

Vicinity N.T.S.

Deed Reference:
The Marvin Sands Master Trust to Richard Sands by Deed
filed January 22, 2002 in Liber 1069 of Deeds at Page 424.

Abstract Reference:
This survey is subject to any facts an updated abstract of
title may reveal.

Map Reference:
Subdivision on Lands of Warren W. Pearse by Jack
Anderson filed as Ontario County map No. 2402.

Subdivision Map of Lot 1, 2, 3 & Part of 4 of the Warren
W. Pearse Subd. by James Bates Jr. filed as Ontario
County map No. 26680.

Site Details:
Existing Zoning is Residential Lake District (RLD)
Minimum Lot Size: 20,000 SQ. FT.
Minimum Lot Width: 125 FT.
Front Setback: 60 FT.
Rear Setback: 60 FT.
Side Setback: 12 FT.
Maximum Building Height = 25 FT.
Maximum Building Coverage on Lot = 15%
Maximum Lot Coverage = 25%

Contours derived from NAVD88 Datum

Flood Zones AE & X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.

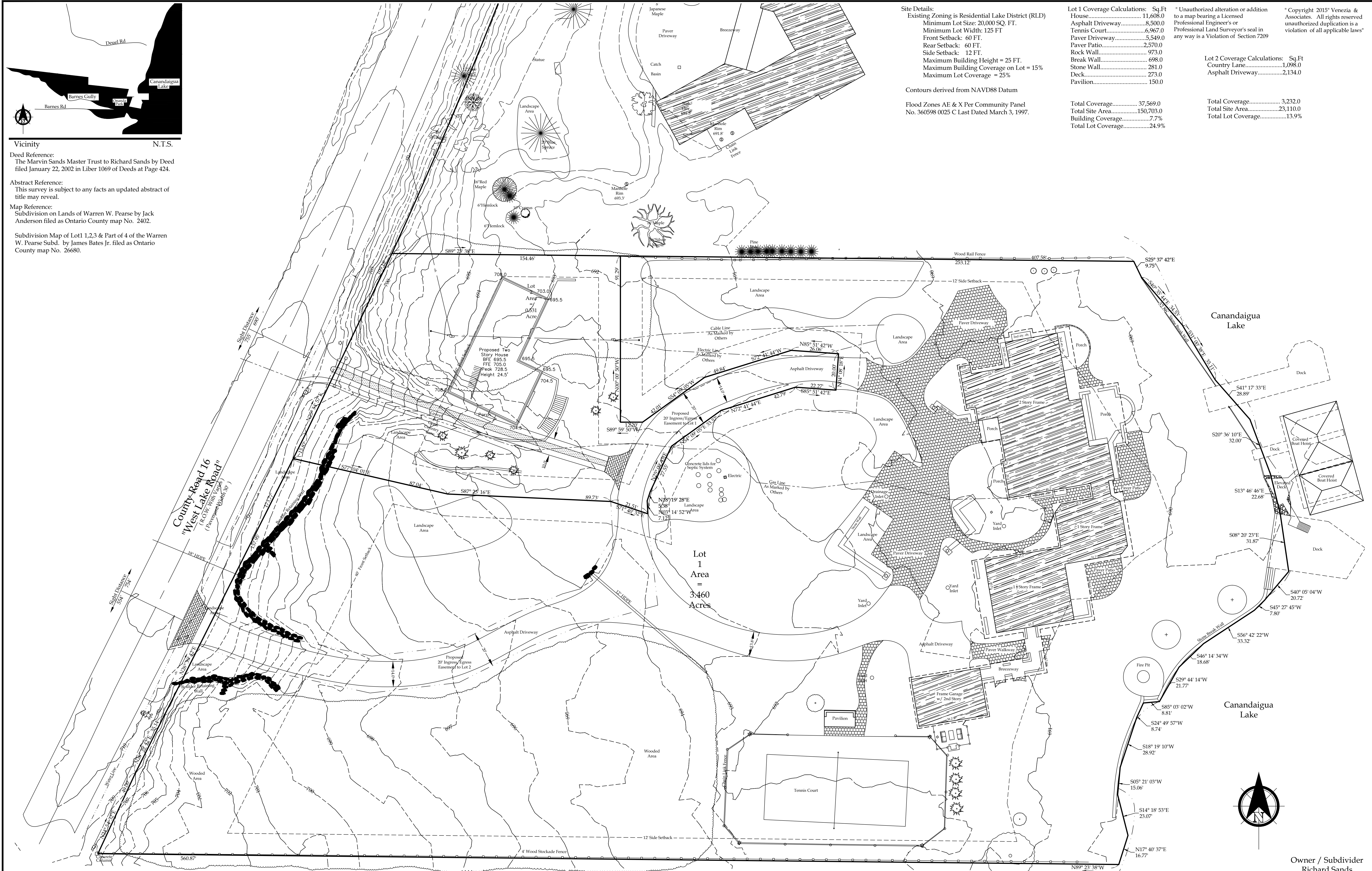
Lot 1 Coverage Calculations: Sq.Ft
House.....11,608.0
Asphalt Driveway.....8,500.0
Tennis Court.....6,967.0
Paver Driveway.....5,549.0
Paver Patio.....2,570.0
Rock Wall.....973.0
Break Wall.....698.0
Stone Wall.....281.0
Deck.....273.0
Pavilion.....150.0

Total Coverage.....37,569.0
Total Site Area.....150,703.0
Building Coverage.....7.7%
Total Lot Coverage.....24.9%

* Unauthorized alteration or addition
to a map bearing a Licensed
Professional Engineer's or
Professional Land Surveyor's seal in
any way is a Violation of Section 7209

Lot 2 Coverage Calculations: Sq.Ft
Country Lane.....1,098.0
Asphalt Driveway.....2,134.0

Total Coverage.....3,232.0
Total Site Area.....23,110.0
Total Lot Coverage.....13.9%



N/F NYS DEC (Onanda Park)
Liber 888 Page 306

Planning Board Chairperson _____
Town Engineer _____

Owner / Subdivider
Richard Sands
207 High Point Drive
Building 100
Victor, NY 14564

VENEZIA
LAND SURVEYORS AND CIVIL ENGINEERS

5120 Laura Lane Canandaigua New York, 14424

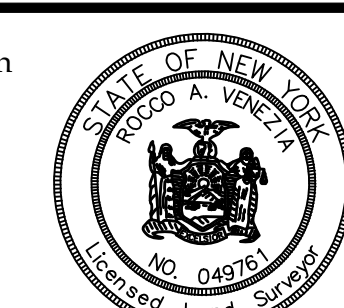
Legend
Iron pin or pipe found
Iron pin set
Drill hole
Utility pole
E/T
E/T
R.O.W. line
Property lines
P.K. nail found
P.K. nail set
Concrete Monument
Benchmark
Utility lines
E/T
R.O.W. line
Property lines

(585)396-3267 Fax No. (585) 396-0131

Revisions			
No.	Date	Description	By

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on 05/29/2015
from notes of an instrument survey
performed on 05/27/2015

Rocco A. Venezia
License No. 049761 signed



Preliminary/Final Subdivision Plat:

Richard Sands

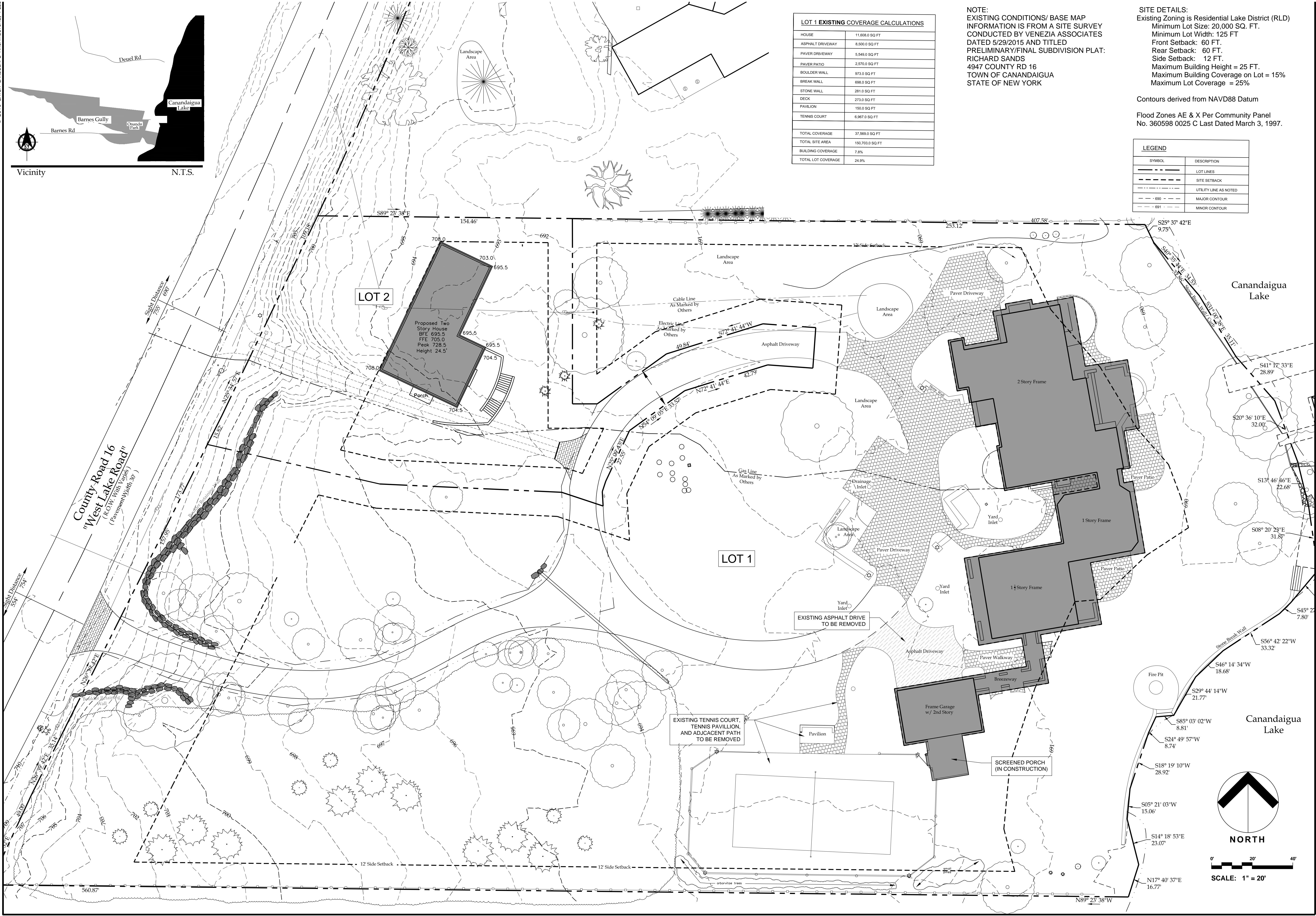
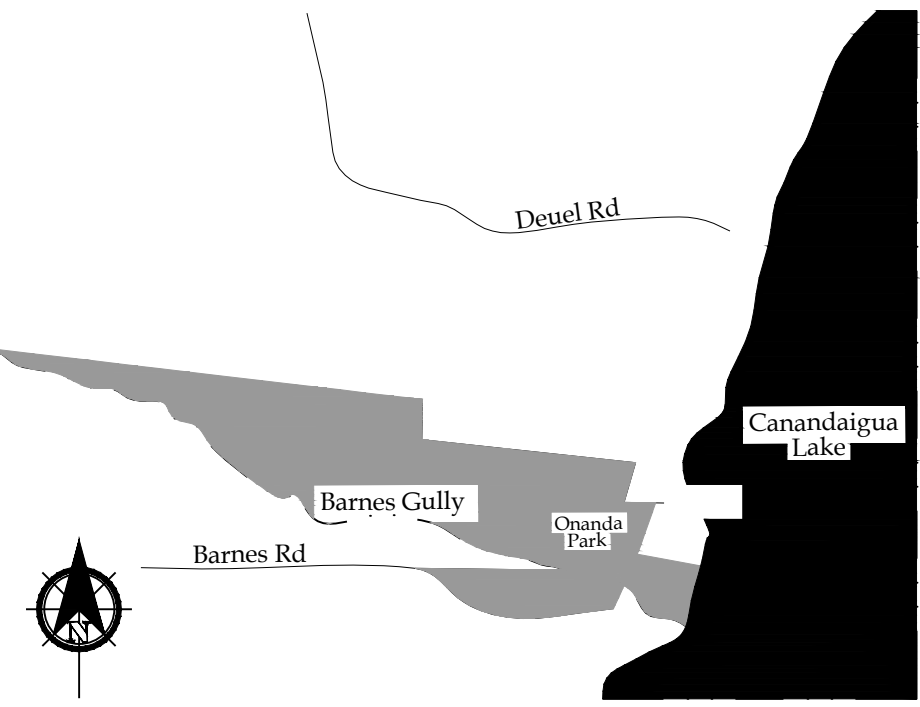
Showing Land
at
4947 County Road 16
Town of Canandaigua
County of Ontario State of New York

T.m. # 154.06-1-7.1
Scale 1"= 20'
File: 15092

www.veneziasurvey.com

E-mail rocco@veneziasurvey.com

DATE: LOCATION: © 2016 BAYER LANDSCAPE ARCHITECTURE, PLLC



NOTE:
EXISTING CONDITIONS/ BASE MAP
INFORMATION IS FROM A SITE SURVEY
CONDUCTED BY VENEZIA ASSOCIATES
DATED 5/29/2015 AND TITLED
PRELIMINARY/FINAL SUBDIVISION PLAT:
RICHARD SANDS
4947 COUNTY RD 16
TOWN OF CANANDAIGUA
STATE OF NEW YORK

SITE DETAILS:
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Contours derived from NAVD88 Datum
Flood Zones AE & X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.

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

Scale:	1" = 20'-0"
Checked By:	MHB
Drawn By:	MER
Design By:	BLA
Date:	JANUARY 15, 2016
Project No:	
No.	
Revisions	
By	
Date	

SANDS RESIDENCE
4947 WEST LAKE ROAD
CANANDAIGUA, NY

EXISTING CONDITIONS

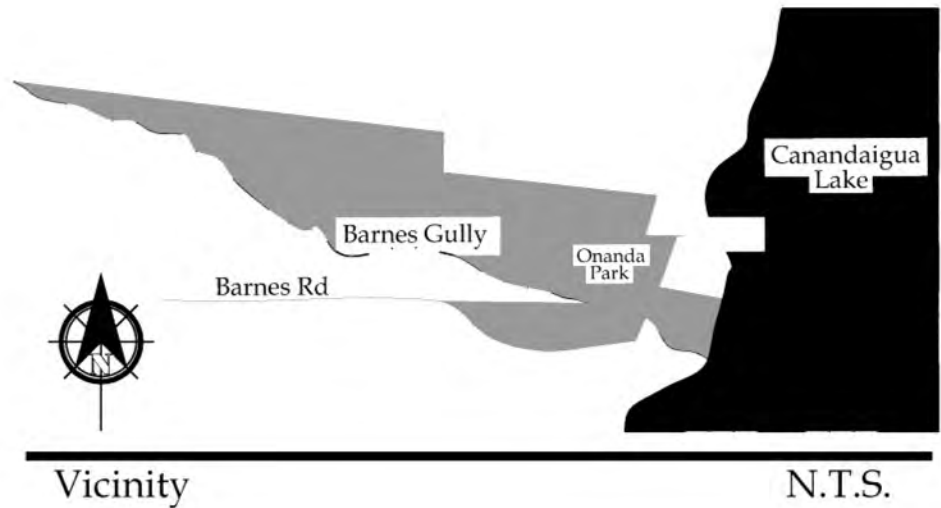
L 2 . 0






LOT 1 PROPOSED COVERAGE CALCULATIONS	
HOUSE	11,949.00 SQ FT
ASPHALT DRIVEWAY	7,365.0 SQ FT
PAVER DRIVEWAY	5,549.0 SQ FT
PAVER PATIO	1,782.0 SQ FT
BOULDER WALL	973.0 SQ FT
BREAK WALL	698.0 SQ FT
STONE WALL	281.0 SQ FT
DECK	273.0 SQ FT
POOL HOUSE	416.0 SQ FT
PERGOLA/ SHADE STRUCTURE	1327.0 SQ FT
POOL AREA LANDSCAPE WALLS	1100.0 SQ FT
POOL COPING	268.0 SQ FT
POOL	596.0 SQ FT
SPA	70.0 SQ FT
WATER FEATURE	286.0 SQ FT
POOL DECK (OUTSIDE PERGOLA)	962.0 SQ FT
WALKS IN/OUT POOL AREA & CARRIAGE HOUSE	1342.0 SQ FT
TOTAL COVERAGE	34,279.0 SQ FT
TOTAL SITE AREA	150,703.0 SQ FT
BUILDING COVERAGE	9.1%
TOTAL LOT COVERAGE	22.7%

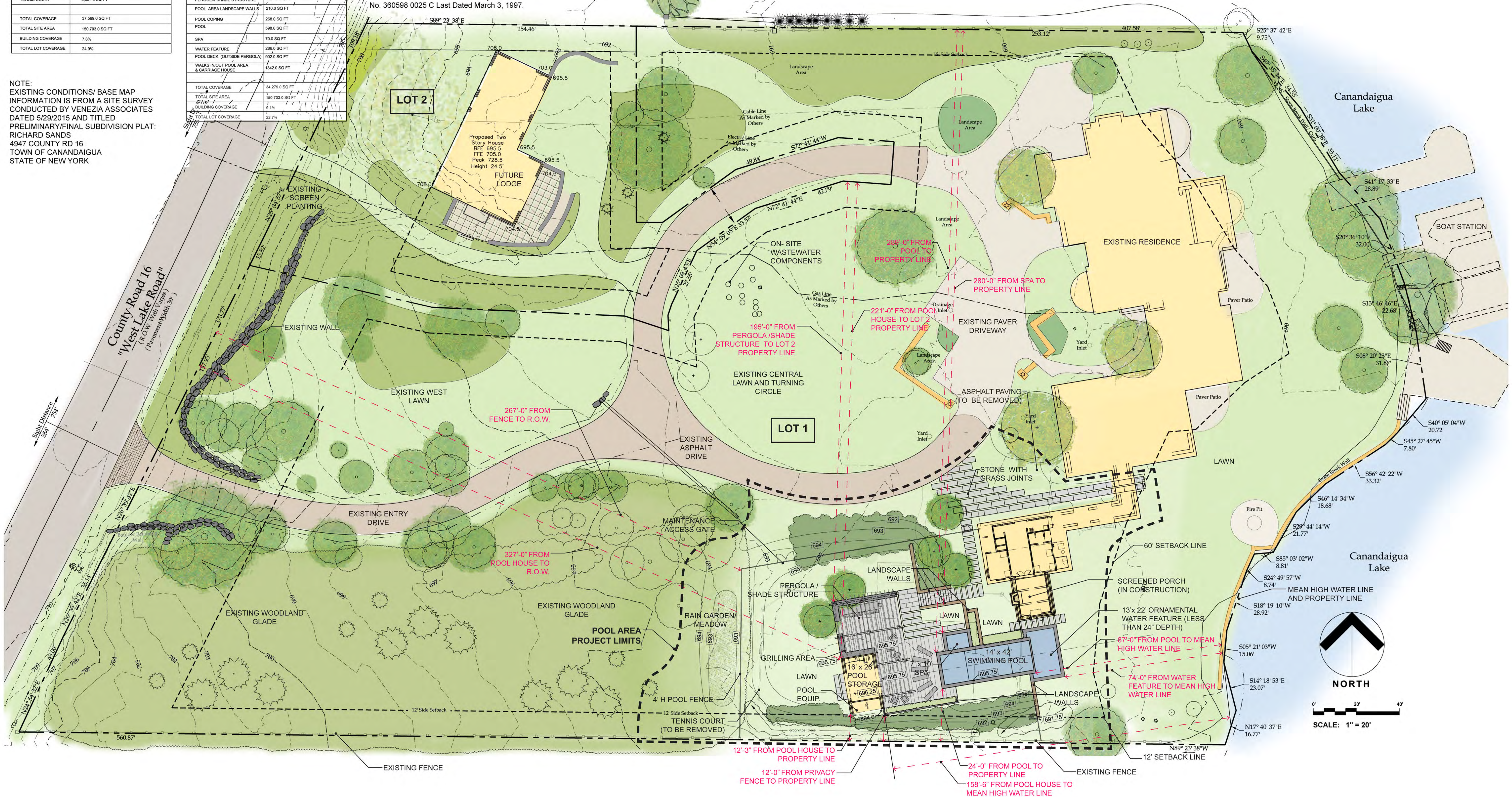
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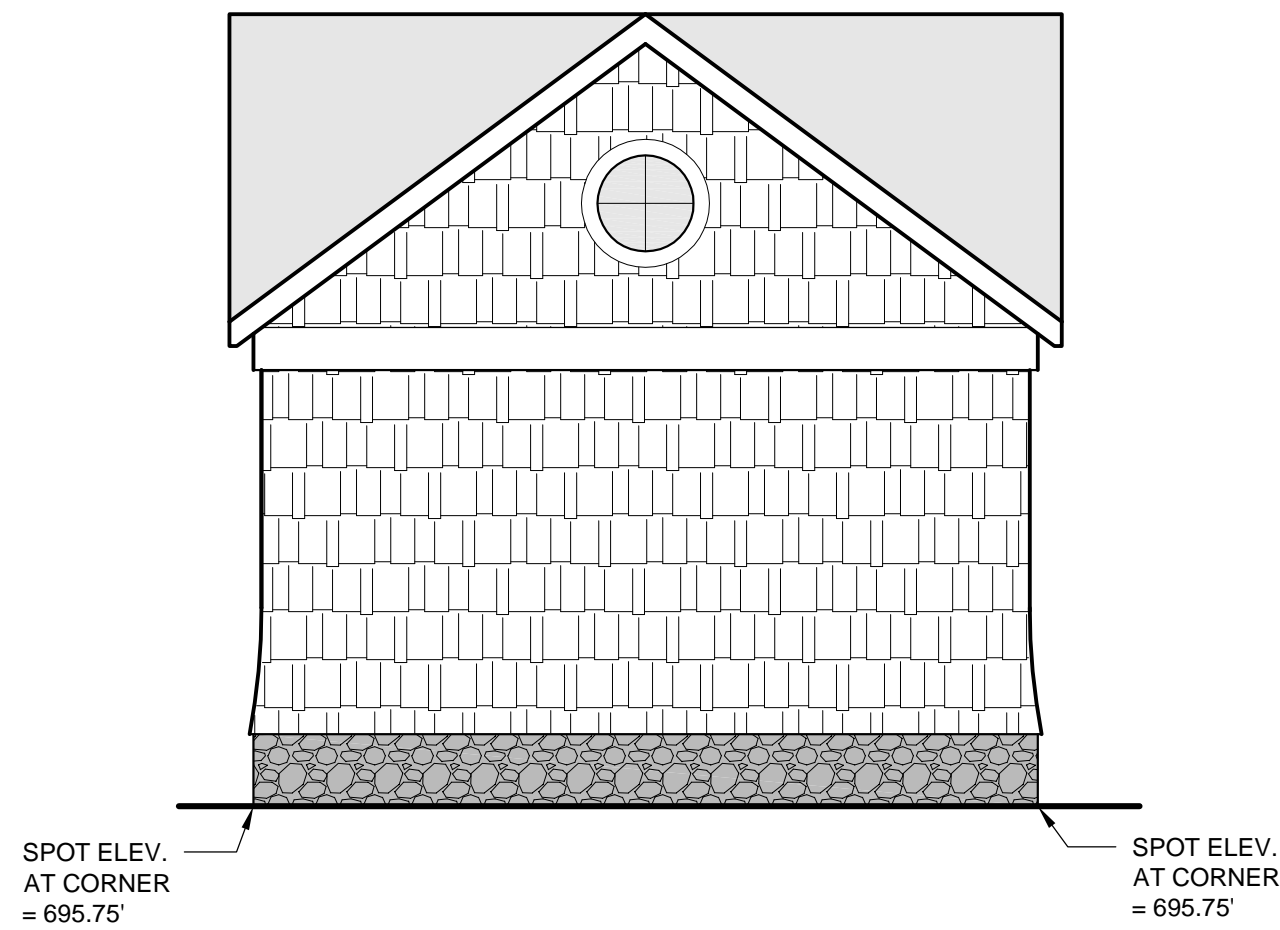
Flood Zones AE & X Per Community Panel
No. 360598 0025 C Last Dated March 3, 1997.



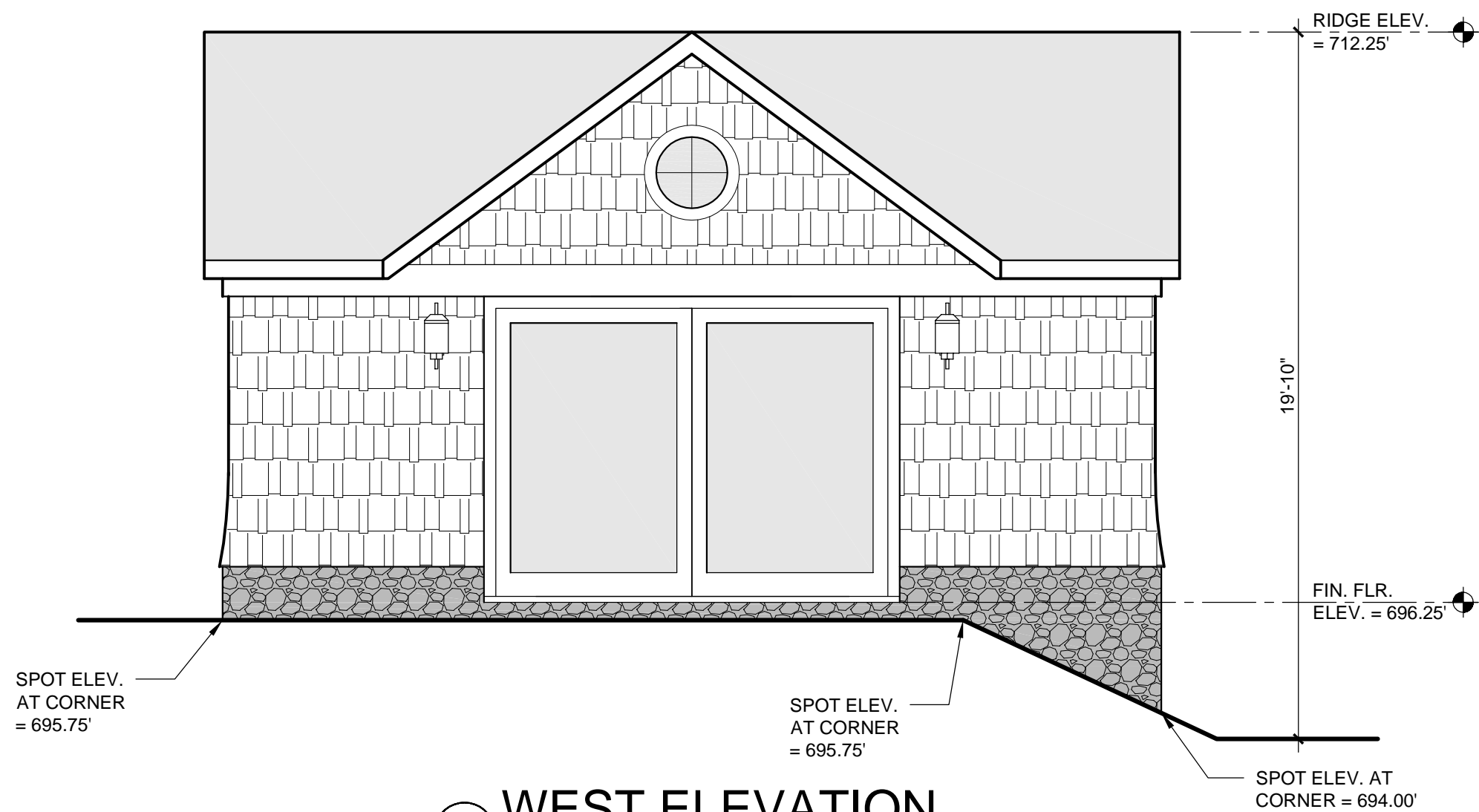
LEGEND	
SYMBOL	DESCRIPTION
 234	EXISTING CONTOUR LINE
 234	OSD CONTOUR LINE
	LOT LINES
	SITE SETBACK
	RAIN GARDEN



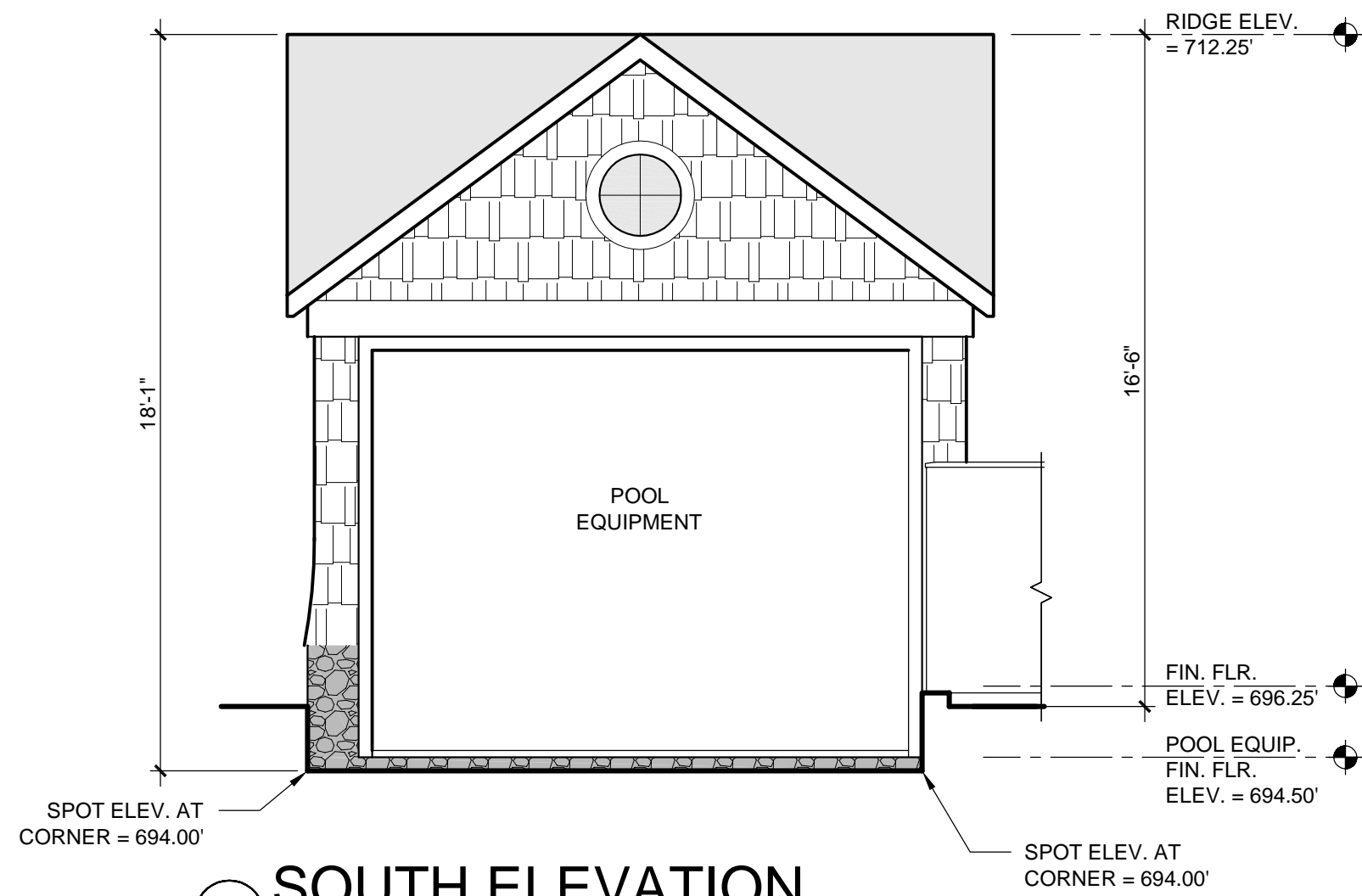
PRINT DATE: Jan 15, 2016 11:07 AM USER: MSTEINME
FILE NAME: S:\4947 West Lake Road Drawings\CAD\HBC_Pool_Building\HBC_4947 West Lake Rd_House_A100_Exterior Elevations_Sheet.dwg



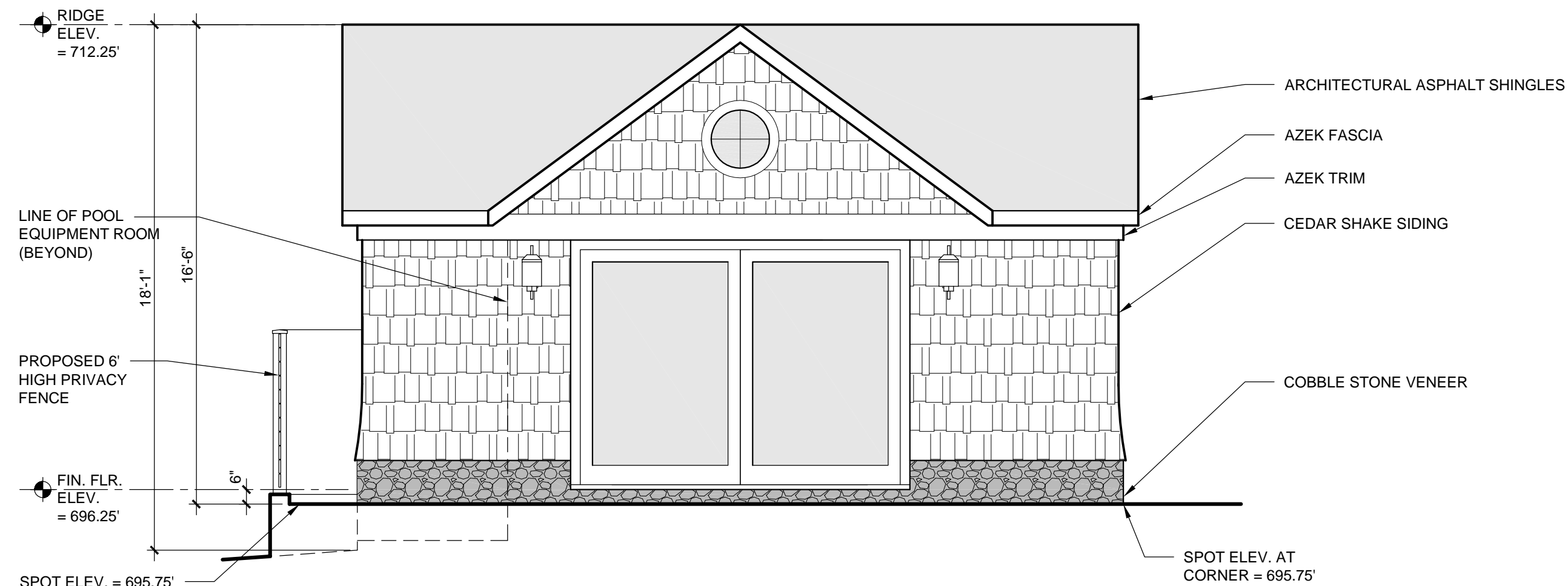
6 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



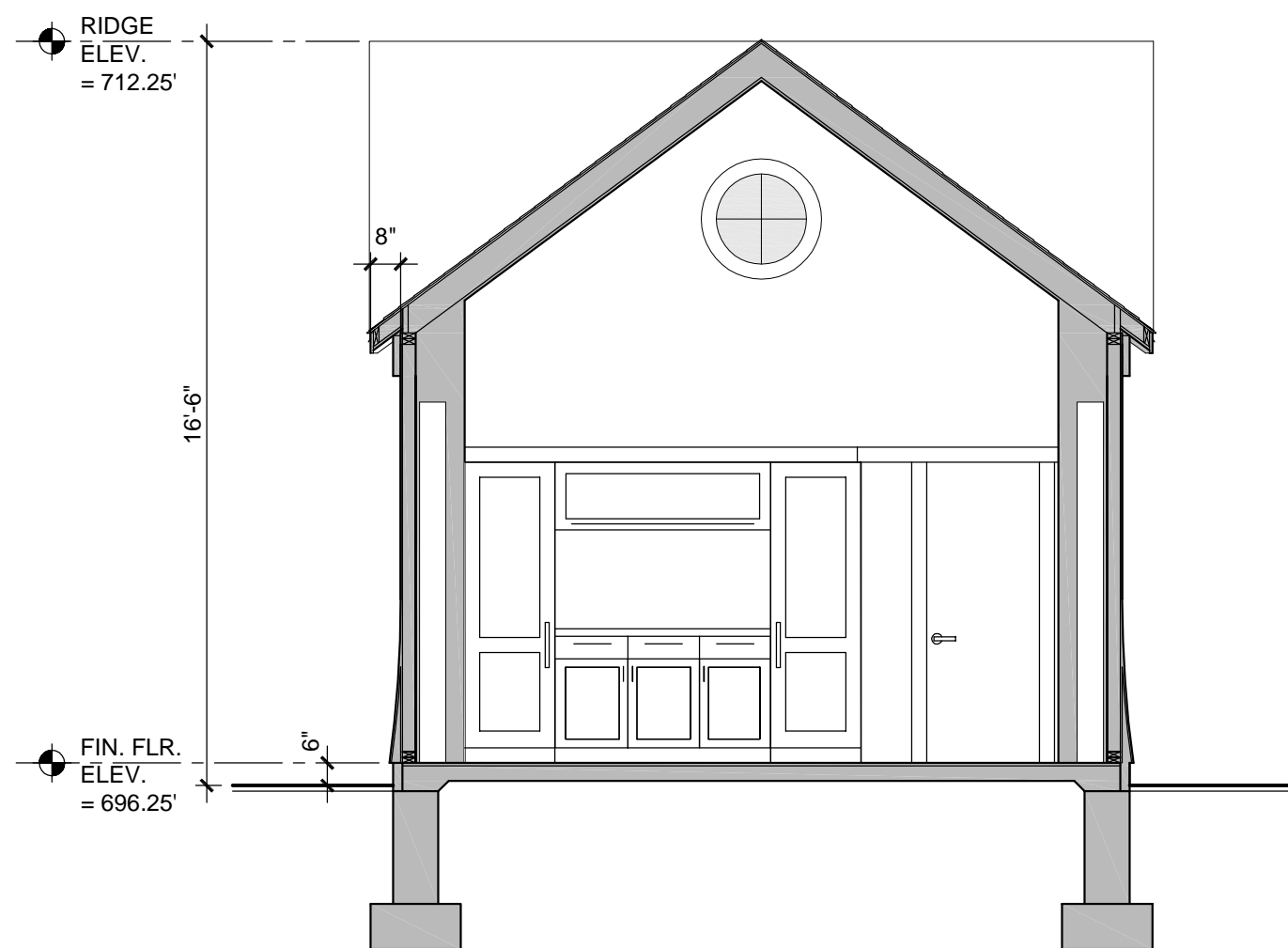
5 WEST ELEVATION
SCALE: 1/4" = 1'-0"



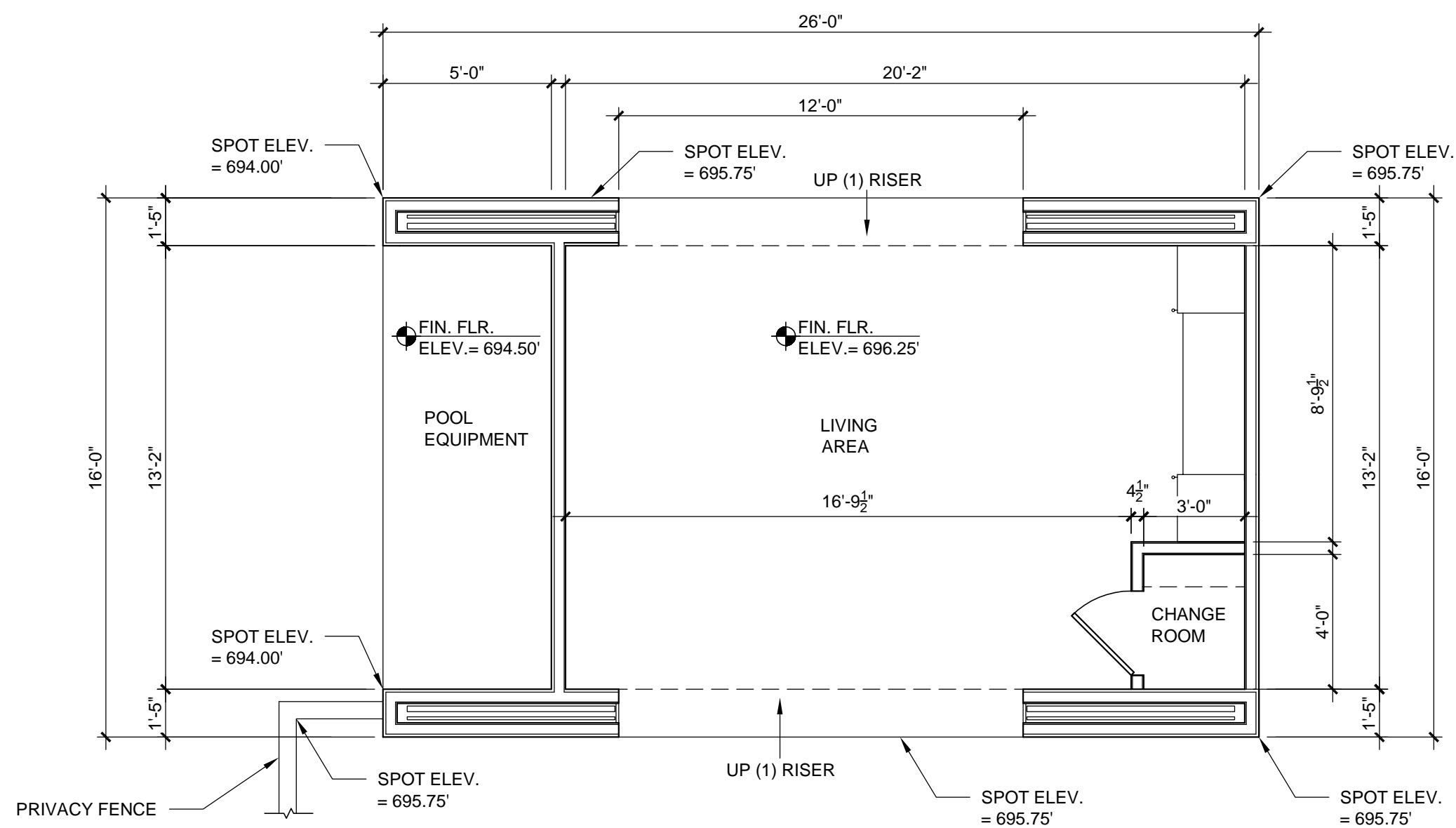
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



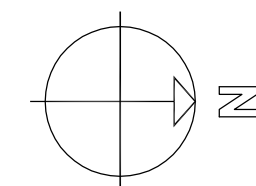
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



1 POOL HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SQUARE FOOTAGE ANALYSIS

LIVING AREA	251 SQ. FT.
CHANGE ROOM	12 SQ. FT.
EQUIPMENT ROOM	66 SQ. FT.
TOTAL STRUCTURE	416 SQ. FT.

New Proposed Pool Building
Sands Residence
4947 West Lake Road
Canandaigua, NY 14424

Project Name

No.	Revisions/Submissions	Date
	ZBA SUBMISSION	1/15/16

HB CORNERSTONE

99 Garnsey Road, Suite 100
Pittsford, NY 14534
585.419.8800 P • 585.419.8814 F

DJC ARCHITECTURE

99 Garnsey Road, Suite 101
Pittsford, NY 14534
585.419.8800 P • 585.419.8814 F

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER OR REPRODUCE THESE DRAWINGS IN ANY WAY.

Drawing Title

FLOOR PLAN AND
EXTERIOR ELEVATIONS

Project No:

Scale: AS NOTED

Date: 01-14-16

Drawn By:

Drawing No.

A100

4947 West Lake Road
Proposed Poolhouse

1/15/2016



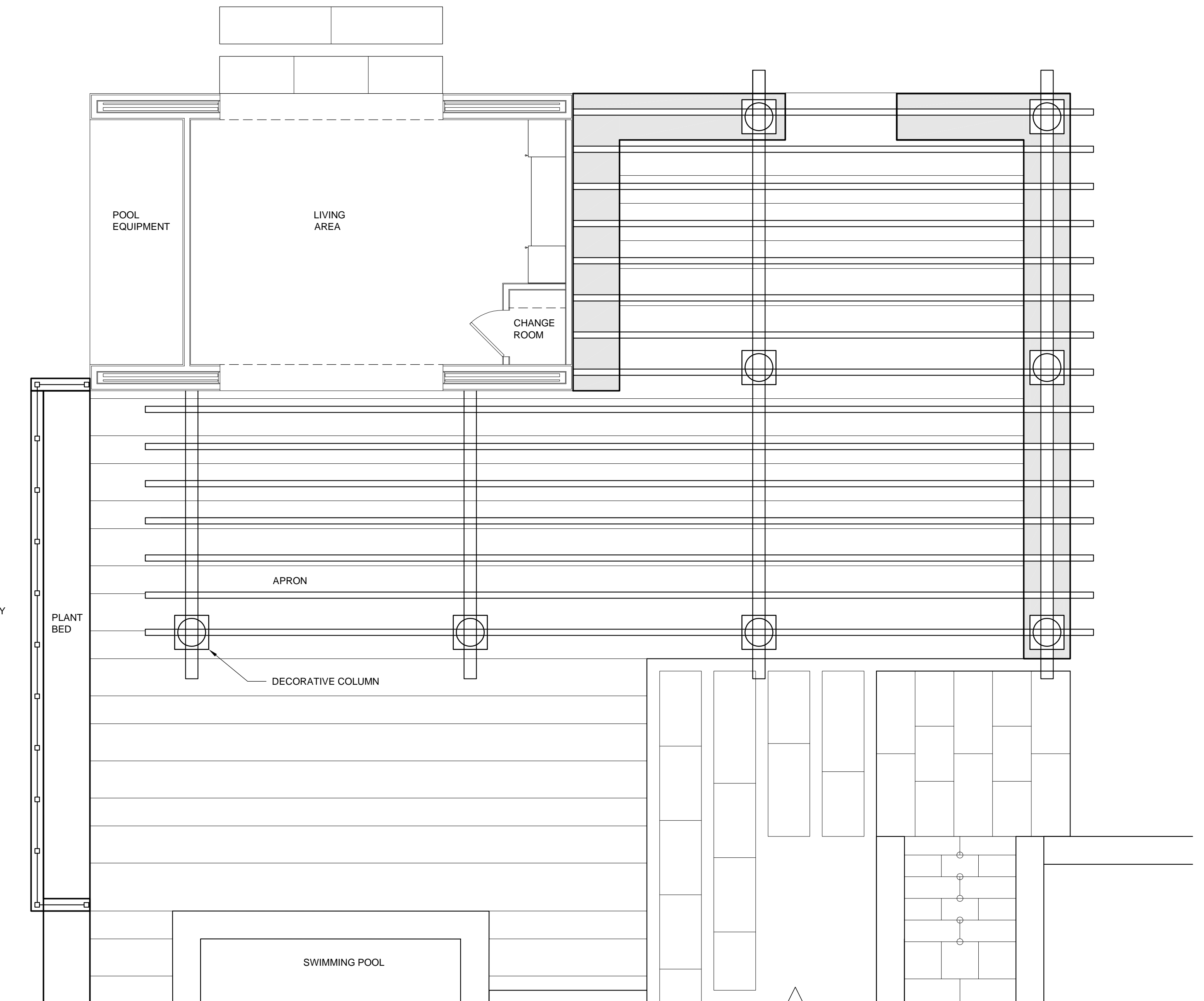
Analysis - Average Building Height Above Grade*

Proposed Design

		Total Grade Elevation (Based on Schematic Exterior Elevation Drawing)							
Total Elevation Length	Elevation	695.75	694.00	694.88					
16	North	16.00	-	-					
26	West	20.00	-	6.00					
16	South	-	16.00	-					
26	East	26.00	-	-					
84.00		62.00	16.00	6.00					
		43,136.50	11,104.00	4,169.25					

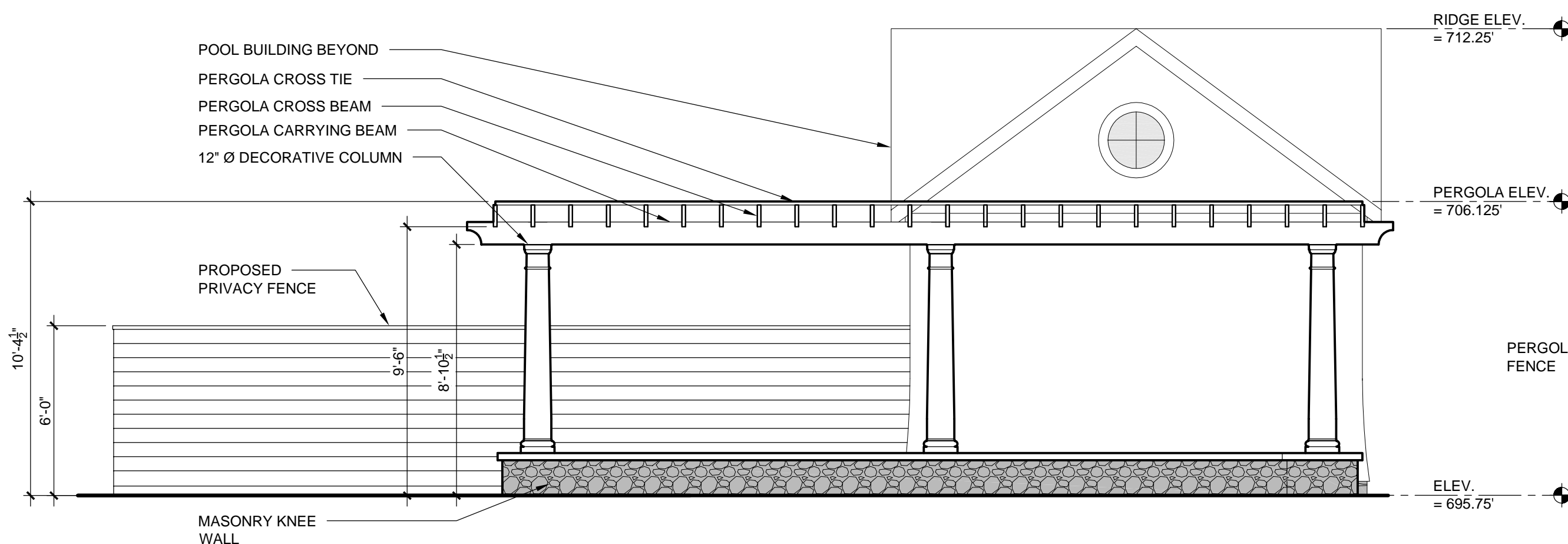
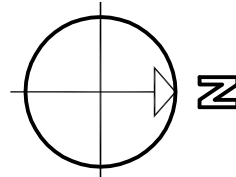
58,409.75 Subtotal
84 Total Elevation Length

Average Grade Elevation		695.35
Proposed Roof Ridge Elevation		712.25
First Floor Elevation	696.25	16.90 Actual Average Height above Grade
Top of Roof Ridge	712.25	10.00 Zoning Height Restriction
Floor to Ridge Dimension	16.00	(6.90) Pass / (Fail)



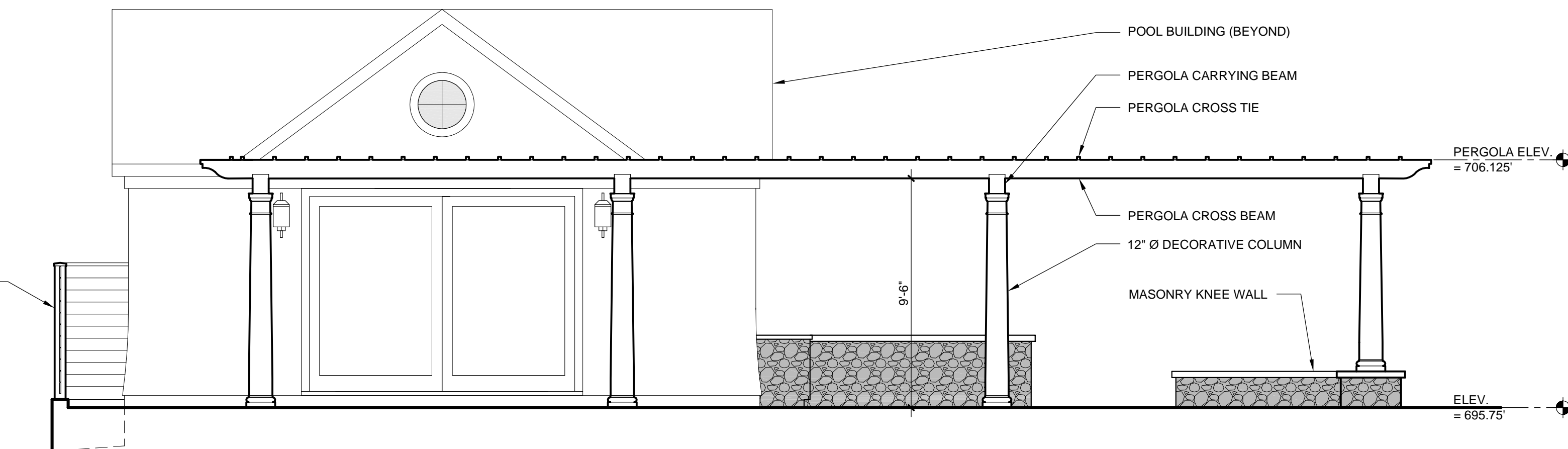
1 POOL HOUSE PERGOLA PLAN

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



6 NORTH ELEVATION

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



3 EAST ELEVATION

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

New Proposed Pool Building

Sands Residence

4947 West Lake Road
Canandaigua, NY 14424

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FLOOR PLAN AND
EXTERIOR ELEVATIONS

Project No:

Scale: AS NOTED

Date: 01-14-16

Drawn By:

Drawing No.

A101



Sands Residence Pool Area Model Images

4947 County RD 16 | Canandaigua NY | TAX MAP#: 154.06-1-7.1
January 15, 2016