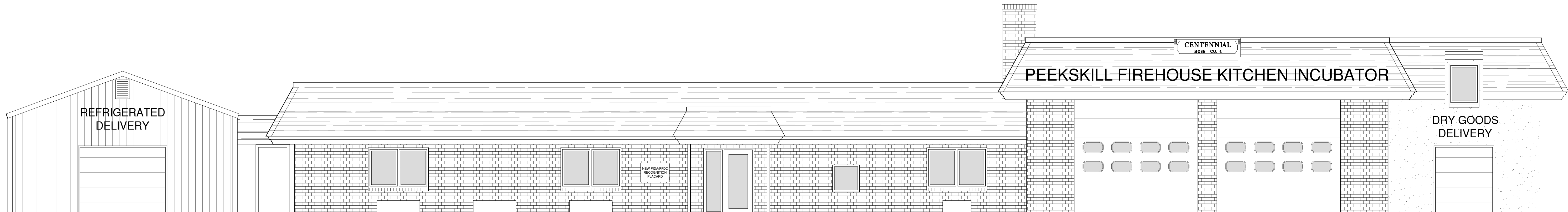


PEEKSKILL FIREHOUSE KITCHEN INCUBATOR

CITY OF PEEKSKILL - WESTCHESTER COUNTY

EDA PROJECT #01-01-15338



PROJECT DESCRIPTION

ADAPTIVE REUSE OF EXISTING TWO-STORY FIREHOUSE INTO A COMMERCIAL KITCHEN INCUBATOR (MANUFACTURING USE BY SPECIAL PERMIT OF THE COMMON COUNCIL IN A C-3 ZONE):

- SITE WORK
- UTILITY WORK:
 - 800A ELECTRICAL SERVICE UPGRADE
 - RE-COORDINATE EXISTING GAS SERVICE WITH NEW EXTERIOR METER
- HAZARDOUS MATERIALS ABATEMENT
- SELECT DEMOLITION
- ALTERATIONS AND RECONFIGURATION OF EXISTING SPACES:
 - FIVE NEW COMMERCIAL KITCHEN SPACES
 - TWO COMMON EQUIPMENT SPACES
 - DISHWASHING AREA
 - POT STORAGE AREA
 - ADMINISTRATIVE SUPPORT SPACES
 - COLD & DRY STORAGE
- NEW BREEZEWAY ADDITION CONNECTING EXISTING BUILDING TO ACCESSORY STORAGE STRUCTURE
- NEW DRY STORAGE ADDITION
- EXISTING TRUCK SERVICE BAYS TO REMAIN

BUILDING CONSTRUCTION COMPLIANCE - CERTIFICATION

- Title 19 (NYCRR)**
- Chapter XXXIII - State Fire Prevention and Building Code Counsel**
- Subchapter A - Uniform Fire Prevention and Building Code**

I do hereby certify that these drawings and specifications have been prepared under my supervision, and that to the best of my knowledge and professional judgment, the design has been made in conformance with all applicable requirements of Title 19 (NYCRR) - Chapter XXXIII, Subchapter A and the following referenced codes of New York State:

Existing Building Code of New York State- 2020 Edition

Signed

Joseph G. Thompson, NYS Registered Architect (License # 036057)

DRAWING LIST

GENERAL:

- G0.01 TITLE SHEET
- G0.02 GENERAL NOTES

LIFE SAFETY:

- LS1.01 NEW FIRST FLOOR EGRESS PLAN
- LS1.02 NEW SECOND FLOOR EGRESS PLAN

CIVIL:

- EC.1 EXISTING CONDITIONS
- SP.1 PROPOSED SITE PLAN
- LSCP.1 PROPOSED LANDSCAPING PLAN
- LP.1 PROPOSED LIGHTING PLAN
- VM.1 VEHICLE MOVEMENT PLAN
- VM.2 VEHICLE MOVEMENT PLAN
- CD.1 CONSTRUCTION DETAILS

HAZARDOUS MATERIALS:

- HM1.01 EXISTING HAZARDOUS MATERIALS PLANS

DEMOLITION:

- AD1.01 EXISTING FIRST FLOOR DEMOLITION PLAN
- AD1.02 EXISTING SECOND FLOOR DEMOLITION PLAN
- AD1.03 EXISTING ROOF DEMOLITION PLAN
- AD2.01 EXISTING DEMOLITION ELEVATIONS
- AD2.02 EXISTING DEMOLITION ELEVATIONS

STRUCTURAL:

- S100 NEW FOUNDATION PLAN
- S200 NEW SECOND FLOOR FRAMING PLAN
- S201 NEW ROOF FRAMING PLAN
- S300 NEW STRUCTURAL SECTIONS
- S500 NEW STRUCTURAL DETAILS

FRAMING:

- FR1.01 NEW FIRST FLOOR FRAMING PLAN
- FR1.02 NEW SECOND FLOOR FRAMING PLAN
- FR1.03 NEW ROOF FRAMING PLAN

ARCHITECTURAL:

- A1.01 NEW FIRST FLOOR ARCHITECTURAL PLAN
- A1.02 NEW SECOND FLOOR ARCHITECTURAL PLAN
- A1.03 NEW FIRST FLOOR REFLECTED CEILING PLAN
- A1.04 NEW SECOND FLOOR REFLECTED CEILING PLAN
- A2.01 NEW ELEVATIONS
- A3.01 NEW BUILDING SECTIONS
- A3.02 WALL SECTIONS
- A4.01 ENLARGED PLAN - KITCHEN EQUIPMENT
- A4.02 ENLARGED PLAN - KITCHEN EQUIPMENT
- A4.03 ENLARGED PLAN & ELEVATIONS - ADA BATHROOMS
- A4.04 ENLARGED PLANS & DETAILS - STAIR
- A5.01 ARCHITECTURAL DETAILS - WALL TYPES
- A5.02 ARCHITECTURAL DETAILS - SIGNAGE
- A5.03 ARCHITECTURAL DETAILS - SIGNAGE
- A6.01 SCHEDULES - WINDOWS & INTERIOR GLAZING SYSTEM
- A6.02 SCHEDULES - DOORS AND HARDWARE
- A6.03 SCHEDULES - HARDWARE
- A6.04 SCHEDULES - FINISH

MECHANICAL:

- H0.01 MECHANICAL NOTE & SPECIFICATIONS
- HD1.01 FIRST FLOOR DUCTWORK DEMOLITION PLAN
- HD1.02 SECOND FLOOR DUCTWORK DEMOLITION PLAN
- HD1.03 ROOF HVAC DEMOLITION PLAN
- HD2.01 FIRST FLOOR HYDRONIC DEMOLITION PLAN
- HD2.02 SECOND FLOOR HYDRONIC DEMOLITION PLAN
- H1.01 FIRST FLOOR HVAC DUCTWORK PLAN
- H1.02 SECOND FLOOR HVAC DUCTWORK PLAN
- H1.03 ROOF HVAC PLAN
- H4.01 COMMERCIAL KITCHEN HOOD DETAILS
- H4.02 COMMERCIAL KITCHEN HOOD DETAILS
- H4.03 COMMERCIAL KITCHEN HOOD DETAILS
- H4.04 COMMERCIAL KITCHEN HOOD DETAILS
- H4.05 COMMERCIAL KITCHEN HOOD DETAILS
- H4.06 COMMERCIAL KITCHEN HOOD DETAILS
- H4.07 COMMERCIAL KITCHEN HOOD DETAILS
- H4.08 COMMERCIAL KITCHEN HOOD DETAILS
- H4.09 COMMERCIAL KITCHEN HOOD DETAILS
- H4.10 COMMERCIAL KITCHEN HOOD DETAILS
- H4.11 COMMERCIAL KITCHEN HOOD DETAILS
- H4.12 COMMERCIAL KITCHEN HOOD DETAILS
- H7.01 HVAC DETAILS
- H7.02 HVAC DETAILS
- H7.03 HVAC DETAILS
- H8.01 HVAC SCHEDULES

PLUMBING:

- P0.01 PLUMBING NOTES & SPECIFICATIONS
- PD1.01 FIRST FLOOR SANITARY, STORMWATER & GAS DEMO PLAN
- PD1.02 SECOND FLOOR SANITARY PLUMBING DEMOLITION PLAN
- PD2.01 FIRST FLOOR DOMESTIC WATER DEMOLITION PLAN
- P1.01 FIRST FLOOR SANITARY, STORMWATER, GAS PLAN
- P1.02 SECOND FLOOR SANITARY, STORMWATER & GAS PLAN
- P1.03 ROOF SANITARY, STORMWATER & GAS PLUMBING PLAN
- P2.01 FIRST FLOOR DOMESTIC PLUMBING PLAN
- P7.01 PLUMBING DETAILS
- P7.02 PLUMBING DETAILS
- P8.01 PLUMBING SCHEDULES

ELECTRICAL:

- E0.01 ELECTRICAL NOTES & SPECIFICATIONS
- ES1.01 SITE LIGHTING PLAN
- ED1.01 FIRST FLOOR ELECTRICAL POWER DEMOLITION PLAN
- ED1.02 SECOND FLOOR ELECTRICAL POWER DEMOLITION PLAN
- ED1.03 ROOF ELECTRICAL DEMOLITION PLAN
- ED2.01 FIRST FLOOR ELECTRICAL LIGHTING & FA DEMOLITION PLAN
- ED2.02 SECOND FLOOR ELECTRICAL LIGHTING & FA DEMO PLAN
- E1.01 FIRST FLOOR POWER PLAN
- E1.02 SECOND FLOOR POWER PLAN
- E1.03 ROOF POWER PLAN
- E2.01 FIRST FLOOR LIGHTING & FIRE ALARM PLAN
- E2.02 SECOND FLOOR LIGHTING & FIRE ALARM PLAN
- E7.01 ELECTRICAL DETAILS
- E8.01 ELECTRICAL PANEL RISER DIAGRAMS
- E8.02 ELECTRICAL PANEL RISER DIAGRAMS
- E8.03 ELECTRICAL SCHEDULES

SECURITY & SURVEILLANCE:

- SS1.01 FIRST FLOOR SECURITY & SURVEILLANCE PLAN
- SS1.02 SECOND FLOOR SECURITY & SURVEILLANCE PLAN

City of Peekskill, New York												
Ground Snow Load	Wind Design				Seismic Category	Subject to Damage From			Ice Shield Underlayment	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Wind Speed	Topo Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost Depth	Termite				
30	*120	No	Yes	No	C	Severe	42"	Moderate to Heavy	Yes	N/A	1,500 or Less	51.6
*115 MPH to 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1609 of the IBC and Figure R301.2(4)A of the IRC are likely to occur and should be considered in the design.												

ENERGY CODE COMPLIANCE PER ECCCCNYS 2020 EDITION TABLE C402.1.3												
CRITERIA	CLIMATE ZONE	FENESTRATION U-FACTOR	ENTRANCE DOORS U-FACTOR	SKYLIGHT U-FACTOR	SHGC	CEILING R-VALUE	ROOF (ABOVE DECK)	WOOD FRAME WALL	MASS WALL R-VALUE	FLOOR R-VALUE	BELOW GRADE WALL	SLAB
MIN. REQ'D VALUE	4	0.38 FIXED 0.45 OPER	0.11	0.5	0.36	30 CAVITY	30 CI (AVG)	20 CAVITY	11.4 CI	30 CAVITY	R-15 CI	10, 2 FT
PROVIDED VALUE	4	0.38 FIXED 0.45 OPER	0.11	N/A	0.36	30 CAVITY	30 CI (AVG)	21 CAVITY	N/A	N/A	N/A	10, 2 FT
NOTE: CLIMATE ZONE 4 ESTABLISHED FOR WESTCHESTER COUNTY.												

JTA
JOSEPH THOMPSON
ARCHITECT

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NOTES:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
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SEAL

Joseph G. Thompson, RA
New York State License #036057

PEEKSKILL FIREHOUSE KITCHEN INCUBATOR

Peekskill Facilities Development Corporation (Owner)
EDA PROJECT #01-01-15338
701 Washington Street, Peekskill, New York 10566
S-B-L: 32-20-9-1
City of Peekskill - Westchester County

FOR CONTRACTOR BID

Date: May 7, 2025

Revisions:



G0.01