

**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

RESIDENTIAL APPLICATIONS: RENOVATIONS & ADDITIONS

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

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:

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

820 Linden Avenue

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

COMMERCIAL APPLICATIONS

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.

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

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

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

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:

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

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

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 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

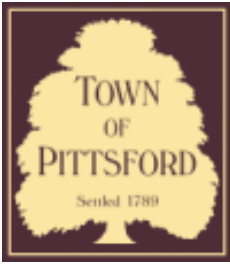
The minutes of July 24, 2025 were approved following a motion by Board Member Whitbeck. This motion was seconded by Board Member Cristman. Following a unanimous voice vote, the minutes were approved, none opposed.

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

Respectfully submitted,

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.

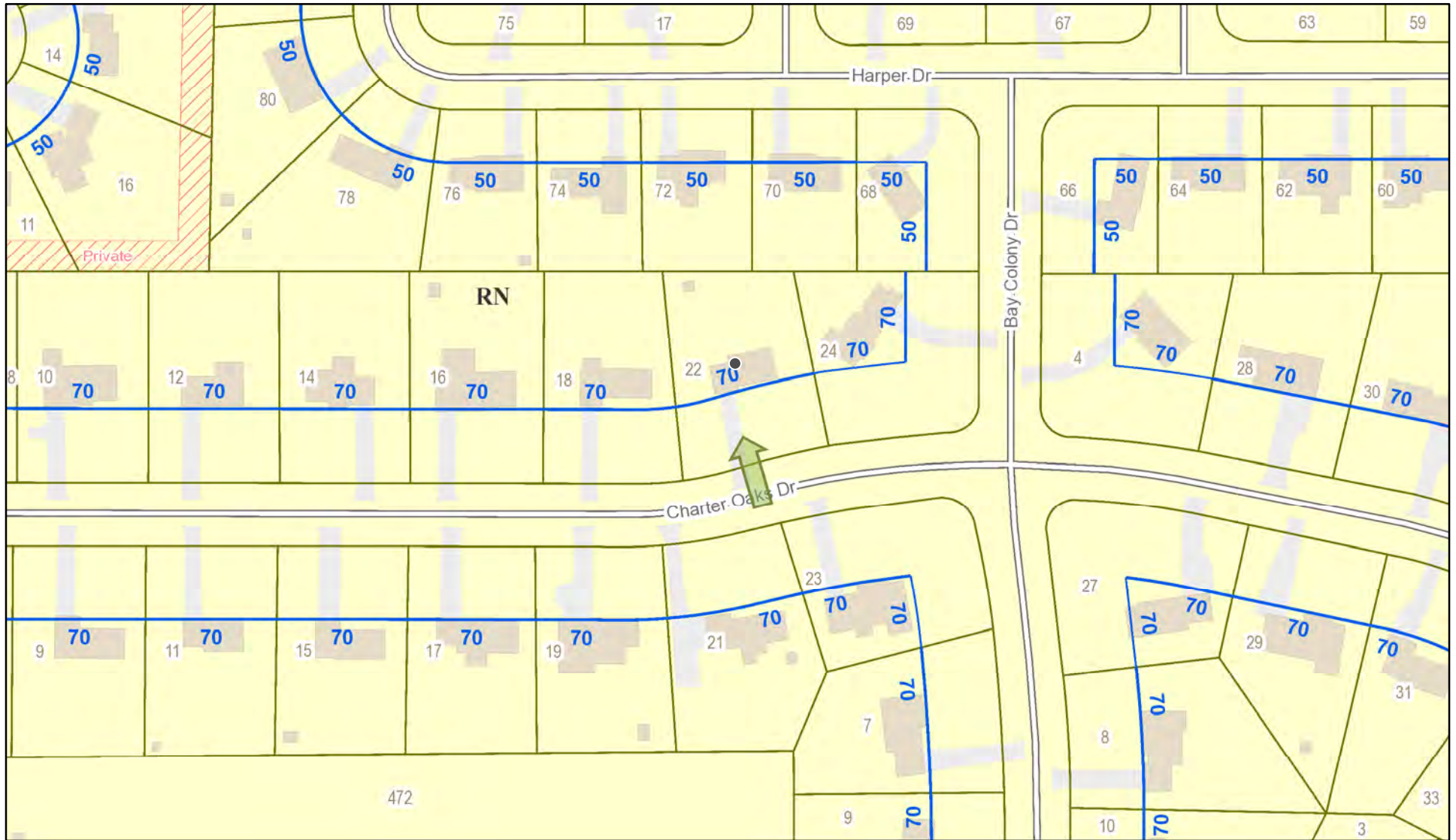
Application Type:

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

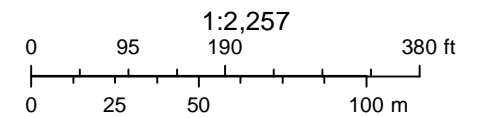
Project Description: Applicant is requesting design review of a 704 Sq Ft. addition to existing garage.

Meeting Date: August 28, 2025

RN Residential Neighborhood Zoning



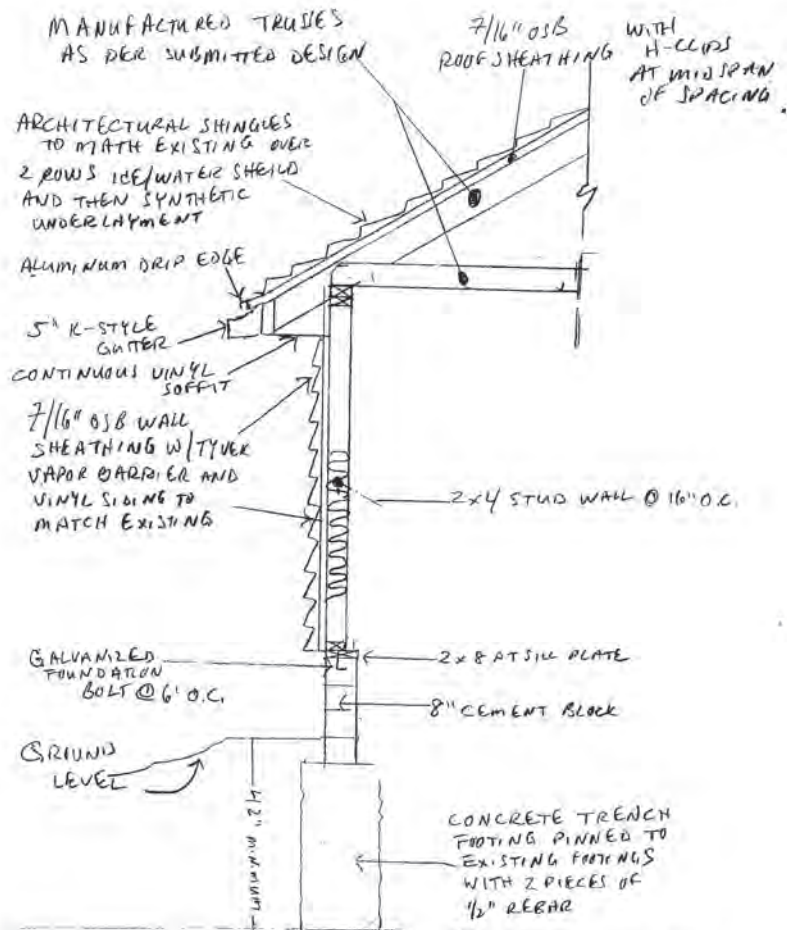
Printed August 18, 2025



Town of Pittsford GIS

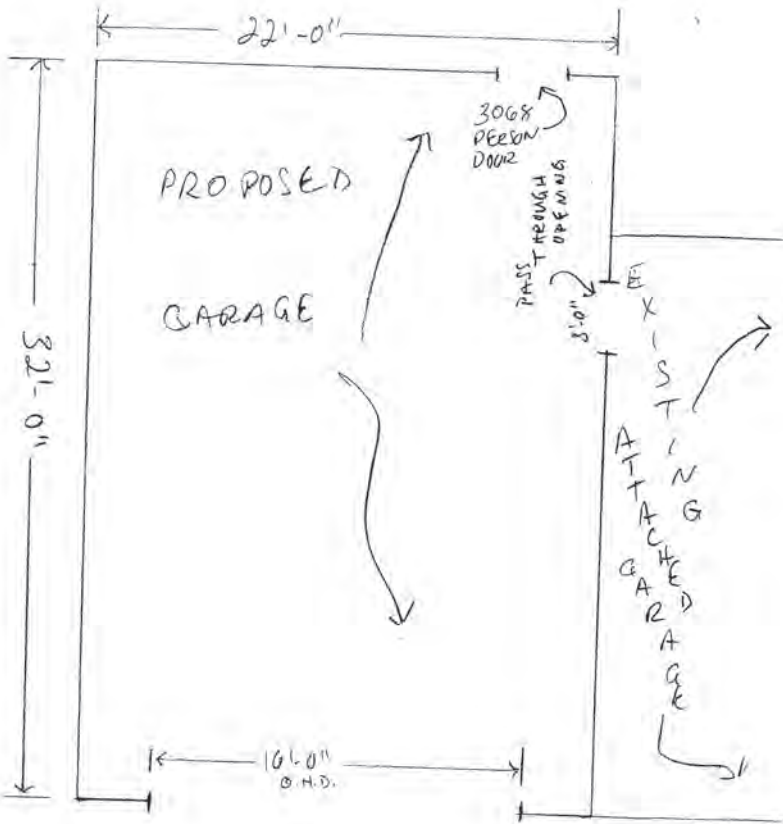
The information depicted on this map is representational and should be used for general reference purposes only. No warranties, expressed or implied, are provided for the data or its use or interpretation.





22 CHARTER OAKS DRIVE

(57)



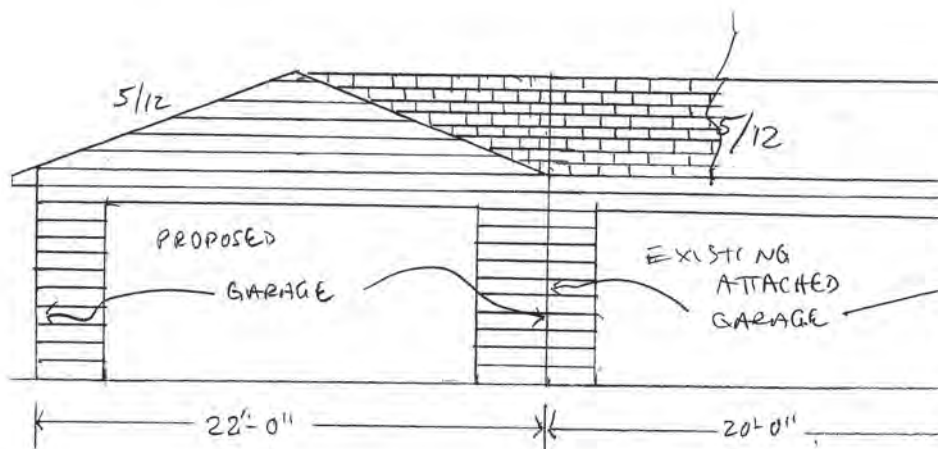
1/4" = 1'-0"
(JT)

22 CHARTER OAKS DRIVE

1/4" = 1'-0"

JT

FRONT VIEW / NORTH SIDE



22 CHARTER OAKS
DRIVE

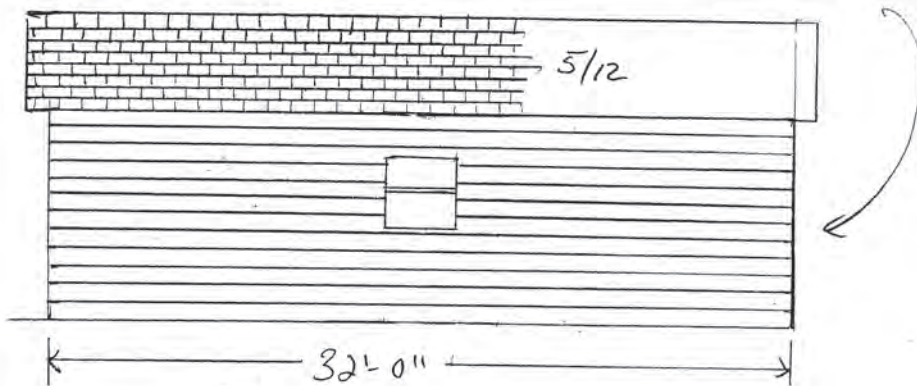
1/4" = 1'-0"

JT

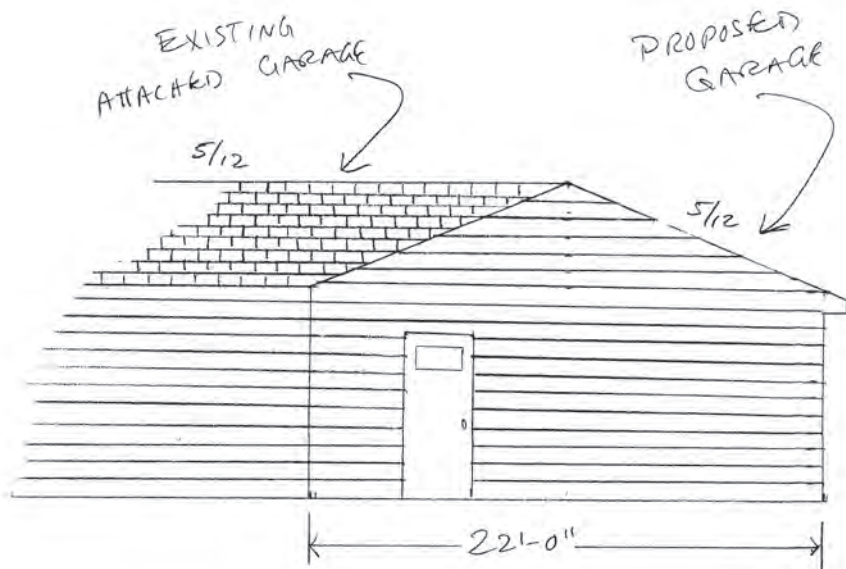
A
C

SIDE VIEW / WEST SIDE

NEW GARAGE WA
HEIGHT TO MATCH
EXISTING GARAGE
WALL HEIGHT

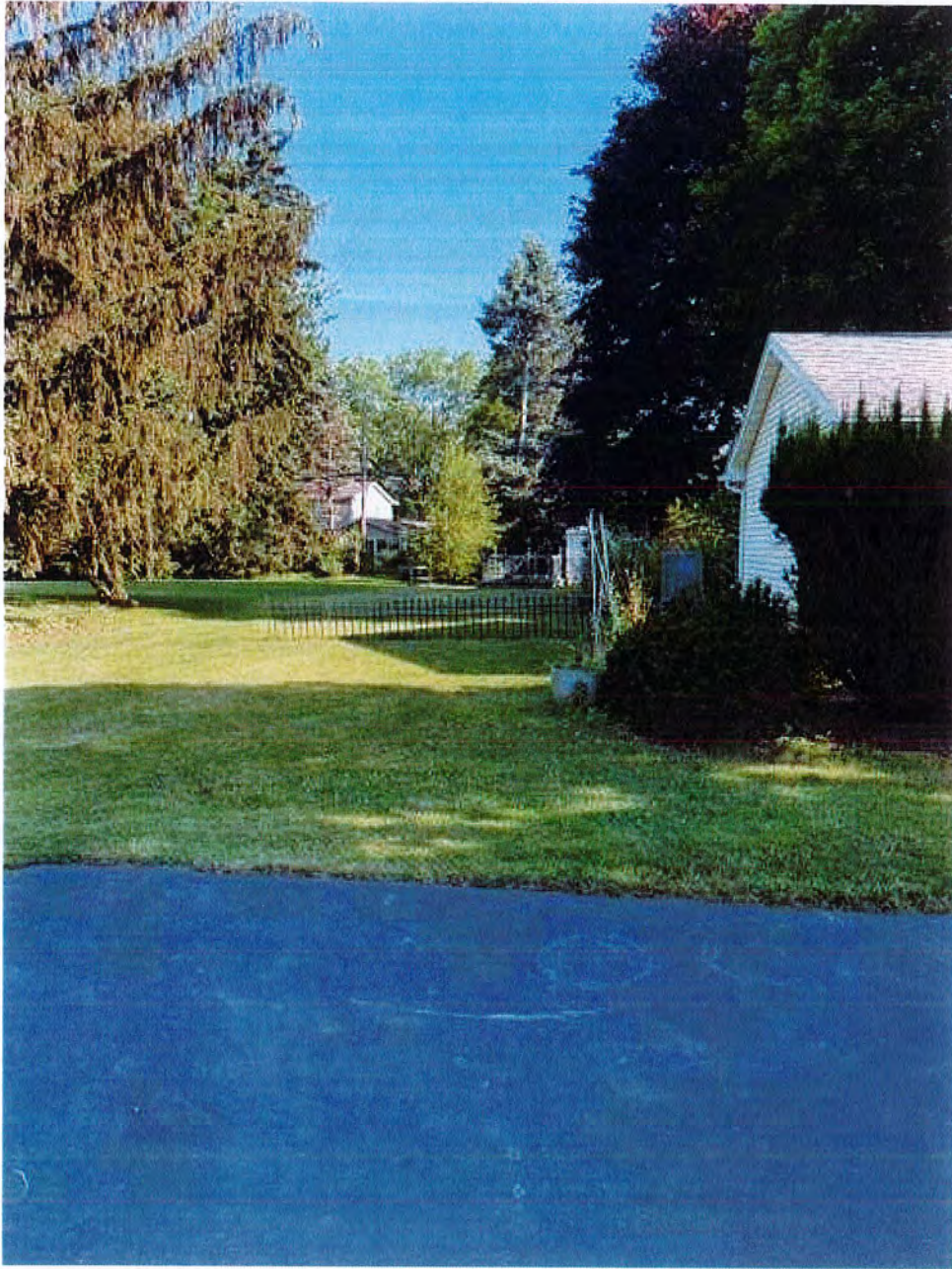


22 CHARTER OAKS DRIVE $\cdot 1/4" = 1'-0"$ (JT)
REAR VIEW / SOUTH SIDE





22 Charter Oaks



22 Charter Oaks



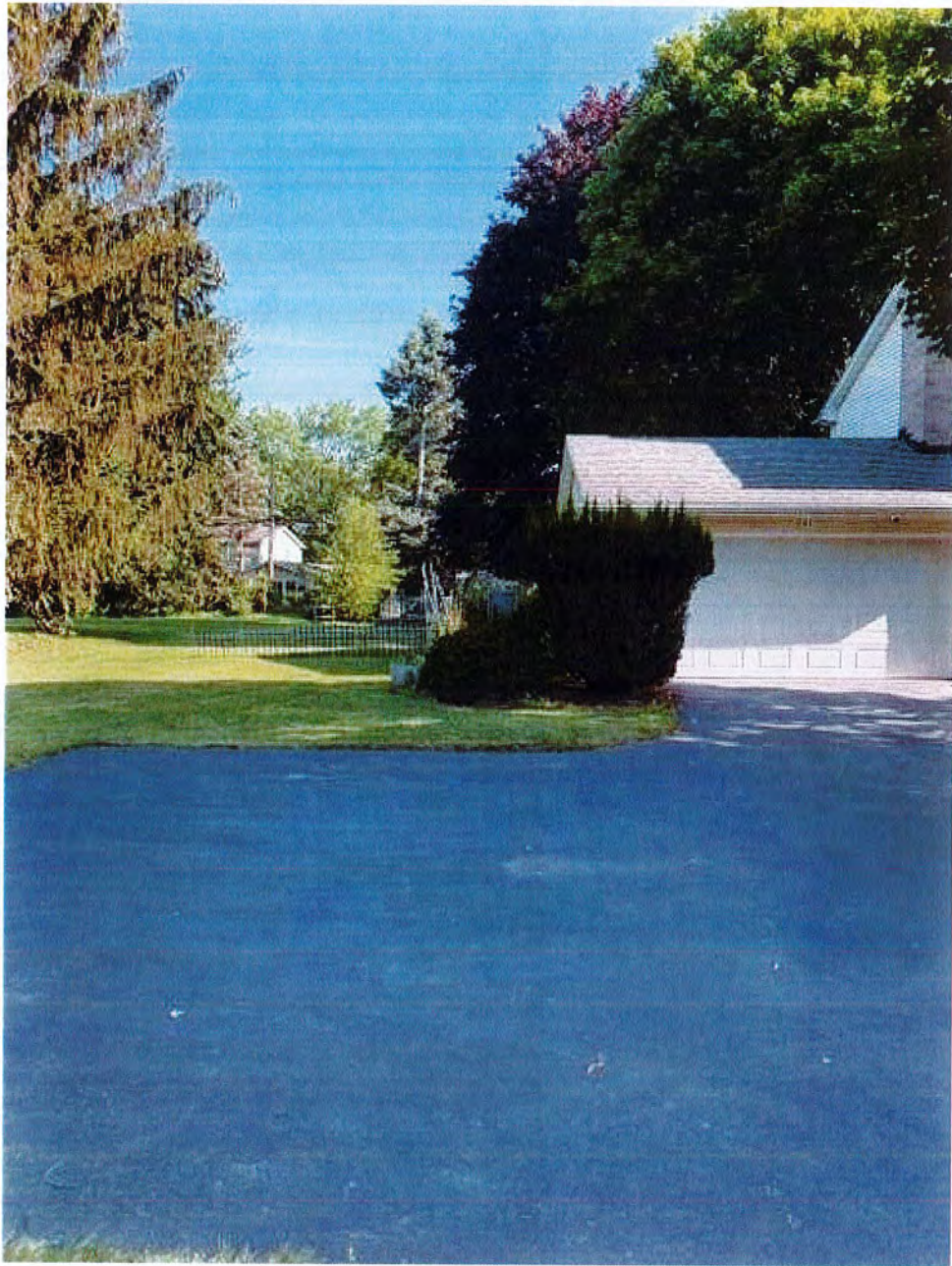
22 Charter Oaks



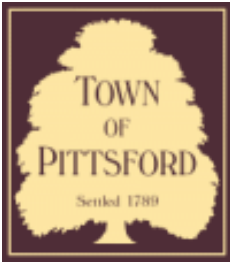
22 Charter Oaks



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

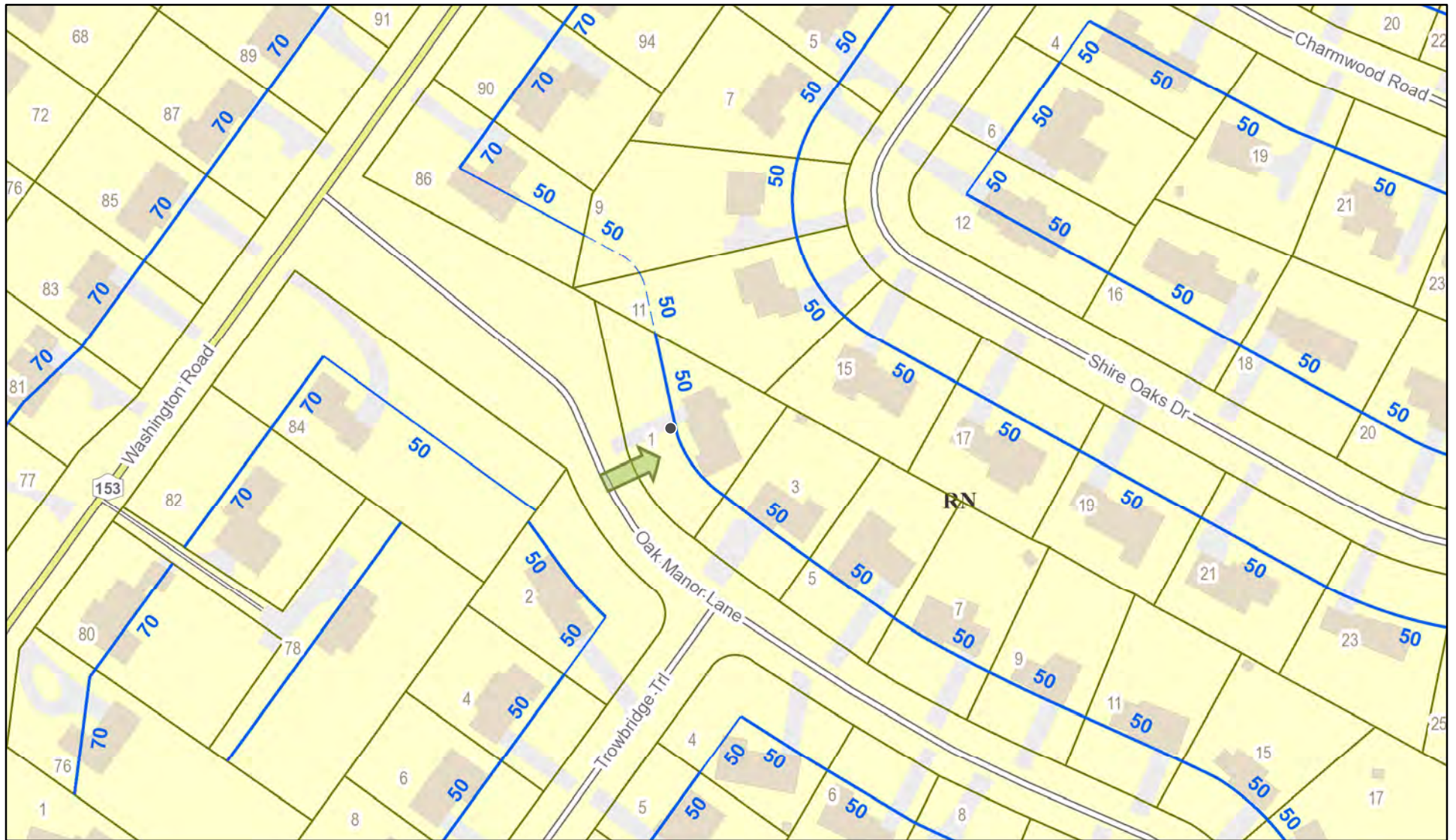
Application Type:

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

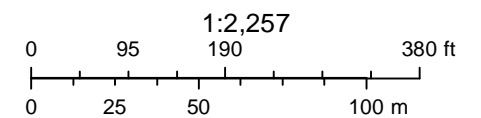
Project Description: Applicant is requesting design review for a 96 Sq. Ft. addition off the rear of existing home.

Meeting Date: August 28, 2025

RN Residential Neighborhood Zoning

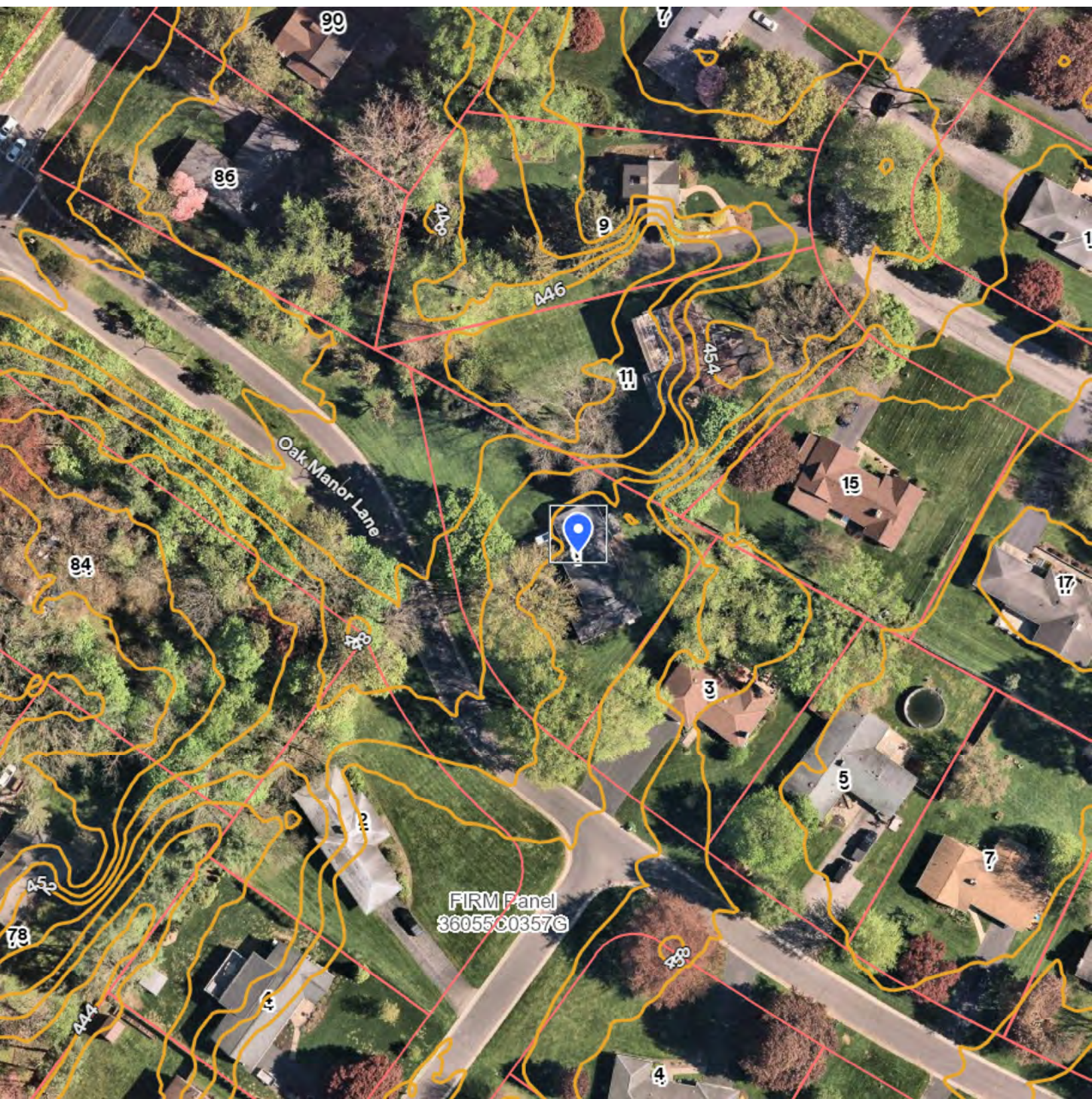


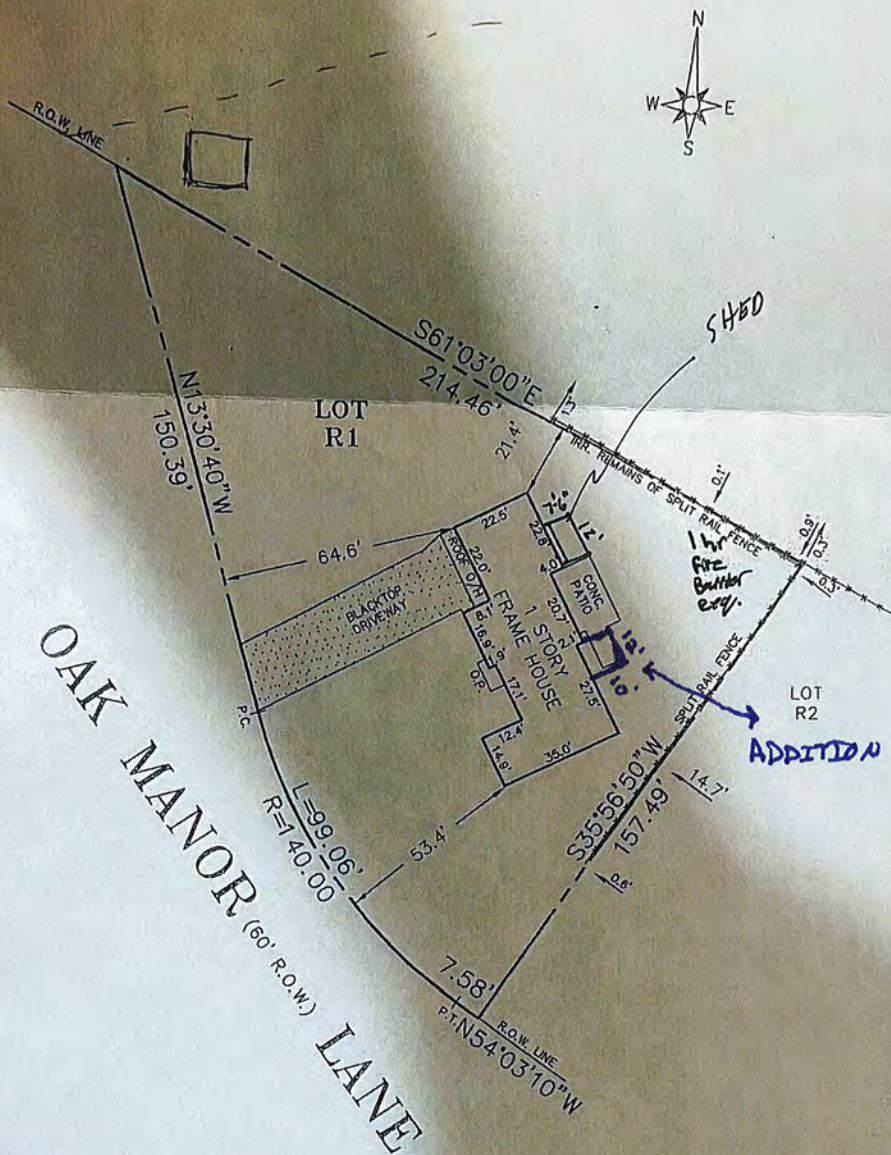
Printed August 18, 2025



Town of Pittsford GIS

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.





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. Counaughton
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, 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



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

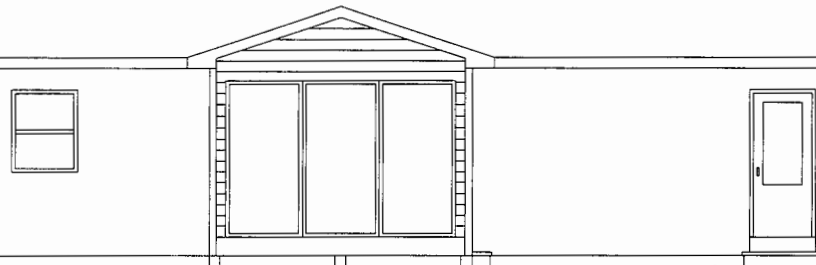
SCALE: 1" = 40'

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 preparing 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. ©

C1

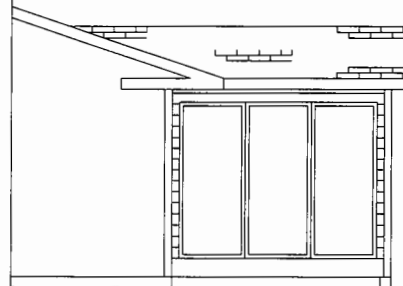
REAR ELEVATION



WEST ELEVATION



EAST ELEVATION

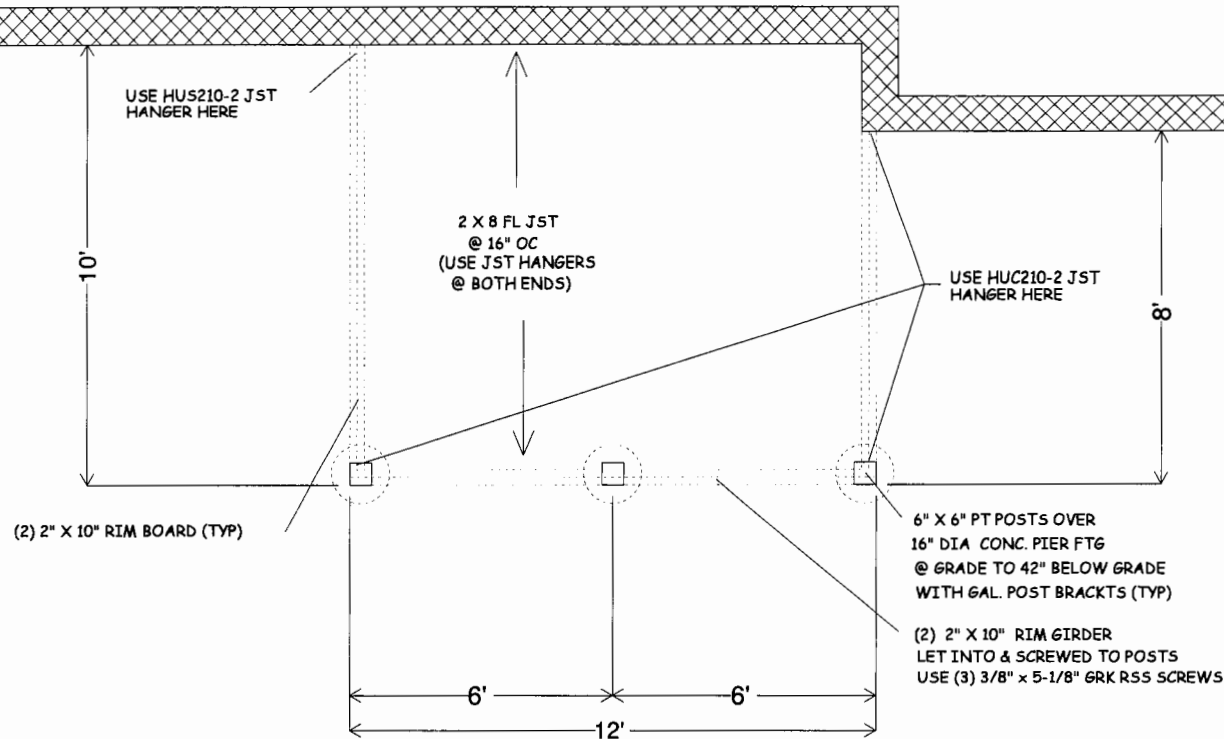


THOMAS M. LANEY, PE
304 WASHINGTON ST.
SPENCERPORT, NY 14559
(585) 319 - 9032

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

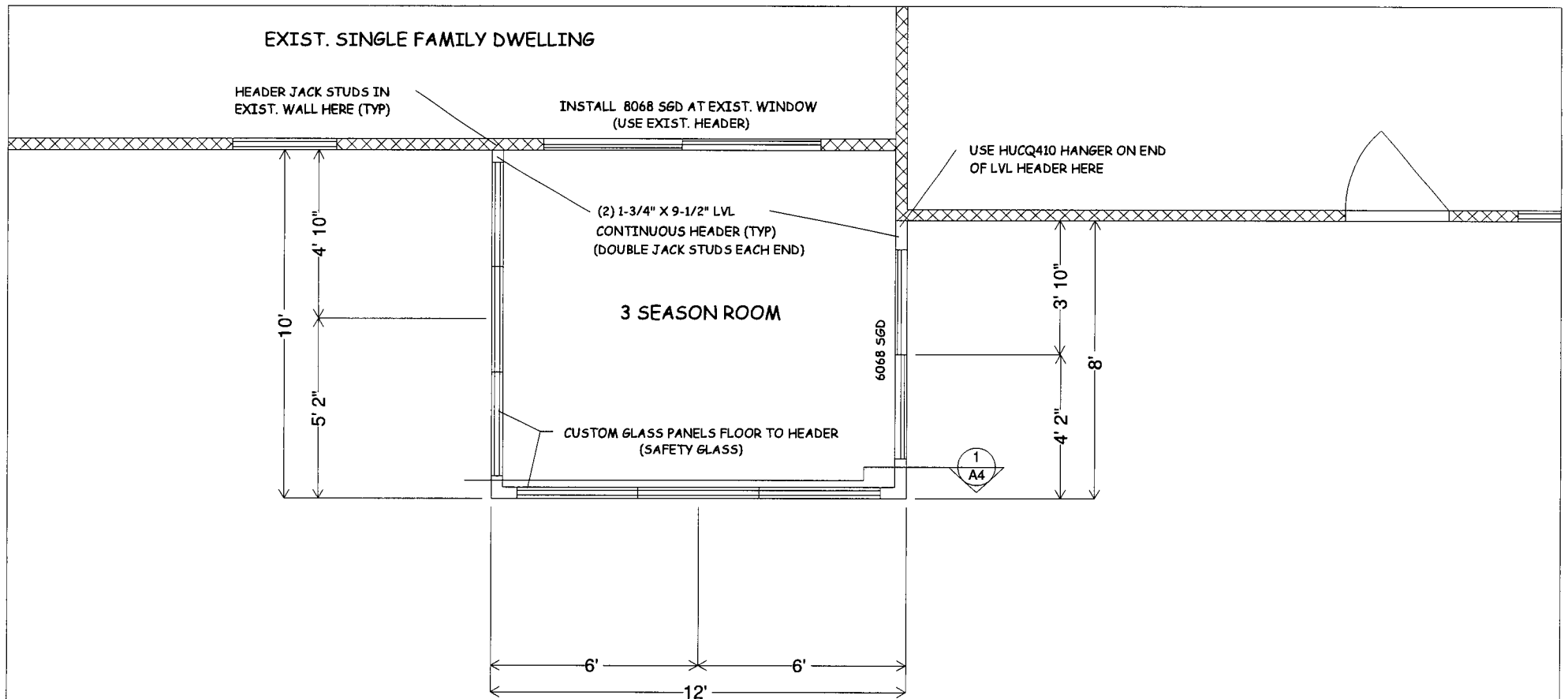
FOUNDATION PLAN

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



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

FLOOR PLAN

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

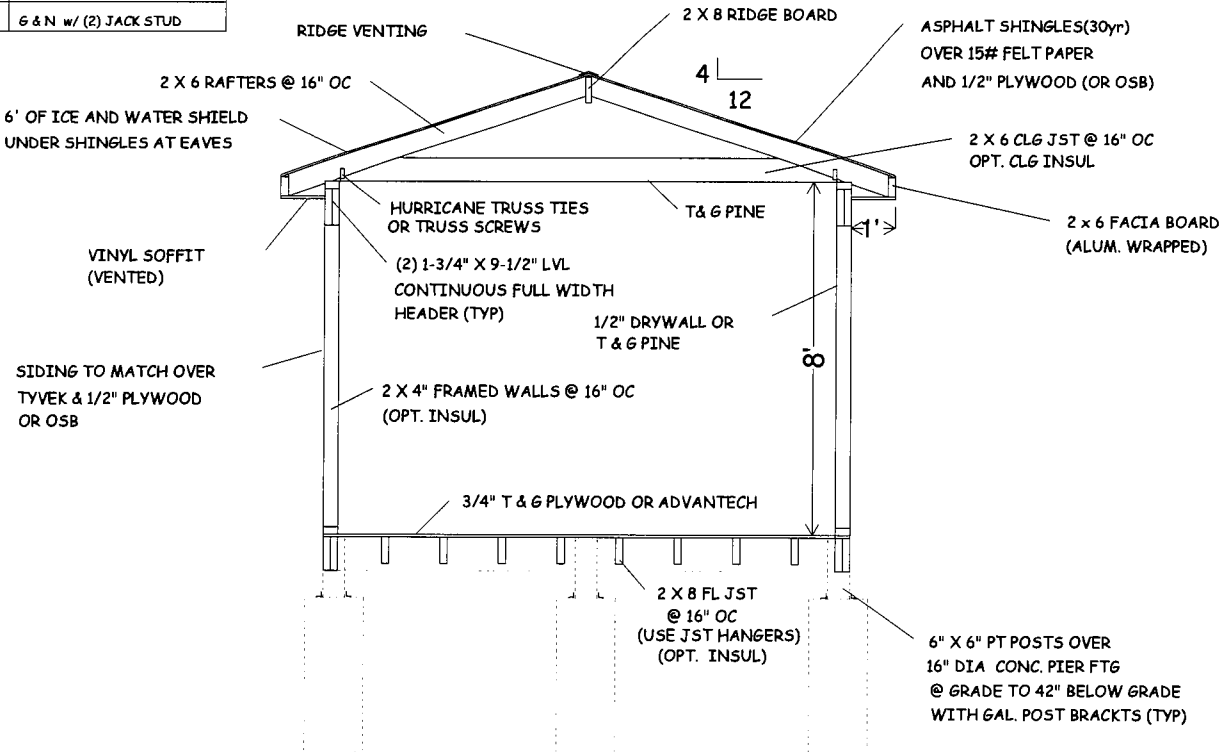
3 SEASON ADDITION FOR ROSY MARCUS

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
A4 BUILDING SECTION

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

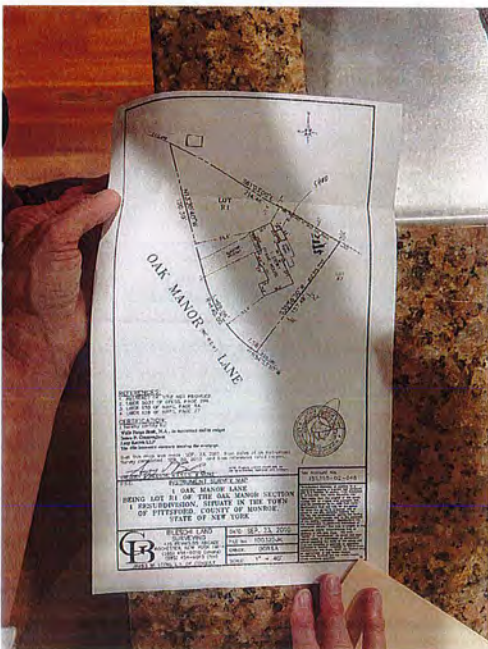
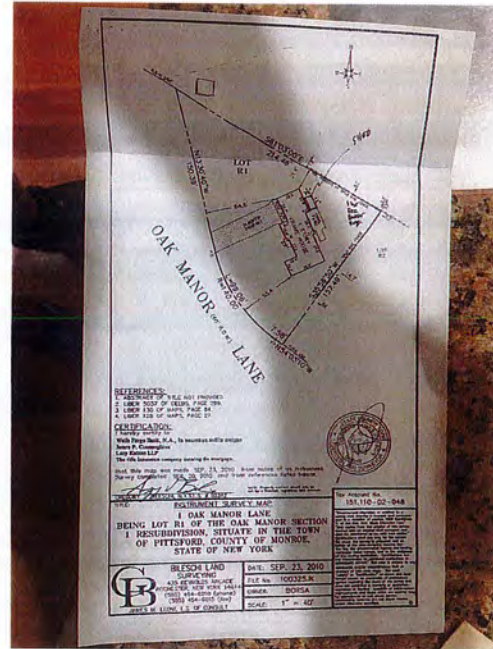
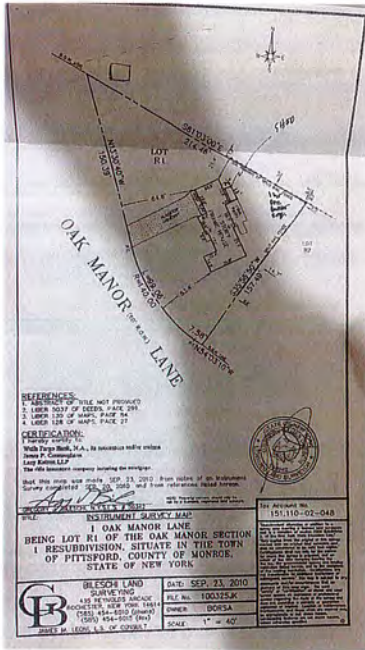
SECTION VIEW		
SCALE: 1/2" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/26/25	REVISED:	
3 SEASON ADDITION FOR ROSY MARCUS		
1 OAK MANOR LN, PITTSFORD, NY		A4 4

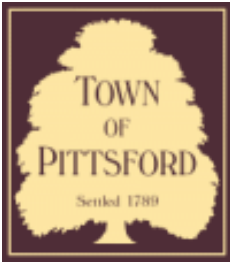


Quality Homes
556 Elm Grove Rd
Rochester, NY 14606
Phone:

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

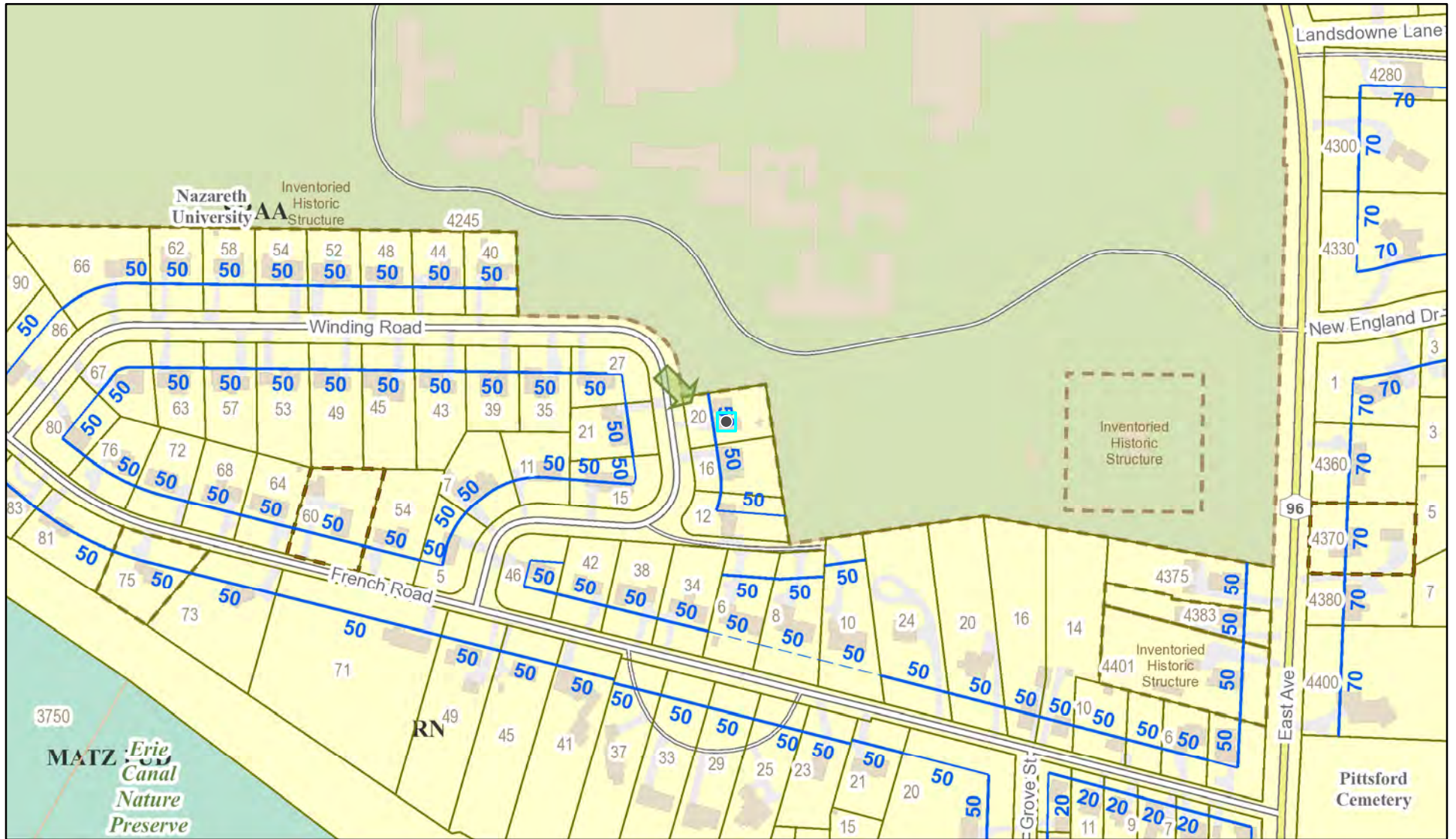
Application Type:

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

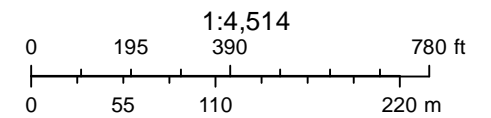
Project Description: Applicant is requesting design review of a 500 Sq Ft. second story addition.

Meeting Date: August 28, 2025

RN Residential Neighborhood Zoning



Printed August 18, 2025



Town of Pittsford GIS

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.



ABBREVIATIONS:

AAT	ACCESSIBLE/ACOUSTIC/ARTICLE	IDIA	INSIDE DIAMETER	VERT	VERTICAL
AB	ANCHOR/BOLT	INCL	INCLUDE	VEST	VESTIBULE
ABV	ABOVE	INSUL	INSULATION	VIF	VERIFY IN FIELD
ACST	ACROUSTICAL	INT	INTERIOR	VRT	VINYL REINFORCED TILE
ADI	ADJACENT	INV	INVERT		
A.E.F.	ABOVE FINISHED FLOOR	JT	JOINT	VS	VENT STACK
ALUM	ALUMINUM			VP	VENT PIPE
ANOD	ANODIZED	KIT	KITCHEN		
APPROX	APPROXIMATE			W	WIDE
APPRVD	APPROVED	LAM	LAMINATE	w/	WITH
ARCH	ARCHITECT	LAV	LAVATORY	WAINSCOT	FABRIC
ASPH	ASPHALT	LB	POUND	WC	WALL COVERING
ATT	ATTACHED	LG	LONG	WD	WOOD
		LH	LEFTHAND	WF	WIDE FLANGE
R. BD	BULLETIN BOARD	LL	LONG LEG	WH	WATER HEATER
BD	BOARD	LLB	LONG LEG HORIZONTAL	W/O	WITHOUT
BITUM	BITUMINOUS	LV	LONG LEG VERTICAL	WP	WATERPROOF
BLDG	BUILDING	LOC	LOCATION	WR	WATER RESISTANT
BLK	BLOCK	LOUV	LOUVER	WT	WEIGHT
BM	BEAM	LT	LIGHT	WWF	WOVEN WIRE
R.O.F.	BOTTOM OF FOOTING	LVL	LEVEL		
R.O.H.	BOTTOM OF HEADER	LW	LIGHT WEIGHT	YD	YARD
BRG	BEARING				
BRK	BRICK	MANUF	MANUFACTURER		
BSMT	BASEMENT	MATL	MATERIAL		
BTM	BOTTOM	MAX	MAXIMUM		
BTWN	BETWEEN	MECH	MECHANICAL		
		MEMB	MEMBRANE		
CRPT	CARPET	MFR	MANUFACTURER		
CAB	CABINET	MH	MANHOLE		
CANTLVRD	CANTILEVERED	MIN	MINIMUM		
CB	CATCH BASIN	MISC	MISCELLANEOUS		
C/C	CENTER TO CENTER	MSO	MASONRY OPENING		
CMENT	CEMENT				
CH	CONCRETE HARDENER	MON	MONUMENT		
CI	CAST IRON	MT	MOUNTED		
CJ	CONTROL JOINT	MTL	METAL		
CLST	CLOSET	MULL	MULLION		
CL	CENTER LINE	N	NORTH		
CLG	CEILING	NA	NOT APPLICABLE		
CLKG	CALKING	NEC	NECESSARY		
CMU	CONCRETE MASONRY UNIT	N.L.	NOW HEALING		
CO	CLEANOUT	N.L.C.	NOT IN CONTRACT		
COL	COLUMN	NO	NUMBER		
COMBO	COMBINATION	NOM	NOMINAL		
CONC	CONCRETE	NTS	NOT TO SCALE		
COND	CONDUCTOR				
CONN	CONNECTION	OA	OVERALL		
CONST	CONSTRUCTION	OC	ONCENTER		
CONT	CONTIGUOUS	ODIA	OUTSIDE DIAMETER		
CRS	COURSES	OPC	OPENING		
CS	COUNTER SINK	OPP	OPPOSITE		
CT	CERAMIC TILE	OV	OVER		
CTR	CENTER	OO	OUTSIDE TO OUTSIDE		
D	DEEP	P	PAINT		
DBL	DOUBLE	PC	PLUMBING		
DEPT	DEPARTMENT	PL	PLATE CONTRACTOR		
DF	DRAINING POUNTAIN	PLAM	PLASTIC LAMINATE		
DIA	DIAMETER	PLAS	PLASTER		
DIM	DIMENSION	PLS	PLACES		
DN	DOWN	PLWD	PLYWOOD		
DRA	DRAWING	P & P	PAINT PRIME		
DR	DOOR	PAIR	PAIR		
DS	DOWNSPOUT	PT	PRESSURE TREATED		
DTL	DETAIL	PS	PIPE SLEEVE		
DW	DRYWALL	PSI	POUNDS PER SQUARE INCH		
DWG	DRAWING	PT	POINT		
DWR	DRAWER	PTN	PARTITION		
		P.V.C.	POLYVINYL CHLORIDE		
EA	EACH	PVMT	PAVEMENT		
EJ	EXPANSION JOINT				
ELEV	ELEVATION	QT	QUANTITY		
ELEC	ELECTRIC	QTY	QUANTITY		
EMER	EMERGENCY				
ENCL	ENCLOSURE	R	RADIUS		
ENT	ENTRANCE	RB	RUBBERBASE		
EP	ELECTRIC PANEL	RD	ROOF DRAIN		
FQ	EQUAL	REC	RECESSED		
EQUIP	EQUIPMENT	REF	REFRIGERATOR		
ETC	ETCETERA	REINF	REINFORCING		
EW	EACHWAY	REQ'D	REQUIRED		
EXT	EXTERIOR	RESL	RESILIENT		
EXC	EXCAVATE	RFG	ROOFING		
EXIST	EXISTING	RM	ROOM		
EXP	EXPANSION	RH	RIGHT		
EXP'D	EXPANDED	R.O.	ROUGH OPENING		
EL.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	R.O.B.	RUN OF BANK		
		R.O.W.	RIGHT OF WAY		
		R & R	REMOVE & REPLACE		
		RS	RISERS		
FACT	FACTORY				
FD	FLOOR DRAIN	S	SINK		
FE	FIRE EXTINGUISHER	SC	SCHEDULE		
FF	FINISH FLOOR	SD	SCHEDULE		
FIN	FINISH	SD	SMOKE DETECTOR		
FIXT	FIXTURE	SGU	STRUCTURAL GLAZED UNIT		
FL	FLOOR	SHT	SHEET		
FLASH	FLASHING	SHTG	SHOOTING		
FLG	FLANGE	SIDLGT	SIDELIGHT		
FLUOR	FLUORESCENT	SL	SLATE		
FP	FIRE	SP	SPACE		
FRPW	FIRE RETARDANT PROOF PLYWOOD	SPIC	SPECIFICATIONS		
FT	FOOT	SQ	SQUARE		
FTG	FOOTING	SS	STAINLESS STEEL		
FURR	FURRING	STD	STANDARD		
		STL	STEEL		
GA	GAGE	STOR	STORAGE		
GALV	GALVANIZED	STR	STRUCTURAL		
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED		
GEN	GENERAL	T	TILE		
GL	GLASS	TD	TRENCH DRAIN		
GR	GRADE	TEL	TELEPHONE		
GYP	GYPNUM	TEMP	TEMPERED		
GYP	GYPNUM WALL BOARD	TERZ	TERRAZZO		
GWB	GYPNUM BOARD	T & G	TONGUE & GROOVE		
RD	GLUE & NAIL	THR	THICK		
G & N	GLUE & NAIL	THR	THRESHOLD		
G & S	GLUE & SCREW	TOP	TOP OF PLATE		
		TOS	TOP OF SLAB		
H	HIGH	TR	TREAD		
HIB	HOSE BIB	TYP	TYPICAL		
HC	HANDICAPPED	UH	UNHEATER		
HD	HEAVY DUTY	UNF	UNFINISHED		
HDR	HEADER	UNOT	UNLESS OTHERWISE NOTED		
HDWD	HARDWOOD	V	VENT		
HDWR	HARDWARE	VAR	VARIABLE		
HGT	HEIGHT	VB	VINYL BASE		
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE		
HORIZ	HORIZONTAL				
HR	HOUR				
H&VC	HEATING & VENTILATING CONTRACTOR				
HVAC	HEATING, VENTILATING & AIR CONDITIONING				

EAGLE RESIDENCE



DRAWINGS:

- C1 COVER SHEET
- A1 ELEVATION VIEWS
- A2 FOUNDATION PLAN
- A3 1 ST FLOOR PLAN
- A4 2ND FLOOR PLAN
- A5 SECTION VIEW

SYMBOLS KEY:

N
NORTH ARROW

A
1
DETAIL MARKER

1
WALL TAG

1
REVISION TAG

B
WINDOW TAG

6
DOOR TAG

STRUCTURAL MATERIAL SPECIFICATIONS:

STRUCTURAL STEEL	ASTM	A-36, Fy=36KSI
REINFORCED STEEL	ASTM	A-615, Fy=40KSI
WIRBMESH	ASTM	A-185, 6-6-10/10 W.W.M.
LUMBER		ALL STRUCTURAL MEMBERS, JOISTS, RAFTERS, ECT. TO BE #2 GRADE LUMBER/DOUGLAS FIR, LARCH, HEM-FIR, SOUTHERN PINE OR SPRUCE PINE-FIR) WITH A MIN. FIBER STRESS OF 800 PSI UNLESS NOTED OTHERWISE
PLYWOOD	CDX	PANEL INDEX
LVL, PSL, LSL	Fb = 2600 Fv = 285 Ex = 106, 1.9 Ft = 750	
MASONRY	ASTM	C90, GRADE N-1 Fm=1350 PSI
MORTAR	ASTM	C270, TYPE S
GROUT	Fc=2000 PSI	ASTM C476
CONCRETE	Fc=2500 PSI MIN. (FOOTINGS, BASEMENT SLAB) Fc=3500 PSI MIN. (GARAGE SLAB, PORCH SLAB & POURED FOUNDATION WALLS)	
BOLTS	ASTM	A307, Fy=33 KSI
		ALL CONCRETE EXPOSED TO FROST OR WEATHER SHALL BE AIR ENTRAINMENT BETWEEN 4.5% & 6.5%

DESIGN CRITERIA: (FOR GREATER ROCHESTER AREA AND ADJACENT COUNTIES)

LOCAL JURISDICTION DESIGN CRITERIA MAY VARY AND SHALL BE STRICTLY ADHERED TO	
1ST & 2ND FLOOR LIVING AREA LIVE LOAD	40P.S.F.
SLEEPING & ATTIC AREA LIVE LOAD	30P.S.F.
FLOOR DEAD LOAD	15 P.S.F.
GROUND SNOW LOAD	40 P.S.F.
ROOF DEAD LOAD	10 P.S.F.
ALLOWABLE SOIL BEARING 42" BELOW FINISHED GRADE	2500 P.S.F. AT MINIMUM
WIND SPEED	115MPH, EXPOSURE B
SEISMIC DESIGN	CATEGORY B
WEATHERING	SEVERE
FROST LINE DEPTH	42 INCHES
TERMITE DAMAGE	SLIGHT TO MODERATE
DECAY DAMAGE	NONE TO SLIGHT
WINTER DESIGN TEMPERATURE	1 DEGREE
ICE SHIELD UNDERLAYMENT	REQUIRED 24" INSIDE THE EXTERIOR WALL LINE AND ON ROOFS WITH SLOPES OF 8/12 AND STEEPER 36" MIN. ALONG THE ROOF SLOPE & EAVS EDGE
ROOF TIE DOWN REQUIREMENTS	R802.11, BASED UPON SPECIFIC ROOF DESIGN

FOUNDATION:

ALL FOOTINGS TO REST ON (ORIGINAL) UNDISTURBED SOIL. ASSUMED MINIMUM SOIL BEARING PRESSURE TO BE 2500 P.S.F. CONTRACTOR TO BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS

BASEMENT CELLAR WALL AND FOOTING DESIGNS ASSUMED PARTIALLY SATURATED SOIL CONDITIONS TO THE FULL WALL. DEPTH SHOULD SATURATED CONDITIONS BE ENCOUNTERED. OUR OFFICE SHOULD BE CONTACTED FOR REVIEW AND POSSIBLE REVISIONS TO THE PLANS

CONTRACTOR ASSUMES FULL RESPONSIBILITIES FOR PROVIDING PROPER DRAINAGE SHOULD INTERMITTENT SPRINGS OR PERCHED WATER BE ENCOUNTERED

POSITIVE DRAINAGE SHOULD BE PROVIDED SO THAT FINISHED GRADE SLOPES AWAY FROM PERIMETER WALL AND FOOTINGS

CONTINUOUS FABRIC WRAPPED 4" PERFORATED DRAIN PIPE SHALL BE PLACED ALONG THE PERIMETER OF THE BASEMENT WALL WHICH DRAINS TO THE SUMP PUMP A MINIMUM OF 6" GRANULAR BASE SHALL BE PLACED OVER THE DRAIN TILE AND MINIMUM OF 2" UNDER THE TILE

CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH AS PER REINFORCEMENT CHARTS

FRAMING:

WOOD ROOF TRUSSES ARE TO BE METAL PLATE CONNECTED WOOD CHORD, WOOD WEB TRUSSES. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN INCLUDING SPACING OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENCED IN THE COVERING STATE

PROVIDE ALL TEMPORARY BRACING AND SHORING TO AVOID EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION

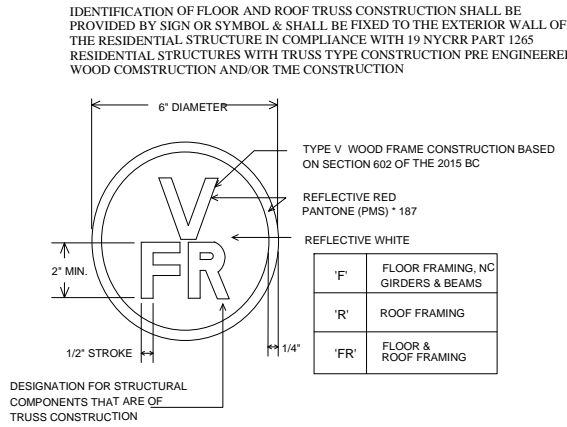
UNDER ALL CONCEALED WOOD BEARING POSTS PROVIDE ADDITIONAL WOOD BLOCKING AS REQUIRED IN FLOOR JOIST SPACE UNDER POST TO ENSURE SOLID BEARING FROM HEADER OR BEAM DOWN TO FOUNDATION WALL.

ALL WINDOWS AND DOORS ARE TO BE FRAMED WITH A MINIMUM OF 3-2x6 OR 2-2x8 HEADER UNLESS NOTED OTHERWISE

BUILDER ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE AND STRUCTURAL INTEGRITY OF JOIST, BEAMS, OR STUDS WHICH ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES

ALL STRESS GRADE LUMBER CONSTRUCTION SHALL COMPLY WITH AITC TIMBER CONSTRUCTION STANDARDS LATEST EDITION. EACH PIECE SHALL BEAR THE STAMP OF A GRADING RULES AGENCY, APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE. GRADE LOSS RESULTING FROM EFFECTS OF WEATHERING HANDLING, STORAGE, RESALING OR DIVIDING LENGTHS WILL BE CAUSE FOR REJECTION

TRUSS IDENTIFICATION:(IF USED)



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

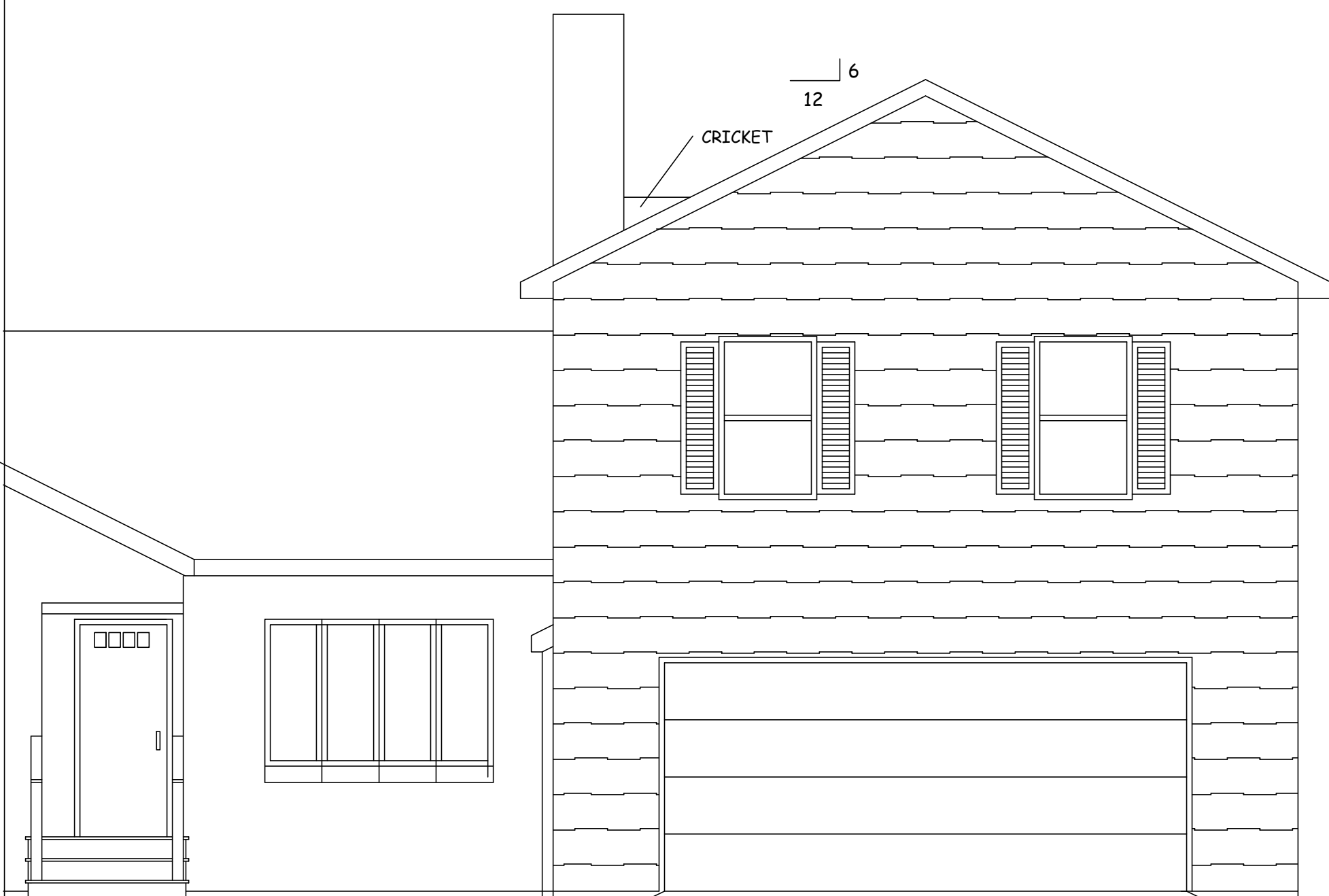
TITLE SHEET

SCALE	APPROVED: T. M. LANEY	DRAWN BY T. M. LANEY
DATE 7/26/25		REVISED
ADDITION FOR CHARLIE EAGLE		
20 WINDING RD, PITTSFORD, NY		

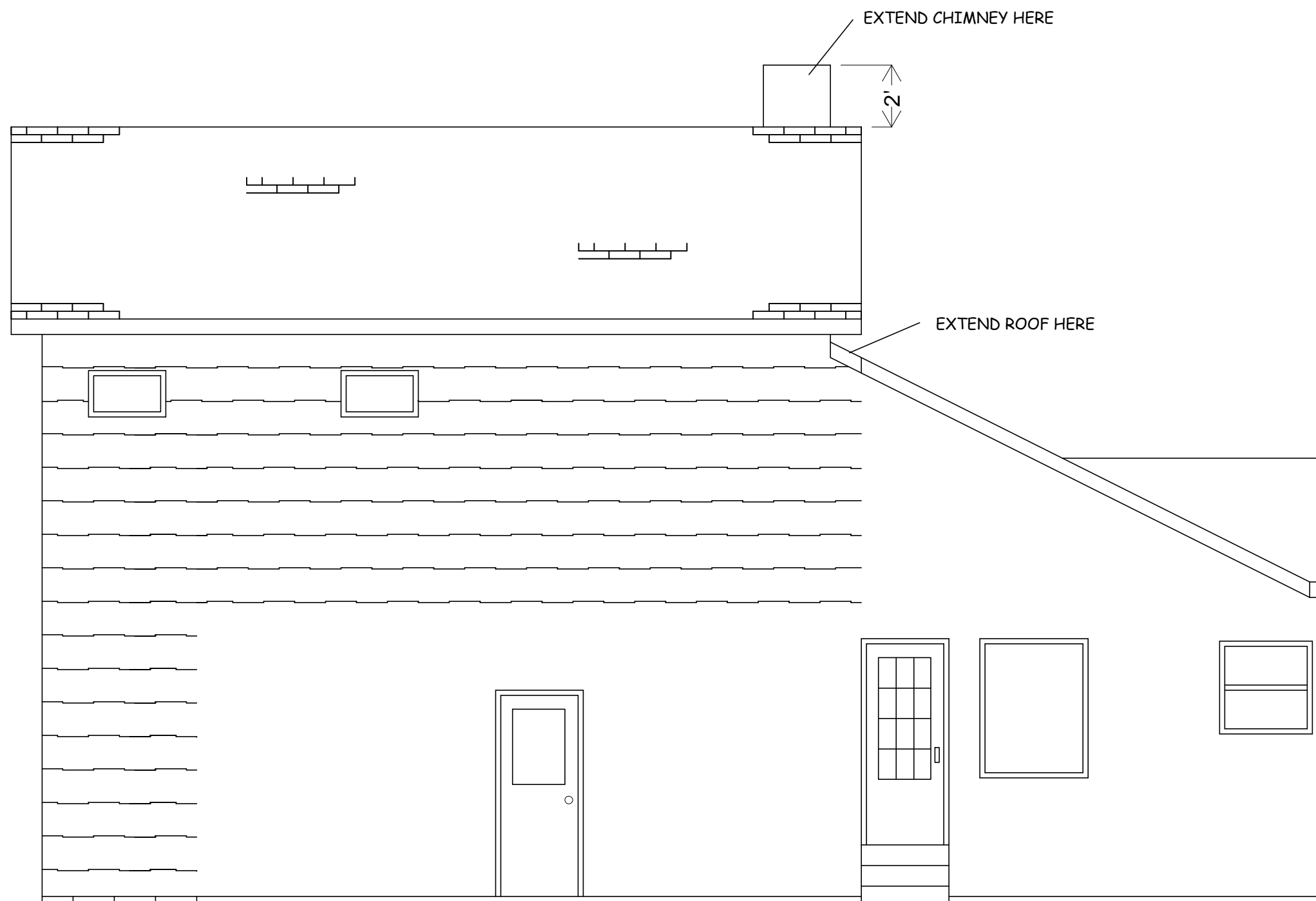
8/1/2025

C1
1

WEST (FRONT) ELEVATION



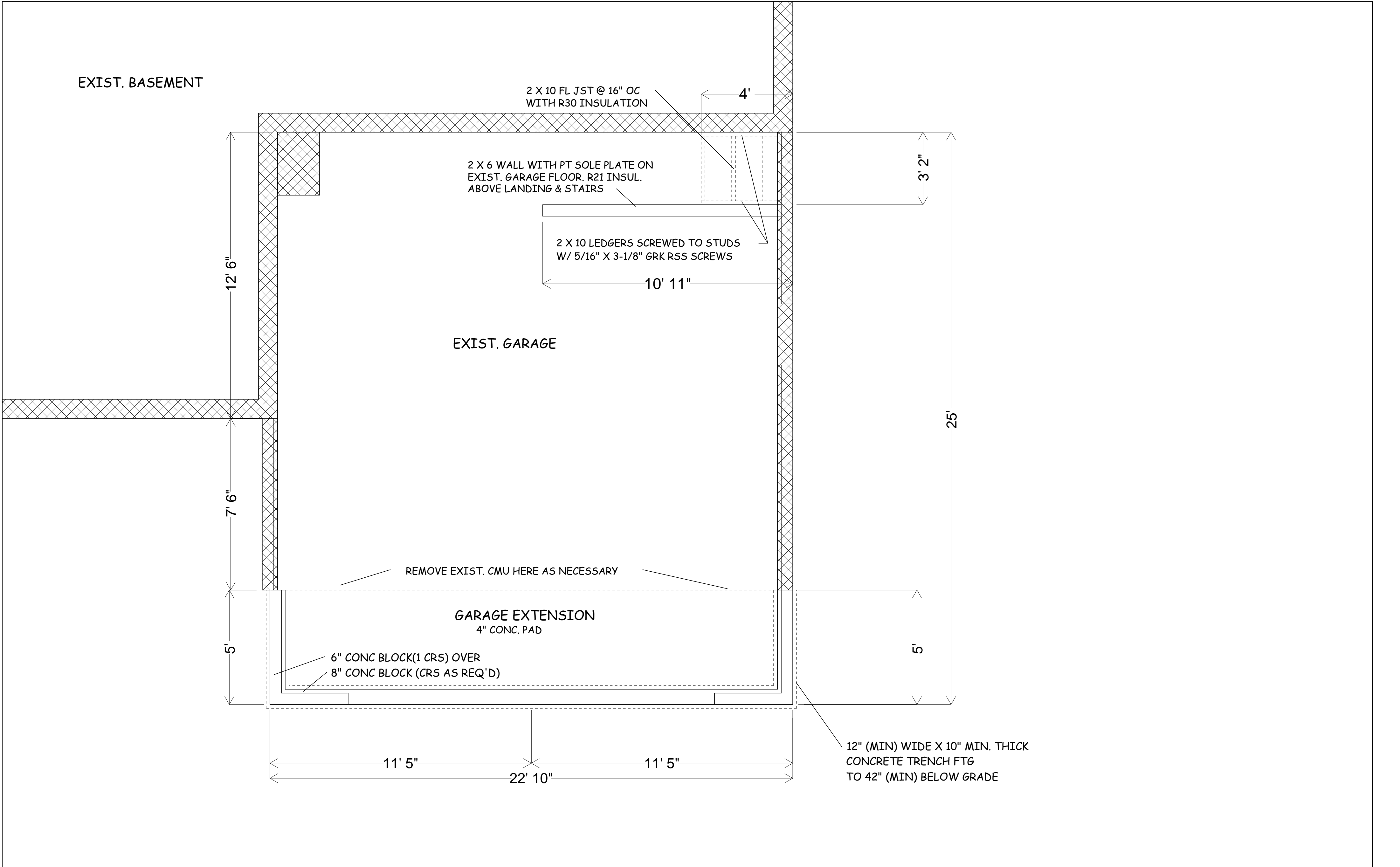
SOUTH ELEVATION



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

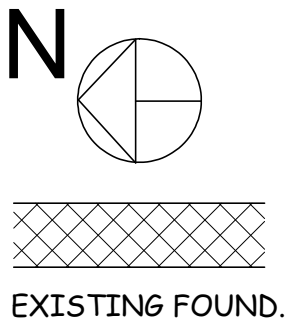


ELEVATION VIEWS			
SCALE:	1/4" = 1'	APPROVED:	DRAWN BY:
DATE:	7/22/25	T. M. LANEY	T. M. LANEY
2ND FLOOR ADDITION FOR CHARLIE EAGLE			
20 WINDING RD, PITTSFORD, NY			A1 4



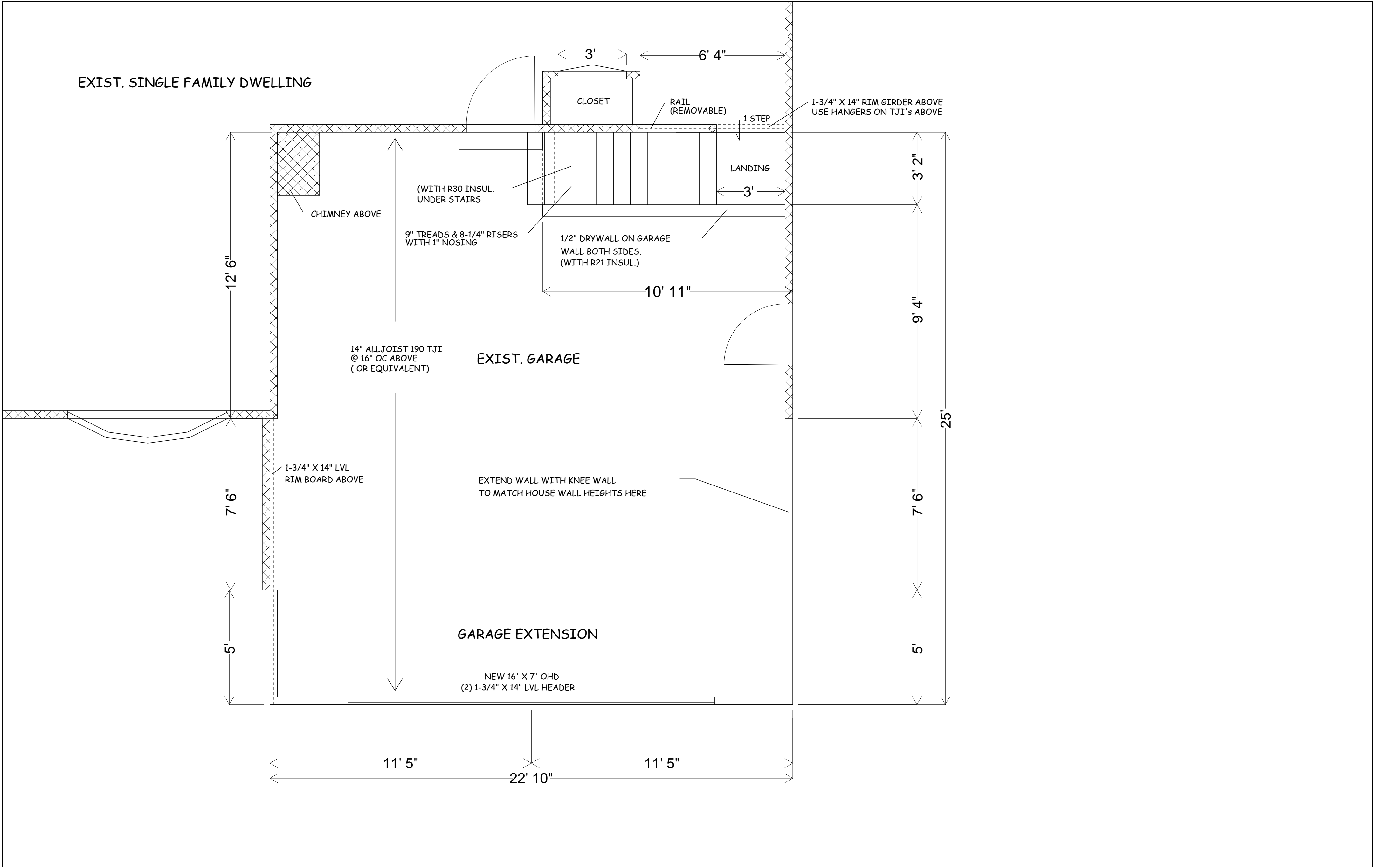
THOMAS M. LANEY, PE
304 WASHINGTON ST.
SPENCERPORT, NY 14559
(585) 319 - 9032

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



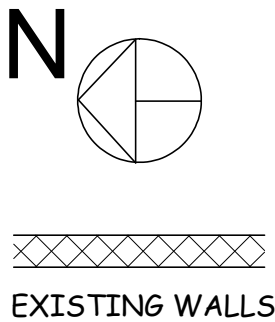
8/1/2025

FOUNDATION PLAN			
SCALE: 3/8" = 1'	APPROVED: T. M. LANEY		DRAWN BY: T. M. LANEY
DATE: 7/25/25			REVISED:
ADDITION FOR CHARLIE EAGLE			
20 WINDING RD, PITTSFORD, NY			A2 5

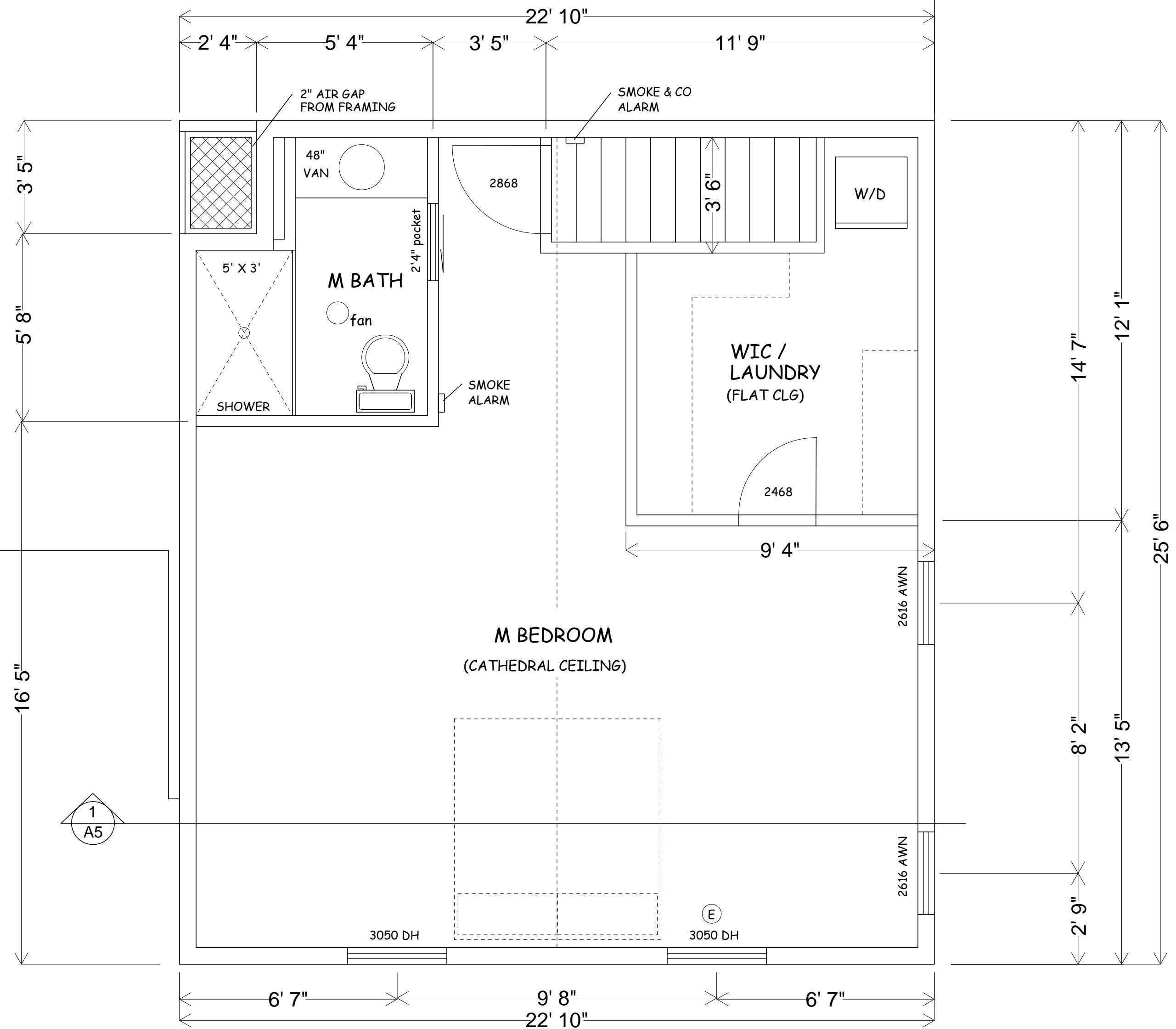


THOMAS M. LANEY, PE
304 WASHINGTON ST.
SPENCERPORT, NY 14559
(585) 319 - 9032

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

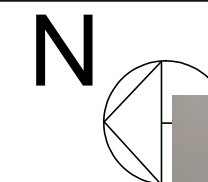


1ST FLOOR PLAN		
SCALE: 3/8" = 1'	APPROVED: T. M. LANEY	DRAWN BY: T. M. LANEY
DATE: 7/22/25	REVISD:	
ADDITION FOR CHARLIE EAGLE		
20 WINDING RD, PITTSFORD, NY		A3 5



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



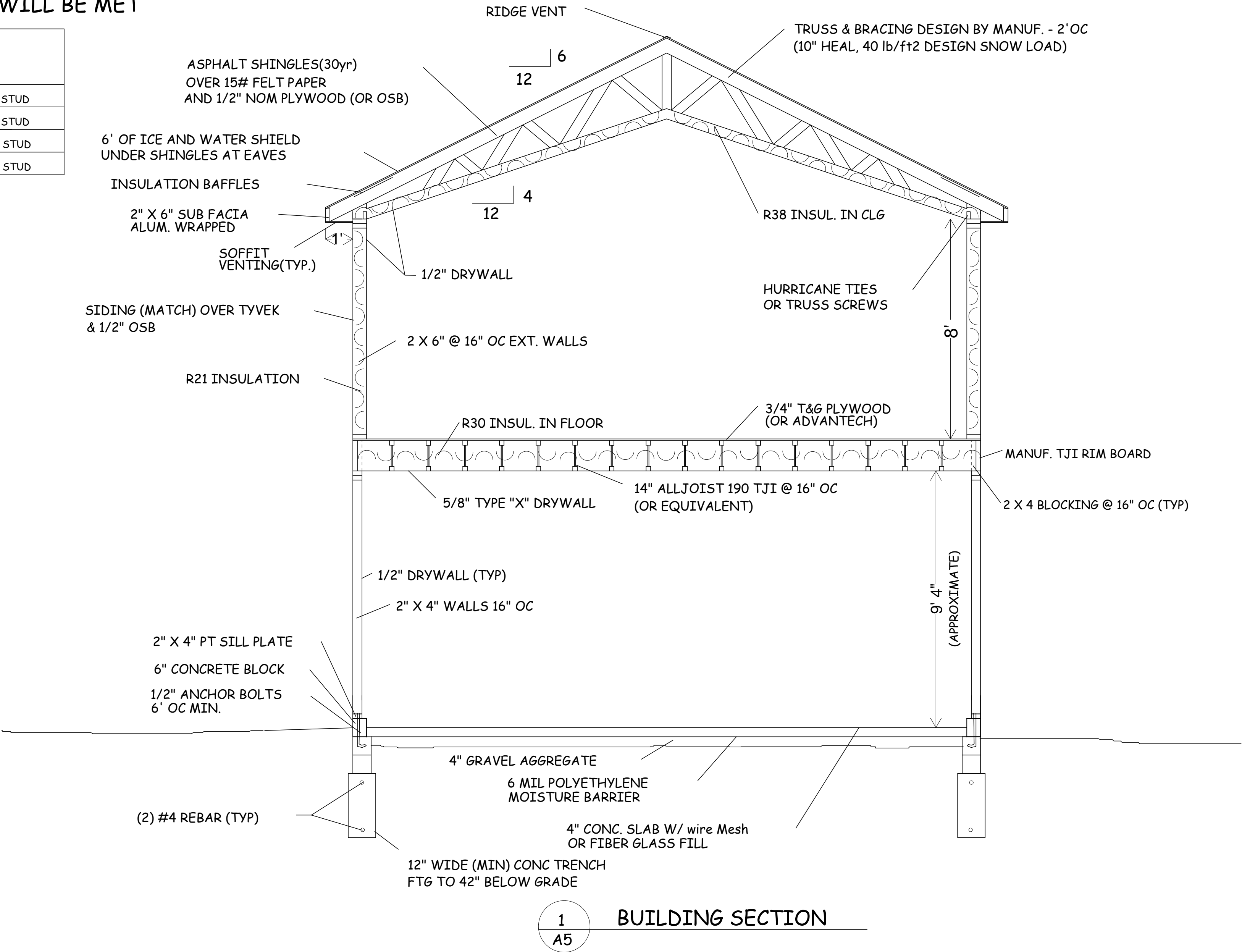
8/1/2025

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

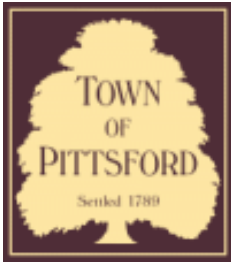


THOMAS M. LANEY, PE
304 WASHINGTON ST.
SPENCERPORT, NY 14559
(585) 319 - 9032



8/1/2025

SECTION VIEW			
SCALE:	3/8" = 1'	APPROVED:	T. M. LANEY
DATE:	7/26/25	DRAWN BY:	T. M. LANEY
			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

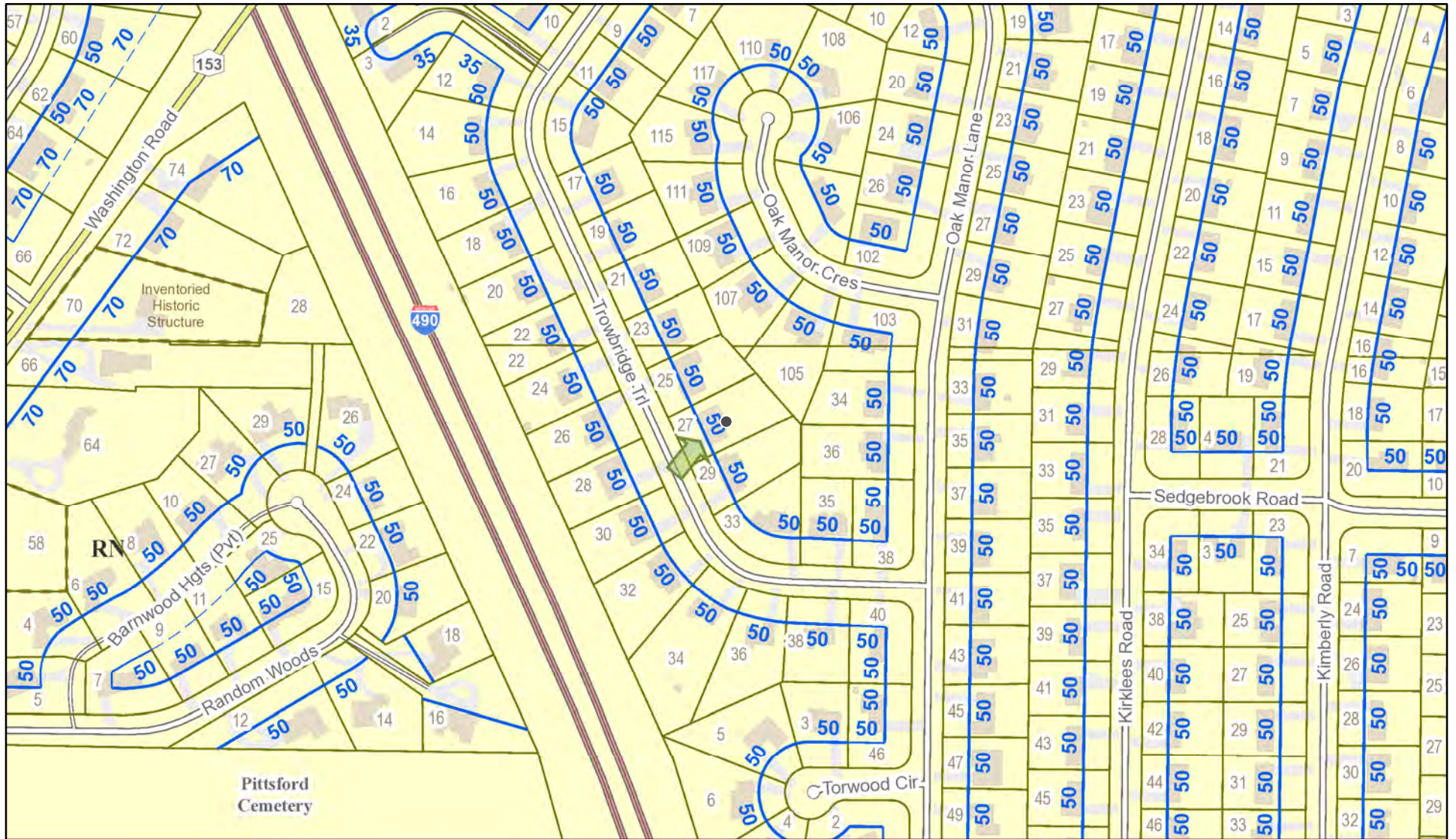
Application Type:

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

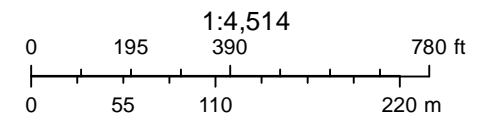
Project Description: Applicant is requesting design review for a 60 Sq. Ft. porch on front of home.

Meeting Date: August 28, 2025

RN Residential Neighborhood Zoning



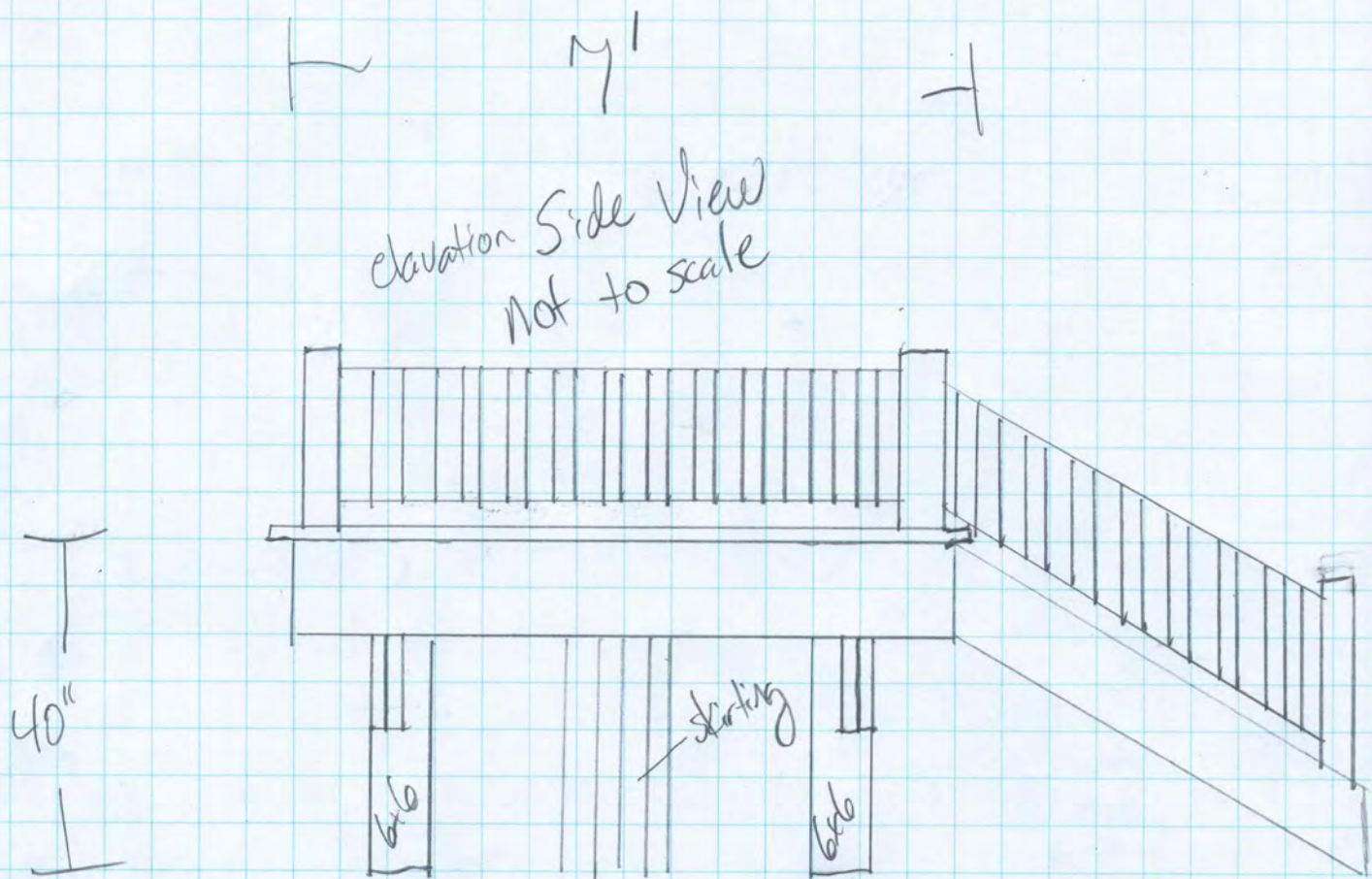
Printed August 18, 2025



Town of Pittsford GIS

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.

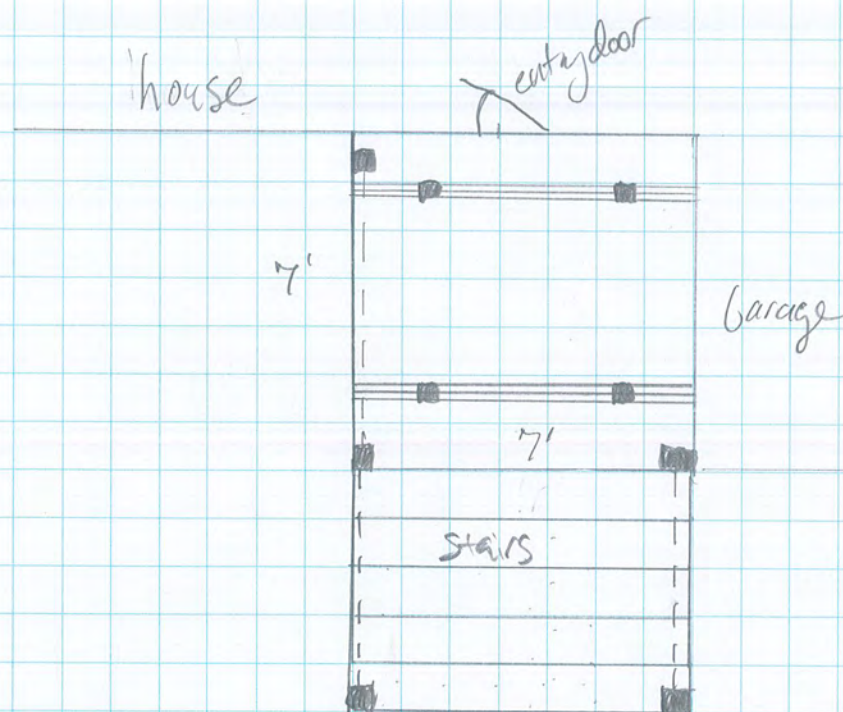




- Free standing not attaching to house
- all composite decking
- all sides will have skirting
- going to do lighting or treads on stairs
- Black aluminum railings
- 6 total steps including deck
- white azek risers and fascia
- All decking and stair runs will be Timber tech (Dark Roast)
- Railings on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

Maureen Garvey

217 Trowbridge trail
Pittsford N.Y. 14534



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

- 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 Stringers - 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 @ 45"

5 - skirts, 9 caps


- 2 - 8' stair 1 - 8' straight



27 Trowbridge Trail



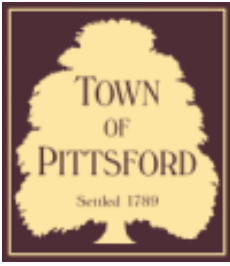
Pittsford, New York

 Google Street View

May 2024 [See more dates](#)

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

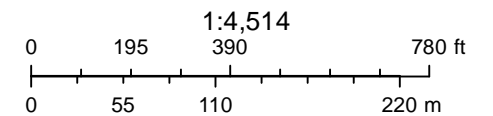
Project Description: Applicant is requesting design review for an approximately 924 Sq. Ft. addition off the rear of the home.

Meeting Date: August 28, 2025

RN Residential Neighborhood Zoning



Printed August 20, 2025



Town of Pittsford GIS

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.



Sylvania Road

123

181

171

155

151

141

135

129

Knowlton

44

40

36

32

28

24

20

16

2

1

4

14

12

10



27

23

FRM Panel
36055C0357C

43

39

35

30

Country Club

17

15

11

9

1

21

25

29

33

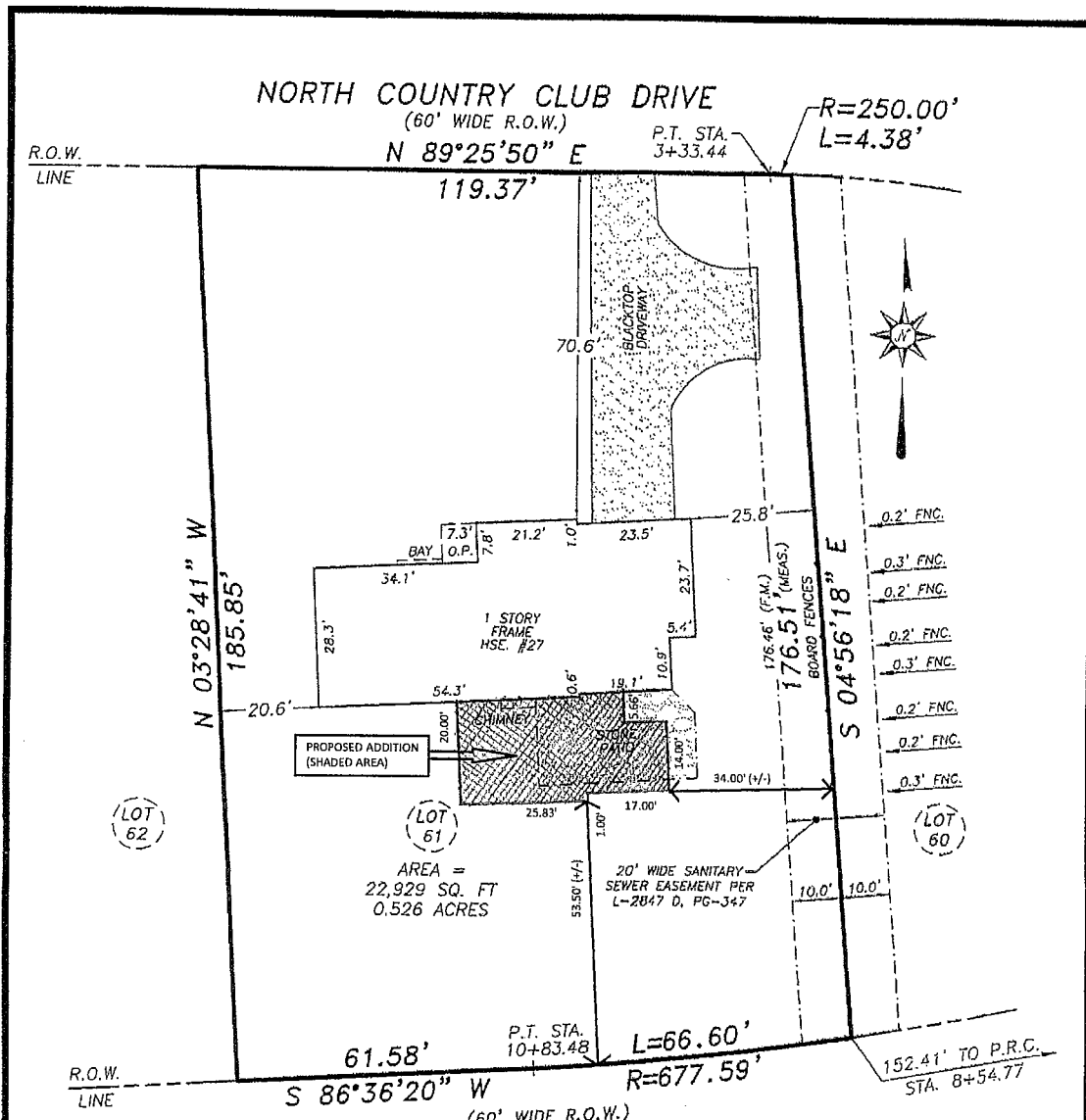
37

41

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

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."

"An electronic file 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:

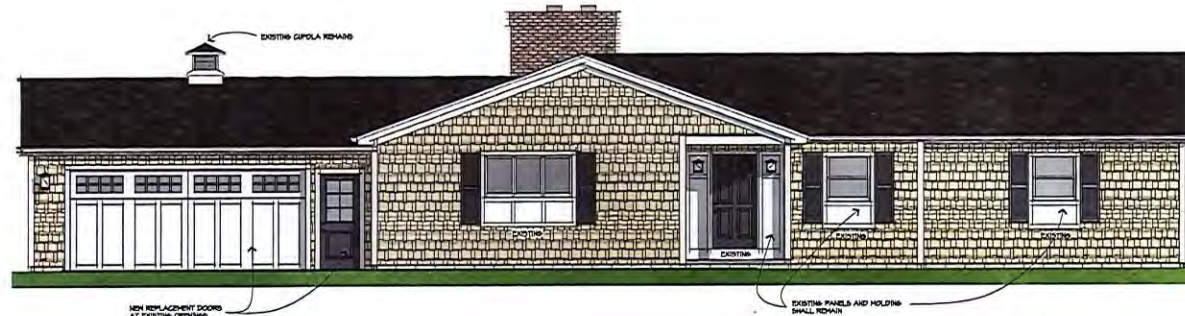
151.06-1-48

JOB NO.:

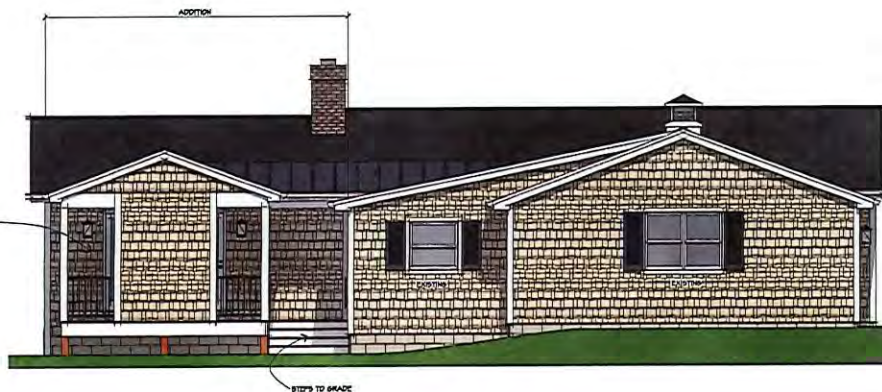
0773-09

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:
Carini Engineering Designs, P.C. has not been retained for construction observation or administration and assumes no responsibility for the design, construction methods, material selection, product performance or quantity, load or structural arrangement or safety during construction.
It is a violation of Section 2209 (2) of the Education Law for any person, while acting under the direction of a licensed Engineer to offer any fee in these documents in any way. The licensee who offers these documents is required to use to efforts to use and maintain and data with construction "related" for licensed by a specific description of changes made.
The user of these documents is for the construction of new building and are not to be used in any form without the express written permission of Carini Engineering Designs, P.C. The user of these documents is required to use the documents in this form and any reproduction or use of these documents will be prosecuted.
The contractor is responsible for checking dimensions and also conditions and to report any errors or omissions to the architect before the start of construction. Written dimensions shall be shown on all drawings, specifications, documents, and equipment shall be included in accordance with manufacturer's instructions and of appropriate codes.
These plans comply with the 2020 code.
© COPYRIGHT 2023

REVIEW COPY
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

Drawing Title
ELEVATIONS

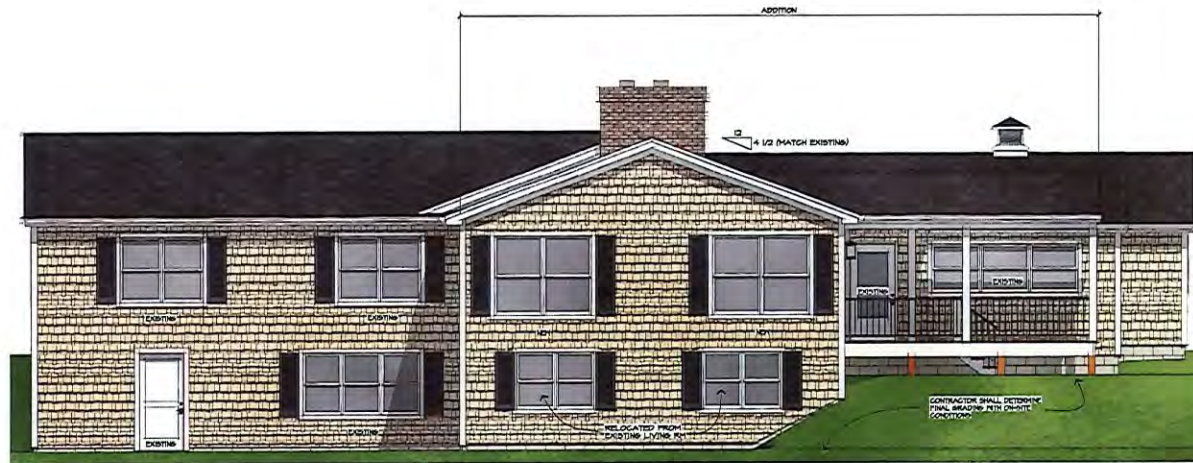
Drawn by
T.J.H.

Check by
T.J.H.

Date
MARCH 2023

Job No.
58412

Sheet
1 of 4



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

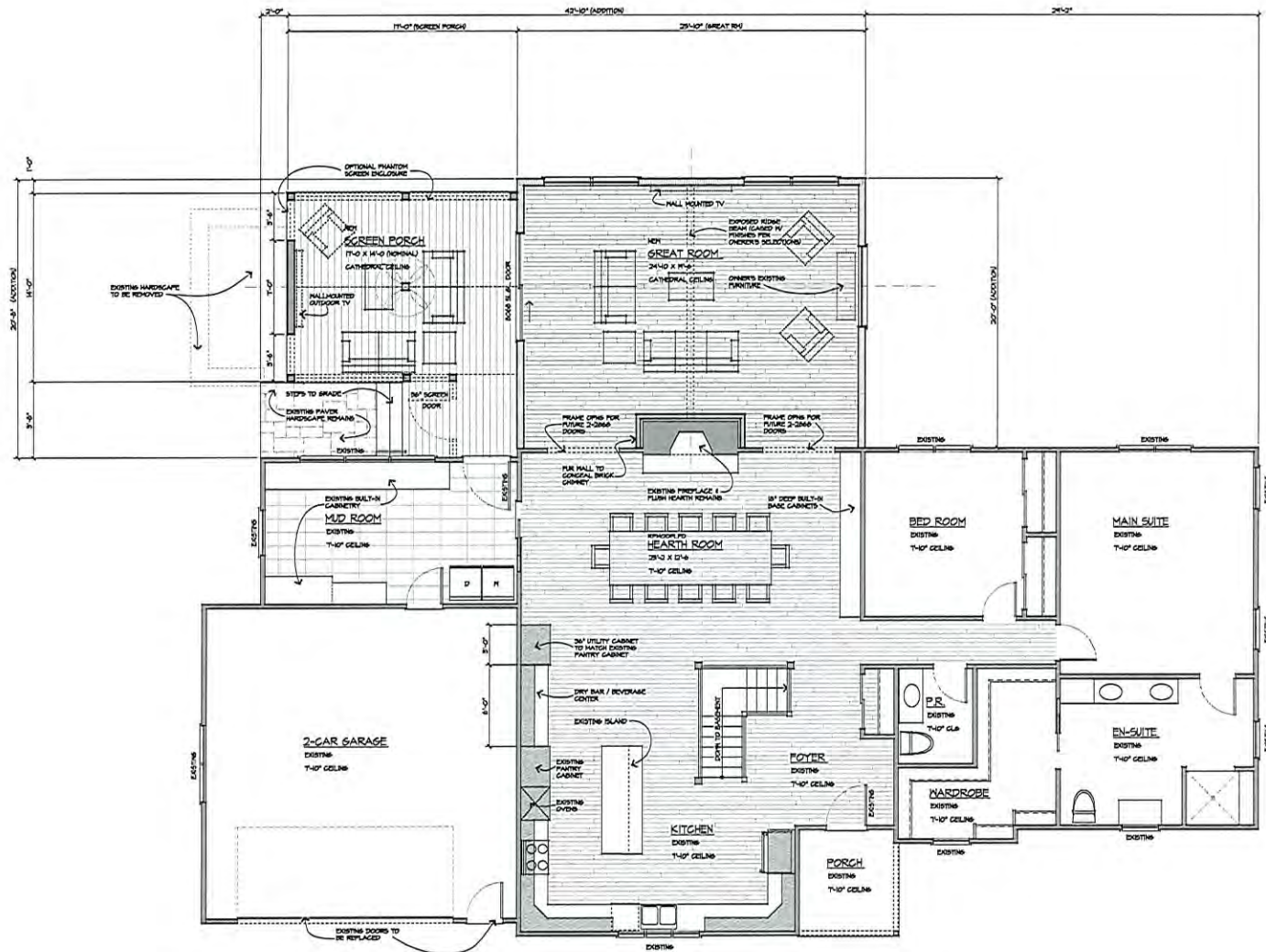


PROPOSED
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Use of the plan indicates understanding and agreement with the following:
Carini Engineering Designs, P.C. has not been retained for construction observation or administration and assumes no responsibility for final design, construction methods, material selection, product performance or assembly, code or regulatory compliance or safety during construction.
It is a violation of Section 2208 (2) of the Education Law for any person, unless acting under the direction of a licensed Engineer to alter any data in these documents in a way that is false, deceptive or misleading or to alter the design, construction or safety of any building or structure. The penalty for such violation is a fine of up to \$5,000 and/or imprisonment for up to one year.
These plans are instruments of service for the construction of the building and are not to be used for any other purpose without the express written permission of Carini Engineering Designs, P.C. The plans and specifications on this sheet are copyrighted and remain the property of Carini Engineering Designs, P.C. and shall be protected.
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. Written dimensions always take precedence over verbal dimensions. All materials, materials, methods, and equipment shall be installed in accordance with manufacturer's installation instructions and all applicable codes.
These plans comply with the 2020 code.
© COPYRIGHT 2020

REVIEW COPY
NOT FOR
CONSTRUCTION
OR ORDERING

Revised 5-30-20 - T.J.M.	
Project RESIDENTIAL ADDITION	
Client BARRY & JANE GURKIN	
Job Location 21 NORTH COUNTRY CLUB DRIVE ROCHESTER, NY 14620	
Drawing Title ELEVATIONS	
Drawn T.J.M.	Checked by
Date MARCH 2020	
Job No. 38472	
Sheet 2 of 4	



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
HEATED ADDITION AREA = 817 SQ. FEET
SCREEN PORCH FLOOR AREA = 236 SQ. FEET

CARINI
ENGINEERING
DESIGNS, P.C.
STEVEN L. CARINI, P.E.

1307 FAIRPORT ROAD
FAIRPORT, NY 11731-1000
TEL (516) 353-8400
www.carinidesigns.com



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

Carini Engineering Designs, P.C., has not been retained for construction administration or construction management and assumes no responsibility for cost, design, structural methods, material selection, product performance or workmanship, rate of construction or safety during construction.

It is the intent of Section 2202 (2) of the Education Law for any person, person acting under the direction of a licensed Engineer to offer any plan or design document in any form, and anyone who offers these documents is required to use the words "Not for Construction" and "Not for Construction" on the plan or design document.

The user of these documents is responsible for the construction of any building and any other work not to be used in any form without the express written permission of Carini Engineering Designs, P.C. The plan is based on information as shown and is not intended to be used for any other purpose.

These plans are instruments of service for the construction of any building and any other work not to be used in any form without the express written permission of Carini Engineering Designs, P.C. The plan is based on information as shown and is not intended to be used for any other purpose.

The contractor is responsible for obtaining all necessary permits and is to report any errors or omissions to the office within the scope of construction. Written documents shall have provisions for all other documents. All materials, products, fixtures, and equipment shall be installed in accordance with manufacturer's installation instructions and all applicable codes.

These plans comply with the 2020 code.

© COPYRIGHT 2020

REVIEW COPY
NOT FOR
CONSTRUCTION
OR ORDERING

Revised 3-30-25 - 1.34

Project
RESIDENTIAL ADDITION

Client
BARRY & JANE GURTH

Job Location
21 NORTH COUNTRY CLUB DRIVE
ROCKYHILL, CT 06067

Drawing Title
FIRST FLOOR PLAN

Drawn
TJM

Checked by
MARCH 2025

Job No.
38412

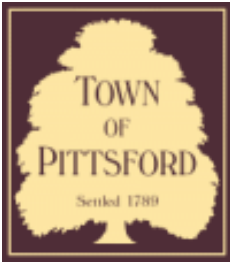
Sheet
4 of 4











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

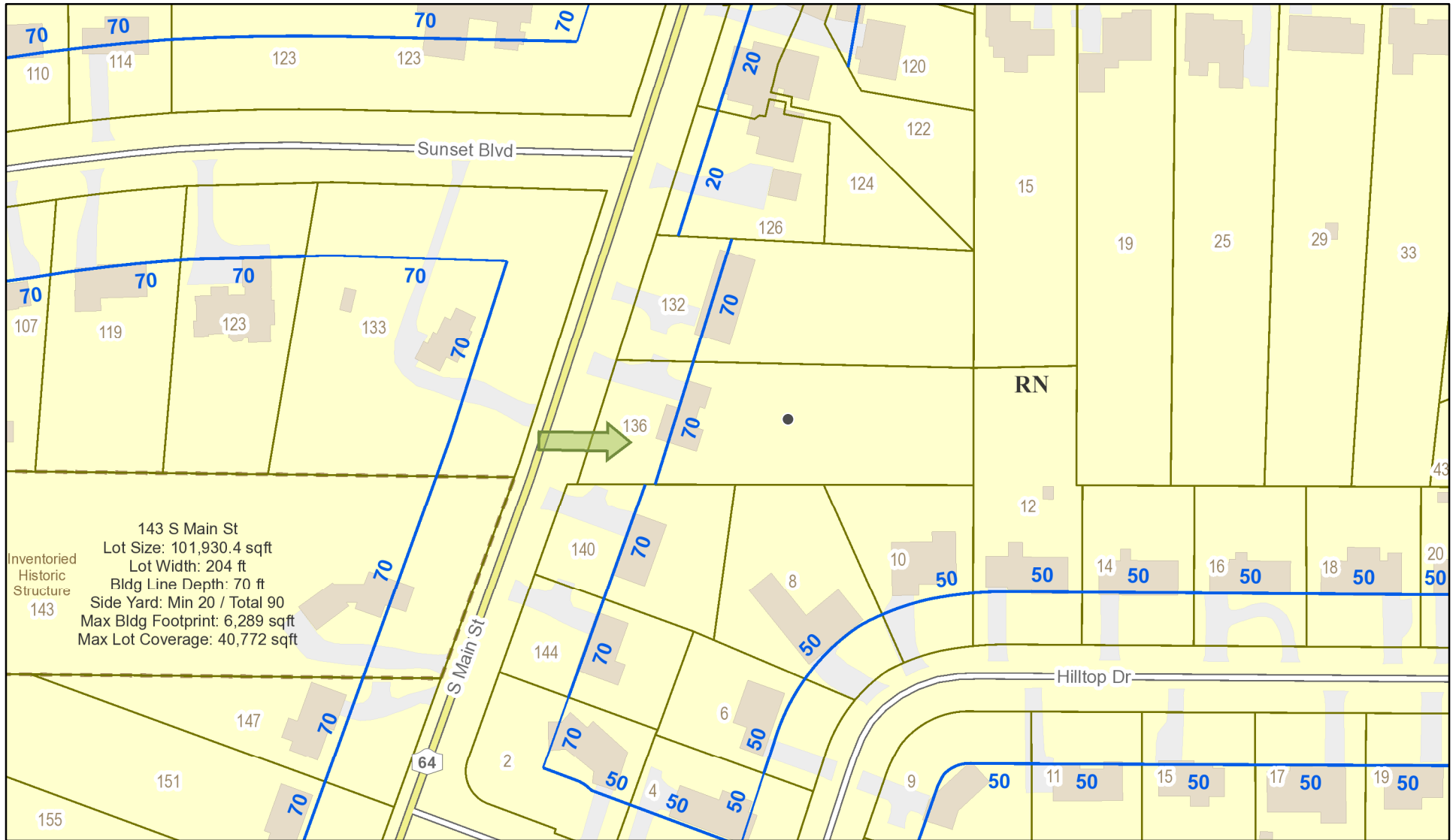
Application Type:

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

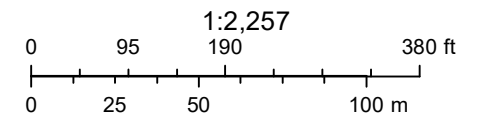
Project Description: Applicant is requesting design review for a 494 square foot addition off the rear of existing home.

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

123

119

136

143

140

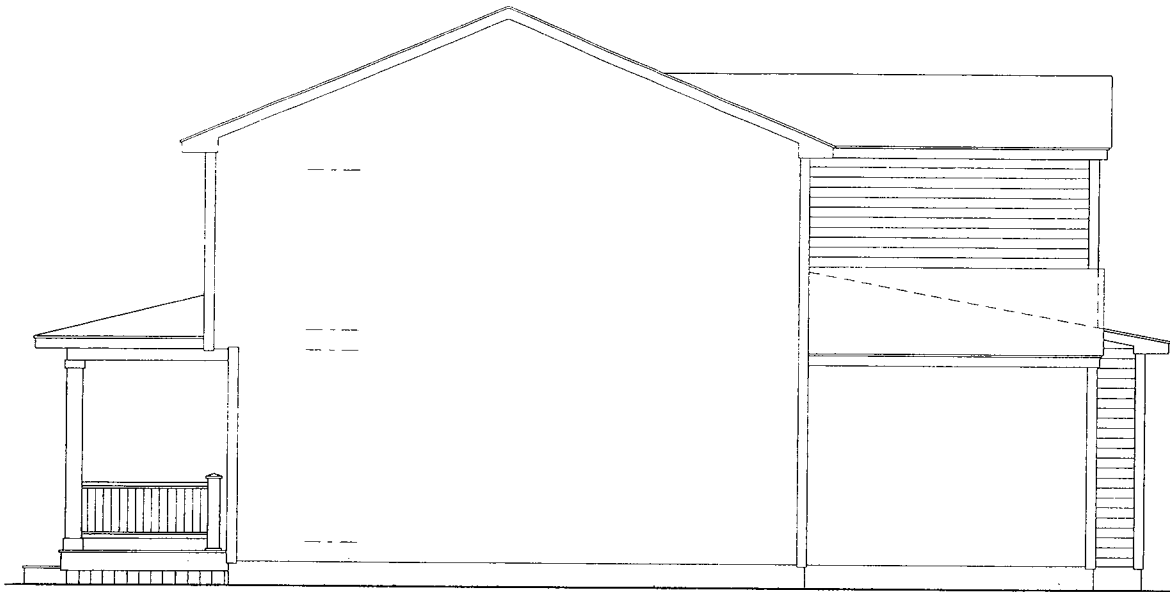
10

8

144

6

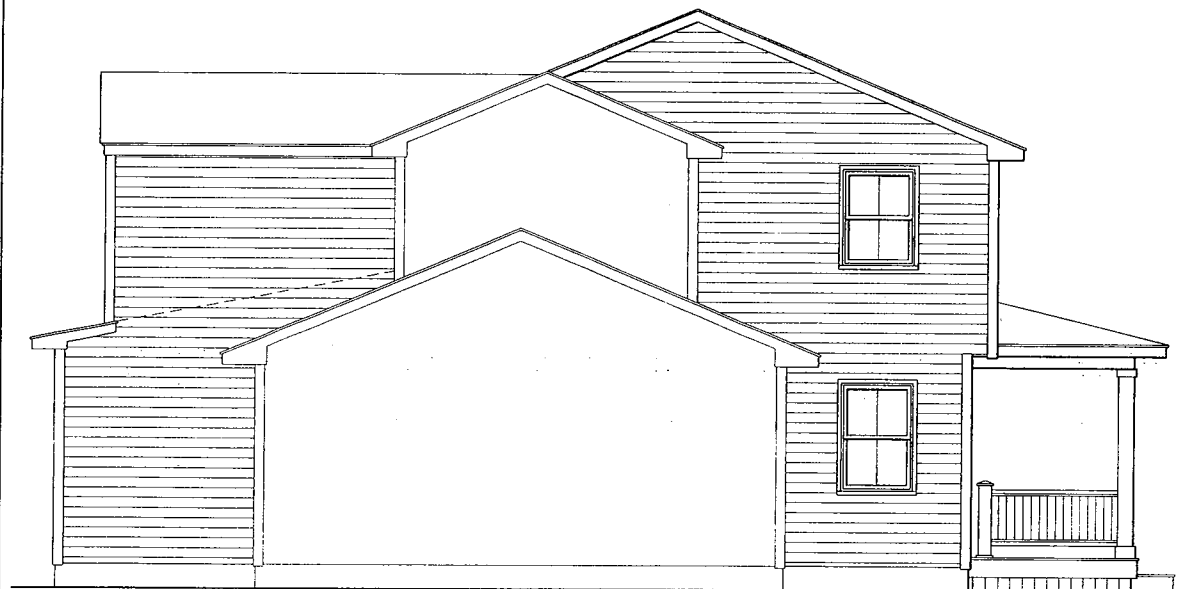
147



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



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



NORTH ELEVATION



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

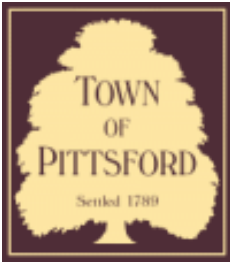
- ASPHALT SHINGLES
BLACK BLEND
- ASPHALT SHINGLES
BLACK BLEND
- ALUM FASCIA
VINYL SOFFIT
ALUM GUTTER & SPOUTS
WHITE
- DOUBLE HUNG WINDOWS
1/2 SCREEN
BLACK
- VINYL SIDING & TRIM
VERTICAL BD & BATTEN
PARTIAL WEST ELEVATION
WHITE
- VINYL SIDING & TRIM
DBL 4" CLAPBOARD
WHITE
- METAL PANEL ROOFING
BLACK
-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

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

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

DATE 8/13/25	DWG NO 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

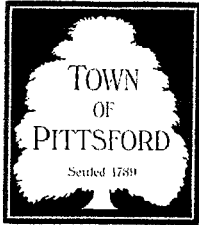
Applicant: Dutko, Frank E

Application Type:

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

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

Pittsford
City

NY
State

14534
Zip Code

E-mail: fed.who@gmail.com
4. Applicant's Interest in Property:
Owner: ☒ Lessee: ☐ Holding Purchase Offer: ☐
Other (explain): _____
5. Owner (if other than above): _____
Address: _____ Phone: _____

City

State

Zip Code

E-mail: _____

Has the Owner been contacted by the Applicant?

Yes ☒ No ☐
6. Application prepared by: Frank Dutko
Address: 3419 Clover St Phone: (585) 820-3144

Pittsford
City

NY
State

14534
Zip Code

E-mail: fed.who@gmail.com
7. Project Design Professional (if Available): _____
Address: _____ Phone: _____

City

State

Zip Code

E-mail: _____

8. Project Contractor (if Available): myself
Address: _____ Phone: _____
Street

City State Zip Code E-mail: _____
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 X 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:

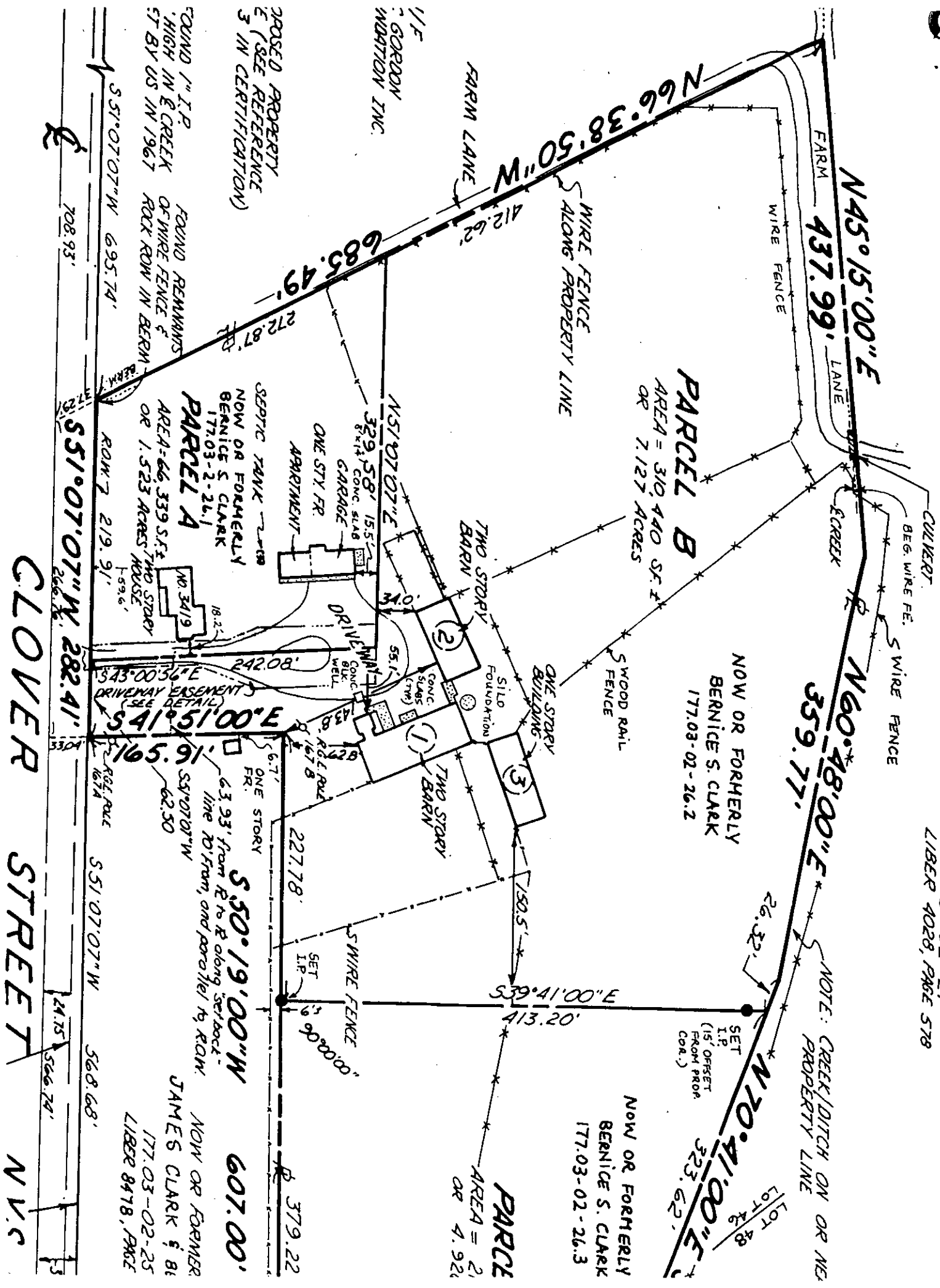
Does current owner concur in this application?

☒ Yes

☐ No

If yes, owner's signature

Frank E. Deet



CLOVER STREET N.V.C.

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: a. wood frame with interlocking joints ☐
(if known) 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 BARNs

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

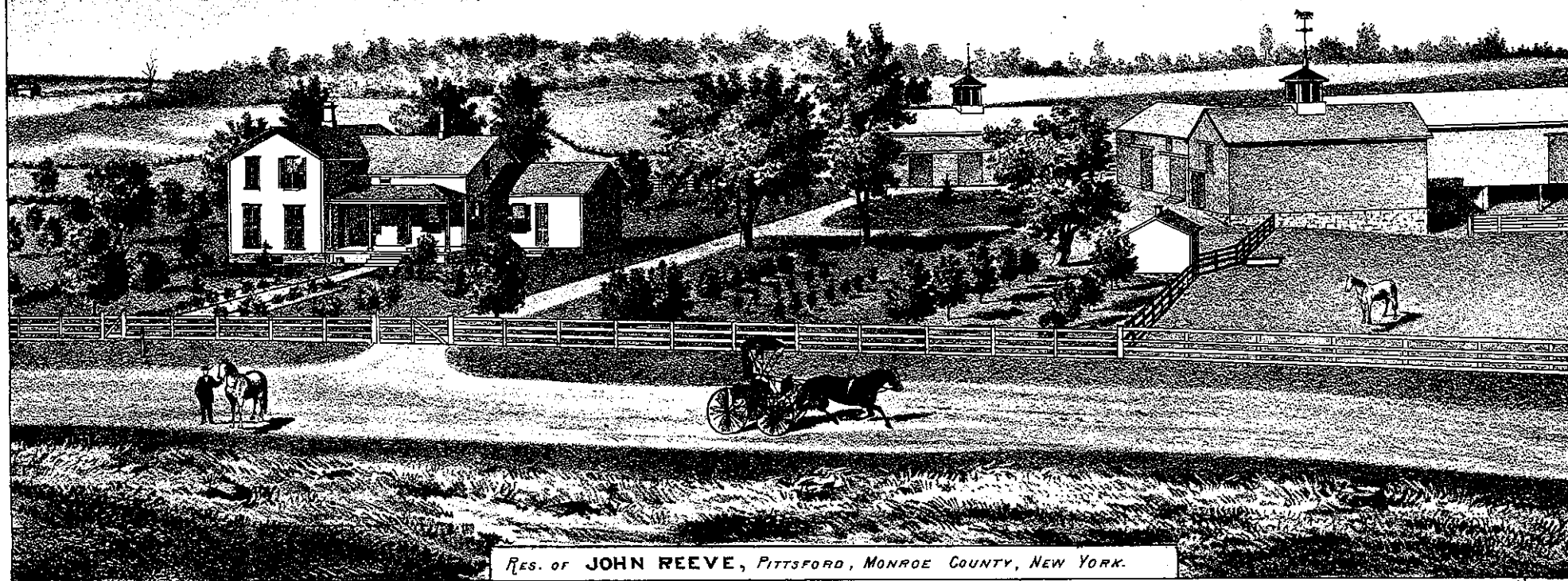
PRESENT OWNER: Mrs. Herbert Rogers



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

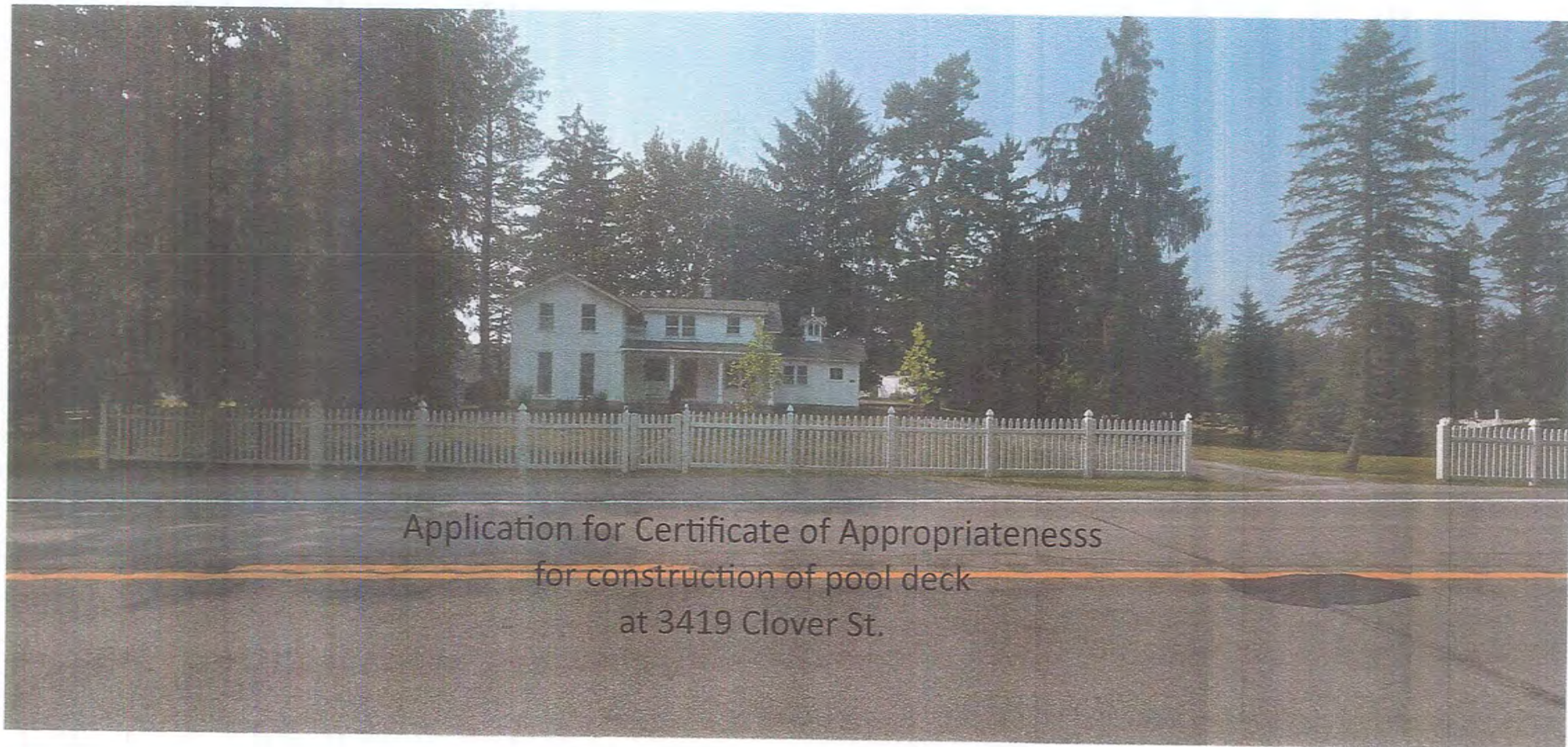


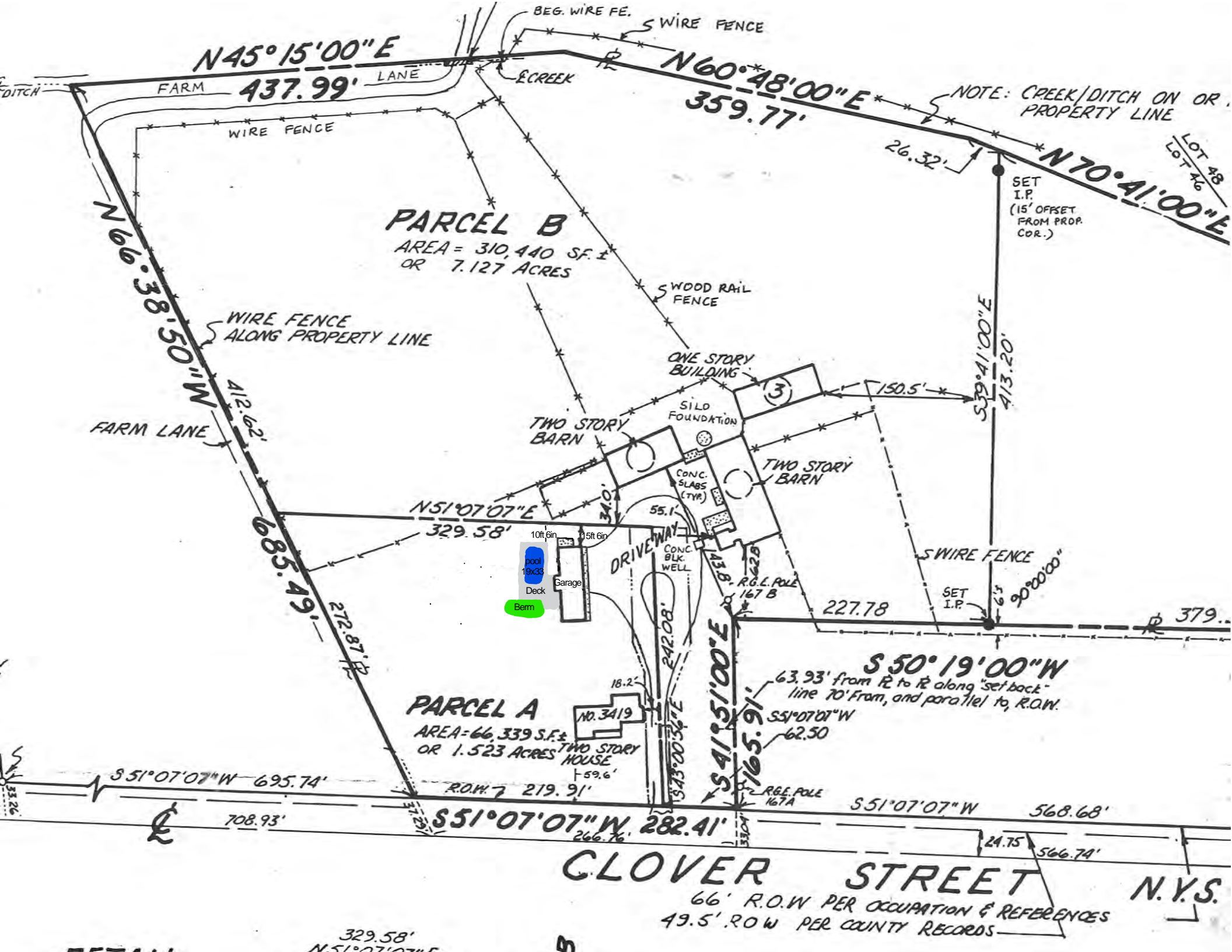
View looking north



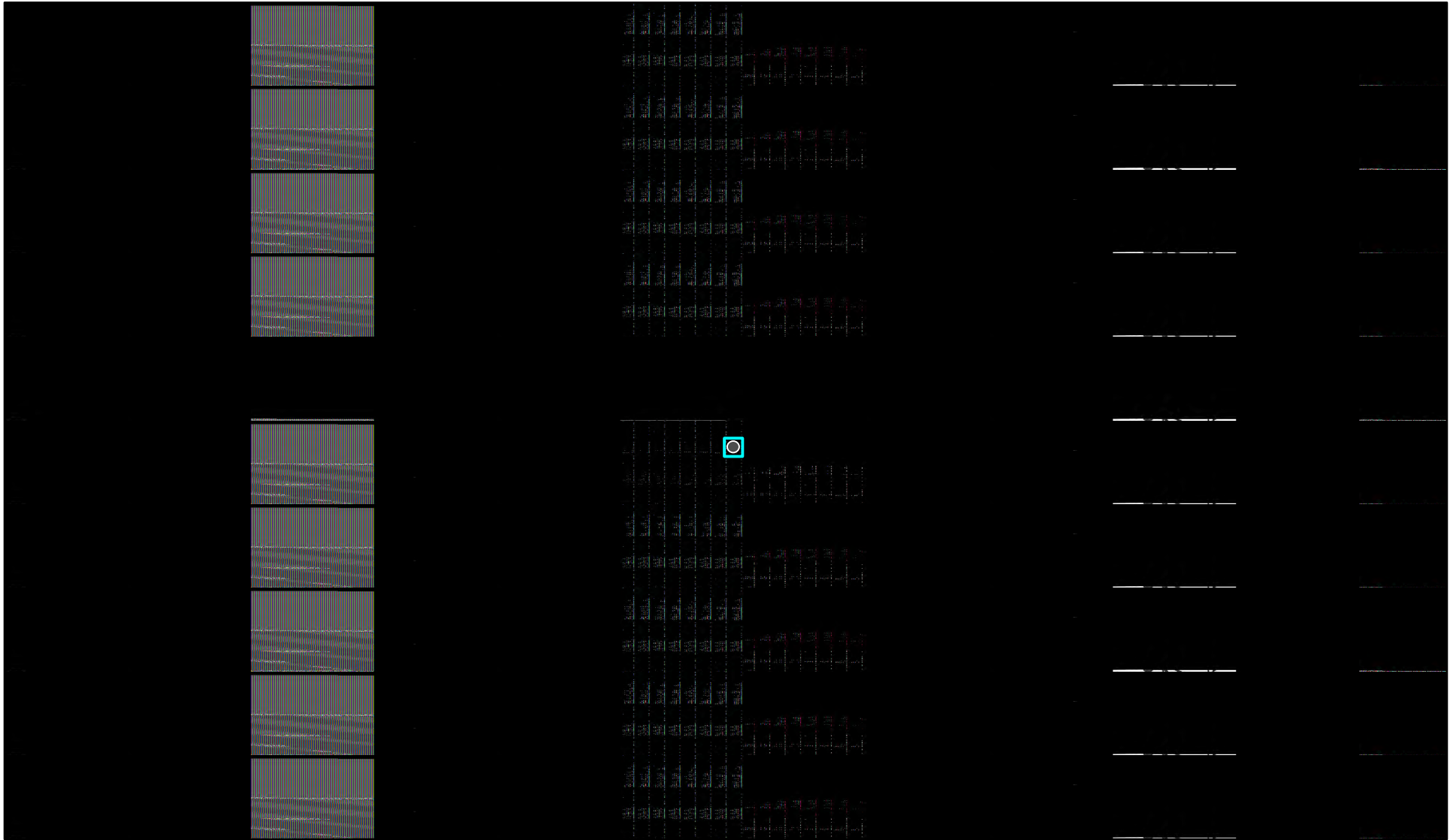
Arial view



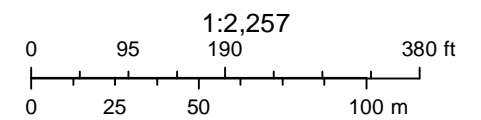




RN Residential Neighborhood Zoning



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.

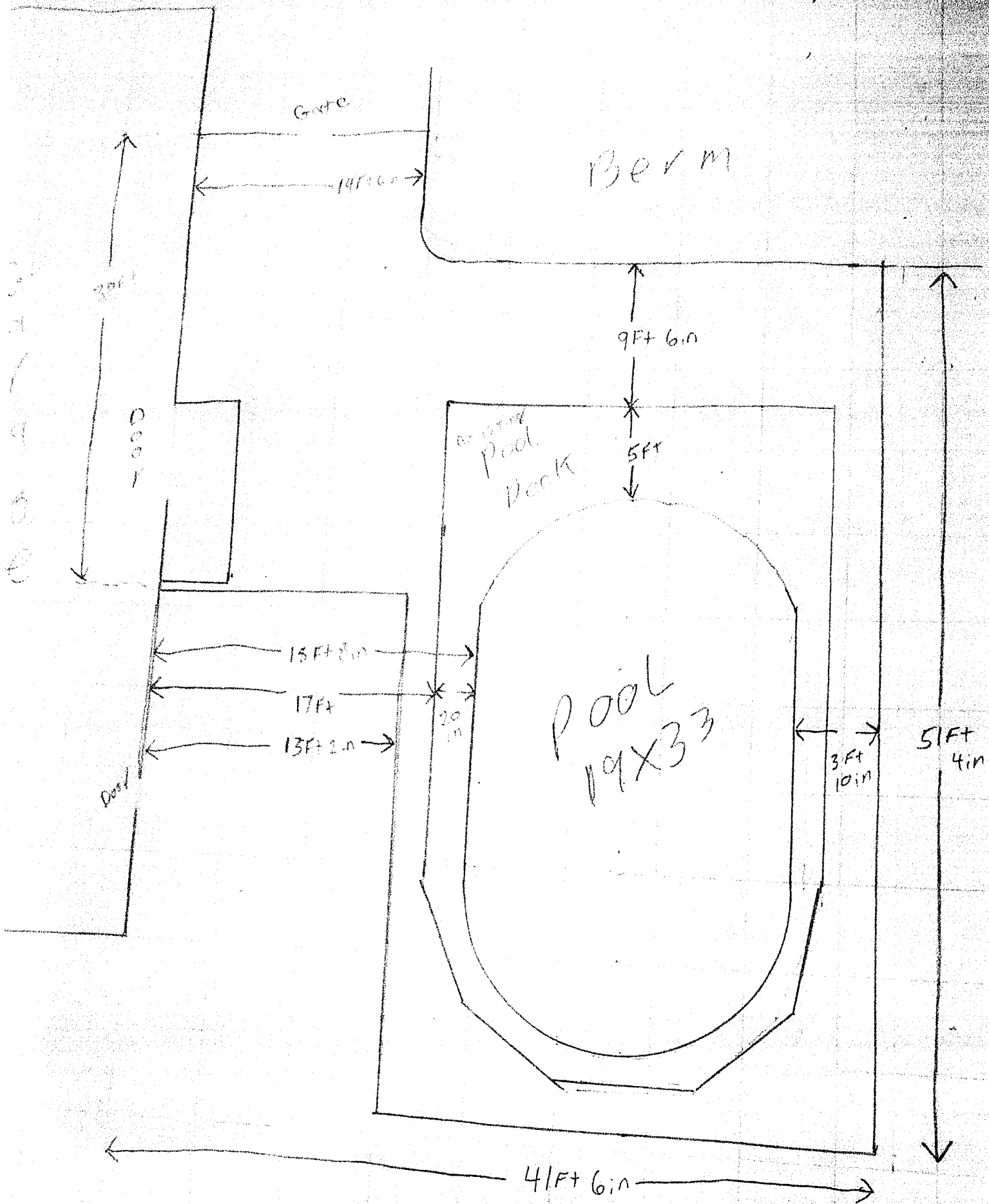


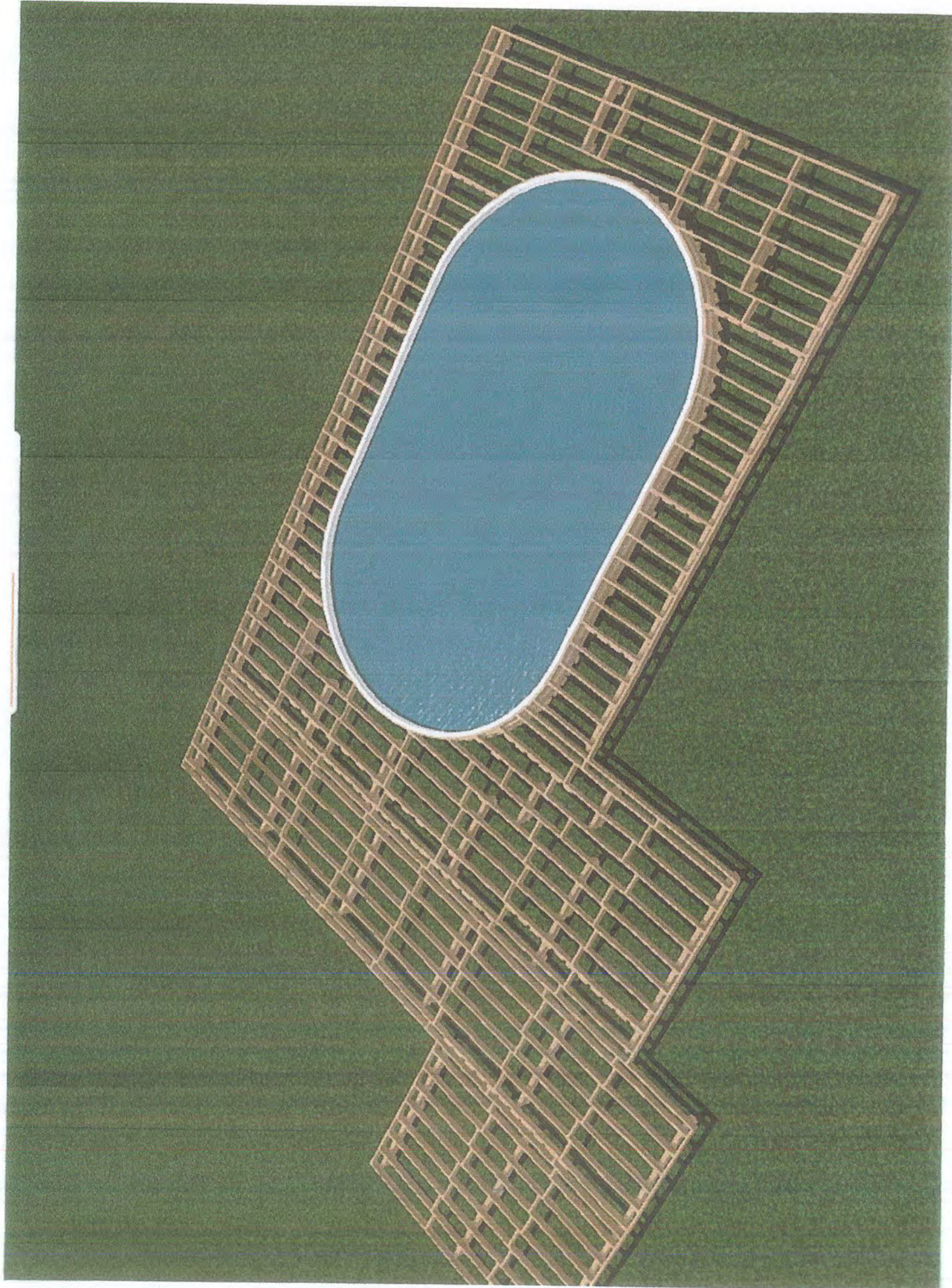
Thu Sep 5 2024

Imagery © 2025 Nearmap, HERE

20 ft

Nearmap





Shared Dealer Locator
Report



Frank Dutko

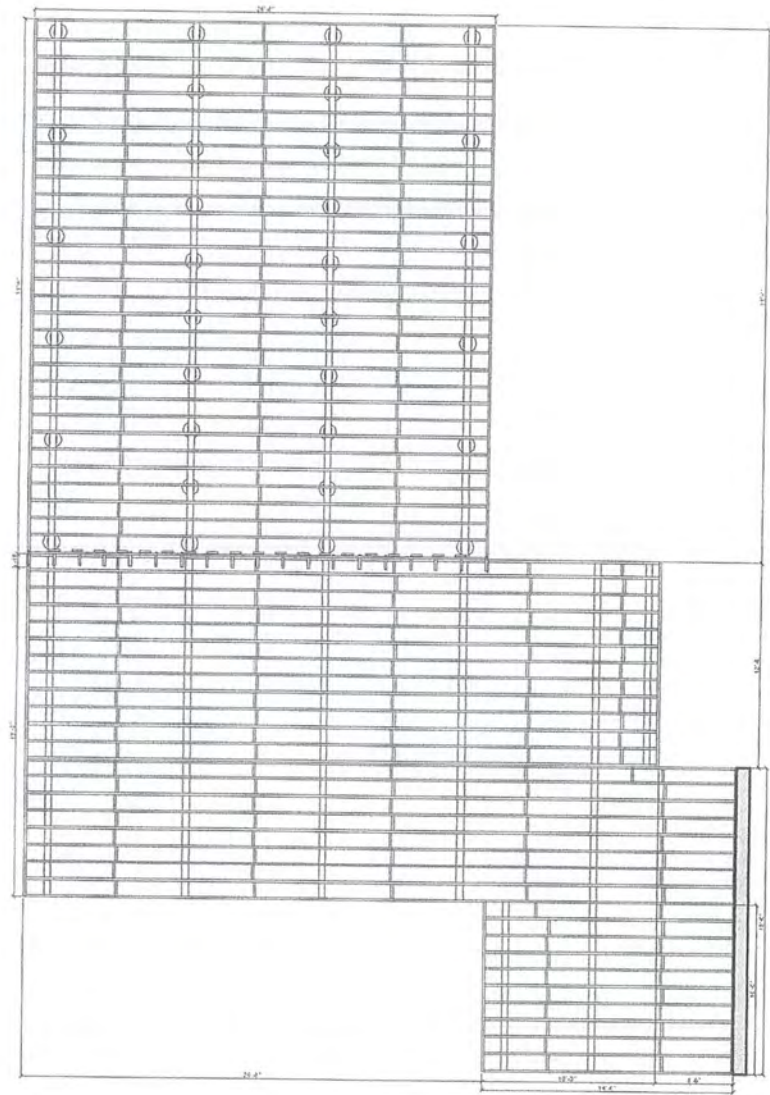
Deck Planner Software™ Report

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

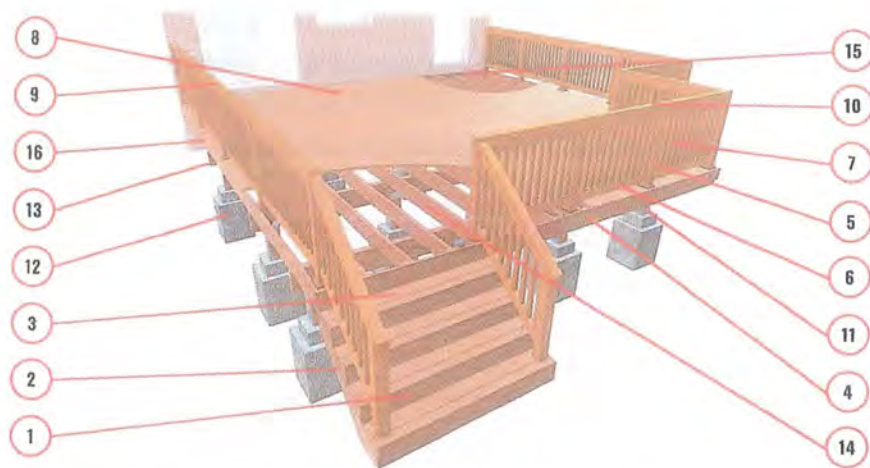
This report was created 7/28/2025 11:46 AM by Deck Planner Software™

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.

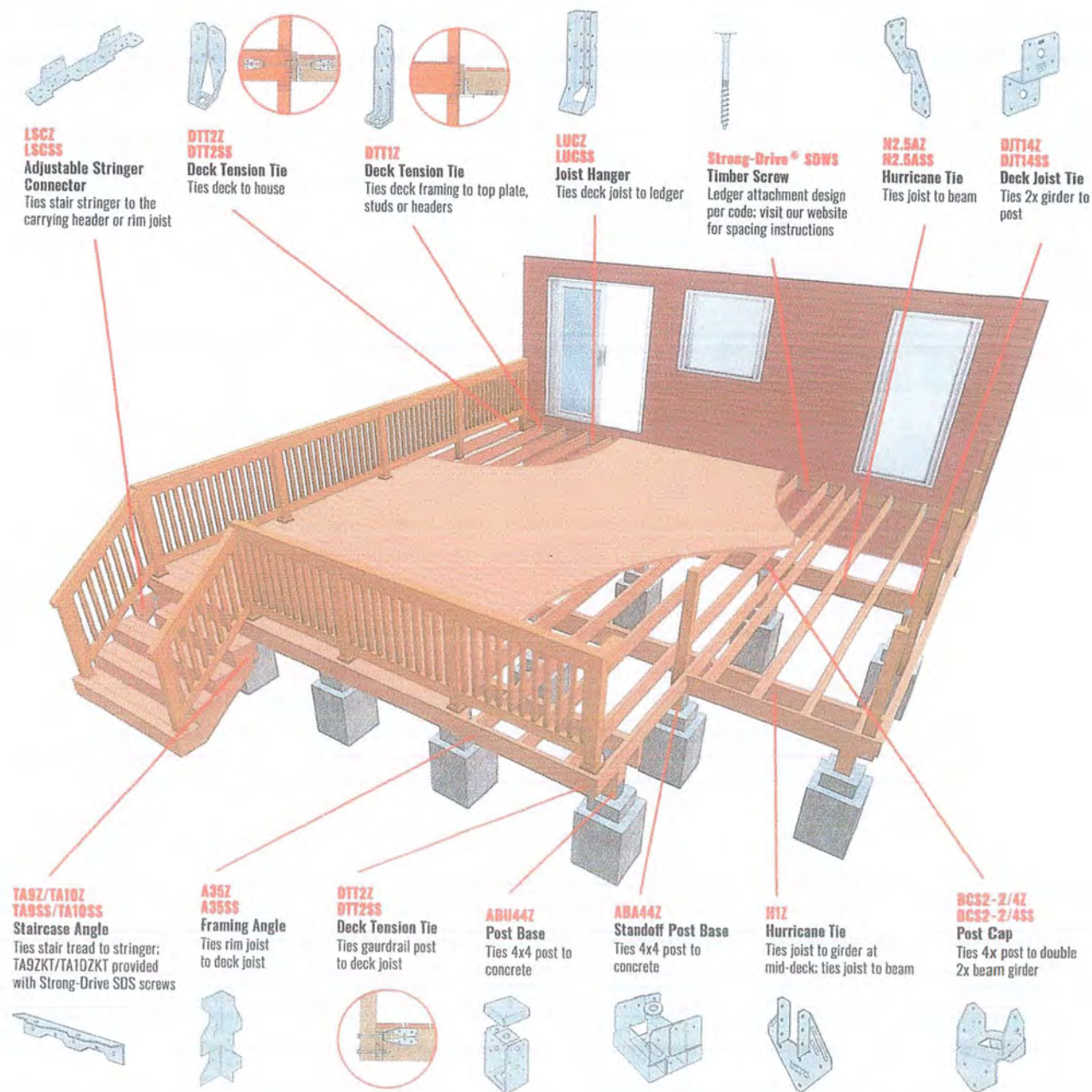
It is important to have a post of sufficient size and strength to support the beam. The beam should not be any wider than the thickness of the post, and should be secured with the correct post cap.

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"1" and below flush beams will be used to enable lower decks as described below.

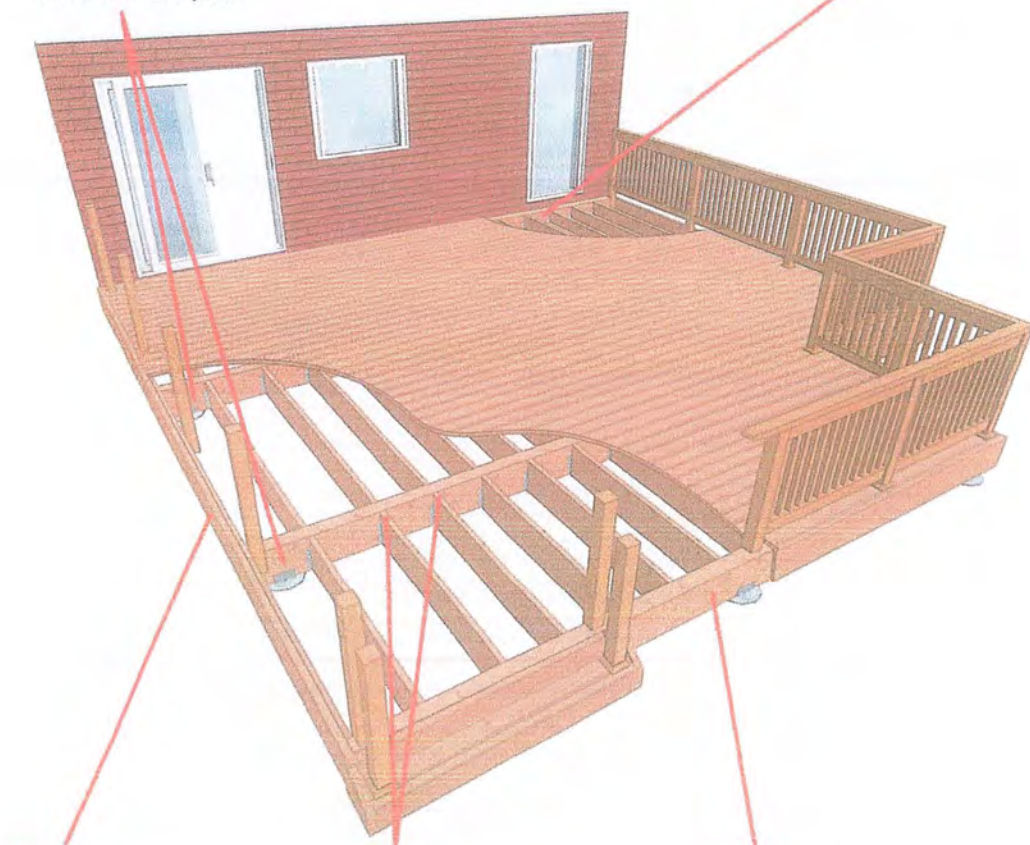
Flush Beam Decks

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

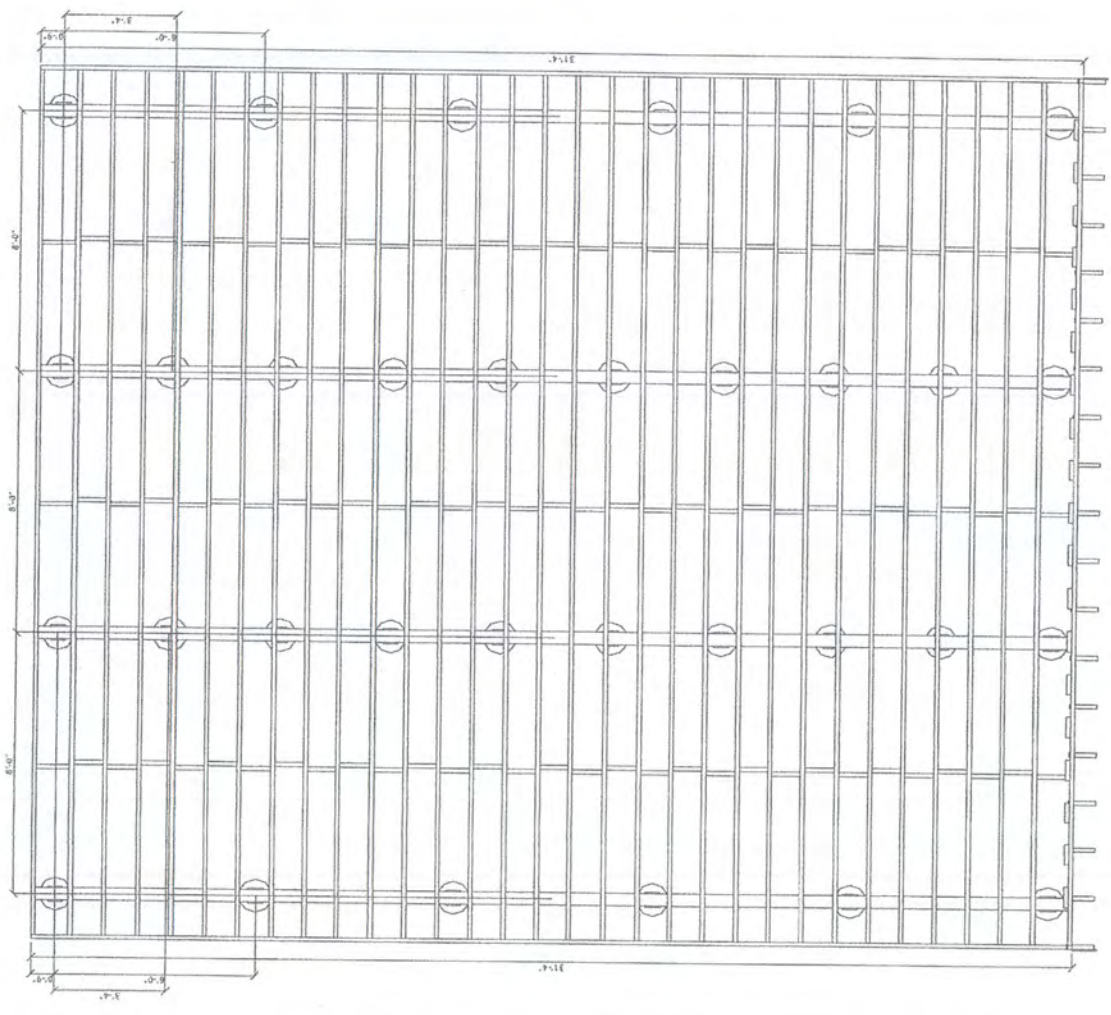
The parallel outer joists are cut either side of the beams and supported by the joist hangers, like an inner joist.

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

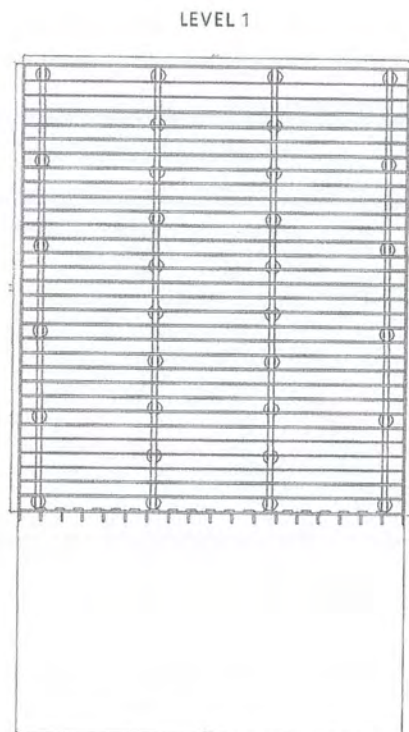
Joist cantilever is removed and beams are moved to the outside of the deck. Outer Joists that aren't parallel with inner joists are replaced with the beam it overlaps



NOTES FROM THE CUSTOMER		DESIGN TITLE		DRAWING		JULY 11	
THIS DRAWING WAS GENERATED BY DECK PLANNER SOFTWARE™		CUSTOMER NAME	FRANK DUTKO	SCALE	1	CHECKED BY	
		CUSTOMER EMAIL ADDRESS	Victor Home Depot Pro Desk	NOT TO SCALE			
		CUSTOMER PHONE NUMBER	prodesk_1264@homedepot.com	DATE	7/28/2025 11:46 AM	CHECK DATE	
				CREATED BY		STORE	
						PAGE 8	

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 ²
Designed live load	40 lb/ft ²
Designed dead load	10 lb/ft ²

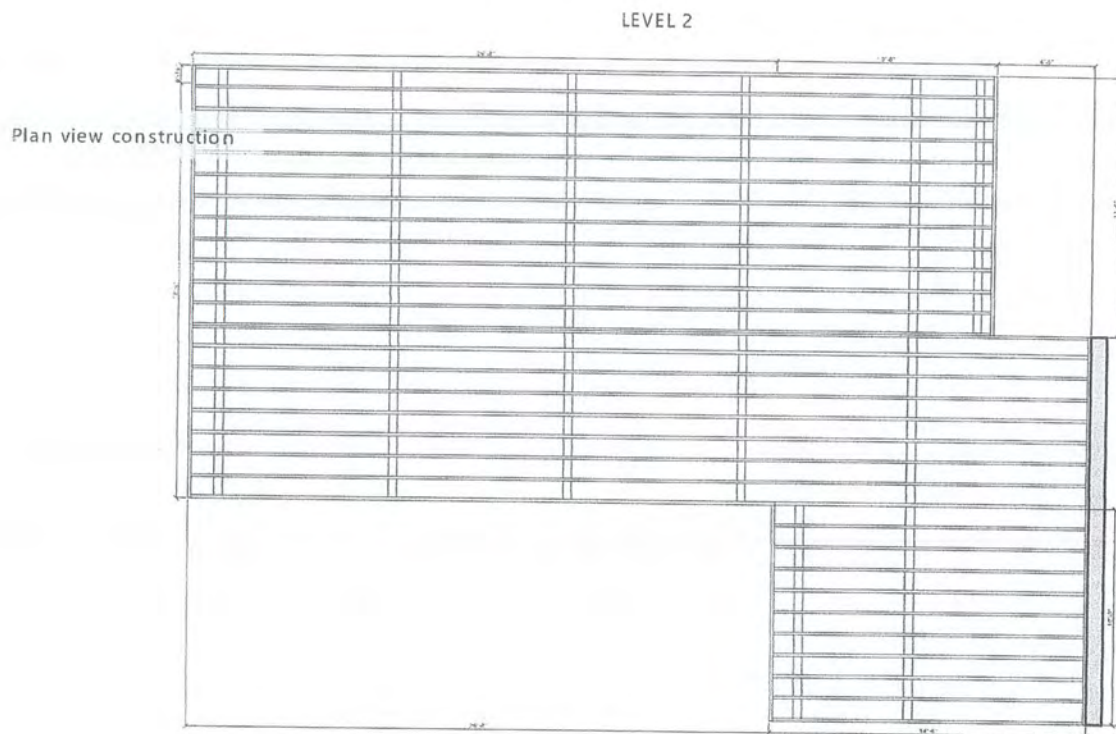
Deck and Post Height

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 ²
Designed live load	40 lb/ft ²
Designed dead load	10 lb/ft ²

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."

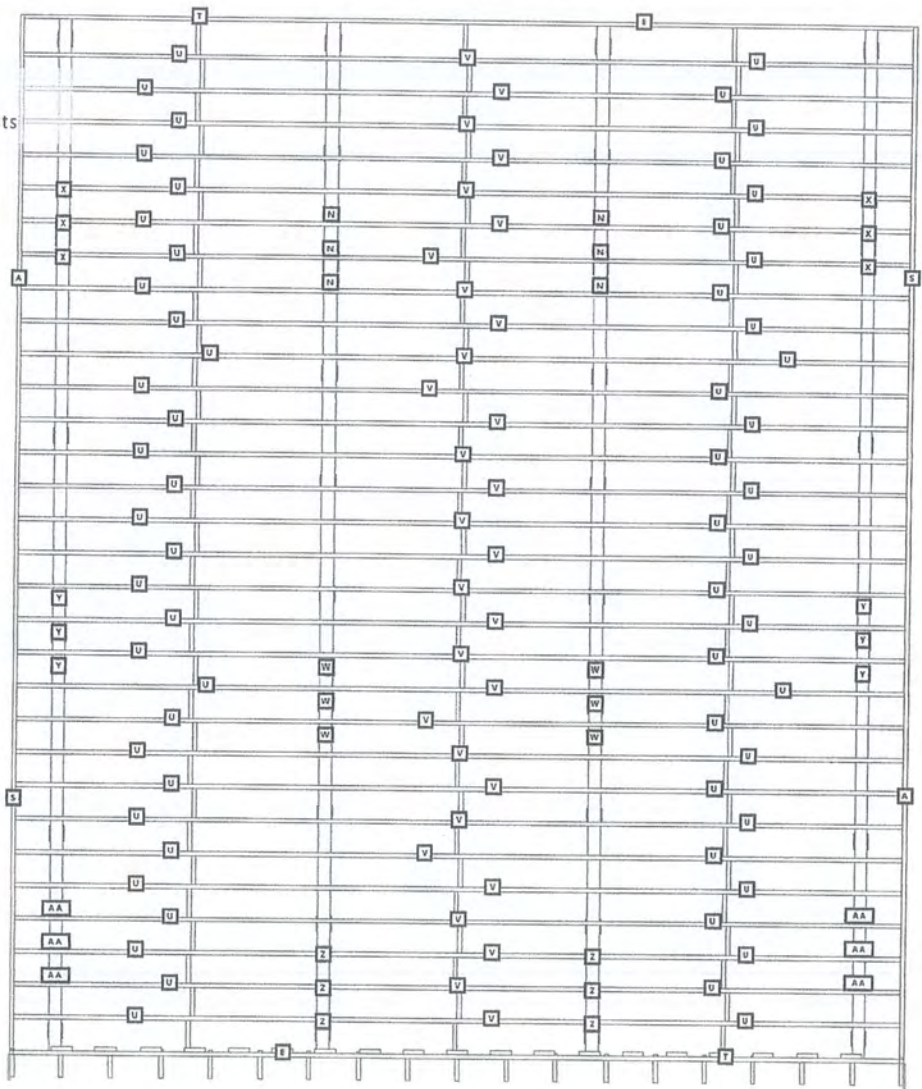
Joists

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

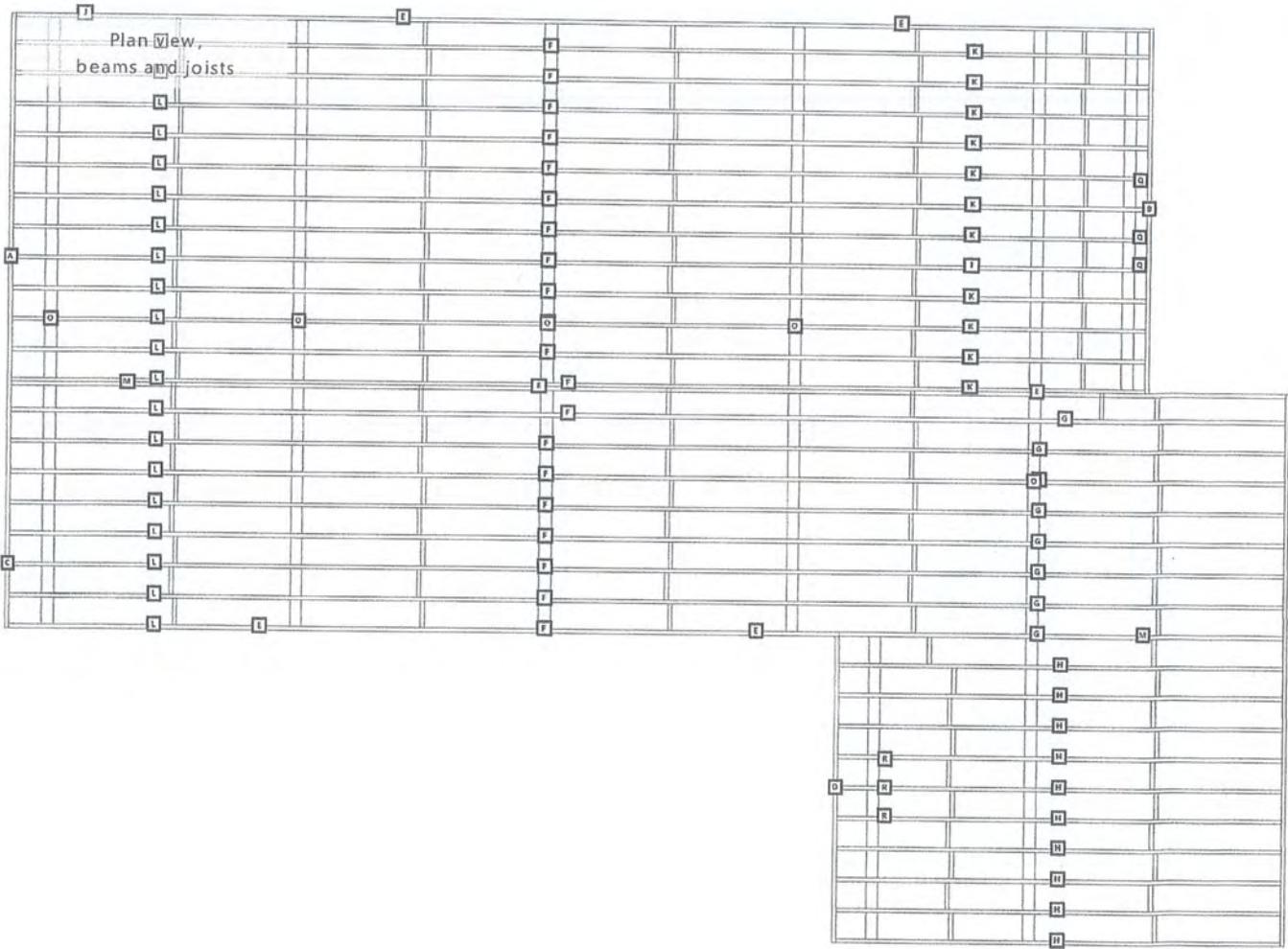
Label	Description	Qty	Length	Usage
A	2" x 6" x 16'- Wood SP (Square)	2	192"	Rim Joists
A	2" x 6" x 16'- Wood SP (Square)	2	192"	Joists
A	2" x 6" x 16'- Wood SP (Square)	2	192"	Blocking
A	2" x 6" x 16'- Wood SP (Square)	2	192"	Support Board For Stairs
S	2" x 6" x 16'- Wood SP (Square)	2	184"	Rim Joists
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

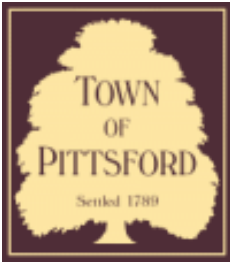
All Materials

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

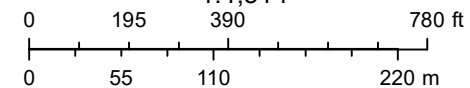
Meeting Date: August 28, 2025

RN Residential Neighborhood Zoning



Printed August 7, 2025

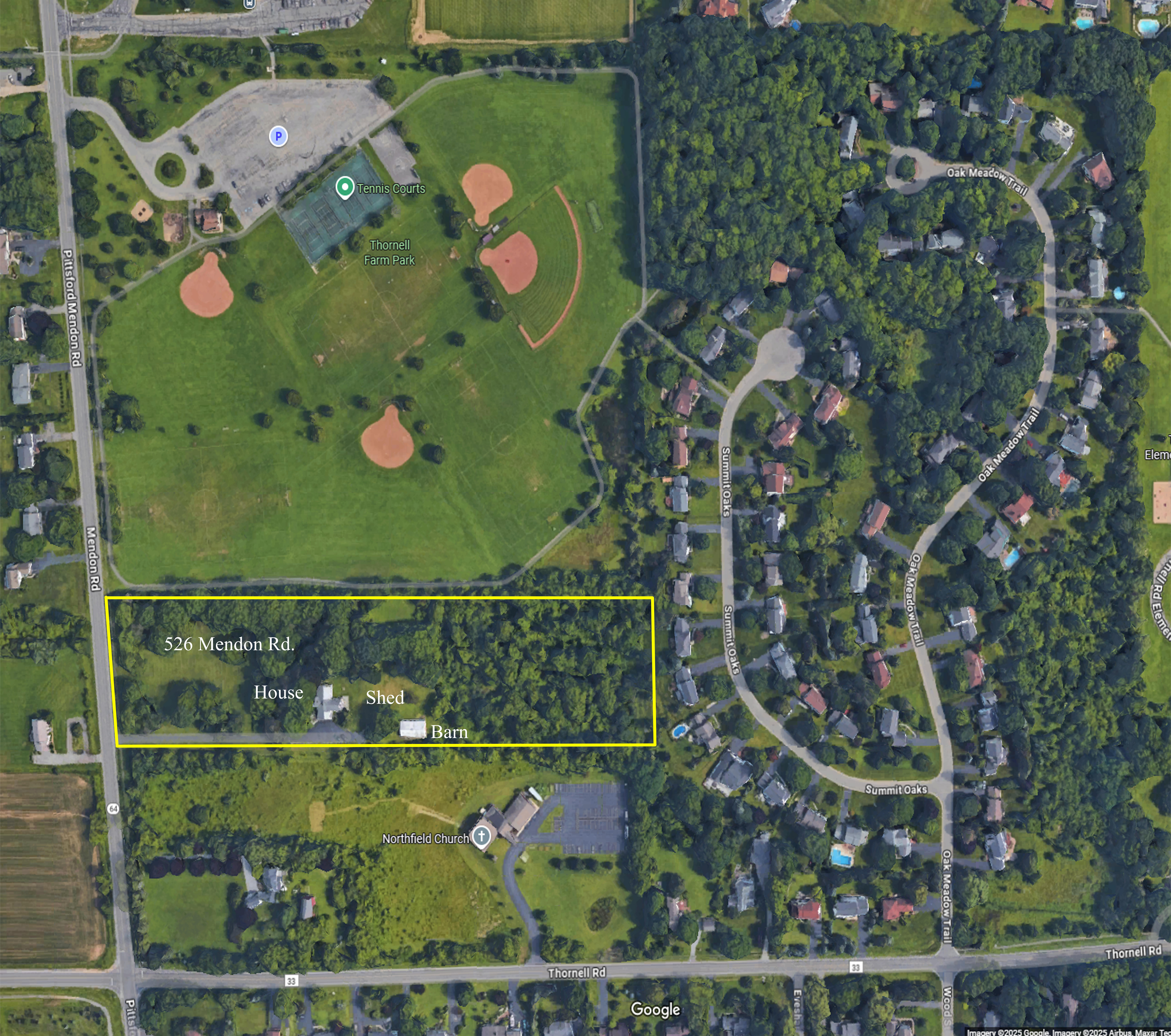
1:4,514



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.





526 Mendon Rd.

House

Shed

Barn

Northfield Church

Tennis Courts

Thornell
Farm Park

Pittsford Mendon Rd

Mendon Rd

64

33

Thornell Rd

Google

33

Evesham

Wood St

Summit Oaks

Summit Oaks

Summit Oaks

Oak Meadow Trail

Oak Meadow Trail

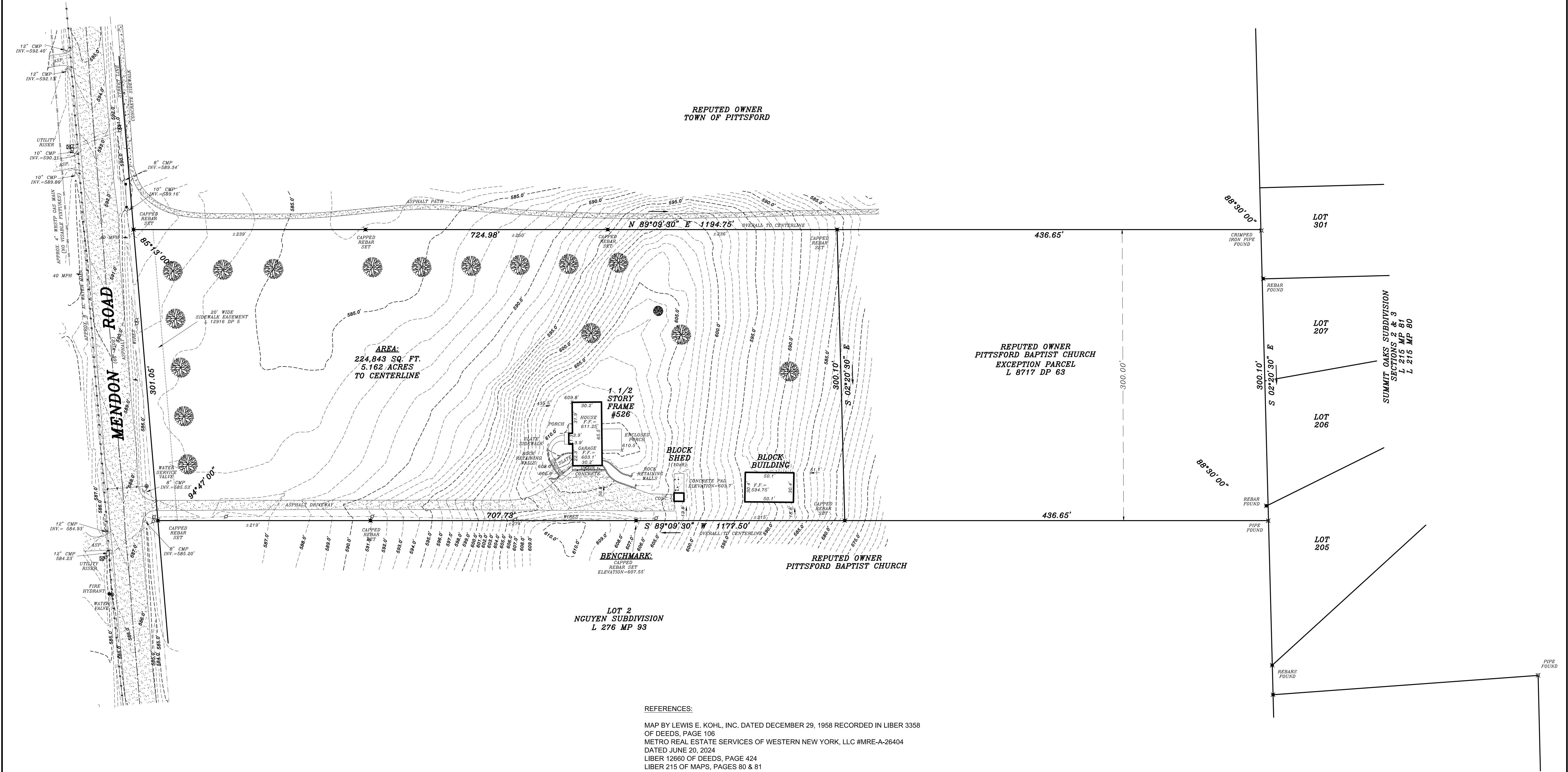
Oak Meadow Trail

Elem

Thornell Rd Element

Thornell Rd

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



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							
	O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C.			TOPOGRAPHIC SURVEY PARCEL SITUATE IN TOWN LOT 10 TOWNSHIP 12, RANGE 5 TOWN OF PITTSFORD MONROE COUNTY, NEW YORK						
	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									
				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, GOVERNMENTAL 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 7208 OF THE NEW YORK STATE EDUCATION LAW.

APPLICATION FOR PERMIT

No. 83Fee \$ 40.00

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

GENTLEMEN:

The undersigned respectfully petition for a permit to ^{alter} erect a Frame building on
(frame, brick, concrete block)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' feet wide in the rear and 1000' 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 <u>65'</u> feet	Wing on <u>—</u> Side	Width <u>—</u> feet	SET BACK <u>200'</u> ft.
Depth <u>30'</u> feet	Wing on <u>—</u> Side	Depth <u>—</u> feet	West side <u>50'</u> ft.
		Width <u>—</u> feet	East side <u>8.50'</u> ft.
		Depth <u>—</u> feet	

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
(separate, attached)
dwelling Concrete Block construction, of the following dimensions:
(concrete block, frame)one Stories, Width 30' feet, Depth 22'-10" feet, Capacity Three cars.Located 50' + 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: Idle + Graves Inc.Builder: Idle + Graves Inc.

Yours respectfully,

Carl Loeb

Owner

Bobcock Drive

Address

STATE OF NEW YORK, } ss:
County of MonroeJohn 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 1952O. P. Edwards Notary Public, Commissioner of DeedsIdle + 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 ^{erect}
~~alter~~ buildings together with the proper fees and plans therefor, does hereby ^{approve}
~~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:

PITTSFORD PLANNING BOARD

By

Secretary

PERMIT NUMBER 83

Permission is hereby ~~denied~~
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
131d, 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.

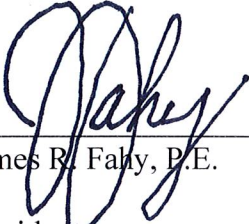
- Existing aerial and topographic maps of site
- Original building permit for dwelling-dated 1952
- Photographs of current structures to be razed
- Proposed site redevelopment and improvement plans
- Preliminary design documents of new single-family home

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 28th 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

A MODERN APPROACH TO TIMELESS ARCHITECTURAL DESIGN



JAMES FAHY DESIGN ASSOCIATES
ARCHITECTURE & ENGINEERING P.C.

2024 w. henrietta rd. | suite 3k | rochester, ny 14623
tel (585) 272. 1650 | fax (585) 272.1008
info@jamesfahy.com | www.jamesfahy.com



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:

EXISTING LOT SIZE:	214,908 SF (4.9 ACRES)
MAXIMUM ALLOWABLE LOT COVERAGE (40%):	85,963 SF (40.0%)
EXISTING COVERAGE (%):	3,986 SF (1.9%)
PROPOSED LOT COVERAGE (%):	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

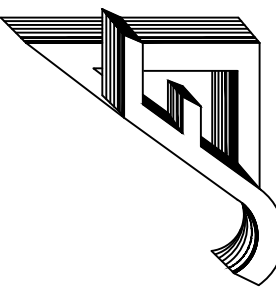
REAR & FAMILY ROOM ELEVATIONS
AND ROOF PLAN
- A2.0

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

REVISIONS:	NO.	DATE

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

DRAWING NO. T1.0

Copyright © 2025 James Fahy, P.E., P.C.
All rights reserved.

[illegible]

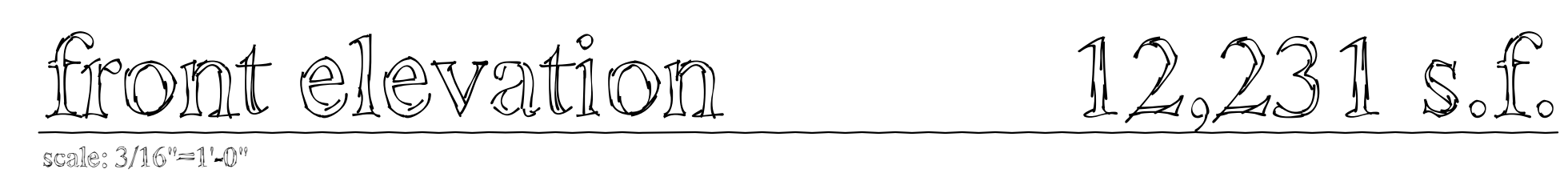
526 MENDON RD.
PITTSFORD, NY

MALVERN VIEWS LLC

DRAWING TITLE:
FRONT ELEVATION
& COURTYARD ELEVATIONS

PHASE:
PRELIMINARY DESIGN

JOB NO. A24-063	PROJECT NO. 20-12231-3
DRAWN BY: CNS	DRAWING NO: A1.0
CHECKED BY: JRF	
DATE: 8-5-2025	



Copyright © 2025 James Fahy, P.E., P.C.
All rights reserved.

[illegible]

526 MENDON RD.
PITTSFORD, NY

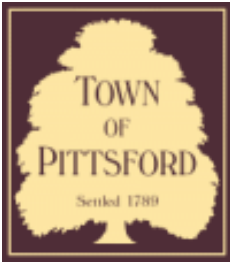
MALVERN VIEWS LLC

DRAWING TITLE:
RIGHT & LEFT SIDE ELEVATIONS

PHASE:
PRELIMINARY DESIGN

JOB NO. A24-063	PROJECT NO. 20-12231-3
DRAWN BY: CNS	DRAWING NO.
CHECKED BY: JRF	A1.1
DATE: 8-5-2025	





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



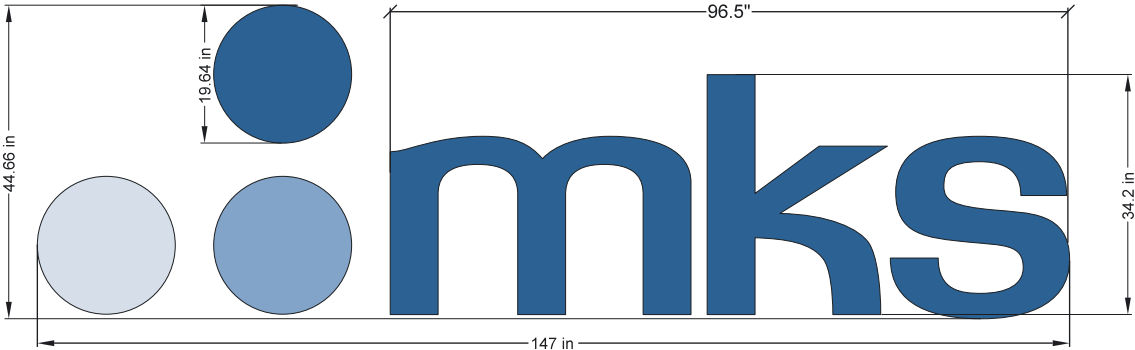
- Remove Newport logo, fill holes and paint entire panel white for fresh new start.
- Mount 44.5"h x 147"w x 3" d LED illuminated channel letters on refinished wall panel

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

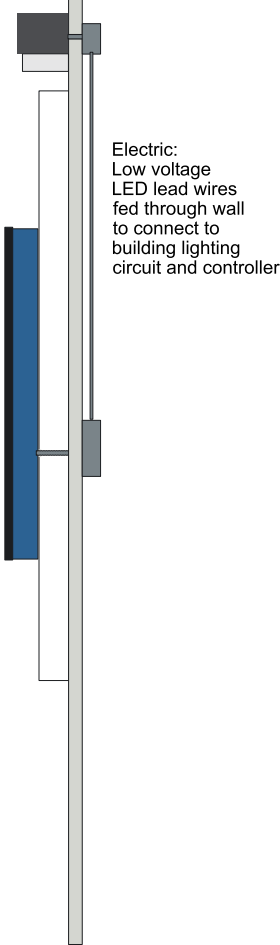


CHANNEL LETTERS - Individually Mounted - LED Face Lit

- 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

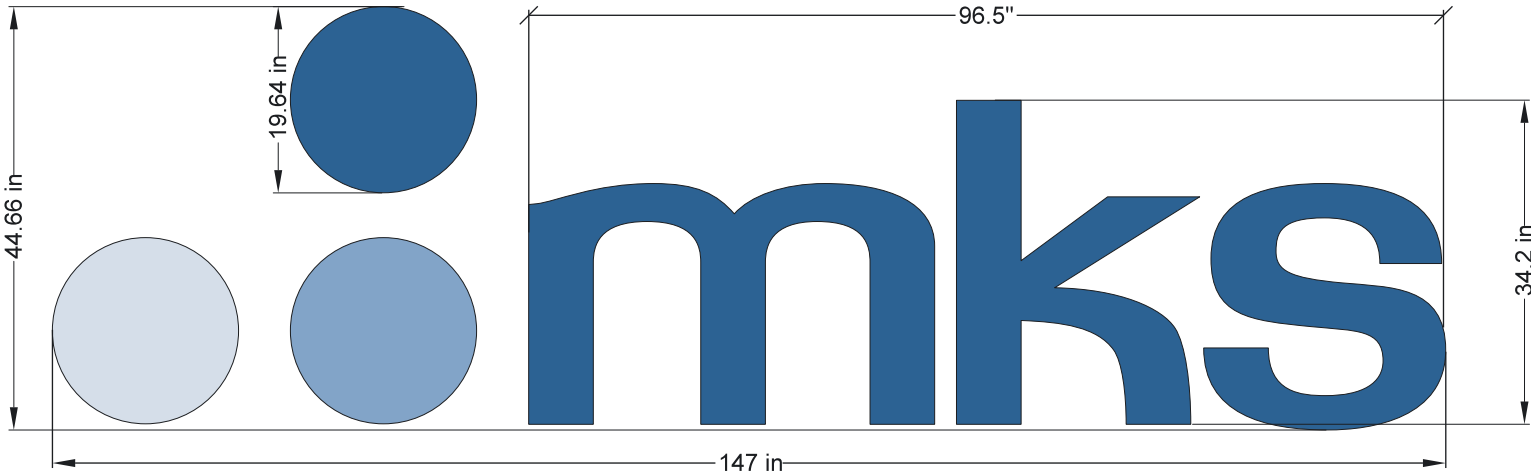
Proposed sign to be mounted on existing 7'h x 14' formed aluminum wall panel

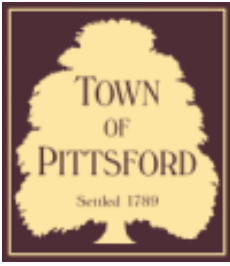


total combined area of mks sign is 36.8 sf

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

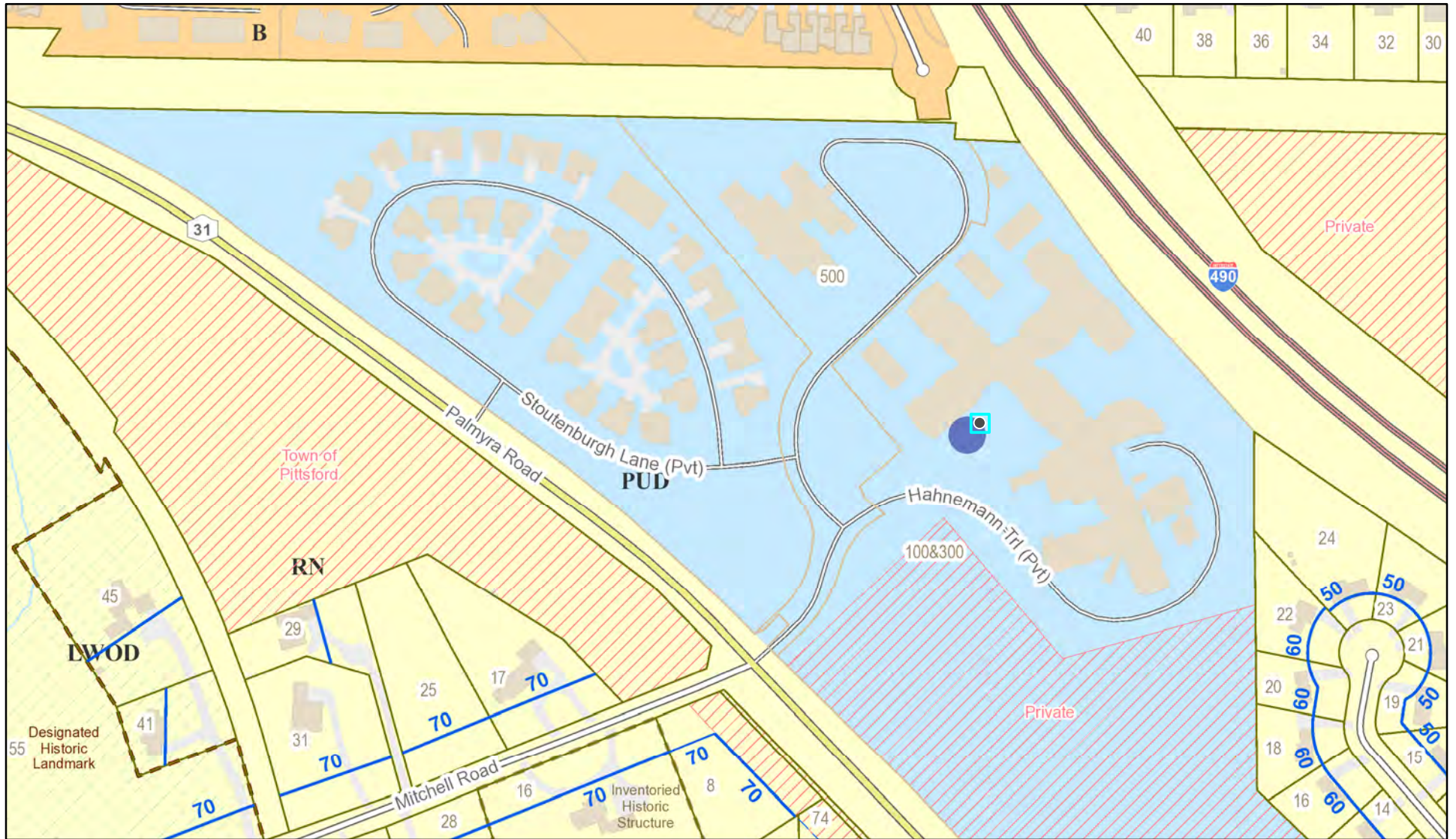
Application Type:

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

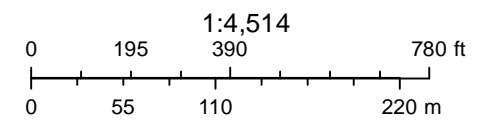
Project Description: Applicant is requesting design review for a 1,660 Sq. Ft. Renovation to existing first-floor space in the Laurelwood assisted living wing.

Meeting Date: August 28, 2025

RN Residential Neighborhood Zoning

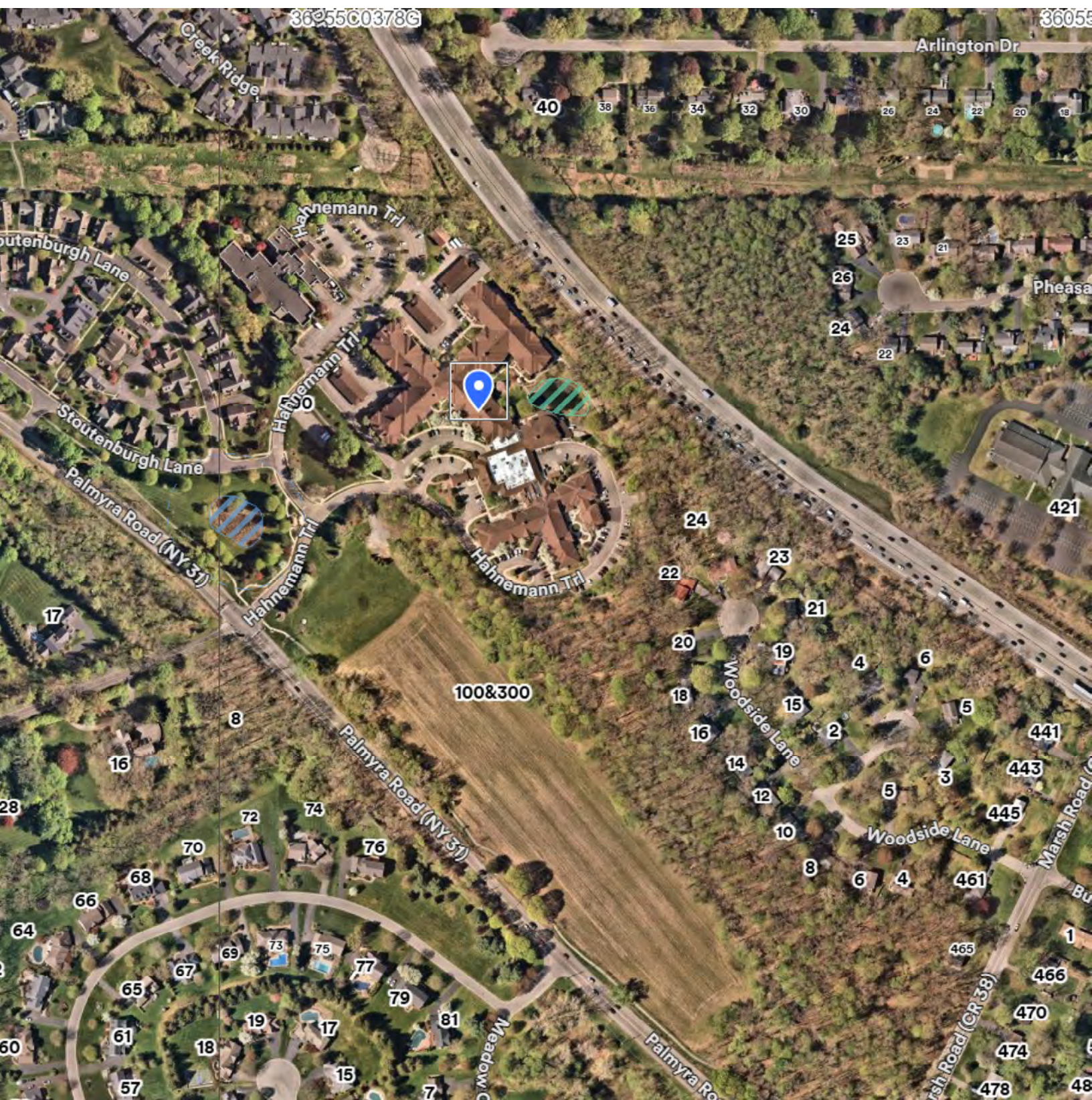


Printed August 21, 2025



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.



8/6/2025 7:56:04 AM

FILE PATH: Autodesk Docs://25037.00 Highlands of Pittsford HR Site & Apt/25037.00 Highlands Of Pittsford HR Site & Apt.rvt

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 - Electridcal
E-200	Details - Electrical
E-300	Schedules - Electrical

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

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com
SWBR NY'S Certificate of
Authorization #: 235221



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

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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented hereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

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

GYPSON BOARD / WOOD STUD SERIES PARTITIONS

STUD SPACING PER PARTITION TYPES BELOW UON ON STRUCTURAL DRAWINGS

W1	1 1/4"	5/8" WOOD FURRING STRIPS AT 16" O.C. (1) LAYER 5/8" GYPSUM BOARD ROOM SIDE.
W2	2 1/4"	2 x 2 WOOD STUDS AT 16" O.C. (1) LAYER 5/8" GYPSUM BOARD ROOM SIDE.
W3	3 5/8"	2 x 4 WOOD STUDS AT 16" O.C. (1) LAYER 5/8" GYPSUM BOARD ROOM SIDE.
W4	4 3/4"	2 x 4 WOOD STUDS AT 16" O.C. (1) LAYER 5/8" GYPSUM BOARD EACH SIDE. 1 HOUR FIRE RESISTANT RATED WHEN INDICATED (WITH OR WITHOUT BATT INSULATION) PER UL U305. MAXIMUM STUD SPACING IS LIMITED TO 16" O.C.
W5	6"	2 x 4 WOOD STUDS AT 16" O.C. (2) LAYERS 5/8" GYPSUM BOARD EACH SIDE. 1 HOUR FIRE RESISTANT RATED WHEN INDICATED PER UL U301. WHEN INSULATION IS INDICATED, PROVIDE 3" MINERAL FIBER SAFING BATTS PER UL U308.
W6	6 3/4"	2 x 6 WOOD STUDS AT 16" O.C. (1) LAYER 5/8" GYPSUM BOARD EACH SIDE. 1 HOUR FIRE RESISTANT RATED WHEN INDICATED (WITH OR WITHOUT BATT INSULATION) PER UL U305. MAXIMUM STUD SPACING IS LIMITED TO 16" O.C.
W7	8"	2 x 6 WOOD STUDS AT 16" O.C. (2) LAYERS 5/8" GYPSUM BOARD EACH SIDE. 2 HOUR FIRE RESISTANT RATED WHEN INDICATED. PER UL U301. WHEN INSULATION IS INDICATED, PROVIDE 5-1/2" MINERAL FIBER SAFING BATTS PER UL U308.
W8	5 1/4"	(1) LAYER 5/8" TYPE "C" GYPSUM BOARD 2 x 4 WOOD STUDS @ 16" O.C. 1/2" RESILIENT FURRING CHANNELS @ 24" (1) LAYER 5/8" TYPE "C" GYPSUM BOARD. 3" GLASS FIBER SAFING BATT INSULATION 1 HOUR FIRE RESISTANT RATED PER UL U311 FSTC 50 PER GA WP #3241
W9	7 1/4"	SAME AS W8 EXCEPT 2 x 6 WOOD STUDS IN LIEU OF 2 x 4 WOOD STUDS.

GENERAL PARTITION NOTES:

- A. ALL STUD PARTITIONS NOT INDICATED WITH A PARTITION TYPE SHALL BE TYPE W4. PARTITIONS WITH SOUND ATTENUATION BLANKETS:
 - a. PROVIDE SOUND ATTENUATION BLANKETS IN ALL CAVITY SPACES IN WALL FULL HEIGHT
 - b. THICKNESS OF BLANKETS IN STUD WALLS SHALL BE EQUAL TO THICKNESS OF CAVITY TO NEAREST 1/2", UNLESS INDICATED OTHERWISE
 - c. PARTITIONS TO BE SEALED @ THE PERIMETER, BEHIND CONTROL JOINTS, AROUND OPENINGS AND AT ALL PENETRATIONS WITH EACH LAYER OF BOARD TO RECEIVE A BEAD OF NON-HARDENING SEALANT
 - d. SEE WALL TYPE DESCRIPTIONS FOR CONDITIONS REQUIRING MINERAL FIBER SAFING INSULATION BATTS
- B. GYPSUM BOARD TO BE "TYPE X" UNLESS OTHERWISE NOTED
- C. ALL PARTITIONS ARE TO BE TO THE UNDERSIDE OF DECK UNLESS OTHERWISE NOTED
- D. DIMENSIONS SHOWN FOR EACH PARTITION DESCRIPTION INDICATE FACE-TO-FACE THICKNESS OF MATERIALS LISTED FOR THAT PARTITION
- E. PROVIDE LISTED U.L. FIRE-RESISTANT JOINT ASSEMBLIES @ TOP OF ALL WALLS INDICATED TO BE FIRE-RESISTANT RATED
- F. EO (EQUIVALENT THICKNESS) STUDS SHALL NOT BE USED TO CONSTRUCT ANY FIRE-RESISTANT WALL CONSTRUCTION. ALL METAL STUDS USED IN THE CONSTRUCTION OF FIRE-RESISTANT RATED WALL CONSTRUCTION SHALL HAVE MINIMUM STEEL BASE-METAL THICKNESS OF .03" (30MIL) UNLESS OTHERWISE INDICATED (EXCLUDING UL DESIGN DESCRIPTIONS).
- G. THE TOP OF ALL PARTITIONS FRAMED AGAINST THE UNDERSIDE OF STRUCTURES SHALL HAVE PROVISIONS FOR DEFLECTION & RESTRAINT
- H. PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS & CEILINGS.

FOR CEILINGS:

- INSTALL CONTROL JOINT IN AREAS EXCEEDING 2500SF.
- SPACE CONTROL JOINTS NOT MORE THAN 50 FEET O.C.
- INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION

FOR PARTITIONS AND FURRING:

- INSTALL CONTROL JOINTS IN PARTITIONS AND WALL FURRING RUNS EXCEEDING 30FT.
- SPACE CONTROL JOINTS NOT MORE THAN 30 FT O.C.
- INSTALL CONTROL JOINTS IN FURRED ASSEMBLIES WHERE JOINTS OCCUR IN BASE SUBSTRATE OF EXTERIOR WALLS.

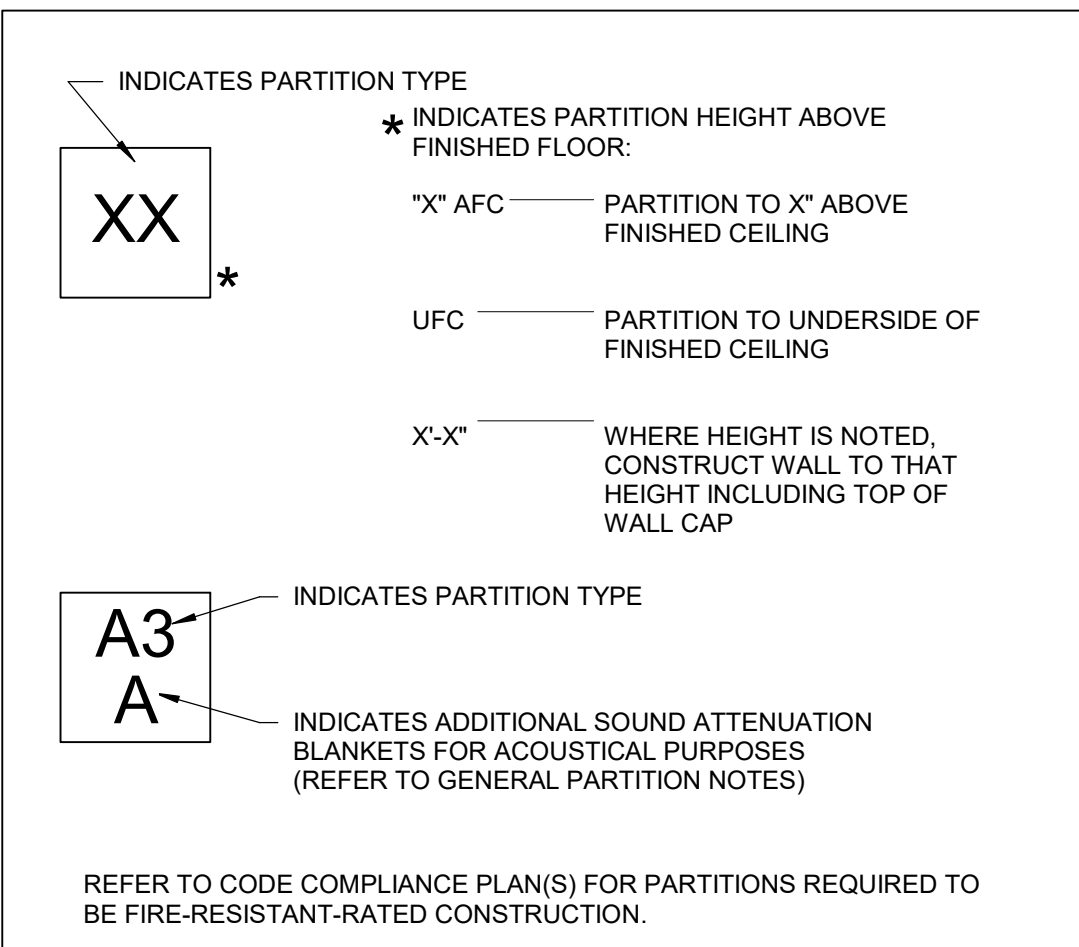
CONTROL JOINTS IN FIRE-RESISTANT CONSTRUCTION REQUIRE FIRE-RATED JOINT SYSTEMS OR SPECIAL DETAILING.

- I. FOR STUD CONSTRUCTION NOT EXTENDING TO THE STRUCTURE, PROVIDE DIAGONAL BRACING FROM TOP OF WALL TO STRUCTURE ABOVE. INSTALL AT 12" O' MAX SPACING AND @ EACH DOOR JAMB
- J. MOISTURE RESISTANT GYPSUM BOARD TO BE USED IN ALL TOILET, SHOWER AND BATHROOMS. SUBSTITUTE CEMENT BACKING BOARD FOR GYPSUM BOARD DIRECTLY BEHIND ALL WALLS/SURFACES TO RECEIVE CERAMIC TILE
- K. REFER TO CODE COMPLIANCE PLANS FOR PARTITION FIRE RESISTANCE RATINGS.
- L. GYPSUM BOARD JOINT TREATMENT IN CONCEALED SPACES SHALL BE FIRE TAPED, UNLESS OTHERWISE INDICATED IN A SPECIFIC UL DESIGN. JOINTS SHALL BE FIRE TAPED, AND JOINTS AND FASTENER HEADS COVERED WITH (1) COAT OF JOINT COMPOUND. BASE LAYERS IN MULTI-LAYER SYSTEMS ARE NOT REQUIRED TO HAVE JOINTS OR FASTENER HEADS TAPED OR COVERED WITH JOINT COMPOUND.

GENERAL DEMOLITION NOTES:

1. EVERY ATTEMPT HAS BEEN MADE TO DOCUMENT PERTINENT EXISTING CONDITIONS FROM EXISTING SURVEYS, DRAWINGS AND LIMITED FIELD INSPECTION. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS SHALL WALK THE SITE AND SATISFY THEMSELVES TO EXISTING VISUAL CONDITIONS. THE ARCHITECT SHALL BE CONSULTED WHEN AN QUESTION ARISES RELATIVE TO MATERIALS AND CONDITIONS NOT SPECIFICALLY SHOWN OR SPECIFIED.
2. ALL EXISTING WORK (CEILING, FLOORS, WALLS, FINISHES, ETC.) DISTURBED BY NEW CONSTRUCTION SHALL BE PATCHED AND REFINISHED. PATCHING AND FINISH WORK IS THE RESPONSIBILITY OF THE SURVEYOR. THE FINISH CONDITION AND OF MATCHING THE ADJACENT SURFACES. MISCELLANEOUS FINISH REQUIREMENTS TO FLOOR, FLOOR AND CEILING IN AREAS AFFECTED BY DEMOLITION HAVE NOT BEEN TOTALLY INCORPORATED INTO THE ROOM FINISH SCHEDULE. REFER TO THE DEMOLITION, FLOOR AND REFLECTED CEILING PLANS FOR ADDITIONAL CUTTING, PATCHING AND REFINISHING WORK SCOPE.
3. CARE SHALL BE TAKEN TO LIMIT IMPACT OF CONSTRUCTION ON THE SURROUNDING OCCUPANTS AND OPERATIONS DURING THE PROJECT. SAFE LEGAL PASSAGES SHALL BE PROVIDED FOR ALL BUILDING OCCUPANTS DURING ALL THE PHASES OF THIS PROJECT.
4. ALL CONTRACTORS ARE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED TO COMPLETE THEIR WORK. FOR NEW OPENINGS IN EXISTING MASONRY WALLS, UNLESS SPECIFICALLY INDICATED OTHERWISE, THE TRADE REQUIRING THE OPENING SHALL PROVIDE THE DEMOLITION, LINTEL, INSTALLATION AND RECONSTRUCTION. THE GC SHALL FURNISH LOOSE LINTELS FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK. OPENINGS LESS THAN 18" WIDE WILL NOT REQUIRE A LINTEL. THE WORK SCOPE FOR THESE OPENINGS IS NOT SHOWN ON THE ARCHITECTURAL OR STRUCTURAL DRAWINGS. THE LOOSE LINTEL SCHEDULE CAN BE USED FOR LINTEL SIZING WHEN THE LOADING CONDITIONS ARE SATISFIED.
5. CONTRACTORS ARE TO PROVIDE ADEQUATE SUPPORT FOR EXISTING FOUNDATIONS, WALLS, LOAD BEARING WALLS AND PARTITIONS DURING DEMOLITION AND CONSTRUCTION.
6. WHEN EXISTING CONSTRUCTION WHICH IS TO REMAIN IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A RESULT OF CONTRACTOR'S WORK, IT SHALL BE REPAIRED AND/OR REPLACED WITH SIMILAR OR LIKE MATERIALS, SUBJECT TO ARCHITECT'S APPROVAL AND WITHOUT COMPENSATION.

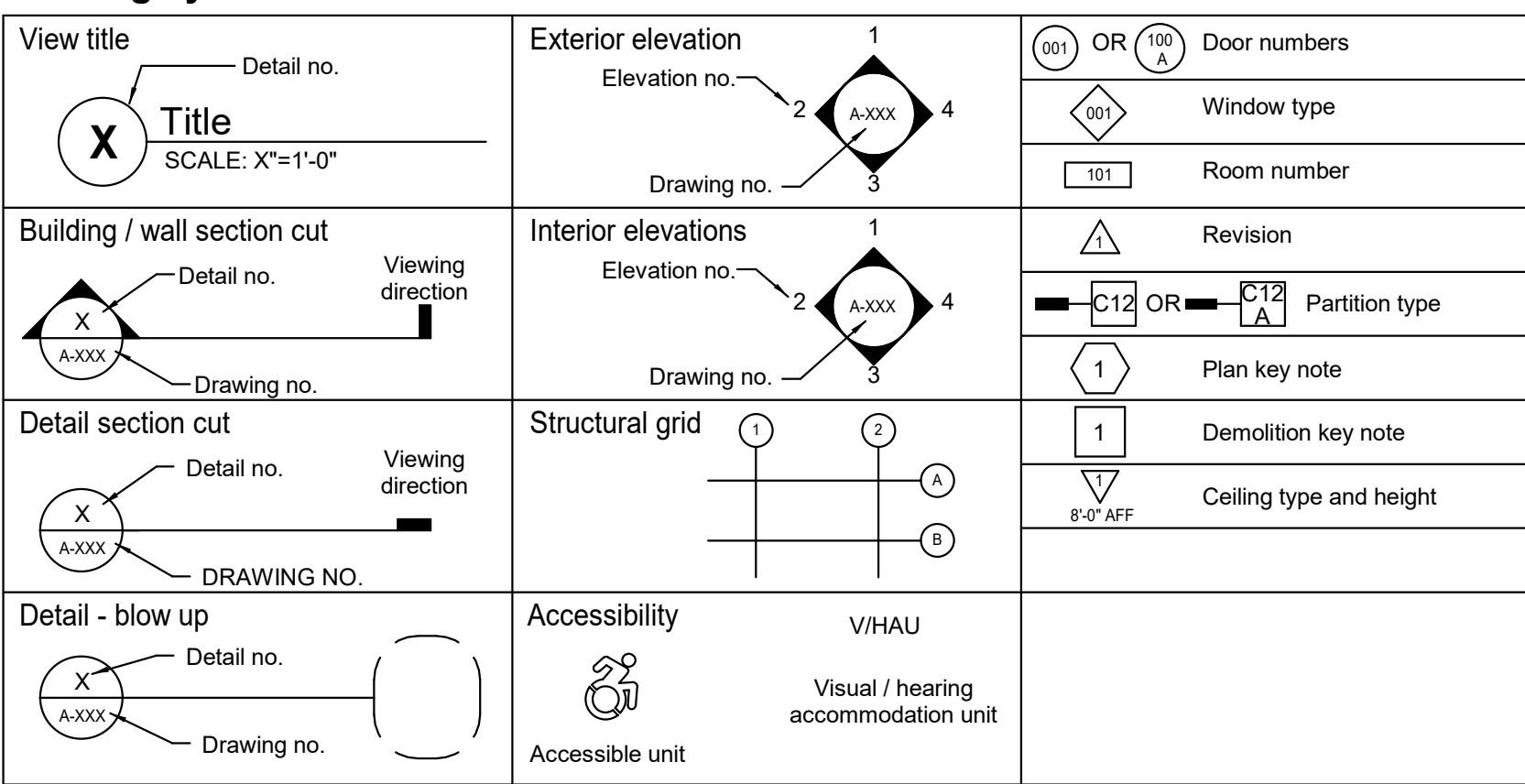
LEGEND


















GENERAL NOTES:

- A. DOCUMENTATION OF EXISTING CONDITIONS IS DERIVED FROM EXISTING SURVEYS, DRAWINGS AND LIMITED FIELD INSPECTION. PRIOR TO THE SUBMISSION OF THE QUOTATIONS, CONTRACTORS/ENDORS SHALL WALK THE SITE AND SATISFY THEMSELVES WITH THE EXISTING VISUAL CONDITIONS. THE DESIGNER SHALL BE CONSULTED WHEN ANY QUESTIONS ARISES RELATIVE TO MATERIALS AND CONDITIONS NOT SPECIFICALLY SHOWN OR SPECIFIED.
- B. ANY EXISTING AREAS NOT INVOLVED IN THE SCOPE DISTRIBUED BY NEW CONSTRUCTION SHALL BE PATCH, REFINISHED AND RESTORED TO THE ORIGINAL CONDITION.
- C. THE LOGISTICS /PHASES OF THE WORK TO BE PERFORMED MUST BE COORDINATED WITH THE HIGHLANDS AT PITTSFORD. CARE SHALL BE TAKEN TO LIMIT THE IMPACT ON THE RESIDENTS AND OPERATIONS OF THE PROJECT. SAFE AND LEGAL PASSAGES SHALL BE PROVIDED FOR ALL BUILDING OCCUPANTS DURING THE PHASES OF THE PROJECT.
- D. DO NOT PAINT OPERATIONAL COMPONENTS OF SYSTEMS INCLUDING BUT NOT LIMITED TO SPRINKLER HEADS, FIRE, SMLKOE OR HEAT DETECTORS.
- E. PAINT HOLLOW METAL FRAMES/DOORS UNLESS OTHERWISE INDICATED.

Drawing symbols



Material symbols

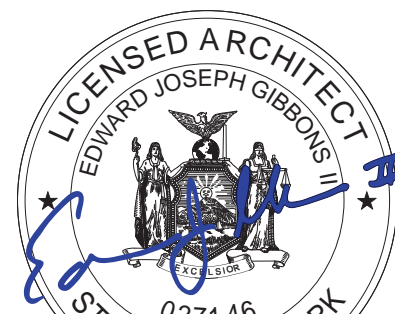
	Undisturbed earth		Steel - large scale (Other metals as noted)		Batt insulation
	Gravel or crushed stone		Steel - small scale (Other metals as noted)		Rigid insulation
	Stone		Wood framing (continuous)		Wood blocking (intermittent)
	Concrete		Finish wood		
	Concrete masonry unit		Plywood		
	Brick		Gypsum, sand, mortar		

Architectural / Structural abbreviations

[illegible]

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization #: 235221



Issue Date: 08/01/25

Registration Expires: 02/28/26

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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

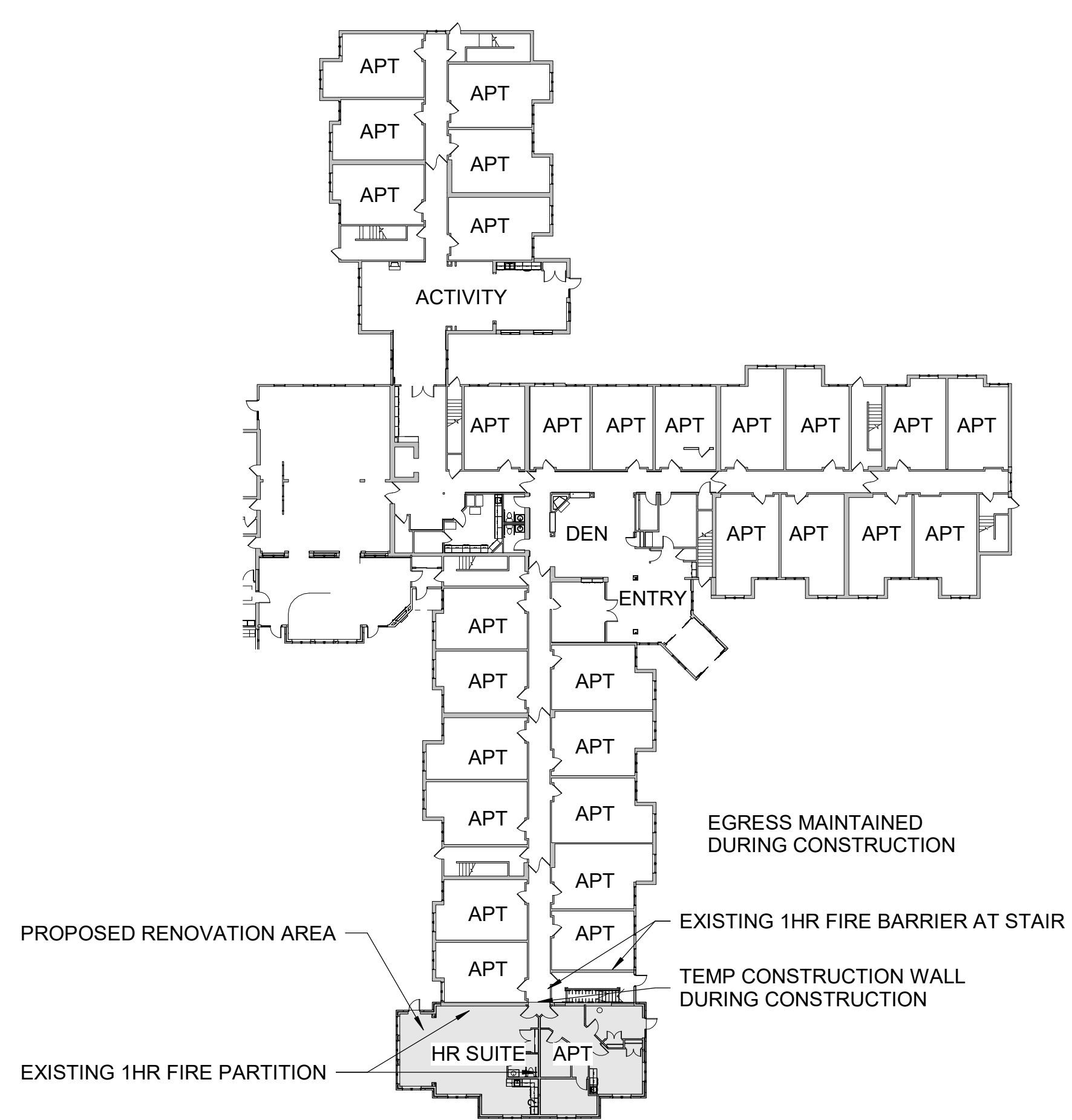
**Highlands at Pittsford Office
Renovations**
SWBR Project Number 23037.00

Highlands at Pittsford
100 Hahnemann Trail
Pittsford, NY

G-001

General Notes

08/01/2025
Construction Documents



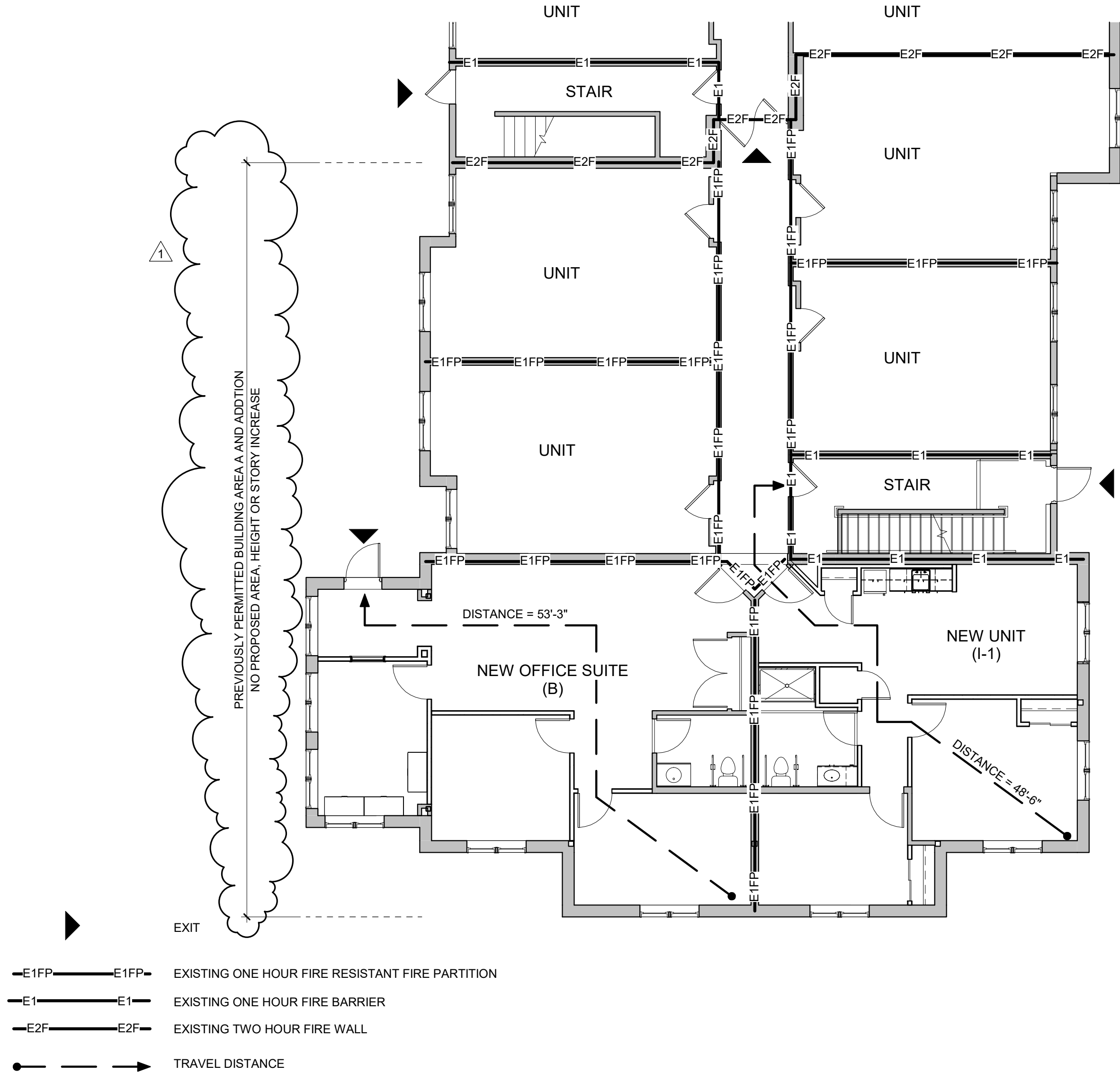
2 Work Area Plan
1/32" = 1'-0"



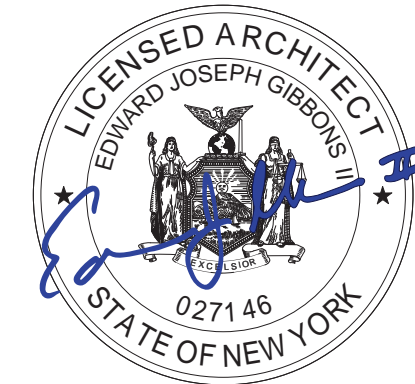
Campus Map

BUILDING CODE SUMMARY - RENOVATION

OCCUPANCY TYPE:	I-1, B
CONSTRUCTION TYPE:	VB
NFPA SPRINKLER PROVIDED:	13R
ALLOWABLE HEIGHT:	NO CHANGE IN HEIGHT
STORIES PROVIDED:	NO CHANGE IN STORIES
TOTAL HEIGHT:	NO CHANGE IN HEIGHT
FIRE RESISTANCE RATING:	EXISTING 1HR PARTITIONS @ CORRIDOR AND DEMISING WALLS TO REMAIN



1 Code Compliance Plan
1/8" = 1'-0"



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

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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

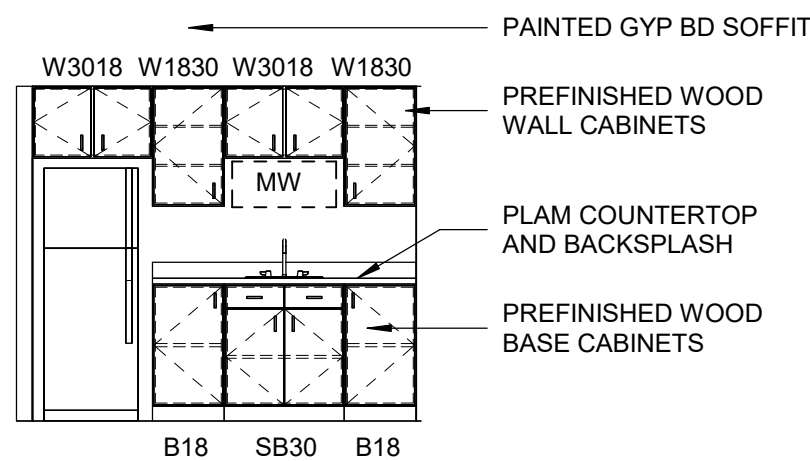
Revisions		
1	08/20/25	Permit Review

Highlands at Pittsford Office
Renovations
SWBR Project Number 23037.00

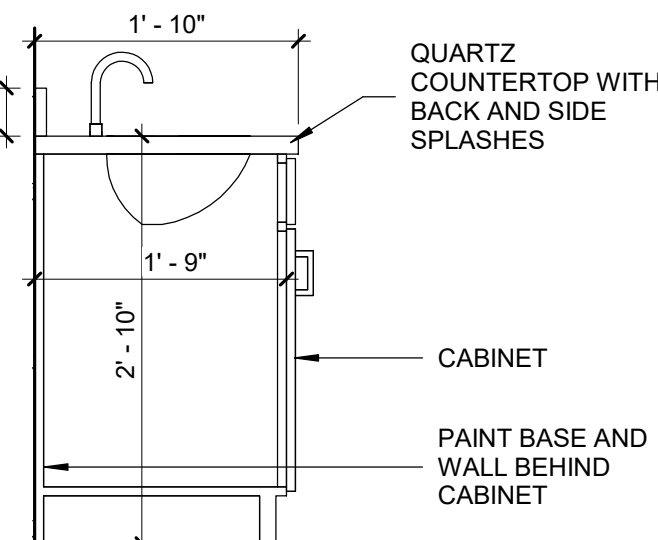
Highlands at Pittsford
100 Hahnemann Trail
Pittsford, NY

A-101

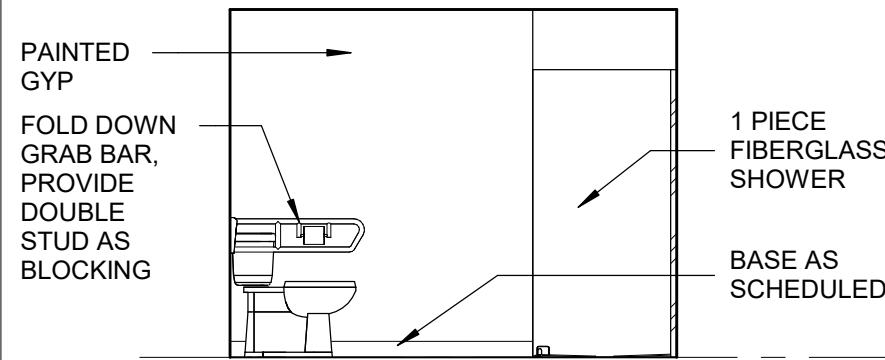
Overall Plans



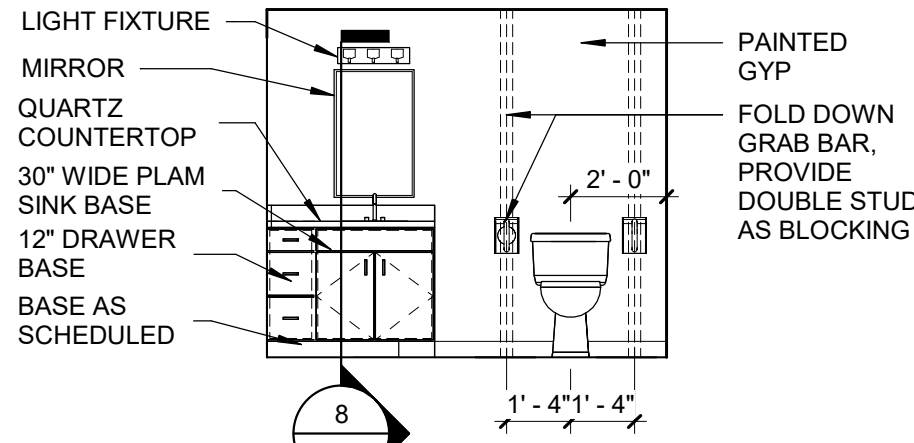
9 Kitchenette Elevation
1/4" = 1'-0"



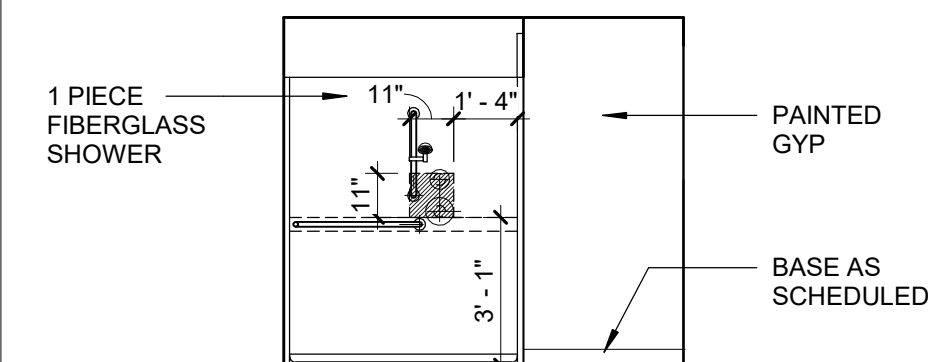
8 SECTION AT TOILET RM. LAV
3/4" = 1'-0"



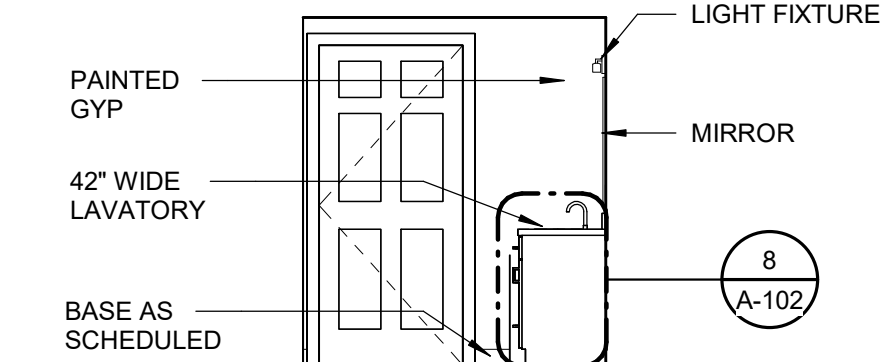
7 BATHROOM ELEVATION WEST
1/4" = 1'-0"



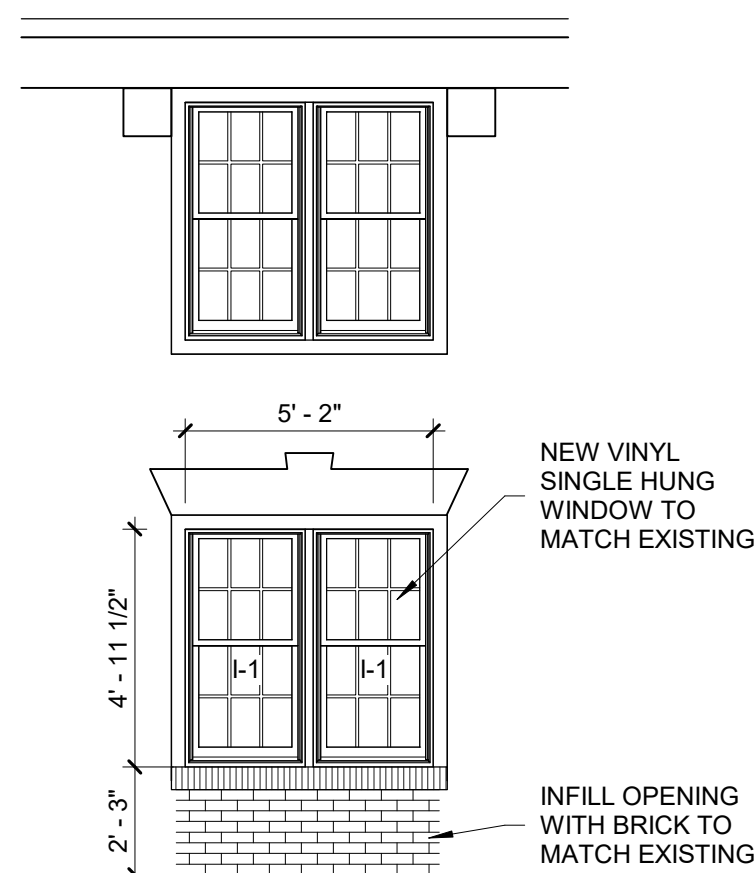
6 BATHROOM ELEVATION SOUTH
1/4" = 1'-0"



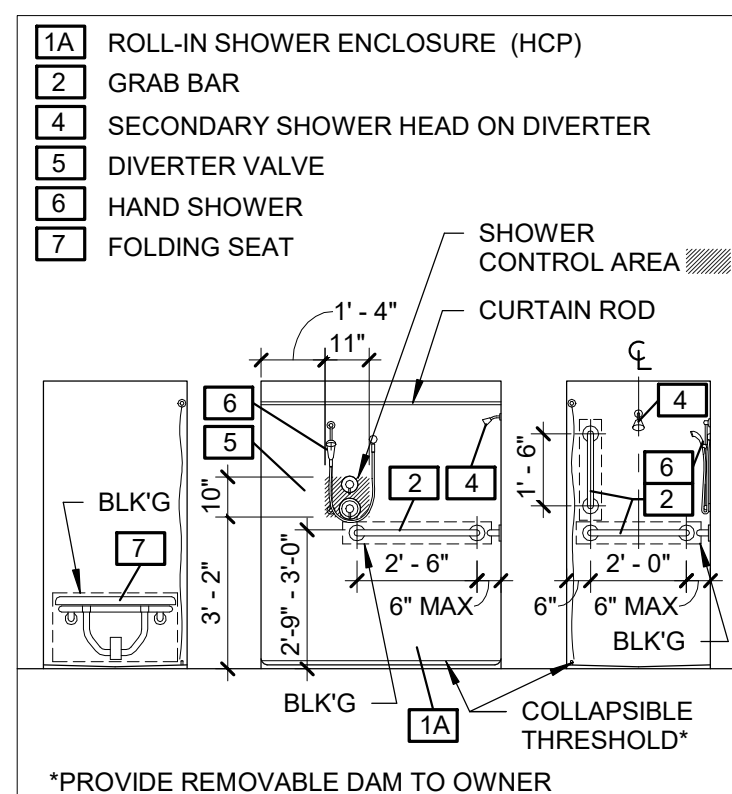
5 BATHROOM ELEVATION NORTH
1/4" = 1'-0"



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



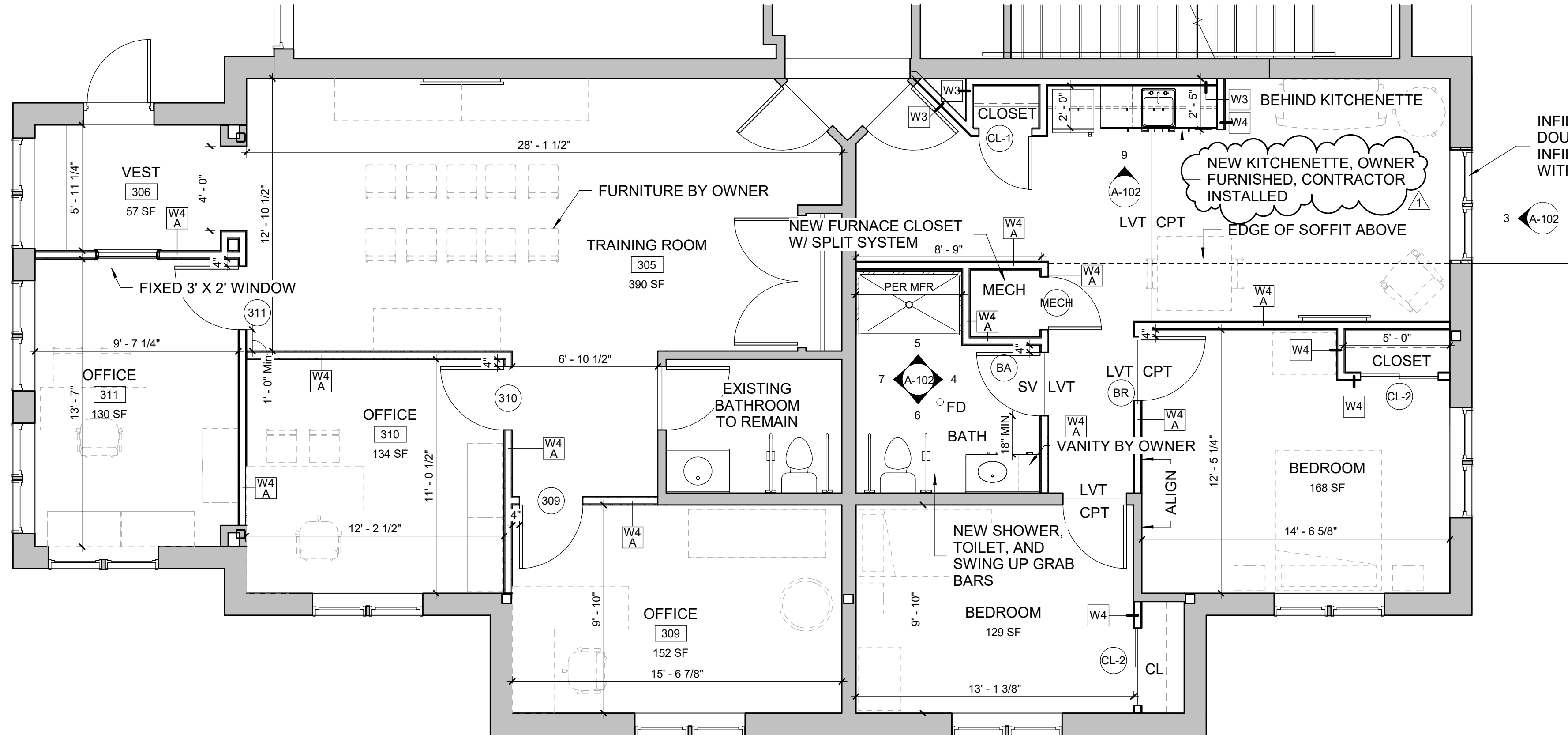
3 Exterior Elevation
1/4" = 1'-0"



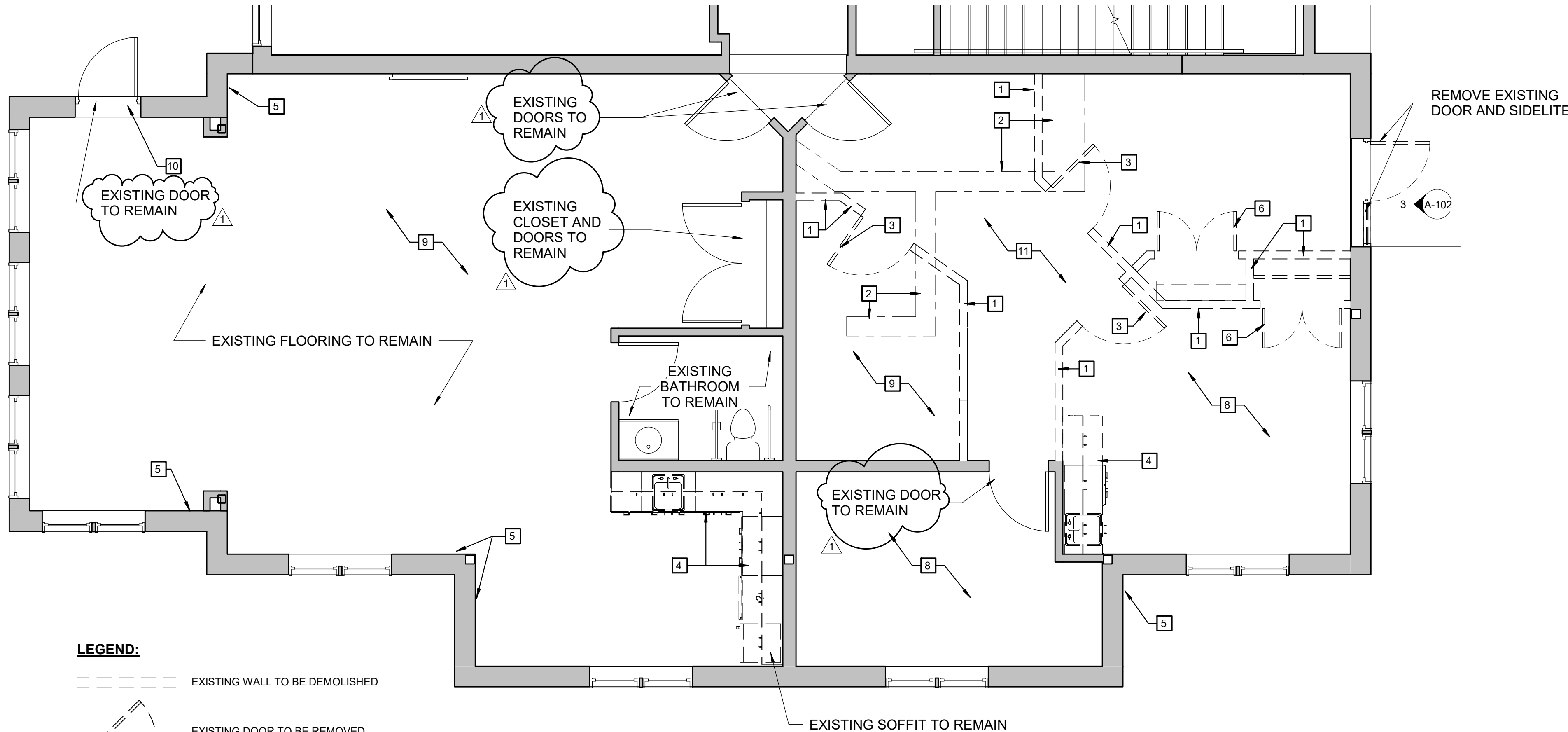
GENERAL NOTES:

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.

DEMOLITION NOTES	
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"



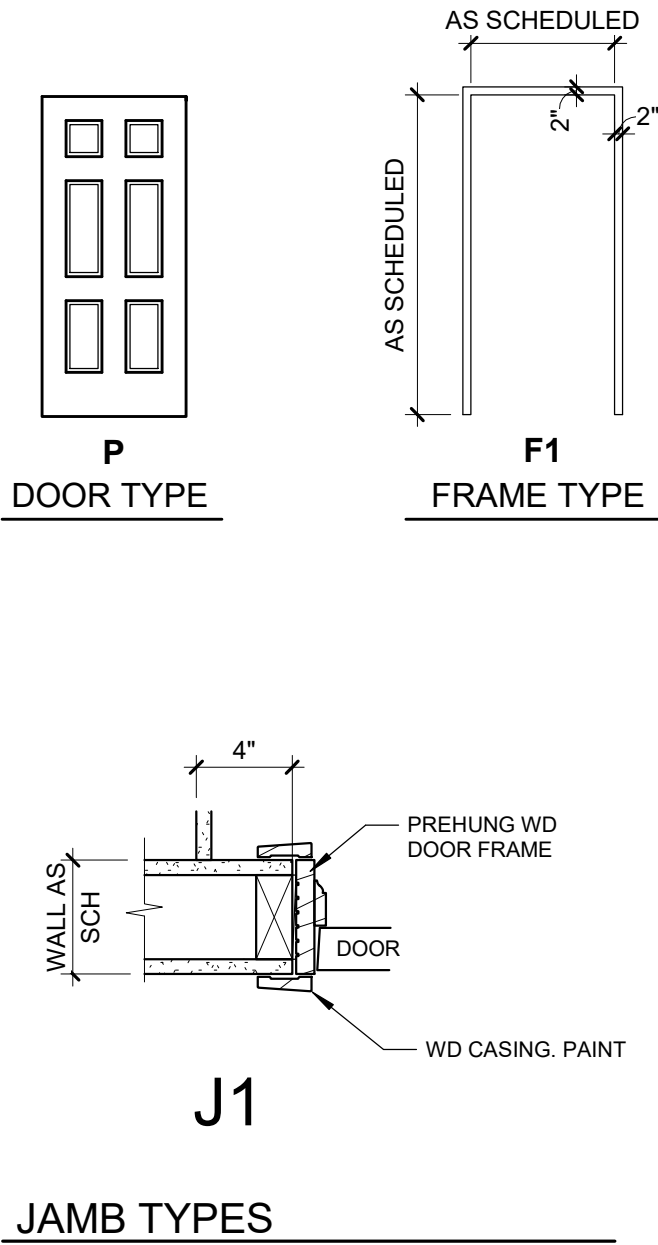
LEGEND:

- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW/SIDELIGHT TO BE REMOVED

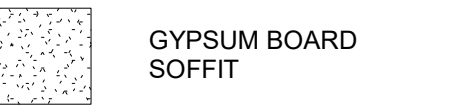
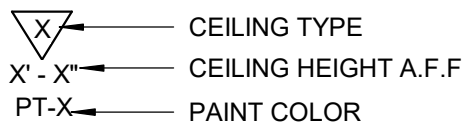
1 Demolition Plan
1/4" = 1'-0"

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

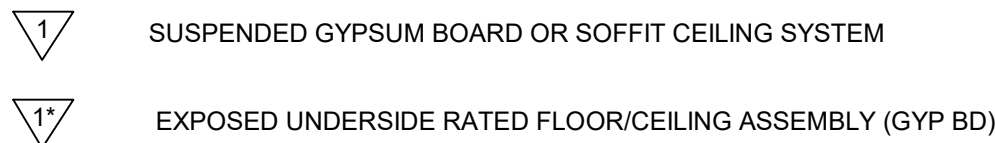
Hardware Set #1: Apartment Entry Door			Unit entry/corridor (20 min)		
1 ea	Hinge	632	HAG		(Top hinge)
2 ea	Spring Hinges	632	HAG		(Middle and bottom hinges)
1 ea	Entrance Lock	605	SCH		
1 ea	Baseboard Stop	605	IVS		
1 ea	Kickplate	605	RM		
1 ea	Knocker with viewer	605	IVS		
1 ea	Viewer	605	IVS		
1 set	Gasketing	Brn	NGP		
Intumescent seal to be built into door.					
Hardware Set #2: Bedroom and Bath Doors					
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.					
Hardware Set #3: By-Pass Closet Doors					
1 set	By-Pass Hardware	STH			
2 ea	Flush Pulls	605	RM		
Hardware Set #4: Pair of Closet Doors					
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.					
Hardware Set #6: Health Office					
3 ea	Hinges	632	HAG		
1 ea	Office Lock	605	SCH		
1 ea	Closer	698	LCN		
1 ea	Magnetic Hold Open	698		(By electrical contractor)	
1 ea	Kickplate	605	RM		
1 set	Gasketing	Brn	NGP		
Intumescent seal to be built into door.					
Hardware Set #9: Mechanical Closets					
3 ea	Hinges	632	HAG		
1 ea	Storeroom Lock	605	SCH		
1 ea	Overhead Holder	605	GJ		
3 ea	Silencers	Brn	IVS		
Hardware Set #10: Closets					
3 ea	Hinges	632	HAG		
1 ea	Passage Latch	605	SCH		
1 set	Gasketing	Brn	NGP		
1 ea	Wall Stop				



RCP LEGEND



CEILING TYPES



RCP GENERAL NOTES

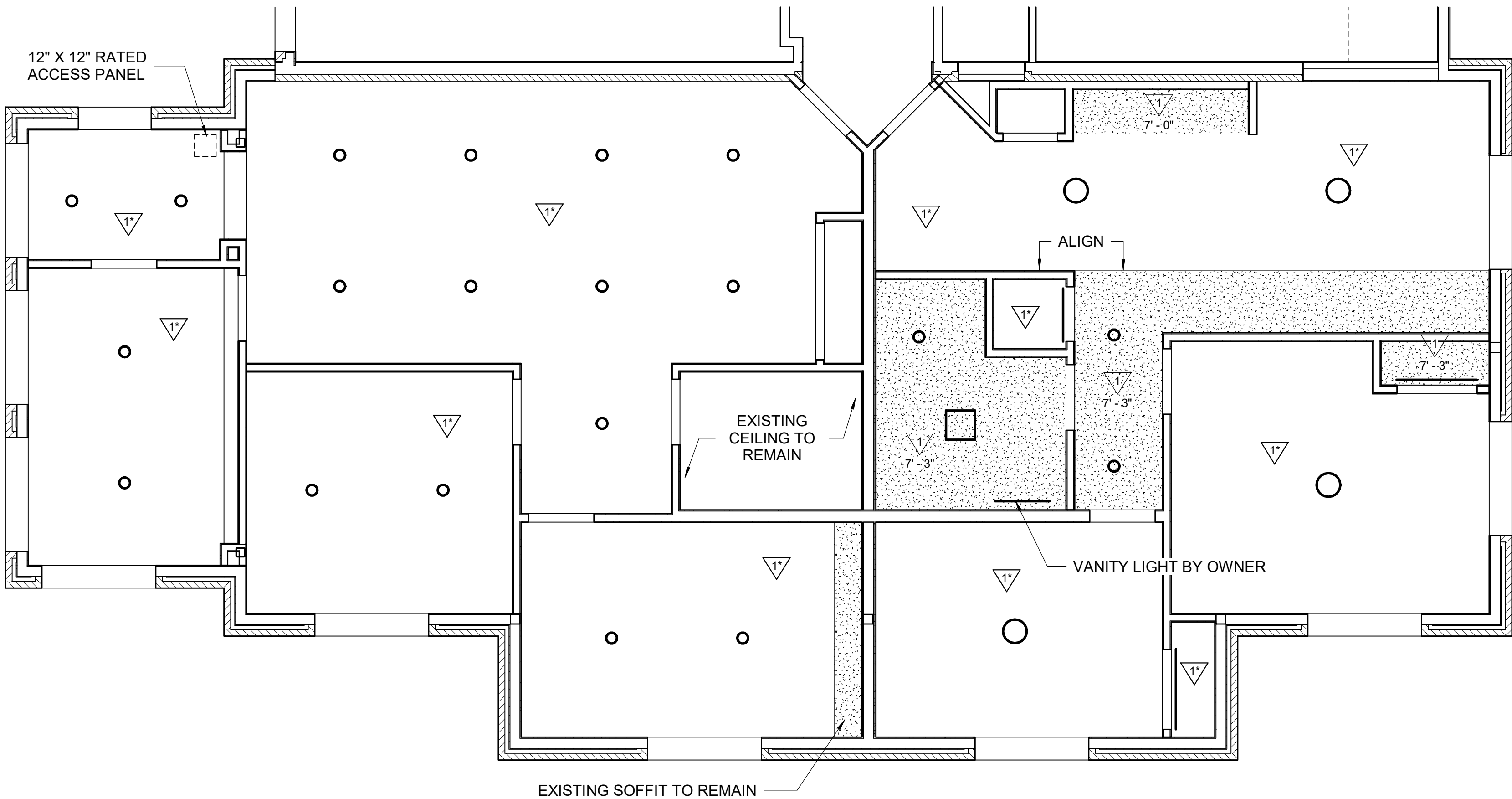
- A. ALL CEILINGS ARE AT 8' - 0" AFF UNLESS NOTED OTHERWISE
- B. ALL CEILINGS TO BE UNDERSIDE OF RATED FLOOR / CEILING ASSEMBLY UNLESS NOTED OTHERWISE
- C. ALL GYP BD SOFFITS ARE AT 7' - 8" AFF UNLESS NOTED OTHERWISE
- D. REFER TO AND COORDINATE WITH ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR SPECIFIC LIGHT FIXTURE INFORMATION.
- E. ALL GYP. BD. SOFFITS TO HAVE GYP. BD. VERTICAL RETURNS UP TO THE STRUCTURE ABOVE
- F. 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.
- G. PAINT EXPOSED STRUCTURE AS INDICATED ON REFLECTED CEILING PLAN [ROOM FINISH SCHEDULE] INCLUDING STEEL DECK, BEAMS, AND TRUSSES.
- H. 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.
- I. 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."
- J. 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.
- K. ALL PAINTED CEILINGS AND EXPOSED CEILING ELEMENTS TO HAVE A "FLAT" FINISH, UNLESS OTHERWISE INDICATED.
- L. THE PAINT COLOR INDICATED ON GYPSUM BOARD SOFFITS SHALL APPLY TO BOTH THE HORIZONTAL AND VERTICAL SURFACES UNLESS OTHERWISE INDICATED.
- HOUSING SPECIFIC NOTES:
- M. 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	
FLOORING	
CARPET	
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
VINYL FLOORING	
SV.1	CONGOLEUM SHEET SERIES: BAYSTONE COLOR: #11110 LOCATION: RESIDENT UNITS KITCHEN/BATHS
RUBBER BASE	
RB.1	JOHNSONITE MILLWORK REVEAL SERIES LOCATION: AS NOTED ON SCHEDULE
RB.2	JOHNSONITE STANDARD 4" H COVE BASE LOCATION: MECH ROOMS
WOOD BASE	
WD.1	WOOD (PAINT) BASE TO MATCH EXISTING PROFILE SHOE AT HARD SURFACE FLOORING, NO SHOE AT CARPET AREAS
PAINT	
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

1. SCOPE OF THE WORK INCLUDES AND NOT LIMITED TO REMOVAL OF THE EXISTING CARPET AND ANY WALLCOVERING. THE FLOORING AND WALLS SHOULD BE PREPARED TO RECEIVE THE NEW PRODUCT.
2. ANY LARGE QUANTITY OF PRODUCT LEFT OVER FROM PROJECT SHOULD BE TURNED OVER TO HIGHLANDS
- A. 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.
- B. FLOORING TO RUN BENEATH ANY OPEN SPACES IN ROOMS, INCLUDING ADA CABINETS & APPLIANCES
- C. IN THE ROOM FINISH SCHEDULE - IN ANY ROW OR COLUMN " " or "ETR" INDICATES THERE ARE NO CHANGES OR NEW FINISHES, EXISTING TO REMAIN
- D. 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.
- E. PAINT ALL VISIBLE FRAMING BEHIND HVAC REGISTER VENTS FLAT BLACK
- F. DO NOT PAINT OPERATIONAL COMPONENTS OF SYSTEMS INCLUDING BUT NOT LIMITED TO SPRINKLER HEADS, FIRE, SMOKE, OR HEAT DETECTORS.
- G. REFER TO NOTES IN INTERIOR FINISHES & MATERIALS LIST FOR SOFFIT PAINT COLORS
- H. PAINTING IS NOT REQUIRED BEHIND FIXED CABINETS.
- I. PROVIDE TRANSITION STRIPS BETWEEN DIFFERENT FLOOR MATERIALS AS INDICATED ON SCHEDULE.
- J. WHERE TRANSITIONS OCCUR AT DOORWAYS, CENTER TRANSITION BENEATH DOOR.
- K. PAINT HOLLOW METAL FRAMES & DOORS UNLESS OTHERWISE INDICATED. FINISH FRAMES & DOORS THE SAME ON BOTH SIDES UNLESS INDICATED AS A SPLIT FINISH
- L. ALL GYPSUM BOARD CEILINGS TO BE FLAT FINISH UNLESS OTHERWISE NOTED
- M. ALL PAINTED VERTICAL SURFACES (WALLS, SOFFITS, COLUMNS, ETC.) TO BE AN EGGSHELL FINISH & ALL BATHROOMS TO BE A SEMI-GLOSS FINISH UNLESS OTHERWISE NOTED.
- N. PROVIDE MOISTURE RESISTANT GYP BD AT ALL WALLS AT WET AREA



MEP EQUIPMENT & CONTROL SCHEDULE																																			
EQUIPMENT						SUPPLY							CONTROLLER DEVICE TYPE REQUIRED & LOCATIONS										ACCESSORIES					(PROVIDED BY EC)					REFERENCE NOTES (SEE BELOW)	DESIGNATION	
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 MECH SCHEDULE 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			
			HP	KW	MCA				WIRE	CONDUIT	WIRE	CONDUIT																FRAME	NON-USED 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

NFD

HP

KW

MCA

CKT

C

EC

MC

PC

ST

KT
- AT UNIT

NONFUSED DISCONNECT

HORSEPOWER

KILOWATT

MINIMUM CIRCUIT AMPS

CIRCUIT

CONDUIT

ELECTRICAL CONTRACTOR

MECHANICAL CONTRACTOR

PLUMBING CONTRACTOR

SHUNT TRIP BREAKER

KITCHEN EQUIPMENT CONTRACTOR

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization #: 235221



BUFFALO
ROCHESTER
SYRACUSE
UTICA

IPDENGINEERING.COM



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

MEP-001

MEP SCHEDULE

08/01/2025
Construction Documents

GENERALNOTES:

- 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:
- | | |
|---------------------|---|
| <div>NO HATCH</div> | 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. |
|---------------------|---|
- 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
⊗	INSPECTOR'S 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	AFF	- 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
		DIAM	- 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
		INW	- INDIRECT WASTE
		MAX	- MAXIMUM
		MC	- MECHANICAL CONTRACTOR
		NC	- NORMALLY CLOSED
		NIC	- NOT IN CONTRACT
		NO	- NORMALLY OPEN
		NTS	- NOT TO SCALE
		PC	- PLUMBING CONTRACTOR
		P/FT	- 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
		UNO	- UNLESS OTHERWISE NOTED
		UP	- UP (PENETRATES FLOOR SLAB)
		Z	- ZONE
AAV	- AUTOMATIC AIR VENT / AIR ADMITTANCE VALVE		
ABD	- AUTOMATIC BALL DRIP		
ACV	- ALARM CONTROL VALVE		
AD	- ACCESS DOOR		
AP	- ACCESS PANEL		
ATS	- AUTOMATIC TRANSFER SWITCH		
BFP	- BACK FLOW PREVENTOR DEVICE		
CV	- CHECK VALVE		
DC	- DOUBLE CHECK VALVE		
DCDA	- DOUBLE CHECK DETECTOR ASSEMBLY		
FCV	- FLOOR CONTROL VALVE		
FDC	- FIRE DEPARTMENT CONNECTION		
FHV	- FIRE HOSE VALVE		
FHVC	- FIRE HOSE VALVE CABINET		
FS	- FLOW SWITCH		
GV	- GATE VALVE		
MAV	- MANUAL AIR VENT		
M	- METER		
OS&Y	- OUTSIDE SCREW AND YOKE GATE VALVE		
PG	- PRESSURE GAUGE		
PIV	- POST INDICATOR VALVE		
PRV	- PRESSURE REDUCING VALVE		
RPZ	- REDUCED PRESSURE ZONE BACKFLOW DEVICE		
TS	- TAMPER SWITCH		

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.

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization #: 23521

IPDENGINEERING.COM

BUFFALO
ROCHESTER
SYRACUSE
UTICA

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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented hereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

FP-000

GENERAL NOTES
AND SYMBOLS - FP

08/01/2025
Construction Documents

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 TRAPPEZ 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 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.

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization # 235221



BUFFALO
ROCHESTER
SYRACUSE
UTICA
IPDENGINEERING.COM



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

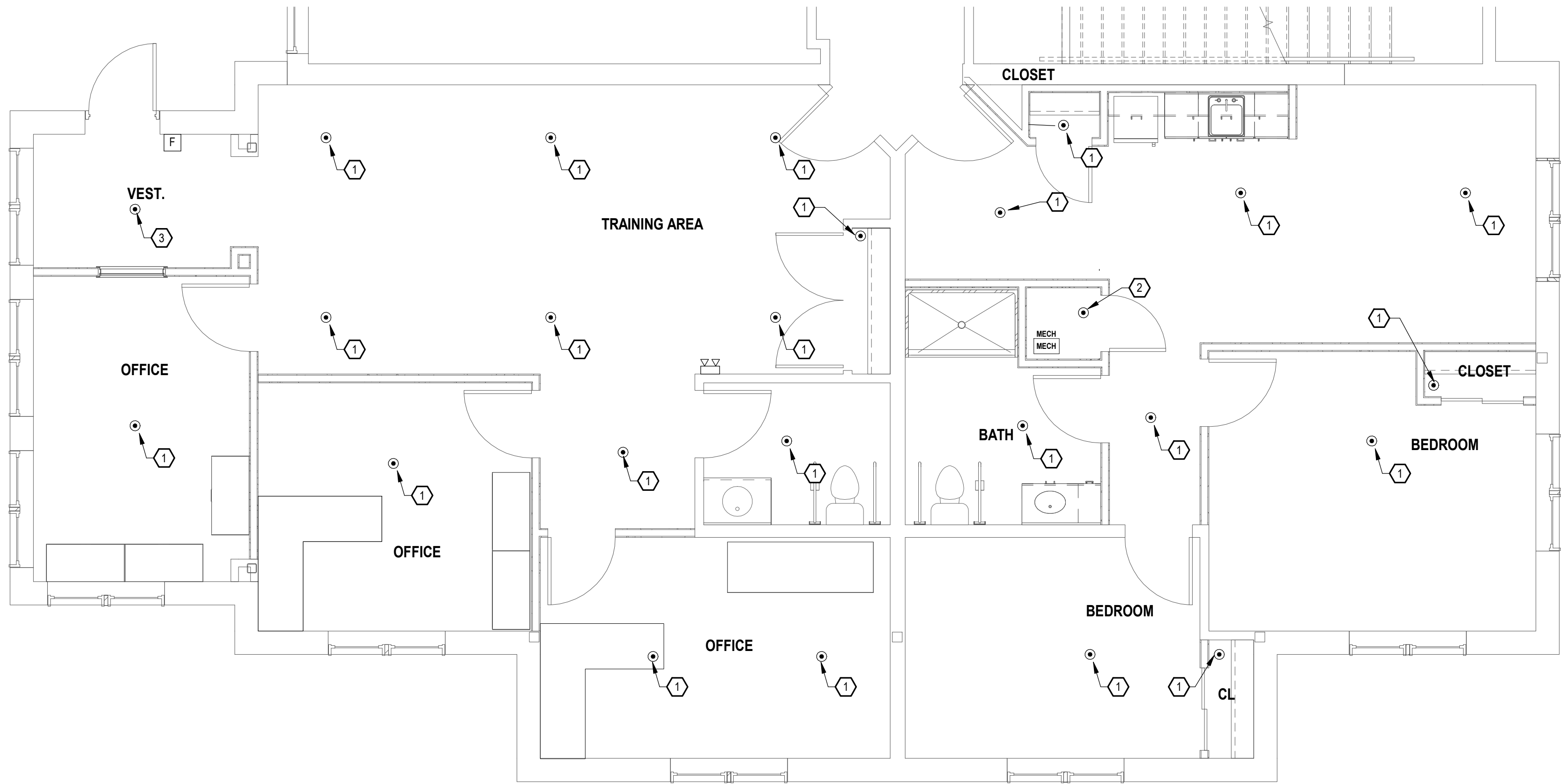
Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

FP-001

SPECIFICATIONS - FP

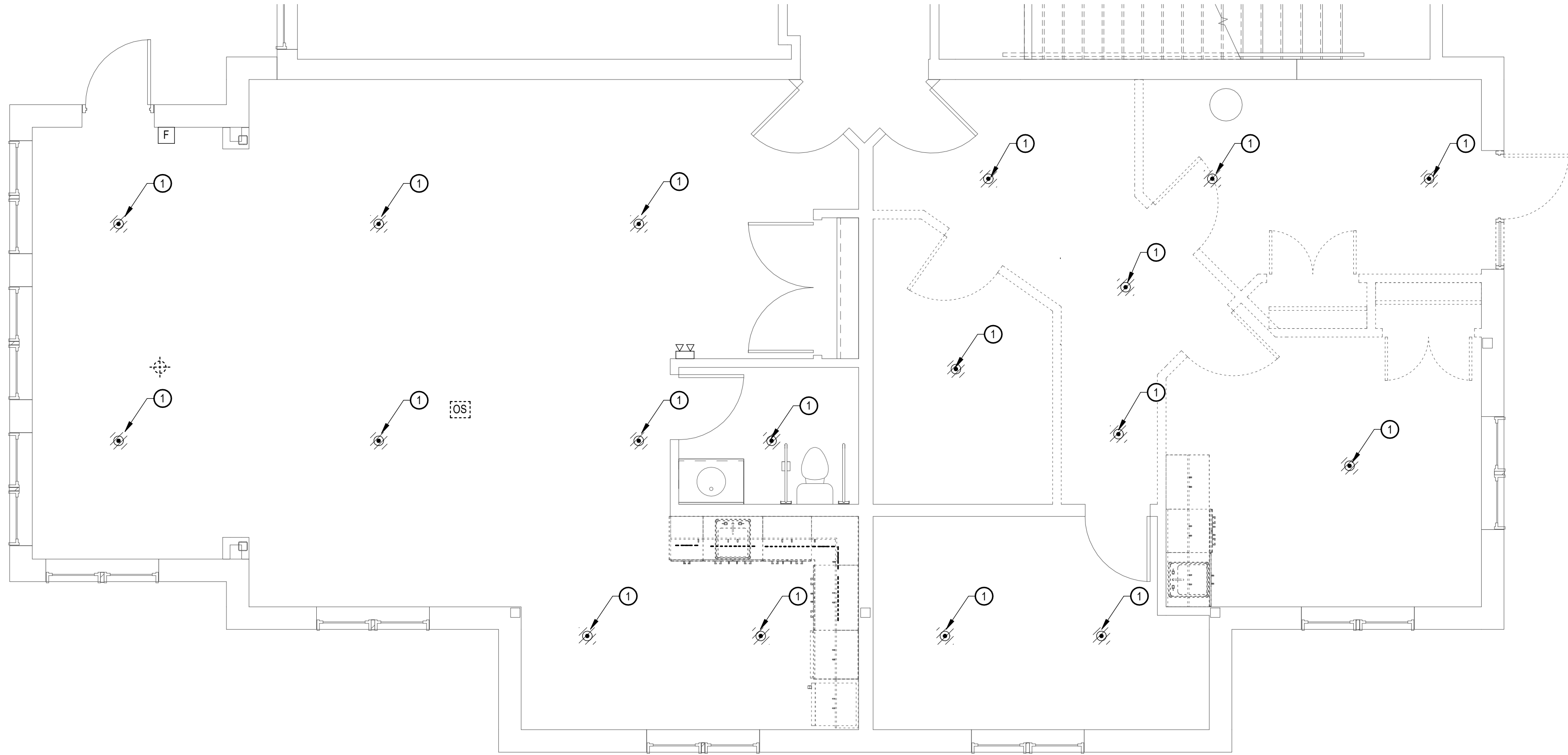
08/01/2025
Construction Documents



- 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

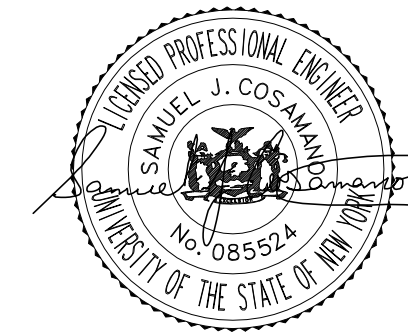
- DRAWING KEYNOTES:** #
- 1. PROVIDE CONCEALED PENDANT SPRINKLER HEADS, QUICK RESPONSE TYPE. COLOR TO BE WHITE. SPRINKLER HEAD SHALL BE LISTED AT 165 DEG. F.
 - 2. PROVIDE SEMI-RECESSED SPRINKLER HEAD WITH CAGE. QUICK RESPONSE TYPE WITH ESCUTCHEON. COLOR TO BE WHITE. SPRINKLER HEAD SHALL BE LISTED AT 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. 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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented hereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

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.C. 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 ROOF.

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
o	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
[T]	TRAP PRIMER
[M]	WATER / GAS METER
----->	ELBOW DOWN
-----o	ELBOW UP
----->>	45 DEG OFFSET
-----o	BOTTOM TEE CONNECTION
-----U	TOP TEE CONNECTION
----->	PIPE CONTINUATION
----->	PIPE CAP OR PLUG
-----=	CLEANOUT (CO)
C	CENTER LINE
-----	POINT OF CONNECTION
-----	POINT OF DISCONNECTION
(X)	DEMOLITION KEY NOTE
(X)	DRAWING KEY NOTE
(X)	DRAWING KEY NOTE
-----	REVISION TAG
(X X-XXX)	VIEW / RISER CALLOUT



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented hereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

P-000

GENERAL NOTES
AND SYMBOLS -
PLBG

08/01/2025
Construction Documents

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 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.
- 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, CEILINGS, 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'S OCCUR, 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 GALVANAZED 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: CADMINUM PLATED OR GALVANIZED STEEL, ADJUSTABLE STANDARD CLEVIS TYPE WITH INULATION 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 WIHT 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 DILECTRIC 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 ALKYD 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:
 - TEST DRAINAGE AND VENT PIPING EXCEPT OUTSIDE LEADERS ON COMPLETION OF ROUGHING-IN. CLOSE OPENINGS IN PIPING SYSTEM AND FILL WITH WATER TO POINT OF OVERFLOW, BUT NOT LESS THAN 10-FOOT HEAD OF WATER. FROM 15 MINUTES BEFORE INSPECTION STARTS TO COMPLETION OF INSPECTION, WATER LEVEL MUST NOT DROP. INSPECT JOINTS FOR LEAKS.
- 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 WATERTIGHT. 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.

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization # 235221



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented hereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

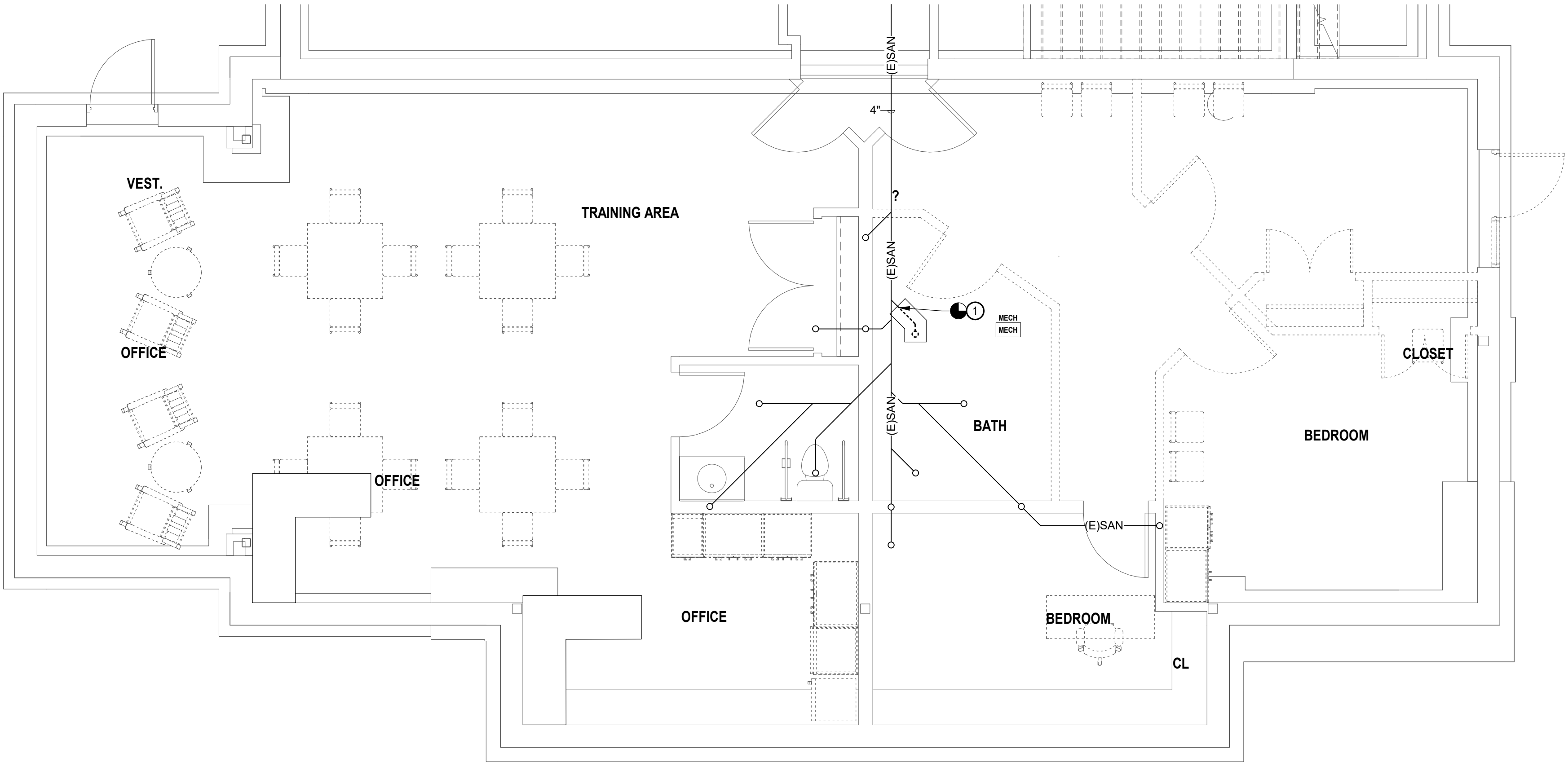
Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

P-001

SPECIFICATIONS -
PLBG

08/01/2025
Construction Documents



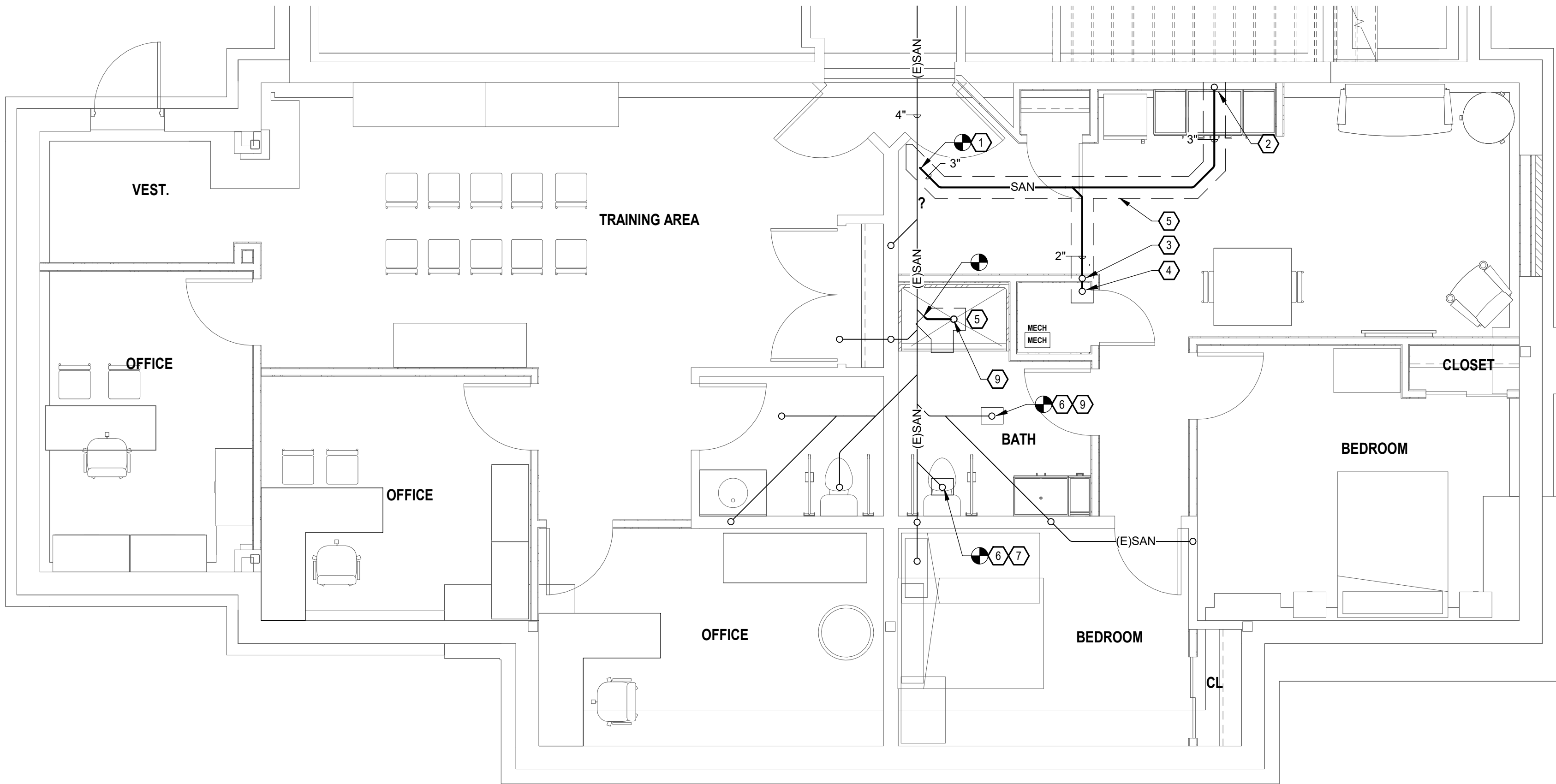
GENERAL NOTES:

- 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:

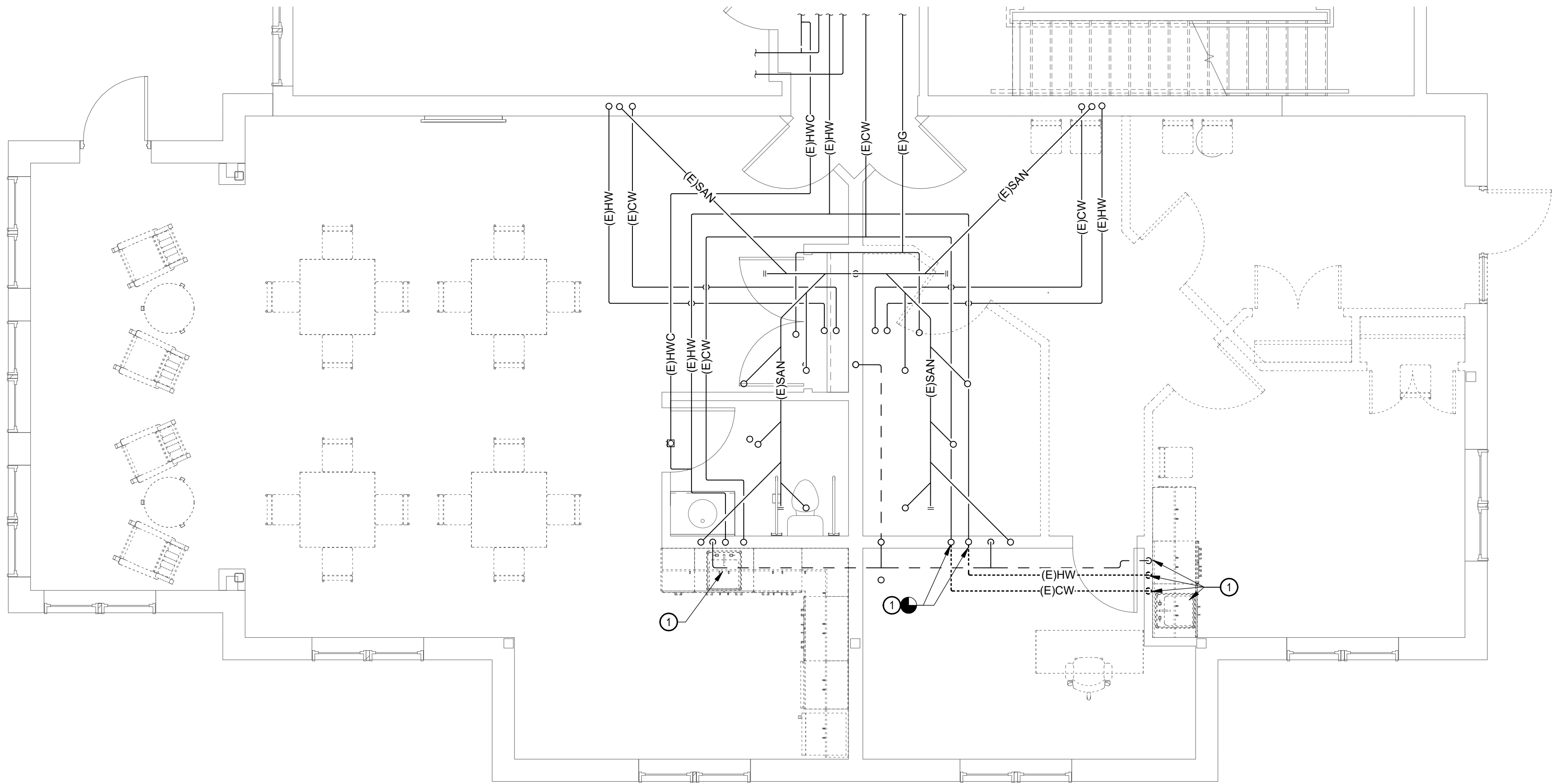
- A. REFER TO P-000 FOR GENERAL NOTES AND SYMBOLS.
- B. REFER TO P-001 FOR SPECIFICATIONS.
- C. REFER TO DETAILS AND SCHEDULES FOR ADDITIONAL INFORMATION.
- D. COORDINATE SLAB SAW CUTTING AND REMOVAL WITH GENERAL CONTRACTOR. PROVIDE PROPER BACKFILL/COMPACTION FOR NEW PIPING.

DRAWING KEYNOTES: ⑥

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"

Revisions

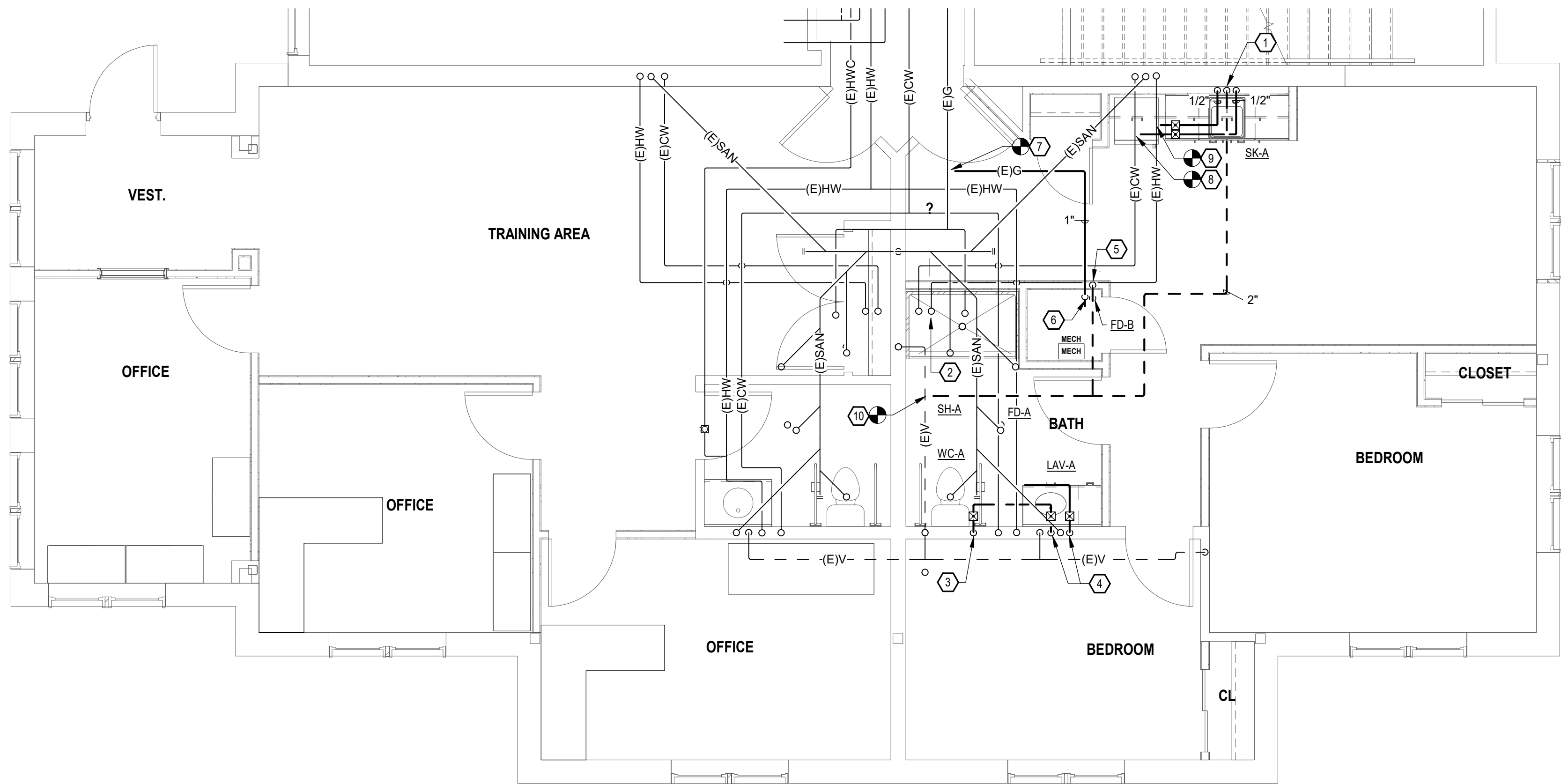


- GENERAL NOTES:**
- A. REFER TO P-000 FOR GENERAL NOTES AND SYMBOLS.
 - B. REFER TO P-001 FOR SPECIFICATIONS.
 - C. REFER TO DETAILS AND SCHEDULES FOR ADDITIONAL INFORMATION.
 - D. PLUMBING CONTRACTOR IS RESPONSIBLE TO VERIFY IN FIELD SIZES AND LOCATION OF EXISTING PIPING SHOWN ON THE DRAWING IN THE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

DEMOLITION KEYNOTES:

1. 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:**
- 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. 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.
2. 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.
3. 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.
4. 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.
5. 2 INCH VENT DOWN.
6. 1 INCH NATURAL GAS LOCATION DOWN TO FURNACE WITH DIRTLEQ AND BALL VALVE. COORDINATE EXACT LOCATION OF FURNACE WITH M.C.
7. CONNECTION 1 INCH NATURAL GAS TO EXISTING NATURAL GAS BRANCH.
8. CONNECT 1/2 INCH COLD WATER TO EXISTING COLD WATER PIPING.
9. CONNECTION 1/2 INCH HOT WATER TO EXISTING HOT WATER PIPING.
10. CONNECTION 2 INCH VENT TO EXISTING 2 INCH VENT BRANCH.

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



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

P-101

PARTIAL FIRST
FLOOR PLANS -
PLBG

08/01/2025
Construction Documents

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.

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	

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization #: 235221



BUFFALO
ROCHESTER
SYRACUSE
UTICA
IPDENGINEERING.COM



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

P-300

SCHEDULES - PLBG

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.	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. <div><div>1.</div><div>ALL PENETRATIONS THROUGH NON RATED WALLS SHALL BE SEALED WITH A NON -HARDENING SEALANT ON BOTH SIDES OF WALL PENETRATION TO REDUCE NOISE TRANSMISSION.</div><div>2.</div><div>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, WHERE DUCT PENETRATIONS THROUGH WALLS AND FLOORS WITH UNKNOWN RATINGS EXIST, COORDINATE PROTECTION WITH THE ENGINEER. AT MINIMUM PROVIDE FIRE RETARDANT CAULK ON ALL SIDES OF THE DUCT, BOTH SIDES OF THE WALL.</div></div>
C.	THE DUCTWORK CONFIGURATION AND SIZES ARE TO MEET SPECIFIC SOUND REQUIREMENTS WITHIN THE SPACES. IT IS NOT ACCEPTABLE FOR THE CONTRACTOR TO CHANGE THE CONFIGURATION OR SIZES OF DUCTWORK FOR BIDDING OR INSTALLATION UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
D.	PROVIDE AND INSTALL NECESSARY DUCTWORK TRANSITIONS AND PIPING INCREASES/REDUCERS AS REQUIRED FOR EQUIPMENT CONNECTIONS. CONSULT MANUFACTURERS DATA FOR ACTUAL DUCTWORK AND PIPING CONNECTION SIZES, INCLUDING, BUT NOT LIMITED TO THOSE SHOWN.
E.	IT IS THE REQUIREMENT OF THE PROJECT THAT THE CONSTRUCTION WORK HAVE 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 ANY PHASING REQUIREMENTS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR ALL TEMPORARY SERVICES (SUPPLY AIR, RETURN AIR, EXHAUST AIR, CHILLED WATER, HOT WATER, STEAM, CONDENSATE, AND CONTROL SYSTEMS) TO FACILITATE PHASING REQUIREMENTS WITHOUT INTERRUPTION OF THE HVAC SYSTEMS. CONSTRUCTION WORK AND DEMOLITION SHALL BE PERFORMED AT SUCH TIMES AND UNDER SUCH CONDITIONS AS SUITS THE OWNER, AT NO ADDITIONAL COST FOR PREMIUM TIME.
F.	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.
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, 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. COORDINATE ALL EQUIPMENT LOCATIONS, CONCEALMENT, AND SURFACE FINISH TREATMENTS CAREFULLY WITH WORK OF ALL TRADES.
I.	PROTECT ALL EXISTING AND NEW BUILDING ELEMENTS (INSTALLED BY OTHER CONTRACTS) FROM DAMAGE. CONTRACTOR SHALL RESTORE ALL DAMAGED ELEMENTS TO ORIGINAL OR BETTER CONDITION.
J.	WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL PRESENT NEAT, RECTILINEAR APPEARANCE. MAINTAIN MAXIMUM HEAD ROOM AT ALL TIMES. DO NOT RUN PIPES, DUCTS, AND CONDUIT EXPOSED UNLESS SHOWN AND NOTED TO BE EXPOSED ON DRAWINGS.
K.	MATERIALS AND EQUIPMENT SHALL BE NEW AND INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN MANUFACTURER'S EQUIPMENT CLEARANCES. MAINTAIN TUBE PULL OR SERVICE SPACE ON EQUIPMENT WITH CONTROL PANELS, COILS, FILTERS, ETC. COORDINATE WITH WORK OF OTHER TRADES TO MAINTAIN CLEAR ACCESS SPACE.
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 WEATERTIGHT.
N.	PROVIDE PROPER ACCESS TO EQUIPMENT THAT REQUIRES INSPECTION, REPLACEMENT, OR REPAIR. CEILING ACCESS DOORS ARE REQUIRED FOR ACCESS TO SERVICE EQUIPMENT SUCH AS VALVES, AIR VENTS, AUTOMATIC DAMPERS, SMOKE DAMPERS, FIRE DAMPERS, FIRE/SMOKE DAMPERS, AND REHEAT COIL INLET/OUTLETS. IF INSTALLED ABOVE AN INACCESSIBLE CEILING, COORDINATE CEILING ACCESS DOOR LOCATIONS AND SIZES WITH G.C./ARCHITECT. 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, BOTH IN INACCESSIBLE CEILINGS AND IN DUCTWORK, 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.
O.	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.
P.	DO NOT DRILL, CORE, OR CUT ANY PORTION OF EXISTING CONCRETE COLUMNS, BEAMS, JOISTS, OR BRIDGING RIBS WITHOUT APPROVAL. CORE DRILL NEW OPENINGS WHEREVER POSSIBLE. COORDINATE ALL PENETRATIONS THROUGH STRUCTURAL ELEMENTS WITH STRUCTURAL ENGINEER BEFORE ANY CUTTING.
Q.	INSTRUCT THE OWNER IN THE PROPER OPERATION AND MAINTENANCE OF THE MECHANICAL SYSTEMS UNTIL THE OWNER IS FULLY PREPARED TO OPERATE AND MAINTAIN THE MECHANICAL SYSTEM.
R.	SYSTEMS SHALL OPERATE UNDER CONDITIONS OF LOAD WITHOUT UNUSUAL OR EXCESSIVE NOISE OR VIBRATION. UNUSUAL OR EXCESSIVE NOISE OR VIBRATION SHALL BE CORRECTED.
S.	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.
T.	THESE NOTES APPLY TO ALL CONTRACT DRAWINGS. ALL INFORMATION IN THESE NOTES IS THE RESPONSIBILITY OF THIS CONTRACTOR.

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. THE INTENT IS NOT TO IDENTIFY ALL MISCELLANEOUS PIPING, PIPING ACCESSORIES, DUCTWORK, DUCTWORK ACCESSORIES, SUPPORTS, CONTROLS, CONTROL ACCESSORIES, CONTROL WIRING, AND CONDUIT, PNEUMATIC TUBING, AND ACCESSORIES TO BE DISCONNECTED AND REMOVED BUT IS THE REQUIREMENT UNDER THIS CONTRACT. NO EQUIPMENT, PIPING, OR DUCTWORK SHALL BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTORS FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
C.	DAMAGE TO EXISTING SYSTEMS OUTSIDE OF PROJECT AREA OR SHOWN TO REMAIN WITHIN THE PROJECT AREA AS A RESULT OF THE CONTRACTORS WORK IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND/OR REPLACE WITH SIMILAR OR LIKE MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
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 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.
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, AND OTHER AUTHORITIES THAT HAVE LAWFUL JURISDICTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OF ALL DEMOLITION DEBRIS AND MATERIALS OFF SITE IN A PROPER LEGAL MANNER.
F.	REMOVE THE INDICATED HVAC ITEMS AS SHOWN ON THE PLANS, THIS INCLUDES ALL HANGERS, STRAPS, AND RELATED MATERIALS. THIS MATERIAL SHALL BE REMOVED FROM THE SITE OR TURNED OVER TO THE OWNER (AS DIRECTED BY THE OWNER).
G.	PATCH AND MATCH OPENINGS IN WALLS TO MAINTAIN THE INTEGRITY OF THE WALL IN THE LOCATIONS WHERE AIR DEVICES, DUCTS, PIPING, ETC. HAVE BEEN REMOVED. (MAINTAIN THE EXISTING RATINGS). UNLESS SHOWN ON THE ARCHITECTURAL DRAWINGS, PROVIDE THIS WORK.
H.	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 TO THE CEILING SYSTEMS. STORE ALL CEILING SYSTEMS FOR REINSTALLATION. THE STORAGE OF ALL MATERIAL SHALL BE IN AREAS OR LOCATIONS APPROVED BY THE OWNER. AFTER COMPLETION OF ALL DEMOLITION OR NEW WORK, THE CONTRACTOR SHALL REINSTALL THE CEILING SYSTEMS TO MATCH THE ORIGINAL INSTALLATIONS. ANY DAMAGE SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
I.	REVIEW AND DOCUMENT THE OPERATION OF EXISTING HVAC SYSTEMS SERVING RENOVATED AREAS AND SYSTEMS THAT MIGHT EXTEND OUTSIDE OF THE RENOVATED AREA TO PREVENT THE POSSIBILITY OF DAMAGE OR INTERRUPTION OF EXISTING SYSTEMS WHILE PERFORMING DEMOLITION WORK. DUCTWORK, PIPING, AND TEMPERATURE CONTROL SYSTEMS SHALL BE FULLY INVESTIGATED BEFORE DISCONNECTING OF SYSTEMS TO AVOID INTERRUPTING AREAS OR SYSTEMS OUTSIDE THE INTENDED SCOPE. THE CONTRACTOR SHALL REVIEW ALL SHUT DOWNS AND DEMOLITION REQUIREMENTS WITH THE FACILITY PERSONNEL. COORDINATE SHUT-DOWNS WITH OTHER TRADE WORK.
J.	COORDINATE ALL SHUTDOWNS OF 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, VENTING, ETC. OF SYSTEM TO FACILITATE THE INTENDED WORK. ALL SHUT DOWNS SHALL BE REQUESTED AND DOCUMENTED IN ACCORDANCE WITH ANY ASSOCIATED FACILITY STANDARDS.
K.	ALLOW THE OWNER FIRST RIGHT OF REFUSAL TO RETAIN EQUIPMENT, INCLUDING CONTROL DEVICES, TO BE REMOVED. IF THE OWNER REFUSES TO RETAIN EQUIPMENT BEING REMOVED THEN DISPOSE OFF SITE IN A LEGAL MANNER. IF THE OWNER PREFERS TO RETAIN THE EQUIPMENT, THE CONTRACTOR SHALL DISCONNECT AND REMOVE THE EQUIPMENT FROM THE EXISTING SYSTEMS IN GOOD WORKING CONDITION AND DELIVER (INCLUDING LOADING AND UNLOADING) TO A STORAGE AREA WITHIN THE BUILDING AS SELECTED BY THE OWNER. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY EQUIPMENT DAMAGED DURING REMOVAL AND DELIVERY FOR STORAGE. ANY DAMAGE TO EQUIPMENT PRIOR TO DISCONNECTING SHOULD BE REPORTED TO THE OWNER'S REPRESENTATIVE. IF NOT REPORTED, THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR REPAIRS TO THE EQUIPMENT. (EDIT FOR PROJECT)
L.	ALL DEMOLITION WORK SHALL COMPLY WITH NFPA 241 AND REQUIREMENTS OF THE OWNER/FACILITY.
M.	THESE NOTES APPLY TO ALL CONTRACT DRAWINGS. ALL INFORMATION IN THESE NOTES IS THE RESPONSIBILITY OF THIS CONTRACTOR.
N.	BEFORE DISCONNECTING, REMOVING, OR SERVICING ANY AIR CONDITIONING EQUIPMENT OR SYSTEMS CONTAINING REFRIGERANTS, THE EQUIPMENT OR SYSTEMS SHALL BE EVACUATED OF ALL REFRIGERANT, PER THE LATEST ADOPTED RULES AND REGULATIONS BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE CONTRACTOR OR TECHNICIAN PERFORMING ALL WORK SHALL BE CERTIFIED BY AN EPA APPROVED CERTIFYING AGENCY OR ORGANIZATION. COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR TURN OVER OF REFRIGERANTS. IF OWNER DECLINES TO ACCEPT THE RECLAIMED REFRIGERANT, DISPOSE OF THE REFRIGERANT PER THE LATEST EPA GUIDELINES.

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. IT ALLOWS A2L'S TO BE APPROVED BY THE CODE ENFORCEMENT OFFICIAL (CEO) AND REFERENCES NEWER VERSIONS OF ASHRAE STANDARD 34 AND ASHRAE 15 (FOOTNOTE 6 REFERENCES THE 2022 VERSIONS OF BOTH).
C.	ASHRAE 34-2022 SETS REFRIGERANT CONCENTRATION LIMITS (RCLs) TO DEFINE THE MAXIMUM AMOUNT OF REFRIGERANT ALLOWED IN A SPACE TO MITIGATE RISKS OF ACUTE TOXICITY, ASPHYXIATION, AND FLAMMABILITY, ENSURING SAFE HANDLING AND USE OF REFRIGERANTS. ASHRAE 34 ALSO DEFINES A LOW FLAMMABILITY LIMIT (LFL) OF A REFRIGERANT TO DEFINE THE MINIMUM CONCENTRATION OF REFRIGERANT IN AIR AT WHICH A FLAME CAN PROPAGATE.
D.	THE RCL AND LFL ARE APPLIED TO ASHRAE 15-2022 EDVC (EFFECTIVE DISPERSAL VOLUME CHARGE) CALCULATIONS TO DETERMINE THE MINIMUM VOLUME OF A SPACE THROUGH WHICH THE PIPING CAN BE INSTALLED BASED ON THE QUANTITY OF REFRIGERANT THAT CAN POTENTIALLY LEAK IN TO SAID SPACE.
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. WE HAVE CONFIRMED THAT IF THE PIPING SYSTEMS ARE INSTALLED WHERE INDICATED ON THESE DRAWINGS, NONE OF THE CONCENTRATION LIMITS WILL BE EXCEEDED.

GENERAL HVAC SYMBOLS LIST	
SYMBOL	DESCRIPTION
	NEW WORK
	EXISTING WORK TO REMAIN
	EXISTING WORK TO BE REMOVED
	POINT OF CONNECTION
	POINT OF DISCONNECTION
	DRAWING KEYNOTE
	DRAWING KEYNOTE
	DRAWING KEYNOTE
	REVISION TAG
	AIR TERMINAL UNIT
	FIN TUBE RADIATION
	REGISTER, GRILLE OR DIFFUSER TAG A = TYPE B = CFM C = NECK SIZE
	LINEAR DIFFUSER TAG A = TYPE B = NECK SIZE C = DIFFUSER LENGTH D = CFM
	FIN TUBE RADIATION TAG FT-A = TYPE B = FIN TUBE LENGTH C = ENCLOSURE LENGTH D = GPM
	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, INCLUDING THE AREAS ADJACENT TO THE CONSTRUCTION WORK ZONE. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL PHASING PLANS AND GENERAL INFORMATION.
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. WORK SHALL INCLUDE ALL WORK INDICATED ON THE PLANS AS WELL AS ALL OTHER ITEMS REQUIRED TO MAINTAIN EXISTING SERVICES AND FACILITY OPERATIONS THROUGHOUT EACH PHASE.
E.	CONTRACTOR SHALL PROVIDE NEW AND TEMPORARY EQUIPMENT INCLUDING WIRING, PIPING, DUCTWORK, CONDUIT, AND ASSOCIATED FITTINGS AS REQUIRED IN ORDER TO COMPLY WITH THE PHASING REQUIREMENTS INDICATED ON THE ARCHITECTURAL DRAWINGS. IN ORDER TO MAINTAIN FACILITY OPERATIONS OUTSIDE THE CONSTRUCTION WORK ZONE FOR EACH PHASE.
F.	COORDINATE ALL WORK OCCURRING OUTSIDE OF CONSTRUCTION PHASE LINES WITH THE FACILITY, SCHEDULE ALL SHUTDOWNS OR INTERRUPTION IN SERVICES WELL IN ADVANCE. WORK MAY NEED TO OCCUR OUTSIDE OF NORMAL WORK HOURS. PROVIDE ADDITIONAL VALVES IN EXISTING MAINS TO MINIMIZE THE NUMBER OF SHUTDOWNS FOR THE OWNER.
G.	OVERLAPPING OF WORK AT EACH OF THE PHASED CONSTRUCTION AREAS AND TEMPORARY CONNECTIONS WILL BE REQUIRED OF THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS TO ENSURE THAT THE OCCUPIED AREAS ARE CONTINUALLY OPERATIONAL AND FUNCTIONAL WITHOUT DISRUPTIONS.
H.	AT THE END OF EACH PHASE, THE AIR AND WATER SYSTEMS SHALL BE BALANCED TO THE DESIGN VALUES AND PRESSURIZATION REQUIREMENTS FOR EACH PHASE. REFER TO THE TEST & BALANCE NOTES FOR ADDITIONAL INFORMATION.

AHU OPERATION DURING CONSTRUCTION NOTES:	
A.	THE USE OF NEW OR EXISTING AIR HANDLING UNITS DURING CONSTRUCTION IS PROHIBITED UNLESS APPROVED BY THE OWNER AND THE PROCEDURES OUTLINED IN THIS PARAGRAPH ARE FOLLOWED RIGIDLY.
B.	THE CONTRACTOR SHALL PROTECT THE INTERIOR OF ALL DUCTWORK AND THE AIR HANDLING UNITS FROM THE ACCUMULATION OF DIRT AND DUST ASSOCIATED WITH THE CONSTRUCTION WORK.
C.	DUCTWORK STORED ON SITE AWAITING INSTALLATION SHALL BE CAREFULLY EXAMINED AND THOROUGHLY CLEANED BEFORE PLACEMENT IN ITS FINAL LOCATION. THE ENDS OF DUCTWORK SHALL BE CONTINUALLY CLOSED DURING CONSTRUCTION.
D.	IF APPROVED BY THE OWNER, THE AIR HANDLING UNIT WILL BE ALLOWED TO OPERATE DURING THE FINISHING STAGES OF THE GENERAL WORK PROVIDED THE PRE-FILTERS ARE IN PLACE AND THE ENDS OF ALL RETURN AIR INLETS ARE COVERED WITH ROLL-UP FILTER MATERIAL.
E.	WHEN THE SPACE IS TURNED OVER TO THE OWNER, THE CONTRACTOR SHALL REMOVE ALL FILTERS USED DURING CONSTRUCTION AND REPLACE THEM WITH NEW FILTERS.

HVAC DUCTWORK SYMBOLS LIST	
SYMBOL	DESCRIPTION
	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

MECHANICAL ABBREVIATIONS									
ACCU	-	AIR COOLED CONDENSING UNIT	EXH	-	EXHAUST	NTS	-	NOT TO SCALE	
AD	-	ACCESS DOOR	EXIST	-	EXISTING	OA	-	OUTSIDE AIR	
AFF	-	ABOVE FINISHED FLOOR	F/S	-	COMBINATION FIRE SMOKE DAMPER	OAT	-	OUTSIDE AIR TEMPERATURE	
AHU	-	AIR HANDLING UNIT	FCU	-	FAN COIL UNIT	OC	-	ON-CENTER	
B	-	BOILER	FF	-	FINAL FILTER	OD	-	OUTSIDE DIAMETER	
CC	-	COOLING COIL	FFM	-	FEET PER MINUTE	P	-	PUMP	
CFM	-	CUBIC FEET PER MINUTE	FPS	-	FEET PER SECOND	P.C.	-	PLUMBING CONTRACTOR	
CH	-	CHILLER	FS	-	FLOW SWITCH	PD	-	PRESSURE DROP	
CLG	-	CEILING	FT	-	FEET	PHC	-	PREHEAT COIL	
COMP	-	COMPRESSOR	FTR	-	FIN TUBE RADIATION	PRE	-	POWER ROOF EXHAUSTER	
COND	-	CONDENSATE	G.C.	-	GENERAL CONTRACTOR	PRV	-	PRESSURE REDUCING VALVE	
CP	-	CONDENSATE PUMP	H	-	HUMIDIFIER	PSIG	-	POUNDS PER SQUARE INCH GAGE	
CT	-	COOLING TOWER	HC	-	HEATING COIL	PTAC	-	PACKAGED TERMINAL AIR CONDITIONER	
CUH	-	CABINET UNIT HEATER	HOA	-	HAND / OFF / AUTO	QTY	-	QUANTITY	
DB	-	DRYBULB	HP	-	HEAT PUMP	RA	-	RETURN AIR	
(OBL)	-	DOUBLE WALL LINED DUCT	HX	-	HEAT EXCHANGER	RAT	-	RETURN AIR TEMPERATURE	
DDC	-	DIRECT DIGITAL CONTROL	L	-	LOUVER	RF	-	RETURN FAN	
DN	-	DOWN	(L)	-	ACOUSTIC THERMAL LINING - 1-1/2" THICK	RH	-	RELATIVE HUMIDITY	
DSO	-	DUCT SMOKE DETECTOR	(2L)	-	ACOUSTIC THERMAL LINING - 2" THICK	RHC	-	REHEAT COIL	
DX	-	DIRECT EXPANSION	LAT	-	LEAVING AIR TEMPERATURE	RP	-	RADIANT PANEL	
(E)	-	EXISTING	LB	-	POUND	RTU	-	ROOF TOP UNIT	
EA	-	EXHAUST AIR	LDB	-	LEAVING DRY BULB	SA	-	SUPPLY AIR	
EAT	-	ENTERING AIR TEMPERATURE	LF	-	LINEAR FEET	SAT	-	SUPPLY AIR TEMPERATURE	
E.C.	-	ELECTRICAL CONTRACTOR	LWB	-	LEAVING WET BULB	SD	-	SMOKE DAMPER	
EER	-	ENERGY EFFICIENCY RATIO	LWT	-	LEAVING WATER TEMPERATURE	ST	-	STEAM TRAP	
EF	-	EXHAUST FAN	MAT	-	MIXED AIR TEMPERATURE	TYP	-	TYPICAL	
ERV	-	ENERGY RECOVERY VENTILATOR	MAU	-	MAKE UP AIR HANDLING UNIT	UH	-	UNIT HEATER	
ESP	-	EXTERNAL STATIC PRESSURE	MBH	-	THOUSAND BTU/HOUR	UV	-	UNIT VENTILATOR	
ET	-	EXPANSION TANK	M.C.	-	MECHANICAL CONTRACTOR	VAV	-	VARIABLE AIR VOLUME	
ETR	-	EXISTING TO REMAIN	N/A	-	NOT APPLICABLE	VD	-	VOLUME DAMPER	
EUH	-	ELECTRIC UNIT HEATER	NC	-	NOISE CRITERIA	VFD	-	VARIABLE FREQUENCY DRIVE	
EWB	-	ENTERING WET BULB	N.C.	-	NORMALLY CLOSED	VRV	-	VARIABLE REFRIGERANT VOLUME	
EWH	-	ELECTRIC WALL HEATER	NG	-	NATURAL GAS	W/W	-	WALL TO WALL	
EWI	-	ENTERING WATER TEMPERATURE	N.O.	-	NORMALLY OPEN				

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization # 23521

BUFFALO
ROCHESTER
SYRACUSE
UTICA

IPDENGINEERING.COM

Drawn By: MJR

Checked By: JC

Project Manager: MJR

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno

SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

M-000

GENERAL NOTES AND SYMBOLS - HVAC

08/01/2025

Construction Documents

CODES:

1. 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:

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

SHOP DRAWINGS:

1. 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.
2. 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.
3. 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:

1. 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.
2. 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:

1. 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:

1. 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:

1. 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.
2. 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.
3. 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.
4. DUCT SLEEVES SHALL BE MINIMUM 14 GAUGE STEEL.

ESCUTCHEONS:

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

HANGERS:

1. COMPLY WITH MANUFACTURER'S STANDARDIZATION SOCIETY (MSS) STANDARD SP-58.
2. 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.
3. 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'S 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.
4. 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.
5. HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DI-ELECTRICALLY SEPARATED FROM ONE ANOTHER.

ACCESS DOORS:

1. 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.

DAMPERS:

1. GENERAL:

1.1. PROVIDE MANUAL LOCKING QUADRANT VOLUME CONTROL DAMPERS WITH HANDLE OPERATORS IN EACH BRANCH DUCT AND AS SHOWN ON PLANS TO FACILITATE AIR BALANCING.

1.2. WHERE ACCESS TO BALANCING DAMPER IS RESTRICTED OR IN AREAS WITH SHEETROCK CEILINGS, YOUNG REGULATORS SHALL BE USED.

1.3. ALL RECTANGULAR DAMPERS IN OUTSIDE AIR AND RELIEF AIR DUCTS ARE TO BE OPPOSED BLADE TYPE. ALL RECTANGULAR DAMPERS IN RETURN AIR DUCTS TO BE PARALLEL BLADE TYPE. ALL OUTSIDE AIR DUCT DAMPERS MUST ALSO BE OF THE LOW LEAKAGE TYPE.

1.4. OPERATE DAMPERS TO VERIFY FULL RANGE OF MOVEMENT.
2. FIRE DAMPERS:

2.1. STATIC AND DYNAMIC, RATED AND LABELED ACCORDING TO UL 555.

2.2. CLOSING RATING IN DUCTS UP TO 4-INCH WG STATIC PRESSURE CLASS AND MINIMUM 2000-FPM VELOCITY.

2.3. FIRE RATING: 1-1/2 HOURS.

2.4. CURTAIN TYPE FRAME WITH BLADES INSIDE AIRSTREAM; FABRICATED WITH ROLL-FORMED, 0.034-INCH THICK GALVANIZED STEEL; WITH MITERED AND INTERLOCKING CORNERS. FACTORY OR FIELD-INSTALLED MOUNTING SLEEVE, GALVANIZED SHEET STEEL. VERTICAL OR HORIZONTAL AS INDICATED. INCLUDE BLADE LOCK AND STAINLESS-STEEL CLOSURE SPRING FOR HORIZONTAL DAMPERS.

1.

2.5. REPLACEABLE HEAT-RESPONSIVE DEVICE, 165 DEG F RATED, FUSIBLE LINKS. HEAT-RESPONSIVE DEVICE SHALL BE ELECTRIC, LINK AND SWITCH PACKAGE, FACTORY INSTALLED, 165 DEG F RATED.

2.6. COMPLY WITH NFPA 90A, "INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS;" AND WITH NFPA 90B, "INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEMS."

2.7. COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" FOR ACCEPTABLE MATERIALS, MATERIAL THICKNESS, AND DUCT CONSTRUCTIVE METHODS UNLESS OTHERWISE INDICATED. SHEET METAL MATERIALS SHALL BE FREE OF PITTING, SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATIONS, AND OTHER IMPERFECTIONS.
2. SMOKE DAMPERS:

3.1. RATED AND LABELED ACCORDING TO UL 555 AND UL 555S.

3.2. RATED AND LABELED ACCORDING TO NFPA 80 AND NFPA 90A.

3.3. FACTORY OR FIELD ASSEMBLE MULTIPLE DAMPER SECTIONS TO PROVIDE A SINGLE DAMPER ASSEMBLY OF SIZE REQUIRED BY THE APPLICATION.

3.4. FACTORY INSTALL DAMPER ACTUATOR BY DAMPER MANUFACTURER AS INTEGRAL PART OF DAMPER ASSEMBLY. COORDINATE ACTUATOR LOCATION, MOUNTING, AND ELECTRICAL REQUIREMENTS WITH DAMPER MANUFACTURER.

3.5. SUITABLE FOR HORIZONTAL OR VERTICAL AIRFLOW APPLICATIONS.

3.6. LINKAGE OUT OF AIRSTREAM.

3.7. CONSTRUCTION:

3.7.1. GAUGE IN ACCORDANCE WITH UL LISTING.

3.7.2. BLADE EDGING SEALS WITH SILICONE RUBBER.

FLEXIBLE CONNECTIONS:

1. FLEXIBLE COLLARS SHALL BE PROVIDED IN ALL CONNECTIONS BETWEEN VIBRATING EQUIPMENT (FANS, ROOFTOP UNITS, ETC.) AND DUCTS OR CASINGS.
2. FLEXIBLE CONNECTIONS SHALL BE CONSTRUCTED OF NEOPRENE-COATED FLAMEPROOF FABRIC. PROVIDE ADEQUATE JOINT FLEXIBILITY TO ALLOW FOR MOVEMENT AND PREVENT THE TRANSMISSION OF VIBRATION.
3. FLEXIBLE CONNECTIONS ARE TO BE RATED FOR THE OPERATING PRESSURE OF THE SYSTEM.

FLEXIBLE AIR DUCT:

1. FLEXIBLE DUCT FOR CONNECTIONS SHALL BE A FACTORY FABRICATED ASSEMBLY CONSISTING OF AN INNER SLEEVE, INSULATION AND AN OUTER MOISTURE BARRIER. THE INNER SLEEVE SHALL BE CONSTRUCTED OF A CONTINUOUS VINYL COATED SPRING STEEL WIRE HELIX FUSED TO A CONTINUOUS LAYER OF FIBERGLASS IMPREGNATED AND COATED VINYL. A 1-1/4" THICK LAYER OF INSULATING BLANKET OF FIBERGLASS WOOL SHALL ENCASE THE INNER SLEEVE AND BE SHEATHED WITH AN OUTER MOISTURE BARRIER OF A BIDIRECTIONAL REINFORCED METALIZED VAPOR BARRIER. THE FLEXIBLE DUCT SHALL BE RATED FOR A MAXIMUM WORKING VELOCITY OF 6000 FPM AND SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES UNDER THEIR UL-181 STANDARDS AS A CLASS 1 DUCT AND SHALL COMPLY WITH NFPA STANDARD - 90A. THE FLEXIBLE DUCT SHALL BE THERMAFLEX M-KC OR APPROVED EQUIVALENT. FLEXIBLE DUCT SHALL ROUTE FROM SHEET METAL DUCTWORK TO CEILING DIFFUSERS ONLY. THERE SHALL BE NO EXPOSED FLEXIBLE DUCT.
2. FLEXIBLE AIR DUCT MAY ONLY BE USED IN VERTICAL APPLICATIONS WITH PRIOR APPROVAL FROM THE ENGINEER.
3. FLEXIBLE DUCT SHALL NOT EXTEND OVER 5 FEET IN LENGTH AT ANY ONE LOCATION.

METAL DUCTWORK - NO FIBERGLASS DUCT ALLOWED:

1. REFER TO DUCTWORK SCHEDULE FOR ALLOWABLE MATERIALS.
2. SUBMIT ELECTRONIC DUCT FABRICATION DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO MOBILIZATION.
3. NO DUCTWORK SHALL BE FABRICATED PRIOR TO APPROVAL BY THE ENGINEER. DEVIATIONS FROM DESIGN MUST BE APPROVED BY ENGINEER PRIOR TO FABRICATION OR INSTALLATION. ALL DUCT MAINS ARE TO BE RECTANGULAR. ALL DUCT BRANCHES TO DIFFUSERS ARE TO BE ROUND SPIRAL DUCT UNLESS INDICATED OTHERWISE.
4. ALL DUCTWORK SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH SMACNA LOW VELOCITY AND "HVAC DUCT CONSTRUCTION STANDARDS MANUAL", LATEST EDITION AND ASHRAE USING PRIME SHEETS OF GALVANIZED STEEL, G90 COATING, CONFORM TO THE REQUIREMENTS IN THE REFERENCED STANDARD FOR METAL THICKNESS, REINFORCING TYPES AND INTERVALS, TIE ROD APPLICATIONS AND JOINT TYPES AND INTERVALS. ALL SQUARE ELBOWS SHALL BE PROVIDED WITH DOUBLE WALLED VANES ON MAXIMUM 3" CENTERS. PROVIDE SEAL CLASS 'C' ON ALL TRAVERSE JOINTS UNLESS SUPERSEDED BY MORE STRINGENT LOCAL CODES. ALL DUCT CONNECTIONS ARE TO BE RIGID AND LEAK FREE ASSEMBLIES.
5. DURING THE CONSTRUCTION PHASE OF THE PROJECT, ANY DUCTWORK INSTALLED IS TO BE COMPLETELY SEALED UP OF ANY OPENINGS, EITHER AT THE BEGINNING OR END OF A DUCT RUN OR AT A BRANCH, COLLAR DIFFUSER OR REGISTER TO AVOID DIRT OR OTHER CONTAMINANTS FROM ENTERING THE SYSTEM.
6. EXCEPT WHERE OTHERWISE INDICATED, CONSTRUCT DUCT SYSTEMS TO 2 INCH WATER GAUGE PRESSURE CLASSIFICATION MINIMUM (VERIFY WHETHER RETURN OR EXHAUST DUCT IS POSITIVE OR NEGATIVE PRESSURE). PRESSURE TEST DUCTS FOR LEAKAGE. REMAKE LEAKING JOINTS AND APPLY SEALANTS AS REQUIRED TO FABRICATE A SYSTEM THAT DOES NOT EXCEED 5 PERCENT LEAKAGE OR LESS AS STATED BY PRESSURE CLASS RATINGS IN SMACNA STANDARDS.
7. AS A MINIMUM, CROSSBREAK ALL FLAT SURFACES OR REINFORCE WITH A BEAD APPROXIMATELY 3/8 INCH WIDE BY 3/16 INCH DEEP ON 12 INCH CENTERS TO PREVENT VIBRATIONS.
8. INSTALL RIGID ROUND AND RECTANGULAR METAL DUCT WITH SUPPORT. SYSTEMS INDICATED IN SMACNA STANDARDS. NO WOOD SHALL BE USED TO SUPPORT OR BRACE DUCTS. PROVIDE SWAY AND SEISMIC BRACING AS REQUIRED BY STATE AND LOCAL CODES.
9. WHERE DUCTS PASS THROUGH ROOFS AND FIRE RATED PARTITIONS, PROVIDE AS MINIMUM 1-1/2 INCH BY 1-1/2 INCH BY 1/8 INCH STEEL ANGLE FRAMES AT EACH SIDE OF OPENING. THE ANNUAL SPACE BETWEEN DUCT AND ANGLE FRAMES SHALL BE CAULKED WITH SILICONE SEALANT OR FIREPROOFED AS REQUIRED BY THE ASSEMBLY FIRE RATING. CONTRACTOR TO PROVIDE FIRE OR COMBINATION FIRE / SMOKE DAMPERS AT EACH PENETRATION WHERE REQUIRED BY CODE.
10. ALL TRAVERSE JOINTS AND SEAMS IN SUPPLY AIR DUCT SHALL BE SEALED AIR TIGHT WITH DAP CMC DUCT SEALER. JOINTS ALSO SHALL BE RIVETED OR CONNECTED WITH SHEET METAL SCREWS.
11. SOFT ELASTOMER BUTYL GASKETS WITH ADHESIVE BACKING SHALL BE USED TO SEAL FLANGED JOINTS.
12. DUCT TRANSITIONS SHALL NOT EXCEED 30 DEGREES SLOPE EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
13. PROVIDE ACCESS TO ALL MOTORIZED DAMPERS, FIRE DAMPERS, FIRE / SMOKE DAMPERS, CONTROLS AND OTHER ITEMS IN DUCTWORK THAT REQUIRE SERVICE OR INSPECTION. IF THE ACCESS PANEL LOCATION IS EXPOSED TO THE FINISHED (OCCUPIED) SPACE, IT MUST BE APPROVED BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION. LAY-IN SUPPLY AND RETURN AIR DIFFUSERS, GRILLES AND REGISTERS WITH PLASTER FRAMES MAY BE USED AS ACCESS LOCATIONS.
14. ALL BRANCHES AND TAKEOFFS SHALL BE EQUIPPED WITH MANUAL VOLUME CONTROLLING DEVICES HAVING AN INDICATING AND LOCKING DEVICE.

DUCTWORK INSULATION:

1. REFER TO INSULATION SCHEDULE FOR ALLOWABLE MATERIALS.
2. LEADING EDGES OF DUCT INSULATION SHALL BE OVERLAPPED BY ADJOINING INSULATION FOR 6" MINIMUM AND THEN SEALED WITH FOIL VAPOR BARRIER ADHESIVE AND DUCT MASTIC SO THAT NO FIBERGLASS INSULATION IS VISIBLE.
3. ALL INSULATION ON DUCTS THAT IS WETTED, DAMAGED, DISTURBED OR REMOVED SHALL BE REPLACED.
4. INSTALL INSULATION PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES. INSULATION

IDENTIFICATION:

1. PLASTIC LABELS FOR EQUIPMENT:

1.1. MULTILAYER, MULTICOLOR, PLASTIC LABELS FOR MECHANICAL ENGRAVING, 1/8 INCH THICK, AND HAVING PREDRILLED HOLES FOR ATTACHMENT HARDWARE.

1.2. MINIMUM LABEL SIZE: LENGTH AND WIDTH SHALL VARY FOR REQUIRED LABEL CONTENT, BUT NOT LESS THAN 2-1/2 BY 3/4 INCH.

1.3. 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.
2. PIPE & DUCTWORK LABELS:

2.1. SELF-ADHESIVE LABELS: PRINTED PLASTIC WITH CONTACT-TYPE, PERMANENT-ADHESIVE BACKING.

2.2. FLOW DIRECTION ARROWS: APPLIED TO EACH PIPE AND DUCT TO INDICATE FLOW DIRECTION. SPACE EVERY 25'-0" OR CHANGE IN DIRECTION.

2.3. LETTERING SIZE: AT LEAST 1-1/2 INCHES HIGH.

1. VALVE TAGS:

3.1. MATERIAL: BRASS, 0.032-INCH MINIMUM THICKNESS, AND HAVING PREDRILLED OR STAMPED HOLES FOR ATTACHMENT HARDWARE.

3.2. FASTENERS: BRASS WIRE-LINK OR BEADED CHAIN; OR S-HOOK.

3.3. SIZE: 1/4-INCH LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2-INCH NUMBERS.

3.4. VALVE TAG SCHEDULE SHALL BE INCLUDED IN OPERATION AND MAINTENANCE DATA.

HVAC PIPING INSULATION:

1. REFER TO INSULATION SCHEDULE FOR ALLOWABLE MATERIALS.
2. 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.
3. INSTALL INSULATION MATERIALS, FORMS, VAPOR BARRIERS OR RETARDERS, JACKETS, AND THICKNESSES REQUIRED FOR EACH ITEM OF PIPE SYSTEM AS SPECIFIED IN INSULATION SYSTEM SCHEDULES.
4. 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.
5. INSTALL MULTIPLE LAYERS OF INSULATION WITH LONGITUDINAL AND END SEAMS STAGGERED.
6. DO NOT WELD BRACKETS, CLIPS, OR OTHER ATTACHMENT DEVICES TO PIPING, FITTINGS, AND SPECIALTIES.
7. KEEP INSULATION MATERIALS DRY DURING APPLICATION AND FINISHING.
8. INSTALL INSULATION WITH TIGHT LONGITUDINAL SEAMS AND END JOINTS. BOND SEAMS AND JOINTS WITH ADHESIVE RECOMMENDED BY INSULATION MATERIAL MANUFACTURER.
9. PROVIDE EXTENSION HANDLES FOR VALVES AS REQUIRED.

REFRIGERANT PIPING:

1. REFER TO PIPING SCHEDULE FOR ALLOWABLE MATERIALS.
2. INSTALL PIPING AT RIGHT ANGLES OR PARALLEL TO BUILDING WALLS. DIAGONAL RUNS ARE PROHIBITED UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. INSTALL PIPING TO PERMIT VALVE SERVICING.
4. LEAVE JOINTS, INCLUDING WELDS, UNINSULATED AND EXPOSED FOR EXAMINATION DURING TESTING. SUBJECT PIPING TO PRESSURE TEST WITH NITROGEN 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.
5. CHARGE SYSTEM TO MANUFACTURER RECOMMENDED PRESSURES. FOLLOW ALL MANUFACTURER RECOMMENDATIONS.

MECHANICAL EQUIPMENT INSTALLATION:

1. REFER TO MECHANICAL EQUIPMENT SCHEDULE FOR BASIS OF DESIGN.
2. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND OPERATIONS MANUALS, INCLUDING ALL COMPONENTS SHIPPED LOOSE FOR FIELD INSTALLATION.
3. INSTALL ALL EQUIPMENT LEVEL AND PLUMB.
4. EQUIPMENT SUSPENDED FROM STRUCTURE SHALL BE ELASTOMERIC HANGERS.
5. MAINTAIN ALL MANUFACTURER RECOMMENDED CLEARANCES FOR SERVICE AND MAINTENANCE.
6. ALL NEW ROOF MOUNTED EQUIPMENT SHALL BE PROVIDED WITH ASSOCIATED STRUCTURAL SUPPORT AND CONNECTIONS. PROVIDE WIND CALCULATIONS AND SUPPORT ROOFTOP EQUIPMENT IN ACCORDANCE WITH BUILDING CODE *[OF NEW YORK STATE]* AND ASCE 7. CALCULATIONS SHALL BE SEALED BY A LICENSED STRUCTURAL ENGINEER *[LICENSED IN NEW YORK STATE]*. MAINTAIN THE EXISTING ROOF WARRANTY AS REQUIRED. FINAL LOCATION OF ROOF MOUNTED EQUIPMENT SHALL BE COORDINATED WITH ROOF FRAMING. VERIFY ROOF PROPOSED OPENING LOCATIONS WITH STRUCTURE PRIOR TO INSTALLATION. IPD ENGINEERING CAN PROVIDE THE REQUIRED STRUCTURAL ENGINEERING SERVICES. CALL FOR A PROPOSAL.
7. AIR-SIDE EQUIPMENT
8. INSTALL NEW FILTERS IN EQUIPMENT WITHIN TWO-WEEKS OF SUBSTANTIAL COMPLETION.
9. WATER-SIDE EQUIPMENT
10. FLOW, HEAD, ARRANGEMENT, AND ACCESSORIES AS CALLED FOR AND/OR AS NECESSARY TO OBTAIN REQUIRED RESULTS AND ALLOW FOR PROPER MAINTENANCE.
11. MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES FOR SERVICE AND MAINTENANCE. WHERE INSTALLING PIPING AND ACCESSORIES ADJACENT TO EQUIPMENT, ALLOW SPACE FOR SERVICE AND MAINTENANCE.
12. REFER TO MANUFACTURER'S PIPING INSTALLATION REQUIREMENTS; DRAWINGS INDICATE GENERAL ARRANGEMENT OF PIPING, FITTINGS, AND SPECIALTIES.
13. INSTALL PUMPS TO PROVIDE ACCESS FOR MAINTENANCE INCLUDING REMOVING MOTORS, IMPELLERS, COUPLINGS, AND ACCESSORIES.
14. INSTALL VALVES THAT ARE SAME SIZE AS PIPING CONNECTED TO EQUIPMENT.
15. INSTALL SUCTION AND DISCHARGE PIPE SIZES EQUAL TO OR GREATER THAN DIAMETER OF PUMP NOZZLES.
16. INSTALL DRAIN PAN UNDER EACH COOLING COIL.
17. INSTALL GAS-FIRED BOILERS ACCORDING TO NFPA 54 AND NYS BOILER CODE RULES (ENSURE INSTALLATION ADHERES TO PART 4 SPACING REQUIREMENTS).
18. START UP AND MAINTENANCE REQUIREMENTS SHALL BE COMPLIED WITH TO ENSURE SAFE AND CORRECT OPERATION.
19. PREPARE TEST AND INSPECTION REPORTS.

SYSTEM TESTING, ADJUSTING AND BALANCING:

1. TESTING, ADJUSTING AND BALANCING OF ALL WORK SHALL BE COMPLETED BY AN INDEPENDENT CONTRACTOR WHO IS CURRENTLY LICENSED BY THE ASSOCIATED AIR BALANCING COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB). NO OTHER BALANCE REPORTS WILL BE REVIEWED OR ACCEPTED. ALL BALANCING WORK MUST BE COMPLETE AND DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF THEIR SOCIETY. PAYMENT OF ALL COSTS FOR TESTING SHALL BE MADE BY THE HVAC CONTRACTOR.
2. THE CONTRACTOR SHALL INSTALL NEW FILTERS IN ALL UNITS PRIOR TO THE AIR BALANCING. THE COMPLETE AIR BALANCE SHALL TAKE PLACE WITH OUTSIDE AIR DAMPERS IN MINIMUM POSITION.
3. BALANCE AIR QUANTITIES TO WITHIN PLUS OR MINUS 5 PERCENT OF THAT INDICATED ON THE DRAWINGS. ANY REQUIRED CHANGES IN SHEAVES, BELTS, PULLEYS OR THE ADDITION OF DAMPERS REQUIRED TO ACHIEVE SPECIFIED FLOW RATES SHALL BE PROVIDED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
4. THE BALANCE REPORT SHALL INCLUDE AS A MINIMUM THE FOLLOWING INFORMATION:

4.1. AABC OR NEBB CERTIFICATION NUMBER AND SIGNATURE OF BALANCING CONTRACTOR.

4.2. MAKE AND MODEL NUMBERS OF ALL HVAC EQUIPMENT TESTED.

4.3. AIR CFM AND STATIC PRESSURE READINGS (DISCHARGE AND SUCTION) AS MEASURED BY PITOT TUBE DUCT TRAVERSE AT THE UNITS.

4.4. MOTOR NAMEPLATE DATA WITH ACTUAL FIELD VOLTAGE AND AMPERAGE READINGS FOR EACH LEG.

4.5. MOTOR AND FAN RPM, SHEAVE SIZES AND BELT SIZES AND LENGTHS.

4.6. OUTSIDE, RETURN, MIXED AND SUPPLY AIR TEMPERATURES AT FULL COOLING.

4.7. MAKE AND MODEL NUMBERS OF ALL AIR DISTRIBUTION EQUIPMENT.

4.8. FINAL BALANCED AIR VOLUMES AT ALL OUTLETS (INCLUDING RETURNS WHERE DUCTED).
5. PROVIDE AN ELECTRONIC COPY OF THE BALANCE REPORT TO THE GENERAL CONTRACTOR FOR THE ENGINEER'S FOR REVIEW AND COMMENT.
6. THE BALANCING CONTRACTOR SHALL PERFORM ALL APPLICABLE TESTING AND BALANCING FUNCTIONS REQUIRED FOR THE SYSTEM DESIGNED IN THESE DRAWINGS. THE BALANCING CONTRACTOR SHALL RECHECK ANY ITEMS THAT THE ENGINEER DEEMS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
7. FINAL BALANCE REPORT SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization # 235221



BUFFALO
ROCHESTER
SYRACUSE
UTICA

IPDENGINEERING.COM



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented hereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

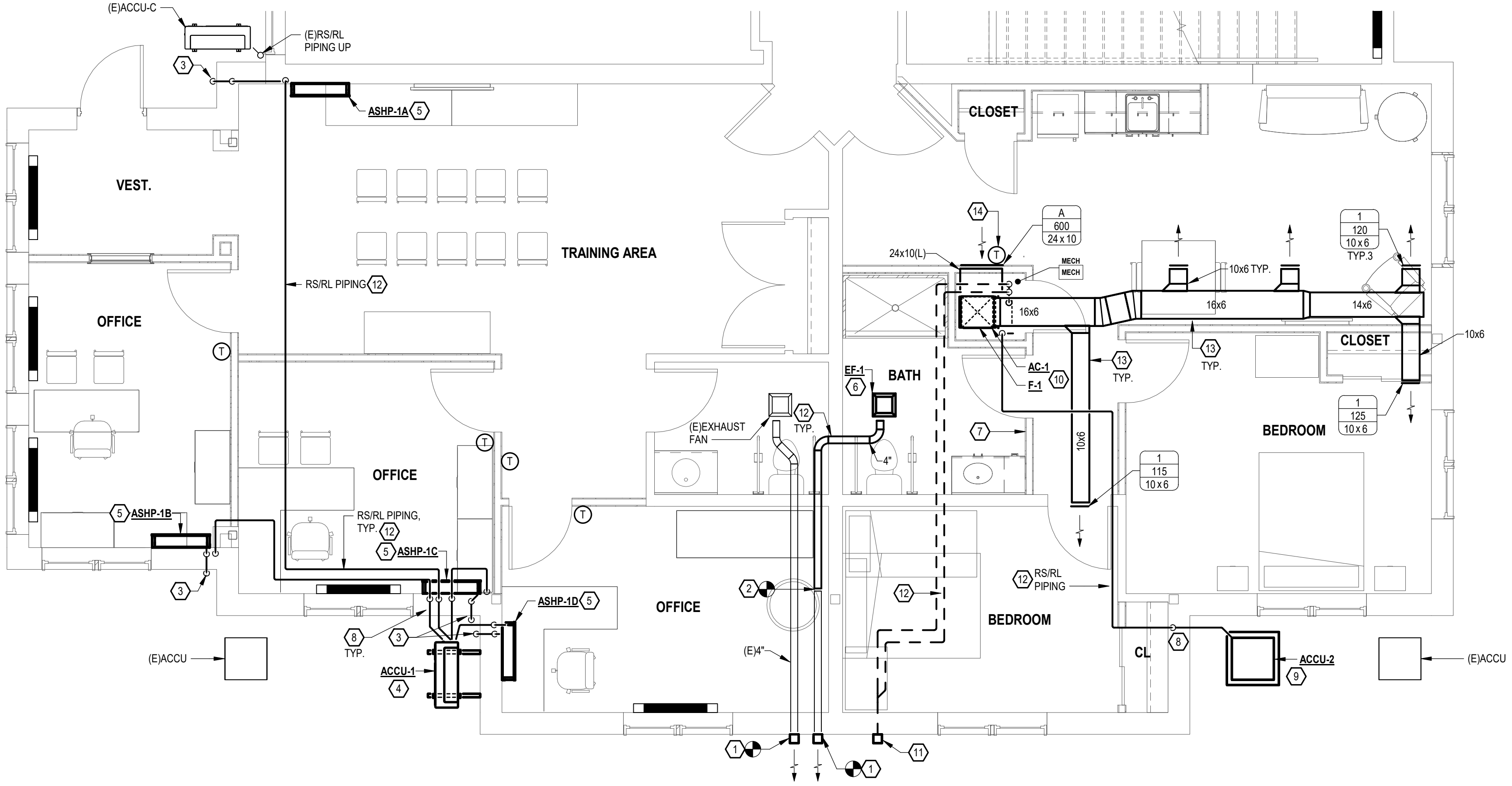
Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

M-001

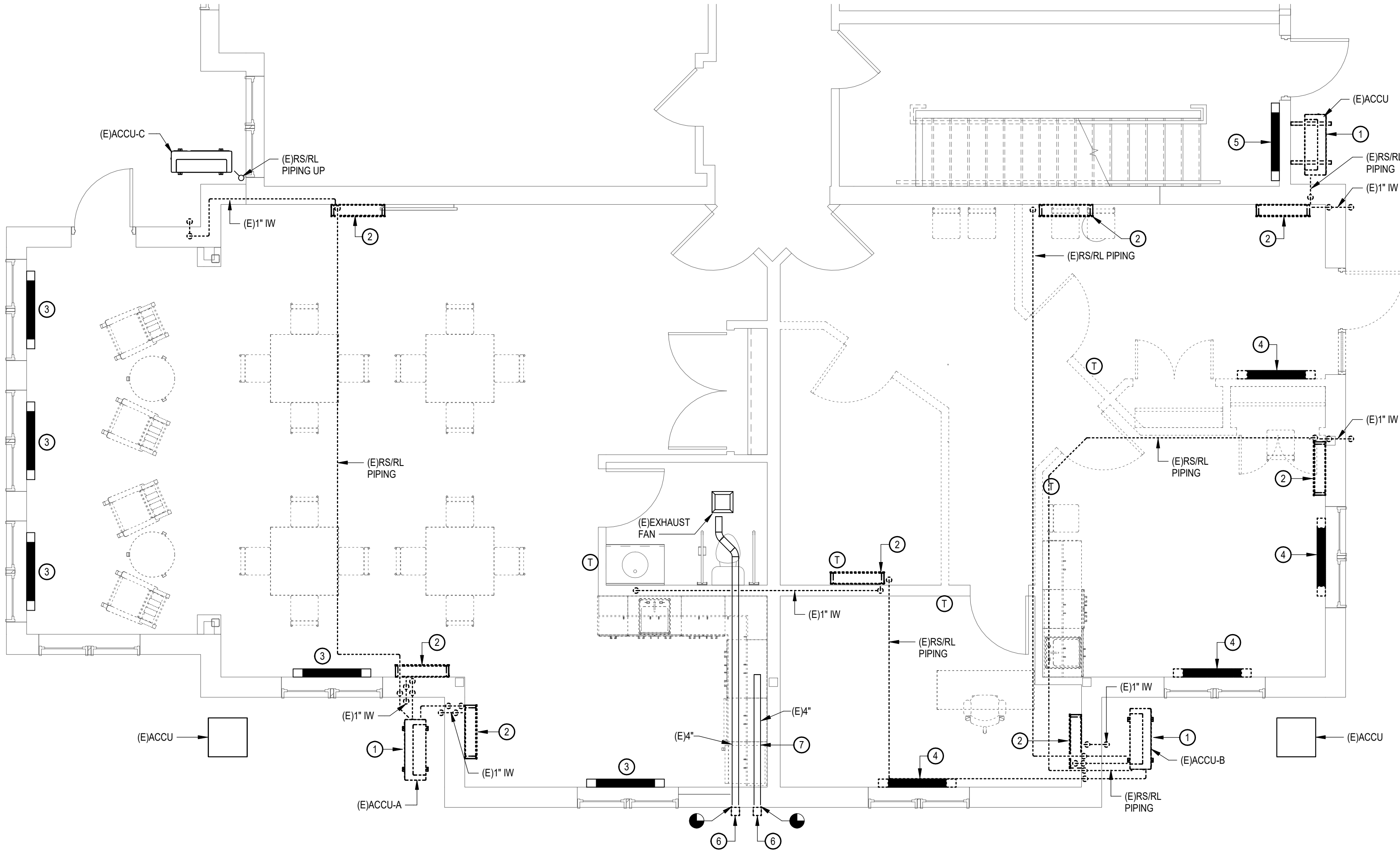
SPECIFICATIONS -
HVAC

08/01/2025
Construction Documents



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

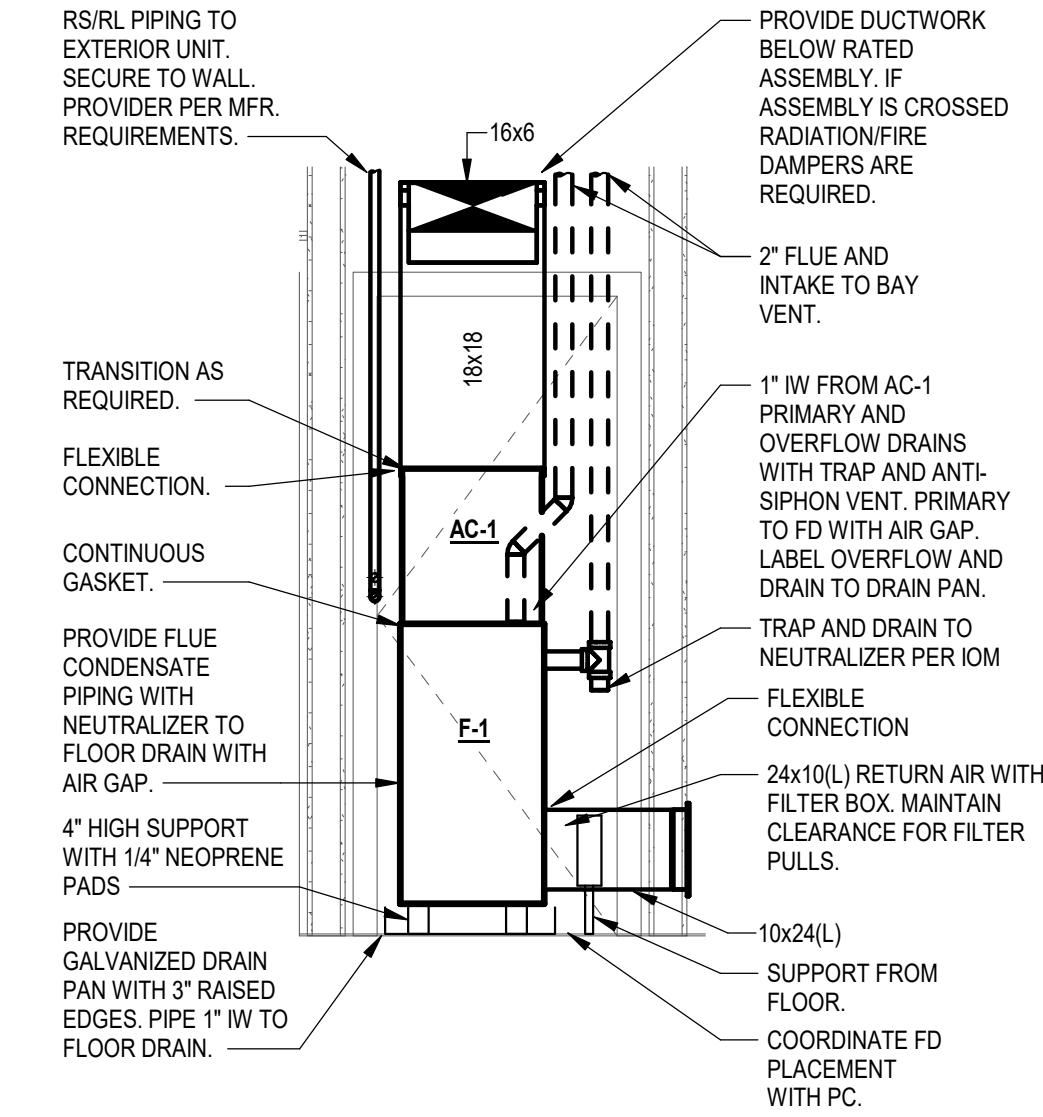
- DRAWING KEYNOTES:** #
1. PROVIDE WC4 WALL CAP BY PRIMEX, OR EQUAL. PROVIDE BIRD SCREEN AND BACKDRAFT DAMPER. COLOR TO BE SELECTED BY ARCHITECT. SEAL PENETRATION WEATHER TIGHT.
 2. CONNECT 4" DUCT TO EXISTING. FIELD VERIFY EXISTING DUCT LOCATION. PROVIDE DUCT COMPLETE TO WALL CAP AS REQUIRED. CUT AND 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.



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

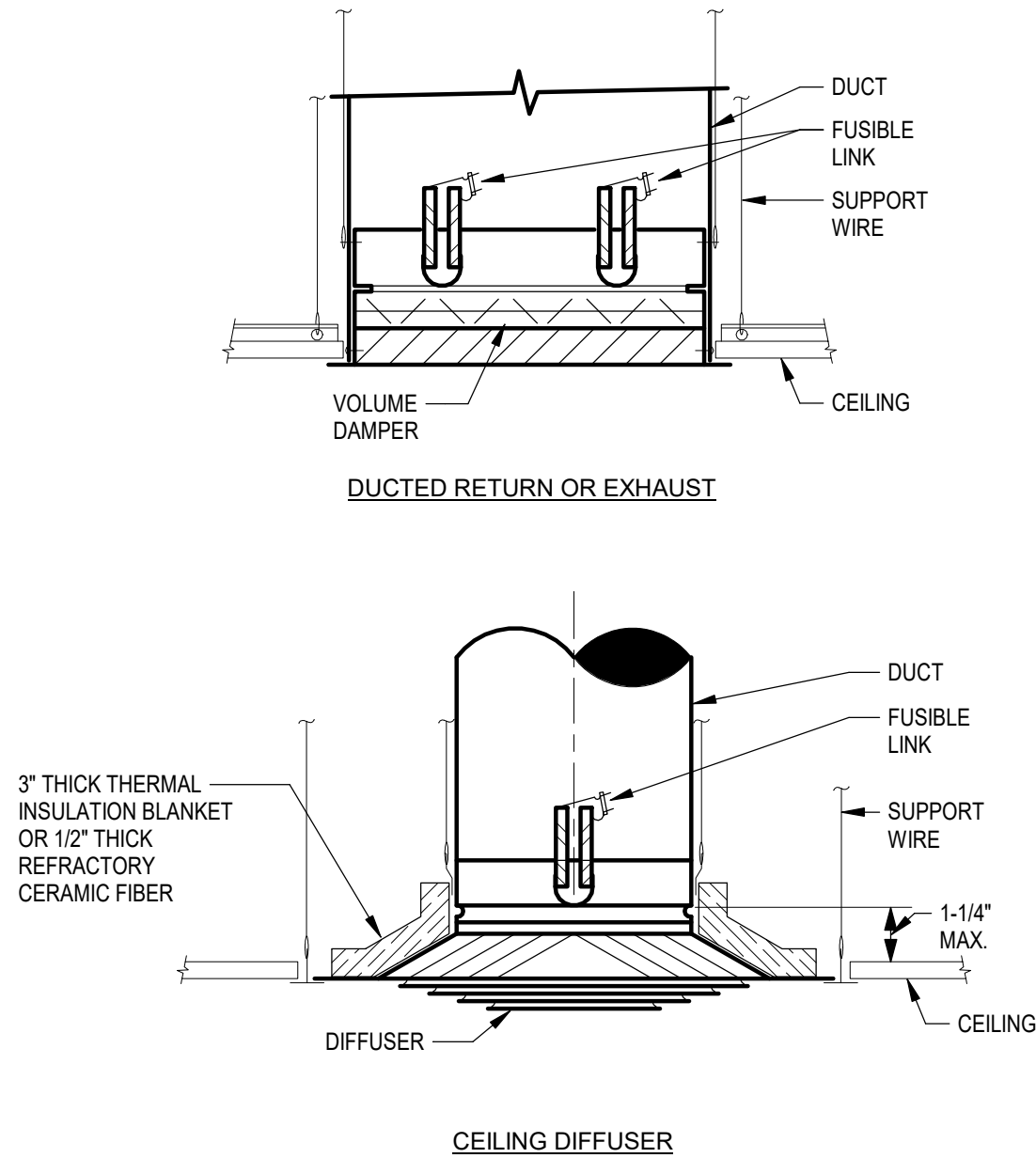
- DEMOLITION KEYNOTES:** #
1. REMOVE EXTERIOR CONDENSING UNIT, ASSOCIATED RS/RL PIPING, SUPPORTS, CONTROL WIRING, AND ACCESSORIES COMPLETELY. PATCH EXTERIOR WALLS TO MATCH EXISTING.
 2. REMOVE DUCTLESS SPLIT, ASSOCIATED PIPING, THERMOSTAT, ASSOCIATED WIRING, AND ACCESSORIES COMPLETELY. PATCH EXTERIOR 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.

Revisions



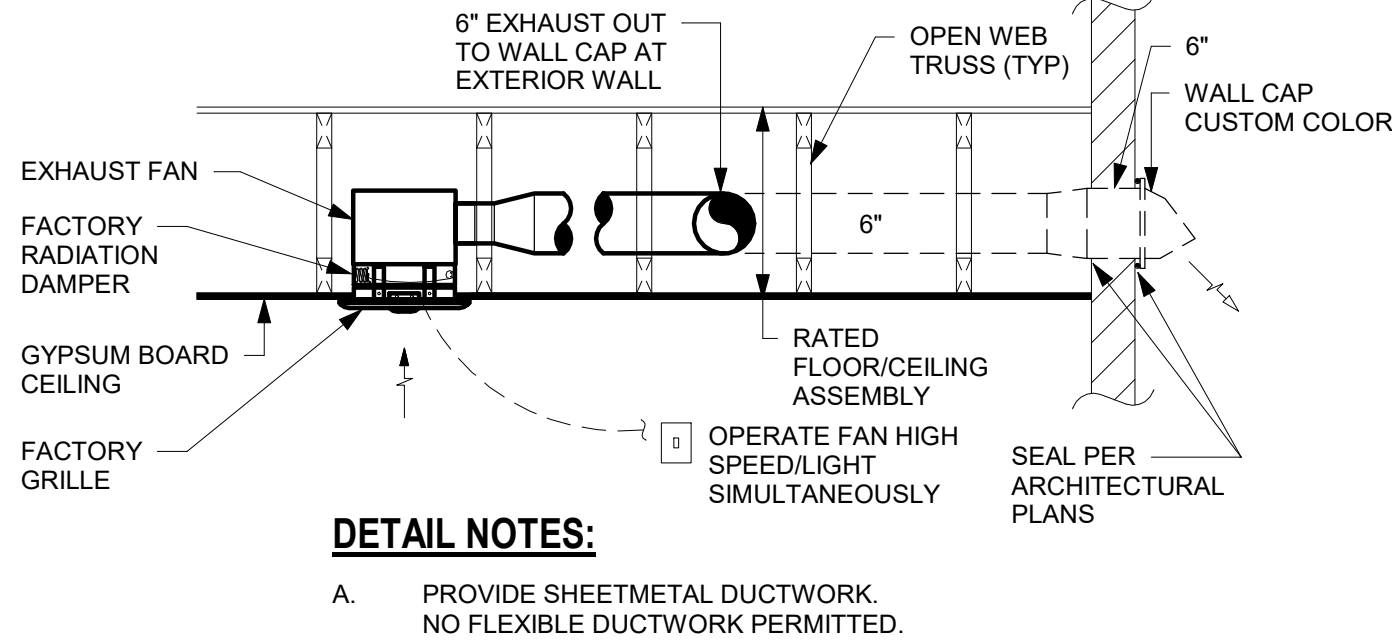
1 FURNACE ELEVATION

1/2" = 1'-0"



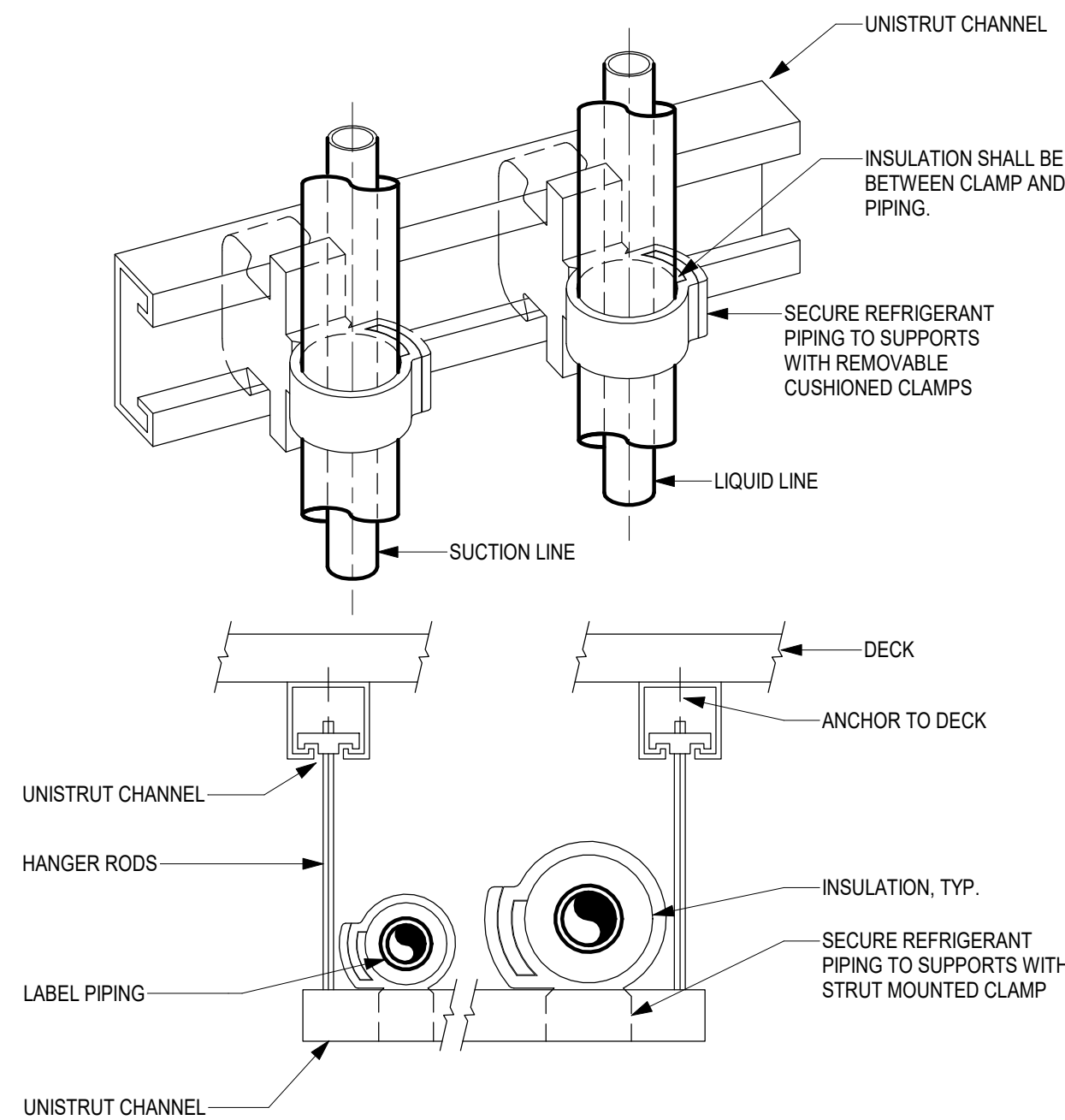
2 RADIATION DAMPER AT PENETRATION DETAIL

NOT TO SCALE



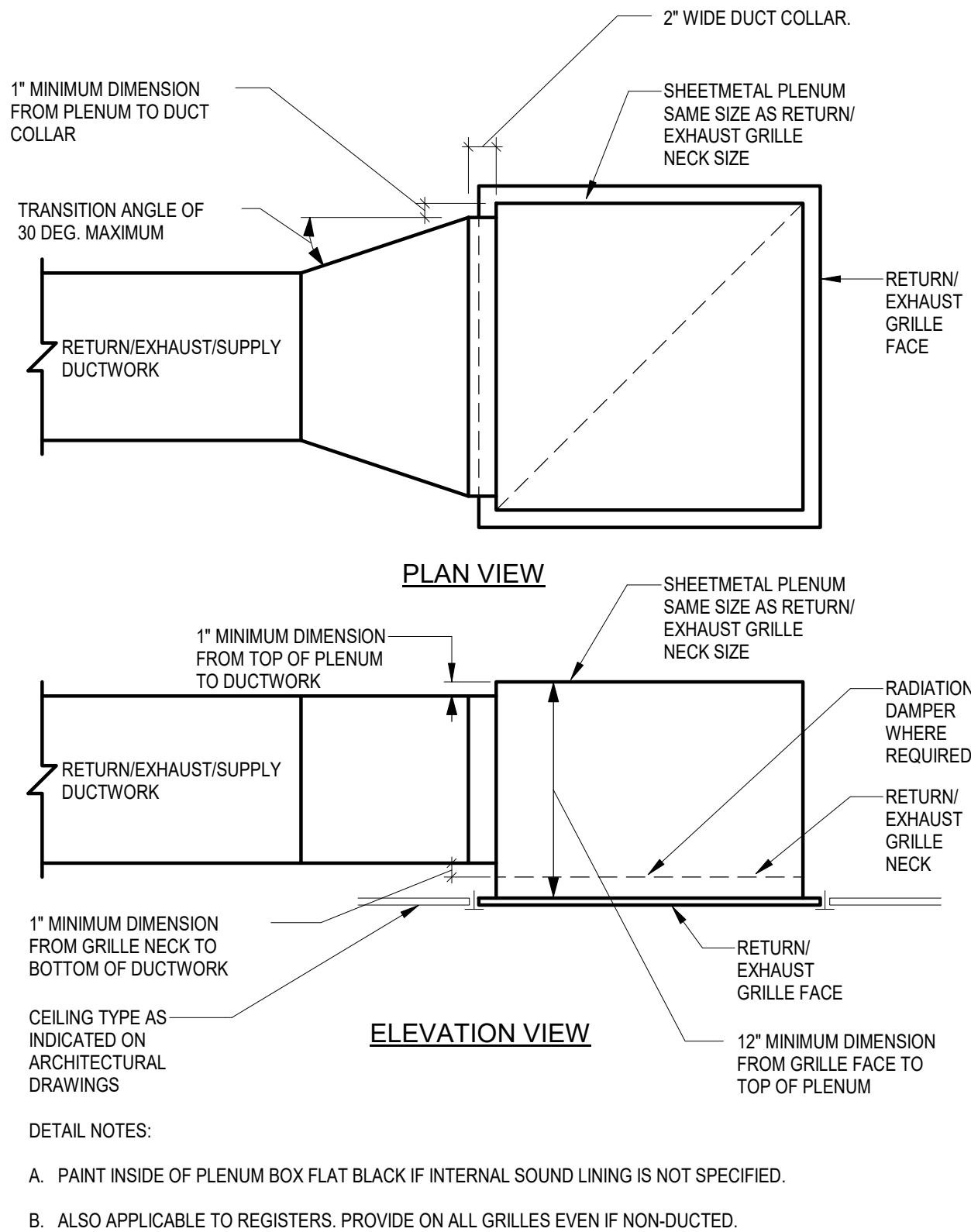
3 TYPICAL EXHAUST FAN MOUNTING DETAIL

NOT TO SCALE



4 REFRIGERANT PIPE SUPPORT DETAIL

NOT TO SCALE



5 REGISTER/GRILLE PLENUM DETAIL

NOT TO SCALE

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	PHASE	STARTER		
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
		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 --	-- FE	-- --	0 --	-- 4	-- --	0.5 0.5	0.5 0.5	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
<div><div>(a) FG -- FIBROUS GLASS FE -- FLEXIBLE ELASTOMERIC UR -- URETHANE CS -- CALCIUM SILICATE FR -- FIRE RATED</div><div>(b) 0 -- NONE 1 -- ALL SERVICE 2 -- ALUMINUM FOIL 3 -- CANVAS 4 -- POLYVINYL CHLORIDE 5 -- STAINLESS STEEL 6 -- ALUMINUM 7 -- EPDM</div><div>(c) SUPPLY AIR OUTSIDE AIR MIXED AIR RETURN AIR (d) BLANKET (e) RIGID BOARD</div><div>(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</div></div>													

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

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization # 230221



IPDENGINEERING.COM

BUFFALO
ROCHESTER
SYRACUSE
UTICA



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

M-300

SCHEDULES - HVAC

08/01/2025
Construction Documents

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 TYPEWRITTEN 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 PLACMENT 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 WD 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 BUSSES USING AN INSULATED, CONTINUOUS, STRANDED, COPPER CONDUCTOR.
- K. PROVIDE FACTORY INSTALLED EQUIPMENT GROUND BUSSES IN ALL DISTRIBUTION EQUIPMENT. PROVIDE AN ADEQUATE NUMBER OF LUGS TO ACCEPT THE CABLES. TERMINATE ALL EQUIPMENT GROUNDING CONDUCTORS ON GROUND BUSSES.
- 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.



BUFFALO
ROCHESTER
SYRACUSE
UTICA

IPDENGINEERING.COM



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

E-001

SPECIFICATIONS I -
ELEC

08/01/2025
Construction Documents

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. PROVIDE 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.

SWBR

260 E Main St Suite 4000 Rochester NY 14604
585 232 8300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization #: 235221



BUFFALO
ROCHESTER
SYRACUSE
UTICA
IPDENGINEERING.COM



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

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

Revisions

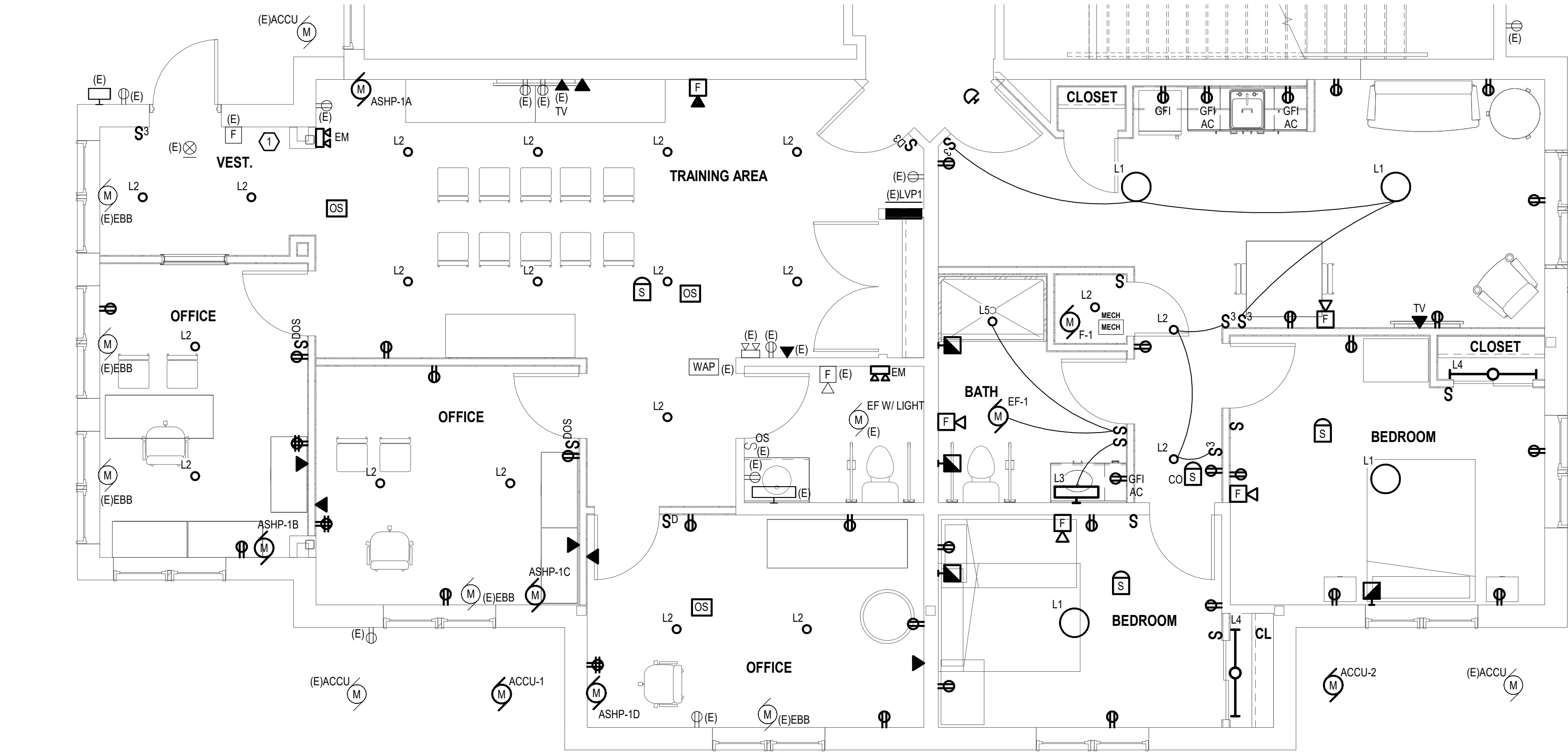
Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

E-002

SPECIFICATIONS II -
ELEC

08/01/2025
Construction Documents



GENERAL NOTES:

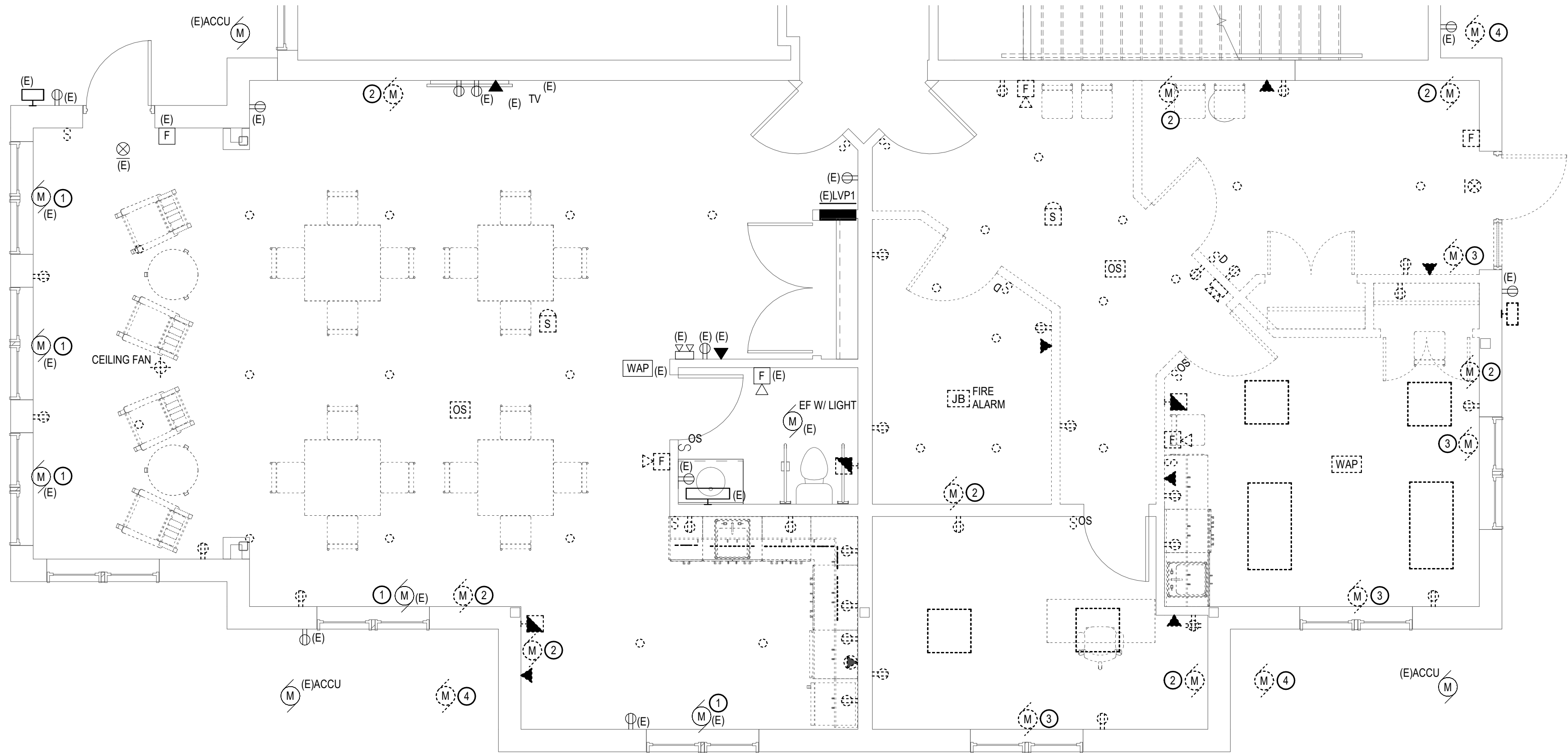
- A. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT/DEVICES WITH ARCHITECTURAL PLANS, ELEVATIONS, FURNITURE LAYOUTS, AND WITH OTHER DIVISIONS PRIOR TO INSTALLATION. CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT COST TO OWNER.
- B. CIRCUIT ALL RECEPTACLES TO PANELBOARD 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.
- C. 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.
- D. CIRCUIT EM FIXTURES TO UNSWITCHED LEG OF LOCAL LIGHTING CIRCUIT.
- E. RELOCATE THE NURSE CALL HUB/REPEATER FROM THE OFFICE SUIT OVER TO THE UNIT MOUNTED AT THE CEILING. COORDINATE FINAL LOCATION WITH OWNER.
- F. NURSE CALL DEVICES (LIGHT, PULL STRING) ARE WIRELESS AND SHALL BE PROVIDED AND INSTALLED BY OWNER VENDOR.
- G. 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.
- H. OFFICE SUITE CIRCUITING METHOD:
 - a. CIRCUIT ALL LIGHTING TO DEDICATED 20A-1P CIRCUITRY.
 - b. CIRCUIT RECEPTACLES IN EACH OFFICE TO DEDICATED 20A-1P CIRCUITRY.
 - c. CIRCUIT RECEPTACLES IN TRAINING AREA TO DEDICATED 20A-1P CIRCUITRY.
- I. RESIDENT ROOM CIRCUITING METHOD:
 - a. CIRCUIT ALL LIGHTING TO DEDICATED 20A-1P CIRCUITRY.
 - b. CIRCUIT RECEPTACLES IN EACH BEDROOM TO DEDICATED 20A-1P CIRCUITRY.
 - c. CIRCUIT BATHROOM TO DEDICATED 20A-1P CIRCUITRY.
 - d. CIRCUIT KITCHENETTE TO (2) DEDICATED 20A-1P CIRCUITRY.
 - e. CIRCUIT ALL OTHER RECEPTACLES TO DEDICATED 20A-1P CIRCUITRY.

DRAWING KEYNOTES: (#)

- 1. 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.

2 PARTIAL FIRST FLOOR PLAN - ELEC

1/4" = 1'-0"

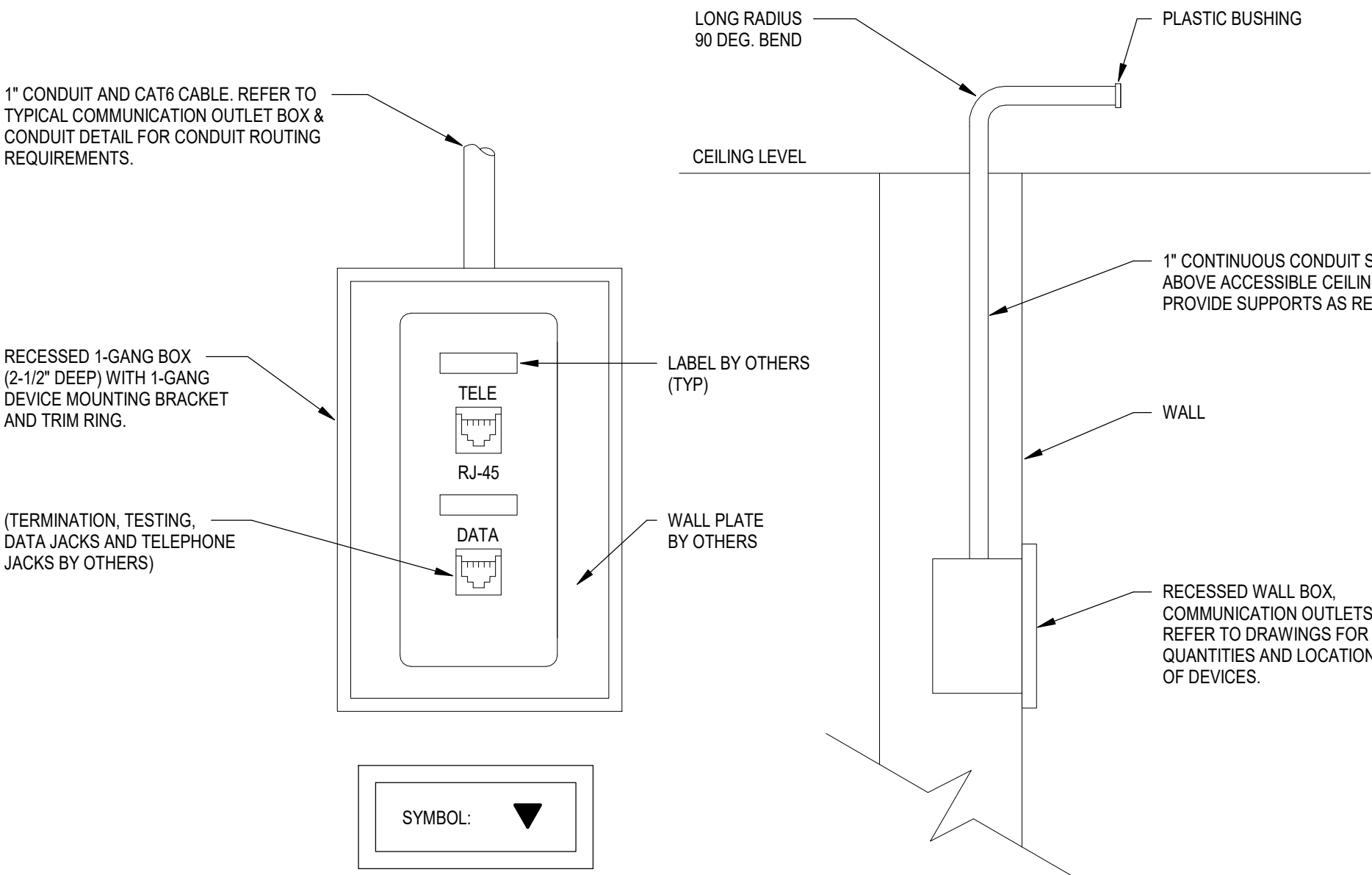


DEMOLITION KEYNOTES: (#)

- 1. EXISTING ELECTRIC BASEBOARD SHALL REMAIN.
- 2. DISCONNECT EXISTING DUCTLESS SPLIT. REMOVE ALL CIRCUITRY BACK TO SOURCE. MAKE C/B SPARE.
- 3. DISCONNECT EXISTING ELECTRIC BASEBOARD. REMOVE ALL CIRCUITRY BACK TO SOURCE. TRACE AND FIELD VERIFY SOURCE. LABEL C/B SPARE.
- 4. DISCONNECT EXISTING EXTERIOR CONDENSING UNIT. REMOVE ALL CIRCUITRY BACK TO SOURCE. TRACE AND FIELD VERIFY SOURCE. LABEL C/B SPARE.

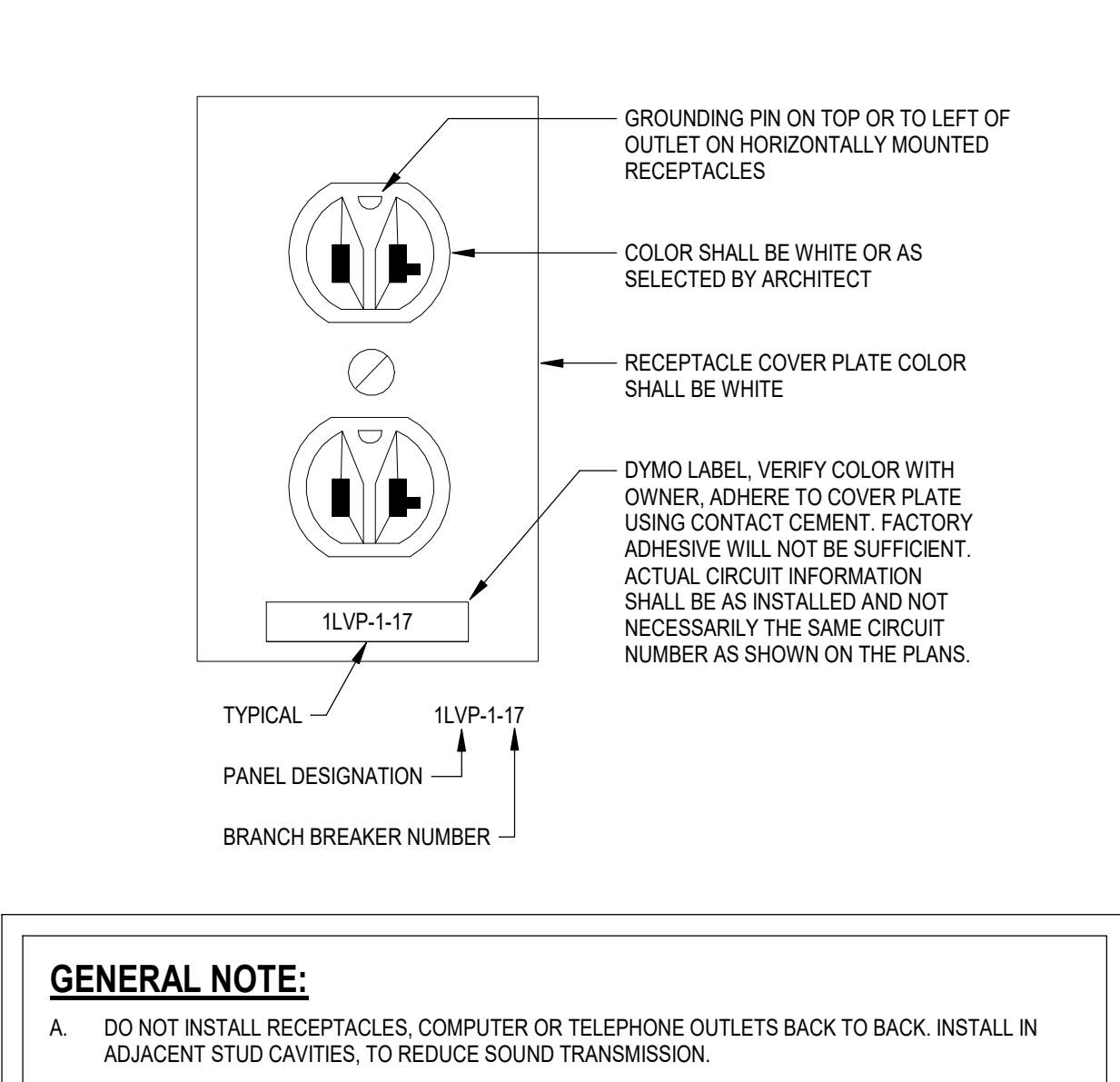
1 PARTIAL FIRST FLOOR DEMO PLAN - ELEC

1/4" = 1'-0"



2 TELECOMMUNICATION OUTLET DETAIL

NTS



1 TYPICAL RECEPTACLE IDENTIFICATION DETAIL

NTS

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:

A. VERIFY OCCUPANCY SENSOR COMPATIBILITY WITH ASSOCIATED LIGHT FIXTURES.

B. 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 ^D	WALL SWITCH WITH 0-10V DIMMING LINE VOLTAGE	ANALOG	WALL MOUNT 3'-6" AFF	WATTSTOPPER DCLV2	ENGINEER APPROVED EQUAL	DIMMER
S ^{OS}	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 ^{DOS}	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
<div>OS</div>	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

SWBR

260 E Main St Suite 4000 Rochester NY 14604
265 232 6300 | rochester@swbr.com

SWBR NYS Certificate of
Authorization #: 235221

IPD

BUFFALO
ROCHESTER
SYRACUSE
UTICA

IPDENGINEERING.COM



Drawn By: CRS

Checked By: RPP

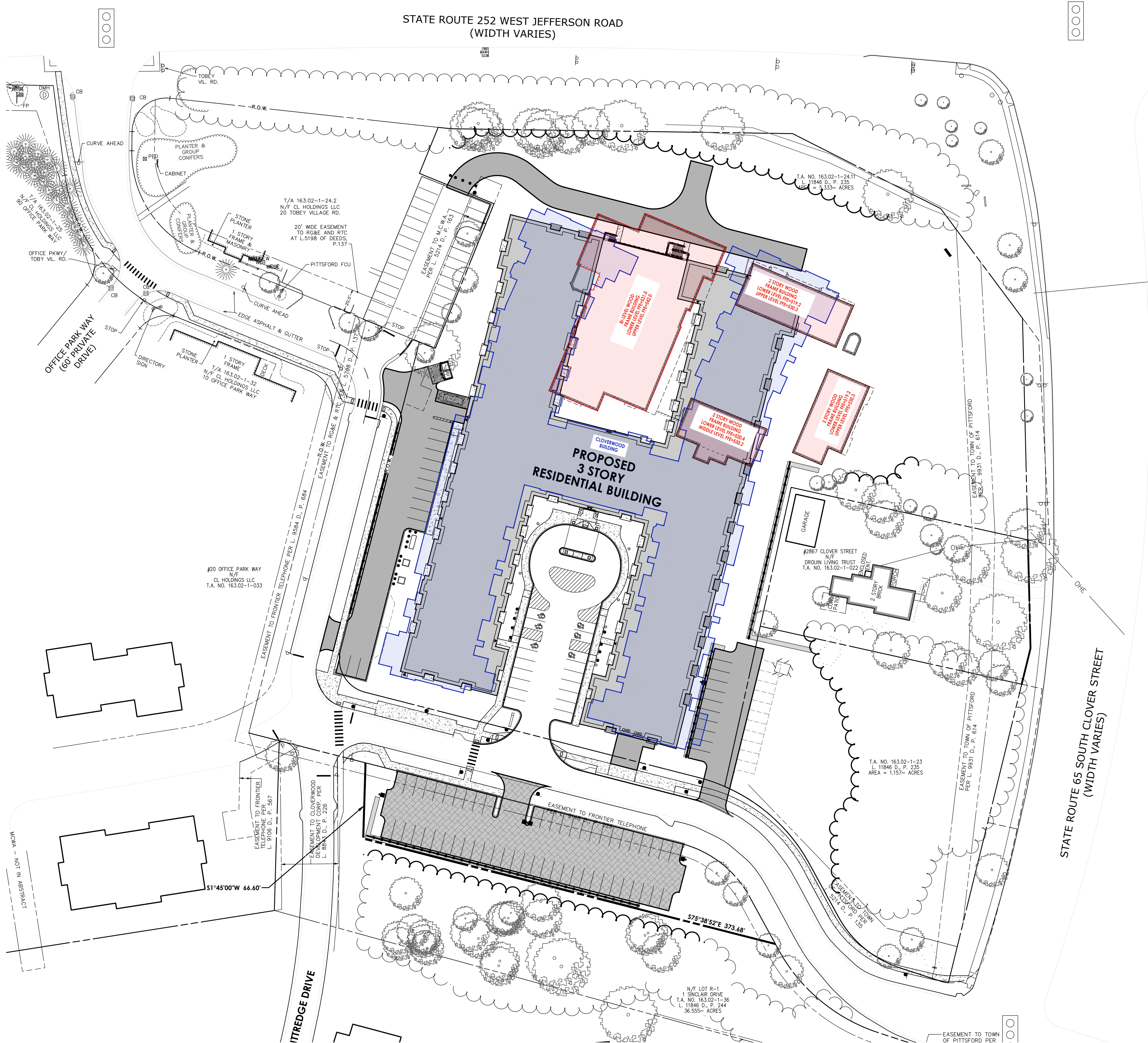
Project Manager: MJR

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

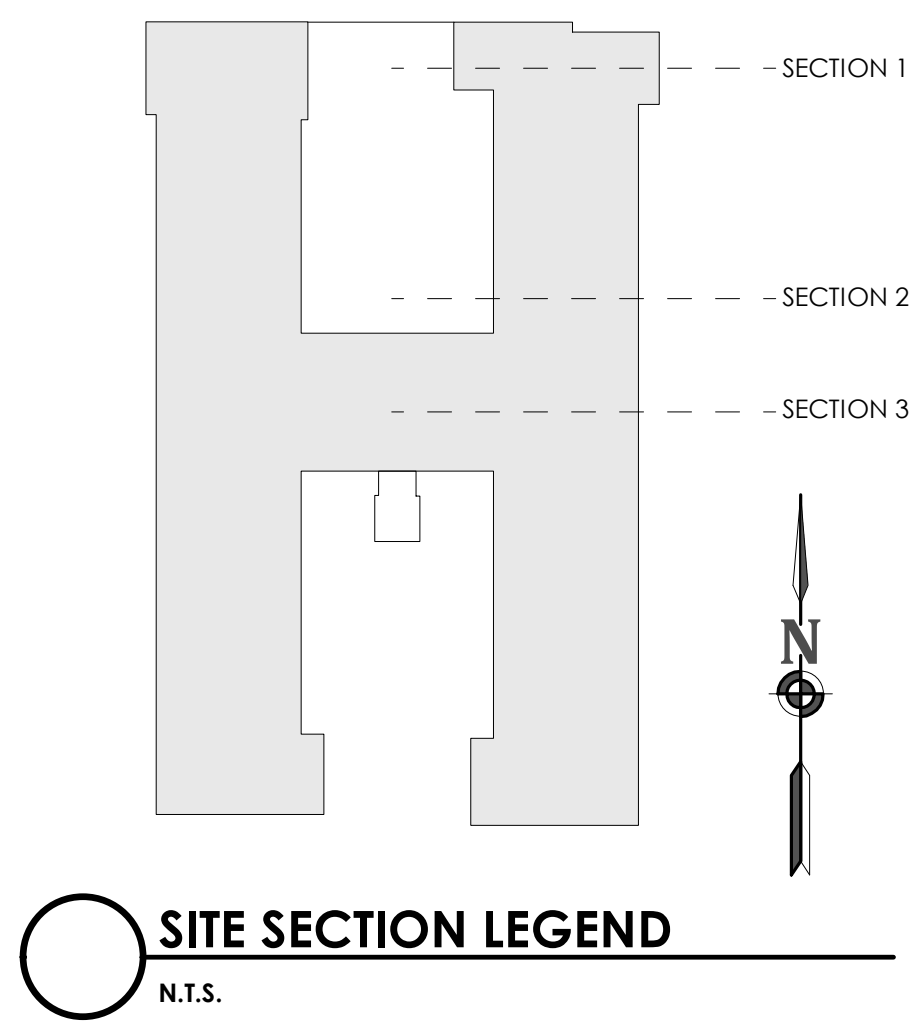
Revisions

Highlands at Pittsford Office
Reno
SWBR Project Number 23094.00

Highlands at Pittsford
100 HAHNEMANN TRAIL
PITTSFORD, N Y

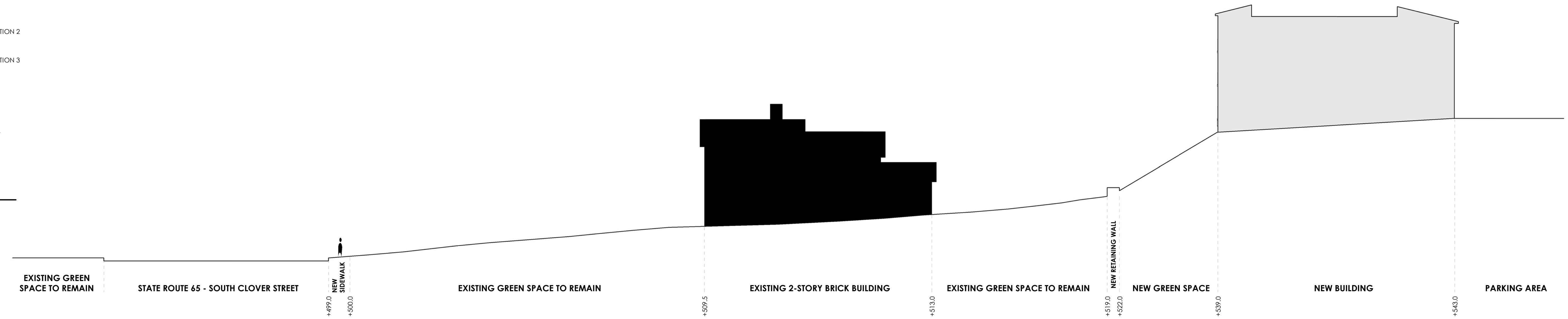


The diagram shows three rectangular buildings arranged vertically. The top building is grey with a black border and is labeled 'PITTSFORD OAKS BUILDING'. The middle building is light blue with a blue border and is labeled 'CLOVERWOOD BUILDING'. The bottom building is light red with a red border and is labeled 'BARN BAZAAR BUILDING'.



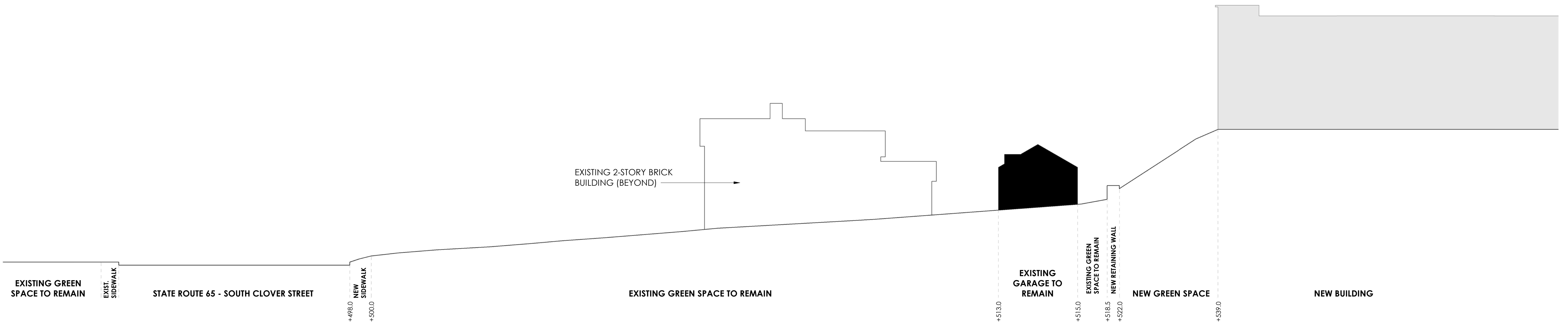
3 SITE SECTION - THROUGH EAST WING AT EXISTING ADJACENT BRICK BUILDING

0' 4' 8' 16' 32'
1/16" = 1'-0"



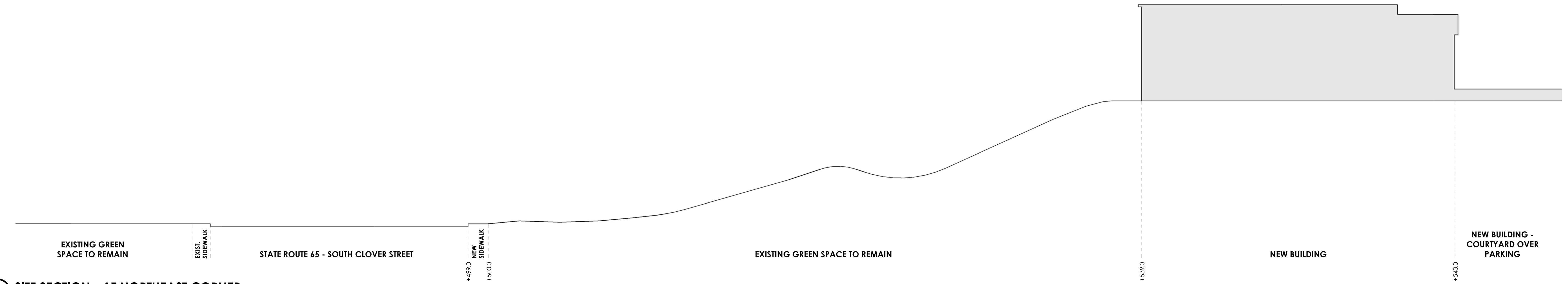
2 SITE SECTION - THROUGH EAST WING AT EXISTING GARAGE

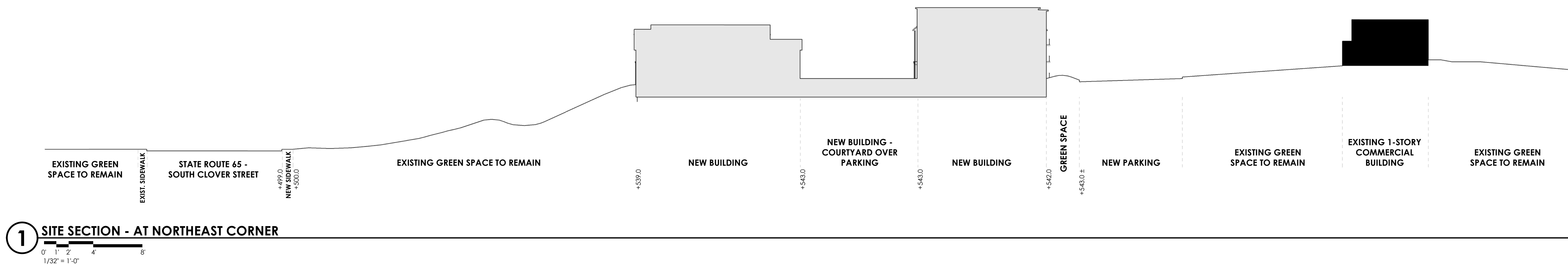
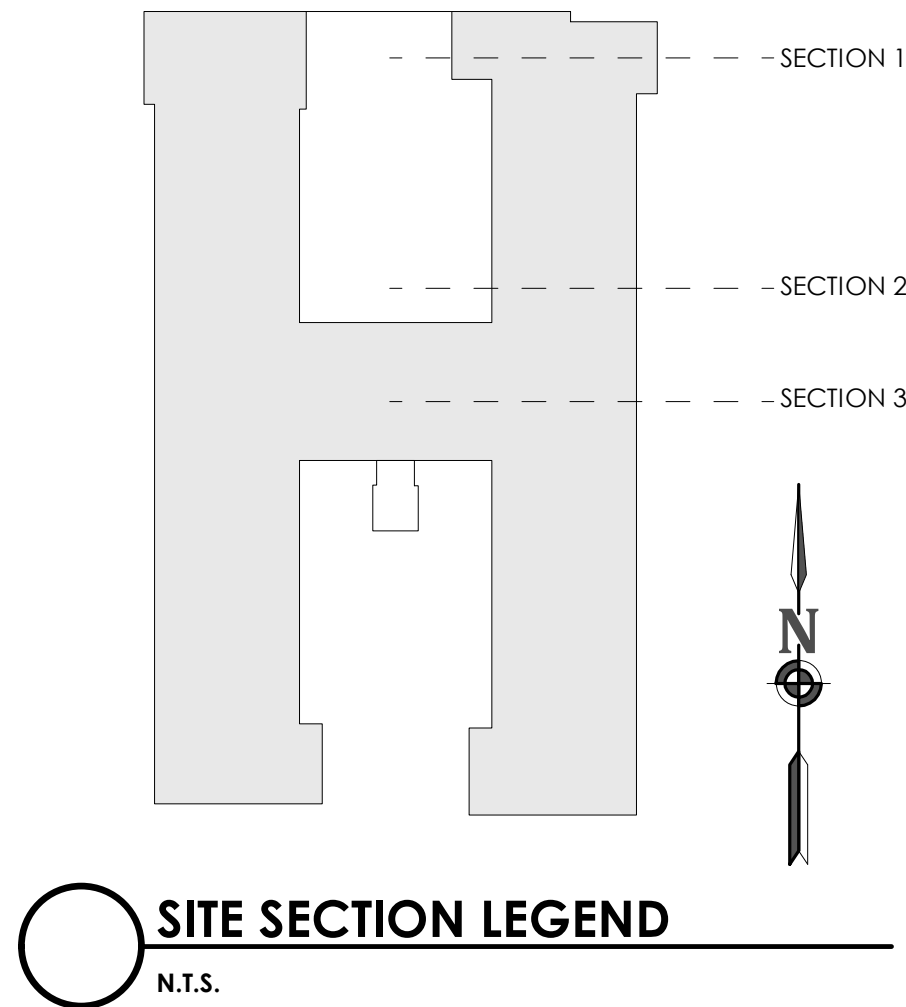
0' 4' 8' 16' 32'
1/16" = 1'-0"



1 SITE SECTION - AT NORTHEAST CORNER

0' 4' 8' 16' 32'
1/16" = 1'-0"







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')

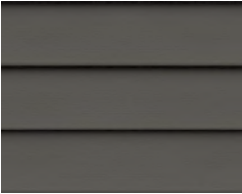
FINISH LEGEND:



NORANDEX CEDAR MILLS
"CHAMPAGNE"



NORANDEX CEDAR MILLS
"GRANITE"



NORANDEX CEDAR MILLS
"CARBON"



PROVIA STONE VENEER
"BUFF"



PROVIA STONE VENEER
"BLUE RIDGE"



DECORATIVE PAVING
"DOWNING STONE"



1 EAST ELEVATION

0' 1' 2' 4' 8'

1/2" = 1'-0"



2 WEST ELEVATION

0' 1' 2' 4' 8'

1/2" = 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"



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



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

0' 1' 2' 4' 8'

1/16" = 1'-0"



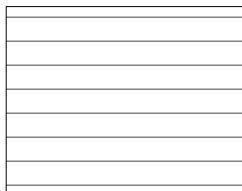
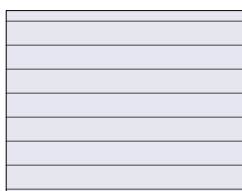
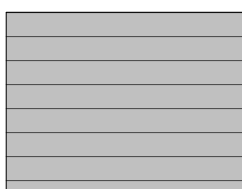
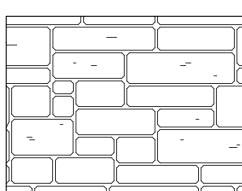
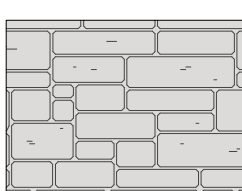
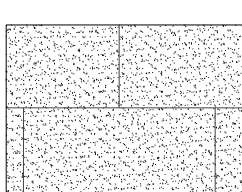


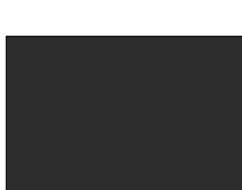
FINISH LEGEND:

-  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



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"



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

METAL GUTTER, TYP.
FINISH - DARK GRAY

METAL DOWNSPOUT, TYP.
FINISH - DARK GRAY

VERTICAL SIDING, TYP.
FINISH - "CHAMPAGNE"

1X4 TRIM AT PERIMETER OF
WINDOW OPENING, TYP.
FINISH - COLOR 1 (WHITE)

1X8 TRIM AT HORIZONTAL
SIDING TRANSITIONS, TYP.
FINISH - COLOR 1 (WHITE)

LAP SIDING, TYP.
FINISH - "CHAMPAGNE"

CORNICE
FINISH - COLOR 2 (GRAY)

PROVIA STONE VENEER
FINISH - "BLUE RIDGE"

WINDOW, TYP.
FINISH - WHITE

LAP SIDING, TYP.
FINISH - "GRANITE"

METAL LOUVERS, TYP.
FINISH - TO MATCH SIDING

BALCONY DOOR, TYP.
FINISH - WHITE

VINYL RAILING, TYP.
FINISH - WHITE

TREX COMPOSITE FLOOR SYSTEM
@ EDGE BOARD, TYP.
FINISH - WINCHESTER GRAY

1X TRIM AT BALCONY HEADERS, TYP.
FINISH - COLOR 1 (WHITE)

LAP SIDING, TYP.
FINISH - "CARBON"

1X4 TRIM AT PERIMETER OF
BALCONY DOOR OPENINGS, TYP.
FINISH - COLOR 1 (WHITE)

PREFINISHED METAL CANOPY
FINISH - DARK GRAY

EXTERIOR METAL DOOR & FRAME
FINISH - DARK GRAY

1X8 BASE TRIM, TYP. AT GRADE AT SIDING WALLS
FINISH - COLOR 1 (WHITE)

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"



