TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME:	**MIDDLEHOPE VETERINARY**
PROJECT NO.:	**23-20**
PROJECT LOCATION:	**SECTION 9, BLOCK 3, LOT 22.2 & 23 / 5349 Route 9W**
REVIEW DATE:	**1 MARCH 2024**
MEETING DATE:	**7 MARCH 2024**
PROJECT REPRESENTATIVE:	**MARTIN PASSANTE**

1. The project has re-submitted plans addressing previous comments. Upon authorization these plans can now be forwarded to the Orange County Planning Department for its review.
2. The applicant's representative have provided a revised evaluation of sanitary sewer flows identifying that the project does not exceed the design capacity of the existing sewage treatment facility on the site.
3. Pedestrian scale lighting has been proposed in the employee parking lot, which is also proposed to be paved. A concrete sidewalk has been proposed along the south side of the employee parking lot extending into the site to the side entrance drive.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal
PJH/kbw

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February 16, 2024

Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550

Re: Middlehope Veterinary Hospital
Pet Hotel & Day Care Facility
SBL: 9-2-22.1

Dear Board Members:

We have been retained by the Middlehope Veterinary Hospital to reanalyze their flow tributary to their pump station and their recently constructed wastewater treatment facility on the noted property. The treatment facility was designed in 2019 to handle both the veterinary hospital and the pet hotel and day care facility. The facility consists of three septic tanks which are collected to a single point and pumped to a two stage sand filter which has a chlorine contact tank, tablet chlorinator and cascade aerator and eventually discharges to a small stream adjacent to the project. The treatment plant was approved by NYSDEC and is covered by SPDES Permit No.: 0281093. When initially analyzed, we were conservative with the unit flows and projected additional employees to occupy the facility.

We have attached Table 1 of the original report which indicated the overall design flow to be 5,000 GPD. As we had indicated, we were conservative with that projection since there was not much flow data for veterinary hospitals and pet hotels.

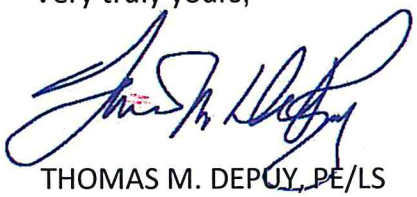
Both the veterinary hospital and pet hotel are serviced by Town of Newburgh water system which is metered and recorded on a quarterly basis.

Attached is the fourth quarter of 2022 and the first three quarters of 2023 water bills for the veterinary hospital. We analyzed the water flow from 06/15/15 to 06/28/21 for the pet hotel and day care facility. This information is shown in Table A and Table B. This indicates that the veterinary hospital's average daily flow is 291.3 and the pet hotel is 1,360 GPD.

Looking at the flows at the pet hotel and day care facility, they changed with the season. The highest average on a quarterly period was 2,564 GPD which will be utilized in the analysis to be conservative.

The addition to the veterinary hospital will include employment of one additional veterinarian and additional staff, which will increase the flow by 50% of that presently at the veterinary hospital, resulting in 437 GPD flow. Adding the projected flow to the high average daily flow of the pet hotel and day care facility results in 3,001 GPD which is below the design flow of 5,000 gallons for the treatment facility. The addition to the veterinary hospital will have little effect on the existing wastewater treatment facility.

Very truly yours,



THOMAS M. DEPUY, PE/LS

TMD/sld

Attachments

cc: Patrick Hines, MHE
Charlene Schaper, Middlehope Veterinary Hospital

TABLE 1

PROJECTED WASTEWATER FLOW

TOTAL DESIGN FLOW Phase 1			
Unit Flow Breakdown			
Unit	No.	Unit Flow Rate	Total Flow (GPD)
Dog/Pet Grooming Station	2	500	1,000
Vet Office / Vet	3	200	600
Office / Employee	13	15	195
Kennel / Dog	102	20	2,040
Laundry / Machine	2	580	1,160
			4,995 Say 5,000

TABLE A

MIDDLEHOPE PET HOTEL & DAY CARE FACILITY
WATER CONSUMPTION

Starting Date	Ending Date	# of Days	Meter Reading start (Gal.)	Meter Reading end (Gal)	Consumption (Gal.)	Daily Use (GPD)
06/15/15	09/28/15	105	1314800	1495300	180500	1719
09/28/15	01/11/16	105	1495300	1557600	62300	593
01/11/16	03/07/16	56	1557600	1577800	20200	361
03/07/16	07/14/16	129	1577800	1744000	166200	1288
07/14/16	10/03/16	81	1744000	1927100	183100	2260
10/03/16	01/08/17	97	1927100	2026500	99400	1025
01/08/17	04/17/17	99	2026500	2100500	74000	747
04/17/17	06/16/17	60	2100500	2231175	130675	2178
06/16/17	10/04/17	110	2231175	2417900	186725	1698
10/04/17	12/31/17	88	2417900	2540600	122700	1394
12/31/17	03/23/18	82	2540600	2543200	2600	32
03/23/18	07/11/18	110	2543200	2790100	246900	2245
07/11/18	09/20/18	71	2790100	2970600	180500	2542
09/20/18	12/07/18	78	2970600	3041300	70700	906
12/07/18	03/20/19	103	3041300	3111300	70000	680
03/20/19	06/24/19	96	3111300	3252600	141300	1472
06/24/19	09/18/19	86	3262600	3483100	220500	2564
09/18/19	12/26/19	99	3483100	3594000	110900	1120
12/26/19	03/18/20	83	3594000	3732175	138175	1665
03/18/19	06/30/20	470	3732175	3887393	155218	330
06/30/20	09/22/20	84	3887393	4089400	202007	2405
09/22/20	12/28/20	97	4089400	4135200	45800	472
12/28/20	04/14/21	107	4135200	4211200	76000	710
04/14/21	06/28/21	75	4211200	4276100	64900	865
						1360

TABLE B

MIDDLEHOPE VETERINARY HOSPITAL
WATER CONSUMPTION

Quarter	Dates	Flow (Gallons)	Number of Working Days**	Average Daily Flow (GPD)
4TH Quarter 2022	10/1/22 – 12/31/22	27,700	92	301.1
1st Quarter 2023	1/1/23 – 3/31/23	25,000	90	277.8
2nd Quarter 2023	4/1/23 – 6/30/23	29,000	91	318.7
3rd Quarter 2023	7/1/23 – 9/30/23	24,600	92	267.4
				291.3

** Open 7 days per week

Middlehope Veterinary
Addition
5349 Route 9W Newburgh, N.Y.

ARCHITECTURAL

T-100	General Information
S-100	Foundation/Basement Plan
A-100	Construction/Demo Plan
A-110	Reflected Ceiling Plan
A-120	Roof Plan
A-200	Enlarged Restroom Plan
A-300	Exterior Elevations
A-310	Building & Wall Sections
A-400	Millwork Details
A-410	Schedules & Egress Plan
M-100	Mechanical Plan
P-100	Sanitary Plan
P-101	Plumbing Plan

Alteration Level 1

WORK TO BE IN FULL COMPLIANCE WITH THE FOLLOWING:

BUILDING:	INTERNATIONAL BUILDING CODE	2021
ELECTRIC:	ALL WORK TO BE UL CERTIFIED	2021
PLUMBING:	INTERNATIONAL PLUMBING CODE	2021
HVAC:	INTERNATIONAL MECHANICAL CODE	2021
FIRE:	INTERNATIONAL FIRE CODE	2021

ASHRAE 90.1–2013 or 2015 International Energy Conservation Code
HANDICAPPED: ANSI A117.1 LATEST EDITION

Alteration Type 1

OCC TYPE – B (BUSINESS 100SQ.FT./PERSON

OCC LOAD –2,368 S.F./100 (P/S.F.) = 24 PERSONS

TOTAL OCC LOAD: 24 PERSONS
CONSTRUCTION TYPE – TYPE 2B

BUILDING IS not SPRINKLERED

Special Inspections

AS PER 1704.2.1 THE DESIGN PROFFESIONAL WILL ACT AS THE SPECIAL INSPECTOR

REQUIRED SPECIAL INSPECTIONS:
1705.17 FIRE RESISTANT PENETRATIONS & JOINTS
1705.12.6 ANCHORING OF ALL DUCT WORK
1705.12.3 NOT REQUIRED WITH INSTALLATION OF 5/8" GYPSUM BOARD

SECTION 7 2021 IEBC
702 ALL FINISHES TO BE CLASS B OR HIGHER
703 EXISTING FULL SPRINKLER SYSTEM TO BE UPDATED AS PER NEW FLOOR PLAN
704 ALL SPACES TO BE IN FULL COMPLIANCE WITH ALL REQUIRED MEANS OF EGRESS FOR THERE OCC LOAD
705 ALL SPACES TO BE FULLY ADA COMPLIANT
706 N/A EXIST. ROOF TO REMAIN
707 N/A EXIST. STRUCTURAL SYSTEM TO REMAIN
708 BUILDING TO BE BROUGHT UP TO ENERGY CONSERV. STANDARDS SEE ATTACHED COM CHECK
SECTION 8 2021 IEBC
801 SCOPE IS THAT SOME INTERIOR WALLS TO BE RELOCATED THUS MAKING THIS A LEVEL 2 ALTERATION
802 SPECIAL USE – NOT APPLICABLE
803 VERTICAL OPENINGS – NEW RELOCATED STAIR TO BASEMENT TO BE IN FULL COMPLIANCE W/CHAPTER 10 2015 IBC

805 NEW SPACES TO BE IN FULL COMPLIANCE WITH ALL REQ'D MEANS OF EGRESS
OCC LOAD –8,414 S.F./100 (P/S.F.) = 84 PERSONS
OCC LOAD –291 S.F.(CONF/BUSINESS ASSEMBLY (P/S.F.) = 18 PERSONS
TOTAL OCC LOAD: 102 PERSONS
805.3.1.1 SINGLE EXIT PERMITTED IF <50 OCC
805.7 ALL MEANS OF EGRESS WILL HAVE EMERGENCY LIGHTING
805.8 REQUIRED EXIT LIGHTING AS PER CODE
805.8 REQUIRED EXIT LIGHTING AS PER CODE
806 ALL NEW SPACES TO BE IN FULL ADA COMPLIANCE
807 NO WORK TO BE DONE TO EXISTING STRUCTURAL COMPONENTS
808 ALL ELECTRICAL WORK TO BE IN FULL CONFORMANCE WITH CH. 27 OF THE 2015 IBC
809 EXIST. MECHANICAL SYSTEM TO BE UTILIZED
810 PLUMBING FIXTURES FOR EACH SPACE
PLUMBING QUANTITIES AS PER 2015 INTERNATIONAL PLUMBING CODE
811 ENERGY CODE COMPLIANCE
NO WORK TO EXTERIOR WALLS

GENERAL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL THE WORK OF THIS CONTRACT IN STRICT ACCORDANCE WITH THE IBC 2015 CODE, THE OSHA REGULATIONS AND THE LATEST EDITION OF THE NATIONAL FIRE CODE AND 101 LIFE SAFETY CODE.

2. THE CONTRACTOR OR OWNER SHALL OBTAIN AND BEAR THE COST OF ALL REQUIRED PERMITS, LICENSES AND APPROVALS INCLUDING A BUILDING PERMIT AND A CERTIFICATE OF OCCUPANCY.

3. THE WORK OF THIS CONTRACT SHALL BE COMPLETED IN ACCORDANCE WITH THE ATTACHED DRAWINGS AND SPECIFICATIONS.

4. COPIES OF ALL NECESSARY PERMITS, LICENSES, AND CERTIFICATES SHALL BE AVAILABLE ON PROJECT SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

6. THE CONTRACTOR SHALL COORDINATE THE WORK OF THIS CONTRACT TO AVOID ANY INTERFERENCE WITH ADJOINING PROPERTIES.

7. TRASH SHALL BE REMOVED FROM THE PREMISES DURING THE COURSE OF CONSTRUCTION AS A ROUTINE OPERATION.

8. THE CONTRACTOR SHALL PURCHASE AND PAY THE COST OF INSURANCE COVERAGE, BONDS, WORKERS COMPENSATION, MATERIAL AND LABOR, ETC., AS REQUIRED BY LAW, OWNER AND/OR LANDLORD.

9. ALL MATERIALS USED IN THE PERMANENT CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED.

10. THE CONTRACTOR SHALL LOCATE FIRE EXTINGUISHERS IN THE PREMISES FROM THE DATE OF THE COMMENCEMENT OF THE WORK OF THIS CONTRACT. QUANTITY AS DETERMINED BY THE FIRE MARSHAL.

11. THE CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK OF THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

12. SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF THAT WORK.

13. ALL WOOD OR WOOD PRODUCTS INCLUDING FRAMING, BLOCKING, PLYWOOD & CABINETRY TO BE FIRE RETARDANT TREATED.

14. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED ON ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

15. ALL MATERIAL TO BE USED ON THIS PROJECT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURERS RECOMMENDED SPECIFICATIONS FOR INSTALLATION.

16. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS AS REQUIRED TO PRECLUDE INJURY TO OWNER'S AND CONTRACTOR'S PERSONNEL AND TO ALL OTHER PERSONS AT THE CONSTRUCTION SITE.

17. THESE DRAWINGS ALONG WITH THE LANDLORD'S PROJECT STANDARDS FOR STORE CONSTRUCTION, STORE DESIGN CRITERIA, SIGN CRITERIA, AND LEASE EXHIBIT REPRESENTS THE SCOPE OF WORK TO BE PERFORMED BY TENANTS G.C.

18. THE METHOD OF ATTACHING TENANT'S CONSTRUCTION TO LANDLORD'S BUILDING STRUCTURE WILL BE IN ACCORDANCE WITH LANDLORD'S CRITERIA AND AS REQ'D. BY CODE.

19. THE G.C. IS RESPONSIBLE FOR ALL FINAL INSPECTIONS

20. ALL DIMENSIONS SHOWN ARE GYP. BD. TO GYP. BD. (U.O.N.)

21. THE ARCHITECT/ ENGINEER OF RECORD SHALL ATTEND A PRE-CONSTRUCTION MEETING TO BE HELD ON SITE IF REQUIRED

25. ANY CONSTRUCTION TO BE LEFT IN PLACE THAT IS WEAKENED OR DAMAGED SHALL BE RESTORED TO THE CONDITION THAT EXISTED PRIOR TO SUCH DAMAGE.

26. CONSTRUCTION THAT IS TO BE REPLACED AFTER REMOVAL WORK SHALL BE REPLACED WITH CONSTRUCTION OF EQUAL STRENGTH AND DESIGN.

27. ALL SUSPENDED CEILINGS AND SUSPENSION SYSTEMS SHALL BE IN ACCORDANCE WITH THE 2015 IBC. SUSPENSION SYSTEM SUPPORTS SHALL BE NO MORE THAN 4'–0" O.C., IN EITHER DIRECTION.

29. ALL WORK ABOVE SUSPENDED CEILINGS SHALL BE PERFORMED USING APPROPRIATE SAFEGUARDS, SUCH AS SCAFFOLDS, SHORING AND THE LIKE, APPROVED BY THE ARCHITECT/ ENGINEER TO PREVENT ANY ADDITIONAL LOADING OF THE SUSPENDED CEILING SYSTEM.

30. ALL ITEMS SUBJECT TO CONTROLLED INSPECTION FOR THE WORK UNDER THIS ALTERATION APPLICATION SHALL BE LISTED ON THE TITLE SHEET OF THE PLANS OR THE SHEET IMMEDIATELY FOLLOWING.

31. CONTROLLED INSPECTION SHALL BE MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER RESPONSIBLE FOR THE PLANS. THE INSPECTING RA OR PE SHALL BE INDEPENDENT OF THE CONTRACTOR.

ELECTRIC NOTES

1. ALL ELECTRICAL WORK SHALL BE BOARD OF FIRE UNDERWRITERS

2. ALL RECEPTACLES, LIGHT FIXTURES, AND WIRING REQUIRED FOR THEIR INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. (LOCATIONS, QUANTITY, STYLE, ETC., SHALL BE AS INDICATED ON THE PLANS AND/OR AS SELECTED BY OWNER AND IN ACCORDANCE W/ EQUIPMENT MANUFACTURER'S REQUIREMENTS AND TENANT CRITERIA MANUAL.

3. CONTRACTOR SHALL NOTIFY THE TELEPHONE CO. PRIOR TO THE INSTALLATION OF THE WALLBOARD SO THAT THE TELEPHONE LINE INSTALLATION WILL BE CONCEALED.

4. ALL WORK SHALL BE DONE BY APPROVED LICENSED ELECTRICIANS.

5. CONTRACTOR SHALL PROVIDE ALL SERVICES AND ACCESSORIES INCLUDING FINAL CONNECTION TO ALL OWNER SUPPLIED EQUIPMENT REQUIRING ELECTRICAL POWER, FOR A COMPLETE OPERATIONAL ASSEMBLY, INCLUDING HVAC CONTROL CONNECTION.

6. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, AND ALL STANDARDS FOR MATERIAL AND INSTALLATION AS SET FORTH BY THE OWNER OF THE PREMISES. FURNISH ALL REQUIRED PERMITS AND CERTIFICATES OF COMPLIANCE UPON COMPLETION.

7. THE ELECTRICAL CONTRACTOR SHALL INSTALL A COMPLETE OPERATING ELECTRICAL SYSTEM IN ACCORDANCE WITH APPLICABLE DRAWINGS, DETAILS AND SPECIFICATIONS. FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT AS MAY BE REQUIRED TO PERFORM AND COMPLETE THE WORK IN A TIMELY AND WORKMANLIKE MANNER.

8. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS FURNISHED BY HIM TO BE NEW AND FREE FROM INHERENT DEFECTS. HE SHALL KEEP SAME IN GOOD REPAIR AND REPLACE ANY DEFECTIVE MATERIALS OR WORKMANSHIP FREE OF COST TO THE OWNER FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE COMPLETED PROJECT.

9. THE ELECTRICAL INSTALLATION SHOWN ON THE DRAWINGS IS DIAGRAMMATIC AND INTENDED TO CONVEY INFORMATION RELATIVE TO THE GENERAL LOCATION OF EQUIPMENT, WIRING AND ACCESSORIES. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND INSPECTION OF EQUIPMENT FURNISHED BY HIM, THE OWNER, AND OTHER TRADES, TO DETERMINE THE FINAL INSTALLED LOCATION, MOUNTING DETAILS, AND FINAL REQUIREMENTS FOR ELECTRICAL CONNECTION AND CONTROL FOR PROPER OPERATION.

10. ALL ELECTRICAL WIRING SHALL BE CONCEALED WHERE POSSIBLE. CONNECTIONS TO EQUIPMENT SHALL BE MADE USING FLEXIBLE METAL CONDUIT (GREENFIELD) IN DRY LOCATIONS ONLY. INSTALL LIQUID TIGHT FLEXIBLE CONDUIT IN ALL AREAS SUBJECT TO WASHDOWN OR SEVERE MOISTURE.

11. ALL JUNCTION BOXES AND EQUIPMENT TERMINATIONS SHALL BE ACCESSIBLE, PROVIDE ADEQUATE SLACK IN ALL CORD AND PLUG AND FLEXIBLE RACEWAY CONNECTED EQUIPMENT TO ALLOW MOVEMENT OF THE EQUIPMENT FOR CLEANING, TOGETHER WITH ACCESS TO JUNCTION AND TERMINAL LOCATIONS.

12. CONDUCTORS SHALL BE OF CODE APPROVED, SOFT DRAWN COPPER. THE MINIMUM SIZE SHALL BE NO. 12 AWG SOLID. INSULATION IN GENERAL SHALL BE TYPE THWN. FOOD SERVICE EQUIPMENT, OVENS, ETC., SHALL BE CONNECTED WITH CONDUCTORS HAVING INSULATION SUITABLE FOR THE TEMPERATURES GENERATED.

13. FURNISH ALL LIGHTING FIXTURES COMPLETE WITH LAMPS AND FIXTURE SUPPORTS AS MAY BE REQUIRED FOR THE INTENDED INSTALLATION.

14. FINISH PLATES FOR WALL SWITCHES, DUPLEX CONVENIENCE, AND POWER RECEPTACLES SHALL BE OF BRUSHED STAINLESS STEEL.

15. TELEPHONE OUTLETS SHALL BE PROVIDED WITH A CONCEALED JUNCTION BOX AND "1" CONDUIT EXTENSION INTO CEILING AREA OR ACCESSIBLE AIRING SPACE FOR INSTALLATION OF TELEPHONE INTERCONNECT WIRING BY OTHERS.

16. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A SYSTEM OF TEMPORARY LIGHT AND POWER FOR SMALL HAND TOOLS FOR THE USE OF ALL TRADES. THE TEMPORARY SYSTEM SHALL BE REMOVED BY HIM UPON ENERGIZATION OF THE PERMANENT ELECTRICAL SYSTEM.

17. CONTRACTOR SHALL NOTIFY THE TELEPHONE CO. PRIOR TO THE INSTALLATION OF THE WALLBOARD SO THAT THE TELEPHONE LINE INSTALLATION WILL BE CONCEALED.

18. ALL WORK SHALL BE DONE BY LICENSED ELECTRICIANS.

19. CONTRACTOR SHALL PROVIDE ALL SERVICES AND ACCESSORIES, INCLUDING FINAL CONNECTION TO ALL OWNER SUPPLIED EQUIPMENT REQUIRING ELECTRICAL POWER FOR A COMPLETE OPERATIONAL ASSEMBLY, INCLUDING HVAC CONTROL CONNECTION.

20. CONTRACTOR SHALL PROVIDE NEW PANEL BOARDS AS REQUIRED. ALL LOADS SHALL BE BALANCED ACROSS PHASES AND CONTRACTOR SHALL SIZE ALL WIRES AND CONDUIT, IN ACCORDANCE WITH N.E.C. LATEST EDITION.

PLUMBING EQUIPMENT QUANTITIES BASED ON PER SEX
OCC LOAD –2,368 S.F. /100 (P/S.F.) = 24 PERSONS

TOTAL OCC LOAD: 24 PERSONS

WATER CLOSET 1 PER THE FIRST 25 OCCUPANTS 1 PER 50 AFTER
1– WATER CLOSETS REQUIRED 2 PROVIDED

LAVATORY 1 PER THE FIRST 40 OCCUPANTS 1 PER 80 AFTER
1– WATER CLOSETS REQUIRED 2 PROVIDED

(1) MOP SINK REQUIRED
(1) DRINKING FOUNTAIN REQUIRED

CODE DATA WORKSHEET

TYPE OF WORK:
ALTERATIONS LEVEL 1
LEGEND: NA – NOT APPLICABLE R – REQUIRED NR – NOT REQUIRED
NS – NOT SHOWN ON DRAWINGS
NC – NON-CONFORMING C – CONFORMS

TOPIC	CODE SECTION	REQUIRED OR ALLOWED (BY CODE)	ACTUAL PROPOSED
OCCUPANCY CLASSIFICATION PROPOSED	302	B	B
TYPE OF CONSTRUCTION (INCLUDE SUBTYPE)	602	2b	2b
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	TABLE 601	0	2
FIRE RESISTANCE RATING REQ.'S FOR EXTERNAL WALLS	TABLE 602	0	2
ALLOWABLE HEIGHT AND BUILDING AREA	CHAPTER 5	---	---
HEIGHT (FT.)	TABLE 504.3	75'–0"	C (20')
NUMBER OF STORIES	TABLE 504.4	4	C (2)
FLOOR AREA (SQ. FT. PER FLOOR)	TABLE 506.2	92,000	C (3,996)
FIRE PROTECTION SYSTEM	CHAPTER 9	---	---
AUTOMATIC SPRINKLER SYSTEM	903 [B] [F]	NOT REQ	NOT PROV
PORTABLE FIRE EXTINGUISHERS (MUST SHOW LOCATION ON DRAWING)	906 [B] [F]	REQUIRED	PROVIDED
FIRE ALARM AND DETECTION SYSTEM	907 [B] [F]	NOT REQ	NOT PROV
OTHER		---	---
MEANS OF EGRESS	CHAPTER 10	---	---
OCCUPANT LOAD*	TABLE 1004.1.2	SEE PLANS	SEE PLANS
EGRESS WIDTH*	1005	SEE PLANS	SEE PLANS
STAIRWAYS	1011	NA	NA
EXIT ACCESS SPACES WITH ONE MEANS OF EGRESS	1006 TABLE 1006.3.2	NA	NA
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	200'–0"	C
CORRIDOR WIDTH	1020.2	44"	C
CORRIDOR FIRE RESISTANCE RATING	1020.1	NA	2hr
DEAD ENDS	1020.4	20'–0"	C
CORRIDOR CONTINUITY	1020.6	NA	NA
EXISTING/MINIMUM NUMBER OF EXITS	6 TABLE 1006.3.1	2	C
ACCESSIBILITY (ICC/ANSI A–117.1 –98) [NOTE: ALL NEW TOILET ROOMS MUST BE ACCESSIBLE]	CHAPTER 11	R	C
OTHER		---	---
OTHER		---	---
REQUIRED LIVE LOAD	TABLE 1607.1	NA	NA
SNOW LOAD	FIGURE 1608.2	NA	NA
PLUMBING REQUIRED NUMBER OF FIXTURES		R	C
EXIT SIGN(S)	1013.1	R	C
EGRESS ILLUMINATION (EMERGENCY LIGHTS)	1008	R	C
OTHER		---	---

HVAC NOTES

INSTALL HVAC SYSTEM IN ACCORDANCE WITH OWNERS REQUIREMENTS, GOOD ENGINEERING PRACTICE, ASHRAE AND SMACNA REQUIREMENTS.

1. THE INTENT IS TO HAVE COMPLETE PROPERLY OPERATING SYSTEMS. THE PURPOSE OF THESE DRAWINGS ARE TO ILLUSTRATE TYPICAL MAJOR FUNCTIONS, SYSTEM OPERATION, AND THAT EQUIPMENT IS INSTALLED IN

APPURTENANCES & INCIDENTALS SHALL BE FURNISHED WHETHER OR NOT SHOWN ON THE DRAWINGS.

2. ALL AIR DISTRIBUTION DUCTS SHALL BE AS INDICATED ON PLANS

3. ALL DUCT WORK SHALL BE FABRICATED METAL AND INSTALLED AS PRESCRIBED BY THE APPLICABLE REQUIREMENTS SET FORTH BY THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) AND THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) AND SHALL CONFORM IN EVERY RESPECT TO LOCAL CODES. GALVANIZED STEEL OR ALUMINUM DUCTS SHALL BE OF APPROPRIATE GAUGE THICKNESS TO PRECLUDE VIBRATION.

4. WHERE HVAC DUCT MUST BE OF DIFFERENT SIZE THAN SHOWN ON THE PLANS, THE REVISED SIZES SHALL CONFORM TO THE MAXIMUM VELOCITIES:
MAIN LINE DUCTS – 750 FPM
BRANCH DUCTS – 500 FPM

5. FLEXIBLE DUCT EXPANSION JOINTS SHALL BE PROVIDED WHERE NECESSARY.

6. SUPPORT DUCTS RIGIDLY WITH SUITABLE TIES, BRACES, HANGERS AND ANCHORS OF TYPE WHICH WILL HOLD DUCTS TRUE–TO–SHAPE.

7. ASSEMBLE AND INSTALL DUCTWORK IN A MANNER WHICH WILL ACHIEVE AIR TIGHT (5% LEAKAGE) AND NOISELESS (NO OBJECTIONABLE NOISE) SYSTEM.

8. SUPPLY CEILING DIFFUSERS AND RETURN AIR GRILLE SHALL BE THOSE DESIGNED FOR GRID TYPE SUSPENDED CEILING MOUNTING, SUCH AS THOSE MANUFACTURED BY HART AND COOLEY. REGISTERS SHALL BE ADJUSTABLE TYPE WITH DIRECTIONAL AIR LOUVER PATTERN SUITABLE FOR EACH SPECIFIC LOCATION.

9. FURNISH AND INSTALL
(7) DAY PROGRAMMABLE THERMOSTATS. THERMOSTAT TO HAVE SINGLE STAGE HEATING AND SINGLE STAGE COOLING CAPABILITY, FULL INDEPENDENT 7 DAY PROGRAMMING WITH FOUR DIFFERENT TIME TEMPERATURE SETTINGS PER DAY, AND BATTERY BACK UP TO PROTECT PROGRAMS IN CASE OF POWER FAILURE.

10. ALL LINE VOLTAGE POWER WIRING TO HVAC EQUIPMENT (ELECTRICAL FEEDERS, CONNECTIONS, WIRING, SWITCHES, ETC.) SHALL BE CERTIFIED TO BE IN ACCORDANCE WITH LOCAL AND NEC CODES AND ACCOMPLISHED BY A LICENSED ELECTRICIAN.

11. ALL LOW VOLTAGE CONTROL WIRING TO HVAC EQUIPMENT TO BE COMPLETED BY LICENSED HVAC CONTRACTOR.

12. ENTIRE INSTALLATION TO BE DONE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND ALL LOCAL, STATE, NATIONAL AND UILCO CODES. AND ALL REQUIREMENTS OF THE OWNER.

13. HEATING AND COOLING EQUIPMENT SHALL BE INSTALLED AND ADJUSTED BY A MANUFACTURER AUTHORIZED CONTRACTOR.

14. CONTRACTOR SHALL COORDINATE ALL WORK WITH LIGHTING, ELECTRICAL, CONDUIT, CEILING GRID AND PIPING PLANS.

15. CONTRACTOR SHALL PROVIDE WARRANTY AND FREE SERVICE ON ENTIRE INSTALLATION FOR ONE YEAR FROM DATE OF EQUIPMENT START UP AND ACCEPTANCE.

16. CONTRACTOR SHALL FURNISH TWO (2) SETS OF OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT FURNISHED, INCLUDING AIR BAL. REPORTS.

18. HVAC CONTRACTOR SHALL SUBMIT FOR REVIEW CERTIFIED SHOP DRAWINGS ON ALL EQUIPMENT AND MATERIALS INSTALLED UNDER THIS CONTRACT.

19. CONTRACTOR SHALL VERIFY ALL CEILING HEIGHTS.

20. PLUMBING CONTRACTOR SHALL PROVIDE CONDENSATION DRAIN FACILITIES FOR HVAC UNIT AS/IF REQUIRED.

21. MECHANICAL CONTRACTOR SHALL SIZE & GUARANTEE SYSTEMS PERFORMANCE FOR MAINTAINING A 72 F INTERIOR TEMPERATURE AT 15 F EXTERIOR TEMPERATURE (WINTER DESIGN DRY BULB TEMPERATURE) WITH A 15 MPH WIND VELOCITY FOR HEATING AND A 10 ΔT FOR SUMMER COOLING CYCLE.

PAINT NOTES

1. ALL EXPOSED GYPSUM BOARD SURFACES SHALL RECEIVE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT (SEMI–GLOSS).

2. ALL DOORS AND FRAMES SHALL RECEIVE (2) FINISH COATS OF SEMI–GLOSS PAINT, EXCEPT AS NOTED.

CARPENTRY & MILLWORK

1. PROVIDE AND INSTALL ALL BLOCKING AS REQUIRED BY OTHER TRADES.

2. PROVIDE AND INSTALL ALL MILLWORK AND CABINETS AS INDICATED ON THE DRAWINGS WITH FINISH AS SPECIFIED BY ARCHITECT.
3. THE G.C. SHALL VERIFY ALL COUNTER AND CABINETRY DIMENSIONS AS REPRESENTED ON THE CONSTRUCTION DRAWING'S WITH THE EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES THE G.C. SHALL CONTACT SUBCONTRACTOR PERFORMING CABINETRY WORK.

PARTITION NOTES

1. ALL GYPSUM BOARD (UNLESS NOTED) SHALL BE 5/8" THICK ON 3–5/8" STUDS, 20 GA. 16" OC FRAMED AND SECURED TO STRUCTURE ABOVE.

2. ALL GYPSUM BOARD SHALL BE TAPED AND SPACKLED WITH THREE (3) COATS OF JOINT COMPOUND, PROVIDE ALL "J" MOULDING AND CORNER BEADS AS REQUIRED.

3. ALL GYPSUM BOARD SHALL BE USG, GOLD BOND OR EQUAL.

4. ALL RATED PARTITIONS ARE TO BE FULL HEIGHT TO DECK ABOVE (FIRE STOP ALL DECK GAPS, PENETRATIONS, ETC.) PARTITIONS TO BE AIR TIGHT.

5. ALL DUCT PENETRATIONS ARE TO HAVE FIRE DAMPERS AT RATED PARTITIONS.

DRAWING SYMBOLS

ELEVATION MARKER (SHEET AND NUMBER LOCATION) — 1 / A–1
DETAIL MARKER (SHEET AND NUMBER LOCATION) — 1 / A–1
SECTION AND DETAIL MARKER (SHEET AND NUMBER LOCATION) — 1 / A–1
DOOR NUMBER (SEE DETAILS ON SHT. D–1) — 2
PARTITION TYPE (SEE DETAILS ON SHT. A–3) — 2
FINISH TYPE (SEE LEGEND ON SHT. A–3) — B–2
EQUIPMENT NUMBER (SEE LEGEND ON SHT. A–3) — 3

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Submissions & Revisions

No.	Date	Description
1	1/30/2024	Changes as per Owner

REGISTERED ARCHITECT MARTIN A. PASSANTE 023114 STATE OF NEW YORK

Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.

Project Location:

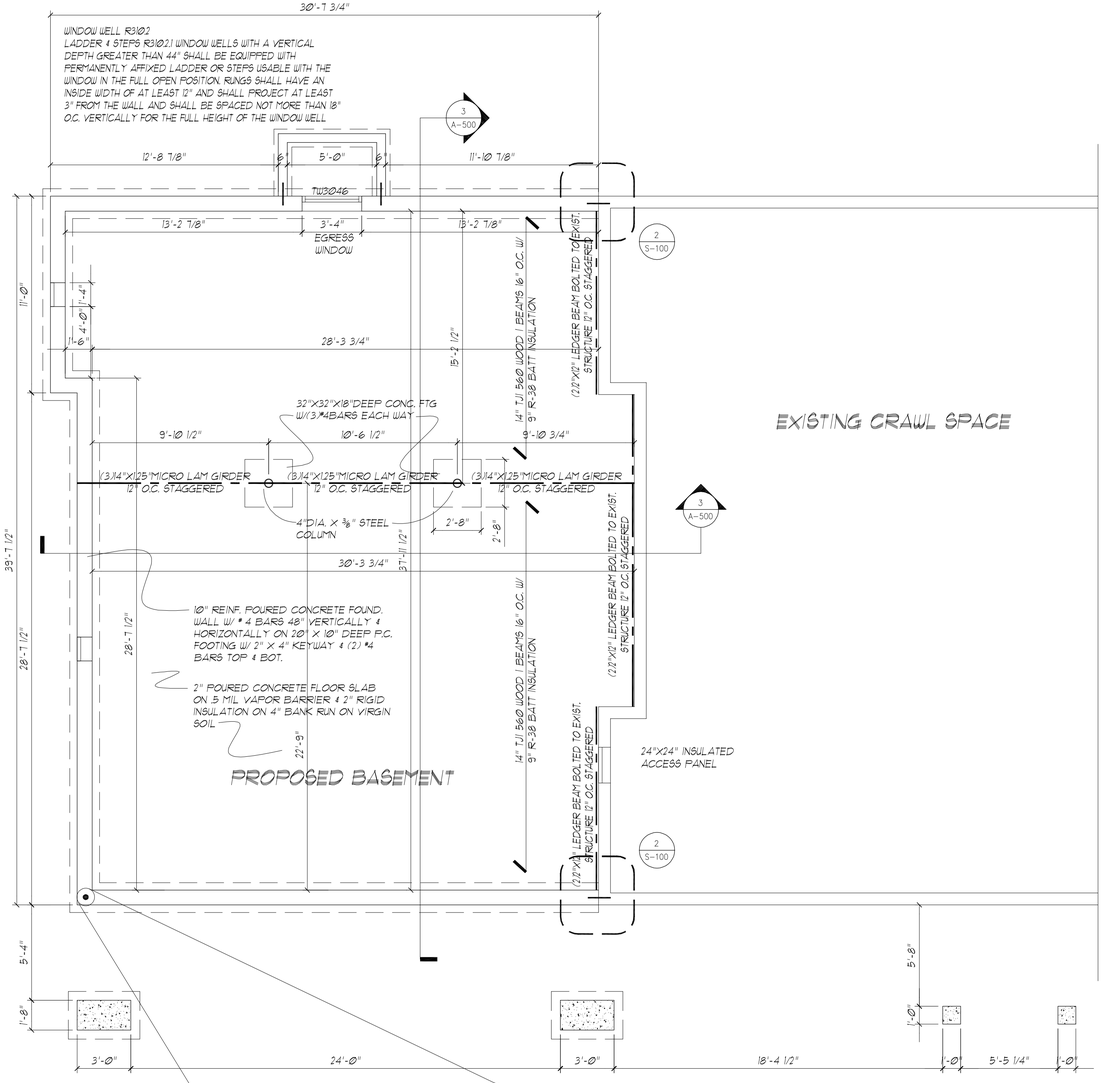
Drawing Title: Cover Sheet

Project No.

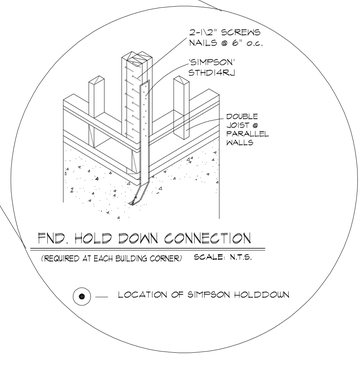
Date: | Drawing Scale:

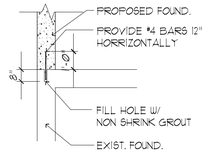
Drawn By: | Checked By:

Drawing No. T-100 | of

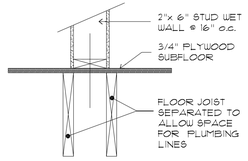


1 S-100 **Foundation Plan**
SCALE: 1/4"=1'-0"





2 S-100 **DETAIL @ FOUND. JUNCTURE**
SCALE: NO SCALE



3 S-100 **TYP. WET WALL DETAIL**
SCALE: NO SCALE

CONCRETE NOTES:

1. MATERIALS SHALL CONFORM WITH THE FOLLOWING STANDARDS:
   A. PORTLAND CEMENT AS PER ASSET. C-150.
   B. CONCRETE AGGREGATES AS PER ASTM C-33.
   C. WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALT, ORGANIC MATERIALS AND DELETERIOUS MATERIALS.
   D. REBARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
   E. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM 185 WITH ULTIMATE TENSILE STRENGTH OF 70 K.S.I.
2. MIN. COMPRESSIVE STRENGTH OF CONCRETE AS PER R402.2 IS AS FOLLOWS:
   FOUNDATION WALLS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER IS 3500 PSI
   INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS SHALL BE 3500 PSI
   FOUNDATION WALLS,EXTERIOR WALLS AND OTHER VERTICAL CONCRETE EXPOSED TO THE WEATHER SHALL BE 3000 PSI
   PORCHES,CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS SHALL BE 3500 PSI
   ALL SHALL BE AIR ENTRAINED.
3. CONCRETE SHALL BE PRODUCED FROM APPROVED BATCH PLANTS, BASED ON PRELIMINARY TEST DESIGN AND RESULTING INTO MIX STRENGTH SPECIFIED. PRODUCER SHALL CERTIFY CONFORMANCE OF QUALITY AND CONDITIONS OF MATERIALS TO ACI-318 AND THAT INGREDIENTS ARE THE SAME OR EQUAL TO THOSE USED FOR THE PRELIMINARY TESTS. ATTESTATION OF QUALITY INSPECTION AT THIS BATCH PLANT SHALL APPEAR ON THE TICKET ACCOMPANYING EACH LOAD OF CONCRETE.
4. ALL REINFORCING BARS TO BE IN ACCORDANCE WITH A.S.T.M. A615 GRADE 60 DEFORMED, LAPPED A MINIMUM OF 20" FOR #4 REBARS AND 26" FOR #5 REBARS AT SPLICES AND CORNERS U.N.
5. MINIMUM PROTECTION FOR MAIN REINFORCEMENT TO BE 3" FOR CONCRETE PLACED AGAINST EARTH ALL OTHERS TO BE 2" U.N.
6. CONTRACTOR TO PROVIDE PROPER SLEEVES IN FOUNDATION WALLS AND SLABS TO ACCOMODATE ANY PIPES PASSING THROUGH.
7. PROVIDE 4'-0 DOUELS X 3'-0" LG. BETWEEN ALL PIERS, FOUNDATIONS, SLABS, GRADE BEAMS, ETC. U.N.
8. ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
9. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3500 P.S.I. TO BE VERIFIED BY AUTHORITIES HAVING JURISDICTION OVER SAME.
10. ALL ELEVATIONS OF FOOTINGS INDICATED ARE SUBJECT TO CHANGE UPON INSPECTION OF SUBSOIL CONDITIONS DURING EXCAVATION OF SITE.
11. BOTTOM ELEVATIONS OF EXTERIOR FOOTINGS TO BE 3' MINIMUM BELOW GRADE.
12. WHERE SLABS ARE SUPPORTED ON FILL, THE FILL SHALL BE PROPERLY COMPACTED IN LAYERS.
13. CMSA++ ½"RE-MOLDED EXPANSION JOINTS AROUND PERIPHERY OF SLAB AND AT ALL COLUMN LOCATIONS.
14. FOUNDATION WALLS TO BE ADEQUATELY BRACED AS REQUIRED. NO BACKFILL PERMITTED UNTIL SUPPORTING FLOORS ARE PLACED.
15. WHEN EXCAVATION, REMOVAL AND BACKFILL ARE REQUIRED, BACKFILL WITH CONTROLLED GRANULAR SOIL (SAND AND GRAVEL) IN MAXIMUM 9" LAYERS (LOOSE) AND COMPACT MECHANICALLY TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 AND THE LOCAL BUILDING CODE.

TABLE 402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH[a] (f'_c)		
	Weathering potential[b]		
	Negligible	Negligible	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500[c]
Basement slab and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500[c]
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000[d]	3,000[d]
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000[d,e]	3,500[d,e]

For SI: 1 pound per square inch = 6.895 kPa.

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS[a]

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (Pounds per square foot)
Crystalline Bedock	12,000
Sedimentary and Foliated Rock	4,000
Sandy Gravel and/ or Gravel (GW and GP)	3,000
Sand, Silty Sand, Clayey Sand, Silty Gravel and Clayey Gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, Sandy Clay, Silty Clay, Clayey Silt, Silt and Sandy Silt (CL, ML, MH and CH)	1,500[b]

a. When soil tests are required by section R401.4, the allowable bearing capacities of the soil shall be part of the recommndations.
b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

CONCRETE NOTES :

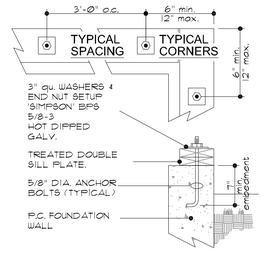
Assumed soil to be sand or gravel, with minimum traces of dry clay, with minimum bearing capacity of 1 ton/sq.ft.

Concrete to be plain, reinforced, minimum 3,500 p.s.i., 28 day test, predicated on the above soil assumption. If other soils are encountered, lower bearing values are to be assumed and the foundation must be redesigned.

All footings are to rest on virgin, undisturbed soil.

FOUNDATION WALL

10" Thick X See Section Tall Poured Concrete Foundation Wall Unless Noted Otherwise, w/ (3) #4 Re-Bar Horizontal spaced @ 36 o.c. on 20" Wide x 10" Tall Poured Concrete Foot'g. minimum of 42" Below Finished Grade w/ (2) #4 Rebars. Provide a 2"x4" Key Way. Place on Undisturbed Soil or Compacted Clean Sand to 95 % Relative Density.



2 **ANCHOR BOLT PLAN**
SCALE: N.T.S.

SILL PLATE

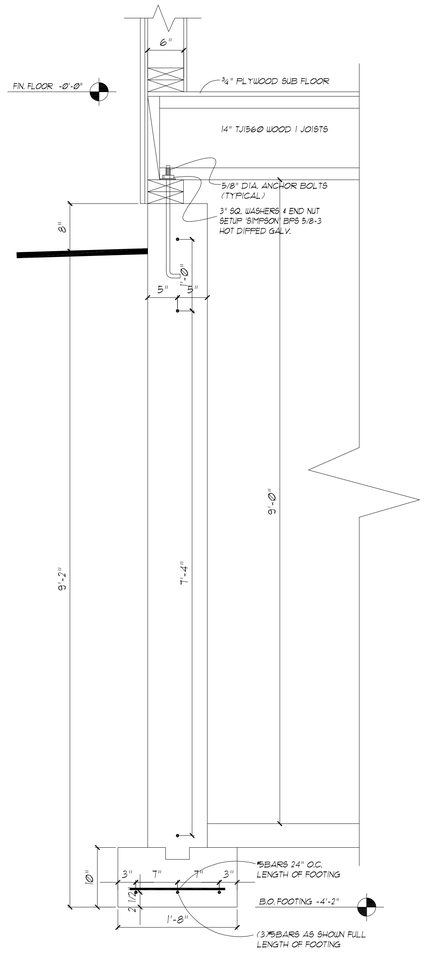
Double 2"x6" A.C.Q. Sill Plate over Copper Coated Termite Shield over Sill Seal.

ANCHOR BOLT

Install Anchor Bolts as Per Detail, Same Sheet.

NOTES :

1. Double All Floor Joists Under Parallel Walls Above
2. acq = Treated Lumber
3. Utilize Steel Shims Only Under Steel Girders.
4. T.O.W. = Top of Wall



4 S-100 **FDN WALL DETAIL**
SCALE: 1"=1'-0"

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REGISTERED ARCHITECT MARTIN A. PASSANTE 023114 STATE OF NEW YORK

Project Location:

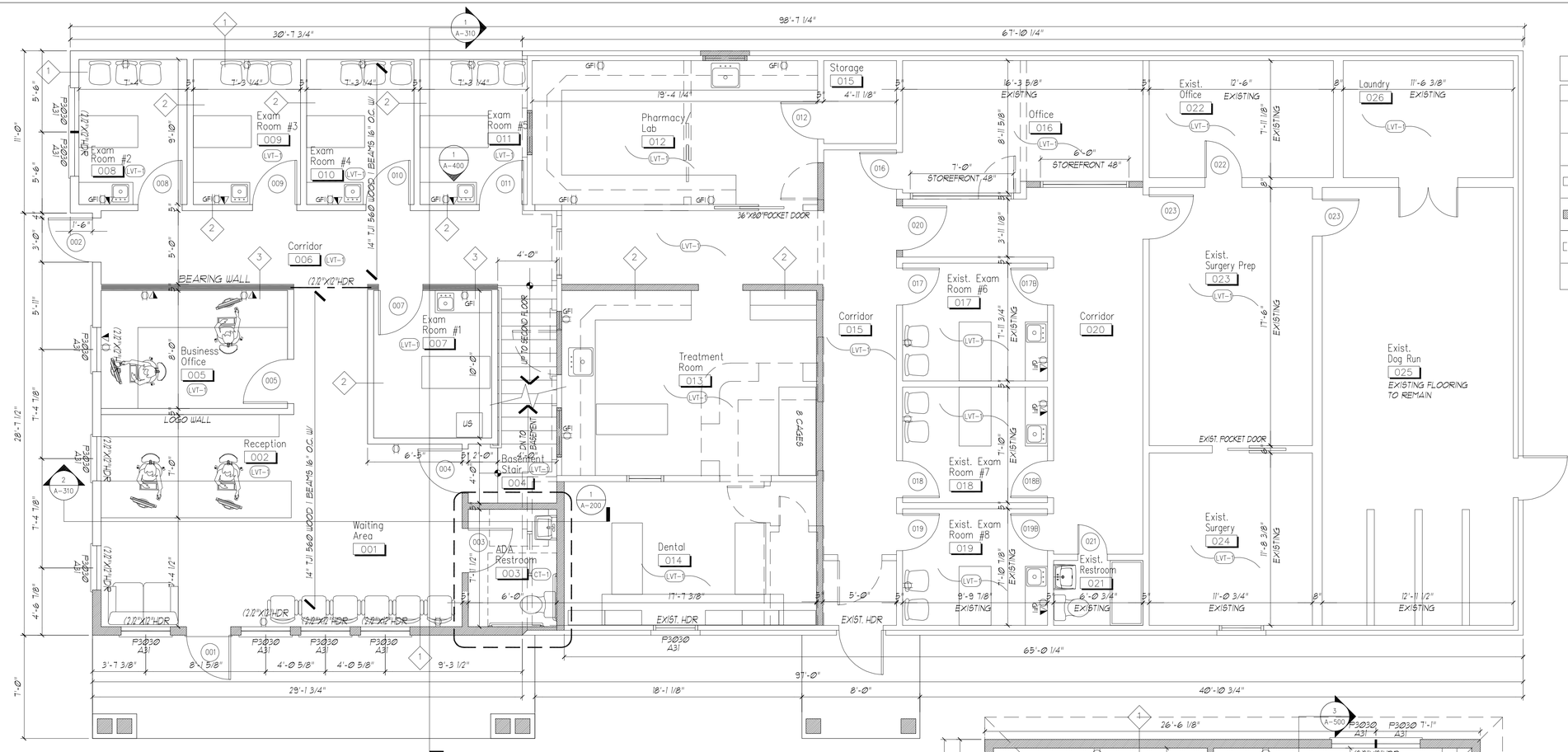
Drawing Title: Foundation Plan

Project No.

Date: | Drawing Scale:

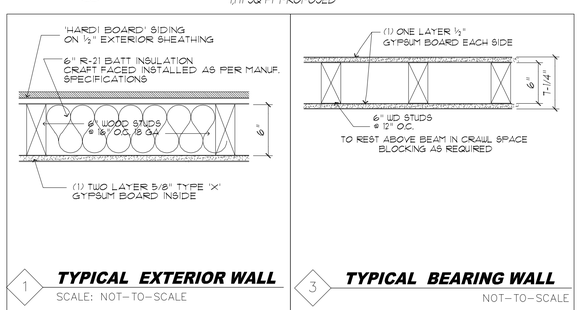
Drawn By: | Checked By:

Drawing No. S-100 of



1st Floor Construction Plan

1 / A-100 — SCALE: 1/4"=1'-0" 2654 SQ FT EXISTING
1,171 SQ FT PROPOSED



1 **TYPICAL EXTERIOR WALL** — SCALE: NOT-TO-SCALE

3 **TYPICAL BEARING WALL** — NOT-TO-SCALE

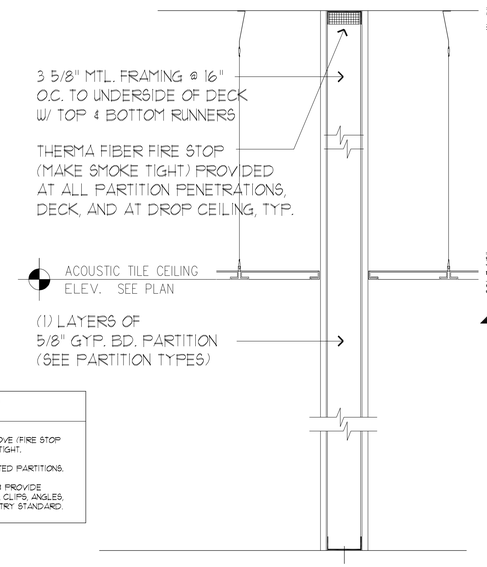
2A NON RATED 6" ABOVE CEILING

2B CERM. TILE FINISH ON RESTROOM SIDE 48" AFF W/ SOUND PROOFING IN WALLS

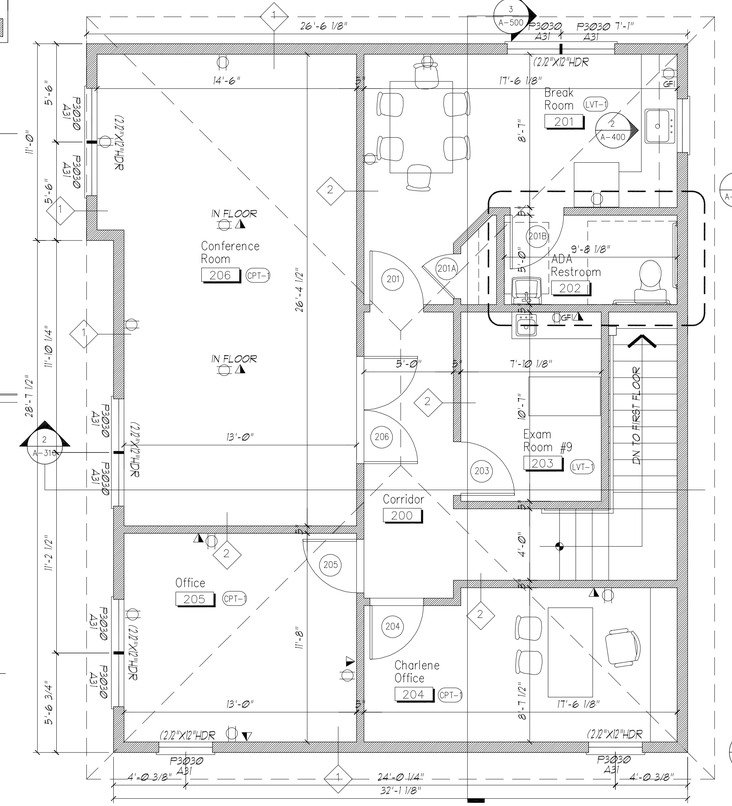
2 **TYPICAL WALL** — NOT-TO-SCALE

PARTITION NOTES

1. ALL RATED PARTITIONS ARE TO BE FULL HEIGHT TO DECK ABOVE (FIRE STOP ALL DECK GAPS, PENETRATIONS, ETC.) PARTITIONS TO BE AIR TIGHT.
2. ALL DUCT PENETRATIONS ARE TO HAVE FIRE DAMPERS AT RATED PARTITIONS.
3. CONTRACTOR SHALL ENGINEER ALL WALLS & METAL FRAMING, & PROVIDE ALL REQUIRED, MANUF. RECOMMENDED BRACING, REINFORCING, CLIPS, ANGLES, SIZING & GAUGE STUDS AS REQUIRED BY MANUF. AND/OR INDUSTRY STANDARD.



3 / A-100 **WALL DETAIL** — SCALE: NOT TO SCALE



2 / A-100 **2nd Floor Construction Plan** — SCALE: 1/4"=1'-0" 1,171 SQ FT

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
LOBBY 007	ROOM # - SEE SCHEDULE
1	PARTITION TYPE - SEE SCHEDULE
	EXISTING PARTITION TO REMAIN
	NEW GYP. BD. PARTITION - REFER TO PARTITION NUMBER & TYPE
	EXISTING PARTITION TO BE REMOVED
000	DOOR NUMBER

LEGEND

- DATA BOX WITH PULL LINE ABOVE CEILING
- NEW QUAD OUTLET
- NEW DUPLEX OUTLET
- GFI NEW GFI OUTLET
- CR CARD READER
- NF NON FUSED DISCONNT

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Submissions & Revisions

No.	Date	Description
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REGISTERED ARCHITECT MARTIN A. PASSANTE 023114 STATE OF NEW YORK

Project Location:

Drawing Title: 1st & 2nd Floor Construction Plans

Project No.

Date: | Drawing Scale:

Drawn By: | Checked By:

Drawing No. A-100 | of

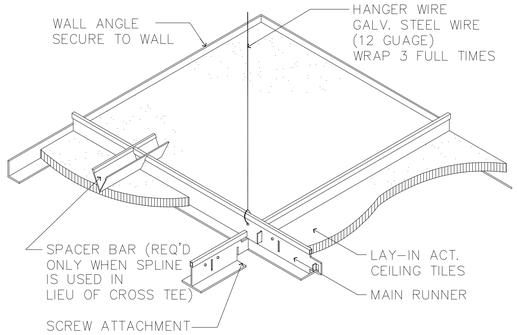
1 A-110 **Reflected Ceiling Plan**
SCALE: 1/4"=1'-0"

CEILING & LIGHTING GENERAL NOTES

1. LIGHT FIXTURES SHOWN ARE FOR GENERAL LOCATION ONLY. ALL WIRING, CIRCUITING, SWITCHING, ETC. TO BE PROVIDED BY ELEC. CONTRACTOR. COORD. W/ OWNER & ARCHITECT.
2. G.C. TO REVIEW EXISTING LOCATION OF HVAC GRILLES AND DIFFUSERS AND MAKE ANY NECESSARY CHANGES TO ADOPT TO THE NEW CEILING DESIGN.
3. ANY EXISTING HVAC GRILLES AND DIFFUSERS TO REMAIN (LABELED AS SUCH) ARE TO BE CLEANED & RE-INSTALLED PENDING INSTALLATION OF NEW CEILING GRID. REPLACE W/ NEW IF DAMAGED. COLOR TO MATCH CLG. GRID.
4. FIRE ALARM &/OR SMOKE DETECTION DEVICES LAYOUT, QTY'S, LOCATIONS, CIRCUITING, WIRING ETC. BY ELEC. CONTRACTOR.
5. EMERGENCY LIGHTING SHOWN IS FOR GENERAL LOCATION & QUANTITY ONLY. ALL CIRCUITING, WIRING ETC. BY ELEC. CONTRACTOR.
6. ANY EXISTING LIGHT FIXTURES (LABELED AS SUCH) ARE TO BE CLEANED & RE-INSTALLED PENDING INSTALLATION OF NEW CEILING GRID. EXIST. ACRYLIC LENS TO BE REMOVED AND CLEANED AND/OR REPLACED IF DAMAGED. (TYP. OF ALL)
7. EXIST. SPRINKLER SYSTEM, FIRE ALARM AND/OR SMOKE DETECTION SYSTEM TO BE MODIFIED AS REQ'D BY NFPA 72. IF APPLICABLE, FIRE SPRINKLER CONTRACTOR TO PROVIDE DESIGN AND/OR SHOP DWGS. AND IS RESPONSIBLE FOR FILING AND OBTAINING PROPER APPROVALS WITH LOCAL BLDG. DEPT. AND/OR FIRE MARSHAL.
8. ALL GANG SWITCHES ARE TO BE A SINGLE CONTINUOUS PLATE.
9. ALL SWITCH PLATES ARE TO BE DECORA SERIES W/ WHITE COLOR.
10. ALL DIMENSIONS SHOW ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE
11. THE REFERENCE HEIGHTS INDICATED ON PLAN ARE FROM APPROXIMATE FINISH FLOOR (A.F.F.)
13. CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.
14. G.C. TO COORD. HVAC MODIFICATIONS TO EXIST. DUCT LOCATIONS, SUPPLY AND RETURN AIR GRILLES PENDING INSTALLATION OF NEW CEILING & LIGHTING.
15. ALL FIXTURES SHALL BE LOCATED IN CENTER OF CEILING TILES UNLESS OTHERWISE NOTED.

ACT-1 – ARMSTRONG ULTIMA 24" X 48" SQUARE LAY IN TILE IN 15\16" GRID COLOR-WHITE

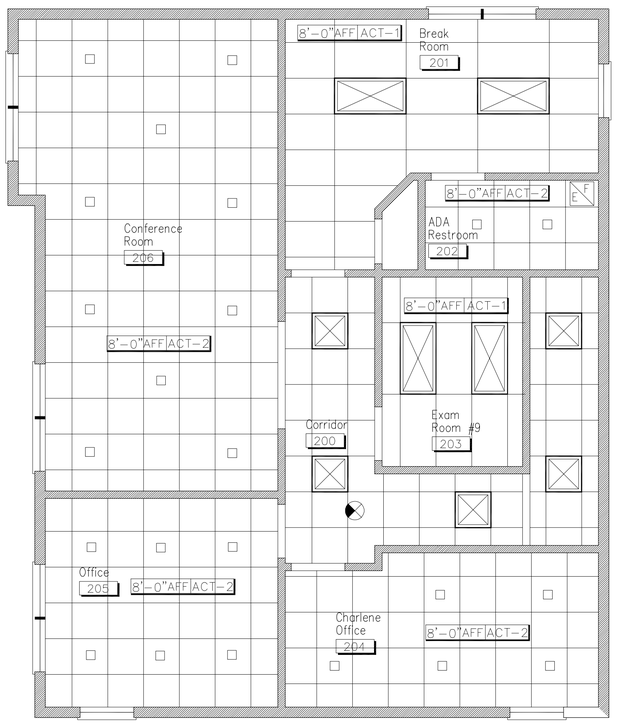
ACT-2 – ARMSTRONG ULTIMA 24" X 24" SQUARE LAY IN TILE IN 15\16" GRID COLOR-WHITE



2 A-110 **Ceiling Grid Detail**
SCALE: 1/4"=1'-0"

CEILING/ LIGHTING LEGEND

SYMBOL	DESCRIPTION
2x4	2'x 4' ACOUSTIC CEILING TILE ARMSTRONG SEE NOTE 24" X 48" LAY IN WITH 15/16" STANDARD PRELUDE SUSPENSION SYSTEM
	CEILING MOUNTED NON DIRECTIONAL EXIT SIGN BUILDING STANDARD SPECIFICATION
$	SINGLE POLE SWITCH AS SELECTED BY OWNER OR 'DECORA'
	WALL SCONCE AS SELECTED BY OWNER
	RECESSED 2'-0"x 2'-0" GRID LED LIGHT
	RECESSED 2'-0"x 4'-0" LED PANEL
	RECESSED 2'-0"x 2'-0" LED TROFFER
	WALL MTD. EMERGENCY LIGHTING (BLDG. STAND.) (SEE F.P. & L.S. NOTES BELOW)
EF	50 CFM EXHAUST FAN
	HANGING PENDANT AS SELECTED BY OWNER
	4" LED RECESSED DOWN LIGHT
	4" SQUARE LED RECESSED DOWN LIGHT



2 A-110 **2nd Flr. Reflected Ceiling Plan**
SCALE: 1/4"=1'-0"

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REGISTERED ARCHITECT MARTIN A. PASSANTE 023114 STATE OF NEW YORK

Project Location:
Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.

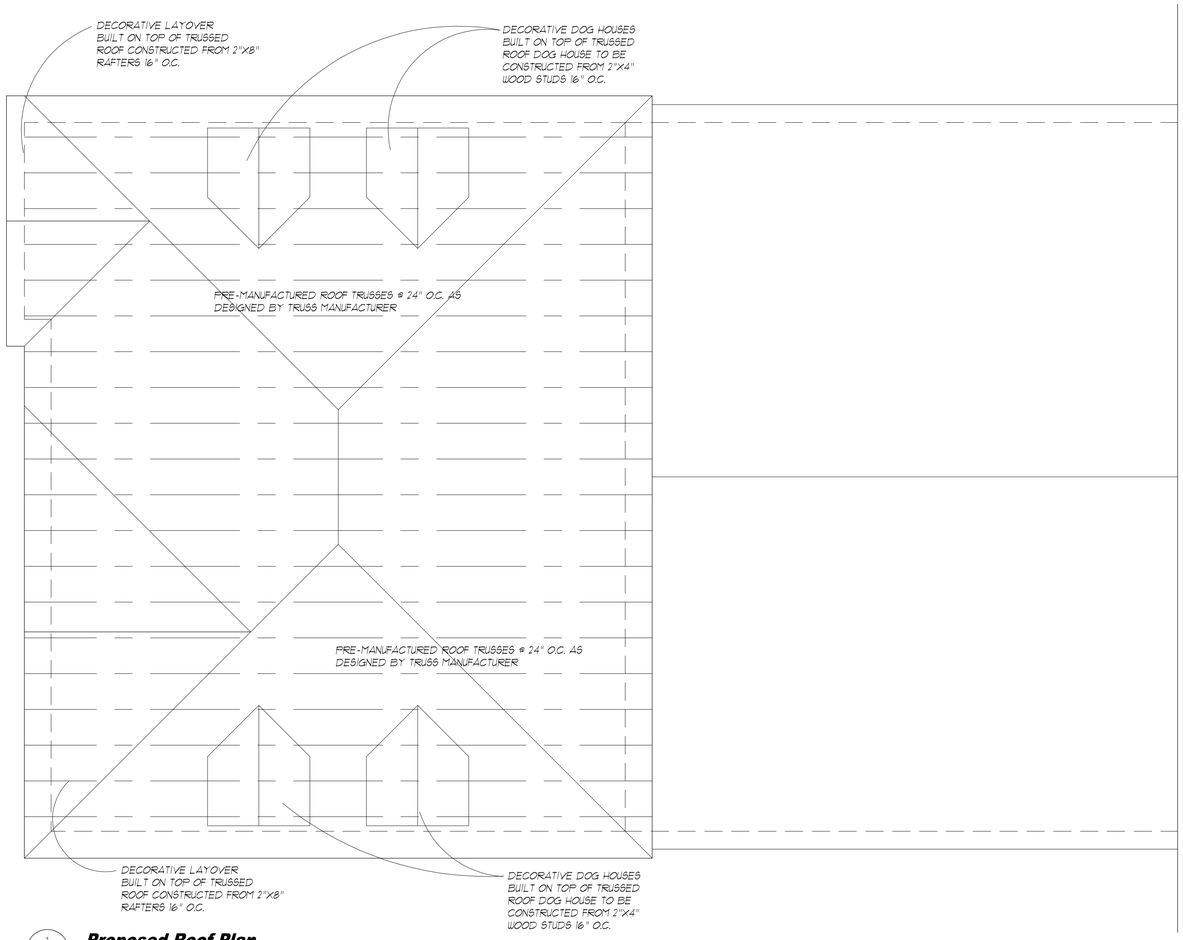
Drawing Title:
1st & 2nd Floor Refl. Clg. Plans

Project No.

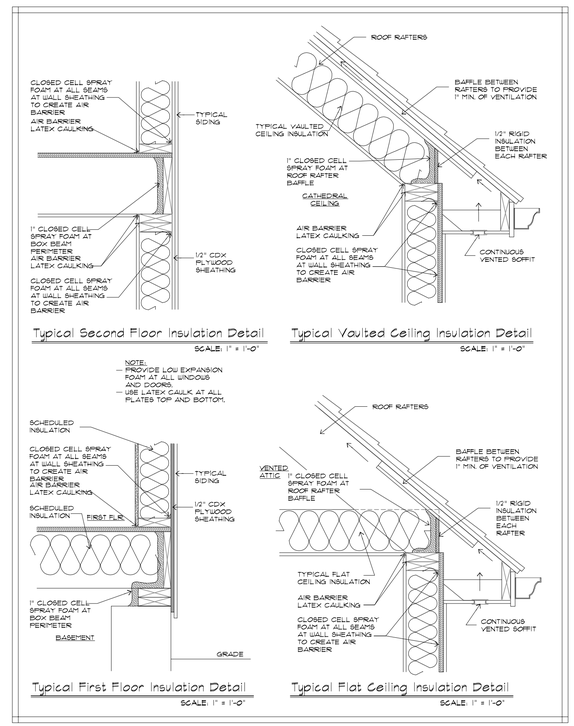
Date: | Drawing Scale:

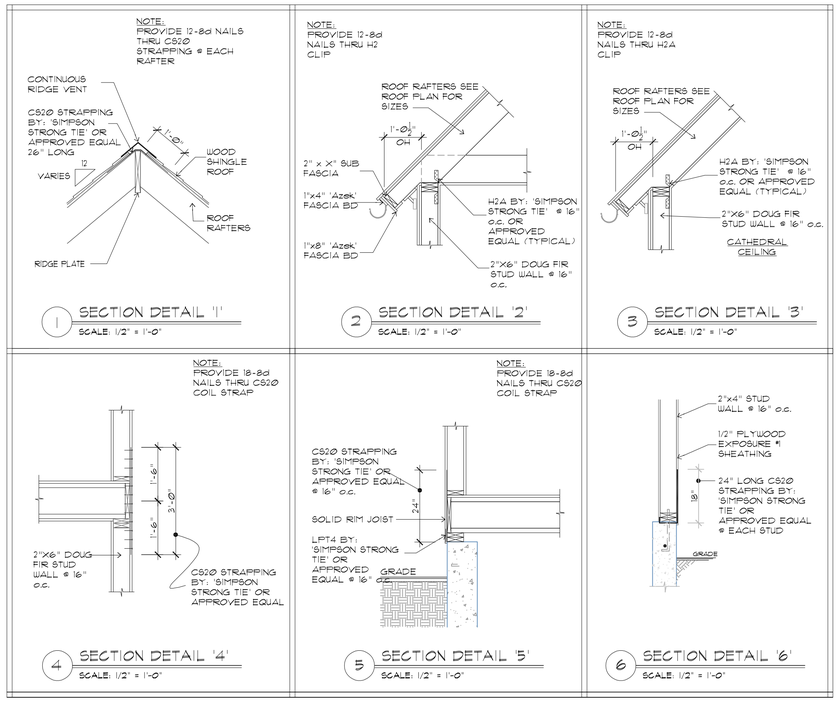
Drawn By: | Checked By:

Drawing No.
A-110
of



1 / A-120 **Proposed Roof Plan**
SCALE: 1/4"=1'-0"





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REGISTERED ARCHITECT MARTIN A. PASSANTE 023114 STATE OF NEW YORK

Project Location:

Drawing Title:
Roof Plan

Project No.

Date:

Drawing Scale:

Drawn By:

Checked By:

Drawing No.
A-120

of

ACCESSIBILITY NOTES

GENERAL NOTES:

1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG), BUILDING CODE OF NEW YORK STATE (BCNYS) AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.

2. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THE ARCHITECT HAS DEVELOPED THESE NOTES AND DETAILS TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE POINT IN TIME WHEN THEY ARE BIDDING THE PROJECT. IN ADDITION, THE ARCHITECT HAS MADE A POINT IN THESE NOTES AND DETAILS AS WELL AS IN OUR DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE ADAAG, BCNYS AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS. IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE PROCEEDING FORWARD WITH THE WORK.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY ARCHITECT OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).

4. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBLE ROUTE NOTES:

2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.

4. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS. CURB RAMPS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL).

6. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

7. THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-TWO (32) INCHES FOR A ROUTE SEGMENT LENGTH LESS THAN TWENTY-FOUR (24) INCHES. CONSECUTIVE SEGMENTS OF THIRTY-TWO (32) INCHES IN WIDTH MUST BE SEPARATED BY A ROUTE SEGMENT FORTY-EIGHT (48) INCHES MINIMUM IN LENGTH AND THIRTY-SIX (36) INCHES MINIMUM IN WIDTH.

8. THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-SIX (36) INCHES FOR A ROUTE SEGMENT LENGTH GREATER THAN TWENTY-FOUR (24) INCHES.

9. WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN WIDTH, CLEAR WIDTH SHALL BE FORTY-TWO (42) INCHES MINIMUM APPROACHING THE TURN, FORTY-EIGHT (48) INCHES DURING THE TURN, AND FORTY-TWO (42) INCHES MINIMUM LEAVING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE THIRTY-SIX (36) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM.

10. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SIXTY (60) INCH MINIMUM BY SIXTY (60) INCH MINIMUM SPACE; OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.

11. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH ADAAG AND BCNYS REQUIREMENTS.

12. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.

13. WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE. IN THE EVENT THAT A DRAINAGE INLET MUST BE LOCATED ON AN ACCESSIBLE ROUTE, THE GRATE SHALL COMPLY WITH ADAAG REQUIREMENTS.

ACCESSIBLE ENTRANCE NOTES:

1. ACCESSIBLE ENTRANCES SHALL BE PROVIDED AS REQUIRED BY ADAAG AND BCNYS REQUIREMENTS.

2. ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH ADAAG AND BCNYS REQUIREMENTS AND SHALL BE ON AN ACCESSIBLE ROUTE.

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

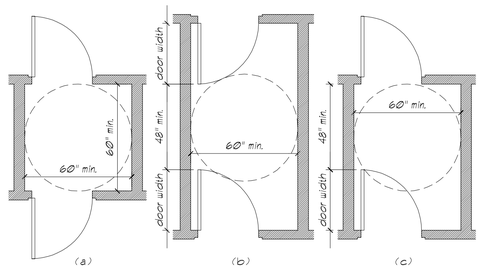
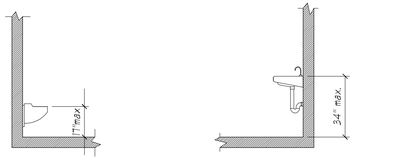


Fig. 404.2.5
TWO DOORS IN SERIES

CH. 6 - PLUMBING ELEMENTS & FACILITIES (SECTION 605 & 606)



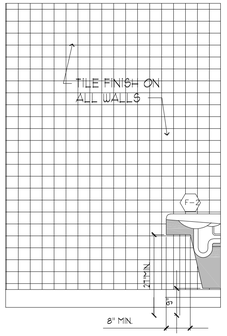
Section 605.2
HEIGHT OF URINAL

Fig. 606.3
HEIGHT OF LAVATORIES & SINKS

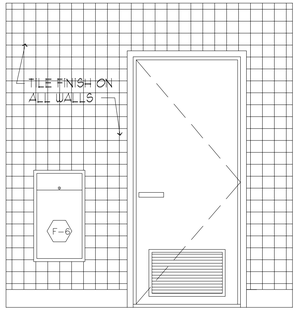
CHAPTER 6 - PLUMBING ELEMENTS & FACILITIES (TEXT)

SECTION 603.3 MIRRORS - MOUNTED ABOVE LAVATORIES SHALL BE 40" MIN. TO BOTTOM OF REFLECTIVE SURFACE
SECTION 604.6 FLUSH CONTROLS - SHALL BE LOCATED ON THE OPEN SIDE OF A WATERCLOSET.

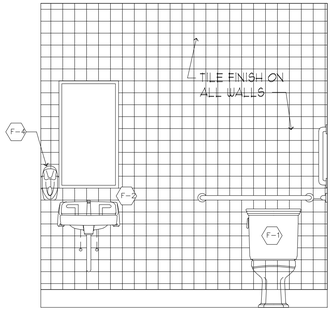
SECTION 604.7 DISPENSERS - TOILET PAPER DISPENSERS SHALL BE 7" MINIMUM AND 9" MAXIMUM FROM FRONT EDGE OF WATERCLOSET TO CENTERLINE OF DISPENSER. OUTLET OF DISPENSER SHALL BE 15" MINIMUM ABOVE FLOOR AND 48" MAXIMUM ABOVE FLOOR.



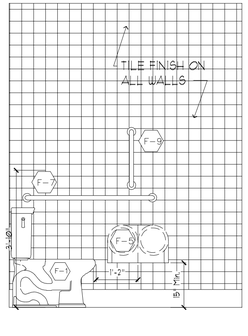
3 / A-200 **INTERIOR ELEV.**
SCALE: 1/2"=1'-0"



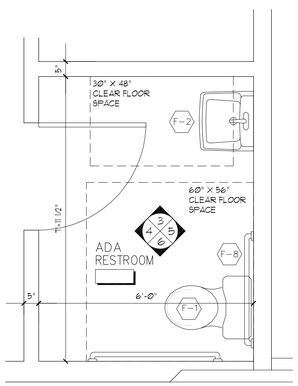
4 / A-200 **INTERIOR ELEV.**
SCALE: 1/2"=1'-0"



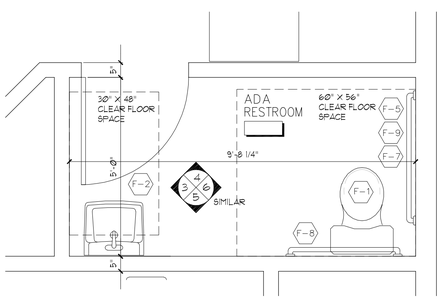
5 / A-200 **INTERIOR ELEV.**
SCALE: 1/2"=1'-0"



6 / A-200 **INTERIOR ELEV.**
SCALE: 1/2"=1'-0"



1 / A-200 **Enlarged Restroom Plan**
SCALE: 1/2"=1'-0"



2 / A-200 **Enlarged Restroom Plan**
SCALE: 1/2"=1'-0"

FIXTURE SCHEDULE

NO.	DESCRIPTION	MANUF.	NAME	CAT. NO.	FINISH	REMARKS
(F-1)	WATER CLOSET	TOTO		CT705ELN(G)	WHITE	ADA/ ANSI 117.1
	FLUSHOMETER	TOTO		TET1LN		
(F-1)	WATER CLOSET	TOTO	CLAYTON	CST784SF	WHITE	ADA/ ANSI 117.1
(F-2)	LAVATORY	TOTO	ADA LAVATORY	LT307(A)	WHITE	ADA/ ANSI 117.1
(F-2)	LAVATORY	TOTO	CURVA	LT181	WHITE	UNDERMOUNT
(F-2)	FAUCET	MOEN	ADA FAUCET	89157	CHROME	ADA/ ANSI 117.1
(F-6)	SOAP DISPENSER	BOBRICK	CLASSIC SERIES	B-2111		
(F-7)	TOILET PAPER HOLDER	GEORGIA PACIFIC	COLUMBO JR 2 ROLL			Smoke - GPC592-09
(F-8)	PAPER TOWEL DISPENSER	BOBRICK	CLASSIC SERIES	B-369		
(F-9)	GRAB BAR	BOBRICK		42"	S.S.	ADA/ ANSI 117.1
(F-9)	GRAB BAR	BOBRICK		36"	S.S.	ADA/ ANSI 117.1
(F-9)	GRAB BAR	BOBRICK		18"	S.S.	ADA/ ANSI 117.1

DIAGRAMS ARE BASED ON ICC/ANSI A117.1-2003 VERSION

CHAPTER 3 - BUILDING BLOCKS (SECTION 304 & 306)

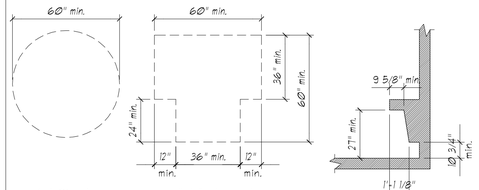
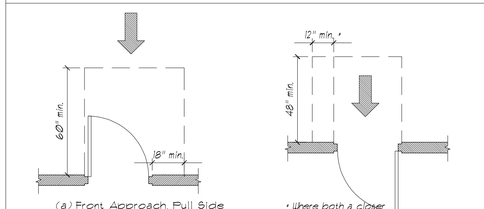
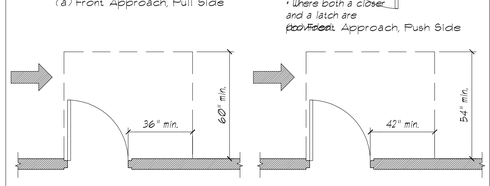


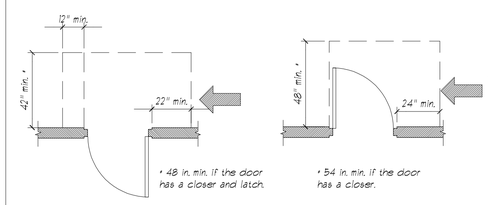
Fig. 304.3
SIZE OF WHEELCHAIR TURNING SPACE

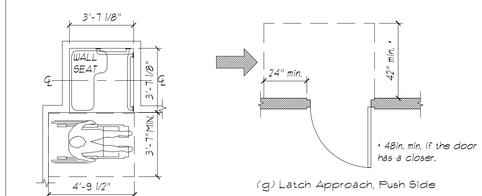
Fig. 306.3
KNEE CLEARANCE

CHAPTER 4 - ACCESSIBLE ROUTES (SECTION 404)









TRANSFER SHOWER 608.2
Figure 608.2.1 Transfer Type Shower Compartment Size and Clearance

Fig. 404.2.3.1
MANEUVERING CLEARANCE AT SWINGING DOORS

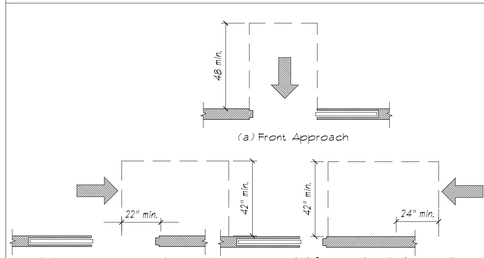


Fig. 404.2.3.2
MANEUVERING CLEARANCE AT SLIDING & FOLDING DOORS

CH. 6 - PLUMBING ELEMENTS & FACILITIES (SECTION 604)

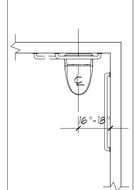


Fig. 604.2
WATER CLOSET LOCATION

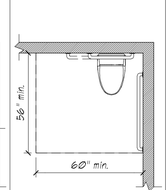


Fig. 604.3
SIZE OF CLEARANCE FOR WATER CLOSET

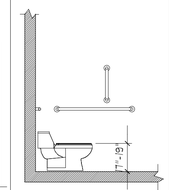


Fig. 604.4
HEIGHT OF WATER CLOSET

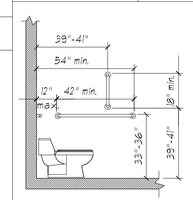


Fig. 604.5.1
SIDE WALL GRAB BAR FOR WATER CLOSET

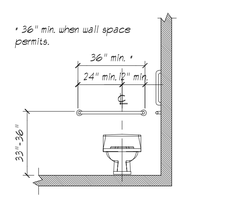
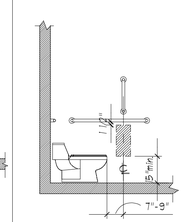
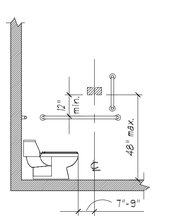


Fig. 604.5.2
REAR WALL GRAB BAR FOR WATER CLOSET

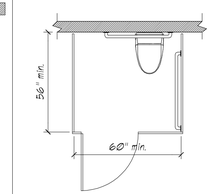


(a) Below Grab Bar

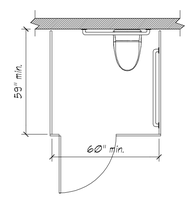


(b) Above Grab Bar

Fig. 604.7
DISPENSER LOCATION

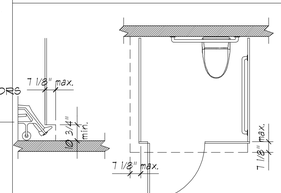


(a) Wall-Hung Water Closet



(b) Floor-Mounted Water Closet

Fig. 604.8.1.1
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS



(a) Elevation - Adult(c) Plan
(b) Elevation - Children (9" = 12")

Fig. 604.8.5
TOILET COMPARTMENT TOE CLEARANCE

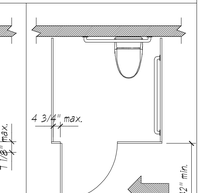


Fig. 604.8.3
TOILET COMPARTMENT DOORS

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Submissions & Revisions

No.	Date	Description
1	1/30/2024	Changes as per Owner

REGISTERED ARCHITECT MARTIN A. PASSANTE 023114 STATE OF NEW YORK

Project Location:

Middle Hope Veterinary

5349 Route 9W Newburgh, N.Y.

Drawing Title:
Enlarged Restroom
ADA Spec.'s

Project No.

Date:

Drawing Scale:

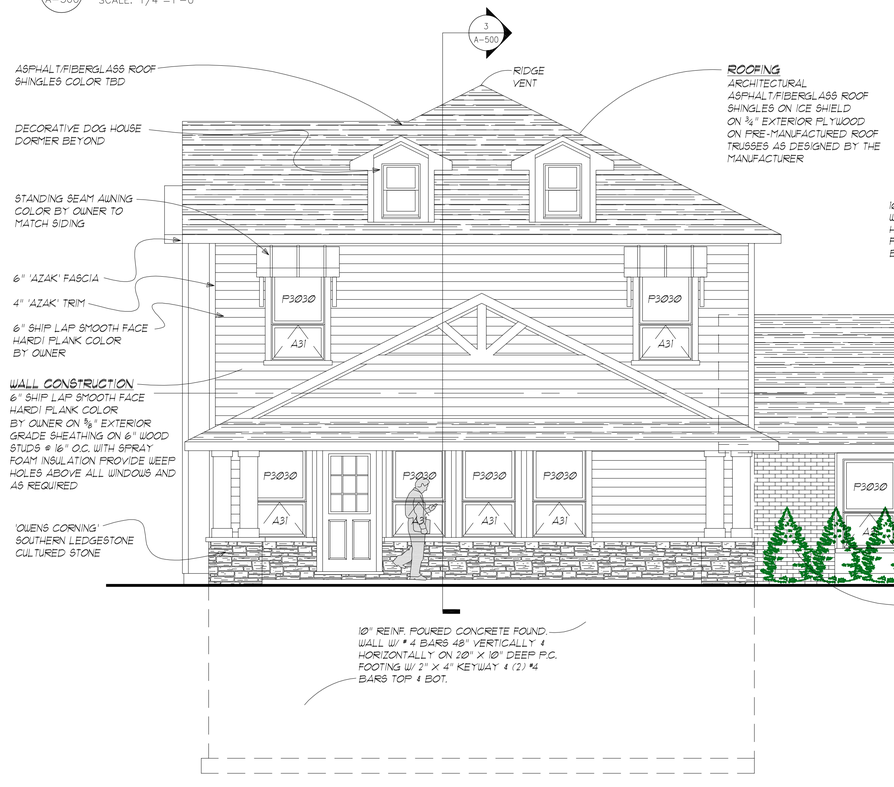
Drawn By:

Checked By:

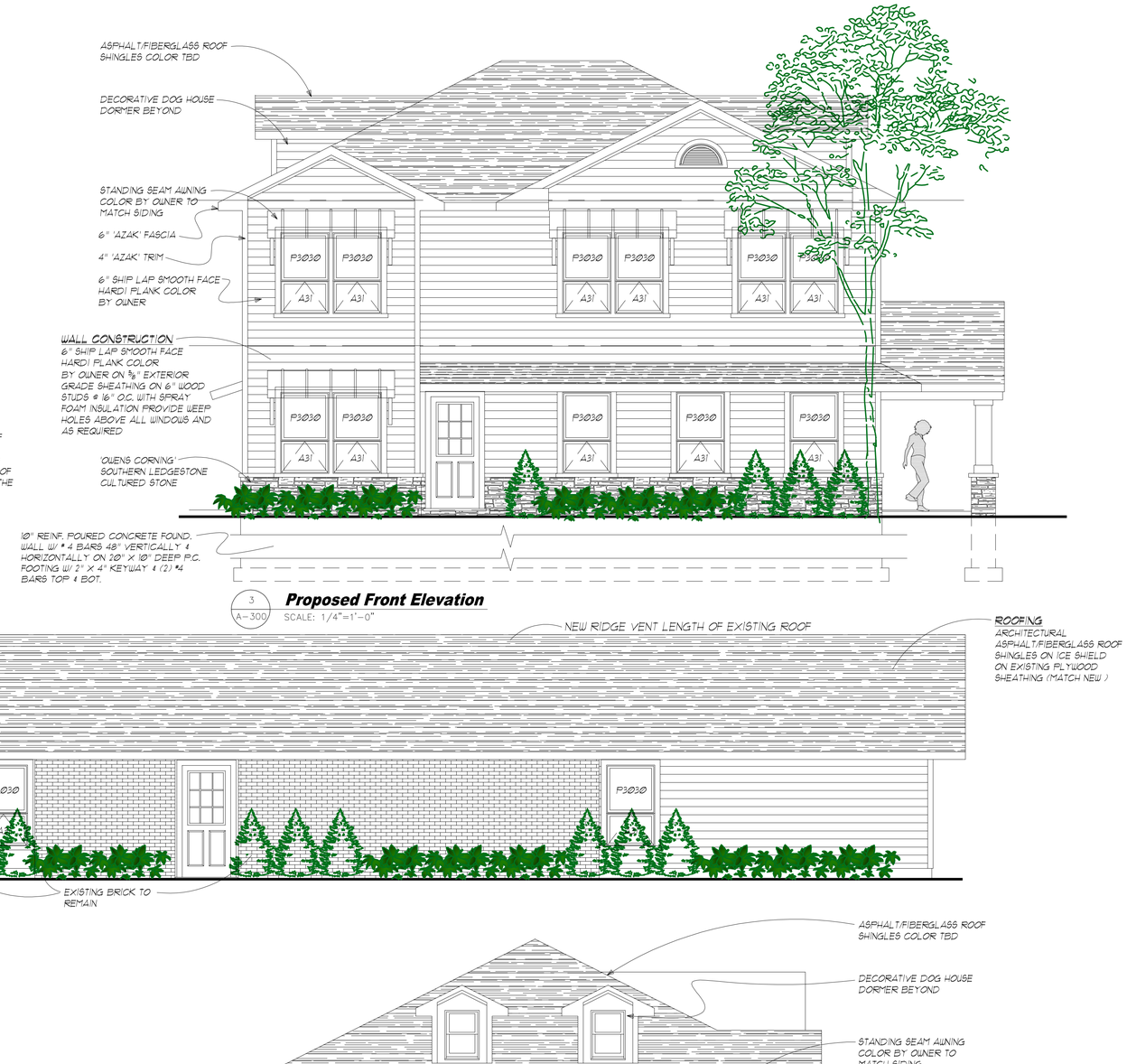
Drawing No.
A-200

of

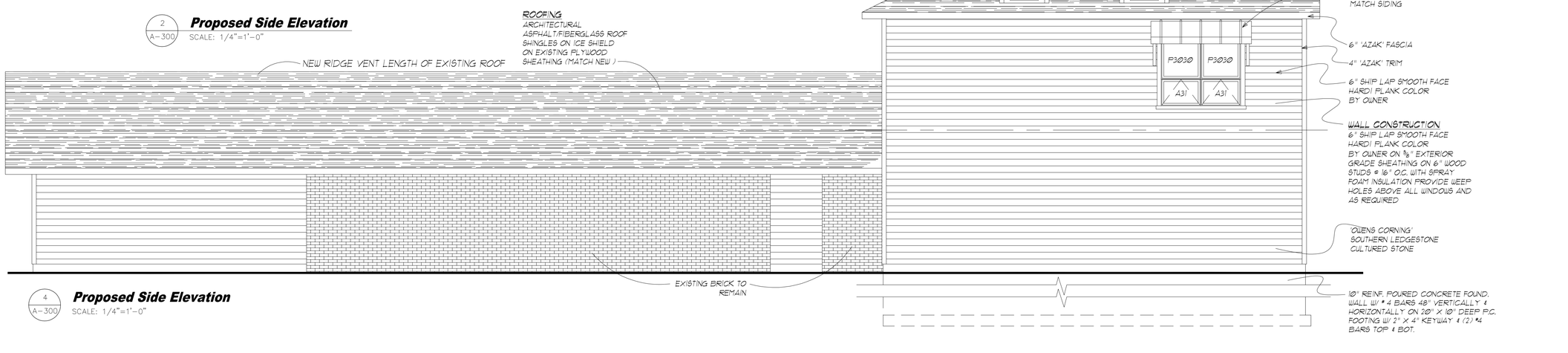
1 A-300 **Existing Front Elevation**
SCALE: 1/4"=1'-0"



2 A-300 **Proposed Side Elevation**
SCALE: 1/4"=1'-0"



3 A-300 **Proposed Front Elevation**
SCALE: 1/4"=1'-0"



4 A-300 **Proposed Side Elevation**
SCALE: 1/4"=1'-0"

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Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.

Submissions & Revisions

No.	Date	Description
1	10/30/2024	Changes as per Owner

REGISTERED ARCHITECT
MARTIN A. PASSANTE
023114
STATE OF NEW YORK

Project Location:

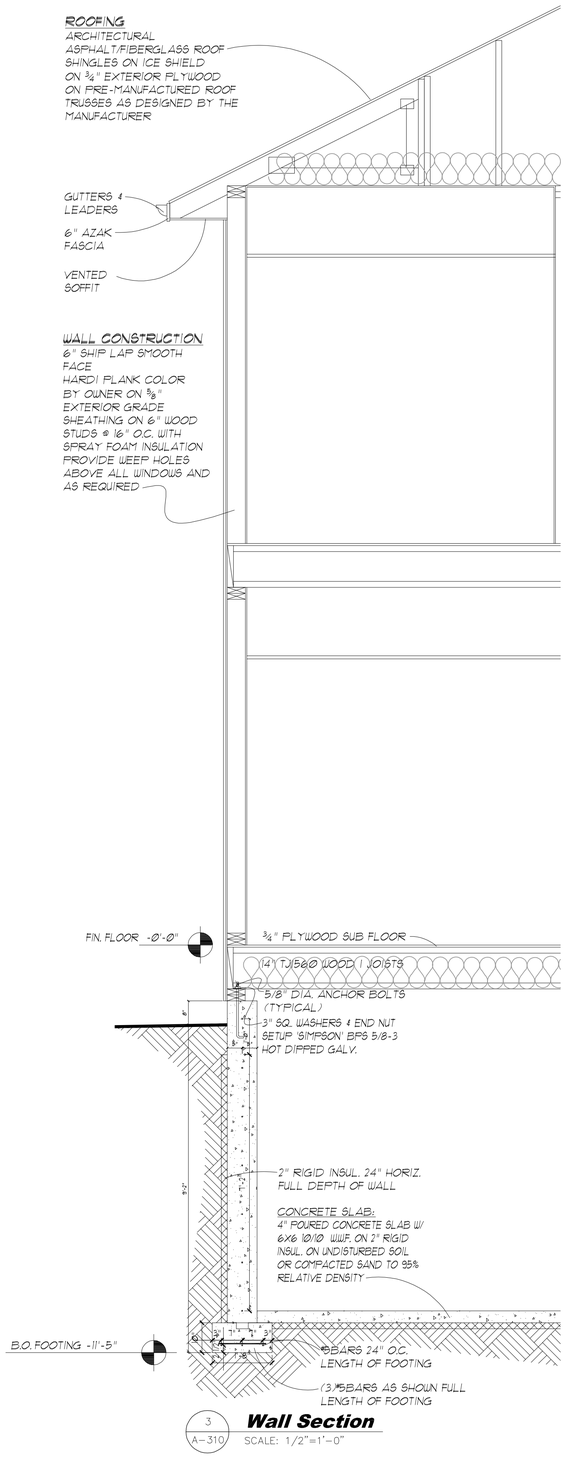
Drawing Title:
Exterior Elevations

Project No.

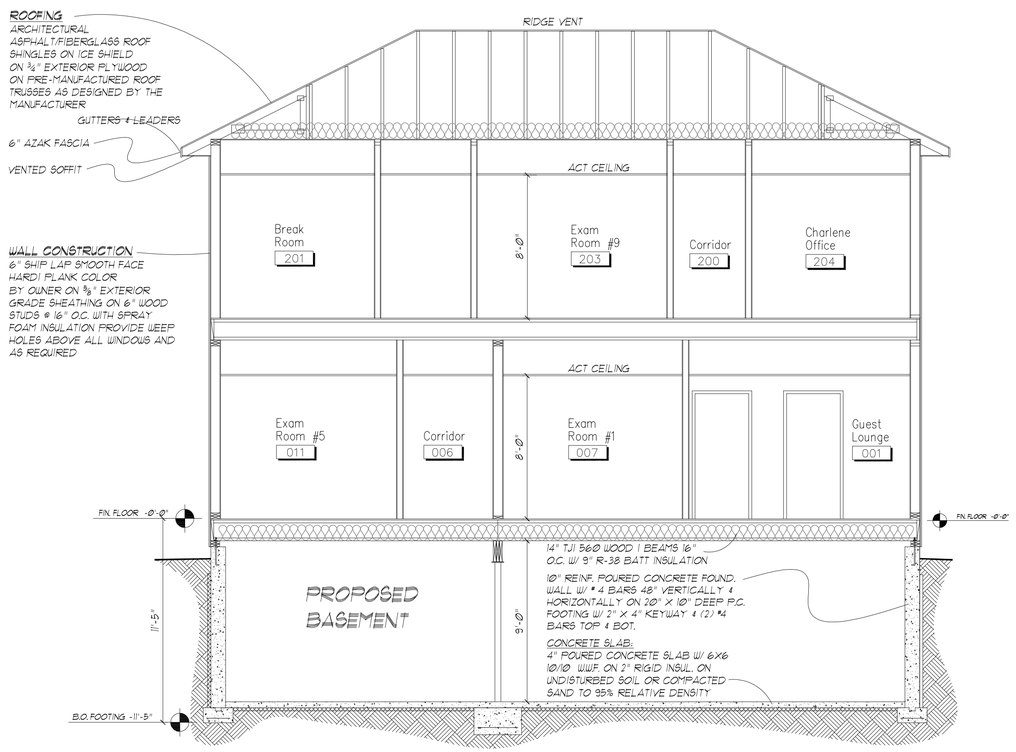
Date: | Drawing Scale:

Drawn By: | Checked By:

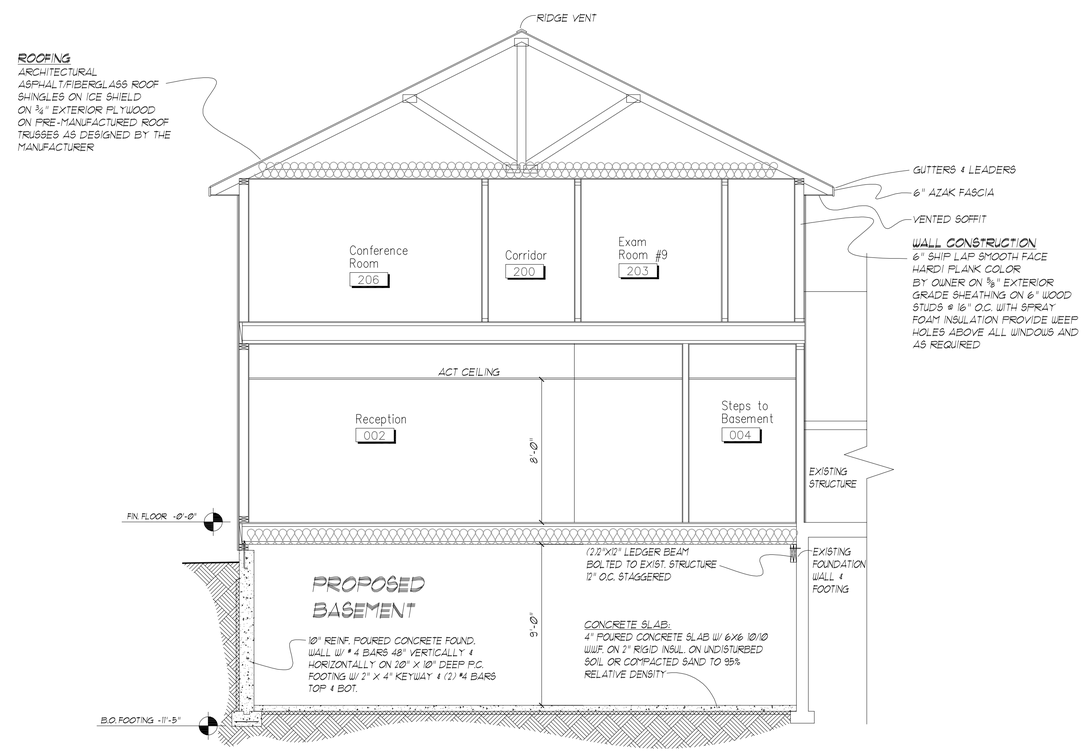
Drawing No.
A-300
of



3 / A-310 **Wall Section**
SCALE: 1/2"=1'-0"



1 / A-310 **Longitudinal Section**
SCALE: 1/4"=1'-0"



2 / A-310 **Cross Section**
SCALE: 1/4"=1'-0"

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Submissions & Revisions

No.	Date	Description
1	1/30/2024	Changes as per Owner

REGISTERED ARCHITECT MARTIN A. PASSANTE 023114 STATE OF NEW YORK

Project Location:
Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.

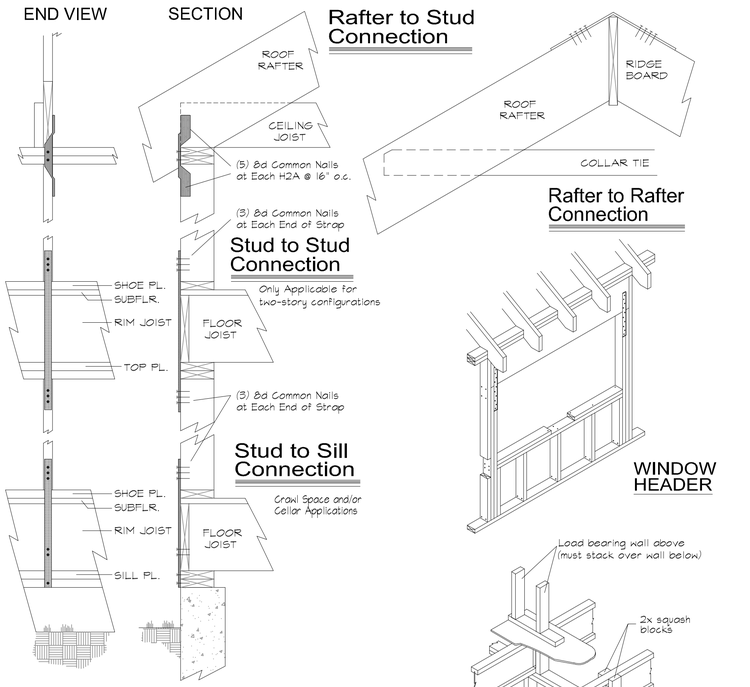
Drawing Title:
Sections

Project No.

Date:
Drawing Scale:

Drawn By:
Checked By:

Drawing No.
A-310
of



WINDOW HEADER

BEARING WALL BLOCKING

STRAPPING DETAILS

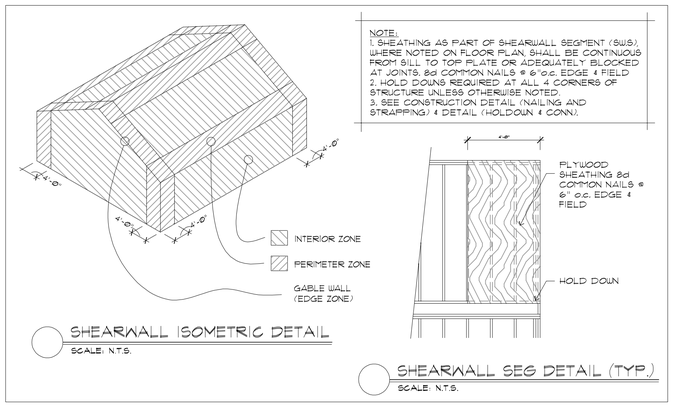
Not To Scale

STRAPPING INSTRUCTIONS :

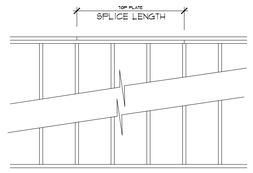
1. All Strapping To Be 1-1/4" Wide 20 Ga. Steel or 'Simpson' Equivalent CS20 (called strap) Except Roof Rafter to Stud Connection, Use 'Simpson' H2 Connection or Equivalent.
2. Install All Strapping Prior to Sheathing. Consult with Local Authority For Strap Inspection if Required.
3. Install Strapping For All New Construction & Any Existing Exterior Wall / Roof Replacement.
4. Install Strapping for Each Stud Per Floor & One For Each Rafter as Shown on the Detail.
5. Install the Hold-Down Connections At Each Building Corner. Solid Framed Corners are Required as Shown On Detail.

GENERAL NOTES

1. Construction shall comply with all federal, state and local codes, ordinances, rules and regulations. Contractor to be responsible for arranging all necessary permits and inspections, including Certificate Of Occupancy (C.O.), if applicable.
2. Written dimensions shall have precedence over scaled dimensions and larger scale details shall have precedence over smaller scale details/drawings. Drawings are not to be scaled.
3. All habitable/occupiable spaces shall meet all code requirements for emergency egress, natural light and ventilation.
4. All mechanical work shall conform to rules and regulations of the NYS Residential Mechanical Code, chapters 12 through 24.
5. All plumbing work shall conform to rules and regulations of the NYS Residential Plumbing Code, chapters 25 through 32.
6. All electrical work shall conform to rules and regulations of the NYS Residential Electrical Code, chapters 33 through 42 and the State Board Of Fire Underwriters.
7. All Footings Shall Bear On Undisturbed Soil, 2000 lb Per sq.FT. Capacity Minimum.
8. All exterior glazing, unless otherwise noted, to be high efficiency, low emissivity type.
9. All electrical outlets in "wet" areas to be ground fault interrupter (GFI) type.
10. The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the Contractor's responsibility. The Architect shall not be responsible for the Contractor's schedules or failure to carry out the work in accordance with the Contract Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, subcontractors, or their agents or employees, or of any other persons performing portions of the work.
11. Prior to the start of construction, Contractor shall inspect the site and verify all dimensions and conditions and shall be liable for the same.
12. These plans are designed to be in accordance with the new york state energy conservation construction code and the iecc energy conservation code for a 6000 degree day climate area, although the standards should be applicable for higher degree day climates, variations and adjustments may be required, and should be verified. hud requirements, particularly if using electric heat might require higher insulation values.
13. Unless otherwise noted, all walls/ceilings in wet areas using gypsum wall board are to have water-resistant type gypsum board.
14. All bedrooms and corridors to be equipped with minimum of one smoke alarm as per N.Y.S. code and one on each floor, including cellar smoke detector to be hardwired together.
15. Glass in sidelites, shower doors and sliding glass doors to be tempered glass.
16. These plans are designed to meet or exceed the requirements of New York Sate Building Code. When building in any other jurisdiction, either inside or outside the code, variations may be required. It is the responsibility of the plan purchaser or builder to verify such requirements with the local code or enforcement officer and to amend the proposed construction as so required.
17. Contractor shall be responsible for notifying Architect of any discrepancies between plans, specifications and field/site conditions.
18. Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortion and misalignment according to applicable codes, standards and good practice.
19. Flash, caulk and seal all junctions of new and existing roofs, walls and penetrations, to form a watertight assembly. All flashing to be 16 ounce copper sheeting and extend at least 8" above intersecting surface.
20. Match all existing conditions as they relate to finishes, lighting, coursing, dimensions, height, alignment, etc. Move and re-locate any partitions, wiring, plumbing and ductwork that may be concealed in walls or ceilings being revised, to provide a complete job in all respects.
21. Provide all blocking and supports as required for framing of new and existing areas. Install and remove (after completion) all temporary supports, headers and dust screens to adequately sustain all loads and protect existing work from damages of any kind, including dust.
22. The entire premises, inside and out, shall be cleaned of all debris and excess materials, to the satisfaction of the Client/Owner, including labels and protective coatings on all materials.



SPLICING OF THE PLATE



1. TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO-TOP-PLATE CONNECTIONS USING 2-16d NAILS PER FOOT. FOR SHORTER SPLICE LENGTHS, THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS
2. TABULATED SPLICE LENGTHS ASSUME A BUILDING LOCATED IN EXPOSURE B
2. TABULATED SPLICE LENGTHS ARE BASED ON 8 FOOT WALL HEIGHTS FOR OTHER HEIGHTS, H THE TABULATED UNIT LATERAL LOADS SHALL BE MULTIPLIED BY H/8
4. TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL

TOP PLATE SPLICE REQUIERMENTS FOR WIND - EXPOSURES B&C- ONE STORY
SLAB ON GRADE

BUILDING DIMENSION (FT.)	MINIMUM SPLICE LENGTH (FT.)
12'-0"	3'-0"
16'-0"	4'-0"
20'-0"	5'-0"
24'-0"	6'-0"
28'-0"	7'-0"
32'-0"	8'-0"
36'-0"	9'-0"
40'-0"	11'-0"
50'-0"	13'-0"
60'-0"	16'-0"
70'-0"	19'-0"
80'-0"	22'-0"

TOP PLATE SPLICE REQUIERMENTS FOR WIND - EXPOSURES B&C- ONE ALL
OTHER CASES

BUILDING DIMENSION (FT.)	MINIMUM SPLICE LENGTH (FT.)
12'-0"	2'-0"
16'-0"	3'-0"
20'-0"	4'-0"
24'-0"	4'-0"
28'-0"	5'-0"
32'-0"	6'-0"
36'-0"	7'-0"
40'-0"	8'-0"
50'-0"	10'-0"
60'-0"	12'-0"
70'-0"	14'-0"
80'-0"	16'-0"

WINDOW NOTE :

ALL WINDOWS SHALL MEET THE REQUIREMENTS OF THE RESIDENTIAL CODE FOR N.Y.S. FOR THE FOLLOWING :

1. LIGHT, VENTILATION, & EGRESS (HABITABLE SPACES ONLY)
2. ENERGY CODE COMPLIANCE
3. WIND DESIGN PRESSURE LOADS (D.P. RATING)
4. AIRBORNE OBJECT IMPACT LOADS OR AS ALTERNATIVE, PROTECTION SHALL BE PROVIDED IN COMPLIANCE WITH SECTION R301.2.1.2 AND TABLE R301.2.1.2 (FASTENERS) (required within 1 mile of water)

WINDOW PROTECTION OPTION :

WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1 MM) AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 301.2.1.2. OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE.

TABLE R301.2.1.2.

WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS (a,b,c,d)

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT <PANEL SPAN ≤6 FOOT	6 FOOT <PANEL SPAN ≤8 FOOT
2½" #6 WOOD SCREWS	16"	12"	9"
2½" #8 WOOD SCREWS	16"	16"	12"

a. THIS TABLE IS BASED ON 110 M.P.H. WIND SPEEDS (130 3-sec. gust) AND A 33-FOOT MEAN ROOF HEIGHT
b. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.
c. NAILS SHALL BE 10d COMMON OR 12d BOX NAILS.
d. WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS

WINDOW NOTES:

1. Windows in buildings located in wind-borne debris regions (120 mph wind zone or with-in one mile of the ocean, bay and sound) shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the Building Code of New York State. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missile Test of ASTM E 1996 and of ASTM E 1886 Exception:
Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R302.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the Building Code of New York State.

SECTION R310
(2015 International Residential Code 2nd Ed.)
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOM, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.
R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.
R310.2.1 MINIMUM OPENING AREA.
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24" INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENINGS OF NOT LESS THAN 5 SQUARE FEET.
R310.2.2 WINDOW SILL HEIGHT
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

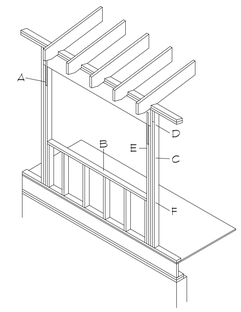
(REFER TO TABLE R301.7 OF THE 2020 New York State Residential Code)

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3 ON 12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS[a] WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS[a] WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS[a] WITH FLEXIBLE FINISHES	H/240[d]
LINTELS SUPPORTING MASONRY VENEER WALLS[e]	L/600

NOTE: L=SPAN LENGTH, H=SPAN HEIGHT

a. For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as Ø.1 times the component and cladding (ASD) loads obtained from Table R301.2.2 (2).
b. For cantilever members, L shall be taken as twice the length of the cantilever.
c. For aluminun structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich plates, the total deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total deflection shall not exceed L/175 for each glass lite or L/60 for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.
d. Deflection for exterior walls with interior gypsum bd. finish shall be limited to an allowable deflection of H/180.
e. Refer to section R703.8.2.

NAILING & STRAPPING @ EXTERIOR WINDOW/ DOOR HEADER



FASTENING SCHEDULE B

ROUGH OPENING FRAMING REQUIREMENTS FOR WINDOW OPENING

ROUGH OPNS \ NOTATION	A	B	C	D	E	F
2'-Ø"	2	(1) 2"x4"	1	1	1	1
4'-Ø"	4	(1) 2"x4"	2	2	2	2
6'-Ø"	6	(2) 2"x4" or (1) 2"x6"	3	3	3	3
8'-Ø"	8	(2) 2"x4" or (1) 2"x6"	3	3	3	3
10'-Ø"	10	(2) 2"x6"	4	4	4	4
12'-Ø"	12	(2) 2"x6"	5	4	5	4

A- NUMBER OF 8d NAILS @ EA. END OF STRAPPINGS
B- NUMBER OF SILL STUDS (ON FLAT) (DOES NOT APPLY TO DOORS)
C- NUMBER OF FULL HEIGHT KING STUDS @ EA. SIDE OF HEADER
D- NUMBER OF 16d NAILS, END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER @ EA. SIDE
E- NUMBER OF JACK STUDS @ EA. END OF HEADERS ASSUME DBL. HDR.
F- NUMBER OF 16d NAILS END-NAILED THOUGH ADJACENT JACK STUDS TO END OF SILL(S) @ EA. SIDE (DOES NOT APPLY TO DOORS)

NAILING SCHEDULE A

(REFER TO TABLE R602.3(1) OF THE 2020 New York State Residential Code)

JOIST DESCRIPTION	NUMBER OF COMMON NAILS	NAIL SPACING
ROOF & CEILING FRAMING		
RAFTER TO TOP PLATE (TOE-NAILED)	3-10d Common	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d Common	PER JOIST
CEILING JOISTS TO PARALLEL RAFTER (FACE-NAILED)	3-16d Common	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	3-16d Common	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	10-16d Common	EACH END
BLOCKING TO RAFTER (TOE-NAILED)	3-10d Common	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d Common	PER RAFTER
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d Common	16" o.c.
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4-16d Common	JOISTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d Common	24" o.c.
HEADER TO HEADER (FACE-NAILED)	16d Common	16" o.c. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d Common	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDJOIST OR BLOCKING (FACE-NAILED)	2-16d Common	PER FOOT
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d Common	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d Common	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d Common	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d Common	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d Common	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d Common	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d Common	PER FOOT
ROOF SHEATHING		
STRUCTURAL PANELS (SEE SHEARWALL ISOMETRIC DETAIL)		
INTERIOR ZONE	8d Common	12" o.c.
PERIMETER ZONE	8d Common	6" o.c.
GABLE WALL EDGE ZONE	8d Common	4" o.c.
CEILING SHEATHING		
GYPSUM WALLBOARD	5D COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8d Common	6" EDGE / 12" FIELD
GARAGE DOOR PORTAL OPENINGS	8d Common	3"oc into all Framing
GYPSUM WALL BOARD	5D Coolers	7" EDGE / 7" FIELD
FLOOR SHEATHING (SUBFLOOR)		
STRUCTURAL PANELS		
1" OR LESS	8d Common	6" EDGE / 12" FIELD
GREATER THAN 1"	10d Common	6" EDGE / 6" FIELD

MINIMUM UNIFORM DISTRIBUTED DESIGN LOADS

(REFER TO TABLE R301.5 OF THE 2020 New York State Residential Code)

USE	LIVE LOAD	DEAD LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10 psf	10 psf
UNINHABITABLE ATTICS WITH STOTAGE	20 psf	10 psf
HABITABLE ATTICS & ATTICS W/ FIXED STAIRS	30 psf	10 psf
BALCONIES (EXTERIOR) AND DECKS	40 psf	10 psf
FIRE ESCAPES	40 psf	10 psf
GUARDS AND HANDRAILS	200 lbs	———
GUARDS IN-FILL COMPONENTS	50 lbs	———
PASSENGER VEHICLE GARAGES	50 psf	as per plan
ROOMS OTHER THAN SLEEPING ROOMS	40 psf	10 psf
SLEEPING ROOMS	30 psf	10 psf
STAIRS	40 psf	10 psf
ROOF LOADING (LIVE = GROUND SNOW LOAD ADJUSTMENTS AS PER TABLE R301.5 OF THE RESIDENTIAL CODE OF NEW YORK STAE)	30 psf	10 psf for attic 15 psf for cath

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Consultant

Submissions & Revisions

No.	Date	Description
1	1/30/2024	Changes as per Owner

Project Location:
Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.

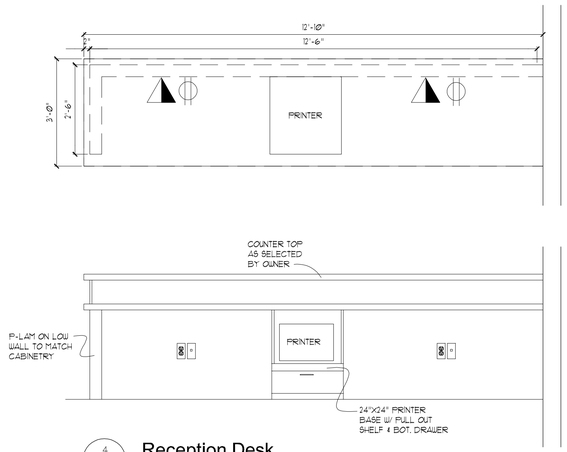
Drawing Title:
Details

Project No.

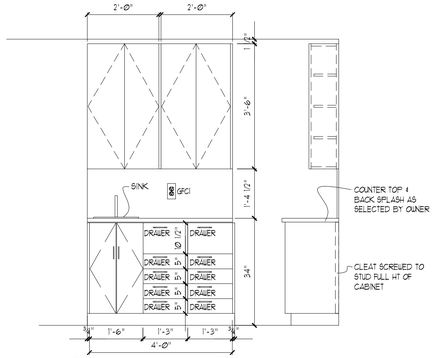
Date:
Drawing Scale:

Drawn By:
Checked By:

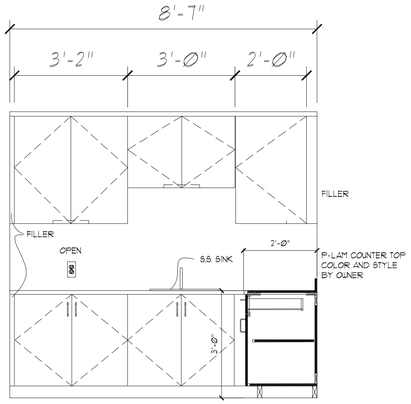
Drawing No.
A-315
of



4 / A-300 **Reception Desk**
SCALE: 1/2"=1'-0"



5 / A-300 **4'-0" EXAM ROOM CABINETRY**
SCALE: 1/2"=1'-0"



3 / A-300 **BREAKROOM CABINETRY**
SCALE: 1/2"=1'-0"

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No.	Date	Description
1	1/30/2024	Changes as per Owner

REGISTERED ARCHITECT
MARTIN A. PASSANTE
023114
STATE OF NEW YORK

Project Location:

Drawing Title:
Millwork Details

Project No.

Date:

Drawing Scale:

Drawn By:

Checked By:

Drawing No.
A-400

of

ADA RESTROOM

DOOR SCHEDULE

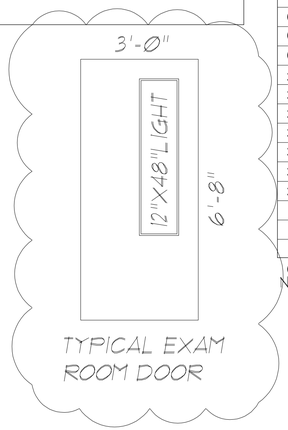
NO.	TYPE	LOCATION		DOOR						JAMB		RATING	HARDWARE
		FROM	TO	SIZE	SWING	THK.	MAT.	TYPE	CORE	THK.	MAT.		
001		EXTERIOR	WAITING ROOM	3'-0" X 7'-0"		1-3/4"	WOOD						
002		EXTERIOR	WAITING ROOM	3'-0" X 7'-0"		1-3/4"	WOOD						
003		WAITING ROOM	ADA RESTROOM	3'-0" X 7'-0"		1-3/4"	WOOD						
004		WAITING ROOM	CLOSET	3'-0" X 7'-0"		1-3/4"	WOOD						
005		CORRIDOR	BUSINESS OFFICE	3'-0" X 7'-0"		1-3/4"	WOOD						
007		CORRIDOR	EXAM RM #1	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
008		CORRIDOR	EXAM RM #2	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
009		CORRIDOR	EXAM RM #3	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
010		CORRIDOR	EXAM RM #4	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
011		CORRIDOR	EXAM RM #5	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
012		PHARM/LAB	STORAGE	3'-0" X 7'-0"		1-3/4"	WOOD						
016		CORRIDOR	OFFICE	3'-0" X 7'-0"		1-3/4"	WOOD						
017		CORRIDOR	EXIST.EXAM RM #6	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
017B		CORRIDOR	EXIST.EXAM RM #6	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
018		CORRIDOR	EXIST.EXAM RM #7	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
018B		CORRIDOR	EXIST.EXAM RM #7	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
019		CORRIDOR	EXIST.EXAM RM #8	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
019B		CORRIDOR	EXIST.EXAM RM #8	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
021		CORRIDOR	EXIST.RESTROOM	3'-0" X 7'-0"		1-3/4"	WOOD						
022		EXIST. SURG PREP	OFFICE	3'-0" X 7'-0"		1-3/4"	WOOD						
023		CORRIDOR	EXIST. SURG PREP	3'-0" X 7'-0"		1-3/4"	WOOD						
023B		EXIST. SURG PREP	EXIST. DOG RUN	3'-0" X 7'-0"		1-3/4"	WOOD						
201		CORRIDOR	BREAK ROOM	3'-0" X 7'-0"		1-3/4"	WOOD						
201A		BREAK ROOM	CLOSET	3'-0" X 7'-0"		1-3/4"	WOOD						
201B		BREAK ROOM	ADA RESTROOM	3'-0" X 7'-0"		1-3/4"	WOOD						
203		CORRIDOR	EXAM RM #9	3'-0" X 7'-0"		1-3/4"	WOOD						WITH 12"X48" LIGHT
204		CORRIDOR	CHARLENE'S OFFICE	3'-0" X 7'-0"		1-3/4"	WOOD						
205		CORRIDOR	OFFICE	3'-0" X 7'-0"		1-3/4"	WOOD						
206		CORRIDOR	CONFERENCE ROOM	(2)3'-0" X 7'-0"		1-3/4"	WOOD						

ALL DOORS TO RECEIVE BUILDING STANDARD LEVER LATCH (NO LOCK SET UON)

FINISH LEGEND

FINISH	DESCRIPTION	MANUF.
	WALLS	
P-1	LATEX ENAMEL PAINT-EGGSHELL - COLOR: COLORS TO BE SELECTED BY TENANT	SHERWIN WILLIAMS
WC-1	VINYL WALL COVERING (BY OWNER)	
	FLOOR & BASE	
CPT-1	GENERAL CARPET (AS SELECTED BY OWNER)	
LVT-1	MANNINGTON 30 MIL WEARLAYER W/ STANDARD COVE BASE	
CT-1	4"X4" CERAMIC TILE (AS SELECTED BY OWNER)	MANNINGTON
	LAMINATE-SOLID SURFACE	
GL	GLOSS LAMINATE	
SS	SOLID SURFACE	
	CEILING	
ACT-1	24"x48"x3/4" ARMSTRONG ULTIMA IN 15/16" WHITE GRID	ARMSTRONG
ACT-2	24"x24"x3/4" ARMSTRONG ULTIMA IN 15/16" WHITE GRID	ARMSTRONG
GYP.BD.	5/8" THICK (TYPE 'X')	

ONE PAINT COLOR PER ROOM



ROOM FINISH SCHEDULE

NO.	ROOM	FLOORING FINISH					BASE FINISH					WALLS FINISH					CEILING FINISH				COUNTER/TOPS FINISH		REMARKS
		CPT - 1		4"X4" TILE (BY OWNER)	LVT-1	SEALED CONCRETE	WOOD		TILE BASE	VINYL		PAINTED GYP. BD.		TILE		VINYL WALL COVERINGT	ACOUSTIC TILE #1		ACOUSTIC TILE #2	PAINTED GYP. BD.			
001	WAITING AREA				●		●			●		●				●							
002	RECEPTION				●					●		●											
003	ADA RESTROOM			●					●					●									
004	CLOSET				●					●		●											
005	BUSINESS OFFICE				●		●					●											
006	CORRIDOR				●					●		●											
007	EXAM ROOM #1				●					●		●											
008	EXAM ROOM #2				●					●		●											
009	EXAM ROOM #3				●					●		●											
010	EXAM ROOM #4				●					●		●											
011	EXAM ROOM #5				●					●		●											
012	PHARMACY / LAB				●				●			●											
013	TREATMENT ROOM				●					●		●											
014	DENTAL				●					●		●											
015	CORRIDOR				●					●		●											
016	OFFICE				●		●					●											
017	EXIST. EXAM RM #6				●					●		●											
018	EXIST. EXAM RM #7				●					●		●											
019	EXIST. EXAM RM #8				●					●						●							
020	CORRIDOR				●		●					●											
021	EXIST. RESTROOM			●					●					●									
022	EXIST. OFFICE				●		●					●											
023	EXIST. SURGERY PREP				●					●		●											
024	EXIST. SURGERY				●					●		●											
025	EXIST. DOG RUN					●				●		●											
026	EXIST. LAUNDRY					●				●		●											
200	CORRIDOR				●		●					●											
201	BREAK ROOM				●					●		●											
202	ADA REST ROOM								●					●									
203	EXAM ROOM #9				●					●		●											
204	CHARLENE'S OFFICE	●					●					●											
205	OFFICE	●					●					●											
206	CONFERENCE ROOM	●					●					●											

020

NOTES:

1. ALL WALL COVERINGS & CEILINGS TO BE CLASS 'B', FLAME SPREAD 26-75, SMOKE DEVELOPED 00-450
2. ALL FLOOR COVERINGS TO BE CLASS 2
3. ALL CEILINGS TO BE CLASS 'B', FLAME SPREAD 26-75, SMOKE DEVELOPED 00-450

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Submissions & Revisions

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REGISTERED ARCHITECT MARTIN A. PASSANTE 023114 STATE OF NEW YORK

Project Location:
Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.

Drawing Title:
Schedules

Project No.

Date:

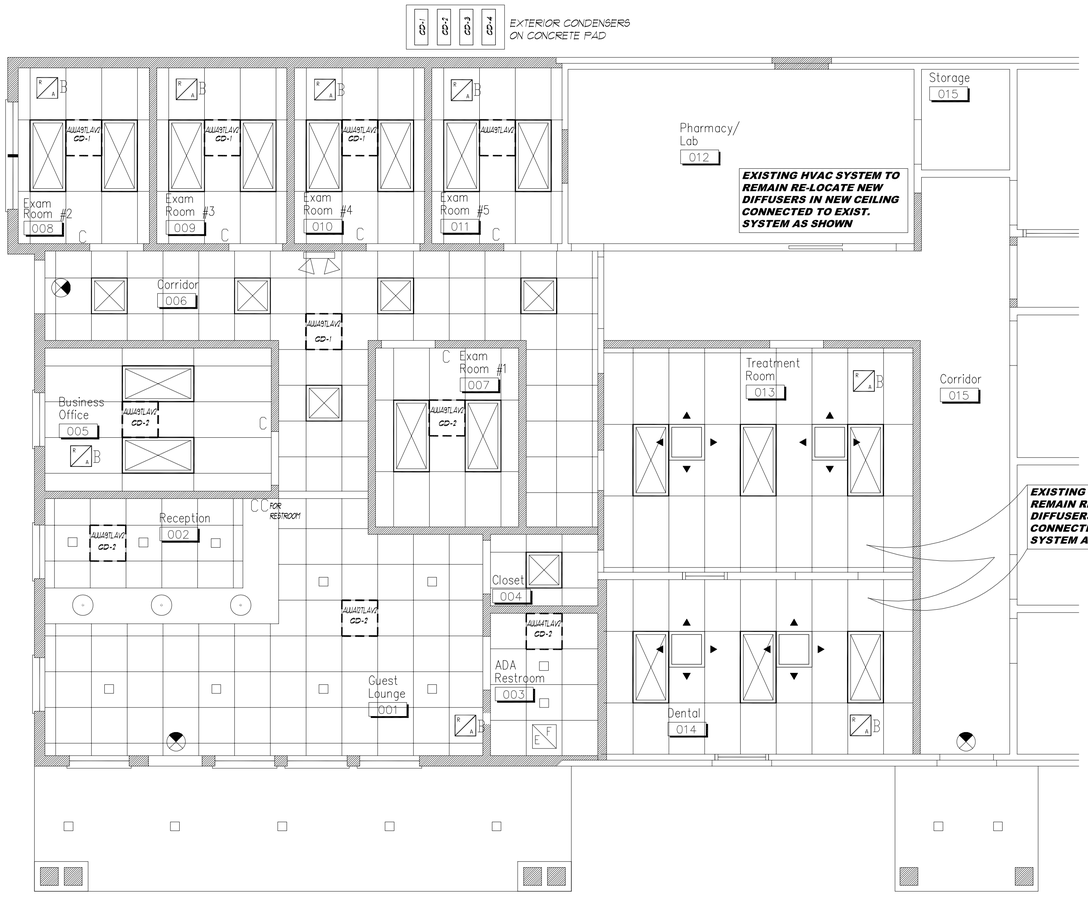
Drawing Scale:

Drawn By:

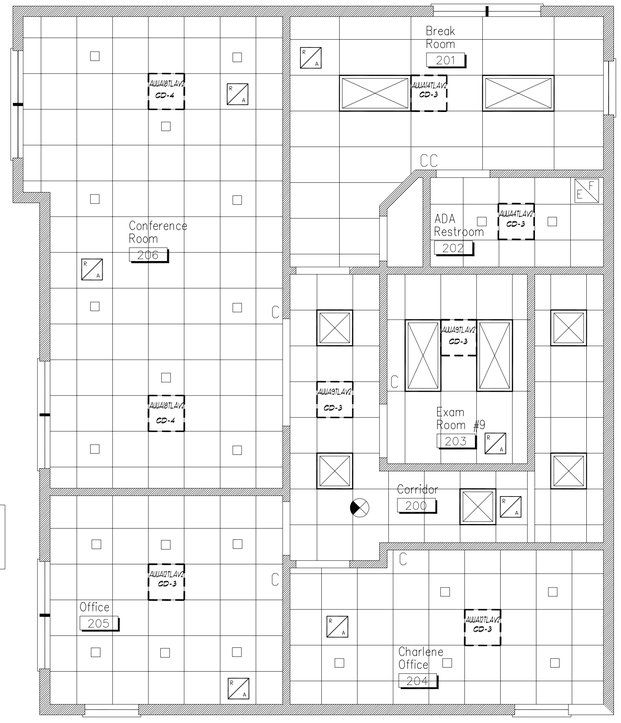
Checked By:

Drawing No.
A-410

of



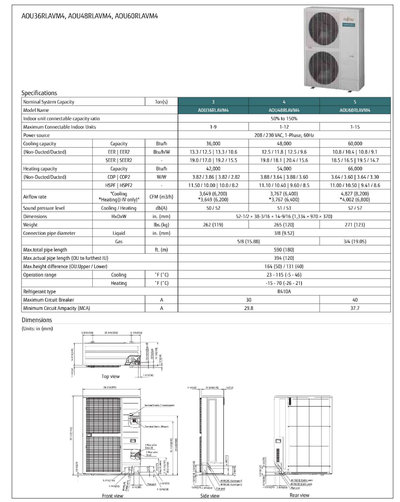
1 M-100 **HVAC Plan**
SCALE: 1/4"=1'-0"

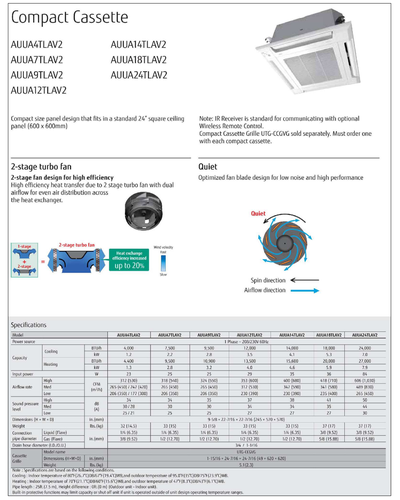


2 M-100 **2nd Flr HVAC Plan**
SCALE: 1/4"=1'-0"

ALL MINI-SPLIT CASSETTES & CONDENSERS INSTALLED AS PER MANUF.'S SPEC.'S

EXISTING HVAC SYSTEM TO REMAIN RE-LOCATE NEW DIFFUSERS IN NEW CEILING CONNECTED TO EXIST. SYSTEM AS SHOWN





CONSTRUCTION TO COMPLY WITH SECTION 811 OF THE 2015 IEBC ALL NEW CONSTRUCTION TO COMPLY WITH 2015 INTERNATIONAL MECHANICAL CODE

MECHANICAL SYSTEM IN COMPLIANCE WITH SECTION 803 OF THE 2015 EXISTING BUILDING CODE

KEYED NOTES

A	EXISTING UNIT TONNAGE NOTED ON DRAWING VIF EXACT LOC. OF UNIT
B	RETURN AIR GRILL TO BE BUILDING STANDARD
C	REMOTE CONTROL

GENERAL REQUIREMENTS

EQUIPMENT

MECHANICAL CONTRACTOR TO FURNISH & INSTALL THE FOLLOWING: ALL NEW DIFFUSERS AND DUCT WORK NECESSARY TO CONNECT TO VARIOUS EXISTING UNITS SEE PLAN FOR SPECIFIC'S MECH. CONTRACTOR TO INSPECT AND UPDATE SYSTEM AS REQUIRED

POWER WIRING

ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ALL WIRING AND OTHER MATERIALS REQUIRED TO CONNECT A/C UNIT TO DISTRIBUTION PANEL, INCLUDING A WEATHERPROOF DISCONNECT SWITCH AT ALL ROOFTOP UNITS & ROOFTOP GFI CONV. OUTLET.

CONTROLS

MECHANICAL CONTRACTOR SHALL PROVIDE ALL AUTOMATIC AND MANUAL DEVICES NECESSAARY FOR THE CONTROL SYSTEM AND FIRE ALARM/DETECTION SYSTEM

HVAC LEGEND

R / A	RETURN AIR GRILLE
FUJITSU RTU-1	FUJITSU CASSETTE
XX / XXX	TAG # / AIR FLOW (CFM)
VD	VOLUME DAMPER
CFM	CUBIC FEET PER MINUTE
SP	STATIC PRESSURE
DB	DRY BULB
WB	WET BULB
HP	HORSE POWER
NK	NECK
CD	CEILING DIFFUSER
CG	CEILING GRILLE
SD	SMOKE DETECTOR

THIS DRAWINGS ARE FOR SCHEMATIC PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATING HVAC SYSTEM IN ALL RESPECTS AS CONTEMPLATED BY THE INFORMATION OF THIS PLANS. IT IS NOT THE INTENT THAT THIS DRAWINGS AND SPECIFICATIONS INDICATED EACH AND EVERY ITEM NECESSARY FOR A COMPLETE INSTALLATION, BUT INDICATE SUFFICIENT INFORMATION NECESSARY FOR THE CONTRACTOR TO SECURE ADDITIONAL INFORMATION FROM OTHER SOURCES AND PROVIDE NECESSARY MATERIALS.

MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE JOB SITE TO DETERMINE THE EXISTING CONDITIONS AFFECTING HIS WORK BEFORE SUBMITTING PROPOSALS.

SUBMISSIONS OF PROPOSALS WILL BE CONSTRUED AS EVIDENCE THAT EXAMINATION HAS MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN BY SUCH AN EXAMINATION WILL NOT BE RECOGNIZED.

ANY APPARATUS, APPLIANCE, MATERIAL, WORK OR INCIDENTAL ACCESSORIES OR MINOR DETAILS NOT SHOWN BUT NECESSARY TO MAKE THE WORK COMPLETE AND PERFECT IN ALL RESPECT AND READY FOR OPERATIONS, EVEN IF NOT SPECIFIED, SHALL BE PROVIDED BY CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO OWNER.

PERMITS, TESTS AND INSPECTIONS:
HVAC CONTRACTOR SHALL:
A. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND FEES.
B. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED TEST AB\ND INSPECTIONS FOR CODE COMPLIANCE.

CODES:
ALL LOCAL AND STATE LAWS AND REGULATIONS, OSHA AND NATIONAL FIRE PROTECTION ASSOCIATIONS RECOMMENDATIONS AND THE LANDLORD'S CRITERIA & IMC 2015

CONCERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY MADE PART OF THIS SPECIFICATIONS. RESPONSIBILITY FOR COMPLIANCE TO THEIR PROVISIONS IS INCLUDED. TENANT MUST BE INFORM OF ANY WORK OR MATERIAL WHICH VIOLATES ANY OF THE APPLICABLE LAWS AND REGULATIONS BEFORE PROCEEDING WITH THE WORK.

START-UP - MECHANICAL CONTRACTOR

SYSTEM SHALL BE SET-UP TO RUN AS FOLLOWS:

SUMMER	- DAY	75 DEGREES F
SUMMER	- SETBACK	85 DEGREES F
WINTER	- DAY	70 DEGREES F
WINTER	- NIGHT SETBACK	60 DEGREES F

METAL LOCKING COVERS - TO BE INSTALLED ON ALL THERMOSTATS AND KEYS GIVEN TO OWNER

ALL THERMOSTATS, SWITCHES AND CONTROLS SHALL BE LABELED INDICATING THEIR FUNCTION AND OPERATION. IF THERMOSTAT HAS A HEATING AND COOLING TAB, THERMOSTAT SHOULD BE FOR BOTH HEATING AND COOLING. IF USED FOR HEATING OR COOLING ONLY, THE CONTROL TAB NOT IN USE SHOULD BE REMOVED OR SNIPPED OFF TO AVOID CONFUSION.

HVAC CONTRACTOR IS TO IDENTIFY ROOFTOP UNIT WITH TENANT'S TRADE NAME AND SPACE NUMBER WITH EITHER PAINT OR METAL TAG.

MECHANICAL CONTRACTOR SHALL SEND ALL PACKING SLIPS TO TENANT, VERIFYING THAT ALL EQUIPMENT, THERMOSTATS AND MATERIAL SUPPLIED TO JOBSITE WAS INSTALLED.

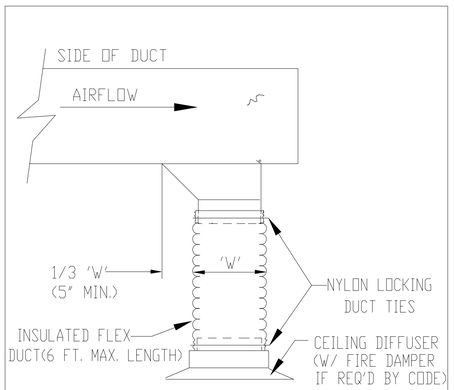
DUCTWORK

ALL DUCTWORK, EXCEPT WHERE OTHERWISE SPECIFICALLY NOTED SHALL CONSTRUCTED OF GALVANIZED IRON IN ACCORDANCE WITH THE RECOMMENDATIONS OF SMACNA LOW VELOCITY AND DUCT CONSTRUCTION MANUAL, LATEST EDITION.

TABLE M-301.4
DUCT CONSTRUCTION
MINIMUM SHEET METAL GAUGES
RECTANGULAR DUCTS

MAXIMUM SIDE INCHES	STEEL MIN. GALV. SHT. GAUGE	ALUMINUM MIN B & S GAUGE
TROUGH 12	26 (0.022 IN.)	24 (0.020 IN.)
13 THROUGH 30	24 (0.028 IN.)	22 (0.025 IN.)

FLEXIBLE DUCTS:
FOR CONNECTIONS BETWEEN RIGID DUCTWORK - INSTALL FLAT METAL SPIRAL MECHANICALLY LOCKED FABRIC COMPONENTS, CAPABLE OF BEING SHAPED FOR CONNECTION TO EITHER ROUND OR OVAL BOOT CONNECTIONS. ALL CONNECTIONS SHALL BE MADE AIR TIGHT BY MEANS OF CLAMPS OR INDUSTRIAL CEMENT # 330 AND WRAPPED WITH DUCT TAPE. LENGTH OF FLEXIBLE DUCT TO BE A MAXIMUM OF 5'-0". STEEL SPIRAL TO BE ELECTROGALVANIZED FABRIC NEOPRENE COATED, WITH FABRIC CAPABLE OF MEETING N.F.P.A 90A AND UL 181 FOR 1 CONNECTORS. MANUFACTURER - WIREMOLD AID DUCT TYPE # 57.



BOTTOM TAP FLEX DUCT DTL

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Project Location:

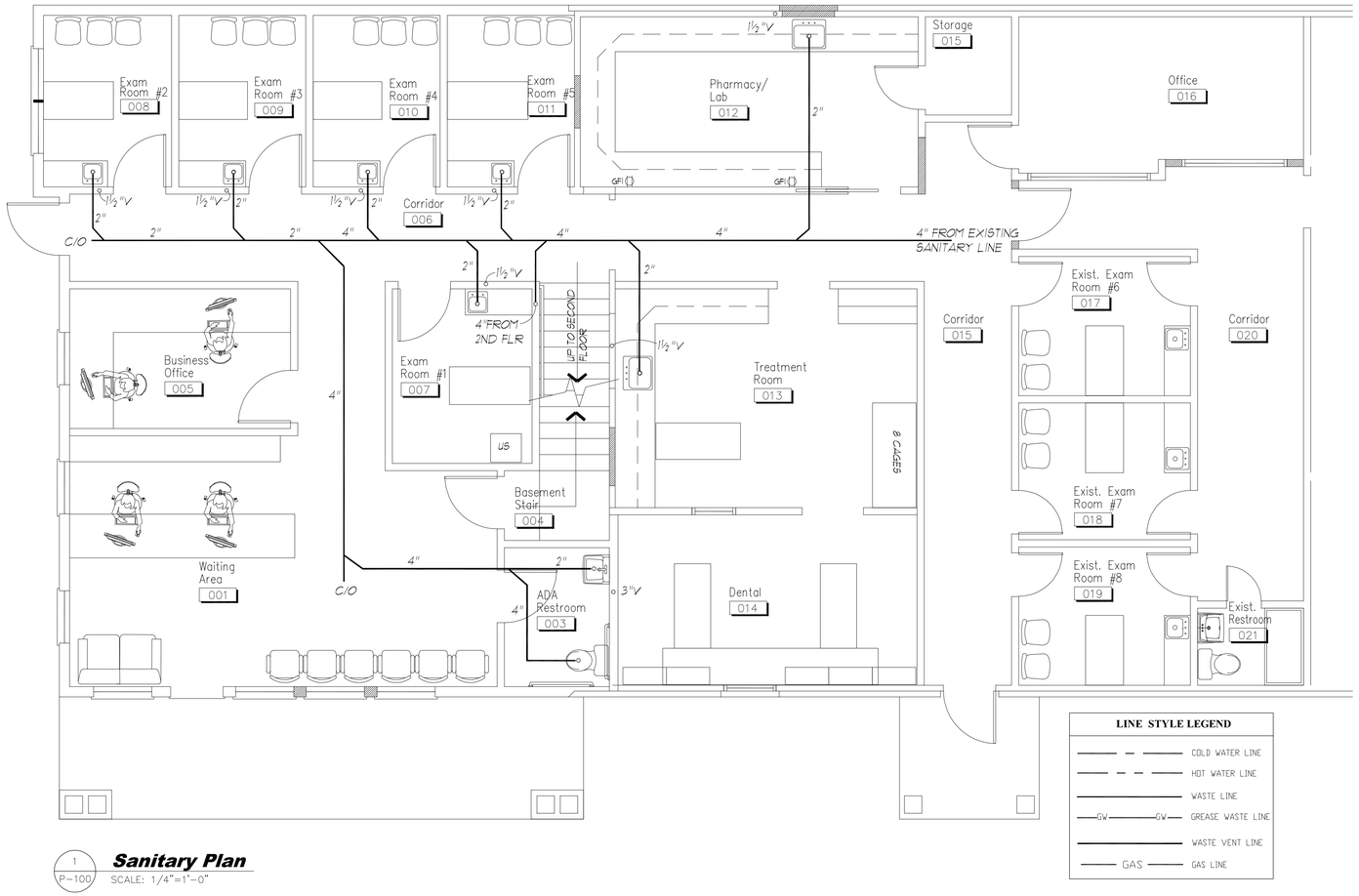
Drawing Title: HVAC Plans

Project No.

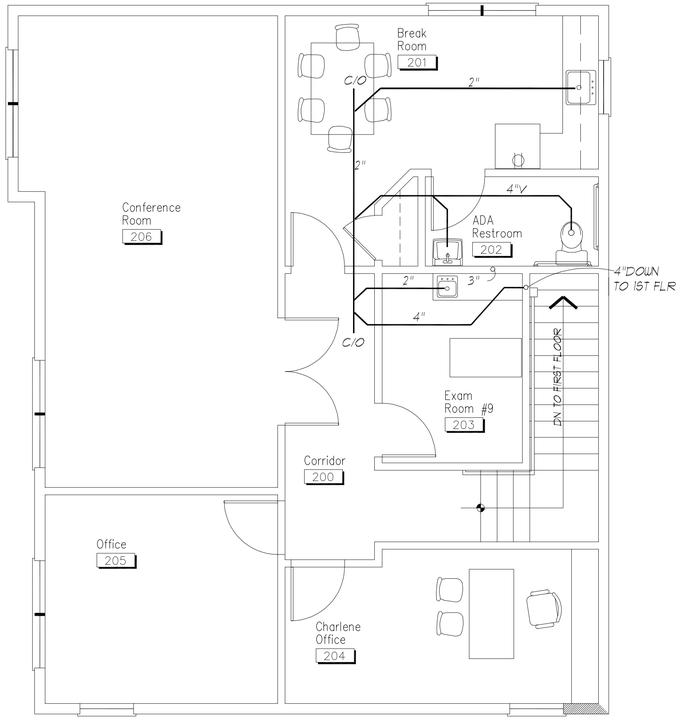
Date: | Drawing Scale:

Drawn By: | Checked By:

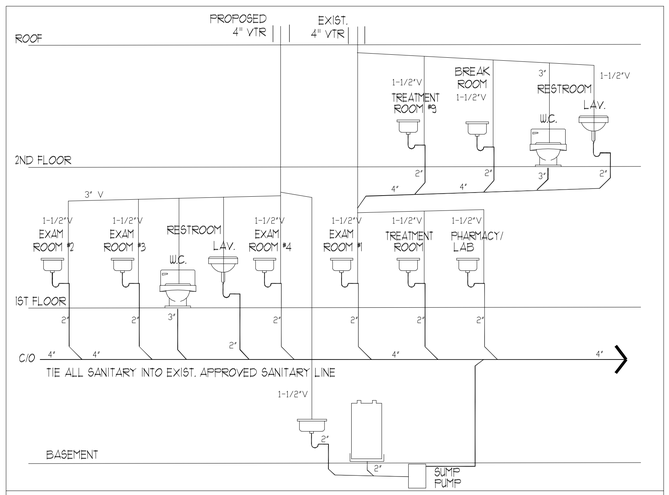
Drawing No. M-100 of



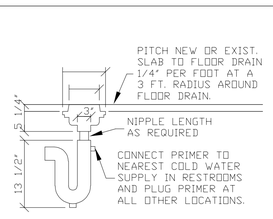
1 P-100 **Sanitary Plan**
SCALE: 1/4"=1'-0"



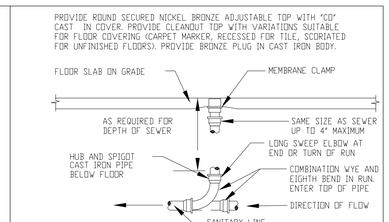
2 P-100 **2nd Flr Sanitary Plan**
SCALE: 1/4"=1'-0"



SANITARY RISER DIAGRAM



FD - FLOOR DRAIN DETAIL



FLOOR CLEAN OUT DETAIL

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Project Location:

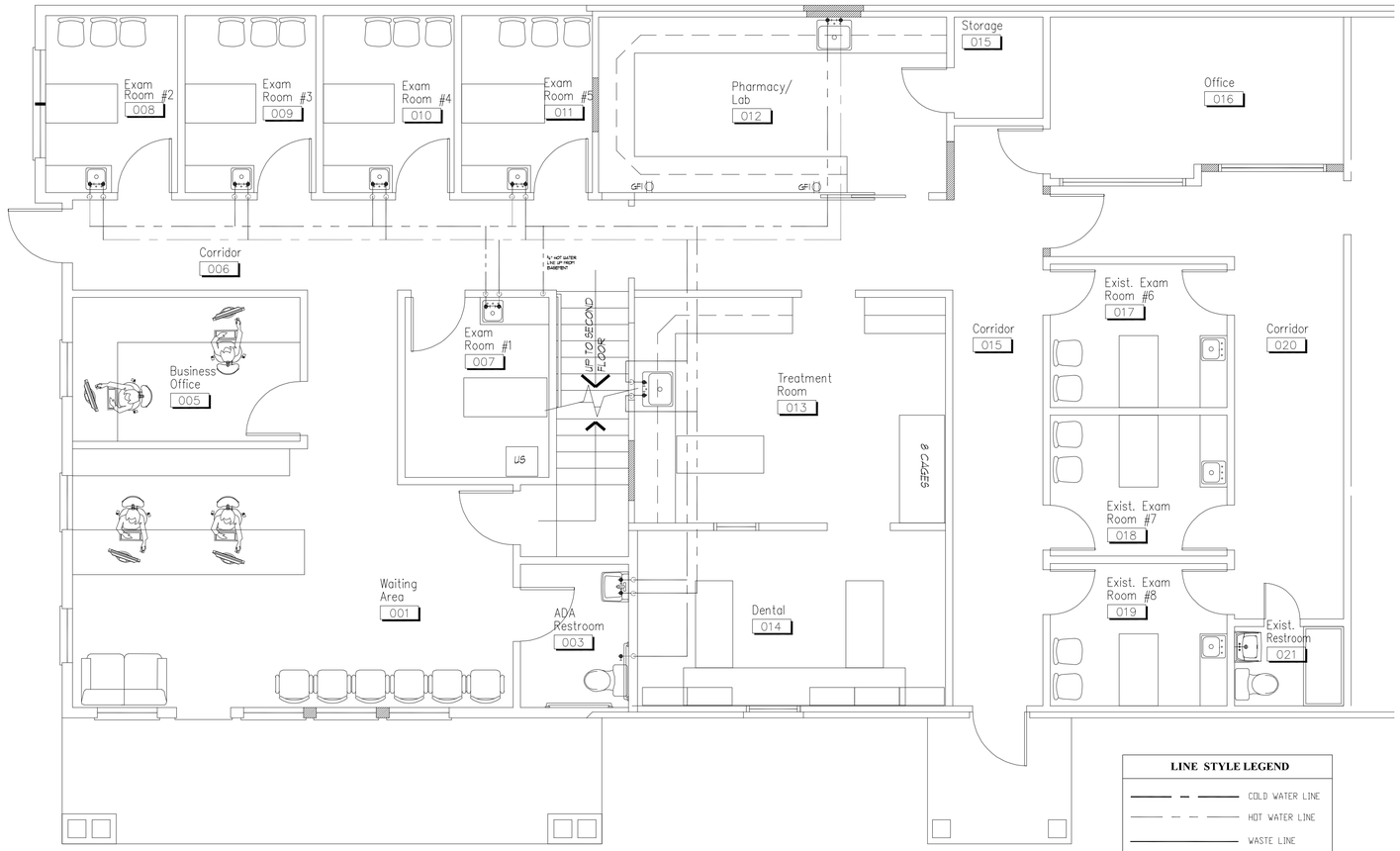
Drawing Title:
Sanitary Plans

Project No.

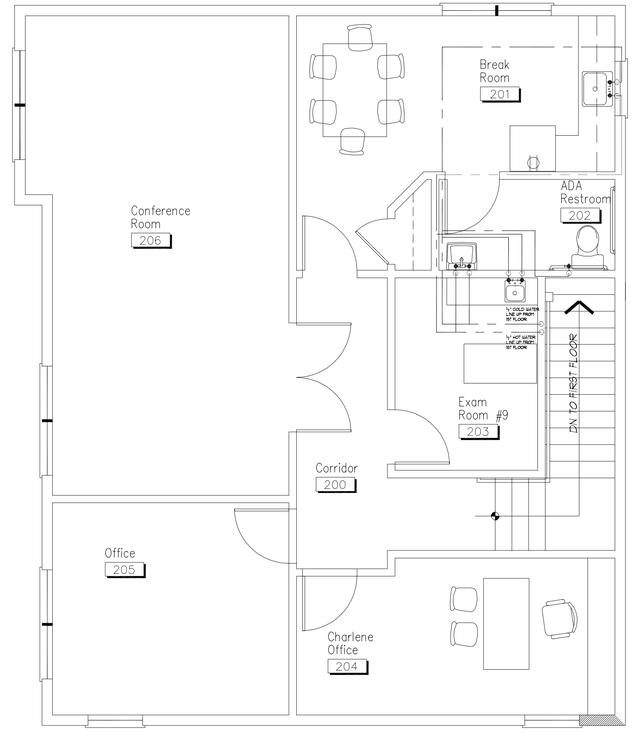
Date: | Drawing Scale:

Drawn By: | Checked By:

Drawing No.
P-100
of



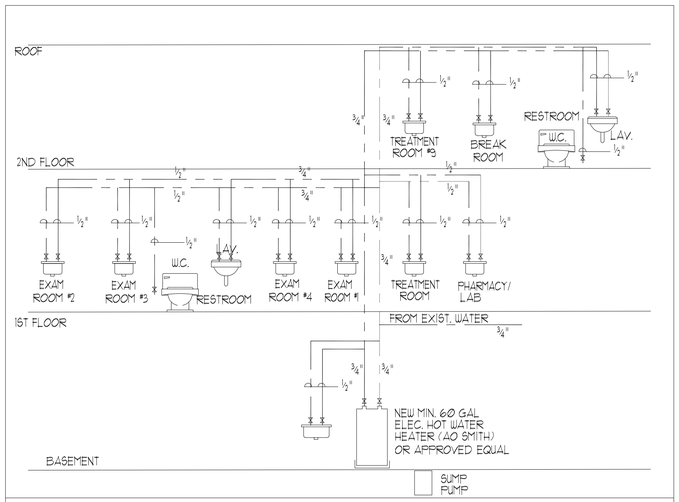
1 P-101 **Plumbing Plan**
SCALE: 1/4"=1'-0"



2 P-101 **2nd Flr Plumbing Plan**
SCALE: 1/4"=1'-0"

LINE STYLE LEGEND

- COLD WATER LINE
- HOT WATER LINE
- WASTE LINE
- GW — GREASE WASTE LINE
- WASTE VENT LINE
- GAS — GAS LINE



PLUMBING RISER DIAGRAM

PLUMBING SPECIFICATIONS

1. RUN ALL PIPES IN WALL, ABOVE CEILING OR IN FLOOR.
2. ALL COLD & HOT WATER PIPING SHALL BE TYPE "L" SEAMLESS HARD DRAWN COPPER TUBING ABOVE GROUND AND TYPE "K" BELOW GROUND AND IN ACCORDANCE WITH ASTM B88-48 AND ALL OTHER APPLICABLE CODES. FITTINGS SHALL BE WROUGHT, SUITABLE FOR 200 PSI. CONNECTIONS TO DISSIMILIAR MATERIALS SHALL BE MADE WITH DIELECTRIC UNIONS. JOINTS SHALL BE 95-5 TIN ANTIMONY FOR 200 PSI.
3. SANITARY LINE TO BE CAST IRON ONLY. DRAIN LINES FROM APPLIANCE TO FLOOR SINK/DRAIN TO BE TYPE "L" COPPER. SCHD 40 PVC IF ALLOWED
4. PROVIDE SHUTOFF VALVE AND CHECK VALVE IN C.W. LINE TO WATER HEATER.
5. PROVIDE CHROME PLATED ESCUTCHEONS WHERE PIPES PENETRATE WALLS, FLOORS, OR CEILINGS.
6. PROVIDE WATER HAMMER ARRESTORS IN H.W. AND C.W. LINES AT FIXTURE OR GROUP OF FIXTURES.
7. WATER PIPING SHALL BE CAPPED AND AIR PRESSURE TESTED AT 125 PSIG FOR 24 HOURS BEFORE STERILIZATION.
8. PROVIDE MIXING VALVE IN H.W. LINE SET AT 110° F FOR HAND SINKS
9. INSULATION SHALL BE MIN. 1/2" GLASS FIBER WITH NON-COMBUSTIBLE U.L. RATED VAPOR BARRIER JACKET. INSULATION SHALL EXCEED ALL FIRE AND SMOKE RATINGS PER ASTM E84, NFPA 255, UL 723 AND LANDLORD'S INSURANCE CARRIER.
10. CONNECT ALL EQUIPMENT REQUIRING DRAINAGE TO NEAREST DRAIN
11. EXTEND GAS LINE FROM VALVED CONNECTION TO DEMISED SPACE AS INDICATED ON THESE DRAWINGS. ALL GAS PIPING SHALL BE NEW SCHED. 40 BLACK STEEL, ASTM A120 W/ 150LBS WELDED FITTINGS. GAS VALVES SHALL BE BRONZE LUBRICATED PLUGS BY WALWORTH OR EQUAL. INSTALLATION AND MATERIALS SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE LOCAL UTILITY, LANDLORD, AND ANY AND ALL APPLICABLE LOCAL AND NATIONAL CODES. G.C. TO COORDINATE WITH LOCAL COMPANY SETTING OF METER AND MANIFOLD AS REQ'D (IF AVAILABLE).
12. PLUMBING CONTRACTOR SHALL PROVIDE A PRESSURE REDUCING REGULATOR IN THE DOMESTIC WATER LINE IF THE PRESSURE IS ABOVE 75 PSI.
13. PROVIDE CLEANOUTS (C.O.) AT EVERY 50 FT. MIN. LENGTH OF SANITARY PIPING, AT THE MOST REMOTE END OF EACH SANITARY BRANCH AND AT EACH CHANGE OF DIRECTION WHICH IS GREATER THAN 45°. EASY ACCESS TO CLEANOUT MUST BE PROVIDED.
14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS THAT THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALL A COMPLETE PLUMBING SYSTEM IN COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ALL UTILITY COMPANY REGULATIONS.
15. PRIOR TO SUMITTING A BID, THE CONTRACTOR SHALL INSPECT THE SITE AND INCLUDE IN HIS BID ALL CHARGES DUE TO THE EXISTING SITE CONDITIONS. HE SHALL FAMILIARIZE HIMSELF WITH ALL REQUIREMENTS AND INCLUDE IN HIS BID ALL WORK REQUIRED TO MEET SUCH CONDITIONS.
16. PROVIDE SEPARATE VALVES ON WATER CONNECTIONS TO ALL FIXTURES AND EQUIPMENT. ALL WATER VALVES TO BE 125LB. TEST. ALL BRONZE WEDGE GATE OR QUARTER TURN BALL BY WALWORTH, CRANE, OR JAMESBURY.
17. ALL LABOR, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF TENANTS ACCEPTANCE. REPLACE OR REPAIR ALL DEFECTS DURING THAT PERIOD.
18. THE JOB MUST BE QUOTED AND PERFORMED IN ACCORDANCE WITH ANY/ALL APPLICABLE CODES. ANY COSTS INCURRED IN ORDER TO MEET THESE CODES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19. ALL AREAS AROUND FLOOR DRAINS ARE TO BE SLOPED FOR PROPER DRAINAGE. FLOOR DRAINS WITHOUT PROPER FLOOR SLOPE MUST BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR FOR CORRECTION.
20. SANITARY WASTE AND VENT PIPING AND FITTINGS INSTALLED BELOW SLAB SHALL BE SERVICE WEIGHT CAST IRON, BELL AND SPIGOT TYPE WITH NEOPRENE GASKET JOINTS. SANITARY WASTE AND VENT PIPING INSTALLED ABOVE SLAB SHALL BE NO HUB TYPE WITH NO HUB CLAMPS WITH STAINLESS STEEL DRAW BANDS. ALL SANITARY PIPING SHALL BE PITCHED AT A MINIMUM OF 1/4" PER FOOT.
21. DRAIN CONNECTIONS TO FLOOR SINKS TO BE VIA INDIRECT WASTE WITH A 1" AIR GAP OR TWICE THE PIPE DIAMETER SIZE.
24. PROVIDE VACUUM BREAKERS/BACKFLOW PREVENTERS ON ALL EQUIPMENT AS REQUIRED BY ANY/ALL APPLICABLE CODES. BACKFLOW PREVENTERS SHALL BE WATTS REGULATOR CO. MODEL No. 909, OR APPROVED EQUAL.
25. ALL GAS PIPING SHALL BE FINISHED WITH A RUST INHIBITIVE PRIMER, COLOR CODED FINISH AND IDENTIFICATION LABELS.
26. ALL CONDUITS AND PLUMBING MUST PENETRATE THE ROOF NO CLOSER THAN 12" AND NO FARTHER THAN 20" FROM THE EQUIPMENT

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of