

CAPITAL PROJECT 1483

NEW ANIMAL SHELTER FACILITY

65 FIREMENS MEMORIAL DR., POMONA, NY 10970



Rockland County

BID SET

CONTACT

CLIENT:

HON. EDWIN J. DAY
COUNTY EXECUTIVE
50 SANATORIUM ROAD
POMONA, NY 10970
PHONE:

ROBERT H. GRUFFI, P.E., LEED AP
DIRECTOR, FACILITIES MANAGEMENT
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POMONA, NY 10970
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ARCHITECT:

RAUHAUS FREEDENFELD & ASSOCIATES, INC.
97 BROADWAY
BOSTON, MA 02116
PHONE: 617.338.0050

CIVIL / LANDSCAPE ENGINEER:

LANGAN
1 N. BROADWAY, SUITE 910
WHITE PLAINS, NY 10601
914.323.7400

STRUCTURAL ENGINEER:

MPP ENGINEERS, LLC
34 S. MAIN STREET
ALLENTOWN, NJ 08501
PHONE: 609.489.5511

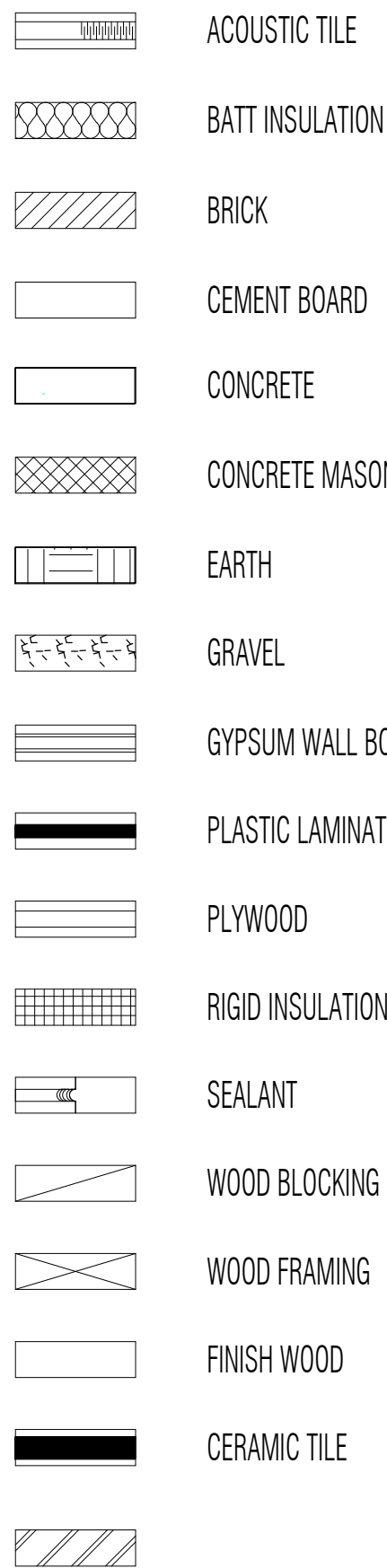
MEP ENGINEER:

COMFORT DESIGN
620 PENNSYLVANIA AVE.
WINDCHESTER, VA 22604
PHONE: 540.665.2846

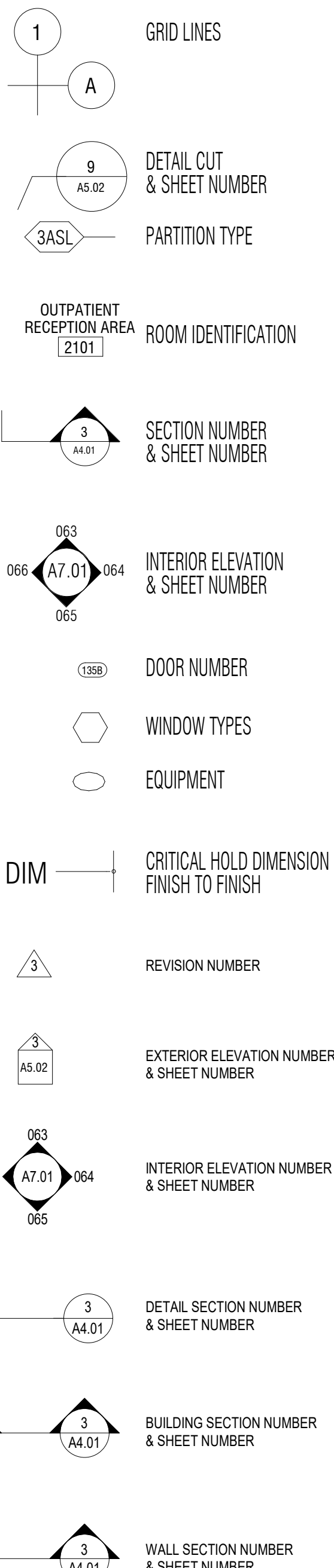
LEED CONSULTANT:

THE COTOCON GROUP
41 BETHPAGE RD.,
HICKSVILLE, NY
PHONE: 516.595.7474

MATERIALS



SYMBOLS



BUILDING CODE DATA

APPLICABLE CODES:

2020 BUILDING CODE OF NEW YORK STATE
2020 PLUMBING CODE OF NEW YORK STATE
2020 MECHANICAL CODE OF NEW YORK STATE
2020 FUEL GAS CODE OF NEW YORK STATE
2020 FIRE CODE OF NEW YORK STATE
2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
2009 ANSI A117.1
2010 ADA STANDARDS

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A NEW USE, NEW CONSTRUCTION, GROUND UP 13,900 S.F. ANIMAL SHELTER FOR THE ROCKLAND COUNTY, NEW YORK STATE. IT IS A FULLY SPRINKLERED TYPE VB SINGLE STORY STRUCTURE.

NEW CONSTRUCTION

SPRINKLERED - A FULLY AUTOMATIC NFPA 13 SPRINKLER SYSTEM WILL BE PROVIDED

USE GROUP: "B" BUSINESS - ANIMAL HOSPITALS, KENNELS, AND POUNDS
(S-I STORAGE - MODERATE-HAZARD STORAGE (SUPPLIES)) (NYS BC 2020 TABLE 304.1
(NYS BC 2020 TABLE 311.2)

TYPE OF CONSTRUCTION: TYPE VB (NYS BC 2020 TABLE 504.3)

GEN. HEIGHT & AREA LIMITS: ALLOWABLE: PROVIDED: (NYS BC 2020 TABLE 504.3)

TOTAL BUILDING HEIGHT & AREA: (80 FEET) (0 STORIES) (36,000 S.F.) (4-30 FEET) (1 STORY) (12,855 S.F.) (NYS BC 2020 TABLE 504.3/504.4/506.2)

OCCUPANCY LOAD: "SEE EGRESS PLAN"
BUSINESS FUNCTION CONC. BUSINESS FUNCTION WAITING AREA FIXED SEATS ACTUAL OCCUPANTS STORAGE/SEARCH FUNCTION ASSEMBLY FUNCTION TOTAL OCCUPANTS
- 10,310 S.F./150 GROSS S.F. PER OCC. = 69 OCC.
- 205 S.F./60 GROSS S.F. PER OCC. = 3 OCC.
- 120718" SEATING PER OCC. = 7 OCC.
- ACTUAL EXCEEDS CALCULATED = 9 OCC.
- 1,403 S.F./200 GROSS S.F. PER OCC. = 7 OCC.
- 205 S.F./75 NET S.F. PER OCC. = 14 OCC.
= 109 OCC.

EXIT ACCESS: REQUIRED: ACTUAL: (CODE SECTION)
COMMON PATH OF TRAVEL: 100' - FULLY SPRINKLERED 73'-0" MAX. (NYS BC 2020 TABLE 1006.2.1)

EXIT ACCESS TRAVEL DISTANCE: 8 OCCUPANCY = 300' - FULLY SPRINKLERED 102'-7" MAX. (NYS BC 2020 TABLE 1017.2)

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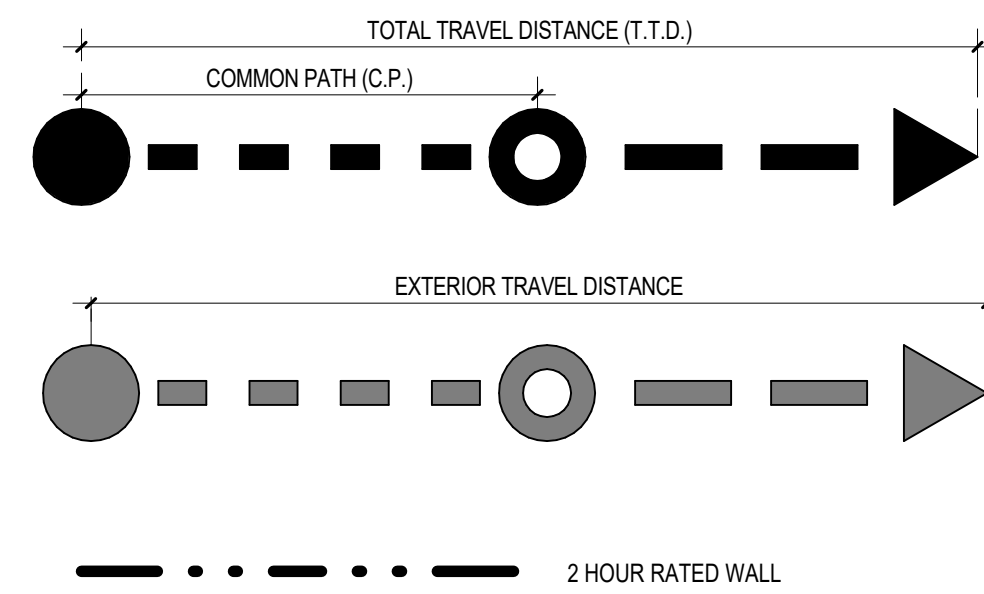
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ABBREVIATIONS

A.B.	ANCHOR BOLT	C.J.	CONTROL JOINT	E.A.	EACH	G.W.B.	GYPSUM WALL BOARD (DRYWALL)	K.D.	KILN DRIED	N.C.	NOT IN CONTRACT	PLYWD.	PLYWOOD	SECT.	SECTION	TYP.	TYPICAL
A.C.	AIR CONDITIONING	CLG.	CEILING	E.E.J.	ELECTRICAL	H.P.	HIGH POINT	L.V.	LAVATORY	N.T.S.	NOT TO SCALE	Q.T.	QUARRY TILE	S.F.	SQUARE FOOT	U.O.N.	UNLESS OTHERWISE NOTED
A.C.T.	ACOUSTICAL CEILING TILE	CLR.	CLEAR	ELEV.	ELEVATION	HGT.	HIGHT	L.P.	LOW POINT	O.A.	OVERALL	R.	RADIUS	SIM.	SIMILAR	V.B.	VAPOR BARRIER
A.F.F.	ABOVE FINISH FLOOR	C.M.U.	CONCRETE MASONRY UNIT	EQU.	EQUATION	HORIZ.	HORIZONTAL	L.V.	LOW POINT	O.C.	ON CENTER	R.O.	ROOF DRAIN	S.S.	STAINLESS STEEL	V.C.T.	VINYL COMPOSITE TILE
ALUM.	ALUMINUM	COORD.	COORDINATE	EXT.	EXTENDING	H.M.	HOLLOW METAL	EXP.	EXISTING	O.D.	OUTSIDE DIAMETER	REF.	REFER TO	STL.	STEEL	VERT.	VERTICAL
A.H.J.	AUTHORITY HAVING JURISDICTION	CONT.	CONTINUE / CONTINUOUS	INT.	INTERIOR	H.V.A.C.	HEATING VENTILATION & AIR CONDITIONING	HT.	HIGH TEMPERATURE	O.P.	OPENING	REF.	REFER TO	STR.	STRUCTURE	V.I.F.	VERIFY IN FIELD
		EXT.	EXTENSION	INT.	INTERIOR	INSUL.	INSULATION	HT.	HIGH TEMPERATURE	O.P.	OPENING	REF.	REFER TO	STR.	STRUCTURE	V.I.F.	VERIFY IN FIELD
B.L.G.	BUILDING	DIA.	DIAMETER	F.D.	FLOOR DRAIN	I.D.	INTERIOR DIMENSION	MECH.	MECHANICAL	PL	PLATE	REF.	REFER TO	T&G	TONGUE & GROOVE	W.	WOOD
B.O.T.	BOTTOM	DET.	DETAIL	I.N.F.	INSULATION	INSUL.	INSULATION	MFR.	MANUFACTURER	PAR	PARALLEL	R.O.	ROOM	T&P	TONGUE & GROOVE	W.	WOOD
BND	BINDING	DM.	DIMENSION	F.E.C.	FIRE EXTINGUISHER CABINET	INT.	INSULATION	MIN.	MINIMUM	PER	PERPENDICULAR	R.M.	ROOM	T.O.C.	TOP OF CONCRETE	W.	WITH
		DN.	DOWN	H.C.	FIRE HOSE CABINET	INT.	INSULATION	M.O.	MASONRY OPENING	P.L.M.	PLASTIC LAMINATE	R.O.	ROOM	T.O.C.	TONGUE & GROOVE	W.	WOOD
		DW.	DRAWING	F.M.	FIRE EXTINGUISHER TREATED	INT.	INSULATION	M.T.	METAL	P.M.	PRESSED METAL	S.E.	SEALANT	T.O.W.	TOP OF WALL	W.	WITHOUT
C.	CENTER LINE	DWG.	DRAWING	F.F.	FINISHED FLOOR	J.C.	JANITOR'S CLOSET	P.	PAINTED	P.M.	PRESSED METAL	S.E.	SEALANT	T.O.W.	TONGUE & GROOVE	W.	WOOD
CLT	CARPET	D.F.	DRINKING FOUNTAIN	F.F.	FILLER PANEL	J.	JANITOR'S CLOSET	P.	PAINTED	P.M.	PRESSED METAL	S.E.	SEALANT	T.O.W.	TONGUE & GROOVE	W.	WOOD
CHT	CHART	E.	EAST	F.P.	FILLER PANEL	J.	JANITOR'S CLOSET	P.	PAINTED	P.M.	PRESSED METAL	S.E.	SEALANT	T.O.W.	TONGUE & GROOVE	W.	WOOD
						N.	NORTH	N.	NORTH	P.T.	PRESSURE TREATED	S.E.	SEALANT	T.O.W.	TONGUE & GROOVE	W.	WOOD



- OCCUPANT LOAD CALCULATION**
- BUSINESS AREAS 1/150 GROSS
 - CONCENTRATED BUSINESS AREAS 1/50 GROSS
 - WAITING AREAS 1 OCC./18" SEATING
 - ACCESSORY STOR./MECH. 1/300 GROSS
 - ASSEMBLY 1/15 NET
 - ACTUAL # OF SEATS (EXCEEDS CALCULATED METHOD)

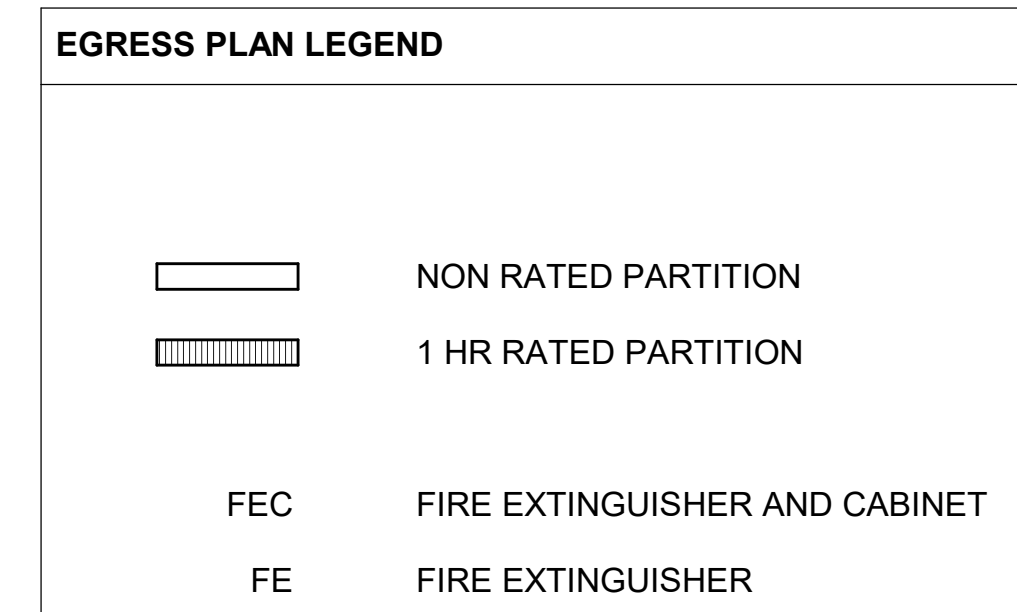
OCCUPANCY TAG LEGEND

ROOM NAME	(ROOM NAME)
ROOM NO.	(ROOM NUMBER)
SQ. FT.	(GROSS SQUARE FOOTAGE OF ROOM OR AREA - GSF.)
OCC. TYPE	(FUNCTION OF SPACE)
OCC. CALC	(OCCUPANT LOAD FACTOR)
OCC. TOTAL	(OCCUPANT TOTAL CALCULATED OR ACTUAL)

EXIT CAPACITY CHART
MAX. CAPACITY WIDTH = 0.2"/OCCUPANT

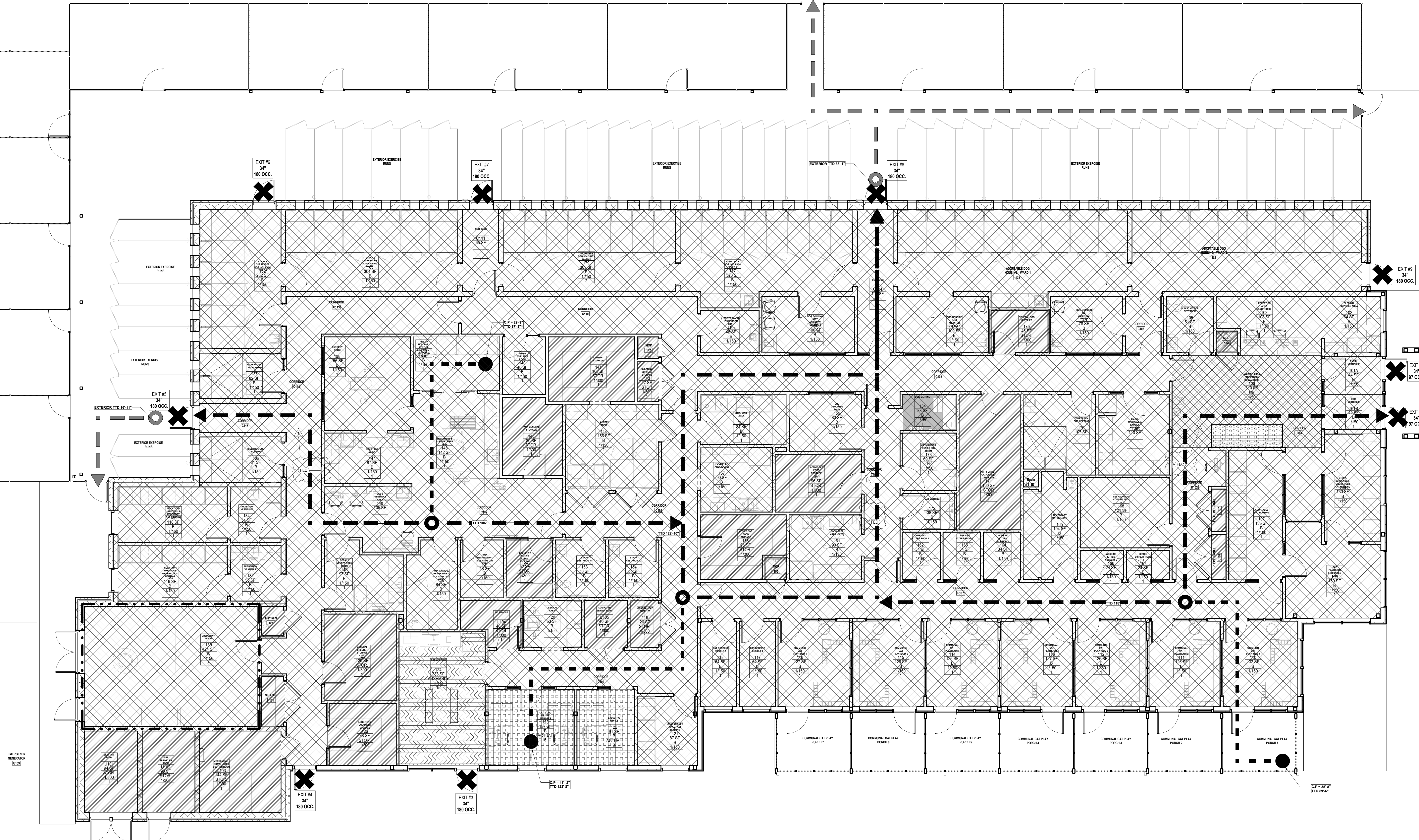
EXIT #	CLEAR DOOR WIDTH	DOOR CAPACITY (MAX.)
1	34"	170
2	34"	170
3	34"	170
4	34"	170
5	34"	170
6	34"	170
7	34"	170
8	34"	170
9	34"	170

TOTAL EGRESS CAPACITY = 1530



NOTE:
REFER TO PARTITION PLAN FOR ADDITIONAL RATED SEPARATION PARTITION LOCATIONS

REFER TO SHEET G0.02 FOR FIRE EXTINGUISHER DETAILS



1 FIRST FLOOR EGRESS PLAN
3/16" = 1'-0"

ARCHITECT'S SEAL:

REVISION

NO.	DESCRIPTION	DATE
1 <td>ADDENDUM #1<td>11/09/21</td></td>	ADDENDUM #1 <td>11/09/21</td>	11/09/21

East Coast Office
23101 Neulien Pkwy #106
Lynchburg, VA 24503
T: 800.748.0030 F: 800.748.8959

West Coast Office
97 Broadway
New York, NY 10003
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raufhaus freedentfeld & associates

CAPITAL PROJECT 1483
NEW ANIMAL SHELTER FACILITY
65 FIREMENS MEMORIAL DR., POMONA, NY 10970

EGRESS PLAN

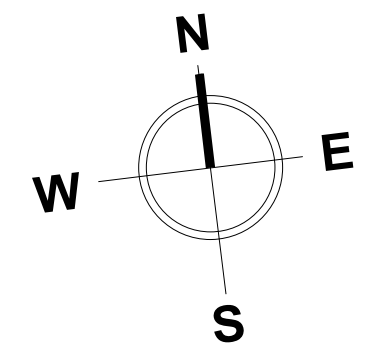
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CHECKED BY: Checker
SCALE: 3/16" = 1'-0"

DATE: 20 OCT 2021
CONSTRUCTION SET: ☐ PERMIT SET: ☐ BID SET: ☐

PROJECT NO. #2019

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G0.03

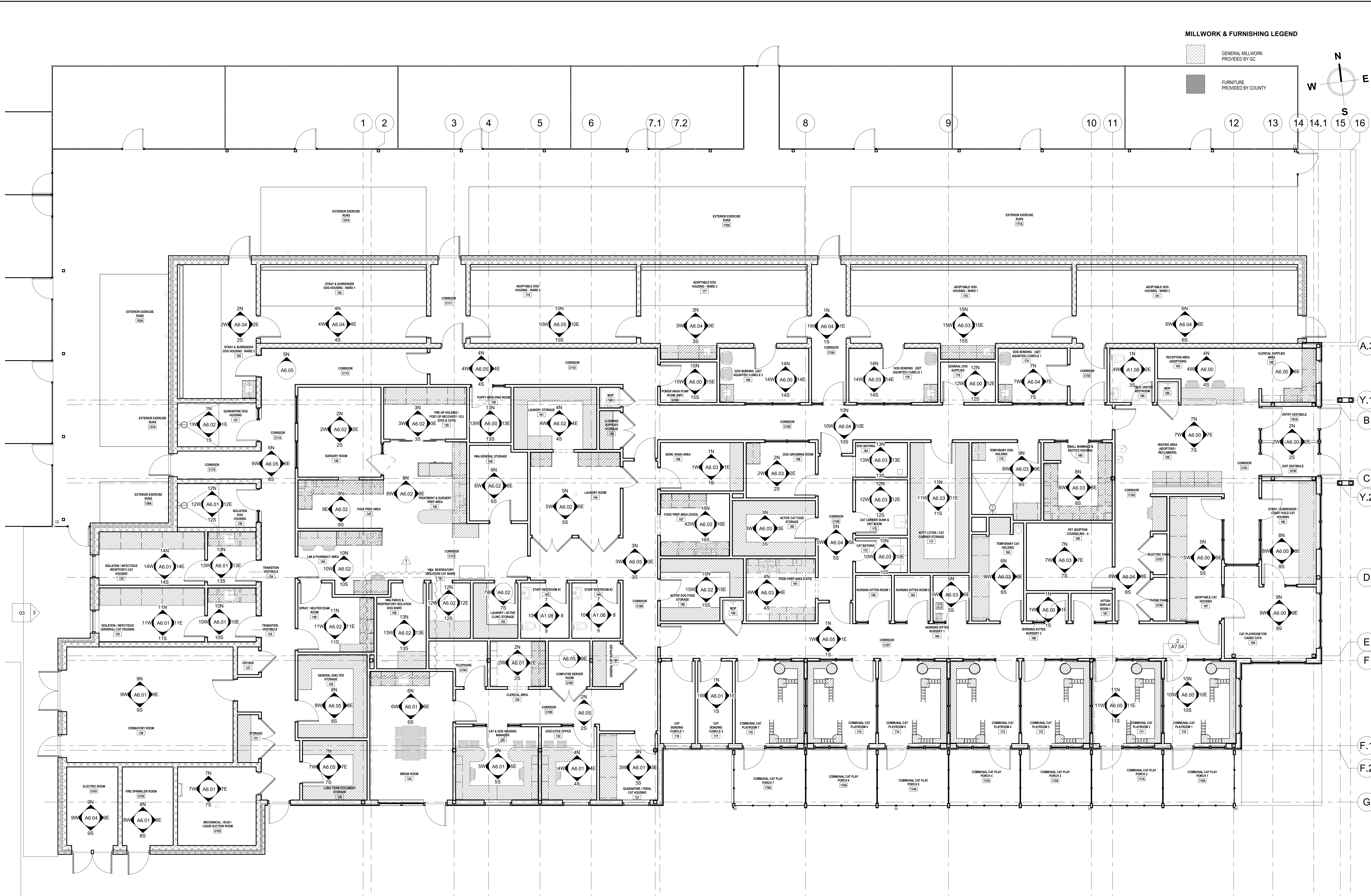


1 FIRST FLOOR PARTITION PLAN
3/16" = 1'-0"

REFER TO THE PARTITION TYPES & LEGENDS ON SHEET A7.00

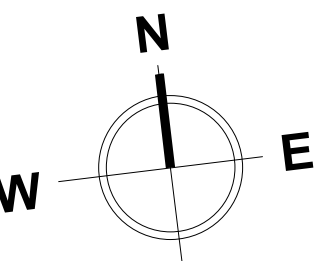
BID SET

FLOOR PLAN - PARTITIONS		DRAWN BY: Author	CHECKED BY: Checker	SCALE:	DATE: 20 OCT 2021	PROJECT NO: #2019
CAPITAL PROJECT 1483 NEW ANIMAL SHELTER FACILITY 65 FIREMENS MEMORIAL DR., POMONA, NY 10970		ARCHITECT'S SEAL:		ARCHITECT'S SEAL:		
EAST COAST OFFICE 97 Broadway New York, NY 10006 Tel: 212 693 1116 Fax: 212 693 1117 P: 914 262 2557		WEST COAST OFFICE 23101 Mulholland Hwy #106 Encinitas, CA 92024 Tel: 760 949 1116 Fax: 760 949 1117 P: 949 316 8959		RAUHAUS FREEDENFELD & ASSOCIATES, LLP		
A1.02		REVISION NO. DESCRIPTION DATE 1 ADDENDUM #1 11/09/21				



MILLWORK & FURNISHING LEGEND

- GENERAL MILLWORK PROVIDED BY GC
- FURNITURE PROVIDED BY COUNTY

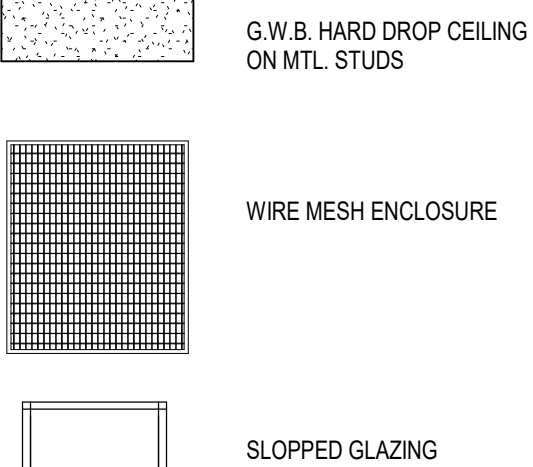
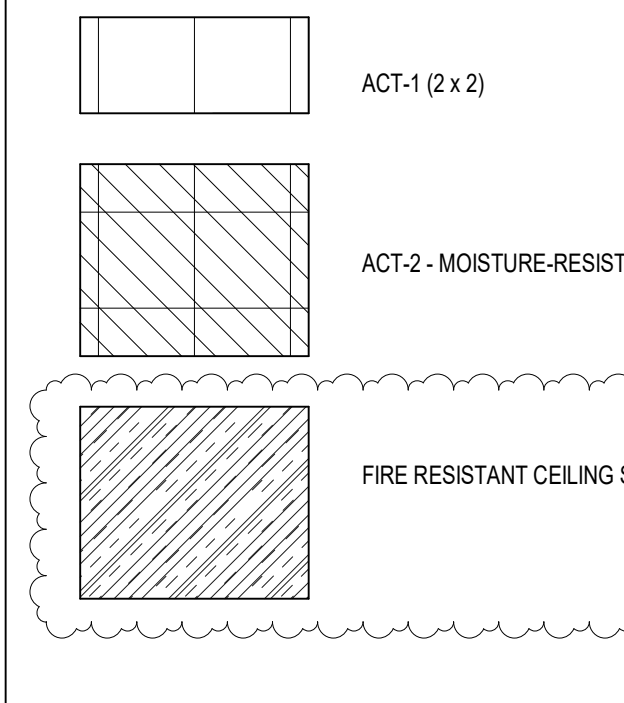


1 FIRST FLOOR MILWORK PLAN
3/16" = 1'-0"

REVISION	NO.	DESCRIPTION	DATE
	1	ADDENDUM #1	11/09/21
ARCHITECT'S SEAL:			
East Coast Office 23101 Mulden Pkwy #106 Lanham, MD 21053 T: 410.486.9233 F: 410.486.9559			
West Coast Office 97 Broadway Pomona, CA 92653 T: 949.716.9233 F: 949.716.9559			
rauhaus freedfield & associates			
CAPITAL PROJECT 1483 NEW ANIMAL SHELTER FACILITY 65 FIREMENS MEMORIAL DR., POMONA, NY 10970			
DRAWN BY:	Author	CHECKED BY:	Checker
SCALE:	20 OCT 2021	DATE:	20 OCT 2021
PROJECT NO.:	# 2019	CONSTRUCTION SET:	
FLOOR PLAN - MILLWORK / FURNISHING			
A1.03			

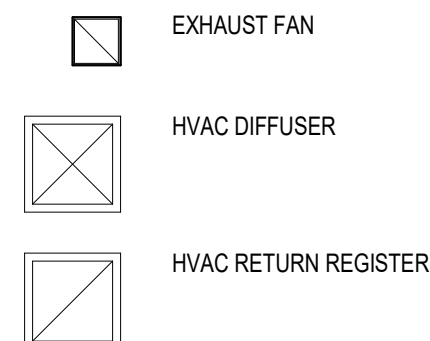
REFLECTED CEILING PLAN LEGEND

CEILING / ROOF MATERIAL



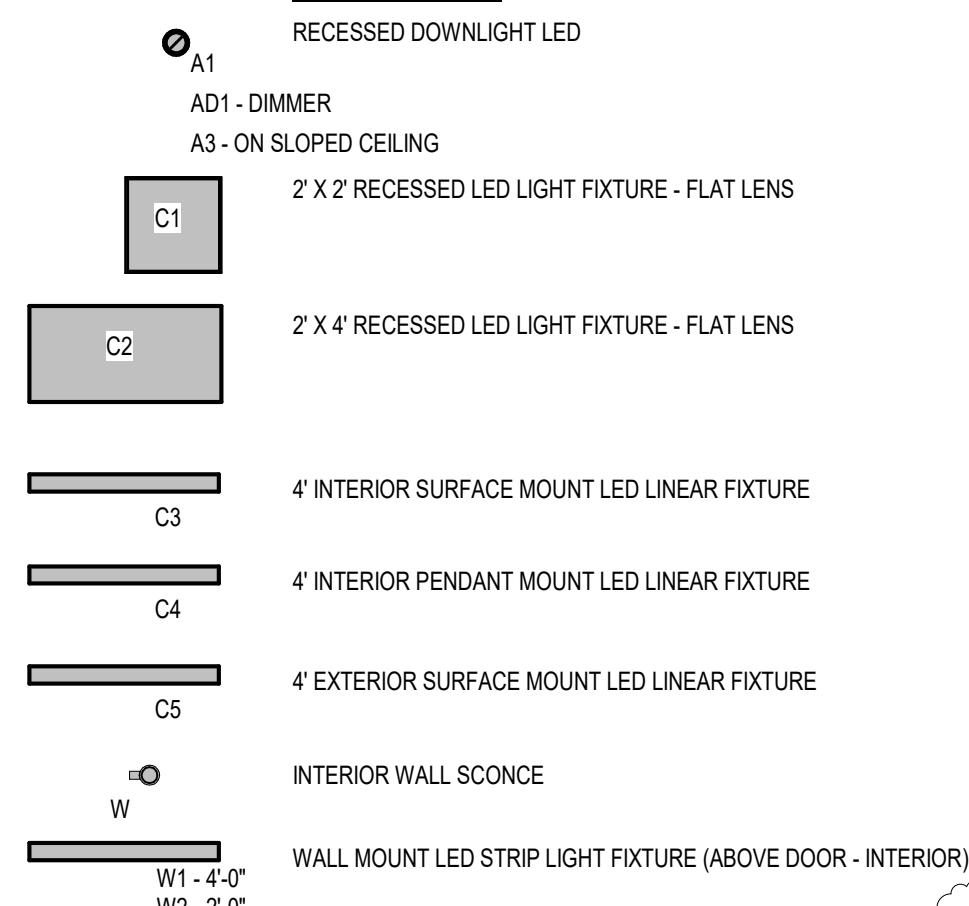
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HVAC FIXTURES



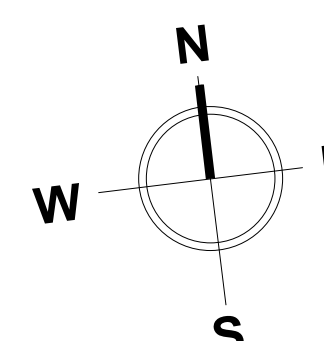
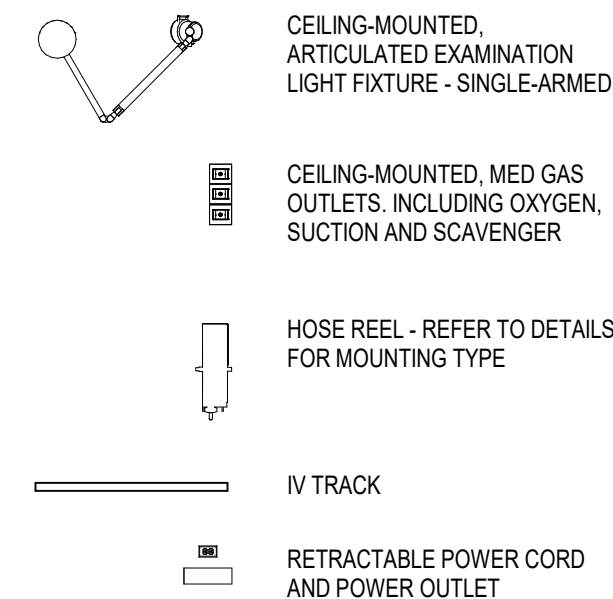
REFER TO MECHANICAL DRAWING

LIGHTING FIXTURES

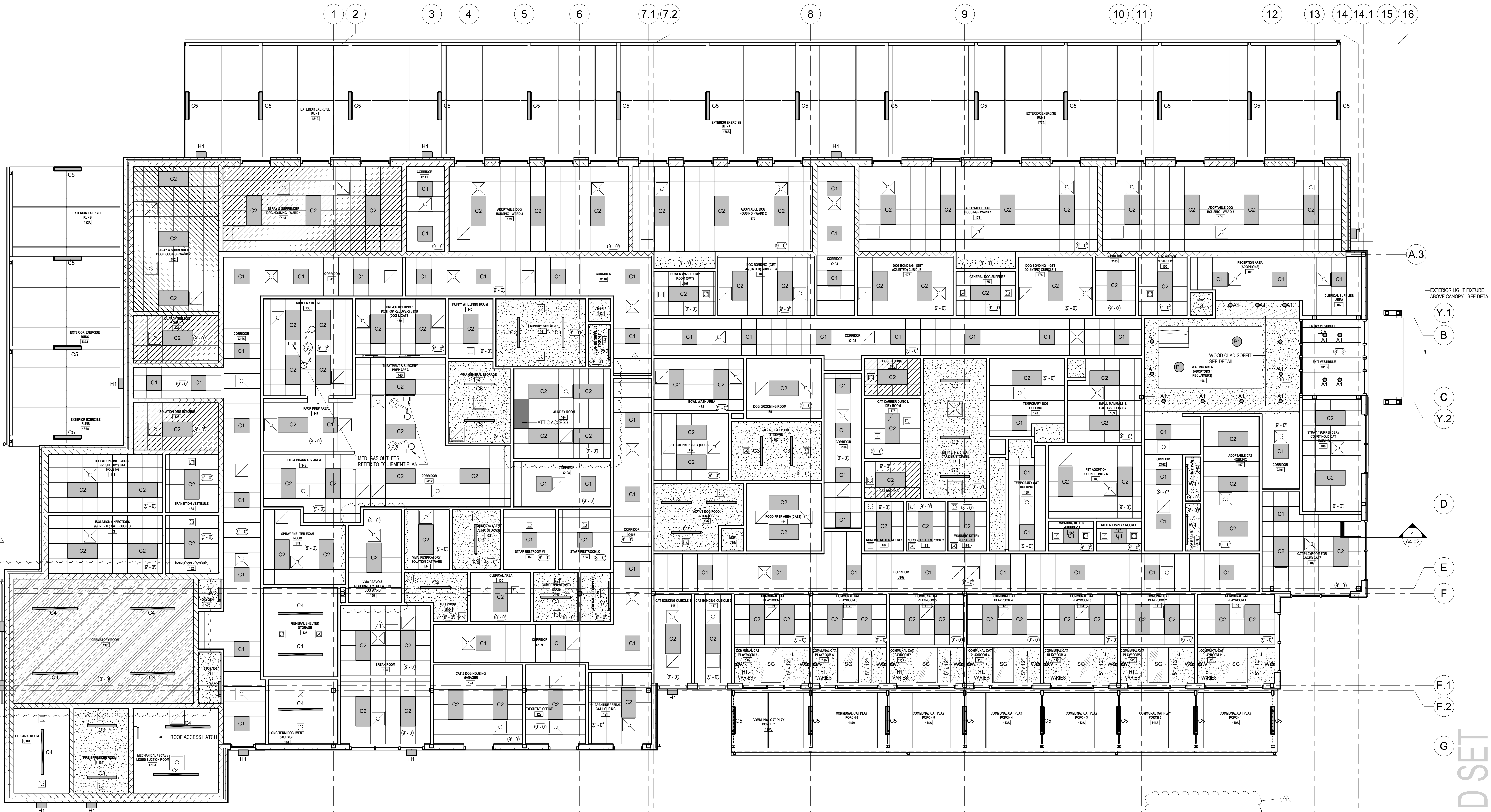


NOTE - REFER TO SPRINKLER PLAN SHEET 2 OF 2 FOR SPRINKLER LOCATIONS AND LAYOUT. REFER TO ELECTRICAL DRAWINGS

CEILING MOUNT EQUIPMENT



(REFER TO SPECIFICATION AND EQUIPMENT SCHEDULE FOR MANUFACTURER'S INFORMATION)

1 FIRST FLOOR - REFLECTED CEILING PLAN
3/16" = 1'-0"CAPITAL PROJECT 1483
NEW ANIMAL SHELTER FACILITY
65 FIREMENS MEMORIAL DR., POMONA, NY 10970FLOOR PLAN - REFLECTED
CEILING PLAN

A1.06

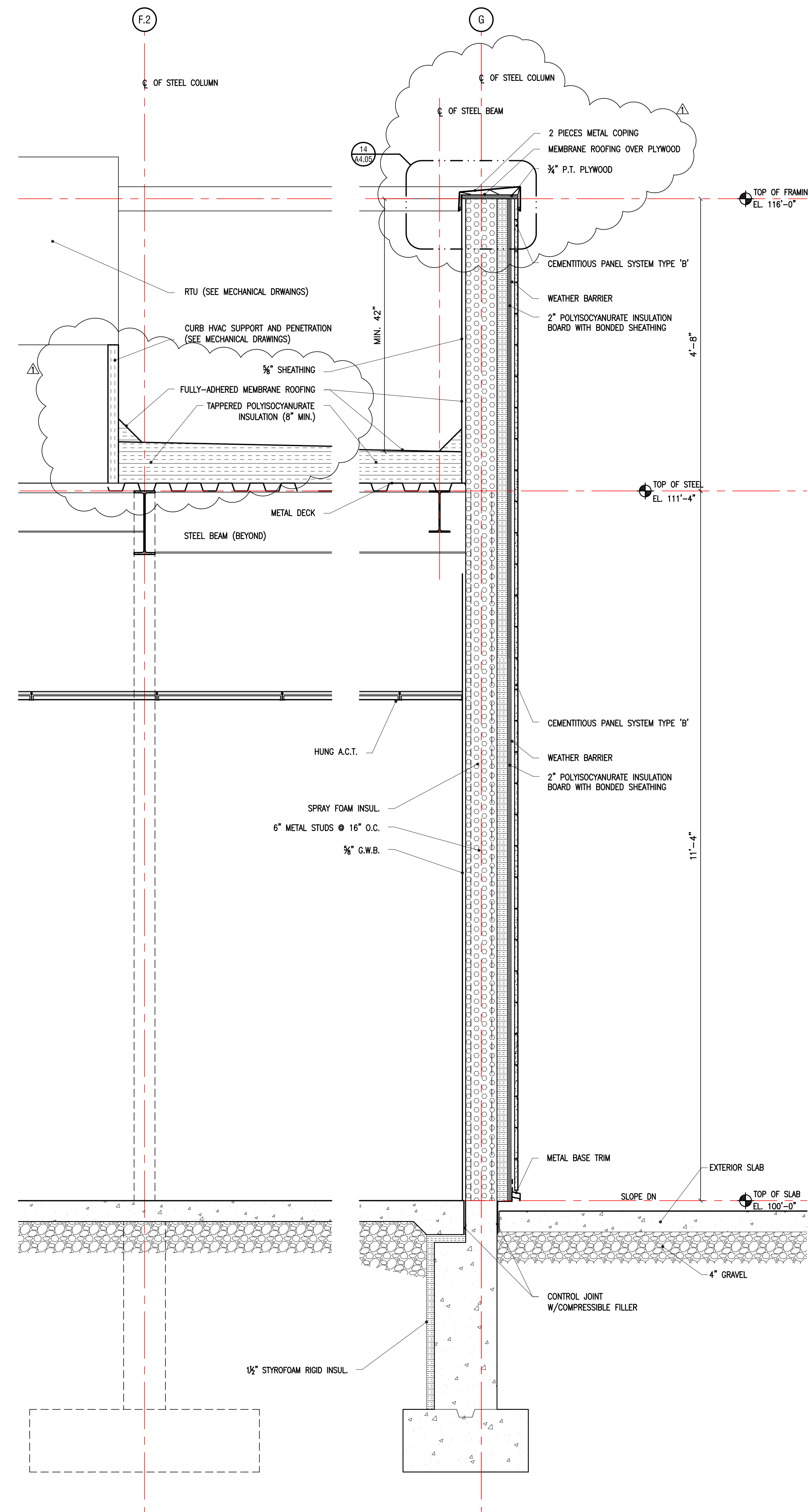
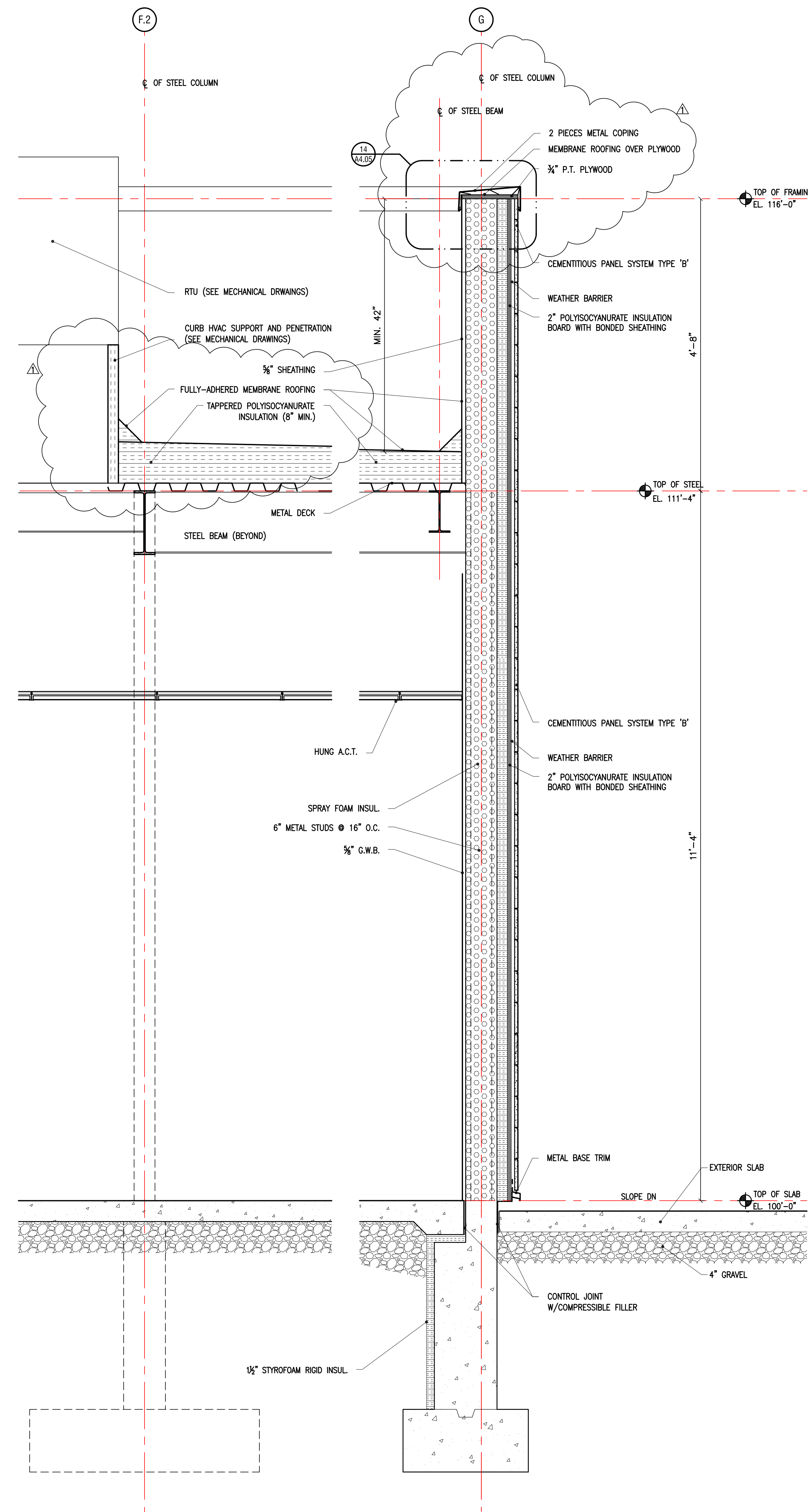
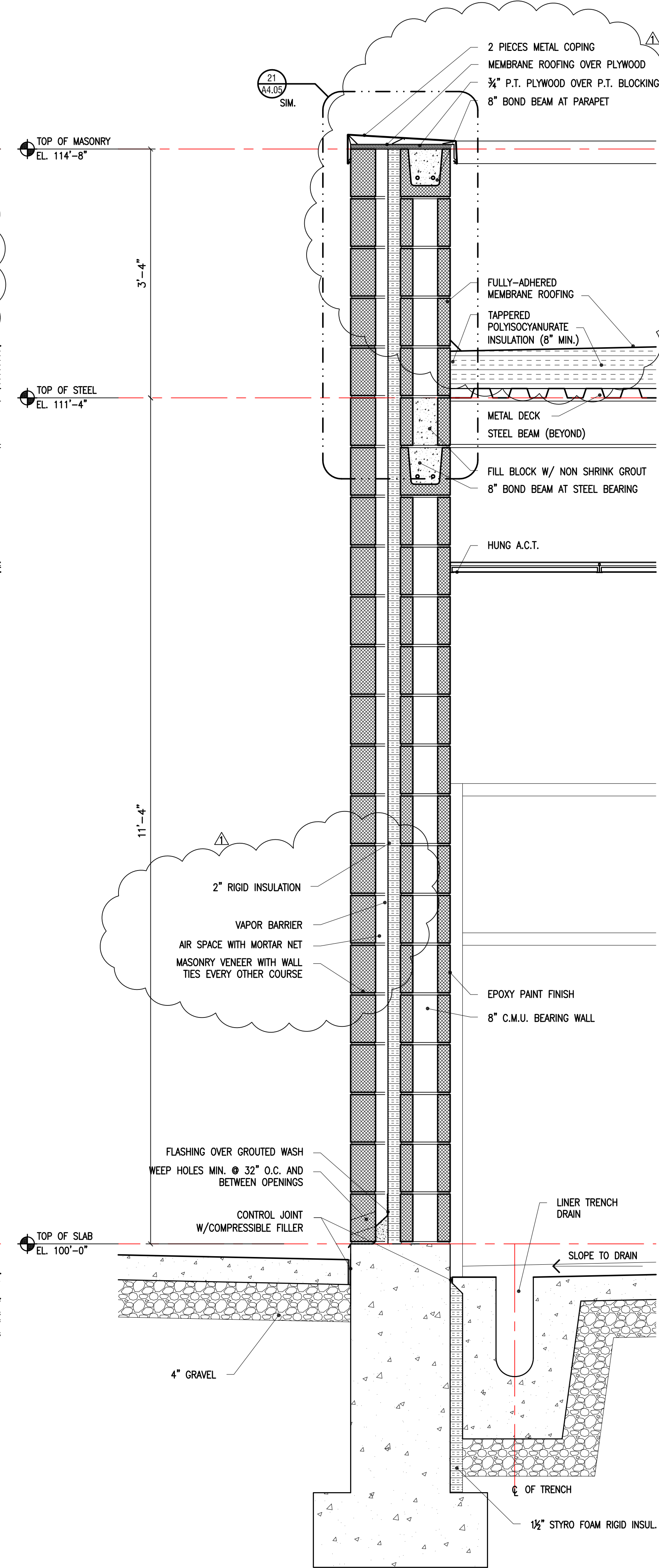
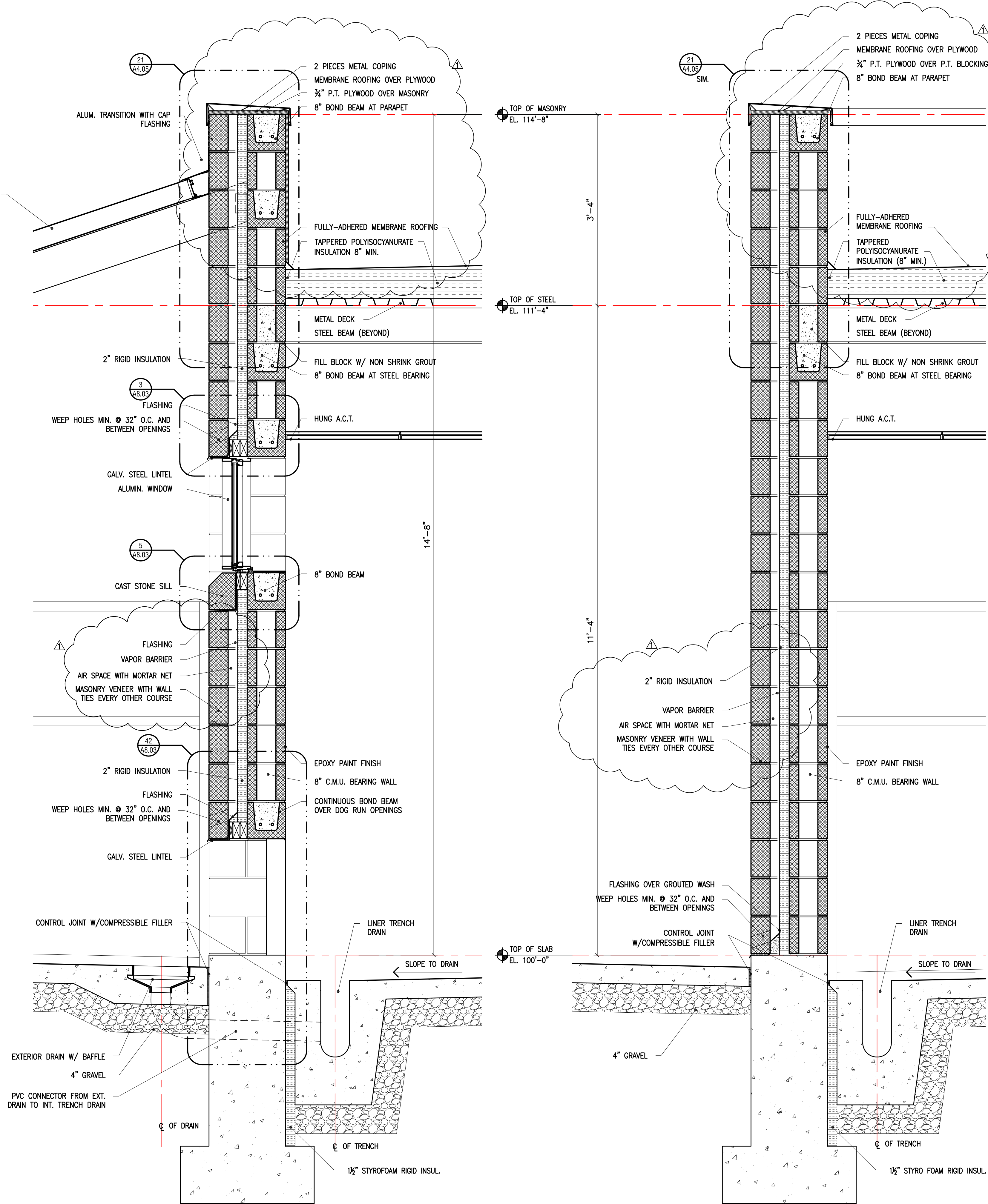
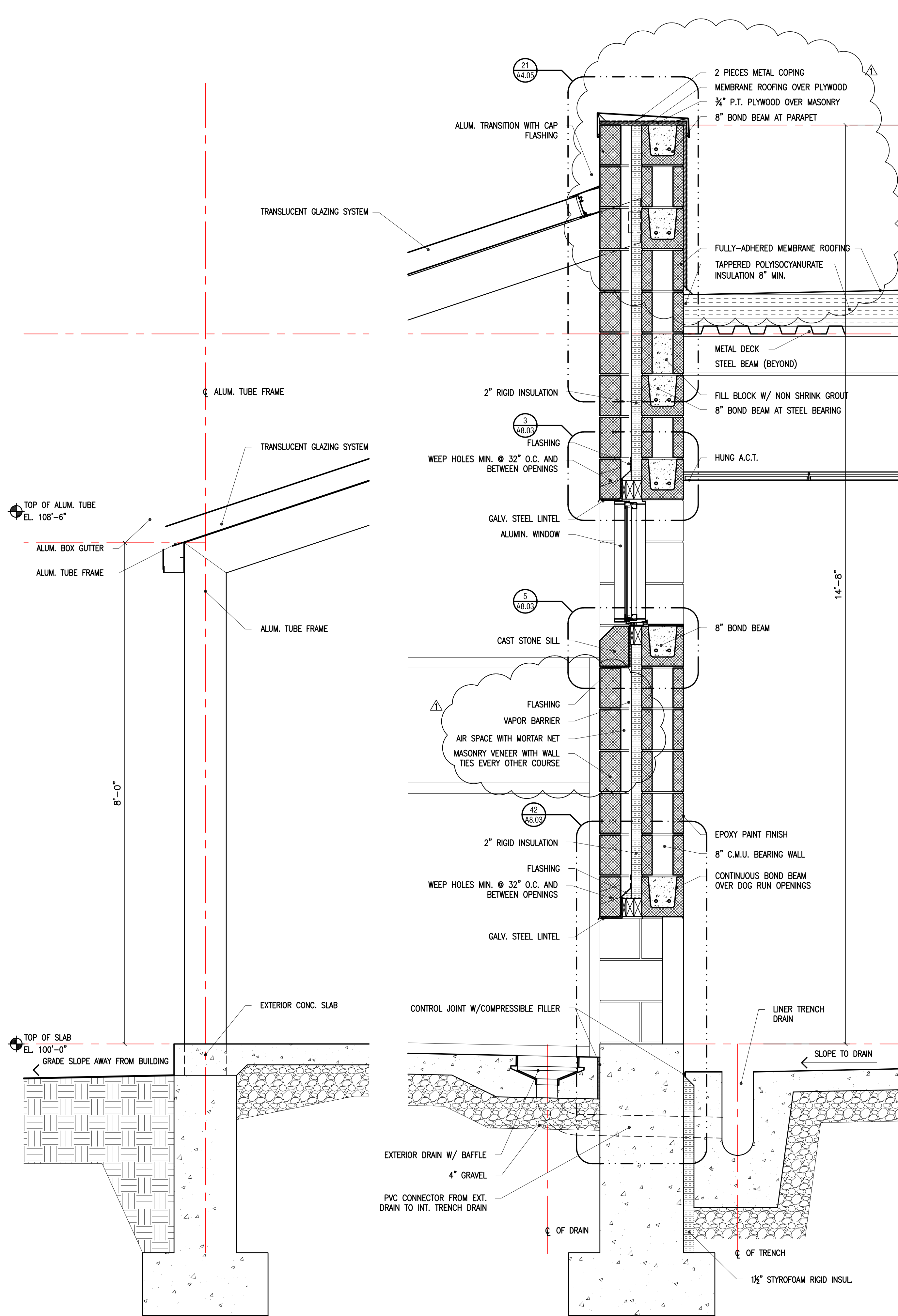
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CHECKED BY: Checker
SCALE: 3/16" = 1'-0"
DATE: 20 OCT 2021
PROJECT NO: #2019

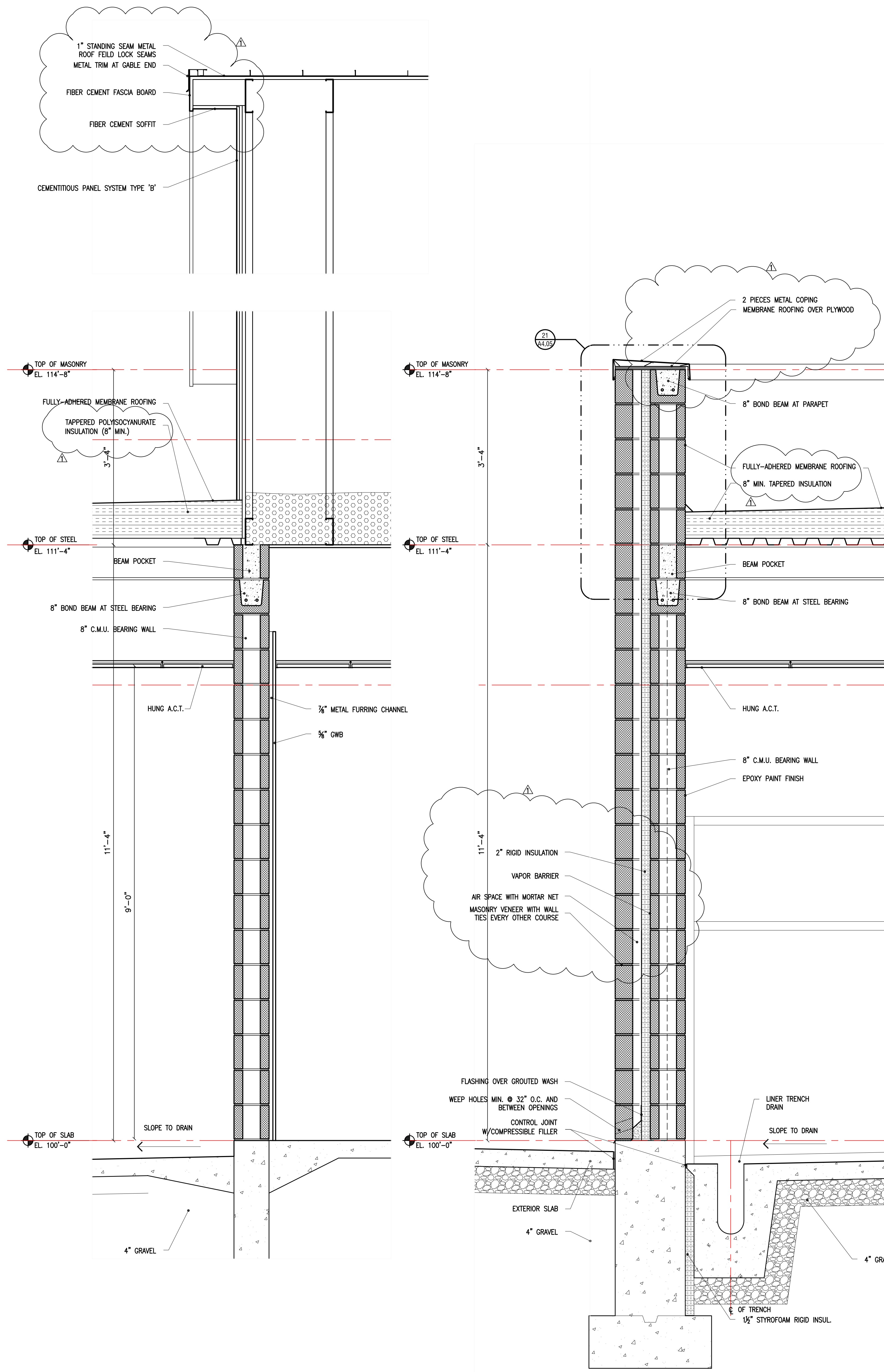
ARCHITECT'S SEAL:

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23101 Moulton Pkwy #106
Lynchburg, VA 24503
T: 800.748.0030
F: 800.748.0030
F: 800.748.0030

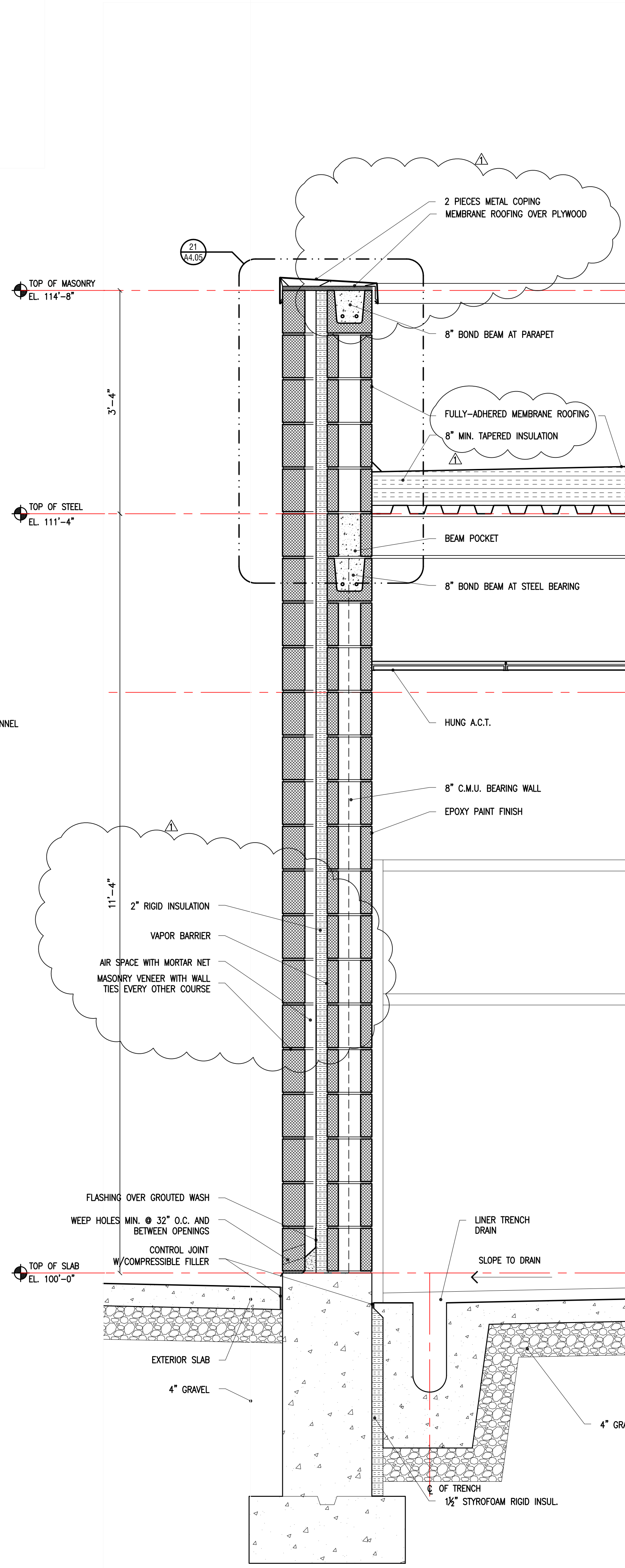
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REVISION
NO. DESCRIPTION
DATE
1 ADDENDUM #1
11/09/21

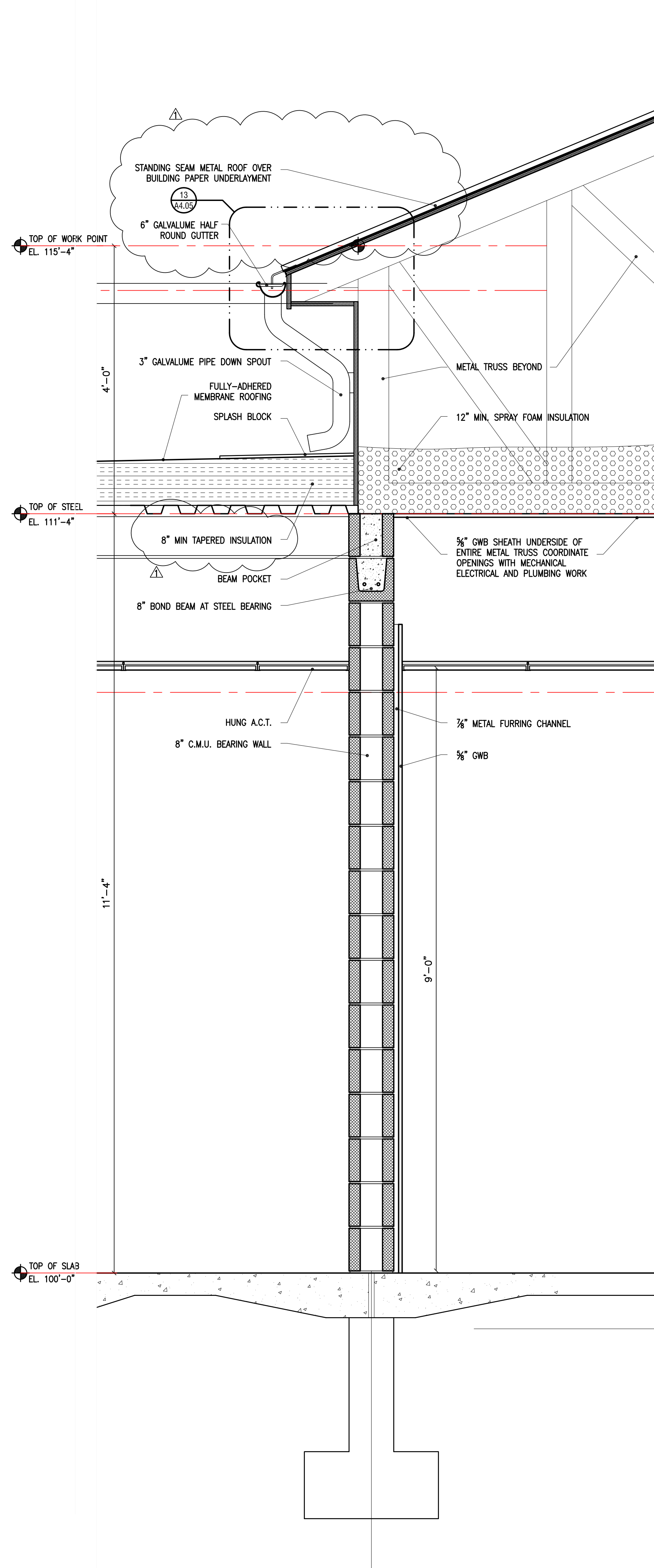




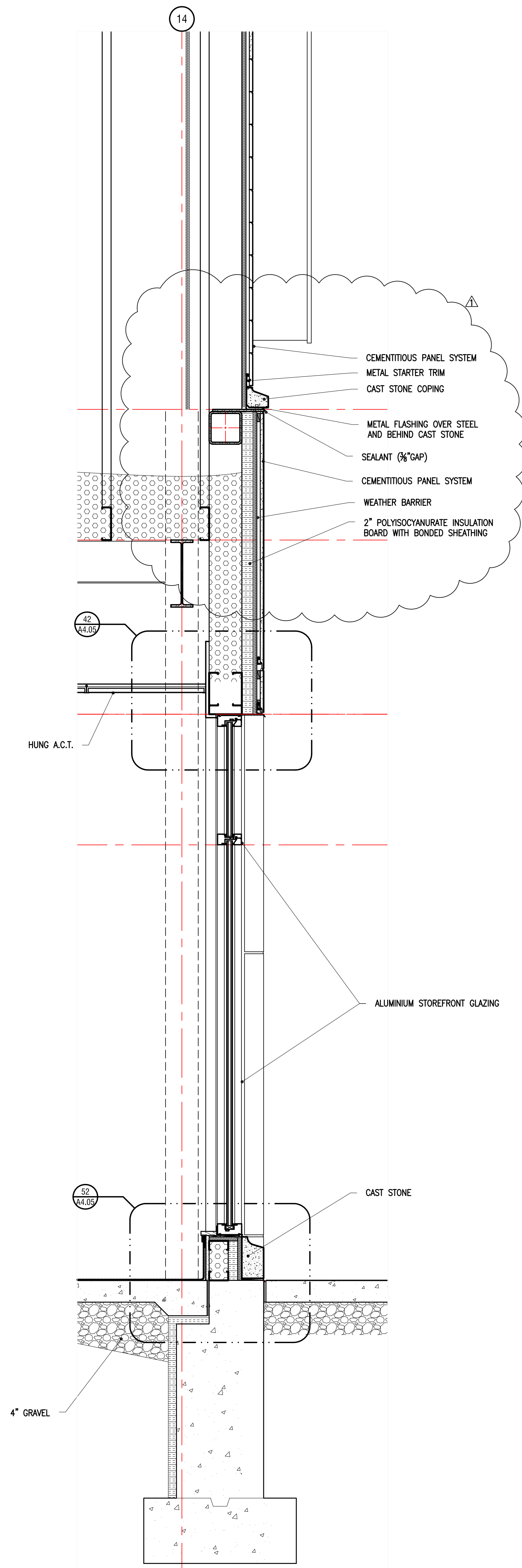
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SCALE: 1" = 1'-0"



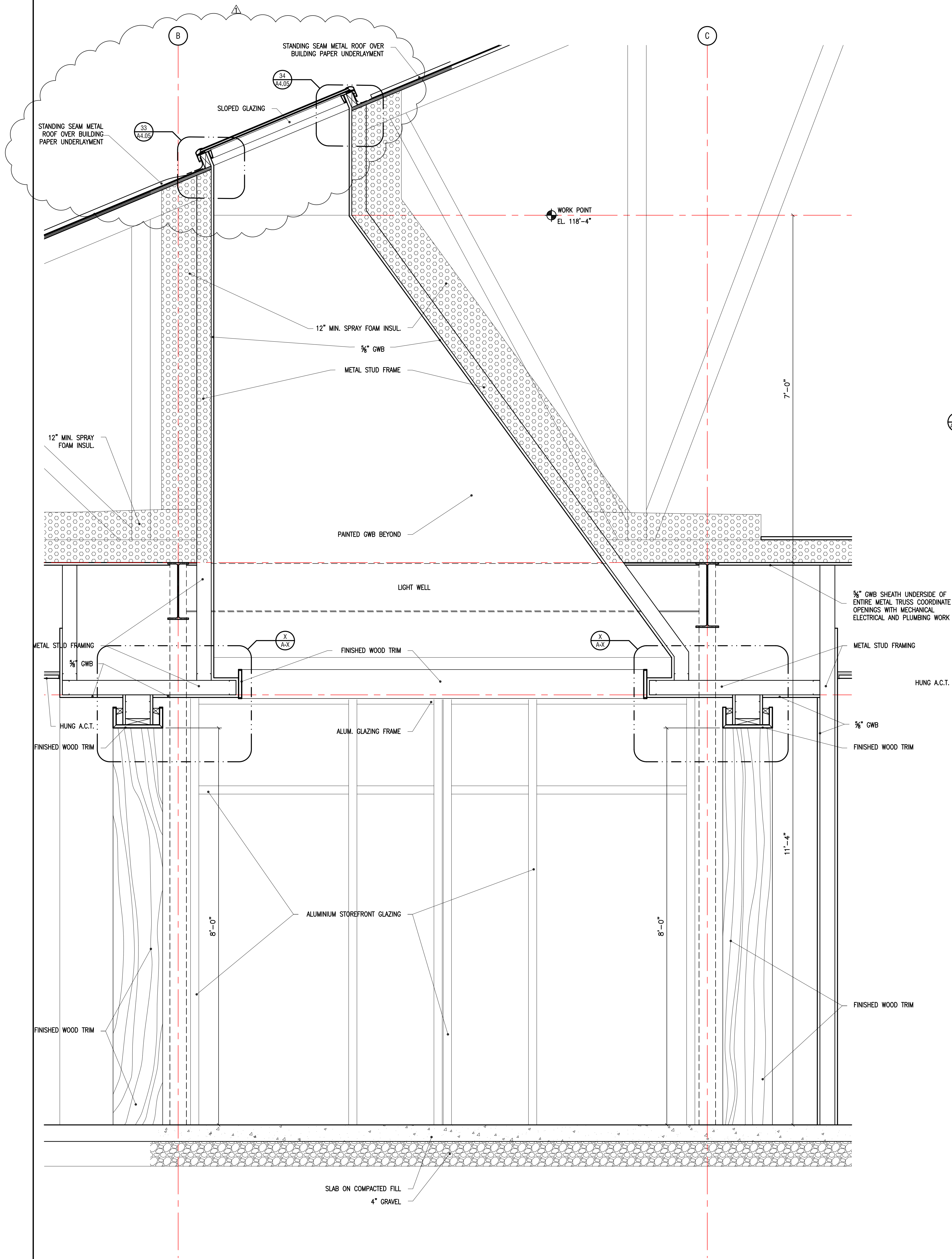
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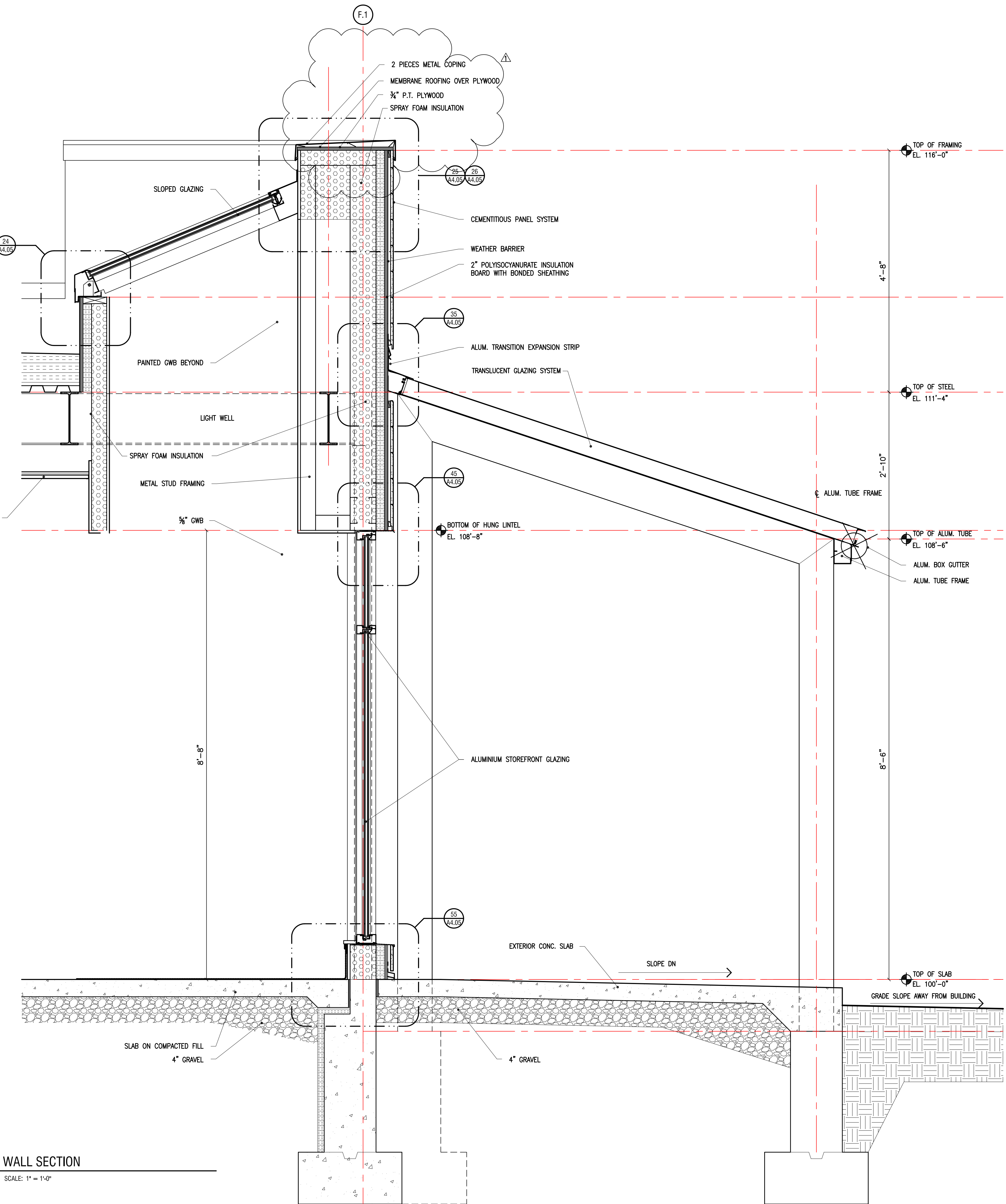
3 WALL SECTION
SCALE: 1" = 1'-0"



4 WALL SECTION
SCALE: 1" = 1'-0"



1 WALL SECTION
SCALE: 1" = 1'-0"



2 WALL SECTION
SCALE: 1" = 1'-0"

REVISION	NO.	DESCRIPTION	DATE
	1		1/16/21

ARCHITECT'S SEAL:

West Coast Office
22101 Montrose Pkwy #100
Laguna Hills, CA 92653
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F: 949.768.5555

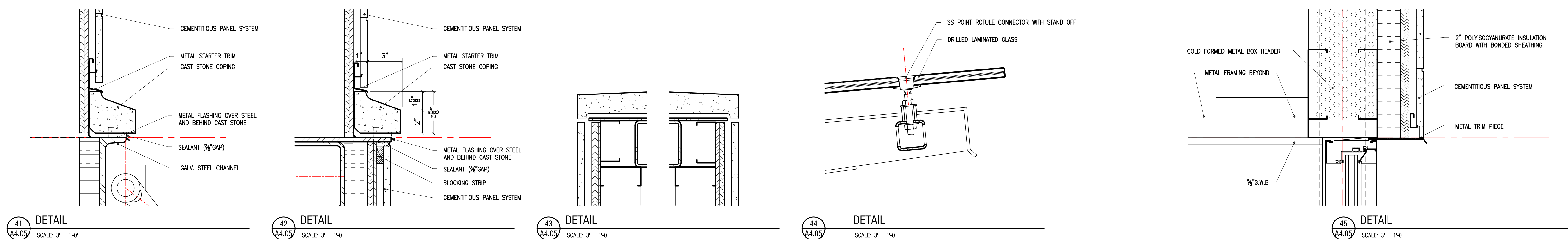
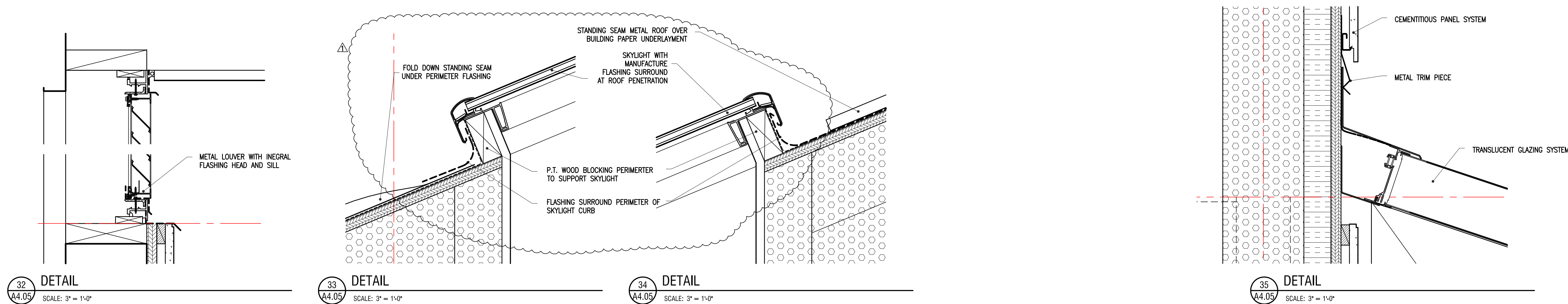
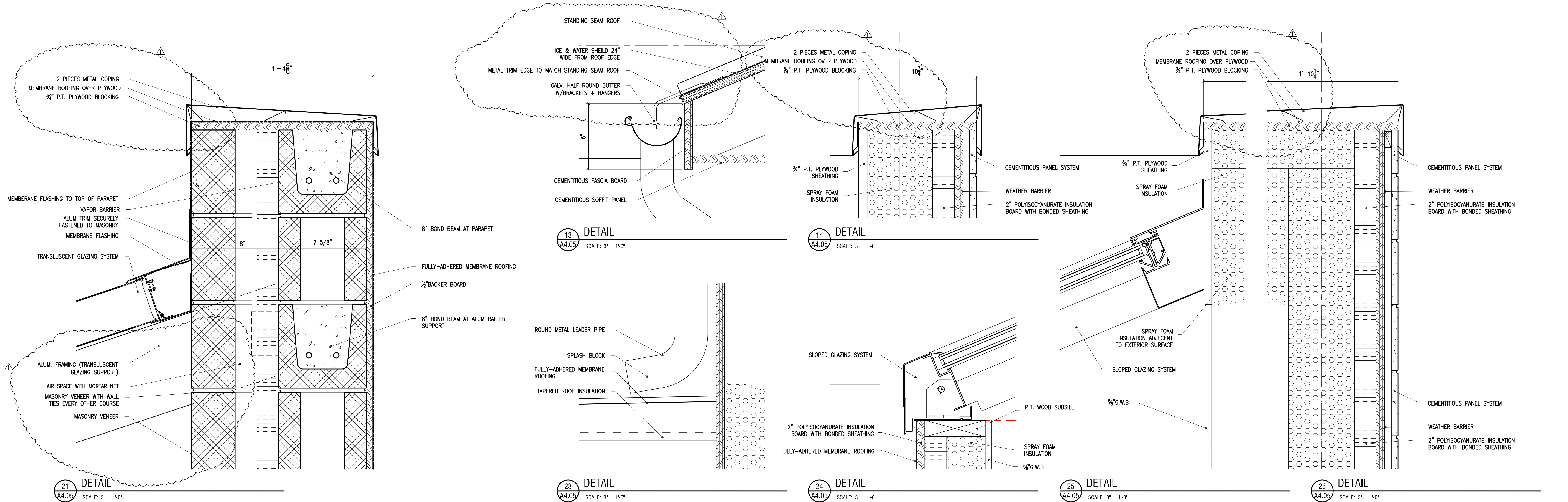
East Coast Office
97 Broadway
New York, NY 10003
T: 817.708.0503
F: 817.682.8257

CAPITOL PROJECT 1483
CONSTRUCTION OF A NEW ANIMAL SHELTER FACILITY
65 FIREMANS MEMORIAL DRIVE, POMONA, NY 10970

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CHECKED BY: RL
SCALE: 1" = 1'-0"
DATE: 20 OCT. 2021
PROJECT NO. # 2019

WALL SECTIONS

A4.03



REVISION	DATE
NO.	DESCRIPTION
1	ADDITION #

ARCHITECTS SEAL:

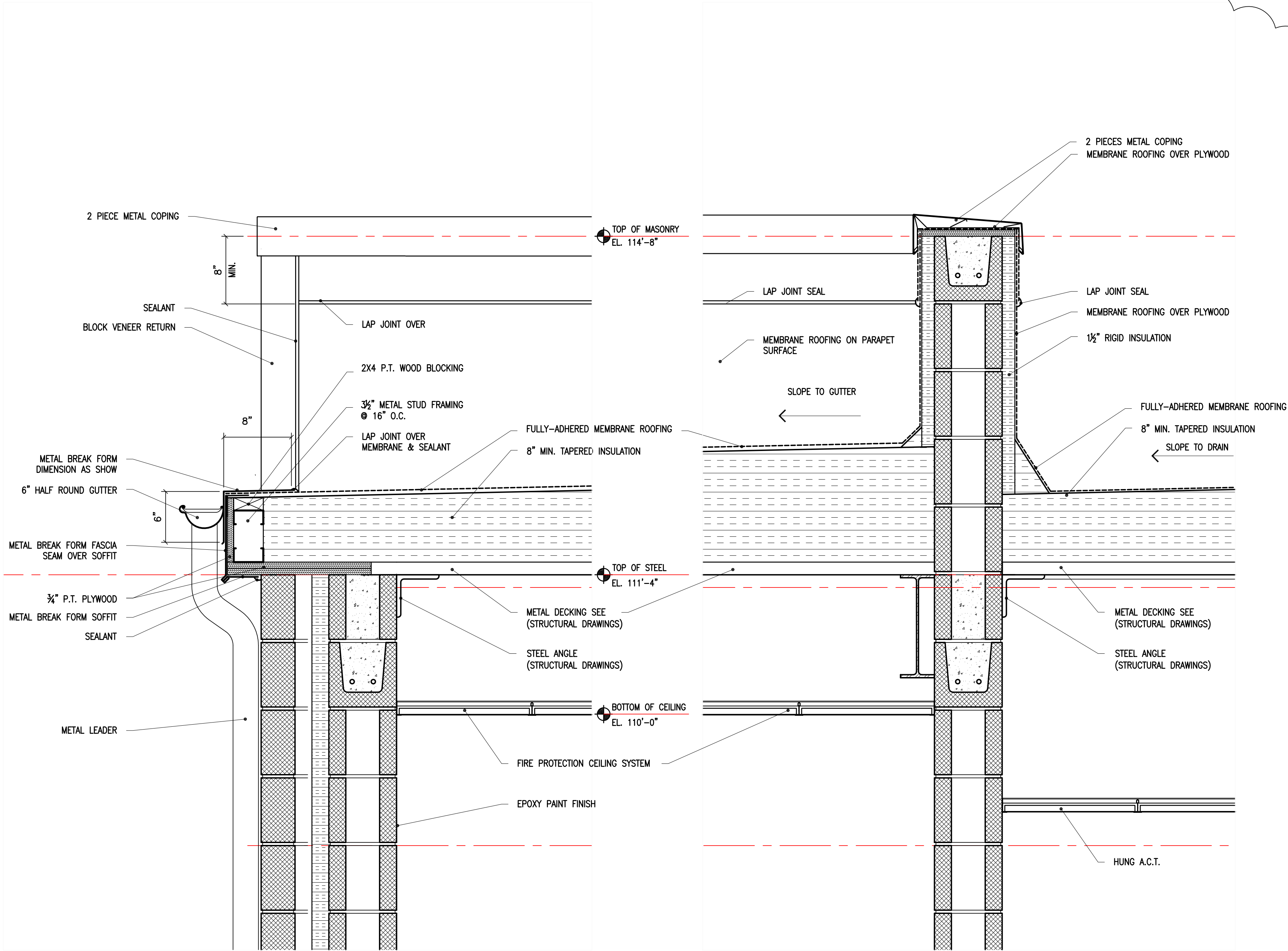
West Coast Office
22101 Montrose Pkwy #100
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T: 310.754.1000
F: 310.754.1001

East Coast Office
97 Broadway
New York, NY 10003
T: 212.682.8257
F: 212.682.8257



CAPITOL PROJECT 1483
CONSTRUCTION OF A NEW ANIMAL SHELTER FACILITY
65 FIREMANS MEMORIAL DRIVE, POMONA, NY 10970

DRAWN BY:	RL	CHECKED BY:	RL
SCALE:		DATE:	20 OCT. 2021
PROJECT NO.:	# 2019	CONSTRUCTION SET	☐
		PERMIT SET	☐
		BID SET	☐
		PROGRESS SET	☐



1 WALL SECTION
SCALE: 1 1/2" = 1'-0"

2 WALL SECTION
SCALE: 1 1/2" = 1'-0"

WALL SECTIONS

CAPITOL PROJECT 1483
CONSTRUCTION OF A NEW ANIMAL SHELTER FACILITY
65 FIREMANS MEMORIAL DRIVE, POMONA, NY 10970

DRAWN BY:	RL
CHECKED BY:	RL
SCALE:	
DATE:	20 OCT. 2021
PROJECT NO.:	# 2019
PROGRESS SET	☐ BID SET ☒ PERMIT SET ☐ CONSTRUCTION SET
© 2021 RAUHAUS FREEDENFELD & ASSOCIATES, LLP	

East Coast Office
97 Broadway
New York, NY 10005
T: 800.738.0550
F: 800.682.8257

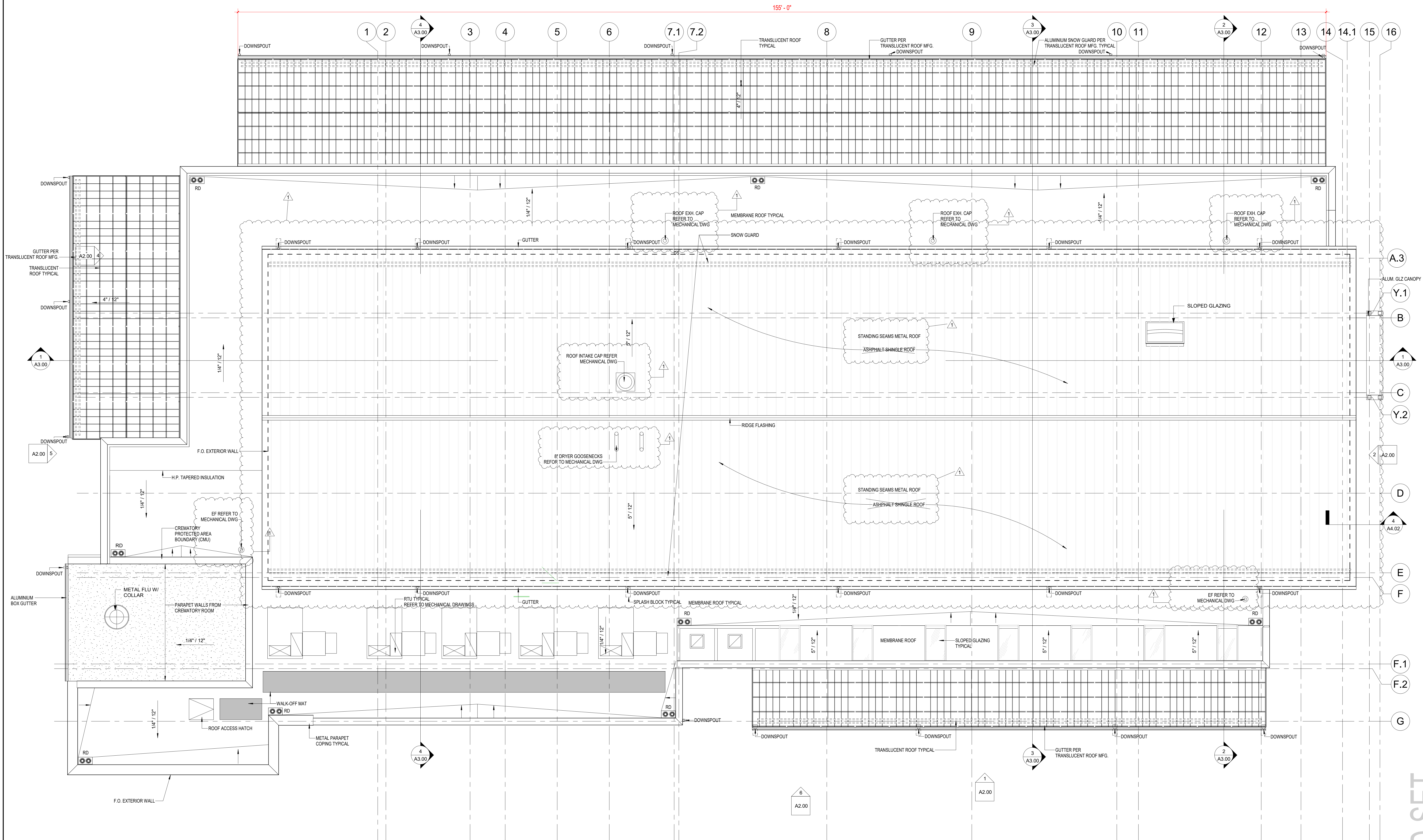
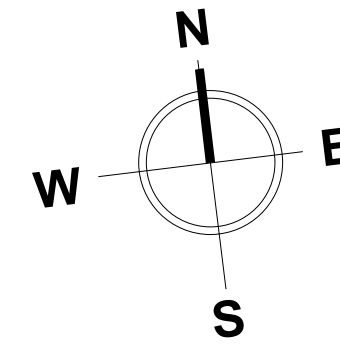
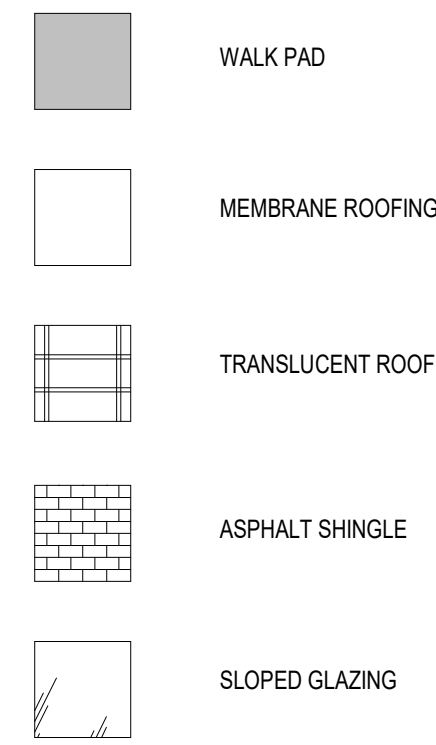
West Coast Office
22101 Mulliken Pkwy #100
Laguna Hills, CA 92653
T: 949.718.8650
F: 949.718.8659



ARCHITECTS SEAL:

REVISION	NO.	DESCRIPTION	DATE
	1		11/9/21

ROOF LEGEND



1 ROOF PLAN
3/16" = 1'-0"

NO.	REVISION	DESCRIPTION	DATE
1			11/09/21

ARCHITECT'S SEAL:

West Coast Office
23101 Mission Pkwy #106
Folsom, CA 95630
T: 916.716.9530
F: 916.716.9559

East Coast Office
97 Broadway
New York, NY 10006
T: 212.607.1116
F: 212.607.1117

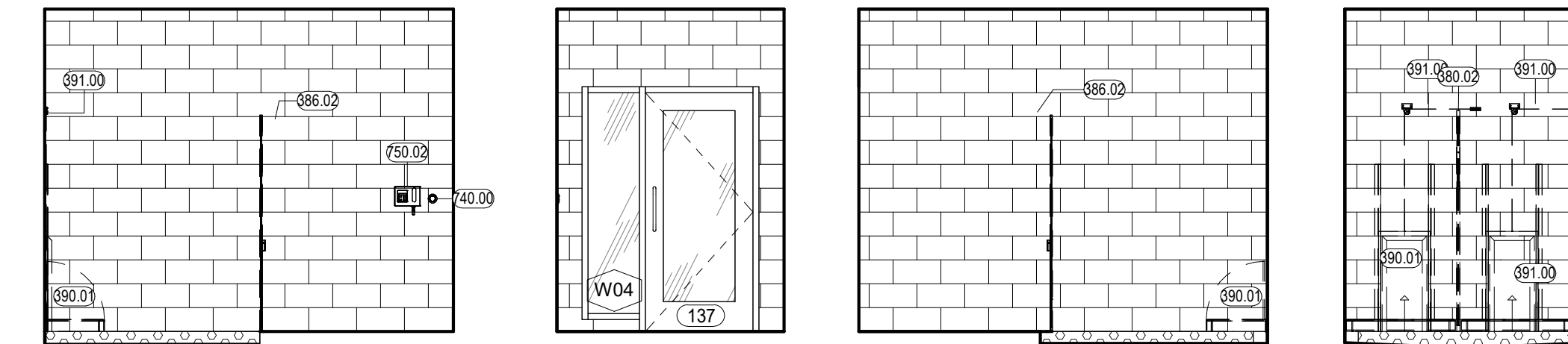


CAPITAL PROJECT 1483
NEW ANIMAL SHELTER FACILITY
65 FIREMENS MEMORIAL DR., POMONA, NY 10970

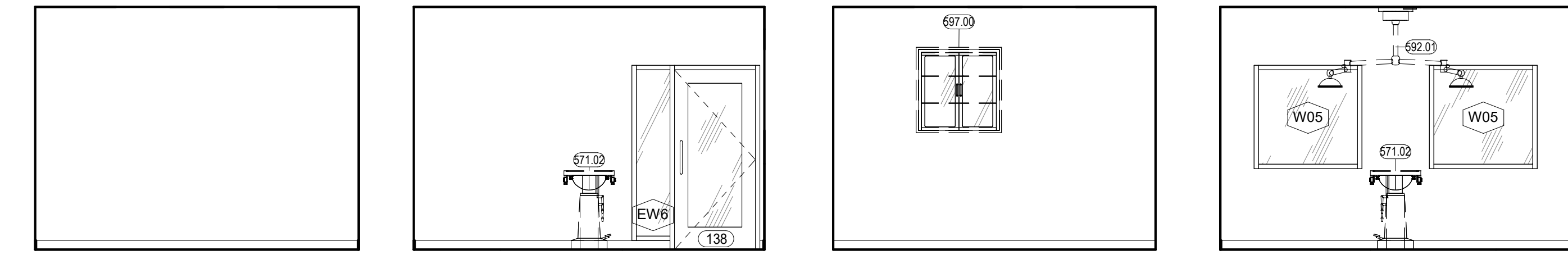
DRAWN BY: Author
CHECKED BY: Checker
SCALE:
DATE: 20 OCT 2021
PROJECT NO. #2019

ROOF PLAN

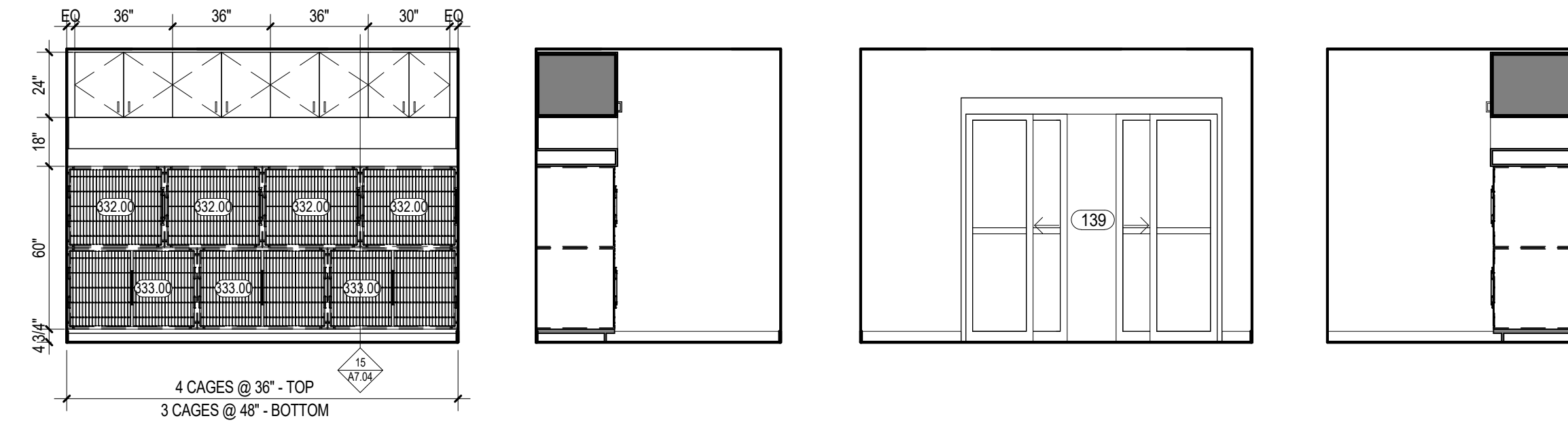
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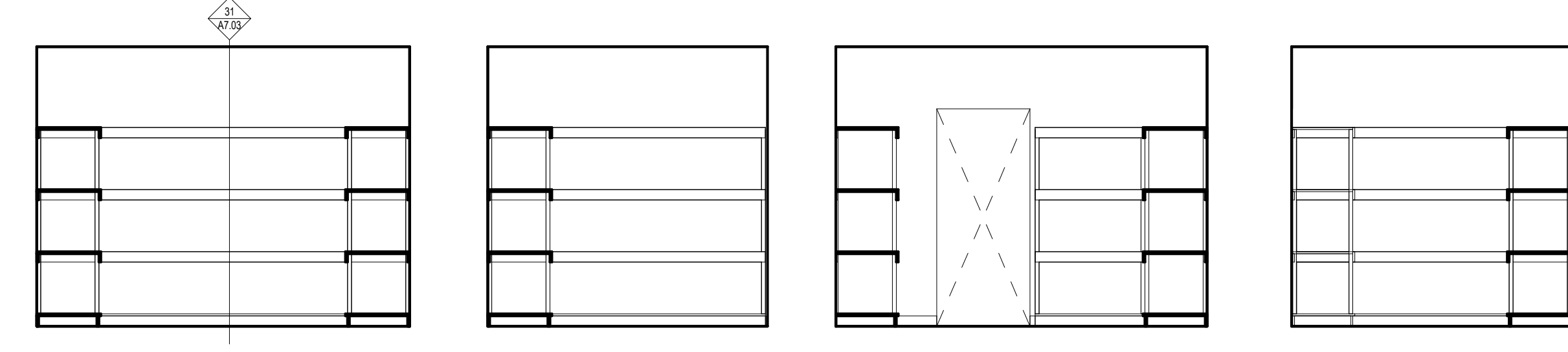
137 QUARANTINE DOG HOUSING - N
1/4" = 1'-0"



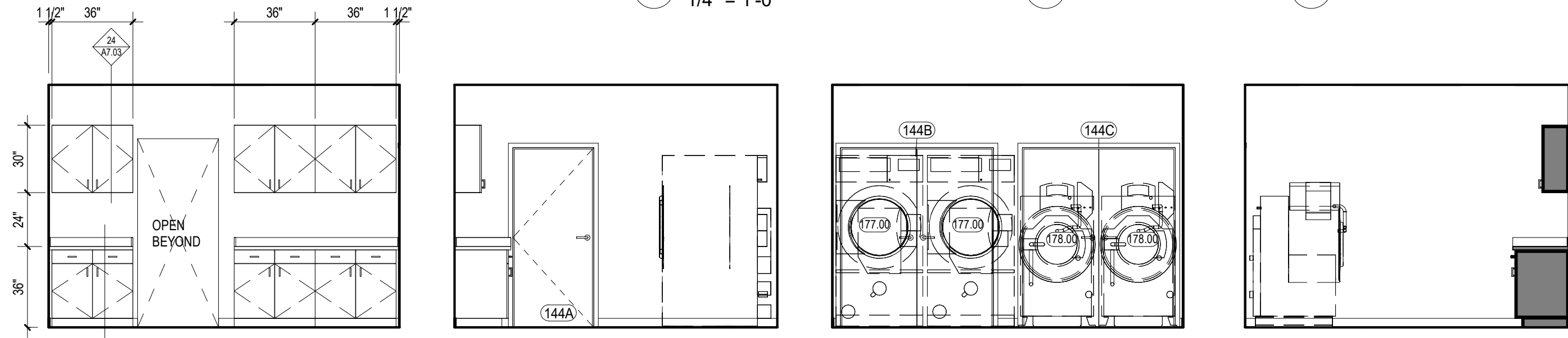
138 SURGERY ROOM - N
1/4" = 1'-0"



139 PRE-OP HOLDING / POST-OP RECOVERY / ICU (DOG & CATS) - N
1/4" = 1'-0"



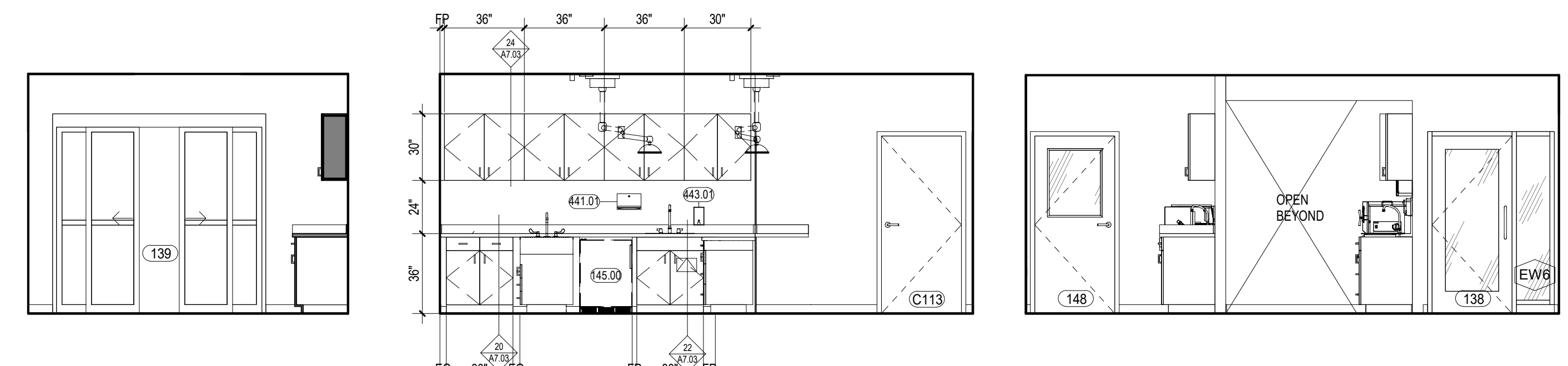
141 LAUNDRY STORAGE - N
1/4" = 1'-0"



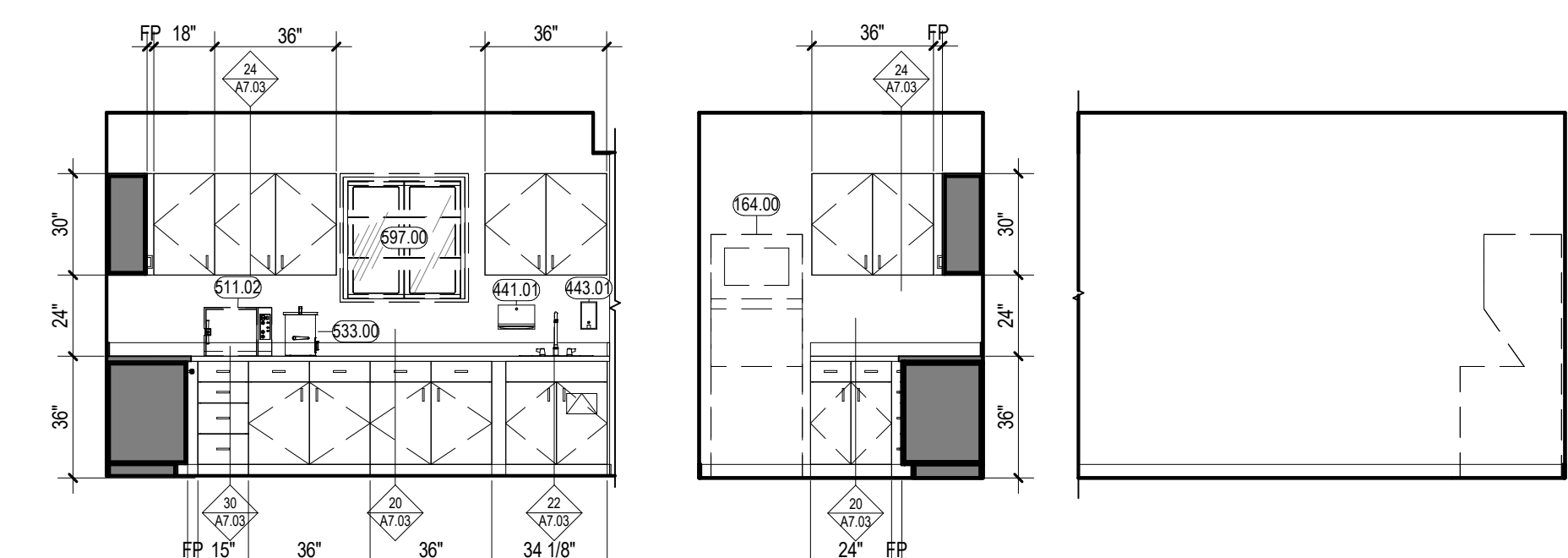
144 LAUNDRY ROOM - N
1/4" = 1'-0"

145 VMA GENERAL STORAGE - N
1/4" = 1'-0"

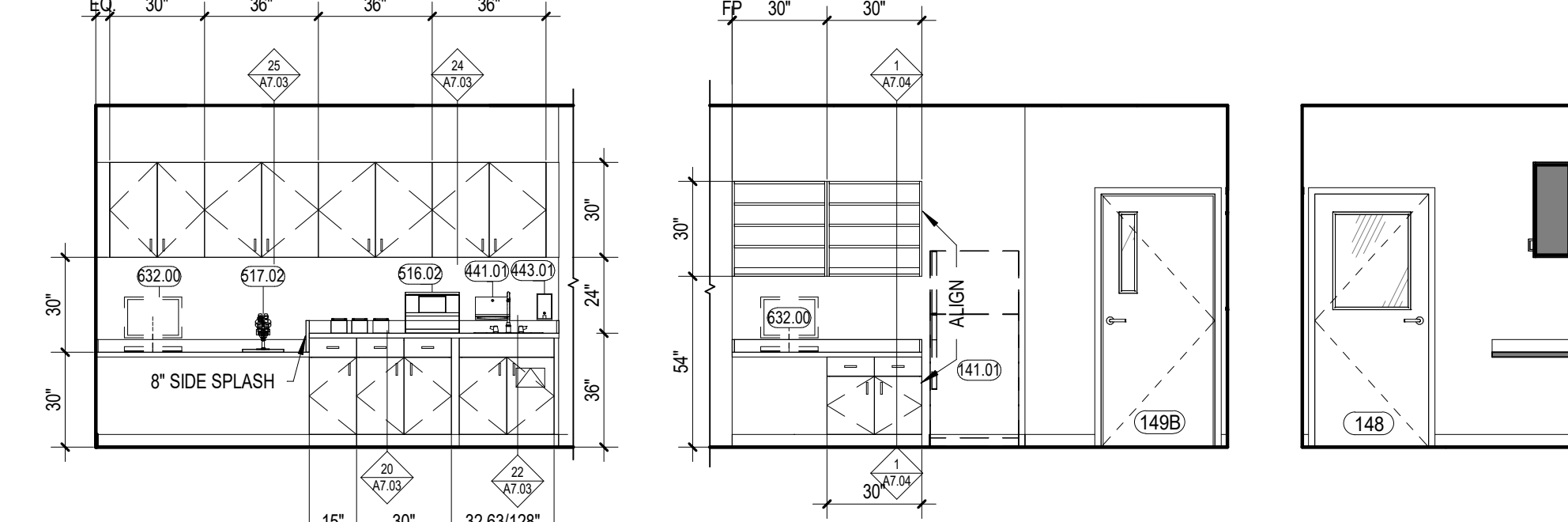
152 LAUNDRY / ACTIVE CLINIC STORAGE - S
1/4" = 1'-0"



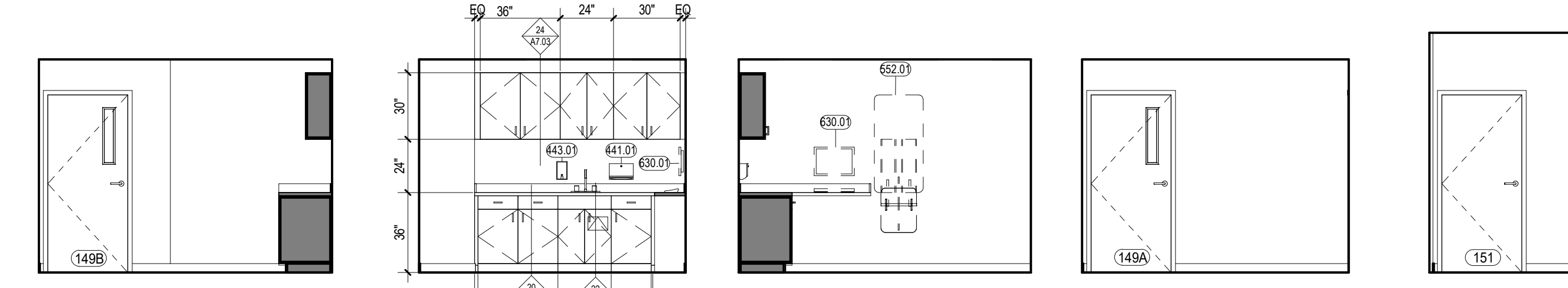
146 TREATMENT & SURGERY PREP AREA - N
1/4" = 1'-0"



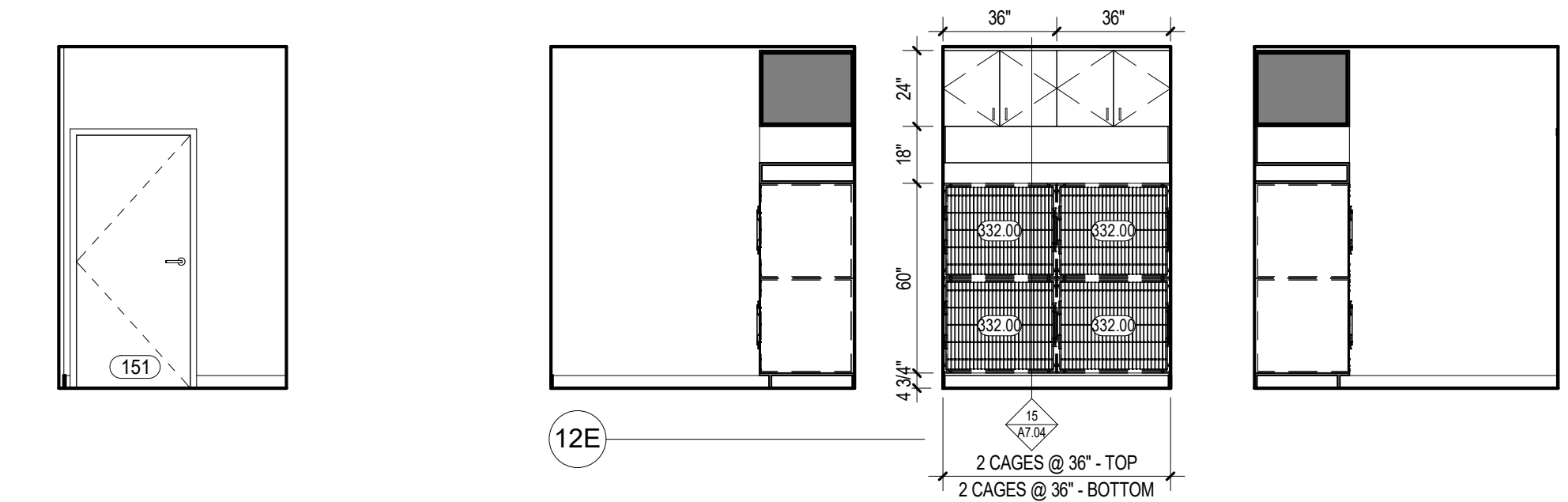
147 PACK PREP AREA - N
1/4" = 1'-0"



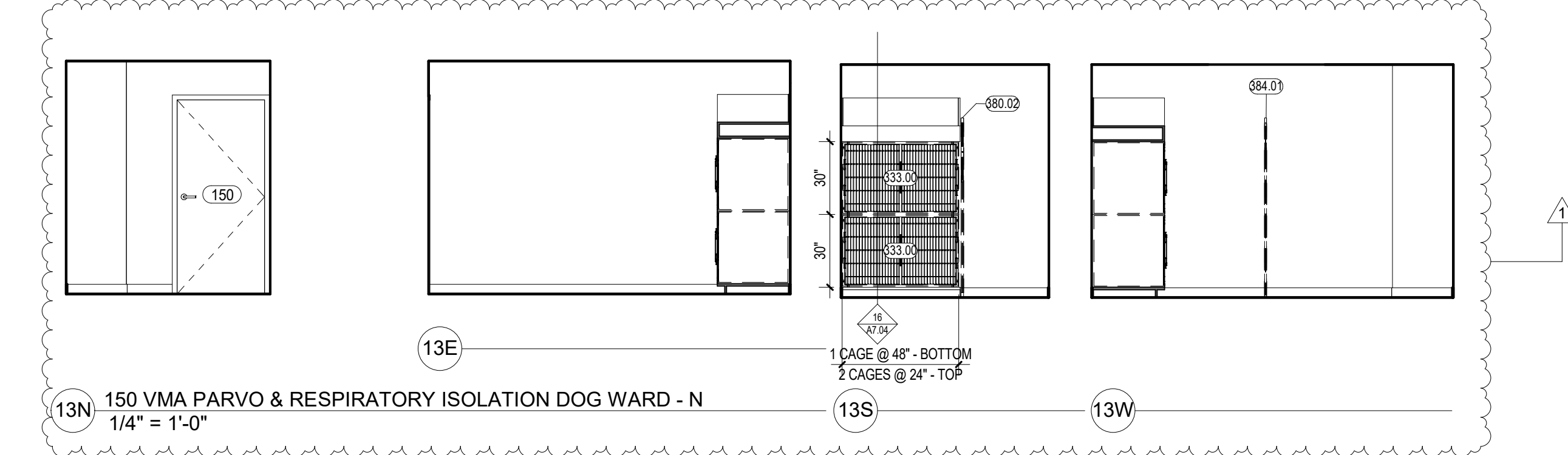
148 LAB & PHARMACY AREA - N
1/4" = 1'-0"



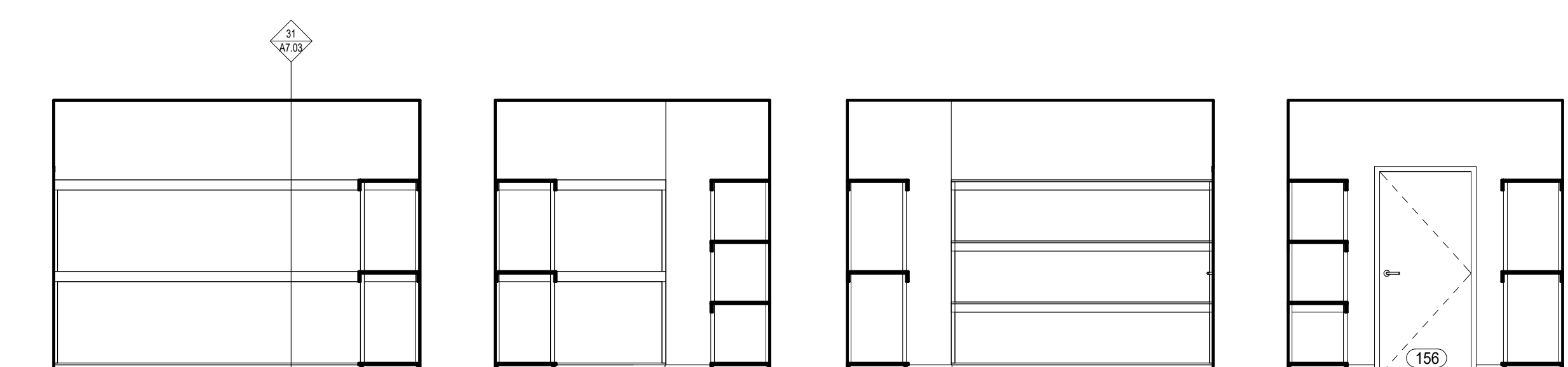
149 SPRAY / NEUTER EXAM ROOM - N
1/4" = 1'-0"



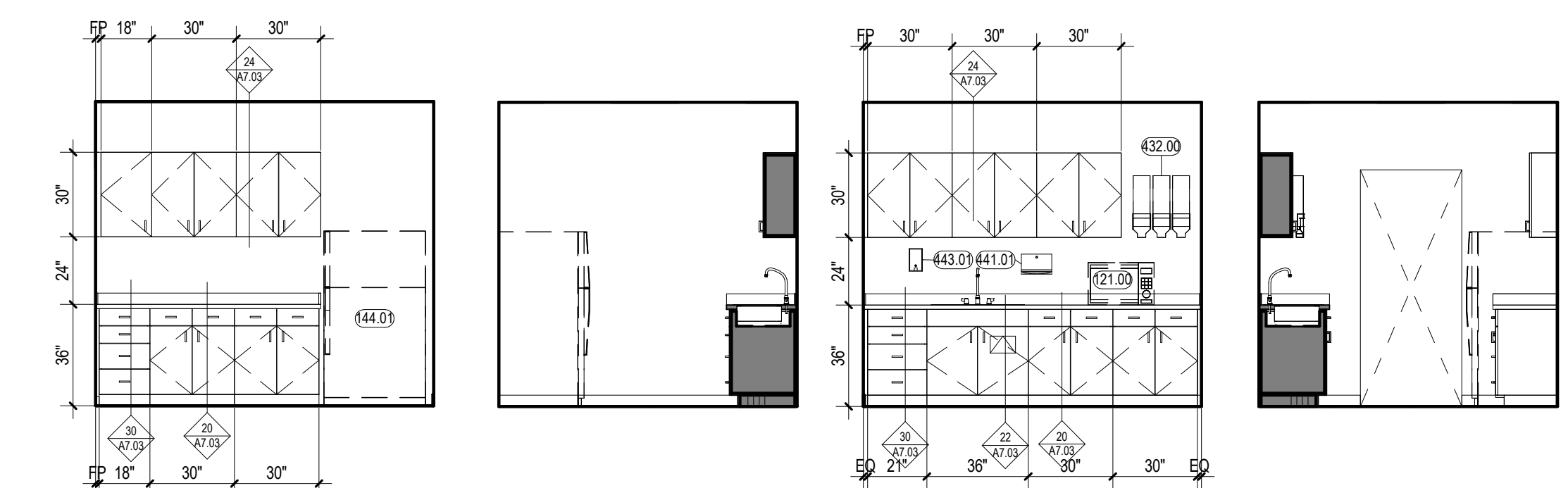
151 VMA RESPIRATORY ISOLATION CATWARD - N
1/4" = 1'-0"



150 VMA PARVO & RESPIRATORY ISOLATION DOG WARD - N
1/4" = 1'-0"



156 ACTIVE DOG FOOD STORAGE - N
1/4" = 1'-0"



157 FOOD PREP AREA (DOGS) - N
1/4" = 1'-0"

REVISION	NO.	DESCRIPTION	DATE
	1	ADDENDUM #1	11/09/21

ARCHITECTS SEAL:

East Coast Office
97 Broadway
New York, NY 10006
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Escondido, CA 92029
T: 858.546.8533
F: 858.546.8533

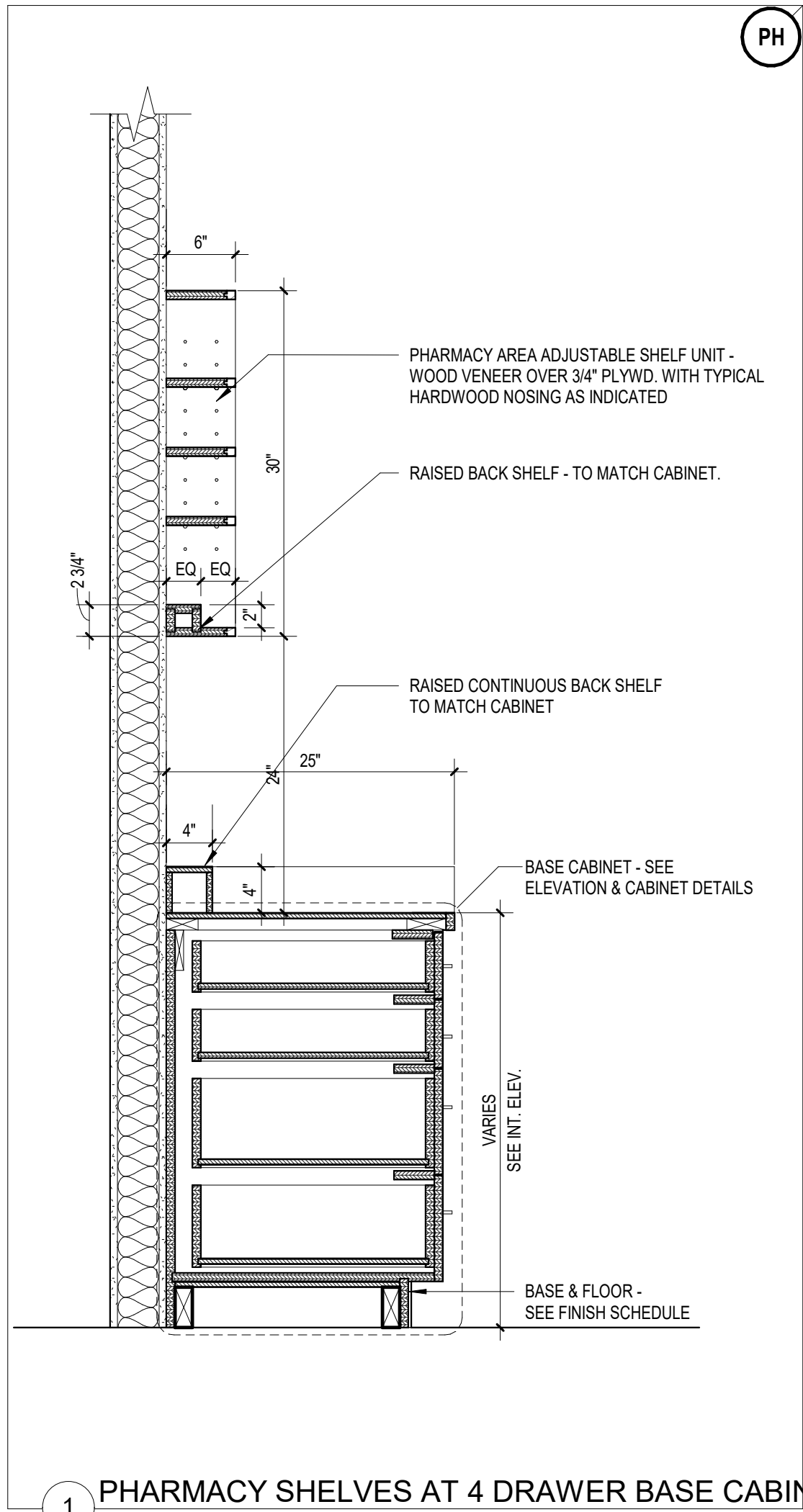


rauhaus freedenfeld & associates

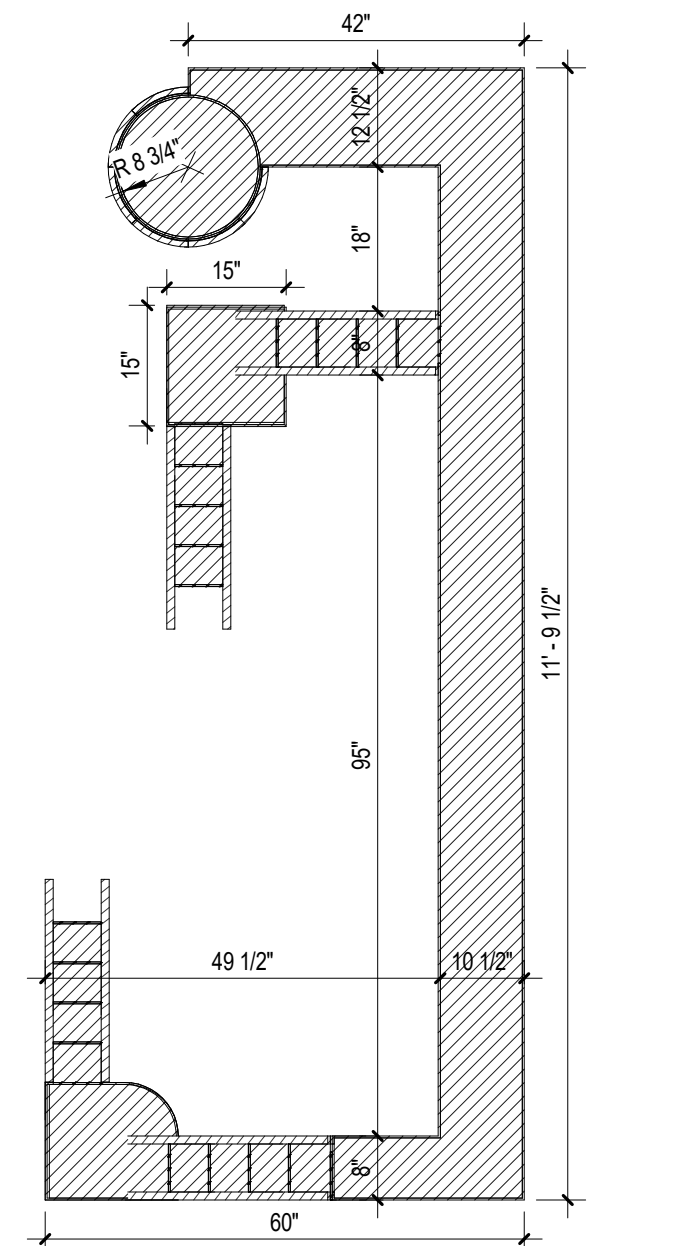
CAPITAL PROJECT 1483
NEW ANIMAL SHELTER FACILITY
65 FIREMENS MEMORIAL DR., POMONA, NY 10970

DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	20 OCT 2021
DATE:	20 OCT 2021
PROJECT NO.:	# 2019

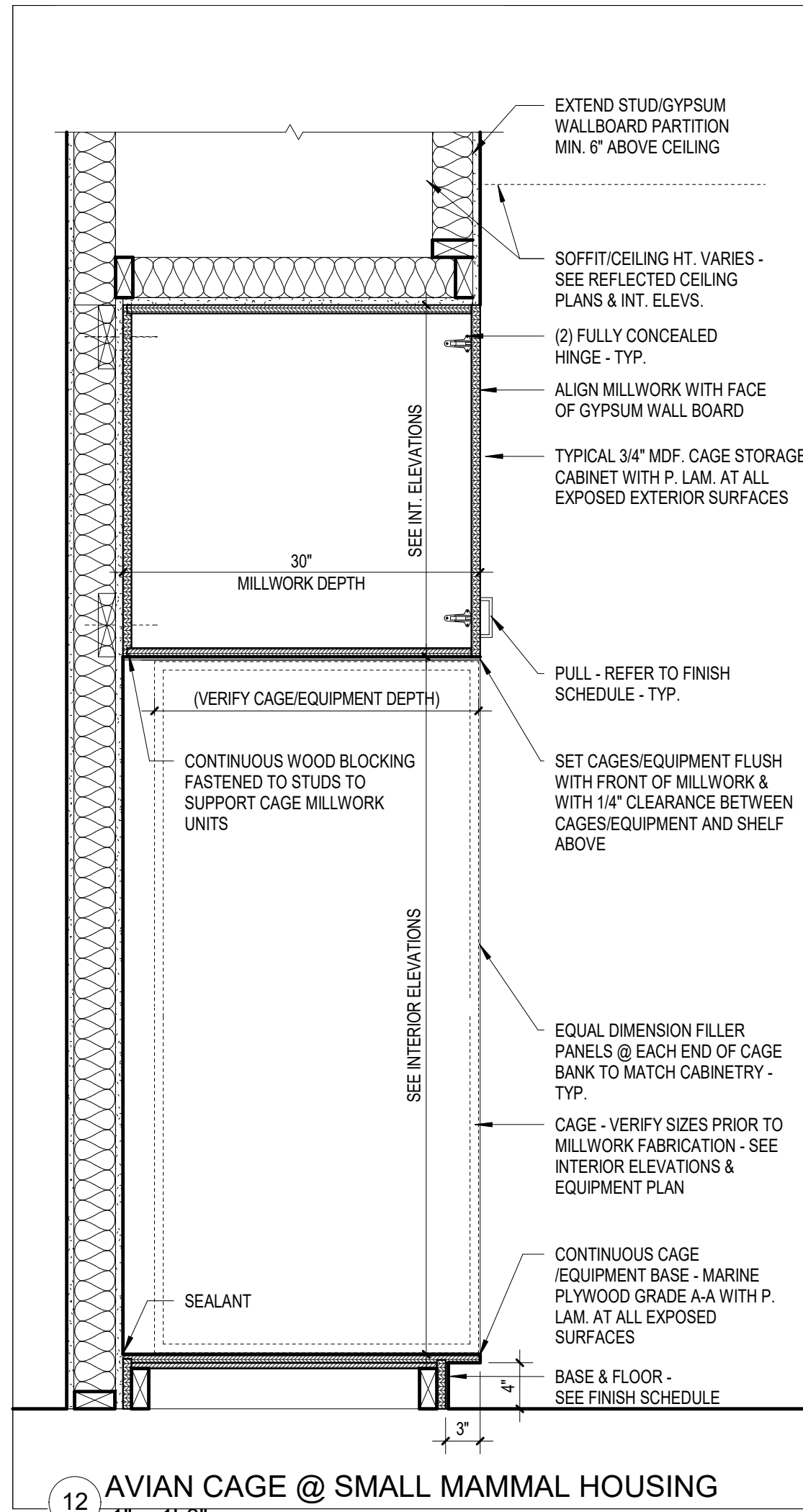
INTERIOR ELEVATIONS	PROGRESS SET	BID SET	PERMIT SET	CONSTRUCTION SET
	☐	☐	☐	☐



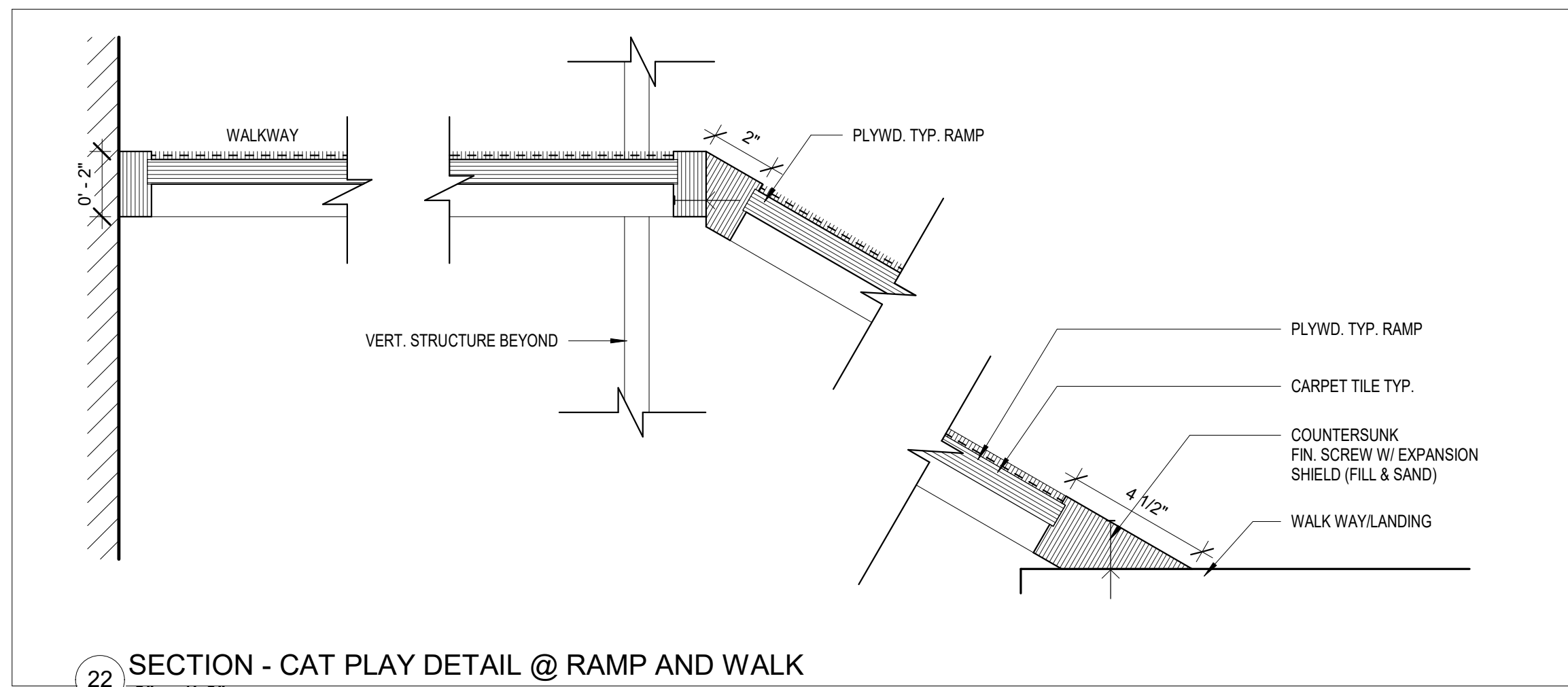
1 PHARMACY SHELVES AT 4 DRAWER BASE CABINET
1" = 1'-0"



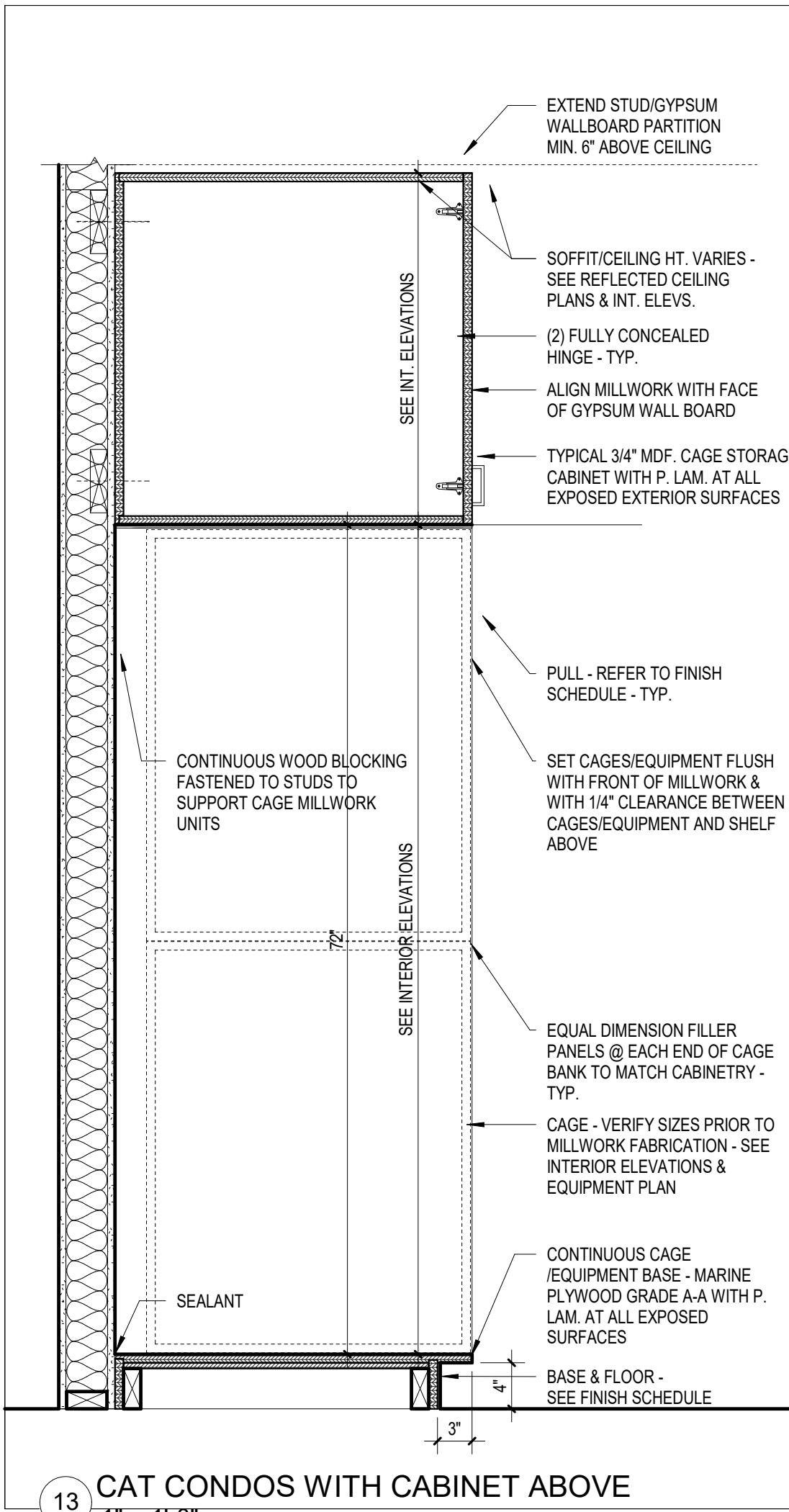
2 DIMENSION CAT PLAY STRUCTURE
1/2" = 1'-0"



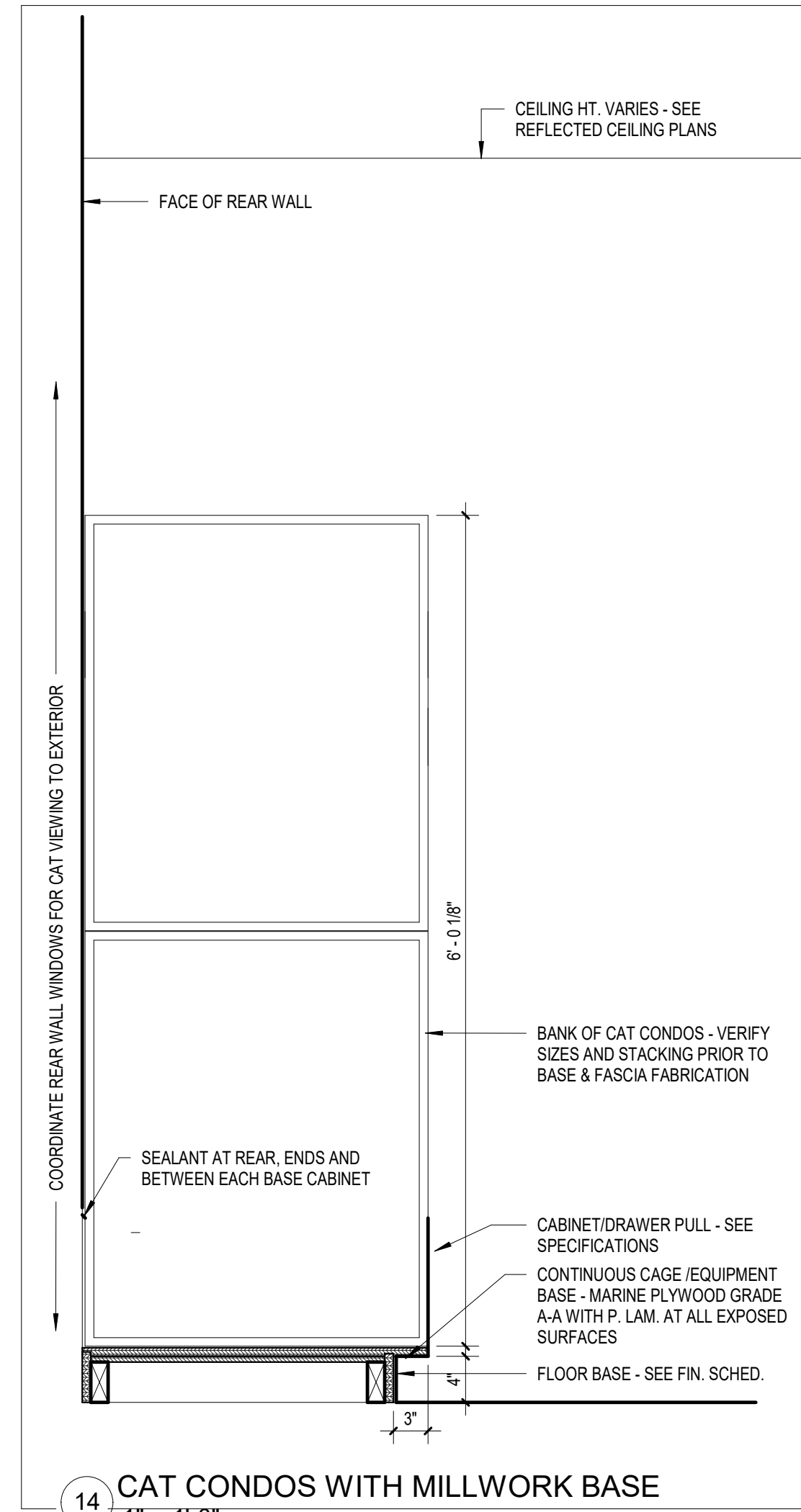
12 AVIAN CAGE @ SMALL MAMMAL HOUSING
1" = 1'-0"



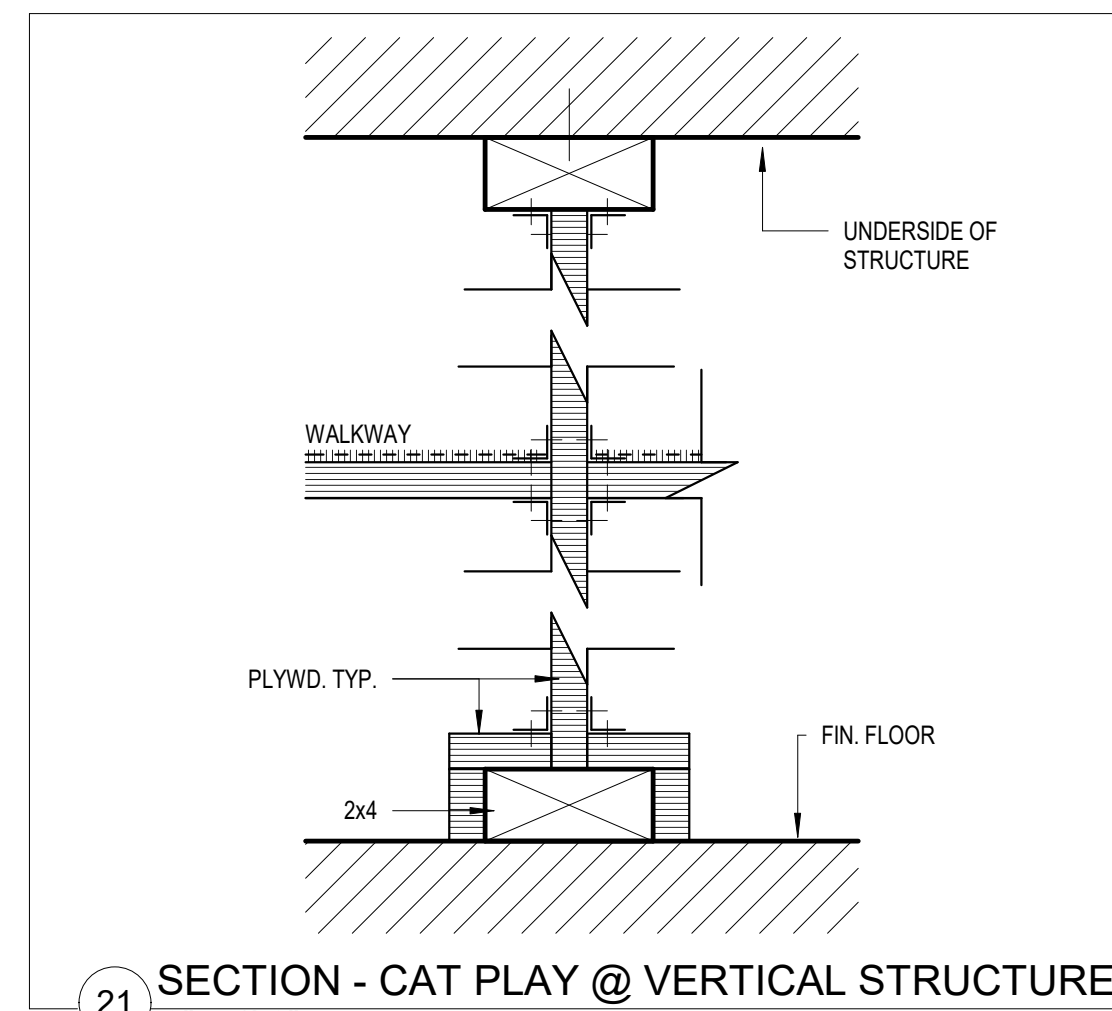
22 SECTION - CAT PLAY DETAIL @ RAMP AND WALK
3" = 1'-0"



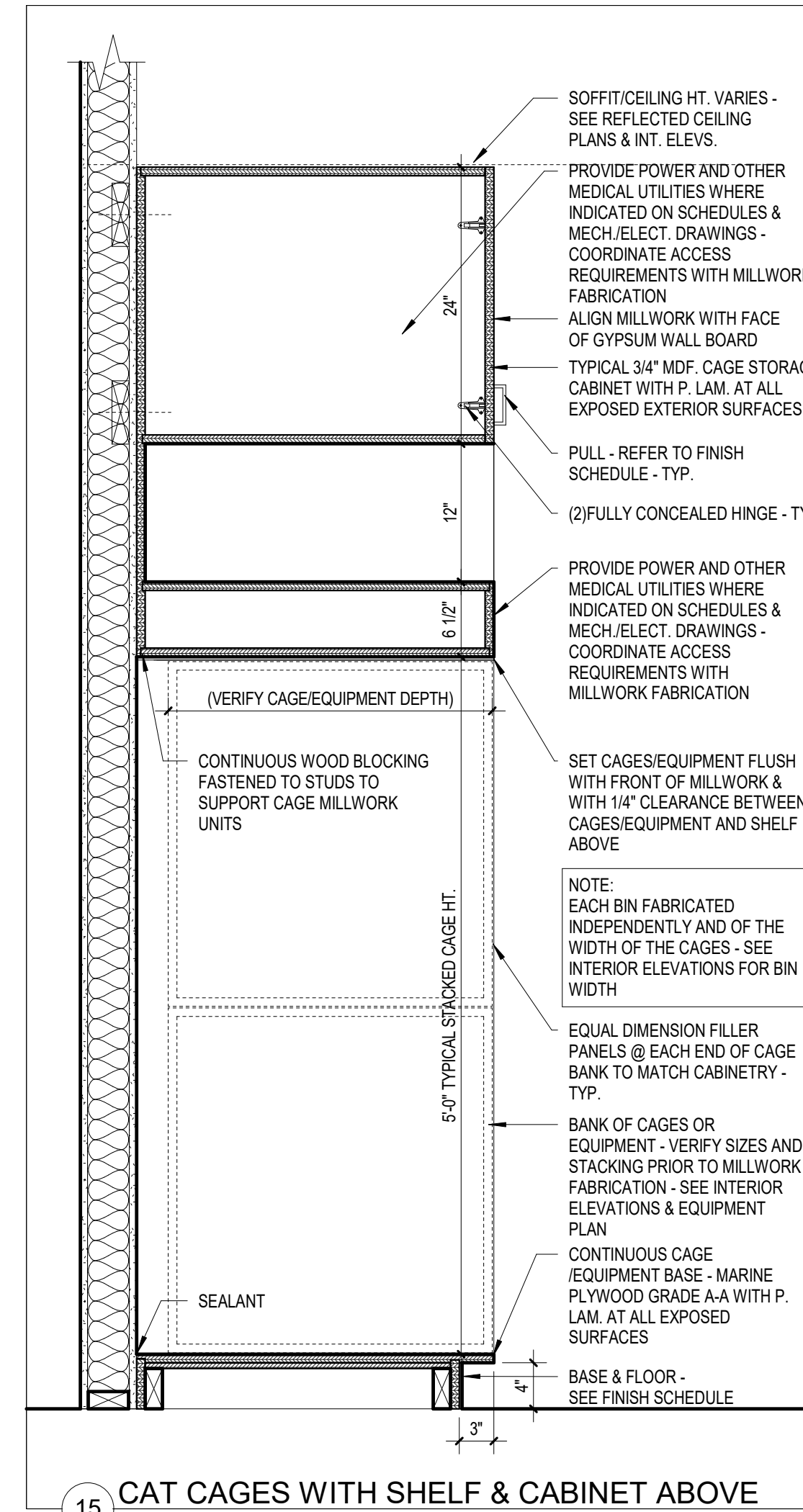
13 CAT CONDOS WITH CABINET ABOVE
1" = 1'-0"



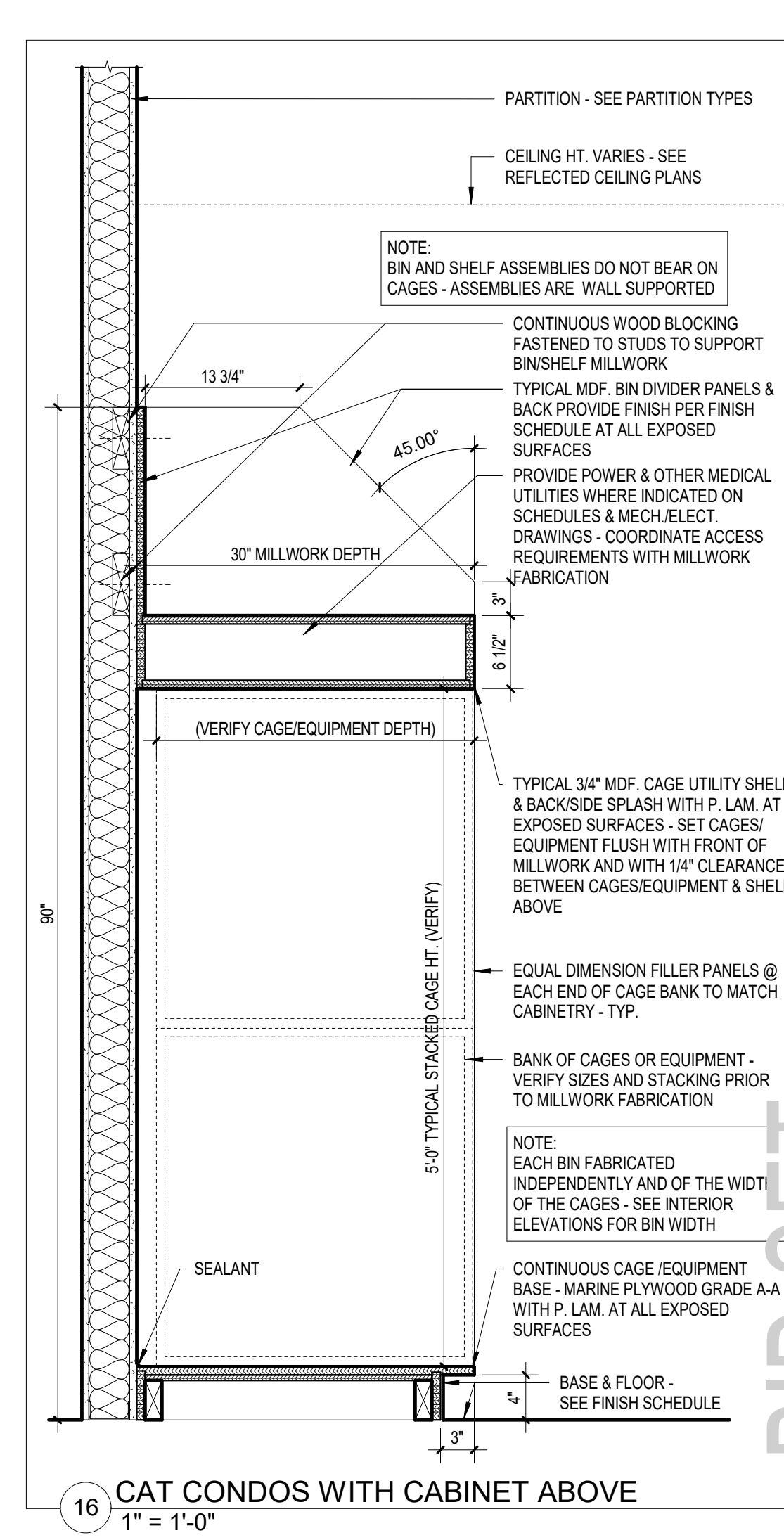
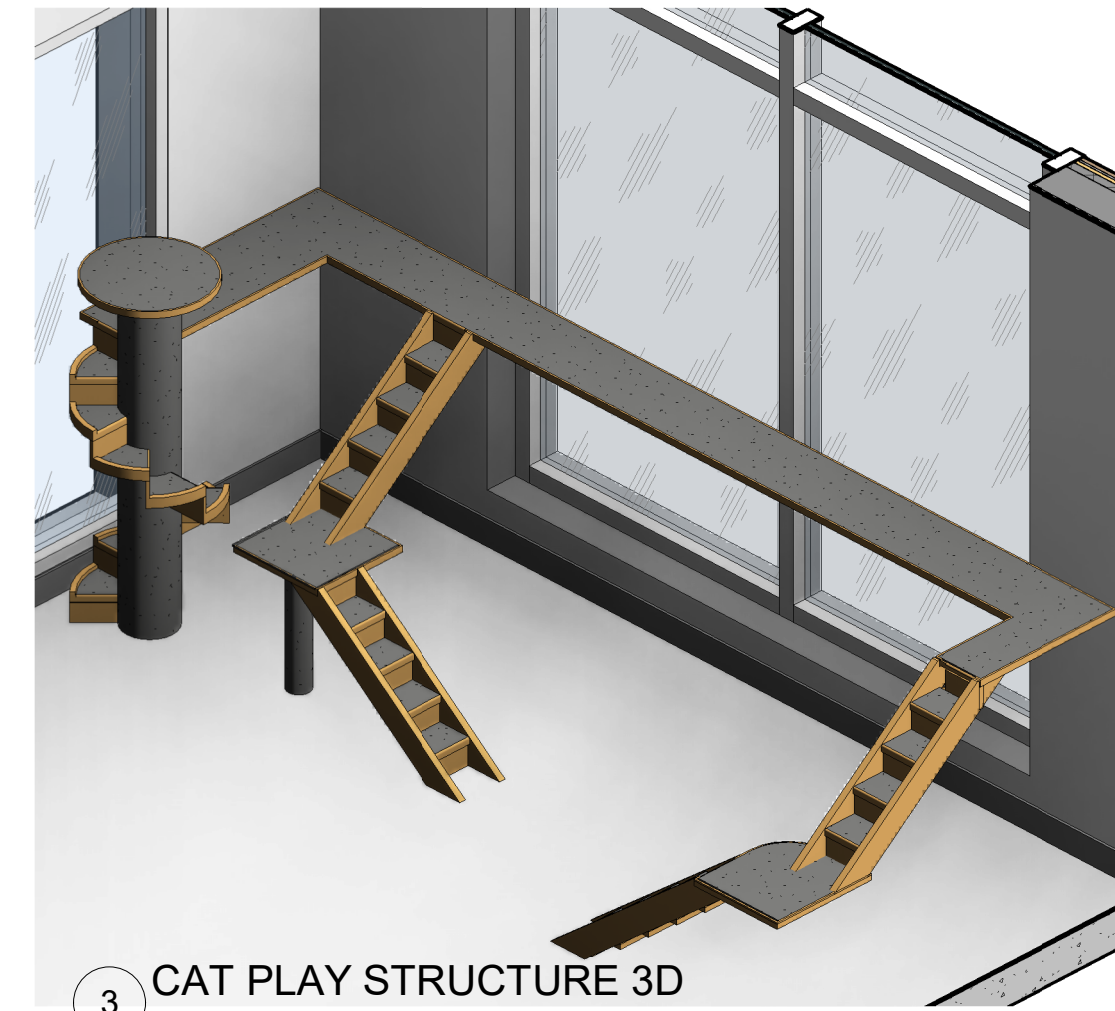
14 CAT CONDOS WITH MILLWORK BASE
1" = 1'-0"



21 SECTION - CAT PLAY @ VERTICAL STRUCTURE
3" = 1'-0"



15 CAT CAGES WITH SHELF & CABINET ABOVE
1" = 1'-0"



16 CAT CONDOS WITH CABINET ABOVE
1" = 1'-0"

