ORANGE AND ROCKLAND UTILITIES, INC.
SVOC NEW OFFICE ADDITION
SPRING VALLEY, NEW YORK

BUILDING DEPARTMENT CODE SUMMARY NOTES

APPLICABLE CODES:
NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (UNIFORM CODE) WHICH INCORPORATES THE FOLLOWING BY REFERENCE:
2020 BUILDING CODE OF NEW YORK STATE
2020 FIRE CODE OF NEW YORK STATE
2020 MECHANICAL CODE OF NEW YORK STATE
2020 PLUMBING CODE OF NEW YORK STATE
2020 FUEL GAS CODE OF NEW YORK STATE (DERIVED FROM THE 2018 INTERNATIONAL FUEL GAS CODE
2020 EXISTING BUILDING CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
ASHRAE 90.1–2016, AS AMENDED BY 19 NYCRR PART 1240

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF CONSTRUCTION OF A NEW THREE–STORY OFFICE BUILDING SEPARATED FROM AN EXISTING BUILDING BY A 2–HOUR FIRE WALL.
THE NEW AND EXISTING BUILDINGS ARE BOTH FULLY SPRINKLERED. MINOR ALTERATIONS TO THE EXISTING BUILDING ARE CLASSIFIED AS LEVEL 2 PER SECTION 603 OF THE 2020 NYS EXISTING BUILDING CODE, AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 OF THAT CODE.

OCCUPANCY CLASSIFICATION AND USE: BUSINESS GROUP B & MODERATE–HAZARD STORAGE GROUP S–1 (SECTION 304 OF THE 2020 NYS BUILDING CODE).

CONSTRUCTION CLASSIFICATION (CHAPTER 6 OF THE 2020 NYS BUILDING CODE):
EXISTING BUILDING: TYPE IIB, NO CHANGE.
NEW BUILDING: TYPE IIB.

BUILDING HEIGHT (TABLE 504.3):
EXISTING BUILDING: +/– 28'–9", NO CHANGE.
NEW BUILDING: ALLOWABLE HEIGHT: 75 FEET. PROPOSED HEIGHT: 45 FEET, BUILDING COMPLIES.

ALLOWABLE NUMBER OF STORIES PER TABLE 504.4 OF THE 2020 NYS BUILDING CODE:
OCCUPANCY CLASSIFICATION: E – BUSINESS & S–1 – MODERATE–HAZARD STORAGE, TYPE IIB, SPRINKLERED: 3 STORIES;
EXISTING BUILDING IS 2 STORIES (NO CHANGE, COMPLIES).
NEW BUILDING IS 3 STORIES (COMPLIES).

BUILDING AREA:	EXISTING BLDG	NEW BLDG	TOTAL
THIRD FLOOR	N/A	15,879 S.F.	15,879 S.F.
SECOND FLOOR	33,493 S.F.	15,879 S.F.	49,372 S.F.
FIRST FLOOR	50,616 S.F.	15,879 S.F.	66,495 S.F.
TOTAL	84,109 S.F.	47,637 S.F.	131,746 S.F.

ALLOWABLE AREA FACTOR PER TABLE 506.2 OF THE 2020 NYS BUILDING CODE:
B OCCUPANCY, CONSTRUCTION TYPE IIB
EXISTING BUILDING (SPRINKLERED): 69,000 S.F. PER FLOOR (COMPLIES)
NEW BUILDING (SPRINKLERED): 69,000 S.F. PER FLOOR (COMPLIES)
S–1 OCCUPANCY, CONSTRUCTION TYPE IIB
NEW BUILDING (SPRINKLERED): 52,500 S.F. PER FLOOR (COMPLIES)

INCIDENTAL USE SEPARATION (TABLE 509 OF THE 2020 NYS BUILDING CODE):
FURNACE ROOMS WITH EQUIP. EXCEEDING 400K BTU = 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM.
BOILER ROOMS WITH EQUIP. EXCEEDING 15 PSI AND 10 H.P. = 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM.

FIRE RESISTANCE RATING REQUIREMENTS – TYPE IIB (TABLE 601 OF THE 2020 NYS BUILDING CODE):

PRIMARY STRUCTURAL FRAME:	0 HR.
EXTERIOR BEARING WALLS:	0 HR.
EXTERIOR NON–BEARING:	0 HR.
INTERIOR NON–BEARING:	0 HR. (BUT NOT LESS THAN REQ'D. BY OTHER CODE SECTIONS)
FLOOR CONSTRUCTION:	0 HR.
ROOF CONSTRUCTION:	0 HR.

OTHER SEPARATIONS:

SHAFT AND EXIT ENCLOSURES:	1 HR. (713.4)
DOORS AT SUCH ENCLOSURES:	1 HR. (TABLE 716.1(2))
CORRIDORS (TABLE 1020.1):	0 HR. WITH SPRINKLER SYSTEM.
DOORS AT SUCH CORRIDORS:	20 MIN. AT ANY BUILDING
FIRE WALL:	2 HR. (TABLE 706.4)
DOORS AT SUCH WALLS:	1 1/2 HR. (TABLE 716.1(2))

FIRE WALLS (SECTION 706): FIRE WALL ASSEMBLIES SHALL BE IN ACCORDANCE WITH SECTION 706

MEANS OF EGRESS (CHAPTER 10 OF THE 2020 NYS BUILDING CODE):
MAXIMUM AREA ALLOWED PER OCCUPANT: (TABLE 1004.5)
BUSINESS AREAS = 150 GROSS SQUARE FEET.
CLASSROOM AREAS = 20 NET SQUARE FEET.
CONCENTRATED BUSINESS AREAS = ACTUAL LOAD BUT NOT LESS THAN 50 GSF (PER SECTION 1004.8)
ACCESSORY STORAGE AREAS AND MECH. EQUIP. ROOM = 300 GROSS SQUARE FEET.
ASSEMBLY WITH FIXED SEATS = BASED ON NUMBER OF SEATS PROVIDED.
ASSEMBLY WITHOUT FIXED SEATS (TABLES AND CHAIRS) = 15 NET SQUARE FEET.
ASSEMBLY WITHOUT FIXED SEATS (CHAIRS ONLY – NOT FIXED) = 7 NET SQUARE FEET.
ASSEMBLY WITHOUT FIXED SEATS (STANDING SPACE) = 5 NET SQUARE FEET.
WAREHOUSES = 500 GROSS SQUARE FEET.
MAXIMUM NUMBER OF PERSONS ALLOWED PER FLOOR: REFER TO EGRESS PLANS.

MEANS OF EGRESS SIZING (SECTION 1005 OF THE 2020 NEW YORK STATE BUILDING CODE):
STAIRWAY EGRESS SIZING (1005.3.1) = 0.3 INCHES PER OCCUPANT.
OTHER EGRESS COMPONENTS (1005.3.2) = 0.2 INCHES PER OCCUPANT.
THE MINIMUM DOOR WIDTHS OF EACH EGRESS DOOR SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32".

MIN. NUMBER OF EXITS AND EXIT ACCESS DOORWAYS (TABLE 1006.3.2 OF THE 2020 NYS BUILDING CODE): FOR A STORY WITH AN OCCUPANT LOAD BETWEEN 1–500 PERSONS, THE MINIMUM NUMBER OF REQUIRED EXITS IS 2. FOR A STORY WITH AN OCCUPANT LOAD BETWEEN 501–1000 PERSONS, THE MINIMUM NUMBER OF REQUIRED EXITS IS 3.

MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1 OF THE 2020 NYS BUILDING CODE)
FOR SPACES WITH ONE EXIT:
B OCCUPANCY:
MAXIMUM OCCUPANT LOAD OF SPACE = 49 PERSONS.
TRAVEL DISTANCE = 100 FEET WITH SPRINKLER SYSTEM.
S–1 OCCUPANCY:
MAXIMUM OCCUPANT LOAD OF SPACE = 29 PERSONS.
TRAVEL DISTANCE = 100 FEET WITH SPRINKLER SYSTEM.

ACCESSIBLE MEANS OF EGRESS (SECTION 1009.1 OF THE 2020 NYS BUILDING CODE):
- BUILDING WILL BE ACCESSIBLE. ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED BY SECTIONS 1006.2 OR 1006.3 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.
- UNDER SECTION 1009.3.3, EXCEPTION #1: AREAS OF REFUGE ARE NOT REQUIRED AT EXIT ACCESS STAIRWAYS WHERE TWO–WAY COMMUNICATION IS PROVIDED AT THE ELEVATOR LANDING IN ACCORDANCE WITH SECTION 1009.8.
- THE ELEVATORS DO NOT NEED TO COMPLY WITH SECTION 1009.2.1 SINCE THE UPPERMOST LEVEL IS NOT "FOUR STORIES OR MORE ABOVE THE LEVEL OF EXIT DISCHARGE". THE ELEVATORS DO NOT NEED TO COMPLY WITH SECTIONS 1009.4 OF THE REFERENCED IBC CODE OR WITH SECTION 2.27 OF ASME A17.1.

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2 OF THE 2020 NYS BUILDING CODE):
B OCCUPANCY: 300 FEET WITH SPRINKLER SYSTEM.
S–1 OCCUPANCY: 250 FEET WITH SPRINKLER SYSTEM.

DEAD END CORRIDORS (SECTION 1020.4 OF THE 2020 NYS BUILDING CODE):
50 FEET MAX. WITH SPRINKLER SYSTEM.

INTERIOR EXIT STAIRWAYS (SECTION 1023 OF THE 2020 NYS BUILDING CODE)
INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING, EXCEPT AS PERMITTED IN SECTION 1028.1.
(NORTH STAIR LEADS DIRECTLY TO THE EXTERIOR; SOUTH STAIR EGRESSES THROUGH THE LOBBY AT THE LEVEL OF EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1, EXCEPTION 1.)

INTERIOR FINISHES (CHAPTER 8 OF THE 2020 NYS BUILDING CODE):
WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
FINISH CLASSIFICATIONS:
CLASS 'A' – FLAME SPREAD 0–25; SMOKE DEVELOPED 0–450.
CLASS 'B' – FLAME SPREAD 26–75; SMOKE DEVELOPED 0–450.
CLASS 'C' – FLAME SPREAD 76–200; SMOKE DEVELOPED 0–450.

INTERIOR WALL AND CEILING FINISH REQUIREMENTS FOR B OCCUPANCY WITH SPRINKLER PER TABLE 803.13:
EXIT STAIRWAYS = 'B'
CORRIDORS = 'C'
ROOMS/ENCLOSED SPACES = 'C'

INTERIOR FLOOR FINISHES:
NOT LESS THAN CLASS II MATERIALS IN ACCORDANCE WITH NFPA 253 AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE DOC FF–1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859.
WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED (BUILDING IS SO EQUIPPED), AND MATERIALS IN COMPLIANCE WITH THE REQUIREMENTS OF THE DOC FF–1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859 ARE PERMITTED WHERE CLASS II MATERIALS ARE REQUIRED.

ROOFING ASSEMBLY: MINIMUM ROOF COVERING FIRE CLASSIFICATION FOR IIB CONSTRUCTION TYPE: 'C' (SECTION 1505.1). ROOF SYSTEM SHALL BE TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790.

MINIMUM SPECIFIC (PRESCRIPTIVE) R AND U VALUES FOR CLIMATE ZONE 5A:
ASHRAE STD. 90.1–2016, TABLE 5.5–5:
- ROOF
  INSULATION ENTIRELY ABOVE DECK = R–30 C.I.
- WALLS:
  MASS (ABOVE GRADE) = R–11.4 C.I.
  STEEL FRAMED = R–13 + R–10 C.I.
- FLOORS:
  MASS = R–14.6 C.I.
  STEEL JOIST = R–30
- SLAB–ON–GRADE (PERIMETER)
  UNHEATED = R–15 FOR 24"
- OPAQUE DOORS:
  SWINGING = U–0.370
- FENESTRATION AND GLASS DOORS:
  FIXED WINDOWS = U–0.38
  ENTRANCE DOOR = U–0.68

NOTE: C.I. = CONTINUOUS INSULATION

PLUMBING FIXTURE COUNT BASED ON THE 2020 PLUMBING CODE OF NEW YORK STATE (2018 IPC)
TABLE 403.1 – MIN. NUMBER OF REQUIRED PLUMING FIXTURES:

WATER CLOSETS (MALE & FEMALE)	LAVATORIES (MALE & FEMALE)	SERVICE SINK	DRINKING FOUNTAIN
1 PER 25 FOR THE FIRST 50; 1 PER 50 FOR REMAINDER	1 PER 40 FOR THE FIRST 80; 1 PER 80 FOR REMAINDER	1	1 PER 100 OCCUPANTS*

NUMBER OF FIXTURES BEING PROVIDED:

WATER CLOSETS	LAVATORIES	SERVICE SINK	DRINKING FOUNTAIN
8 W.C. + 5 U. MALE** 13 W.C. FEMALE	13 MALE 13 FEMALE	3	6

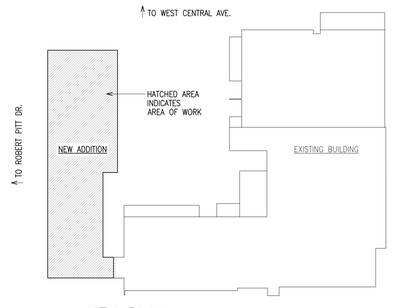
W.C. = WATER CLOSET; U. = URINALS

*PER SECTION 410.3 OF THE PLUMBING CODE: WHERE DRINKING FOUNTAINS ARE REQUIRED, NOT FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED, ONE FOR PEOPLE WHO USE A WHEELCHAIR AND ONE FOR STANDING PERSONS.

**PER SECTION 424.2 URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50 PERCENT OF THE REQUIRED NUMBER OF WATER CLOSETS FOR MALES.

AN ADDITIONAL PRIVATE OFFICE TOILET WITH 1 W.C., 1 LAV, AND 1 SHOWER IS PROVIDED, BUT IS NOT INCLUDED IN THE NUMBER OF FIXTURES PROVIDED FOR PUBLIC USE.

THE NUMBER OF FIXTURES PROVIDED CAN ACCOMMODATE UP TO 600 MEN AND 600 WOMEN, EXCEEDING THE ALLOWABLE NUMBER OF OCCUPANTS IN THE BUILDING. (THIS DOES NOT INCLUDE THE PRIVATE OFFICE TOILET.)



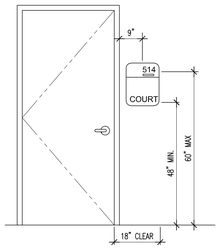
GENERAL NOTES

1. ALL WORK PERFORMED SHALL BE IN CONFORMANCE TO ALL APPLICABLE REQUIREMENTS OF LOCAL GOVERNING AGENCIES HAVING JURISDICTION BUILDING CODE.
2. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND MAINTAIN IN FORCE DURING THE ENTIRE PROGRESS OF THE WORK INSURANCE FOR PUBLIC LIABILITY, WORKMAN'S COMPENSATION AND DISABILITY IN THE AMOUNTS AS REQUIRED BY LAW.
3. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL WORK IS IN STRICT ACCORDANCE WITH APPLICABLE LOCAL AND MUNICIPAL BUILDING CODES, AS WELL AS ANY AND ALL REGULATORY AGENCIES INCLUDING, BUT NOT LIMITED TO, OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
4. THE CONTRACTOR SHALL IN ALL RESPECTS COMPLY WITH ALL REGULATIONS OF THE BUILDING MANAGEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH REGULATIONS.
5. ORANGE & ROCKLAND UTILITIES SHALL OBTAIN AND PAY FOR ALL PERMITS, NOTICES, FEES, ETC., REQUIRED FOR BUILDING, GENERAL CONSTRUCTION, PLUMBING, ELECTRICAL, FIRE PROTECTION AND H.V.A.C. WORK.
6. MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY THE MFG's PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS.
7. ALL MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED AS DIRECTED BY THE SUPPLIER/MANUFACTURER, IN ACCORDANCE WITH THE BEST INDUSTRY STANDARD PRACTICE.
8. THE WORDS "PROVIDE" OR "PROVIDE NEW" MEANS TO FURNISH AND INSTALL NEW ITEM(S) AND/OR SYSTEM(S) INDICATED.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE AND SHALL REPORT, IN WRITING, ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING CONSTRUCTION. COMMENCEMENT OF THE WORK BY THE CONTRACTOR WILL IMPLY HIS ACCEPTANCE OF ALL EXISTING CONDITIONS.
10. WHERE MANUFACTURER'S NAMES AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS IT SHALL BE CONSTRUED TO MEAN ESTABLISHING OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCT SUBSTITUTIONS MUST SUBMITTED TO THE ARCHITECT FOR APPROVAL.
11. THE TERMS "CONSTRUCTION CONTRACTOR", "GENERAL CONTRACTOR" AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.
12. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR, WHO WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.
13. GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS/HER RESPONSIBILITY. EACH SUBTRADE WILL RESPONSIBLE FOR THE REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR IMPLIED ON THE DRAWINGS WILL BE DEEMED AND/OR INCLUDED IN ALL CONTRACTORS' COSTS.
14. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ANY AND ALL PROPOSALS FOR ADDITIONAL WORK FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED AUTHORIZATION FOR PROCEED IS RETURNED TO THE GENERAL CONTRACTOR.
15. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
16. LIMIT USE OF PREMISES FOR WORK AND FOR CONSTRUCTION OPERATIONS. LIMIT ACCESS AS DIRECTED BY BUILDING OWNER OR MANAGER. COORDINATE USE OF PREMISES UNDER DIRECTION OF BUILDING OWNER OR MANAGER. NOTE: BUILDING OWNER OR MANAGER SHALL MEAN ORANGE & ROCKLAND UTILITIES, TYPICAL.
17. CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED ACCESS FROM WORK AREA AND ADJACENT SPACES TO THE OUTSIDE OF THE BUILDING AT ALL TIMES. IF THE PATHS OF EGRESS CANNOT BE MAINTAINED DURING THE CONSTRUCTION, THE CONTRACTOR MUST PROVIDE ALTERNATE MEANS OF EGRESS INCLUDING ERECTING BARRICADES, TEMPORARY SIGNS, ALTERNATE PATHS OF TRAVEL, ETC. IN ORDER TO MAINTAIN A SAFE ENVIRONMENT FOR THE OCCUPANTS OF THE BUILDING.
18. CONTRACTORS SHALL BE RESPONSIBLE FOR ARRANGEMENT WITH BUILDING MANAGEMENT FOR USE OF HOISTING, ELEVATORS OR TRUCK DOCK FOR DELIVERY OF MATERIALS IF APPLICABLE. THIS INCLUDES THE TIME OF DAY THE OWNER WILL ALLOW DELIVERIES TO BE MADE.
19. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OF WORK, AND FOR PERFORMED BY HIS SUBCONTRACTOR.
20. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OTHERS, INCLUDING BUT NOT LIMITED TO FURNITURE AND TURNISHED–AND/OR–INSTALLED CLIENT–PROVIDED ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING AND PATCHING THAT MAY BE REQUIRED TO MAKE THE PARTS OF THE WORK, WHICH WILL RECEIVE THE WORK OF OTHERS, AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
21. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.
22. CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED.
23. THE CONTRACTOR WILL BE RESPONSIBLE FOR BRINGING IN AND REMOVING ALL MATERIALS AND EQUIPMENT.
24. CLEANING:
    24.A. EACH CONTRACTOR SHALL MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS AND RUBBISH, CAUSED BY OPERATIONS.
    24.B. CONTRACTOR TO REMOVE TRASH AND DEBRIS DAILY.
    24.C. AT COMPLETION OF WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND CLEAN ALL SIGHT EXPOSED SURFACES; LEAVE PROJECT CLEAN AND FOR OCCUPANCY.
25. CONTRACTOR SHALL PROVIDE PROPER PROTECTION FOR ALL EXISTING WORK, FURNISHINGS & FIXTURES LIKELY TO BE DAMAGED. WHEN EXTERIOR OPENINGS ARE MADE IN EXISTING WORK, THEY SHALL BE COVERED w/WATERTIGHT PROTECTION AT THE END OF THE DAY'S WORK.
26. CONTRACTOR TO MAINTAIN FIRE PROTECTION DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
27. PROTECT EXISTING STRUCTURE FROM DAMAGE DURING CONSTRUCTION & ENSURE STRUCTURAL INTEGRITY.
28. PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENT.
29. UPON COMPLETION OF THE WORK, REMOVE ANY TEMPORARY FACILITIES & RESTORE ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION OR AS APPROVED BY ARCHITECT.
30. TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
31. PROVIDE GUARDS, RAILS, BARRICADES, FENCES, SIDEWALK SHEDS, CATCH PLATFORMS, DECKING, NIGHT LIGHTING, AS REQUIRED BY BUILDING CODE, AND AS REQUIRED TO PROVIDE ADEQUATE PROTECTION.
32. PROVIDE TEMPORARY PARTITIONS AS REQUIRED TO SEPARATE WORK AREAS FROM TENANT OCCUPIED AREAS, TO PREVENT PENETRATION OF DUST AND MOISTURE INTO TENANT OCCUPIED AREAS, TO PREVENT DAMAGE TO EXISTING MATERIALS AND EQUIPMENT AND TO PROTECT PERSONNEL DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
33. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FLOOR (MASONITE TAPED TOGETHER) AND WALL PROTECTION OF THE SPACE. ALL PROTECTION SHALL BE MAINTAINED DAILY. PROTECTION SHALL BE PROVIDED AT ALL CORRIDORS AND AISLES.
34. THE CONTRACTOR SHALL PROTECT THE PUBLIC, WORKERS AND/OR OCCUPANCIES FROM ANY DAMAGE RESULTING FROM FLOOR DRILLING OPERATION OR OTHER WORK.
35. REUSE OF THIS DRAWING WITHOUT THE ARCHITECT'S PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S OR USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT. THE OWNER OR USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT, THE ARCHITECT'S CONSULTANTS, AGENTS AND EMPLOYEES AGAINST ANY CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES.
36. DRAWINGS IN THIS SET SHOULD NOT BE SCALED. UNDIMENSIONED LINES SHALL BE CLARIFIED BY ARCHITECT. ARCHITECT IS NOT RESPONSIBLE FOR INCORRECT USE OF DRAWINGS. ANY INFORMATION REQUIRED BY CONTRACTOR NOT SHOWN ON DRAWINGS SHALL BE REQUESTED BY CONTRACTOR TO THE ARCHITECT.
37. IN THE EVENT OF INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ADDENDUM, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S AND OWNER'S INTERPRETATION.
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING WITH THE ARCHITECTURAL & STRUCTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF MECHANICAL, ELECTRICAL, SPRINKLER OR PLUMBING WORK. ANY DISCREPANCY BETWEEN ARCHITECTS AND ENGINEER'S DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER. IN THE EVENT OF A DISCREPANCY THE CONTRACTOR SHALL BE DEEMED TO HAVE INCLUDED IN THE BID THE GREATER QUANTITY, BETTER QUALITY ETC.
39. DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT, SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
40. REFER TO THE MEPS ENGINEERING DRAWINGS PREPARED BY OUR CONSULTING ENGINEERS FOR ALL ELECTRICAL, MECHANICAL, PLUMBING, SPRINKLER, AND FIRE ALARM INFORMATION.
41. G.C. IS TO COORDINATE WITH CONSULTING ENGINEERS DRAWINGS AND PROVIDE ACCESS PANELS/DOORS IN WALLS AND CEILINGS AS REQUIRED.
42. WHERE IN THE COURSE OF THE BUILDING ADDITION, DIMENSIONS EXIST OR CONDITIONS ARE ENCOUNTERED, WHICH ARE AT VARIANCE FROM THE EXISTING CONDITIONS AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH DISCREPANCIES & SHALL NOT PROCEED UNTIL THE ARCHITECT DIRECTS THE PROPER METHOD OF COMPLETION.
43. ARCHITECT HAS NO KNOWLEDGE OF ANY OTHER HAZARDOUS MATERIALS ON THE SITE. SHOULD ASBESTOS OR OTHER HAZARDOUS MATERIALS BE ENCOUNTERED DURING DEMOLITION ACTIVITIES, CONTACT OWNER AND COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
44. CONTRACTOR TO CAP AND IDENTIFY ALL EXISTING UTILITIES ON THE SITE PRIOR TO THE START OF THE CONSTRUCTION FOR THE BUILDING ADDITION; COORDINATE WITH SITE/CIVIL DRAWINGS & CONSULTING ENGINEER'S DRAWINGS.
45. CONTRACTOR TO PROVIDE ALL FIRE STOPPING INCLUDING CLOSING ALL NEW & EXISTING HOLES, PENETRATIONS ETC. NOT RELATED/RESULTING FROM HIS/HER WORK, BUT IS UNCOVERED DURING CONSTRUCTION.
46. FIRE RETARDANT TREAT ALL FINISHED WOOD, BLOCKING, ETC., PER CODE REQUIREMENTS. ALL WOOD, WOOD BLOCKING, SHIMS, ETC. USED IN CONTACT WITH ROOFING, AT EXTERIOR, OR IN CONTACT WITH EARTH SHALL BE PRESSURE PRESERVATIVE TREATED AS PER CODE.
47. ALUMINUM SURFACES IN CONTACT w/DISSIMILAR MATERIALS SHALL RECEIVE TWO (2) THOROUGH COATS OF BITUMINOUS PAINT.
48. SHOP PRIME PAINT ALL NON–GALVANIZED FERROUS METALS. COLOR SHALL BE BLACK. (COORDINATE WITH OWNER).
49. FURNISH SHOP DRAWINGS FOR ALL SHOP FABRICATED ITEMS. SUBMIT A PDF SET OF PRINTS AND/OR PRODUCT DATA CUT SHEETS. CHECK FIELD CONDITIONS AND FIELD DIMENSIONS BEFORE MAKING SHOP DRAWINGS. CONFORM TO VARIATIONS FOUND AND REPORT TO THE ARCHITECT ANY SERIOUS DISCREPANCIES IN THE DESIGN OR CONSTRUCTION WHICH WILL CONFLICT w/THE INSTALLATION. SUBMISSION OF SHOP DRAWINGS INDICATES THAT PRIOR TO SUBMISSION OF THE SHOP DRAWING THE CONTRACTOR SHALL STAMP IN WITH THEIR COMPANY STAMP, INITIAL & DATE INDICATING CONTRACTOR HAS CHECKED THE SUBMISSION FOR FIELD DIMENSIONS, CONTRACT REQUIREMENTS AND COORDINATION WITH OTHER TRADES.
50. GENERAL CONTRACTOR SHALL PREPARE COORDINATION DRAWINGS AS REQUIRED TO RESOLVE CONFLICTS AND TO ASSURE COORDINATION OF WORK. SUBMIT COMPOSITE WORKING DRAWINGS AT A SUITABLE SCALE NOT LESS THAN 1/2"=1'–0" TO ARCHITECT FOR REVIEW. REPRODUCE AND DISTRIBUTE REVIEWED COPIES TO ALL CONCERNED PARTIES.
51. CONTRACTOR TO PROVIDE CONTROL JOINTS AS REQUIRED BY CODE, INDUSTRY STANDARDS, PRODUCT INSTALLATION INSTRUCTIONS, SPECIFICATIONS, AND ARCHITECTURAL & STRUCTURAL DRAWINGS.
52. CONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING CONTROL JOINT LOCATIONS FOR FINAL APPROVAL.
53. WARRANTIES:
    WARRANTY WORK FREE FROM DEFECTIVE MATERIALS AND WORKMANSHIP FOR ONE YEAR AFTER THE DATE OF OWNER'S ACCEPTANCE OR WITHIN SUCH PERIOD OF TIME AS MAY BE PRESCRIBED BY THE TERMS OF ANY APPLICABLE SPECIAL WARRANTY REQUIRED BY THE CONTRACT DOCUMENTS.
53. CONTRACTORS SHALL LAYOUT HIS OWN WORK AND VERIFY ALL DIMENSIONS REQUIRED FOR OTHER TRADES BY THE SUBCONTRACTORS.
54. GYPSUM BOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS, DETAILS, OR AS CALLED FOR IN THE SPECIFICATIONS. GYPSUM BOARD PARTITION JOINTS SHALL BE LOCATED SO THAT THE PANEL EDGES FALL ON ALTERNATE STUDS. JOINTS SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH FOR RECEPTION OF NEW FINISHES.
55. CORNER AND 'J' BEADS SHALL BE USED AT EXPOSED GYPSUM BOARD CORNERS AND/OR ENDS.
56. WHERE NEW BUILDING PARTITIONS ARE SHOWN TO ALIGN THE JUNCTION SHALL BE TAPED, SPACKLED AND FURNISHED SMOOTH.
57. WALLS THAT ARE TO BE PAINTED SHALL HAVE ONE (1) COAT OF PRIMER AND MINIMUM OF TWO (2) FINISH COATS OR UNTIL THOROUGHLY COVERED. COORDINATE WITH COLOR & MATERIAL DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.
58. CUT OPENINGS IN EXISTING DRYWALL OR MASONRY WALL & SET NEW FRAME FOR NEW DOORS. FILL IN AROUND NEW FRAMES WITH DRYWALL OR MASONRY CONSTRUCTION TO MATCH EXISTING ADJACENT CONSTRUCTION.
59. CONTRACTOR SHALL PRE

GENERAL NOTES ON ACCESSIBILITY:

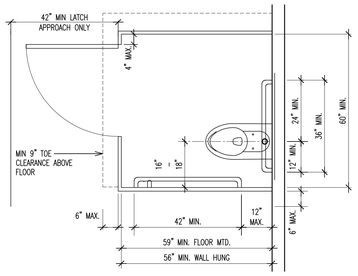
NOTE:-BARRIER FREE STANDARDS INDICATED HEREIN ARE TYPICAL.
-DIMENSIONS SHOWN ARE TYPICAL UNLESS INDICATED OTHERWISE ELSEWHERE IN THE DRAWINGS

1. ACCESSIBILITY IS GOVERNED BY THE NY UNIFORM CONSTRUCTION CODE, THE 2020 INTERNATIONAL BUILDING CODE (N.Y. EDITION) AND THE ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC/ANSI A117.1-2009. THE FOLLOWING NOTES ARE REQUIREMENTS OF THE ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC/ANSI 117.1-2009 AND ARE PART OF THE BUILDING LAWS OF THE STATE OF NEW YORK.
2. THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36". (SECTION 403.5)
3. THE CLEAR FLOOR SPACE REQUIRED FOR A SINGLE WHEELCHAIR SHALL BE 30" X 48". (SECTION 305.3)
4. HANDRAILS: THE TOP OF GRIPPING SURFACE OF HANDRAILS SHALL BE 34" MIN. AND 38" MAX. VERTICALLY ABOVE THE STAIR NOSING OR RAMP SURFACE. CLEAR SPACE BETWEEN HANDRAILS AND WALL SURFACE SHALL BE 1 1/2" MIN. (SECTION 505.4 & 505.5)
5. PROTRUDING OBJECTS: OBJECTS WITH LEADING EDGES LOCATED MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE NOT MORE THAN 4" FROM THE WALL. (SECTION 307.2)
6. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHEN VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS LESS THAN 80" HIGH. THE LEADING EDGE OF SUCH BARRIER SHALL BE LOCATED 27" MAX. A.F.F. (SECTION 307.4)
7. CHANGES IN LEVEL: A CHANGE IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. A CHANGE IN LEVEL OF BETWEEN 1/4" AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
8. RAMPS SHALL HAVE A SLOPE NOT STEEPER THAN 1:12. THE MAX. RISE FOR ANY RAMP RUN IS 30". THE RAMP SHALL HAVE A CLEAR WIDTH OF 36". LANDING CLEAR LENGTH SHALL BE A MIN. OF 60" (SECTION 405)
9. STAIR TREADS AND RISERS SHALL BE AS FOLLOWS: STAIR TREADS SHALL BE A MIN. OF 11" DEEP MEASURED FROM RISER TO RISER, STAIR RISERS SHALL BE 4" HIGH MIN. AND 7" HIGH MAX. OPEN RISERS ARE NOT PERMITTED. (SECTION 504)
10. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES WILL BE 5 SECONDS MIN. (SECTION 404.2.7.1)
11. DOOR OPENING FORCE WHERE CLOSERS ARE USED SHALL BE 5 POUNDS MAX., EXCEPT FIRE RATHER DOORS SHALL HAVE THE MIN. OPENING FOR ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. (SECTION 404.2.8)
12. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENING BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. (SECTION 404.2.9)
13. DOORS MAY SWING INTO TOILET ROOM IF THE ROOM IS FOR INDIVIDUAL USE ONLY, A CLEAR FLOOR SPACE OF 30" X 48" IS PROVIDED BEYOND THE ARC OF THE DOOR, A WHEELCHAIR TURNING SPACE IS PROVIDED WITHIN THE ROOM, AND A PRIVACY LOCK IS PROVIDED ON THE DOOR. (SECTION 603.2.2)
14. FULL POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW-ENERGY AND POWER- ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA 156.19. (SECTION 404.3)
15. TOILET ROOM MIRRORS SHALL BE LOCATED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" ABOVE THE FLOOR. (SECTION 603.3)
16. WATER CLOSETS: THE TOP OF THE WATER CLOSET SEAT SHALL BE 17"-19" ABOVE THE FLOOR. (SECTION 604.3)
17. TOILET ROOM LAVATORIES SHALL BE MOUNTED WITH THE RIM 34" MAX. ABOVE THE FLOOR. (SECTION 606.3)
18. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS WHICH ARE EXPOSED SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. (SECTION 606.6)
19. GRAB BARS SHALL HAVE A DIAMETER OF 1 1/4" TO 2". THE CLEAR SPACE BETWEEN THE GRAB BAR SURFACE AND THE WALL SURFACE SHALL BE 1 1/2" MIN. (SECTION 609)
20. STRUCTURAL STRENGTH: ALLOWABLE STRESSES IN BENDING, SHEAR AND TENSION SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY PONT ON THE GRAB BAR, SEAT, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE. (SECTION 609.8)
21. SIGNAGE: REFER TO ICC/ANSI A117.1-2009 SECTION 703 FOR SIGNAGE REQUIREMENTS.
22. THE FRONT OF THE LAVATORIES AND SINKS SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE. (SECTION 606.3)



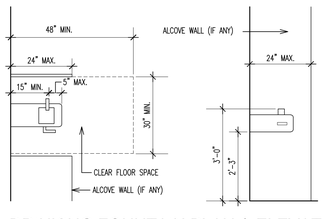
INTERIOR SIGN LOCATION ELEVATION

SCALE: N.T.S.



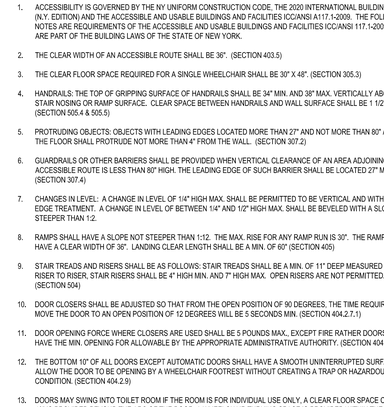
TYPICAL ACCESSIBLE TOILET STALL PLAN

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



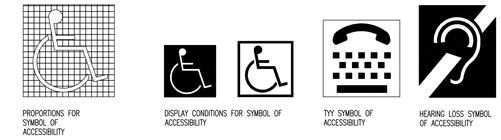
DRINKING FOUNTAIN PLAN & ELEVATION

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



ELEVATOR DOOR ISOMETRIC

SCALE: N.T.S.



PROPORTIONS FOR SYMBOL OF ACCESSIBILITY

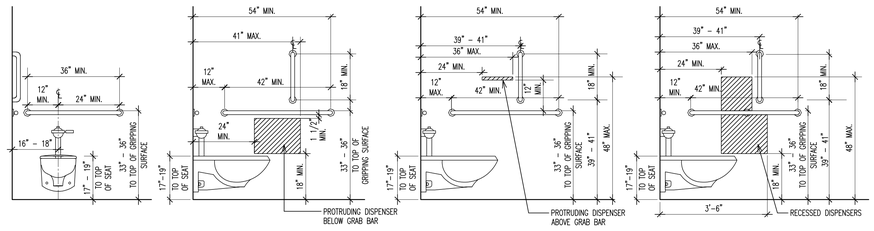
DISPLAY CONDITIONS FOR SYMBOL OF ACCESSIBILITY

TYY SYMBOL OF ACCESSIBILITY

HEARING LOSS SYMBOL OF ACCESSIBILITY

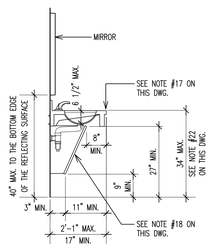
INTERNATIONAL SYMBOLS & SIGNS

SCALE: N.T.S.



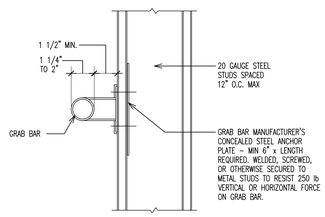
TYPICAL ACCESSIBLE TOILET ELEVATIONS

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



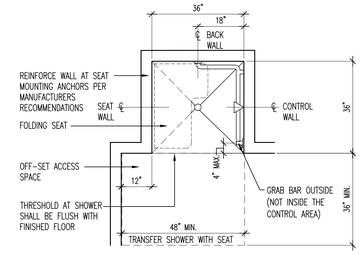
LAVATORY SECTION

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



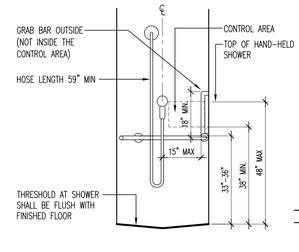
TYPICAL GRAB BAR

NOTE: USE GRAB BAR MANUFACTURER'S RECOMMENDED ANCHORS & MOUNTING KIT FOR EACH TYPE OF WALL CONSTRUCTION AND FOR TOILET PARTITIONS.



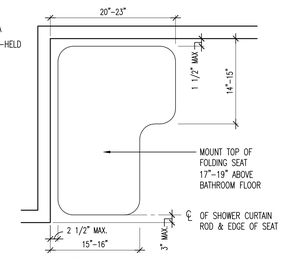
ACCESSIBLE STANDARD TYPE SHOWER STALL PLAN

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



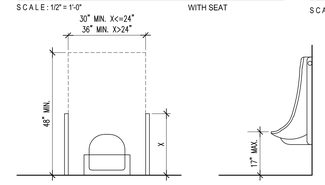
ACCESSIBLE SHOWER TYPE CONTROL LOCATION

SCALE: 1/2" = 1'-0" WITH SEAT



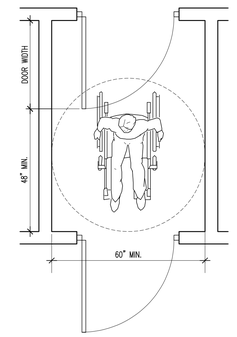
RECTANGULAR SHOWER SEAT

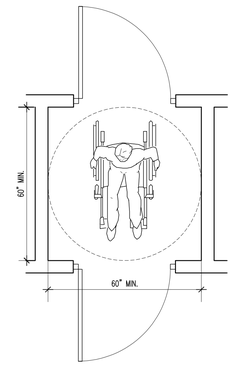
SCALE: 1/2" = 1'-0"



TYPICAL ACCESSIBLE URINAL PLAN & ELEVATION

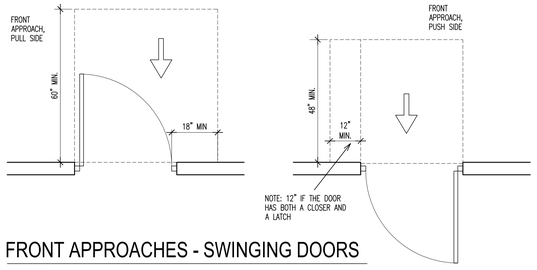
SCALE: 1 1/2" = 1'-0"





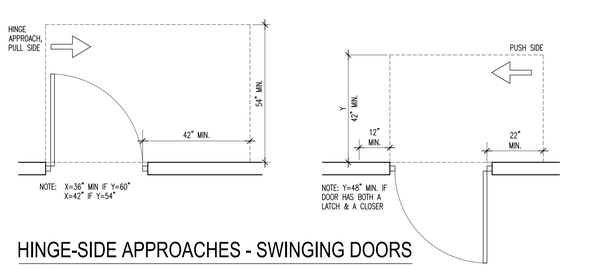
TWO HINGED DOORS IN SERIES

SCALE: N.T.S.



FRONT APPROACHES - SWINGING DOORS

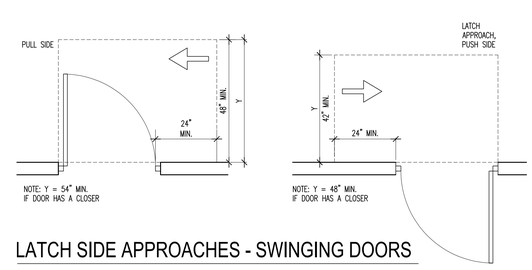
SCALE: N.T.S.



HINGE-SIDE APPROACHES - SWINGING DOORS

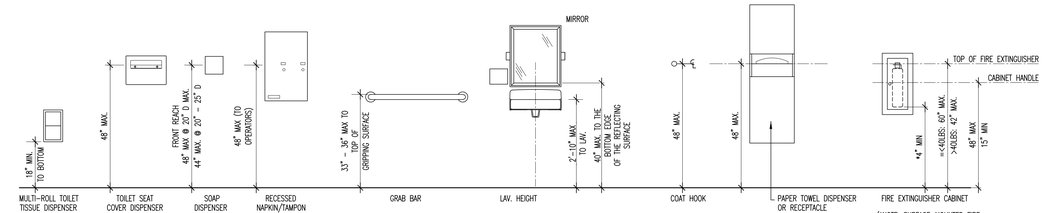
SCALE: N.T.S.

ALL DOORS IN ALCOVES SHALL COMPLY WITH CLEARANCE FOR FRONT APPROACHES



LATCH SIDE APPROACHES - SWINGING DOORS

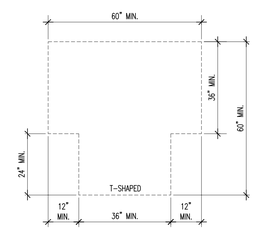
SCALE: N.T.S.



(*NOTE: SURFACE-MOUNTED FIRE EXTINGUISHERS TO BE MOUNTED 27" MAX A.F.F. TO BOTTOM OF EXTINGUISHER.)

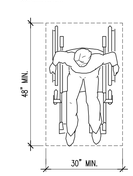
TYPICAL ACCESSIBLE MOUNTING HEIGHTS

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



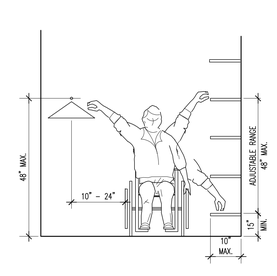
SIZE OF WHEELCHAIR TURNING SPACE

SCALE: N.T.S.



CLEAR FLOOR OR GROUND CLEARANCE

SCALE: N.T.S.



UNOBSTRUCTED SIDE REACH

SCALE: N.T.S.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING		04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

ACCESSIBILITY STANDARDS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
280 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

Omdex Incorporated Consulting Engineers
21 Cross Avenue
Midland Park, NJ 07432-1811
P:201/444-0753 F:201/444-0839
Brian W. Paeschnick, PE
NY #081385

SNS ARCHITECTS & ENGINEERS
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DRAFTED: MJR
CHECKED: –
PROJ. NO: 5593
DATE: 08.11.2024

REGISTERED ARCHITECT LORIN J. SONENSHINE 018401 STATE OF NEW YORK

Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
CIVIL		
METERING		
RELAY		
TRANEL & SUB.		

DESIGN REVIEW DATE

APPROVED DATE

☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

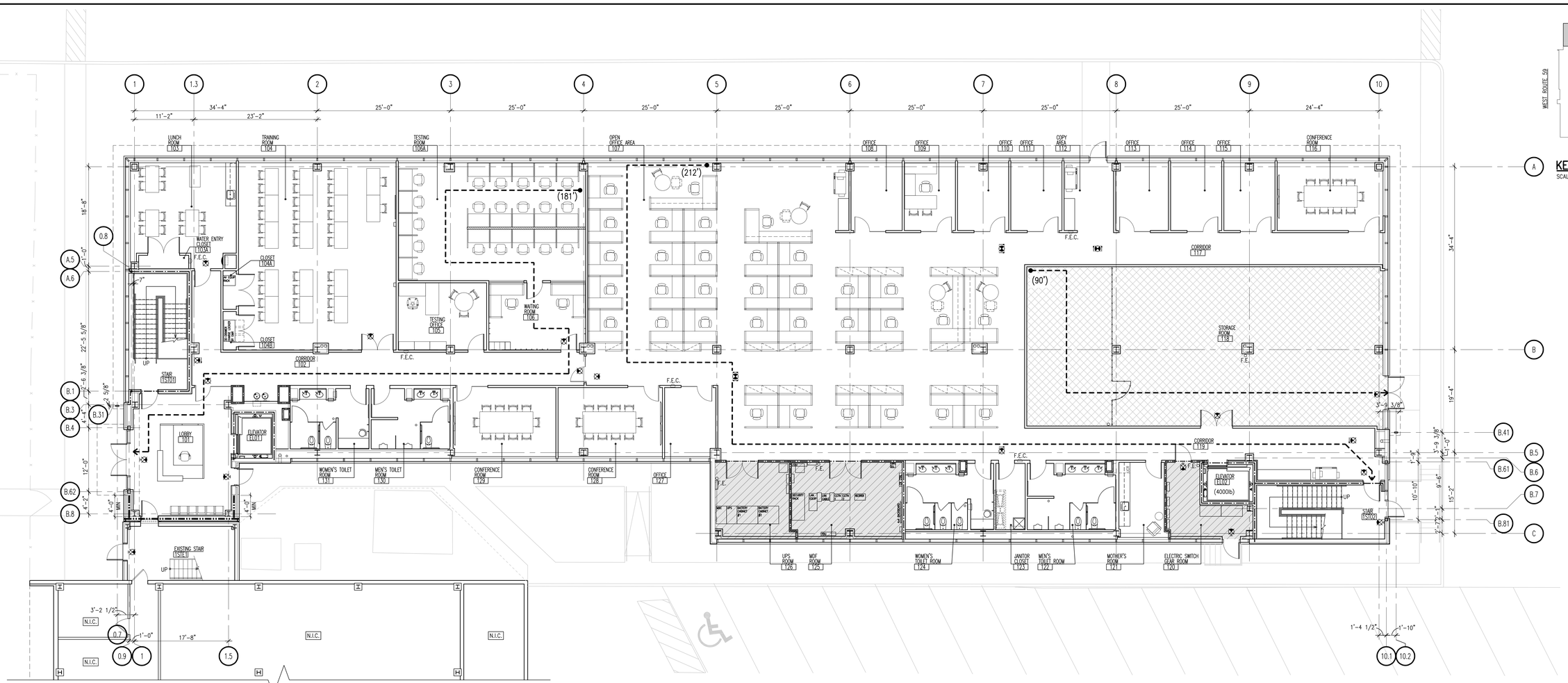
DWN DES CHKD

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	T-001	2 OF 95	1

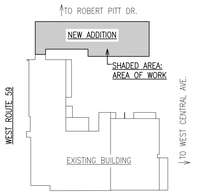
VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

- John Lignos, AIA
- Lorin J. Sonenshine, AIA
- Steven Napolitano, PE, PP
- Robert Nocella, AIA



KEY PLAN
SCALE: N.T.S.



1 FIRST FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"

EGRESS PLAN NOTES & LEGEND

1. MAXIMUM ALLOWABLE EXIT ACCESS TRAVEL DISTANCE
   'B' OCCUPANCY, IN A SPRINKLERED BUILDING = 300'
   'S-1' OCCUPANCY, IN A SPRINKLERED BUILDING = 250'
2. USES: BUSINESS, B
   STORAGE (MODERATE HAZARD), S-1

(300') DISTANCE TRAVELLED IN FEET

INDICATES PATH AND DIRECTION OF EGRESS AND ACTUAL TRAVEL DISTANCE (300' MAX)

CEILING MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION OF TRAVEL)

WALL MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION OF TRAVEL)

S SUSPENDED/PENDANT MOUNTED ILLUMINATED EXIT SIGN (ARROW INDICATES DIRECTION OF TRAVEL)

FE FIRE EXTINGUISHER

FEC FIRE EXTINGUISHER CABINET

'E': EXISTING, 'R': RELOCATED, 'N': NEW

1-HOUR FIRE RESISTANCE RATED WALL ASSEMBLY, REFER TO CONSTRUCTION PLANS, PARTITION TYPES, AND WALL SECTIONS

2-HOUR FIRE RESISTANCE RATED WALL ASSEMBLY, REFER TO CONSTRUCTION PLANS, PARTITION TYPES, AND WALL SECTIONS

1-HOUR FIRE RESISTANCE RATED FLOOR ASSEMBLY ABOVE, PROVIDE UL DESIGN NO. D902

EXTENT OF 'S-1' OCCUPANCY CLASSIFICATION, ALL OTHER AREAS SHALL BE 'B' OCCUPANCY CLASSIFICATION

OCCUPANT LOAD - FIRST FLOOR FLOOR

BUSINESS AREAS:
12,825 GROSS S.F.
150 GROSS S.F./OCCUPANT
86 OCCUPANTS

ACCESSORY STORAGE AREAS & MECHANICAL EQUIPMENT ROOMS:
948 GROSS S.F.
300 GROSS S.F./OCCUPANT
4 OCCUPANTS

WAREHOUSE:
2,106 GROSS S.F.
500 GROSS S.F./OCCUPANT
5 OCCUPANTS

TOTAL OCCUPANT LOAD @ FIRST FLOOR: 95 OCCUPANTS

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

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DRAFTED: MJR
CHECKED: –
PROJ. NO: 5593
DATE: 08.11.2024

Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

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TRANS. & SUB.		

DWN DES CHKD
DESIGN REVIEW DATE

APPROVED DATE
☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

FIRST FLOOR EGRESS PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	EG-101	3 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
John Lignos, AIA
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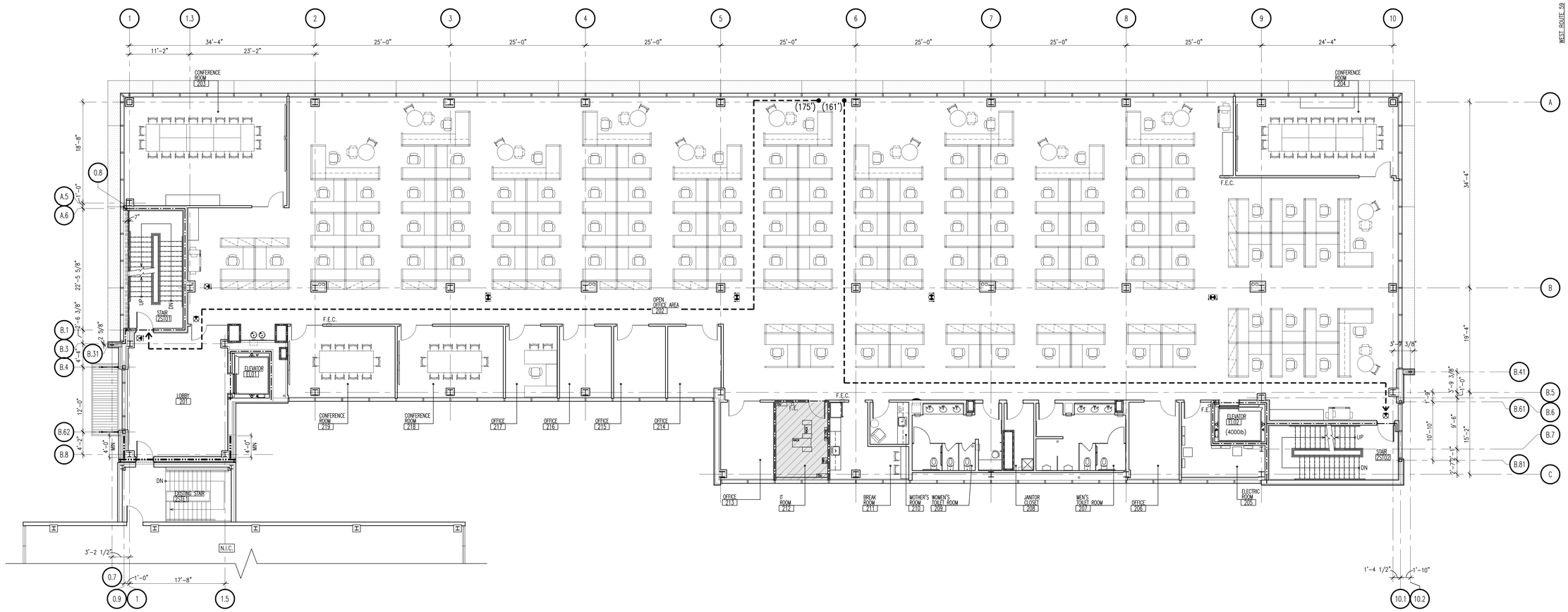
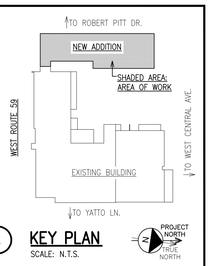


KEY PLAN

SCALE: N.T.S.



1 SECOND FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"

NOTE: REFER TO EG-101 FOR EGRESS PLAN NOTES & LEGEND.

OCCUPANT LOAD - SECOND FLOOR

BUSINESS AREAS:
- 15,450 GROSS S.F.
- 150 GROSS S.F./OCCUPANT
- 103 OCCUPANTS

ACCESSORY STORAGE AREAS & MECHANICAL EQUIPMENT ROOMS:
- 429 GROSS S.F.
- 300 GROSS S.F./OCCUPANT
- 2 OCCUPANTS

TOTAL OCCUPANT LOAD @ SECOND FLOOR: 105 OCCUPANTS

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

SECOND FLOOR EGRESS PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	EG-102	4 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

REGISTERED ARCHITECT LORIN J. SONENSHINE 018401 STATE OF NEW YORK
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

- John Lignos, AIA
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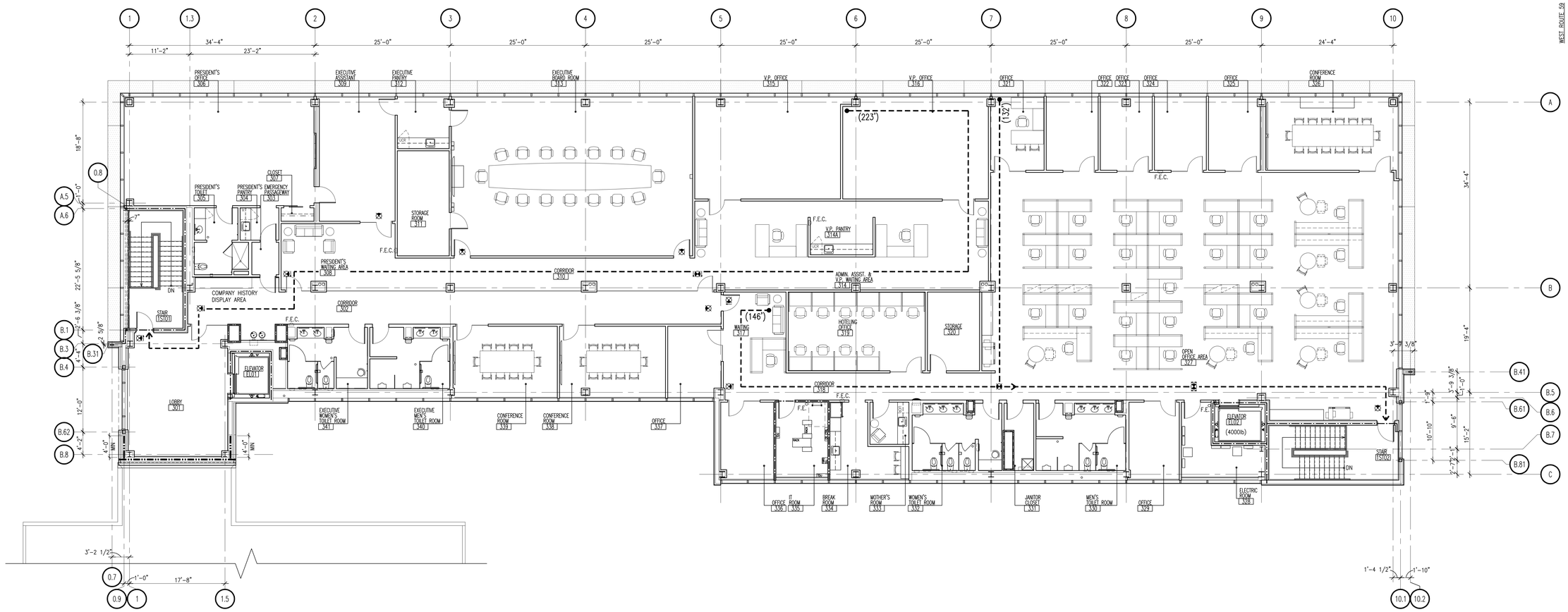

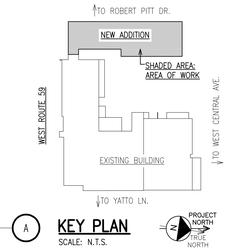

A **KEY PLAN**
SCALE: N.T.S.

1 THIRD FLOOR EGRESS PLAN

S C A L E : 1/8" = 1'-0"

NOTE: REFER TO EG-101 FOR EGRESS PLAN NOTES & LEGEND.

OCCUPANT LOAD - THIRD FLOOR

BUSINESS AREAS:
15,067 GROSS S.F.
150 GROSS S.F./OCCUPANT
101 OCCUPANTS

ACCESSORY STORAGE AREAS & MECHANICAL EQUIPMENT ROOMS:
812 GROSS S.F.
300 GROSS S.F./OCCUPANT
3 OCCUPANTS

TOTAL OCCUPANT LOAD @ THIRD FLOOR: 104 OCCUPANTS

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SPRING VALLEY NEW YORK

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THIRD FLOOR EGRESS PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
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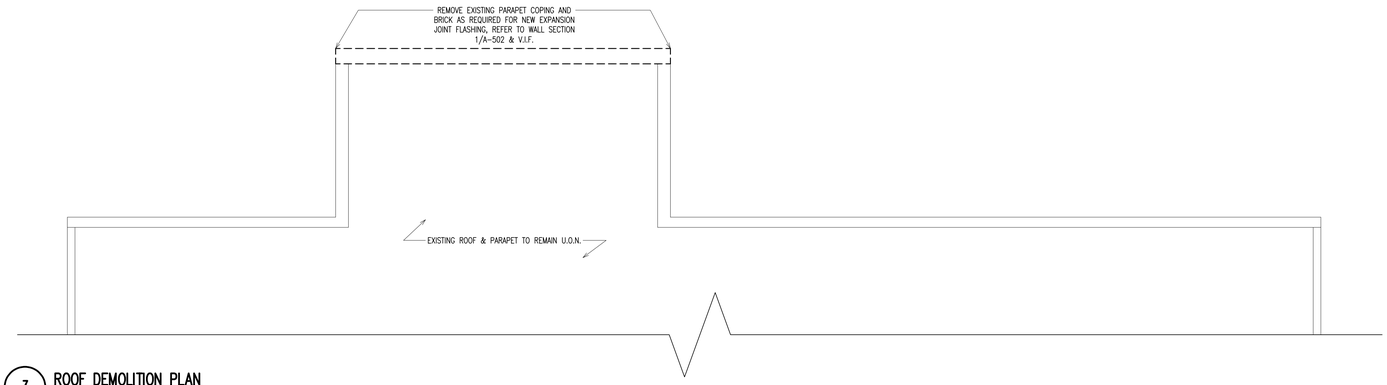
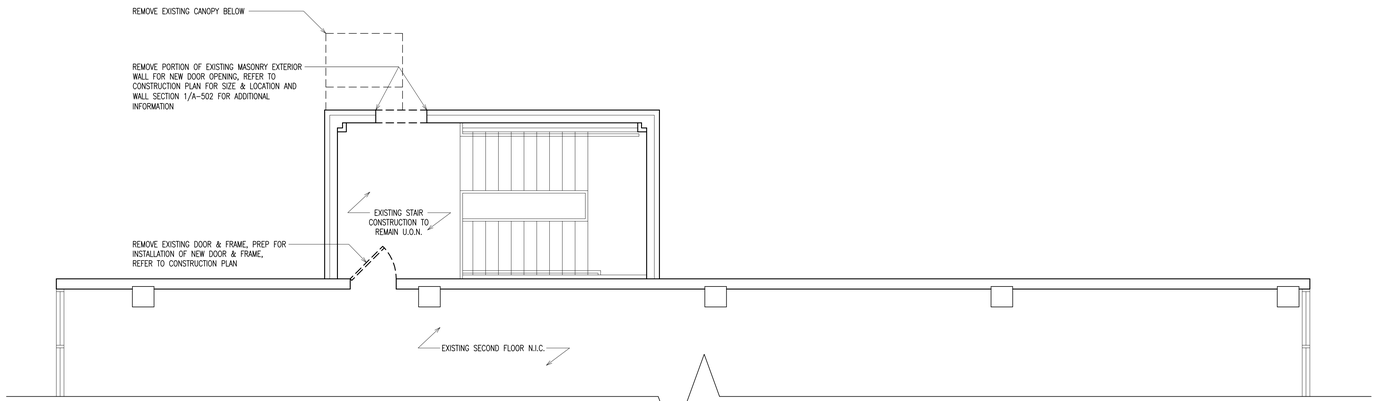
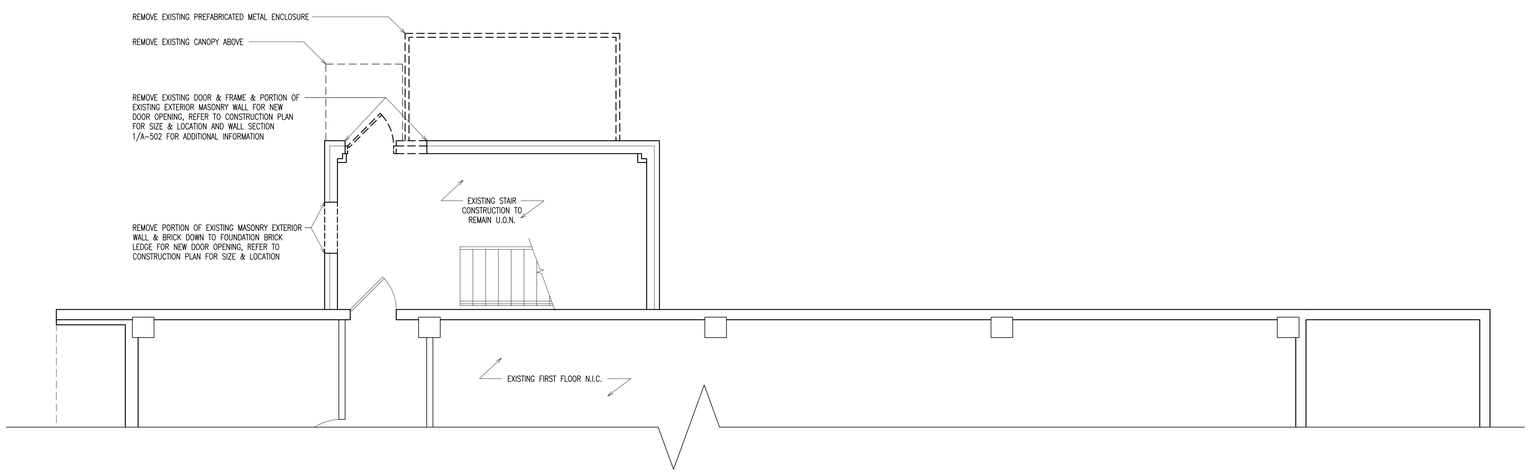


3 **ROOF DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"



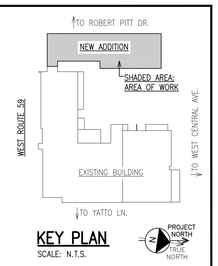
2 **SECOND FLOOR DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"



1 **FIRST FLOOR DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED AND INSPECTED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. STARTING OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS AND LATER CLAIMS FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
2. TEMPORARY PROTECTION: PARTICULAR ATTENTION SHALL BE GIVEN TO THE PROTECTION OF EXISTING STRUCTURE AND FINISHES SO AS TO PREVENT ANY DAMAGE OF EXISTING FINISHES NOT DESIGNATED FOR DEMOLITION. PROVIDE ALL NECESSARY TEMPORARY CONSTRUCTION AND DUSTPROOF PROTECTION. PROTECTION SHALL BE IN COMPLIANCE WITH BUILDING STANDARDS. TYPE AND LOCATION OF PROTECTION SHALL BE REVIEWED WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES. THE SITE SHALL BE SWEPT AND LEFT CLEAN OF ALL DEBRIS AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND TRANSPORTATION ACTIVITIES OF DUMPSTERS AND CONTAINERS WITH THE OWNER'S REPRESENTATIVE.
4. GENERAL CONTRACTOR IS TO COORDINATE ALL DEMOLITION WITH ALL TRADES PRIOR TO START OF WORK.
5. DEMOLITION WORK TO BE PHASED TO ALLOW PROPER EGRESS IN CASE OF FIRE OR HAZARD.
6. SUBCONTRACTORS SHALL INSPECT ALL DEMOLITION AREAS PRIOR TO BEGINNING WORK.
7. DURING AND AFTER THE DEMOLITION PHASE, G.C. SHALL PROTECT ALL AREAS OF THE EXISTING STRUCTURE.
8. CONTRACTOR SHALL REPAIR AND PATCH ALL EXISTING WALLS AND FLOORS TO A CONDITION ACCEPTABLE TO RECEIVE NEW CONSTRUCTION AND FINISHES AS REQUIRED.
9. CONTRACTOR SHALL COORDINATE WITH CONSULTANT ENGINEER'S DRAWINGS FOR DEMOLITION SCOPE OF WORK FOR ANY MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS.
10. IF, DURING THE COURSE OF DEMOLITION, CONDITIONS ARE ENCOUNTERED CONTRARY TO THOSE INDICATED ON DRAWINGS, SAID CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND POSSIBLE CORRECTIVE ACTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING & PROTECTING ALL WORK (EXISTING & NEW) DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION & OFF ALIGNMENTS, ACCORDING TO CODES & STANDARDS OF GOOD PRACTICE.
12. CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS PRIOR TO START OF DEMOLITION WORK TO ENSURE PROPER BRACING & WORK SEQUENCE REQUIRED.
13. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE INTERIOR DEMOLITION AND RELATED WORK AS DESCRIBED AND SPECIFIED HEREIN, AND AS MAY BE REASONABLY IMPLIED AS NECESSARY TO COMPLETE THE WORK IN ALL RESPECTS.
14. CONTRACTORS TO COMPLETE ALL DEMOLITION AS NOTED IN PLANS. CONTRACTORS SHALL VERIFY THE EXTENT & LOCATION OF THE SELECTIVE DEMOLITION AS SHOWN & AS REQUIRED AND CAREFULLY IDENTIFY THE LIMITS OF DEMOLITION TO ENABLE WORKMEN TO ALSO IDENTIFY ITEMS TO BE REMOVED & ITEMS TO BE LEFT IN PLACE INTACT.
15. MAINTAIN ALL UTILITIES IN SERVICE DURING DEMOLITION UNTIL SUCH TIME AS TEMPORARY SHUTOFFS ARE REQUIRED. NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF ANY SHUT-OFFS. UTILITY SERVICE SHALL BE RESTORED TO THE BUILDING AS SOON AS SAFELY POSSIBLE.



KEY PLAN
SCALE: N.T.S.

GENERAL DEMOLITION SCOPE OF WORK NOTES

1. ALL PENETRATIONS (MECHANICAL, PLUMBING, ELECTRICAL, LOW-VOLTAGE, ETC) THROUGH WALLS, & FLOORS DUE TO, BUT NOT LIMITED TO, DEMOLITION SHALL BE SEALED, FIRE SAFED OFF, CAPPED, AND LEVELED SMOOTH WITH ADJACENT SURFACES AND MATERIALS.
2. REMOVE EXISTING PARTITIONS WHERE INDICATED ON PLAN BY THE DASHED LINES. REMOVE ALL WALL BASE WHERE NEW BASE IS SCHEDULED INCLUDING ADHESIVE GLUE AT ALL PARTITIONS SCHEDULED TO REMAIN WITHIN THE WORK AREA.
3. COORDINATE WITH REFLECTED CEILING PLAN FOR REMOVAL OF EXISTING LIGHT FIXTURES. THIS INCLUDES ALL BRANCH WIRING, JUNCTION BOXES, ETC. BACK TO THE SOURCE (ELECTRICAL PANELS) WITHIN THE AREA OF WORK.
4. ALL EXISTING LOW VOLTAGE CABLES SHALL BE REMOVED TO THEIR SOURCE. G.C. TO COORDINATE WITH THE OWNER, TYPICAL.
5. CONTRACTOR SHALL TEMPORARILY SUPPORT ALL ABOVE CEILING SYSTEMS AS REQUIRED TO COMPLETE WORK.
6. REMOVE EXISTING DOORS & FRAMES WHERE INDICATED.
7. WHEN EXISTING CONDUITS ARE ABANDONED, CONTRACTOR SHALL REMOVE BACKBOXES AND WIRING AND CAP.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS REMAINING IN OPERATION. MAINTAINING CONTINUITY SHALL CONSIST OF REROUTING, INTERCEPTING & EXTENDING CONDUITS AND WIRES AS REQUIRED TO FIXTURES OR SCHEDULED DEVICES TO REMAIN.
9. ALL SWITCH PLATES, CONTROL PLATES, FIXTURE MOUNTING BOLTS AND SIMILAR VISIBLE ACCESSORY ITEMS SHALL BE REMOVED. THE OPENINGS, HOLES, AND DAMAGED AREAS DUE TO REMOVAL OF THESE ITEMS AND THE REMOVAL OF RECEPTACLES SHALL BE PATCHED, REPAIRED AND REFINISHED TO MATCH ADJACENT AREAS.
10. FIRE ALARM SYSTEM SHALL REMAIN CONNECTED AND OPERABLE DURING DEMOLITION & CONSTRUCTION UNTIL NEW AND/OR MODIFIED FIRE ALARM SYSTEM IS INSTALLED.
11. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL SHUTDOWN PROCEDURES WITH OWNER'S REPRESENTATIVE AND WORK SHALL BE SCHEDULED TO ELIMINATE ANY DISRUPTION DURING OPERATING HOURS. THE SAME IS TRUE FOR SPRINKLER, FIRE ALARM, AND PLUMBING SHUT DOWNS REQUIRED.
12. **CONTRACTOR TO TAKE ALL THE NECESSARY PRECAUTIONS TO CONTROL CONSTRUCTION DUST FROM SPREADING THROUGHOUT THE SPACES ON ALL FLOORS AT THE AREAS OF WORK AND ENTERING INTO THE EXISTING HVAC SYSTEMS. G.C SHALL COORDINATE WITH THE BUILDING ENGINEERING.**

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DEMOLITION PLANS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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VILLAGE OF SPRING VALLEY — ROCKLAND COUNTY, NEW YORK

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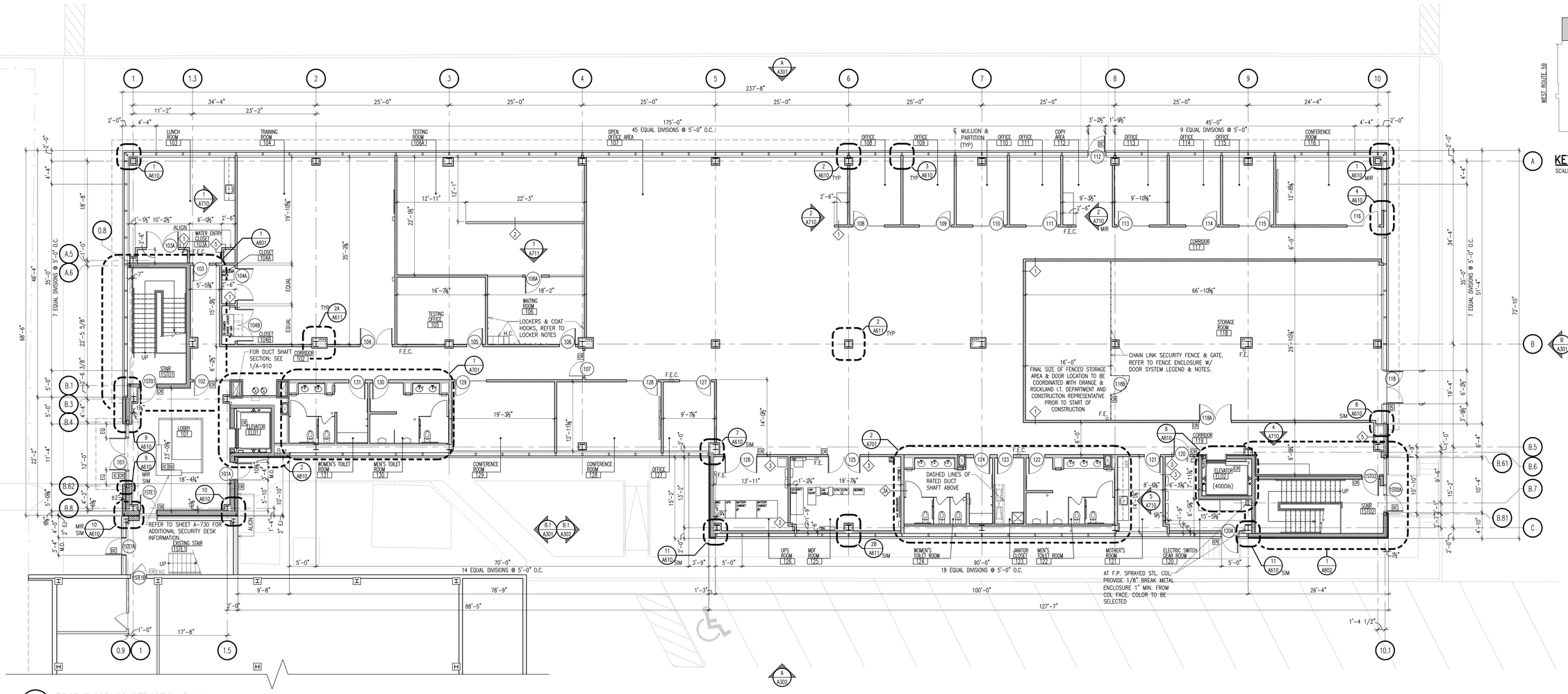
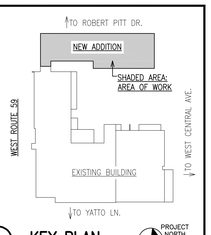




KEY PLAN
SCALE: N.T.S.

1 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

NOTE: 1.) ALL PARTITION TYPES TO BE TYPE 15 U.O.N.
2.) ℄ SHOWN @ STL. COLUMNS DENOTES ESSENTRIC COLUMN. REFER TO STRUCTURAL DWGS.

GENERAL CONSTRUCTION PLAN NOTES

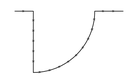
1. FOR ADDITIONAL GENERAL NOTES REFER TO TITLE SHEET.
2. PRIOR TO INSTALLATION OF FLOOR FINISHES, CONTRACTOR TO PREPARE EXISTING FLOOR SLAB TO ACCEPT NEW FINISHES INCLUDING, BUT NOT LIMITED TO, CLEANING AND LEVELING THE EXISTING FLOOR SLAB TO WITHIN MANUFACTURER'S SPECIFIED INSTALLATION TOLERANCES.
3. G.C. IS TO PROVIDE & INSTALL SELF-LEVELING COMPOUND 'ARDEX' OR APPROVED EQUAL AT LOCATIONS UNDER GLASS PARTITIONS TO MAINTAIN A LEVEL CONCRETE FLOOR, NOT TO EXCEED A TOLERANCE OF 1/8". SELF-LEVELING COMPOUND SHALL EXTEND A MINIMUM OF 6'-0" FROM THE CENTER OF GLASS PARTITION TO EACH SIDE.
4. CONTRACTOR SHALL FLASH PATCH THE EXISTING CONCRETE SLAB AS REQUIRED FOR NEW FINISHES.
5. ALL DIMENSIONS OFF OF EXTERIOR PERIMETER WALLS ARE BELOW WINDOW STOOLS FROM GYPSUM BOARD (OR EXPOSED CMU), U.O.N.
6. G.C. & FRAMING CONTRACTOR TO INSTALL & COORDINATE EXACT LOCATIONS OF METAL STUD FRAMED PARTITIONS W/ FLOOR PLANS & PARTITION TYPES. ALL PARTITIONS ARE TO BE STRAIGHT & PLUM & SHALL NOT EXCEED A TOLERANCE OF 1/8". NOTE THAT IF PARTITIONS DO NOT MEET THESE REQUIREMENTS CONTRACTOR IS TO REFRAME WALLS AS REQUIRED AT THE CONTRACTOR'S OWN COST.
7. ALL ALUMINUM AND GLASS STOREFRONT PARTITIONS TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR, TYPICAL U.O.N.
8. PATCH & REPAIR ALL EXISTING SURFACES AT ALL AREAS DISTURBED BY DEMOLITION OR NEW CONSTRUCTION OF ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AV, SECURITY, IT, ETC. SYSTEMS, READY TO RECEIVE NEW FINISHES. REFER TO COLOR & MATERIAL SPECIFICATIONS FOR FINISH SELECTIONS.
9. PROVIDE RECESSED FIRE EXTINGUISHER CABINETS AND FIRE EXTINGUISHERS TO MATCH THE BUILDING STANDARD WHERE INDICATED ON THE PLANS & WHERE REQUIRED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL INCLUDE IN THEIR BID (2) TWO EXTRA FIRE EXTINGUISHERS PER FLOOR FOR LOCATIONS TO BE DETERMINED BY THE FIRE INSPECTOR.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING TO MATCH ALL EXISTING SPRAYED-ON FIRE PROOFING KNOCKED OFF (DUE TO NEW CONSTRUCTION) OR OTHERWISE MISSING ON THE EXISTING STEEL COLUMNS, BEAMS, METAL DECKING, OR OTHER STRUCTURAL MEMBERS.
11. G.C. SHALL BE RESPONSIBLE FOR FLOOR CORING AND CHASING THE FLOOR TO INSTALL ALL CONDUITS FOR POWER/DATA/AV WIRING TO PARTITIONS, RECESSED FLOOR BOXES, FLOOR FEEDS, AND PLUMBING AS APPLICABLE. REFER TO THE ELECTRICAL AND PLUMBING PLANS FOR ADDITIONAL INFORMATION AND FURNITURE VENDOR, IT, AND SECURITY DRAWINGS BY OTHERS FOR FINAL LOCATIONS AND ADDITIONAL INFORMATION; FURNITURE, IT AND SECURITY EQUIPMENT IS SHOWN FOR REFERENCE ONLY. COORDINATE WITH ALL DRAWINGS PRIOR TO POURING FLOOR SLAB TO ENSURE THERE ARE NO CONFLICTS.
12. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF SYSTEMS FURNITURE WITH FURNITURE VENDOR & ASSOCIATED TRADES. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH FURNITURE SYSTEM VENDOR INCLUDING DELIVERY, STAGING AND INSTALLATION OF FURNITURE SYSTEMS AND COORDINATION WITH OTHER TRADES SUCH AS PAINTERS, CARPET INSTALLERS, DATA INSTALLERS AND ELECTRICIANS.
13. FOR ALL NEW WINDOW TREATMENT LOCATIONS & TYPE, REFER TO COLOR & MATERIAL DRAWINGS AND SPECIFICATIONS.
14. AS REQUIRED, PROVIDE 4'x8'x3/4" AC GRADE F.T. PLYWOOD 4" A.F.F. FLOOR-TO-CEILING IN ROOMS WITH WALL MOUNTED IT EQUIPMENT. PAINT 2 COATS OF FIRE RETARDANT PAINT, COLOR: BLACK, DO NOT PAINT OVER FIRE RATING STAMPS. COORDINATE EXACT LOCATIONS & EXTENT WITH IT & ELECTRICAL DRAWINGS.
15. PROVIDE PARGE COAT OVER EXPOSED STAIR SHAFT CMU WALLS ADJACENT & PARALLEL TO AND FACING EXTERIOR CURTAIN WALL.
16. SECURITY SYMBOLS, COORDINATE WITH SECURITY DRAWINGS BY OTHERS, ELECTRICAL DRAWINGS, AND DOOR SPECIFICATIONS.
    16.1. CR CARD READER DOOR ACCESS CONTROL
    16.2. DC DOOR CONTACT
    16.3. DB DURESS BUTTON, PROVIDE AT DESK
    16.4. IC INTERCOM

LOCKER NOTES

LOCKERS
1. MANUFACTURER: LYON
2. MODEL: CLEARSIGHT LOCKERS, 5-TIER.
3. SIZES: 12"W x 18"D x 66"H 5314PCSU (5 OPENINGS), 36"W x 18"D x 66"H 53143PCSU (15 OPENINGS); FULLY ASSEMBLED.
4. FINAL INSTALLATION SHALL PROVIDE 20 OPENINGS.
5. SECURITY/LOCKING DEVICE: COORDINATE WITH OWNER FOR FINAL SELECTION.
6. BODY COLOR: DOVE GRAY
7. DOORS: CLEAR POLYCARBONATE
8. NUMBER DISK: PROVIDE STANDARD METAL LOCKER NUMBER PLATES, 1-20
9. TOP: FLAT
10. REFER TO INSTALLATION GUIDELINES FOR REAR AIR SPACE AS REQUIRED.
11. PROVIDE SINGLE END PANELS TO FINISH EXPOSED LOCKER END RUNS.
12. PROVIDE FINISHED/CLOSED BASE 4"H, ALL EXPOSED SIDES.
13. MULTIPLE ADJACENT LOCKERS SHALL BE FASTENED TOGETHER. LOCKERS TO BE SECURED TO PARTITION, REFER TO RECOMMENDED INSTALLATION GUIDELINES. PROVIDE F.T. WOOD BLOCKING AND/OR ADDITIONAL METAL STUDS AS REQUIRED FOR SECUREMENT.
14. PROVIDE ADA KITS WHERE NOTED BY 'H.C.' ON CONSTRUCTION PLAN AT LOWER LEVEL LOCKERS. AT LEAST 5% BUT NOT LESS THAN ONE ADA KIT SHALL BE PROVIDED AT EACH LOCKER INSTALLATION AREA. CONTRACTOR TO INSTALL ADA SIGN AND RIVETS AS REQUIRED. FOR UNOBSTRUCTED REACH CONTRACTOR TO INSTALL ADA SIGN ON LOWEST LOCKER UNIT WHOSE LOWEST SHELF MEASURES 15" MIN A.F.F.

COAT HOOKS
1. MANUFACTURER: DOUG MOCKETT
2. MODEL: CH62 MARINER COAT HOOK
3. FINISH: GRAPHITE (41)
4. WEIGHT CAPACITY: 25 LBS.
5. FINAL INSTALLATION SHALL PROVIDE 12 COAT HOOKS.
6. INSTALL 6 COAT HOOKS AT 68" A.F.F. AND 6 COAT HOOKS AT 48" A.F.F., ALTERNATING @ 12" O.C.
7. PROVIDE F.T. WOOD BLOCKING AS REQUIRED.

FENCE ENCLOSURE W/ DOOR SYSTEM LEGEND & NOTES



NOTE: 1. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION TO INSURE PROPER INSTALLATION.
2. ALL NEW GATES SHALL COMPLY WITH THE CURRENT IBC OF NY, CHAPTER 10.
3. ALL REQUIRED CLEARANCES SHALL BE VERIFIED IN FIELD.
4. PROVIDE ALL NECESSARY HARDWARE AS NOTED IN (AND/OR IN ADDITION TO) HARDWARE SETS TO PERFORM A COMPLETE INSTALLATION AND TO ACHIEVE REQUIRED FUNCTION INCLUDING BUT NOT LIMITED TO MOUNTING PLATES & ANTI-TAMPERING EQUIPMENT. HARDWARE SELECTIONS SHALL BE COORDINATED WITH FENCE SYSTEM TO ENSURE PROPER INSTALLATION & OPERATION PRIOR TO ORDERING.
5. REFER TO GENERAL CONSTRUCTION PLAN NOTES & COORDINATE WITH CONSTRUCTION PLAN.
CHAIN LINK SECURITY FENCE SYSTEM TO EXTEND FROM FLOOR TO UNDERSIDE OF CEILING SYSTEM, REFER TO CONSTRUCTION PLAN FOR LOCATION & REFLECTED CEILING PLAN FOR HEIGHT.
PROVIDE POSTS, CAPS, RAILS, BRACING, FENCING, BANDS, BARS, TIES, HINGES, ETC. AS REQUIRED FOR COMPLETE INSTALLATION.
WELD POSTS TO STEEL PLATE & BOLT TO CONCRETE SLAB.
FENCING TO BE 2" DIAMOND 9 GA GALVANIZED CHAIN LINK.
GATE: 3'-6" WIDE x 6'-8" HIGH SWING GATE

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FIRST FLOOR CONSTRUCTION PLAN

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TAX MAP ID 56.58-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
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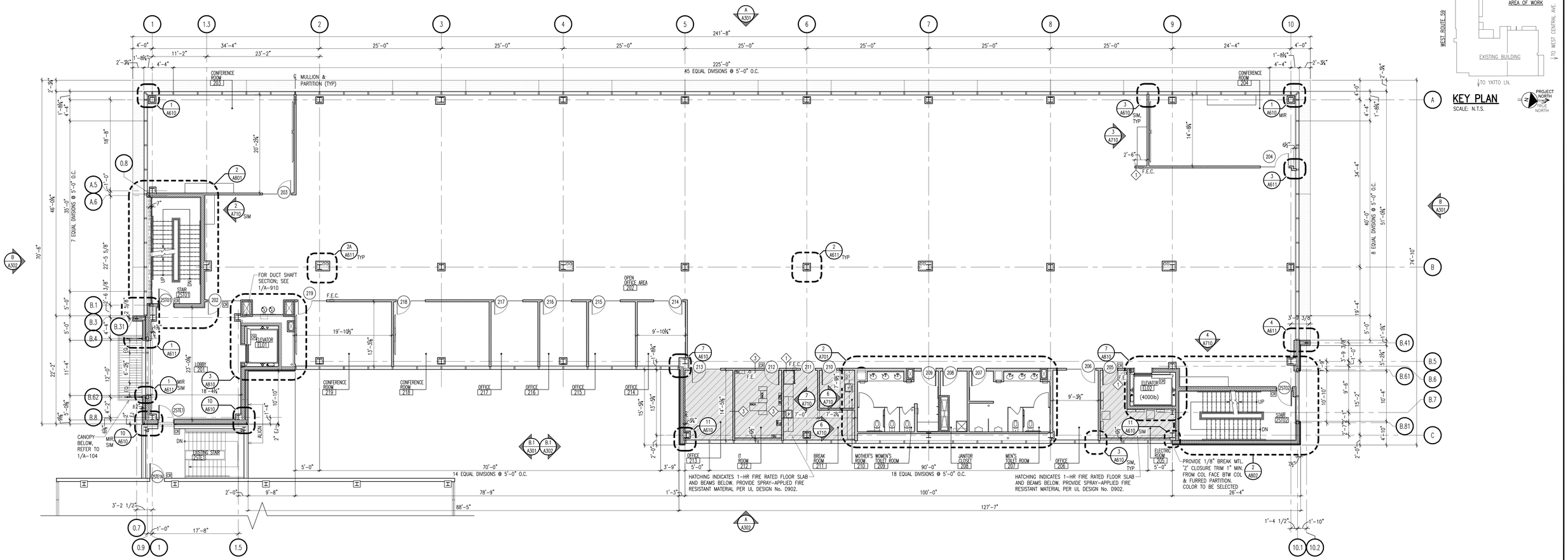

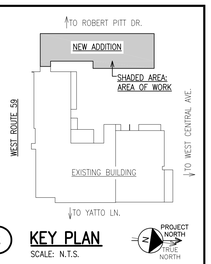

KEY PLAN
SCALE: N.T.S.

1 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

NOTE: 1.) ALL PARTITION TYPES TO BE TYPE 1S U.O.N.
REFER TO A-101 FOR GENERAL CONSTRUCTION PLAN NOTES.
2.) ℄ SHOWN @ STL. COLUMNS DENOTES ESSENTRIC COLUMN.
REFER TO STRUCTURAL DWGS.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

SECOND FLOOR CONSTRUCTION PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

Omdex Incorporated Consulting Engineers
21 Cross Avenue
Midland Park, NJ 07432-1811
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NY #91385

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DATE: 08.11.2024

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DESIGN REVIEW | DATE

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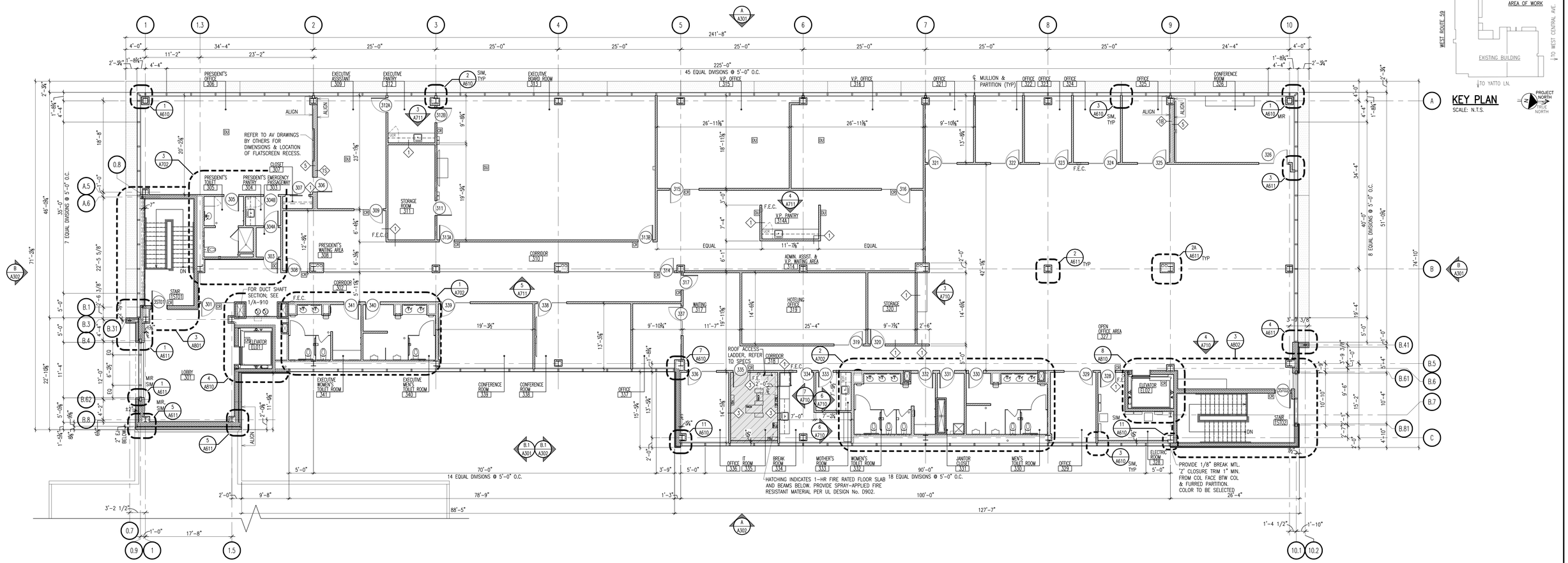
☐ CONSTRUCTION
☐ _____

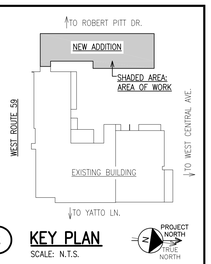
SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-102	8 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

REGISTERED ARCHITECT LORIN J. SONENSHINE 018401 STATE OF NEW YORK
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
John Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE, PP
Robert Nocella, AIA





KEY PLAN
SCALE: N.T.S.

1 THIRD FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

NOTE: 1.) ALL PARTITION TYPES TO BE TYPE 1S U.O.N.
REFER TO A-101 FOR GENERAL CONSTRUCTION PLAN NOTES.
2.) ℄ SHOWN @ STL. COLUMNS DENOTES ESSENTRIC COLUMN.
REFER TO STRUCTURAL DWGS.

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ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

THIRD FLOOR CONSTRUCTION PLAN

SVOC NEW OFFICE ADDITION
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390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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AS NOTED	5593	A-103	9 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

- John Lignos, AIA
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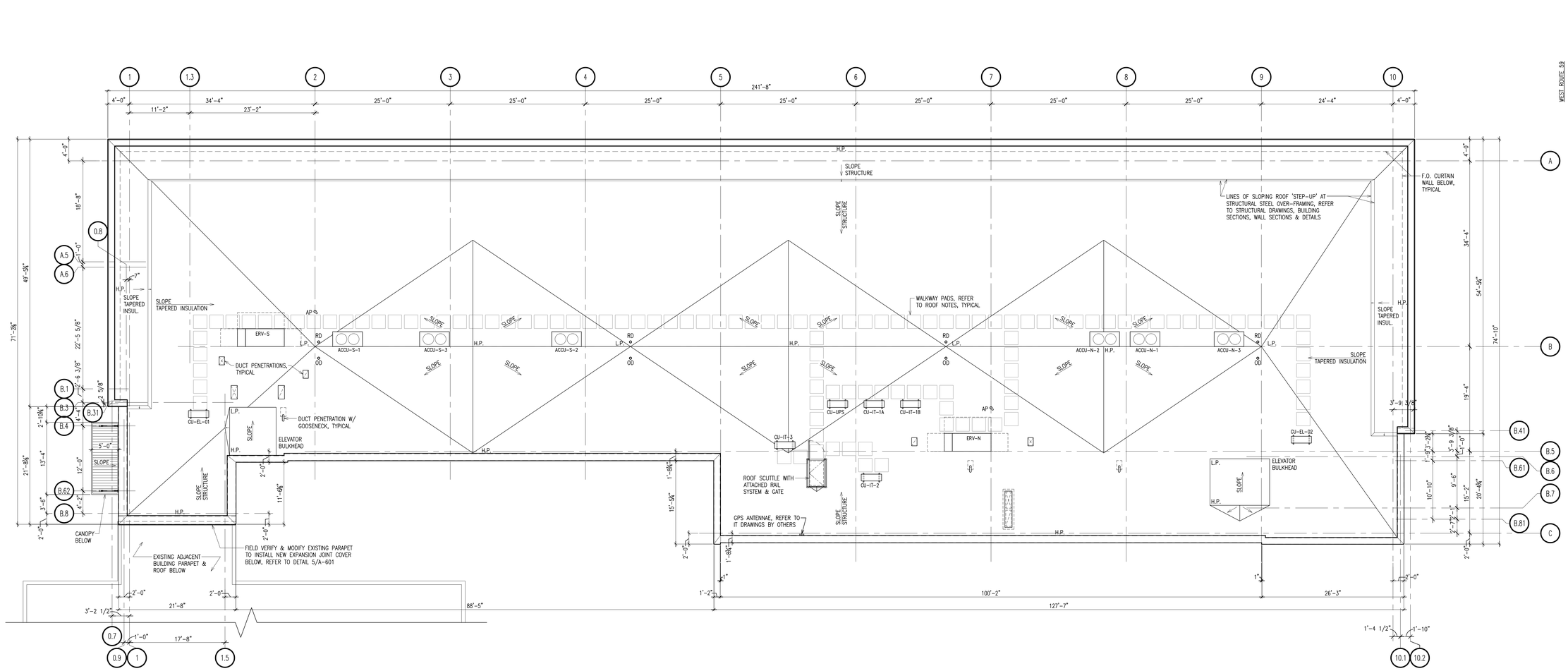

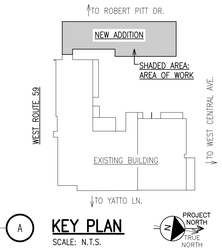

A **KEY PLAN**
SCALE: N.T.S.

1 **ROOF CONSTRUCTION PLAN**
SCALE: 1/8" = 1'-0"

ROOF NOTES:

1. REFER TO SHEET A-105 FOR TYPICAL ROOF DETAILS.
2. ALL ASSOCIATED ROOFING SYSTEMS, EQUIPMENT, ETC. ARE TO BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS, DETAILS, AND SPECIFICATIONS.
3. VERTICAL DIMENSIONS ABOVE ROOF ARE TO BE ESTABLISHED FROM ROOF HIGH POINT (TYP.)
4. ALL ROOF SYSTEM MODIFICATIONS AND PATCH/REPAIR WORK SHALL MATCH THE EXISTING ROOFING. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EXISTING ROOFING SYSTEM'S MANUFACTURER'S STANDARD DETAILS AND WRITTEN SPECIFICATION IN ORDER TO MAINTAIN EXISTING MANUFACTURER'S WARRANTY. MAINTAIN EXISTING SLOPE.
5. COORDINATE WITH MANUFACTURER CUT SHEETS, MEP DRAWINGS, AND APPROVED SHOP DRAWINGS FOR FINAL EXACT LOCATIONS OF EQUIPMENT & ROOF OPENING SIZES.
6. MAINTAIN THE ENTIRE ROOF IN A WEATHER-TIGHT CONDITION THROUGHOUT THE PROJECT DURATION.
7. PROVIDE .162" THICK X 30" WIDE WALKWAY PADS AROUND ALL NEW ROOFTOP EQUIPMENT. PROVIDE PROPER SPACING BETWEEN WALKWAY PADS PER MANUFACTURER RECOMMENDATIONS.
8. COORDINATE WITH STRUCTURAL DRAWINGS AND REFER TO MECHANICAL DRAWINGS FOR ALL ROOFTOP UNITS.
9. FLASH ALL ROOF PENETRATIONS, WALLS, CURBS, TERMINATIONS, SEALANT POCKETS, COPINGS, COUNTER FLASHING, ETC. IN ACCORDANCE WITH ROOFING MANUFACTURER'S DETAILS, SPECIFICATIONS AND RECOMMENDATIONS.
10. ROOF SLOPES SHALL BE 1/4":12" MIN. (U.O.N.). REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. CONTRACTOR TO PROVIDE ROOF CRICKETS (SLOPED AT 1/2":12" MIN) AT ROOF-TOP EQUIPMENT &/OR WHERE REQUIRED FOR POSITIVE DRAINAGE.
12. METAL DECK CONTRACTOR SHALL FURNISH & INSTALL REINFORCING PLATES WELDED TO METAL DECK AT OPENINGS UP TO 9".
13. METAL DECK CONTRACTOR SHALL FURNISH & WELD TO METAL DECK REINFORCING ANGLES 2 1/2" x 2 1/2" x 1/4" x 2'-0" MINIMUM LONGER THAN OPENING SIZE ON TWO SIDES OF OPENINGS GREATER THAN 9" AND LESS THAN 1'-6" EXCEPT WHERE STEEL FRAME IS PROVIDED.
14. PROVIDE 2 1/2" x 2 1/2" x 1/4" ANGLE FRAMING WELDED TO METAL DECK AROUND ALL ROOF DRAINS.
15. "AP": ROOFTOP SINGLE-POINT ANCHOR POST. PROVIDE KEESAFETY KEEPOST OS24SVL(WON/WAR/BCP) OR APPROVED EQUAL. PROVIDE POURABLE SEALER POCKET AT EACH ROOF PENETRATION.

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ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

ROOF CONSTRUCTION PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

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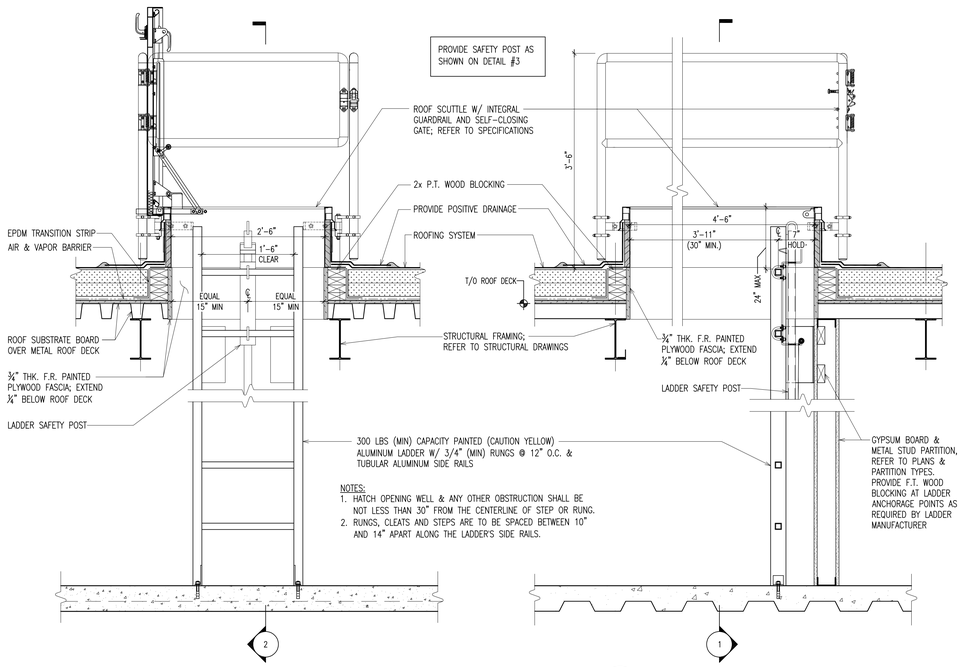
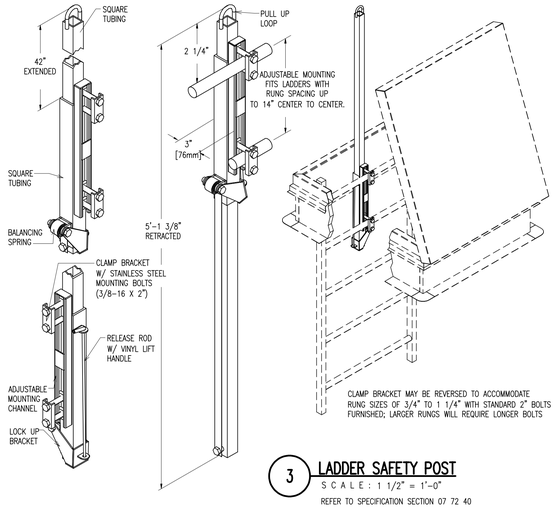


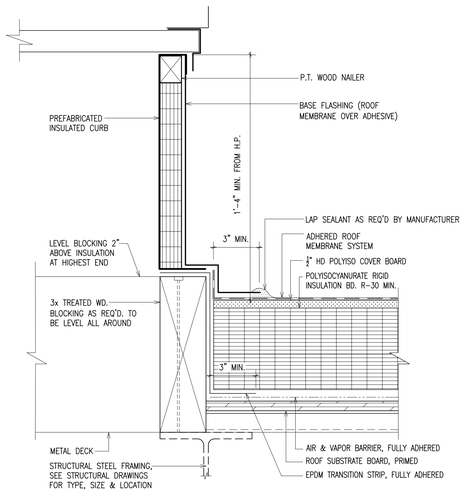
1 ROOF ACCESS HATCH – SECTION
SCALE: 1" = 1'-0"

2 ROOF ACCESS HATCH – SECTION
SCALE: 1" = 1'-0"



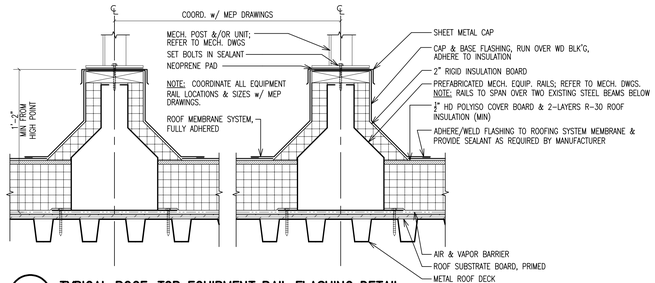
3 LADDER SAFETY POST
SCALE: 1 1/2" = 1'-0"

REFER TO SPECIFICATION SECTION 07 72 40

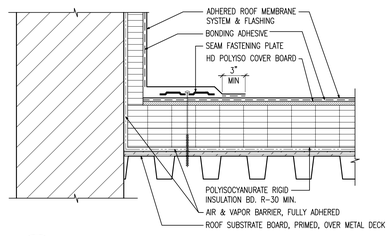


4 TYPICAL CURB FLASHING DETAIL
SCALE: 3" = 1'-0"

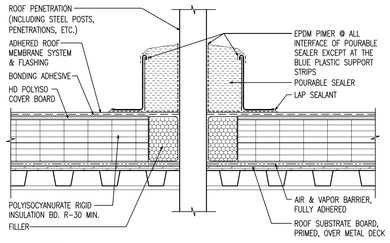
GENERAL NOTES:
1.) DETAILS SHOWN FOR REFERENCE ONLY.
2.) ROOFING SYSTEMS, EQUIPMENT CURBS ETC. ARE TO BE INSTALLED AS PER THE MANUFACTURERS RECOMMENDED DETAILS & SPECIFICATIONS.
3.) COORDINATE W/ MEP DRAWING BY OTHERS FOR LOCATION OF EQUIPMENT SUCH AS RTU'S ROOF DRAINS, EXHAUST FANS, ETC.



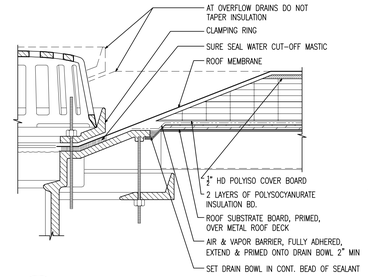
5 TYPICAL ROOF-TOP EQUIPMENT RAIL FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



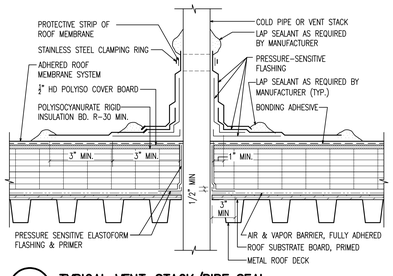
6 TYPICAL PARAPET BASE FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



7 TYPICAL POURABLE SEALER POCKET DETAIL
SCALE: 1 1/2" = 1'-0"



8 TYPICAL ROOF DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"



9 TYPICAL VENT-STACK/PIPE SEAL
SCALE: 1 1/2" = 1'-0"

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REGISTERED ARCHITECT — LORIN J. SONENSHINE — 018401 — STATE OF NEW YORK

Lorin J. Sonenshine, AIA
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ROOF DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
200 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-105	11 OF 95	1

VILLAGE OF SPRING VALLEY — ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
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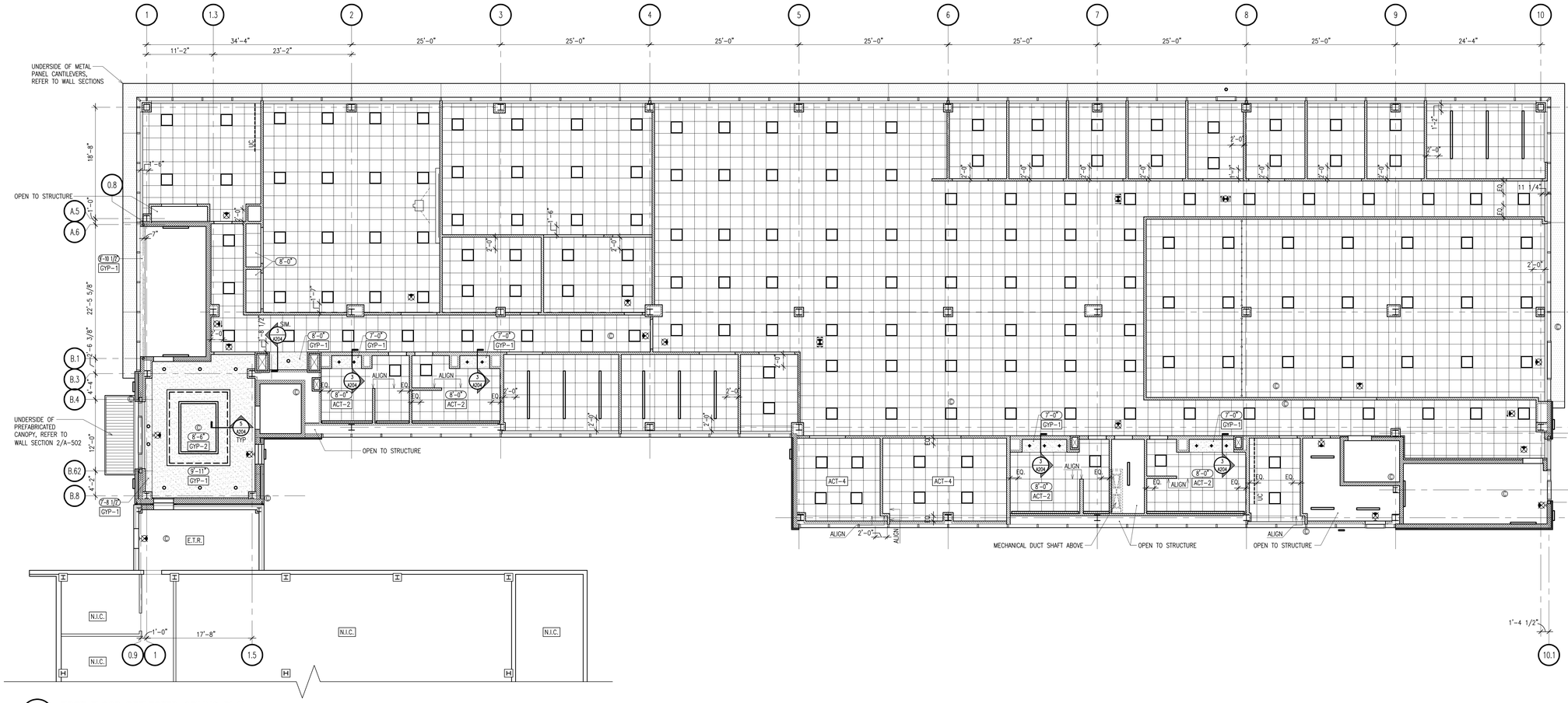

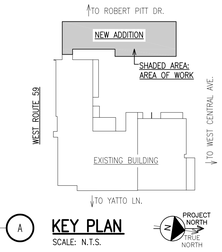

KEY PLAN
SCALE: N.T.S.

1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

NOTE: ALL FIRST FLOOR CEILING SYSTEMS SHALL BE ACT-1 AT 9'-10" U.O.N.

REFLECTED CEILING PLAN LEGEND

2'x2' SUSPENDED ACOUSTICAL CEILING SYSTEM, TYPICAL (U.O.N.) REFER TO COLOR & MATERIAL WRITTEN SPECIFICATIONS. ACT-1

2'x2' SUSPENDED ACOUSTICAL CEILING SYSTEM, IN TOILET ROOMS. REFER TO COLOR & MATERIAL WRITTEN SPECIFICATIONS. ACT-2

2'x2' SUSPENDED ACOUSTICAL CEILING SYSTEM, IN THIRD FLOOR EXECUTIVE AREA. REFER TO COLOR & MATERIAL WRITTEN SPECIFICATIONS. ACT-3

2'x2' SUSPENDED ACOUSTICAL CEILING SYSTEM, IN IT ROOMS. REFER TO COLOR & MATERIAL WRITTEN SPECIFICATIONS. ACT-4

INDICATES GYP. BD. CEILING SYSTEM, SOFFIT & FASCIAS. GYP-1

INDICATES SUSPENDED ACOUSTICAL GYP. BD. CEILING SYSTEM. GYP-2

SUSPENDED WOOD VENEER GRILLE & ACOUSTICAL PANEL CEILING SYSTEM CONNECTED TO SUSPENDED CEILING GRID SYSTEM. REFER TO COLOR & MATERIAL WRITTEN SPECIFICATIONS. NOTE: CEILING HEIGHT INDICATOR REFERS TO BOTTOM OF SLATS. WGC-1

EXTERIOR 20" WALL MOUNTED LED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

EXTERIOR 4.5" DIA. RECESSED LED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

EXTERIOR 12" WALL MOUNTED LED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

2'x2' LED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

8'L LED PENDANT LINEAR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

LED RECESSED FLUSH LINEAR LIGHT FIXTURE. REFER TO REFLECTED CEILING PLAN FOR LENGTHS. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

10'L LED PENDANT LINEAR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

4'L LED SURFACE MOUNTED LINEAR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

LED 3.5" DIA. RECESSED DOWN LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

LED 2.5" DIA. RECESSED DOWN LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

4'L LED CHAIN OR CABLE MOUNTED LINEAR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

LED 6" DIA. SHOWER RECESSED DOWN LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

LED PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

UC — UNDER CABINET LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

LED PENDANT LINEAR LIGHT FIXTURE. REFER TO REFLECTED CEILING PLAN. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

LED RIBBON LIGHT FIXTURE. REFER TO REFLECTED CEILING PLAN & DETAILS. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

LED EDGE LIT CEILING MOUNTED ILLUMINATED EXIT SIGN. ARROW INDICATES PATH OF TRAVEL. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

WALL-MOUNTED ILLUMINATED EXIT LIGHT REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.

PERIMETER SHADE POCKET, SINGLE OR DOUBLE. REFER TO COLOR & MATERIAL DRAWINGS AND SPECIFICATIONS.

10'-0" CEILING HEIGHT INDICATOR

SECURITY CAMERA SHOWN FOR REFERENCE ONLY. REFER TO SECURITY DRAWINGS BY OTHERS

PROJECTOR & PROJECTION SCREEN SHOWN FOR REFERENCE ONLY. REFER TO AV DRAWINGS BY OTHERS

GENERAL REFLECTED CEILING NOTES

1. REFER TO TITLE SHEET FOR ADDITIONAL GENERAL NOTES.
2. COORDINATE REFLECTED CEILING PLAN WITH MEP ENGINEER'S DRAWINGS.
3. ALL CONTRACTORS ARE TO FOLLOW LAYOUT ON ARCHITECTURAL DRAWINGS AND COORDINATE WITH OTHER TRADES.
4. ALL CEILING SYSTEMS SHALL COMPLY WITH BUILDING CODE.
5. REFER TO REFLECTED CEILING PLANS AND COLOR & MATERIAL PLANS & SPECIFICATIONS FOR TYPES OF SUSPENDED CEILING TILE AND GRID SYSTEMS.
6. NEW CEILING GRID IS TO BE CENTERED IN ALL AREAS AND ROOMS UNLESS OTHERWISE NOTED ON THE REFLECTED CEILING PLAN.
7. PATCH, REPAIR, EXTEND OR REPLACE EXISTING ANY EXISTING CEILING/SOFFIT SYSTEMS & GYPSUM BOARD PARTITIONS/FASCIAS PER CONSTRUCTION OR DEMOLITION AS REQUIRED.
8. PAINT ALL GYPSUM BOARD SOFFITS, FASCIAS & GYPSUM BOARD CEILINGS IN SCOPE OF WORK. DO NOT PAINT ANY SPRINKLER HEADS. COORDINATE WITH COLOR & MATERIAL PLANS & SPECIFICATIONS.
9. AT ALL EXPOSED CEILINGS (OPEN TO ABOVE): MEP, STRUCTURAL, A/V, TELECOM, SECURITY, ETC ELEMENTS ABOVE ARE TO BE PAINTED, REFER TO COLOR & MATERIAL SPECIFICATIONS. DO NOT PAINT SPRINKLER HEADS OR FIRE ALARM SYSTEM SENSORS.
10. COORDINATE AV, SECURITY, AND TELECOMMUNICATIONS EQUIPMENT W/ DRAWINGS PREPARED BY OTHERS. NOTE: IT IS REQUIRED THAT THE CONTRACTOR REVIEW & COORDINATE WITH CLIENT'S CONSULTANTS FOR ALL CEILING MOUNTED ITEMS SUCH AS SECURITY CAMERAS, WAPS, MICROPHONES, CABLE TRAYS, ETC SHOWN OR NOT ON THE ARCHITECTURAL REFLECTED CEILING PLANS.
11. GENERAL CONTRACTOR TO COORDINATE COLORS OF CEILING MOUNTED MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, I.T., SECURITY, TELECOMMUNICATIONS, AUDIO/VISUAL, ETC. FIXTURES, ACCESSORIES, CONDUIT, EQUIPMENT, SUPPORTS/MOUNTING HARDWARE, PIPES, ACCESS PANELS, ETC. AS APPLICABLE TO MATCH SPECIFIED COLOR OF ADJACENT CEILING FINISH UNLESS OTHERWISE NOTED. REFER TO COLOR AND MATERIAL SPECIFICATIONS FOR SPECIFIED COLOR(S).
12. REFER TO ELECTRICAL DRAWINGS FOR ANY ADDITIONAL LIGHTING ITEMS SUCH AS EXIT LIGHTING, EMERGENCY LIGHTING, NIGHT LIGHTING, ETC. AS REQUIRED FOR A COMPLETE ELECTRICAL INSTALLATION AND/OR AS REQUIRED BY CODE. THE PRESENT REFLECTED CEILING PLAN SHOWS A SUGGESTED MINIMUM NUMBER OF EXIT LIGHTS.
13. THE LOCATION OF ELECTRICAL EQUIPMENT ETC. IS APPROXIMATE AND IS SUBJECT TO MODIFICATION IN FIELD IF REQUIRED AND APPROVED BY ARCHITECT.
14. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHT AND POWER AS REQUIRED.
15. ALL LIGHTING AND EXIT DEVICES SHALL BE VERIFIED FOR CODE COMPLIANCE BY ELECTRICAL ENGINEER. FOR LIGHT FIXTURE SPECIFICATIONS REFER TO LIGHT FIXTURE SCHEDULE ON ELECTRICAL DRAWINGS.
16. PROVIDE DIMMING TO LIGHT FIXTURES IN CONFERENCE ROOMS & HUDDLE ROOMS. LIGHT FIXTURES ABOVE FLAT SCREENS OR PROJECTION SCREENS ARE TO BE SWITCHED SEPARATELY FROM THE REMAINDER OF THE LIGHT FIXTURES IN THE ROOM. COORDINATE WITH ELECTRICAL DRAWINGS AND A/V DRAWINGS BY OTHERS.
17. FIRE PROTECTION ITEMS SUCH AS FIRE HORNS, STROBES, SPRINKLERS, PULLS, ETC. SHALL BE INSTALLED AS REQUIRED FOR A COMPLETE ELECTRICAL AND COMPLIANT INSTALLATION AND/OR AS REQUIRED BY CODE.
18. IN AREAS IN WHICH ABOVE CEILING WORK IS TO BE PERFORMED G.C. SHALL REMOVE EXISTING SUSPENDED ACOUSTICAL CEILING SYSTEM AS REQUIRED AND REINSTALL WHEN WORK IS COMPLETED. ANY DAMAGED PORTION OF THE CEILING SYSTEM SHALL BE REPLACED IN KIND. COORDINATE WITH ENGINEER'S DRAWINGS & DRAWINGS BY OTHERS AS APPLICABLE FOR ADDITIONAL INFORMATION AND SCOPE OF WORK.
19. CONTRACTOR SHALL PROVIDE FRAMELESS LIFT-UP ACCESS DOORS AS REQUIRED IN THE GYPSUM BOARD CEILING FOR ALL ABOVE CEILING MEP ITEMS. FINAL LOCATIONS & SIZES TO BE COORDINATED IN THE FIELD AND APPROVED BY THE ARCHITECT. PROVIDE 'WIND-LOCK' 'STEALTH' DROP-IN ACCESS PANEL 'TRAP' SERIES OR APPROVED EQUAL.
20. REFER TO CONSTRUCTION PLANS FOR LOCATIONS OF SPRAY APPLIED FIRE PROOFING ON METAL DECK & STRUCTURAL STEEL. PROVIDE ADDITIONAL SPRAY APPLIED FIRE PROOFING TO STRUCTURAL STEEL INTERFERING WITH SHAFT WALL CONSTRUCTION; REFER TO CONSTRUCTION PLAN & PARTITION TYPES SHEETS FOR LOCATIONS, DETAIL, AND ADDITIONAL NOTES.
21. PROVIDE CEILING TILE HOLD-DOWN CLIPS AT ROOMS UTILIZING A FM-200 CHEMICAL FIRE PROTECTION SYSTEM. COORDINATE WITH FIRE PROTECTION PLANS FOR LOCATIONS.
22. REFER TO TOILET ROOM PLANS & SCHEDULES FOR ILLUMINATED MIRRORS.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

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FIRST FLOOR REFLECTED CEILING PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
200 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

Omdex Incorporated Consulting Engineers
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DATE: 08.11.2024
REGISTERED ARCHITECT LORIN J. SONENSHINE 018401 STATE OF NEW YORK
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

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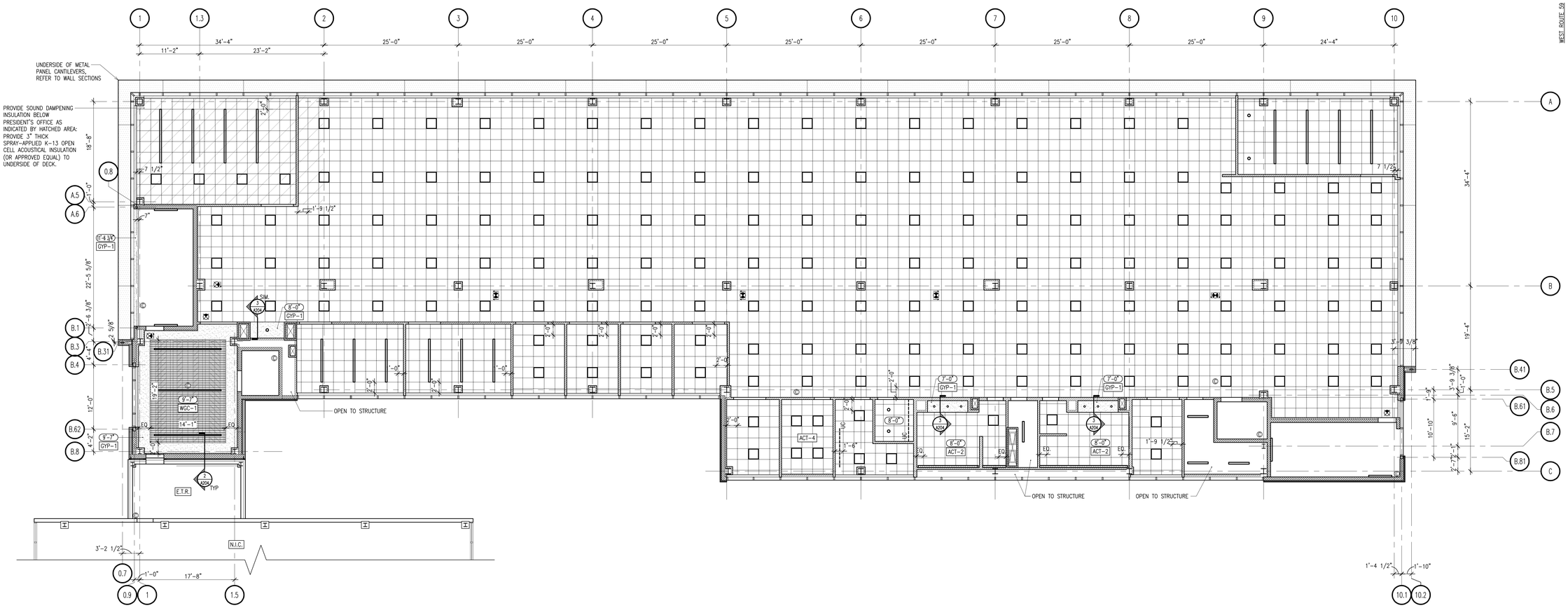
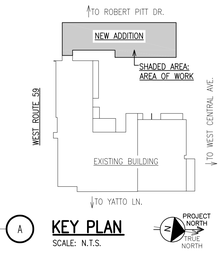
SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-201	12 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
John Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE, PP
Robert Nocella, AIA





KEY PLAN
SCALE: N.T.S.

1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

NOTE: REFER TO SHEET A-201 FOR GENERAL REFLECTED CEILING PLAN NOTES & LEGEND.
NOTE: ALL SECOND FLOOR CEILING SYSTEMS SHALL BE ACT-1 AT 9'-7" U.O.N.

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SECOND FLOOR REFLECTED CEILING PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-202	13 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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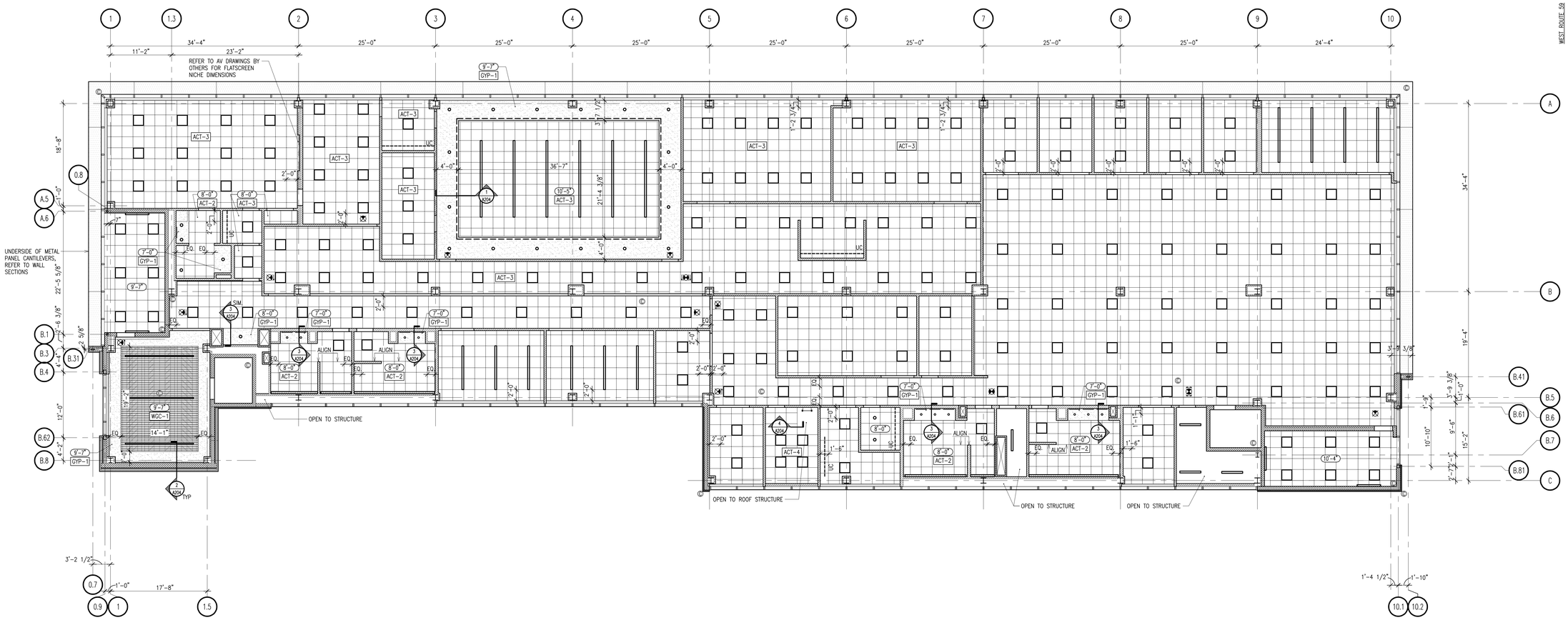

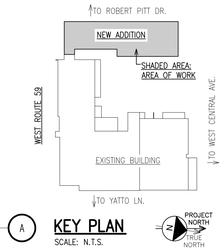

A **KEY PLAN**
SCALE: N.T.S.

1 **THIRD FLOOR REFLECTED CEILING PLAN**
SCALE: 1/8" = 1'-0"
NOTE: REFER TO SHEET A-201 FOR GENERAL REFLECTED CEILING PLAN NOTES & LEGEND.
NOTE: ALL THIRD FLOOR CEILING SYSTEMS SHALL BE ACT-1 AT 9'-7" U.O.N.

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THIRD FLOOR REFLECTED CEILING PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-203	14 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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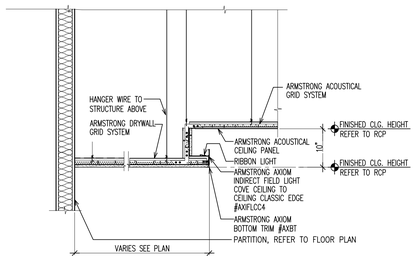
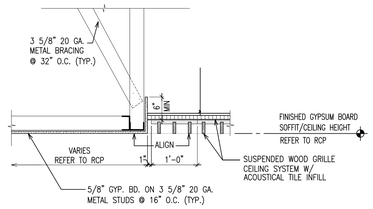


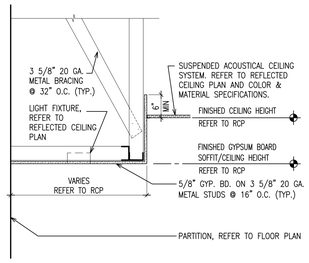
1 LIGHT COVE CEILING DETAIL

SCALE: 3/4" = 1'-0"



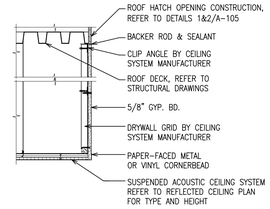
2 GYP. BD. SOFFIT & GRILLE CEILING DETAIL

SCALE: 3/4" = 1'-0"



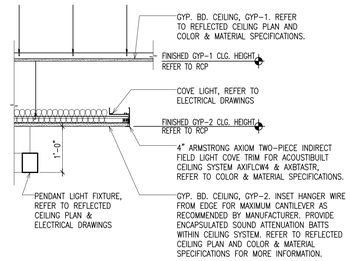
3 GYP. BD. SOFFIT & FASCIA CEILING DETAIL

SCALE: 3/4" = 1'-0"



4 GYP. BD. FASCIA AT ACOUSTIC CEILING SYSTEM DETAIL

SCALE: 3/4" = 1'-0"



5 CEILING DETAIL

SCALE: 3/4" = 1'-0"

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REFLECTED CEILING PLAN DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
280 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-204	15 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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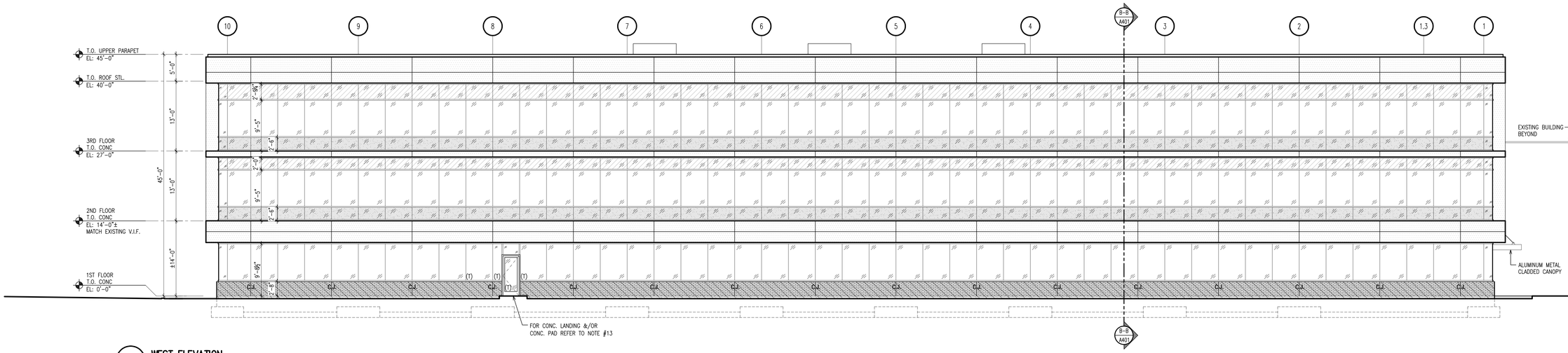
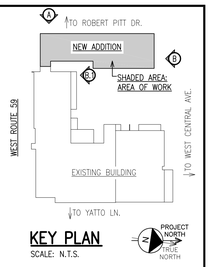
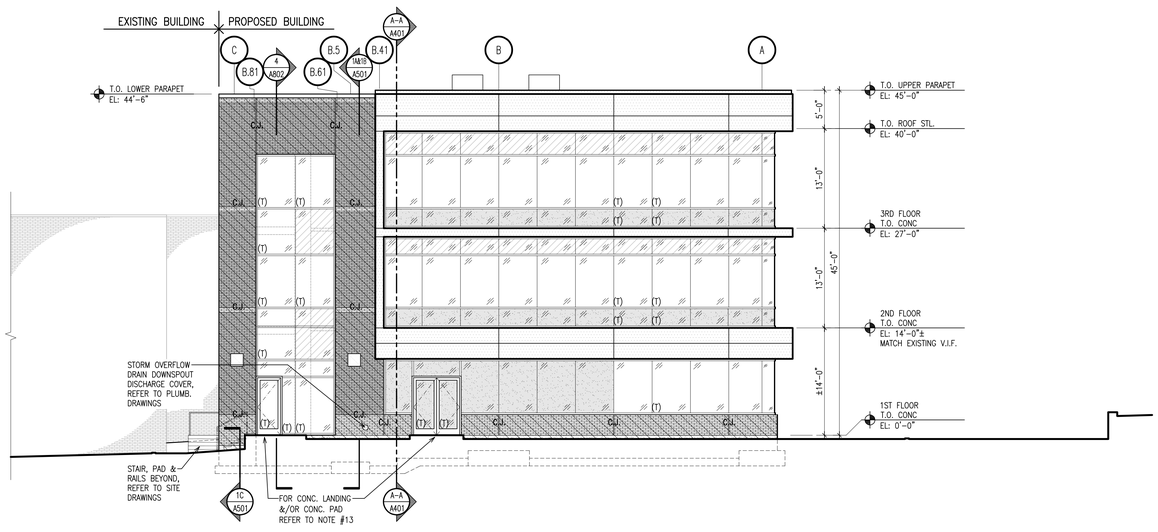


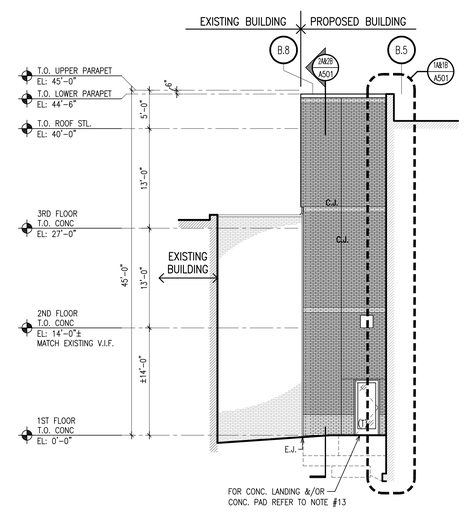
A **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: N.T.S.



B **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



B.1 **PARTIAL NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS LEGEND & NOTES

(REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION)

- ALUMINUM COMPOSITE PANEL
- ANCHORED VENEER BRICK CAVITY WALL SYSTEM COLOR: 1
- ANCHORED VENEER BRICK CAVITY WALL SYSTEM COLOR: 2
- PARGE-COATED FOUNDATION WALL
- THIN VENEER BRICK SYSTEM COLOR: 1
- THIN VENEER BRICK SYSTEM COLOR: 2
- PRE-COATED FOUNDATION INSULATION
- 1" INSULATED LOW-E CLEAR GLASS
- 1" INSULATED LOW-E SPANDREL GLASS
- 1" INSULATED LOW-E FROSTED GLASS
- EXTERIOR WALL MOUNTED LIGHT FIXTURES REFER TO REFLECTED CEILING PLAN & ELECTRICAL DRAWINGS FOR SPECIFICATION

1. ALUM. & GLASS CURTAIN WALL SYSTEM:
   BY: KAWNEER; 1600 WALL SYSTEM 2 CURTAIN WALL
   CLEAR ANODIZED, OUTSIDE GLAZED SYSTEM, THERMALLY BROKEN, VERTICAL SSG & HORIZONTAL CAPTURED (2 1/2" X 5 1/4" SSG VERTICAL AND 2 1/2" X 7 1/2" STANDARD CAP HORIZONTAL)
2. ALUMINUM & GLASS DOORS:
   BY: KAWNEER, 350 MEDIUM STILE
   CLEAR ANODIZED W/ 1" TEMPERED INSULATED GLASS.
   PROVIDE KAWNEER 451T FRAME AT DOOR OPENINGS ISOLATED FROM CURTAIN WALL SYSTEM IN NEW WALL CONSTRUCTION.
   REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
3. FOR ALUM. ROOF COPING SYSTEM, ROOF EDGE, ETC: REFER TO SPECIFICATIONS FOR TYPE & MANUFACTURER. COLOR TO MATCH ADJACENT WALL U.O.N.
4. PROVIDE TEMPERED GLASS AS NOTED IN ELEVATIONS "(T)" AND AS REQUIRED BY CODE. TEMPERED GLASS TO BE HEAT SOAK TESTED.
5. THRU WALL OR SURFACE MOUNTED ITEMS ARE NOT SHOWN ON BUILDING ELEVATIONS FOR CLARITY. FOR THESE AND OTHER THRU-WALL ITEMS OR DEVICES, THE CONTRACTOR SHALL COORDINATE THESE AND/OR OTHER RELATED ITEMS WITH THE MEP ENGINEER'S DRAWINGS.
6. ALL BUILDING EXTERIOR FINISH SYSTEMS ARE TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDED DETAILS AND WRITTEN SPECIFICATIONS. PROVIDE EXPANSION/CONTROL JOINTS WHERE REQUIRED, AS SHOWN ON ELEVATIONS, OR PROPOSED ON THE SUBMITTED SHOP DRAWINGS, SUBJECT TO REVIEW.
7. FOR ALUMINUM COMPOSITE MATERIAL PANEL SYSTEMS, EXTERIOR GLAZING SYSTEMS (CURTAIN WALL, STOREFRONT, ETC), ENTRANCE CANOPY SYSTEM, EXTERIOR METAL STUD FRAMING (MIN. 16 GA). THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESIGNED AND SIZED ACCORDING TO THE CURRENT BUILDING CODE AND SHALL BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF NEW YORK. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. ALL EXTERIOR CMU SHALL BE "DRY-BLOCK" CMU BY GRACE MASONRY PRODUCTS WITH INTEGRAL WATER-REPELLENT ADMIXTURE. MORTAR SHALL ALSO CONTAIN WATER-REPELLENT ADMIXTURE, TYPICAL. REFER TO FOUNDATION DRAWINGS FOR ADDITIONAL INFORMATION CORRESPONDING TO CMU AND MORTAR TYPES AND FOR STEEL RE-BAR REINFORCING.
9. PROVIDE ARCHITECTURAL RUBBED CONCRETE FINISH AT ALL EXPOSED CAST-IN-PLACE CONCRETE SURFACES U.O.N. ON DETAILS AND/OR SECTIONS.
10. COORDINATE W/ CIVIL DRAWING FOR FINISHED GRADE & SITE ITEMS NOT SHOWN.
11. COORDINATE W/ OWNER & ENGINEER'S DRAWINGS FOR LOCATIONS OF SECURITY/ELECTRIFIED CONTROL OF DOORS SUCH AS CARD READERS, ETC., LOW VOLTAGE WIRING &/OR TIE-IN INTO BUILDING'S FIRE ALARM SYSTEM.
12. CONTROL JOINTS ("C.J.") AT THIN VENEER BRICK:
    12.1. PROVIDE HORIZONTAL & VERTICAL CONTROL JOINTS IN THIN VENEER BRICK AS SHOWN ON ELEVATIONS AT MINIMUM & PROVIDE ADDITIONAL CONTROL JOINTS AS REQUIRED BY MANUFACTURER.
    12.2. CONTROL JOINT SPACING NOT TO EXCEED 18'-0" HORIZONTALLY OR VERTICALLY.
    12.3. SUM OF VERTICAL SPACING AROUND CORNERS NOT TO EXCEED 18'-0"; DISTANCE FROM CORNER TO AT LEAST ONE CONTROL JOINT NOT TO EXCEED 10'-0".
    12.4. CONTROL JOINT AREA NOT TO EXCEED 144 SQUARE FEET.
    12.5. AREA LENGTH-TO-HEIGHT/HEIGHT-TO-LENGTH RATIO NOT TO EXCEED 2.5:1.
    12.6. CONTROL JOINTS IN CMU BACKUP SHALL MATCH BRICK VENEER AT MINIMUM, PROVIDE ADDITIONAL AS OTHERWISE REQUIRED.
13. AT ALL DOORS LEADING OUT OF THE BUILDING: THE CONCRETE LANDING &/OR CONC. PAD ON GRADE SHALL BE DOWELED INTO THE ADJACENT CONC. FOUNDATION WALL. SEE STRUCT. DWGS.

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EXTERIOR BUILDING ELEVATIONS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
280 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-301	16 OF 95	1

VILLAGE OF SPRING VALLEY — ROCKLAND COUNTY, NEW YORK

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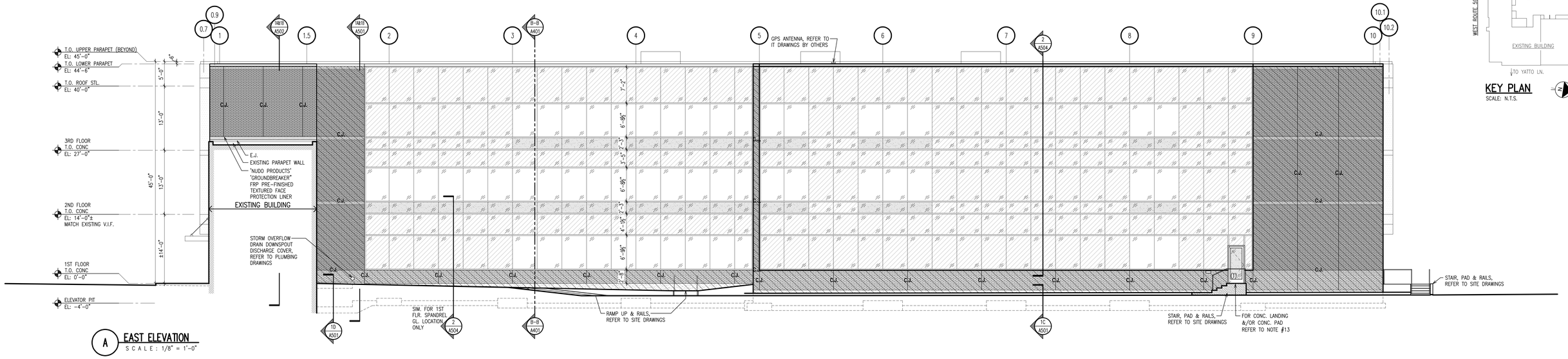
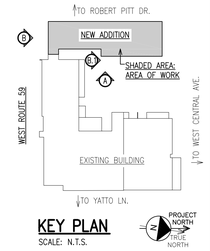
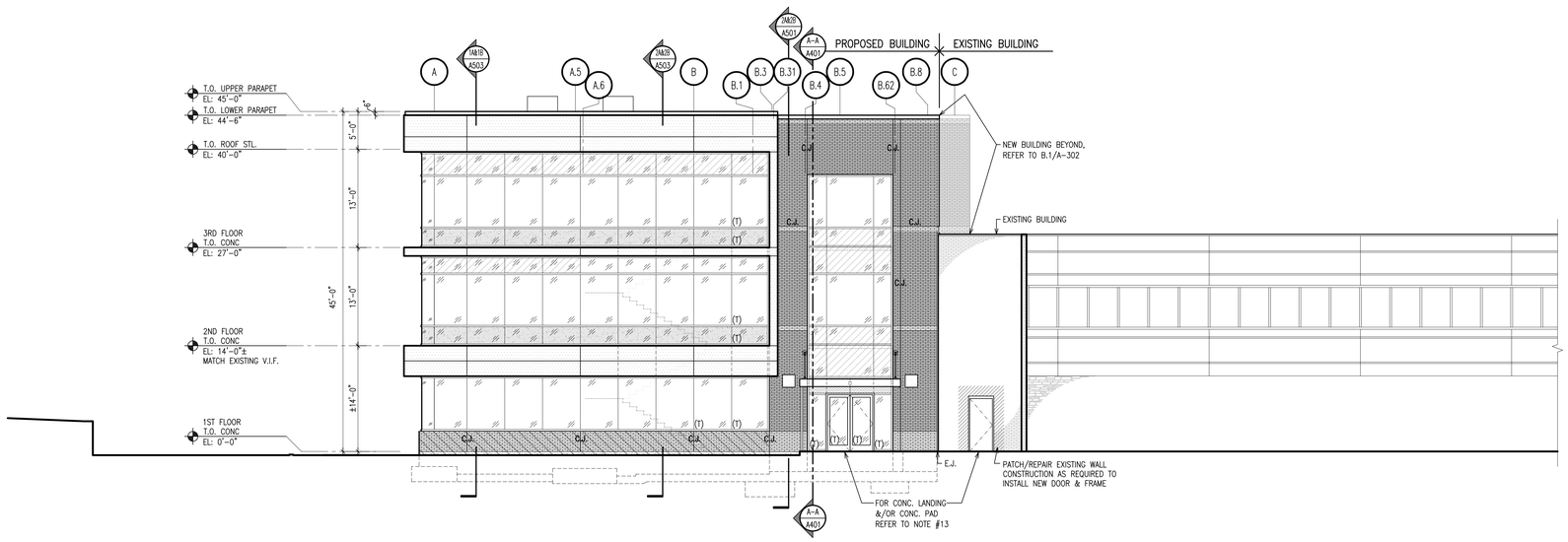


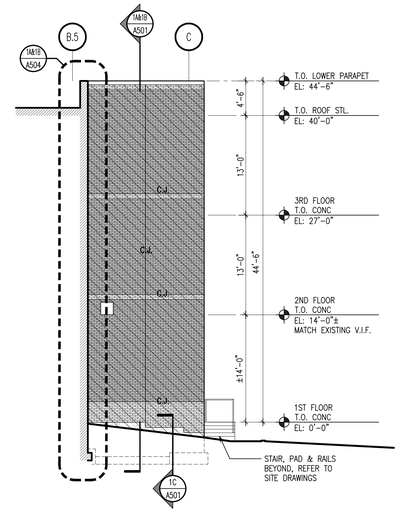
A EAST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: N.T.S.



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B.1 PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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EXTERIOR BUILDING ELEVATIONS

SVOC NEW OFFICE ADDITION
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300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
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VILLAGE OF SPRING VALLEY — ROCKLAND COUNTY, NEW YORK

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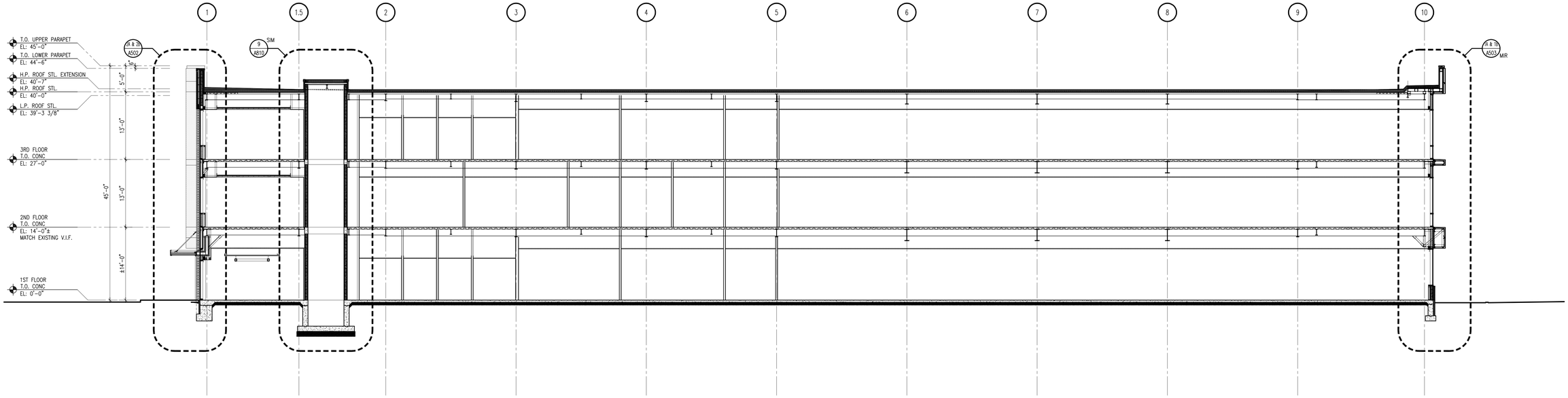
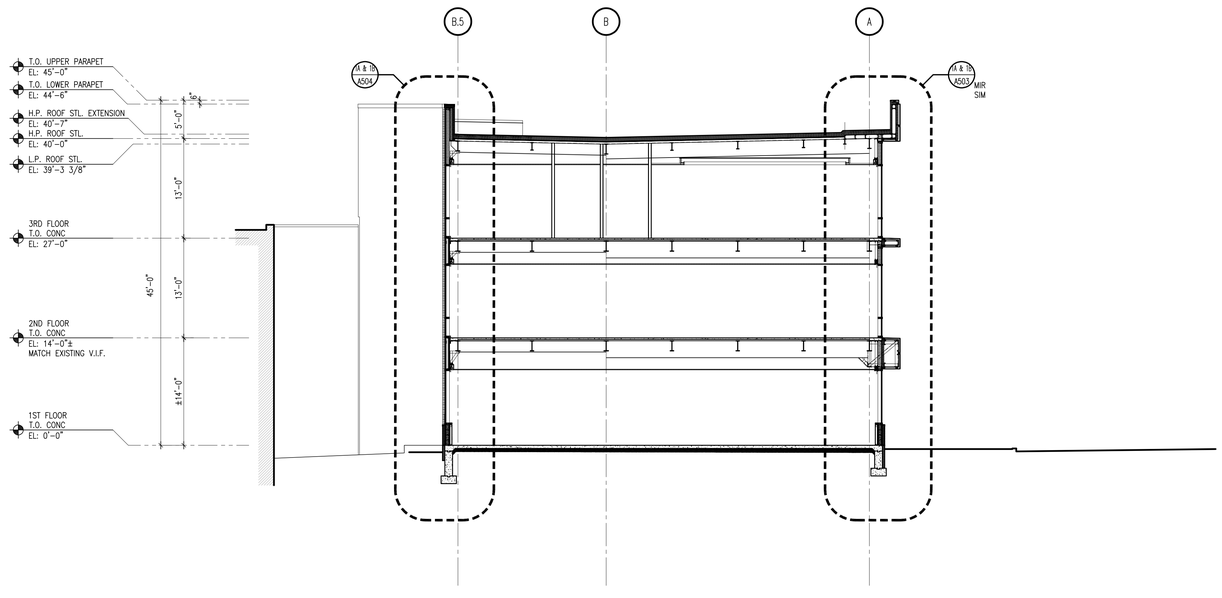


A-A BUILDING SECTION
SCALE : 1/8" = 1'-0"



B-B BUILDING SECTION
SCALE : 1/8" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

Omdex Incorporated
Consulting Engineers
21 Cross Avenue
Midland Park, NJ 07432-1811
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Brian W. Paechnick, PE
NY #91385

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CHECKED: –
PROJ. NO: 5593
DATE: 08.11.2024

REGISTERED ARCHITECT LORIN J. SONENSHINE 018401 STATE OF NEW YORK
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
CIVIL		
METERING		
RELAY		
TRANS. & SUB.		

DWN | DES | CHKD
DESIGN REVIEW | DATE

APPROVED
DATE
☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

BUILDING SECTIONS

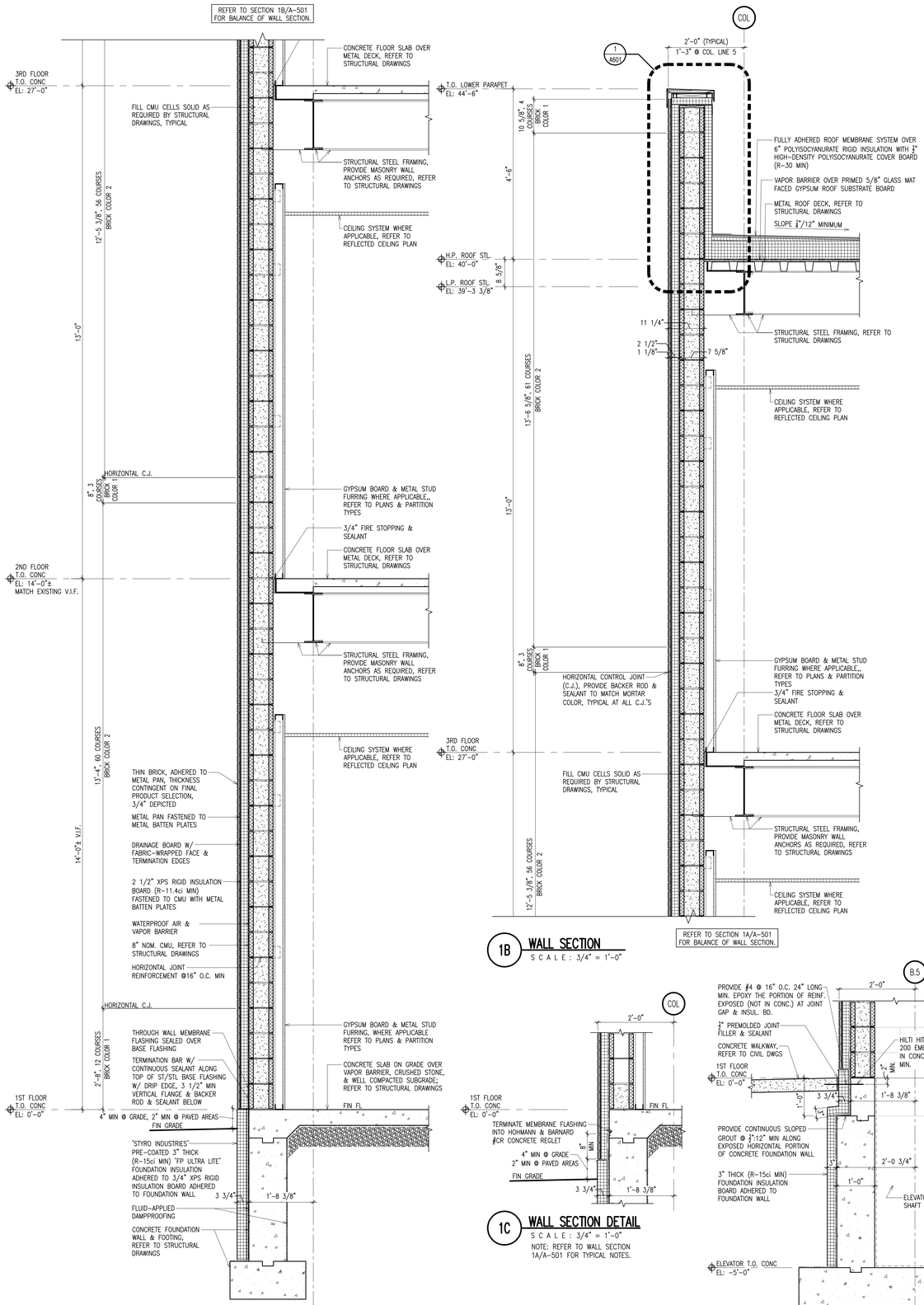
SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
280 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-401	18 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

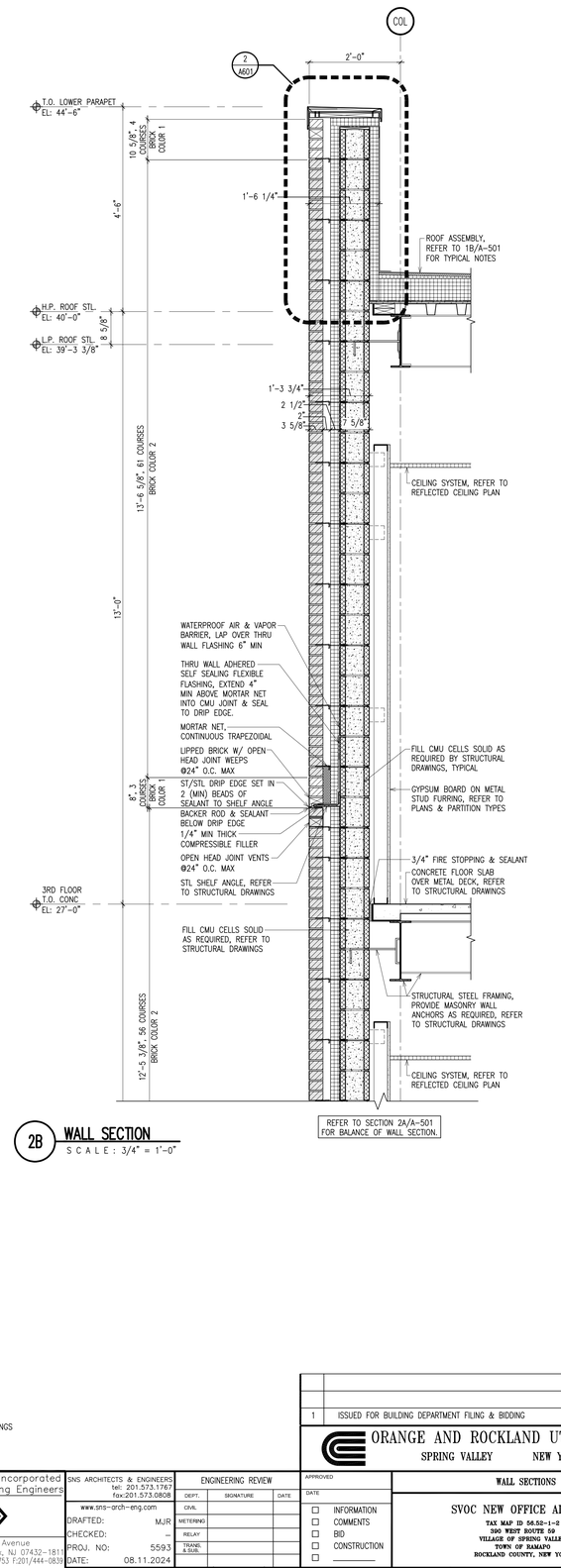
SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
- John Lignos, AIA
- Lorin J. Sonenshine, AIA
- Steven Napolitano, PE, PP
- Robert Nocella, AIA

FOR ADDITIONAL INFORMATION REFER TO BUILDING MATERIALS LEGEND & NOTES ON SHT. A-301 & SPECIFICATIONS



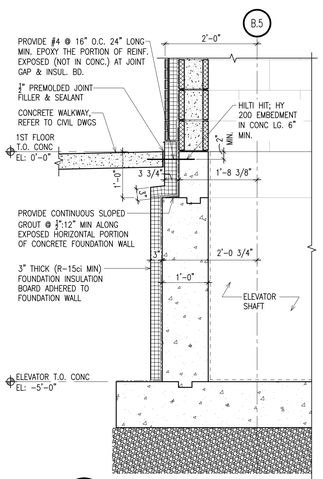
1B **WALL SECTION**
SCALE: 3/4" = 1'-0"

2A **WALL SECTION**
SCALE: 3/4" = 1'-0"



2B **WALL SECTION**
SCALE: 3/4" = 1'-0"

1C **WALL SECTION DETAIL**
SCALE: 3/4" = 1'-0"
NOTE: REFER TO WALL SECTION 1A/A-501 FOR TYPICAL NOTES.



1D **WALL SECTION DETAIL**
SCALE: 3/4" = 1'-0"
NOTE: REFER TO WALL SECTION 1A/A-501 FOR TYPICAL NOTES. REFER TO SHEET A-810 FOR TYPICAL ELEVATOR SHAFT NOTES.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

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Lorin J. Sonenshine, AIA
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METERING		
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TRANS. & SUB.		

DESIGN REVIEW DATE

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☐ COMMENTS
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☐ CONSTRUCTION
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WALL SECTIONS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

DWN	DES	CHKD	SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
			AS NOTED	5593	A-501	19 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
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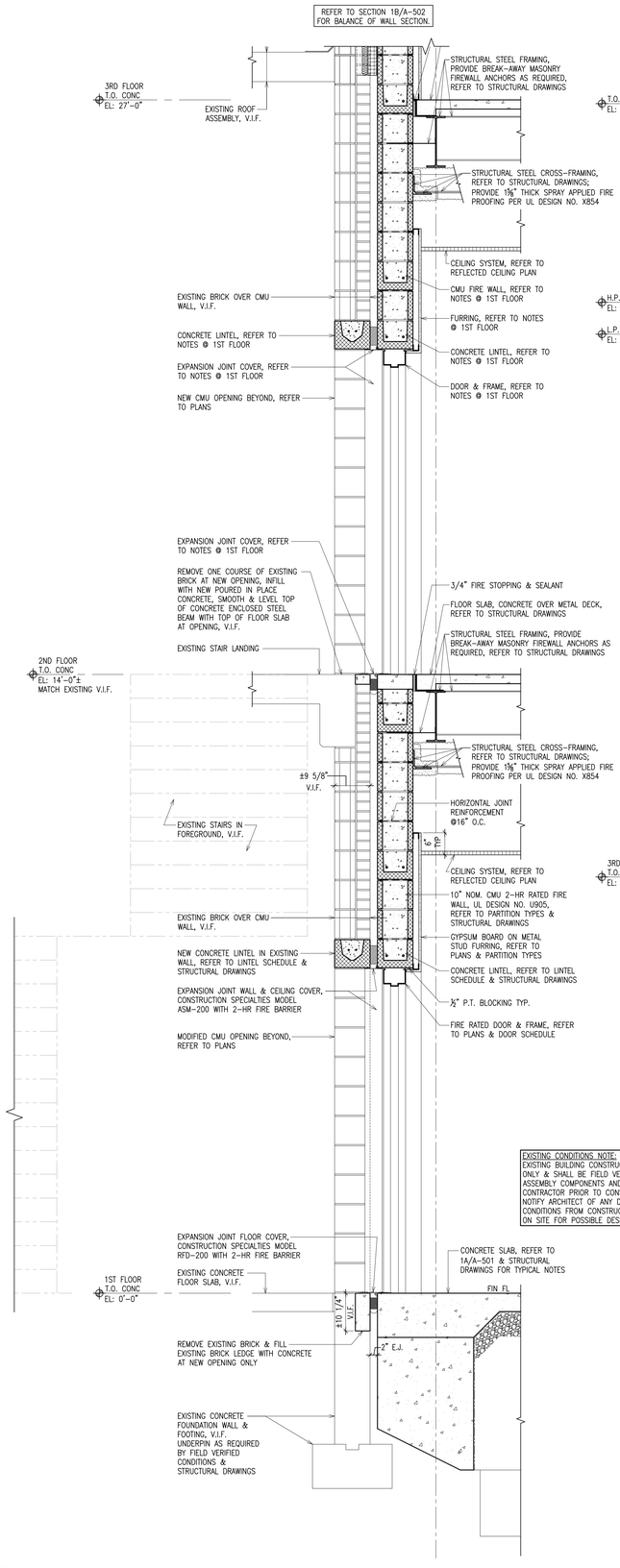
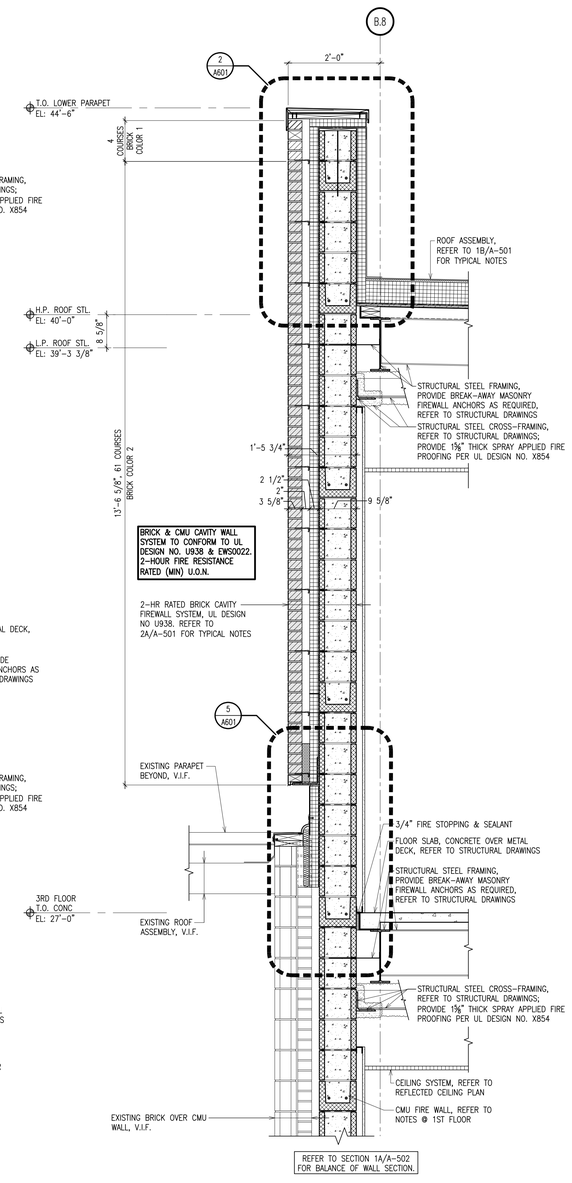
Robert Nocella, AIA

FOR ADDITIONAL INFORMATION REFER TO BUILDING MATERIALS LEGEND & NOTES ON SHT. A-301 & SPECIFICATIONS

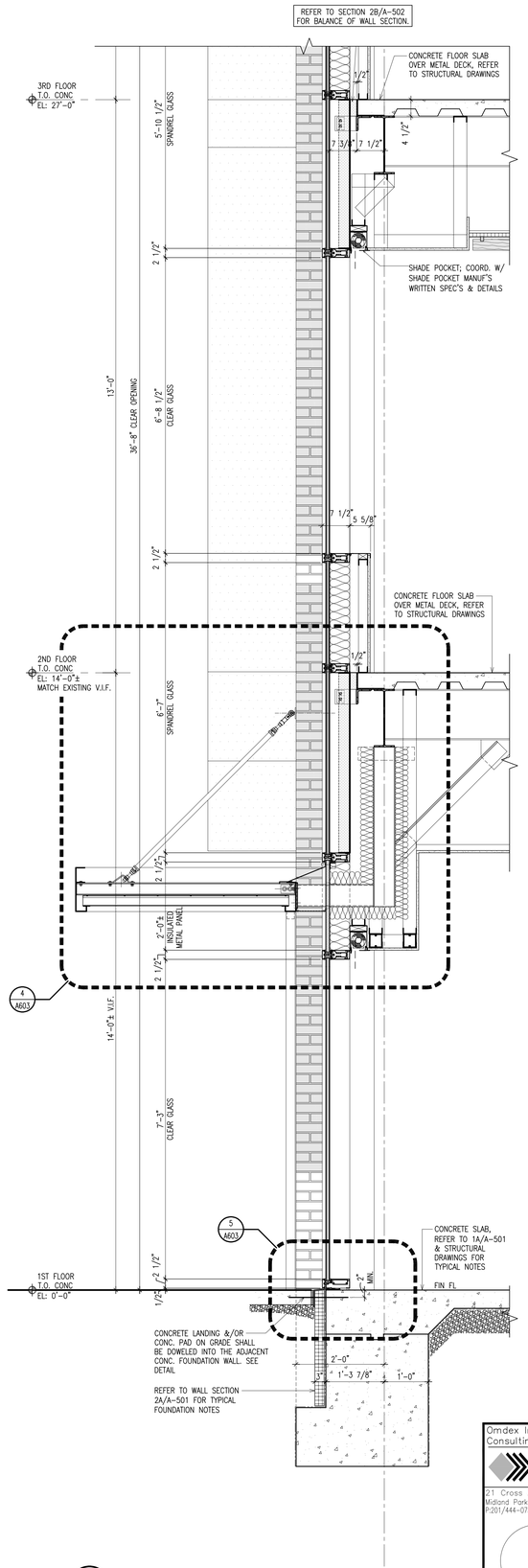


1A WALL SECTION
SCALE: 3/4" = 1'-0"

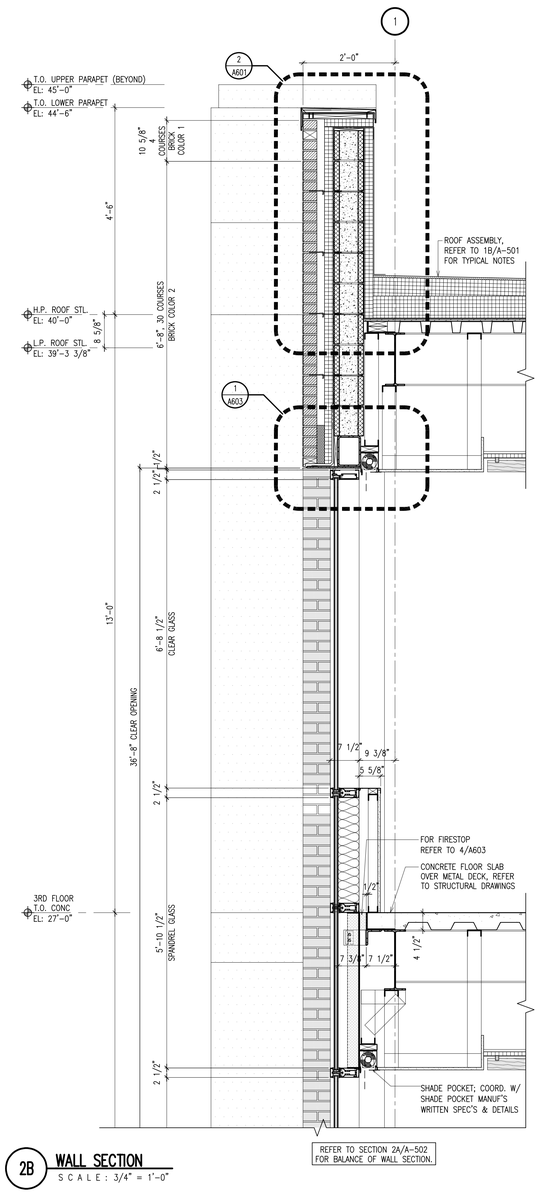


1B WALL SECTION
SCALE: 3/4" = 1'-0"

EXISTING CONDITIONS NOTE:
EXISTING BUILDING CONSTRUCTION IS SHOWN FOR REFERENCE ONLY & SHALL BE FIELD VERIFIED FOR CONFIRMATION OF ASSEMBLY COMPONENTS AND DIMENSIONS BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DEVIATION OF THE EXISTING CONDITIONS FROM CONSTRUCTION DOCUMENTS ENCOUNTERED ON SITE FOR POSSIBLE DESIGN MODIFICATION.



2A WALL SECTION
SCALE: 3/4" = 1'-0"



2B WALL SECTION
SCALE: 3/4" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

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SPRING VALLEY NEW YORK

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☐ _____

WALL SECTIONS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

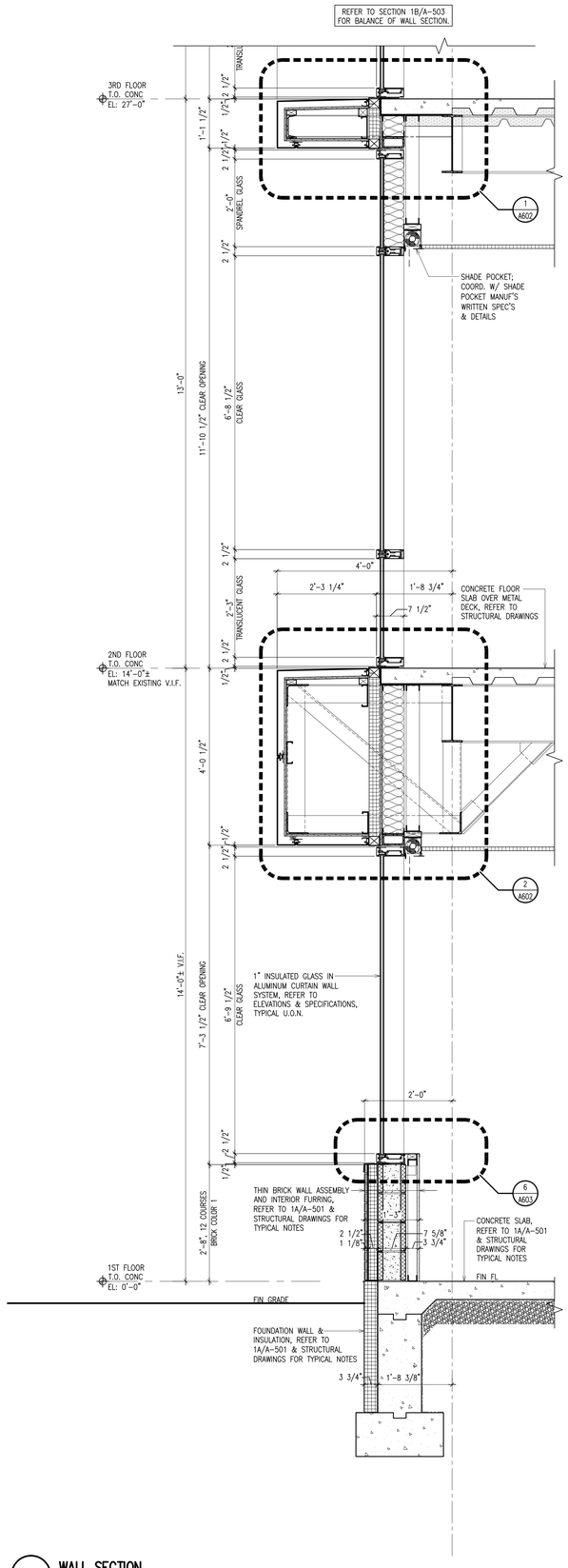
SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-502	20 OF 95	1

VILLAGE OF SPRING VALLEY — ROCKLAND COUNTY, NEW YORK

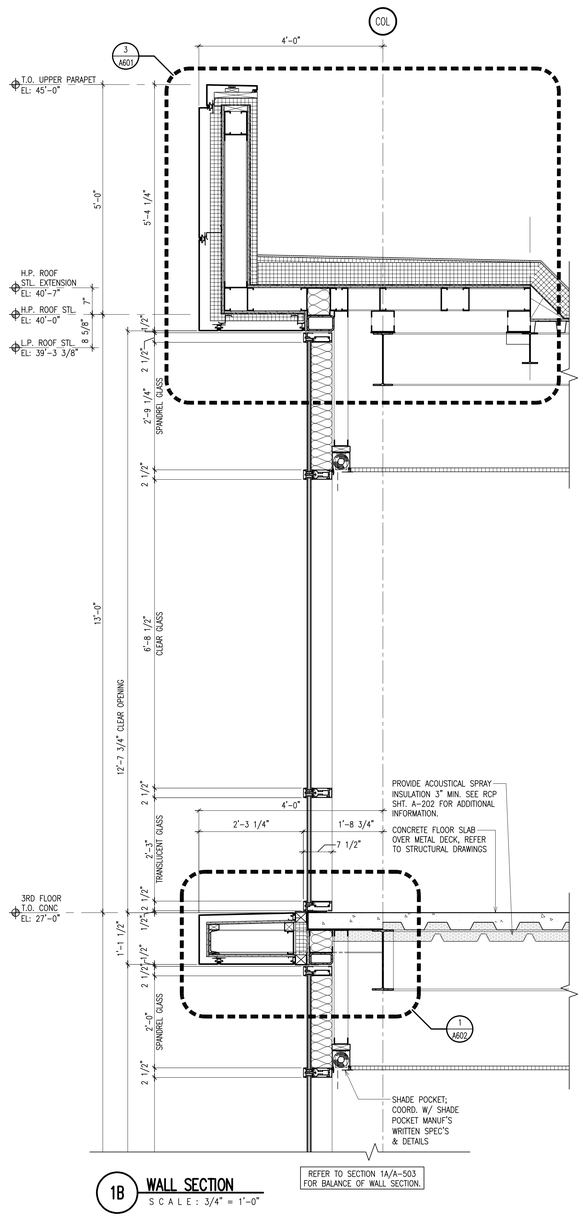
SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

- John Lignos, AIA
- Lorin J. Sonenshine, AIA
- Steven Napolitano, PE, PP
- Robert Nocella, AIA

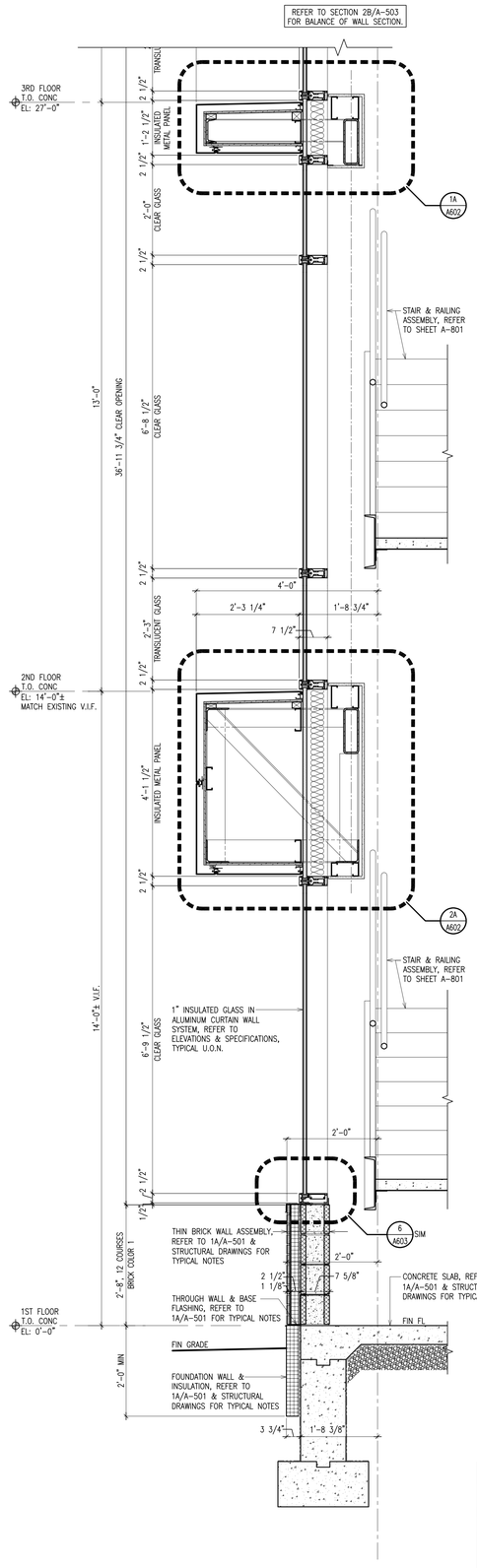
FOR ADDITIONAL INFORMATION REFER TO BUILDING MATERIALS LEGEND & NOTES ON SHT. A-301 & SPECIFICATIONS



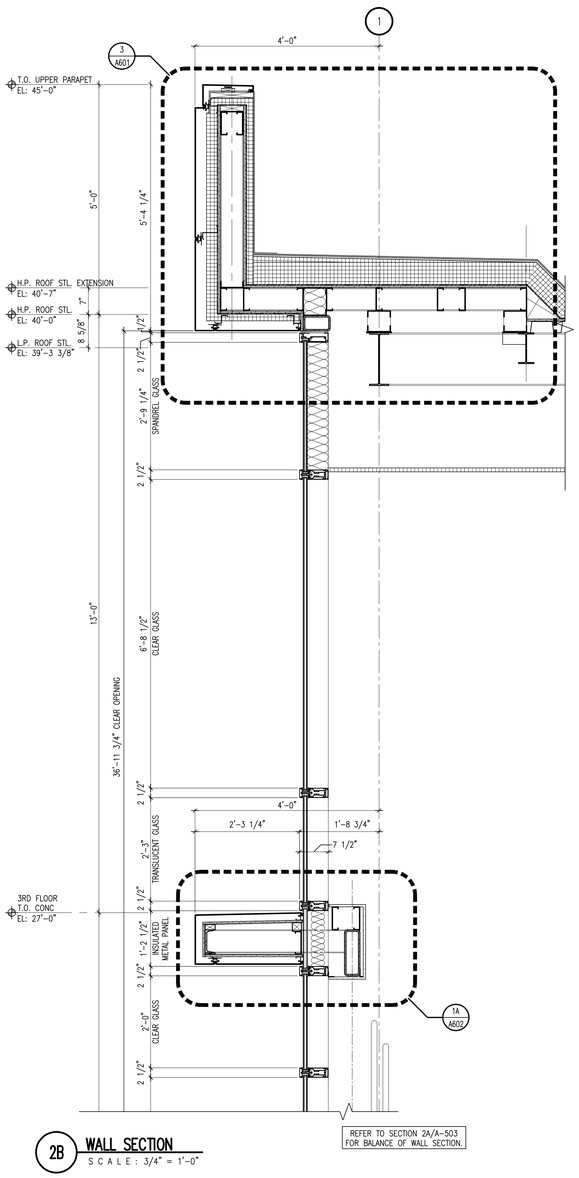
1A **WALL SECTION**
SCALE: 3/4" = 1'-0"



1B **WALL SECTION**
SCALE: 3/4" = 1'-0"



2A **WALL SECTION**
SCALE: 3/4" = 1'-0"



2B **WALL SECTION**
SCALE: 3/4" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

WALL SECTIONS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
280 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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REGISTERED ARCHITECT JOHN J. SONENSHINE 018401 STATE OF NEW YORK
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW		
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DWN | DES | CHKD
DESIGN REVIEW | DATE

APPROVED
DATE
☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-503	21 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
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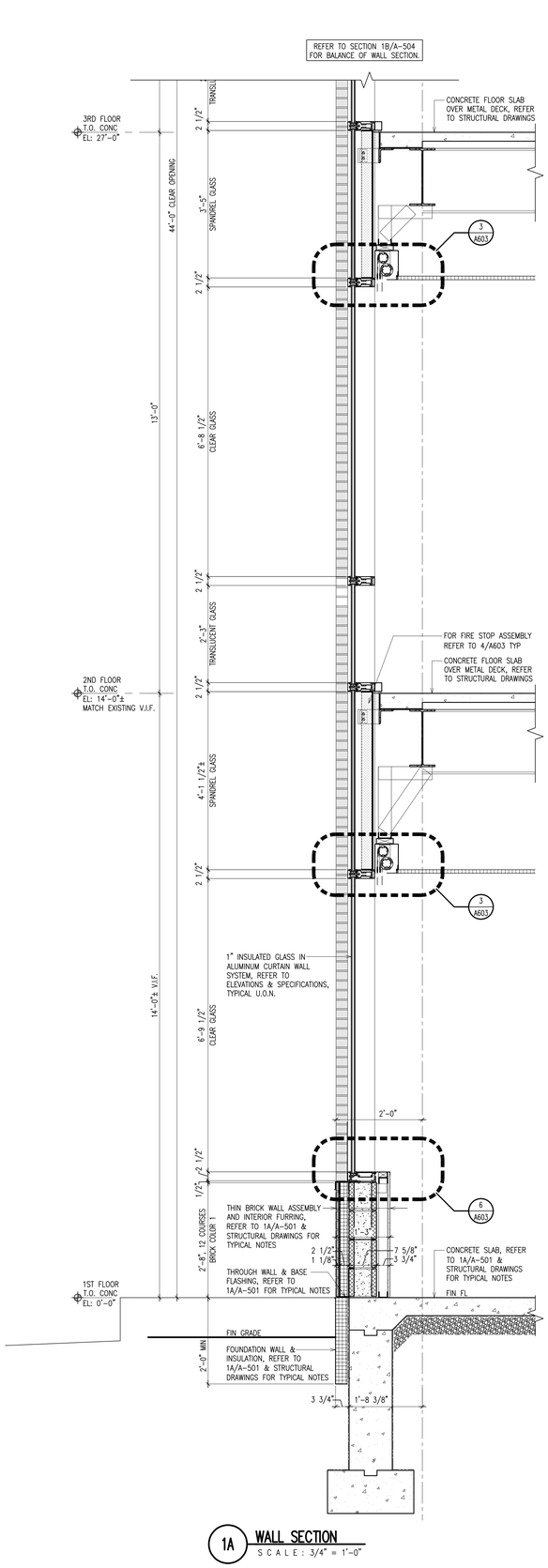
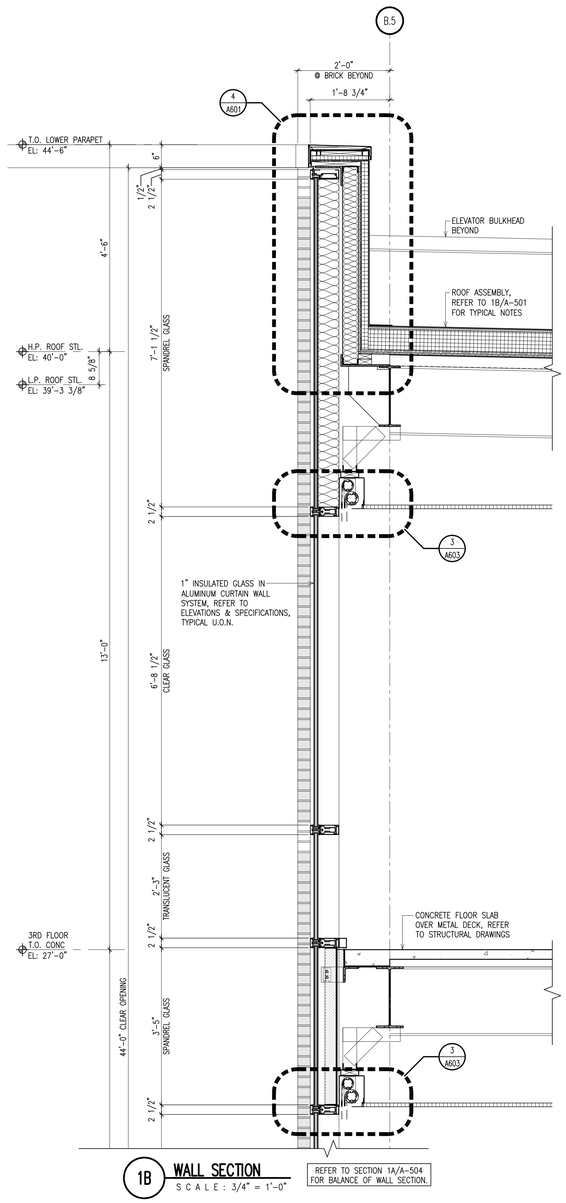
Lorin J. Sonenshine, AIA
Steven Napolitano, PE, PP
Robert Nocella, AIA

FOR ADDITIONAL INFORMATION REFER TO BUILDING MATERIALS LEGEND & NOTES ON SHT. A-301 & SPECIFICATIONS

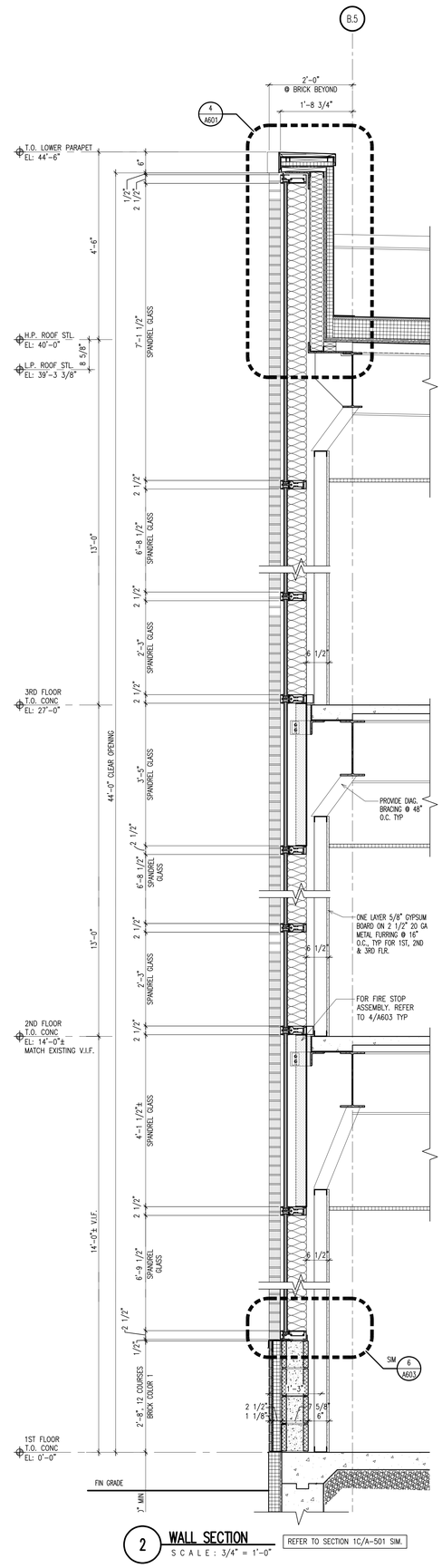


1A **WALL SECTION**
SCALE: 3/4" = 1'-0"



1B **WALL SECTION**
SCALE: 3/4" = 1'-0"

REFER TO SECTION 1A/A-504 FOR BALANCE OF WALL SECTION.



2 **WALL SECTION**
SCALE: 3/4" = 1'-0"

REFER TO SECTION 1C/A-501 SIM.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

WALL SECTIONS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

Omdex Incorporated Consulting Engineers
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DWN	DES	CHKD	SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
DESIGN REVIEW		DATE	AS NOTED	5593	A-504	22 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

REGISTERED ARCHITECT 018401 STATE OF NEW YORK
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

- John Lignos, AIA
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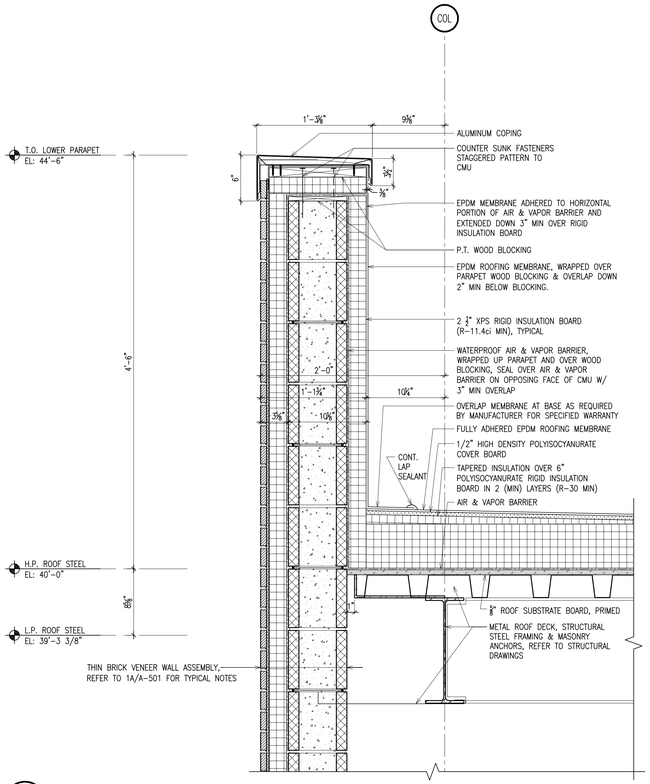
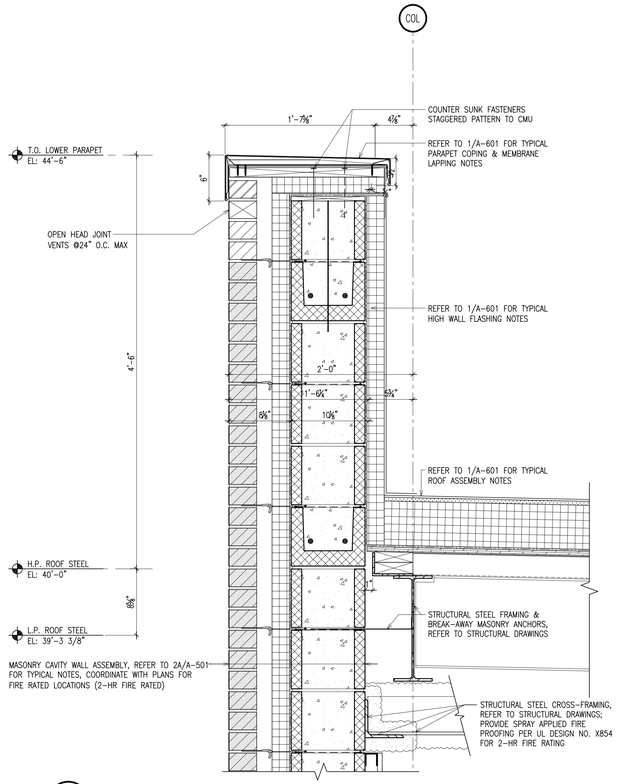
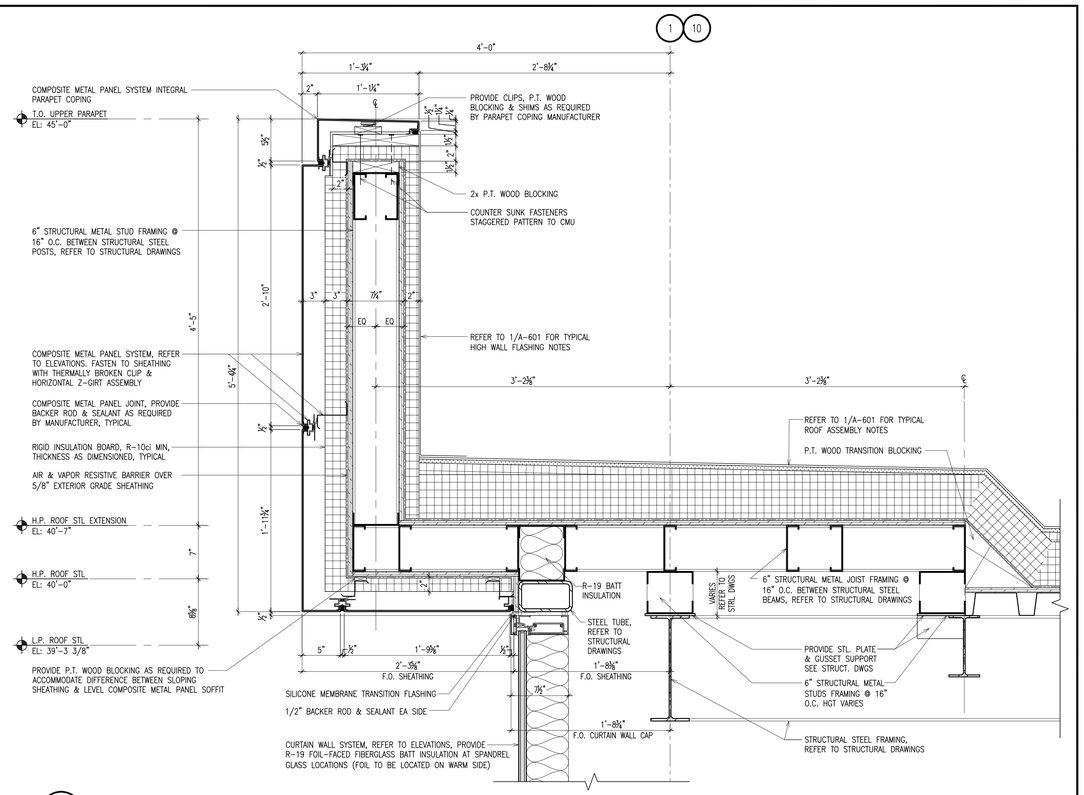
- Robert Nocella, AIA



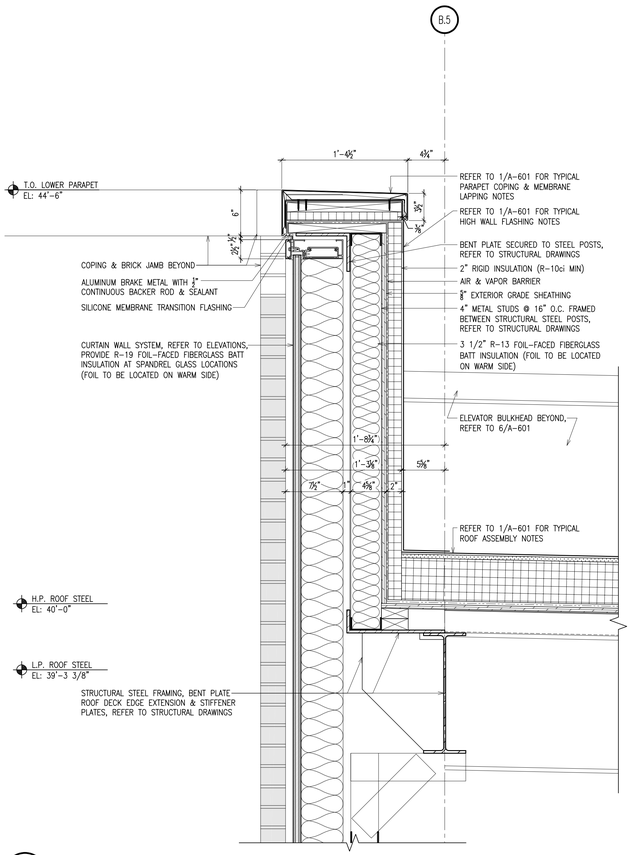
1 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



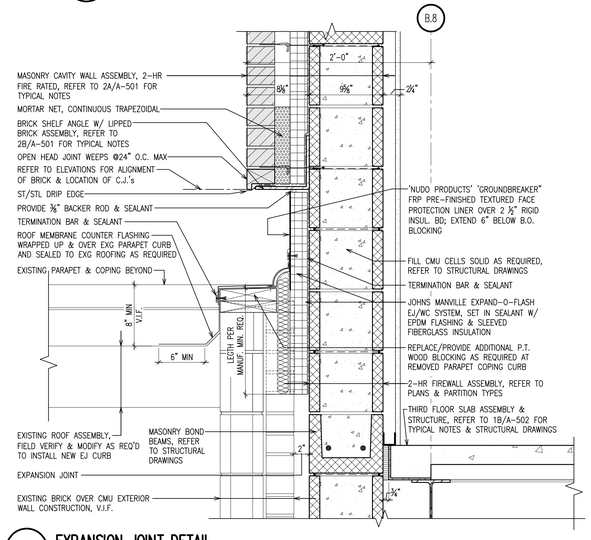
2 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



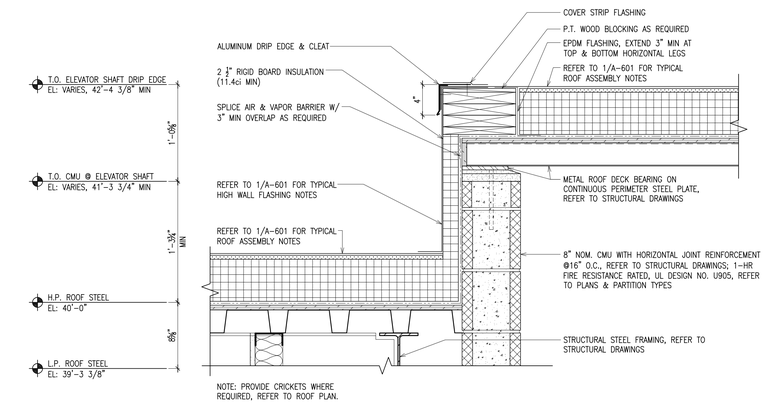
3 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"
NOTE: SIMILAR ALONG COLUMN LINE 'A', SLOPE OVERFRAMING WITH MAIN ROOF STEEL. REFER TO STRUCTURAL DRAWINGS.



4 CURTAIN WALL DETAIL
SCALE: 1 1/2" = 1'-0"



5 EXPANSION JOINT DETAIL
SCALE: 1 1/2" = 1'-0"
NOTE: REFER TO EXISTING CONDITIONS NOTE ON WALL SECTION 1/A-502.



6 ELEVATOR BULKHEAD DRIP EDGE DETAIL
SCALE: 1 1/2" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

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SPRING VALLEY NEW YORK

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REGISTERED ARCHITECT — STATE OF NEW YORK — 018401
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
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TRANS. & SUB.		

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DESIGN REVIEW | DATE

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DATE
☐ INFORMATION
☐ COMMENTS
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☐ CONSTRUCTION
☐ _____

SECTION DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 58.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-601	23 OF 95	1

VILLAGE OF SPRING VALLEY — ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
▫ John Lignos, AIA
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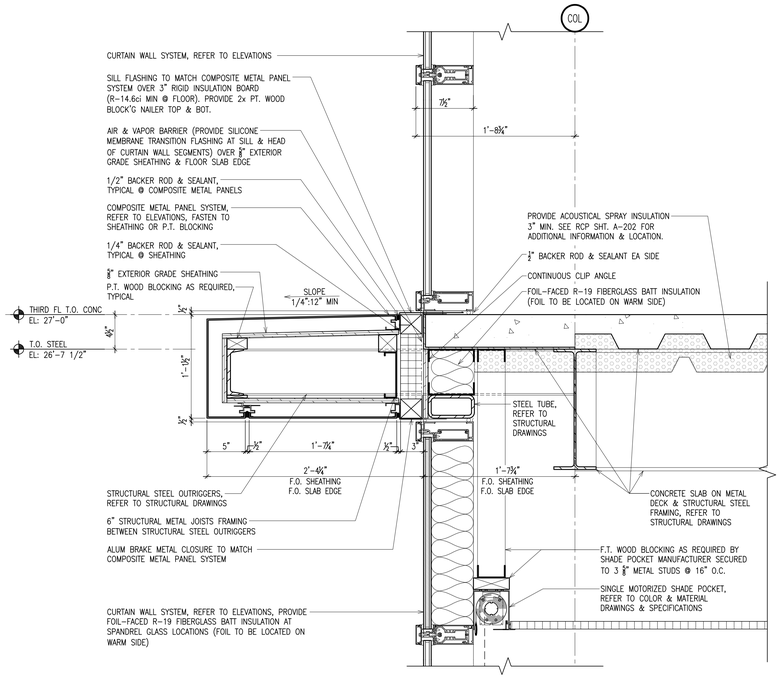
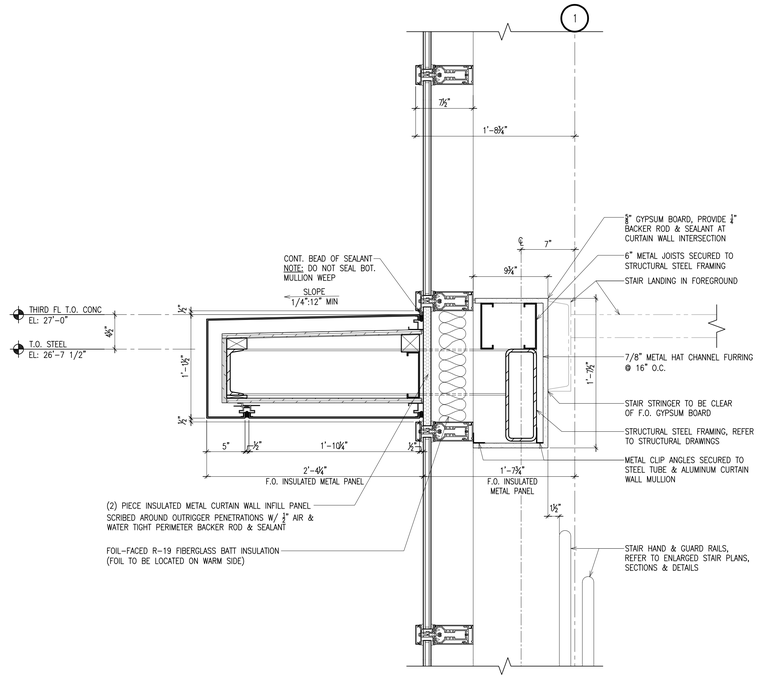


1 TYPICAL THIRD FLOOR CURTAIN WALL DETAIL

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



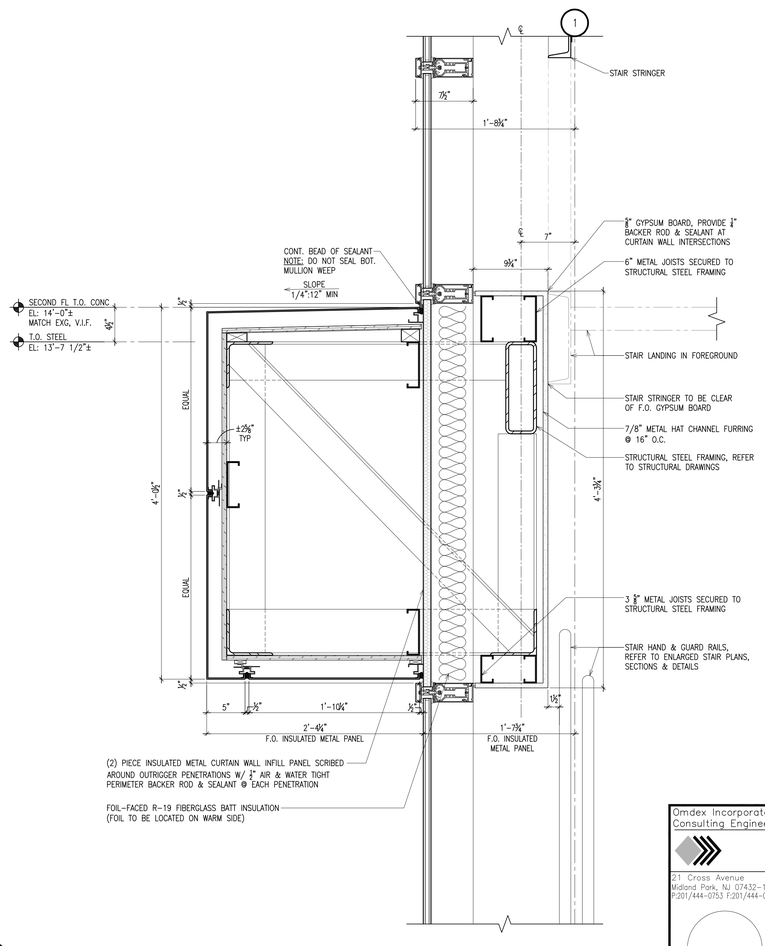
1A THIRD FLOOR CURTAIN WALL DETAIL @ STAIR

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

NOTE: REFER TO 1/A-602 FOR TYPICAL NOTES.

2 TYPICAL SECOND FLOOR CURTAIN WALL DETAIL

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



2A SECOND FLOOR CURTAIN WALL DETAIL @ STAIR

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

NOTE: REFER TO 2/A-602 FOR TYPICAL NOTES.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

SECTION DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
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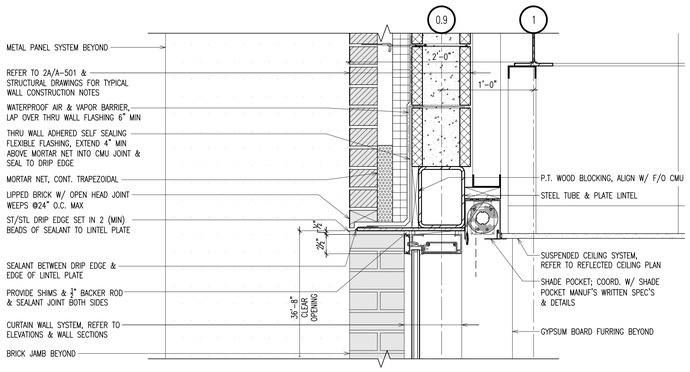
DESIGN REVIEW DATE

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-602	24 OF 95	1

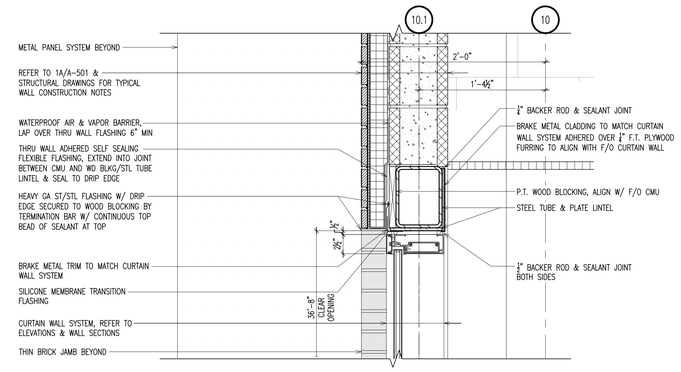
VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

REGISTERED ARCHITECT 018401 STATE OF NEW YORK
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

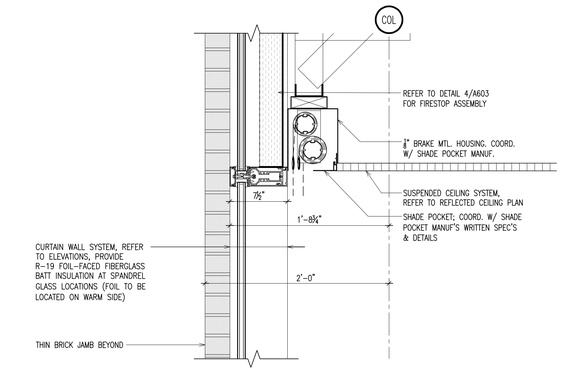
SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
- John Lignos, AIA
- Lorin J. Sonenshine, AIA
- Steven Napolitano, PE, PP
- Robert Nocella, AIA



1 CURTAIN WALL HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



2 CURTAIN WALL HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



3 TYPICAL CURTAIN WALL CEILING TERMINATION DETAIL
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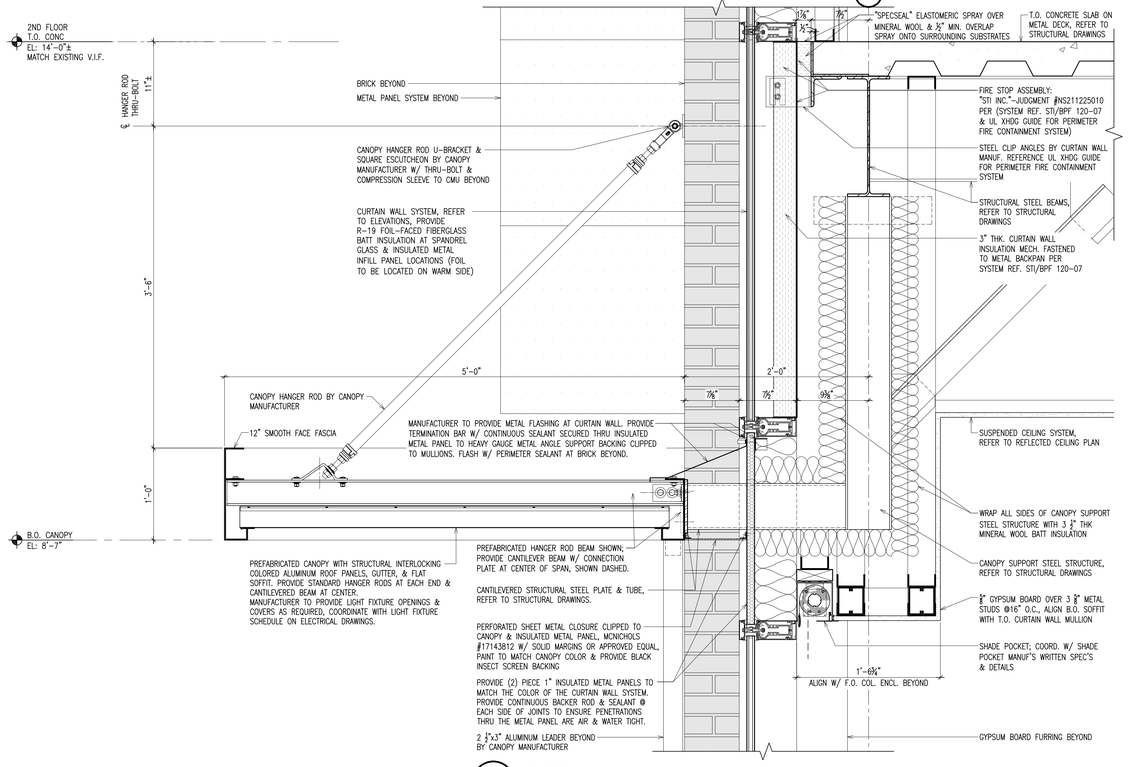

4 CANOPY DETAIL
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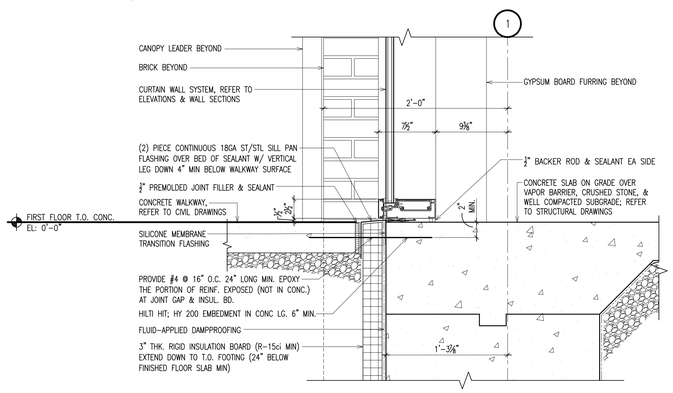

5 CURTAIN WALL BASE DETAIL
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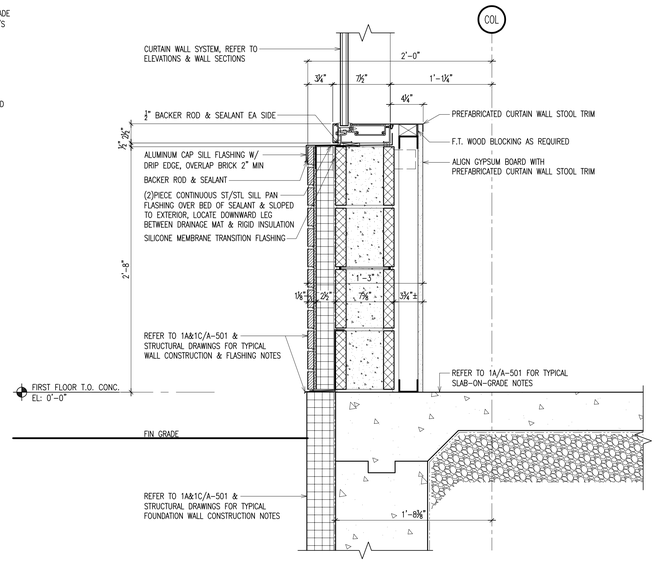

6 TYPICAL CURTAIN WALL SILL DETAIL
SCALE: 1 1/2" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

Omdex Incorporated Consulting Engineers
21 Cross Avenue
Midland Park, NJ 07432-1811
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Brian W. Pasechnick, PE
NY #91385

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DRAFTED: MJR
CHECKED: –
PROJ. NO: 5593
DATE: 08.11.2024
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

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CIVIL		
METERING		
RELAY		
TRAFFIC & SIGNAL		

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☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

SECTION DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

OWN	DES	CHKD	SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
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VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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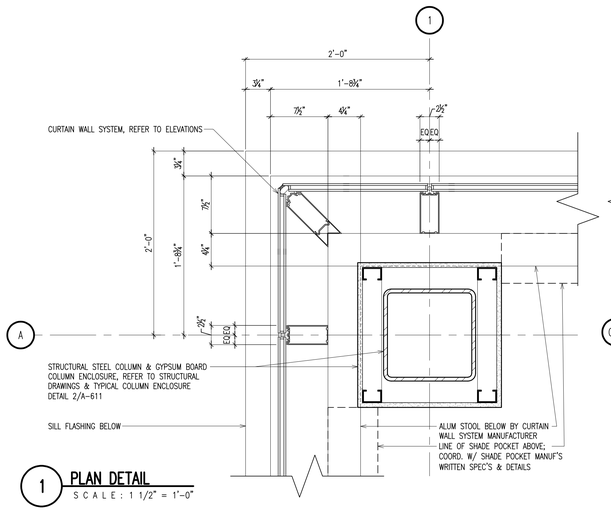
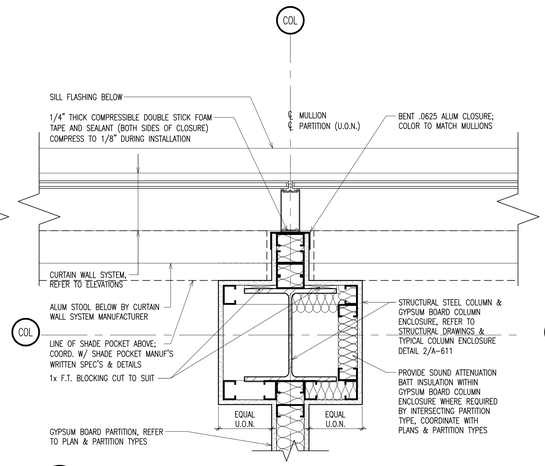


1 **PLAN DETAIL**
SCALE: 1 1/2" = 1'-0"



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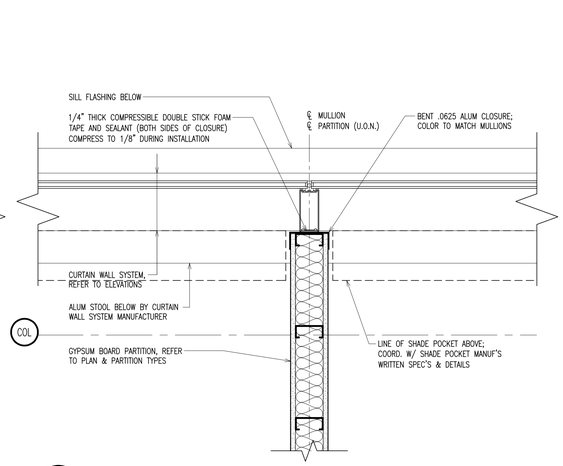

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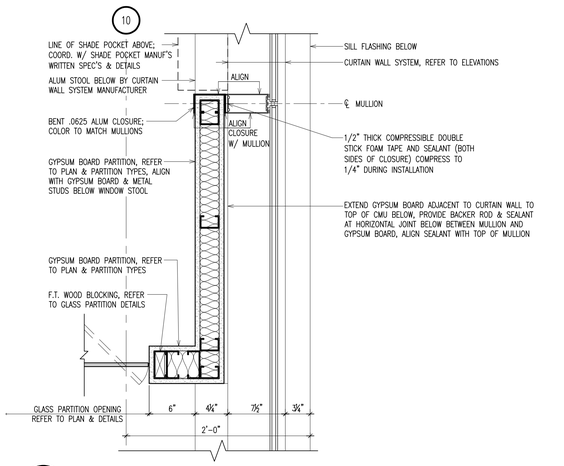

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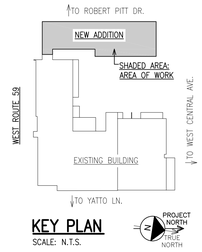
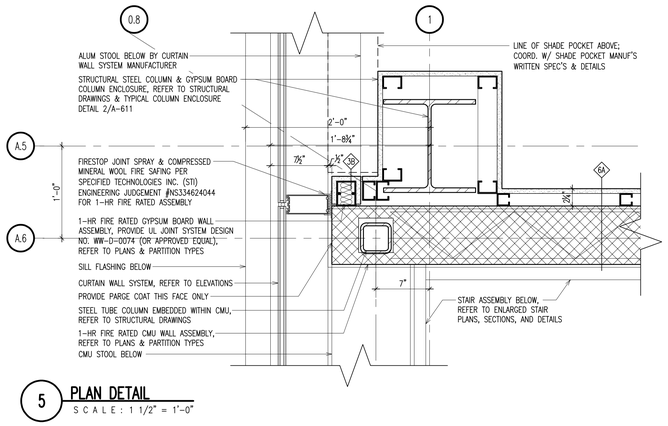


KEY PLAN
SCALE: N.T.S.



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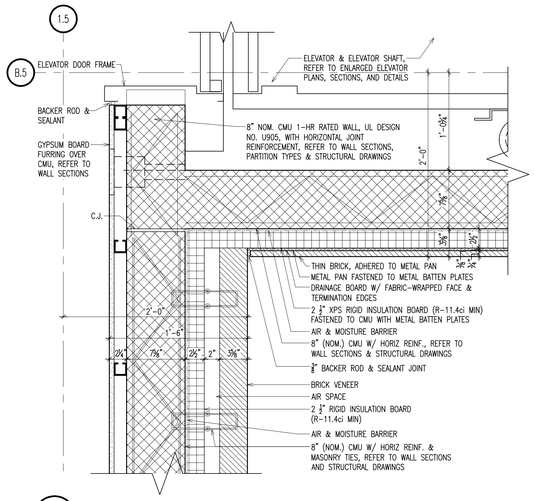

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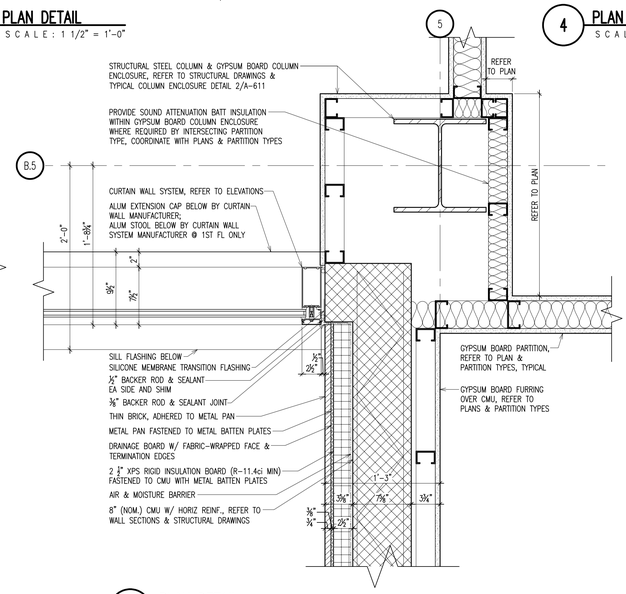

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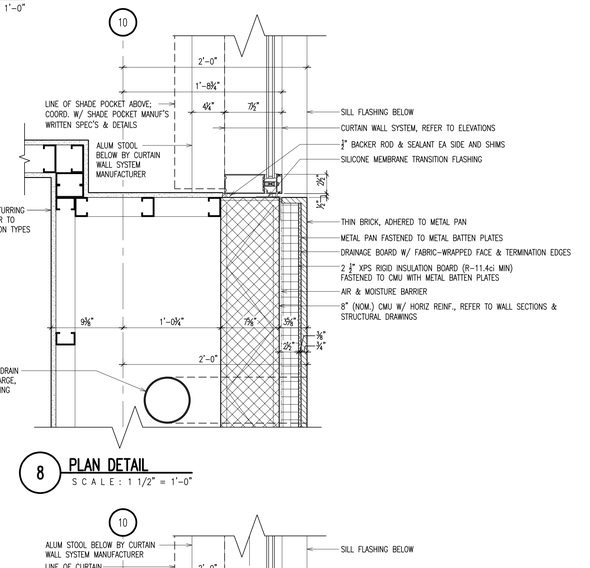

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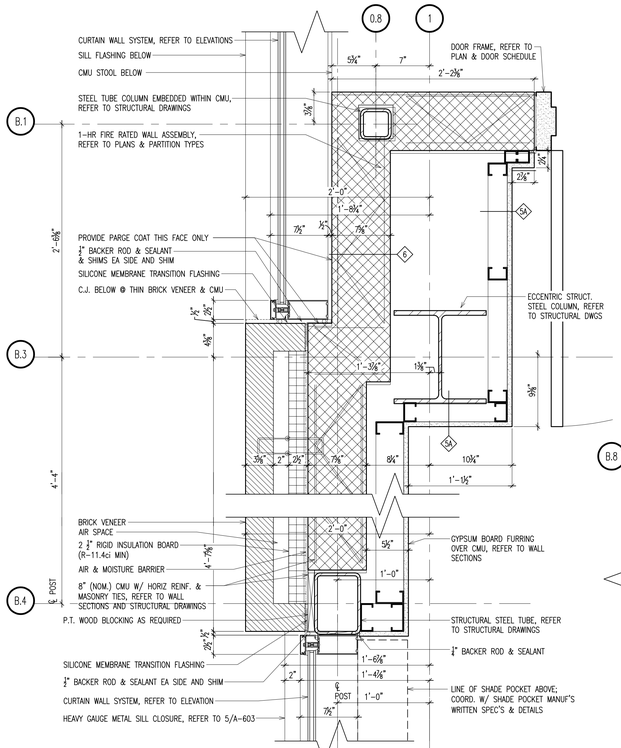

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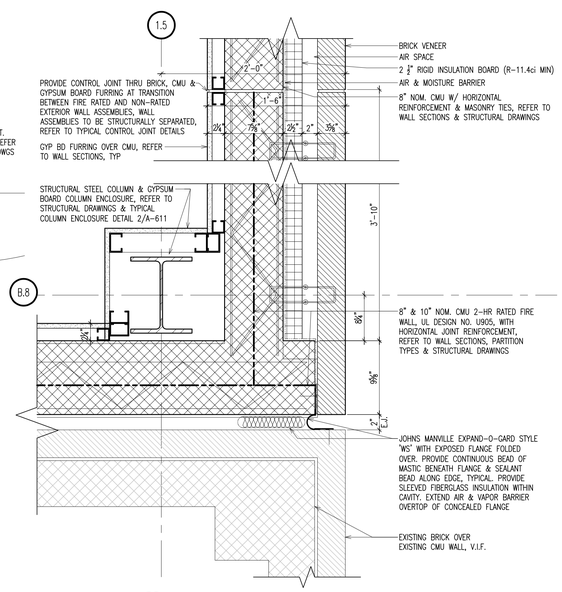

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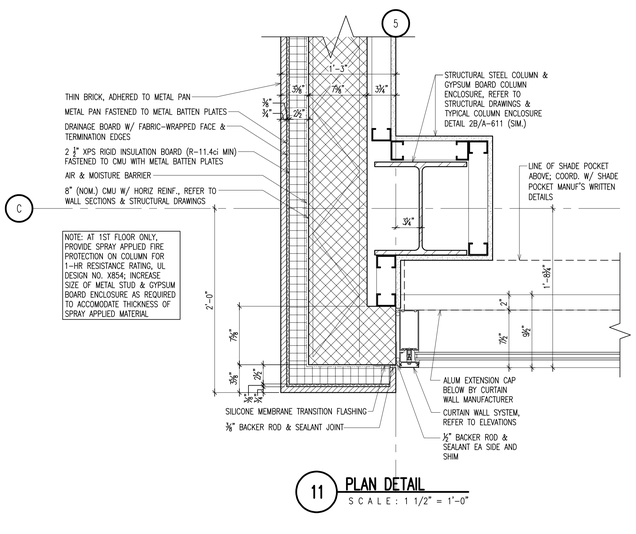
SCALE: 1 1/2" = 1'-0"



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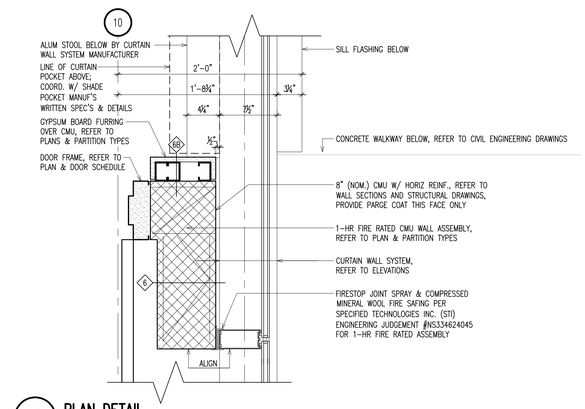
SCALE: 1 1/2" = 1'-0"



12 **PLAN DETAIL**
SCALE: 1 1/2" = 1'-0"

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ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

PLAN DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
280 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
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ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
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RELAY		
TRANEL & SUB.		

DWN DES CHKD
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VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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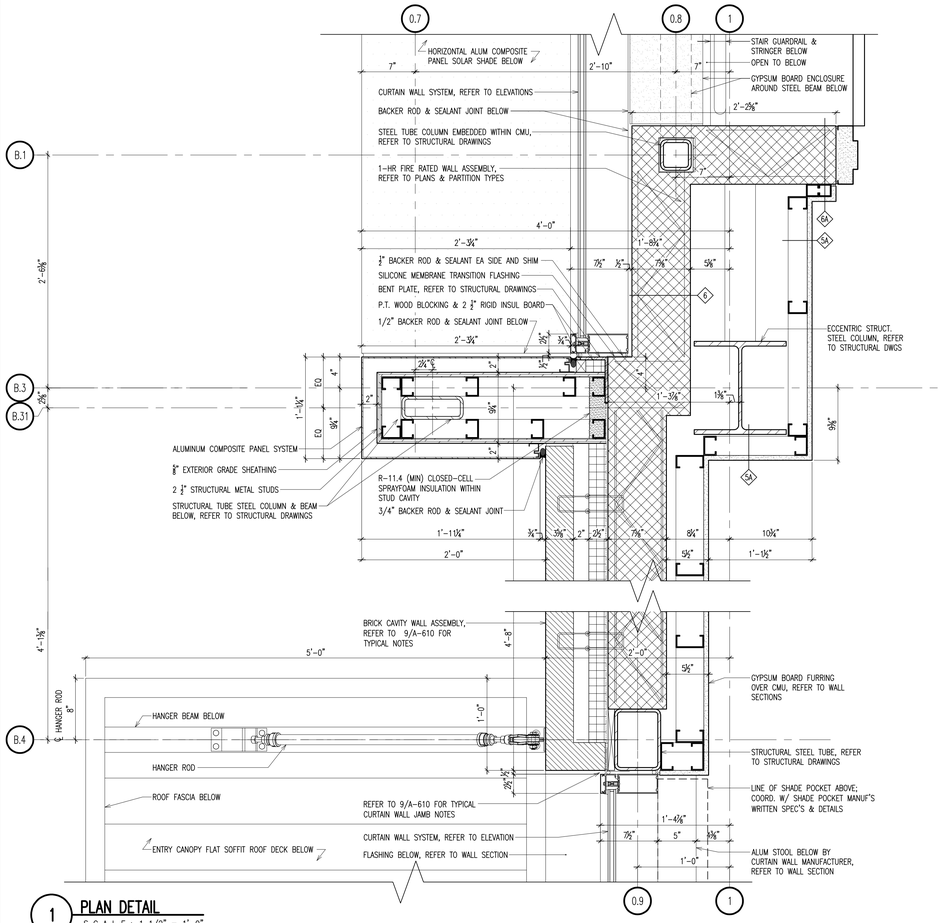
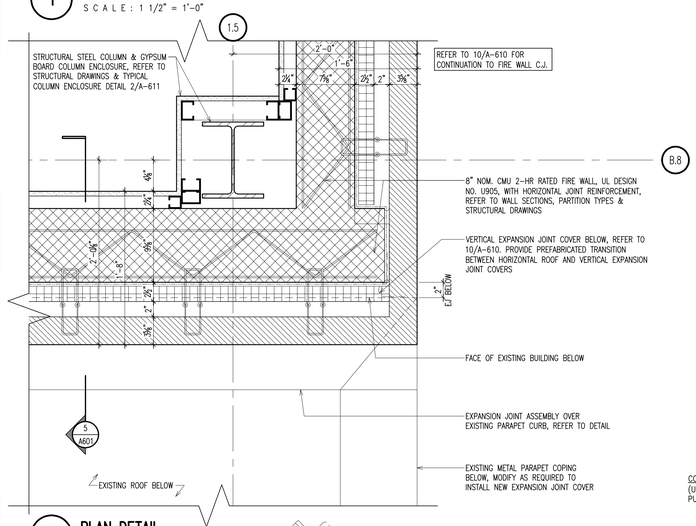
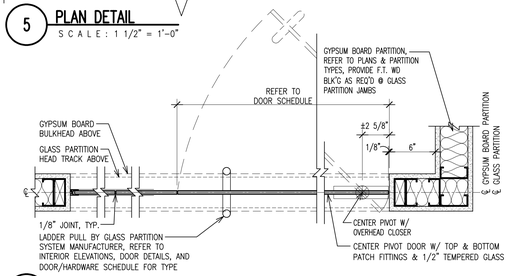


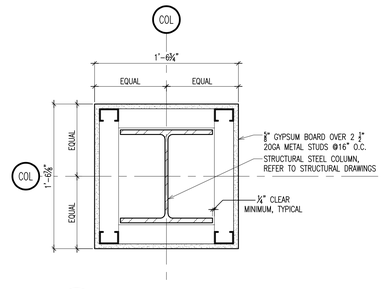
1 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



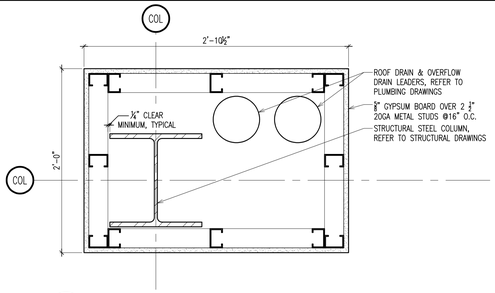
5 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



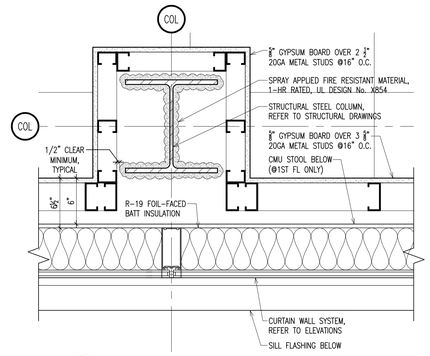
6 TYPICAL GLASS DOOR & PARTITION DETAIL
SCALE: 1 1/2" = 1'-0"



2 TYPICAL COLUMN ENCLOSURE PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



2A TYPICAL COLUMN ENCLOSURE PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



2B TYPICAL FIRE RATED COLUMN ENCLOSURE PLAN DETAIL
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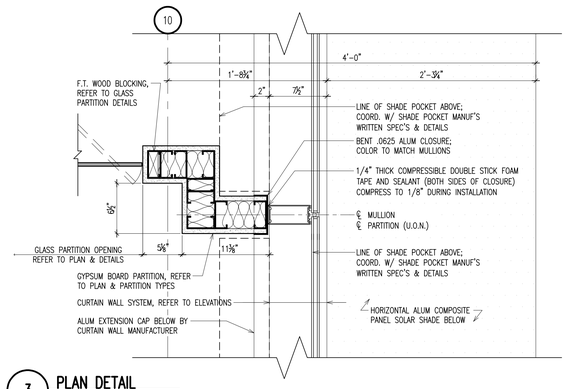

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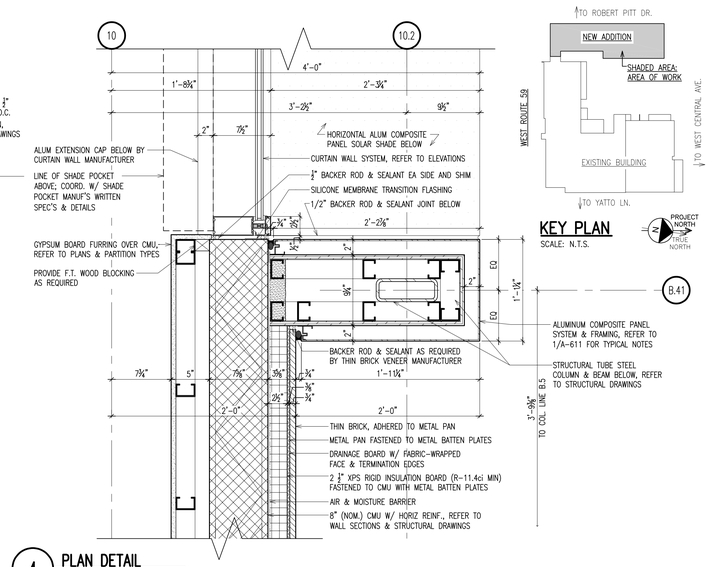
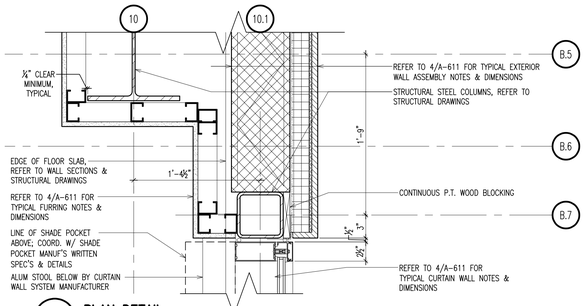


4 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

KEY PLAN
SCALE: N.T.S.



7 PLAN DETAIL
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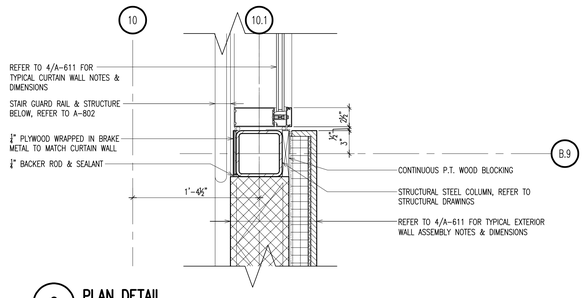
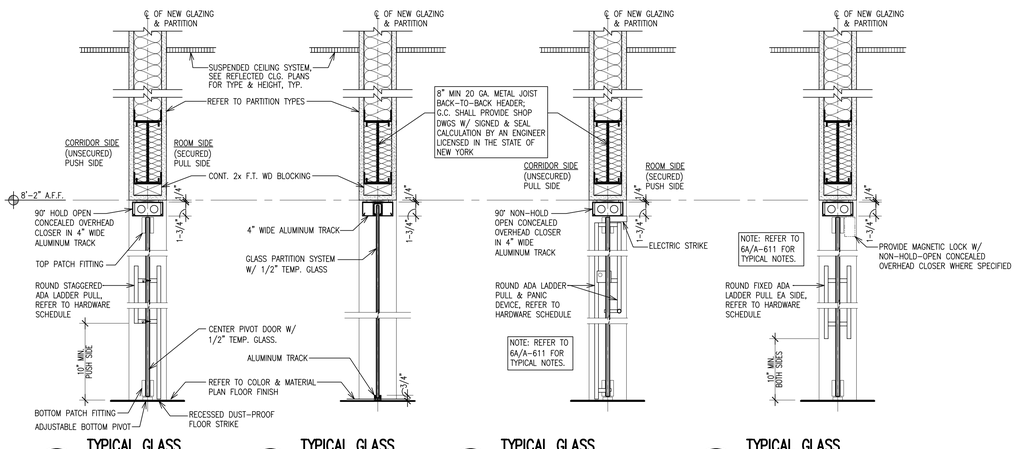


8 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



6A TYPICAL GLASS OFFICE DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

6B TYPICAL GLASS PARTITION DETAIL
SCALE: 1 1/2" = 1'-0"

6C TYPICAL GLASS SECURITY DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

6D TYPICAL GLASS PASSAGE DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

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PLAN DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.58-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
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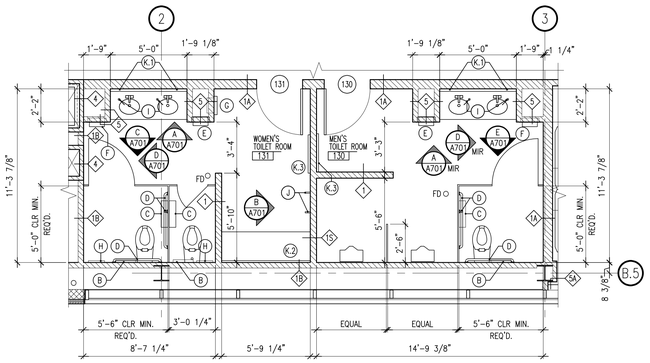
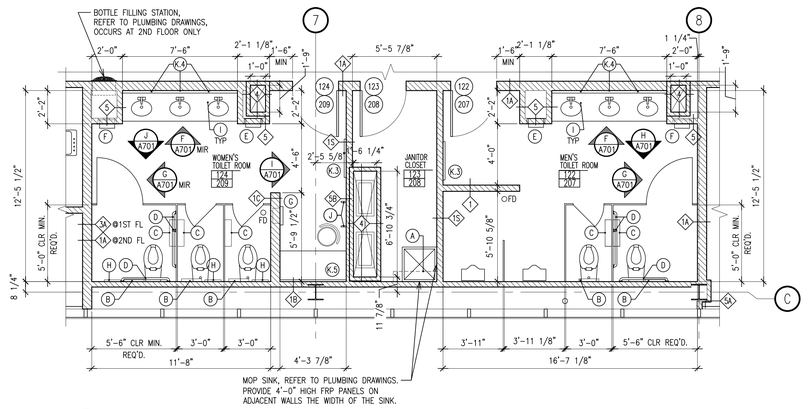


1 ENLARGED FIRST FLOOR SOUTH TOILET CORE PLAN

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



2 ENLARGED FIRST & SECOND FLOOR NORTH TOILET CORE PLAN

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

ACCESSORY NOTES:

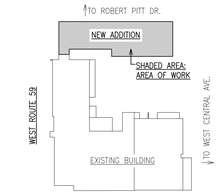
1. ALL ACCESSORY FINISHES SHALL BE SATIN STAINLESS STEEL WHERE APPLICABLE.
2. PROVIDE ALL REQUIRED MOUNTING KITS AND ANCHORING DEVICES REQUIRED INCLUDING, BUT NOT LIMITED TO, WAINSCOT FLANGE KITS AS APPLICABLE FOR A COMPLETE INSTALLATION.
3. PROVIDE ALL BLOCKING/REINFORCEMENT AS REQUIRED FOR COMPLETE INSTALLATION OF ALL ACCESSORIES.
4. INSTALL ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS. FOR BARRIER FREE LOCATIONS, INSTALL PER ICC A117.1-2009, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE.
5. ALL APPLICABLE TOILET ACCESSORIES ARE TO BE HARDWIRED VIA CENTRAL TRANSFORMER OR RECEPTACLE AND DEDICATED TRANSFORMER. BATTERY OPERATION IS NOT ACCEPTABLE.
6. PROVIDE TOUCHLESS OPERATION FOR WATER CLOSETS AND URINALS: SLOAM FLUSH VALVES OR APPROVED EQUAL. FIXTURE SELECTIONS TO BE SUBMITTED FOR APPROVAL.
7. LAVATORY FAUCETS AND SOAP DISPENSERS TO BE HARDWIRED WITH EITHER CENTRAL TRANSFORMER WITH WIRED DEVICES OR A SEPARATE 120 VOLT RECEPTACLE AND UNIT TRANSFORMER AT THE FIXTURE. SUBMIT SELECTIONS FOR APPROVAL.
8. CONT HOOKS WITHIN TOILET STALLS SHALL BE PROVIDED BY PARTITION MANUFACTURER. HOOKS SHALL BE MOUNTED AT BARRIER-FREE HEIGHT AT ACCESSIBLE STALLS.
9. COORDINATE FINAL SIZE OF 'FULL WIDTH' MIRRORS WITH SPECIFIED ADJACENT WALL FINISH THICKNESS, COORDINATE WITH COLOR & MATERIAL DRAWINGS AND SPECIFICATIONS.
10. REFER TO SHEET A-702 FOR ADDITIONAL TOILET ACCESSORIES PERTAINING TO THE THIRD FLOOR TOILET ROOMS.

WATERPROOF MEMBRANE:

AT ALL TOILET ROOMS & JANITOR CLOSETS PROVIDE LATICRETE 9235 WATERPROOFING MEMBRANE, SELF-CURING LIQUID RUBBER MEMBRANE WITH INTEGRAL REINFORCING FABRIC BELOW FLOOR FINISH, SHOWER RECEPTORS & MOP BASINS (AS APPLICABLE), AND TURN UP 4" (MIN) UP WALLS.

TOILET ACCESSORY SCHEDULE
FIRST & SECOND FLOORS

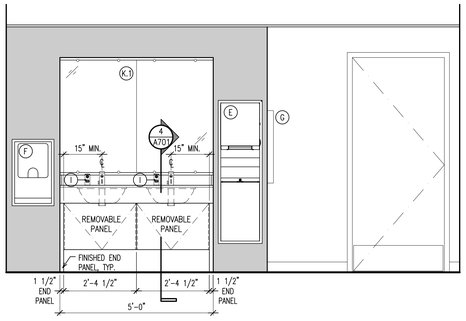
CODE	ITEM	MANUFACTURER	MODEL/REMARKS
A	UTILITY SHELF & MOP HOLDER	BOBRICK	#B-239x34
B	SEAT COVER DISPENSER	BOBRICK	#B-4221 CONTURA SERIES, SURFACE MOUNTED
C	TOILET TISSUE DISPENSER	KIMBERLY-CLARK	#09608 TWIN JUMBO ROLL SURFACE MOUNTED
D	GRAB BARS	BOBRICK	#B-6806x18, #B-6806x36, #B-6806x42
E	RECESSED MOUNTED PAPER TOWEL DISPENSER & WASTE RECEPTACLE	BOBRICK	#B-3947 CLASSIC SERIES
F	ELECTRIC HAND DRYER	XLERATOR	XL-SB W/ RECESSED MOUNTING KIT
G	SANITARY NAPKIN/TAMPON DISPENSER	BOBRICK	#B-4706-C
H	SANITARY NAPKIN DISPOSAL	BOBRICK	#B-4353, RECESSED, WOMEN'S ROOM ONLY
I	SOAP DISPENSER, ELECTRONIC FOAM	GOJO PURELL CXI	#8520-01 W/ #8501-AC-KIT-02 AC KIT
J	ROBE HOOK	BOBRICK	#B-6707
K.1	MIRROR, FRAMELESS	–	60" WIDE (FULL WIDTH) x 44" HIGH W/ DOUG MOCKETT #MA4-SSS MIRROR HOLDERS
K.2	MIRROR, FRAMELESS	–	69.25" WIDE (FULL WIDTH) x 44" HIGH W/ DOUG MOCKETT #MA4-SSS MIRROR HOLDERS
K.3	MIRROR, FRAMELESS	–	30" WIDE x 72" HIGH W/ DOUG MOCKETT #MA4-SSS MIRROR HOLDERS
K.4	MIRROR, FRAMELESS	–	90" WIDE (FULL WIDTH) x 44" HIGH W/ DOUG MOCKETT #MA4-SSS MIRROR HOLDERS
K.5	MIRROR, FRAMELESS	–	51 7/8" WIDE (FULL WIDTH)x 44" HIGH W/ DOUG MOCKETT #MA4-SSS MIRROR HOLDERS



KEY PLAN

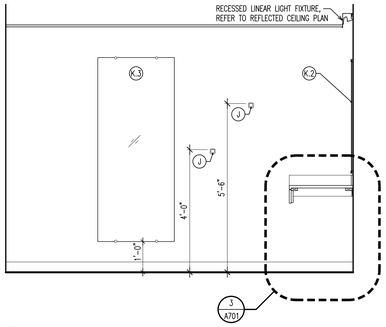
SCALE: N.T.S.

NOTES:
1. REFER TO DRAWING T-001 FOR BARRIER FREE ACCESSIBLE MOUNTING HEIGHTS.
2. REFER TO COLOR & MATERIAL DRAWINGS AND SPECIFICATIONS FOR INTERIOR FINISHES.



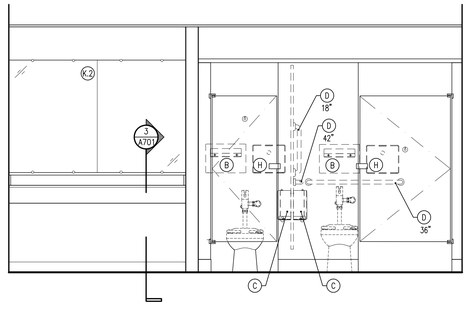
A TOILET ROOM INTERIOR ELEVATION

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



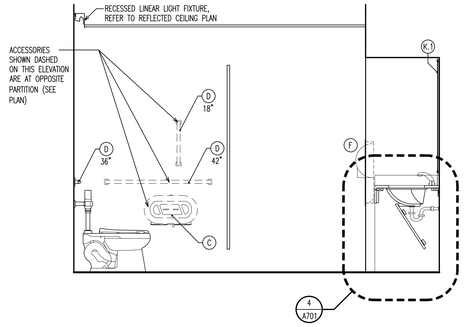
B TOILET ROOM INTERIOR ELEVATION

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



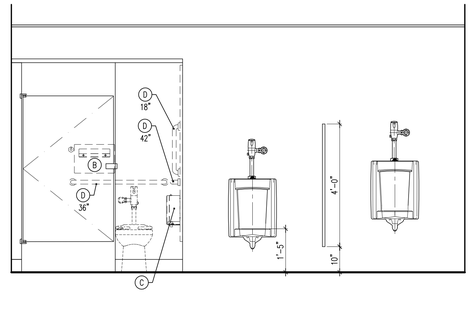
C TOILET ROOM INTERIOR ELEVATION

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



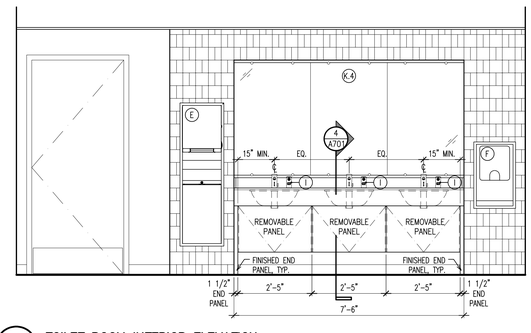
D TOILET ROOM INTERIOR ELEVATION

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



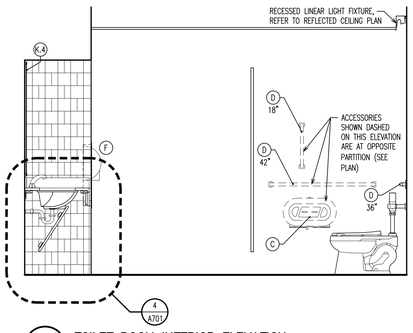
E TOILET ROOM INTERIOR ELEVATION

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



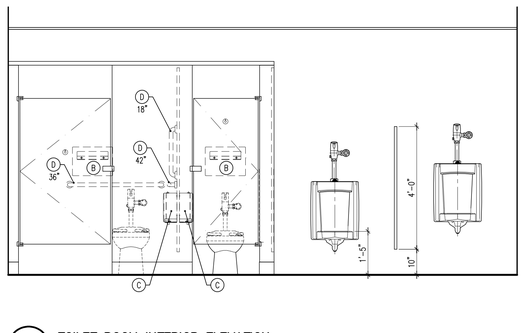
F TOILET ROOM INTERIOR ELEVATION

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



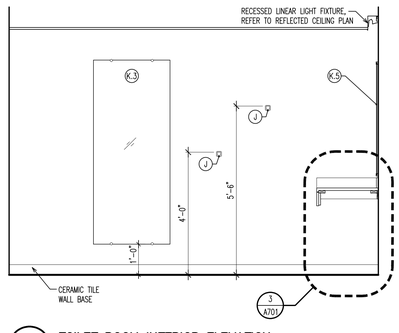
G TOILET ROOM INTERIOR ELEVATION

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



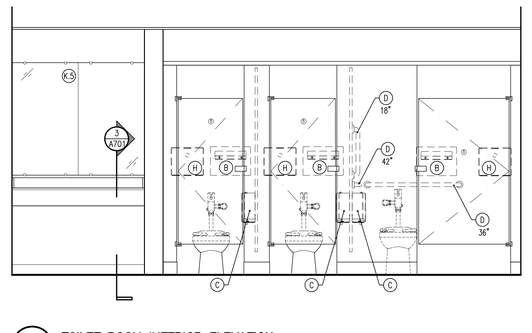
H TOILET ROOM INTERIOR ELEVATION

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



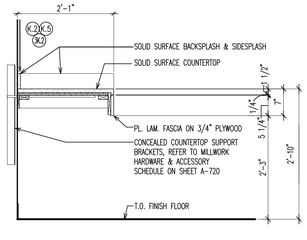
I TOILET ROOM INTERIOR ELEVATION

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



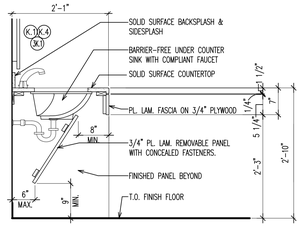
J TOILET ROOM INTERIOR ELEVATION

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



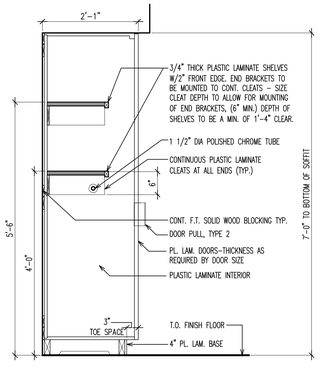
3 SECTION THRU COUNTER

SCALE: 3/4" = 1'-0"



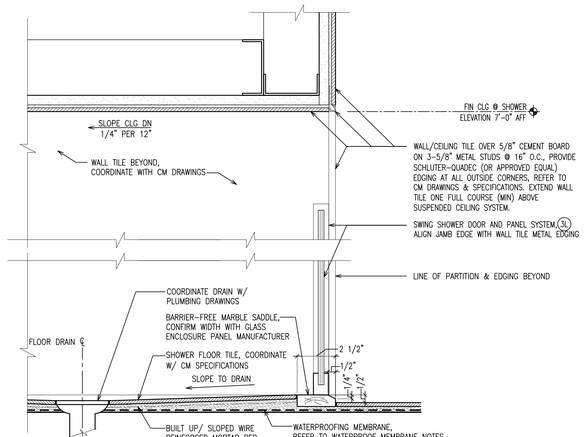
4 SECTION THRU COUNTER W/ SINK

SCALE: 3/4" = 1'-0"



5 SECTION THRU PRESIDENT'S WARDROBE

SCALE: 3/4" = 1'-0"



6 PRESIDENT'S SHOWER STALL DETAIL

SCALE: 3" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

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DRAFTED: MJR
CHECKED: –
PROJ. NO: 5593
DATE: 08.11.2024

Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
CIVIL		
METERING		
RELAY		
TRANS. & SUB.		

DWN | DES | CHKD
DESIGN REVIEW | DATE

APPROVED DATE

☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

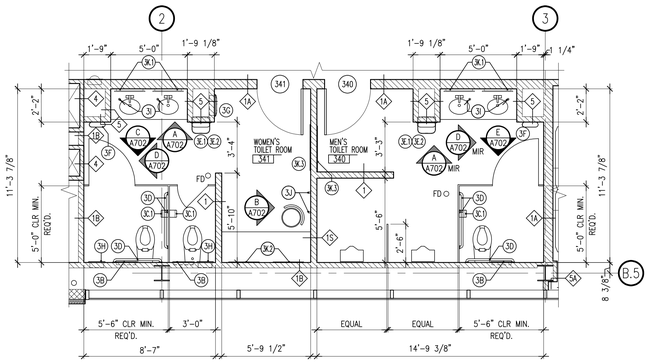
FIRST & SECOND FLOOR ENLARGED TOILET ROOM PLANS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

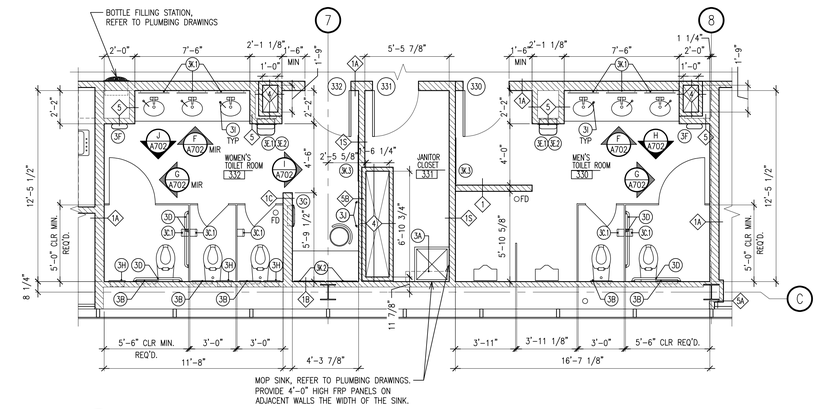
SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-701	28 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

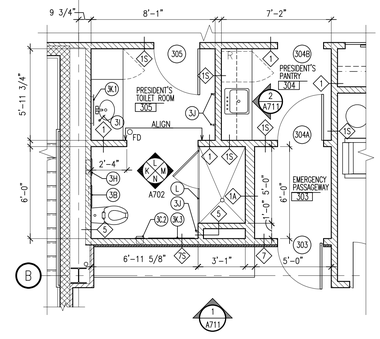
SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
John Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE, PP
Robert Nocella, AIA



1 ENLARGED THIRD FLOOR SOUTH TOILET CORE PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED THIRD FLOOR NORTH TOILET CORE PLAN
SCALE: 1/4" = 1'-0"

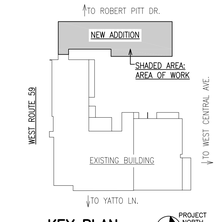


3 ENLARGED PRESIDENT'S TOILET ROOM, PANTRY, & EMERGENCY PASSAGEWAY PLAN
SCALE: 1/4" = 1'-0"

TOILET ACCESSORY SCHEDULE
THIRD FLOOR

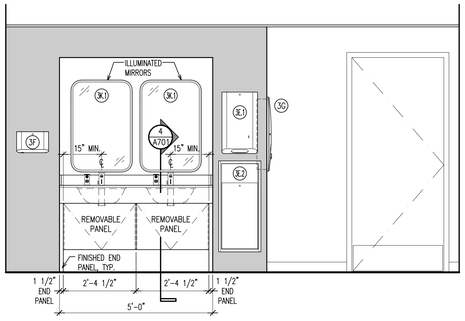
CODE	ITEM	MANUFACTURER	MODEL/REMARKS
3A	UTILITY SHELF & MOP HOLDER	BOBRICK	#B-239x34
3B	SEAT COVER DISPENSER RECESSED	BRADLEY	#5B1-003600
3C.1	TOILET TISSUE DISPENSER SURFACE MOUNTED	BRADLEY	#5B2-110000
3C.2	TOILET TISSUE DISPENSER RECESSED	BRADLEY	#5B2-000000
3D	GRAB BARS	BRADLEY	#8B1-0011800 (18"), #8B1-0013600 (36"), #8B1-0014200 (42")
3E.1	PAPER TOWEL DISPENSER SURFACE MOUNTED	BRADLEY	#2B1-113600, C-FOLD/MULTI-FOLD
3E.2	WASTE RECEPTACLE RECESSED	BRADLEY	#3B1-003600
3F	ELECTRIC HAND DRYER SURFACE MOUNTED	BRADLEY	#2B4-2114900, 120V
3G	SANITARY NAPKIN/TAMPON VENDOR, RECESSED	BRADLEY	#4A20-40, WOMEN'S ROOMS ONLY
3H	SANITARY NAPKIN DISPOSAL, RECESSED	BRADLEY	#4B2-000000, WOMEN'S ROOMS ONLY
3I	SOAP DISPENSER, ELECTRONIC FOAM	GOJO PURELL CXI	#8520-01 W/ #8501-AC-KIT-02 AC KIT
3J	ROBE HOOK	BRADLEY	#9B1-110000
3K.1	MIRROR, ILLUMINATED	BRADLEY	#7B1-5024360, 24x36, LED
3K.2	MIRROR, FRAMELESS	BRADLEY	#7B1-1024360, 24x36
3K.3	MIRROR, FRAMELESS	BRADLEY	#7B1-1036600, 36x60
3L	SHOWER DOOR & PANEL	AMERICAN STANDARD	#AM00812400

NOTE: REFER TO SHEET A-701 FOR ACCESSORY NOTES.

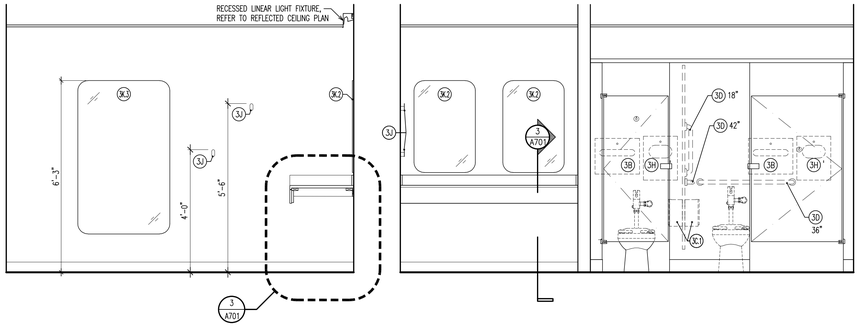


KEY PLAN
SCALE: N.T.S.

NOTES:
1. REFER TO DRAWING T-001 FOR BARRIER FREE ACCESSIBLE MOUNTING HEIGHTS.
2. REFER TO COLOR & MATERIAL DRAWINGS AND SPECIFICATIONS FOR INTERIOR FINISHES.
3. REFER TO ACCESSORY NOTES ON SHEET A-701.
4. REFER TO WATERPROOF MEMBRANE NOTES ON DRAWING A-701.

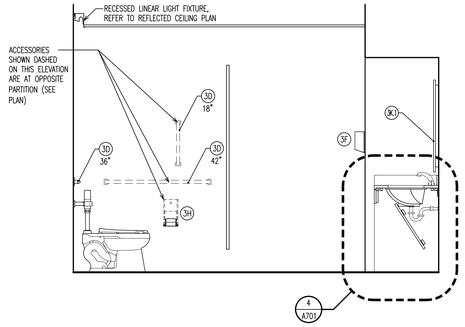


A TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

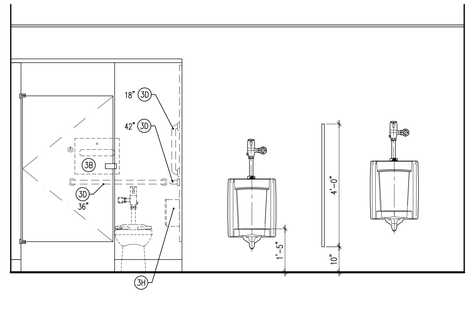


B TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

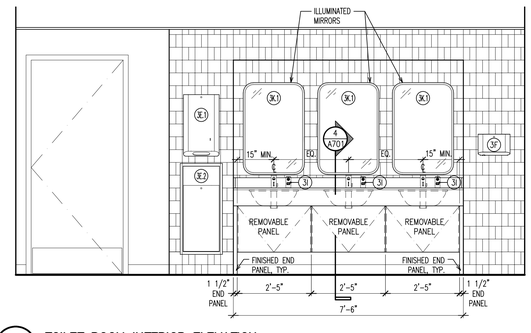
C TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



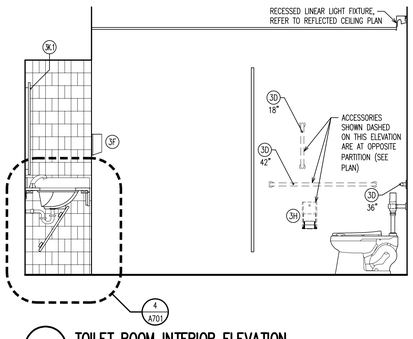
D TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



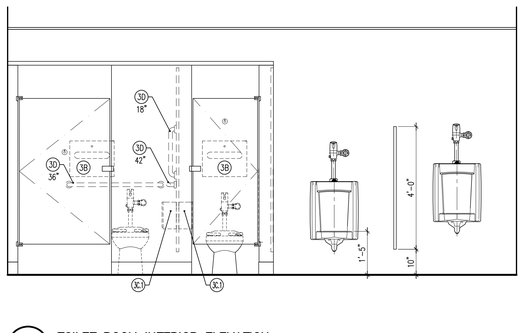
E TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



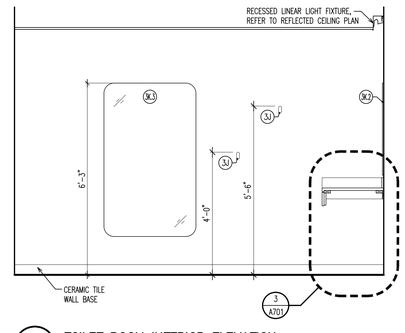
F TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



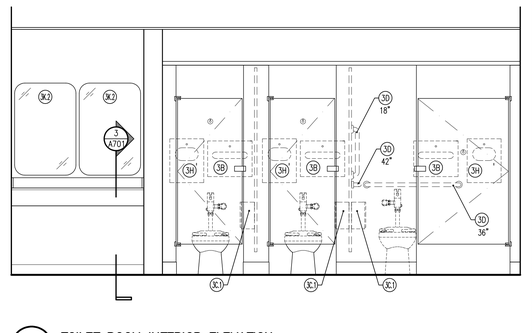
G TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



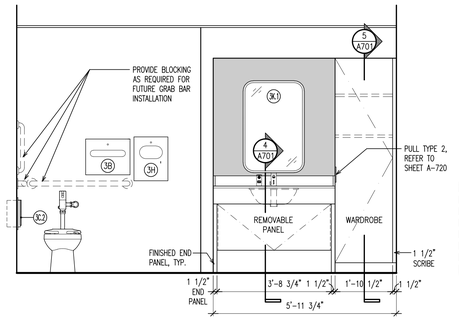
H TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



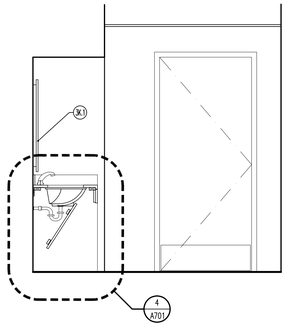
I TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



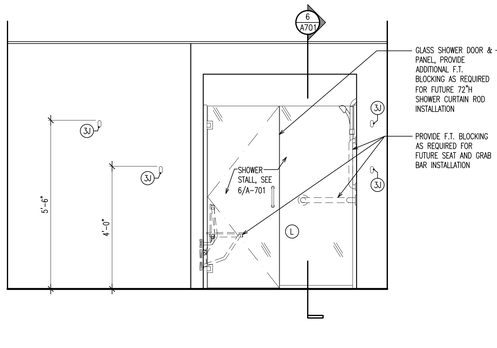
J TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



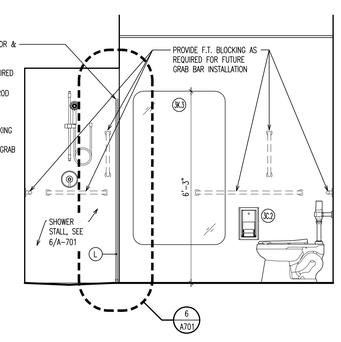
K TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



L TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



M TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



N TOILET ROOM INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

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SPRING VALLEY NEW YORK

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Brian W. Paschnick, PE
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www.sns-arch-eng.com

DRAFTED: MJR
CHECKED: –
PROJ. NO: 5593
DATE: 08.11.2024

REGISTERED ARCHITECT JOHN J. SONENSHINE 018401 STATE OF NEW YORK

Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
CIVIL		
METERING		
RELAY		
TRANS. & SUB.		

DWN | DES | CHKD
DESIGN REVIEW | DATE

APPROVED DATE
☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

THIRD FLOOR ENLARGED TOILET ROOM PLANS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
280 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-702	29 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
John Lignos, AIA
Lorin J. Sonenshine, AIA
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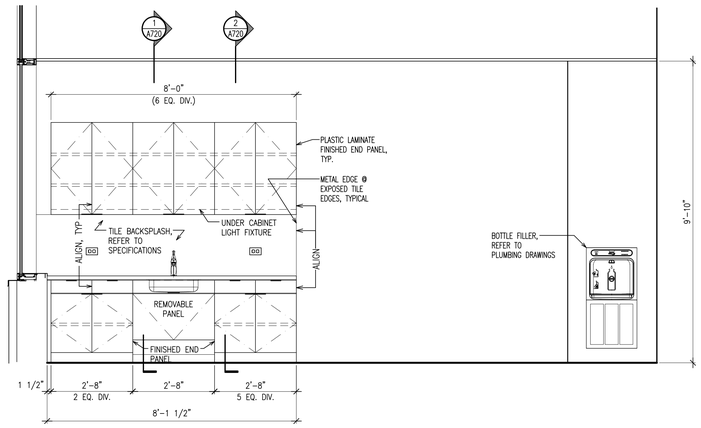
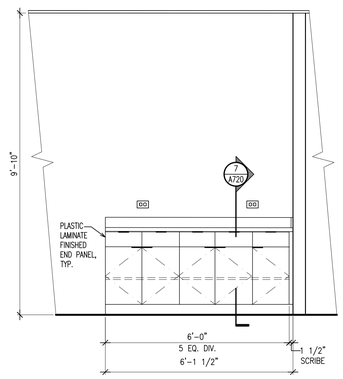


1 MILLWORK ELEVATION @ LUNCH ROOM #103

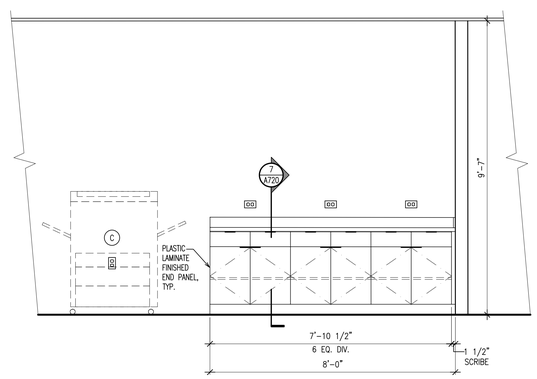
SCALE: 1/2" = 1'-0"



2 MILLWORK ELEVATION @ OPEN OFFICE AREA #107

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

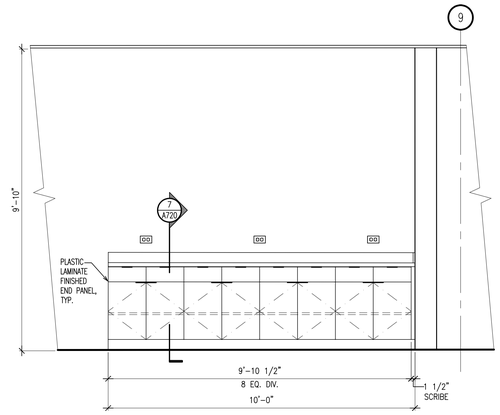
NOTE: MILLWORK ELEVATIONS @ COPY AREA #112 AND OPEN OFFICE AREA #202 ARE SIMILAR, MIRRORED. REFER TO CONSTRUCTION PLANS.



3 MILLWORK ELEVATION @ OPEN OFFICE AREA #202

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

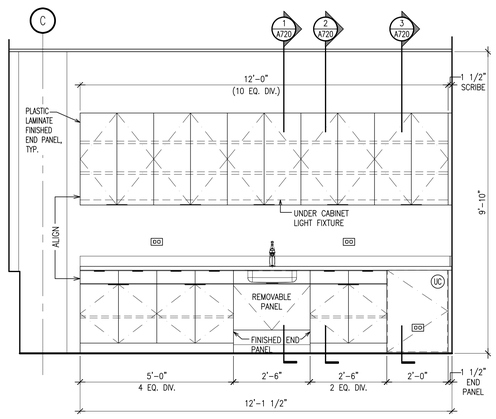
NOTE: MILLWORK ELEVATION @ OPEN OFFICE AREA #327 IS SIMILAR.



4 MILLWORK ELEVATION @ CORRIDOR #119

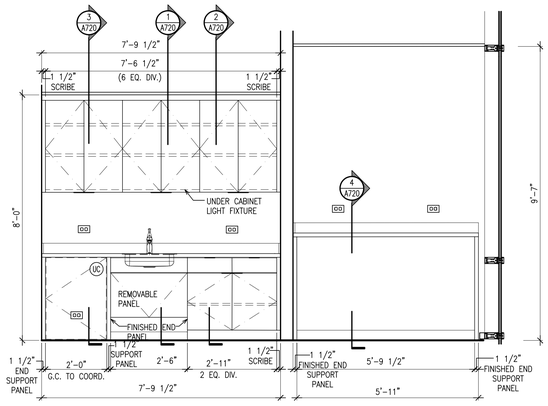
SCALE: 1/2" = 1'-0"

NOTE: MILLWORK ELEVATIONS @ OPEN OFFICE AREA #202 & #327 ARE SIMILAR.



5 MILLWORK ELEVATION @ MOTHER'S ROOM #121

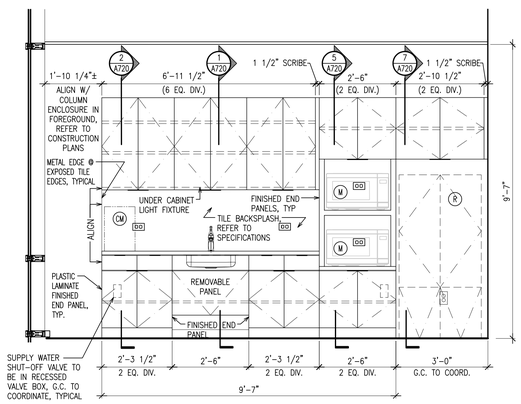
SCALE: 1/2" = 1'-0"



6 MILLWORK ELEVATION @ MOTHER'S ROOM #210 & BREAK ROOM #211

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

NOTE: MILLWORK ELEVATION @ MOTHER'S ROOM #333 & BREAK ROOM #334 ARE SIMILAR.



7 MILLWORK ELEVATION @ BREAK ROOM #211

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

NOTE: MILLWORK ELEVATION @ BREAK ROOM #334 IS SIMILAR.

APPLIANCE SCHEDULE – FURNISHED & INSTALLED BY CONTRACTOR U.O.N.

MARK	DESCRIPTION	MANUFACTURER	MODEL NO.	DIMENSIONS	ELECTRICAL REQUIREMENTS	REMARK
(M)	COMMERCIAL MICROWAVE OVEN	SHARP	SMC2266HS	24.4"W x 13.6"H x 19.6"D	120V AC, 14 AMP	COUNTERTOP, STAINLESS STEEL
(R)	REFRIGERATOR, W/ 1/4" WATER LINE	GENERAL ELECTRIC	PAD28BYTFS	35 5/8"W x 69 7/8"H x 36 3/4"D	120V AC/60 HZ, 15 AMP	QUAD FRENCH DOOR REFRIGERATOR/FREEZER, STAINLESS STEEL
(UC)	REFRIGERATOR, UNDER-COUNTER	SUMMIT APPLICANCE	AL54(LHD)	23.63"W x 32.0"H x 22.63"D	115V AC/60 HZ, 1.0 AMP	ADA HEIGHT, COORDINATE MODEL NUMBER WITH DOOR SWING, STAINLESS STEEL
(OM)	COFFEE MACHINE, W/ 1/4" WATER LINE	KEURIG	K-3500 W/ OMNIPURE K08A WATER FILTER KIT	12"W x 17.4"H x 18"D	120V, 15 AMP	COUNTERTOP, BLACK FINISH
(C)	COPIER					FURNISHED & INSTALLED BY OWNER

NOTE: APPLIANCE MAKE & MODELS ARE SHOWN FOR REFERENCE ONLY. FINAL SELECTIONS T.B.D.

APPLIANCE & EQUIPMENT NOTES

1. ALL APPLIANCE & EQUIPMENT CUTSHEETS TO BE REVIEWED BY G.C. & DISTRIBUTED TO MILLWORKER PRIOR TO MILLWORK FABRICATION. MILLWORKER TO REVIEW APPLIANCE & EQUIPMENT SELECTIONS TO ENSURE MANUFACTURER'S INSTALLATION AND CLEARANCE REQUIREMENTS ARE MET.
2. ALL APPLIANCES SHALL BE FURNISHED AND INSTALLED BY G.C. U.O.N.
3. G.C. SHALL PROVIDE CUT SHEETS TO SUBCONTRACTORS FOR COORDINATION.
4. G.C. AND SUB CONTRACTORS TO COORDINATE APPLIANCES REQUIRING WATER & DRAIN LINES. PROVIDE SUPPLY WATER SHUT-OFF VALVES IN RECESSED VALVE BOX WITHIN CABINET & PROVIDE FINISHED HOLE IN COUNTERTOP OR CABINET (AS REQUIRED) FOR WATERLINE, TYPICAL.
5. MOUNTING HEIGHTS TO FOLLOW MANUFACTURER'S RECOMMENDATIONS AND TO BE INSTALLED PER ICC A-117.1 ACCESSIBILITY REQUIREMENTS U.O.N.
6. PROVIDE ALL REQUIRED MOUNTING KITS, ANCHORING DEVICES, AND BLOCKING/REINFORCEMENT AS REQUIRED FOR COMPLETE INSTALLATION.
7. PROVIDE HORIZONTAL RECESSED RECEPTACLES AT COUNTERTOP APPLIANCES.

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DRAFTED: MJR
CHECKED: –
PROJ. NO: 5593
DATE: 08.11.2024

Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
CIVIL		
METERING		
RELAY		
TRANS. & SUB.		

DWN | DES | CHKD
DESIGN REVIEW | DATE

APPROVED
DATE
☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

INTERIOR ELEVATIONS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-710	30 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
John Lignos, AIA
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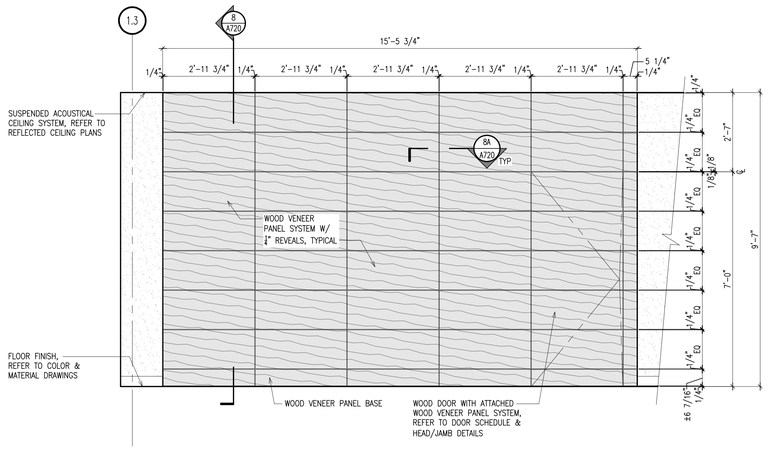
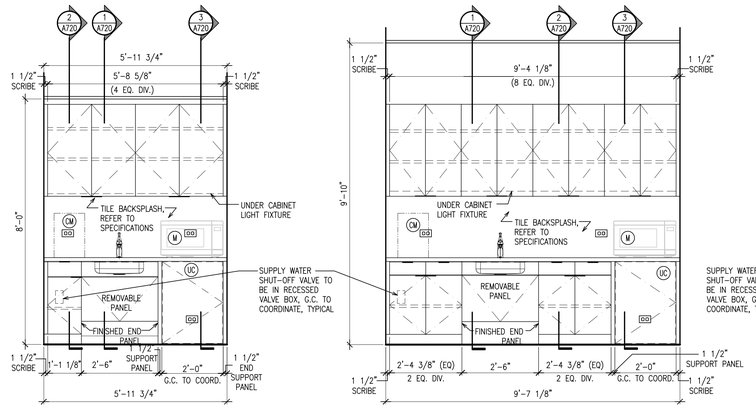


1 MILLWORK/INTERIOR ELEVATION @ CORRIDOR #302

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

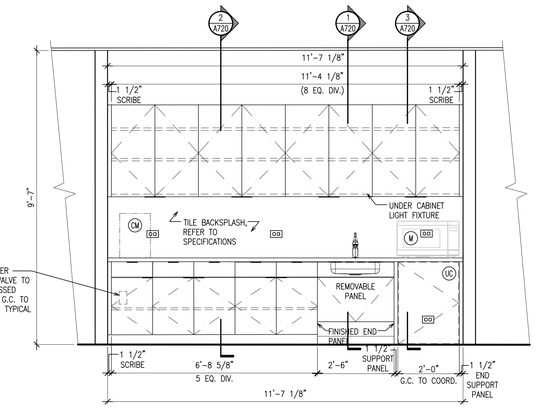


2 MILLWORK ELEVATION @ PRESIDENT'S PANTRY #304

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

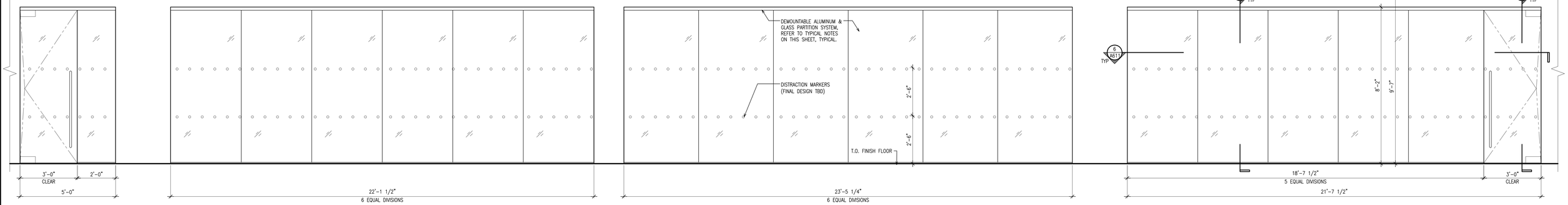
3 MILLWORK ELEVATION @ EXECUTIVE PANTRY #312

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



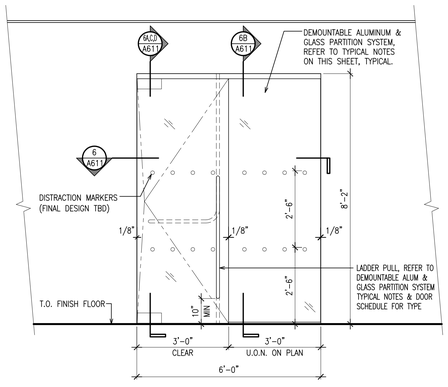
4 MILLWORK ELEVATION @ V.P. PANTRY #314A

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



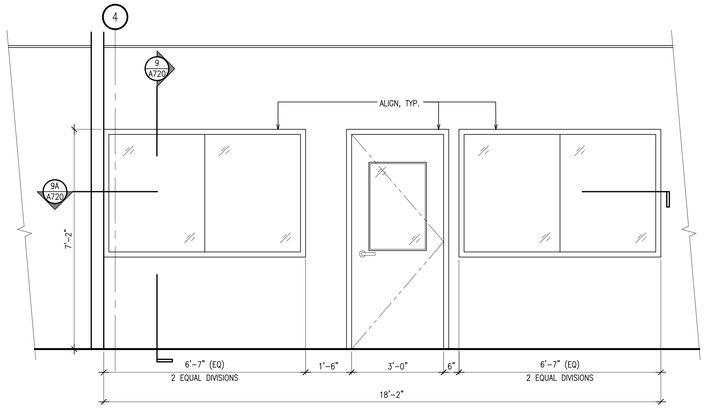
5 INTERIOR ELEVATION @ CORRIDOR #302

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



6 TYPICAL GLASS PARTITION ELEVATION

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



7 INTERIOR ELEVATION @ TESTING ROOM #106A

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

DEMOUNTABLE ALUMINUM & GLASS PARTITION SYSTEM TYPICAL NOTES

DEMOUNTABLE ALUMINUM AND GLASS PARTITION FURNISHED AND INSTALLED BY THE DEMOUNTABLE PARTITION CONTRACTOR.
THE SECTIONS AND DETAILS SHOWN ARE BASED UPON THE METROWALL LP SERIES GLAZED PARTITION SYSTEM CONSISTING OF, BUT NOT LIMITED TO THE FOLLOWING:

- FINISH: MATTE BLACK ANODIZED.
- DEMOUNTABLE PARTITIONS AT 8'-2" HIGH ATTACHED INTO THE F.T. WOOD BLOCKING ABOVE GYP. BD. BULKHEAD WHICH SHALL BE BUILT BY THE G.C.
- 1/8" POLYCARBONATE I-JOINT, VERY HIGH BOND (VHB) TAPE, OR WATER CLEAR SILICONE BETWEEN GLAZING JUNCTIONS AS RECOMMENDED BY GLASS PARTITION SYSTEM MANUFACTURER AT EACH UNIQUE CONDITION TO MAXIMIZE VISUAL CLARITY.
- 1/2" CLEAR LOW IRON TEMPERED GLASS.
- FRAME:
  - TOP: 1 3/4" HIGH X 4" WIDE
  - BOTTOM: 3/4" HIGH X 7/8" WIDE
- ALL DOOR HARDWARE PROVIDED BY THE DEMOUNTABLE PARTITION MANUFACTURER
  - PROVIDE 48" HIGH MATTE BLACK LADDER PULLS, STAGGERED LADDER PULLS, &/OR PANIC BARS. COORDINATE WITH DOOR TYPES.
  - DEMOUNTABLE PARTITION HARDWARE SHALL BE COORDINATED WITH SECURITY REQUIREMENTS.
- METROWALL CLIENT ADVISOR: PETER COULTER
  - PHONE: (888) 798-8806, DIRECT: (908) 347-9372, EMAIL: PETERC@METRO-WALL.COM

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DES CHKD
DESIGN REVIEW DATE

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☐ INFORMATION
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☐ BID
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☐ _____

INTERIOR ELEVATIONS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.58-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-711	31 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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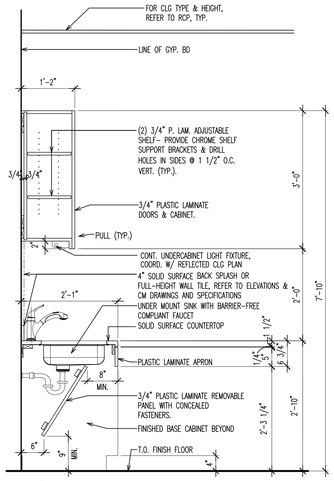
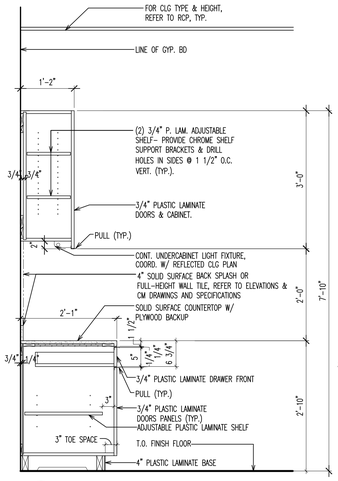
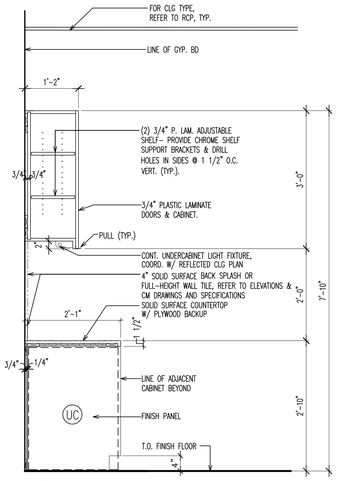


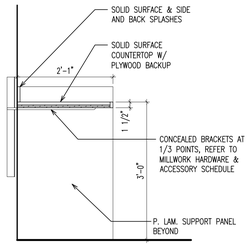
1 MILLWORK SECTION
SCALE: 3/4" = 1'-0"



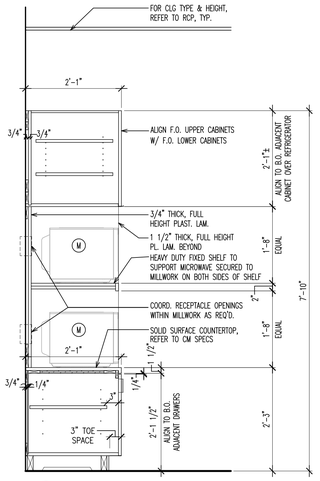
2 MILLWORK SECTION
SCALE: 3/4" = 1'-0"



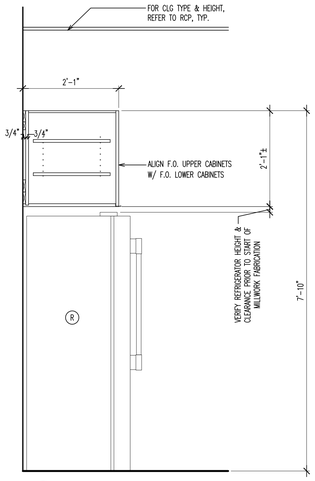
3 MILLWORK SECTION
SCALE: 3/4" = 1'-0"



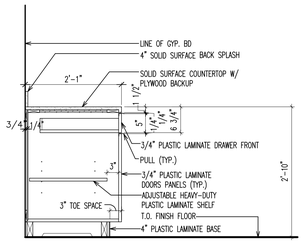
4 MILLWORK SECTION
SCALE: 3/4" = 1'-0"



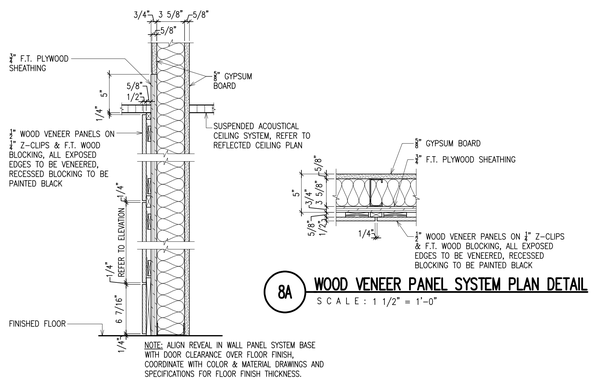
5 MILLWORK SECTION
SCALE: 3/4" = 1'-0"



6 MILLWORK SECTION
SCALE: 3/4" = 1'-0"

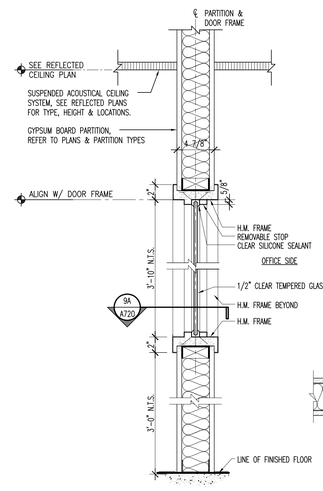


7 MILLWORK SECTION
SCALE: 3/4" = 1'-0"

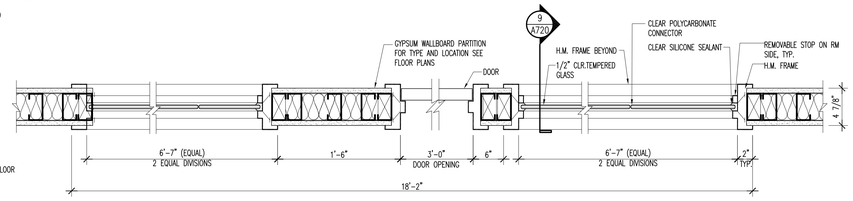


8 WOOD VENEER PANEL SYSTEM SECTION
SCALE: 1 1/2" = 1'-0"

8A WOOD VENEER PANEL SYSTEM PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



9 SIDELIGHT DETAIL @ DOOR #106A
SCALE: 1 1/2"=1'-0"
NOTE: REFER TO INTERIOR ELEVATION 7/A-711.



9A PLAN DETAIL @ DOOR #106A & SIDELIGHTS
SCALE: 1 1/2"=1'-0"
NOTE: REFER TO INTERIOR ELEVATION 7/A-711.

MILLWORK HARDWARE & ACCESSORY SCHEDULE

PULLS
TYPE 1:
- TAB PULL TYPICAL ON ALL MILLWORK (U.O.N.)
- DOUG MOCKETT DP3A-26D/AM
- 3" TAB PULL
- FINISH: SATIN CHROME
- SIZE: 3" LONG x 1" PROJECTION, 2" O.C.
- INSTALLATION: "OPTION B"- ROUTED FLUSH w/ DRAWER OR DOOR

TYPE 2:
- TAB DOOR HANDLE ON PRESIDENT'S WARDROBE ONLY
- DOUG MOCKETT DP3/DR/6-26D
- 6" TAB PULL
- FINISH: SATIN CHROME
- SIZE: 6" LONG x 3" PROJECTION, 5" O.C.
- INSTALLATION: "OPTION B"- ROUTED FLUSH w/ DOOR

BRACKETS
- CONCEALED COUNTERTOP SUPPORT BRACKET
- A&M HARDWARE ECFLAT21(2.0)
- SECURE TO METAL STUDS & PROVIDE F.T. WOOD BLOCKING AS RECOMMENDED BY BRACKET MANUFACTURER

PLASTIC LAMINATE MILLWORK NOTES

1. ALL EXPOSED INTERIOR & EXTERIOR EDGES & SURFACES TO BE PLASTIC LAMINATE. CONSTRUCTION OF CABINETS SHALL CONFORM TO FLUSH OVERLAY DESIGN, U.O.N. ON DRAWINGS. COLOR AS SELECTED BY ARCHITECT.
2. THE SAME PLASTIC LAMINATE FOR THE EXTERIOR SHALL BE USED ON THE EXPOSED INTERIOR SURFACES. COLORED MELAMINE WILL BE ACCEPTED ON SEMI-EXPOSED INTERIOR SURFACES. NO SUBSTITUTIONS FROM A.W.I. STANDARDS WILL BE ACCEPTED.
3. CASEWORK HARDWARE: ITEMS NOT SPECIFIED ON DRAWINGS SHALL BE CASEWORK MANUFACTURER'S BEST HARDWARE (U.O.N.) & SUBJECT TO APPROVAL. UNLESS OTHERWISE INDICATED, CABINET DOORS AND DRAWERS SHALL BE SELF-CLOSING WITH CONCEALED TYPE HARDWARE; CABINET SHELVES SHALL BE ADJUSTABLE. ALL CABINETS & DRAWERS SHALL HAVE RUBBER SILENCERS.
4. REFER TO PARTITION TYPES & NOTES FOR METAL STUD SPACING AT WALLS SUPPORTING CABINET/SHELVING WORK.
5. ALL ARCHITECTURAL CASEWORK, LAMINATE CLAD, SHALL COMPLY WITH THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE (A.W.I.) FOR PREMIUM GRADE.
6. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION (TYPICAL FOR ALL MILLWORK).
7. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
8. EXTEND ALL FLOOR FINISHES UNDER MILLWORK TYP, U.O.N.
9. REFER TO MEP ENGINEER'S DRAWINGS FOR SINK AND FAUCET SPECIFICATIONS. NOTE: MUST MEET A.D.A. ACCESSIBILITY REQUIREMENTS.
10. SET ALL HORIZONTAL DUPLEX OUTLETS @ 44" AFF (TO CENTERLINE OF BOX) TYP. U.O.N. PROVIDE GFI OUTLETS AS PER MEP ENGINEER'S DRAWINGS & LOCAL BLDG. CODE.
11. COORDINATE ALL FINISHES WITH COLOR & MATERIAL DRAWINGS & SPECIFICATIONS.
12. COORDINATE COUNTERTOP, BACK AND SIDE SPLASH FINISHES WITH COLOR & MATERIAL DRAWINGS & SPECIFICATIONS.

ARCHITECTURAL MILLWORK NOTES

1. ALL ARCHITECTURAL CASEWORK, TRANSPARENT FINISH, SHALL COMPLY WITH THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE (A.W.I.) FOR PREMIUM QUALITY GRADE.
2. EXPOSED INTERIOR & EXTERIOR EDGES & SURFACES AS NOTED ON DRAWINGS TO BE LAMINATED TO FLUSH OVERLAY, U.O.N. ON DRAWINGS. COLOR AS SELECTED BY ARCHITECT, REFER TO COLOR & MATERIAL SPECIFICATION.
3. CASEWORK HARDWARE: ITEMS NOT SPECIFIED ON DRAWINGS SHALL BE CASEWORK MANUFACTURER'S BEST HARDWARE SUBJECT TO APPROVAL. UNLESS OTHERWISE INDICATED, CABINET DOORS AND DRAWERS SHALL BE SELF-CLOSING WITH CONCEALED TYPE HARDWARE; CABINET SHELVES SHALL BE ADJUSTABLE. ALL CABINETS & DRAWERS SHALL HAVE RUBBER SILENCERS.
4. REFER TO PARTITION TYPES & NOTES FOR METAL STUD SPACING AT WALLS SUPPORTING CABINET/SHELVING WORK.
5. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION (TYPICAL FOR ALL MILLWORK.)
6. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
7. EXTEND ALL FLOOR FINISHES UNDER MILLWORK TYP, U.O.N.
8. REFER TO ELEVATIONS FOR HEIGHT OF ALL HORIZONTAL DUPLEX OUTLETS. PROVIDE GFI OUTLETS AS PER ELECTRICAL DRAWINGS & BLDG. CODE.
9. REFER TO MEP ENGINEER'S DRAWINGS FOR FOR SINK AND FAUCET SPECIFICATIONS. NOTE: MUST MEET A.D.A. ACCESSIBILITY REQUIREMENTS.
10. SET ALL HORIZONTAL DUPLEX OUTLETS @ 42" AFF (TO THE BOTTOM OF THE BOX) TYP. U.O.N. PROVIDE GFI OUTLETS AS PER MEP ENGINEER'S DRAWINGS & LOCAL BLDG. CODE.
11. ALL UPPER &/OR LOWER CABINETS TO HAVE LOCKS AS INDICATED ON ELEVATIONS. EACH TO BE KEYED ALIKE. FINISH: STAINLESS STEEL OR ALUM. EXACT LOCATIONS T.B.D.
12. COORDINATE ALL FINISHES WITH COLOR & MATERIAL DRAWINGS & SPECIFICATIONS.

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☐ _____

MILLWORK DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

DWN	DES	CHKD
DESIGN REVIEW	DATE	

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-720	32 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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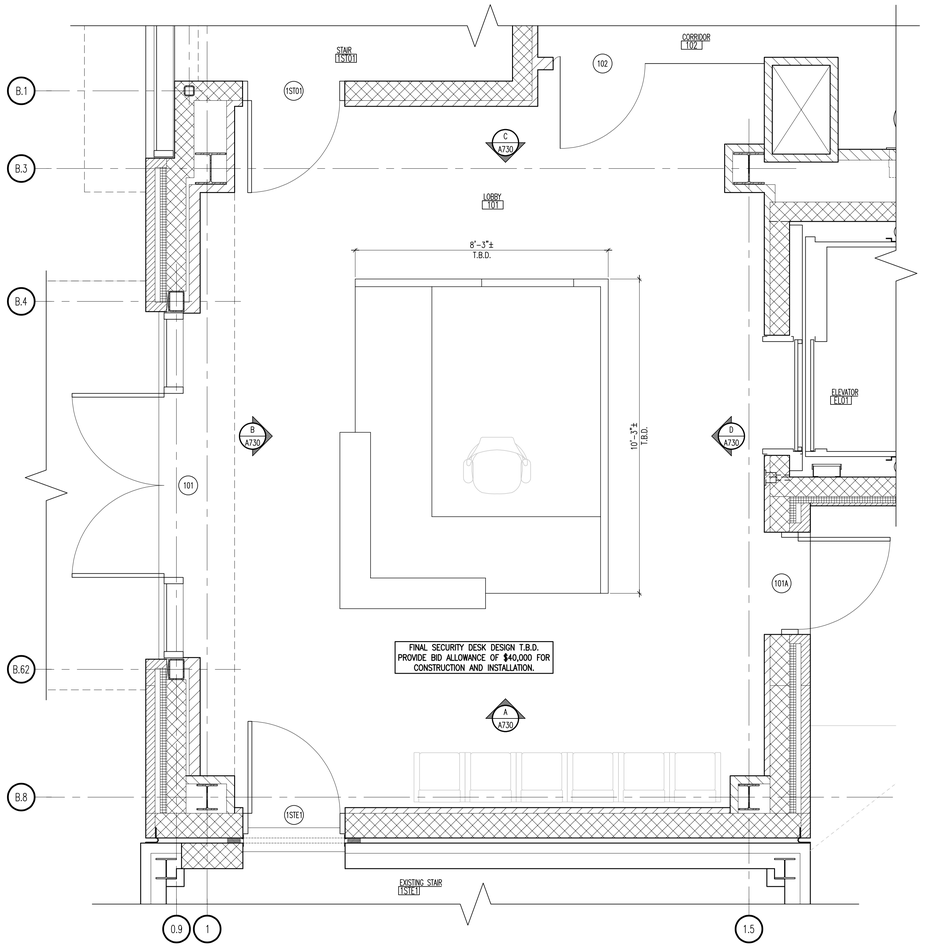
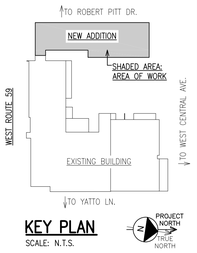
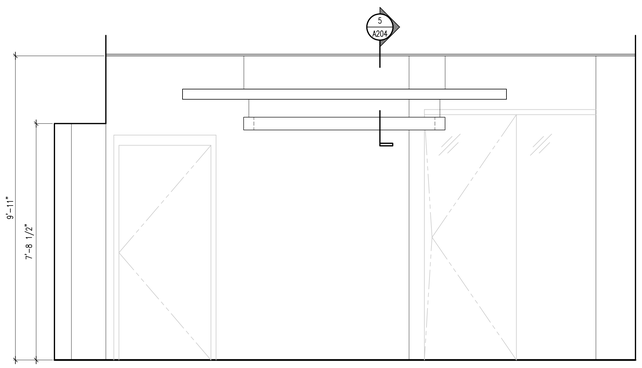


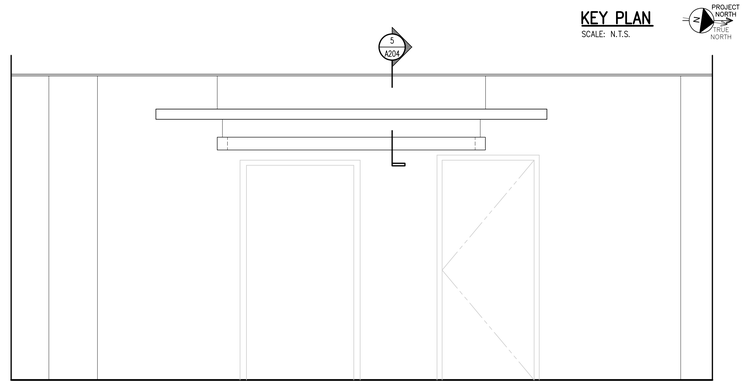
1 ENLARGED LOBBY #101 SECURITY DESK PLAN
SCALE: 1/2" = 1'-0"



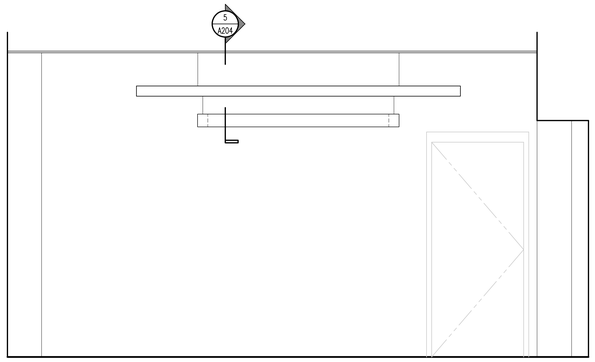
KEY PLAN
SCALE: N.T.S.



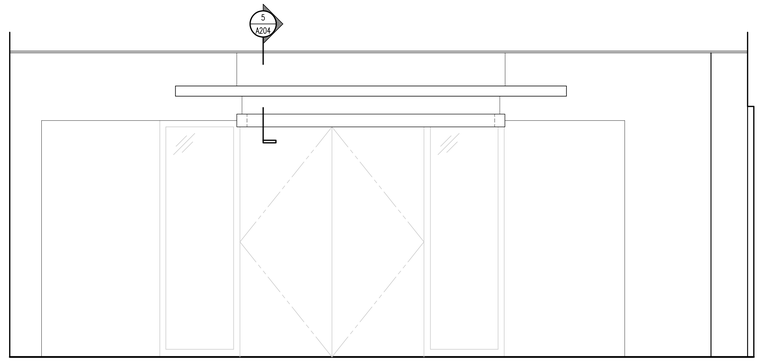
A SECURITY DESK ELEVATION
SCALE: 1/2" = 1'-0"



B SECURITY DESK ELEVATION
SCALE: 1/2" = 1'-0"



C SECURITY DESK ELEVATION
SCALE: 1/2" = 1'-0"



D SECURITY DESK ELEVATION
SCALE: 1/2" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

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SPRING VALLEY NEW YORK

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DRAFTED: MJR
CHECKED: –
PROJ. NO: 5593
DATE: 08.11.2024

REGISTERED ARCHITECT
LORIN J. SONENSHINE
018401
STATE OF NEW YORK

Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
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METERING		
RELAY		
TRANS. & SUB.		

DWN | DES | CHKD
DESIGN REVIEW | DATE

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☐ INFORMATION
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☐ BID
☐ CONSTRUCTION
☐ _____

SECURITY DESK PLAN, ELEVATIONS, AND DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-730	33 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

- John Lignos, AIA
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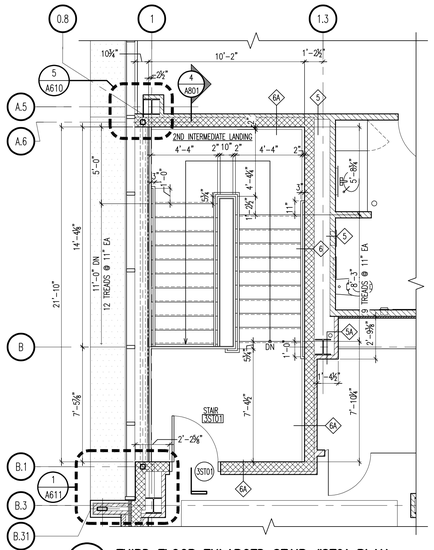
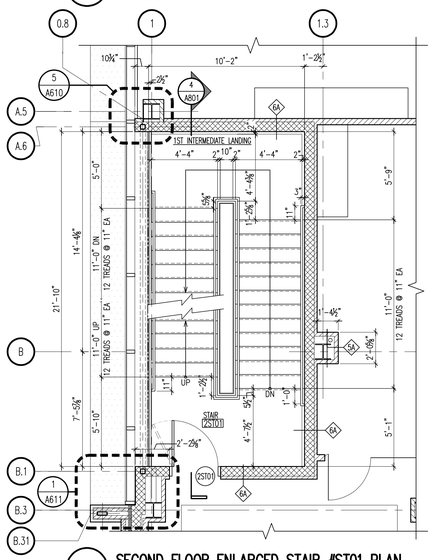


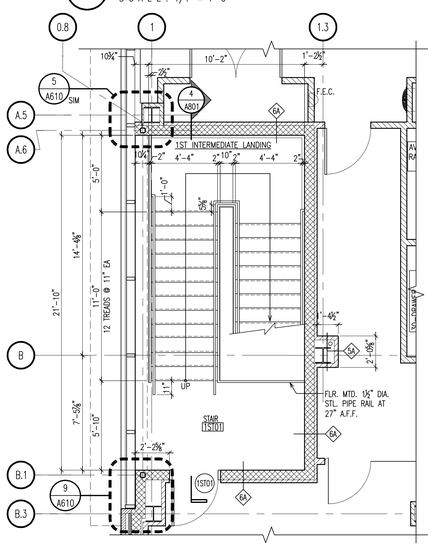
3 THIRD FLOOR ENLARGED STAIR #ST01 PLAN

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



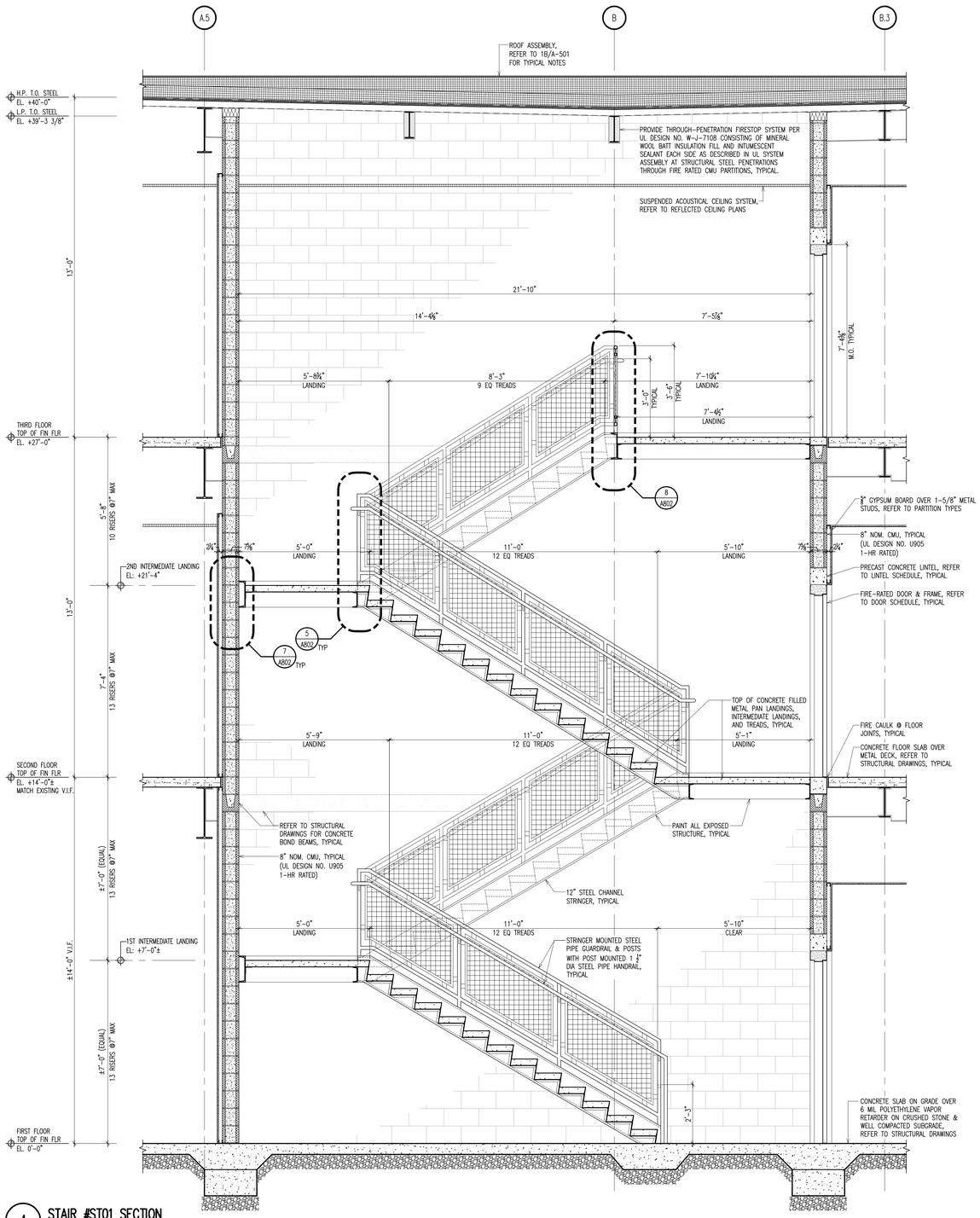
2 SECOND FLOOR ENLARGED STAIR #ST01 PLAN

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



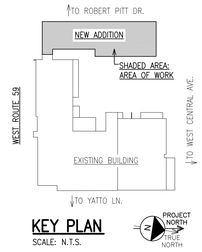
1 FIRST FLOOR ENLARGED STAIR #ST01 PLAN

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



4 STAIR #ST01 SECTION

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



KEY PLAN

SCALE: N.T.S.

TYPICAL RAILING NOTES:

1. HANDRAILS, GUARDRAILS, AND POSTS SHALL RECEIVE STANDARD 1 1/2" (OD) PIPE RAILING. PROVIDE INFILL PANELS CONSISTING OF 2"x2" METAL MESH IN 1"x1" METAL TUBING FRAME W/ MITERED CORNERS, PATTERN PARALLEL TO HORIZON; MCNICHOLS ITEM #3293920148 OR APPROVED EQUAL. INFILL FRAME TO HAVE 2"x2", ¼" THICK METAL TABS WELDED TO GUARDRAIL, BOTTOM RAIL, & POSTS, 3" CLEAR FROM PANEL CORNERS. ALL WELDS GROUND SMOOTH. REFER TO SHEET A-802 FOR ADDITIONAL DETAILS.
2. GUARDRAIL SHALL BE WELDED TO STRINGER AND INFILL PANEL SHALL BE AS PER DETAILS.
3. ALL GUARDRAILS TO BE 42" HIGH MEASURED FROM TOP OF FINISH FLOOR OR NOSING LINE.
4. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT. EXCEPTION: OPENINGS AT THE TRIANGULAR AREA FORMED BY THE STAIR TREAD, RISER, & BOTTOM RAIL SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.
5. ALL HANDRAILS TO BE INSTALLED AT 36" ABOVE NOSING LINE, LANDINGS AND FINISH FLOOR AS APPLICABLE.
6. U.O.N. ALL RAILING ASSEMBLIES TO BE PAINTED, REFER TO CM DRAWINGS & SPECIFICATIONS.
7. COMPLY WITH IBC/NY EDITION 2020 SECTION 1011, 1012, 1014, 1015, 1607.8 & 2407 AS APPLICABLE.
8. HANDRAILS & GUARDS: HANDRAIL & ASSEMBLIES GUARDRAIL SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT & A CONCENTRATED LOAD OF 200 POUNDS. INTERMEDIATE RAILS, BALUSTERS, ETC., SHALL RESIST LOADS OF 50 POUNDS.
9. PROVIDE SIGNED & SEALED SHOP DRAWINGS WITH CALCULATIONS BY PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF NEW YORK.
10. ALL HANDRAILS AND GUARDRAILS TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN SPECIFICATION.

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TRANS. & SUB.		

DWN | DES | CHKD

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☐ INFORMATION
☐ COMMENTS
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☐ CONSTRUCTION

STAIR PLANS & SECTION

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-801	34 OF 95	1

VILLAGE OF SPRING VALLEY — ROCKLAND COUNTY, NEW YORK

Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
John Lignos, AIA
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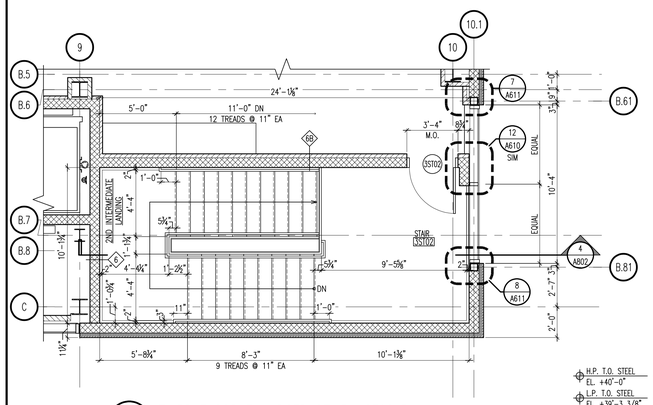
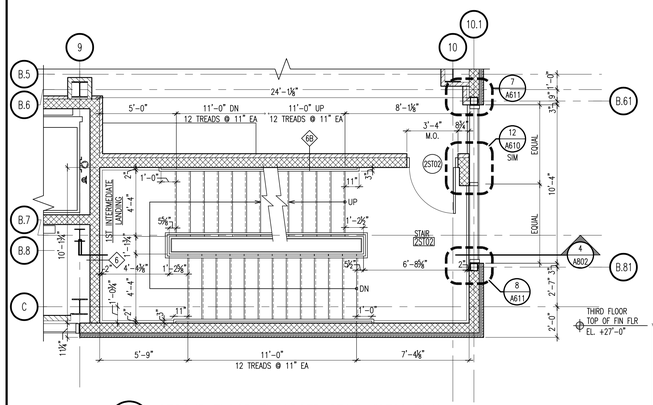
Robert Nocella, AIA



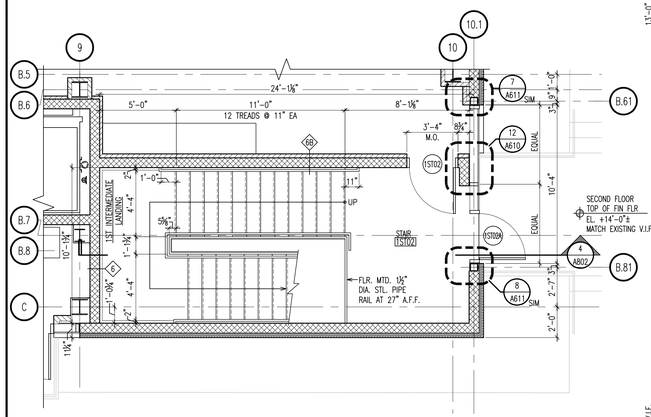
3 THIRD FLOOR ENLARGED STAIR #ST02 PLAN

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



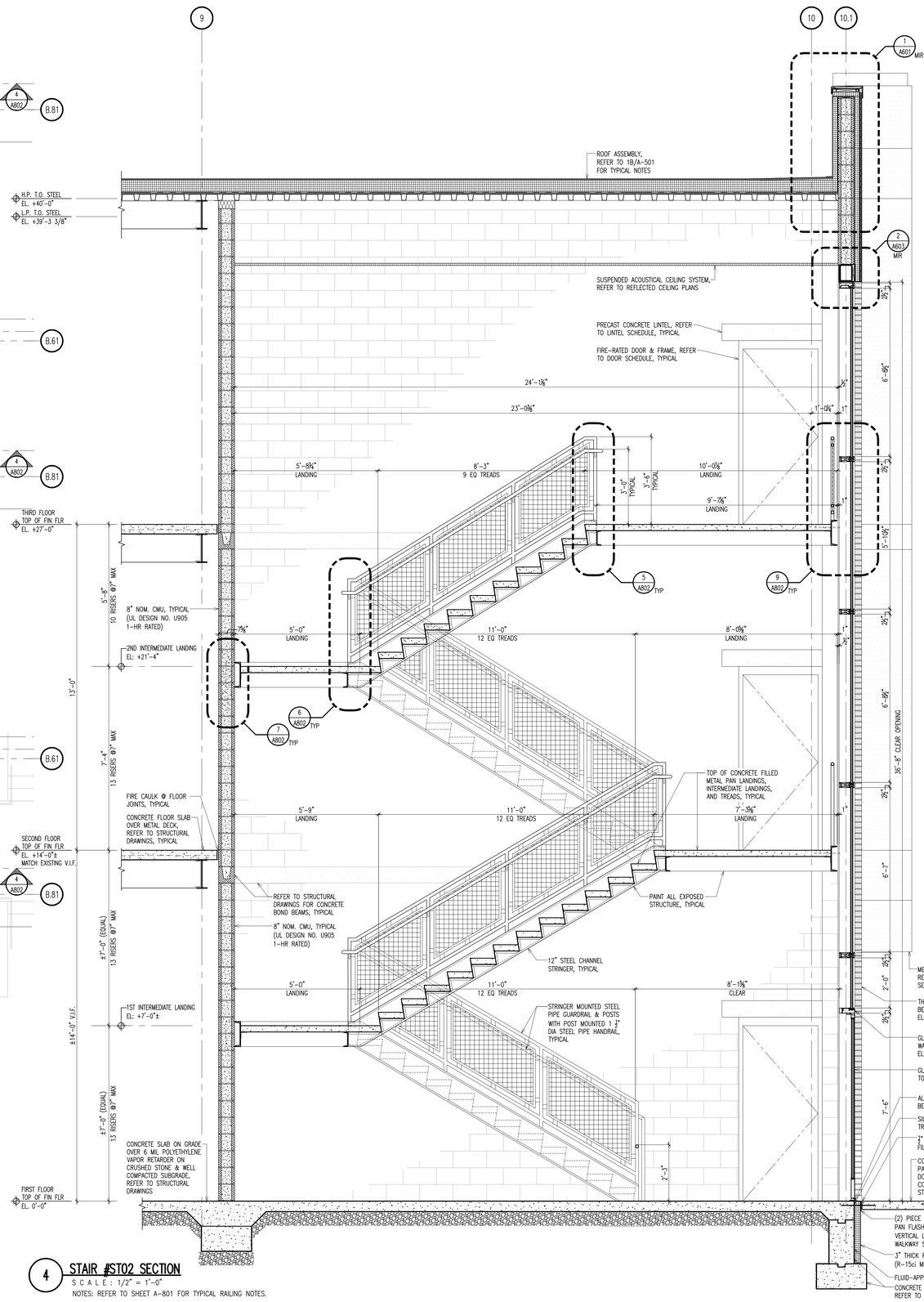
2 SECOND FLOOR ENLARGED STAIR #ST02 PLAN

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



1 FIRST FLOOR ENLARGED STAIR #ST02 PLAN

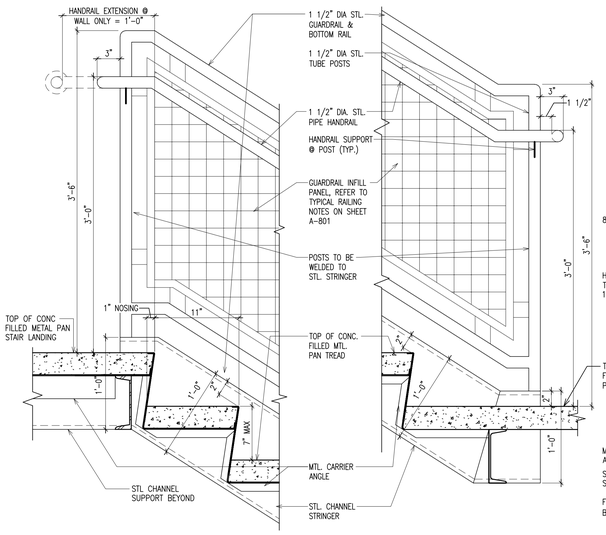
SCALE: 1/4" = 1'-0"



4 STAIR #ST02 SECTION

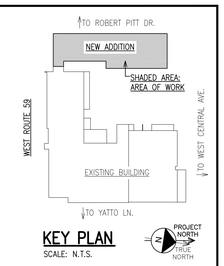
SCALE: 1/2" = 1'-0"

NOTES: REFER TO SHEET A-801 FOR TYPICAL RAILING NOTES.



5 RAILING DETAIL

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

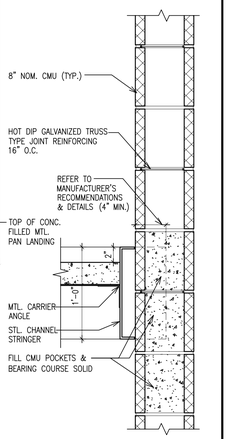


KEY PLAN

SCALE: N.T.S.

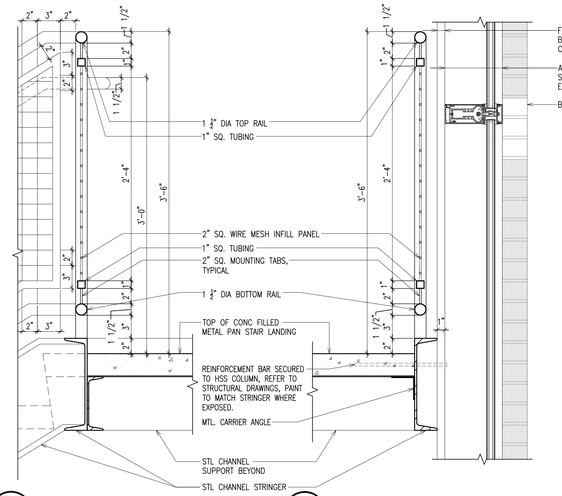
6 RAILING DETAIL

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



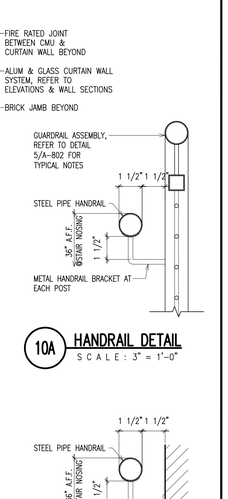
7 STAIR DETAIL

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



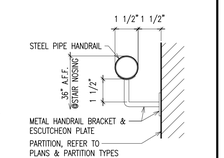
8 GUARDRAIL DETAIL @ LANDING

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



9 GUARDRAIL DETAIL @ CURTAINWALL

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



10A HANDRAIL DETAIL

SCALE: 3" = 1'-0"

10B HANDRAIL DETAIL

SCALE: 3" = 1'-0"

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DWN	DES	CHKD
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APPROVED DATE

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Lorin J. Sonenshine, AIA Cert./Lic. No. NY 018401

STAIR PLANS & SECTION

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.58-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-802	35 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

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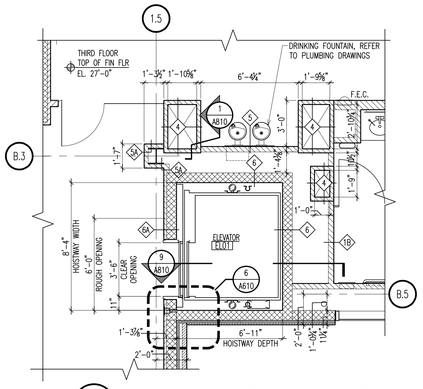
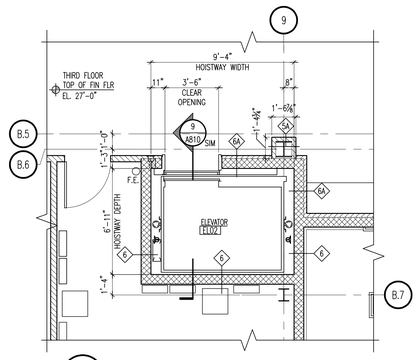


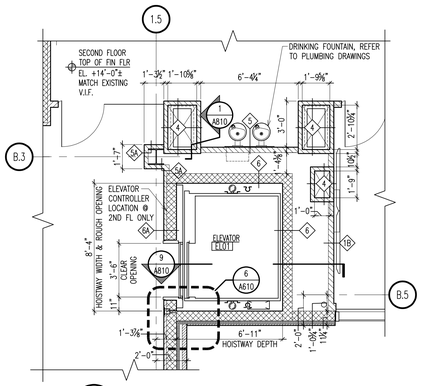
4 THIRD FLOOR ENLARGED ELEVATOR EL01 PLAN

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



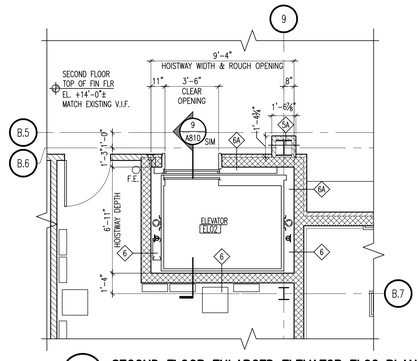
8 THIRD FLOOR ENLARGED ELEVATOR EL02 PLAN

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



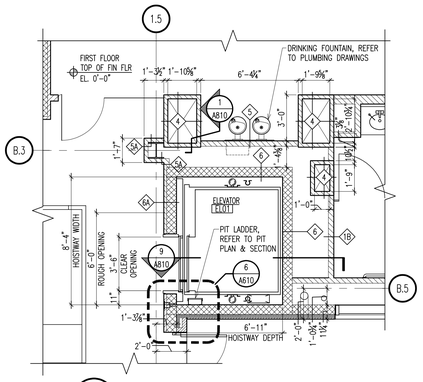
3 SECOND FLOOR ENLARGED ELEVATOR EL01 PLAN

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



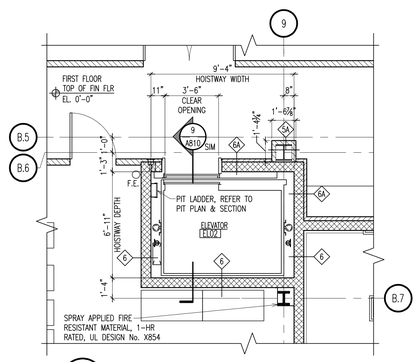
7 SECOND FLOOR ENLARGED ELEVATOR EL02 PLAN

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



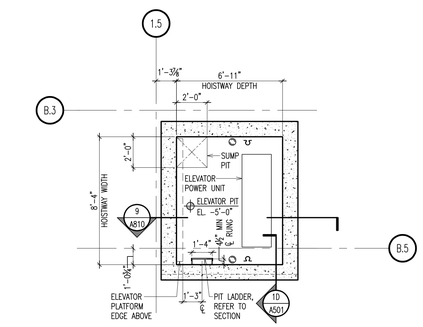
2 FIRST FLOOR ENLARGED ELEVATOR EL01 PLAN

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



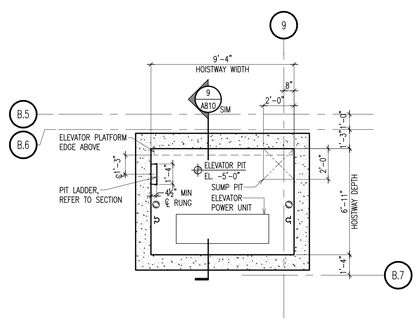
6 FIRST FLOOR ENLARGED ELEVATOR EL02 PLAN

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



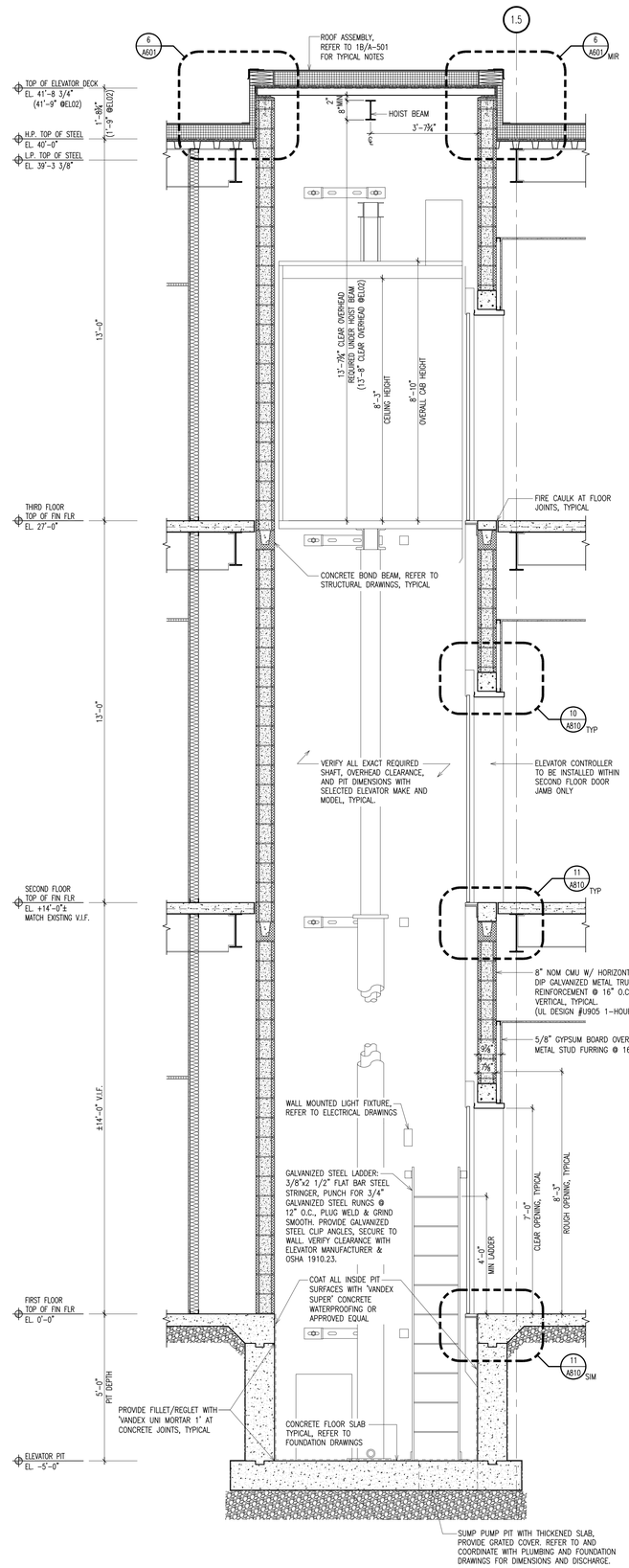
1 ELEVATOR EL01 PIT PLAN

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



5 ELEVATOR EL02 PIT PLAN

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



9 ELEVATOR EL01 SECTION

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

NOTE: ELEVATOR #EL01 DEPICTED, ELEVATOR #EL02 SIM.

GENERAL ELEVATOR NOTES:

1. ELEVATOR SHAFT WALLS SHALL BE 8" THICK CMU, 1-HOUR RATED, UL# U905.
2. REFER TO ELEVATOR SPECIFICATION SECTION 14 20 00.
3. FOR SHAFT OPENINGS AND WALLS, REFER TO S AND F SERIES DWGS.

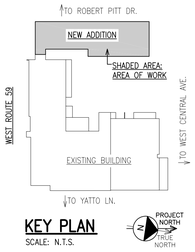
ELEVATOR REQUIREMENTS:

1. HOISTWAY TO BE PLUMB; VERIFY ALL DIMENSIONS.
2. PROVIDE ADEQUATE SUPPORT FOR GUIDE RAIL BRACKETS AND BUFFERS.
3. REFER TO ELECTRICAL AND FIRE ALARM DRAWINGS. PROVIDE HALL FIXTURES, ELECTRIC LINES, GFCI OUTLETS, PIT LIGHTS, SWITCHES, ETC.
4. PROVIDE WALL POCKETS FOR HALL FIXTURES.
5. PROVIDE CONDUIT AND WIRING FROM HOISTWAY TO ELEVATOR MONITORING PANELS FOR SECURITY, LIFE SAFETY AND FIRE ALARM REQUIREMENTS.
6. PROVIDE CIRCUITS TO CONTROLLER TERMINALS FOR CAR LIGHT AND ALARM.
7. REFER TO FIRE ALARM DRAWINGS FOR SMOKE SENSORS.
8. PROVIDE ONE PIT LADDER PER CAR.
9. TRENCH AND BACKFILL FOR PIPE SLEEVES, CONDUITS, OIL LINES, ETC.

ELEVATOR PIT LADDER:

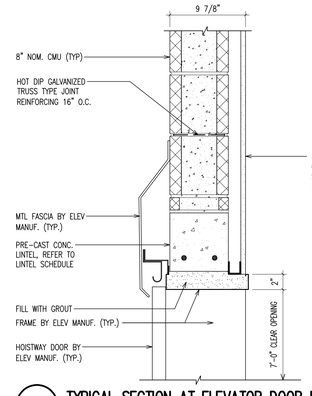
ELEVATOR PIT LADDERS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTION OF THE NEW YORK STATE ELEVATOR AND ESCALATOR CODE SECTION 2.2.4 'PIT ACCESS' INCLUDING, BUT NOT LIMITED TO, THE BELOW LISTED REQUIREMENTS:

1. LADDER SHALL SUPPORT TWO LOADS OF 300 LBS., MIN., CONCENTRATED BETWEEN ANY TWO CONSECUTIVE ATTACHMENTS.
2. EACH RUNG SHALL BE CAPABLE OF SUPPORTING A SINGLE CONCENTRATED LOAD OF 300 LBS., MIN., AT THE CENTER OF THE RUNG.
3. THE RUNGS SHALL BE EITHER CORRUGATED, KNURLED, DIMPLED, COATED, ETC., IN ORDER TO MINIMIZE SLIPPING.
4. THE MIN. PERPENDICULAR CLEARANCE BETWEEN FIXED LADDER RUNGS, CLEATS, STEPS, TO ANY OBSTRUCTION BEHIND THE LADDER SHALL BE 4½".



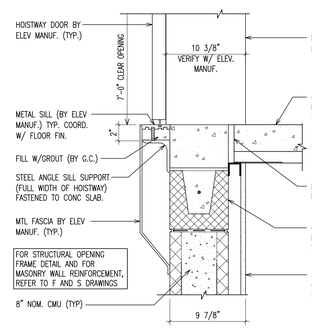
KEY PLAN

SCALE: N.T.S.



10 TYPICAL SECTION AT ELEVATOR DOOR HEAD

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



11 TYPICAL SECTION AT ELEVATOR DOOR SILL

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

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ENGINEERING REVIEW

DEPT.	SIGNATURE	DATE
CIVIL		
METERING		
RELAY		
TRANS. & SUB.		

DWN | DES | CHKD
DESIGN REVIEW | DATE

APPROVED DATE
☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

ELEVATOR PLANS, SECTION, AND DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-810	36 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645

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DOOR SCHEDULE

	DOOR NO.	DOOR W	SIZE H	MAT	TYPE	THK	FRAME MAT	OPENING SIZE	JAMB	HEAD	SILL	HARDWARE	RATING	REMARKS
FIRST FLOOR	1ST01	3'-0" x 7'-0"		HM	Av	1 3/4"	HM	3'-0" x 7'-0"	J-4	H-5	S-4	CR01	1 HR	CARD READER.
	1ST02	3'-0" x 7'-0"		HM	Av	1 3/4"	HM	3'-0" x 7'-0"	J-4	H-5	S-1	CR01A	1 HR	CARD READER.
	1ST02A	3'-0" x 7'-6"		AL/GL	E	1 3/4"	AL	3'-0" x 7'-6"	8/A-611	H-7	S-7	10	–	EGRESS ONLY, NO ENTRY. DOOR CONTACT STROBE.
	1STE1	3'-0" x 7'-0"		HM	Av	1 3/4"	HM	3'-0" x 7'-0"	J-9	H-9	1A/A502	CR01	1 1/2 HR	CARD READER.
	1STE1A	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-8	H-8	S-6	10	–	EGRESS ONLY, NO ENTRY. DOOR CONTACT STROBE.
	1STE1B	E.T.R.					E.T.R.							EXG. DOOR & HARDWARE W/ CARD READER TO REMAIN.
	101	(2)3'-0" x 7'-6"		AL/GL	F	1 3/4"	AL	6'-0" x 7'-6"	J-7	H-7	S-8	CR06	–	CARD READER.
	101A	3'-0" x 7'-6"		AL/GL	E	1 3/4"	AL	3'-0" x 7'-6"	J-5	H-6	S-7	CR04	–	CARD READER.
	102	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 7'-0"	6/A-611	6C/A-611	S-3	00.3	–	CARD READER.
	103	3'-0" x 7'-0"		HM	G	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	04A	–	–
	103A	(2)3'-0" x 7'-0"		HM	B	1 3/4"	HM	6'-0" x 7'-0"	J-1	H-1	–	09	–	–
	104	(2)3'-0" x 7'-0"		HM	Bv	1 3/4"	HM	6'-0" x 7'-0"	J-1	H-1	–	07	–	–
	104A	(2)3'-0" x 7'-0"		HM	B	1 3/4"	HM	6'-0" x 7'-0"	J-1	H-1	–	08	–	–
	104B	(2)3'-0" x 7'-0"		HM	B	1 3/4"	HM	6'-0" x 7'-0"	J-1	H-1	–	08	–	–
	105	3'-0" x 7'-0"		HM	H	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	05	–	–
	106	3'-0" x 7'-0"		HM	H	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	04	–	–
	106A	3'-0" x 7'-0"		HM	G	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	02	–	–
	107	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 8'-0"	6/A-611	6C/A-611	–	00.3	–	CARD READER.
	108	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	109	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	110	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	111	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	112	3'-0" x 7'-6"		AL/GL	E	1 3/4"	AL	3'-0" x 7'-6"	J-6	H-7	S-5	11	–	PROVIDE DOOR CONTACT STROBE.
	113	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	114	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	115	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	116	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	118	(2)3'-0" x 7'-6"		AL/GL	F	1 3/4"	AL	6'-0" x 7'-6"	J-6	H-7	S-7	CR05	–	CARD READER.
	118A	(2)3'-0" x 7'-0"		HM	B	1 3/4"	HM	6'-0" x 7'-0"	J-1	H-1	S-1	CR03	–	CARD READER.
	118B	3'-6" x 6'-8"		CL	J	N/A		N/A			–	CR07	N/A	CARD READER. REFER TO FENCE ENCLOSURE W/ DOOR SYSTEM LEGEND AND NOTES ON CONSTRUCTION PLAN FOR ADDITIONAL INFO.
	120	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-1	CR01	1 HR	CARD READER.
	120A	3'-0" x 7'-6"		HM	A	1 3/4"	HM	3'-0" x 7'-6"	J-6	H-7	S-5	CR01B	–	CARD READER.
	121	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	01A	–	–
	122	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
	123	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	09A	–	–
	124	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
	125	(2)3'-0" x 7'-0"		HM	B	1 3/4"	HM	6'-0" x 7'-0"	J-1	H-1	S-1	CR03	1 HR	CARD READER.
	126	(2)3'-0" x 7'-0"		HM	B	1 3/4"	HM	6'-0" x 7'-0"	J-1	H-1	S-1	CR03	1 HR	CARD READER.
	127	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	128	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	129	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	130	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
	131	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
SECOND FLOOR	2ST01	3'-0" x 7'-0"		HM	Av	1 3/4"	HM	3'-0" x 7'-0"	J-4	H-5	S-4	CR02	1 HR	CARD READER.
	2ST02	3'-0" x 7'-0"		HM	Av	1 3/4"	HM	3'-0" x 7'-0"	J-4	H-5	S-1	CR01A	1 HR	CARD READER.
	2STE1	3'-0" x 7'-0"		HM	Av	1 3/4"	HM	3'-0" x 7'-0"	J-9	H-9	1A/A502	CR02B	1 1/2 HR	CARD READER.
	2STE1A	±3'-0" x ±7'-0" (V.I.F.)		HM	Av	1 3/4"	HM	±3'-0" x ±7'-0" (V.I.F.)	J-4 SIM	H-5 SIM	– V.I.F.	CR02	1 HR	CARD READER. REPLACE EXIST. DOOR & FRAME W/ NEW. FIELD VERIFY OPENING SIZE. PROVIDE (4) EXG OPENING JAMB ANCHORS.
	202	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 8'-0"	6/A-611	6C/A-611	S-3	00.3	–	CARD READER.
	203	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	204	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	205	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 8'-0"	J-1	H-1	S-1	CR02	–	CARD READER.
	206	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	207	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
	208	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	09A	–	–
	209	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
	210	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	01A	–	–
	211	–		–	–	–	HM	3'-0" x 7'-0"	J-2	H-2	–	–	–	CASED OPENING
	212	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-1	CR02C	1 HR	CARD READER.
	213	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	214	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	215	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	216	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	217	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	218	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	219	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–

NOTE: 'CL'- CHAIN LINK SECURITY FENCE SYSTEM GATE, REFER TO FENCE ENCLOSURE W/ DOOR SYSTEM LEGEND & NOTES ON SHEET A-101 FOR ADDITIONAL INFORMATION.

DOOR SCHEDULE CONT'D.

	DOOR NO.	DOOR W	SIZE H	MAT	TYPE	THK	FRAME MAT	OPENING SIZE	JAMB	HEAD	SILL	HARDWARE	RATING	REMARKS
THIRD FLOOR	3ST01	3'-0" x 7'-0"		HM	Av	1 3/4"	HM	3'-0" x 7'-0"	J-4	H-5	S-4	CR02	1 HR	CARD READER.
	3ST02	3'-0" x 7'-0"		HM	Av	1 3/4"	HM	3'-0" x 7'-0"	J-4	H-5	S-1	CR01A	1 HR	CARD READER.
	301	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 8'-0"	6/A-611	6C/A-611	S-3	00.3	–	CARD READER.
	303	3'-0" x 7'-0"		WD	I	1 3/4"	WD	3'-0" x 7'-0"	J-10	H-10	S-6	13	–	PROVIDE CONTACT., "HIDDEN" WITHIN WALL PANEL SYSTEM
	304A	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-3	H-4	S-5	04	–	–
	304B	–		–	–	–	HM	3'-0" x 7'-0"	J-2	H-2	–	–	–	CASED OPENING.
	305	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01A	–	–
	306	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-3	H-4	S-5	05A	–	–
	307	(2)3'-6" x 7'-0"		HM	C	1 3/4"	HM	4'-10" x 7'-0"	J-2	H-3	–	BP-05	–	–
	308	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 8'-0"	6/A-611	6C/A-611	–	00.1A	–	CARD READER.
	309	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 8'-0"	6/A-611	6C/A-611	–	00.3	–	CARD READER.
	311	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-9	09B	–	–
	312A	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	05	–	–
	312B	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-9	CR02B	–	CARD READER.
	313A	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-9	CR02	–	CARD READER.
	313B	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-9	CR02	–	CARD READER.
	314	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 8'-0"	6/A-611	6C/A-611	–	00.1A	–	CARD READER.
	315	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 8'-0"	6/A-611	6C/A-611	–	00.3	–	CARD READER.
	316	3'-0" x 8'-0"		GL	D1	1/2"	GL	3'-0" x 8'-0"	6/A-611	6C/A-611	–	00.3	–	CARD READER.
	317	3'-0" x 7'-0"		HM	H	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	CR02	–	CARD READER.
	319	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	320	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-1	09A	–	–
	321	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	322	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	323	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	324	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	325	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	326	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	328	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-1	CR02	–	CARD READER.
	329	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	330	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
	331	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	09A	–	–
	332	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
	333	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	–	01A	–	–
	334	–		–	–	1 3/4"	HM	3'-0" x 7'-0"	J-2	H-2	–	–	–	CASED OPENING.
	335	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-1	CR02C	1 HR	CARD READER.
	336	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	337	3'-0" x 8'-0"		GL	D	1/2"	GL	3'-0" x 8'-0"	6/A-611	6A/A-611	–	00.2	–	–
	338	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	339	3'-0" x 8'-0"		GL	D2	1/2"	GL	3'-0" x 8'-0"	6/A-611	6D/A-611	–	00.1	–	–
	340	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–
	341	3'-0" x 7'-0"		HM	A	1 3/4"	HM	3'-0" x 7'-0"	J-1	H-1	S-2	01	–	–

DOOR SCHEDULE NOTES

1. THE G.C. SHALL COORDINATE WITH OWNER & OWNER'S LOCKSMITH FOR MASTER AND GRAND MASTER KEYING REQUIREMENTS. THE G.C. SHALL INSTALL CORES AND THE LOCKSMITH SHALL KEY NEW DOORS AS PER OWNER'S REQUIREMENTS. CONTRACTOR & OWNER'S LOCKSMITH TO PREPARE A KEYING SCHEDULE WHICH IS A RESULT OF A KEY MEETING ATTENDED BY THE OWNER & OWNER'S LOCKSMITH, SECURITY CONSULTANT, AND THE CONTRACTOR. ALL CARD ACCESS LOCKS (IF APPLICABLE) SHALL BE COORDINATED WITH THE OWNER'S SECURITY CONSULTANTS AND MEET CODE REQUIREMENTS.
2. IF APPLICABLE, ALL SECURITY DEVICES & LOW VOLTAGE WIRING FOR DOORS SHALL BE INSTALLED BY THE SECURITY VENDOR (N.I.C.) WHO SHALL PROVIDE A WIRING DIAGRAM AND COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR. G.C. SHALL FURNISH AND INSTALL SECURITY DOOR HARDWARE AND POWER TO THE SECURITY PANEL AS REQUIRED BY THE SECURITY CONSULTANT SHALL COMPLY WITH APPLICABLE CODE.
3. IF APPLICABLE, ALL DOORS WITH SECURITY DOOR HARDWARE SHALL HAVE COMPATIBLE DOOR CLOSURES OR AS DIRECTED BY ARCHITECT AND FURNISHED & INSTALLED BY G.C. DOOR CLOSERS TO BE INSTALLED ON SECURED SIDE OF DOOR.
4. FOR DOOR HARDWARE REFER TO HARDWARE SCHEDULE. ALL HARDWARE SHALL BE BARRIER FREE COMPLIANT.
5. PROVIDE LEVER HARDWARE, BUTTS, CLOSURES, HINGES, CYLINDERS, KICKPLATES, DOOR STOPS, ETC.. ALL HARDWARE SHALL BE BARRIER FREE COMPLIANT.
6. PROVIDE FACTORY INSTALLED FINISHED METAL LOUVERS IN DOORS AS REQUIRED. REFER TO MECHANICAL DRAWINGS.
7. VERIFY THE THICKNESS OF PARTITIONS AND WALLS WHERE DOOR OPENINGS ARE SCHEDULED.
8. PROVIDE 14 GA. MIN. STIFFENERS AT ALL HOLLOW METAL FRAME OPENINGS OVER 5'-0" WIDE.
9. DOORS TO RECEIVE A ±3/4" UNDERCUT OR/AS REQUIRED TO ACCOMMODATE FLOOR FINISHES. G.C. TO COORDINATE ALL UNDERCUTS WITH ASSOCIATED FLOOR FINISHES & SADDLE TYPES. UNDERCUTS AT FIRE RATED DOORS TO NOT EXCEED 3/4". REFER TO AND COORDINATE WITH MECHANICAL DRAWINGS FOR ALL MINIMUM DOOR UNDERCUTS.
10. ALL NEW DOORS & FRAMES ARE TO BE PAINTED. COORDINATE WITH COLOR & MATERIAL PLAN & SPECIFICATIONS.
11. PROVIDE DOOR SILENCERS ON ALL FRAMES UNLESS OTHERWISE NOTED. DO NOT PAINT SILENCERS.
12. PROVIDE WALL OR FLOOR MOUNTED DOOR STOPS AS REQUIRED, U.O.N.
13. ALL FLUSH WOOD DOORS SHALL BE AWI PAINT GRADE, 5 PLY (PC-5) SOLID CORE, FACTORY MACHINED, FACTORY FIT AND FACTORY PRIMED, WITH SOLID HARDWOOD FINISHED MILL OR FIRE COMPOSITE (AS REQUIRED) PRIMED VERTICAL EDGES, SEALED & PRIMED STRUCTURAL COMPOSITE (SCL) OR FIRE COMPOSITE (AS REQUIRED) HORIZONTAL EDGES, GLAZING STOPS AND ASTRAGALS (IF CALLED FOR ON SCHEDULE) FACTORY PRIMED, U.O.N.–FOR PAINT COLOR REFER TO CM DRAWINGS.
    13.A. ACCEPTABLE MANUFACTURERS: SOUTHWOOD DOOR COMPANY, VT INDUSTRIES, WEYERHAUSER ARCHITECTURAL DOORS.
    13.B. DOOR FACING: MEDIUM DENSITY OVERLAY PLYWOOD (MDO), FACTORY PRIMED AND READY FOR FIELD PAINTING AS SELECTED BY CM DRAWINGS AND SPECIFICATIONS.
    13.C. PERFORMANCE LEVEL: WDMA EXTRA HEAVY DUTY, PROVIDE HARDWARE BLOCKING AS REQUIRED.
    13.D. WARRANTY: PROVIDE "LIFE OF INSTALLATION" WARRANTY.
14. INTERIOR HOLLOW METAL DOORS:
    14.A. TO BE 18 GA MINIMUM.
    14.B. ACCEPTABLE MANUFACTURERS INCLUDE: 'CECO DOORS', 'REPUBLIC BUILDERS', AND 'STEELCRAFT'.
    14.C. COMPLY WITH ANSI A250.8/SDI-100 RECOMMENDED SPECIFICATIONS FOR STEEL DOORS AND FRAMES.
    14.D. DOORS TO BE ASTM LEVEL 3; PHYSICAL PERFORMANCE LEVEL A; WELDED FRAMES WITH MITERED CORNERS OF COMMERCIAL QUALITY, COLD-FORMED STEEL CONFORMING TO ASTM A1008/A1008M.
15. EXTERIOR HOLLOW METAL DOORS:
    15.A. TO BE 16 GA MINIMUM.
    15.B. TO BE HOT-DIPPED GALVANNEALED & INSULATED TO U-VALUE OF 0.700 MIN.
    15.C. PROVIDE FULL PERIMETER WEATHER GASKETING AND CONTINUOUS WOOL PILE REPLACEABLE SILL SWEEP STRIPS U.O.N.
    15.D. ACCEPTABLE MANUFACTURERS INCLUDE: 'CECO DOORS', 'REPUBLIC BUILDERS', AND 'STEELCRAFT'.
    15.E. COMPLY WITH ANSI A250.8/SDI-100 RECOMMENDED SPECIFICATIONS FOR STEEL DOORS AND FRAMES.
    15.F. DOORS TO BE ASTM LEVEL 3; PHYSICAL PERFORMANCE LEVEL A; WELDED FRAMES WITH MITERED CORNERS OF COMMERCIAL QUALITY, COLD-FORMED STEEL CONFORMING TO ASTM A653/A879/A924.
16. ALUMINUM AND GLASS DOORS:
    16.A. PROVIDE INTEGRAL DOORS AT STOREFRONT/CURTAIN WALL SYSTEM.
    16.B. FRAME FINISH, GLAZING, AND GLAZING TINT TO MATCH STOREFRONT/CURTAIN WALL SYSTEM AS APPLICABLE.
    16.C. DOOR BOTTOM RAIL TO BE 10" A.F.F. MIN U.O.N.
    16.D. DOOR GLASS SHALL BE 1" INSULATED TEMPERED GLASS WITH LOW-E COATING ON #3 SURFACE.
    16.E. GLAZING GASKETS TO BE MOLDED NEOPRENE COMPLYING WITH ASTM C509. WET GLAZE ONLY WHERE NOTED OR REQUIRED BY MANUFACTURER.
    16.F. PROVIDE FULL PERIMETER WEATHER GASKETING AND CONTINUOUS WOOL PILE REPLACEABLE SILL SWEEP STRIPS U.O.N.
17. COORDINATE WITH CLIENT & SECURITY VENDOR FOR LOCATIONS OF SECURITY/ELECTRIFIED CONTROL OF DOORS SUCH AS CARD READERS, ETC., LOW VOLTAGE WIRING AND/OR TIE-IN INTO BUILDING'S FIRE ALARM SYSTEM.
18. ALL HOLLOW METAL FRAMES SHALL BE 16 GAUGE MINIMUM & SIZED TO SUIT DETAIL AND WALL CONSTRUCTION, TYPICAL.
19. ALL RATED DOORS AND FRAMES TO HAVE UL RATING LABELS AS SCHEDULED. DO NOT PAINT LABELS.
20. DOWEL CONCRETE WALKWAYS INTO BUILDING SLAB/FOUNDATION AT ALL EXTERIOR DOOR OPENINGS. REFER TO STRUCTURAL DRAWINGS.

DOOR HARDWARE NOTES

1. COORDINATE HARDWARE SETS WITH FLOOR PLAN, DOOR SCHEDULE AND DOOR SCHEDULE NOTES.
2. KEYING REQUIREMENTS: SEE DOOR SCHEDULE NOTE #1.
3. ALL HARDWARE INDICATED IS PER LEAF, U.O.N.
4. ALL DOORS UP TO AND INCLUDING 7'-6"H TO HAVE 3 HINGES; ALL DOORS MORE THAN 7'-6"H UP TO 10'-0"H TO HAVE 4 HINGES.
5. COORDINATE ALL SECURITY HARDWARE WITH CLIENT'S SECURITY VENDOR AND DRAWINGS PRIOR TO FABRICATION OF DOOR FRAME & DOORS.
6. ALL DOORS AND FRAMES RECEIVING SECURITY HARDWARE SHALL BE PREPPED AS REQUIRED.
7. ALL NEW DOORS WITH ELECTRIC LOCKSETS, ELECTRIC STRIKES, OR AS INDICATED ON SECURITY CONSULTANT'S DRAWINGS SHALL BE PREPPED FOR RECESSED DOOR CONTACTS. ROUTE DOOR HARDWARE THROUGH CLIENT'S SECURITY CONSULTANT FOR REVIEW AND COORDINATION.
8. CONTRACTOR SHALL FURNISH AND INSTALL ALL LEVER HARDWARE, BUTTS, CLOSERS, HINGES, STOPS, ETC... AS REQUIRED FOR COMPLETE INSTALLATION.
9. LEVER HARDWARE: FURNISH AND INSTALL EXISTING BUILDING STANDARD 'SCHLAGE' ND-SERIES, STANDARD CYLINDRICAL SECURITY LOCKS. LEVER DESIGN– STANDARD 'ATH' ATHENS LEVER & ROSE IN SATIN CHROMIUM TO MATCH THE EXISTING BUILDING STANDARD, V.I.F.
10. U.O.N. ALL HARDWARE FINISHES SHALL BE BRUSHED/SATIN CHROME, FINISHES US26D/626, PER BUILDING STANDARDS, V.I.F.
11. HARDWARE AND MANUFACTURER LIST: COORDINATE HARDWARE SETS WITH DOOR SCHEDULE.

HARDWARE	MANUFACTURER	HARDWARE	MANUFACTURER
HINGES	IVES	SILENCERS	IVES
FLOOR/WALL STOPS	IVES	GASKETING	ZERO INTERNATIONAL
OVERHEAD STOPS	GLYNN-JOHNSON	CLOSERS	LCN
LOCKSETS	SCHLAGE	PUSH PLATE/PULL BAR	IVES
FLUSH BOLTS	IVES	ROLLER LATCH	IVES
DUSTPROOF STRIKE	IVES	FIRE/PANIC HARDWARE	VON DUPRIN
KICK/MOP PLATE	IVES	FLUSH PULL	IVES
ELECTRIC STRIKE	ADAMS RITE	BI-PASS TRACK	K.N. CROWDER
COAT HOOK	IVES		

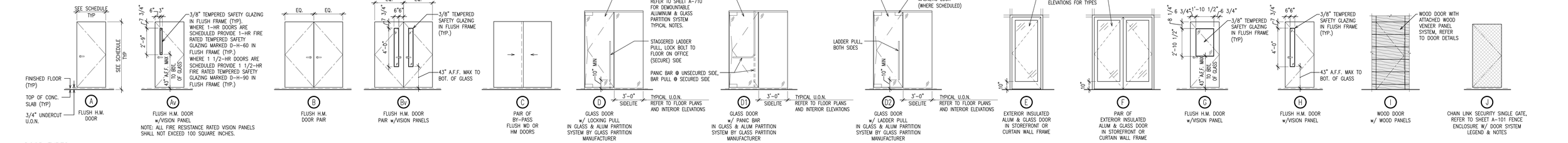
12. PROVIDE LOCK CORE TO MATCH THE BUILDING STANDARD ON ALL LOCKSETS U.O.N.
13. HARDWARE SHALL BE SUITABLE AND ADAPTED FOR ITS REQUIRED USE AND SHALL FIT ITS DESIGNATED LOCATION. SHOULD ANY HARDWARE AS SHOWN/SPECIFIED OR REQUIRED FAIL TO MEET THE INTENDED REQUIREMENTS OR REQUIRE MODIFICATION TO SUIT OR FIT THE DESIGNATED LOCATION, DETERMINE THE CORRECTION OR MODIFICATION NECESSARY AND NOTIFY THE ARCHITECT IN AMPLE TIME TO AVOID DELAY IN THE MANUFACTURE AND DELIVERY OF HARDWARE.
14. FIRE RATED OPENINGS: PROVIDE HARDWARE COMPLYING WITH NFPA 80 STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
15. EXISTING CONDITIONS: CONTRACTOR AND HARDWARE SUPPLIER SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN THE EXISTING FIELD CONDITIONS, DOORS AND FRAMES AND HARDWARE SPECIFIED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. HARDWARE SUPPLIER SHALL NOT ORDER ANY HARDWARE UNTIL ALL DISCREPANCIES ARE RECTIFIED AND ARCHITECT GRANTS WRITTEN APPROVAL.
16. HARDWARE DAMAGED BY IMPROPER INSTALLATION SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION.
17. PRIOR TO INSTALLATION OF FINISH HARDWARE, CONTRACTOR SHALL COORDINATE A PRE-INSTALLATION MEETING BETWEEN HARDWARE SUPPLIER, INSTALLER, TENANT REP., AND G.C. TO REVIEW THE APPLICATION AND INSTALLATION.
18. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURERS' WRITTEN INSTRUCTIONS/SPECIFICATIONS AND RECOMMENDATIONS.
19. ALL HARDWARE SHALL BE CHECKED AND ADJUSTED FOR PROPER OPERATION AND FUNCTION. REPLACE ALL UNITS THAT CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.
20. WHERE NEW HARDWARE IS TO BE INSTALLED NEAR EXISTING DOORS/HARDWARE SCHEDULED TO REMAIN, MATCH LOCATIONS OF EXISTING HARDWARE WITHIN RANGE OF ACCESSIBLE HEIGHTS (34"–48").

SECURITY HARDWARE/COORDINATION NOTES

1. ALL SECURITY DEVICES & SECURITY DOOR HARDWARE & LOW VOLTAGE WIRING FOR DOORS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE A WIRING DIAGRAM AND COORDINATE THEIR WORK WITH THE OWNER'S SECURITY CONSULTANT. GENERAL CONTRACTOR SHALL PROVIDE HARDWARE AND POWER TO THE SECURITY PANEL AS REQUIRED; WIRING SHALL COMPLY WITH APPLICABLE CODE.
2. CLIENT'S SECURITY CONSULTANT SHALL PROVIDE SPECIFICATIONS FOR GENERAL CONTRACTOR TO FURNISH & INSTALL ALL SECURITY & ELECTRIC DOOR HARDWARE AS NOTED ON DRAWINGS & DOOR SCHEDULE. G.C. SHALL COORDINATE PRIOR TO START OF WORK.
3. G.C. SHALL COORDINATE SCOPE OF SECURITY WORK WITH CLIENT'S SECURITY CONSULTANT. CONTRACTOR SHALL FURNISH & INSTALL ALL CARD READERS, ELECTRIC STRIKES, ELECTRIC HINGES & SECURITY DEVICES, AND SHALL MODIFY EXISTING HARDWARE AS REQUIRED FOR SECURITY DEVICES. COORDINATE WITH PLANS & DOOR HARDWARE NOTES PRIOR TO START OF WORK.
4. G.C. SHALL PROVIDE AND INSTALL THE FIRE ALARM RELAY FOR ELECTRONIC LOCKS AND WORK WITH CLIENT'S SECURITY CONSULTANT TO TIE-INTO BUILDING'S FIRE ALARM SYSTEM.
5. GENERAL CONTRACTOR'S SECURITY SUBCONTRACTOR SHALL BE APPROVED BY CLIENT PRIOR TO START OF WORK.

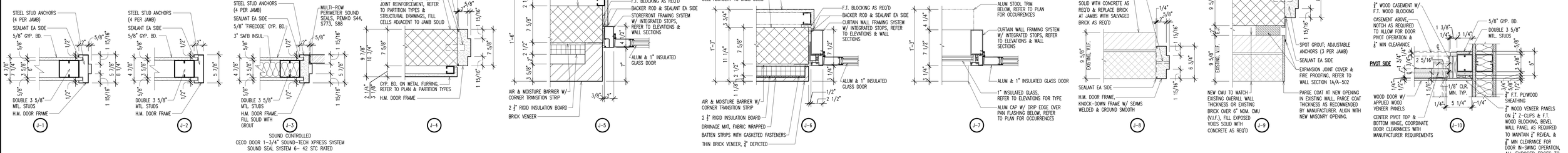
PRECAST LINTEL SCHEDULE

| 8" X 8



DOOR TYPES
EXTERIOR DOORS SHALL HAVE FULL PERIMETER WEATHER GASKETING & SILL SWEEP STRIPS (U.O.N.)

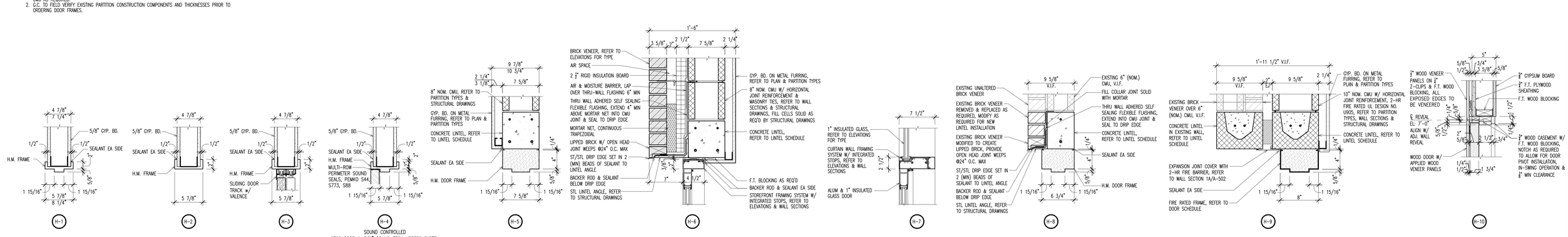
S C A L E : NOT TO SCALE



JAMB TYPES
COORDINATE DOOR FRAMES W/ PLANS & PARTITION TYPES (TYP)

S C A L E : NOT TO SCALE

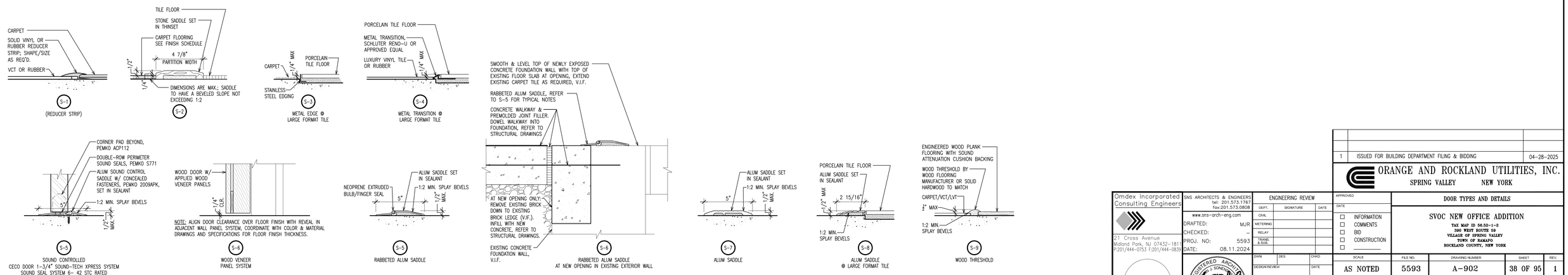
NOTE @ EXISTING CMU:
1. G.C. TO CUT BACK EXISTING CMU TO INSTALL DOOR FRAME & LINTEL. PATCH/REPAIR/MODIFY EXISTING CMU AS REQUIRED.
2. G.C. TO FIELD VERIFY EXISTING PARTITION CONSTRUCTION COMPONENTS AND THICKNESSES PRIOR TO ORDERING DOOR FRAMES.



HEAD TYPES
COORDINATE DOOR FRAMES W/ PLANS & PARTITION TYPES (TYP)

S C A L E : NOT TO SCALE

NOTE @ EXISTING CMU:
1. G.C. TO CUT BACK EXISTING CMU TO INSTALL DOOR FRAME & LINTEL. PATCH/REPAIR/MODIFY EXISTING CMU AS REQUIRED.
2. G.C. TO FIELD VERIFY EXISTING PARTITION CONSTRUCTION COMPONENTS AND THICKNESSES PRIOR TO ORDERING DOOR FRAMES.



SADDLE TYPES

S C A L E : NOT TO SCALE

NOTES:
1. ALL SADDLES, THRESHOLDS, REDUCERS, TRANSITIONS, ETC TO BE BARRIER-FREE COMPLIANT.
2. FLASH PATCH FLOOR SLAB AS REQUIRED FOR BARRIER-FREE COMPLIANCE.
3. G.C. TO COORDINATE FLOOR FINISHES SPECIFIED ON COLOR & MATERIAL DRAWINGS AND DOOR UNDERCUTS PRIOR TO ORDERING PRODUCTS.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

DOOR TYPES AND DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
300 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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DATE: 08.11.2024
Lorin J. Sonenshine, AIA Cert./Lic. No. NY 018401

ENGINEERING REVIEW
DEPT. | SIGNATURE | DATE
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METERING
RELAY
TRANS. & SUB.
DWN | DES | CHKD
DESIGN REVIEW | DATE

APPROVED
DATE
☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

SCALE: AS NOTED
FILE NO.: 5593
DRAWING NUMBER: A-902
SHEET: 38 OF 95
REV.: 1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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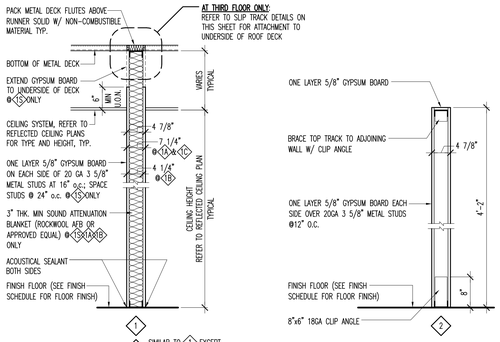
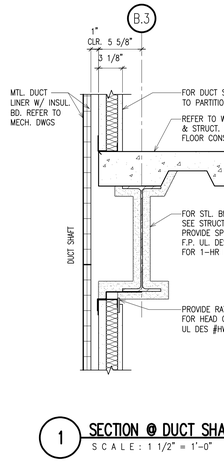


PARTITION TYPES

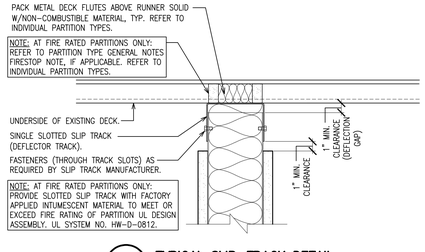
NOT TO SCALE

PARTITION TYPE GENERAL NOTES

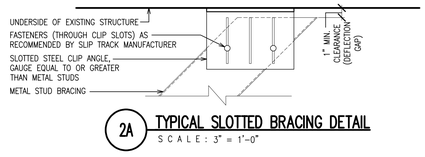
1. TAPE & SPACKLE ALL JOINTS IN DRYWALL, INCLUDING ALL DRYWALL ABOVE THE CEILING.
2. AT PARTITIONS OR CEILINGS THAT REQUIRE SOUND ATTENUATION BLANKETS PROVIDE OWENS CORNING THERMAFIBER SAFB FF (MINERAL WOOL SOUND ATTENUATION FIRE BLANKETS, FORMALDEHYDE-FREE) OR APPROVED EQUAL.
3. WHERE SOUND ATTENUATION BLANKETS ARE SPECIFIED ABOVE CEILING SYSTEMS PROVIDE ENCAPSULATION AROUND BATTS.
4. AT PARTITIONS THAT REQUIRE ACOUSTICAL SEALANT CONTRACTOR SHALL CAULK PARTITION PERIMETER W/ SEALANT & SEAL ALL PENETRATIONS INCLUDING PIPING, DUCT WORK, ELECTRICAL BOXES, CONDUIT, SMALL GAPS, FLOOR TRACKS, ETC. WITH ACOUSTICAL SEALANT TO MAINTAIN SOUND RATING. PROVIDE 'GREENCHOICE TITEBOND ACOUSTICAL SOUND SEALANT' OR APPROVED EQUAL. WHERE PARTITIONS ARE BOTH SOUND AND FIRE RATED SEALANT MUST MAINTAIN FIRE RATING.
5. AT PARTITIONS THAT ARE NOTED WITH AN STC RATING PROVIDE 24" MINIMUM HORIZONTAL SEPARATION BETWEEN ELECTRICAL/DATA/ETC BOXES IN OPPOSITE FACES OF SHARED PARTITIONS.
6. CONTRACTOR SHALL PROVIDE NON-HARDENING FIRE-RATED ACOUSTICAL SEALANT AT ALL SMALL GAPS, FLOOR TRACKS, ELECTRICAL BOXES & CONDUIT, DUCTING PENETRATIONS, ETC. AT ALL FIRE RATED PARTITIONS.
7. APPROVED FIRE RESISTIVE MATERIALS MUST BE USED AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
8. ALL PARTITIONS INDICATED TO BE FIRE RATED SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE REFERENCED FIRE RESISTANCE TEST. IF NO TEST IS REFERENCED AN INDUSTRY RECOGNIZED FIRE RESISTANCE TEST SHALL BE USED TO MEET OR EXCEED REQUIRED RATING.
9. FIRESTOP:
   - 9.1. FOR GYPSUM BOARD TO METAL DECK APPLICATION: EXTEND GYPSUM BOARD TO DECK ABOVE AND PACK FLUTES SOLID WITH 2 1/2" THERMAFIBER INSULATION AND 1" THICK FIRECODE COMPOUND (UL SYSTEM HW-S-0001).
   - 9.2. FOR SHAFT WALL TO METAL DECK APPLICATION: EXTEND GYPSUM BOARD TO DECK ABOVE AND PACK FLUTES SOLID WITH 2 1/2" THERMAFIBER INSULATION AND MIN 1/8" THICK WET SPRAY-APPLIED SEALANT OVERLAPPING SURROUNDING SURFACES 1/2" MIN. TWO LAYERS OF SEALANT TO BE APPLIED IN LINE WITH LINER PANEL AND GYPSUM BOARD ALTERNATING WITH LAYERS OF INSULATION. (UL SYSTEM HW-D-0548 CONFIGURATIONS A & B WHEN TERMINATING AT DECK, AND PROVIDE HW-D-0904 AT LOCATIONS OF BEAM INTERFERENCE, PROVIDE SPRAY APPLIED FIRE PROOFING TO BEAM AS REQUIRED BY UL DESIGN ASSEMBLY).
   - 9.3. FOR CONCRETE BLOCK OR CONCRETE TO METAL DECK APPLICATION: EXTEND CMU TO WITHIN 4" OF DECK ABOVE AND PACK VOID & FLUTES SOLID WITH THERMAFIBER INSULATION FLUSH WITH BOTH SIDES OF THE WALL. PROVIDE 5x3 12" LONG 12GA MIN STEEL ANGLES ALTERNATING ON BOTH SIDES OF WALL AS REQUIRED IN UL SYSTEM DESCRIPTION. PROVIDE 1/8" THICK WET SPRAY-APPLIED SEALANT TO INSULATION OVERLAPPING CMU & ANGLES 1/2" AND OVERLAPPING METAL DECK 1" AND 2" WHERE SPRAY-APPLIED FIRE RESISTANT MATERIAL IS PRESENT (UL SYSTEM HW-D-1089 2-HR MAX).
   - 9.4. CONTRACTOR TO PROVIDE GAP & SEALANT AT BOTTOM OF WALL AS LISTED IN APPROVED UL BOTTOM OF WALL SYSTEM TO MATCH RATING OF SPECIFIED GYPSUM BOARD AND/OR SHAFT WALL PARTITION (GYPSUM BOARD PARTITION: UL SYSTEM BW-S-0002 OR APPROVED EQUAL; SHAFT WALL: UL SYSTEM BW-S-0037 OR APPROVED EQUAL AT BASE, UL SYSTEM HW-D-0904 OR APPROVED EQUAL BETWEEN FLOORS).
10. PROVIDE CONTINUOUS HORIZONTAL BLACK IRON STIFFENERS THROUGH THE OPENINGS OF THE STUDS AT MID SPAN.
11. BRACE ALL METAL STUD PARTITIONS AT ALL LOCK SIDES OF DOORS, WHERE DUCTS INTERFERE W/ METAL STUDS GOING TO UNDERSIDE OF STRUCTURE, AND WHERE CALLED FOR ON DRAWINGS.
12. FOR ALL PARTITIONS THAT DO NOT GO FULL HEIGHT TO THE STRUCTURE ABOVE, THE G.C. SHALL PROVIDE 45° DIAGONAL METAL STUD BRACING 24" O.C. ABOVE THE PARTITIONS AND AT ALL CORNERS AND INTERSECTIONS.
13. WHERE PARTITION BRACING IS NOTED THE DIRECTION OF BRACING SHALL ALTERNATE BETWEEN BOTH SIDES OF PARTITIONS EXCEPT WHERE OBSTRUCTIONS ARE PROHIBITIVE OR AT LOCATIONS WHERE BRACING WOULD BE EXPOSED TO BUILDING OCCUPANTS' VIEW U.O.N.
14. ALL PARTITIONS SUPPORTING MILLWORK CABINETS AND/OR SHELVING SHALL HAVE METAL STUDS SPACED @ 12" O.C. IN LIEU OF 16" O.C. AND SHALL BE 18 GA (MIN) IN LIEU OF 20 GA.
15. PROVIDE MIN. 4'-0" HIGH X 5'-0" WIDE 3/4" THK. F.T. STRIPS OF PLYWOOD WHERE WALL-MOUNTED FLAT SCREENS, DIGITAL DISPLAYS, MONITORS, AND OVERHEAD ITEMS ARE SHOWN. COORDINATE ALL EXACT LOCATIONS & SIZES WITH A/V CONSULTANT'S DRAWINGS, SHOP DRAWINGS, AND WITH OWNER AS APPLICABLE.
16. ALL PARTITIONS SHALL BE SECURED TO & SHALL BEAR ON CONCRETE SLAB, TYPICAL U.O.N.
17. ALL PARTITION TRACK & BRACING SHALL BE SECURELY FASTENED TO SUBSTRATES IN COMPLIANCE WITH BUILDING CODE, INDUSTRY STANDARDS, AND PER MANUFACTURER'S REQUIRED INSTALLATION SPECIFICATIONS.
18. AT ALL METAL STUD PARTITION AND CEILING/SOFFIT/FASCIA SYSTEM FRAMING & BRACING SECURED TO UNDERSIDE OF ROOF STRUCTURE/DECK PROVIDE SLOTTED SLIP TRACK, REFER TO TYPICAL SLIP TRACK DETAILS.
19. ALL NON-BEARING PARTITIONS SHALL BE CONSTRUCTED TO LIMIT DEFLECTION PER BUILDING CODE AND MANUFACTURER'S RESTRICTIONS, WHICHEVER IS GREATER. ALL WALLS SHALL RESIST LOADS PERPENDICULAR TO SHAFT.
20. PROVIDE DOUBLE FRAMING AT JAMBS OF FRAMES AND CASED OPENINGS.
21. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS OVER 30 FT IN LENGTH, IN CMU WALLS OVER 25 FT IN LENGTH (OR THE LESSER OF 1.5 TIMES THE HEIGHT OF THE WALL), AND AT ALL INTERSECTIONS OF COLUMNS & WHERE RECOMMENDED BY MANUFACTURER'S PRINTED STANDARDS.
22. AT ALL TOILETS, PANTRIES, FOOD PREPARATION AREAS, LOCKER ROOMS, WHEREVER SINKS OR LAVATORIES ARE LOCATED AND AT ANY OTHER AREA WHERE MOISTURE MAY BE PRESENT PROVIDE MOISTURE/MOLD RESISTANT GYPSUM BOARD. PROVIDE EQUIVALENT THICKNESS CONCRETE BACKER BOARD IN LIEU OF GYPSUM BOARD AND 20 GA (MIN) STRUCTURAL STUDS AT LOCATIONS SPECIFIED TO RECEIVE WALL TILE AT INTERMITTENT WET OR WET AREAS. ALL TOILET ROOM PARTITIONS SHALL BE 18 GA METAL STUDS IN LIEU OF 20 GA METAL STUDS. COORDINATE WITH PARTITION TYPES, CONSTRUCTION AND FINISH PLANS, AND FINISH SCHEDULE.
23. GENERAL CONTRACTOR SHALL VERIFY AND MATCH EXISTING GYPSUM BOARD THICKNESS, TYPE, AND LAYER QUANTITY AT PARTITIONS REQUIRING PATCH TO MATCH AND/OR ALIGNING.
24. GENERAL CONTRACTOR SHALL PROVIDE FLUSH MOUNTED ACCESS DOOR WHERE REQUIRED BY MECHANICAL DRAWINGS. AS APPLICABLE, ACCESS DOORS SHALL ONLY BE LOCATED ON THE 'SECURE' SIDE OF PARTITION U.O.N.
25. RECESSED ITEMS IN PARTITIONS SHALL NOT BE INSTALLED BACK-TO-BACK.
26. AS APPLICABLE, PROVIDE A LEVEL-5 FINISH AT PARTITIONS THAT ARE TO BE PAINTED A DARK COLOR AND/OR ARE TO PAINTED IN A SEMI-GLOSS OR GLOSS FINISH.AS APPLICABLE, PROVIDE A LEVEL-5 FINISH AT PARTITIONS THAT ARE TO BE PAINTED A DARK COLOR AND/OR ARE TO PAINTED IN A SEMI-GLOSS OR GLOSS FINISH. PROVIDE A LEVEL-5 FINISH AT ALL PARTITIONS WHERE BRANDING/SIGNAGE IS TO BE LOCATED AND ALONG ALL CURVED GYPSUM BOARD SURFACES AS APPLICABLE. FINAL BRANDING WALL LOCATIONS AND QUANTITIES TO BE COORDINATED WITH OWNER BRANDING CONSULTANT.



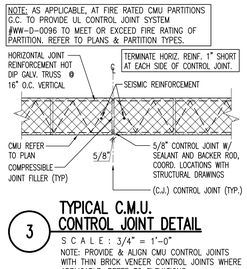
1 SECTION @ DUCT SHAFT
SCALE: 1 1/2" = 1'-0"



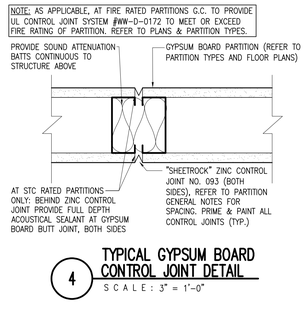
2 TYPICAL SLIP-TRACK DETAIL
SCALE: 3" = 1'-0"



2A TYPICAL SLOTTED BRACING DETAIL
SCALE: 3" = 1'-0"



3 TYPICAL C.M.U. CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"
NOTE: PROVIDE & ALIGN CMU CONTROL JOINTS WITH THIN BRICK VENEER CONTROL JOINTS WHERE APPLICABLE, REFER TO ELEVATIONS.



4 TYPICAL GYPSUM BOARD CONTROL JOINT DETAIL
SCALE: 3" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

PARTITION TYPES, NOTES, AND DETAILS

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
200 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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REGISTERED ARCHITECT JOHN J. SONENSHINE 018401 STATE OF NEW YORK
Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

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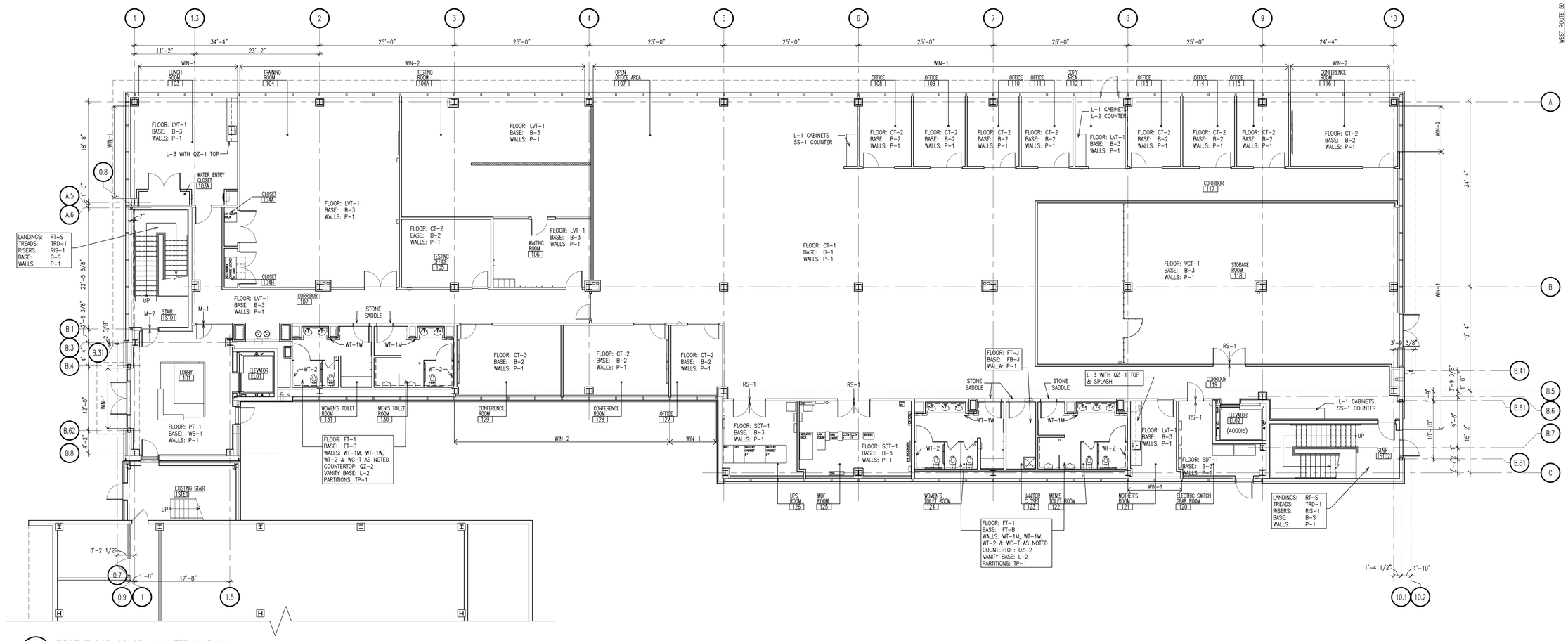
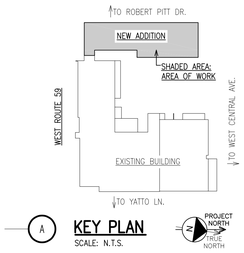
SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	A-910	39 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

SNS Architects & Engineers, PC
ONE PARAGON DRIVE . MONTVALE . NEW JERSEY . 07645
John Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE, PP
Robert Nocella, AIA



1 FIRST FLOOR COLOR & MATERIAL PLAN
SCALE: 1/8" = 1'-0"



A KEY PLAN
SCALE: N.T.S.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

FIRST FLOOR COLOR & MATERIAL PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

Omdex Incorporated Consulting Engineers
21 Cross Avenue
Midland Park, NJ 07432-1811
P:201/444-0753 F:201/444-0839
Brian W. Pasechnick, PE
NY #91385

SNS ARCHITECTS & ENGINEERS
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DESIGN REVIEW		DATE

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	CM-101	40 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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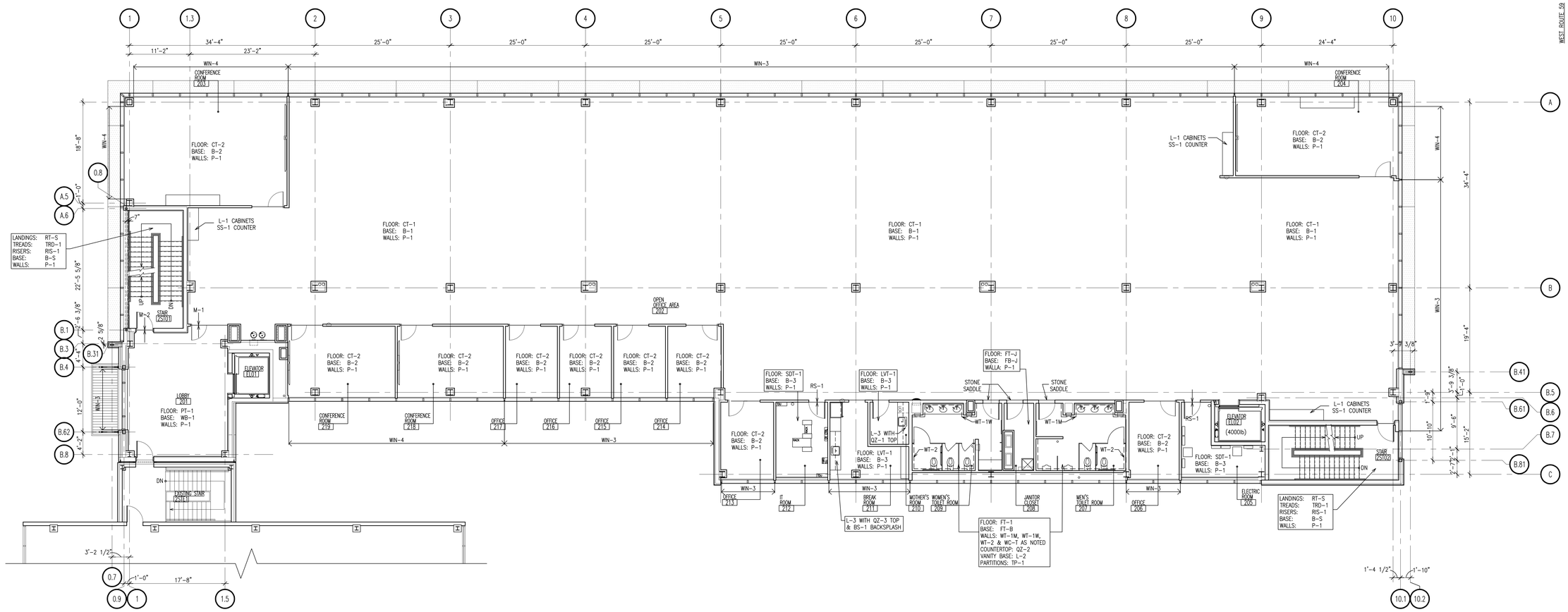
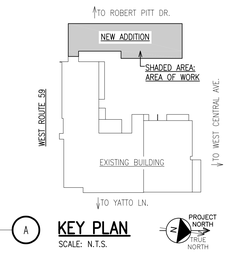


1 SECOND FLOOR COLOR & MATERIAL PLAN
SCALE: 1/8" = 1'-0"



A KEY PLAN
SCALE: N.T.S.

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

SECOND FLOOR COLOR & MATERIAL PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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DESIGN REVIEW		DATE

SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	CM-102	41 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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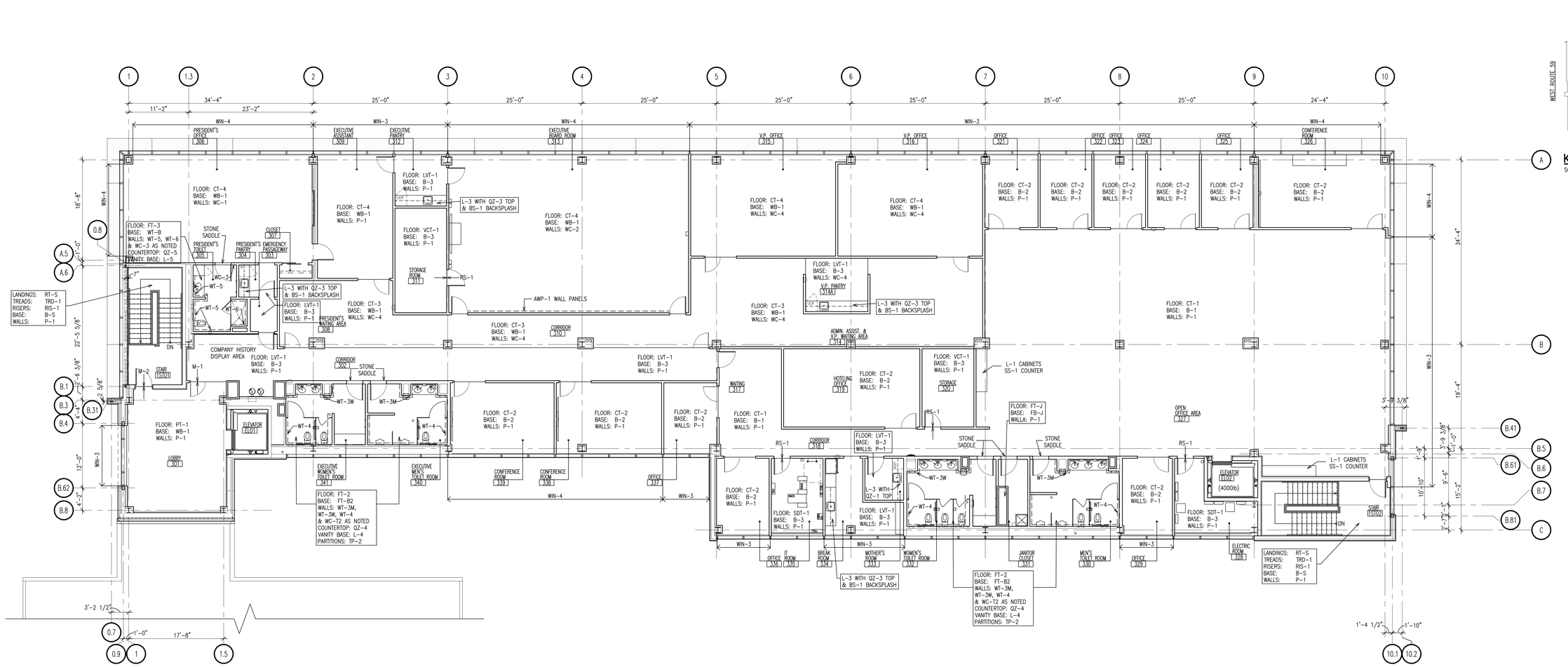

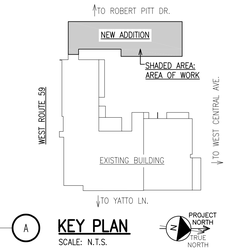

KEY PLAN
SCALE: N.T.S.

1 THIRD FLOOR COLOR & MATERIAL PLAN
SCALE: 1/8" = 1'-0"

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

THIRD FLOOR COLOR & MATERIAL PLAN

SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
390 WEST ROUTE 59
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

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Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 018401

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DESIGN REVIEW | DATE

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SCALE	FILE NO.	DRAWING NUMBER	SHEET	REV.
AS NOTED	5593	CM-103	42 OF 95	1

VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK

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