



**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: 10 MAY 2024
MEETING DATE: 16 MAY 2024
PROJECT REPRESENTATIVE: MARTIN PASSANTE ARCHITECT

1. The project was referred to the Orange County Planning Department on 8 March 2024. If no referral response has been received, the project will have timed out with Orange County Planning.
2. The Sanitary Sewer Design Report has been revised based on actual water use records from the site updated based on meter readings. Water use from the site is well below the design of the on-site sanitary sewer treatment system. Letter report from TM Depuy Engineering has been provided.
3. The Planning Board should evaluate the issuance of a Negative Declaration based on the scope of the project the Environmental Assessment Form submitted and supplemental information provided, this office would recommend a Negative Declaration for the Unlisted Action.
4. The Planning Board may wish to consider whether to hold a Public Hearing on the project. Public Hearing for the project is discretionary.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in blue ink, appearing to read 'Patrick J. Hines', is written over a light blue horizontal line.

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.

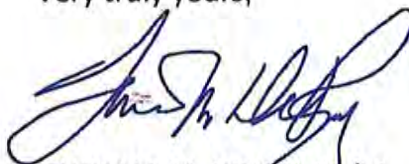
Both the veterinary hospital and pet hotel are serviced by Town of Newburgh water system which is metered and recorded on a quarterly basis.

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,

A handwritten signature in blue ink, appearing to read 'Thomas M. DePuy', is written over the typed name.

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

<p>TABLE B</p> <p>MIDDLEHOPE VETERINARY HOSPITAL</p> <p>WATER CONSUMPTION</p>				
Quarter	Dates	Flow (Gallons)	Number of Working Days**	Average Daily Flow (GPD)
4 TH Quarter 2022	10/1/22 – 12/31/22	27,700	92	301.1
1 st Quarter 2023	1/1/23 – 3/31/23	25,000	90	277.8
2 nd Quarter 2023	4/1/23 – 6/30/23	29,000	91	318.7
3 rd 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
- 1705.12.13 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./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

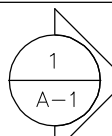
811 ENERGY CODE COMPLIANCE
NO WORK TO EXTERIOR WALLS

PARTITION NOTES

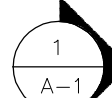
- ALL GYPSUM BOARD (UNLESS NOTED) SHALL BE 5/8" THICK ON 3-5/8" STUDS, 20 GA. 16" OC FRAMED AND SECURED TO STRUCTURE ABOVE.
- ALL GYPSUM BOARD SHALL BE TAPED AND SPACKLED WITH THREE (3) COATS OF JOINT COMPOUND, PROVIDE ALL "J" MOULDING AND CORNER BEADS AS REQUIRED.
- ALL GYPSUM BOARD SHALL BE USG, GOLD BOND OR EQUAL.
- ALL RATED PARTITIONS ARE TO BE FULL HEIGHT TO DECK ABOVE (FIRE STOP ALL DECK GAPS, PENETRATIONS, ETC.) PARTITIONS TO BE AIR TIGHT.
- ALL DUCT PENETRATIONS ARE TO HAVE FIRE DAMPERS AT RATED PARTITIONS.

DRAWING SYMBOLS

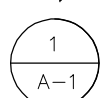
ELEVATION MARKER
(SHEET AND NUMBER LOCATION)



DETAIL MARKER
(SHEET AND NUMBER LOCATION)



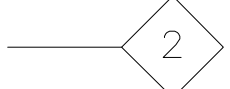
SECTION AND DETAIL MARKER
(SHEET AND NUMBER LOCATION)



DOOR NUMBER
(SEE DETAILS ON SHT. D–1)



PARTITION TYPE
(SEE DETAILS ON SHT. A–3)



FINISH TYPE
(SEE LEGEND ON SHT. A–3)



EQUIPMENT NUMBER
(SEE LEGEND ON SHT. A–3)



PAINT NOTES

- ALL EXPOSED GYPSUM BOARD SURFACES SHALL RECEIVE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT (SEMI-GLOSS).
- ALL DOORS AND FRAMES SHALL RECEIVE (2) FINISH COATS OF SEMI-GLOSS PAINT, EXCEPT AS NOTED.

CARPENTRY & MILLWORK

- PROVIDE AND INSTALL ALL BLOCKING AS REQUIRED BY OTHER TRADES.
- PROVIDE AND INSTALL ALL MILLWORK AND CABINETS AS INDICATED ON THE DRAWINGS WITH FINISH AS SPECIFIED BY ARCHITECT.
- THE G.C. SHALL VERIFY ALL COUNTER AND CABINETRY DIMENSIONS AS REPRESENTED ON THE CONSTRUCTION DRAWINGS 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.

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 NR – NOT REQUIRED
LEGEND: NA – NOT APPLICABLE R – NS – NOT SHOWN ON DRAWINGS
NC – NON-CONFORMING REQUIRED 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	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	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	---	---	---

ELECTRIC NOTES

- ALL ELECTRICAL WORK SHALL BE BOARD OF FIRE UNDERWRITERS
- 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 MANUFACTURERS REQUIREMENTS AND TENANT CRITERIA MANUAL.
- CONTRACTOR SHALL NOTIFY THE TELEPHONE CO. PRIOR TO THE INSTALLATION OF THE WALLBOARD SO THAT THE TELEPHONE LINE INSTALLATION WILL BE CONCEALED.
- ALL WORK SHALL BE DONE BY APPROVED LICENSED ELECTRICIANS.

- 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.
- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

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

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

- 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.

- 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.

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

- ALL WORK SHALL BE DONE BY LICENSED ELECTRICIANS.

- 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.

- 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.

GENERAL NOTES

- 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.

- 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.

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

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

- 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.

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

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

- 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.

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

- 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.

- 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.

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

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

- 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.

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

- 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.

- 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.

- 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.

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

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

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

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

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

- 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.

- 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.

- 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.

- 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.

Martin A. Passante
Architect

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GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. ALL CHANGES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

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

Submissions & Revisions

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



Project Location:

Drawing Title:

Cover Sheet

Project No.

Date:

Drawing Scale:

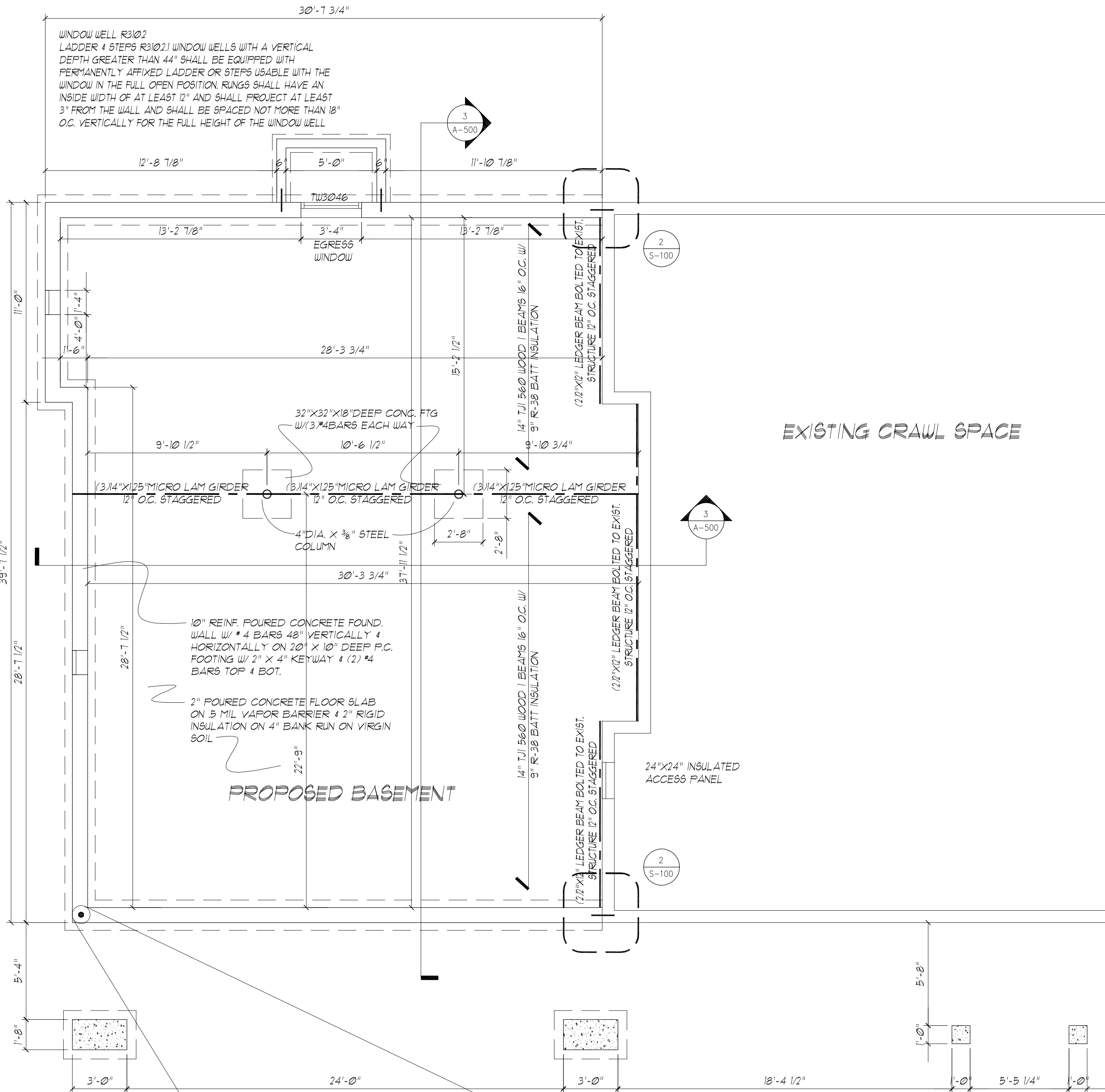
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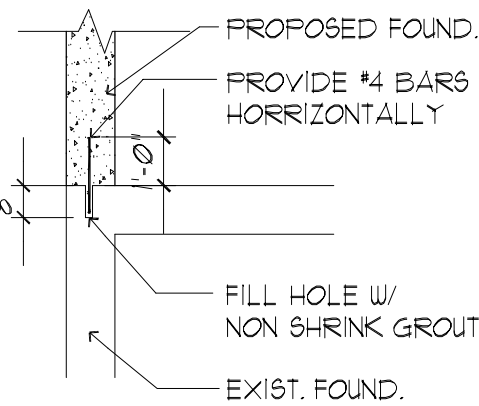
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T-100

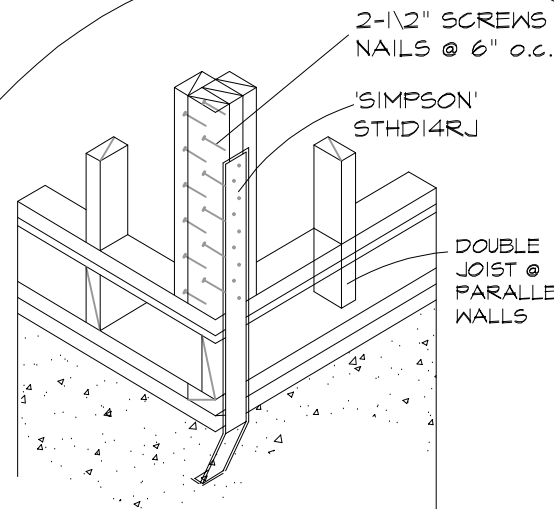
of



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

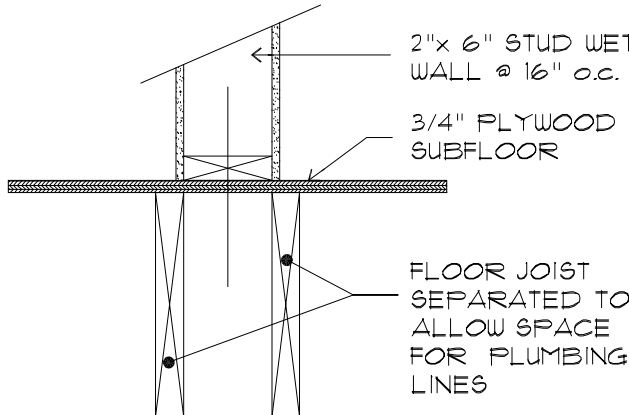


2 **DETAIL @ FOUND. JUNCTURE**
S-100 SCALE: NO SCALE

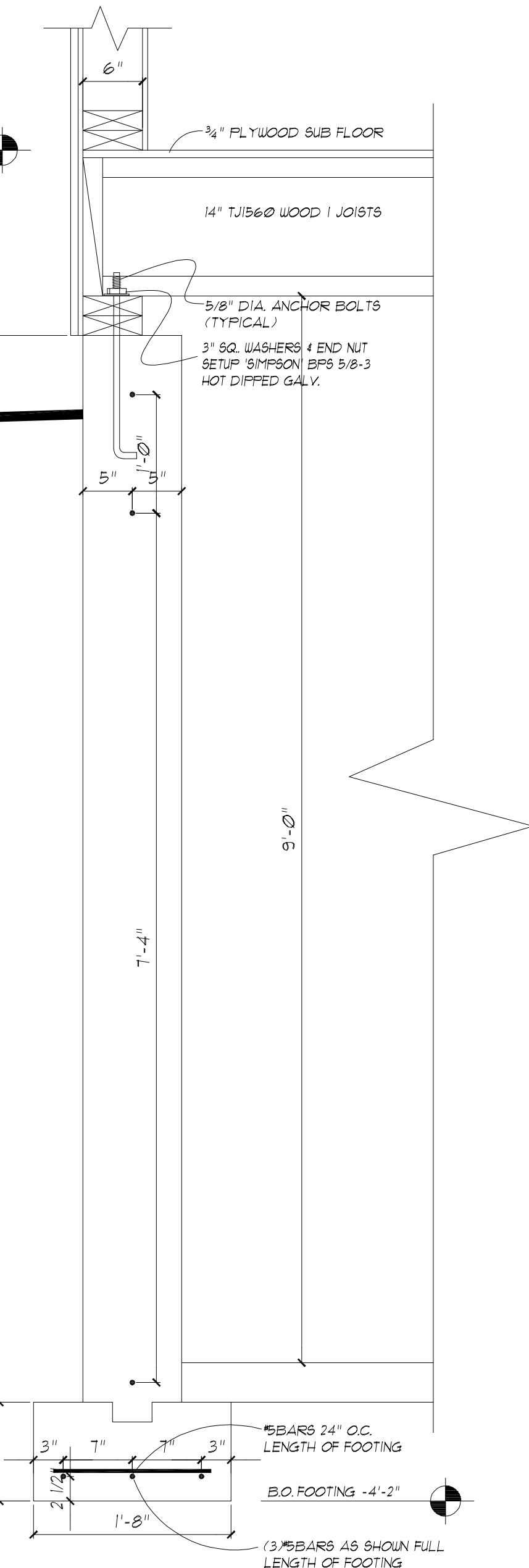


FND. HOLD DOWN CONNECTION
(REQUIRED AT EACH BUILDING CORNER) SCALE: N.T.S.

LOCATION OF SIMPSON HOLDDOWN



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



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

CONCRETE NOTES:

- MATERIALS SHALL CONFORM WITH THE FOLLOWING STANDARDS:
 - PORTLAND CEMENT AS PER ASTM C-150.
 - CONCRETE AGGREGATES AS PER ASTM C-33.
 - WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALT, ORGANIC MATERIALS AND DELETERIOUS MATERIALS.
 - REBARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A-63, GRADE 60.
 - WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A-95 WITH ULTIMATE TENSILE STRENGTH OF 10 K.S.I.
- MIN COMPRESSIVE STRENGTH OF CONCRETE AS PER R402.2 IS AS FOLLOWS:

FOUNDATIONS 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.
- 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.
- ALL REINFORCING BARS TO BE IN ACCORDANCE WITH ASTM A-63, GRADE 60 DEFORMED, LAPPED A MINIMUM OF 20" FOR #4 REBARS AND 26" FOR #5 REBARS AT SPICES AND CORNERS UN.
- MINIMUM PROTECTION FOR MAIN REINFORCEMENT TO BE 3" FOR CONCRETE PLACED AGAINST EARTH, ALL OTHERS TO BE 2" UN.
- CONTRACTOR TO PROVIDE PROPER SLEEVES IN FOUNDATION WALLS AND SLABS TO ACCOMMODATE ANY PIPES PASSING THROUGH.
- PROVIDE 4x6 DOUBLES X 3'-0" LG. BETWEEN ALL PIERS, FOUNDATIONS, SLABS, GRADE BEAMS, ETC. UN.
- ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
- 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.
- ALL ELEVATIONS OF FOOTINGS INDICATED ARE SUBJECT TO CHANGE UPON INSPECTION OF SUBSOIL CONDITIONS DURING EXCAVATION OF SITE.
- BOTTOM ELEVATIONS OF EXTERIOR FOOTINGS TO BE 3" MINIMUM BELOW GRADE.
- WHERE SLABS ARE SUPPORTED ON FILL, THE FILL SHALL BE PROPERLY COMPACTED IN LAYERS.
- ON-SITE 1/2" RE-MOLDED EXPANSION JOINTS AROUND PERIPHERY OF SLAB AND AT ALL COLUMN LOCATIONS.
- FOUNDATION WALLS TO BE ADEQUATELY BRACED AS REQUIRED. NO BACKFILL PERMITTED UNTIL SUPPORTING FLOORS ARE PLACED.
- 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.

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS^a

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (Pounds per square foot)
Crystalline Bedrock	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 recommendations.
- 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 :

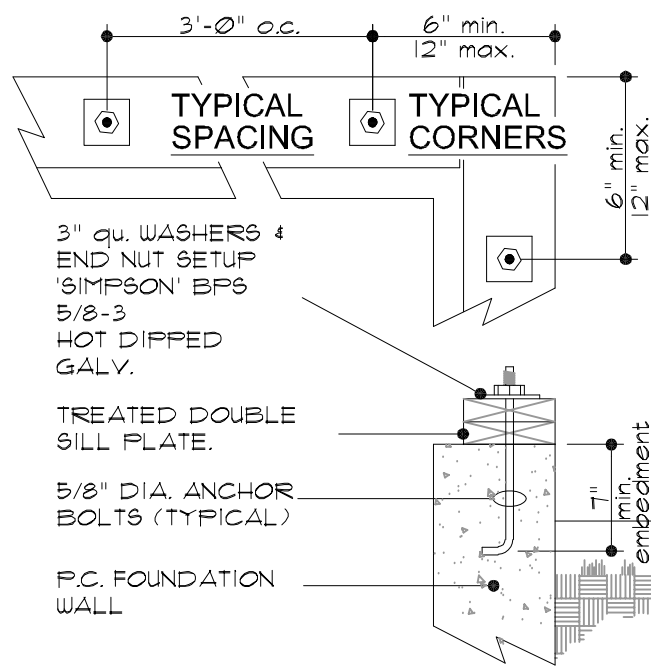
Assumed soil to be sand or gravel, with minimum traces of dry clay, with minimum bearing capacity of 1 ton/sq.ft.

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 Footing, 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 :

- Double All Floor Joists Under Parallel Walls Above.
- o.c. = Treated Lumber
- Utilize Steel Shims Only Under Steel Girders.
- T.O.W. = Top of Wall

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Project Location:

Drawing Title:
Foundation Plan

Project No.

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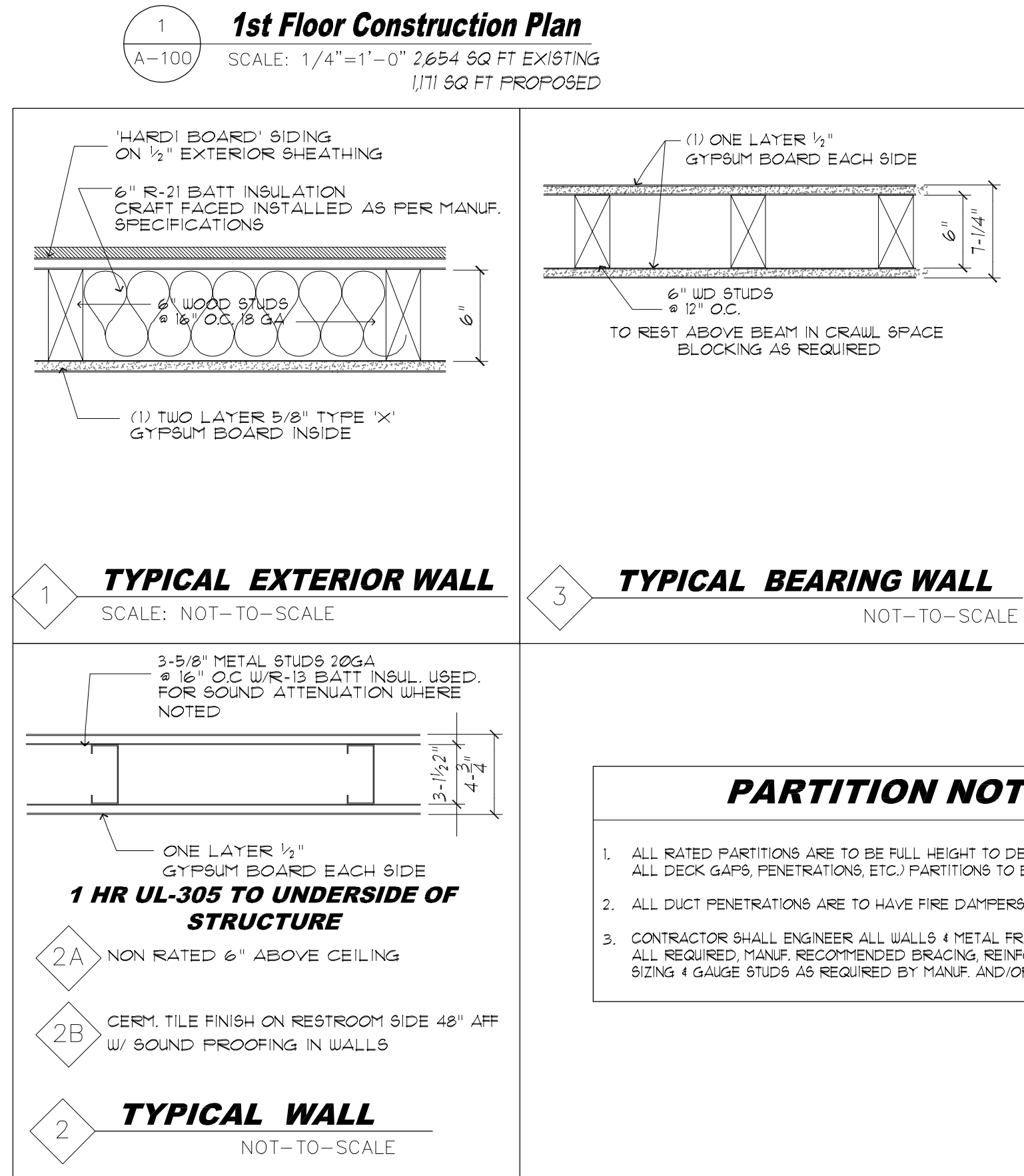
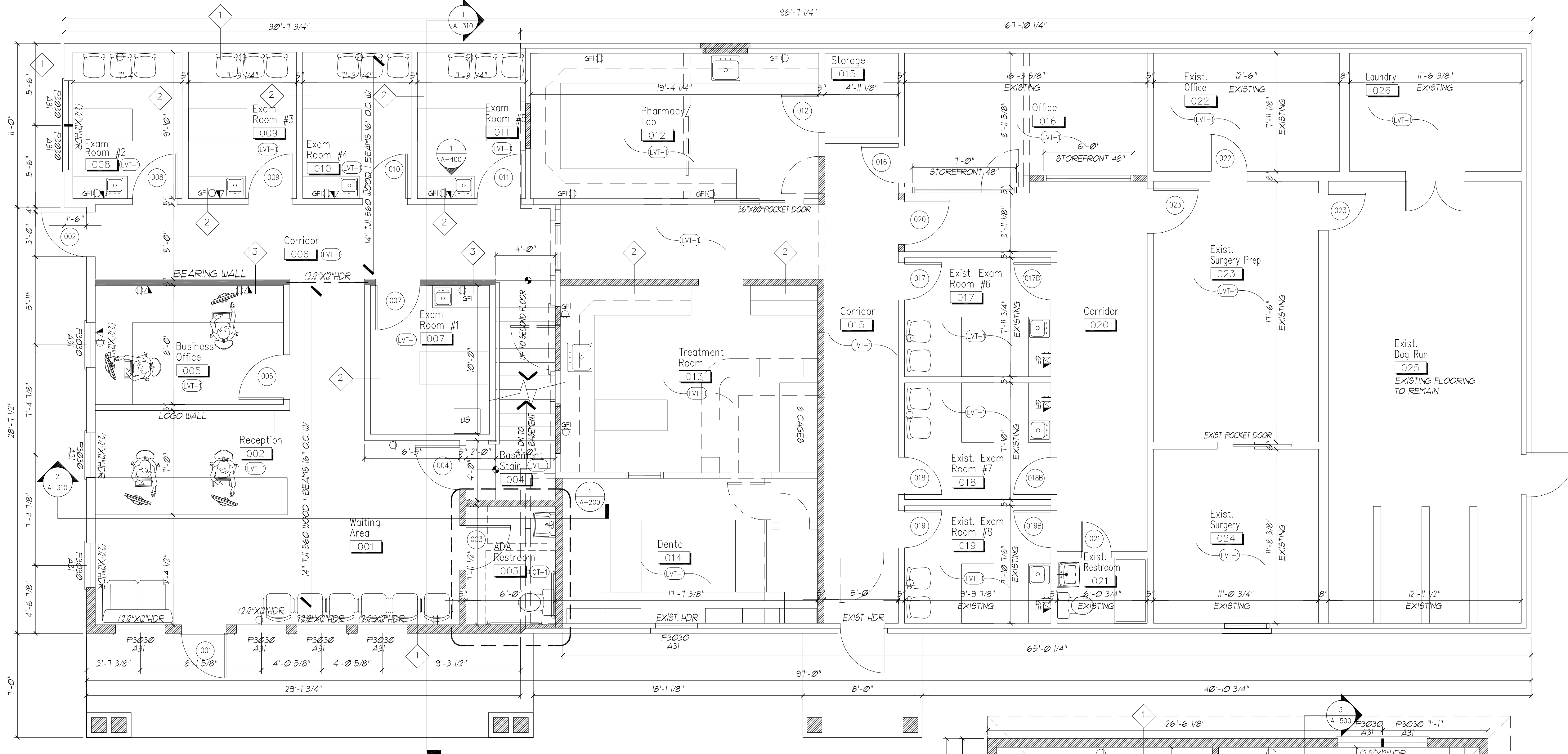
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Drawing No.

S-100



3 5/8" MTL. FRAMING @ 16" O.C. TO UNDERSIDE OF DECK W/ TOP & BOTTOM RUNNERS

THERMA FIBER FIRE STOP (MAKE SMOKE TIGHT) PROVIDED AT ALL PARTITION PENETRATIONS, DECK, AND AT DROP CEILING, TYP.

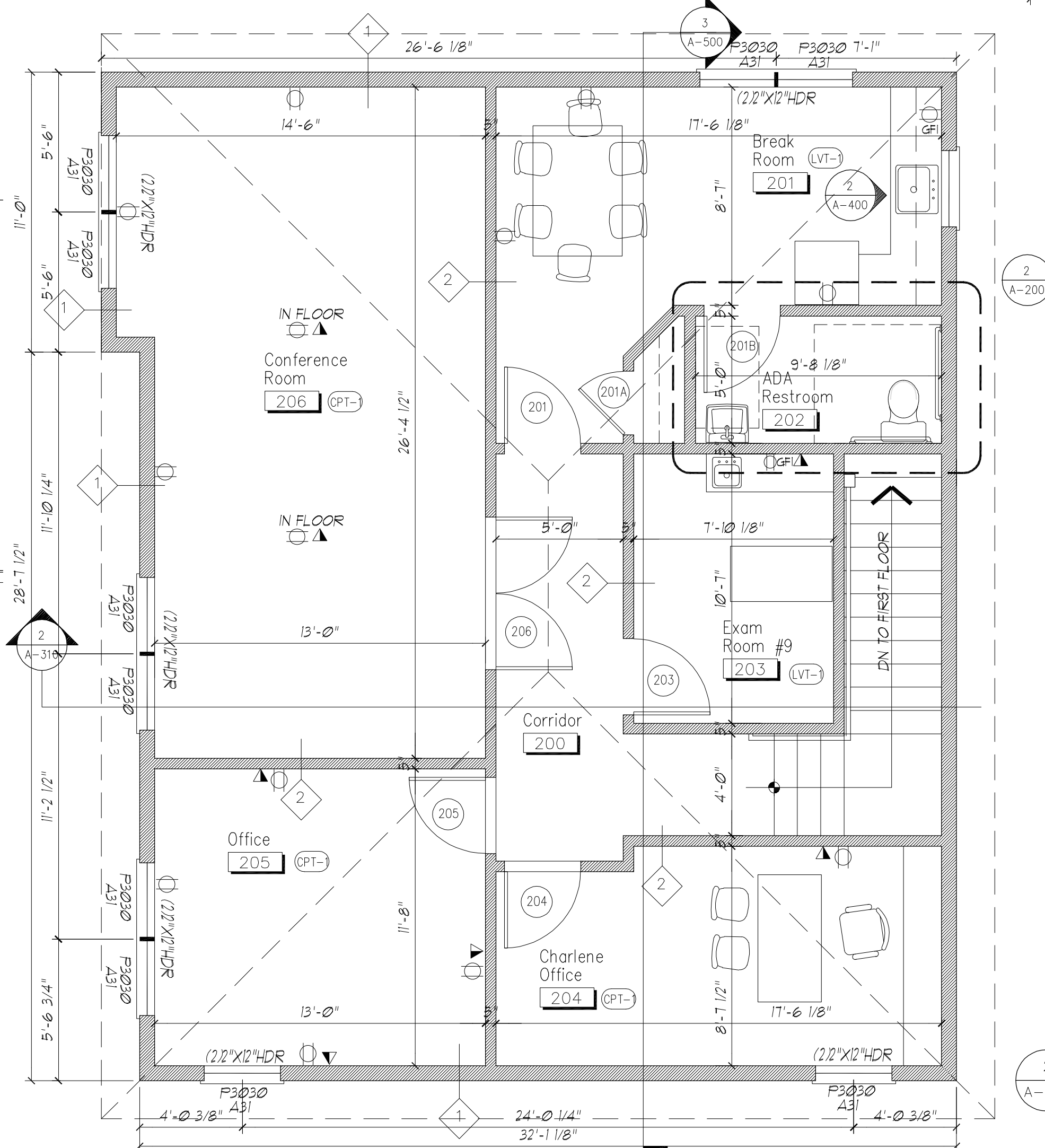
ACOUSTIC TILE CEILING ELEV. SEE PLAN

(1) LAYERS OF 5/8" GYP. BD. PARTITION (SEE PARTITION TYPES)

3 **WALL DETAIL**
 SCALE: NOT TO SCALE

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 FULL LINE ABOVE CEILING
	NEW QUAD OUTLET
	NEW DUPLEX OUTLET
	NEW GFI OUTLET
CR	CARD READER
	NON FUSED DISCOUNT



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Drawing Title:
1st & 2nd Floor Construction Plans

Project No.

Date:

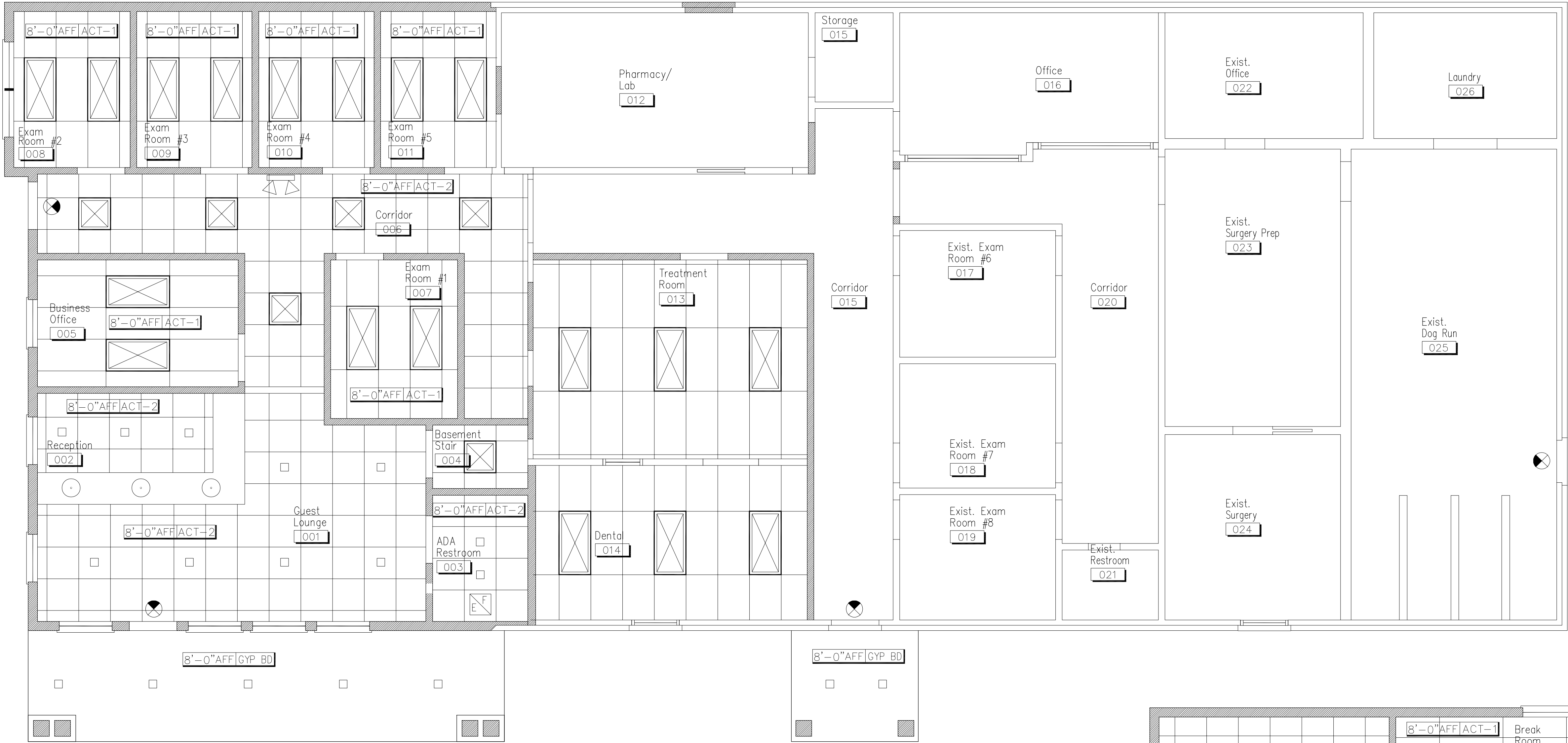
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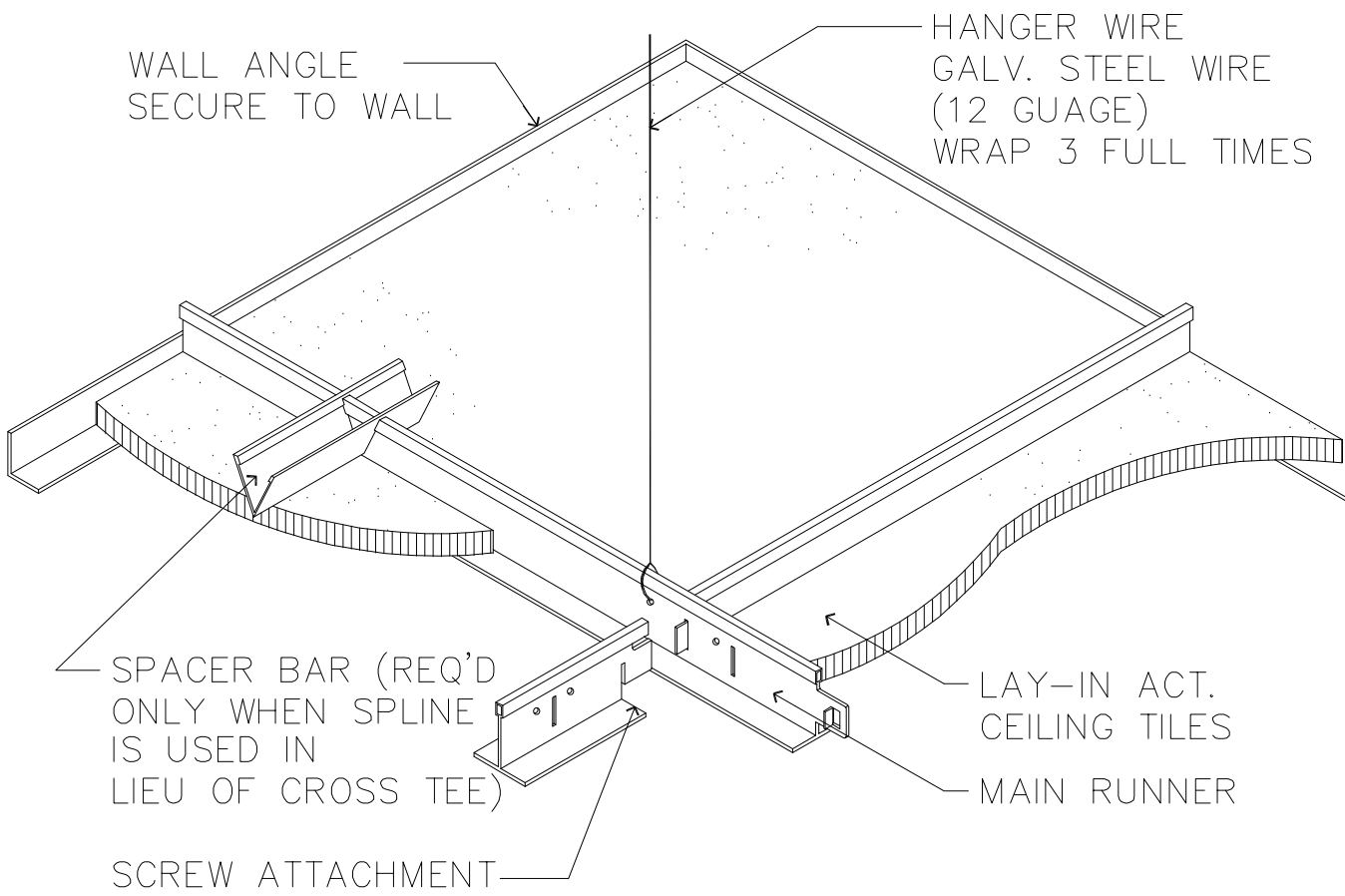
1
A-110
Reflected Ceiling Plan
SCALE: 1/4"=1'-0"

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 ADAPT 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 APPL. CABLE FIRE SPRINKLER CONTRACTOR TO PROVIDE DESIGN AND/OR SHOP DRAWINGS 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 SHOWN 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 (AFF.)
12. CONTRACTOR SHALL VERIFY FUTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.
13. G.C. TO COORD. HVAC, MODIFICATIONS TO EXIST. DUCT LOCATIONS, SUPPLY AND RETURN AIR GRILLES PENDING INSTALLATION OF NEW CEILING & LIGHTING.
14. 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

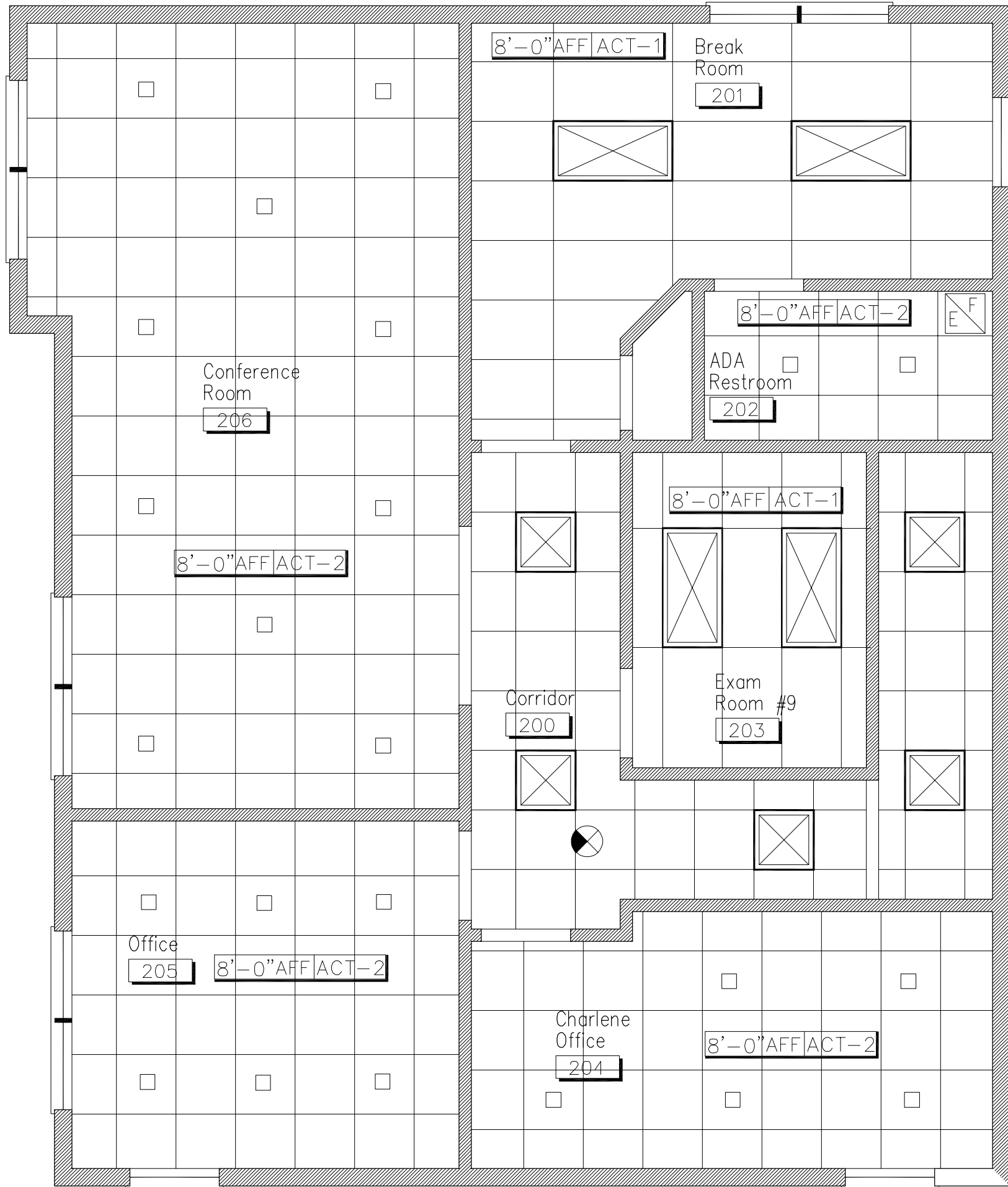
ACT-2 - ARMSTRONG ULTIMA
24" X 24" SQUARE LAY IN TILE
IN 15\16" GRID COLOR-WHITE



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)
	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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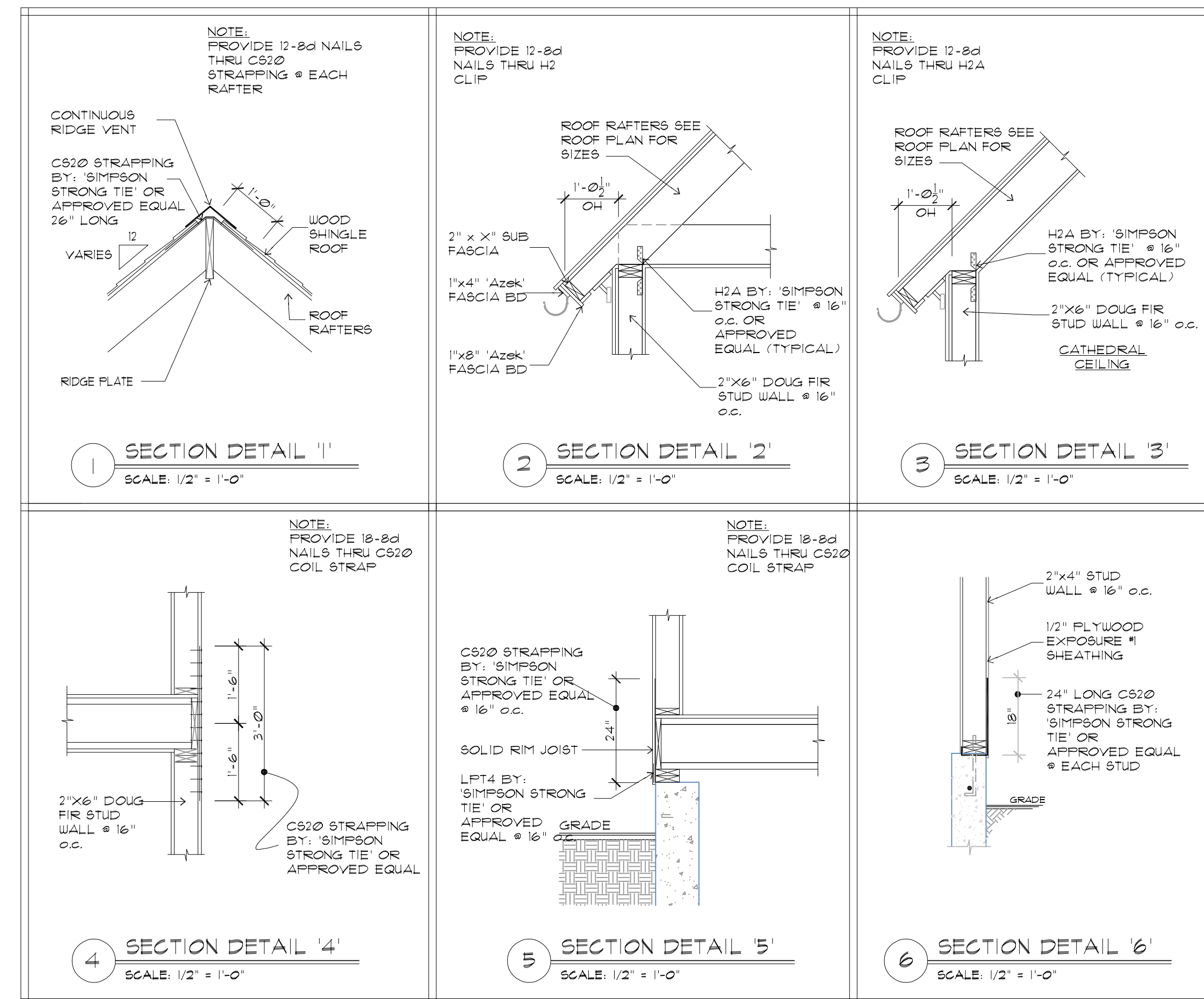
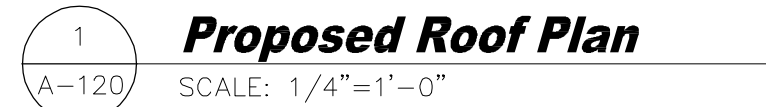
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**1st & 2nd Floor
Ref. Clg. Plans**

Project No.

Date: Drawing Scale:
Drawn By: Checked By:

Drawing No.

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ACCESSIBILITY NOTES

GENERAL NOTES:

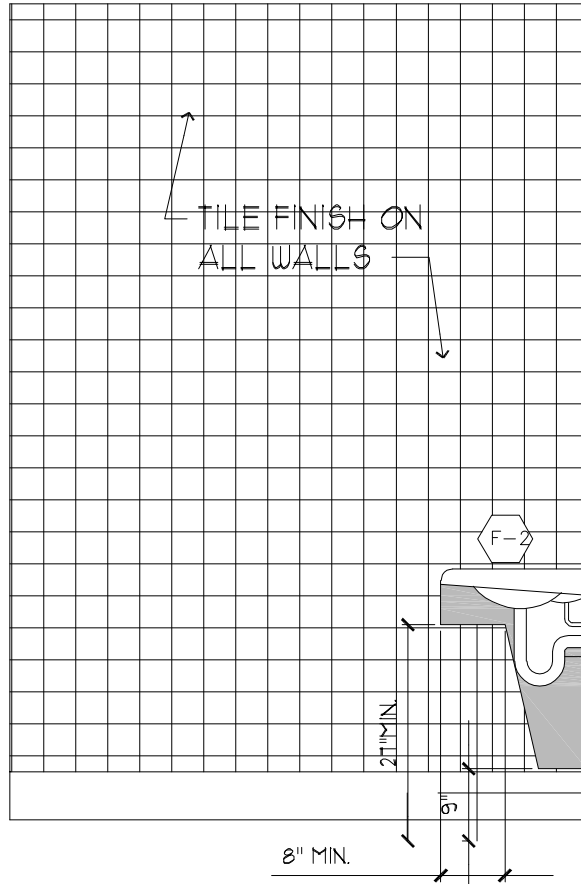
1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG), BUILDING CODE OF NEW YORK STATE (BCNY) AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.
2. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY 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, BCNY 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 MOVING FORWARD WITH THE WORK.
3. THE CONTRACTOR SHALL NOTIFY 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:

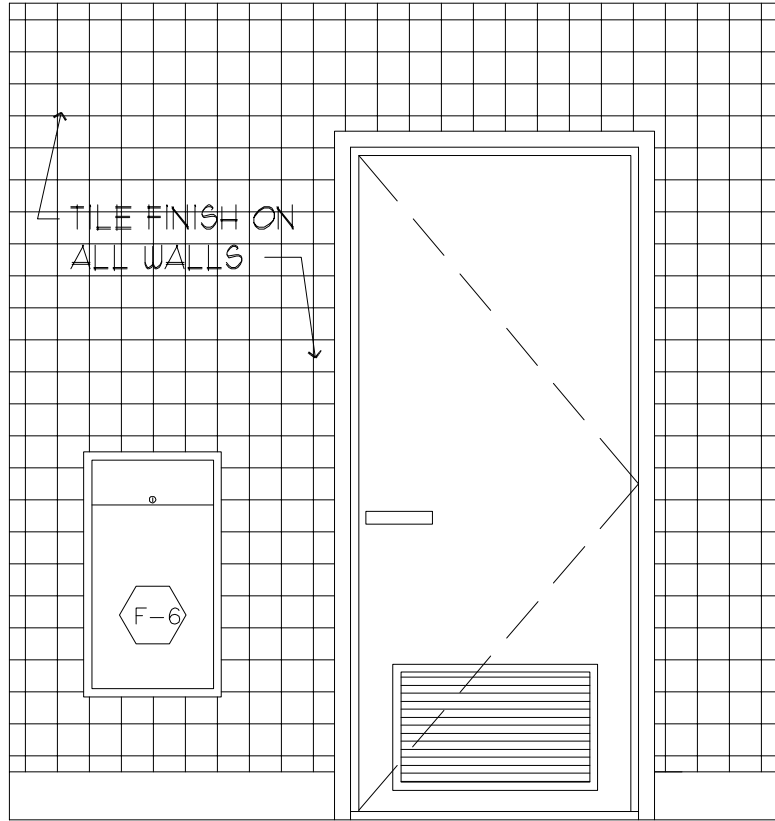
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
4. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMP SURFACES.
5. TRANSITIONS 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-FOUR (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 BCNY REQUIREMENTS.
12. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT ACCESSIBLE BUILDING ENTRANCES.
13. WHERE POSSIBLE, DRAINAGE KEYS 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:

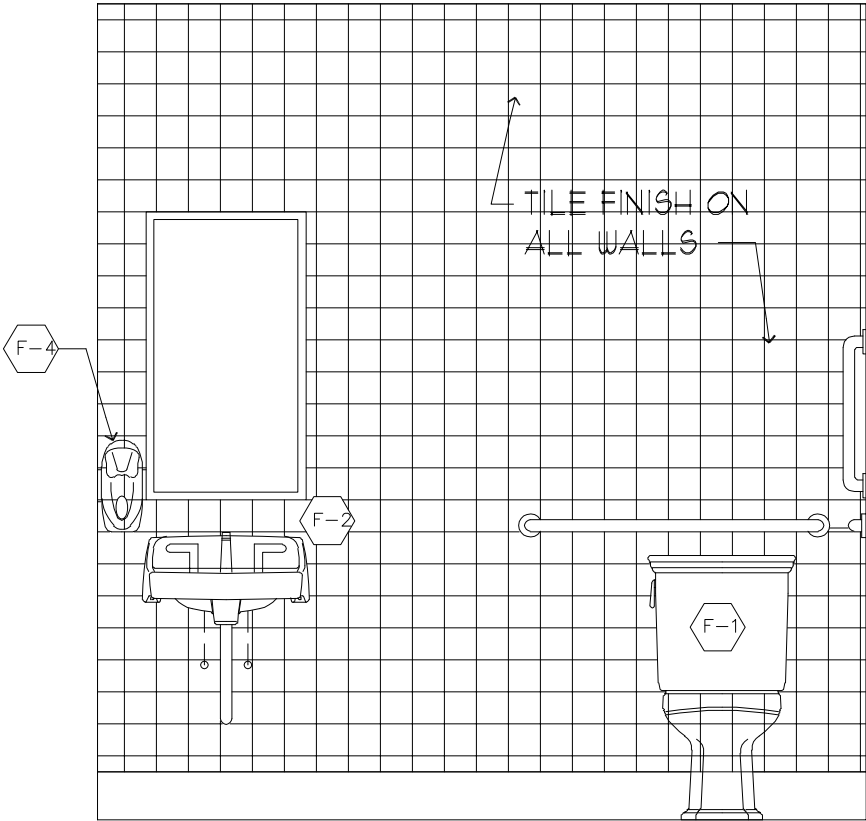
1. ACCESSIBLE ENTRANCES SHALL BE PROVIDED AS REQUIRED BY ADAAG AND BCNY REQUIREMENTS.
2. ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH ADAAG AND BCNY REQUIREMENTS AND SHALL BE ON AN ACCESSIBLE ROUTE.
- 608.2.1 Transfer Type Shower Compartments. Shower compartments shall have sizes and clearances 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.



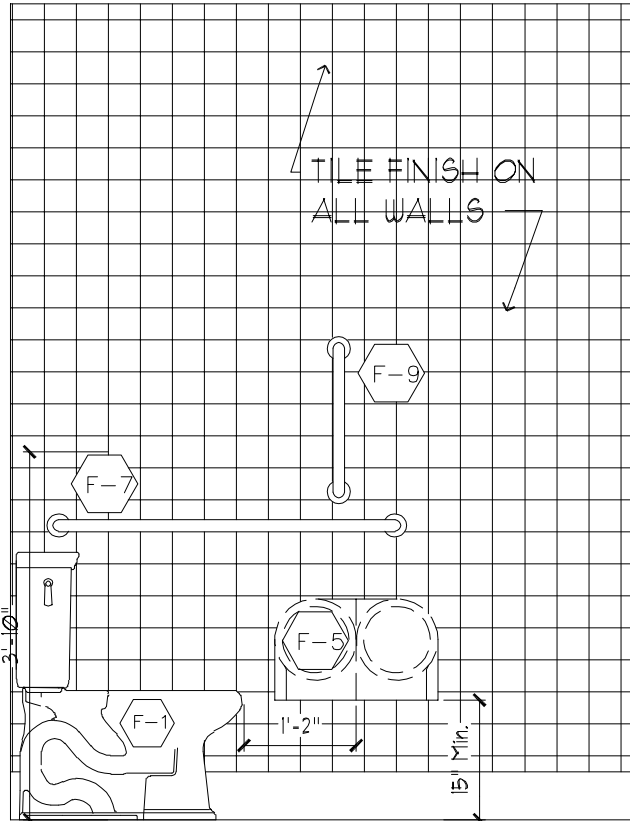
3 INTERIOR ELEV.
A-200 SCALE: 1/2"=1'-0"



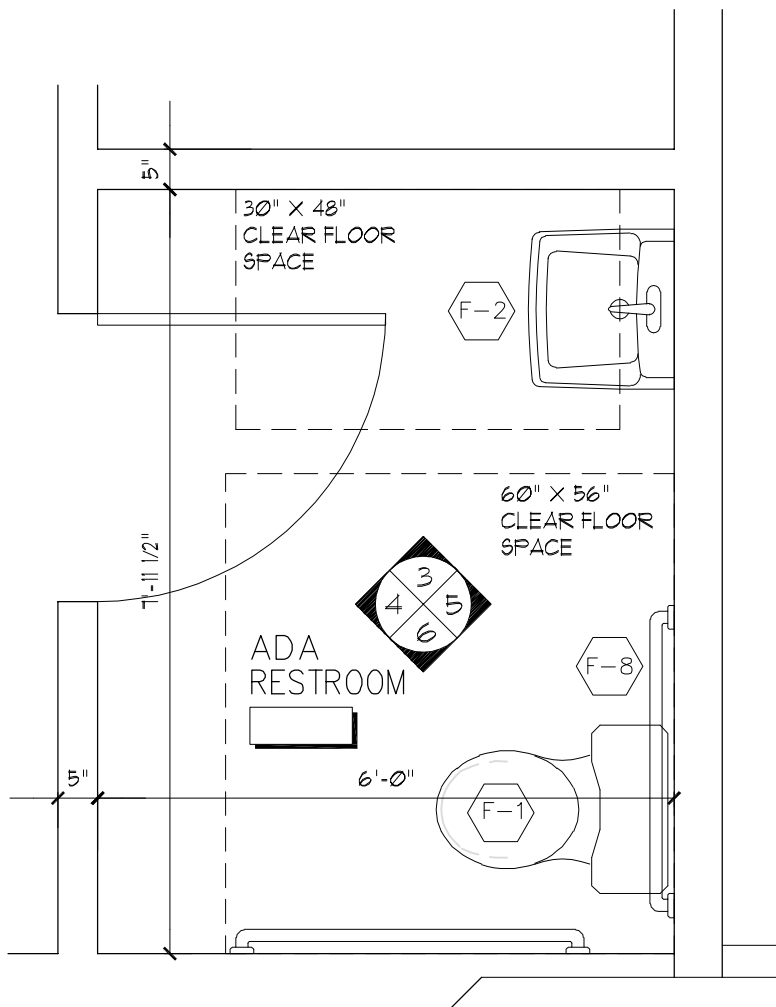
4 INTERIOR ELEV.
A-200 SCALE: 1/2"=1'-0"



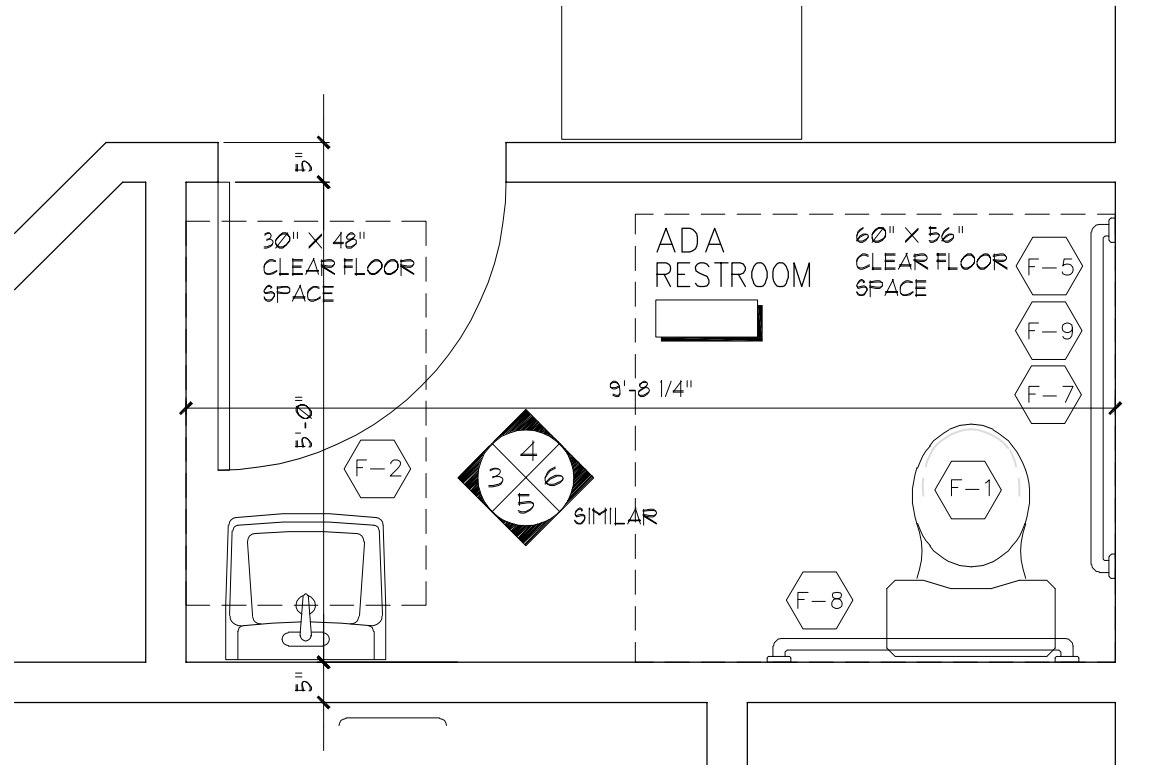
5 INTERIOR ELEV.
A-200 SCALE: 1/2"=1'-0"



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



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



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

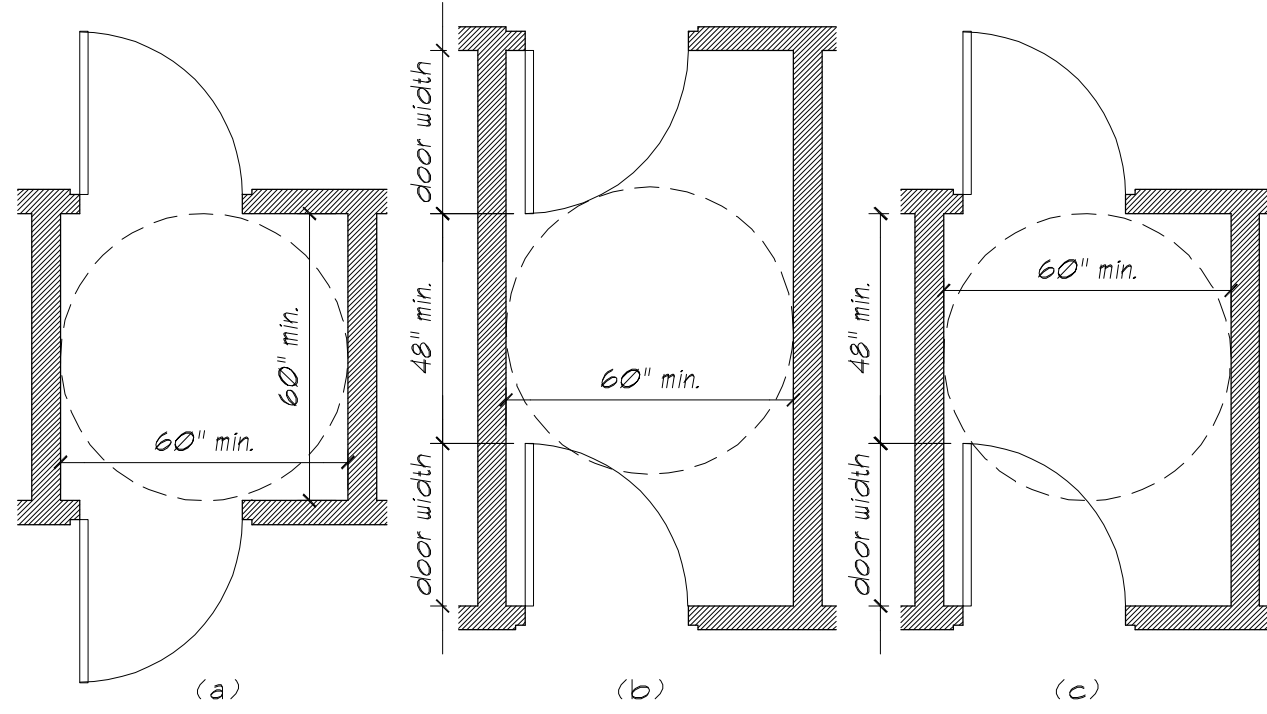
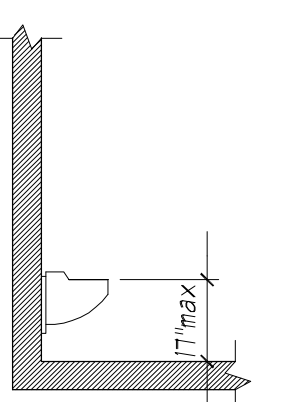


Fig. 4042.5 TWO DOORS IN SERIES
CH. 6 - PLUMBING ELEMENTS & FACILITIES (SECTION 605 & 606)



Section 605.2
HEIGHT OF URINAL

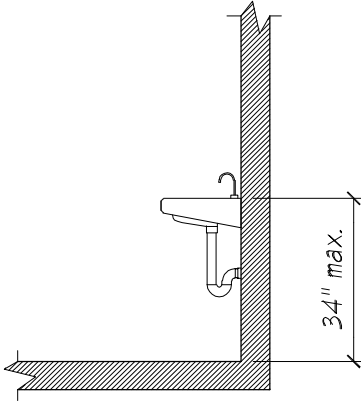


Fig. 606.3
HEIGHT OF LAVATORIES & SINKS

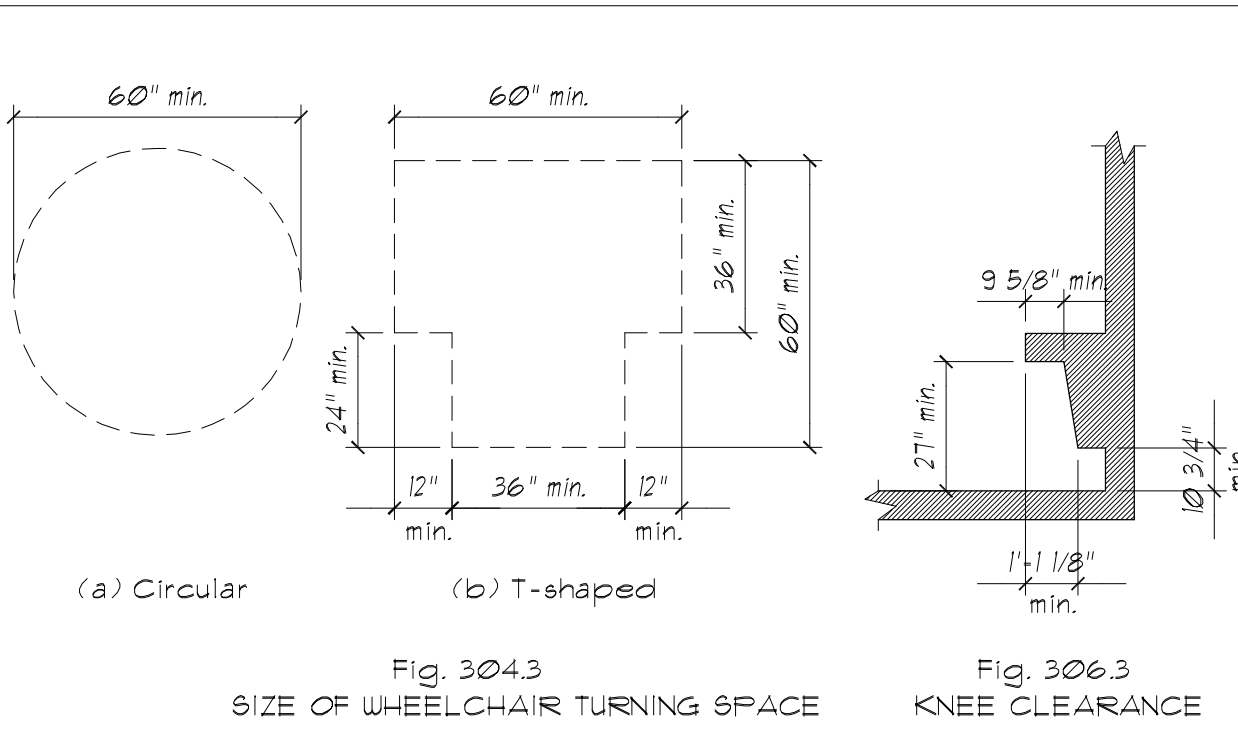
CHAPTER 6 - PLUMBING ELEMENTS & FACILITIES (TEXT)

- 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 604.1 DISPENSERS - TOILET PAPER DISPENSERS SHALL BE 1" 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.

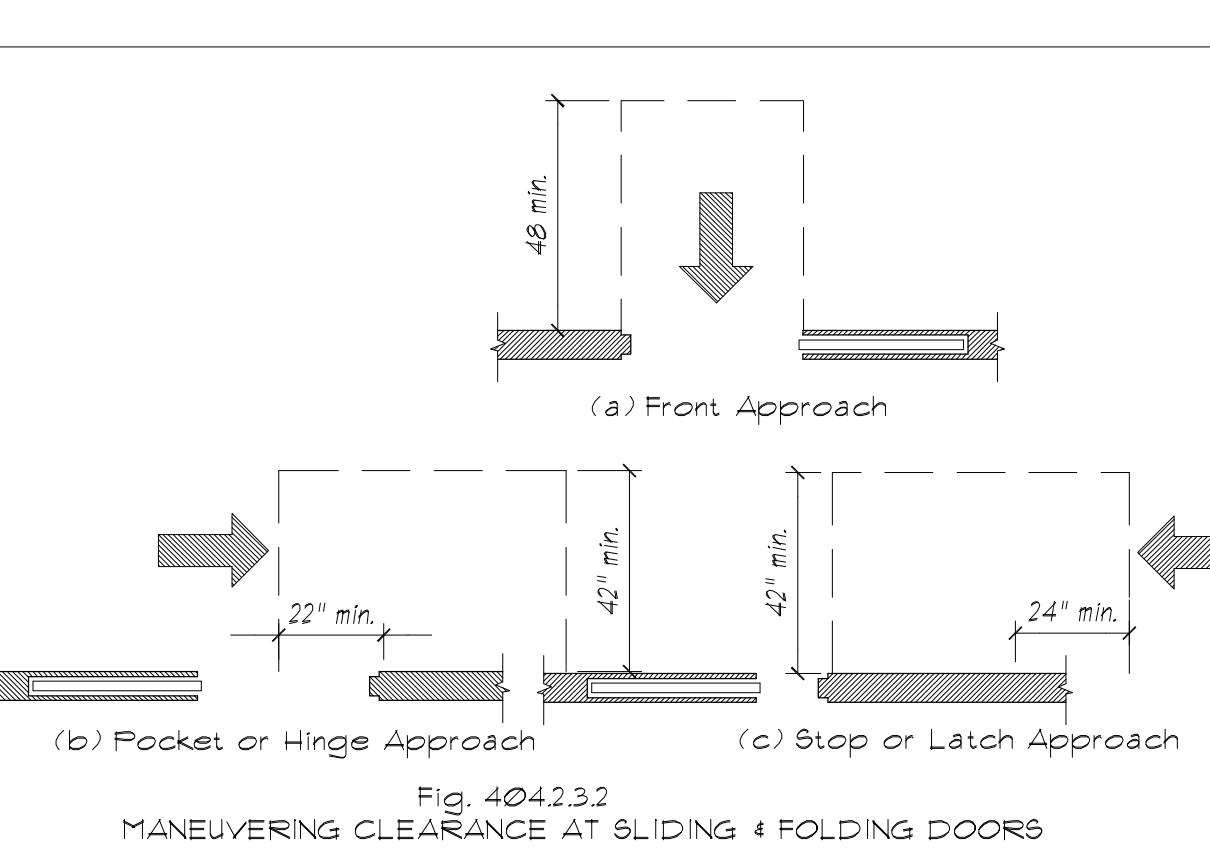
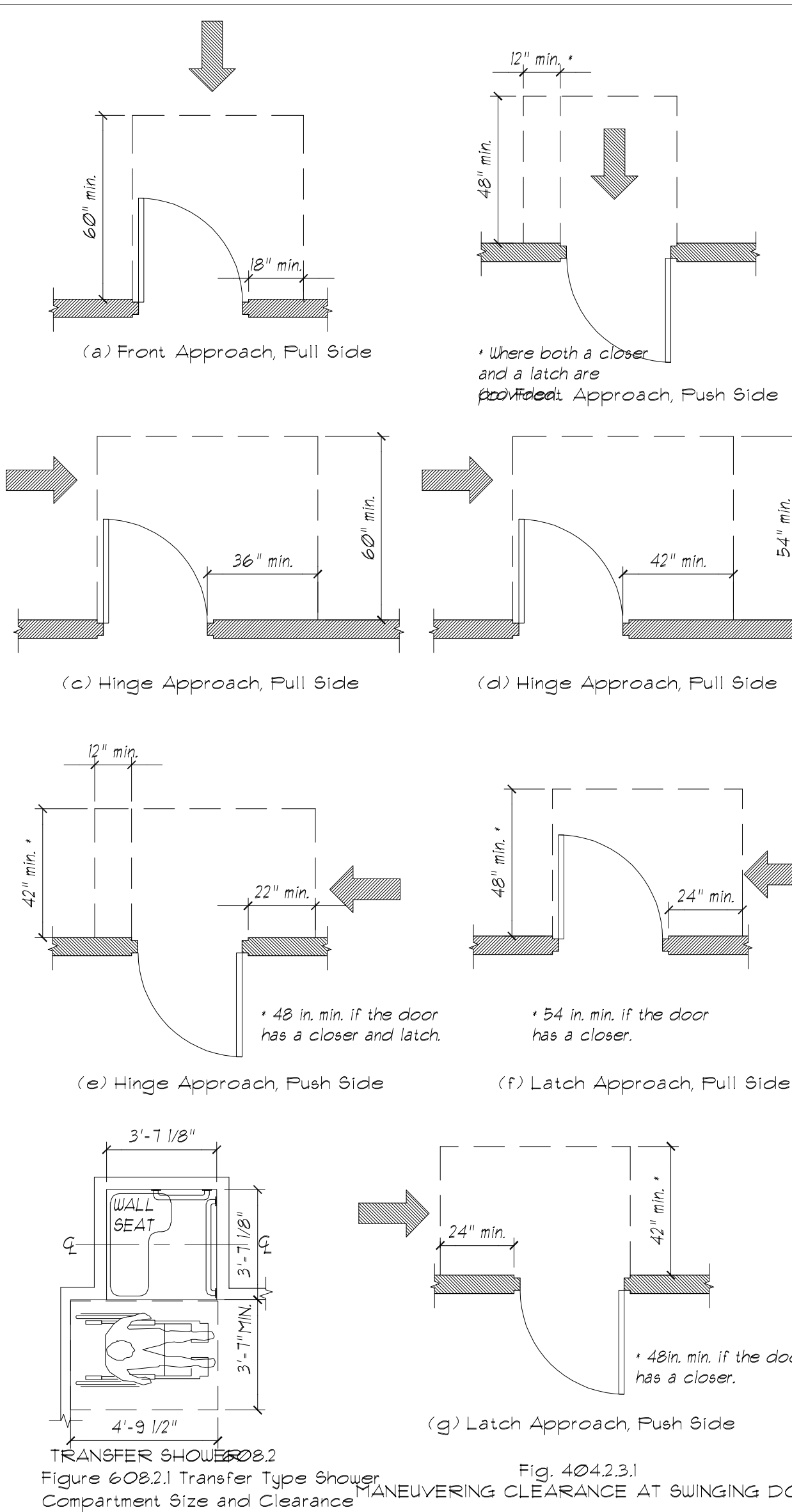
FIXTURE SCHEDULE						
NO.	DESCRIPTION	MANUF.	NAME	CAT. NO.	FINISH	REMARKS
F-1	WATER CLOSET	TOTO		CT0705ELN(S)	WHITE	ADA/ ANSI 117.1
	FLUSHOMETER	TOTO		TE11LN		
F-1A	WATER CLOSET	TOTO	CLAYTON	CST784SF	WHITE	ADA/ ANSI 117.1
F-2	LAVATORY	TOTO	ADA LAVATORY	LT307(A)	WHITE	ADA/ ANSI 117.1
F-2A	LAVATORY	TOTO	CURVA	LT181	WHITE	UNDERMOUNT
F-3	FAUCET	MOEN	ADA FAUCE	89157	CHROME	ADA/ ANSI 117.1
F-4	SOAP DISPENSER	BOBRICK	CLASSIC SERIES	B-2111		
F-5	TOILET PAPER HOLDER	GEORGIA PACIFIC	CUMBO JR 2 ROLL			Smoke - GPC592-09
F-6	PAPER TOWEL DISPENSER	BOBRICK	CLASSIC SERIES	B-369		
F-7	GRAB BAR	BOBRICK		42"	S.S.	ADA/ ANSI 117.1
F-8	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

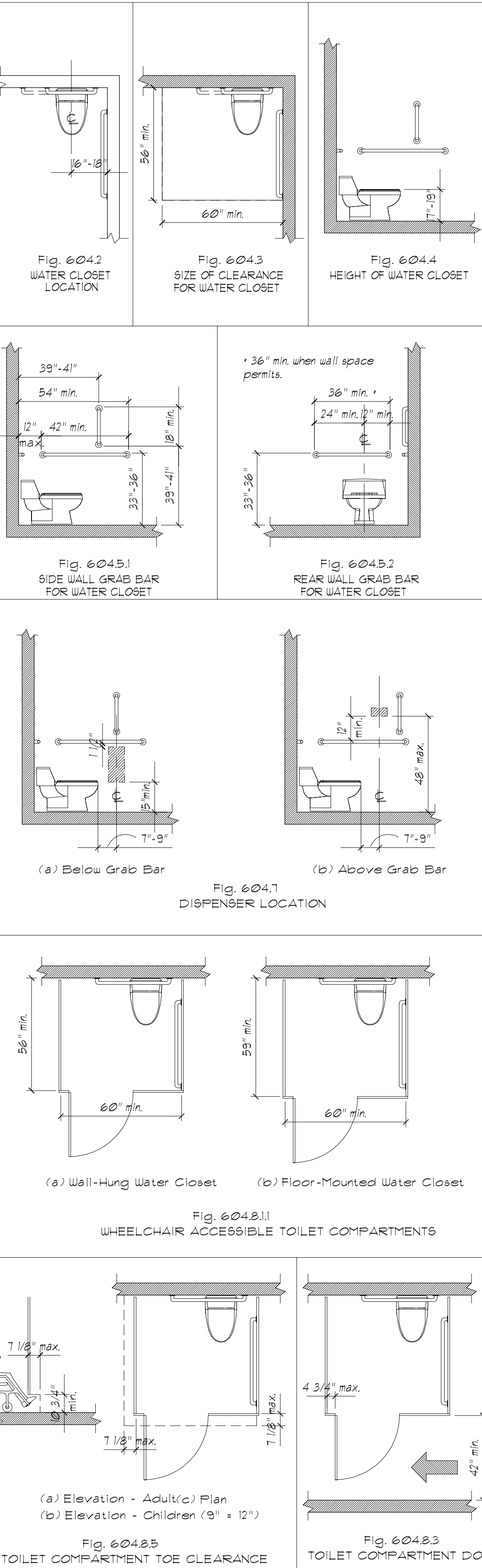
CHAPTER 3 - BUILDING BLOCKS (SECTION 304 & 306)



CHAPTER 4 - ACCESSIBLE ROUTES (SECTION 404)



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



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Submissions & Revisions

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

Project Location:

Drawing Title:
Enlarged Restroom
ADA Spec.'s

Project No.

Date:

Drawing Scale:

Drawn By:

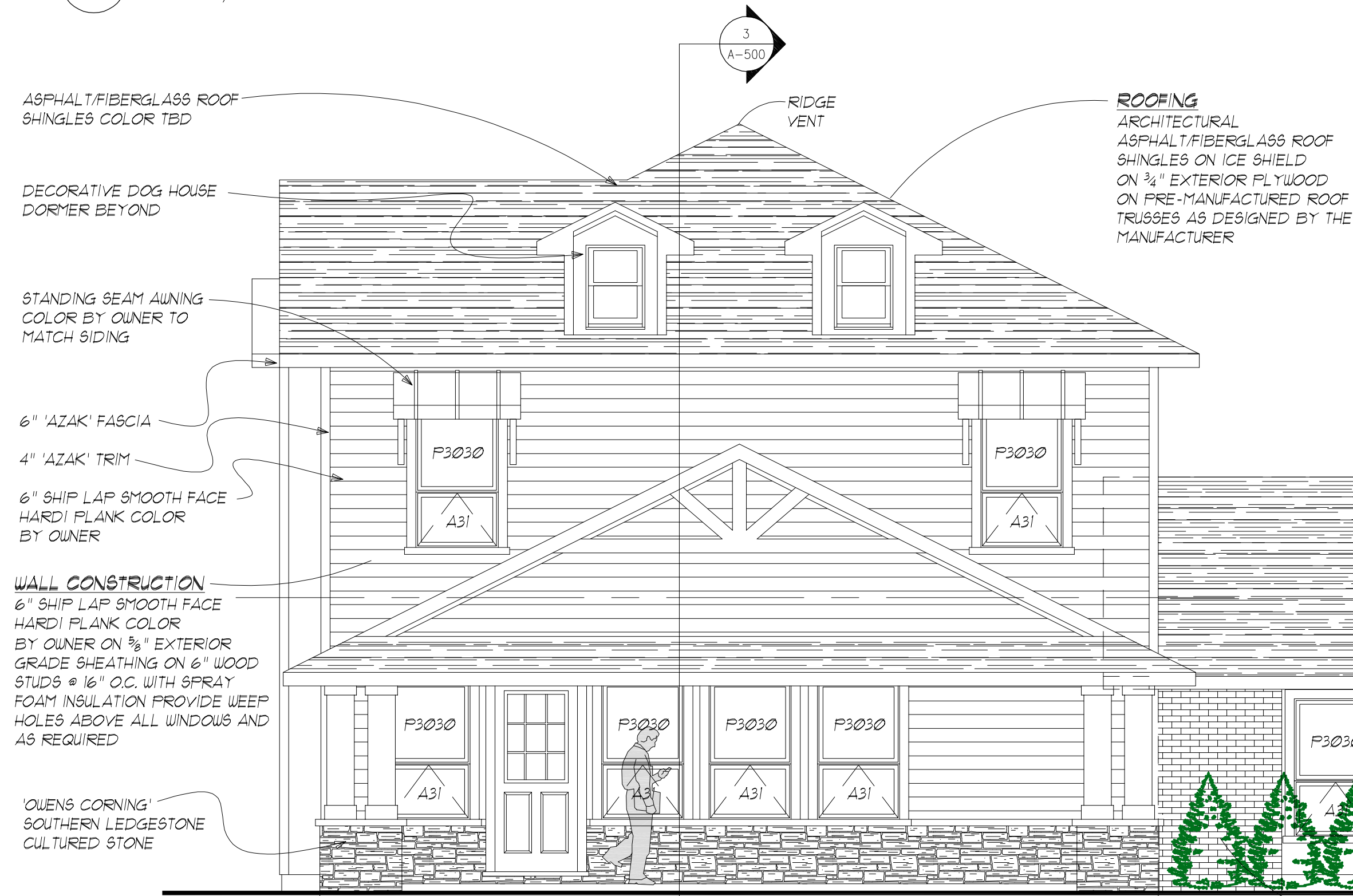
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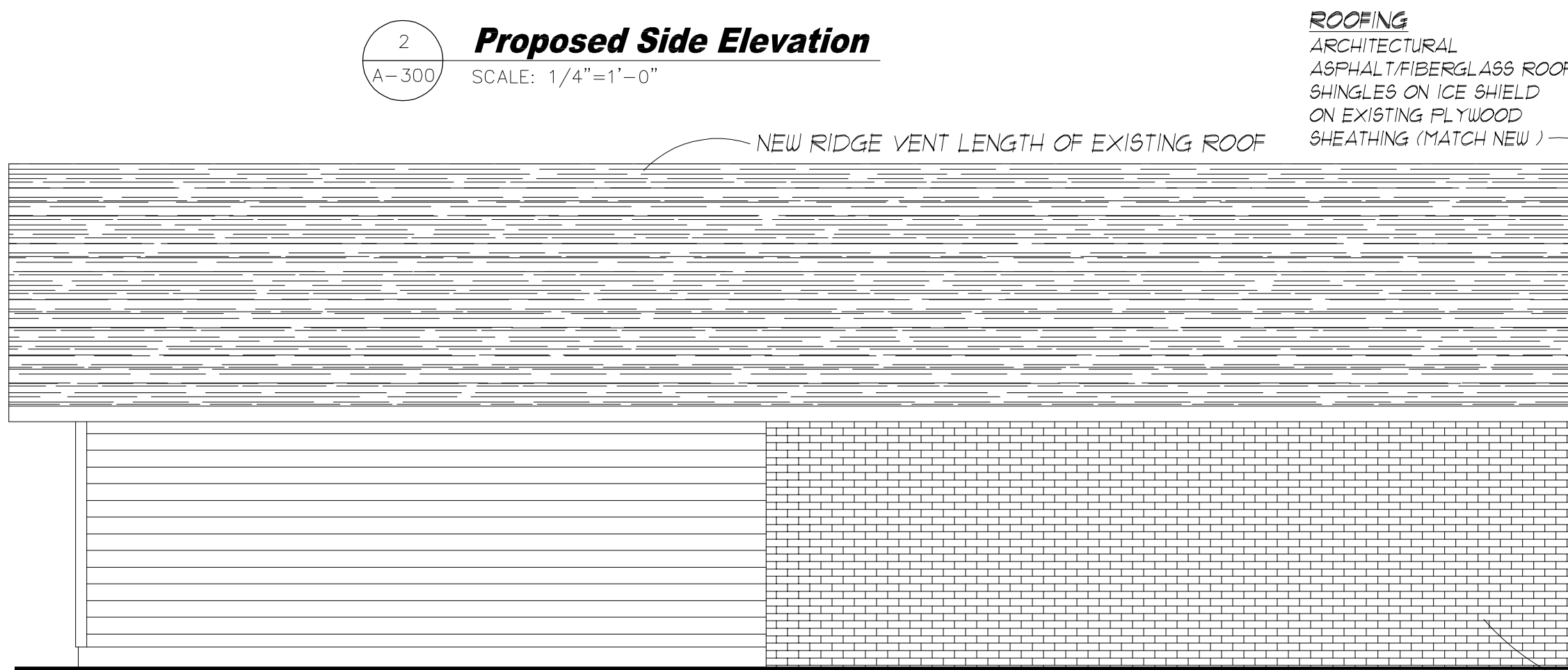
A-200



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



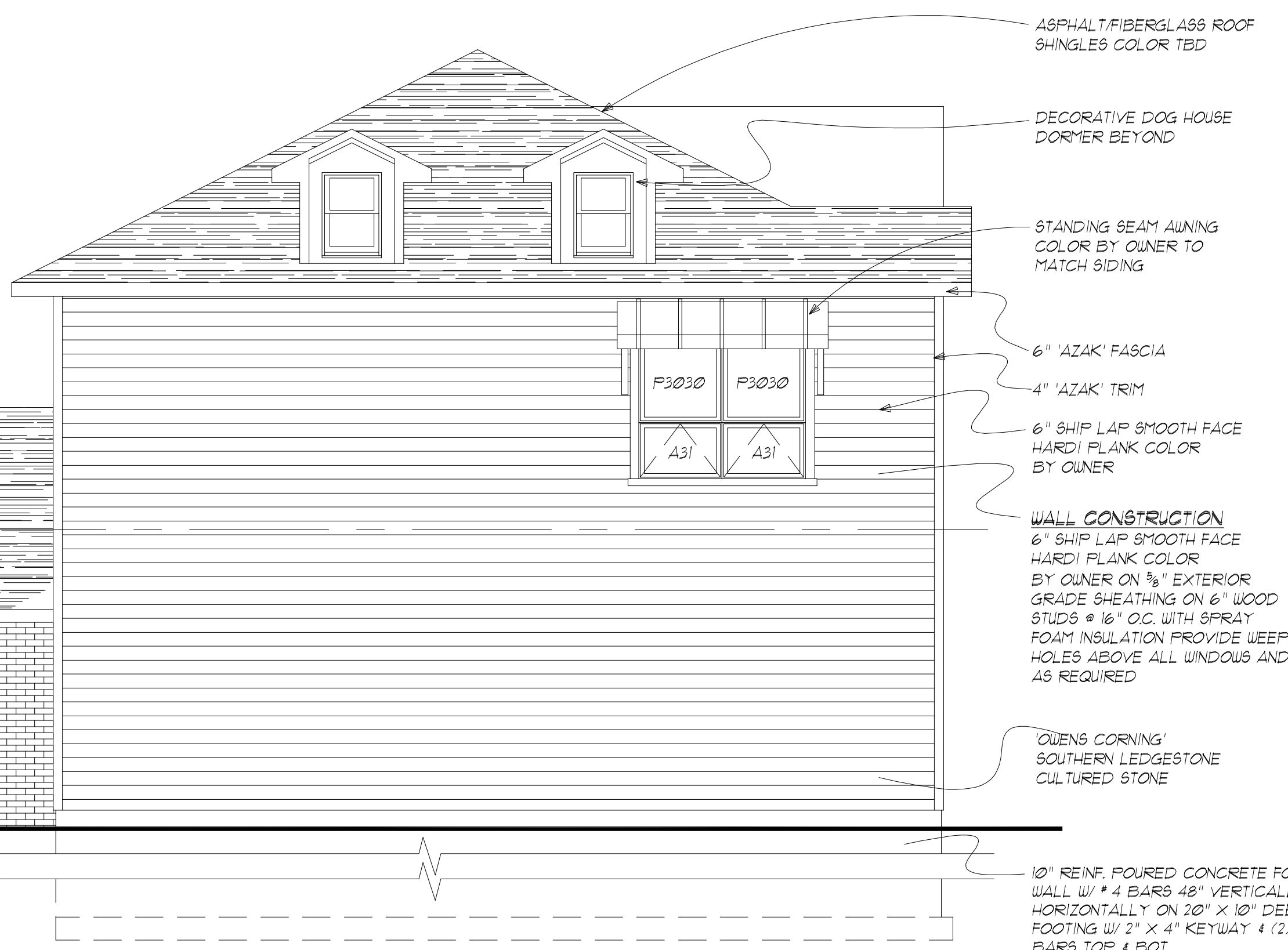
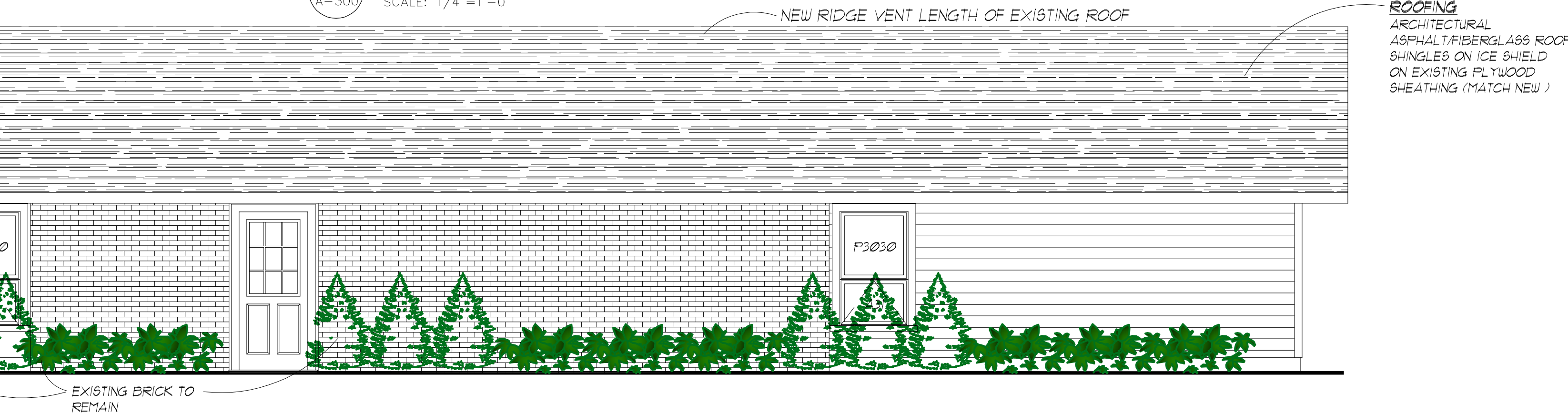
2
A-300
Proposed Side Elevation
SCALE: 1/4"=1'-0"



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



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



10' REIN. POURED CONCRETE FOUND.
WALL W/ # 4 BARS 48" VERTICALLY &
HORIZONTALLY ON 20" X 10" DEEP P.C.
FOOTING W/ 2" X 4" KEYWAY & (2) #4
BARS TOP & BOT.

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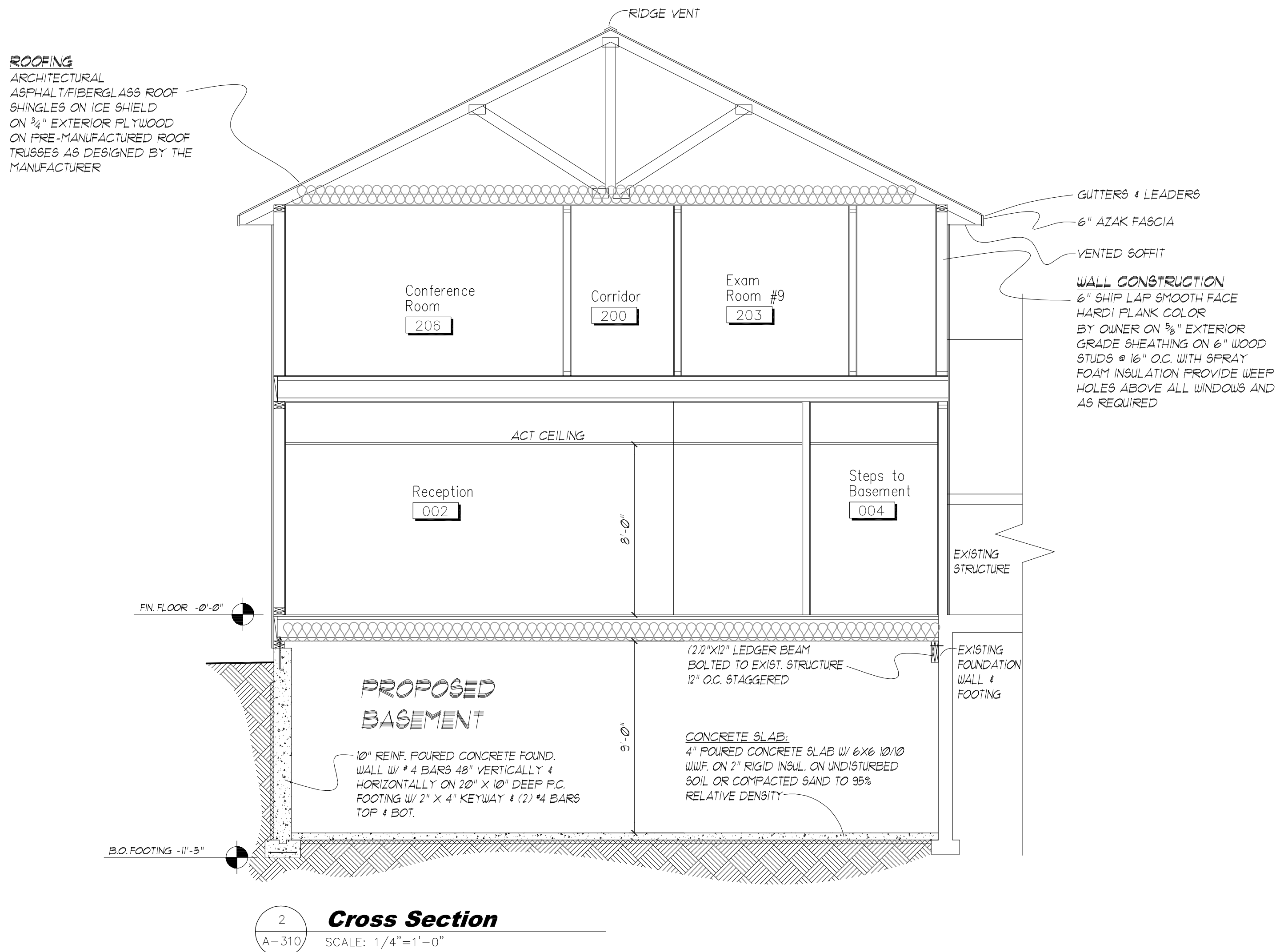
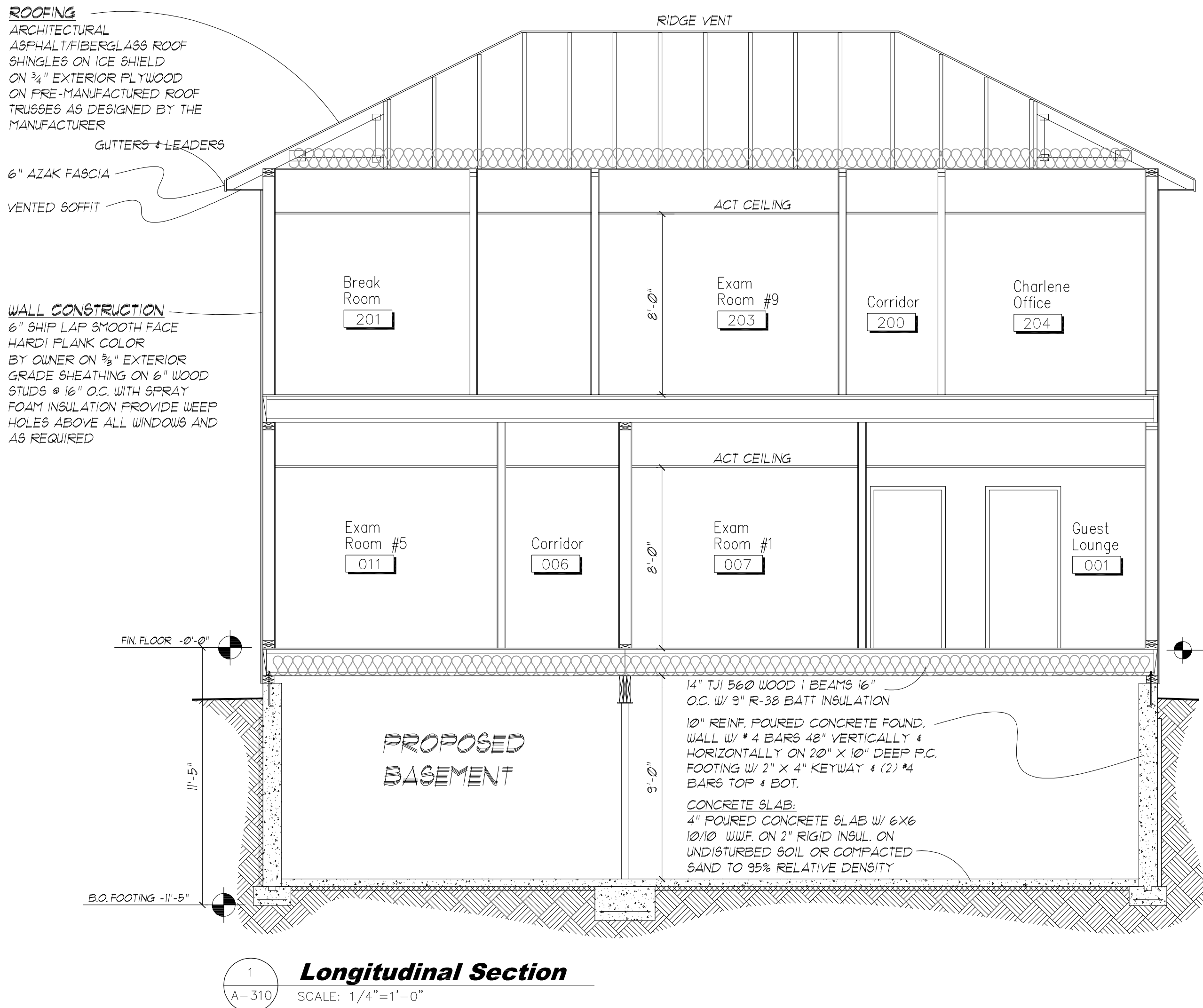
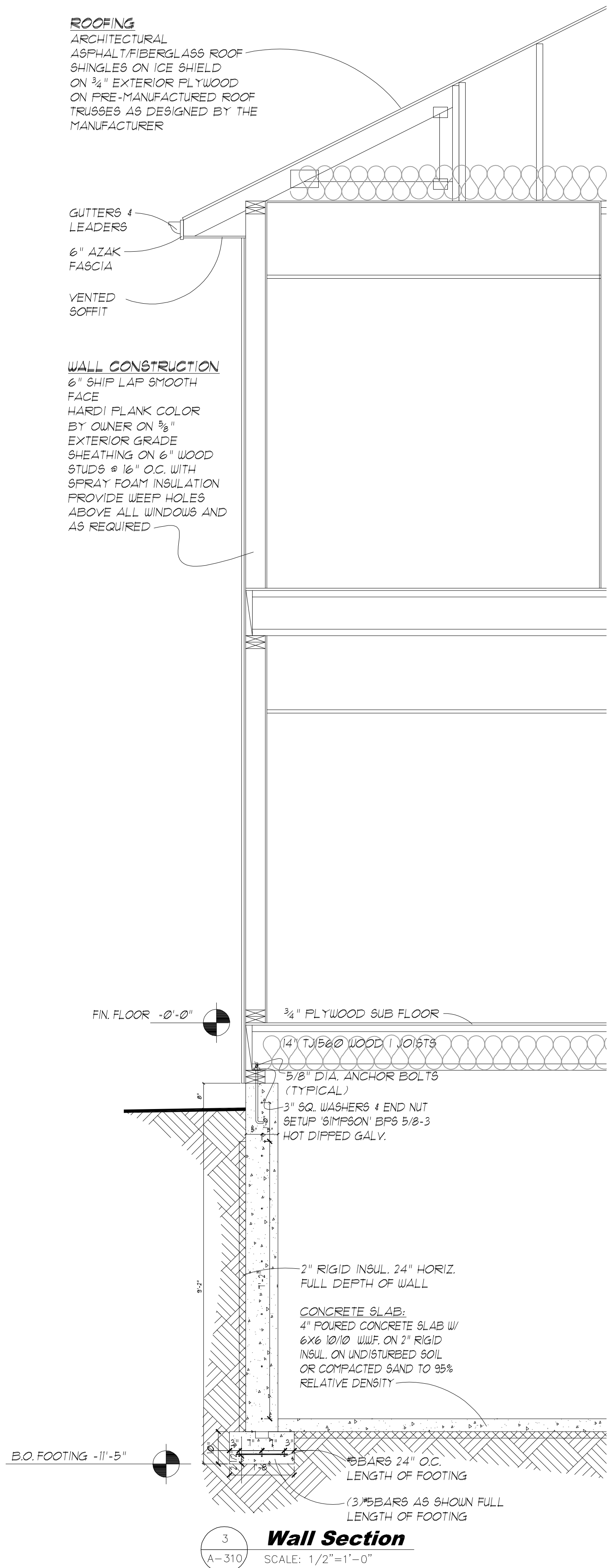
Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.

Submissions & Revisions		
No.	Date	Description
1	1/3/2024	Changes as per Owner



Project Location:	
Drawing Title: Exterior Elevations	
Project No.:	
Date:	Drawing Scale:
Drawn By:	Checked By:
Drawing No.:	

A-300



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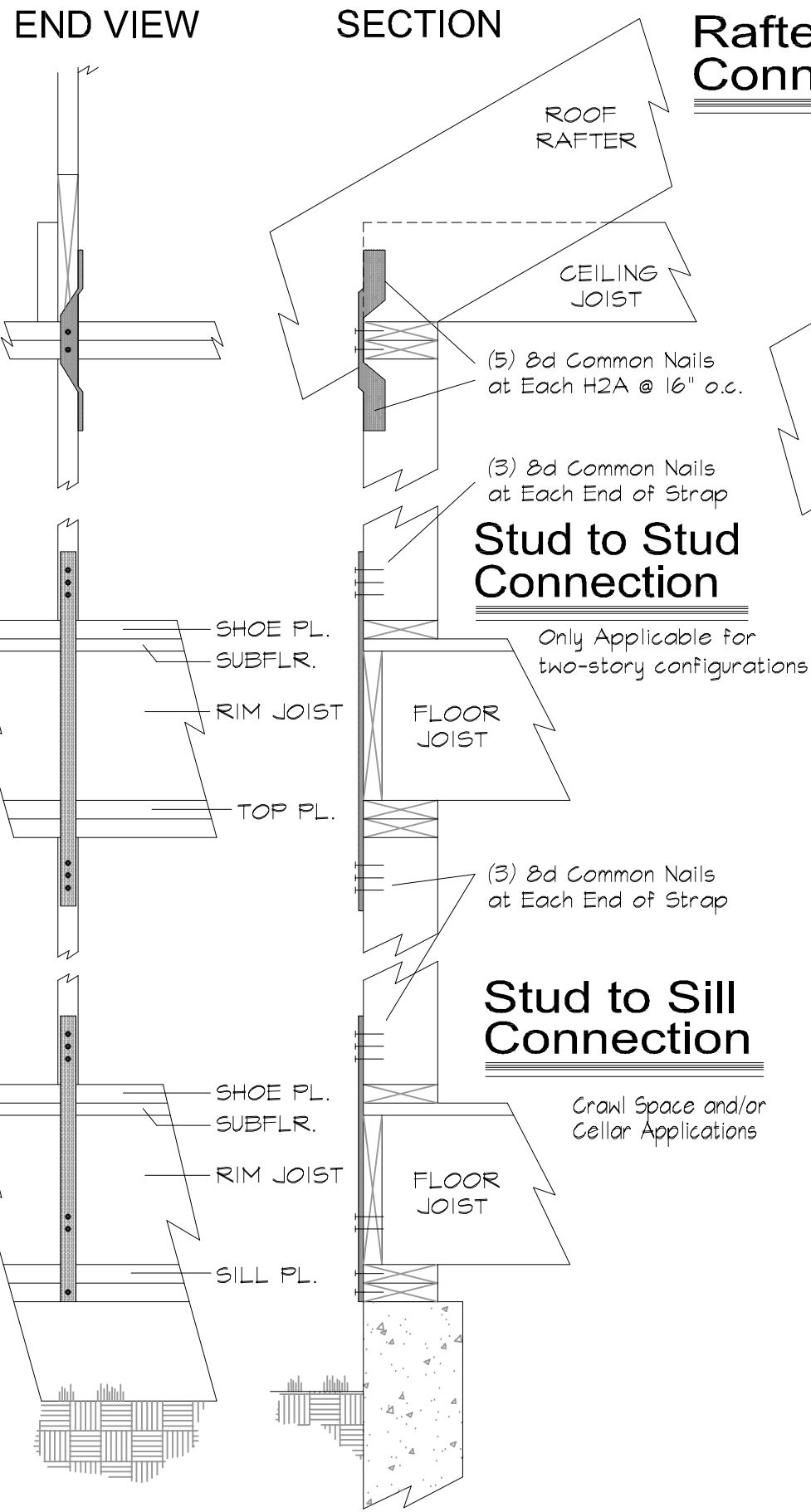
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Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.

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



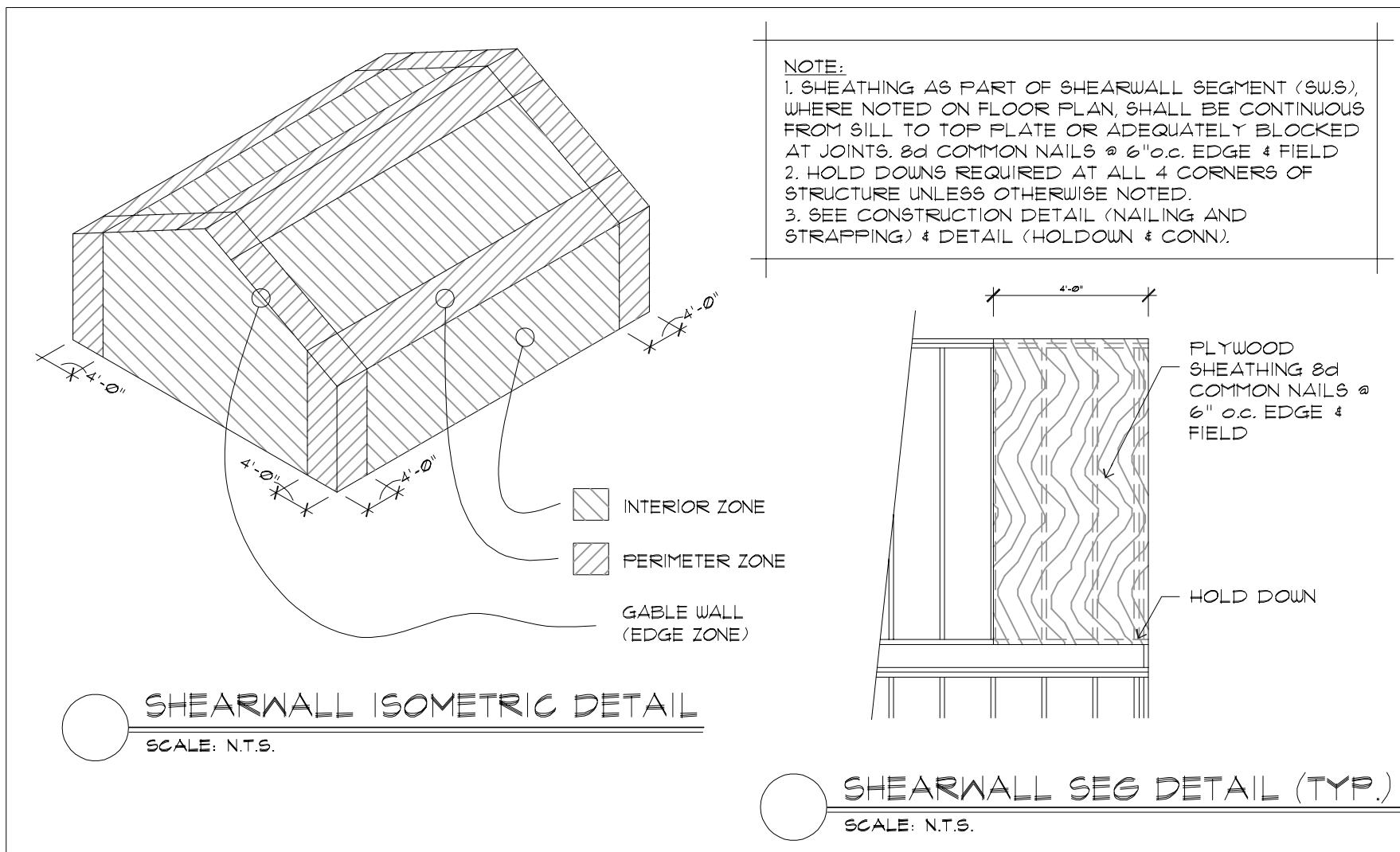
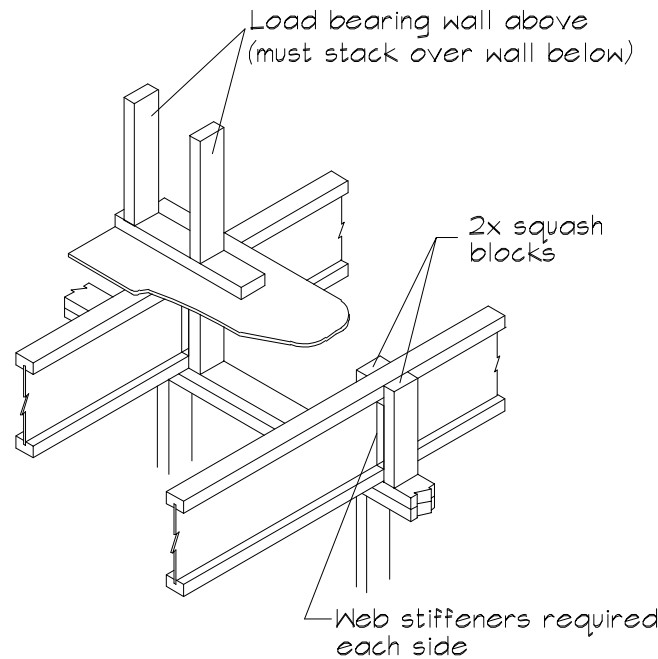
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Project No.:	
Date:	Drawing Scale:
Drawn By:	Checked By:
Drawing No. A-310	



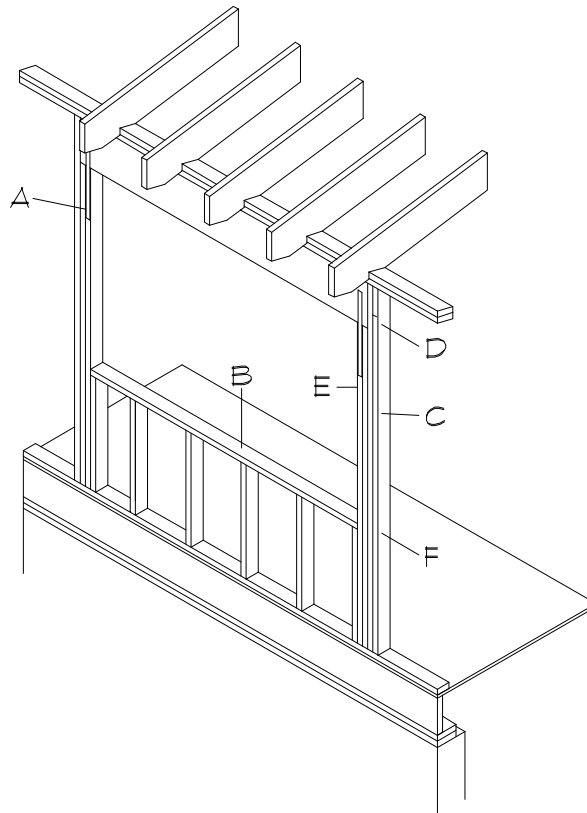
Rafter to Stud Connection

Rafter to Rafter Connection

WINDOW HEADER



NAILING & STRAPPING @ EXTERIOR WINDOW/DOOR HEADER



FASTENING SCHEDULE B ROUGH OPENING FRAMING REQUIREMENTS FOR WINDOW OPENING						
ROUGH OPNS	NOTATION	A	B	C	D	E
2'-0"	2	(1) 2"x4"	1	1	1	1
4'-0"	4	(1) 2"x4"	2	2	2	2
6'-0"	6	(2) 2"x4" or (1) 2"x6"	3	3	3	3
8'-0"	8	(2) 2"x4" or (1) 2"x6"	3	3	3	3
10'-0"	10	(2) 2"x6"	4	4	4	4
12'-0"	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, BAND JOIST, END JOIST 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	1" 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	1" EDGE / 1" FIELD
FLOOR SHEATHING (SUBFLOOR)		
STRUCTURAL PANELS		
1" OR LESS	8d Common	6" EDGE / 12" FIELD
GREATER THAN 1"	10d Common	6" EDGE / 6" FIELD

STRAPPING DETAILS

Not To Scale

STRAPPING INSTRUCTIONS :

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

GENERAL NOTES

- 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 (CO), if applicable.
- 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.
- All habitable/occupiable spaces shall meet all code requirements for emergency egress, natural light and ventilation.
- All mechanical work shall conform to rules and regulations of the NY's Residential Mechanical Code, chapters 12 through 24.
- All plumbing work shall conform to rules and regulations of the NY's Residential Plumbing Code, chapters 25 through 32.
- All electrical work shall conform to rules and regulations of the NY's Residential Electrical Code, chapters 33 through 42 and the State Board Of Fire Underwriters.
- All Footings Shall Bear On Undisturbed Soil, 2,000 lb Per sq.ft. Capacity Minimum.
- All exterior glazing, unless otherwise noted, to be high efficiency, low emissivity type.
- All electrical outlets in "wet" areas to be ground fault interrupter (GFI) type.
- 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, 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.
- Prior to the start of construction, Contractor shall inspect the site and verify all dimensions and conditions and shall be liable for the same.
- These plans are designed to be in accordance with the New York State energy conservation construction code and the local 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 and requirements, particularly if using electric heat might require higher insulation values.
- Unless otherwise noted, all walls/ceilings in wet areas using gypsum wall board are to have water-resistant type gypsum board.
- 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.
- Glass in sidelites, shower doors and sliding glass doors to be tempered glass.
- These plans are designed to meet or exceed the requirements of New York State 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.
- Contractor shall be responsible for notifying Architect of any discrepancies between plans, specifications and field/site conditions.
- 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.
- 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 surfaces.
- Match all existing conditions as they relate to finishes, lighting, casing, 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.
- Provide all blocking and supports as required for framing of new and existing areas. Install and remove (after completion) all temporary supports, headers and duct screens to adequately sustain all loads and protect existing work from damages of any kind, including dust.
- 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.

WINDOW NOTE :

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

- LIGHT, VENTILATION, & EGRESS (HABITABLE SPACES ONLY)
- ENERGY CODE COMPLIANCE
- WIND DESIGN PRESSURE LOADS (D.P. RATING)
- 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
2 1/2" x 16 WOOD SCREWS	16"	12"	9"
2 1/4" x 16 WOOD SCREWS	16"	16"	12"

- THIS TABLE IS BASED ON 110 M.P.H. WIND SPEEDS (130 3-sec. gust) AND A 33-FOOT MEAN ROOF HEIGHT
- FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANELS
- NAILS SHALL BE 10d COMMON OR 12d COB NAILS
- 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:

- Windows in buildings located in wind-borne debris regions (120 mph wind zone or within 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 pre-cut 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 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
LITELS SUPPORTING MASONRY VENEER WALLS ^e	L/600

NOTE: L=SPAN LENGTH, H=SPAN HEIGHT

- For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as 0.1 times the component and cladding (ASD) loads obtained from Table R310.2.2 (2).
- For cantilever members, L shall be taken as twice the length of the cantilever.
- For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers not supporting edge of glass or sandbln 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 sandbln panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.
- Deflection for exterior walls with interior gypsum bd. finish shall be limited to an allowable deflection of H/80.
- Refer to section R103.8.2.

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

Submissions & Revisions

No.	Description	Date	Changes as per Owner
1		1/23/2024	



Project Location:

Drawing Title:
Details

Project No.

Date:

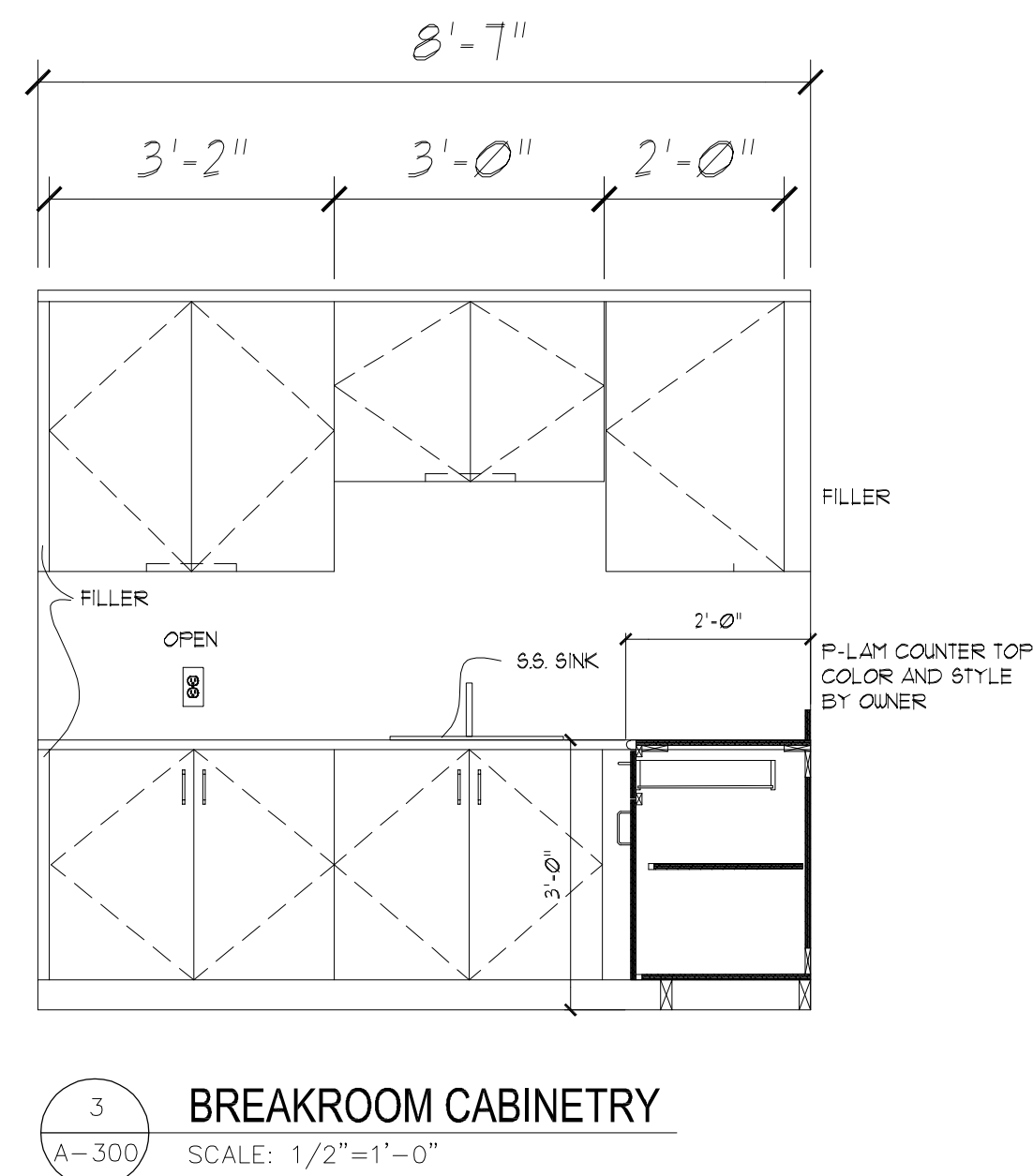
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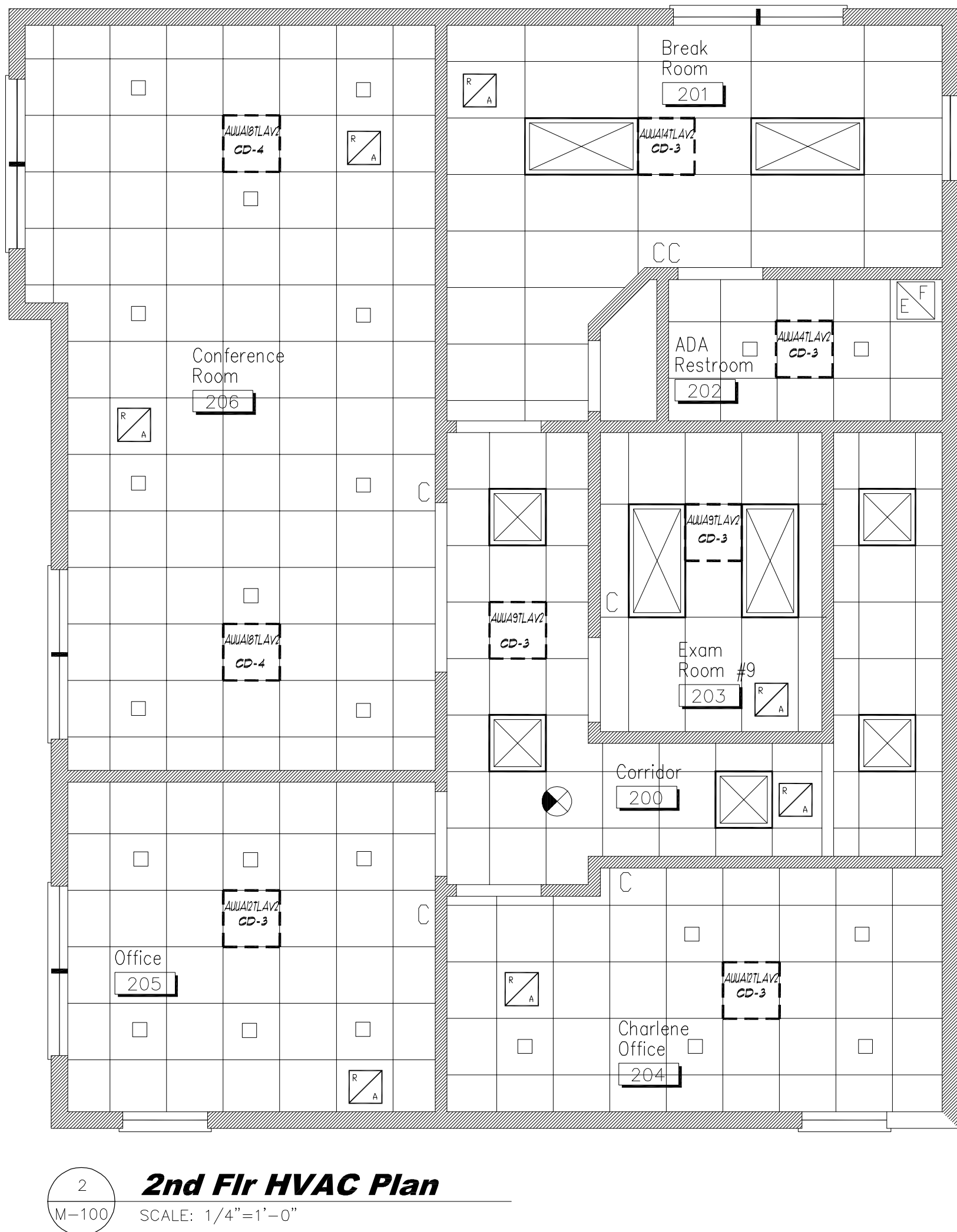
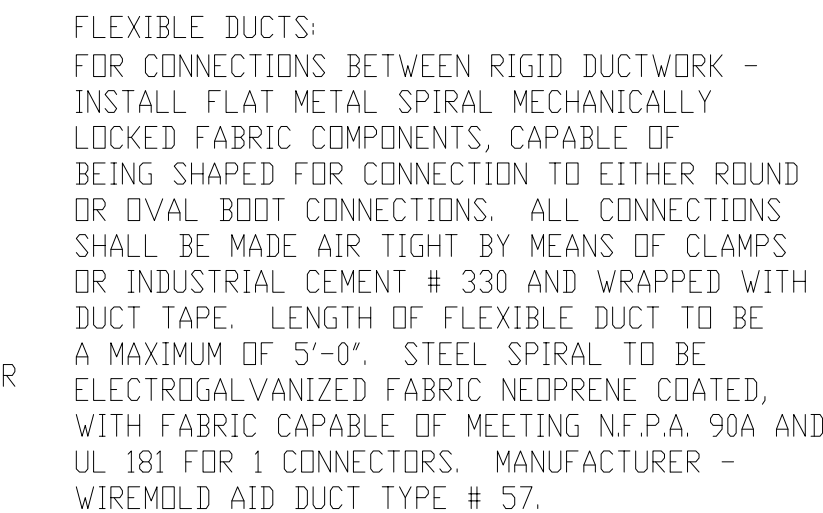
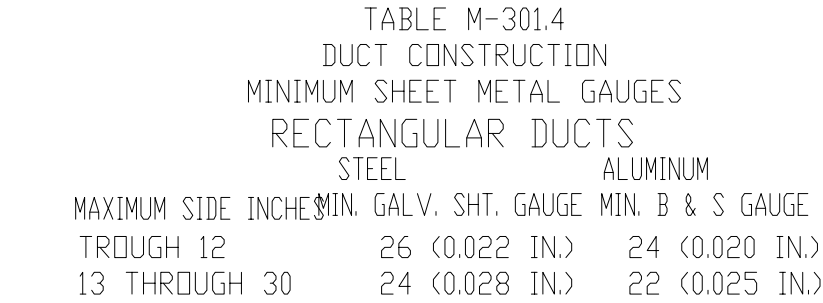
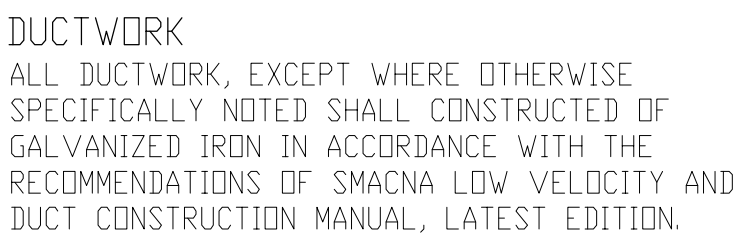
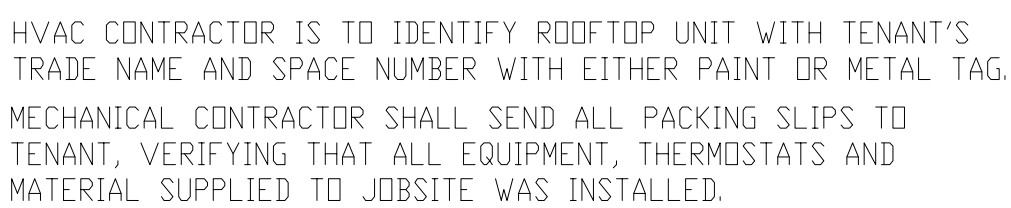
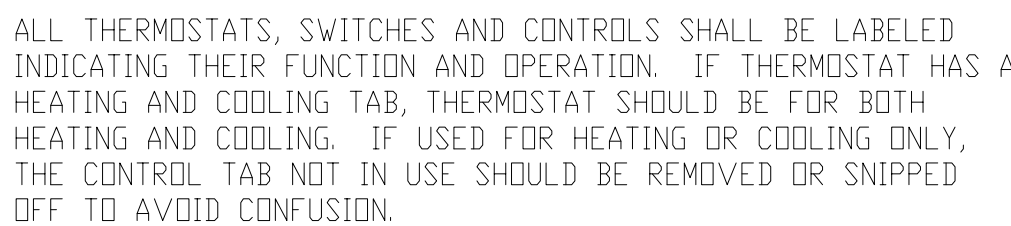
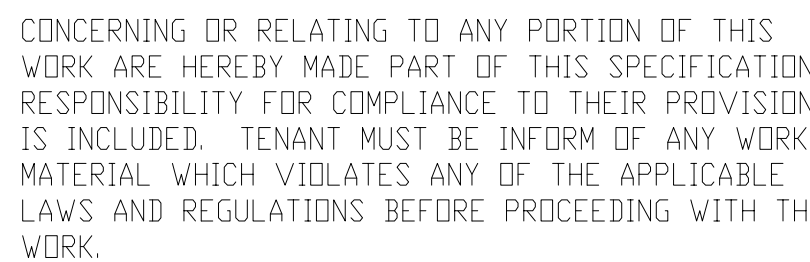
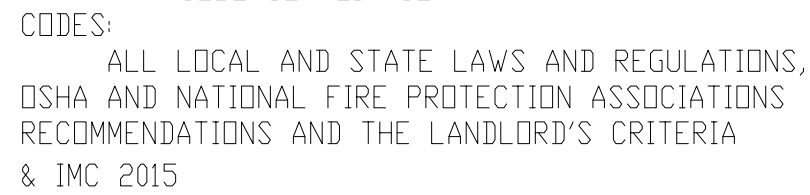
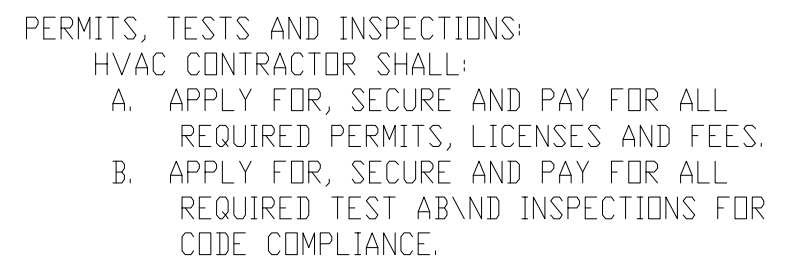
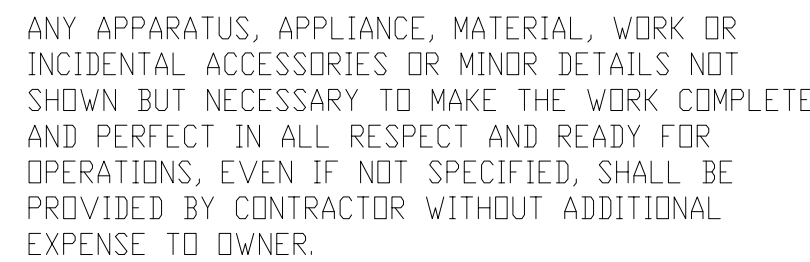
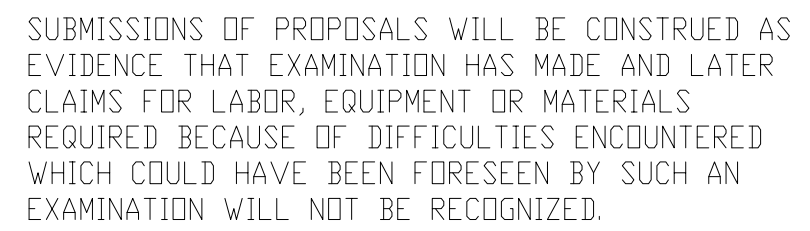
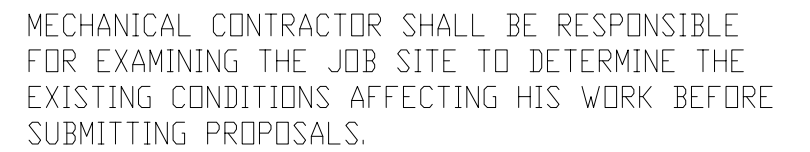
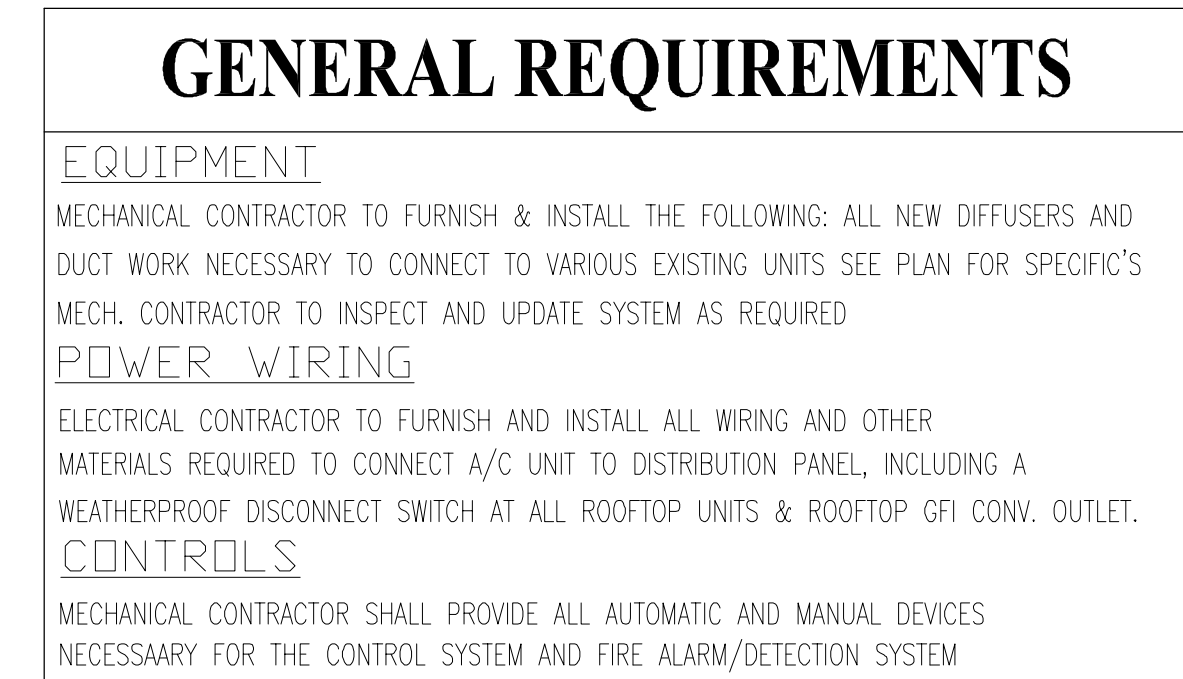
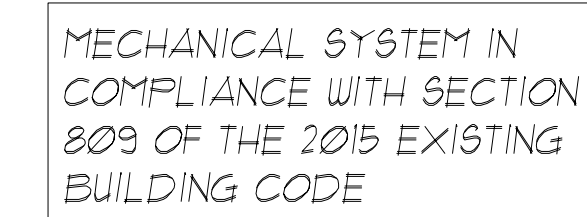
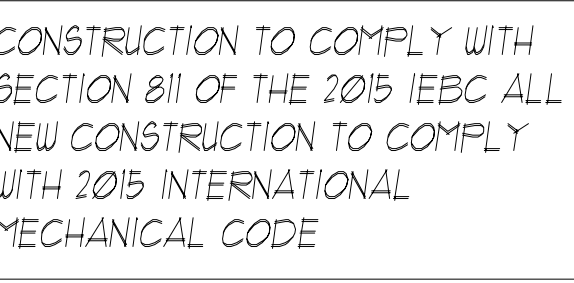
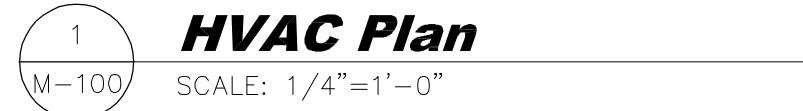
ALL DOORS TO RECEIVE BUILDING STANDARD LEVER LATCH (NO LOCK SET UON)

ONE PAINT COLOR PER 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

REGISTERED ARCHITECT
MARTIN A. PASSAFIUME
STATE OF NEW YORK
023114




2
M-100

2nd Flr HVAC Plan

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

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

The diagram illustrates a 'Bottom Tap Flex Duct Detail' (DTL). At the top, a horizontal duct is labeled 'SIDE OF DUCT' and 'AIRFLOW' with an arrow pointing right. A vertical line representing the 'INSULATED FLEX DUCT (6 FT. MAX. LENGTH)' descends from the bottom of this duct. The flex duct is shown with a coiled, flexible appearance. A dimension line indicates its width as '1/3 'W' (5" MIN.)'. The flex duct is secured to the side duct with 'NYLON LOCKING DUCT TIES'. At the bottom of the flex duct, it connects to a 'CEILING DIFFUSER (W/ FIRE DAMPER IF REQ'D BY CODE)'. The diffuser is shown as a circular or rectangular unit with a central opening.

Specifications				
Nominal System Capacity		<div> <div>12kW</div> <div>12kW</div> </div>		
Model Name		<div> <div>AUCUBRA AUAH1200A</div> <div>AUCUBRA AUAH1200A</div> <div>AUCUBRA AUAH1200A</div> </div>		
Indoor and outdoor cable capacity ratio		<div> <div>1.0</div> <div>50% to 150%</div> <div>1.5</div> </div>		
Maximum number of indoor units		<div> <div>1.0</div> <div>1 to 2</div> <div>1 to 5</div> </div>		
Power source		<div> <div>208-230V/50, 60Hz, 60Hz</div> <div>208-230V/50, 60Hz, 60Hz</div> <div>208-230V/50, 60Hz, 60Hz</div> </div>		
Cooling capacity		<div> <div>36,000</div> <div>36,000</div> <div>40,000</div> </div>		
Power (Refrigerant/Unit)		<div> <div>178 (178) / 178 (178)</div> <div>178 (178) / 178 (178)</div> <div>183 (183) / 183 (183)</div> </div>		
SEER (SEER)		<div> <div>19.0 (19.0) / 19.2 (15.5)</div> <div>19.8 (19.1) / 19.2 (15.6)</div> <div>18.5 (18.5) / 19.5 (17.8)</div> </div>		
Heating capacity		<div> <div>47,000</div> <div>47,000</div> <div>50,000</div> </div>		
Power (Refrigerant/Unit)		<div> <div>229 (229) / 229 (229)</div> <div>229 (229) / 229 (229)</div> <div>234 (234) / 234 (234)</div> </div>		
Heating capacity		<div> <div>11,500 (10,000) / 10,000 (8,2)</div> <div>11,500 (10,000) / 10,000 (8,2)</div> <div>11,000 (10,000) / 10,000 (8,2)</div> </div>		
Power (Refrigerant/Unit)		<div> <div>3,540 (3,540) / 3,540 (3,540)</div> <div>3,540 (3,540) / 3,540 (3,540)</div> <div>3,420 (3,420) / 3,420 (3,420)</div> </div>		
APF ratio		<div> <div>4.51 (4.51) / 4.51 (4.51)</div> <div>4.51 (4.51) / 4.51 (4.51)</div> <div>4.51 (4.51) / 4.51 (4.51)</div> </div>		
Refrigerant (Refrigerant/Unit)		<div> <div>3.54 (3.54) / 3.54 (3.54)</div> <div>3.54 (3.54) / 3.54 (3.54)</div> <div>3.54 (3.54) / 3.54 (3.54)</div> </div>		
Refrigerant type		<div> <div>R410A</div> <div>R410A</div> <div>R410A</div> </div>		
Maximum Circuit Breaker		<div> <div>30</div> <div>30</div> <div>40</div> </div>		
Maximum Circuit Ampacity (WVA)		<div> <div>28.8</div> <div>28.8</div> <div>32.7</div> </div>		

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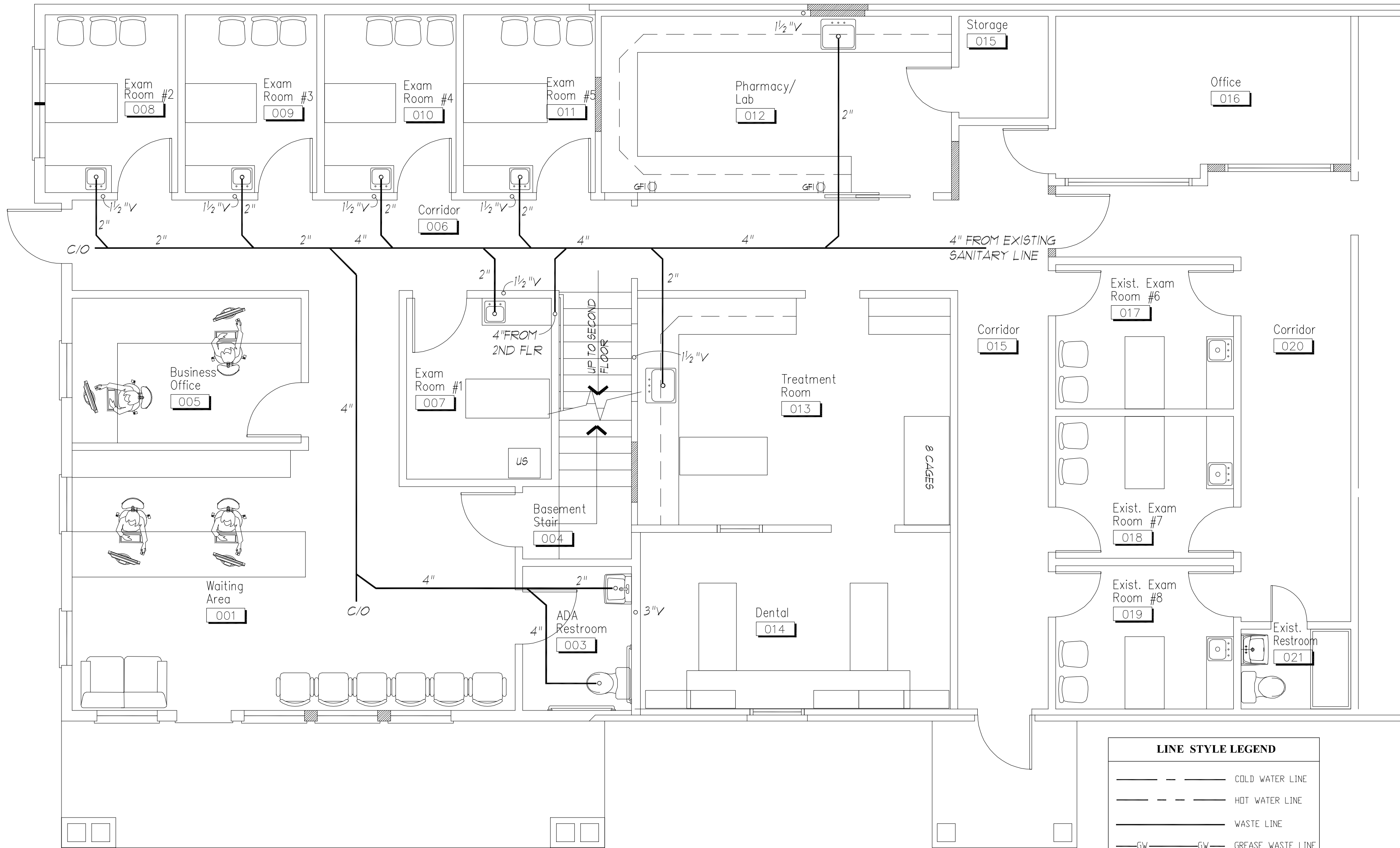
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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT PREMISES. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

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

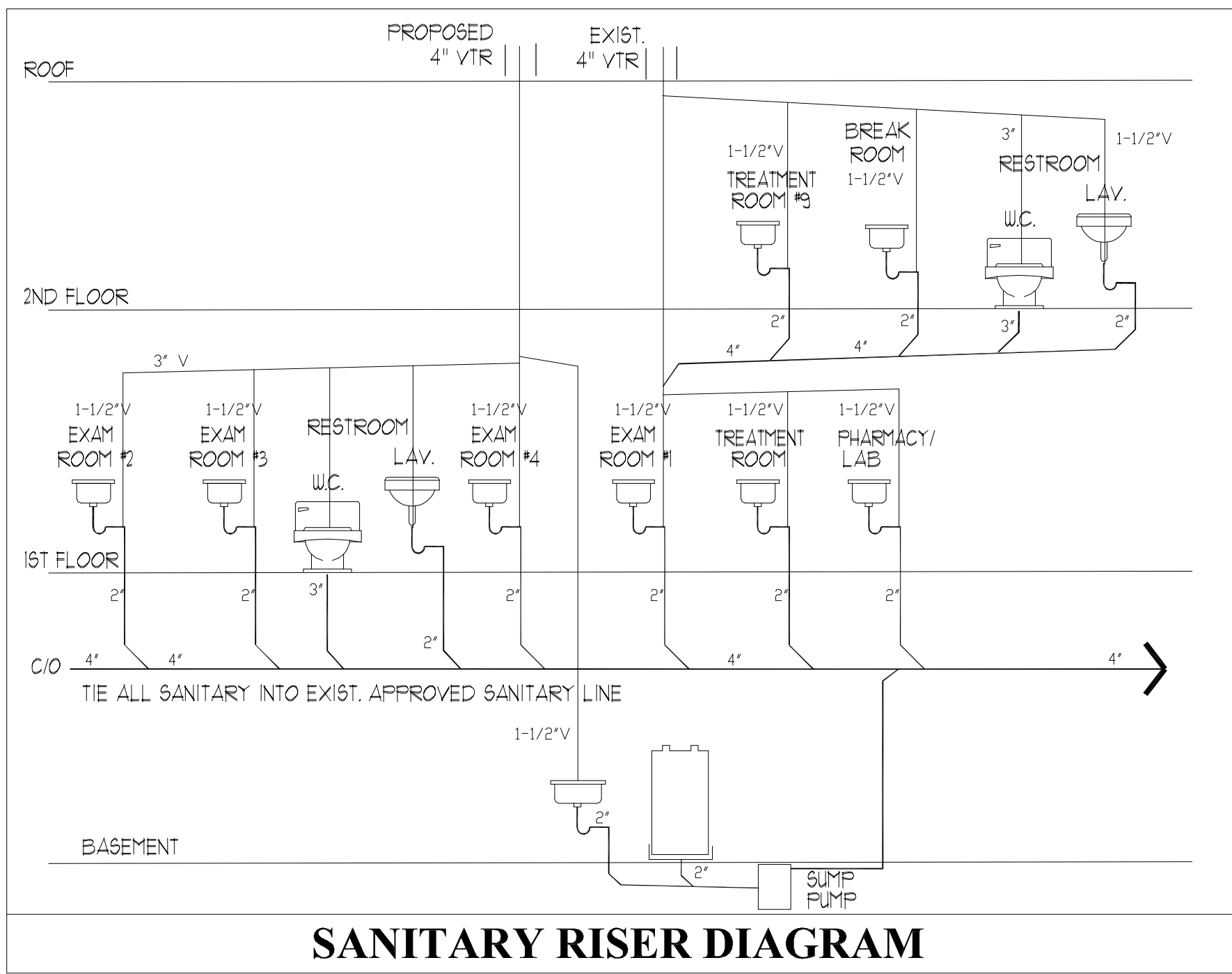
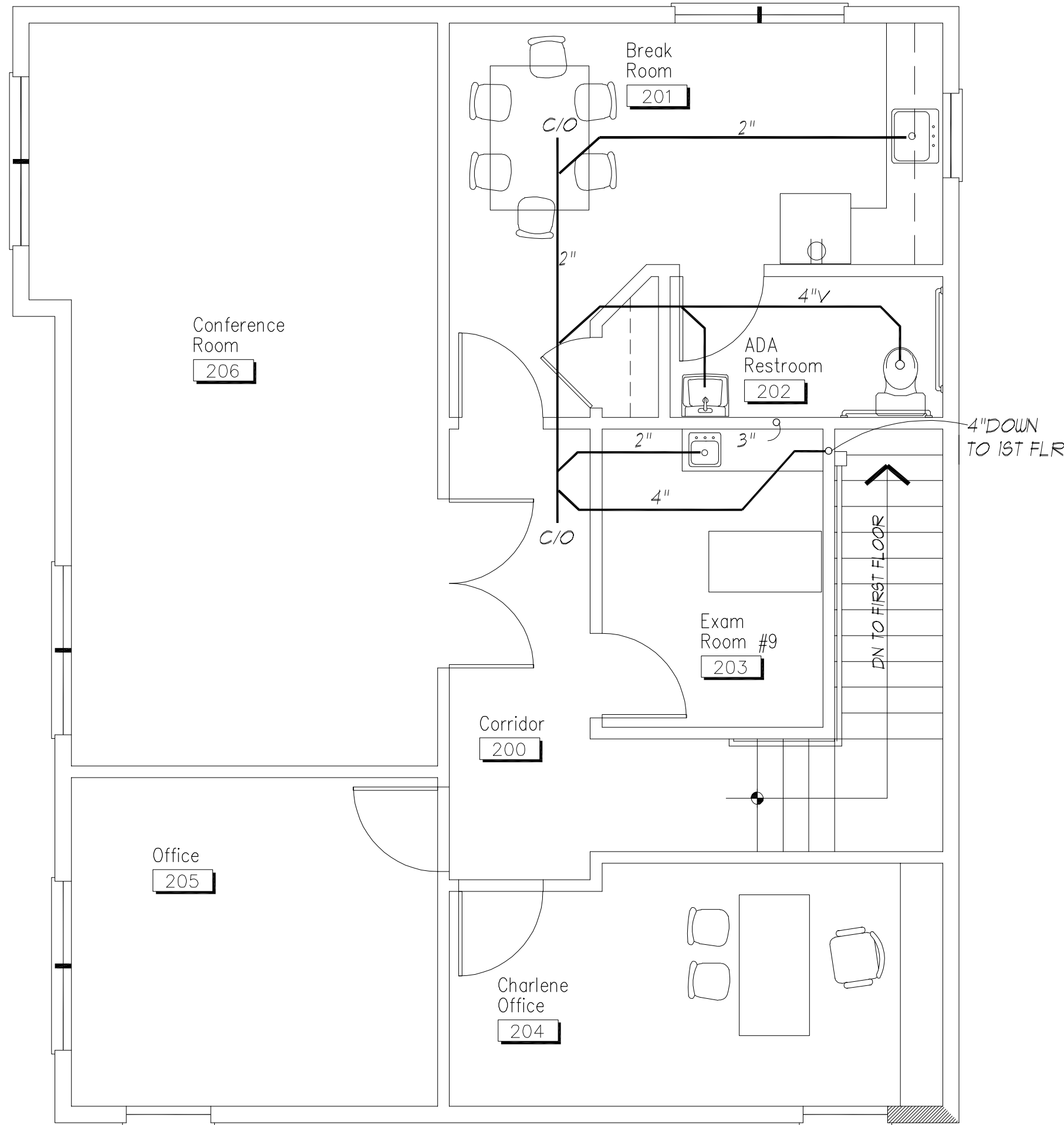
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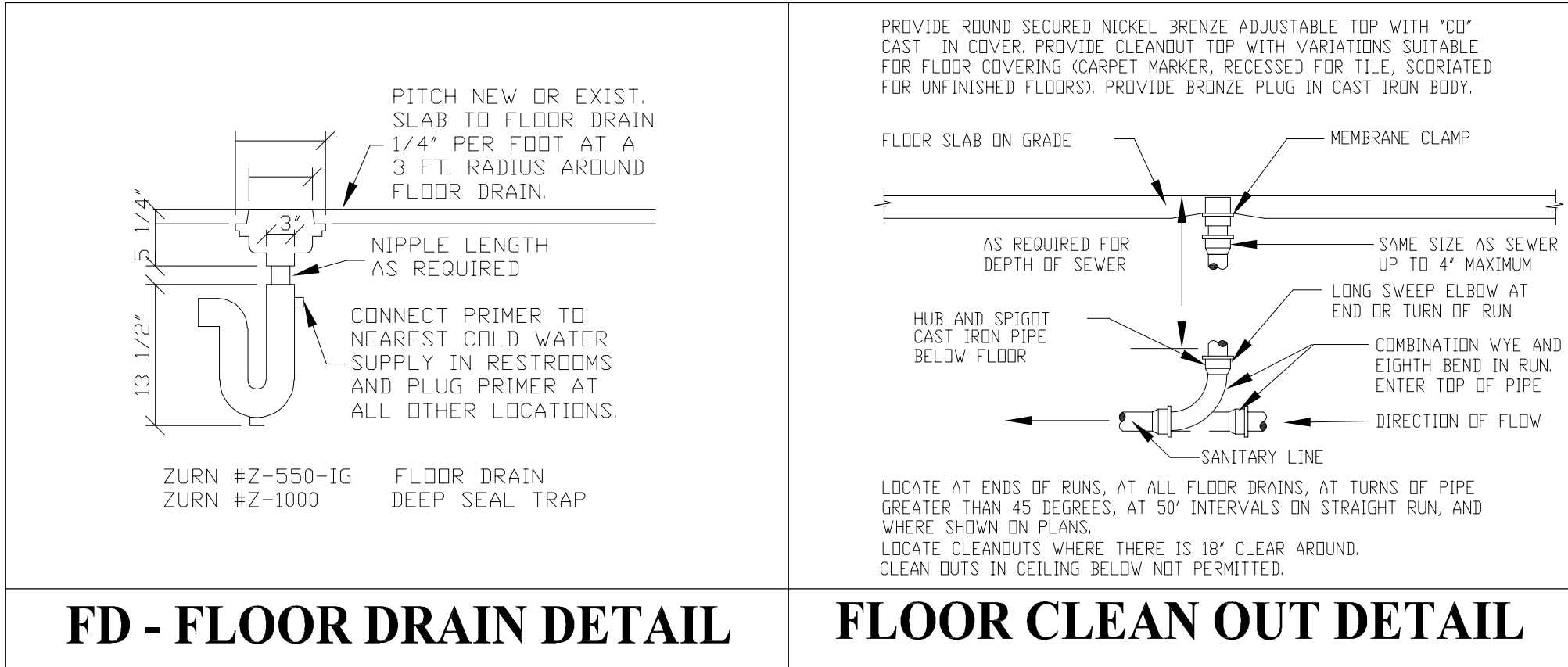
1
P-100
Sanitary Plan
SCALE: 1/4"=1'-0"

LINE STYLE LEGEND	
	COLD WATER LINE
	HOT WATER LINE
	WASTE LINE
	GREASE WASTE LINE
	WASTE VENT LINE
	GAS LINE

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



SANITARY RISER DIAGRAM



FD - FLOOR DRAIN DETAIL

FLOOR CLEAN OUT DETAIL

Submissions & Revisions

No.	Date	Description
1	1/3/2024	Changes as per Owner



Project Location:

Drawing Title:
Sanitary Plans

Project No.

Date:

Drawing Scale:

Drawn By:

Checked By:

Drawing No.

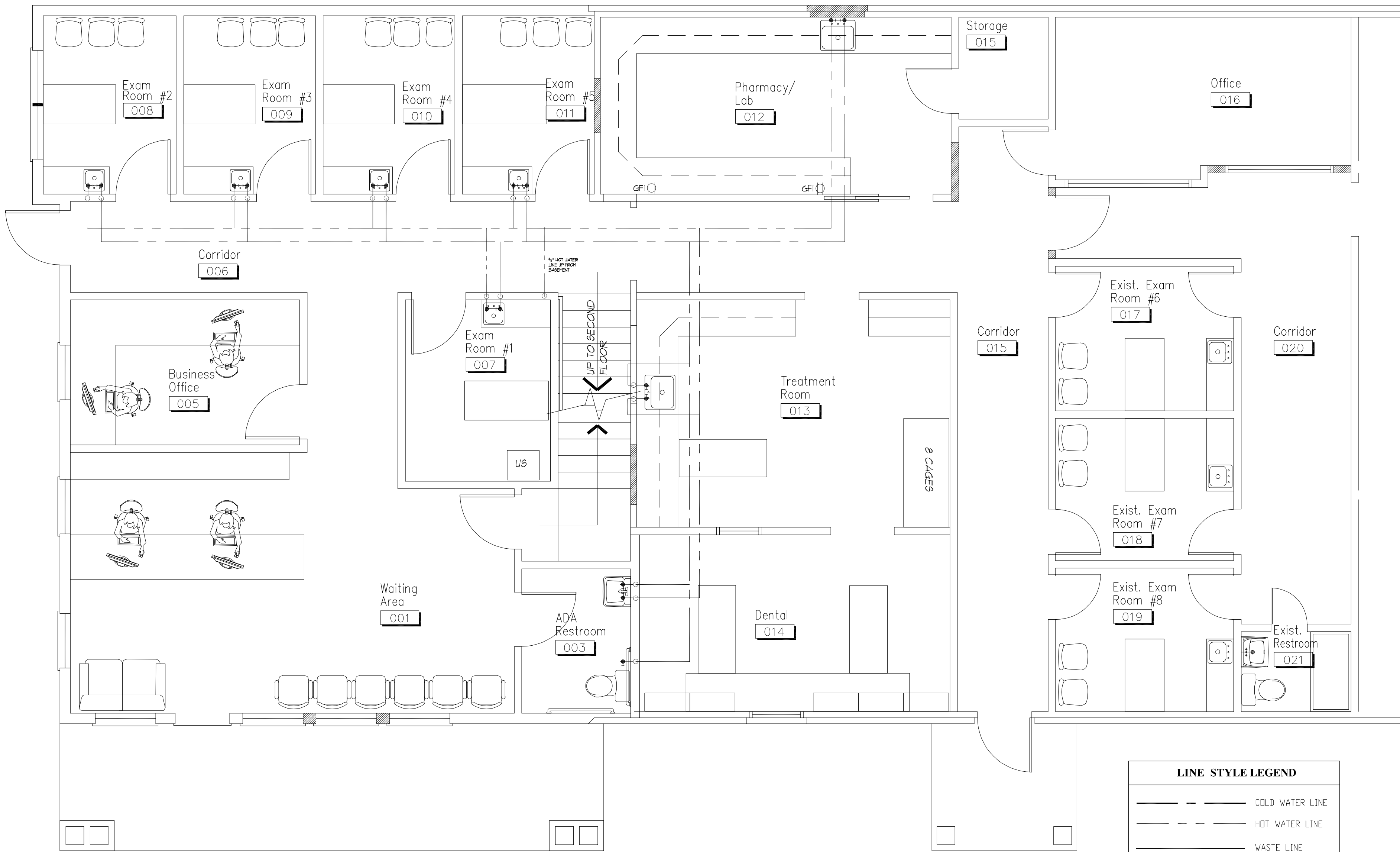
P-100
of

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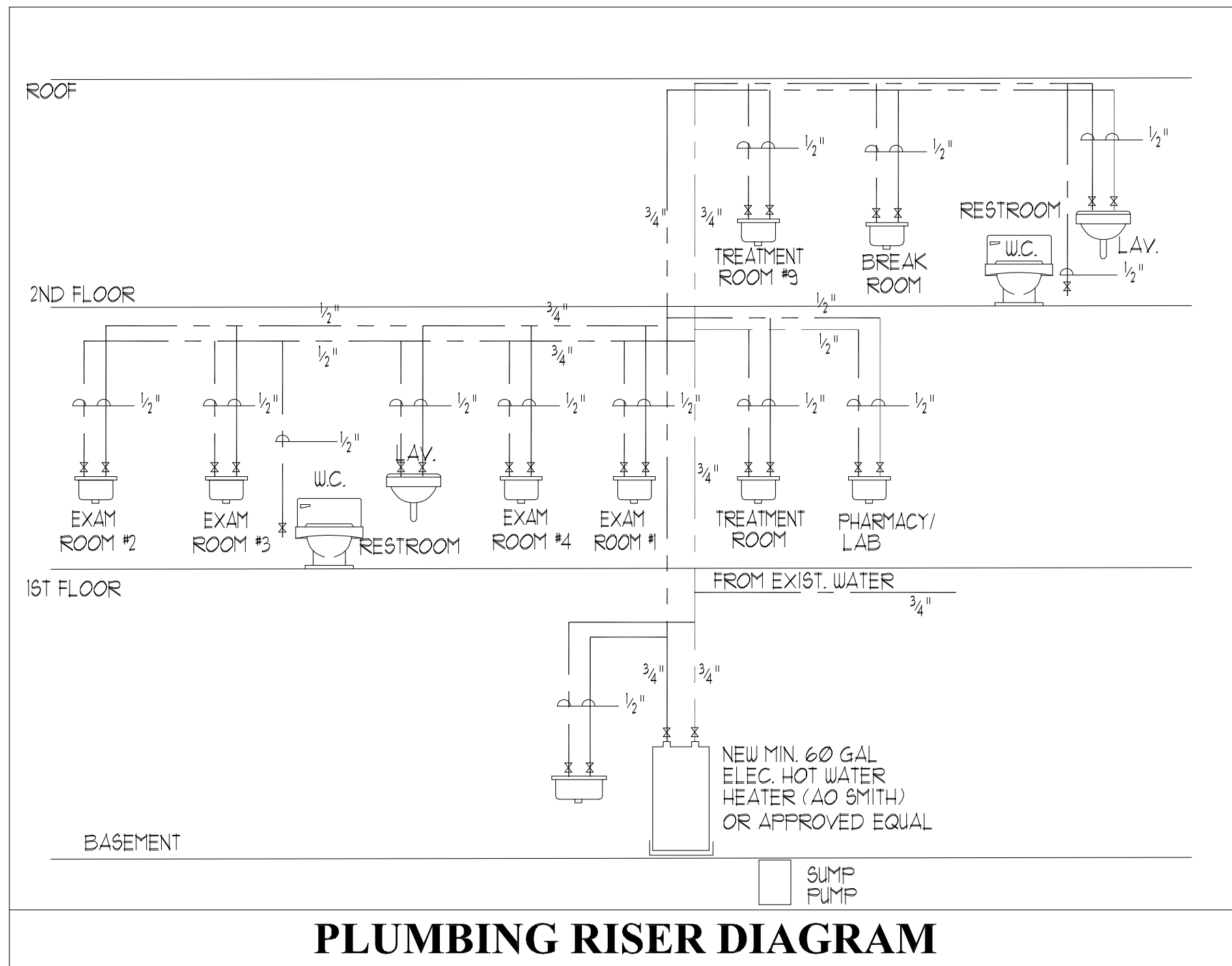
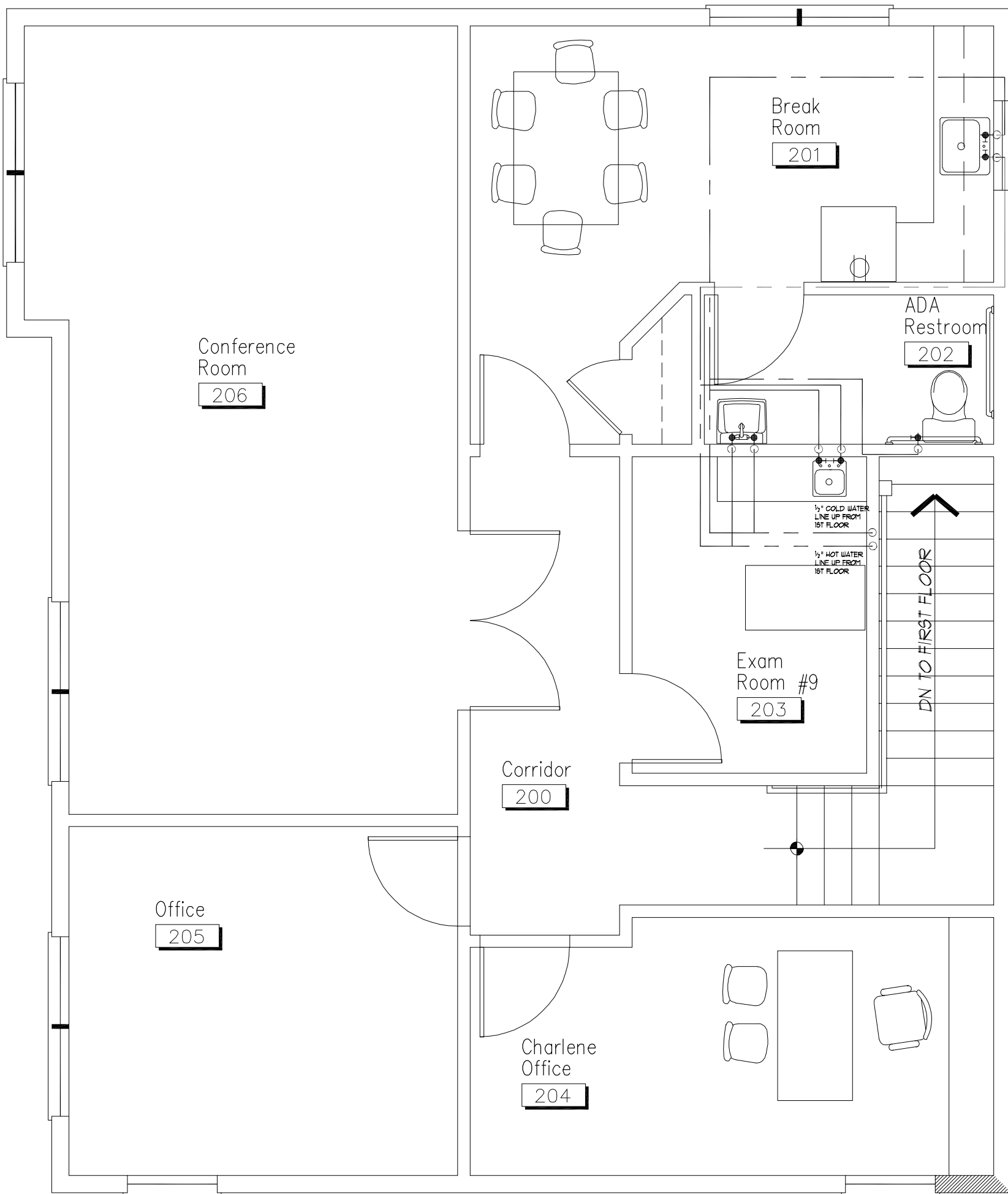
Middle Hope Veterinary
5349 Route 9W Newburgh, N.Y.



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

LINE STYLE LEGEND	
---	COLD WATER LINE
---	HOT WATER LINE
---	WASTE LINE
---	GREASE WASTE LINE
---	WASTE VENT LINE
---	GAS
---	GAS LINE

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



PLUMBING RISER DIAGRAM

PLUMBING SPECIFICATIONS

- RUN ALL PIPES IN WALL, ABOVE CEILING OR IN FLOOR.
- 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 DISSIMILAR MATERIALS SHALL BE MADE WITH DIELECTRIC UNIONS. JOINTS SHALL BE 95-5 TIN ANTIMONY FOR 200 PSI.
- 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
- PROVIDE SHUTOFF VALVE AND CHECK VALVE IN C.W. LINE TO WATER HEATER.
- PROVIDE CHROME PLATED ESCUTCHEONS WHERE PIPES PENETRATE WALLS, FLOORS, OR CEILINGS.
- PROVIDE WATER HAMMER ARRESTORS IN H.W. AND C.W. LINES AT FIXTURE OR GROUP OF FIXTURES.
- WATER PIPING SHALL BE CAPPED AND AIR PRESSURE TESTED AT 125 PSIG FOR 24 HOURS BEFORE STERILIZATION.
- PROVIDE MIXING VALVE IN H.W. LINE SET AT 110° F FOR HAND SINKS
- 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.
- CONNECT ALL EQUIPMENT REQUIRING DRAINAGE TO NEAREST DRAIN
- EXTEND GAS LINE FROM VALVED CONNECTION TO DEMISED SPACE AS INDICATED ON THESE DRAWINGS. ALL GAS PIPING SHALL BE NEW SCHD. 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).
- PLUMBING CONTRACTOR SHALL PROVIDE A PRESSURE REDUCING REGULATOR IN THE DOMESTIC WATER LINE IF THE PRESSURE IS ABOVE 75 PSI.
- 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.
- 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.
- PRIOR TO SUBMITTING 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- DRAIN CONNECTIONS TO FLOOR SINKS TO BE VIA INDIRECT WASTE WITH A 1" AIR GAP OR TWICE THE PIPE DIAMETER SIZE.
- 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.
- ALL GAS PIPING SHALL BE FINISHED WITH A RUST INHIBITIVE PRIMER, COLOR CODED FINISH AND IDENTIFICATION LABELS.
- ALL CONDUITS AND PLUMBING MUST PENETRATE THE ROOF NO CLOSER THAN 12" AND NO FARTHER THAN 20" FROM THE EQUIPMENT

Submissions & Revisions

No.	Date	Description
1	1/23/2024	Changes as per Owner

Project Location:	
Drawing Title: Plumbing Plans	
Project No.	
Date:	Drawing Scale:
Drawn By:	Checked By:
Drawing No. P-101	

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