

**Town of Pittsford Design Review & Historic Preservation Board**  
**AGENDA**  
**February 26, 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 26, 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**

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**RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS**

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**11 Amber Hill Drive**

Applicant is requesting design review for the addition of a rear covered porch. 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 fireplace. This property is zoned Residential Neighborhood (RN).

**119 Long Meadow Circle**

Applicant is requesting design review for a 998 square foot addition. This property is zoned Residential Neighborhood (RN).

**27 Bromsgrove Hill**

Applicant is requesting design review for rear exterior door and window changes. This property is zoned Residential Neighborhood (RN).

**19 Mill Neck Lane**

Applicant is requesting design review for a 711 square foot single story addition to include a full basement. This property is zoned Residential Neighborhood (RN).

**CERTIFICATES OF APPROPRIATENESS: PUBLIC HEARING**

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**192 Knickerbocker Road**

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the re-construction and expansion of the inground pool and for other exterior building modifications. This property is zoned Residential Neighborhood (RN).

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*The next meeting is scheduled for Thursday, March 12, 2026, at 6PM.*

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD  
MINUTES  
FEBRUARY 12, 2026**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, February 12, 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:** Dave Wigg, Paul Whitbeck, Kathleen Cristman, Jim Vekasy, Bonnie Salem, John Mitchell

**ABSENT:** Dirk Schneider

**ALSO PRESENT:** Bill Zink, Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Cha Ron Sattler-Leblanc, Town Board Liaison

**ATTENDANCE:** There were 17 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Vice Chairman Jim Vekasy called the meeting to order at 6:02PM.

**HISTORIC PRESERVATION DISCUSSION**

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Board Member Salem followed up in regard to planning the reception for owners of inventoried properties in town and discussed targeting a specific group of properties rather than all of them. Referring to a handout she distributed, Board Member Salem discussed various ways of grouping the inventoried properties and asked for the Board's feedback. Vice Chairman Vekasy introduced two additional options: grouping by architectural style and grouping by year built.

*The handout is attached to the meeting minutes.*

**RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS**

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**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).*

*As part of the meeting, the Board was provided a document with findings supporting approval of the application. These findings are attached to the meeting minutes.*

Craig Jensen, of CJS Architects, introduced the application. Mr. Jensen is requesting design review for the addition of an approximately 7,580 square foot pool house attached to the existing house. Mr. Jensen discussed the size of the addition and the size of the lot, noting that the property slopes down away from the street. He stated that there will be very little street visibility of the addition because the home sits further back on the lot. The existing trees along the property next to Pittsford Sutherland High School will also help to screen it. Along with siding to match the existing home, the addition will have metal siding on a portion of the west side. The roof will have shingles to match the existing home.

Mr. Jensen discussed the home's neighborhood and stated that it would not be affected. Board Member Salem discussed her apprehension over the home being located on a main street and emphasized that every home has a neighborhood. She is concerned that the addition will be twice the size of the existing home, and that the trees surrounding it are not permanent. Board Member Mitchell stated that because of the unique mix of neighbors surrounding the home, he supports the proposed addition. Vice Chairman Vekasy stated that

because the street perspective of the addition is minor and it is set back far enough on the lot, he supports it. Board Members Wigg and Cristman are also in support of the addition.

Board Member Wigg motioned to approve the application for the addition of an approximately 7,580 square foot pool house attached to the existing house, as submitted. This motion was seconded by Board Member Mitchell. Following a majority voice vote, the application was approved.

The Board voted as follows:

Dave Wigg voted	Aye
Kathleen Cristman voted	Aye
Bonnie Salem voted	Nay
Jim Vekasy voted	Aye
Paul Whitbeck voted	Aye
John Mitchell voted	Aye
Dirk Schneider voted	Absent

### **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).*

Hugo Valencia, of 3 Carters Grove, introduced the application. Mr. Valencia is requesting design review for a 432 square foot rear addition to include a deck with a porch roof and wood-burning fireplace. Bill Zink, Building Inspector, pointed out that the renderings submitted to the Town reflect that the applicant is proposing a gas fireplace and not a wood-burning fireplace, which would require a full chimney. Robert Koegel, Town Attorney, explained that the Board needs to approve what is reflected on the plan, and a wood burning fireplace is a different structure.

Vice Chairman Vekasy tabled the application and asked the applicant to submit updated drawings for the next meeting.

### **6 Coach Side Lane**

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

Steve Mancini, of SPM Development, introduced the application. Mr. Mancini is requesting design review for a 44 square foot rear addition. All materials used will match the existing home.

Vice Chairman Vekasy motioned to approve the application for a 44 square foot rear addition, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

### **40 Greylock Ridge**

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

Douglas Templeton, of Northline Architects, introduced the application. Mr. Templeton is requesting design review for a 345 square foot rear addition. He discussed extending the gable and stated that aside from adding a black metal roof, the materials will match the existing home. The cupola will match the existing garage.

Board Member Cristman motioned to approve the application for a 345 square foot rear addition, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

### **34 French Road**

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

Derek Romig, of 34 French Road, introduced the application. Mr. Romig is requesting design review for a 332 square foot rear addition. The addition will have an asphalt roof and vinyl siding to match the existing home. Mr. Romig stated that there will be no window changes and informed the Board that the existing double sliders on the north elevation of the home will not be removed, contrary to the proposed rendering which reflects that they are.

Board Member Salem motioned to approve the application for a 332 square foot rear addition, with the condition that the existing sunroom on the north elevation will stay the same. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

### **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).*

Patrick Giusto, of 5 Woods Hole Court, introduced the application. Mr. Giusto is requesting design review for the addition of a three season room off the rear of the home. The existing deck will be covered with a black metal roof.

Board Member Mitchell motioned to approve the application for the addition of a three season room off the rear of the home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

## **COMMERCIAL APPLICATIONS**

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### **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).*

Board Member Vekasy recused himself from reviewing and voting on the application due to a declared conflict of interest.

Mark Maddalina, of SWBR, introduced the application. Mr. Maddalina is requesting design review to add an ADA compliant ramp and new entrance door on the northeast corner of Smyth Hall. The proposed location is ideal because people are parking and accessing the building from the north. Mr. Maddalina pointed out a color error in the rendering submitted and clarified that all trim will be light beige, including the trim on the door. Additionally, the ramp will have steel rails.

Board Member Wigg motioned to approve the application to add an ADA compliant ramp and new entrance door on the northeast corner of Smyth Hall, as submitted. This motion was seconded by Board Member Whitbeck. Following a majority voice vote, the application was approved, none opposed. Board Member Vekasy did not vote due to his earlier recusal.

## **CERTIFICATES OF APPROPRIATENESS: PUBLIC HEARING**

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### **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).*

Vice Chairman Vekasy opened the public hearing.

Steve Cullum, of Hanlon Architects, introduced the application. Mr. Cullum is requesting a Certificate of Appropriateness for the reconstruction of the carriage house and an addition to the main home, including the demolition of the existing carriage house.

David Finkbeiner, Structural Engineer for the project, stated that he was retained to perform a structural review of the carriage house and outlined the findings of the structural report to the Board. Mr. Finkbeiner stated that he recommends demolishing the carriage house because it is best structurally, and noted that the second floor is not salvageable. The Board commented that they did not realize the severity of the structural deficiencies prior to this report.

Robert Brenner, Attorney for the applicant, discussed the notion of a site visit. He stated that the homeowner would prefer not to have the Board do a site visit due to a privacy issue, but would not oppose to it if the Board stated that it was needed.

Vice Chairman Vekasy stated that because the report shows significant, extensive issues, he does not feel the need to go out and see it for himself. Board Members Wigg and Mitchell agreed. Board Member Salem stated that she would still like to do her own due diligence as it is one of the most prominent historic homes in Pittsford. Board Member Whitbeck agreed, stating that the Board should exhaust that there's no other historically significant reason that the structure is there.

Mr. Brenner asked for the Board to give some direction. Board Member Cristman asked the applicant to provide the Town with pictures of the carriage house today, in its current state. Board Member Salem stated that while she does not believe that the report is false, she still believes that the Board needs to see the building themselves due to its importance.

Robert Koegel, Town Attorney, stated that the Board cannot have a quorum at the site visit if they plan to discuss the application, but if there is no deliberation it is allowed. Mr. Brenner asked for a majority of the Board to attend the site visit as their perspectives seem to be split. He then informed the Board that they are welcome to visit the property, but he cannot have them inside of the structure after the structural engineer deemed that it was not safe.

Mr. Cullum discussed the proposed garage addition and reconstruction of the carriage house. He stated that the carriage house will predominately be within the existing footprint. He discussed the square footage of the garage addition and noted that it is important for the homeowner to be able to drive through the garage. Mr. Cullum explained that he would like to get comments from the Board before he begins working on the rendering of the garage and asked what they are looking to see. Board Member Wigg noted that Chairman Schneider had some strong opinions about it at the last meeting that have not been discussed. Board Member Wigg expressed that he would like to see a gable end, and Board Member Cristman stated that she would prefer that the existing cupola be removed. Mr. Cullum explained that the homeowner appreciates the cupola detail and would prefer that it stay. Board Member Cristman relayed that she would like to see the applicant come up with a creative way to address some of the concerns brought up tonight.

The Board decided to move forward with doing a site visit. Vice Chairman Vekasy asked that the applicant put stakes out to show locations of the proposed structures prior to the site visit.

Vice Chairman Vekasy stated that the public hearing will remain open.

**MEETING MINUTES REVIEW**

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The minutes of January 22, 2026 were approved following a motion by Vice Chairman Vekasy. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the minutes were approved, none opposed.

Vice Chairman Vekasy closed the meeting at 8:51PM.

Respectfully submitted,

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Anna Piazza  
Building Department Assistant

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

DRAFT

INVENTORIED PROPERTIES BY GROUPS  
WITHIN THE R, R-, AND G+ PROPERTIES

**BY RATING**

R and R- 18 RESIDENCES – highest architectural and/or historical significance; appear eligible for local designation and National Register listing (3 attended 2023 reception)

G+ 48 RESIDENCES – high architectural and/or historical significance; strong candidates for local designation and may also qualify for National Register listing. (2 attended 2023 reception)

<b>R and R-</b>	<b>Number of homes</b>	<b>Architect(s) if known</b>
Allens Creek Road	1	Herbert Stern
Bragdon Drive (East Ave)*	1	Claude Bragdon
Clover Street	1	Nye House – Nye and Hopkins Families
East Avenue	2	C Storrs Barrows
Golf Avenue	1	
Harwood Lane	2	Walter Cassebeer; Headley & Carpenter
Knollwood Drive	2	Frank Quinlan; Walter Wiard
Mitchell Road*	1	Walter Wiard
San Rafael Drive	5	Ward Wellington Ward; John Strobel; Don Hershey (2)
Stoney Clover Lane	1	Don Hershey
Thornell Road*	1	

\* attended 2023 reception

**BY ARCHITECT**

Don Hershey 8 (R=3; G+=5)

Claude Bragdon 2

C Storrs Barrows, Walter Cassebear, Ward Wellington Ward, Cyril Tucker, James Johnson – 1 each

**BY NEIGHBORHOOD**

East Avenue 8 (R-=2; G+=6)

San Rafael 8 (R=2; R-= 3; G+=3)

Clover Street 4 (R-=1; G+=3)

Knollwood 3 (R=2; G+=1)

Allens Creek 4 (R=1; G+=3)

# DRAFT

Design Review Board

Findings

Supporting Approval

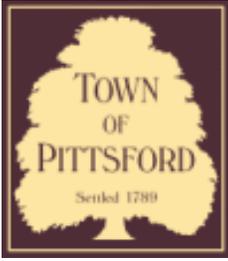
148 West Jefferson Road

7580 square foot addition

The Board finds that the location of 148 West Jefferson is somewhat unique, given the following observations.

- 148 West Jefferson is bordered on the east by the Sutherland High School playing fields and the addition should have little or no impact on the playing fields.
- The home fronts on State Rt. 252 West Jefferson a very heavily trafficked road.
- The adjacent homes on West Jefferson have no distinct, unique, or recognized special character.
- This addition is proposed on the east side of the lot away from the nearest home and should not have unreasonable impacts to the nearby existing homes.
- The large addition being added to the home does not come forward of the existing home and will have limited visibility from the street.
- There are two Historically Designated homes across West Jefferson Road from this home. It is possible that portions of the addition may be visible at times from these Historic Homes, but it is unlikely that the views of the historic homes will be diminished by the proposed addition.
- The new addition will result in a home of 11,017 square feet of living space, which is disproportionately larger than the existing average of homes in the immediate vicinity. Spreadsheet below. The Board notes that in many locations this would be an unacceptably large home given the smaller homes in the vicinity, but because of the specific findings above that will limit the impacts of the addition the Board finds the proposed addition will not harm the existing character of the neighborhood.

Address	Square footage Living area
145 W Jeff	2,224
148 W Jeff	3,493
149 W Jeff	2,630
150 W Jeff	3,341
152 W Jeff	2,072
154 W Jeff	3,130
155 W Jeff	3,876
156 W Jeff	2,775
157 W Jeff	4,765
85 W Jeff	3,313
65 W Jeff	4,547
5 Sunset B	3,376
<b>Average</b>	<b>3,295</b>



## Town of Pittsford

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

Permit #  
**B26-000009**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 11 Amber Hill Drive PITTSFORD, NY 14534

**Tax ID Number:** 177.04-2-80

**Zoning District:** RN Residential Neighborhood

**Owner:** George, Benjamin P

**Applicant:** George, Benjamin P

#### Application Type:

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

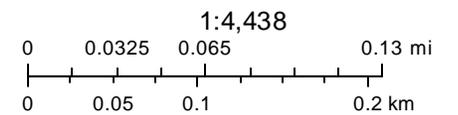
**Project Description:** Applicant is requesting design review for the addition of a rear covered porch. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** February 26, 2026

# Residential Neighborhood Zoning



2/5/2026, 8:52:22 AM



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

FIRM Panel  
36055C0366G

FIRM Panel  
36055C0366G

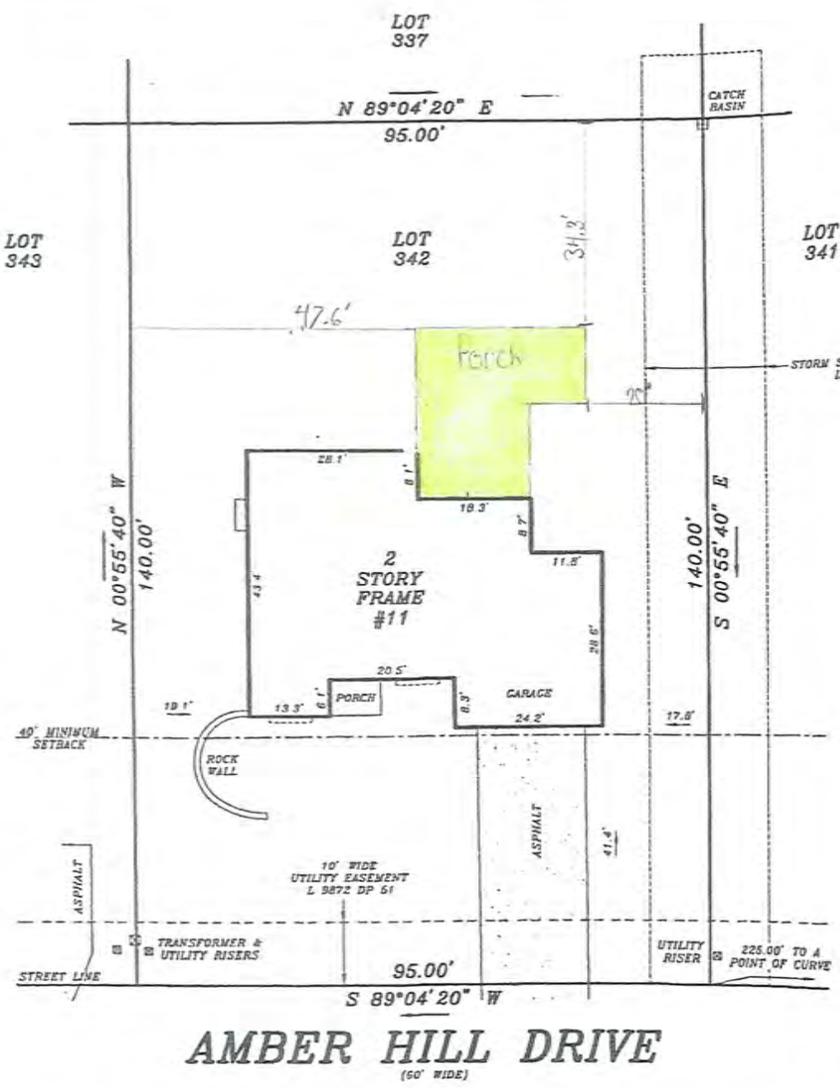


Mon Sep 1 2025

Imagery © 2026 Nearmap, HERE



Nearmap



**REFERENCES:**

STEWART TITLE INSURANCE COMPANY #195184 DATED MARCH 2, 2020  
LIBER 11866 OF DEEDS, PAGE 673  
LIBER 317 OF MAPS, PAGE 36

**NOTES:**

PARCEL IS SUBJECT TO A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AS SET FORTH IN LIBER 9890 OF DEEDS, PAGE 490.

PARCEL TAX ID #177.04-2-80

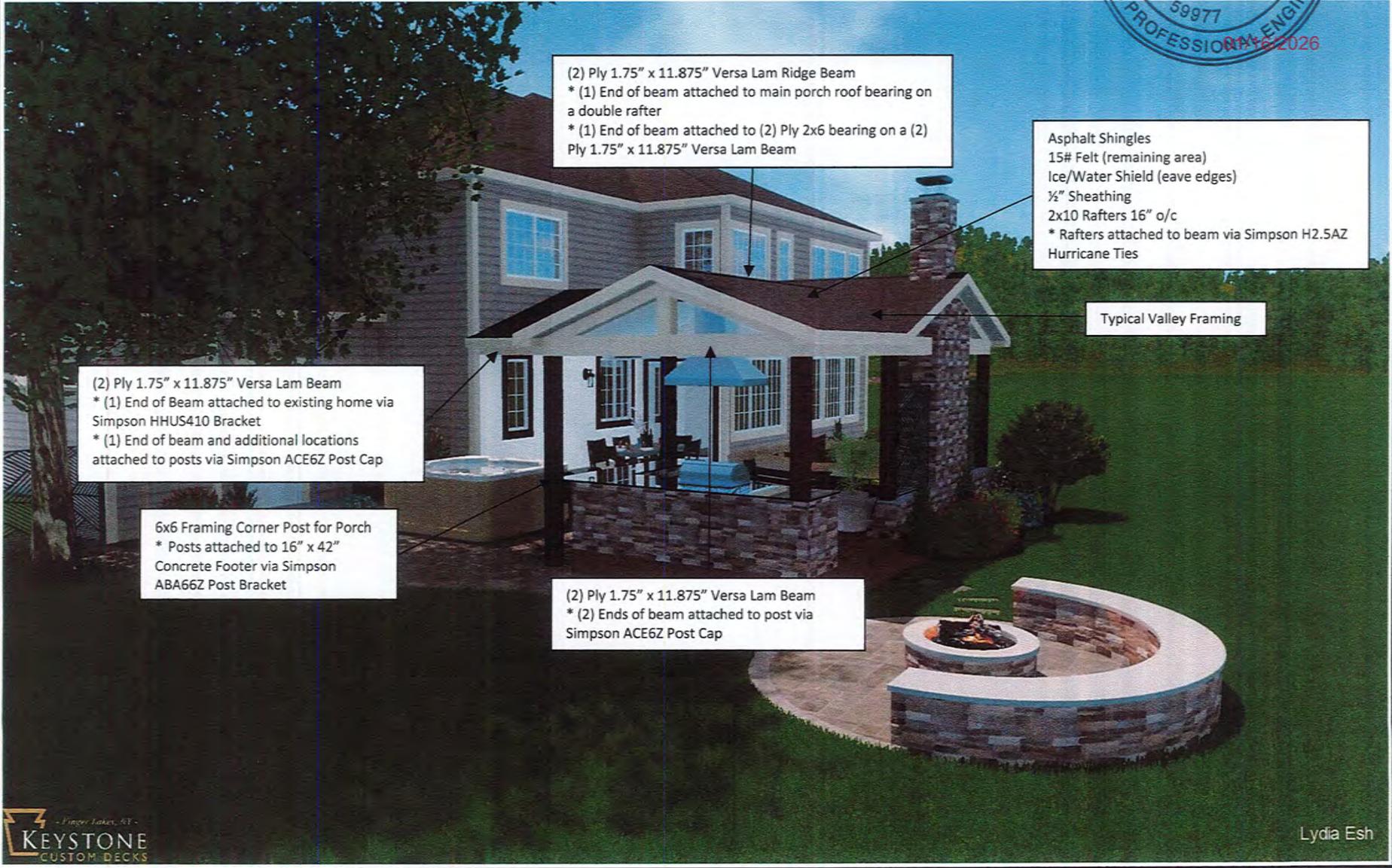
WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR, M&A TITLE AGENCY, LLC; BENJAMIN P. GEORGE; KERRY GEORGE AND MARCHIONI & ASSOCIATES THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MARCH 22, 2020.

*Thomas A. Rodak*  
THOMAS A. RODAK, P.L.S. #050246

 <p><b>O'NEILL-RODAK</b> LAND SURVEYING ASSOCIATES, P.C.</p> <p>LAND SURVEYORS - PLANNERS BOUNDARY CONSULTANTS FEMA ELEVATION CERTIFICATES ALTA/NSPS SURVEYS</p>	<p>MAP OF A SURVEY</p> <p>LOT 342 AUTUMN WOOD SUBDIVISION, SECTION 3</p> <p>TOWN OF PITTSFORD</p> <p>MONROE COUNTY, NEW YORK</p>		
	<p>5 SOUTH FITZHUGH STREET ROCHESTER, NY 14614</p> <p>PHONE (585) 325-7520 FAX (585) 325-1708 e-mail surveyors@oneillrodak.com</p>		
<p>CLIENT</p>	<p>BLOCK, LONGO, LAMARCA &amp; BRZEZINSKI, P.C.</p>		
<p>SCALE</p>	<p>DATE</p>	<p>PROJECT NO.</p>	
<p>1" = 20'</p>	<p>03/26/2020</p>	<p>2020-0285</p>	

"Unauthorized alteration of, or addition to, this survey map is a violation of section 7209 of the New York State Education Law"  
Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid true copy.  
\*Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.  
Guarantees or certifications are not transferable to the institutions or subsequent owners"





(2) Ply 1.75" x 11.875" Versa Lam Ridge Beam  
\* (1) End of beam attached to main porch roof bearing on a double rafter  
\* (1) End of beam attached to (2) Ply 2x6 bearing on a (2) Ply 1.75" x 11.875" Versa Lam Beam

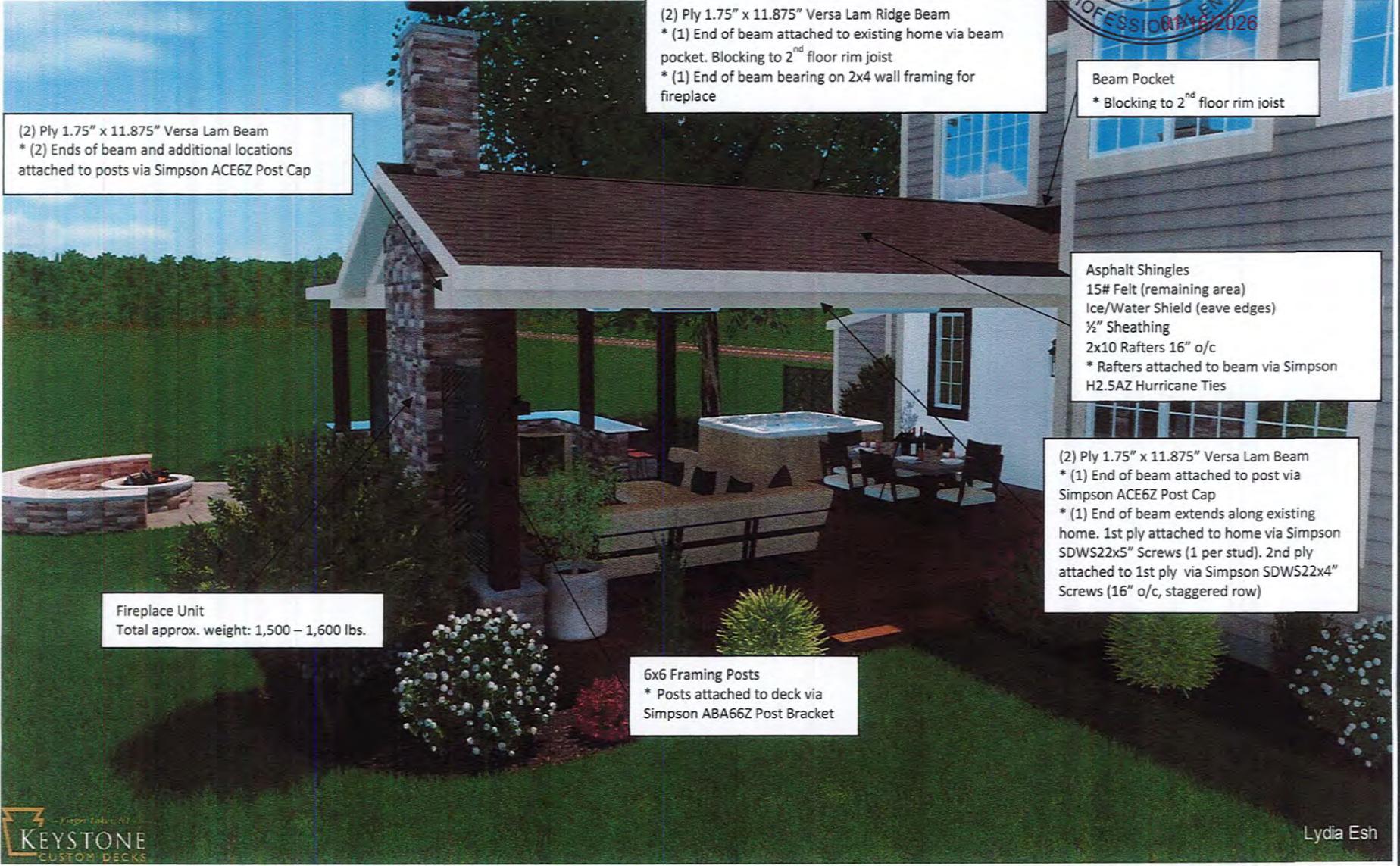
Asphalt Shingles  
15# Felt (remaining area)  
Ice/Water Shield (eave edges)  
½" Sheathing  
2x10 Rafters 16" o/c  
\* Rafters attached to beam via Simpson H2.5AZ Hurricane Ties

Typical Valley Framing

(2) Ply 1.75" x 11.875" Versa Lam Beam  
\* (1) End of Beam attached to existing home via Simpson HHUS410 Bracket  
\* (1) End of beam and additional locations attached to posts via Simpson ACE6Z Post Cap

6x6 Framing Corner Post for Porch  
\* Posts attached to 16" x 42" Concrete Footer via Simpson ABA66Z Post Bracket

(2) Ply 1.75" x 11.875" Versa Lam Beam  
\* (2) Ends of beam attached to post via Simpson ACE6Z Post Cap



(2) Ply 1.75" x 11.875" Versa Lam Beam  
\* (2) Ends of beam and additional locations attached to posts via Simpson ACE6Z Post Cap

(2) Ply 1.75" x 11.875" Versa Lam Ridge Beam  
\* (1) End of beam attached to existing home via beam pocket. Blocking to 2<sup>nd</sup> floor rim joist  
\* (1) End of beam bearing on 2x4 wall framing for fireplace

Beam Pocket  
\* Blocking to 2<sup>nd</sup> floor rim joist

Asphalt Shingles  
15# Felt (remaining area)  
Ice/Water Shield (eave edges)  
½" Sheathing  
2x10 Rafters 16" o/c  
\* Rafters attached to beam via Simpson H2.5AZ Hurricane Ties

(2) Ply 1.75" x 11.875" Versa Lam Beam  
\* (1) End of beam attached to post via Simpson ACE6Z Post Cap  
\* (1) End of beam extends along existing home. 1st ply attached to home via Simpson SDWS22x5" Screws (1 per stud). 2nd ply attached to 1st ply via Simpson SDWS22x4" Screws (16" o/c, staggered row)

Fireplace Unit  
Total approx. weight: 1,500 – 1,600 lbs.

6x6 Framing Posts  
\* Posts attached to deck via Simpson ABA66Z Post Bracket



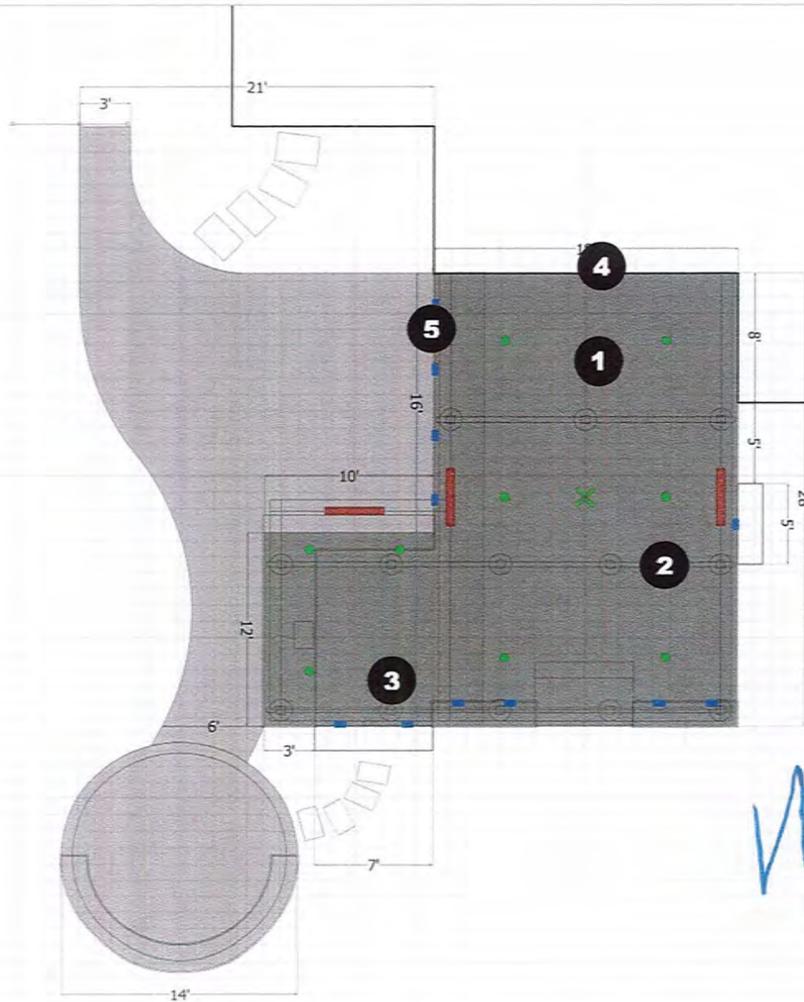
Ben & Kerry George  
 11 Amber Hill Drive  
 Pittsford, NY 14534  
 315-762-3833

1. 2x10 Floor Joists 16" OC
2. 2x10 Double Beam
3. 16"x48" Concrete Footers and 6x6 Posts
4. Ledger Board with (4) DTT1Z 2015 Simpson Lateral Ties
5. 1 Step down to grade/future patio

\*DECK HEIGHT IS 7" - 16" ABOVE GRADE

315-227-2288

**FRAMING PLAN**



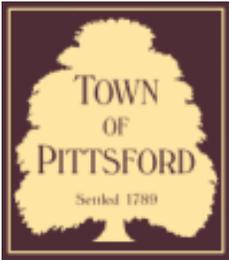
Scale: 5/32" = 1 ft

Post Cap Lights   ● Riser Lights   ● Recessed Lights   ● Integral Lights   ●

Deck Sq. Ft. = 646   Patio Sq. Ft. = 530

Customer Info	
Client Name:	Benjamin George
Address:	11 Amber Hill Drive
City:	Pittsford
State/Province:	NY
Zip/Postal Code:	14534
Designer Name:	Lydia Eth





# Town of Pittsford

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

Permit #  
**B26-000004**

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

## 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

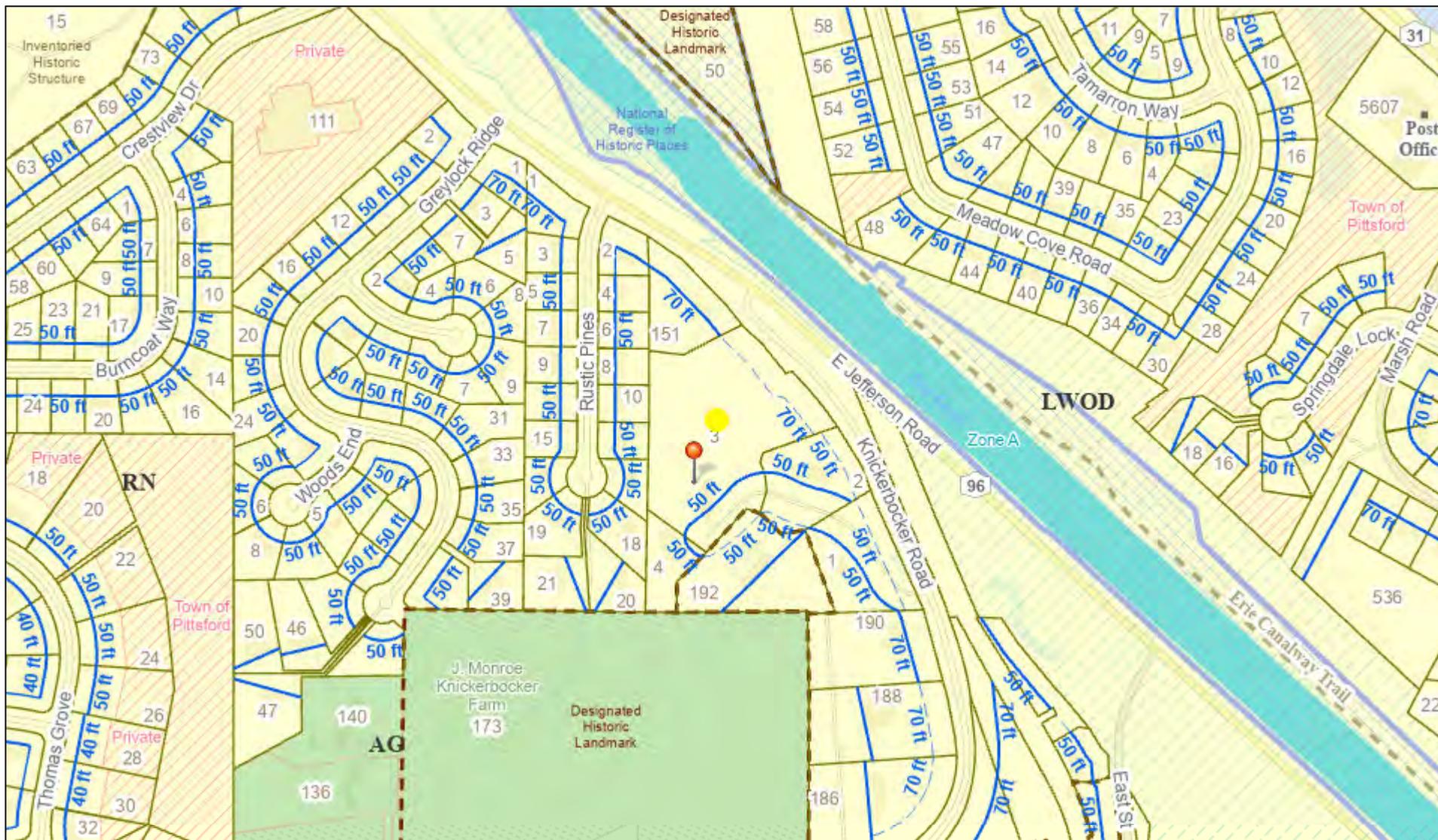
### Application Type:

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

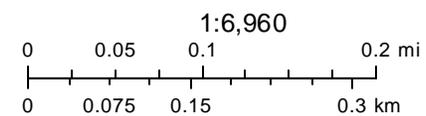
**Project Description:** Applicant is requesting design review for a 432 Square Foot rear addition to include a deck with porch roof and gas fireplace.

**Meeting Date:** February 26, 2026

# Residential Neighborhood Zoning



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



Town of Pittsford GIS

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LOT 1

KNICKERBOCKER ROAD (SHOW TIES)

ALSO FOUND  
N 89°33'54" E  
101.86' BEAR FOUND

N 67°04'00" E  
198.00' BEAR FOUND

L=39.43'  
R=488.40'  
Δ=4°37'33" 40.87'

S 28°42'40" E  
6.91'

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

331.96' FIELD MARK  
S 70°16'12" W  
198.98' BEAR FOUND

RUSTIC PINES SUBDIVISION  
L 207 MP 62

N 00°25'05" W  
470.52'

S 16°08'58" W  
28.46'

LOT BR-2

S 21°10'22" E  
42.43'

S 07°00'46" E  
45.56'

1 1/2 STORY  
FRAME &  
COBBLESTONE  
#3

30" WIRE  
PRIVATE DRIVE  
EASEMENT  
L 631.89' 241'

15" WIRE  
UTILITY EASEMENT  
L 525.00' 181'  
L 620.00' 182'

S 15°28'28" W  
67.67'

N 75°58'57" W  
42.51'

LOT BR-4

N 55°40'31" W  
314.97'

S 43°23'09" W  
175.00'

INDICATED BEARINGS SHALL BE ONLY TO THE  
NEARBY AND ON THE SHOWN TO THE  
COUNTY ENGINEER'S SURVEY. ALL OTHER  
BEARINGS AND DISTANCES ARE CALCULATED  
FROM THE SURVEY AND SHOULD NOT BE  
USED AS A BASIS FOR ANY OTHER SURVEY.



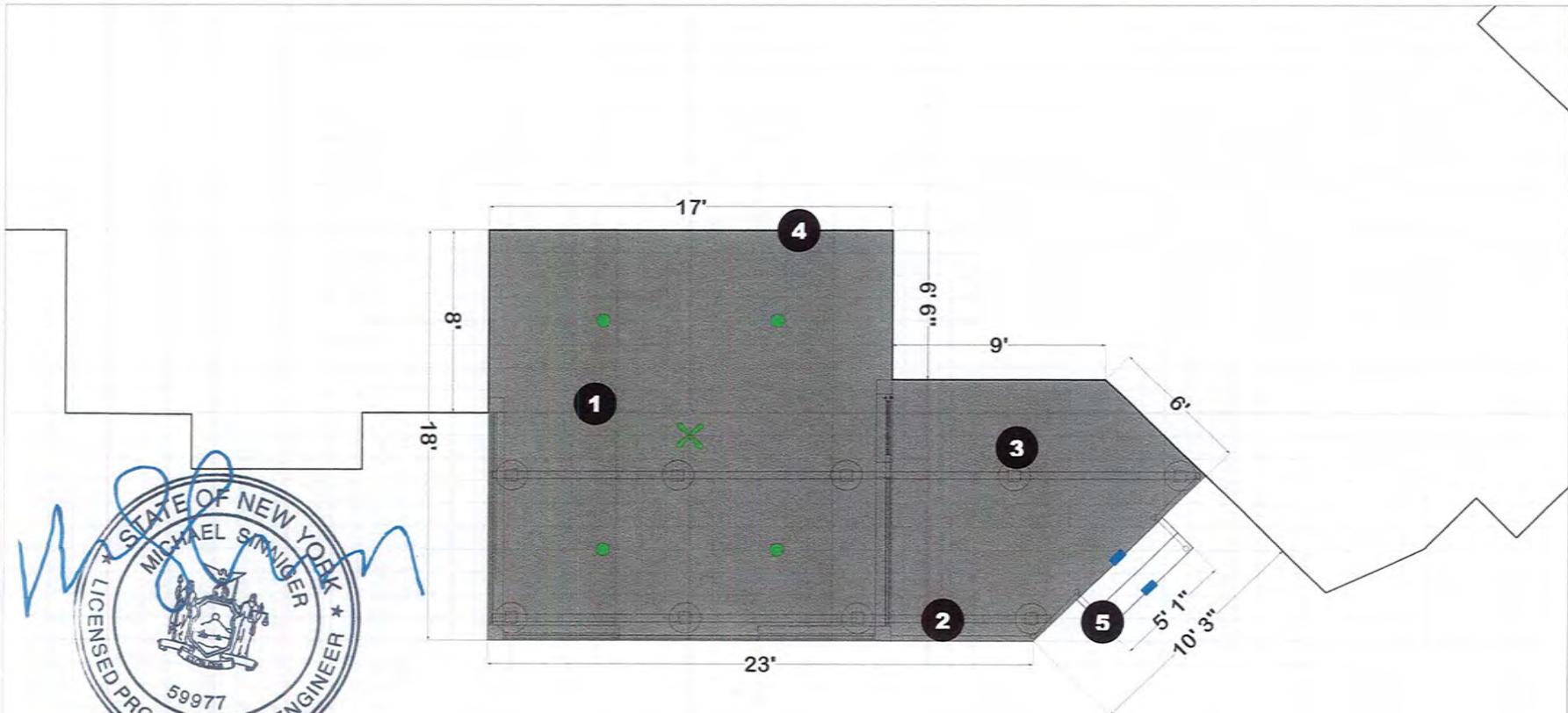
Hugo & Kristen Valencia  
 3 Carters Grove  
 Pittsford, NY 14534  
 585-734-2453

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

315-227-2288

**FRAMING PLAN**



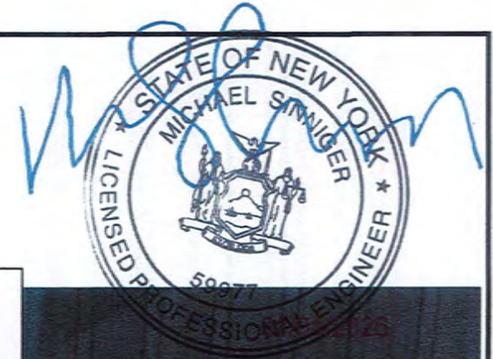
Customer info	
Client Name:	Hugo & Kristen Valencia
Address:	3 Carters Grove
City:	Pittsford
State/Province:	NY
Zip/Postal Code:	14534
Designer Name:	Lydia Esh

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

Porch Sq. Ft. = 432

Notes:

Scale: 1/4" = 1 ft



Asphalt Shingles  
Shingle Underlayment (remaining area)  
Ice/Water Shield (eave edges)  
½" Sheathing  
2x10 Rafters 16" o/c  
\* Rafters attached to beam via Simpson H2.5AZ Hurricane Ties

2x10 Ridge  
\* Attach to existing home with (1) Simpson SDWSx4" Screw per stud

Gas Burning Fireplace Unit  
Total approx. weight: 1,500 – 1,600 lbs.

(2) Ply 1.75" x 11.875" Versa Lam Beam  
\* (1) End of beam and additional locations attached to post via Simpson ACE6Z Post Cap  
\* (1) End of beam extends along existing home. 1st ply attached to home via Simpson SDWS22x5" Screws (1 per stud). 2nd ply attached to 1st ply via Simpson SDWS22x4" Screws (16" o/c, staggered row)

(2) Ply 1.75" x 11.875" Versa Lam Beam  
\* (2) Ends of beam and additional location attached to posts via Simpson ACE6Z Post Cap

Screening

6x6 Framing Posts  
\* Posts attached to deck via Simpson ABA66Z Post Bracket



(2) Ply 1.75" x 11.875" Versa Lam Beam  
\* (1) End of beam and additional locations attached to post via Simpson ACE6Z Post Cap  
\* (1) End of beam extends along existing home. 1st ply attached to home via Simpson SDWS22x5" Screws (1 per stud). 2nd ply attached to 1st ply via Simpson SDWS22x4" Screws (16" o/c, staggered row)

(2) Ply 1.75" x 11.875" Versa Lam Beam  
\* (2) Ends of beam and additional location attached to posts via Simpson ACE6Z Post Cap

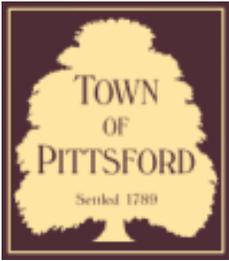
Gas Burning Fireplace Unit  
Total approx. weight: 1,500 – 1,600 lbs.

Screening

6x6 Framing Posts  
\* Posts attached to deck via Simpson ABA66Z Post Bracket







## Town of Pittsford

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

Permit #  
**B26-000017**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 119 Long Meadow Circle PITTSFORD, NY 14534

**Tax ID Number:** 150.16-2-17

**Zoning District:** RN Residential Neighborhood

**Owner:** Wilmot, Cynthia Bannister

**Applicant:** Wilmot, Cynthia Bannister

#### Application Type:

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

**Project Description:** Applicant is requesting design review for the addition of a 998 square foot addition. This property is zoned Residential Neighborhood (RN).

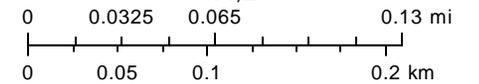
**Meeting Date:** February 26, 2026

# Residential Neighborhood Zoning



2/18/2026, 9:02:24 AM

1:4,206



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



95

W Brook Rd

212



119

109

97

Meadow Cir

Long Meadow Cir

Olson Ln

79

# WILMOT / KERKHOVE RESIDENCE

119 LONG MEADOW CIRCLE, PITTSFORD, NY 14534

CLIENT:  
JOHN KERKHOVE

NOT FOR CONSTRUCTION  
FEBRUARY 11, 2026



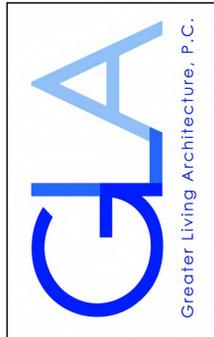
## DRAWING LIST

GENERAL	
CO	COVER PAGE
ARCHITECTURAL	
AS 1.0	ARCHITECTURAL SITE PLAN
A1.1	FIRST AND SECOND FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A3.1	PERSPECTIVE VIEWS
A3.2	PERSPECTIVE VIEWS
A4.0	PHOTOS OF EXISTING



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LICENSE EXP: 08-31-2026



3033 BRIGHTON-HENRIETTA TOWNLINE RD  
 ROCHESTER, NY 14623  
 CALL: (585) 272-9170  
 FAX: (585) 292-1262  
 www.greaterviving.com

**CONSULTANT:**

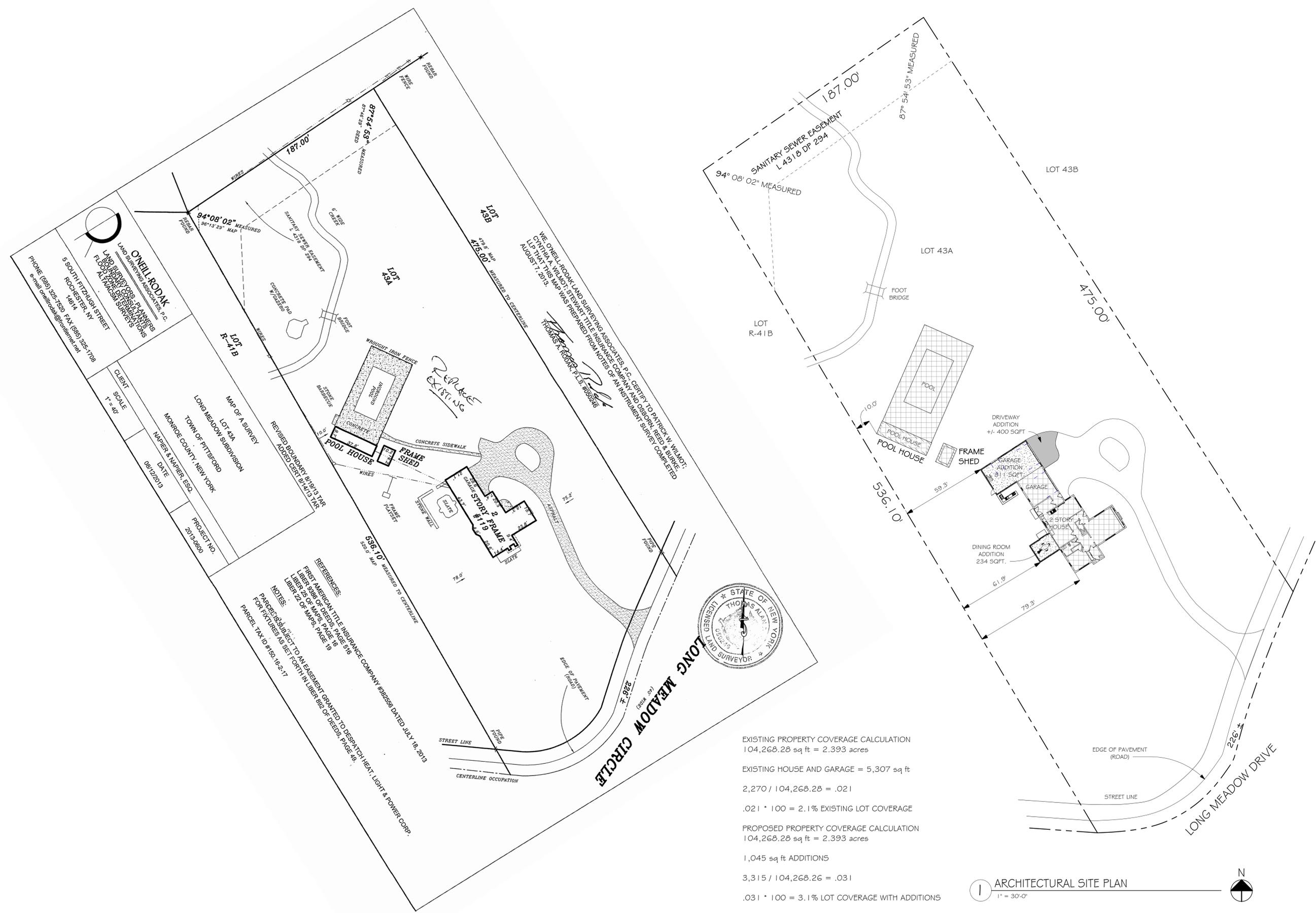
**CLIENT/LOCATION:**  
 WILMOT / KERKHOVE RESIDENCE  
 JOHN KERKHOVE  
 119 LONG MEADOW CIRCLE,  
 PITTSFORD, NY 14534

**REVISIONS:**

#	DATE	BY	DESCRIPTION

**ARCHITECTURAL SITE PLAN**

<b>DRAWN:</b> RN	<b>DATE:</b> 2/11/2026
<b>PROJECT:</b> 25162	<b>SHEET:</b> AS1.0



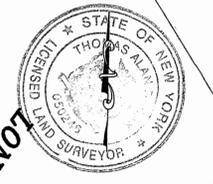
EXISTING PROPERTY COVERAGE CALCULATION  
 104,268.28 sq ft = 2.393 acres

EXISTING HOUSE AND GARAGE = 5,307 sq ft  
 $2,270 / 104,268.28 = .021$   
 $.021 * 100 = 2.1\%$  EXISTING LOT COVERAGE

PROPOSED PROPERTY COVERAGE CALCULATION  
 104,268.28 sq ft = 2.393 acres

1,045 sq ft ADDITIONS  
 $3,315 / 104,268.28 = .031$   
 $.031 * 100 = 3.1\%$  LOT COVERAGE WITH ADDITIONS

**ARCHITECTURAL SITE PLAN**  
 1" = 30'-0"



**ONELL-RODAK**  
 LAND SURVEYING ASSOCIATES, P.C.  
 LAND SURVEYING, GIS, PLANNING,  
 FLOOD ZONE CONSULTATIONS,  
 ALIENATION SURVEYS

5 SOUTH FITZBURGH STREET  
 ROCHESTER, NY 14614  
 PHONE (885) 225-7320 FAX (885) 225-1708  
 e-mail onellrodak@onellrodak.net

**CLIENT:**  
 SCALE: 1" = 40'

**MAP OF A SURVEY**  
 LONG MEADOW SUBDIVISION  
 TOWN OF PITTSFORD  
 MONROE COUNTY, NEW YORK  
 NAPER & NAPER, ESQ.  
 DATE: 08/12/2013  
 PROJECT NO.: 2013-0880

**REFERENCES:**  
 FIRST AMERICAN TITLE INSURANCE COMPANY #882588 DATED JULY 19, 2013  
 LIBER 888 OF DEEDS, PAGE 516  
 LIBER 25 OF MAPS, PAGE 16  
 LIBER 22 OF MAPS, PAGE 18

**NOTES:**  
 PARCELS SUBJECT TO AN EASEMENT GRANTED TO DESPATCH HEAT, LIGHT & POWER CORP.  
 FOR FIXTURES AS SET FORTH IN LIBER 882 OF DEEDS, PAGE 48  
 PARCEL TAX ID #150-16-2-17

WE, ONELL-RODAK, LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO PATRICK W. WILMOT, CONTINUA A WILMOT, STEWART TITLE INSURANCE COMPANY AND GERRON RED BURKE, LLP THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED AUGUST 7, 2013.

THOMAS A. RODAK, P.L.S. #82826

*Replace EXISTING*

NOT FOR CONSTRUCTION

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CONSULTANT:

CLIENT/LOCATION:  
 WILMOT / KERKHOVE RESIDENCE  
 JOHN KERKHOVE  
 119 LONG MEADOW CIRCLE,  
 PITTSFORD, NY 14534

REVISIONS:

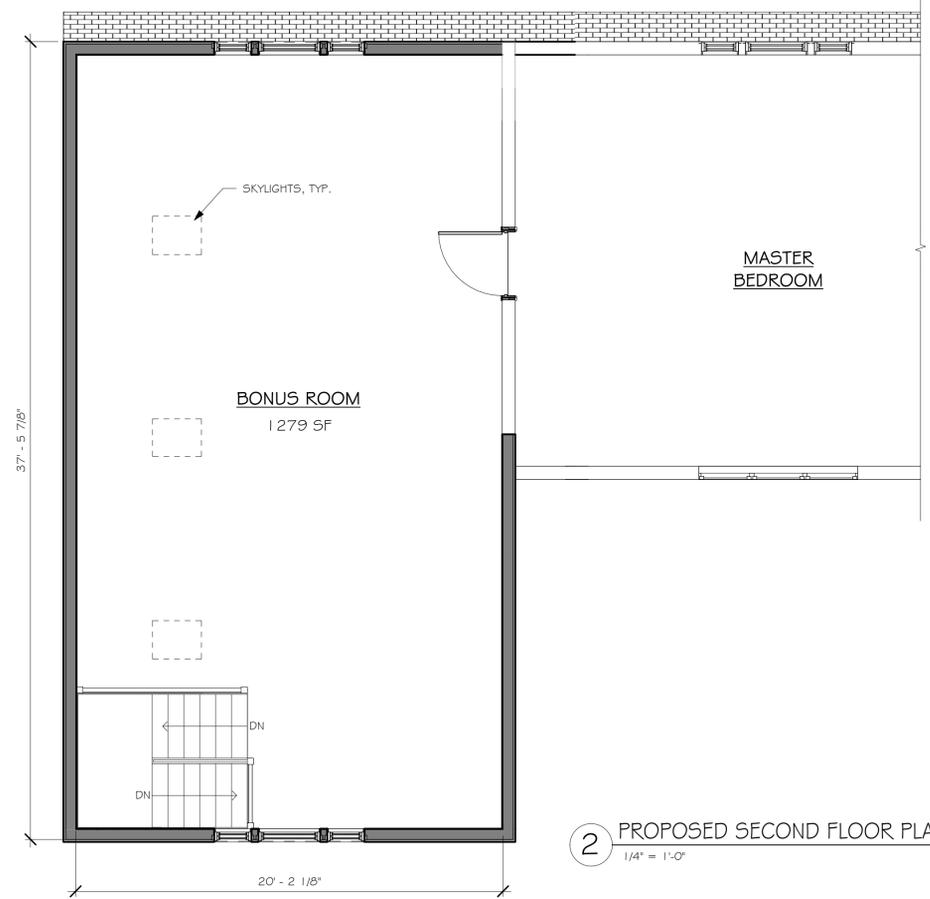
#	DATE	BY	DESCRIPTION

FIRST AND SECOND FLOOR PLANS

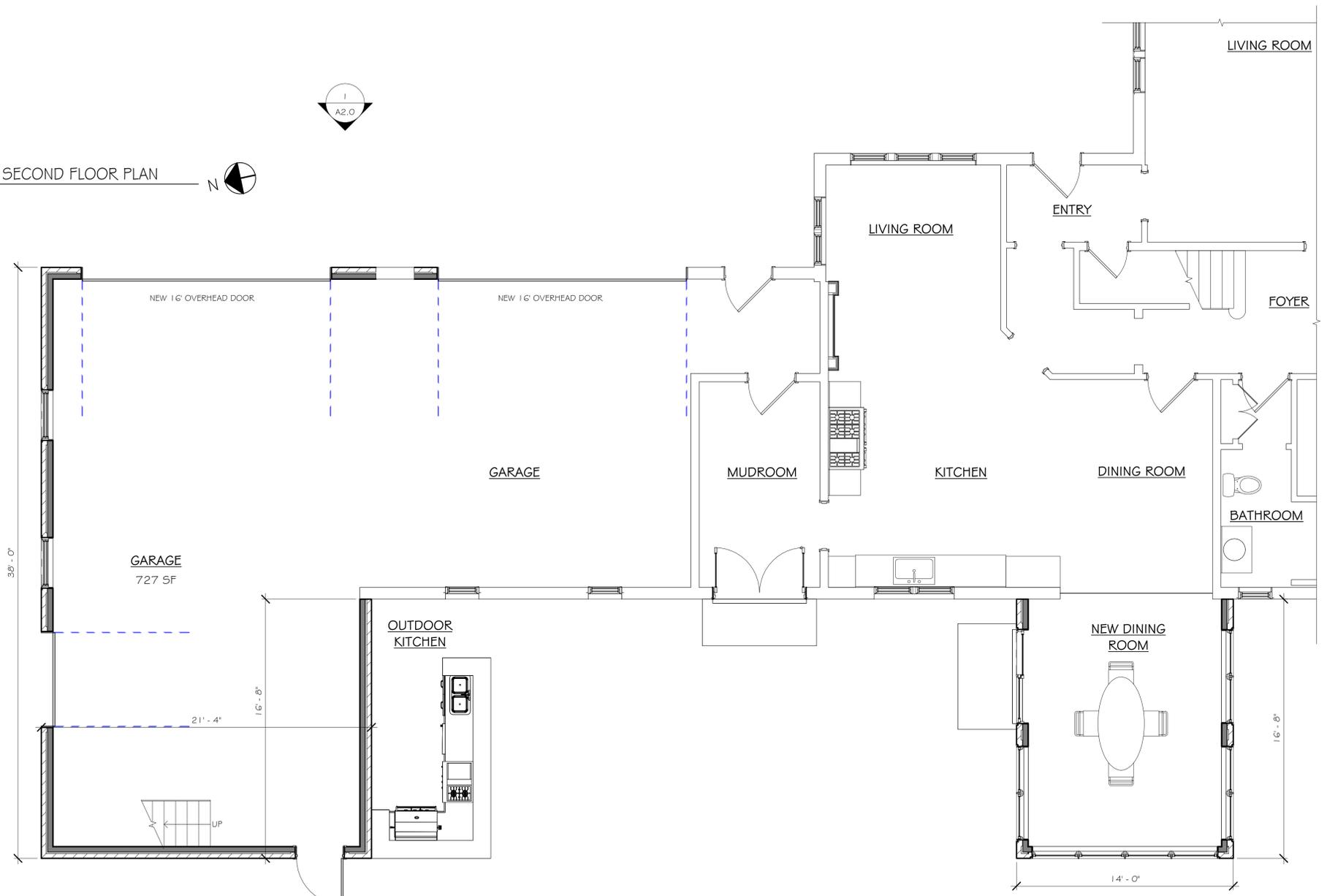
DRAWN: RN DATE: 2/11/2026

PROJECT: 25162 SHEET: A1.1

NOT FOR CONSTRUCTION



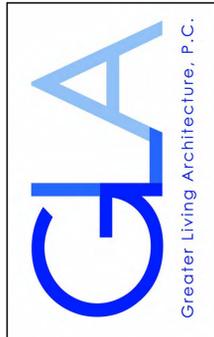
2 PROPOSED SECOND FLOOR PLAN  
 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
 1/4" = 1'-0"

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 JOHN KERKHOVE  
 119 LONG MEADOW CIRCLE,  
 PITTSFORD, NY 14534

REVISIONS:

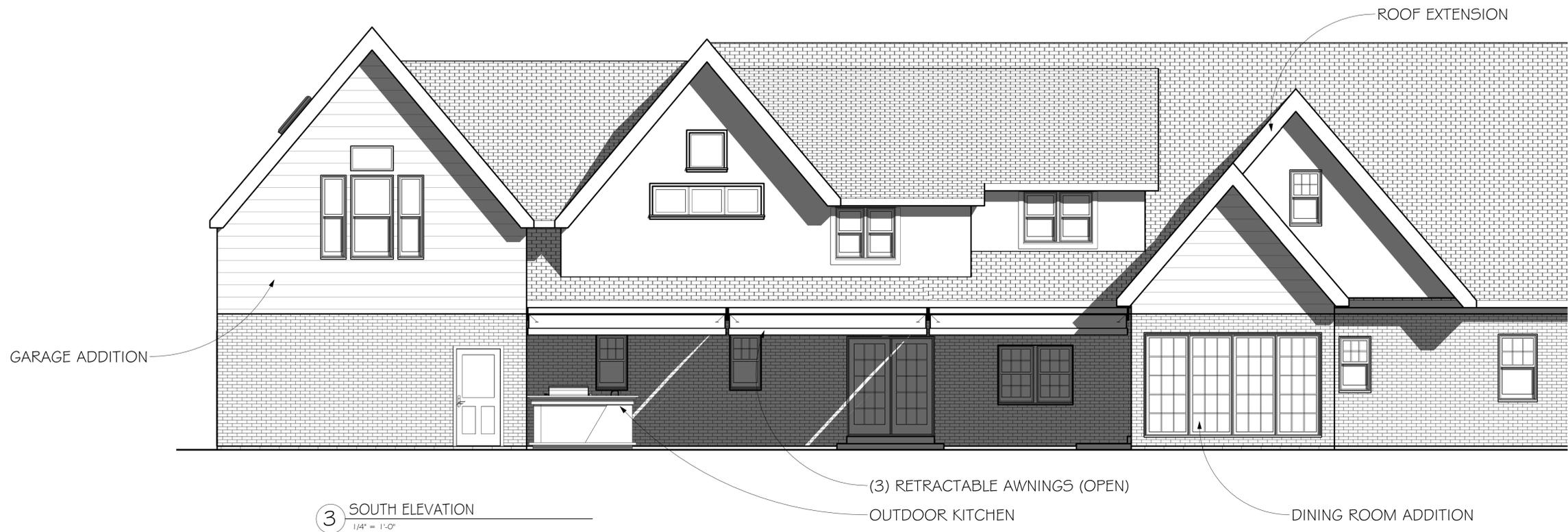
#	DATE	BY	DESCRIPTION

EXTERIOR ELEVATIONS

DRAWN: RN DATE: 2/11/2026

PROJECT: 25162 SHEET: A2.0

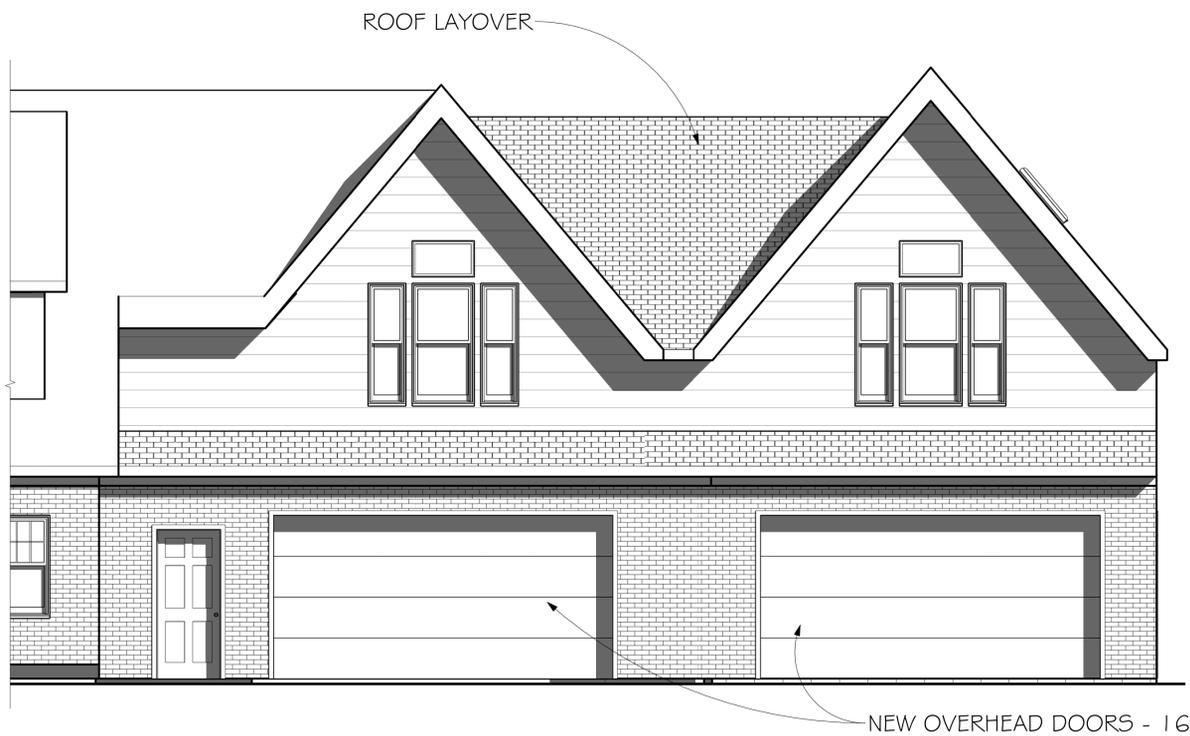
NOT FOR CONSTRUCTION



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



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



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

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REVISIONS:

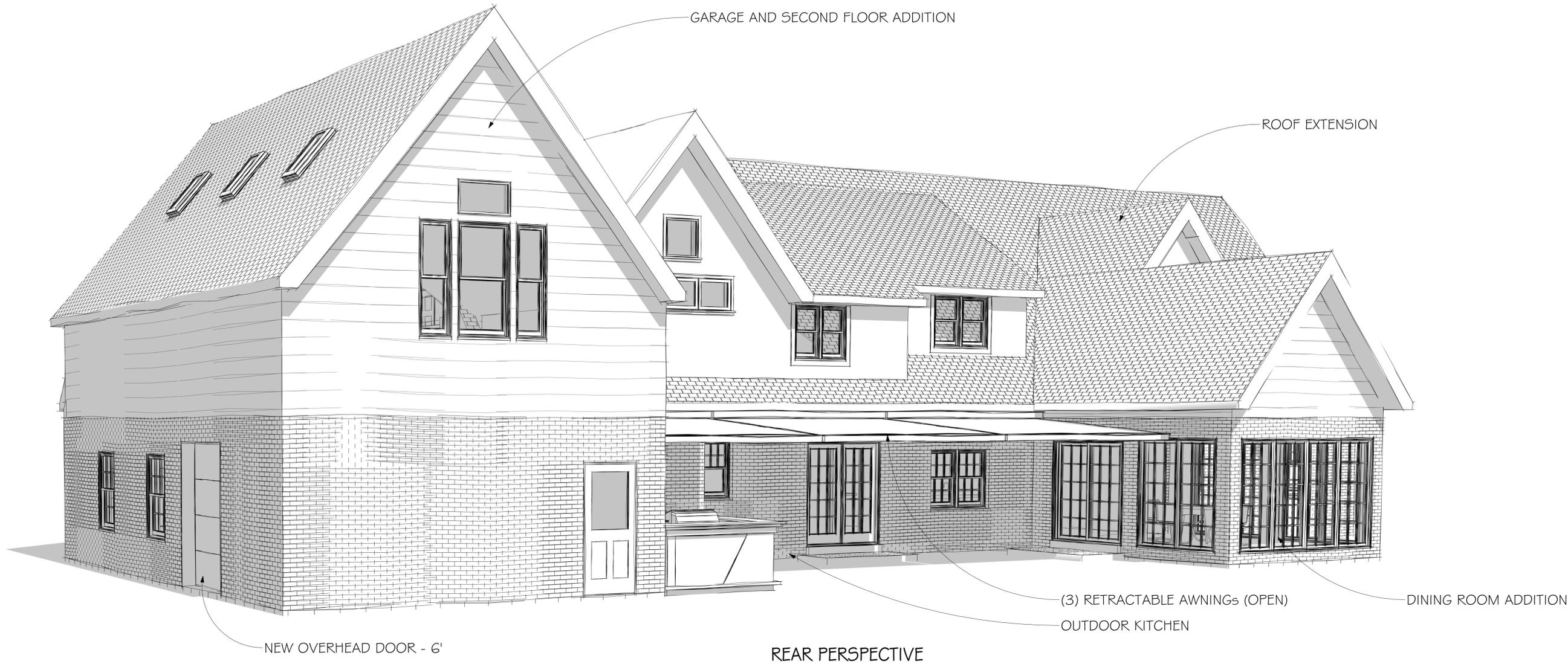
#	DATE	BY	DESCRIPTION

PERSPECTIVE VIEWS

DRAWN: RN DATE: 2/11/2026

PROJECT: 25162 SHEET: A3.1

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GARAGE AND SECOND FLOOR ADDITION

ROOF EXTENSION

NEW OVERHEAD DOOR - 6'

(3) RETRACTABLE AWNINGS (OPEN)

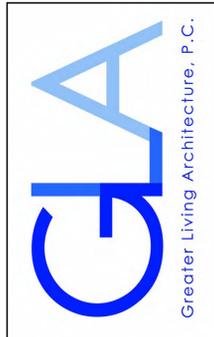
DINING ROOM ADDITION

OUTDOOR KITCHEN



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CONSULTANT:

CLIENT/LOCATION:  
 WILMOT / KERKHOVE RESIDENCE  
 JOHN KERKHOVE  
 119 LONG MEADOW CIRCLE,  
 PITTSFORD, NY 14534

REVISIONS:

#	DATE	BY	DESCRIPTION

PERSPECTIVE VIEWS

DRAWN: RN	DATE: 2/11/2026
PROJECT: 25162	SHEET: A3.2

NOT FOR CONSTRUCTION



REAR ELEVATION



REAR AT DINING ROOM ADDITION



GARAGE END ELEVATION



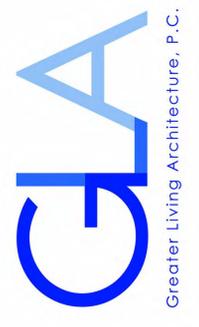
FRONT ELEVATION



GARAGE ADDITION LOCATION

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REVISIONS:

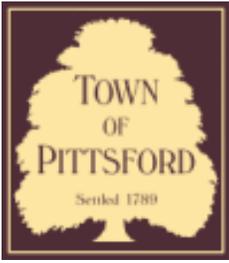
#	DATE	BY	DESCRIPTION

PHOTOS OF EXISTING

DRAWN: RN DATE: 2/11/2026

PROJECT: 25162 SHEET: A4.0

NOT FOR CONSTRUCTION



# Town of Pittsford

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

Permit #  
**B26-000019**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 27 Bromsgrove Hill PITTSFORD, NY 14534

**Tax ID Number:** 178.19-5-7

**Zoning District:** RN Residential Neighborhood

**Owner:** 1111 Holdings, LLC

**Applicant:** Gaetano Abbate Contacting & Consulting

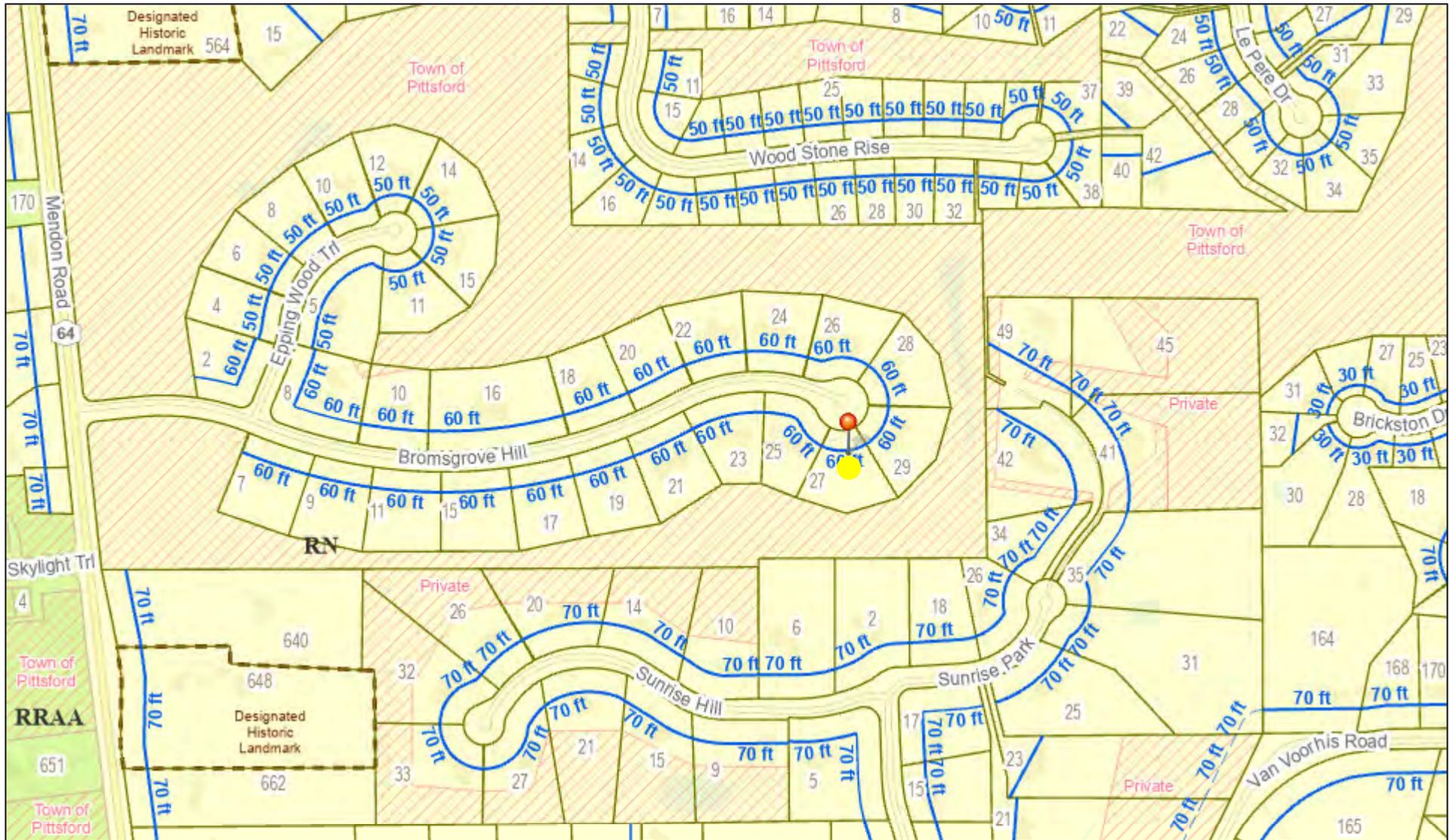
### Application Type:

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

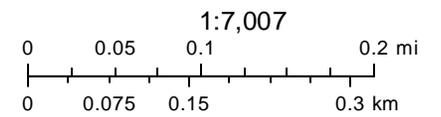
**Project Description:** Applicant is requesting design review for rear exterior door and window change. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** February 26, 2026

# Residential Neighborhood Zoning



2/18/2026, 9:39:24 AM



Town of Pittsford GIS

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Bromsgrove H

24

25

26



27

28

28

## ENERGY CODE REQUIREMENTS:

CLIMATE ZONE: 5	U-FACTOR (MAX.)	R-VALUE (MIN.)
VERTICAL FENESTRATION	0.27	SHGC = 0.40
SKYLIGHTS	0.50	
CEILING INSULATION	0.026	49
INSULATION ENTIRELY ABOVE ROOF DECK	0.032	30 ci
WOOD FRAMED WALL INSULATION	0.045	30 or 20+5ci or 13+10ci or 0+20ci
MASS WALL INSULATION	0.060	15/20
FLOOR INSULATION	0.033	30 or 19+7.5ci or 20ci
BASEMENT WALL	0.050	15ci or 19 or 13+5ci
CRAWL SPACE WALL	0.055	15ci or 19 or 13+5ci
UNHEATED SLAB	0.48	10ci for 4' min.
HEATED SLAB	0.55	10ci for 4' or entire slab

## GENERAL NOTES:

- Code references included in this document refer to the 2025 Residential Code of New York State. All work shall comply with local Codes, New York State Codes, Amendments, Rules, Regulations, Ordinances, Laws, Orders, Approvals, etc. that are required by Governing Authorities. In the event of conflict, the most stringent requirements shall apply.
- Existing spaces, rooms, exits and building systems that were not altered as part of this project were not reviewed.
- All electrical work shall comply with Appendix BO of the 2025 Residential Code of New York State. Provide building department with final electrical inspection approval.
- All plumbing shall be installed by a locally licensed plumber or the homeowner. Work shall comply with Appendix BO of the 2025 Residential Code of New York State.
- (not used)
- Smoke detectors shall be installed as required by Appendix BO of the 2025 Residential Code of New York State in the following locations: - In each sleeping room; - In hallways adjacent to sleeping rooms; - At least one on each story including basement. Where wall and/or ceiling finishes are removed to expose the structure, detectors shall be hard-wired. Other detectors may be battery operated. Hard-wired detectors shall be interconnected such that if one activates, all will activate. Detectors shall be listed and installed in accordance with NFPA-72 and Appendix BO of the 2025 Residential Code. Listed combination smoke/carbon monoxide alarm may be used in lieu of smoke alarms.
- Carbon monoxide alarms shall be installed as required by Section 915 of the 2025 Fire Code of NYS in the following locations: - In any room containing a fuel burning appliance and within 10 feet of any sleeping area. - On any story where fuel-fired appliances or equipment, solid-fuel burning appliances and equipment, fireplaces or attached garages are located. Where wall and/or ceiling finishes are removed to expose the structure, alarms shall be hard-wired. Other alarms may be battery operated. Hard-wired alarms shall be interconnected such that if one activates, all will activate. Alarms shall be listed and labeled in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217 and shall be installed in accordance with manufacturer's instructions.
- (not used)
- Flashing is required in the following locations: at wall and roof intersections and projecting wood trim, top of all exterior windows and door openings; chimneys under and at ends of masonry, wood or metal copings and sills; and where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction. Flashings shall be provided as required to comply with all of Section R703.4 of the 2025 Residential Code of New York State.
- (not used)
- Provide ice and water shield extending from the eave edge of all roof areas to a point at least 24 inches inside the exterior wall line of the building.
- Where existing windows and/or doors are removed, the infill construction shall be fully insulated with insulation having a minimum R value of R-3 per inch.
- To provide compliance with the 2025 Code, the installed insulation values shall meet or exceed the values shown in the chart above.
- (not used)
- Duct insulation and duct tightness shall be demonstrated to comply with Section R403.3 of the 2025 Energy Conservation Code (Residential Provisions).
- (not used)
- (not used)
- Gas piping shall be installed in accordance with Part VI of the 2025 Residential Code. A shutoff valve shall be provided ahead of every gas appliance or outlet for a gas connection. Valves shall be located in the same room as, and within 6 feet of the appliance, except that valves for vented gas fireplaces, inserts, logs and room heaters may be remote from the appliance where provided with ready access. Such valves shall be permanently identified and serve no other equipment. Shutoff valves shall be installed in accordance with Section G2420 of the Residential Code and shall comply with required standards as indicated in Section G2420.1.1.
- A gas piping system that contains any corrugated stainless steel tubing (CSST) shall be electrically continuous and shall be bonded to the electrical service grounding electrode system. No portion of the gas piping system shall be used as, or considered to be, a grounding electrode or a grounding electrode conductor. CSST shall be installed and bonded in accordance with Section 2411.2 of the 2025 Residential Code of NYS and the stricter of: (a) the requirements set forth in the CSST manufacturer's installation instructions, or (b) the requirements set forth in IRC G2411, and IRC G2415.7.
- CSST shall not be supported on or by other electrically conductive systems including copper water pipe, electric power cables, air conditioning and heating ducts, communication cables and structural steel beams. Electrical wiring, including the bonding jumper, shall be supported and secured independently of the CSST so that it does not come in contact with the CSST.
- All equipment and appliances shall be installed in accordance with the manufacturer's installation instructions and the requirements of the 2025 Residential Code of NYS.
- (not used)
- All wood, in contact with concrete or exposed to the elements, shall be pressure treated or of a species suitable for outdoor use. All fasteners, joist hangers and flashings shall be hot dip galvanized, stainless steel, silicon bronze, or copper, and shall be approved by the manufacturer for use with pressure treated wood. This includes the wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.
- (not used)
- (not used)
- (not used)
- Window opening control devices shall be provided at all windows with a sill height of 34" or less, that are more than 72" above the adjacent grade. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required for egress.
- Contractor shall examine and verify conditions of the job site. Any discrepancy between drawings and existing conditions should be recorded in writing and reported to the Architect for resolution prior to commencement of work.
- All dimensions are face of finish dimensions unless otherwise noted. Notify Architect of any discrepancies or conflict between architectural drawings, specifications or schedules prior to subsequent work. Additionally, notify Architect of any discrepancies or conflict between architectural drawings and consultant drawings, specifications or schedules prior to subsequent work.
- Any changes to framing and engineered connections shall be approved by the Architect prior to subsequent work. If the Contractor makes changes without prior authorization from the Architect, the Contractor will be responsible to correct any structural deficiencies before Architect will issue approval.
- The coordination and documentation of any Special Inspections required by governing authorities is the responsibility of the Contractor. The Contractor must request special inspections by qualified professionals at the appropriate time during the construction process, and document their execution. The Architect will NOT write any Letters of Special Inspection Compliance at the conclusion of the job, without this prior written documentation. In the event that required Special Inspection areas of the Work are "covered" without this documented inspection, the contractor shall provide all labor and materials required to access, inspect and repair such work at his or her own expense.
- All Change Orders shall be written and shall be approved by Architect and Owner prior to execution of work.
- All building materials are to be stored appropriately and protected from damage.
- Owner is responsible for the accuracy of information provided to the Architect by any previous architect(s), engineers, surveyors, designers or other consultants.
- Contractor must schedule a walkthrough with Architect after rough electrical and rough plumbing but prior to insulating. Additionally, Contractor must schedule a walkthrough with Architect at substantial completion.
- Contractor shall provide and maintain a job phone on site for the duration of the construction process. Contractor must maintain a copy of the latest version of the plans, specifications, schedules, details and revisions at the job site at all times.
- Material choices, fixtures, adhesives, and finishes not specified on drawings, specifications, or schedules shall be pre-approved by Owner and/or Architect prior to purchase and installation.
- Contractor to maintain quality and cleanliness of vegetation and grounds throughout construction. Contractor to clean up job site at the end of every working day, isolate construction area from other interior living space, and minimize dust as best as possible.

## ZONING CODE

ZONING: RN (RESIDENTIAL NEIGHBORHOOD)  
 LOT AREA: 45,738 S.F.  
 BLDG LINE DEPTH: 60'  
 SIDE SETBACK: 10' MIN, 30' TOTAL  
 REAR BUFFER: 20'  
 MAX. BUILDING FOOTPRINT: 5,165 S.F.  
 MAX. LOT COVERAGE: 18,295 S.F.

## ABBREVIATIONS:

(N) = NEW  
 (E) = EXISTING  
 (R) = REPLACE EXISTING  
 TL = TYPICAL  
 S.S.D. = SEE STRUCTURAL DRAWINGS  
 V.I.F. = VERIFY IN FIELD  
 V.W.O. = VERIFY WITH OWNER  
 TBD = TO BE DETERMINED  
 G.W.B. = GYPSUM WALL BOARD  
 F.O.S. = FACE OF STUD  
 F.O.F. = FACE OF FINISH  
 RS = ROUGH SAWN  
 RWL = RAIN WATER LEADER  
 FTGR = PAINT GRADE  
 O.C. = ON CENTER  
 F.F. = FINISHED FLOOR  
 A.F.F. = ABOVE FINISHED FLOOR  
 T.O.W. = TOP OF WALL  
 FG = FINISHED GRADE  
 HT = HEAVY TIMBER  
 CANT. = CANTILEVERED  
 STD = STANDARD  
 PL = PLATE  
 THK = THICK  
 VERT = VERTICAL  
 CI = CONTINUOUS INSULATION

CMU = CONCRETE MASONRY UNIT  
 SH = SILL HEIGHT  
 HH = HEAD HEIGHT  
 CH = CEILING HEIGHT  
 WH = WALL HEIGHT  
 EXT. = EXTERIOR  
 I.F. = IEM FIR  
 ICF = INSULATED CONCRETE FORMS  
 U.O.N. = UNLESS OTHERWISE NOTED.  
 STL = STEEL  
 COL = COLUMN  
 CONC. = CONCRETE  
 WJ = WITH  
 W/O = WITHOUT  
 W/I = WITHIN  
 EA = EACH  
 T.O.B. = TOP OF BEAM  
 B.O.B. = TOP OF BEAM  
 B.O.J. = BOTTOM OF JOIST  
 REQD = REQUIRED  
 MANUF. = MANUFACTURER  
 CONN. = CONNECTOR  
 DIA = DIAMETER  
 FTG = FOOTING  
 MIN = MINIMUM  
 MAX = MAXIMUM  
 ACI = AIRCHANGES PER HOUR

## VICINITY MAP



## SCOPE OF WORK:

This project is a partial interior renovation to include remodeled kitchen, dining room, and primary bathroom. There will be minor window and door changes to the side and rear of the home, with no work visible from the street. Building Footprint, Lot Coverage & Livable Floor Area to remain unchanged.

## PHOTOS



VIEW FROM SOUTH (BACKYARD)



VIEW FROM SOUTH-EAST (SIDEYARD)



VIEW FROM SOUTH-EAST (SIDEYARD)

## CONSULTANTS

**ARCHITECTS:**  
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 Christopher Costanza, AIA, LEED AP  
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 amanda@9x30.com, chris@9x30.com

**STRUCTURAL ENGINEER:**  
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 Accent Structural Engineering  
 620 Park Avenue, #383  
 Rochester, NY 14607  
 (585) 319-2372 phone  
 eric@accentstructural.com

## SHEET INDEX

- A0.0 PROJECT INFORMATION & SITE PLAN
- A1.0 EXISTING PLANS & ELEVATIONS
- A2.0 NEW FIRST FLOOR PLAN
- A2.2 NEW SECOND FLOOR PLAN
- A3.0 NEW SOUTH (REAR) & EAST (SIDE) ELEVATIONS
- A4.0 NEW SECTIONS AND INTERIOR ELEVATIONS
- A5.0 NEW INTERIOR ELEVATIONS
- E21.0 NEW FIRST FLOOR ELECTRICAL PLAN
- E2.0 NEW SECOND FLOOR ELECTRICAL PLAN
- S1.0 NEW SECOND FLOOR & LOWER ROOF FRAMING PLAN

## REVISIONS

NO.	DATE	DESCRIPTION



SIGNED: 2-12-26  
 LIC. EXP: 7-31-28



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 Rochester, NY 14618  
 (p.h.) 585.242.0501  
 info@9x30.com  
 www.9x30.com

## REFERENCES

- [A.] - QUIT CLAIM DEED - DEBORAH ELLSWORTH TO: (MAY 2, 2012) L 11119, PG. 161 DEBORAH & SCOTT G. ELLSWORTH
- [B.] - SUBDIVISION MAP - "MALVERN HILLS - SECTION THREE" FILED DEC. 4, 2000 IN L 306 OF MAPS, PG. 62 PREPARED BY COSTICH ENGINEERING
- [C.] - ABSTRACT OF TITLE - SEARCH #103362 LAST DATED JUNE 1, 2017 PREPARED BY PREMIER ABSTRACT & TITLE

## LEGEND

- Δ -- CORNER NO MARKER
- ● -- FOUND IRON PIN
- ⊕ -- FOUND IRON PIPE
- ⊕ -- BURIED UTILITY PEDESTAL
- ⊕ -- BURIED ELEC. PANEL/TRANS.

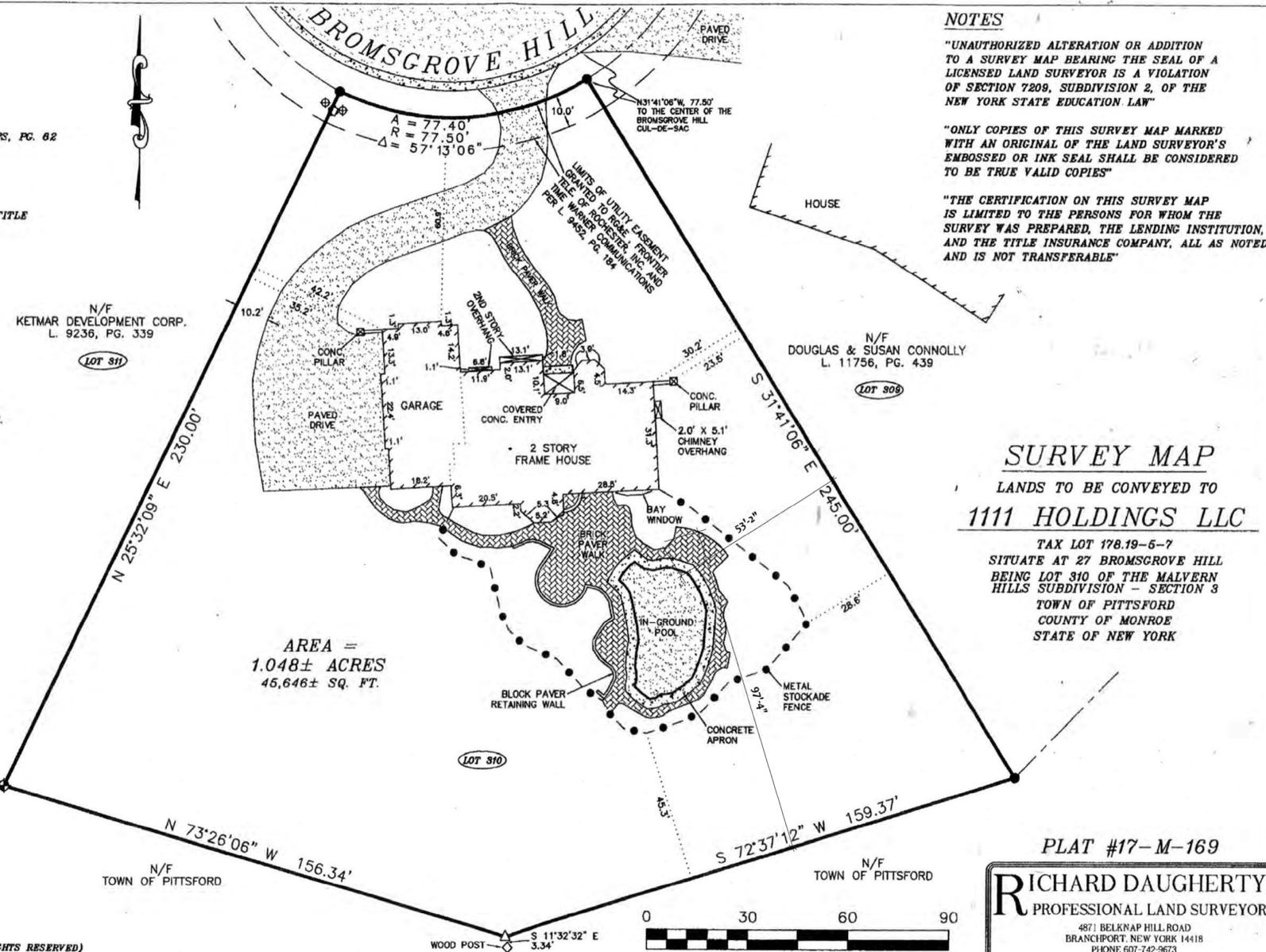


## I HEREBY CERTIFY TO:

- [A.] 1111 HOLDINGS LLC
- [B.] WOODS OVIATT GILMAN, LLP
- [C.] THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE

I AM A LICENSED LAND SURVEYOR AND THIS MAP DATED JUNE 8, 2017 IS BASED ON AN INSTRUMENT SURVEY COMPLETED ON JUNE 7, 2017 BY ME PER THE STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

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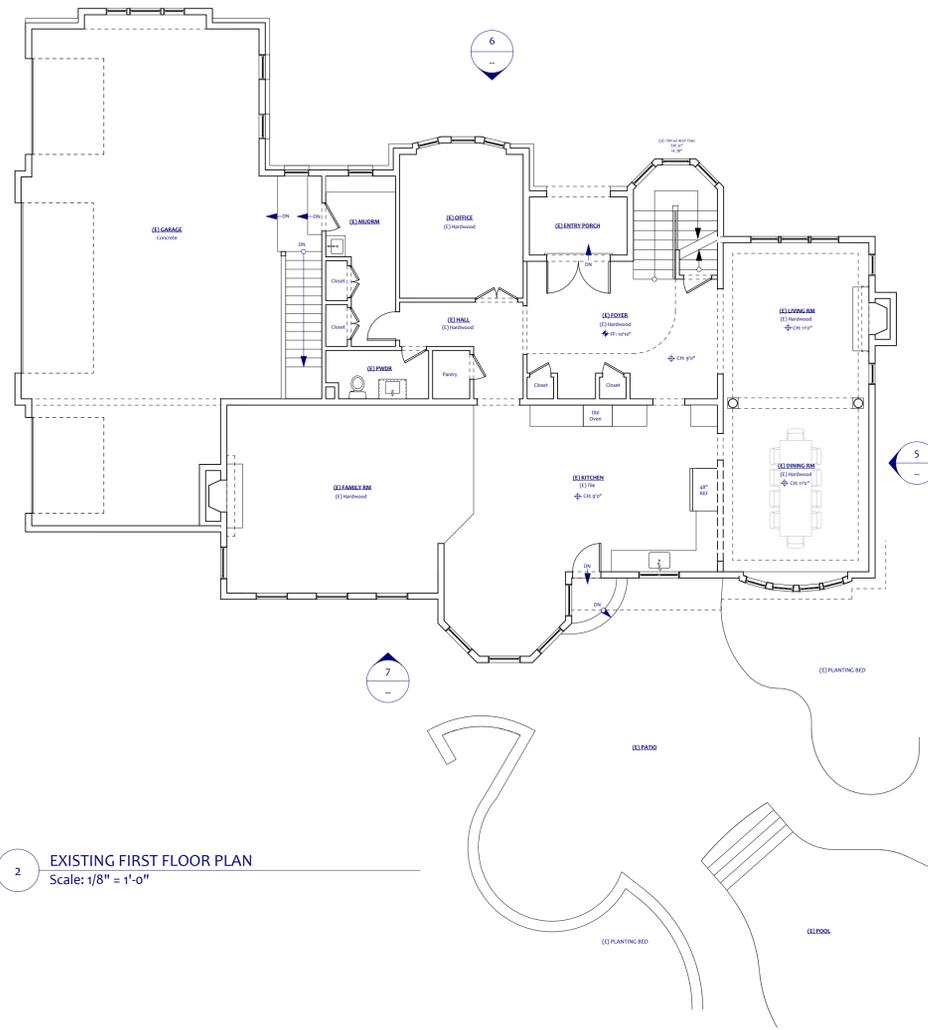
SHEPARD RESIDENCE  
 27 Bromsgrove Hill  
 Pittsford, NY 14534

PROJECT INFORMATION  
 SITE PLAN

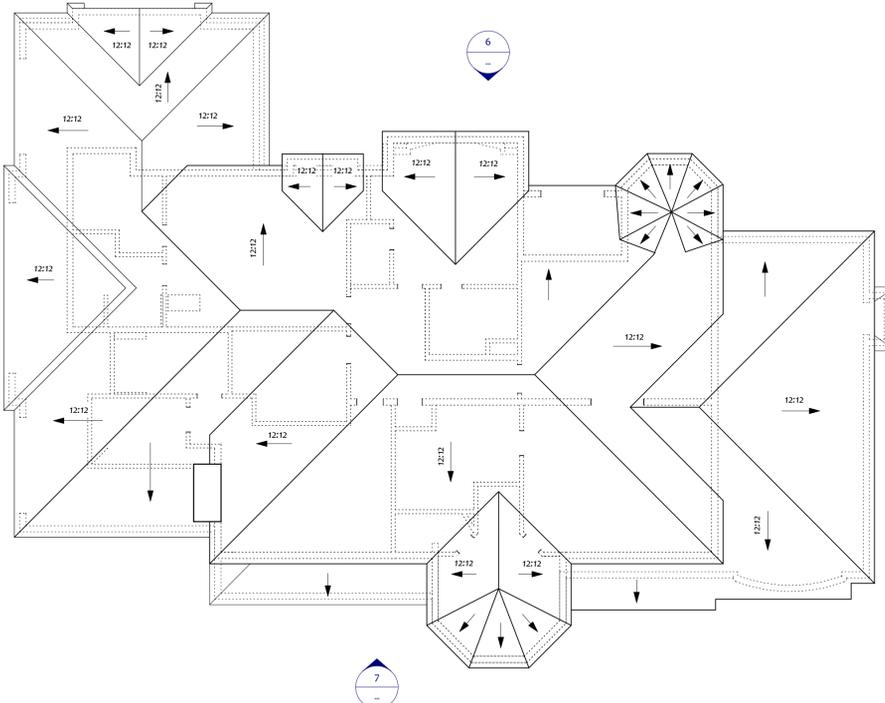
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A0.0



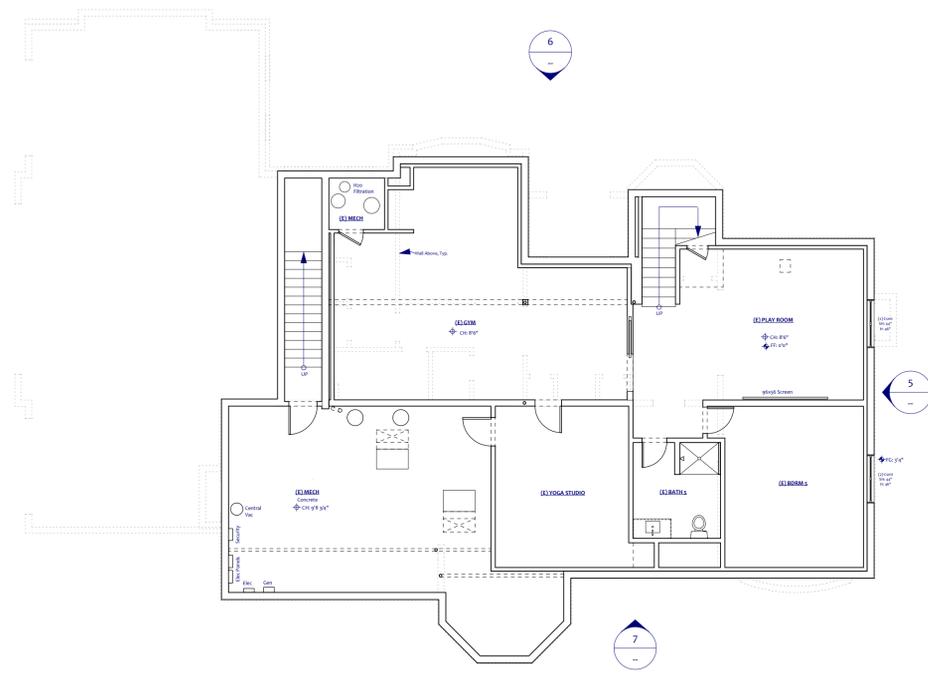
2 EXISTING FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



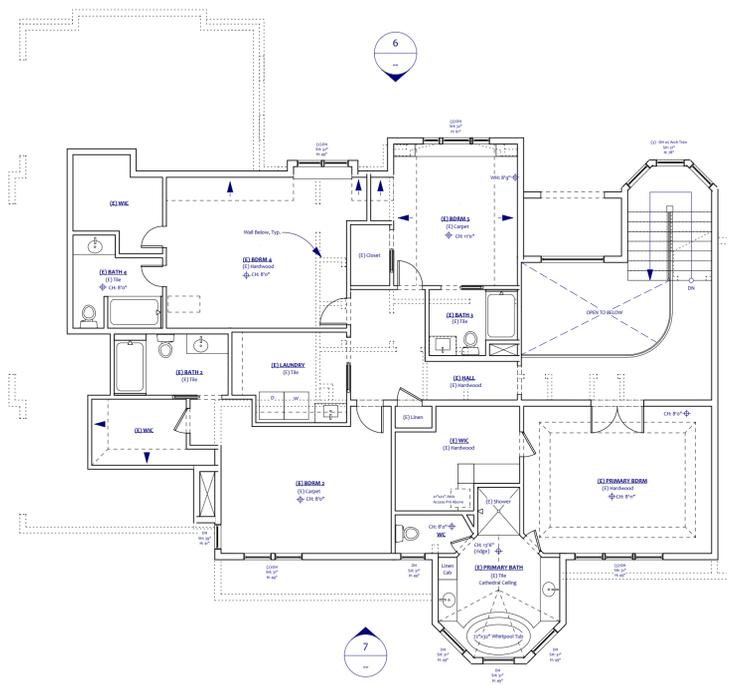
4 EXISTING ROOF PLAN  
Scale: 1/8" = 1'-0"



5 EXISTING EAST (SIDE) ELEVATION  
Scale: 1/8" = 1'-0"



1 EXISTING BASEMENT PLAN  
Scale: 1/8" = 1'-0"



3 EXISTING SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



6 EXISTING NORTH (FRONT) ELEVATION  
Scale: 1/8" = 1'-0"  
(TO REMAIN UNCHANGED)



7 EXISTING SOUTH (REAR) ELEVATION  
Scale: 1/8" = 1'-0"

REVISIONS



SIGNED: 2.12.26  
LIC. EXP.: 7.31.28  
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EXISTING PLANS  
& ELEVATIONS

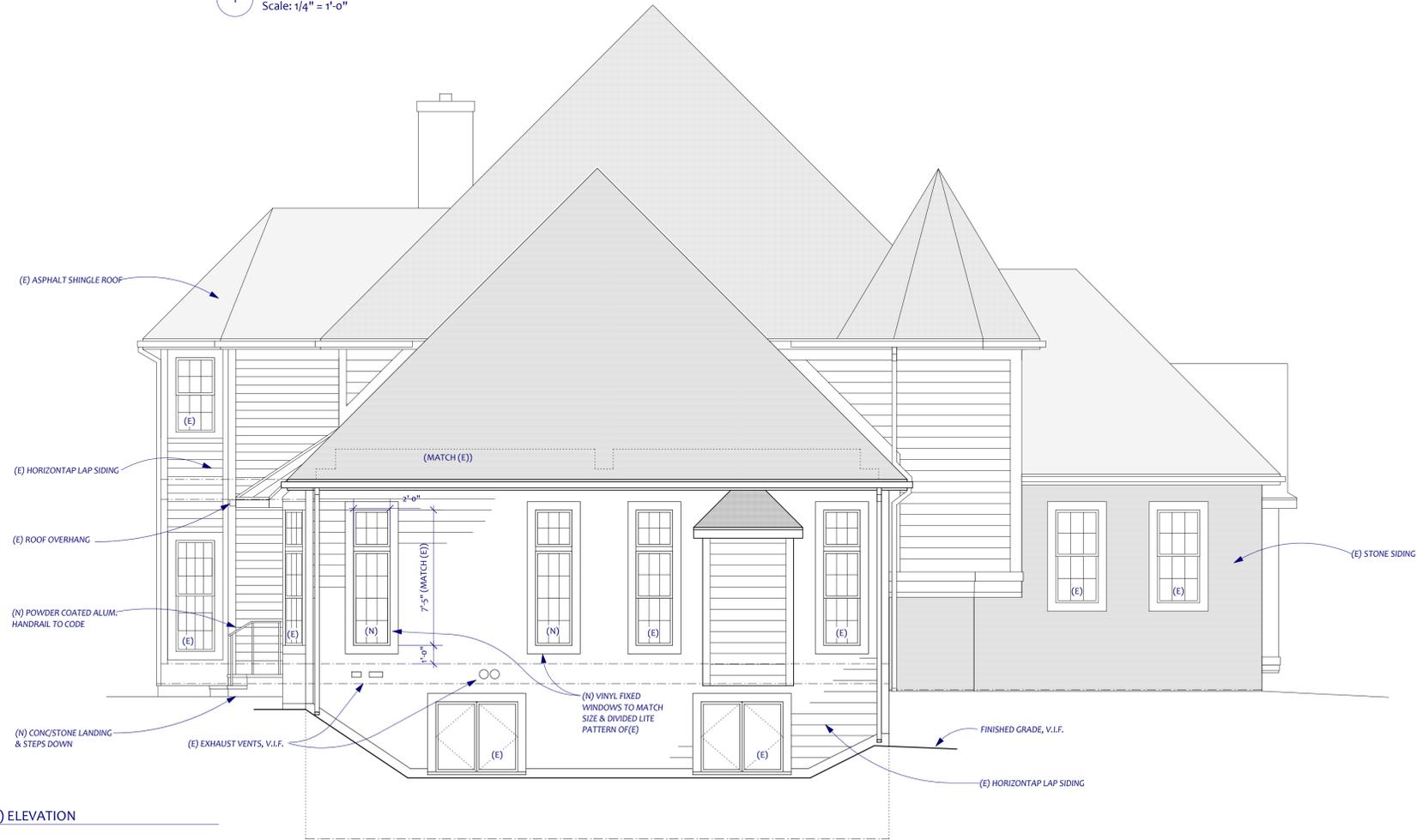
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**A1.0**



1 NEW SOUTH (REAR) ELEVATION  
Scale: 1/4" = 1'-0"



2 NEW EAST (SIDE) ELEVATION  
Scale: 1/4" = 1'-0"



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NEW ELEVATIONS

DATE: 2.12.26

SCALE: AS INDICATED

DRAWN BY: AEC

FOR BUILDING PERMIT

SHEPARD RESIDENCE

**A3.0**

**NOTE:**  
USE SIMPSON CONNECTORS FOR ALL RAFTER TO WALL, RAFTER TO BEAM, BEAM TO BEAM, BEAM TO COLUMN, COLUMN TO FOUNDATION, AND HEADER TO WALL OR COLUMN CONNECTIONS. ALL CONNECTORS SHALL BE H.D. GALVANIZED.

**FRAMING NOTES:**  
1. USE (1) SIMPSON H2.5 CONNECTOR AT EA. END OF EACH TRUSS OR RAFTER.  
2. ALL STUD COLUMNS SHALL BE CONTINUOUS FROM BEAM OR HEADER BEARING DOWN TO TOP OF FND. WALL OR BEAM.  
3. GLUE & NAIL ALL 3-PLY BEAMS & HEADERS WITH (2) ROWS OF 16d NAILS @ 12" O.C., STAGGER ROWS (TYP., U.O.N.).  
4. GLUE & NAIL ALL 3-PLY BEAMS & HEADERS WITH (2) ROWS OF 16d NAILS @ 12" O.C., STAGGER ROWS, NAIL EACH FACE (TYP., U.O.N.).

**STRUCTURAL NOTES:**

**I. GENERAL NOTES**

- THE BUILDING CODE USED IS THE NYSRCC, LATEST EDITION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES WHICH MAY EXIST.
- THE CONTRACTOR SHALL INVESTIGATE THE PRESENCE OF ANY HAZARD (I.E. LEAD PAINT, MOLD, ENVIRONMENTAL, INSECT, ANIMAL, ETC.) PRIOR TO COMMENCING ANY WORK. ANY HAZARDS SHALL BE REPORTED TO THE OWNER AND THE ENGINEER IMMEDIATELY.
- ALL FOOTINGS ARE TO BE PLACED ON SUITABLE, UNDISTURBED, NATIVE SOIL. THE SOIL BEARING PRESSURE SHOULD BE CONFIRMED/VERIFIED AT THE FOOTINGS BY AN ACCEPTED TESTING METHOD. THE SOIL BEARING PRESSURE SHOULD BE VERIFIED BY A GEOTECHNICAL ENGINEER AND BE REPORTED TO THE STRUCTURAL ENGINEER OF RECORD.
- CONTRACTOR SHALL COORDINATE THE STRUCTURAL DRAWING WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL COMPONENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE STRUCTURAL ENGINEER IMMEDIATELY.

**II. FOUNDATION WORK**

**A. GENERAL**  
SOIL PRESSURE TO BE FIELD VERIFIED. CONTACT GEOTECHNICAL ENGINEER PRIOR TO COMMENCING WORK TO CONFIRM/VERIFY THE SOIL BEARING AT THE FOOTINGS USING AN ACCEPTED TESTING METHOD.

**B. DESIGN CAPACITIES**  
ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF PER NYS CODE MAXIMUM ALLOWABLE. THIS PRESSURE SHALL BE FIELD VERIFIED BY A NYS LICENSED GEOTECHNICAL ENGINEER.

**C. FILL AND BACKFILL**  
1. COMPACT EACH FILL LAYER NOT LESS THAN 95% OF MAXIMUM DENSITY OF MODIFIED PROCTOR PER ASTM D 1557.

**III. CONCRETE**

**A. MATERIAL PROPERTIES**  
1. ALL CAST-IN-PLACE CONCRETE AND GROUT—MINIMUM STRENGTH IN 28 DAYS TO BE 4000 PSI.  
2. BAR REINFORCING ASTM A615, GRADE 60 WELDED WIRE FABRIC ASTM A185

**B. INSTALLATION**  
1. UNLESS OTHERWISE SHOWN, ALL REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 318.  
2. UNLESS OTHERWISE NOTED, REINFORCING SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERS: 3" COVER WHERE UNFORMED AND AGAINST EARTH, 2" WHERE FORMED AND AGAINST EARTH, AND 1" WHERE FORMED AND NOT AGAINST EARTH. SEE ACI CODE.  
3. UNLESS OTHERWISE SHOWN, REINFORCING SPLICES SHALL BE MINIMUM 48 BAR DIAMETERS.  
4. PROVIDE 3/4" CHAMFER AT ALL EXPOSED CONCRETE CORNERS AND EDGES.  
5. ENGINEER TO INSPECT AND APPROVE INSTALLED EXAMPLE OF TYPICAL WALL REINFORCEMENT TYPES BEFORE CONCRETE PLACEMENT.  
6. PROVIDE CORNER BARS AT ALL INTERSECTIONS AND CORNERS, E.G.: BAND BEAMS, FOOTINGS, ETC.

**IV. WOOD**

- MINIMUM FIBER STRESS IN BENDING (FB) FOR ALL WOOD TO BE 850 PSI (SINGLE MEMBER USES). COMPRESSION PARALLEL TO GRAIN (FC) TO BE 1300 PSI UNLESS OTHERWISE NOTED, E=1300000 PSI, MINIMUM SHEAR STRESS (FV) = 90 PSI UNLESS OTHERWISE NOTED, LVL SPECIFICATIONS FB = 2600 PSI, E = 1,900,000 PSI, LVL SPECIFICATIONS FB = 2325 PSI, E=1,55 X 10<sup>6</sup> PSI.
- CONTINUOUSLY GLUE AND CONNECT ALL HEADERS WITH 2 ROWS OF 16d COMMON NAILS AT 12" O.C. MAX. U.O.N.
- SEE ROOF FRAMING PLAN FOR ALL INTERIOR AND EXTERIOR HEADER TYPES.
- PROVIDE SOLID BLOCKING UNDER ALL HEADER SUPPORTS DOWN TO MASONRY WALL OR STEEL BEAM.
- TRIPLE STUDS UNDER EACH END OF HEADERS, UNLESS OTHERWISE NOTED.
- WOOD IN CONTACT WITH MASONRY, CONCRETE, OR EARTH OR WITHIN 1'-0" OF GRADE & EXPOSED SHALL BE PRESSURE TREATED.
- FRAMING ANCHORS, JOIST HANGERS, ETC. SHALL BE GALVANIZED STEEL (16 GA. MIN.). INSTALL IN STRICT ACCORDANCE WITH MFRS. INSTRUCTIONS.
- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED, BLOCKING SHALL BE PROVIDED @ 4' O.C. OR AT PLYWOOD PANEL EDGES.
- ALL INTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- WALL SHEATHING: 1/2" CDX PLYWOOD
- ROOF SHEATHING: 5/8" T&G EXTERIOR GRADE PLYWOOD, W/ 10d NAILS @ 12" O.C. (MIN.) INTO ALL SUPPORTS).

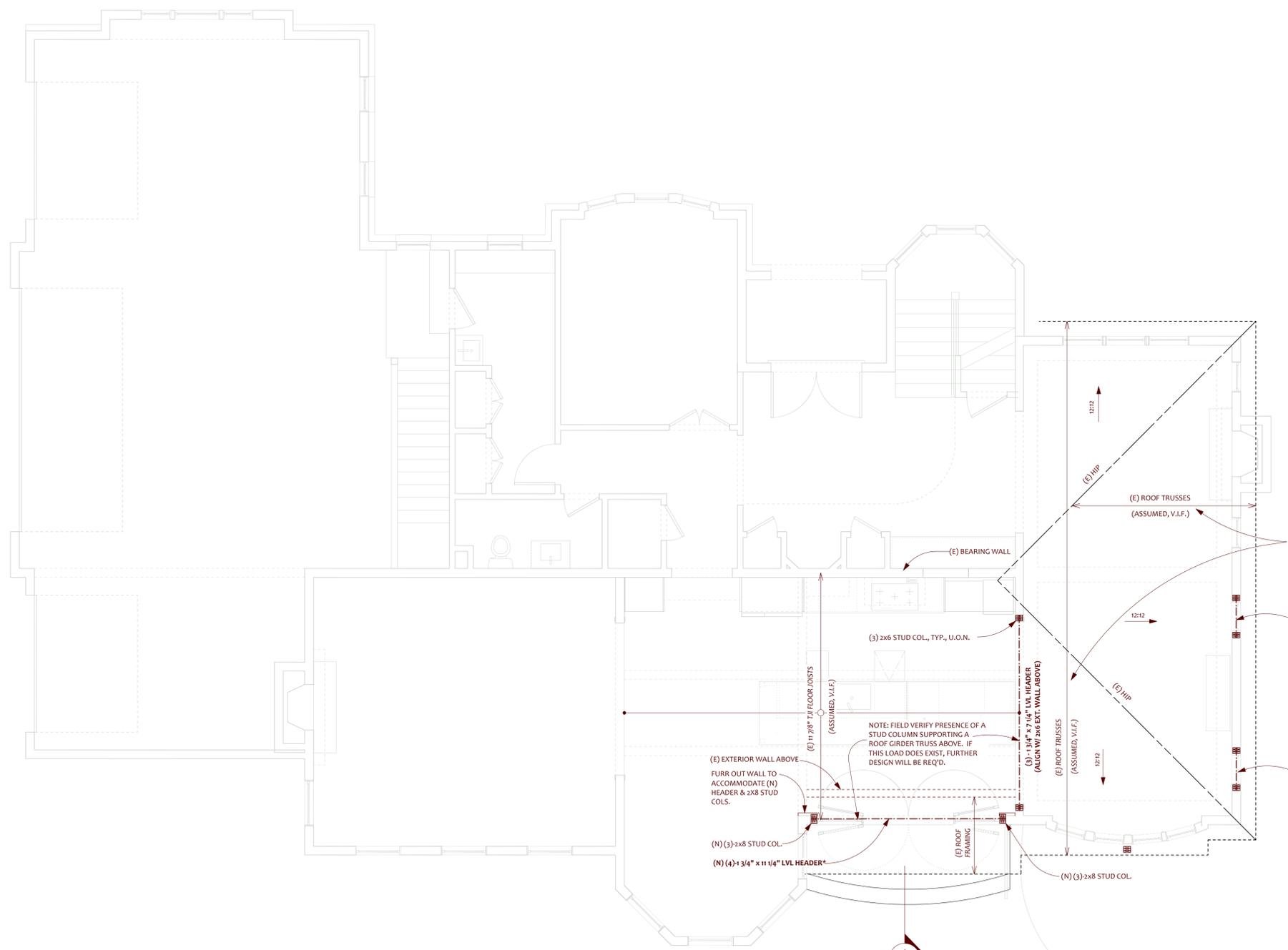
**V. STRUCTURAL STEEL**

**A. MATERIAL PROPERTIES**  
1. STEEL TUBES . . . . . ASTM A500, GR. B  
"V" SHAPES . . . . . ASTM A992 GRADE 50  
PLATES, BARS, ANGLES . . . . . ASTM A36  
PIPES, BARS, ANGLES . . . . . ASTM A53, TYPE E (FY=35KSI)  
2. BOLTS . . . . . ASTM A325N  
3. WELDING . . . . . E70XX-AWS D11  
4. ANCHOR BOLTS SHALL BE ASTM A-36

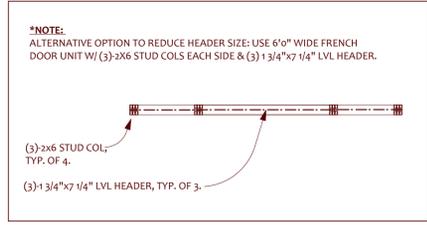
**B. INSTALLATION**  
1. WELDING BY CERTIFIED WELDER ONLY.  
2. TOP OF STEEL AND BOTTOM OF STEEL ELEVATIONS ARE FROM THE TOP OF THE TOP PLATE TO THE BOTTOM OF THE BASE PLATE.  
3. ALL STRUCTURAL STEEL SHALL BE PRIMED AND PAINTED WITH A HIGH QUALITY EPOXY PAINT (THENIC OR EQUAL).  
4. ALL STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTIONS TO CONFORM WITH CURRENT EDITION OF AISC HANDBOOK. FIELD MEASURE ALL STEEL PRIOR TO FABRICATION.

**VI. MISCELLANEOUS**

- PROVIDE SHOP DRAWINGS FOR STRUCTURAL STEEL, ROOF TRUSSES, MASONRY, CONCRETE MIX DESIGN AND REINFORCING FOR APPROVAL BEFORE FABRICATION.
- ALL SHOP DRAWINGS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.
- PAINT ALL EXPOSED STEEL BELOW GRADE (0'-0") WITH ASPHALTIC DAMPROOFING EXCEPT BEARING SURFACES.
- FIELD MEASURE ALL STEEL PRIOR TO FABRICATION.



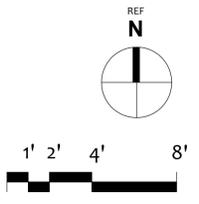
**1 SECOND FLOOR & LOWER ROOF FRAMING PLAN**  
Scale: 1/4" = 1'-0"



**NOTE:** SIZE & CONFIC. OF TRUSSES UNKNOWN & SHALL BE FIELD VERIFIED AS REQ'D.

(2) 2x10 HEADER W/ INSULATION BETWEEN

(2) 2x10 HEADER W/ INSULATION BETWEEN



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**STRUCTURAL:**  
SECOND FLOOR FRAMING  
LOWER ROOF FRAMING

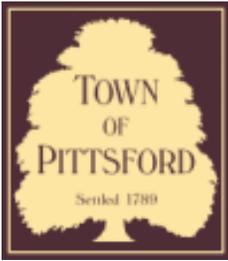
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**DRAWN BY:** AEC  
**FOR BUILDING PERMIT**

SHEPARD RESIDENCE

**S1.0**







# Town of Pittsford

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

Permit #  
**B26-000021**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 19 Mill Neck Lane PITTSFORD, NY 14534

**Tax ID Number:** 164.14-3-16

**Zoning District:** RN Residential Neighborhood

**Owner:** Fox, Richard C Jr.

**Applicant:** Fox, Richard C Jr.

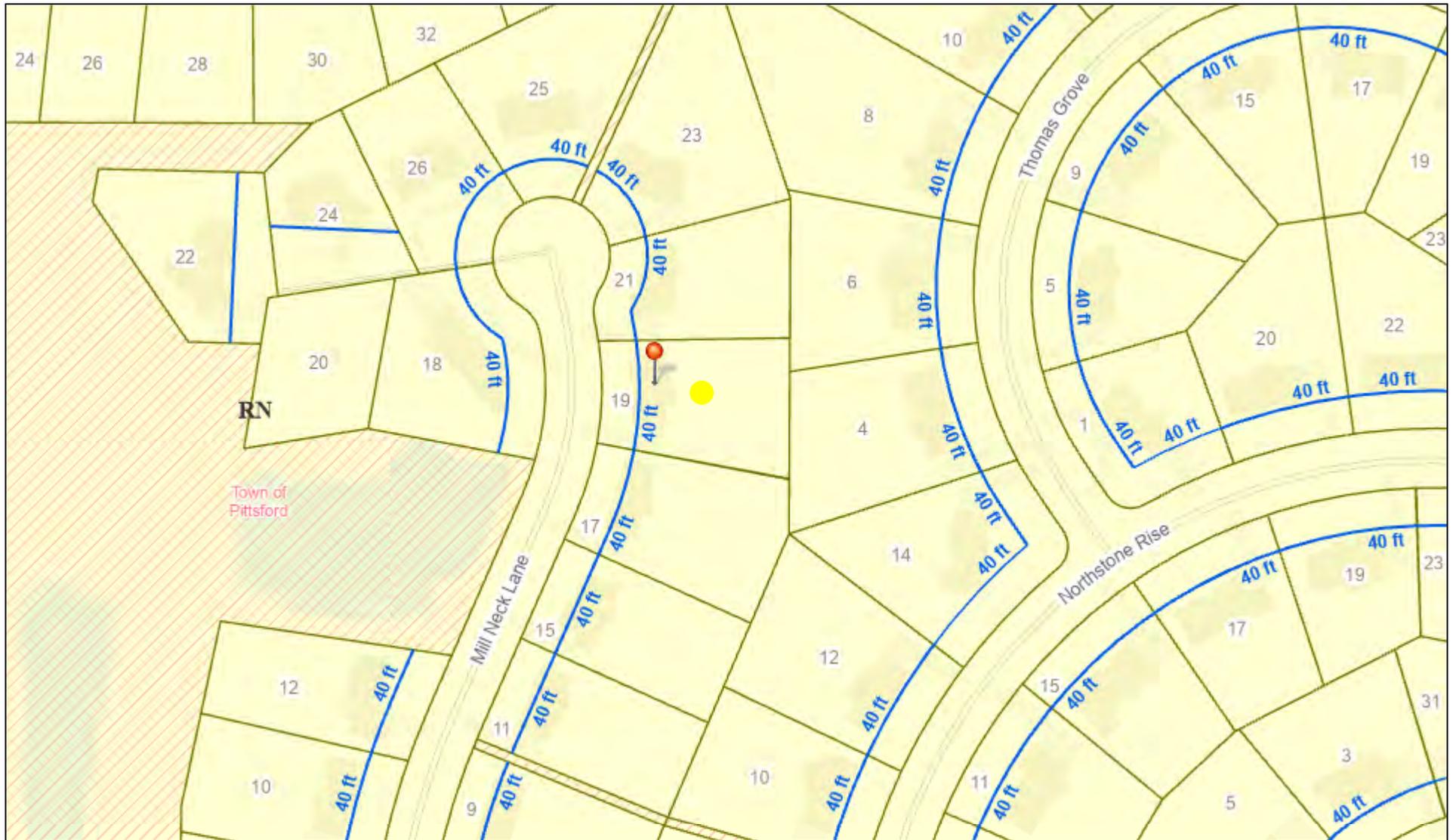
### Application Type:

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

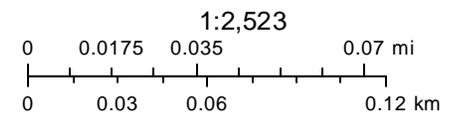
**Project Description:** Applicant is requesting design review for the addition of a 711 square foot single story addition to include a full basement.

**Meeting Date:** February 26, 2026

# Residential Neighborhood Zoning



2/18/2026, 3:05:34 PM



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



Mill Neck Ln



**ABBREVIATIONS:**

AB	ANCHOR BOLT
ACT	ACoustical CEILING TIE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
AND	AND/OR
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AVG	AVERAGE
BD, BRD	BOARD
BET, BTW	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM (BENCH/MARK)
BOT, B. O.	BOTTOM (OF)
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT-UP ROOF
CB	CATCH BASIN
CEM	CEMENT
CFLG	COUNTERFLASHING
CFM	COLD FORMED METAL FRAMING
CF	CUBIC FOOT (FEET)
CJ	CAST JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	COMPANY
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONTN	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORROSION CORRUATED
CTR	CENTER
CU	CUBIC (YARD(S))
DTL	DETAIL
DF	DRINKING FOUNTAIN
DA	DIAMETER
DIAG	DIAGONAL
DM	DIAMENSION
DN	DOWN
DS	DOWN SPOUT
DWG	DRAWING
DWL	DOWEL
E	EACH
EA	EPOXY COATED
EC	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
FL	FINISHED
FLNGR	FLANGE
FLASH	FLASHING
FLX, FL	FLEXIBLE FLOORING
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FREE PROTECTION
FTG	FOOT, FEET
FUT	FUTURE
GAGE	GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HC	HOSE BIB
HDCP, HC	HOLLOW CORE HANDICAP (PED)
HDR	HEADER
HET	HEIGHT
HRAL	HANDRAIL
HMT	HOLLOW METAL
HOR, HORZ	HORIZONTAL
HVAC	HEATING/VENTILATING / AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATE(D), INSULATION
INT	INTERIOR
INV	INVERT
JST	JOIST
JT	JOINT
L	LENGTH LONG
LN	LINEAR
LLH	LONG LEG HORIZONTAL
LVV	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
MN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NF	NEAR FACE
NC	NOT IN CONTACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTERS
O.D.	OUTSIDE DIMENSION
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
PNT	PART
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
RENF	REINFORCED
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
SM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
ST	STREET
STD	STANDARD
STL	STEEL
STR	STRUCTURE, STRUCTURAL
SY	SQUARE YARD(S)
SYM	SYMMETRY, SYMMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEMP	TEMPORARY
THK	THICK, THICKNESS
T.O.	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNCR	UNEXCAVATED
UN.O.	UNLESS NOTED OTHERWISE
VAR.	VARIABLE, VARIABLE
VERT.	VERTICAL
W	WEST
W/O	WITHOUT
WD	WOOD
WP	WATERPROOF(ED)(ING)
WT	WEIGHT
WWF	WELDED WIRE FABRIC

**GENERAL NOTES:**

- CONSTRUCTION SHALL CONFORM TO THE NEW YORK STATE RESIDENTIAL CODE 2025 AND THE NEW YORK STATE ENERGY CODE 2025.
- 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 MANUFACTURERS PRINTED RECOMMENDATIONS.
- THIS PLAN HAS BEEN REVIEWED FOR STRUCTURE DESIGN AND IS NOT VALID FOR PERMIT WITHOUT ORIGINAL "WET SEAL" PLACED IN THE TITLE BLOCK AREA.
- 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, UNDISTURBED NATURAL SOIL, FREE OF FROST OR LOOSE MATERIAL.
- CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO ACI 318-19 AND ACI 301-20.  
CONCRETE STRENGTH AT 28 DAYS: FOOTINGS = 3,000 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 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.
- WOOD CONSTRUCTION SHALL CONFORM TO THE NATIONAL FOREST PRODUCTS ASSOCIATION'S (NFPA) 2024 NDS. STRUCTURAL LUMBER SHALL BE NO. 2 HEM - FIR OR BETTER:  
(UNLESS NOTED OTHERWISE) Fb = 850 psi (BASE)  
E = 1,300,000 psi

<b>DIMENSION LUMBER:</b>	<b>POSTS AND TIMBERS:</b>
1/2 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
<b>LAMINATED VENEER LUMBER (LVL):</b>	<b>PARALLEL STRAND LUMBER (PSL):</b>
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

- 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

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

ROOF TRUSS/ RAFTER DESIGN LOADS	
<b>SNOW LOADS</b>	40 PSF
<b>DEAD LOADS</b>	20 PSF
<b>TOTAL DESIGN LOAD:</b>	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.

- 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 MANUFACTURER'S INSTRUCTIONS FOR THE SPECIFIED 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 RAMSEY OR EQUAL.
- 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.
- DESIGN OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS IS BY OTHERS.
- 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.
- 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  
OCCUPANCY: 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	0.27
SKYLIGHT U-FACTOR	0.50	0.50	0.50	-	-
GLAZED VERTICAL FENESTRATION SHGC	0.40	0.40	NR	0.40	0.40
SKYLIGHT SHGC	0.40	NR	NR	-	-
CEILING R-VALUE			R-49	R-49	R-49
INSULATION ENTIRELY ABOVE ROOF DECK			R-30 ci	-	-
WOOD-FRAMED WALL R-VALUE	OPTIONS		R-20 + R-5 ci R-13 + R-10ci R-0 + R-20 ci	R-20 + R-5 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	R-15 ci	R-15 ci	-
UNHEATED SLAB R-VALUE & DEPTH		R-10, 4 FT	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	-	-	-

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<sup>3</sup>/MIN./FT<sup>2</sup>. SWINGING DOORS SHALL NOT BE GREATER THAN 0.5 FT<sup>3</sup>/MIN./FT<sup>2</sup>  
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*  
DOUGLAS J. TEMPLETON

**ZONING INFORMATION:**

TAX ACCOUNT NO: 164.140-03-016  
JURISDICTION: TOWN OF PITTSFORD, NEW YORK  
ZONING DISTRICT: RN - RESIDENTIAL NEIGHBORHOOD  
PROPOSED USE: SINGLE-FAMILY DWELLING - EXISTING - NO CHANGE  
LOT AREA: 0.61 ACRES - 26,485 SF

**SUMMARY OF REGULATIONS:**

ELEMENT:	REQUIREMENT:	PROVIDED:
LOT AREA:	N/A	EXISTING - NO CHANGE
SETBACKS: FRONT YARD-SIDE YARD-REAR BUFFER:	EXISTING BUILDING LINE 10' MIN. ONE SIDE, 25' COMBINED 20 FEET	EXISTING - NO CHANGE EXISTING - NO CHANGE 111.92' +/-
BUILDING HEIGHT:	30 FEET	EXISTING - NO CHANGE
MAXIMUM BUILDING FOOTPRINT:	4,383 SF	3,483 SF

**BUILDING COVERAGE CALCULATIONS:**

<b>EXISTING LOT AREA:</b>	26,485 SF	
<b>ZONING DISTRICT:</b>	RN - RESIDENTIAL NEIGHBORHOOD	
	EXISTING	PROPOSED
EXISTING HOUSE	2,772 SF	2,772 SF
PROPOSED ADDITION	-	711 SF
FRONT WALK	462 SF	462 SF
DRIVEWAY	1,415 SF	1,415 SF
<b>TOTAL:</b>	<b>4,649 SF</b>	<b>5,360 SF</b>
<b>REQUIREMENT:</b>	<b>40% MAX. (10,594 SF)</b>	<b>20.24% (+2.68% (+711 SF))</b>

# Fox Residence

## Proposed Addition

### 19 Mill Neck Lane Pittsford, 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	1,980 SF +/-	+711 SF	1,000 SF	2,691 SF +/-	+711 SF	1,711 SF
BASEMENT	1,980 SF +/-	+700 SF	0 SF	2,680 SF +/-	+700 SF	700 SF
<b>TOTAL</b>	<b>3,960 SF +/-</b>	<b>+1,411 SF</b>	<b>1,000 SF</b>	<b>5,371 SF +/-</b>	<b>+1,411 SF</b>	<b>2,411 SF</b>

**OWNER:**

Charlie Fox  
cfox@tbbm.com

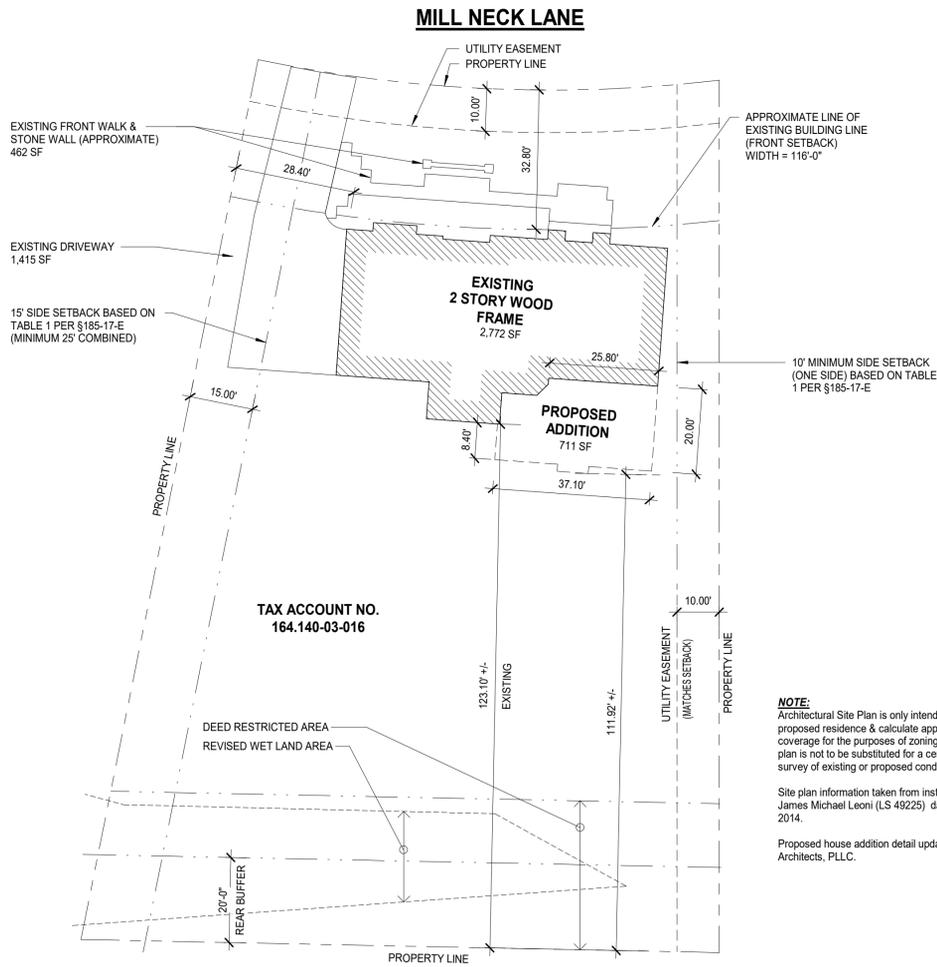
**ARCHITECT:**

Douglas J. Templeton, AIA, NCARB, LEED AP  
dtempleton@northlinearchitects.com  
585-905-0034  
NYS R.A. License No: 043604  
Northline Architects, PLLC  
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Canandaigua, NY 14424  
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**STRUCTURAL ENGINEER:**

Matthew Coleman Abate, P.E.  
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585-685-3922  
NYS P.E. License No: 069847  
RCM Engineering  
50 Lakefront Boulevard, Suite 105  
Buffalo, NY 14202

19 Mill Neck Lane  
Pittsford, NY 14534



**LIST OF DRAWINGS:**

- CS-1 COVER SHEET
- D-1 DEMOLITION PLANS
- S-1 STRUCTURAL NOTES & DETAILS
- S-2 STRUCTURAL NOTES & DETAILS
- A-1 BASEMENT FLOOR PLAN
- A-2 FIRST FLOOR PLAN
- A-3 ROOF PLAN
- A-4 EXTERIOR ELEVATIONS



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

**FOX RESIDENCE**  
Addition & Renovation  
19 Mill Neck Lane  
Pittsford, New York

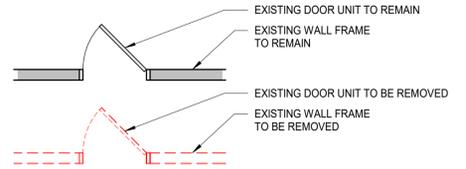
REVISION:	ISSUED FOR PERMIT
DATE:	2-11-26
PROJECT NO:	25-116
TITLE:	COVER SHEET
SHEET NO:	CS-1



**DEMOLITION NOTES:**

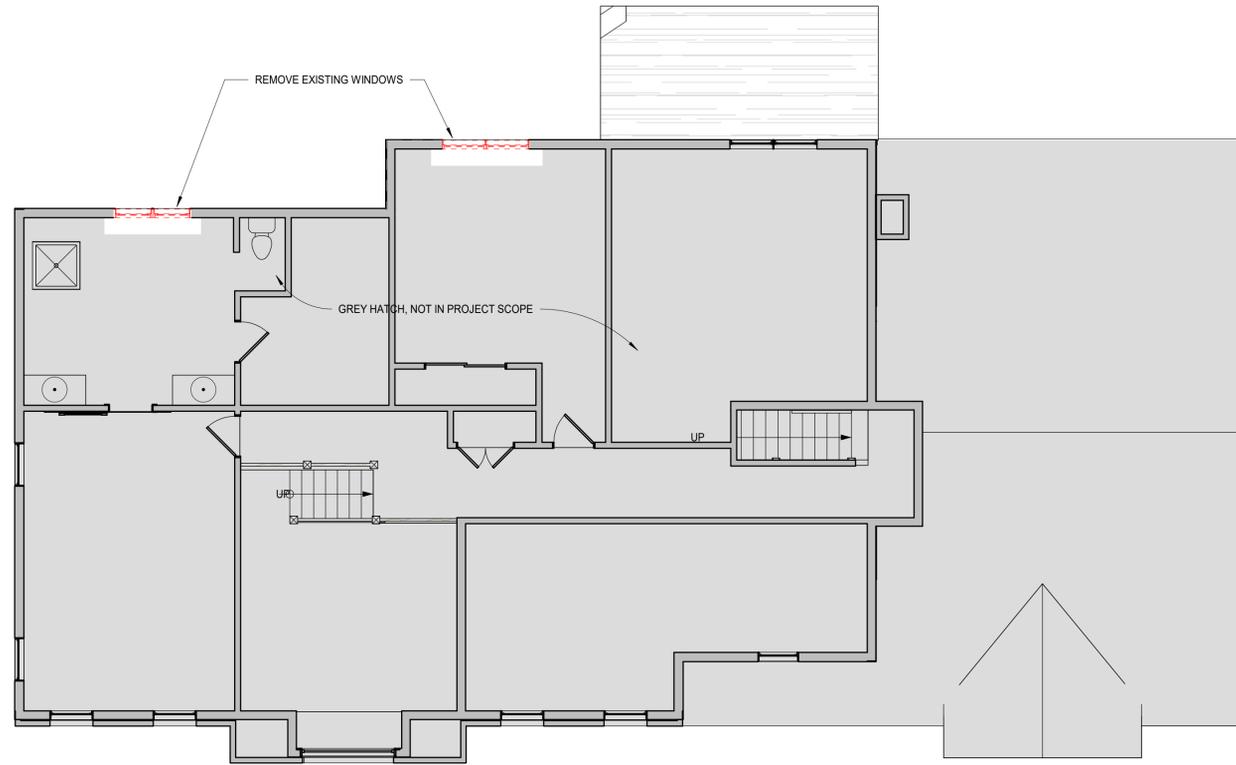
1. REMOVE EXISTING EXTERIOR SIDING MATERIAL, ROOFING, AND ALL INTERIOR FINISHES TO LIMITS NEEDED FOR THE INSTALLATION AND FRAMING OF THE PROPOSED ALTERATIONS & MODIFICATIONS. ALL LIMITS SHALL BE REVIEWED BETWEEN OWNER AND CONTRACTOR PRIOR TO START OF ANY DEMOLITION WORK.
2. PRIOR TO THE REMOVAL OF ANY STRUCTURAL BEARING CONDITIONS, NOTIFY ARCHITECT/ENGINEER AS NECESSARY SHOULD SITE CONDITIONS WARRANT REVIEW. PROVIDE NECESSARY SHORING AND BRACING OF EXISTING FRAMING SCHEDULED TO REMAIN.
3. GC SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING OF WORK. IF ANY UTILITIES REQUIRE ANY MODIFICATIONS, GC SHALL NOTIFY UTILITY COMPANIES ACCORDINGLY.
4. REFER TO FLOOR PLANS FOR SIZE & LOCATIONS OF NEW EXTERIOR WINDOW UNITS. GC AND OWNER SHALL REVIEW ALL LIMITS OF INTERIOR AND EXTERIOR WORK FOR THE REMOVAL AND REPLACEMENT OF WINDOW UNITS-INCLUDING INTERIOR FINISH WORK.

**LEGEND:**

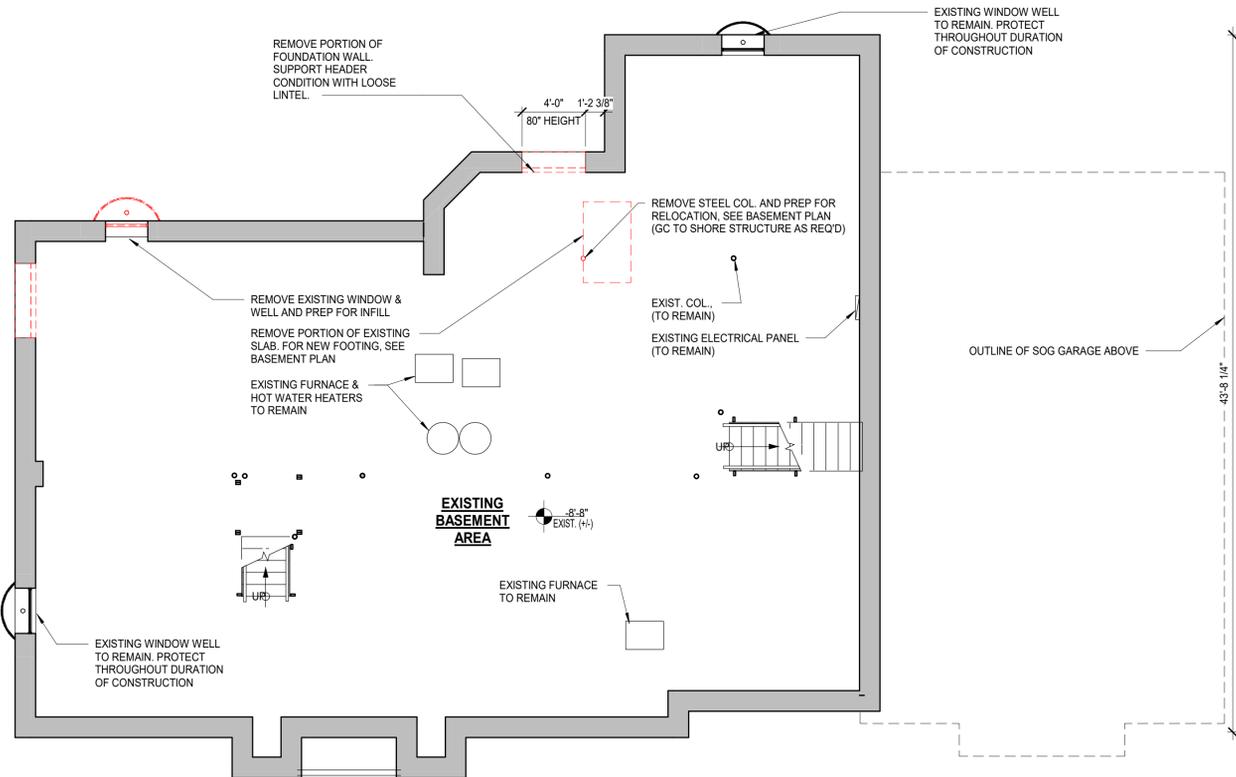


**DEMOLITION KEY NOTES:**

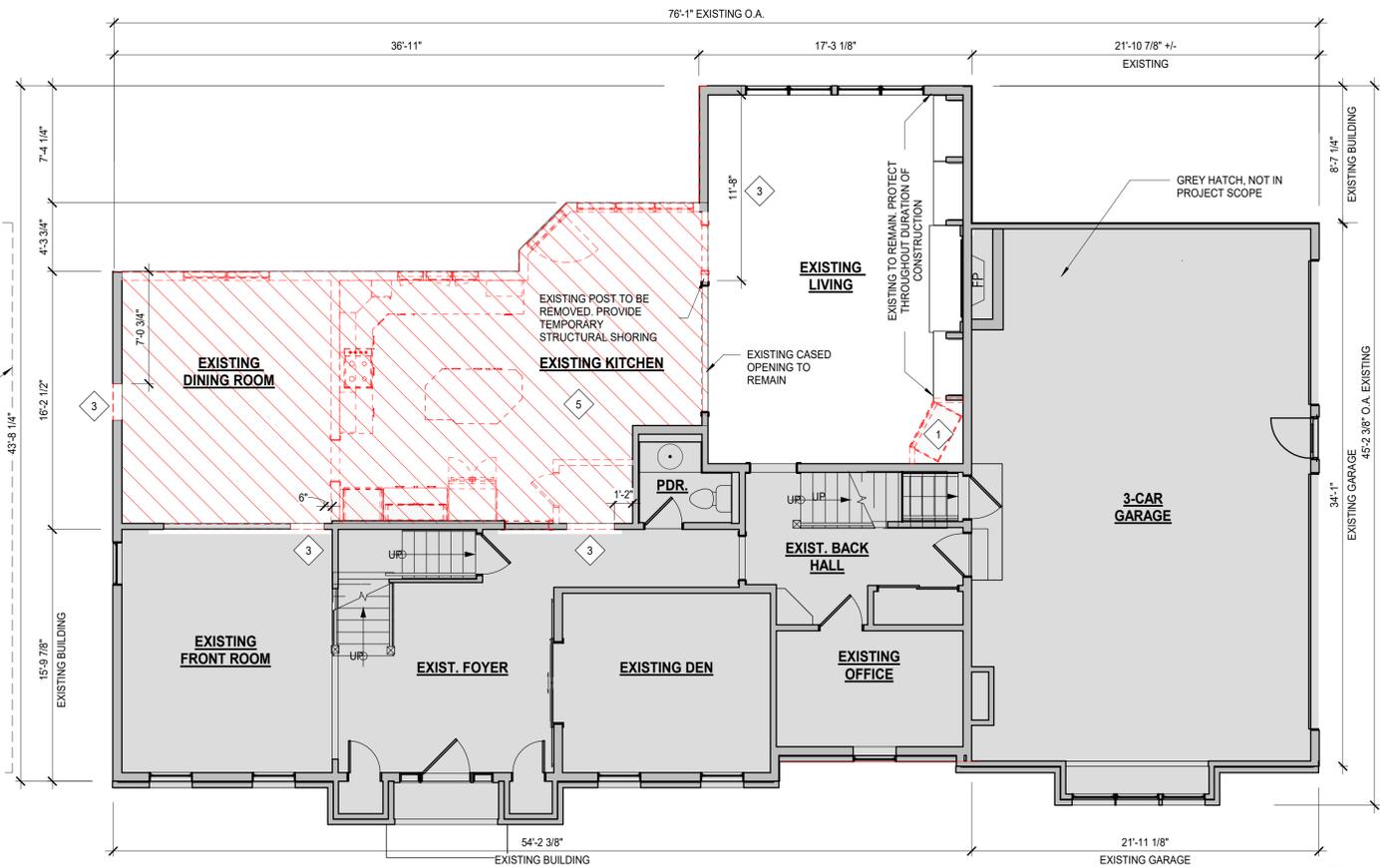
1. CABINETS, FIXTURES, APPLIANCES, & PLUMBING TO BE REMOVED TO EXTENTS NECESSARY.
2. REMOVE DOOR, FRAME, AND ALL ASSOCIATED HARDWARE. COORDINATE INFILL WITH NEW WORK DRAWINGS.
3. REMOVE PORTION OF WALL TO EXTENTS INDICATED. COORDINATE WITH NEW WORK PLANS.
4. REMOVE WINDOW. REFER TO PLAN.
5. HATCH INDICATES AREA OF MASS DEMOLITION: REMOVE ALL EXISTING MILLWORK, PLUMBING FIXTURES, & EQUIPMENT. EXTENTS OF FLOOR DEMOLITION AND REPLACEMENT TO BE COORDINATED BETWEEN OWNER AND G.C. EXISTING CEILING FINISHES TO REMAIN. PATCH AS REQ'D.



**3 SECOND FLOOR DEMO PLAN**  
3/16" = 1'-0"

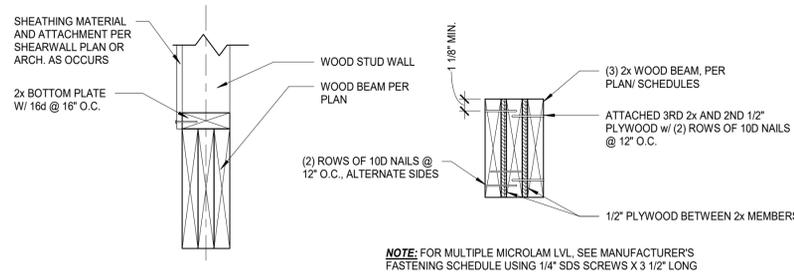


**2 BASEMENT DEMO PLAN**  
3/16" = 1'-0"



**1 FIRST FLOOR DEMO PLAN**  
3/16" = 1'-0"

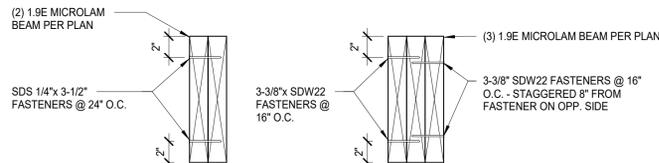




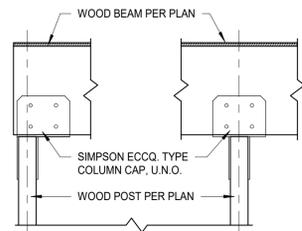
TYP. WALL AT BEAM

TYP. BUILT UP BEAM

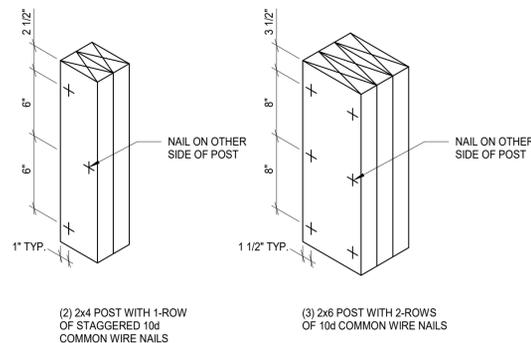
**8 TYP. BUILT-UP BEAM & WALL AT BEAM DTL. N.T.S.**



**9 TYP. MULTI-MICROLAM FASTENING PATTERN N.T.S.**

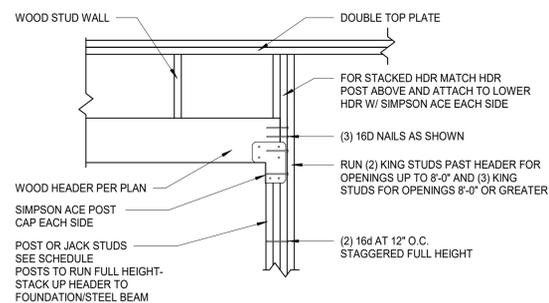


**10 TYP. WD BEAM TO WD COLUMN CONNECTION N.T.S.**

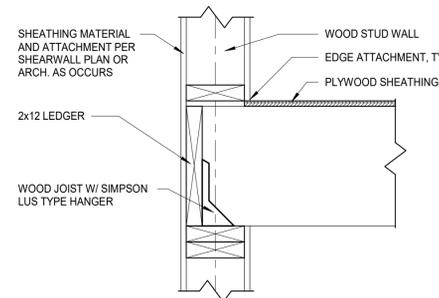


**11 TYP. WD POST NAILING DETAIL N.T.S.**

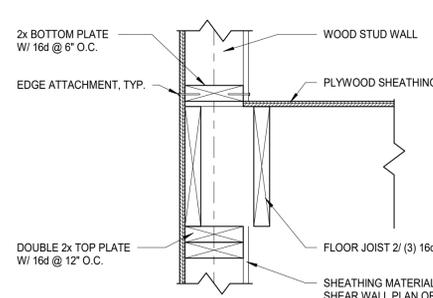
**6 TYP. WD JOIST TO WD BEAM DETAIL N.T.S.**



**12 TYP. WD HEADER N.T.S.**



**7 TYP. JOIST @ WD STUD WALL N.T.S.**



**1 TYP. JOIST PARALLEL TO WD STUD WALL N.T.S.**

**CONCRETE NOTES:**

- A. SUBMITTALS**
- SUBMIT SHOP DRAWINGS SHOWING FABRICATION, BENDING AND PLACEMENT OF CONCRETE REINFORCEMENT, DETAILING SHALL COMPLY WITH THE ACI DETAILING MANUAL.
  - SUBMIT CONCRETE MIX PROPORTIONS WITH SUPPORTING TEST DATA, MATERIAL CERTIFICATIONS AND PRODUCT DATA, TO DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS BELOW AND THE PROJECT SPECIFICATIONS.
- B. COMPLY WITH THE FOLLOWING CODES AND STANDARDS:**
- ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
  - ACI 305, ACI 306, ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
  - ACI DETAILING MANUAL, LATEST EDITION.
  - ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK"
  - CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE"
  - ACI 304 "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"
- C. MATERIALS:**
- REINFORCING BARS - ASTM A615, GRADE 60, DEFORMED.
  - WELDED WIRE FABRIC (WWF) - ASTM A185, FLAT SHEETS.
  - SUPPORTS FOR REINFORCEMENT:
    - FOR SLABS-ON-GRADE USE CONCRETE BRICKS OR CHAIRS TO SUPPORT AND MAINTAIN PROPER LOCATION OF WWF AND REINFORCING BARS.
    - BOLSTERS, CHAIRS, SPACERS, ETC. SHALL BE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI SPECS. FOR EXPOSED TO VIEW SURFACES WHERE SUPPORTS ARE IN CONTACT WITH FORMS, PROVIDE SUPPORTS WITH LEGS WHICH ARE PROTECTED BY PLASTIC OR STAINLESS STEEL.
  - PORTLAND CEMENT-ASTM C150, TYPE II.
  - AGGREGATES-ASTM C33.
  - AIR ENTRAINING ADMIXTURE-ASTM C260, CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER REQUIRED ADMIXTURES.
  - PROHIBITED ADMIXTURES-CALCIUM CHLORIDE THYOCYANATES OR ADMIXTURES CONTAINING MORE THAN 0.1% CHLORIDE IONS ARE NOT PERMITTED.
- D. PROPORTIONING AND DESIGN OF MIXES:**
- PREPARE DESIGN MIXES FOR EACH TYPE, AND STRENGTH OF CONCRETE BY EITHER LABORATORY TRIAL BATCH OR FIELD EXPERIENCE METHODS AS SPECIFIED IN ACI 318.
  - NORMAL WEIGHT CONCRETE-MINIMUM 28 COMPRESSIVE STRENGTH - 4,000 PSI.
- E. FORM WORK:**
- PROVIDE OPENINGS IN CONCRETE FORM WORK TO ACCOMMODATE WORK OF OTHER TRADES.
- F. CONCRETE SHALL BE READY MIXED PER ASTM C94. JOB SITE MIXING SHALL NOT BE PERMITTED.**
- G. CONCRETE PLACEMENT:**
- THE ADDITION OF WATER TO THE CONCRETE MIX AT THE JOB SITE IS NOT PERMITTED UNLESS SPECIFICALLY ALLOWED BY THE OWNER'S REPRESENTATIVE.
  - PROTECT CONCRETE WORK FROM THE DETRIMENTAL EFFECTS OF COLD TEMPERATURES IN COMPLIANCE WITH ACI 306.
  - PROTECT CONCRETE WORK FROM THE DETRIMENTAL EFFECTS OF HOT WEATHER OR WINDY CONDITIONS IN COMPLIANCE WITH ACI 305.
  - PLACE FLOOR SLABS TO SURFACE LEVEL TOLERANCES OF FF20-FL17.
- H. CONCRETE FINISHES:**
- FORMED SURFACES EXPOSED TO VIEW - SMOOTH RUBBED FINISH.
  - SLAB FINISH - PROVIDE TROWEL FINISH.
- I. PROVIDE MOISTURE CURE TO SLAB SURFACES FOR 7 DAYS BY EITHER COVERING THE CONCRETE WITH WATER, APPLYING A CONTINUOUS WATER-FOG SPRAY, OR COVERING WITH AN ABSORPTIVE COVER. CHEMICAL CURING COMPOUNDS WILL NOT BE ALLOWED ON FLOOR SLABS.**
- J. THE OWNER WILL EMPLOY A TESTING AGENCY TO PERFORM SAMPLING AND TESTING AND SUBMIT TEST REPORTS.**
- K. SAMPLING AND TESTING OF CONCRETE SHALL INCLUDE:**
- SLUMP-ASTM C143-ONE TEST AT POINT OF PLACEMENT FOR EACH TRUCK LOAD OF EACH TYPE OF CONCRETE UNTIL CONCRETE CONSISTENCY IS UNIFORM, AND AT LEAST EVERY THIRD TRUCK THEREAFTER. ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY SEEMS TO HAVE CHANGED.
  - AIR ENTRAINMENT-ASTM C173 VOLUMETRIC METHOD, OR ASTM C231 PRESSURE METHOD, ONE FOR EACH DAY'S PLACEMENT OF EACH TYPE OF AIR ENTRAINMENT CONCRETE.
  - CONCRETE TEMPERATURE-TEST HOURLY WHEN AIR TEMPERATURE IS 41°F AND BELOW OR WHEN 80°F AND ABOVE, AND EACH TIME A SET OF COMPRESSION TEST CYLINDERS IS MADE.
  - COMPRESSION TEST SPECIMENS-ASTM C31-ONE SET OF 6 CYLINDERS FOR EACH COMPRESSION STRENGTH TEST. MOLD AND STORE CYLINDERS FOR LABORATORY CURED TEST SPECIMENS.
  - COMPRESSIVE STRENGTH TESTS-ASTM C39-ONE SET FOR EACH DAY'S PLACEMENT EXCEEDING 5 CUBIC YARDS PLUS ADDITIONAL SETS FOR EACH 50 CUBIC YARDS OVER AND ABOVE THE FIRST 25 CUBIC YARDS OF EACH CONCRETE CLASS PLACED IN ONE DAY; TWO SPECIMENS TESTED AT 7 DAYS, TWO SPECIMENS TESTED AT 28 DAYS, AND TWO SPECIMENS RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED.

**FOUNDATION NOTES:**

- MAXIMUM ALLOWABLE BEARING PRESSURE = 1,500 PSF PER NSBC PRESUMPTIVE BEARING PRESSURES.
- ALL COLUMN AND WALL FOOTINGS SHALL BEAR ON APPROVED, UNDISTURBED NATIVE SOILS.
- PROVIDE 2x6 NAILER ON ALL STEEL BEAMS, U.N.O.
- 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.
- ALL EXTERIOR FOOTINGS TO BEAR AT OR BELOW THE ANTICIPATED FROST DEPTH.
- GRANULAR FILL SHOULD CONSIST OF A DURABLE SAND AND GRAVEL OR CRUSHER-RUN STONE (NYS DOT 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% FINER THAN NUMBER 200 SIEVE.
- 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.
- GRANULAR FILL SHALL BE USED WITHIN 6" OF FLOOR SLABS, AND AS BACKFILL AGAINST EARTH-RETAINING WALLS. COMMON FILL MAY BE USED ELSEWHERE.
- 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.
- 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.

**MASONRY NOTES:**

- A. SEE STRUCTURAL DRAWINGS AND/OR SCHEDULES, AND ARCHITECTURAL DRAWINGS FOR LOCATION, SIZE AND SPACING OF REINFORCED MASONRY.**
- B. SUBMITTALS:**
- SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF MASONRY REINFORCEMENT.
  - 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:**
- 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.
  - MORTAR: ASTM C270, TYPE S. NO MASONRY CEMENT WILL BE ALLOWED.
  - fm=1,500 psi
  - REINFORCEMENT BARS: ASTM A615 GRADE 60.
  - JOINT REINFORCEMENT: TRUSS TYPE WITH 0.148 INCH DIAMETER FINE GROUT: ASTM C476.
- D. TESTING PROCEDURE:**
- BLOCKS SHALL BE TESTED PER ASTM C-140 FOR STRENGTH, ABSORPTION AND SIZE.
  - 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.
  - 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 3000 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') 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.**

**WOOD ROOF TRUSS NOTES:**

- A. GRAVITY LOADS (LOADS INDICATED ARE IN ADDITION TO THE SELF-WEIGHT OF THE ROOF TRUSS).**
- TOP CHORD SNOW LOAD.....35psf (PLUS DRIFT AS REQ'D BY CODE)  
 TOP CHORD DEAD LOAD.....10psf (20psf AT OVERBUILD AREAS)  
 BOTTOM CHORD DEAD LOAD.....10psf
- B. MINIMUM TRUSS CONNECTORS ARE AS FOLLOWS: "SIMPSON HI", "SIMPSON VTC2 (OVERBUILD TRUSSES), OR CONNECTOR THAT DEVELOPS THE REACTIONS SHOWN ON THE TRUSS SHOP DRAWINGS, WHICHEVER IS GREATER.**
- C. COORDINATE AND VERIFY ALL TRUSS DIMENSIONS, ELEVATIONS, ETC. WITH ARCHITECTURAL DRAWINGS.**
- D. ALL TOP CHORD EXTENSIONS THAT FORM A FASCIA OVERHANGS SHALL BE SELECT STRUCTURAL GRADE.**
- E. OPEN WEB CONFIGURATION IN ALL TRUSSES TO BE COORDINATED WITH THE REQUIRED LOCATION OF MECH., ELECT., PLUM., ETC. DUCTS & PIPES THAT PASS THROUGH THE OPEN WEBS.**
- F. GIRDER TRUSSES TO HAVE LOADS INCLUDED FROM FRAMING ABOVE THE TRUSS.**
- G. ROOF TRUSS LAYOUT IS SCHEMATIC PROVIDE TRUSS PLAN LAYOUT, SHOP DRAWINGS OF EACH INDIVIDUAL TRUSS TYPE, CONNECTION DETAILS, AND STABILITY BRACING. ALL SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEALED BY THE MANUFACTURERS ENGINEER WHO IS LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.**

**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**

**STRUCTURAL DESIGN CRITERIA:**

<b>A. ROOF LOADS</b>	
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 (T)	-1.0
SNOW DRIFTING LOAD EFFECTS CONSIDERED PER ASCE 7	
<b>B. FLOOR LIVE LOADS</b>	
RESIDENTIAL	-40 PSF
<b>C. WIND LOADS</b>	
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
<b>D. SEISMIC</b>	
SEISMIC RISK CATEGORY	-II
SEISMIC IMPORTANCE FACTOR, Ie	-1.0
MAPPED SPECTRAL RESPONSE Ss AND S1	-130.57
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
<b>E. BUILDING IS DESIGNED USING 2025 NEW YORK UNIFORM CODE SUPPLEMENT TO THE 2024 INTERNATIONAL BUILDING CODE.</b>	

**EARTHWORK NOTES:**

- A. MATERIALS:**
- ENGINEERED FILL, BACK FILL AND SUBBASE MATERIAL SHALL BE A SOIL GRANULAR MATERIAL CONFORMING TO THE GRADATION CRITERIA REFERENCED IN THE GEOTECHNICAL REPORT.
  - SAND SHALL CONSIST OF CLEAN SAND HAVING HARD, DURABLE, UNCOATED GRAINS, FREE FROM DELETERIOUS MATTER, 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:**
- 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.
  - 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.**



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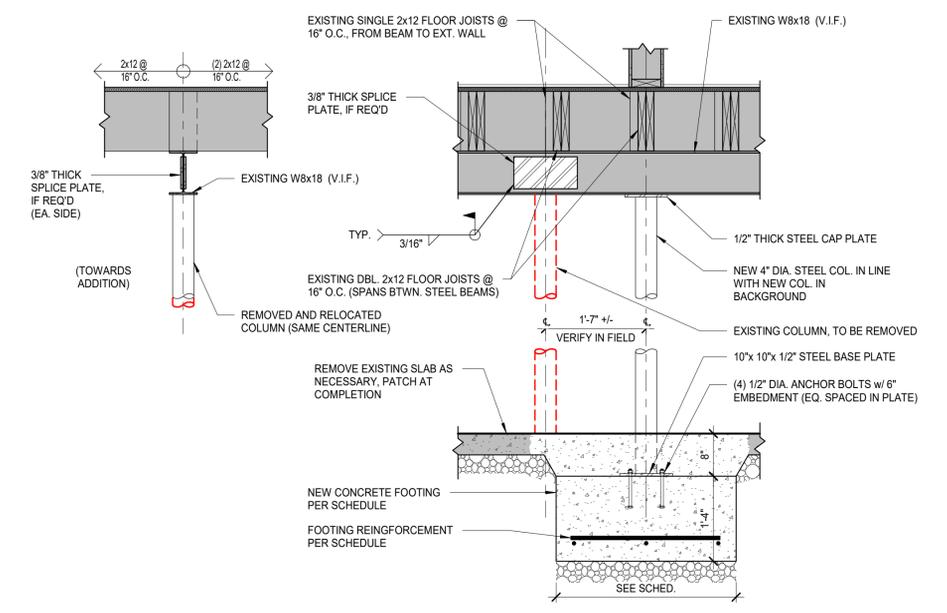
**FOX RESIDENCE**  
 Addition & Renovation  
 19 Mill Neck Lane  
 Pittsford, New York

REVISED:  
 ISSUED FOR PERMIT  
 DATE: 2-11-28  
 PROJECT NO: 25-116  
 TITLE: STRUCTURAL NOTES & DETAILS  
 SHEET NO:

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

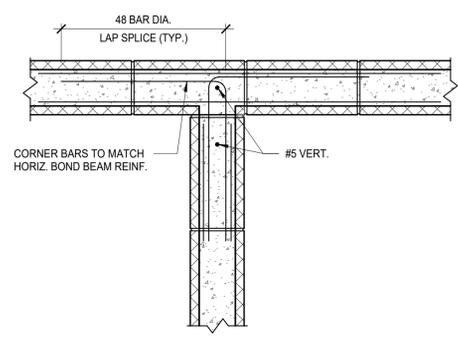
WALL FOOTING SCHEDULE:		
TYPE	DEPTH x WIDTH	REINFORCEMENT
F-1	8" x 16"	(2) #4 CONT.
F-2	8" x 20"	(2) #5 CONT.
F-3	12" x 24"	(3) #5 CONT.
F-4	PER ENGINEER	-

COLUMN FOOTING SCHEDULE:		
TYPE	LENGTH x WIDTH x DEPTH	REINFORCEMENT
CF-1	36" x 36" x 16"	#5 @ 12", EACH WAY
CF-2	48" x 48" x 16"	#6 @ 12", EACH WAY, BOTTOM
CF-3	36" x 60" x 16"	#6 @ 12", EACH WAY, BOTTOM

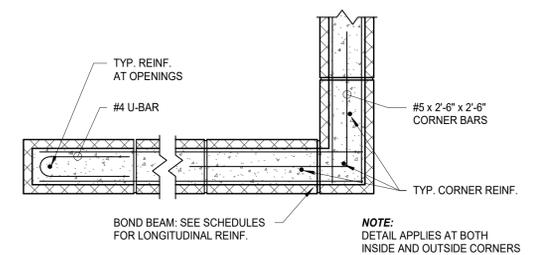


**COL. ADJUSTMENT DETAILS**

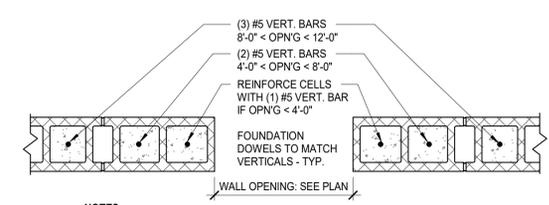
3/4" = 1'-0"



**TYP. INTERSECTING WALL DETAIL**

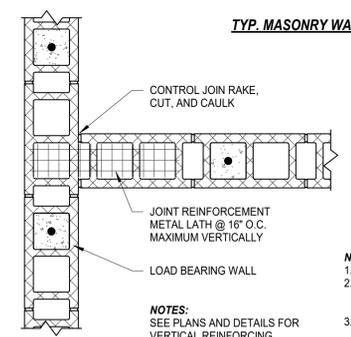


**TYP. BOND BEAM REINFORCING AT CORNER**



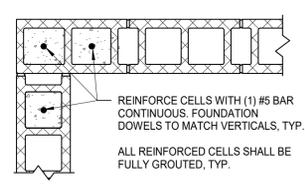
- NOTES:
- FULLY GROUT ALL REINFORCED CELLS - TYPICAL
  - MATCH VERTICAL REINFORCING SIZE AND QUANTITY WHERE BARS LARGER THAN #5 ARE SPECIFIED ON PLANS AND DETAILS

**TYP. MASONRY WALL OPENING DETAIL**



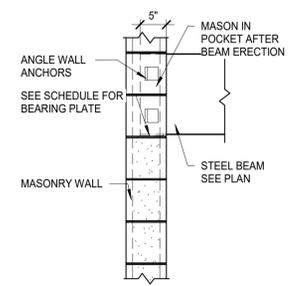
- NOTES:
- SEE PLANS AND DETAILS FOR VERTICAL REINFORCING

**TYP. MASONRY JOINT DETAIL**

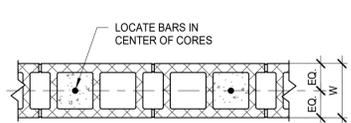


- NOTES:
- FULLY GROUT ALL REINFORCED CELLS - TYPICAL
  - MATCH VERTICAL REINFORCING SIZE AND QUANTITY WHERE BARS LARGER THAN #5 ARE SPECIFIED ON PLANS AND DETAILS
  - DETAIL APPLIES AT BOTH INSIDE AND OUTSIDE CORNERS

**TYP. MASONRY REINFORCING AT CORNER**



**TYP. MASONRY BEAM POCKET DETAIL**

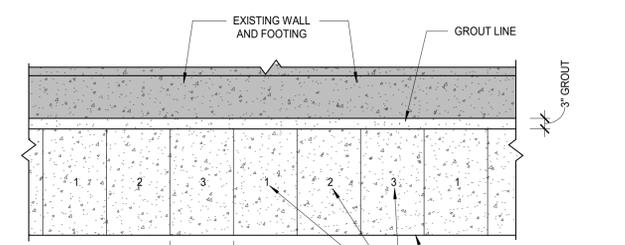
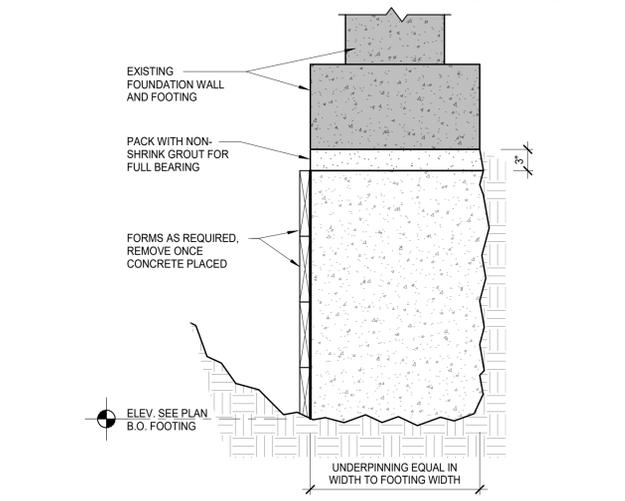


- NOTE: THE CONTRACTOR SHALL POSITION THE BAR REINFORCING AS SHOWN USING "HECKMAN" NO. 374 STEEL-WICH REBAR POSITIONERS, OR APPROVED EQUAL

**TYP. REINFORCING LOCATION DETAIL**

**TYP. MASONRY DETAILS**  
N.T.S.

2



**SEQUENCE OF UNDERPINNING FOR WALL FOOTINGS**

- UNDERPINNING TO BE INSTALLED IN 3 PLACEMENTS AS NOTED. AT A MAXIMUM OF 3'-0" SECTIONS USING CONCRETE OF 3000 PSI AT 7 DAYS WITH HIGH EARLY CEMENT. SHORE EXCAVATION AS REQUIRED.
- THOROUGHLY CLEAN UNDERSIDE OF EXISTING FOOTING.
- FORM AND INSTALL FIRST PLACEMENT, LEAVING 3" MIN. SPACE UNDER EXISTING FOOTING FOR GROUT. VIBRATE CONCRETE INTO PLACE.
- 3 DAYS AFTER PLACEMENT REMOVE FREE WATER AND COMPLETELY PACK 3" SPACE WITH PREMIXED NON-SHRINK GROUT.
- 3 DAYS AFTER FIRST PLACEMENT REPEAT THE ABOVE OPERATIONS ON THE SECOND PLACEMENT, ETC.

**TYP. UNDERPINNING DETAIL**

1" = 1'-0"

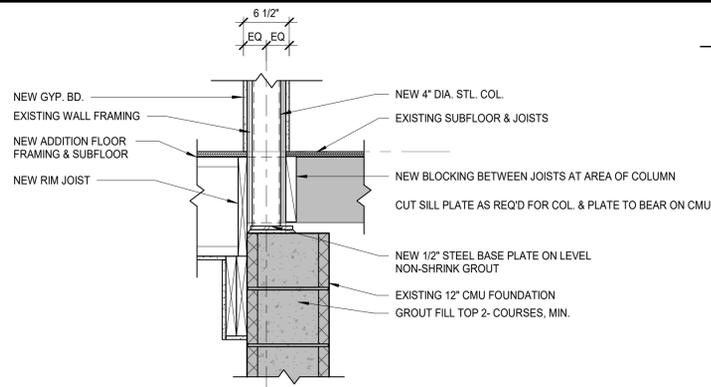
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585-995-0094  
info@northlinearchitects.com

**FOX RESIDENCE**  
Addition & Renovation  
19 Mill Neck Lane  
Pittsford, New York

REVISED:	ISSUED FOR PERMIT
DATE:	2-11-28
PROJECT NO:	25-116
TITLE:	STRUCTURAL NOTES & DETAILS
SHEET NO:	S-2



**COLUMN DETAIL**

1" = 1'-0"

**FOUNDATION NOTES:**

- SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED 32" ON CENTER, MAX. TWO BOLTS PER PLATE SECTION, MIN. WITH ONE BOLT LOCATED NOT MORE THAN 12" FROM EACH END. BOLTS SHALL BE AT LEAST 1/2" IN DIAMETER AND EXTEND TO A MINIMUM OF 7" INTO MASONRY OR CONCRETE.
- LIQUID-APPLIED FOUNDATION WATERPROOFING AND PROTECTION BOARD TO BE PROVIDED G.C. TO REVIEW FINAL MANUFACTURER AND SPEC WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

**FLOOR PLAN KEY NOTES:**

- FINAL KITCHEN & PANTRY CABINET LAYOUT AND DESIGN SHALL BE PROVIDED BY OTHERS (KITCHEN DESIGNER/ SUPPLIER) AND COORDINATED w/ OWNER & GC.
- LOCATION OF NEW MILLWORK/ CABINETRY. FINAL DESIGN TBD BY OWNER/ SUPPLIER, COORDINATED BY GC.
- NEW 4" DIA. STEEL COL. w/ CAP. EXTEND TO FOUNDATION WALL
- EXTENTS OF NEW FLOORING TO BE COORDINATED BETWEEN OWNER AND G.C.
- 60" WIDE FIREPLACE - SUPERIOR DRL6000 DIRECT VENT LINEAR GAS FIREPLACE WITH HORIZONTAL VENTING TO EXTERIOR. TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS, IN ACCORDANCE w/ ALL APPLICABLE CODES.

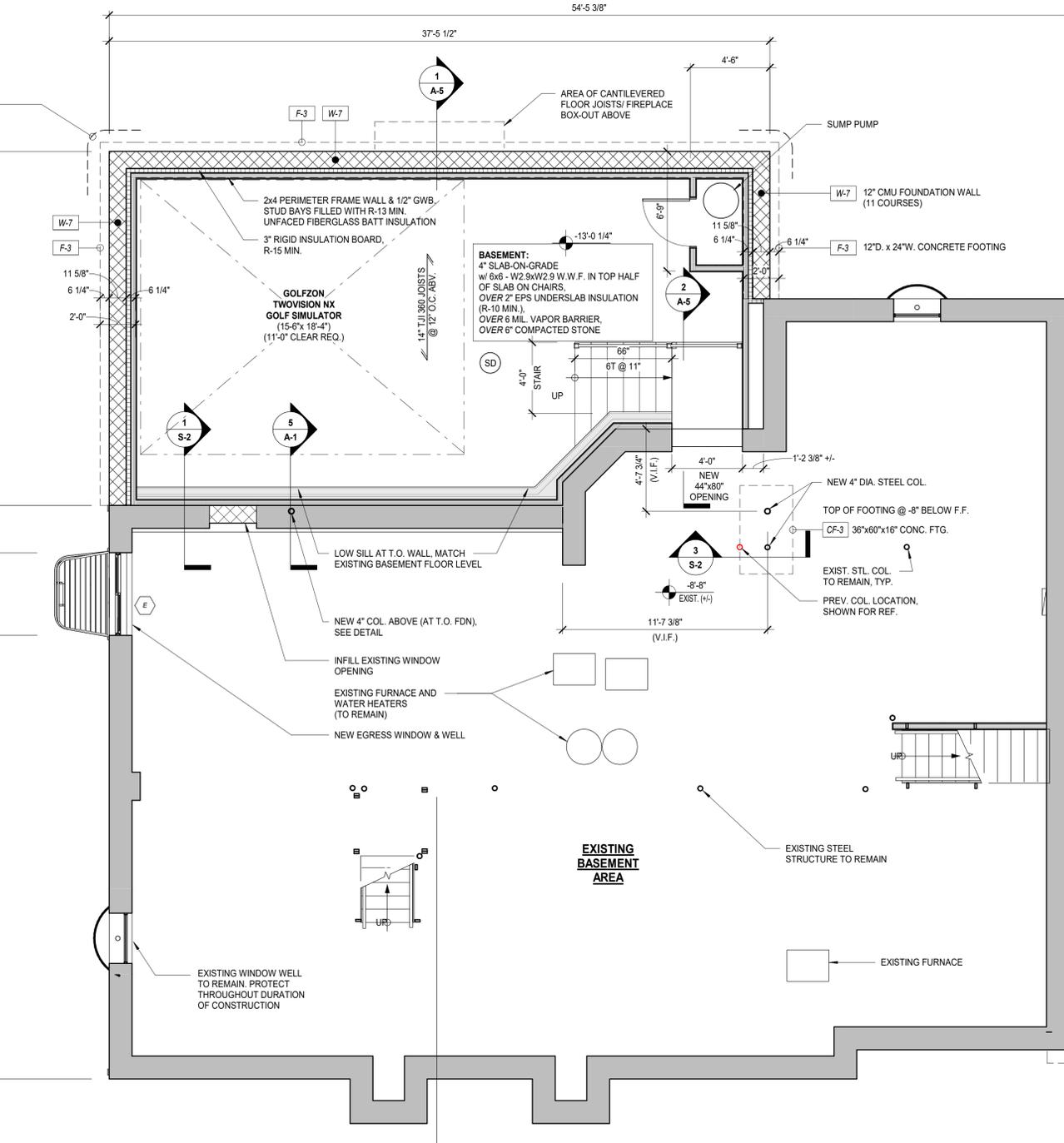
**GENERAL FLOOR PLAN NOTES:**

- REFER TO BUILDING AND WALL SECTIONS FOR ADDITIONAL CEILING HEIGHT AND HEADER INFORMATION.
- INTERIOR DIMENSIONS ARE TO FINISH FACE OF DRYWALL, U.N.O.
- EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD, U.N.O.
- GYPSUM BOARD CEILINGS TO BE ATTACHED DIRECTLY TO UNDERSIDE OF FLOOR JOIST FRAMING
- MOISTURE RESISTANT GYPSUM BOARD TO BE USED AT ALL WET LOCATIONS
- WINDOW HEADER HEIGHTS ARE PROVIDED BASED UPON CURRENT FLOOR PLAN LEVEL, U.N.O.
- ALL FRAMING ON EXTERIOR OF BUILDING ENVELOPE, EXPOSED TO MOISTURE, OR IN DIRECT CONTACT WITH CONCRETE, SHALL BE PRESSURE TREATED.
- ADDITION PLATE HEIGHT TO MATCH EXISTING, U.N.O. (+8'-11 7/8" SHOWN)
- PROVIDE SOUND INSULATION IN WALLS SURROUNDING ALL BEDROOMS.
- DOUBLE FLOOR JOISTS AROUND STAIR OPENINGS.
- CIVIL ENGINEER TO VERIFY SOIL TYPE AND FOUNDATION DESIGN PER FIELD CONDITIONS.

**LEGEND:**

- 2x6 STUD FRAMING @ 16" O.C.
- 2x4 STUD FRAMING @ 16" O.C.
- 8" CMU FOUNDATION WALL
- SMOKE DETECTORS: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN- AT ALL FLOORS
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN- AT ALL FLOORS
- HEAT DETECTORS: HARDWIRED PER CODE, CONNECTED TO AUDIBLE ALARM.
- DOOR TAGS: NOTED AS FEET/INCH WIDE X FEET/INCH TALL. EXAMPLE: 3'0" = 36" WIDE & 80" TALL
- FINAL DOOR DESIGN & HARDWARE FUNCTIONS TO BE SELECTED BY OWNER, COORDINATED BY GC.
- WINDOW TYPE AND HEAD HEIGHT. REFER TO A3 FOR WINDOW TYPE LEGEND

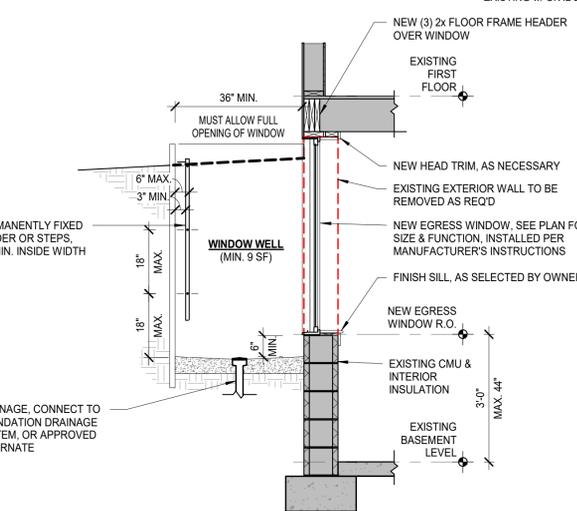
**5**



**6**

**TYP. AREA WELL DETAIL**

1/2" = 1'-0"



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**FOX RESIDENCE**  
 Addition & Renovation  
 19 Mill Neck Lane  
 Pittsford, New York

REVISED:

ISSUED FOR PERMIT	DATE:	2-11-26
PROJECT NO:	25-116	
TITLE:	BASEMENT FLOOR PLAN	
SHEET NO:	A-1	

**FLOOR PLAN KEY NOTES:**

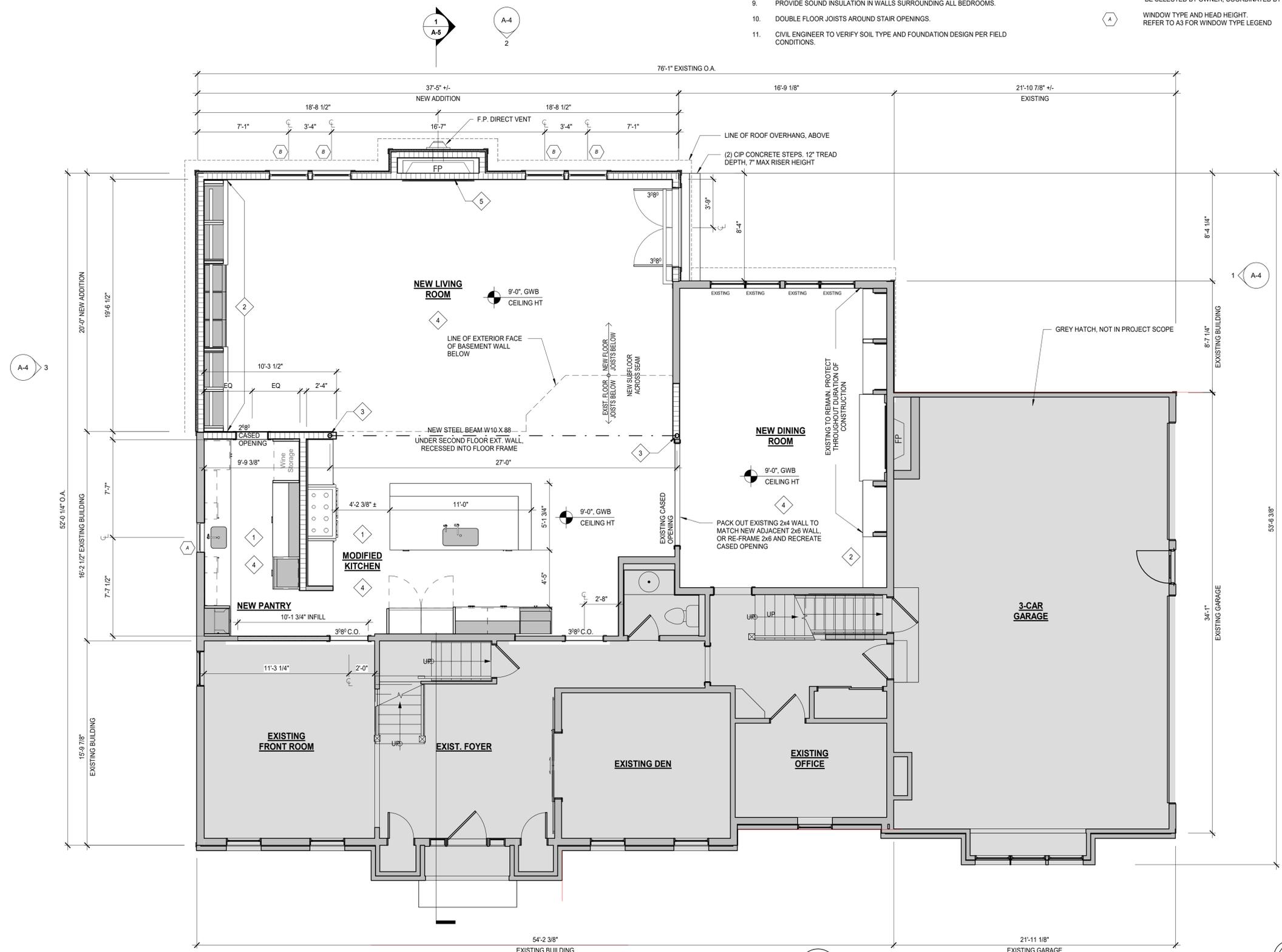
- 1 FINAL KITCHEN & PANTRY CABINET LAYOUT AND DESIGN SHALL BE PROVIDED BY OTHERS (KITCHEN DESIGNER/ SUPPLIER) AND COORDINATED w/ OWNER & GC.
- 2 LOCATION OF NEW MILLWORK/ CABINETRY. FINAL DESIGN TBD BY OWNER/ SUPPLIER, COORDINATED BY GC.
- 3 NEW 4" DIA. STEEL COL. w/ CAP. EXTEND TO FOUNDATION WALL.
- 4 EXTENTS OF NEW FLOORING TO BE COORDINATED BETWEEN OWNER AND G.C.
- 5 60" WIDE FIREPLACE - SUPERIOR DRL6000 DIRECT VENT LINEAR GAS FIREPLACE WITH HORIZONTAL VENTING TO EXTERIOR. TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS, IN ACCORDANCE w/ ALL APPLICABLE CODES.

**GENERAL FLOOR PLAN NOTES:**

- 1. REFER TO BUILDING AND WALL SECTIONS FOR ADDITIONAL CEILING HEIGHT AND HEADER INFORMATION.
- 2. INTERIOR DIMENSIONS ARE TO FINISH FACE OF DRYWALL, U.N.O.
- 3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF STUD, U.N.O.
- 4. GYPSUM BOARD CEILINGS TO BE ATTACHED DIRECTLY TO UNDERSIDE OF FLOOR JOIST FRAMING
- 5. MOISTURE RESISTANT GYPSUM BOARD TO BE USED AT ALL WET LOCATIONS
- 6. WINDOW HEADER HEIGHTS ARE PROVIDED BASED UPON CURRENT FLOOR PLAN LEVEL, U.N.O.
- 7. ALL FRAMING ON EXTERIOR OF BUILDING ENVELOPE, EXPOSED TO MOISTURE, OR IN DIRECT CONTACT WITH CONCRETE, SHALL BE PRESSURE TREATED.
- 8. ADDITION PLATE HEIGHT TO MATCH EXISTING, U.N.O. (+8'-11 7/8" SHOWN)
- 9. PROVIDE SOUND INSULATION IN WALLS SURROUNDING ALL BEDROOMS.
- 10. DOUBLE FLOOR JOISTS AROUND STAIR OPENINGS.
- 11. CIVIL ENGINEER TO VERIFY SOIL TYPE AND FOUNDATION DESIGN PER FIELD CONDITIONS.

**LEGEND:**

- 2x6 STUD FRAMING @ 16" O.C.
- 2x4 STUD FRAMING @ 16" O.C.
- 8" CMU FOUNDATION WALL
- SMOKE DETECTORS: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN- AT ALL FLOORS
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- HEAT DETECTORS: HARDWIRED PER CODE, CONNECTED TO AUDIBLE ALARM.
- DOOR TAGS:** NOTED AS FEET/INCH WIDE X FEET/INCH TALL  
EXAMPLE: 3'6" = 36" WIDE & 80" TALL
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- WINDOW TYPE AND HEAD HEIGHT. REFER TO A3 FOR WINDOW TYPE LEGEND



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**FOX RESIDENCE**  
 Addition & Renovation  
 19 Mill Neck Lane  
 Pittsford, New York

REVISED:

DATE:	ISSUED FOR PERMIT
2-11-26	2-11-26
PROJECT NO:	25-116
TITLE:	FIRST FLOOR PLAN
SHEET NO:	A-2

**FIRST FLOOR PLAN**  
 1/4" = 1'-0"  
 NORTH

**ROOF PLAN NOTES:**

1. REFERENCE PLANS FOR ROOF FRAMING MEMBER SIZES AND FRAMING LAYOUT
2. G.C. SHALL PROVIDE ALL ACCESSORIES AND PRODUCTS SO AS TO INSTALL A COMPLETE AND FINISHED ROOF ASSEMBLY, INCLUDING BUT NOT LIMITED TO LAP SEALANTS, ROOF EDGE & COPING, AND ROOF PENETRATION FLASHING.
3. UNLESS OTHERWISE DETERMINED, ROOF INSULATION SHALL BE CLOSED CELL SPRAY APPLIED INSULATION, HFO BLOWING AGENT, APPLIED DIRECTLY TO THE BOTTOM OF THE ROOFING SHEATHING, BETWEEN EACH RAFTER BAY, AND TO A DEPTH OF NOT LESS THAN 8" OR R-49 MIN.
4. FINAL ROOF GUTTER LOCATIONS OR INTERNAL DRAINS SHALL BE REVIEWED PRIOR TO INSTALLATION & COORDINATED IN FIELD, IN CONJUNCTION WITH THE CIVIL DRAWINGS, FOR PROPER STORM COLLECTION AND DISPERSAL.
5. RAKE PROJECTIONS OF SLOPED ROOFS AS NOTED ON THE ROOF PLAN.
6. ROOF FASCIA TO BE AZEK OR EQUAL. SIZED AS INDICATED ON BUILDING ELEVATIONS
7. OVERHANGS OF SLOPED ROOFS AS NOTED ON THE ROOF PLAN & WALL SECTIONS.
8. PROVIDE KICK FLASHING AT DORMER WALLS & WHERE APPLICABLE.
9. PROVIDE ICE & WATER SHIELD UNDERLAYMENT TO MIN. 24" INBOARD OF EXTERIOR WALL LINE, AND AT ALL VALLEYS (CENTER A 36" WIDE STRIP AT EACH LOCATION), OR AS REQUIRED BY SECTION R905.1.2.
10. PROVIDE ICE GUARDS AT ALL ROOF PERIMETER EDGES FOR STANDING SEAM METAL ROOFS

**ROOF PLAN LEGEND:**

- R-1 ROOF TYPE 1**
- ARCHITECTURAL ASPHALT SHINGLES, MATCH EXISTING COLOR & STYLE. RE-ROOF EXISTING ROOFS DIRECTLY ADJACENT IF COLOR & STYLE CANNOT BE MATCHED
  - SYNTHETIC ROOFING UNDERLAYMENT
  - ICE & WATER SHIELD AT EAVE PER CODE
  - 5/8" ZIP SYSTEM ROOF SHEATHING
  - STRUCTURAL TRUSS ROOF FRAMING W/ CLOSED-CELL SPRAY APPLIED INSULATION, R-49 MIN., AT UNDERSIDE OF ROOF SHEATHING

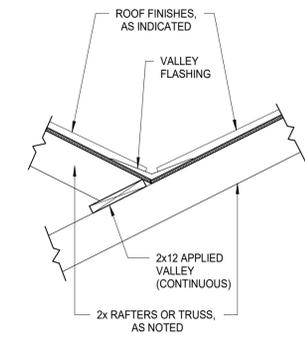
**ROOF KEYNOTES:**

- 1 HATCH INDICATES AREA OF ROOF OVERBUILD
- 2 GUTTER, TYP. COLOR TO MATCH EXISTING

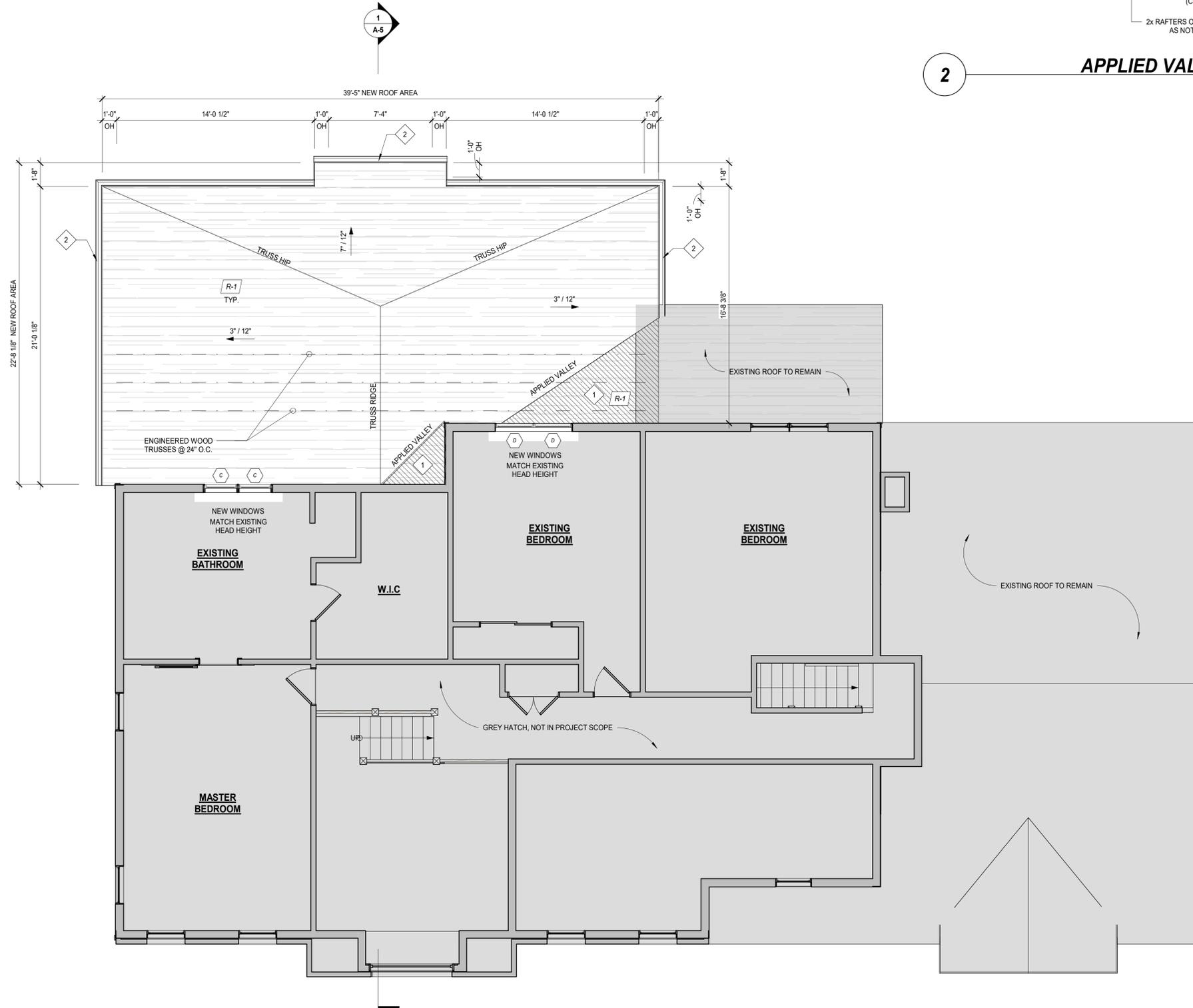
WOOD HEADER SCHEDULE:					
WALL FRAMING	CLEAR OPENINGS				
	UP TO 4'-0"	UP TO 6'-0"	UP TO 8'-0"	UP TO 10'-0"	UP TO 12'-0"
2x4	(2) 2x10	(2) 1-3/4"x7-1/4" LVL	(2) 1-3/4"x9-1/4" LVL	(2) 1-3/4"x11-7/8" LVL	(2) 1-3/4"x14" LVL
2x6	(3) 2x8	(3) 2x12	(3) 1-3/4"x9-1/4" LVL	(3) 1-3/4"x11-7/8" LVL	(3) 1-3/4"x14" LVL
2x8	(3) 2x8	(3) 2x12	(3) 1-3/4"x9-1/4" LVL	(3) 1-3/4"x11-7/8" LVL	(3) 1-3/4"x14" LVL
KING STUDS	1 EA SIDE	1 EA SIDE	2 EA SIDE	3 EA SIDE	4 EA SIDE

**WOOD HEADER NOTES:**

1. SCHEDULE IS FOR HEADERS NOT SHOWN ON PLAN.
2. ALL HEADERS TO BEAR ON JACK STUDS, U.N.O. SEE SCHEDULE FOR SIZE. PROVIDE KING STUDS AS INDICATED
3. ALL JACK STUDS SHALL BE (2) 2x MEMBER (TYP. U.N.O.)



**APPLIED VALLEY DETAIL**  
3/4" = 1'-0"



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



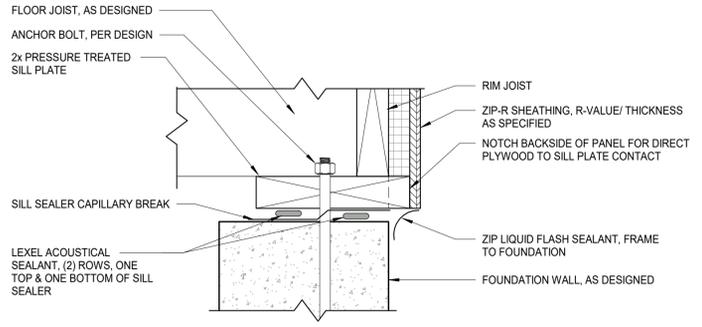
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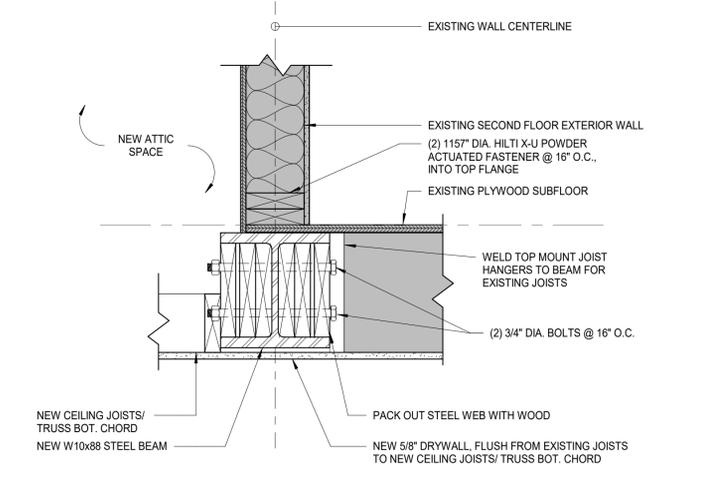
REVISIONS:

DATE:	ISSUED FOR PERMIT
2-11-28	
PROJECT NO:	25-116
TITLE:	ROOF PLAN
SHEET NO:	<b>A-3</b>

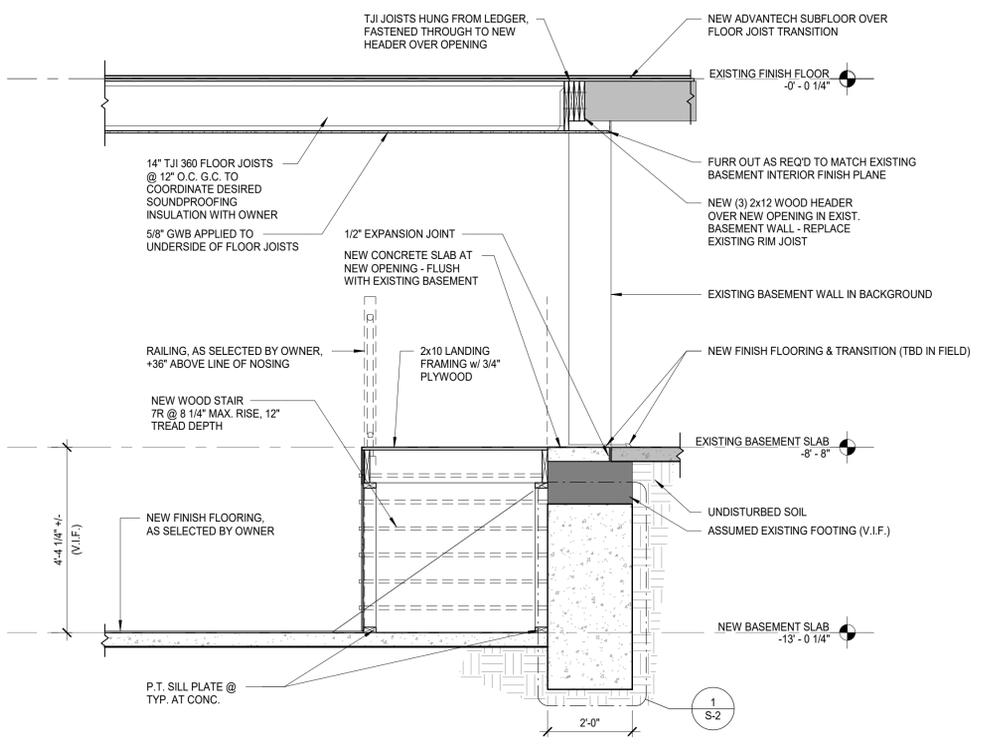




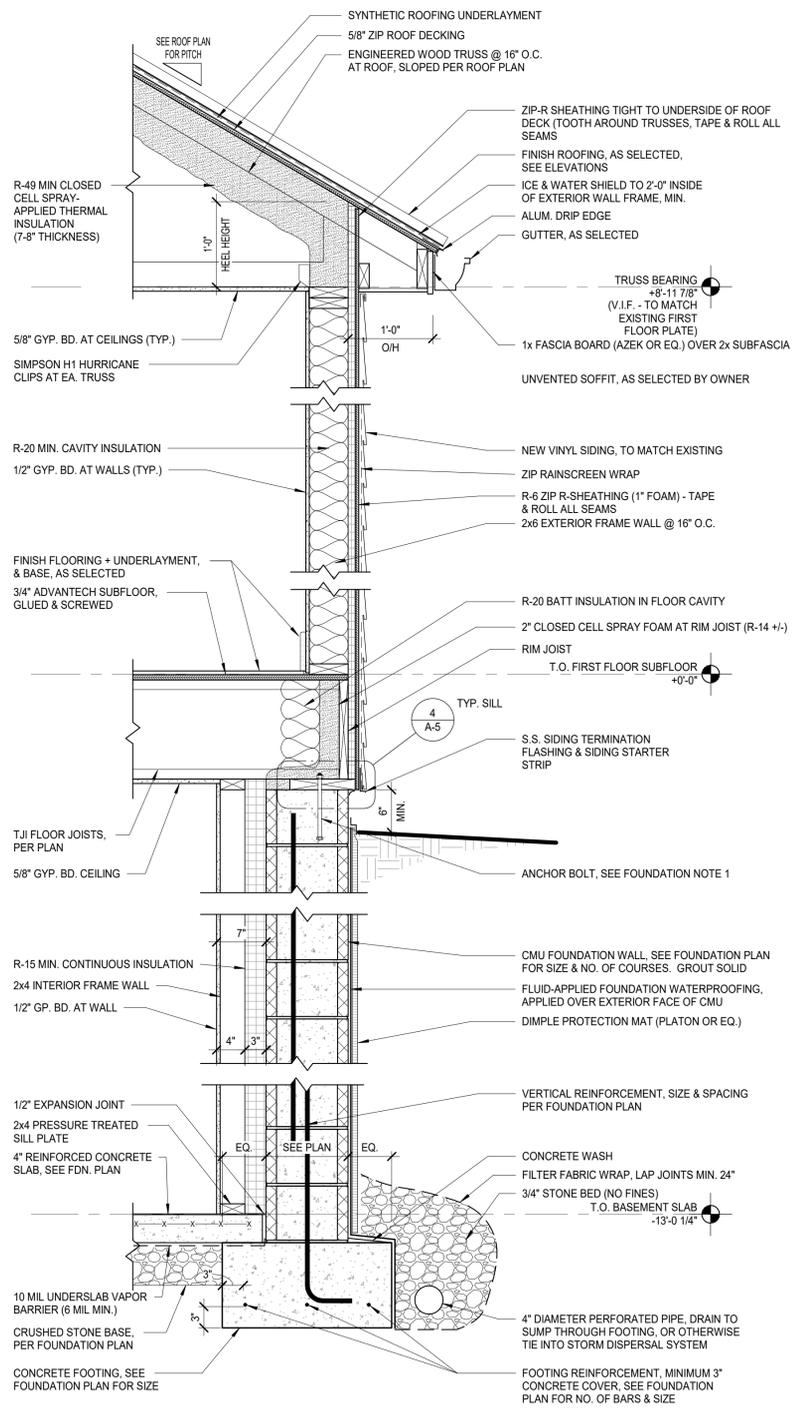
**4** **TYPICAL ZIP-R SILL DETAIL**  
 3" = 1'-0"



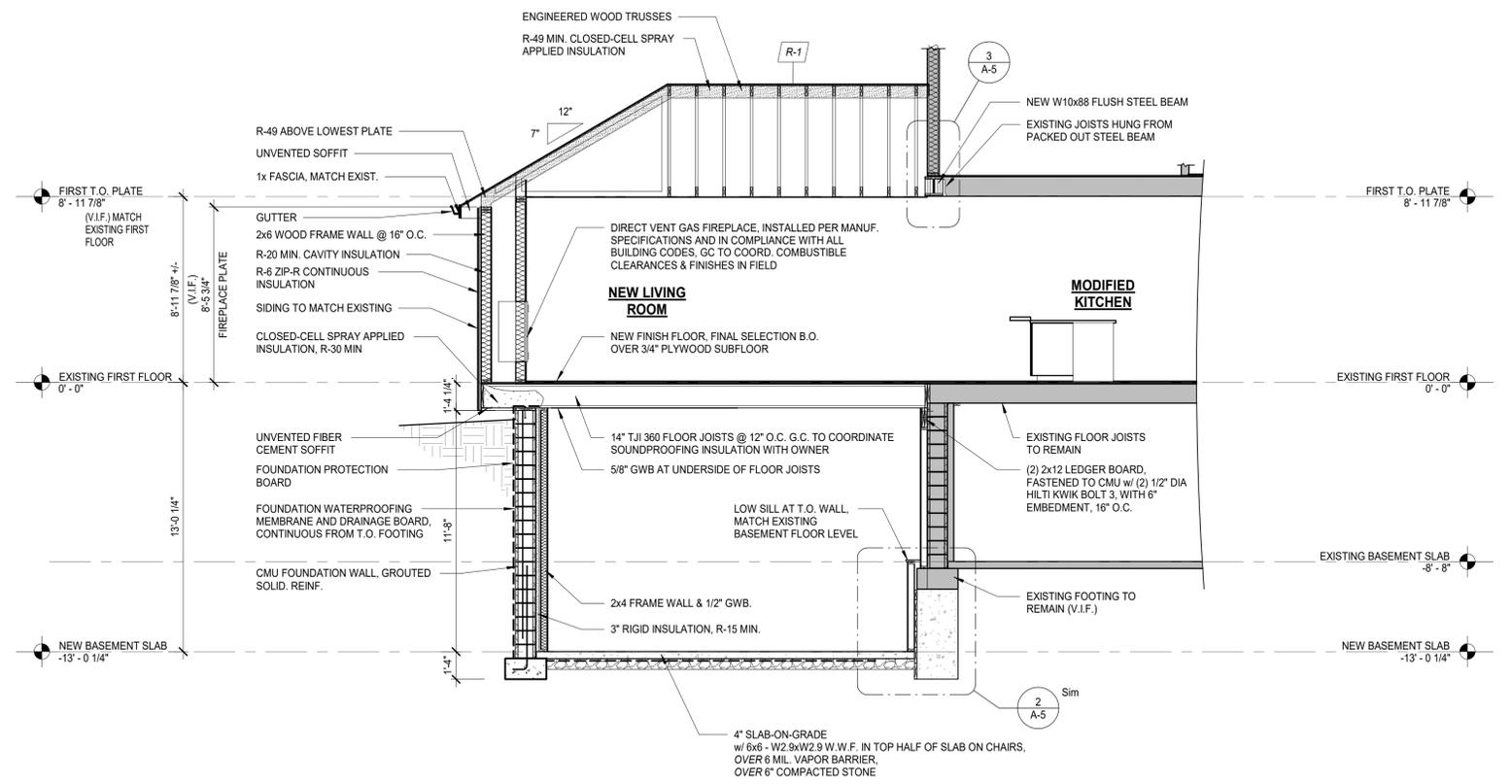
**3** **FLUSH STEEL BEAM DTL**  
 1 1/2" = 1'-0"



**2** **STAIR DETAIL**  
 1/2" = 1'-0"



**5** **TYPICAL WALL SECTION**  
 1" = 1'-0"



**1** **BUILDING SECTION**  
 1/4" = 1'-0"

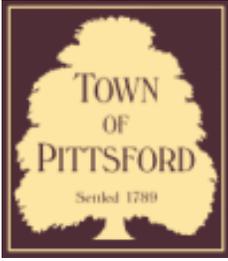












## Town of Pittsford

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

Permit #  
**CA26-000001**

Phone: 585-248-6250

FAX: 585-248-6262

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

**Property Address:** 192 Knickerbocker Road PITTSFORD, NY 14534

**Tax ID Number:** 164.15-2-39.2

**Zoning District:** RN Residential Neighborhood

**Owner:** Ryder, Robert P

**Applicant:** New Energy Works

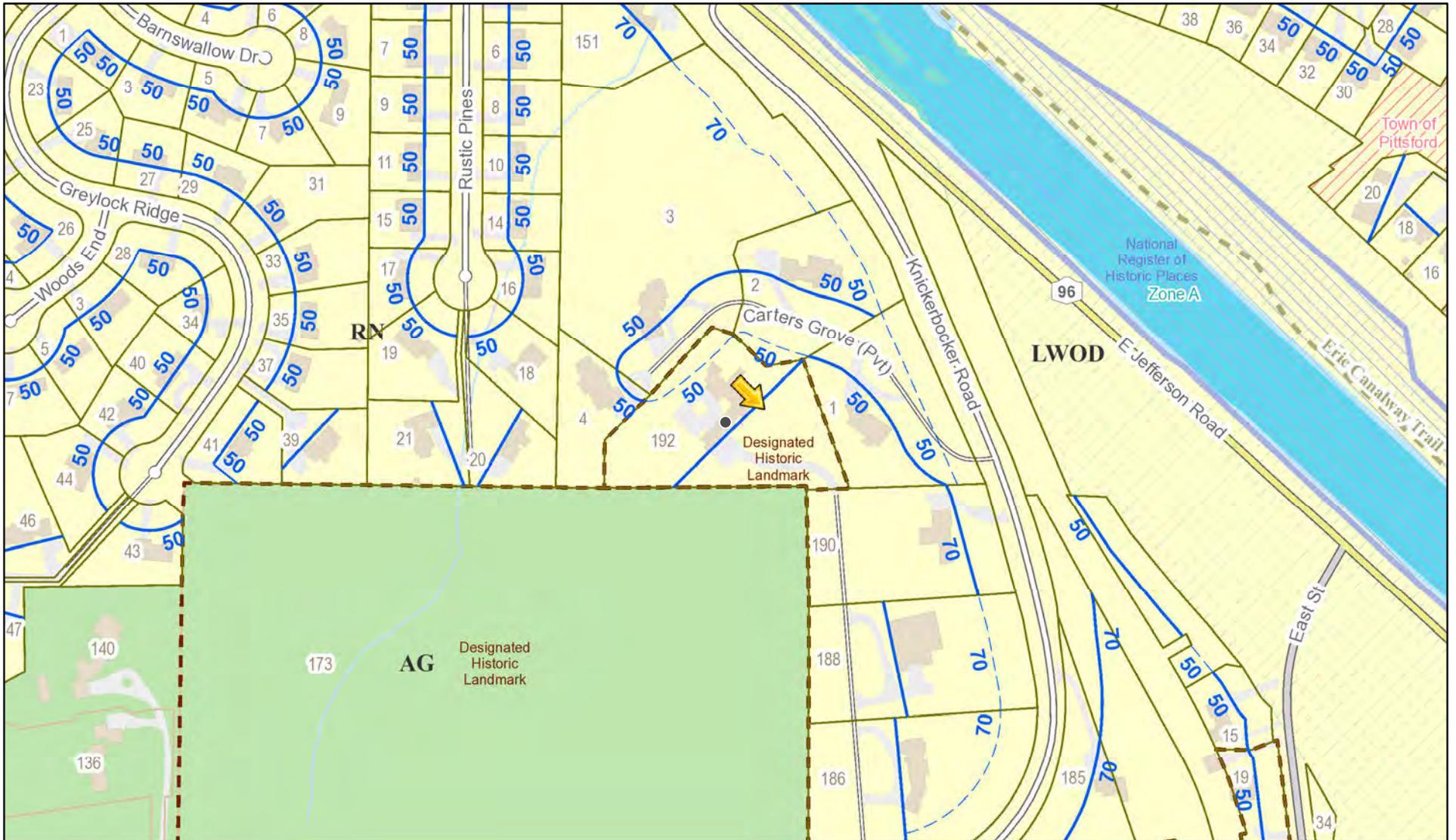
#### Application Type:

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

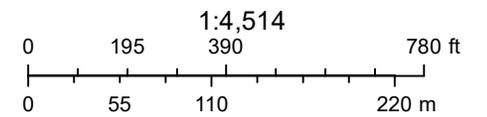
**Project Description:** Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the re-construction and expansion of the inground pool and for other exterior building modifications. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** February 26, 2026

# RN Residential Neighborhood Zoning



Printed November 21, 2024



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



Zone A



28 33 17 16 2  
3 34 35 19 18 1  
7 5 40 37 21 20 4 192  
42 41 39 4 190  
46 44 43 188  
140 173 185 15 19  
186



# TOWN OF PITTSFORD

## Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # \_\_\_\_\_

1. Property Address: 192 Knickerbocker Rd Pittsford, NY 14534

2. Tax Account Number: 164.15-2-39.2

3. Applicant's Name: Luke Nagle

Address: 1180 Commercial Drive Phone: [REDACTED]  
*Street*  
Farmington NY 14425 E-mail: [REDACTED]  
*City State Zip Code*

4. Applicant's Interest in Property:  
Owner:  Lessee:  Holding Purchase Offer:   
Other (explain): General Contractor

5. Owner (if other than above): Meaghan Larrabee

Address: 22 Lake Lacoma Drive Phone: [REDACTED]  
*Street*  
Pittsford NY 14534 E-mail: [REDACTED]  
*City State Zip Code*

Has the Owner been contacted by the Applicant? Yes  No

6. Application prepared by: Luke Nagle

Address: 1180 Commercial Drive Phone: [REDACTED]  
*Street*  
Farmington NY 14425 E-mail: [REDACTED]  
*City State Zip Code*

7. Project Design Professional (if Available): Ty Allen

Address: PO Box 44 Phone: [REDACTED]  
*Street*  
Phelps NY 14532 E-mail: [REDACTED]  
*City State Zip Code*

8. Project Contractor (if Available): Luke Nagle  
Address: 1180 Commercial Drive Phone: [REDACTED]  
*Street*  
Farmington NY 14425 E-mail: [REDACTED]  
*City State Zip Code*

9. Present use of Property: Residential

10. Zoning District of Property: \_\_\_\_\_

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):

The list below represents adjustments from the previously granted certificate. We have included elevation by elevation comparisons to show these desired changes.

- Various adjustments/additions to window sizes and grille patterns.
- Adjustment to stair window
- Removed proposed screen porch
- Add enclosure structure to existing terrace
- Adjust siding type at kitchen
- Replacement of stair railings and deteriorated stone
- Demolition and expansion of existing pool to suit the renovate house. Existing pool dimensions: 15' x 35', proposed pool dimensions: 18' x 38', expanding slightly towards the north and east
- New 4' Decorative Pool Enclosure Fence

- 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):

The list below represents adjustments from the previously granted certificate:

- Replace deteriorated pool and enlarge
- New pool area patio and hardscapes as indicated in the renderings
- New 4' decorative pool enclosure fence as indicated in pool location & fencing diagram

- 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).

N/A

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

- Parcel map
- Architectural elevations
- Photographs
- Architectural plans
- Other materials

**Applicant Certification:**

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

DocuSigned by:  
  
 \_\_\_\_\_  
 Signature of applicant      557A4BD1DA35423      2/3/2026      Date

**Owner Consent:**

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

- Yes
- No

Signed by:  
  
 If Yes, owner's signature: \_\_\_\_\_  
 3B4CD6C259694F6

TOWN OF PITTSFORD  
APPLICATION FOR DESIGNATION  
OF  
LANDMARKS

1. PROPERTY ADDRESS: 192 Knickerbocker Rd.
2. TAX ACCOUNT NUMBER: 164.150-02-039.200
3. NAME OF APPLICANT: Pittsford Historic Preservation Commission  
ADDRESS: Pittsford, N.Y. ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_

Interest in Property:

Owner \_\_\_\_\_ Lessee \_\_\_\_\_ Holding Option \_\_\_\_\_  
Other (explain) per town ordinance

4. OWNER: (if other than above) Harold + Judy Bednar  
ADDRESS: 192 Knickerbocker Rd. ZIP CODE: 14534 PHONE: 381-2300  
Pittsford, N.Y. 14534  
HAS OWNER BEEN CONTACTED BY APPLICANT? Yes X No \_\_\_\_\_

5. APPLICATION PREPARED BY: George Dounce  
ADDRESS: 1 Cranston Rd ZIP CODE: 14534 PHONE: 383-1197  
Pittsford

6. ATTORNEY: Greg Mott  
ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_

7. PRESENT USE OF PROPERTY: Residential

8. ZONING DISTRICT: A

9. STATEMENT OF SIGNIFICANCE: Explain why the property should be designated as a landmark. (Attach additional sheets if necessary.)

a. General statement on physical history (indicate sources of information)

i. Original and subsequent owners (include dates if possible):

originally owned by Mitchell Pierson, Sr.

ii. Date of construction: 1935-1938

Architect: Bryant Fleming

Builder: Emil Muller

iii. Facts/Information on original plan and construction of building(s): constructed using parts from other buildings including early keeping room from New Haverhill, Ma (1711), Federal parlor from Salem, Ma. (1787) by Samuel McIntyre, stone + timbers from old Genesee River flour mill (Rochester-1835) + from Rochester Catholic cathedral or school razed in 1930

iv. Facts/Information on known alterations and additions, with dates and architects or builders:

b. Statement on history (indicate sources of information)

i. Historical events associated with the property and dates: constructed 1935-1938

ii. Well-known persons associated with the property:

Mitchell Pierson, Sr  
Samuel McIntyre

c. Statement on architecture

i. Architectural style or period: Eclectic - 1930's

ii. Architectural interest and merit:

Remarkable 20<sup>th</sup> century pastiche, achieving handsome residence thru reuse of older buildings

iii. Current exterior condition (describe construction, finishes and state of repair):  
Excellent condition. Exterior types include  
clapboard, stone, brick, cobblestone, & stucco.

d. Statement on site and surroundings

i. Outbuildings (list existing outbuildings and describe significance and state of repair):  
entrance court

ii. Landscape (describe features and conditions including size and type of trees);  
Post ice-storm. Many mature trees & plantings

I CERTIFY THAT THE INFORMATION SUPPLIED ON THIS APPLICATION IS COMPLETE AND ACCURATE.

George H. Dounce  
SIGNATURE OF APPLICANT

3/19/92  
DATE

CONCURRENCE

Does current owner concur in this application?

Yes

No

If yes, owner's signature

Judith Bednar

LANDMARK DESIGNATION

CLERK'S OFFICE

1992 APR 23 10:46:06

RECORDED

---

In the Matter

of

PITTSFORD HISTORIC  
COMMISSION DESIGNATION

The Designation of 192 Knickerbocker  
Road, Pittsford, New York, as a  
Historic Landmark

L-2-92

---

The Pittsford Historic Preservation Commission, pursuant to Chapter 7 3/4 of the Pittsford Town Code, has designated the parcel of property located at 192 Knickerbocker Road, Pittsford, New York 14534, as a "LANDMARK." The Commission so designated said parcel of property as a "LANDMARK" at its Hearing held on March 19, 1992 at the Pittsford Town Hall, Pittsford, New York.

Said parcel of property is more particularly described by deed recorded in the Monroe County Clerk's Office on February 8, 1982, in Liber 6103 at page 337, currently titled in the names of Harold E. Bednar and Judith J. Bednar.

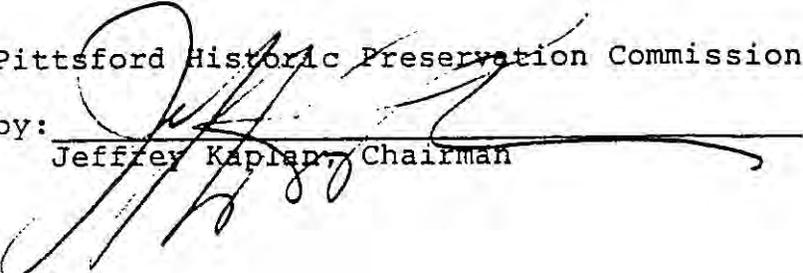
Tax Account #164.150-02-039.200

Property Address: 192 Knickerbocker Road, Pittsford, NY 14534

Present Property Owners: Harold E. and Judith J. Bednar

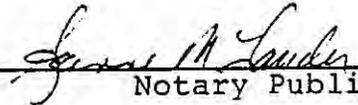
Effective March 19, 1992 and thereafter, said parcel of property located at 192 Knickerbocker Road, Pittsford, New York 14534, as more particularly described in the deed as aforementioned herein, is subject to the jurisdiction of the Pittsford Historic Preservation Commission, as set forth in the Pittsford Town Code Chapter 7 3/4, and all of the subsections thereof, entitled "Historic Preservation."

Dated: April 21, 1992

Pittsford Historic Preservation Commission  
by:   
Jeffrey Kaplan, Chairman

STATE OF NEW YORK)  
COUNTY OF MONROE ) SS:

On the 21 day of April, 1992, before me personally came JEFFREY KAPLAN, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

  
Notary Public

SUZANNE M. LAUDER  
NOTARY PUBLIC, STATE OF NEW YORK  
ONTARIO COUNTY, NO. 4654688  
COMMISSION EXPIRES 5/31/93



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY	
UNIQUE SITE NO.	_____
QUAD	_____
SERIES	_____
NEG. NO.	_____

YOUR NAME: Kathleen A. Howe DATE: April, 1991

YOUR ADDRESS: 32 Winthrop Street TELEPHONE: (716)262-2035  
Rochester, NY 14607

ORGANIZATION (if any): Bero Associates, Architects

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### IDENTIFICATION

- BUILDING NAME(S): \_\_\_\_\_
- COUNTY: Monroe TOWN/CITY: Pittsford VILLAGE: \_\_\_\_\_
- STREET LOCATION: 192 Knickerbocker Road
- OWNERSHIP: a. public  b. private
- PRESENT OWNER: Harold Bednar ADDRESS: Same
- USE: Original: Residence Present: Same
- ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
Located at end of \_\_\_\_\_ Interior accessible: Explain private drive

### DESCRIPTION

- BUILDING MATERIAL: a. clapboard  b. stone  c. brick  d. board and-batten   
e. cobblestone  f. shingles  g. stucco  other: half timber
- STRUCTURAL SYSTEM: a. wood frame with interlocking joints   
(if known) b. wood frame with light members   
c. masonry load bearing walls   
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
- CONDITION: a. excellent  b. good  c. fair  d. deteriorated
- INTEGRITY: a. original site  b. moved  if so,when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

12. PHOTO:

13. MAP:

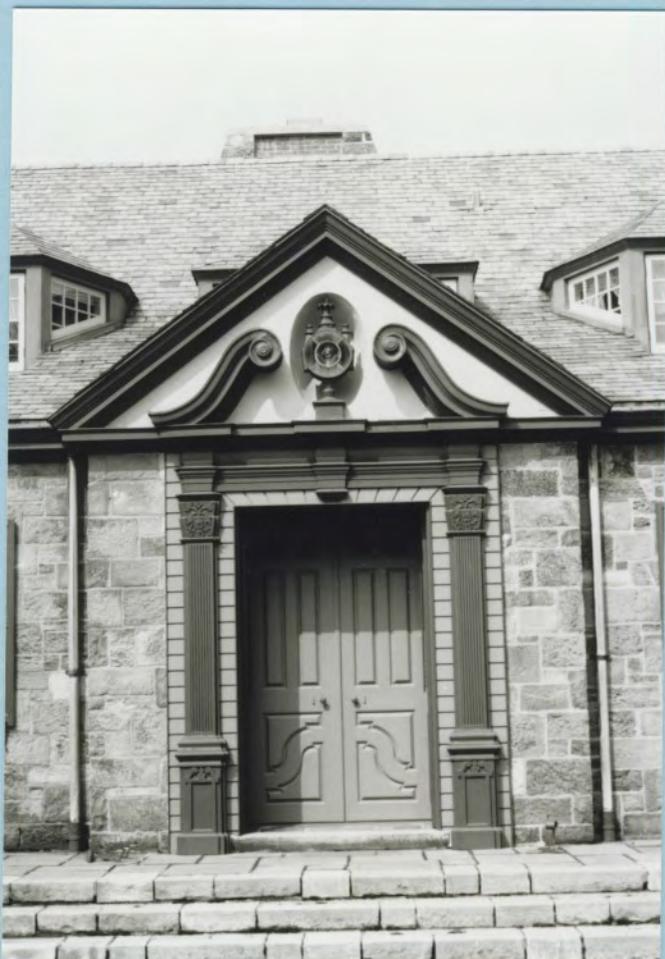


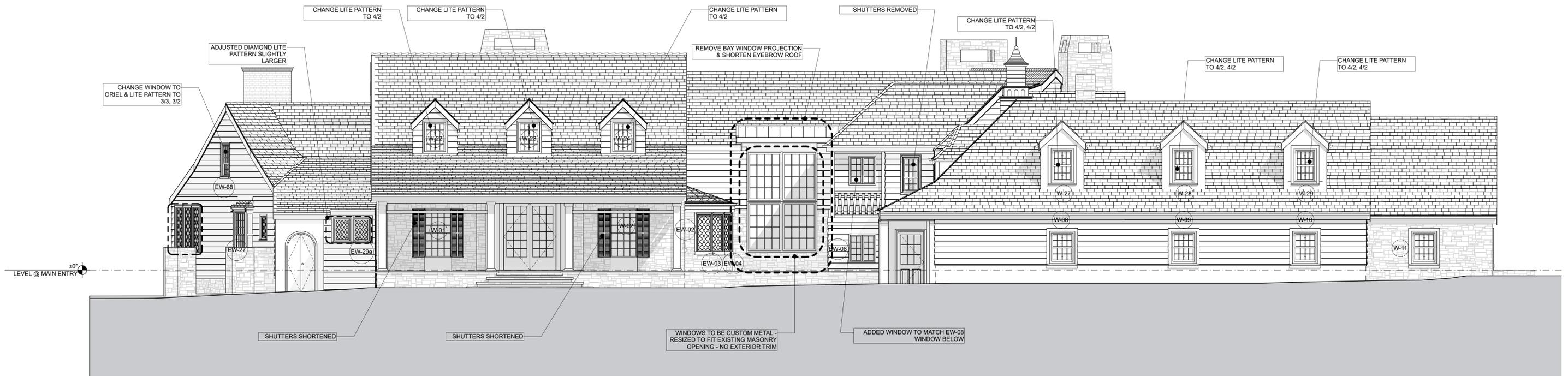
HP-1

An Equal Opportunity Agency

14. THREATS TO BUILDING: a. none known  b. zoning  c. roads   
 d. developers  e. deterioration   
 f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
 a. barn  b. carriage house  c. garage   
 d. privy  e. shed  f. greenhouse   
 g. shop  h. gardens   
 i. landscape features: \_\_\_\_\_  
 j. other: entrance court
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
 a. open land  b. woodland   
 c. scattered buildings   
 d. densely built-up  e. commercial   
 f. industrial  g. residential   
 h. other: large lot
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
 (Indicate if building or structure is in an historic district)  
 20th century mansion on formerly rural land.
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
 House constructed using parts from other buildings. Parlor with federal woodwork from Salem, MA; early New England keeping room with cavernous fireplace and bake oven. Main entrance, early woodwork and doors; screened porch and terrace built from old mill; half timber gable at rear.
- SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1935-38  
 ARCHITECT: Bryant Fleming  
 BUILDER: Emil Muller
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
 Remarkable 20th century pastiche, achieving handsome residence through re-use of older buildings.  
 Original owners, M/M Mitchell Pierson, Sr. House constructed using parts from other buildings, including early keeping room from New Haverhill, MA (1711); Federal parlor from Salem, MA (1787) by Samuel McIntyre; stone and timbers from old flour mill, Genesee River, Rochester (1835), and Catholic Cathedral (or school) razed for Kodak expansion in 1930s.  
 In Malo Report: English and Neo Colonial.
21. SOURCES: Robert and Sally Jo Winebrenner, former owners (1980). Building-Structure Inventory Form, Pat Place and Jean France, Historic Pittsford, June, 1980.  
 Newspaper articles. Photographs.
22. THEME:  
 Residential: Mansion

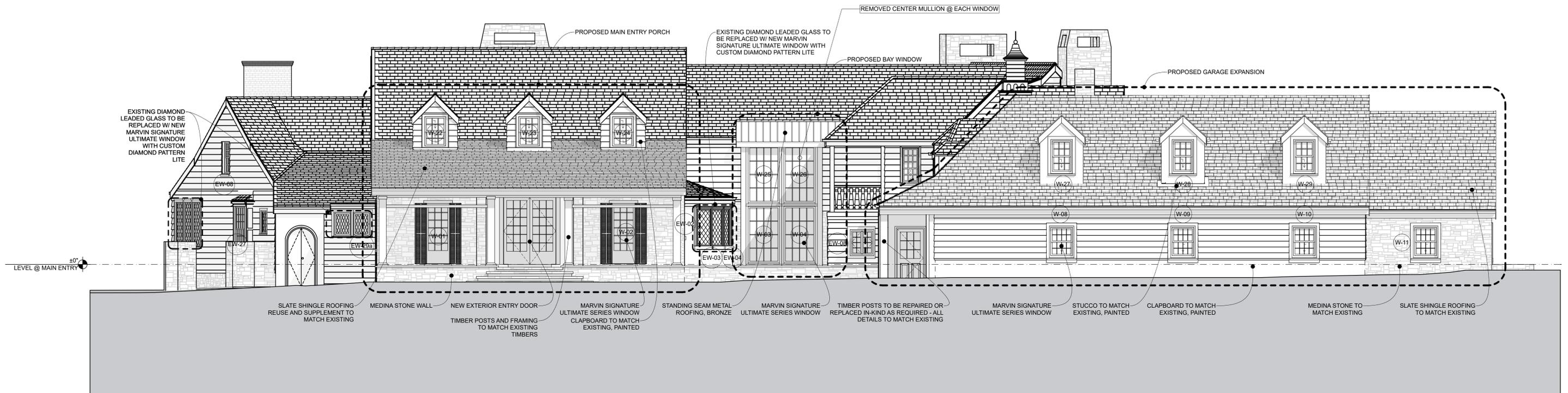
PHOTO CONTINUATION SHEET  
192 Knickerbocker Road





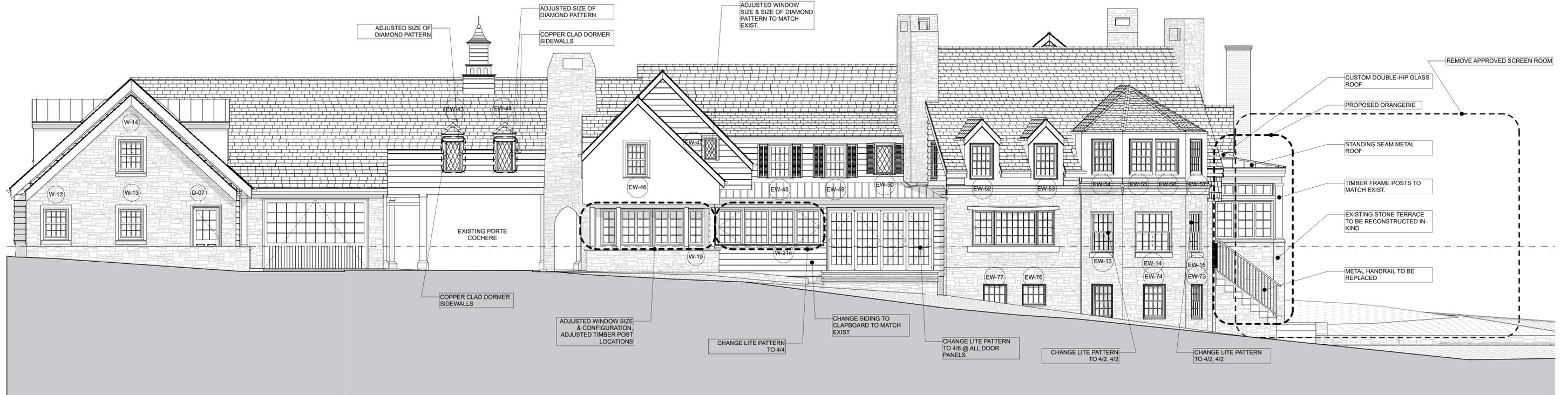
PROPOSED WEST ELEVATION

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



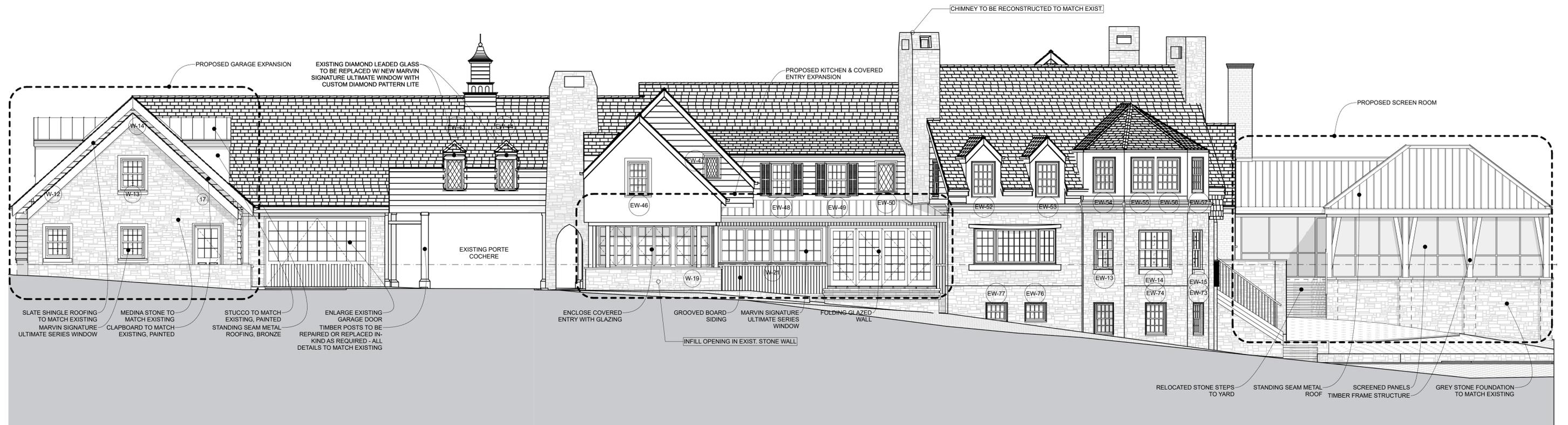
APPROVED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

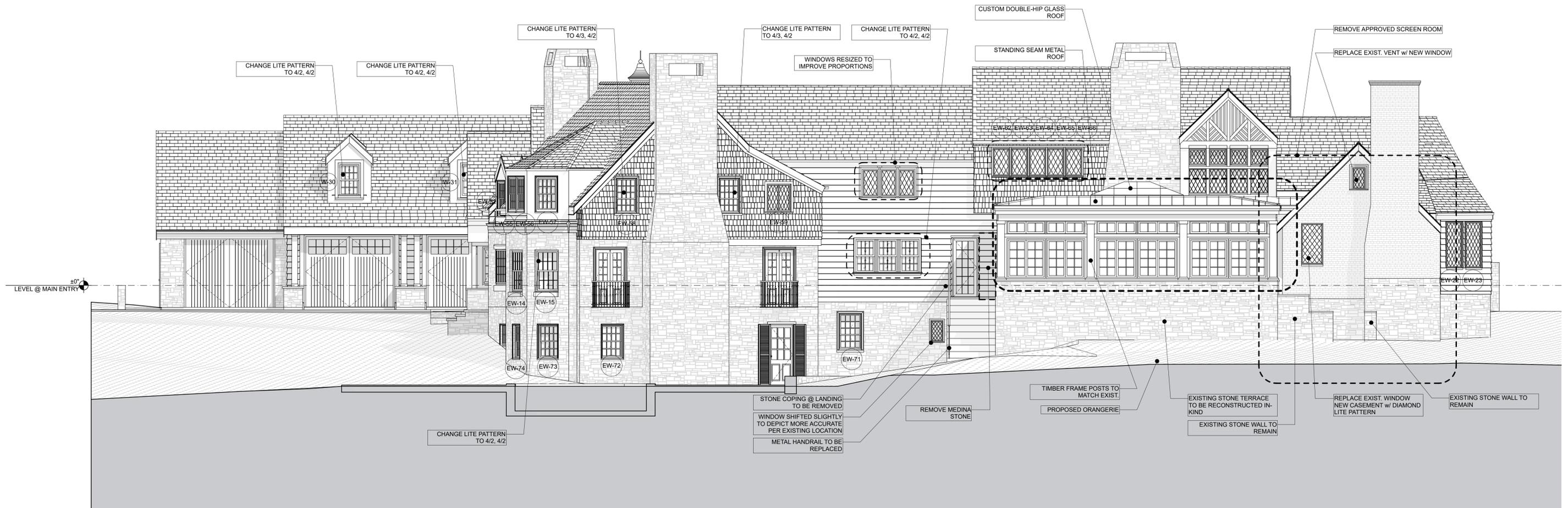


APPROVED SOUTH ELEVATION

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

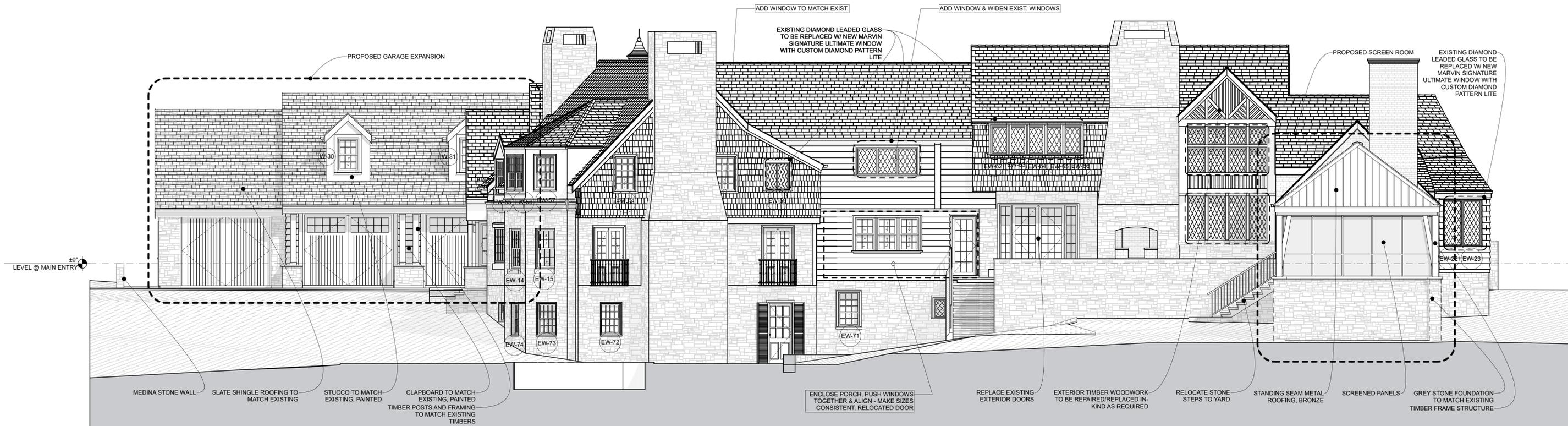
LARRABEE RESIDENCE

192 Knickerbocker Road Pittsford NY 14534



PROPOSED EAST ELEVATION

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

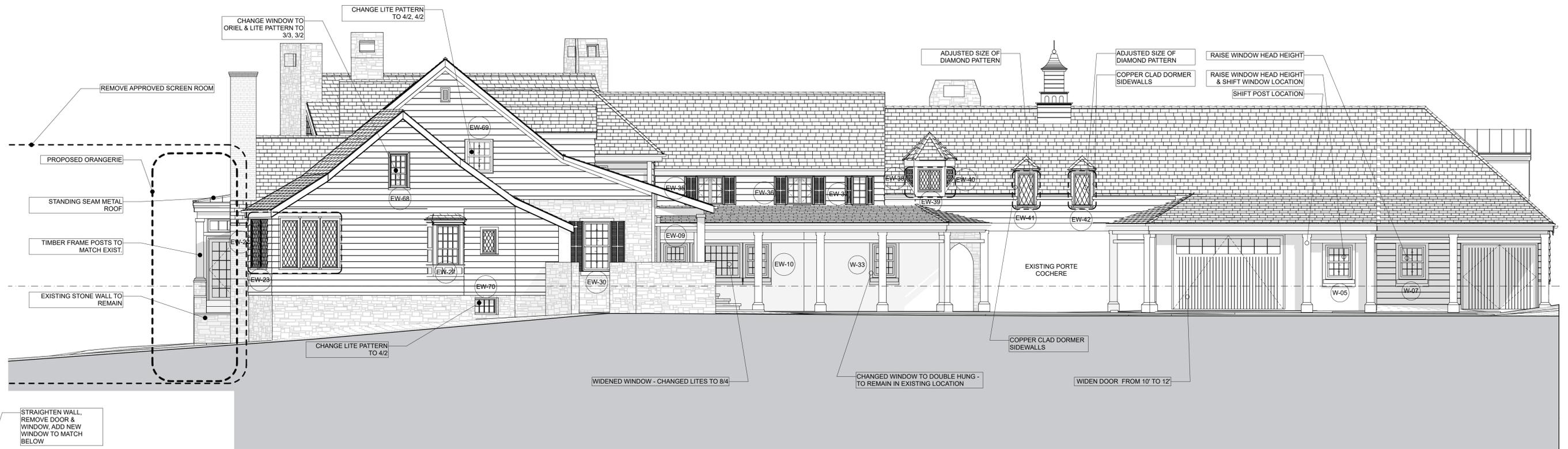


APPROVED EAST ELEVATION

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

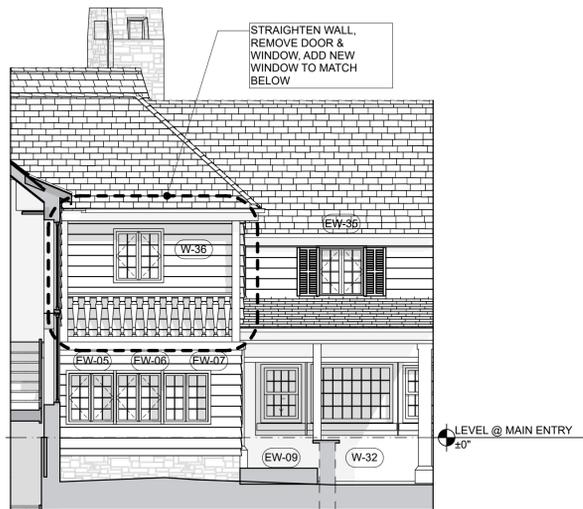
LARRABEE RESIDENCE

192 Knickerbocker Road Pittsford NY 14534



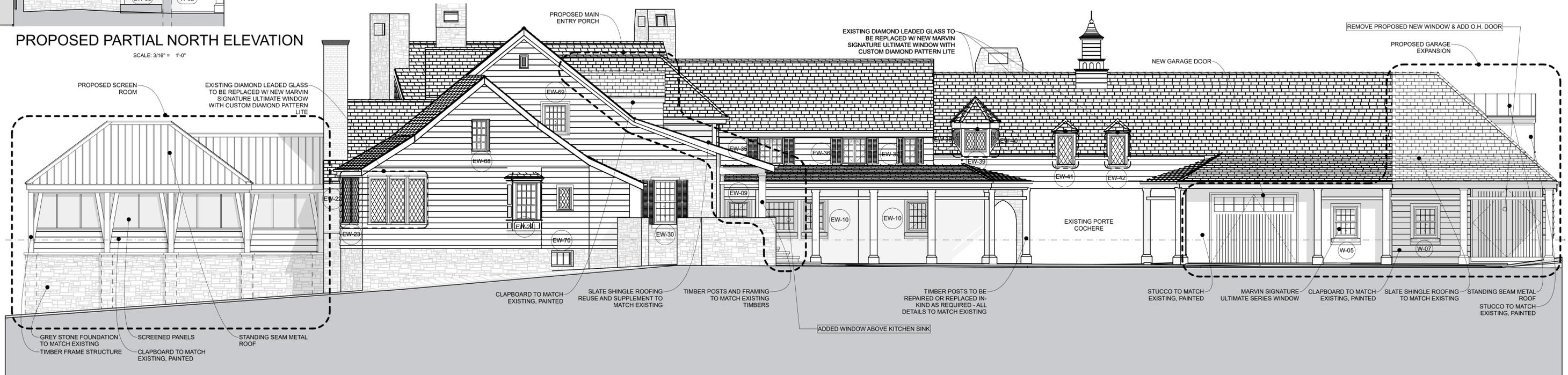
PROPOSED NORTH ELEVATION

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



PROPOSED PARTIAL NORTH ELEVATION

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

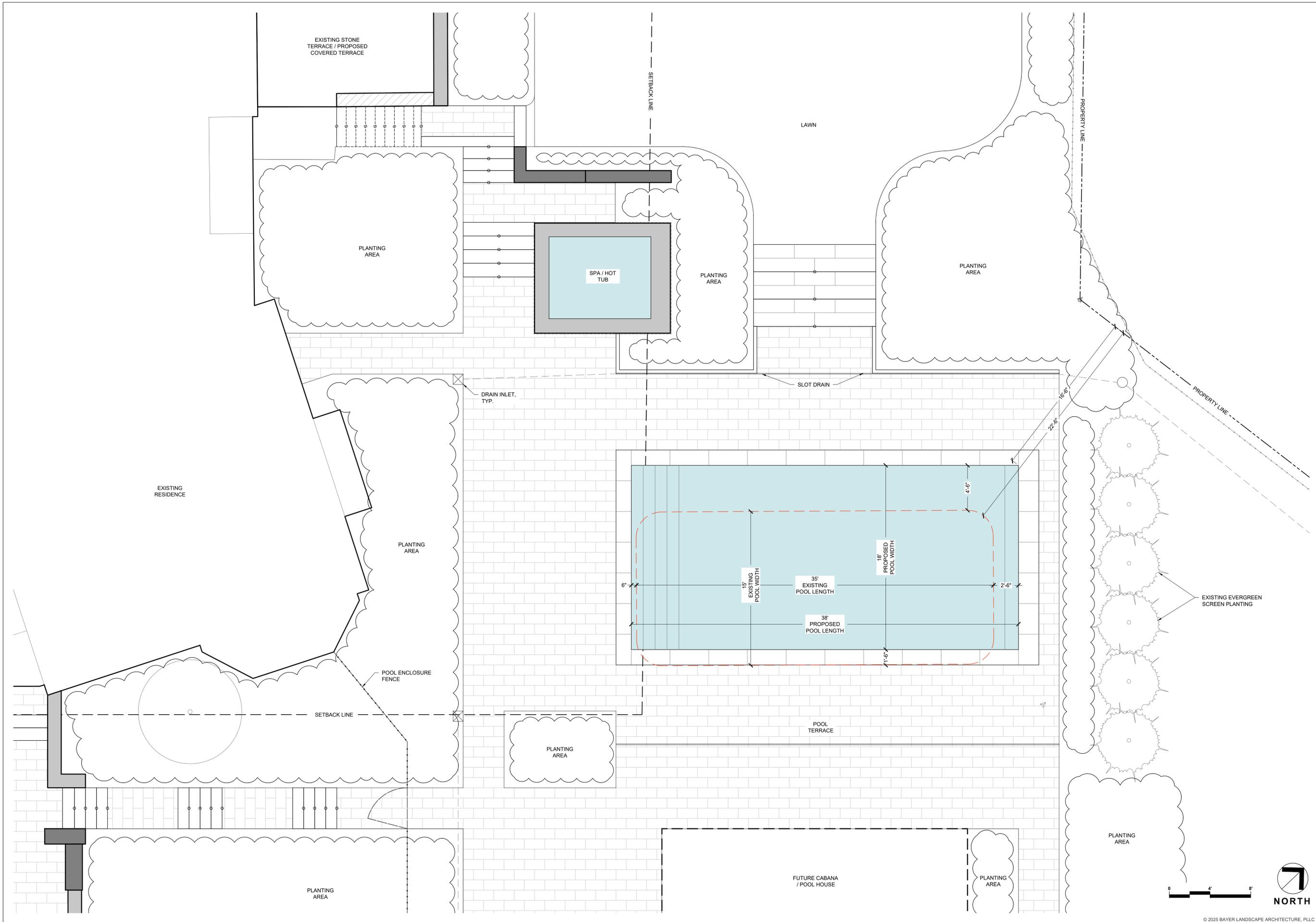


APPROVED NORTH ELEVATION

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

LARRABEE RESIDENCE

192 Knickerbocker Road Pittsford NY 14534



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

Checked By: MHB

Drawn By: DMB

Design By: BLA

Date: 2025-12-10

Project No: 2024-111

No. \_\_\_\_\_

Date \_\_\_\_\_

Revisions

LARRABEE RESIDENCE  
192 KNICKERBOCKER ROAD  
PITTSFORD, NEW YORK 14534

POOL LOCATION PLAN

L2.0

**Bayer Landscape Architecture, PLLC**  
19 North Main Street  
Honeoye Falls, New York 14472  
bayervla.com  
P: 585-582-2000  
F: 585-582-2005

WARNING: IT IS VIOLATION OF THE NEW YORK STATE REGULATION, ARTICLE 16, AND SUBPART 70.1 OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION FOR ANY PERSON, UNLESS SUCH PERSON IS A LICENSED PROFESSIONAL ARCHITECT, TO PREPARE, SEAL, SIGN, OR ISSUE ANY PLAN, SPECIFICATION, OR REPORT FOR WHICH THE PROFESSIONAL SEAL OF AN ARCHITECT IS REQUIRED, OR TO BE RESPONSIBLE FOR SUCH A PLAN, SPECIFICATION, OR REPORT, WITHOUT BEING A LICENSED PROFESSIONAL ARCHITECT. THE SEAL OF THE LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT IS NOT A LICENSED LANDSCAPE ARCHITECT, OR THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

**\*FOR REVIEW ONLY - NOT FOR CONSTRUCTION\***



**SITE PLAN KEY:**

- PAVING & HARDSCAPE**
- LARGE PAVERS
  - SMALL PAVERS
  - STONE COBBLE
  - ASPHALT PAVING
  - STEPS
  - LOW STONE WALL
  - EXISTING STONE WALL TO REMAIN
  - FLUSH CURB
  - NEW FENCE
- BOUNDARIES & SITE FEATURES**
- EXISTING BUILDING
  - PROPOSED BUILDING ADDITION
  - PROPOSED FUTURE BUILDING
  - PROPERTY LINE
  - EXISTING STRUCTURE FOOTPRINT (TO BE REMOVED)
  - TREE / SHRUB LINE
  - EXISTING CONIFER (REDUCED SCALE SHOWN)
  - EXISTING DECIDUOUS TREE (REDUCED SCALE SHOWN)
  - PLANTING AREA
  - PROPOSED TREE

**BUILDING MODIFICATIONS & ADDITIONS:**

- 1 PROPOSED GARAGE EXPANSION
- 2 EXISTING GARAGE MODIFICATION & EXPANSION
- 3 PROPOSED KITCHEN EXPANSION
- 4 ENCLOSURE OF EXISTING COVERED ENTRY AREA
- 5 PROPOSED MODIFICATION TO MAIN ENTRY OF HOME
- 6 MODIFICATION TO EXISTING INTERNAL STAIR
- 7 PROPOSED COVERED TERRACE
- 8 FUTURE POOL CABANA
- 9 FUTURE DETACHED GARAGE

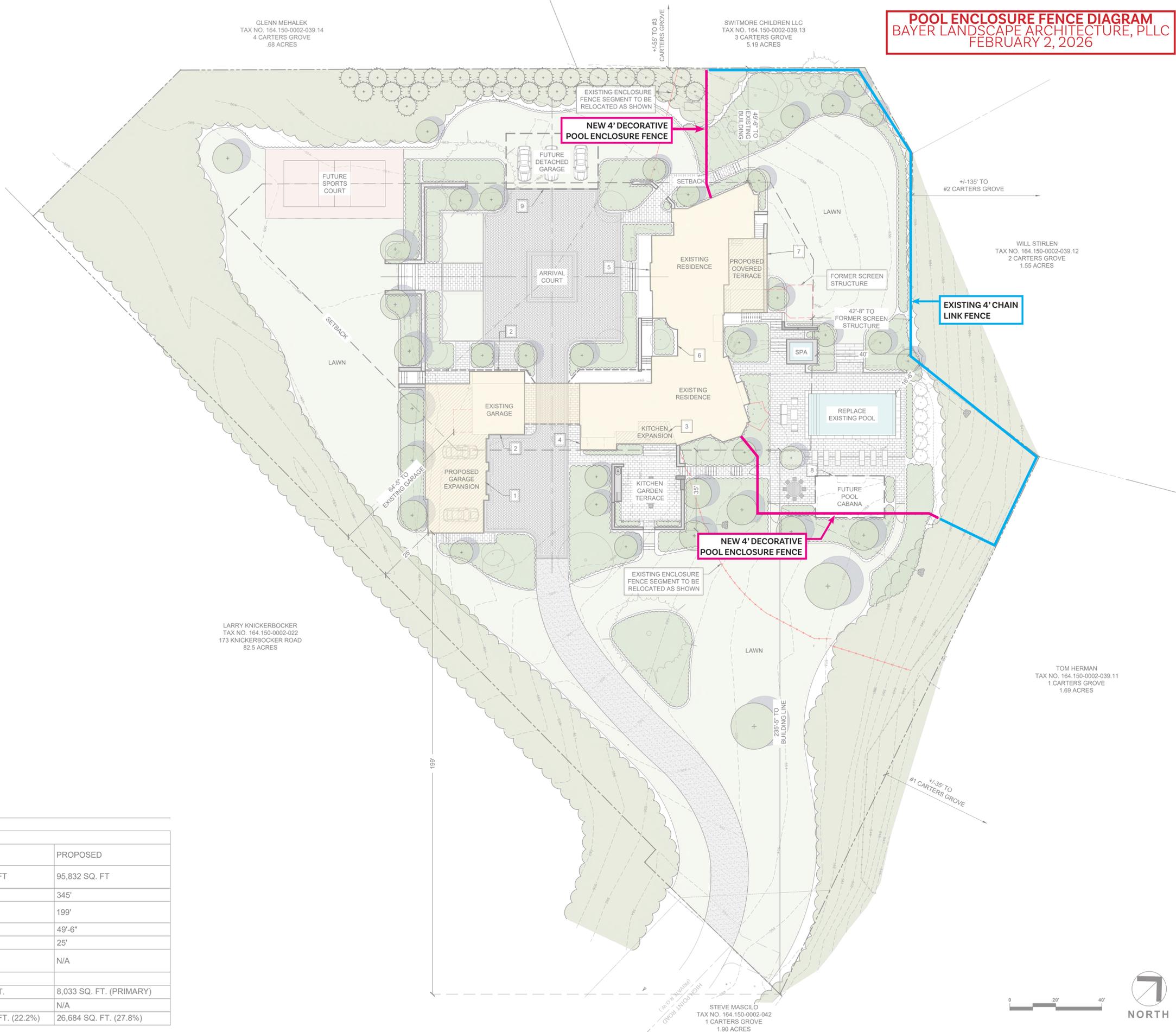
**SITE COVERAGE CALCULATIONS:**

<b>EXISTING LOT SIZE:</b>	95,832 SF (2.2 ACRES)
<b>MAXIMUM ALLOWABLE LOT COVERAGE (40%):</b>	38,333 SF (40.0%)
<b>EXISTING COVERAGE (%):</b>	21,292 SF (22.2%)
<b>PROPOSED LOT COVERAGE (%):</b>	26,684 SF (27.8%)

**ZONING CHART - TOWN OF PITTSFORD:**

ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD (RN)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	N/A	95,832 SQ. FT	95,832 SQ. FT
MIN. LOT WIDTH	N/A	345'	345'
MIN. FRONT YARD SETBACK	PER CODE	235'-5"	199'
MIN. REAR YARD SETBACK	60'	49'-6"	49'-6"
MIN. SIDE YARD SETBACK	60'	42'-8"	25'
MIN. REAR YARD SETBACK (ACCESSORY)	60'	N/A	N/A
MAX. BUILDING HEIGHT	30'	N/A	
MAX. BUILDING FOOTPRINT	6,167 SQ. FT.	5,962 SQ. FT.	8,033 SQ. FT. (PRIMARY)
MAX. ACCESSORY BUILDING HEIGHT	12'	N/A	N/A
MAX. LOT COVERAGE	38,333 SQ. FT. (40.0%)	21,293 SQ. FT. (22.2%)	26,684 SQ. FT. (27.8%)

**POOL ENCLOSURE FENCE DIAGRAM**  
BAYER LANDSCAPE ARCHITECTURE, PLLC  
FEBRUARY 2, 2026



**Bayer Landscape Architecture, PLLC**  
19 North Main Street  
Honeoye Falls, New York 14472  
P: 585-582-2000  
F: 585-582-2005  
bayerla.com

Scale: 1"=20'-0"

Checked By:	MIB
Drawn By:	DMB
Design By:	BLA
Date:	2025.12.10
Project No:	2024-111

DATE: 2025.12.10

NO. 2024-111

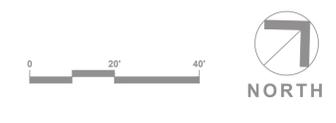
DATE

\*FOR REVIEW ONLY - NOT FOR CONSTRUCTION\*

LARRABEE RESIDENCE  
192 KNICKERBOCKER ROAD  
PITTSFORD, NEW YORK 14834

SITE MASTER PLAN

**L1.0**



# LARRABEE RESIDENCE

*192 Knickerbocker Road  
Pittsford, NY*

























