Agenda 03-13-2025

Town of Pittsford Design Review & Historic Preservation Board AGENDA March 13, 2025

This agenda is subject to change.

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on March 13, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

HISTORIC PRESERVATION DISCUSSION

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

72 French Road

Applicant is requesting design review for a 234 square foot addition off the rear of the home.

3656 Clover Street

Applicant is requesting design review for a 128 square foot roof to be added off the back of a detached garage.

CERTIFICATES OF APPROPRIATENESS

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).

COMMERCIAL APPLICATIONS

900 Linden Avenue

Applicant is requesting design review for exterior overhead door changes to accommodate an interior renovation.

2851 Clover Street (300 Tobey Road) - Pittsford Oaks

Applicant is requesting the review of design changes to date, the current design material, confirm the overall Northeast corner of the building height.

DESIGN STANDARDS DISCUSSION

The next meeting is scheduled for Thursday, March 27, 2025, at 6PM.

DESIGN REVIEW & HISTORIC PRESERVATION BOARD MINUTES FEBRUARY 27, 2025

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, February 27, 2025, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

ABSENT: Dirk Schneider, Dave Wigg, John Mitchell

ALSO PRESENT: Bill Zink, Building Inspector; Erik Smegelsky, Assistant Building Inspector; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Doug DeRue, Director of Planning, Zoning, and Development

ATTENDANCE: There were 11 members of the public present.

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

HISTORIC PRESERVATION DISCUSSION

The Board discussed their comments on the proposed residential guidelines to the Town's Zoning Code. Board Member Salem raised concern for taking strict language out of the code and advised against making it easier for residents to do whatever they please to their homes in Pittsford. Board Member Salem specifically discussed the proposed language regarding detached garages, stating that removing the strict language and replacing it with "is encouraged" reduces this Board's recourse to do anything about issues they have been working hard to reduce, such as 'snout houses'. Board Member Cristman agreed and stated that the proposed guidelines are not consistent with the quality of this Town. Doug DeRue, Director of Planning, Zoning, and Development, discussed the comprehensive plan and stated that our Town Board would like to see more variety in the housing types in Pittsford and removing strict language from the code is how they are choosing to do this. Mr. DeRue suggested that Board Members go to the next Town Board meeting and share their concerns with the proposed guidelines. The Board discussed putting together a list of their concerns for the next Town Board meeting.

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

526 Pittsford Henrietta Townline Road

Applicant is requesting design review for a 616 square-foot addition and a covered wrap-around porch.

Matthew Keenan, of 526 Pittsford Henrietta Townline Road, introduced the application. Mr. Keenan is requesting design review for an approximately 616 square-foot addition and a wrap-around porch with a roof. The porch will go around the side of the home and the roof will be asphalt to match the existing roof on the home. Mr. Keenan stated that the existing brown cedar home has caused many problems and will be replaced with vinyl siding. Mr. Keenan confirmed that the existing access door and window on the side of the home will not be removed.

Board Member Cristman motioned to approve the addition and wrap-around porch with a roof, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

38 Shelwood Drive

Applicant is requesting design review to remove existing access door to flat roof to replace with a window that matches the other existing windows.

Theresa Beldner, of 38 Shelwood Drive, introduced the application. Ms. Beldner is requesting design review for the removal and replacement of an existing access door with a window. The siding will match the existing wood siding on the home. Board Member Salem asked if the applicant will keep the existing shutters and the applicant confirmed. Ms. Beldner stated that the new window will be the same height and width of the existing window next to it.

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

29 Kimberly Road

Applicant is requesting design review for a 768 square-foot addition off the rear of the home.

Luke Thomas, of H+L Design Build LLC, introduced the application. Mr. Thomas is requesting design review for an approximately 768 square-foot addition off the rear of the home. The addition will be two stories and will match the existing home in both color and materials. Mr. Thomas stated that regarding the rear of the home, the existing access door will be removed and noted that the proposed egress windows are sufficient in terms of building code. Additionally, the existing double-slider on the rear of the home will remain the rear access point. The windows will match the existing windows on the home with the exclusion of the new window in the bathroom.

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

44 Crestline Road

Applicant is requesting design review to add a covered front entryway.

Susan Glenz, of 44 Crestline Road, stated that her architect had previously presented this application to the Board and that she is appearing a second time with modifications to the previously approved application. Ms. Glenz is requesting design review for the addition of a front entryway with a gable roof which she noted is a modification from the previously approved flat roof. No windows will be altered. The front and two sides of the home will be stone material and the rear of the home will be white vinyl shake material. The Board discussed whether the applicant should have stone material on all four sides of the home and concluded that it was not necessary as the rear of the home is not visible to others.

Board Member Salem motioned to approve the covered front entryway with a gable roof and the replacement of the existing cedar siding with stone and vinyl shake, as submitted, with the option to include stone on the two-story portion of the rear of the home if the owner so chooses, as submitted. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the application was approved, none opposed.

14 Pheasant Hollow

Applicant is requesting design review to add an attached pavilion off the rear of the home.

Jake Allen, of Highland Contractors of Western New York, introduced the application. The applicant is requesting design review to remove a flat roof on an existing pavilion and replace it with a gable pitched roof and asphalt shingles. He noted that the roof will be left open, and the pressure-treated rafters will be exposed.

Board Member Vekasy motioned to approve the new roof over the rear pavilion with a gable pitched roof and asphalt shingles, as submitted, with the option to wrap the rafters with cedar trim. This motion was seconded by Board Member Cristman.

RESIDENTIAL APPLICATIONS: NEW HOMES

17 Bridleridge Farms

Applicant is requesting design review for a 3,067 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 is requesting design review for a 3,067 square-foot two-story, single-family home in the Bridleridge Farms Subdivision.

Board Member Vekasy motioned to approve the 3,067 square-foot two-story, single-family home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

18 Bridleridge Farms

Applicant is requesting design review for a 3,174 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 is requesting design review for a 3,174 square-foot two-story, single-family home in the Bridleridge Farms Subdivision. The home will have stone accent panels.

Board Member Salem motioned to approve the 3,174 square-foot two-story, single-family home, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

20 Bridleridge Farms

Applicant is requesting design review for a 3,343 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 is requesting design review for a 3,174 square-foot two-story, single-family home in the Bridleridge Farms Subdivision. The home will have a metal roof over the front cantilever bump-out, veneer accent panels, and either red or tan brick.

Board Member Vekasy motioned to approve the 3,343 square-foot two-story, single-family home, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

CERTIFICATES OF APPROPRIATENESS

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).

Applicant requested to be moved to the 3/13 agenda.

COMMERCIAL APPLICATIONS

2851 Clover Street (300 Tobey Road) - Pittsford Oaks

Applicant is requesting the review of design changes to date, the current design material, confirm the overall Northeast corner of the building height.

Anthony Daniele, of 2851 Clover Street (300 Tobey Road), introduced the application. Mr. Daniele is requesting design review of the design changes to date. The applicant asked Robert Koegel, Town Attorney, for clarification about next steps after receiving preliminary site plan approval from the Planning Board. Mr. Koegel stated that this application is not before this Board for any sort of approval, but rather for advisement to the Planning Board that the Design Review Historic Preservation Board is willing to accept the appearance of the building.

Mr. Daniele discussed the previously proposed grading plan adjusted to hide a portion of the lower-level parking area. He stated that while the feedback received from this Board seemed positive, there was concern about the plan impacting fire-safety and access to the building. Mr. Daniele stated that he reviewed the proposed grading plan with Anthony Caruso, Fire Marshal; Doug DeRue, Director of Planning, Zoning, and Development; and Bill Zink, Building Inspector. Mr. Daniele stated that the consensus from a fire access standpoint was that there would be more than enough access to the building according to code. Mr. Daniele discussed changing the proposed grade ratio from a three to one slope to a two to one slope and stated that the Fire Marshal requested he keep the 'old' three to one slope at the northeast corner of the building to allow for more access. The proposed flat roof gives significantly more access to the building than the previously proposed pitched roof.

Dustin Welch, of Passero Associates, discussed the rendering packet that he presented to the Board, particularly the proposed site section of the northeast corner of the building. Mr. Daniele explained that each rendering concept has been labeled to make it easier for the Board when referring to them.

Mr. Welch discussed the most recent rendering of the building (04A in the rendering packet). He stated that he brought the windows and height of the building down. He noted the recessed car-loop drop-off area and the corner that was being discussed in the proposed grading plan.

Mr. Welch discussed proposed materials and colors of the building (04B in the rendering packet) and presented physical samples to the Board. He also discussed the garage being painted to look like 'block' and bringing the stone all the way down in some locations.

Mr. Welch discussed the black and white rendering side by side with the colored rendering and stated that the third story of the building will recess back at four locations (04E in the rendering packet).

Mr. Welch discussed bringing the height of the building down, and Mr. Daniele stated that the planning Board requested that more street trees be added along this side of the building (04F in the rendering packet). Mr. Daniele discussed the significant amount of vegetation that is proposed to be planted on the hill located on site.

Mr. Welch discussed the dimensional rendering of the building (04G in the rendering packet), and the timeline of previous renderings (05 in the rendering packet). He noted that the height of the roof on the most recent proposed rendering is 40 feet tall. Mr. Daniele noted that when comparing the square footage of previously proposed renderings of the building, the most recent proposed rendering has the least total square footage.

Board Member Cristman asked what percentage of the total units are one-bedroom, two-bedroom, and three-bedroom, and Mr. DeRue stated that the percentages listed on the site plan remain relatively unchanged.

Board Member Salem discussed the grading change proposed at the last meeting and stated that the change does not reduce the mass of the building; it is a strategy to hide it. She added that the grading change will not

actually make the building any smaller. Board Member Salem stated that large three-story and four-story apartment buildings with primarily vinyl siding do not have an attractive appearance, even with color changes intended to help reduce that effect. She stated that she would prefer the building have as much stone material as possible because of this. Board Member Salem discussed wanting to see a rendering of the building with the elimination of a floor as previously requested. She clarified that she would like to see a rendering of a two-story living space with a parking garage as opposed to a three-story living space with a parking garage. Board Member Cristman agreed and stated that removing a floor might simplify a lot of the Board's concerns. Mr. Daniele stated that he cannot come back with that request as the project would not happen if a living floor was removed. Board Members Salem and Cristman discussed their concern with the commercial look of the building and compared it to the more residential-looking Kilbourn Apartments.

Board Member Vekasy discussed the recent rendering and stated that adding more modest gables and recessing the upper floor back helps break up the continuous ridgeline which was a major problem for the Board. Board Member Vekasy additionally stated that while the modest gables give less of a residential feeling to the building, the taller pitched roofs would create a very 'massive' look.

Board Member Cristman asked the applicant to bring a rendering of the building from the perspective of the middle of the nearby intersection looking out to Clover Street.

MEETING MINUTES REVIEW

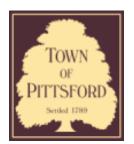
The minutes of January 23, 2025 were approved with Board Member Salem's two word changes following a motion by Board Member Salem. This motion was seconded by Board Member Vekasy. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Vekasy closed the meeting at 8:58PM.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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



Town of Pittsford

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

Permit # B25-000027

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 72 French Road ROCHESTER, NY 14618

Tax ID Number: 151.14-1-76

Zoning District: RN Residential Neighborhood

Owner: DiFiore, Steven

Applicant: Robert M Fisher Contracting Inc.

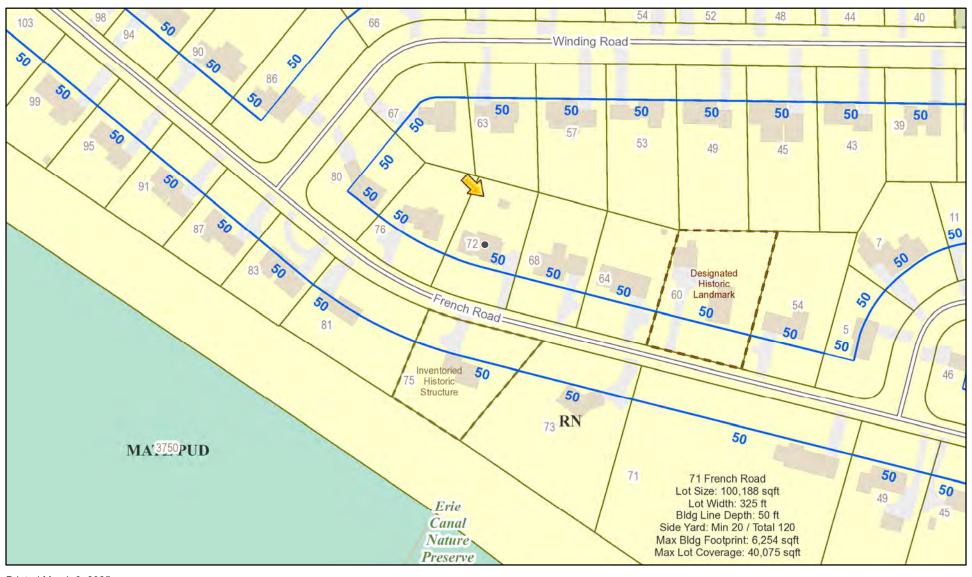
Application Type	Αŗ	lqc	icati	on	Ty	pe
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-12 12		
✓	Residential Design Review §185-205 (B)	Build to Line Adjustment §185-17 (B) (2)
	Commercial Design Review §185-205 (B)	Building Height Above 30 Feet §185-17 (M)
	Signage §185-205 (C)	Corner Lot Orientation §185-17 (K) (3)
	Certificate of Appropriateness §185-197	Flag Lot Building Line Location §185-17 (L) (1) (c)
	Landmark Designation §185-195 (2)	Undeveloped Flag Lot Requirements §185-17 (L) (2)
	Informal Review	

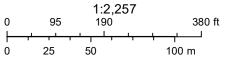
Project Description: Applicant is requesting design review for a 234 square foot addition off the rear of the home.

Meeting Date: March 13, 2025

RN Residential Neighborhood Zoning



Printed March 3, 2025



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.



NOTES

- (I.) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING. THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.
- (3.) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OR ANY MISSING OR INCOMPLETE DETAILS OR NOTES
- BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING
- ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR)
- (6.) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.
- BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.
- (9.) ALLOWABLE STRESSES OF MATERIALS:
 (A.S.D. THEORY AND METHODS HAVE BEEN USED IN THE STRUCTURAL DESIGN OF THE MASONRY, STEEL AND WOOD FRAMING OF THIS BUILDING.) THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE

 - A.) CONCRETE (R402.2) MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI = FOOTINGS: 2500 PSI BASEMENT SLAB: 2500 PSI (W FIBER REINF. ADDITIVE, OPTIONAL) GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED) BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE EXPOSED TO WEATHER)
 - POURED CONC. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONST-RUCTION, OR AIR ENTRAINED CONC. MUST BE USED. (TABLE R402.2, NOTE 2.) B.) STRUCTURAL STEEL TO BE ASTM - A36
 - WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER.)
- FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. & SHALL COMPLY WITH CODE SECTION RIOOI-RIO66 AS APPLICABLE.
- SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.7.3 OF THE CODE.
- (12.) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R319.)

- (I3.) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1. DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).
- (14.) DESIGN CRITERIA:
 - SIGN CRITERIA:

 A) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD

 B) SLEEPING ROOMS = 30 PSF LIVE LOAD

 C) GROUND SNOW LOAD = 40 PSF (FIG R301.2(6))

 D) WIND SPEED 115 MPH ULTIMATE, 89 MPH ASD, EXP. B

 WIND SPEED CONVERSION PER TABLE R301.2.1.3

 E.) SEISMIC DESIGN CATEGORY A OR B R301.2(2)

 F.) WEATHERING SEVERE

 G.) FROST LINE DEPTH 42"

 H.) TERMITE DAMAGE CONTACT LOCAL JURISDICTION

 I.) DECAY DAMAGE NONE TO SLIGHT

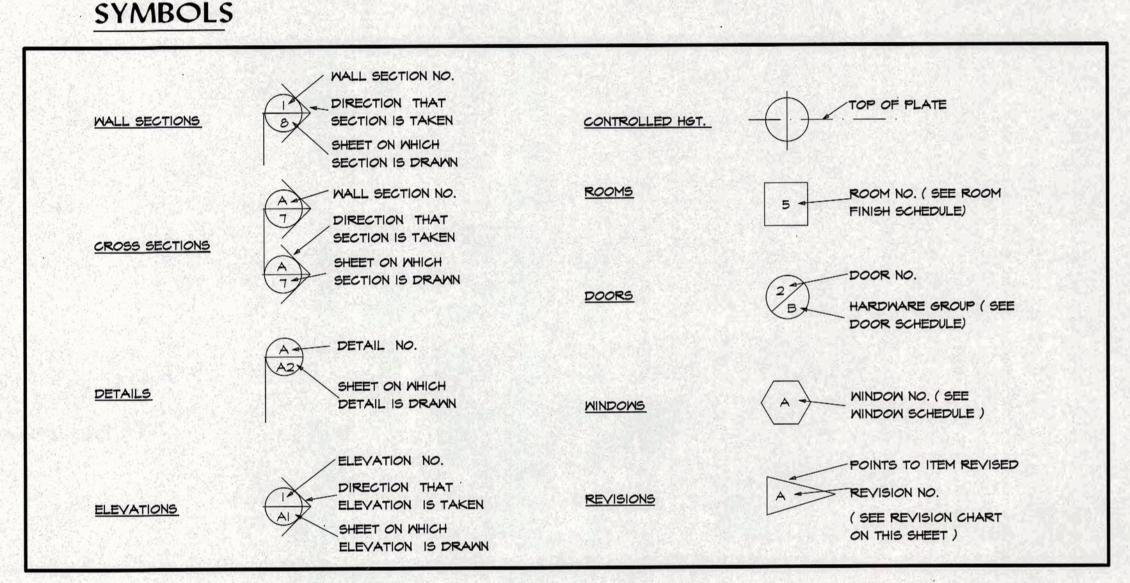
 J.) WINTER DESIGN TEMPERATURE (1) DEGREE

 K.) ICE BARRIER IS REQUIRED

 L.) ROOF TIE-DOWN REQUIREMENTS R802.11

 (BASED UPON SPECIFIC ROOF DESIGN)

 M.) ENERGY COMPLIANCE DETAILS AND PATH NIIOI.13
- (15.) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL
- DRAWING ALTERATION:
 THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 145. SECTION 1209 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION." OF THE ALTERATION."
- (17.) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION MISOT OF THE
- (18.) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER II OF THE CODE.
- (19.) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.



ABBREVIATIONS

APPROX	-APPROXIMATE	FT (')	-FOOT	OPNG	-OPENING
4	-AND	FTG	-FOOTING	O/A	-OVERALL
6	-AT	FDN	-FOUNDATION	O.H.D	-OVERHEAD DOOR
BM	-BEAM	GYP	-GYPSUM	O/ HANG	-OVERHANG
BLK	-BLOCK	HND'CP	-HANDICAP	0/	-OVER
BD	-BOARD	HGT	-HEIGHT	OPT	-OPTIONAL
BLDG	-BUILDING	HM	-HOT WATER	P.D.R	-POWDER ROOM
BTR	-BETTER	HDR	-HEADER	PSF	-POUNDS PER SQ. FT.
CLG	-CEILING	IN (")	-INCH	PSI	-POUNDS PER SQ. IN.
CL	-CENTERLINE	INCL	-INCLUDE	P.T.	-PRESSURE TREATED
COL	-COLUMN	INFO	-INFORMATION	PLY'WD	-PLYWOOD
CONC	-CONCRETE	ID	-INSIDE DIAMETER	REQ'D	-REQUIRED
CONT	-CONTINUOUS	INSUL	-INSULATION	RM	-ROOM
COMM	-COMMERCIAL	INT	-INTERIOR	, RES	-RESIDENTIAL
CRS	-courses	IECC	-INTERNATIONAL ENERGY	R'S	-RISERS
DL	-DEAD LOAD		CONSERVATION CODE	RD & SH	-ROD & SHELF
DIA	-DIAMETER	J	-JOINT	5	-SOUTH
DBL	-DOUBLE	JSTS	-JOISTS	SKY'LT	-SKYLIGHT
DN	-DOWN	LT	-LIGHT .	SH	-SHELF
DMG	-DRAWING	LL	-LIVE LOAD	SH'S	-SHELVES
DIM	-DIMENSION	MFR	-MANUFACTURER	STOR	-STORAGE
ELEC	-ELECTRIC	MAX	-MAXIMUM	STL	-STEEL
EXP	-EXPANSION	MECH	-MECHANICAL	SUSP	-SUSPENDED
EXT	-EXTERIOR	MTL	-METAL	SYN	-SYNTHETIC
FT (')	-FEET	MIN	-MINIMUM	T'S	-TREADS
FIN	-FINISH	MISC	-MISCELLANEOUS	(TYP)	-TYPICAL
FLR	-FLOOR	N	-NORTH	T#G	-TONGUE & GROOVE
IST	-FIRST	NTS	-NOT TO SCALE	W	-MITH
FLOOR	-FLUORESCENT	NO	-NUMBER	Wo	-WITHOUT

ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY

- A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION NIIO4
- RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION NIIO2.4.5
- CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION NIIO3.I.I
- ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION NIIO3.5
- ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION NIIO2.2.4
- AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS NIIO2.4.1 THROUGH NIIO2.4.6.

- THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E779 OR ASTM E1827 OR NET/ICC 380 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH NIIO2.4.1.2.
- THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

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

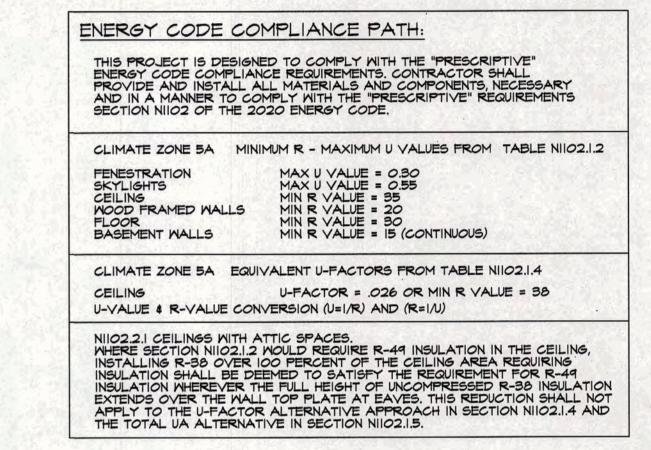
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall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

ROMAN ALPHANUMERIC DESIGNATION OF CONSTRUCTION TYPE BASED ON SECTION 602 OF THE BUILDING CODE - REFLECTIVE WHITE TRUSS IDENTIFICATION PLACARD (AFFIX ADJACENT TO ELECTRICAL METER AT EXTERIOR OF STRUCTURE)

DIFIORE RESIDENCE

72 FRENCH ROAD, ROCHESTER, NY

STEVEN & TERRI DIFIORE, HOME OWNERS





1387 FAIRPORT ROAD FAIRPORT, NY 14450-2002 PH. (585) 223-6420 www.carinidesigns.com



Also doing business as DW/ELL @theFingerLakes

LIVE WELL, DO WELL

61 NORTH MAIN STREET CANANDAIGUA, NY 14424 PH. 585-223-6422

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dimensions and site conditions and is to report any errors or omissions to this office before the start of construction. Written dimensions always have precedence over scaled dimensions. All materials, products, fixtures, and equipment shall be installed in accordance with manufacturer's installation instructions and all applicable codes

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RESIDENTIAL ADDITION

STEVEN & TERRI DIFIORE

72 FRENCH ROAD ROCHESTER, NEW YORK

RECEIVED

FEB 2 5 2025

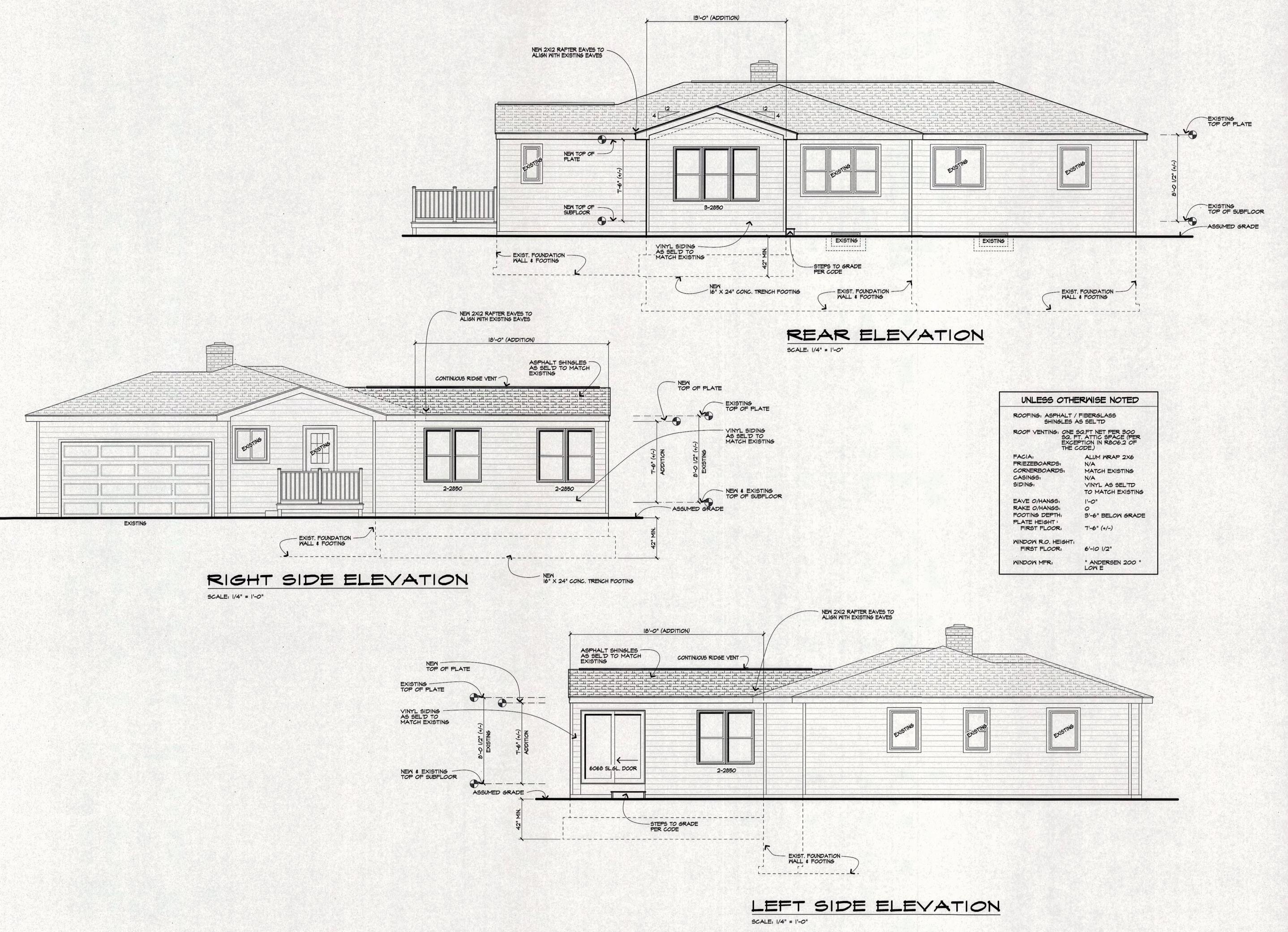
TOWN OF PITTSFORD

COVER SHEET & NOTES

Checked By SLC

38930

Of





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roject:

RESIDENTIAL ADDITION

STEVEN & TERRI DIFIORE

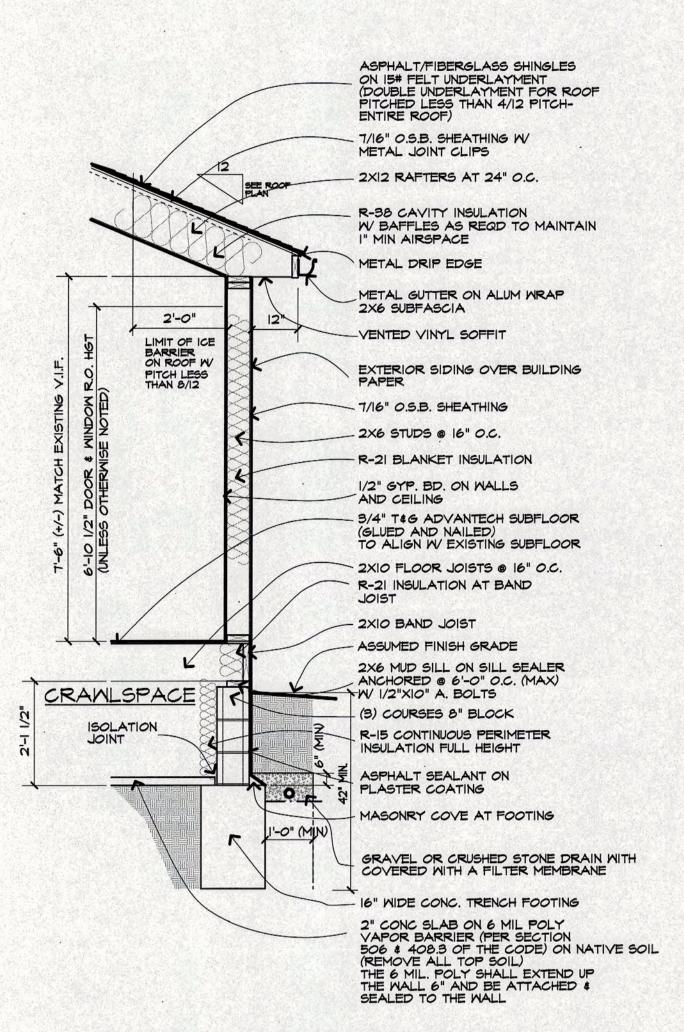
Job Location: 72 FRENCH ROAD ROCHESTER, NEW YORK

Drawing Title:

Drawn Checked By SLC

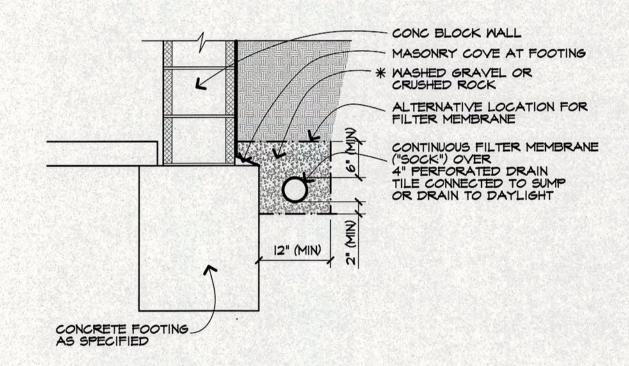
JANUARY, 2025
Job No. 38930

2 4 5



TYPICAL WALL SECTION

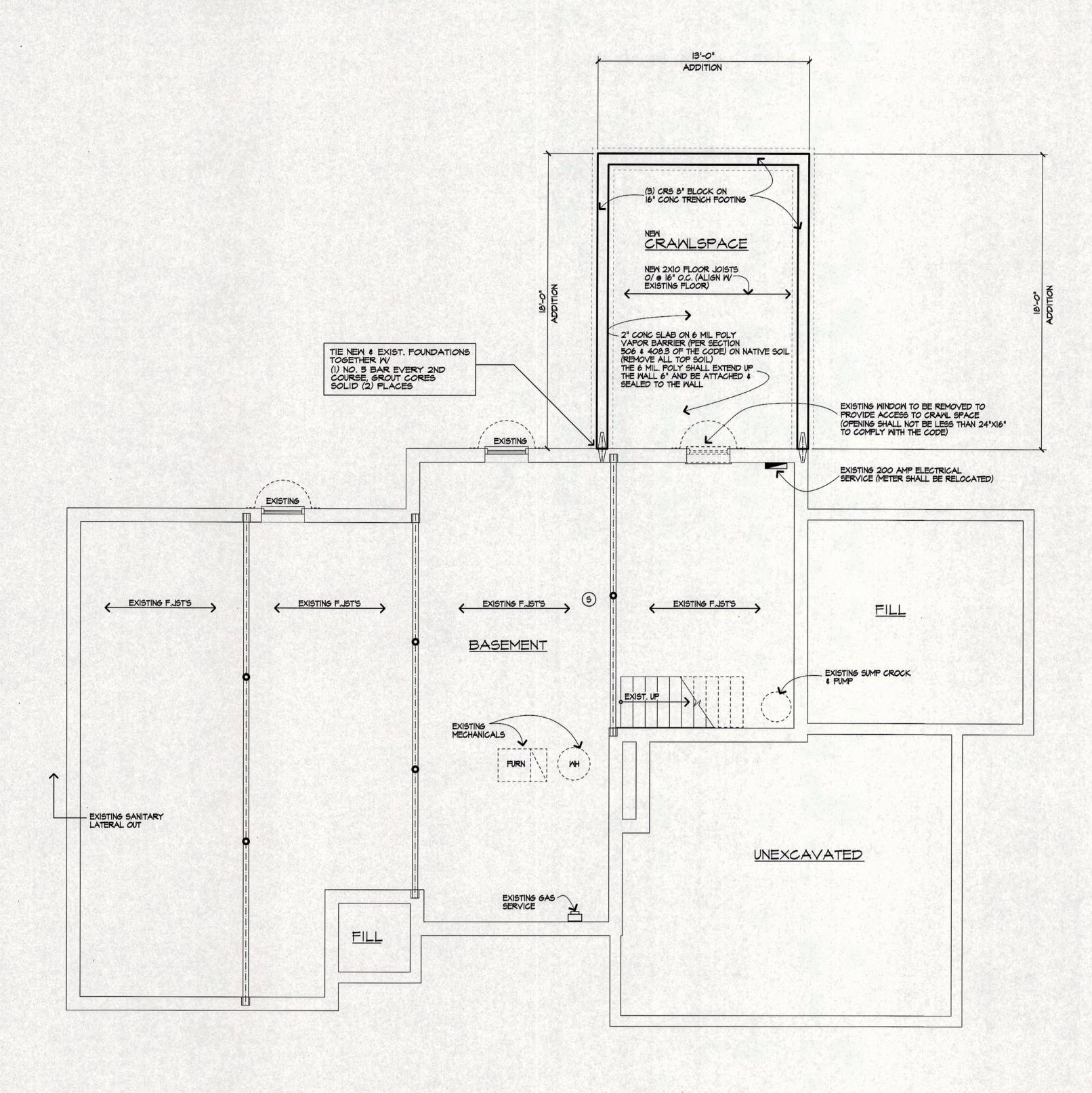
SCALE: 1/2" = 1'-0"



DRAIN TILE DETAIL

SCALE: 3/4" = 1'-0"

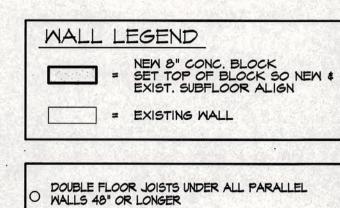
* WASHED GRAVEL OR CRUSHED ROCK SHALL NOT BE LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION.



BASEMENT & FOUNDATION PLAN

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

EXISTING (EXPOSED) IO BLOCK COURSE BASEMENT



- CONTRACTOR SHALL INSTALL SMOKE & CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT
- INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-O" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"
- INSTALL HANDRAIL & GUARDS

 AT STAIR PER SECTIONS R3II.7.8-R3II.12.2

 AND R-312 OF 2020 CODE.
- LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MANUF'S SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)
- HEATING AND COOLING EQUIPMENT EFFICIENCY RATING SHALL BE IN ACCORDANCE WITH R403.7 OF THE ENERGY CODE.
- WOOD FLOOR ASSEMBLIES USING DIMENSION
 LUMBER OR STRUCTURAL COMPOSITE LUMBER
 EQUAL OR GREATER THAN 2-INCH BY IO INCH
 NOMINAL DIMENSIONS OR OTHER APPROVED
 FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE SHALL NOT REQUIRE TO BE FIRE-RESISTANCE RATED SECTION R302.13
- CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON O MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.
- S : SMOKE DETECTOR
- : CARBON MONOXIDE DETECTOR

R314.2 HEAT DETECTOR SHALL BE LOCATED CENTRALLY IN THE ATTACHED GARAGE.

R314.3 SMOKE DETECTOR LOCATION: SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

R314.4 INTERCONNECTION - EXCEPTION: INTERCONNECTION - EXCEPTION:
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL
NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT
IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE
STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT
AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION
WITHOUT THE REMOVAL OF INTERIOR FINISHES

R315.3 CARBON MONOXIDE ALARM LOCATIONS:
OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY
OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED
WITHIN A BEDROOM OR IT'S ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

R315.4 \$ 315.6.4 COMBINATION ALARMS: COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS. DESIGNS, P.C.

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STEVEN L. CARINI, P.E.



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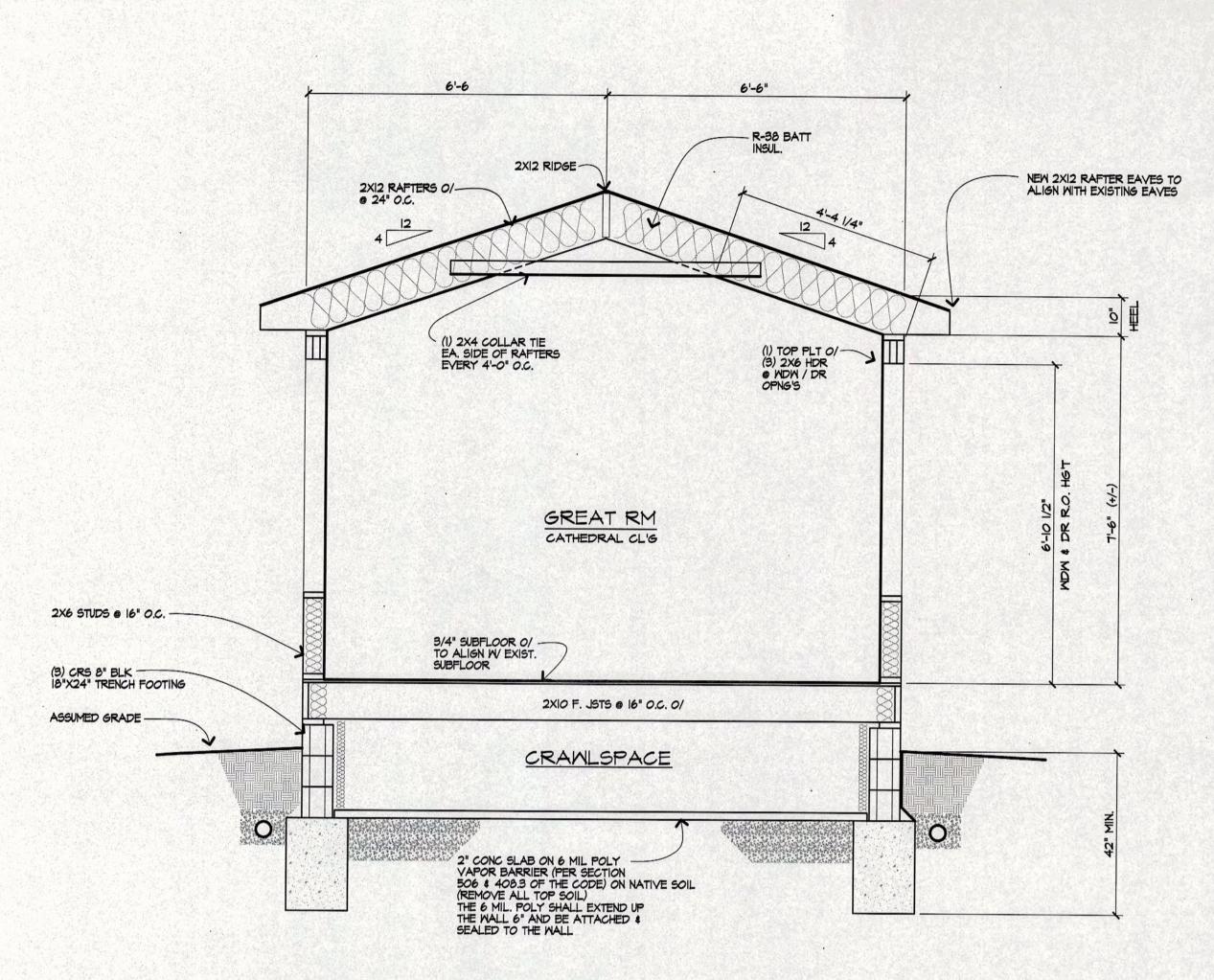
STEVEN & TERRI DIFIORE

Job Location: 72 FRENCH ROAD ROCHESTER, NEW YORK

BASEMENT PLAN

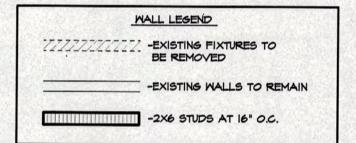
JANUARY, 2025

38930



BUILDING SECTION "A"

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



FLOOR PLATE HEIGHT SHALL BE 7'-6" (+/-) ABOVE TOP OF SUBFLOOR.

UNLESS OTHERWISE NOTED ON PLAN, FIRST

- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER
- CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES
- INSTALL MID-SPAN CROSS BRIDGING AT FLOOR O JOIST SPANS UP TO 14'-O" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"
- LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)
- 8 1/4" MAX STEP AT EGRESS DOOR(S) ON THE EXTERIOR SIDE FROM THE THRESHOLD TO THE LANDING OR FLOOR PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR PER EXCEPTION SECTION R311.3.1 OF THE CODE & T 3/4" MAX STEP FROM THRESHOLD TO THE LANDING OR FLOOR ON ALL OTHER EXTERIOR DOORS PER SECTION R311.3.2 OF THE CODE
- PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY

- CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON O MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.
- S : SMOKE DETECTOR
- : CARBON MONOXIDE DETECTOR

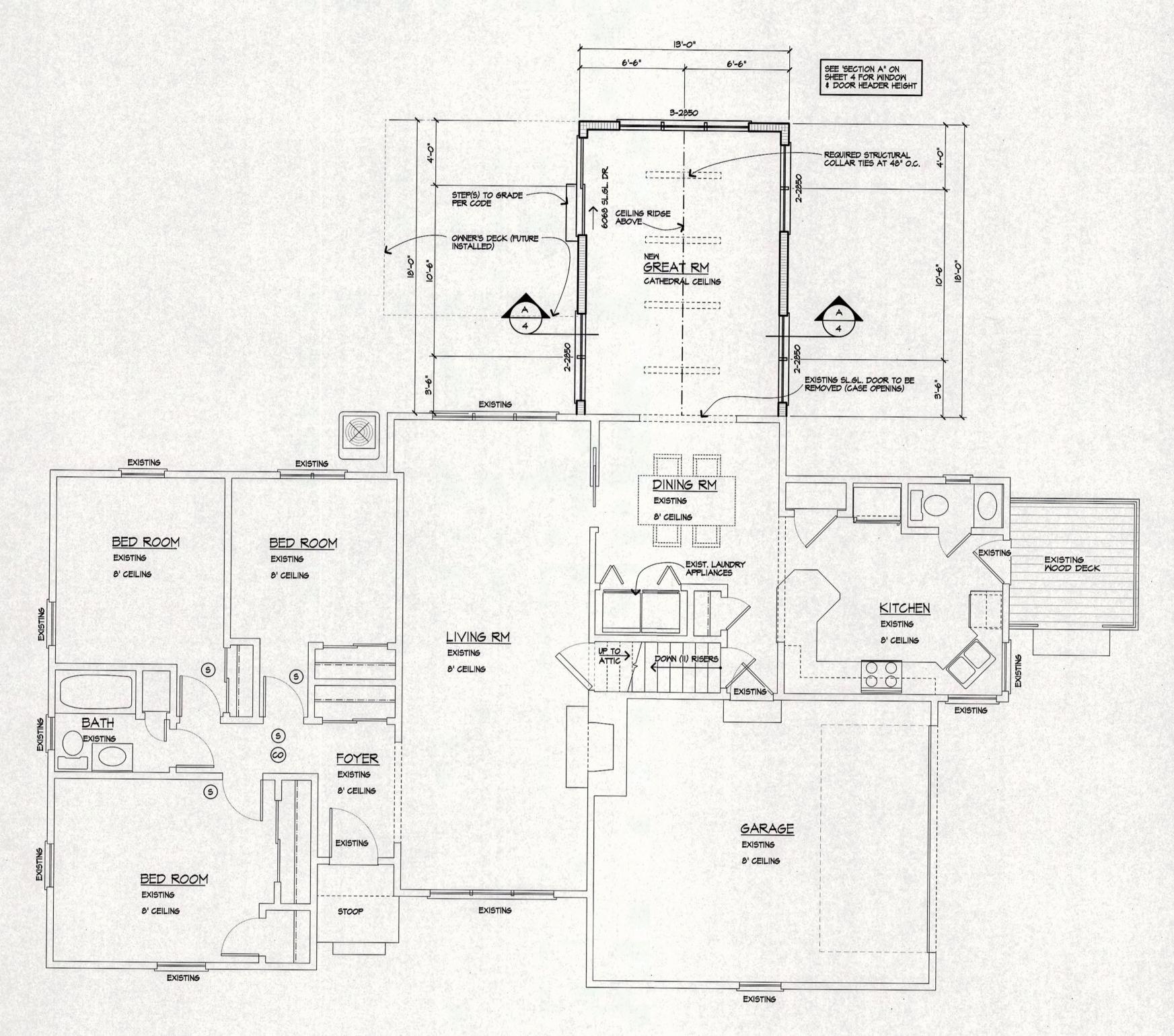
R314.2 HEAT DETECTOR SHALL BE LOCATED CENTRALLY IN THE ATTACHED GARAGE.

R314.3 SMOKE DETECTOR LOCATION: SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

RSI4.4 INTERCONNECTION - EXCEPTION:
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL
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R315.3 CARBON MONOXIDE ALARM LOCATIONS:
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WITHIN A BEDROOM OR IT'S ATTACHED BATHROOM, A CARBON
MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

R315.4 \$ 315.6.4 COMBINATION ALARMS: COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE



DESIGNS, P.C

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Written dimensions always have precedence over scaled dimensions.

with manufacturer's installation instructions and all applicable codes.

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RESIDENTIAL ADDITION

STEVEN & TERRI DIFIORE

72 FRENCH ROAD ROCHESTER, NEW YORK

FIRST FLOOR PLAN

JANUARY, 2025

38930

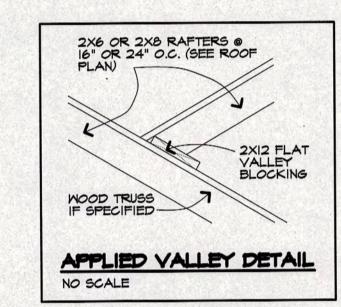
Checked By SLC

Education Law for any person, unless

FIRST FLOOR PLAN

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

HEATED ADDITION AREA = 234 SQ. FEET



UNLESS NOTED OTHERWISE

RI 2XI2 RAFTERS AT 24" O.C. WITH PITCH NOTED

R2 2X6 RAFTERS AT 24" O.C. WITH PITCH NOTED

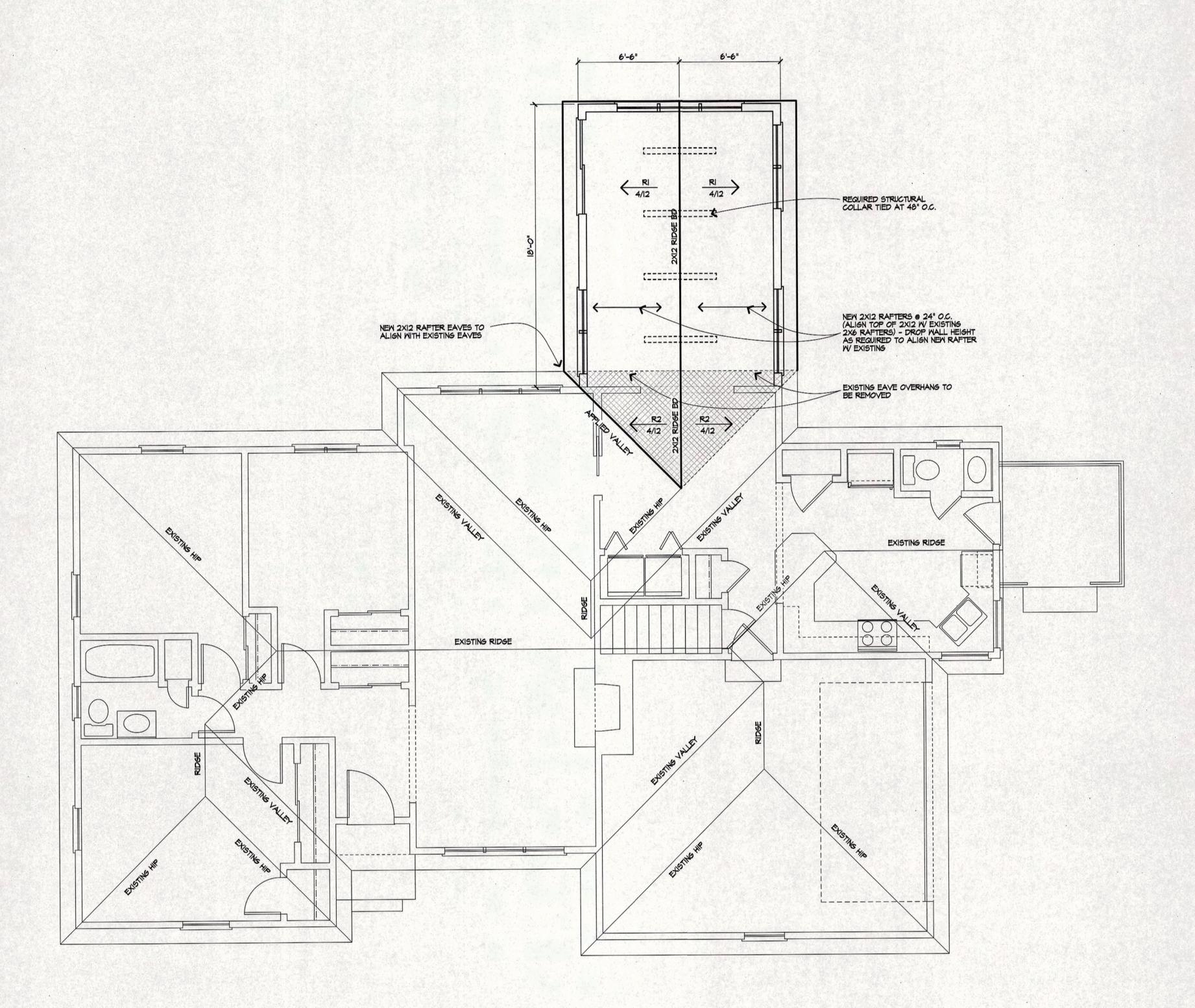
EAVE OVERHANGS SHALL BE 1'-O"

RAKE OVERHANGS SHALL BE 0'-O" (MATCH EXIST.)

TRUSS LAYOUT, DESIGN, AND ENGINEERING
TO BE PROVIDED BY TRUSS MFR

WOOD TRUSSES SHALL CONFORM TO R802.10
OF THE CODE

INSTALL ICE BARRIER ON ROOF TO
COMPLY WITH SECTION R905.1.2 OF THE CODE



ROOF FRAMING PLAN

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



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FAIRPORT, NY 14450-2002
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Clent:

STEVEN & TERRI DIFIORE

lob Location:

72 FRENCH ROAD ROCHESTER, NEW YORK

Drawing Title:

ROOF FRAMING PLAN

Drawn Checker SLC

JANUARY, 2025
Job No. 38930

o 5

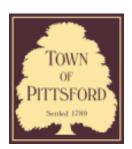








3/3/25, 1:09 PM Letter View



Town of Pittsford

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

Permit # B25-000028

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 3656 Clover Street PITTSFORD, NY 14534

Tax ID Number: 191.01-1-8

Zoning District: RRSP Rural Residential South Pittsford

Owner: Robinson, Michael P

Applicant: Quality Homes of Rochester

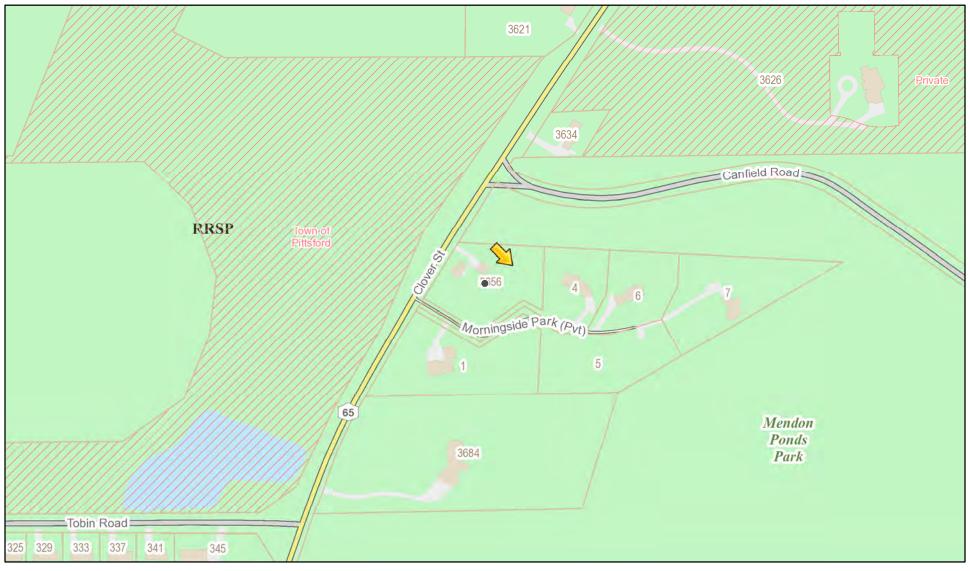
Application Type:

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

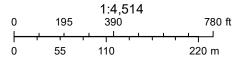
Project Description: Applicant is requesting design review for a 128 square foot roof to be added off the back of a detached garage.

Meeting Date: March 13, 2025

RN Residential Neighborhood Zoning

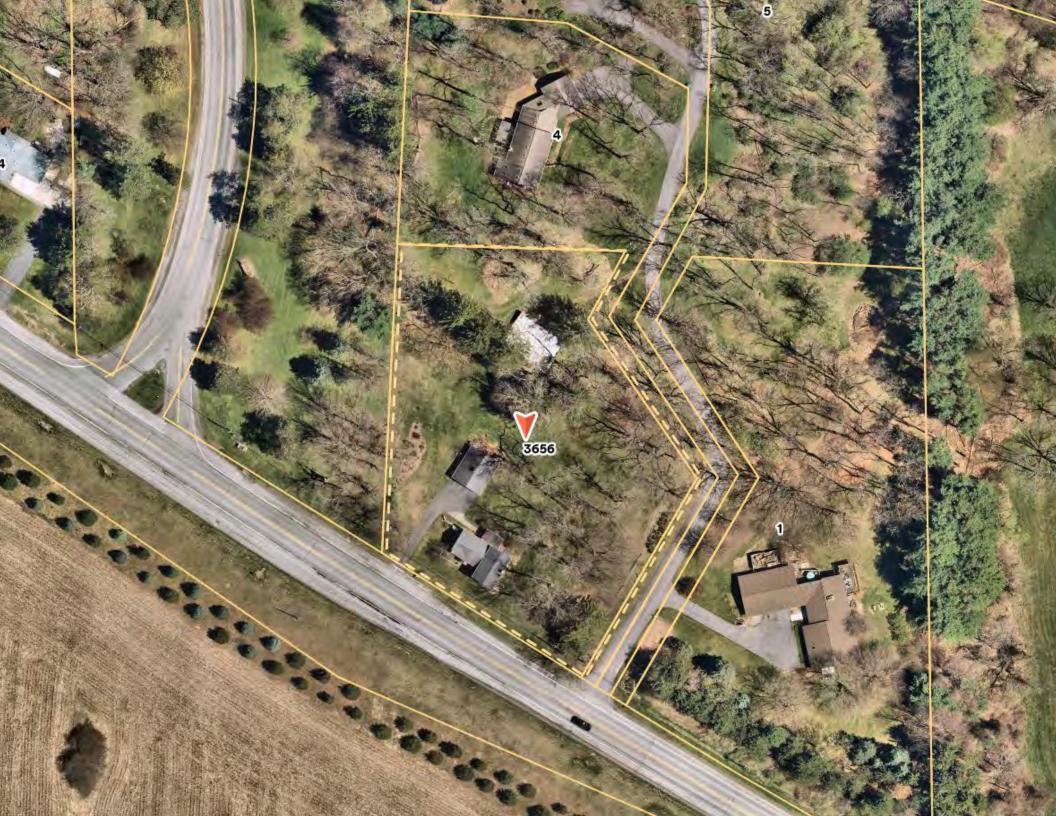


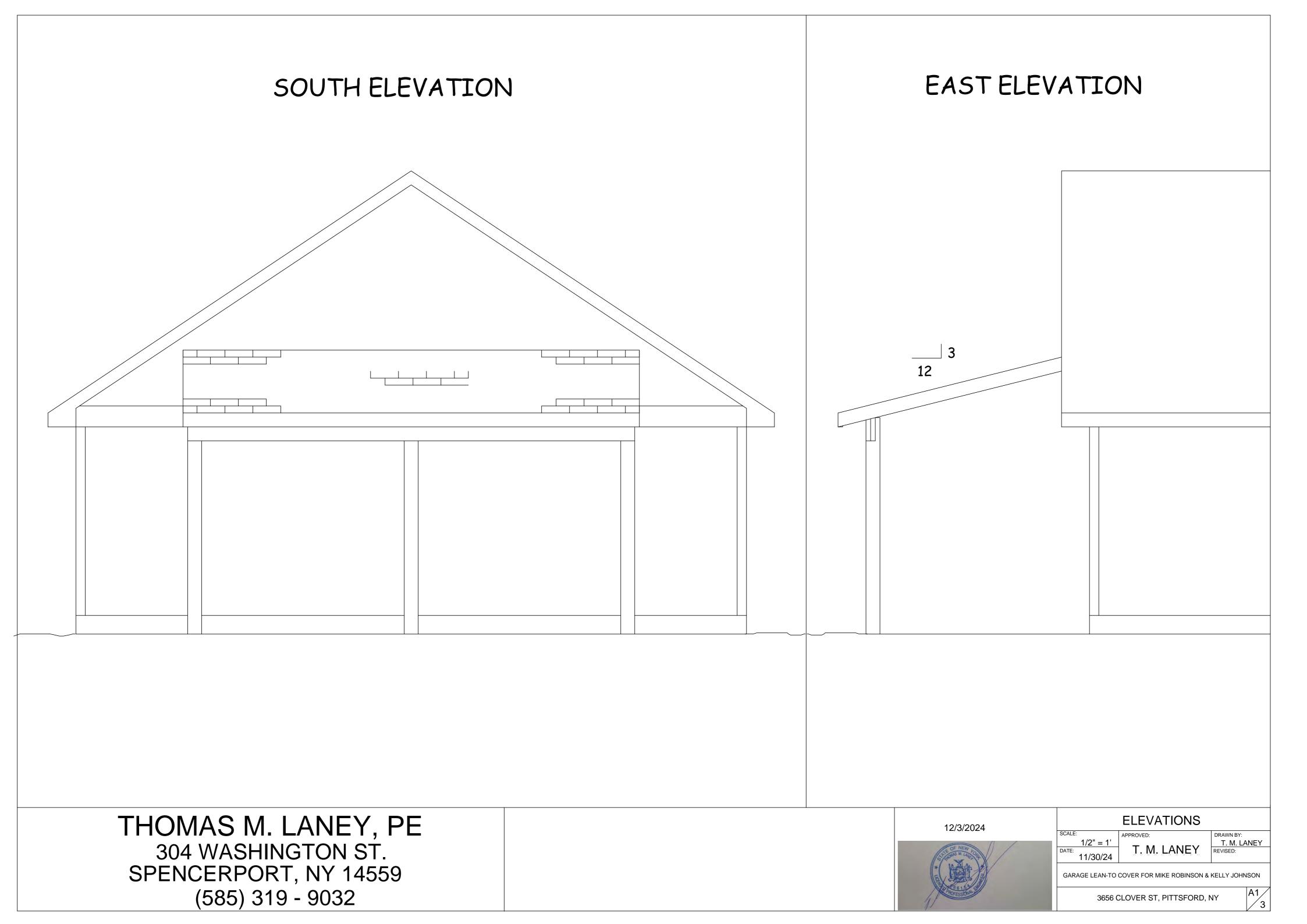
Printed March 3, 2025

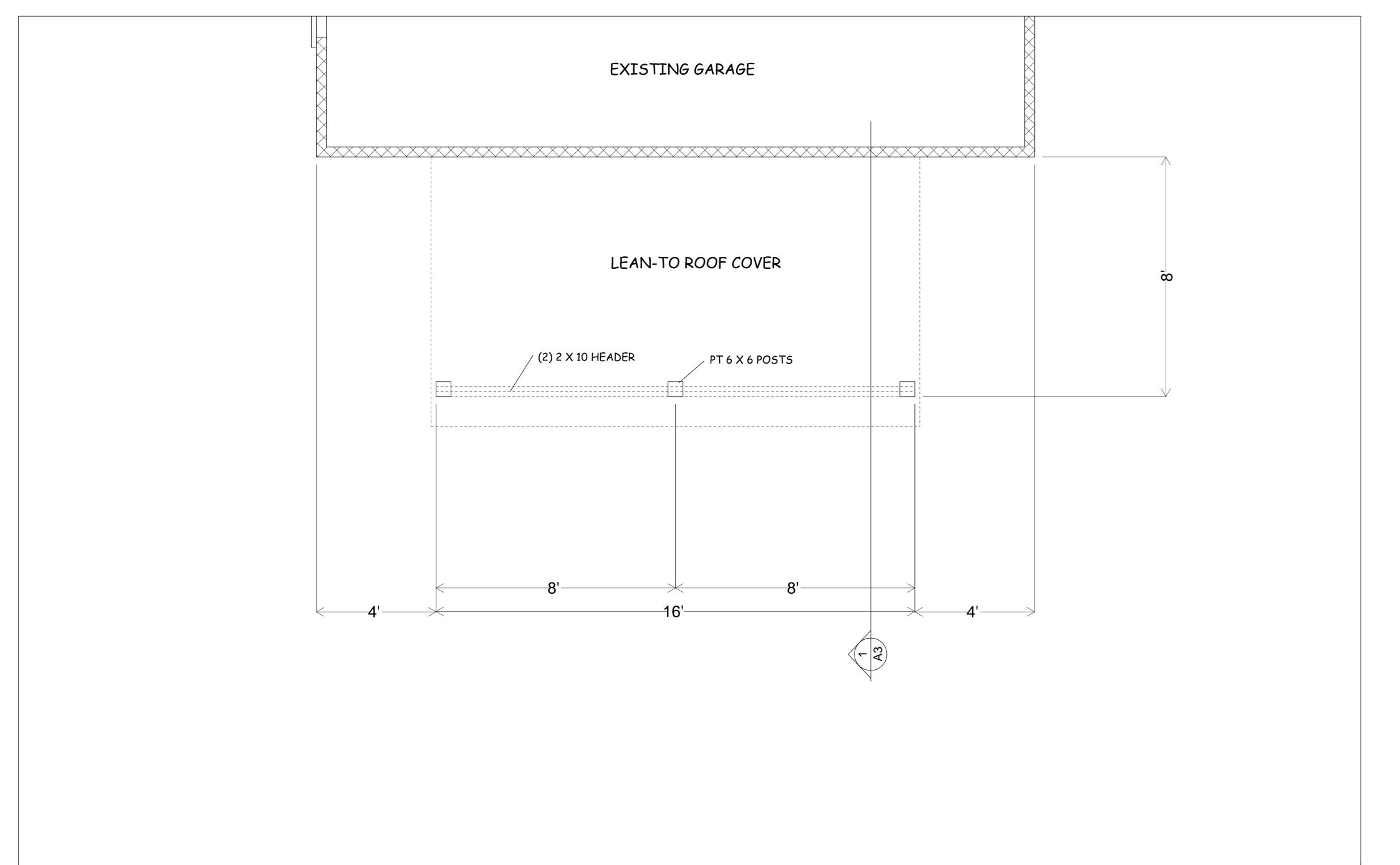


Town of Pittsford GIS

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THOMAS M. LANEY, PE 304 WASHINGTON ST. SPENCERPORT, NY 14559 (585) 319 - 9032

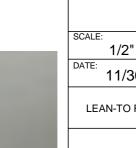
NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

AND REFERENCED FROM EXISTING BUILDING



EXISTING WALLS

12/3/2024

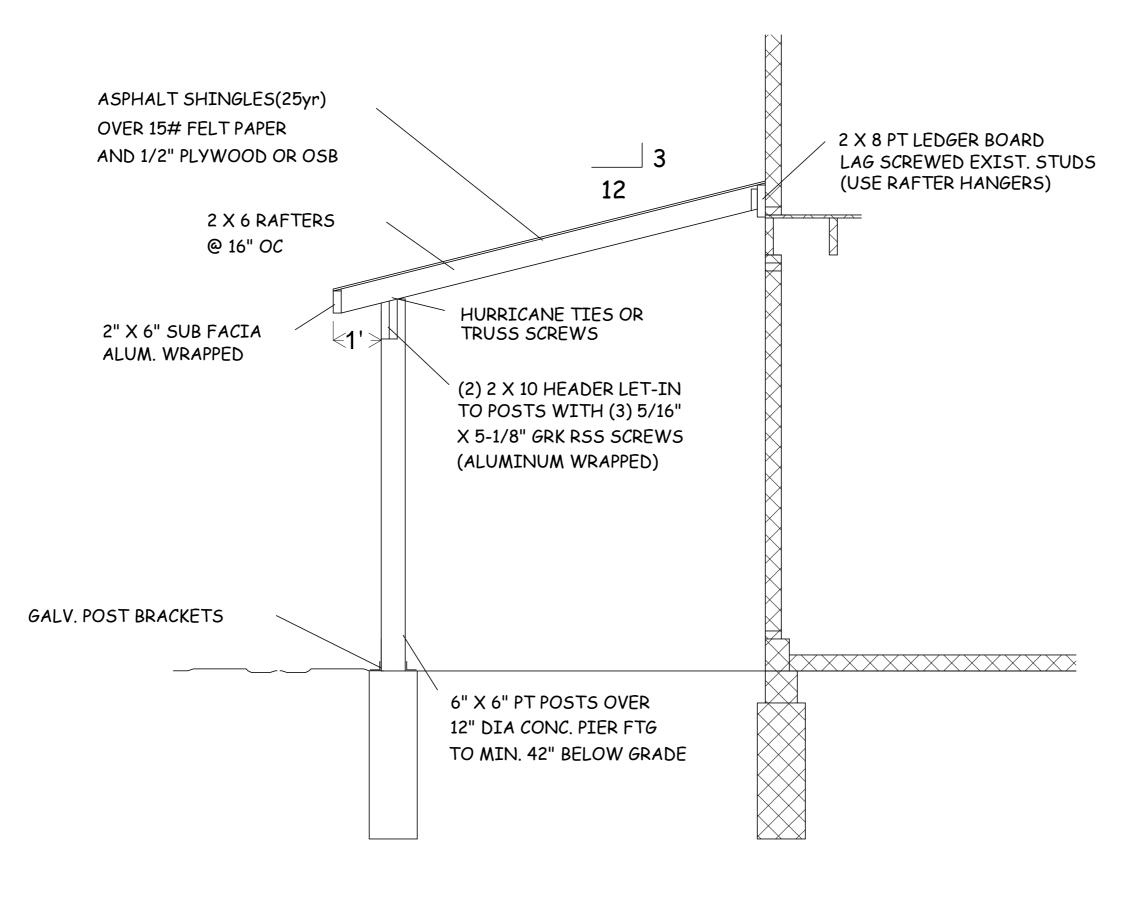


LEAN-TO ROOF COVER FOR MIKE ROBINSON & KELLY JOHNSON

3656 CLOVER ST, PITTSFORD, NY

A2/

NOTE: ALL LUMBER TO BE 1150 PSI Fb (MIN) NO. 2 HEM FIR OR BETTER. DESIGN WIND SPEED- 115 MPH SOIL LOAD CAPACITY - 2500 PSF GROUND SNOW LOAD - 40 PSF ALL STATE CONSTRUCTION CODES TO BE FOLLOWED



BUILDING SECTION **A3**

EXISTING STRUCTURE

THOMAS M. LANEY, PE 304 WASHINGTON ST. SPENCERPORT, NY 14559 (585) 319 - 9032



	SECTION VIEW	
CALE:	APPROVED:	DRAWN BY:
1/2" = 1'	T. M. LANEY	T. M. LANEY
11/30/24	I. W. LAINEY	REVISED:
GARAGE LEAN-TO	COVER FOR MIKE ROBINSON &	KELLY JOHNSON

3656 CLOVER ST, PITTSFORD, NY

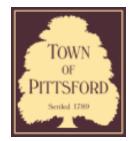


Johnson., Kelly 3656 Clover Street Pittsford, NY 14534 Project #: QH1322

Project Photos



Page 1 of 1 Fri, Feb 28 2025, 03:13 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

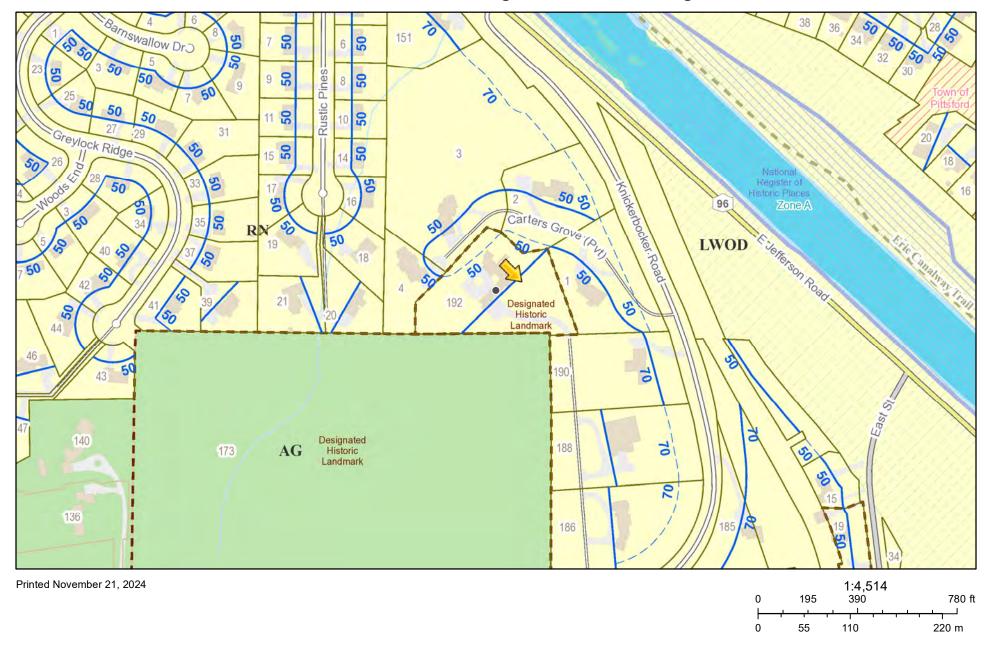
Aρ	plic	atio	n T	ype:

אאי	modificition type.	
	Residential Design Review	Build to Line Adjustment
	§185-205 (B)	§185-17 (B) (2)
	Commercial Design Review	Building Height Above 30 Feet
	§185-205 (B)	§185-17 (M)
	Signage	Corner Lot Orientation
	§185-205 (C)	§185-17 (K) (3)
	Certificate of Appropriateness	Flag Lot Building Line Location
\	§185-197	§185-17 (L) (1) (c)
	Landmark Designation	Undeveloped Flag Lot Requirements
	§185-195 (2)	§185-17 (L) (2)
	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: March 13,2025

RN Residential Neighborhood Zoning



Town of Pittsford GIS

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TOWN OF PITTSFORD

Design Review & Historic Preservation Board Application for Certificate of Appropriateness

			Case	#					
1.	Property A	Address: 19	92 Knickerboo	ker Road					
2.	Tax Acco	unt Number:	164.150-000	2-039.2					
3.	Applicant' Address:	s Name: D 99 Garnsey	avid Crowe			Phone:	585-514-02	223	
	Address.			treet		- Phone.			
		Pittsford	3	NY	14534	E-mail:	dcrowe@d	jcacorners	
			ity	State	Zip Code	_			
4.	Applicant'	s Interest in	Property:						
	Owner:		Lesse	e: 🔲	Holdi	ng Purch	ase Offer:		
	Other (explain): Clie	nt Representa	tive / Consult	ing Architect				
5.	Owner (if	other than abov	_{/e)} . Meaghan	Larrabee					
0.		Owner (if other than above): Meaghan Larrabee Address: 22 Lake Lacoma Drive							
	Address: 22 Lake Lacoma D			Street			_ Phone:		
		Pittsford	O	NY	14534	E mail:			
			City	State	Zip Code	_ E-mail:			
	Has the C	wner been o	contacted by t	he Applicant?	Yes	\boxtimes	No		
6.	Applicatio	n prepared b	_{oy:} David Cro	we					
	Address:	99 Garnsey				Phone:	585 514-0	223	
	Addiess.			Street		_ 1 110116.			
		Pittsford		NY	14534	E-mail:	dcrowe@d	djcacorners	
		(Dity	State	Zip Code		-		
7.	Project D	esign Profes	sional (if Availa	_{ble):} Ty Allen		<u> </u>			
	Address:	PO Box 44				Phone:	585-613-5	899	
				Street		<u> </u>			
		Phelps		NY	14532	_ E-mail:	Ty@arket	ondesign.co	
			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.	f the structure is a Commercial Property open to the Public, please describe all inter	rior
	mprovements proposed at the project site (attach additional sheets if necessary).	

16.	Additio	nal materials submitted wi	th this app	olication (if available):	
	\boxtimes	Parcel map	\boxtimes	Architectural elevations	
	\boxtimes	Photographs	\boxtimes	Architectural plans	
	\boxtimes	Other materials	Site Mas	ster Plan	
			-		
App	licant C	Certification:			
	-	*	dge that th	ne information supplied on th	nis application is
	comple	ete and accurate	forme	-	เปอปสห
		Signature	of applicant	_	Date
Owr	ner Con	sent:			
	If the a	applicant is other than the o	owner, do	es the owner concur with thi	s application?
	Yes	⊠ No □]		
	If Ye	es, owner's signature:	Med	eghan B. Larrabee	

Rev. 10/10/2023

N/A

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.
- 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

TOWN OF PITTSFORD APPLICATION FOR DESIGNATION OF LANDMARKS

1.	PROPERTY ADDRESS: 192 KNICKEY bocker Rd.
2.	TAX ACCOUNT NUMBER: 164.150-02-039.200
3.	NAME OF APPLICANT; Pitts Ford Historic Preservation Commission Address: Pitts ford, NY ZIP CODE: PHONE:
	Interest in Property: Owner Lessee Holding Option Other (explain)per town ordinance
4.	OWNER: (If other than above) Harold 4-Judy Bednar ADDRESS: 192 Knickerhoker Rd ZIP CODE: 14534 PHONE: 381-2300 Pitts ford, N.Y. 14534 HAS OWNER BEEN CONTACTED BY APPLICANT? Yes X No
5.	APPLICATION PREPARED BY: George Dounce ADDRESS: I Cranston Rd ZIP CODE: 14534 PHONE: 383-1197 PHONE: 283-1197
6.	ATTORNEY: Greg MoTT ADDRESS: ZIP CODE: PHONE:
7.	PRESENT USE OF PROPERTY: Residential
8.	ZONING DISTRICT:
9.	STATEMENT OF SIGNIFICANCE: Explain why the property should be designated as a landmark. (Attach additional sheets if necessary.)
	 General statement on physical history (indicate sources of information)

	possible): Originally owned by Mitchell Pierson, Sr.
	ii. Date of construction: 1935-1938 Architect: Bryant Fleming Builder: Fmil Muller
	Builder: Emil Muller iii. Facts/Information on original plan and construction of building(s): constructed using parties of their buildings including early keeping room from New Haverhill, Ma (1711), Federal parlor from Salem, 1 (1787) by Samuel McIntyre, stone + timbers from old Genesee River flour mill (Rochester-1835) + from Roche.
	iv. Facts/Information on known alterations and additions, with dates and architects or builders
b.	Statement on history (indicate sources of information i. Historical events associated with the property and dates:
	ii. Well-known persons associated with the property: Mitchell Pierson; Sr Samuel McIntyre
c.	Statement on architecture
	i. Architectural style or period: Eclectic -1930
	ii. Architectural interest and merit:

	iii.	Current exterior condition (describe construction, finishes and state of repair): Excellent condition. Exteriors types include claphoard, stone, brick, cobblestone, 4 stucco.
đ.	State	ement on site and surroundings
	i.	Outbuildings (list existing outbuildings and describe significance and state of repair):
	ii.	Landscape (describe features and conditions including size and type of trees); Post Ice-Storm. Many mature trees + plantings
		THE INFORMATION SUPPLIED ON THIS APPLICATION IS ACCURATE.
CONCURR		
Does cu	rrent	owner concur in this application?
V/ Ye	s	
/ No		(Til Reduced)
If yes,	owne	r's signature <u>fuditte</u> , <u>Seanan</u>

HZ ME 23 TO 14 Ub

In the Matter

of

PITTSFORD HISTORIC COMMISSION DESIGNATION

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

L-2-92

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

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

Tax Account #164.150-02-039.200

Property Address: 192 Knickerbocker Road, Pittsford, NY 14534
Present Property Owners: Harold E. and Judith J. Bednar

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

Dated: April <u>21</u>, 1992

Pittsford Historic Preservation Commission

Jeffrey Kaplan Chairman

COUNTY OF MONROE) SS:

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

Notary Public

SUZANNE M. LAUDER

NOTARY PUBLIC. STATE OF NEW YORK

ONTARIO COUNTY, NO. 4654688

Y COMMISSION EXPIRES 5/31/93

BUILDING-STRUCTURE INVENTORY FORM

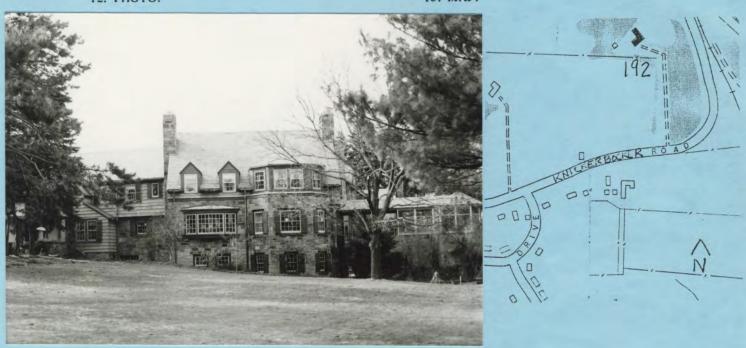


FOR OFFICE USE ONLY
UNIQUE SITE NO
SERIES NEG. NO

& HISTORIC PRESERVATION DIVISION FOR HISTORIC PRESERVATION (518) 474-0479	QUAD SERIES NEG. NO							
YOUR NAME: Kathleen A. Howe	DATE: April, 1991							
YOUR ADDRESS: 32 Winthrop Stree	t TELEPHONE: (716)262-2035							
Rochester, NY 146	07							
ORGANIZATION (if any): Bero Associat	es, Architects							
IDENTIFICATION								
· DUM DING MANE (C)								
2. COUNTY: Monroe TOWN/CITY: Pittsford VILLAGE: 3. STREET LOCATION: 192 Knickerbocker Road								
3. STREET LOCATION: 192 Knickerbocker Road								
4. OWNERSHIP: a. public b. private 5. PRESENT OWNER: Harold Bednar ADDRESS: Same								
6. USE: Original: Residence	Present: Same							
A ACCEPTABLE TO BUBLIC. Futurior visible	Gram mublic road, Vac No X							
Located at end of Interior accessib	ole: Explain							
DESCRIPTION private drive								
8. BUILDING a. clapboard b. stone 6								
MATERIAL: e. cobblestone I f. shingle	s 🛛 g. stucco 🖾 other: half timber							
9. STRUCTURAL a. wood frame with interlocki	ng joints 🗆							
SYSTEM: b. wood frame with light men								
(if known) c. masonry load bearing walls								
d. metal (explain)								
e. other	a fair \ d datariarated \ \							
	1 if so when?							
11. INTEGRITY: a. original site X b. moved L	ii so, witch:							

12. PHOTO:

13. MAP:



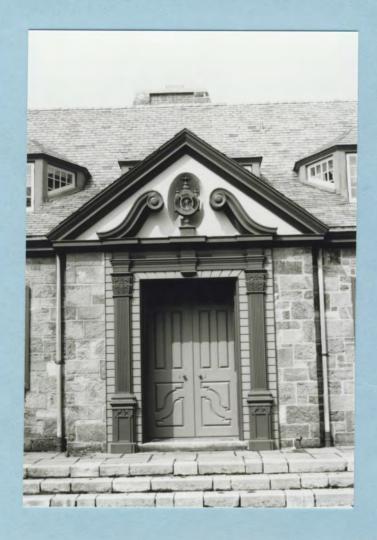
c. list major alterations and dates (if known):

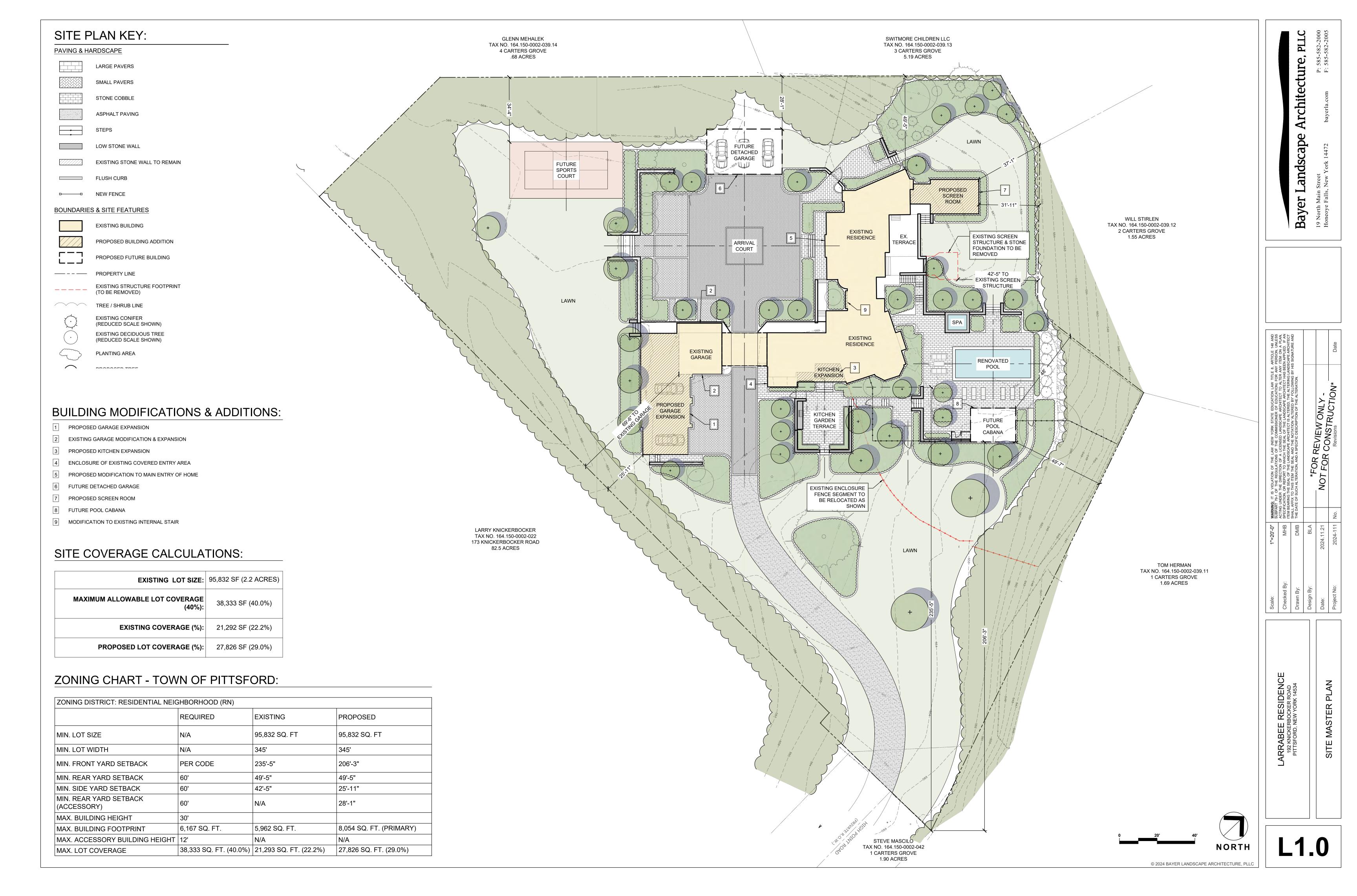
HP-1

An Equal Opportunity Agency

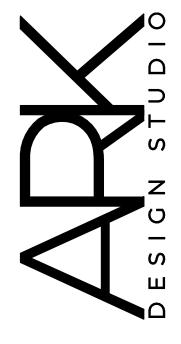
14.	THREATS TO BUILDING: a. none known b. zoning c. roads c. roads c. deterioration c. roads c. deterioration c. deterioration c. deterioration c. deterioration c. deterioration c. roads c. deterioration c. deterioratio
15.	RELATED OUTBUILDINGS AND PROPERTY: a. barn
16.	j. other:entrance_court SURROUNDINGS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







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



LARRABEE
RESIDENCE
192 Knickerbocker Road Pittsford NY 14

PROJECT NO.

ISSUED 12/11/24
Zoning Review

SCALE 1/4"-

LOORPLAN

D.1



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



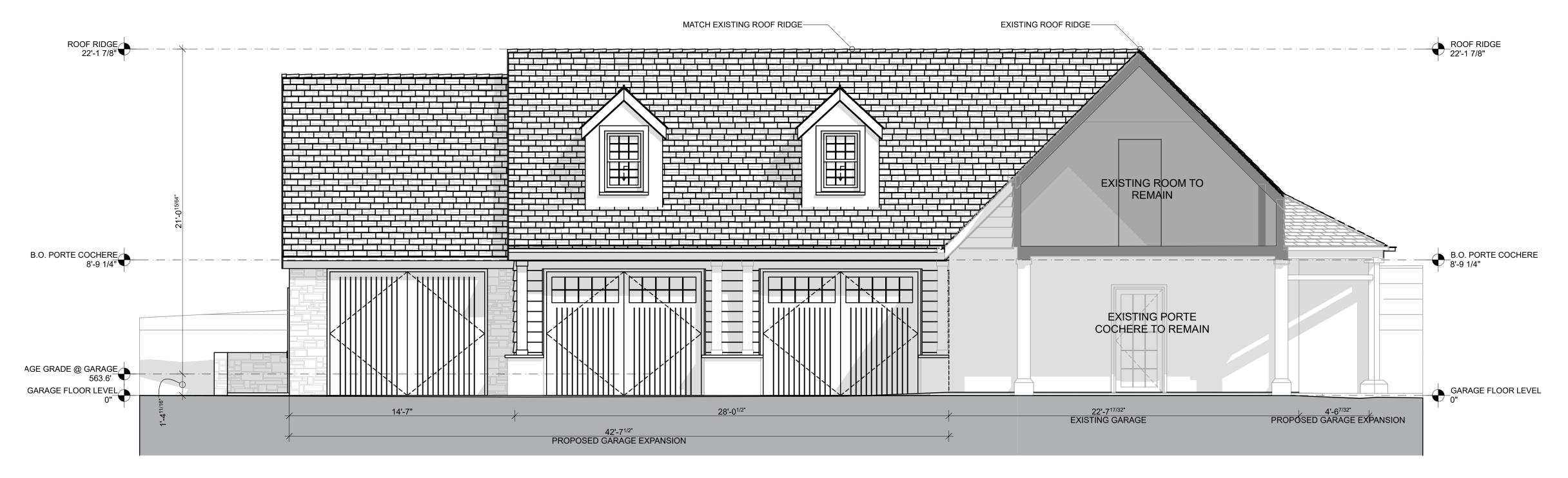


SOUTH ELEVATION

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



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



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

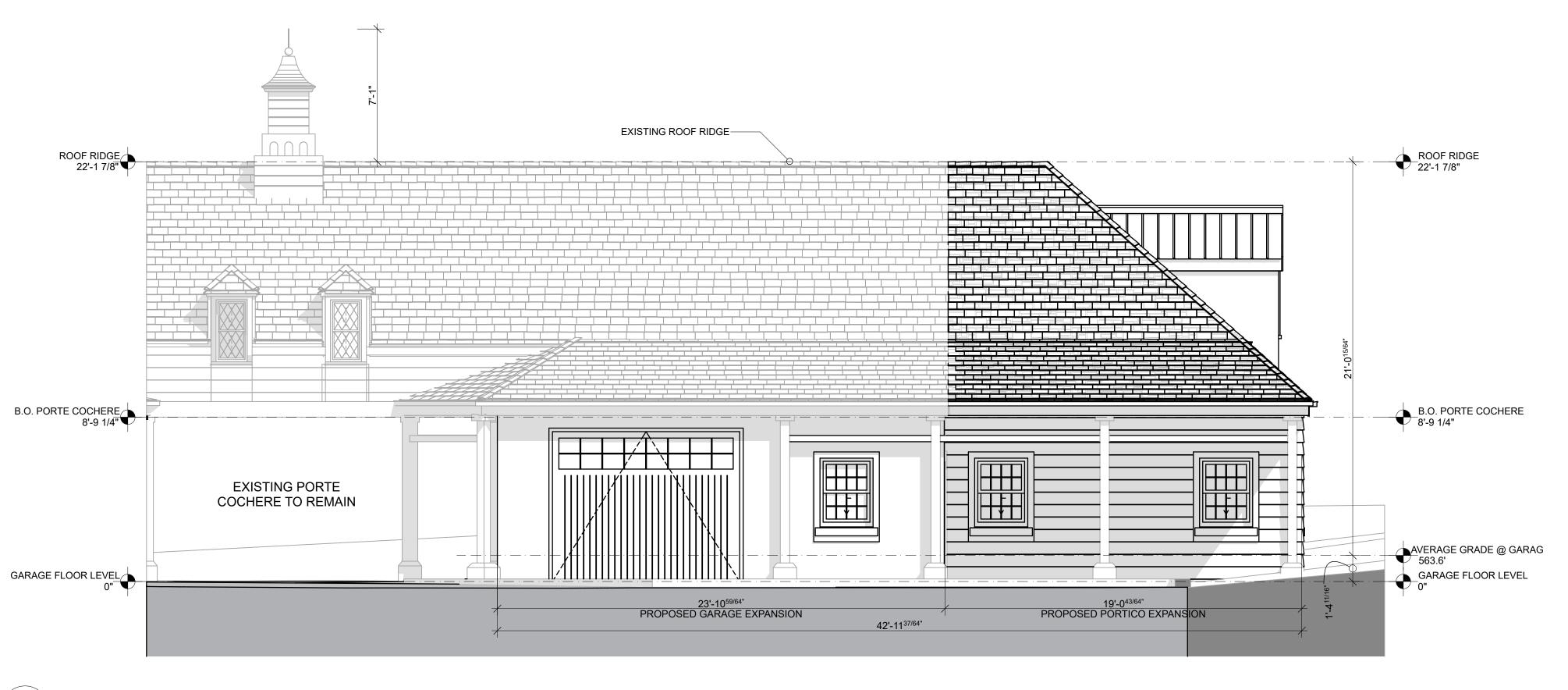
LARRABEE
RESIDENCE

PROJECT NO.

Zoning Review

SCALE 1/4"

Garage Elevations 2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

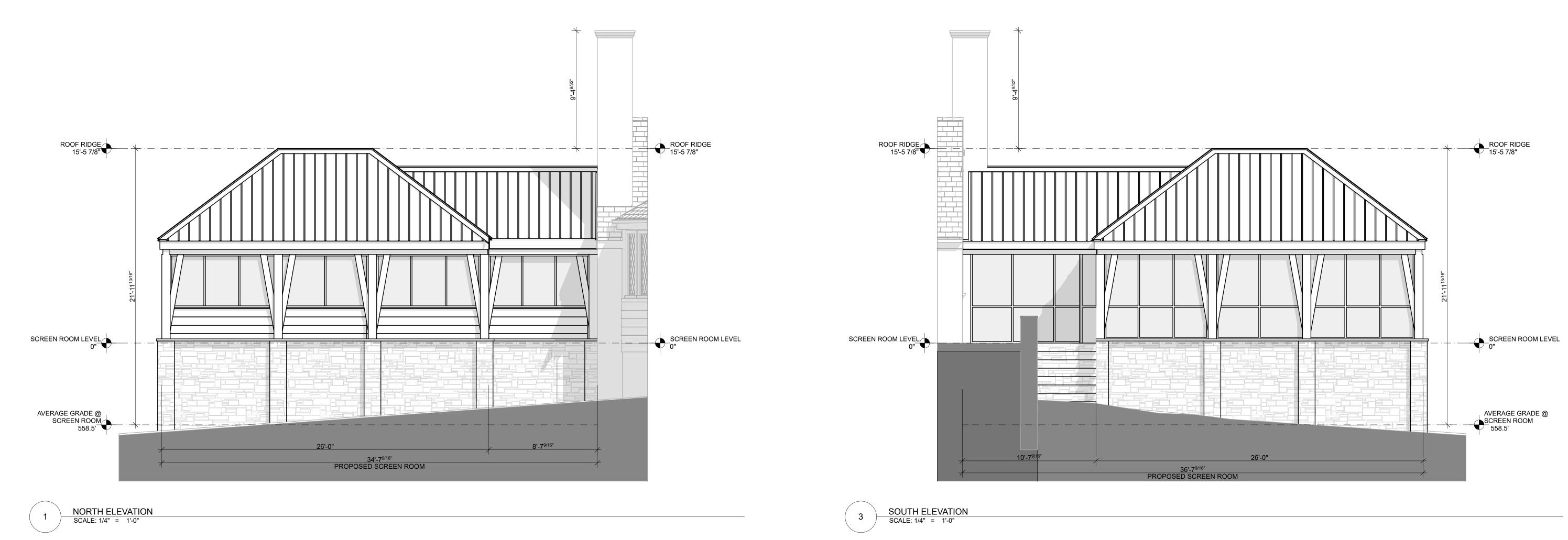
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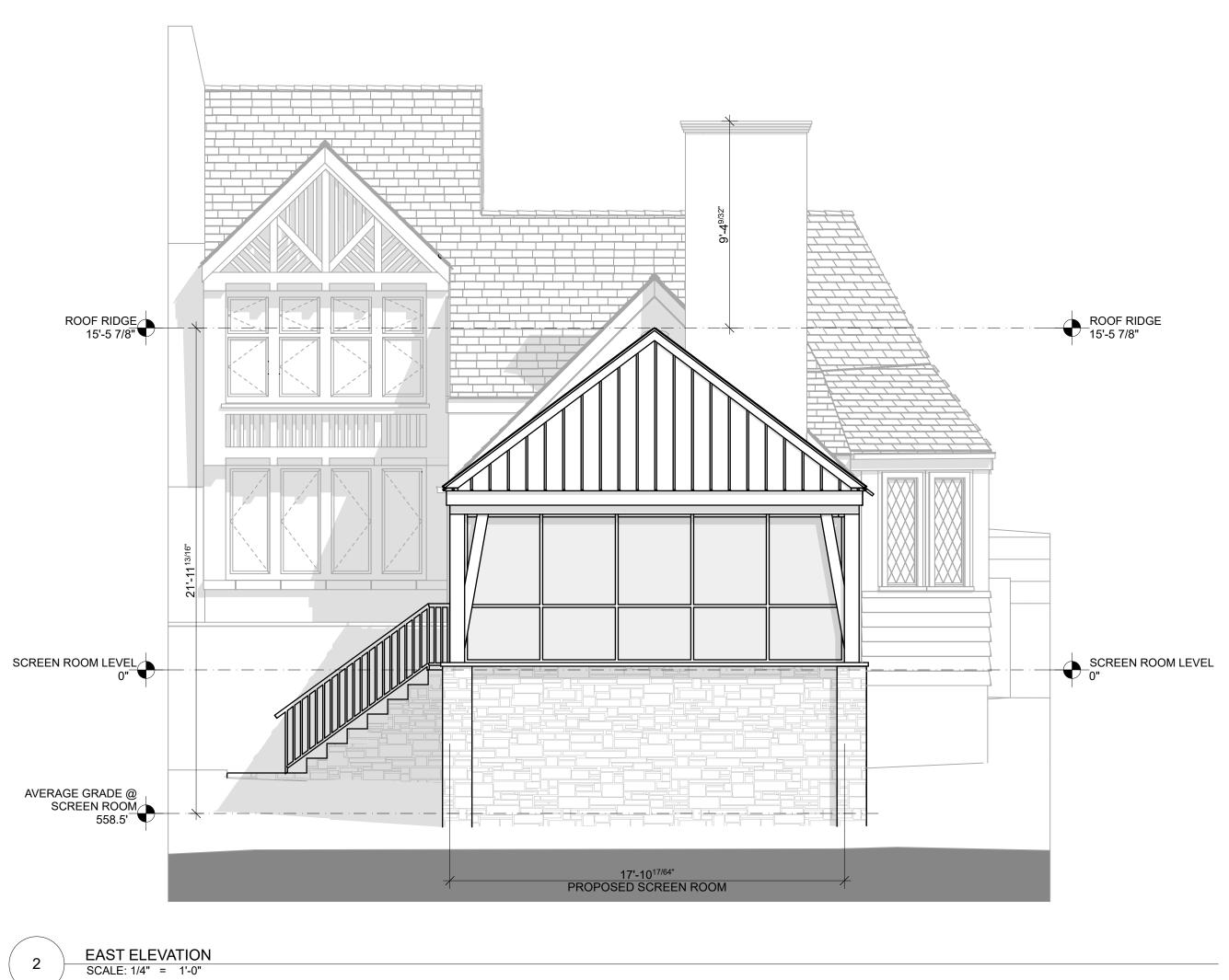
PROJECT NO.

Zoning Review

SCALE 1/4"-

Garage Elevations

















SITE PERSPECTIVE - 1



SITE PERSPECTIVE - 4



SITE PERSPECTIVE - 2

SITE PERSPECTIVE - 3









GROUND PERSPECTIVE - 1 GROUND PERSPECTIVE - 2





IMAGE - 1









GROUND PERSPECTIVE - 4



IMAGE - 3



IMAGE - 4



Exterior Materials Palette

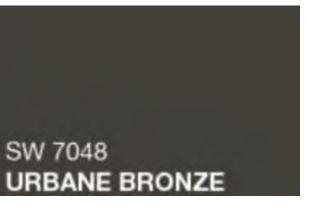




Marvin Bronze
Signature Ultimate
&
Bronze Hardware



Medina Stone



Paint Color – Trim & Siding



Cedar Shake Siding



Slate Roof to match existing



Copper Roof & Gutters



- ALL EXISTING WINDOWS TO BE REPLACED IN KIND W/ MARVIN SIGNATURE ULTIMATE - WINDOW TYPES (OPERATION) & LITE PATTERNS TO MATCH EXISTING - UNLESS OTHERWISE NOTED

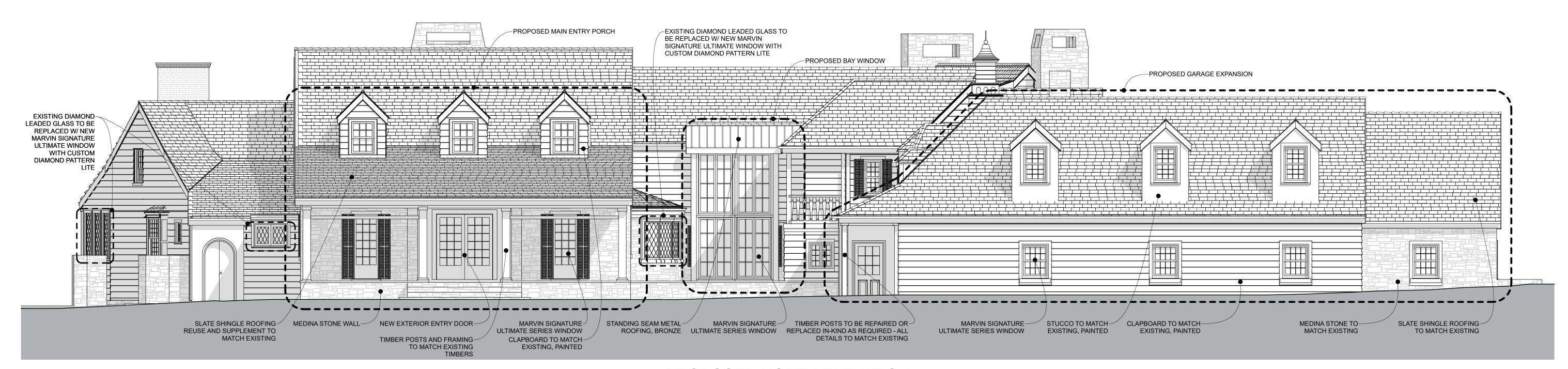
- EXISTING SIDING TO BE REPAIRED/REPLACED AS REQUIRED - PATTERNS, REVEALS, & EXPOSURE TO MATCH EXISTING - & PAINTED

- EXISTING EXTERIOR TRIMS & ASSOCIATED COMPONENTS TO BE

- EXISTING SLATE ROOFING TO REMAIN - UNLESS OTHERWISE

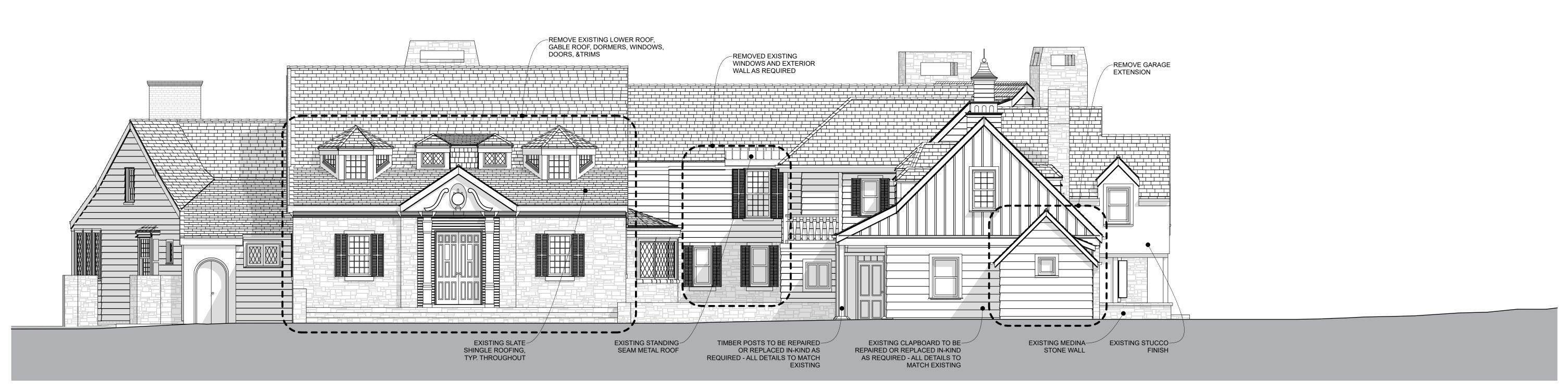
REPAIRED/REPLACED IN-KIND & PAINTED

- EXISTING EXTERIOR STONEWORK & CHIMNEYS TO REMAIN - UNLESS OTHERWISE NOTED



PROPOSED NORTH ELEVATION

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



EXISTING NORTH ELEVATION



- ALL EXISTING WINDOWS TO BE REPLACED IN KIND W/ MARVIN SIGNATURE ULTIMATE - WINDOW TYPES (OPERATION) & LITE PATTERNS TO MATCH EXISTING - UNLESS OTHERWISE NOTED

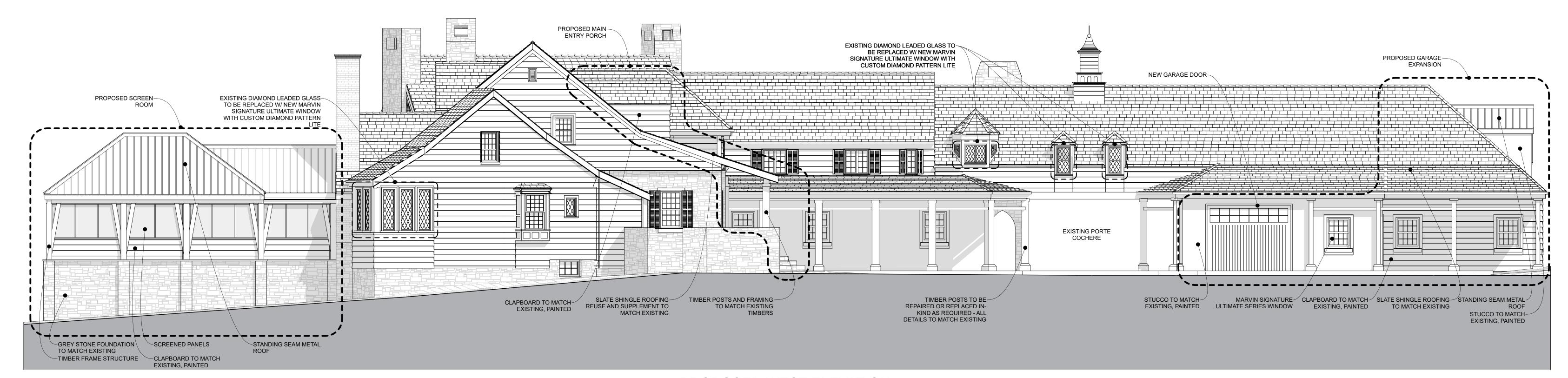
- EXISTING SIDING TO BE REPAIRED/REPLACED AS REQUIRED -

PATTERNS, REVEALS, & EXPOSURE TO MATCH EXISTING - & PAINTED
- EXISTING EXTERIOR TRIMS & ASSOCIATED COMPONENTS TO BE

- EXISTING SLATE ROOFING TO REMAIN - UNLESS OTHERWISE

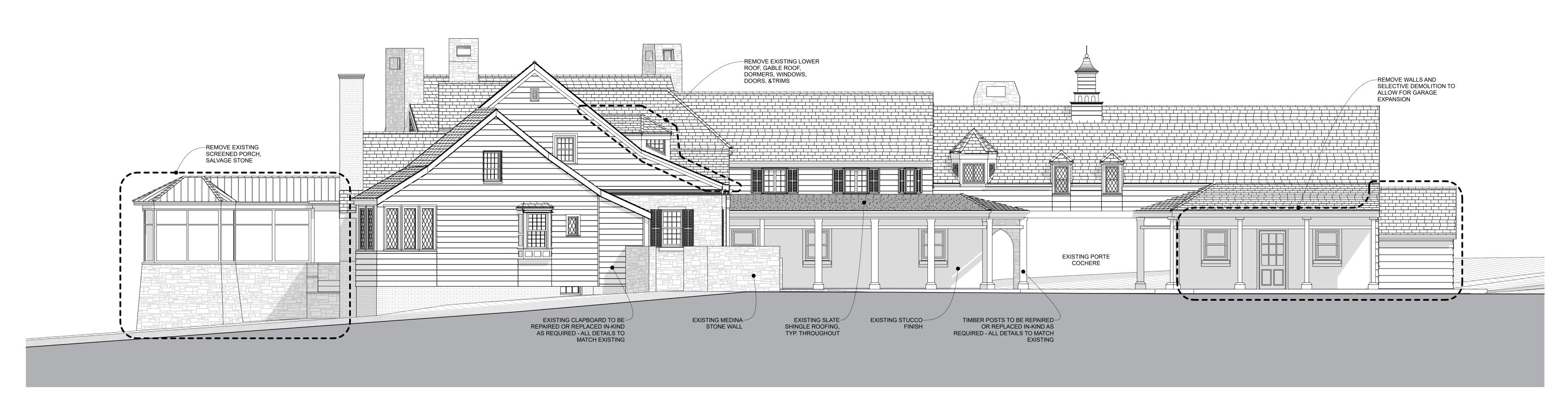
REPAIRED/REPLACED IN-KIND & PAINTED

- EXISTING EXTERIOR STONEWORK & CHIMNEYS TO REMAIN - UNLESS OTHERWISE NOTED



PROPOSED WEST ELEVATION

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



EXISTING WEST ELEVATION

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



- ALL EXISTING WINDOWS TO BE REPLACED IN KIND W/ MARVIN SIGNATURE ULTIMATE - WINDOW TYPES (OPERATION) & LITE PATTERNS TO MATCH EXISTING - UNLESS OTHERWISE NOTED

- EXISTING SIDING TO BE REPAIRED/REPLACED AS REQUIRED -PATTERNS, REVEALS, & EXPOSURE TO MATCH EXISTING - & PAINTED

- EXISTING EXTERIOR TRIMS & ASSOCIATED COMPONENTS TO BE REPAIRED/REPLACED IN-KIND & PAINTED

- EXISTING SLATE ROOFING TO REMAIN - UNLESS OTHERWISE

EXISTING DIAMOND LEADED GLASS— - EXISTING EXTERIOR STONEWORK & CHIMNEYS TO REMAIN -TO BE REPLACED W/ NEW MARVIN UNLESS OTHERWISE NOTED SIGNATURE ULTIMATE WINDOW WITH CUSTOM DIAMOND PATTERN -PROPOSED SCREEN ROOM EXISTING DIAMOND-PROPOSED GARAGE EXPANSION LEADED GLASS TO BE REPLACED W/ NEW MARVIN SIGNATURE ULTIMATE WINDOW WITH CUSTOM DIAMOND PATTERN LITE MEDINA STONE WALL SLATE SHINGLE ROOFING TO STUCCO TO MATCH
MATCH EXISTING EXISTING, PAINTED CLAPBOARD TO MATCH—— EXISTING, PAINTED REPLACE EXISTING EXTERIOR TIMBER WOODWORK RELOCATE STONE STANDING SEAM METAL SCREENED PANELS GREY STONE FOUNDATION TO BE REPAIRED/REPLACED IN-EXTERIOR DOORS STEPS TO YARD ROOFING, BRONZE TO MATCH EXISTING KIND AS REQUIRED TIMBER POSTS AND FRAMING-TIMBER FRAME STRUCTURE TO MATCH EXISTING
TIMBERS

PROPOSED SOUTH ELEVATION

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

-EXTERIOR TIMBER WOODWORK TO BE REMOVE EXISTING SCREENED PORCH, SALVAGE STONE REPAIRED/REPACED IN-KIND AS REQUIRED REMOVE STONE STEPS FOR RELOCATION EXISTING SHAKE SIDING TO BE REPAIRED OR REPLACED IN-KIND AS REQUIRED - ALL DETAILS TO MATCH EXISTING EXISTING CLAPBOARD TO BE-REPAIRED OR REPLACED IN-KIND AS REQUIRED - ALL DETAILS TO EXISTING GREY STONE FOUNDATION TO BE
REMOVED EXISTING GREY STONE— FOUNDATION EXISTING MEDINA STONE MATCH EXISTING

EXISTING SOUTH ELEVATION

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



- ALL EXISTING WINDOWS TO BE REPLACED IN KIND W/ MARVIN SIGNATURE ULTIMATE - WINDOW TYPES (OPERATION) & LITE PATTERNS TO MATCH EXISTING - UNLESS OTHERWISE NOTED

- EXISTING SIDING TO BE REPAIRED/REPLACED AS REQUIRED -

PATTERNS, REVEALS, & EXPOSURE TO MATCH EXISTING - & PAINTED
- EXISTING EXTERIOR TRIMS & ASSOCIATED COMPONENTS TO BE

- EXISTING SLATE ROOFING TO REMAIN - UNLESS OTHERWISE

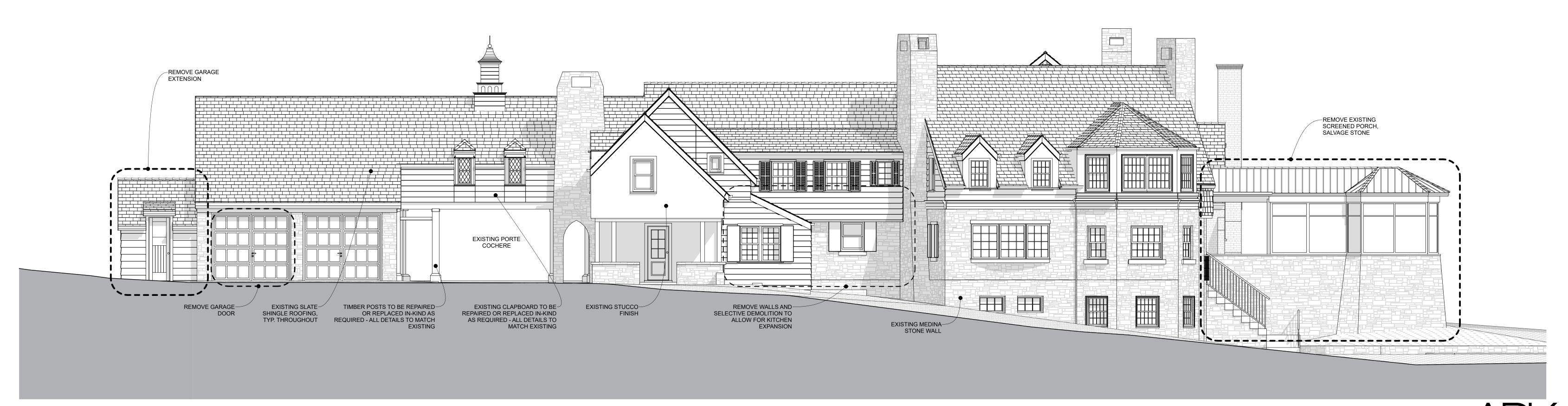
REPAIRED/REPLACED IN-KIND & PAINTED

NOTED
- EXISTING EXTERIOR STONEWORK & CHIMNEYS TO REMAIN -

UNLESS OTHERWISE NOTED -PROPOSED GARAGE EXPANSION EXISTING DIAMOND LEADED GLASS-TO BE REPLACED W/ NEW MARVIN -PROPOSED KITCHEN & COVERED ENTRY EXPANSION SIGNATURE ULTIMATE WINDOW WITH CUSTOM DIAMOND PATTERN LITE -PROPOSED SCREEN ROOM **EXISTING PORTE** COCHERE GROOVED BOARD MARVIN SIGNATURE SIDING ULTIMATE SERIES SLATE SHINGLE ROOFING MEDINA STONE TO-STUCCO TO MATCH-ENLARGE EXISTING ENCLOSE COVERED-TO MATCH EXISTING MATCH EXISTING EXISTING, PAINTED GARAGE DOOR ENTRY WITH GLAZING TIMBER POSTS TO BE-REPAIRED OR REPLACED IN-KIND AS REQUIRED - ALL WINDOW MARVIN SIGNATURE CLAPBOARD TO MATCH-STANDING SEAM METAL-ULTIMATE SERIES WINDOW EXISTING, PAINTED ROOFING, BRONZE DETAILS TO MATCH EXISTING RELOCATED STONE STEPS STANDING SEAM METAL SCREENED PANELS GREY STONE FOUNDATION—

PROPOSED EAST ELEVATION

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



ROOF TIMBER FRAME STRUCTURE









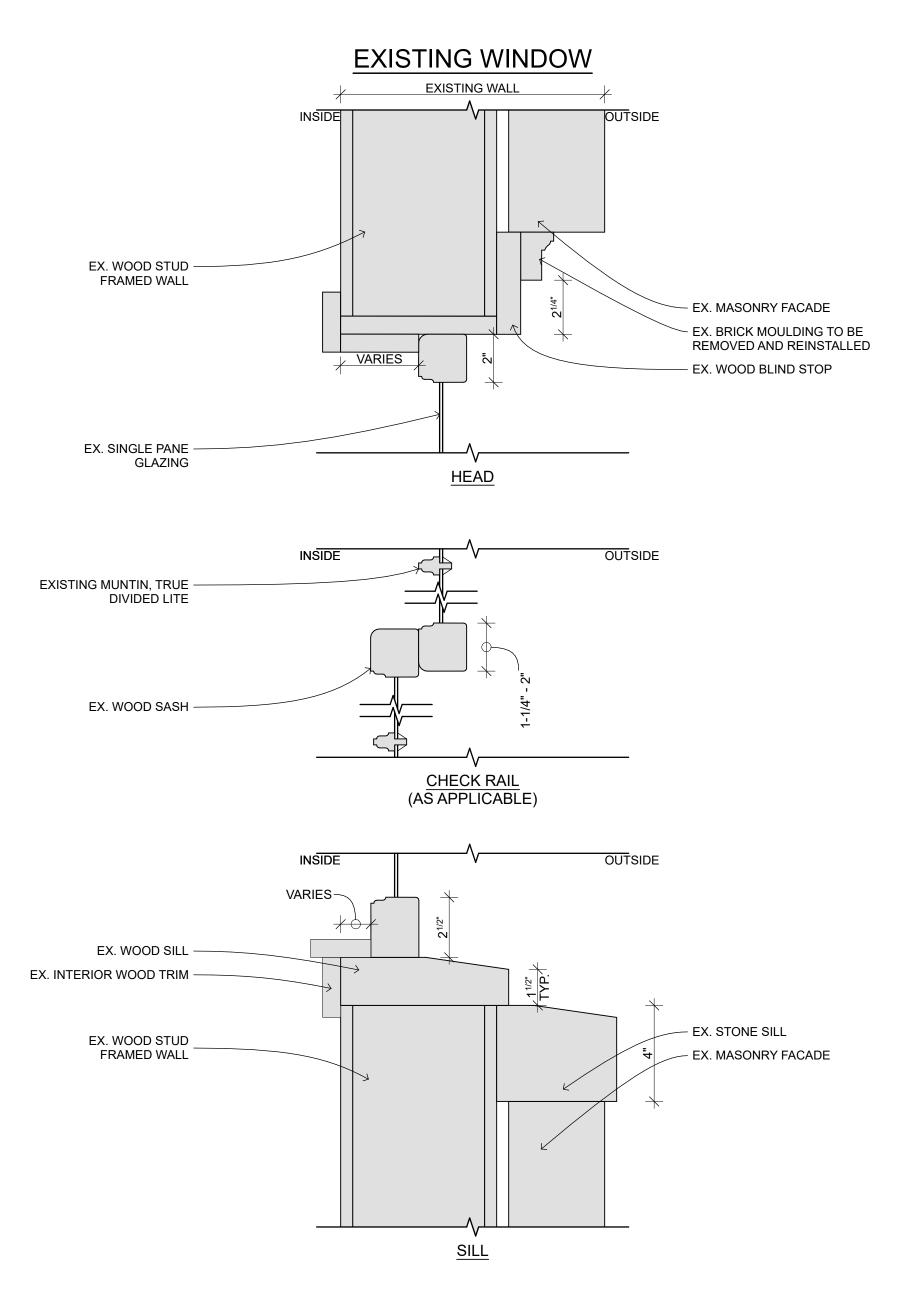


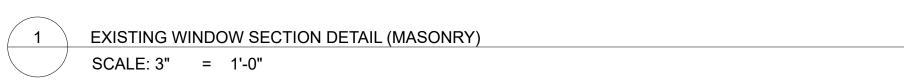


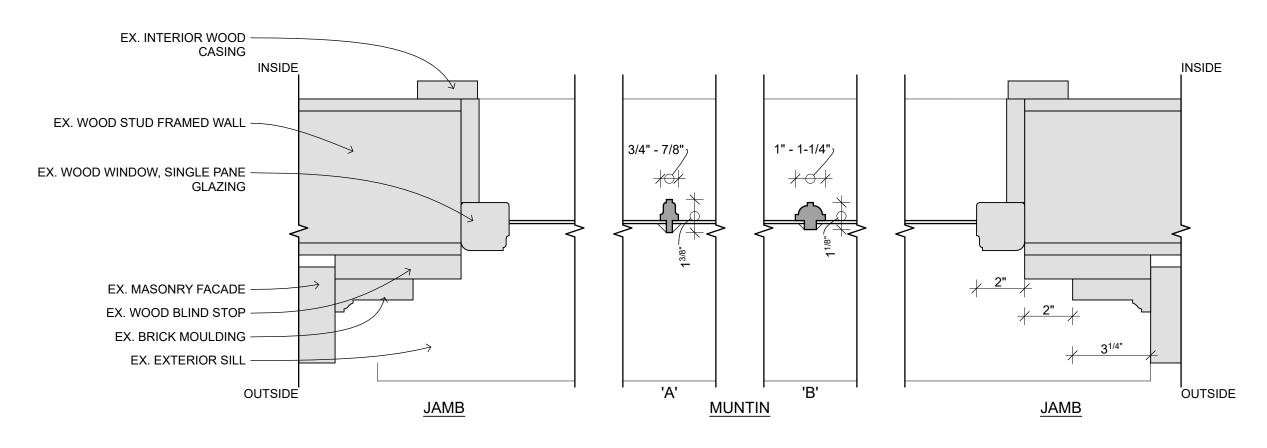
UNIT	OHANITITY -		W SIZE		MA	ATERIAL	LITE PA	ATTERN	MUNTIN	DEMARKO	UNIT	OLIANITITY/		W SIZE	- TVD5	MAT	ERIAL	LITE PA		MUNTIN	DEMA DICO
MARK	QUANTITY	NOMINAL WIDTH	NOMINAL HEIGHT	TYPE	INTERIOR	EXTERIOR	TOP SASH	BOTTOM SASH	TYPE	REMARKS	MARK	QUANTITY	NOMINAL WIDTH	NOMINAL HEIGHT	TYPE	INTERIOR	EXTERIOR	TOP SASH	BOTTOM SASH	TYPE	REMARKS
Original Wind	ows to be Replaced										EW-72 EW-73	1	2'-6"	3'-7"	Single Hung Single Hung	Wood	Wood	3/2	3/2	A A	
EW-01	1	2'-9"	4'-8"	Single Hung	Wood	Wood	4/3	4/3	В		EW-74	1	2'-6"	3'-7"	Single Hung	Wood	Wood	3/2	3/2	А	
EW-02	1	1'-9" 1'-9"	4'-2 ^{1/2} " 4'-2 ^{1/2} "	Push Out Casement Fixed	Wood	Wood	Diamond Diamond	N/A N/A	Α Δ		EW-75	1	2'-6"	3'-7"	Single Hung	Wood	Wood	3/2	3/2	A	
EW-04	1	1'-9"	4'-2"- 4'-2 ^{1/2} "	Push Out Casement	Wood	Wood	Diamond	N/A	A		EW-76 EW-77	1	2'-3 ^{1/2} " 2'-3 ^{1/2} "	1'-10" 1'-10"	Push Out Casement Push Out Casement	Wood Wood	Wood	3/2	N/A N/A	A A	
EW-04	1	1'-11 ^{1/2} "	3'-6 ^{1/2} "	Single Hung	Wood	Wood	3/2	3/2	Α		EW-79	1	1'-6"	2'-7"	Fixed	Wood	Wood	4/4	4/4	А	
EW-05	1	2'-8 ^{3/4} "	2'-11 ^{3/4} "	French Casement	Wood	Wood	2/4	2/4	Α		EW-80	1	1'-3 ^{1/2} "	2'-2"	Casement	Wood	Wood	Diamond	N/A	Leaded	
EW-06 EW-07	1	2'-8 ^{3/4} "	2'-11 ^{3/4} " 2'-11 ^{3/4} "	French Casement French Casement	Wood	Wood Wood	2/4	2/4	A		Proposed Addi	tional Windows									
EW-08	1	2'-8 ^{3/4} "	2'-11 ^{3/4} "	French Casement	Wood	Wood	2/4	2/4	А		W-01	1	2'-9"	7'-0"	Fixed	Wood	Aluminum	6/3	N/A	N/A	
EW-09	1	2'-7 ^{3/4} "	3'-7 ^{1/4} "	Single Hung	Wood	Wood	4/2	4/2	Α		W-02	1	2'-9"	7'-0"	Fixed	Wood	Aluminum	6/3	N/A	N/A	
EW-10 EW-11	1	2'-7 ^{3/4} " 2'-7 ^{3/4} "	3'-7 ^{1/4} " 3'-7 ^{1/4} "	Single Hung Single Hung	Wood	Wood	4/2	4/2	Α		W-03 W-04	1	3'-10" 3'-10"	6'-9" 6'-9"	Casement Casement	Wood	Aluminum Aluminum	4/2 4/2	N/A N/A	N/A N/A	
EW-12	1	5'-1 ^{1/2} "	4'-0 ^{1/2} "	Fixed	Wood	Wood	7/4	N/A	В		W-05	1	3'-0"	3'-9"	Double Hung	Wood	Aluminum	4/2	4/2	N/A	
EW-12a	1	2'-5 ^{1/4} "	4'-0 ^{1/2} "	Fixed	Wood	Wood	3/4	N/A	В		W-06	1	3'-0"	3'-9"	Double Hung	Wood	Aluminum	4/2	4/2	N/A	
EW-12b	1	2'-5 ^{1/4} "	4'-0 ^{1/2} "	Fixed	Wood	Wood	3/4	N/A	В		W-07	1	3'-0"	3'-9"	Double Hung	Wood	Aluminum	4/2	4/2	N/A	
EW-13 EW-14	1 1	2'-7 ^{1/2} " 4'-2"	4'-5" 4'-5"	Single Hung Single Hung	Wood	Wood	3/2 5/2	3/2 5/2	A A		W-08 W-09	1 1	3'-0"	3'-9" 3'-9"	Double Hung Double Hung	Wood	Aluminum Aluminum	4/2 4/2	4/2 4/2	N/A N/A	
EW-15	1	2'-7 ^{1/2} "	4'-5"	Single Hung	Wood	Wood	4/4	4/4	A		W-10	1	3'-0"	3'-9"	Double Hung	Wood	Aluminum	4/2	4/2	N/A	
EW-16	1	2'-6 ^{1/4} "	3'-11"	Oriel	Wood	Wood	4/3	4/2	В		W-11	1	3'-0"	3'-9"	Double Hung	Wood	Aluminum	4/2	4/2	N/A	
EW-17	1	2'-3 ^{3/4} "	4'-5"	Oriel	Wood	Wood	3/3	3/2	A		W-12	1	3'-0"	3'-9"	Double Hung	Wood	Aluminum	4/2	4/2	N/A	
EW-18 EW-19	1	2'-3 ^{3/4} " 1'-5 ^{1/2} "	4'-5" 3'-0"	Oriel Single Hung	Wood	Wood	3/3 2/2	2/2	<u>А</u> В		W-13 W-14	1	3'-0"	3'-9"	Double Hung Double Hung	Wood	Aluminum Aluminum	4/2	4/2 4/2	N/A N/A	
EW-20a	1	2'-0"	5'-1 ^{3/4} "	Casement	Wood	Wood	Diamond	N/A	Leaded		W-16	1	1'-5 ^{17/32} "	4'-11 ^{1/2} "	Casement	Wood	Aluminum	4/2	N/A	N/A	
EW-20b	1	2'-0"	5'-1 ^{3/4} "	Casement	Wood	Wood	Diamond	N/A	Leaded		W-17	1	4'-2"	4'-11 ^{1/2} "	Casement	Wood	Aluminum	4/2	N/A	N/A	
EW-20c	1	2'-0"	5'-1 ^{3/4} "	Casement	Wood	Wood	Diamond	N/A	Leaded		W-18	1	4'-2"	4'-11 ^{1/2} "	Casement	Wood	Aluminum	4/2	N/A	N/A	
EW-20d EW-21	1	2'-0" 2'-2 ^{1/4} "	5'-1 ^{3/4} " 4'-4 ^{3/4} "	Casement Oriel	Wood	Wood	Diamond 3/3	N/A 3/2	Leaded A		W-19 W-20	1	4'-4 ^{1/2} " 1'-5 ^{17/32} "	4'-11 ^{1/2} " 4'-11 ^{1/2} "	Casement Casement	Wood	Aluminum Aluminum	4/2	N/A N/A	N/A N/A	
EW-22	1	2'-0 ^{3/4} "	5'-1 ^{3/4} "	Push Out Casement	Wood	Wood	Diamond	N/A	Leaded		W-21	1	12'-1 ^{7/16} "	4'-3"	Casement	Wood	Aluminum	3/3	N/A	N/A	
EW-23	1	2'-0 ^{3/4} "	5'-1 ^{3/4} "	Push Out Casement		Wood	Diamond	N/A	Leaded		W-22	1	2'-8"	3'-8"	Casement	Wood	Aluminum	3/2	3/2	N/A	
EW-24 EW-25	1	2'-0 ^{3/4} "	5'-1 ^{3/4} " 5'-1 ^{3/4} "	Push Out Casement Push Out Casement		Wood	Diamond Diamond	N/A N/A	Leaded Leaded		W-23 W-24	1	2'-8"	3'-8"	Casement Casement	Wood	Aluminum Aluminum	3/2	3/2	N/A N/A	
EW-26	1	2'-0 ^{3/4} "	5'-1 ^{3/4} "	Push Out Casement		Wood	Diamond	N/A	Leaded		W-25	1	3'-10"	6'-9"	Casement	Wood	Aluminum	4/2	N/A	N/A	
EW-27	1	2'-9 ^{3/4} "	4'-4 ^{1/2} "	Oriel	Wood	Wood	4/3	4/2	Α		W-26	1	3'-10"	6'-9"	Casement	Wood	Aluminum	4/2	N/A	N/A	
EW-28	1	1'-4 ^{1/2} "	2'-4 ^{1/2} "	Push Out Casement		Wood	Diamond	N/A	A		W-27	1	2'-8"	4'-0"	Double Hung	Wood	Aluminum	3/2	3/2	N/A	
EW-29a EW-29b	1	1'-9 ^{3/4} " 1'-9 ^{3/4} "	2'-7 ^{1/4} " 2'-7 ^{1/4} "	Push Out Casement Push Out Casement		Wood	Diamond Diamond	N/A N/A	Α Δ		W-28 W-29	1 1	2'-8"	4'-0" 4'-0"	Double Hung Double Hung	Wood	Aluminum Aluminum	3/2	3/2	N/A N/A	
EW-30	1	2'-9"	5'-2"	Single Hung	Wood	Wood	4/3	4/3	A		W-30	1	2'-8"	4'-0"	Double Hung	Wood	Aluminum	3/2	3/2	N/A	
EW-31	1	2'-9 ^{3/4} "	4'-5 ^{1/4} "	Oriel	Wood	Wood	4/3	4/2	Α		W-31	1	2'-8"	4'-0"	Double Hung	Wood	Aluminum	3/2	3/2	N/A	
EW-34	1	1'-11 ^{1/2} "	3'-11 ^{1/2} "	Oriel	Wood	Wood	3/3	3/2	В		- Windows Dravi	avalu Danlagad									
EW-35	1 1	2'-8"	3'-2" 3'-2"	French Casement French Casement	Wood	Wood	4/2	N/A N/A	A A		Windows Previ DW-13	1	2'-4 ^{1/2} "	2'-7 ^{3/4} "	Awning	Vinyl	Vinyl	4/4	N/A	N/A	
EW-37	1	1'-4"	3'-2"	Push Out Casement		Wood	4/2	N/A	A		DW-14	1	2'-4 ^{1/2} "	2'-7 ^{3/4} "	Awning	Vinyl	Vinyl	4/4	N/A	N/A	
EW-38	1	1'-4 ^{1/2} "	1'-9"	Fixed	Wood	Wood	Diamond	N/A	Leaded		DW-25	1	2'-1"	3'-6"	Push Out Casement	Wood	Wood	3/2	N/A	N/A	
EW-39	1	2'-4 ^{1/8} " 1'-4 ^{1/2} "	2'-5"	Fixed	Wood	Wood	4/4 Diamand	4/4	A		EW-54 EW-55	1	2'-7 ^{1/2} " 2'-7 ^{1/2} "	3'-9 ^{3/4} " 3'-9 ^{3/4} "	Double Hung Double Hung	Wood	Vinyl	4/2 4/2	4/2	N/A N/A	
EW-40	1 1	1'-8"	1'-9" 3'-4"	Fixed Casement	Wood	Wood	Diamond Diamond	N/A N/A	Leaded Leaded		EW-56	1	2'-7 ^{1/2} "	3'-9 ^{3/4} "	Double Hung	Wood	Vinyl	4/2	4/2	N/A	
EW-42	1	1'-8"	3'-4"	Casement	Wood	Wood	Diamond	N/A	Leaded		EW-57	1	2'-7 ^{1/2} "	3'-9 ^{3/4} "	Double Hung	Wood	Vinyl	4/2	4/2	N/A	
EW-43	1	1'-8"	3'-4"	Casement	Wood	Wood	Diamond	N/A	Leaded		EW-58	1	2'-4 ^{1/4} "	3'-9 ^{1/4} "	Fixed	Wood	Vinyl	4/2	4/2	N/A	
EW-44 EW-45	1	1'-8" 2'-7 ^{3/4} "	3'-4" 4'-0"	Casement Single Hung	Wood	Wood	Diamond 4/2	N/A 4/2	Leaded		EW-69 EW-78	1 1	2'-8" 2'-11 ^{3/4} "	3'-5 ^{1/2} " 5'-3"	Fixed Fixed	Wood	Wood Vinyl	3/2	3/2	N/A N/A	
EW-46	1	2'-7 ^{3/4} "	4'-0"	Single Hung	Wood	Wood	4/2	4/2	A			<u> </u>						<u> </u>	<u> </u>	, .	
EW-47	1	1'-2 ^{1/2} "	2'-3"	Push Out Casement	Wood	Wood	Diamond	N/A	Leaded		Windows to be	Removed									
EW-48	1	2'-7 ^{3/4} "	4'-0"	Single Hung	Wood	Wood	4/2	4/2	A		DW-01 DW-02	1	2'-7 ^{3/4} " 1'-10 ^{1/4} "	3'-7 ^{1/4} " 3'-10"	Single Hung Single Hung	Wood	Wood	3/3	3/2	A R	
EW-49 EW-50	1	2'-7 ^{3/4} " 1'-8 ^{1/2} "	4'-0" 3'-1"	Single Hung Push Out Casement	Wood	Wood Wood	4/2 Diamond	4/2 N/A	A Leaded		DW-02	1	5'-1"	4'-8 ^{1/2} "	Single Hung	Wood	Wood	3/2	3/2	A	
EW-51	1	2'-0"	4'-0"	Oriel	Wood	Wood	3/3	3/2	В		DW-04	1	2'-3"	4'-4 ^{1/2} "	Oriel	Wood	Wood	3/3	3/2	А	
EW-52	1	2'-9 ^{3/4} "	4'-0"	Single Hung	Wood	Wood	4/2	4/2	А		DW-05	1	2'-3"	4'-4 ^{1/2} "	Oriel	Wood	Wood	3/3	3/2	A	
EW-53	1	2'-9 ^{3/4} "	4'-0"	Single Hung	Wood	Wood	4/2	4/2 N/A	A		DW-06 DW-06a	1	2'-1 ^{1/2} " 2'-1 ^{1/2} "	3'-7 ^{1/2} " 3'-7 ^{1/2} "	Single Hung Single Hung	Wood	Wood	3/2	3/2	A A	
EW-59 EW-60	1	2'-9 ^{1/2} " 1'-8 ^{1/2} "	3'-1" 3'-1"	French Casement Push Out Casement	Wood	Wood	Diamond Diamond	N/A N/A	Leaded Leaded		DW-00a	1	2'-1 ^{1/2} "	3'-7 ^{1/2} "	Single Hung	Wood	Wood	3/2	3/2	A	
EW-61	1	1'-8 ^{1/2} "	3'-1"	Push Out Casement		Wood	Diamond	N/A	Leaded		DW-08	1	2'-1 ^{1/2} "	3'-7 ^{1/2} "	Single Hung	Wood	Wood	4/4	4/4	А	
EW-62	1	1'-8 ^{3/4} "	3'-1"	Push Out Casement		Wood	Diamond	N/A	Leaded		DW-09 DW-10	1	2'-1 ^{1/2} "	2'-0"	Push Out Casement	Wood	Wood	2/2	N/A 4/3	A	
EW-63 EW-64	1	1'-8 ^{3/4} " 1'-8 ^{3/4} "	3'-1" 3'-1"	Push Out Casement Push Out Casement		Wood	Diamond Diamond	N/A N/A	Leaded Leaded		DW-10 DW-11	1	2'-9"	5'-2" 5'-2"	Single Hung Single Hung	Wood	Wood	4/3	4/3	A A	
EW-65	1	1'-8 ^{3/4} "	3'-1"	Push Out Casement Push Out Casement		Wood	Diamond	N/A N/A	Leaded Leaded		DW-12	1	1'-11 ^{1/2} "	3'-6 ^{1/2} "	Single Hung	Wood	Wood	3/2	3/2	A	
EW-66	1	1'-8 ^{3/4} "	3'-1"	Push Out Casement		Wood	Diamond	N/A	Leaded		DW-15	1	2'-8"	2'-0"	Fixed	Wood	Wood	4/4	4/4	A	
EW-67a	1	2'-0"	2'-8 ^{3/4} "	Casement	Wood	Wood	Diamond	N/A	Leaded		DW-16 DW-17	1	2'-8"	2'-0"	Fixed	Wood	Wood	4/4	4/4	A .	
EW-67b EW-67c	1	2'-0"	2'-8 ^{3/4} " 2'-8 ^{3/4} "	Casement Casement	Wood	Wood	Diamond Diamond	N/A N/A	Leaded Leaded		DW-17 DW-18	1	2'-8"	2'-0"	Fixed Fixed	Wood	Wood	4/4	4/4	A A	
EW-67d	1	2'-0"	2'-8 ^{3/4} "	Casement	Wood	Wood	Diamond	N/A N/A	Leaded		DW-19	1	2'-6"	1'-7"	Fixed	Wood	Wood	4/4	4/4	A	
EW-67e	1	2'-0"	1'-10"	Casement	Wood	Wood	Diamond	N/A	Leaded		DW-20	1	2'-6"	1'-7"	Fixed	Wood	Wood	4/4	4/4	A	
EW-67f	1	2'-0"	1'-10"	Casement	Wood	Wood	Diamond	N/A	Leaded		DW-21	1	2'-9 ^{3/4} "	4'-5 ^{1/4} "	Oriel	Wood	Wood	4/3	4/2	Α Δ	
EW-67g EW-67h	1	2'-0"	1'-10" 1'-10"	Casement Casement	Wood	Wood	Diamond Diamond	N/A N/A	Leaded Leaded		DW-22 DW-23	1	4'-9" 1'-8"	3'-0"	Fixed Fixed	Wood	Wood	4/4	4/4	A A	
EW-67n	1	2'-1 ^{1/2} "	3'-8"	Single Hung	Wood	Wood	3/2	3/2	A		DW-24	1	4'-9"	3'-2"	Fixed	Wood	Wood	4/4	4/4	A	
EW-70	1	2'-9 ^{1/2} "	1'-11 ^{1/2} "	Fixed	Metal	Metal	3/1	N/A	N/A		_										
EW-71	1	2'-6 ^{1/2} "	3'-11 ^{1/2} "	Oriel	Wood	Wood	3/3	3/2	В		_										





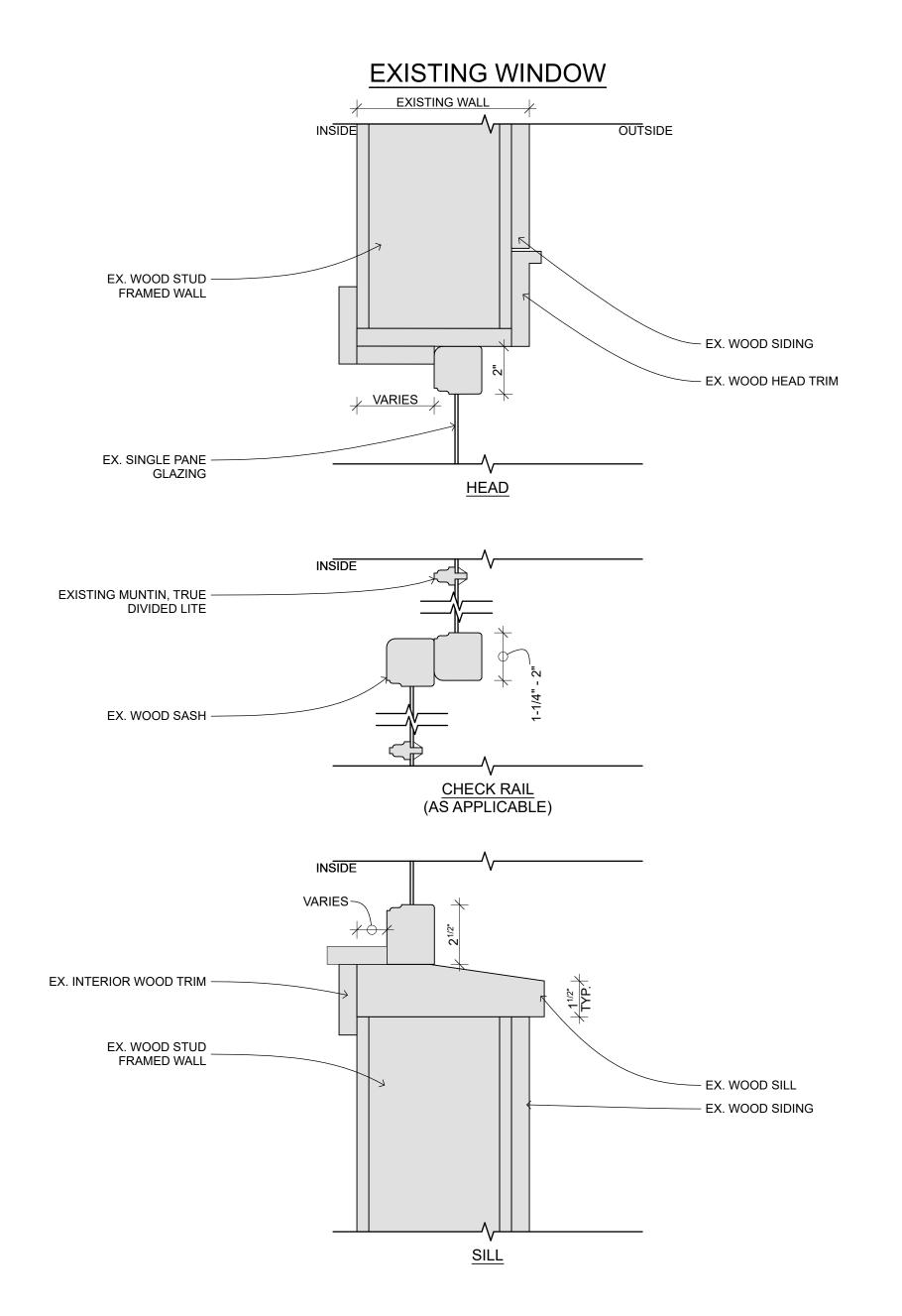


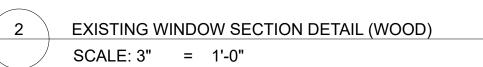


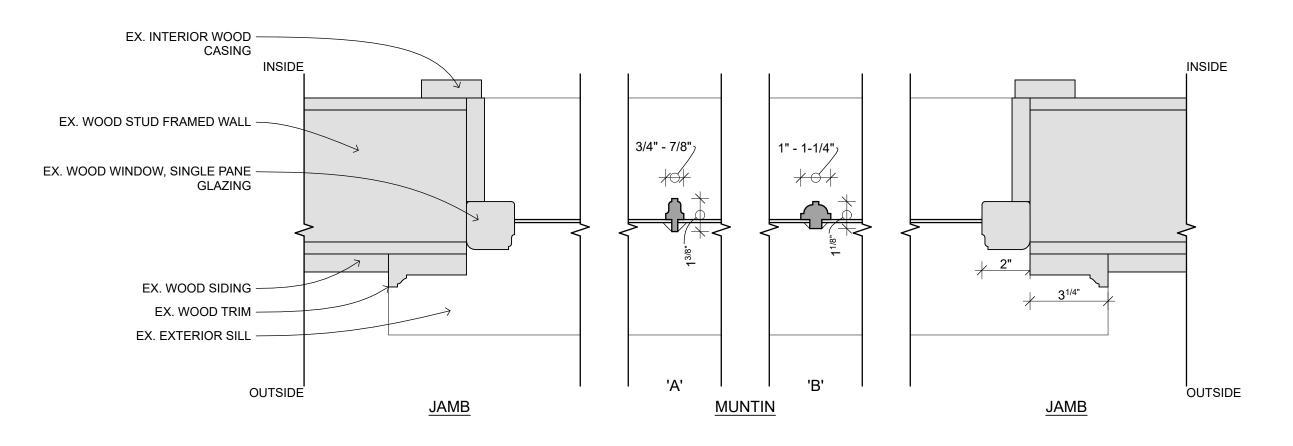


3 EXISTING JAMB DETAIL (MASONRY)

SCALE: 3" = 1'-0"



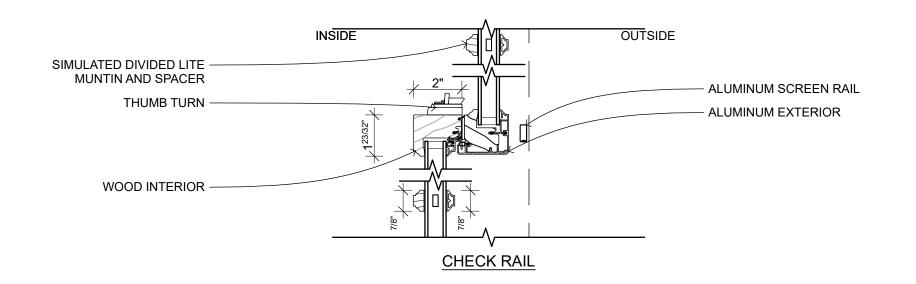


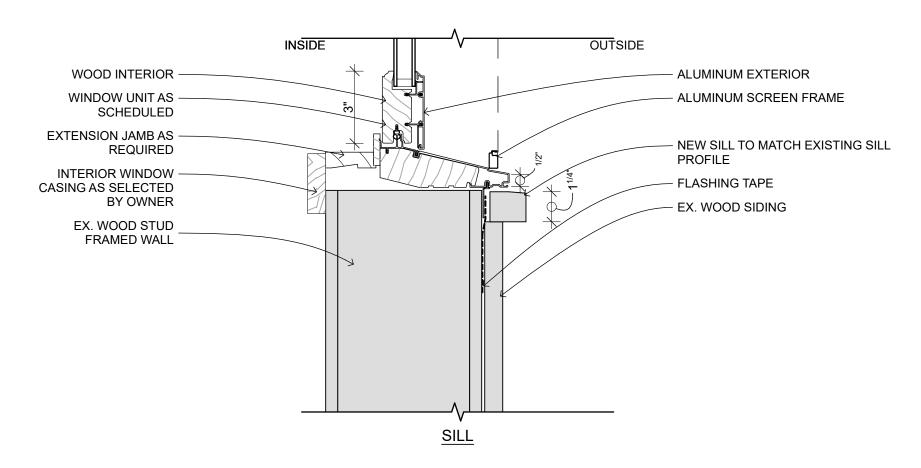


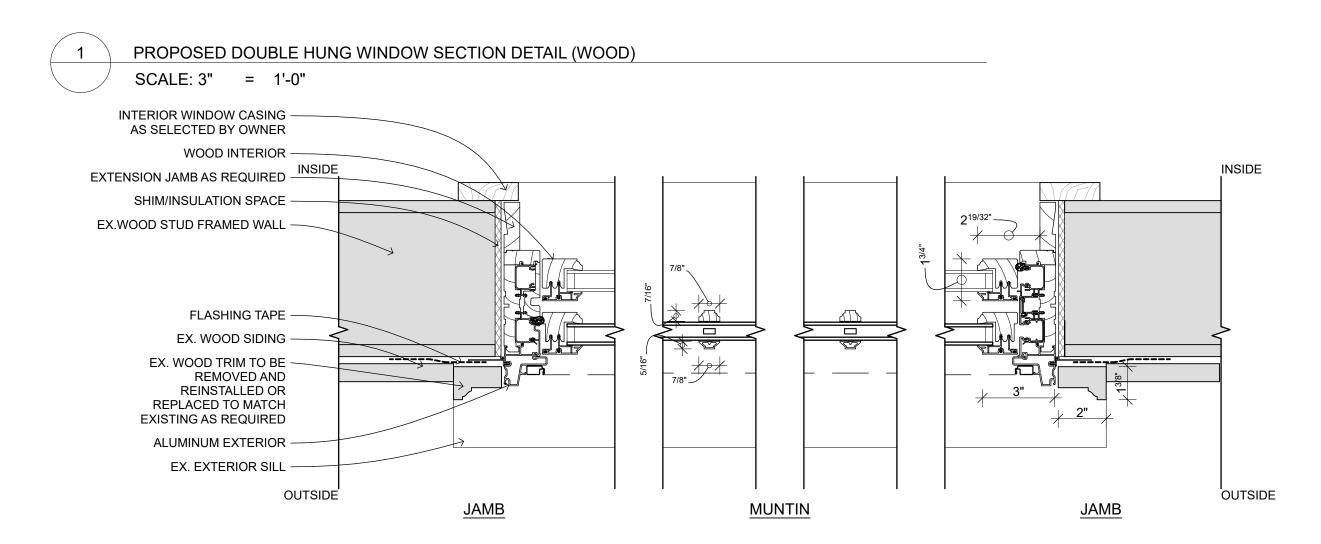
4 EXISTING JAMB DETAIL (WOOD)
SCALE: 3" = 1'-0"



SINGLE/DOUBLE HUNG MARVIN ULTIMATE G2 EXISTING WALL OUTSIDE EX.WOOD STUD -FRAMED WALL INTERIOR WINDOW CASING - EX. WOOD SIDING AS SELECTED BY OWNER — EX. WINDOW HEAD TRIM TO BE REMOVED AND REINSTALLED OR SHIM/INSULATION -REPLACED TO MATCH EXISTING AS REQUIRED EXTENSION JAMB AS - FLASHING TAPE REQUIRED WINDOW PER SCHEDULE - ALUMINUM EXTERIOR - ALUMINUM SCREEN FRAME WOOD INTERIOR <u>HEAD</u>



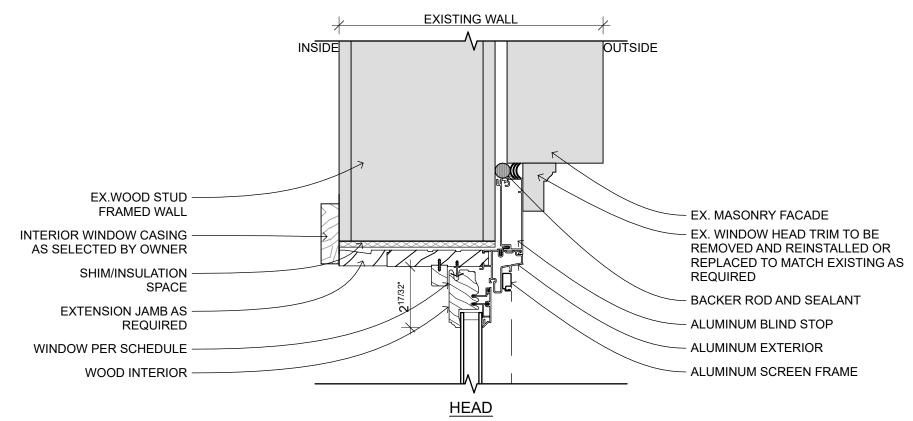


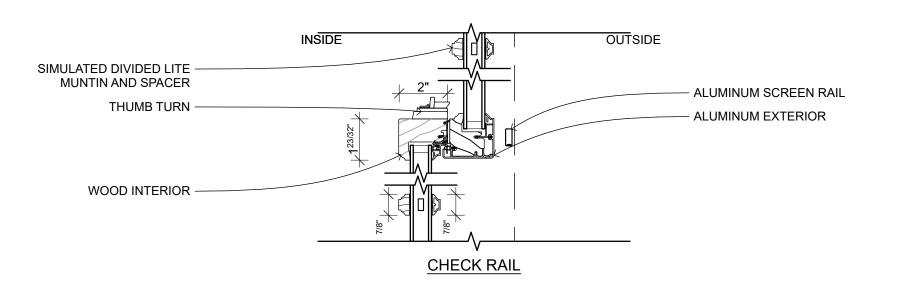


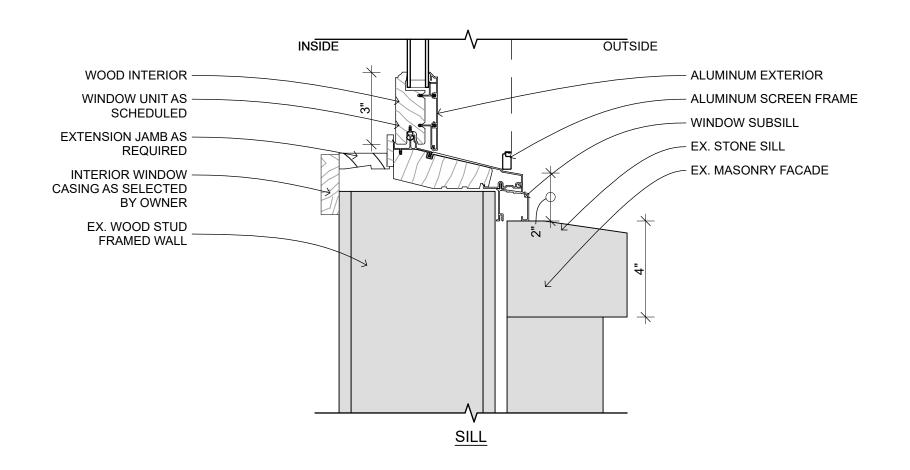
2 PROPOSED DOUBLE HUNG WINDOW JAMB DETAIL (WOOD)

SCALE: 3" = 1'-0"



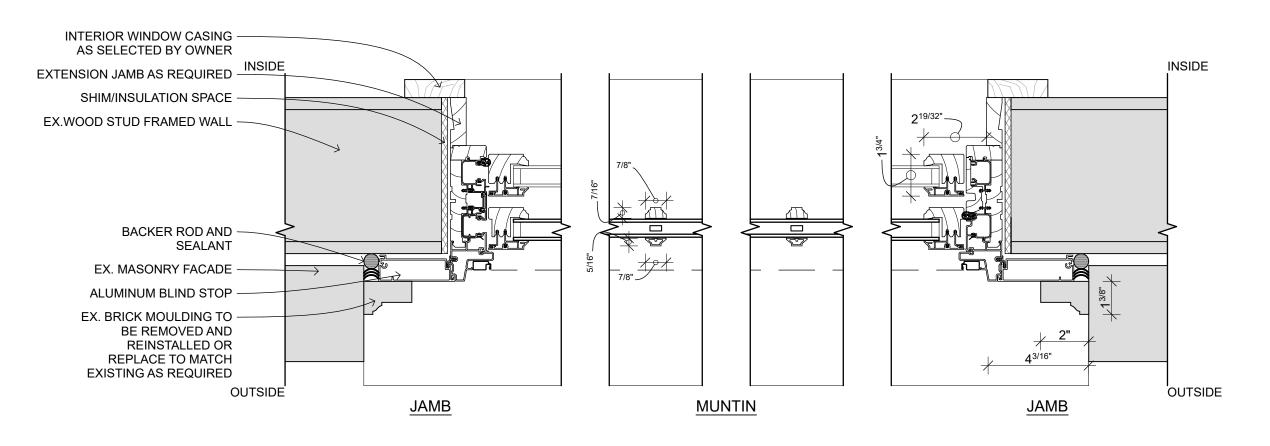






3 PROPOSED DOUBLE HUNG WINDOW SECTION DETAIL (MASONRY)

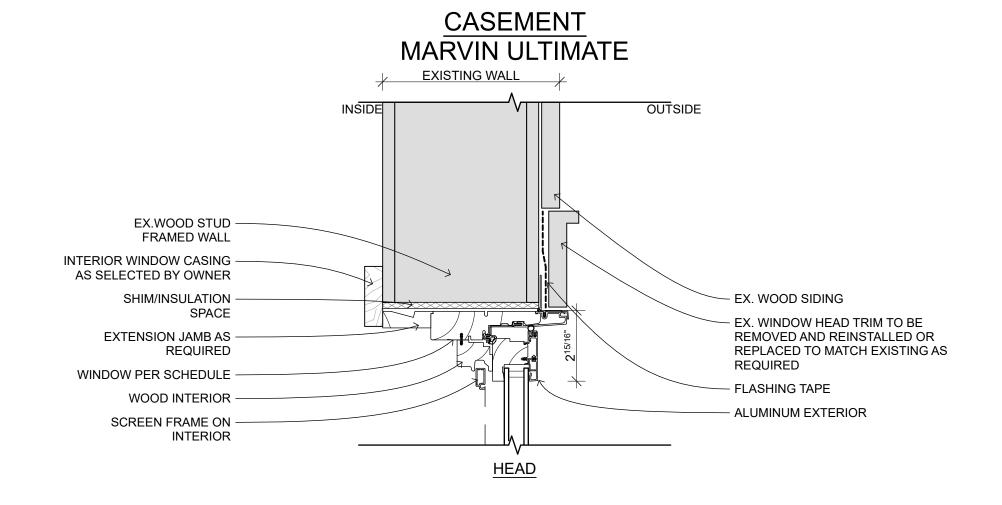
SCALE: 3" = 1'-0"

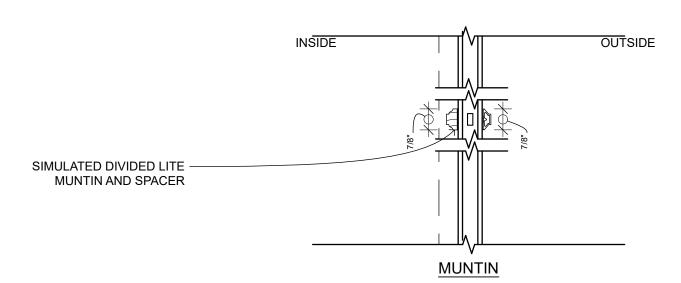


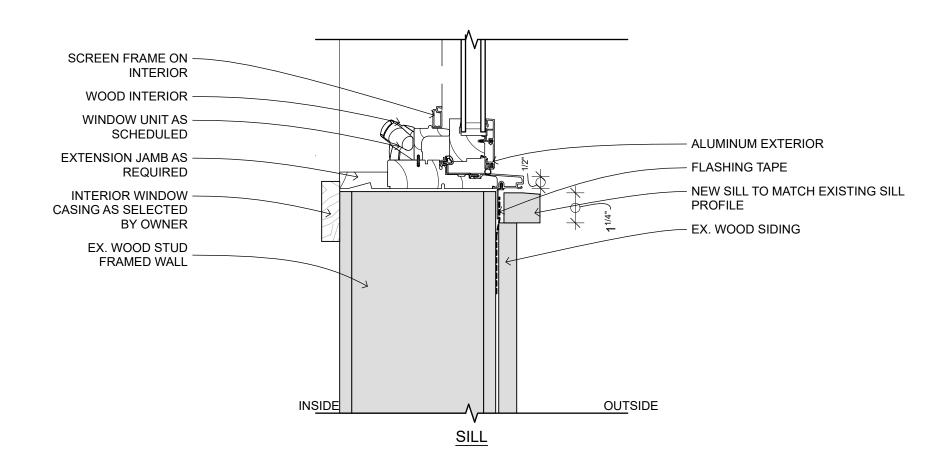
4 PROPOSED DOUBLE F

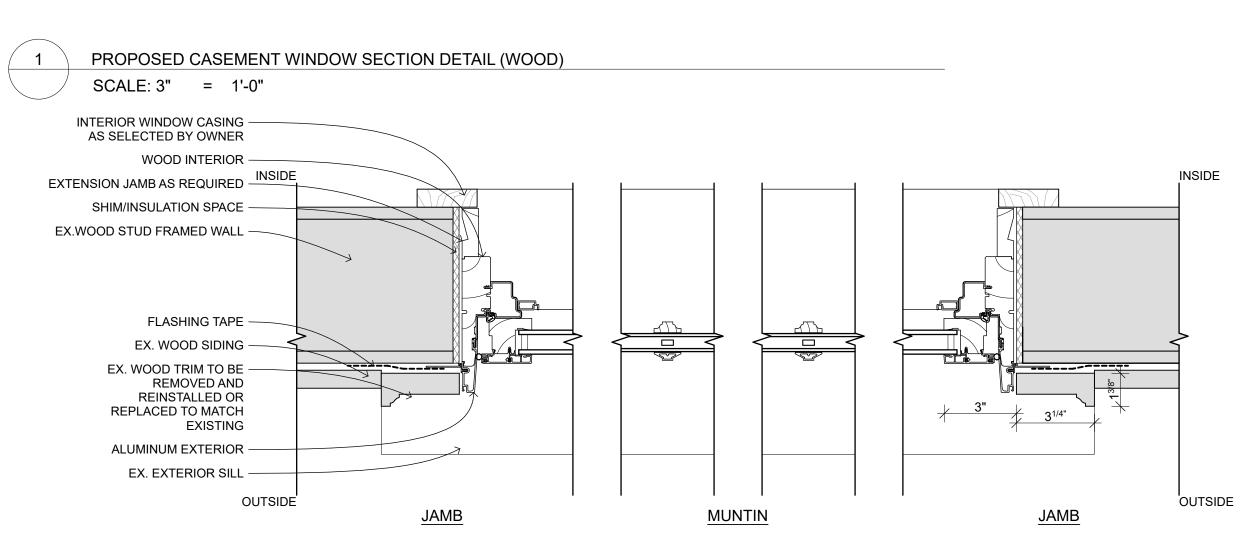
4 PROPOSED DOUBLE HUNG WINDOW JAMB DETAIL (MASONRY)

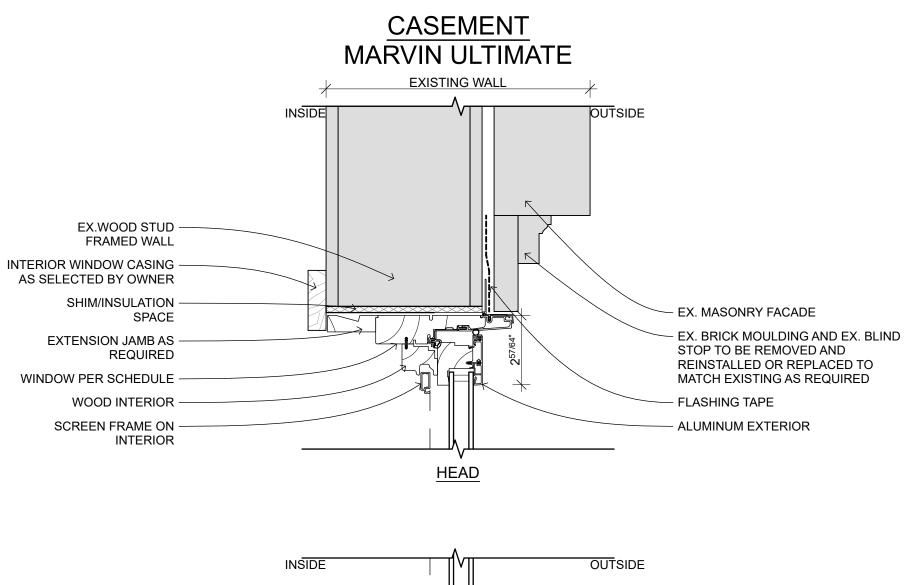


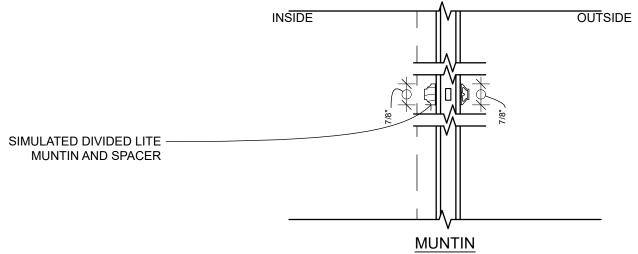


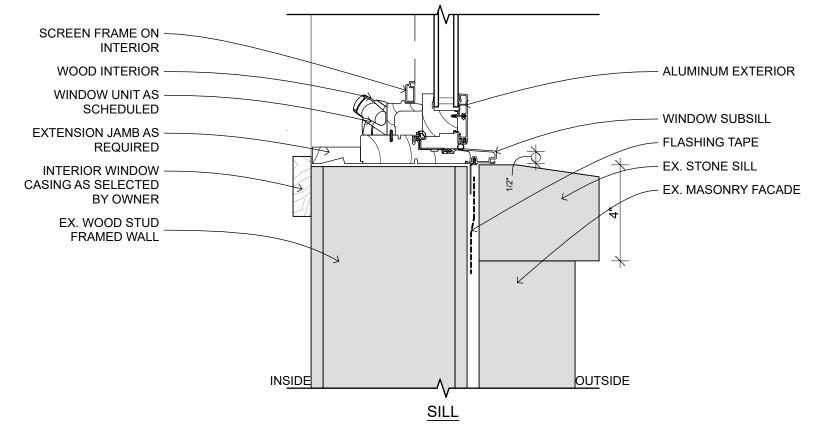




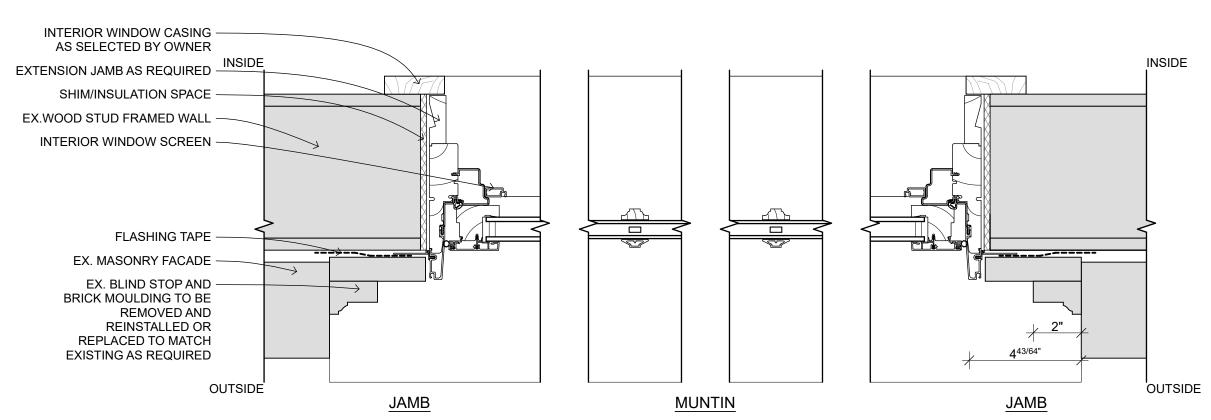




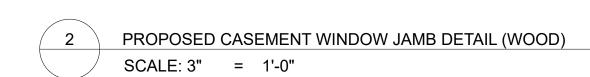








NOTE: EXISTING DIAMOND PATTERN
WINDOWS TO BE REPLACED WITH WINDOWS
WITH CORRESPONDING LITE PATTERN WITH
5/8" WIDE SDL MUNTINS





PROPOSED CASEMENT WINDOW JAMB DETAIL (MASONRY)

SCALE: 3" = 1'-0"





Town of Pittsford

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

Permit # C25-000014

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

DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

Property Address: 900 Linden Avenue ROCHESTER, NY 14625

Tax ID Number: 138.16-1-11.11 Zoning District: LI Light Industrial

Owner: Star Sentry, LLC

Applicant: Mitchell Construction

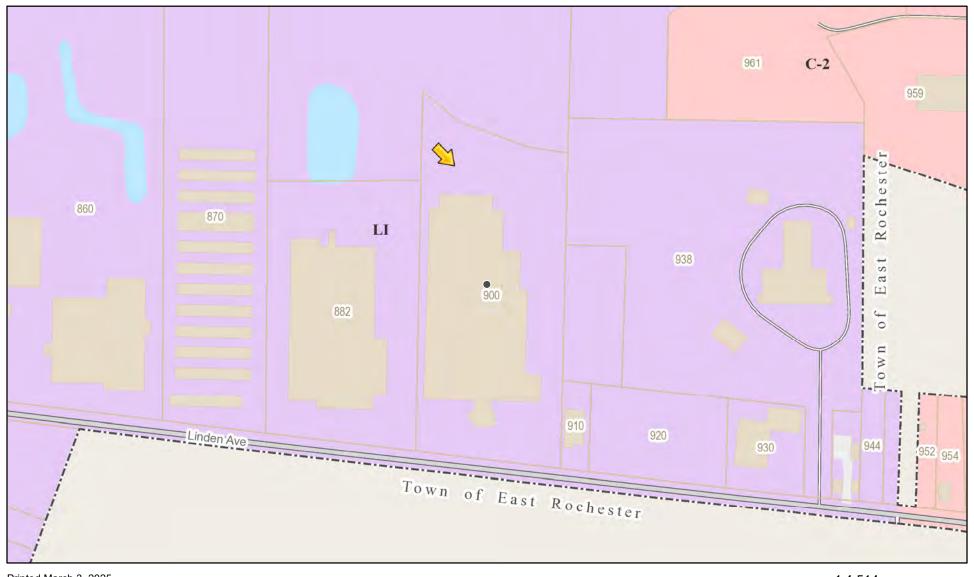
qA	olicatior	n Type:

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

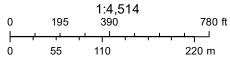
Project Description: Applicant is requesting design review for exterior overhead door changes to accommodate an interior renovation.

Meeting Date: March 13, 2025

RN Residential Neighborhood Zoning



Printed March 3, 2025

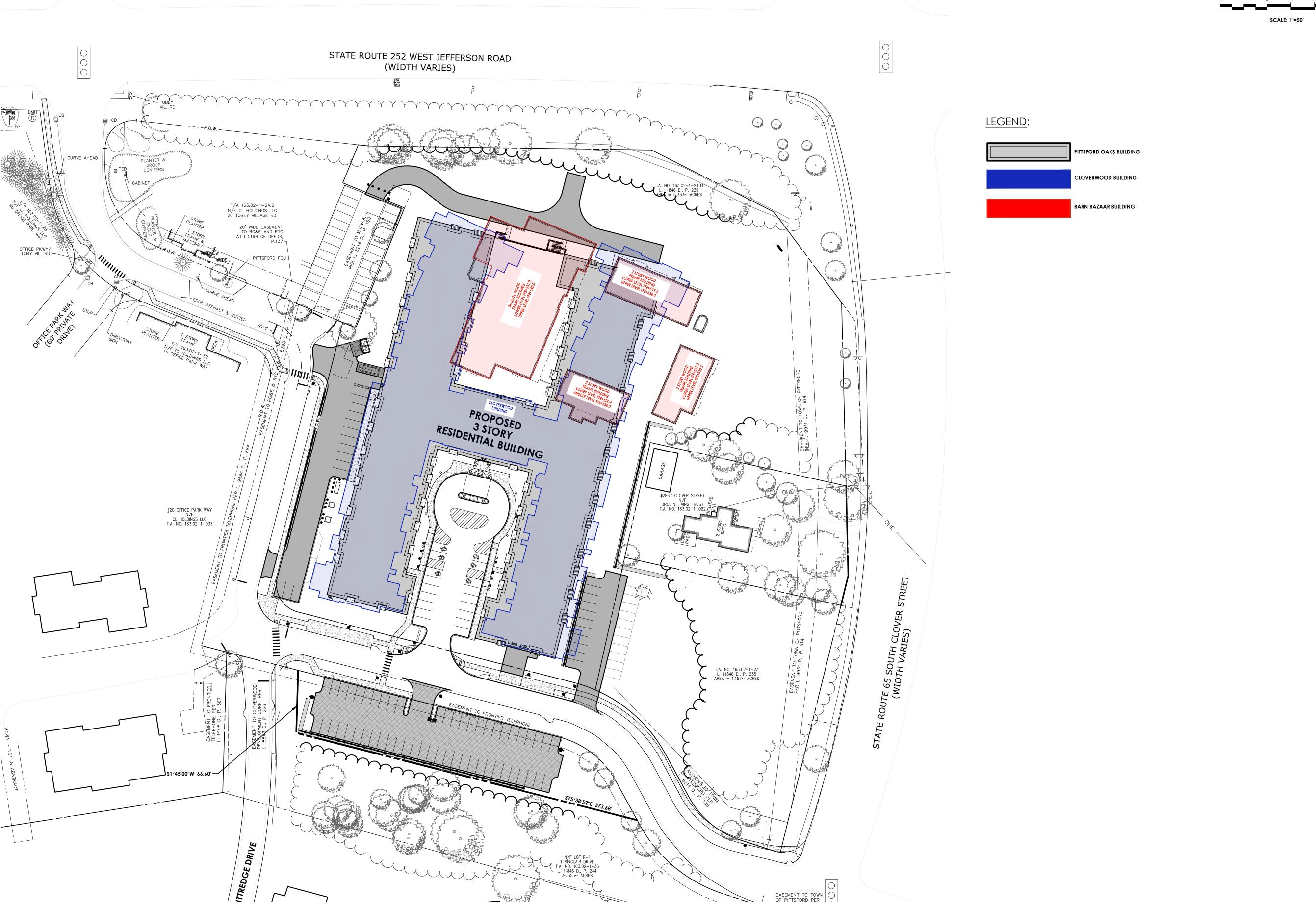


Town of Pittsford GIS

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.

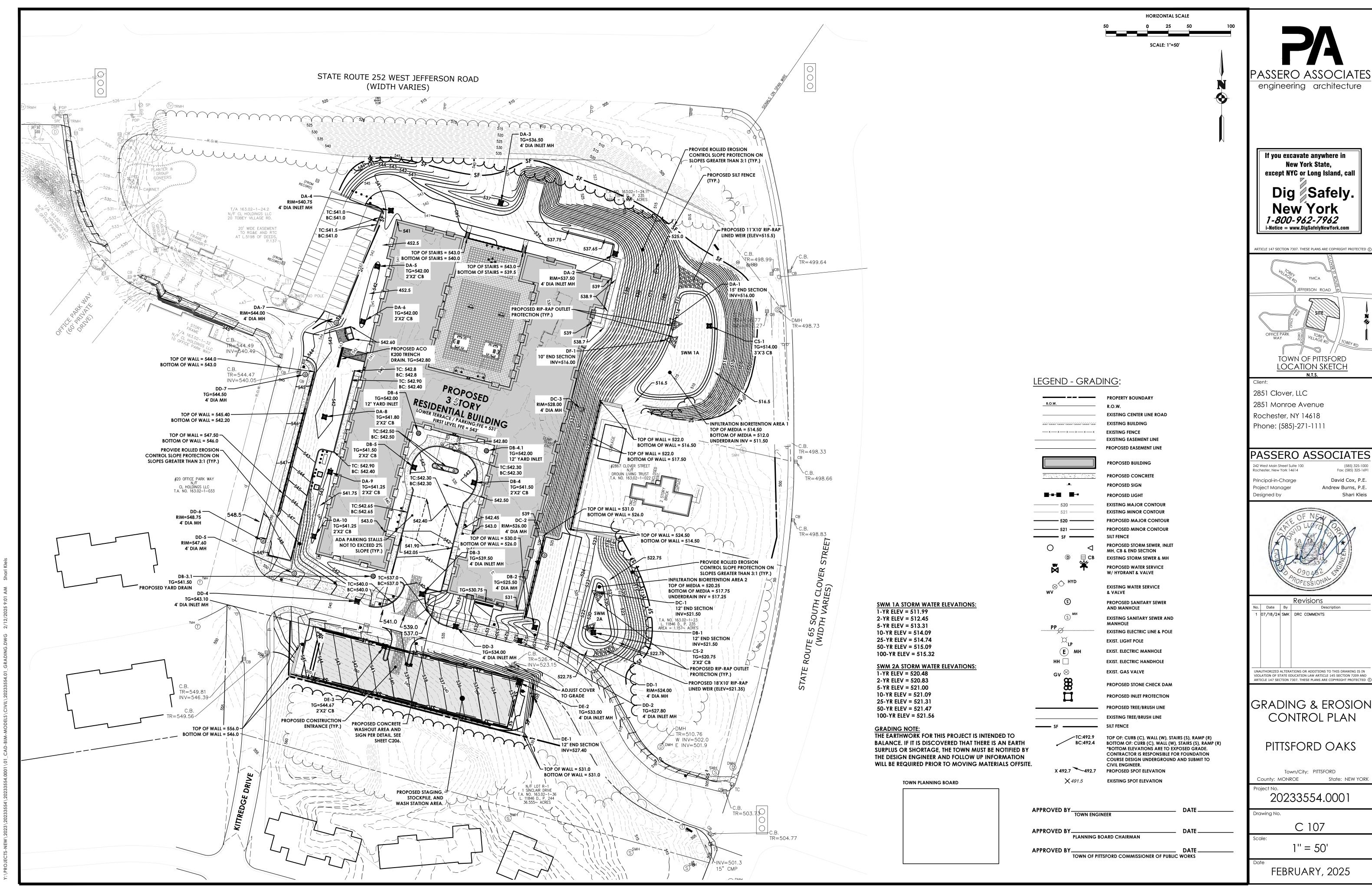


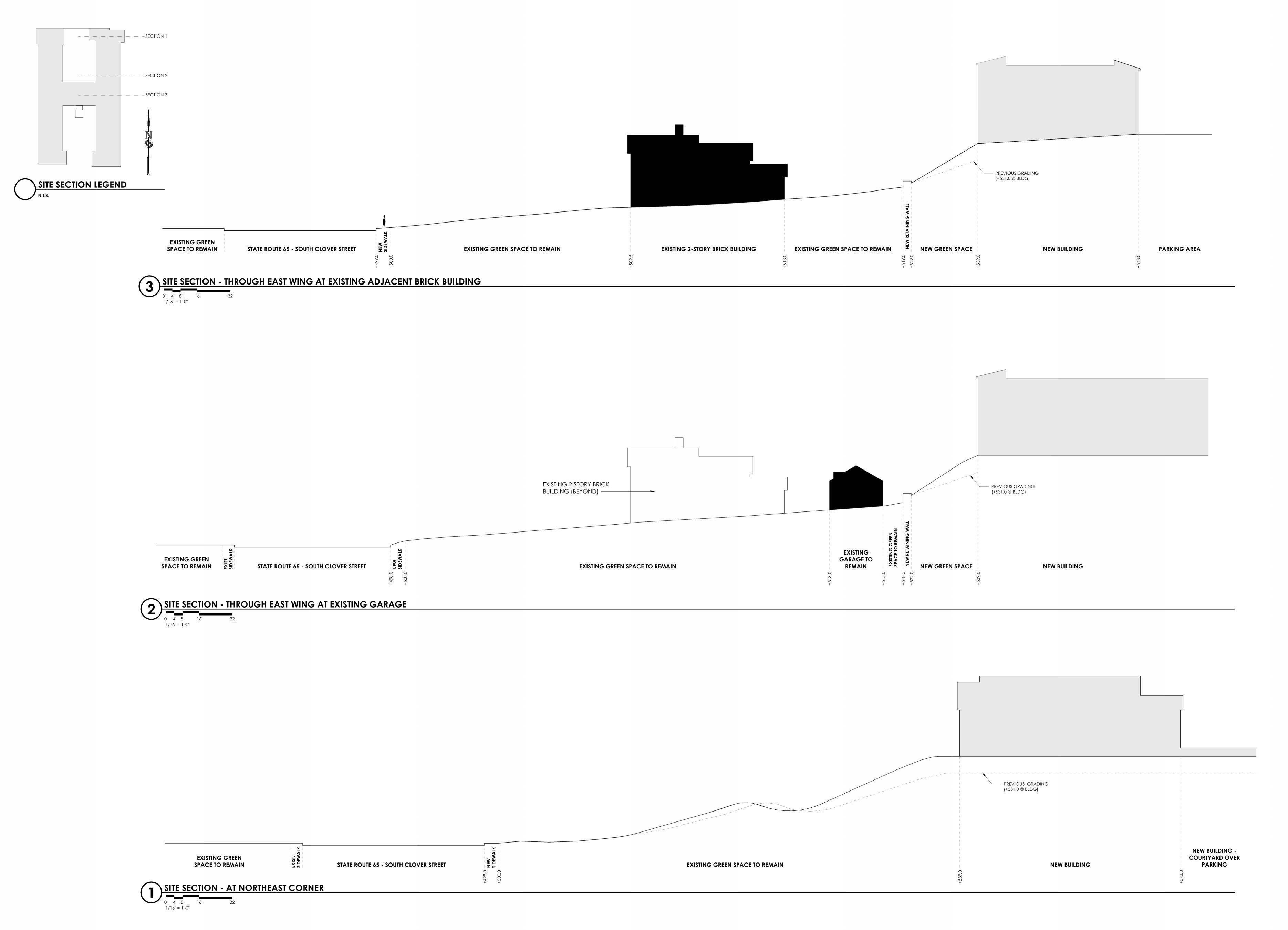






HORIZONTAL SCALE







EAST ELEVATION - CONCEPT 01

SEPTEMBER 01, 2023



EAST ELEVATION - CONCEPT 02

NOVEMBER 08, 2023



EAST ELEVATION - CONCEPT 03

MARCH 15, 2024





EAST ELEVATION - CONCEPT 06B

DECEMBER 11, 2024



EAST ELEVATION - CONCEPT 07

JANUARY 23, 2025



EAST ELEVATION - CONCEPT 08

JANUARY 23, 2025





EAST ELEVATION - CONCEPT 04

OCTOBER 10, 2024



EAST ELEVATION - CONCEPT 05

NOVEMBER 21, 2024



EAST ELEVATION - CONCEPT 06A

DECEMBER 11, 2024

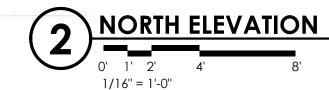


PITTSFORD OAKS
DESIGN REVIEW PROGRESSIONS

20233554.0002
MARCH 2025
PITTSFORD, NY







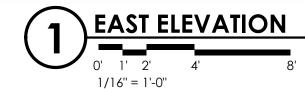






1/16" = 1'-0"

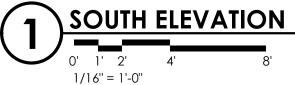












FINISH LEGEND:



NORANDEX CEDAR MILLS "CHAMPAGNE"



NORANDEX CEDAR MILLS "GRANITE"



NORANDEX CEDAR MILLS "CARBON"



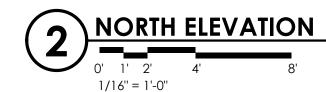
PROVIA STONE VENEER "BUFF"



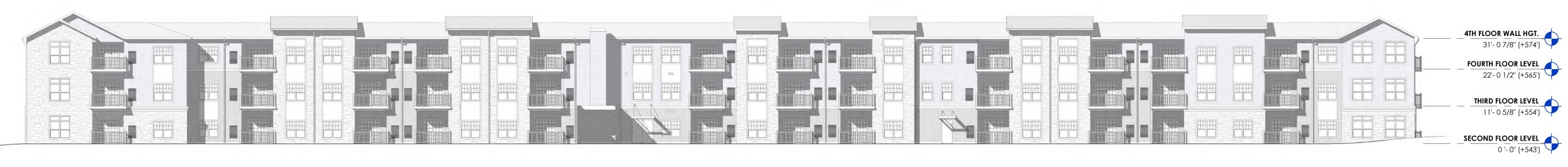
DECORATIVE PARGING
" DOWNING STONE"











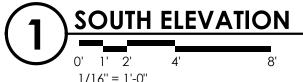














04D

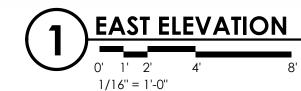


















CLOVERWOOD TERRACE PROJECT

AREA: 21,946 SF ± MAY 2019



LAST PROPOSED DESIGN

AREA: 22,453 SF ± DECEMBER 2024



PASSERO ASSOCIATES engineering architecture

PITTSFORD OAKS ELEVATION COMPARISONS

AREA: 17,550 SF ±

UPDATED MARCH 2025













06B













20233554.0002

MARCH 2025

PITTSFORD, NY

