

Lamb Residence

Town of Canandaigua, New York

SITE PLAN NOTES:

- GUTTERS & DOWNSPOUTS DRAIN TO SPLASH BLOCKS & LEADERS. SITE STORM WATER MANAGEMENT SHALL BE CONTAINED ON THE SUBJECT PARCEL AND NOT ON ADJACENT PROPERTIES.
- LANDSCAPING WILL CONSIST OF FINE GRADING AND SEEDING GRASS LAWNS WITH MAINTENANCE OF EXIST. FOUNDATION PLANTINGS. NO TREES ARE TO BE REMOVED OR ADDED.
- MUNICIPAL WATER/SEWER SERVICE IS EXISTING TO HOUSE.
- OUTDOOR LIGHTING WILL BE WALL MOUNTED ON THE HOUSE. FIXTURES WILL BE DARK SKY COMPLIANT. LANDSCAPE LIGHTING WILL BE LOW VOLTAGE ACCENT LIGHTING FOR WALKWAYS AND PATIO AREAS. ALL SITE LIGHTING SHALL BE COMPLIANT WITH THE TOWN CODE, CHAPTER 220, SECTION 11.
- THE DESIGN OF THE ADDITION IS TO BE CONSISTENT WITH THE RECOMMENDATIONS OF THE SHORELINE DEVELOPMENT GUIDELINES ADOPTED BY THE TOWN ON MARCH 28, 2005.
- OVERHEAD ELECTRIC SERVICE IS EXISTING TO SOUTHEAST CORNER OF EXISTING HOUSE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED, INSTALLED AND MAINTAINED PER THE REQUIREMENTS SET FORTH IN THE LATEST EDITION OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ALL SILT FENCING SHOULD BE INSTALLED PARALLEL WITH CONTOURS AND PROVIDED WITH J-HOOKED ENDS.
- FEMA COMMUNITY PANEL # 04-02-1938A-3605918 0025C REVISED MARCH 3, 1997. PORTION OF PROPERTY IS IN ZONE AE BASE FLOOD ELEV. = 692.0', BUT NOT THE PORTION WITH THE EXISTING HOUSE OR ADDITION.
- THE LIMITS OF EXCAVATION AND GRADINGS IS WITHIN THE AREA OF THE SILT FENCING ON THE NORTH, SOUTH AND THE WEST SIDE OF THE PROPERTY.
- NO BACKFILL OR TOP SOIL WILL BE STOCKPILED ON SITE.
- NEW DRIVEWAY WILL BE GRAVEL.
- TAX MAP # 133.13-1-1.100.
- GRADE SLOPES LESS THAN 1% AROUND ADDITION.
- AREA OF DISTURBANCE IS 5,700 SQ. FT.
- COST OF SEDIMENTATION CONTROL WILL BE LESS THAN \$5,000.00.

CONSTRUCTION SEQUENCE:

WORK IS ANTICIPATED TO BEGIN IN SEPTEMBER 2020

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. A DETAILED CONSTRUCTION SEQUENCE SHALL BE PROVIDED PRIOR TO CONSTRUCTION BASED ON THE FOLLOWING:

- EROSION AND SEDIMENT CONTROL MEASURES INSTALLED SECOND WEEK OF SEPTEMBER 2020.
- EROSION CONTROL MEASURES INSPECTED BY TOWN CEO PRIOR TO ISSUANCE OF ANY PERMITS.
- FOUNDATIONS/EXCAVATIONS FIRST WK OF OCTOBER.
- FRAMING/GENERAL CONSTRUCTION, MONTH OF OCTOBER.
- ROUGH GRADING, NOVEMBER.
- FINISH GRADING/LANDSCAPING APRIL.
- PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED, AN AS-BUILT SURVEY SHALL INCLUDE SPOT ELEVATIONS TO CONFIRM COMPLIANCE WITH THE APPROVED GRADING & FLOOR ELEVATIONS AND HEIGHT OF DWELLING FROM AVERAGE GRADE.
- THE LAWN SHALL BE ESTABLISHED NOT LATER THAN JUNE 1ST 2021 BARRING DELAYS IN CONSTRUCTION.

UTILITIES:

ALL UTILITIES WILL REMAIN IN PLACE

- NATURAL GAS
- OVERHEAD TELEPHONE AND ELECTRIC
- MUNICIPAL SEWER AND WATER SERVICE



2 LOCATION MAP
A-O.O N.T.S.

ZONING INFORMATION:

ZONED RLD - RESIDENTIAL LAKE DISTRICT *LOT SIZE GREATER THAN 20,000 SF

	ALLOWED	PROVIDED
LOT SIZE		2.784 ACRES = 121.271 AC
MAXIMUM BLDGS. COVERAGE: 15%	18,191 SF	9,967 SF = 8.22%
MAXIMUM LOT COVERAGE: 25%	30,318 SF	23,257 SF = 19.18%
MINIMUM LOT WIDTH:	125 FT	125 FT
MAXIMUM BUILDING HEIGHT:	25 FT	EXISTING = 27', ADDITION = 26'-11 1/4"
MINIMUM SETBACKS:		
FRONT	60 FT	36.8 FT
SIDE	12 FT	16 FT
REAR	60 FT	74 FT

AREA CALCULATIONS:

EXISTING BUILDING FOOTPRINT -	3,286 SF
ENCLOSED ADDITION FOOTPRINT -	1,463 SF
EXISTING PORCH AREA -	235 SF
NEW COVERED PATIO AREA -	546 SF
TOTAL HOUSE COVERAGE -	5,580 SF

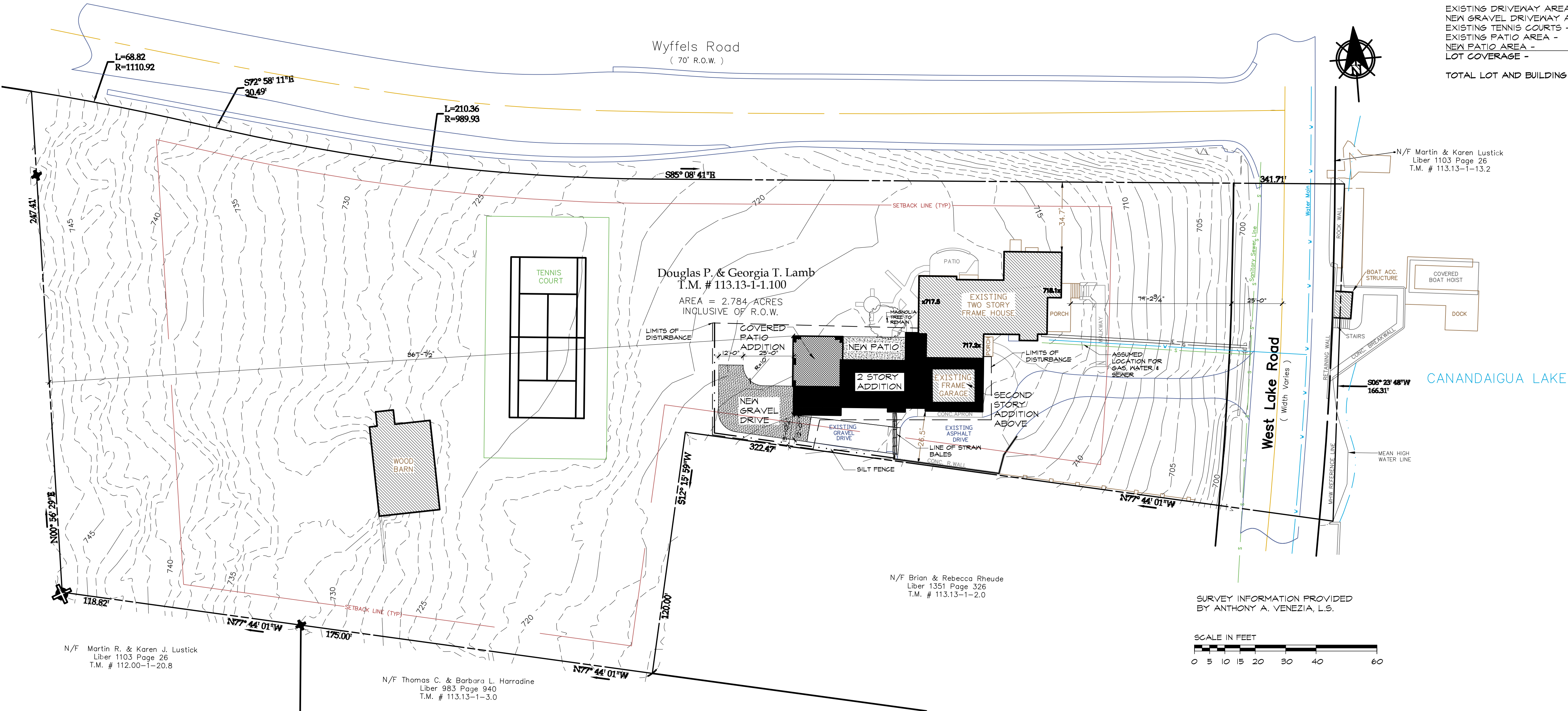
ACCESSORY BUILDING AREA -	1,391 SF
TOTAL BUILDING COVERAGE -	9,967 SF = 8.22 %

EXISTING DRIVEWAY AREA TO REMAIN -	2,490 SF
NEW GRAVEL DRIVEWAY AREA -	1,680 SF
EXISTING TENNIS COURTS -	7,145 SF
EXISTING PATIO AREA -	1,064 SF
NEW PATIO AREA -	556 SF
LOT COVERAGE -	13,290 SF

TOTAL LOT AND BUILDING COVERAGE - 23,257 SF = 19.18%

SITE PLAN KEY:

EXISTING BUILDING AREA	[Pattern]
NEW BUILDING AREA	[Pattern]
NEW COVERED PATIO AREA	[Pattern]
NEW PATIO	[Pattern]
NEW GRAVEL DRIVE	[Pattern]
EXISTING CONTOUR	[Pattern]
HAY BALES	[Pattern]
SILT FENCE	[Pattern]
LIMITS OF DISTURBANCE	[Pattern]



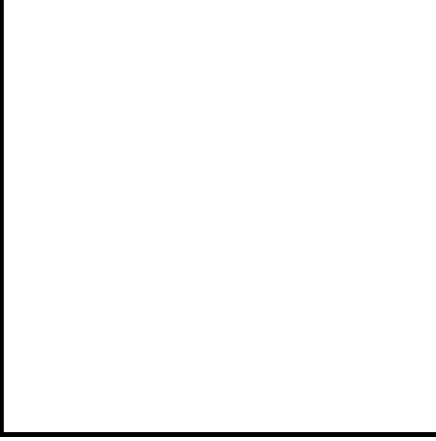
1 SITE PLAN
A-O.O

REVISIONS	
No.	Description

DESIGN WORKS
ARCHITECTURE

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Doug & Gigi
LAMB RESIDENCE

3860 West Lake Road
Town of Canandaigua, New York
Ontario County

Project No.	1929
Date:	06-19-20
Scale:	AS NOTED
Drawn by:	THH
Checked by:	CBS

Construction Documents
PRELIMINARY & FINAL
SITE PLAN APPROVAL

A-O.O

PLANNING BOARD CHAIR-TOWN OF CANANDAIGUA
PRELIMINARY & FINAL SITE PLAN APPROVAL

1" = 30'-0"