

**Town of Pittsford Design Review & Historic Preservation Board  
AGENDA  
August 28, 2025**

*This agenda is subject to change.*

Please take notice that the Town of Pittsford Design Review & Historic Preservation Board will hold the following meeting on August 28, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:00PM local time.

**HISTORIC PRESERVATION DISCUSSION**

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**RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS**

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**22 Charter Oaks Drive**

Applicant is requesting design review of a 704 square foot addition to the existing garage.

**1 Oak Manor Drive**

Applicant is requesting design review for a 96 square foot addition off the rear of existing home.

**20 Winding Road**

Applicant is requesting design review of a 500 square foot second story addition.

**27 Trowbridge Trail**

Applicant is requesting design review of a 60 square foot front porch.

**27 North Country Club Drive**

Applicant is requesting design review for an approximately 924 square foot addition off the rear of the home.

**136 South Main Street**

Applicant is requesting design review for a 494 square foot addition off the rear of existing home.

**CERTIFICATES OF APPROPRIATENESS**

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**3419 Clover Street**

Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, to construct a deck around an existing above-ground pool at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

**DEMOLITION APPLICATIONS:**

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**526 Mendon Road**

Applicant is requesting Board approval to demolish the existing 2,805 square foot, one-story, single-family home, with the intent to build a 12,231 square foot, two-story, single-family home on the property. This property is zoned Residential Neighborhood (RN).

**COMMERCIAL APPLICATIONS: SIGNAGE**

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**820 Linden Avenue**

Applicant is requesting design review for a 36.8 square foot sign for MKS.

**COMMERCIAL APPLICATIONS**

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**100 Hahnemann Trail – Pittsford Highlands**

Applicant is requesting design review for a 1,660 square foot Renovation to existing first-floor space in the Laurelwood assisted living wing.

**2851 Clover Street (300 Tobey Road) – Pittsford Oaks**

Applicant is requesting the review of design changes to date, the current design material.

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*The next meeting is scheduled for Thursday, September 11, 2025, at 6PM.*

**DESIGN REVIEW & HISTORIC PRESERVATION BOARD  
MINUTES  
AUGUST 14, 2025**

Minutes of the Town of Pittsford Design Review and Historic Preservation Board meeting held on Thursday, August 14, 2025, at 6:00 PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** Bonnie Salem, John Mitchell, Paul Whitbeck, Kathleen Cristman

**ABSENT:** Dirk Schneider, Dave Wigg, Jim Vekasy

**ALSO PRESENT:** Erik Smegelsky, Building Inspector and Code Enforcement Officer; Anna Piazza, Building Department Assistant; Robert Koegel, Town Attorney; Doug DeRue, Director of Planning, Zoning, and Development; Cathy Koshykar, Town Board Liaison

**ATTENDANCE:** There were 14 members of the public present.

Design Review and Historic Preservation Board (DRHPB) Board Member Mitchell called the meeting to order at 6:00PM.

**HISTORIC PRESERVATION DISCUSSION**

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Board Member Salem made note of Chairman Schneider's email correspondence sent to the Board regarding Oak Hill's response to potential landmark designation. She stated that while Oak Hill is not interested at this time, it would be a good idea to reach back out and revisit the topic in the future.

**RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS**

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**93 Kilbourn Road**

*Applicant is requesting design review for an approximately 1,170 square-foot addition off the rear of the home.*

Larry Giangreco, of 93 Kilbourn Rd, introduced the application. Mr. Giangreco is requesting design review for an approximately 1,170 square-foot addition off the rear of the home. He stated his intent to make the back of the house proportional on the left and right side. Board Member Salem clarified that the home's existing footprint is "U-shaped" and will be "L-shaped" after the addition. Mr. Giangreco stated that all siding, colors, and materials will match the existing home. Board Member Mitchell asked the applicant to install a window on the left side of the addition in either the utility room or master bedroom and the applicant confirmed.

Board Member Cristman motioned to approve the application for an approximately 1,170 square-foot addition off the rear of the home with the condition that a window be added on the left side of the addition in the utility room or master bedroom. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

**4401 East Avenue**

*Applicant is requesting design review for a front porch renovation.*

Carl Bothner and Claire Cesna, of 4401 East Avenue, introduced the application. The applicant is requesting design review for a front porch renovation to their recently purchased home. The front roof of the home is sagging down into the front porch area and the applicant is proposing to repair the roof and increase the curvature of the porch line, creating a tighter arch. The arches will be re-shaped to match the side arch.

Additionally, the applicant would like to change the color of the roof from bright white to cream, with dark-brown shingles. Board Member Salem discussed this home being on the inventory for historic designation.

Board Member Mitchell motioned to approve the application for a front porch renovation, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

## **RESIDENTIAL APPLICATIONS: NEW HOMES**

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### **4 Bellingham Creek**

*Applicant is requesting design review for the construction of a two-story single-family home approximately 3,228 square-feet that is located in the Coventry Ridge Subdivision.*

Chris Pagan, of Spall Homes/Spall Realtors Corp, introduced the application. Mr. Pagan is requesting design review for the construction of a two-story single-family home approximately 3,228 square-feet that is located in the Coventry Ridge Subdivision. He stated that the home will have primarily horizontal siding with accent panels and made note of the first floor bumpouts with mild roof accents. Board Member Salem asked the applicant to submit pictures of the houses being built on that street as they build them to ensure they are compatible. The applicant confirmed.

Board Member Salem motioned to approve the application for the construction of a two-story single-family home approximately 3,228 square-feet that is located in the Coventry Ridge Subdivision, as submitted. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the application was approved, none opposed.

### **5 Bellingham Creek**

*Applicant is requesting design review for the construction of a two-story single-family home approximately 3,337 square-feet that is located in the Coventry Ridge Subdivision.*

Matt Winseman, of Spall Homes/Spall Realtors Corp, introduced the application. Mr. Winseman is requesting design review for the construction of a two-story single-family home approximately 3,337 square-feet that is located in the Coventry Ridge Subdivision. Mr. Winseman stated that he will bring elevations of each house that has been submitted/approved on that street at the next DRHPB meeting. He stated that the home will have primarily horizontal siding with stone accent panels and noted the walk-out basement off the rear of the home.

Board Member Mitchell motioned to approve the application for the construction of a two-story single-family home approximately 3,337 square-feet that is located in the Coventry Ridge Subdivision, as submitted. This motion was seconded by Board Member Whitbeck. Following a unanimous voice vote, the application was approved, none opposed.

### **78 East Park Road**

*Applicant is requesting design review for the construction of a two-story single-family home approximately 3,900 square-feet.*

John McKinnon, of McKinnon Construction, introduced the application. Mr. McKinnon is requesting design review for the construction of a two-story single-family home approximately 3,900 square-feet. He stated that the home will have board and batten siding, a metal roof, and a two-story garage. Additionally, the home will have dormers on the front facade and a stone chimney. Mr. McKinnon discussed the property currently being a double-lot and stated that as it is a low property, he will fill in the grading.

Board Member Cristman motioned to approve the application for the construction of a two-story single-family home approximately 3,900 square-feet, as submitted. This motion was seconded by Board Member Mitchell. Following a unanimous voice vote, the application was approved, none opposed.

## **DEMOLITION APPLICATIONS:**

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### **526 Mendon Road**

*Applicant is requesting Board approval to demolish the existing 2,805 square-foot, one-story, single-family home, with the intent to build a 12,231 square-foot, two-story, single-family home on the property. This property is zoned Residential Neighborhood (RN).*

James Fahy, of James Fahy Design Associates Architecture & Engineering P.C., introduced the application. Mr. Fahy is requesting Board approval to demolish the existing 2,805 square-foot, one-story, single-family home, with the intent to build a 12,231 square-foot, two-story, single-family home on the property. Mr. Fahy stated he is seeking a discretionary exemption for the demolition and the approval to go forward. He stated that the existing single-family residence and accessory structures proposed for demolition are not believed to have any architectural significance and highlighted the poor condition of the existing storage shed and barn. Mr. Fahy stated that the proposed home is a European Manor-Style home with garages north and south of the main structure. The exterior will be all stone and stucco material. Mr. Fahy stated that the project will need to go to the Zoning Board for two variances: (1) for the building footprint, and (2) for the fence height for the entry gate.

Mark Bayer, of Bayer Landscape Architecture, discussed the uniqueness of property. He stated that the size of the property is 5 acres long and noted that it is adjacent to Thornell Farm Park. Mr. Bayer stated that there are no immediate residential neighbors near the property and compared it to an island.

Board Member Salem agreed with the applicant that the existing home built in 1960 holds no historic significance, however she does not agree that this property is an island. She pointed out that 540 Mendon Road is to the right of the property and is roughly half the size of the lot. Board Member Salem stated that there is also a neighborhood nearby filled with very modest homes that should be taken into consideration. She also has concerns about the proposed size of the home as it is much larger than the approved square footage for the size of the lot. Board Member Salem stated that she is against the short-process for the demolition and reasoned that the people who will see the home everyday should be involved and able to attend the public hearing. Additionally, she has concerns about the size of the proposed building as it is significantly different from the nearby homes. Board Member Cristman stated that she agrees with Board Member Salem that this application should go through the more extensive demolition process due to the size of the project. The Board asked the applicant to clarify the square footage of the proposed home and the applicant replied that it will be 12,231 square-feet.

Board Member Salem motioned to hold this application for a full demolition process with a public hearing, seconded by Board Member Whitbeck. All ayes.

## **COMMERCIAL APPLICATIONS: SIGNAGE**

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### **3349 Monroe Avenue**

*Applicant is requesting design review for a 15 square-foot sign for Cinnaholic at Pittsford Plaza.*

Connor Ewing, of Elevated Sign Solutions, introduced the application. Mr. Ewing is requesting design review for a 15 square-foot sign for Cinnaholic at Pittsford Plaza.

Board Member Mitchell motioned to approve the application for a 15 square-foot sign for Cinnaholic at Pittsford Plaza, as submitted. This motion was seconded by Board Member Salem. Following a unanimous voice vote, the application was approved, none opposed.

## COMMERCIAL APPLICATIONS

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### **2851 Clover Street (300 Tobey Road) – Pittsford Oaks**

*Applicant is requesting the review of design changes to date, the current design material, and confirm the overall Northeast corner of the building height.*

Anthony Daniele, of 2815 Clover LLC (300 Tobey Village Road), re-introduced the application. Mr. Daniele is requesting review of design changes to date, the current design material, and to confirm the overall Northeast corner of the building height. Mr. Daniele discussed the July 10th DRHPB meeting and stated that most members felt that concept 10A did a good job at addressing some of the Board's major concerns. In response, he brought the concept to his design team to continue it around the rest of the building. He discussed breaking up the facade into different sections, breaking up the roofline, and breaking up eavelines with the introduction of mansard roofs in relation to concept 10A.

Regarding page 04A of the submission packet, Mr. Daniele discussed the east elevation and highlighted the introduction of more stone into the facade to incorporate more quality and quantity of natural finishes. He stated that 04A has two different types of stone facades as well as mansard roofs on the east facade and in some spots on the west facade. There are also some mansard features in the courtyard. Mr. Daniele stated that pages 04A, 04B, and 04C are showing how different colors would look. He stated that pages 04E and 04F are showing the courtyard and made note of the mansard features seen in the north courtyard on page 04F.

Mr. Daniele discussed the proposed balconies and stated that there are three types: Juliet balconies, fully recessed balconies, and semi-recessed balconies. He explained that the idea behind having three different types of balconies is to break up the vertical repetitiveness. Mr. Daniele stated that 04G is the redesign with some landscape features incorporated, and page 05 includes data on heights. Pages 06A and 06B showcase the amount of stone used, offer a closer view of the recessed balconies, and highlight areas protruded and recessed. Page 07 displays the proposed roofs which include both mansard features as well as some flat roof features.

Mr. Daniele asked for the Board's feedback on the presented elevations and stated that he would like to get to a point where a majority of the Board wants to vote yes. The project still needs final site plan approval from the Planning Board but he believes it is almost there.

Board Member Salem asked the applicant to walk-through the changes made to the east elevation since the July 10th meeting. Dustin Welch, Architect, stated that only minor revisions were made. Mr. Daniele pointed out the balcony changes and explained that the Juliet balconies will have steel railings and the vinyl balconies will have white railings. Small changes were made to the roofs as well. Doug DeRue, Director of Planning, Zoning, and Development, pointed out that the Board has not seen the west elevation before this. Mr. Daniele discussed the stormwater management work to remove the ponds and stated that he was able to bring down the grading to a 3-1 slope or less to satisfy fire safety codes and bury the parking area. Mr. DeRue confirmed to the Board that there will be landscaping by the parking area where the previously proposed pond was.

Board Member Mitchell stated that he believes the project is moving in alignment with the direction discussed at the July 14th meeting and Board Members Salem and Cristman agreed. Board Member Whitbeck still does not favor the building because of its large size but agrees that it looks better.

## DRAFT MINUTES 081425

Mr. Daniele asked for the Board's comments on aspects such as colors, rooflines, facades, and any other aspects that could be improved before the next meeting. Board Member Salem requested a more isolated and enlarged view of the smaller details, such as the railings, to aid in their review.

Danny Daniele, of of 2815 Clover LLC (300 Tobey Village Road), asked the Board what stage they believe the project is at after tonight's meeting. Board Member Mitchell replied that the applicant has made progress and is accurately developing the project along the lines of concept 10A discussed at the July 10th meeting. He stated that there are some minor aspects to work on but none that would have a major impact on the project and advised the applicant to continue in this direction. Board Member Cristman also pointed out the small number of Board Members in attendance [tonight](#). For the next meeting, Mr. Daniele (Danny) asked if the Board would like to see colors incorporated in the renderings or if they would prefer them to be black and white. Board Member Mitchell replied that if the applicant believes some color could enhance the elevations, he does not have an issue with that, however some areas may be better displayed in black and white.

### **MEETING MINUTES REVIEW**

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The minutes of July 24, 2025 were approved following a motion by Board Member Whitbeck. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the minutes were approved, none opposed.

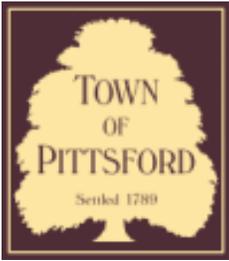
Board Member Mitchell closed the meeting at 8:05PM.

Respectfully submitted,

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Anna Piazza  
Building Department Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE BUILDING DEPARTMENT



# Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B25-000089**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 22 Charter Oaks Drive PITTSFORD, NY 14534

**Tax ID Number:** 178.06-3-51

**Zoning District:** RN Residential Neighborhood

**Owner:** Kalb, Adam Christopher

**Applicant:** RX Remodeling and Construction Inc.

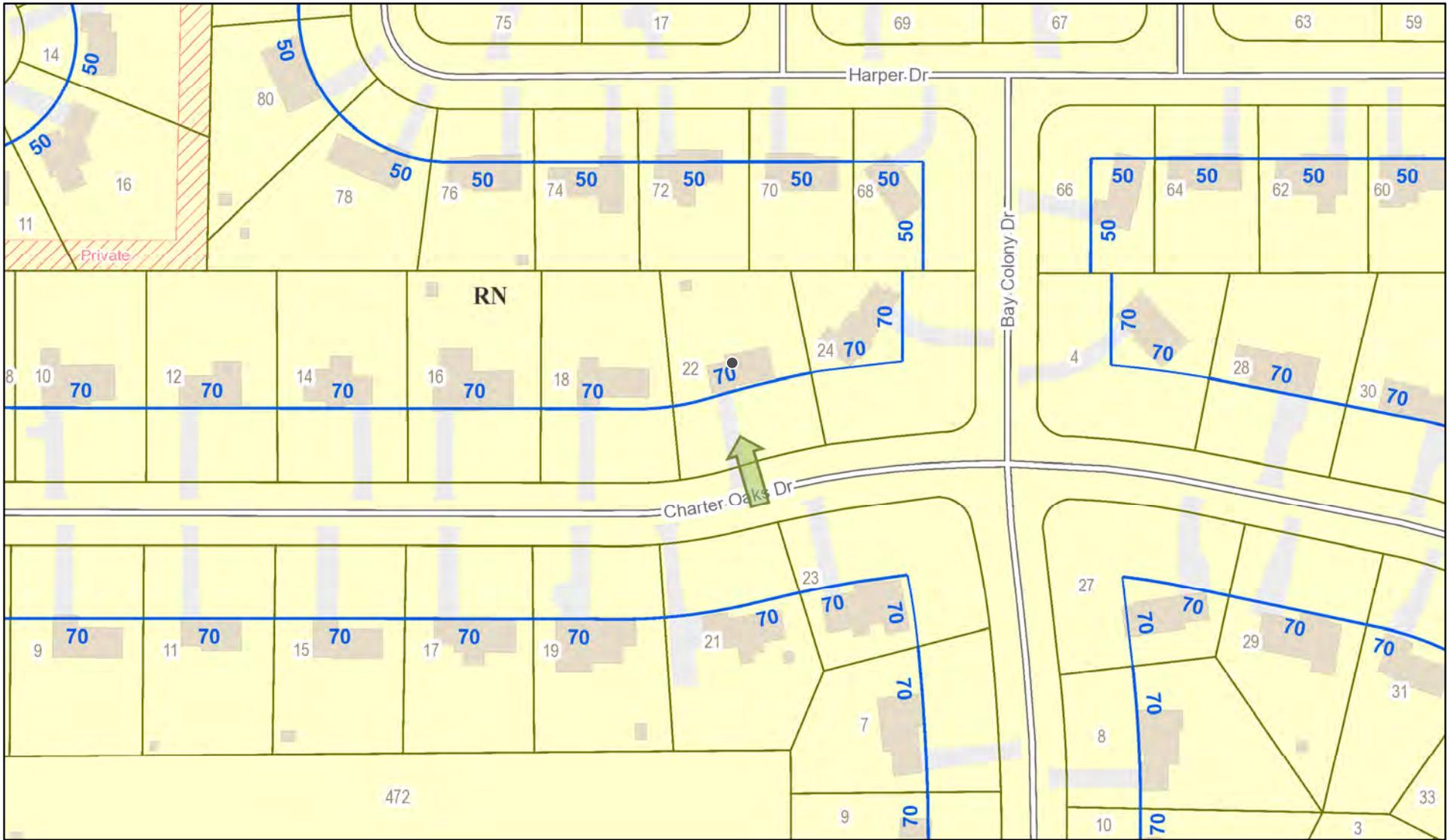
### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

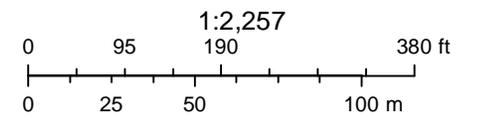
**Project Description:** Applicant is requesting design review of a 704 Sq Ft. addition to existing garage.

**Meeting Date:** August 28, 2025

# RN Residential Neighborhood Zoning



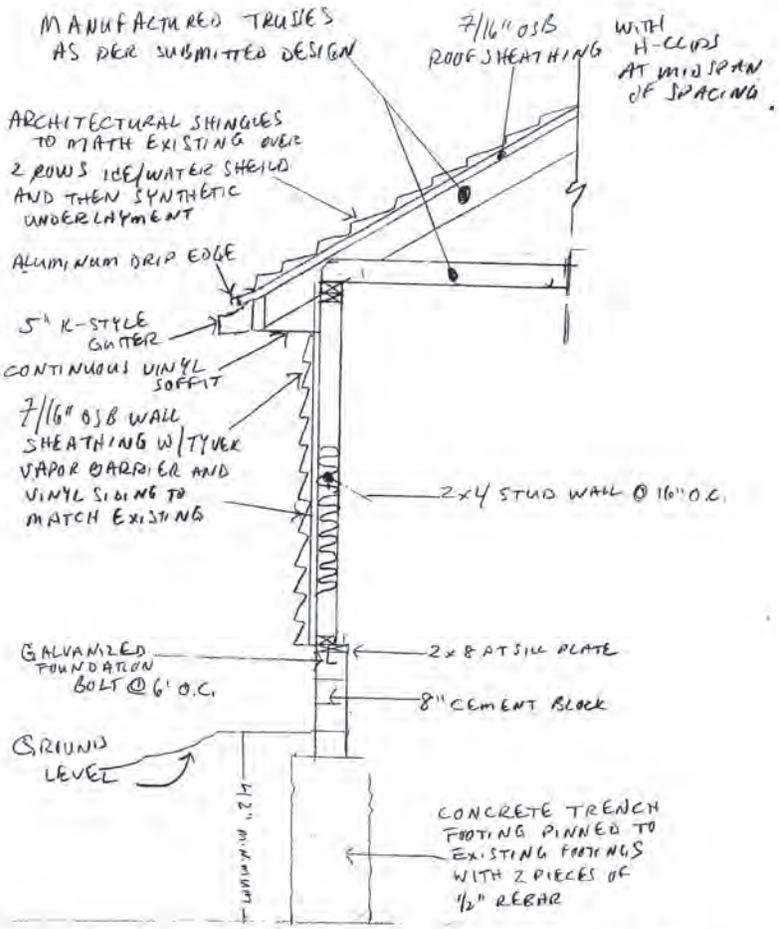
Printed August 18, 2025



Town of Pittsford GIS

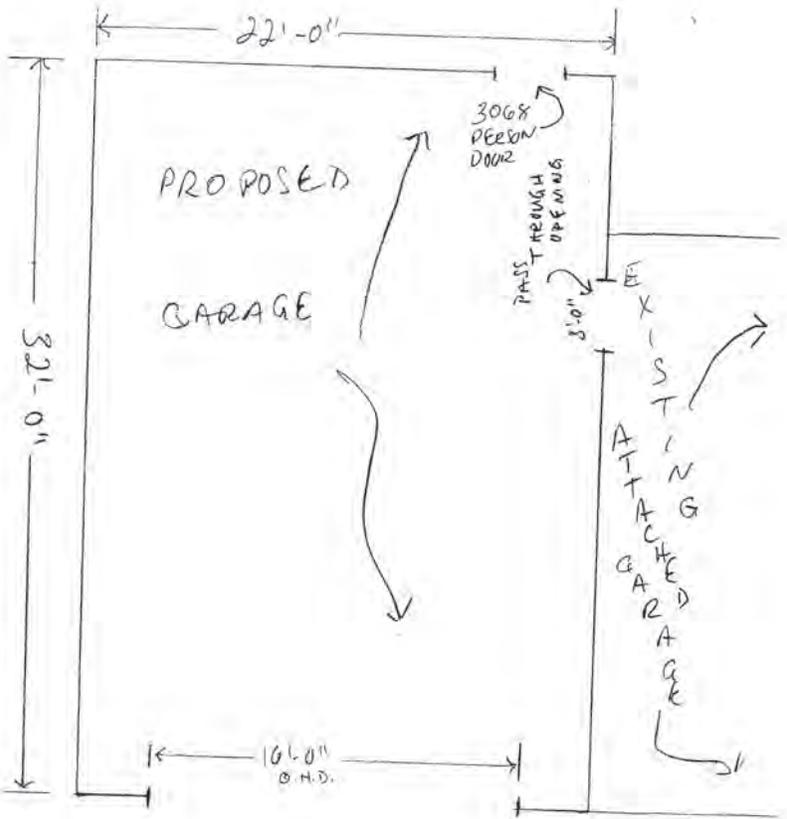
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





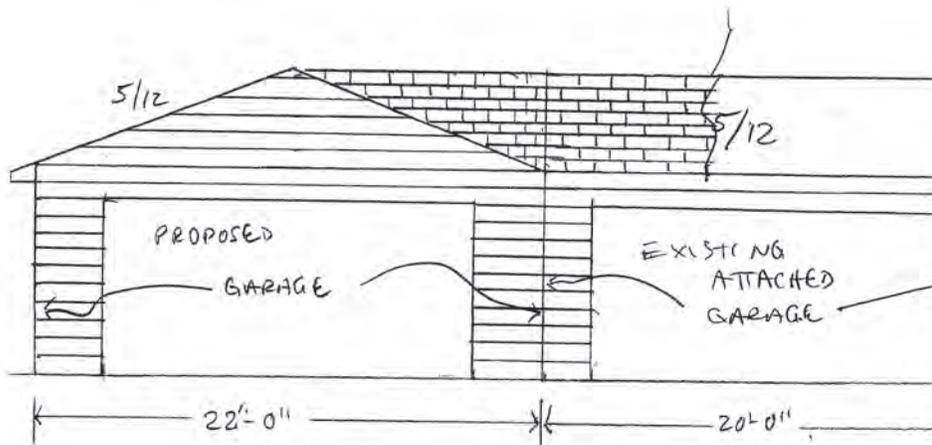
22 CHARTER OAKS DRIVE

(JT)



22 CHARTER OAKS DRIVE     1/4" = 1'-0"     (JT)

FRONT VIEW / NORTH SIDE



22 CHARTER OAKS  
DRIVE

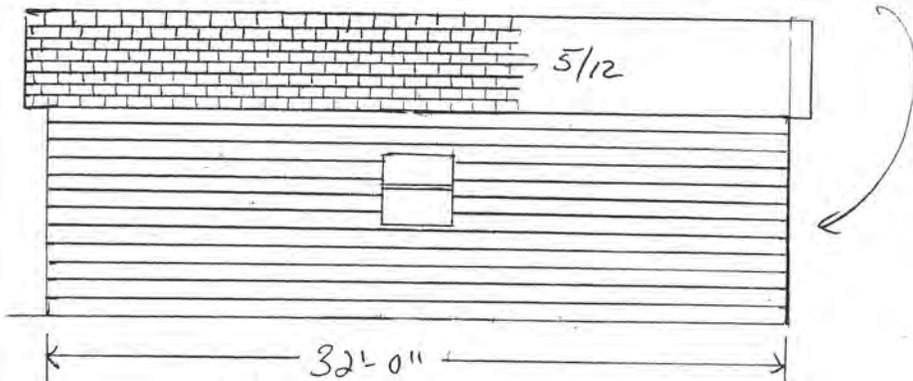
1/4" = 16'0"

JT

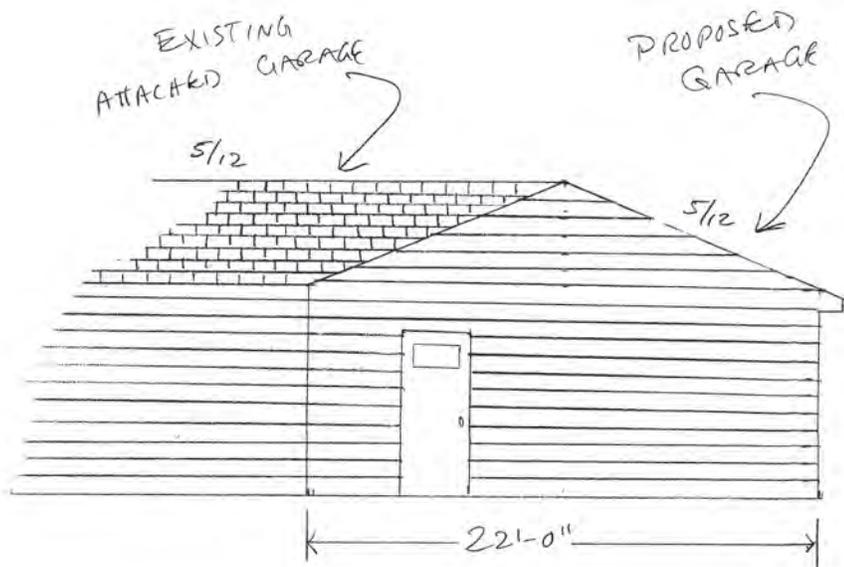


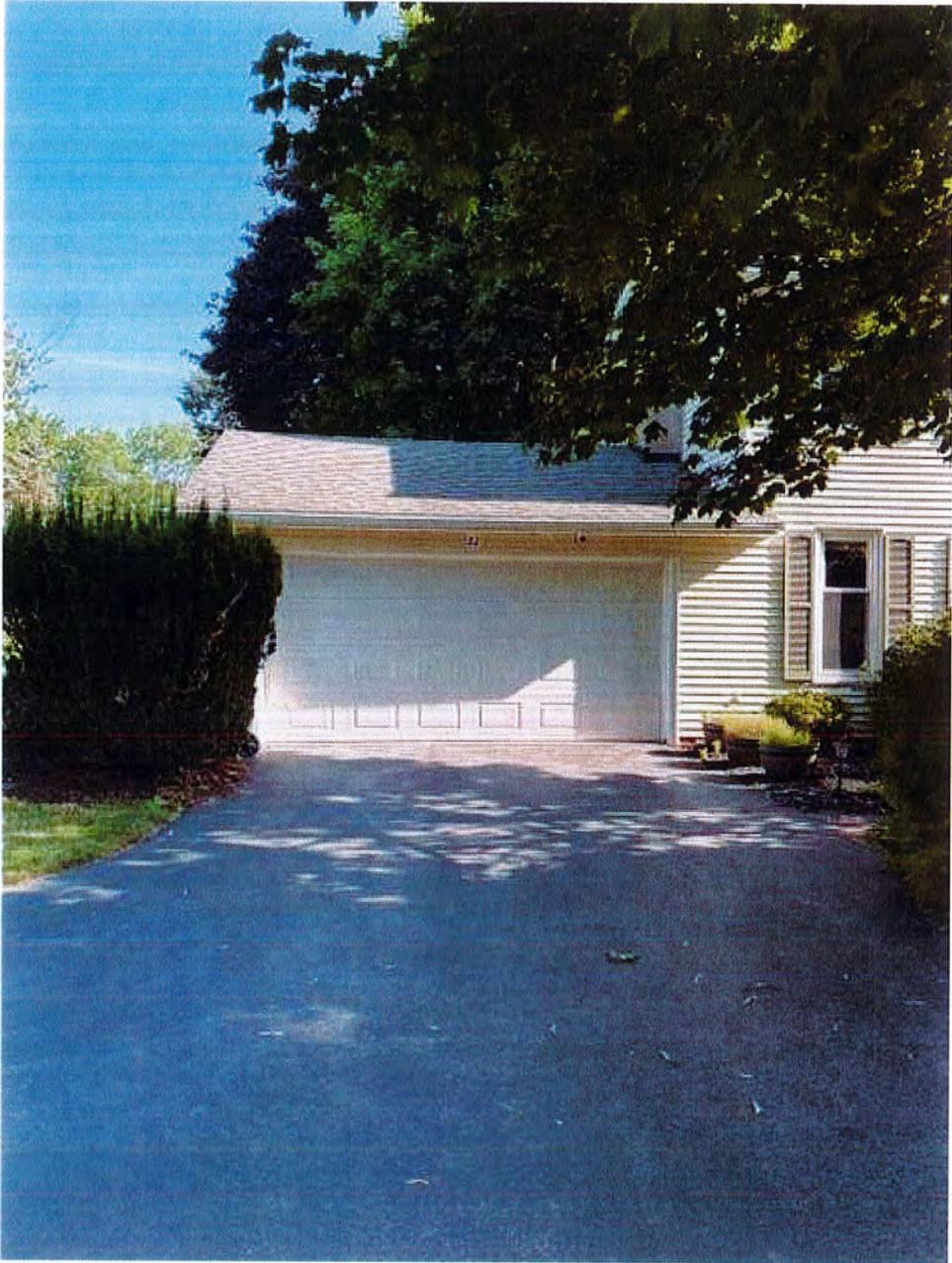
SIDE VIEW / WEST SIDE

NEW GARAGE WA  
HEIGHT TO MATCH  
EXISTING GARAGE  
WALL HEIGHT

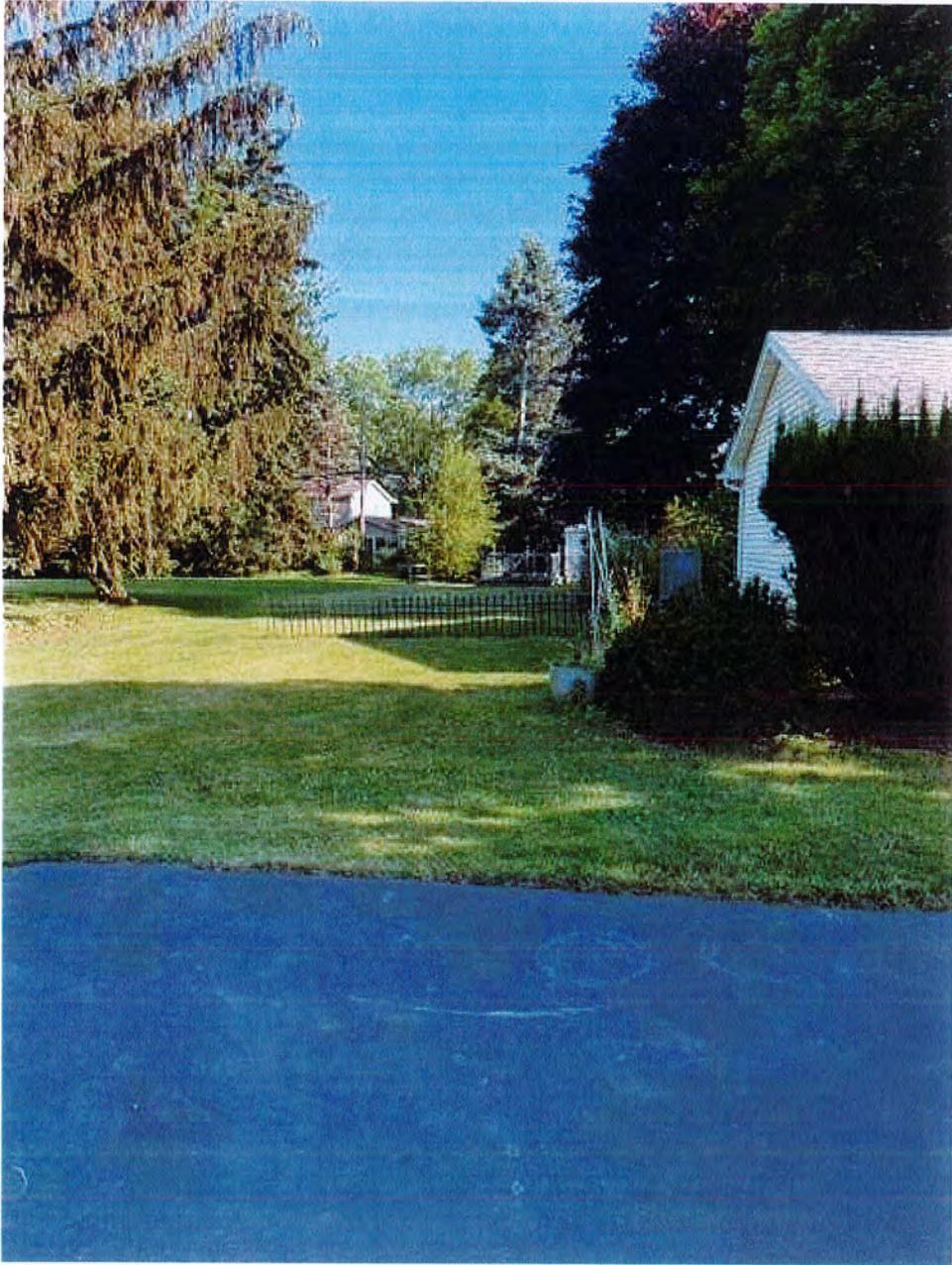


22 CHARTER OAKS DRIVE · 1/4" = 1'-0" (JT)  
REAR VIEW / SOUTH SIDE





22 Charter Oaks



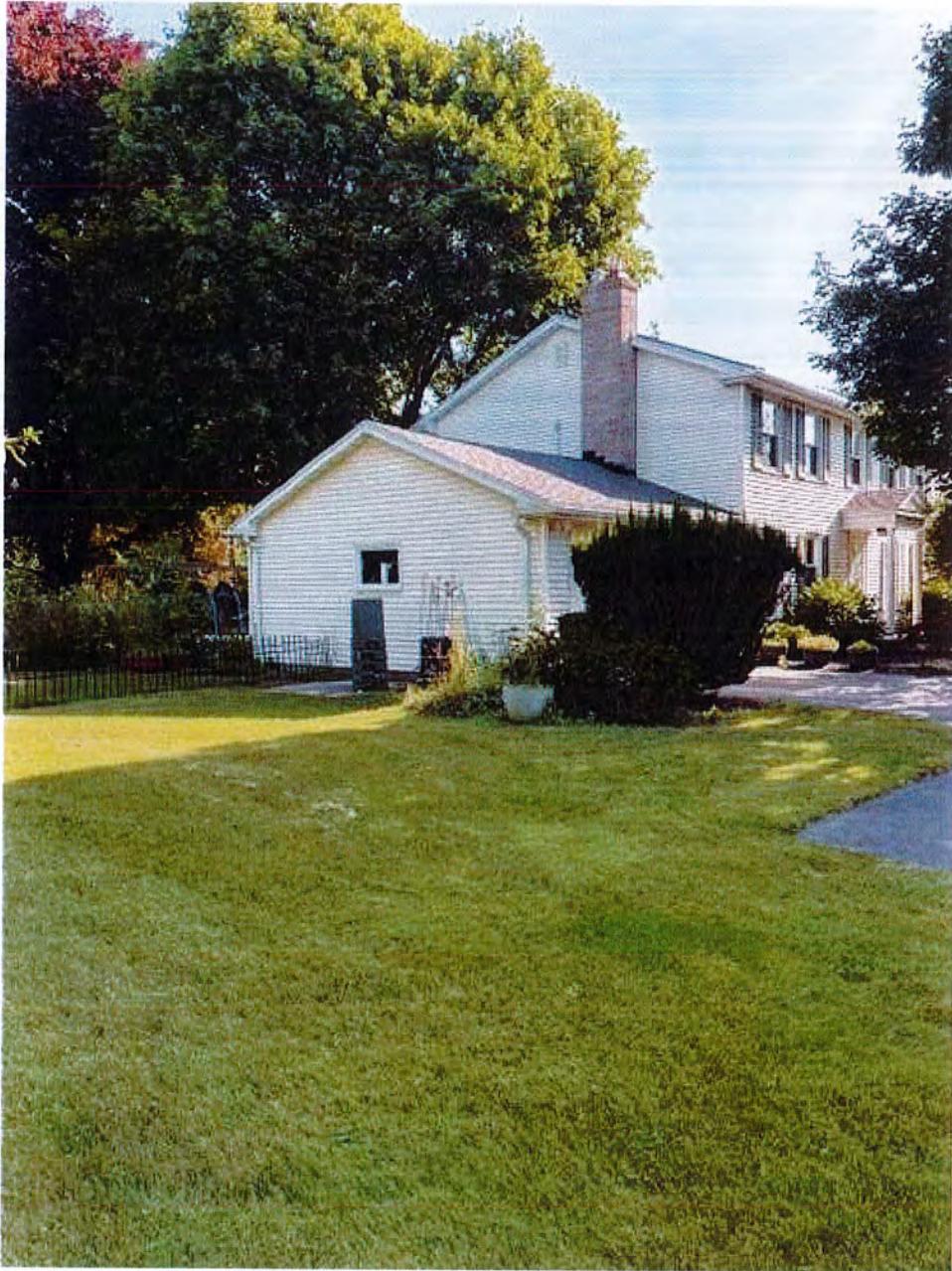
22 Charter Oaks



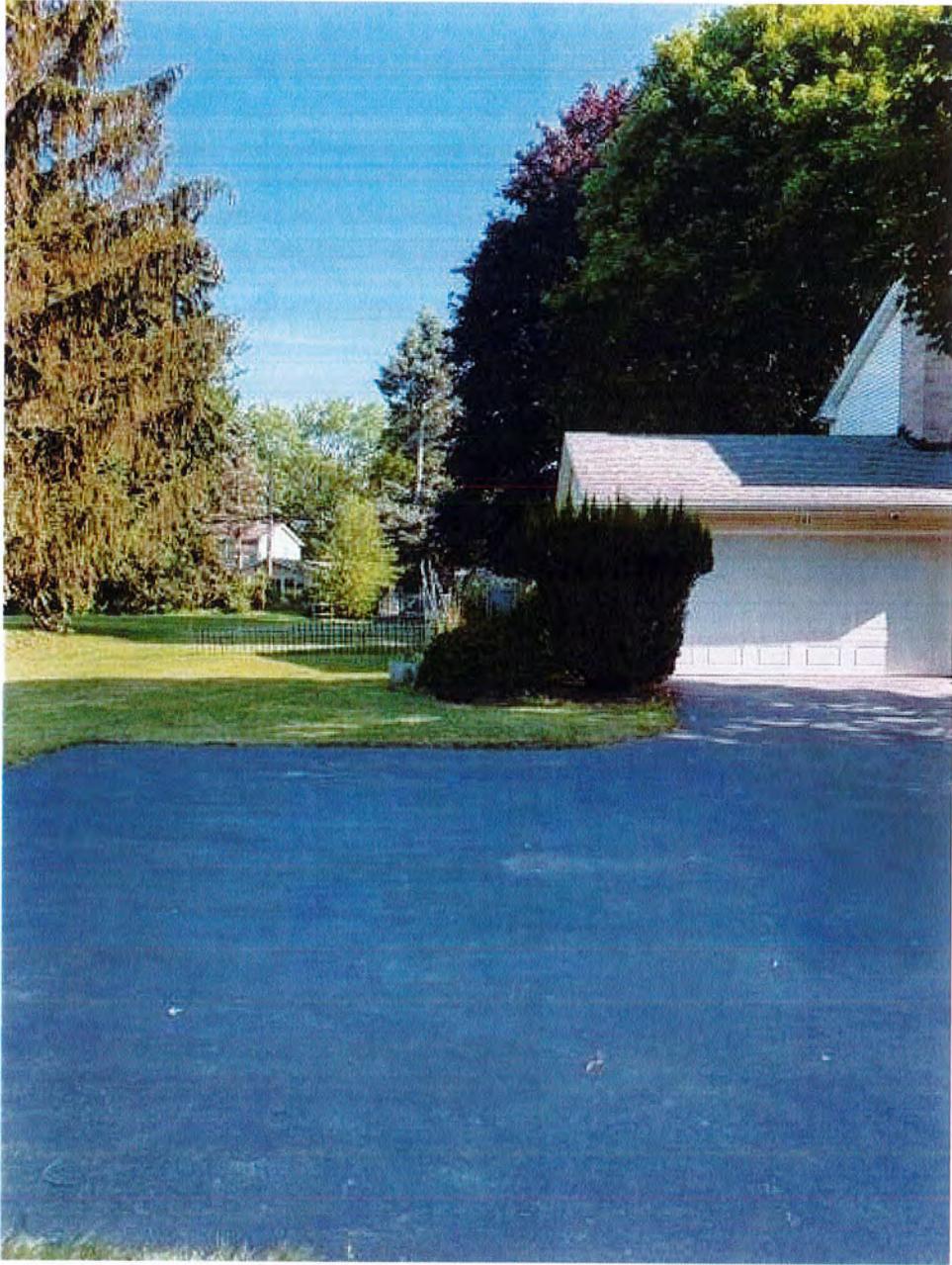
22 Charter Oaks



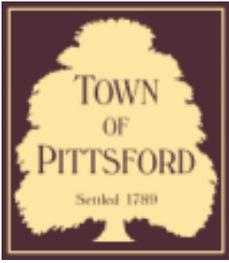
22 Charter Oaks



22 Charter Oaks



22 Charter Oaks



# Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B25-000102**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 1 Oak Manor Lane PITTSFORD, NY 14534

**Tax ID Number:** 151.11-2-48

**Zoning District:** RN Residential Neighborhood

**Owner:** Marcus, Rozanne E

**Applicant:** Quality Homes of Rochester

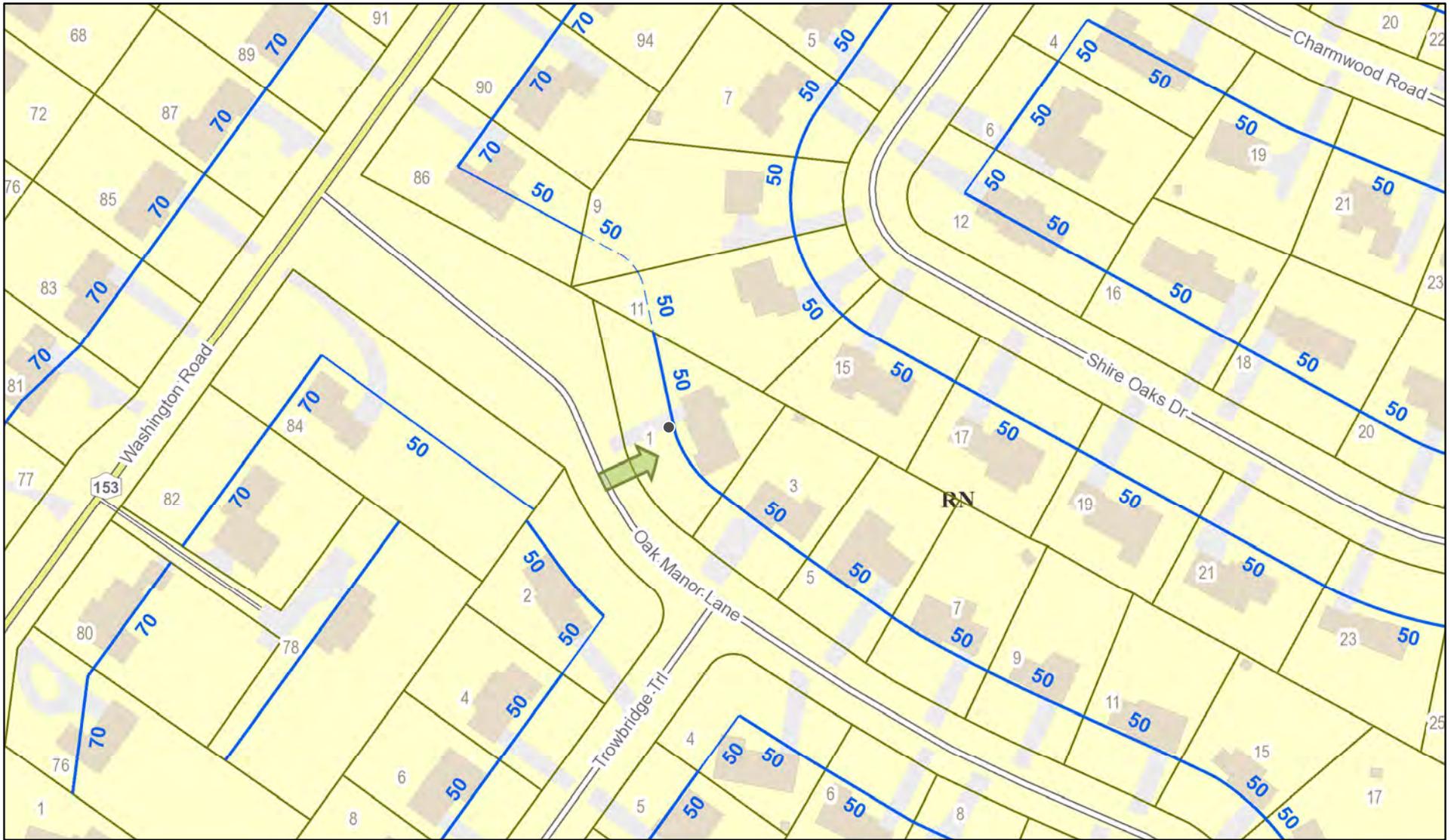
### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

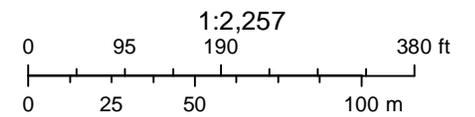
**Project Description:** Applicant is requesting design review for a 96 Sq. Ft. addition off the rear of existing home.

**Meeting Date:** August 28, 2025

# RN Residential Neighborhood Zoning

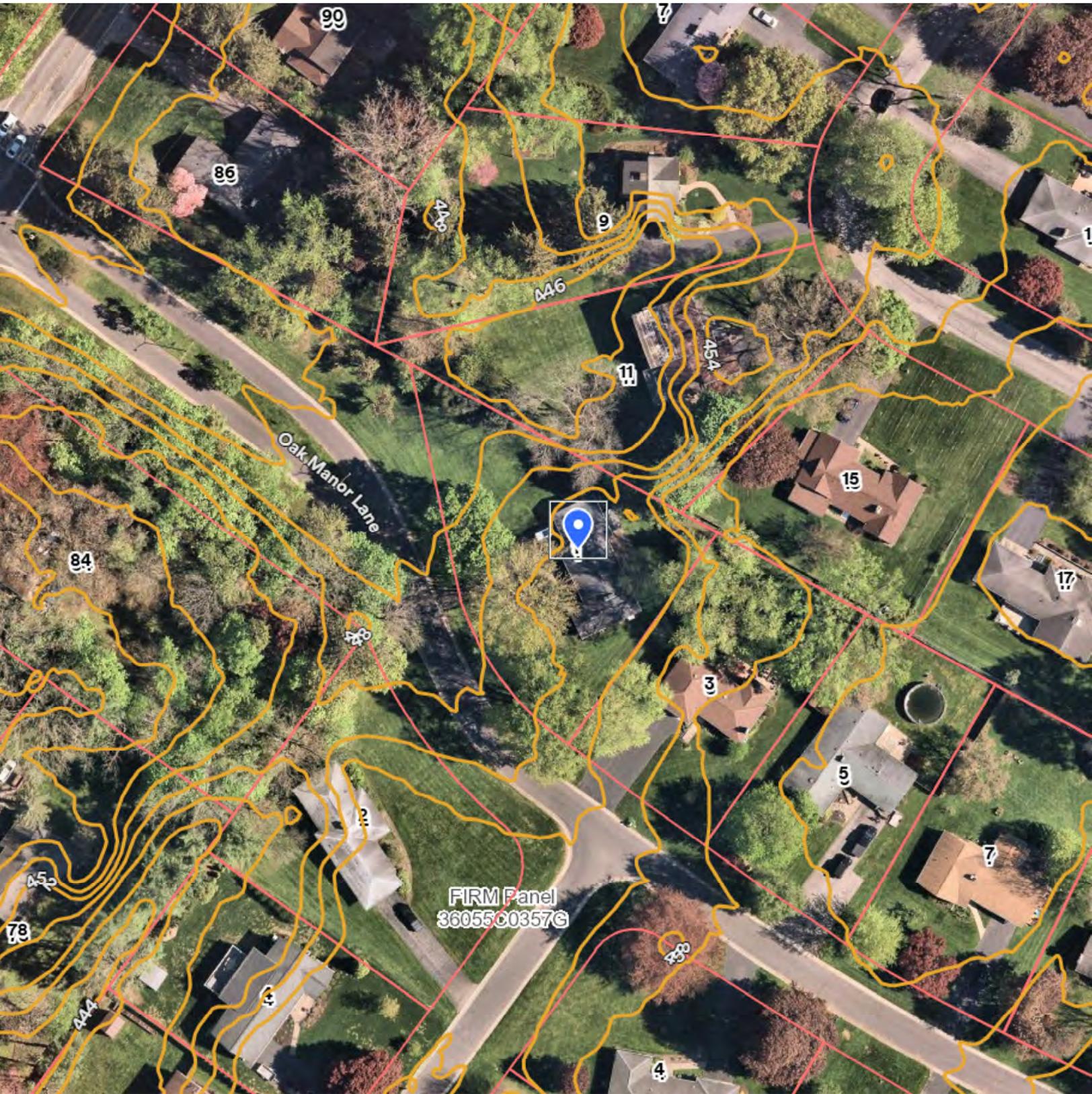


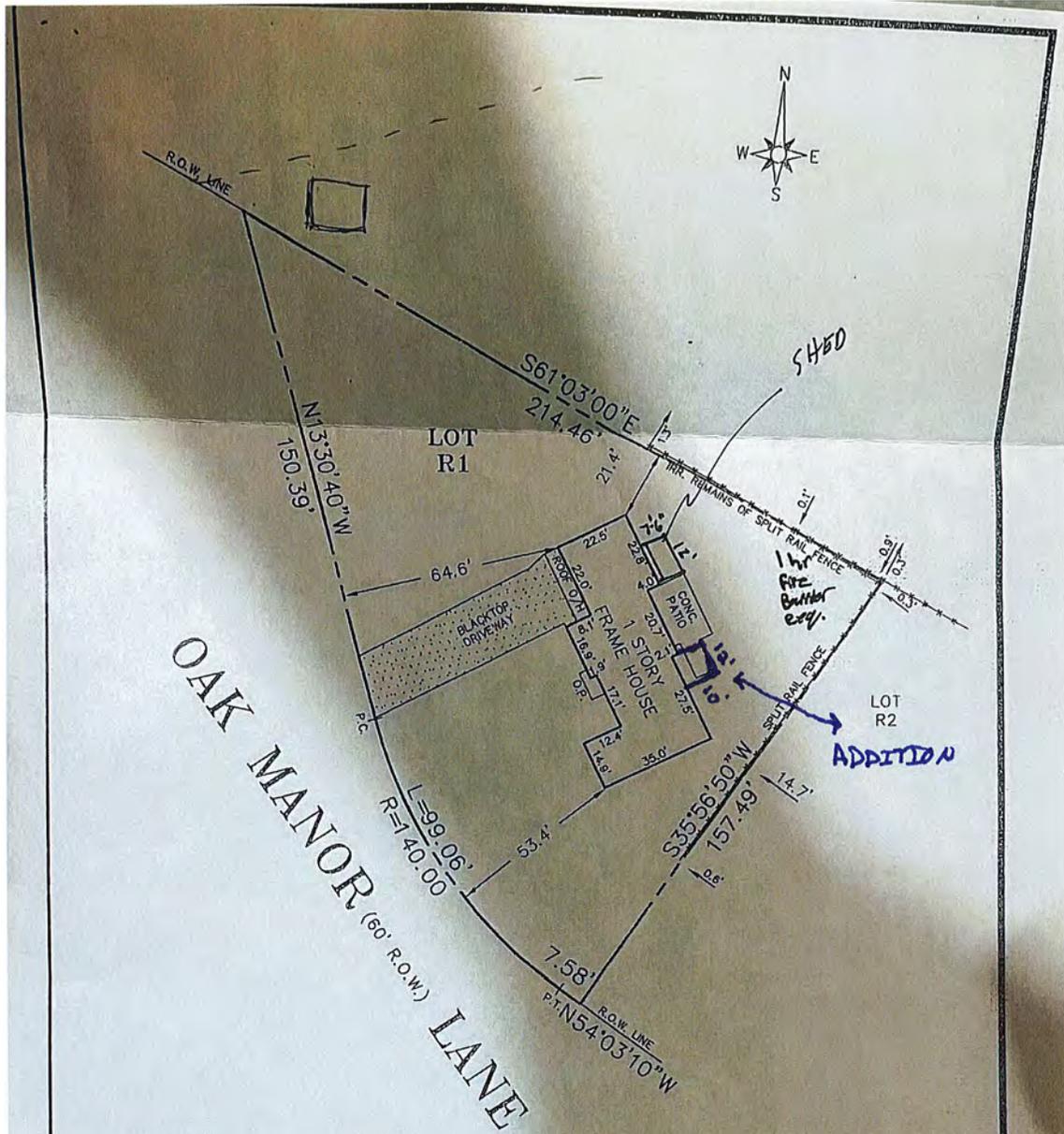
Printed August 18, 2025



Town of Pittsford GIS

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**REFERENCES:**

1. ABSTRACT OF TITLE NOT PROVIDED.
2. LIBER 5037 OF DEEDS, PAGE 299.
3. LIBER 130 OF MAPS, PAGE 84.
4. LIBER 128 OF MAPS, PAGE 27.

**CERTIFICATION:**

I hereby certify to:

Wells Fargo Bank, N.A., its successors and/or assigns  
 James P. Cavanaugh  
 Lacy Katzen LLP  
 The title insurance company insuring the mortgage.

that this map was made SEP. 23, 2010 from notes of an Instrument Survey completed SEP. 20, 2010 and from references listed hereon.

*Gregory J. Bileschi*  
 GREGORY J. BILESCHI, N.Y.S.L.S. # 50342

NOTE: Property corners should only be set by a licensed, registered land surveyor.



TITLE: INSTRUMENT SURVEY MAP  
 1 OAK MANOR LANE  
 BEING LOT R1 OF THE OAK MANOR SECTION  
 1 RESUBDIVISION, SITUATE IN THE TOWN  
 OF PITTSFORD, COUNTY OF MONROE,  
 STATE OF NEW YORK

**B** BILESCHI LAND SURVEYING  
 435 REYNOLDS ARCADE  
 ROCHESTER, NEW YORK 14614  
 (585) 454-6010 (phone)  
 (585) 454-6015 (fax)  
 JAMES M. LEONI, L.S. OF CONSULT

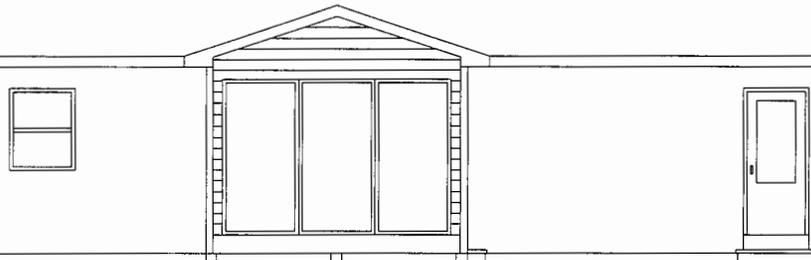
DATE: SEP. 23, 2010  
 FILE No. 100325JK  
 OWNER: BORSA  
 SCALE: 1" = 40'

Tax Account No.  
 151.110-02-048

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209 Subdivision 2, of the New York State Education Law."  
 "Only copies from the original of this survey marked with an original land surveyor's seal shall be considered to be valid true copies."  
 Certifications shall run only for the person for whom the survey is prepared, and on behalf of the title company insuring the fee, the governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners. This map is subject to any easements and/or encumbrances that an abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied. Location of subterranean improvements and those which are covered may be approximate or not shown hereon. Landscaping features are not shown hereon, unless otherwise specified. ©



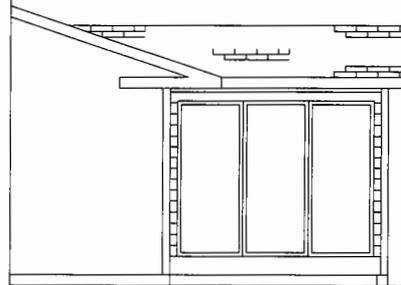
REAR ELEVATION



WEST ELEVATION



EAST ELEVATION



THOMAS M. LANEY, PE  
304 WASHINGTON ST.  
SPENCERPORT, NY 14559  
(585) 319 - 9032

ELEVATION VIEWS

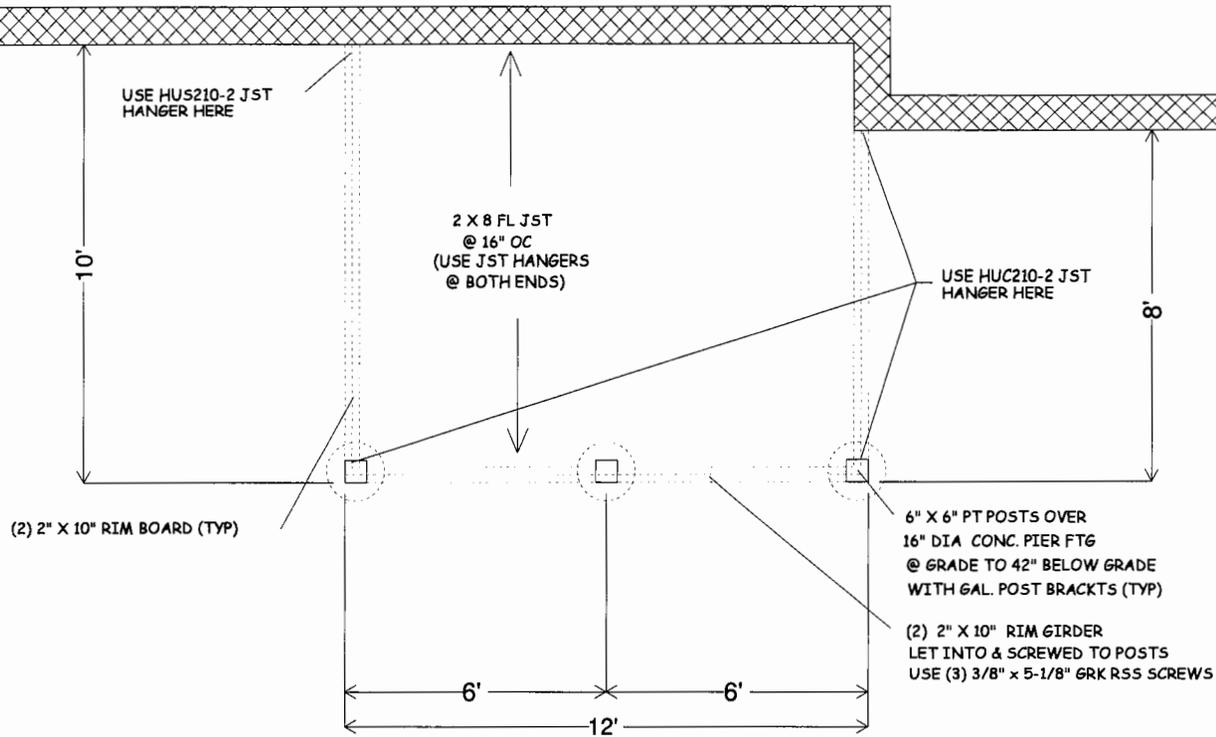
SCALE: 1/4" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 6/18/25		REVISED:

3 SEASON ADDITION FOR ROSY MARCUS

1 OAK MANOR LN, PITTSFORD, NY

A1  
4

EXIST. BASEMENT



THOMAS M. LANEY, PE  
 304 WASHINGTON ST.  
 SPENCERPORT, NY 14559  
 (585) 319 - 9032

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED  
 AND REFERENCED FROM EXISTING BUILDING



XXXXXX  
 EXISTING WALLS

FOUNDATION PLAN

SCALE: 1/2" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/25/25		REVISED:

3 SEASON ADDITION FOR ROSY MARCUS

1 OAK MANOR LN, PITTSFORD, NY

A2  
 4

EXIST. SINGLE FAMILY DWELLING

HEADER JACK STUDS IN  
EXIST. WALL HERE (TYP)

INSTALL 8068 SGD AT EXIST. WINDOW  
(USE EXIST. HEADER)

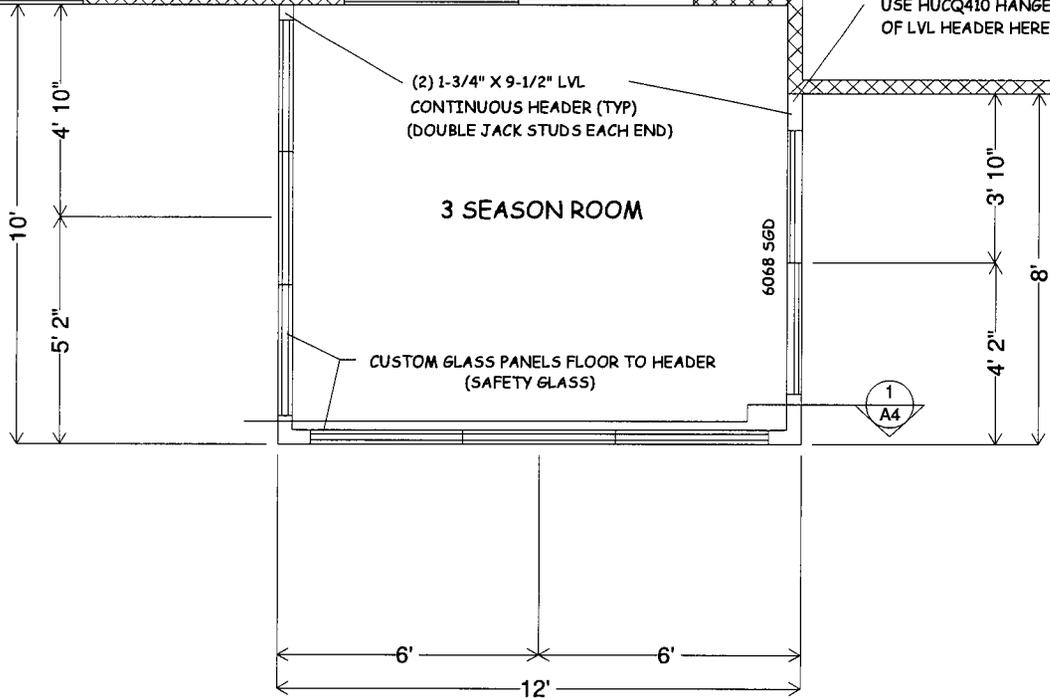
USE HUCQ410 HANGER ON END  
OF LVL HEADER HERE

(2) 1-3/4" X 9-1/2" LVL  
CONTINUOUS HEADER (TYP)  
(DOUBLE JACK STUDS EACH END)

3 SEASON ROOM

CUSTOM GLASS PANELS FLOOR TO HEADER  
(SAFETY GLASS)

6068 SGD



THOMAS M. LANEY, PE  
304 WASHINGTON ST.  
SPENCERPORT, NY 14559  
(585) 319 - 9032

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED  
AND REFERENCED FROM EXISTING BUILDING



XXXXXXXXXX  
EXISTING WALLS

FLOOR PLAN

SCALE: 1/2" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 6/17/25		REVISED:

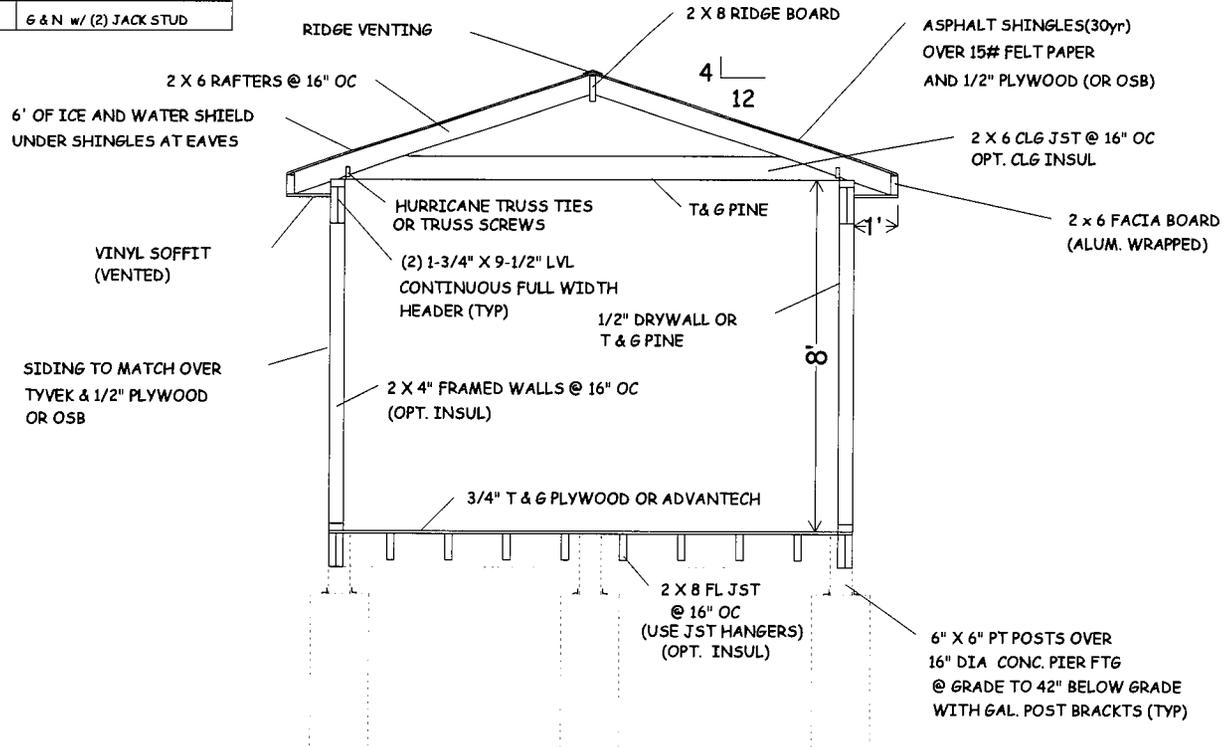
3 SEASON ADDITION FOR ROSY MARCUS

1 OAK MANOR LN, PITTSFORD, NY

A3  
4

NOTE: ALL LUMBER TO BE 1150 PSI Fb (MIN) NO. 2  
HEM FIR OR BETTER.  
ALL STATE CONSTRUCTION CODES TO BE FOLLOWED

BEARING WALL HEADER SCHEDULE (UNLESS OTHERWISE SPECIFIED)		
< 4'0"	(3) 2 X 6 OR (2) 2 X 8	6 & N w/ (1) JACK STUD
< 5'2"	(3) 2 X 8 OR (2) 2 X 10	6 & N w/ (1) JACK STUD
< 6'2"	(3) 2 X 8 OR (2) 2 X 10	6 & N w/ (2) JACK STUD
< 9'	(3) 2 X 10 OR (2) 2 X 12	6 & N w/ (2) JACK STUD



1 BUILDING SECTION  
A4

THOMAS M. LANEY, PE  
304 WASHINGTON ST.  
SPENCERPORT, NY 14559  
(585) 319 - 9032

SECTION VIEW

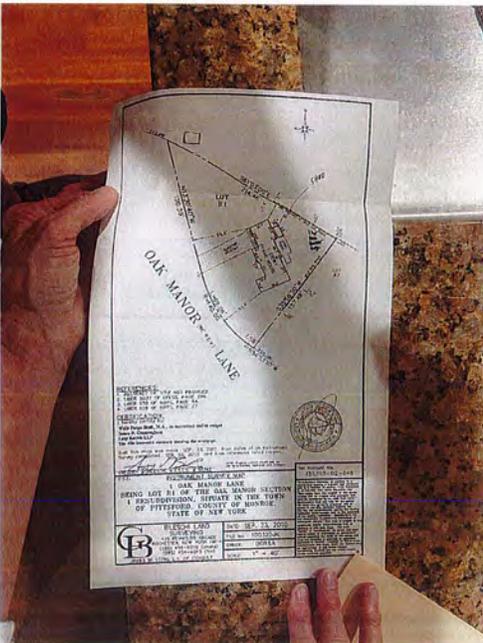
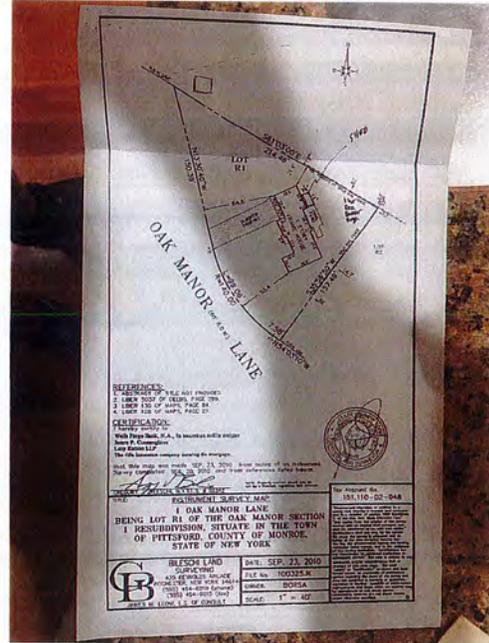
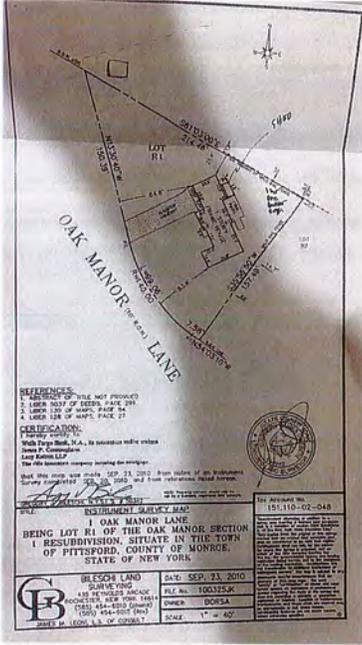
SCALE: 1/2" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/26/25	REVISED:	
3 SEASON ADDITION FOR ROSY MARCUS		
1 OAK MANOR LN, PITTSFORD, NY		A4 4



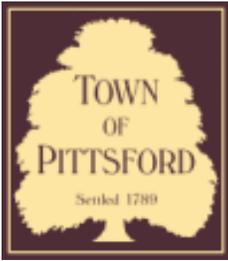
Quality Homes  
 556 Elmgrove Rd  
 Rochester, NY 14606  
 Phone:

Marcus, Rozanne  
 1 Oak Manor Drive  
 Pittsford, NY 14534  
 Project #: QH1387

### Project Photos







# Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B25-000101**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 20 Winding Road ROCHESTER, NY 14618

**Tax ID Number:** 151.14-1-11

**Zoning District:** RN Residential Neighborhood

**Owner:** The Big Tree NY LLC

**Applicant:** All Pro Renovation

### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

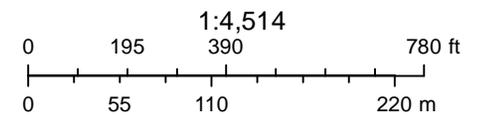
**Project Description:** Applicant is requesting design review of a 500 Sq Ft. second story addition.

**Meeting Date:** August 28, 2025

# RN Residential Neighborhood Zoning



Printed August 18, 2025



Town of Pittsford GIS

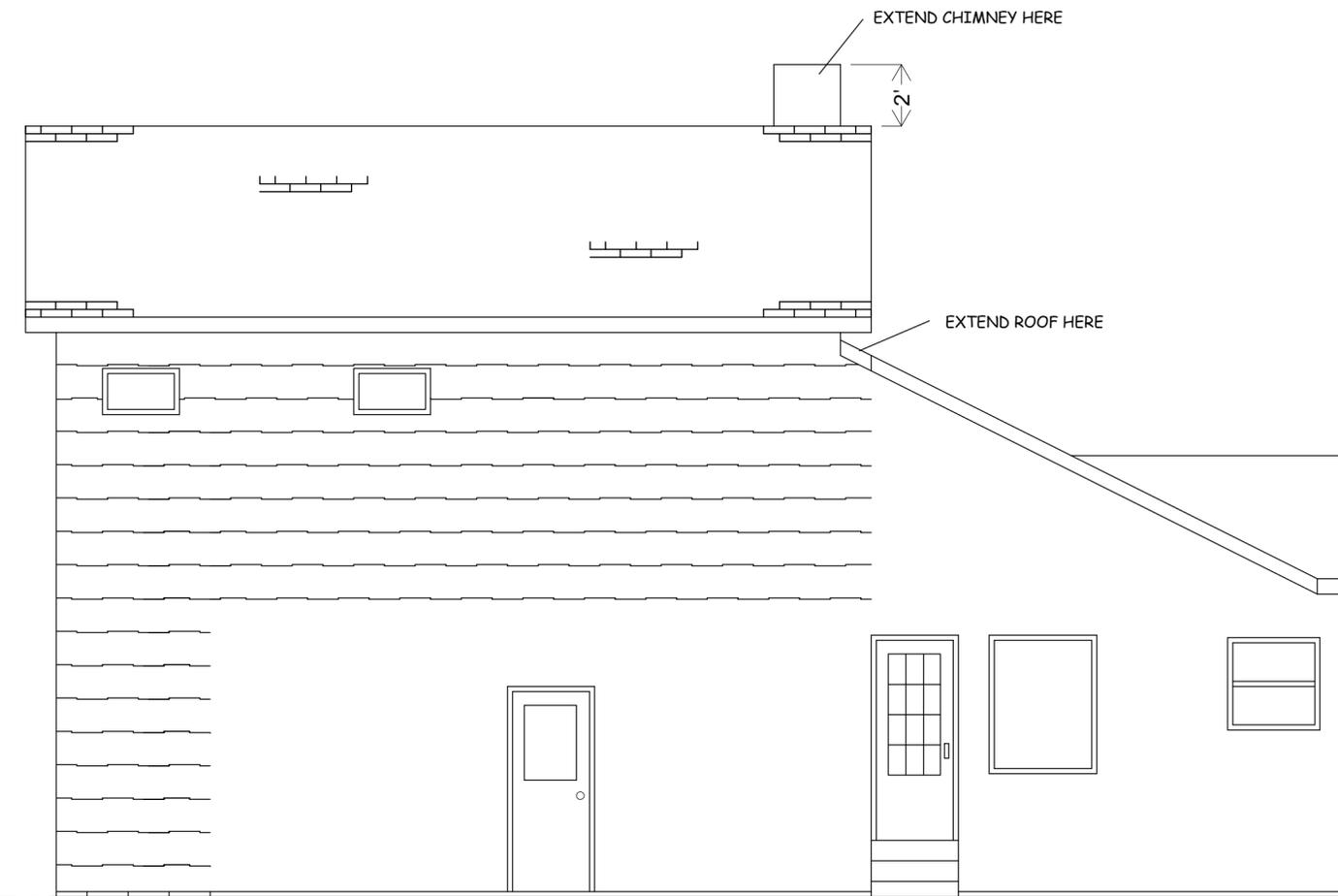
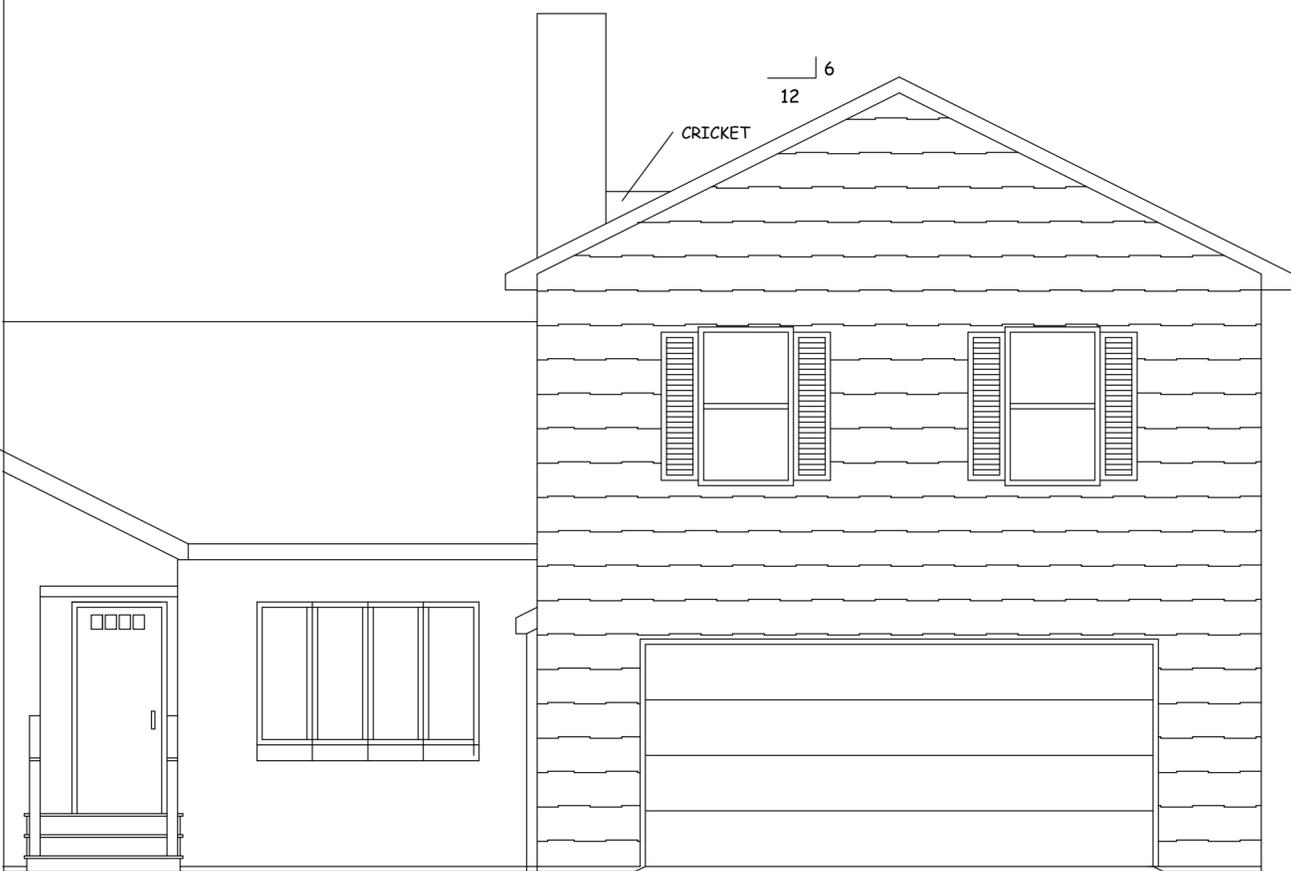
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WEST (FRONT) ELEVATION

SOUTH ELEVATION



**THOMAS M. LANEY, PE**  
 304 WASHINGTON ST.  
 SPENCERPORT, NY 14559  
 (585) 319 - 9032



8/1/2025

ELEVATION VIEWS

SCALE: 1/4" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/22/25	REVISED:	

2ND FLOOR ADDITION FOR CHARLIE EAGLE

20 WINDING RD, PITTSFORD, NY

EXIST. BASEMENT

2 X 10 FL JST @ 16" OC  
WITH R30 INSULATION

4'

2 X 6 WALL WITH PT SOLE PLATE ON  
EXIST. GARAGE FLOOR. R21 INSUL.  
ABOVE LANDING & STAIRS

3' 2"

2 X 10 LEDGERS SCREWED TO STUDS  
W/ 5/16" X 3-1/8" GRK RSS SCREWS

10' 11"

12' 6"

EXIST. GARAGE

25'

7' 6"

REMOVE EXIST. CMU HERE AS NECESSARY

GARAGE EXTENSION  
4" CONC. PAD

5'

5'

6" CONC BLOCK (1 CRS) OVER  
8" CONC BLOCK (CRS AS REQ'D)

11' 5"

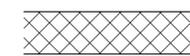
22' 10"

11' 5"

12" (MIN) WIDE X 10" MIN. THICK  
CONCRETE TRENCH FTG  
TO 42" (MIN) BELOW GRADE

**THOMAS M. LANEY, PE**  
304 WASHINGTON ST.  
SPENCERPORT, NY 14559  
(585) 319 - 9032

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED  
AND REFERENCED FROM EXISTING BUILDING



EXISTING FOUND.



8/1/2025

FOUNDATION PLAN

SCALE: 3/8" = 1'  
DATE: 7/25/25

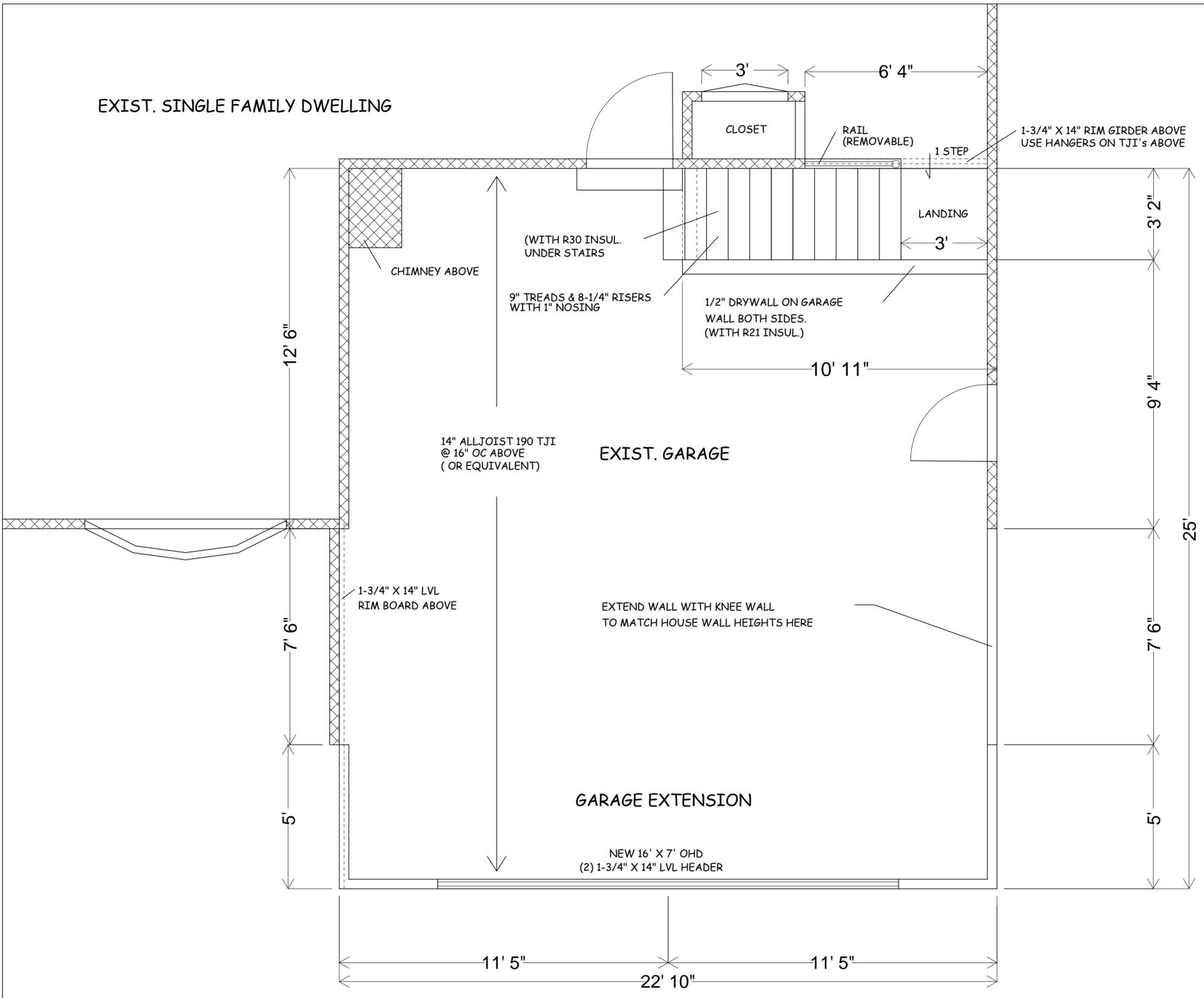
APPROVED: T. M. LANEY  
DRAWN BY: T. M. LANEY  
REVISED:

ADDITION FOR CHARLIE EAGLE

20 WINDING RD, PITTSFORD, NY

A2/5

EXIST. SINGLE FAMILY DWELLING



**THOMAS M. LANEY, PE**  
 304 WASHINGTON ST.  
 SPENCERPORT, NY 14559  
 (585) 319 - 9032

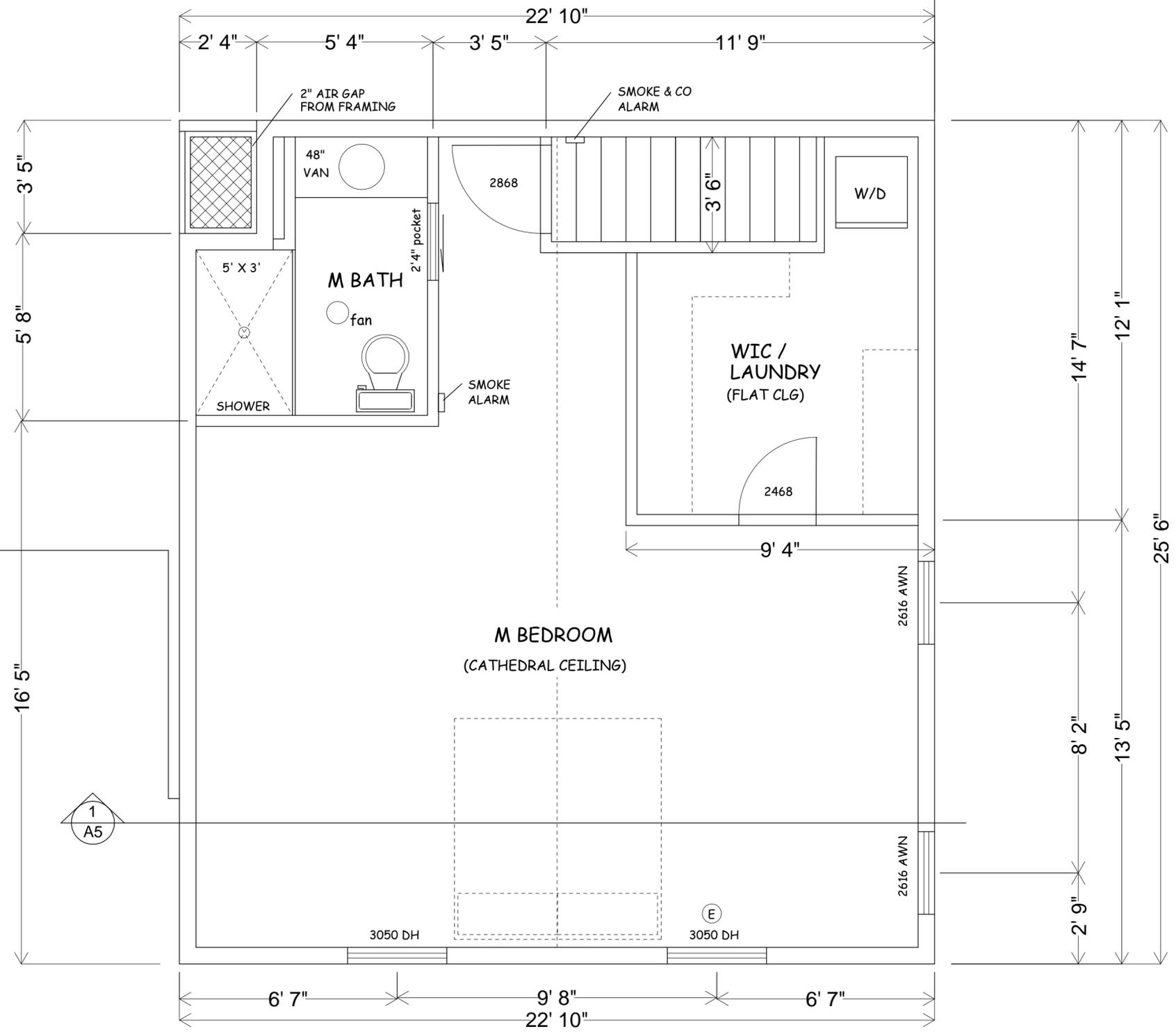
NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED  
 AND REFERENCED FROM EXISTING BUILDING



EXISTING WALLS



<b>1ST FLOOR PLAN</b>		
SCALE: 3/8" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/22/25	REVISED:	
ADDITION FOR CHARLIE EAGLE		
20 WINDING RD, PITTSFORD, NY		A3 5



**THOMAS M. LANEY, PE**  
 304 WASHINGTON ST.  
 SPENCERPORT, NY 14559  
 (585) 319 - 9032

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED  
 AND REFERENCED FROM EXISTING BUILDING



8/1/2025

**2ND FLOOR PLAN**

SCALE: 3/8" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/22/25	REVISED:	

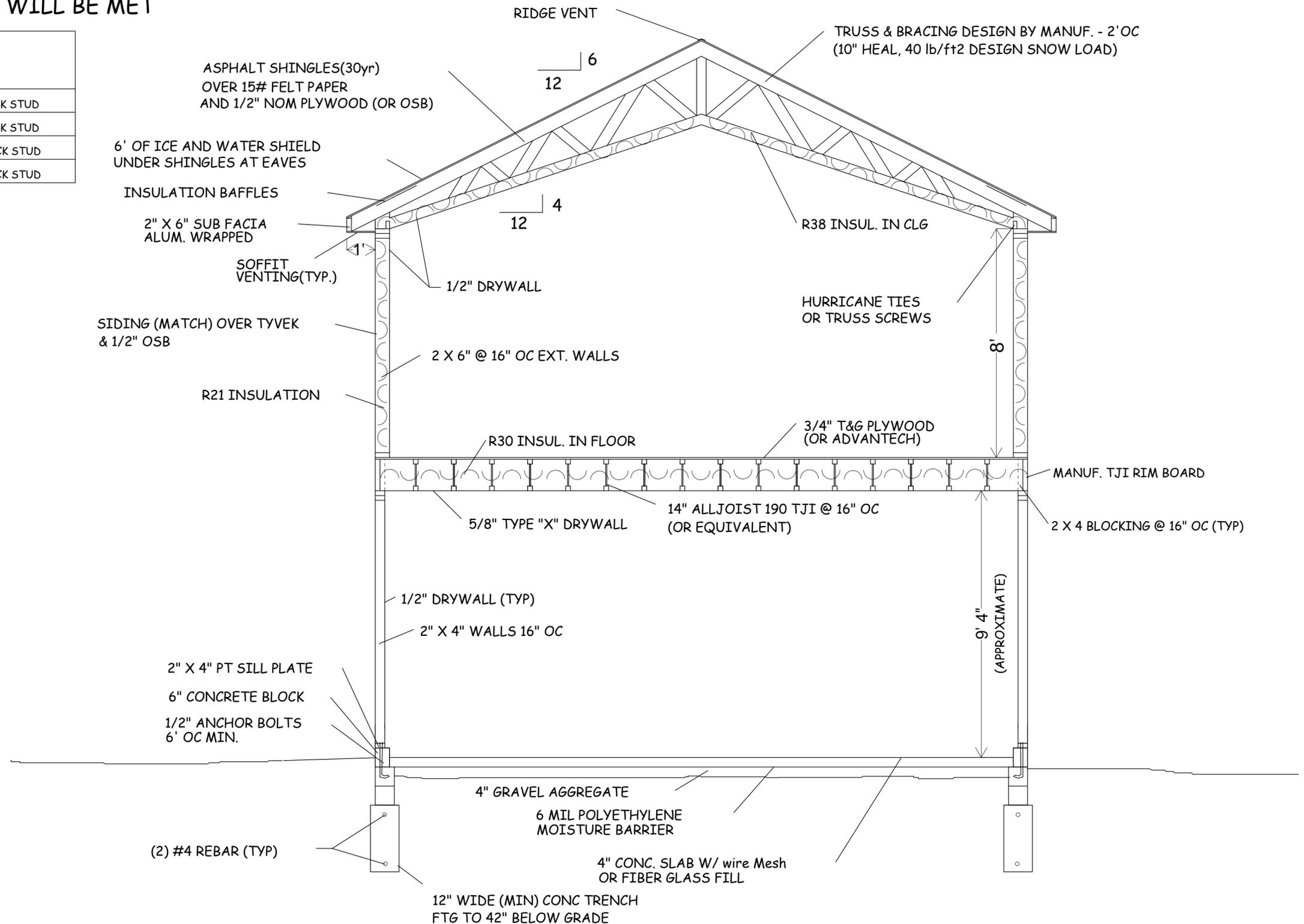
ADDITION FOR CHARLIE EAGLE

20 WINDING RD, PITTSFORD, NY

A4  
5

NOTE: ALL LUMBER TO BE 1150 PSI Fb (MIN) NO. 2  
 HEM FIR OR BETTER.  
 ALL STATE CONSTRUCTION CODES WILL BE MET

BEARING WALL HEADER SCHEDULE (UNLESS OTHERWISE SPECIFIED)		
< 4'0"	(3) 2 X 6 OR (2) 2 X 8	G & N w/ (1) JACK STUD
< 5'2"	(3) 2 X 8 OR (2) 2 X 10	G & N w/ (1) JACK STUD
< 6'2"	(3) 2 X 8 OR (2) 2 X 10	G & N w/ (2) JACK STUD
< 9'	(3) 2 X 10 OR (2) 2 X 12	G & N w/ (2) JACK STUD



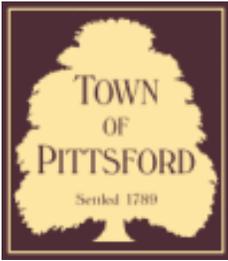
1  
A5 BUILDING SECTION

**THOMAS M. LANEY, PE**  
 304 WASHINGTON ST.  
 SPENCERPORT, NY 14559  
 (585) 319 - 9032



8/1/2025

SECTION VIEW		
SCALE: 3/8" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/26/25		REVISED:
ADDITION FOR CHARLIE EAGLE		
20 WINDING RD, PITTSFORD, NY		A5 5



# Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B25-000103**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 27 Trowbridge Trail PITTSFORD, NY 14534

**Tax ID Number:** 151.15-3-8

**Zoning District:** RN Residential Neighborhood

**Owner:** Garvey, Maureen

**Applicant:** KC Home Remodeling - Keith Cadwell

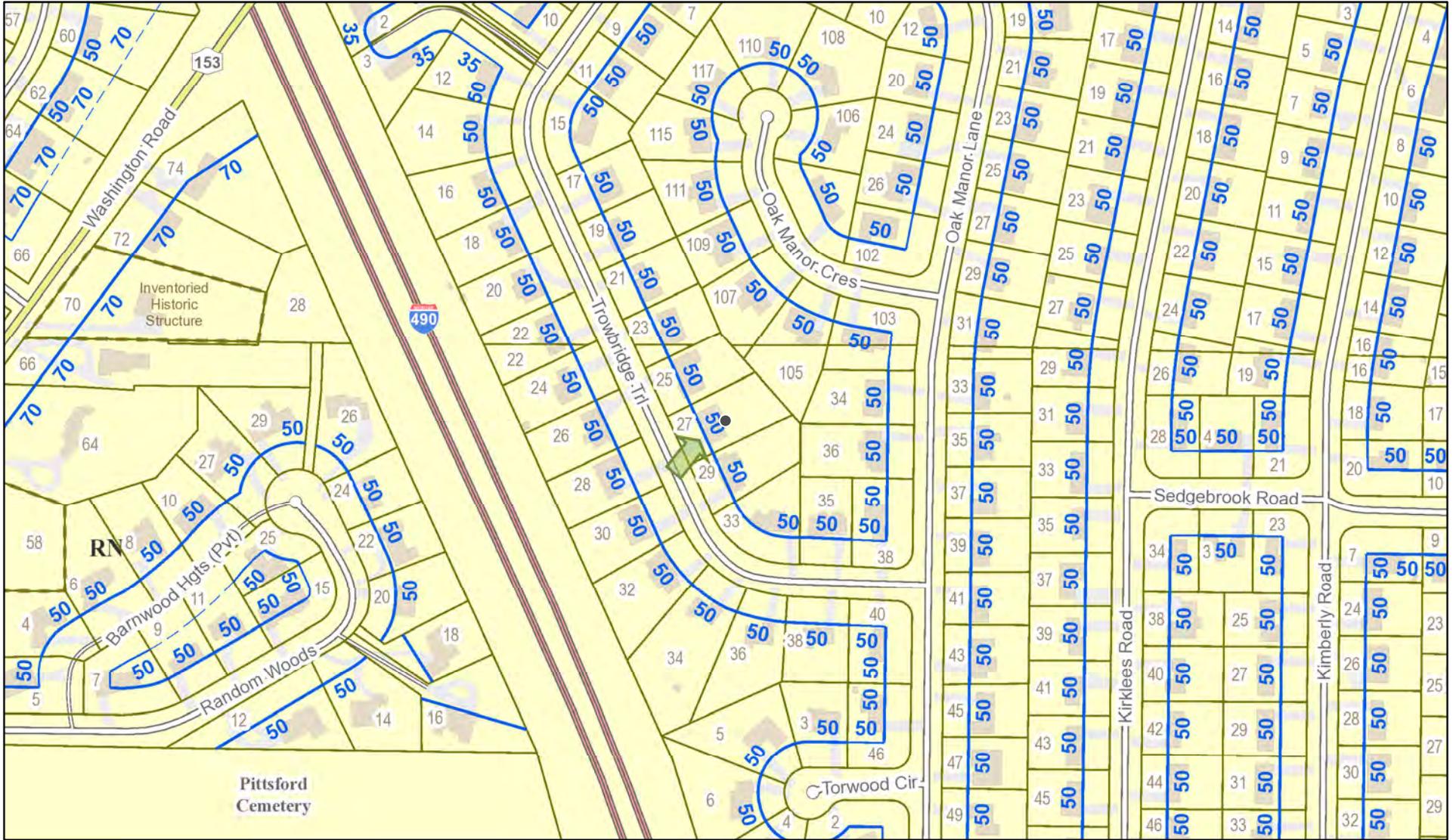
### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

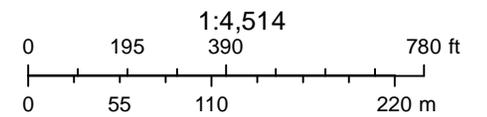
**Project Description:** Applicant is requesting design review for a 60 Sq. Ft. porch on front of home.

**Meeting Date:** August 28, 2025

# RN Residential Neighborhood Zoning



Printed August 18, 2025



Town of Pittsford GIS

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FIRM Panel  
39955C0357G



WB I-490  
EB I-490

9

110

117

108

12

11

444

12

14

115

106

22

24

23

16

17

111

26

25

27

1

109

104

29

21

107

105

103

31

27

446

24

23

25

103

103

29

29



23

24

26

28

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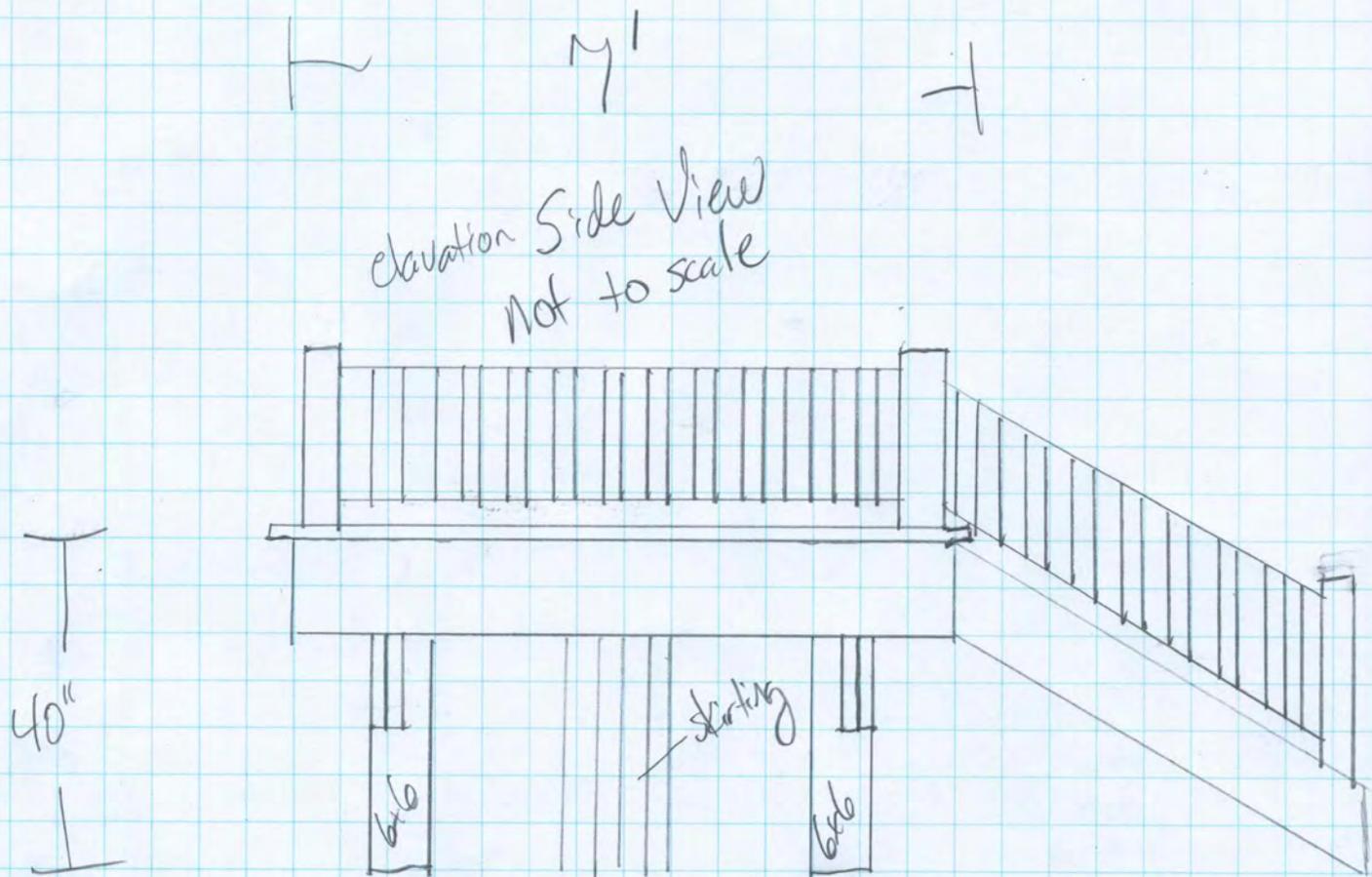
38

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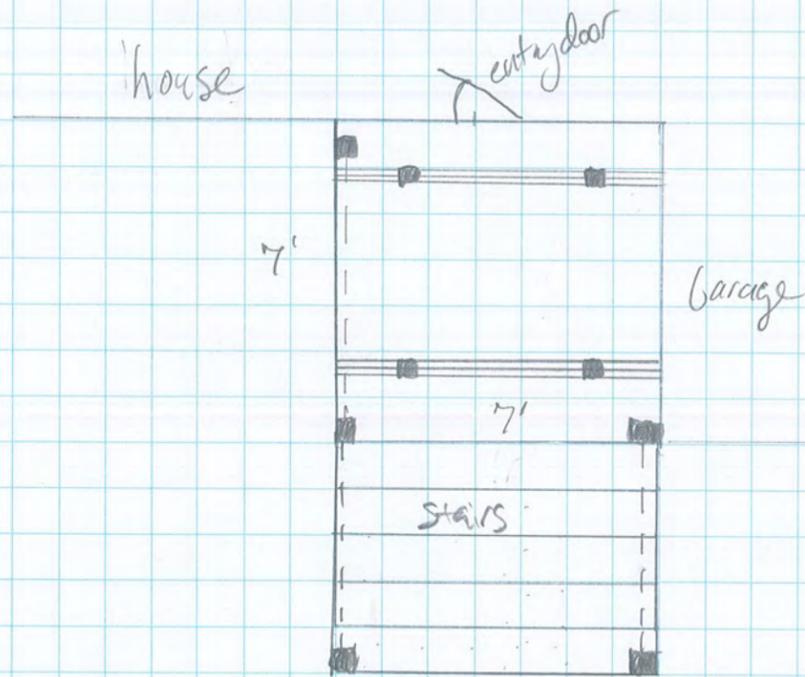


- Free standing not attaching to house
- all composite decking
- all sides will have skirting
- going to do lighting on treads on stairs
- Black aluminum railings
- 6 total steps including deck
- white azek risers and fascia
- All decking and stair runs will be Timber tech (Dark Roast)
- Railings on both sides of stairs.
- Posts For railings will be 3x3" black aluminum post and plate.

Maureen Garvey

217 Trowbridge trail  
Pittsford N.Y. 14534

- Double 2x12 beam
- 1'oc 2x8 Joises
- Free standing not attaching to house
- 40" off grade
- - - - = railings
- hand dug holes 48" deep 6x6 post
- Lighting on nose of stair run
- skirting on both sides of stairs and opposite side of garage.



Materials

Pt

- Joises - 2x8x8' - 10
- Beams - 2x12x8' - 4
- Stair strings - 2x12x8' - 8
- Framing for skirting - 2x4x8' - 10

Concrete - 12 bags 80lb

Decking Material Reserve Collection, Timbertech. (Dark Roast)

- Square edge - 8' - 10
- Grooved - 8' - 20
- Skirting - 8' - 15

Azek for Risers and Fuda (white wood grain)

- 1x10x18' - 2
- 1x8x18' - 3

Railings Black Aluminum 36" Color Guard Asper

- 3x3 post on plate - 3@ 38" 2@ 43"
- 5 - skirts, 9 caps
- 2 - 8' stair 1 - 8' straight

Seperate Set of stairs out Back on Break wall

24" Rise connecting to Break wall

- Pt - 3 - 2x12x12'
- 1 - 2x10x12'

Decking

- Square nose - 6@ 12'
- 1x12x18' - 1
- 1x8x18' - 1

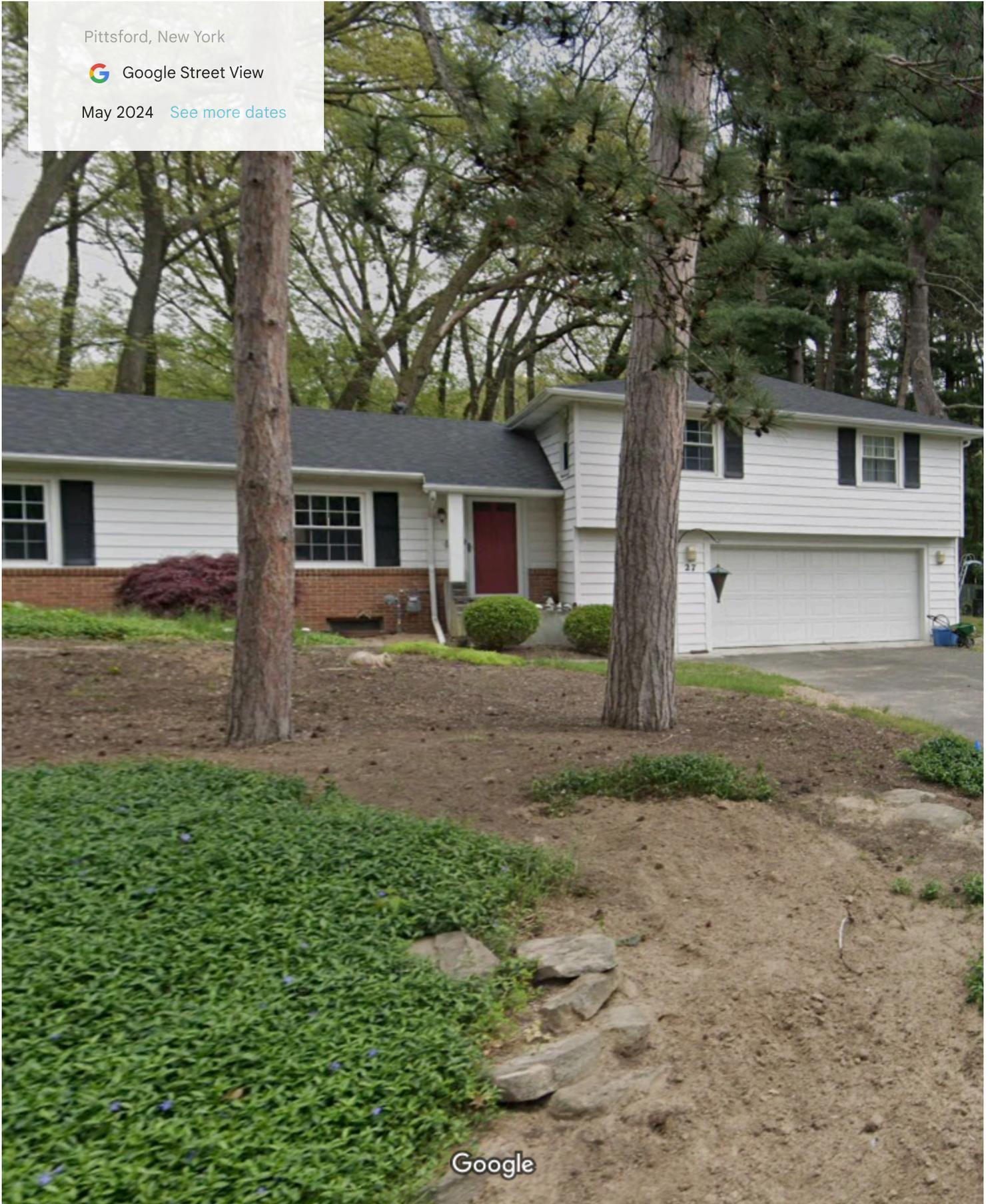


## 27 Trowbridge Trail

Pittsford, New York

 Google Street View

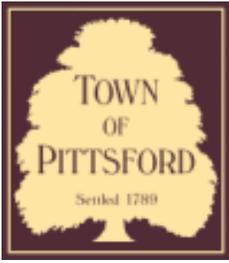
May 2024 [See more dates](#)



Google

Current





# Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**B25-000107**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 27 North Country Club Drive ROCHESTER, NY 14618

**Tax ID Number:** 151.06-1-48

**Zoning District:** RN Residential Neighborhood

**Owner:** Curwin, Gary

**Applicant:** Curwin, Gary

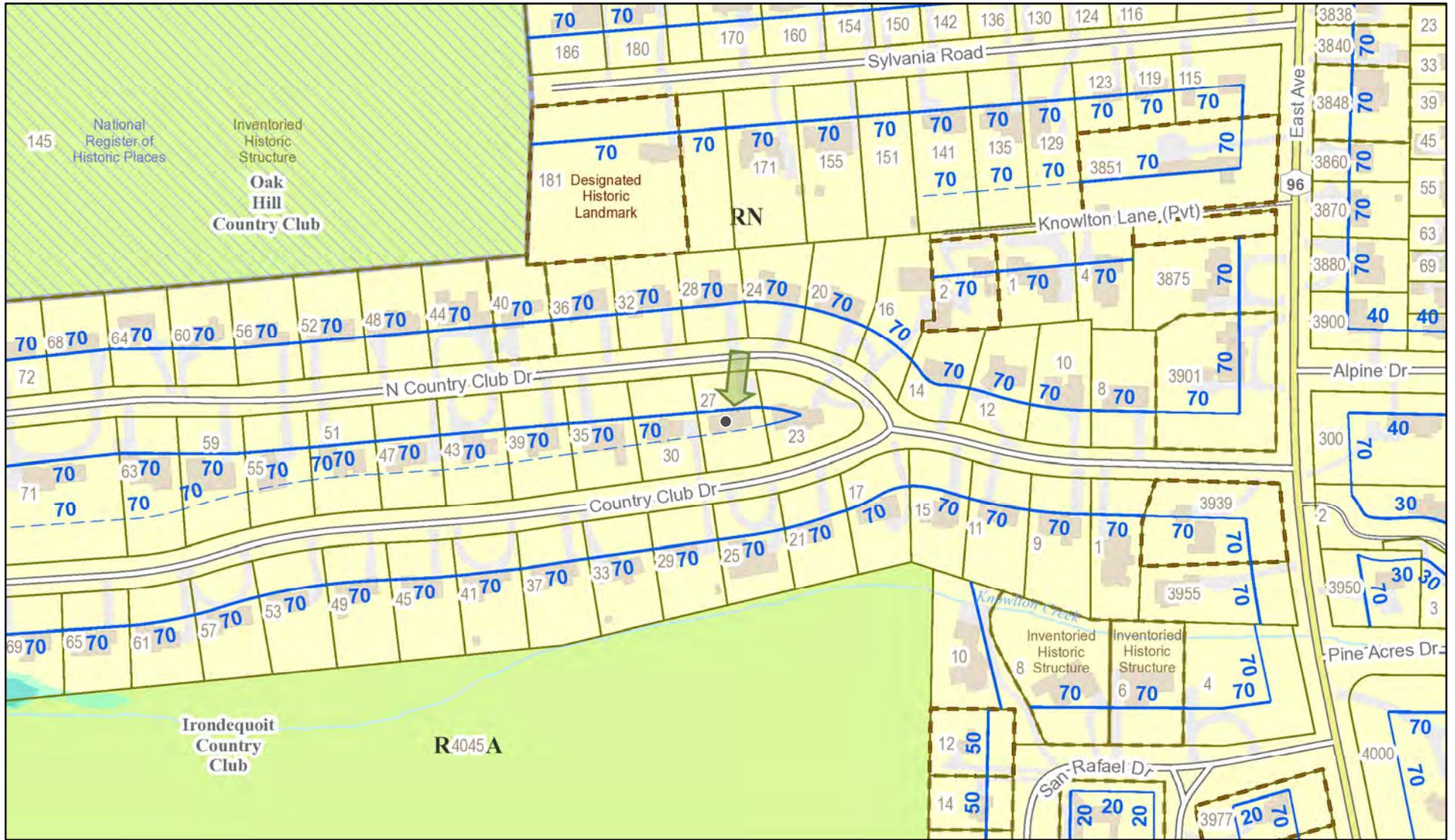
### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

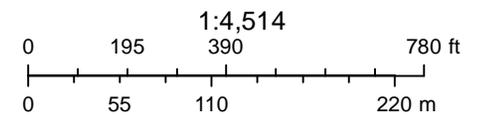
**Project Description:** Applicant is requesting design review for an approximately 924 Sq. Ft. addition off the rear of the home.

**Meeting Date:** August 28, 2025

# RN Residential Neighborhood Zoning



Printed August 20, 2025



Town of Pittsford GIS

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Sylvania Road

123

181

171

155

151

141

135

129

Knowlton

44

40

36

32

28

24

20

16

2

1

4

43

39

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27

23

14

12

10

FRM Panel  
36055C0357C

Country Club

17

15

11

9

1

41

37

33

29

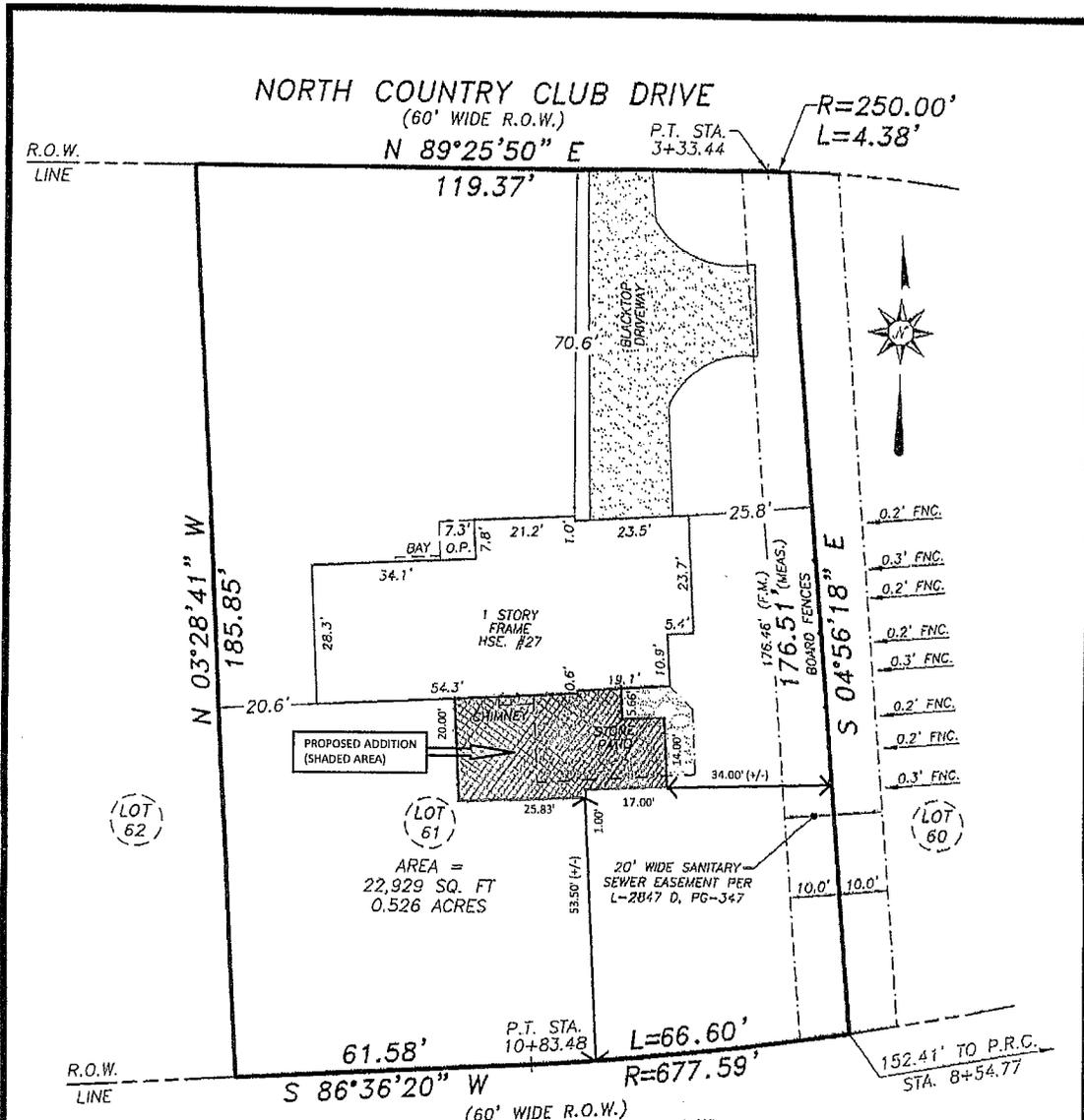
25

21

Stream  
Buffer

10

8



**CERTIFICATION:**

I, DAVID A. STAUB, HEREBY CERTIFY TO:

- GARY CURWIN
- JANE CURWIN
- HASTINGS LAW OFFICE, P.C.
- WEBTITLE AGENCY

THAT THIS MAP WAS MADE SEPTEMBER 25, 2023  
FROM NOTES OF AN INSTRUMENT SURVEY  
COMPLETED SEPTEMBER 6, 2023  
AND REFERENCES LISTED HEREON.

**REFERENCES:**

- 1.) LIBER 147 OF MAPS, PAGE 77.
- 2.) LIBER 10785 OF DEEDS, PAGE 395.
- 3.) ABSTRACT OF TITLE No. 81265772 (STEWART TITLE).
- 4.) SURVEY BY TRI-COUNTY, DATED AUGUST 27, 2009.
- 5.) EASEMENT TO R.T.C. & R.G.&E. PER LIBER 2857 OF DEEDS, PAGE 418. (ALONG ROAD R.O.W. - NO WIDTH GIVEN)
- 6.) EASEMENT TO R.T.C. & R.G.&E. PER LIBER 2836 OF DEEDS, PAGE 410. (ALONG ROAD R.O.W. - NO WIDTH GIVEN)
- 7.) EASEMENT TO R.G.&E. PER LIBER 2836 OF DEEDS, PAGE 407. (ALONG ROAD R.O.W. - NO WIDTH GIVEN)

- NOTES:** 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.  
2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES RELEASES THE SURVEYOR OF ALL RESPONSIBILITY

N.Y.S.P.L.S. No. 50791 DATE

**TITLE: INSTRUMENT SURVEY MAP**  
**27 NORTH COUNTRY CLUB DRIVE**  
**BEING LOT No. 61 OF THE**  
**COUNTRY CLUB ESTATE SUBDIVISION, SECTION No. 5,**  
**TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK**

\*Unauthorized alteration or addition 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 red ink 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 Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

\*All electronic files of Triple Point Land Surveying, LLC. are solely the property of Triple Point Land Surveying, LLC. Said electronic files may not be distributed at any time to other parties for any purpose whatsoever.

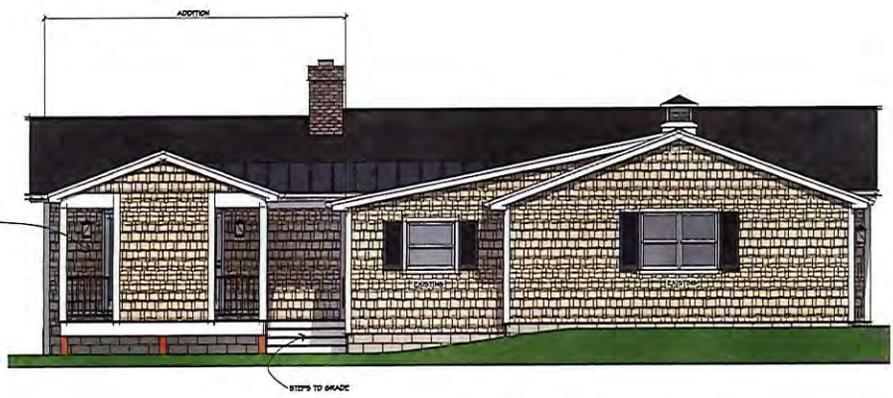


**TRIPLE POINT LAND SURVEYING, LLC.**  
16 EAST MAIN STREET SUITE 200  
ROCHESTER, NEW YORK 14614  
PHONE (585) 263-9950  
FAX (585) 434-0156  
TRIPLEPOINTSURVEYING@YAHOO.COM

SCALE: 1" = 30'	TAX ACCOUNT: 151.06-1-48	JOB NO.: 0773-09	DATE: SEPT. 25, 2023
--------------------	-----------------------------	---------------------	-------------------------



**PROPOSED  
FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED  
LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

Use of this plan indicates understanding and agreement with the following:

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The contractor is responsible for checking dimensions and the conditions and to report any errors or omissions to the architect before the start of construction. Written dimensions prevail over all materials, or verbal dimensions, or notes, or schedules. Orders and equipment shall be installed in accordance with manufacturer's installation instructions and all applicable codes.

These plans comply with the 2022 code.

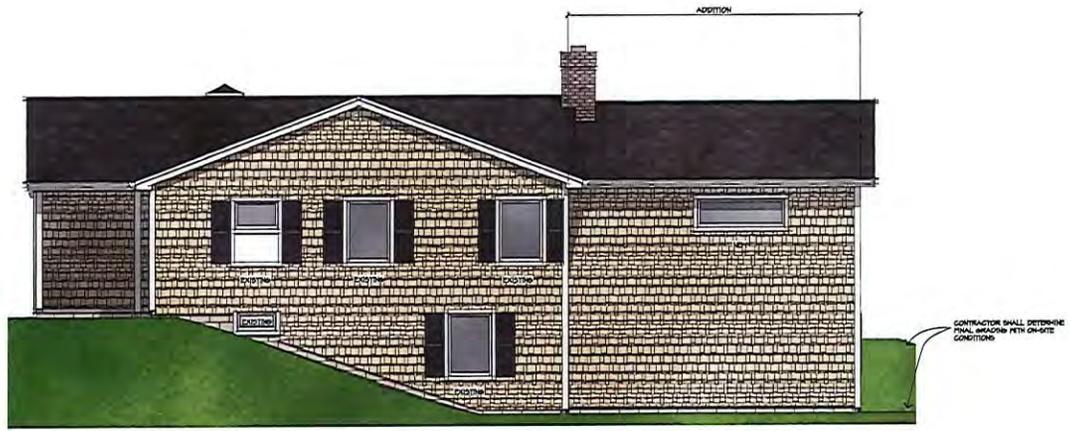
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NOT FOR  
CONSTRUCTION  
OR ORDERING**

Revised	3-20-23 - T.J.H.
Project	RESIDENTIAL ADDITION
Client	BARRY & JANE CURRY
Job Location	21 NORTH COUNTRY CLUB DRIVE ROCHESTER, NY 14620
Issued For	ELEVATIONS
Drawn	T.J.H.
Checked by	
Date	MARCH 2023
Job No.	584712
Sheet	1 of 4



**PROPOSED  
REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED  
RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

Use of the plan indicates understanding and agreement with the following:

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The contractor is responsible for checking dimensions and site conditions and is to report any errors or omissions to the office before the start of construction. When dimensions change, the contractor shall be responsible for any additional work. All materials, methods, details, and equipment shall be installed in accordance with manufacturer's instructions and all applicable codes.

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CONSTRUCTION  
OR ORDERING**

Revised 3-30-23 - TJM

Project: RESIDENTIAL ADDITION

Client: GARY & JANE CLARK

Job Location: 21 NORTH COUNTRY CLUB DRIVE ROCKYHOCK, NEW YORK

Drawing Title: ELEVATIONS

Drawn: TJM Checked by:

Date: MARCH 2023

Job No: 38472

Sheet: 2 of 4



Use of this plan indicates understanding and approval of the following:

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Revised 5-30-23 - TJM

Project: RESIDENTIAL ADDITION

Client: BARRY & JANE GURDIN

Site Location: 21 NORTH COUNTRY CLUB DRIVE ROCHSTER, NY 14620

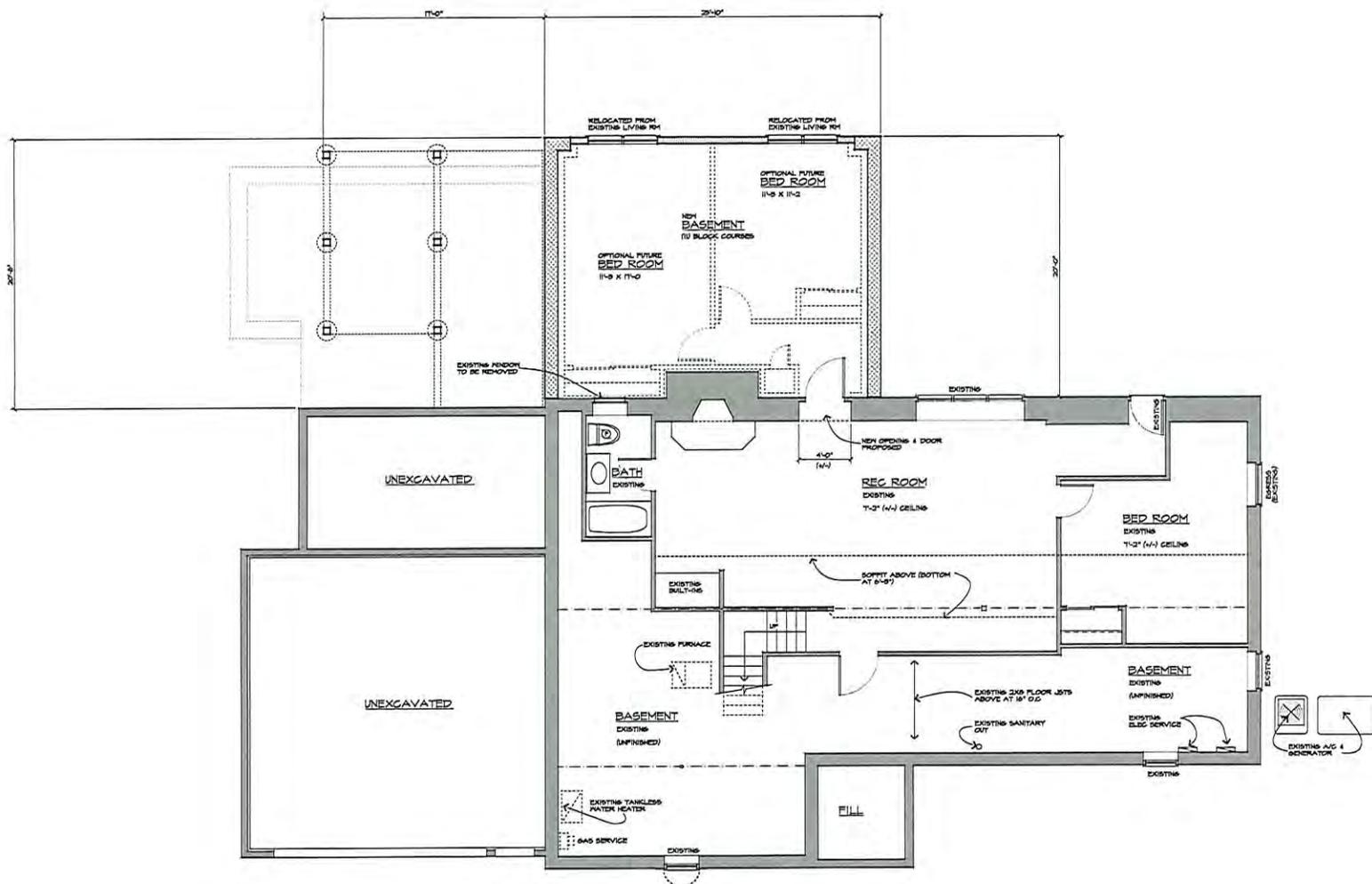
Drawing Title: BASEMENT PLAN

Drawn: TJM Checked by:

Date: MARCH 2023

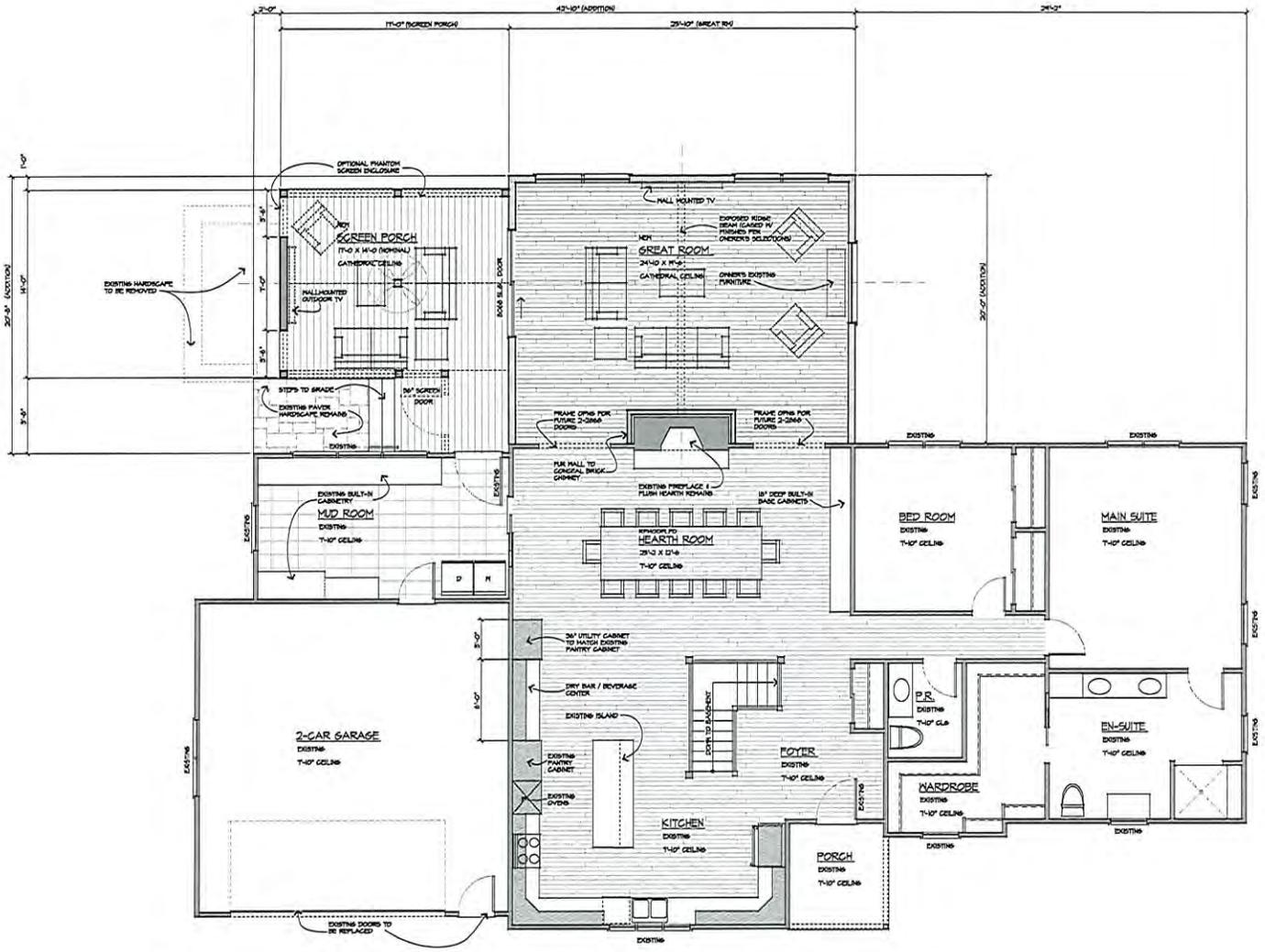
Job No: 38412

Sheet: 3 of 4



**BASEMENT & FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"  
EXISTING (10) BLOCK COURSE BASEMENT



PROPOSED  
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 HEATED ADDITION AREA = 517 SQ. FEET  
 SCREEN PORCH FLOOR AREA = 236 SQ. FEET



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REVISED 5-30-25 - 1.34

RESIDENTIAL ADDITION

BARRY & JANE GURPH

21 NORTH COUNTRY CLUB DRIVE  
 ROCKYHURST, NEW YORK

FIRST FLOOR PLAN

TJM

MARCH 2025

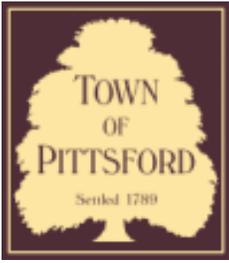
88472











# Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

**Permit #**  
**B25-000106**

Phone: 585-248-6250  
FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 136 South Main Street PITTSFORD, NY 14534

**Tax ID Number:** 164.10-2-73

**Zoning District:** RN Residential Neighborhood

**Owner:** Delaney, Mary H

**Applicant:** Delaney, Mary H

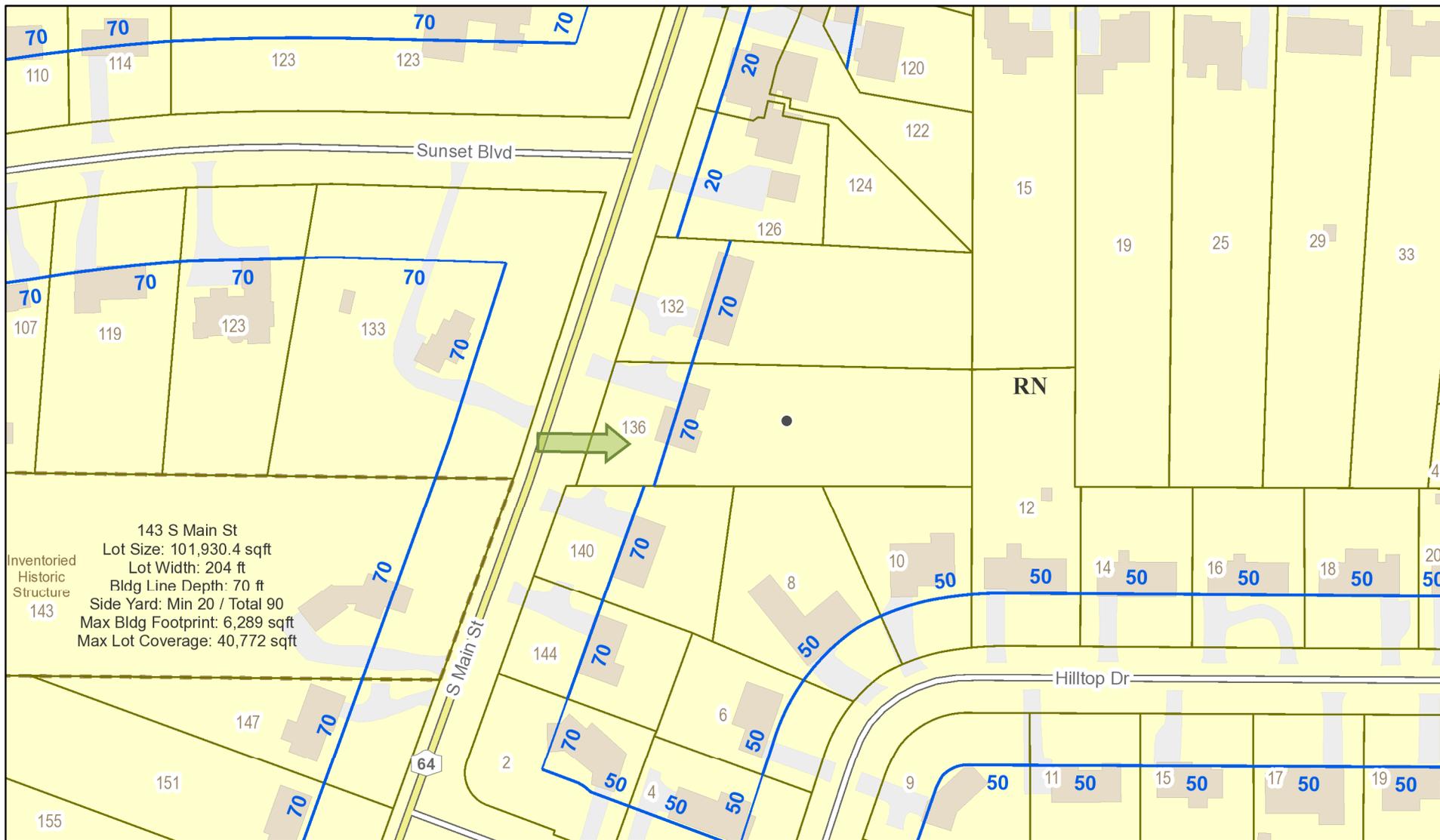
### Application Type:

- Residential Design Review §185-205 (B)
- Commercial Design Review §185-205 (B)
- Signage §185-205 (C)
- Certificate of Appropriateness §185-197
- Landmark Designation §185-195 (2)
- Informal Review
- Build to Line Adjustment §185-17 (B) (2)
- Building Height Above 30 Feet §185-17 (M)
- Corner Lot Orientation §185-17 (K) (3)
- Flag Lot Building Line Location §185-17 (L) (1) (c)
- Undeveloped Flag Lot Requirements §185-17 (L) (2)

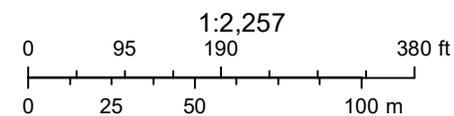
**Project Description:** Applicant is requesting design review for a 494 square foot addition off the rear of existing home.

**Meeting Date:** August 28, 2025

# RN Residential Neighborhood Zoning



Printed August 20, 2025



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

FIRM Panel  
36055C0359G

124

122

126

132

133

136

119

123

143

140

10

8

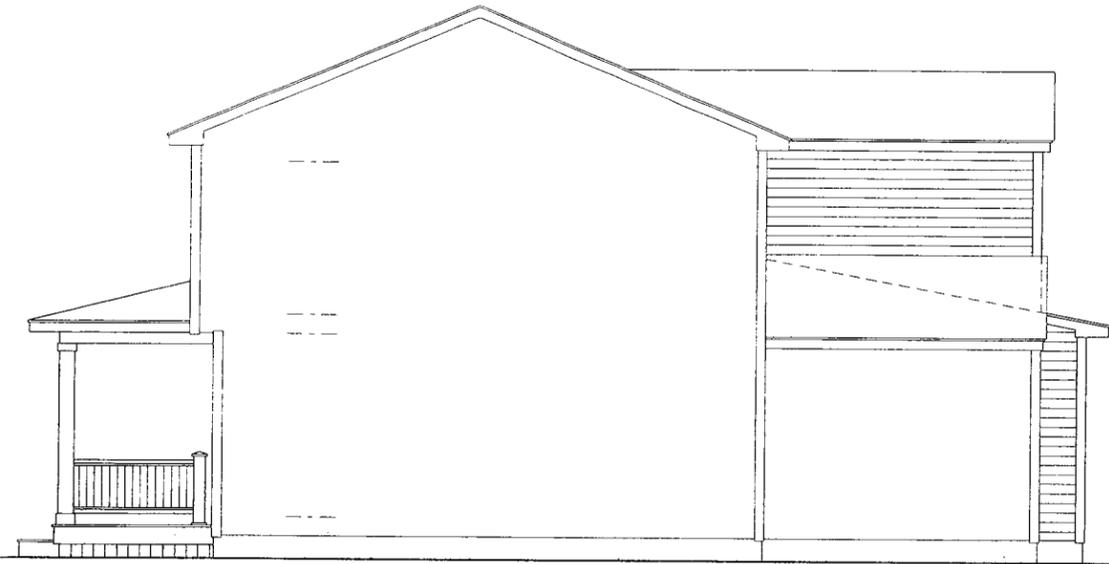
144

6

147







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



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



NORTH ELEVATION



WEST ELEVATION  
1/4" = 1'-0"

- ASPHALT SHINGLES  
BLACK BLEND
- ASPHALT SHINGLES  
BLACK BLEND
- ALUM FASCIA  
VINYL SOFFIT  
ALUM GUTTER & SPOUTS  
WHITE
- DOUBLE HUNG WINDOWS  
1/2 SCREEN  
BLACK
- VINYL SIDING & TRIM  
VERTICAL BD & BATTEN  
PARTIAL WEST ELEVATION  
WHITE
- VINYL SIDING & TRIM  
DBL 4" CLAPBOARD  
WHITE
- METAL PANEL ROOFING  
BLACK
- VINYL PANEL CEILING  
WHITE
- 1x VINYL TRIM ON BEAM,  
POSTS, DECK/STEP SKIRT  
WHITE
- 3/2" VINYL RAIL  
4x4 RAIL POST  
WHITE
- COMPOSITE DECKING  
PORCH FLOOR & DECK SKIRT  
WEATHERED BROWN

TOP PANEL WINDOWS WHITE OH DOORS

WD DOOR WHITE

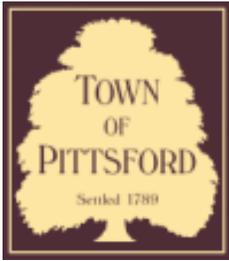
WD DOOR STAINED OAK

HOUSE PLANS  
ADDITIONS & ALTERATIONS  
136 S MAIN STREET  
PITTSFORD, NEW YORK

LOSON ARCHITECTURE PLLC  
284 THORNTON ROAD  
ROCHESTER NY 14617  
585-406-4757

DATE	DWG NO
8/13/25	A-2





## Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

**Permit #**  
**CA25-000002**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 3419 Clover Street PITTSFORD, NY 14534

**Tax ID Number:** 177.03-2-26.1

**Zoning District:** RN Residential Neighborhood

**Owner:** Dutko, Frank E

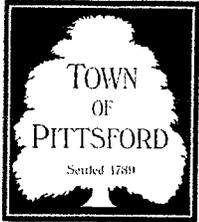
**Applicant:** Dutko, Frank E

#### Application Type:

- |  |   |
|--|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)             | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)              | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                               | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input checked="" type="checkbox"/> Certificate of Appropriateness<br>§185-197 | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                  | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                       |   |

**Project Description:** Applicant is requesting a Certificate of Appropriateness, pursuant to Town Code Section 185-196, to construct a deck around an existing above-ground pool at a Designated Historic Landmark. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** August 28, 2025



# TOWN OF PITTSFORD

## Design Review & Historic Preservation Board Application for Certificate of Appropriateness

Case # \_\_\_\_\_

- Property Address: 3419 Clover St.
- Tax Account Number: 177-03-2-26.1
- Applicant's Name: Frank Dutko and Sandy Plumb  
Address: 3419 Clover St Phone: (585) 820-3144  

	<i>Street</i>		
<u>Pittsford</u>	<u>NY</u>	<u>14534</u>	E-mail: <u>fed.who@gmail.com</u>
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
- Applicant's Interest in Property:  
Owner:  Lessee:  Holding Purchase Offer:   
Other (explain): \_\_\_\_\_
- Owner (if other than above): \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  

	<i>Street</i>		
_____	_____	_____	E-mail: _____
<i>City</i>	<i>State</i>	<i>Zip Code</i>	

Has the Owner been contacted by the Applicant? Yes  No
- Application prepared by: Frank Dutko  
Address: 3419 Clover St Phone: (585) 820-3144  

	<i>Street</i>		
<u>Pittsford</u>	<u>NY</u>	<u>14534</u>	E-mail: <u>fed.who@gmail.com</u>
<i>City</i>	<i>State</i>	<i>Zip Code</i>	
- Project Design Professional (if Available): \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  

	<i>Street</i>		
_____	_____	_____	E-mail: _____
<i>City</i>	<i>State</i>	<i>Zip Code</i>	

8. Project Contractor (if Available): myself  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
*Street*  
\_\_\_\_\_ E-mail: \_\_\_\_\_  
*City State Zip Code*

9. Present use of Property: residential single family

10. Zoning District of Property: RRAA residential

11. Is the property located in a Town Designated Historic District?  
Yes  No

12. Is the property listed on the National Registry of Historic Places?  
Yes  No

13. Will State or Federal Funding be used in this project, or will the project result in an application for Tax Credits or other State and Federal benefits?  
Yes  No

If Yes, please explain:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Proposed Exterior Improvements:  
A. Describe all exterior architectural improvements proposed with this project (include project materials and finishes; attach additional sheets if necessary):  
build a deck around existing above ground pool

B. Describe all significant site improvements proposed with this project (include proposed changes in landscaping, significant plant material alterations, and other improvements associated with hardscape materials such as driveways and retaining walls; attach additional sheets if necessary):

the deck will be built behind an existing garage and berm. will not be seen from Clover St.

15. If the structure is a Commercial Property open to the Public, please describe all interior improvements proposed at the project site (attach additional sheets if necessary).

NA

16. Additional materials submitted with this application (if available):

Parcel map

Architectural elevations

Photographs

Architectural plans

Other materials

Computer design plans

**Applicant Certification:**

I certify to the best of my knowledge that the information supplied on this application is complete and accurate.

\_\_\_\_\_  
*Signature of applicant*

\_\_\_\_\_  
*Date*

**Owner Consent:**

If the applicant is other than the owner, does the owner concur with this application?

Yes  No

If Yes, owner's signature: \_\_\_\_\_

Case # 03-01

TOWN OF PITTSFORD  
APPLICATION FOR DESIGNATION OF LANDMARKS

1. Property Address: 3419 Clover Street

2. Tax Account Number: 177.03-2-26.1

3. Name of Present Owner: Frank Dutko & Sandra Plumb

Address: 3419 Clover Street Zip Code: 14534 Phone: 381-7600

Pittsford, NY

Applicant's

Interest in Property:

Owner: \_\_\_\_\_ Lessee: \_\_\_\_\_ Holding Option: \_\_\_\_\_

Other (explain) Town of Pittsford Historic Preservation Commission Member

4. Owner: (if other than above) \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Has owner been contacted by applicant? Yes  No \_\_\_\_\_

5. Application prepared by: Patricia G. Place

Address: 145 West Jefferson Road, Pittsford Zip Code: 14534 Phone: 586-5718

6. Attorney: Richard T. Williams II

Address: 36 Bishops Court Zip Code: 14534 Phone: 716-381-9805

Pittsford, NY

7. Present use of property: Single Family Residence

Boarding Stable

8. Zoning District: AA Residential

9. STATEMENT OF SIGNIFICANCE: Explain why the property should be designated as a landmark. (Attach additional sheets if necessary).

a. General statement on physical history (indicate sources of information).

This property is a part of one of the earliest farm developments in Monroe

County. A print of the house and outbuildings, with cameos of John & Ann Reeve

(Plate xcvi) appeared on page 236 of History of Monroe County, 1877.

(Attached)

i. Original and subsequent owners (include dates if possible).  
Abstract: April 1, 1852 - Orin & Clarissa Todd to William Reeve - 98 acres.  
Abstract: April, 1855 - Eli & Sharon Patterson to John Reeve 30 acres.  
February, 1857 Estate of William Reeve (died January 1857): leaves farm to wife, Ann and seven children. Son, John apparently continued the farm, purchasing 30 more acres in 1903 from William Brook. Will of John Reeve, deceased December 1906 leaves farm of 167 acres to his wife, Jane. April 1924 Jane Reeves sold to George & Ida Burns, Jane Reeves deceased in August 1924. April 1944 Burns sold to Herbert Rodgers - 96 original acres and the 30 acres from Brook. In 1960 Rodgers sold to Isaac Gordon 273 acres. In August 1965 - Will of Herbert Rodgers leaves to wife, Marion 3419 Clover Street 1.94 acres and 3405 Clover Street 14 acres.  
In August 1971 - Marion Rodgers to Gorman Burnett, 15.9 acres  
In June 1984 - Gorman Burnett to Beatrice S. Clark 15.9 acres  
In May 1994 - Marion Rodgers to James & Bernice Clark, 2.365 acres  
In June 2000 - Bernice Clark to Frank Dutko & Sandra Plumb

ii. Date of construction: Ca. 1850  
 Architect: Unknown  
 Builder: Unknown

iii. Facts/Information on original plan and construction of building(s):  
From the print of the 1870's it would seem that the farmhouse originally had a similar footprint. Many of the outbuildings appear to also be early.

iv. Facts/Information on know alterations and additions, with dates and architects or builders:  
 1940's At some time, possibly when the house was modified for an apartment, in the early 1940's, the roof was raised on the north front to create a second story. Perhaps at that time the north (woodshed) was enlarged for a kitchen. At some time a building was added along the drive to the back of the house to accommodate a 1-story garage/shed, later used as an apartment.

b. Statement on history (indicate sources of information):  
 i. Historical events associated with the property and dates:  
None known.  
 ii. Well-known persons associated with the property:  
Herbert Rodgers (1944) (Son-in-law says he acquired property in late 20's - grew to 300+ acres) was an urban and statewide entrepreneur.

c. Statement on architecture:

i. Architectural style or period:

Vernacular country style farmhouse.

ii. Architectural interest and merit:

Not listed on the Bero Survey of 1971 but is important as an early farm complex.

ii. Current exterior condition (describe construction, finishes and state of repair):

Fair, new owners intend to repair house and outbuildings.

d. Statement on site and surroundings:

i. Outbuildings (list existing outbuildings and describe significance and state of repair):

There are two large 1860's Dutch Gambrel barns, an old milk house and an attached building (garage/apartment). The state of repair is questionable and work needs to be done. However, the buildings are in use and gradually being worked on. A New York State grant has been applied for.

ii. Landscape (describe features and conditions including size and type of trees.)

There are many large old trees – mainly maples, oaks and pines. There is a well fenced barnyard and pasture, housing several horses. The house is well sited on the lot.

I CERTIFY THAT THE INFORMATION SUPPLIED ON THIS APPLICATION IS COMPLETE AND ACCURATE.

Patricia J. Place  
Signature of Applicant

July 19, 2001  
Date

CONCURRENCE:

Does current owner concur in this application?

Yes

No

If yes, owner's signature

Frank E. Deet



**BUILDING-STRUCTURE INVENTORY FORM**

DIVISION FOR HISTORIC PRESERVATION  
NEW YORK STATE PARKS AND RECREATION  
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY	
UNIQUE SITE NO.	_____
QUAD	_____
SERIES	_____
NEG. NO.	_____

YOUR NAME: Place - France DATE: June, 1980

YOUR ADDRESS: 145 W. Jefferson Road TELEPHONE: 716-586-5718

ORGANIZATION (if any): Historic Pittsford

\*\*\*\*\*

**IDENTIFICATION**

- 1. BUILDING NAME(S): \_\_\_\_\_
- 2. COUNTY: Monroe TOWN/CITY: Pittsford VILLAGE: \_\_\_\_\_
- 3. STREET LOCATION: 3419 Clover Street
- 4. OWNERSHIP: a. public  b. private
- 5. PRESENT OWNER: Dr. G.D. Burnett ADDRESS: Same, but lives in barn
- 6. USE: Original: Farmhouse Present: Rental
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
Interior accessible: Explain \_\_\_\_\_

**DESCRIPTION**

- 8. BUILDING MATERIAL: a. clapboard  b. stone  c. brick  d. board and batten   
e. cobblestone  f. shingles  g. stucco  other: \_\_\_\_\_
- 9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints   
b. wood frame with light members   
c. masonry load bearing walls   
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
- 10. CONDITION: a. excellent  b. good  c. fair  d. deteriorated
- 11. INTEGRITY: a. original site  b. moved  if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known):  
Roof of wing lifted about 1940; remodeled inside to accommodate two families, 1940s.

12. PHOTO:

13. MAP:



3419 CLOVER ST.

14. THREATS TO BUILDING: a. none known  b. zoning  c. roads   
 d. developers  e. deterioration   
 f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
 2 a. barn  b. carriage house  c. garage   
 d. privy  e. shed  f. greenhouse   
 g. shop  h. gardens   
 i. landscape features: \_\_\_\_\_  
 j. other: \_\_\_\_\_
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
 a. open land  b. woodland   
 c. scattered buildings   
 d. densely built-up  e. commercial   
 f. industrial  g. residential   
 h. other: \_\_\_\_\_

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
 (Indicate if building or structure is in an historic district)

Mid-19th Century rural house on old road.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
 L-shaped house; 2-story main block; 1½-story wing; porch  
 in angle of "L"; 3 bays, square posts, with capitals and plinths;  
 small wing at far right with bell cupola.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1850 ?

ARCHITECT: \_\_\_\_\_

BUILDER: \_\_\_\_\_

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Preserves atmosphere of mid-19th C. despite alterations.  
 Picture of house p. 236 of History of Monroe County, 1877.  
 This house has been a 2-family for years; Burnetts now live in barn.  
 1924 - Mrs. John Reeves - 162 acres - 3 barns  
 1902 - John Reeve "Overlook Farm" - 166 acres (2 houses)  
 1882 - John Reeves - 270 acres  
 1872 - J. Reeves  
 1858 - J. & T. Reeves

21. SOURCES: Owner

22. THEME:

Agricultural: Farmhouse



JANUARY 1989

PITTSFORD BARN

NAME : Cloverwood (Rogers) Barns

LOCATION: 3419 Clover St.

TYPE; Two Large Dutch Gambrel basement barns in ell

BUILT: Late 1800's

REMARKS: Good condition

FUTURE: Good as long as in hands of present owner

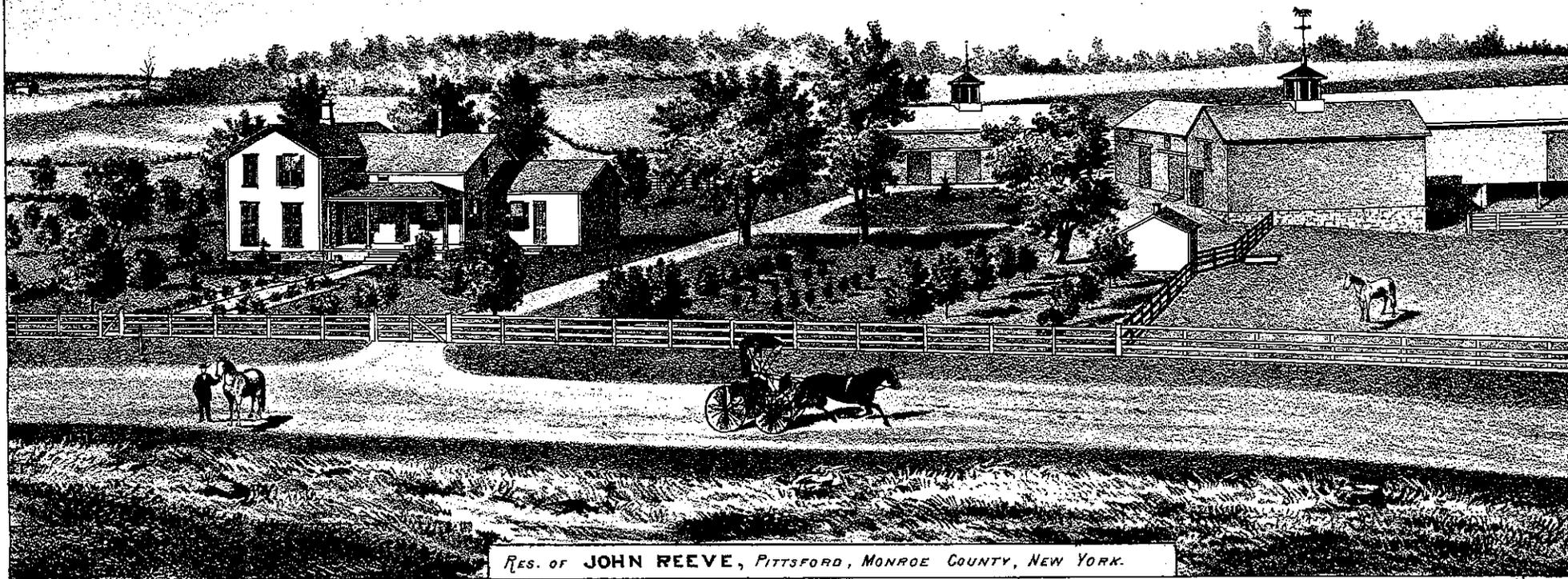
PRESENT OWNER: Mrs. Herbert Rogers



JOHN REEVE



MRS. JOHN REEVE



RES. OF JOHN REEVE, PITTSFORD, MONROE COUNTY, NEW YORK.

**JEAN R. FRANCE**  
ARCHITECTURAL HISTORIAN  
PRESERVATION CONSULTANT

25 HARDWOOD HILL ROAD  
PITTSFORD, NY 14534

House for J. A. McBride  
East Avenue, Pittsford, NY [3465]

Claude Fayette Bragdon, architect, 1908

From Bragdon's diary:

- February 7, 1908 "Mr. McBride came in to see about a house"
- February 8, 1908 "Mr. and Mrs. McBride to house to look it over"
- February 9, 1908 "Started McBride sketch"
- February 13, 1908 "started McBride elevation sketch"
- February 14, 1908 "made colored elevation of McBride house"
- February 17, 1908 "McB floor plan"
- March 14, 1908 "...to look at his lot beyond country Club. Fine site for a house"
- March 25, 1908 "McBride wants larger dining room"

*Plans and elevations of the house are on file in the Bragdon archive at the University of Rochester. Some specifications are also on file.*

*Of particular interest are garden plans by Alling de Forest (1911), sketches and plans for a dovecote, elevations for garden gate and veranda lattice, plans and elevations for garage including notation "Packard Six 16'0" over all", alterations to rear porch.*

*Directory search reveals previous address J. A. McBride as 190 Kenilworth Terrace; business "tailors' trimmings, Cox Building."*

Jean R. France  
Architectural Historian  
University of Rochester

View looking west



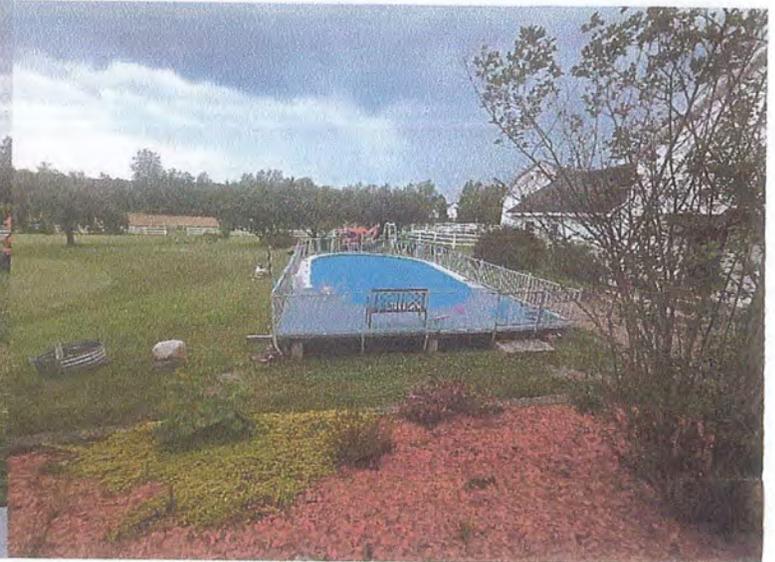
View looking east



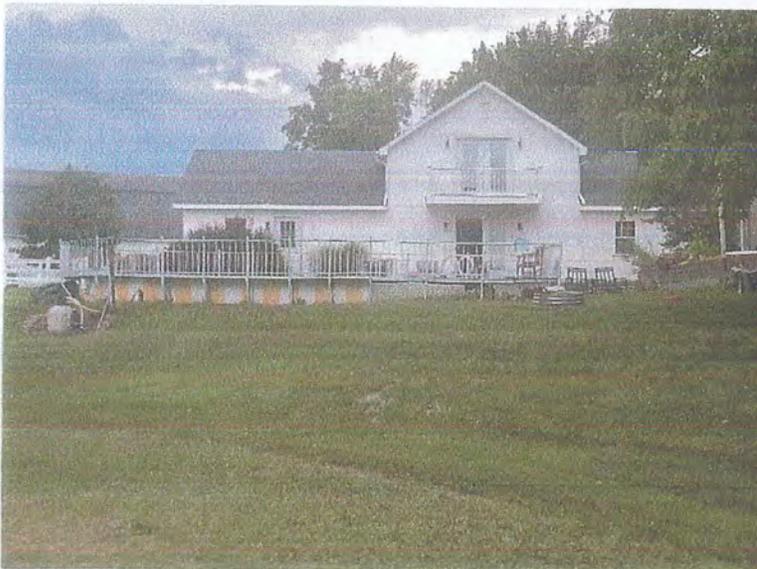
View looking south



View looking west

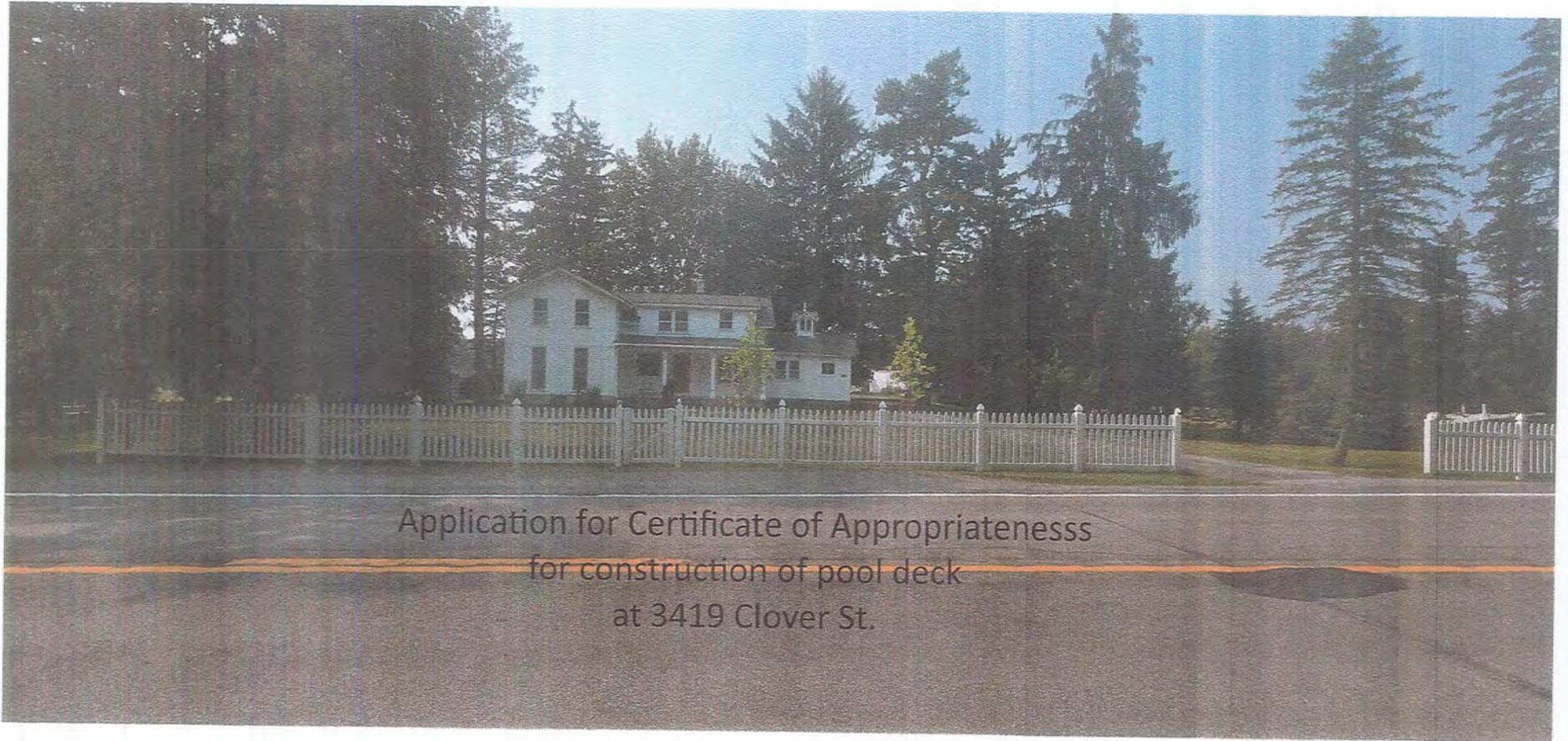


View looking north

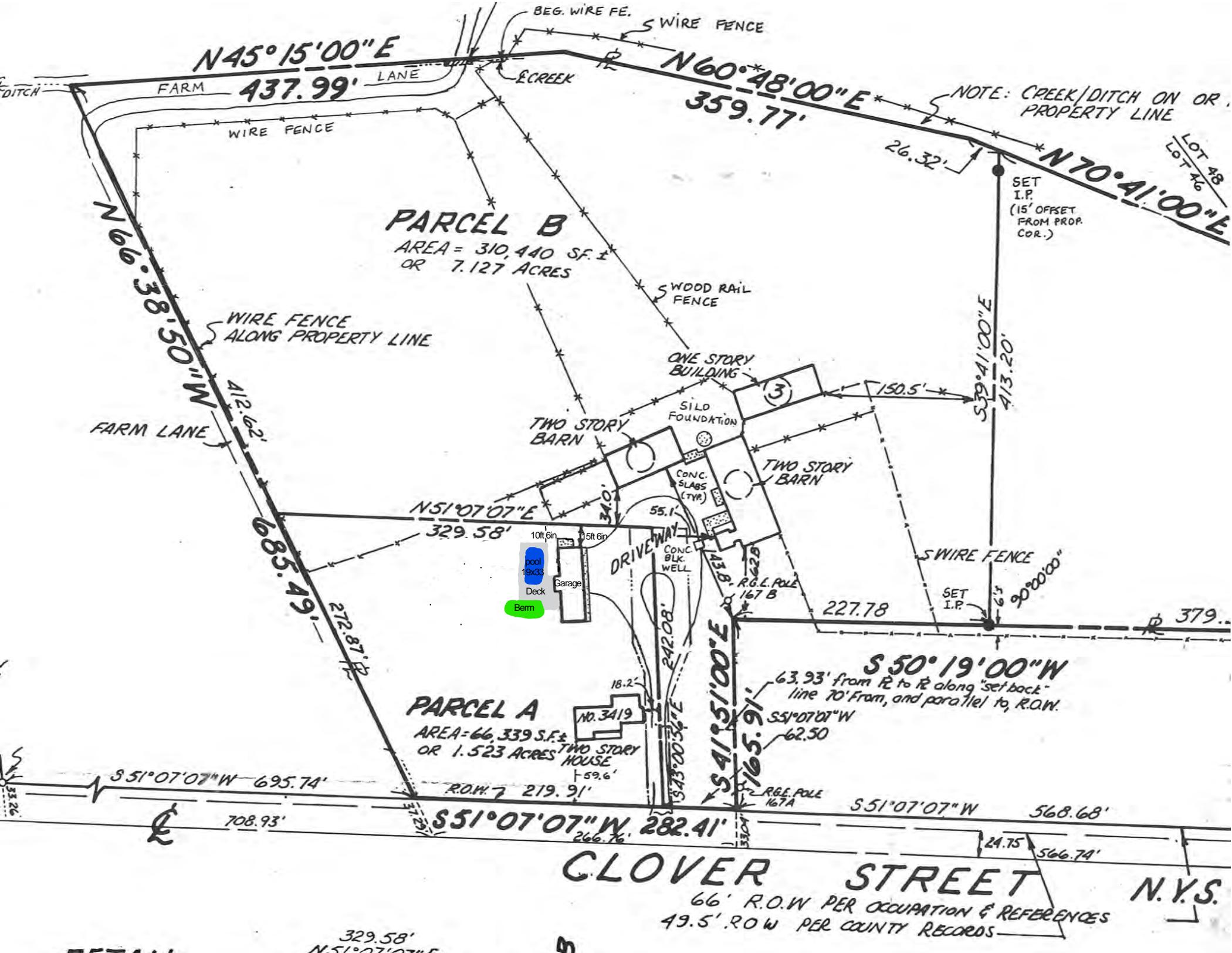


Aerial view





Application for Certificate of Appropriateness  
for construction of pool deck  
at 3419 Clover St.



N 45° 15' 00" E  
 FARM LANE 437.99'

N 60° 48' 00" E  
 359.77'

NOTE: CREEK/DITCH ON OR  
 PROPERTY LINE

**PARCEL B**  
 AREA = 310,440 SF ±  
 OR 7.127 ACRES

SET  
 I.P.  
 (15' OFFSET  
 FROM PROP.  
 COR.)

LOT 48  
 LOT 46

N 70° 41' 00" E

WIRE FENCE  
 ALONG PROPERTY LINE

WOOD RAIL  
 FENCE

ONE STORY  
 BUILDING

TWO STORY  
 BARN

SILO  
 FOUNDATION

TWO STORY  
 BARN

N 51° 07' 07" E  
 329.58'

pool  
 19x33  
 Deck  
 Garage  
 Berm

DRIVEWAY  
 CONG.  
 BLK.  
 WELL

CONC.  
 SLABS  
 (TYR)

WIRE FENCE

SET  
 I.P.

**PARCEL A**  
 AREA = 66,339 S.F. ±  
 OR 1.523 ACRES

NO. 3419  
 TWO STORY  
 HOUSE

S 50° 19' 00" W  
 63.93' from R to R along "set back"  
 line 70' from, and parallel to, R.O.W.

S 51° 07' 07" W  
 62.50

S 51° 07' 07" W 695.74'

R.O.W. 7 219.91'

S 51° 07' 07" W 282.41'

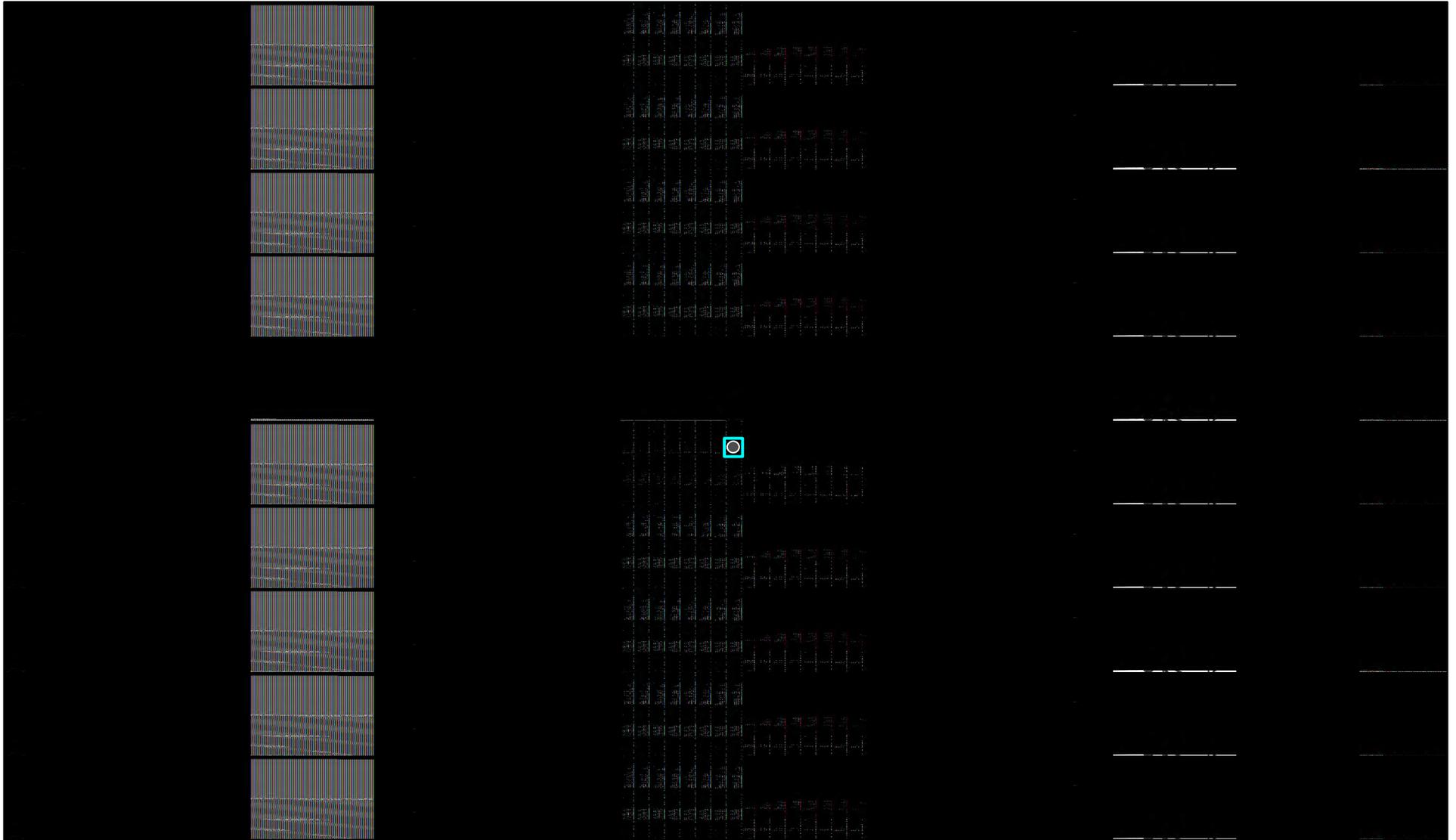
S 51° 07' 07" W 568.68'

**CLOVER STREET N.Y.S.**

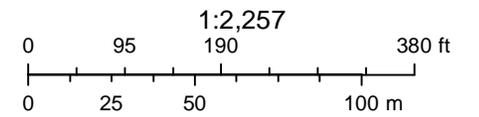
66' R.O.W PER OCCUPATION & REFERENCES  
 49.5' R.O.W PER COUNTY RECORDS

329.58'  
 N 51° 07' 07" E

# RN Residential Neighborhood Zoning



Printed August 12, 2025



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.

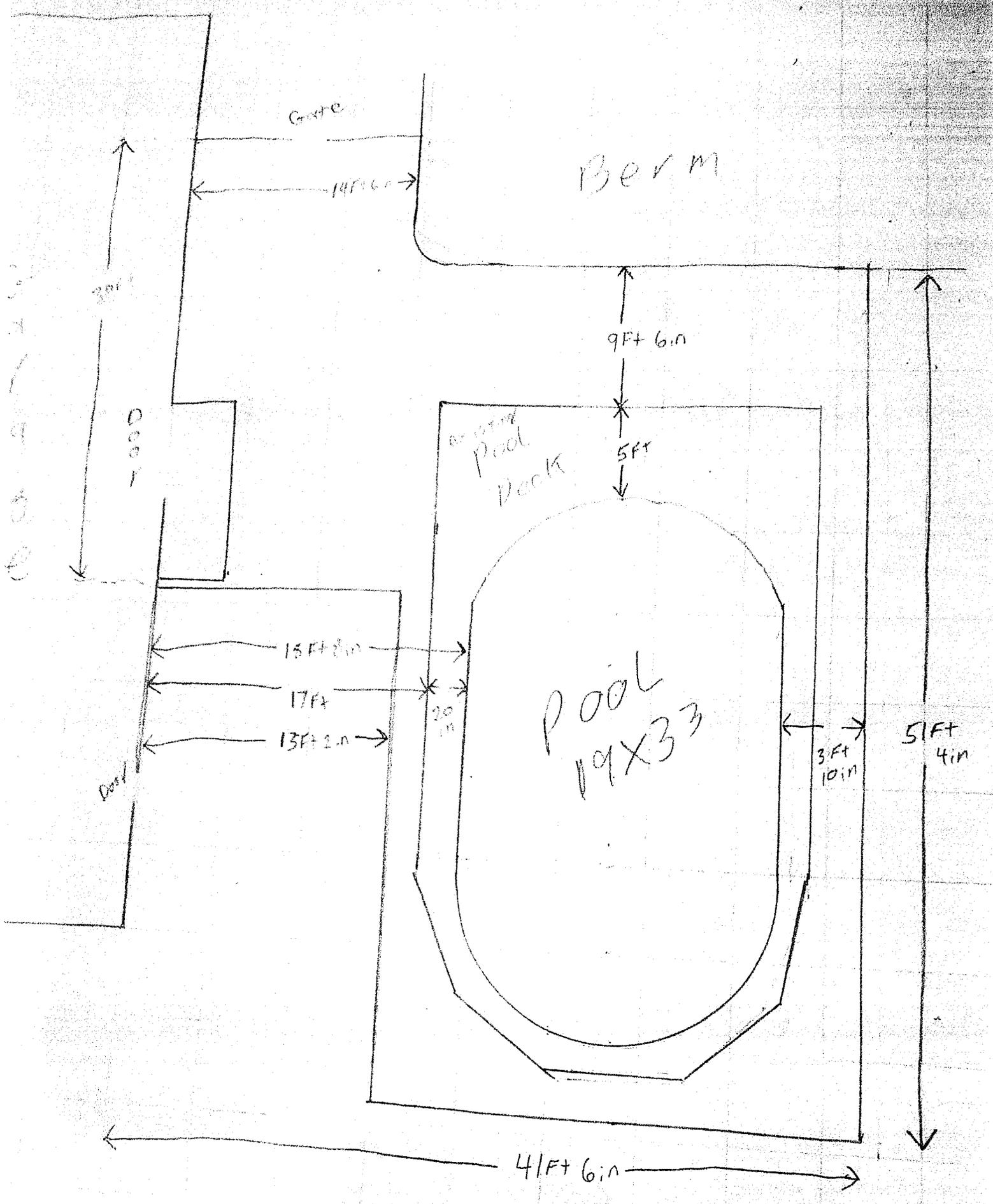


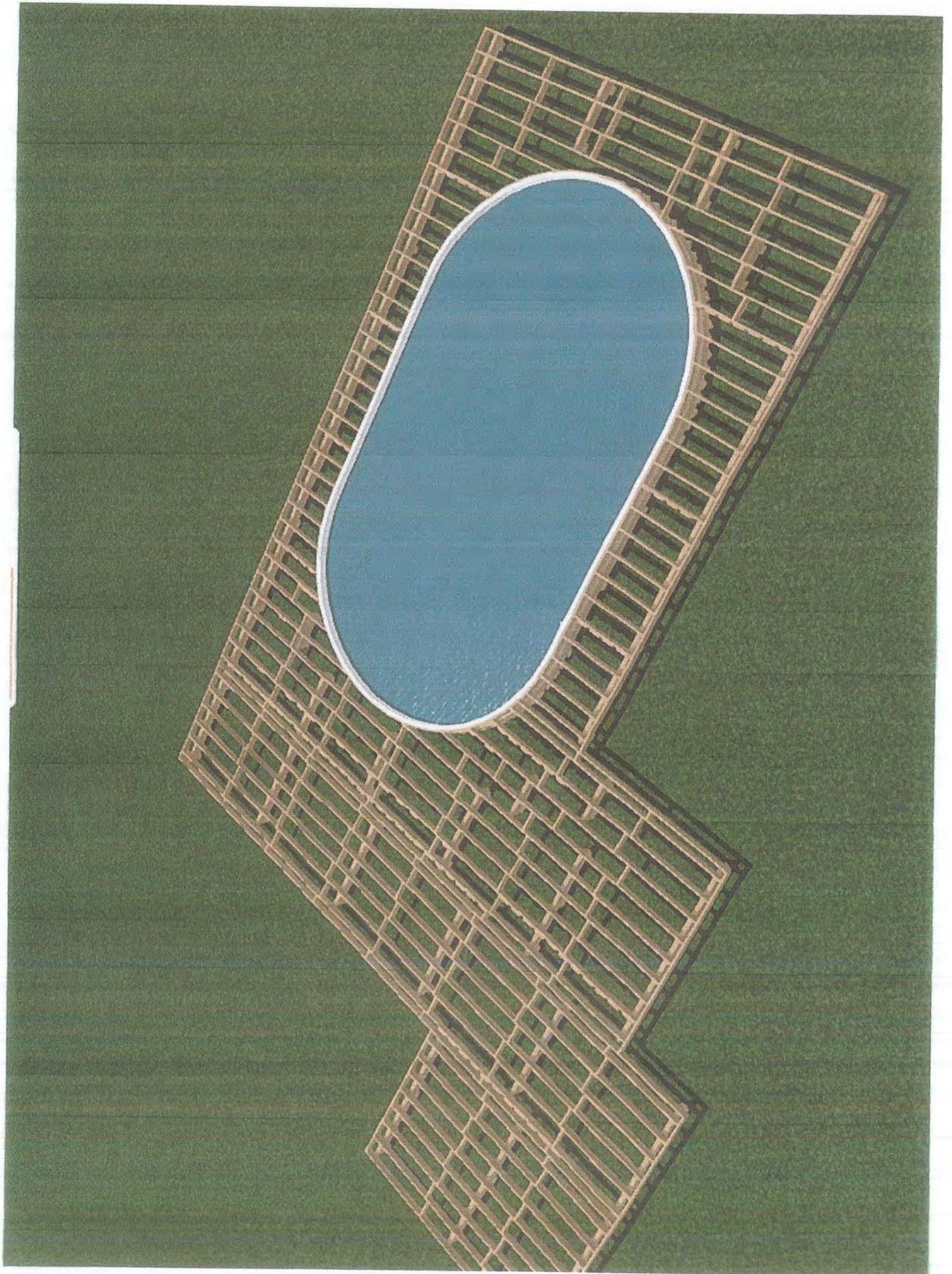
Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE

20 ft

Nearmap





Shared Dealer Locator  
Report



**Frank Dutko**

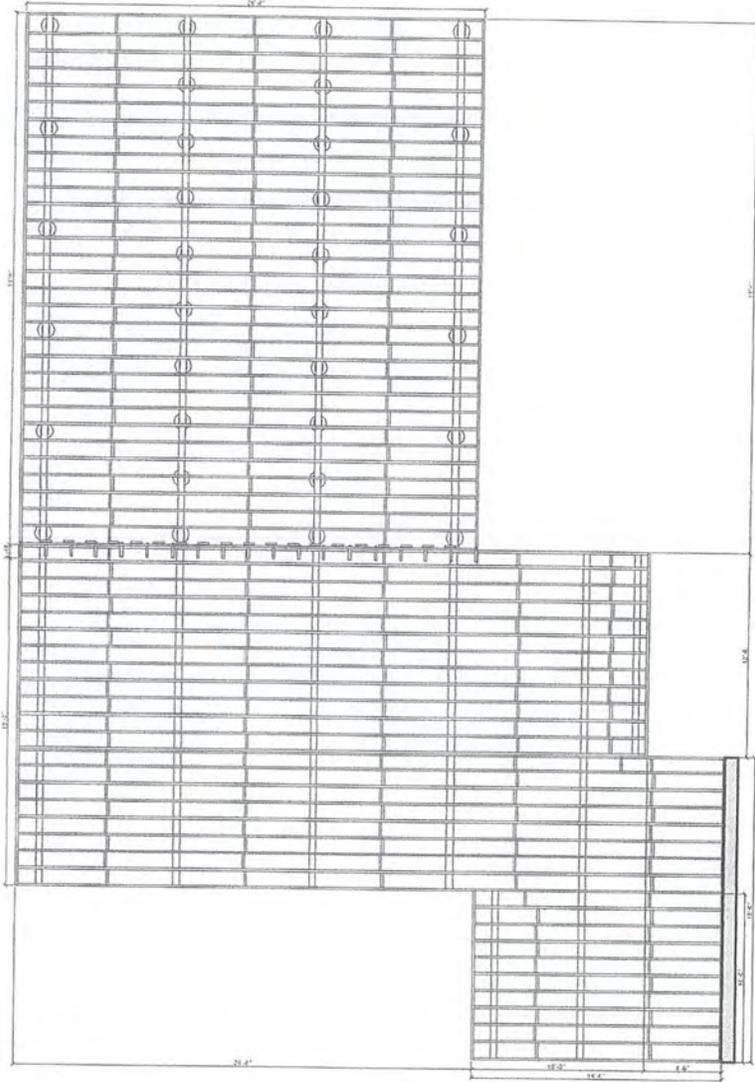
## Deck Planner Software™ Report

All lengths, areas, weights, masses and structural forces are expressed in U.S. Customary units unless otherwise specified.

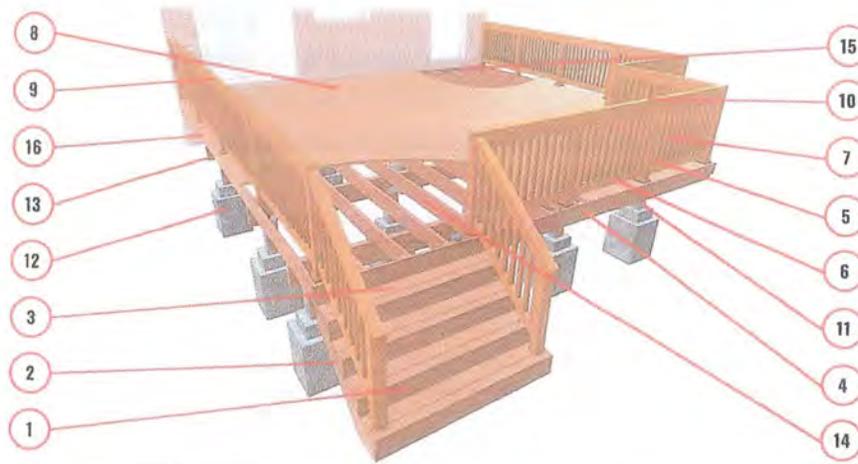
This report was created 7/28/2025 11:46 AM by Deck Planner Software™

# Your Planned Deck Design

Plan view construction



## Glossary Of Decking Terms



**1. Risers:** The vertical boards attached to the stair stringers. Many localities require risers to prevent possible trip hazards.

**2. Stringers:** The structural support for stairs. They have limits on how much weight they can carry, so size and spacing are important considerations. Composite manufacturers provide recommended stringer spacing to support the tread material.

**3. Treads:** The horizontal stair surfaces on which deck users walk.

**4. Rim Joist:** Also known as edge bands, the rim joist wraps the deck and keeps the joists standing on edge, while also providing a solid surface for attaching railing posts. Proper attachment is critical to installing a safe railing.

**5. Rail Post:** Vertical lumber member that supports the handrail and resists the outward force of people leaning on the railings.

**6. Bottom Rails:** Lumber members that connect to the rail posts and provide a solid surface for securing the infills.

**7. Infills:** Also known as balusters or pickets, the infills are connected to the top and bottom rails and provide a barrier against falls.

**8. Decking:** When properly attached to each joist and rim joist, the decking surface (whether wood or composite material) helps unify the entire structure.

**9. Rail Cap:** Much like the decking, the rail cap unifies the railing system and provides a decorative feature.

**10. Top Rails:** These members have the same stabilizing function as the bottom rails.

**11. Post:** Vertical structural member that supports the beams and attaches the deck to the footings using a post base.

**12. Footing:** Concrete element that serves as the foundation of the deck.

**13. Beams:** Structural members that support the decking floor joists. Beams are made of doubling 2x material and can be installed as a laminate, sandwiched, or notched into the post.

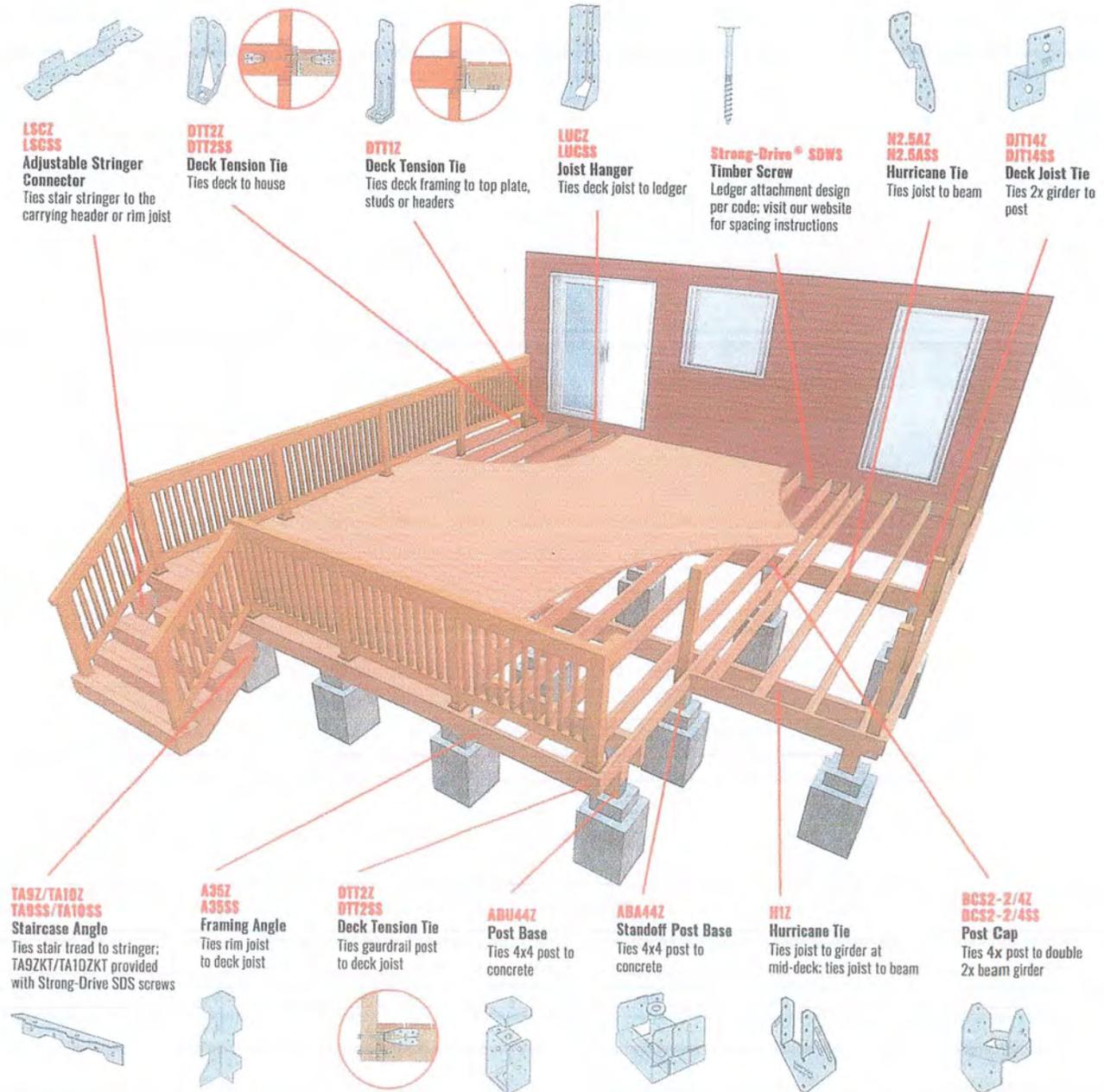
It is important to have a post of sufficient size and strength to support the beam. The beam should not be any wider than the thickness of the post, and should be secured with the correct post cap.

**14. Joists:** Wood members installed across the beams and spaced to accommodate the decking material. The joist spacing may depend on the angle at which the deck boards are applied.

**15. Ledger:** The ledger is a crucial connection because it attaches the deck to the house. The material used to construct the house may determine the type of connection. Consult local building officials on the recommended connection.

**16. Fascia:** Vertical boards that face outwards from the edges of the deck, attached to the rim joists. Fascia boards typically consist of a lumber species that matches the appearance of the decking material.

# A Complete Connector System for Building Safer, Code-Compliant Decks



## Platform Decks and Flush Beams

### Platform Decks

Once a deck goes to two feet or below posts and beam to posts connectors are removed. Deck height incrementing is constrained to those that can be constructed by combining the joist and beam height with the deck board thickness. At 1" and below flush beams will be used to enable lower decks as described below.

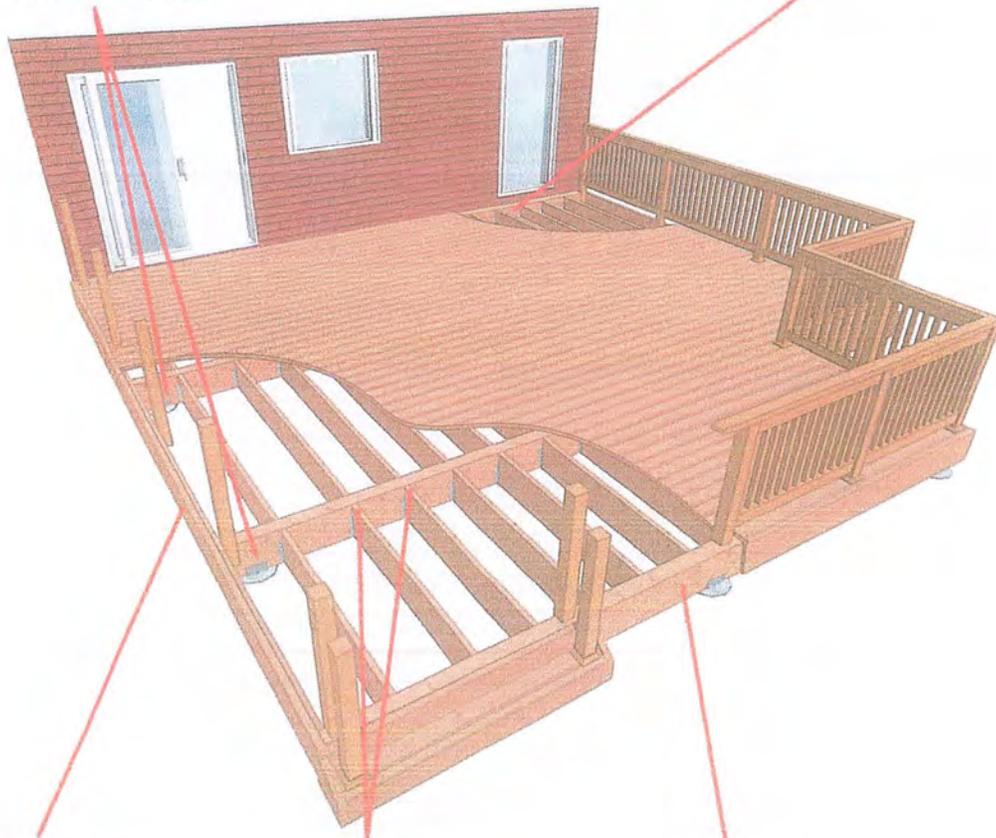
### Flush Beam Decks

#### Post Base To Beam

The beams sit in the post base connector and the connector is updated to fit the beam. Posts are adjusted so that the post base connectors do not collide with inner joists.

#### Ledgers Removed

Ledgers are not used with flush beam decks, no ledger materials or BVLZ connectors will be added.



#### Outer Joist

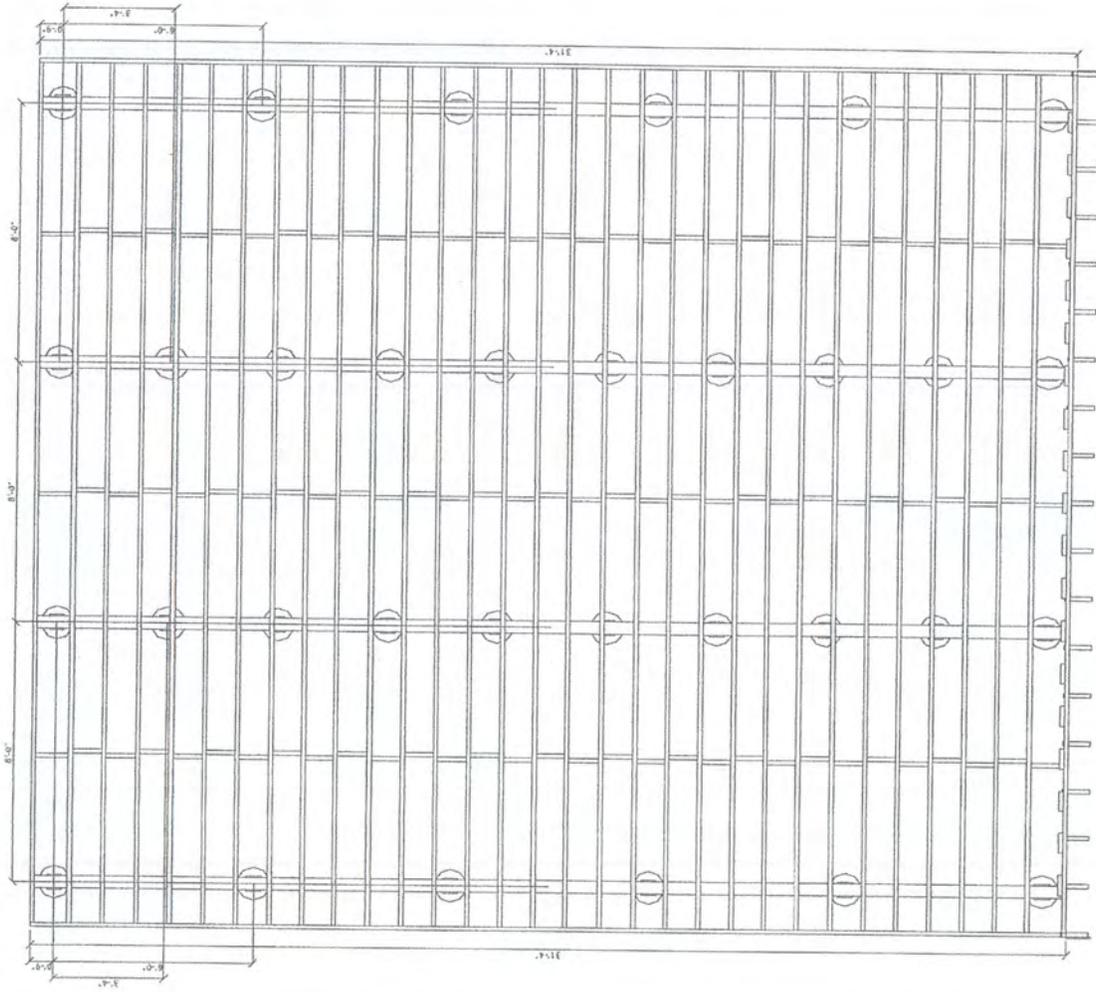
The parallel outer joists are cut either side of the beams and supported by the joist hangers, like an inner joist.

#### Inner Joist

Inner joist and beam are combined to the same level, removing the joist to beam connectors. Joists are cut either side of the beam. Joist hangers are used to support the joists between the beams.

#### Outer Beam

Joist cantilever is removed and beams are moved to the outside of the deck. Outer Joists that aren't parallel with inner joists are replaced with the beam it overlaps



NOTES FROM THE CUSTOMER

THIS DRAWING WAS GENERATED BY  
DECK PLANNER SOFTWARE™

DESIGN TITLE

**FRANK DUTKO**

CUSTOMER NAME

Victor Home Depot Pro Desk

CUSTOMER EMAIL ADDRESS

prodesk\_1264@homedepot.com

CUSTOMER PHONE NUMBER

DRAWING

1

SCALE

NOT TO SCALE

CHECKED BY

CHECK DATE

DATE  
7/28/2025 11:46 AM

CREATED BY

JULIED

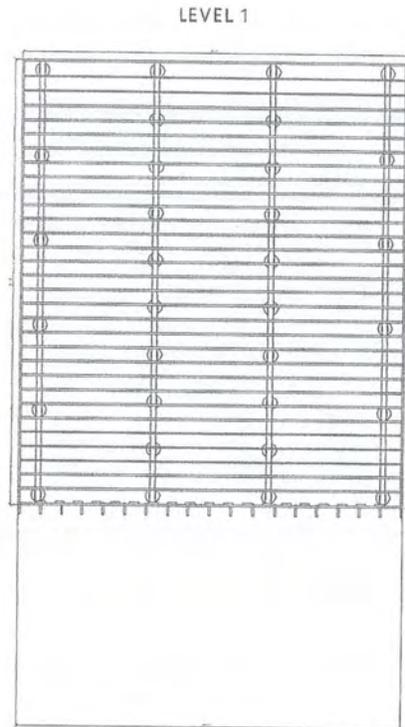
PAGE  
8

STORE



## Permit Info

Plan view construction



### Structural Information: Level 1

Height of level (top of decking)	26"
Max. joist span	96 3/4"
Max. joist cantilever	15"
Max. beam span	71 3/4"
Max. beam cantilever	6"
Footing depth	36"
Footing area (ea.)	9 1/2 ft <sup>2</sup>
Designed live load	40 lb/ft <sup>2</sup>
Designed dead load	10 lb/ft <sup>2</sup>

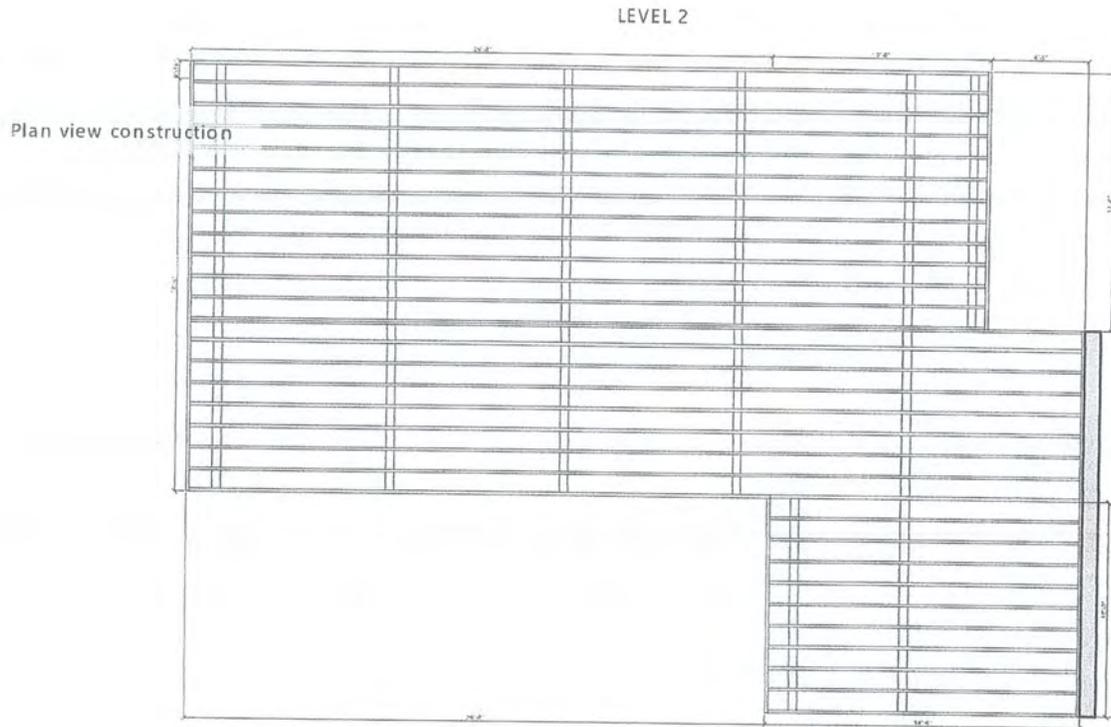
#### Deck and Post Height

Your design height is 26" from the top of the decking to the ground level. The top of the deck support posts will therefore be 13" above ground level."

#### Joists

Set joists on top of beams, 12" center-to-center.

## Permit Info



### Structural Information: Level 2

Height of level (top of decking)	14 1/4"
Max. joist span	96 3/4"
Max. joist cantilever	13 5/8"
Max. beam span	0"
Max. beam cantilever	6"
Footing depth	36"
Footing area (ea.)	9 1/2 ft <sup>2</sup>
Designed live load	40 lb/ft <sup>2</sup>
Designed dead load	10 lb/ft <sup>2</sup>

#### Deck and Post Height

Your design height is 14 1/4" from the top of the decking to the ground level. The top of the deck support posts will therefore be 1" above ground level."

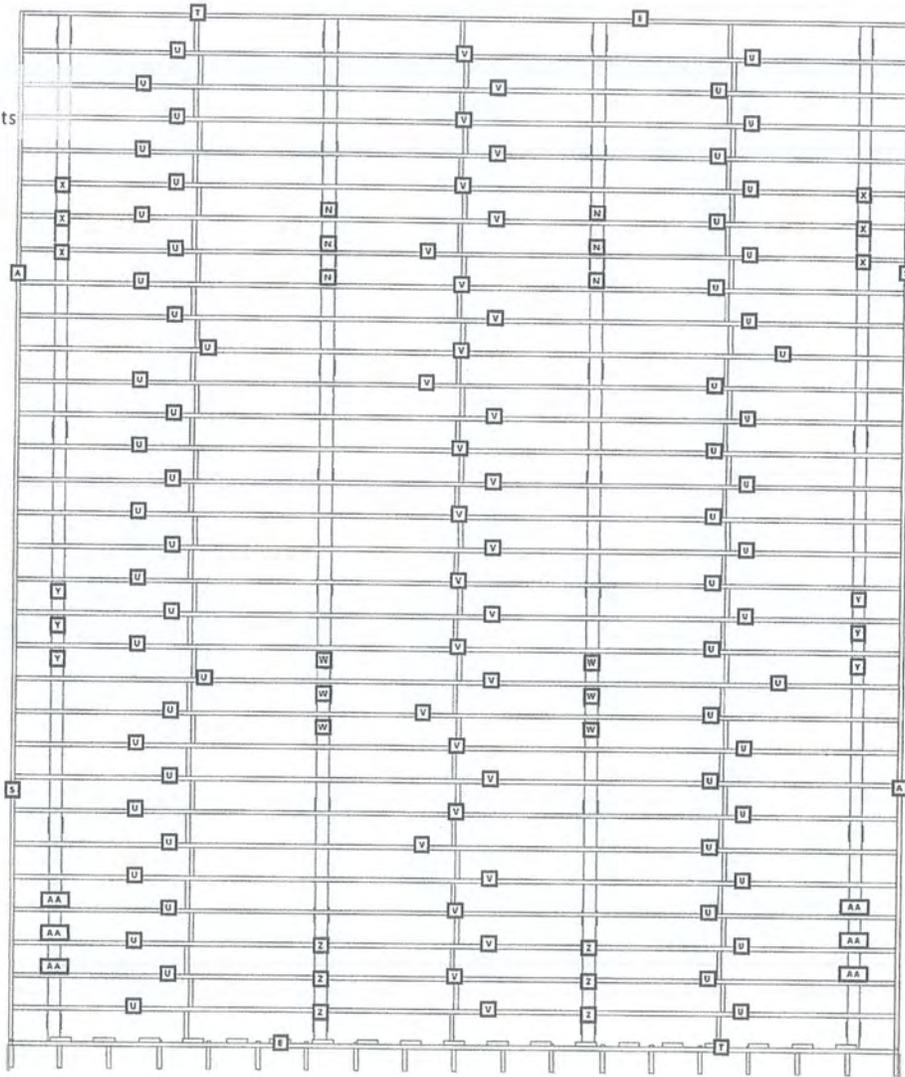
#### Joists

Set joists on top of beams, 12" center-to-center.

# Materials Drawing

MATERIALS DRAWING 1

Plan view,  
beams and joists



## Materials Cut List

### LEVEL 1

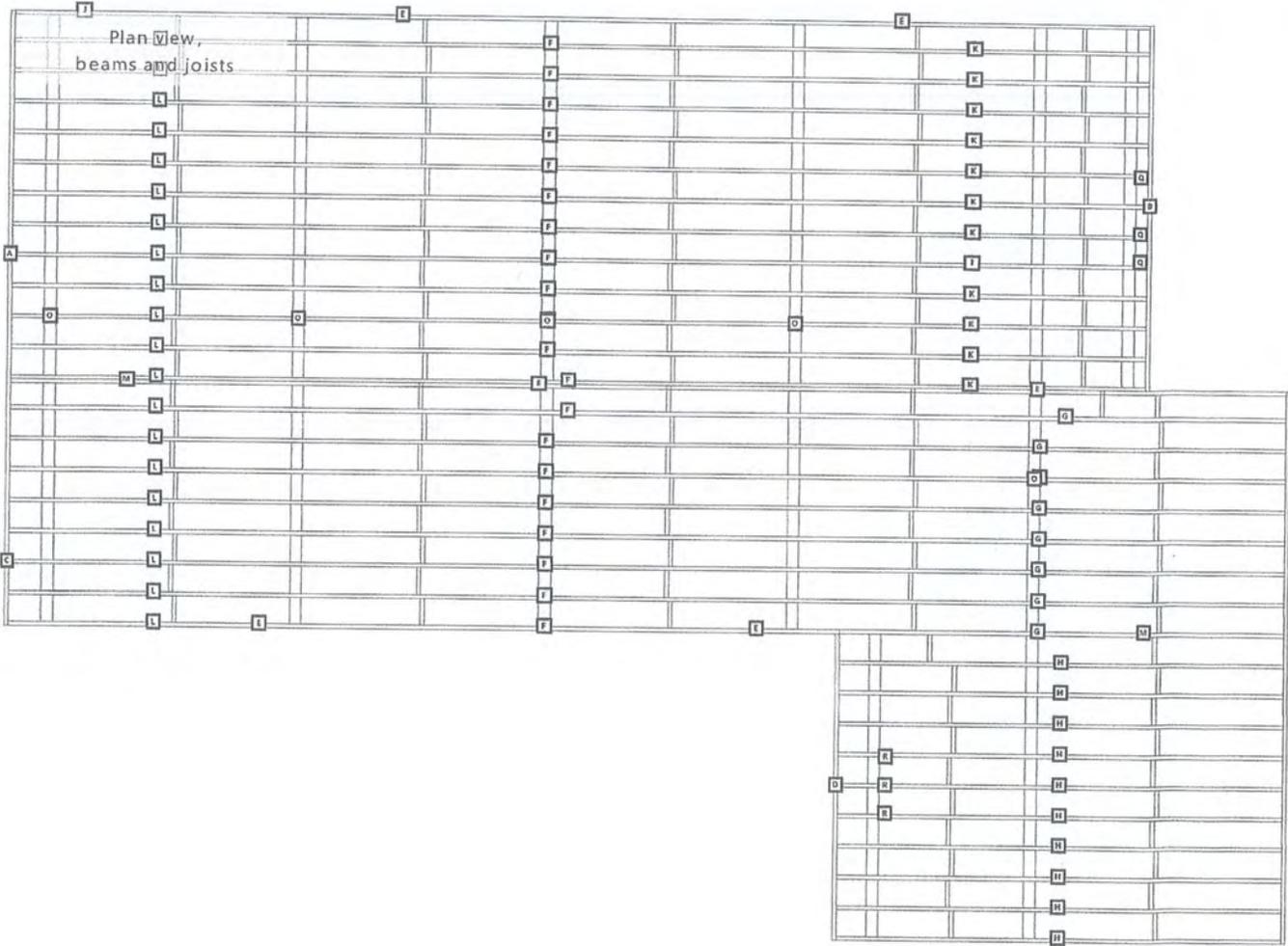
Label	Description	Qty	Length	Usage
A	2" x 6" x 16'- Wood SP (Square)	2	192"	Rim Joists
A	2" x 6" x 16'- Wood SP (Square)	2	192"	Joists
A	2" x 6" x 16'- Wood SP (Square)	2	192"	Blocking
A	2" x 6" x 16'- Wood SP (Square)	2	192"	Support Board For Stairs
S	2" x 6" x 16'- Wood SP (Square)	2	184"	Rim Joists
S	2" x 6" x 16'- Wood SP (Square)	2	184"	Joists
S	2" x 6" x 16'- Wood SP (Square)	2	184"	Blocking
S	2" x 6" x 16'- Wood SP (Square)	2	184"	Support Board For Stairs
E	2" x 6" x 16'- Wood SP (Square)	2	192"	Rim Joists
E	2" x 6" x 16'- Wood SP (Square)	2	192"	Joists
E	2" x 6" x 16'- Wood SP (Square)	2	192"	Blocking
E	2" x 6" x 16'- Wood SP (Square)	2	192"	Support Board For Stairs
T	2" x 6" x 12'- Wood SP (Square)	2	125"	Joists
T	2" x 6" x 12'- Wood SP (Square)	2	125"	Support Board For Stairs
U	2" x 6" x 10'- Wood SP (Square)	60	111"	Rim Joists
U	2" x 6" x 10'- Wood SP (Square)	60	111"	Joists
V	2" x 6" x 16'- Wood SP (Square)	30	96"	Rim Joists
V	2" x 6" x 16'- Wood SP (Square)	30	96"	Joists
V	2" x 6" x 16'- Wood SP (Square)	30	96"	Blocking
V	2" x 6" x 16'- Wood SP (Square)	30	96"	Support Board For Stairs
	2" x 6" x 16'- Wood SP (Square)	6	12"	Rim Joists
	2" x 6" x 16'- Wood SP (Square)	6	12"	Joists
	2" x 6" x 16'- Wood SP (Square)	6	12"	Blocking
	2" x 6" x 16'- Wood SP (Square)	6	12"	Support Board For Stairs

Label	Description	Qty	Length	Usage
	2" x 6" x 16'- Wood SP (Square)	83	10 1/2"	Rim Joists
	2" x 6" x 16'- Wood SP (Square)	83	10 1/2"	Joists
	2" x 6" x 16'- Wood SP (Square)	83	10 1/2"	Blocking
	2" x 6" x 16'- Wood SP (Square)	83	10 1/2"	Support Board For Stairs
	2" x 6" x 8'- Wood SP (Square)	4	10 1/2"	Blocking
N	2" x 8" x 14'- Wood SP (Square)	6	168"	Ledgers
N	2" x 8" x 14'- Wood SP (Square)	6	168"	Beams
W	2" x 8" x 14'- Wood SP (Square)	6	159"	Ledgers
W	2" x 8" x 14'- Wood SP (Square)	6	159"	Beams
X	2" x 8" x 14'- Wood SP (Square)	6	152"	Ledgers
X	2" x 8" x 14'- Wood SP (Square)	6	152"	Beams
Y	2" x 8" x 16'- Wood SP (Square)	6	143"	Beams
Y	2" x 8" x 16'- Wood SP (Square)	6	143"	Support Blocking For Stairs
Z	2" x 8" x 16'- Wood SP (Square)	6	49"	Beams
Z	2" x 8" x 16'- Wood SP (Square)	6	49"	Support Blocking For Stairs
AA	2" x 8" x 14'- Wood SP (Square)	6	80"	Ledgers
AA	2" x 8" x 14'- Wood SP (Square)	6	80"	Beams
	6" x 6" x 16'- Wood SP	30	12"	Posts/Footings
	6" x 6" x 8'- Wood SP	2	12"	Posts/Footings
	1 x 6 x 12 - Square Edge - Foggy Wharf	1	79 1/2"	Decking
	1 x 6 x 12 - Square Edge - Foggy Wharf	1	79 1/2"	Risers
	1 x 6 x 20 - Square Edge - Foggy Wharf	1	240"	Decking
	1 x 6 x 20 - Square Edge - Foggy Wharf	1	240"	Risers
	1 x 6 x 20 - Square Edge - Foggy Wharf	1	240"	Treads
	2" x 12" x 16'- Wood DF/HF/SPF (Square)	11	16 7/8"	Stringers

Label	Description	Qty	Length	Usage
	2" x 12" x 12'- Wood DF/HF/SPF (Square)	8	16 7/8"	Stringers
	1 x 6 x 16 - Square Edge - Foggy Wharf	2	79 1/2"	Decking
	1 x 6 x 16 - Square Edge - Foggy Wharf	2	79 1/2"	Treads
	1 x 6 x 20 - Square Edge - Foggy Wharf	2	240"	Decking
	1 x 6 x 20 - Square Edge - Foggy Wharf	2	240"	Risers
	1 x 6 x 20 - Square Edge - Foggy Wharf	2	240"	Treads
	2" x 6" x 12'- Wood SP (Square)	1	128"	Joists
	2" x 6" x 12'- Wood SP (Square)	1	128"	Support Board For Stairs
	2" x 6" x 16'- Wood SP (Square)	1	192"	Rim Joists
	2" x 6" x 16'- Wood SP (Square)	1	192"	Joists
	2" x 6" x 16'- Wood SP (Square)	1	192"	Blocking
	2" x 6" x 16'- Wood SP (Square)	1	192"	Support Board For Stairs
	2" x 8" x 16'- Wood SP (Square)	17	11"	Beams
	2" x 8" x 16'- Wood SP (Square)	17	11"	Support Blocking For Stairs
	2" x 8" x 8'- Wood SP (Square)	2	11"	Ledgers
	2" x 8" x 8'- Wood SP (Square)	2	11"	Support Blocking For Stairs
	1 x 8 x 12 - Foggy Wharf	2	14 1/8"	Fascia
	1 x 8 x 12 - Foggy Wharf	2	14 1/8"	Stair Fascia

# Materials Drawing

MATERIALS DRAWING 2



## Materials Cut List

### LEVEL 2

Label	Description	Qty	Length	Usage
A	2" x 6" x 16'- Wood SP (Square)	1	192"	Rim Joists
A	2" x 6" x 16'- Wood SP (Square)	1	192"	Joists
A	2" x 6" x 16'- Wood SP (Square)	1	192"	Blocking
A	2" x 6" x 16'- Wood SP (Square)	1	192"	Support Board For Stairs
B	2" x 6" x 16'- Wood SP (Square)	1	144"	Rim Joists
B	2" x 6" x 16'- Wood SP (Square)	1	144"	Joists
B	2" x 6" x 16'- Wood SP (Square)	1	144"	Blocking
B	2" x 6" x 16'- Wood SP (Square)	1	144"	Support Board For Stairs
C	2" x 6" x 16'- Wood SP (Square)	1	48"	Rim Joists
C	2" x 6" x 16'- Wood SP (Square)	1	48"	Joists
C	2" x 6" x 16'- Wood SP (Square)	1	48"	Blocking
C	2" x 6" x 16'- Wood SP (Square)	1	48"	Support Board For Stairs
D	2" x 6" x 10'- Wood SP (Square)	1	120"	Rim Joists
D	2" x 6" x 10'- Wood SP (Square)	1	120"	Joists
	2" x 8" x 14'- Wood SP (Square)	1	168"	Ledgers
	2" x 8" x 14'- Wood SP (Square)	1	168"	Beams
	2" x 8" x 8'- Wood SP (Square)	1	48"	Ledgers
	2" x 8" x 8'- Wood SP (Square)	1	48"	Support Blocking For Stairs
E	2" x 6" x 16'- Wood SP (Square)	6	192"	Rim Joists
E	2" x 6" x 16'- Wood SP (Square)	6	192"	Joists
E	2" x 6" x 16'- Wood SP (Square)	6	192"	Blocking
E	2" x 6" x 16'- Wood SP (Square)	6	192"	Support Board For Stairs
F	2" x 6" x 16'- Wood SP (Square)	20	191"	Rim Joists
F	2" x 6" x 16'- Wood SP (Square)	20	191"	Joists

Label	Description	Qty	Length	Usage
F	2" x 6" x 16'- Wood SP (Square)	20	191"	Blocking
F	2" x 6" x 16'- Wood SP (Square)	20	191"	Support Board For Stairs
G	2" x 6" x 16'- Wood SP (Square)	8	189"	Rim Joists
G	2" x 6" x 16'- Wood SP (Square)	8	189"	Joists
G	2" x 6" x 16'- Wood SP (Square)	8	189"	Blocking
G	2" x 6" x 16'- Wood SP (Square)	8	189"	Support Board For Stairs
H	2" x 6" x 16'- Wood SP (Square)	10	171"	Rim Joists
H	2" x 6" x 16'- Wood SP (Square)	10	171"	Joists
H	2" x 6" x 16'- Wood SP (Square)	10	171"	Blocking
H	2" x 6" x 16'- Wood SP (Square)	10	171"	Support Board For Stairs
I	2" x 6" x 16'- Wood SP (Square)	1	135"	Rim Joists
I	2" x 6" x 16'- Wood SP (Square)	1	135"	Joists
I	2" x 6" x 16'- Wood SP (Square)	1	135"	Blocking
I	2" x 6" x 16'- Wood SP (Square)	1	135"	Support Board For Stairs
J	2" x 6" x 16'- Wood SP (Square)	1	53"	Rim Joists
J	2" x 6" x 16'- Wood SP (Square)	1	53"	Joists
J	2" x 6" x 16'- Wood SP (Square)	1	53"	Blocking
J	2" x 6" x 16'- Wood SP (Square)	1	53"	Support Board For Stairs
K	2" x 6" x 12'- Wood SP (Square)	11	135"	Joists
K	2" x 6" x 12'- Wood SP (Square)	11	135"	Support Board For Stairs
L	2" x 6" x 10'- Wood SP (Square)	20	110"	Rim Joists
L	2" x 6" x 10'- Wood SP (Square)	20	110"	Joists
M	2" x 6" x 10'- Wood SP (Square)	2	107"	Rim Joists
M	2" x 6" x 10'- Wood SP (Square)	2	107"	Joists
	2" x 6" x 16'- Wood SP (Square)	108	10 1/2"	Rim Joists

Label	Description	Qty	Length	Usage
	2" x 6" x 16'- Wood SP (Square)	108	10 1/2"	Joists
	2" x 6" x 16'- Wood SP (Square)	108	10 1/2"	Blocking
	2" x 6" x 16'- Wood SP (Square)	108	10 1/2"	Support Board For Stairs
	2" x 6" x 16'- Wood SP (Square)	5	0"	Rim Joists
	2" x 6" x 16'- Wood SP (Square)	5	0"	Joists
	2" x 6" x 16'- Wood SP (Square)	5	0"	Blocking
	2" x 6" x 16'- Wood SP (Square)	5	0"	Support Board For Stairs
	2" x 6" x 14'- Wood SP (Square)	7	10 1/2"	Blocking
	2" x 6" x 14'- Wood SP (Square)	10	9"	Blocking
N	2" x 8" x 14'- Wood SP (Square)	3	168"	Ledgers
N	2" x 8" x 14'- Wood SP (Square)	3	168"	Beams
O	2" x 8" x 16'- Wood SP (Square)	15	192"	Beams
O	2" x 8" x 16'- Wood SP (Square)	15	192"	Support Blocking For Stairs
P	2" x 8" x 16'- Wood SP (Square)	12	48"	Beams
P	2" x 8" x 16'- Wood SP (Square)	12	48"	Support Blocking For Stairs
Q	2" x 8" x 12'- Wood SP (Square)	3	144"	Beams
R	2" x 8" x 12'- Wood SP (Square)	3	120"	Beams

## Estimated Materials List

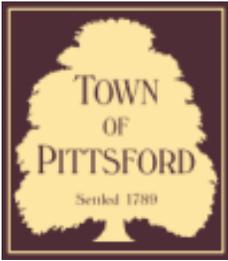
### All Materials

Usage	Qty	SKU	Description	Type
Decking	1		1 x 6 x 16 - Square Edge - Foggy Wharf	Lumber
Decking	194		1 x 6 x 20 - Square Edge - Foggy Wharf	Lumber
Fascia	21		1 x 8 x 12 - Foggy Wharf	Lumber
Rim Joists	1		2" x 6" x 10'- Wood SP (Square)	Lumber
Rim Joists	6		2" x 6" x 16'- Wood SP (Square)	Lumber
Ledgers	1		2" x 8" x 8'- Wood SP (Square)	Lumber
Ledgers	1		2" x 8" x 14'- Wood SP (Square)	Lumber
Joists	82		2" x 6" x 10'- Wood SP (Square)	Lumber
Joists	62		2" x 6" x 16'- Wood SP (Square)	Lumber
Joists	13		2" x 6" x 12'- Wood SP (Square)	Lumber
Blocking	11		2" x 6" x 16'- Wood SP (Square)	Lumber
Blocking	1		2" x 6" x 14'- Wood SP (Square)	Lumber
Beams	24		2" x 8" x 16'- Wood SP (Square)	Lumber
Beams	6		2" x 8" x 12'- Wood SP (Square)	Lumber
Beams	24		2" x 8" x 14'- Wood SP (Square)	Lumber
Joists	276	H2.5AZ	H2.5AZ Hurricane Tie (ZMAX®)	Connector
Joists	117	LUS26Z	LUS26Z Joist Hanger with Double-Shear Nailing (ZMAX®)	Connector

Usage	Qty	SKU	Description	Type
Joists	12	LUC26Z	LUC26Z Concealed Flange Joist Hanger (ZMAX®)	Connector
Joists	1	LS50Z	LS50Z Skewable Angle (ZMAX®)	Connector
Joists	4	DTT2Z	DTT2Z Connector (ZMAX®)(Fasteners and Washers included)	Connector
Posts/Footings	72	ABU66Z	ABU66Z Adjustable Post Base with Standoff (ZMAX®)	Connector
Posts/Footings	1		5/8" Diameter Straight Shank Carbide Drill Bit for Concrete & Masonry	Concrete
Tape	34	BDFB1550	BDFB1550 - Butyl Deck Flash Barrier 1-5/8" x 50'	Tape
Tape	1	BDFB1220	BDFB1220 - Butyl Deck Flash Barrier 12" x 20'	Tape
Decking	1		1 x 6 x 12 - Square Edge - Foggy Wharf	Lumber
Blocking	1		2" x 6" x 8'- Wood SP (Square)	Lumber
Posts/Footings	2		6" x 6" x 16'- Wood SP	Lumber
Posts/Footings	1		6" x 6" x 8'- Wood SP	Lumber
Posts/Footings	32	BCS2-3/6Z	BCS2-3/6Z Post Cap (ZMAX®)	Connector
Posts/Footings	126		80lbs Bag (0.60 CF) Concrete Mix	Concrete
Posts/Footings	11		12" x 10' Construction Tube	ConstructionTube
Risers	1		1 x 6 x 12 - Square Edge - Foggy Wharf	Lumber
Risers	1		1 x 6 x 20 - Square Edge - Foggy Wharf	Lumber
Stringers	1		2" x 12" x 16'- Wood DF/HF/SPF (Square)	Lumber
Stringers	1		2" x 12" x 12'- Wood DF/HF/SPF (Square)	Lumber

Usage	Qty	SKU	Description	Type
Treads	1		1 x 6 x 16 - Square Edge - Foggy Wharf	Lumber
Treads	2		1 x 6 x 20 - Square Edge - Foggy Wharf	Lumber
Support Board For Stairs	1		2" x 6" x 16'- Wood SP (Square)	Lumber
Support Board For Stairs	1		2" x 6" x 12'- Wood SP (Square)	Lumber
Support Blocking For Stairs	1		2" x 8" x 16'- Wood SP (Square)	Lumber
Support Blocking For Stairs	1		2" x 8" x 8'- Wood SP (Square)	Lumber
Stair Fascia	1		1 x 8 x 12 - Foggy Wharf	Lumber
Stringers	19	LSCZ	LSCZ Adjustable Stair-Stringer Connector (ZMAX®)	Connector
Decking	4	DCU234MB305	10 X 2-3/4 DCU T20 SS305, 1750ct	Fastener
Decking	3	DCU234P305	10 X 2-3/4 DCU T20 SS305, 350ct	Fastener
	10	T08175FS75BR01	#8X1.75 316SS FASCIA SCREW T20 BR01 75CT	Fastener
Fastener	1	fsbit	FASCIA SCREW COUNTERSINK BIT	Fastener
Rim Joists	1	SDWS16300QMB	3 IN SDWS Framing Screw 250ct	Fastener
Rim Joists	2	SDWS16300QR75	3 IN SDWS Framing Screw 75ct	Fastener
	1	SDWS22400DBMB	SDWS22400DB Structural Wood Screw (250)	Fastener
	3	SDWS22400DB-R50	SDWS22400DB Structural Wood Screw (50)	Fastener

Usage	Qty	SKU	Description	Type
	1	SDWS22400DB-RC12	SDWS22400DB Structural Wood Screw (12)	Fastener
Joists	3	N8D5HDG	Strong-Drive® SCN 1 1/2" x .131", 10 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 5 LB	Fastener
Joists	4	N8DHDG	Strong-Drive® SCN 1 1/2" x .131", 10 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
	1	N10D5HDG	Strong-Drive® SCN 1 1/2" x .148", 9 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 5 LB	Fastener
	3	N10DHDG	Strong-Drive® SCN 1 1/2" x .148", 9 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
Joists	3	10D5HDG	Strong-Drive® SCN 3" x .148", 9 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 5 LB	Fastener
Joists	4	1/2 MBHDGH	1/2" diameter HDG Machine Bolts: length calculated (1)	Fastener
Joists	4	NUT-1/2 MBHDG	Nut for 1/2" Bolt, Oversized Threads (Hot-Dip Galvanized) (1)	Fastener
Posts/Footings	72	THDB62600H4SSF1	5/8" x 6" Type 304 Stainless Steel Titen HD® Heavy-Duty Screw Anchor	Fastener
Posts/Footings	4	16D5HDG	Strong-Drive® SCN 3 1/2" x .162", 8 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 5 LB	Fastener
	2	S10250WP1	DWP #10 2-1/2IN 305SS FLAT T25 1#	Fastener
Support Blocking For Stairs	1	SDWS22300DB-R50	SDWS22300DB Structural Wood Screw (50)	Fastener
Support Blocking For Stairs	3	SDWS22300DB-RC12	SDWS22300DB Structural Wood Screw (12)	Fastener



# Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**D25-000006**

Phone: 585-248-6250  
FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 526 Mendon Road PITTSFORD, NY 14534

**Tax ID Number:** 178.03-1-80.1

**Zoning District:** RN Residential Neighborhood

**Applicant:** James Fahy Design Associates Architecture & Engineering P.C.

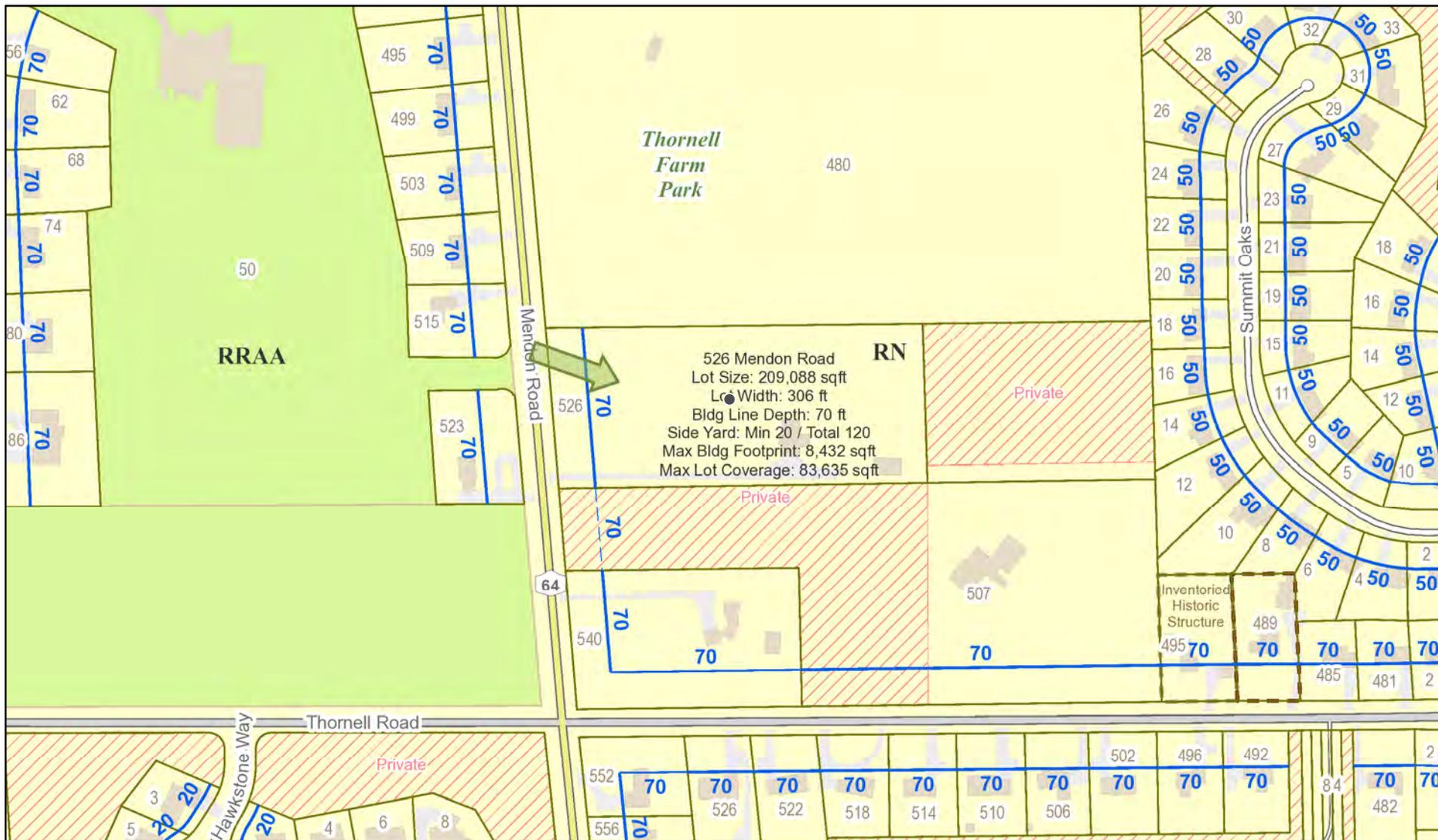
### Application Type:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential Design Review<br>§185-205 (B) | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)             | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                              | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197           | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                 | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                      |   |

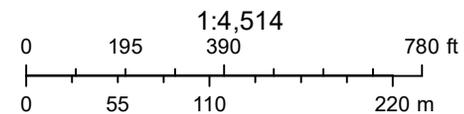
**Project Description:** Applicant is requesting Board approval to demolish the existing 12,231 square foot, one-story, single-family home, with the intent to build a 4,450 square foot, two-story, single-family home on the property. This property is zoned Residential Neighborhood (RN).

**Meeting Date:** August 28, 2025

# RN Residential Neighborhood Zoning



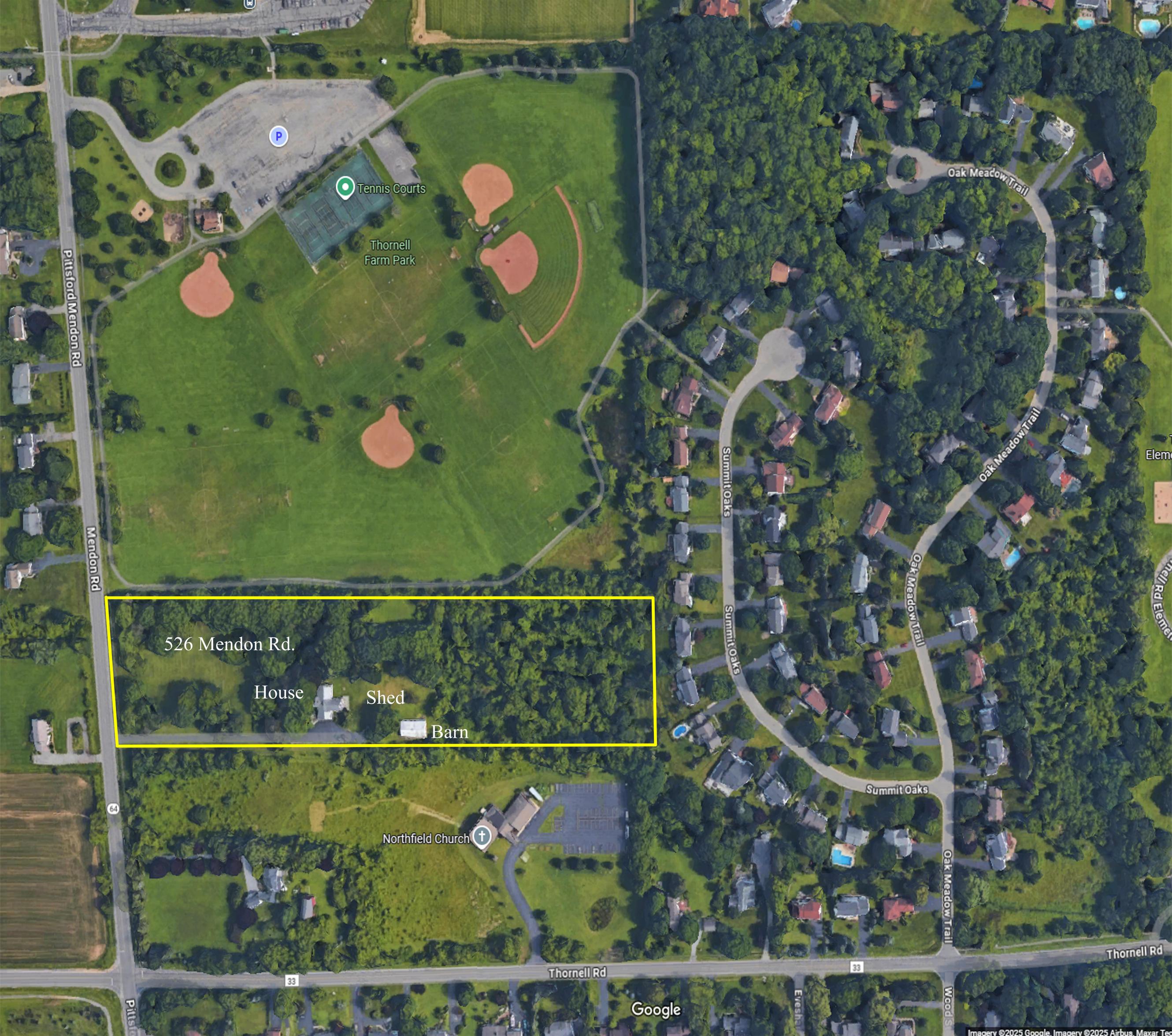
Printed August 7, 2025



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





P

Tennis Courts

Thornell Farm Park

Pittsford Mendon Rd

Mendon Rd

526 Mendon Rd.

House

Shed

Barn

Northfield Church

+

Thornell Rd

Google

Oak Meadow Trail

Summit Oaks

Oak Meadow Trail

Oak Meadow Trail

Summit Oaks

Oak Meadow Trail

Thornell Rd

64

33

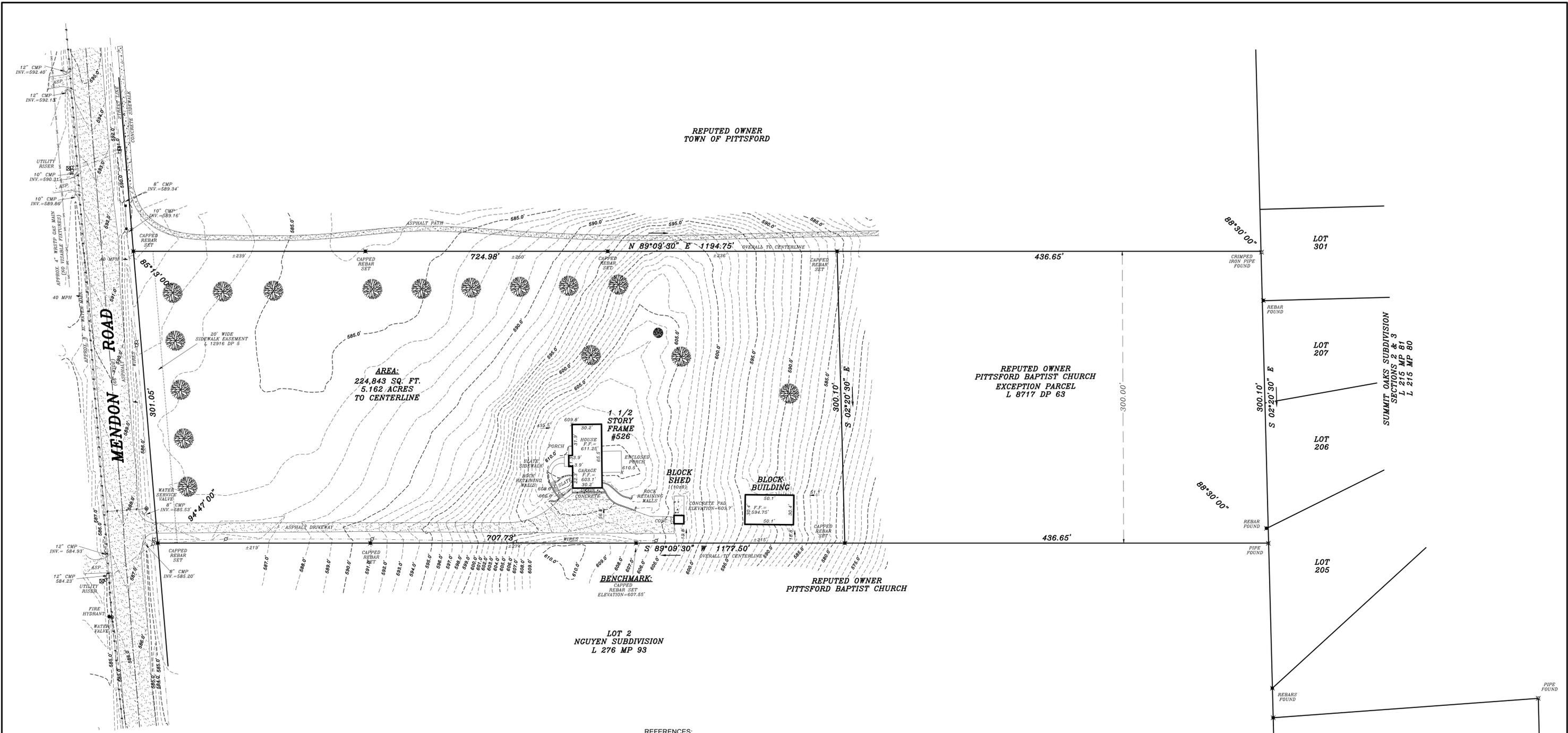
33

Pittsford

Eresha

Wood S

Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Te



REPUTED OWNER  
TOWN OF PITTSFORD

REPUTED OWNER  
PITTSFORD BAPTIST CHURCH  
EXCEPTION PARCEL  
L 8717 DP 63

AREA:  
224,843 SQ. FT.  
5.162 ACRES  
TO CENTERLINE

LOT 2  
NGUYEN SUBDIVISION  
L 276 MP 93

REFERENCES:

MAP BY LEWIS E. KOHL, INC. DATED DECEMBER 29, 1958 RECORDED IN LIBER 3358 OF DEEDS, PAGE 106  
METRO REAL ESTATE SERVICES OF WESTERN NEW YORK, LLC #MRE-A-26404 DATED JUNE 20, 2024  
LIBER 12660 OF DEEDS, PAGE 424  
LIBER 215 OF MAPS, PAGES 80 & 81  
LIBER 276 OF MAPS, PAGE 93

NOTES:

PARCEL IS SUBJECT TO AN EASEMENT GRANTED TO ROCH. GAS & ELEC. CORP. FOR FIXTURES AS SET FORTH IN LIBER 1491 OF DEEDS, PAGE 572 AND LIBER 1084 OF DEEDS, PAGE 492.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NYS CORS NETWORK BY USING GPS AND ARE ON NAVD 88 DATUM.

ALL UNDERGROUND UTILITY LOCATIONS ARE SUBJECT TO VERIFICATION BY EXCAVATION.

PARCEL TAX ID #178.03-1-80.1

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED FEBRUARY 20, 2025.

KATELYN N. MASTRELLA, P.L.S. #051234

8									SCALE	1" = 50'	
7									DATE	02/26/2025	
6									REDATED		
5									PROJECT NO.	2024-0797	
4									SHEET	1 OF 1	
3											
2											
1											
NO.	REVISION	DATE	BY								
				<b>O'NEILL-RODAK</b> LAND SURVEYING ASSOCIATES, P.C. LAND SURVEYORS - PLANNERS BOUNDARY CONSULTANTS ALTA/NSPS SURVEYS 75 TOWN CENTRE DRIVE, SUITE 110 ROCHESTER, NY 14623 PHONE (585) 325-7520 e-mail: surveyors@oneillrodak.com				TOPOGRAPHIC SURVEY PARCEL SITUATE IN TOWN LOT 10 TOWNSHIP 12, RANGE 5 TOWN OF PITTSFORD MONROE COUNTY, NEW YORK			
LOCATION 526 MENDON ROAD				PREPARED FOR MALVERN VIEWS LLC							

\*GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

\*UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

APPLICATION FOR PERMIT

No. 83
Fee \$ 40.00

To THE TOWN BOARD OF THE TOWN OF PITTSFORD, N. Y.
GENTLEMEN:

The undersigned respectfully petition for a permit to sita erect a Frame building on
Lot No. - House No. - on the South side of Pittsford Mendon Rd. Street,
in the Tract of TOWN OF PITTSFORD, N. Y. This lot is 1000 ft. +
wide in the front and 1000 ft. feet wide in the rear and 1000 ft. feet deep.

Classified as Residential Zone Class A

NOTICE: A Plan, in duplicate, size 4 1/2" x 7", must be furnished showing the shape of the lot and all dimensions,
with the proposed building set in, with all dimensions of same and showing the set back distances from all sides.

The Main Building of one stories to be used as a one Family Dwelling
is to be erected of the following dimensions, pursuant to the plans herewith submitted:

Width 65 feet Wing on Side Width 200 ft. ft.
Depth 30 feet Wing on Side Width West side 50 ft. ft.
Depth East side 8.50 ft. ft.

The whole occupying a total area of 1870 square feet.

PORCH: Open None side, feet wide, feet deep.

GARAGE: An attached garage is to be erected on the West in basement side of the
dwelling concrete block construction, of the following dimensions:

one Stories, Width 30 feet, Depth 22'-10" feet, Capacity Three cars.

Located 50 ft. feet from the West Lot line.

Located feet from the Lot line.

ESTIMATED COST:

Dwelling \$ 20,000.00
Garage \$
Total: \$ 20,000.00

The undersigned hereby guarantees that said buildings will be constructed and used in accordance with all
ordinances of the TOWN OF PITTSFORD and statutes of the State of New York, and the plans annexed hereto
are the PLANS RELATING TO THE BUILDINGS HEREIN DESCRIBED AND NO OTHER, and that this
property is owned by the undersigned.

All work is to be done in accordance with this application and plans, and no material change therein or in any
part of said buildings shall be made without the written consent of the Town Board through its authorized agent.

NOTICE: Construction must be started within 20 days from date of permit. All construction must be completed
within 6 months from date of permit. No building to be used until an occupancy permit has been issued.

Architect: Tolle & Graves Inc. Builder: Tolle & Graves Inc.

Yours respectfully,
Carl Loeb
Owner
Babcock Drive
Address

STATE OF NEW YORK, } ss:
County of Monroe

John P. Erdic Agent being duly sworn, deposes and says
that he is the owner of the above described premises; that he has read the foregoing application for a permit and
knows the contents thereof; that the same is true to his own knowledge. That if said application is approved he will
comply with all the terms and conditions respecting the issuance of said permit and that said buildings will be erected
in accordance with the plans attached to this application; that it will cost not less than the amount set forth herein
and that he will comply with all ordinances of the Town of Pittsford and all the statutes of the State of New York
in connection with the construction, erection, alterations or use of said buildings.

SWORN to before me, this

11 day of Aug 1952
D. P. Edward Spadoni Bldg. Insp
Notary Public, Commissioner of Deeds

Tolle & Graves Inc.
John P. Erdic (original)
(agent)

NOTICE: Before any excavation is made within Highway Lines, Check Location of Public Utility Lines and
secure permission of Superintendent of Highways. Avoid violating possible Deed or Tract restrictions.

REPORT OF PLANNING BOARD

TO THE TOWN BOARD OF THE TOWN OF PITTSFORD:

The Planning Board of the Town of Pittsford, Monroe County, N. Y., to which was referred the application of

..... to <sup>erect</sup>~~alter~~ buildings together with the proper fees and plans therefor, does hereby <sup>approve</sup>~~disapprove~~ said application and recommends that a permit be granted therefor upon the following terms and conditions:

1. That the Town Board, its agents and employees, may at any time enter upon said premises and inspect said buildings to determine whether the same are being erected or have been erected in accordance with the plans submitted with said application for a permit.
2. That the Town Board may at any time upon notice, revoke said permit for failure to execute the plans.
3. That the said buildings shall be set back and built upon the building line established by the Town Board for the district where such property is located and where such building is to be erected or altered.
4. That the buildings mentioned in said application and plans shall be erected in accordance therewith and shall be used for no other purposes than those specified in said application and plans.
5. That any garage erected upon the premises shall be used solely for private garage purposes and shall not at any time be used for a residence or any other purpose upon said lot.
6. Reasons for disapproval are as follows:

*[Faint, mostly illegible text, likely bleed-through from the reverse side of the page. Some words like "GABRIEL" and "PITTSFORD" are visible.]*

PITTSFORD PLANNING BOARD

By \_\_\_\_\_ Secretary

PERMIT NUMBER 83

Permission is hereby <sup>denied</sup>~~granted~~ to Carl Loeb

owner to erect the structures described in the application herein referred to and no other upon the terms and conditions set forth in the recommendation of the Planning Board of the Town of Pittsford, N. Y., and the Zoning Ordinance.

R. Edward Gaskin  
Town Clerk 131d9 1118P

August 17, 2025

Town of Pittsford  
11 South Main Street  
Pittsford, NY 14534

Attention: Ms. April Zurowski  
Planning Assistant

Re: Application for Proposed Demolition  
526 Mendon Road  
Pittsford, NY 14534

Dear Ms. Zurowski,

Following the Design Review and Historic Preservation Board's decision on August 14, 2025 we are herewith submitting this letter of intent to present plans for demolition and construction at the referenced address at a public hearing to be held on August 28, 2025 seeking DRHPB's approval for the proposed demolition.

The proposed project scope includes the construction of a new single-family dwelling with associated site redesign and improvements following demolition of the existing house, barn and shed on site. We are developing the proposed construction plans for the new home in coordination with a comprehensive site redesign that will be under the direction of Bayer Landscape Architecture, PLLC along with utility service design by Thornton Engineering LLP.

The existing single-family residence and accessory structures proposed for demolition are believed to be of no historic significance or architectural merit nor believed to be of importance to the character of the Town or immediate neighborhood. The following documents and photographs have been submitted to support our request for demolition and to provide a summary of the proposed construction project for the property.

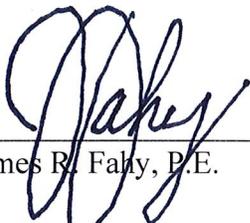
- Existing aerial and topographic maps of site
- Original building permit for dwelling-dated 1952
- Photographs of current structures to be razed
- Proposed site redevelopment and improvement plans
- Preliminary design documents of new single-family home

Following demolition, construction of a 12,231 s.f. two story home with a finished partial walkout basement is planned. Zoning variances for building footprint, Chapter 185-121, Article XXII, and fence height, Chapter 185 Article 185-121, for fences located in front of a front setback will be requested for the proposed construction. The proposed building footprint of 11,108 s.f. includes the principle dwelling, covered porches, port cochere and tandem garages. The front yard fence located forward of the front setback is in design review but, we are confident that it will exceed the three-foot maximum height permitted.

We look forward to discussing our plans in more detail at the August 28<sup>th</sup> DRHPB meeting in hope of receiving their approval of the proposed demolition and positive review comments on the design direction for the proposed new residence and site development.

Should you have any questions or comments on this submittal please do not hesitate to contact me to discuss.

Respectfully submitted,



---

James R. Fahy, P.E.

President





**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**West Elevation**  

---

Existing Dwelling



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**North Elevation**  
Existing Dwelling



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**East Elevation**  
Existing Dwelling



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**South Elevation**  
Existing Dwelling



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**View of Shed & Barn**  
Looking East



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

North Elevation  
Shed



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

East Elevation  
Shed



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

South Elevation  
Shed



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**West Elevation**  
Barn



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**North Elevation**  
Barn



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**Northeast Corner Elevation**  
Barn



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



Malvern Views LLC  
526 Mendon Road  
Pittsford, NY

West Elevation  
Barn



James Fahy Design Associates  
Architecture & Engineering P.C.  
Rochester, NY



**Malvern Views LLC**  
526 Mendon Road  
Pittsford, NY

**South Elevation**  
Barn



**James Fahy Design Associates**  
Architecture & Engineering P.C.  
Rochester, NY



# MALVERN VIEWS

*526 Mendon Road  
Pittsford, NY*

**ZONING CHART - TOWN OF PITTSFORD:**

ZONING DISTRICT: RESIDENTIAL NEIGHBORHOOD (RN)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	N/A	214,908 SQ. FT.	214,908 SQ. FT.
MIN. LOT WIDTH	N/A	301'	301'
MIN. FRONT YARD SETBACK	70'	435'-6"	441'
MIN. REAR YARD SETBACK	20'	51'-1"	126'
MIN. SIDE YARD SETBACK	20' MIN. / 120' TOTAL	56'-9"	46'
MIN. REAR YARD SETBACK (ACCESSORY)	20'	51'-1"	N/A
MAX. BUILDING HEIGHT	30'	N/A	39'-8"
MAX. BUILDING FOOTPRINT	8,548 SQ. FT.		11,108 SQ. FT.
MAX. ACCESSORY BUILDING HEIGHT	12'	N/A	N/A
MAX. LOT COVERAGE	85,963 SQ. FT. (40.0%)	3,986 SQ. FT. (1.9%)	31,360 SQ. FT. (14.6%)

**SITE COVERAGE CALCULATIONS:**

<b>EXISTING LOT SIZE:</b>	214,908 SF (4.9 ACRES)
<b>MAXIMUM ALLOWABLE LOT COVERAGE (40%):</b>	85,963 SF (40.0%)
<b>EXISTING COVERAGE (%):</b>	3,986 SF (1.9%)
<b>PROPOSED LOT COVERAGE (%):</b>	31,360 SF (14.6%)

**SITE PLAN KEY:**

PAVING & HARDSCAPE		BOUNDARIES & SITE FEATURES	
	LARGE PAVERS		PROPERTY LINE
	SMALL PAVERS		EXISTING STRUCTURE FOOTPRINT (TO BE REMOVED)
	STONE COBBLE		TREE / SHRUB LINE
	ASPHALT PAVING		EXISTING DECIDUOUS TREE (REDUCED SCALE SHOWN)
	STEPS		PLANTING AREA
	LOW STONE WALL		PROPOSED TREE
	FLUSH CURB		
	NEW FENCE		





































# 526 MENDON ROAD

PITTSFORD, NEW YORK



**CLIENT:**

MALVERN VIEWS LLC

**ARCHITECT:**

JAMES FAHY DESIGN ASSOCIATES  
ARCHITECTURE & ENGINEERING P.C.  
2024 W. HENRIETTA RD. SUITE 3K  
ROCHESTER, NY 14623

TEL. (585) 272-1650  
E-MAIL: info@jamesfahy.com  
WEBSITE: www.jamesfahy.com

**CIVIL ENGINEER:**

THORNTON ENGINEERING LLP  
30 ASSEMBLY DRIVE, SUITE 106  
MENDON, NY 14506  
TEL. (585) 624-4810  
EMAIL: info@thorntoneng.com  
WEBSITE: www.thorntoneng.com

**LANDSCAPE ARCHITECT:**

BAYER LANDSCAPE ARCHITECTURE, PLLC  
19 N. MAIN ST.  
HONEOYE FALLS, NY 14472  
TEL. (585) 582-2000  
EMAIL: connect@bayerla.com  
WEBSITE: www.bayerla.com

**DRAWING INDEX:**

- T1.0 TITLE SHEET
- A1.0 FRONT ELEVATION & COURTYARD ELEVATIONS
  - A1.1 RIGHT & LEFT SIDE ELEVATIONS
  - A1.2 REAR & FAMILY ROOM ELEVATIONS AND ROOF PLAN
- A2.0 LOWER LEVEL PLAN
- A3.0 FIRST FLOOR PLAN
- A4.0 SECOND FLOOR PLAN

James Fahy Design Associates  
Architecture & Engineering P.C.  
2024 W. Henrietta Rd, Suite 3K  
Rochester, New York 14623  
e-mail: info@jamesfahy.com  
website: www.jamesfahy.com



526 MENDON ROAD  
PITTSFORD, NEW YORK  
MALVERN VIEWS LLC

PROJECT: CLIENT:

REVISIONS: NO.	DATE

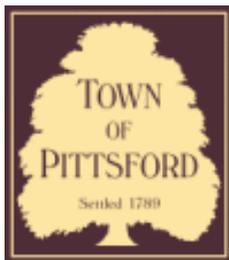
JOB NO.  
A24-063  
PROJECT NO.  
20-12231-3  
PHASE:  
PRELIMINARY  
PLAN  
DATE:  
8-5-2025

DRAWING NO.

T1.0







## Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

**Permit #**  
**S25-000009**

Phone: 585-248-6250

FAX: 585-248-6262

### DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 820 Linden Avenue ROCHESTER, NY 14625

**Tax ID Number:** 138.15-1-9.11

**Zoning District:** LI Light Industrial

**Owner:** Ridgecrest Associates

**Applicant:** RSS 1931 Corporation DBA Gupp Signs

#### Application Type:

- |   |   |
|---|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)  | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input type="checkbox"/> Commercial Design Review<br>§185-205 (B)   | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input checked="" type="checkbox"/> Signage<br>§185-205 (C)         | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197 | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)       | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                            |   |

**Project Description:** Applicant is requesting design review for a 36.8 Sq Ft. sign for MKS.

**Meeting Date:** August 28, 2025

Existing 2.5" deep formed aluminum sign panel with non-illuminated plastic Newport logo and letters.



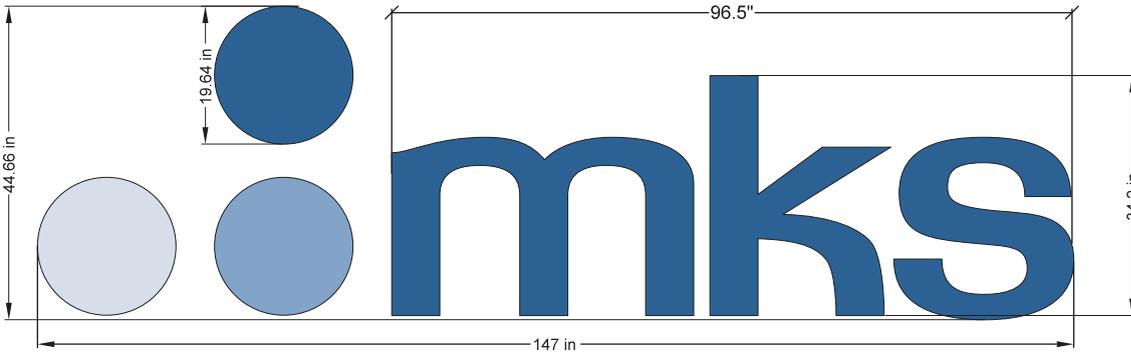
- Remove Newport logo, fill holes and paint entire panel white for fresh new start.
- Mount 44.5"h x 147"w x 3" d LED illuminated channel letters on refinished wall panel

EXTERIOR CHANNEL LOGO

total combined area of mks sign is 36.8 sf

44.66" x 44.66" logo area = 13.85 sf

34.2" x 96.5" logo area = 22.9 sf



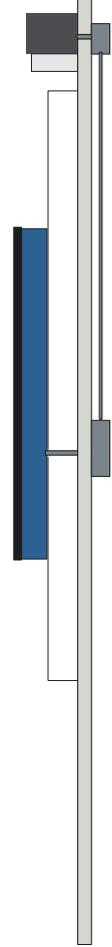
CHANNEL LETTERS - Individually Mounted - LED Face Lit

- 44.7" h x 147" w x 3" deep overall size
- (3) 19.6" x 3" deep fabricated aluminum circular channel forms
- Faces 3/16" thick trans white acrylic w/digitally printed trans vinyl on face in 3 colors: PMS 647, 645 & 643 blue
- 34.2" h x 96.7" w x 5" deep lower case "mks" letters
- All items with 1" standard black trimcap and Returns painted 647 blue
- Internal illumination by white LED modules and remote mounted power supplies, no raceway.

**COLOR:**

-  - PMS 647 Blue
-  - PMS 645 Blue
-  - PMS 643 Blue

Electric:  
Low voltage  
LED lead wires  
fed through wall  
to connect to  
building lighting  
circuit and controller



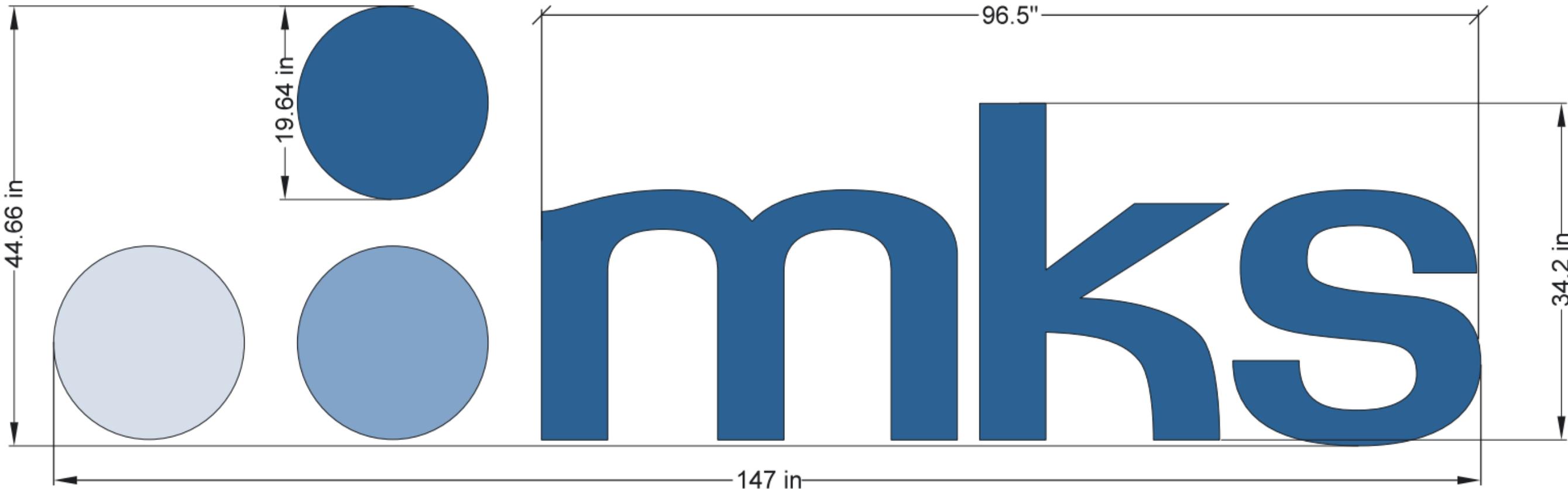
Proposed sign to be mounted on existing 7'h x 14' formed aluminum wall panel

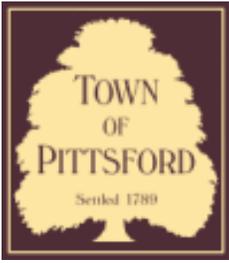


total combined area of mks sign is 36.8 sf

44.66" x 44.66" logo area = 13.85 sf

34.2" x 96.5" logo area = 22.9 sf





# Town of Pittsford

Department of Public Works  
11 South Main Street  
Pittsford, New York 14534

Permit #  
**C25-000040**

Phone: 585-248-6250

FAX: 585-248-6262

## DESIGN REVIEW AND HISTORIC PRESERVATION BOARD REFERRAL OF APPLICATION

**Property Address:** 100&300 Hahnemann Trail PITTSFORD, NY 14534

**Tax ID Number:** 164.12-1-3.31

**Zoning District:** PUD Planned Unit Development

**Owner:** Highland Community Devlp Corp

**Applicant:** DGA Builders LLC

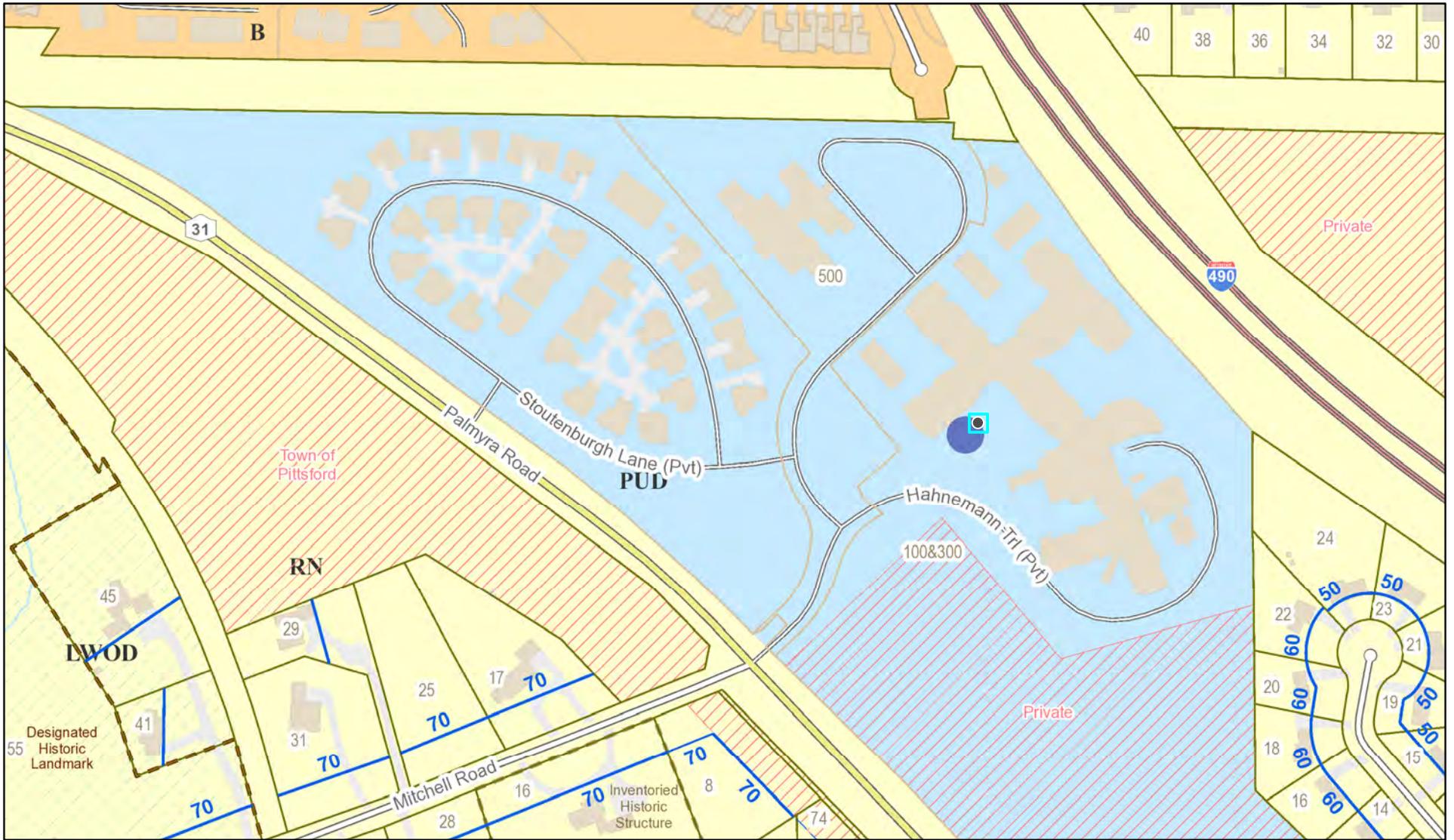
### Application Type:

- |  |   |
|--|---|
| <input type="checkbox"/> Residential Design Review<br>§185-205 (B)           | <input type="checkbox"/> Build to Line Adjustment<br>§185-17 (B) (2)            |
| <input checked="" type="checkbox"/> Commercial Design Review<br>§185-205 (B) | <input type="checkbox"/> Building Height Above 30 Feet<br>§185-17 (M)           |
| <input type="checkbox"/> Signage<br>§185-205 (C)                             | <input type="checkbox"/> Corner Lot Orientation<br>§185-17 (K) (3)              |
| <input type="checkbox"/> Certificate of Appropriateness<br>§185-197          | <input type="checkbox"/> Flag Lot Building Line Location<br>§185-17 (L) (1) (c) |
| <input type="checkbox"/> Landmark Designation<br>§185-195 (2)                | <input type="checkbox"/> Undeveloped Flag Lot Requirements<br>§185-17 (L) (2)   |
| <input type="checkbox"/> Informal Review                                     |   |

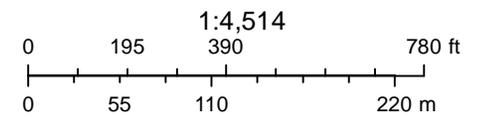
**Project Description:** Applicant is requesting design review for a 1,660 Sq. Ft. Renovation to existing first-floor space in the Laurelwood assisted living wing.

**Meeting Date:** August 28, 2025

# RN Residential Neighborhood Zoning



Printed August 21, 2025



Town of Pittsford GIS

The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.



# Highlands at Pittsford Office Renovations

## Construction Documents 08/01/2025

100 HAHNEMANN TRAIL PITTSFORD, N Y

SWBR Project # 23037.00

DRAWING LIST	
NO.	NAME
G-000	Cover Sheet
G-001	General Notes
A-101	Overall Plans
A-102	Floor Plans and Elevations
A-103	Reflected Ceiling Plan and Schedules
MEP-001	MEP Schedule
FP-000	General Notes, Schedules, and Symbols - Fire Protection
FP-001	Specifications - Fire Protection
FP-101	Partial Floor Plans - Fire Protection
P-000	General Notes, Schedules, and Symbols - Plumbing
P-001	Specifications - Plumbing
P-100	Partial Underground Plans - Plumbing
P-101	Partial First Floor Plans - Plumbing
P-300	Schedules - Plumbing
M-000	General Notes, Schedules, and Symbols - HVAC
M-001	Specifications - HVAC
M-100	Partial First Floor Plans - HVAC
M-200	Details - HVAC
M-300	Schedules - HVAC
E-000	General Notes and Symbols - Electrical
E-001	Specifications - Electrical
E-002	Specifications - Electrical
E-100	Partial First Floor Plan - Electrical
E-200	Details - Electrical
E-300	Schedules - Electrical



Issue Date: 08/01/25  
Registration Expires: 02/28/26

Drawn By: GM  
Checked By: JV  
Project Manager: JV

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### Revisions


Highlands at Pittsford Office  
Renovations  
SWBR Project Number 23037.00

Highlands at Pittsford  
100 Hahnemann Trail  
Pittsford, NY

## G-000

Cover Sheet

08/01/2025  
Construction Documents

### General Contractor:

**DGA Builders**  
7612 Co Rd 42  
Victor, NY 14564  
585 586 7800

### MEP Engineer:

**IPD Engineering**  
88 Elm St Penthouse  
Rochester, NY 14604  
315 423 14604

### Architect:

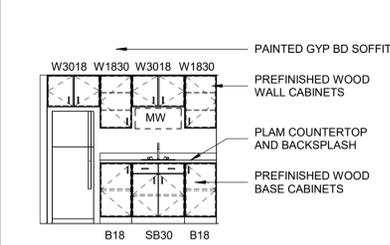
**SWBR**  
260 East Main Street  
Suite 4000  
Rochester, NY 14604  
585 232 8300  
rochester@swbr.com

### Owner:

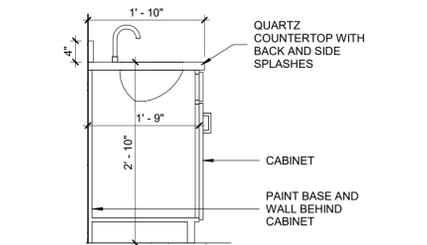
**The Highlands At Pittsford**  
100 Hahnemann Trail  
Pittsford, NY 14534  
585 586 7600



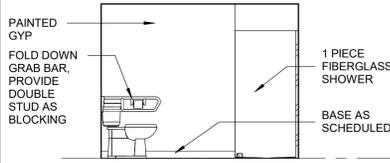




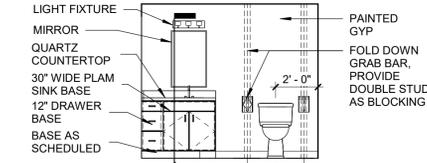
**9 Kitchenette Elevation**  
1/4" = 1'-0"



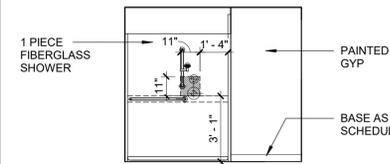
**8 SECTION AT TOILET RM. LAV**  
3/4" = 1'-0"



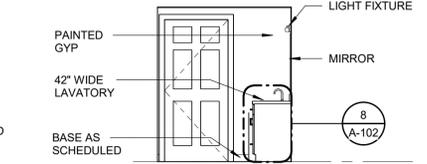
**7 BATHROOM ELEVATION WEST**  
1/4" = 1'-0"



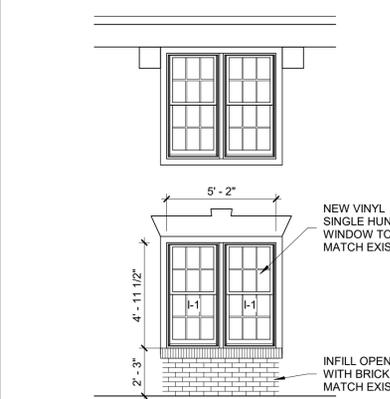
**6 BATHROOM ELEVATION SOUTH**  
1/4" = 1'-0"



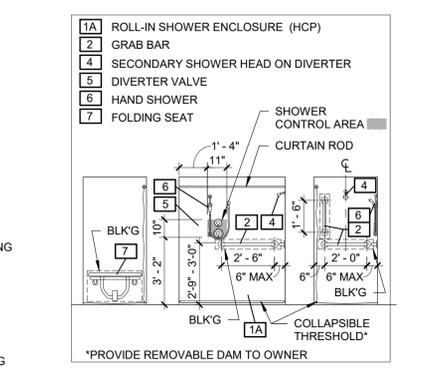
**5 BATHROOM ELEVATION NORTH**  
1/4" = 1'-0"



**4 BATHROOM ELEVATION EAST**  
1/4" = 1'-0"

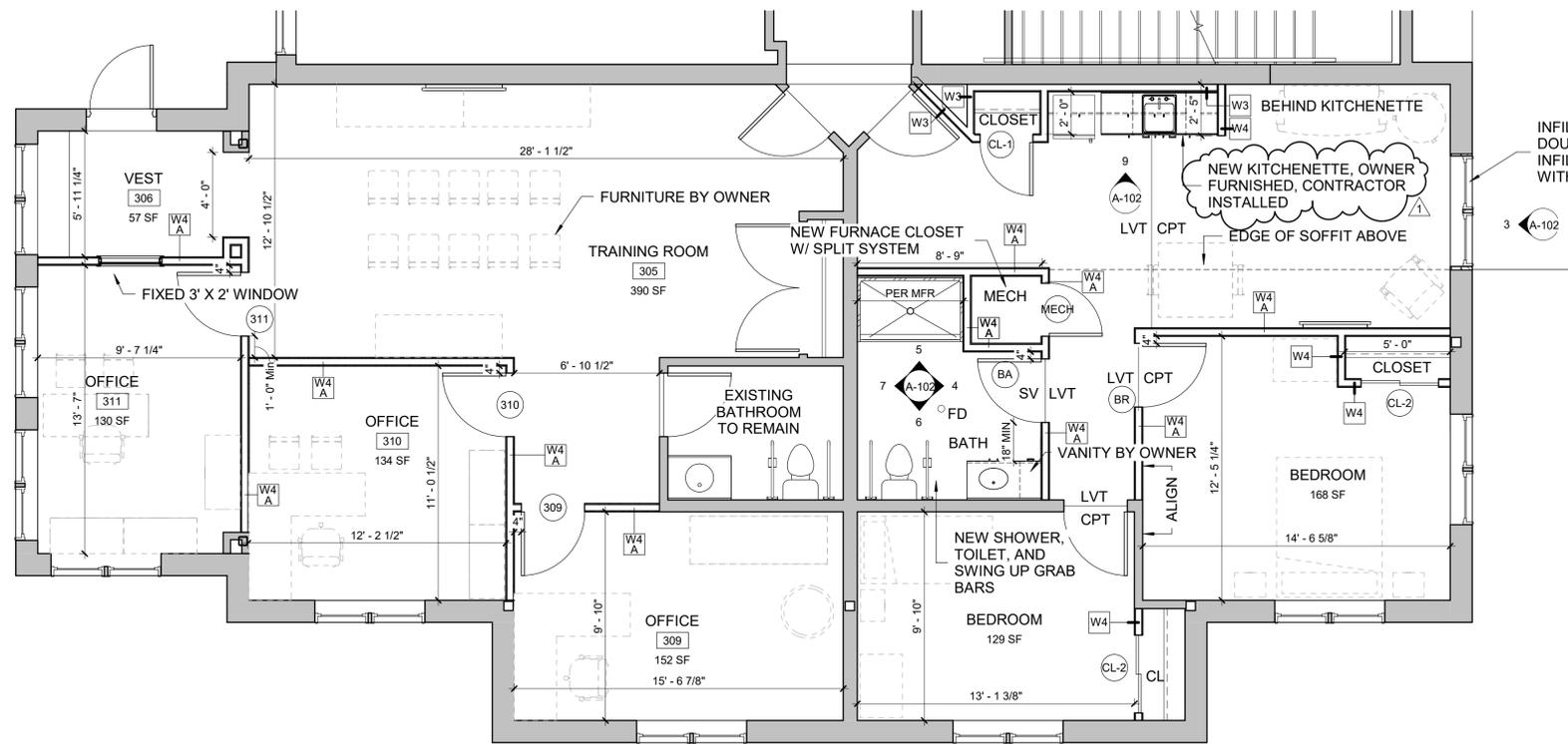


**3 Exterior Elevation**  
1/4" = 1'-0"

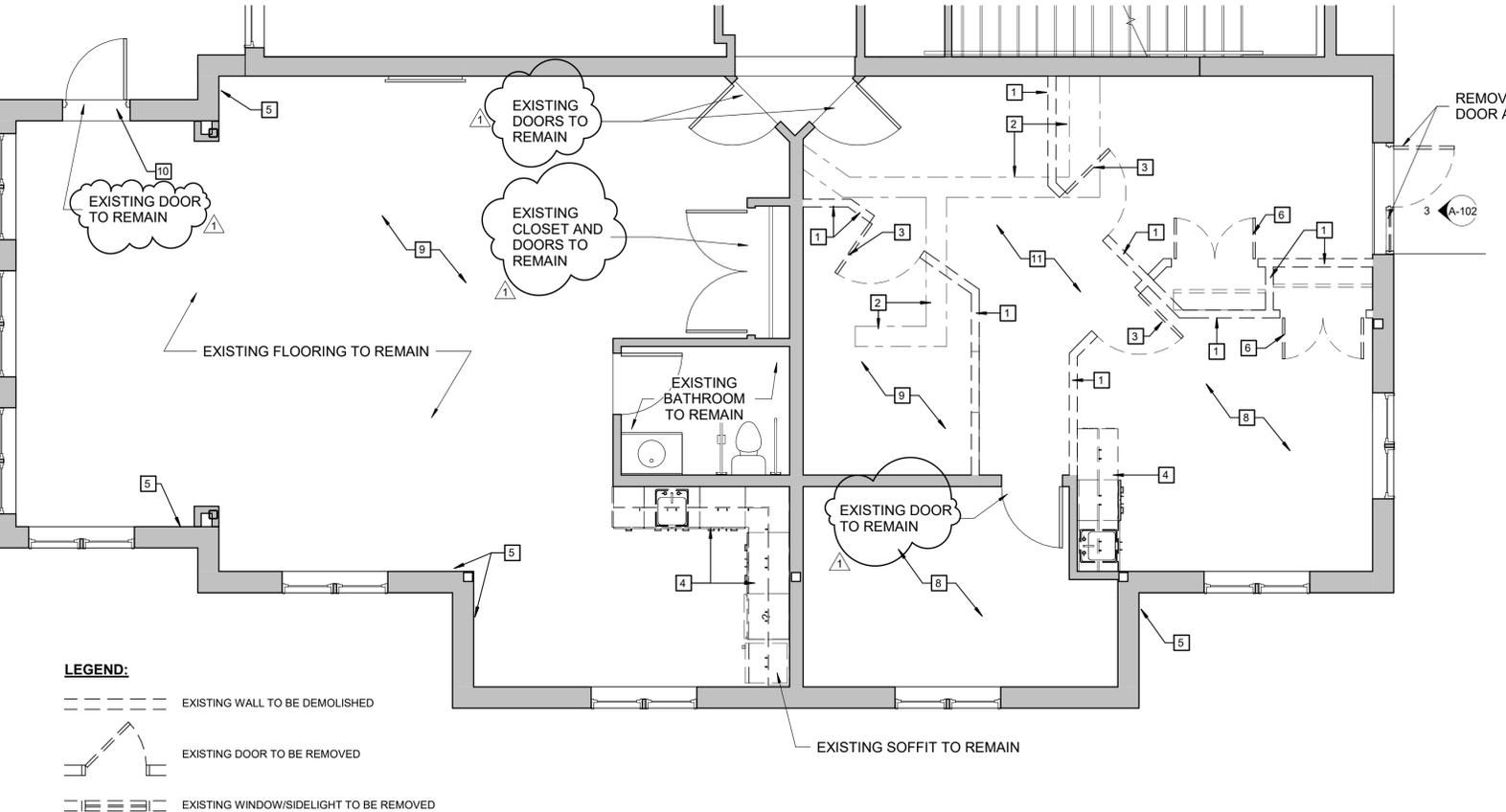


**GENERAL NOTES:**  
1. UPPER MOST CONTROL ON THAT ACCESSORY, NOT TO THE BOTTOM OR TOP OF UNIT.  
2. \*MFR STD\* = INSTALL ACCESSORIES AT STANDARD HEIGHT AS RECOMMENDED BY ACCESSORY MANUFACTURER.

NO.	DESCRIPTION
1	REMOVE INTERIOR PARTITION AND ALL ASSOCIATED FINISHES
2	SAW CUT EXISTING SLAB FOR NEW PLUMBING
3	REMOVE DOORS FRAMES AND HARDWARE AND SALVAGE FOR REUSE
4	REMOVE EXIST CASEWORK, COUNTERTOP FIXTURES AND APPLIANCES
5	REMOVE PORTION OF DRYWALL TO ACCOMMODATE INSTALLATION OF NEW MECH PIPING/DRAIN. PATCH/REPAIR AND PAINT
6	REMOVE DOORS FRAMES AND HARDWARE
8	REMOVE ACT CEILING AND ASSOCIATED SUPPORTS
9	REMOVE GYP BD CEILING AND LIGHT FIXTURES
10	REMOVE WANDER GUARD PROGRAMMING FROM EXISTING DOOR
11	REMOVE EXISTING FLOORING



**2 Proposed Plan**  
1/4" = 1'-0"



**1 Demolition Plan**  
1/4" = 1'-0"

**LEGEND:**  
--- EXISTING WALL TO BE DEMOLISHED  
--- EXISTING DOOR TO BE REMOVED  
--- EXISTING WINDOW/SIDELIGHT TO BE REMOVED



Issue Date: 08/01/25  
Registration Expires: 02/28/26

Drawn By: GM  
Checked By: JV  
Project Manager: JV

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**Revisions**

1	08/20/25	Permit Review
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Highlands at Pittsford Office  
Renovations  
SWBR Project Number 23037.00

Highlands at Pittsford  
100 Hahnemann Trail  
Pittsford, NY

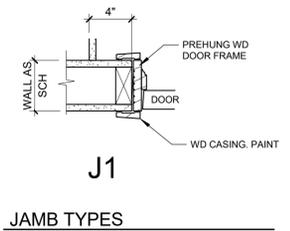
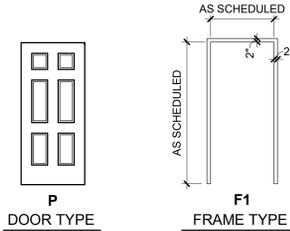
**A-102**

Floor Plans and Elevations

08/01/2025  
Construction Documents

DOOR SCHEDULE																		
DOOR #	DOOR				FRAME									HARDWARE	LABEL	THRESHOLD	REMARKS	DOOR #
	LEAFS	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	GLASS	ELEVATION	TYPE	MATERIAL	FINISH	TYPE					
CL-1	1	2'-6"	6'-8"	1 3/4"	P	WD	STAIN	-	F1	J-1	WD	STAIN	10	-	-	-	CL-1	
MECH	1	2'-6"	6'-8"	1 3/4"	P	WD	STAIN	-	F1	J-1	WD	STAIN	9	-	-	-	MECH	
CL-2	2	1'-10"	6'-8"	1 3/8"	P	WD	STAIN	-	F1	J-1	WD	STAIN	3	-	-	-	CL-2	
CL-2	2	1'-10"	6'-8"	1 3/8"	P	WD	STAIN	-	F1	J-1	WD	STAIN	3	-	-	-	CL-2	
311	1	3'-0"	6'-8"	1 3/4"	P	WD	PAINT	-	EXIST	J-1	EXIST	STAIN	6	-	-	-	DOOR RELOCATED FROM OFFICE	
310	1	3'-0"	6'-8"	1 3/4"	P	WD	PAINT	-	EXIST	J-1	EXIST	STAIN	6	-	-	-	DOOR RELOCATED FROM OFFICE	
309	1	3'-0"	6'-8"	1 3/4"	P	WD	PAINT	-	EXIST	J-1	EXIST	STAIN	6	-	-	-	DOOR RELOCATED FROM OFFICE	
BR	1	3'-0"	6'-8"	1 3/4"	P	WD	STAIN	-	F1	J-1	WD	STAIN	2	-	-	-	BR	
BA	1	3'-0"	6'-8"	1 3/4"	P	WD	STAIN	-	F1	J-1	WD	STAIN	2	-	-	-	BA	

<b>Hardware Set #1: Apartment Entry Door</b>		Unit entry/corridor (20 min)		
1 ea	Hinge	632	HAG	(Top hinge)
2 ea	Spring Hinges	632	HAG	(Middle and bottom hinges)
1 ea	Entrance Lock	605	SCH	
1 ea	Baseboard Stop	605	IVS	
1 ea	Kickplate	605	RM	
1 ea	Knocker with viewer	605	IVS	
1 ea	Viewer	605	IVS	
1 set	Gasketing	Brn	NGP	
Intumescent seal to be built into door.				
<b>Hardware Set #2: Bedroom and Bath Doors</b>				
1 ea	Privacy Lock	605	SCH	
2 ea	Hinge Pin Door Stops	605	IVS	Or
1 ea	Baseboard Stop	605	IVS	
Doors are prehung with hinges.				
<b>Hardware Set #3: By-Pass Closet Doors</b>				
1 set	By-Pass Hardware	STH		
2 ea	Flush Pulls	605	RM	
<b>Hardware Set #4: Pair of Closet Doors</b>				
2 ea	Dummy Pulls	605	SCH	
2 ea	Roller Catches	605	IVS	
4 ea	Hinge Pin Door Stops	605	IVS	
Doors are prehung with hinges.				
<b>Hardware Set #6: Health Office</b>				
3 ea	Hinges	632	HAG	
1 ea	Office Lock	605	SCH	
1 ea	Closer	696	LCN	
1 ea	Magnetic Hold Open	696		(By electrical contractor)
1 ea	Kickplate	605	RM	
1 set	Gasketing	Brn	NGP	
Intumescent seal to be built into door.				
<b>Hardware Set #9: Mechanical Closets</b>				
3 ea	Hinges	632	HAG	
1 ea	Storeroom Lock	605	SCH	
1 ea	Overhead Holder	605	GJ	
3 ea	Silencers	Brn	IVS	
<b>Hardware Set #10: Closets</b>				
3 ea	Hinges	632	HAG	
1 ea	Passage Latch	605	SCH	
1 set	Gasketing	Brn	NGP	
1 ea	Wall Stop			



**RCP LEGEND**

CEILING TYPE  
 CEILING HEIGHT A.F.F.  
 PAINT COLOR

GYPSUM BOARD SOFFIT  
 RECESSED LIGHT FIXTURE  
 UNDERSIDE OF RATED FLOOR/CEILING  
 RECESSED DOWN LIGHT  
 DIFFUSER OR GRILLE, (REFER TO MECHANICAL DRAWINGS)

**CEILING TYPES**

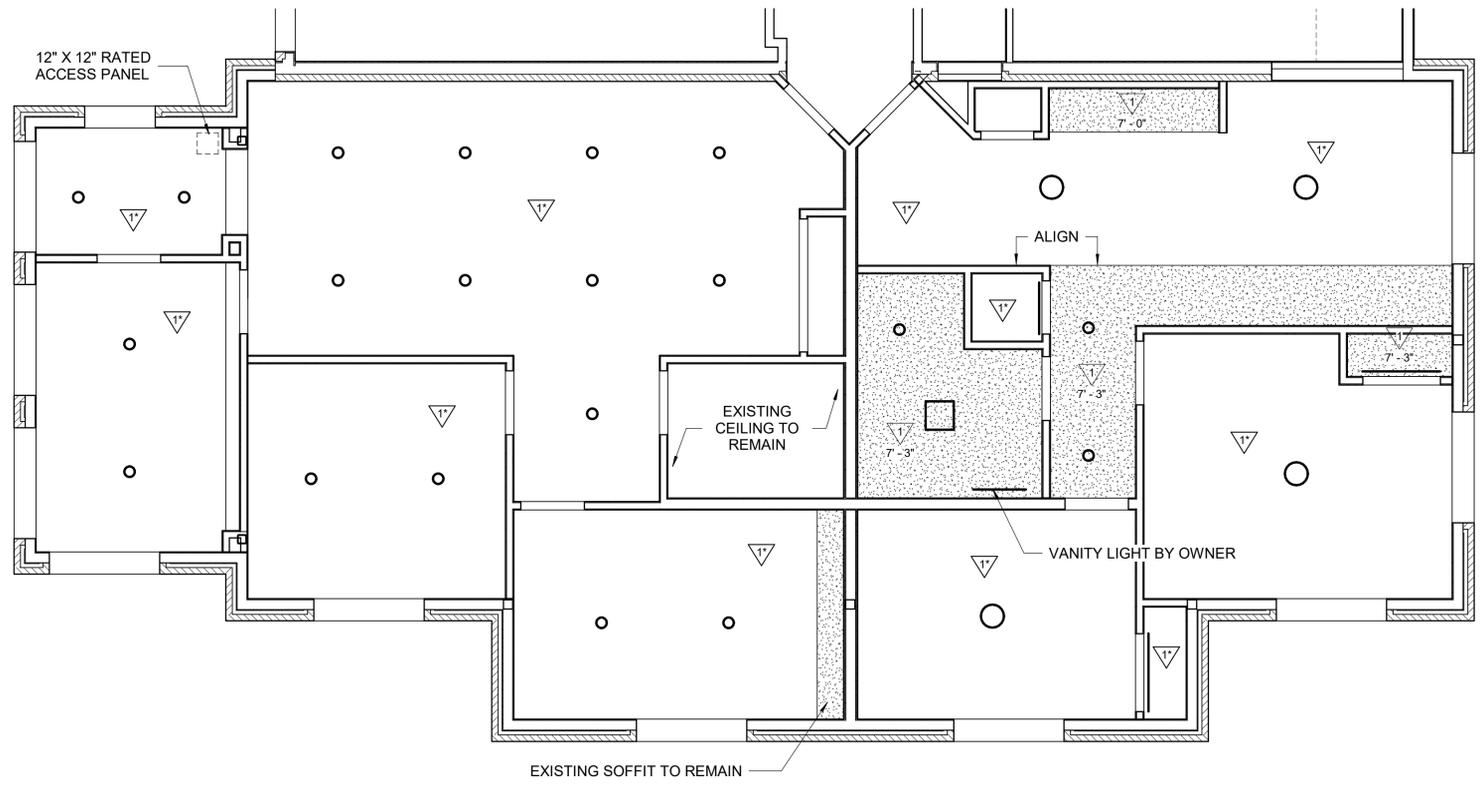
SUSPENDED GYPSUM BOARD OR SOFFIT CEILING SYSTEM  
 EXPOSED UNDERSIDE RATED FLOOR/CEILING ASSEMBLY (GYP BD)

- RCP GENERAL NOTES**
- ALL CEILINGS ARE AT 8' - 0" AFF UNLESS NOTED OTHERWISE
  - ALL CEILINGS TO BE UNDERSIDE OF RATED FLOOR / CEILING ASSEMBLY UNLESS NOTED OTHERWISE
  - ALL GYP BD SOFFITS ARE AT 7' - 8" AFF UNLESS NOTED OTHERWISE
  - REFER TO AND COORDINATE WITH ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR SPECIFIC LIGHT FIXTURE INFORMATION.
  - ALL GYP. BD. SOFFITS TO HAVE GYP. BD. VERTICAL RETURNS UP TO THE STRUCTURE ABOVE
  - REFER TO AND COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR SPECIFIC CEILING-MOUNTED FIXTURE INFORMATION AND LOCATIONS, INCLUDING BUT NOT LIMITED TO DIFFUSERS, GRILLS, ALARMS, EXIT SIGNS AND SENSORS.
  - PAINT EXPOSED STRUCTURE AS INDICATED ON REFLECTED CEILING PLAN (ROOM FINISH SCHEDULE) INCLUDING STEEL DECK, BEAMS, AND TRUSSES.
  - PAINT ALL MISCELLANEOUS HVAC, PLUMBING AND ELECTRICAL ITEMS EXPOSED ON WALLS AND HARD CEILINGS THAT ARE NOT OTHERWISE INDICATED TO BE PRE-FINISHED OR A SPECIFIC COLOR. THE COLOR SHALL MATCH THE ADJACENT OR BACKGROUND SURFACE.
  - PAINT PORTIONS OF INTERNAL SURFACES OF METAL DUCTS, WITHOUT LINERS, BEHIND AIR INLETS AND OUTLETS THAT ARE VISIBLE FROM OCCUPIED SPACES. COLOR SHALL BE "FLAT BLACK."
  - DO NOT PAINT OPERATIONAL COMPONENTS OF SYSTEMS SUCH AS SPRINKLER HEADS, FIRE, SMOKE, OR HEAT DETECTORS. COLORS OF THESE COMPONENTS ARE TO BE SELECTED TO MATCH BACKGROUND SURFACES, UNLESS OTHERWISE NOTED.
  - ALL PAINTED CEILINGS AND EXPOSED CEILING ELEMENTS TO HAVE A "FLAT" FINISH, UNLESS OTHERWISE INDICATED.
  - THE PAINT COLOR INDICATED ON GYPSUM BOARD SOFFITS SHALL APPLY TO BOTH THE HORIZONTAL AND VERTICAL SURFACES UNLESS OTHERWISE INDICATED.
- HOUSING SPECIFIC NOTES:**
- ALL GYPSUM BOARD CEILINGS TO BE FLAT FINISH WITH THE EXCEPTION OF THE RESIDENT APARTMENT BATHROOMS WHICH WILL BE SEMI-GLOSS FINISH

FINISH SCHEDULE								
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	NORTH WALL FINISH	EAST WALL FINISH	SOUTH WALL FINISH	WEST WALL FINISH	REMARKS
305	TRAINING ROOM	EXIST	VINYL	PT-4	PT-4	PT-4	PT-4	
306	VEST	EXIST	VINYL	PT-5	PT-5	PT-5	PT-5	
309	OFFICE	EXIST	VINYL	PT-5	PT-5	PT-5	PT-5	
310	OFFICE	EXIST	VINYL	PT-5	PT-5	PT-5	PT-5	
311	OFFICE	EXIST	VINYL	PT-5	PT-5	PT-5	PT-5	
BA	BATH	SV-1	WD	PT-1	PT-1	PT-1	PT-1	
BR	BEDROOM	CPT-1	WD	PT-1	PT-1	PT-1	PT-1	
CL	CLOSET	SV-1/CPT-1	WD	PT-1	PT-1	PT-1	PT-1	
LV	LIVING	SV-1/CPT-1	WD	PT-1	PT-1	PT-1	PT-1	
MECH	MECH	SEAL	RB-2	PT-1	PT-1	PT-1	PT-1	

FINISH/COLOR LEGEND	
<b>FLOORING</b>	
<b>CARPET</b>	
CPT.1	PHILADELPHIA CARPETS PARADE OF CHAMPIONS COLOR: TBD DIRECT GLUE (NO PAD) LOCATION: RESIDENT UNITS
CPT.2	PATCRAFT BIG SPLASH 26 OZ PATTERN LOOP COLOR: TBD DIRECT GLUE LOCATION: AS NOTED ON SCHEDULE
<b>VINYL FLOORING</b>	
SV.1	CONGOLEUM SHEET SERIES: BAYSTONE COLOR: #11110 LOCATION: RESIDENT UNITS KITCHEN/BATHS
<b>RUBBER BASE</b>	
RB.1	JOHNSONITE MILLWORK REVEAL SERIES LOCATION: AS NOTED ON SCHEDULE
RB.2	JOHNSONITE STANDARD 4" H COVE BASE LOCATION: MECH ROOMS
<b>WOOD BASE</b>	
WD.1	WOOD (PAINT) BASE TO MATCH EXISTING PROFILE SHOE AT HARD SURFACE FLOORING, NO SHOE AT CARPET AREAS
<b>PAINT</b>	
PT.1	RESIDENT UNITS - COLOR TBD
PT.4	ACTIVITY ROOM - COLOR TBD
PT.5	COMMON AREAS INCLUDING OFFICES /WAITING /EXAM - COLOR TBD
PT.6	CEILING - COLOR TBD
PT.7	TRIM AT OTHER COMMON AREAS - COLOR TBD

- GENERAL NOTES**
- SCOPE OF THE WORK INCLUDES AND NOT LIMITED TO REMOVAL OF THE EXISTING CARPET AND ANY WALL COVERING. THE FLOORING AND WALLS SHOULD BE PREPARED TO RECEIVE THE NEW PRODUCT.
  - ANY LARGE QUANTITY OF PRODUCT LEFT OVER FROM PROJECT SHOULD BE TURNED OVER TO HIGHLANDS
- MISCELLANEOUS FINISH REQUIREMENTS TO WALLS, FLOORS & CEILINGS IN AREAS AFFECTED BY DEMO HAVE NOT BEEN TOTALLY INCORPORATED INTO THE ROOM FINISH SCHEDULE. REFER TO DEMOLITION, FLOOR & REFLECTED CEILING PLANS FOR EXTENT OF "CUTTING & PATCHING". PATCHING SHALL BE THE REPAIR WORK REQUIRED TO RESTORE SURFACES TO THE ORIGINAL CONDITION AND/OR MATCHING THE ADJACENT SURFACES.
  - FLOORING TO RUN BENEATH ANY OPEN SPACES IN ROOMS, INCLUDING ADA CABINETS & APPLIANCES
  - IN THE ROOM FINISH SCHEDULE - IN ANY ROW OR COLUMN "\*" or "ETR" INDICATES THERE ARE NO CHANGES OR NEW FINISHES, EXISTING TO REMAIN
  - PAINT ALL EXPOSED HVAC, PLUMBING & ELECTRICAL CONSTRUCTION TO MATCH ADJACENT OR BACKGROUND SURFACES UNLESS OTHERWISE NOTED, INCLUDING BUT NOT LIMITED TO STEEL GRILLES, DIFFUSERS, REGISTERS, AND LOUVERS.
  - PAINT ALL VISIBLE FRAMING BEHIND HVAC REGISTER VENTS FLAT BLACK
  - DO NOT PAINT OPERATIONAL COMPONENTS OF SYSTEMS INCLUDING BUT NOT LIMITED TO SPRINKLER HEADS, FIRE, SMOKE, OR HEAT DETECTORS.
  - REFER TO NOTES IN INTERIOR FINISHES & MATERIALS LIST FOR SOFFIT PAINT COLORS
  - PAINTING IS NOT REQUIRED BEHIND FIXED CABINETS.
  - PROVIDE TRANSITION STRIPS BETWEEN DIFFERENT FLOOR MATERIALS AS INDICATED ON SCHEDULE.
  - WHERE TRANSITIONS OCCUR AT DOORWAYS, CENTER TRANSITION BENEATH DOOR.
  - PAINT HOLLOW METAL FRAMES & DOORS UNLESS OTHERWISE INDICATED. FINISH FRAMES & DOORS THE SAME ON BOTH SIDES UNLESS INDICATED AS A SPLIT FINISH
  - ALL GYPSUM BOARD CEILINGS TO BE FLAT FINISH UNLESS OTHERWISE NOTED
  - ALL PAINTED VERTICAL SURFACES (WALLS, SOFFITS, COLUMNS, ETC) TO BE AN EGGSHELL FINISH & ALL BATHROOMS TO BE A SEMI-GLOSS FINISH UNLESS OTHERWISE NOTED.
  - PROVIDE MOISTURE RESISTANT GYP BD AT ALL WALLS AT WET AREA



1 Proposed Reflected Ceiling Plan  
1/4" = 1'-0"



Issue Date: 08/01/25  
Registration Expires: 02/28/26

Drawn By: GM  
Checked By: JV  
Project Manager: JV

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**Revisions**


Highlands at Pittsford Office Renovations  
SWBR Project Number 23037.00

Highlands at Pittsford  
100 Hahnemann Trail  
Pittsford, NY

**A-103**

Reflected Ceiling Plan and Schedules

MEP EQUIPMENT & CONTROL SCHEDULE

EQUIPMENT														SUPPLY										CONTROLLER DEVICE TYPE REQUIRED & LOCATIONS										ACCESSORIES										(PROVIDED BY EC)									
DESIGNATION	DESCRIPTION	ROOM LOCATION	SIZE			VOLTAGE/PHASE	PANEL OR CONTROL CENTER	CIRCUIT BREAKER	POWER WIRING FROM PANEL TO CONTROL UNIT		POWER WIRING FROM CONTROL UNIT TO EQUIPMENT		GROUND WIRE (SIZED PER NEC)	DESIGNATION	FURNISHED BY	INSTALLED BY	PACKAGED CONTROL UNIT	ECM MOTOR WITH PACKAGED CONTROL UNIT	VARIABLE FREQUENCY DRIVE (SEE REQUIREMENTS FOR REQUIREMENTS)	COMBINATION MAGNETIC STARTER (WITH HAND-OFF-AUTO)	MANUAL MOTOR STARTER WITH RELAY	CONTROL DEVICES INSTALLATION LOCATION	FURNISHED BY	INSTALLED BY	WIRED BY	SUPPLY DUCT SMOKE DETECTOR	RETURN DUCT SMOKE DETECTOR	DISCONNECT SWITCH					FIRE ALARM	REFERENCE NOTES (SEE BELOW)	DESIGNATION																		
			HP	KW	MCA				WIRE	CONDUIT	WIRE	CONDUIT																FRAME	NON-FUSED DISCONNECT	FUSED DISCONNECT FUSE SIZE AS INDICATED	MOTOR RATED SNAP SWITCH	LOCATION				FAN SHUT-DOWN RELAY																	
F-1	FURNACE	MECH 405			10	120/1	LVP1	20A-1P	(2)#12	1/2"	(2)#12	1/2"	#12	F-1	MC	MC	X												30A	X			AU			F-1																	
ACCU-1	AIR SOURCE HEAT PUMP OUTDOOR UNIT	OUTSIDE			23.5	208/1	LVP1	30A-2P	(2)#10	1/2"	(2)#10	1/2"	#10	ACCU-1	MC	MC	X											30A	X			AU			ACCU-1																		
ASHP-1X	AIR SOURCE HEAT PUMP INDOOR UNIT	VARIOUS												ASHP-1X	MC	MC	X																4		ASHP-1X																		
ACCU-2	AIR COOLED CONDENSING UNIT	OUTSIDE			12	208/1	LVP1	20A-2P	(2)#12	1/2"	(2)#12	1/2"	#12	ACCU-2	MC	MC	X											30A	X			AU			ACCU-2																		
EF-1	EXHAUST FAN	BATH			2	120/1	LVP1	20A-1P	(2)#12	1/2"	(2)#12	1/2"	#12	EF-1	MC	MC	X											30A	X			AU			EF-1																		

**GENERAL NOTES:**

- A. VERIFY ALL MOTOR SIZES BEFORE ORDERING ANY CONTROL DEVICES.
- B. UNO, DEVICES FURNISHED BY OTHERS SHALL BE INSTALLED & CIRCUITED BY ELECTRICAL CONTRACTOR.
- C. CONTROLLER DEVICES, DISCONNECT SWITCHES, FIRE ALARM EQUIPMENT AND CIRCUITRY SHALL BE INSTALLED IN ACCORDANCE WITH EQUIPMENT MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS.
- D. CONTRACTOR SHALL PROVIDE C/B'S TO FIT EXISTING PANEL LVP1 SQUARE D NQ454L2 PANEL SPECIFICATIONS.

**REFERENCE NOTES:**

- 4. FEED INDOOR UNIT FROM OUTDOOR UNIT.

**ABBREVIATIONS:**

AU	AT UNIT
NFD	NONFUSED DISCONNECT
HP	HORSEPOWER
KW	KILOWATT
MCA	MINIMUM CIRCUIT AMPS
CKT	CIRCUIT
C	CONDUIT
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
PC	PLUMBING CONTRACTOR
ST	SHUNT TRIP BREAKER
KT	KITCHEN EQUIPMENT CONTRACTOR



Drawn By: CRS  
Checked By: RPP  
Project Manager: MJR

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**Revisions**


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**MEP-001**

MEP SCHEDULE

**GENERAL NOTES:**

- A. ALL WORK SHALL BE IN ACCORDANCE WITH FACILITY DESIGN AND CONSTRUCTION STANDARDS, ASSOCIATED CODES, AND AUTHORITIES HAVING JURISDICTION.
- B. THE DESIGN OF THE SPRINKLER SYSTEM IS PERFORMANCE BASED. WHERE SPRINKLER MAINS OR HEADS ARE SHOWN THEY ARE SHOWN ONLY FOR ILLUSTRATION.
- C. PROVIDE FULL SPRINKLER COVERAGE FOR ALL SPACES INDICATED INCLUDING SHAFTS, ELECTRIC CLOSETS, ELEVATOR SHAFTS, STAIRWAYS, AND MECHANICAL ROOMS.
- D. WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT NEAT, RECTILINEAR APPEARANCE WHEN COMPLETED. MAINTAIN MAXIMUM HEAD ROOM AT ALL TIMES. DO NOT RUN PIPES EXPOSED UNLESS SHOWN AND NOTED TO BE EXPOSED ON DRAWINGS.
- E. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. IT IS NOT INTENDED TO SPECIFY OR SHOW EVERY OFFSET, FITTING OR COMPONENT; HOWEVER, CONTRACT DOCUMENTS REQUIRE COMPONENTS AND MATERIALS WHETHER OR NOT INDICATED OR SPECIFICALLY SPECIFIED TO MAKE THE SYSTEMS BEING INSTALLED COMPLETE, CODE COMPLIANT, TESTED AND OPERATIONAL.
- F. PERFORM WORK, PROVIDE MATERIALS AND EQUIPMENT FOR SYSTEMS SHOWN, SPECIFIED AND DESCRIBED ON DRAWINGS. COMPLETELY COORDINATE ALL TRADES OF THIS CONTRACT AND PROVIDE COMPLETE AND FULLY FUNCTIONAL INSTALLATION. ALL WORK IN THIS SET TO BE COMPLETED UNDER THIS CONTRACT, UNLESS OTHERWISE INDICATED.
- G. ALL NEW PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS SHALL BE PROVIDED FOR INSTALLATION OF FIRE PROTECTION SYSTEMS INCLUDING, BUT NOT LIMITED TO, EQUIPMENT, PIPING, ETC.
  - 1. ALL PENETRATIONS THROUGH NON-RATED WALLS SHALL BE SEALED WITH A NON-HARDENING SEALANT ON BOTH SIDES OF WALL PENETRATION TO REDUCE NOISE TRANSMISSION.
  - 2. ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE FIRE/SMOKE SEALED. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, PARTITIONS, AND FLOORS WITH UL RATED MATERIALS/METHODS EQUIVALENT TO FIRE RATING OF ASSEMBLY. REFER TO THE ARCHITECTURAL CODE ANALYSIS SHEET WHERE A CODE ANALYSIS SHEET IS NOT AVAILABLE. CONTRACTOR SHALL ASSUME ALL PIPING AND CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE RATED FOR A MINIMUM OF 1-HOUR.
  - 3. EXPOSED PENETRATIONS IN FINISHED AREAS SHALL BE PROVIDED WITH ESCUTCHEONS.
- H. INSTALL SPRINKLER HEADS IN THE CENTER OF CEILING TILES UNLESS NOTED OTHERWISE.
- I. ALL WORK SHALL BE CONCEALED ABOVE FINISHED CEILINGS UNLESS NOTED OTHERWISE. EXPOSED PIPING IN FINISHED AREAS SHALL BE CLEANED, DEGREASED, AND PAINTED A COLOR SELECTED BY THE OWNER/ARCHITECT.
- J. FLOW TEST DATA IS FURNISHED FOR REFERENCE ONLY. PROVIDE A FLOW TEST AS THE BASIS FOR DESIGN CALCULATIONS.
- K. STRUCTURAL ELEMENTS OF THE BUILDING SHALL BE MODIFIED ONLY AS PERMITTED BY WRITTEN AUTHORIZATION FROM THE ARCHITECT AND STRUCTURAL ENGINEER.
- L. INSTRUCT THE OWNER IN THE PROPER OPERATION AND MAINTENANCE OF THE FIRE PROTECTION SYSTEMS UNTIL THE OWNER IS FULLY PREPARED TO OPERATE AND MAINTAIN THE MECHANICAL SYSTEM.
- M. DO NOT SUPPORT EQUIPMENT FROM SUSPENDED CEILINGS. ALL SUPPORT SHALL BE FROM BUILDING STRUCTURE OR FROM CEILING SUSPENSION SYSTEM WHICH HAS BEEN REINFORCED. SUPPORTS SHALL BE SELECTED AND INSTALLED TO PROVIDE A VIBRATION FREE INSTALLATION.
- N. SYSTEMS SHALL OPERATE UNDER CONDITIONS OF LOAD WITHOUT UNUSUAL OR EXCESSIVE NOISE OR VIBRATION. UNUSUAL OR EXCESSIVE NOISE OR VIBRATION SHALL BE CORRECTED.
- O. ACCESS DOORS ARE REQUIRED FOR ACCESS TO SERVICE EQUIPMENT SUCH AS VALVES, GAUGES OR ACCESSORIES. IF INSTALLED ABOVE AN INACCESSIBLE CEILING, COORDINATE CEILING ACCESS DOOR LOCATIONS AND SIZES WITH ARCHITECT/G.C. 12"x12" MINIMUM SIZE. MAINTAIN SERVICE CLEARANCES OF ALL EQUIPMENT. ADVISE OTHER TRADES OF THE REQUIRED SERVICE CLEARANCES.
- P. MATERIALS AND EQUIPMENT SHALL BE NEW AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN MANUFACTURER'S EQUIPMENT CLEARANCES.
- Q. EQUIPMENT, MATERIALS AND LABOR REQUIRED BY THESE CONTRACT DRAWINGS SHALL BE GUARANTEED TO BE FREE FROM DEFECTIVE MATERIALS OR WORKMANSHIP FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT UNLESS SPECIFIED OTHERWISE. DEFECTIVE MATERIALS OR WORKMANSHIP OCCURRING DURING THIS PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST.
- R. LOCATE PIPING TO PREVENT FREEZING. DO NOT LOCATE ANY WET PIPING IN EXTERIOR WALLS OR IN UNHEATED SPACES.
- S. PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS. COORDINATE INSTALLATION OF PIPING WITH ELECTRICAL PANELS WHEN SHOWN NEAR PANELS OR OVER ELECTRICAL ROOMS.
- T. THESE NOTES APPLY TO ALL CONTRACT DRAWINGS. ALL INFORMATION IN THESE NOTES IS THE RESPONSIBILITY OF THIS CONTRACTOR.

**FIRE PROTECTION DESIGN CRITERIA NOTES:**

- 1. WATER SUPPLY INFORMATION:
  - OBTAIN NEW FLOW TEST PRIOR TO START OF DEMO WORK.
- 2. PROJECT SHALL BE DELEGATED DESIGN. PROVIDE COMPLETE NFPA SHOP DRAWINGS AND HYDRAULIC CALCULATIONS. OBTAIN APPROVAL FROM ENGINEER AND AHJ PRIOR TO ORDERING ANY EQUIPMENT.
- 3. PRIOR TO BID THE FIRE PROTECTION CONTRACTOR SHALL CONDUCT WATER FLOW TEST. FLOW TEST SHALL BE WITHIN 1-YEAR OF CONSTRUCTION START DATE.
- 4. PROVIDE A 10% HYDRAULIC SAFETY FACTOR (UP TO 10 PSI, MAXIMUM) FOR ALL CALCULATIONS.
- 5. PROVIDE SYSTEM OF ESTIMATED FLOW OF 250 GPM TOTAL, 100 GPM HOSE STREAM, AND 0.10 GPM FOR DENSITY AREA.
- 6. THE SPRINKLER SYSTEM SHALL INCLUDE:
  - A. AN AUTOMATIC WET SPRINKLER SYSTEM
- 7. OCCUPANCIES:
  - A. RESIDENTIAL - APARTMENTS AND ANCILLARY SPACES
  - B. LIGHT HAZARD - OFFICES, TOILET ROOMS, LOBBIES, ETC.
- 8. UNLESS OTHERWISE NOTED, ALL SPRINKLERS SHALL BE QUICK RESPONSE TYPE.
- 9. AUTOMATIC SPRINKLER SYSTEM SHALL BE HYDRAULICALLY DESIGNED BASED ON NFPA 13
- 10. SEQUENCE OF OPERATION:
  - A. ACTIVATION OF A TAMPER SWITCH SHALL RESULT AS A "TROUBLE" INDICATION AT THE FIRE ALARM CONTROL PANEL AND FIRE ALARM ANNUNCIATOR PANEL.
  - B. ACTIVATION OF A FLOW SWITCH SHALL RESULT AS AN "ALARM" INDICATION AT THE FIRE ALARM CONTROL PANEL AND THE FIRE ALARM ANNUNCIATOR PANEL, AND OPERATE THE ALARM BELLS.

**HATCHING LEVEL KEY:**

NO HATCH	AREAS NOT HATCHED TO BE PROTECTED BY A WET PIPE AUTOMATIC SPRINKLER SYSTEM. SPRINKLER LAYOUT AND PIPING SYSTEM TO BE HYDRAULICALLY DESIGNED TO PROVIDE A DENSITY OF 0.10 GPM PER SQUARE FOOT FOR MOST REMOTE 1,500 SQUARE FEET.
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**FIRE PROTECTION SHOP DRAWING AND SUBMITTAL NOTES:**

- A. DO NOT SUBMIT ENTIRE EQUIPMENT CATALOGS. EDIT CATALOGS AND ONLY SUBMIT INFORMATION RELEVANT TO THE PROJECT.
- B. SUBMITTALS WITH MULTIPLE PIECES OF EQUIPMENT ON A PAGE SHALL BE MARKED TO INDICATE WHICH EQUIPMENT IS BEING SUBMITTED FOR REVIEW.
- C. IF DRAWINGS ARE SUBMITTED WITH REFLECTED CEILING PLANS (RCP) SHOWN ALSO SUBMIT A COPY OF THE SAME PLAN WITH THE RCP NOT SHOWN FOR CLARITY.
- D. REVIEW SHOP DRAWINGS AND CALCULATIONS, BEFORE SUBMITTING TO THE ENGINEER:
  - 1. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER IN NEW YORK STATE.
  - 2. PROVIDE AUXILIARY DRAINS WITH 3/4" HOSE END DRAIN VALVE AND CAP AT LOW POINTS IN PIPING SYSTEMS.
  - 3. INDICATE THE NICET CERTIFICATION NUMBER OF THE DESIGNER ON THE CALCULATIONS.
  - 4. FOR EACH SPRINKLER HEAD TYPE, INDICATE THE MAKE, MODEL, TYPE, TEMPERATURE, AND 'K' FACTOR ON THE DRAWINGS.
  - 5. CONFIRM THAT 'K' FACTORS ON THE DRAWINGS AND SPRINKLER CATALOG CUT AND CALCULATIONS ALL MATCH EACH OTHER FOR EACH SPRINKLER MODEL.
  - 6. CONFIRM THAT THE PIPING MATERIALS AND PIPING WALL THICKNESS COMPLY WITH THE SPECIFICATIONS.
  - 7. CONFIRM THAT THE PIPE SIZES ON THE PLANS MATCH THE CALCULATIONS.
  - 8. CONFIRM PIPING MATERIALS ARE INDICATED ON THE PLANS.
  - 9. CONFIRM THAT THERE IS A NODE AT EACH CHANGE IN PIPING MATERIAL.
  - 10. CONFIRM THAT THE SPRINKLER SYMBOLS USED ON EACH PLAN ARE ALSO IDENTIFIED IN A SCHEDULE ON THE PLAN.
  - 11. DIMENSION TYPICAL SPRINKLER LOCATIONS OFF OF A WALL AS REQUIRED BY NFPA-13
  - 12. CONFIRM THAT CONFLICTS WITH OBSTRUCTIONS HAVE BEEN REVIEWED. SHOW SURFACE MOUNTED OBSTRUCTIONS TO SCALE IN TYPICAL SPACES W/ DEPTH INDICATED, I.E. SURFACE MTD LIGHTS, EXIT SIGNS, DUCTWORK, ETC.
  - 13. PROVIDE INTERMEDIATE TEMPERATURE SPRINKLERS FOR LAUNDRY ROOMS, MECHANICAL ROOMS, BOILER ROOMS, ELEVATOR SHAFTS, SKYLIGHTS, WALK-IN COOLERS / FREEZERS, AND OVER RANGES AS REQUIRED BY CODE.
  - 14. FOLLOW REQUIREMENTS OF NFPA 13 (FIGURE 8.3.2.5 AND TABLE 8.3.2.5(C)) FOR HIGH-TEMPERATURE AND INTERMEDIATE-TEMPERATURE ZONES AND MINIMUM DISTANCES FROM UNIT HEATERS, DIFFUSERS, AND OTHER HEAT SOURCES. COORDINATE HEAT SOURCE LOCATIONS WITH ALL OTHER TRADES.
  - 15. CONFIRM THAT THERE IS NO EXPOSED CPVC PIPING. CONFIRM DURING CONSTRUCTION THAT CPVC PIPING IS NOT USED TO SUPPORT ANY TYPE OF CABLES OR PIPING. CPVC PIPING SHALL NOT COME INTO CONTACT WITH ANY BUILDING ELEMENTS.
  - 16. CALCULATE DRY PIPE SYSTEM VOLUME AND CONFIRM THAT THE MAXIMUM VOLUME AND TIME ALLOWED TO FILL THE PIPING ARE NOT EXCEEDED.
  - 17. DELETE UNNECESSARY NODES FROM THE CALCULATIONS.
  - 18. CONFIRM HOSE VALVE LOCATIONS, AND FIRE DEPARTMENT CONNECTION TYPE/SIZE WITH THE AHJ.
  - 19. PROVIDE SPRINKLER PROTECTION FOR EXTERIOR BALCONIES AND GROUND FLOOR PATIOS.
  - 20. DRY SIDEWALL SPRINKLER HEADS SHALL BE SELECTED BASED ON THE FOLLOWING CRITERIA: 0 DEG. F EXTERIOR AMBIENT, 40 DEG. F INTERIOR CAVITY.
  - 21. PROVIDE VENTING ON WET PIPE SPRINKLER SYSTEMS PER NFPA REQUIREMENTS FOR ENGINEER'S REVIEW.

**GENERAL FIRE PROTECTION DEMOLITION NOTES:**

- A. ALL WORK SHALL BE IN ACCORDANCE WITH FACILITY DESIGN AND CONSTRUCTION STANDARDS, ASSOCIATED CODES, AND AUTHORITIES HAVING JURISDICTION.
- B. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED AND AFFECTS ON NEW WORK. VERIFY PRIOR TO SUBMITTING BID.
- C. ALL MATERIALS, EQUIPMENT, METHODS OF INSTALLATION, REMOVALS AND DISPOSAL SHALL BE IN ACCORDANCE WITH THE STANDARDS, REGULATIONS, CODES, ORDINANCES, AND LAWS OF LOCAL, STATE, AND FEDERAL GOVERNMENTS, AND OTHER AUTHORITIES THAT HAVE LAWFUL JURISDICTION.
- D. REVIEW AND DOCUMENT THE OPERATION OF THE EXISTING FIRE PROTECTION SYSTEM SERVING THE RENOVATED AREAS AND DETERMINE THE EXTENTS OF THE SYSTEM TO PREVENT SERVICE INTERRUPTION DURING DEMOLITION WORK. FULLY INVESTIGATE SYSTEMS TO AVOID INTERRUPTION OF SYSTEMS OUTSIDE THE INTENDED SCOPE. ISOLATE EXISTING SYSTEMS AS REQUIRED.
- E. REMOVE AND REPLACE EXISTING CEILINGS, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS. FOR PERFORMING DEMOLITION OR NEW WORK WITHIN THE BUILDING, CEILINGS SHALL BE REMOVED IN A MANNER TO AVOID DAMAGE. STORE CEILING SYSTEMS FOR REINSTALLATION IN A LOCATION APPROVED BY THE OWNER. REINSTALL THE CEILING SYSTEMS TO MATCH THE ORIGINAL INSTALLATIONS. ANY DAMAGE TO EXISTING SYSTEMS SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- F. COORDINATE ALL SHUTDOWNS OF FIRE PROTECTION SYSTEMS WITH THE FACILITY PERSONNEL AND GENERAL CONTRACTOR FOR TIE-IN CONNECTIONS A MINIMUM 48 HOURS IN ADVANCE. ALL SHUT DOWNS WILL OCCUR DURING NIGHTS OR WEEKENDS (PREMIUM TIME). THE CONTRACTOR SHALL ASSIST THE FACILITY PERSONNEL IN SHUTTING DOWN, DRAINING, REFILLING, VENTING, ETC. OF SYSTEMS TO FACILITATE THE INTENDED WORK. ALL SHUT DOWNS SHALL BE REQUESTED AND DOCUMENTED IN ACCORDANCE WITH ANY ASSOCIATED FACILITY STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR ALL TEMPORARY SERVICES TO FACILITATE SHUT-DOWN REQUIREMENTS WITHOUT INTERRUPTION OF FIRE PROTECTION SYSTEMS. PROVIDE FIRE WATCHES AS REQUIRED.
- G. PROTECT ALL EXISTING AND NEW BUILDING ELEMENTS FROM DAMAGE. CONTRACTOR SHALL RESTORE ALL DAMAGED ELEMENTS TO ORIGINAL OR BETTER CONDITION.
- H. DEMOLITION DRAWINGS SHOW IN GENERAL MAJOR EQUIPMENT, PIPING AND EQUIPMENT REMOVALS. THE INTENT IS NOT TO IDENTIFY ALL MISCELLANEOUS PIPING, PIPING ACCESSORIES, SUPPORTS, CONTROLS, CONTROL ACCESSORIES, CONTROL WIRING AND CONDUIT TO BE DISCONNECTED AND REMOVED BUT IS THE REQUIREMENT UNDER THIS CONTRACT. NO EQUIPMENT OR PIPING SHALL BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- I. REMOVE PORTIONS OF PIPING INDICATED TO BE REMOVED AND CAP OR PLUG REMAINING PIPING WITH SAME OR COMPATIBLE PIPING MATERIAL.
- J. DISCONNECT AND CAP SERVICES TO EQUIPMENT/SPRINKLERS TO BE REMOVED. REMOVE SPRINKLERS, PIPING, EQUIPMENT, HANGERS AND ACCESSORIES AS NOTED. CAP PIPING AT MAINS. CAP PIPING AS CLOSE AS POSSIBLE TO MAINS. DO NOT LEAVE "DEADLEGS".
- K. FOR EQUIPMENT AND SYSTEMS TO REMAIN IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONDITIONS OF, EXACT SIZES AND LOCATION OF EXISTING PIPING ETC. BEFORE DEMOLITION WORK IS BEGUN. REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.
- L. REMOVE THE INDICATED ITEMS AS SHOWN ON THE PLANS. THIS INCLUDES ALL HANGERS, STRAPS, AND RELATED MATERIALS. AS DIRECTED THIS MATERIAL SHALL BE REMOVED FROM THE SITE OR TURNED OVER TO THE OWNER (AS DIRECTED BY THE OWNER). PROVIDE OWNER FIRST RIGHT OF REFUSAL.
- M. PATCH AND MATCH OPENINGS IN EXISTING CONSTRUCTION TO MAINTAIN THE INTEGRITY OF THE BUILDING IN THE LOCATIONS WHERE FIXTURES, PIPING, ETC. HAVE BEEN REMOVED, (MAINTAIN THE EXISTING RATINGS).
- N. ALL CAPPED LINES FROM EQUIPMENT SHALL BE IDENTIFIED WITH STENCILED SERVICE, LOCATE WITHIN 3'-0" OF CAP.
- O. ALL DEMOLITION WORK SHALL COMPLY WITH NFPA 241 AND REQUIREMENTS OF THE OWNER/FACILITY.
- P. SPRINKLER HEADS THAT HAVE BEEN REMOVED SHALL NOT BE REINSTALLED.
- Q. THESE NOTES APPLY TO ALL CONTRACT DRAWINGS. ALL INFORMATION IN THESE NOTES IS THE RESPONSIBILITY OF THIS CONTRACTOR.

**FIRE PROTECTION SYMBOLS LIST**

SYMBOL	DESCRIPTION
-----	EXISTING WORK TO BE REMOVED
----- (E) -----	EXISTING PIPING
=====	NEW PIPING
----- S -----	SPRINKLER MAIN / BRANCH PIPING (S)
----- FP -----	FIRE PROTECTION SERVICE (FP)
----- DS -----	SPRINKLER MAIN / BRANCH DRY PIPING (DS)
----- D -----	DRAIN PIPING (D)
●	PENDENT SPRINKLER
■	DRY PENDENT SPRINKLER
■	QUICK RESPONSE PENDENT SPRINKLER
○	CONCEALED PENDENT SPRINKLER
▶	ALARM CHECK VALVE WITH TRIM (ACV)
◇	DRY / PRE-ACTION ALARM VALVE (DPV)
✱	FIRE DEPARTMENT CONNECTION ( FDC)
/FE/	FIRE EXTINGUISHER
FHC	FIRE HOSE CABINET
FVC	FIRE HOSE VALVE CABINET
⊗	GATE VALVE W/ TAMPER SWITCH
↓	POST INDICATOR VALVE (PIV)
⊗	FIRE HOSE VALVE (FHV)
⊓	WATER GONG
↺	FIRE PUMP TEST HEADER
⊗	FIRE HYDRANT (FH)
PS	PRESSURE SWITCH (PS)
FS	FLOW SWITCH (FS)
TS	TAMPER SWITCH (TS)
◀	BACKFLOW DEVICE
↕	CHECK VALVE
⊗	BALL VALVE
⊗	INSPECTORS TEST CONNECTION (ITC)
→	ELBOW DOWN
↶	ELBOW UP
↗	45 DEG OFFSET
⊕	BOTTOM TEE CONNECTION
⊔	TOP TEE CONNECTION
→	PIPE CONTINUATION
→	FLUSHING CONNECTION
⊔	CENTER LINE
⊗	POINT OF CONNECTION
⊗	POINT OF DISCONNECTION
⊗	DEMOLITION KEYNOTE
⊗	DRAWING KEYNOTE
⊗	DRAWING KEYNOTE
⊗	REVISION TAG
⊗	VIEW / RISER CALLOUT

**FIRE PROTECTION ABBREVIATIONS**

FIXTURE	GENERAL
CB - CATCH BASIN	AFB - ABOVE FINISHED FLOOR
FD - FLOOR DRAIN	AFG - ABOVE FINISHED GRADE
FS - FLOOR SINK	ARCH - ARCHITECT
HD - HUB DRAIN	BFF - BELOW FINISHED FLOOR
HYD - HYDRANT	BLDG - BUILDING
TD - TRENCH DRAIN	BOB - BOTTOM OF BEAM
	BOP - BOTTOM OF PIPE
	CI - CAST IRON
	CO - CLEAN OUT
	CONN - CONNECTION
	CONT - CONTINUATION
	DIA - DIAMETER
	DN - DOWN
	DOH - DEPARTMENT OF HEALTH
	DROP - DROP (WITHIN FLOOR)
	DWG - DRAWING
	(E) - EXISTING
	(ETR) - EXISTING TO REMAIN
	EC - ELECTRICAL CONTRACTOR
	EL - ELEVATION
	FLR - FLOOR
	FPC - FIRE PROTECTION CONTRACTOR
	FSP - FIRE STANDPIPE
	FT - FEET
	GAL - GALLONS
	GC - GENERAL CONTRACTOR
	GPM - GALLONS PER MINUTE
	HP - HORSEPOWER
	ID - INSIDE DIAMETER
	IE - INVERT ELEVATION
	IN - INCH
	IW - INDIRECT WASTE
	MAX - MAXIMUM
	MC - MECHANICAL CONTRACTOR
	NC - NORMALLY CLOSED
	NIC - NOT IN CONTRACT
	NO - NORMALLY OPEN
	NTS - NOT TO SCALE
	PC - PLUMBING CONTRACTOR
	PFT - PITCH PER FOOT
	POC - POINT OF CONNECTION
	PSI - POUNDS PER SQUARE INCH
	PSIG - POUNDS PER SQUARE INCH (GAUGE)
	SF - SQUARE FEET
	TYP - TYPICAL
	TOP - TOP OF PIPE
	TOS - TOP OF SLAB
	UON - UNLESS OTHERWISE NOTED
	UP - UP (PENETRATES FLOOR SLAB)
	Z - ZONE

**PIPE MATERIAL SCHEDULE**

SERVICE	LOCATION	MATERIAL	FITTINGS	CONNECTIONS	PIPE SIZES	REMARK
SPRINKLER (WET)	ABOVE GROUND	BL STEEL, SCHED. 40	CAST OR MALLEABLE IRON	THREADED	2-1/2 INCH AND SMALLER	
	ABOVE GROUND	BL STEEL, SCHED. 40	DUCTILE IRON	ROLLED GROOVED MECHANICAL TYPE COUPLINGS	3 INCH AND LARGER	
	ABOVE GROUND	SCHEDULE 40, CPVC	CPVC, SOCKET TYPE	SOLVENT CEMENT	3 INCH AND SMALLER	REMARK 1

**REMARKS:**

- 1. CONSULT CPVC MANUFACTURER FOR INCOMPATIBLE MATERIALS. COORDINATE WITH G.C. TO POST JOB SITE NOTICES AND ARRANGE TRAINING FOR ALL SUBCONTRACTORS. CPVC SPRINKLER PIPING SHALL NOT COME INTO CONTACT WITH INCOMPATIBLE MATERIALS (CUTTING OIL, LUBRICANTS, ETC.) PER NFPA 13.



Drawn By: NAJ  
Checked By: MJR  
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**FP-000**

**GENERAL NOTES AND SYMBOLS - FP**

**CODES:**

- ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE STATE, COUNTY AND LOCAL CODES AND ORDINANCES, THE LATEST EDITIONS OF ASHRAE STANDARDS, THE LIFE SAFETY CODE, THE APPLICABLE BUILDING CODE, UNDERWRITERS LABORATORIES, THE NATIONAL ELECTRICAL CODE, NFPA 70, 90A AND 96 AND ALL OTHER APPLICABLE CODES ENFORCED BY AUTHORITIES HAVING JURISDICTION.

**LICENSES, PERMITS, INSPECTIONS AND FEES:**

- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS AND FEES REQUIRED OR RELATED TO THIS WORK.
- FURNISH ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL TO CONSTRUCTION MANAGER AT COMPLETION OF PROJECT.

**SHOP DRAWINGS:**

- SUBMIT ELECTRONIC COPY OF MATERIAL LISTS AND SHOP DRAWINGS FOR ALL EQUIPMENT AND DUCT FABRICATION DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING EQUIPMENT. SUBMISSIONS MUST BE EARLY ENOUGH TO ALLOW THE ENGINEER FIVE WORKING DAYS FOR REVIEW WITHOUT CAUSING DELAYS OR CONFLICTS TO THE JOB'S PROGRESS. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE GENERAL CONDITIONS USING THE MANUFACTURER'S LISTED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL DATA THAT PERTAINS TO THE REQUIREMENTS SET FORTH ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO CUTS OR CATALOGS INCLUDING DESCRIPTIVE LITERATURE AND CHARACTERISTICS OF EQUIPMENT SHALL SHOW MAJOR DIMENSIONS, ROUGHING-IN DATA, CAPACITY, CURVES, PRESSURE DROPS, CODE COMPLIANCE, MOTOR AND DRIVE DATA AND ELECTRICAL DATA. OBSERVE SPECIAL INSTRUCTIONS WHEN REQUIRED. SUBMITTALS SHALL BEAR THE STAMP OF THE GENERAL AND SUBCONTRACTOR SHOWING THAT THEY HAVE REVIEWED AND CONFIRMED THAT THE SHOP DRAWINGS ARE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS OR INDICATE WHERE EXCEPTIONS TAKE PLACE. LACK OF SUCH CONTRACTOR'S REVIEW WILL BE CAUSE FOR REJECTION WITHOUT REVIEW BY THE ENGINEER. ALL SHOP DRAWINGS MUST APPEAR IN THE ELECTRONIC OPERATION AND MAINTENANCE MANUAL SUBMITTED UPON THE COMPLETION OF THE JOB.
- THE ENGINEER REVIEW OF SHOP DRAWINGS OR SCHEDULES SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS, OMISSIONS OR OTHER DEFICIENCIES OR DEVIATIONS IN THE SHOP DRAWINGS FROM THE CONSTRUCTION DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND / OR THEIR SUBCONTRACTORS TO FURNISH SHOP DRAWINGS AND SUBMITTALS ON ANY AND ALL EQUIPMENT, DUCT, DAMPERS, CONTROLS ETC. TO THE ENGINEER FOR THEIR REVIEW PRIOR TO CONSTRUCTION.

**RECORD DRAWINGS:**

- THE CONTRACTOR SHALL MAINTAIN ONE COPY OF DRAWINGS AND SPECIFICATIONS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS LOCATIONS OF CONCEALED PIPING VALVES AND DUCTS, REVISIONS, ADDENDA AND CHANGE ORDERS, SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS AND CONTRACTOR'S COORDINATION WITH OTHER TRADES.
- AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THE CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. THE DRAWINGS ARE TO BE TURNED OVER TO THE OWNER.

**GUARANTEE, WARRANTY:**

- THE MECHANICAL CONTRACTOR SHALL INCLUDE IN THE PROPOSAL A ONE YEAR GUARANTEE, WARRANTY ON ALL EQUIPMENT AND MATERIAL INSTALLED OR REFURBISHED, ALL MATERIALS AND WORK UNDER THE CONTRACT AND SHALL MAKE GOOD, REPAIR, OR REPLACE AT THEIR OWN EXPENSE, ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WHICH MAY BE DISCOVERED WITHIN A PERIOD OF 12 MONTHS FROM THE DATE OF WRITTEN ACCEPTANCE OF THE INSTALLATION BY THE OWNER. IN CASE OF REPLACEMENT OR REPAIR OF EQUIPMENT DUE TO FAILURE WITHIN THE GUARANTEE PERIOD, THE GUARANTEE ON THAT PORTION OF WORK SHALL BE EXTENDED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF SUCH REPLACEMENT OR REPAIR. THIS GUARANTEE, WARRANTY IS TO INCLUDE ALL LABOR, MATERIAL, PARTS, ETC. NECESSARY TO MAINTAIN THE SYSTEM IN SATISFACTORY OPERATION FOR A PERIOD OF ONE YEAR STARTING FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE OWNER.

**OPERATIONS MANUALS:**

- AN ELECTRONIC COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER FOR ALL EQUIPMENT FURNISHED ON THE JOB. THE OPERATION AND MAINTENANCE MANUAL SHALL INCLUDE BUT NOT BE LIMITED TO INSTALLATION, MAINTENANCE AND OPERATING INSTRUCTIONS, PAMPHLETS OR BROCHURES, REVIEWED SHOP DRAWINGS AND WARRANTIES OBTAINED FROM EACH MANUFACTURER OF PRINCIPAL ITEMS OF EQUIPMENT.

**SLEEVES:**

- THE CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH ITS RESPECTIVE WALL, OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE.
- ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS SHALL BE FIRE SEALED WITH APPROVED SEALANTS RATED FOR THE APPLICATION SO AS TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY. CONFORM TO THE U.L. ASSEMBLY RATING OF THE FLOOR OR WALL.
- SLEEVES IN BEARING AND MASONRY WALLS, FLOORS AND PARTITIONS SHALL BE STANDARD WEIGHT STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS OR FOR CONCEALED VERTICAL PIPING, SLEEVES SHALL BE 22 GAUGE GALVANIZED STEEL MINIMUM.
- DUCT SLEEVES SHALL BE MINIMUM 14 GAUGE STEEL.

**ESCUTCHEONS:**

- INSTALL ESCUTCHEONS FOR EXPOSED PIPING PENETRATIONS OF WALLS, CEILINGS, AND FINISHED FLOORS IN FINISHED (OCCUPIED) SPACES.
- ESCUTCHEON I.D. SHALL CLOSELY FIT AROUND PIPE, TUBE, AND INSULATION OF PIPING WHILE O.D. COMPLETELY COVERS OPENING.

**HANGERS:**

- COMPLY WITH MANUFACTURER'S STANDARDIZATION SOCIETY (MSS) STANDARD SP-58.
- HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS ANGLE IRON, BANDS, C-CLAMPS WITH RETAINING CLIPS, CHANNELS, HANGER RODS, ETC. NECESSARY FOR THE INSTALLATION OF WORK.
- HANGERS SHALL BE FASTENED TO BUILDING STEEL, CONCRETE, OR MASONRY, BUT NOT TO PIPING OR DUCTWORK. DUCTWORK SHALL NOT BE SUPPORTED FROM ROOF DECKING AND/OR BRIDGING, BUT SHALL BE SUSPENDED FROM THE TOP CHORD OF BAR JOISTS, STEEL OR OTHER STRUCTURE. DUCTWORK SHALL CLEAR ALL SPRINKLERS AND OTHER OBSTACLES AND SHALL BE HUNG AS HIGH AS POSSIBLE IN WORK AND STORAGE AREAS. WHERE INTERFERENCE OCCUR, IN ORDER TO SUPPORT DUCTWORK OR PIPING, THE CONTRACTOR MUST INSTALL TRAPEZE TYPE HANGERS OR SUPPORTS WHICH SHALL BE LOCATED WHERE THEY DO NOT INTERFERE WITH ACCESS TO FIRE DAMPERS, VALVES, ACCESS DOORS AND OTHER EQUIPMENT SERVICE REQUIREMENTS AND/OR OTHER TRADES. HANGER TYPES AND INSTALLATION METHODS ARE SUBJECT TO OWNER CRITERIA.
- HANGERS FOR ALL INSULATED PIPING SHALL BE SIZED AND INSTALLED FOR THE OUTER DIAMETER OF INSULATION. INSTALL 6 INCH LONG SPLIT CIRCLE GALVANIZED SADDLE BETWEEN THE HANGER AND THE PIPE INSULATION.
- HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DI-ELECTRICALLY SEPARATED FROM ONE ANOTHER.

**ACCESS DOORS:**

- FURNISH STEEL ACCESS DOORS AND FRAMES, MINIMUM 16 INCHES BY 20 INCHES OR AS REQUIRED FOR ADEQUATE ACCESS TO THE GENERAL CONTRACTOR FOR ALL LOCATIONS WHERE NECESSARY TO PROVIDE ACCESS TO CONCEALED VALVES, DAMPERS, FANS, AND OTHER EQUIPMENT REQUIRING SERVICE OR INSPECTION. LOCATION, TYPE, SIZE AND NUMBER WILL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER TO SUIT EQUIPMENT REQUIREMENTS. GENERAL CONTRACTOR WILL INSTALL ACCESS DOORS AND FRAMES. RATING OF DOOR MUST BE SAME RATING AS CONSTRUCTION.

**WET-PIPE SPRINKLER SYSTEM:**

- AUTOMATIC SPRINKLERS ARE ATTACHED TO PIPING CONTAINING WATER AND THAT IS CONNECTED TO WATER SUPPLY THROUGH ALARM VALVE. WATER DISCHARGES IMMEDIATELY FROM SPRINKLERS WHEN THEY ARE OPENED. SPRINKLERS OPEN WHEN HEAT MELTS FUSIBLE LINK OR DESTROYS FRANGIBLE DEVICE.

**PIPING:**

- REFER TO PIPING SCHEDULE FOR ALLOWABLE MATERIALS.
- INSTALL PIPING AT RIGHT ANGLES OR PARALLEL TO BUILDING WALLS. DIAGONAL RUNS ARE PROHIBITED UNLESS SPECIFICALLY INDICATED OTHERWISE.
- BRANCH OUTLET FITTINGS, FLOW DETECTION AND TEST ASSEMBLIES, BRANCH LINE TESTERS, SPRINKLER INSPECTOR'S TEST FITTINGS, AND ADJUSTABLE DROP NIPPLES.
  - ALL SPECIALTY PIPE FITTINGS SHALL BE UL LISTED AND FM APPROVED.
- INSTALLATION: COMPLY WITH REQUIREMENTS FOR INSTALLATION OF SPRINKLER PIPING IN NFPA 13.

**SPRINKLER SYSTEM:**

- PROVIDE COVERAGE FOR ENTIRE BUILDING PER NFPA 13.
- OCCUPANCY:
  - LIGHT HAZARD, COMPLY WITH NFPA 13 (WHERE INDICATED ON DWGS).
  - ORDINARY HAZARD GROUP 1; COMPLY WITH NFPA 13 (WHERE INDICATED ON DWGS).
- PROVIDE FIRE DEPARTMENT CONNECTIONS WHERE INDICATED.
- PROVIDE STORAGE CABINET FOR SPARE SPRINKLERS AND TOOLS (PER NFPA 13).

**SPRINKLERS:**

- REFER TO SPRINKLER HEAD SCHEDULE ON DRAWINGS.
- SPRINKLER ESCUTCHEONS:
  - CEILING MOUNTED PENDENT: RECESSED, CHROME-PLATED STEEL, TWO PIECE, WITH 1-INCH VERTICAL ADJUSTMENT.
  - SIDEWALL MOUNTING: RECESSED, CHROME-PLATED, ONE PIECE, FLAT.
- SPRINKLER GUARDS:
  - WIRE CAGE WITH FASTENING DEVICE FOR ATTACHING TO SPRINKLER.
  - PROVIDE WIRE GUARDS IN MECHANICAL AND STORAGE ROOMS OR OTHER LOCATIONS INDICATED ON DRAWINGS.
  - STANDARD UL 199.
- INSTALLATION:
  - INSTALL SPRINKLERS IN SUSPENDED CEILINGS IN CENTER OF NARROW DIMENSIONS OF ACOUSTICAL CEILING PANELS.
  - INSTALL DRY-TYPE SPRINKLERS WITH WATER SUPPLY FROM HEATED SPACE. DO NOT INSTALL PENDENT OR SIDEWALL, WET-TYPE SPRINKLERS IN AREAS SUBJECT TO FREEZING.
  - WHERE USED, INSTALL SPRINKLERS INTO FLEXIBLE SPRINKLER HOSE FITTINGS AND INSTALL HOSE INTO BRACKET ON CEILING GRID ONLY.

**ALARM DEVICES:**

- ALARM DEVICES TYPES SHALL MATCH PIPING AND EQUIPMENT CONNECTIONS.
- WATER-FLOW INDICATORS:
  - STANDARD UL 346.
  - WATER-FLOW DETECTOR; ELECTRICALLY SUPERVISED.
  - COMPONENTS: TWO SINGLE-POLE, DOUBLE-THROW CIRCUIT SWITCHES FOR ISOLATED ALARM AND AUXILIARY CONTACTS, 7 A, 125-V AC AND 0.25 A, 24-V DC, COMPLETE WITH FACTORY-SET, FIELD-ADJUSTABLE RETARD ELEMENT TO PREVENT FALSE SIGNALS AND TAMPERPROOF COVER THAT SENDS SIGNAL IF REMOVED.
  - TYPE: PADDLE OPERATED.
  - PRESSURE RATING 250 PSIG.
- VALVE SUPERVISORY SWITCHES:
  - STANDARD UL 346.
  - TYPE: ELECTRICALLY SUPERVISED.
  - COMPONENTS: SINGLE-POLE, DOUBLE THROW SWITCH WITH NORMALLY CLOSED CONTACTS.
  - DESIGN: SIGNALS THAT CONTROLLED VALVE IS IN OTHER THAN FULLY OPEN POSITION.
- PRESSURE GAUGES:
  - PRESSURE GAUGE RANGE: 0 TO 250 PSIG MINIMUM.

**IDENTIFICATION:**

- INSTALL EQUIPMENT LABELS, PIPE MARKERS, AND VALVE TAGS ACCORDING TO REQUIREMENTS IN NFPA.
- PLASTIC LABELS FOR EQUIPMENT:
  - MULTILAYER, MULTICOLOR, PLASTIC LABELS FOR MECHANICAL ENGRAVING, 1/8 INCH THICK, AND HAVING PREDRILLED HOLES FOR ATTACHMENT HARDWARE.
  - MINIMUM LABEL SIZE: LENGTH AND WIDTH SHALL VARY FOR REQUIRED LABEL CONTENT, BUT NOT LESS THAN 2-1/2 BY 3/4 INCH.
  - MINIMUM LETTER SIZE: 1/4 INCH FOR NAME OF UNITS IF VIEWING DISTANCE IS LESS THAN 24 INCHES, 1/2 INCH FOR VIEWING DISTANCES UP TO 72 INCHES, AND PROPORTIONATELY LARGER LETTERING FOR GREATER VIEWING DISTANCES.
- PIPE LABELS:
  - SELF-ADHESIVE LABELS: PRINTED PLASTIC WITH CONTACT-TYPE, PERMANENT-ADHESIVE BACKING.
  - FLOW DIRECTION ARROWS: APPLIED TO EACH PIPE AND DUCT TO INDICATE FLOW DIRECTION. SPACE EVERY 25'-0" OR CHANGE INDIRECTION.
  - LETTERING SIZE: AT LEAST 1-1/2 INCHES HIGH.
- VALVE TAGS
  - MATERIAL: BRASS, 0.032-INCH MINIMUM THICKNESS, AND HAVING PREDRILLED OR STAMPED HOLES FOR ATTACHMENT HARDWARE.
  - FASTENERS: BRASS WIRE-LINK OR BEADED CHAIN; OR S-HOOK.
  - SIZE: 1/4-INCH LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2-INCH NUMBERS.
  - VALVE TAG SCHEDULE SHALL BE INCLUDED IN OPERATION AND MAINTENANCE DATA.

**EQUIPMENT INSTALLATION:**

- REFER TO EQUIPMENT SCHEDULE FOR BASIS OF DESIGN.
- EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND OPERATIONS MANUALS, INCLUDING ALL COMPONENTS SHIPPED LOOSE FOR FIELD INSTALLATION.
- INSTALL ALL EQUIPMENT LEVEL AND PLUMB.
- EQUIPMENT SUSPENDED FROM STRUCTURE SHALL BE ELASTOMERIC HANGERS.
- MAINTAIN ALL MANUFACTURER RECOMMENDED CLEARANCES FOR SERVICE AND MAINTENANCE.
- WATER-SIDE EQUIPMENT
  - FLOW, HEAD, ARRANGEMENT, AND ACCESSORIES AS CALLED FOR AND/OR AS NECESSARY TO OBTAIN REQUIRED RESULTS AND ALLOW FOR PROPER MAINTENANCE.
  - MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES FOR SERVICE AND MAINTENANCE. WHERE INSTALLING PIPING AND ACCESSORIES ADJACENT TO EQUIPMENT, ALLOW SPACE FOR SERVICE AND MAINTENANCE.
  - REFER TO MANUFACTURER'S PIPING INSTALLATION REQUIREMENTS; DRAWINGS INDICATE GENERAL ARRANGEMENT OF PIPING, FITTINGS, AND SPECIALTIES.
  - INSTALL PUMPS TO PROVIDE ACCESS FOR MAINTENANCE INCLUDING REMOVING MOTORS, IMPELLERS, COUPLINGS, AND ACCESSORIES.
  - INSTALL VALVES THAT ARE SAME SIZE AS PIPING CONNECTED TO EQUIPMENT.
  - INSTALL SUCTION AND DISCHARGE PIPE SIZES EQUAL TO OR GREATER THAN DIAMETER OF PUMP NOZZLES.
- START UP AND MAINTENANCE REQUIREMENTS SHALL BE COMPLIED WITH TO ENSURE SAFE AND CORRECT OPERATION.
- PREPARE TEST AND INSPECTION REPORTS.

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Drawn By: NAJ  
 Checked By: MJR  
 Project Manager: MJR

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**Revisions**

No.	Description

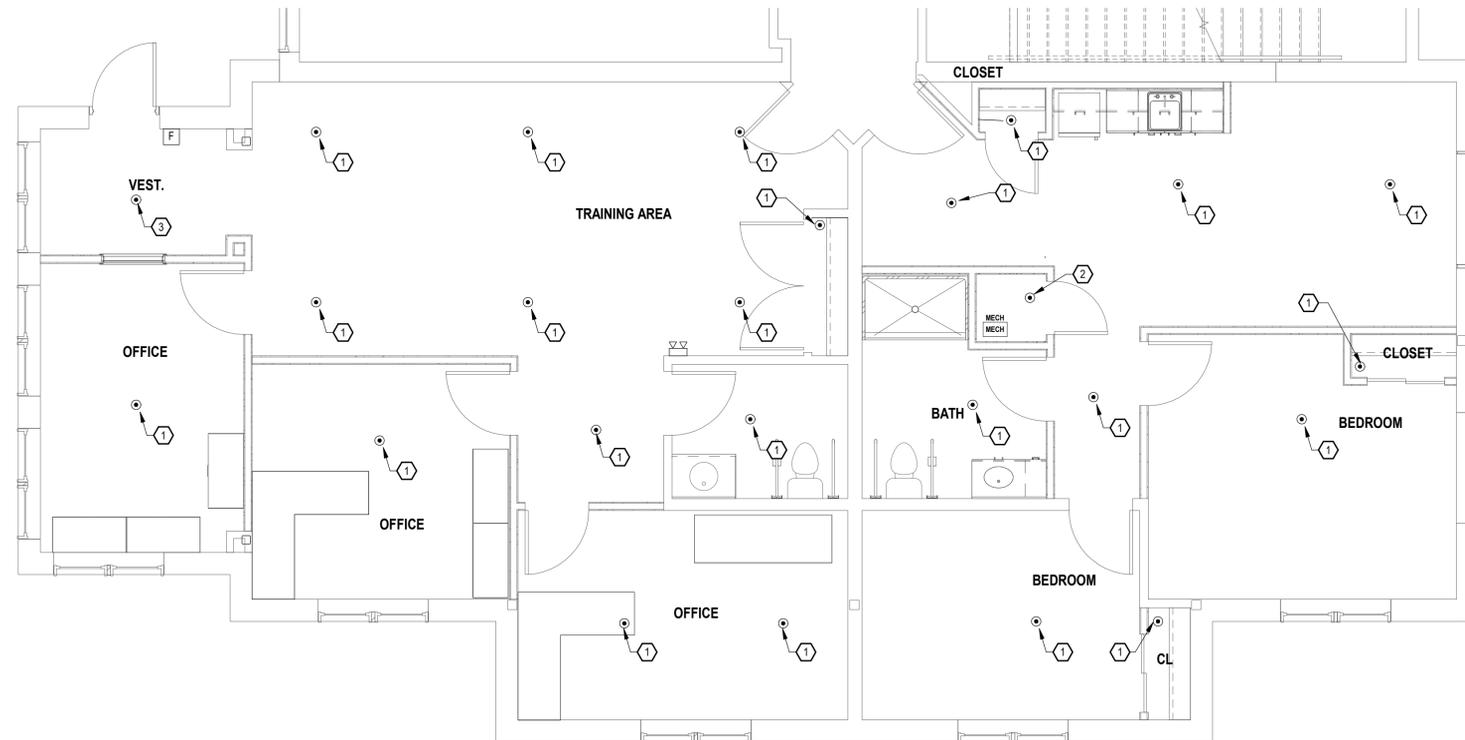
Highlands at Pittsford Office  
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**FP-001**

SPECIFICATIONS - FP

08/01/2025  
 Construction Documents



**GENERAL NOTES:**

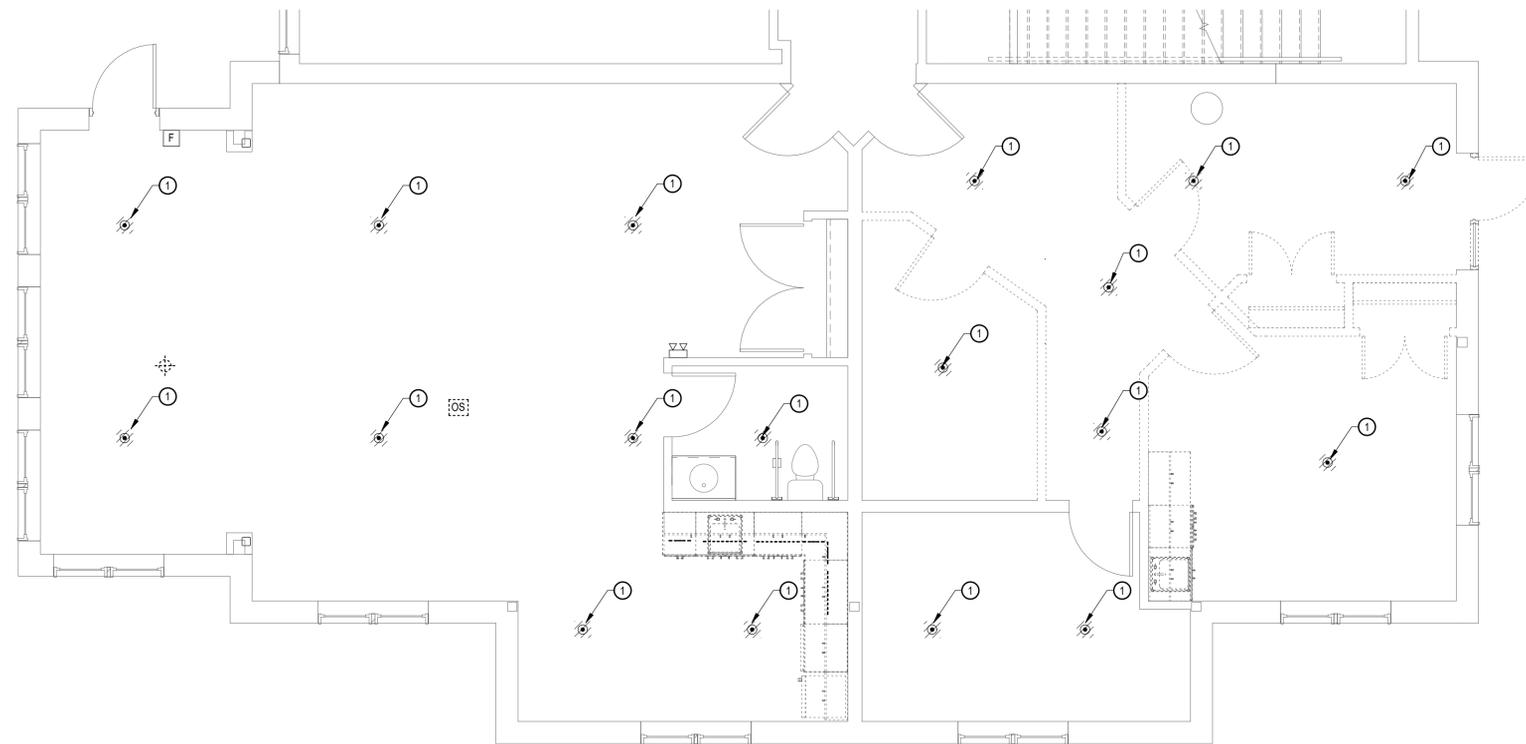
- A. FIRE PROTECTION CONTRACTOR TO COORDINATE SPRINKLER HEAD LAYOUT WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTOR BEFORE INSTALLATION AS WELL AS THE REFLECTED CEILING PLAN.
- B. AREA SPRINKLER DENSITY SHALL BE 0.10 GPM

**DRAWING KEYNOTES:** ②

- 1. PROVIDE CONCEALED PENDANT SPRINKLER HEADS, QUICK RESPONSE TYPE. COLOR TO BE WHITE. SPRINKLER HEAD SHALL BE LISTED AT 165 DEG. F.
- 2. PROVIDE SEMI-RECESSED SPRINKLER HEAD WITH CAGE, QUICK RESPONSE TYPE WITH ESCUTCHEON. COLOR TO BE WHITE. SPRINKLER HEAD SHALL BE LISTED AT 200 DEG. F.
- 3. PROVIDE DRY CONCEALED PENDANT SPRINKLER HEAD ON STAINLESS STEEL WIP. COLOR TO BE WHITE. SPRINKLER HEAD SHALL BE LISTED AT 165 DEG. F.

**2 PARTIAL FIRST FLOOR PLAN - FP**

1/4" = 1'-0"



**DEMOLITION KEYNOTES:** ①

- 1. DISCONNECTION AND REMOVE SPRINKLER HEAD AND PIPING BACK TO ACTIVE BRANCH PIPING AND PREP FOR NEW CONNECTIONS.

**1 PARTIAL FIRST FLOOR DEMO PLAN - FP**

1/4" = 1'-0"



Drawn By: NAJ  
Checked By: MJR  
Project Manager: MJR

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**Revisions**

NO.	DESCRIPTION

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**FP-101**

PARTIAL FIRST FLOOR PLANS - FP

08/01/2025  
Construction Documents

**GENERAL NOTES:**

- A. ALL WORK SHALL BE IN ACCORDANCE WITH FACILITY DESIGN AND CONSTRUCTION STANDARDS, ASSOCIATED CODES, AND AUTHORITIES HAVING JURISDICTION.
- B. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. IT IS NOT INTENDED TO SPECIFY OR SHOW EVERY OFFSET, FITTING OR COMPONENT; HOWEVER, CONTRACT DOCUMENTS REQUIRE COMPONENTS AND MATERIALS WHETHER OR NOT INDICATED OR SPECIFICALLY SPECIFIED TO MAKE THE SYSTEMS BEING INSTALLED COMPLETE, CODE COMPLIANT, TESTED AND OPERATIONAL. WHERE POSSIBLE, ALL RISERS AND DROPS SHALL BE CONSTRUCTED USING 45 DEGREE OR LONG RADIUS ELBOWS.
- C. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- D. PERFORM WORK. PROVIDE MATERIALS AND EQUIPMENT FOR SYSTEMS SHOWN, SPECIFIED AND DESCRIBED ON DRAWINGS. COMPLETELY COORDINATE ALL TRADES OF THIS CONTRACT AND PROVIDE COMPLETE AND FULLY FUNCTIONAL INSTALLATION. ALL WORK IN THIS SET TO BE COMPLETED UNDER THIS CONTRACT, UNLESS OTHERWISE INDICATED.
- E. WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT NEAT, RECTILINEAR APPEARANCE WHEN COMPLETED. MAINTAIN MAXIMUM HEAD ROOM AT ALL TIMES. DO NOT RUN PIPES EXPOSED UNLESS SHOWN AND NOTED TO BE EXPOSED ON DRAWINGS.
- F. ALL NEW PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS SHALL BE PROVIDED FOR INSTALLATION OF PLUMBING SYSTEMS INCLUDING, BUT NOT LIMITED TO, EQUIPMENT, PIPING, ETC.
  - 1. ALL PENETRATIONS THROUGH NON-RATED WALLS SHALL BE SEALED WITH A NON-HARDENING SEALANT ON BOTH SIDES OF WALL PENETRATION TO REDUCE NOISE TRANSMISSION.
  - 2. ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE FIRE/SMOKE SEALED. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, PARTITIONS, AND FLOORS WITH UL RATED MATERIALS/METHODS EQUIVALENT TO FIRE RATING OF ASSEMBLY. REFER TO THE ARCHITECTURAL CODE ANALYSIS SHEET. WHERE A CODE ANALYSIS SHEET IS NOT AVAILABLE, CONTRACTOR SHALL ASSUME ALL PIPING AND CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE RATED FOR A MINIMUM OF 1-HOUR.
  - 3. EXPOSED PENETRATIONS IN FINISHED AREAS SHALL BE PROVIDED WITH ESCUTCHEONS.
- G. MATERIALS AND EQUIPMENT SHALL BE NEW AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN MANUFACTURER'S EQUIPMENT CLEARANCES.
- H. STRUCTURAL ELEMENTS OF THE BUILDING SHALL BE MODIFIED ONLY AS PERMITTED BY WRITTEN AUTHORIZATION FROM THE ARCHITECT AND STRUCTURAL ENGINEER.
- I. THE CONSTRUCTION WORK SHALL BE PHASED TO FACILITATE MINIMUM IMPACT TO THE NORMAL OPERATION OF THE FACILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY REVIEW THE GENERAL CONDITIONS AND THE ARCHITECTURAL BID DOCUMENTS FOR THE PHASING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR ALL TEMPORARY SERVICES TO FACILITATE PHASING REQUIREMENTS WITHOUT INTERRUPTION OF FIRE PROTECTION SYSTEMS. PROVIDE FIRE WATCHES AS REQUIRED.
- J. PROVIDE PROPER ACCESS TO EQUIPMENT THAT REQUIRES INSPECTION, REPLACEMENT, OR REPAIR. CEILING ACCESS DOORS ARE REQUIRED FOR ACCESS TO SERVICE EQUIPMENT SUCH AS VALVES, GAUGES, OR PIPING ACCESSORIES. IF INSTALLED ABOVE AN INACCESSIBLE CEILING, COORDINATE CEILING ACCESS DOOR LOCATIONS AND SIZES WITH ARCHITECT. G. DOORS SHALL BE SIZED TO ALLOW ADEQUATE ACCESS TO MAINTAIN THE EQUIPMENT. UNLESS SIZES OF ACCESS DOORS ARE SHOWN ON THE CONTRACT DOCUMENTS, CONTRACTOR SHALL COORDINATE SIZES OF ACCESS DOORS WITH THE ENGINEER AND OWNER'S REPRESENTATIVE. WHERE CONTRACTOR FAILS TO COORDINATE DOOR SIZES, DOORS SHALL BE REPLACED WITH A SUITABLE SIZE TO THE SATISFACTION OF THE ENGINEER AND OWNER'S REPRESENTATIVE AT NO COST TO THE PROJECT.
- K. PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS. COORDINATE INSTALLATION OF PIPING WITH ELECTRICAL PANELS WHEN SHOWN NEAR PANELS OR OVER ELECTRICAL ROOMS.
- L. PROVIDE SHUT OFF VALVES IN A READILY ACCESSIBLE LOCATION FOR ALL PIPING SYSTEMS AND AT ALL BRANCH PIPING FEEDING MORE THAN ONE GROUP OF FIXTURES.
- M. ALL WORK SHALL BE CONCEALED ABOVE FINISHED CEILINGS UNLESS NOTED OTHERWISE. EXPOSED PIPING IN FINISHED AREAS SHALL BE CLEANED, DEGREASED, AND PAINTED A COLOR SELECTED BY THE OWNER/ARCHITECT.
- N. PROVIDE A 3/4" HOSE END DRAIN VALVE AND CAP AT LOW POINTS IN PIPING SYSTEMS AND AT THE BASE OF ALL RISERS.
- O. INSTALL WATER HAMMER ARRESTORS PER PDI-WH 201 STANDARD SIZES A THRU F WHERE INDICATED.
- P. TEST AND CLEAN WATER SERVICE PIPING USING PROCEDURES PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OR USE PROCEDURES DESCRIBED IN AWWA C651 OR AWWA C652.
- Q. TEST SANITARY PIPING USING PROCEDURES PRESCRIBED BY AUTHORITIES HAVING JURISDICTION OR FILL SYSTEM WITH WATER TO NOT LESS THAN 10-FOOT OF HEAD WATER LEVEL. MUST NOT DROP IN 15 MINUTES. REMOVE DIRT AND DEBRIS AS WORK PROGRESSES.
- R. PROVIDE CLEANOUTS AT THE BASE OF ALL STORM, SANITARY AND WASTE STACKS.
- S. PITCH 4" AND LARGER SANITARY AND WASTE PIPING AT 1/8" PER FOOT UNLESS OTHERWISE NOTED. FOR SANITARY AND WASTE PIPING 3" AND SMALLER PITCH AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
- T. INSTRUCT THE OWNER IN THE PROPER OPERATION AND MAINTENANCE OF THE PLUMBING SYSTEMS UNTIL THE OWNER IS FULLY PREPARED TO OPERATE AND MAINTAIN THE MECHANICAL SYSTEM(S).
- U. DO NOT SUPPORT EQUIPMENT FROM SUSPENDED CEILINGS. ALL SUPPORT SHALL BE FROM BUILDING STRUCTURE OR FROM CEILING SUSPENSION SYSTEM WHICH HAS BEEN REINFORCED. SUPPORTS SHALL BE SELECTED AND INSTALLED TO PROVIDE A VIBRATION FREE INSTALLATION.
- V. SYSTEMS SHALL OPERATE UNDER CONDITIONS OF LOAD WITHOUT UNUSUAL OR EXCESSIVE NOISE OR VIBRATION. UNUSUAL OR EXCESSIVE NOISE OR VIBRATION SHALL BE CORRECTED.
- W. EQUIPMENT, MATERIALS AND LABOR REQUIRED BY THESE CONTRACT DRAWINGS SHALL BE GUARANTEED TO BE FREE FROM DEFECTIVE MATERIALS OR WORKMANSHIP FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT UNLESS SPECIFIED OTHERWISE. DEFECTIVE MATERIALS OR WORKMANSHIP OCCURRING DURING THIS PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST.
- X. COORDINATE LOCATION AND ELEVATION OF STORM AND SANITARY LATERALS AND WATER SERVICE WITH THE SITE CONTRACTOR. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO THE CONTRACTORS FAILURE TO COORDINATE TERMINATION POINTS. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE FINAL CONNECTION TO THE SITE UTILITIES.
- Y. UNLESS NOTED OTHERWISE, MINIMUM SIZE OF WASTE PIPING BELOW SLAB MAIN(S) SHALL BE 3" WITH THE FOLLOWING EXCEPTIONS:
  - 1. MINIMUM BELOW SLAB WASTE BRANCH PIPING TO INDIVIDUAL LAVATORIES, SINKS, SHOWERS, AND BATH TUBS SHALL BE 2".
  - 2. MINIMUM BELOW SLAB VENT PIPING SHALL BE 2".
- Z. PLUMBING VENTS SHALL TERMINATE A MINIMUM OF 2'-0" ABOVE FINISHED FLOOR.
- AA. ALL EQUIPMENT, PIPING, WIRING, INSULATION, ETC. INSTALLED IN HVAC PLENUM SPACES SHALL MEET NFPA AND CODE REQUIREMENTS FOR SMOKE AND COMBUSTIBILITY.
- BB. PROVIDE COMPLETE SHOP DRAWINGS FOR ALL WORK INDICATED. SUBMIT TO ENGINEER FOR APPROVAL.
- CC. THESE NOTES APPLY TO ALL CONTRACT DRAWINGS. ALL INFORMATION IN THESE NOTES IS THE RESPONSIBILITY OF THIS CONTRACTOR.

**GENERAL DEMOLITION NOTES:**

- A. ALL WORK SHALL BE IN ACCORDANCE WITH FACILITY DESIGN AND CONSTRUCTION STANDARDS, ASSOCIATED CODES, AND AUTHORITIES HAVING JURISDICTION.
- B. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED AND AFFECTS ON NEW WORK. VERIFY PRIOR TO SUBMITTING BID.
- C. ALL MATERIALS, EQUIPMENT, METHODS OF INSTALLATION, REMOVALS AND DISPOSAL SHALL BE IN ACCORDANCE WITH THE STANDARDS, REGULATIONS, CODES, ORDINANCES, AND LAWS OF LOCAL, STATE, AND FEDERAL GOVERNMENTS, AND OTHER AUTHORITIES THAT HAVE LAWFUL JURISDICTION.
- D. REVIEW AND DOCUMENT THE OPERATION OF THE EXISTING PLUMBING SYSTEMS SERVING THE RENOVATED AREAS AND DETERMINE THE EXTENTS OF THE SYSTEMS TO PREVENT SERVICE INTERRUPTION DURING DEMOLITION WORK. FULLY INVESTIGATE EXISTING SYSTEMS TO AVOID INTERRUPTION OF SYSTEMS OUTSIDE THE INTENDED SCOPE. ISOLATE EXISTING SYSTEMS AS REQUIRED.
- E. REMOVE AND REPLACE EXISTING CEILINGS, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS. FOR PERFORMING DEMOLITION OR NEW WORK WITHIN THE BUILDING, CEILINGS SHALL BE REMOVED IN A MANNER TO AVOID DAMAGE. STORE CEILING SYSTEMS FOR REINSTALLATION IN A LOCATION APPROVED BY THE OWNER. REINSTALL THE CEILING SYSTEMS TO MATCH THE ORIGINAL INSTALLATIONS. ANY DAMAGE TO EXISTING SYSTEMS SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- F. COORDINATE ALL SHUTDOWNS OF PLUMBING SYSTEMS WITH THE FACILITY PERSONNEL AND GENERAL CONTRACTOR FOR TIE-IN CONNECTIONS A MINIMUM 48 HOURS IN ADVANCE. ALL SHUT DOWNS WILL OCCUR DURING NIGHTS OR WEEKENDS (PREMIUM TIME). THE CONTRACTOR SHALL ASSIST THE FACILITY PERSONNEL IN SHUTTING DOWN, DRAINING, REFILLING, VENTING, ETC. OF SYSTEMS TO FACILITATE THE INTENDED WORK. ALL SHUT DOWNS SHALL BE REQUESTED AND DOCUMENTED IN ACCORDANCE WITH ANY ASSOCIATED FACILITY STANDARDS. AVOID SHUTDOWNS OUTSIDE THE PROJECT AREA BY FREEZING THE PIPING WITH PROFESSIONAL FREEZE KIT. CONTRACTOR SHALL BE READY WITH "JET-SWEAT" TOOL OR SIMILAR TO STOP THE FLOW OF WATER IF EXISTING VALVES DO NOT HOLD.
- G. PROTECT ALL EXISTING AND NEW BUILDING ELEMENTS FROM DAMAGE. CONTRACTOR SHALL RESTORE ALL DAMAGED ELEMENTS TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- H. DEMOLITION DRAWINGS SHOW IN GENERAL MAJOR EQUIPMENT, PIPING AND EQUIPMENT REMOVALS. THE INTENT IS NOT TO IDENTIFY ALL MISCELLANEOUS PIPING, PIPING ACCESSORIES, SUPPORTS, CONTROLS, CONTROL ACCESSORIES, CONTROL WIRING AND CONDUIT TO BE DISCONNECTED AND REMOVED BUT IS THE REQUIREMENT UNDER THIS CONTRACT. NO EQUIPMENT OR PIPING SHALL BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- I. REMOVE PORTIONS OF PIPING INDICATED TO BE REMOVED AND CAP OR PLUG REMAINING PIPING WITH SAME OR COMPATIBLE PIPING MATERIAL.
- J. DISCONNECT AND CAP SERVICES TO EQUIPMENT/FIXTURES TO BE REMOVED. REMOVE FIXTURE ROUGH-INS, SANITARY, VENT, DOMESTIC WATER AND SPECIAL SYSTEMS PIPING, INSULATION, HANGERS AND ACCESSORIES. CAP PIPING AT MAINS PROVIDE SHUT-OFF VALVES AT WATER, AIR, GAS PIPING. CAP WATER PIPING AS CLOSE AS POSSIBLE TO MAINS. DO NOT LEAVE "DEADLEGS".
- K. FOR EQUIPMENT AND SYSTEMS TO REMAIN IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONDITIONS OF, EXACT SIZES AND LOCATION OF EXISTING EQUIPMENT, PIPING, ETC. BEFORE DEMOLITION WORK IS BEGUN. REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.
- L. REMOVE THE INDICATED ITEMS AS SHOWN ON THE PLANS. THIS INCLUDES ALL FIXTURES, HANGERS, STRAPS, AND RELATED MATERIALS. AS DIRECTED THIS MATERIAL SHALL BE REMOVED FROM THE SITE OR TURNED OVER TO THE OWNER (AS DIRECTED BY THE OWNER). PROVIDE OWNER FIRST RIGHT OF REFUSAL.
- M. PATCH AND MATCH OPENINGS IN EXISTING CONSTRUCTION TO MAINTAIN THE INTEGRITY OF THE BUILDING IN THE LOCATIONS WHERE FIXTURES, PIPING, ETC. HAVE BEEN REMOVED. (MAINTAIN THE EXISTING RATINGS).
- N. ALL CAPPED LINES FROM EQUIPMENT SHALL BE IDENTIFIED WITH STENCILED SERVICE, LOCATE WITHIN 3'-0" OF CAP.
- O. ALL DEMOLITION WORK SHALL COMPLY WITH NFPA 241 AND REQUIREMENTS OF THE OWNER/FACILITY.
- P. THESE NOTES APPLY TO ALL CONTRACT DRAWINGS. ALL INFORMATION IN THESE NOTES IS THE RESPONSIBILITY OF THIS CONTRACTOR.

**PLUMBING SYMBOLS LIST**

SYMBOL	DESCRIPTION
.....	EXISTING WORK TO BE REMOVED
—(E)—	EXISTING PIPING
—	NEW PIPING
—CW—	COLD WATER PIPING (CW)
—HW—	HOT WATER PIPING (HW)
—HWC—	HOT WATER RECIRCULATING PIPING (HWC)
—140 HW—	140 DEG HOT WATER PIPING
—140 HWR—	140 DEG HOT WATER RECIRCULATING PIPING
—W—	WATER SERVICE PIPING - EXTERIOR
—FP—	FIRE PROTECTION PIPING (FP)
—SAN—	SANITARY SEWER PIPING (SAN)
—IW—	INDIRECT WASTE PIPING (IW)
—V—	VENT PIPING
—ST—	STORM WATER SEWER PIPING (ST)
—ST2—	SECONDARY STORM WATER SEWER PIPING (ST2)
—C—	CONDENSATE DRAIN PIPING (C)
—PC—	PUMPED CONDENSATE DRAIN PIPING (PC)
[A]	AQUASTAT
—	BALANCING VALVE
—	BALL VALVE
—	BALL VALVE W/ HOSE END
—	CHECK VALVE
—	DECK PLATE CLEAN OUT (DPCO)
—	WALL PLATE CLEAN OUT (WPCO)
—	FLOW ARROW
[FS]	FLOW SWITCH
—	GATE VALVE
—	WALL HYDRANT(WH) / HOSE BIBB(HB) / ROOF HYDRANT(RH)
—	TEMPERATURE MIXING VALVE
—	PIPE ANCHOR
—	PIPE GUIDE
[T]	TRANSFORMER
—	PRESSURE GAUGE
—	PRESSURE REDUCING VALVE (PRV)
[PS]	PRESSURE SWITCH
—	P-TRAP
—	CIRCULATION PUMP
—	REDUCER
—	ROOF DRAIN
—	BACK FLOW DEVICE
—	SHOCK ABSORBER(SA) / WATER HAMMER ARRESTOR (WHA)
—	SHUT OFF SWITCH
—	SOLENOID VALVE
—	STRAINER
—	STRAINER W/ BLOW DOWN
—	THERMOMETER
—	TRAP PRIMER
[M]	WATER / GAS METER
—	ELBOW DOWN
—	ELBOW UP
—	45 DEG OFFSET
—	BOTTOM TEE CONNECTION
—	TOP TEE CONNECTION
—	PIPE CONTINUATION
—	PIPE CAP OR PLUG
—	CLEANOUT (CO)
—	CENTER LINE
—	POINT OF CONNECTION
—	POINT OF DISCONNECTION
(X)	DEMOLITION KEY NOTE
(X)	DRAWING KEY NOTE
(X)	DRAWING KEY NOTE
(X)	REVISION TAG
(X)	VIEW / RISER CALLOUT



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**Revisions**


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**P-000**

**GENERAL NOTES AND SYMBOLS - PLBG**

**CODES:**

- ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE STATE, COUNTY AND LOCAL CODES AND ORDINANCES; THE LATEST EDITIONS OF ASHRAE STANDARDS, THE LIFE SAFETY CODE, THE APPLICABLE BUILDING CODE, UNDERWRITERS LABORATORIES, THE NATIONAL ELECTRICAL CODE, NFPA 70, 90A AND 96 AND ALL OTHER APPLICABLE CODES ENFORCED BY AUTHORITIES HAVING JURISDICTION.

**LICENSES, PERMITS, INSPECTIONS AND FEES:**

- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS AND FEES REQUIRED OR RELATED TO THIS WORK.
- FURNISH ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL TO CONSTRUCTION MANAGER AT COMPLETION OF PROJECT.

**SHOP DRAWINGS AND SUBMITTALS:**

- SUBMIT ELECTRONIC COPY OF MATERIAL LISTS AND SHOP DRAWINGS FOR ALL EQUIPMENT, PLUMBING FIXTURES, PIPING, VALVES, AND PIPING ACCESSORIES TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING EQUIPMENT. SUBMISSIONS MUST BE EARLY ENOUGH TO ALLOW THE ENGINEER FIVE WORKING DAYS FOR REVIEW WITHOUT CAUSING DELAYS OR CONFLICTS TO THE JOB'S PROGRESS. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE GENERAL CONDITIONS USING THE MANUFACTURER'S LISTED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL DATA THAT PERTAINS TO THE REQUIREMENTS SET FORTH ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO CUTS OR CATALOGS INCLUDING DESCRIPTIVE LITERATURE AND CHARACTERISTICS OF EQUIPMENT SHALL SHOW MAJOR DIMENSIONS, ROUGHING-IN DATA, CAPACITY, CURVES, PRESSURE DROPS, CODE COMPLIANCE, MOTOR AND DRIVE DATA AND ELECTRICAL DATA. OBSERVE SPECIAL INSTRUCTIONS WHEN REQUIRED. SUBMITTALS SHALL BEAR THE STAMP OF THE GENERAL AND SUBCONTRACTOR SHOWING THAT THEY HAVE REVIEWED AND CONFIRMED THAT THE SHOP DRAWINGS ARE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS OR INDICATE WHERE EXCEPTIONS TAKE PLACE. LACK OF SUCH CONTRACTOR'S REVIEW WILL BE CAUSE FOR REJECTION WITHOUT REVIEW BY THE ENGINEER. ALL SHOP DRAWINGS MUST APPEAR IN THE ELECTRONIC OPERATION AND MAINTENANCE MANUAL SUBMITTED UPON THE COMPLETION OF THE JOB.
- THE ENGINEER REVIEW OF SHOP DRAWINGS OR SCHEDULES SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS, OMISSIONS OR OTHER DEFICIENCIES OR DEVIATIONS IN THE SHOP DRAWINGS FROM THE CONSTRUCTION DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND / OR THEIR SUBCONTRACTORS TO FURNISH SHOP DRAWINGS AND SUBMITTALS ON ANY AND ALL EQUIPMENT, PLUMBING FIXTURES, PIPING, VALVE, PIPING ACCESSORIES, ETC. TO THE ENGINEER FOR THEIR REVIEW PRIOR TO CONSTRUCTION.

**RECORD DRAWINGS:**

- THE CONTRACTOR SHALL MAINTAIN ONE COPY OF DRAWINGS AND SPECIFICATIONS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS LOCATIONS OF CONCEALED PIPING VALVES, REVISIONS, ADDENDA AND CHANGE ORDERS. SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS AND CONTRACTOR'S COORDINATION WITH OTHER TRADES.
- AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THE CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. THE DRAWINGS ARE TO BE TURNED OVER TO THE OWNER.

**GUARANTEE, WARRANTY:**

- THE PLUMBING CONTRACTOR SHALL INCLUDE IN THE PROPOSAL A ONE YEAR GUARANTEE, WARRANTY ON ALL EQUIPMENT AND MATERIAL INSTALLED OR REFINISHED, ALL MATERIALS AND WORK UNDER THE CONTRACT AND SHALL MAKE GOOD, REPAIR, OR REPLACE AT THEIR OWN EXPENSE, ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WHICH MAY BE DISCOVERED WITHIN A PERIOD OF 12 MONTHS FROM THE DATE OF WRITTEN ACCEPTANCE OF THE INSTALLATION BY THE OWNER. IN CASE OF REPLACEMENT OR REPAIR OF EQUIPMENT DUE TO FAILURE WITHIN THE GUARANTEE PERIOD, THE GUARANTEE ON THAT PORTION OF WORK SHALL BE EXTENDED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF SUCH REPLACEMENT OR REPAIR. THIS GUARANTEE, WARRANTY IS TO INCLUDE ALL LABOR, MATERIAL, PARTS, ETC. NECESSARY TO MAINTAIN THE SYSTEM IN SATISFACTORY OPERATION FOR A PERIOD OF ONE YEAR STARTING FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE OWNER.

**OPERATIONS MANUALS:**

- AN ELECTRONIC COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER FOR ALL EQUIPMENT FURNISHED ON THE JOB. THE OPERATION AND MAINTENANCE MANUAL SHALL INCLUDE BUT NOT BE LIMITED TO INSTALLATION, MAINTENANCE AND OPERATING INSTRUCTIONS, PAMPHLETS OR BROCHURES, REVIEWED SHOP DRAWINGS AND WARRANTIES OBTAINED FROM EACH MANUFACTURER OF PRINCIPAL ITEMS OF EQUIPMENT.

**SLEEVES:**

- THE CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH ITS RESPECTIVE WALL, OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE.
- ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS SHALL BE FIRE SEALED WITH APPROVED SEALANTS RATED FOR THE APPLICATION SO AS TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY, CONFORM TO THE U. I. ASSEMBLY RATING OF THE FLOOR OR WALL.
- SLEEVES IN BEARING AND MASONRY WALLS, FLOORS AND PARTITIONS SHALL BE STANDARD WEIGHT STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS OR FOR CONCEALED VERTICAL PIPING, SLEEVES SHALL BE 22 GAUGE GALVANIZED STEEL MINIMUM.
- BELOW GRADE WALL SLEEVE:
  - LINK-SEAL MODEL "S-316".
  - SEAL ELEMENT EPDM, PRESSURE PLATES COMPOSITE, BOLTS 316 STAINLESS STEEL.

**ESCUTCHEONS:**

- INSTALL ESCUTCHEONS:
  - FOR EXPOSED PIPING PENETRATIONS OF WALLS, CEILING, AND FINISHED FLOORS IN FINISHED (OCCUPIED) SPACES.
  - AT ALL PLUMBING FIXTURES.
- ESCUTCHEON I.D. SHALL CLOSELY FIT AROUND PIPE, TUBE, AND INSULATION OF PIPING WHILE O.D. COMPLETELY COVERS OPENING.

**HANGERS AND SUPPORTS:**

- COMPLY WITH MANUFACTURER'S STANDARDIZATION SOCIETY (MSS) STANDARD SP-58.
- HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS ANGLE IRON, BANDS, C-CLAMPS WITH RETAINING CLIPS, CHANNELS, HANGER RODS, ETC. NECESSARY FOR THE INSTALLATION OF WORK.
- HANGERS SHALL BE FASTENED TO BUILDING STEEL, CONCRETE, OR MASONRY, BUT NOT TO PIPING OR DUCTWORK. PIPING SHALL CLEAR ALL SPRINKLERS AND OTHER OBSTACLES AND SHALL BE HUNG AS HIGH AS POSSIBLE IN WORK AND STORAGE AREAS. WHERE INTERFERENCE OCCURS, IN ORDER TO SUPPORT PIPING, THE CONTRACTOR MUST INSTALL TRAPEZE TYPE HANGERS OR SUPPORTS WHICH SHALL BE LOCATED WHERE THEY DO NOT INTERFERE WITH ACCESS TO VALVES, ACCESS DOORS AND OTHER EQUIPMENT SERVICE REQUIREMENTS AND/OR OTHER TRADES. HANGER TYPES AND INSTALLATION METHODS ARE SUBJECT TO OWNER CRITERIA.
- HANGERS FOR ALL INSULATED PIPING SHALL BE SIZED AND INSTALLED FOR THE OUTER DIAMETER OF INSULATION. INSTALL 6 INCH LONG SPLIT CIRCLE GALVANIZED SADDLE BETWEEN THE HANGER AND THE PIPE INSULATION.
- HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DIELECTRICALLY SEPARATED FROM ONE ANOTHER.
- PROVIDE MIN. 12" LONG 18 GAUGE GALVANIZED STEEL INSULATION SHIELD FOR ALL PIPE HANGERS SUPPORTING INSULATED PIPE. ALL PIPE HANGERS SHALL BE COPPER PLATED WHERE USED TO SUPPORT COPPER PIPE.
- PIPE HANGERS:
  - 1/2" TO 1-1/2" PIPE SIZES: CADMIUM PLATED OR GALVANIZED STEEL, ADJUSTABLE SWIVEL TYPE WITH INSULATION SHIELD.
  - 2" AND LARGER: CADMIUM PLATED OR GALVANIZED STEEL, ADJUSTABLE STANDARD CLEVIS TYPE WITH INSULATION SHIELD.
- TRAPEZE HANGERS:
  - 1-5/8" X 1" 12 GAUGE GALVANIZED STEEL CHANNEL
- GALVANIZED STEEL PIPE CLAMP WITH SECURING BOLT AND NUT SIZED FOR PIPE BEING SUPPORTED.
- PEX TUBING:
  - INSTALL VINYL-COATED HANGERS FOR PEX TUBING, WITH MAXIMUM HORIZONTAL SPACING AND MINIMUM ROD DIAMETERS, TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, LOCALLY ENFORCED CODES, AND AUTHORITIES HAVING JURISDICTION REQUIREMENTS, WHICHEVER ARE MOST STRINGENT.
  - SUPPORT VERTICAL RUNS OF PEX TUBING TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, LOCALLY ENFORCED CODES, AND AUTHORITIES HAVING JURISDICTION REQUIREMENTS, WHICHEVER ARE MOST STRINGENT.

**ACCESS DOORS:**

- FURNISH STEEL ACCESS DOORS AND FRAMES, MINIMUM 16 INCHES BY 20 INCHES OR AS REQUIRED FOR ADEQUATE ACCESS TO THE GENERAL CONTRACTOR FOR ALL LOCATIONS WHERE NECESSARY TO PROVIDE ACCESS TO CONCEALED VALVES AND OTHER EQUIPMENT REQUIRING SERVICE OR INSPECTION. LOCATION, TYPE, SIZE AND NUMBER WILL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER TO SUIT EQUIPMENT REQUIREMENTS. GENERAL CONTRACTOR WILL INSTALL ACCESS DOORS AND FRAMES. RATING OF DOOR MUST BE SAME RATING AS CONSTRUCTION.

**IDENTIFICATION:**

- PLASTIC LABELS FOR EQUIPMENT:
  - MULTILAYER, MULTICOLOR, PLASTIC LABELS FOR MECHANICAL ENGRAVING, 1/8 INCH THICK, AND HAVING PREDRILLED HOLES FOR ATTACHMENT HARDWARE.
  - MINIMUM LABEL SIZE: LENGTH AND WIDTH SHALL VARY FOR REQUIRED LABEL CONTENT, BUT NOT LESS THAN 2-1/2 BY 3/4 INCH.
  - MINIMUM LETTER SIZE: 1/4 INCH FOR NAME OF UNITS IF VIEWING DISTANCE IS LESS THAN 24 INCHES, 1/2 INCH FOR VIEWING DISTANCES UP TO 72 INCHES, AND PROPORTIONATELY LARGER LETTERING FOR GREATER VIEWING DISTANCES.
- PIPE LABELS:
  - SELF-ADHESIVE LABELS: PRINTED PLASTIC WITH CONTACT-TYPE, PERMANENT-ADHESIVE BACKING.
  - FLOW DIRECTION ARROWS: APPLIED TO EACH PIPE AND DUCT TO INDICATE FLOW DIRECTION. SPACE EVERY 25'-0" OR CHANGE IN DIRECTION.
  - LETTERING SIZE: AT LEAST 1-1/2 INCHES HIGH.
- VALVE TAGS
  - MATERIAL: BRASS, 0.032-INCH MINIMUM THICKNESS, AND HAVING PREDRILLED OR STAMPED HOLES FOR ATTACHMENT HARDWARE.
  - FASTENERS: BRASS WIRE-LINK OR BEADED CHAIN; OR S-HOOK.
  - SIZE: 1/4-INCH LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2-INCH NUMBERS.
  - VALVE TAG SCHEDULE SHALL BE INCLUDED IN OPERATION AND MAINTENANCE DATA.

**PIPING:**

- REFER TO PIPING SCHEDULE FOR ALLOWABLE MATERIALS.
- PROVIDE DIELECTRIC FITTINGS WHEN CONNECTING STEEL PIPE TO COPPER ALLOY OR OTHER MATERIALS.
- INSTALL PIPING AT RIGHT ANGLES OR PARALLEL TO BUILDING WALLS. DIAGONAL RUNS ARE PROHIBITED UNLESS SPECIFICALLY INDICATED OTHERWISE.
- INSTALL PIPING TO PERMIT VALVE SERVICING.
- LEAVE JOINTS, INCLUDING WELDS, UNINSULATED AND EXPOSED FOR EXAMINATION DURING TESTING. FLUSH PIPING SYSTEMS WITH ALKALYD CLEANER. THEN REMOVE AND CLEAN OR REPLACE STRAINER SCREENS. SUBJECT PIPING SYSTEM TO HYDROSTATIC TEST PRESSURE THAT IS NOT LESS THAN 1.5 TIMES THE SYSTEMS WORKING PRESSURE. TEST PRESSURE SHALL NOT EXCEED MAXIMUM PRESSURE FOR ANY SYSTEM COMPONENT. EXAMINE PIPING, JOINTS AND CONNECTIONS FOR LEAKAGE. REPAIR OR REPLACE COMPONENTS UNTIL THERE ARE NO LEAKS.
- VALVES
  - SHUT-OFF VALVES (1/2" THRU 2-1/2"):
    - TWO PIECE, FULL PORT BALL TYPE, BRONZE BODY WITH STAINLESS STEEL BALL AND STEM.
    - PROVIDE 2" STEM EXTENSIONS ON INSULATED PIPING.
  - SHUT-OFF VALVES (3" AND LARGER):
    - HIGH PERFORMANCE BUTTERFLY VALVE WITH STAINLESS STEEL DISK AND STEM.
    - PROVIDE 2" STEM EXTENSIONS ON INSULATED PIPING.
  - CALIBRATED BALANCE VALVE
    - BRASS BODY, STAINLESS STEEL BALL, DIFFERENTIAL PRESSURE READ-OUT PORTS, CALIBRATED NAMEPLATE AND MEMORY STOP INDICATOR.
  - BRONZE SWING CHECK VALVES
    - CLASS 125 CHECK VALVE, BRONZE BODY WITH BRONZE DISC.
  - NATURAL GAS PLUG VALVES
    - BRONZE BODY COMPLYING WITH ASTM B 584.

**PIPING INSULATION:**

- REFER TO INSULATION SCHEDULE FOR ALLOWABLE MATERIALS.
- INSTALL INSULATION MATERIALS, ACCESSORIES, AND FINISHES WITH SMOOTH, STRAIGHT, AND EVEN SURFACES; FREE OF VOIDS THROUGHOUT THE LENGTH OR PIPING INCLUDING FITTINGS, VALVES, AND SPECIALTIES.
- INSTALL INSULATION MATERIALS, FORMS, VAPOR BARRIERS OR RETARDERS, JACKETS, AND THICKNESSES REQUIRED FOR EACH ITEM OF PIPE SYSTEM AS SPECIFIED IN INSULATION SYSTEM SCHEDULES.
- INSTALL ACCESSORIES COMPATIBLE WITH INSULATION MATERIALS AND SUITABLE FOR THE SERVICE. INSTALL ACCESSORIES THAT DO NOT CORRODE, SOFTEN, OR OTHERWISE ATTACK INSULATION OR JACKET IN EITHER WET OR DRY STATE.
- INSTALL MULTIPLE LAYERS OF INSULATION WITH LONGITUDINAL AND END SEAMS STAGGERED.
- DO NOT WELD BRACKETS, CLIPS, OR OTHER ATTACHMENT DEVICES TO PIPING, FITTINGS, AND SPECIALTIES.
- KEEP INSULATION MATERIALS DRY DURING APPLICATION AND FINISHING.
- INSTALL INSULATION WITH TIGHT LONGITUDINAL SEAMS AND END JOINTS. BOND SEAMS AND JOINTS WITH ADHESIVE RECOMMENDED BY INSULATION MATERIAL MANUFACTURER.
- PROVIDE EXTENSION HANDLES FOR VALVES AS REQUIRED.

**EQUIPMENT INSTALLATION:**

- REFER TO EQUIPMENT SCHEDULE(S) FOR BASIS OF DESIGN.
- EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND OPERATIONS MANUALS, INCLUDING ALL COMPONENTS SHIPPED LOOSE FOR FIELD INSTALLATION.
- INSTALL ALL EQUIPMENT LEVEL AND PLUMB.
- EQUIPMENT SUSPENDED FROM STRUCTURE SHALL BE ELASTOMERIC HANGERS.
- MAINTAIN ALL MANUFACTURER RECOMMENDED CLEARANCES FOR SERVICE AND MAINTENANCE.
- WATER-SIDE EQUIPMENT
  - FLOW, HEAD, ARRANGEMENT, AND ACCESSORIES AS CALLED FOR AND/OR AS NECESSARY TO OBTAIN REQUIRED RESULTS AND ALLOW FOR PROPER MAINTENANCE.
  - MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES FOR SERVICE AND MAINTENANCE. WHERE INSTALLING PIPING AND ACCESSORIES ADJACENT TO EQUIPMENT, ALLOW SPACE FOR SERVICE AND MAINTENANCE.
  - REFER TO MANUFACTURER'S PIPING INSTALLATION REQUIREMENTS; DRAWINGS INDICATE GENERAL ARRANGEMENT OF PIPING, FITTINGS, AND SPECIALTIES.
  - INSTALL PUMPS TO PROVIDE ACCESS FOR MAINTENANCE INCLUDING REMOVING MOTORS, IMPELLERS, COUPLINGS, AND ACCESSORIES.
  - INSTALL VALVES THAT ARE SAME SIZE AS PIPING CONNECTED TO EQUIPMENT.
  - INSTALL SUCTION AND DISCHARGE PIPE SIZES EQUAL TO OR GREATER THAN DIAMETER OF PUMP NOZZLES.
- START UP AND MAINTENANCE REQUIREMENTS SHALL BE COMPLIED WITH TO ENSURE SAFE AND CORRECT OPERATION.
- PREPARE TEST AND INSPECTION REPORTS.

**FIXTURE INSTALLATION:**

- REFER TO PLUMBING FIXTURE SCHEDULE FOR BASIS OF DESIGN.
- ASSEMBLE PLUMBING FIXTURES, TRIM, FITTINGS, AND OTHER COMPONENTS ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS.
- INSTALL ALL FIXTURES LEVEL AND PLUMB.
- SET SERVICE SINK RECEPTORS, SHOWER RECEPTORS, AND SERVICE BASINS IN LEVELING BED OF CEMENT GROUT.
- OPERATE AND ADJUST FAUCETS AND CONTROLS. REPLACE DAMAGED AND MALFUNCTIONING FIXTURES, FITTINGS, AND CONTROLS.
- REPLACE WASHERS AND SEALS OF LEAKING AND DRIPPING FAUCETS AND STOPS.
- ADJUST WATER PRESSURE AT FAUCETS TO PRODUCE PROPER FLOW AND STREAM.
- CLEAN FIXTURES, FAUCETS AND OTHER FITTINGS WITH MANUFACTURERS' RECOMMENDED CLEANING METHODS AND MATERIALS.

**DISINFECTION OF DOMESTIC WATER PIPING SYSTEM:**

- PURGE PIPING AND PARTS OF NEW SYSTEM THAT HAVE BEEN INSTALLED BY FLUSHING THE SYSTEM WITH CLEAN, POTABLE WATER UNTIL DIRTY WATER DOES NOT APPEAR AT OUTLETS.
- ISOLATE AND FILL THE SYSTEM WITH WATER. CHLORINE SOLUTION WITH AT LEAST 50 MG/L OF CHLORINE.
- MAINTAIN DISINFECTION WITHIN SYSTEM FOR 24 HOURS.
- FLUSH SYSTEM WITH CLEAN POTABLE WATER UNTIL NO CHLORINE IS IN WATER COMING FROM THE SYSTEM AFTER STANDING TIME.
- TAKE SAMPLES FROM 5 PERCENT OF OUTLETS NO SOONER THAN 24 HOURS AFTER FLUSHING AND ANALYZE IN ACCORDANCE WITH AWWA C651.
- REPEAT PROCEDURE IF BIOLOGICAL EXAMINATION SHOWS CONTAMINATION.

**SANITARY & VENT PIPE TESTING:**

- TEST SANITARY DRAINAGE AND VENT PIPING ACCORDING TO PROCEDURES OF AUTHORITIES HAVING JURISDICTION OR, IN ABSENCE OF PUBLISHED PROCEDURES, AS FOLLOWS:
  - TEST FOR LEAKS AND DEFECTS IN NEW PIPING AND PARTS OF EXISTING PIPING THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED. IF TESTING IS PERFORMED IN SEGMENTS, SUBMIT SEPARATE REPORT FOR EACH TEST, COMPLETE WITH DIAGRAM OF PORTION OF PIPING TESTED.
  - LEAVE UNCOVERED AND UNCONCEALED NEW, ALTERED, EXTENDED, OR REPLACED DRAINAGE AND VENT PIPING UNTIL IT HAS BEEN TESTED AND APPROVED. EXPOSE WORK THAT WAS COVERED OR CONCEALED BEFORE IT WAS TESTED.
- ROUGHING-IN PLUMBING TEST PROCEDURE:
  - FINISHED PLUMBING TEST PROCEDURE:
    - CLEAN OUT ALL P-TRAPS FROM CONSTRUCTION DEBRIS.
    - AFTER PLUMBING FIXTURES HAVE BEEN SET AND TRAPS FILLED WITH WATER, TEST CONNECTIONS AND PROVE THEY ARE GASTIGHT AND WATER-TIGHT. PLUG VENT-STACK OPENINGS ON ROOF AND BUILDING DRAINS WHERE THEY LEAVE BUILDING. INTRODUCE AIR INTO PIPING SYSTEM EQUAL TO 1-INCH W.G. PRESSURE. USE U-TUBE OR MANOMETER INSERTED IN TRAP OF WATER CLOSET TO MEASURE THIS PRESSURE. AIR PRESSURE MUST REMAIN CONSTANT WITHOUT INTRODUCING ADDITIONAL AIR THROUGHOUT PERIOD OF INSPECTION. INSPECT PLUMBING FIXTURE CONNECTIONS FOR GAS AND WATER LEAKS.
- REPAIR LEAKS AND DEFECTS WITH NEW MATERIALS AND RETEST PIPING, OR PORTION THEREOF, UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.

**WATER PIPING TESTS:**

- FILL DOMESTIC WATER PIPING. CHECK COMPONENTS TO DETERMINE THAT THEY ARE NOT AIR BOUND AND THAT PIPING IS FULL OF WATER.
- TEST FOR LEAKS AND DEFECTS IN NEW PIPING AND PARTS OF EXISTING PIPING THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED. IF TESTING IS PERFORMED IN SEGMENTS, SUBMIT A SEPARATE REPORT FOR EACH TEST, COMPLETE WITH DIAGRAM OF PORTION OF PIPING TESTED.
- LEAVE NEW, ALTERED, EXTENDED, OR REPLACED DOMESTIC WATER PIPING UNCOVERED AND UNCONCEALED UNTIL IT HAS BEEN TESTED AND APPROVED. EXPOSE WORK THAT WAS COVERED OR CONCEALED BEFORE IT WAS TESTED.
- CAP AND SUBJECT PIPING TO STATIC WATER PRESSURE OF 50 PSIG ABOVE OPERATING PRESSURE, WITHOUT EXCEEDING PRESSURE RATING OF PIPING SYSTEM MATERIALS. ISOLATE TEST SOURCE AND ALLOW IT TO STAND FOR FOUR HOURS. LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED.
- REPAIR LEAKS AND DEFECTS WITH NEW MATERIALS, AND RETEST PIPING OR PORTION THEREOF UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- PREPARE REPORTS FOR TESTS AND FOR CORRECTIVE ACTION REQUIRED.

**NATURAL GAS PIPING TESTS:**

- PROVIDE NATURAL GAS PIPING ON EXISTING NATURAL GAS SYSTEM MODIFICATIONS PER NYSFGC REQUIREMENTS.



Drawn By: NAJ  
Checked By: MJR  
Project Manager: MJR

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**Revisions**

NO.	REVISION

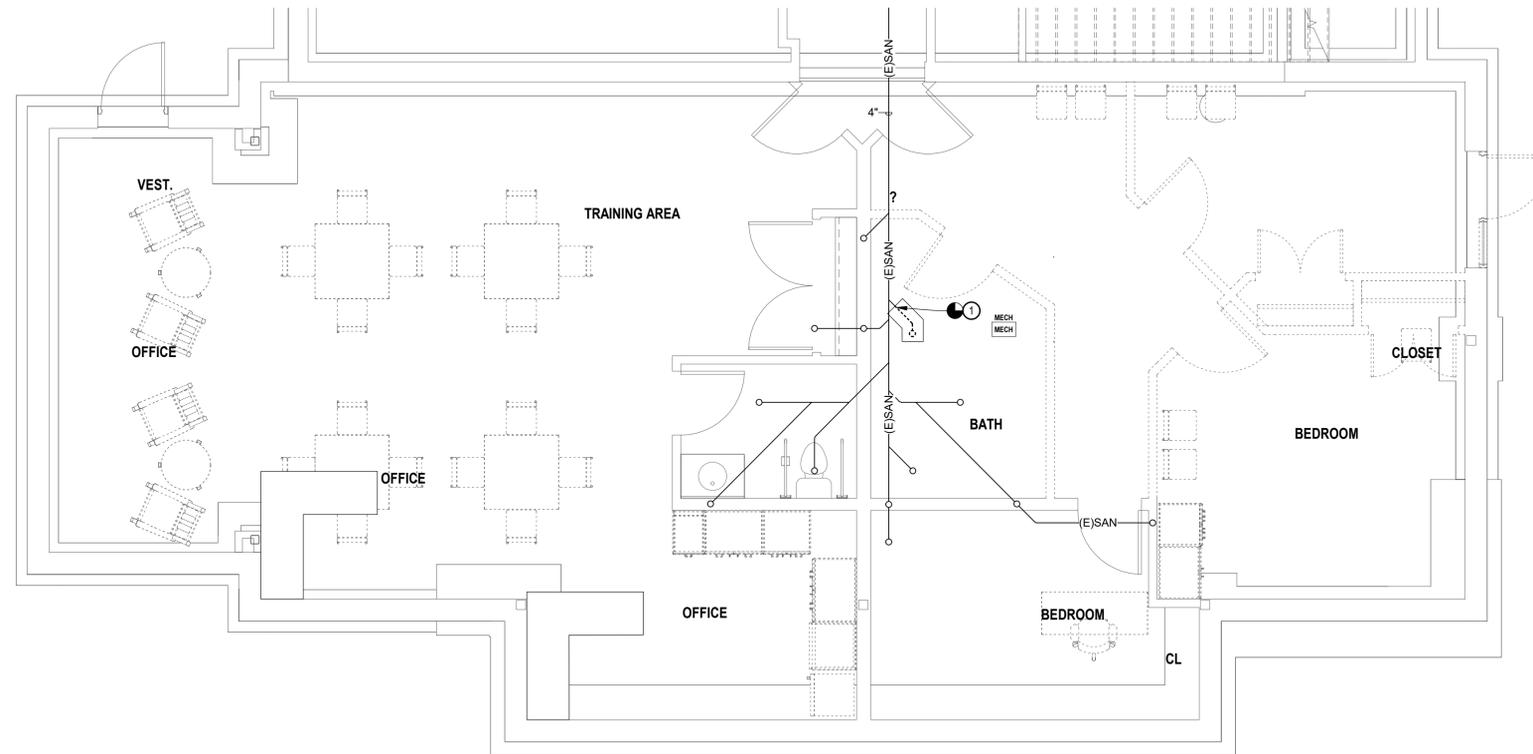
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**P-001**

**SPECIFICATIONS - PLBG**

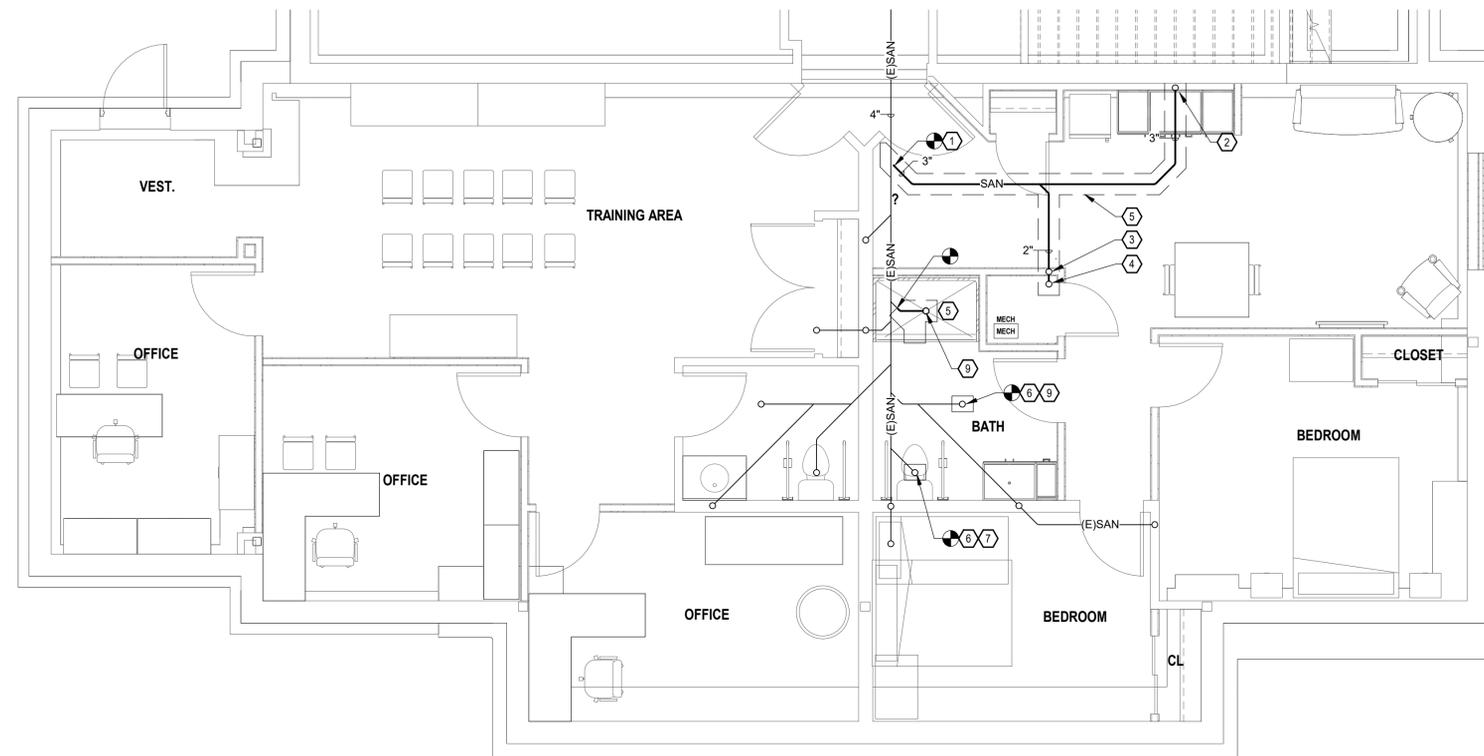
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- GENERAL NOTES:**
- A. REFER TO P-000 FOR GENERAL NOTES AND SYMBOLS.
  - B. REFER TO P-001 FOR SPECIFICATIONS.
  - C. REFER TO DETAILS AND SCHEDULES FOR ADDITIONAL INFORMATION.
  - D. PLUMBING CONTRACTOR IS RESPONSIBLE TO VERIFY IN FIELD SIZES AND LOCATION OF EXISTING PIPING SHOWN ON THE DRAWING IN THE FIELD PRIOR TO START OF DEMO WORK.
  - E. COORDINATE SLAB SAW CUTTING AND REMOVAL WITH GENERAL CONTRACTOR.

- DEMOLITION KEYNOTES:** (4)
- 1. PLUMBING CONTRACTOR TO SAW CUT FLOOR, PROVIDE 1 FOOT OPENING TO DISCONNECT AND REMOVE SANITARY PIPING BACK TO POINT OF DISCONNECTION. CONTRACTOR SHALL PERFORM A GPR SCAN OF FLOOR TO AVOID CUTTING ANY BURIED PIPING AND/OR CONDUIT. PATCH FLOOR TO MATCH EXISTING.

**2 UNDERGROUND DEMO PLAN - PLBG**  
1/4" = 1'-0"



- GENERAL NOTES:**
- A. REFER TO P-000 FOR GENERAL NOTES AND SYMBOLS.
  - B. REFER TO P-001 FOR SPECIFICATIONS.
  - C. REFER TO DETAILS AND SCHEDULES FOR ADDITIONAL INFORMATION.
  - D. COORDINATE SLAB SAW CUTTING AND REMOVAL WITH GENERAL CONTRACTOR. PROVIDE PROPER BACKFILL/COMPACTION FOR NEW PIPING.

- DRAWING KEYNOTES:** (4)
- 1. 3 INCH SANITARY CONNECTION TO EXISTING 4 INCH SANITARY MAIN.
  - 2. 3 INCH SAN UP THRU FLOOR WITH WPCO. RISE 2 INCH SAN UP TO SINK.
  - 3. 2 INCH VENT UP.
  - 4. 2 INCH P-TRAP UP TO FLOOR DRAIN WITH TRAP GUARD.
  - 5. PLUMBING CONTRACTOR TO SAW CUT FLOOR, PROVIDE 1 FOOT OPENING TO ROUTE NEW SANITARY PIPING AND CONNECT TO EXISTING MAIN. CONTRACTOR SHALL PERFORM A GPR SCAN OF FLOOR TO AVOID CUTTING ANY BURIED PIPING AND/OR CONDUIT. PATCH FLOOR TO MATCH EXISTING.
  - 6. PLUMBING CONTRACTOR TO CHISEL OUT CONCRETE FLOOR AROUND EXISTING PIPING INSTALLED IN SLAB TO ALLOW FOR NEW PLUMBING FIXTURE CONNECTIONS. MODIFY SANITARY PIPING AS NECESSARY.
  - 7. CONNECT TO EXISTING 3 INCH SAN PIPING FOR WATER CLOSET.
  - 8. CONNECT TO EXISTING SAN BRANCH. 2 INCH P-TRAP UP TO SHOWER DRAIN.
  - 9. CONNECT TO EXISTING 2 INCH SAN PIPING FOR FLOOR DRAIN.

**1 UNDERGROUND PLAN - PLBG**  
1/4" = 1'-0"



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Checked By: MJR  
Project Manager: MJR

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**Revisions**

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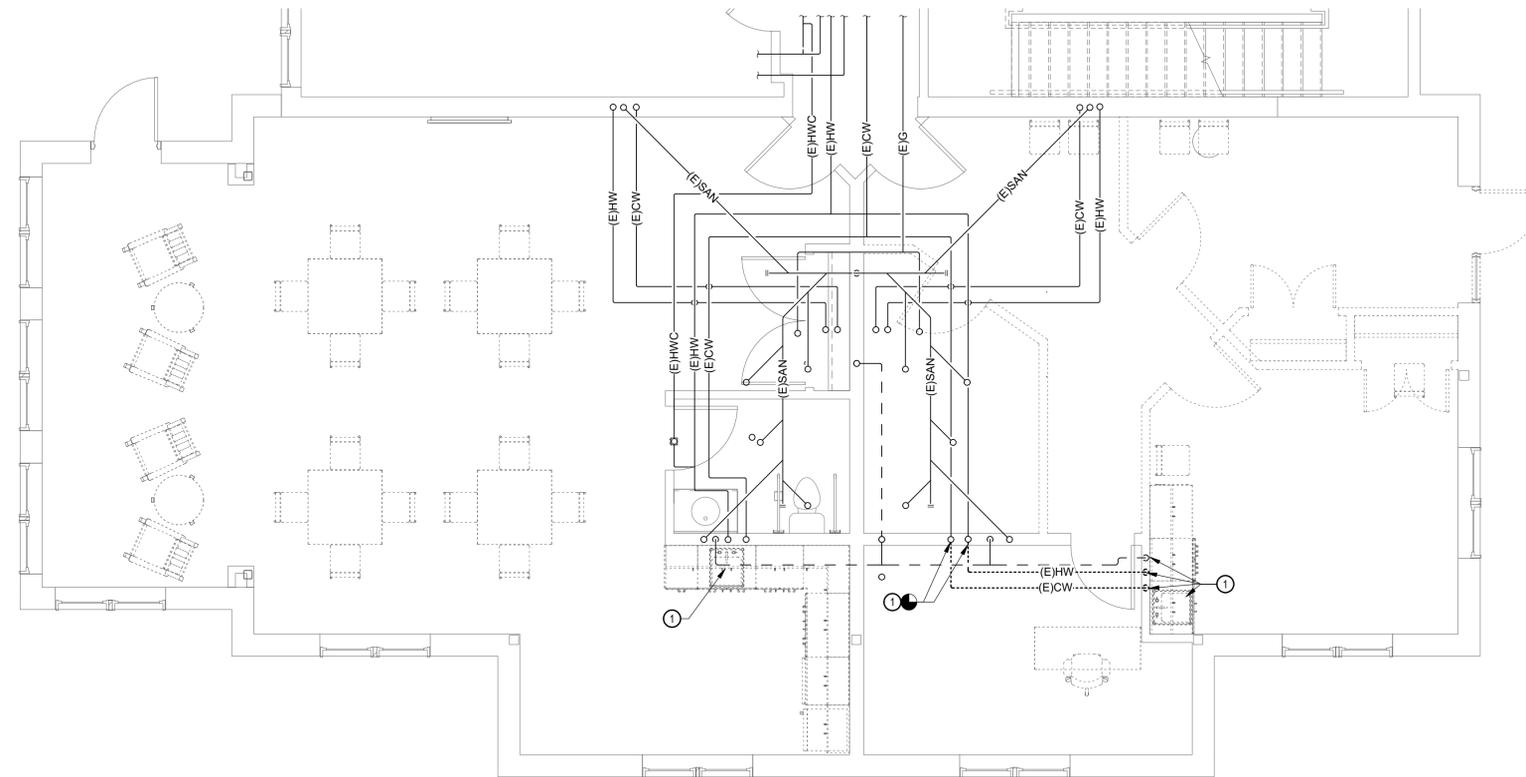
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PARTIAL  
UNDERGROUND  
PLANS - PLBG

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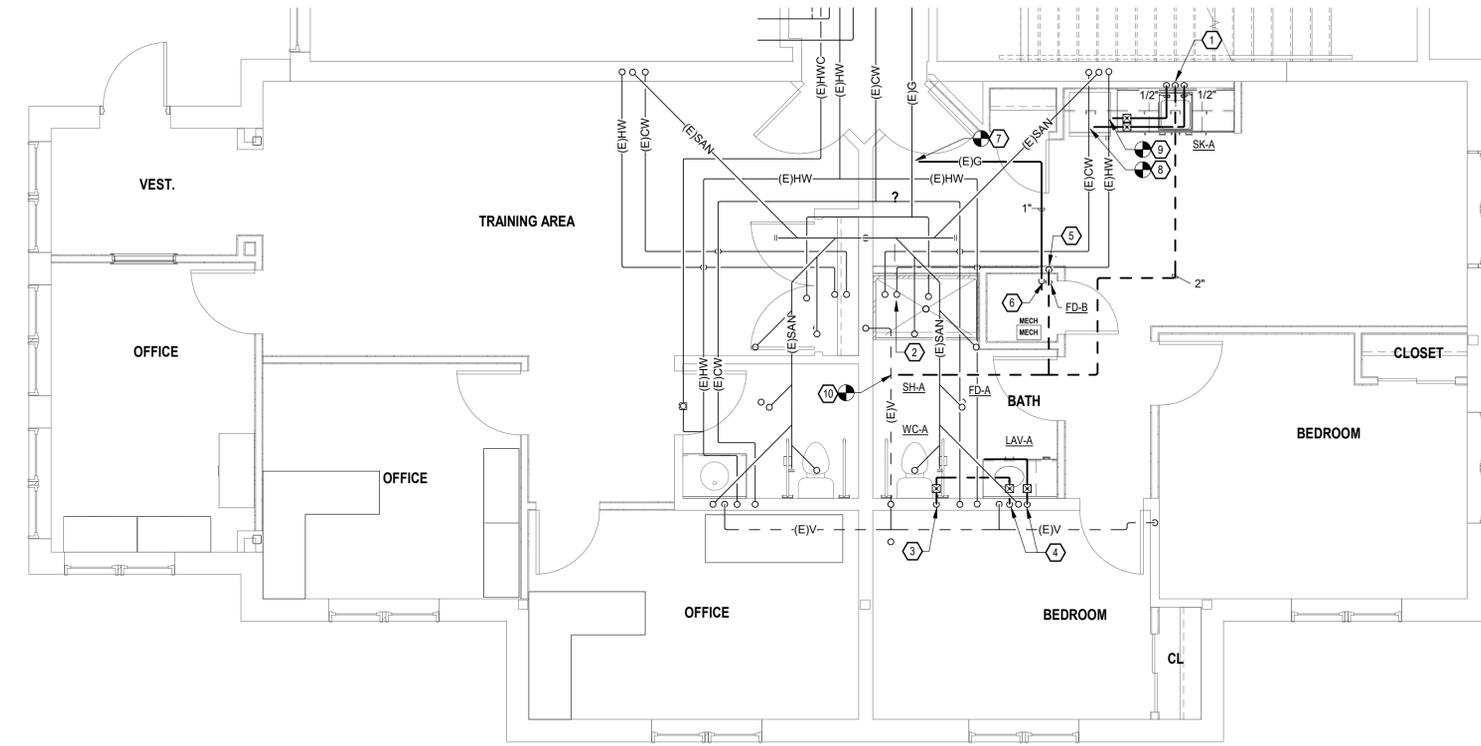
**GENERAL NOTES:**

- REFER TO P-000 FOR GENERAL NOTES AND SYMBOLS.
- REFER TO P-001 FOR SPECIFICATIONS.
- REFER TO DETAILS AND SCHEDULES FOR ADDITIONAL INFORMATION.
- PLUMBING CONTRACTOR IS RESPONSIBLE TO VERIFY IN FIELD SIZES AND LOCATION OF EXISTING PIPING SHOWN ON THE DRAWING IN THE FIELD PRIOR TO START OF DEMO WORK.
- ALL PIPING SHOWN IS ABOVE EXISTING HARD CEILING.

**DEMOLITION KEYNOTES:** (#)

- DISCONNECT AND REMOVE SINK, FAUCET, P-TRAP AND ANGLE STOPS. REMOVE DOMESTIC COLD AND HOT WATER PIPING BACK TO POINT OF DISCONNECTION AT ACTIVE MAINS AND MECHANICALLY CAP. PROVIDE WPCO ON EXISTING SINK DRAIN PIPING.

**1 FIRST FLOOR DEMO PLAN - PLBG**  
1/4" = 1'-0"



**GENERAL NOTES:**

- REFER TO P-000 FOR GENERAL NOTES AND SYMBOLS.
- REFER TO P-001 FOR SPECIFICATIONS.
- REFER TO DETAILS AND SCHEDULES FOR ADDITIONAL INFORMATION.
- PROVIDE FINISHED ACCESS DOORS TO OPERATE VALVES.

**DRAWING KEYNOTES:** (#)

- 1-1/2 INCH VENT, 1/2 INCH COLD WATER AND 1/2 INCH HOT WATER DOWN TO SINK.
- 1/2 INCH COLD WATER AND 1/2 INCH HOT WATER DOWN TO SHOWER. EXTEND NEW COLD AND HOT WATER PIPING FROM EXISTING COLD AND HOT WATER SUPPLIES. PROVIDE BALL VALVES AT CONNECTION POINTS. PROVIDE PIPING PER ARCHITECTURAL SHOWER DETAIL WITH MIXING VALVE, DIVERTER, FIXED SHOWERHEAD, AND SHOWER WAND.
- 1/2 INCH COLD WATER DOWN TO WATER CLOSET. EXTEND EXISTING COLD SUPPLIES. PROVIDE NEW PIPING OR MODIFY IF EXISTING ROUGH IN PIPING WAS NOT INSTALLED PER ORIGINAL PLANS.
- 2 INCH VENT, 1/2 INCH COLD WATER AND 1/2 INCH HOT WATER DOWN TO LAV. EXTEND EXISTING COLD AND HOT WATER SUPPLIES. PROVIDE NEW PIPING OR MODIFY IF EXISTING ROUGH IN PIPING WAS NOT INSTALLED PER ORIGINAL PLANS.
- 2 INCH VENT DOWN.
- 1 INCH NATURAL GAS DOWN TO FURNACE WITH DIRTLEG AND BALL VALVE. COORDINATE EXACT LOCATION OF FURNACE WITH M.C.
- CONNECTION 1 INCH NATURAL GAS TO EXISTING NATURAL GAS BRANCH.
- CONNECT 1/2 INCH COLD WATER TO EXISTING COLD WATER PIPING.
- CONNECTION 1/2 INCH HOT WATER TO EXISTING HOT WATER PIPING.
- CONNECTION 2 INCH VENT TO EXISTING 2 INCH VENT BRANCH.

**2 FIRST FLOOR PLAN - PLBG**  
1/4" = 1'-0"



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Checked By: MJR  
Project Manager: MJR

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**Revisions**

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PARTIAL FIRST FLOOR PLANS - PLBG

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Revisions

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## P-300

SCHEDULES - PLBG

### PIPE MATERIAL SCHEDULE

SERVICE	LOCATION	MATERIAL	FITTINGS	CONNECTIONS	PIPE SIZE	REMARKS
WATER	ABOVE GRADE	COPPER, TYPE L	WROUGHT COPPER	NO-LEAD SOLDER	ALL SIZES	
WASTE	ABOVE GRADE	PVC, SOLID CORE	SOCKET TYPE	SOLVENT CEMENT	ALL SIZES	NOT IN R.A. PLENUMS
	BELOW GRADE	PVC, SOLID CORE	SOCKET TYPE	SOLVENT CEMENT	ALL SIZES	NOT IN R.A. PLENUMS
VENT	ABOVE GRADE	PVC, SOLID CORE	SOCKET TYPE	SOLVENT CEMENT	ALL SIZES	
	BELOW GRADE	PVC, SOLID CORE	SOCKET TYPE	SOLVENT CEMENT	ALL SIZES	
NATURAL GAS	ABOVE GRADE	BL. STEEL, SCHED 40	MALLEABLE IRON	PRESS	ALL SIZES	
		BL. STEEL, SCHED 40	MALLEABLE IRON	THREADED	ALL SIZES	

### INSULATION SCHEDULE

SYSTEM	TYPE	INSULATION THICKNESS (IN)		INSULATION CLASS		JACKETING CLASS		REMARKS
		NOMINAL PIPE SIZE (IN)		INTERIOR CONCEALED	INTERIOR EXPOSED	INTERIOR CONCEALED	INTERIOR EXPOSED	
		1/2" - 1 1/4"	1 1/2" & UP					
DOMESTIC COLD WATER	A	1/2"	1"	FIBER GLASS	-	PVC		
DOMESTIC HOT WATER	B	1"	1-1/2"	FIBER GLASS	-	PVC		
DOMESTIC HOT WATER RECIRCULATION	C	1"	1-1/2"	FIBER GLASS	-	PVC		

### FIXTURE AND EQUIPMENT SCHEDULE

DESIGNATION	DESCRIPTION	WASTE OR SANITARY	VENT	HOT	COLD	GPM / GPF	FIXTURE MODEL	SEAT	FAUCET	SUPPLIES	TRAP	REMARKS
WC-A	FLOOR MTD. WATER CLOSET	3"	2"	--	1"	1.28	AMERICAN STD. 3517A.101	BEMIS 1800SLOW	-	-	-	REMARK 2.
LAV-A	INTEGRAL BOWL	1 1/2"	1 1/2"	1/2"	1/2"	-	INTEGRAL BOWL	-	CHICAGO 802-V317ABCP	McGUIRE 2167-LK-F	McGUIRE 8912-F	
SK-A	BY OWNER INSTALL BY PC.	1 1/2"	1 1/2"	1/2"	1/2"	-	BY OWNER	-	BY OWNER	McGUIRE 2167-LK-F	McGUIRE 8912-F	REMARK 3.
SH-A	ROLL IN SHOWER	2"	AS NOTED	1/2"	1/2"	1.5	CLARION MP6036RBF34	-	SYMMONS 1-117-FS OR EQUAL	-	P-TRAP	REMARK 4.
FD-A	FLOOR DRAIN	AS NOTED	AS NOTED	-	-	-	JR SMITH # 2010-B	-	-	-	P-TRAP	PROVIDE TRAP GUARD FOR DRAIN
FD-B	FLOOR DRAIN WITH FUNNEL	AS NOTED	AS NOTED	-	-	-	JR SMITH # 2010-B	-	-	-	P-TRAP	PROVIDE TRAP GUARD FOR DRAIN

REMARKS:

- ROUGH ACCORDING TO ABOVE SCHEDULE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- INSTALL ALL FLUSH VALVES ON THE WIDE SIDE OF THE FIXTURE.
- OWNER TO PROVIDE FIXTURE. CONTRACTOR TO INSTALL FIXTURE AND PROVIDE ANY NECESSARY ACCESSORY FOR INSTALLATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND ACCESSORIES.

GENERAL NOTES:

- A. ALL WORK SHALL BE IN ACCORDANCE WITH FACILITY DESIGN AND CONSTRUCTION STANDARDS... B. ALL NEW PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS SHALL BE PROVIDED FOR INSTALLATION OF MECHANICAL SYSTEMS INCLUDING, BUT NOT LIMITED TO, EQUIPMENT, DUCTWORK, PIPING, ETC. 1. ALL PENETRATIONS THROUGH NON RATED WALLS SHALL BE SEALED WITH A NON-HARDENING SEALANT ON BOTH SIDES OF WALL PENETRATION TO REDUCE NOISE TRANSMISSION. 2. ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE FIRE/SMOKE SEALED... C. THE DUCTWORK CONFIGURATION AND SIZES ARE TO MEET SPECIFIC SOUND REQUIREMENTS WITHIN THE SPACES... D. PROVIDE AND INSTALL NECESSARY DUCTWORK TRANSITIONS AND PIPING INCREASES/REDUCERS AS REQUIRED FOR EQUIPMENT CONNECTIONS... E. IT IS THE REQUIREMENT OF THE PROJECT THAT THE CONSTRUCTION WORK HAVE MINIMUM IMPACT TO THE NORMAL OPERATION OF THE FACILITY... F. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT... G. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION... H. PERFORM WORK, PROVIDE MATERIALS AND EQUIPMENT FOR SYSTEMS SHOWN, SPECIFIED, AND DESCRIBED ON DRAWINGS... I. PROTECT ALL EXISTING AND NEW BUILDING ELEMENTS (INSTALLED BY OTHER CONTRACTS) FROM DAMAGE... J. WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT NEAT, RECTILINEAR APPEARANCE... K. MATERIALS AND EQUIPMENT SHALL BE NEW AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS... L. ALL EQUIPMENT PIPING, WIRING, INSULATION ETC. INSTALLED IN HVAC AIR PLENUM SPACES SHALL MEET CODE REQUIREMENTS FOR SMOKE AND COMBUSTIBILITY... M. SEAL ALL EXTERIOR PENETRATIONS WEATHERTIGHT... N. PROVIDE PROPER ACCESS TO EQUIPMENT THAT REQUIRES INSPECTION, REPLACEMENT, OR REPAIR... O. DO NOT SUPPORT EQUIPMENT FROM SUSPENDED CEILINGS... P. DO NOT DRILL, CORE, OR CUT ANY PORTION OF EXISTING CONCRETE COLUMNS... Q. INSTRUCT THE OWNER IN THE PROPER OPERATION AND MAINTENANCE OF THE MECHANICAL SYSTEMS... R. SYSTEMS SHALL OPERATE UNDER CONDITIONS OF LOAD WITHOUT UNUSUAL OR EXCESSIVE NOISE OR VIBRATION... S. EQUIPMENT, MATERIALS, AND LABOR REQUIRED BY THESE CONTRACT DRAWINGS SHALL BE GUARANTEED TO BE FREE FROM DEFECTIVE MATERIALS OR WORKMANSHIP... T. THESE NOTES APPLY TO ALL CONTRACT DRAWINGS...

ELECTRICAL EQUIPMENT CHARACTERISTIC NOTES:

- A. REFER TO MEP-001 SERIES DRAWINGS FOR MOTOR AND ELECTRICAL REQUIREMENTS.

GENERAL DEMOLITION NOTES:

- A. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED. B. DEMOLITION DRAWINGS SHOW IN GENERAL MAJOR EQUIPMENT, PIPING, AND DUCTWORK REMOVALS... C. DAMAGE TO EXISTING SYSTEMS OUTSIDE OF PROJECT AREA OR SHOWN TO REMAIN WITHIN THE PROJECT AREA... D. FOR EQUIPMENT AND SYSTEMS TO REMAIN IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONDITIONS OF EXACT SIZES AND LOCATION OF EXISTING DUCT AND PIPING... E. ALL MATERIALS, EQUIPMENT, METHODS OF INSTALLATION, REMOVALS, AND DISPOSAL SHALL BE IN ACCORDANCE WITH THE STANDARDS, REGULATIONS, CODES, ORDINANCES, AND LAWS OF LOCAL, STATE, AND FEDERAL GOVERNMENTS... F. REMOVE THE INDICATED HVAC ITEMS AS SHOWN ON THE PLANS... G. PATCH AND MATCH OPENINGS IN WALLS TO MAINTAIN THE INTEGRITY OF THE WALL... H. REMOVE AND REPLACE EXISTING CEILING, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS... I. REVIEW AND DOCUMENT THE OPERATION OF EXISTING HVAC SYSTEMS SERVING RENOVATED AREAS... J. COORDINATE ALL SHUTDOWNS OF SYSTEMS WITH THE FACILITY PERSONNEL... K. ALLOW THE OWNER FIRST RIGHT OF REFUSAL TO RETAIN EQUIPMENT... L. ALL DEMOLITION WORK SHALL COMPLY WITH NFPA 241 AND REQUIREMENTS OF THE OWNER/FACILITY... M. THESE NOTES APPLY TO ALL CONTRACT DRAWINGS...

PATH TO A2L REFRIGERANT PIPING CODE COMPLIANCE:

- A. THIS PROJECT WAS DESIGNED FOR COMPLIANCE WITH THE 2020 MCNYS (2018 IBC/IMC). B. TECHNICAL BULLETIN TB-4001-MCNYS WAS PROVIDED FOR ALTERNATIVE REFRIGERANTS, INCLUDING A2L'S... C. ASHRAE 34-2022 SETS REFRIGERANT CONCENTRATION LIMITS (RCL'S) TO DEFINE THE MAXIMUM AMOUNT OF REFRIGERANT ALLOWED IN A SPACE... D. THE RCL AND LFL ARE APPLIED TO ASHRAE 15-2022 EDVC... E. ASHRAE 15-2022 7.2.3.1.1 PROVIDES AN EXEMPTION FROM EDVC'S FOR AREAS THAT CONTAIN ONLY CONTINUOUS REFRIGERANT PIPING... F. WE HAVE PERFORMED RCL, LFL AND EDVC CALCULATIONS FOR THIS PROJECT...

GENERAL HVAC SYMBOLS LIST

Table with 2 columns: SYMBOL and DESCRIPTION. Lists symbols for NEW WORK, EXISTING WORK TO REMAIN, POINT OF CONNECTION, DRAWING KEYNOTE, REVISION TAG, AIR TERMINAL UNIT, FIN TUBE RADIATION, REGISTER, GRILLE OR DIFFUSER TAG, LINEAR DIFFUSER TAG, FIN TUBE RADIATION TAG, FLOW SENSOR, WATER TEMPERATURE SENSOR, STATIC PRESSURE SENSOR, TEMPERATURE SENSOR, CARBON DIOXIDE SENSOR, CARBON MONOXIDE SENSOR, GAS SENSOR, HUMIDITY SENSOR, DIFFERENTIAL PRESSURE SENSOR, PRESSURE SWITCH, FLOW SWITCH, THERMOSTAT, THERMOSTAT WITH GUARD, HUMIDISTAT, FREEZESTAT, HIGH LIMIT THERMOSTAT, DUCT SMOKE DETECTOR, VARIABLE FREQUENCY DRIVE.

PHASING NOTES:

- A. PHASING OF THE WORK IS REQUIRED TO ALLOW CONTINUED USE AND OCCUPANCY OF PORTIONS OF THE BUILDING... B. MAINTAIN NEGATIVE PRESSURE TO THE CONSTRUCTION AREA USING FANS... C. CONTRACTOR SHALL MAINTAIN EXISTING SERVICES TO THE AREAS OUTSIDE OF EACH INDIVIDUAL PHASE... D. DEMOLITION AND NEW CONSTRUCTION NOTES ARE TO DEFINE INTENT... E. CONTRACTOR SHALL PROVIDE NEW AND TEMPORARY EQUIPMENT INCLUDING WIRING, PIPING, DUCTWORK, CONDUIT, AND ASSOCIATED FITTINGS... F. COORDINATE ALL WORK OCCURRING OUTSIDE OF CONSTRUCTION PHASE LINES... G. OVERLAPPING OF WORK AT EACH OF THE PHASED CONSTRUCTION AREAS... H. AT THE END OF EACH PHASE, THE AIR AND WATER SYSTEMS SHALL BE BALANCED TO THE DESIGN VALUES...

AHU OPERATION DURING CONSTRUCTION NOTES:

- A. THE USE OF NEW OR EXISTING AIR HANDLING UNITS DURING CONSTRUCTION IS PROHIBITED UNLESS APPROVED BY THE OWNER... B. THE CONTRACTOR SHALL PROTECT THE INTERIOR OF ALL DUCTWORK... C. DUCTWORK STORED ON SITE AWAITING INSTALLATION SHALL BE CAREFULLY EXAMINED... D. IF APPROVED BY THE OWNER, THE AIR HANDLING UNIT WILL BE ALLOWED TO OPERATE DURING THE FINISHING STAGES... E. WHEN THE SPACE IS TURNED OVER TO THE OWNER, THE CONTRACTOR SHALL REMOVE ALL FILTERS USED DURING CONSTRUCTION...

HVAC DUCTWORK SYMBOLS LIST

Table with 2 columns: SYMBOL and DESCRIPTION. Lists symbols for FLEXIBLE DUCTWORK, DUCT SECTION - FLAT OVAL (FO), ROUND DUCT - IN INCHES, DUCT SECTION - SUPPLY, DUCT SECTION - RETURN, WIDTH A x DEPTH B, TRANSITION SQUARE TO ROUND, RISE IN DUCT - IN DIRECTION OF AIRFLOW, DROP IN DUCT - IN DIRECTION OF AIRFLOW, SUPPLY DUCT TURNING UP OR DOWN, RETURN DUCT TURNING UP OR DOWN, SUPPLY/RETURN RECTANGULAR MAIN RECTANGULAR BRANCH, SUPPLY/RETURN RECTANGULAR MAIN ROUND BRANCH, MITERED ELBOW WITH TURNING VANES, SUPPLY DIFFUSER, REGISTER OR GRILLE, RETURN / EXHAUST GRILLE, LINEAR DIFFUSER, DOUBLE LINE PIPE OR ROUND DUCT CONTINUED, DOUBLE LINE RECTANGULAR DUCT CONTINUED, AUTOMATIC AIR DAMPER, FIRE DAMPER, SMOKE DAMPER, COMBINATION FIRE/SMOKE DAMPER, BACK DRAFT DAMPER, FLEX CONNECTOR - DUCTWORK, MOTORIZED DAMPER, BLAST GATE, VOLUME DAMPER, AIR FLOW, DOOR UNDERCUT, DOOR LOUVER.

HVAC PIPING SYMBOLS LIST

Table with 2 columns: SYMBOL and DESCRIPTION. Lists symbols for DRAIN, INDIRECT WASTE, PUMPED CONDENSATE, REFRIGERANT DISCHARGE, REFRIGERANT LIQUID, REFRIGERANT SUCTION, GLOBE VALVE, BALL VALVE, GATE VALVE, TWO WAY CONTROL VALVE, THREE WAY CONTROL VALVE, CHECK VALVE, BALANCING VALVE, BUTTERFLY VALVE, RELIEF VALVE, PRESSURE REDUCING VALVE, PRESSURE/TEMPERATURE TEST PLUG, SINGLE LINE PIPE CONTINUED, PIPE ANCHOR, PIPE GUIDE, EXPANSION COMPENSATOR WITH GUIDES, STRAINER, PRESSURE GAUGE, THERMOMETER, UNION, AIR VENT, FLOAT & THERMOSTATIC TRAP, INLINE PUMP, DIRECTION OF FLOW, REDUCER, CAP OR PLUG, PIPE ELBOW DOWN, PIPE ELBOW UP, PIPE BOTTOM TAP, FLEXIBLE CONNECTOR - PIPING, DRAIN VALVE WITH HOSE CONNECTION.

MECHANICAL ABBREVIATIONS

Table with 3 columns: ABBREVIATION, DESCRIPTION, ABBREVIATION, DESCRIPTION, ABBREVIATION, DESCRIPTION. Lists abbreviations for ACCU, AD, AFF, AHU, B, BC, CFM, CH, CLG, COMP, COND, CP, CT, CUH, DB, (DBL), DDC, DN, DSD, DX, E, EAT, E.C., EER, EF, ERV, ESP, ET, ETR, EUH, EWB, EWH, EWT, EXH, EXIST, F/S, FCU, FF, FFM, FFS, FS, FT, FTR, G.C., H, HC, HOA, HP, HX, LOUVER, (L), (2L), LAT, LB, LDB, LF, LWB, LWT, MAT, MAU, MBH, M.C., NA, NC, NG, NO, EXHAUST, EXISTING, COMBINATION FIRE SMOKE DAMPER, FAN COIL UNIT, FINAL FILTER, FEET PER MINUTE, FEET PER SECOND, FLOW SWITCH, FEET, FIN TUBE RADIATION, GENERAL CONTRACTOR, HUMIDIFIER, HEATING COIL, HAND / OFF / AUTO, HEAT PUMP, HEAT EXCHANGER, LOUVER, ACOUSTIC THERMAL LINING - 1-1/2" THICK, ACOUSTIC THERMAL LINING - 2" THICK, LEAVING AIR TEMPERATURE, POUND, LEAVING DRY BULB, LINEAR FEET, LEAVING WATER TEMPERATURE, LEAVING AIR TEMPERATURE, MIXED AIR TEMPERATURE, MAKE UP AIR HANDLING UNIT, THOUSAND BTU/HOUR, MECHANICAL CONTRACTOR, NOT APPLICABLE, NOISE CRITERIA, NORMALLY CLOSED, NATURAL GAS, NORMALLY OPEN, NOT TO SCALE, OUTSIDE AIR, OUTSIDE AIR TEMPERATURE, ON-CENTER, OUTSIDE DIAMETER, PUMP, PLUMBING CONTRACTOR, PRESSURE DROP, PREHEAT COIL, POWER ROOF EXHAUSTER, PRESSURE REDUCING VALVE, POUNDS PER SQUARE INCH GAGE, PACKAGED TERMINAL AIR CONDITIONER, QUANTITY, RETURN AIR, RETURN AIR TEMPERATURE, RETURN FAN, RELATIVE HUMIDITY, REHEAT COIL, RADIANT PANEL, ROOF TOP UNIT, SUPPLY AIR, SUPPLY AIR TEMPERATURE, SMOKE DAMPER, STEAM TRAP, TYPICAL, UNIT HEATER, UNIT VENTILATOR, VARIABLE AIR VOLUME, VOLUME DAMPER, VARIABLE FREQUENCY DRIVE, VARIABLE REFRIGERANT VOLUME, WALL TO WALL.



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Revisions

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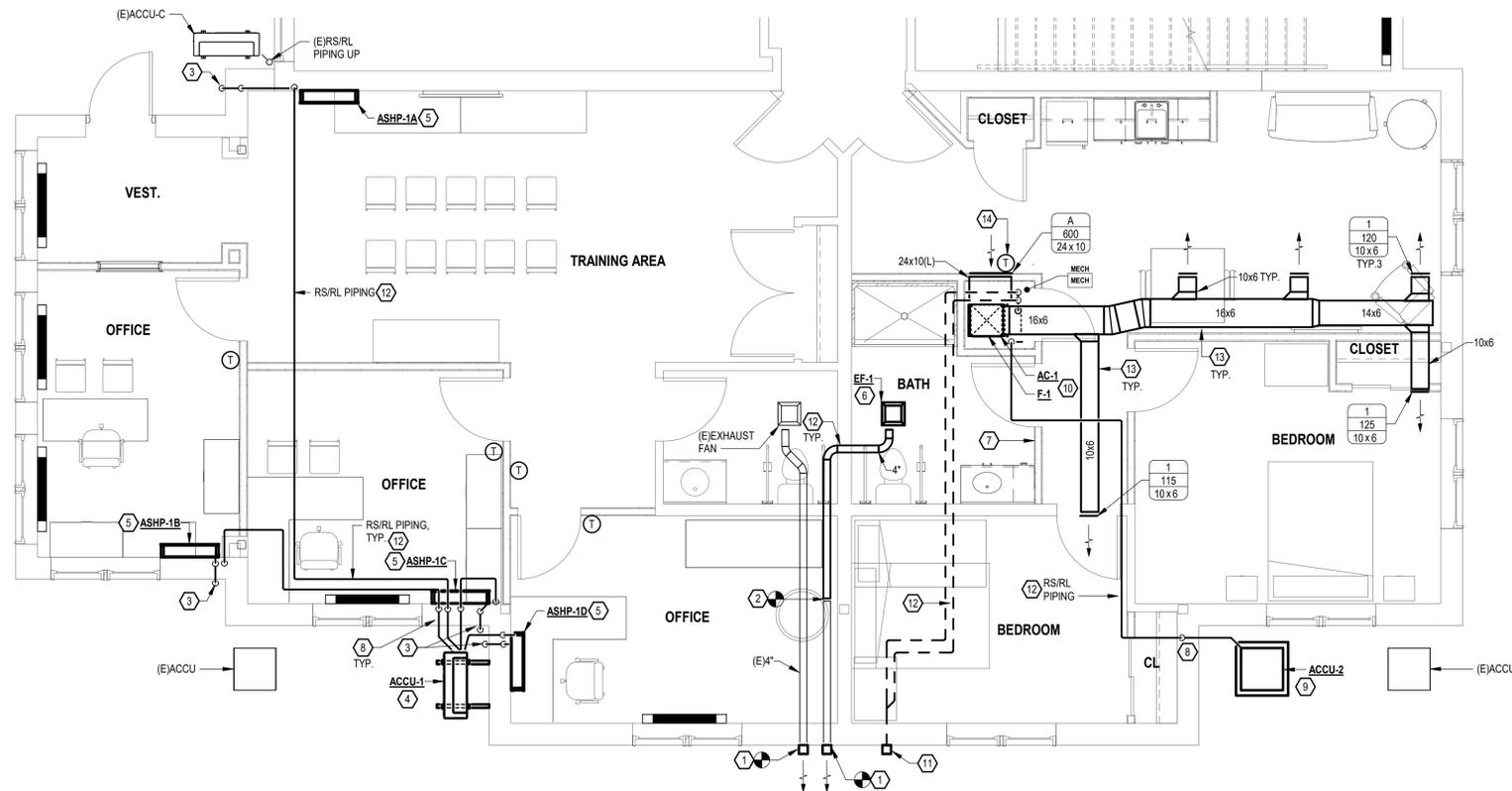
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GENERAL NOTES AND SYMBOLS - HVAC

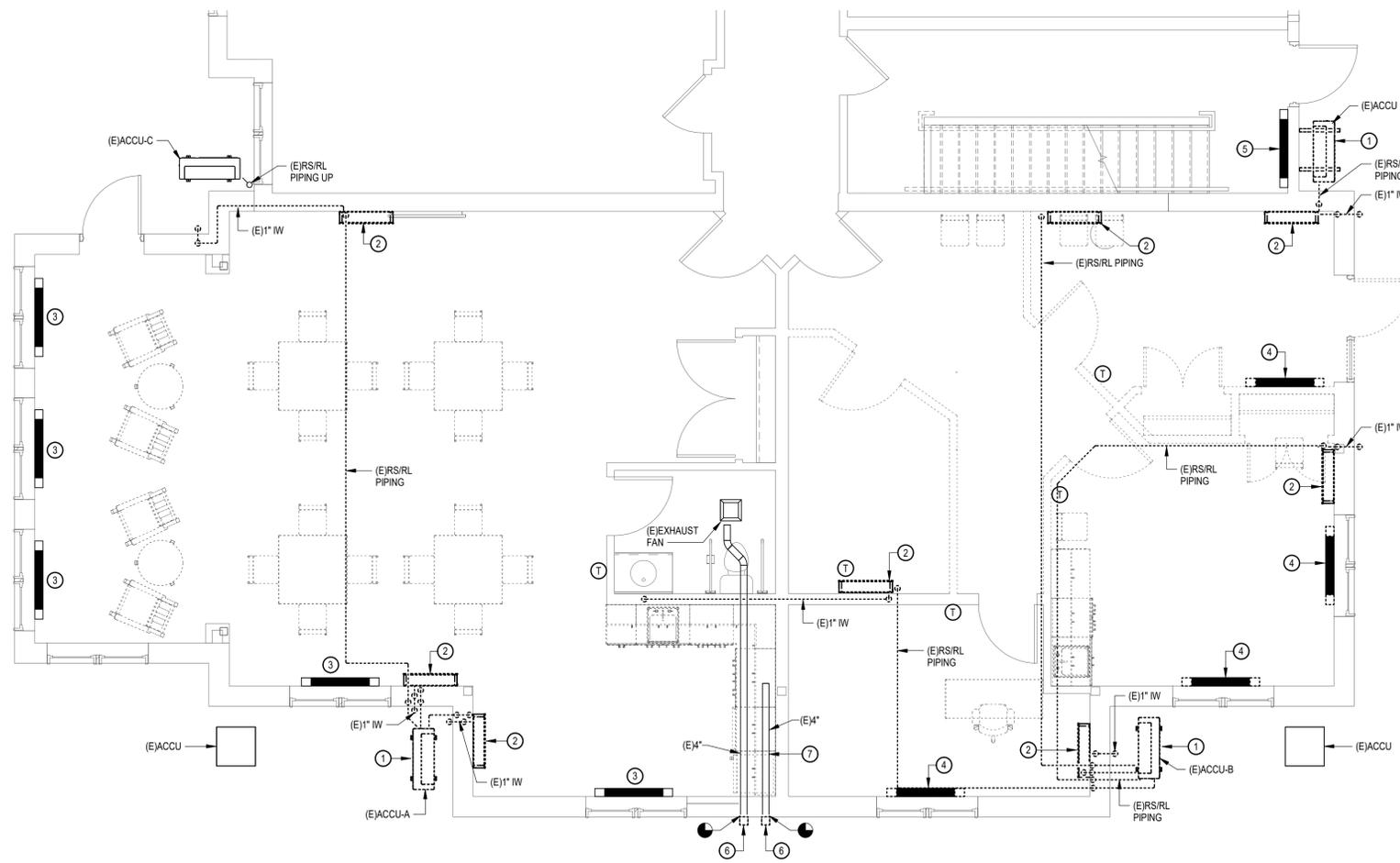
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- DRAWING KEYNOTES:** Ⓢ
1. PROVIDE WC4 WALL CAP BY PRIMEX, OR EQUAL. PROVIDE BIRD SCREEN AND BACKDRAFT DAMPER. COLOR TO BE SELECTED BY ARCHITECT. SEAL PENETRATION WEATHER TIGHT.
  2. CONNECT 4" DUCT TO EXISTING. FIELD VERIFY EXISTING DUCT LOCATION. PROVIDE DUCT COMPLETE TO WALL CAP AS REQUIRED. CUT AND PATCH TO ACCOMMODATE INSTALLATION.
  3. 1" IW TO 1'-6" ABOVE GRADE. TERMINATE WITH ELBOW DOWN. PROVIDE ESCUTCHEON. PAINT EXPOSED PIPING A COLOR TO MATCH EXISTING EXTERIOR FINISH.
  4. SUPPORT HEAT PUMP FROM EXTERIOR WALL WITH FACTORY BRACKET. BOTTOM OF UNIT SHALL BE MINIMUM 3'-0" ABOVE FINISHED GRADE. PROVIDE NEOPRENE PAD AT UNIT MOUNT POINTS.
  5. PROVIDE DUCTLESS SPLIT 12" BELOW FINISHED CEILING. PROVIDE RS/RL PIPING TO ACCU IN ACCORDANCE WITH MFR. REQUIREMENTS. PROVIDE WALL BRACKET. PROVIDE WIRING TO WALL MOUNTED THERMOSTAT. CUT AND PATCH TO MATCH EXISTING TO ACCOMMODATE UNIT, PIPING, AND WIRING. MAINTAIN MINIMUM REQUIRED PIPE LENGTHS FROM EACH ODU TO IDU.
  6. PROVIDE EXHAUST FAN WITH INTEGRAL RADIATION DAMPER. CUT AND PATCH TO ACCOMMODATE WIRING AND DUCTWORK.
  7. WALL SWITCH TO CONTROL FAN LIGHT AND HIGH SPEED. COORDINATE WITH EC.
  8. DROP RS/RL IN WALL TO HEIGHT SUITABLE TO CONNECT TO OUTDOOR EQUIPMENT. DO NOT RUN DOWN EXTERIOR WALL OUTSIDE OF THE BUILDING. SEAL PENETRATION WEATHER TIGHT. PROVIDE ESCUTCHEON.
  9. PROVIDE ACCU ON 6" CONCRETE PAD. SECURE TO PAD.
  10. REFER TO DETAIL.
  11. 2" INTAKE AND FLUE TO BAY VENT. MAINTAIN 3' CLEARANCE TO OPERABLE OPENINGS. PROVIDE IN COLOR SELECTED BY THE ARCHITECT. PROVIDE IN ACCORDANCE WITH MFR. REQUIREMENTS. PITCH PIPING AS REQUIRED AND PROVIDE DRAIN.
  12. CORE TJI JOISTS IN ACCORDANCE WITH MFR. REQUIREMENTS.
  13. PROVIDE DUCTWORK WITHIN SOFFIT/DROP CEILING AREA. MOUNT DUCTWORK AS HIGH AS POSSIBLE.
  14. WIRED PROGRAMMABLE THERMOSTAT. MOUNT WITH TOP AT 48" AFF.

2 FIRST FLOOR PLAN - HVAC  
1/4" = 1'-0"



- DEMOLITION KEYNOTES:** Ⓢ
1. REMOVE EXTERIOR CONDENSING UNIT, ASSOCIATED RS/RL PIPING, SUPPORTS, CONTROL WIRING, AND ACCESSORIES COMPLETELY. PATCH EXTERIOR WALLS TO MATCH EXISTING.
  2. REMOVE DUCTLESS SPLIT, ASSOCIATED PIPING, THERMOSTAT, ASSOCIATED WIRING, AND ACCESSORIES COMPLETELY. PATCH EXTERIOR WALLS TO MATCH EXISTING. CUT AND PATCH GYPSUM LID AND WALLS AS REQUIRED.
  3. EXISTING ELECTRIC BASEBOARD WITH INTEGRAL CONTROL SHALL REMAIN. PROTECT DURING CONSTRUCTION. REMOVE AND REPLACE TO ACCOMMODATE PAINTING.
  4. REMOVE ELECTRIC BASEBOARD, ASSOCIATED WIRING, THERMOSTAT, AND ACCESSORIES COMPLETELY. PATCH WALL TO MATCH EXISTING.
  5. EXISTING ELECTRIC BASEBOARD TO REMAIN.
  6. REMOVE EXISTING WALL CAP. PREPARE FOR NEW WALL CAP.
  7. FIELD VERIFY LOCATION OF EXISTING ABANDONED EXHAUST DUCTWORK.

1 FIRST FLOOR DEMO PLAN - HVAC  
1/4" = 1'-0"



Drawn By: MJR  
Checked By: JC  
Project Manager: MJR

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**Revisions**

NO.	DESCRIPTION

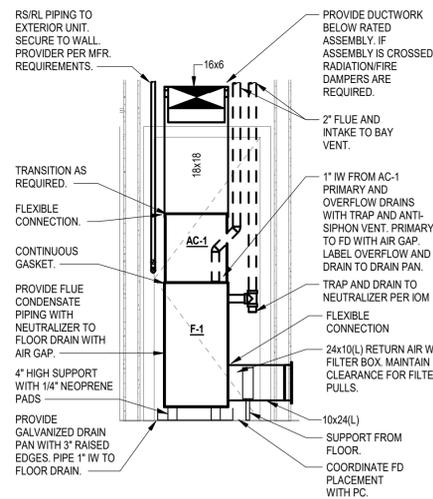
**Highlands at Pittsford Office Reno**  
SWBR Project Number 23094.00

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PITTSFORD, N Y

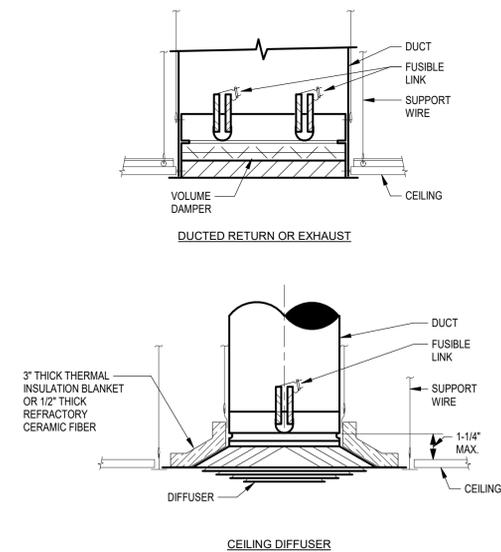
**M-100**

PARTIAL FIRST FLOOR PLANS - HVAC

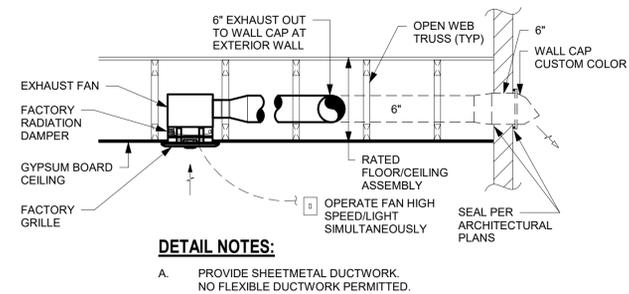
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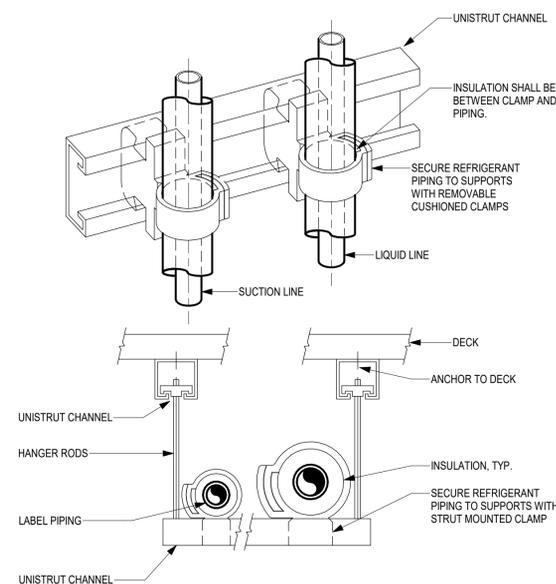
**1 FURNACE ELEVATION**  
1/2" = 1'-0"



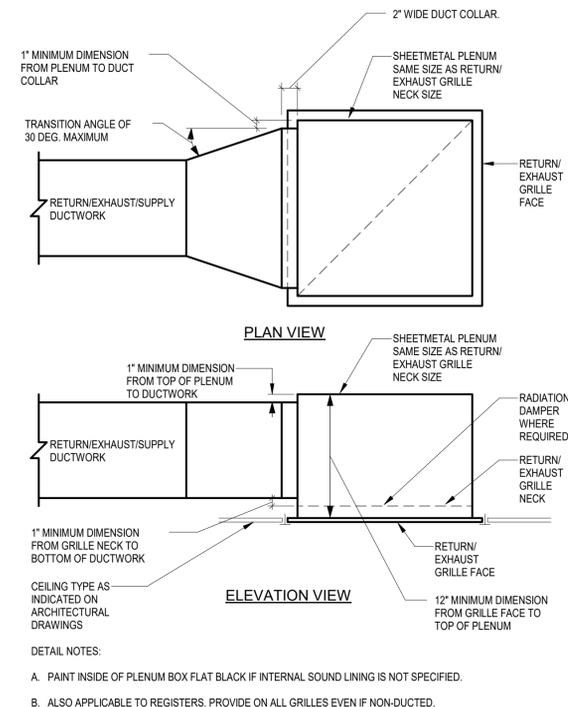
**2 RADIATION DAMPER AT PENETRATION DETAIL**  
NOT TO SCALE



**3 TYPICAL EXHAUST FAN MOUNTING DETAIL**  
NOT TO SCALE



**4 REFRIGERANT PIPE SUPPORT DETAIL**  
NOT TO SCALE



**5 REGISTER/GRILLE PLENUM DETAIL**  
NOT TO SCALE



Drawn By: MJR  
Checked By: JC  
Project Manager: MJR

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**Revisions**

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**M-200**

DETAILS - HVAC

**SPLIT SYSTEM AIR CONDITIONING UNIT SCHEDULE**

UNIT NO.	SERVICE	CFM (H/M/L)	COOLING (95 OADB)		HEATING (5 OADB)		INDOOR UNIT ELECTRICAL			OUTDOOR UNIT ELECTRICAL			COMMENTS	DESIGN EQUIPMENT		
			TBTU	SEER2	TBTU	HSPF2	VOLTS	PHASE	MCA	VOLTS	PHASE	MCA		INDOOR UNIT	OUTDOOR UNIT	
ASHP-1/ACCU-1	TRAINING OFFICES	VARIES	28,400	-	28,600	-	208	1	-	208	1	19.4	1,2,3,4,5,6,7	LG KNMAB121A (UNITS B&C&D) & LG KNMAB071A (UNITS B&C&D)	LG KUMXB301A	

1. PROVIDE UNIT WITH LOW AMBIENT OPTIONS (HEATING DOWN TO -13 DEG.F). PROVIDE WIND BAFFLES, BASE HEATER, AND TEMPERATURE SENSOR.
2. PROVIDE UNIT WITH WALL MOUNTED WIRED REMOTE CONTROLLER INCLUDING OPTIONAL RELAY TO CONTROL ELECTRIC BACKUP HEAT WHERE APPLICABLE. USE CONTROLLER LOW VOLTAGE CONTACTS TO CONTROL BACKUP HEAT. LIMIT OPERATION TO BELOW 0 DEG. F.
3. PROVIDE UNIT WITH EXTERIOR MOUNT WALL BRACKET AND HAIL GUARD KIT. PROVIDE REFRIGERANT PIPING IN ACCORDANCE WITH MFR. REQUIREMENTS. MAINTAIN MAXIMUM LENGTHS LISTED TO AVOID ADDITIONAL CHARGE.
4. PROVIDE EACH INDOOR UNIT ONE SPARE FILTER TO BE LEFT IN MAINTENANCE GARAGE.
5. PROVIDE PVC CONDENSATE PIPING AS SHOWN ON PLANS.
6. PROVIDE REFRIGERANT PIPING FROM EACH INDOOR UNIT TO OUTDOOR UNIT IN ACCORDANCE WITH MFR. REQUIREMENTS. COORDINATE CUTTING AND PATCHING WITH G.C. PROVIDE WIRING BETWEEN OUTDOOR AND INDOOR UNITS.
7. PROVIDE ALL UNITS WITH INTEGRAL R-32 LEAK DETECTION. UPON LEAK DETECTION THE UNIT SHALL MODULATE THE FAN ON CONTINUOUSLY AND GENERATE AN ALARM CONDITION.

**FAN SCHEDULE**

UNIT NO.	LOCATION	SERVICE	TYPE	CFM	S.P.	BLADE TYPE	FAN RPM	SONES	DRIVE	MOTOR			COMMENTS	DESIGN EQUIPMENT		
										TYPE	HP (W)	VOLTS				
EF-1	APARTMENT	TOILET EXHAUST	CEILING	60	0.35	FC	756	0.3	DIRECT	ECM	(3.1)	120	1	PKGD.	1,2,3,4,5	PANASONIC WHISPERGREEN SELECT FV-0511VKS12

1. PROVIDE UNIT WITH FACTORY INSTALLED UL LISTED CEILING RADIATION DAMPER MODEL RD05C5.
2. PROVIDE UNIT WITH WET LOCATION GFCI KIT.
3. PROVIDE UNIT WITH MULTI-SPEED WITH TIME DELAY (FV-VS15VK1) FOR CONTINUOUS OPERATION AT LOW SPEED. SET LOW SPEED FOR 45 CFM. SET HIGH SPEED FOR 80 CFM. TIME DELAY TO BE 10 MINUTES.
4. POWER TO CONNECT DIRECTLY TO THE FAN. LOW VOLTAGE SIGNAL WIRES SHALL BE ROUTED TO A SWITCH TO SET FAN TO HIGH SPEED AND TURN ON LIGHT UPON ENTRY. COORDINATE WITH EC.
5. FAN SHALL BE ENERGY STAR RATED.

**FURNACE SCHEDULE (GAS/DX)**

TAG	LOCATION	SERVICE	HEATING CFM	COOLING CFM	MAX E.S.P. (IN W.C.)	FUEL TYPE-LPG/NG	MIN GAS PRESSURE (IN. W.C.)	HEATING SECTION		AFUE %	COOLING COIL				DESIGN EQUIPMENT	NOTES	
								INPUT CAPACITY LOW (MBH)	INPUT CAPACITY HIGH (MBH)		EAT (°F)		LAT (°F)				NOMINAL CAPACITY (TONS)
											DB	WB	DB	WB			
F-1	MECH 405	UNIT	550	525	1.0	NG	4"	22.4	56	97	78	65	60	55	1.5	RHEEM R97MV0603A17SAP	1,2,3,4

1. PROVIDE WALL-MOUNTED WIRED 7-DAY PROGRAMMABLE THERMOSTAT.
2. PROVIDE CONDENSATE NEUTRALIZER, CONCENTRIC VENT KIT, SIDE FILTER RACK WITH 2" MERV 10A.
3. ADJUST FAN SPEED TO SETTINGS AS INDICATED.
4. PROVIDE MATCHED CONDENSING UNIT.

**AIR COOLED CONDENSING UNIT SCHEDULE**

TAG	LOCATION	SERVICE	REFRIGERANT TYPE	OAT (DEG F)	CAPACITY (TONS)	# CIRCUITS	DIMENSIONS			WEIGHT	COMPRESSOR		DESIGN EQUIPMENT	COMMENTS
							W	L	H		QTY	NO. OF STAGES		
ACCU-1/AC-1	OUTSIDE/MECH 405	F-1	R-454B	90	1.5	1	30	30	25	140	1	1	RHEEM RA15AY18AJ1NA	1,2,3,4,5

1. PROVIDE SINGLE POINT POWER, NON-FUSED NEMA 3R DISCONNECT, AND MOTOR STARTER. UNIT SHALL BE ENERGY STAR LABELED.
2. PROVIDE FINAL REFRIGERANT PIPE SIZES PER MANUFACTURER'S RECOMMENDATION. PROVIDE MATCHED INDOOR COIL TO FURNACE.
3. PROVIDE ALL LOW VOLTAGE CONTROL WIRING IN CONDUIT BETWEEN OUTDOOR CONDENSER, INDOOR AC UNITS, SENSORS, AND CONTROLLERS.
4. PROVIDE PROVISIONS FOR LOW AMBIENT OPERATION DOWN TO 0°F OUTDOOR AIR TEMPERATURE.
5. PROVIDE COMPRESSOR SOUND COVER, HARD START KIT, TIME DELAY AND SOLENOID VALVES.

**INSULATION SCHEDULE**

TYPE	EQUIPMENT OR SYSTEM SERVED	INSULATION CLASS (a)			JACKETING CLASS (b)			THICKNESS (IN)					DUCTWORK (c)
		INTERIOR CONCEALED	INTERIOR EXPOSED	EXTERIOR	INTERIOR CONCEALED	INTERIOR EXPOSED	EXTERIOR	NOMINAL PIPE SIZE (IN)					
								LESS THAN 1	1 TO < 1.5	1.5 TO < 4	4 TO < 8	≥ 8	
A	RS, RL	FE	FE	FE	0	0	4	1 (J)	1 (J)	1	1	1	
B	COOLING COIL CONDENSATE	FE	--	--	0	--	--	0.5	0.5	0.5	0.5	0.5	0.5
		--	FE	--	--	4	--	0.5	0.5	0.5	0.5	0.5	0.5
C	DUCTWORK	FG (d)	--	--	2	--	--	--	--	--	--	--	2(g)(i)
		--	FG (e)	--	--	1	--	--	--	--	--	--	2(f)(g)
		--	--	UR(e)	--	--	6	--	--	--	--	--	3

- (a) FG -- FIBROUS GLASS  
FE -- FLEXIBLE ELASTOMERIC  
UR -- URETHANE  
CS -- CALCIUM SILICATE  
FR -- FIRE RATED
- (b) 0 -- NONE  
1 -- ALL SERVICE  
2 -- ALUMINUM FOIL  
3 -- CANVAS  
4 -- POLYVINYL CHLORIDE  
5 -- STAINLESS STEEL  
6 -- ALUMINUM  
7 -- EPDM
- (c) SUPPLY AIR  
OUTSIDE AIR  
MIXED AIR  
RETURN AIR
- (d) BLANKET
- (e) RIGID BOARD
- (f) EXCEPT DUCTWORK WITHIN CONDITIONED SPACE.
- (g) INSULATE DUCTWORK 15'-0" FROM EXTERIOR PENETRATIONS
- (i) PROVIDE R-12 (4.4") IN UNCONDITIONED ATTIC AND CRAWL SPACES
- (j) 0.5" IS ACCEPTABLE FOR COOLING ONLY UNITS

**REGISTER GRILLE AND DIFFUSER SCHEDULE**

TYPE	APPLICATION	MATERIAL	FINISH	COMMENTS	DESIGN EQUIPMENT
1	SUPPLY	STEEL	WHITE	1,2	CONTINENTAL SERIES 23
A	RETURN	STEEL	WHITE	1,2	CONTINENTAL SERIES G25

1. PROVIDE UNIT DYNAMIC CEILING RADIATION DAMPER WITH VOLUME ADJUSTMENT WITH 165 DEG. F FUSIBLE LINK WHERE INSTALLED IN RATED ASSEMBLIES.
2. PROVIDE WITH OPPOSED BLADE DAMPER WHERE NO VOLUME DAMPER IS POSSIBLE.

**DUCTWORK MATERIALS**

SERVICE	MATERIAL	JOINT CONSTRUCTION	INSULATION
SUPPLY, OUTSIDE AIR	LOCK FORMING QUALITY, GALVANIZED STEEL ASTM 525 OR 527	FLANGED WITH BUTYL GASKET, BRUSH ON, SEAL CLASS C	EXPOSED: 1 1/2" RIGID FIBERGLASS R-6 CONCEALED: FLEX FIBERGLASS 2" AT 1.0 PCF R-6 PROVIDE R-12 (4.4") IN UNCONDITIONED ATTIC AND CRAWL SPACES
RETURN, VENT, RELIEF, AND EXHAUST	LOCK FORMING QUALITY, GALVANIZED STEEL ASTM 525 OR 527	FLANGED WITH BUTYL GASKET, BRUSH ON, SEAL CLASS C	PROVIDE R-12 (4.4") IN UNCONDITIONED ATTIC AND CRAWL SPACES
AIR PLENUMS AT ROOF OR WALL, INTAKE OR EXHAUST	TYPE 304 STAINLESS STEEL OR GALVANIZED STEEL	BRAZE OR WELD WATERTIGHT	2" FLEXIBLE FIBERGLASS AT 1.0 PCF R-6
ACCESSORIES, DAMPERS AND AIR TURNS	SAME OR BETTER AS PARENT DUCT	SAME OR BETTER AS PARENT DUCT	SAME OR BETTER AS PARENT DUCT

**PIPING MATERIALS**

SERVICE	PIPE MATERIALS	FITTINGS	CONNECTIONS
INDIRECT WASTE	SCHEDULE 40 PVC	PVC	PRIMED AND GLUED
REFRIGERANT PIPING	TYPE ACR (LINESETS ACCEPTABLE)	WROUGHT COPPER	NO-LEAD SOLDER, BRAZED



Drawn By: MJR  
Checked By: JC  
Project Manager: MJR

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Revisions

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SWBR Project Number 23094.00

Highlands at Pittsford  
100 HAHNEMANN TRAIL  
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SCHEDULES - HVAC

08/01/2025  
Construction Documents

GENERAL NOTES:

- A. UNLESS NOTED OR PROVIDED BY OTHERS, CONTRACTOR SHALL PROVIDE ALL MATERIALS SHOWN ON DRAWINGS. ALL MATERIALS PROVIDED SHALL BE NEW, UNUSED CONDITION.
B. COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF THE 2017 NATIONAL ELECTRIC CODE (NEC), 2020 BUILDING CODE OF NEW YORK STATE, 2020 FIRE CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE AND NATIONAL FIRE PROTECTION ASSOCIATION.
C. ALL MATERIALS SHALL BE UL LISTED.
D. NEW YORK STATE LICENSE: THIS CONTRACTOR SHALL POSSESS A LICENSE TO SPECIFICALLY INSTALL FIRE ALARM SYSTEMS.
E. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTIONS AND CERTIFICATES ALONG WITH ALL ASSOCIATED FEES.
F. CONTRACTOR SHALL PROVIDE A THIRD PARTY INDEPENDENT ELECTRICAL INSPECTION AND CERTIFICATE PRIOR TO FINAL PAYMENT. THE INDEPENDENT ELECTRICAL INSPECTOR SHALL BE CERTIFIED BY THE INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS.
G. PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED BY THE PROJECT CONTRACTOR.
H. COORDINATE ELECTRICAL WORK WITH OTHER TRADES AND ADJUST EQUIPMENT LOCATIONS ACCORDINGLY TO FIT SPACES ALLOTTED.
I. HANDLE PRODUCTS CAREFULLY DURING SHIPPING, STORING AND INSTALLING. DO NOT INSTALL DAMAGED EQUIPMENT OR COMPONENTS; REPLACE WITH NEW.
J. FIRE SEAL ALL OPENINGS AROUND ELECTRICAL BOXES, RACEWAYS, SLEEVES, ETC. WHERE PASSING THROUGH CONCRETE SLABS AND WALLS. THE FIRE SEAL SHALL BE APPROVED AND INSTALLED IN ACCORDANCE WITH ASTM E814.
K. REMOVE MATERIALS AS WORK PROGRESSES. UPON COMPLETION OF WORK. LEAVE AREAS IN A CLEAN CONDITION.
L. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE PROVIDED WITH MINIMUM DISRUPTION TO THE BUILDING SYSTEMS. OUTSIDE OF WORK AREA, SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT. TEMPORARY SHUTDOWN OF SYSTEMS SHALL ONLY BE ALLOWED WITH WRITTEN CONSENT OF OWNER. EXISTING ALARM AND EMERGENCY SYSTEMS SHALL NOT BE DISRUPTED AT ANY TIME DURING THE PROJECT.
M. REMOVE AND REINSTALL EXISTING CONSTRUCTION (CEILINGS, LIGHTING, ELECTRICAL EQUIPMENT, FIRE ALARM DEVICES, FURNISHINGS, ETC.) AS NECESSARY TO COMPLETE THE REMOVALS & RENOVATION WORK REQUIRED BY THE DRAWINGS & SPECIFICATIONS. REPLACE ANY ITEMS DAMAGED BY OR DUE TO THIS REMOVAL & REINSTALLATION WITH NEW ITEMS TO MATCH EXISTING. (APPLIES WITHIN & OUTSIDE OF THE PROJECT AREA).
N. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING ASSOCIATED WITH ELECTRICAL SYSTEMS DEMOLITION AND INSTALLATION.

GENERAL DEMOLITION NOTES:

- A. DEMOLITION DRAWINGS ARE BASED ON FIELD OBSERVATION. REPORT ANY CONFLICTS TO THE ENGINEERING BEFORE DISTURBING EXISTING EQUIPMENT.
B. VERIFY SCOPE OF WORK: CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING A BID TO DETERMINE THE SCOPE OF THE WORK AND TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS THAT WILL AFFECT THEIR WORK AND, THEREFORE, THEIR BID.
C. UNLESS NOTED OTHERWISE, EXISTING ELECTRICAL EQUIPMENT SHOWN ON THESE PLANS ARE PART OF THE CONTRACT. TO MAINTAIN DRAWING CLARITY NOT ALL EXISTING EQUIPMENT HAS BEEN SHOWN. FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICTS.
D. UNLESS NOTED OTHERWISE, REMOVE ALL ELECTRICAL ITEMS SHOWN ON THESE PLANS AS INDICATED BY DASHED LIGHT LINE-WEIGHT LINES AND KEYED NOTES.
E. UNLESS NOTED OTHERWISE, DEMOLITION OF ELECTRICAL EQUIPMENT/DEVICES INCLUDES REMOVAL OF CIRCUITRY BACK TO ASSOCIATED SOURCE/PANEL. THIS INCLUDES REMOVAL OF THE DEVICES, WIRING, CONDUIT, BOXES, CONTROL DEVICES, ETC.
F. EXISTING CIRCUIT BREAKERS ASSOCIATED WITH ELECTRICAL EQUIPMENT SCHEDULED FOR DEMOLITION SHALL REMAIN FOR SPARES UNLESS REMOVAL IS REQUIRED TO MAKE ADDITIONAL SPACE (IN EXISTING PANELBOARDS) FOR NEW CIRCUIT BREAKERS.
G. MAINTAIN THE ELECTRICAL INTEGRITY OF ALL EXISTING BRANCH CIRCUITS INTERRUPTED BY REMOVAL WORK. PROVIDE ALL WIRING, CONDUIT, AND HARDWARE REQUIRED TO MAINTAIN CONTINUITY OF ELECTRICAL EQUIPMENT REMAINING ON EXISTING BRANCH CIRCUITS NOT BEING COMPLETELY REMOVED OR OUTSIDE THE WORK AREA.
H. WHERE REMOVALS OCCUR ON SERVICES THAT ARE TO REMAIN IN OPERATION, CAP OR OTHERWISE TERMINATE THE REMAINING SERVICES BENEATH FINISHED SURFACES.
I. ALL CONDUITS STUBBED THRU FLOOR ITEMS TO BE REMOVED, AND NOT SHOWN OR REQUIRED TO BE REUSED, SHALL BE CUT OFF FLUSH, SLAB LEVEL WITH CONCRETE.
J. PORTIONS OF FEEDERS RISERS WHICH REQUIRE REMOVAL DUE TO DEMOLITION WORK, BUT WHICH ARE REQUIRED TO REMAIN ENERGIZED, SHALL BE CUT AT ACCESSIBLE LOCATIONS, REROUTED AND RECONNECTED, EXTEND EXISTING FEEDERS AS REQUIRED, MATCH EXISTING FEEDERS IN CONDUCTOR SIZE (AMPACITY RATING), RACEWAY SIZE, ETC.
K. CAREFULLY REMOVE, PROTECT AND STORE ALL EQUIPMENT TO BE REUSED IN A SAFE PLACE UNTIL READY FOR REINSTALLATION. CLEAN MATERIALS BEFORE REINSTALLATION AND ENSURE EQUIPMENT IS STILL FULLY OPERATIONAL.

DEFINITIONS:

RECONNECT EXISTING CIRCUITRY = MODIFY AND EXTEND EXISTING WIRING AND CONDUITS AS REQUIRED TO RECONNECT CIRCUITRY TO ELECTRICAL DEVICE. PROVIDE NECESSARY JUNCTION BOXES, EXTENSION BOXES, SPLICES, RACEWAYS, WIRING, CONNECTORS, ETC. AS REQUIRED.
CIRCUITRY = UNLESS NOTED OTHERWISE, CIRCUITRY INCLUDES, BUT IS NOT LIMITED TO, WIRING, OUTLET BOXES, JUNCTION BOXES, RELAYS, WIREMOLD, SURFACE MOUNTED RACEWAY, CONDUITS, CONTROL DEVICES, ETC.

GENERAL RENOVATION AND/OR NEW WORK NOTES:

- A. IN AREAS WHERE CEILING IS BEING REMOVED, EXISTING CONDUITS AND CABLING WHICH ARE INDEPENDENTLY SUPPORTED ABOVE THE CEILING SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE ABOVE USING SPECIFIC METHODS.
B. FLUSH MOUNT ALL WIRING DEVICES, LIGHTING CONTROLS, TELECOMMUNICATIONS OUTLETS, FIRE ALARM DEVICES ETC. WITHIN NEW WALLS AND EXISTING GYPSUM BOARD WALLS. CUT/CHANNEL EXISTING WALLS AS REQUIRED FOR FLUSH INSTALLATION OF WALLBOX AND CONDUIT INSTALLATION.
C. SURFACE MOUNT ALL WIRING DEVICES LIGHTING CONTROLS, TELECOMMUNICATIONS OUTLETS, FIRE ALARM DEVICES ETC. LOCATED ON EXISTING MASONRY WALLS. PROVIDE SURFACE MOUNTED BOXES, RACEWAYS, WIREMOLD, ETC. PER SPECIFICATIONS.
D. WITH EXCEPTION OF ELECTRICAL CLOSETS & MECHANICAL ROOMS ALL CONDUITS, RACEWAYS, ELECTRICAL DUCTS, CABLING & WIRING SHALL BE CONCEALED ABOVE ACCESSIBLE CEILINGS, IN WALLS, OR BENEATH FINISHED FLOORS.
E. COVERS ASSOCIATED WITH JUNCTION AND PULL BOXES SHALL BE READILY ACCESSIBLE.
F. PROVIDE PULL BOXES WHERE REQUIRED BY CODE AND WHERE NECESSARY FOR CONDUCTOR INSTALLATION. PROVIDE PULL BOXES EVERY 100' FOR ALL EMPTY RACEWAY RUNS. PRIOR TO INSTALLATION OF PULL BOXES, COORDINATE WITH OTHER TRADES.
G. DO NOT COMBINE MORE THAN THREE PHASE CONDUCTORS, THREE NEUTRAL CONDUCTORS PLUS THREE GROUND CONDUCTORS, IN ANY ONE BRANCH CIRCUIT CONDUIT, UNLESS OTHERWISE INDICATED ON DRAWINGS.
H. THE USE OF SHARED NEUTRALS IN LIGHTING AND RECEPTACLE BRANCH CIRCUITS IS PROHIBITED. PROVIDE SEPARATE NEUTRAL AND GROUND FOR EVERY CIRCUIT.
I. WALK-THRU WITH OWNER REPRESENTATIVE AND VERIFY ALL ELECTRICAL DEVICE LOCATIONS PRIOR TO INSTALLATION.
J. INSTALL CIRCUITRY PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, AND CEILING.
K. REFER TO ELECTRIC EQUIPMENT & CONTROL SCHEDULE FOR TYPES OF MOTOR CONTROL DEVICES REQUIRED, LOCATIONS WHERE CONTROL DEVICES ARE SCHEDULED FOR INSTALLATION, AND ADDITIONAL INFORMATION.
L. TO MAINTAIN DRAWING CLARITY, MOTOR CONTROL DEVICES, FOR HVAC/PLUMBING EQUIPMENT, HAVE NOT BEEN SHOWN.
M. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SUPPORT HARDWARE FOR SECURELY FASTENING THE ELECTRICAL CONTROL DEVICES AND ENCLOSURES TO THE BUILDING STRUCTURE. THE REQUIRED HARDWARE INCLUDES, JOIST CLAMPS, ETC. MOUNT STARTERS, VFD'S DISCONNECTS, RELAYS, AND OTHER ELECTRICAL CONTROL DEVICES AND ENCLOSURES AT LOCATION(S) INDICATED IN ELECTRIC EQUIPMENT & CONTROL SCHEDULE(S). ALLOW MAINTENANCE ACCESS AND SERVICE SPACE AT EACH LOCATION.
N. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT/ DEVICES WITH ARCHITECTURAL PLANS, ELEVATIONS, FURNITURE LAYOUTS, AND WITH OTHER DIVISIONS PRIOR TO INSTALLATIONS. CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT COST TO OWNER.
O. WHERE NEW CIRCUIT BREAKERS ARE REQUIRED FOR INSTALLATION IN EXISTING ELECTRICAL PANELS, CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS WHICH ARE COMPATIBLE WITH EXISTING PANELS. MATCH FRAME SIZES, KAIC RATINGS, ETC.
P. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL PROVIDE COMPLETE, TYPE WRITTEN, AND UP-TO-DATE PANELBOARD DIRECTORIES FOR ALL PANELBOARDS (NEW AND EXISTING) AFFECTED BY THIS PROJECT. PROVIDE OWNER WITH TWO COPIES OF UPDATED PANELBOARD CIRCUIT BREAKER DIRECTORIES.
Q. EACH RECEPTACLE, SWITCH AND JUNCTION BOX, PROVIDED, OR ALTERED, UNDER THIS CONTRACT, SHALL BE LABELED WITH THE CORRESPONDING POWER PANEL NAME AND CIRCUIT BREAKER. ALL LABELING SHALL BE TYPE WRITTEN USING LABEL MAKER AND SHALL BE PERMANENTLY AFFIXED TO EACH FACEPLATE. HANDWRITTEN LABELS WILL NOT BE ACCEPTED. PRIOR TO START OF LABELING, MEET WITH OWNER TO DETERMINE LABELING SCHEME TO BE UTILIZED. PROVIDE LABELING TO MEET OWNER REQUIREMENTS.
R. ALL ITEMS THAT REQUIRE ACCESS, SUCH AS OPERATING, CLEANING, SERVICING, MAINTENANCE, AND CALIBRATION, SHALL BE EASILY AND SAFELY ACCESSIBLE BY PERSONS STANDING AT FLOOR LEVEL, OR STANDING ON PERMANENT PLATFORMS, WITHOUT THE USE OF PORTABLE LADDERS. EXAMPLES OF THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO: ALL TYPES OF SWITCHES, PANELBOARDS OCCUPANCY SENSORS, CONTROL DEVICES, ETC. PRIOR TO COMMENCING INSTALLATION WORK, REFER CONFLICTS BETWEEN THIS REQUIREMENT CONTRACT DRAWINGS TO OWNER FOR RESOLUTION.
S. PROVIDE SCHEDULE 40 BLACK STEEL PIPE SLEEVES AT ALL CONDUIT PENETRATIONS THROUGH CONCRETE AND MASONRY CONSTRUCTION, AND THROUGH FIRE RATED DRYWALL CONSTRUCTION.
T. ELECTRICAL EQUIPMENT LOCATIONS ARE APPROXIMATE. VERIFY EXACT EQUIPMENT LOCATIONS PRIOR TO FEEDER ROUGH-IN.
U. MOTOR CONNECTION LOCATIONS SHOWN ARE APPROXIMATE. VERIFY EXACT LOCATIONS WITH OTHER TRADES PRIOR TO FEEDER/ CONDUIT ROUGH-IN.
V. PRIOR TO ROUGH-IN FOR ANY CEILING MOUNTED ELECTRICAL DEVICE OR LIGHT FIXTURE, COORDINATE THE LOCATIONS OF SPRINKLER HEADS WITH FIRE PROTECTION CONTRACTOR. ALL CEILING MOUNTED EQUIPMENT SHALL BE MOUNTED AT A DISTANCE FROM SPRINKLER HEADS THAT MEET NFPA MINIMUM REQUIREMENTS.

ELECTRICAL ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, Abbreviation, Description, Abbreviation, Description. Includes terms like AMPERE, FIRE ALARM CONTROL PANEL, NORMALLY OPEN, etc.

GENERAL SYMBOLS

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for DEMOLITION KEYNOTE, DRAWING KEYNOTE, REVISION TAG, HEAVY LINE-WEIGHT INDICATES TO PROVIDE DEVICE / EQUIPMENT AS NEW, etc.

ELECTRICAL

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for DUPLEX RECEPTACLE, QUAD RECEPTACLE, SPECIAL RECEPTACLE, JUNCTION BOX, etc.

POWER DISTRIBUTION AND CONTROL

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for 120/208 VOLT PANELBOARD (SURFACE), 120/208 VOLT PANELBOARD (RECESSED), COMPLETE MOTOR CONNECTION, SINGLE POINT CONNECTION TO EQUIPMENT, etc.

LIGHTING

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for CEILING MOUNTED LIGHT FIXTURE, WALL MOUNTED LIGHT FIXTURE, DUAL HEAD WALL MOUNTED EMERGENCY BATTERY PACK LUMINAIRE, EMERGENCY BATTERY PACK REMOTE LUMINAIRE HEAD, CEILING MOUNTED EXIT LUMINAIRE, WALL MOUNTED EXIT LUMINAIRE, etc.

LIGHTING CONTROL

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for LIGHT SWITCH, CEILING MOUNTED OCCUPANCY SENSOR, etc.

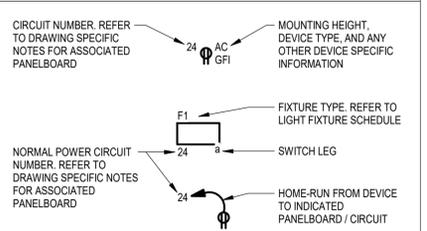
FIRE ALARM

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for MANUAL PULL STATION, SMOKE DETECTOR, HEAT DETECTOR, COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, AUDIO/VISUAL (HORN/STROBE) SIGNALING DEVICE, VISUAL SIGNALING DEVICE, etc.

NURSE CALL SYSTEM

Table with 2 columns: SYMBOL, DESCRIPTION. Includes symbols for NURSE CALL DEVICE BY OWNER, WALL MOUNTED NURSE CALL DOME LIGHT BY OWNER, CEILING MOUNTED NURSE CALL DOME LIGHT BY OWNER, etc.

BRANCH CIRCUIT / DEVICE IDENTIFICATION



GENERAL CIRCUITRY NOTES:

- A. PROVIDE QUANTITIES OF CONDUCTORS AND RACEWAYS REQUIRED, FOR EQUIPMENT SHOWN ON PLANS. MINIMUM TRADE SIZE CONDUCTOR SHALL BE #12 AWG. MINIMUM TRADE SIZE RACEWAY SHALL BE 3/4". THE USE OF SHARED NEUTRALS IN LIGHTING AND RECEPTACLE BRANCH CIRCUITS IS PROHIBITED. PROVIDE SEPARATE NEUTRAL AND GROUND FOR EVERY CIRCUIT.
LIGHTING CIRCUITRY NOTES:
A. UNO, PROVIDE (2)#12, (1)#12G, 3/4" FOR LIGHTING CIRCUITRY. PROVIDE (2)#10, (1)#10G, 3/4" FOR LIGHTING CIRCUITS GREATER THAN 100' IN LENGTH TO PANELBOARD. PROVIDE ADDITIONAL CONDUCTOR IN SAME RACEWAY AS OTHER CONDUCTORS FOR 0-10V LED DIMMING.
B. UNO, IN ROOMS/AREAS WHERE MULTIPLE LIGHT SWITCHES/SENSORS ARE SHOWN, PROVIDE LIGHTING CONTROL CIRCUITRY FROM SWITCHES/SENSORS TO LIGHT FIXTURES WITH SAME SWITCH LEG DESIGNATIONS.
C. UNO, IN ROOMS/AREAS WHERE ONE LIGHT SWITCH/SENSOR IS SHOWN, CIRCUIT SWITCH/SENSOR IN SUCH A MANNER THAT SWITCH/SENSOR OPERATES ALL LIGHT FIXTURES WITHIN SAME ROOMAREA.

RECEPTACLE CIRCUITRY NOTES:

- A. UNO, PROVIDE (2)#12, 3/4" FOR GENERAL PURPOSE 120V RECEPTACLE CIRCUITS. PROVIDE (2) #10, #10 G, 3/4" FOR RECEPTACLE CIRCUITS GREATER THAN 100' IN LENGTH TO PANELBOARD.

STANDARD MOUNTING HEIGHTS

(UNLESS NOTE OTHERWISE, WALL MOUNT; HEIGHTS ARE A.F.F. TO CENTER OF DEVICE)

Table with 2 columns: Device Name, Height. Includes RECEPTACLES (18"), DATA OUTLET (18"), TELEPHONE PHONE OUTLET (48"), COMBINATION DATA & TELEPHONE OUTLET (18"), PRESENTATION STATION OUTLET (60"), TEACHING STATION OUTLET (18"), LIGHT SWITCH (46"), PANELBOARD (MAX TO TOP OF BACKBOX) (72"), STARTER/DISCONNECT SWITCH (48"), SYSTEMS CABINETS (MAX TO TOP) (72"), ABOVE COUNTER DEVICES (8" ABOVE BACKSPASH), SYSTEMS CONTROL PANELS (MAX TO TOP) (72"), IP BASED PUBLIC ADDRESS SPEAKER (WALL) (80"), CLOCK (WALL) (80"), PUSH-BUTTON (46"), CARD READER (46"), FIRE ALARM PULL STATION (46"), FIRE ALARM NOTIFICATION DEVICE (80" (TO BOTTOM)), FIRE ALARM MAGNETIC DOOR HOLDER (80"), EXIT LIGHT (WALL) (CENTERED ABOVE DOORWAY), EMERGENCY BATTERY PACK (80").

**ELECTRICAL BASIC REQUIREMENTS:**

- A. UNLESS NOTED AS EXISTING OR PROVIDED BY OTHERS, CONTRACTOR SHALL PROVIDE ALL MATERIALS SHOWN ON DRAWINGS. ALL MATERIALS PROVIDED SHALL BE NEW, UNUSED CONDITION.
- B. EQUIPMENT SHALL BE UL LISTED.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTIONS AND CERTIFICATES ALONG WITH ALL ASSOCIATED FEES.
- D. FURNISH WRITTEN GUARANTEE COVERING MATERIAL, OPERATION AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.
- E. COORDINATE ELECTRICAL WORK WITH OTHER TRADES AND ADJUST EQUIPMENT LOCATIONS ACCORDINGLY TO FIT SPACES ALLOTTED.
- F. HANDLE PRODUCTS CAREFULLY DURING SHIPPING, STORING AND INSTALLING. DO NOT INSTALL DAMAGED EQUIPMENT OR COMPONENTS; REPLACE WITH NEW IF DAMAGED.
- G. PROVIDE, AS PART OF CONTRACT, ALL SHIELDING, DUST/FUME PROTECTION, MECHANICAL/ELECTRICAL PROTECTION, BARRIERS, OR ANY OTHER SAFETY FEATURES REQUIRED FOR ALL WORKMEN AND SITE VISITORS.
- H. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE ALL CUTTING AND PATCHING REQUIRED TO PERFORM ELECTRICAL WORK, UNLESS NOTED OTHERWISE ON THE ELECTRICAL DRAWINGS. IN ADDITION, PATCH ALL OPENINGS CREATED BY ELECTRICAL DEMOLITION ACTIVITIES WHICH ARE NOT BEING UTILIZED FOR CONSTRUCTION. PATCH TO MATCH EXISTING ADJACENT SURFACES IN MATERIAL, FINISH, TEXTURE AND COLOR.
- I. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PAINTING OF EXPOSED ELECTRICAL WORK WHICH IS EXPOSED IN FINISHED, OCCUPIED SPACES. PAINT TO MATCH ADJACENT SURFACES IN TEXTURE AND COLOR.
- J. PROVIDE SCHEDULE 40 BLACK STEEL PIPE SLEEVES AT ALL CONDUIT PENETRATIONS THROUGH CONCRETE AND MASONRY CONSTRUCTION, AND THROUGH FIRE RATED DRYWALL CONSTRUCTION.
- K. FIRE SEAL ALL OPENINGS AROUND ELECTRICAL BOXES, RACEWAYS, SLEEVES, ETC. WHERE PASSING THROUGH CONCRETE SLABS AND WALLS. THE FIRE SEAL SHALL BE APPROVED AND INSTALLED IN ACCORDANCE WITH ASTM E814.
- L. PROVIDE PERCUSSION OR EXPANSION TYPE FASTENERS FOR SUPPORT OF HANGERS, EQUIPMENT, CONDUIT, ETC.
- M. COVERS ASSOCIATED WITH JUNCTION AND PULL BOXES SHALL BE READILY ACCESSIBLE.
- N. PROVIDE PULL BOXES WHERE REQUIRED BY CODE AND WHERE NECESSARY FOR CONDUCTOR INSTALLATION. PROVIDE PULL BOXES EVERY 100' FOR ALL EMPTY RACEWAY RUNS. PRIOR TO INSTALLATION OF PULL BOXES, COORDINATE WITH OTHER TRADES.
- O. DO NOT COMBINE MORE THAN THREE PHASE CONDUCTORS, ONE NEUTRAL CONDUCTORS PLUS GROUND CONDUCTOR, IN ANY ONE FEEDER CONDUIT, UNLESS OTHERWISE INDICATED ON DRAWINGS.
- P. THE USE OF SHARED NEUTRALS IN LIGHTING AND RECEPTACLE BRANCH CIRCUITS IS PROHIBITED. PROVIDE SEPARATE NEUTRAL AND GROUND FOR EVERY CIRCUIT.
- Q. WALK-THRU WITH OWNER REPRESENTATIVE AND VERIFY ALL ELECTRICAL DEVICE & RACEWAY LOCATIONS PRIOR TO INSTALLATION.
- R. INSTALL ALL CIRCUITRY PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, AND CEILING.
- S. ELECTRICAL EQUIPMENT LOCATIONS ARE APPROXIMATE. VERIFY EXACT EQUIPMENT LOCATIONS PRIOR TO FEEDER ROUGH-IN.
- T. REMOVE MATERIALS AS WORK PROGRESSES. UPON COMPLETION OF WORK, LEAVE AREAS IN A CLEAN CONDITION.
- U. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT/DEVICES WITH ARCHITECTURAL PLANS, ELEVATIONS, AND WITH OTHER DIVISIONS PRIOR TO INSTALLATION. CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT COST TO OWNER.
- V. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SUPPORT HARDWARE FOR SECURELY FASTENING THE ELECTRICAL DEVICES AND ENCLOSURES TO THE BUILDING STRUCTURE. THE REQUIRED HARDWARE INCLUDES, BUT IS NOT LIMITED TO, INTERMEDIATE STEEL ANGLE, UNISTRUCT, FASTENERS, JOISTS CLAMPS, ETC. MOUNT DEVICES AND ENCLOSURES AT LOCATION(S) INDICATED ON PLANS.
- W. AFTER SUBSTANTIAL COMPLETION, PROVIDE OWNER DESIGNATED PERSONNEL WITH INSTRUCTIONS ON INSTALLED SYSTEMS.
- X. PROVIDE OWNER WITH AN OPERATION AND MAINTENANCE MANUAL FOR INSTALLED SYSTEMS.
- Y. UPON COMPLETION OF INSTALLATION OF ELECTRICAL WORK, INCLUDING OUTLETS, FITTINGS, AND DEVICES, INSPECT EXPOSED FINISH. REMOVE BURRS, DIRT/PAINT SPOTS, AND CONSTRUCTION DEBRIS.
- Z. COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF THE 2017 NATIONAL ELECTRICAL CODE (NEC), 2020 BUILDING CODE OF NEW YORK STATE, 2020 FIRE CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, NATIONAL FIRE PROTECTION ASSOCIATION. EQUIPMENT SHALL BE UL LISTED CERTIFIED.
- AA. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING.
- BB. NEW YORK STATE LICENSE: THIS CONTRACTOR SHALL POSSESS A LICENSE TO SPECIFICALLY INSTALL FIRE ALARM SYSTEMS.
- CC. CONTRACTOR SHALL PROVIDE A THIRD PARTY INDEPENDENT ELECTRICAL INSPECTION AND CERTIFICATE PRIOR TO APPLICATION FOR FINAL PAYMENT. THE INDEPENDENT ELECTRICAL INSPECTOR SHALL BE CERTIFIED BY THE INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS.
- DD. PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED BY THE PROJECT.
- EE. PROVIDE STANDARD PHENOLIC NAMEPLATES WITH 1" MINIMUM SIZE ENGRAVED LETTERING INDICATING LOAD SERVED, POWER SOURCE, VOLTAGE, PHASE AND CIRCUIT NUMBER ON COVERS OF SWITCHBOARDS, ENCLOSED SWITCHES, ENCLOSED CONTROLLERS, PANELBOARDS, ETC. NAMEPLATES SHALL BE WHITE LETTERING ON BLACK BACKGROUND OR COLOR SCHEME AS DIRECTED BY OWNER.
- FF. MOTOR CONNECTION LOCATIONS SHOWN ARE APPROXIMATE. VERIFY EXACT LOCATIONS WITH OTHER TRADES PRIOR TO FEEDER/CONDUIT ROUGH-IN.
- GG. TO MAINTAIN DRAWING CLARITY, MOTOR CONTROL DEVICES, FOR HVAC/PLUMBING EQUIPMENT, HAVE NOT BEEN SHOWN. REFER TO ELECTRICAL EQUIPMENT & CONTROL SCHEDULE FOR TYPES OF MOTOR CONTROL DEVICES REQUIRED, LOCATIONS WHERE CONTROL DEVICES ARE SCHEDULED FOR INSTALLATION, AND ADDITIONAL INFORMATION.
- HH. EACH RECEPTACLE, SWITCH AND JUNCTION BOX, PROVIDED UNDER THIS CONTRACT, SHALL BE LABELED WITH THE CORRESPONDING POWER PANEL NAME AND CIRCUIT BREAKER NUMBER. ALL LABELING SHALL BE TYPED WRITTEN USING A LABEL MAKER AND SHALL BE PERMANENTLY AFFIXED TO EACH FACEPLATE, WHITE BACKGROUND WITH BLACK LETTERING. HANDWRITTEN LABELS WILL NOT BE ACCEPTED. PRIOR TO START OF LABELING, MEET WITH OWNER TO DETERMINE LABELING SCHEME TO BE UTILIZED. PROVIDE LABELING TO MEET OWNER REQUIREMENTS.
- II. PRIOR TO CONDUIT AND CONDUCTOR INSTALLATION AS WELL AS PLACEMENT OF DISTRIBUTION EQUIPMENT, CONTRACTOR SHALL FIELD VERIFY THAT NEC WORKING SPACE AND DEDICATED SPACE WILL BE ACHIEVED FOR ALL DISTRIBUTION EQUIPMENT INCLUDING BUT NOT LIMITED TO SWITCHGEAR, SWITCHBOARDS, PANELBOARDS, MCCs, TRANSFER SWITCHES, TRANSFORMERS, MOTOR DRIVES, STARTERS AND DISCONNECT SWITCHES. NOTIFY ENGINEER AT ONCE BEFORE PROCEEDING.

**LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES:**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL.
- B. BUILDING WIRES AND LESS RATED 600 VOLT AND LESS SHALL COMPLY WITH NEMA WC 70.
- C. TYPE THHN/THWN INSULATION. UNLESS NOTED OTHERWISE, MAXIMUM OPERATING TEMPERATURE OF 90° C DRY, 75 C WET.
- D. SINGLE CONDUCTOR, ANNEALED COPPER, STRANDED.
- E. PROVIDE TERMINATIONS WHICH ARE COMPATIBLE WITH THE CONDUCTOR MATERIAL.
- F. PROVIDE SPLICE KITS AND INSULATION TAPES WITH MECHANICAL STRENGTH AND INSULATION RATING EQUIVALENT OR BETTER THAN CONDUCTORS BEING SPLICED.
- G. PRIOR TO ENERGIZING CIRCUITRY, CHECK INSTALLED WIRES AND CABLES WITH MEGAOHM METER TO DETERMINE INSULATION RESISTANCE LEVELS AND ENSURE REQUIREMENTS ARE FULFILLED.
- H. PRIOR TO ENERGIZING, TEST WIRES AND CABLES FOR ELECTRICAL CONTINUITY AND FOR SHORT CIRCUITS.
- I. SUBSEQUENT TO WIRE AND CABLE HOOK-UPS, ENERGIZE CIRCUITRY AND DEMONSTRATE FUNCTIONING IN ACCORDANCE WITH REQUIREMENTS. WHERE NECESSARY, CORRECT MALFUNCTIONING UNITS AND RETEST TO DEMONSTRATE COMPLIANCE.

**RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS:**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL ON EACH TYPE OF RACEWAY AND BOX REQUIRED.
- B. ELECTRICAL METALLIC TUBING (EMT): PROVIDE FOR ALL INTERIOR FEEDERS AND BRANCH CIRCUITS, UNLESS NOTED OTHERWISE.
- C. FLEXIBLE METAL CONDUIT: PROVIDE FOR FINAL BRANCH CIRCUIT CONDUIT CONNECTION (6" OR LESS) TO RECESSED CEILING LIGHT FIXTURES.
- D. LIQUID-TIGHT FLEXIBLE METAL CONDUIT: PROVIDE FOR FINAL CIRCUIT CONNECTIONS FROM CONTROLLER TO MOTORS. PROVIDE 18" LENGTH AT MOTORS.
- E. RIGID NONMETALLIC CONDUIT (RNC) - PVC SCHEDULE 40: PROVIDE FOR ALL CONDUITS CONCEALED BELOW GRADE.
- F. RIGID METAL CONDUIT (RMC) - GALVANIZED STEEL: PROVIDE FOR EXTERIOR EXPOSED FEEDERS AND BRANCH CIRCUITS. PROVIDE WITH THREADED FITTINGS. UTILIZE RMC ELBOWS WHERE TRANSITIONING FROM BELOW TO ABOVE GRADE IN OUTDOOR/WET LOCATIONS.
- G. SURFACE MOUNTED RACEWAY: PROVIDE ONLY WHERE INDICATED ON DRAWINGS. OTHERWISE SURFACE RACEWAY IS PROHIBITED. SINGLE CHANNEL SHALL BE METALLIC. DUAL CHANNEL SHALL BE NON-METALLIC. WIREMOLD OR ENGINEER APPROVED EQUAL.
- H. FITTINGS SPECIFICALLY DESIGNED FOR CONDUIT AND OF SAME MANUFACTURER AS CONDUIT PROVIDED.
- I. MINIMUM RACEWAY SIZE SHALL BE 1/2" UNLESS NOTED OTHERWISE.
- J. PARALLEL FEEDERS: KEEP CONDUITS THE SAME LENGTH.
- K. PROVIDE PULL CORDS IN ALL CONDUITS/RACEWAYS FOR PULLING OF CABLING/WIRING.
- L. RACEWAYS ARE NOT TO CROSS PIPE SHAFTS OR VENTILATION DUCT OPENINGS AND ARE NOT TO BE ROUTED THROUGH ELEVATOR SHAFTS, OR ELEVATOR MACHINE ROOMS, UNLESS SPECIFICALLY SERVING ELEVATOR OR ELEVATOR RELATED SYSTEMS.
- M. RACEWAYS SHALL NOT ENTER STAIRWELLS UNLESS FOR EQUIPMENT WITHIN STAIRWELL.
- N. PROVIDE BOXES AND FITTING OF TYPES AND SIZES WHICH ARE SUITABLE FOR INSTALLATION. COMPLY WITH PROVISIONS OF NEC FOR BOXES AND FITTINGS.
- O. COVERS ASSOCIATED WITH JUNCTION AND PULL BOXES SHALL BE READILY ACCESSIBLE.
- P. IN ADDITION TO BOXES SHOWN, PROVIDE ADDITIONAL BOXES WHERE NEEDED TO PREVENT DAMAGE TO CABLES AND WIRES DURING PULLING-IN OPERATIONS.
- Q. OUTLET BOXES, SWITCH BOXES, JUNCTION AND PULL BOXES: UNLESS NOTED OTHERWISE, GALVANIZED CODE-GAUGE, SHEET-STEEL BOXES WITH WELDED SEAMS, STAINLESS STEEL SCREWS ON COVERS AND STAINLESS STEEL HARDWARE. PROVIDE BOXES WITH KNOCKOUTS AS REQUIRED.
- R. OUTLET BOXES, SWITCH BOXES, JUNCTION AND PULL BOXES IN DAMP OR WET LOCATIONS: PROVIDE CAST METAL BOXES RATED FOR WET LOCATIONS, WITH THE APPROPRIATE COVERS FOR THE APPLICATION. ALL BOXES IN WET LOCATIONS SHALL BE WEATHERPROOF/NEMA 3R.
- S. PROVIDE PULL BOXES WHERE REQUIRED BY CODE AND WHERE NECESSARY FOR CONDUCTOR INSTALLATION. PROVIDE PULL BOXES EVERY 100'-0" FOR ALL EMPTY RACEWAY RUNS. PRIOR TO INSTALLATION OF PULL BOXES, COORDINATE WITH OTHER TRADES. DO NOT EXCEED A TOTAL OF 360 DEGREES OF BENDS IN BETWEEN PULLBOXES.
- T. FASTEN ELECTRICAL BOXES RIGIDLY TO STRUCTURAL SURFACES TO WHICH ATTACHED.

**HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS:**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL.
- B. CONDUIT: STEEL HANGERS, CLAMPS, AND ASSOCIATED FITTINGS, DESIGNED FOR TYPES AND SIZES OF RACEWAY TO BE SUPPORTED.
- C. MOUNTING, ANCHORING, AND ATTACHMENT COMPONENTS: ITEMS FOR FASTENING ELECTRICAL ITEMS OR THEIR SUPPORTS TO BUILDING SURFACES INCLUDE THE FOLLOWING:
  - 1. POWDER-ACTUATED FASTENERS: THREADED-STEEL STUD, FOR USE IN HARDENED PORTLAND CEMENT CONCRETE, STEEL, OR WOOD, WITH TENSION, SHEAR, AND PULLOUT CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS WHERE USED.
  - 2. MECHANICAL-EXPANSION ANCHORS: INSERT-WEDGE-TYPE, ZINC-COATED STEEL, FOR USE IN HARDENED PORTLAND CEMENT CONCRETE WITH TENSION, SHEAR, AND PULLOUT CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS IN WHICH USED.
  - 3. CONCRETE INSERTS: STEEL OR MALLEABLE-IRON, SLOTTED SUPPORT SYSTEM UNITS SIMILAR TO MSS TYPE 18; COMPLYING WITH MFMA-4 OR MSS SP-58.
  - 4. CLAMPS FOR ATTACHMENT TO STEEL STRUCTURAL ELEMENTS: MSS SP-58, TYPE SUITABLE FOR ATTACHED STRUCTURAL ELEMENT.
  - 5. THROUGH BOLTS: STRUCTURAL TYPE, HEX HEAD, AND HIGH STRENGTH, COMPLY WITH ASTM A 325.
  - 6. TOGGLE BOLTS: ALL-STEEL SPRINGHEAD TYPE.
  - 7. ALL HANGERS, SUPPORTS, AND HARDWARE SHALL BE GALVANIZED STEEL.
- D. COMPLY WITH NECA 1 AND NECA 101 FOR APPLICATION OF HANGERS AND SUPPORTS FOR ELECTRICAL EQUIPMENT AND SYSTEMS EXCEPT IF REQUIREMENTS IN THIS SECTION ARE STRICTER.
- E. MAXIMUM SUPPORT SPACING AND MINIMUM HANGER ROD SIZE FOR RACEWAY: SPACE SUPPORTS FOR EMT, IMC, AND RMC AS REQUIRED BY NFPA 70. MINIMUM ROD SIZE SHALL BE 1/4 INCH IN DIAMETER.
- F. MULTIPLE RACEWAYS: INSTALL TRAPEZE-TYPE SUPPORTS FABRICATED WITH STEEL SLOTTED OR OTHER SUPPORT SYSTEM, SIZED SO CAPACITY CAN BE INCREASED BY AT LEAST 25 PERCENT IN FUTURE WITHOUT EXCEEDING SPECIFIED DESIGN LOAD LIMITS.
  - 1. SECURE RACEWAYS AND CABLES TO THESE SUPPORTS WITH TWO-BOLT CONDUIT CLAMPS.
- G. COMPLY WITH NECA 1 AND NECA 101 FOR INSTALLATION REQUIREMENTS EXCEPT AS SPECIFIED IN THIS ARTICLE.
- H. RACEWAY SUPPORT METHODS: IN ADDITION TO METHODS DESCRIBED IN NECA 1, EMT MAY BE SUPPORTED BY OPENINGS THROUGH STRUCTURE MEMBERS, AS PERMITTED IN NFPA 70.
- I. STRENGTH OF SUPPORT ASSEMBLIES: WHERE NOT INDICATED, SELECT SIZES OF COMPONENTS SO STRENGTH WILL BE ADEQUATE TO CARRY PRESENT AND FUTURE STATIC LOADS WITHIN SPECIFIED LOADING LIMITS. MINIMUM STATIC DESIGN LOAD USED FOR STRENGTH DETERMINATION SHALL BE WEIGHT OF SUPPORTED COMPONENTS PLUS 200 LB.
- J. MOUNTING AND ANCHORAGE OF SURFACE-MOUNTED EQUIPMENT AND COMPONENTS: ANCHOR AND FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTS TO BUILDING STRUCTURAL ELEMENTS BY THE FOLLOWING METHODS UNLESS OTHERWISE INDICATED BY CODE:
  - 1. TO WOOD: FASTEN WITH LAG SCREWS OR THROUGH BOLTS.
  - 2. TO MASONRY: APPROVED TOGGLE-TYPE BOLTS ON HOLLOW MASONRY UNITS AND EXPANSION ANCHOR FASTENERS ON SOLID MASONRY UNITS.
  - 3. TO EXISTING CONCRETE: EXPANSION ANCHOR FASTENERS.
  - 4. INSTEAD OF EXPANSION ANCHORS, POWDER-ACTUATED DRIVEN THREADED STUDS PROVIDED WITH LOCK WASHERS AND NUTS MAY BE USED IN EXISTING STANDARD-WEIGHT CONCRETE 4 INCHES THICK OR GREATER. DO NOT USE FOR ANCHORAGE TO LIGHTWEIGHT-AGGREGATE CONCRETE OR FOR SLABS LESS THAN 4 INCHES THICK.
  - 5. TO STEEL: WELDED THREADED STUDS COMPLYING WITH AWS D1.1/D1.1M, WITH LOCK WASHERS AND NUTS.
  - 6. TO LIGHT STEEL: SHEET METAL SCREWS.
  - 7. ITEMS MOUNTED ON HOLLOW WALLS AND NONSTRUCTURAL BUILDING SURFACES: MOUNT CABINETS, PANELBOARDS, DISCONNECT SWITCHES, CONTROL ENCLOSURES, PULL AND JUNCTION BOXES, TRANSFORMERS, AND OTHER DEVICES ON SLOTTED-CHANNEL RACKS ATTACHED TO SUBSTRATE.
- K. DRILL HOLES FOR EXPANSION ANCHORS IN CONCRETE AT LOCATIONS AND TO DEPTHS THAT AVOID REINFORCING BARS.

**IDENTIFICATION FOR ELECTRICAL SYSTEMS**

- A. PROVIDE SELF-ADHESIVE, ENGRAVED, LAMINATED ACRYLIC LABEL WITH WHITE LETTERS ON A BLACK BACKGROUND. MINIMUM LETTER HEIGHT SHALL BE 3/8" ON THE FOLLOWING EQUIPMENT:
  1. SWITCHGEAR
  2. SWITCHBOARDS
  3. TRANSFER SWITCHES
  4. PANELBOARDS
  5. DISCONNECT SWITCHES
  6. STARTERS AND DRIVES
  7. TRANSFORMERS
- B. PROVIDE ADHESIVE FILM LABEL WITH CLEAR PROTECTING OVERLY, MACHINE PRINTED, IN BLACK WITH WHITE BACKGROUND, BY THERMAL TRANSFER OR EQUIVALENT PROCESS. MINIMUM LETTER HEIGHT SHALL BE 3/8" FOR THE FOLLOWING EQUIPMENT:
  1. JUNCTION BOXES INDICATING PANEL AND CIRCUIT NUMBERS FOR CIRCUITS CONTAINED WITHIN.
  2. ON COVERPLATE OF RECEPTACLES WITH PANEL AND CIRCUIT NUMBER.

**FIRESTOPPING:**

- A. APPLY FIRESTOPPING TO CABLE AND RACEWAY PENETRATIONS OF FIRE-RATED FLOOR AND WALL ASSEMBLIES TO ACHIEVE FIRE-RESISTANCE RATING OF THE ASSEMBLY. INSTALL THROUGH-PENETRATIONS FIRESTOP SYSTEMS TO COMPLY WITH FIRESTOP SYSTEM MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND PUBLISHED DRAWINGS FOR PRODUCTS AND APPLICATIONS INDICATED.
- B. INSTALL FORMING/DAMMING/BACKING MATERIALS AND OTHER ACCESSORIES OF TYPES REQUIRED TO SUPPORT FILL MATERIALS DURING THEIR APPLICATION AND IN THE POSITION NEEDED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS TO ACHIEVE FIRE RATINGS INDICATED.
  1. AFTER INSTALLING FILL MATERIALS, REMOVE COMBUSTIBLE FORMING MATERIALS AND OTHER ACCESSORIES NOT INDICATED AS PERMANENT COMPONENTS OF FIRESTOP SYSTEM.
- C. INSTALL FILL MATERIALS FOR FIRESTOP SYSTEMS BY PROVEN TECHNIQUES TO PRODUCE THE FOLLOWING RESULTS:
  1. FILL VOIDS AND CAVITIES FORMED BY OPENINGS, FORMING MATERIALS, ACCESSORIES, AND PENETRATING ITEMS AS REQUIRED TO ACHIEVE FIRE-RESISTANCE RATINGS INDICATED.
  2. APPLY MATERIALS SO THAT THEY CONTRACT AND ADHERE TO SUBSTRATES FORMED BY OPENINGS AND PENETRATING ITEMS.
  3. FOR FILL MATERIALS THAT WILL REMAIN EXPOSED AFTER COMPLETING WORK, FINISH TO PRODUCE SMOOTH, UNIFORM SURFACES THAT ARE FLUSH WITH ADJOINING FINISHES.
- D. REFER TO ARCHITECTURAL DRAWINGS FOR WALL RATINGS. WHERE WALL RATING ARE NOT PRESENT ON THE DRAWINGS CONTRACTOR TO COORDINATE ALL RATED WALLS IN WRITING WITH ARCHITECT PRIOR TO INSTALLATION. ANY FIRESTOPPING SYSTEM.

**GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS:**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL.
- B. GROUNDING CONNECTIONS:
  1. MECHANICAL COMPRESSION:
    - a. TIN-PLATED, HIGH CONDUCTIVITY PURE ELECTROLYTIC COPPER EXTRUSION FITTINGS.
    - b. HYDRAULIC COMPRESSION EQUIPMENT AND DIES AS RECOMMENDED BY MANUFACTURER.
    - c. BOLTED CONNECTIONS: HIGH CONDUCTIVITY COPPER FITTINGS WITH CORROSION RESISTANT NUTS AND BOLTS.
- C. INSULATED CONTINUOUS STRANDED COPPER CONDUCTORS NOT SMALLER THAN ALLOWED BY NATIONAL ELECTRIC CODE AND COLOR CODED GREEN TO IDENTIFY THEM AS GROUND CONDUCTORS.
- D. RESISTANCE TO GROUND SHALL NOT EXCEED 10 OHMS AT BUILDING ENTRANCE SERVICE POINT. PROVIDE GROUND RESISTANCE TEST FOR EACH NEW SERVICE. NOTIFY ENGINEER IF GROUND RESISTANCE EXCEEDS 10 OHMS.
- E. PROVIDE FACTORY-INSTALLED GROUND BUS (BONDED TO ENCLOSURE) AT THE SERVICE DISCONNECTING MEANS. PROVIDE MAIN BONDING JUMPER FROM GROUND BUS TO THE GROUNDED CONDUCTOR (NEUTRAL). SIZE THE MAIN BONDING JUMPER PER NEC BASED ON THE SIZE OF THE SYSTEM PHASE CONDUCTORS. JUMPER SHALL BE UNSPLICED.
- F. PROVIDE BONDING FITTINGS AND BONDING JUMPERS TO ASSURE ELECTRICAL CONTINUITY OF THE GROUNDING CIRCUIT OF SERVICE EQUIPMENT AND ENCLOSURES THAT CONTAIN SERVICE CONDUCTORS. SIZE THE BONDING JUMPERS PER NEC BASED ON THE SIZE OF THE SYSTEM PHASE CONDUCTORS.
- G. PROVIDE INDIVIDUAL GROUNDING CONDUCTORS IN ALL RACEWAYS.
- H. PROVIDE AN EQUIPMENT GROUNDING CONDUCTOR THE FULL LENGTH OF ALL RECEPTACLE CIRCUITS. TERMINATE ON EQUIPMENT GROUND BUS LOCATED IN BRANCH CIRCUIT PANELBOARDS AND ON GROUNDING TERMINAL ON RECEPTACLE.
- I. THE USE OF SHARED NEUTRALS IN LIGHTING AND RECEPTACLE BRANCH CIRCUITS IS PROHIBITED. PROVIDE SEPARATE NEUTRAL AND GROUND FOR EVERY CIRCUIT.
- J. PROVIDE GROUNDING BUSHINGS ON ALL CONDUIT TERMINATIONS AT DISTRIBUTION EQUIPMENT AND JUNCTION BOXES. GROUND BUSHINGS TO EQUIPMENT GROUNDING BUSES USING AN INSULATED, CONTINUOUS, STRANDED, COPPER CONDUCTOR.
- K. PROVIDE FACTORY INSTALLED EQUIPMENT GROUND BUSES IN ALL DISTRIBUTION EQUIPMENT. PROVIDE AN ADEQUATE NUMBER OF LUGS TO ACCEPT THE CABLES. TERMINATE ALL EQUIPMENT GROUNDING CONDUCTORS ON GROUND BUSES.
- L. TIGHTEN GROUNDING AND BONDING CONNECTORS AND TERMINALS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS.



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Checked By: RPP  
Project Manager: MJR

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Revisions table with columns for revision number, description, and date.

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**E-001**

**SPECIFICATIONS I - ELEC**

**WIRING DEVICES:**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL ON EACH TYPE OF WIRING DEVICE REQUIRED.
- B. PROVIDE DEVICE AND COVERPLATE COLOR AS SELECTED BY ARCHITECT.
- C. LIGHT SWITCH: COMMERCIAL GRADE, TOGGLE OPERATED, 20 AMP, 120 AND 277 VOLT RATED FOR USE WITH LED FIXTURES. PROVIDE THREE-WAY AND 4 WAY SWITCHES WHERE REQUIRED. PROVIDE WATTSTOPPER, HUBBELL OR APPROVED EQUAL.
- D. DIMMER SWITCH: 0-10 VOLT DIMMER FOR CONTROL OF 120/277 VOLT LED DRIVERS. WATTSTOPPER OR APPROVED EQUAL.
- E. DUPLEX RECEPTACLE: NEMA 5-20R, FEED THROUGH TYPE, 20 AMP, 120 VOLT RATED. PROVIDE HUBBELL OR APPROVED EQUAL.
  - 1. ALL AREAS - COMMERCIAL GRADE.
- F. QUAD RECEPTACLE: NEMA 5-20R FEED THROUGH TYPE, 20 AMP, 120 VOLT RATED. PROVIDE HUBBELL OR APPROVED EQUAL.
  - 1. ALL AREAS - COMMERCIAL GRADE.
- G. GFCI DUPLEX RECEPTACLE: NEMA 5-20R FEED THROUGH, 5 MILLI AMP SENSITIVITY, 120 VOLT, 20 AMP, GROUNDING TYPE. PROVIDE HUBBELL OR APPROVED EQUAL.
  - 1. ALL AREAS - COMMERCIAL GRADE.
- H. WALL PLATES: SINGLE AND COMBINATION, OF TYPES, SIZES AND WITH GANGING AND CUTOUTS AS INDICATED. PROVIDE PLATES WHICH MATCH AND MATCH WITH WIRING DEVICES, ATTACHED BY METAL SCREWS. MATERIAL SHALL BE AS FOLLOWS:
  - 1. INTERIOR FINISHED SPACES: HIGH-IMPACT THERMOPLASTIC (NYLON) WITH SMOOTH FINISH AND COLOR MATCHING DEVICE.
  - 2. INTERIOR UNFINISHED SPACES: RAISED GALVANIZED STEEL.
- I. FOR EXTERIOR/WET LOCATIONS: PROVIDE WEATHERPROOF WHILE-IN-USE.
- J. PROVIDE SPECIAL PURPOSE RECEPTACLES WITH NEMA CONFIGURATION REQUIRED TO MATCH CORD SET OF EQUIPMENT SERVED. VERIFY CONFIGURATION PRIOR TO ROUGH IN.
- K. UNLESS NOTED OTHERWISE, RECESS MOUNT ALL SWITCHES AND RECEPTACLES IN WALLS.
- L. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING FOR ELECTRICAL CONTINUITY AND FOR SHORT-CIRCUITS. ENSURE PROPER POLARITY OF CONNECTIONS IS MAINTAINED. SUBSEQUENT TO ENERGIZING, TEST WIRING DEVICES TO DEMONSTRATE COMPLIANCE WITH REQUIREMENTS.

**ENCLOSED SWITCHES (DISCONNECT SWITCHES):**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL ON EACH TYPE OF ENCLOSED SWITCH REQUIRED.
- B. EXCEPT AS OTHERWISE INDICATED, PROVIDE SAFETY SWITCHES OF TYPES, SIZES, CHARACTERISTICS AND RATINGS INDICATED WHICH COMPLY WITH MANUFACTURER'S STANDARD DESIGN, MATERIALS, COMPONENTS AND CONSTRUCTION IN ACCORDANCE WITH PUBLISHED PRODUCT INFORMATION AND AS REQUIRED FOR A COMPLETE INSTALLATION.
- C. "QUICK-MAKE" AND "QUICK-BREAK" SWITCH MECHANISM, WITH DUAL COVER INTERLOCK. SWITCHES RATED 240 VOLTS FOR 208 VOLT AND 240 VOLT SYSTEMS, AND 600 VOLTS FOR 480 VOLT SYSTEMS; AMPERE RATING AND NUMBER OF POLES AS INDICATED ON THE CONTRACT DRAWINGS, OR IF NOT INDICATED, SAME AS BRANCH CIRCUIT OR FEEDER SERVING THE SWITCH; WITH NEUTRAL BUS WHEN NEUTRAL AND/OR GROUNDING CONDUCTOR IS INCLUDED IN THE CIRCUIT. PROVIDE SQUARE D HEAVY DUTY SWITCHES OR APPROVED EQUAL BY ABBIEGE, EATON, SIEMENS.
- D. ENCLOSURES: PROVIDE NEMA 1 FOR INDOOR APPLICATION, NEMA 3R FOR EXTERIOR, NEMA 4X FOR KITCHENS, AND NEMA 12 IN AREAS SUBJECT TO DUST, LINT, FIBERS, AND FLYINGS.
- E. INSTALL SAFETY SWITCHES AS INDICATED, COMPLYING WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, APPLICABLE REQUIREMENTS OF NEC, NEMA, AND NECA'S "STANDARD OF INSTALLATION" AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES.
- F. PRIOR TO CONDUIT AND CONDUCTOR INSTALLATION, CONTRACTOR SHALL FIELD VERIFY THAT NEC WORKING SPACE WILL BE ACHIEVED. NOTIFY ENGINEER AT ONCE BEFORE PROCEEDING.

**MANUAL MOTOR STARTERS (SNAP SWITCH):**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL ON EACH TYPE OF MANUAL MOTOR STARTER REQUIRED.
- B. EXCEPT AS OTHERWISE INDICATED, PROVIDE MANUAL MOTOR STARTERS OF TYPES, SIZES, CHARACTERISTICS AND RATINGS INDICATED WHICH COMPLY WITH MANUFACTURER'S STANDARD DESIGN, MATERIALS, COMPONENTS AND CONSTRUCTION IN ACCORDANCE WITH PUBLISHED PRODUCT INFORMATION AND AS REQUIRED FOR A COMPLETE INSTALLATION.
- C. SINGLE POLE DISCONNECT SWITCHES:
  - 1. DESIGNED AND SUITABLE FOR USE ACROSS-THE-LINE, FRACTIONAL MANUAL MOTOR STARTERS, FOR MOTORS RATED UP TO 1 HORSEPOWER, AND OPERATING AT NOT GREATER THAN 120 VAC.
  - 2. CONTINUOUS RATING NOT LESS THAN 16A.
  - 3. PROVIDE WITH INTEGRAL THERMAL OVERLOAD PROTECTION.
  - 4. PROVIDE WITH TOGGLE HANDLE STYLE OPERATOR, FOR "QUICK-MAKE, QUICK BREAK" MECHANICAL OPERATION.
  - 5. PROVIDE COMPLETE WITH FACTORY FURNISHED NEMA SURFACE ENCLOSURE.
    - a. PROVIDE ENCLOSURE COMPLETE WITH FACTORY FURNISHED COVERPLATE. DO NOT PROVIDE STANDARD WIRING COVERPLATE FOR THESE DISCONNECT SWITCHES.
    - b. ALL COVERPLATES SHALL BE PROVIDED WITH PADLOCK STYLE, OPERATING HANDLE GUARD.
- D. MULTI-POLE DISCONNECT SWITCHES:
  - 1. DESIGN AND SUITABLE FOR USE ACROSS-THE-LINE, NON-REVERSING TYPE, MANUAL MOTOR STARTER, FOR FRACTIONAL HORSEPOWER MOTORS RATED UP TO 2 HORSEPOWER, AND OPERATING NOT GREATER THAN 230VAC.
  - 2. CONTINUOUS RATING NOT LESS THAN 30A AT 250 VAC.
  - 3. PROVIDE WITH INTEGRAL THERMAL OVERLOAD PROTECTION.
  - 4. PROVIDE WITH TOGGLE HANDLE STYLE OPERATOR, FOR "QUICK-MAKE, QUICK BREAK" MECHANICAL OPERATION.
  - 5. PROVIDE COMPLETE WITH FACTORY FURNISHED NEMA SURFACE ENCLOSURE.
    - a. PROVIDE ENCLOSURE COMPLETE WITH FACTORY FURNISHED COVERPLATE. DO NOT PROVIDE STANDARD WIRING COVERPLATE FOR THESE DISCONNECT SWITCHES.
    - b. ALL COVERPLATES SHALL BE PROVIDED WITH PADLOCK STYLE, OPERATING HANDLE GUARD.
- E. ENCLOSURES:
  - 1. ENCLOSED CONTROLLER: NEMA ICS 6, TO COMPLY WITH ENVIRONMENTAL CONDITIONS AT INSTALLED LOCATIONS.
    - a. DRY AND CLEAN INDOOR LOCATIONS: TYPE 1.
    - b. OUTDOOR LOCATIONS: TYPE 3R.
    - c. OTHER WET OR DAMP INDOOR LOCATIONS: TYPE 4.
    - d. INSTALL LOCATIONS SUBJECT TO DUST, FALLING DIRT, AND DRIPPING NONCORROSIVE LIQUIDS: TYPE 12.

**LIGHT FIXTURES:**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL ON EACH TYPE OF LIGHT FIXTURE REQUIRED.
- B. PROVIDE LIGHT FIXTURES COMPLETE WITH, BUT NOT LIMITED TO, HOUSINGS, LAMPS, LAMP HOLDERS, REFLECTORS, TRIM AND WIRING. ETC.
- C. THE INSTALLATION AND PRACTICES SHALL COMPLY WITH NEC, NEMA, ANSI AND THE UL LISTING REQUIREMENTS FOR THE LIGHT FIXTURES USED. ALL LIGHT FIXTURES SHALL BE UL LISTED FOR THE APPROPRIATE APPLICATION/USAGE.
- D. LIGHT FIXTURE PARTS SHALL BE PAINTED AFTER FABRICATION.
- E. PROVIDE LIGHT FIXTURE WITH NECESSARY MOUNTING COMPONENTS AS REQUIRED TO INSTALL FIXTURES @ LOCATIONS/ELEVATIONS AS SHOWN ON DRAWINGS. MOUNTING COMPONENTS INCLUDE, BUT NOT LIMITED TO, INTERMEDIATE STEEL, CHAIR, AIR CRAFT CABLE, BOXES, HANGERS, ETC. COORDINATE LIGHT FIXTURE MOUNTING REQUIREMENTS WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. PROVIDE NECESSARY MOUNTING COMPONENTS AS REQUIRED FOR EACH TYPE OF CEILING AND WALL TYPE. OTHER DRYWALL KITS AND OTHER MOUNTING PROVISIONS/HARDWARE TO PROPERLY INSTALL.
- F. PROVIDE LIGHT FIXTURES AND/OR FIXTURE OUTLET BOXES WITH HANGERS TO PROPERLY SUPPORT FIXTURE WEIGHT.
- G. ALL LED LIGHT FIXTURES SHALL BE PROVIDED WITH A WARRANTY WHERE THE MANUFACTURER AND INSTALLER AGREE TO REPAIR OR REPLACE COMPONENTS OF LUMINARIES THAT FAIL IN MATERIALS OR WORKMANSHIP. WARRANTY PERIOD OF FIVE (5) YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
- H. ALL LED FIXTURES SHALL HAVE A RATED LAMP/MODULE LIFE OF AT LEAST 50,000 HOURS TO L70, AND A MINIMUM 80 CRI.
- I. THE INSTALLATION AND PRACTICES SHALL COMPLY WITH NEC, NEMA, ANSI AND THE UL LISTING REQUIREMENTS FOR THE LIGHT FIXTURES USED.
- J. CLEAN LIGHT FIXTURES OF DIRT AND DEBRIS UPON COMPLETION OF INSTALLATION. PROTECT INSTALLED FIXTURES FROM DAMAGE DURING REMAINDER OF CONSTRUCTION PERIOD.
- K. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT PLACEMENT OF ALL LUMINARIES.
- L. UPON COMPLETION OF INSTALLATION OF LIGHTING FIXTURES DEMONSTRATE COMPLIANCE WITH REQUIREMENTS. WHERE POSSIBLE, CORRECT MALFUNCTIONING UNITS AT SITE, THEN RETEST TO DEMONSTRATE COMPLIANCE, OTHERWISE, REMOVE AND REPLACE WITH NEW UNITS AND PROCEED WITH RETESTING.
- M. DESIGN BASIS: REFER TO LIGHT FIXTURE SCHEDULE.

**LIGHTING CONTROLS:**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S DATA TO ENGINEER FOR APPROVAL.
- B. PROVIDE NECESSARY POWER PACKS FOR LOW-VOLTAGE SENSORS. VERIFY THE NUMBER OF POWER PACKS NEEDED TO PROVIDE A COMPLETE SYSTEM. TO MAINTAIN DRAWING CLARITY, POWER PACKS HAVE NOT BEEN SHOWN.
- C. AIM OCCUPANCY SENSOR(S) FOR OPTIMAL COVERAGE OF SPACE. SET EACH SENSOR FOR TIME SETTING AS DIRECTED BY OWNER'S REPRESENTATIVE.
- D. ADDITIONAL SENSORS MAY BE REQUIRED TO PROVIDE COMPLETE COVERAGE DEPENDING ON, BUT NOT LIMITED TO, PARTITION HEIGHT/PLACEMENT, FURNITURE PLACEMENT, EQUIPMENT HEIGHT/PLACEMENT AND SHELVING PLACEMENT. PROVIDE ADDITIONAL SENSORS AS REQUIRED.
- E. IF REQUIRED, PROVIDE SENSOR MASKING KITS TO LIMIT COVERAGE OF AREAS. VERIFY WITH OWNER'S REPRESENTATIVE.
- F. TEST ALL LIGHTING CONTROL FOR PROPER OPERATION. SUBMIT TEST REPORT.
- G. REFER TO LIGHTING CONTROL SCHEDULE.

**COMMUNICATION SYSTEM (DATA):**

- A. SUBMITTALS: SUBMIT MANUFACTURER'S PRODUCT DATA FOR APPROVAL. REFER TO DETAILS AND COMMUNICATION RISERS FOR CONTRACTORS SCOPE OF WORK.
- B. COMBINATION DATA & TELEPHONE OUTLETS SHALL CONSIST OF 4"x4" OUTLET BOX WITH 1" CONDUIT WITH PULLROPE.
  - 1. IN AREAS WITH ACCESSIBLE CEILINGS: PROVIDE CONDUIT FROM OUTLET BOX TO ABOVE ACCESSIBLE CEILING. CONDUIT ABOVE CEILING SHALL HAVE LONG SWEEP BENDS. PROVIDE INSULATED BUSHINGS AT CONDUIT END.
  - 2. IN AREAS WITH EXPOSED CEILINGS: PROVIDE CONDUIT FROM OUTLET BOX TO ABOVE NEAREST ACCESSIBLE CEILING. ALL CONDUIT BENDS SHALL BE LONG, SWEEPING TYPE. PROVIDE INSULATED BUSHING AT CONDUIT END.
  - 3. AT NO TIME SHALL TELECOMMUNICATION CABLING BE ROUTED EXPOSED TO FINISHED SPACES, EXCEPT FOR FINAL CONNECTION TO EQUIPMENT RACK.
  - 4. BOXES AND FACEPLATES SHALL BE MODULAR IN TYPE TO ALLOW FOR UPGRADES AND CHANGES. MODULAR FACEPLATE COLOR SHALL MATCH OTHER DEVICES COLORS.



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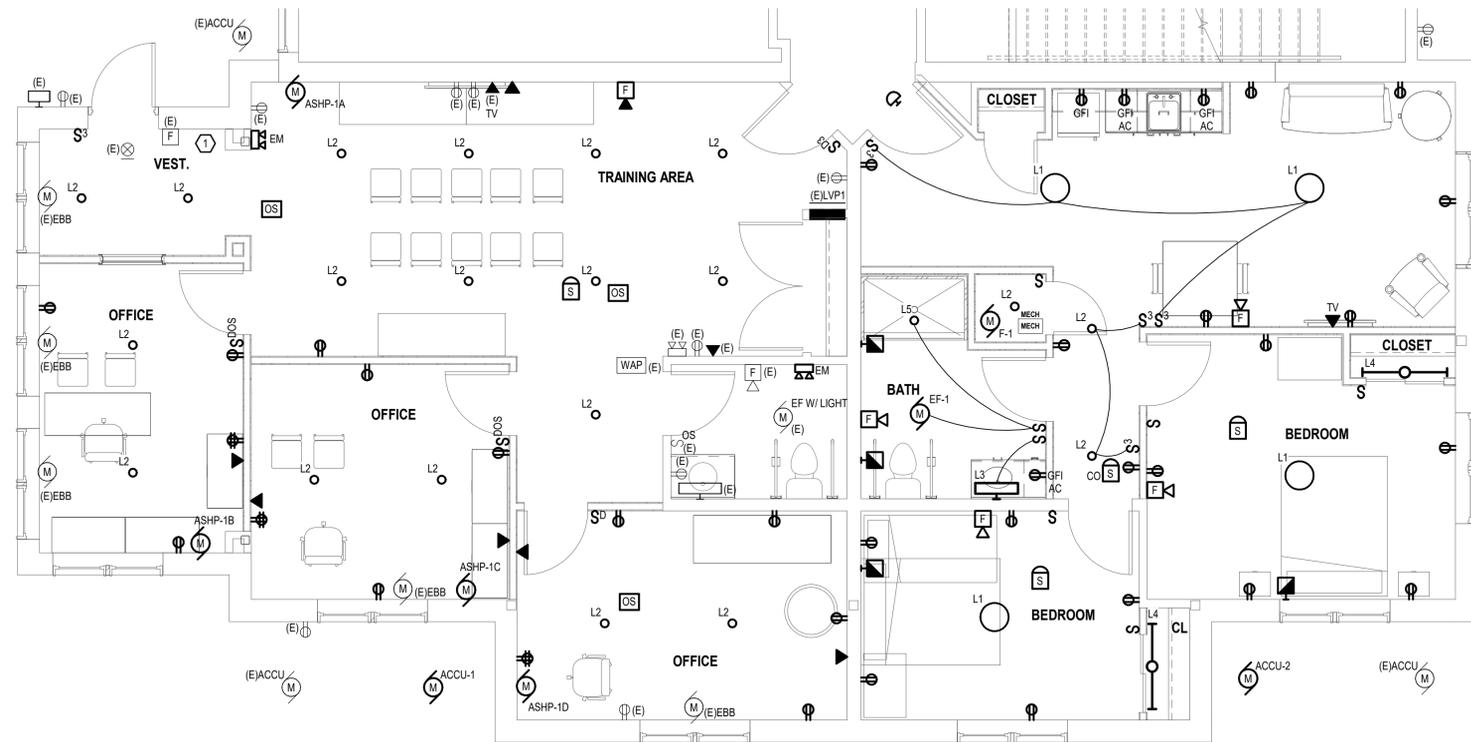
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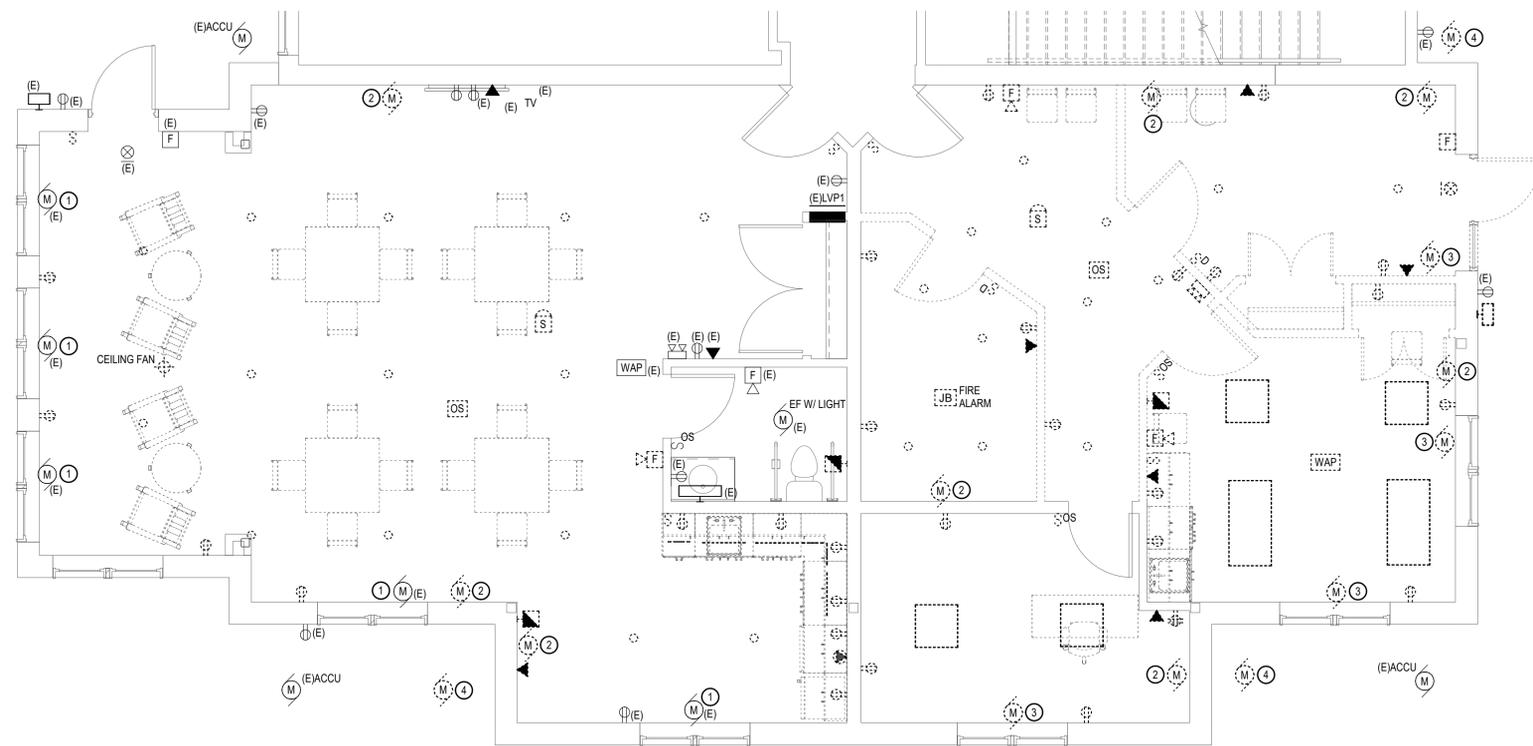
**SPECIFICATIONS II -  
ELEC**



**2 PARTIAL FIRST FLOOR PLAN - ELEC**  
1/4" = 1'-0"

- GENERAL NOTES:**
- COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT/DEVICES WITH ARCHITECTURAL PLANS, ELEVATIONS, FURNITURE LAYOUTS, AND WITH OTHER DIVISIONS PRIOR TO INSTALLATION. CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT COST TO OWNER.
  - CIRCUIT ALL RECEPTACLES TO PANELBOARD LVP1, UNLESS OTHERWISE NOTED. UTILIZE EXISTING C/B'S FOR GENERAL CIRCUITRY. ADD C/B'S AS REQUIRED FOR MEP SCHEDULE. MATCH SQUARE D TYPE NQ 225A PANELBOARD SPECIFICATIONS.
  - EXISTING FIRE ALARM SYSTEM IS HONEYWELL SILENT KNIGHT. EXISTING SYSTEM SHALL BE MODIFIED TO REMOVE & ADD DEVICES PER THE FLOOR PLAN FITOUT. PROVIDE PROGRAMMING & TESTING BY AUTHORIZED MANUFACTURER VENDOR AS PART OF SCOPE.
  - CIRCUIT EM FIXTURES TO UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT.
  - RELOCATE THE NURSE CALL HUB/REPEATER FROM THE OFFICE SUIT OVER TO THE UNIT MOUNTED AT THE CEILING. COORDINATE FINAL LOCATION WITH OWNER.
  - NURSE CALL DEVICES (LIGHT, PULL STRING) ARE WIRELESS AND SHALL BE PROVIDED AND INSTALLED BY OWNER VENDOR.
  - PULL CAT6 CABLE FROM DATA DEVICE TO MAIN SWITCH ROOM ON THE SECOND FLOOR, APPROXIMATELY 200'. PROVIDE ACCESS PANELS WHERE REQUIRED FOR WIRING. CORRIDOR CEILING IS ACT.
  - OFFICE SUITE CIRCUITING METHOD:
    - CIRCUIT ALL LIGHTING TO DEDICATED 20A-1P CIRCUITRY.
    - CIRCUIT RECEPTACLES IN EACH OFFICE TO DEDICATED 20A-1P CIRCUITRY.
    - CIRCUIT RECEPTACLES IN TRAINING AREA TO DEDICATED 20A-1P CIRCUITRY.
  - RESIDENT ROOM CIRCUITING METHOD:
    - CIRCUIT ALL LIGHTING TO DEDICATED 20A-1P CIRCUITRY.
    - CIRCUIT RECEPTACLES IN EACH BEDROOM TO DEDICATED 20A-1P CIRCUITRY.
    - CIRCUIT BATHROOM TO DEDICATED 20A-1P CIRCUITRY.
    - CIRCUIT KITCHENETTE TO (2) DEDICATED 20A-1P CIRCUITRY.
    - CIRCUIT ALL OTHER RECEPTACLES TO DEDICATED 20A-1P CIRCUITRY.

- DRAWING KEYNOTES:** #
- PROVIDE 10' OF CAT6 COILED UP IN THIS LOCATION NEAR THE EXTERIOR DOOR WITH A 12"X12" ACCESS PANEL FOR FUTURE INSTALL. ROUTE CAT6 CABLE BACK TO SWITCH ROOM.



**1 PARTIAL FIRST FLOOR DEMO PLAN - ELEC**  
1/4" = 1'-0"

- DEMOLITION KEYNOTES:** #
- EXISTING ELECTRIC BASEBOARD SHALL REMAIN.
  - DISCONNECT EXISTING DUCTLESS SPLIT. REMOVE ALL CIRCUITRY BACK TO SOURCE. MAKE C/B SPARE.
  - DISCONNECT EXISTING ELECTRIC BASEBOARD. REMOVE ALL CIRCUITRY BACK TO SOURCE. TRACE AND FIELD VERIFY SOURCE. LABEL C/B SPARE.
  - DISCONNECT EXISTING EXTERIOR CONDENSING UNIT. REMOVE ALL CIRCUITRY BACK TO SOURCE. TRACE AND FIELD VERIFY SOURCE. LABEL C/B SPARE.



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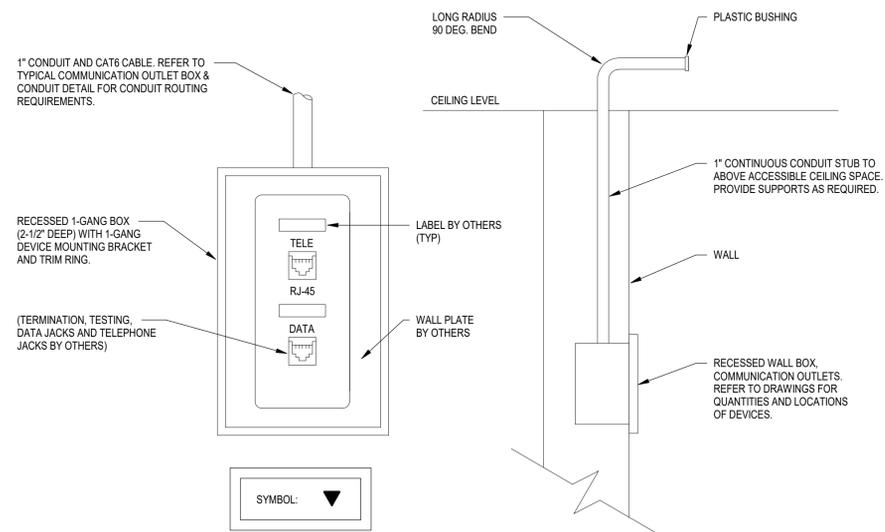
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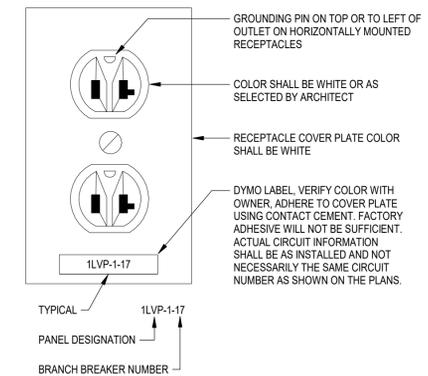
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## E-100

PARTIAL FIRST FLOOR PLAN - ELEC



**2 TELECOMMUNICATION OUTLET DETAIL**  
NTS



**GENERAL NOTE:**  
A DO NOT INSTALL RECEPTACLES, COMPUTER OR TELEPHONE OUTLETS BACK TO BACK. INSTALL IN ADJACENT STUD CAVITIES, TO REDUCE SOUND TRANSMISSION.

**1 TYPICAL RECEPTACLE IDENTIFICATION DETAIL**  
NTS



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DETAILS - ELEC

08/01/2025  
Construction Documents

**GENERAL NOTES (FOR LIGHT FIXTURE SCHEDULE ONLY):**

- PROVIDE FIXTURES WITH MOUNTING HARDWARE AS REQUIRED
- FIXTURE FINISH COLOR SHALL BE CHOSEN BY ARCHITECT. SUBMITTAL MUST BE APPROVED BY ARCHITECT.

**LIGHTING FIXTURE SCHEDULE**

TYPE	DESCRIPTION	LAMPS	VOLTAGE/BALLAST	MOUNTING	MANUFACTURER	MODEL INFORMATION	REMARKS
L1	16" DIAMETER SURFACE MOUNT	LED	120V	SURFACE	PROGRESS LIGHTING	LAIRD COLLECTION 13" SEMI FLUSH CONVERTIBLE	
L2	4" DIAMETER DOWNLIGHT	LED	120V	RECESSED		PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.	
L3	VANITY LIGHT	LED	120V	WALL/SURFACE		PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.	
L4	4' CLOSET STRIP LIGHT	LED	120V	WALL/OVER DOOR	LITHONIA	MNSL 46" LED TRIP LIGHT	
L5	WET LOCATION RATED DOWNLIGHT	LED	120V	RECESSED	LITHONIA	4" LED WET LOCATION RATED DOWNLIGHT	
EM	EGRESS LIGHTING WALL PACK	LED	120V	SURFACE	LITHONIA	LITHONIA EU2C	

**GENERAL NOTES (FOR OCCUPANCY SENSOR SCHEDULE ONLY):**

- PROVIDE ALL REQUIRED POWER PACKS, WIRING, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.
- FINISH COLOR AS SELECTED BY ARCHITECT IF NOT INDICATED.

**REMARKS:**

- VERIFY OCCUPANCY SENSOR COMPATIBILITY WITH ASSOCIATED LIGHT FIXTURES.
- SENSOR SHALL BE SET TO AUTO ON MODE WITH AUTOMATIC SHUT OFF AFTER 20 MINUTES OF INACTIVITY.

**OCCUPANCY & VACANCY SENSOR/CONTROL SCHEDULE**

TYPE	DESCRIPTION	ANALOG/DIGITAL	MOUNTING	DESIGN BASIS	ACCEPT. MFR'S.	REMARKS
S	TOGGLE SWITCH	ANALOG	WALL MOUNT 3'-6" AFF	PASS & SEYMOUR COMMERCIAL GRADE	ENGINEER APPROVED EQUAL	TOGGLE ON/OFF
S <sup>D</sup>	WALL SWITCH WITH 0-10V DIMMING LINE VOLTAGE	ANALOG	WALL MOUNT 3'-6" AFF	WATTSTOPPER DCLV2	ENGINEER APPROVED EQUAL	DIMMER
S <sup>OS</sup>	WALL SWITCH SENSOR PIR TECHNOLOGY LOW VOLTAGE WITH INTEGRATED OCCUPANCY/VACANCY SENSOR	ANALOG	WALL MOUNT 3'-6" AFF	WATTSTOPPER DSW-301	ENGINEER APPROVED EQUAL	MANUAL ON/AUTO OFF AFTER 20 MINUTES SINGLE LOAD CAPABLE.
S <sup>DOS</sup>	WALL SWITCH SENSOR PIR TECHNOLOGY LOW VOLTAGE WITH INTEGRATED OCCUPANCY SENSOR & DIMMING	ANALOG	WALL MOUNT 3'-6" AFF	WATTSTOPPER PW-311	ENGINEER APPROVED EQUAL	MANUAL ON/AUTO OFF AFTER 20 MINUTES SINGLE LOAD CAPABLE. INTEGRAL DIMMING
OS	DUAL TECHNOLOGY CEILING MOUNT SENSOR LOW VOLTAGE	ANALOG	CEILING	WATTSTOPPER DT-305	ENGINEER APPROVED EQUAL	MANUAL ON/AUTO OFF AFTER 20 MINUTES SINGLE LOAD CAPABLE. INTEGRAL DIMMING



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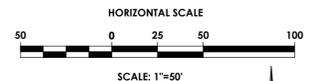
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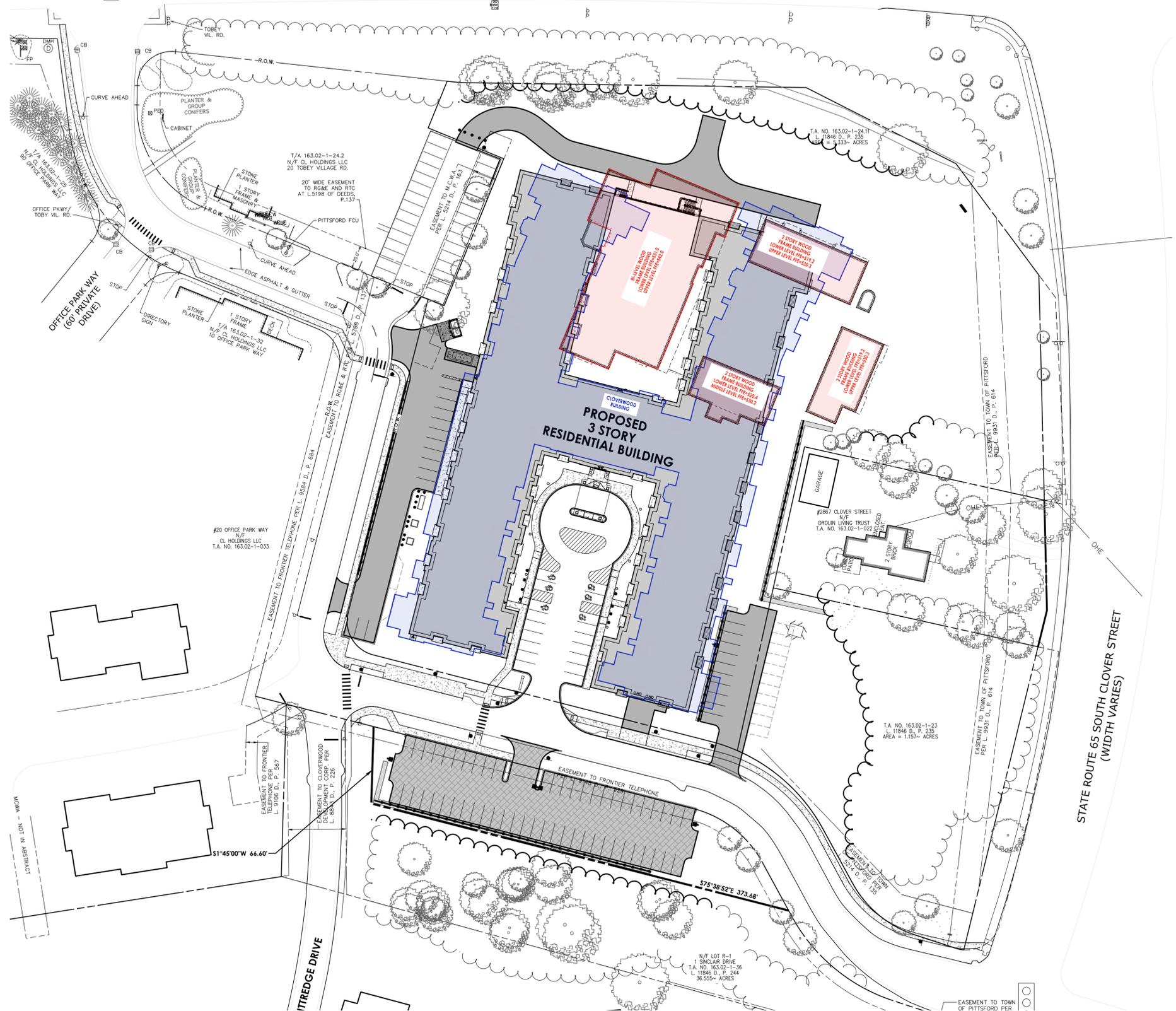
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**E-300**

SCHEDULES - ELEC

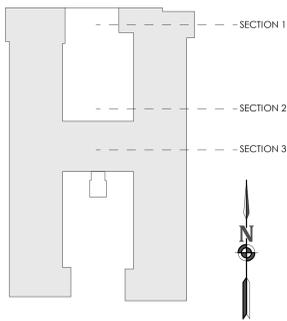


STATE ROUTE 252 WEST JEFFERSON ROAD  
(WIDTH VARIES)



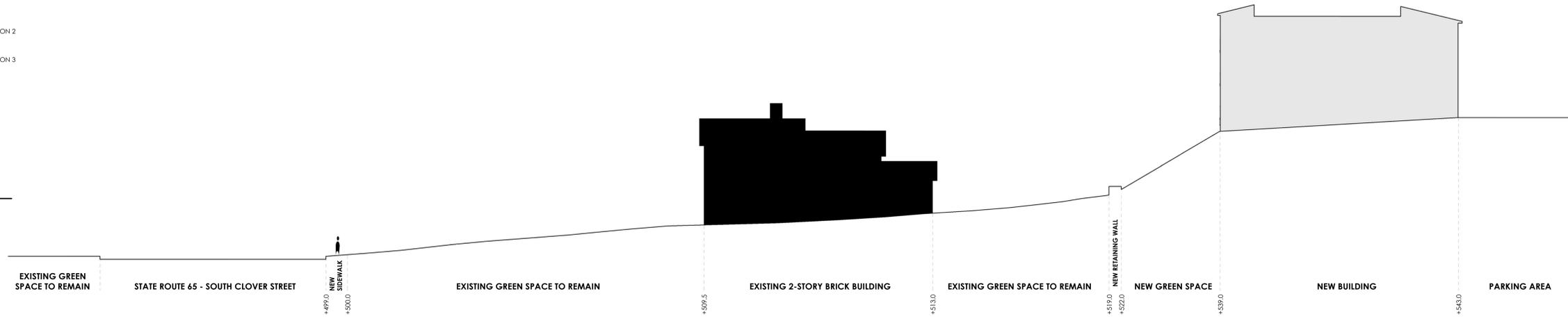
LEGEND:

- PITTSFORD OAKS BUILDING
- CLOVERWOOD BUILDING
- BARN BAZAAR BUILDING

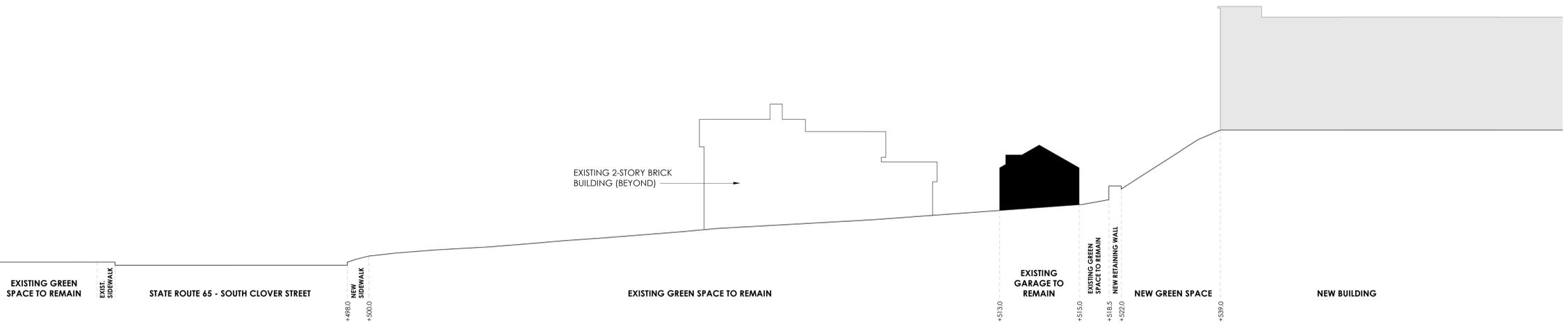


**SITE SECTION LEGEND**  
N.T.S.

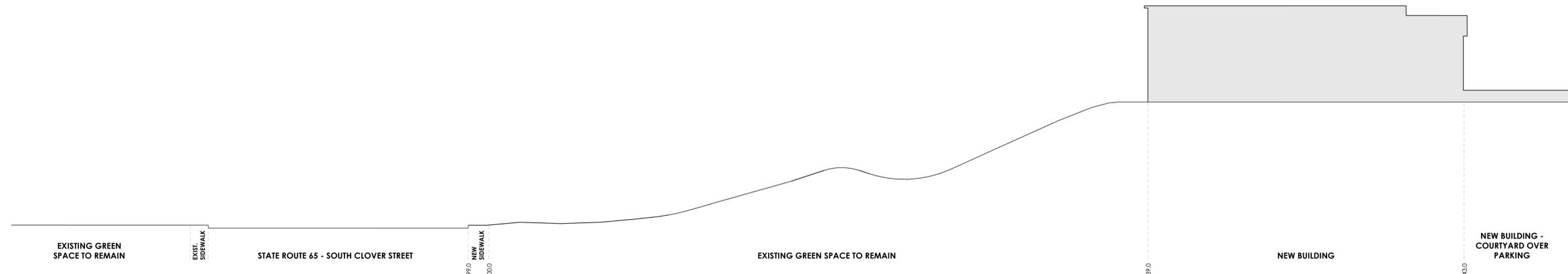
**3 SITE SECTION - THROUGH EAST WING AT EXISTING ADJACENT BRICK BUILDING**  
0' 4' 8' 16' 32'  
1/16" = 1'-0"

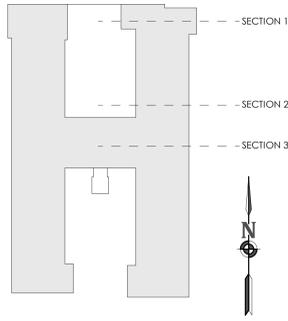


**2 SITE SECTION - THROUGH EAST WING AT EXISTING GARAGE**  
0' 4' 8' 16' 32'  
1/16" = 1'-0"

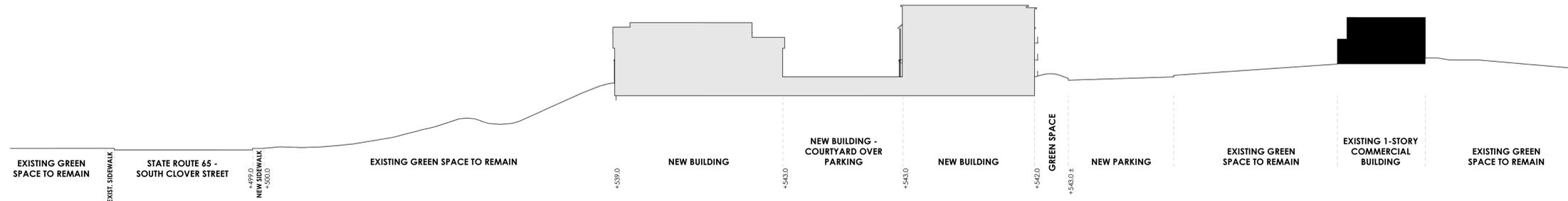


**1 SITE SECTION - AT NORTHEAST CORNER**  
0' 4' 8' 16' 32'  
1/16" = 1'-0"





**SITE SECTION LEGEND**  
N.T.S.



**1 SITE SECTION - AT NORTHEAST CORNER**  
0' 1' 2' 4' 8'  
1/32" = 1'-0"



**3 NORTH ELEVATION**  
1/16" = 1'-0"



- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')

**4 NORTH COURTYARD EAST ELEVATION**  
1/16" = 1'-0"



- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')

**2 WEST ELEVATION**  
1/16" = 1'-0"



- ORIGINAL BUILDING HEIGHT
- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')
- GARAGE LEVEL -12'-0" (+531')

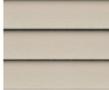
**1 EAST ELEVATION**  
1/16" = 1'-0"



- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')
- GARAGE LEVEL -12'-0" (+531')

**1 SOUTH ELEVATION**  
1/16" = 1'-0"

**FINISH LEGEND:**

-  NORANDEX CEDAR MILLS "CHAMPAGNE"
-  NORANDEX CEDAR MILLS "GRANITE"
-  NORANDEX CEDAR MILLS "CARBON"
-  PROVIA STONE VENEER "BUFF"
-  PROVIA STONE VENEER "BLUE RIDGE"
-  DECORATIVE PARGING "DOWNING STONE"



**1 EAST ELEVATION**  
0' 1' 2' 4' 8'  
12" = 1'-0"



**2 WEST ELEVATION**  
0' 1' 2' 4' 8'  
12" = 1'-0"



**3 NORTH ELEVATION**  
1/16" = 1'-0"



- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574)
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565)
- THIRD FLOOR LEVEL 11'-0 5/8" (+554)
- SECOND FLOOR LEVEL 0'-0" (+543)

**4 NORTH COURTYARD EAST ELEVATION**  
1/16" = 1'-0"



- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574)
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565)
- THIRD FLOOR LEVEL 11'-0 5/8" (+554)
- SECOND FLOOR LEVEL 0'-0" (+543)

**2 WEST ELEVATION**  
1/16" = 1'-0"



- ORIGINAL BUILDING HEIGHT
- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574)
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565)
- THIRD FLOOR LEVEL 11'-0 5/8" (+554)
- SECOND FLOOR LEVEL 0'-0" (+543)
- GARAGE LEVEL -12'-0" (+531)

**1 EAST ELEVATION**  
1/16" = 1'-0"



- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')
- GARAGE LEVEL -12'-0" (+531')

**1 SOUTH ELEVATION**  
1/16" = 1'-0"

**FINISH LEGEND:**

-  NORANDEX CEDAR MILLS "CHAMPAGNE"
-  NORANDEX CEDAR MILLS "GRANITE"
-  NORANDEX CEDAR MILLS "SEAPORT"
-  PROVIA STONE VENEER "BUFF"
-  PROVIA STONE VENEER "BLUE RIDGE"
-  DECORATIVE PARGING "DOWNING STONE"



**3 NORTH ELEVATION**  
1/16" = 1'-0"



**4 NORTH COURTYARD EAST ELEVATION**  
1/16" = 1'-0"

- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')



**2 WEST ELEVATION**  
1/16" = 1'-0"

- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')



**1 EAST ELEVATION**  
1/16" = 1'-0"

- ORIGINAL BUILDING HEIGHT
- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')
- GARAGE LEVEL -12'-0" (+531')



- 4TH FLOOR WALL HGT. 31'-0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'-0 1/2" (+565')
- THIRD FLOOR LEVEL 11'-0 5/8" (+554')
- SECOND FLOOR LEVEL 0'-0" (+543')
- GARAGE LEVEL -12'-0" (+531')

1 SOUTH ELEVATION  
0' 1' 2' 4' 8'  
1/16" = 1'-0"



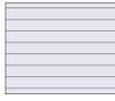
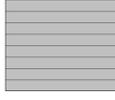
**FINISH LEGEND:**

-  NORANDEX CEDAR MILLS "CHAMPAGNE"
-  NORANDEX CEDAR MILLS "GRANITE"
-  NORANDEX CEDAR MILLS "CARBON"
-  PROVIA STONE VENEER "BUFF"
-  PROVIA STONE VENEER "BLUE RIDGE"
-  DECORATIVE PARGING "DOWNING STONE"
-  EXTERIOR TRIM COLOR 2
-  EXTERIOR TRIM & WINDOW INFILL PANELS COLOR 1 - WHITE
-  EXTERIOR METALS DARK GRAY

**1 EAST ELEVATION - DETAIL CALLOUT 1 - RENDERED**  
3/8" = 1'-0"



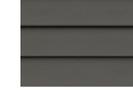
**FINISH LEGEND:**

-  NORANDEX CEDAR MILLS "CHAMPAGNE"
-  NORANDEX CEDAR MILLS "GRANITE"
-  NORANDEX CEDAR MILLS "CARBON"
-  PROVIA STONE VENEER "BUFF"
-  PROVIA STONE VENEER "BLUE RIDGE"
-  DECORATIVE PARGING "DOWNING STONE"
-  EXTERIOR TRIM COLOR 2
-  EXTERIOR TRIM & WINDOW INFILL PANELS COLOR 1 - WHITE
-  EXTERIOR METALS DARK GRAY

**1 EAST ELEVATION - DETAIL CALLOUT 1**  
3/8" = 1'-0"



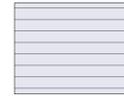
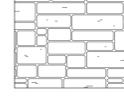
**FINISH LEGEND:**

-  NORANDEX  
CEDAR MILLS  
"CHAMPAGNE"
-  NORANDEX  
CEDAR MILLS  
"GRANITE"
-  NORANDEX  
CEDAR MILLS  
"CARBON"
-  PROVIA STONE VENEER  
"BUFF"
-  PROVIA STONE VENEER  
"BLUE RIDGE"
-  DECORATIVE PARGING  
"DOWNING STONE"
-  EXTERIOR TRIM  
COLOR 2
-  EXTERIOR TRIM &  
WINDOW INFILL PANELS  
COLOR 1 - WHITE
-  EXTERIOR METALS  
DARK GRAY

**1 EAST ELEVATION - DETAIL CALLOUT 2 - RENDERED**  
3/8" = 1'-0"



**FINISH LEGEND:**

-  NORANDEX CEDAR MILLS "CHAMPAGNE"
-  NORANDEX CEDAR MILLS "GRANITE"
-  NORANDEX CEDAR MILLS "CARBON"
-  PROVIA STONE VENEER "BUFF"
-  PROVIA STONE VENEER "BLUE RIDGE"
-  DECORATIVE PARGING "DOWNING STONE"
-  EXTERIOR TRIM COLOR 2
-  EXTERIOR TRIM & WINDOW INFILL PANELS COLOR 1 - WHITE
-  EXTERIOR METALS DARK GRAY

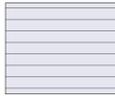
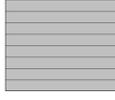
**1 EAST ELEVATION - DETAIL CALLOUT 2**  
3/8" = 1'-0"



**1 WEST ELEVATION - DETAIL CALLOUT 3 - RENDERED**  
 3/8" = 1'-0"



**FINISH LEGEND:**

-  NORANDEX CEDAR MILLS "CHAMPAGNE"
-  NORANDEX CEDAR MILLS "GRANITE"
-  NORANDEX CEDAR MILLS "CARBON"
-  PROVIA STONE VENEER "BUFF"
-  PROVIA STONE VENEER "BLUE RIDGE"
-  DECORATIVE PARGING "DOWNING STONE"
-  EXTERIOR TRIM COLOR 2
-  EXTERIOR TRIM & WINDOW INFILL PANELS COLOR 1 - WHITE
-  EXTERIOR METALS DARK GRAY

**1 WEST ELEVATION - DETAIL CALLOUT 3**  
3/8" = 1'-0"



**1 EAST ELEVATION - LANDSCAPE**  
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. 31'- 0 7/8" (+574')
- FOURTH FLOOR LEVEL 22'- 0 1/2" (+565')
- THIRD FLOOR LEVEL 11'- 0 5/8" (+554')
- SECOND FLOOR LEVEL 0'- 0" (+543')
- GARAGE LEVEL -12'- 0" (+531')



