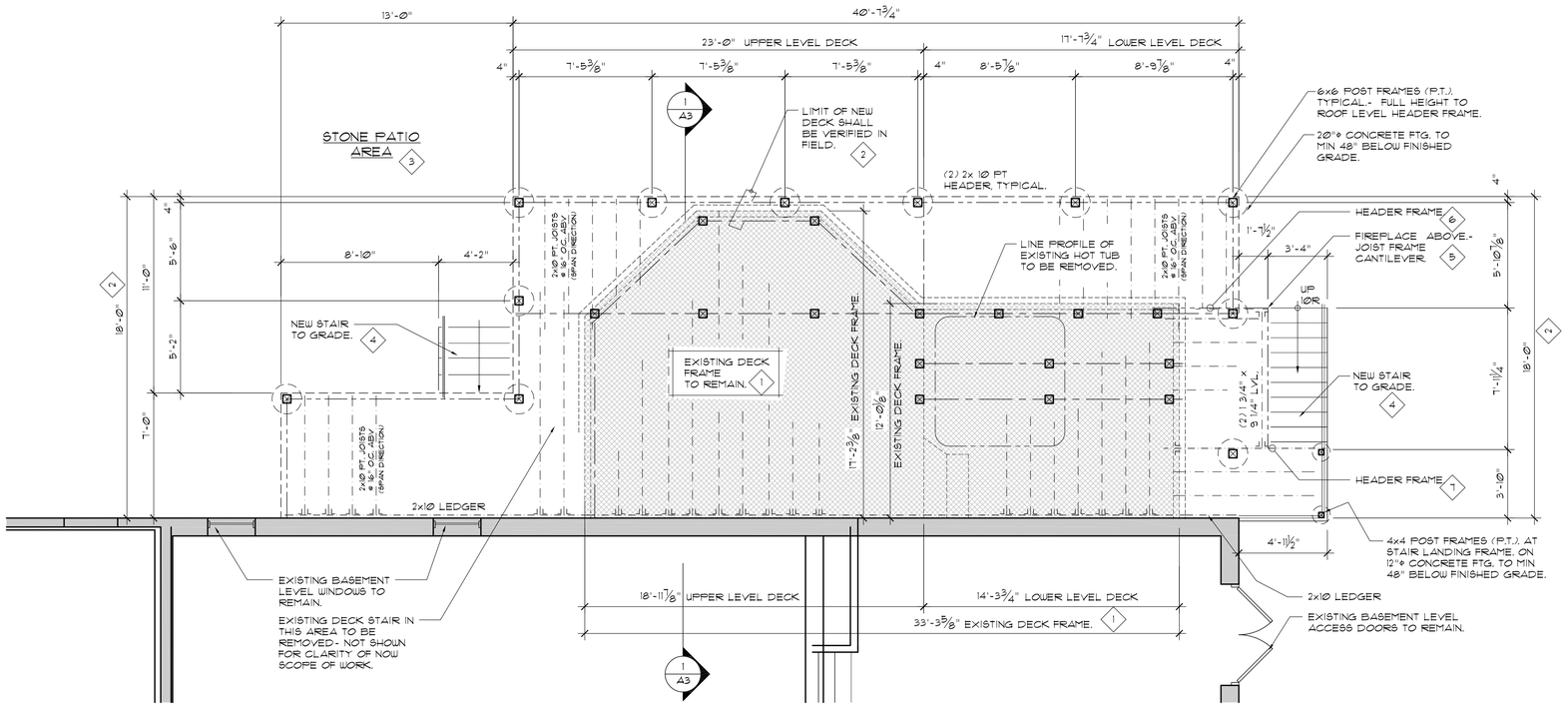
3. EXISTING STONE PATIO AREA SCOPE TO BE REVIEWED- SECTIONS OF PATIO TO BE REMOVED TO ALLOW FOR THE INSTALLATION OF NEW DECK FRAMES AND STEPS. COORDINATION TO BE DONE WITH LANDSCAPE DESIGNER- OR GC. VERIFY IN FIELD.

4. STAIR TO GRADE SHALL BE VERIFIED IN FIELD AND COORDINATED WITH AT-GRADE PATIO DESIGN. STAIR: WOOD FRAME STAIR ASSEMBLY. (9" TREAD MIN, 8 ¼" MAX RISER). ½" Ø HANDRAILS @ 36" ABOVE LINE OF NOSING. GUARD RAIL PANELS @ +36" ABOVE FINISH FLOOR OR LANDINGS. FINAL RAILING DESIGN TO BE SELECTED BY OWNER. LEADING FOOTER OF STAIR- CONCRETE FOOTING COORDINATED WITH PATIO DESIGN MATERIALS.

5. FINAL FRAMING @ CANTILEVER AREA TO BE VERIFIED w/ SELECTED FIREPLACE UNIT.

6. (2) 1 3/4" x 9 1/2" LVL ANCHORED TO SIDE OF 6x6 POSTS; TO NEW POST, BACK SPAN TO EXISTING POST, AND CANTILEVER TO LIMITS OF FIRE PLACE FRAME.

7. (2) 1 3/4" x 9 1/2" LVL ANCHORED TO SIDE OF POSTS; TO NEW 6x6 POST, TO NEW 4X4 POST, AND BACK SPAN TO EXISTING DECK FRAME HEADER.



1/A0 FOUNDATION PLAN

SCALE: 1/4"=1'-Ø"

NORTH

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T: 585.223.6440
F: 585.563.8371

GUISTO RESIDENCE RENOVATION PROJECT

5 WOODS HOLE COURT
PITTSFORD, NEW YORK

REVISED: 12-31-25

DATE: 12-19-25

DRAWING TITLE: FOUND, LAN ROOF LEVEL

SHEET NO: A0

PROJECT NO: 25-117

FIRST FLOOR KEY NOTES:

1. FINAL KITCHEN CABINET LAYOUT AND CABINET DESIGN SHALL BE PROVIDED BY OTHERS (CONCEPT 11) AND COORDINATED WITH OWNER AND GC.

1A. FINAL KITCHEN LIGHTING, SWITCHING, AND POWER SHALL BE FURTHER DEVELOPED AND REVIEWED WITH OWNER, DESIGN TEAMS, AND GC & SUBS.

2. FINAL LAYOUT OF PANTRY CABINETS AND SHELVING SHALL SHALL BE PROVIDED BY OTHERS- COORDINATED WITH OWNER AND GC..

3. PATIO AREAS (DINING AND LIVING) SHALL HAVE SLOPED CEILINGS W/ PLANK FINISH, LIGHTING, CEILING FANS, SPEAKERS, ETC.. REFERENCE INTERIOR VIEW IMAGE 2/A3 FOR DESIGN INTENT.

4. STAIR TO GRADE SHALL BE VERIFIED IN FIELD AND COORDINATED WITH AT-GRADE PATIO DESIGN. STAIR: WOOD FRAME STAIR ASSEMBLY, (9" TREAD MIN. 8 ¼" MAX RISER), ½" ø HANDRAILS @ 36" ABOVE LINE OF NOSING.
GUARD RAIL PANELS @ +36" ABOVE FINISH FLOOR OR LANDINGS. FINAL RAILING DESIGN TO BE SELECTED BY OWNER.

5. OPEN GUARD RAIL ONLY AROUND GRILLING STATION AND STAIR OFF THE LIVING ROOM PATIO AREA (NORTH END OF PATIO).

6. GRILLING STATION- FINAL DETAILS OF THIS AREA SHALL BE DETERMINED ONCE GRILL UNIT IS IDENTIFIED, INCLUDING VENTILATION (EXHAUST FAN) AND NON-COMBUSTIBLE SURROUND MATERIALS.

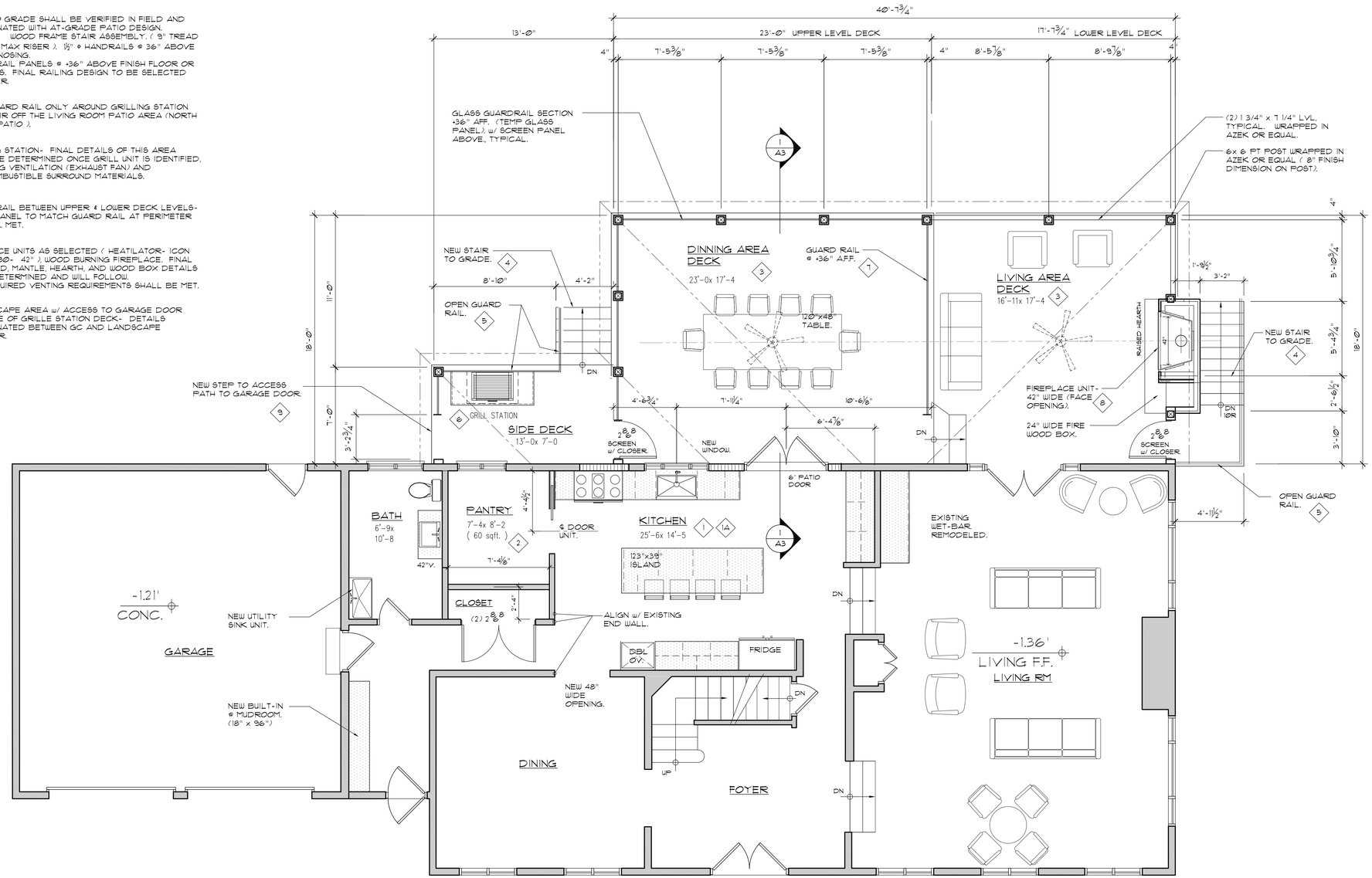
7. GUARD RAIL BETWEEN UPPER & LOWER DECK LEVELS- GLASS PANEL TO MATCH GUARD RAIL AT PERIMETER OF DECK. MET.

8. FIREPLACE UNITS AS SELECTED (HEATILATOR- ICON SERIES 180- 42"), WOOD BURNING FIREPLACE. FINAL SURROUND, MANTLE, HEARTH, AND WOOD BOX DETAILS TO BE DETERMINED AND WILL FOLLOW.
ALL REQUIRED VENTING REQUIREMENTS SHALL BE MET.

9. HARD-SCAPE AREA W/ ACCESS TO GARAGE DOOR AND SIDE OF GRILLE STATION DECK- DETAILS COORDINATED BETWEEN GC AND LANDSCAPE DESIGNER.

FIRST FLR LEGEND

- 2x6 STUD FRAMING @ 16" O.C.
- 2x4 STUD FRAMING @ 16" O.C.
- EXISTING WALLS TO REMAIN
- (S) (C) SMOKE & CARBON MONOX. DETECTORS: HARDWIRED PER CODE.



1/A1 PRELIMINARY FLOOR PLAN

SCALE: 1/4"=1'-Ø"

NORTH

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T: 585.223.6440
F: 585.563.8371

GUISTO RESIDENCE
RENOVATION PROJECT

5 WOODS HOLE COURT
PITTSFORD, NEW YORK

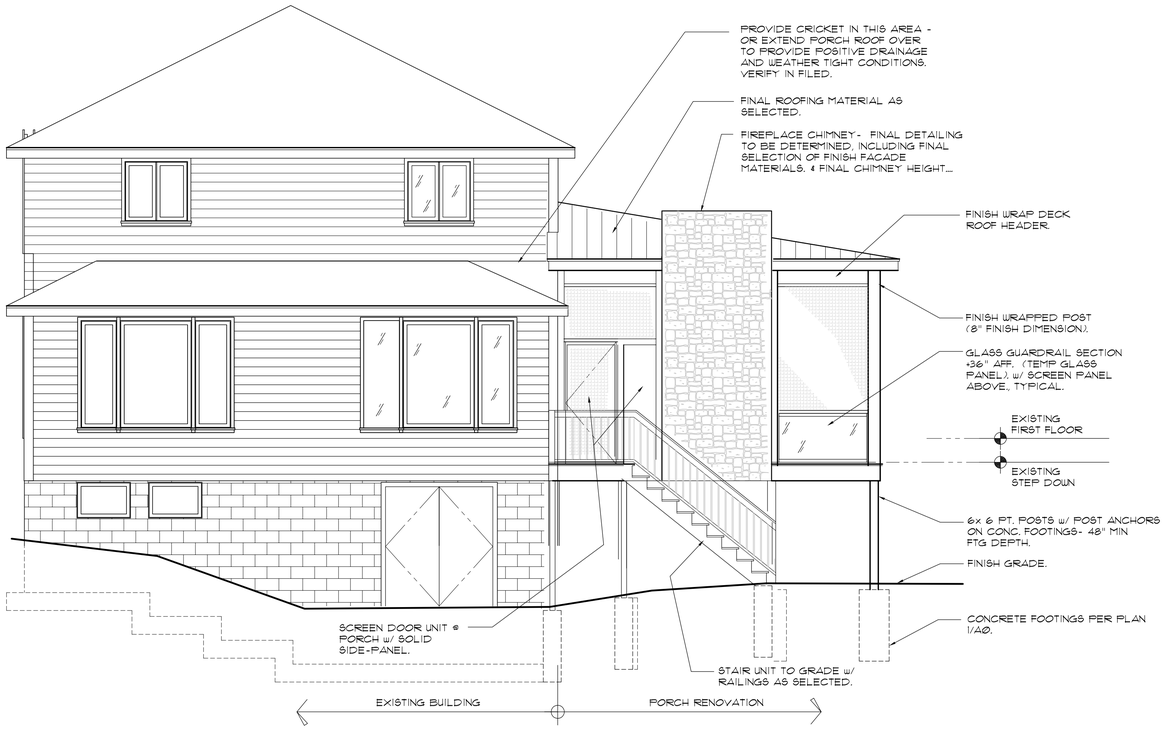
REVISED: 12-31-25

DATE: 12-19-25

DRAWING TITLE: FLOOR PLAN

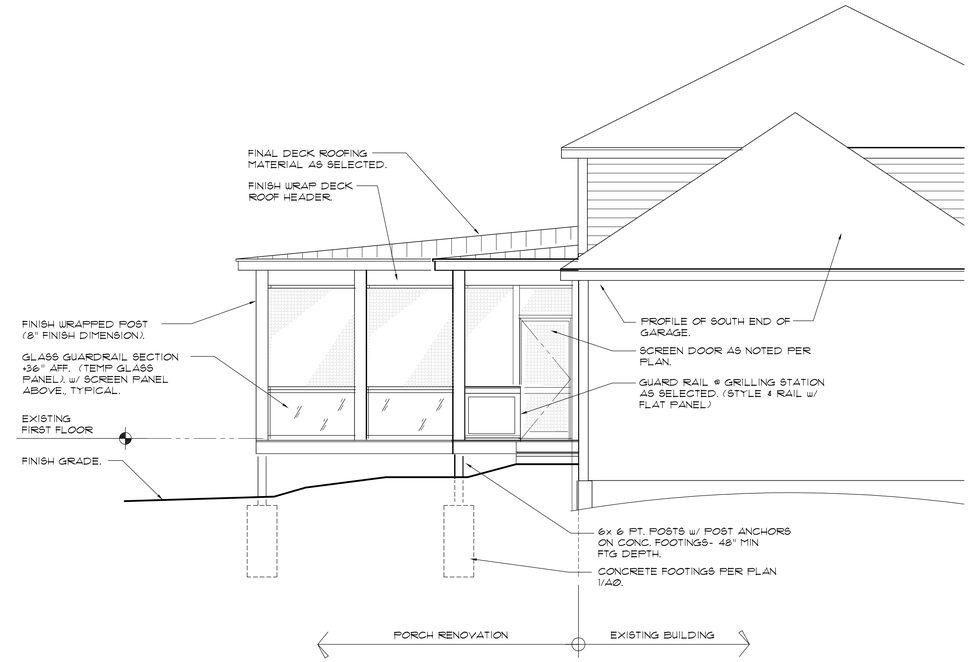
SHEET NO: A1

PROJECT NO: 25-117



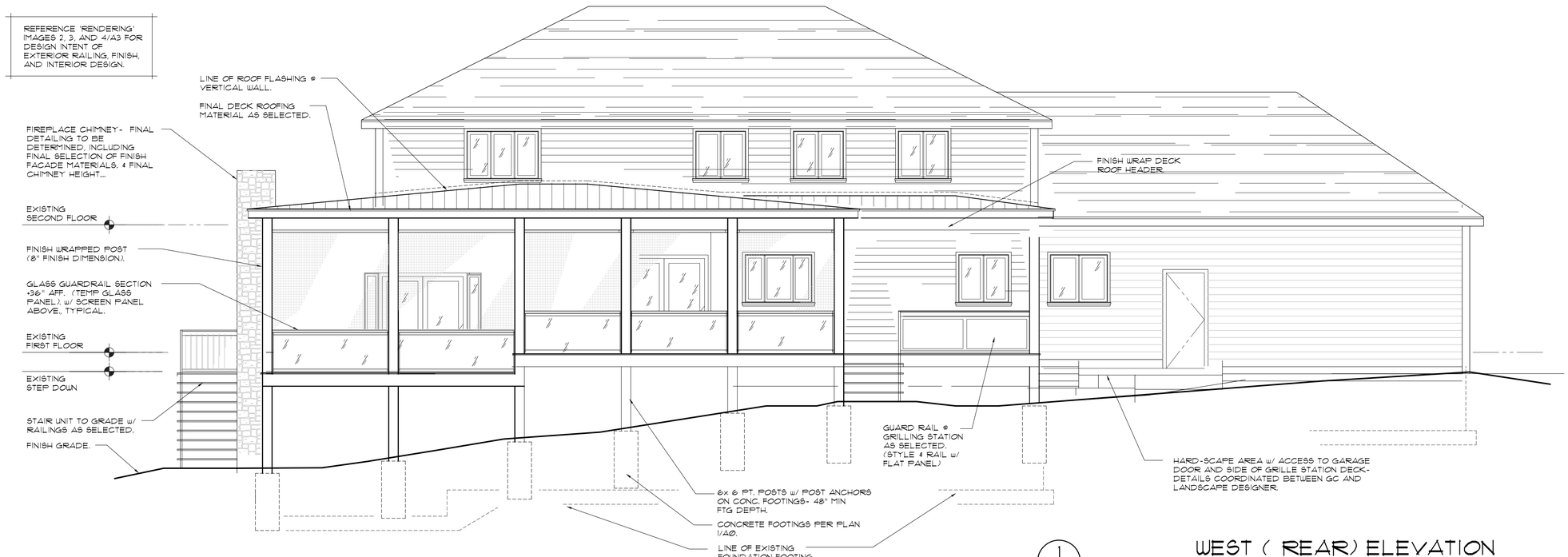
3/A2 NORTH ELEVATION

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



2/A2 SOUTH ELEVATION

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



1/A2 WEST (REAR) ELEVATION

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

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T: 585.223.6440
F: 585.563.8371

GUISTO RESIDENCE RENOVATION PROJECT

5 WOODS HOLE COURT
PITTSFORD, NEW YORK

REVISED:
12-31-25
1-19-26
Added elevation notes.

DATE: 12-10-25

EXTERIOR ELEVATIONS

DRAWING TITLE:

A2

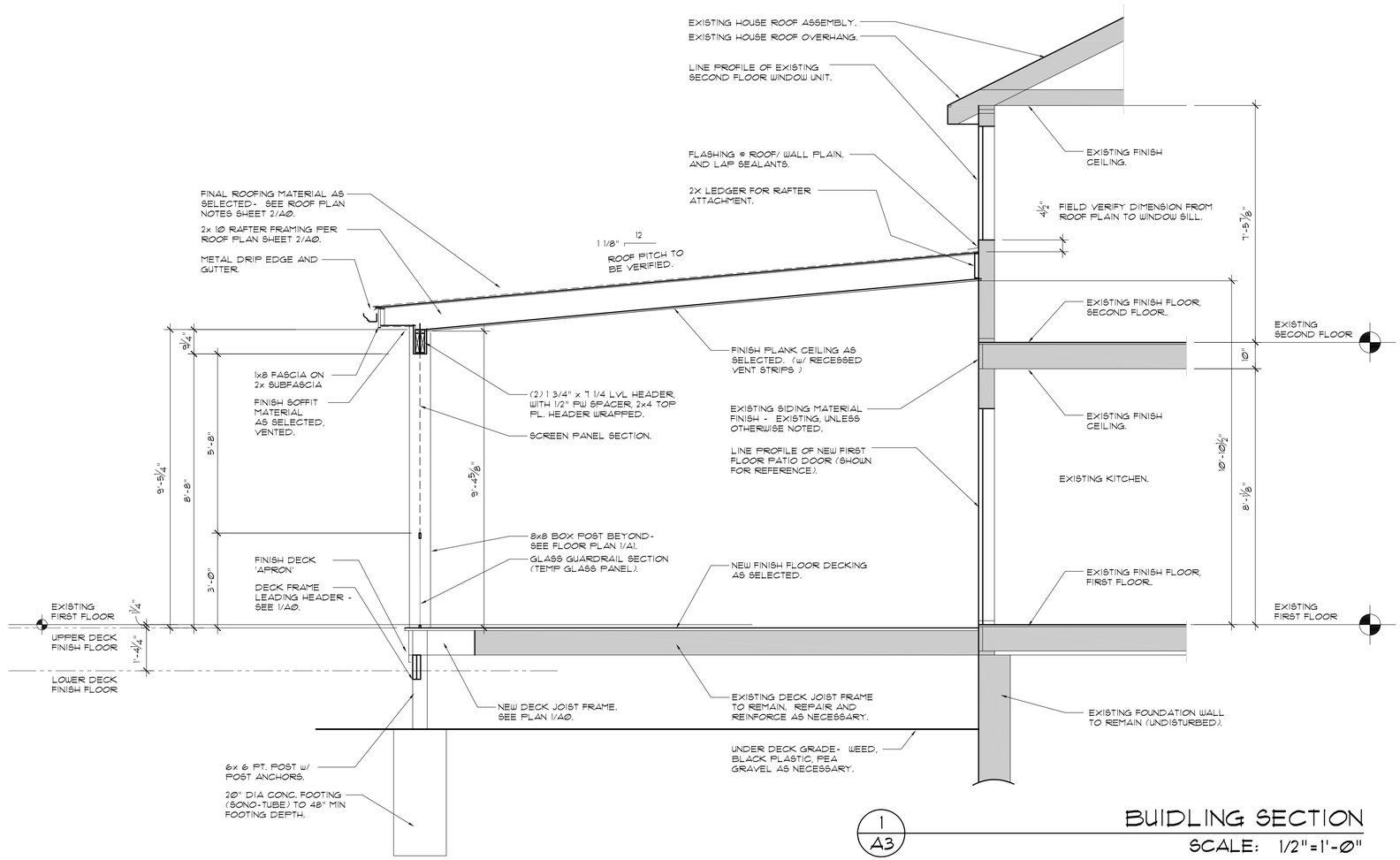
SHEET NO:

PROJECT NO: 25-117

4/A3 EXTERIOR IMAGE VIEW 2
SCALE: NONE

2/A3 EXTERIOR IMAGE VIEW 1
SCALE: NONE

2/A3 INTERIOR IMAGE VIEW
SCALE: NONE



1/A3 BUILDLING SECTION
SCALE: 1/2"=1'-0"

HANLON ARCHITECTS
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM
T: 585.223.6440
F: 585.563.8371

GUISTO RESIDENCE
RENOVATION PROJECT

5 WOODS HOLE COURT
PITTSFORD, NEW YORK

REVISED: Updated exterior image views 12-31-25 1-19-26

DATE: 12-19-25

BLDG. SECTION INTENT IMAGES.

DRAWING TITLE:

A3

SHEET NO:

PROJECT NO: 25-117

Town of Pittsford

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

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

Permit #
C26-000003

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 4245 East Avenue ROCHESTER, NY 14618
Tax ID Number: 151.14-1-1.111
Zoning District: SRAA Suburban Residential
Owner: Nazareth University
Applicant: Nazareth University

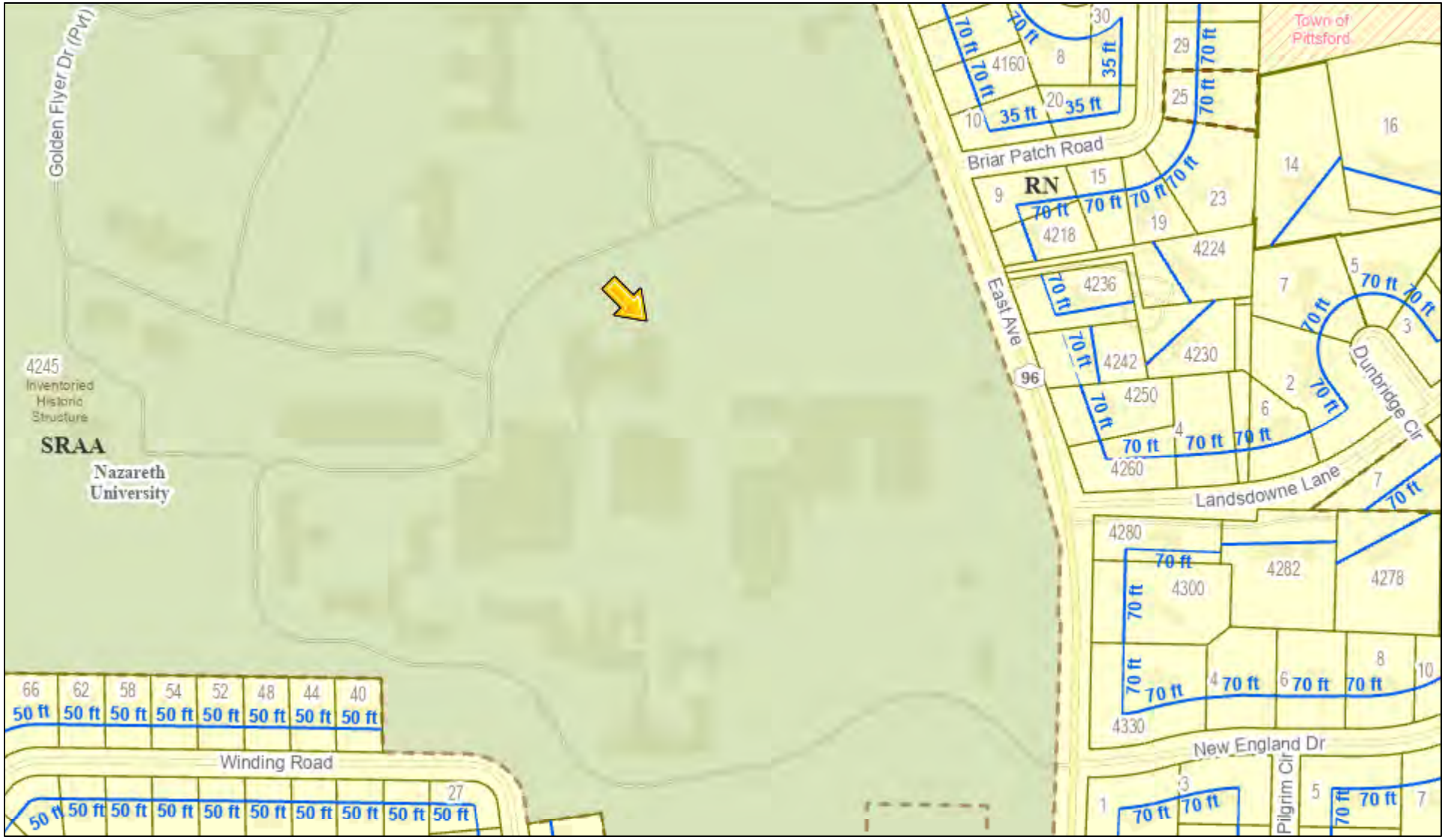
Application Type:

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

Project Description: Applicant is requesting design review to add an ADA compliant ramp and new entrance door on the northeast corner of Smyth Hall. This property is zoned Suburban Residential District (SRAA).

Meeting Date: February 12, 2026

Residential Neighborhood Zoning



1/14/2026, 2:33:06 PM

1:5,103

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Town of Pittsford GIS


Thu Apr 25 2024
Imagery © 2026 Nearmap, HERE
20 ft
Nearmap

SWBR
387 East Main Street Rochester NY 14604
585 232 8300 | rochester@swbr.com

PROGRESS PRINT
NOT FOR CONSTRUCTION

Drawn By:	KMP
Checked By:	KMP
Project Manager:	KMP

Revisions

NAZARETH UNIVERSITY
4245 East Avenue
Rochester, NY 14618
SWBR Project Number 25167.00

Nazareth University
4245 East Avenue
Rochester, NY 14618

A-000
SITE PHOTOS

1/14/2026
DESIGN REVIEW BOARD
SUBMISSION

SWBR

387 East Main Street Rochester NY 14604
585 232 8300 | rochester@swbr.com

PROGRESS PRINT
NOT FOR CONSTRUCTION

Drawn By:	Author
Checked By:	Checker
Project Manager:	KMP

Revisions

NAZARETH UNIVERSITY

4245 East Avenue
Rochester, NY 14618

SWBR Project Number 25167.00

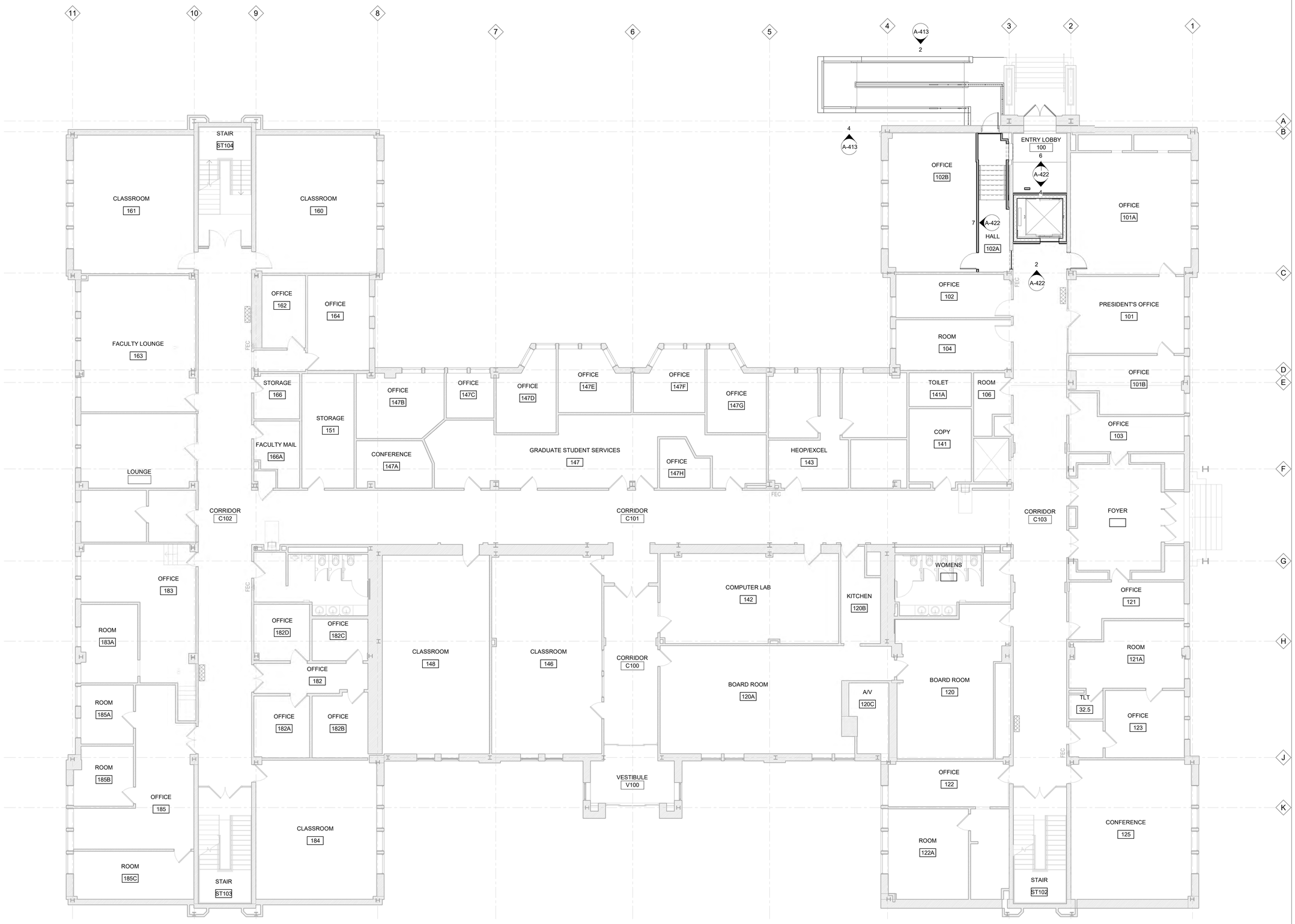
Nazareth University
4245 East Avenue
Rochester, NY 14618

A-000a

RENDERING

1/14/2026

DESIGN REVIEW BOARD SUBMISSION



1 FIRST FLOOR NEW WORK PLAN
1/8" = 1'-0"

NORTH

SWBR
387 East Main Street Rochester NY 14604
585 232 8300 | rochester@swbr.com

PROGRESS PRINT
NOT FOR CONSTRUCTION

Drawn By:	Author
Checked By:	Checker
Project Manager:	KMP

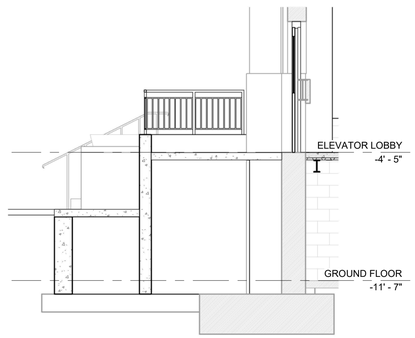
Revisions

NAZARETH UNIVERSITY
4245 East Avenue
Rochester, NY 14618
SWBR Project Number 25167.00

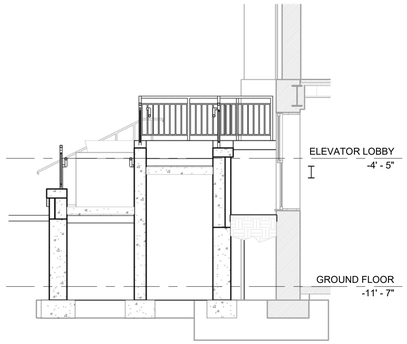
Nazareth University
4245 East Avenue
Rochester, NY 14618

A-111
FIRST FLOOR PLAN

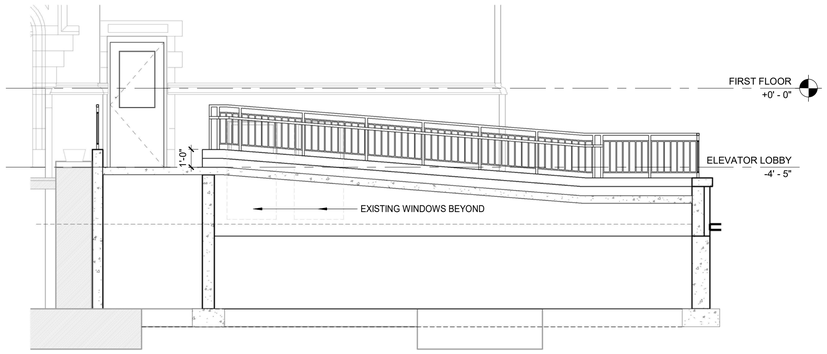
1/14/2026
DESIGN REVIEW BOARD SUBMISSION



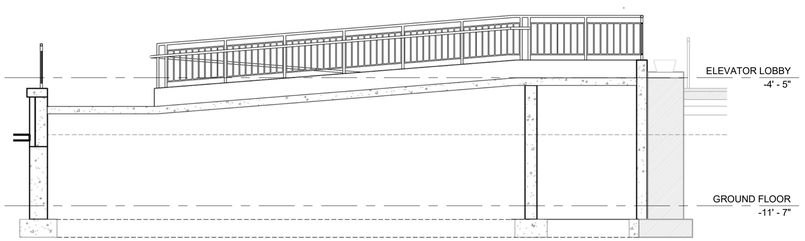
10 SECTION 6
1/4" = 1'-0"



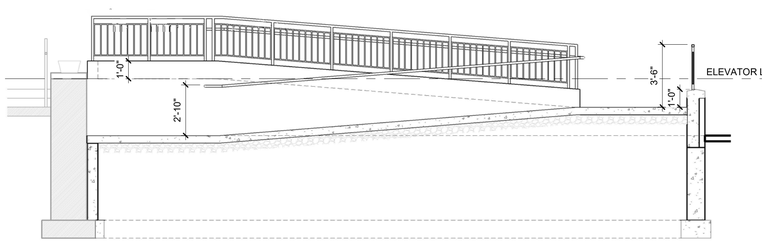
9 SECTION 5
1/4" = 1'-0"



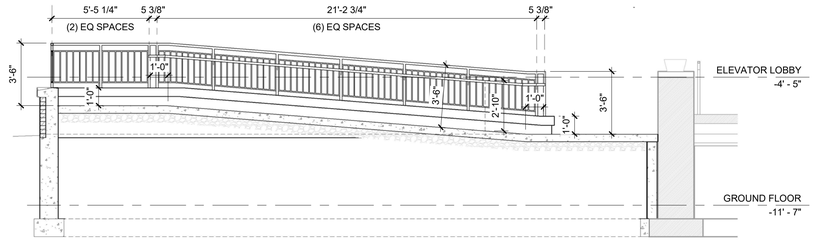
8 SECTION 4
1/4" = 1'-0"



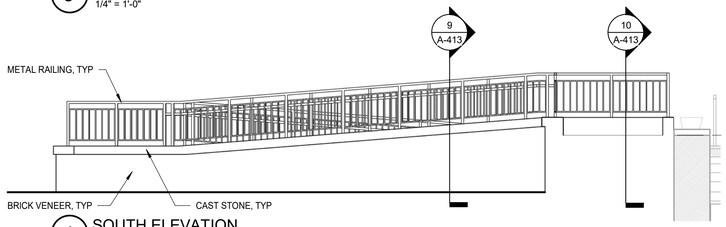
7 SECTION 3
1/4" = 1'-0"



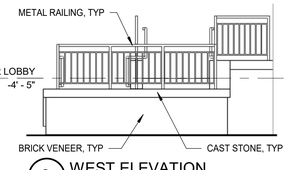
6 SECTION 2
1/4" = 1'-0"



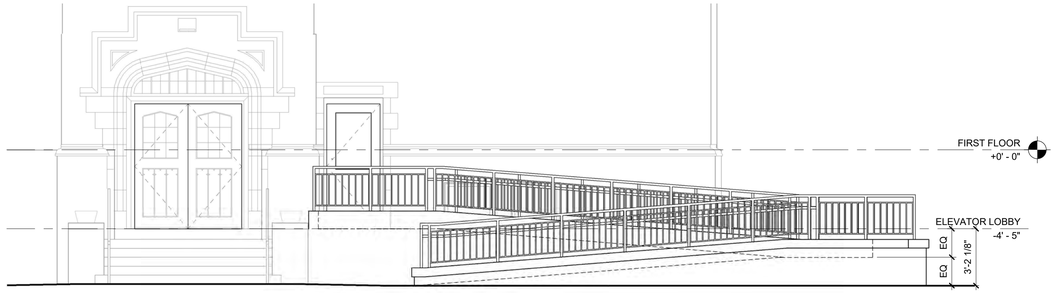
5 SECTION 1
1/4" = 1'-0"



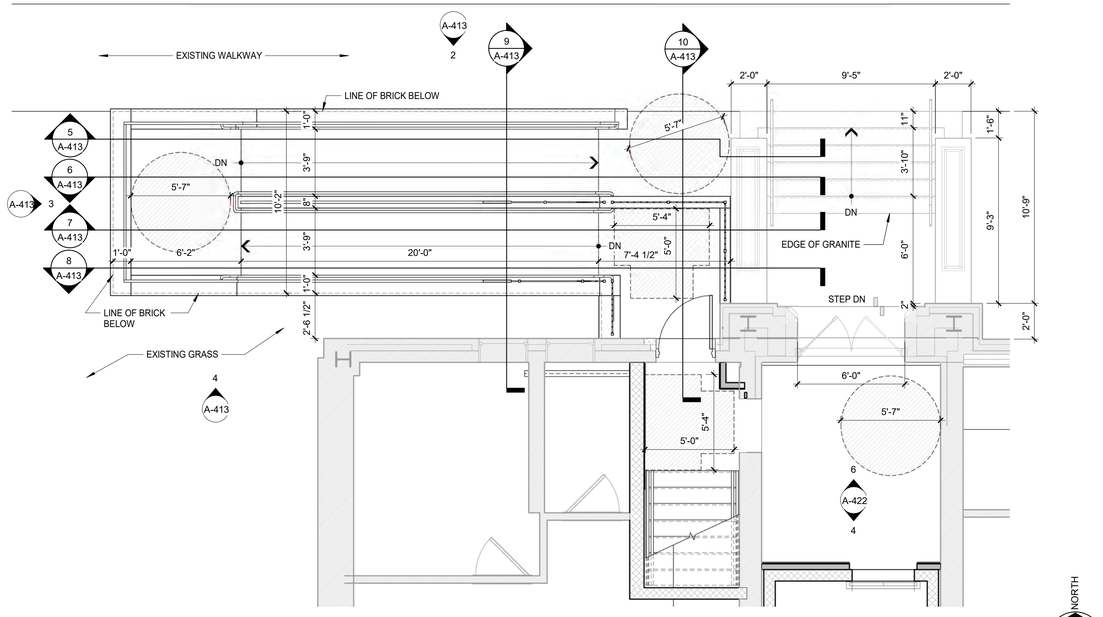
4 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 ELEVATOR LOBBY - RAMP PLAN
1/4" = 1'-0"

7 A-422

NORTH

SWBR
387 East Main Street Rochester NY 14604
585 232 8300 | rochester@swbr.com

PROGRESS PRINT
NOT FOR CONSTRUCTION

Drawn By:	DB
Checked By:	MAM
Project Manager:	KMP

Revisions

NAZARETH UNIVERSITY
4245 East Avenue
Rochester, NY 14618
SWBR Project Number 25167.00

Nazareth University
4245 East Avenue
Rochester, NY 14618

A-413
VERTICAL CIRCULATION RAMP PLANS, SECTIONS & DETAILS

1/14/2026
DESIGN REVIEW BOARD SUBMISSION

Town of Pittsford

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

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

Permit #
CA26-000002

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD
REFERRAL OF APPLICATION

Property Address: 55 Mitchell Road PITTSFORD, NY 14534
Tax ID Number: 164.11-2-12.11
Zoning District: RN Residential Neighborhood
Owner: Sands, Mackenzie
Applicant: Hanlon Architects

Application Type:

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

Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the reconstruction of the carriage house and an addition to the main home. This includes the demolition of the existing carriage house in accordance with Chapter 64 Article VIII §64-43 of the Town Code. This property is zoned Residential Neighborhood (RN) and Local Waterfront Overlay District (LWOD).

Meeting Date: February 12, 2026

TOWN OF PITTSFORD

Design Review & Historic Preservation Board
Application for Certificate of Appropriateness

Case # _____

1. Property Address: 55 Mitchell Rd

2. Tax Account Number: 164.11-2-12.11

3. Applicant's Name: Steve Cullum

   Address: 1300 University Ave (Street) Phone: [redacted]

   Rochester (City) NY (State) 14607 (Zip Code) E-mail: [redacted]

4. Applicant's Interest in Property:

   Owner: ☐ Lessee: ☐ Holding Purchase Offer: ☐

   Other *(explain)*: Architect

5. Owner *(if other than above)*: Mackenzie and Jennifer Sands

   Address: 55 Mitchell Rd (Street) Phone: _____

   Pittsford (City) NY (State) 14534 (Zip Code) E-mail: _____

   Has the Owner been contacted by the Applicant? Yes ☒ No ☐

6. Application prepared by: Hanlon Architects

   Address: 1300 University Ave (Street) Phone: [redacted]

   Rochester (City) NY (State) 14607 (Zip Code) E-mail: [redacted]

7. Project Design Professional *(if Available)*: Hanlon Architects

   Address: 1300 University Ave (Street) Phone: [redacted]

   Rochester (City) NY (State) 14607 (Zip Code) E-mail: [redacted]

8. Project Contractor *(if Available)*: _____

Address: _____ Phone: _____
Street

_____ E-mail: _____
City *State* *Zip Code*

9. Present use of Property: Single Family

10. Zoning District of Property: RN, LWOD

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

If Yes, please explain:

14. Proposed Exterior Improvements:

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

Addition to home to include mudroom, pantry and garage. All building materials will be consistent with the existing home. Painted wood clapboard siding.

New barn to replace the existing carriage house. Siding to be painted vertical wood siding, with a stone water table. Roof to be standing seam metal.

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

Driveway to be reconfigured, allowing greater separation to neighbor with existing access easement. Regrading of auto-court to reduce slopes to an acceptable degree. Widen driveway for new 2-car garage with pull through. Pull driveway back from root system of existing trees. provide additional tree screen to neighboring property.

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

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

- ☒ Parcel map
- ☒ Photographs
- ☒ Other materials — Carriage House Structural Report
- ☒ Architectural elevations
- ☒ Architectural plans

Applicant Certification:

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

Signature of applicant

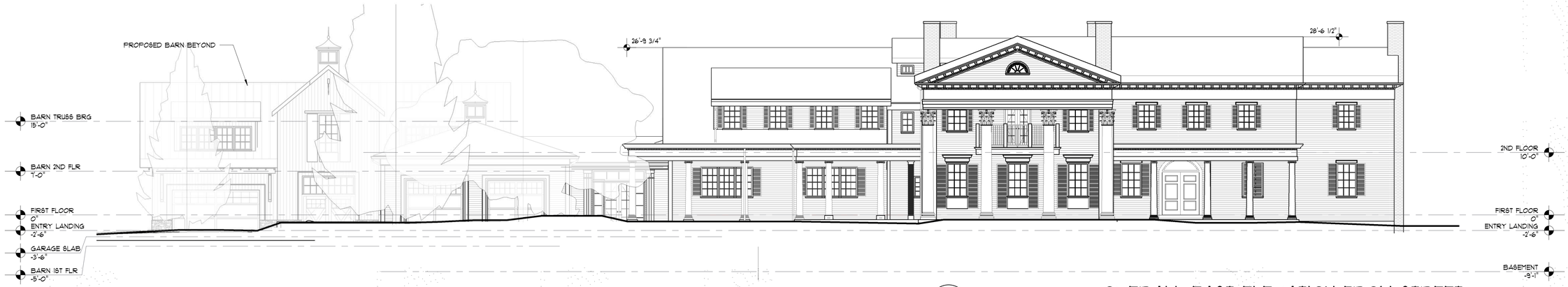
01/12/2026
Date

Owner Consent:

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

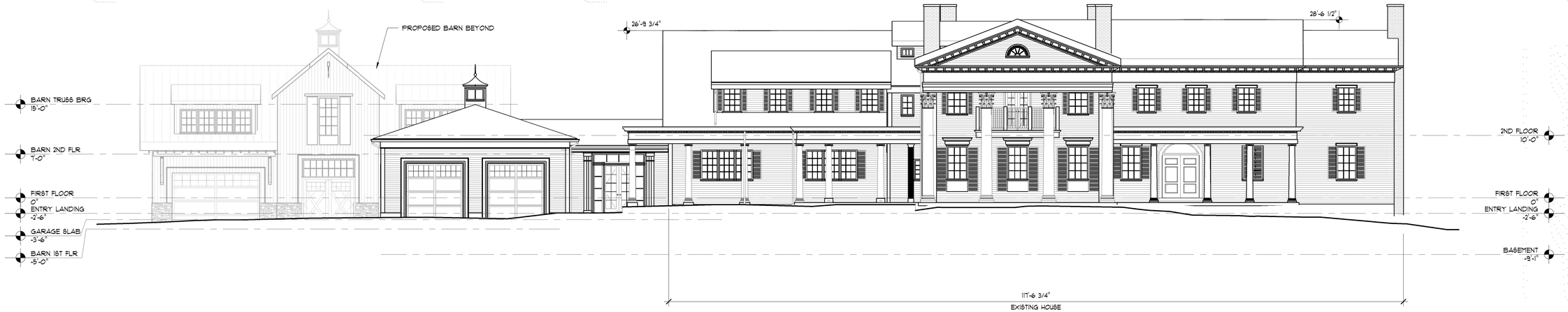
Yes ☑ No ☐

If Yes, owner's signature:



3 OVERALL EAST ELEVATION FROM STREET

1/8" = 1'-0"



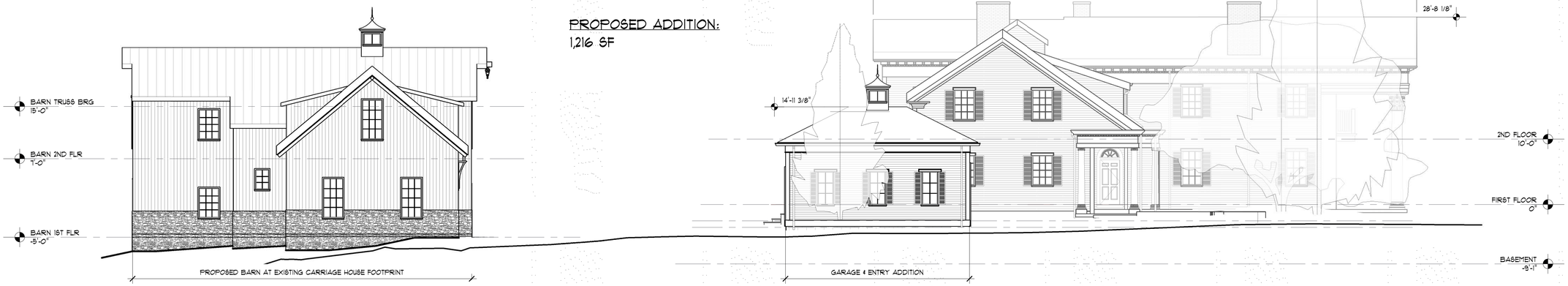
2 OVERALL EAST ELEVATION

1/8" = 1'-0"

EXISTING 1ST FLOOR FOOTPRINT:
4,066 SF

ADDITIONAL EXISTING COVERED AREA:
1,608 SF

PROPOSED ADDITION:
1,216 SF



1 OVERALL SOUTH ELEVATION

1/8" = 1'-0"

OVERALL ELEVATIONS

PRIVATE RESIDENCE RENOVATIONS

HANLON ARCHITECTS

1-12-26



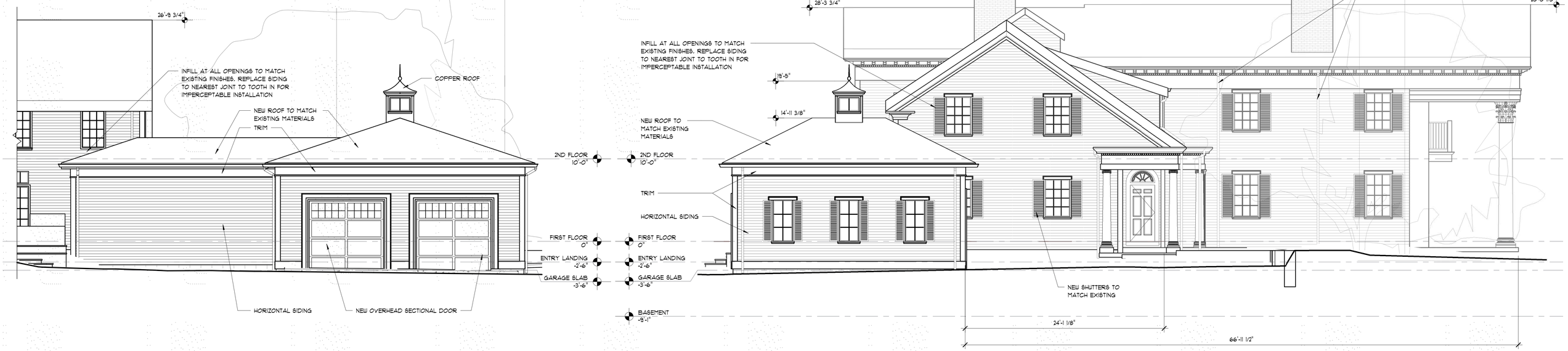



HANLON ARCHITECTS

EXISTING PHOTOS

PRIVATE RESIDENCE RENOVATIONS

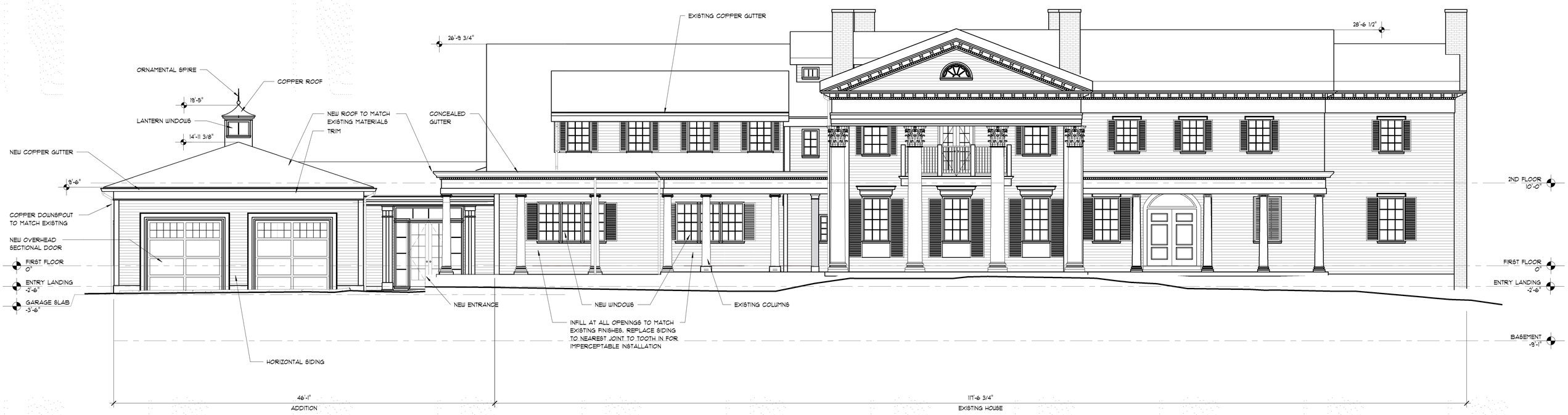
1-12-26



1

GARAGE ADDITION SOUTH ELEVATION

3/16" = 1'-0"



2

OVERALL EAST ELEVATION - HOUSE

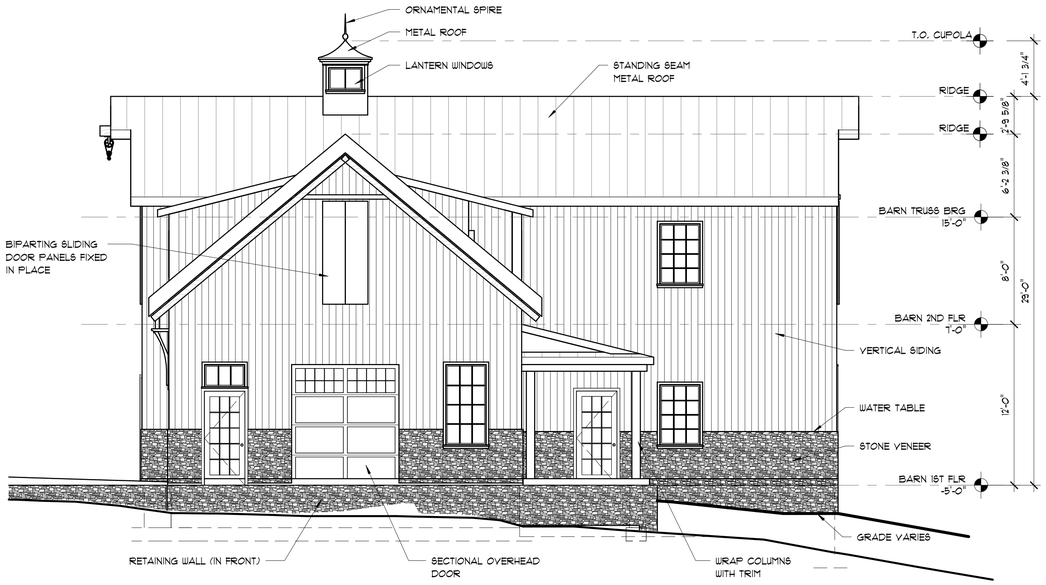
3/16" = 1'-0"

HANLON ARCHITECTS

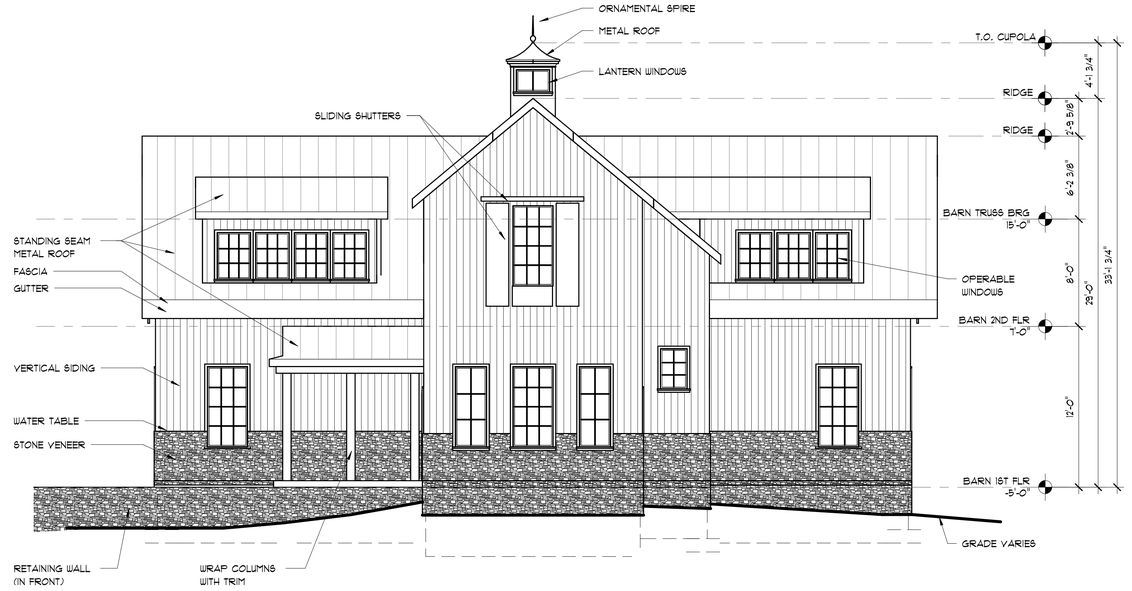
HOUSE ADDITION ELEVATIONS

PRIVATE RESIDENCE RENOVATIONS

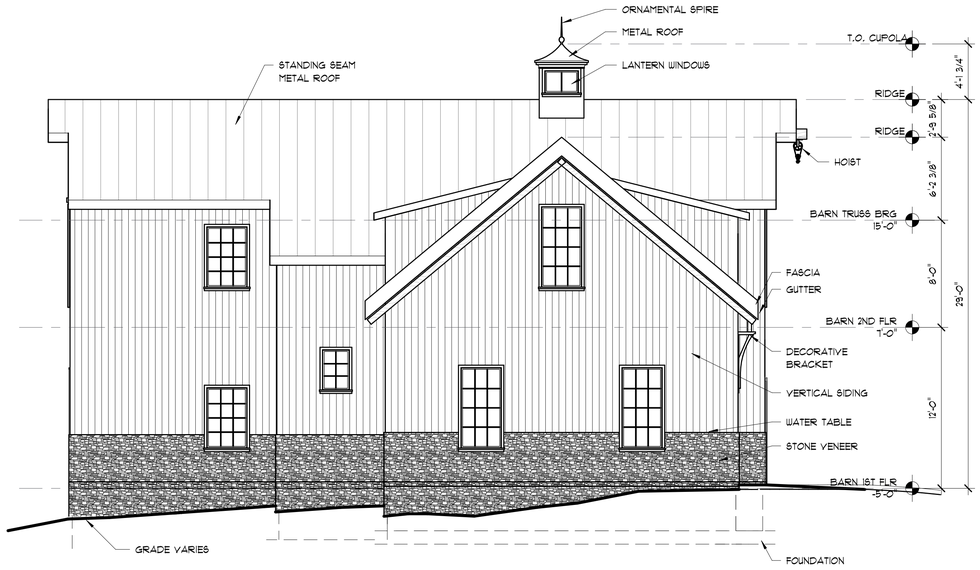
1-12-26



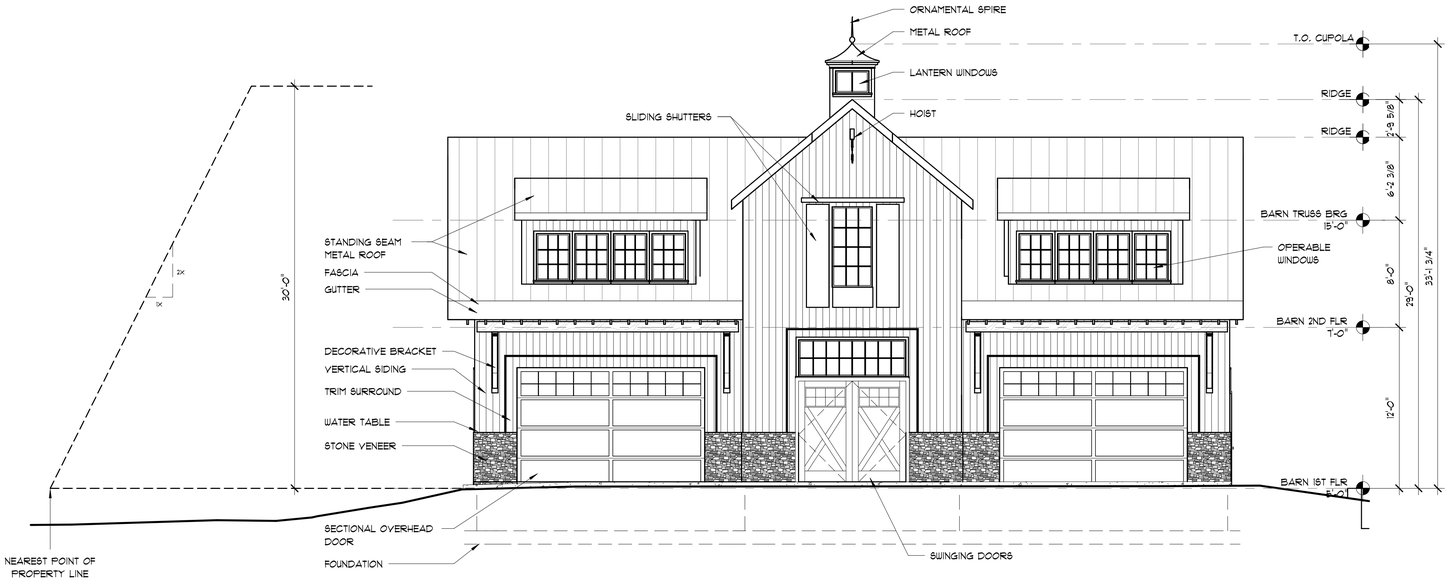
4 BARN EAST ELEVATION
3/16" = 1'-0"



3 BARN NORTH ELEVATION
3/16" = 1'-0"



2 BARN WEST ELEVATION
3/16" = 1'-0"

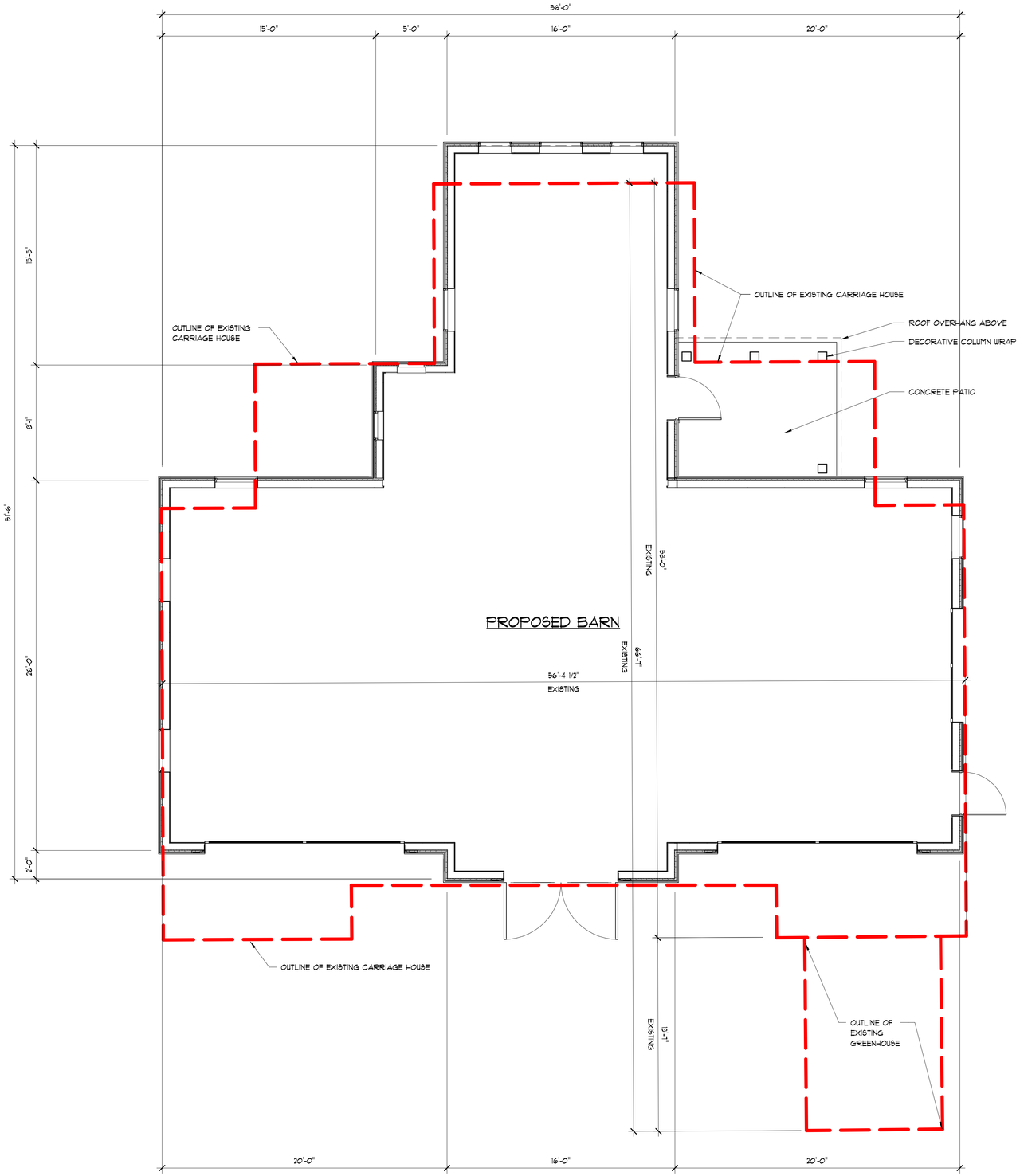


1 BARN SOUTH ELEVATION
3/16" = 1'-0"

HANLON ARCHITECTS

BARN ELEVATIONS
PRIVATE RESIDENCE RENOVATIONS

1-12-26



1 BARN PLAN OVERLAY
1/4" = 1'-0"

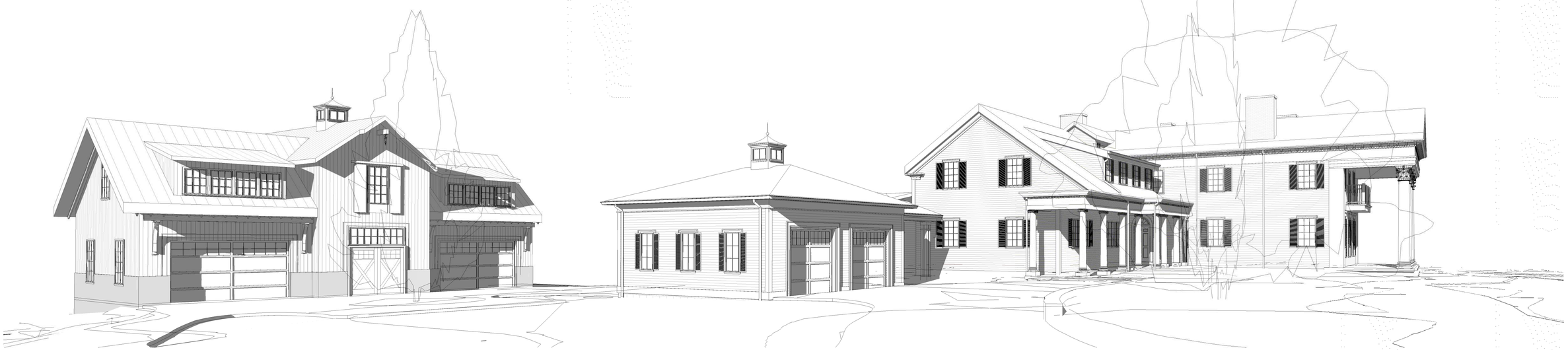
EXISTING CARRIAGE HOUSE FOOTPRINT:
2,266 SF + 129 SF GREENHOUSE = 2,395 SF

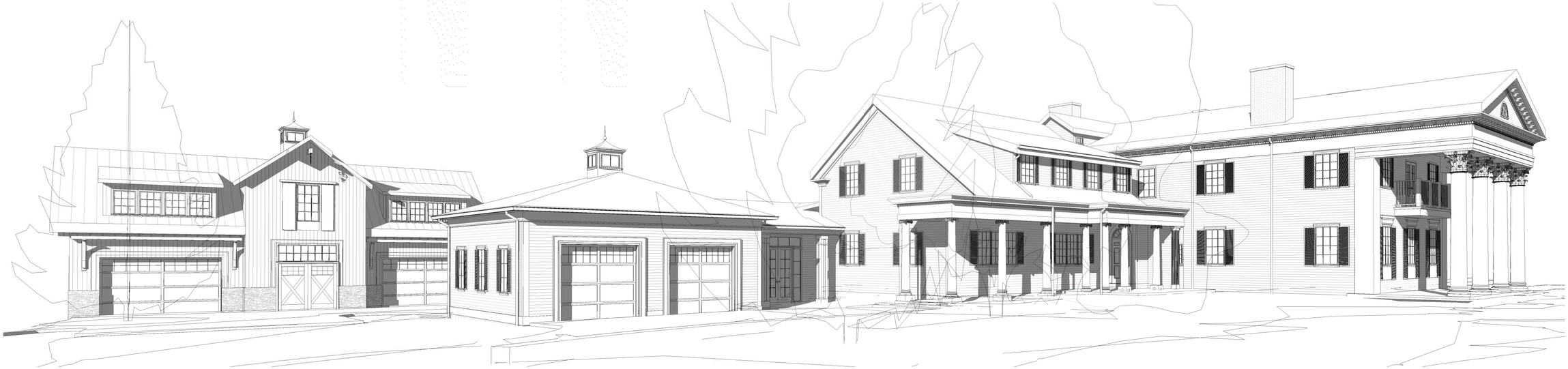
PROPOSED BARN FOOTPRINT:
1,958 SF

HANLON ARCHITECTS

BARN PLAN FOOTPRINT
PRIVATE RESIDENCE RENOVATIONS

1-12-26



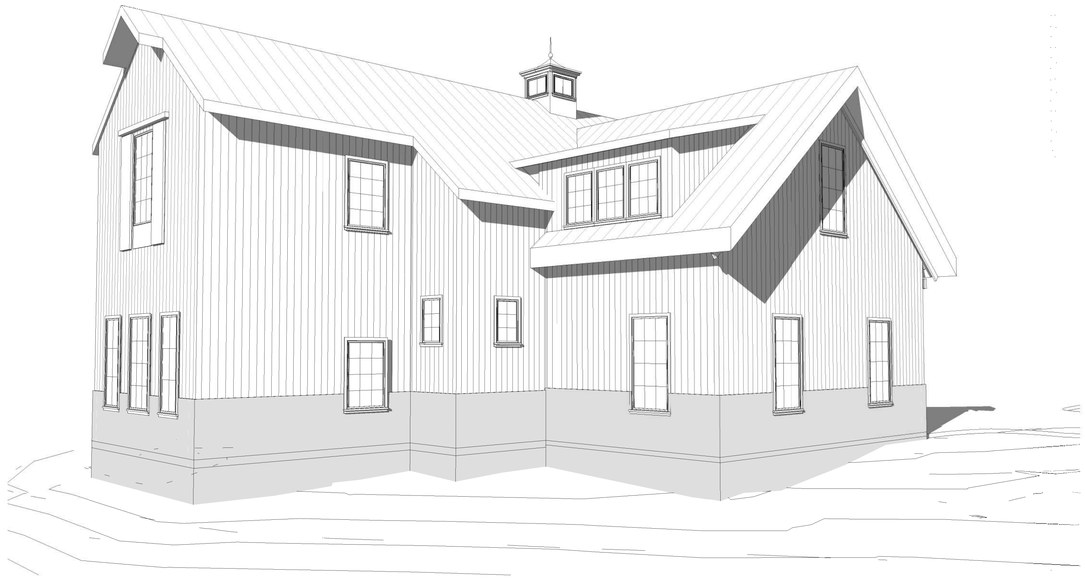


HANLON ARCHITECTS

PERSPECTIVE VIEWS

PRIVATE RESIDENCE RENOVATIONS

1-12-26



HANLON ARCHITECTS

PERSPECTIVE VIEWS

PRIVATE RESIDENCE RENOVATIONS

1-12-26

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Steele
LANDSCAPE ARCHITECTURE

28 Willow Pond Way, Suite 200
Penfield, New York 14526
(585) 747-9996
steele.la

Project Name

Private Residence Renovations

Location

55 Mitchell Road
Pittsford, New York 14534

Issue Date: 1/12/2026
PRELIMINARY DRHPB REVIEW PLANS

No.	Date	Revision

Drawing Title

Existing Conditions

E-01

Steele
LANDSCAPE ARCHITECTURE

28 Willow Pond Way, Suite 200
Penfield, New York 14526
(585) 747-9996
steele.la

Project Name

Private Residence Renovations

Location

55 Mitchell Road
Pittsford, New York 14534

Issue Date: 1/12/2026
PRELIMINARY DRHPB REVIEW PLANS

No.	Date	Revision

Drawing Title

Aerial Photo (pre-2025)

E-02

DRIVEWAY AREA

EXISTING:

EXISTING EAST DRIVEWAY LOOP	4,865 SF
EXISTING WEST DRIVEWAY LOOP	6,737 SF
TOTAL EXISTING DRIVEWAY	**11,602 SF**
	(+/- 1.49% OF 17.89 AC PARCEL)

PROPOSED:

EAST DRIVEWAY LOOP (TO REMAIN)	4,865 SF
PROPOSED WEST DRIVEWAY LOOP	8,169 SF
TOTAL PROPOSED DRIVEWAY	**13,034 SF**
	(+/- 1.67% OF 17.89 AC PARCEL)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Steele
LANDSCAPE ARCHITECTURE

28 Willow Pond Way, Suite 200
Penfield, New York 14526
(585) 747-9996
steele.la

Project Name

Private Residence Renovations

Location

55 Mitchell Road
Pittsford, New York 14534

Issue Date: 1/12/2026
PRELIMINARY DRHPB REVIEW PLANS

No.	Date	Revision

Drawing Title

Preliminary Site Plan

L-01

DRIVEWAY AREA

EXISTING:

EXISTING EAST DRIVEWAY LOOP	4,865 SF
EXISTING WEST DRIVEWAY LOOP	6,737 SF
TOTAL EXISTING DRIVEWAY	**11,602 SF**
	(+/- 1.49% OF 17.89 AC PARCEL)

Existing Overlay Line

PROPOSED:

EAST DRIVEWAY LOOP (TO REMAIN)	4,865 SF
PROPOSED WEST DRIVEWAY LOOP	8,169 SF
TOTAL PROPOSED DRIVEWAY	**13,034 SF**
	(+/- 1.67% OF 17.89 AC PARCEL)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Steele
LANDSCAPE ARCHITECTURE

28 Willow Pond Way, Suite 200
Penfield, New York 14526
(585) 747-9996
steele.la

Project Name

Private Residence Renovations

Location

55 Mitchell Road
Pittsford, New York 14534

Issue Date: 1/12/2026
PRELIMINARY DRHPB REVIEW PLANS

No.	Date	Revision

Drawing Title

Preliminary Site Plan

L-01

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Steele
LANDSCAPE ARCHITECTURE

28 Willow Pond Way, Suite 200
Penfield, New York 14526
(585) 747-9996
steele.la

Project Name

Private Residence Renovations

Location

55 Mitchell Road
Pittsford, New York 14534

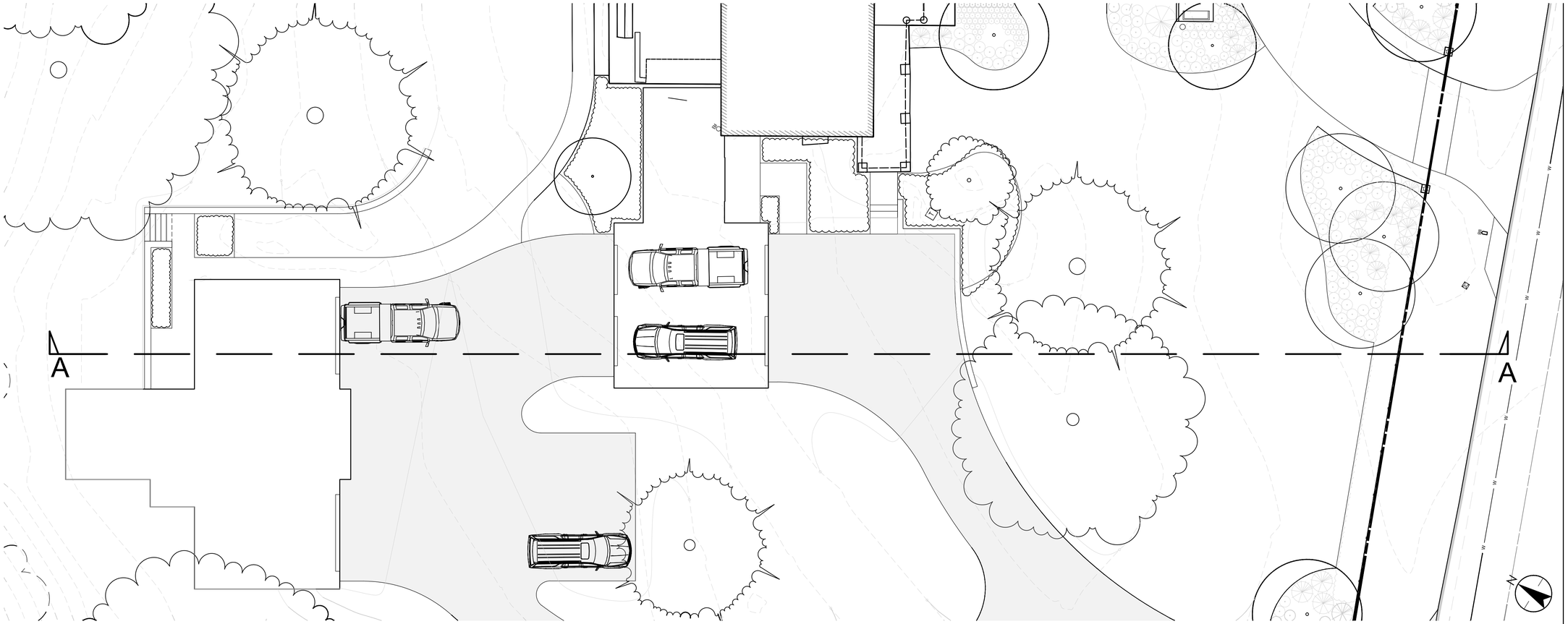
Issue Date: 1/12/2026
PRELIMINARY DRHPB REVIEW PLANS

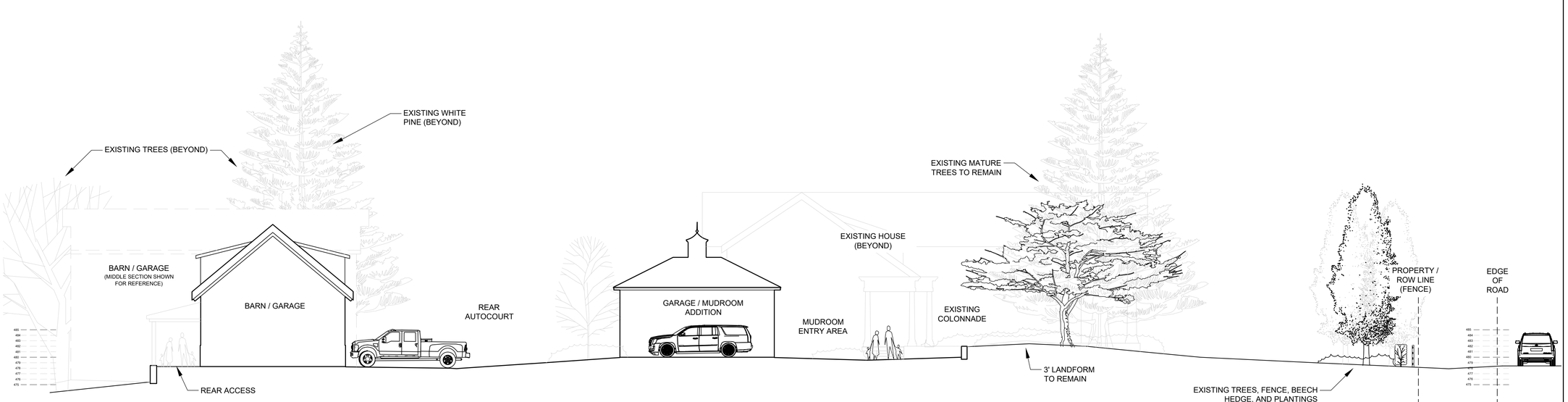
No.	Date	Revision

Drawing Title

Preliminary Grading Plan

L-02





0 10 20

SCALE: 1" = 10'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Steele
LANDSCAPE ARCHITECTURE

28 Willow Pond Way, Suite 200
Penfield, New York 14526
(585) 747-9996
steele.la

Project Name

Private Residence Renovations

Location

55 Mitchell Road
Pittsford, New York 14534

Issue Date: 1/12/2026
PRELIMINARY DRHPB REVIEW PLANS

No.	Date	Revision

Drawing Title

Section Elevation A-A

L-03

HSE
STRUCTURAL ENGINEERING CONSULTANTS

Field Report

Location: 55 Mitchell Road, Pittsford, NY 14534
Project: Carriage House Structural Inspection
Date of Site Visit: October 29, 2025
HSE Representative: David T. Finkbeiner, P.E.
Report Date: October 31, 2025

Purpose of Site Visit

A site visit was made at the request of the owner to evaluate the structural integrity of the existing carriage house. The inspection focused on identifying observable structural deficiencies and assessing the overall stability of the structure.

General Notes / Observations

The carriage house is estimated to be over 100 years old and is a two-story wood-framed structure typical of buildings of that era. The structure is supported on a composite foundation consisting of stone, formed concrete, and concrete masonry, with a partial masonry basement at the east end. The first floor comprises a combination of slab-on-grade construction and an elevated structural slab spanning over the basement area. The upper floor and roof are presumed to consist of traditional wood joist and rafter framing, although concealed conditions limited confirmation of the exact framing layout. Exterior finishes consist of wood siding and trim.

The deterioration documented in this report is consistent with a structure of this age subjected to long-term environmental exposure. Many structural elements could not be directly inspected due to concealment by interior finishes and exterior cladding; however, the visible elements exhibited severe degradation likely resulting from prolonged moisture intrusion, biological decay, and foundation movement.

This assessment was limited to a visual inspection only and did not include destructive testing or material sampling. No original design drawings or historical documentation were available for reference.

HERRICK-SAYLOR ENGINEERS D.P.C.
50 SQUARE DRIVE, SUITE 110
VICTOR, NY 14564
585-586-1700

Observed Structural Conditions

The following representative deficiencies were documented during the inspection:

1. **Basement Masonry Foundation Failure**
   Severe wall bowing and partial collapse were observed, along with settlement cracking, heavy efflorescence, and voids within the masonry.


2. First Floor Slab/Structure – Partial Collapse
Sections of the elevated first-floor slab exhibited localized failure.


3. First Floor Concrete Beam Deterioration
Concrete spalling and corrosion of embedded reinforcing steel were observed.

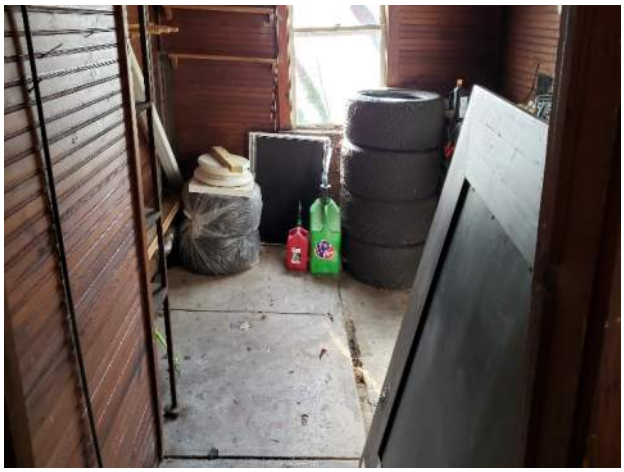

4. **Exterior Foundation Wall Cracking and Settlement**
   Exterior foundation walls displayed extensive cracking, spalling, and settlement, including large voids in several areas.






5. Interior Slab and Foundation/Structure Settlement

Differential settlement of approximately 12 inches was noted at the rear approximately 20 feet of the structure footprint, with associated slab cracking and out-of-plumb door frames.



6. Sill Plate Deterioration

Exposed sill plates showed complete wood rot and loss of structural section.


7. Exterior Finish Wood Rot

Exterior cladding and trim displayed severe decay, suggesting likely hidden structural deterioration beneath these finishes.


8. Evidence of Moisture Infiltration and Biological Growth
Moisture staining and biological growth were observed, indicating ongoing water intrusion and potential hidden framing damage.

Discussion / Recommendations

Based on the site observations, the following conclusions and recommendations are provided:

1. The structure exhibits two primary types of deterioration:
    - Severe foundation damage and settlement.
    - Extensive degradation of wood framing and cladding materials.
2. The foundation damage and settlement are readily apparent and are likely due to a combination of soil movement adjacent to the rear gully, long-term erosion, and age-related deterioration of the masonry materials.
3. The complete degradation of sill plates and widespread wood rot strongly suggest that concealed framing members are similarly compromised. Given the visible racking, deformation, and settlement, the framing system has likely lost its stability and continuity, and framing connections have likely been compromised.
4. The severe foundation degradation and settlement alone present significant structural concerns. When combined with the known and potential framing issues, the overall structural condition is critically compromised.
5. Comprehensive rehabilitation would require full removal of both exterior cladding and interior finishes for access to the structural framing. Considering the extent of visible deterioration, anticipated concealed damage, and the associated repair costs, it appears unlikely that restoration would be practical or economically viable.
6. Based on the observed conditions and the likelihood of extensive concealed deterioration, HSE considers demolition to be the most practical and structurally justifiable course of action. While limited localized repairs might be possible in theory, the extent of damage and uncertainty regarding the hidden framing make such an approach difficult to recommend with confidence.

Limitations / Disclaimer

This report is based on a limited visual inspection of accessible areas only. No destructive testing, structural analysis, or materials sampling was performed. Conclusions and recommendations are based solely on conditions observed at the time of inspection. This report should not be construed as a guarantee of the condition of any concealed elements not observed or accessible at the time of inspection.

Prepared by:
David T. Finkbeiner, P.E.
Herrick-Saylor Engineers, D.P.C.
Date: October 31, 2025

HSE
STRUCTURAL ENGINEERING CONSULTANTS

Supplemental Field Report

Location: 55 Mitchell Road, Pittsford, NY 14534
Project: Carriage House Structural Supplemental Inspection
Date of Site Visit: January 9, 2026
HSE Representative: David T. Finkbeiner, P.E.
Report Date: January 12, 2026

Purpose of Supplemental Site Visit

A supplemental site visit was made to further evaluate the structural integrity of the existing carriage house. The original assessment (Field Report dated October 31, 2025) relied on observations of deterioration of limited visible wood framing and cladding materials. Based on those observations, we concluded that the concealed wood framing was likely similarly deteriorated. However, to eliminate any doubt regarding the existence of concealed wood deterioration, we coordinated the removal of a few areas of exterior and interior cladding materials for further visual inspection. We also took laser level measurements to document the level of structure settlement.

General Notes / Observations

Due to the coordinated removal of cladding materials in a few representative areas, we were able to better visually assess the condition of critical structural elements. The deterioration that was documented in this supplemental report is consistent with a structure of this age, subjected to long-term environmental exposure, including prolonged moisture intrusion, biological decay, and foundation movement. These additional observations also revealed conditions consistent with extensive termite damage, as evidenced by severe loss of structural section.

HERRICK-SAYLOR ENGINEERS D.P.C.
50 SQUARE DRIVE, SUITE 110
VICTOR, NY 14564
585-586-1700

Observed Structural Conditions

The following representative deficiencies were documented during the supplemental inspection:

1. **Sill Plate Deterioration (Interior View)**
   Complete wood rot, loss of structural section and likely termite damage


2. **Wood Stud Deterioration at Base of Wall (Exterior View)**
   Severe wood rot with complete loss of structural section; conditions consistent with termite damage


3. Wood Stud Deterioration below Window Sill (Exterior View)
Severe wood rot with loss of structural section; conditions consistent with termite damage




4. Exposed Foundation Anchor Bolt (Exterior View)
Severe wood rot with complete loss of structural section; conditions consistent with termite damage


5. Interior Slab and Foundation/Structure Settlement
Laser level measurements verified differential settlement of approximately 11½ inches at the rear portion of the structure footprint (16 inches minus 4½ inches)


Discussion / Recommendations

Based on the supplemental site observations, the following conclusions and recommendations have been further verified and justified:

1. The structure exhibits two primary types of deterioration:
    - Severe foundation damage and settlement.
    - Extensive degradation of structural wood framing and cladding materials.
2. The foundation damage and settlement are readily apparent and are likely attributable to a combination of soil movement adjacent to the rear gully, long-term erosion, and age-related deterioration of the masonry materials. These findings are documented in our original field report dated October 31, 2025.
3. Evidence of complete degradation of sill plates, wall stud framing, and widespread wood rot is now readily observable. The observed deteriorated wood conditions are consistent with long-term exposure to moisture and termite activity in a structure that has remained unmaintained for many years. The nature of long-term termite damage is such that visible deterioration typically represents the most advanced locations, not the full extent of structural compromise. It is therefore reasonable and conservative to conclude that termite-related deterioration has propagated laterally and vertically through interconnected wood framing over time. Given the concealed and continuous nature of the structural wood framing, the structure's overall load path and system redundancy cannot be reasonably verified to meet accepted structural safety expectations. These supplemental observations significantly reduce reliance on inference alone regarding the condition of concealed primary structural elements.
4. The severe foundation degradation and settlement alone present significant structural concerns. When considered in combination with the now-confirmed extensive wood framing deterioration, the overall structural condition of the building is critically compromised**.** There is widespread loss of structural member cross-section and substantial disruption of the building's intended load paths. In several locations, the presence of interior and/or exterior wall sheathing appears to be acting as the primary remaining element contributing to wall stability.
5. Given the current condition of the structure, its structural capacity has been severely compromised. Continued use should be strictly limited. Occupancy of the second floor is not recommended, as its gravity and lateral support systems rely on wall framing that has experienced extensive deterioration and loss of capacity.
6. Based on the observed conditions and the extent of deterioration, HSE concludes that demolition represents the only practical and structurally justifiable course of action**.** Selective or localized repairs would not restore reliable structural integrity without near-total exposure and reconstruction of the building's structural support system. Due to the likely widespread nature of concealed deterioration, repair efforts would remain inherently uncertain with respect to performance, durability, and long-term safety.

Limitations / Disclaimer

This report is based on a visual inspection of accessible areas only. No destructive testing, structural analysis, or materials sampling was performed. Conclusions and recommendations are based solely on conditions observed at the time of inspection. Although we are confident in our conclusions based on observed conditions, this report should not be construed as a guarantee of the condition of any concealed elements not observed or accessible at the time of inspection.

Prepared by:
David T. Finkbeiner, P.E.
Herrick-Saylor Engineers, D.P.C.
Date: January 12, 2026