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**AVON, NY**  
**Upper floors building reuse  
& code analysis**  
**2011**



**At the request of the Village and with the cooperation of building owners, In. Site: Architecture investigated selected residential units in the target area. We made initial measurements sufficient to understand the relationship of spaces, structure, and systems, to perform initial code evaluations and to prepare conceptual sketch layouts to determine the number of units and number of bedrooms per unit that might yield the best long-range return on any investment.**

**This work is being done in conjunction with the Upper Floor Housing Demand Analysis, the report for which determines the amount, type and price of such rental units in the downtown area. The following drawings summarize our recommendations for preliminary layouts for the selected units.**

**D'Angelo Building**  
**3 Genesee St Avon NY**

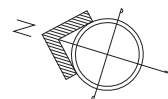
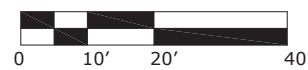
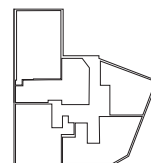
**The proposed plan for the second floor of the D'Angelo Building reduces the number of apartment units from five to three. The new units include better access to light, eliminates wasted space, addresses legal egress issues, improves circulation, and includes more bedrooms and baths per unit.**

**The proposed plan for the unit on the 3rd floor of the D'Angelo Building implements an improved spatial layout which allows for an additional bedroom and improved circulation.**



1 EXISTING SECOND FLOOR PLAN

**EXISTING:** (5) 1 BEDROOM APARTMENT UNITS, RANGING FROM 370 TO 600 SF, SOME UNITS WITH NO WINDOWS & CODE VIOLATIONS

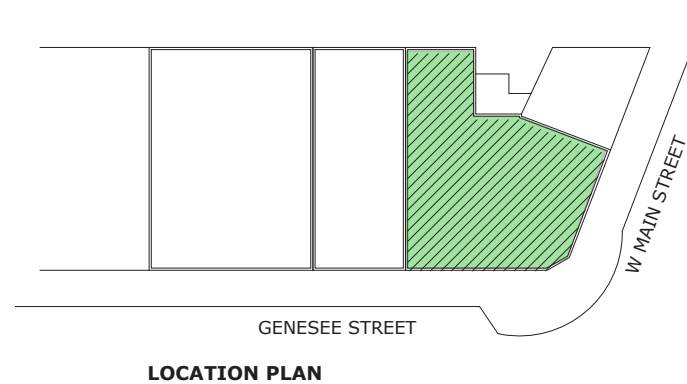
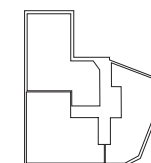


**D'Angelo Building**  
3 Genesee Street, Avon, NY



2 PROPOSED SECOND FLOOR PLAN

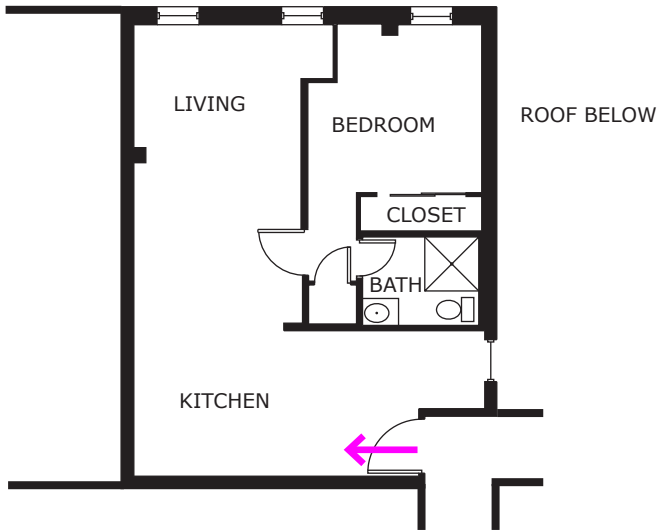
**PROPOSED:** (3) 2 BEDROOM APARTMENT UNITS, RANGING FROM 680 TO 890 SF:  
UNIT A: 2 BEDROOM / 2 BATH  
UNIT B: 2 BEDROOM / 2 BATH  
UNIT C: 1 BEDROOM, 1 STUDY / 2 BATH



LOCATION PLAN

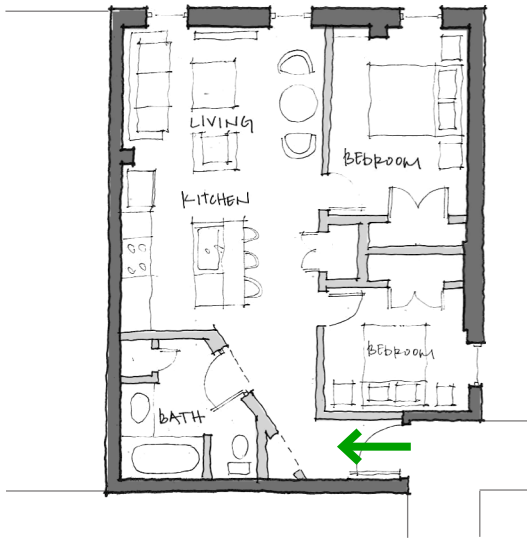


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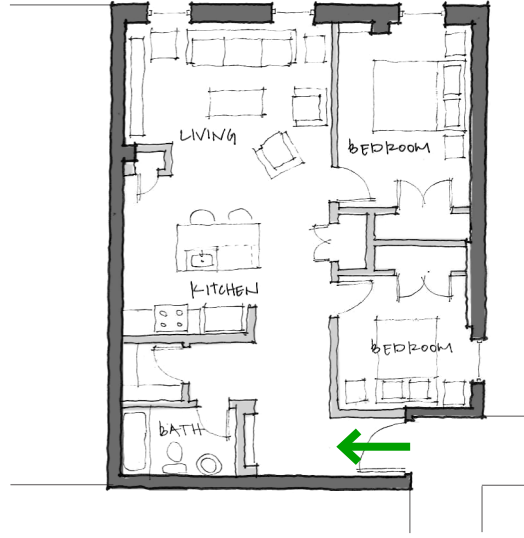
**1** EXISTING THIRD FLOOR PLAN

**EXISTING:** (1) 1 BEDROOM / 1 BATH APARTMENT UNIT, 475 SF



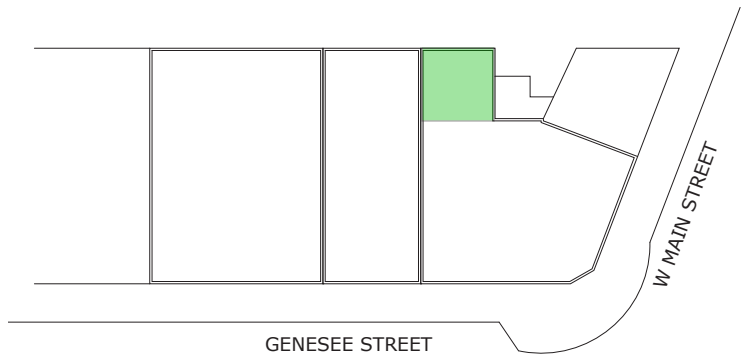
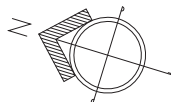
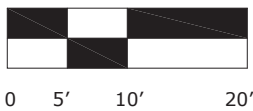
**2** PROPOSED THIRD FLOOR PLAN-OPTION A

**PROPOSED:** (1) 2 BEDROOM / 1 BATH APARTMENT UNIT, 475 SF



**3** PROPOSED THIRD FLOOR PLAN-OPTION B

**PROPOSED:** (1) 2 BEDROOM / 1 BATH APARTMENT UNIT, 475 SF

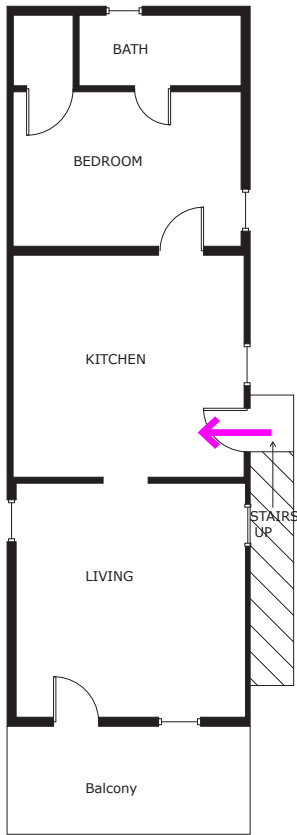


**LOCATION PLAN**

**D'Angelo Building**  
**3 Genesee Street, Avon, NY**

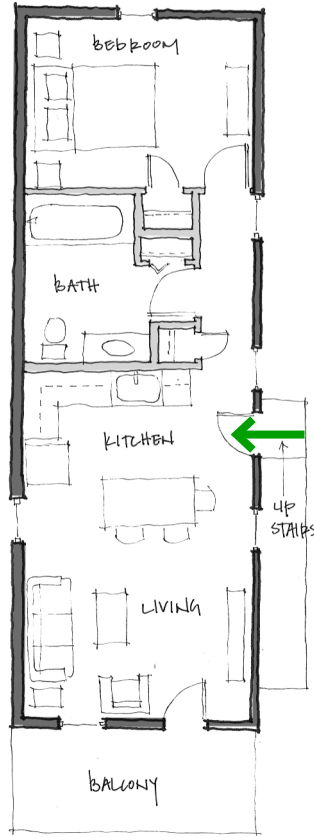
**52 West Main**  
**Avon NY**

**The proposed plan for the second floor of the building at 52 W Main St. provides better access to light in the bedroom and through an open kitchen and living space. Additionally, the proposed plan eliminates the need to travel through the bedroom to access the bathroom.**



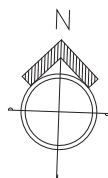
④ EXISTING SECOND FLOOR PLAN

**PROPOSED:** (1) 1 BEDROOM / 1 BATH APARTMENT UNIT, 490 SF

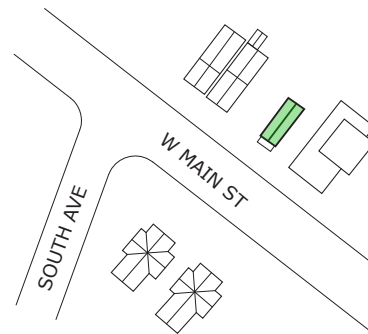


⑤ PROPOSED SECOND FLOOR PLAN

**PROPOSED:** (1) 1 BEDROOM / 1 BATH APARTMENT UNIT, 490 SF



**52 West Main  
Avon, NY**

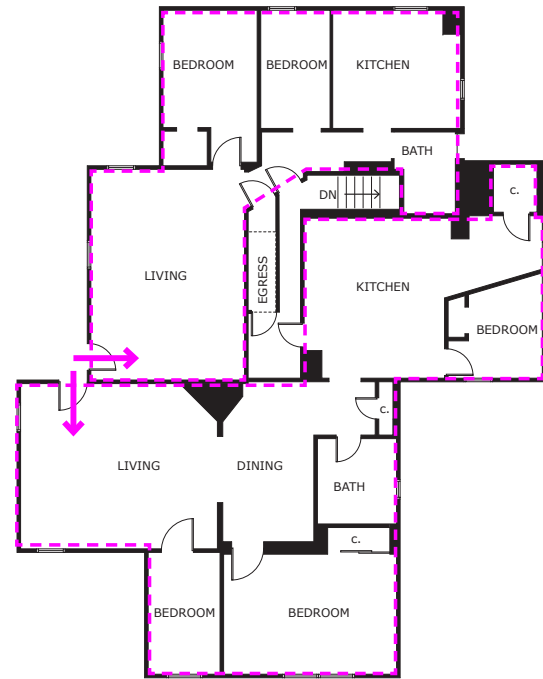


**LOCATION PLAN**

**A&B Equipment**  
**80 Park Pl.**

**The proposed plan for the 2nd floor of 80 Park Pl. includes both an option with and without the existing secondary stair. All options provide an improved and open living/dining/kitchen space, as well as a more efficient use of space.**

**The proposed third floor plan simplifies and organizes the kitchen, while adding an additional bathroom in the master bedroom suite.**



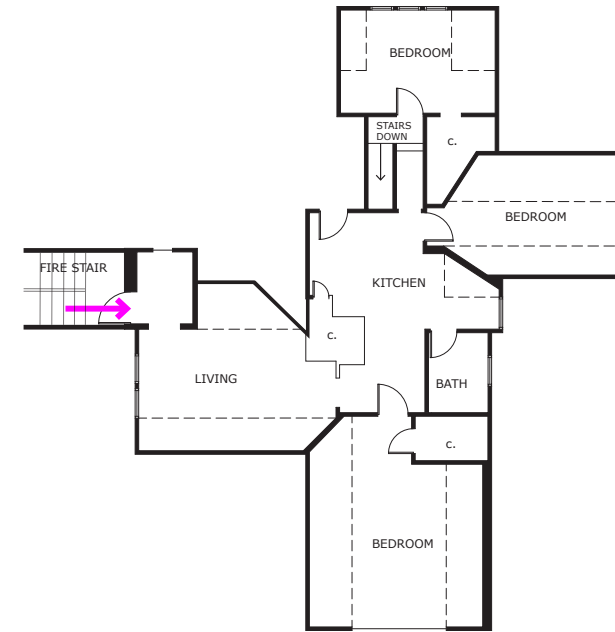
1 EXISTING SECOND FLOOR PLAN

EXISTING: (1) 3 BEDROOM / 1 BATH APARTMENT UNIT, 1100 SF  
 (1) 2 BEDROOM / 1 BATH APARTMENT UNIT, 730 SF



3 PROPOSED SECOND FLOOR PLAN- OPTION B

PROPOSED: (1) 3 BEDROOM / 2 BATH APARTMENT UNIT, 1100 SF  
 (1) 2 BEDROOM / 2 BATH APARTMENT UNIT, 900 SF  
 INTERNAL EGRESS STAIR REMOVED



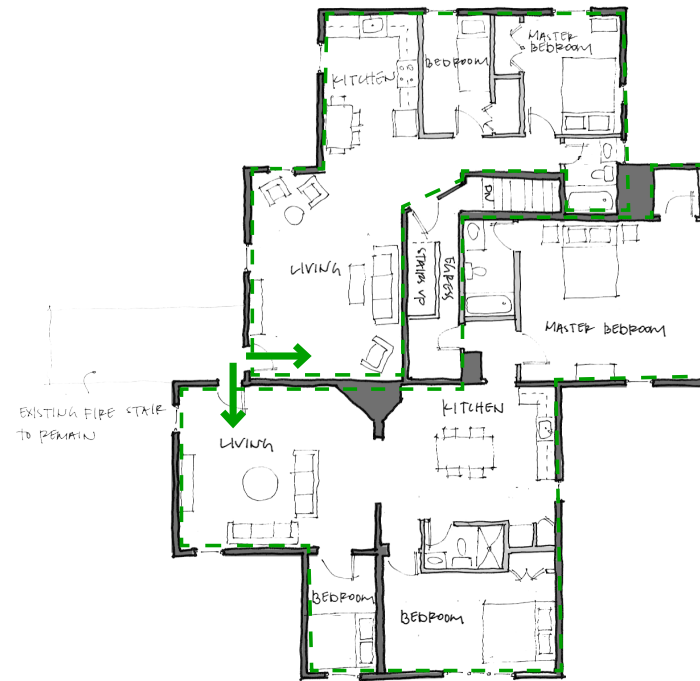
5 EXISTING THIRD FLOOR PLAN

EXISTING: (1) 3 BEDROOM APARTMENT UNIT, 1200 SF



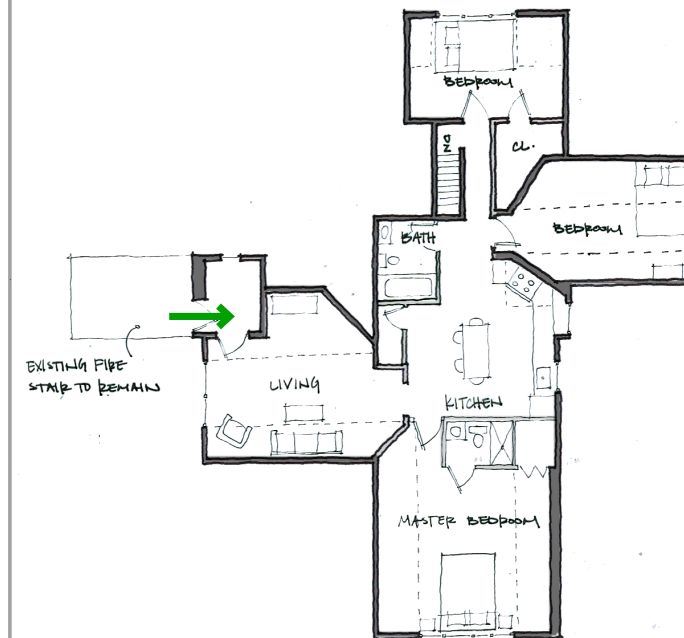
2 PROPOSED SECOND FLOOR PLAN-OPTION A

PROPOSED: (1) 3 BEDROOM / 2 BATH APARTMENT UNIT, 1100 SF  
 (1) 2 BEDROOM / 1 BATH APARTMENT UNIT, 900 SF  
 INTERNAL EGRESS STAIR REMOVED



4 PROPOSED SECOND FLOOR PLAN-OPTION C

PROPOSED: (1) 3 BEDROOM / 2 BATH APARTMENT UNIT, 1100 SF  
 (1) 2 BEDROOM / 1 BATH APARTMENT UNIT, 730 SF

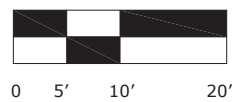


6 PROPOSED THIRD FLOOR PLAN

PROPOSED: (1) 3 BEDROOM APARTMENT UNIT, 1200 SF



LOCATION PLAN



**A&B Equipment Building**  
**80 Park Place, Avon, NY**



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