

**CONCEPT LAYOUT
FOR
GARAGE AND HOUSE ADDITION**
4519 DAVIDSON LANDING DRIVE
COUNTY OF ONTARIO
TOWN OF CANANDAIGUA
STATE OF NEW YORK

JOB NO: 0437-13
SCALE: 1" = 20'
DRAWN: RJT
DESIGNED: RJT
DATE: 03/18/14

REVISIONS

DATE	BY	REVISION

ISSUED

MAR 21 2014

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ROBERT P. BRINGLEY

DRAWING TITLE:

CONCEPT

1 of 1

SHEET No:

0437-13

JOB No:

C1.1

DRAWING No:



LOCATION MAP

A) PROJECT STATISTICS

1.1 GENERAL:

- A. PROPERTY OWNER** - JOHN & JOANNE SMITH
4519 DAVIDSON LANDING
CANANDAIGUA, NY 14424
- B. PROPERTY ADDRESS** - 4519 DAVIDSON LANDING
CANANDAIGUA, NY 14424
- C. TAX ACCOUNT** - 126 20-1-15.200
- D. LOT SIZE** - 0.88 ACRES

1.2 ZONING REGULATIONS:

- A. ZONING DISTRICT** - RLD- RESIDENTIAL LAKE DISTRICT

B. CODE REQUIREMENTS

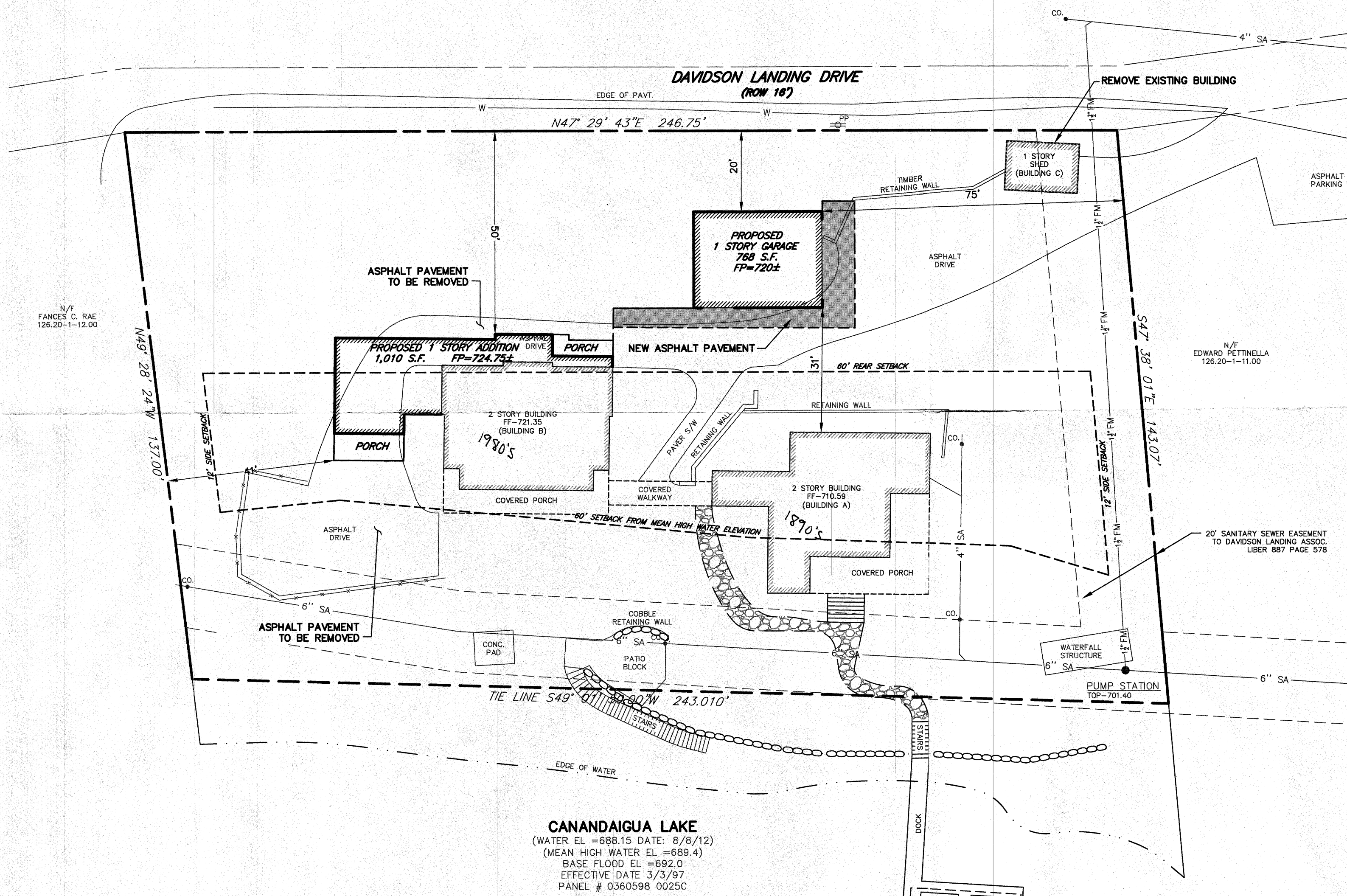
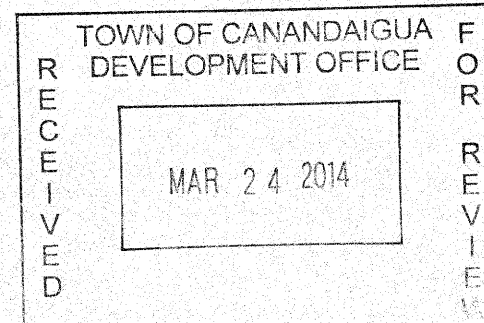
ITEM	REQUIRED	PROPOSED
LOT SIZE	20,000 SF	42,688 S.F.
LOT WIDTH	125 FT	243 FT
FRONT SETBACK	60 FT	107 FT
REAR SETBACK	60 FT	20 FT
SIDE SETBACK	12 FT	75 FT
BUILDING COVERAGE	15 %	12 %
BUILDING A	1,252 SF	
BUILDING B	1,257 SF	
PORCH/COVERED WALK	865 SF	
PROPOSED HOUSE ADDITION	1,010 SF	
PROPOSED GARAGE	788 SF	
TOTAL	5,152 SF	
STRUCTURE HEIGHT	16 FT MAX.	16 FT (GARAGE) 16 FT (HOUSE ADD.)

***VARIANCES REQUIRED**

- 20' REAR SETBACK TO GARAGE
50' REAR SETBACK TO HOUSE
CODE:
50' REAR SETBACK REQUIRED

B) LEGEND:

EXISTING	DESCRIPTION
	SIGN
	LIGHT POLE
	POWER POLE
	GAS MAIN & VALVE
	ELECTRIC CONDUIT & STRUCTURE
	TELEPHONE CONDUIT & STRUCTURE
	CENTERLINE AND STATIONING
	RIGHT-OF-WAY OR PROPERTY LINE
	CURB
	FENCE (DESCRIPTION)
	SANITARY SEWER WITH MANHOLE
	STORM SEWER, MANHOLE & FIELD/DROP INLET
	WATER MAIN WITH HYDRANT & GATE VALVE
	CENTERLINE OF SWALE
	CONTOUR
	DRAINAGE FLOW ARROW
	SPOT ELEVATION
	TREE LINE
	IRRIGATION CONTROL BOX
	BUSH OR SHRUB



CANANDAIGUA LAKE
(WATER EL. = 688.15 DATE: 8/8/12)
(MEAN HIGH WATER EL. = 689.4)
BASE FLOOD EL. = 692.0
EFFECTIVE DATE 3/3/97
PANEL # 0360598 0025C