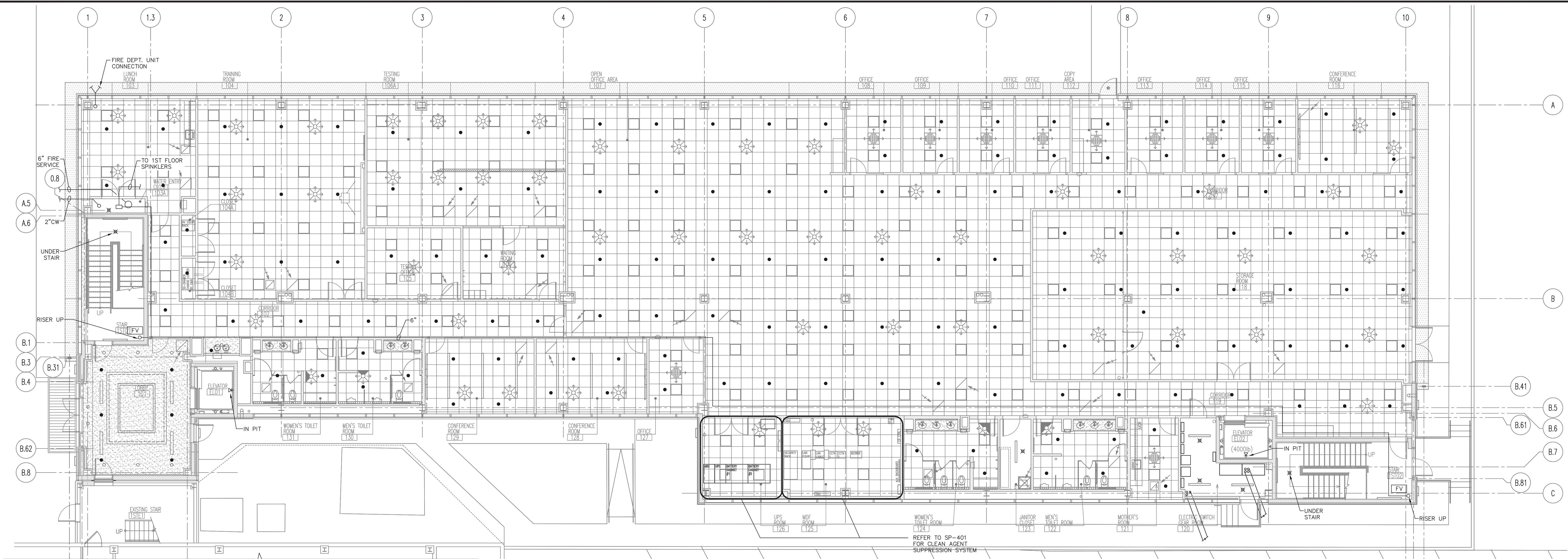
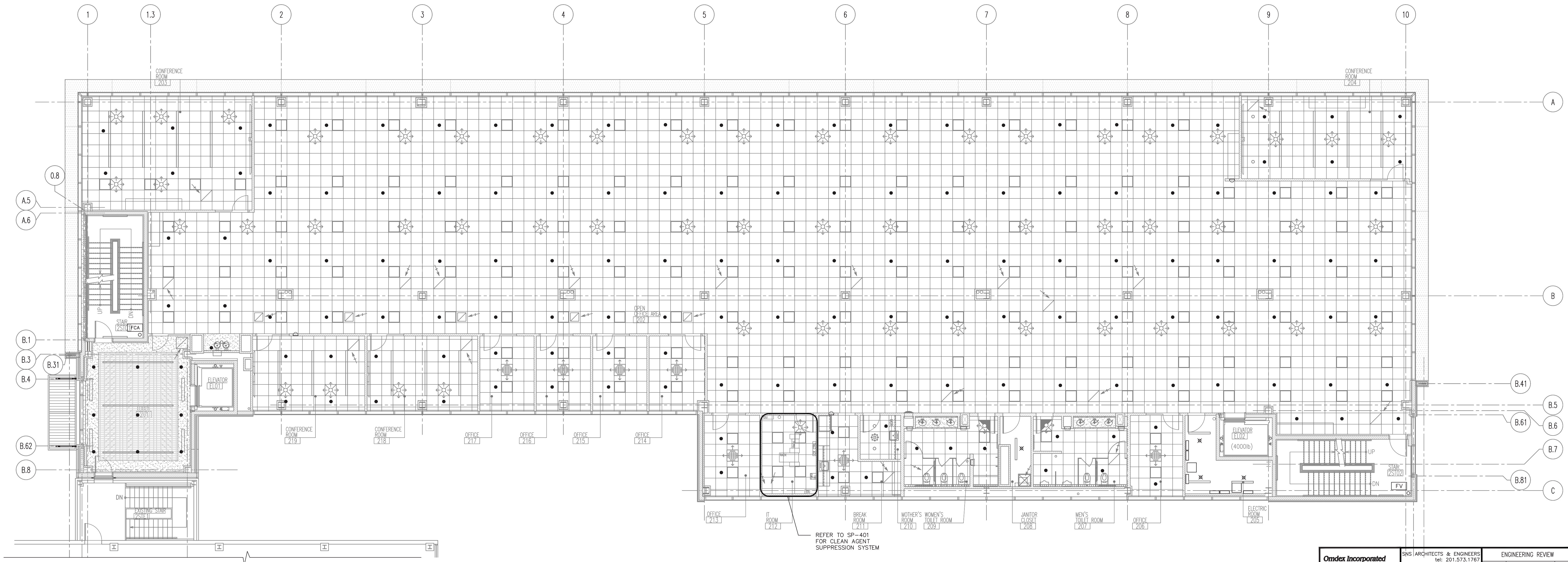




1 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

- SPRINKLER LEGEND**
- CONCEALED PENDANT K=5.8, 1/2" ORIFICE, RELIABLE # GS-56
 - ◁ SIDEWALL K=5.8, 1/2" ORIFICE, RELIABLE
 - ⊗ UPRIGHT K=5.8, 1/2" ORIFICE, RELIABLE # F1FR
 - ☐ FCA SPRINKLER FLOOR CONTROL ASSEMBLY INCLUDING TAMPER & FLOW SWITCH
 - ☐ FV STANDPIPE FIRE HOSE VALVE AND CAP



Omdex Incorporated
Consulting Engineers
21 Cross Avenue
Midland Park, NJ 07432-1901
(201) 444-0953 FAX (201) 444-0839

SNS ARCHITECTS & ENGINEERS
400 WEST ROUTE 94
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

WWW.SNS-ORCH-ENG.COM
TEL: 201.573.1767
FAX: 201.573.0808

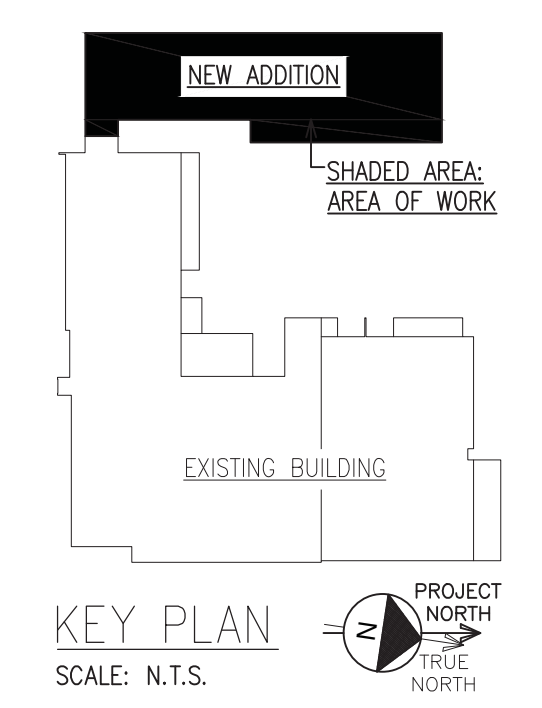
DRAFTED: MJR
CHECKED: 5593
DATE: 08.11.2024

DESIGN REVIEW: DATE: 08.11.2024

Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 016401

ENGINEERING REVIEW			APPROVED
DEPT.	SIGNATURE	DATE	DATE
CIVIL			
METERING			
RELAY			
TRAVEL & SUB			
SCALE			
DESIGN REVIEW			

1	ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING	04-28-2025
ORANGE AND ROCKLAND UTILITIES, INC. SPRING VALLEY NEW YORK		
NEW BUILDING - SPRINKLER FIRST & SECOND FLOOR PLANS		
SVOC NEW OFFICE ADDITION TAX MAP ID 58.52-1-2 580 WEST ROUTE 94 VILLAGE OF SPRING VALLEY TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK		
AS NOTED	SP-101	87 OF 95
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 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

SPRINKLER LEGEND

- CONCEALED PENDANT K=5.8, 1/2" ORIFICE, RELIABLE # G5-56
- ◀ SIDEWALL K=5.8, 1/2" ORIFICE, RELIABLE
- ⊠ UPRIGHT K=5.8, 1/2" ORIFICE, RELIABLE # F1FR
- FCA SPRINKLER FLOOR CONTROL ASSEMBLY INCLUDING TAMPER & FLOW SWITCH
- FV STANDPIPE FIRE HOSE VALVE AND CAP

1 ISSUED FOR BUILDING DEPARTMENT FILING & BIDDING 04-28-2025	
ORANGE AND ROCKLAND UTILITIES, INC. SPRING VALLEY NEW YORK	
NEW BUILDING - SPRINKLER THIRD FLOOR PLAN	
SVOC NEW OFFICE ADDITION TAX MAP ID 04.02-1-2 300 WEST ROUTE 94 VILLAGE OF SPRING VALLEY TOWN OF RAMAPO ROCKLAND COUNTY, NEW YORK	
FILE NO.	DRAWING NUMBER
SP-102	88 OF 95
ROCKLAND COUNTY, NEW YORK	
John Lignos, AIA Lorin J. Sonenshine, AIA Steven Napolitano, PE, PP Robert Nocella, AIA	

Omdex Incorporated
Consulting Engineers
21 Cross Avenue
Midland Park, NJ 07432-1801
(201) 444-0953 FAX (201) 444-0933

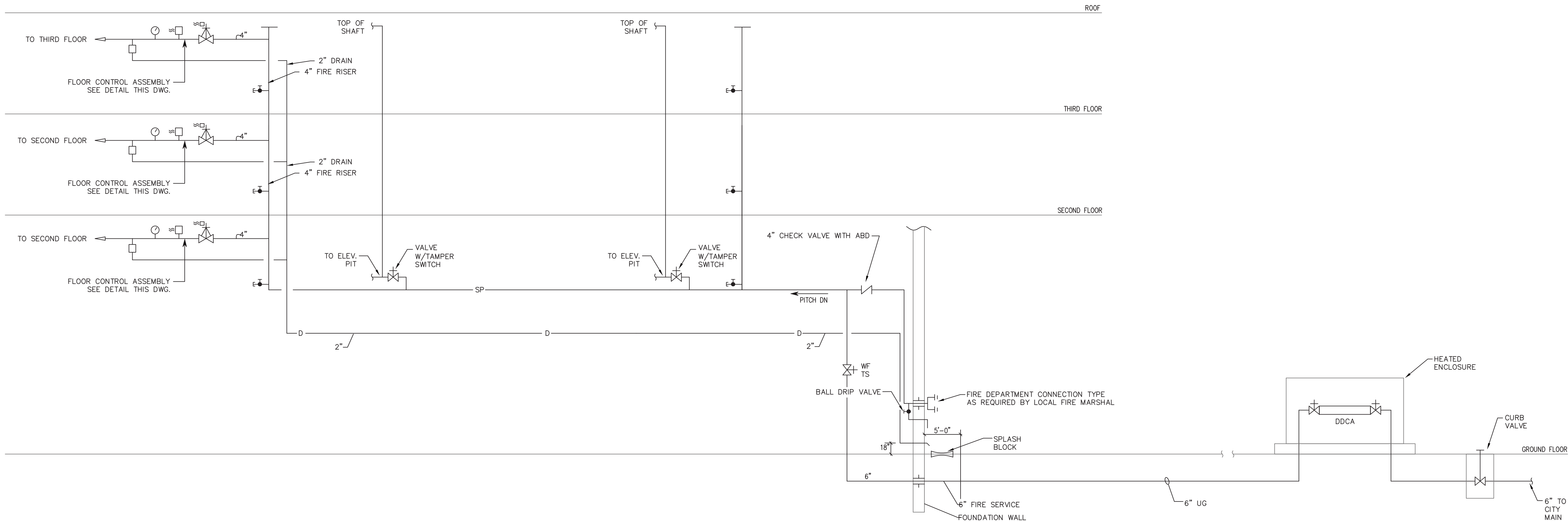
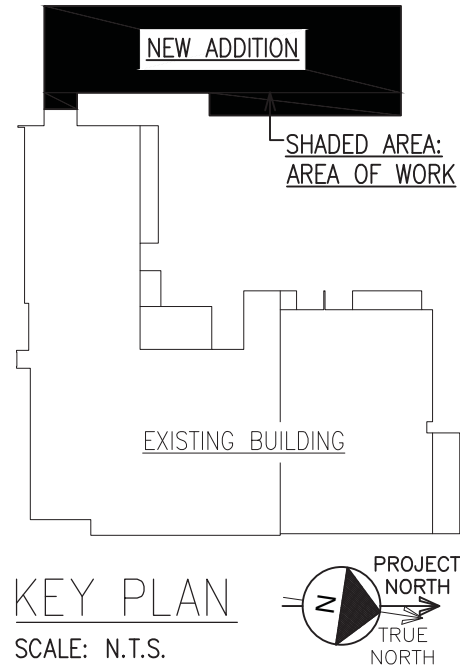
SNS ARCHITECTS & ENGINEERS
400 WEST ROUTE 94
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
www.sns-arch-eng.com
TEL: 201.573.1767 FAX: 201.573.0808
DRAFTED: MJR
CHECKED: 5593
DATE: 08.11.2024

ENGINEERING REVIEW	
DEPT.	SIGNATURE
CIVIL	
METERING	
RELAY	
TRANS. & SUB.	
OWN	DES
DESIGN REVIEW	DATE

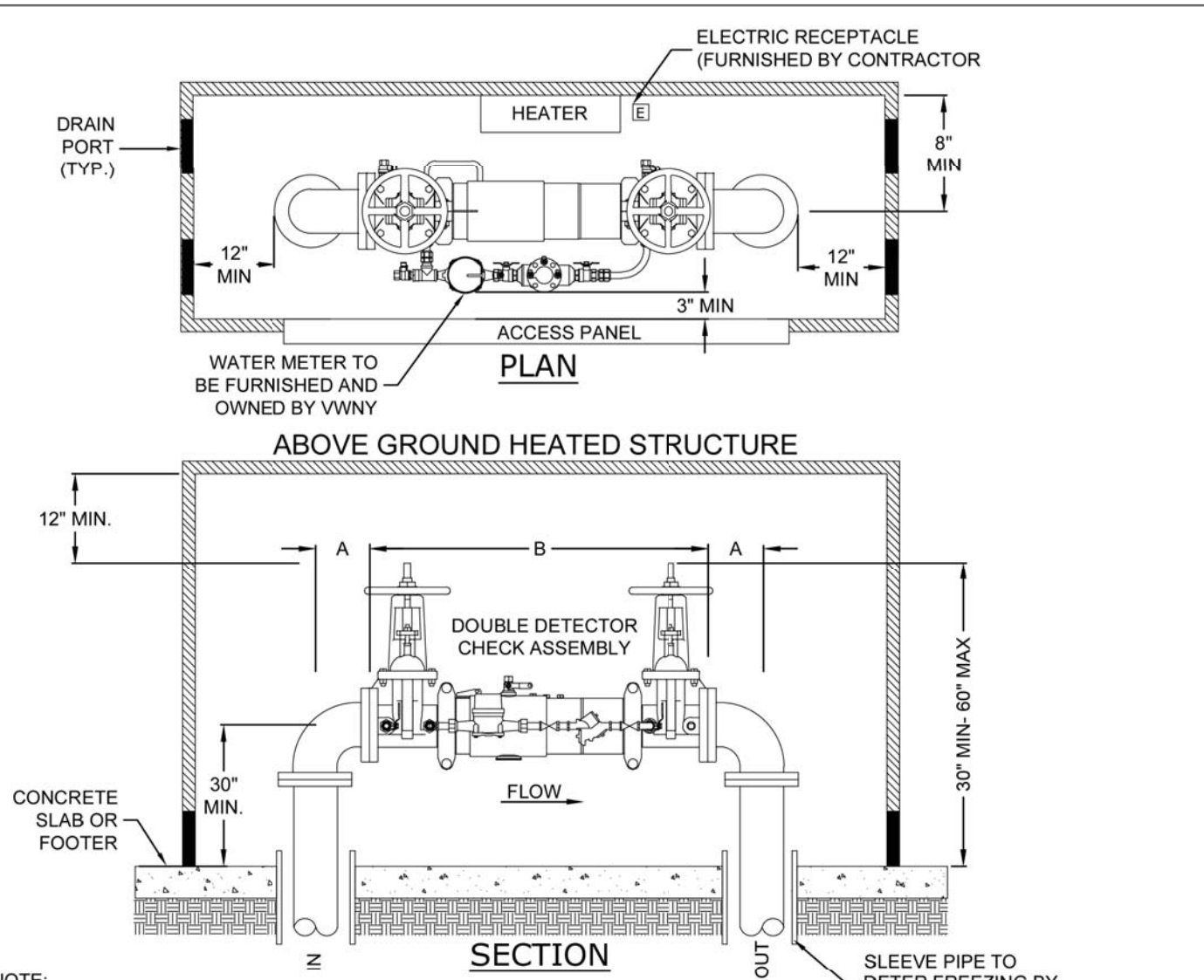
APPROVED	DATE
☐ INFORMATION ☐ COMMENTS ☐ BID ☐ CONSTRUCTION	
SCALE	AS NOTED

VILLAGE OF SPRING VALLEY

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



SPRINKLER RISER DIAGRAM
NOT TO SCALE



- NOTE:
1. ALL METERING ELEMENTS AND APPURTENANCES SHALL BE INSTALLED HORIZONTALLY.
 2. THE 50" BYPASS METER SHALL BE FURNISHED AND OWNED BY VVNY. ALL OTHER EQUIPMENT AND APPURTENANCES SHALL BE FURNISHED AND INSTALLED BY THE OWNER.
 3. THE DISTANCE FROM THE FLOOR TO THE PIPE CENTERLINE SHALL BE A 30" MINIMUM.
 4. FREEZE PROTECTION ENCLOSURES SHALL HAVE REMOVABLE ACCESS PANELS THAT ALLOW ADEQUATE SPACE TO PERFORM MAINTENANCE DUTIES ON ALL COMPONENTS WITHOUT COMPLETELY ENTERING THE ENCLOSURE.
 5. THE ENCLOSURE SHALL BE ANCHORED TO A CONCRETE PAD OR FOOTER TO SECURE ITS LOCATION AND IMPROVE THEFT AND VANDALISM.
 6. THE JOINT FIRE CHIEFS HAS REQUESTED A POWER INDICATING LIGHT BE INSTALLED ON THE OUTSIDE OF THE HOT BOX.

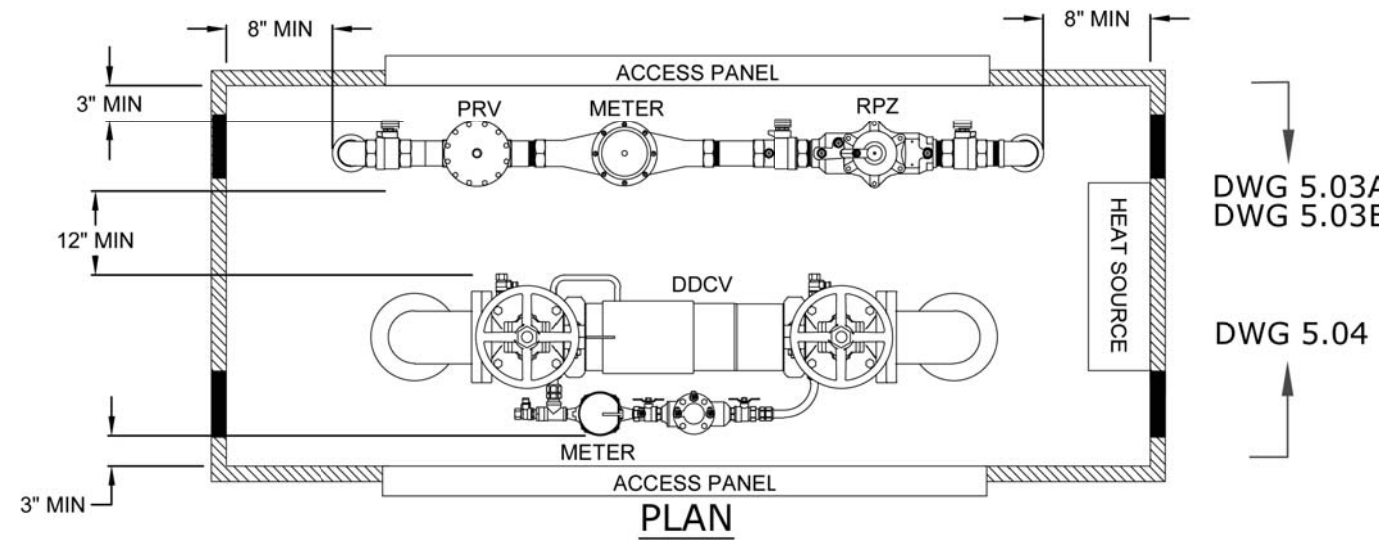
APPROX. DIMENSIONS		DOUBLE DETECTOR CHECK VALVE	
ITEM	90 DEG. BEND	DIAMETER	LENGTH
METER SIZE (IN.)	A	B	
2"	4 1/2"	2"	22 1/2"
3"	5 1/2"	3"	38"
4"	6 1/2"	4"	40"
6"	8"	6"	48 1/2"
8"	9"	8"	52 1/2"
10"	11"	10"	55 1/2"



VEOLIA WATER NEW YORK
142 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 420-3334

UP TO 10" FIRE SERVICE
ABOVE GROUND HEATED STRUCTURE

DRAFTED BY: MS
APPROVED BY: VVNY DIV. NB
DWG 5.04
SCALE: NTS
DATE: 11/1/2022



- NOTE:
1. FOR SECTION DIMENSIONS AND NOTES FOR DOMESTIC SERVICE, SEE DWR 5.03A and DWR 5.03B.
 2. FOR SECTION DIMENSIONS AND NOTES FOR FIRE SERVICE, SEE DWR 5.04.
 3. HEAT AND POWER SOURCE SHALL NOT BE LOCATED UNDER PIPING ASSEMBLY.



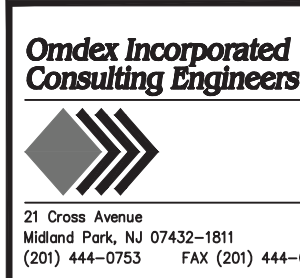
VEOLIA WATER NEW YORK
142 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 420-3334

DOMESTIC AND FIRE SERVICE
ABOVE GROUND HEATED STRUCTURE

DRAFTED BY: MS
APPROVED BY: VVNY DIV. NB
DWG 5.05
SCALE: NTS
DATE: 11/1/2022

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

ORANGE AND ROCKLAND UTILITIES, INC.
SPRING VALLEY NEW YORK

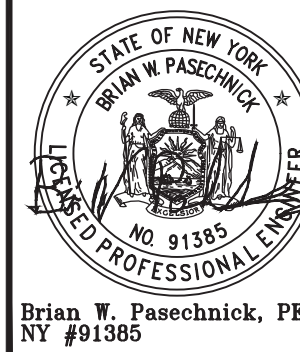


SNS ARCHITECTS & ENGINEERS
142 OLD MILL ROAD,
WEST NYACK, NY 10994
(845) 420-3334

ENGINEERING REVIEW
DEPT: CIVIL
SIGNATURE: [Signature]
DATE: 08.11.2024

APPROVED
DATE: 08.11.2024

NEW BUILDING - SPRINKLER RISER DIAGRAM
SVOC NEW OFFICE ADDITION
TAX MAP ID 56.52-1-2
380 WEST ROUTE 54
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK



Lorin J. Sonenshine, AIA
Cert./Lic. No. NY 016401

DESIGN REVIEW
DATE: 08.11.2024

AS NOTED

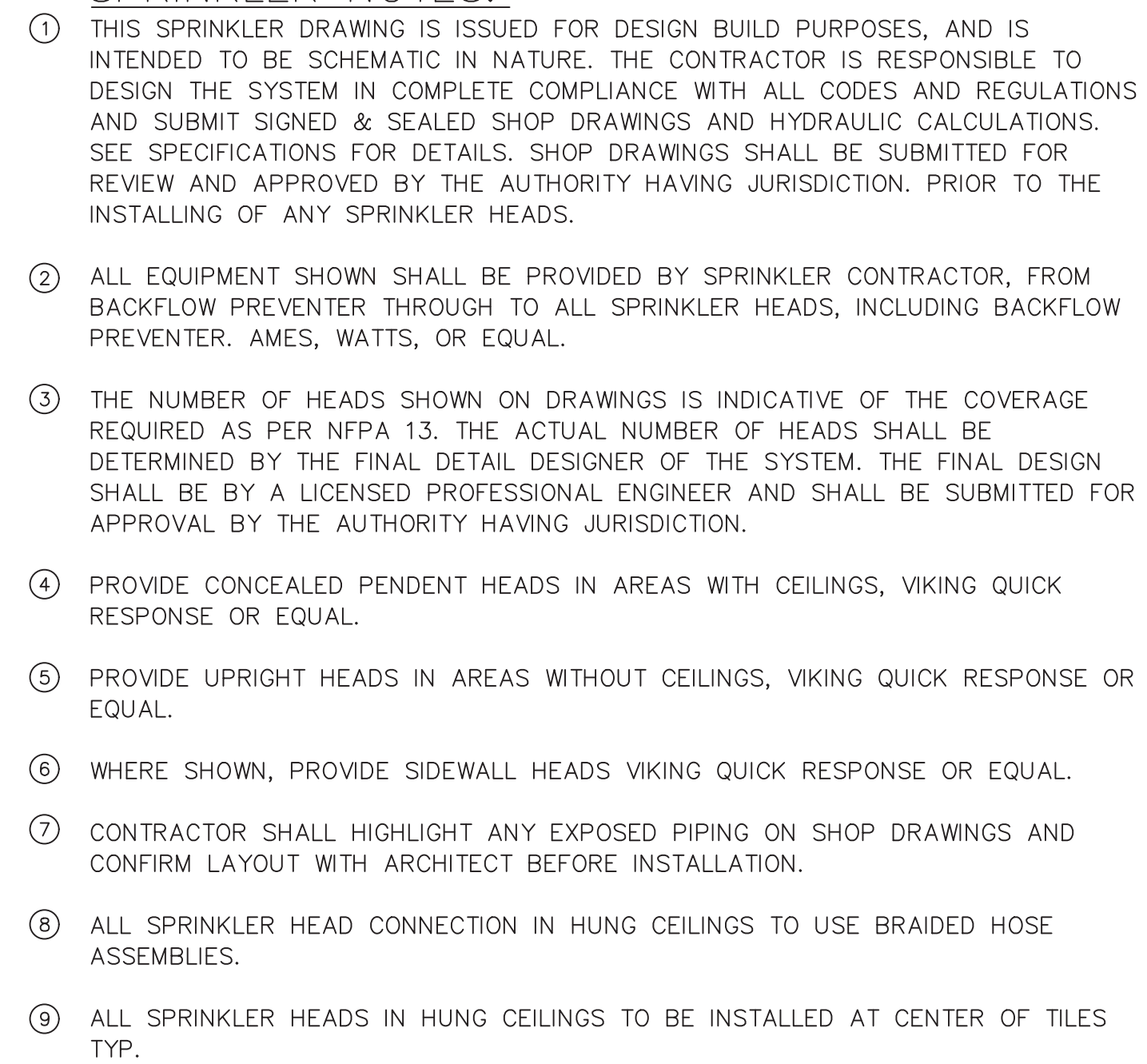
FILE NO.: SP-201
DRAWING NUMBER: 89 OF 95
SHEET: 89 OF 95
REV: 01



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



CONCRETE THRUST BLOCKS, MINIMUM AMOUNT OF CONCRETE	
SIZE OF FITTING	CUBIC YARDS
3"-8"	3/4



NOTE TO BIDDERS:
IF BIDDERS NEED FLOW AND PRESSURE INFORMATION DURING BIDDING THEY SHOULD SEND AN INQUIRY TO THE MUNICIPALITY OR FIGURE A MAXIMUM AVAILABLE PRESSURE OF 40PSI. THE SUCCESSFUL CONTRACTOR WILL HAVE TO PERFORM HIS OWN FLOW TEST FOR THE HYDRAULIC CALCULATIONS. IN THE EVENT, THERE IS INADEQUATE PRESSURE, CONSULT WITH ARCHITECT FOR GUIDANCE. CONTRACTOR TO PROVIDE AUTHORIZED CHANGE ORDER TO ADDRESS LOW PRESSURE. CONTRACTOR TO COORDINATE WITH ALL TRADES AND PROVIDE AS NEEDED ADDITIONAL PIPING AND/OR HEADS TO PROVIDE A COMPLETE AND CODE COMPLYING OPERATING SYSTEM.

AUTOMATIC PROTECTION

- A standard installation of automatic sprinklers arranged as on a wet pipe system shall be installed throughout the premises in accordance with the provisions of NFPA #13, Sprinkler Systems and FM Global Standard 2-0, "Installation guidelines for Automatic sprinklers" except sprinklers may be omitted above suspended non combustible ceilings, providing the unsprinkled ceiling area is completely cut off from sprinkled areas and there is no combustible storage or construction within said space.
- The automatic sprinkler system for the retail area (Hazard Category 2) should be designed to provide a minimum design of .20 gpm/sq. ft. density over the hydraulically remote area of 1,250 sq. ft. per hose stream. The design for the mechanical areas should be designed to provide a design of .20 gpm/sq. ft. over the most hydraulically remote 2,500 sq. ft. area. The sprinkler system for the office areas should be designed to provide a design of 0.10 gpm/sq. ft. over the most hydraulically remote 1,500 sq. ft. area. This is in accordance with FM Global Data Sheet 3-26, Fire Protection Water Design for Non-Store Sprinklered Properties:
- The sprinkler system for the storage areas should be designed to flow 15 sprinkler heads at 20 psi per S.F. All areas should be designed to provide an additional allowance of 1,250 gpm for hose stream. This is in accordance with FM Global Data Sheet 8-9, Storage of Class 1,2,3, 4 and Plastic Composites for Class 4 and cartoned, unexpanded plastic materials beneath a 20 ft. high ceiling.
- A minimum 10 psi pressure cushion should be maintained between the available water supply and the sprinkler systems except pressure demand to the fire department. A future design of an inspection test connection should be provided at the hydraulically most remote part of the sprinkler system to facilitate waterflow testing.
- Factory Mutual Research Approved equipment, including sprinklers, valves, piping, fittings, and accessories, should be used and details of the installation should conform to FM Global recommended good practices and FM Global Data Sheet 2-0, "Installation of Automatic Sprinklers" for Non-Store Areas and FM Global Data Sheet 8-9 Storage of Class 1,2,3, 4 and Plastic Composites." Final acceptance of the automatic sprinkler system tests will be satisfactory completion of the Contractor's Material and Test Certificate.
- sprinkler protection should be provided throughout all areas where there are combustible construction materials. This includes areas where there are tables as above combustible suspended ceilings, under mezzanines, shelves or tables 4 feet wide or wider, inside small, enclosed offices, in concealed floor or ceiling spaces, or in electrical rooms where combustibles are present.
- Fire Department connections shall be provided in accordance with local code and NFPA #24.
- All required fitting, flow and switches shall be installed and connected to a central station water alarm and valve supervisory service. (Alarm service shall be 24 hr/5d). Water flow alarm shall be Potter Vain Flow Switch, with retard, model #R50-2.
- Wherever initial water pressure is below NFPA or local authority requirements, the Contractor shall provide any necessary pump or storage tank to increase pressure to acceptable levels.
- All of the above recommendations are dependent upon approval of the Underwriting Agency having jurisdiction.





Omdex Incorporated
Consulting Engineers

21 Green Square
Middletown, NJ 07043-1011
(201) 444-0753 FAX (201) 444-0839

SNS ARCHITECTS & ENGINEERS
Tel: 201.573.1767
fax: 201.573.0808

www.sns-arch-eng.com

DRAFTED: M.J.R.
CHECKED: _____
PROJ. NO: 5593
DATE: 08.11.2024



STATE OF NEW JERSEY
BRIAN W. PASCHENBACH
No. 91395
PROFESSIONAL ENGINEER

Brian W. Paschenbach, PE
NY#91395

Lorin J. Sonenshine, AIA
Cert./Lic. No. NJ 016401

ENGINEERING REVIEW

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

DRAWN _____
DESIGNED _____
CHECKED _____
DATE _____

ORVD _____
DATE _____

APPROVED _____

☐ INFORMATION
☐ COMMENTS
☐ BID
☐ CONSTRUCTION
☐ _____

SCALE _____
AS NOTED

FILE NO. _____

NEW BUILDING - SPRINKLER DETAILS

SVOC NEW OFFICE ADDITION

TAX MAP ID 58.62-1-2
500 WEST ROUTE 99
VILLAGE OF SPRING VALLEY
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

VILLAGE OF SPRING VALLEY

ROCKLAND COUNTY, NEW YORK



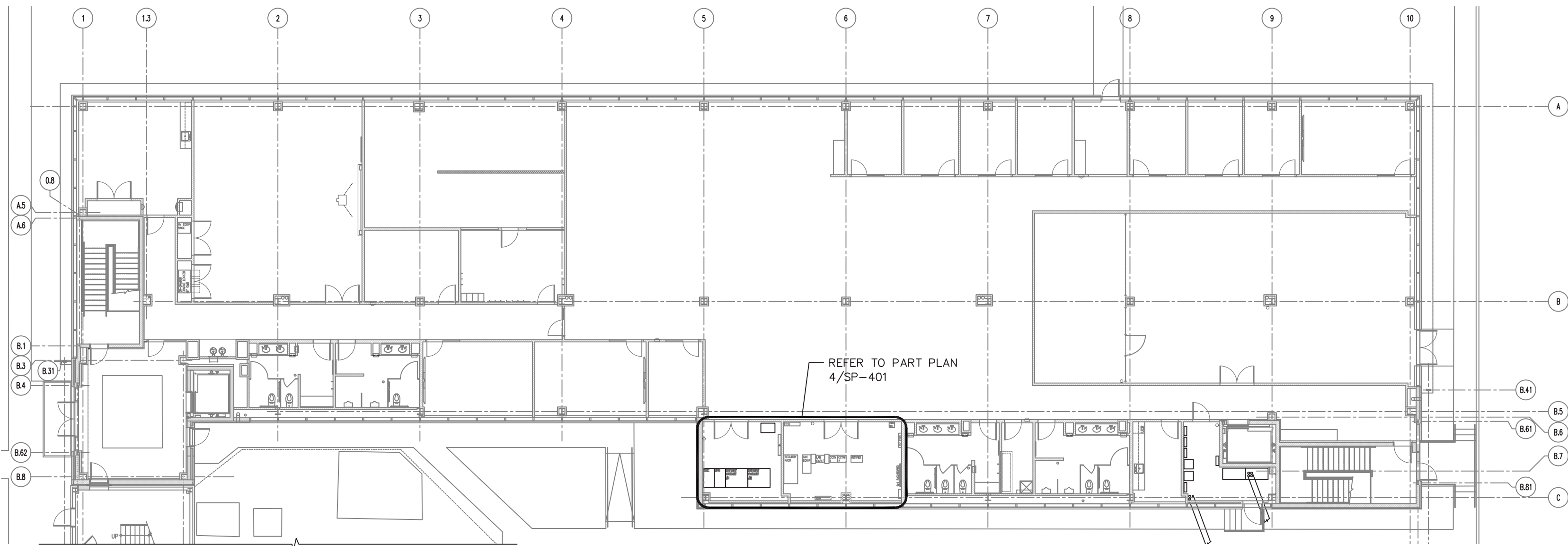
SNS Architects & Engineers, PC
ONE PARAGON DRIVE MONTVALE NEW JERSEY 07645

John Lignos, AIA

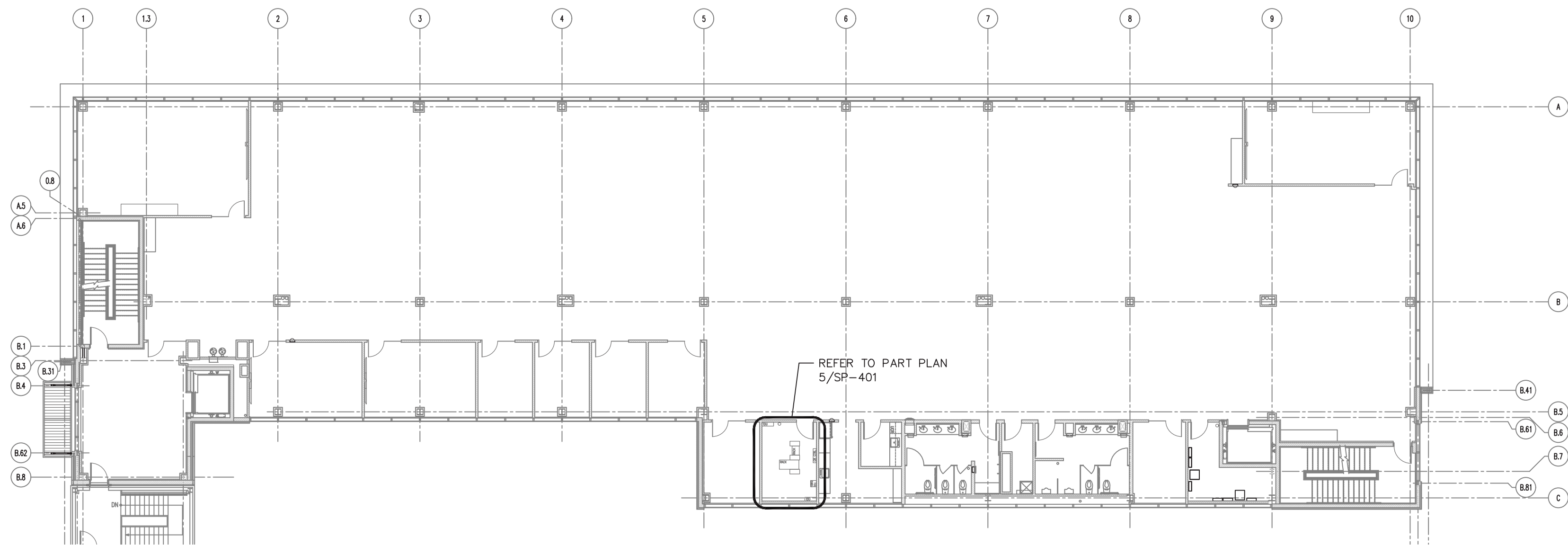
Lorin J. Sonenshine, AIA

Steven Napolitano, PE, PP

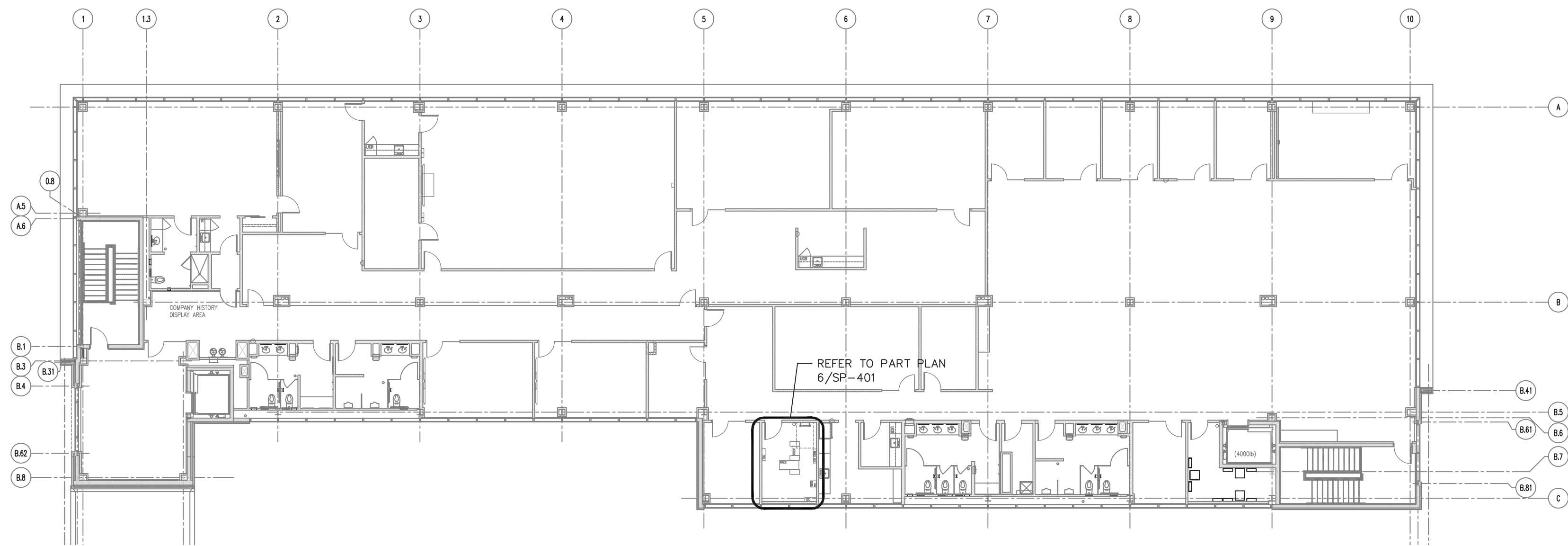
Robert Nocella, AIA



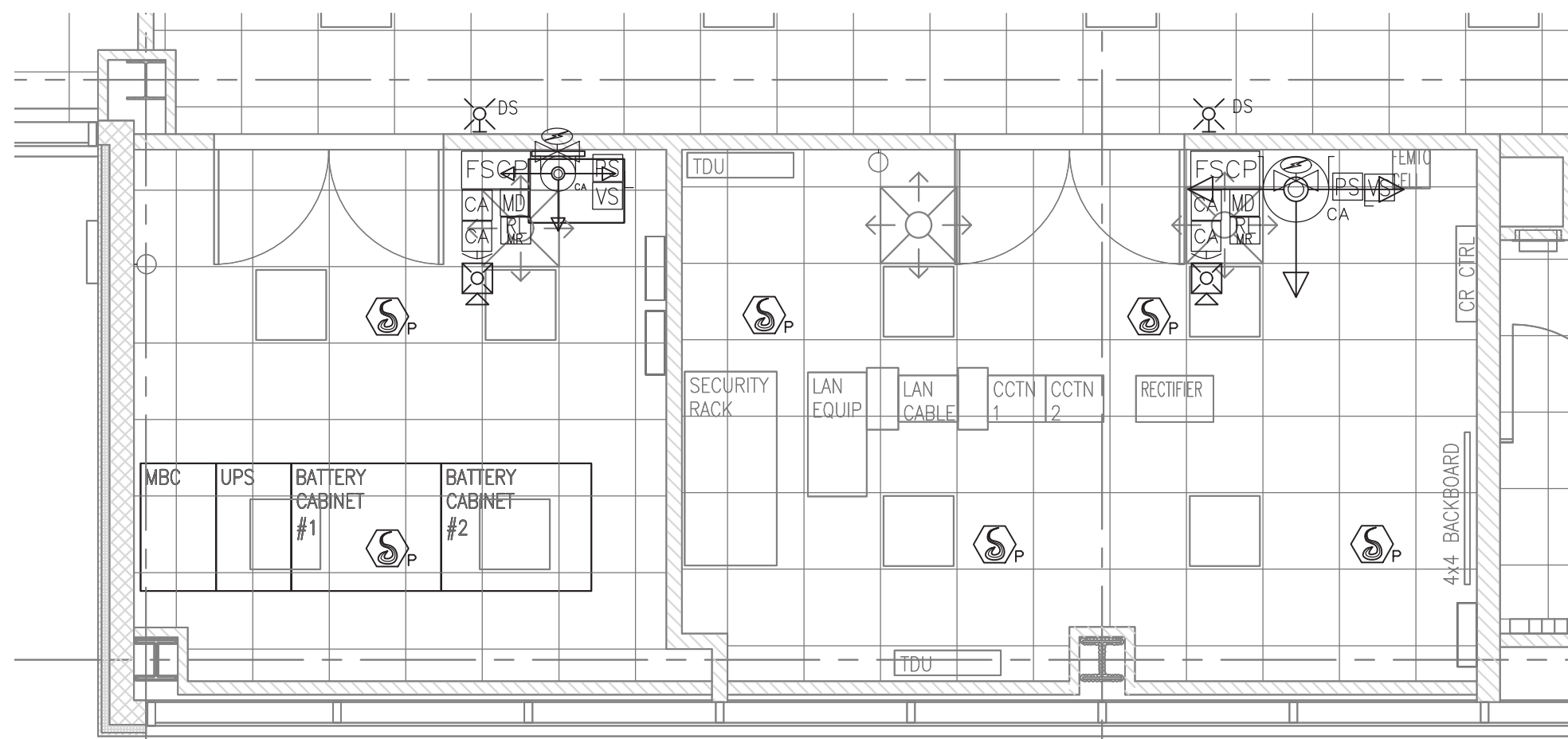
1 1st FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"



2 2nd FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"



3 3rd FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"



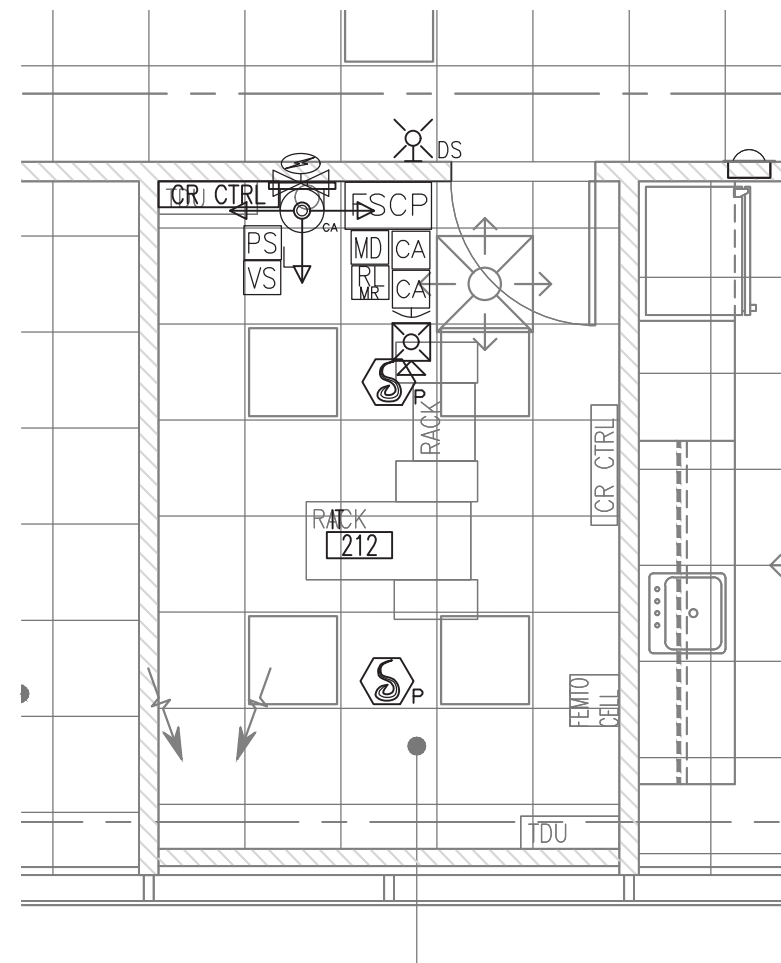
4 1st FLOOR UPS ROOM 126 & MDF ROOM 125 PART PLAN
SCALE: 1/4" = 1'-0"

UPS ROOM-126
204 sq.ft.
9' Lay-in ceiling.
1,836 cu.ft.
FK-5-1-12
Class C @ 4.725%
Multiplier= 0.0429
78,764 lbs of agent required.
79.00 lb. supply.
100 lb Clean Agent Cylinder.
PN: 70-362
10.75" Ø
38.75" Height
1" Valve
LLI
SHP Pro
2 Detectors
1 Manual Pull
1 Abort (Optional)
1 Horn/Strobe
1 Discharge Strobe
1 Relay for HVAC
1 Maint. Switch
1 Valve Supervisor
1 Low Pressure Switch
1 IRMIVO
1 180° Discharge Nozzle

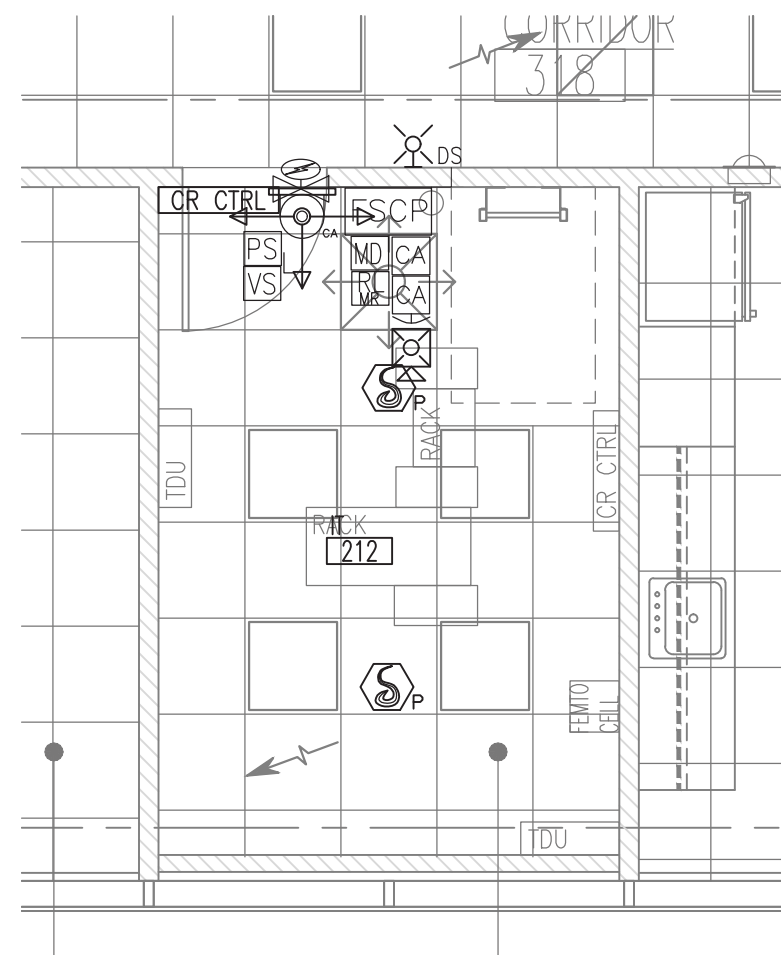
MDF ROOM-125
300 sq.ft.
9' Lay-in ceiling.
2,700 cu.ft.
FK-5-1-12
Class C @ 4.725%
Multiplier= 0.0429
115.83 lbs of agent required.
116 lb. supply.
150 lb Clean Agent Cylinder.
PN: 70-363
10.75" Ø
38.75" Height
1" Valve
LLI
SHP Pro
4 Detectors
1 Manual Pull
1 Abort (Optional)
1 Horn/Strobe
1 Discharge Strobe
1 Relay for HVAC
1 Maint. Switch
1 Valve Supervisor
1 Low Pressure Switch
1 IRMIVO
1 180° Discharge Nozzle

UPS ROOM-126
204 sq.ft.
9' Lay-in ceiling.
1,836 cu.ft.
FK-5-1-12
Class C @ 4.725%
Multiplier= 0.0429
78,764 lbs of agent required.
79.00 lb. supply.
100 lb Clean Agent Cylinder.
PN: 70-362
10.75" Ø
38.75" Height
1" Valve
LLI
SHP Pro
2 Detectors
1 Manual Pull
1 Abort (Optional)
1 Horn/Strobe
1 Discharge Strobe
1 Relay for HVAC
1 Maint. Switch
1 Valve Supervisor
1 Low Pressure Switch
1 IRMIVO
1 180° Discharge Nozzle

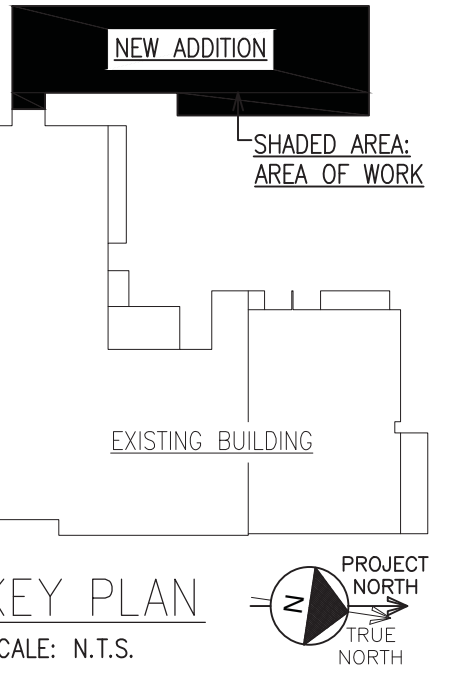
MDF ROOM-125
300 sq.ft.
9' Lay-in ceiling.
2,700 cu.ft.
FK-5-1-12
Class C @ 4.725%
Multiplier= 0.0429
115.83 lbs of agent required.
116 lb. supply.
150 lb Clean Agent Cylinder.
PN: 70-363
10.75" Ø
38.75" Height
1" Valve
LLI
SHP Pro
4 Detectors
1 Manual Pull
1 Abort (Optional)
1 Horn/Strobe
1 Discharge Strobe
1 Relay for HVAC
1 Maint. Switch
1 Valve Supervisor
1 Low Pressure Switch
1 IRMIVO
1 180° Discharge Nozzle



5 2nd FLOOR IT ROOM 212 PART PLAN
SCALE: 1/4" = 1'-0"



6 3rd FLOOR IT ROOM 335 PART PLAN
SCALE: 1/4" = 1'-0"



Orndex Incorporated Consulting Engineers 21 Cross Avenue Midland Park, NJ 07432-1901 (201) 444-0953 FAX (201) 444-0833		SNS ARCHITECTS & ENGINEERS 400 WEST ROUTE 54 VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK 10985 (845) 335-1100 FAX (845) 335-1101		ENGINEERING REVIEW DEPT: CIVIL SIGNATURE: [Signature] DATE: 08.11.2024		APPROVED DATE: 08.11.2024		CLEAN AGENT SYSTEM DETAILS SVOC NEW OFFICE ADDITION TAX MAP ID: 56.52-1-2 300 WEST ROUTE 54 VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK	
DRAFTED: MJR CHECKED: 5593 PROJ. NO.: 5593 DATE: 08.11.2024		OWN: [Signature] DES: [Signature] CHKO: [Signature] DATE: 08.11.2024		SCALE: AS NOTED		FILE NO.: SP-401		SHEET: 91 OF 95	
VILLAGE OF SPRING VALLEY		ROCKLAND COUNTY, NEW YORK		John Lignos, AIA Lorin J. Sonenshine, AIA Steven Napolitano, PE, PP Robert Nocella, AIA		SNS Architects & Engineers, PC ONE PARAGON DRIVE MONTVALE, NEW JERSEY 07645			