ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for May 4, 2016

A-011-15-16 28 Sibley Place

Applicant: Walter and Pat Cavatassi

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To replace a fence with a 6'H wood fence, remove a tree at the northwest corner, and replace paving and a walkway.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

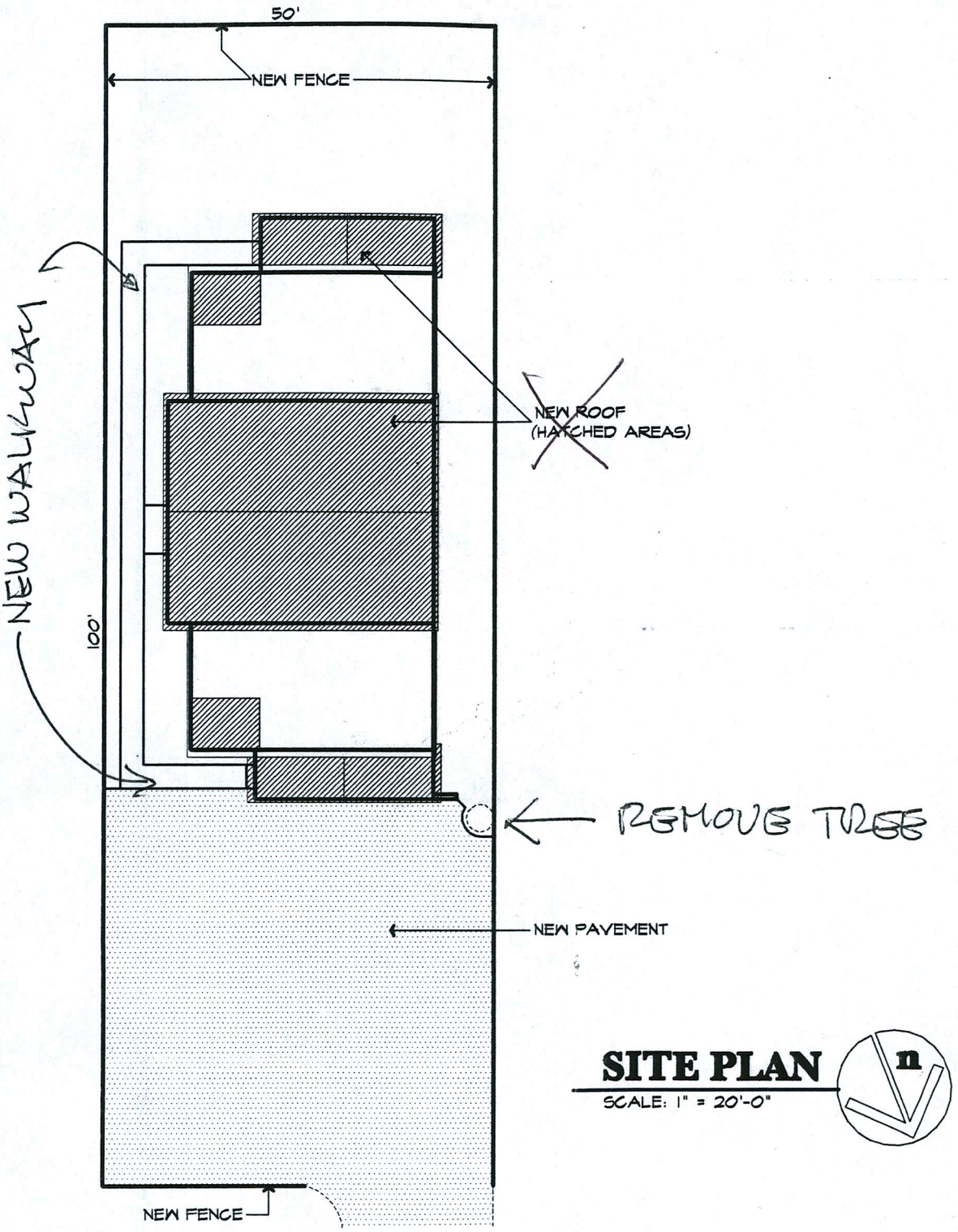
Staff Planner: Peter Siegrist, AIA

Staff Comments:

A larger application came before the Preservation Board in August, 2015 to modify the building by adding a partial 3rd floor, enclose porches, and replace windows, along with replacing the fence, paving and walkway and removing a tree. The work to the building is not proposed at this time.
The paving and walkway are in-kind replacement, not needing the Board's review.

After a year of weathering, the fence would be stained a slightly darker, reddish mahogany.

The owner states that the tree is raising the asphalt of the parking lot, and its removal would allow a neater paving application.



SITE PLAN

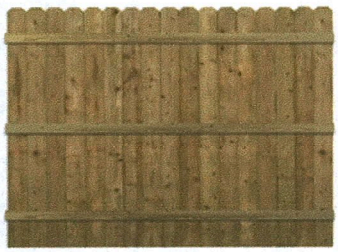
SCALE: 1" = 20'-0"

APARTMENT BUILDING REMODEL

25 SIBLEY PLACE ROCHESTER, NY 14607

CAVATASSI CONSTRUCTION

Your Store: **Macedon, NY**



Severe Weather Pressure Treated Spruce Pine Fir Wood Fence Panel (Common: 8-ft x 6-ft; Actual: 8-ft x 5.92-ft)

Item #: 156652 | Model #: 73000600

$48.98

Buy 25, Get 9% Off

Facebook
Pinterest
Twitter
Google+
Email

FREE
Store Pickup
Your order can be available for pickup in **Lowe's Of Macedon, NY** today.

Lowe's Truck Delivery
Your order will be ready for delivery to you from your selected store.

Parcel Shipping
Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.

Severe Weather Pressure Treated Spruce Pine Fir Wood Fence Panel (Common: 8-ft x 6-ft; Actual: 8-ft x 5.92-ft) **$48.98**

Description

Pressure Treated Spruce Pine Fir Wood Fence Panel (Common: 8-ft x 6-ft; Actual: 8-ft x 5.92-ft)

- Pressure treated to help minimize rot and decay
- Pre-assembled for easy installation
- Precise nailing by machine for a clean, consistent appearance
- Zinc plated nails will not rust
- Environmentally renewable resource
- Transferable 15-year limited warranty

Specifications

Metal Type	N/A (not metal)
Actual Panel Height (Feet)	5.92
Actual Panel Width (Feet)	8
Common Panel Height (Feet)	6
Common Panel Width (Feet)	8
Common Picket Thickness (Inches)	0.625
Actual Picket Thickness (Inches)	0.625
Actual Picket Width (Inches)	5.625
Retention in Pounds per Cubic Foot	0.05

Number of Pickets	17
Number of Backer Rails	3
Double Nailed	Yes
Finish	Unfinished
Pressure Treated	Yes
Post and Accessories Included	No
Warranty	15-year limited
Wood Species	Spruce pine fir
Primary Material	Wood
For Use With	Wood

From: **mgcavatassi@gmail.com**
Subject: No Subject
Date: July 5, 2015 at 8:05 PM
To: Patricia Cavatassi wcauatassi@rochester.rr.com

From: mgcavatassi@gmail.com
Subject: No Subject
Date: July 5, 2015 at 8:01 PM
To: Patricia Cavatassi wcauatassi@rochester.rr.com

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for May 4, 2016

A-042-15-16 383 Park Avenue

Applicant: Melissa Powers

Zoning District: C-1 Neighborhood Center Commercial District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To install a ground sign reading "Haus Funding" and "Crego Realty Group", a wall sign reading "Haus Funding", plantings in the front, and stairs and railings on a rear deck; and to modify the parking lot.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

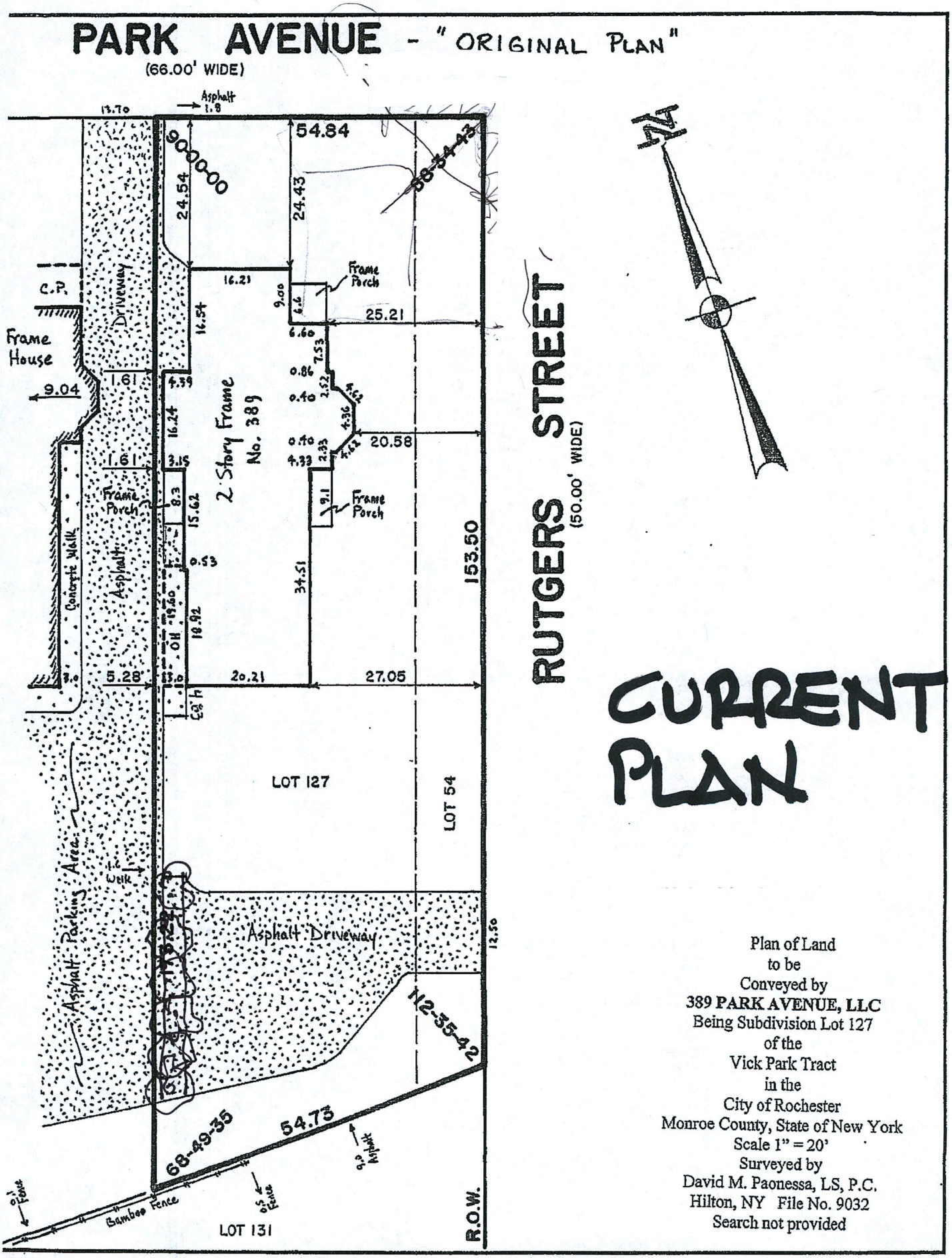
Staff Comments:

There are two options for the ground sign, and then options for internal or external lighting. The applicant prefers the larger sign with internal lighting. Staff cautioned the applicant that a sign of this type and size is unusual in the district and on Park Avenue, where ground signs are typically small, made of wood, mounted on posts, and illuminated with ground-based light fixtures.

The zoning code does not permit internally-lit signs in a C-1 zone, but the Board may allow this.

The owners of 383 and 389 are friends, and together propose to eliminate the driveway from Rutgers Street and reconfigure the parking lot. The only access would be from Park Avenue. This plan is very similar to lone proposed by the Preservation Board in 2007 when the lot was illegally paved.

The rear stairs and railings are not ready for review.

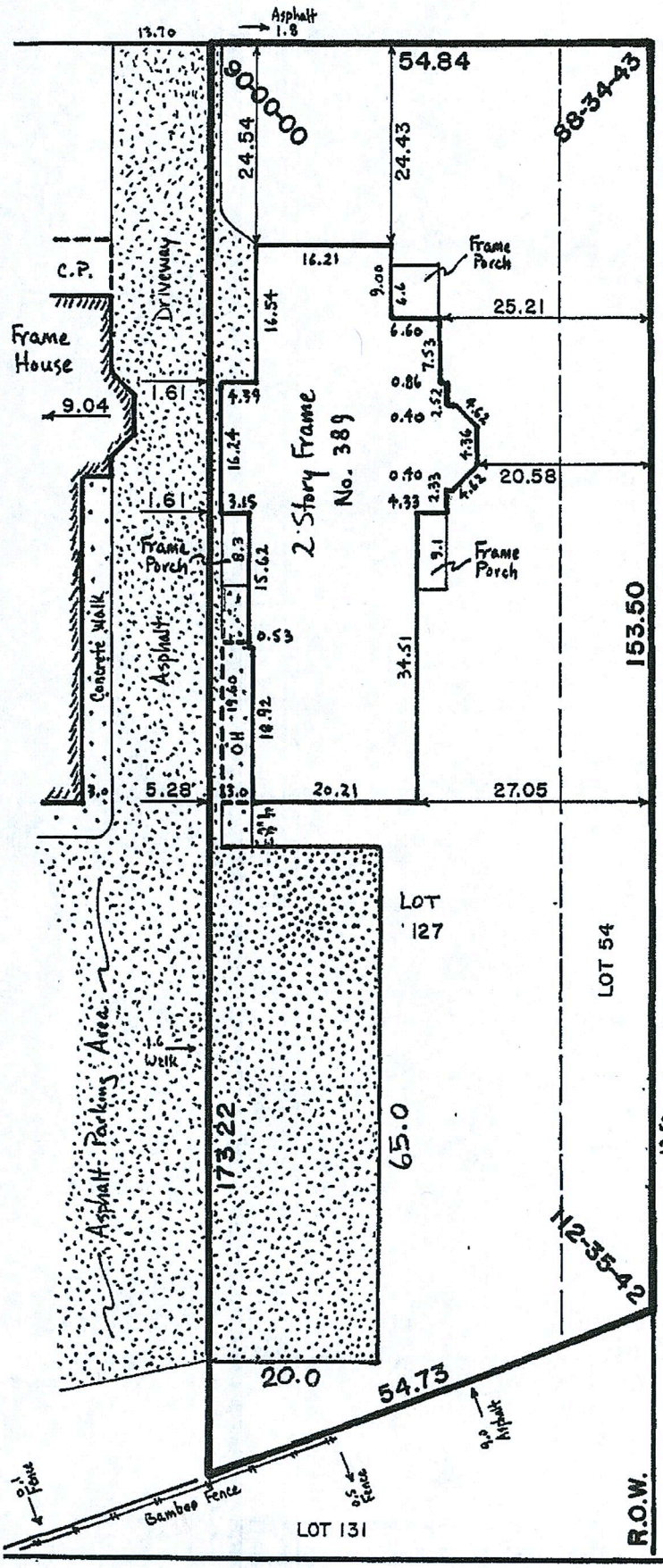


CURRENT PLAN

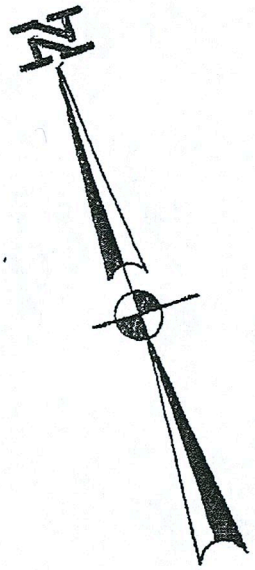
Plan of Land
to be
Conveyed by
389 PARK AVENUE, LLC
Being Subdivision Lot 127
of the
Vick Park Tract
in the
City of Rochester
Monroe County, State of New York
Scale 1" = 20'
Surveyed by
David M. Paonessa, LS, P.C.
Hilton, NY File No. 9032
Search not provided

PARK AVENUE - "PROPOSED PLAN"

(66.00' WIDE)



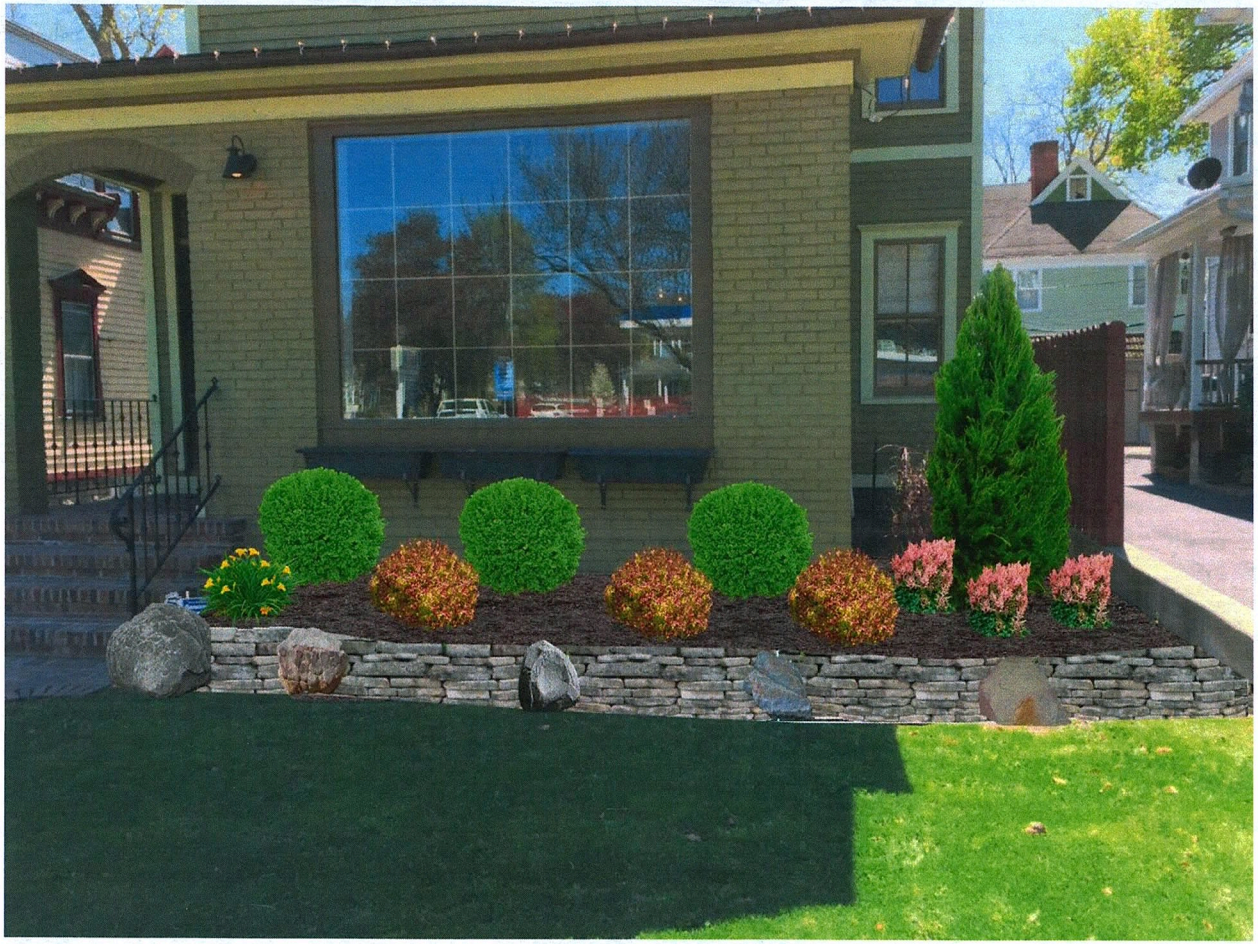
RUTGERS STREET
(50.00' WIDE)



PROPOSED PLAN

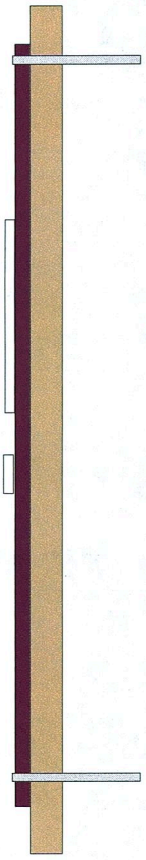
CLOSE DRIVEWAY

Plan of Land
to be
Conveyed by
389 PARK AVENUE, LLC
Being Subdivision Lot 127
of the
Vick Park Tract
in the
City of Rochester
Monroe County, State of New York
Scale 1" = 20'
Surveyed by
David M. Paonessa, LS, P.C.
Hilton, NY File No. 9032
Search not provided



28"x28" 5 sq.ft.

stud mount to wall



Pierrepont
VISUAL GRAPHICS, INC.
(585)235-5620 www.PVGRochester.com

15sq.ft.

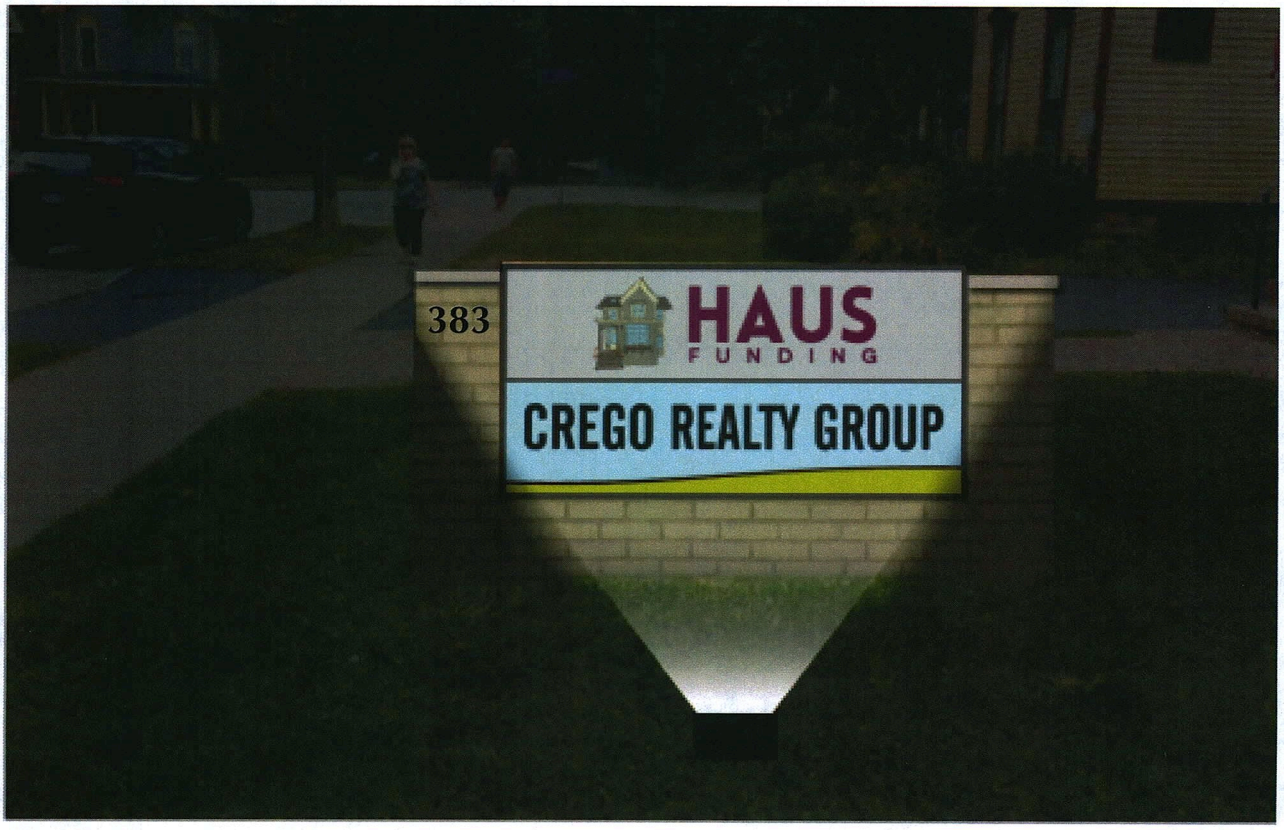
Gray-pms428
Blue- pms291
Brown (line)-pms477
Green - pms391

OPTION 1

Pierrepont
VISUAL GRAPHICS, INC.
(585)235-5620 www.PVGRochester.com

15sq.ft.

Gray-pms428
Blue- pms291
Brown (line)-pms477
Green - pms391



OPTION 1
GROUND LIGHT

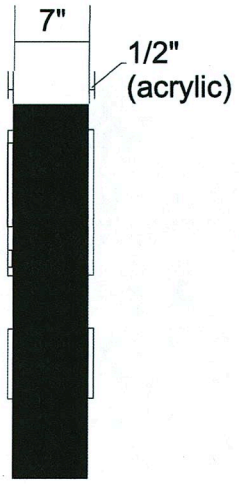
Pierrepont
VISUAL GRAPHICS, INC.
(585)235-5620 www.PVGRochester.com

15sq.ft.

Gray-pms428
Blue- pms291
Brown (line)-pms477
Green - pms391

OPTION 1
INTERNAL ILLUMINATION

Pierrepont
VISUAL GRAPHICS, INC.
(585)235-5620 www.PVGRochester.com

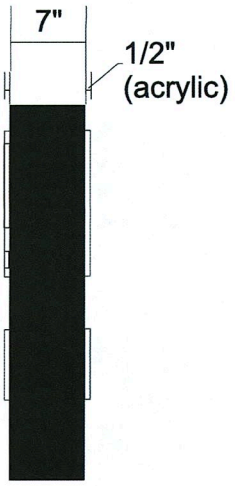


12sq.ft.

Gray-pms428
Blue- pms291
Brown (line)-pms477
Green - pms391

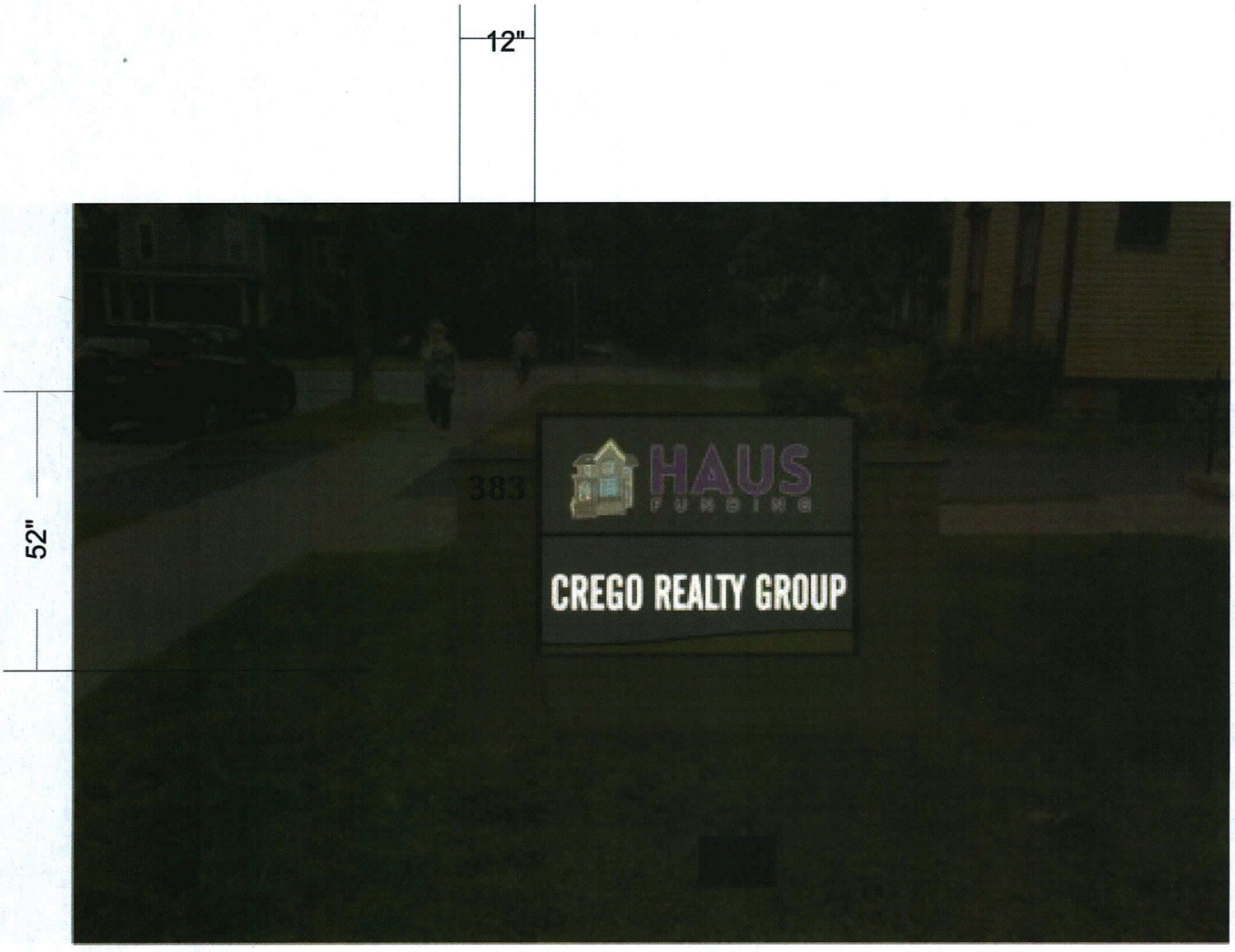
OPTION 2

Pierrepont
VISUAL GRAPHICS, INC.
(585)235-5620 www.PVGRochester.com



12sq.ft.

Gray-pms428
Blue- pms291
Brown (line)-pms477
Green - pms391

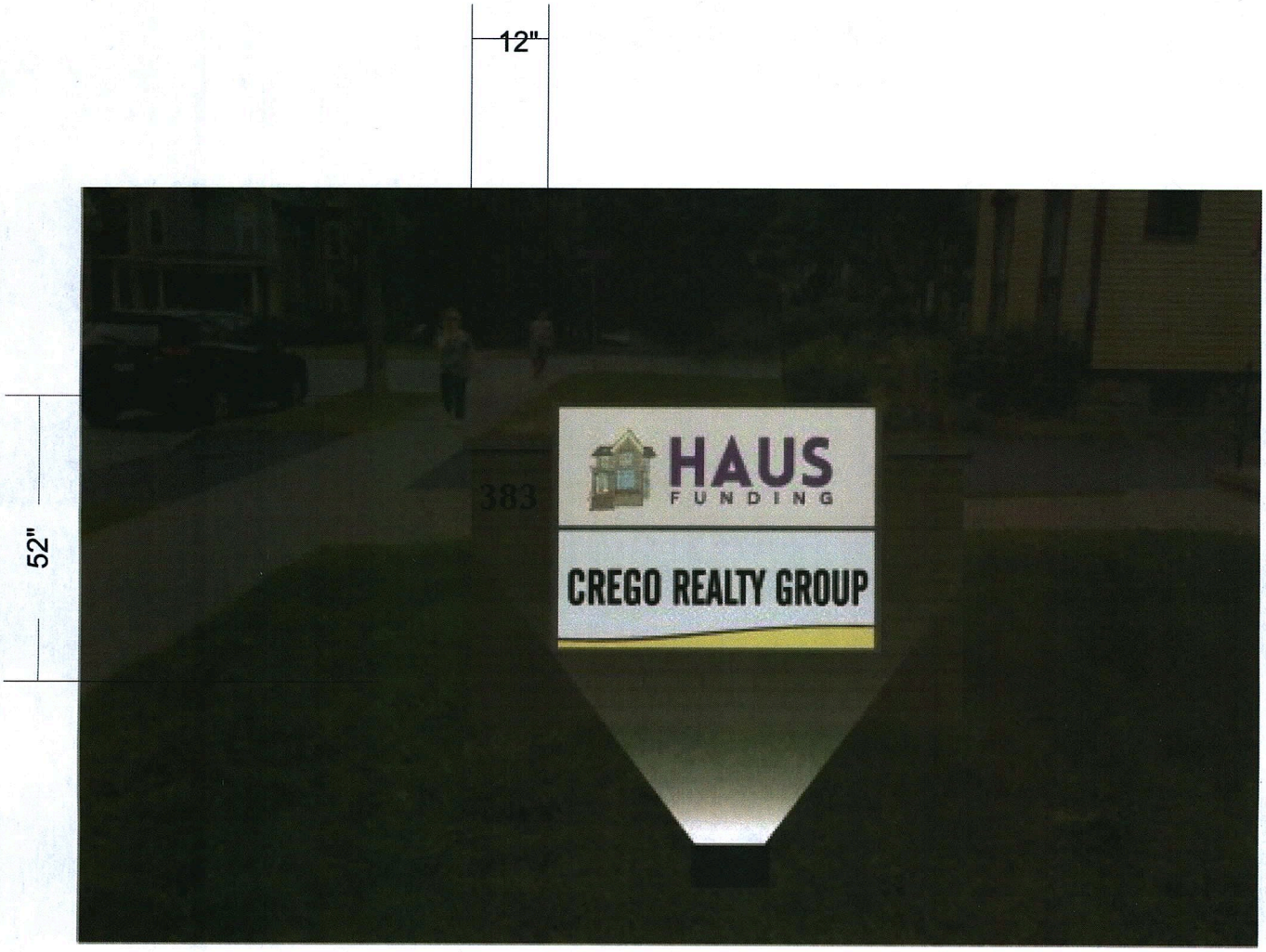


OPTION 2

Pierrepont
VISUAL GRAPHICS, INC.
(585)235-5620 www.PVGRochester.com

12sq.ft.

Gray-pms428
Blue- pms291
Brown (line)-pms477
Green - pms391



OPTION 2

Pierrepont
VISUAL GRAPHICS, INC.
(585)235-5620 www.PVGRochester.com

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for May 4, 2016

A-043-15-16 14 Arnold Park

Applicant: Max Gianniny

Zoning District: R-2 Medium-Density District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To remove two trees and shrubs in the front yard, one tree and shrub on the south side, and three trees near the garage.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

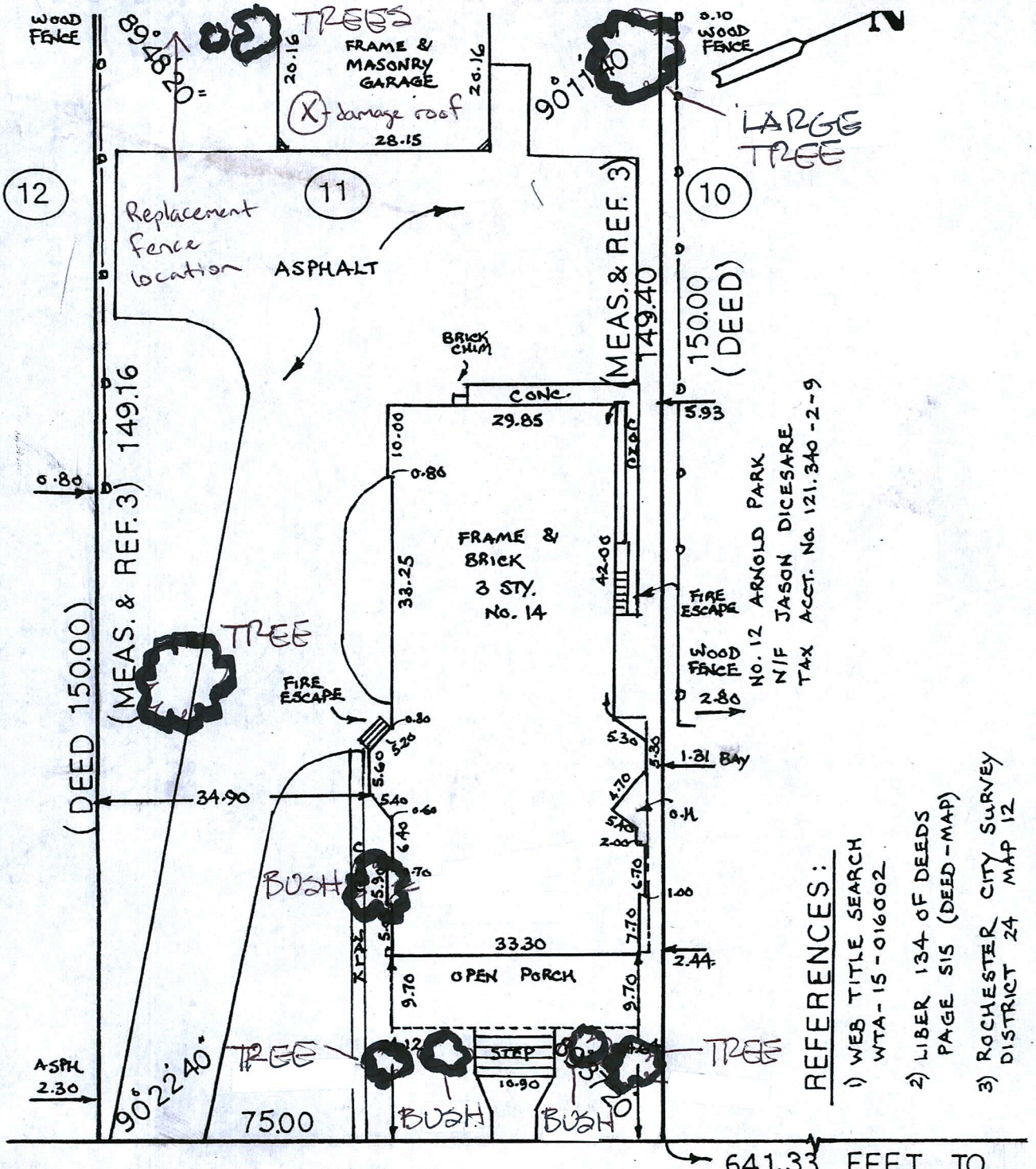
Staff Planner: Peter Siegrist, AIA

Staff Comments:

The new owner would like to clean up the property, which includes removing overgrown shrubs and trees. He has not submitted a planting plan, but is amenable to Board recommendations.

On the front, he needs to remove shrubs and trees in order to repair the brick foundation of porch.
On the south, the adjacent neighbor agrees with removing the tree.

In the rear, two trees on the south side of the garage have damaged the garage and a fence. Mr. Gianniny would replace a portion of fence in kind. He feels the tree at the northwest corner has grown too large for the site.



ARNOLD PARK
(59.50 WIDE)

CERTIFY TO:

GIANNINY BROTHERS, LLC
MORGENSTERN DEVOESICK
FIRST AMERICAN TITLE COMPANY

This survey is certified to those named above during the period that the currently issued title insurance policy is in effect only. Certifications are not transferable to additional institution or subsequent owners. Copies of this survey map not bearing the land surveyors inked seal or embossed seal are not considered to be a true and valid copy. Unauthorized alteration or addition to this survey map is in violation of section 7209 of the New York State Education Law.

This map is subject to any easements or encumbrances that an updated abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied. Unless otherwise stated, this survey was prepared without the benefit of an abstract of title.

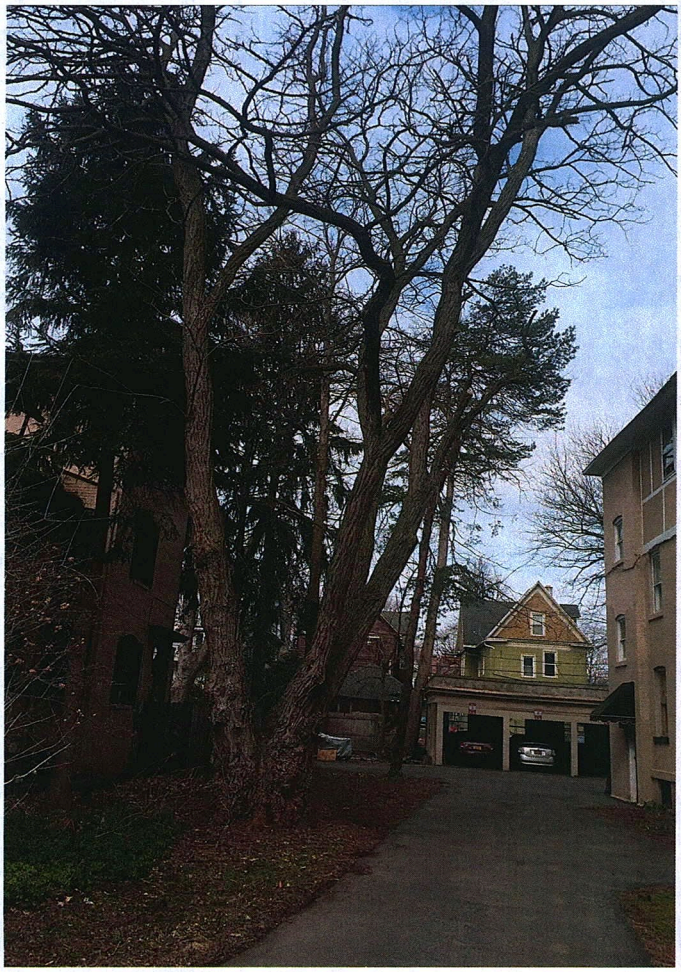
CERTIFICATION:

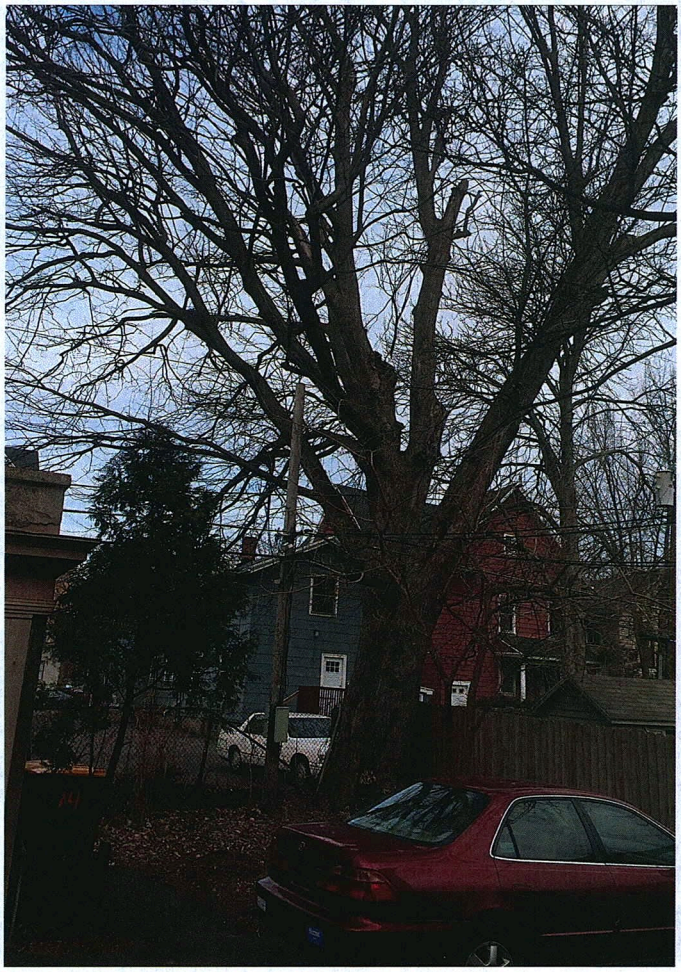
I GREGORY T. PAULY HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED AND FROM REFERENCES LISTED ABOVE.

5-12-15

Gregory T. Pauly

GREGORY T. PAULY
LICENSED LAND SURVEYOR
71 BUTCHER ROAD
HILTON, NEW YORK 14468
(585) 392-4999





3

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for May 4, 2016

A-044-15-16 695 Park Avenue

Applicant: Tom Beaman

Zoning District: C-2 Community Center Commercial District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To install an awning above the center storefront and graphics on the windows, for California Rollin'.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

Staff Comments:

The applicant is choosing not to copy the two adjacent awnings on the building, which he feels are dated. He states that the awning is intended to match the style and color scheme of the restaurant, like those across the street from his location. He will be painting the store front to match the color of the interior of the restaurant, which will match the awning.

g:\planning&zoning\bldgzng\zoning\rpb\2016 rpb\staff reports\may 2016\a-044-15-16.docx

Awning for 693 Park Avenue

California Rollin II Express
Tom Beaman Jr.

Lettering would be approx. 6 inches high

Scale 1 in = 2 ft

691 - 695 Park Avenue
693 Center Parcel of Building

CALIFORNIA ROLLIN II
SUSHI BAR
EXPRESS
SUSHI
BURRITOS
ROLLS
BOWLS

Park Ave
Rochester, New York
Street View - Nov 2015
Vassar St
691 Park
Google

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for May 4, 2016

A-045-15-16 12 Vick Park A

Applicant: Carmen Zatreanu

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To expand the detached garage in the rear yard by 14'W x 22'D, and to replace basement windows with glass block and 1st floor windows to match existing.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

Staff Comments:

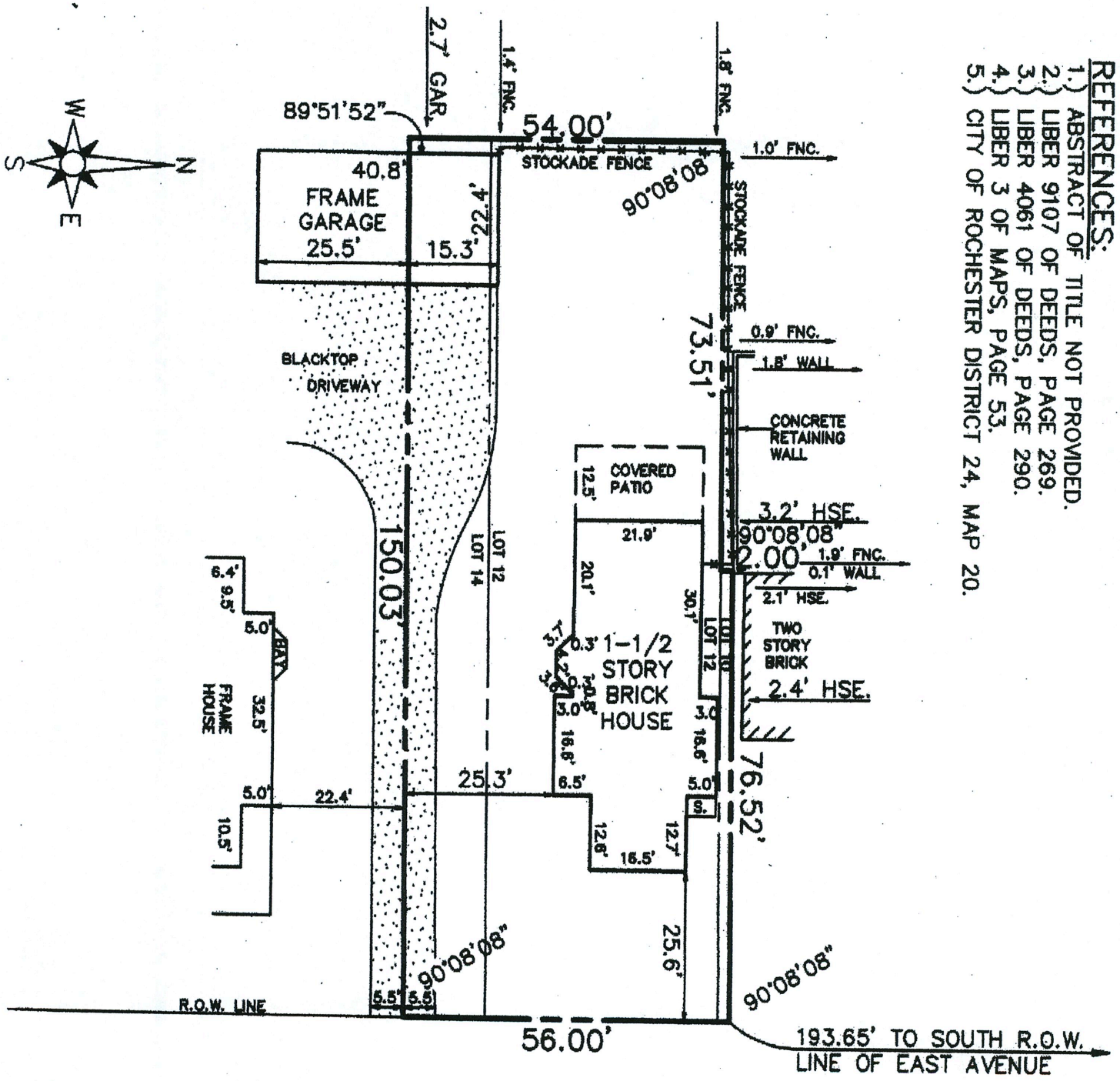
The new owners seek approval to expand the garage northward, and replace the carriage doors with a 16'W overhead door. Note that the south property line splits the garage in two, with about two-thirds of the building on 16 Vick Park A, owned separately. This condition is nothing new: it appears on a map from 1918.

Although the architect's drawings aren't terribly clear, the design intent is to mimic the massing on the south side. However, unless the two owners cooperate, the front elevation of the two halves will have distinctly different looks.

Architect Emanuel Ardelean will attend the hearing to describe the structural integrity of the building. Staff expressed concern that the upper half of the north wall would rest atop a 16' wide opening, which is both structurally and aesthetically awkward.

The garage expansion meets code limits on lot coverage, height and setbacks.

The owners also desire approval to replace all windows with Renewal by Andersen. They insist that the windows are irreparable. Staff directed the owner and window supplier to provide evidence of this.



REFERENCES:

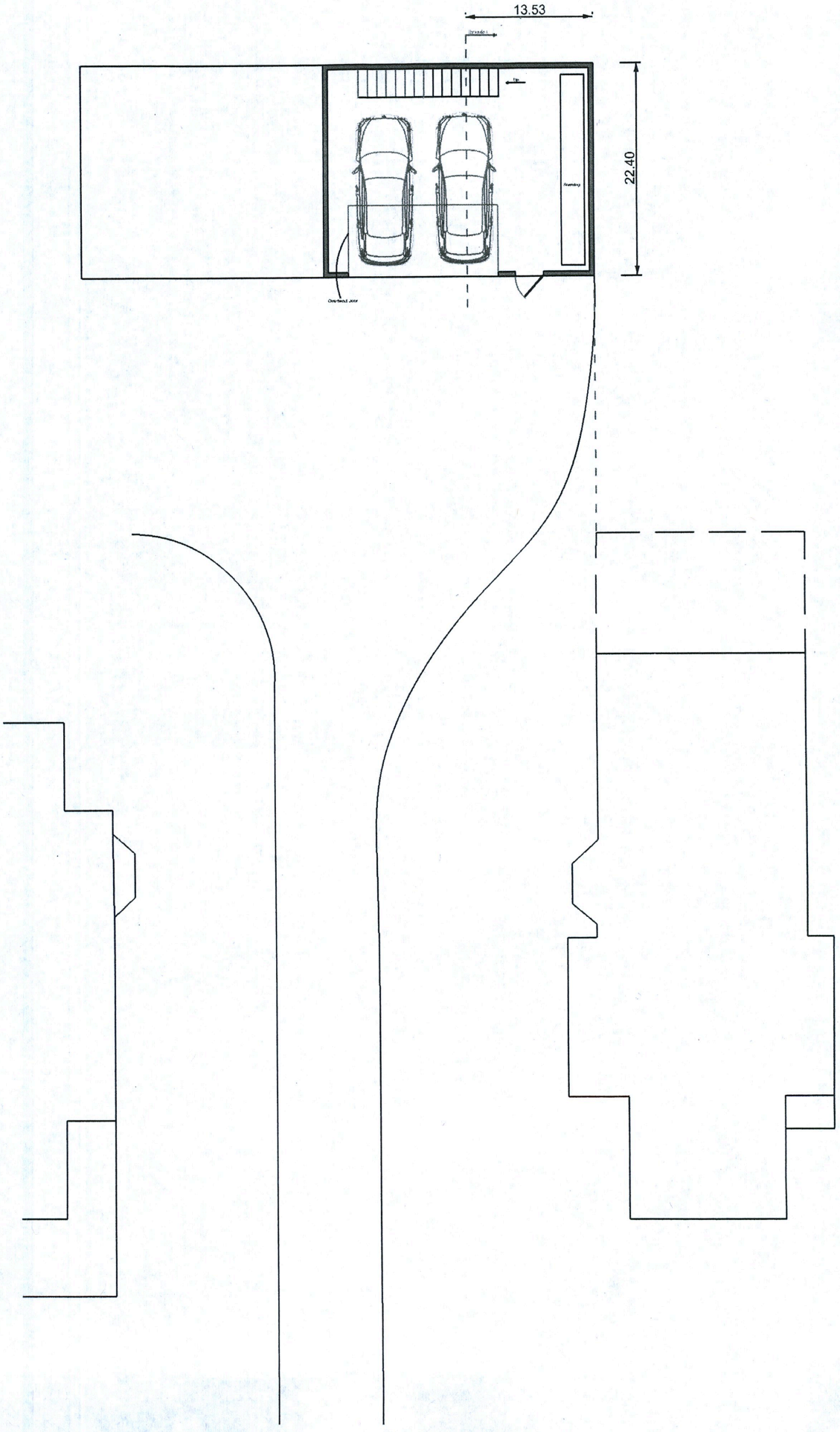
1.) ABSTRACT OF TITLE NOT PROVIDED.
2.) LIBER 9107 OF DEEDS, PAGE 269.
3.) LIBER 4061 OF DEEDS, PAGE 290.
4.) LIBER 3 OF MAPS, PAGE 53.
5.) CITY OF ROCHESTER DISTRICT 24, MAP 20.

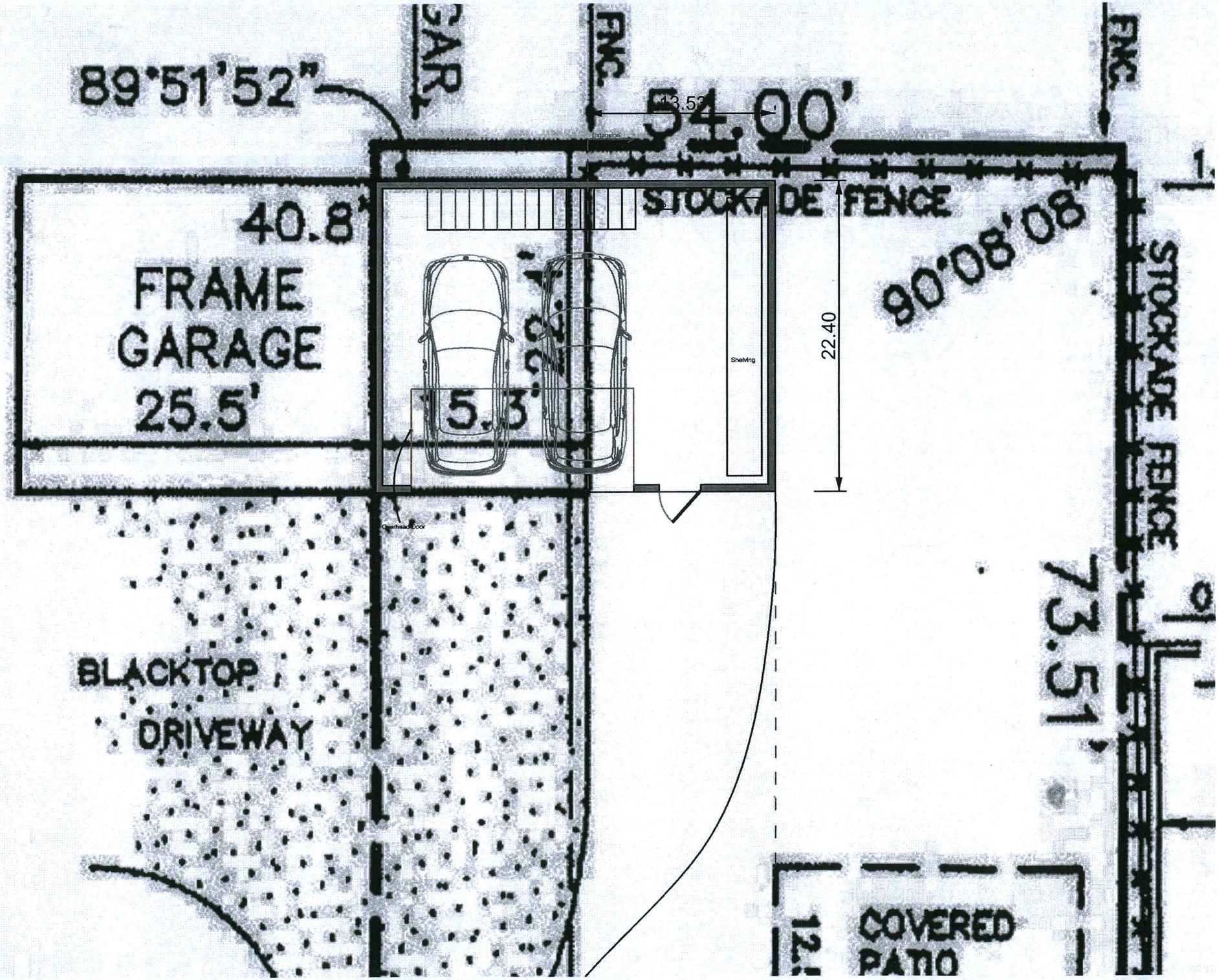
VICK PARK (76' R.O.W.) A

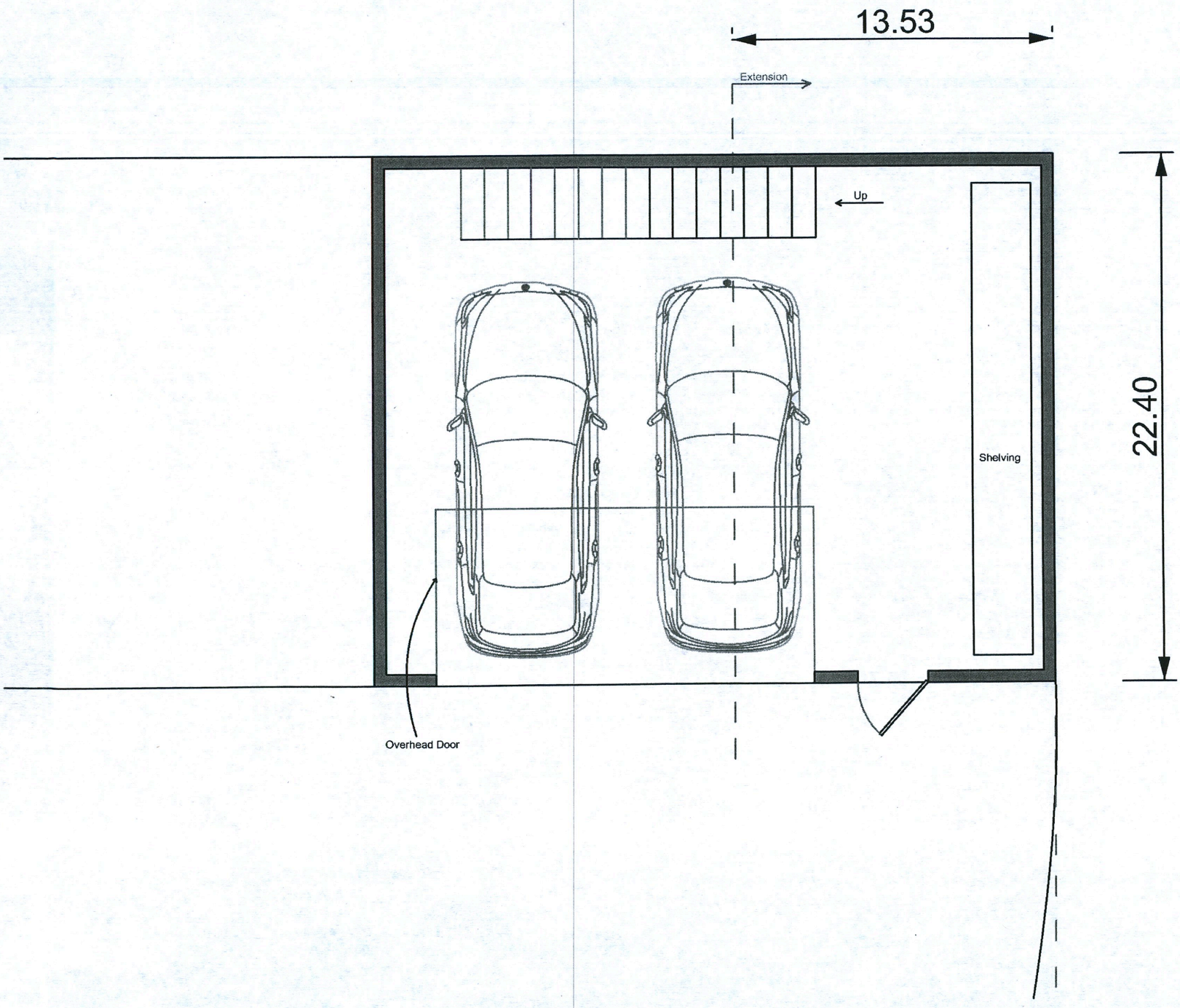
CERTIFICATION:

I hereby certify to:
HSBC MORTGAGE CORPORATION (USA), ITS SUCCESSORS AND/OR ASSIGNS;
HARRIS BEACH & WILCOX LLP;

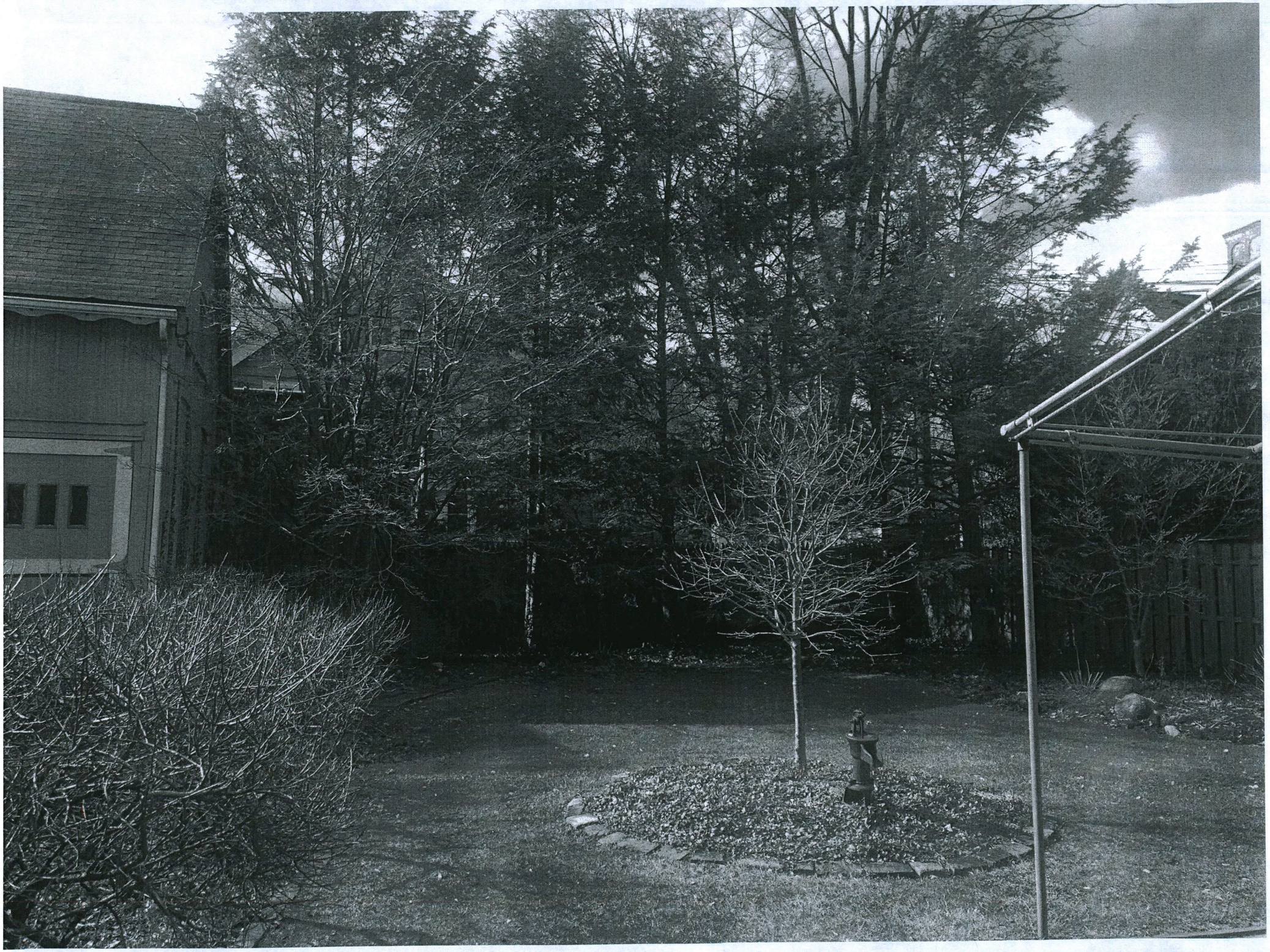
STATE OF NEW YORK
GREGORY JAMES BILESCHI
LICENSED LAND SURVEYOR
050342


13.53
22.40


89°51'52"
GAR.
FNC.
54.00'
Extension
FNC.
STOCKADE FENCE
40.8'
FRAME
GARAGE
25.5'
5.3'
Shelving
22.40
90°08'08"
STOCKADE FENCE
73.51'
BLACKTOP
DRIVEWAY
Overhead Door
COVERED
PATIO


13.53
Extension
Up
Shelving
22.40
Overhead Door

Accord
www.DICKIDE.com



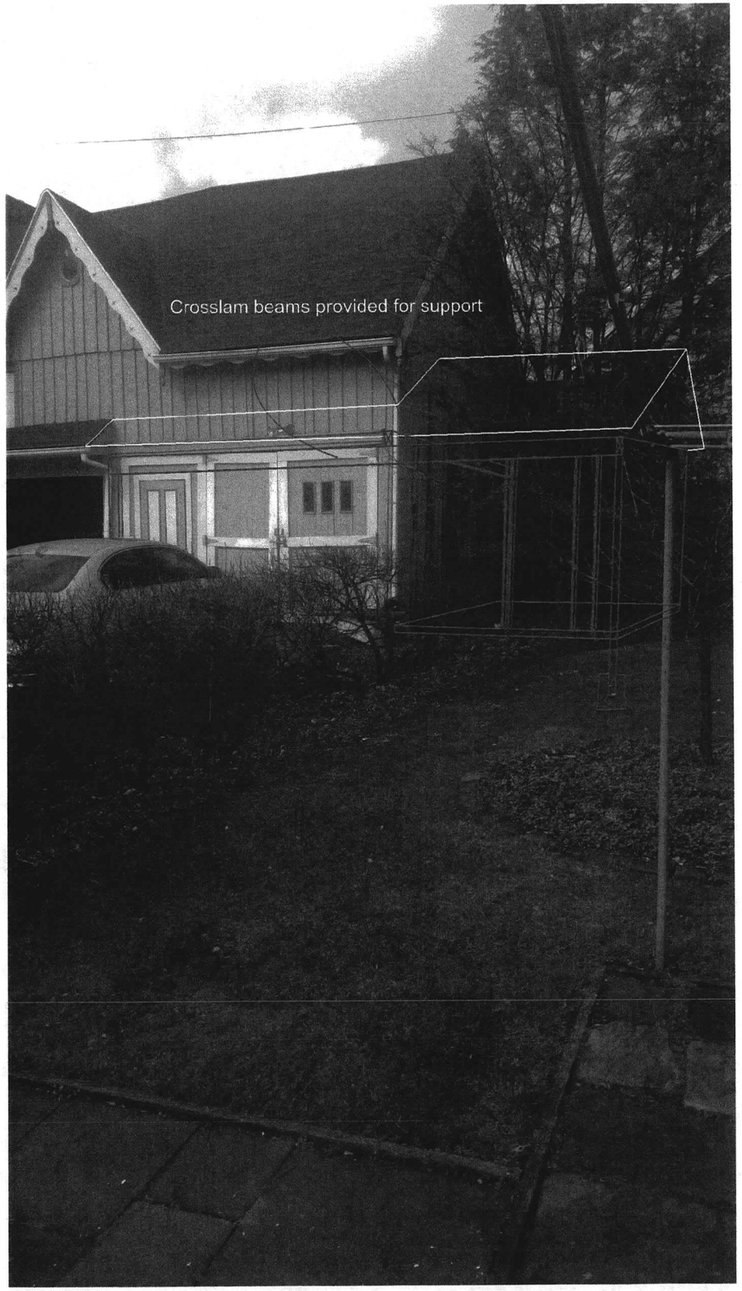
12

12 Vick Park A.

Garage Addition Dimensions:
22 feet by 11.5 feet = 253sq.ft.
Reasons for addition:

1. Make the garage structurally sound.
2. Facilitate for better parking during snow plowing.
3. Create a good turning point for exiting.
4. Make parking not an issue, considering that the neighboring house to the south is a rental property with 9 residents.

Matching Siding
11.35



Cast-in place post at corner,
Cast-in-place concrete plate
Crosslam beams spanning the double door opening
Crosslam beam spanning front to back to support second story wall
Standard framing on north side and around doors
Standard framing of overhang and roof
Fireproofing provided on West side due to close proximity to neighbor

Fireproofing provided
area 260 sq.ft.
Proposed Extension
12 Vick Park A
Juliana's Bridal
Vick Park A
Vick Park A

Viek Park A

Viek Park A

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for May 4, 2016

A-046-15-16 566 East Avenue

Applicant: Gail Morrelle

Zoning District: PD16 Planned Development District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To add a 21' x 34', 2½ story addition to the east side of the carriage house, to replace the front doors with glass doors, and to implement a landscaping plan.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

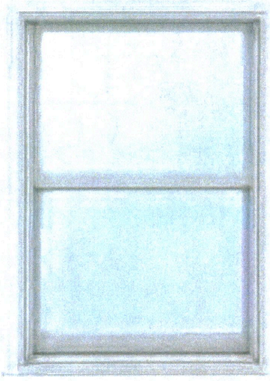
Staff Planner: Peter Siegrist, AIA

Staff Comments:

This is nearly the same as what the Board saw at the April 6 hearing, except that the roof pitch was steepened to match the existing pitches and to conceal the elevator overrun. Note that the north wall of the addition is slightly farther south than what would be expected, in order to meet setback requirements and avoid a variance. This is most evident in the roof plan, which seems to have an unresolved intersection of the flat and pitched roofs.

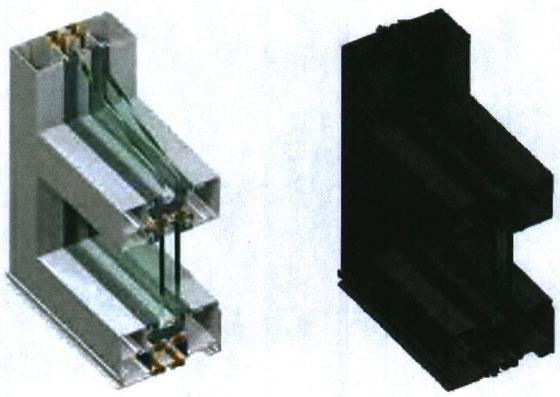
The windows are Andersen 400 series, which are wood with an outer cladding of vinyl.

Included in the packet, but not fleshed out, is a handicap access ramp on the Century Club. Staff had asked the applicant to postpone this portion of the project.



Windows (Spa):
Anderson 400 Series, White

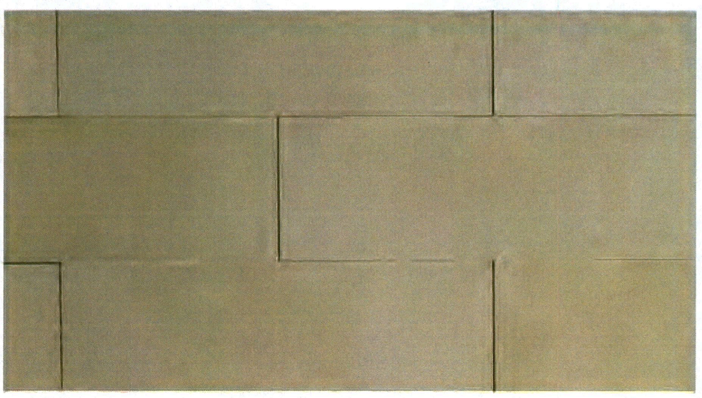
Roofing (Spa):
to match existing



Aluminum Storefront (Spa):
Kawneer, Trifab 451T,
Bone White (L), Dark Bronze (R)

Brick (Spa):
Palmetto Brick Company,
Coker Blend

Trim (Spa):
Azek, Smooth

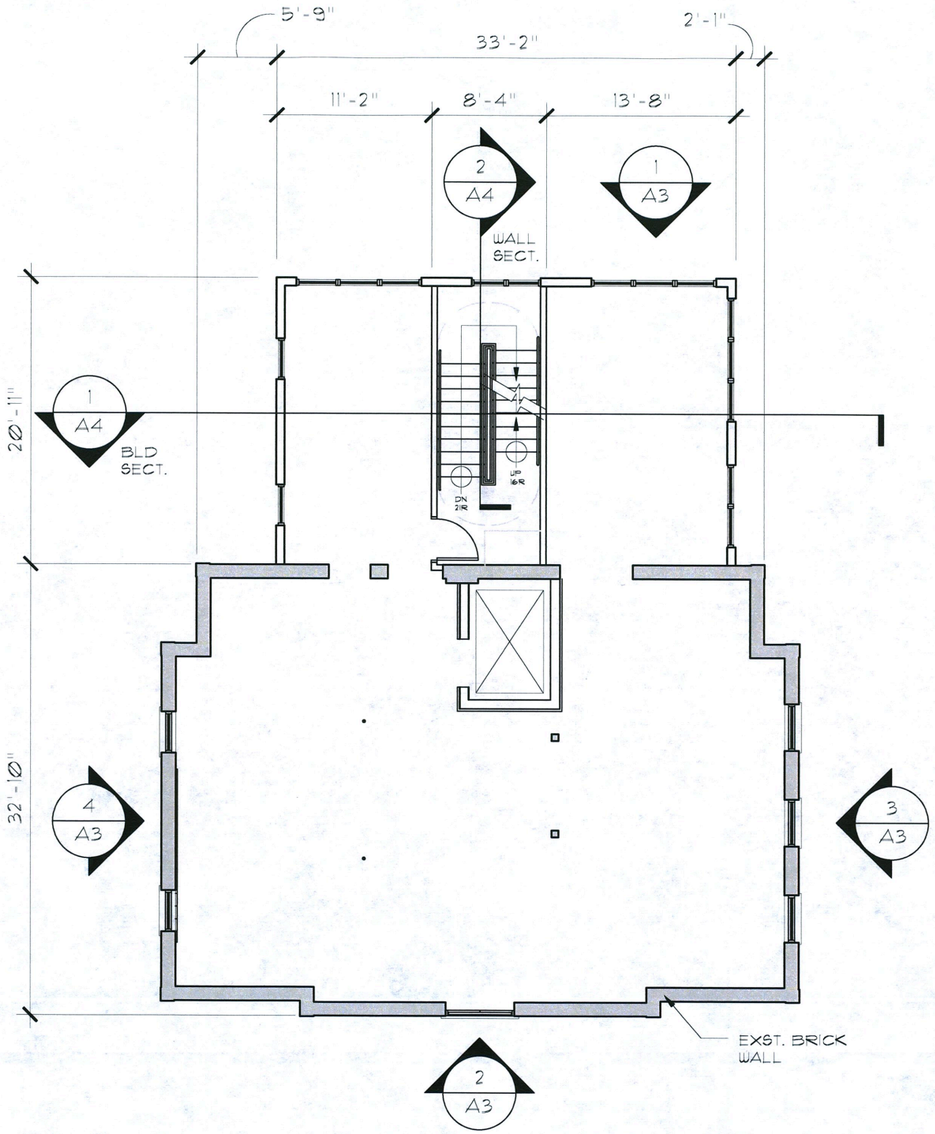


Simulated Stone (Ramp & Spa):
RockCast,
Buffstone (Smooth)

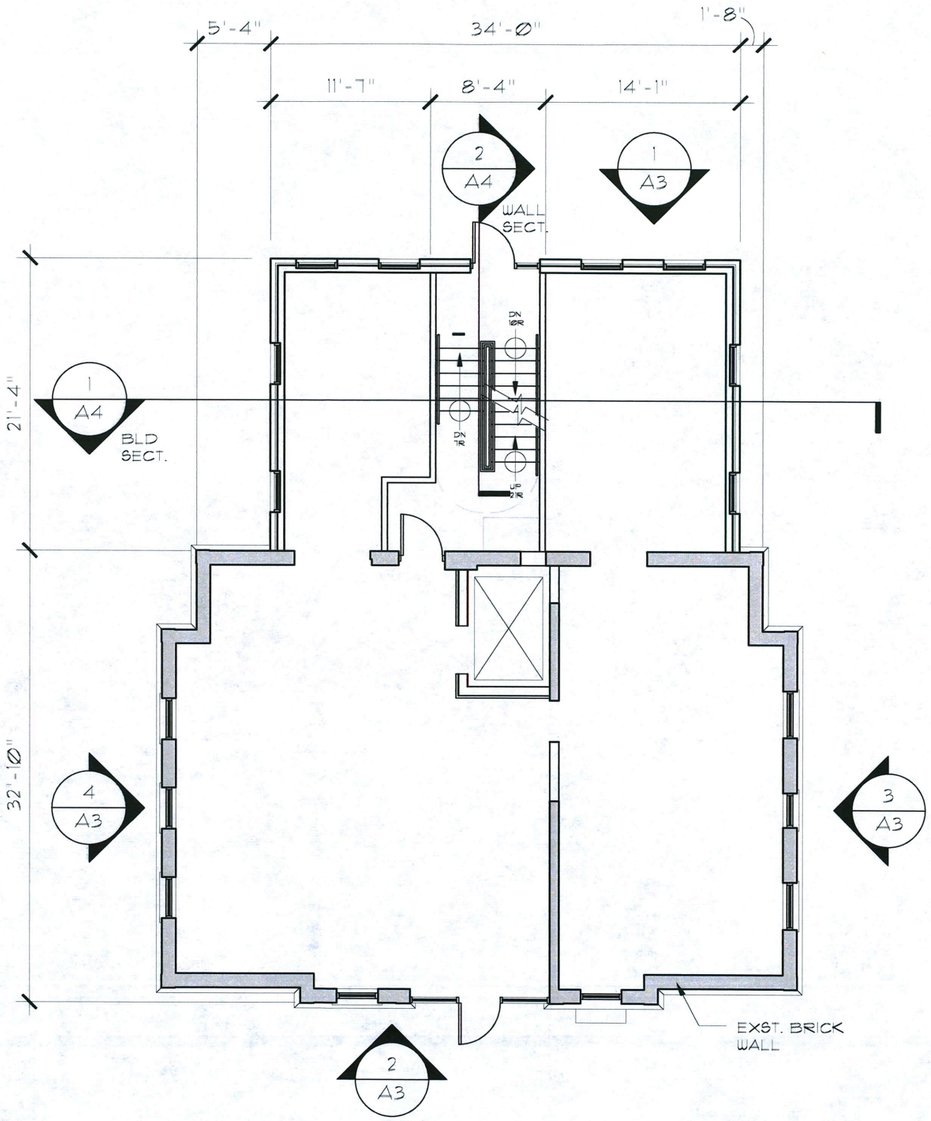
CENTURY CLUB RAMP & CARRIAGE HOUSE SPA:

MATERIALS BOARD

CENTURY CLUB & CARRIAGE HOUSE
EXISTING PHOTOS



2 / A1.1 SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"



1 / A1.1 FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

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F: 585.563.6371
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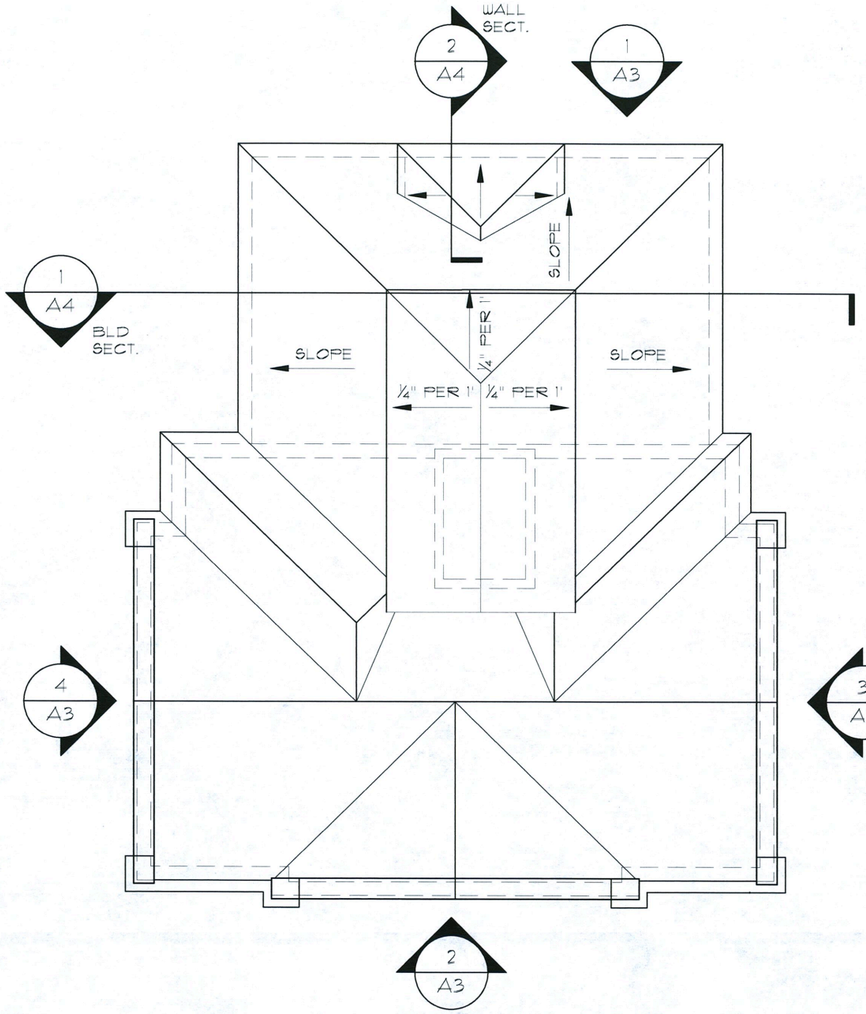
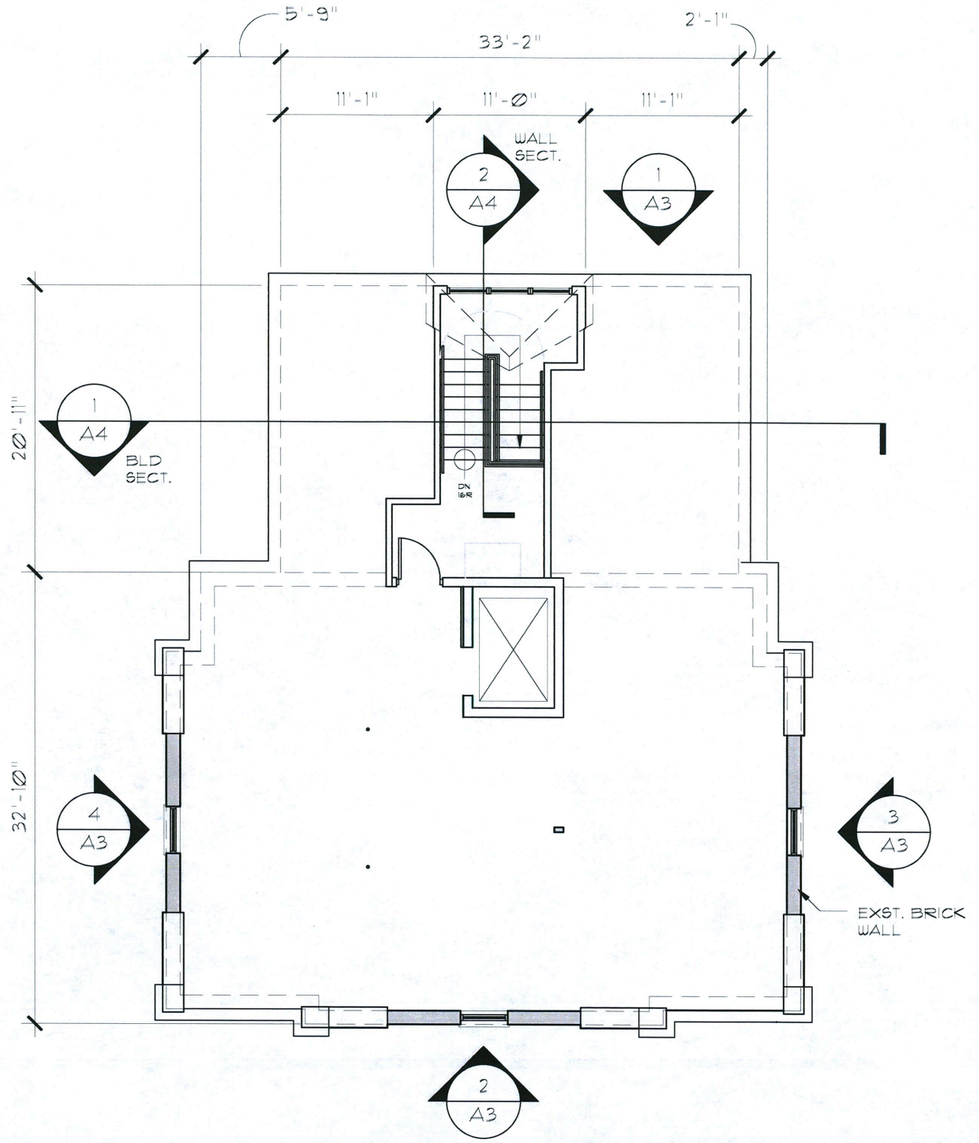
CHRISTA CARRIAGE HOUSE SPA

STRATHALLAN PARK, ROCHESTER, NEW YORK

DATE: 04-20-16	PROJECT NO: 15-179
REVISION:	DRAWING TITLE: FIRST AND SECOND FLOOR PLANS
	SHEET NO: A1.1



2 / A1.2 ROOF PLAN
SCALE: 3/32"=1'-Ø"



1 / A1.2 THIRD FLOOR PLAN
SCALE: 3/32"=1'-Ø"

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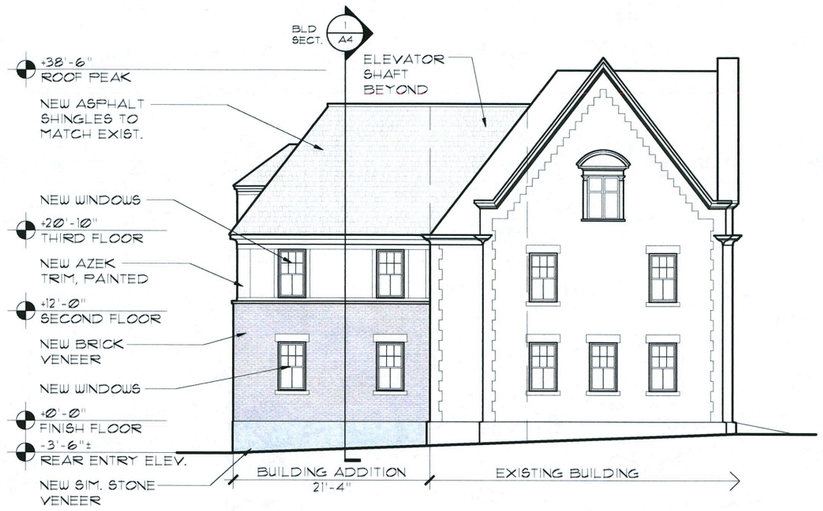
CHRISTA CARRIAGE HOUSE SPA

STRATHALLAN PARK, ROCHESTER, NEW YORK

DATE: Ø4-2Ø-16
REVISION:

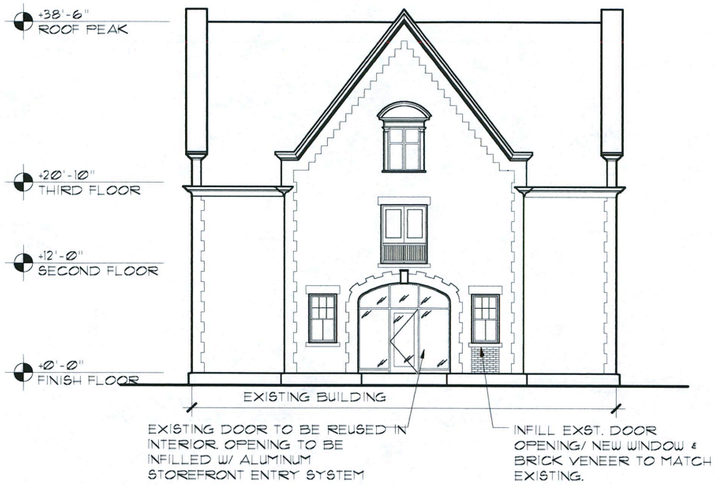
PROJECT NO: 15-179
DRAWING TITLE: THIRD FLOOR PLAN AND ROOF PLAN

SHEET NO: A1.2



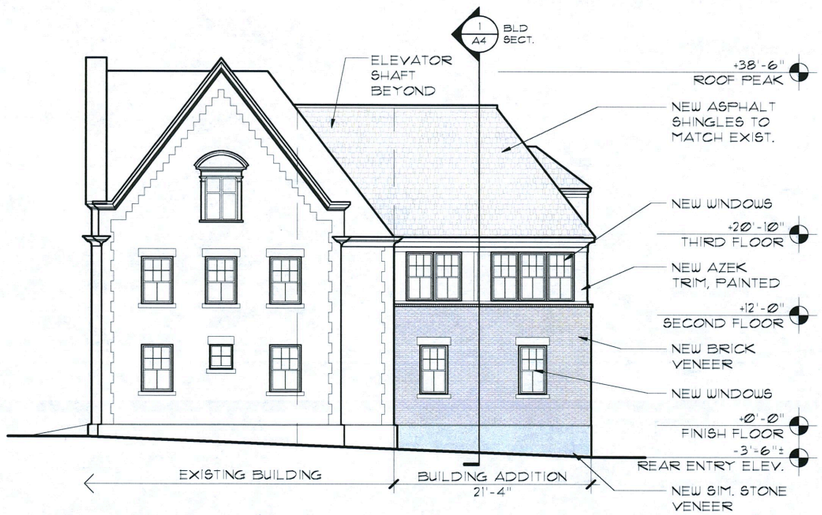
4/A3 NORTH ELEVATION

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



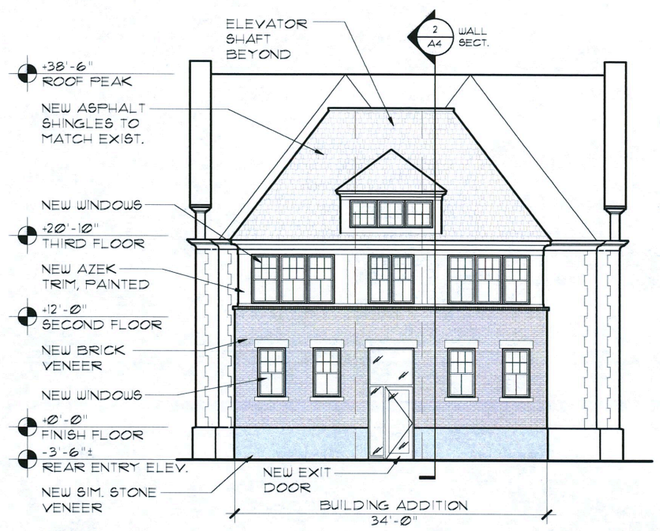
2/A3 WEST ELEVATION

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



3/A3 SOUTH ELEVATION

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



1/A3 EAST ELEVATION

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

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STRATHALLAN PARK, ROCHESTER, NEW YORK

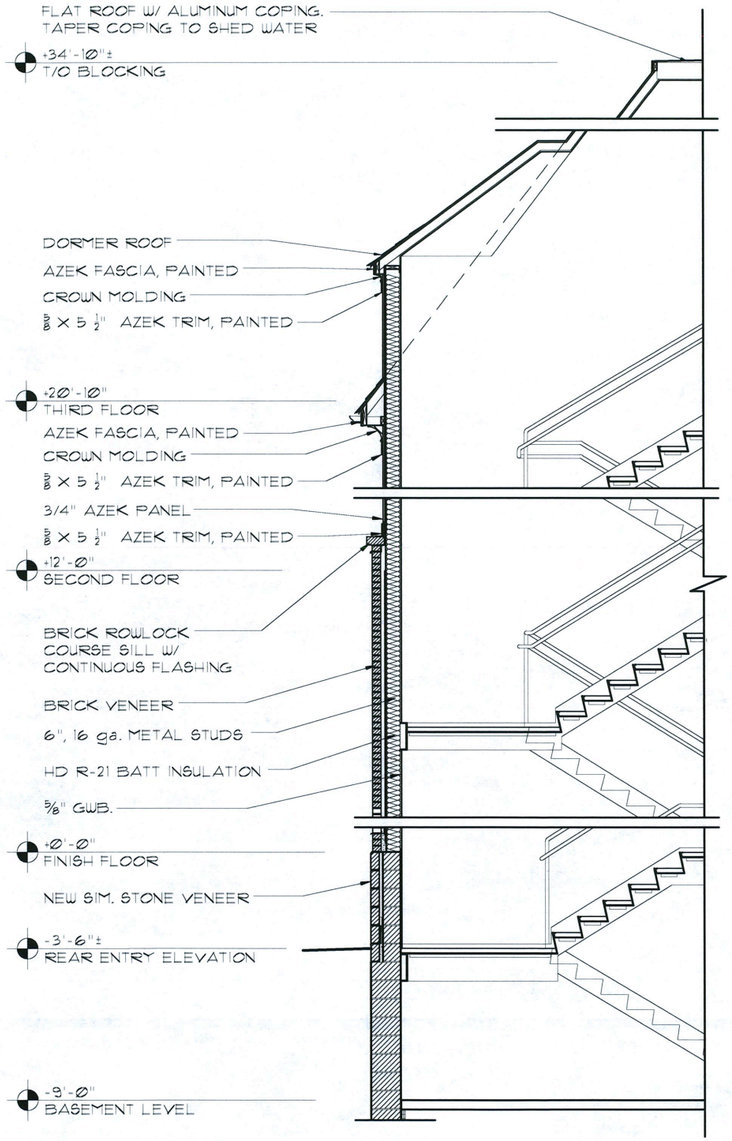
DATE: 04-20-16

REVISION:

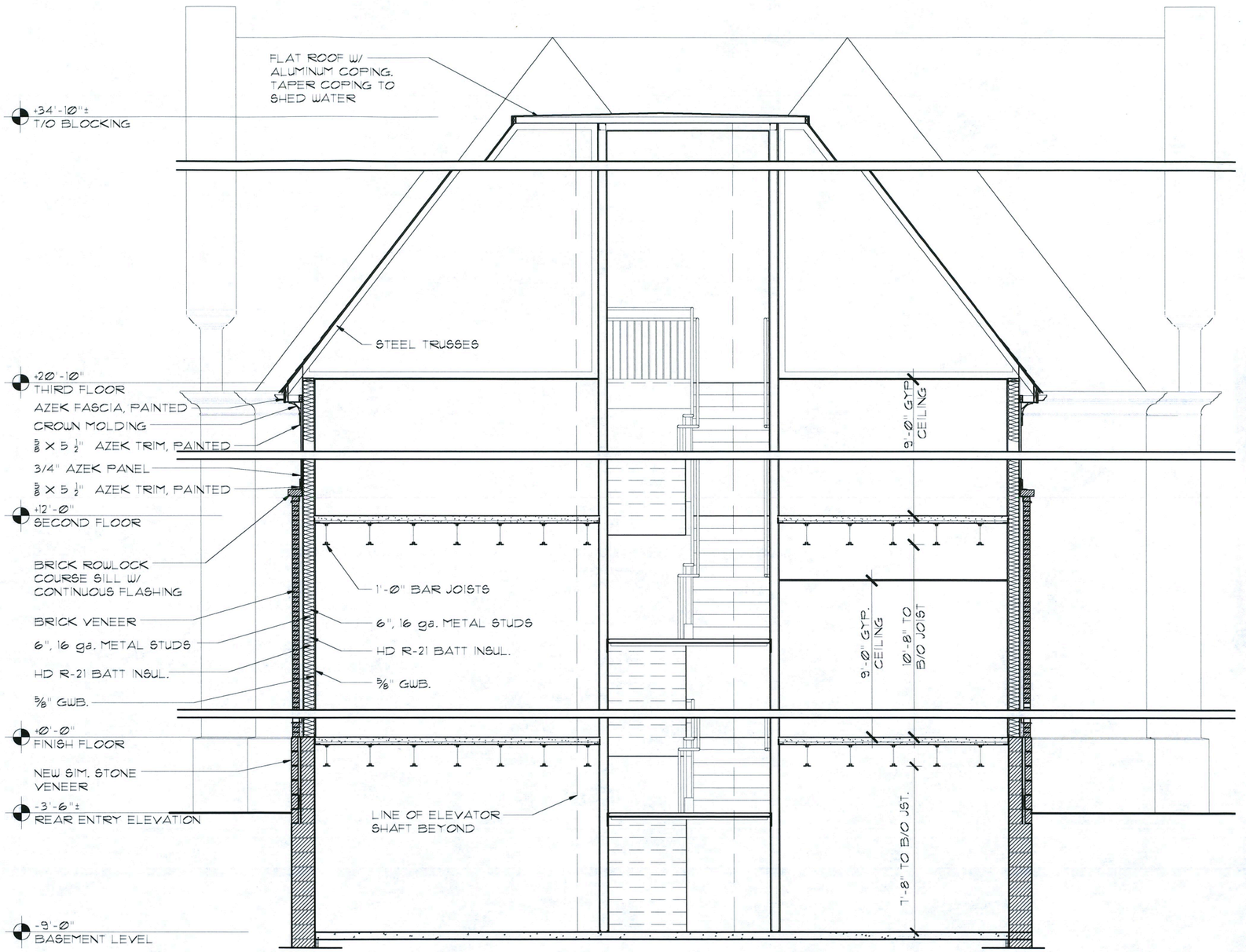
PROJECT NO: 15-179

DRAWING TITLE: PROPOSED ELEVATIONS

SHEET NO: A3



2/A4 WALL SECTION
SCALE: 3/16"=1'-0"



1/A4 BUILDING SECTION
SCALE: 3/16"=1'-0"

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CHRISTA CARRIAGE HOUSE SPA

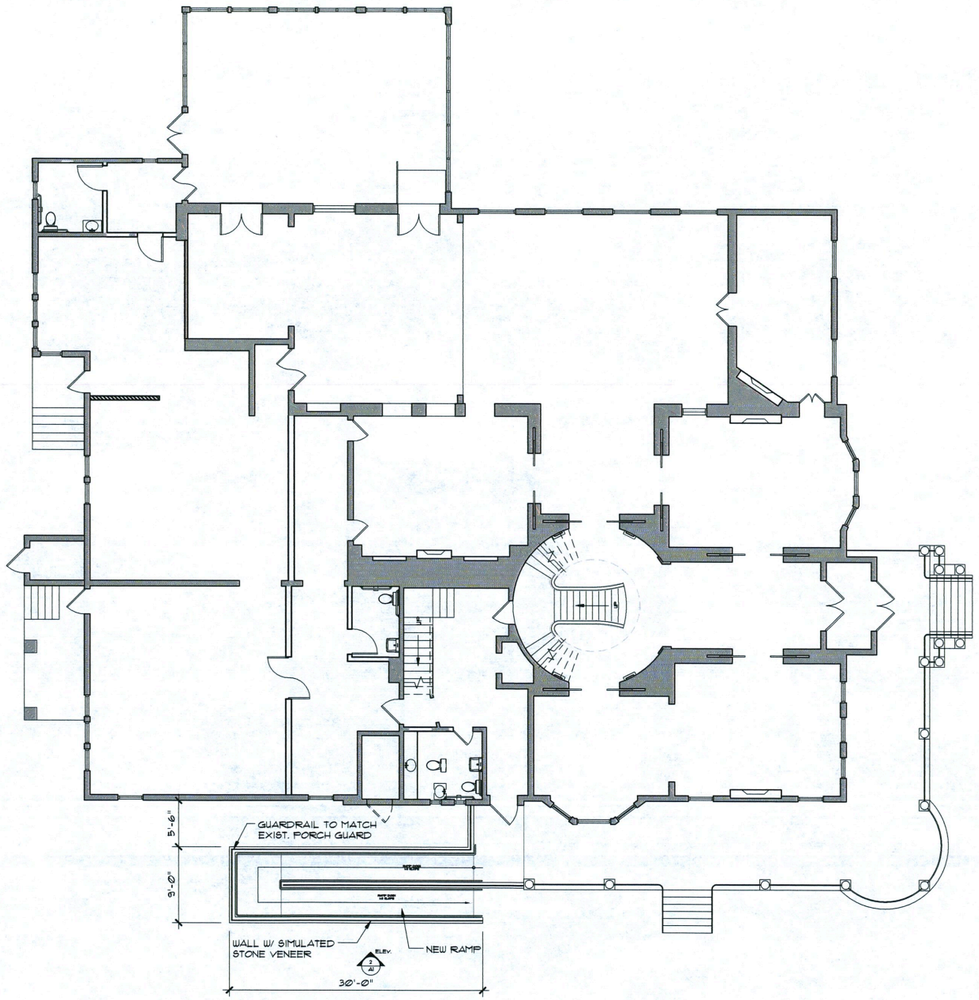
STRATHALLAN PARK, ROCHESTER, NEW YORK

DATE: 04-20-16
REVISION:

PROJECT NO: 15-179
DRAWING TITLE: BUILDING SECTION AND WALL SECTION

SHEET NO: A4

2 WEST ELEVATION
SCALE: 1/8"=1'-0"



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

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CHRISTA
CENTURY CLUB
EAST AVE.
ROCHESTER, NEW YORK

REVISED:

DATE: 04-20-16

PROPOSED RAMP
ADDITION

DRAWING TITLE:

A1

SHEET NO:

PROJECT NO: 15-069

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for May 4, 2016

A-047-15-16 586-600 East Avenue

Applicant: Gail Morrelle

Zoning District: PD16 Planned Development District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To demolish the parking lot at #586 and the building at #600, and construct a 3-4 story apartment and office building and implement a landscaping plan.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

Staff Comments:

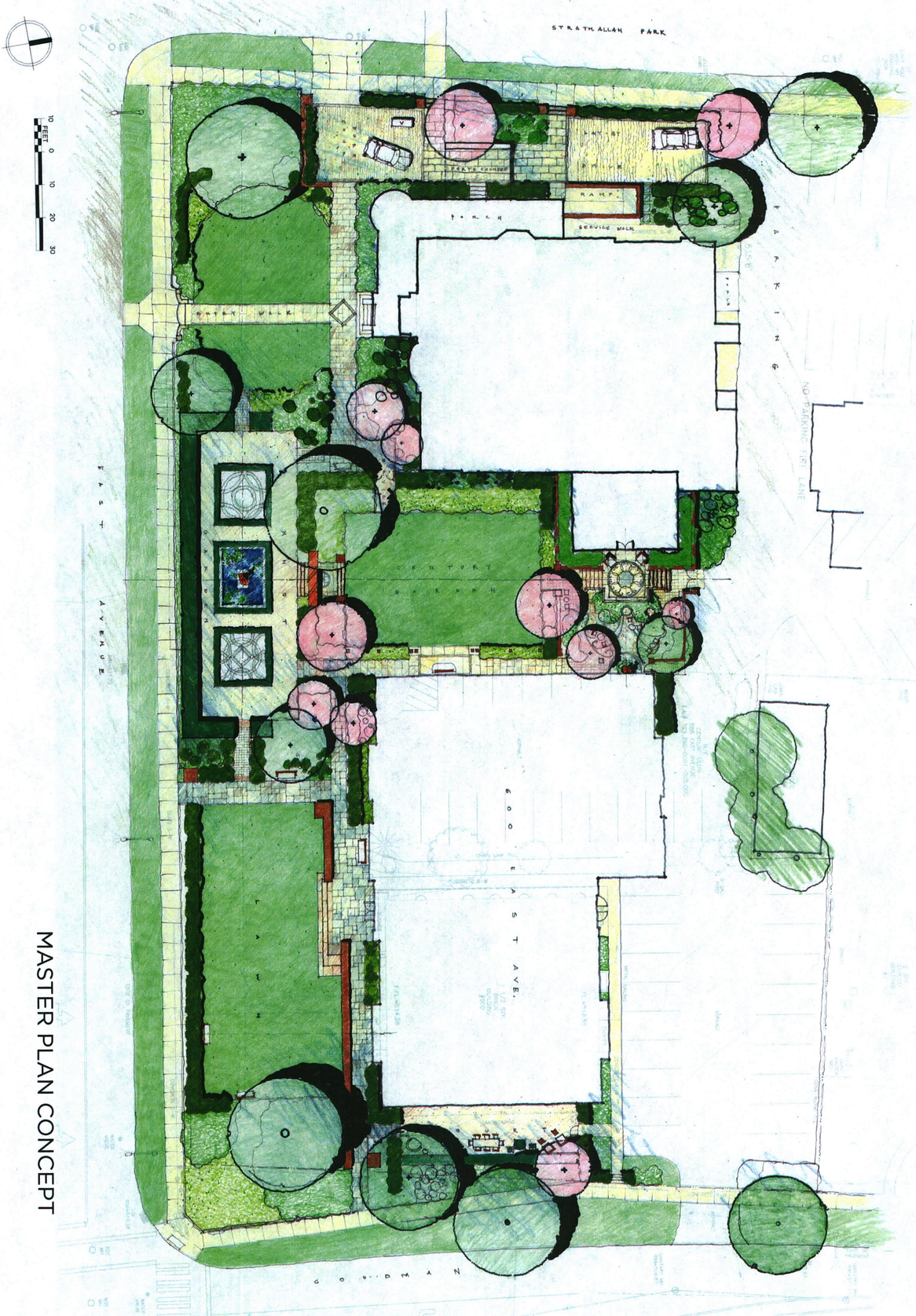
There is a lot to digest here, but the designs of the building and landscaping seem well considered. The developer is anxious to begin construction.

It is important to read this building as being just three stories at the front, with the fourth story tucked back. The streetscape elevation shows the three-story portion would be no taller than the Century Club. The fourth floor elevations need a bit of attention, as vertical alignments don't look quite right, especially on the east side.

The walls are brick and glass, with a standard aluminum storefront system. The metal panels are by Dri-Design (www.dri-design.com). The glass is not yet specified, nor are the railing systems.

One concern staff has is how the glass-walled garage will play out on East Avenue and with the formal gardens outside its windows. The full expanse of the garage will be visible if the glazing is clear (one rendering appears to show an apartment at this level). If the glazing is not clear, or if some sort of blinds are installed, the two walls will be rather lifeless.

Several components of the landscape plan will need further detail, including a board fence at the northeast property line, various brick walls, brick plinths, metal picket fences, and walkways, in addition to plant materials.



MASTER PLAN CONCEPT

STRATHALLAN □AR□

N/F
JEAN LIGOZIO
4 STRATHALLAN PARK
T.A.# 121.350-0001-068.000

N/F
MICHAEL GALITZDORFER
3 NORTH GOODMAN STREET
T.A.# 121.350-0001-006.000

6' STOCKADE FENCE

FF = 515.5'
BRICK CARRIAGE HOUSE
TOP PEAK ELEVATION:
556.2'

NO PARKING FIRE LANE

8' HANDICAP SPACE

2 STY.
STUCCO
BUILDING
#3

STUCCO
GARAGE

EXISTING PARKING STRIPING TO BE REMOVED IN ORDER TO COORDINATE WITH NEW PARKING LAYOUT

3 STORY
BRICK BUILDING
No. 566

TOP PEAK
ELEVATION: 560.3'
CHIMNEY ELEVATION: 565.0'

N/F
CENTURY CLUB
566 EAST AVENUE
T.A.# 121.350-0001-067.000

ENCL.
PORCH

COVERED
PORCH

DOGWOODS TO REMAIN AND PRESERVE DURING CONSTRUCTION

CHERRY
MODERATE VISUAL CONTRIBUTOR. OBSTRUCTS PROPOSED GARDEN.

PROPOSED 45,900
SQ. FT. BUILDING ADDITION
(ADDITION TO HAVE
UNDERGROUND PARKING FOR 17
CARS)

174.65'
S21°51'37"W

CATALPA
SIGNIFICANT DECAYING CAVITY ON NORTH EAST SIDE OF THE TREEE. FURTHER EVALUATION BY ARBORIST. PROVISIONAL REMOVAL

4' WELDED WIRE TREE PRESERVATION FENCE

MAGNOLIAS (2)
BEAUTIFUL TREES BUT PLANTED TOO CLOSE TO THE HOUSE. THE FRONT OF THE BUILDING IS COMPLETELY HIDDEN BY SUMMER FOLIAGE. REMOVE OR TRANSPLANT (IF TRANSPLANT IS FEASIBLE).

GRABAPPLE
MODERATE VISUAL CONTRIBUTOR, OBSTRUCTS PROPOSED GARDEN

COPPER BEECH
TO REMAIN. CROWN PRUNE, FERTILIZE AND USE TREE PRESERVATION MEASURES DURING CONSTRUCTION.

4' WELDED
WIRE TREE
PRESERVATION
FENCE

CATALPA
TO REMAIN. PRUNE FERTILIZE AND USE TREE PRESERVATION MEASURES DURING CONSTRUCTION.

EAST AVENUE

GOODMAN STREET

N

20 FEET 0 20 40 60
Scale: 1"=20'

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

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New York State Education Law Section 7209 states that it is a violation of law for any person, unless he/she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way.

If an item bearing the seal of an engineer and/or land surveyor and the notation "altered by" followed by the alterer's name and a description of the alteration, and a specific description of the alteration.

F.A. PROJECT NO.
164008
PROJECT MANAGER
M.ROSSETTI
DRAWN BY
M. R
SCALE
AS SHOWN
ISSUE DATE
4/20/2016

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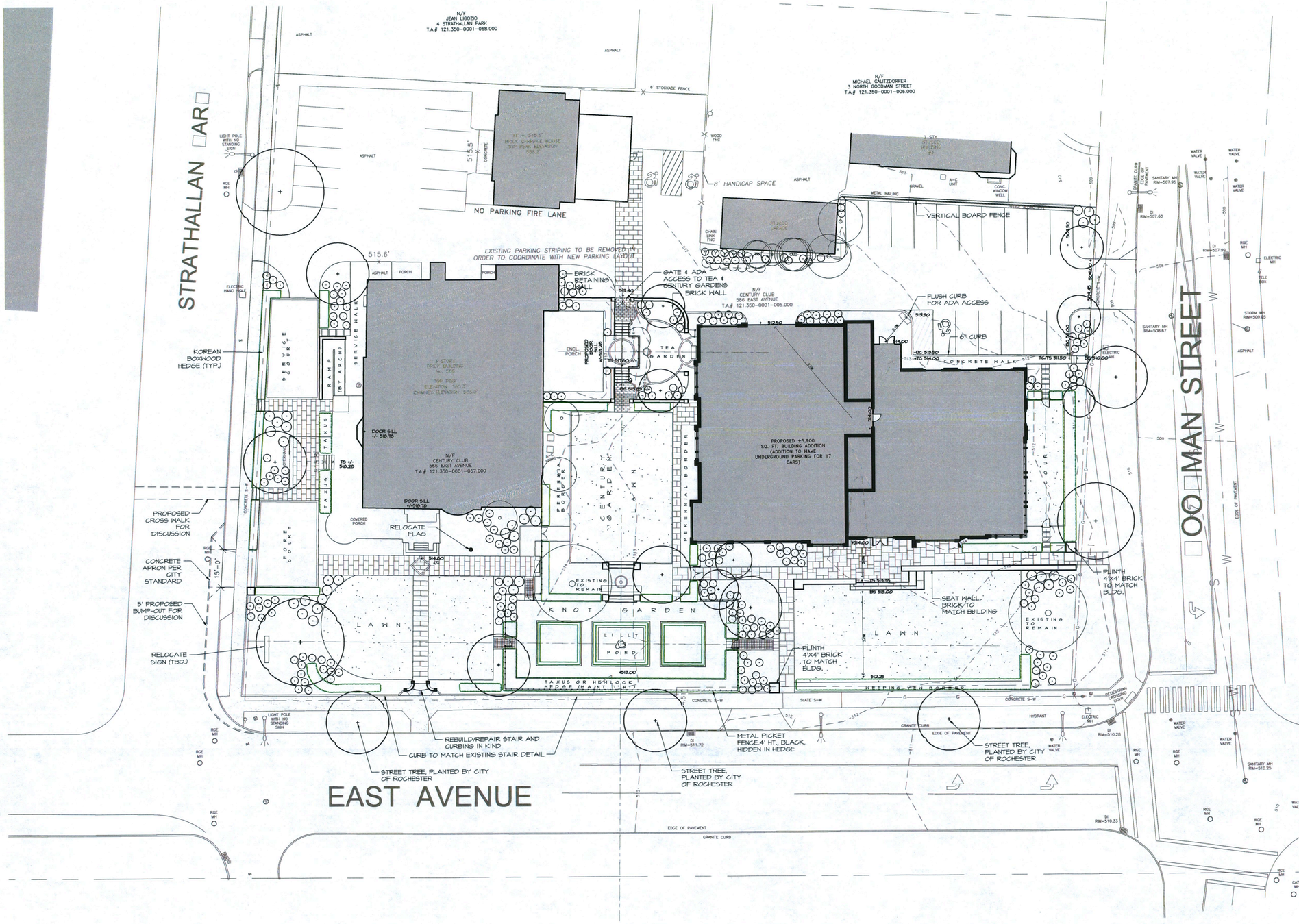
PROJECT
STRATHALLAN
600 EAST AVENUE
ROCHESTER, NY 14607

TITLE OF DRAWING
E

DRAWING NO.
L 100

SHEET 1 OF 2

FILE NAME: H:\Projects\164008-00-Strathallan\Eng\1_CAD\CUT_ACAD2016\164008_Existing.dwg
DATE/TIME: 4/22/2016 1:31:44 PM
USER: Michael Rossetti



NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			

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PROJECT NO.
164008
PROJECT MANAGER
M.ROSSETTI
DRAWN BY
M.ROSSETTI
SCALE
AS SHOWN
ISSUE DATE
4/20/2016

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600 EAST AVENUE
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DRAWING NO.
L□101

SHEET 2 OF 2

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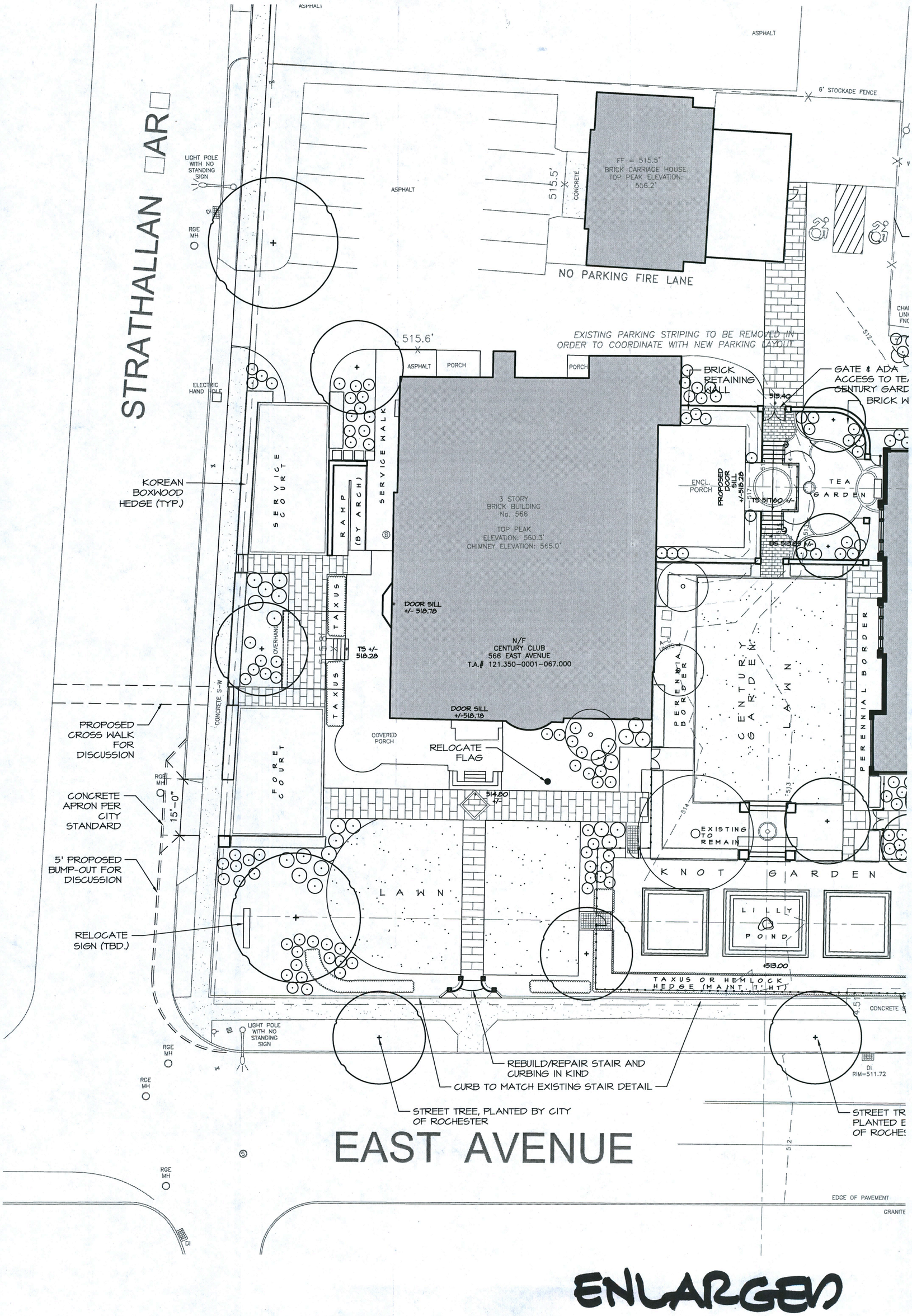
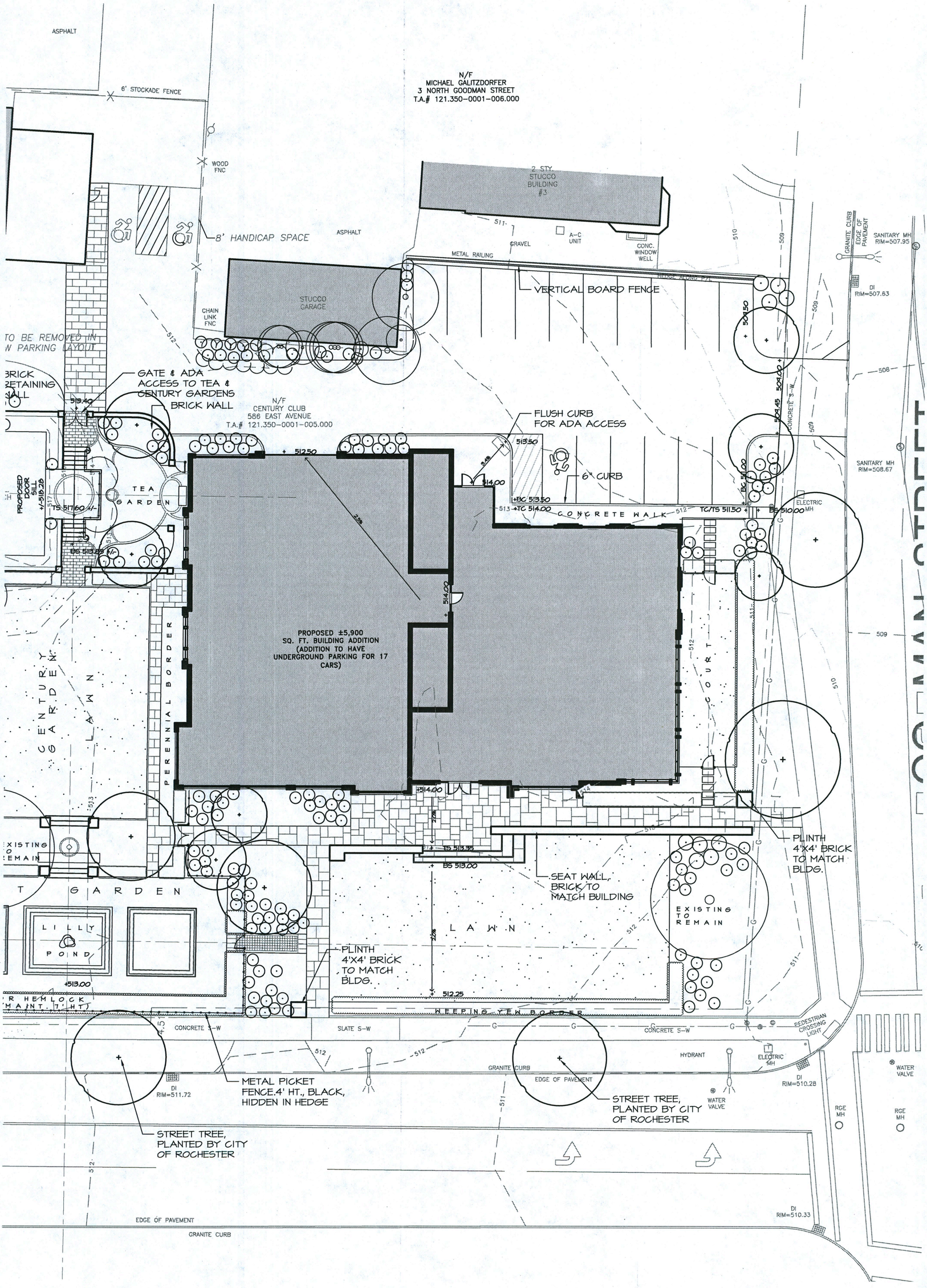

STRATHALLAN AR
ASPHALT
6' STOCKADE FENCE
LIGHT POLE WITH NO STANDING SIGN
RGE MH
ELECTRIC HAND HOLE
FF = 515.5'
BRICK CARRIAGE HOUSE
TOP PEAK ELEVATION: 556.2'
515.5'
CONCRETE
NO PARKING FIRE LANE
EXISTING PARKING STRIPING TO BE REMOVED IN ORDER TO COORDINATE WITH NEW PARKING LAYOUT
515.6'
PORCH
BRICK RETAINING WALL
GATE & ADA ACCESS TO TE CENTURY GARD BRICK W
KOREAN BOXWOOD HEDGE (TYP.)
SERVICE COURT
SERVICE WALK
RAMP (BY ARCH)
3 STORY BRICK BUILDING No. 566
TOP PEAK ELEVATION: 560.3'
CHIMNEY ELEVATION: 565.0'
ENCL. PORCH
PROPOSED DOOR SILL +/-518.28
TS 517.60 +/-
TEA GARDEN
DOOR SILL +/- 518.78
TAXUS
OVERHANG
TS +/- 518.28
N/F CENTURY CLUB 566 EAST AVENUE T.A.# 121.350-0001-067.000
PERENNIAL BORDER
CENTURY GARDEN
LAWN
PROPOSED CROSS WALK FOR DISCUSSION
CONCRETE S-W
FORE COURT
COVERED PORCH
RELOCATE FLAG
514.80 +/-
CONCRETE APRON PER CITY STANDARD
15'-0"
5' PROPOSED BUMP-OUT FOR DISCUSSION
EXISTING TO REMAIN
KNOT GARDEN
RELOCATE SIGN (TBD.)
LILLY POND
+513.00
TAXUS OR HEMLOCK HEDGE (MAINT. HT.)
CONCRETE
LIGHT POLE WITH NO STANDING SIGN
DI RIM=511.72
REBUILD/REPAIR STAIR AND CURBING IN KIND
CURB TO MATCH EXISTING STAIR DETAIL
STREET TREE, PLANTED BY CITY OF ROCHESTER
STREET TR PLANTED E OF ROCHES
EAST AVENUE
EDGE OF PAVEMENT
GRANITE
ENLARGED


ASPHALT
6' STOCKADE FENCE
N/F
MICHAEL GALITZDORFER
3 NORTH GOODMAN STREET
T.A.# 121.350-0001-006.000
WOOD FNC
2 STY. STUCCO BUILDING #3
8' HANDICAP SPACE
ASPHALT
GRAVEL
A-C UNIT
CONC. WINDOW WELL
METAL RAILING
VERTICAL BOARD FENCE
STUCCO GARAGE
CHAIN LINK FNC
GRANITE CURB EDGE OF PAVEMENT
SANITARY MH RIM=507.95
DI RIM=507.63
TO BE REMOVED IN W PARKING LAYOUT
BRICK RETAINING WALL
GATE & ADA ACCESS TO TEA & CENTURY GARDENS
BRICK WALL
N/F
CENTURY CLUB
586 EAST AVENUE
T.A.# 121.350-0001-005.000
FLUSH CURB FOR ADA ACCESS
6" CURB
CONCRETE S-W
SANITARY MH RIM=508.67
PROPOSED DOOR SILL +/-516.25
TEA GARDEN
TS 517.60 +/-
BS 513.25 +/-
CONCRETE WALK
TC/TS 511.50
BS 510.00
ELECTRIC MH
PROPOSED ±5,900 SQ. FT. BUILDING ADDITION (ADDITION TO HAVE UNDERGROUND PARKING FOR 17 CARS)
PERENNIAL BORDER
CENTURY GARDEN
LAWN
COURT
PLINTH 4'X4' BRICK TO MATCH BLDG.
SEAT WALL, BRICK TO MATCH BUILDING
EXISTING TO REMAIN
T GARDEN
LILLY POND
LAWN
PLINTH 4'X4' BRICK TO MATCH BLDG.
WEEPING TEN. BORDER
CONCRETE S-W
SLATE S-W
CONCRETE S-W
PEDESTRIAN CROSSING LIGHT
HYDRANT
ELECTRIC MH
GRANITE CURB
EDGE OF PAVEMENT
WATER VALVE
DI RIM=510.28
DI RIM=511.72
METAL PICKET FENCE.4' HT., BLACK, HIDDEN IN HEDGE
STREET TREE, PLANTED BY CITY OF ROCHESTER
STREET TREE, PLANTED BY CITY OF ROCHESTER
RGE MH
RGE MH
EDGE OF PAVEMENT
GRANITE CURB
DI RIM=510.33

ENLARGED

HN
HANLON ARCHITECTS

600 EAST AVENUE
ROCHESTER

HLN
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600 EAST AVENUE
ROCHESTER

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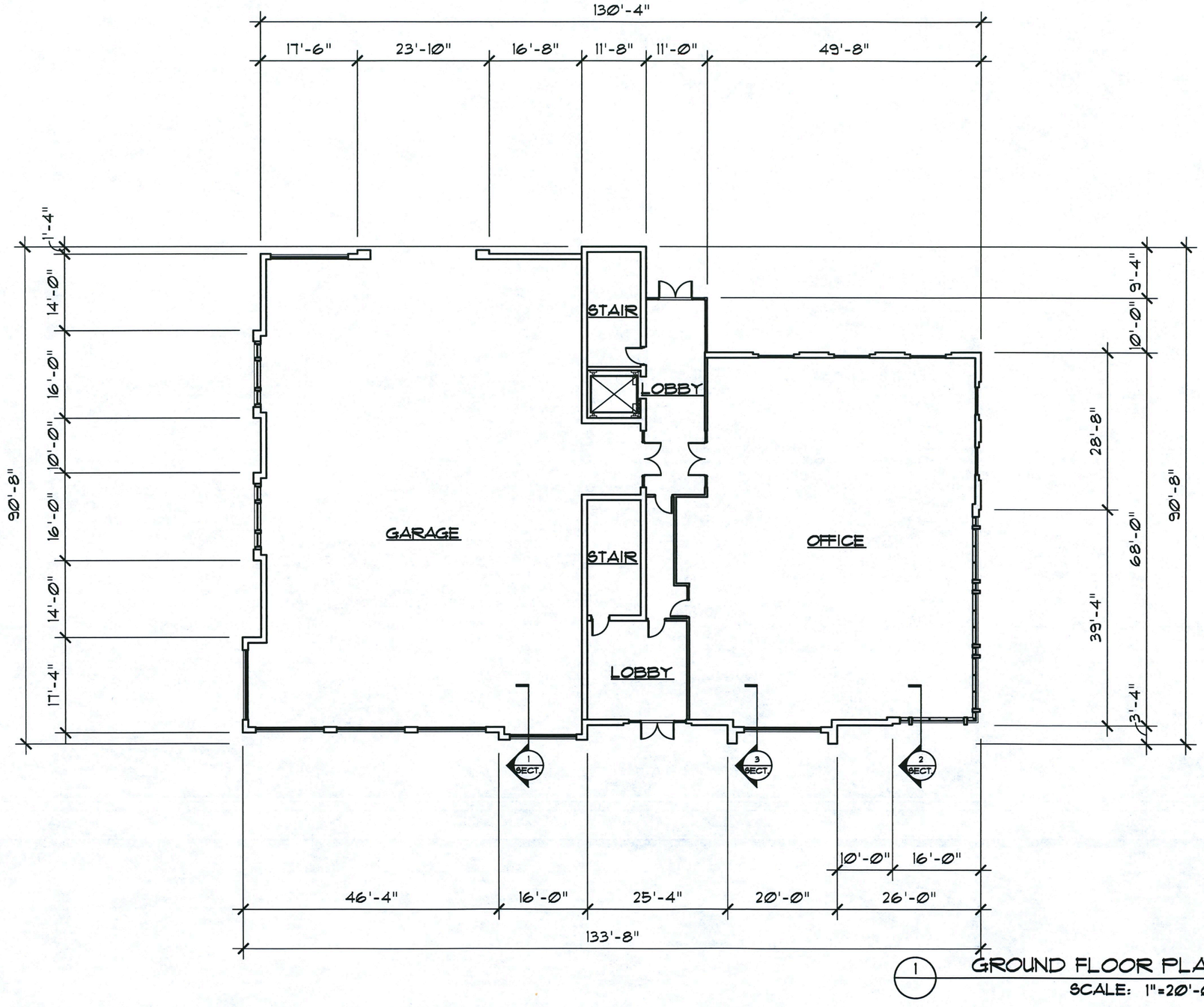
600 EAST AVENUE
ROCHESTER



1 GROUND FLOOR PLAN

SCALE: 1"=20'-0"

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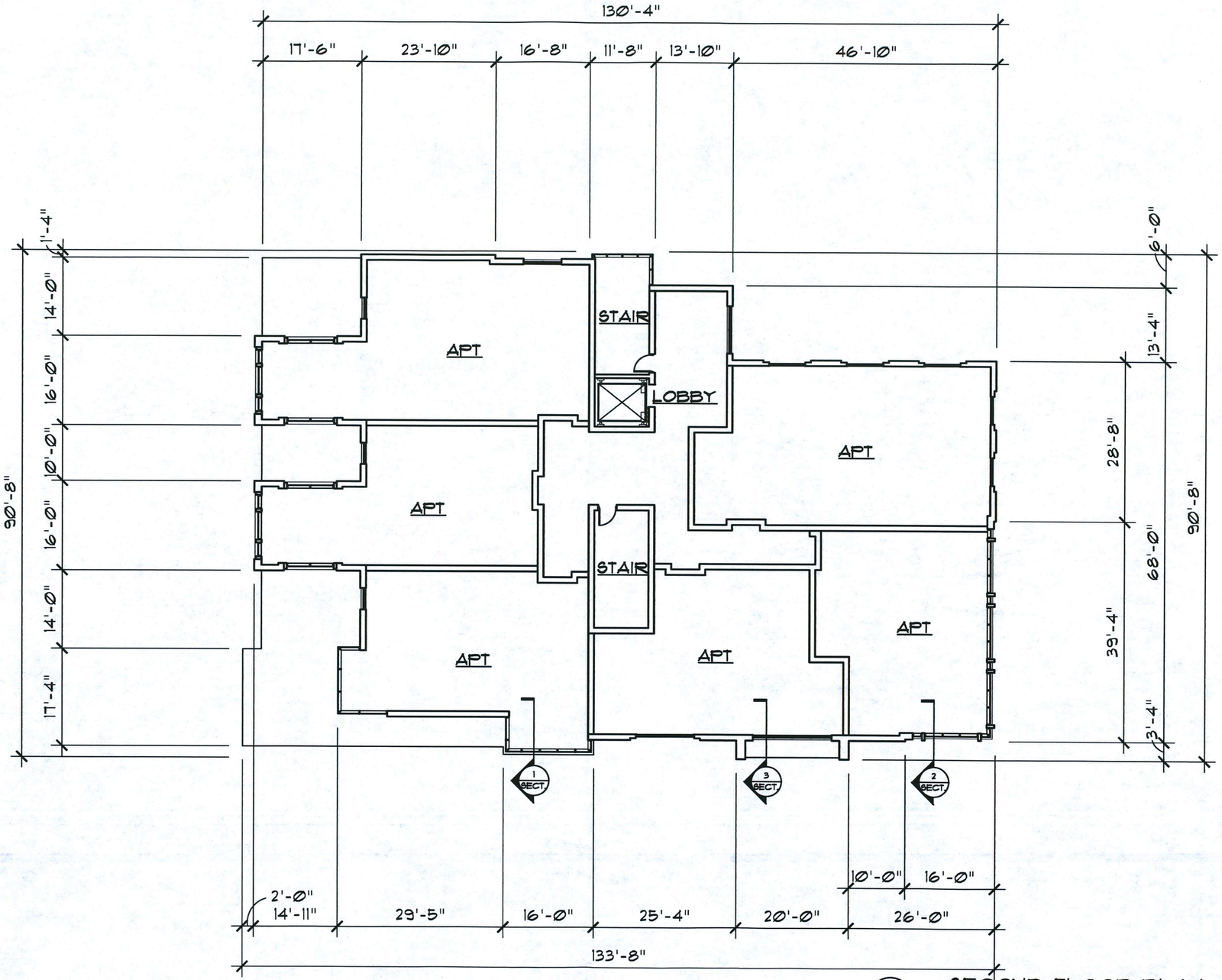
MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVENUE, ROCHESTER, NEW YORK

DATE:	04-20-16
REVISION:	
PROJECT NO:	15-069
DRAWING TITLE:	GROUND FLOOR PLAN
SHEET NO:	



1 SECOND FLOOR PLAN

SCALE: 1"=20'-0"

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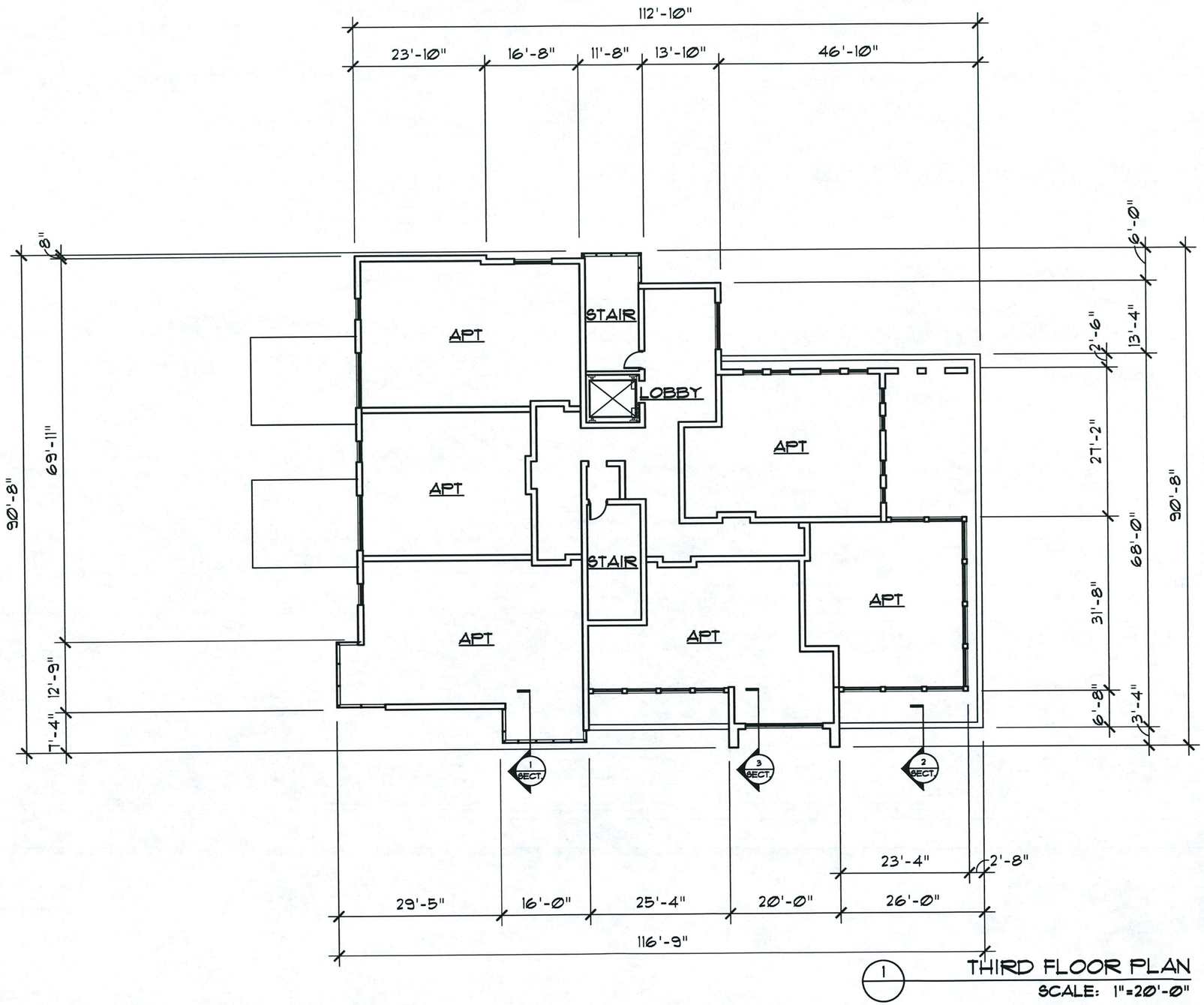
DATE:	04-20-16
REVISION:	
PROJECT NO:	15-069
DRAWING TITLE:	SECOND FLOOR PLAN
SHEET NO:	



1 THIRD FLOOR PLAN

SCALE: 1"=20'-0"

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F: 585.583.6371
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MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVENUE, ROCHESTER, NEW YORK

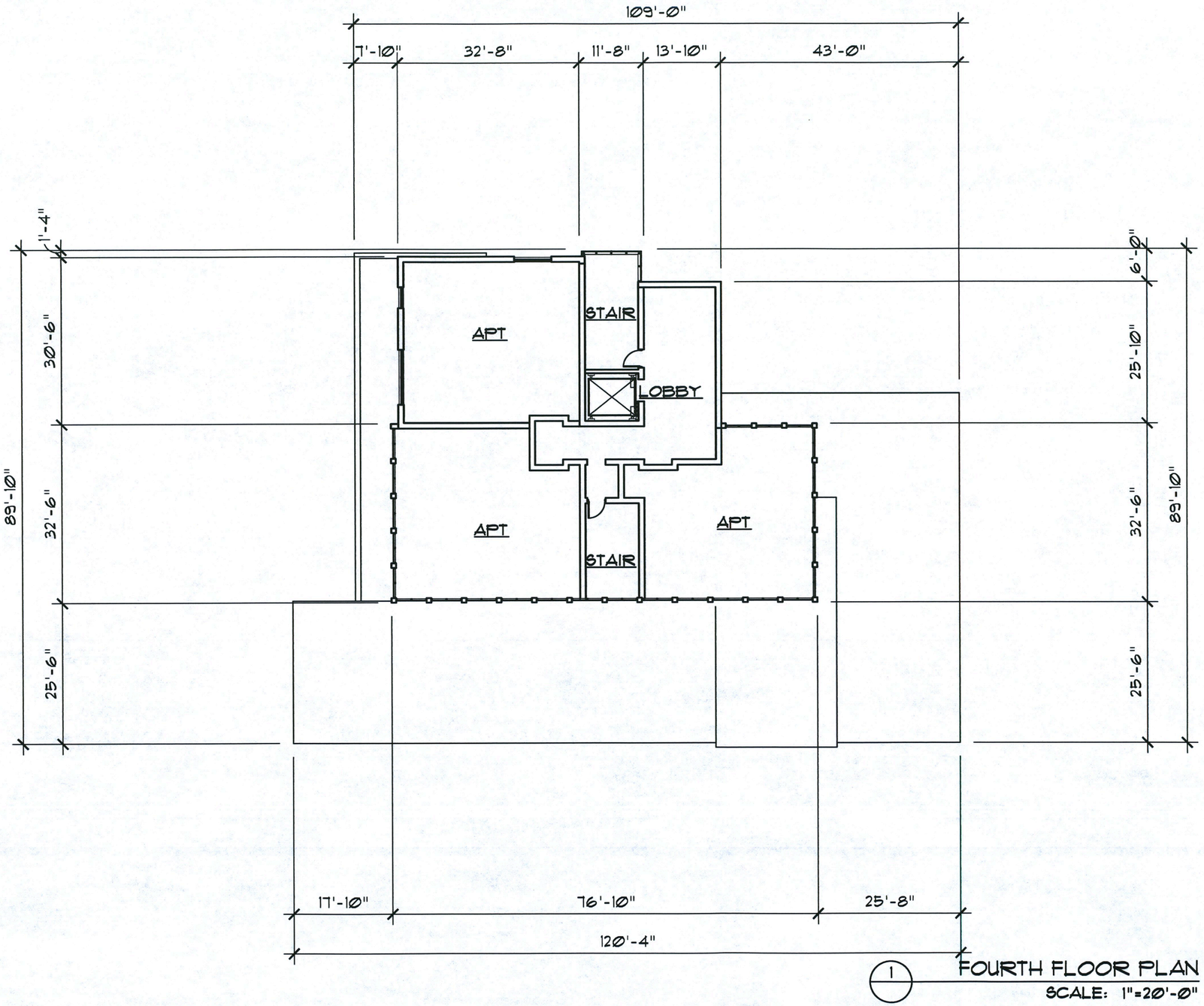
DATE: 04-20-16

REVISION:

PROJECT NO: 15-069

DRAWING TITLE: THIRD FLOOR PLAN

SHEET NO:



1 FOURTH FLOOR PLAN

SCALE: 1"=20'-0"

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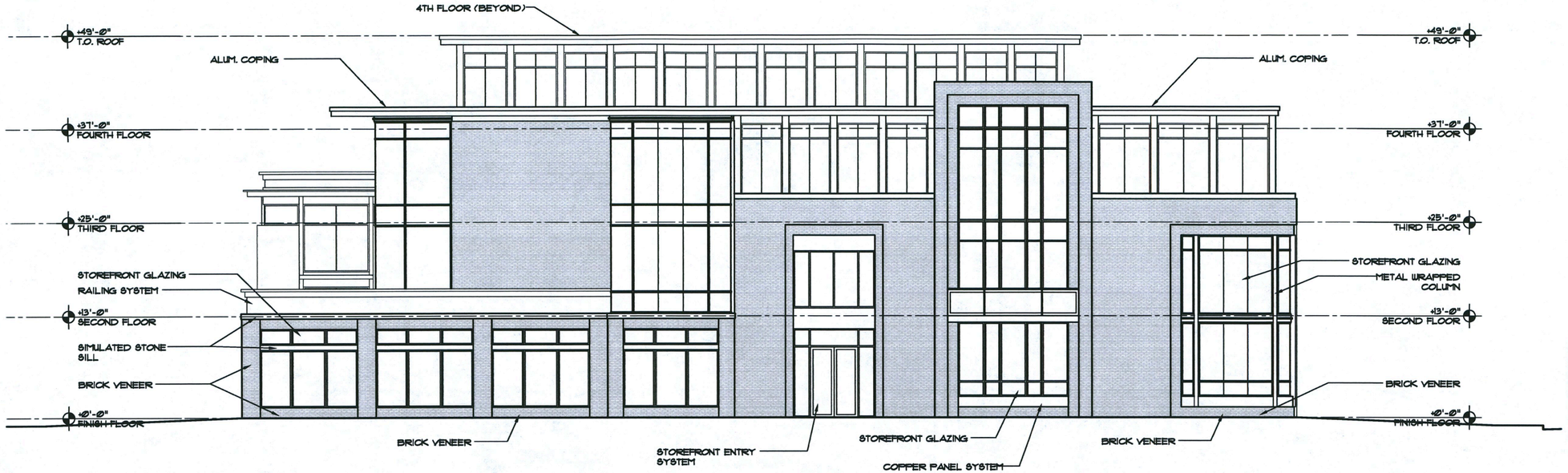
600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 04-20-16	PROJECT NO: 15-069
REVISION:	DRAWING TITLE: FOURTH FLOOR PLAN
	SHEET NO:



1 SOUTH ELEVATION
SCALE: 1"=15'-0"

1 SOUTH ELEVATION w/ CONTEXT
SCALE: 1"=40'-0"

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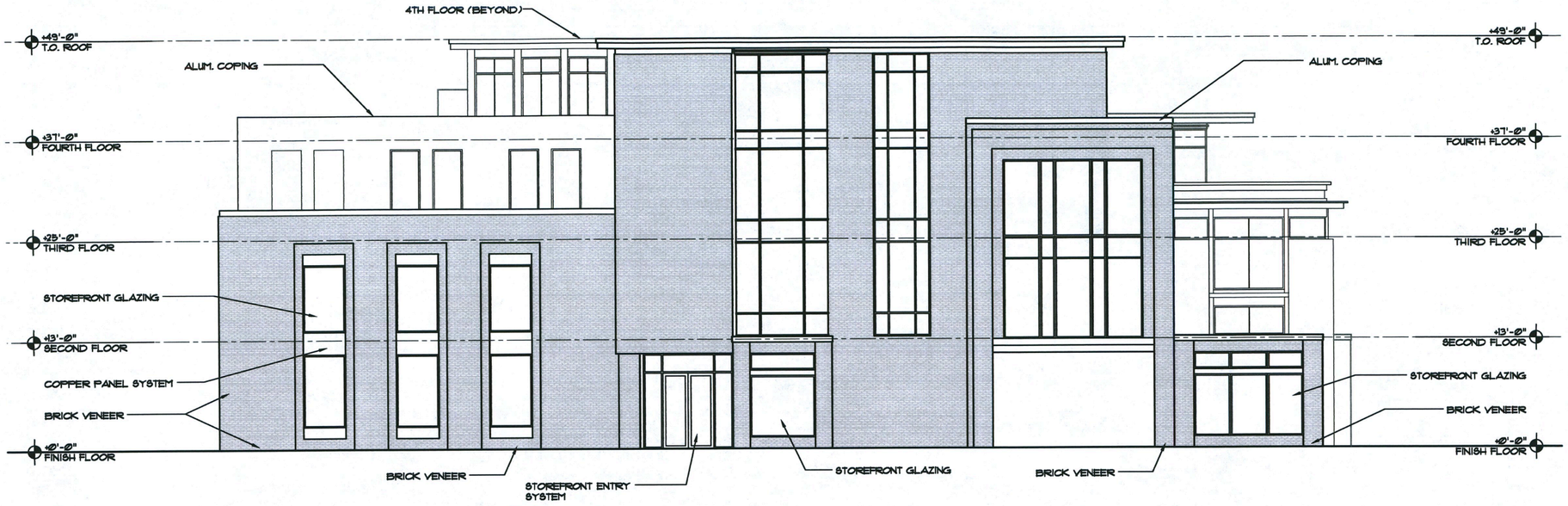
MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVENUE, ROCHESTER, NEW YORK

DATE: 04-20-16
REVISION:
PROJECT NO: 15-063
DRAWING TITLE: ELEVATIONS
SHEET NO:



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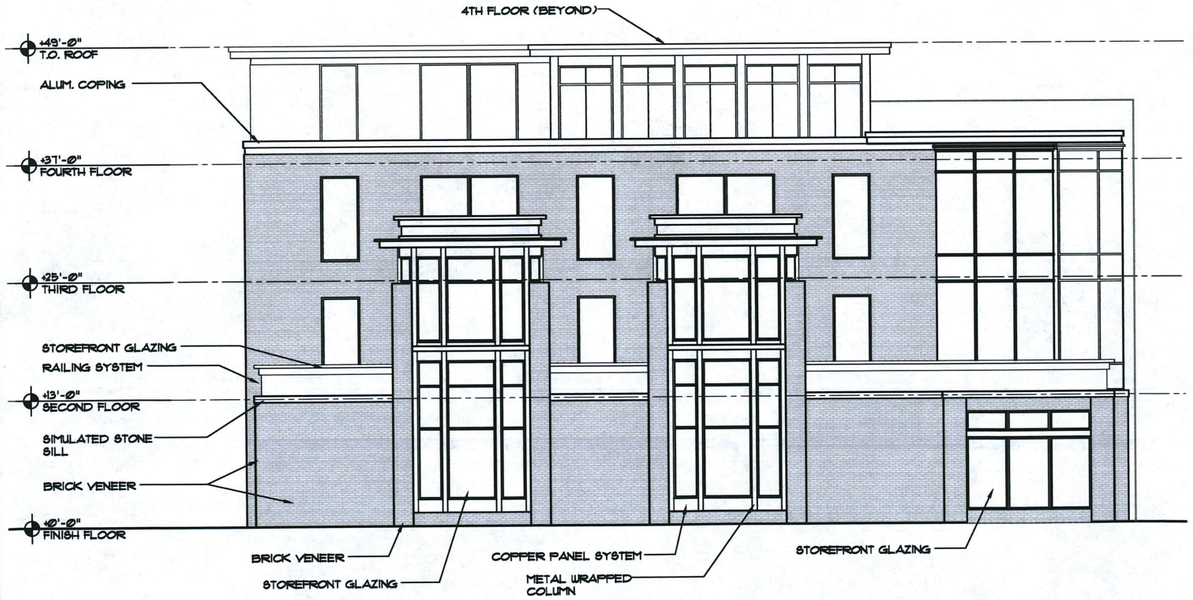
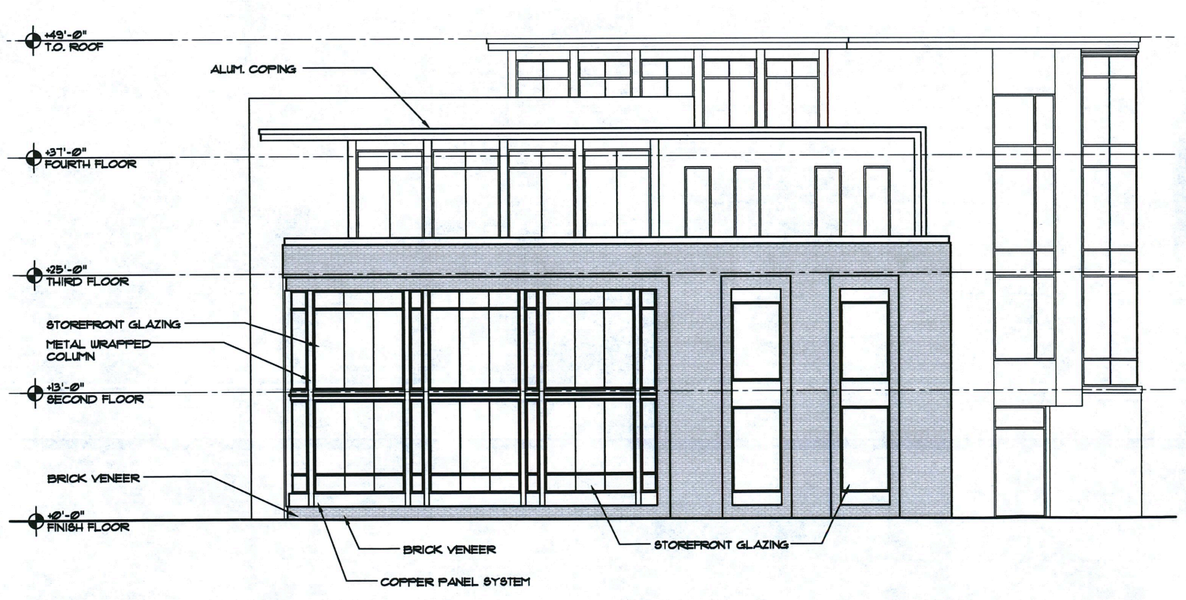
SCALE: 1"=15'-0"



1 WEST ELEVATION
SCALE: 1"=15'-0"



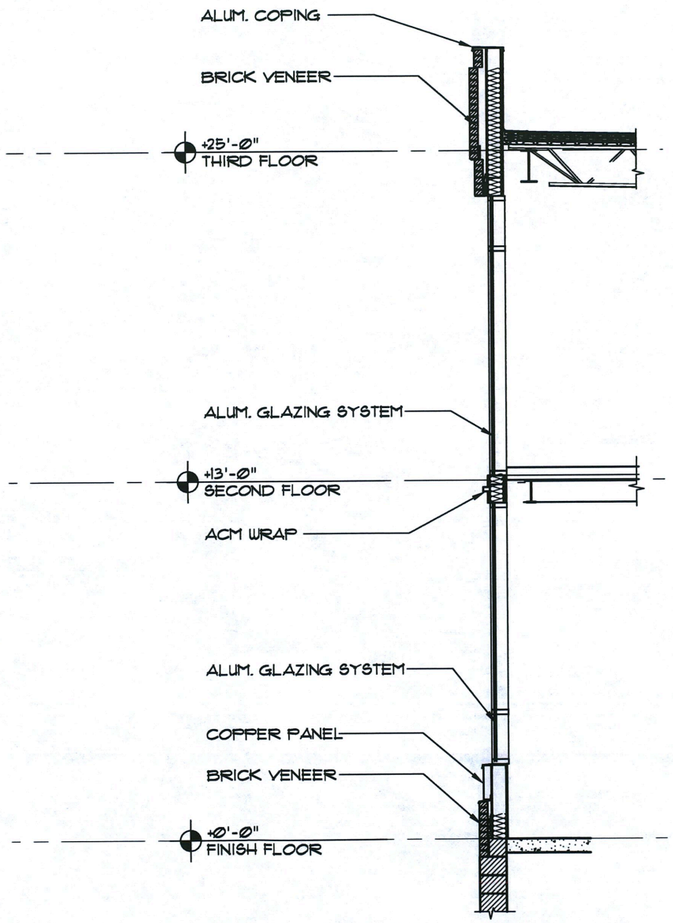
1 EAST ELEVATION
SCALE: 1"=15'-0"

HANLON ARCHITECTS
T: 585.223.8440
F: 585.563.6371
1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
WWW.HANLONARCHITECTS.COM

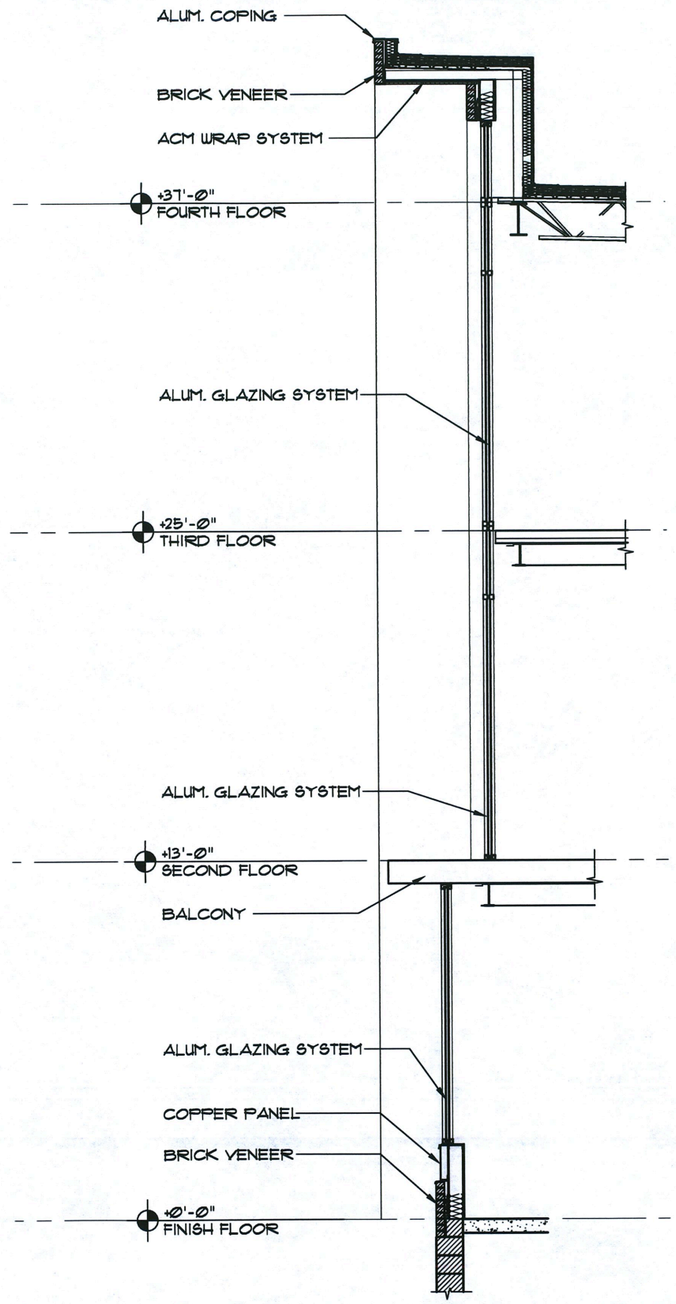
MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVENUE, ROCHESTER, NEW YORK

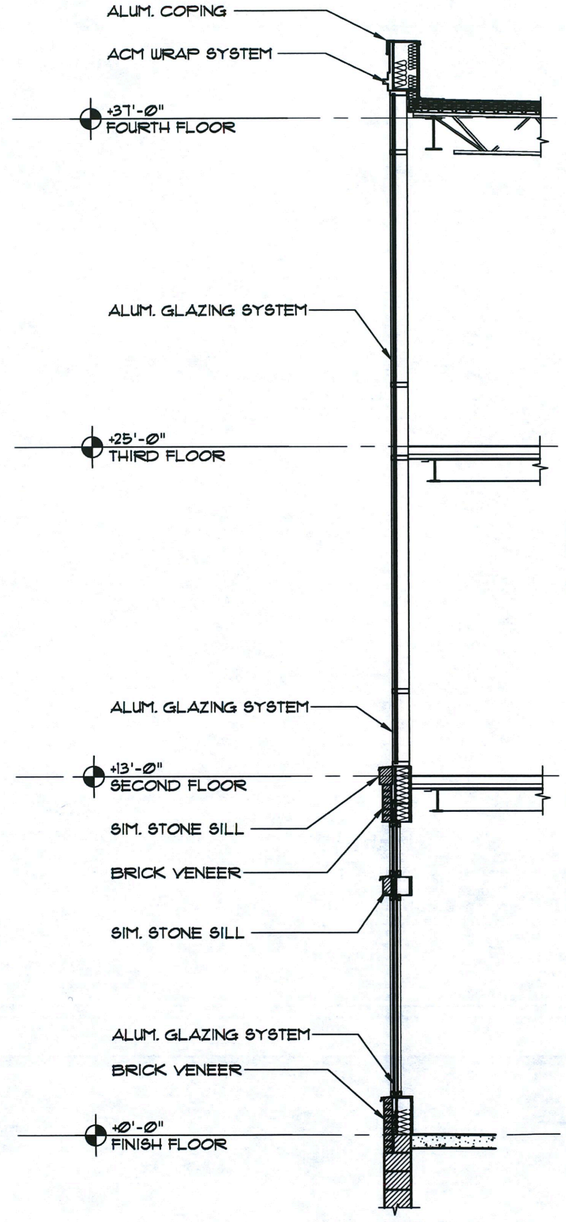
DATE: 04-20-16	PROJECT NO: 15-069
REVISION:	DRAWING TITLE: ELEVATIONS
	SHEET NO:



2 WALL SECTION
SCALE: 3/16"=1'-0"



2 WALL SECTION
SCALE: 3/16"=1'-0"



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

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1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
T: 585.223.8440
F: 585.563.6371
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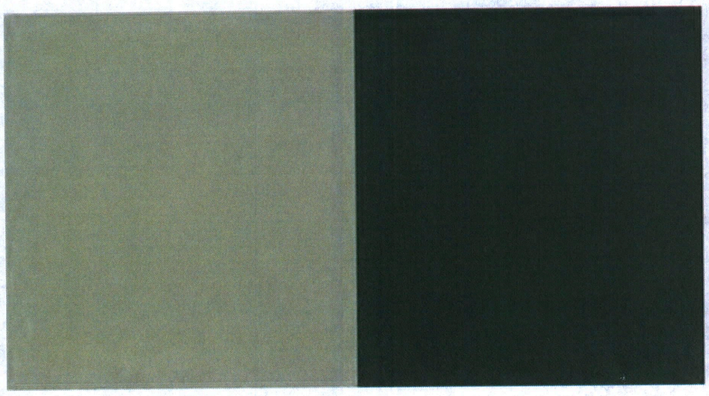
MORGAN CHRISTA MIXED USE BUILDING

600 EAST AVENUE, ROCHESTER, NEW YORK

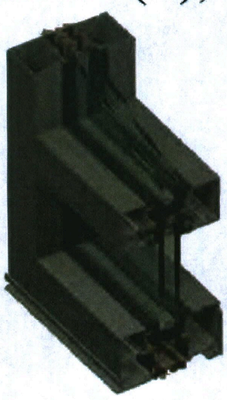
DATE: 04-20-16
REVISION:

PROJECT NO: 15-069
DRAWING TITLE: SECTIONS
SHEET NO:

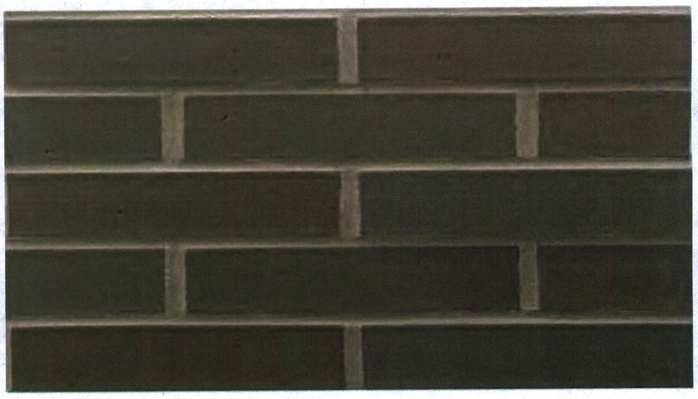


ACM Panel:
Dri-Design,
Silver (L), Charcoal (R)

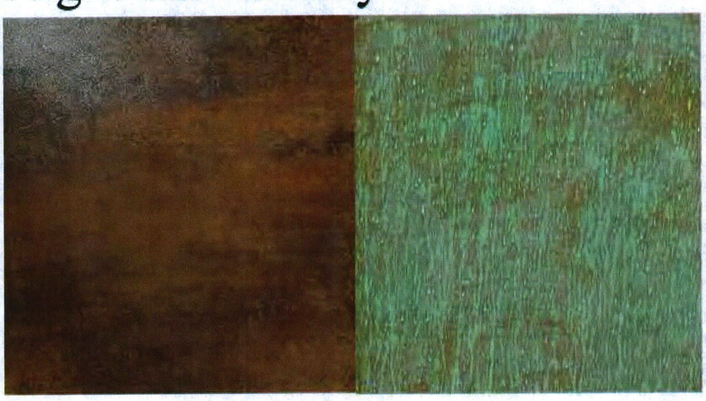
Wood:
Western Red Cedar,
stained to match



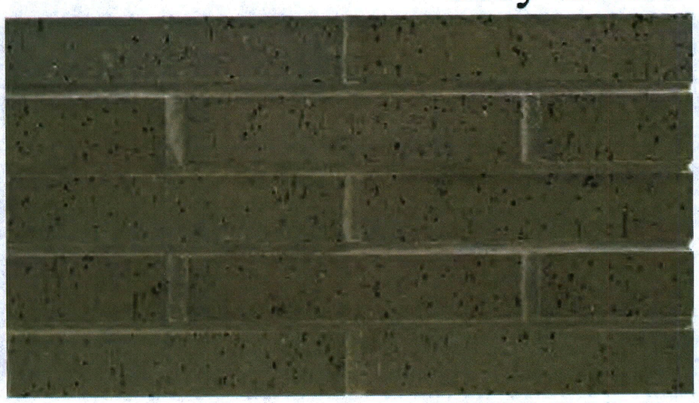
Aluminum Storefront:
Kawneer, Trifab 451T,
Night Hawk Gray



Accent Brick:
Endicott Clay Products,
Grey Blend



Dri-Design:
Copper Panel



Field Brick:
Endicott Clay Products,
Light Grey Blend

600 EAST AVENUE
MIXED-USE BUILDING:
MATERIALS BOARD

HANLON ARCHITECTS

600 EAST AVENUE
CONTEXT PHOTOS

SITE PLAN DRAWINGS

FOR

STRATHALLAN DEVELOPMENT

566, 586, 600 EAST AVENUE

CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

STANDARD ABBREVIATIONS

ASPH	=	ASPHALT	MH	=	MANHOLE
BC	=	BOTTOM OF CURB	MIN	=	MINIMUM
BO	=	BOTTOM OF OPENING	MHW	=	MEAN HIGH WATER
CAP	=	CORRUGATED ALUMINUM PIPE	MON	=	MONUMENT
CB	=	CATCH BASIN	N&W	=	NAIL AND WASHER
CIP	=	CAST IRON PIPE	OD	=	OUTER DIAMETER
CMP	=	CORRUGATED METAL PIPE	OG	=	ORIGINAL GROUND
CNF	=	COULD NOT FIND	OHW	=	ORDINARY HIGH WATER
CONC	=	CONCRETE	OLW	=	ORDINARY LOW WATER
CP	=	CONCRETE PIPE	O/H	=	OVERHEAD
CSP	=	CORRUGATED STEEL PIPE	PAVT	=	PAVEMENT
CULV	=	CULVERT	PVC	=	POLYVINYL CHLORIDE PIPE
DIP	=	DUCTILE IRON PIPE	RCP	=	REINFORCED CONCRETE PIPE
DIA	=	DIAMETER	R	=	RADIUS
DMH	=	DRAINAGE MANHOLE	RIN	=	RIM OF DRAINAGE STRUCTURE
DS	=	DRAINAGE STRUCTURE	RR	=	RAILROAD
DWG	=	DRAWINGS	RW	=	RETAINING WALL
EA	=	EACH	SF	=	SQUARE FOOT (FEET)
EHW	=	EXTREME HIGH WATER	SHLDR	=	SHOULDER
EL	=	ELEVATION	SICPP	=	SMOOTH INTERIOR CORRUGATED PIPE
ELEV	=	ELEVATION	ST	=	STREET
ELW	=	EXTREME LOW WATER	STY	=	STORY
ES	=	END SECTION	SW	=	SIDEWALK
FP	=	FIRE PROTECTION	SWPPP	=	STORMWATER POLLUTION PREVENTION PLAN
G	=	GAS	TC	=	TOCH OF CURB
HDPE	=	HIGH DENSITY POLYETHYLENE PIPE	TG	=	TOP OF GRATE
HW	=	HEADWALL	TYP	=	TYPICAL
INV	=	INVERT	UMH	=	UNKNOWN MANHOLE
IP	=	IRON PIN OR IRON PIPE	U/G	=	UNDERGROUND
LF	=	LINEAR FOOT (FEET)	VCP	=	VITRIFIED CLAY PIPE
LP	=	LIGHT POLE	WS	=	WATER SERVICE
MAX	=	MAXIMUM	WW	=	WING WALL
MB	=	MAILBOX	W/	=	WITH

Fitzgerald Engineering, PLLC

1255 University Avenue
Suite 240
Rochester, NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

the HollandTrotta PROJECT

LINE LEGEND

PROPERTY BOUNDARY LINE		SANITARY SEWER MAIN	S
PROPOSED CONTOUR LINE	530	SANITARY LATERAL	SL
EXISTING CONTOUR LINE	630	STORM SEWER MAIN	D
OVERHEAD WIRES		STORM SEWER LATERAL	DL
UNDERGROUND UTILITIES	UG	GAS MAIN	G
WATER MAIN	W	GAS SERVICE	GS
WATER SERVICE	WS	FILTER FABRIC	
FIRE SERVICE	FS	VEGETATION	

LINE STYLES

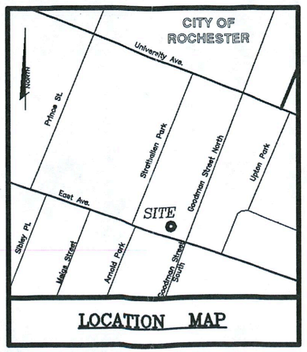
- FEATURE TO BE REMOVED (FADED LINE WEIGHT)
- EXISTING FEATURE (LIGHT LINE WEIGHT)
- PROPOSED FEATURE (HEAVY LINE WEIGHT)

SYMBOL LEGEND

SIGN	FLOW ARROW	GAS VALVE	STRM. MANHOLE	TREE PROTECTION	BORING PIT
UTILITY POLE	WATER VALVE	SAN. MANHOLE	CATCH BASIN	CONIFEROUS TREE	LIGHT POLE
CURB BOX	FIRE HYDRANT	SAN. CLEANOUT	TO BE REMOVED	DECIDUOUS TREE	CHECK DAM

TABLE OF CONTENTS:

1. *PDD ZONING EXTENSION MAP*
2. *INSTRUMENT SURVEY*
3. *SUBDIVISION PLAT*
4. *SITE PREPARATION PLAN*
5. *SITE IMPROVEMENT PLAN*
6. *DETAIL SHEET*
7. *DETAIL SHEET*



LOCATION MAP

NEW PDD AREA

EXISTING PDD AREA

Revised PDD Lot Coverage Table

Address	Subarea 1 546 East Avenue			Subarea 2 7 Strathallan Park			Revised Subarea 3 565 East Avenue			NewlyAdded Subarea 4 586 & 600 East Avenue		
TaxID	121.270-000.1-052.001			121.270-001-051.000			121.350-0001-067.000			121.350-0001-005.000 & 121.350-0001-006.000		
	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%	Sq. Ft.	Acres	%
Total Lot Size To R.O.W.	95,228.9	2.1862		11,250.0	0.2583		41,827.0	0.9602		29,029.2	0.6664	
Total Building Footprint	18,844.9	0.4326	20%	1,608.1	0.0369	14%	8,770.0	0.2013	21%	10,168.7	0.2334	35%
Total Lot Coverage To R.O.W.	68,840.5	1.5804	70%	8,064.8	0.1851	72%	21,192.0	0.4865	51%	18,088.0	0.4152	62%
Building Height	100 Ft(Top of Elevator Shaft)			38 Ft. (Peak) / 40 Ft(Chimney)			44 Ft. (Peak) / 49 Ft. (Chimney)					

Note: 1.) All impervious areas include buildings, walls, sidewalks, steps, paved areas and curbing. 2.) All pervious areas inlcude lawn, landscaped and gravel areas.

Total area of proposed zoning district:	177,335.1 Sq Ft / 4.0710 Acres
Total building coverage of zoning area:	31,498.7 Sq Ft / 18%
Total lot coverage of zoning area:	116,185.3 Sq Ft / 66%
Total dedicated green space:	61,149.8 Sq Ft / 34%

WE, ARROWPOINT LAND SURVEYORS, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF A FIELD SURVEY COMPLETED DECEMBER 11, 2015

ROBERT J. AVERY P.L.S. 49743

STATE OF NEW YORK ROBERT J. AVERY No. 049743 Licensed Land Surveyor

PDD ZONING EXTENSION MAP

PROJECT: STRATHALLAN DEVELOPMENT
586, 596 & 600 EAST AVENUE
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION: 586, 596, 600 EAST AVENUE ROCHESTER, NY
CLIENT: THE HOLLAND TROTTA PROJECT

the HollandTrotta PROJECT

Fitzgerald Engineering

Fitzgerald Engineering, PLLC
1255 University Avenue
Suite 240
Rochester, NY 14607
Phone: 585.381.9607
Web Site: fitzgeraldengineering.net

STATE OF NEW YORK JOHN FITZGERALD No. 084058 Licensed Professional Engineer

ARROWPOINT LAND SURVEYORS
1255 UNIVERSITY AVENUE, SUITE 240 ROCHESTER, NY 14607
PHONE: 585.698.1305 FAX: 585.755.0408
ROBERT J. AVERY P.L.S. 585.755.0408
SCOTT A. COX 585.695.8579

NO	REVISIONS	DATE	BY
1	REVISED AS PER CITY COMMENTS	1/20/16	SCP
2			
3			
4			
5			
6			
7			
8			
9			

NEW YORK STATE LICENSED PROFESSIONAL

GRAPHIC SCALE: 1" = 40'

DRAWING ALTERATION NOTICE

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209 AND APPLIES TO THESE PLANS AS WELL:

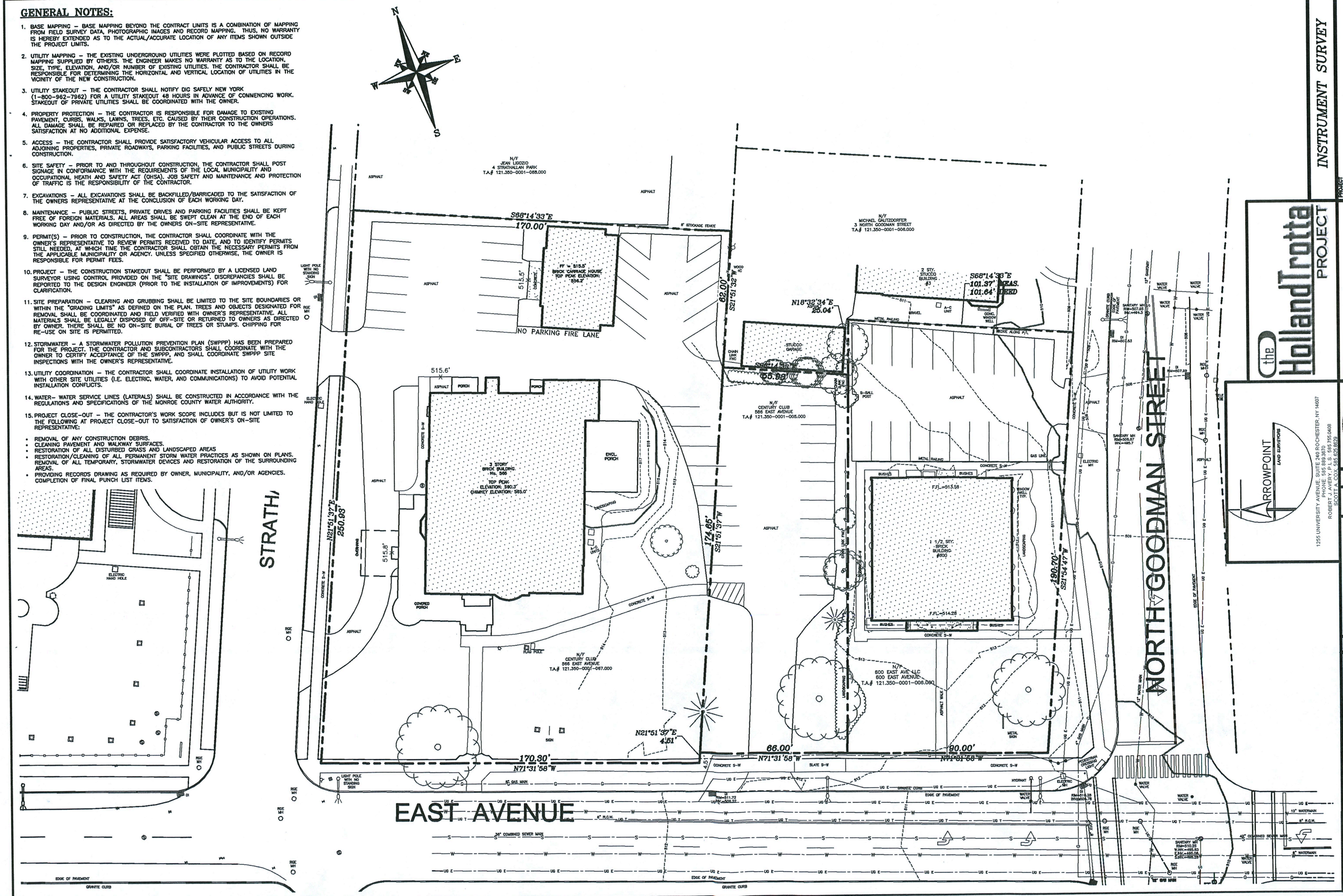
"IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF A SURVEY BEARING THE STAMP OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE SURVEY HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

SCALE	1" = 40'
DATE	January 20, 2016
SHEET	C-1
PROJECT NO.	15-0480
FILE NAME	15-0480 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF

GENERAL NOTES:

1. BASE MAPPING – BASE MAPPING BEYOND THE CONTRACT LIMITS IS A COMBINATION OF MAPPING FROM FIELD SURVEY DATA, PHOTOGRAPHIC IMAGES AND RECORD MAPPING. THUS, NO WARRANTY IS HEREBY EXTENDED AS TO THE ACTUAL/ACCURATE LOCATION OF ANY ITEMS SHOWN OUTSIDE THE PROJECT LIMITS.
2. UTILITY MAPPING – THE EXISTING UNDERGROUND UTILITIES WERE PLOTTED BASED ON RECORD MAPPING SUPPLIED BY OTHERS. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW CONSTRUCTION.
3. UTILITY STAKEOUT – THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) FOR A UTILITY STAKEOUT 48 HOURS IN ADVANCE OF COMMENCING WORK. STAKEOUT OF PRIVATE UTILITIES SHALL BE COORDINATED WITH THE OWNER.
4. PROPERTY PROTECTION – THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE OWNERS SATISFACTION AT NO ADDITIONAL EXPENSE.
5. ACCESS – THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJOINING PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.
6. SITE SAFETY – PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND OCCUPATIONAL HEATH AND SAFETY ACT (OHSA). JOB SAFETY AND MAINTENANCE AND PROTECTION OF TRAFFIC IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. EXCAVATIONS – ALL EXCAVATIONS SHALL BE BACKFILLED/BARRICADED TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONCLUSION OF EACH WORKING DAY.
8. MAINTENANCE – PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEPT CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNERS ON-SITE REPRESENTATIVE.
9. PERMIT(S) – PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE TO REVIEW PERMITS RECEIVED TO DATE, AND TO IDENTIFY PERMITS STILL NEEDED, AT WHICH TIME THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE MUNICIPALITY OR AGENCY. UNLESS SPECIFIED OTHERWISE, THE OWNER IS RESPONSIBLE FOR PERMIT FEES.
10. PROJECT – THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING CONTROL PROVIDED ON THE "SITE DRAWINGS". DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR CLARIFICATION.
11. SITE PREPARATION – CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "GRADING LIMITS" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD VERIFIED WITH OWNER'S REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNERS AS DIRECTED BY OWNER. THERE SHALL BE NO ON-SITE BURIAL OF TREES OR STUMPS. CHIPPING FOR RE-USE ON SITE IS PERMITTED.
12. STORMWATER – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THE PROJECT. THE CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE WITH THE OWNER TO CERTIFY ACCEPTANCE OF THE SWPPP, AND SHALL COORDINATE SWPPP SITE INSPECTIONS WITH THE OWNER'S REPRESENTATIVE.
13. UTILITY COORDINATION – THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE UTILITIES (I.E. ELECTRIC, WATER, AND COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.
14. WATER– WATER SERVICE LINES (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY.
15. PROJECT CLOSE-OUT – THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE:

- REMOVAL OF ANY CONSTRUCTION DEBRIS.
- CLEANING PAVEMENT AND WALKWAY SURFACES.
- RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS
- RESTORATION/CLEANING OF ALL PERMANENT STORM WATER PRACTICES AS SHOWN ON PLANS. REMOVAL OF ALL TEMPORARY, STORMWATER DEVICES AND RESTORATION OF THE SURROUNDING AREAS.
- PROVIDING RECORDS DRAWING AS REQUIRED BY OWNER, MUNICIPALITY, AND/OR AGENCIES. COMPLETION OF FINAL PUNCH LIST ITEMS.



INSTRUMENT SURVEY

PROJECT
STRATHALAN DEVELOPMENT
586, 588 & 600 EAST AVENUE

BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION
566, 586, 600 EAST AVENUE ROCHESTER, NY

CLIENT
THE HOLLAND TROTTA PROJECT

the HollandTrotta PROJECT

Fitzgerald Engineering
Fitzgerald Engineering, PLLC
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STATE OF NEW YORK
JOHN FITZGERALD
No. 084651
Licensed Professional Engineer

NEW YORK STATE LICENSED PROFESSIONAL

1255 UNIVERSITY AVENUE, SUITE 240 ROCHESTER, NY 14607
ROBERT J. AVERY P.L.S. 585.755.0408
SCOTT A. COX 585.626.8229

NO	REVISIONS	DATE	BY
1	REVISED AS PER CITY COMMENTS	4/20/16	SCP
2			
3			
4			
5			
6			
7			
8			
9			

GRAPHIC SCALE: 1" = 20'

DRAWING ALTERATION NOTICE

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209, SUBDIVISION 2:

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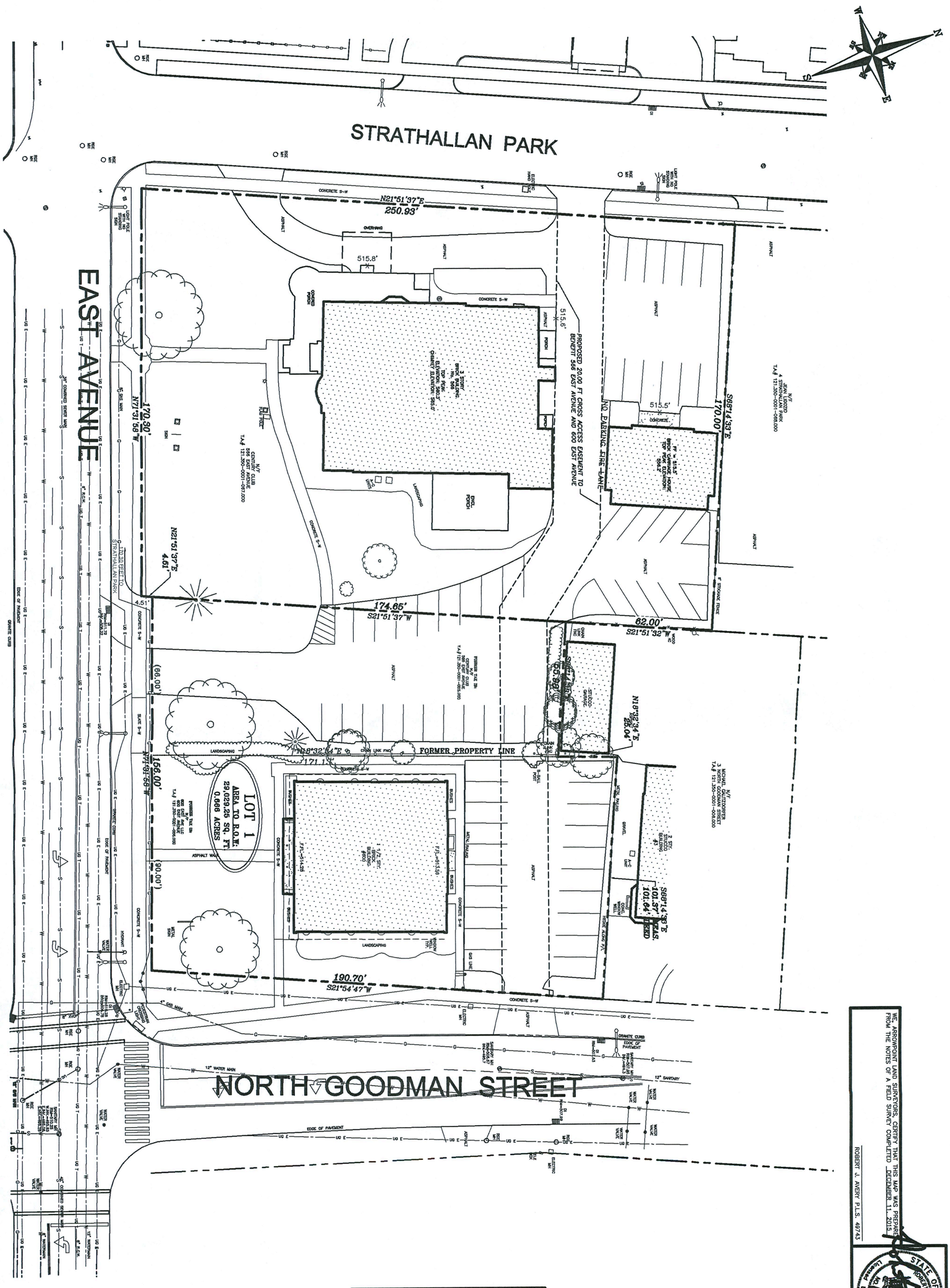
SCALE	1" = 20'
DATE	January 20, 2016
SHEET	C-2
PROJECT NO.	15-0480
FILE NAME	15-0480 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF


STRATHALLAN PARK
EAST AVENUE
NORTH GOODMAN STREET
N21°51'37"E
250.93'
515.8'
515.6'
515.5'
PROPOSED 20.00 FT CROSS ACCESS EASEMENT TO BENEFIT 566 EAST AVENUE AND 600 EAST AVENUE
NO PARKING FIRE LANE
S68°14'23"E
170.00'
N71°19'52"W
170.80'
N21°51'37"E
49.91'
174.65'
S21°51'37"W
62.00'
S21°51'32"W
N68°14'23"W
88.39'
N68°14'23"W
20.04'
N18°32'44"E
171.1'
CHAIN LINK FNC
FORMER PROPERTY LINE
156.00'
S68°18'58"E
LOT 1
AREA TO R.O.W.
29,029.25 SQ. FT.
0.666 ACRES
90.00'
S68°14'23"E
101.64'
101.37'
MEAS.
RECD.
190.70'
S21°54'47"W
LANDSCAPING
CONCRETE S-W
ASPHALT
EDGE OF PAVEMENT
GRANITE CURB
12" WATER MAIN
12" SANITARY
UG E
UG T
UG W
UG G
UG S
UG TEL
UG CATV
OHW
OHE
OHT
OHTEL
OHCATV
SAS LINE
SAS MANHOLE
CATCH BASIN
HYDRANT
WATER VALVE
GAS VALVE
GAS METER
ELECTRIC
TELEPHONE
CATV
MONUMENT
IRON PIN
CONCRETE BOUND
CROSS
SET
FOUND
N/F
RECD.
T.A.# 121.350-0001-057.000
T.A.# 121.350-0001-058.000
T.A.# 121.350-0001-059.000
T.A.# 121.350-0001-060.000
CONTINENTAL CLUB
MICHAEL GAUTHOFNER
JEAN STRATHALLAN PARK
ROOF
PORCH
CHIMNEY
ELEVATION: 556.0'
ELEVATION: 556.2'
ELEVATION: 556.4'
ELEVATION: 556.6'
F.F. = 515.5'
ROOF PEAK ELEVATION: 556.2'
ROOF PEAK ELEVATION: 556.4'
ROOF PEAK ELEVATION: 556.6'
FF=514.26
FF=514.56
FF=514.96
FF=515.36
FF=515.66
FF=515.96
FF=516.26
FF=516.56
FF=516.86
FF=517.16
FF=517.46
FF=517.76
FF=518.06
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FF=525.56
FF=525.86
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FF=526.46
FF=526.76
FF=527.06

GENERAL NOTES:

1. ALL SIDEWALKS, SLABS, AND MISCELLANEOUS DEMOLITION ITEMS TO BE REMOVED SHALL BE DISPOSED OF OFF SITE TO A LICENSED FACILITY UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. NO BURNING OF DEBRIS SHALL BE ALLOWED ON-SITE. RECYCLED PAVEMENTS WILL NOT BE ALLOWED FOR USE AS SUBBASE FILL UNLESS THEY CONFORM TO THE PROJECT SPECIFICATIONS OR ARE OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.

2. UTILITY INFORMATION WITHIN THE CONSTRUCTION LIMITS SHOWN ON THE DRAWINGS WERE OBTAINED FROM FIELD SURVEY INFORMATION OR ABOVE GROUND FEATURES AND RECORD MAPPING OF UNDERGROUND FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN IN SERVICE UNLESS DESIGNED FOR REMOVAL OR ABANDONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS PERTAINING TO PROTECTING ALL EXISTING UTILITIES TO REMAIN. THE CONTRACTOR WILL ONLY BE PERMITTED TO TEMPORARILY SHUT OFF A UTILITY FOR PROPOSED NEARBY WORK UPON WRITTEN AUTHORIZATION FROM THE OWNER.

4. ANY ITEM THAT IS NOT DESIGNATED ON THIS PLAN TO REMOVED SHALL BE PROTECTED FROM DAMAGE. DAMAGE REPAIRS SHALL BE AT THE EXPENSE OF THE CONTRACTOR. SIDEWALK AND, OR, RAMP REMOVAL SHALL BE PERFORMED IN A MANNER AS TO PROTECT ABUTTING FEATURES THAT REMAIN. FULL DEPTH SAW CUTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND SHALL BE LOCATED AT THE NEAREST JOINT UNLESS SPECIFICALLY NOTED OTHERWISE HEREON..

5. MANHOLES, CATCH BASINS, CLEAN OUTS, VALVE BOXES, FRAMES, COVERS AND GRATES TO REMAIN IN USE SHALL BE PROTECTED.

6. FOR ALL UTILITIES LINES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACK FILL WITHIN TRENCH PER PROJECT REQUIREMENTS. FOLLOW NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS WITHIN RIGHT OF WAY.

7. EXCAVATIONS FOR REMOVAL OF UTILITIES AND STRUCTURES THAT ARE LOCATED UNDER PROPOSED PAVEMENTS OR STRUCTURAL FOUNDATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL. IN 6-INCH MAXIMUM LIFTS COMPACTED TO THE SATISFACTION OF THE PROJECT REPRESENTATIVE, TO PREVENT SETTLEMENT. COMMON EARTH FILL MAY BE USED FOR BACKFILL IN LAWN AREAS ONLY.

8. THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES ASSOCIATED WITH ALL PERMITS NECESSARY TO COMPLETE THE WORK.

9. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.

10. VERIFY SITE CONDITIONS, COORDINATE DIMENSIONS, ELEVATION AND DETAILS SHOWN ON CONTRACT DRAWINGS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PREPARATION OF SHOP DRAWINGS AND START OF CONSTRUCTION.

11. PRIOR TO THE DEMOLITION OF ANY VEGETATION, THE CONTRACTOR SHALL FLAG THE INDIVIDUAL TREES AND, OR, SHRUBS TO BE REMOVED AND OBTAIN VERIFICATION FROM THE PROJECT REPRESENTATIVE THAT THE CORRECT PLANTS HAVE BEEN LOCATED. EXISTING TREES AND, OR SHRUBS NOT DESIGNATED ON THIS PLAN FOR REMOVAL SHALL NOT BE DEMOLISHED UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER. TREE AND SHRUB REMOVAL SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.

12. THE CONTRACTOR SHALL PROTECT ALL TREES NOT DESIGNATED TO BE REMOVED, WITHIN THE CONSTRUCTION LIMITS, IN ACCORDANCE WITH THE PROJECT DETAILS.

13. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO REMOVE BRANCHES WHICH INTERFERE WITH THE CONSTRUCTION OPERATIONS, OR REPAIR TREES HAVING SUFFERED DAMAGE BY CONSTRUCTION ACTIVITIES, AS PART OF ITS BASE BID.

14. CLEARING AND GRUBBING SHALL INCLUDE STUMP GRINDING AND REMOVAL FROM THE SITE OF ALL DEBRIS, SUCH AS FENCE POSTS, RUBBISH, OR ITEMS NOT INTENDED TO REMAIN AS PART OF THE FINISHED PROJECT. BURNING OF DEBRIS ON SITE IS NOT PERMITTED.

15. UPON APPROVAL BY A CERTIFIED ARBORIST, THE CONTRACTOR SHALL CUT ALL ROOTS, GREATER THAN 1-INCH, WITH A SHARP AXE THAT MUST BE REMOVED FOR INSTALLATION OF THE PROPOSED IMPROVEMENTS.

16. PAVEMENTS TO BE REMOVED SHALL BE DISPOSED OF OFF SITE. EXISTING GRAVEL SUBBASES ASSOCIATED WITH PAVEMENTS MAY REMAIN IN PLACE, AS LONG AS IT WILL NOT CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. ALL REMAINING GRANULAR MATERIAL SHALL BE COVERED WITH A MINIMUM OF 6-INCHES OF TOPSOIL IN LANDSCAPE AREAS.

HATCH LEGEND

ASPHALT PAVEMENT TO BE REMOVED

the HollandTrotta PROJECT

Fitzgerald Engineering, PLLC
1255 University Avenue
Suite 340
Rochester, NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

SITE PREPARATION PLAN

PROJECT: STRATHALLAN DEVELOPMENT
566, 568 & 600 EAST AVENUE

BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION: 566, 568, 600 EAST AVENUE, ROCHESTER, NY
CLIENT: THE HOLLAND TROTTA PROJECT

NEW YORK STATE LICENSED PROFESSIONAL

NO	REVISIONS	DATE	BY
1	REVISED AS PER CITY COMMENTS	4/20/16	SCP
2			
3			
4			
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GRAPHIC SCALE: 1" = 20'

DRAWING ALTERATION NOTICE

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EXECUTIVE LAW ARTICLE 145, SECTION 7209 AND APPLIES TO UNLESS WE ARE ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ENGINEER OR LAND SURVEYOR ALTERS AN ITEM IN ANY WAY, HE SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

SCALE	1" = 20'
DATE	January 20, 2016
SHEET	C-4
PROJECT NO.	15-0480
FILE NAME	15-0480 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF

GENERAL NOTES:

1. ALL SIDEWALKS, SLABS, AND MISCELLANEOUS DEMOLITION ITEMS TO BE REMOVED SHALL BE DISPOSED OF OFF SITE TO A LICENSED FACILITY UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. NO BURNING OF DEBRIS SHALL BE ALLOWED ON-SITE. RECYCLED PAVEMENTS WILL NOT BE ALLOWED FOR USE AS SUBBASE FILL UNLESS THEY CONFORM TO THE PROJECT SPECIFICATIONS OR ARE OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
2. UTILITY INFORMATION WITHIN THE CONSTRUCTION LIMITS SHOWN ON THE DRAWINGS WERE OBTAINED FROM FIELD SURVEY INFORMATION OR ABOVE GROUND FEATURES AND RECORD MAPPING OF UNDERGROUND FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL EXISTING ON-SITE UTILITIES SHALL REMAIN IN SERVICE UNLESS DESIGNED FOR REMOVAL OR ABANDONMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS PERTAINING TO PROTECTING ALL EXISTING UTILITIES TO REMAIN. THE CONTRACTOR WILL ONLY BE PERMITTED TO TEMPORARILY SHUT OFF A UTILITY FOR PROPOSED NEARBY WORK UPON WRITTEN AUTHORIZATION FROM THE OWNER.
4. ANY ITEM THAT IS NOT DESIGNATED ON THIS PLAN TO REMOVED SHALL BE PROTECTED FROM DAMAGE. DAMAGE REPAIRS SHALL BE AT THE EXPENSE OF THE CONTRACTOR. SIDEWALK AND, OR, RAMP REMOVAL SHALL BE PERFORMED IN A MANNER AS TO PROTECT ABUTTING FEATURES THAT REMAIN. FULL DEPTH SAW CUTS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS AND SHALL BE LOCATED AT THE NEAREST JOINT UNLESS SPECIFICALLY NOTED OTHERWISE HEREON..
5. MANHOLES, CATCH BASINS, CLEAN OUTS, VALVE BOXES, FRAMES, COVERS AND GRATES TO REMAIN IN USE SHALL BE PROTECTED.
6. FOR ALL UTILITIES LINES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACK FILL WITHIN TRENCH PER PROJECT REQUIREMENTS. FOLLOW NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS WITHIN RIGHT OF WAY.
7. EXCAVATIONS FOR REMOVAL OF UTILITIES AND STRUCTURES THAT ARE LOCATED UNDER PROPOSED PAVEMENTS OR STRUCTURAL FOUNDATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL, IN 6-INCH MAXIMUM LIFTS COMPACTED TO THE SATISFACTION OF THE PROJECT REPRESENTATIVE, TO PREVENT SETTLEMENT. COMMON EARTH FILL MAY BE USED FOR BACKFILL IN LAWN AREAS ONLY.
8. THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES ASSOCIATED WITH ALL PERMITS NECESSARY TO COMPLETE THE WORK.
9. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
10. VERIFY SITE CONDITIONS, COORDINATE DIMENSIONS, ELEVATION AND DETAILS SHOWN ON CONTRACT DRAWINGS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PREPARATION OF SHOP DRAWINGS AND START OF CONSTRUCTION.
11. PRIOR TO THE DEMOLITION OF ANY VEGETATION, THE CONTRACTOR SHALL FLAG THE INDIVIDUAL TREES AND, OR, SHRUBS TO BE REMOVED AND OBTAIN VERIFICATION FROM THE PROJECT REPRESENTATIVE THAT THE CORRECT PLANTS HAVE BEEN LOCATED. EXISTING TREES AND, OR SHRUBS NOT DESIGNATED ON THIS PLAN FOR REMOVAL SHALL NOT BE DEMOLISHED UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER. TREE AND SHRUB REMOVAL SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
12. THE CONTRACTOR SHALL PROTECT ALL TREES NOT DESIGNATED TO BE REMOVED, WITHIN THE CONSTRUCTION LIMITS, IN ACCORDANCE WITH THE PROJECT DETAILS.
13. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO REMOVE BRANCHES WHICH INTERFERE WITH THE CONSTRUCTION OPERATIONS, OR REPAIR TREES HAVING SUFFERED DAMAGE BY CONSTRUCTION ACTIVITIES, AS PART OF ITS BASE BID.
14. CLEARING AND GRUBBING SHALL INCLUDE STUMP GRINDING AND REMOVAL FROM THE SITE OF ALL DEBRIS, SUCH AS FENCE POSTS, RUBBISH, OR ITEMS NOT INTENDED TO REMAIN AS PART OF THE FINISHED PROJECT. BURNING OF DEBRIS ON SITE IS NOT PERMITTED.
15. UPON APPROVAL BY A CERTIFIED ARBORIST, THE CONTRACTOR SHALL CUT ALL ROOTS, GREATER THAN 1-INCH, WITH A SHARP AXE THAT MUST BE REMOVED FOR INSTALLATION OF THE PROPOSED IMPROVEMENTS.
16. PAVEMENTS TO BE REMOVED SHALL BE DISPOSED OF OFF SITE. EXISTING GRAVEL SUBBASES ASSOCIATED WITH PAVEMENTS MAY REMAIN IN PLACE, AS LONG AS IT WILL NOT CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. ALL REMAINING GRANULAR MATERIAL SHALL BE COVERED WITH A MINIMUM OF 6-INCHES OF TOPSOIL IN LANDSCAPE AREAS.

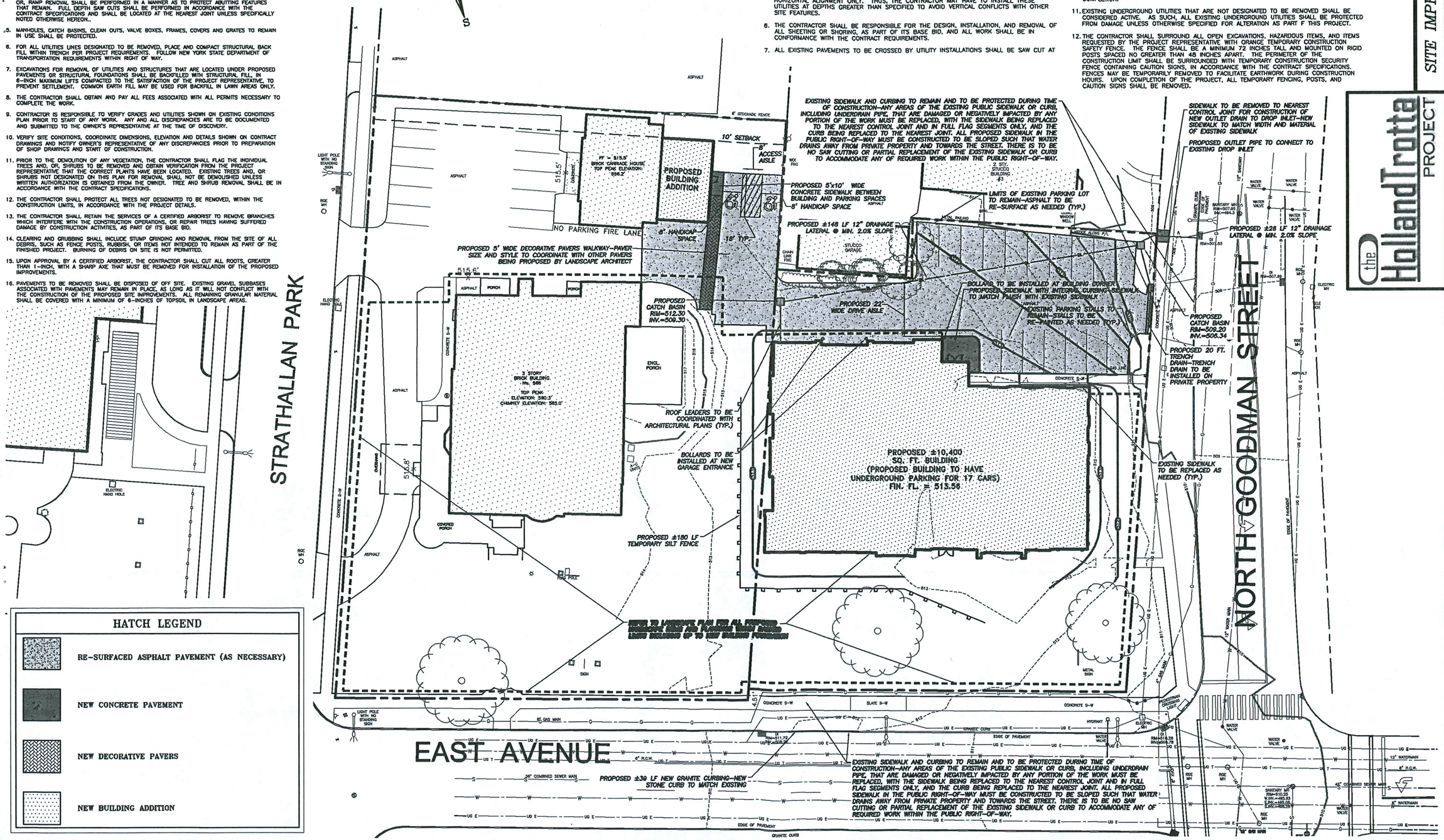
UFPO NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE FOR CREATION OF THIS PLAN TO LOCATE BURIED UTILITIES/STRUCTURES. CALL UFPO AT 1-800-962-7962 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK FOR FIELD VERIFICATION OF UTILITY TYPES AND LOCATIONS.

DIG SAFELY - NEW YORK
Underground Facilities Protective Organization
1-800-962-7962

UTILITY NOTES:

1. THERE SHALL BE NO INTERRUPTION OF ANY UTILITY SERVICE, UNLESS WRITTEN APPROVAL TO DO SO IS OBTAINED FROM THE OWNER.
2. THE LOCATIONS, SIZES, AND ELEVATION OF THE EXISTING UTILITIES SHOWN HEREIN ARE BASED ON RECORD DRAWINGS AND FIELD VERIFICATION WHERE POSSIBLE. THUS, THIS INFORMATION IS SHALL BE CONSIDERED APPROXIMATE ONLY AND ITS ACCURACY IS NOT GUARANTEED. AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION.
3. ALL UTILITIES AND SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AHEAD OF TRENCHING SO THAT ADJUSTMENTS CAN BE MADE IN ELEVATION AND, OR, ALIGNMENT TO PREVENT CONFLICTS, IF REQUIRED.
5. THE PROPOSED LOCATION OF THE WATER, GAS, AND ELECTRIC UTILITIES ARE BASED ON HORIZONTAL ALIGNMENT ONLY. THUS, THE CONTRACTOR MAY HAVE TO INSTALL THESE UTILITIES AT DEPTHS GREATER THAN SPECIFIED TO AVOID VERTICAL CONFLICTS WITH OTHER SITE FEATURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND REMOVAL OF ALL SHEETING OR SHORING, AS PART OF ITS BASE BID, AND ALL WORK SHALL BE IN CONFORMANCE WITH THE CONTRACT REQUIREMENTS.
7. ALL EXISTING PAVEMENTS TO BE CROSSED BY UTILITY INSTALLATIONS SHALL BE SAW CUT AT OR BEYOND THE REQUIRED LIMIT OF DISTURBANCE AND RESURFACED TO THE EDGE OF THE EXISTING PAVEMENT. INSTALLATION OF UTILITIES UNDER NEW PROJECT PAVEMENTS SHALL NOT BE PERMITTED UNLESS THE CONTRACTOR RESURFACES THE ENTIRE AREA AT THE CONTRACTOR'S EXPENSE.
8. ALL EXISTING UTILITIES TO BE CROSSED AND ALL UTILITY POLES NEAR EXCAVATIONS SHALL BE PROTECTED, PRESERVED, AND SUPPORTED AS NECESSARY THE BY THE CONTRACTOR AS PART OF THE CONTRACTOR'S BASE BID.
9. ANY EXISTING STORM DRAINAGE PIPES, INCLUDING DRIVEWAY CULVERTS, WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH CORRUGATED SMOOTH INTERIOR POLYETHYLENE PIPE WHICH CONFORMS TO AASHTO SPEC. M294 TYPE S, ASTM SPEC. D3350, NYSDOT ENGINEERING INSTRUCTION #90-36, AND NYSDOT STANDARD SPECIFICATION SUBSECTION 706-14.
10. ALL EXISTING AND PROPOSED STORM SEWER INLETS SHALL BE PROTECTED UNTIL FINAL STABILIZATION IS ACHIEVED, AS SPECIFIED ON THE GRADING PLAN AND WITHIN THE CONTRACT SPECIFICATIONS. IF CONTAMINATED, THE CONTRACTOR SHALL CLEAN SEWER INLETS, PIPES, AND THE POND, AT THE CONTRACTOR'S EXPANSE, PRIOR TO ISSUANCE OF SUBSTANTIAL COMPLETION.
11. EXISTING UNDERGROUND UTILITIES THAT ARE NOT DESIGNATED TO BE REMOVED SHALL BE CONSIDERED ACTIVE. AS SUCH, ALL EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE SPECIFIED FOR ALTERATION AS PART F THIS PROJECT.
12. THE CONTRACTOR SHALL SURROUND ALL OPEN EXCAVATIONS, HAZARDOUS ITEMS, AND ITEMS REQUESTED BY THE PROJECT REPRESENTATIVE WITH ORANGE TEMPORARY CONSTRUCTION SAFETY FENCE. THE FENCE SHALL BE A MINIMUM 72 INCHES TALL AND MOUNTED ON RIGID POSTS SPACED NO GREATER THAN 48 INCHES APART. THE PERIMETER OF THE CONSTRUCTION LIMIT SHALL BE SURROUNDED WITH TEMPORARY CONSTRUCTION SECURITY FENCE CONTAINING CAUTION SIGNS, IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FENCES MAY BE TEMPORARILY REMOVED TO FACILITATE EARTHWORK DURING CONSTRUCTION HOURS. UPON COMPLETION OF THE PROJECT, ALL TEMPORARY FENCING, POSTS, AND CAUTION SIGNS SHALL BE REMOVED.



HATCH LEGEND

- RE-SURFACED ASPHALT PAVEMENT (AS NECESSARY)
- NEW CONCRETE PAVEMENT
- NEW DECORATIVE PAVERS
- NEW BUILDING ADDITION

SITE IMPROVEMENT PLAN

PROJECT
STRATHALLAN DEVELOPMENT
566, 588 & 600 EAST AVENUE
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION: 566, 588, 600 EAST AVENUE, ROCHESTER, NY
CLIENT: THE HOLLAND TROTTA PROJECT

the HollandTrotta PROJECT

Fitzgerald Engineering
Fitzgerald Engineering, PLLC
1255 University Avenue
Suite 240
Rochester, NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

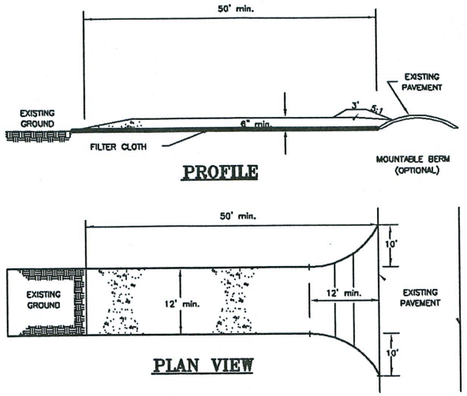
NEW YORK STATE LICENSED PROFESSIONAL

NO	REVISIONS	DATE	BY
1	REVISED AS PER CITY COMMENTS	4/20/16	SCP
2			
3			
4			
5			
6			
7			
8			
9			

GRAPHIC SCALE: 1" = 20'

DRAWING ALTERATION NOTICE
THE FOLLOWING BLAW EXCERPT FROM THE NEW YORK STATE EDUCATION LAW (ARTICLE 145, SECTION 7209) HAS APPLIES TO THIS DRAWING:
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

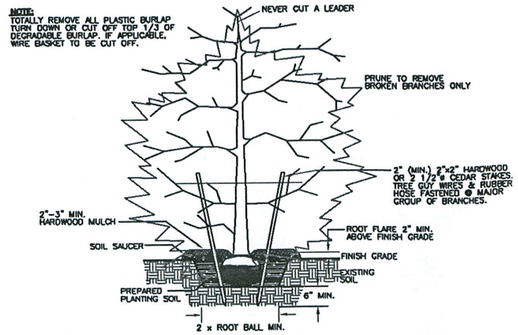
SCALE	1" = 20'
DATE	January 20, 2016
SHEET	C-5
PROJECT NO.	15-0480
FILE NAME	15-0480 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF



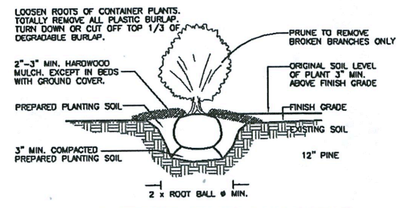
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FT. IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

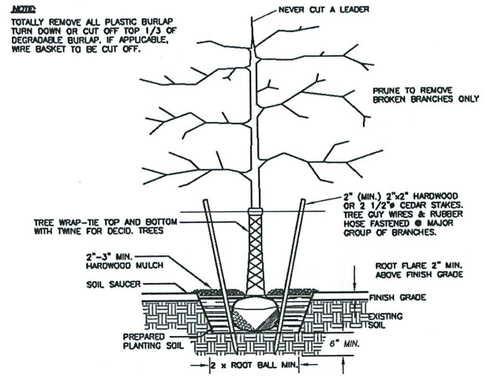
TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



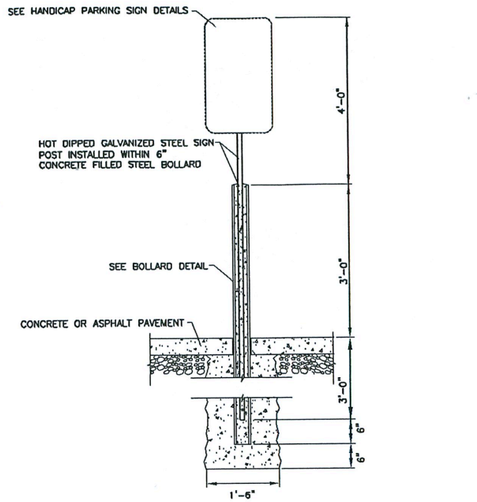
TYPICAL EVERGREEN TREE PLANTING DETAIL
N.T.S.



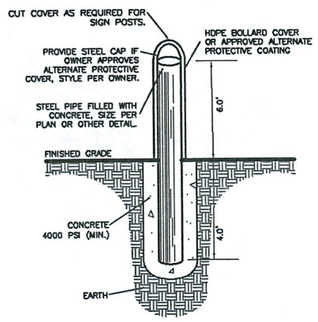
TYPICAL SHRUB PLANTING DETAIL
N.T.S.



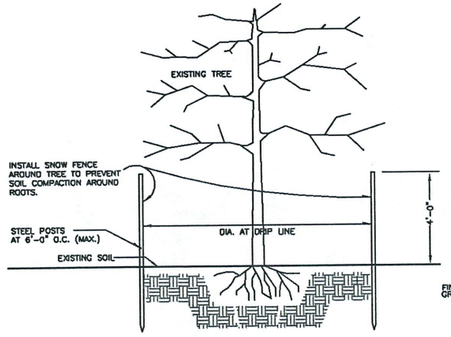
TYPICAL TREE PLANTING DETAIL
N.T.S.



HANDICAP PARKING SIGN (IN PAVEMENT) DETAIL
N.T.S.

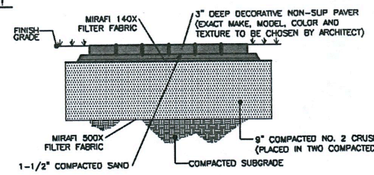


BOLLARD DETAIL
N.T.S.

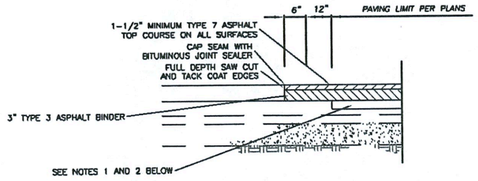


NOTES:
1. EXISTING TREES ARE TO BE SURROUNDED BY 4' HIGH SNOW OR CONSTRUCTION FENCE AT DRIP LINE.
2. NO EQUIPMENT OR MATERIALS ARE TO BE STORED INSIDE FENCES UNDER TREES.
3. DURING CONSTRUCTION EXISTING TREES ARE TO BE MAINTAINED ON A REGULAR BASIS, INCLUDING WATERING FERTILIZING & PRUNING AS MAY BE REQUIRED.

TREE PROTECTION DETAIL
N.T.S.

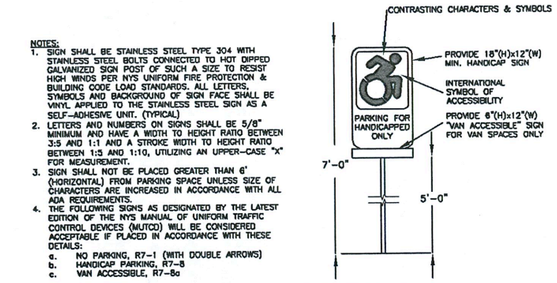


TYPICAL PAVER SECTION
N.T.S.



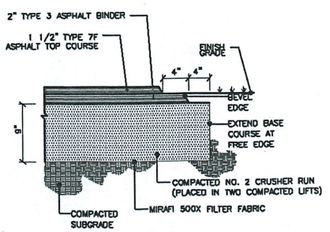
NOTES:
1. PAVEMENT LOWERING: REMOVE EXISTING TOP COURSE AND SUBBASE AS NEEDED TO LOWER GRADES PER PLAN, COMPACT SUBBASE, AND INSTALL MIN 2-1/2" TYPE 3 ASPHALT BINDER
2. PAVEMENT RAISING: (<6")CLEAN EXISTING PAVEMENT, APPLY TACK COAT AND VARIABLE (1" TO 3") DEPTH ASPHALT TOP COURSE AS SHIM COURSE AS NEEDED.
3. PAVEMENT (>6") REMOVE EXISTING TOP COURSE AND ADD COMPACTED SUBBASE (6" TO 20") AS NEEDED TO ACHIEVE FINISHED GRADES PER GRADING PLAN. PAVE ASPHALT COURSES.

ASPHALT PAVEMENT RESTORATION DETAIL
N.T.S.

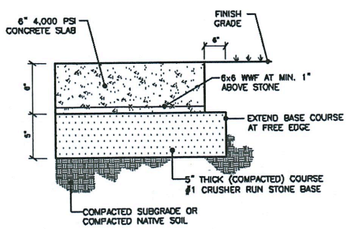


NOTES:
1. SIGN SHALL BE STAINLESS STEEL TYPE 304 WITH STAINLESS STEEL BOLTS CONNECTED TO HOT DIPPED GALVANIZED SIGN POST OF SUCH A SIZE TO RESIST HIGH WINDS PER NYS UNIFORM FIRE PROTECTION & BUILDING CODE LOAD STANDARDS. ALL LETTERS, SYMBOLS AND BACKGROUND OF SIGN FACE SHALL BE VINYL APPLIED TO THE STAINLESS STEEL SIGN AS A SELF-ADHESIVE UNIT. (TYPICAL)
2. LETTERS AND NUMBERS ON SIGNS SHALL BE 5/8" MINIMUM AND HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10, UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
3. SIGN SHALL NOT BE PLACED GREATER THAN 6' (HORIZONTAL) FROM PARKING SPACE UNLESS SIZE OF CHARACTERS ARE INCREASED IN ACCORDANCE WITH ALL ADA REQUIREMENTS.
4. THE FOLLOWING SIGNS AS DESIGNATED BY THE LATEST EDITION OF THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WILL BE CONSIDERED ACCEPTABLE IF PLACED IN ACCORDANCE WITH THESE DETAILS:
   a. NO PARKING, R7-1 (WITH DOUBLE ARROWS)
   b. HANDICAP PARKING, R7-8
   c. VAN ACCESSIBLE, R7-8c

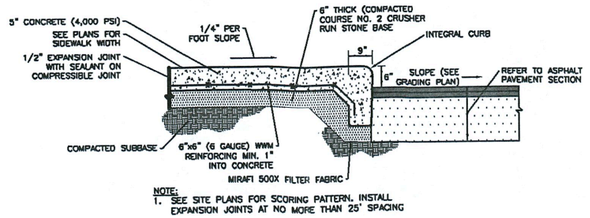
HANDICAP PARKING SIGN DETAIL
N.T.S.



TYPICAL ASPHALT PAVEMENT AND BOXOUT SECTION
N.T.S.

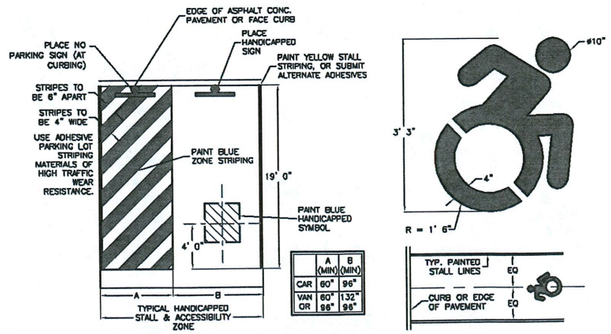


CONCRETE PAVEMENT SECTION
(N.T.S.)



NOTE:
1. SEE SITE PLANS FOR SCORING PATTERN. INSTALL EXPANSION JOINTS AT NO MORE THAN 25' SPACING

INTEGRAL CURB SIDEWALK DETAIL
N.T.S.



	A (MIN)	B (MIN)
CAR	60"	96"
VAN OR	60" 96"	132" 96"

NOTE:
1. SEE SITE PLAN FOR PARKING STALL AND AISLE DIMENSIONS
2. 1 OUT OF EVERY 6 HANDICAP SPACES SHALL BE VAN ACCESSIBLE

HANDICAP PARKING SPACE DETAIL
N.T.S.

DETAIL SHEET

PROJECT
STRATHAIAN DEVELOPMENT
588, 588 & 600 EAST AVENUE
BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 13, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION
566, 586, 600 EAST AVENUE ROCHESTER, NY

CLIENT
THE HOLLAND TROTTA PROJECT

Fitzgerald Engineering, PLLC
1255 University Avenue
Suite 240 NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

STATE OF NEW YORK JOHN FITZGERALD No. 085858 Licensed Professional

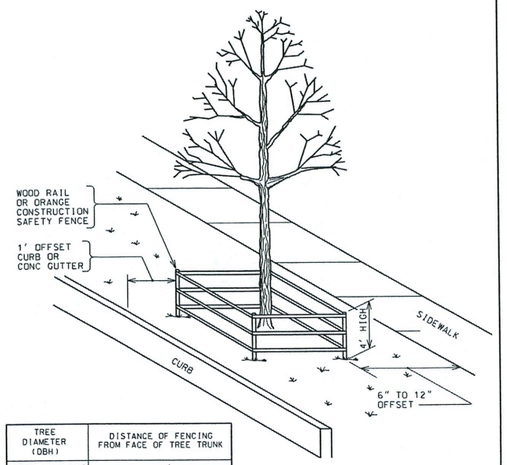
NEW YORK STATE LICENSED PROFESSIONAL

NO	REVISIONS	DATE	BY
1	REVISED AS PER CITY COMMENTS	4/29/16	SCP
2			
3			
4			
5			
6			
7			
8			
9			

DRAWING ALTERATION NOTICE

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209, SUBDIVISION 2: IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ENGINEER OR LAND SURVEYOR ALTERS THIS DOCUMENT IN ANY WAY, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE DOCUMENT HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SCALE	NOT TO SCALE
DATE	January 20, 2016
SHEET	C-6
PROJECT NO.	15-0480
FILE NAME	15-0480 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF



TREE DIAMETER (DBH)	DISTANCE OF FENCING FROM FACE OF TREE TRUNK
LESS THAN 10"	6'
10" - 14"	10'
15" - 19"	12'
20" OR MORE	15'

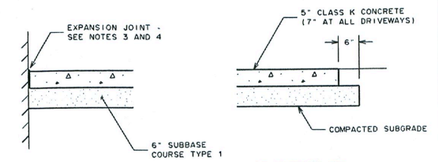
NOTE:

1. ALL TREES WITHIN THE PROJECT LIMITS THAT ARE TO REMAIN ARE TO RECEIVE THIS TREATMENT.
2. DO NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING (IDLING) UNDER TREE CANOPY.

CITY OF ROCHESTER

TREE PROTECTION

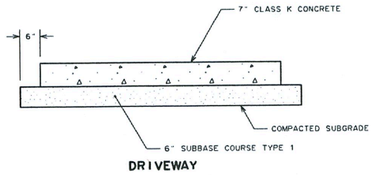
ISSUED	11-20-92	NON-STANDARD
REVISED	7-1-93	DWG.NO.S617-1



ADJACENT TO WALL OR BUILDING

ADJACENT TO LAWN AREA

SIDEWALK



DRIVEWAY

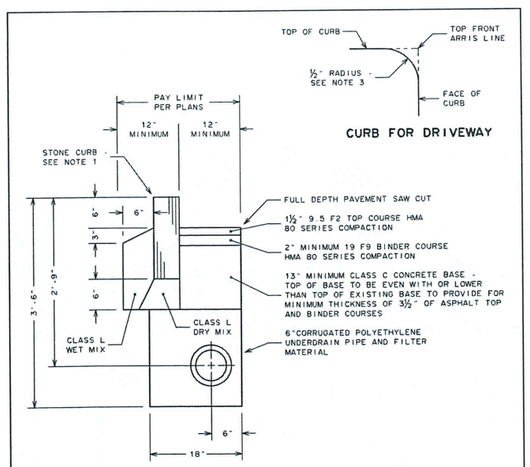
NOTES:

1. MAXIMUM CROSS-SLOPE OF CONCRETE SIDEWALK IS 1:50.
2. ENTIRE AREA OF SIDEWALK ACCESS RAMP AND LANDING PAD IS TO BE 7 INCH THICK CONCRETE.
3. PROVIDE ½ INCH WIDE EXPANSION JOINT BETWEEN NEW CONCRETE CONSTRUCTION AND BACK EDGE CURB, CONCRETE GUTTER, OTHER PAVED AREAS, BUILDINGS, WALLS, POLE BASES AND OTHER STRUCTURES/APPURTENANCES.
4. FOR EXPANSION JOINT USE ½ INCH WIDE PREMOULDED EXPANSION JOINT MATERIAL, SEALED WITH ½ INCH WIDE CAULKING SEALANT ⅜ INCH DEEP.
5. SEE DETAILS S608-25 FOR HEAVY-DUTY COMMERCIAL DRIVEWAY PAVEMENT SECTION.

CITY OF ROCHESTER

CONCRETE SIDEWALK AND DRIVEWAY

ISSUED	9-2-91	STANDARD
REVISED	5-1-13	DWG.NO.R608-6



CURB FOR DRIVEWAY

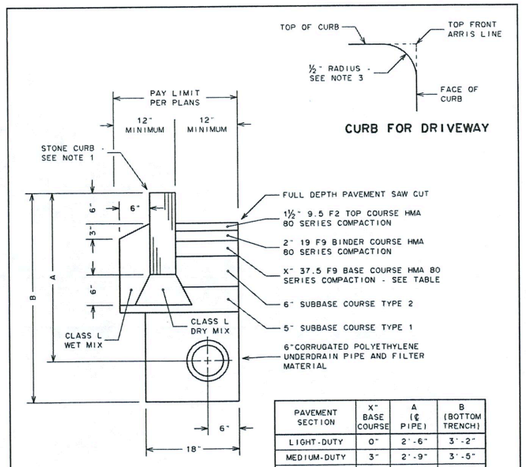
NOTES:

1. TOP OF CURB THICKNESS IS TO BE AS REQUIRED IN CONTRACT DOCUMENTS.
2. CURB REVEAL FOR HEADER CURB AT DRIVEWAY APRONS IS 1½ INCHES. AT SIDEWALK ACCESS RAMPS 0 INCHES.
3. ONLY TRANSITION AND HEADER CURB PIECES USED FOR DRIVEWAYS ARE TO BE ROUNDED.
4. TACK COAT TO BE APPLIED BETWEEN ALL LIFTS OF HMA COURSES AND ON TOP OF CONCRETE BASE.
5. PAVEMENT SEAMS TO BE SEALED WITH BITUMINOUS SEALER IN ACCORDANCE WITH NYSDOT MATERIAL DESIGNATION 702-0700.

CITY OF ROCHESTER

STONE CURB REPLACEMENT - CONCRETE BASE

ISSUED	12-30-11	NON-STANDARD
REVISED	2-25-14	DWG.NO.S609-17



PAVEMENT SECTION	X" BASE COURSE	A (¢ PIPE)	B (BOTTOM TRENCH)
LIGHT-DUTY	0"	2'-6"	3'-2"
MEDIUM-DUTY	3"	2'-9"	3'-5"
MODIFIED	6"	2'-11"	3'-7"
HEAVY-DUTY	8"	3'-1"	3'-9"

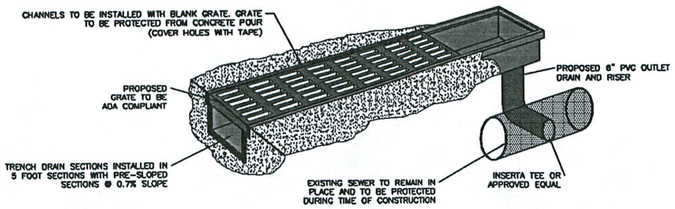
NOTES:

1. TOP OF CURB THICKNESS IS TO BE AS REQUIRED IN CONTRACT DOCUMENTS.
2. CURB REVEAL FOR HEADER CURB AT DRIVEWAY APRONS IS 1½ INCHES, AT SIDEWALK ACCESS RAMPS 0 INCHES.
3. ONLY HEADER AND TRANSITION CURB PIECES USED FOR DRIVEWAYS ARE TO BE ROUNDED.
4. TACK COAT TO BE APPLIED BETWEEN ALL LIFTS OF HMA COURSES.
5. PAVEMENT SEAMS TO BE SEALED WITH BITUMINOUS SEALER IN ACCORDANCE WITH NYSDOT MATERIAL DESIGNATION 702-0700

CITY OF ROCHESTER

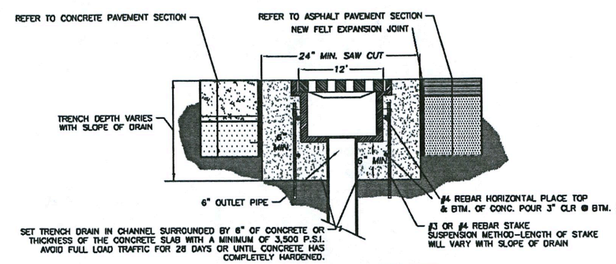
STONE CURB REPLACEMENT - ASPHALT BASE

ISSUED	12-30-11	NON-STANDARD
REVISED	2-25-14	DWG.NO.S609-16



PERSPECTIVE VIEW

N.T.S.

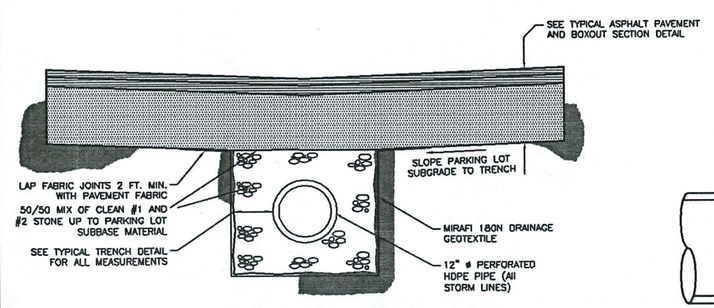


CROSS SECTION VIEW

N.T.S.

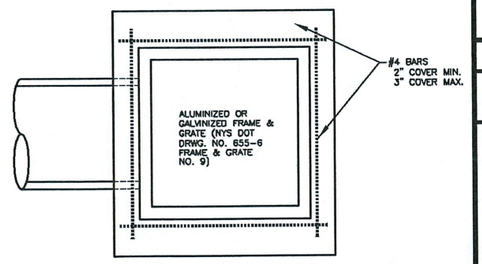
TRENCH DRAIN

N.T.S.

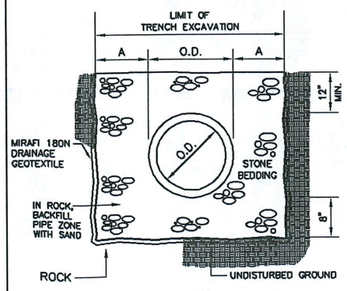


TYPICAL STORMWATER TRENCH DETAIL

N.T.S.



PLAN



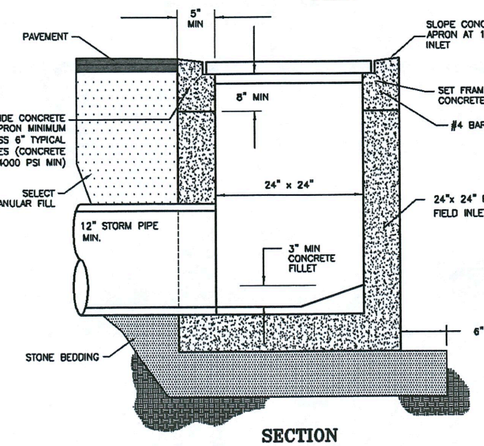
PIPE DIA.	DIM. OF "A"	"B"
UP TO 18"	1.0'	6"
21" TO 36"	1.5'	9"
OVER 36"	1.5'	12"

NOTES:

1. TRENCH BACKFILL SHALL BE AS REQUIRED BY THE HIGHWAY OWNER.
2. SELECT FILL SHALL BE SAND, GRAVEL AND SIMILAR MATERIAL WHICH SHALL BE FREE FROM CLAY, LOAM, ORGANIC MATERIAL, DEBRIS, FROZEN MATERIAL AND SHALL CONTAIN ONLY SMALL AMOUNTS OF STONE, PEBBLES OR LUMPS OVER ONE INCH IN GREATEST DIMENSION, BUT NONE OVER TWO INCHES IN GREATEST DIMENSION.
3. STONE BEDDING SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE N.Y.S.D.O.T., STANDARD SPECIFICATION, JAN. 2, 1985 EDITION, PAGES 7-14, SUBSECTION 703-0201 "CRUSHED STONE", PRIMARY SIZE 1 OR A MIXTURE OF PRIMARY SIZE 1 AND 2.
4. COARSE AGGREGATE SHALL MEAN APPROVED IMPORTED AGGREGATE MEETING THE REQUIREMENTS OF THE N.Y.S.D.O.T., STANDARD SPECIFICATION, JAN. 2, 1985 EDITION, PAGES 7-14, SUBSECTION 703-0201 "CRUSHED STONE", PRIMARY SIZE 3 AND/OR 4.

PIPE BEDDING DETAIL

N,T,S,



SECTION
STANDARD DROP INLET

N.T.S

DETAIL SHEET

PROJECT

STRATHAIAN DEVELOPMENT

588, 588 & 600 EAST AVENUE

BEING PART OF TOWN LOT'S 58 & 59
IN TOWNSHIP 15, RANGE 7,
IN THE CITY OF ROCHESTER COUNTY OF MONROE
STATE OF NEW YORK

LOCATION
566, 588, 600 EAST AVENUE ROCHESTER, NY

CLIENT
THE HOLLAND TROTTA PROJECT

Fitzgerald Engineering

Fitzgerald Engineering, PLLC
1255 University Avenue
Suite 240
Rochester, NY 14607
Phone: 585.281.9897
Web Site: fitzgeraldengineering.net

NEW YORK STATE LICENSED PROFESSIONAL

NO	REVISIONS	DATE	BY
1	REVISED AS PER CITY COMMENTS	4/20/16	SCP
2			
3			
4			
5			
6			
7			
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9			

DRAWING ALTERATION NOTICE

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SCALE	NOT TO SCALE
DATE	January 20, 2016
SHEET	C-7
PROJECT NO.	15-0480
FILE NAME	15-0480 Drawings.dwg
DRAWN BY	SCP
CHECKED BY	RJF

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for May 4, 2016

A-048-15-16 474 East Avenue

Applicant: David Palusio

Zoning District: R-3 High-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To legalize the construction of a 20' x 20' rooftop sunroom and the installation of a ground sign reading "Pitkin-Powers House".

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

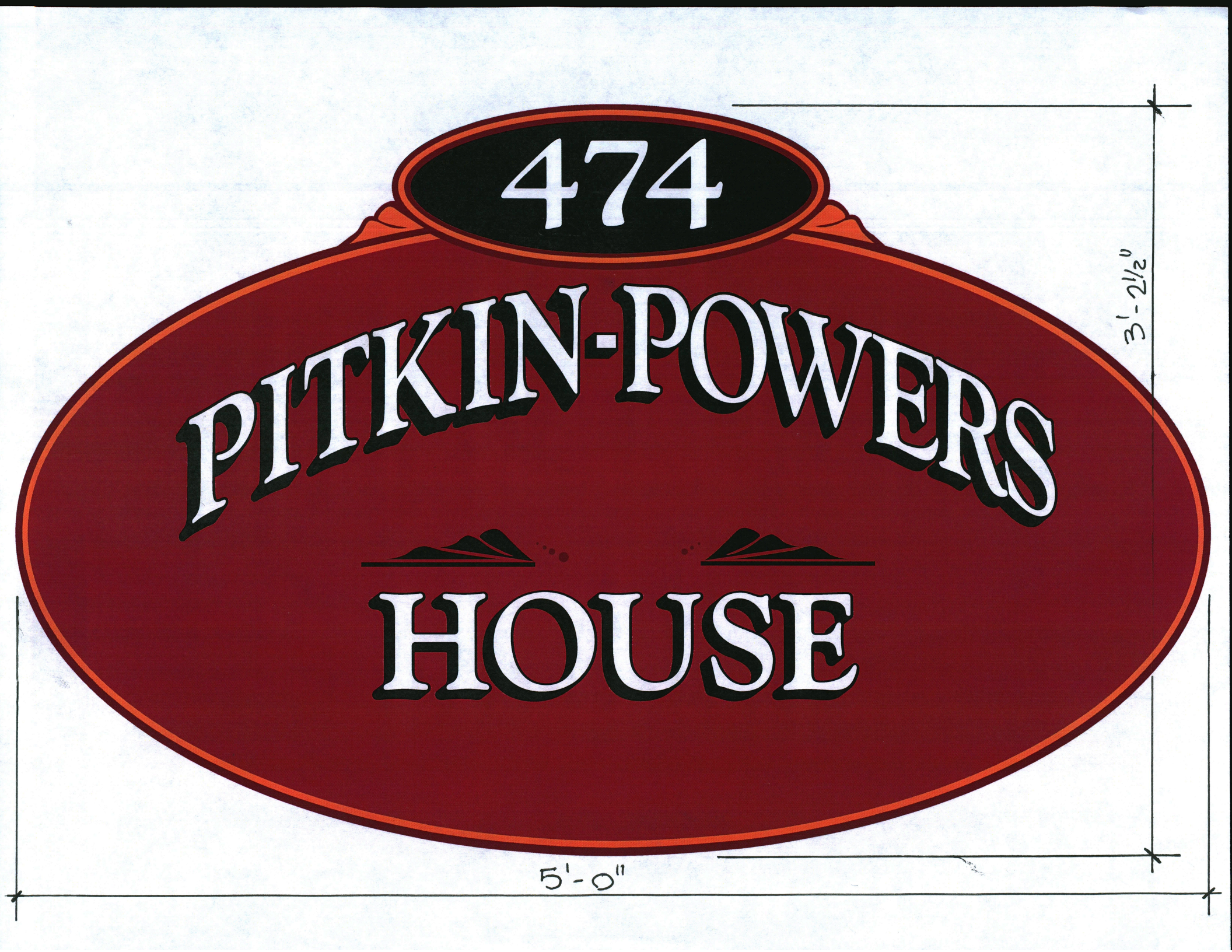
Staff Planner: Peter Siegrist, AIA

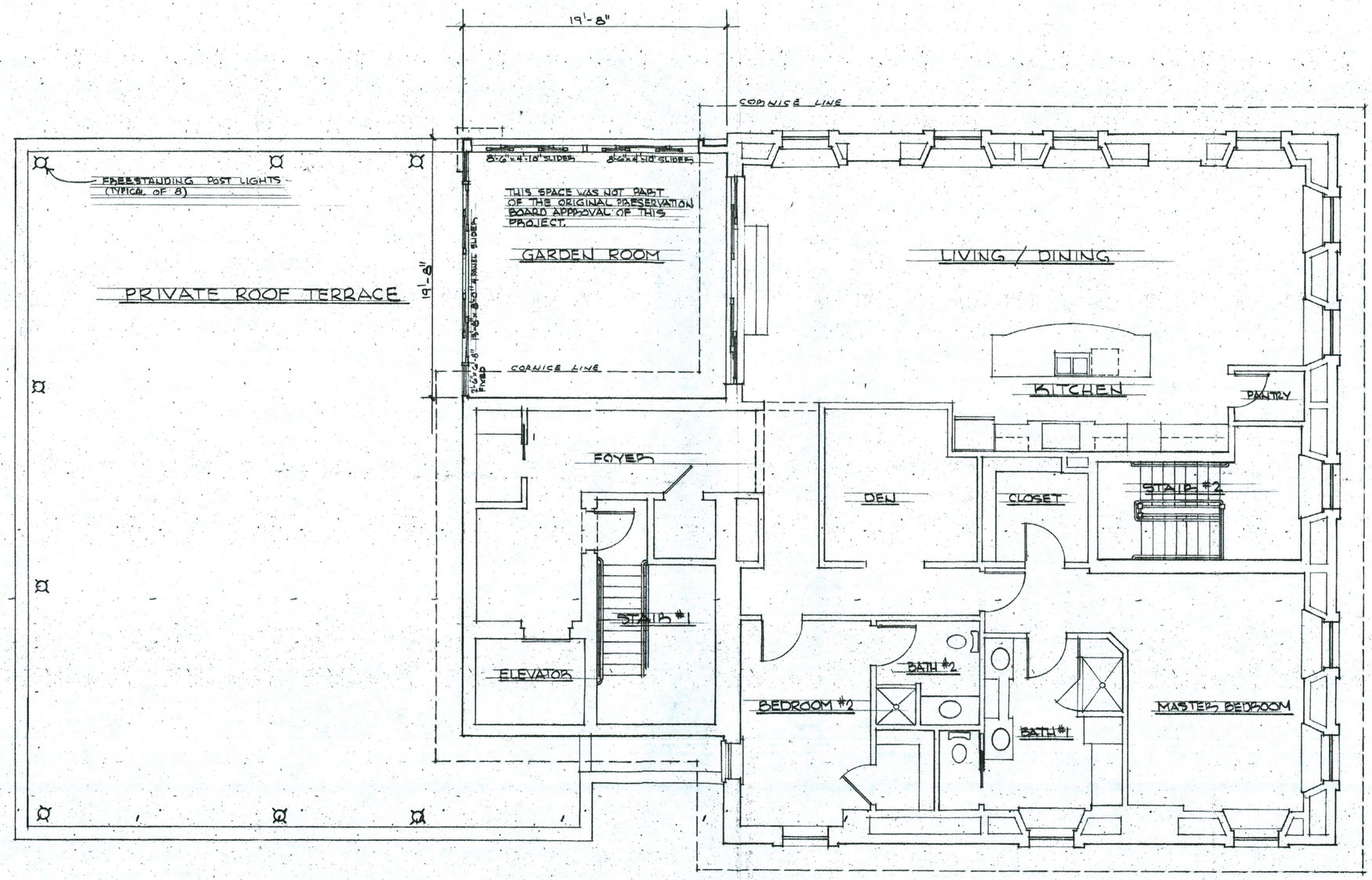
Staff Comments:

The sunroom and sign were not part of the original project approved by the Preservation Board in April, 2014. The architect of that project was not involved with the sunroom or sign, but helped prepare the current application. The applicant, David Palusio, recently sold the property to Alocco Real Estate Management.

In an R-3 zoning district, ground signs may be up to 25SF and no taller than 4 feet.

g:\planning&zoning\bldgzng\zoning\rpb\2016 rpb\staff reports\may 2016\a-048-15-16.docx


474
PITKIN-POWERS
HOUSE
3'-2½"
5'-0"



THIRD FLOOR PLAN

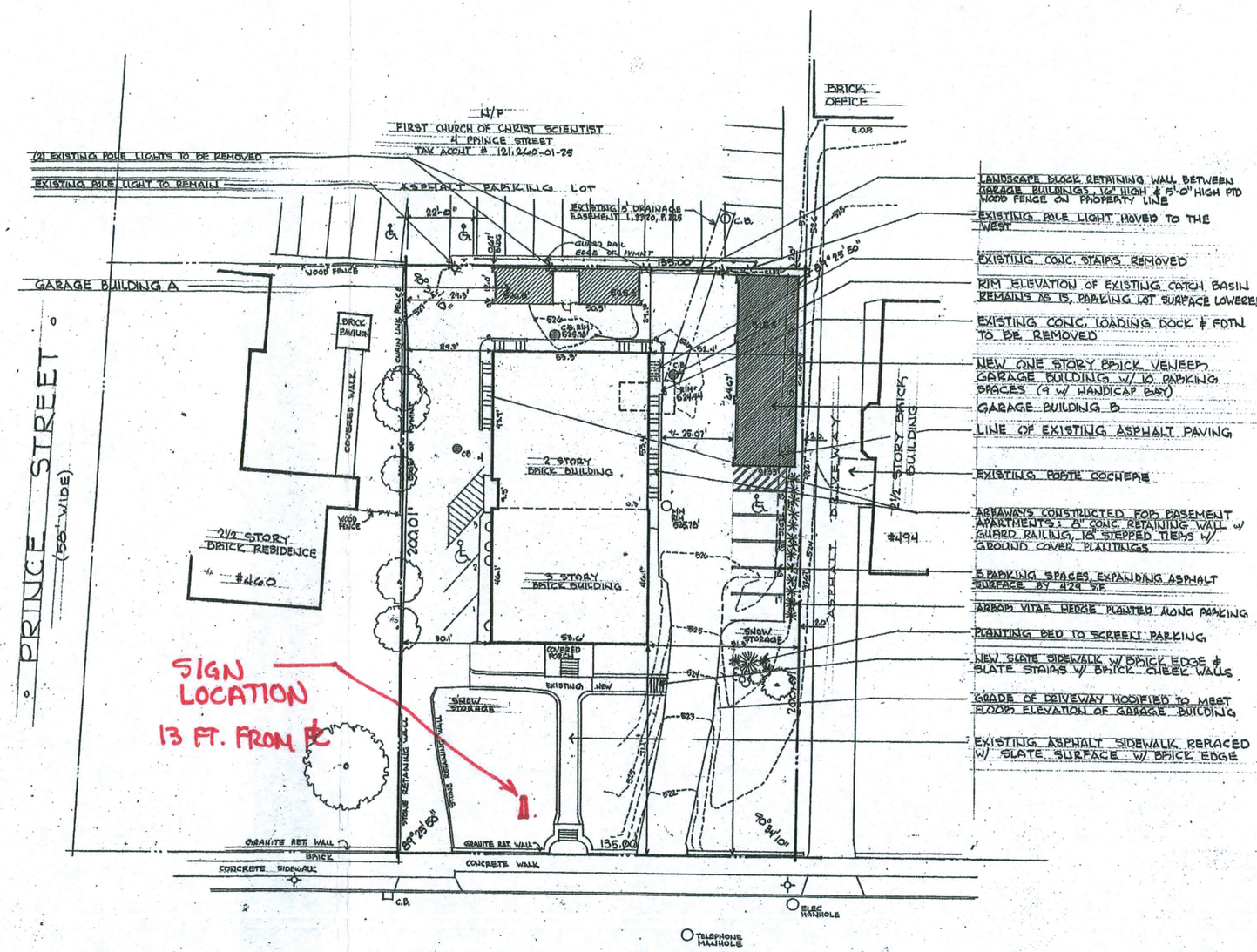
SCALE = 1/4" = 1'-0"

RANDALL F. PEACOCK, RA
ARCHITECT
339 EAST AVENUE, SUITE 205
ROCHESTER, NEW YORK 14604
TEL (585) 328-8250 – EMAIL RFP@MOSSIEN.COM

474 EAST AVENUE
ROCHESTER, NEW YORK

PROJECT NUMBER:
DATE:
DRAWN BY: PEACOCK
SHEET TITLE:

SHEET NUMBER:



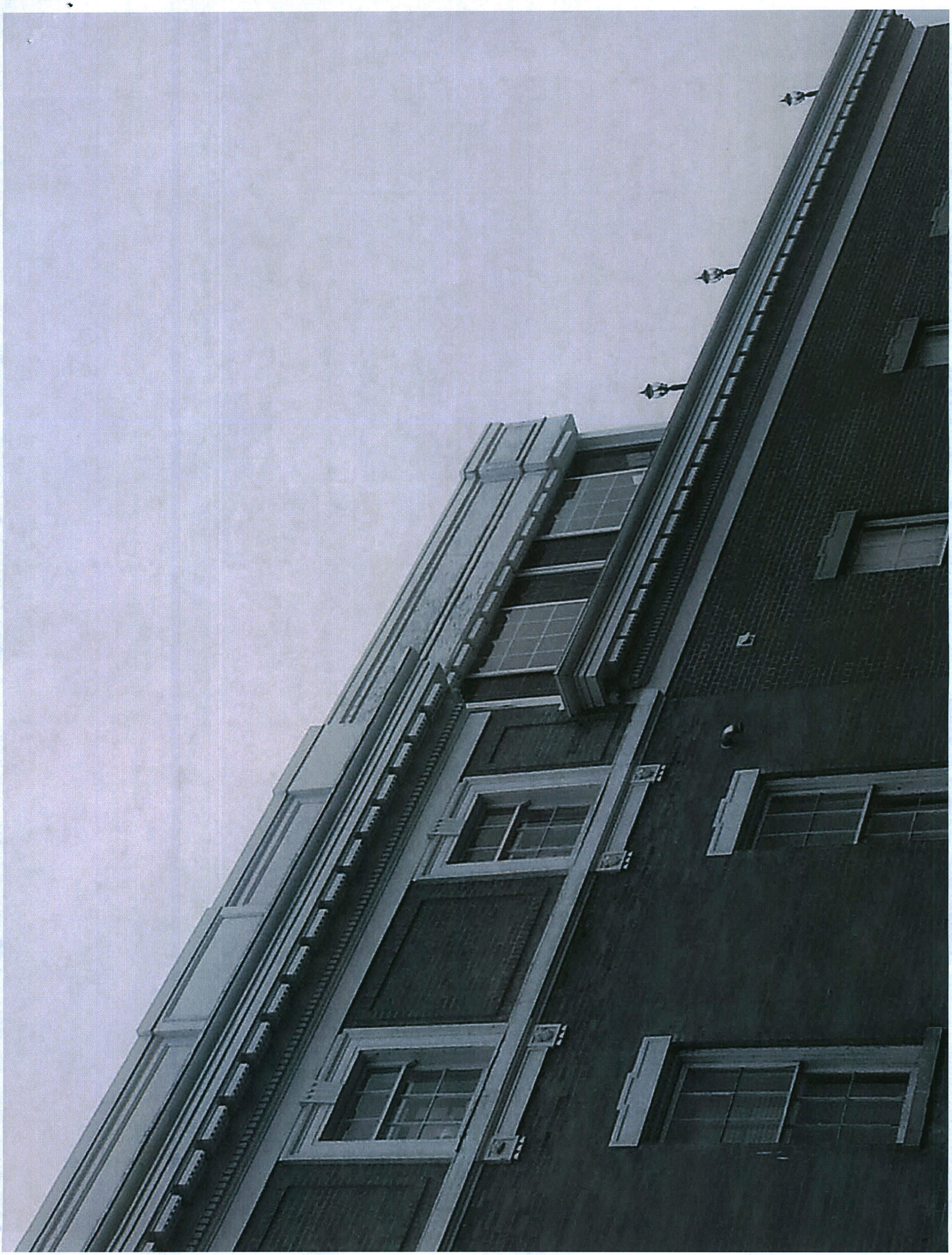
SITE PLAN

SCALE • 1" = 20'-0"

0 20 40 60

RANDALL F. PEACOCK, RA
ARCHITECT
339 EAST AVENUE SUITE 205
ROCHESTER, NEW YORK 14604
TEL (585) 328-8250 FAX (585) 262-6433

APARTMENT CONVERSION
474 EAST AVENUE
ROCHESTER, NEW YORK

PROJECT NUMBER: 2013-47
DATE: JUNE 25, 2014
DRAWN BY: PEACOCK
SHEET TITLE: SITE PLAN

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