



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

C-03-BAT-12-24

Review Date

12/12/2024

Municipality

BATAVIA, C.

Board Name

PLANNING & DEVELOPMENT COMMITTEE

Applicant's Name

Graham Corporation - Jeff Luker

Referral Type

Site Plan Review

Variance(s)

Description:

Site Plan Review to construct a 2,300 sq. ft. addition to an existing manufacturing building at an existing industrial park complex.

Location

20 Florence Ave., Batavia

Zoning District

Industrial (I-1) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed building should pose no significant county-wide or inter-community impacts. It is recommended that the City Planning & Development Committee forward the site plan to the City Fire Department for comments and to alert them of the presence of this building and its contents.

Director

December 12, 2024

Date

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

SEND OR DELIVER TO:

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

DEPARTMENT USE ONLY:

GCDP Referral # C-03-BAT-12-24



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED

By Genesee County Department of Planning at 12:42 pm, Dec 03, 2024

Required According to:

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

(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Planning and Development Committee

Address One Batavia City Centre

City, State, Zip Batavia, NY 14020

Phone (585) 345 - 6345

Ext.

2. APPLICANT INFORMATION

Name Jeff Luker

Address 20 Florence Ave.

City, State, Zip Batavia, NY 14020

Phone (585) 343 - 2216

Ext.

Email jluker@graham-mfg.com

MUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- ☐ Area Variance
☐ Use Variance
☐ Special Use Permit
☒ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☐ Other: _____

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 20 Florence Ave.

B. Nearest intersecting road Cedar St.

C. Tax Map Parcel Number 84.016-1-15.1-

D. Total area of the property 27.70 acres Area of property to be disturbed .5

E. Present zoning district(s) I-1

5. REFERRAL CASE INFORMATION:

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

☒ NO ☐ YES If yes, give date and action taken _____

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

C. Please describe the nature of this request Approval to construct a 2,300 sq.' addition to an existing manufacturing building on an industrial campus.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☒ Site plan
☐ Subdivision plot plans
☒ SEQR forms

- ☐ Zoning text/map amendments
☒ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☒ Photos
☒ Other: Cover letter

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall

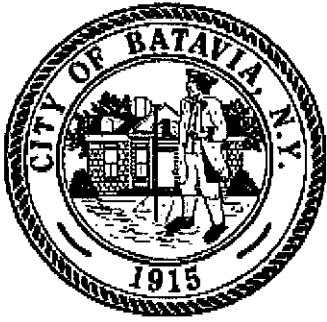
Title Code Enf. Officer

Phone (585) 345 - 6327

Ext.

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020

Email drandall@batavianewyork.com



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 12/3/24

Re: 20 Florence Ave. (Graham Mfg)
Tax Parcel No. 84.016-1-15.1-

Zoning Use District: I-1

The applicant, Jeff Luker agent for Graham Mfg., has filed an application to construct a 2,300 sq. foot one story addition to an existing manufacturing building on this industrial campus.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (9).

Review and Approval Procedures:

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

City Planning and Development Committee- Pursuant to section 190-44 B (1) of the zoning ordinance, the Planning and Development Committee is authorized to conduct site plan reviews.



MCMAHON LARUE ASSOCIATES
ENGINEERS & LAND SURVEYORS

November 27, 2024

City of Batavia
One Batavia City Centre
Batavia, New York 14020

Attn: Planning & Development Committee

**RE: Letter of Intent – Preliminary/Final Site Plan Application
20 Florence Avenue – SBL# 84.16-01-15.1**

Please find the enclosed City of Batavia Site Plan Review Application for the subject address and tax account number. The property is located in the Industrial (I-1) Zoning District and is applying for a 2,300 SF expansion of the existing Building 9 structure. The use of the building expansion will be consistent with the existing manufacturing processes of the 20 Florence Avenue campus. The applicant has also included a completed building permit application as part of this Site Plan Review Application. This application includes a completed building permit application, a completed SEQR EAF Short Form, a full-sized drawing set of the Site Plan, and a half-sized drawing set of the Architectural Plan.

Construction is anticipated to commence immediately upon receipt of Committee approval and issuance of Building Permits. This application does not require any additional permits DOT/Highway, or water/sewer districts as no access or utilities are being proposed. Additionally, the total site disturbance is expected to remain under 1.0 acre, meaning SPDES General Permit Coverage through NYSDEC will not be necessary.

Should you have any questions or require additional information, please contact me.
Respectfully,

Ian F. Kuchman, P.E.

Parcel ID No. 84.016-1-15.1-

City of Batavia
Bureau of Inspections
One Batavia City Centre
Batavia, NY 14020
585-345-6345

Site Plan Review Application

Property Address 20 Florence Avenue **Application date** 11/26/2024

Owner: Graham Corporation jluker@graham-mfg.com
Name 20 Florence Avenue, Batavia, NY 14020 **E-mail address** (585) 343-2216
Mailing Address **City** **Zip Code** **Phone No.**

Describe request: Graham Corporation is seeking to construct a 2,300 sq. ft. building expansion to the east of the existing Building 9 structure. Site work will include grading, erosion & sediment control, and construction of a new concrete apron for motor-tow access.
No new utilities or ROW access is required as part of this scope of work. Total site disturbance is estimated at 0.5 acres.

PAID**DEC - 3 2024****CITY OF BATAVIA
CLERK-TREASURER**

Attachments must include the following:

- Completed building permit application
- Appropriate SEQRA documents
- 7- 11" x 17" copies of the site plan with a scale not to exceed 1 in. equals 50 ft. The site plan shall include the items listed in BMC190-44 D (2)(a-j)
- Color elevation renderings
- Site Plan Review Fee of \$250.

The Planning and Development Committee (PDC) will review applications for compliance with Batavia Municipal Code 190-44.

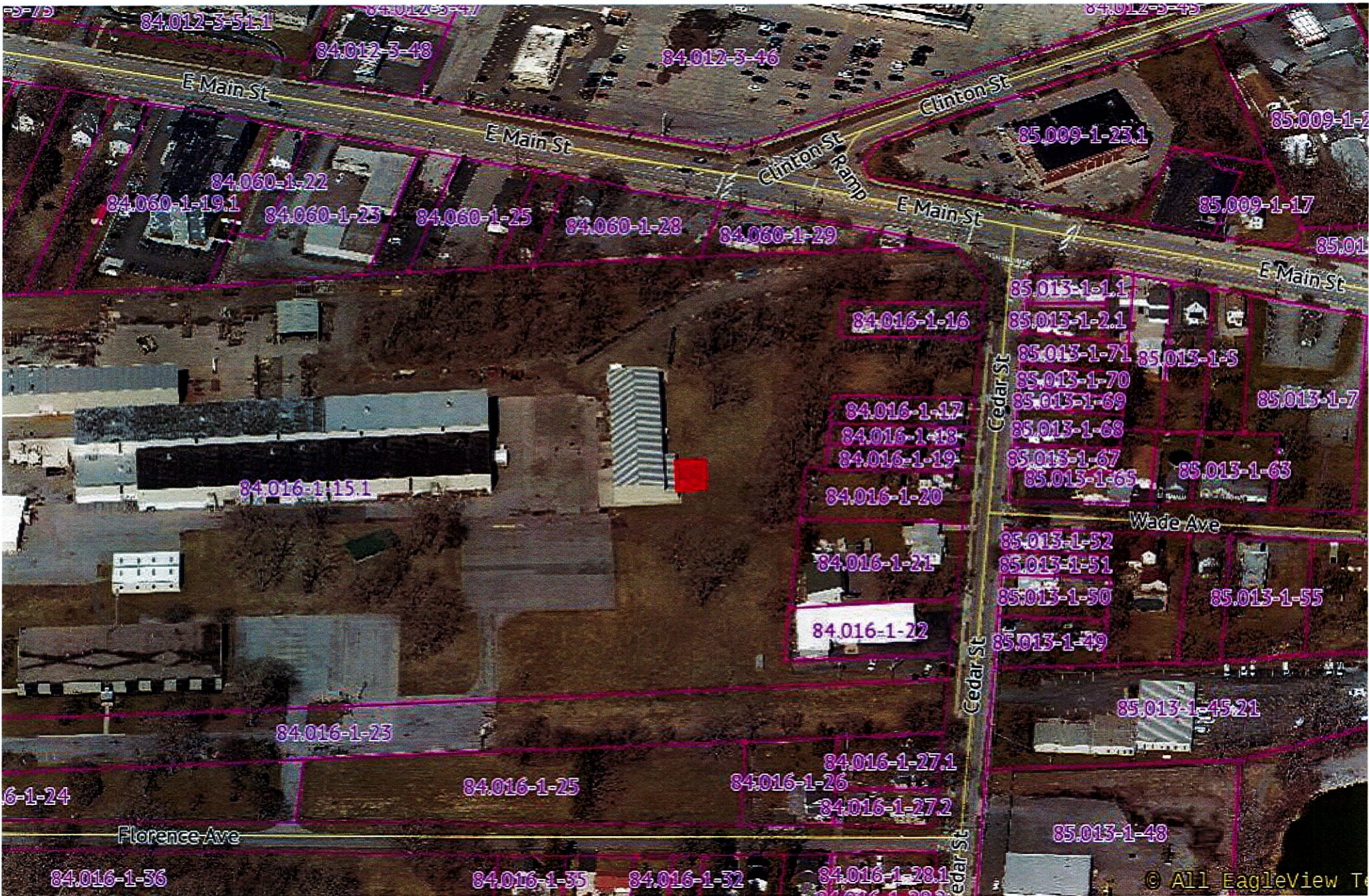
The review process may involve a "Sketch Plan Review". This is an optional, preliminary meeting, that provides an opportunity for the applicant to receive direction and guidance from the PDC prior to final submission. This process is especially encouraged for larger projects.

Applicant (if not the owner): _____
Name **E-mail address**

Mailing address **City** **Zip Code** **Phone No.**

Signature: Jeff Luker
Jeff Luker (Nov 26, 2024 10:23 EST)

Date: Nov 26, 2024



CITY OF BATAVIA, NEW YORK**APPLICATION FOR A BUILDING PERMIT**Application Date: 11/26/2024APPLICANT NAME Graham CorporationPHONE (585) 343-2216APPLICANT MAILING ADDRESS 20 Florence Avenue, Batavia, NY 14020APPLICANT EMAIL jluher@graham-mfg.com**Project Location and Information**Address of Project: 20 Florence AvenueOwner: Graham CorporationPhone: (585) 343-2216Owners Mailing Address: 20 Florence Avenue, Batavia, NY 14020**Project Type/Describe Work****Estimated cost of work: \$2,230,000**

Describe project: Graham Corporation is seeking to construction a 2,300 sq.ft. concrete building expansion to the east of the existing Building 9 structure. The structure will be constructed with concrete walls/cap and insulated with metal siding. Utilities will be provided from the existing Building 9 and the newly created space will be conditioned for a climate control space.

Contractor Information – Insurance certificates (liability & worker comp) required to be on file in our office before issuance of any permit. N/A Liability N/A Workers Comp

GENERALName & Address: N/APhone: N/A**PLUMBING** (City of Batavia Licensed Plumber Required)Name & Address: N/APhone: N/A**HEATING**Name & Address: N/APhone: N/A**ELECTRICAL** (Third Party Electrical Inspection Required)Name & Address: N/APhone: N/A**FOR OFFICE USE ONLY**

Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools): _____ Lot Size: _____

REQUIRED INSPECTIONS MAY INCLUDE

- ☐ SITE
- ☐ WATER SERVICE
- ☐ SEWER SERVICE
- ☐ FOOTING BEFORE PLACING CONCRETE
- ☐ FOUNDATION BEFORE BACKFILL
- ☐ FRAMING BEFORE ENCLOSING (After mechanical inspection)
- ☐ ELECTRICAL BEFORE ENCLOSING (Note: Electrical must be inspected by an authorized Third Party Electrical Inspection Agency)
- ☐ PLUMBING BEFORE ENCLOSING (City of Batavia Licensed Plumber Required)
- ☐ INSULATION BEFORE ENCLOSING
- ☐ ICE/WATER SHIELD
- ☐ FINAL COMPLETION

ADDITIONAL INSPECTIONS MAY BE REQUIRED AS THE PROJECT PROGRESSES

A Certificate of Occupancy or Certificate of Compliance, as is appropriate, will be issued upon a passed final inspection. An addition, new building, change of use, or other space requiring a certificate of occupancy may not be occupied until the certificate is issued by the Code Enforcement Officer.

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR AGENT TO CONTACT THIS OFFICE FOR ALL REQUIRED INSPECTIONS AND BE PRESENT DURING ALL INSPECTIONS. ALL APPLICABLE REGULATIONS SHALL APPLY. Please contact the Bureau of Inspection at (585) 345-6345 twenty-four (24) hours in advance to schedule all inspections.

In consideration of the granting of the permit hereby petitioned for, the undersigned agrees to: 1) comply with the terms thereof, the laws of the State of New York, the Ordinance of the City of Batavia, and the Regulations of the various departments of the County of Genesee and the State of New York; 2) preserve the established building line; 3) request all the necessary inspections and authorize and provide the means of entry to the Bureau of Inspection, and 4) will not use or permit to be used, the structure or structures covered by the permit until sanitary facilities are completely furnished and either a Certificate of Occupancy or Certificate of Completion is issued. The undersigned hereby certifies that all of the information in this petition is correct and true.

Jeffrey D Luker
Jeffrey D Luker (Nov 27, 2024 07:36 EST)

Applicant Signature

Nov 27, 2024

Date

Short Environmental Assessment Form

Part 1 - Project Information

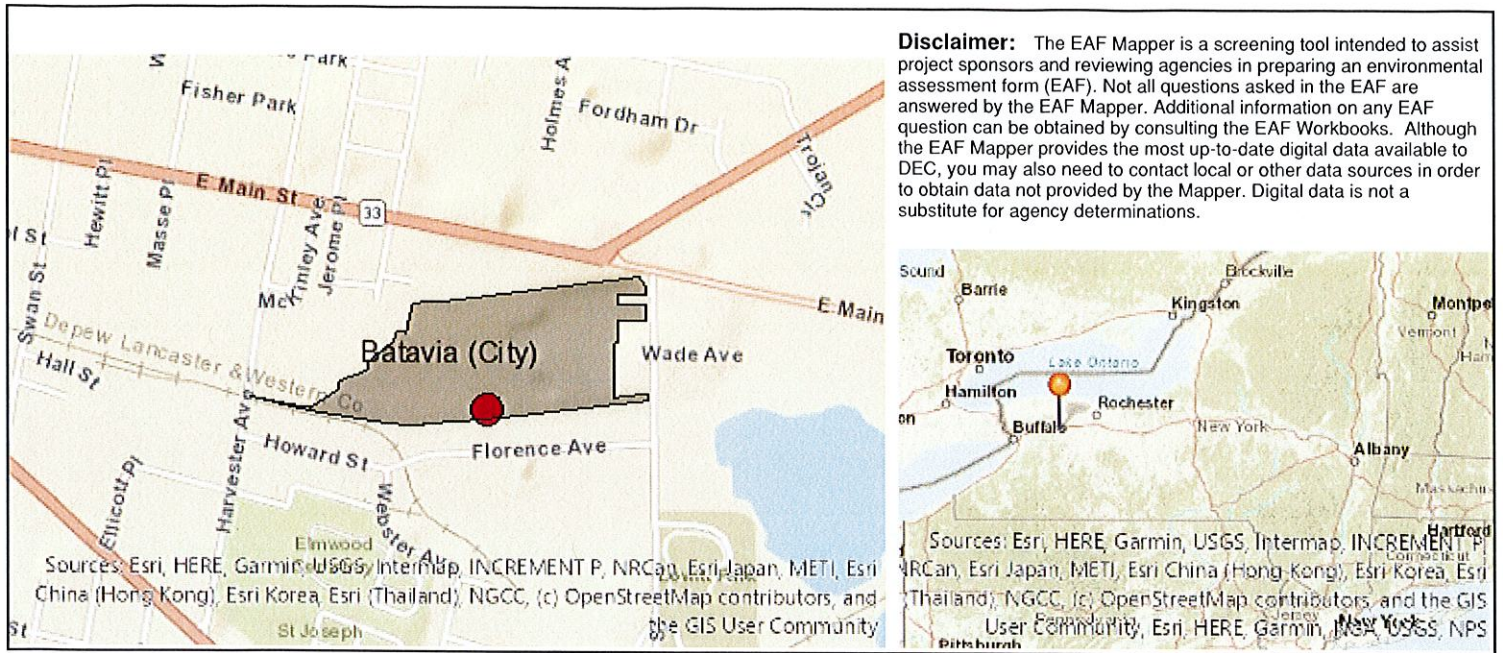
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

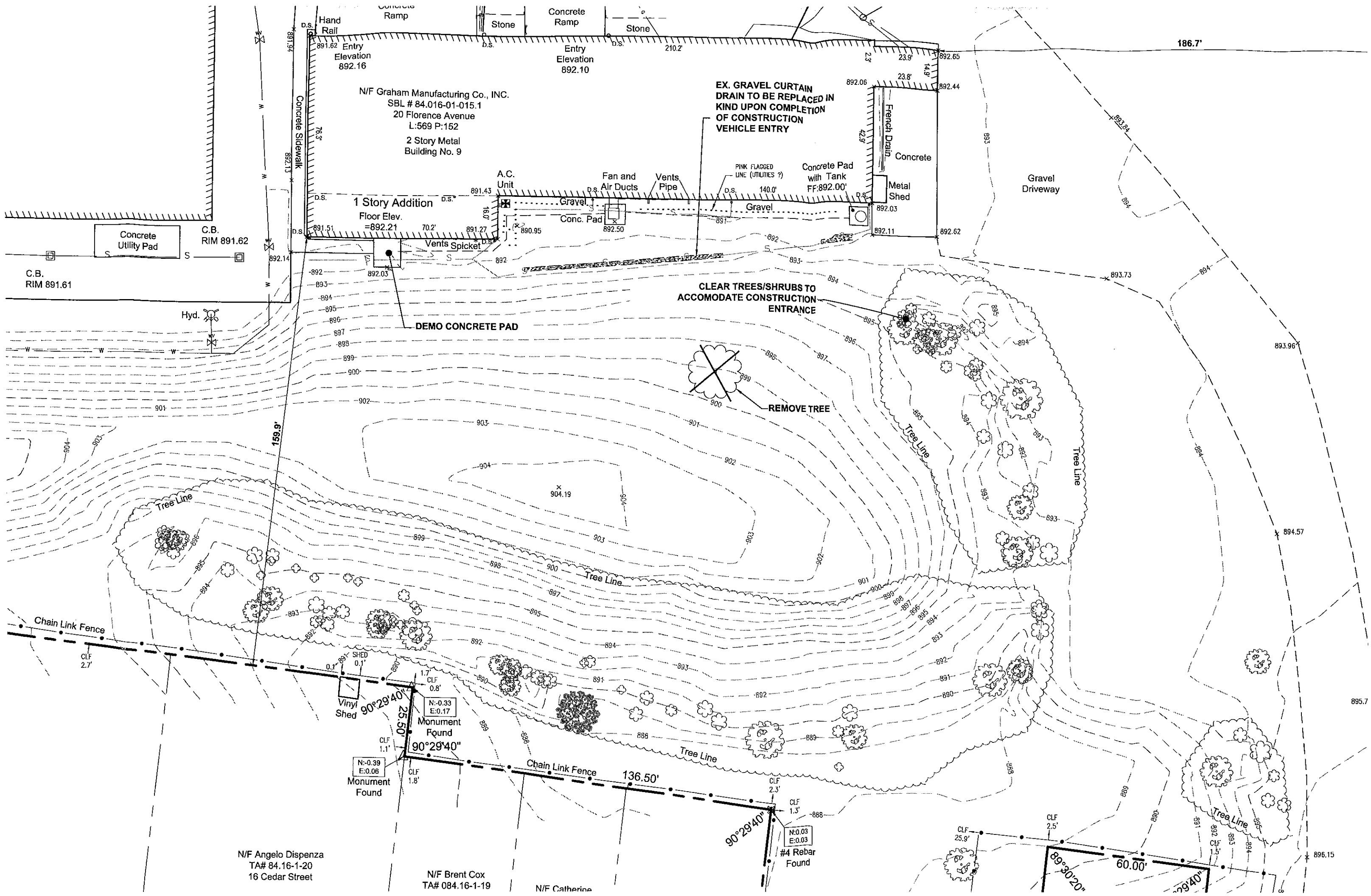
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

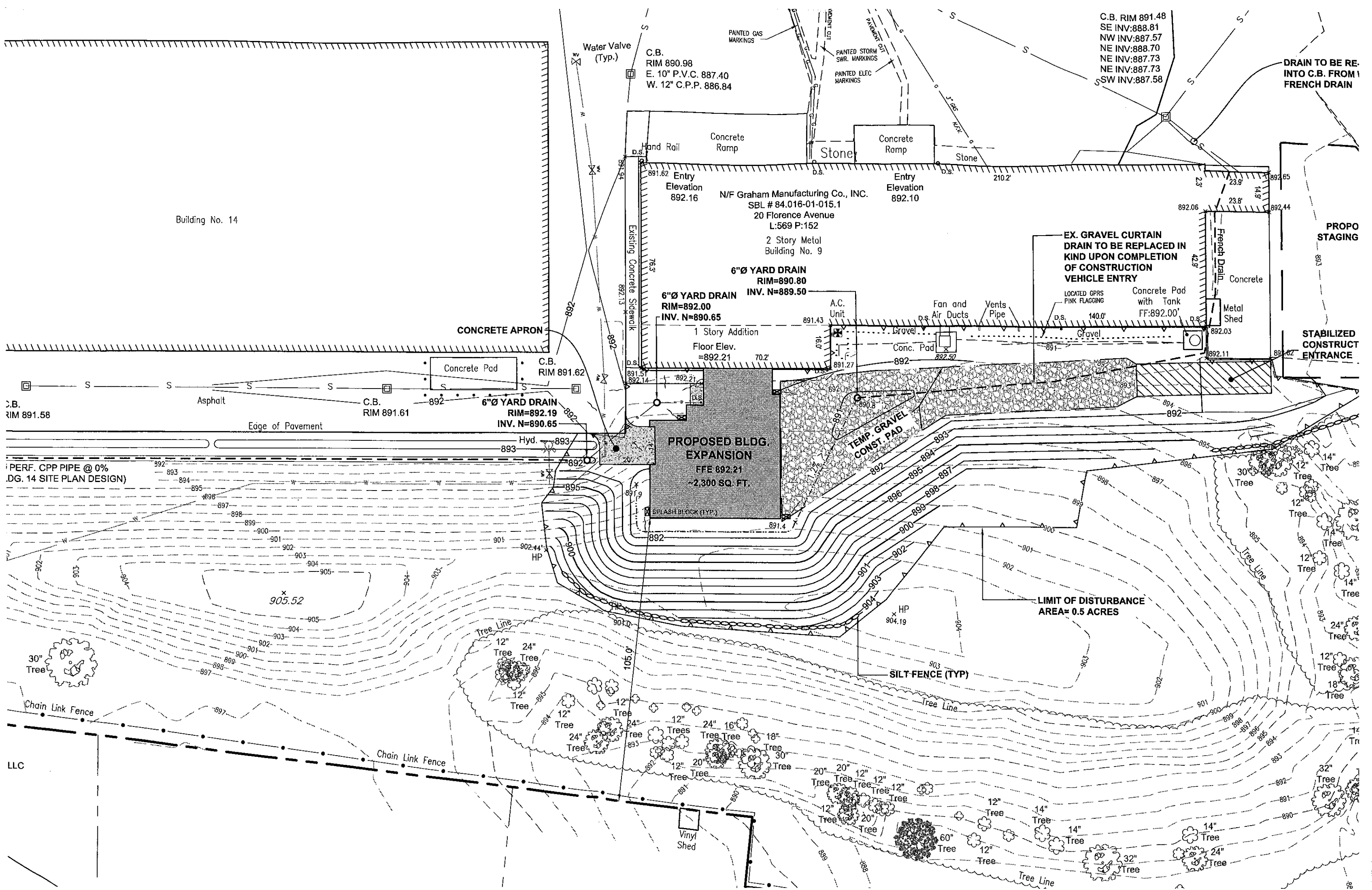
Part 1 – Project and Sponsor Information			
Name of Action or Project: Graham Corporation Building 9 Expansion			
Project Location (describe, and attach a location map): 20 Florence Avenue, Batavia, NY 14020			
Brief Description of Proposed Action: Graham Corporation is seeking to construct a 2,300 sq. ft. building expansion to the east of the existing Building 9 structure. Site work will include grading, erosion & sediment control, and construction of a new concrete apron for motor-tow access. No new utilities or ROW access is required as part of this scope of work. Total site disturbance is estimated at 0.5 acres.			
Name of Applicant or Sponsor: Ian Kuchman		Telephone: (585) 436-1080 E-Mail: ian@mcmahon-larue.com	
Address: 822 Holt Road			
City/PO: Webster		State: NY	Zip Code: 14580
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City Planning & Development Committee		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		27.70 acres	
b. Total acreage to be physically disturbed?		0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		27.70 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes





SITE MAP

NOTE: NOT TO SCALE

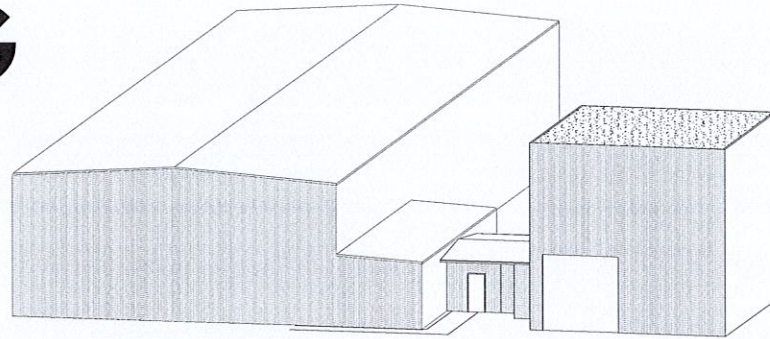


GRAHAM RT BUILDING

November 22, 2024

SCHEMATIC

ORIGINAL SCHEME

ARCHITECT:
WOLFE ARCHITECTURE3 NORTH MAIN ST. SUITE 2
HONEOYE FALLS, NEW YORK 14472
(585)-582-6277MEP ENGINEER:
EC4B15 SCHOEN PL., SUITE 300
PITTSFORD, NY 14534
(585)-641-7121CIVIL ENGINEER
MCMAHON LARUE822 HOLT RD.
WEBSTER, NY 14580
(585)-436-1080OWNER:
GRAHAM CORPORATION20 FLORENCE AVENUE
BATAVIA, NY 14020
(585)-343-2216

DEFINITIONS

NOTE: ALL DEFINITIONS NOT NECESSARILY USED

"SUPPLY" OR ITS DERIVATIVE, MEANS: PURCHASE PRODUCT OR MATERIAL AS PART OF THE PROJECT FOR INSTALLATION BY OTHERS

"INSTALL" OR ITS DERIVATIVE, MEANS: FOLLOWING MANUFACTURERS RECOMMENDATIONS, INCORPORATE PRODUCT OR MATERIAL, SUPPLIED BY OTHERS, ALLOWING PRODUCT OR MATERIAL TO PERFORM FULLY AS MANUFACTURER OF PRODUCT OR MATERIAL INTENDED.

"PROVIDE" MEANS: SUPPLY AND INSTALL

"REPAIR": TO STABILIZE, CONSOLIDATE, OR CONSERVE; TO RETAIN EXISTING MATERIALS AND FEATURES WHILE EMPLOYING AS LITTLE NEW MATERIAL AS POSSIBLE. REPAIR INCLUDES PATCHING, PIECING IN, SPLICING, CONSOLIDATING, OR OTHERWISE REINFORCING OR UPGRADING MATERIALS. WITHIN RESTORATION, REPAIR ALSO INCLUDES LIMITED REPLACEMENT OF MATERIALS IN KIND, REHABILITATION, AND RECONSTRUCTION, WITH COMPATIBLE SUBSTITUTE MATERIALS FOR DETERIORATED OR MISSING PARTS OF FEATURES WHEN THERE ARE SURVIVING PROTOTYPES.

"REPLACE": TO DUPLICATE AND REPLACE ENTIRE FEATURES WITH NEW MATERIAL IN KIND. REPLACEMENT INCLUDES THE FOLLOWING CONDITIONS:

DUPLICATION: INCLUDES REPLACING ELEMENTS DAMAGED BEYOND REPAIR OR MISSING. ORIGINAL MATERIAL IS INDICATED AS THE PATTERN FOR CREATING NEW DUPLICATED ELEMENTS.

REPLACEMENT WITH NEW MATERIALS: INCLUDES REPLACEMENT WITH NEW MATERIAL WHEN ORIGINAL MATERIAL IS NOT AVAILABLE AS PATTERNS FOR CREATING NEW DUPLICATED ELEMENTS.

REPLACEMENT WITH SUBSTITUTE: INCLUDES REPLACEMENT WITH COMPATIBLE SUBSTITUTE MATERIALS. SUBSTITUTE MATERIALS ARE NOT ALLOWED, UNLESS SPECIFICALLY INDICATED.

"REMOVE": TO DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.

"REMOVE AND SALVAGE": TO DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER READY FOR REUSE

"REMOVE AND REINSTALL": TO DETACH ITEMS FROM EXISTING CONSTRUCTION, REPAIR AND CLEAN THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.

"EXISTING TO REMAIN" OR "RETAIN": EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

"MATERIAL IN KIND": MATERIAL THAT MATCHES EXISTING MATERIALS, AS MUCH AS POSSIBLE, IN SPECIES, CUTE, COLOR, GRAIN AND FINISH.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS NOT NECESSARILY USED

A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL
ABSORB.	ABSORPTIVE	HORIZ.	HORIZONTAL
A.P.	ACCESS PANEL	H.W.	HOT WATER
ACoust.	ACOUSTICAL	HR.	HOUR
A.C.T.	ACOUSTICAL CEILING TILE	H.S.	HOSPITAL STOP
ADH.	ADHESIVE	IN.	INCH
ADJUST.	ADJUSTABLE	I.M.	INSULATED METAL
AGGR.	AGGREGATE	INSUL.	INSULATION OR INSULATED
A.C.	AIR CONDITIONING	INT.	INTERIOR
ALT.	ALTERATION	INV.	INVERT
ALTN.	ALTERNATE	ISO.	ISOLATION
ALUM.	ALUMINUM	JAN.	JANITOR'S CLOSET
APPRD.	APPROVED	JOINT.	JOINT
APPROX.	APPROXIMATE	LAM.	LAMINATE
ARCH.	ARCHITECTURAL	LAV.	LAVATORY
ASB.	ASBESTOS	LG.	LONG
ASPH.	ASPHALT	M.D.H.	MAGNETIC DOOR HOLDER
AUTO.	AUTOMATIC	M.H.	MANHOLE
AVG.	AVERAGE	MFGR.	MANUFACTURER
BLK.	BLOCK	MAX.	MAXIMUM
BO.	BOARD	MECH.	MECHANICAL
C.I.P.	CAST IRON PIPE	MET.	METAL
C.B.	CATCH BASIN	MIN.	MINIMUM
CEM.	CEMENT	MISC.	MISCELLANEOUS
C.M.T.	CERAMIC MOSAIC TILE	N.I.C.	NOT IN CONTRACT
C.T.	CERAMIC TILE	N.T.S.	NOT TO SCALE
C.O.	CLEANOUT	O.C.	ON CENTER
CLO.	CLOSET	OPP.	OPPOSITE
C.W.	COLD WATER	O.H.	OVERHEAD
COL.	COLUMN	PR.	PAIR
CONC.	CONCRETE	PLAS.	PLASTER
C.M.U.	CONCRETE MASONRY UNIT	PLAS.LAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	P.C.	PLUMBING CONTRACTOR
COORD.	COORDINATE	P.L.W.D.	PLYWOOD
CORR.	CORRIDOR	POLY.	POLYETHYLENE
C.M.P.	CORRUGATED METAL PIPE	P.V.C.	POLYVINYL CHLORIDE
CRS.	COURSES	PRE-FAB.	PREFABRICATED
DIA.	DIAMETER	REF.	REFRIGERATOR
DIM.	DIMENSION	R.C.P.	REINFORCED CONCRETE PIPE
DR.	DOOR	REINF.	REINFORCEMENT
D.S.	DOWNSPOUT	RM.	ROOM
DWG.	DRAWING	R.O.B.	RUN OF BANK
D.F.	DRINKING FOUNTAIN	SCHED.	SCHEDULE
D.I.P.	DUCTILE IRON PIPE	SIM.	SIMILAR
EA.	EACH	S.C.	SOLID CORE
E.W.	EACH WAY	SQ.	SQUARE
ELEC.	ELECTRICAL	S.F.	SQUARE FOOT
E.C.	ELECTRICAL CONTRACTOR	SS.	STAINLESS STEEL
EL.	ELEVATION	STL.	STEEL
ELEV.	ELEVATION	STOR.	STORAGE
EQUIP.	EQUIPMENT	STR.	STRUCTURAL
E.F.	EXHAUST FAN	TEL.	TELEPHONE
EXIST.	EXISTING	T&G.	TONGUE & GROOVE
EXP.	EXPANSION	T.O.	TOP OF
E.J.	EXPANSION JOINT	T.G.	TOP OF GRATE
EXP.	EXPOSED	T.O.S.	TOP OF STEEL
EXT.	EXTERIOR	TYP.	TYPICAL
F.F.	FINISH FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FIN.FLR.	FINISH FLOOR	V.B.	VAPOR BARRIER
F.A.C.P.	FIRE ALARM CONTROL PANEL	VERT.	VERTICAL
FE.	FIRE EXTINGUISHER CABINET	VEST.	VESTIBULE
FT.	FOOT	V.C.T.	VINYL COMPOSITION TILE
FTG.	FOOTING	W.H.	WATER HEATER
GA.	GAUGE	W.W.F.	WELDED WIRE FABRIC
G.C.	GENERAL CONTRACTOR	W/	WITH
G.F.I.	GROUND FAULT INTERRUPTER	W/O	WITHOUT
GYP.	GYPSON	WD.	WOOD
G.W.B.	GYPSON WALL BOARD		
H.C.	HEATING CONTRACTOR		
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING		

DRAWING INDEX

CIVIL / ARCHITECTURAL / M.E.P.

GENERAL	
CS001	COVER SHEET
LS100	CODE COMPLIANCE & LIFE SAFETY PLAN
ARCHITECTURAL	
A101	FIRST FLOOR PLAN
A200	BUILDING ELEVATIONS
A300	BUILDING SECTIONS

GENERAL CONTRACTOR NOTES

- GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR ALL REQUIREMENTS FOR LOCAL CODES & ORDINANCES. ALL GENERAL CONSTRUCTION WORK SHALL COMPLY WITH GOVERNING CODES AS ADMINISTERED BY THE LOCAL BUILDING OFFICIALS AND SHALL BE CONSIDERED AS A PART OF THESE CONSTRUCTION DOCUMENTS.
- G.C. SHALL INVESTIGATE SITE AND VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK
- G.C. SHALL INVESTIGATE SITE AND NOTIFY ARCHITECT & OWNER OF ANY FIELD CONDITIONS NOT NOTED ON THE DRAWINGS
- LANDLORD, G.C. AND EACH SUBCONTRACTOR SHALL NOT COMMENCE WORK UNDER THEIR CONTRACT UNTIL THEY HAVE PROVIDED PROOF OF INSURANCE IN SUCH AMOUNTS AS WILL PROVIDE ADEQUATE PROTECTION FOR THE OWNER, THE ARCHITECT, THE MEMBERS THEREOF AND THEIR SUCCESSORS, ALL AGENTS, OFFICERS AND SERVANTS OF THE OWNER AND THE G.C. AND SUBCONTRACTOR AGAINST ALL CLAIMS, LIABILITIES, DAMAGES AND ACCIDENTS. SUCH INSURANCE SHALL REMAIN IN FORCE THROUGHOUT THE LIFETIME OF THIS CONTRACT. SEE PROJECT MANUAL FOR MORE INFORMATION
- ALL WORK PERFORMED AS A PART OF THIS CONTRACT IS TO BE GUARANTEED BY THE G.C. AND SUBCONTRACTORS TO BE FREE FROM DEFECTS ON MATERIAL AND WORKSMANSHIP FOR A PERIOD OF (1) YEAR FROM THE DATE OF COMPLETION OF THE WORK. THE G.C. AND SUBCONTRACTORS AGREE TO RETURN TO THE JOB AND MAKE REPAIRS AND REPLACEMENTS TO SUCH DEFECTS AT NO COST TO THE OWNER.
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS FOR THE COORDINATION OF THEIR WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER BEFORE FINALIZING BIDS AND COMMENCING ANY WORK.
- THE G.C. SHALL ASSUME FULL RESPONSIBILITY FOR THE COORDINATION OF ALL PARTS OF THE WORK AND SHALL CROSS-CHECK ALL SHOP DRAWINGS, SPECIFICATIONS AND INSTALLATIONS. EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL ADJACENT WORK AND SHALL COORDINATE WITH ALL TRADES. EACH TRADE SHALL FORD ALL OTHER TRADES EVERY REASONABLE OPPORTUNITY FOR THE INSTALLATION OF THEIR WORK AND FOR THE STORAGE OF THEIR MATERIAL. EACH TRADE SHALL BE FAMILIAR WITH THE ENTIRE PROJECT AND HAVE THEIR WORK RELATE TO THE JOB IN TOTAL.
- MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTOR SYSTEMS SHALL REMAIN OPERATIONAL. PROTECT SMOKE DETECTORS AS REQUIRED.
- PROVIDE TEMPORARY PARTITIONS/ DUST PROTECTION AT THE DOORS.
- G.C. SHALL KEEP PROJECT SITE FREE OF DEBRIS AND MAKE FINAL CLEAN UP TO THE SATISFACTION OF THE OWNER. G.C. SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS.
- G.C. IS RESPONSIBLE FOR SECURING ALL PERMITS REQUIRED BY THE LOCAL GOVERNING JURISDICTIONS.
- G.C. TO PROVIDE SUBMITTALS FOR ALL FINISHES, AND SHOP DRAWINGS, FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT.
- COLLECT WASTE DAILY AND DISPOSE OF WASTE OFF-SITE ACCORDING TO LOCAL ORDINANCES, WHEN CONTAINERS ARE FULL. IT IS NOT KNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF SUCH MATERIALS ARE ENCOUNTERED, DISPOSE OF THE MATERIALS ACCORDINGLY TO APPLICABLE LAWS AND REGULATIONS.
- ROVIDE PRODUCTS OF SAME KIND FROM A SINGLE SOURCE. DELIVER, STORE AND HANDLE PRODUCTS ACCORDING TO THE MANUFACTURERS WRITTEN INSTRUCTIONS, USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS.
- TYPICAL CAULKING - CLEAN & PRIME SUBSTRATE PER MFR'S RECOMMENDATIONS. INSTALL CLOSED CELL BACKER ROD & MASK JOINT. APPLY SILICONE CAULK TO MFR'S INSTRUCTIONS, RECOMMENDED DEPTH TO BONDING RATIO. ALL JOINTS SHALL BE TOOLED CONCAVE, TYPICAL AT ALL CAULK APPLICATIONS.
- CONTRACTOR(S) WILL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO THE GROUNDS OR THE BUILDING CAUSED BY THEIR PERSONNEL OR EQUIPMENT.

DRAWING ALTERATION

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REVISIONS:

MARK DESCRIPTION DATE



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SEAL

OWNER:

GRAHAM CORPORATION

20 FLORENCE AVENUE
BATAVIA, NY 14020

PROJECT:

GRAHAM RT BUILDING

LOCATION:

20 FLORENCE AVENUE
BATAVIA, NY 14020

DATE: November 22, 2024

ARCHITECT: RHW

DRAWING BY: JH

JOB NUMBER: 24-109

FILE:

DRAWING:

COVER SHEET

SHEET NUMBER:

CS001

SYMBOLS & MATERIAL LEGEND

DRAWING NO. DRAWING TITLE	DOOR NO. DOOR MARK	BRICK
DRAWING SCALE PAGE NO.	WINDOW NO. WINDOW MARK	CONCRETE
SECTION NO. SECTION MARK PAGE NO.	WALL I.D. WALL TYPE (INTERIOR)	CONCRETE MASONRY UNIT
SECTION NO. DETAIL MARK PAGE NO.	ROOM NAME ROOM IDENTIFICATION	EARTH (COMPACTED)
ELEVATION NO. INTERIOR ELEVATION MARK PAGE NO.	ROOM NO. ROOM NO.	EARTH (UNDISTURBED)
ELEVATION NO. ELEVATION MARK PAGE NO.	DATUM ELEVATION MARK HEIGHT	GRAVEL (COMPACTED)
ELEVATION NO. ELEVATION MARK PAGE NO.	AREA # DRAWING MATCH LINE AREA #	GYPSON WALL BOARD (G.W.B.)
		INSULATION - BATT
		INSULATION - RIGID
		WOOD FRAMING
		WOOD BLOCKING
		STEEL
		EXISTING CONSTRUCTION

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BUILDING CODE INFORMATION

CODE INFORMATION

2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS)
2020 BUILDING CODE OF NEW YORK STATE (BCNYS)
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE (ECCCNYS)
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ADA)

PROJECT INFORMATION

NAME OF PROJECT	GRAHAM CORPORATION RT BUILDING ADDITION
ADDRESS	20 FLORENCE AVENUE, BATAVIA, NY: RT BUILDING
ZIP CODE	14020
PROPOSED USE	INDUSTRIAL (F-1) (NO CHANGE)
OWNER	GRAHAM CORPORATION

PROJECT SUMMARY

SCOPE OF WORK	HORIZONTAL ADDITION
BUILDING DESCRIPTION	1 STORY
CONSTRUCTION TYPE	IIB
SPRINKLERS	YES
FLOORS	1
PREVIOUS OCCUPANCY	F-1
PROPOSED OCCUPANCY	F-1
CHANGE IN OCCUPANCY	NO
TOTAL PERIMETER (LF)	1507.1
PERIMETER > 20' DRIVE (LF)	1507.1
MIN. WIDTH OF DRIVE (20'-30')	30'
HEIGHT (STORIES)	1
HEIGHT (FEET)	12'-0" (ADDITION HEIGHT)
PROJECT AREA (SF)	2,150 (NEW)
TOTAL FLOOR AREA (SF)	69,487 (EXISTING) + 1,461 (NEW) = 70,948
REQUIRED FIRE SEPARATION BETWEEN TENANTS	N/A

TABULAR CODE LIMITATIONS

ALLOWABLE HEIGHT (STORIES)	3
ALLOWABLE HEIGHT (FEET)	75
ALLOWABLE AREA PER FLOOR	62,000
ALLOWABLE AREA WITH FRONTAGE INCREASE	93,000

GROSS BUILDING AREA

FLOOR	EXISTING (SQ. FT.)	RENOVATION (SQ. FT.)	NEW (SQ. FT.)
FIRST FLOOR	69,487	N/A	2,150
TOTAL	69,487	N/A	2,150

OCCUPANCY CONSIDERATIONS

OCCUPANCY CLASSIFICATION	F-1
FLOOR(S)	FIRST
AREA OF OCCUPANCY (SF)	1,720 (NEW)
REQUIRED FIRE SEPARATIONS BETWEEN USES	N/A
SPACE FUNCTION	INDUSTRIAL
FUNCTION CLASSIFICATION	INDUSTRIAL
OCCUPANCY DENSITY (SF / PERSON)	100
OCCUPANT LOAD	18

TRAVEL DISTANCES (2020 BUILDING CODE OF NYS, Chapter 10, Table 1017.2)

FLOOR	TRAVEL DISTANCE		COMMON PATH OF TRAVEL		DEAD END CORRIDOR LIMIT	
	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL	ALLOWABLE	ACTUAL
FIRST FLOOR (F1)	250'	89'-6"	100'	89'-6"	50'	N/A

ENVELOPE ENERGY CODE COMPLIANCE (2020 ECC OF NYS Section C402.1.3)

	MINIMUM R-VALUE REQUIRED ZONE: 5A
ROOF	R-30 ci
WALLS (ABOVE GRADE)	R-11.4 ci
WALLS (BELOW GRADE)	R-7.5 ci
FLOORS	R-30 (JOIST/ FRAMING); R-10 ci (MASS)
SLAB ON GRADE	R-10 FOR 24" BELOW

CODE CITATIONS

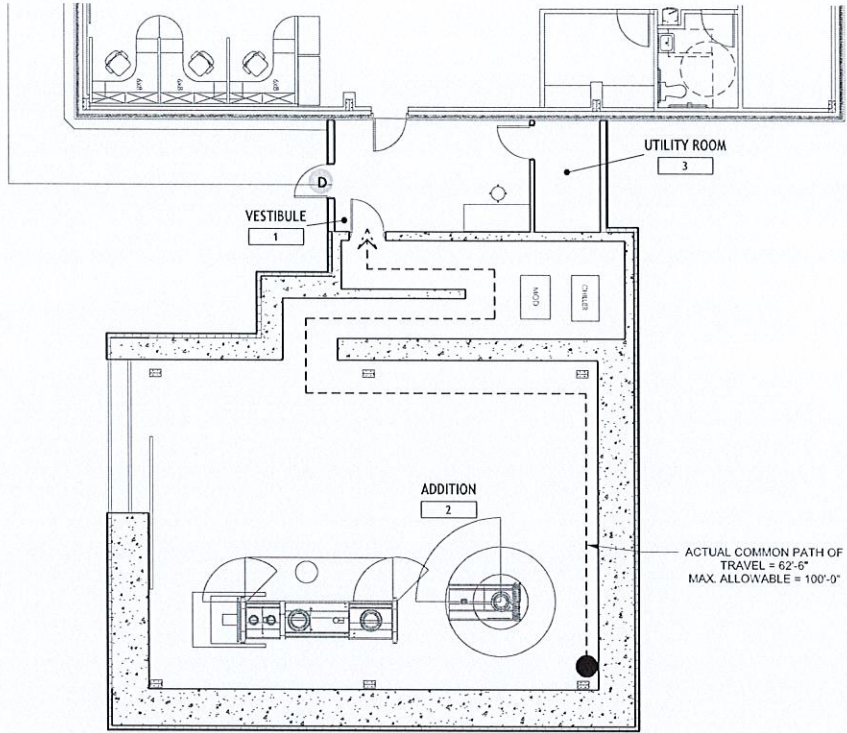
APPLICABLE CODE REQUIREMENTS	CODE REFERENCE
ALLOWABLE AREA FOR S1 SPRINKLER CLASS:	2020 Building Code of NYS Chapter 5, Section 506 Building Area, Table 506.2
F-1 OCCUPANCY: 62,000 SF	

NOTES

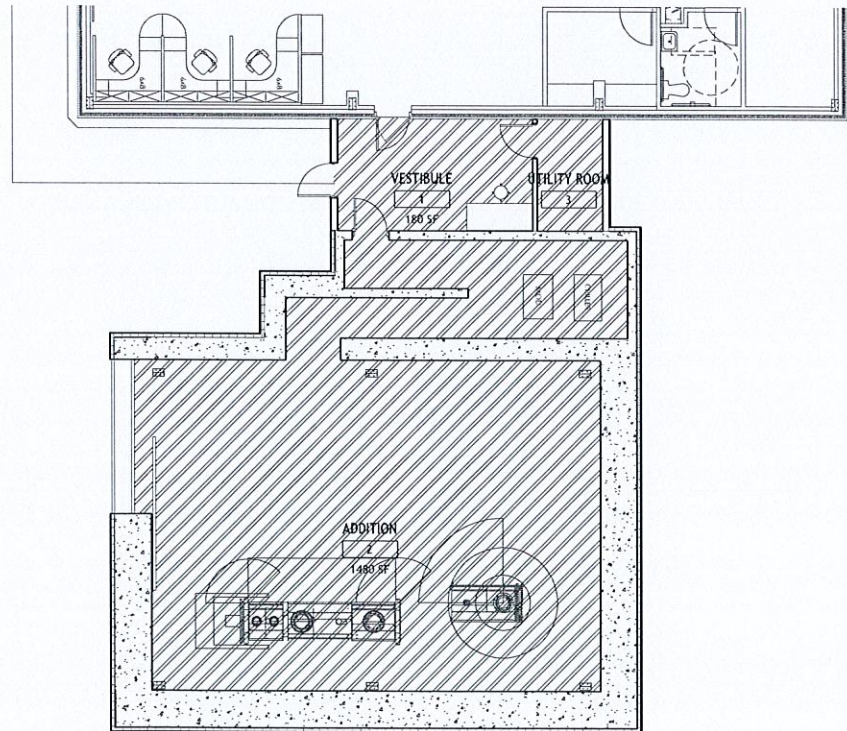
- BUILDING AREA IS COMPLIANT WITH THE MOST RESTRICTIVE ALLOWABLE AREA FOR ALL PROPOSED USES PER IBC 2018; SEE CODE CITATIONS.
- ALL LIFE SAFETY MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DEVICES SHALL BE DESIGNED BY THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DESIGNERS.

LIFE SAFETY / MEANS OF EGRESS PLAN LEGEND

---	MAXIMUM TRAVEL DISTANCE
---	MAXIMUM COMMON PATH OF TRAVEL
D	EXIT DISCHARGE
FE	ABC RATED FIRE EXTINGUISHER
---	1 HR RATED PARTITION
---	2 HR RATED PARTITION
---	3 HR RATED PARTITION
---	REQUIRED MEANS OF EGRESS
A B	A: EGRESS CAPACITY OF DOOR B: ACTUAL EGRESS COUNT AT DOOR
20 45 60 90	FIRE RATED DOOR
	5' WIDE EGRESS PATH MARKING ON FLOOR - 4" WIDE YELLOW STRIPING TO BE PROVIDED ON EACH SIDE OF PATH
	1 HR RATED FLOOR / CEILING CONSTRUCTION ABOVE, REFER TO SHEET A500 FOR FLOOR/CEILING ASSEMBLY
	MAX. TRAVEL DISTANCE TO EXIT
	COMMON PATH TRAVEL TERMINATION



1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



Room Schedule		
Number	Name	Area
1	VESTIBULE	180 SF
2	ADDITION	1480 SF
3	UTILITY ROOM	61 SF
		1722 SF

USE GROUP: F1
AREA: 1,720 S.F.
OCCUPANT: 18

2 OCCUPANCY PLAN
SCALE: 1/8" = 1'-0"

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PROJECT:

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LOCATION:

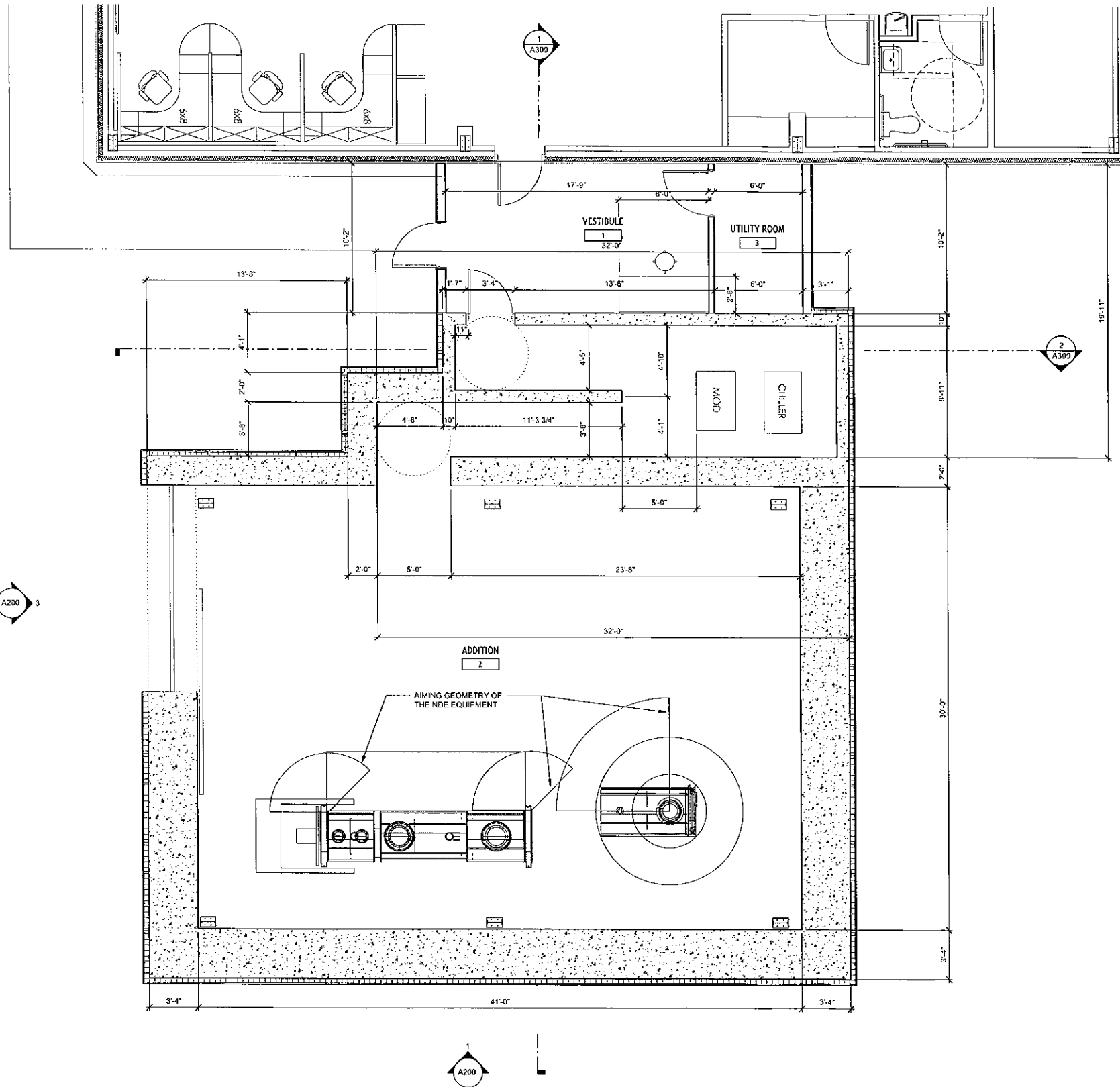
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DRAWING BY: JH
JOB NUMBER: 24-109

FILE:
DRAWING:
CODE COMPLIANCE &
LIFE SAFETY PLAN

SHEET NUMBER:

LS100



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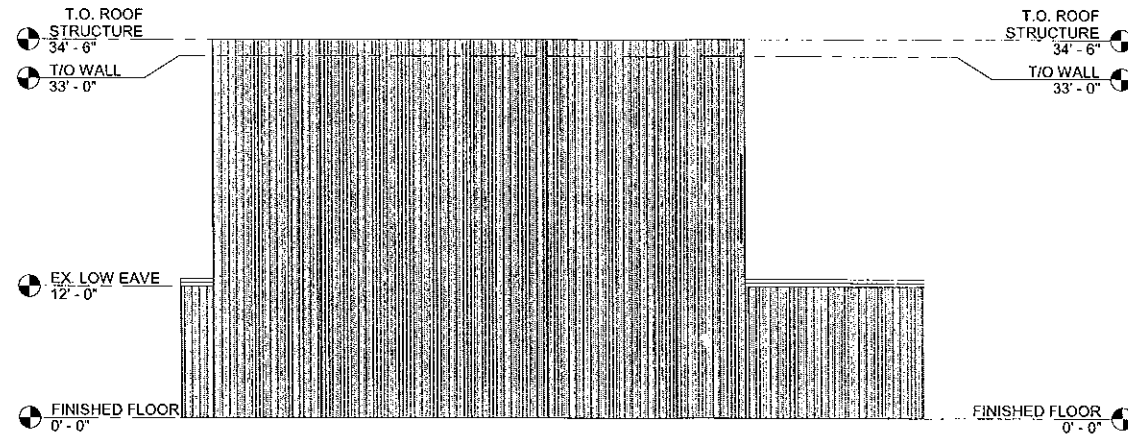
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FIRST FLOOR PLAN

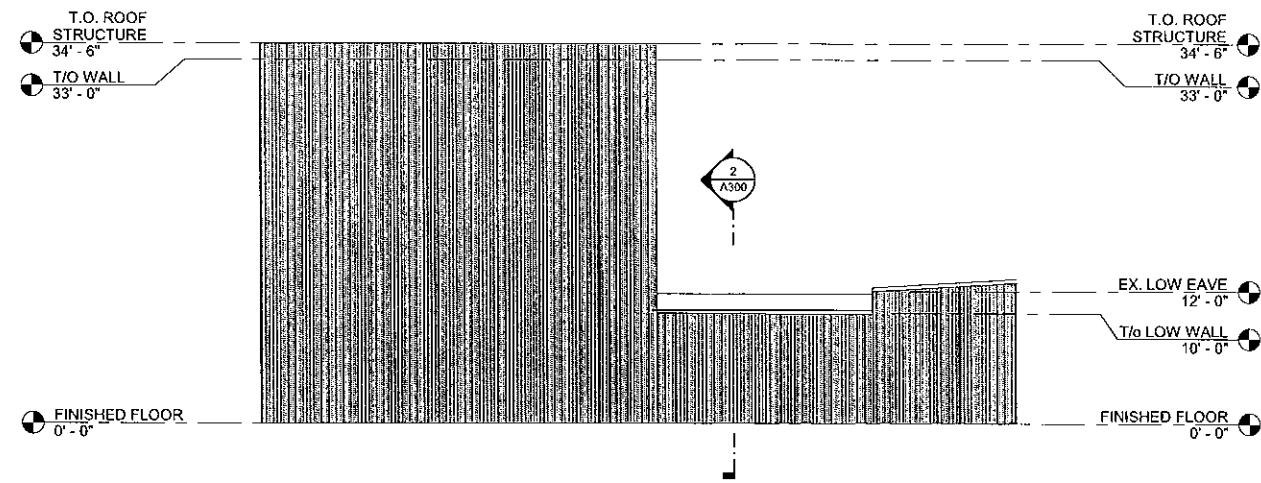
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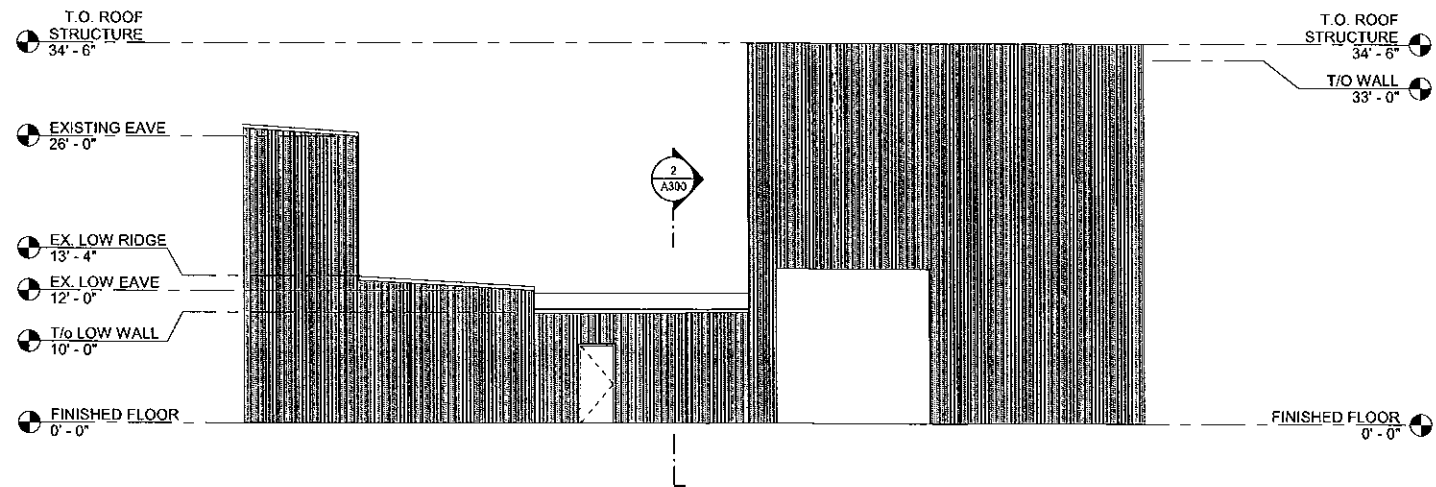




1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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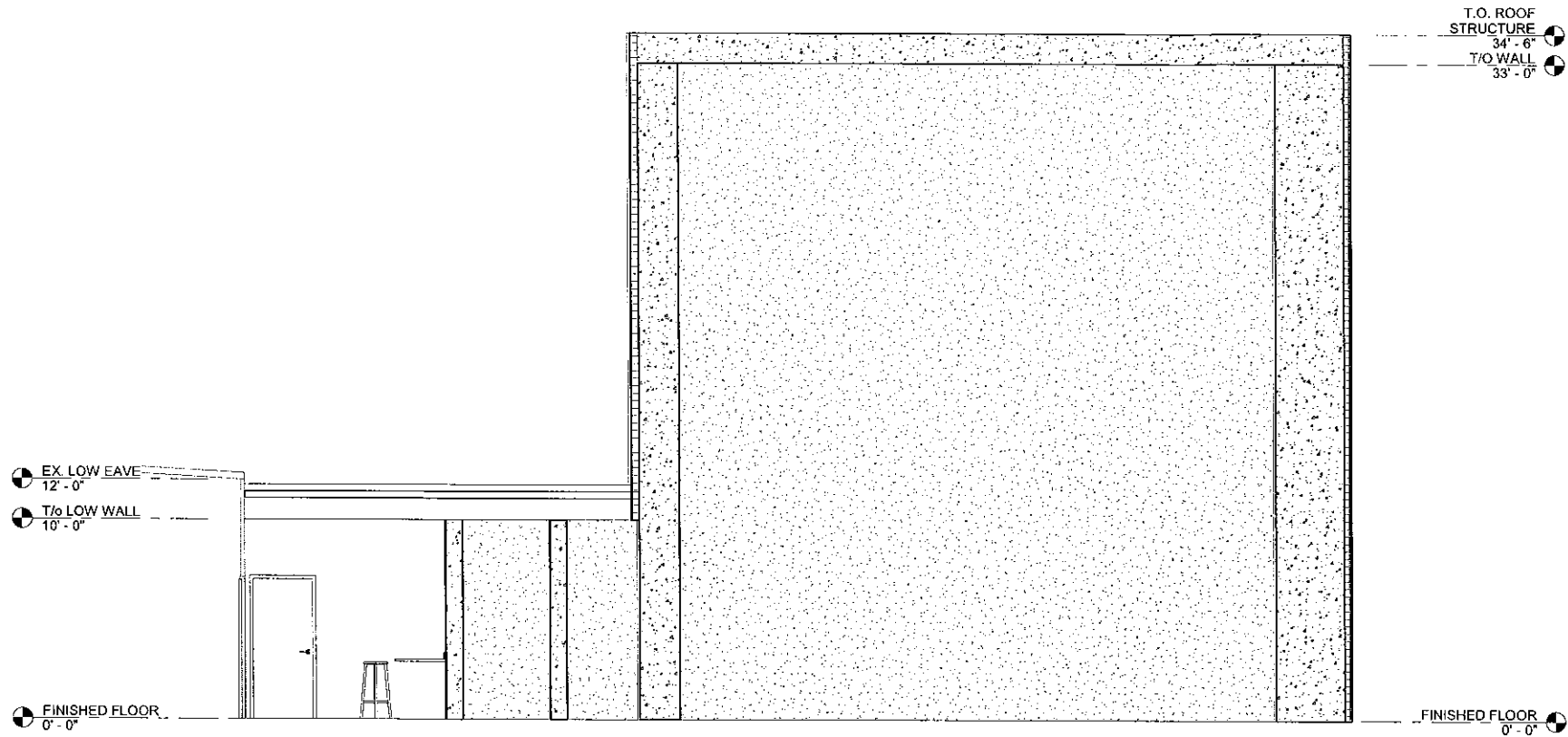
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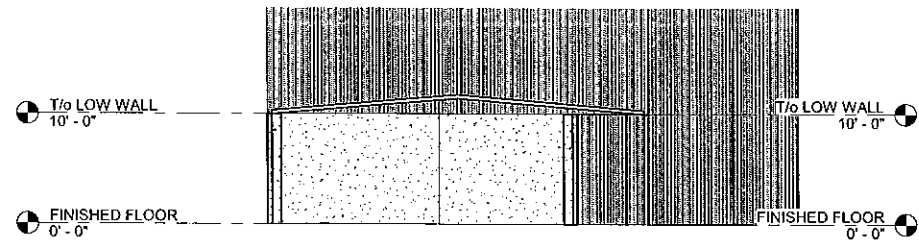
BUILDING
ELEVATIONS

SHEET NUMBER:

A200



1 EAST/WEST SECTION
SCALE: 1/4" = 1'-0"



2 MAZE SECTION
SCALE: 1/8" = 1'-0"

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DRAWING:

BUILDING SECTIONS

SHEET NUMBER:

A300

