

# Campbell Lake House

## Canandaigua, New York



- SITE PLAN NOTES:**
1. GUTTERS & DOWNSPOUTS DRAIN TO SPLASH BLOCKS & LEADERS. SITE STORM WATER MANAGEMENT SHALL BE CONTAINED ON THE SUBJECT PARCEL AND NOT ON ADJACENT PROPERTIES.
  2. A LANDSCAPE PLAN DESIGNED TO SOFTEN THE GARAGE MASSING IS PROPOSED ON A SEPARATE SUBMISSION.
  3. REFER TO LANDSCAPING PLAN FOR PLANTING SCHEDULE. ALL NEW TREES SHALL HAVE AN MINIMUM CALIBER OF 2.5" AT TIME OF PLANTING.
  4. NEW SEPTIC SYSTEM FOR HOUSE WILL BE PROVIDED UNDER SEPARATE SEPTIC PLAN.
  5. 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 77.
  6. THE DESIGN IS TO BE CONSISTENT WITH THE RECOMMENDATIONS OF THE SHORELINE DEVELOPMENT GUIDELINES ADOPTED BY THE TOWN ON MARCH 28, 2005.
  7. OVERHEAD ELECTRIC SERVICE IS EXISTING AND IS TO BE BURIED. ACTUAL LOCATION TO BE CONFIRMED IN THE FIELD. CONTRACTOR TO CONFIRM LOCATION/ ROUTE OF ALL UTILITIES WITH THE PROVIDER PRIOR TO CONSTRUCTION.
  8. 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.
  9. ALL SILT FENCING SHOULD BE INSTALLED PARALLEL WITH CONTOURS AND PROVIDED WITH J-HOOKED ENDS. ADDITIONAL SILT FENCING SHOULD BE PROVIDED ALONG THE SIDE OF THE PROPERTY LINES.
  10. FEMA COMMUNITY PANEL # 04-02-1938A-360598 0025C REVISED MARCH 3, 1997 PROPERTY IS IN ZONE AE BASE FLOOD ELEV. = 642.0'
  11. THE LIMITS OF EXCAVATION AND GRADING IS WITHIN THE AREA OF THE SILT FENCING ON THE NORTH, EAST, AND THE SOUTH PROPERTY LINE.
  12. NO BACKFILL OR TOP SOIL WILL BE STOCKPILED ON SITE.
  13. DRIVEWAY WILL BE ASPHALT.
  14. TAX MAP # 140.11-12.0

15. PROVIDE A MINIMUM SLOPE OF 2% AWAY FROM THE FOUNDATION FOR A MINIMUM OF 3 FEET AT ALL BUILDING FOUNDATIONS.
  16. AREA OF DISTURBANCE SHOWN IS 1,950 SQ. FT.
  17. COST OF SEDIMENTATION CONTROL WILL BE LESS THAN \$4,000.00
  18. NO PHOSPHOROUS SHALL BE USED AT PLANTING TIME UNLESS SOIL TESTING HAS BEEN COMPLETED AND TESTED BY A HORTICULTURAL TESTING LAB AND THE SOIL TESTS SPECIFICALLY INDICATE A PHOSPHOROUS DEFICIENCY THAT IS HARMFUL, OR WILL PREVENT NEW LAWNS AND PLANTINGS FROM ESTABLISHING PROPERLY.
  19. IF SOIL TESTS INDICATE A PHOSPHOROUS DEFICIENCY THAT WILL IMPACT PLANT AND LAWN ESTABLISHMENT, PHOSPHOROUS SHALL BE APPLIED AT THE MINIMUM RECOMMENDED LEVEL PRESCRIBED IN THE SOIL TEST FOLLOWING ALL NYS DEC REGULATIONS.
  20. SHORELINE TREATMENT IS NATURAL BEACH AND RIP-RAP BREAK WALL.
- UTILITIES:**
1. EXISTING OVERHEAD TELEPHONE AND ELECTRIC WILL BE BURIED TO THE HOUSE AS SHOWN.
  2. A NEW SEPTIC SYSTEM TO BE INSTALLED.
  3. A NEW NATURAL GAS LINE WILL BE INSTALLED FROM SERVICE AT PROPERTY LINE.
  4. A NEW WATER LINE WILL BE INSTALLED FROM EXISTING SERVICE NORTH OF DRY STREAM BED TO THE HOUSE.
- SHORELINE DEVELOPMENT GUIDELINES:**
- COMPLIANCE WITH SHORELINE DEVELOPMENT GUIDELINES MUST BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE BUILDING LOCATION SETBACK, MASSING AND SIDING PROFILE ARE REPLICATING THE ORIGINAL TWO STORY BOATHOUSE STRUCTURE. WE HAVE SPECIFIED EARTH TONED STONE VENEER OVER THE CONCRETE FOUNDATION TO REPLICATE THE ORIGINAL RUBBLE STONE FOUNDATION. THE COLOR OF THE HOUSE AND BOAT ACCESSORY STRUCTURE WILL BE A DEEP BLUE WHICH WILL BLEND INTO THE FORESTED BACKGROUND ON THE SITE AND HIDE THE CONCRETE RETAINING WALL BEHIND THE HOUSE AND ATTACHED GARAGE. THE ROOFING WILL BE DARK BRONZE COLOR.

### ZONING INFORMATION

<b>ZONED:</b> RLD - RESIDENTIAL LAKE DISTRICT	
<b>*LOT SIZE OVER 20,000 SF</b>	
LOT AREA:	1.044 ACRES = 45,417 SF
MAXIMUM BUILDING COVERAGE:	15% = 6,822 SF
MAXIMUM LOT COVERAGE:	25% = 11,369 SF
EXISTING HOUSE TO BE DEMOLISHED	= 941 SF
EXISTING PORCH TO BE DEMOLISHED	= 275 SF
EXISTING SHED TO BE DEMOLISHED	= 167 SF
TOTAL EXISTING TO BE REMOVED	= 1,383 SF
PROPOSED HOUSE ON EXIST. FOOTPRINT	= 866 SF
PROPOSED ADDITION	= 887 SF
PROPOSED PORCH	= 1,300 SF
PROPOSED GARAGE OVERHANG	= 55 SF
PROPOSED STEPS TO PORCH	= 33 SF
PROPOSED BOAT ACCESSORY STRUCTURE	= 120 SF
TOTAL BUILDING COVERAGE	= 3,261 SF / 6,822 SF ALLOWABLE
EXISTING BREAK WALL	= 96 SF
EXISTING RETAINING WALL	= 60 SF
PROPOSED DRIVE/PARKING	= 1,305 SF
PROPOSED WALK	= 40 SF
PROPOSED OUTDOOR SHOWER	= 19 SF
TOTAL LOT COVERAGE	= 4,831 SF / 11,369 SF ALLOWABLE

MAXIMUM BUILDING HEIGHT:	ALLOWED	EXISTING	PROPOSED
	25 FT	27'-4"	28'-5 3/4" WITH FLOOR ELEV. RAISED 2'
MINIMUM SETBACKS:	FRONT	60 FT	165'-0"
	REAR	60 FT	7'-1"
	SIDE	12 FT	64'-2 1/2" / 25'-0 3/4" / 86'-6"

Gregory Gifford  
&  
Lisa Gifford  
Tax Map# 140.11-12.0  
Area = 1.044 Acres

County Road 16  
Width 14'±

Front Yard Setback = 10'

Side Yard Setback = 10'

Back Yard Setback = 10'

Side Yard Setback = 10'

Back Yard Setback = 10'

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Back Yard Setback = 10'

Side Yard Setback = 10'

SURVEY INFORMATION PROVIDED BY ANTHONY A. VENEZIA, L.S. FROM SURVEY COMPLETED ON 7/31/2017 WITH NOTES FROM AN INSTRUMENT SURVEY PERFORMED ON 7/25/2017

SCALE IN FEET

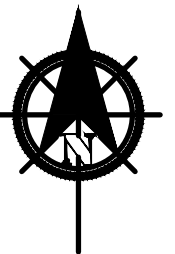


2 LOCATION PLAN  
A-O

- LIST OF DRAWINGS:**
- A-0.0 Cover Sheet
  - A-0.1 Site Details

#### SITE PLAN KEY:

- PROPOSED 1 STORY AREA
- PROPOSED 2 STORY AREA
- EXISTING COUNTOUR
- NEW CONTOUR
- UTILITY (G, SAN, W, OH ELECT)
- SILT FENCE
- LIMITS OF DISTURBANCE
- TURBIDITY CURTAIN
- DOWN SPOUT W/ SPLASH BLOCKS
- DRY STREAM BED
- RET. WALL/BREAK WALL
- RIP-RAP
- ASPHALT DRIVE



TOWN WATER & HIGHWAY SUPERINTENDENT

DATE

DATE

DATE

PLANNING BOARD CHAIR-  
TOWN OF CANANDAIGUA

TOWN ENGINEER

FOR SITE PLAN APPROVAL

Title: Construction Documents  
COVER SHEET

Project No: 1713

Date: 07-16-2021

Scale: AS NOTED

Drawn by: THM

Checked by: CBS

Paul & Lisa  
CAMPBELL LAKE HOUSE

4681 N. Menteth Drive  
Town of Canandaigua, New York  
Ontario County

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No.	Date	Description

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