



## GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

**C-02-BAT-02-25**

Review Date

**2/13/2025**

Municipality

**BATAVIA, C.**

Board Name

**CITY PLANNING AND DEVELOPMENT COMM.**

Applicant's Name

**Edwin Smart, RA**

Referral Type

**Special Use Permit**

Variance(s)

Description:

**Special Use Permit to operate an architectural design services office.**

Location

**4 Mix Pl., Batavia**

Zoning District

**Residential (R-1A) District**

### PLANNING BOARD RECOMMENDS:

**APPROVAL**

### EXPLANATION:

**The proposed professional office should pose no significant county-wide or inter-community impact.**

Director

February 13, 2025

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 815-7901

**DEPARTMENT USE ONLY:**

GCDP Referral # C-02-BAT-02-25



**\* GENESEE COUNTY \***  
**PLANNING BOARD REFERRAL**

**RECEIVED**

By the Genesee County Dept. of Planning at 11:36 am, Feb 06, 2025

Required According to:

**GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N**

(Please answer ALL questions as fully as possible)

**1. REFERRING BOARD(S) INFORMATION**Board(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6345

Ext.

**2. APPLICANT INFORMATION**Name Edwin Smart, RA.Address 5949 West Middlebury Rd.City, State, Zip Wyoming, NY 14591Phone (716) 807 - 5259

Ext.

Email esmart@smartdesignarchitects.comMUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)☐ Area Variance☐ Use Variance☒ Special Use Permit☐ Site Plan Review☐ Zoning Map Change☐ Zoning Text Amendments☐ Comprehensive Plan/Update☐ Other: \_\_\_\_\_

Subdivision Proposal

☐ Preliminary☐ Final**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 4 Mix Pl.B. Nearest intersecting road Ellicott Ave.C. Tax Map Parcel Number 84.006-4-28D. Total area of the property 1.37 acres Area of property to be disturbed \_\_\_\_\_E. Present zoning district(s) R-1A**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO☐ YES

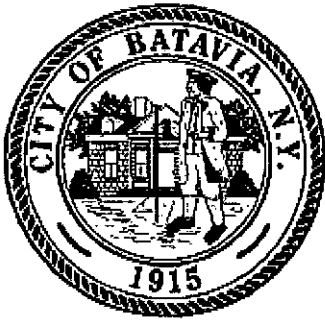
If yes, give date and action taken \_\_\_\_\_

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-37 B and 190-37 KC. Please describe the nature of this request Approval to change the use of this property from 1 family dwelling to professional office use providing architectural design services.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral☒ Local application☒ Site plan☐ Subdivision plot plans☐ SEQR forms☒ Zoning text/map amendments☒ Location map or tax maps☒ Elevation drawings☐ Agricultural data statement☐ New or updated comprehensive plan☒ Photos☒ Other: Cover letter**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas RandallTitle Code Enf. OfficerPhone (585) 345 - 6327

Ext.

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020Email drandall@batavianewyork.com



*City of Batavia*  
***Department of Public Works***  
***Bureau of Inspections***

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning  
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 2/4/25

Re: 4 Mix Pl.  
Tax Parcel No. 84.006-4-28

Zoning Use District: R-1A

The applicant, Edwin Smart, RA (owner), has applied for a Special Use Permit to change the principal use of this single family dwelling property to a professional office building providing architectural design services.

This building is designated as an historic landmark. All exterior alterations to the building and property will be approved by the Historic Preservation Commission prior to building permit issuance.

**Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (18).**

**Review and Approval Procedures:**

**County Planning Board-** Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the right of way of a state road or highway

**City Planning and Development Committee-** Pursuant to section 190-37 of the zoning ordinance, the Planning and Development Committee is authorized to approve issuance of Special Use Permits in compliance with the standards of BMC 190-37 B and 190-37 K, see attached code sections.

5 February 2025

Doug Randall, CEO  
Bureau of Inspection  
City of Batavia  
One Batavia City Centre  
Batavia, NY 14020

Mr Randall,

Please see our responses below to your questions related to BMC 190-37B and our application for a Special Use Permit.

1) BMC 190-37 B (5) Two parking spaces are indicated in the front yard along the eastern lot line. No parking is permitted in the front yard.

**Response:** The two proposed parking spaces have been removed from the front yard and placed to the north in the rear yard parking area, as indicated on revised sheet A001.

2) BMC190-37 B (6) 6 parking spaces are proposed along the eastern lot line within 20' of the neighboring residential property. It appears you are proposing to utilize the neighbor's existing fencing as part of the required screening for this projects parking areas. For the PDC's consideration, please provide details on how you plan to control maintenance of this screening.

**Response:** We will coordinate with the neighbors to share the expense in the event that the fence becomes deteriorated and must be repaired or replaced to continue to perform as a required screen of the parking areas.

3) BMC 190-37 B (9)(a) [6] Provide a refuse storage plan.

**Response:** The office does not produce an excessive amount of waste. We anticipate one 90 gallon tote for waste and one 90 gallon tote for recycling. The totes will be stored in the shed to the east of the house.

4) BMC 190-37 B (9)(a) [7] Provide signage details.

**Response:** We are proposing a 1.89 sf wall sign (2.0 sf allowed) to be mounted to the right of the front door that faces Mix Place, just below the existing address sign "4 Mix Place." The new sign will be a 1'-5"H x 1'-4" W hammered stainless steel background with the company name "smartDESIGN architecture" on two lines in 1-3/8" tall raised letters and logo in 4-3/8" backlit raised letters. See provided detail on revised sheet A201.



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5) BMC 190-37 B (9)(a) [9] Provide storm water drainage plan.

Response: The expanded asphalt parking area will be sheet-drained toward the center of the property to avoid run-off toward neighboring properties.

Please reach out with any further questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Smart', written in a cursive, flowing style.

Ed Smart, AIA, NCARB





# SPECIAL USE PERMIT

## CITY OF BATAVIA, NEW YORK

LOCATION: 4 Mix Place, Batavia, NY 14020

OWNER: Edwin Smart (plansmart LLC)

Address: 5949 W Middlebury Rd, Wyoming, NY 14591

Application Date: 1/30/2025

Tax Parcel No.: SBL 84.006-4-28

Phone No. (716) 807-5259

YES COUNTY PLANNING REVIEW

NO ZONING VARIANCE REQUIRED

R 1A ZONING DISTRICT

NO HISTORIC DISTRICT

NO FLOOD ZONE

YES HISTORIC LANDMARK

NO CORNER LOT

NO CITY ENGINEER REVIEW

NO SITE PLAN REVIEW

NO CITY COUNCIL REVIEW

NO BID

\_\_\_\_ OTHER

### PROJECT DESCRIPTION:

The intention is to renovate the property at 4 Mix Place and use it as an office for providing professional architectural design services. The alterations to the property will preserve the historic residential character of the building. Off-street parking will be provided in compliance with BMC 190-37 B(5-6) for 8 local employees and 2 remote employees that live in Central New York.

EXISTING USE: single family residential

PROPOSED USE: professional office

N.Y.S. BLDG. CODE OCC. CLASS: R-Residential

N.Y.S. BLDG. CODE OCC. CLASS: B-Business

LOT SIZE: 167.0 x 402.5

LOT AREA: 1.383 acres (from survey)

### CITY PLANNING & DEVELOPMENT REVIEW:

\_\_\_\_ APPROVAL AS PRESENTED \_\_\_\_ DISAPPROVAL \_\_\_\_ APPROVAL WITH CONDITIONS

CHAIRMAN SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**PAID**  
FEB - 4 2025  
CITY OF BATAVIA  
CLERK-TREASURER

[Signature]  
Applicant Signature

1/30/25  
Date

\_\_\_\_\_  
Issuing Officer

Permit Fee: \_\_\_\_\_

Issue Date: \_\_\_\_\_

## Chapter 190. Zoning

### Article IX. Supplementary Regulations

#### § 190-37. Special use permits.

[Amended 11-9-1998]

The following uses may be permitted provided a special use permit is authorized by the Planning and Development Committee under the terms and specifications herein. The necessity for certain specific uses is recognized. At the same time they, or any of them, may be or become inimical to the public health, safety and general welfare of the community if located without consideration to the existing conditions and surroundings. Special use permits authorize a particular land use that is permitted by the provisions of this chapter, but may require additional conditions to assure that the proposed use is in harmony with this chapter and will not adversely affect the neighborhood conditions. The following standards and proceedings are hereby established which are intended to provide the Planning and Development Committee with a guide for the purpose of reviewing certain uses not otherwise permitted in this chapter.

- A. Municipal or public utility structures. Municipal or public utility structures or facilities may be permitted by special use permit in residential and commercial zoning districts provided that:
- (1) The proposed installation in a specific location is necessary and convenient for the efficiency of the public utility system or the satisfactory and convenient provision of service by the utility to the neighborhood or area in which the particular use is to be located.
  - (2) The design of any building in connection with such facility conforms to the general character of the area and will not adversely affect the safe and comfortable enjoyment of property rights of the district in which it is located.
  - (3) Adequate and attractive fences and other safety devices will be provided.
  - (4) A buffer strip 10 feet in width shall be provided around the perimeter of the property.
  - (5) Adequate off-street parking shall be provided.
  - (6) All of the area, yard and building coverage requirements of the respective zoning district will be met.

- B. Professional offices. Professional offices may be allowed in certain residential districts, provided that:

[Amended 1-22-2024 by Ord. No. 2-2023]

- (1) A minimum area of 10,000 square feet with 75 feet of frontage shall be provided.
- (2) Not more than 30% of the lot shall be covered by building area.
- (3) Minimum setbacks of 35 feet for rear and front yards and a minimum of 12 feet for one side yard and a total of 25 feet for both side yards shall be required for all new construction.
- (4) On an existing structure which is connected and providing no additions are required, the Planning and Development Committee shall determine that the proposed use and structure will



not be detrimental to adjoining properties.

- (5) Off-street parking shall be provided at a rate determined by the Planning and Development Committee to be appropriate for the specific use or uses proposed. At a minimum, one space for each employee shall be provided. The provisional parking requirements of § 190-39 shall serve as a guide in determining appropriate off-street parking. No parking shall be permitted within any portion of the front yard.
- (6) Where a parking area is located within 20 feet of a residential property, continuous solid screening of fencing and/or coniferous plantings at least six feet in height shall be placed and maintained between the parking spaces and the neighboring residential use property. Parking area accessways shall not be required to be screened.
- (7) No more than four professional offices shall occupy one building.
- (8) If the proposed use is to be located in a residential building, the residential facade shall be maintained.
- (9) Site plan submittals.

(a) For existing buildings on approved parcels, the applicant shall submit for review a scale site plan not to exceed one inch equals 50 feet. The plan shall contain the following information:

- [1] A property survey.
- [2] Principal and accessory structure locations and dimensions.
- [3] Parking areas, quantities, and screening details.
- [4] Sidewalks and driveways/parking area accessways.
- [5] Exterior lighting.
- [6] Refuse storage plan and enclosure details. Dumpsters are not permitted within residential use districts.
- [7] Signs.
- [8] Existing and proposed vegetation.
- [9] Stormwater drainage.
- [10] Outdoor storage, including, but not limited to, any type of material, vehicle, or equipment not specifically allowed by issuance of the special use permit, is not permitted.

(b) New construction requires site plan submittal and review in compliance with § 190-44C(1).

C. High-rise apartments. High-rise apartments may be permitted by special use permit in the R-3 Residential, C-1 Limited Commercial and C-2 General Commercial Districts, provided that:

- (1) Detailed plot plans, showing parking, building location, buffer areas, etc., shall be submitted.
- (2) No structure shall contain more than one dwelling unit per 650 square feet of lot area. For structures which exceed eight stories in height, the minimum lot area per dwelling unit shall not exceed 800 square feet.
- (3) The minimum lot width shall be 150 feet.
- (4) All yards shall have a minimum depth equal to not less than 1/2 the height of the tallest building but in no case shall the required yard areas be less than 35 feet.
- (5) No apartment unit shall have less than 396 square feet of gross living area.



- (2) A detailed floor plan drawn to scale of all interior portions of any building or any renovations to existing buildings shall be submitted as part of the special use permit application.
- (3) The maximum height from curb level for any new building constructed shall be four stories.
- (4) No residential use shall be permitted on the first floor. The first floor use must be consistent with other allowed uses in the C-3 Central Commercial Districts.
- (5) There shall be no more than two bedrooms per unit.
- (6) Any new building constructed shall be built to the front lot lines on Main Street and Jackson Street within the C-3 Central Commercial District.
- (7) A parking plan shall be submitted detailing plans for parking. An annual fee for parking shall be required for any use by residents of City-owned parking lots with those limitations set forth by the City Council if the special use permit application is approved.
- (8) Separate signage denoting residential use shall be allowed as approved in the special use review.
- (9) Other standards and conditions to the site plan and to curbing, driveways, parking areas, pedestrian walks, landscaping and planting not otherwise specified herein may be attached as conditions by the City Council as circumstances indicate they will further the purposes and intent of this chapter.

J. Accessory dwelling units. Accessory dwelling units may be permitted by special use permit in the R-1 Residential District, provided that:  
[Added 10-25-1999]

- (1) No changes are made to the front exterior of the single-family dwelling to maintain the appearance of a single-family home.
- (2) Accessory units will only be allowed in owner-occupied single-family residences.
- (3) Garages may not be converted to accessory dwelling units.
- (4) Entrances for the accessory unit shall not be on the front exterior to maintain the single-family appearance of the structure.
- (5) One parking space to be provided for the accessory dwelling unit.

K. Standards applicable for all special use permits. The Planning and Development Committee may issue a special use permit only after it has found that all the following standards and conditions have been satisfied, in addition to any other applicable standards and conditions contained elsewhere in this chapter.  
[Added 11-9-1998; amended 11-9-2020 by Ord. No. 2-2020]

- (1) The location and size of such use and intensity of the operations involved in or conducted therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons therewith will not be hazardous and shall be in harmony with the orderly development of the district.
- (2) The location, nature and height of buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings, nor impair their value.
- (3) The operation of any such use shall not be more objectionable to nearby properties than would be operation of any permitted use.
- (4) The operation of any such use shall not cause undue noise, vibration, odor, lighting glare, and unsightliness so as to detrimentally impact adjacent properties.
- (5) When a commercial or industrial special use abuts a residential property, the Planning and Development Committee may find it necessary to require screening of sufficient height and

density (i.e., fences, hedges, etc.) to reduce or eliminate the conflicting environmental conditions previously mentioned.

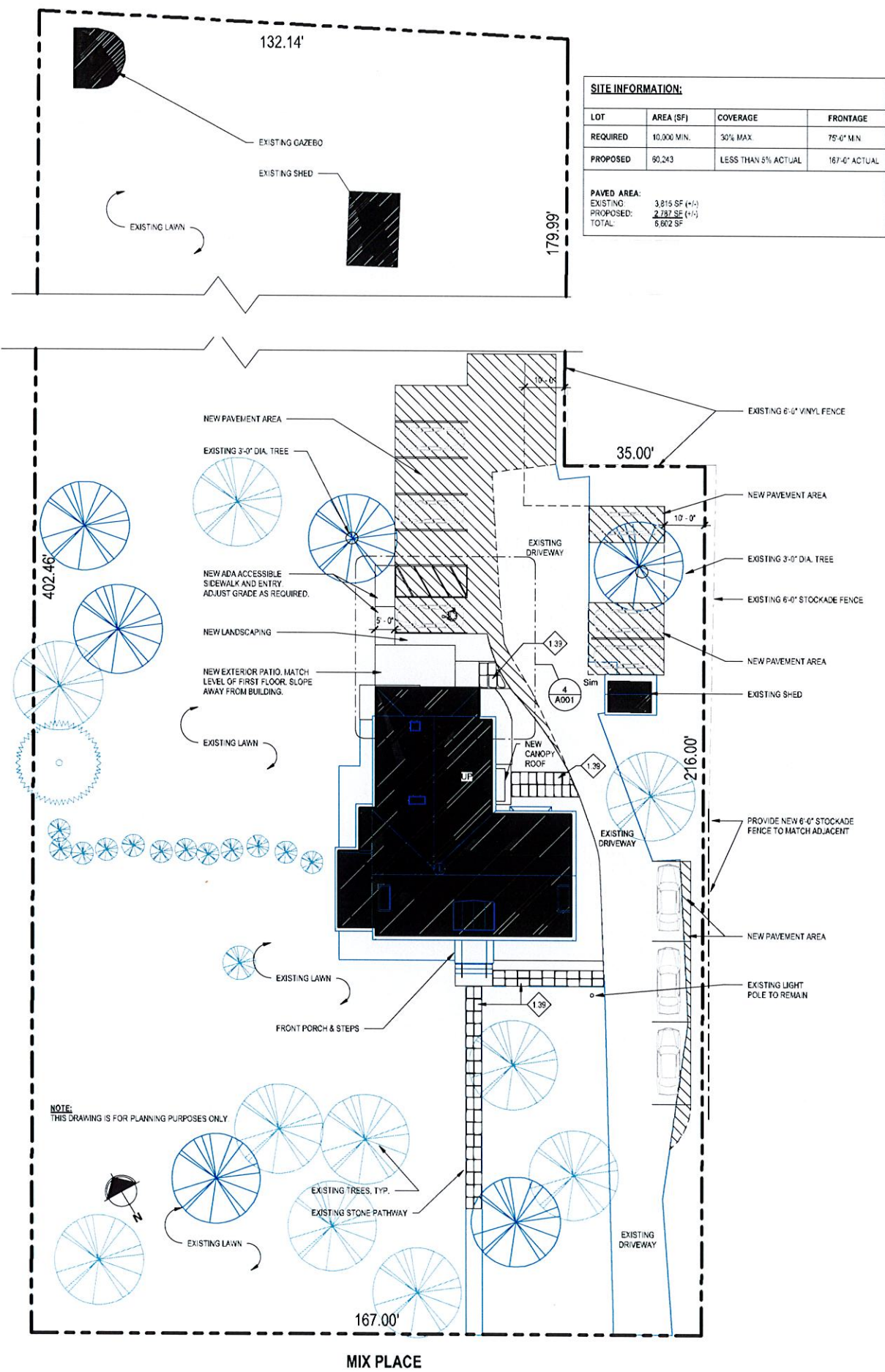
- (6) Electrical disturbances shall not be caused so as to disrupt radio or television communications in the immediate area.
- (7) The proposed use shall meet the off-street parking and loading requirements of similar uses.
- (8) Appropriate on-lot drainage shall be provided so as to eliminate any potential on-site water-related problems. Also, the drainage systems created shall not detrimentally impact on adjacent properties.
- (9) Traffic access to and from the use site, as well as on-lot traffic circulation, shall be designed so as to reduce traffic hazards.
- (10) Such use shall be attractively landscaped.
- (11) A special use permit shall not be issued for a use on a lot where there is an existing violation of this chapter unrelated to the use which is the subject of the requested special use permit, as determined by the Planning and Development Committee.
- (12) As a condition of all special use permits, right of entry for inspection with reasonable notice shall be provided to determine compliance with the conditions of said permit.
- (13) In addition to the general standards for special use permits as set forth herein, the Planning and Development Committee may, as a condition of approval for any such use, establish any other additional standards, conditions, and requirements it deems necessary or appropriate to promote the public health, safety and welfare, and to otherwise implement the intent of this chapter.
- (14) The above standards are not intended to apply to uses whose regulation has been preempted by the state or federal government.

L. Adult uses as per Article VI.  
[Added 12-13-1999]

M. Public storage rental units/buildings. Public storage rental units/buildings may be permitted by special use permit in the I-1 and I-2 Districts provided:  
[Added 12-9-2019 by Ord. No. 2-2019]

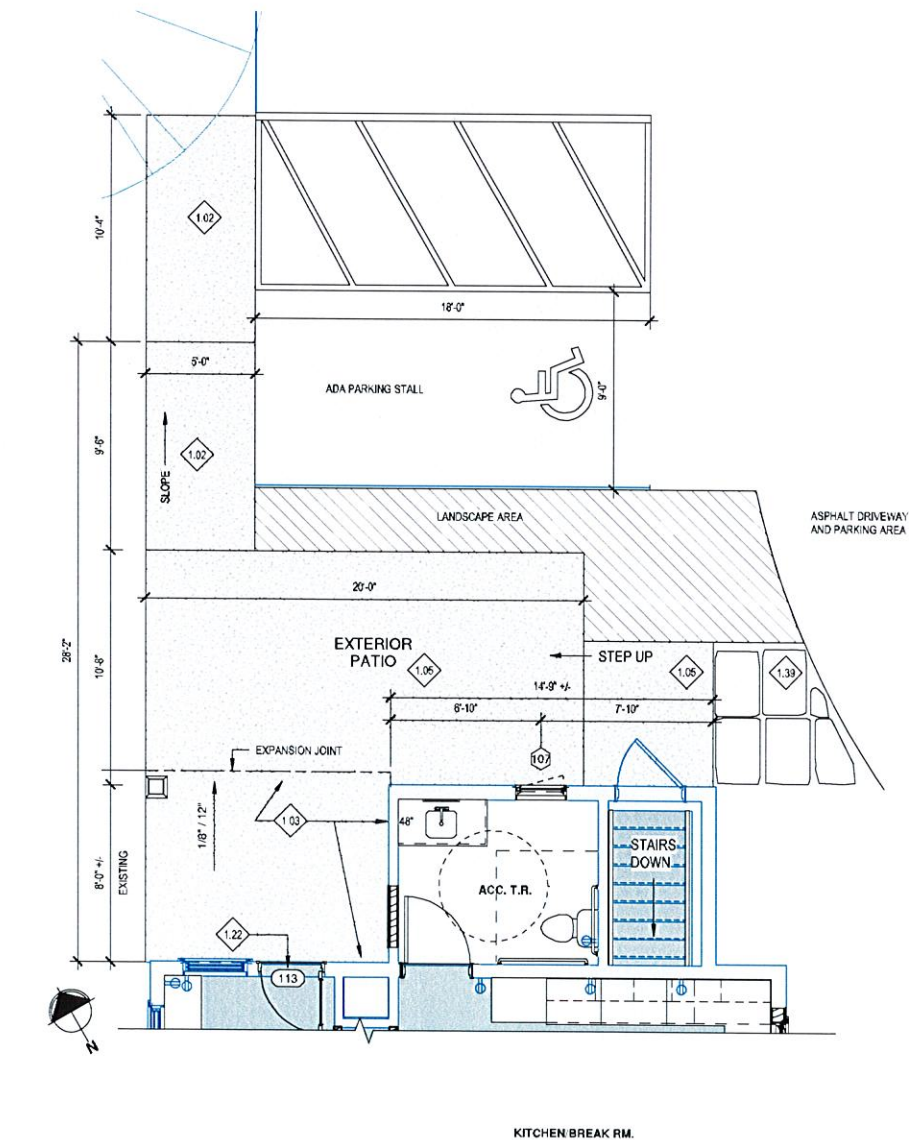
- (1) A site plan be prepared and show the arrangement of storage buildings and outside storage areas, exterior lighting, landscaping, screening, fencing, and garbage/trash storage areas, in addition to the site plan requirements of § 190-44.
- (2) Buildings are not to exceed one story in height and not more than 20 feet above grade.
- (3) Buildings and outside storage areas are to be a minimum of 100 feet from any residential use property.
- (4) Storage of the following will be prohibited:
  - (a) Flammable liquids, gases or solids in excess of those permitted by the International Fire Code.
  - (b) Storage of food products.
  - (c) Outside storage of junk automobiles/vehicles, auto parts, or mechanical equipment other than recreational vehicles, motor homes, travel trailers, campers, boats.
  - (d) Storage of garbage, trash or recyclable materials.
- (5) Off-street parking shall be provided for visitors at the rate of one space per 20 rental units.





SITE INFORMATION:			
LOT	AREA (SF)	COVERAGE	FRONTAGE
REQUIRED	10,000 MIN.	50% MAX.	75'-0" M.N.
PROPOSED	60,243	LESS THAN 5% ACTUAL	167'-0" ACTUAL
PAVED AREA:			
EXISTING	3,819 SF (+/-)		
PROPOSED	2,282 SF (+/-)		
TOTAL	6,101 SF		

2 AERIAL PERSPECTIVE VIEW - FROM SOUTHEAST



01\_PLAN DETAIL - REAR ENTRY & PATIO

3 AERIAL PERSPECTIVE VIEW - FROM NORTHEAST

#	DESCRIPTION
1.02	PROVIDE ACCESSIBLE SIDEWALK TO DRIVEWAY/PARKING. MAX SLOPE 1:20. MIN. 4" THICK CONCRETE SLAB W/ 6"x6" W1.4xW1.4 WWF. OVER MIN. 4" COMPACTED SUB-BASE.
1.03	POUR NEW CONCRETE SLAB W/ 6"x6" W1.4xW1.4 WWF. OVER EXISTING SLAB TO RAISE FLOOR LEVEL +/- 6". PROVIDE 6mm PLASTIC AS BOND BREAKER BETWEEN SLABS. NEW SLAB LEVEL TO BE FLUSH W/ ADJACENT ENTRY LEVEL TO PROVIDE ADA COMPLIANT ENTRY INTO EXISTING HOUSE. SLOPE SLAB AWAY FROM HOUSE AT 1/8" / 1' PROVIDE NEW CONCEALED FLASHING AND PERIMETER SEALANT AT INTERFACES BETWEEN CONCRETE SLAB AND EXISTING HOUSE.
1.05	EXTERIOR CONCRETE: MIN. 4" THICK CONCRETE SLAB W/ 6"x6" W1.4xW1.4 WWF. OVER MIN. 6" COMPACTED SUB-BASE.
1.22	PROVIDE ADA-COMPLIANT SILL AND THRESHOLD AT DOOR.
1.39	NEW STONE PAVER WALKWAY

> design team

> civil consultant:

> structural consultant:

> MEP consultant:

> project information

> owner agency

PLANSVART, LLC  
5549 WEST MIDDLEBURY RD.  
WYOMING, NY 14591  
(716)807-5259

smartDESIGN OFFICE

4 MIX PLACE  
BATAVIA NY 14020

> project

revision schedule		
no.	description	date

> drawing information

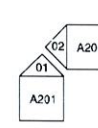
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date: 01/30/2025  
drawn by: JPB  
checked by: EES  
scale: As Indicated

> sheet name

ARCHITECTURAL SITE  
PLAN

A001  
sheet number



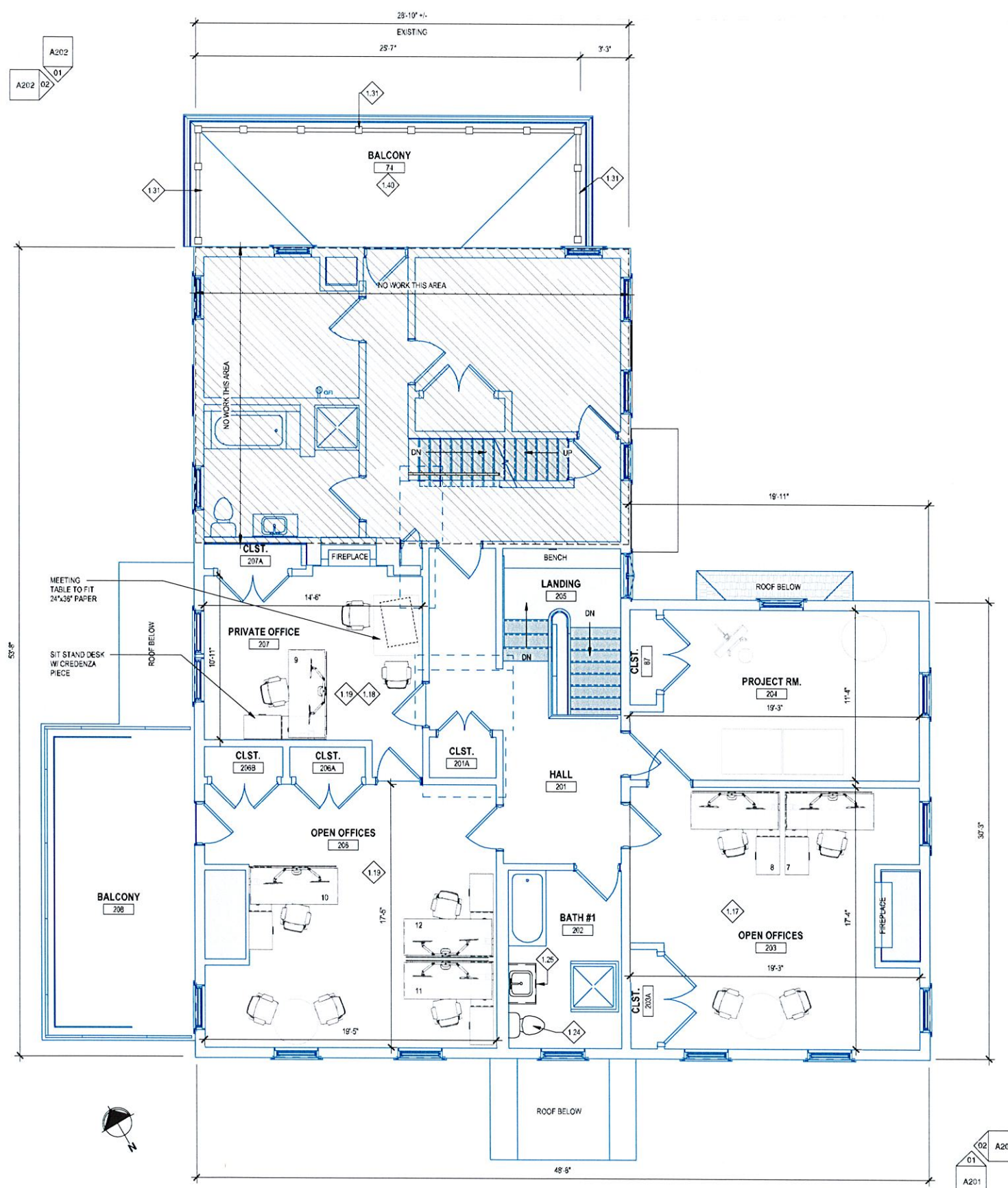


## GENERAL NOTES

1. ALL ROOM/WALL DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALLS TO CENTERLINE OF FRAMING AT NEW WALLS. ALL FOUNDATION DIMENSIONS ARE FROM OUTSIDE FACE TO OUTSIDE FACE OF CMU/CONCRETE WALL, OR FROM OUTSIDE FACE OF CMU/CONCRETE WALL TO CENTERLINE OF SUPPORT BEAM OR SUPPORT POST.
2. ALL INTERIOR FRAMED WALLS TO BE 2x4 WOOD STUD @ 16" OC, UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE SLOD WOOD BLOCKING FOR ALL CABINETS, COUNTERS, GRAB BARS, SHELVING, ETC.
4. PROVIDE ACOUSTIC SOUND-ATTENUATING BATT INSULATION IN ALL WALLS OF NEW BATHROOM(S), OFFICE(S), STUDY ROOM(S), AND IN ANY EXISTING WALLS WHERE THE FRAMING IS EXPOSED.
5. ALL EXISTING STAIRS & HANDRAILS ARE TO REMAIN UNTO.
6. ALL NEW DOORS, TRIM, AND MOLDINGS TO MATCH EXISTING STYLE, PROFILES, AND FINISHES.
7. ALL ORIGINAL DOORS/MILLWORK, AND TRIM TO REMAIN UNLESS NOTED OTHERWISE. ALL ORIGINAL DOORS, MILLWORK, AND TRIM WITHIN WORK AREA TO BE PAINTED.
8. TOILET ROOM ACCESSORIES (i.e., TOILET PAPER DISPENSER, SOAP DISPENSER, MIRRORS, ETC.) TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. ACCESSORIES FOR ACCESSIBLE TOILET ROOMS TO BE INSTALLED PER 2009 ICC A117.1 ACCESSIBILITY CODE REQUIREMENTS.
9. PATCH IN AND REPAIR ANY EXPOSED OR DAMAGED AREAS (TO MATCH BLEND WITH ADJACENT FINISHES) AT LOCATIONS OF REMOVED EXISTING ALARM SYSTEMS, DEVICES, SMOKE DETECTORS, BUILT-IN STEREO SPEAKERS, AND CENTRAL-VAC RECEPTACLES.
10. ALL BATHROOM AND TOILET ROOM MIRRORS TO BE SHATTERPROOF.
11. REFER TO FURNITURE AND FINISH PLANS FOR FURNITURE LAYOUT AND FINISH SELECTIONS. FURNITURE/MILLWORK LAYOUT SHOWN FOR DESIGN PURPOSES. PROVIDE ADEQUATE POWER SUPPLY AND CONNECTIONS. COORDINATE FINAL LAYOUT AND REQUIREMENTS WITH OWNER.
12. ALL EXISTING FIREPLACES TO BE INSPECTED AND RECEIVE REQUIRED MAINTENANCE FOR SAFE OPERATIONAL USAGE.
13. ALL ROOMS WITHIN WORK AREA: WALLS AND CEILINGS TO BE PATCHED, REPAIRED AND PAINTED. COORDINATE WITH OWNER ANY REMOVAL OF EXISTING WALLPAPER AND FINISHES.
14. FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK PRIOR TO FABRICATION.

sheet number





KEYED NOTES

#	DESCRIPTION
1.17	FINAL FURNITURE/MILLWORK LAYOUT TBD. PROVIDE ADEQUATE POWER SUPPLY AND DATA CONNECTIONS. COORDINATE WITH OWNER.
1.18	PROVIDE NEW GWB SHEATHING AT WALLS AND CEILING IN THIS ROOM, FINISHED AND PAINTED. PROVIDE TRIM/MILLWORK TO REPLICATE ORIGINAL DETAILS.
1.19	PROVIDE NEW HARDWOOD FLOORING TO MATCH EXISTING.
1.24	NEW TOILET, AS SELECTED BY OWNER.
1.25	NEW SINK AND FAUCET, AS SELECTED BY OWNER.
1.31	PROVIDE NEW CODE COMPLIANT GUARDRAIL AT EXISTING ROOF BALCONY. COMPOSITE/VINYL POST AND RAILING SYSTEM WITH P.T. 4X4 SUPPORT POSTS. PROVIDE GALV. METAL POST BASE CONNECTORS BY SIMPSON OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PER CODE. GUARD MINIMUM HEIGHT: 42".
1.40	NEW MEMBRANE ROOF TO REPLACE EXISTING.

GENERAL NOTES

- ALL ROOM/WALL DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALLS TO CENTERLINE OF FRAMING AT NEW WALLS. ALL FOUNDATION WALL DIMENSIONS ARE FROM OUTSIDE FACE TO OUTSIDE FACE OF CMU/CONCRETE WALL, OR FROM OUTSIDE FACE OF CMU/CONCRETE WALL TO CENTERLINE OF SUPPORT BEAM OR SUPPORT POST.
- ALL INTERIOR FRAMED WALLS TO BE 2x4 WOOD STUDS @ 16" OC, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING FOR ALL CABINETS, COUNTERS, GRAB BARS, SHELVING, ETC.
- PROVIDE ACOUSTIC SOUND-ATTENUATING BATT INSULATION IN ALL WALLS OF NEW BATHROOM(S), OFFICE(S), STUDY ROOM(S), AND IN ANY EXISTING WALLS WHERE THE FRAMING IS EXPOSED.
- ALL EXISTING STAIRS & HANDRAILS ARE TO REMAIN UNTO.
- ALL NEW DOORS, TRIM, AND MOLDINGS TO MATCH EXISTING STYLE, PROFILES, AND FINISHES.
- ALL ORIGINAL DOORS, MILLWORK, AND TRIM TO REMAIN UNLESS NOTED OTHERWISE. ALL ORIGINAL DOORS, MILLWORK, AND TRIM WITHIN WORK AREA TO BE PAINTED.
- TOILET ROOM ACCESSORIES (i.e. TOILET PAPER DISPENSER, SOAP DISPENSER, MIRRORS, ETC.) TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. ACCESSORIES FOR ACCESSIBLE TOILET ROOMS TO BE INSTALLED PER 2009 ICC A117.1 ACCESSIBILITY CODE REQUIREMENTS.
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- ALL BATHROOM AND TOILET ROOM MIRRORS TO BE SHATTERPROOF.
- REFER TO FURNITURE AND FINISH PLANS FOR FURNITURE LAYOUT AND FINISH SELECTIONS. FURNITURE/MILLWORK LAYOUT SHOWN FOR DESIGN INTENT. PROVIDE ADEQUATE POWER SUPPLY AND DATA CONNECTIONS. COORDINATE FINAL LAYOUT AND REQUIREMENTS WITH OWNER.
- ALL EXISTING FIREPLACES TO BE INSPECTED AND RECEIVE REQUIRED MAINTENANCE FOR SAFE OPERATIONAL USAGE.
- ALL ROOMS WITHIN WORK AREA: WALLS AND CEILINGS TO BE PATCHED, REPAIRED AND PAINTED. COORDINATE WITH OWNER ANY REMOVAL OF EXISTING WALLPAPER AND FINISHES.
- FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK PRIOR TO FABRICATION.

> design team

> civil consultant:

> structural consultant:

> MEP consultant:

> project information

> owner agency  
PLANSWART, LLC  
5549 WEST MIDDLEBURY RD.  
WYOMING NY 14591  
(716)807-5259

smartDESIGN OFFICE  
4 MIX PLACE  
BATAVIA NY 14020

> project

revision schedule

no.	description	date
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> drawing information

project #: 20-045  
date: 01/30/2025  
drawn by: JPB  
checked by: EES  
scale: 1/4" = 1'-0"  
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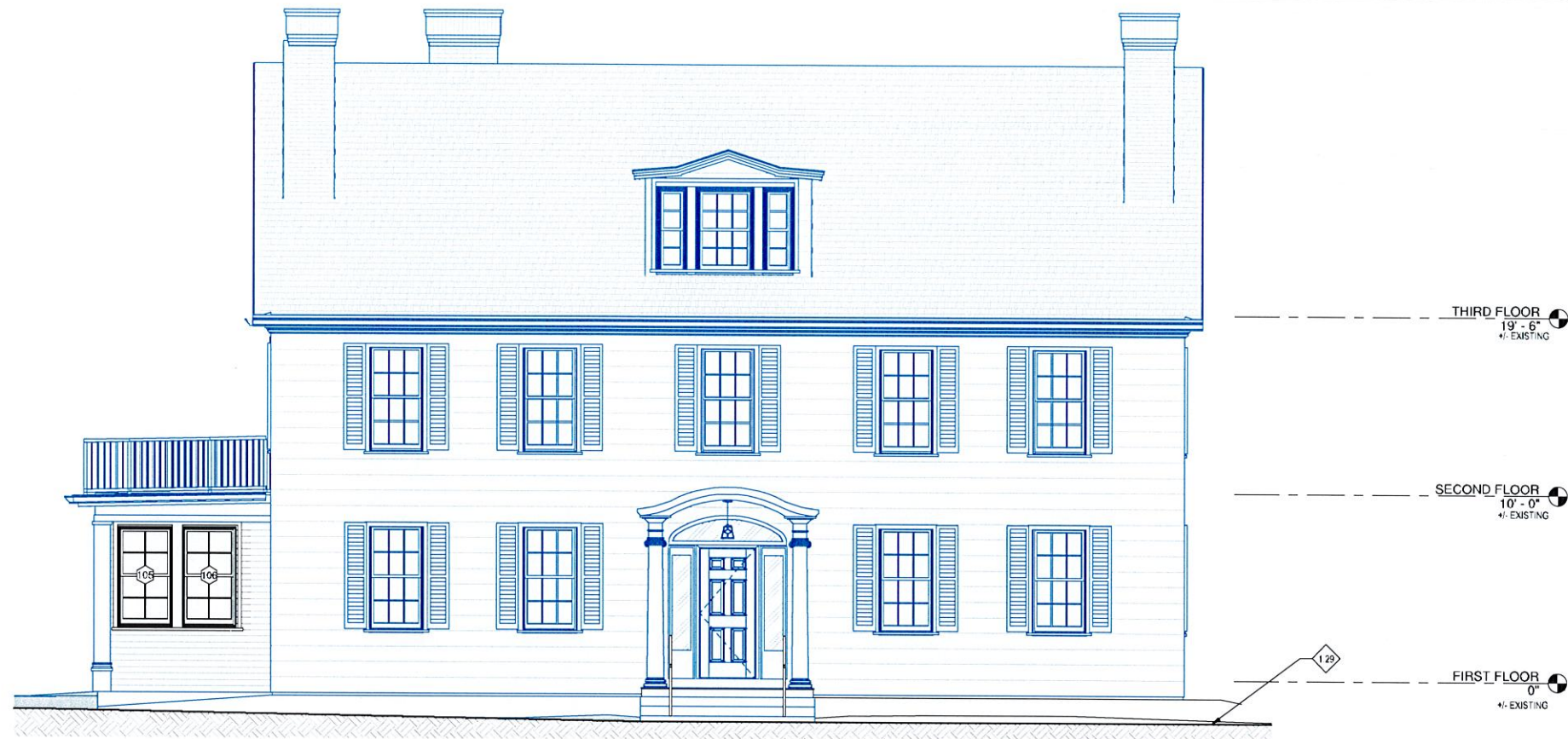
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SECOND FLOOR -  
FURNITURE & FINISH  
PLAN

A702

sheet number





01 PROPOSED-SOUTH ELEVATION  
1/4" = 1'-0"

KEYED NOTES	
#	DESCRIPTION
1.27	RECONSTRUCT AND REPLICATE EXISTING CANOPY ROOF. SALVAGE ANY REUSE ANY PARTS FROM ORIGINAL AWNING THAT ARE IN GOOD CONDITION. COORDINATE WITH OWNER. MEMBRANE ROOF OVER ARCHED LAMINATED RAFTERS @ 16" O.C. ON G22X... BEAMS SUPPORTED WITH WOOD-FRAMED BRACKETS
1.28	CONCEALED FLASHING
1.29	ASSUMED GRADE
1.31	PROVIDE NEW CODE COMPLIANT GUARDRAIL AT EXISTING ROOF BALCONY. COMPOSITE/VINYL POST AND RAILING SYSTEM WITH P.T. 4X4 SUPPORT POSTS. PROVIDE GALV. METAL POST BASE CONNECTORS BY SIMPSON OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PER CODE. GUARD MINIMUM HEIGHT: 42"
1.40	NEW MEMBRANE ROOF TO REPLACE EXISTING

NOTES: TRIM, FINISHES, DETAILS	
UNLESS OTHERWISE NOTED	
1.	SIDING: INSPECT AND REPAIR ALL SIDING. PROPERLY PREPARE SURFACES TO RECEIVE NEW PAINT. PAINT, COLOR(S) TBD BY OWNER
2.	TRIM: INSPECT AND REPAIR. PROPERLY PREPARE SURFACES TO RECEIVE NEW PAINT. PAINT, COLOR(S) TBD BY OWNER
3.	SHUTTERS: PROVIDE NEW PVC SHUTTERS BY AERITAS, OR EQUAL. COLOR(S) TBD BY OWNER
4.	GUTTERS & DOWNSPOUTS: INSPECT AND REPAIR



02 PROPOSED-EAST ELEVATION  
1/4" = 1'-0"

> design team

> civil consultant:

> structural consultant:

> MEP consultant:

> project information

> owner agency

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4 MIX PLACE  
BATAVIA NY 14020

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revision schedule		
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project #: 20-045  
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> sheet name

EXTERIOR  
ELEVATIONS

A201

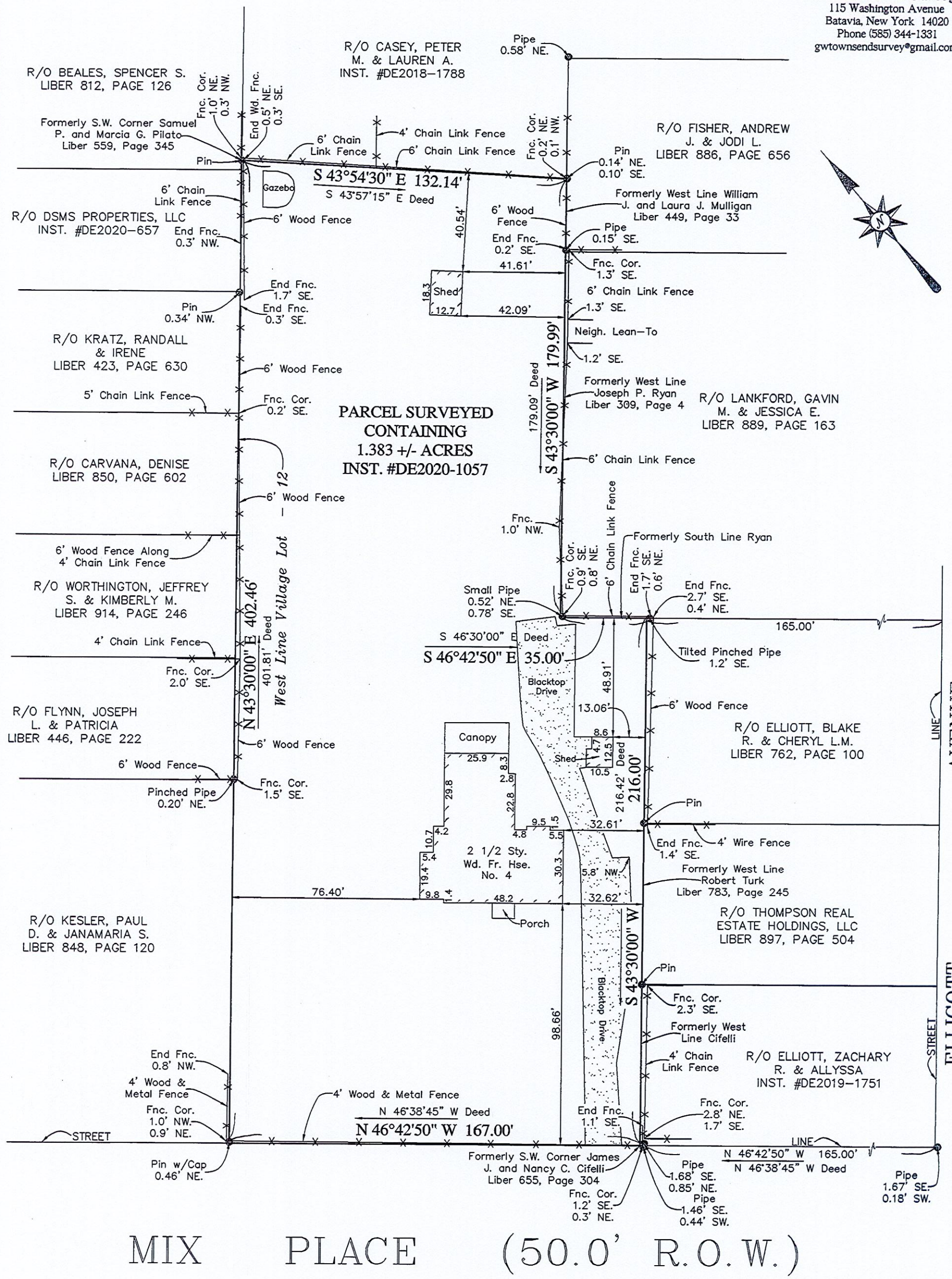
sheet number







GREGORY W. TOWNSEND  
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MIX PLACE (50.0' R.O.W.)

LEGEND  
● EXISTING IRON STAKE

"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

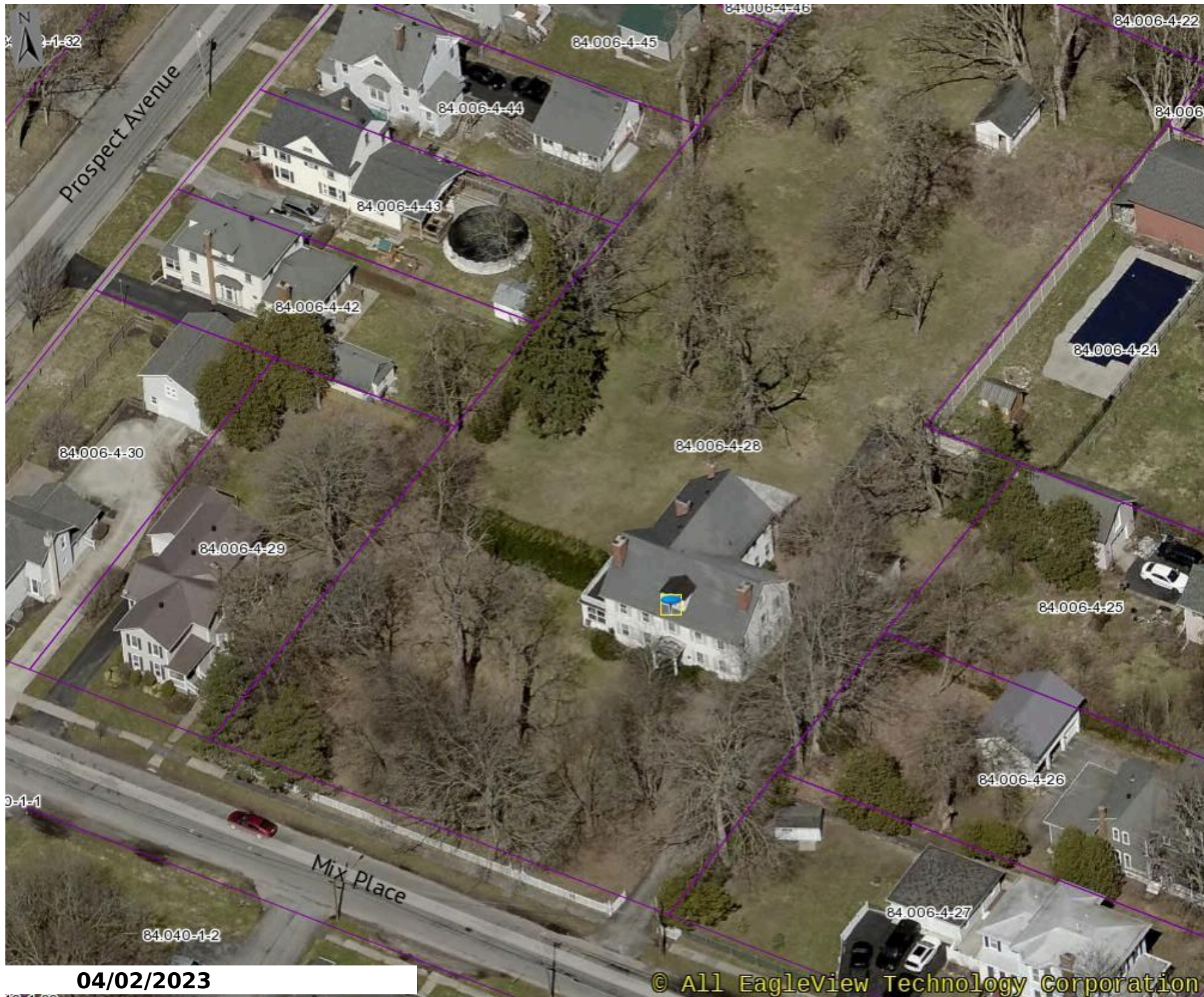
BOUNDARY SURVEY SHOWING THE PROPERTY OF EDWIN SMART, BEING PART OF ORIGINAL VILLAGE LOT NO. 12. SITUATE IN THE CITY OF BATAVIA, COUNTY OF GENESEE AND STATE OF NEW YORK

NOVEMBER 18, 2020 SCALE 1" = 40'  
JOB NO. 20-515

DATE N.Y.S.R.L.S. No. 50249



# C-02-BAT-02-25



04/02/2023

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