GENERAL NOTES

- 1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
- 2. All construction shall comply fully with the 2020 Residential code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.
- 3. Approved stamped set of building plans must be present on site for all inspections.
- 4. A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued untill a new Westchester County licensed and insured contractor is retained.
- 5. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.
- 6. Licensed electrician to file separate electrical permit.
- 7. Licensed plumber to file separate plumbing permit. 8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
- 9. The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
- 10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
- 11. The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.
- 12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the

accuracy or the correctness of any of the indicated material.

- 13. Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
- 14. All construction sites shall conform to the 2020 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.
- 15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
- 16. The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
- 17. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
- 18. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
- 19. All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor

- before ordering any material or doing any work.
- 20.Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and 28. The contractor shall do all the cutting, fitting & patching sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
- 21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
- 22.Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
- 23. The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it 31.If blown or sprayed insulation used, Installer of insulation shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.
- 24.Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be 32. All work shall be guaranteed for one year after final included in the work the same as specified or indicated.
- 25. The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work
- 26. The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.
- 27.Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition,

- priming.
- Architec

RENOVATIONS AND EXTENSIONS TO THE

JACOB RESIDENCE

110 BUENA VISTA DRIVE, DOBBS FERRY, NY 10522

C H R I S T I N A G R I F F I N A R C H I T E C T

10 Spring Street, Hastings-on-Hudson, NY 10706



the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.

that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.

29.New and existing work shall come together in a seamless fashion.All new or modified surfaces shall be finished including, but not limited to taping, spackling and

30. All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by the

to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, data and post the certificate b) Removal of all labels from glass, fixtures, and in a conspicuous location on the job site per N1101.5 of the 2020 Residential Code of New York State and submit an original signed copy for the Building Departments records.

payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be at no cost to owner

shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or

shipments. The Architect reserves the right to

disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense

34. All work shall be installed so that all parts required are 5750 Degree Days readily accessible for inspection, operation, maintenance 15% Maximum Glazing and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall R402.2.1 CEILINGS WITH ATTIC SPACES not be made without prior written approval from the Architect.

completely cleaned and the site restored to existing condition, including but not limited to the following.

a) Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.

equipment, etc. and spray cleaning of glass and mirrors

- c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
- d) Final cleaning of all chrome and aluminum metal work
- e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.

replaced or repaired, complete with labor and materials, 36. Finish materials and paint colors shall be reviewed and approved by the homeowner.

- 33. Substitutions of equipment or materials other than those 37. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.
 - 38.Engineered lumber and/or truss construction must be placarded as per NYSDOS

	Energy Notes R	-Values & U-Fa	octors
	2020 Residentia	al code of NYS	- Climate Zone 4A
		Required	Proposed
	Ceiling	R-49	R-49
	Wall	R-20	R-21
e	Glazing	0.32 U value	0.32 U value
	Floor	R-19	R-19
	Design Criteria:		

Installing R-38 over 100% of the ceiling area requiring insulation shall be deemed to satisfy the requirement for 35.Upon completion of the work, the entire project is to be R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at eaves.

Certification

I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2020 Residential code of NYS.

..\..\..\CHRISTINAGRIFFINPC\Signature.png

CLIMATE FENESTRATION ZONE U-FACTOR^b 0.32 4A MASS WALL R-VALUE¹ 8/13(q)

- wall plus R-5 continuous insulation on the interior or exterior of the home.
- Reserved. Reserved.
- insulation plus R-5 continuous insulation
- the interior of the mass wall.

DESIGN REQUIREMENTS for the 2020 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

		WIND E	DESIGN			SUBJECT	TO DAMAG	GE FROM				
GROUND SNOW LOAD	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATAGORY	WEATHERING	FROST LINE DEPTH	TERMITE	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
30 PSF	120– 130 MPH	NO	YES	NO	В	SEVERE	42"	MODERATE TO HEAVY	YES	N/A	2000	51.6

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

SKYLIGHT _b U-FACTOR	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
0.55	0.40	49	20 or 13+5
FLOOR R-VALUE	BASEMENT [©] WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
19	10/13(c)	10, 2FT(d)	10/13(c)

R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

"10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for

slabs. as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity

Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on

AHRB SUBMISSION 12-10-20

DATES

BUILDING PERMIT SUBMISSION PRE-BID DRAWINGS ZONING BOARD SUBMISSION AHRB SUBMISSION

08-21-20 08-24-20 11-18-20 12-10-20

LIST of DRAWINGS

TITLE SHEET	GENERAL NOTES, ZONING DATA,
	CLIMATIC & GEOGRAPHIC CRITERIA,
	LIST OF DRAWINGS, DATES
S-1	SITE PLAN, ZONING DATA, AERIAL VIEW
D-1	EXISTING FLOOR PLANS
A-1	PROPOSED FLOOR PLANS
A-2	EXTERIOR ELEVATIONS
A-3	SKY EXPOSURE PLANE DIAGRAMS
A-4	BUILDING SECTIONS & DETAILS
A-5	PHOTOS of EXISTING HOUSE
A-6	STREETSCAPE & AERIAL VIEW
	of STREET
E-1	ELECTRIC PLANS
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OWNERS: CHRISTINE JACOB ZONING DISTRICT: OF-5 PRESENTLY CONFORMING: N	7			
	REQUIRED	EXISTING	PROPOSED	052
OT AREA	7,500 SF	+/- 5713 SF	+/- 5713 SF	(11(
UILDING COVERAGE	25% X 5,713 = 1,428 SF MAX	978 SF / 17% incl. garage 1184 SF / 21%	1058 SF / 18.5% incl. garage1264 SF / 22%	L H L
	44% X 5,713 = 2513 SE MAX	STRUCTURES 1184 SF	STRUCTURES 1264 SF	Ϋ́,
JRFACES	- 2313 SF MAX	PATIOS 0 SF PORCH 114 SF	PATIOS 0 SF PORCH 114 SF	T T C
CLUDING BUILDING, DRCHES, WALKS,		WALKS 344 SF OTHER 35 SE	WALKS 344 SF OTHER 35 SE	
ONCRETE PADS, TEPS, PATIO & WALLS				
		TOTAL 1677 SF / 29 %	TOTAL 1757 SF / 31 %	
RIVEWAY		390 SF	390 SF	
	75 F I	55 F1*	55*	
ETBACK DIMENSIONS	100 F1	120 F 1	120 F 1	VE VEX
RONT YARD	25 FT	+/- 36.3 FT	+/- 36.3 FT	
NE SIDE YARD	10 FT	7.1 FT*	7.1. FT **	
OTH SIDE YARD (Min)	25 FT	30.1 FT	30.1 FT	
EAR YARD	25 FT	14.55 FT*	14.55 FT**	
XISTING NON-CONFORM	NG **REQUIRES A	VARIANCE		
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EXISTING FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"





14'-6<u>3</u>"





RENOVATION AND EXTENSION TO THE	
JACOB RESIDENCE	
110 BUENA VISTA DRIVE, DOBBS FERRY, NY 10522	

		CHRISTINA GRIFFIN ARCHITECT PC	10 Cardina Charact		Hastings-on-Hudson, New York 10706	011 178 0700 tel 011 178 0806 fav	0.14.41.0.01.93 (GI 9.14.41.0.0000 197	—— www.christinagriffinarchitect.com		
Date	BUILDING PERMIT SUBMISSION 8-21-20	PRE-BID DRAWINGS 8-25-20	PLANNING BOARD SUBMISSION 10-15-20	ZONING BOARD SUBMISSION 11-18-20	AHRB BOARD SUBMISSION 12-10-20					
	Drawing Title	EXISTING	FLOOR PLANS				Scale:	AS SHOWN		
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A-4

-13'-8<u>3</u>"-

· • • •

CRAWL'SPACE

CONCRETE SLAB CONSTRUCTION

4" CONCRETE SLAB W/ 6X6 W1.4/1.4

WWM ON 6 MIL. POLYETHYLENE

VAPOR BARRIER, 4" GRAVEL BASE

COLUMN

UNFINISHED

BASEMENT

 \square \square \square \square

 $\vdash - - -$

EXISTING

9 TREADS

10 RISERS

@ 9"

EXIST EXIST

SINK

SINK

20'-6³4"

-18'-10<u>3</u>"-

5'-2"

VENT

FOUNDATION WALL CONSTRUCTION

ROWELED ON WATERPROOFING

ABOVE GRADE ON 10" CONCRETE BLOCK

WALLS W/ DURAWALL REINFORCED 16" O.C.

BELOW GRADE, CEMENT STUCCO

FOOTING CONSTRUCTION

12 X 24 POURED 3,500 PSI

R-BARS, TYPICAL

B A-4

36, 38,

CONCRETE FOOTING WITH (2)

#4 CONTINUOUS HORIZONTAL



SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

10'-0<u>4</u>" 10'-5<u>3</u>" 20'-6" FIRST FLOOR PLAN



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SKY EXPOSURE PLANE DIAGRAMS SCALE: 1/8" = 1'-0"

EAST ELEVATION

Scale: AS SI

Drawing Titl SKY EXF

WEST VIEW (VIEW from STREET)

NORTH VIEW

PHOTOS of EXISTING HOUSE Scale: N.T.S.

SOUTH VIEW

NORTH -EAST VIEW

RENOVATION AND EXTENSION TO THE JACOB RESIDENCE 110 BUENA VISTA DRIVE, DOBBS FERRY, NY 10522
CHRISTINA GRIFFIN ARCHITECT CHRISTINA GRIFFIN ARCHITECT 10 Spring Street Hastings-on-Hudson, New York 10706 914.478.0799 tel 914.478.0806 fax www.christinagriffinarchitect.com
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A-5

WEST SIDE OF BUENA VISTA DRIVE

EAST SIDE OF BUENA VISTA DRIVE

STREETSCAPE

SCALE: N.T.S.

CORNER BUENA VISTA DRIVE & NORTH STREET

AERIAL VIEW of STREET

, NY 10522 TΗE DOBBS FERRY, ΟL EXTENSION $[\mathbf{I}]$ 7)EN DRIVE, SII ND \checkmark VISTA TION) B \checkmark 10 BUEN NOV

CHRISTINA GRIFFIN ARCHITECT	Hasting Street Hudson, New York 10706	 www.christinagriffinarchitect.com
Date BUILDING PERMIT SUBMISSION 8-21-20 PRE-BID DRAWINGS 8-25-20	PLANNING BOARD SUBMISSION 10-25-20 ZONING BOARD SUBMISSION 11-18-20 AHRB BOARD SUBMISSION 12-10-20	
Drawing Title AERIAL VIEW	OIREELOCARE	Scale: AS SHOWN
Δ	_	6

SECOND FLOOR **ELECTRICAL PLAN** SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

1. ALL OUTLETS AND LIGHT FIXTURES ARE NEW UNLESS SHOWN WITH "E" FOR EXISTING.

2. CONTRACTOR TO SUPPLY ALL RECESSED LIGHT FIXTURES IN ACCORDANCE WITH OWNERS' SPECIFICATIONS. ALL OTHER LIGHT FIXTURES, EXHAUST FANS, & PADDLE FANS, TO BE PROVIDED BY OWNER, AND INSTALLED BY CONTRACTOR.

3. ALL CAT6 TELEPHONE, CAT6E COMPUTER AND RGG CABLE TV WIRE TO HAVE HOME RUNS TO ENTRY POINT LOCATION IN BASEMENT. LOCATIONS TO BE DETERMINED BY OWNER

4. IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODE, 4 HARD WIRED SMOKE AND HEAT DETECTORS, AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED AS FOLLOWS:

- 1 HARDWIRED SMOKE DETECTOR PER FLOOR.
- 1 SMOKE DETECTOR PER BEDROOM & STUDIO
- 1 SMOKE DETECTOR PER HALL OUTSIDE BEDROOMS. 1 HEAT DETECTOR AT KITCHEN AND UTILITY ROOM.
- 1 HARDWIRED CARBON MONOXIDE DETECTOR AT GARAGE.
- 1 HARDWIRED CARBON MONOXIDE DETECTOR PER FLOOR.

5. ELECTRICIAN PROVIDE COST FOR ALL LABOR & MATERIALS FOR INSTALLATION OF ELECTRICAL RECEPTACLES NECESSARY TO MEET CURRENT NATIONAL ELECTRICAL CODE IN CONTRACT.

6. ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE AT LEAST 6'-0" FROM A BATHROOM DOOR. NO SMOKE AND CARBON MONOXIDE DETECTORS TO BE INSTALLED IN THE KITCHEN.

7. FIRE ALARM SYSTEM TO BE LOW VOLTAGE ADDRESSABLE SYSTEM WITH HORN AND STROBES AS PER NYS FIRE CODE AND TO BE SUBMITTED SEPARATELY TO BE REVIEWED BY HASTINGS-ON-HUDSON FIRE INSPECTOR.

8. ALL LIGHTING SHALL COMPLY WITH SECTION 300-11.4.

MECHANICAL NOTES

. RANGE HOODS SHOULD BE DISCHARGED TO THE OUTDOORS THROUGH A DUCT. THE DUCT SERVING THE HOD SHALL HAVE A SMOOTH INTERIOR SURFACE SHALL BE AIR TIGHT, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS **INSIDE THE BUILDING AS PER M1503.1**

2. DUCTS SERVING RANGE HOODS SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, OR COPPER AS PER M1503.2.

3. WOLF 34"X19" PRO LINER HOOD, 600 CFM 120 VOLT, 15 AMPS, 8" DUCT & WALL CAP.

4. NEW EXHAUST FAN TO HAVE 8" DIA. DUCT WITH DAMPER, CONNECTED TO EXTERIOR VENT.

5. ALL BATH EXHAUST FANS TO HAVE A MINIMUM OF 50 CFM, 4" DIA. METAL DUCT CONNECTED TO EXTERIOR VENT.

6. ALL AIR CONDITIONING EQUIPMENT IS EXISTING TO REMAIN.

7. STEAM BOILER IS EXISTING TO REMAIN WITH CONVERSION UNIT TO SUPPLY HOT WATER TO NEW HEATING ELEMENTS.

10522 Ы NY Η F RRY, 0 Ξ SION FE] [I OBBS Ζ Ξ \square ТТ \times ц Ц DRI \square S Ζ \mathbf{A} [I] \checkmark R Ζ N. ΙΟ m Η \mathbf{A} E \geq Ο B Ζ 10 ΓŢ \mathbf{R} Γ PC ARCHITECT 10⁷ fax 50 OS $\lesssim \infty$ Ne 47 chi FIN ~ 4 GRIFI

