

**Town of Pittsford Design Review & Historic Preservation Board
AGENDA**

December 5th, 2024

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 Thursday, December 5, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

18 Old Lyme Road

Applicant is requesting design review for a 192 square foot garage addition to the side of the home.

3785 East Avenue

Applicant is requesting design review to add a man door to the side of the garage and increase the garage door size.

COMMERCIAL APPLICATIONS:

150 French Road

Applicant is requesting design review for the addition of windows on the North and East elevations.

CERTIFICATES OF APPROPRIATENESS

191 S Main Street

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the modification of exterior doors at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

192 Knickerbocker Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the expansion of a detached garage, the addition of a screened porch, the addition of a main entry porch and a kitchen expansion at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

PLANNING BOARD COMMENTARY

Pittsford Oaks

The Planning Board is requesting DRHPB commentary on the Pittsford Oaks project.

The next meeting is scheduled for Thursday, December 19, 2024, at 6PM.

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD
MINUTES
NOVEMBER 14, 2024**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, November 14, 2024, 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: Dirk Schneider, Dave Wigg, Paul Whitbeck, Kathleen Cristman, John Mitchell, Jim Vekasy, Bonnie Salem

ABSENT:

ALSO PRESENT: Bill Zink, Building Inspector; Erik Smegelsky, Assistant Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Cathy Koshykar, Town Board Liaison

ATTENDANCE: There were 17 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Chairman Dirk Schneider called the meeting to order at 6:00PM.

HISTORIC PRESERVATION DISCUSSION

Board Member Salem stated that the Landmark Designation application for 7 Landsdowne Lane is now complete. The home was originally built in 1975 so the homeowner has agreed to hold the application until February of 2025, in celebration of the home's 50th anniversary.

OVERSIZED ACCESSORY STRUCTURES

10 Poinciana Drive

Applicant is requesting design review for the oversized detached garage located to the east of the main home. This application did receive Zoning Board approval for the location, height, and size of the structure.

Lorie Boehlert, of the James L. Garrett Company, introduced the application. Ms. Boehlert stated that she is requesting design review for a detached garage, which has already received approval from the Zoning Board. The detached garage will be located a significant distance away from the house and will be made of stone and cedar to match the house. Board Member Cristman inquired about the color of the garage door. Ms. Boehlert stated the garage door will match the beige color of the house. Chairman Schneider asked the applicant about the garden shed seen on the submitted site plan. Ms. Boehlert stated that there will not be a garden shed. Board Members Salem and Cristman agreed that the detached garage is in keeping with the property.

Board Member Cristman motioned to approve the oversized detached garage, with the conditions that the stone material, cedar siding, and color of the garage door will match the main house and there will be no garden shed. This motion was seconded by Board Member Wigg. Following a unanimous voice vote, the application was approved, none opposed.

246 Long Meadow

Applicant is requesting design review to change the garage door to glass French doors.

Paul Morabito, of Morabito Architects, introduced the application. Mr. Morabito is proposing to change the existing garage door to glass French doors. He added that the existing driveway behind the new garage will be removed, and new grass will be planted.

DRAFT MINUTES 111424

Board Member Wigg motioned to approve the door change on the detached garage, with the existing driveway being removed and grass planted 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
John Mitchell	Aye
Jim Vekasy voted	Aye
Paul Whitbeck voted	Aye
Dirk Schneider voted	Nay

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

53 Country Club Drive

Applicant is requesting design review for an approximately 280 square-foot addition off the rear of the home.

Austen Seidel, of JB Sterling Construction, introduced the application. Mr. Seidel stated that the addition will have composite siding material and will be painted to match the color of the house. The railings will be painted black. The windows will match those on the existing house.

Chairman Schneider motioned to approve the addition, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

417 Mendon Center Road

Applicant is requesting design review for the addition of a rear mudroom and some window changes.

Laura Alexander, of 417 Mendon Center Road, introduced the application. Ms. Alexander proposed to change an existing door into a window and change the existing windows to double-hung, both located on the side of the house. She stated that the rear of the home is where the majority of changes are occurring and noted that the addition will not be visible from the road as it will be hidden by the existing beech tree. The cladding on the existing rear porch will be removed and the windows and doors will be replaced. Ms. Alexander stated that the basement entry will be removed and replaced with a standard door.

Board Member Mitchell motioned to approve the addition and window modifications, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

7 Kalleston Drive

Applicant is requesting design review for an approximate 125 square-foot addition off the rear of the home to allow for more space in the master suite.

Megan Mills, of Reimagine Renovation, introduced the application. She plans to maintain the existing roofline, however, it will need to be pitched in a slightly different way. She added that the pitched roof will have ice shields. Ms. Mills stated that the shingles will match the house and the siding will be vinyl material. Chairman Schneider asked if the applicant will need to move the electric meter, to which Ms. Mills confirmed. She stated that Rochester Gas and Electric (RG&E) has already been contacted.

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

RESIDENTIAL APPLICATIONS: DEMOLITION

5691 Palmyra Road

Applicant is requesting approval to demolish a detached garage.

Cynthia Vanhoute, of 5691 Palmyra Road, introduced the application. The garage was built with no foundation and is falling over. Board Member Salem stated that the Board's task is to determine if there is any historical significance of the detached garage to be demolished, and she felt there is none.

Vice Chairman Wigg motioned to approve the demolition of a detached garage, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

RESIDENTIAL APPLICATIONS: NEW HOMES

22 Bridleridge Farms

Applicant is requesting design review for a 2,810 square-foot, two-story, single-family home in the Bridleridge Farms Subdivision.

Matt Winseman, of Spall Homes Corp/Spall Realtors Corp, introduced the application. Mr. Winseman stated that the home will have horizontal siding with board and batten metal accent panels. Chairman Schneider asked Mr. Winseman to confirm that there will be no brick detail added. Mr. Winseman confirmed.

Board Member Cristman motioned to approve the application for the construction of the new home, as submitted. This motion was seconded by Chairman Schneider. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

321 Mendon Center Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the addition of solar panels on a rear roof of a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider stated that the Board previously closed the public hearing.

Board Member Salem noted that the resolution is written in favor of the solar panels for reasons that are specific to this property. She added that solar panels may not be appropriate on other landmark homes, but on this particular property she felt it is appropriate.

The resolution was moved by Board Member Salem, seconded by Chairman Schneider, and was unanimously approved by the Board.

700 Allens Creek Road

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the demolition and reconstruction of a detached three-car garage at a Designated Historic Landmark to a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Chairman Schneider stated that this is a continued public hearing.

David Swinford, of 700 Allens Creek Road, re-introduced the application. Mr. Swinford stated that he had received approval for the demolition of a detached garage at the September 26th, 2024 meeting. He also received approval from the Zoning Board for the height of the detached garage. He stated that the roof of the

detached garage will be GAF timberline weatherwood color and will have a light brown/gray tint to it. Mr. Swinford stated that it will have Anderson Windows and the Simulated Divided Lite (SDL) width will match the windows on the main house. He added that he will tint the stucco to achieve the faded look of the main house. In addition, it will have EIFS siding. Chuck Smith, Design Works Architecture, P.C., stated that the fiberglass doors will be painted to match the color of the house. Chairman Schneider stated that the eave pattern and underside of the garage should match the main house.

Chairman Schneider asked for public comment. Hearing none, Chairman Schneider closed the public hearing.

The resolution was moved by Board Member Vekasy, seconded by Board Member Salem, and was unanimously approved by the Board.

PLANNING BOARD COMMENTARY

Pittsford Oaks

The Planning Board is requesting DRHPB commentary on the Pittsford Oaks project.

Dustin Welch, of Passero Associates, re-introduced the application. Mr. Welch stated that the Board had previously asked him to make similar changes to the rest of the building that had been applied to the northeast corner. He stated that the stone on the northeast corner now matches the stone applied to the west elevation. Mr. Welch discussed changes made to alleviate the “pancake banding” of the building. He noted these changes on the west and east facades, stating that colors were changed. Mr. Welch highlighted several other changes made to the west elevation including adding a run of windows, incorporating gables to each porch, new roof elements, and realigned roof eaves. Additionally, lower groove elements have been incorporated to bring down the universal scale of the building.

Mr. Welch included larger drawings, the rendering presented at the October 10th meeting, and updated site sections to reflect the lowered rooflines. Chairman Schneider stated that despite his efforts, the 3D rendering is still very repetitive. He discussed lowering the eave itself rather than the ridgeline. Board Member Vekasy agreed, stating that when you look at it, your eye goes right to the balconies, and that the windows and bay dimensions are repetitive. Chairman Schneider asked the applicant to focus on the comments from the Board instead of continuing to make small changes. He requested that the applicant incorporate one or two big moves.

Chairman Schneider asked the applicant to present the updated south elevation and inquired as to whether he was planning to add any of the changes applied to the west side to the south side. Mr. Welch stated that he will need time to look at it. Chairman Schneider suggested the applicant consider applying their comments to the south elevation.

Vice Chairman Wigg suggested further extending the gables seen on the west elevation. Board Member Salem agreed and asked the applicant for clarification regarding balcony size. Mr. Welch stated that corner balconies are each 12 inches deep and their intended use is for flowers and plants. Vice Chairman Wigg questioned the depth. Chairman Schneider emphasized that because the building is so large, the applicant would benefit from adding variation to the balconies.

Chairman Schneider asked for clarification of what the chimney-looking detail was on the west elevation. Mr. Welch stated that it is a trash chute.

Chairman Schneider stated that he does not feel comfortable recommending that the Planning Board give preliminary approval. Vice Chairman Wigg and Board Member Salem agreed. Anthony Daniele, of 2851 Clover LLC, stated that he was not in favor of removing units.

Robert Koegel, Town Attorney, stated that he believes the applicant is making progress and is pleased that the architect presented the new changes to the Board.

Chairman Schneider stated that he will prepare the Board's comments regarding Pittsford Oaks to send to the Planning Board.

MEETING MINUTES REVIEW

The minutes of October 10, 2024 were approved following a motion by Board Member Mitchell, seconded by Board Member Whitbeck. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Dirk Schneider closed the meeting at 8:27PM.

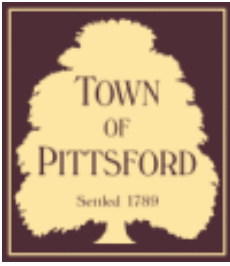
Respectfully submitted,

Anna Piazza

Building Department Assistant

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

DRAFT



Town of Pittsford

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

Permit #
B24-000137

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 18 Old Lyme Road PITTSFORD, NY 14534

Tax ID Number: 179.09-1-33

Zoning District: RN Residential Neighborhood

Owner: Pippin, James B

Applicant: Pippin, James B

Application Type:

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

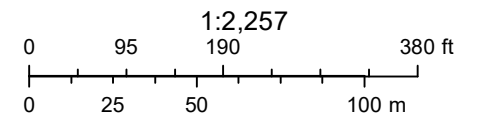
Project Description: Applicant is requesting design review for a 192 square foot garage addition to the side of the home.

Meeting Date: December 05, 2024

RN Residential Neighborhood Zoning



Printed November 18, 2024



Town of Pittsford GIS

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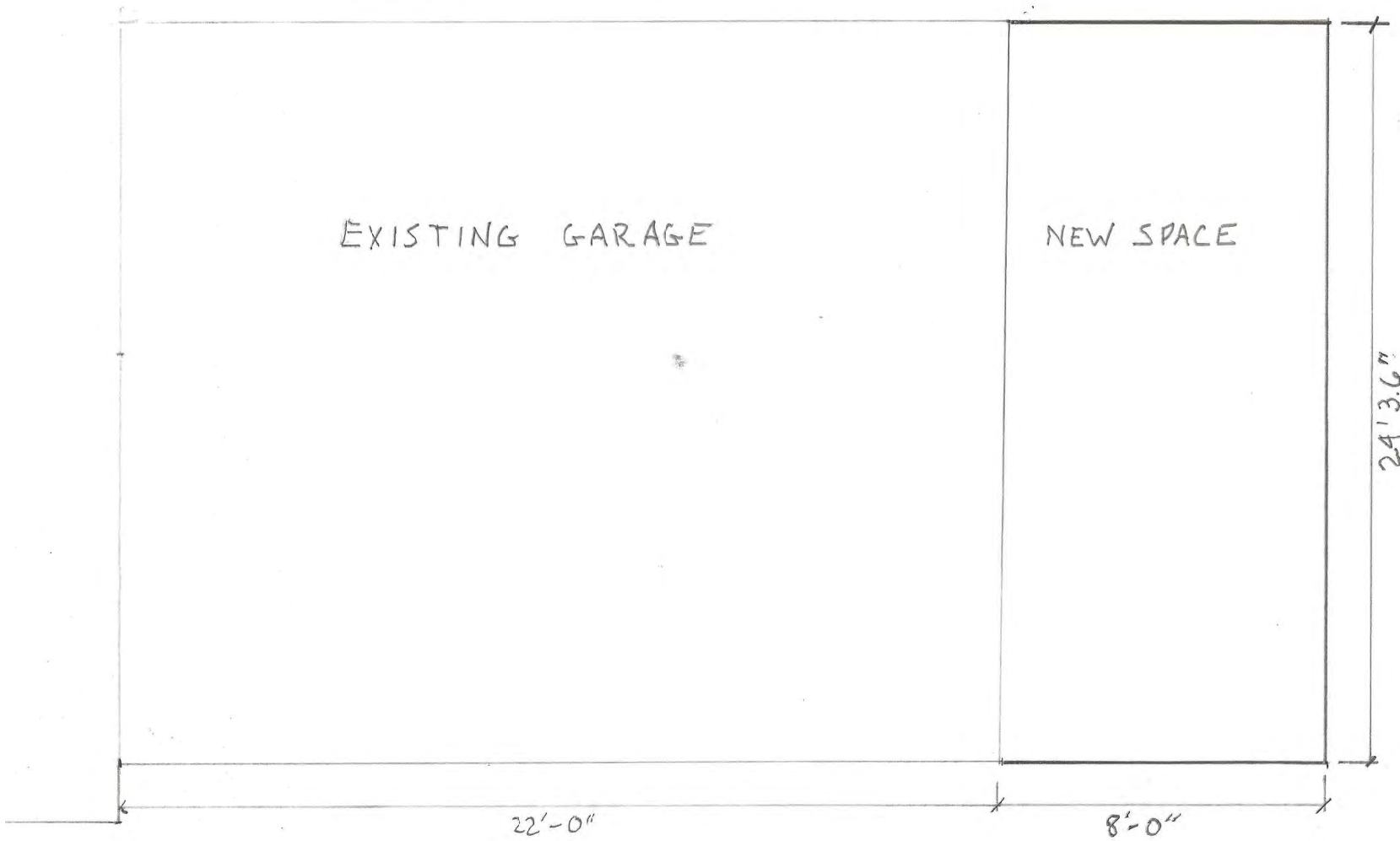


FIRM Panel
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FIRM Panel
36055C0386G



PLAN VIEW



22'-0"

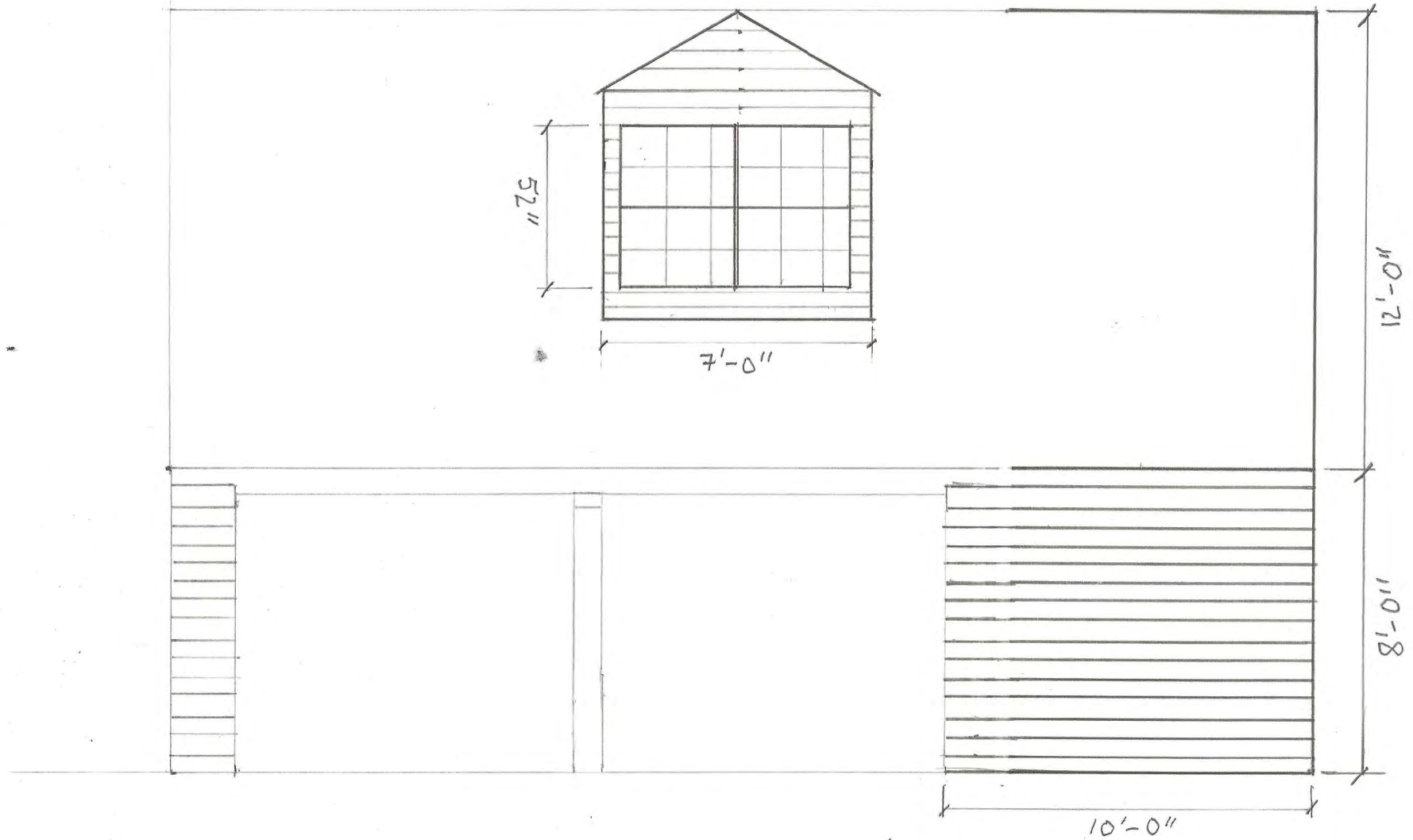
8'-0"

24'-3.6"

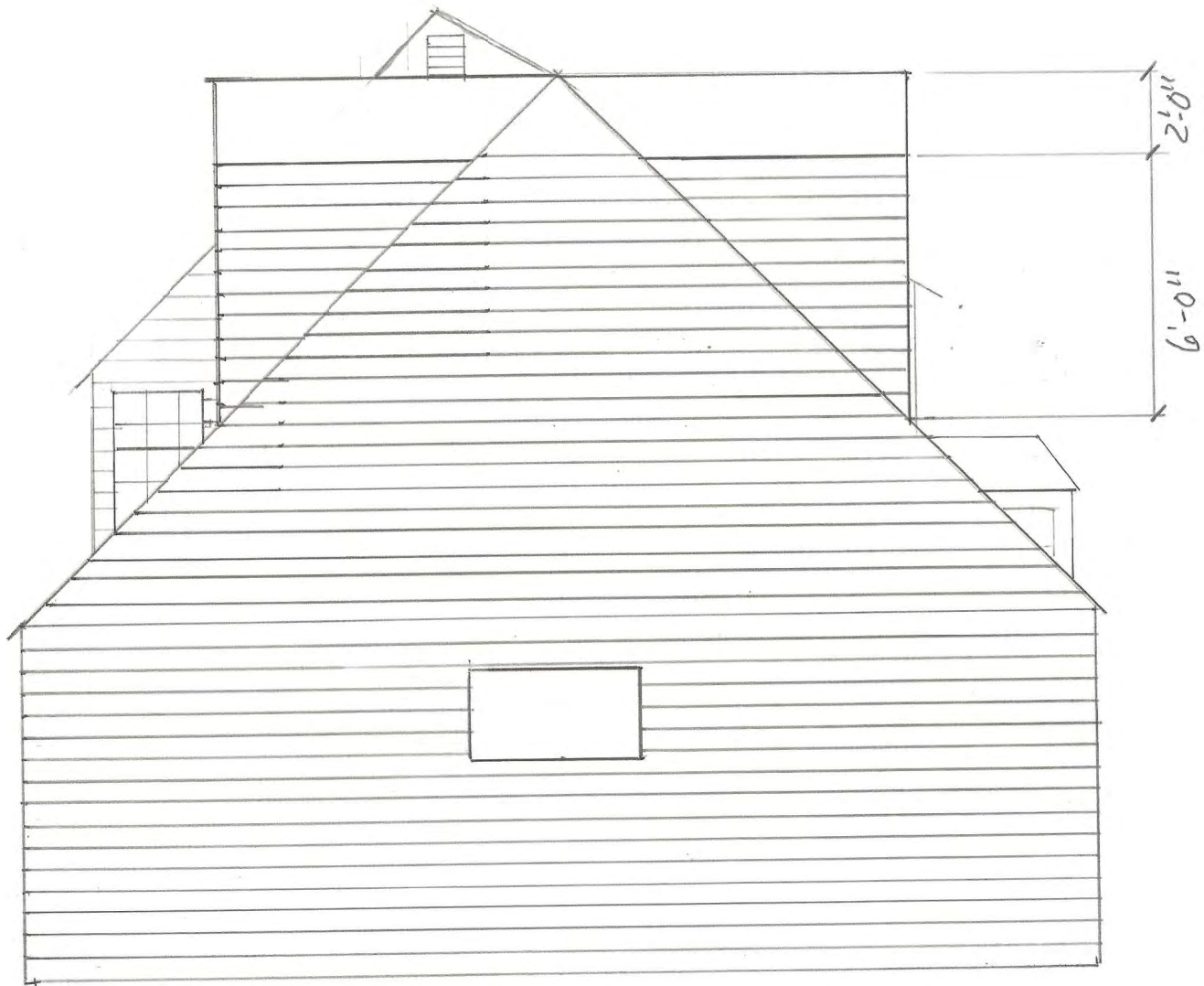
1/4 Scale



FRONT ELEVATION

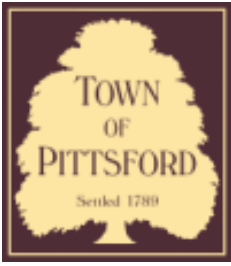






SOUTH SIDE ELEVATION





Town of Pittsford

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

Permit #
B24-000127

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3785 East Avenue ROCHESTER, NY 14618

Tax ID Number: 138.18-2-13

Zoning District: RN Residential Neighborhood

Owner: Odorisi, J. Scott

Applicant: Odorisi, J. Scott

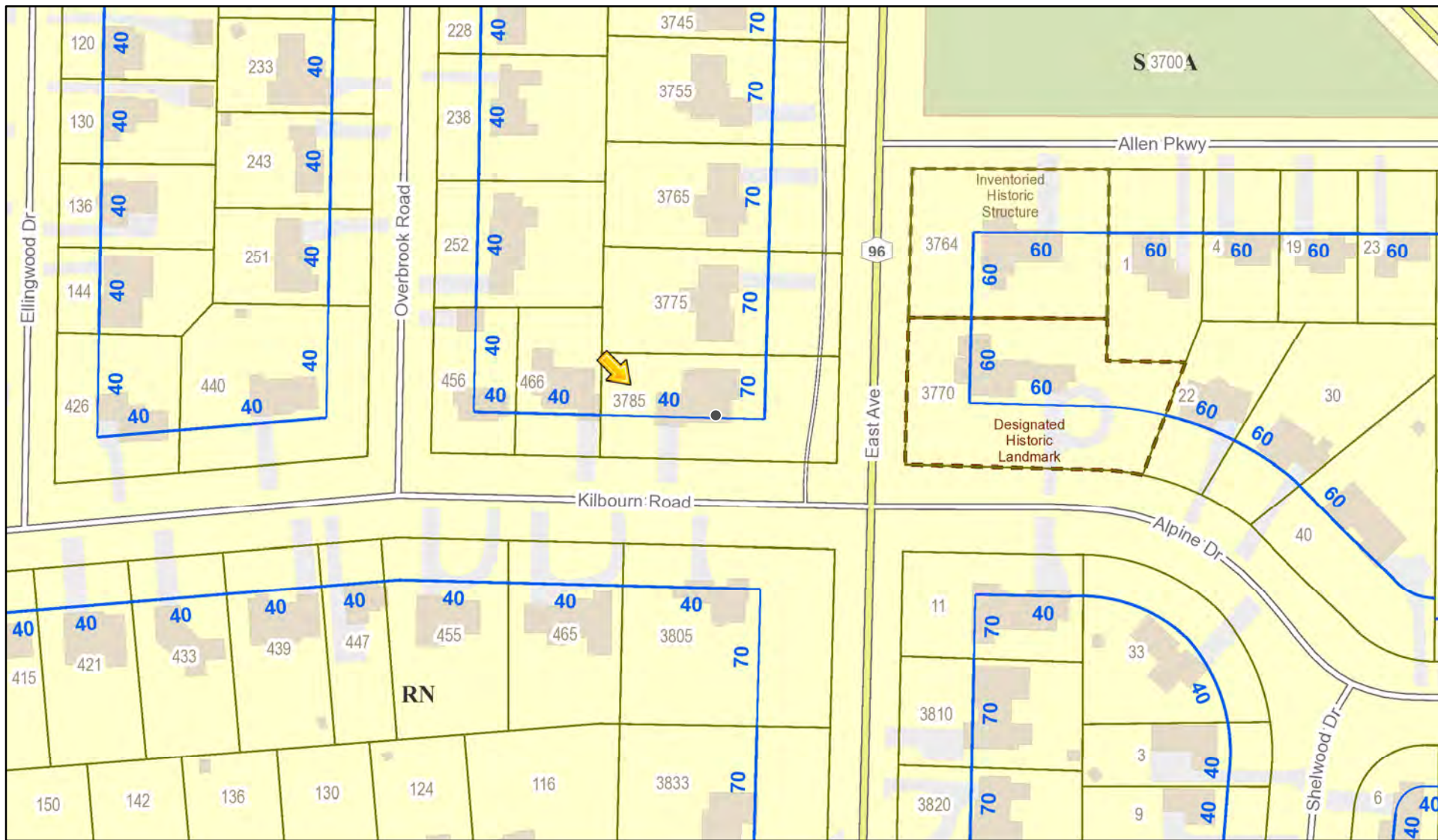
Application Type:

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

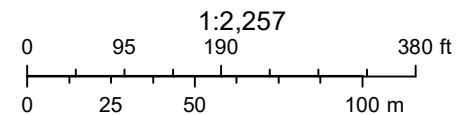
Project Description: Applicant is requesting design review to add a man door to the side of the garage and increase the garage door size.

Meeting Date: December 5, 2024

RN Residential Neighborhood Zoning



Printed September 19, 2024



Town of Pittsford GIS

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Thu Apr 25 2024

Imagery © 2024 Nearmap, HERE

50 ft

Nearmap

130

233

243

136

251

144

440

426

238

3755

252

3765

3775

456

466

3735

3764

1

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19

23

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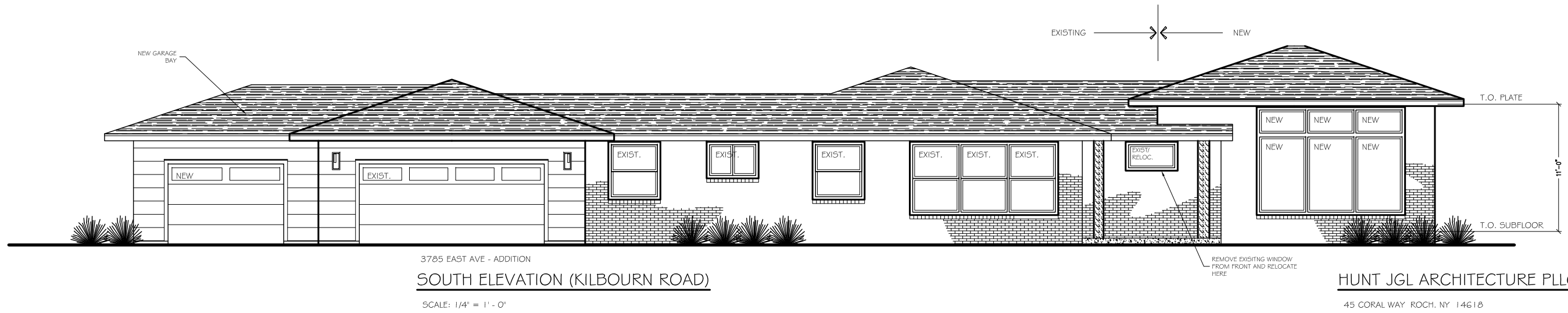
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3810

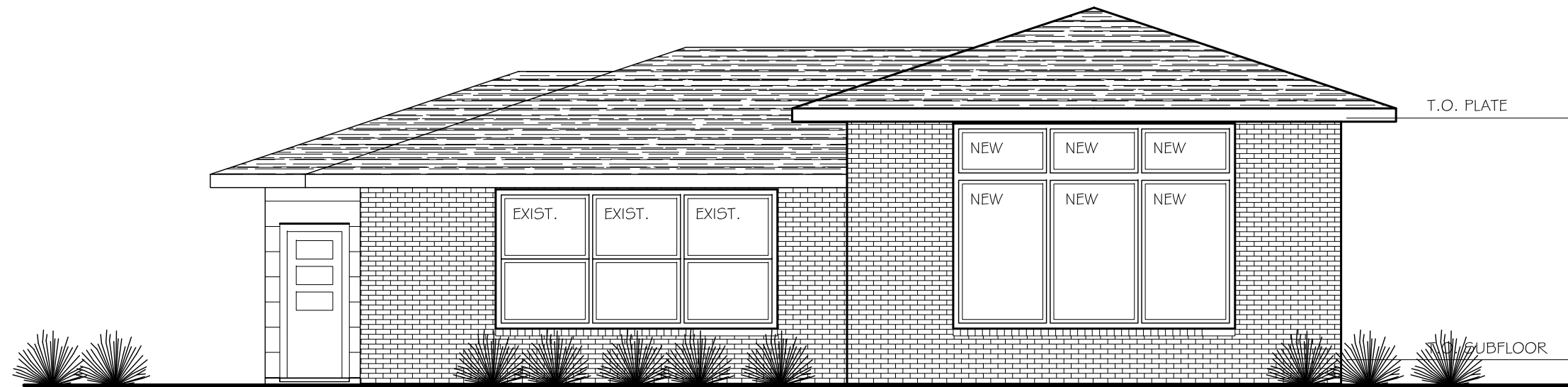
Previously Approved



3785 EAST AVE - ADDITION
SOUTH ELEVATION (KILBOURN ROAD)
SCALE: 1/4" = 1' - 0"

HUNT JGL ARCHITECTURE PLLC
45 CORAL WAY ROCH. NY 14618

Previously Approved



3785 EAST AVE - ADDITION

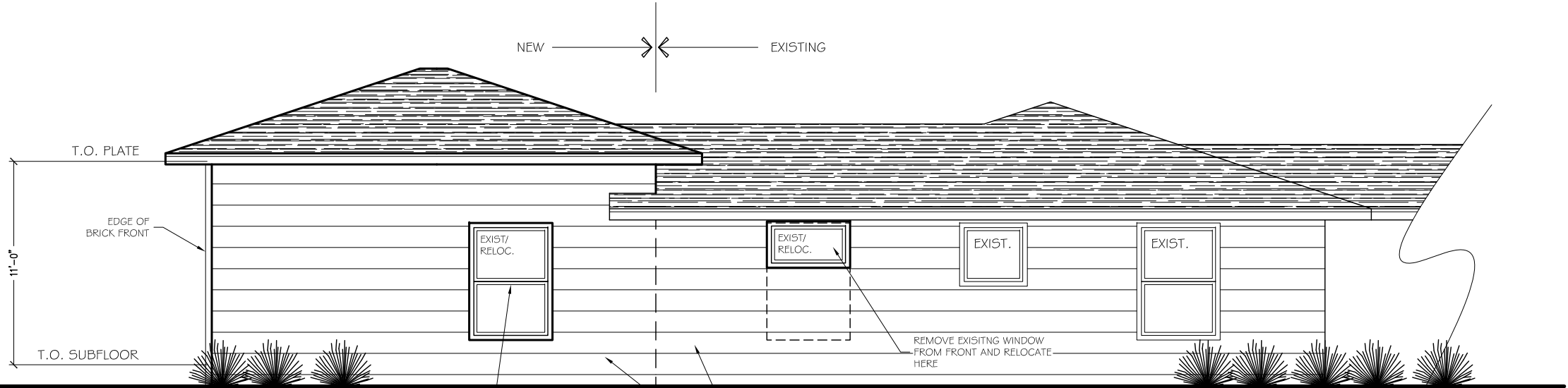
EAST ELEVATION (EAST AVE)

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

HUNT JGL ARCHITECTURE PLLC

45 CORAL WAY ROCH. NY 14618

Previously Approved



3785 EAST AVE - ADDITION

NORTH ELEVATION (right side neighbor)

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

REMOVE EXISTING WINDOW FROM THIS SIDE AND RELOCATE HERE

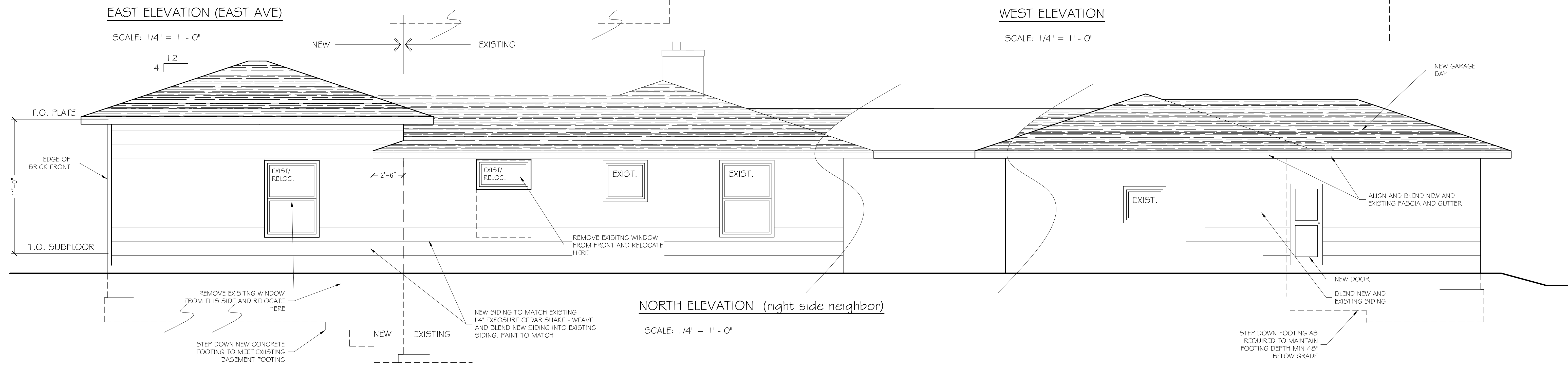
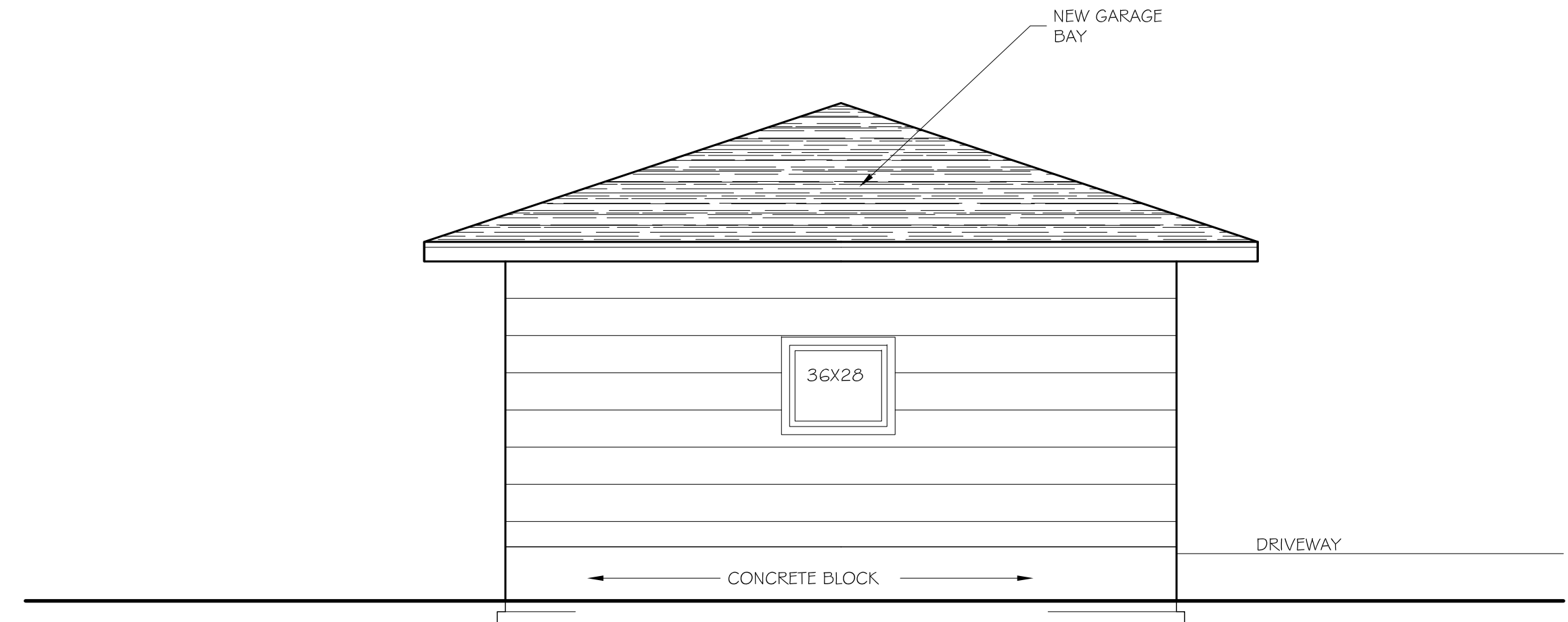
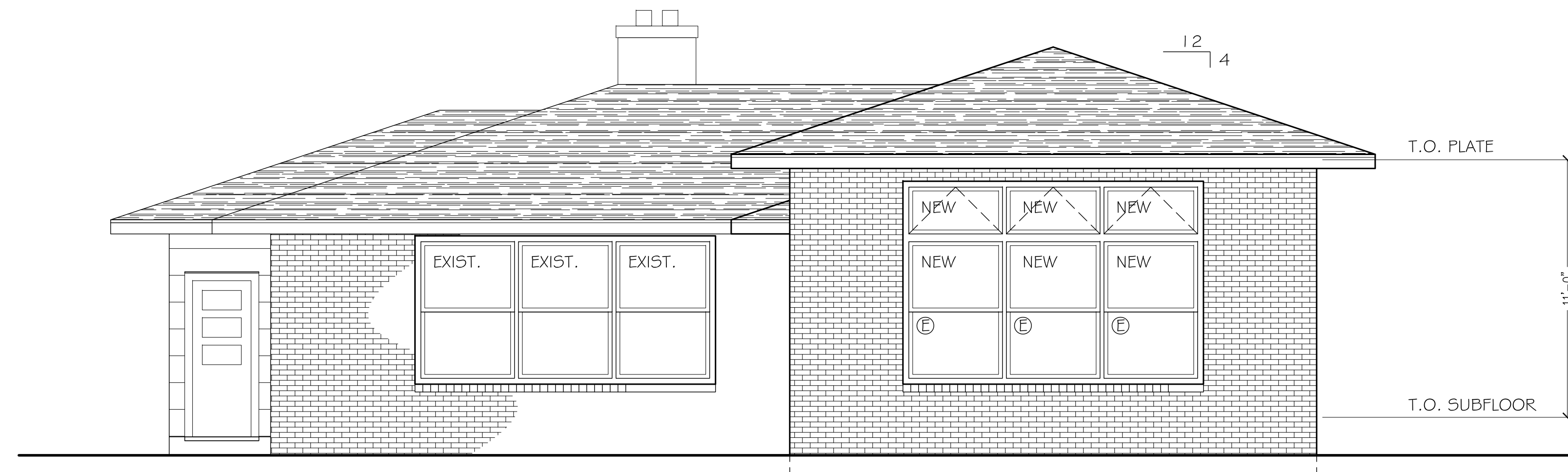
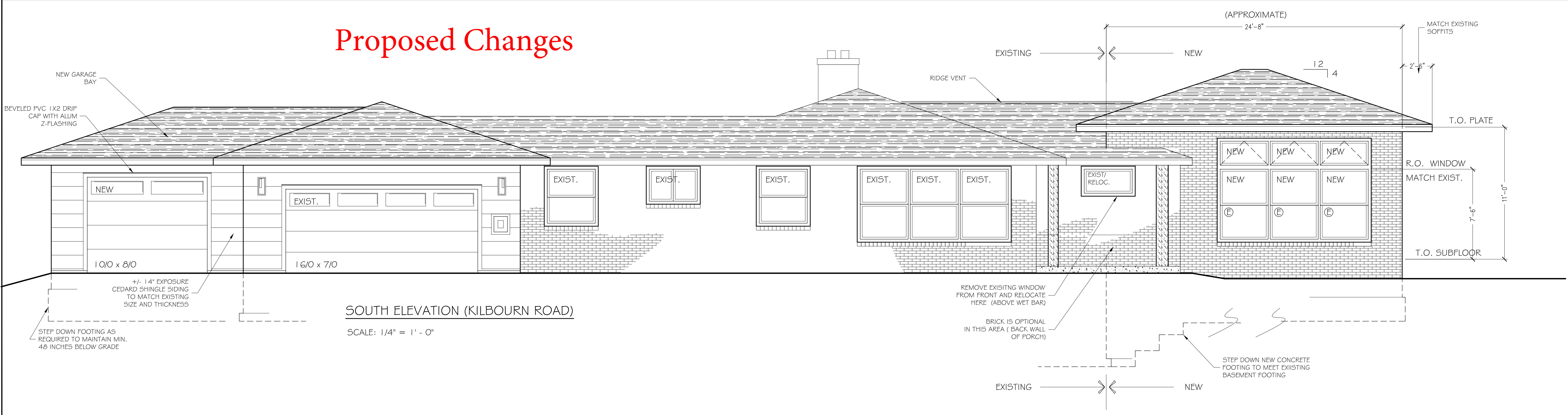
NEW SIDING TO MATCH EXISTING 1/4" EXPOSURE CEDAR SHAKE - WEAVE AND BLEND NEW SIDING INTO EXISTING SIDING, PAINT TO MATCH

REMOVE EXISTING WINDOW FROM FRONT AND RELOCATE HERE

HUNT JGL ARCHITECTURE PLLC

45 CORAL WAY ROCH. NY 14618

Proposed Changes



THIS IS A PRELIMINARY DRAWING. ANY PERSON, INCLUDING THE ARCHITECT, WHO USES THIS DOCUMENT IN ANY MANNER WITHOUT THE SUPERVISION OF A LICENSED PROFESSIONAL IS DEEMED TO BE IN VIOLATION OF THE PROFESSIONAL DESIGN AND CONSTRUCTION ACT. THESE DRAWINGS ARE PREPARED AND ARE SUBJECT TO COPYRIGHT PROTECTION UNDER SECTION 1703 OF THE COPYRIGHT ACT, 17 U.S.C. HUNT JGL Architecture PLLC

TO THE BEST OF MY KNOWLEDGE BELIEF AND PROFESSIONAL JUDGEMENT, THE DRAWINGS CONVEYED ON THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE CURRENT EDITION.

HUNT JGL Architecture PLLC
45 Coral Way, Rochester, NY 14616
505-424-3020
Fax: 505-424-3023
Email: RM@HJGL.COM

PROJECT: ADDITIONS TO: 3785 EAST AVE, PITTSFORD NY

CLIENT: SCOTT ODORISI, 3785 EAST AVE, PITTSFORD NY 14618

DRAWING TITLE: ELEVATIONS

Scale: AS NOTED

PROJ. #:

DATE: NOVEMBER 14, 2024

GENERAL NOTES

1. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2020 Residential Code of New York State AND THE 2016 Energy Conservation Construction Code of New York State (the "2016 ECCC/NYS"). THE PATH TO ENERGY CODE COMPLIANCE FOR THIS PROJECT IS THE PREScriptive CODE TABLE N102.1.2 (INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT) SEE TABLE BELOW AND IN TYPICAL BUILDING SECTION.

TABLE N102.1.2 (INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT) (THIS TABLE HAS BEEN ABBREVIATED TO FIT THIS PROJECT)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	BASEMENT WALL R-VALUE	CRAWL SPACE WALL R-VALUE
5	0.30	0.55	NR	R-49	20 OR 13+5	R-15/19	R-15/19

GENERAL NOTE: AIR BARRIER AND INSULATION CRITERIA SHALL BE PROVIDED IN INSTALLED IN ACCORDANCE WITH NYS RES CODE TABLE N102.4.1.1. (SEE SHEET A-1)

THE BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE AFOREMENTIONED CODES REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS - NOTE THAT THERE MAY BE POSSIBLE MODIFICATIONS BY LOCAL CODE ADMINISTRATION

2. THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY - ELECTRICAL, MECHANICAL, SANITARY, GENERAL PLUMBING, HVAC, AND OTHER BUILDING SYSTEMS IF ANY ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS. VERIFY MUNICIPAL REQUIREMENTS AND LOCATION OF EXISTING UTILITIES/SERVICES PRIOR TO CONSTRUCTION.

3. CONSTRUCTION DOCUMENTS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL AND ENGINEERING PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE RESIDENTIAL CODE OF NEW YORK STATE.

6. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, REQUIREMENTS, NOTES, AND DIMENSIONS SHOWN ON DRAWINGS OR NOTED IN SPECIFICATIONS. ANY VARIANCES WITHIN DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER AND ARCHITECT IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.

7. THE CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. HE SHALL NOTIFY AND RECEIVE CLARIFICATION FROM OWNER/ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.

8. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

9. N.A.

10. NO SITE VISITS WILL BE MADE BY HUNT JGL ARCHITECTURE. ARCHITECT HAS NOT BE HIRED FOR CONSTRUCTION OBSERVATION UNLESS SPECIFIED OTHERWISE (VERIFY WITH OWNER). CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS AND SPECIFICATIONS.

11. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND PROVISIONS OF APPLICABLE INDUSTRY STANDARDS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUIVALENTS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.

TABLE N1102.4.2 AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material.
Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jambs and framing is sealed.
Rim joists	Rim joists are insulated and include an air barrier.
Floors (including above garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of floor.
Crawlspace walls	Insulation is permanently attached to walls. Exposed earth in unvented crawlspaces is covered with Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are airtight, IC rated and sealed to drywall. Exception--fixtures in conditioned space.
Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
Electrical/phone box on exterior wall	Air barrier extends behind boxes or air sealed type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

12. GENERAL DESIGN CRITERIA USED FOR THE DESIGN OF THIS STRUCTURE

- A) WEATHERING ZONE - SEVERE
- B) FROST LINE DEPTH - 62" BELOW GRADE
- C) TERNATE DAMAGE - SLIGHT TO MODERATE
- D) DECAY DAMAGE - NONE TO SLIGHT
- E) WINTER DESIGN TEMP - (1) DEGREE
- F) ICE SHIELD UNDERLAYMENT REQUIRED
- G) ROOF TIE DOWN REQUIREMENTS - R302.1 (BASED ON SPECIFIC ROOF DESIGN)
- H) ENERGY COMPLIANCE DETAILS AND PATH - N102.G.1.1
- I) FLOOD HAZARD - FIRM 1987

13. LOAD DESIGN CRITERIA

- A) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
- B) SLEEPING ROOMS = 30 PSF LIVE LOAD
- C) GROUND SNOW LOAD = 50 PSF (REDUCTION FACTORS FOR SLOPED ROOFS MAY APPLY PER ASCE 7)
- D) WIND SPEED - 115 MPH, EXPOSURE B
- E) SEISMIC DESIGN CATEGORY - B
- F) DEFLECTION LIMITS SHALL BE AS FOLLOWS

U/260 FOR ALL FLOORS AND EXTERIOR DECKS

U/260 ATTIC FLOORS

U/260 ROOF WITH FINISHED CEILING

U/180 ROOF WITHOUT FINISHED CEILING

** ASSUMED SAFE SOIL BEARING CAPACITY = 2000 PSF AT BOTTOM OF FOOTINGS - ASSUMED BEARING CAPACITY VALUE MAY BE INCREASED IF SITE SPECIFIC SOIL CLASSIFICATION DATA OR LOAD BEARING TEST DATA IS AVAILABLE. IF LESS DESIRABLE SOIL CONDITIONS BECOME KNOWN DURING EXCAVATION OF SITE, NOTIFY ARCHITECT FOR POSSIBLE ALTERNATE FOUNDATION DESIGN

** CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED HEREIN.

** PROVIDE TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.

** CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

16. DUE TO REVISIONS MADE DURING THE DEVELOPMENT OF THESE DRAWINGS, THEY MAY NOT REFLECT THE DIMENSIONS NOTED. DO NOT SCALE THE DRAWINGS.

15. NA

16. CALL UPO BEFORE YOU DIG. 1-800-962-7962.

17. ALL DIMENSIONS ARE ROUGH UNLESS NOTED OTHERWISE.

18. INTERIOR AND EXTERIOR FINISH MATERIAL SELECTION (INCLUDING, BUT NOT LIMITED TO, SIDING, ROOFING, WALL COVERINGS, ROOFING, SIDING, ETC., COORDINATE EXACT LIST AND QUANTITY OR MATERIALS REQUIRED WITH OWNER.

19. ALL SUBCONTRACTORS SHALL LEAVE APPROXIMATELY 5% EXTRA MATERIALS FOR PARCHING AND/OR REPAIR OF ALL INTERIOR AND EXTERIOR FINISH MATERIALS INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL COVERINGS, ROOFING, SIDING, ETC., COORDINATE EXACT LIST AND QUANTITY OR MATERIALS REQUIRED WITH OWNER.

20. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION OR ADDENDUM.

21. FOOTINGS SHALL BEAR ON FIRM, LEVEL UNDISTURBED NATURAL OR COMPACTED ENGINEERED SOIL, FREE FROM FROST, LOOSE MATERIAL, AND ORGANIC MATERIAL, BRUSH AND DEBRIS

22. GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.6 OF THE NEW YORK STATE RESIDENTIAL CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R308.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELITES (SEE SECTION R308.6 FOR ADDITIONAL HAZARDOUS LOCATIONS)

23. WHERE ASPHALT SHINGLE ROOF SLOPE IS FROM 2 IN 12 TO 6 IN 12, TWO LAYERS OF UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH SECTION R090.1.1 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. (AS AN ALTERNATIVE, SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURERS AND ROOF COVERING MANUFACTURERS INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED, SHALL BE PERMITTED.

26. PROVIDE HEADERS OVER ALL FRAMED OPENINGS, INCLUDING WINDOW AND DOOR OPENINGS. MINIMUM HEADER SIZE, AND NUMBER OF JACK STUDS TO MEET THE REQUIREMENTS OF THE 2020 RESIDENTIAL OF NEW YORK STATE. (SEE HEADER NOTATION ON DRAWINGS)

25. FLASHING IS REQUIRED IN THE FOLLOWING LOCATIONS: AT WALL AND ROOF INTERSECTIONS AND PROJECTING WOOD TRIM, TOP OF ALL EXTERIOR WINDOWS AND DOOR OPENINGS; 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, AND BUILT-IN GUTTERS. FLASHINGS SHALL BE PROVIDED AS REQUIRED TO COMPLY WITH ALL OF SECTION R703.6 OF THE 2020 RESIDENTIAL CODE OF NYS.

26. WHERE EXISTING EXTERIOR WINDOWS AND/OR DOORS ARE REMOVED, THE INFILL CONSTRUCTION SHALL BE INSULATED TO FULL DEPTH, THE INSULATION SHALL BE OF EQUAL OR GREATER R-VALUE THAN WHAT WAS REMOVED.

27. WHERE SPRAY FOAM INSULATION IS USED, A LETTER FROM THE FOAM INSULATION INSTALLER WILL BE REQUIRED TO CERTIFY THE INSTALLED DEPTH OF INSULATION AND THE EQUIVALENT R-VALUE. THE LETTER MUST BE ON THE INSTALLER'S LETTERHEAD WITH AN ORIGINAL SIGNATURE. THE INSTALLED VALUES MUST BE EQUAL TO, OR BETTER THAN THOSE SHOWN ON THE DRAWINGS PROVIDED FOR THIS PROJECT.

28. ICE BARRIER AT EAVE: IN ACCORDANCE WITH R905.1.2 ICE BARRIERS: IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES, THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 26 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN EIGHT UNITS VERTICAL IN 12 UNITS HORIZONTAL (67-PERCENT SLOPE), THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES (914 MM) MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

REQUIREMENTS FOR SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

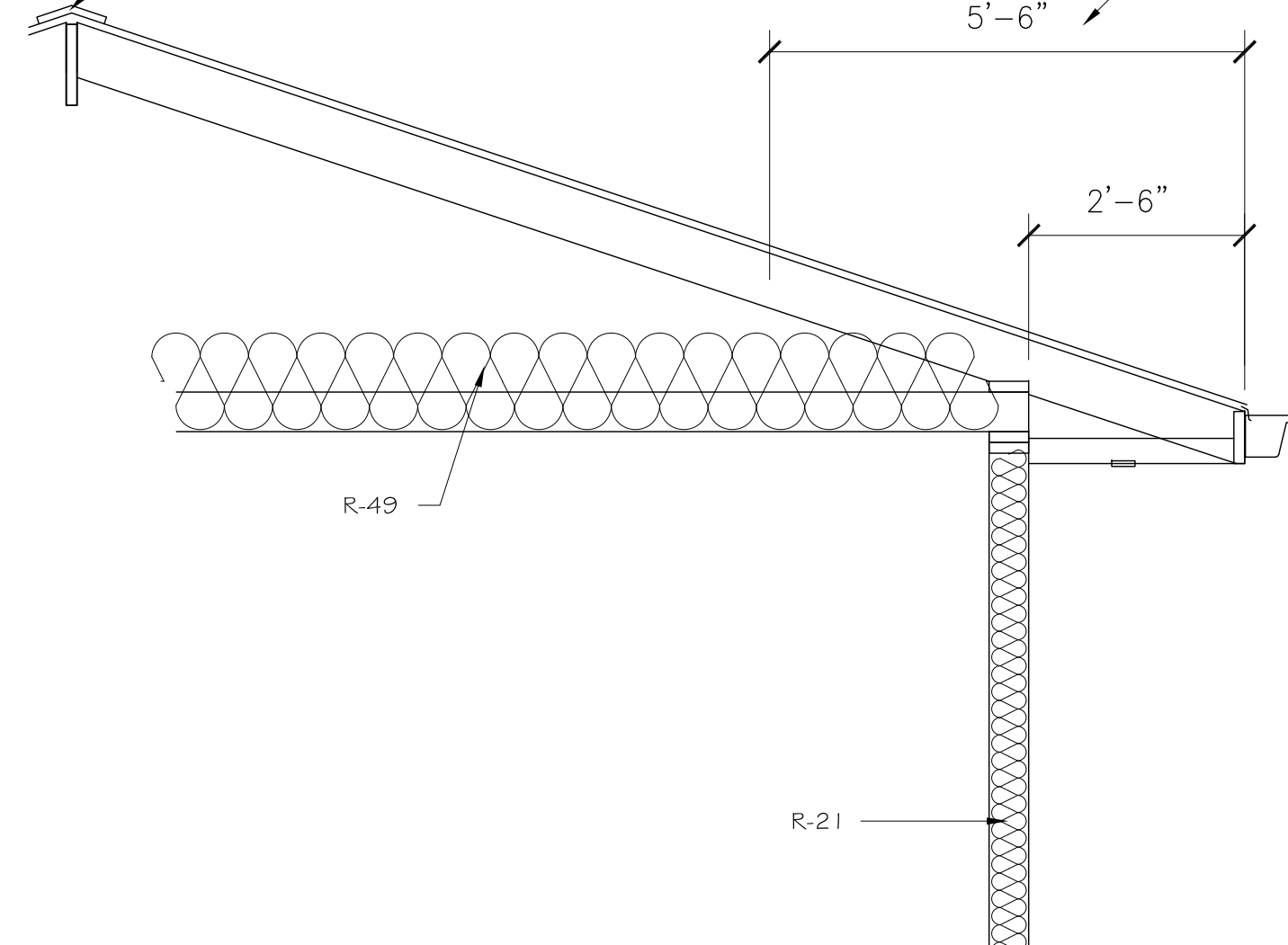
FOR EXISTING CONSTRUCTION (REMODELING AND ADDITIONS):

1. SMOKE DETECTORS SHALL BE INSTALLED AS REQUIRED BY APPENDIX J OF THE 2020 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 J OF THE RESIDENTIAL CODE. LISTED COMBINATION SMOKE/CARBON MONOXIDE ALARMS MAY BE USED IN LIEU OF SMOKE ALARMS.

2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS REQUIRED BY APPENDIX J OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE IN THE FOLLOWING LOCATIONS:
 - ON ANY STORY HAVING A SLEEPING AREA, WITHIN 10 FEET OF THE SLEEPING AREA; - IN ANY ROOM WHERE FUEL-FIRED APPLIANCES OR EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, OR FIREPLACES 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. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2036. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2036 AND UL 217 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ROOF VENTILATION MAY USE PROPRIETARY HIP RIDGE OR MECHANICAL TURBINE VENT

MINIMUM DISTANCE OF ICE AND WATER SHIELD PER NYS RES CODE PROVIDE AT ALL EAVE OVERHANGS



ROOF CONST.

- * ASPHALT TAB ROOF SHINGLES PER OWNER
- SELECTION OVER MIN 15# FELT OVER 7/16"
- * ICE AND WATER SHIELD (SEE GENERAL NOTES)
- * RAFTER AND CEILING JOIST FRAMING PER PLAN
- * R-49 KRAFT FACED FIBERGLASS INSUL.
- * PROVIDE RIDGE VENTS AND INSULATION DAFFLES AS REQD. TO MAINTAIN 1" MIN. VENT CHANNEL
- * 1/2" GYP. BD. CEILING

EAVE CONST.

- * 5" K-GUTTER ON ALUMINUM WRAPPED 2x6 ALUM. WRAPPED FASCIA WITH ALUM. DRIP EDGE
- * VENTED VINYL SOFFIT

EXTERIOR WALL CONST.

- * CEDAR SHAKE SIDING PRIMED AND PAINTED TO MATCH EXISTING SIDING AS CLOSELY AS POSSIBLE
- * AIR INFILTRATION BARRIER (TYVEK OR EQUAL)
- * 7/16" O.S.B. SHEATHING
- * 2x6 STUDS 16" O.C. WITH R-21 KRAFT FACED FIBERGLASS INSULATION
- * R-13 BEHIND ALL DUCTS IN EXTERIOR WALLS
- * 1/2" GYP. BOARD WALLS AND CEILING

MASTER BEDROOM

FLOOR CONST.

- * 5/8" T&G ADVANTECH SUBFLOOR, GLUED AND NAILED
- * FLOOR JOISTS AS PER PLAN
- * R-21 INSULATION AT BAND JOIST
- 2'-0" DEEP EACH JOIST BAY

CRAWL SPACE

MIN 2" THICK CONC. MUD SLAB OVER 4" GRAVEL OVER 10 MIL POLY VAPOR BARRIER

DUPONT THERMAX RIGID INSULATION BOARD (2.5" THICKNESS = R-15.0)

TYPICAL SECTION

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

FOUNDATION DRAINAGE

- * FILTER FABRIC OVER GRAVEL PACK
- * FILTER FABRIC (SOCK) OVER 4" DIAMETER PERFORATED DRAIN PIPE INTERIOR SIDE OF FOOTING
- * PIPE SHALL CONNECT TO EXISTING STORM WATER DRAINAGE SYSTEM (MAY CONNECT TO EXISTING SUMP PUMP)

GENERAL NOTE: AIR BARRIER AND INSULATION CRITERIA SHALL BE PROVIDED IN INSTALLED IN ACCORDANCE WITH NYS RES CODE TABLE N102.4.1.1. (SEE SHEET A-1)

NOTE: DOORS AND WINDOWS - NEW DOORS AND WINDOWS SHALL HAVE A 0.30 U-FACTOR RATING OR LESS

FOUNDATION FOUNDATION WALL CONST.

- * 2x6 P.T. SILL PLATE WITH SILL SEALER
- * 1/2" DIA. X 12" LONG ANCHOR BOLTS W/ HOOK
- * 6"-0" O.C. MAX. (MAX 24" FROM EACH END AND CORNERS)
- * CONCRETE BLOCK COURSE AS SPECIFIED ON FOUNDATION PLAN WITH #5 VERTICAL REBAR MAX 48" O.C. DOWELED INTO 16" WIDE X APPROX. 48" DEEP 2500PSI CONCRETE. BOTTOM OF FOOTING TO BE ON STABLE, COMPACTED SOIL (MIN SOIL BEARING CAPACITY 2500 PSF ASSUMED, AND A MINIMUM OF 48" BELOW GRADE)
- * MINIMUM R-15 INSULATION AS INDICATED IN SECTION
- * PARGE COAT AND DAMPROOF EXTERIOR FACE OF ALL BLOCK THAT IS BELOW GRADE
- * PROVIDE CEMENT COVE AT TOP OF TRENCH FTG. AS SHOWN

TABLE N102.1.2 (INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT) (THIS TABLE HAS BEEN ABBREVIATED TO FIT THIS PROJECT)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	BASEMENT WALL R-VALUE	CRAWL SPACE WALL R-VALUE
5	0.30	0.55	NR	R-49	20 OR 13+5	R-15/19	R-15/19

GENERAL NOTE: AIR BARRIER AND INSULATION CRITERIA SHALL BE PROVIDED IN INSTALLED IN ACCORDANCE WITH NYS RES CODE TABLE N102.4.1.1. (SEE SHEET A-1)

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PROJECT: ADDITIONS TO: 3785 EAST AVE PITTSFORD NY

CLIENT: SCOTT ODORISI 3785 EAST AVE PITTSFORD NY 14618

DRAWING TITLE: TITLE SHEET GENERAL NOTES AIR SEALING TABLE TYPICAL SECTION

Scale:

AS NOTED

PROJ. #:

DATE:


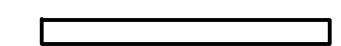

NOVEMBER 14, 2024

A-1

FLOOR PLAN

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

WALL KEY

-  NEW 2X4 AND 2X6 WALLS
-  EXISTING 2X4 AND 2X6 WALLS
-  SOUND ISOLATION (SEE NOTE #4 BELOW)

NOTES

1. NOT SURE IF EXISTING BEDROOM DOOR CAN BE ENLARGED TO 36" WIDE (SEE EXISTING CONSTRUCTION)
2. TV WALL IN BEDROOM, WE ARE SHOWING THREE WINDOWS THERE NOW - SHOULD WE REMOVE ONE WINDOW??
3. EXISTING PORCH HAS BRICK ON BACK WALL. DO YOU WANT TO ADD NEW BRICK TO THIS WALL?? MIGHT BE HARD TO BLEND. AND THE FLOOR?? BLEND OR STRIP AND REDO?
4. SOUND ISOLATION WALL - PROVIDE STAGGERED STUD WALL, OR DOUBLE WALL, OR HAT CHANNEL WALL WITH 5/8" GYP BOARD (VERIFY W/ OWNER) NOTE THAT POCKET DOOR WILL BE IN THIS WALL

GENERAL FRAMING NOTES

1. INSTALL DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER.
2. INSTALL MIDSPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"
3. LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFG. SPECIFICATIONS, AND PRODUCT LITERATURE (DESIGN "E" = 1,900,000 PSI)
4. USE TRIPLE ZINC COATED METAL CONNECTORS WHERE IN CONTACT WITH PRESSURE TREATED WOOD.
5. ALL HEADERS TO BE 2-2X8S UNLESS NOTED OTHERWISE
6. USE DOUBLE JACK STUDS AT ALL LOAD BEARING OPENINGS EQUAL OR GREATER THAN 4'-0" WIDE
7. PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARTITIONS 8FT OR LONGER WHICH RUN PARALLEL TO THE FRAMING; UNDER PLUMBING FIXTURES; AND AT FLOOR OPENINGS.
8. ALL POSTS TO BE SOLID BLOCKED TO STEEL BEAM OR FOUNDATION.
9. ERRORS, OMISSIONS, OR DISCREPANCIES IN PLANS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT
10. BUILDER AND HIS SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

GENERAL NOTES FOR WINDOWS AND DOORS

1. ALL NEW WINDOWS SHALL HAVE A RATED U-FACTOR OF 0.30 OR LESS
2. ALL NEW EXTERIOR DOORS SHALL HAVE A U-FACTOR OF 0.30 OR LESS

GARAGE HEAT SENSOR

3. HEAT DETECTION (GARAGE HEAT SENSOR) (HS)
A DEVICE RATED FOR THE AMBIENT OUTDOOR TEMPERATURES SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED WITHIN NEW AND EXISTING DWELLINGS. HEAT DETECTION SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

[NY] R314.2.3 ATTACHED GARAGES
HEAT DETECTION SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED WITHIN NEW AND EXISTING DWELLINGS. HEAT DETECTION SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

[NY] R314.4.1 HEAT DETECTION INTERCONNECTION
HEAT DETECTION SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM THAT IS INSTALLED IN THE DWELLING UNIT. ALARMS AND SMOKE ALARMS THAT ARE INSTALLED FOR THIS PURPOSE SHALL BE LOCATED IN A HALLWAY, ROOM OR OTHER LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

FIRE SAFETY NOTES

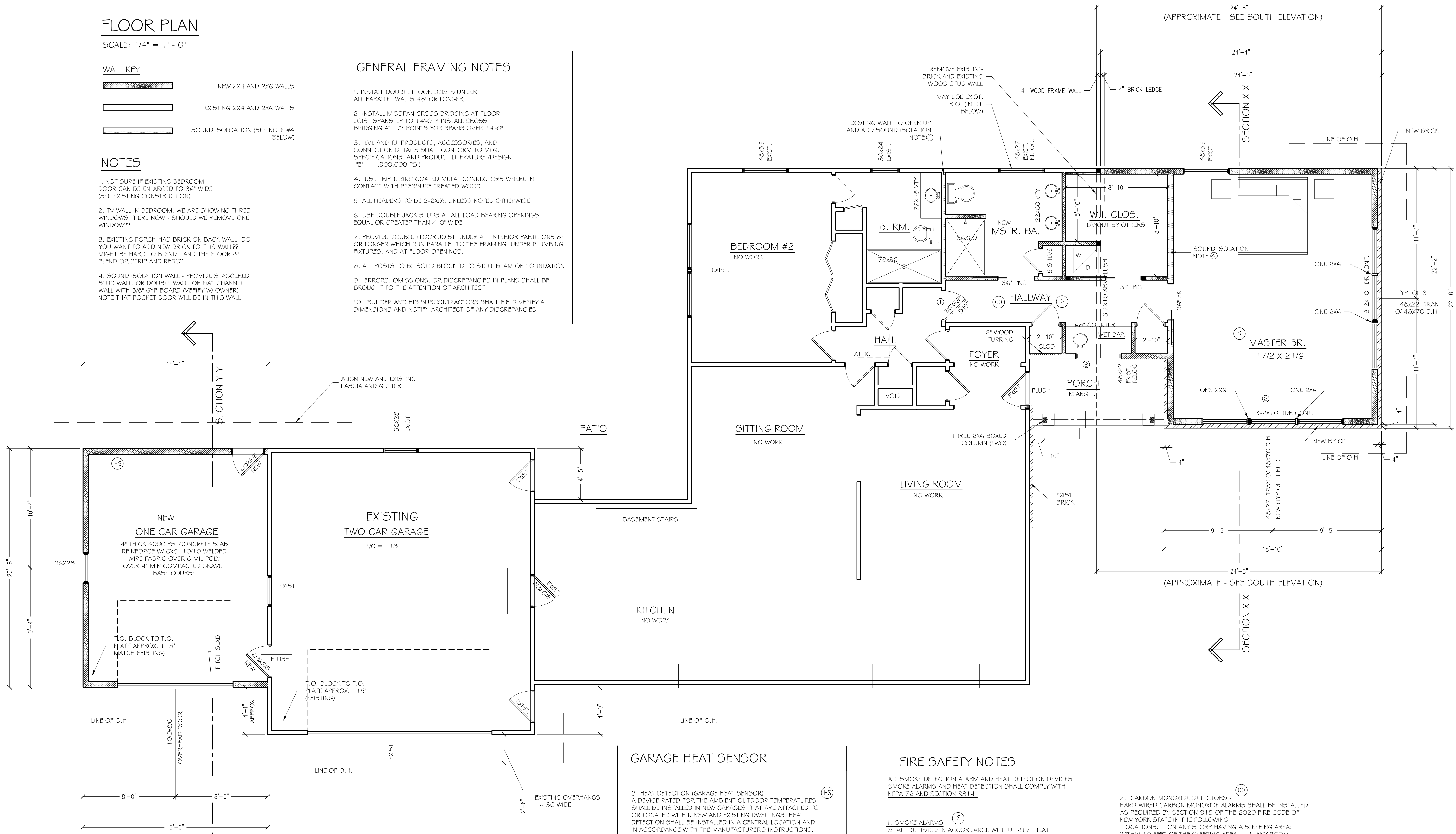
ALL SMOKE DETECTION ALARM AND HEAT DETECTION DEVICES - SMOKE ALARMS AND HEAT DETECTION SHALL COMPLY WITH NFPA 72 AND SECTION R314.

1. SMOKE ALARMS (S)
SHALL BE LISTED IN ACCORDANCE WITH UL 217. HEAT DETECTION SHALL BE LISTED IN ACCORDANCE WITH UL 521 OR UL 539, AS APPROPRIATE FOR THE INTENDED APPLICATION. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

NOTE-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

2. CARBON MONOXIDE DETECTORS - (CO)
HARD-WIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS REQUIRED BY SECTION 915 OF THE 2020 FIRE CODE OF NEW YORK STATE IN THE FOLLOWING LOCATIONS:
 - ON ANY STORY HAVING A SLEEPING AREA; WITHIN 10 FEET OF THE SLEEPING AREA. - IN ANY ROOM WHERE FUEL-FIRED APPLIANCES OR EQUIPMENT, SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, OR FIREPLACES ARE LOCATED. ALARMS SHALL BE INTERCONNECTED SUCH THAT IF ONE ACTIVATES, ALL WILL ACTIVATE.
 CARBON MONOXIDE ALARMS SHALL BE LISTED 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.



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PROJECT: ADDITIONS TO:
 3785 EAST AVE
 PITTSFORD NY

CLIENT: SCOTT ODORISI
 3785 EAST AVE
 PITTSFORD NY 14618

DRAWING TITLE:
 FLOOR PLAN
 NEW MASTER SUITE
 NEW GARAGE BAY

Scale: AS NOTED
 PROJ. #:
 DATE: NOVEMBER 14, 2024

FOUNDATION PLAN

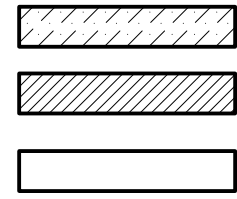
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CONC. BLK. LEGEND:

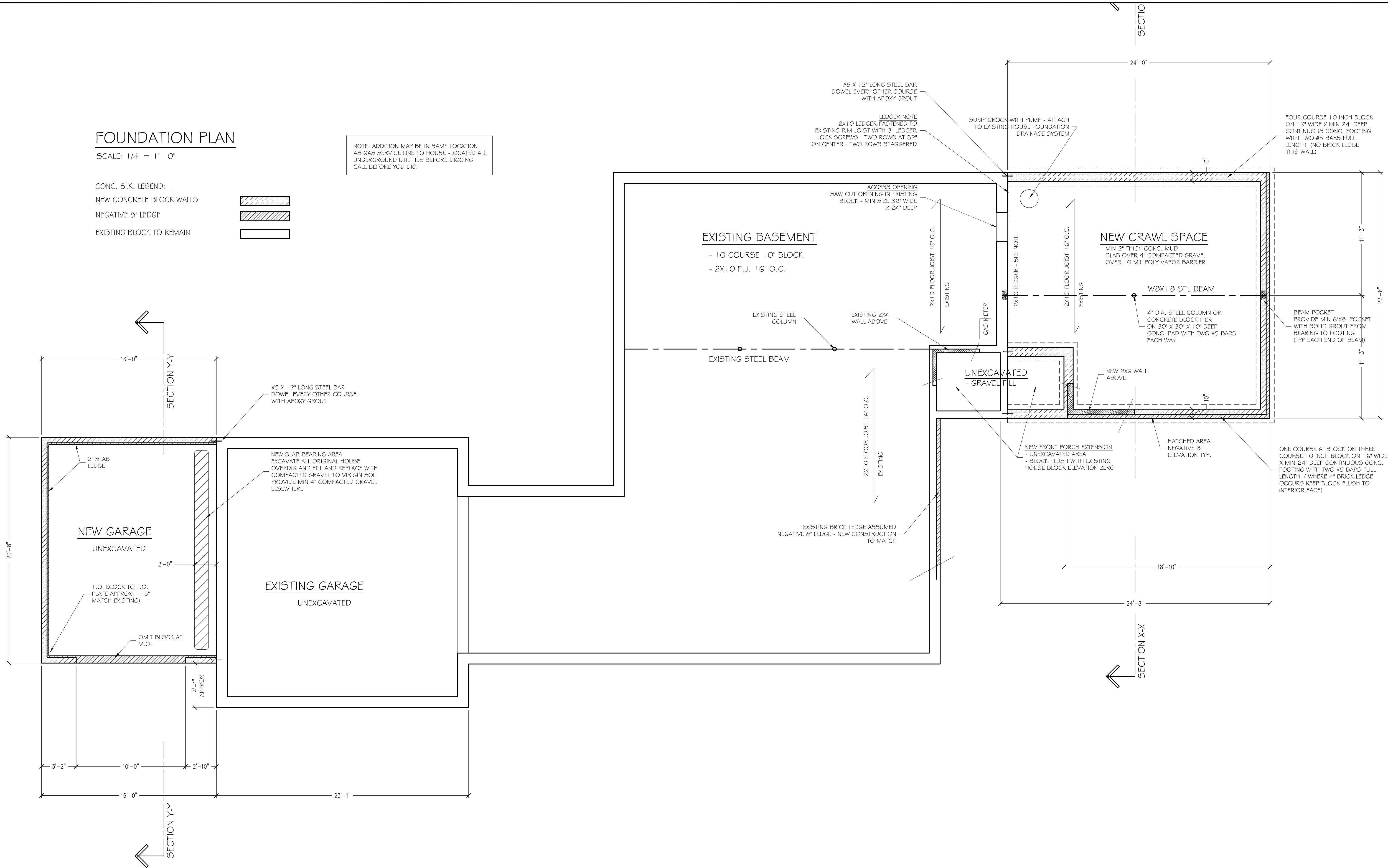
NEW CONCRETE BLOCK WALLS

NEGATIVE 8" LEDGE

EXISTING BLOCK TO REMAIN



NOTE: ADDITION MAY BE IN SAME LOCATION AS GAS SERVICE LINE TO HOUSE - LOCATED ALL UNDERGROUND UTILITIES BEFORE DIGGING CALL BEFORE YOU DIG!



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DRAWING TITLE: FOUNDATION PLAN

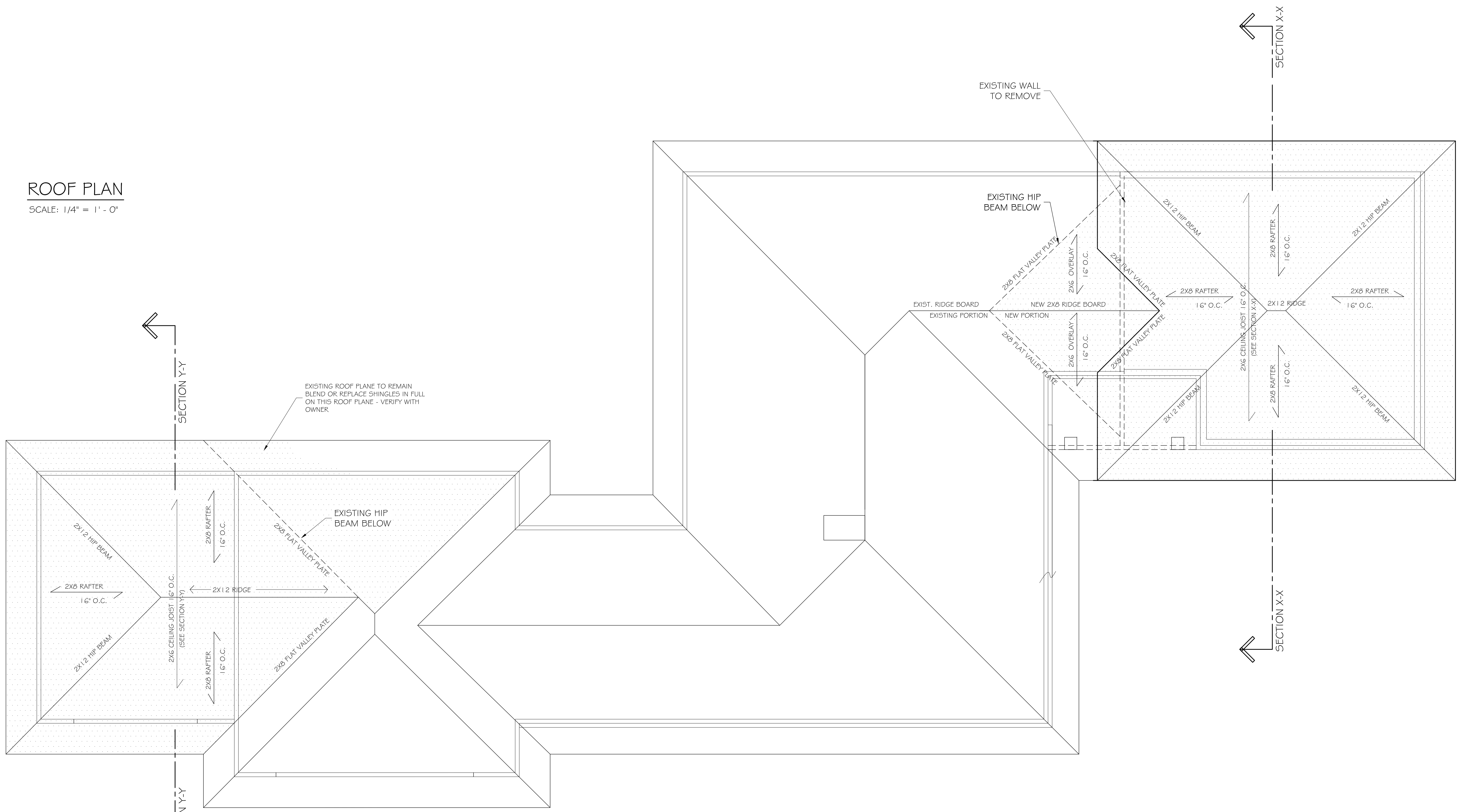
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PROJ. #:

DATE: NOVEMBER 12, 2024

A-3

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



EXISTING ROOF PLANE TO REMAIN
BLEND OR REPLACE SHINGLES IN FULL
ON THIS ROOF PLANE - VERIFY WITH
OWNER

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PROJECT:
ADDITIONS TO:
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PITTSFORD NY 14618

DRAWING TITLE:
ROOF PLAN

Scale:
AS NOTED

PROJ. #:

DATE:
NOVEMBER 12, 2024

EAST AVENUE (66' WIDE)



KILIROI ROAD

ADDITION

LOT 5

ENHANCED ENTRY
Remove sidewalk

20.4b

13.5' ONE STORY
FRAME & BRICK
NO. 3785

ASPHALT DRIVE

ASPHALT DRIVE

PRIVATE DRIVE EASEMENT
FOR RDM NO. 8

PROX. FENCE

0.5' FNC

0.5' FNC

24.0'

227.71'

90°00'00\"

22.5'

6.3'

36.1'

ENCL. PORCH

CONC. PAD

21.1'

21.1'

24.8'

12.0'

100.00'

10'

REFERENCE NO. 5

REFERENCE NO. 4



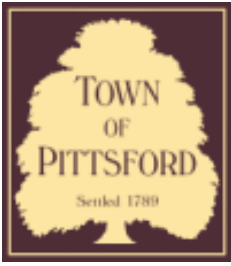
3785











Town of Pittsford

Department of Public Works
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Pittsford, New York 14534

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C24-000124

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 150 French Road ROCHESTER, NY 14618

Tax ID Number: 151.09-1-1.2

Zoning District: IZ Incentive Zoning

Owner: Sisters Of St Joseph of Roch

Applicant: Sisters Of St Joseph of Roch

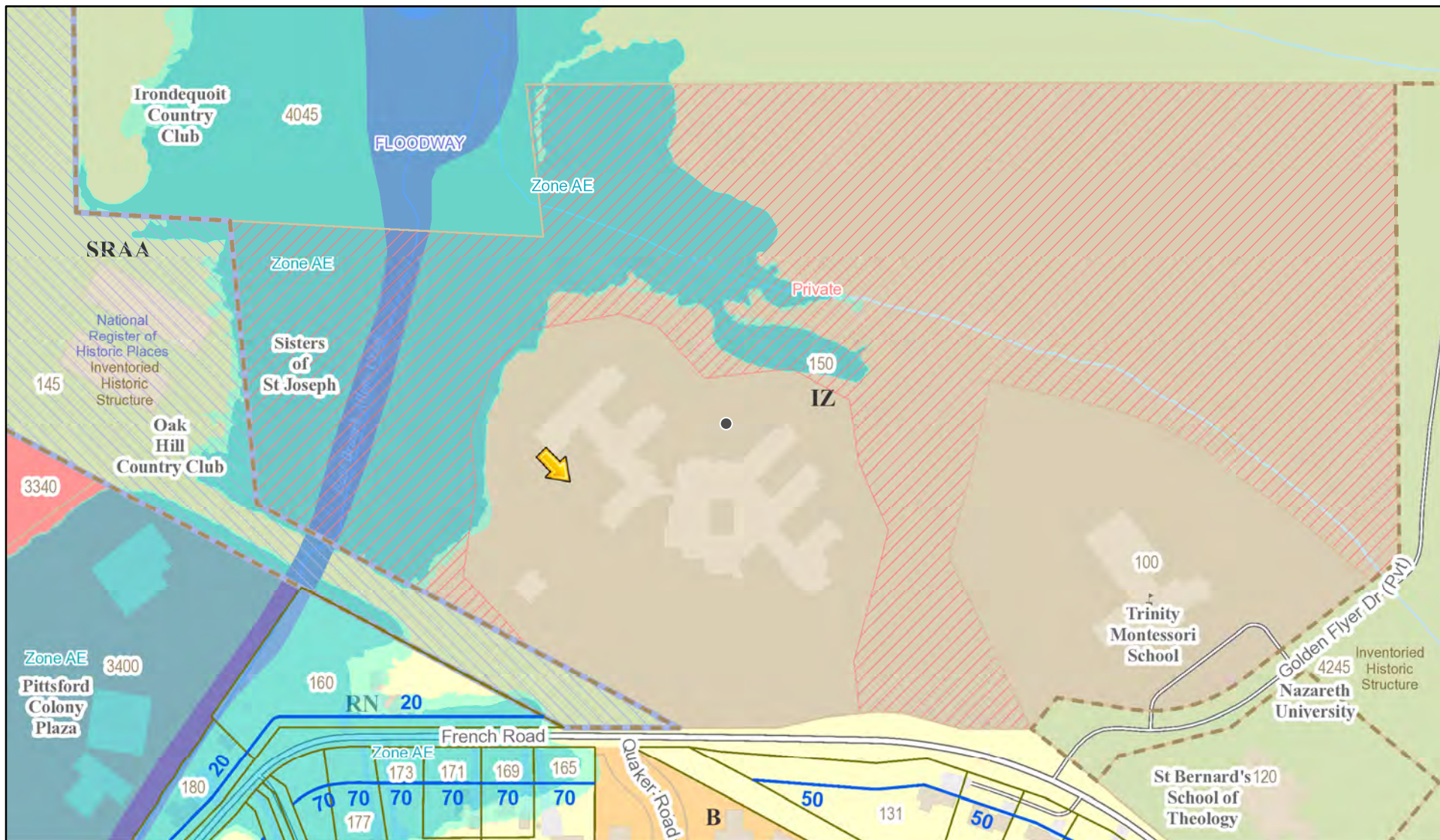
Application Type:

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

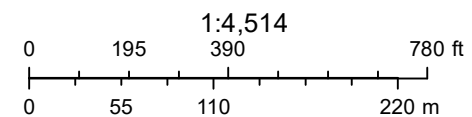
Project Description: Applicant is requesting design review for the addition of windows on the North and East elevations.

Meeting Date: December 05, 2024

RN Residential Neighborhood Zoning



Printed November 21, 2024



Town of Pittsford GIS

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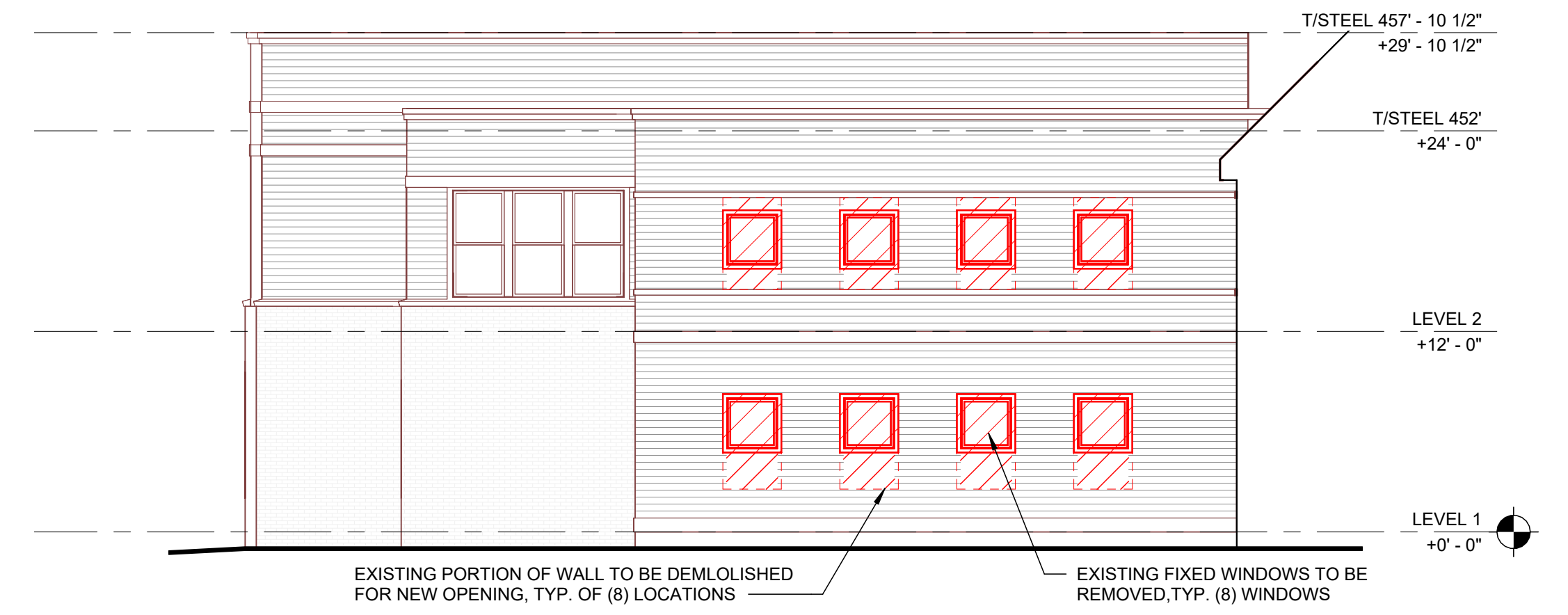


Site Plan

Friendly Senior Living IL Apartments at Sister's of St. Joseph



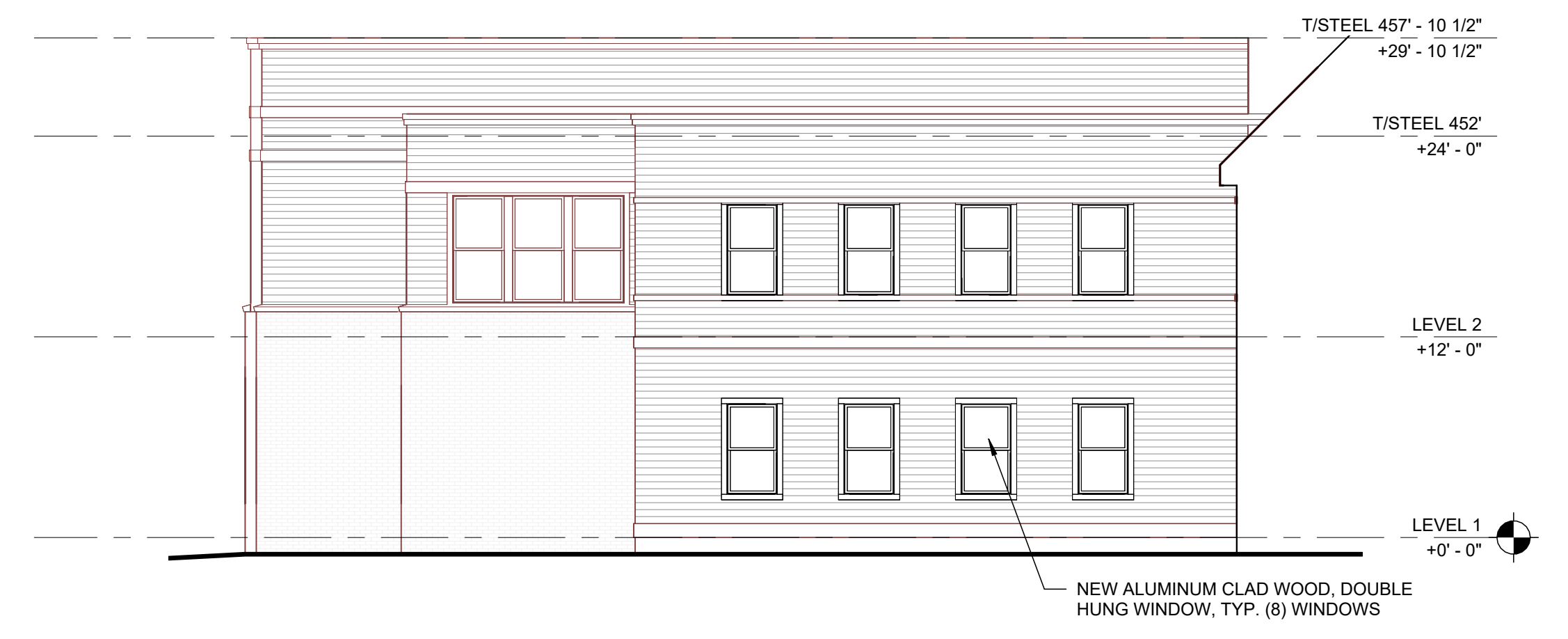
1A North Elevation - Existing
1/8" = 1'-0"



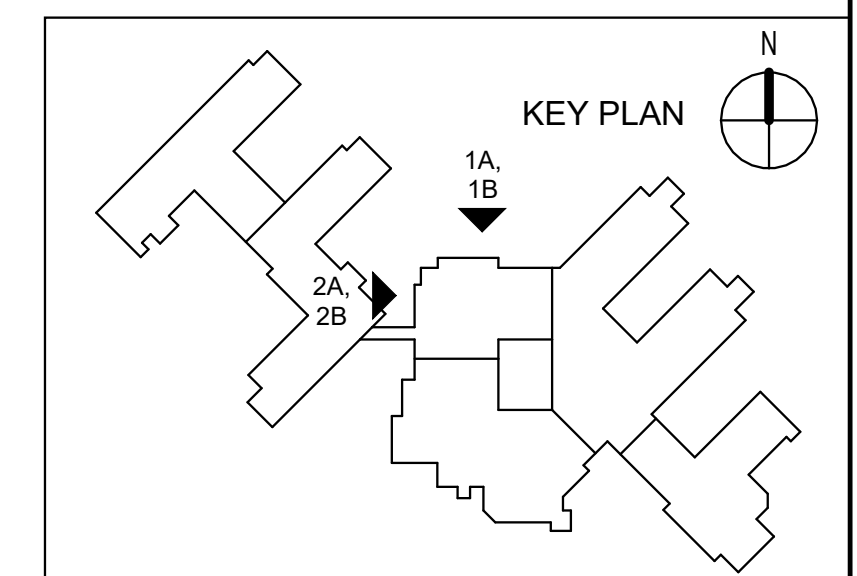
2A East Elevation - Existing
1/8" = 1'-0"



1B North Elevation - New Window Placement
1/8" = 1'-0"



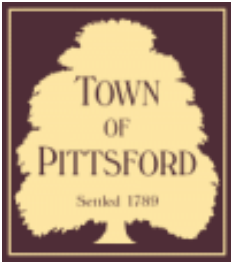
2B East Elevation - New Window Placement
1/8" = 1'-0"



New Window Elevations

Friendly Senior Living IL Apartments at Sister's of St. Joseph





Town of Pittsford

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

Permit #
B24-000148

Phone: 585-248-6250

FAX: 585-248-6262

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 191 Main Street PITTSFORD, NY 14534

Tax ID Number: 164.14-1-7

Zoning District: RN Residential Neighborhood

Owner: Roelse-Bolger, Patricia

Applicant: Roelse-Bolger, Patricia

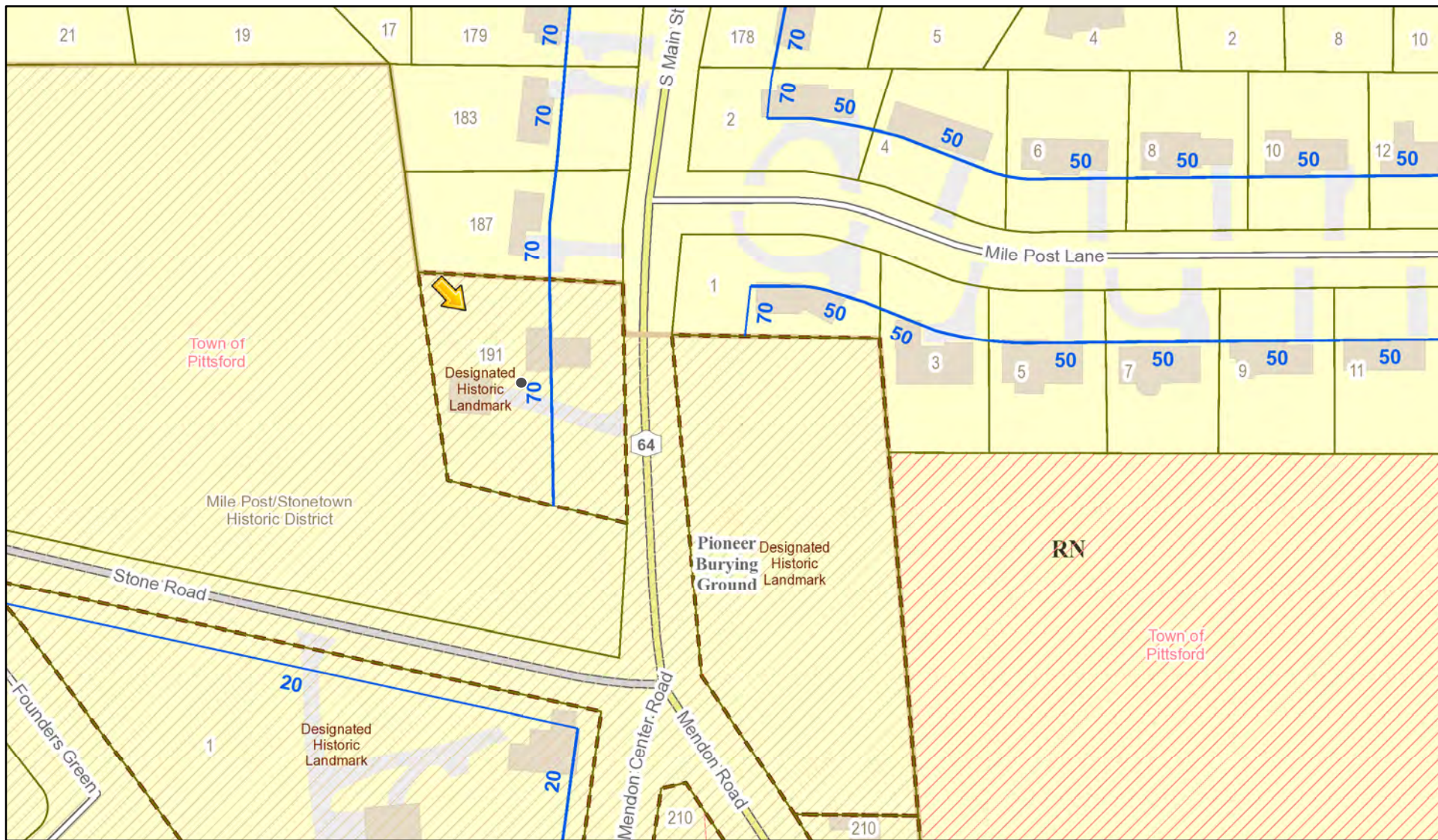
Application Type:

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

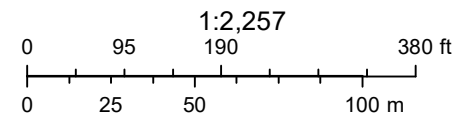
Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the modification of exterior doors at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Meeting Date: December 05, 2024

RN Residential Neighborhood Zoning



Printed November 19, 2024



Town of Pittsford GIS

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FIRM Panel
36055C0359G

FIRM Panel
36055C0359G

183

2

4

6

8

187

1

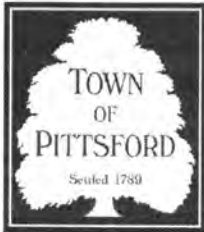
191

3

5

7

9



TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # 6

1. Property Address: 191 S. MAIN ST

2. Tax Account Number: ?

3. Applicant's Name: STACY BRUCE BOLGER

Address: 191 S. MAIN ST Phone: 585-721-3451

PITTSFORD NY 14534 E-mail: bolgersb@gmail.com
City State Zip Code

4. Applicant's Interest in Property:

Owner: Lessee: Holding Purchase Offer:

Other (explain): _____

5. Owner (if other than above): _____

Address: _____ Phone: _____

City State Zip Code

Has the Owner been contacted by the Applicant? Yes N/A No

6. Application prepared by: STACY B. BOLGER

Address: 191 S. MAIN ST Phone: 585-721-3451

PITTSFORD NY 14534 E-mail: _____
City State Zip Code

7. Project Design Professional (if Available): BLAKE HELD

Address: 13 MAPLEWOOD AVE Phone: _____

HONEYCREEK FALLS NY 14472 E-mail: _____
City State Zip Code

8. Project Contractor (if Available): PAUL COLLIER
Address: _____ Phone: 385-750-14468
HILTON NY 14468 E-mail: _____
City State Zip Code

9. Present use of Property: PRIVATE HOME

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:

WOODEN
ADD ONE DOOR OF WHEELCHAIR ACCESSIBLE SIZE-36"
TO EAST SIDE OF PORCH. 9' LONG WOOD & POLYWOOD
36" WIDE RAMPS TO FRONT & NEW DOOR.
BLUE STONE SIDEWALKS FROM BOTH DOORS TO
DRIVEWAY

14. Proposed Exterior Improvements:

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

- 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):

SEE ABOVE

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

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

- | | |
|---|--|
| <input type="checkbox"/> Parcel map | <input checked="" type="checkbox"/> Architectural elevations |
| <input checked="" type="checkbox"/> Photographs | <input checked="" type="checkbox"/> Architectural plans |
| <input type="checkbox"/> Other materials | |

Applicant Certification:

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

Signature of applicant

11-21-2024

Date

Owner Consent:

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

Yes No

If Yes, owner's signature: _____

General Notes

1. All work shall conform to all applicable codes and ordinances.
2. Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
3. Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
4. All wood in contact with concrete to be pressure treated.
5. All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.
6. Contractor shall verify all existing conditions prior to initiating any portion of the work.
7. Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
8. Stair and guardrail openings to be less than 4".
9. Tight line all affected drainage to approved drainage system.
10. All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
11. All (new) smoke detectors to be hardwired to home's electrical system.
12. If subsurface water is encountered at any point, contact the owner's geotechnical engineer for recommendations before proceeding.

Alternates:

Provide costs broken out for the following:

1. Review with owner: Place a second concrete path to front door with ramp at 1 in 20, to level pad over existing porch deck.

Provide Allowances for:

2. In Bedroom, flooring to be carpet as selected by owner. Review pile height and type with owner.
3. In Bathroom, Floor tile as selected by owner.
4. In Bathroom: Wall Tile or Solid Surface Panels as selected by owner.

Electrical Notes:

1. Wherever possible reuse exg. electric switches and lines. Provide new recessed ceiling fixtures in new locations after review with owner.
2. Recessed fixtures to be: WAC Lighting R4ERAR-W930-WT.
3. In Bathroom, provide new exhaust fan and lighting.
4. In Bedroom, review electrical needs for specialized equipment with owner.

Sheet Index

Cover Sheet, Site Plans, Permit Requirements

A001 Cover Sheet and Site Plan

Plans

- A101 PLANS: Demolition & Proposed
- A102 Enlarged Plans and Details
- A103 Section and Details

Applicable Codes

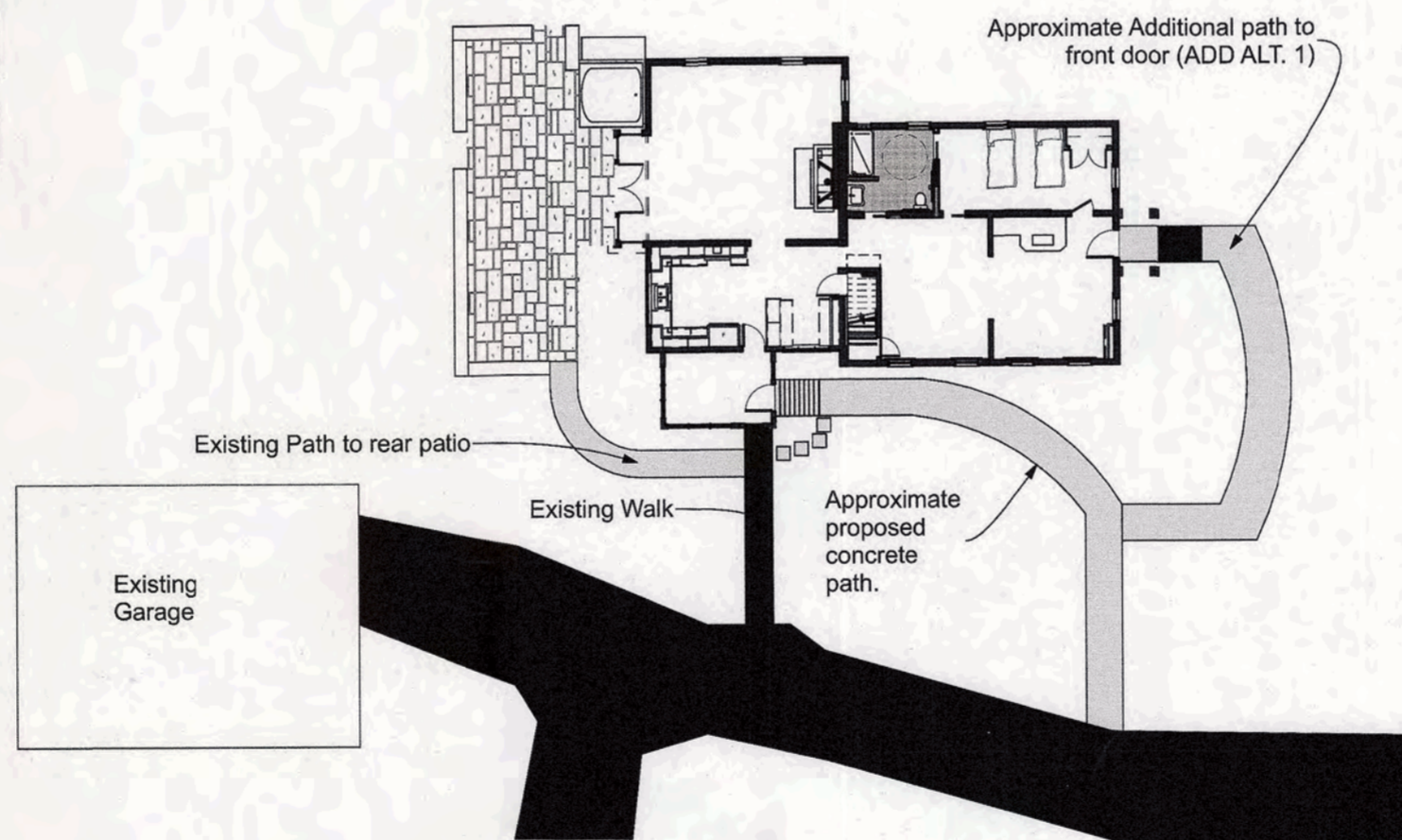
- 2020 Residential Code of NYS
- I2020 Energy Code of NYS
- Uniform Plumbing Code (UPC)
- National Fuel Gas Code (NFPA 54)
- All other Codes referenced within NYS Codes

Energy

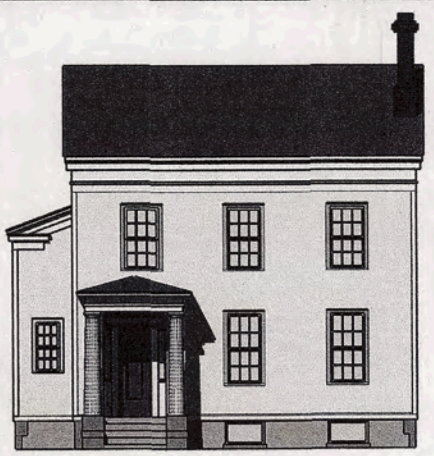
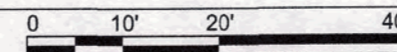
NO CHANGES TO EXISTING BUILDING ENVELOPE

Requirements applicable to this project:

- Vertical glazing: U .30 minimum
- Exterior wall: R-21 minimum
- Ceiling: R-49 minimum;
R-38 single rafter
- Floors R-30 minimum



1 Site Plan
A001 SCALE: 1" = 20'



Blake H. Held Architect, PLLC

13 Maplewood Ave.
Honeoye Falls, NY 14472

585-766-5248

CONSULTANTS:

####

Bolger Residence Accessibility Alterations

191 South Main St. Pittsford NY
14534

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11/18/24 Remove Deck From Project

ISSUE CHANGE NAME Revision ID



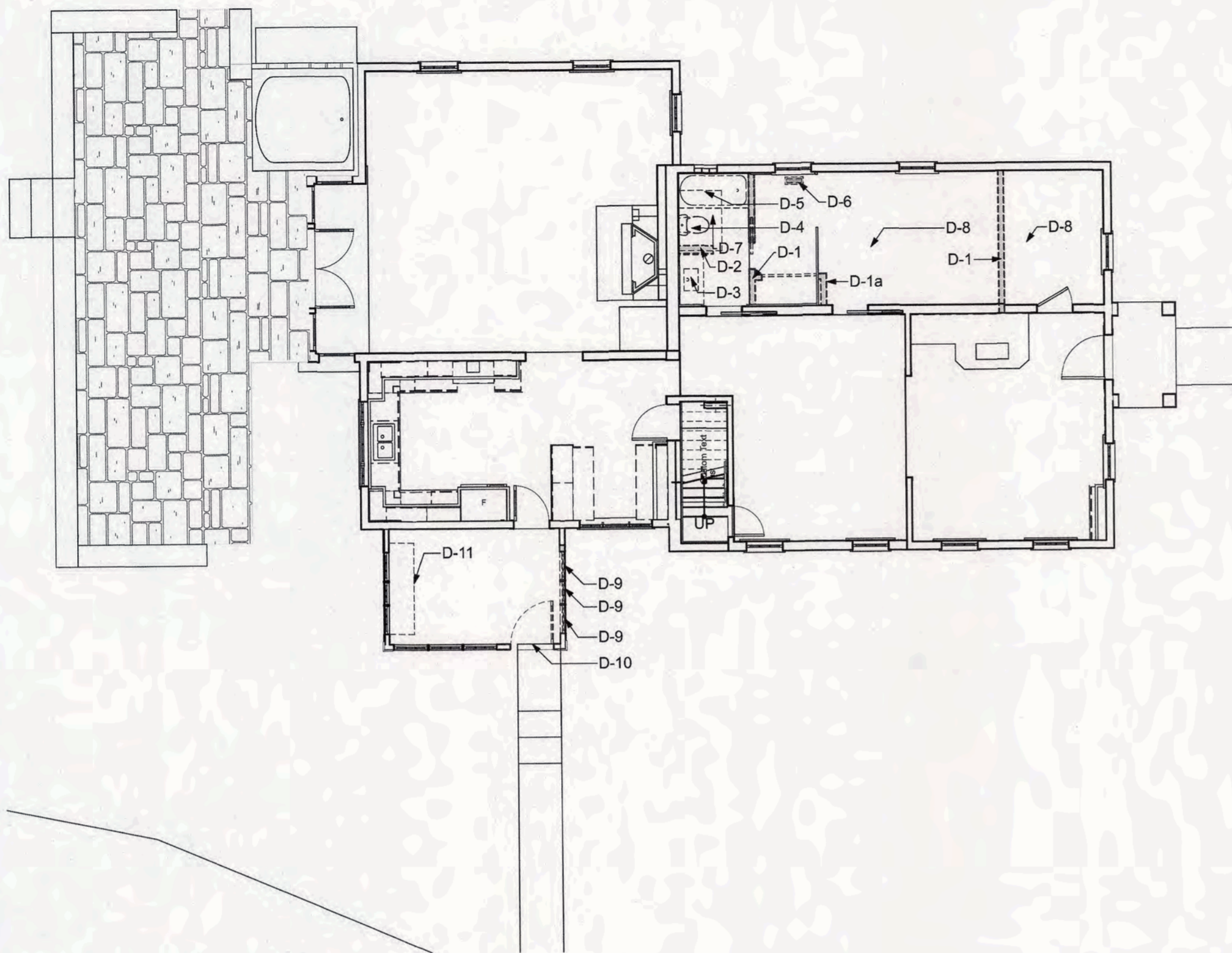
SHEET TITLE:

Cover Sheet and Site Plan

PROJECT NO: 2402

A001

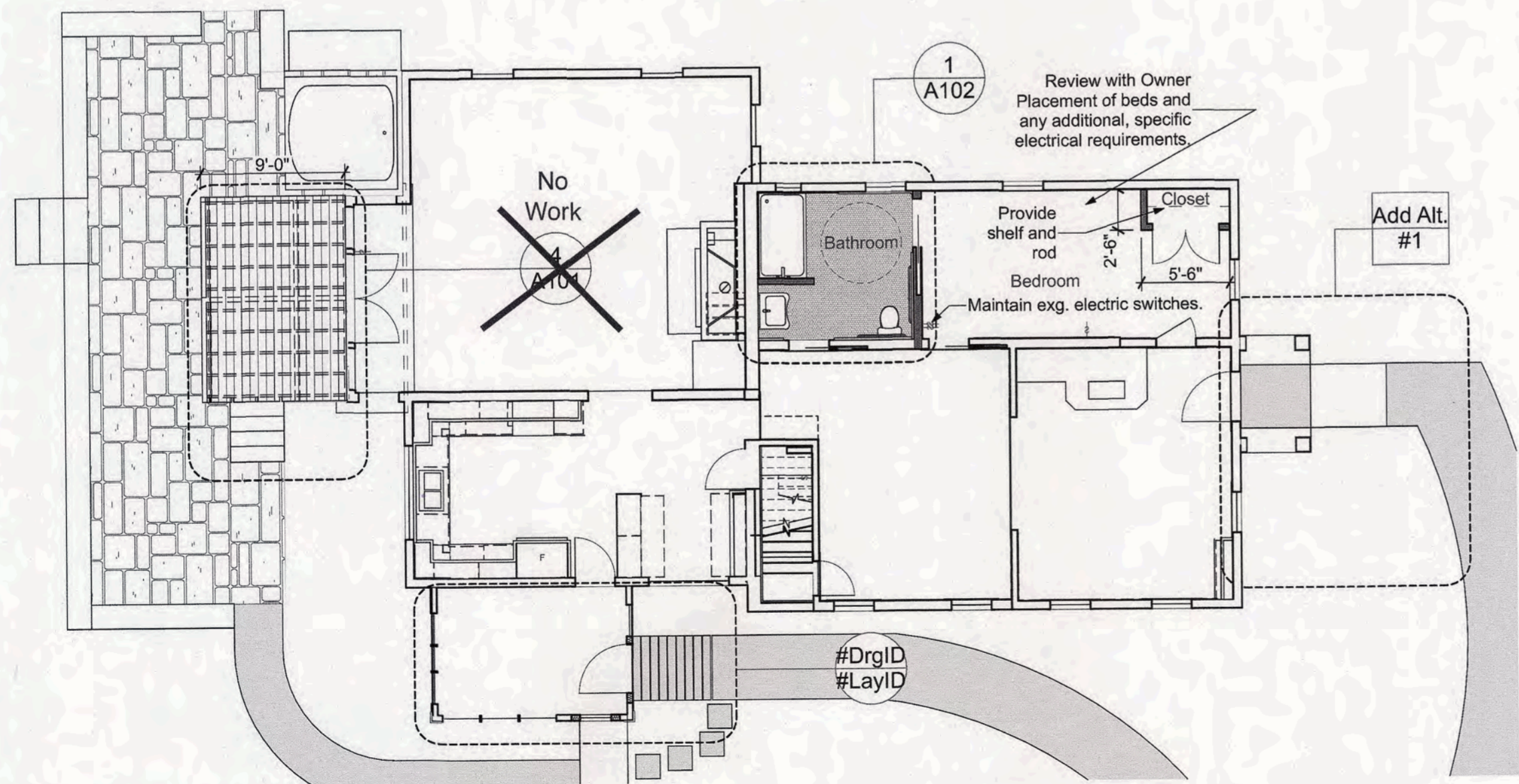
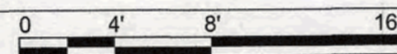
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1 First Floor Demolition Plan

A101

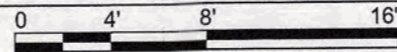
SCALE: 1/8" = 1'-0"



3 First Floor Plan

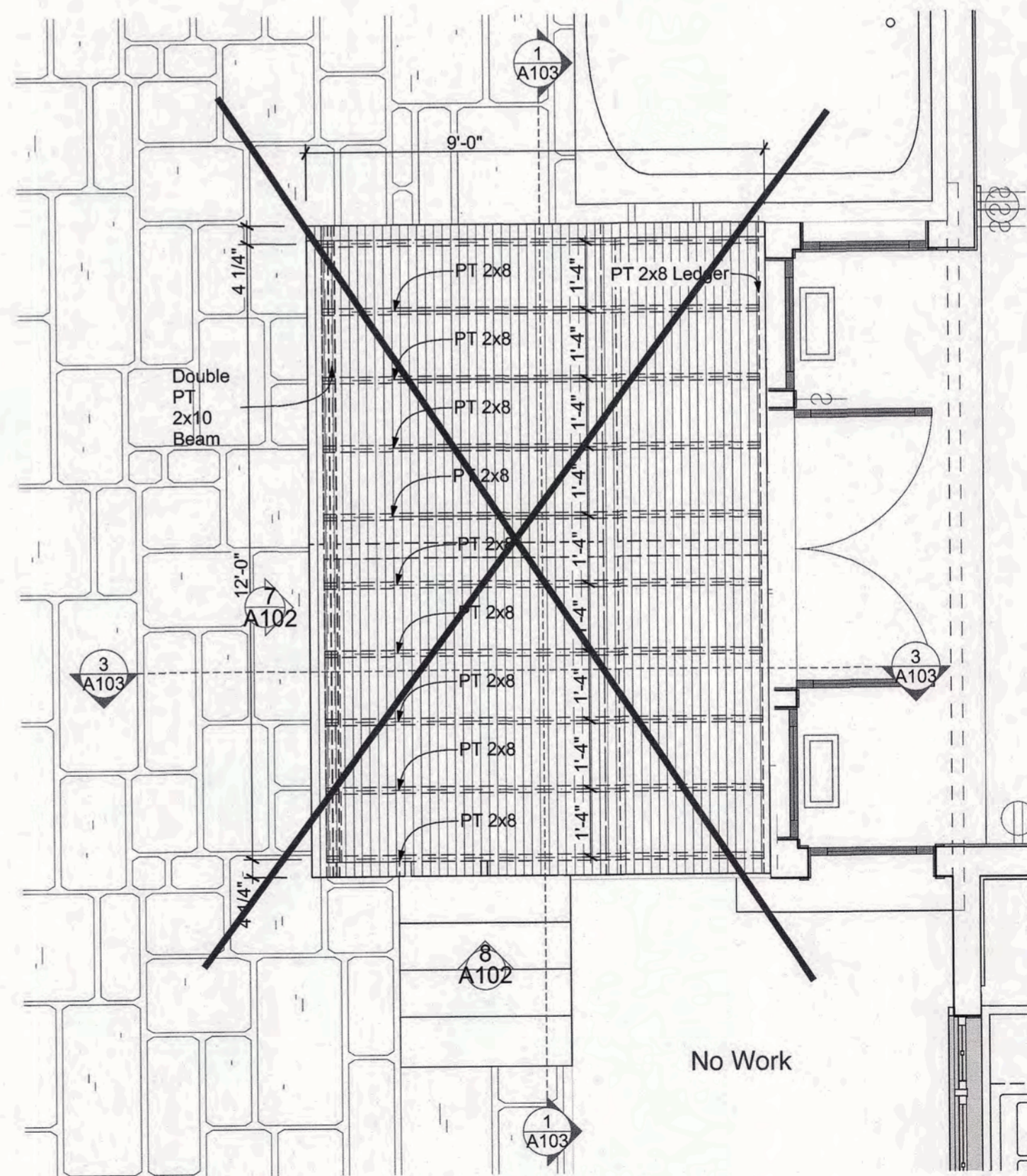
A101

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



- Demolition Notes:**
- D-1: Remove existing Wall. Relocate and existing electrical outlets to the North, exterior, wall.
 - D-1a: Remove or reframe exg. Wall to become a 6" stud wall for a pocket door. Maintain exg. Electric in existing wall location.
 - D-2: Remove existing half wall. Relocate exg. Electric as shown in electrical layout.
 - D-3: Salvage existing vanity. Turn over to homeowner.
 - D-4: Remove existing Toilet.
 - D-5: Remove existing tub & shower and doors.
 - D-6: Remove existing floor register. Relocate to east in bedroom — beneath bedroom window.
 - D-7: Strip existing bathroom flooring down to existing subfloor. Remove existing wall shower surround panels/tile. Remove existing wallpaper and prep walls for paint or new paper. Remove existing wall mirror cabinet, patch and infill.
 - D-8: Remove existing carpeting, prep floor for new wood flooring. Remove existing wallpaper. Patch and prep wall for paint.
 - D-9: Salvage three windows. One to be raised in existing door opening. Widen opening to accommodate new door and one salvaged window.
 - D-10: Salvage existing door. Infill/reframe wall for reused, relocated existing window centered in opening.
 - D-11: Exg. Storage box to be relocated for floor work and replaced on new raised floor.

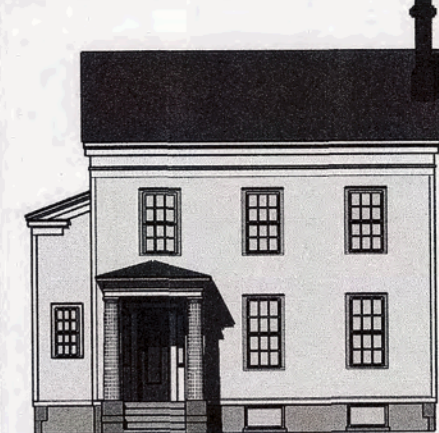
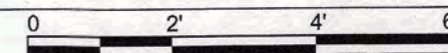
- General Demolition Notes:**
1. Intent is for a finished space with none to minimal appearance of patching or alteration. All walls, floors, and ceilings affected by demolition work to be patched smooth with adjacent remaining surfaces.
 2. Entire ceiling in bedroom and bathroom to be painted following repair work. All walls to be painted or prepped for wallpaper.
 3. Relocate all electrical as indicated. If outlets or switching or other electrical or mechanical equipment appears where not shown, review relocation with owner or architect.



4 Enlarged Plan at Deck

A101

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



Blake H. Held Architect, PLLC

13 Maplewood Ave.
Honeoye Falls, NY 14472

585-766-5248

CONSULTANTS:

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Bolger Residence Accessibility Alterations

191 South Main St. Pittsford NY
14534

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11/18/24 Remove Deck From Project

ISSUE CHANGE NAME Revision ID



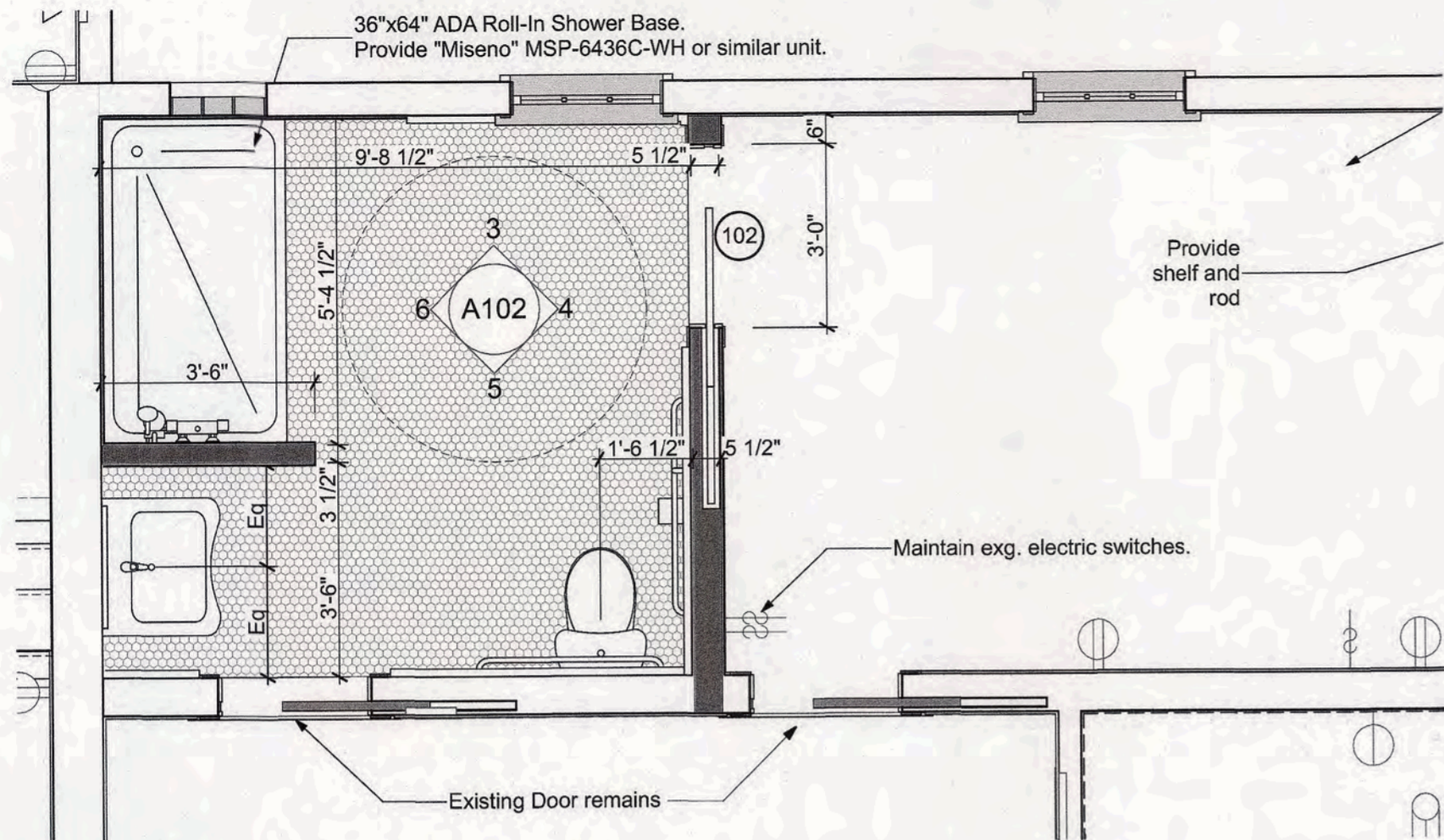
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PLANS: Demolition & Proposed

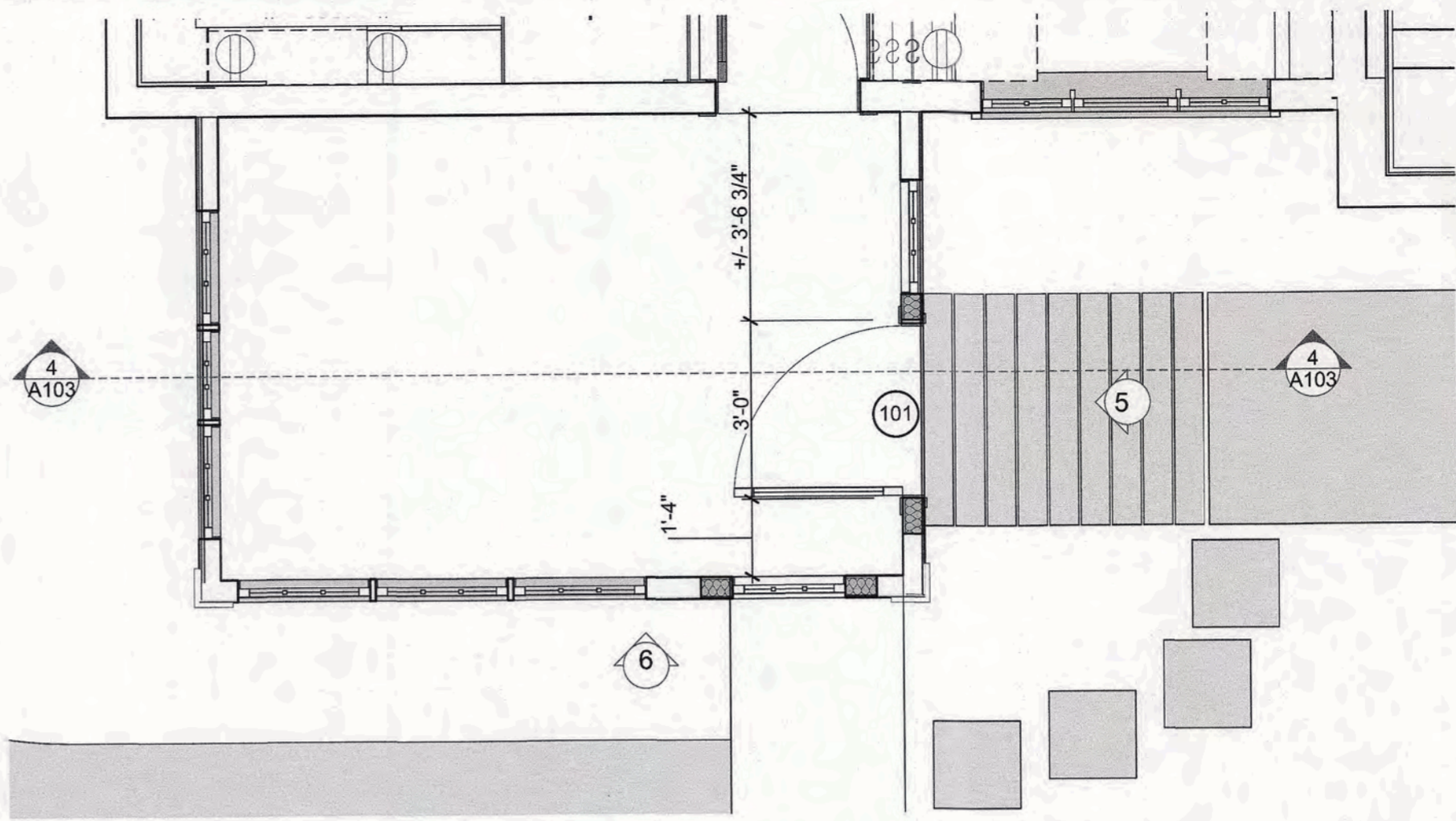
PROJECT NO: 2402

A101

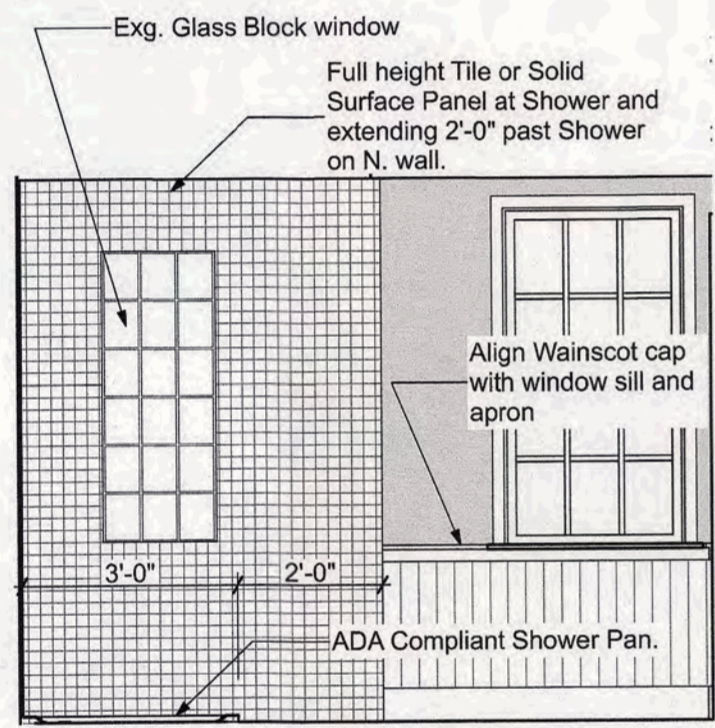
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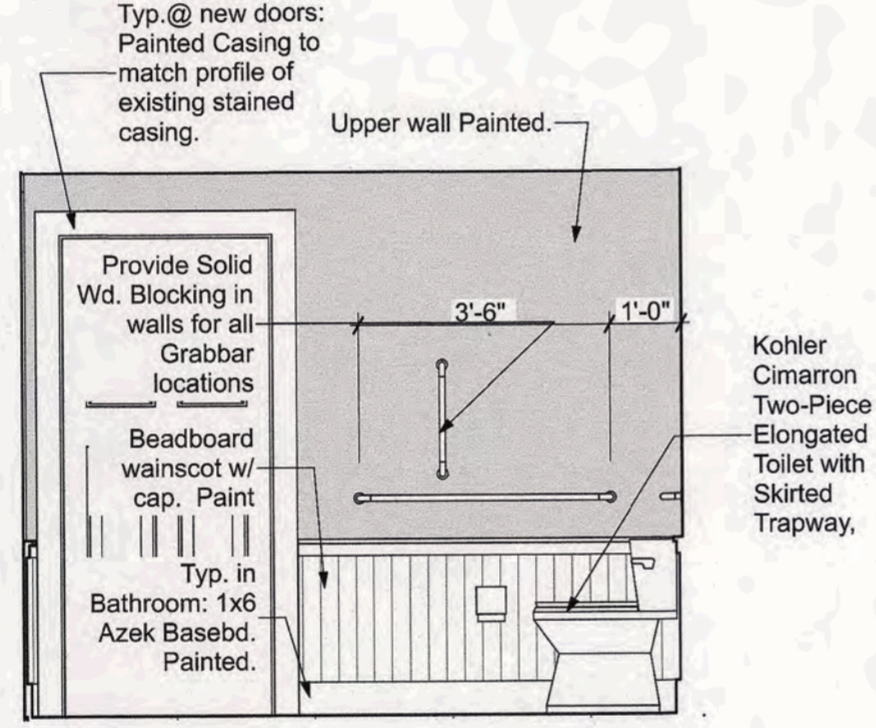
1 Enlarged Bathroom Plan
A102 SCALE: 3/8" = 1'-0"



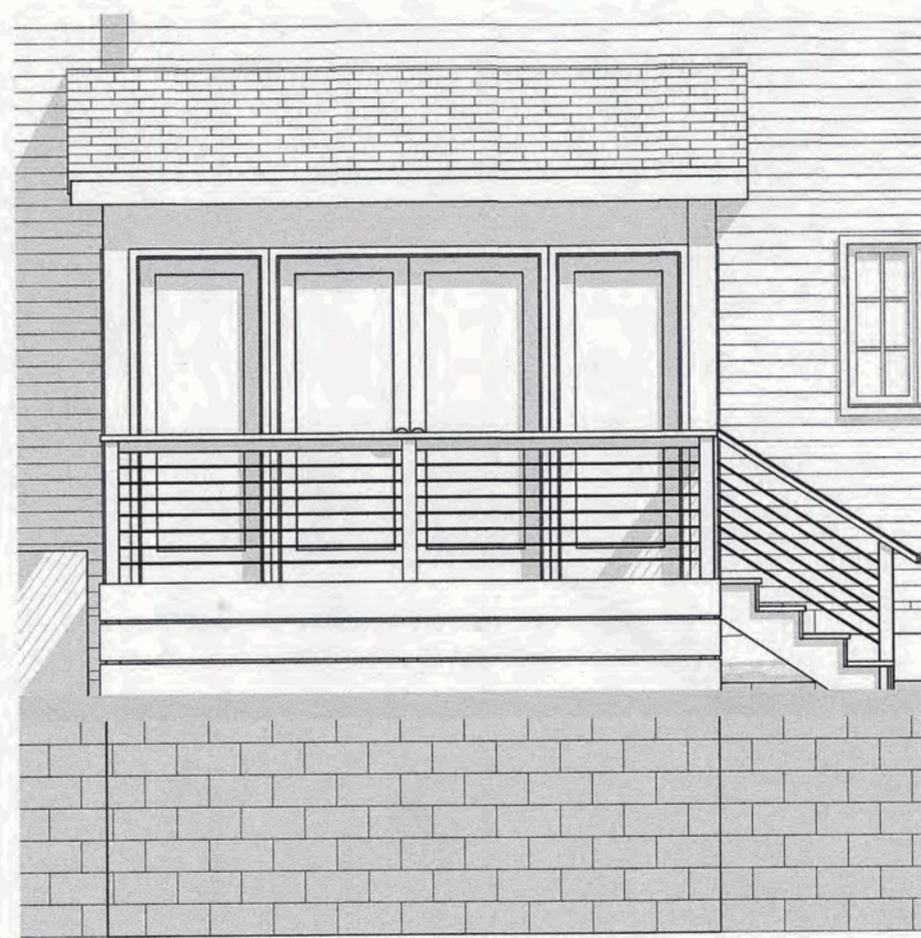
2 Side Entry Plan
A102 SCALE: 3/8" = 1'-0"



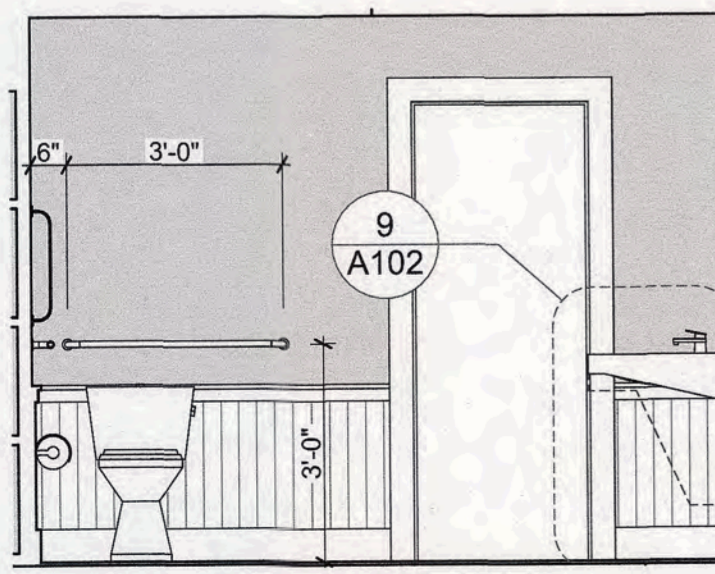
3 Looking North 3/8" = 1'-0"



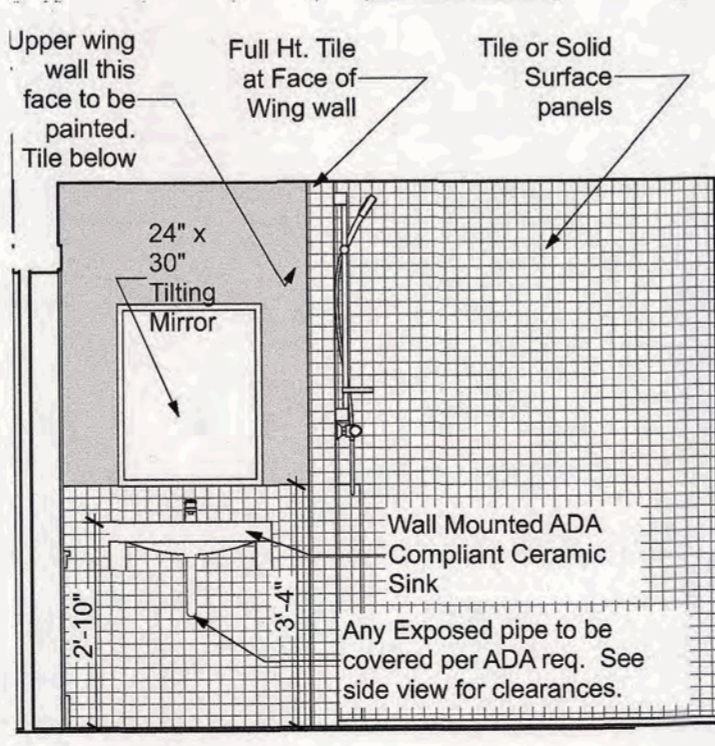
4 Looking East 3/8" = 1'-0"



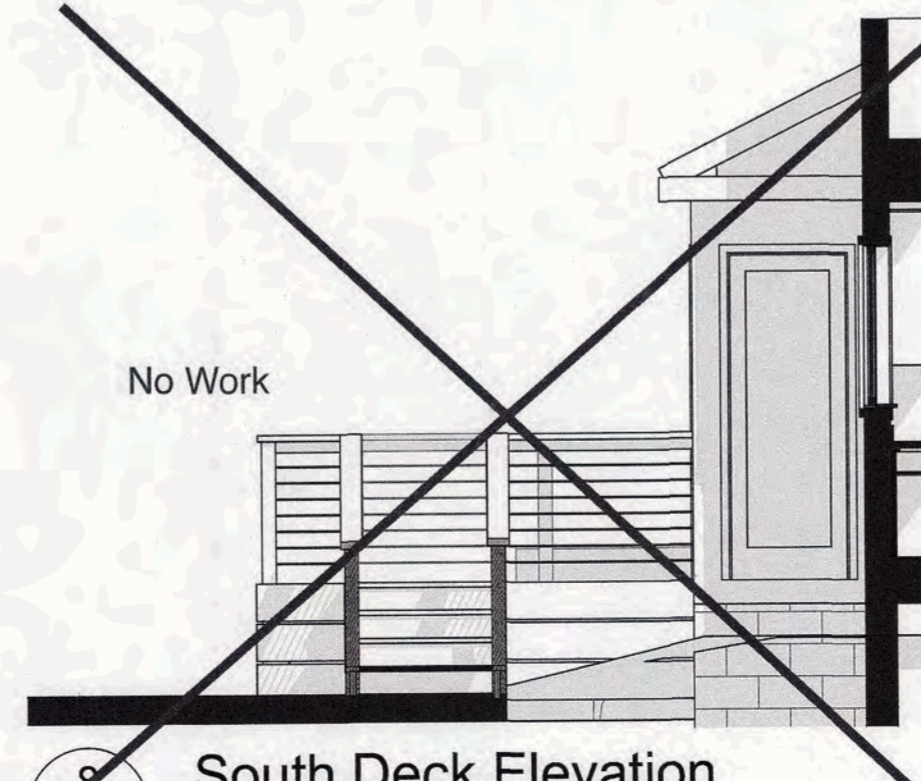
7 West Deck Elevation
A102 SCALE: 1/4" = 1'-0"



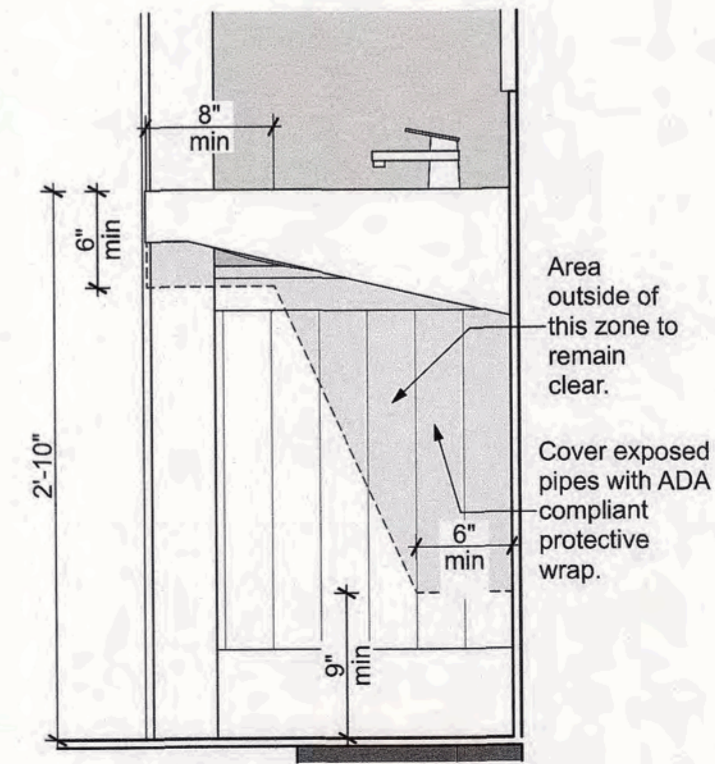
5 Looking South 3/8" = 1'-0"



6 Looking West 3/8" = 1'-0"



8 South Deck Elevation
A102 SCALE: 1/4" = 1'-0"



9 Sink Clearances
A102 SCALE: 1" = 1'-0"



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13 Maplewood Ave.
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585-766-5248

CONSULTANTS:
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**Bolger Residence
Accessibility
Alterations**

191 South Main St. Pittsford NY
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11/18/24 Remove Deck From Project

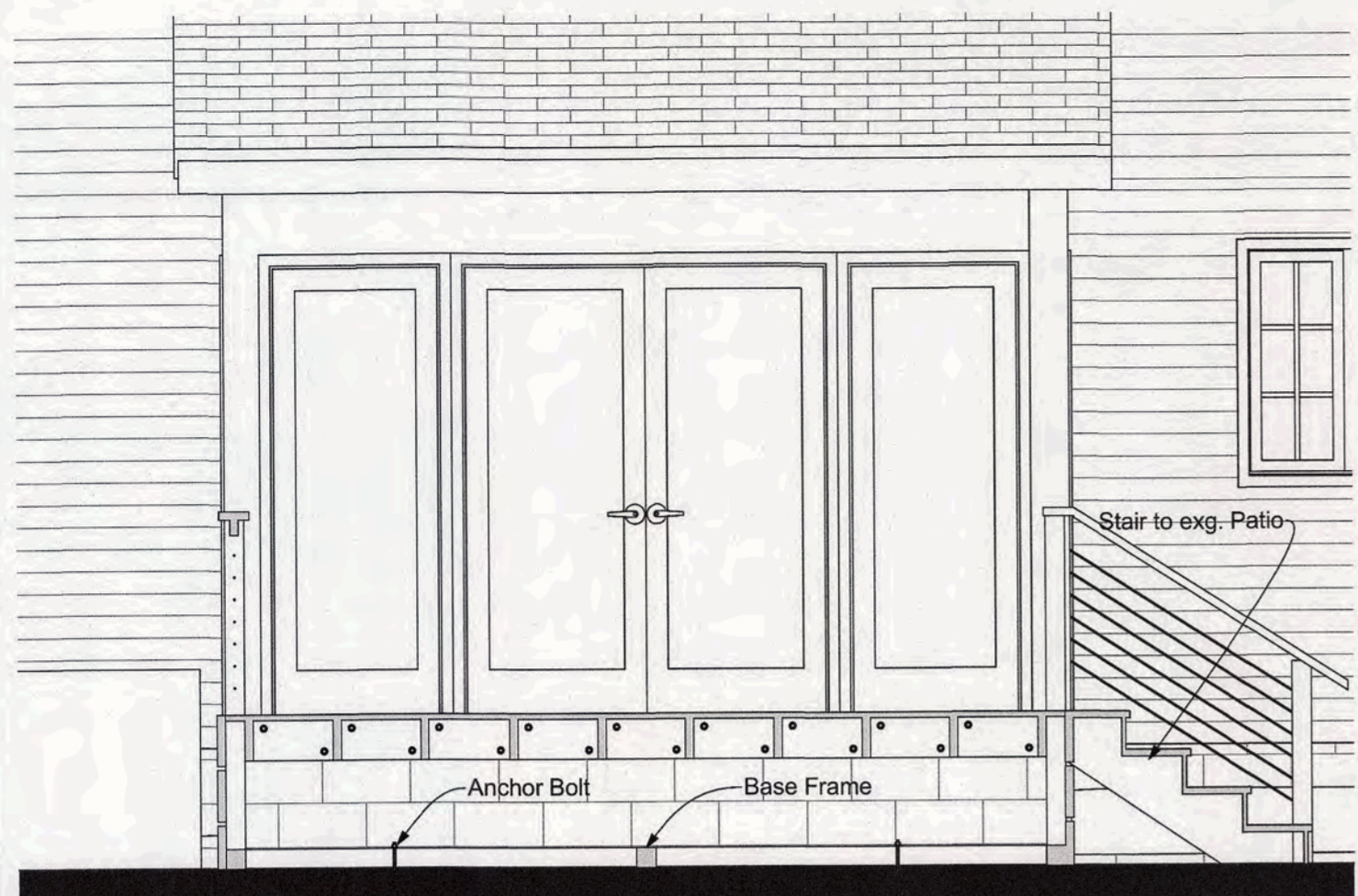
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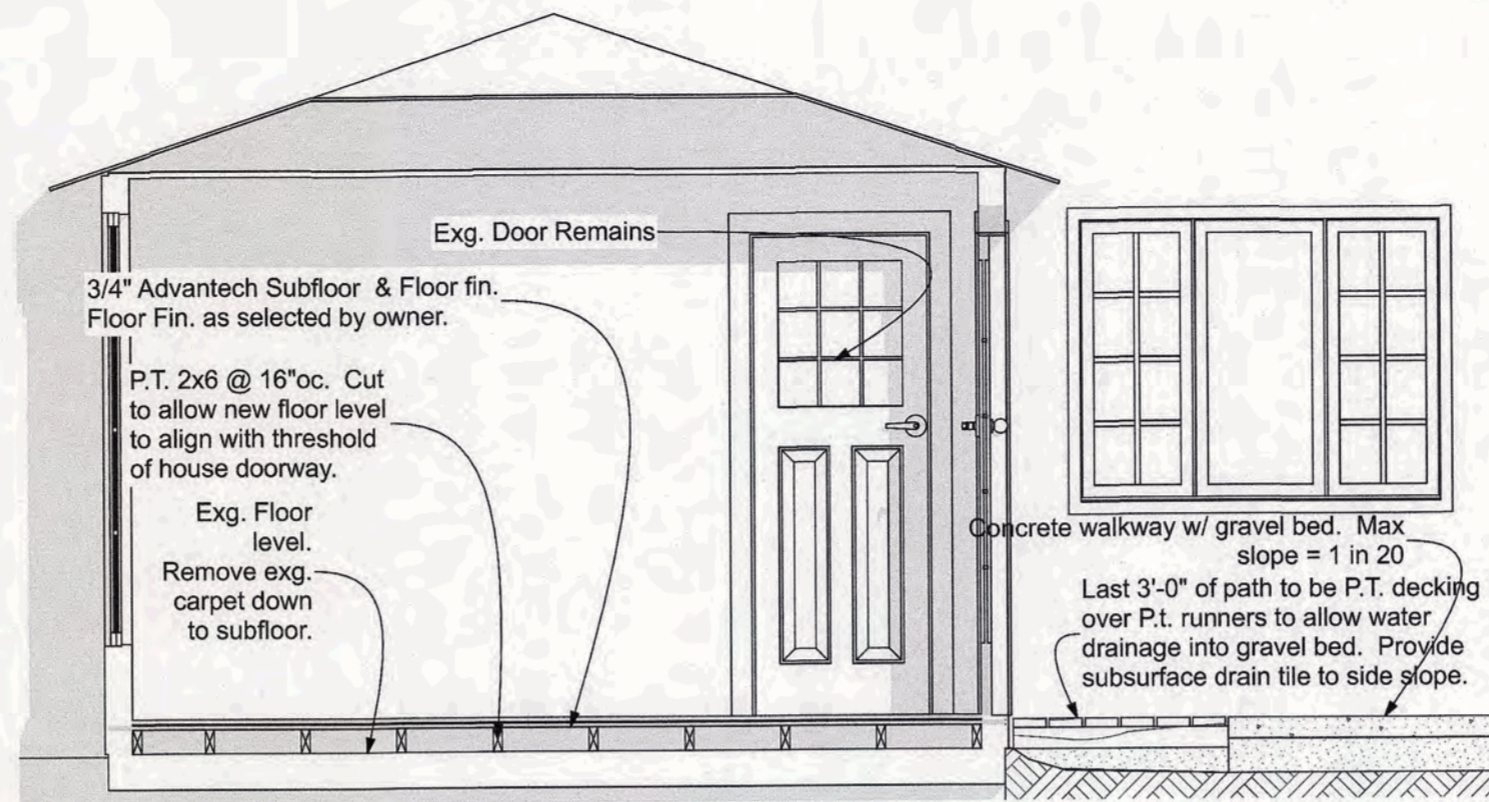
SHEET TITLE:
**Enlarged Plans and
Details**

PROJECT NO: 2402

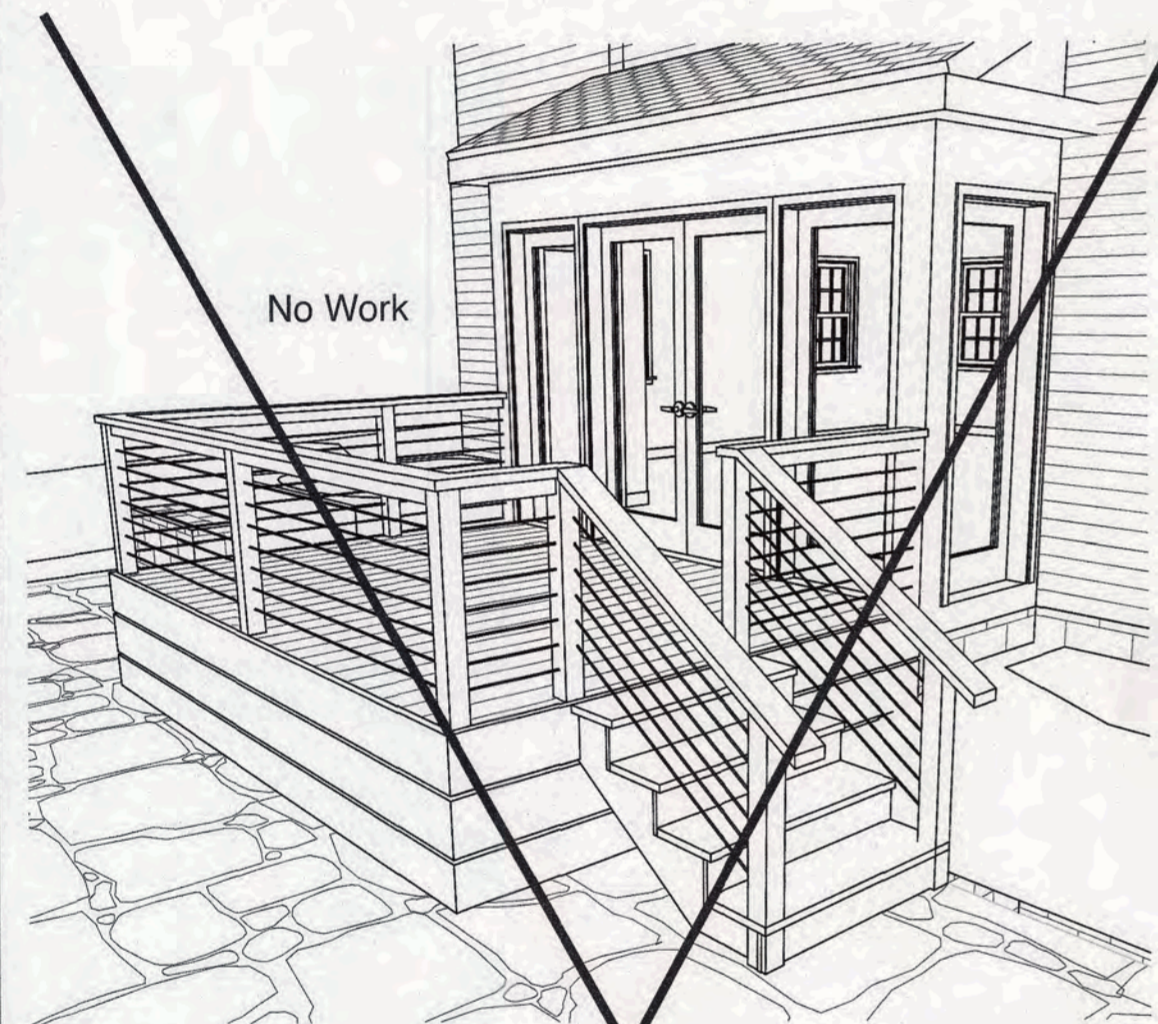
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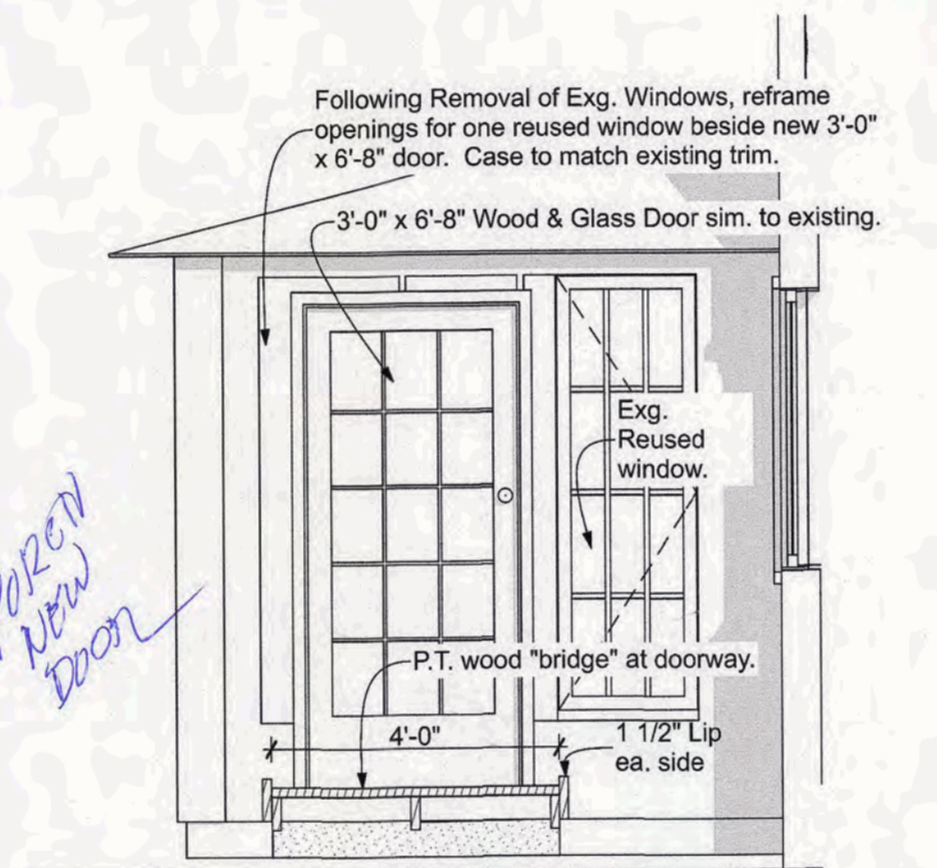
1 Deck Section
A103 SCALE: 3/8" = 1'-0"



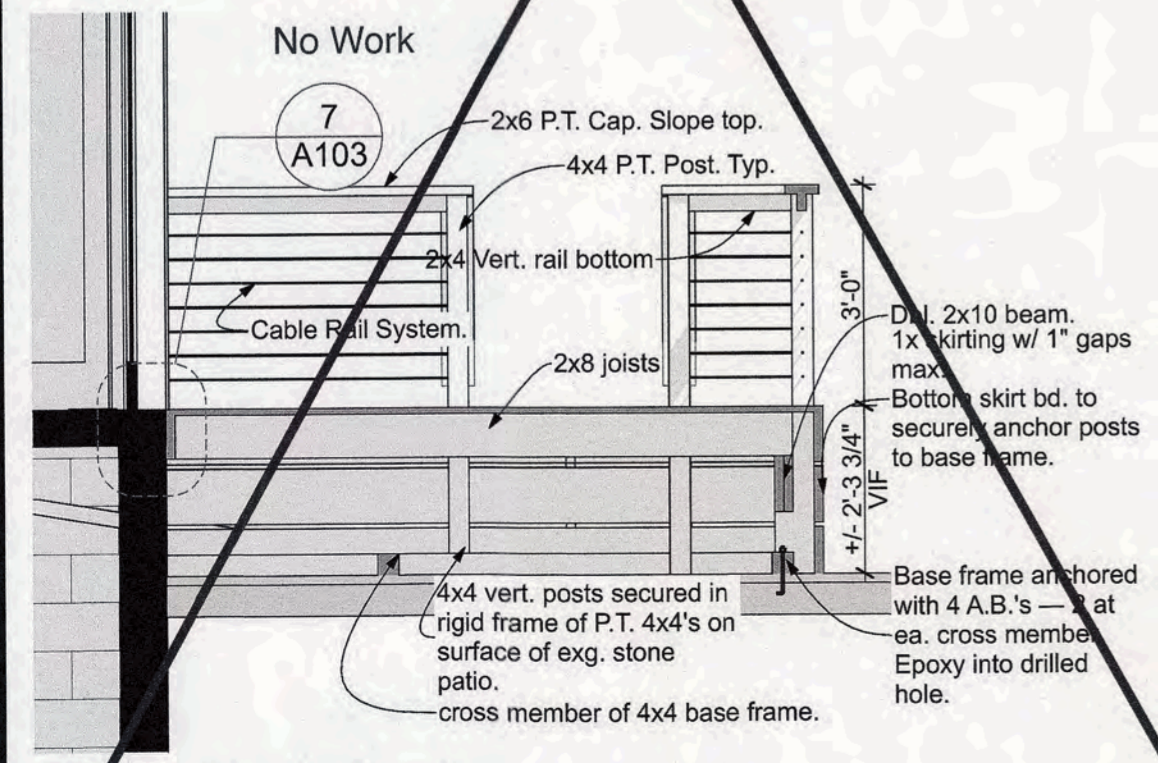
4 Side Entry Section
A103 SCALE: 3/8" = 1'-0"



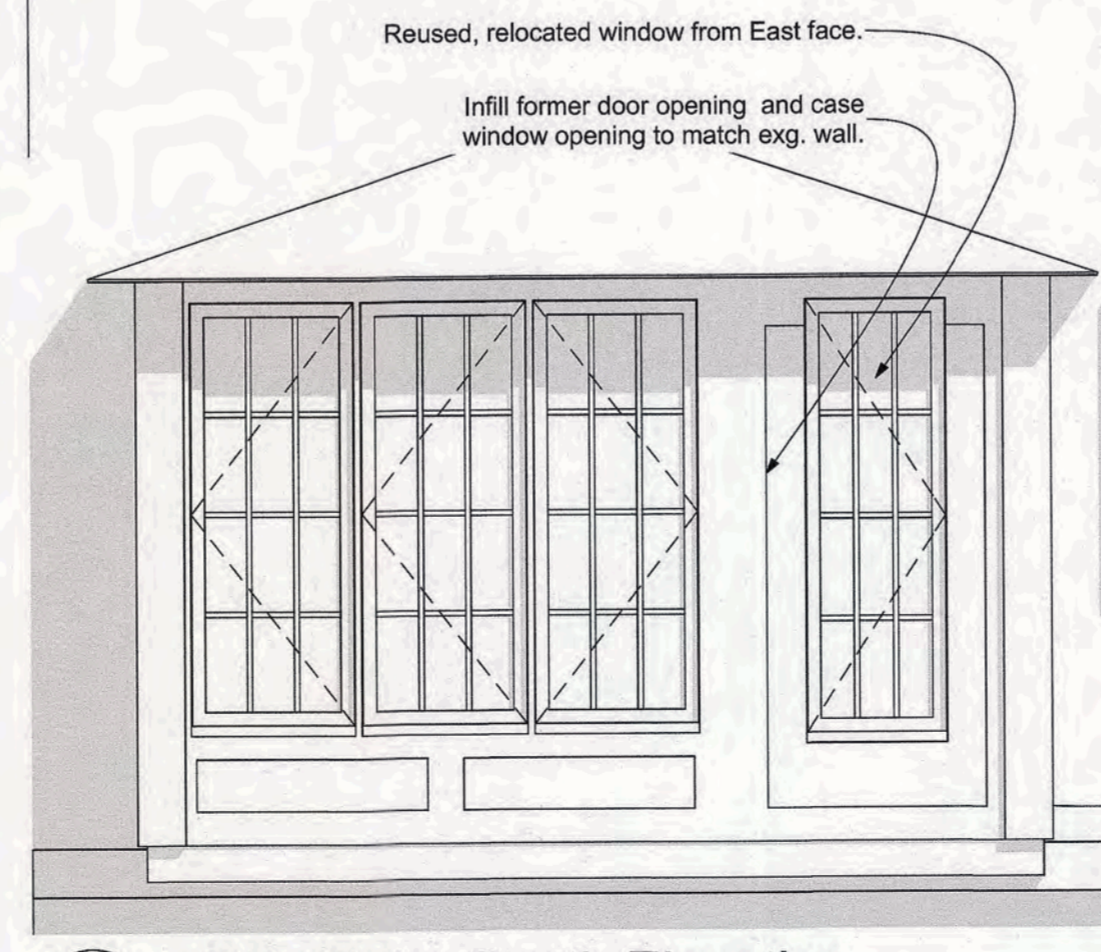
2 View of Deck
A103 SCALE: 1:124.24



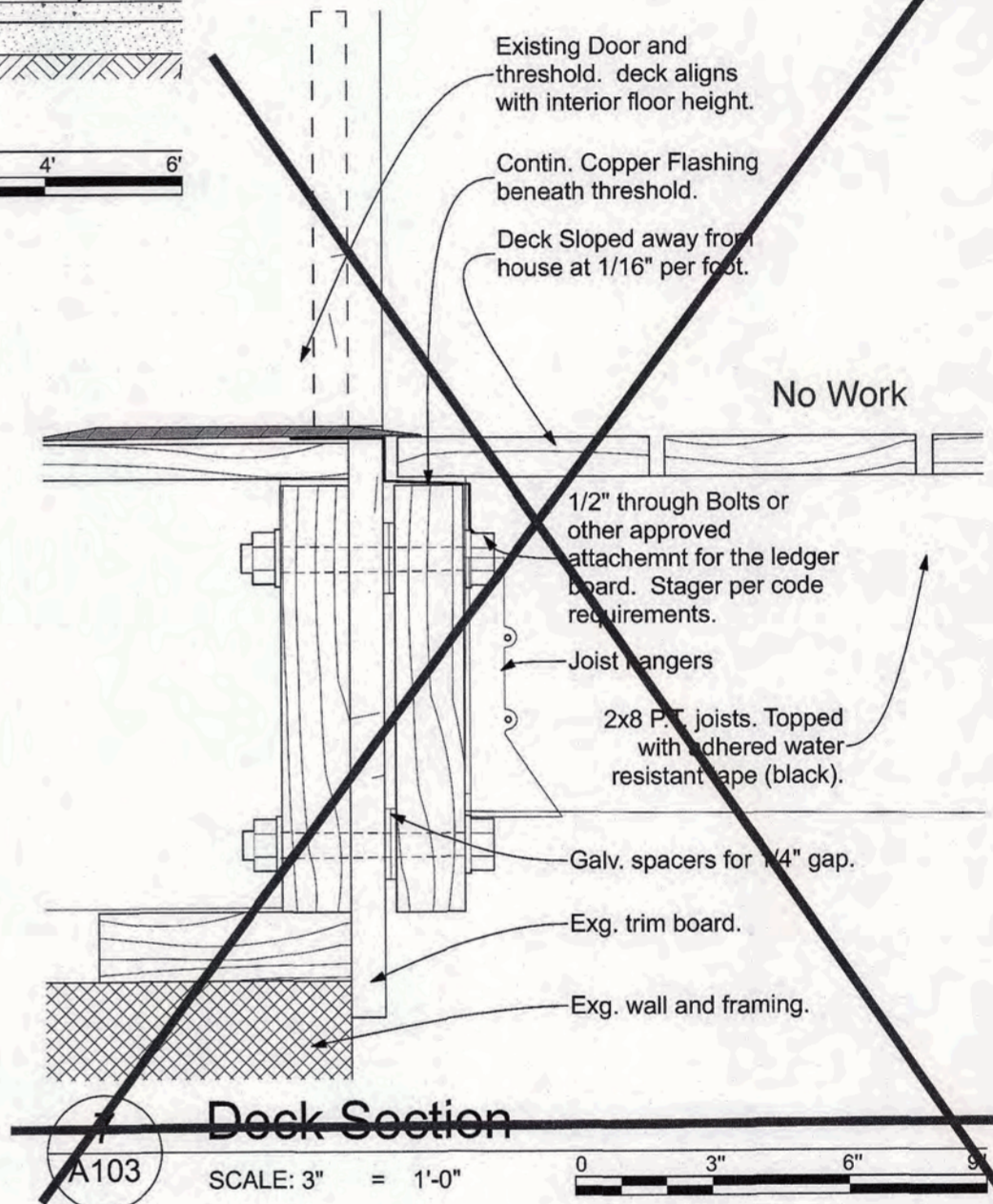
5 Side Entry East Elev.
A103 SCALE: 3/8" = 1'-0"



7 Deck Section
A103 SCALE: 3/8" = 1'-0"

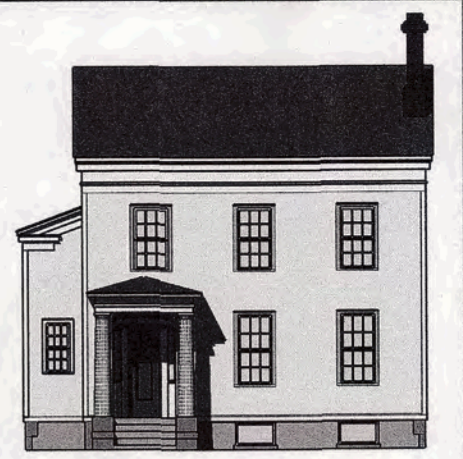


6 Side Entry South Elevation
A103 SCALE: 3/8" = 1'-0"



Deck Section
A103 SCALE: 3" = 1'-0"

Door Types		
101 Inswing Door 3'-0" x 6'-8"	102 Pocket Door 3'-0" x 6'-8"	103 Outswing Double Door 4'-0" x 6'-8"



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585-766-5248

CONSULTANTS:
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Bolger Residence Accessibility Alterations

191 South Main St. Pittsford NY 14534

Drawings and Specifications as instruments of service for use solely with respect to the project for which they were created. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

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Existing conditions, new and proposed work, as represented in these documents, are believed to be substantially correct; however, they are shown for information only. The user of these documents is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© BHHA 2023

11/18/24 Remove Deck From Project

ISSUE CHANGE NAME Revision ID



SHEET TITLE:
Section and Details

PROJECT NO: 2402

A103

J:\Users\blakeheld\Library\Mobile Documents\com-apple-CloudDocs\01.BHHA\001.AA.BHHA.OFFICE\0001.PROJECTS\Bolger_2024\Bolger Renovations.pln Thursday, May 9, 2024 1:31 PM





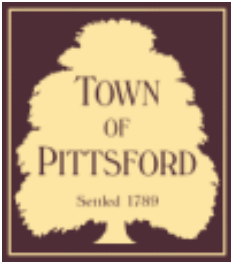












Town of Pittsford

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

Permit #
CA24-000006

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: Ryder, Robert P

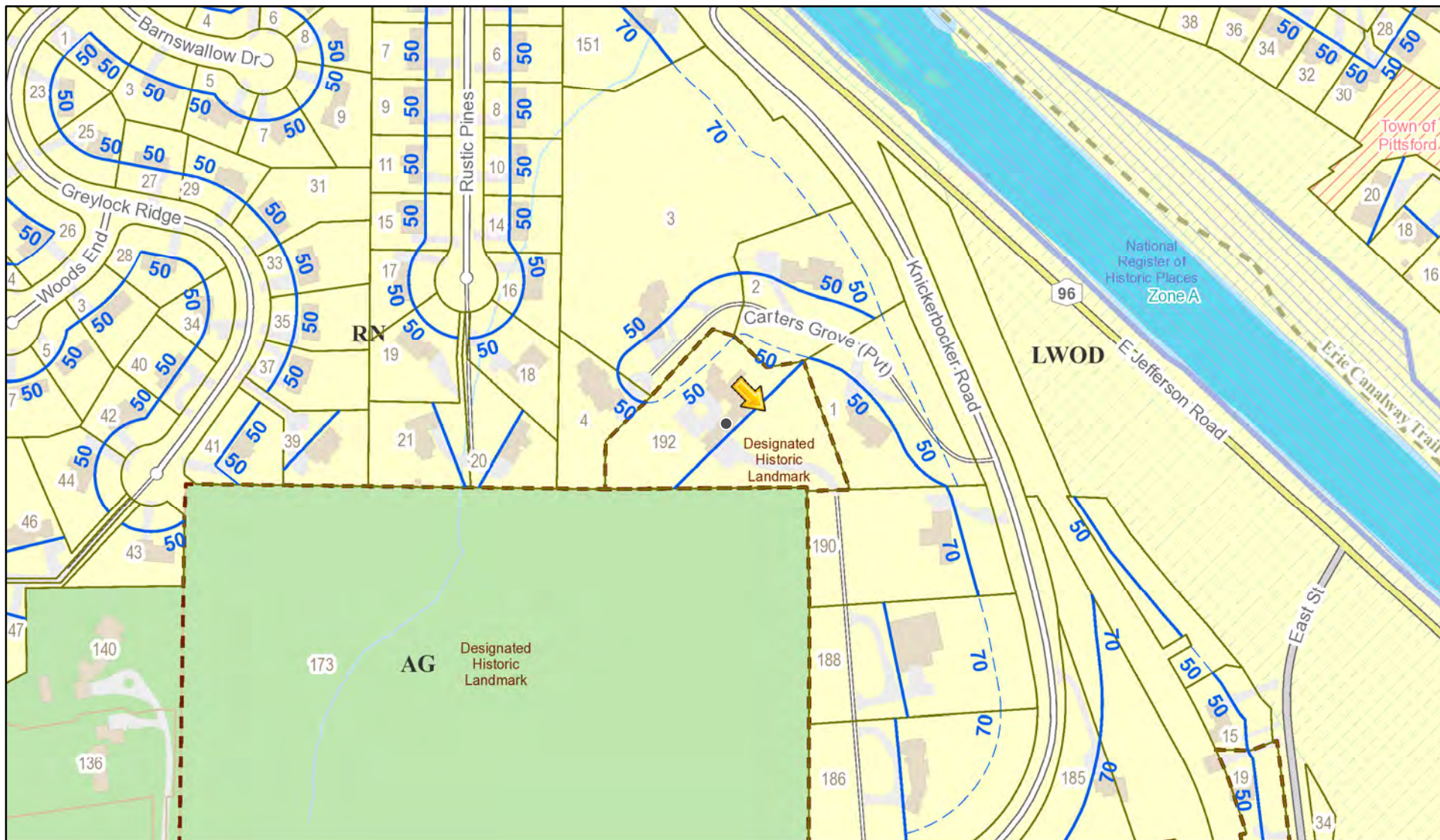
Application Type:

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

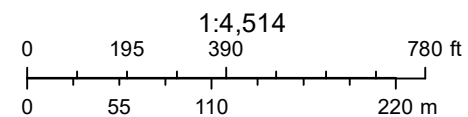
Project Description: Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, for the expansion of a detached garage, the addition of a screened porch, the addition of a main entry porch and a kitchen expansion at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

Meeting Date: December 05, 2024

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.



Thu Sep 5 2024

Imagery © 2024 Nearmap, HERE

136 100 ft

FIRM Panel
36055C0359G

FIRM Panel
36055C0359G

FIRM Panel
36055C02978G

Nearmap

Zone A



28
33
34
35
37
39
40
41
42
43
44
46

17
19
20
21

16
18
192
4

2
1

46
43

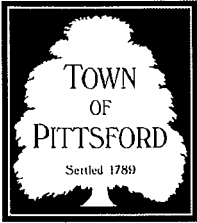
173

190
188
186

185
15
19

Print Form

Reset Form



TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # _____

- Property Address: 192 Knickerbocker Road
- Tax Account Number: 164.150-0002-039.2
- Applicant's Name: David Crowe
 Address: 99 Garnsey Road Phone: 585-514-0223
Street
Pittsford NY 14534 E-mail: dcrowe@djcacornersst
City State Zip Code
- Applicant's Interest in Property:
 Owner: Lessee: Holding Purchase Offer:
 Other (explain): Client Representative / Consulting Architect
- Owner (if other than above): Meaghan Larrabee
 Address: 22 Lake Lacoma Drive Phone: _____
Street
Pittsford NY 14534 E-mail: _____
City State Zip Code
 Has the Owner been contacted by the Applicant? Yes No
- Application prepared by: David Crowe
 Address: 99 Garnsey Road Phone: 585 514-0223
Street
Pittsford NY 14534 E-mail: dcrowe@djcacornersst
City State Zip Code
- Project Design Professional (if Available): Ty Allen
 Address: PO Box 44 Phone: 585-613-5899
Street
Phelps NY 14532 E-mail: Ty@arketondesign.cc
City State Zip Code

[Print Form](#)

[Reset Form](#)

- 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 master plan vision for the property includes the rehabilitation of several outdoor spaces, including the arrival court and parking areas, and the pool terrace. The pool terrace renovation will include the repairs and updates to the pool, paving and steps, the addition of a spa, and a future cabana. The master plan also includes a kitchen garden terrace adjacent to the kitchen and identifies the location for a future sports court and detached garage. existing pool, steps, walkways, and pool enclosure fence. The project also proposes construction of a new dining terrace adjacent to the kitchen, as well as a new set of stairs which connects to the

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).

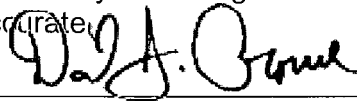
N/A

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

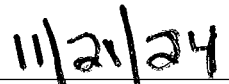
- | | |
|---|--|
| <input checked="" type="checkbox"/> Parcel map | <input checked="" type="checkbox"/> Architectural elevations |
| <input checked="" type="checkbox"/> Photographs | <input checked="" type="checkbox"/> Architectural plans |
| <input checked="" type="checkbox"/> Other materials | Site Master Plan |

Applicant Certification:

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



Signature of applicant



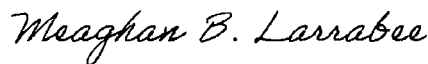
Date

Owner Consent:

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

Yes No

If Yes, owner's signature:



192 Knickerbocker Rd. Pittsford, NY.

**Design Review and Historic Preservation Review Board
Application for Certificate of Appropriateness
Section 14a Supplemental narrative document**

1. Proposed Garage Expansion:
 - a. Garage expansion consists of an addition to the SW side of the existing garage.
 - b. This addition consists of approximately 1495 sq. ft.
 - c. The height of the proposed addition will be 22', matching and aligning to the existing adjacent garage ridge line.
 - d. Garage expansion will be two stories. The first story will accommodate three (3) car parking bays and general storage. The second story will be utilized for storage.
 - e. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modification and addition.

2. Existing garage modifications and expansion:
 - a. The existing garage will be expanded on the NW side by approximately 108 sq. ft. This expansion will include a single upward acting door.
 - b. Note that the existing adjacent portico will be expanded by approximately 120 sq. ft. as well. This change will increase the covered area of the exterior walk, but will not increase the size of the interior conditioned space.
 - c. The existing garage door on the SE side of the garage will be replaced with a single larger upward acting door.
 - d. Once complete, this garage, with its two upward acting doors placed in alignment will provide a "drive through" garage bay design.
 - e. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modification and addition.

3. Proposed kitchen expansion:
 - a. The kitchen will be extended to the SE with an addition of approximately. 175 sq. ft.
 - b. This expansion will be placed within an existing niche occurring along the SE elevation of the building.
 - c. The addition will include new doors and windows allowing direct access from the kitchen to the proposed kitchen garden terrace.
 - d. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modification and addition.

4. Enclosure of the existing covered entry area.
 - a. This existing first floor area beneath the extended timber post supported second floor structure above will be enclosed to accommodate the expansion of the 1st floor kitchen and mudroom areas. The existing timber support of this structure will

remain, as well as the stone wainscot height base wall. And so the room enclosure will consist primarily of carefully detailed window fenestration extending from stone wall to structure above, so as to provide maximum light, view and ventilation within the home.

- b. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modification and addition.
5. Proposed modifications to the main entrance of the home:
- a. It is proposed that the current design of the main entrance of the home be modified to be more in character with the adjacent existing design of the home. The goal of this work is to make a more pleasing, usable, functional and welcoming entry to the home - and to provide an entry design which is more in keeping with the general character of the home.
 - b. These changes would include the construction of a pitch break, sloped shed style roof with post support over the main exterior porch – this addition would match the design covered walkways to the SE of the entry. The porch would be modified To eliminate the existing continuous stair tread, and in lieu, an elevated and level porch area would be created beneath the proposed covered porch roof with a center entrance stair design. The covered area of the proposed porch roof would be approximately 214 sq. ft.
 - c. The front entrance doors would be replaced with larger double doors, again drawing design inspiration from other existing exterior doors within the home.
 - d. The first-floor level windows to the left and right of the main entry would be replaced with window units having the same width, however they would be taller in design.
 - e. This work also proposes replacement of the three (3) second story dormers so as to provide a design which is in more keeping with the general character of the existing home, as well as to provide usable, functional, and code required egress compliant windows within the bedrooms they serve.
 - f. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modifications.
6. Future detached garage –
- a. Please note that this information is being provided only for Board edification as a component of a future master plan strategy.
 - b. The design, sq. ft, as well as specific functional and use details of the building element are not known at this time, and so would be submitted as part of a formal future approval package. Timing of that application is not currently known, but believed to be at least a few years in the future.
 - c. Approval of this element is not being sought at this time. This information is being provided only for discussion purposes, and in a good-will effort to provide full disclosure of the longer term “master plan” intent.

7. Proposed screen room:
 - a. We are proposing that a screened, out-door, unconditioned, covered terrace would be provided at this location.
 - b. This screen room would consist of an addition amounting to approximately 585 sq. ft.
 - c. The height of the proposed addition will be approximately 22' above grade.
 - d. The screen room roof ridge will (approximately) align to the existing adjacent roof ridge line – to which the covered patio room connector would be attached.
 - e. The screen room would be at the 1st floor elevation and have direct access to / from the home interior, as well as to the existing terrace located SE of this location.
 - f. The design of the covered patio room would be inspired by the existing screened “overlook” structure, which has been proposed for removal within the application.
 - g. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modifications and addition.

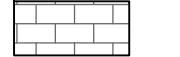

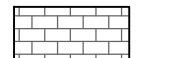

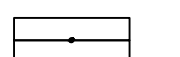
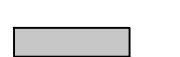
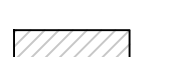

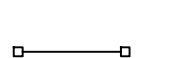
8. Future pool cabana:
 - a. Please note that this information is being provided only for Board edification as a component of a future master plan strategy.
 - b. The design, sq. ft, as well as specific functional and use details of the building element are not known at this time, and so would be submitted as part of a formal future approval package. Timing of that application is not currently known, but believed to be at least one to two years in the future.
 - c. Approval of this element is not being sought at this time. This information is being provided only for discussion purposes, and in a good-will effort to provide full disclosure of the longer term “master plan” intent.

9. Modifications to existing internal stairs:
 - a. Interior renovations will require the relocation and modification of an existing interior stairway. The location of these stairs will be shifted internally to the SW, to better suit the functional needs of the home. And so this placement of the stairway will result in the modification of the exterior wall in this location. This modified wall will be restructured with a two story bay window constructed in a design inspired by the existing building fenestration.
 - b. This work will result in no additional square footage within the home.
 - c. See attached architectural floor plans, elevations and 3 dimensional modeled renderings, which better describe the design, materials, finishes, fenestration and general nature of the proposed modifications.




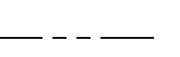


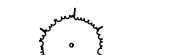


End Section 14a / Supplemental narrative document

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

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 FUTURE DETACHED GARAGE
- 7 PROPOSED SCREEN ROOM
- 8 FUTURE POOL CABANA
- 9 MODIFICATION TO EXISTING INTERNAL STAIR

SITE COVERAGE CALCULATIONS:

EXISTING LOT SIZE:	95,832 SF (2.2 ACRES)
MAXIMUM ALLOWABLE LOT COVERAGE (40%):	38,333 SF (40.0%)
EXISTING COVERAGE (%):	21,292 SF (22.2%)
PROPOSED LOT COVERAGE (%):	27,826 SF (29.0%)

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"	206'-3"
MIN. REAR YARD SETBACK	60'	49'-5"	49'-5"
MIN. SIDE YARD SETBACK	60'	42'-5"	25'-11"
MIN. REAR YARD SETBACK (ACCESSORY)	60'	N/A	28'-1"
MAX. BUILDING HEIGHT	30'		
MAX. BUILDING FOOTPRINT	6,167 SQ. FT.	5,962 SQ. FT.	8,054 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%)	27,826 SQ. FT. (29.0%)



GLENN MEHALEK
TAX NO. 164.150-0002-039.14
4 CARTERS GROVE
.68 ACRES

SWITMORE CHILDREN LLC
TAX NO. 164.150-0002-039.13
3 CARTERS GROVE
5.19 ACRES

WILL STIRLEN
TAX NO. 164.150-0002-039.12
2 CARTERS GROVE
1.55 ACRES

LARRY KNICKERBOCKER
TAX NO. 164.150-0002-022
173 KNICKERBOCKER ROAD
82.5 ACRES

TOM HERMAN
TAX NO. 164.150-0002-039.11
1 CARTERS GROVE
1.69 ACRES

STEVE MASCILO
TAX NO. 164.150-0002-042
1 CARTERS GROVE
1.90 ACRES



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

1"=20'-0"

Checked By:	MHB	DMB	BLA
Drawn By:			
Design By:			
Date:	2024.11.21		
Project No:	2024-111	No.	

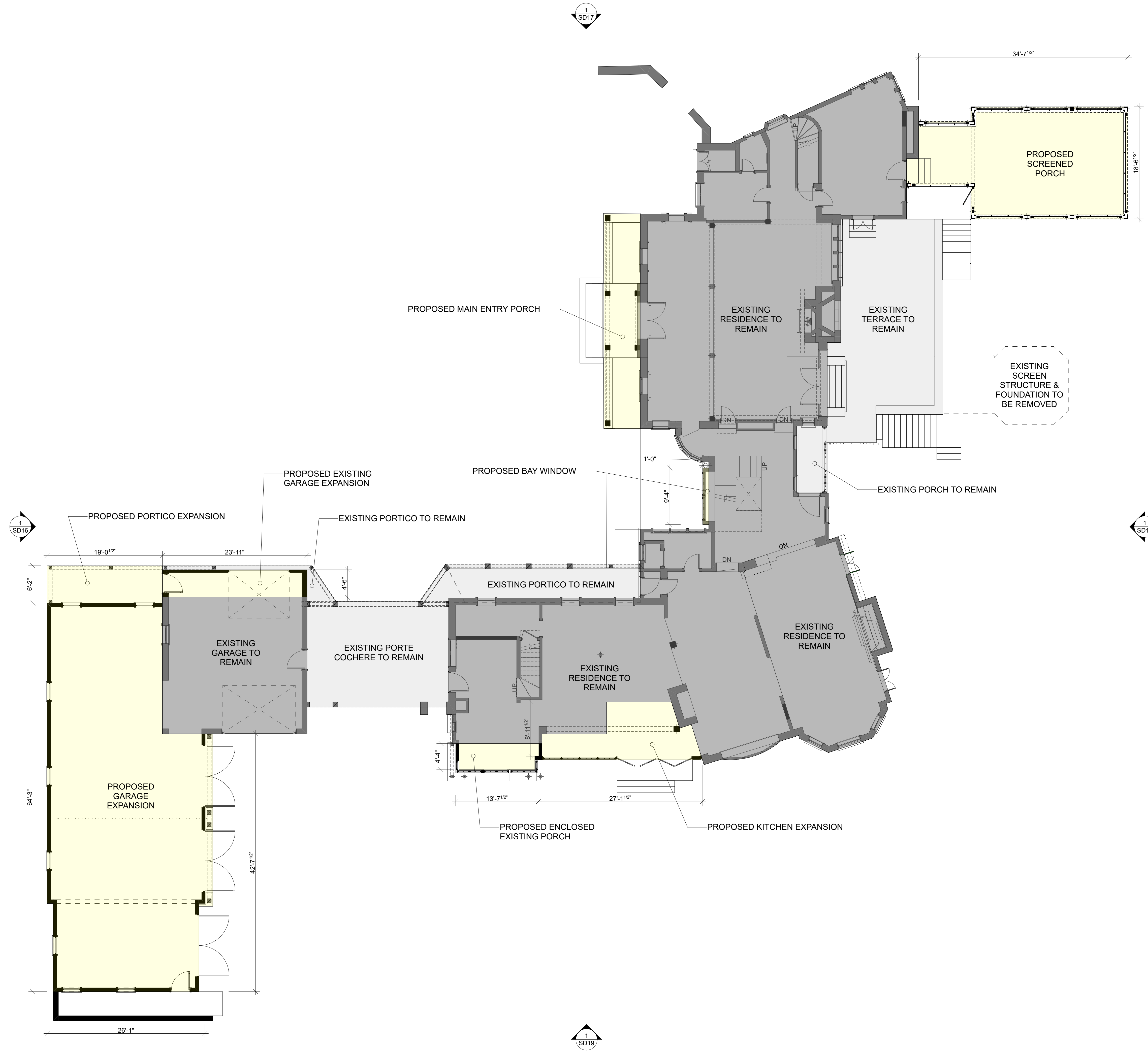
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

LARRABEE RESIDENCE
192 KNICKERBOCKER ROAD
PITTSFORD, NEW YORK 14534

SITE MASTER PLAN

L1.0

© 2024 BAYER LANDSCAPE ARCHITECTURE, PLLC





NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

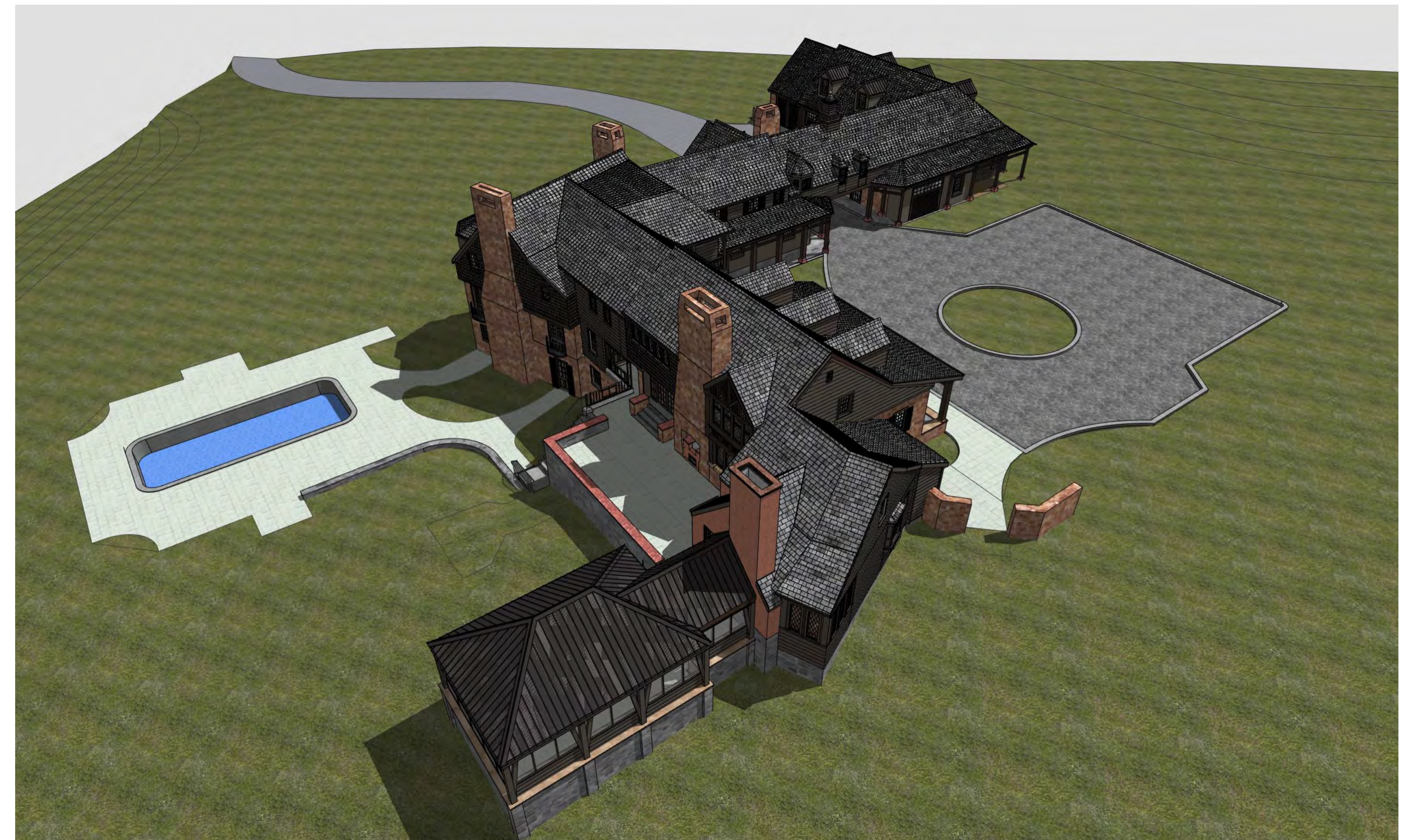


EAST ELEVATION

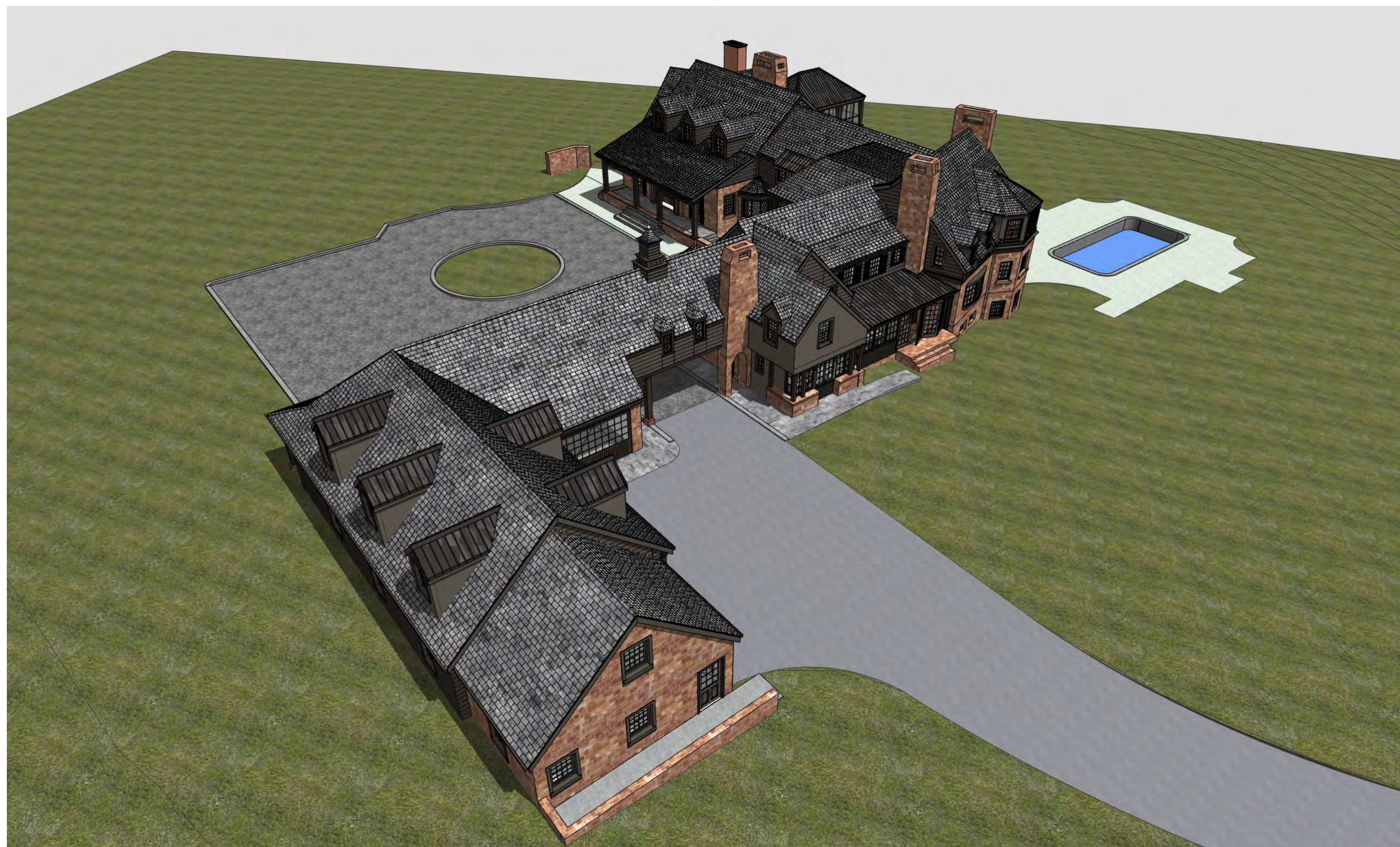
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SITE PERSPECTIVE - 1



SITE PERSPECTIVE - 4



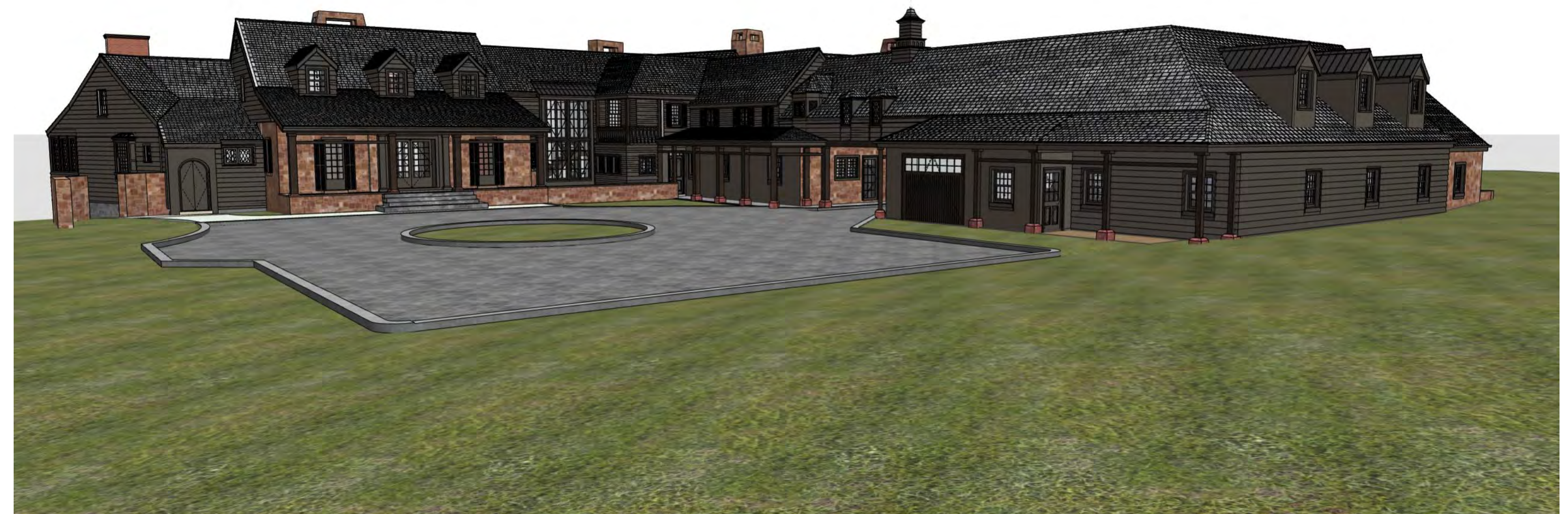
SITE PERSPECTIVE - 2



SITE PERSPECTIVE - 3



GROUND PERSPECTIVE - 1



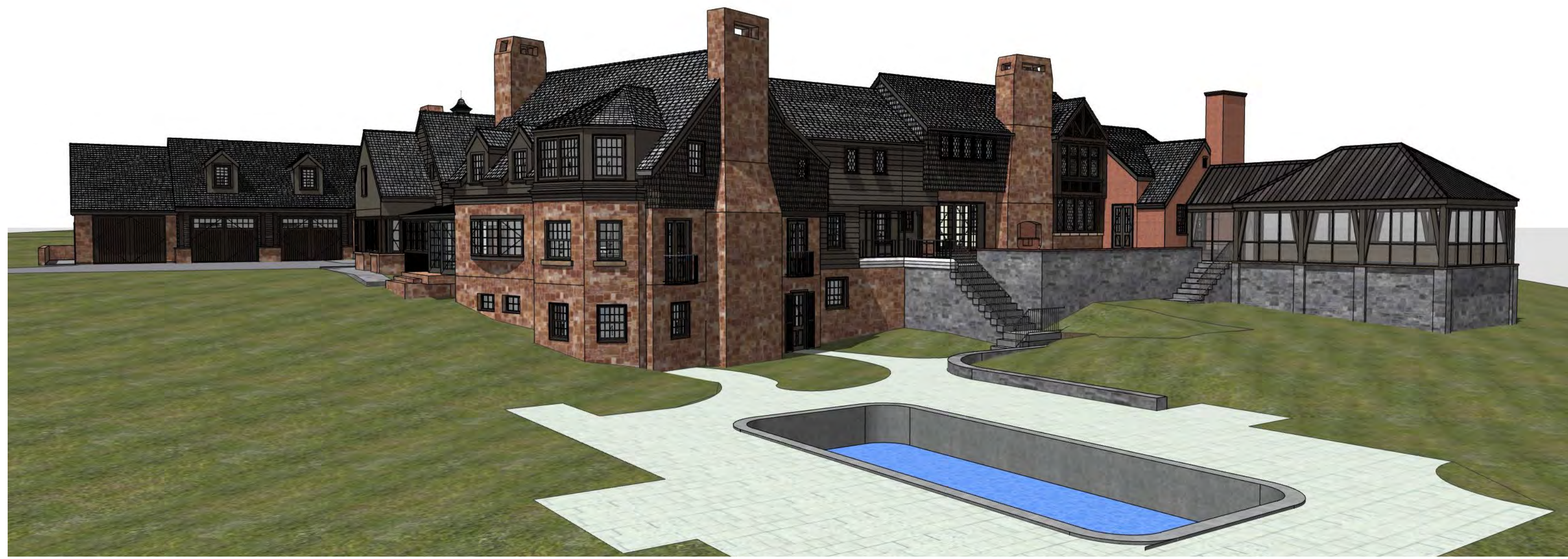
GROUND PERSPECTIVE - 2



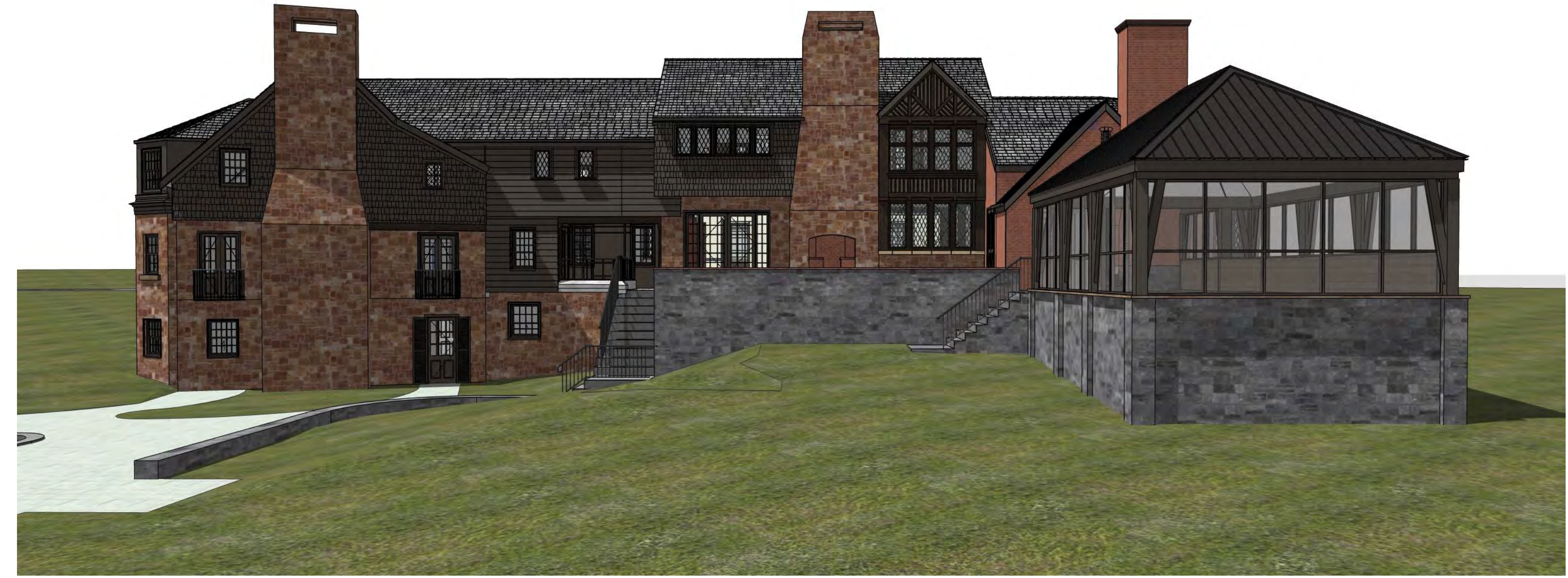
IMAGE - 1



IMAGE - 2



GROUND PERSPECTIVE - 3



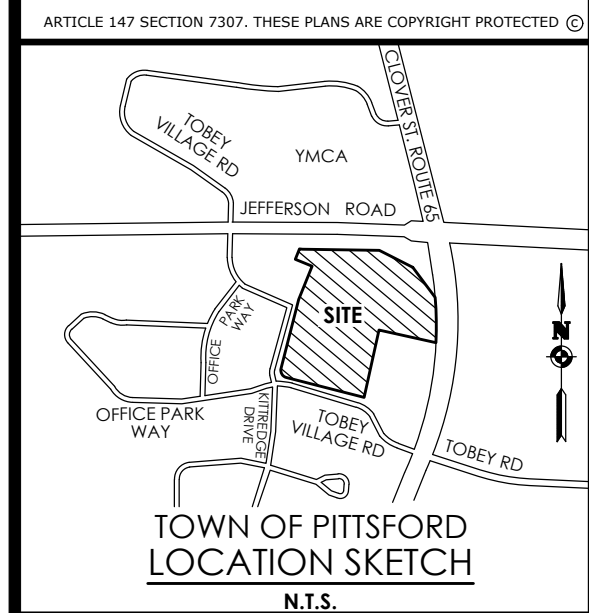
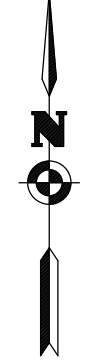
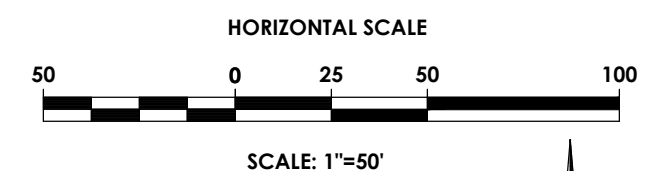
GROUND PERSPECTIVE - 4



IMAGE - 3



IMAGE - 4



Client:
2851 Clover, LLC
2851 Monroe Avenue
Rochester, NY 14618
Phone: (585)-271-1111

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: David Cox, P.E.
Project Manager: Andrew Burns, P.E.
Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

SITE PLAN OVERLAY
PITTSFORD OAKS

Town/City: PITTSFORD
County: MONROE State: NEW YORK

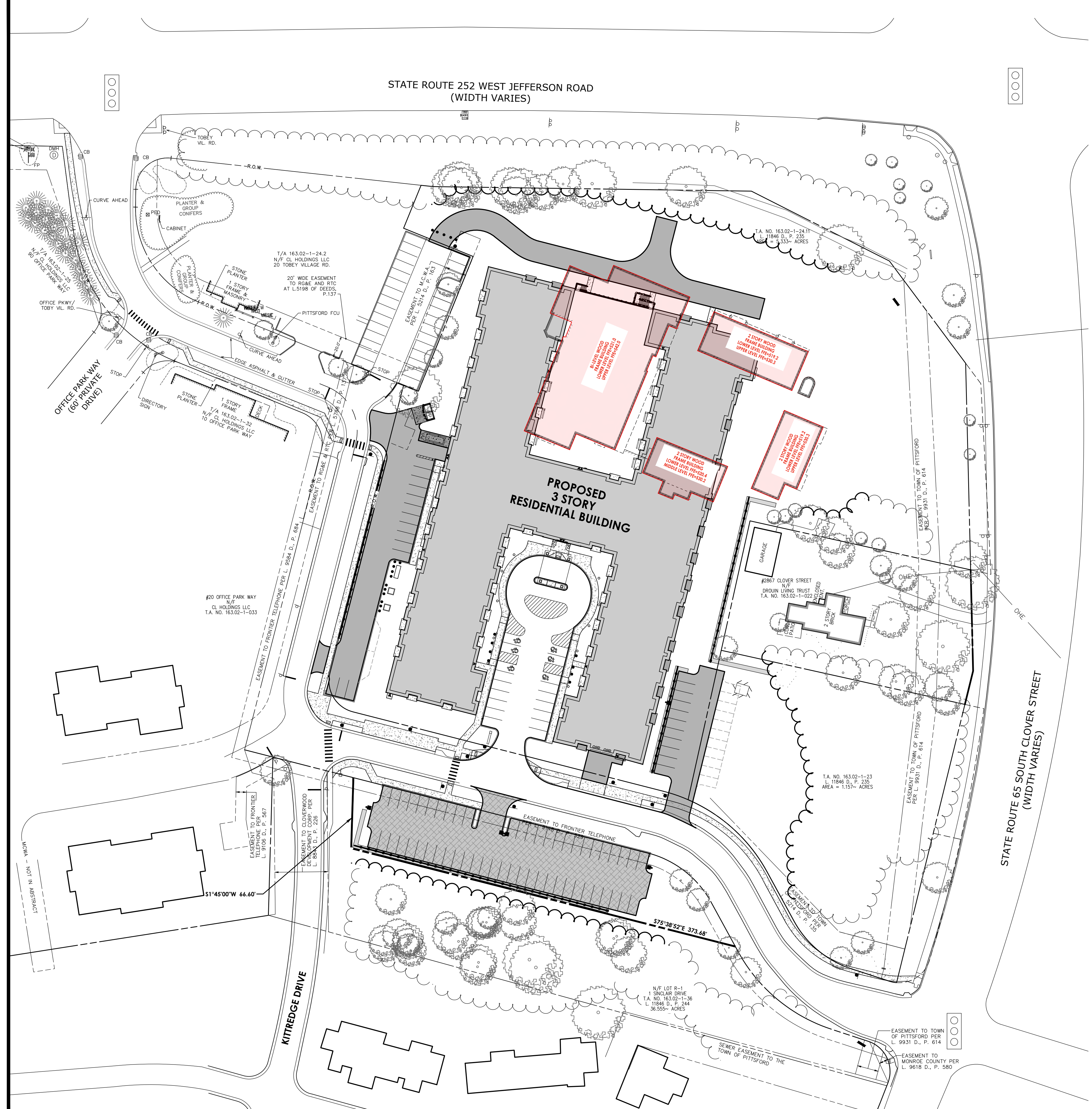
Project No.: **20233554.0001**

Drawing No.: **C 001**

Scale: **1" = 50'**

Date: **AUGUST 26, 2024**

NOT FOR CONSTRUCTION



LEGEND - SITE:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED POROUS ASPHALT PAVEMENT
- PROPOSED MILL AND RESURFACE LIMITS
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT

Y:\PROJECTS-NEW\2023\20233554\CAD-BIM-MODELS\CIVIL\20233554.01_BUILDING_OVERLAY.DWG 10/17/2024 4:11 PM Shari Kleis

Pittsford Oaks – Design Reviews Progressions



July 19, 2023



September 1, 2023



November 8, 2023



December 6, 2023



March 21, 2024



April 24, 2024



October 15, 2024



November 18, 2024



2 NORTH ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"



3 NORTH COURTYARD EAST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



6 WEST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



1 EAST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"
- GARAGE LEVEL -12'-0"



- 4TH FLOOR WALL HGT. +31' - 0 7/8"
- FOURTH FLOOR LEVEL +22' - 0 1/2"
- THIRD FLOOR LEVEL +11' - 0 5/8"
- SECOND FLOOR LEVEL +0' - 0"
- GARAGE LEVEL -12' - 0"

1 SOUTH ELEVATION
0' 1' 2' 4' 8'
1/16" = 1'-0"



2 NORTH ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"



3 NORTH COURTYARD EAST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



6 WEST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



1 EAST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"
- GARAGE LEVEL -12'-0"

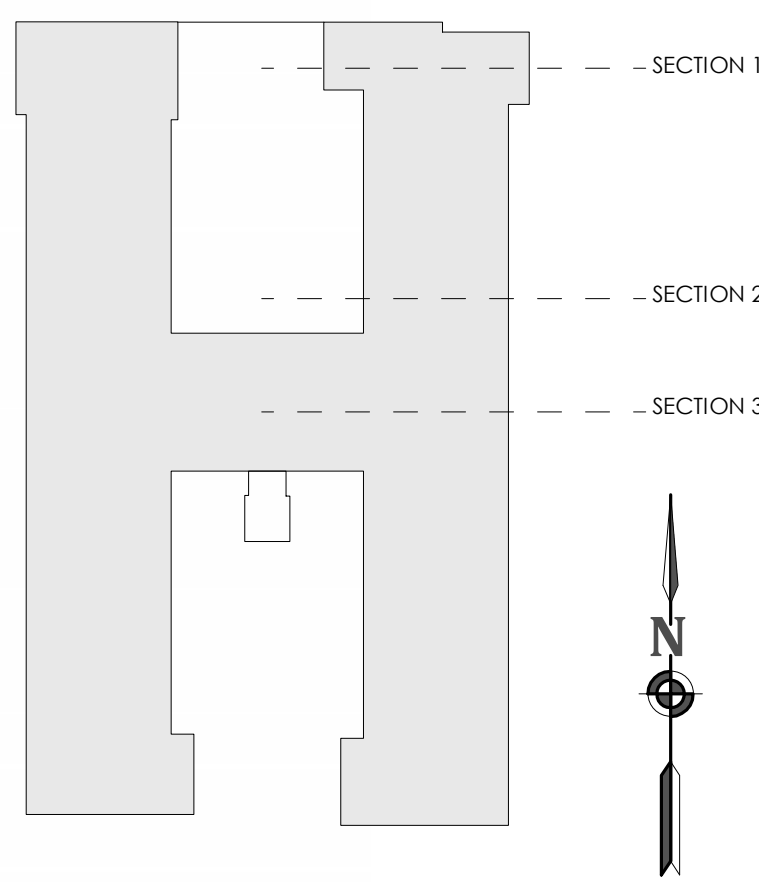


- 4TH FLOOR WALL HGT. +31' - 0 7/8"
- FOURTH FLOOR LEVEL +22' - 0 1/2"
- THIRD FLOOR LEVEL +11' - 0 5/8"
- SECOND FLOOR LEVEL +0' - 0"
- GARAGE LEVEL -12' - 0"

1 SOUTH ELEVATION
0' 1' 2' 4' 8'
1/16" = 1'-0"





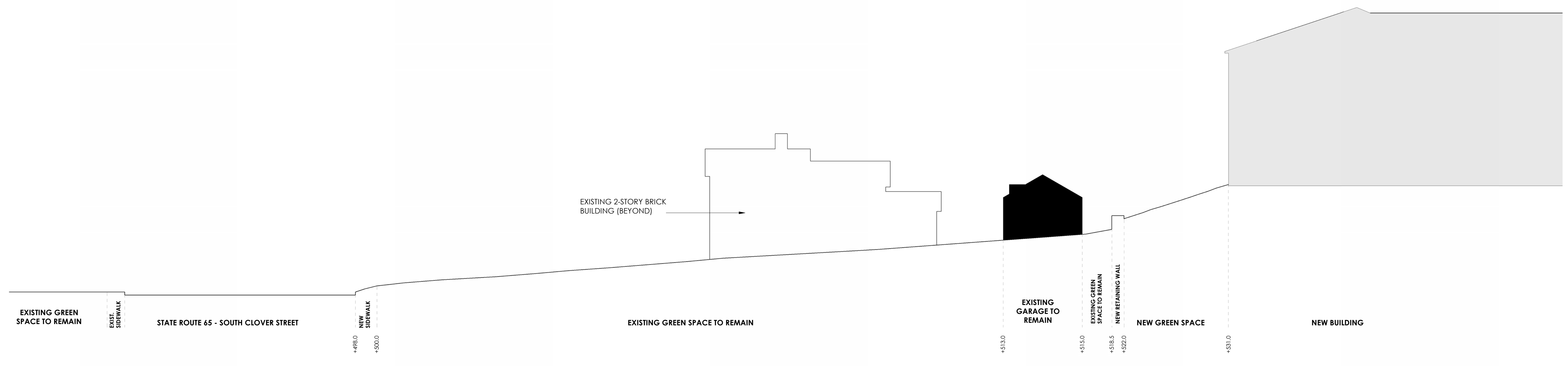


SITE SECTION LEGEND
N.T.S.

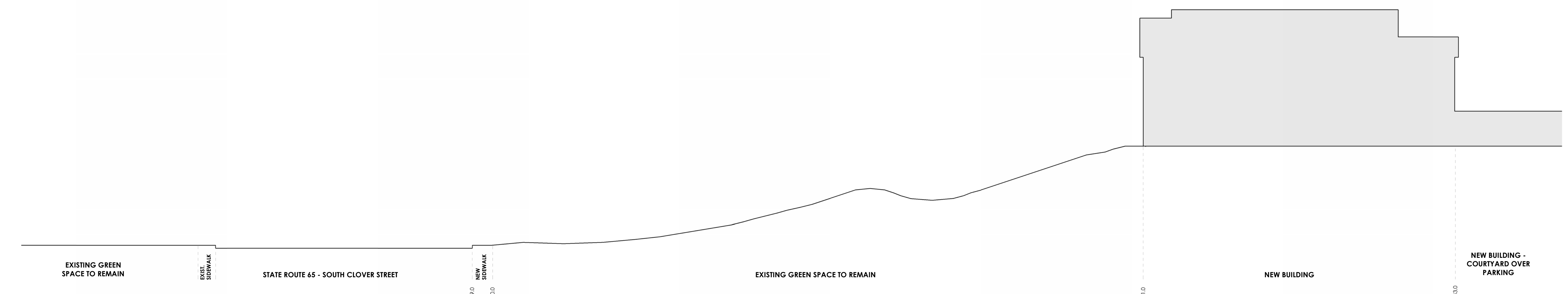
3 SITE SECTION - THROUGH EAST WING AT EXISTING ADJACENT BRICK BUILDING
0' 4' 8' 16' 32'
1/16" = 1'-0"

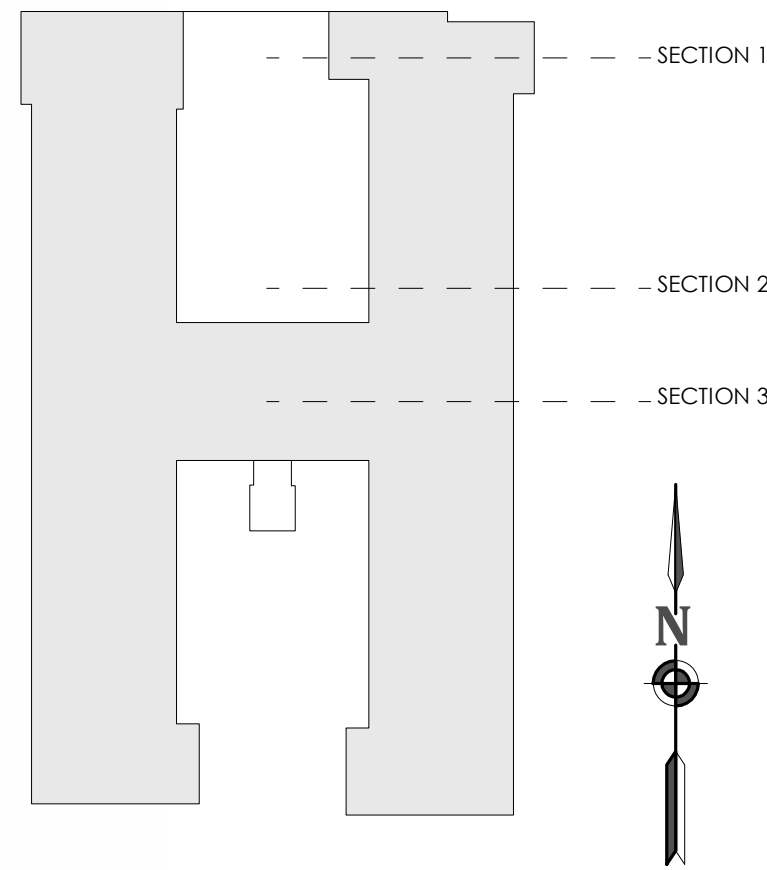


2 SITE SECTION - THROUGH EAST WING AT EXISTING GARAGE
0' 4' 8' 16' 32'
1/16" = 1'-0"

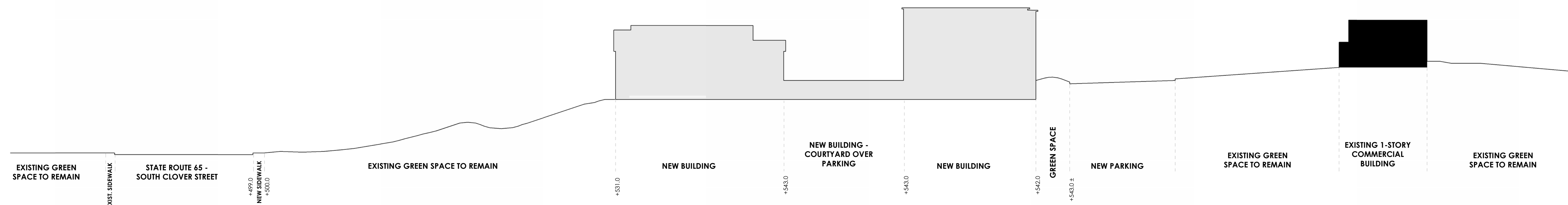


1 SITE SECTION - AT NORTHEAST CORNER
0' 4' 8' 16' 32'
1/16" = 1'-0"





SITE SECTION LEGEND
N.T.S.



1 SITE SECTION - AT NORTHEAST CORNER
0' 1' 2' 4' 8'
1/32" = 1'-0"

