

Village of Bronxville
Site Development Application

Site Development Subdivision Special Permit

Project Name, If Applicable: COMPASS

Project Street Address: 27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD. BRONXVILLE, NY 10708

Section: 12 Block: 4 Lot(s): 1.A Zone: _____

Plans Prepared By: Ware Malcomb/ Damian A. Melo,

Address: 45 W 21st Street, 6th Floor

City: New York State: NY Zip: 10010

Phone #: 646-680-7008 Email: dmelo@waremalcomb.com

Owner: PONDFIELD ASSOCIATES LLC/ Ralph Della Cava Jr.

Address: 250 Park Avenue, Suite 1901.

City: New York State: NY Zip: 10177

Phone #: (212) 835-9534 Email: kcooper@racohen.com

Zoning District: BUSINESS A - CENTRAL BUSINESS DISTRICT

Zoning Variances Required: _____

County, State or Federal Permits Required: _____

Proposed use(s) of site: _____

Change of use of existing retail store to business office for new tenant Compass Real Estate and Renovation of the existing space to include new non load bearing wall, interior doors and updated finishes. No work in the exterior of the building. Office exterior sign is filed under separate application

Anticipated construction time: 2 months

Office Use Only							
Date Received	Docket No.	Section	Block	Lot	Permit #	Fee Paid	Date Approved

Current land use of site: (Residential; Commercial; Undeveloped) Retail

Current condition of site: (Building; Brush; ect.) existing building with retail on 1 st floor

Estimated cost of proposed improvements: \$ 250,000.00

Anticipated increase number of Residents; Shopper; Employees; ect. no increase anticipated

Describe proposed use, including primary, secondary uses; ground floor area; height; number of stories for each building. Attach additional 8 1/2" x 11" sheets if required.


-For residential buildings include number of dwelling units by size.

-For non-residential building include total floor area; sales areas; number of automobile and truck parking spaces.

-Other proposed structures (including shed; garages; ect.)

Other proposed structures (including shed, garages, etc.) : The proposed use is office space. The hours of operation are 9 am to 5 pm Monday through Sunday. There will be a planned staff of 3 present on a given day, together with an average of an additional 5 agents with varying schedules and who are expected to be present at different times and for varying amounts of time each day. It will be exception, rather than the rule, where 8 people will be present at the location at the same time on any given day. This scenario is not uncommon to the Village given the permitted and existing uses combined with the lack of off-street parking for each. In addition, the business will likely attempt to secure three (3) parking passes for the planned staff at a/the nearby lot. The layout is mostly comprised of Lounge seating with conference room, pantry, and restroom

Owners Name: Ralph Della Cava Jr.

Owners Signature:  member Date: 10-13-21
Pondfield Associates, LLC

AFFIDAVIT OF MAILING FOR ZONING AND PLANNING BOARD

Name and Location of Project:

COMPASS

27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD. BRONXVILLE, NY 10708

Section 12, Block 4, Lot(s) 1.A

State of New York }

County of Westchester } ss:

I, Steven A. Accinelli, being duly sworn, depose and say as follows:

1. I am the agent, owner or legal representative of the referenced property.
2. I have prepared a list of property owners located within 100 feet for Zoning and 400' for Planning of the boundaries for of the referenced property, by street address and section, block and lot.
3. I have sent, by certificate of mailing, a copy of the legal notice to each and every property owner within 100 feet of the boundaries of the referenced property.
4. I have published the legal notice in a newspaper of general circulation in the Town of Eastchester on October 26, 2021, no less than 10 days prior to a Planning Board or Zoning Board of Appeals meeting.
5. I have attached the affidavit of publication from the publisher of the newspaper.
6. I understand that I must bring this signed and notarized Affidavit of Publication, along with the certificate of mailing receipts, to the Planning and Zoning Office one week prior to the meeting.

Steven A. Accinelli

(print name)



(signature)

Sworn to me this 29 day of October, 2021



CHRISTINE MURO -LIGHT
Notary Public, State of New York
No. 01MU6061448
Qualified in Westchester County
Commission Expires July 16, ~~2014~~ 2023

VILLAGE OF BRONXVILLE PLANNING BOARD MEETING ANOUNCEMENT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Board of the Village of Bronxville at 200 Pondfield Road, Bronxville, N.Y. on 11/10/2021 at 7:30 pm or as soon thereafter as the matter may be heard, to consider an application for the development filed by:

(Date)

PONDFIELD ASSOCIATES LLC/ Ralph Della Cava Jr.

(Name of Developer)

Requiring approval of a site plan of property located at the property located at:

27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD. BRONXVILLE, NY 10708

(Property Address)

Section 12, Block 4, Lot 1.A

A copy of the application for development, including the proposed site plan and all other maps and documents filed therewith, is on file and available for public inspection on any business day prior to the hearing between the hours of 9:00 am and 2:00 pm at the office of Superintendent of Buildings, 2nd floor Village Hall, Bronxville, N.Y.

The Public is invited to attend the public hearing and will be given reasonable opportunity to present oral comments or written presentation relevant to the application. The hearing may be presentation relevant to the application. The hearing may be adjourned from time to time at the discretion of the Planning Board.

Pondfield Associates LLC
(Name of Developer)

250 Park Avenue, Suite 1901
(Address of Developer)
New York, NY 10177

COMPASS

October 25, 2021

Michael Galante, Director of Traffic
Hardesty & Hanover
555 Theodore Fremd Ave., Suite C301
Rye, NY 10580

RE: 27 Pondfield Road – Site Development Application

Dear Mr. Galante,

Please see responses to questions previously raised regarding business operations at this location.

- **What are the typical hours of operation each day of the week?**
Monday through Friday 9:00-5:00, Saturday and Sunday 10-4, is when the office is staffed with a receptionist. However, agents work lots of nights and weekends, so it is accessible to them 24/7. The space is never utilized all at once so typically there would be only 5-8 agents working out of the space at any given time.
- **Which day is the busiest day of the week? And what is the busiest 2-hour period on that day?**
Thursday between 12pm and 2pm is likely to be the busiest time as there will be a sales meeting at noon, every week. 'Sales Meetings' are times when agents get together to share what is going on in the market. Currently, they are all held virtually, but will, at some point, resume in person meetings. These meetings will continue to have a virtual option even when in-person meetings resume. After the meetings, most agents leave, but some may linger throughout the day, hence why it is busier.
- **How many people will stay exclusively in the office on a typical day? Such as receptionist, office manager, etc. Please provide their positions.**
One receptionist will be the only exclusive person in the office throughout the typical day. The other two W-2 employees will float between other Westchester offices and consist of a Sales Manager and an Agent Support Specialist.
- **How many agents will be “stationed” at this location?**
We have 4 'teams' right now that range from 1-3 people per team, with an additional 12 individual agents. Some of them have home offices and will never be stationed here, but will still be assigned to the office and use the resources, such as a printer if, as and when needed. Compass also has existing office space on the second floor of 7 Pondfield that has seats and resources for agents to use.

- **How many clients would actually be in the office at any time?**

Clients rarely frequent the office now that closings can take place virtually. But, on a typical day, there may be 1-2 clients in the office, and rarely at the same time. More than 90% of clients never come to the office as agents meet with them at their homes, on tours, or virtually.

Best Regards,



Amy Bang
Compass
amy.bang@compass.com

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 City, State **Rye Brook, NY 10573**

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CERTIFIED MAIL **PITNEY BOWES**
 Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services: Fees checked box only (if applicable) M ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$ 4.28
 Total Postage and Fees \$

Sent To **PARK SUSAN**
 Street and Apt. No., or P.O. **UNIT 209**
 City, State, ZIP+4® **BRONXVILLE, NY 10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0730

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 \$ 0004732188 OCT 29 2021
 Extra Services: Fees checked box only (if applicable) M ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$ 4.28
 Total Postage and Fees \$

Sent To **NAGLE ARTHUR -**
 Street and Apt. No., **15 KENSINGTON ROAD #404**
 City, State, ZIP+4® **BRONXVILLE, NY 10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0723

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 \$ 0004732188 OCT 29 2021
 Extra Services: Fees checked box only (if applicable) M ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$ 4.28
 Total Postage and Fees \$

Sent To **Gateway Kensington LLC**
 Street and Apt. No. **2 Dearfield Drive, Suite 3**
 City, State, ZIP+ **Greenwich, CT 06831**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0754

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 \$ 0004732188 OCT 29 2021
 Extra Services: Fees checked box only (if applicable) M ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$ 4.28
 Total Postage and Fees \$

Sent To **VIL. OF BRONXVILLE -**
 Street and Apt. No., **VILLAGE HALL**
 City, State, ZIP+4® **BRONXVILLE, NY 10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services: Fees checked box only (if applicable) M ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$ 4.28
 Total Postage and Fees \$

Sent To **UNDERHILL, ROBERT -**
 Street and Apt. No., **15 KENSINGTON ROAD # 305**
 City, State, ZIP+4® **BRONXVILLE, NY 10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0778

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CERTIFIED MAIL \$ **000.00**

Certified Mail Fee \$ 02 1P
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and add appropriate amount) ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To **MERESTONE TERRACE ASSN., -**
 Street and Apt. No. **9 MERESTONE TERRACE**
 City, State, ZIP+4® **BRONXVILLE, NY10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0761

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CERTIFIED MAIL \$ **000.00**

Certified Mail Fee \$ 02 1P
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and add appropriate amount) ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To **JOHNMAN ANDREW -**
 Street and Apt. No. **5 MERESTONE TER**
 City, State, ZIP+4® **BRONXVILLE, NY10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0792

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Certified Mail Fee \$ 02 1P
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and add appropriate amount) ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To **STUDIO ARCADE LLC -**
 Street and Apt. No. **141 PARKWAY ROAD**
 City, State, ZIP+4® **BRONXVILLE, NY10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$ 02 1P
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and add appropriate amount) ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To **ALBERT CORY J -**
 Street and Apt. No. **6 MERESTONE TERRACE**
 City, State, ZIP+4® **BRONXVILLE, NY10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0815

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 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and add appropriate amount) ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To **THE ARTHUR J NAGLE IRR -**
 Street and Apt. No. **15 KENSINGTON ROAD #212**
 City, State, ZIP+4® **BRONXVILLE, NY10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0808

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Certified Mail Fee \$ 02 1P
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and add appropriate amount) ZIP CODE 10710

Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To **NINA RICHTER -**
 Street and Apt. No. **15 KENSINGTON ROAD # 306**
 City, State, ZIP+4® **BRONXVILLE, NY10708**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 9456 0846

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Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To HILL JOHN A. -
 Street and Apt. No. 33 AVON ROAD
 City, State, ZIP+4® BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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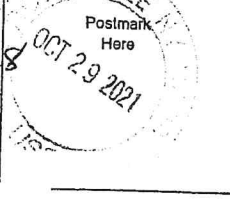
Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 ZIP CODE 10710

Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To BRONXVILLE REALTY -
 Street and Apt. No. 62 PONDFIELD ROAD
 City, State, ZIP+4® BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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 \$ 0004732188 OCT 29 2021
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Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To STEPHENS NICHOLAS A -
 Street and Apt. No. 15 KENSINGTON ROAD # 309
 City, State, ZIP+4® BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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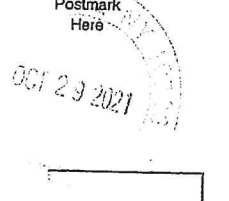
Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 ZIP CODE 10710

Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To RASCOE QUEEN -
 Street and Apt. No. 15 KENSINGTON ROAD #303
 City, State, ZIP+4® BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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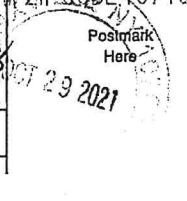
Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 ZIP CODE 10710

Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To Gramatan Court
 Street and Apt. No. 80 Business Park Drive, Suite 307
 City, State, ZIP+4® Armonk, NY 10504

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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 ZIP CODE 10710

Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To ROLINDA EAST LLC -
 Street and Apt. No. 15 KENSINGTON ROAD # 405
 City, State, ZIP+4® BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and fee if appropriate) ZIP CODE 10710
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To MONTAG R &
 Street and Apt. No., or P.O. Box No. E -
 8 PRESCOTT AVE
 City, State, ZIP+4® BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and fee if appropriate) ZIP CODE 10710
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To KOBIELSKI, MACIEJ -
 Street and Apt. No., or P.O. Box No. 3 MERESTONE TER
 City, State, ZIP+4® BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (hardcopy) \$
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 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

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 Street and Apt. No., or P.O. Box No. VILLAGE HALL
 City, State, ZIP+4® BRONXVILLE, NY10708

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 Extra Services & Fees (check box and fee if appropriate) ZIP CODE 10710
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To LEWIS HOLDING, LLC -
 Street and Apt. No., or P.O. Box No. 54 LORD DAVIS LANE
 City, State, ZIP+4® AVON, CT06001

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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To CHRIST CHURCH -
 Street and Apt. No., or P.O. Box No. 17 SAGAMORE RD
 City, State, ZIP+4® BRONXVILLE, NY10708

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$ 4.28
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To BRONXVILLE REALTY -
 Street and Apt. No., or P.O. Box No. 62 PONDFIELD ROAD
 City, State, ZIP+4® BRONXVILLE, NY10708

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Customer: LEAHY,NYBERG,CURTO LGA

Ad No.: 0004971953

Address: 35 E GRASSY SPRAIN RD
YONKERS NY 10710
USA

Pymt Method Credit Card

Net Amt: \$118.00

Run Times: 1

Zone: TJN-Westchester

No. of Affidavits: 1

Run Dates: 10/26/21

Text of Ad:

VILLAGE OF BRONXVILLE PLANNING BOARD
MEETING ANOUNCEMENT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Board of the Village of Bronxville at 200 Pondfield Road, Bronxville, N.Y. on 11/10/2021 at 7:30 pm or as soon thereafter as the matter may be heard, to consider an application for the development filed by:
PONDFIELD ASSOCIATES LLC/ Ralph Della Cava Jr.

Requiring approval of a site plan of property located at the property located at:
27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD BRONXVILLE, NY 10708

Section 12, Block 4, Lot 1.A

A copy of the application for development, including the proposed site plan and all other maps and documents filed therewith, is on file and available for public inspection on any business day prior to the hearing between the hours of 9:00 am and 2:00 pm at the office of Superintendent of Buildings, 2 nd floor Village Hall, Bronxville, N.Y.

The Public is invited to attend the public hearing and will be given reasonable opportunity to present oral comments or written presentation relevant to the application. The hearing may be presentation relevant to the application. The hearing may be adjourned from time to time at the discretion of the Planning Board.

Pondfield Associates LLC
250 Park Avenue, Suite 1901
New York, NY 10177

0004971953



Agency:
 LEAHY,NYBERG,CURTO LGA
 35 E GRASSY SPRAIN RD
 YONKERS, NY 10710
 ATTN: Steven Accinelli
Acct: TJN-022358302

Client: LEAHY,NYBERG,CURTO LGA
 35 E GRASSY SPRAIN RD,
 YONKERS, NY 10710

 Acct No: TJN-022358302

This is not an invoice

Order #	Advertisement/Description	Items	# Col x # Lines	Cost
0004971953	27 Pondfield Road, Bronxville - Village of Bronxville Planning VILLAGEOFBRONXVILLEPLANNINGBOARDMEETIN GANOUNCEMENTNOTICEOEPUBLICHEARINGNOT	Legal Notices	2 col x 22 lines	\$88.00
		Affidavit of Publication Charge	1	\$30.00
		Tearsheet Charge	0	\$0.00
		<i>Subtotal:</i>		\$118.00
		Agency Commission	0	\$0.00
Net Total Due:				\$118.00

Edition Dates: 10/26/2021

The Journal News
 P. O. Box 822883
 Philadelphia, PA 19182-2883



**AFFIDAVIT OF PUBLICATION
FROM**

**State of Wisconsin
County of Brown, ss.:**

On the 5 day of November in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tuttt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Linda Tuttt being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, was published in the newspaper area(s) on the editions dated below:

Zone:
Westchester

Edition Dates:
10/26/2021

Linda Tuttt
Signature

Sworn to before me, this 5 day of November, 2021

Vicky Felty
Notary Public, State of Wisconsin, County of Brown

VICKY FELTY
Notary Public
State of Wisconsin

9.25

My commission expires

Legend:

WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Blauvelt, Congers, Gamerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0004971953

VILLAGE OF BRONXVILLE PLANNING BOARD
MEETING ANNOUNCEMENT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Board of the Village of Bronxville at 200 Pondfield Road, Bronxville, N.Y. on 11/10/2021 at 7:30 pm or as soon thereafter as the matter may be heard, to consider an application for the development filed by:
PONDFIELD ASSOCIATES LLC/ Ralph Della Cava Jr.

Requiring approval of a site plan of property located at the property located at:
27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD BRONXVILLE, NY 10708

Section 12, Block 4, Lot 1.A

A copy of the application for development, including the proposed site plan and all other maps and documents filed therewith, is on file and available for public inspection on any business day prior to the hearing between the hours of 9:00 am and 2:00 pm at the office of Superintendent of Buildings, 2 nd floor Village Hall, Bronxville, N.Y.

The Public is invited to attend the public hearing and will be given reasonable opportunity to present oral comments or written presentation relevant to the application. The hearing may be presentation relevant to the application. The hearing may be adjourned from time to time at the discretion of the Planning Board.

Pondfield Associates LLC
250 Park Avenue, Suite 1901
New York, NY 10177

0004971953

ESCROW AGREEMENT FOR PROFESSIONAL CONSULTATION FEES

The undersigned does hereby agree to the following:

1. I (we) am (are) the owner(s) of premises located at the street address and identified on the tax maps as noted below, for which an application is being submitted to the Village of Bronxville:

27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD. BRONXVILLE, NY 10708

* Street Address _____

* Section: 12, Block: 4, Lot: 1.A

2. I understand and agree that there are certain fees for which I am responsible in conjunction with said application.
3. I understand that the Village Board, Planning Board, Zoning Board of Appeals and/or Design Review Board may seek the services of planning, engineering, environmental, legal, or other technical consultants or professionals as deemed necessary by the Board(s) to review my application. I will be responsible for any and all costs incurred by the Village for such consultations and professional opinions at the prevailing hourly rate agreed upon by the Village. Charges made by such consultants shall be in accord with charges usually made for such services in Westchester County. I understand that no employee of the Village or any member of the Village Board, Planning Board, Zoning Board of Appeals or Design Review Board can advise me, in advance, of what the total consulting fees might be.
4. Upon submission of my application, I shall provide a minimum retainer of \$5,000.00 up to a maximum initial amount as required by the Planning Board depending on the scope of proposed work, payable to the Village of Bronxville, to be held in escrow and applied toward the payment of consulting and professional fees incurred by the Village with regard to my application. When the balance of the escrow account is \$2,500.00 or less, I shall deposit additional retainer funds into the escrow account so that the minimum balance in said account is never less than \$5,000.00. Upon request, the Village shall provide me with a statement indicating expenses incurred and the amount of monies withdrawn from said account.
5. I understand that if I withdraw my application prior to any action being taken by the Village Board, Planning Board, Zoning Board of Appeals or Design Review Committee, I am still responsible for any expenses incurred by the Village with regard to my application prior to such withdrawal.
6. I understand that if at any time the minimum balance in said escrow account falls below \$1,000.00 and is not replenished prior to the next scheduled meeting on the application, the Village Board, Planning Board, Zoning Board of Appeals and/or Design Review Committee may suspend the review of my application and/or the Village Engineer may refuse to issue permits and/or certificates with regard to the premises, unless the Village has been advised by the consultant that no additional charges will accrue.
7. I understand that when it has been determined by the Village that all final charges against the escrow account established for my application have been paid, the remaining balance in the account, if any, shall be returned to the owner.

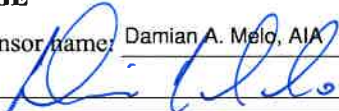
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: COMPASS REAL ESTATE OFFICE				
Project Location (describe, and attach a location map): 27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD. BRONXVILLE, NY 10708				
Brief Description of Proposed Action: Change of use of existing retail store to business office for new tenant Compass Real Estate and Renovation of the existing space to include new non load bearing wall, interior doors and updated finishes. No work in the exterior of the building. Office exterior sign is filed under separate application				
Name of Applicant or Sponsor: Ware Malcomb/ Damian A. Melo,		Telephone: 646-680-7008 E-Mail: dmelo@waremalcomb.com		
Address: 45 W 21st Street, 6th Floor				
City/PO: New York	State: NY	Zip Code: 10010		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Permit approval from Bronxville Building Department and Planning Board.			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.3596 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Damian A. Melo, AIA	Date: 10/5/21	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

WARE MALCOMB

ARCHITECTURE | PLANNING
INTERIORS | CIVIL ENGINEERING
BRANDING | BUILDING MEASUREMENT

Building Review for 27 Pondfield, Rd – Ware Malcomb Response

Date: 11/03/2021

Project Name: Compass – Ocean City
Project No.: NJY21-6002-00
From: Ware Malcomb
Project Address: 27 Pondfield Road
Bronxville, NY 10708

To: Paul Taft,
Building Inspector
Village of Bronxville
200 Pondfield Road,
Bronxville, NY 10708
P: 914-337-7350

Subject: Ware Malcomb – Response to Building
Inspector Comments

Comments pertaining to Drawings

Building Plan Comments – Bronxville, NY

Ware Malcomb has reviewed Building Inspector's Comments and provide the responses below.

WM Response:

Building Review:

- 1) AS PER VOB MUNICIPAL CODE - "310-14 A (12) (B) -IN OTHER LOCATIONS, A REAL ESTATE AGENCY OR REAL ESTATE OFFICE MAY OCCUPY STREET-LEVEL SPACE, PROVIDED THAT THE STREET-LEVEL FACADE OF THE PROPOSED USE HAS AT LEAST 50% OF ITS AREA IN CLEAR, UNOBSTRUCTED GLASS WINDOW AND THERE IS A MINIMUM DISTANCE, MEASURED FROM THE CLOSEST POINT OF EACH ESTABLISHMENT TO THE OTHER, OF 150 FEET BETWEEN THE PROPOSED REAL ESTATE AGENCY OR REAL ESTATE OFFICE AND ANY EXISTING STREET-LEVEL REAL ESTATE AGENCY OR REAL ESTATE OFFICE ON THE SAME SIDE OF THE STREET. THE MEASUREMENT SHALL BE CONTINUED ON THE SAME SIDE OF THE STREET AROUND ANY STREET CORNER WITHIN THE ONE-HUNDRED-FOOT DISTANCE; PROVIDED, HOWEVER, THAT THE PLANNING BOARD MAY WAIVE THIS DISTANCE RESTRICTION IN CASES WHERE THE RESULTING INTENSITY OF USE WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND/OR WELFARE." THE APPLICANT IS REQUIRED TO SHOW SUFFICIENT DETAIL TO SHOW COMPLIANCE WITH THIS SECTION. THE APPLICANT ALSO SHOWS SOME MILLWORK UP AGAINST THE WINDOW WALL, SO DETAILS FOR THE ABOVE SECTION SHOULD BE INCLUDED.

***WM:** Please see sheet I0.1a for the site plan showing the nearest real estate office. Please refer to a separate package of the planning board approved signage exhibit. Please refer to a separate package of the intent of the millwork against the existing storefront.*

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BRANDING | BUILDING MEASUREMENT

- 2) PAGE 10.5 OCCUPANCY AND EGRESS PLAN SHOWS OCCUPANT LOAD OF 50 SF PER PERSON. IT IS ASSUMED THAT THE IFC SECTION 1004.8 CONCENTRATED BUSINESS USE AREA IS BEING USED FOR THIS. THE CONCENTRATED USE AREAS FOR THIS SECTION SHOULD BE DETAILED, AND NOT TO INCLUDE THE BATHROOM.

***WM:** Yes, concentrated business use is being used for the occupancy and egress plan on I0.5 and does not include the conference room or the restroom or elec/IT closet.*

Total sf = 797sf

Conference room - 130 sf

Restroom/ elec/ IT – 100 sf

597 sf as shown on I0.5

- 3) DETAIL THE ADD/ ALTERNATE PLAN FOR MECHANICAL WORK A NEW SYSTEM WILL NEED TO DETAIL WHERE OUTSIDE THE NEW EQUIPMENT IS PROPOSED TO BE LOCATED.

***WM:** Intent of the Add/Alternate is to directly replace the existing unit in kind in the same location. The exterior condenser would be replaced in kind similarly to the photo of the existing exterior unit below:*



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BRANDING	BUILDING MEASUREMENT

- 4) SPRINKLER SYSTEM - CALCULATIONS AND A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR THIS PRIOR TO ISSUANCE OF BUILDING PERMIT.

***WM:** No action required.*

If there are further comments or concerns, please feel free to contact the office.

Regards,

Maj Zaheda

Project Manager

D 646.680.2013 P 540.230.4789

45 West 21st Street, 6th Floor, New York, NY 10010

Architect of Record: Damian, A. Melo, AIA

Studio Manager

D 646.680.7008 P 646.680.7000 x2708

45 West 21st Street, 6th Floor, New York, NY 10010

COMPASS

COMPASS

27 PONDFIELD ROAD
BRONXVILLE, NY

SCHEMATIC DESIGN PRESENTATION
NJY21-6002-00
06.25.2021

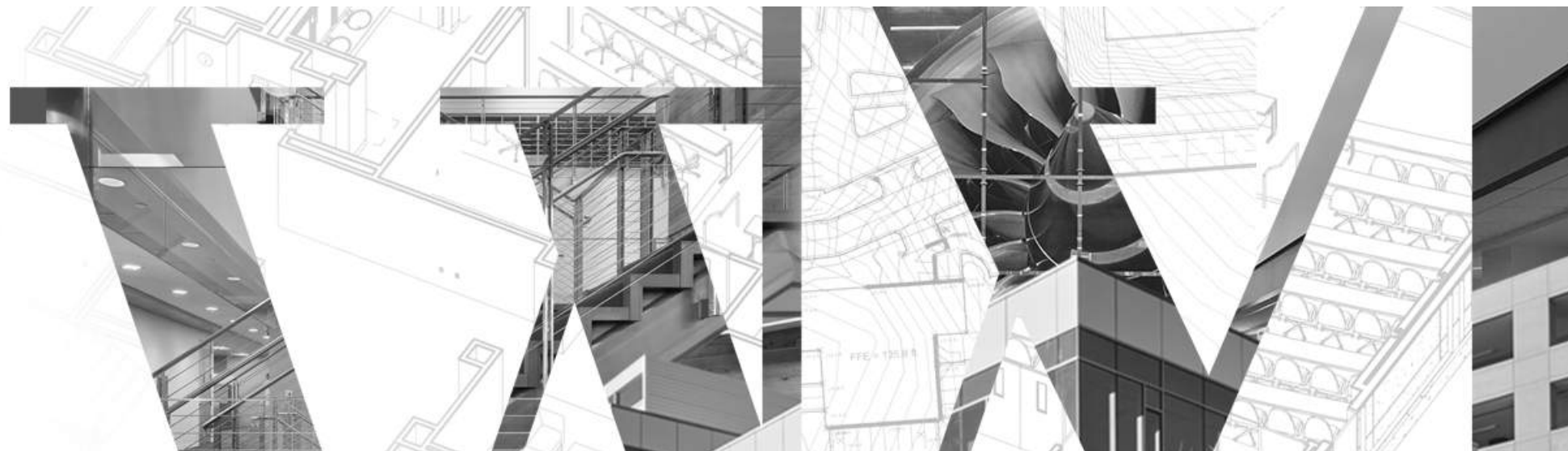
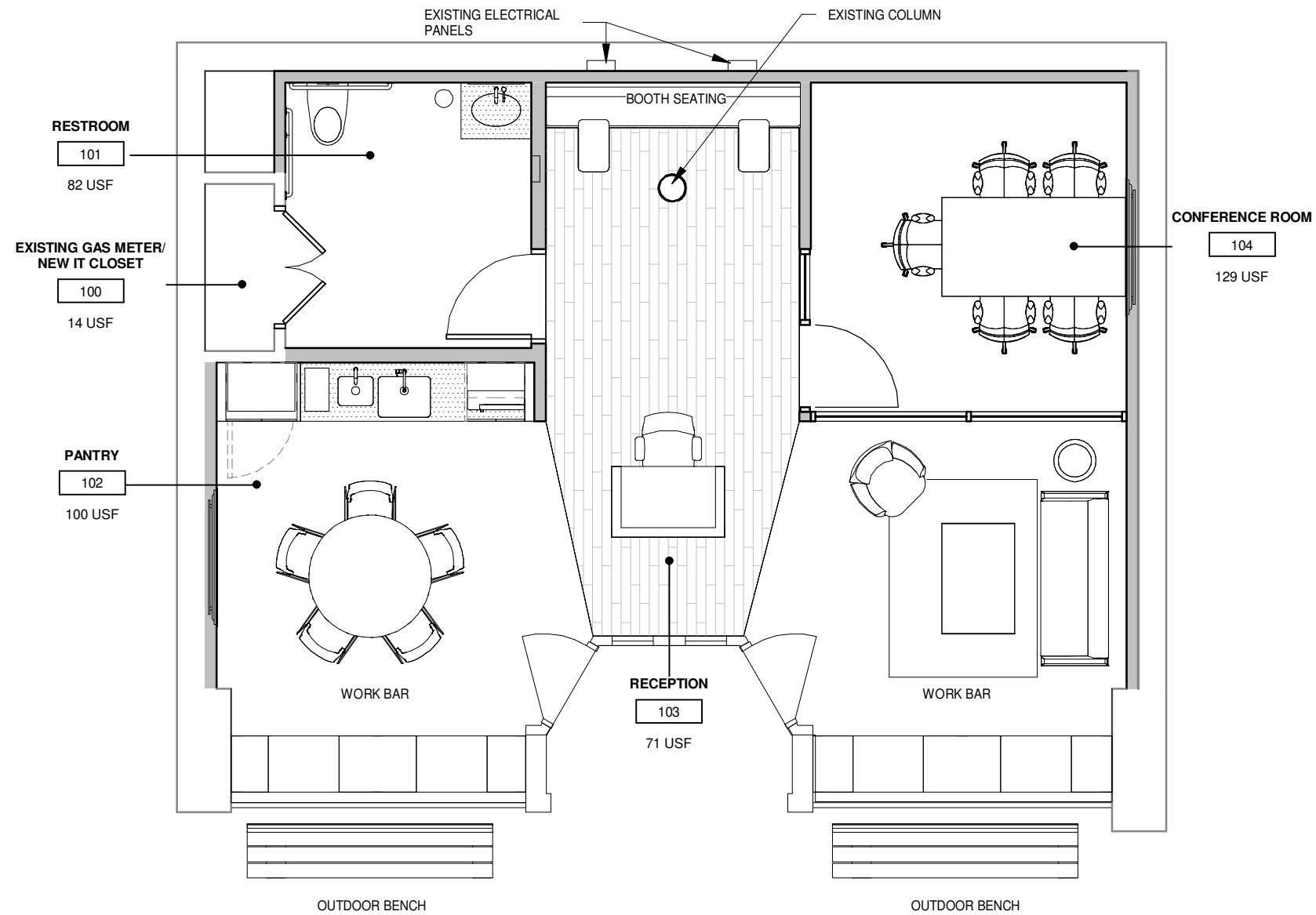


TABLE OF CONTENTS

FLOOR PLAN
DESIGN CONCEPT
FINISH APPLICATION
3D VIEWS
MILLWORK
RESTROOMS
CEILING + LIGHTING
ELECTRICAL + DATA
FURNITURE





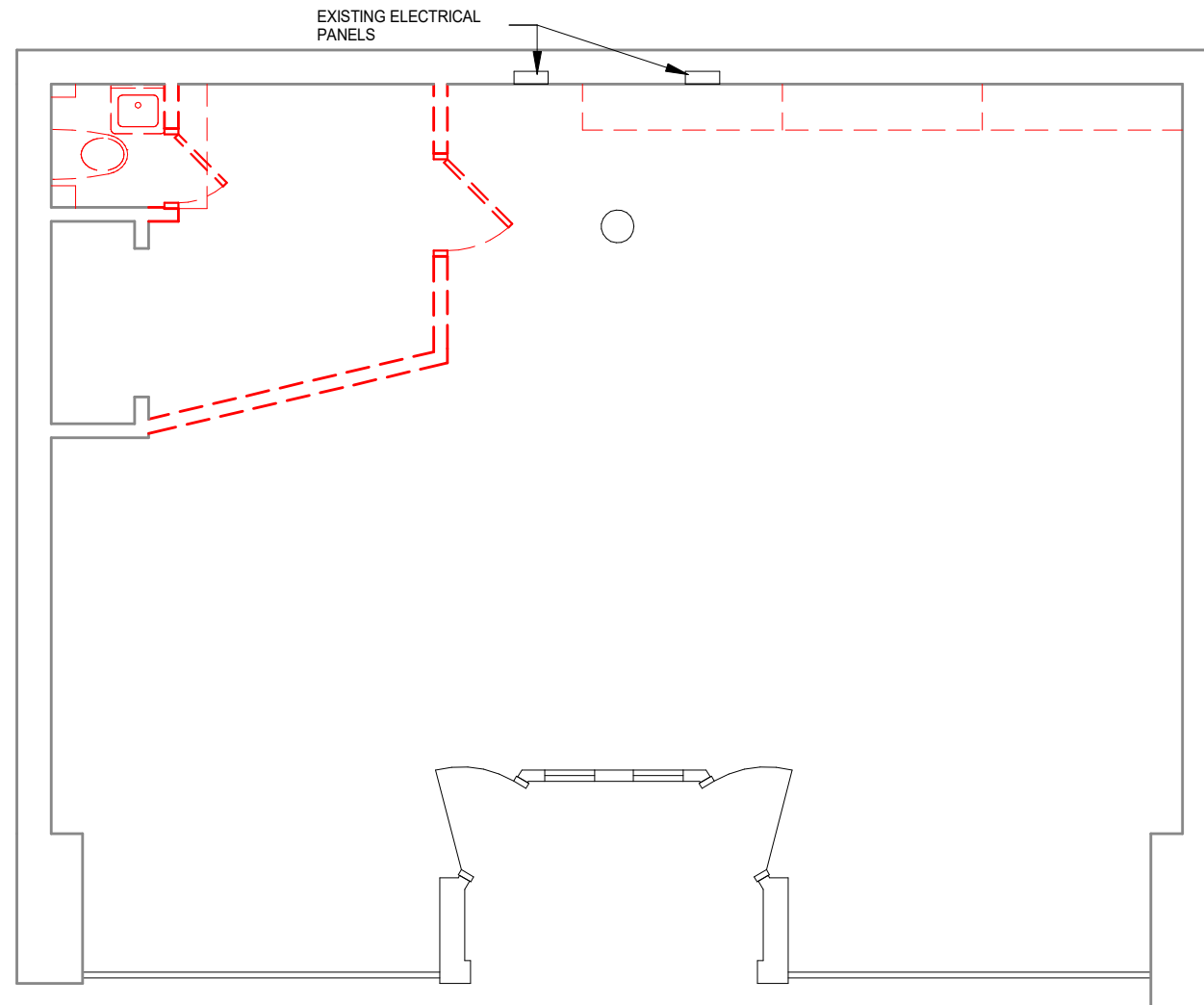
PROGRAM SUMMARY:

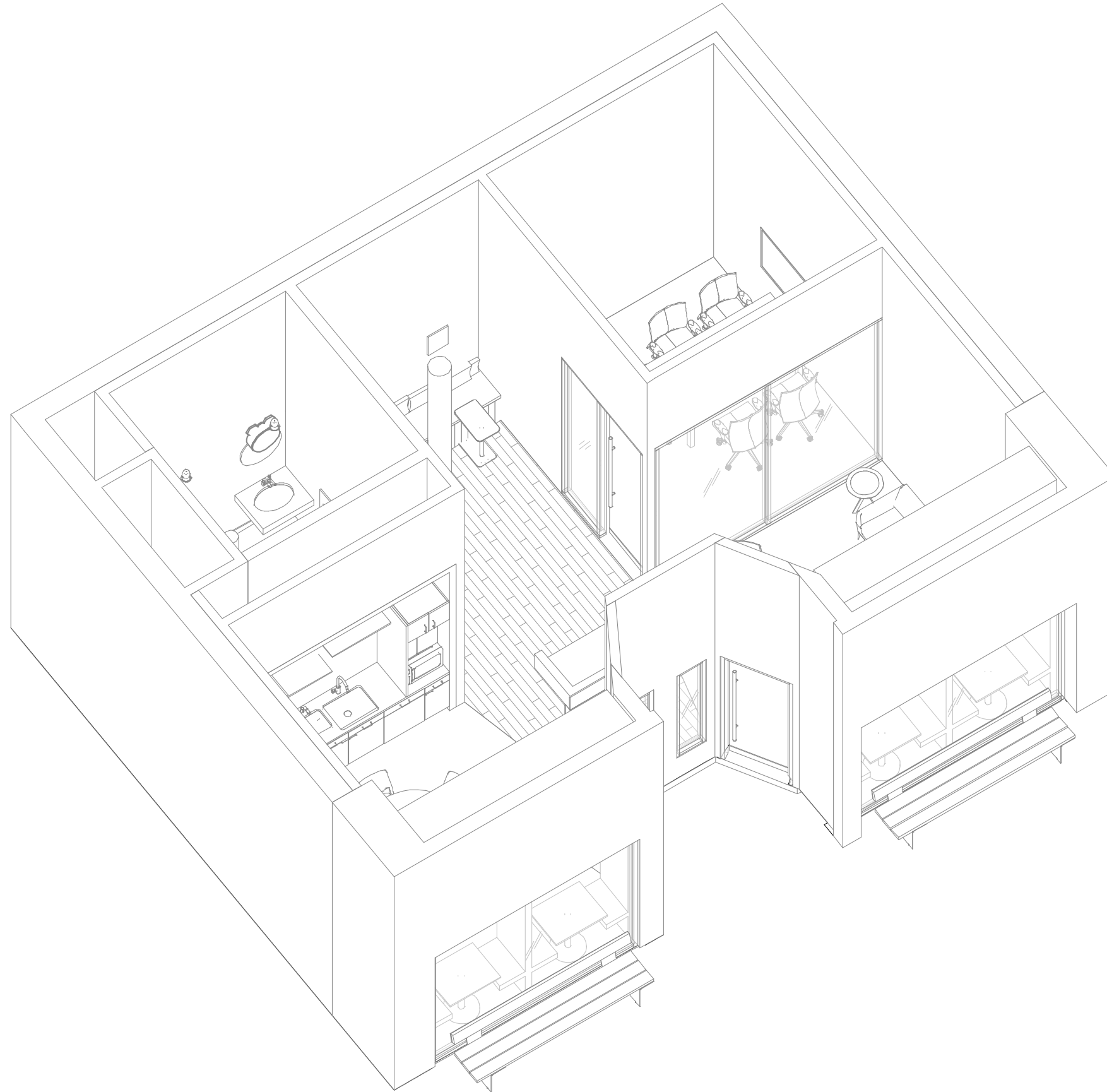
RECEPTION	1
CONFERENCE ROOM	1
RESTROOM	1
EXISTING GAS METER/ NEW IT ROOM	1
PANTRY	1
WORK BAR	2
BOOTH SEATING	1
OUTDOOR BENCHES	2

SQUARE FOOTAGE OF +/- 797 SF.
EXACT SQUARE FOOTAGE TO BE CONFIRMED

WALL LEGEND

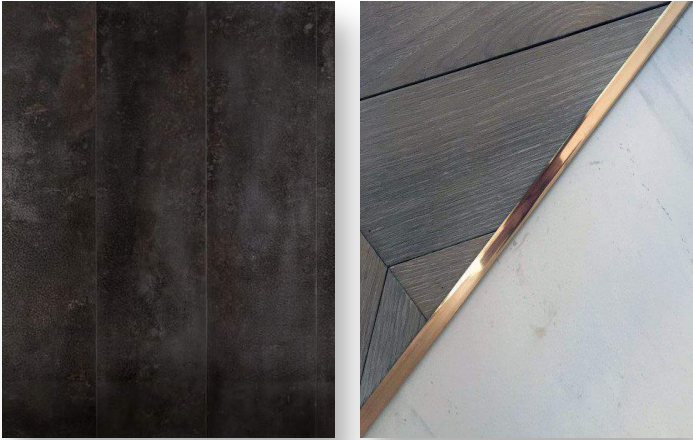
-  EXISTING PARTITION, TO REMAIN
-  EXISTING PARTITION, TO BE DEMOLISHED

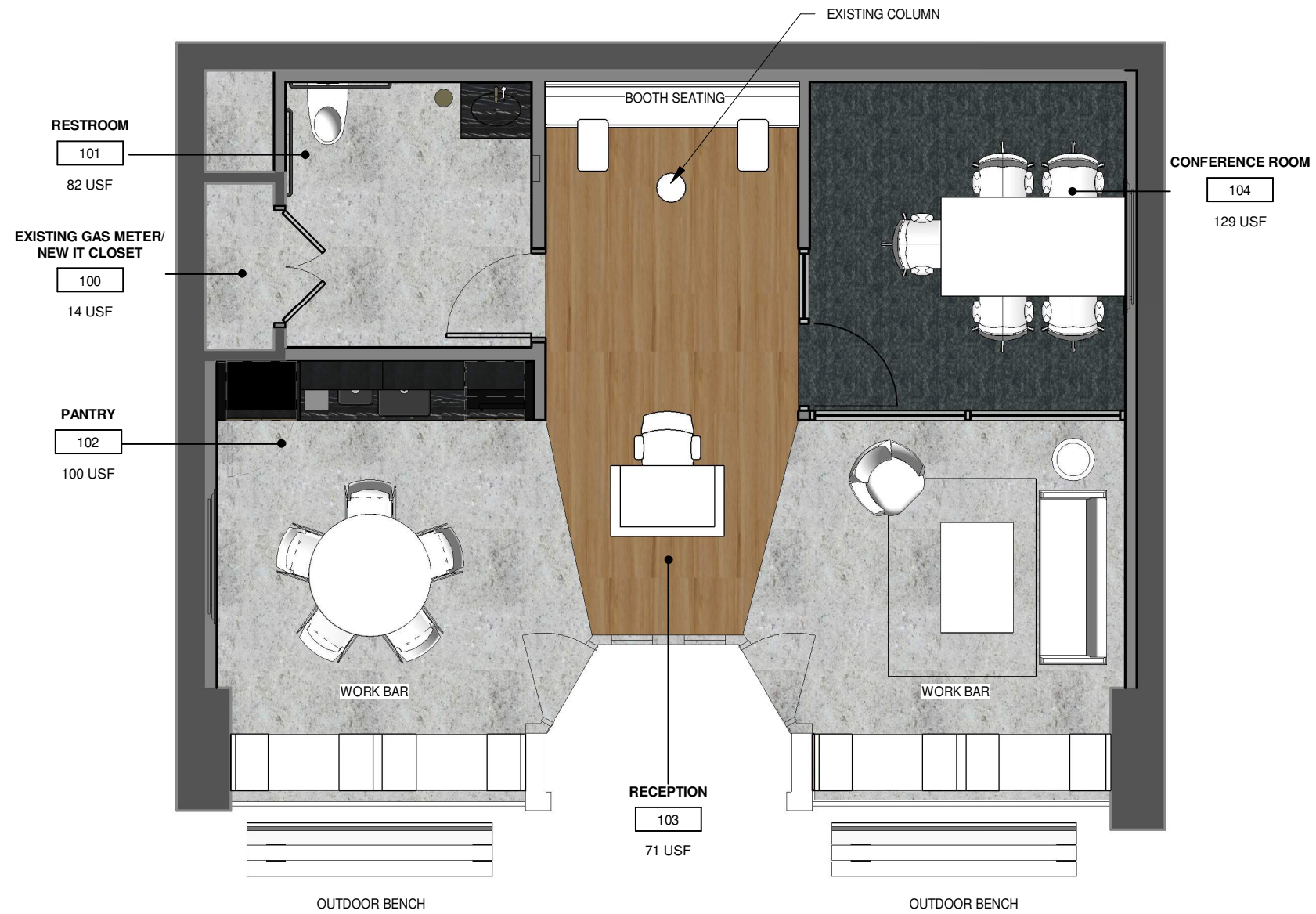




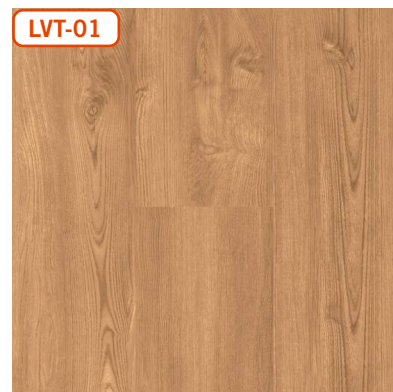
DESIGN CONCEPT

NATURAL | SLEEK + SOPHISTICATED | JUXTAPOSITION

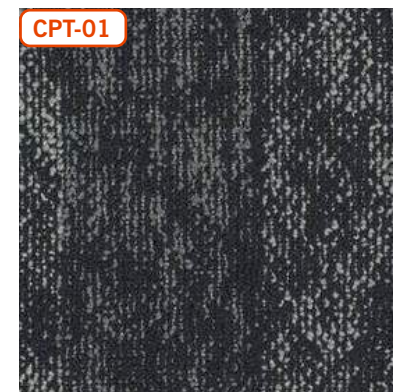




CONCRETE

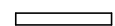




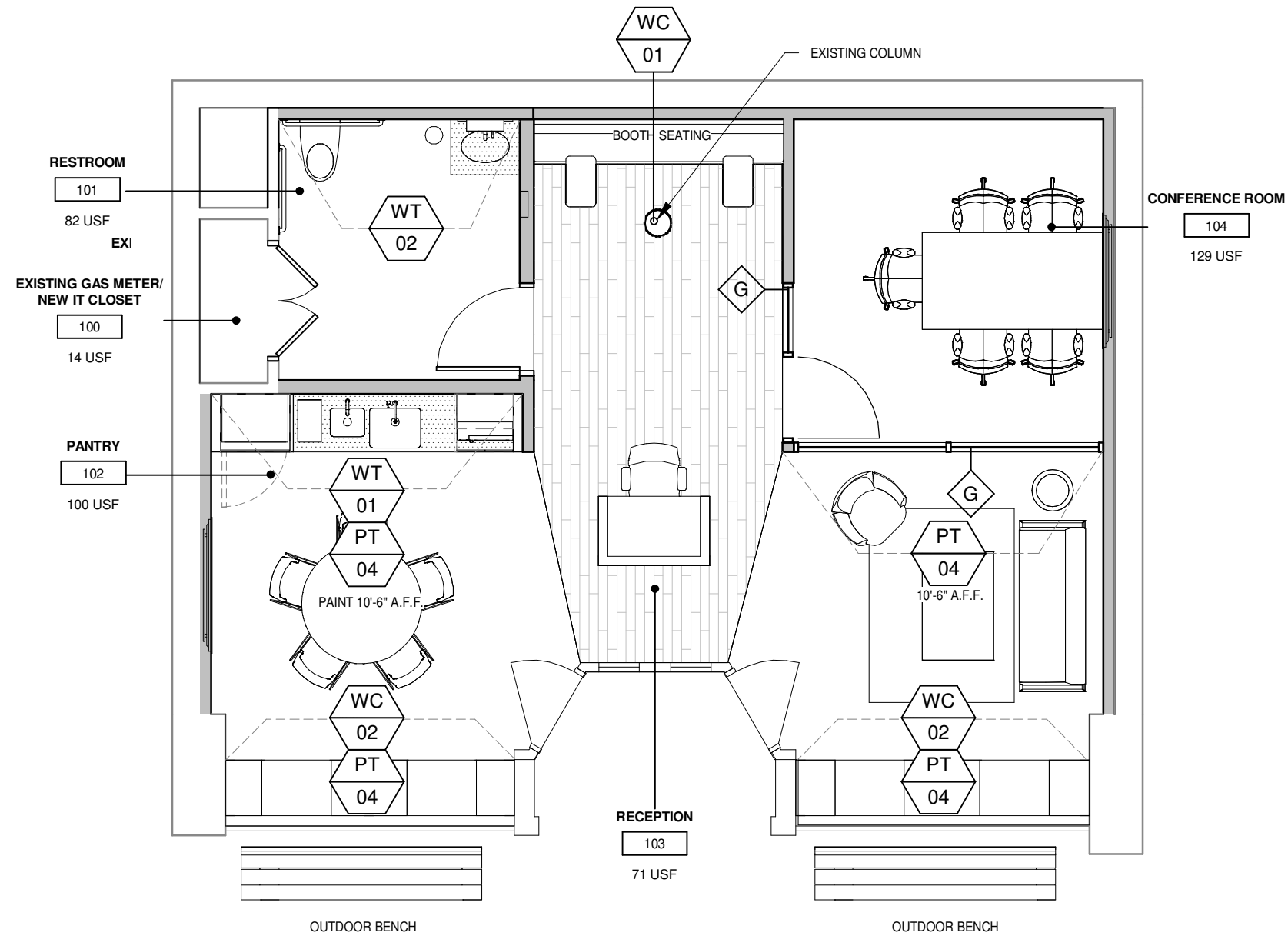
LUXURY VINYL TILE



CARPET TILE

WALL TYPES LEGEND

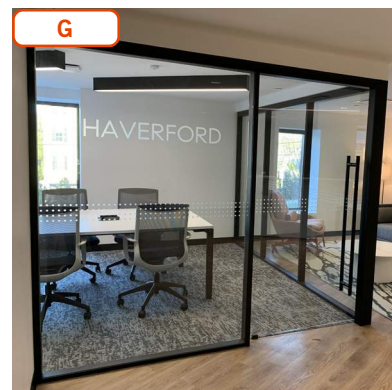
-  EXISTING PARTITION, TO REMAIN
-  NEW INSULATED SHEET ROCK WALL TO DECK
-  GLASS OFFICE FRONT - WALL SYSTEM PROVIDED BY G.C.; BLACK ANODIZED FRAMES WITH VERTICAL MULLIONS, ACOUSTICAL GASKETS TO BE PROVIDED AT DOOR OPENINGS, DESIRED STC RATING OF 35 OR HIGHER, TYP. SWING DOOR AT CONFERENCE ROOM. 48" BRASS LADDER PULL. TYPICAL 10' HIGH OF GLASS WITH GYP HEADER ABOVE TO SLAB.



BACKSPASH WALL TILE



RESTROOM WALL TILE



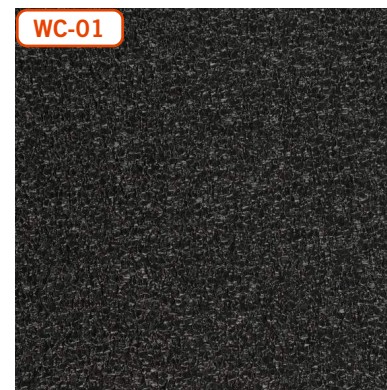
GLASS OFFICE FRONT



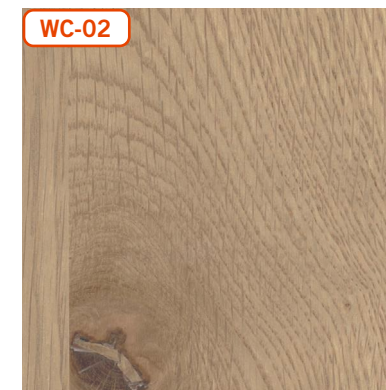
GENERAL WALL / DOOR PAINT (THROUGHOUT)



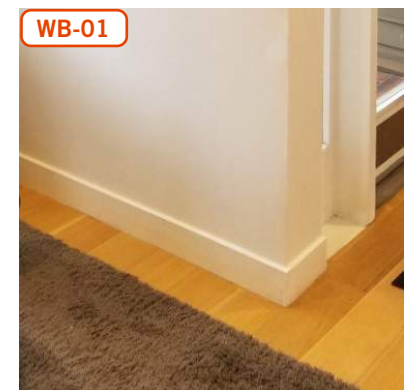
ACCENT PAINT



WALL COVERING



WOOD VENEER WALL COVERING



WOOD WALL BASE (PAINTED TO MATCH WALL)

PT-01 + PT-02



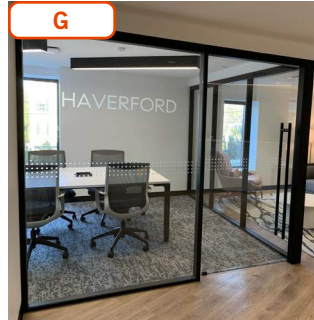
PT-03



PT-04



G



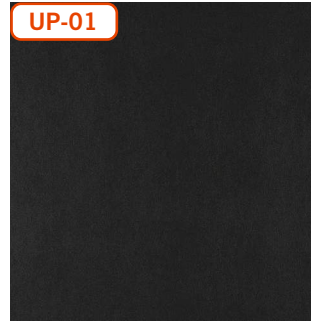
WT-01



WT-02



UP-01



WC-01



WC-02



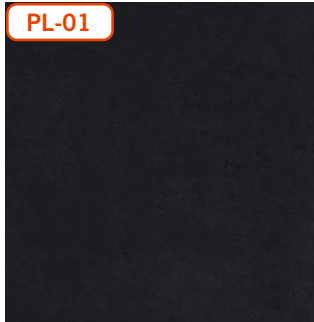
MT-01



SS-01



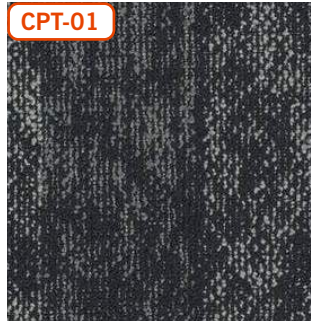
PL-01



WS-01



CPT-01



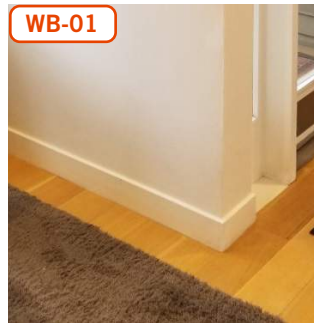
EC-01



LVT-01



WB-01



KEYNOTES

CPT-01

ITEM: CARPET TILE
MFR: TARKETT
STYLE: BINDERY 11501
COLOR: IRIS PRINT 25602
SIZE: 24" X 24"
INSTALLATION: VERTICAL ASHLAR

UP-01

ITEM: SEAT PAD UPHOLSTERY
MFR: HBF TEXTILES, ANTIMICROBIAL
STYLE: FAUX REAL II COLOR: INDA INK

WB-01

ITEM: WOOD WALL BASE
MFR: N/A
COLOR: PAINTED TO MATCH WALL

EC-01

ITEM: EXISTING CONCRETE
NOTE: SEALED WITH SHERWIN WILLIAMS CLARISHIELD, VINYL REDUCER TO SOFT SURFACES, STONE SADDLE TO HARD SURFACES

WC-01

ITEM: WALL COVERING
MFR: MDC
STYLE: ZIRCONIUM, EZR700
COLOR: NIGHTCLUB, EZR7001

LVT-01

ITEM: LUXURY VINYL TILE
MFR: TARKETT
STYLE: ID LATITUDE WOOD
COLOR: ASH, 3308 SIZE: 6" X 48"

WC-02

ITEM: WOOD VENEER WALL COVERING
MFR: KOROSEAL / ARBOR
STYLE: WOOD WALL COVERINGS
COLOR: OAK, WHITE KNOTTY RANDOM PLANK, FLAT CUT, AA561KN

MT-01

ITEM: CABINETY METAL SCREENS
MFR: MOZ DESIGNS
STYLE: DECORATIVE METAL
COLOR: GOLD METALLIC POWDER
SIZE: 1/8" DIA. PERFORATIONS
NOTE: PRICE AS DEDUCT ALT FOR THIS TO BE REMOVED

WS-01

ITEM: WINDOW SHADE
MFR: MECHOSHADE
STYLE: ECOVEIL SHEER
COLOR: STONE, 6754, 3% OPENNESS
STYLE: SINGLE ROLLER, MANUAL

PL-01

ITEM: CABINETY PLASTIC LAMINATE
MFR: FORMICA / DECO METAL
COLOR: BLACK PATINA, M9422

WT-01

ITEM: BACKSPLASH WALL TILE
MFR: TILEBAR
STYLE: FITZ CLASSIC MARBLE + BRASS MOSAIC TILE
SIZE: 11.25" X 19.84" FINISH: POLISHED
NOTE" WHITE GROUT

PT-01 +PT-02

ITEM: GENERAL WALL / DOOR PAINT
MFR: BENJAMIN MOORE
COLOR: CHANTILLY LACE, OC-65
FINISH: EGGHELL FOR WALLS, SEMI-GLOSS FOR DOORS AND FRAMES

WT-02

ITEM: RESTROOM WALL TILE
MFR: STONE SOURCE
STYLE: TEXT
COLOR: WHITE
SIZE: 4.5" X 8"
NOTE: WHITE GROUT

PT-03

ITEM: CEILING PAINT (GYP CEILINGS)
MFR: SHERWIN WILLIAMS, FINISH: FLAT
COLOR: CEILING BRIGHT WHITE, SW7007

PT-04

ITEM: ACCENT PAINT + CEILING PAINT (EXPOSED CEILINGS)
MFR: SHERWIN WILLIAMS
COLOR: TRICORN BLACK, SW6258
FINISH: EGGHELL-WALLS, FLAT-CEILINGS

SS-01

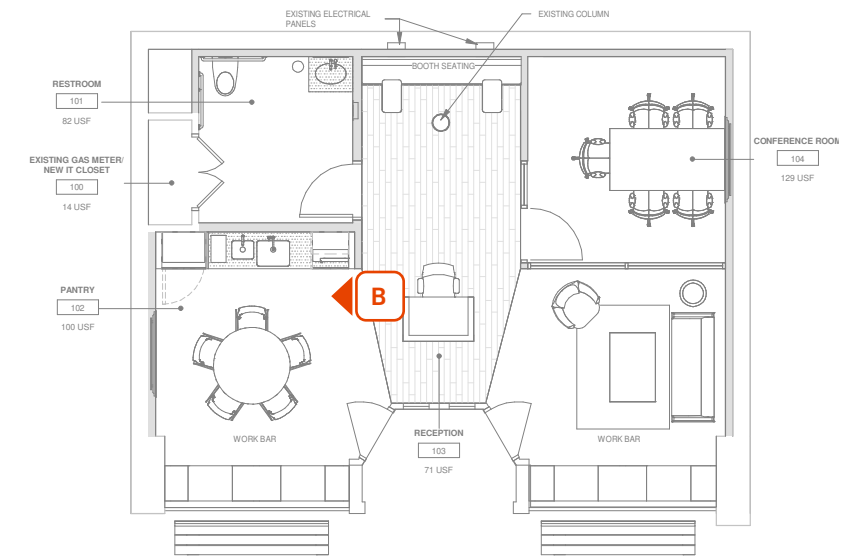
ITEM: MARBLE COUNTERTOP
MFR: ARTISTIC TILE
COLOR: NERO MARQUINA, SLNMP2
FINISH: POLISHED, SQUARE EDGE
SIZE: 3/4" THICK SLAB

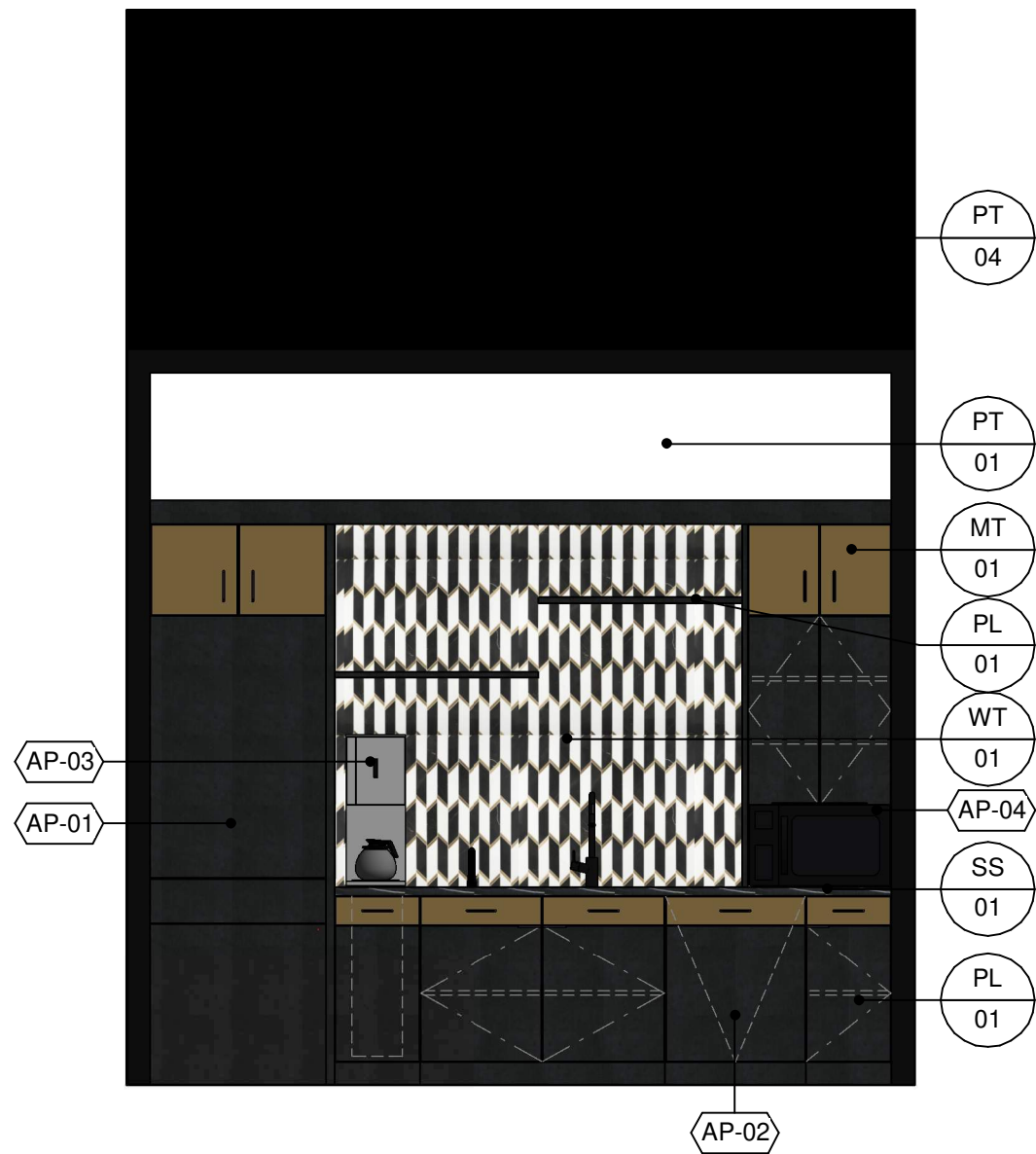


KEYPLAN

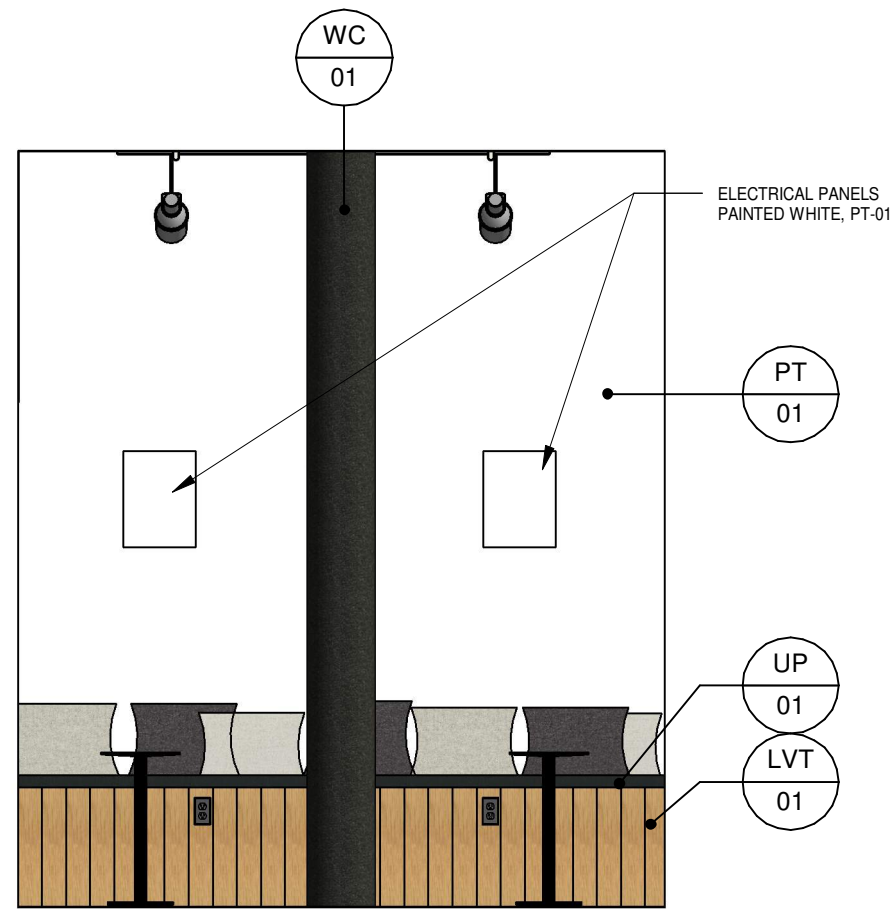


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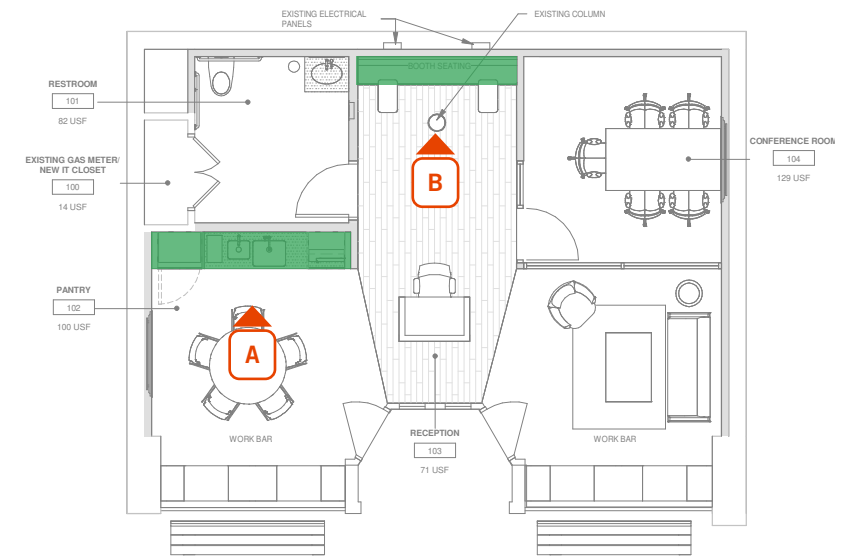


ELEVATION A: PANTRY
SCALE: NTS



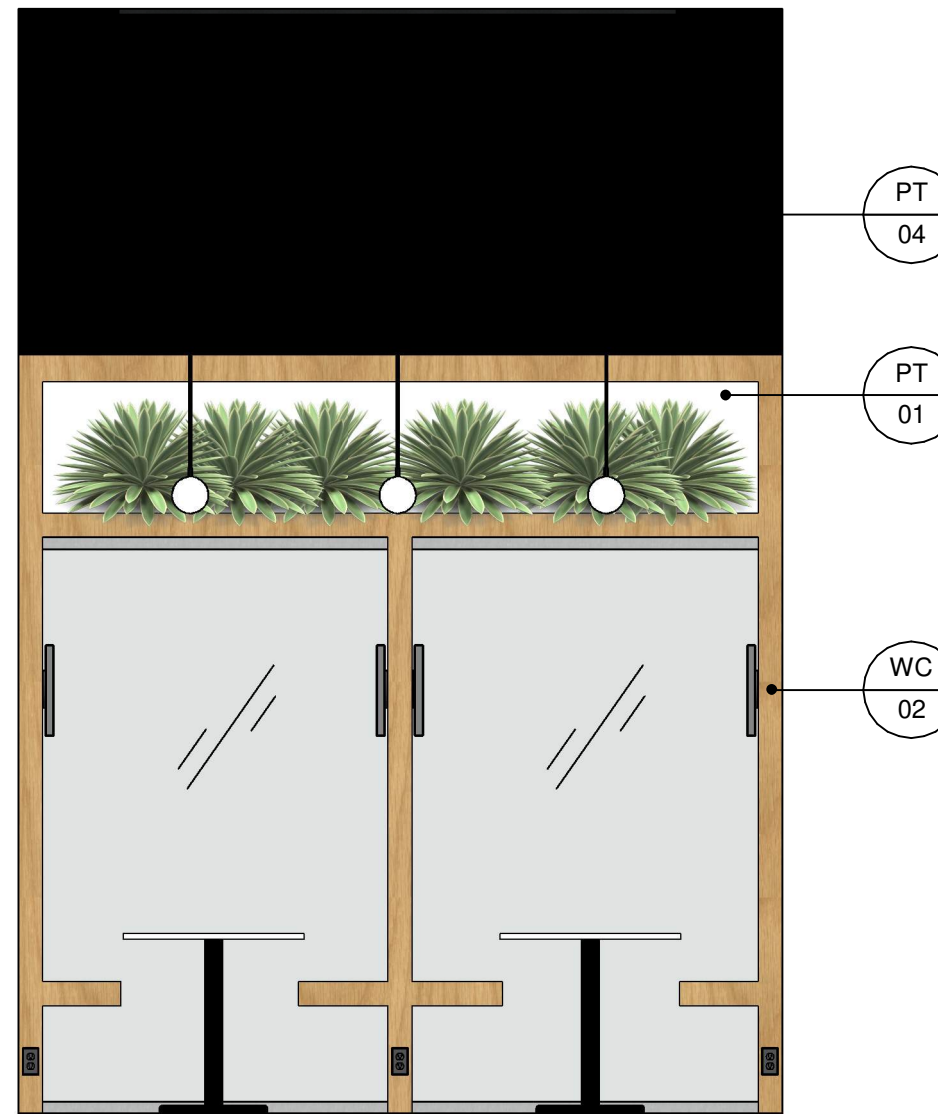
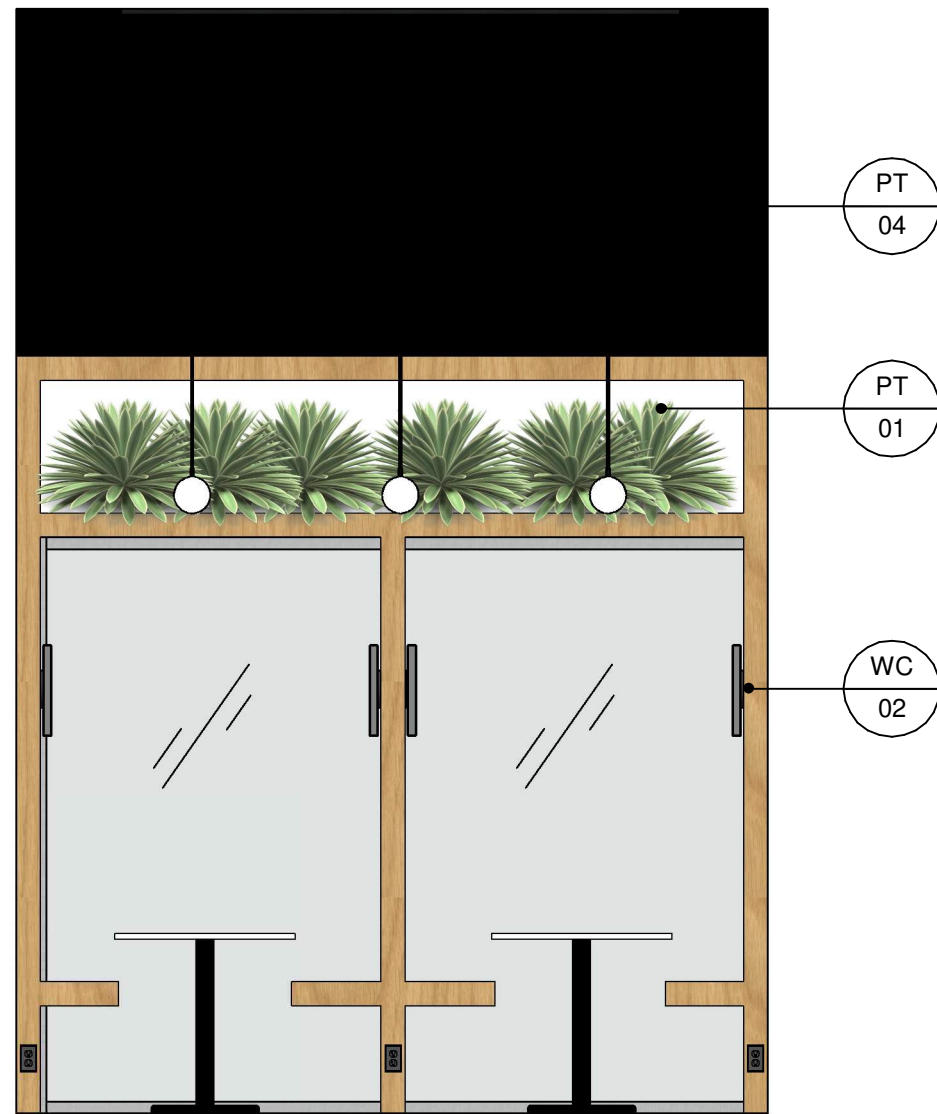
ELEVATION B: BOOTH
SCALE: NTS

KEYPLAN

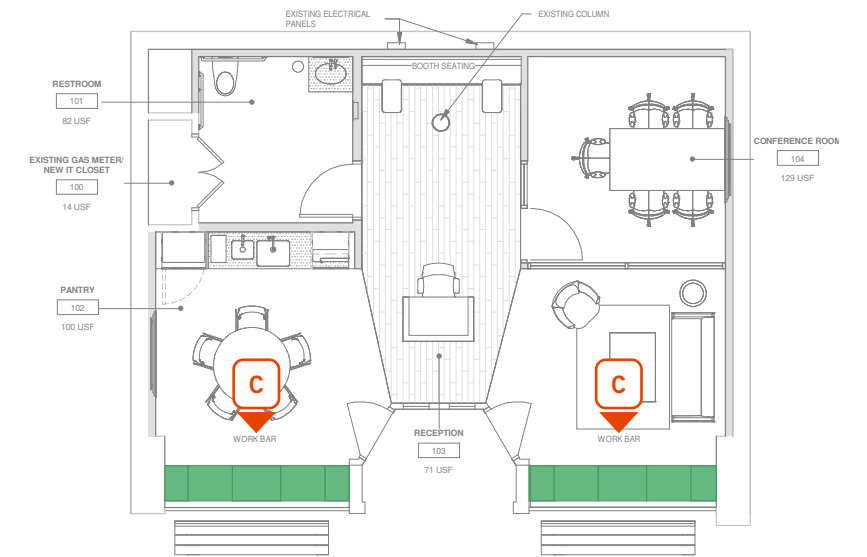


MILLWORK LEGEND

— DENOTES AREA OF MILLWORK



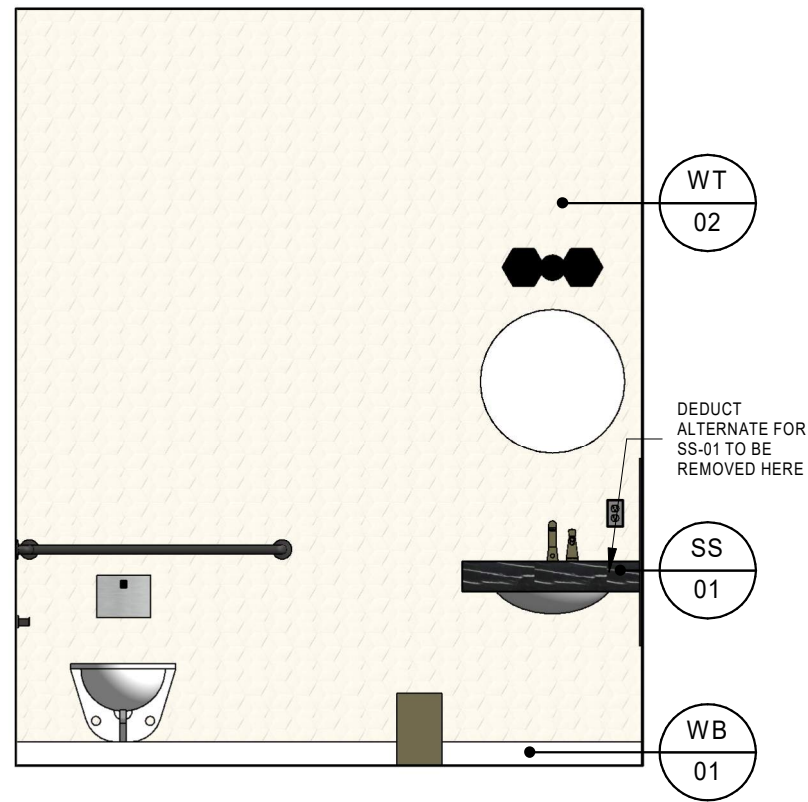
KEYPLAN



MILLWORK LEGEND

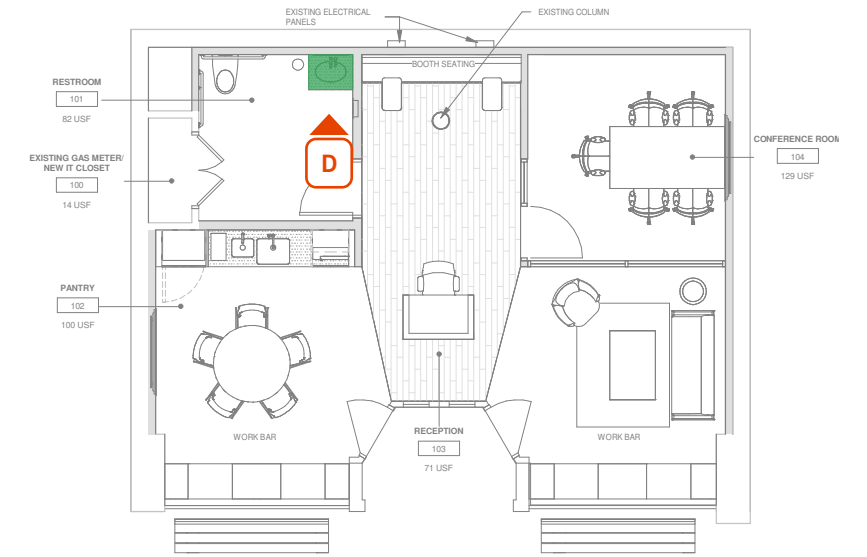
DENOTES AREA OF MILLWORK

ELEVATION C: WORK BAR
SCALE: NTS



ELEVATION D: RESTROOM
SCALE: NTS

KEYPLAN



MILLWORK LEGEND

— DENOTES AREA OF MILLWORK



AP-01



AP-04



AP-02



H-01



H-02



P-02



P-04



P-01



P-03



AP-03

KEYNOTES

AP-01 ITEM: REFRIGERATOR / FREEZER / ICEMAKER
 MFR: GE MONOGRAM
 STYLE: 30" INTEGRATED CUSTOMIZABLE REFRIGERATOR, ZIC30GNNII
 COLOR: CUSTOM PANEL (PL-01)
 SIZE: 29 3/4"W X 23 3/4"D X 80 3/8"H
 NOTE: REQUIRES WATER LINE. USE WITH H-01 HARDWARE

AP-02 ITEM: DISHWASHER
 MFR: ASKO
 STYLE: 30 SERIES, PANEL READY, DFI663
 COLOR: CUSTOM PANEL (PL-01, MT-01)
 SIZE: 24"W X 22"D X 33"H

AP-03 ITEM: COFFEE MAKER
 MFR: NEWCO
 STYLE: ACE-D
 COLOR: STAINLESS STEEL
 NOTE: PROVIDED BY COMPASS, REQUIRES WATER LINE

AP-04 ITEM: MICROWAVE
 MFR: GE
 STYLE: PROFILE 1.5 CU.FU. COUNTERTOP CONVECTION / MICROWAVE OVEN, PEB9159DJBB
 COLOR: BLACK
 SIZE: 21 3/4"W X 20"D X 13"H
 NOTE: INCLUDE TRIM KIT

H-01 ITEM: REFRIGERATOR / FREEZER APPLIANCE PULL
 MFR: BUSTER + PUNCH
 STYLE: PULL BAR / LINEAR
 COLOR: BRASS
 SIZE: 13.7"W

H-02 ITEM: CABINET PULL (OVER MT-01)
 MFR: BUSTER + PUNCH
 STYLE: PULL BAR / LINEAR
 COLOR: BLACK
 SIZE: 5.9"W

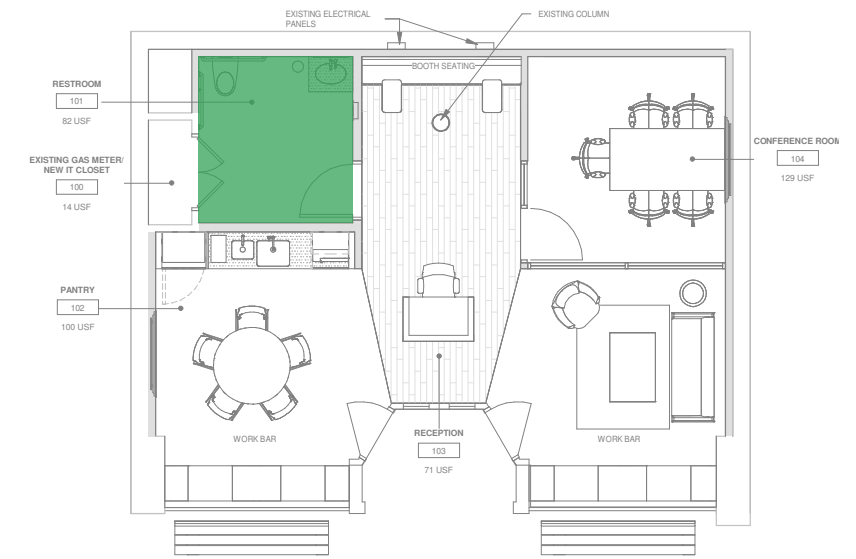
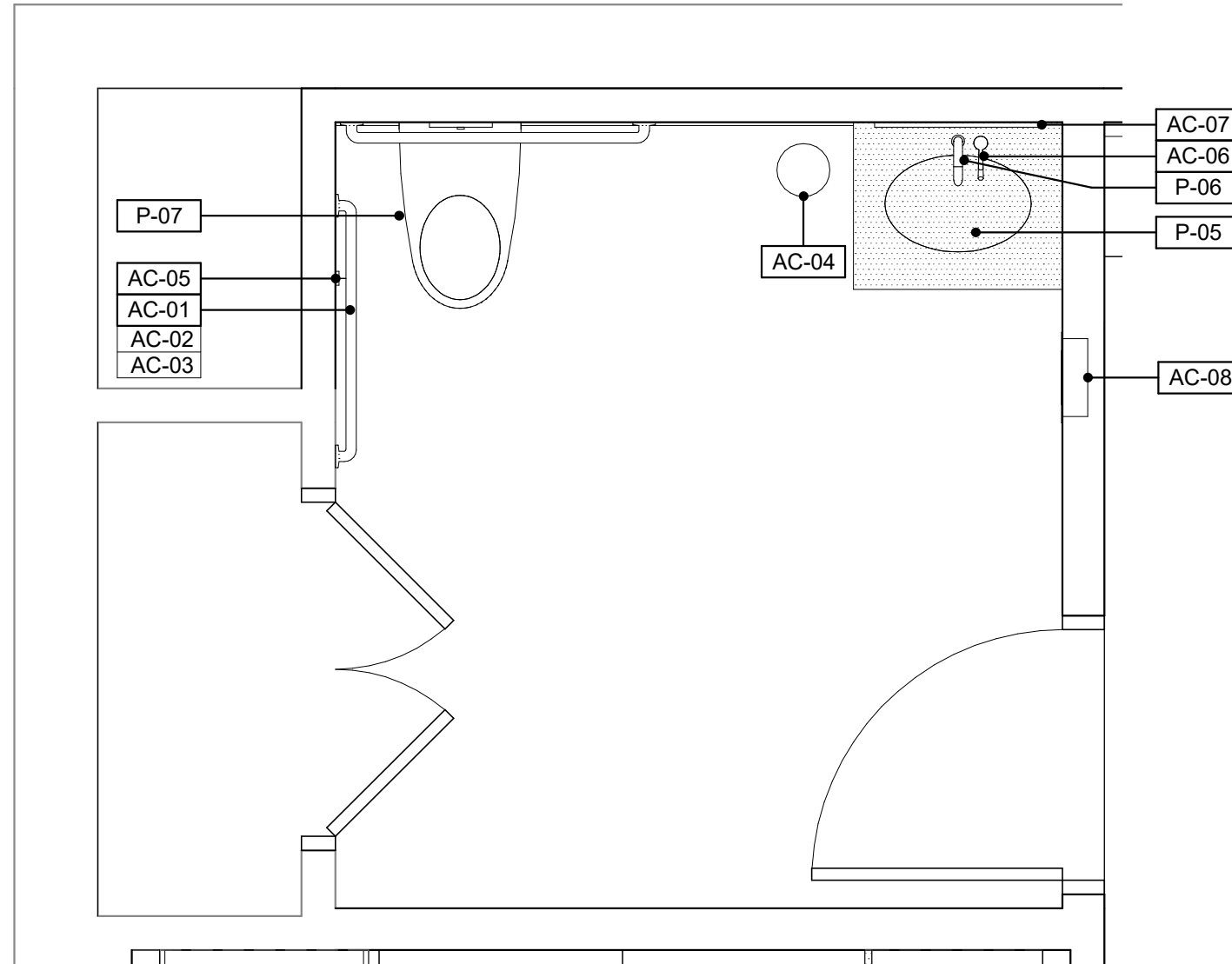
P-01 ITEM: UNDERMOUNT SINK
 MFR: KOHLER
 STYLE: RIVERBY, K-5479-5U-7
 COLOR: BLACK BLACK
 SIZE: 25"W X 22"L X 5 7/8"D

P-02 ITEM: FAUCET
 MFR: KOHLER
 STYLE: PURIST, PULL-OUT, K-7505-BL
 COLOR: MATTE BLACK
 SIZE: 11 3/8"H

P-03 ITEM: UNDERMOUNT BEVERAGE SINK
 MFR: KOHLER
 STYLE: NORTHLAND, K6589-U-7
 COLOR: BLACK BLACK
 SIZE: 15"W X 12 3/8"L X 7 7/8"D

P-04 ITEM: BEVERAGE FAUCET
 MFR: KOHLER
 STYLE: WELLSRING, K-6665-AG-BL
 COLOR: MATTE BLACK
 SIZE: 8 5/8"H
 NOTE: REQUIRES CHILLED FILTERED WATER LINE

KEYPLAN

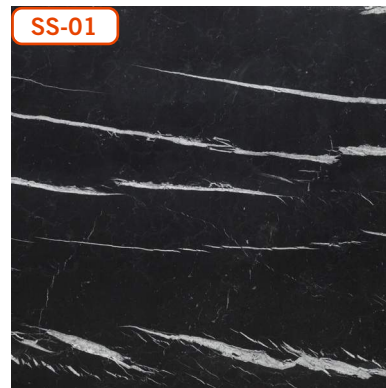


PT-01 + PT-02



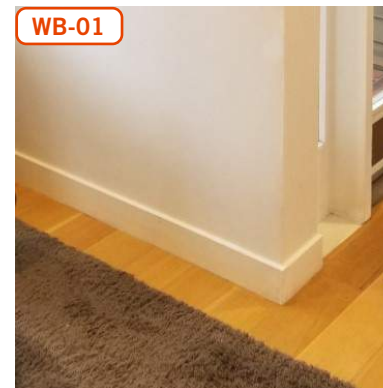
GENERAL WALL / DOOR PAINT (THROUGHOUT)

SS-01



MARBLE COUNTERTOP

WB-01



WOOD WALL BASE (PAINTED TO MATCH WALL)

WT-02



RESTROOM WALL TILE



P-07



AC-05



AC-01,
AC-02,
AC-03



AC-07



P-06



AC-06



AC-04



AC-08



P-05



P-05
ALT

KEYNOTES

P-05

ITEM: INTEGRATED SINK
MFR: KOHLER
STYLE: LADENA, K-2214-7
COLOR: BLACK BLACK
SIZE: 20 7/8"W X 14 3/8"D X 8 1/8"H

P-05
ALT

ITEM: WALL MOUNTED SINK
MFR: PORCELANOSA
STYLE: VINTAGE
COLOR: HABANA DARK
SIZE: 25"W X 16"D
NOTE: THIS WILL REQUIRE CHANGE OF
FAUCET AND SOAP DISPENSER. SPECIFIED
WITH HABANA DARK WORKTOP TO BE
MADE BY FACTORY

P-06

ITEM: SENSOR FAUCET
MFR: STERN
STYLE: TRENDY
COLOR: POLISHED BRASS
NOTE: BATTERY POWERED

P-07

ITEM: WALL-MOUNTED TOILET +
FLUSHOMETER
MFR: TOTO USA
STYLE: COMMERCIAL FLUSHOMETER
ULTRA HIGH EFFICIENCY TOILET, CT708UV
COLOR: COTTON
NOTE: SPECIFIED WITH FLUSH VALVE AND
TOILET SEAT

AC-01
AC-02
AC-03

ITEM: GRAB BAR
MFR: KOHLER
STYLE: PURIST GRAB BAR
COLOR: MATTE BLACK
SIZE: 18"W, 36"W, 42"W X 3 1/4"H

AC-04

ITEM: SANITARY NAPKIN DISPOSAL
MFR: SIMPLE HUMAN
STYLE: SMALL ROUND STEP CAN
COLOR: BRASS
SIZE: 7.6"DIA. X 12.1"H, 4.5L

AC-05

ITEM: TOILET TISSUE HOLDER
MFR: KOHLER
STYLE: ELATE, DOUBLE TOILET PAPER
HOLDER, K-27289-BL
COLOR: MATTE BLACK
SIZE: 10 1/8"W X 3 13/16"D

AC-06

ITEM: SOAP DISPENSER
MFR: STERN
STYLE: TRENDY
COLOR: POLISHED BRASS
NOTE: BATTERY POWERED

AC-07

ITEM: MIRROR
MFR: DESIGN WITHIN REACH
STYLE: NIMBUS MIRROR, ROUND
COLOR: POLISHED BRASS
SIZE: 24" DIA.

AC-08

ITEM: RECESSED POWER TOWEL
DISPENSER / TRASH RECEPTACLE
MFR: ASI AMERICAN SPECIALITIES
STYLE: PIATTO COMPLETED
RECESSED PAPER TOWEL DISPENSER
AND WASTE RECEPTACLE, 64623-41
COLOR: MATTE BLACK PHENOLIC
SIZE: 14"W X 5"D X 28"H

REFLECTED CEILING PLAN LEGEND

F-01
 ITEM: RECEPTION PENDANT
 MODEL: WELLES GLASS LONG CHANDELIER, 12X
 COLOR: CANOPY- SATIN BRASS, CUBE- ALABASTER WHITE/POLISHED BRASS
 MFR: GABRIEL SCOTT

F-02
 ITEM: PENDANT LIGHT
 MODEL: WANDERING STAR LED PENDANT LIGHT
 COLOR: GLOSS CARRARA MARBLE
 MFR: VISO

F-03
 ITEM: RECESSED DOWNLIGHT
 MODEL: 6" LED DOWNLIGHT
 COLOR: WHITE
 MFR: INTENSE LIGHTING

F-04
 ITEM: RECESSED LINEAR
 MODEL: LEDALITE, TRUGROOVE RECESSED LINEAR, SIZE: 3'-6"
 MFR: PHILIPS/ SIGNIFY

F-05
 ITEM: TRACK LIGHTING
 MODEL: SILO X0 ACLED BEAMSHIFT TRACK HEAD
 COLOR: BRUSHED BRASS WITH BLACK
 MFR: WAC LIGHTING

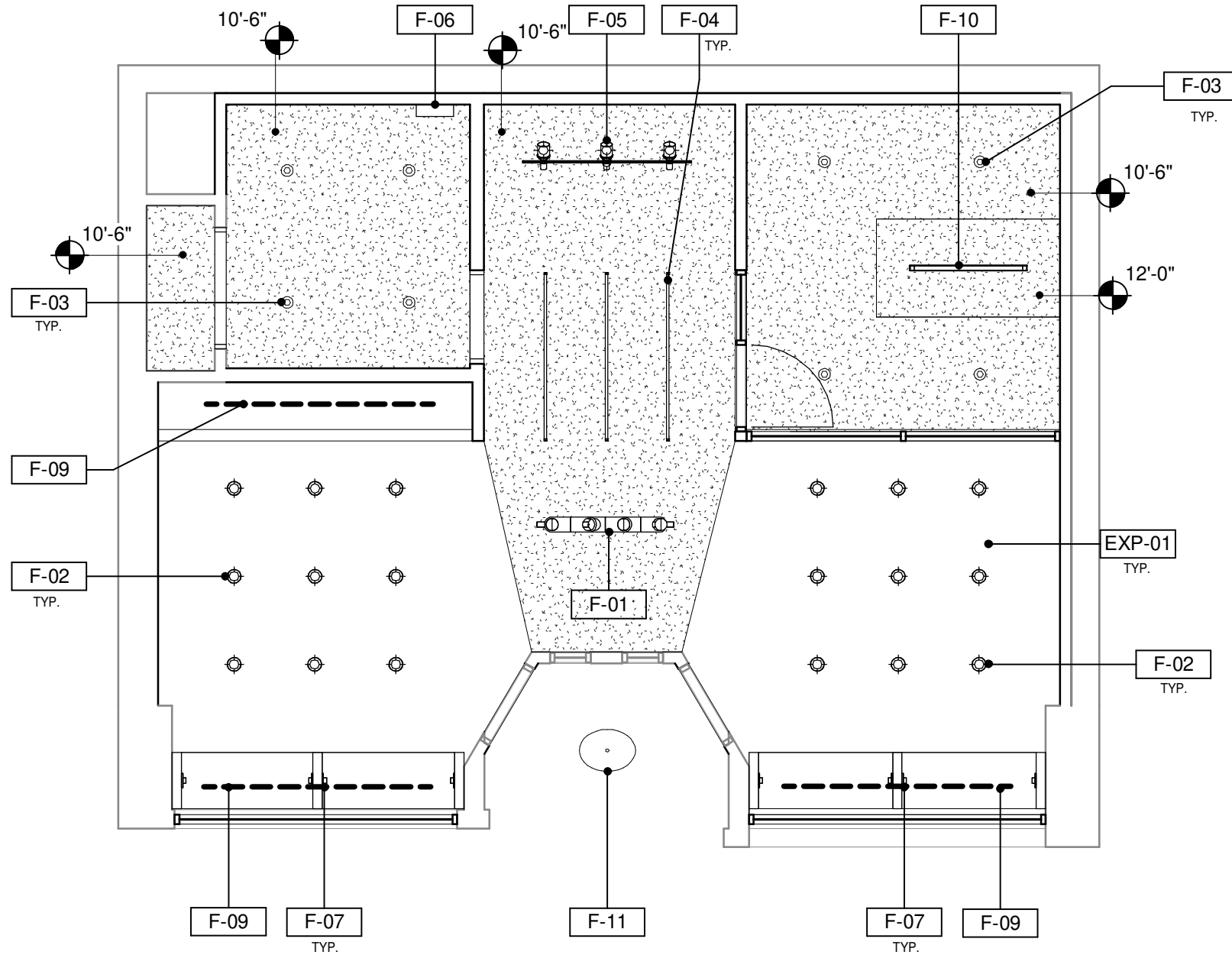
F-06
 ITEM: RESTROOM WALL SCNCE
 MODEL: WELLES DOUBLE HEAD LED WALL SCNCE
 COLOR: BLACK EXTERIOR/ SATIN BRASS INTERIOR,CANOPY- MATCHING TO FIXTURE
 MFR: GABRIEL SCOTT

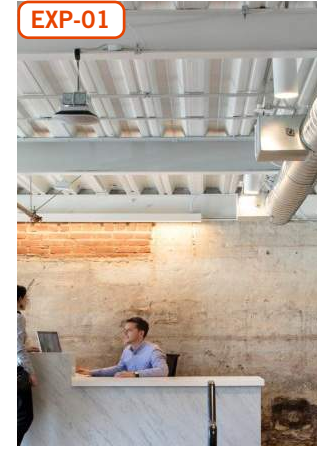
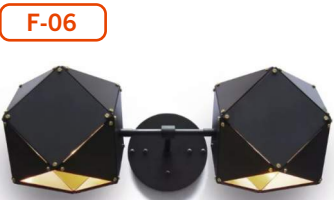
F-07
 ITEM: WORK BENCH WALL SCNCE
 MODEL: BOLERO LED WALL LIGHT
 COLOR: INDIAN YELLOW
 MFR: ARNSBERG

F-09
 ITEM: UNDER CABINET STRIP
 MODEL: STRIP
 COLOR: STATIC WHITE
 MFR: Q-TRAN

F-10
 ITEM: CONFERENCE PENDANT
 MODEL: ARDESIA LINEAR LED
 COLOR: GOLD, VERMONT SLATE
 MFR: HUBBARDTION FORGE

F-11
 ITEM: EXTERIOR PENDANT
 MODEL: HIBISCUS OUTDOOR PENDANT
 COLOR: COASTAL BLACK
 MFR: HUBBERTON FORGE







KEYNOTES

- EXP-01** ITEM: EXPOSED CEILING
MFR: N/A
COLOR: PAINTED PT-04 FLAT
- F-01** ITEM: RECEPTION PENDANT
MFR: GABRIEL SCOTT
STYLE: WELLES GLASS LONG CHANDELIER, 12X
COLOR: CANOPY - SATIN BRASS, CUBE -ALABASTER WHITE/POLISHED BRASS
SIZE: 58.86"W X 18.55"D X 16.4"H
- F-02** ITEM: PENDANT LIGHT
MFR: VISO
STYLE: WANDERING STAR LED PENDANT LIGHT
COLOR: GLOSS CARRARA MARBLE
SIZE: MEDIUM, 6" DIA
- F-03** ITEM: RECESSED DOWNLIGHT
MFR: INTENSE LIGHTING
STYLE: 6" LED DOWNLIGHT
COLOR: WHITE SIZE: 6"
- F-04** ITEM: RECESSED LINEAR
MFR: PHILIPS / SIGNIFY
STYLE: LEDALITE, TRUGROOVE RECESSED LINEAR
SIZE: RANGE BETWEEN 3'-6'
- F-05** ITEM: TRACK LIGHTING
MODEL: SILO X0 ACLED BEAMSHIFT TRACK HEAD
COLOR: BRUSHED BRASS WITH BLACK
MFR: WAC LIGHTING
- F-06** ITEM: RESTROOM WALL SCONCE
MFR: GABRIEL SCOTT
STYLE: WELLES DOUBLE HEAD LED WALL SCONCE
COLOR: BLACK EXTERIOR / SATIN BRASS INTERIOR, CANOPY - MATCHING TO FIXTURE
SIZE: 16.5"W X 6.75"D X 6"H
- F-07** ITEM: WORK BENCH WALL SCONCE
MFR: ARNSBERG
STYLE: BOLERO LED WALL LIGHT
COLOR: INDIAN YELLOW
SIZE: 4.75"W X 3"D X 15"H
- F-08** ITEM: EXIT SIGNAGE
MFR: EXITRONIX
STYLE: NY900 SERIES
NOTE: TO BE HUNG AT SAME HEIGHT AS ADJACENT LIGHT FIXTURES
- F-09** ITEM: UNDER CABINET
MFR: Q-TRAN
STYLE: STRIP COLOR: STATIC WHITE
SIZE: CONTINUOUS RUN
- F-10** ITEM: CONFERENCE PENDANT
MFR: HUBBARDTON FORGE
STYLE: ARDESIA LINEAR LED PENDANT
COLOR: GOLD, VERMONT SLATE
SIZE: 51.9"W X 5.3"D X 16.4"H
NOTE: PRICE AS DEDUCT ALT FOR F-04
- F-11** ITEM: EXTERIOR PENDANT
MFR: HUBBERTON FORGE
STYLE: HIBISCUS OUTDOOR PENDANT
COLOR: COASTAL BLACK
SIZE: 18.6"W X 24.7"D X 12.9"H
- GYP-01** ITEM: GYPSUM CEILING
MFR: N/A
COLOR: PAINTED PT-03


NOTE: ALL FIXTURES TO BE 3000K, LED, DIMMABLE


POWER PLAN LEGEND

 110v. DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. "C" DESIGNATES RECESSED TYPE SOCKET.


 DEDICATED 110v./20 AMP DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.


 110v. DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.


 DEDICATED 110v./20 AMP DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.


 110v. DUPLEX RECEPTACLE, MOUNTED FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE

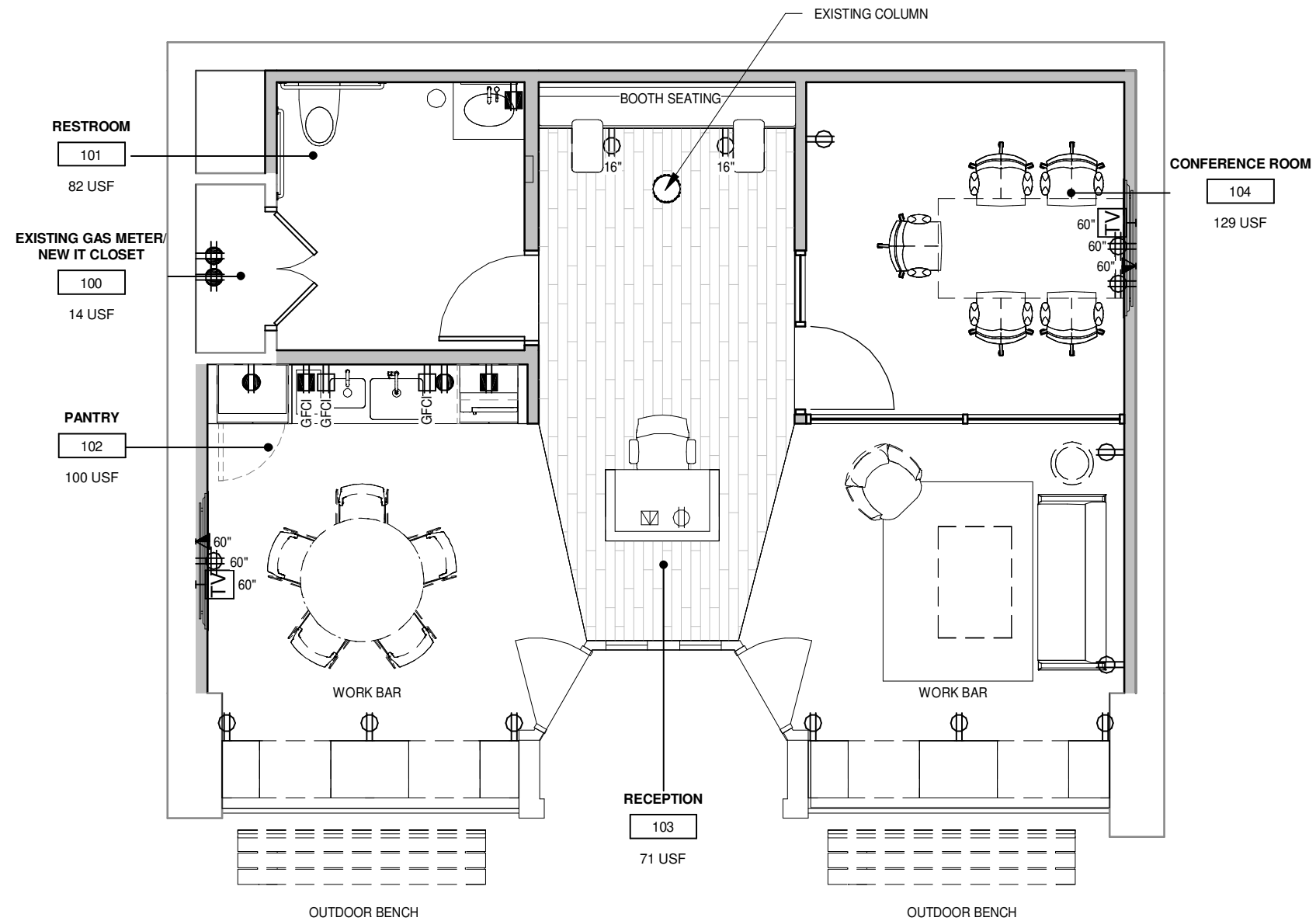
 110v. FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.

 DEDICATED 110v./20 AMP FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.

 COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.

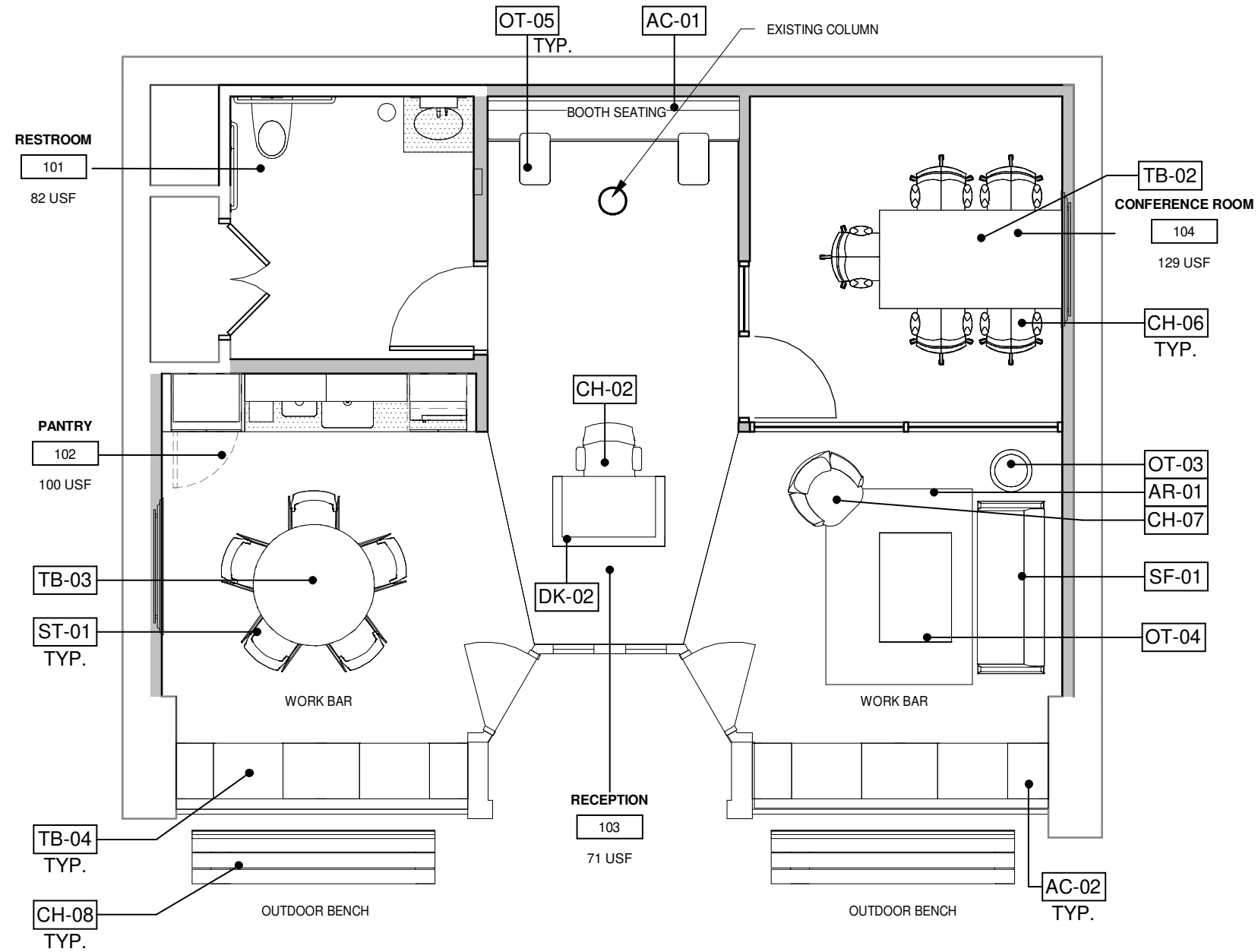
 COMBINATION TELEPHONE/DATA OUTLET FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE FIRE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE DEVICE.

 WALL-MOUNTED JUNCTION BOX FOR CARD READER AT 48" A.F.F., U.O.N. PROVIDE 3/4" CONDUIT WITH PULL STRING & PULL RING STUBBED 6" INTO ACCESSIBLE CEILING SPACE. LOW VOLTAGE WIRING & CARD READER FURNISHED BY TENANT.

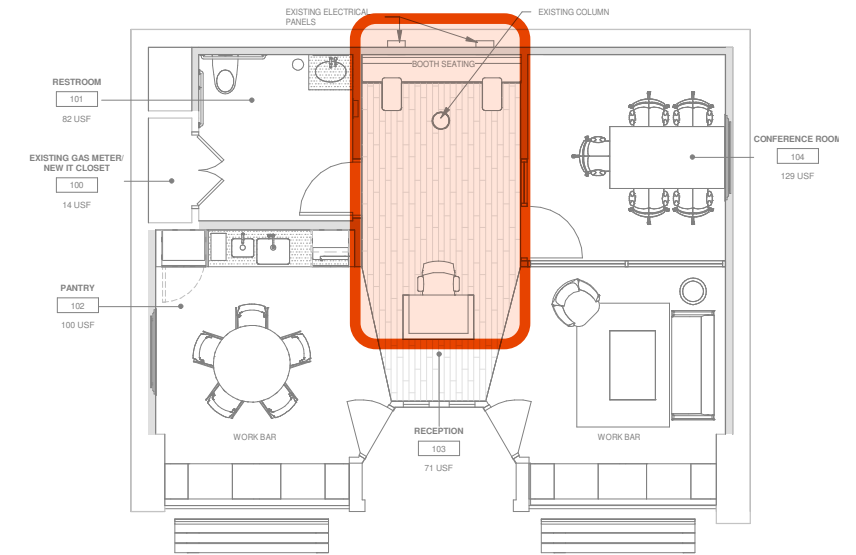


FURNITURE LEGEND

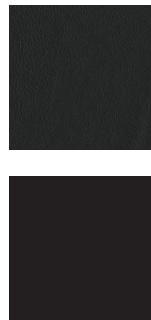
CH-XX	CHAIR
DK-XX	DESK
TB-XX	TABLE
OT-XX	OCCASIONAL TABLE
AC-XX	ACCESSORY



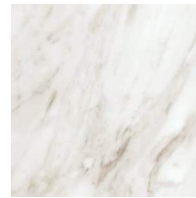
**KEYPLAN
(RECEPTION #103)**



CH-02



DK-02



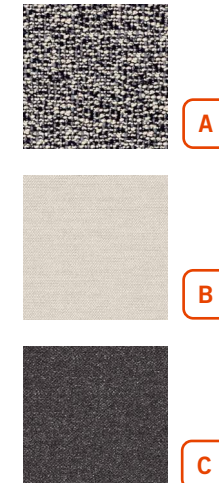
DINOC FILM



OT-05



AC-01



SPECIFICATIONS

CH-02

MANU: BERNHARDT
 STYLE: DUET, SWIVEL, ADJ. HEIGHT, HORIZONTAL QUILTING, 576K
 LEATHER: BERNHARDT, ESSENTIAL, ANTHRACITE
 FINISH: MATTE BLACK POWDER COAT BASE AND FLAT ARMS
 SIZE: 25"W X 24"D QUANTITY: 1

DK-02

MANU: TEKNION / OFFICE WORKS
 STYLE: RECEPTION DESK MODULE - STRAIGHT
 FINISH: VERY WHITE LAMINATE WITH DINOC FILM - STONE ST-1831
 SIZE: 60"W X 36"D
 QUANTITY: 1

OT-05

MANU: MUUTO
 STYLE: RELATE SIDE TABLE
 FINISH: BLACK / BLACK
 SIZE: 13.4"W X 22.1"L X 28.9"H
 QUANTITY: 2

AC-01

MANU: GEIGER - PILLOW
 UPHOLSTERIES AT BANQUET
 A: RENATA, MONOCHROME
 B: SAILLE, BEACH
 C: BELLANO, CHARCOAL
 SIZE: COMBINATION OF 21" SQUARE + 18" RECTANGLE
 QUANTITY: 9 (3 OF EACH COLOR)



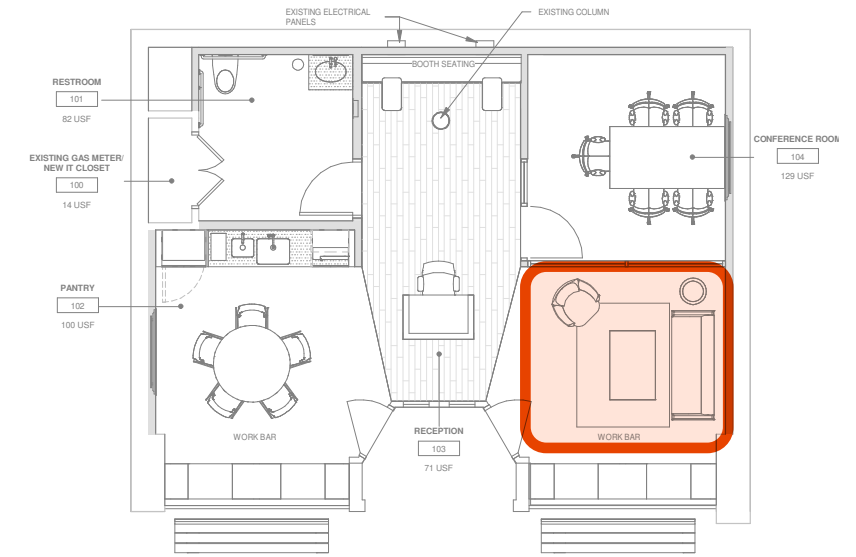
CH-07



SF-01



**KEYPLAN
(RECEPTION #103)**



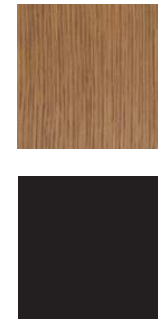
OT-04



AR-01



OT-03



SPECIFICATIONS

CH-07

MANU: DAVIS
 STYLE: MUSE M, LOUNGE CHAIR,
 WOOD BASE, FULLY UPHOLSTERED,
 UPHOLSTERY: CARNEGIE, TRIAD 31
 FINISH: PAINTED BACK SHELL -
 BLACK, LEGS - MEDIUM OAK
 SIZE: 30 1/2"W X 30 3/4"D X 28"H
 QUANTITY: 1

SF-01

MANU: HIGHTOWER
 STYLE: PROTO SOFA
 UPHOLSTERY: ANZEA, BABY BEAR,
 GRITTY, 3110-18
 SIZE: 74"W X 29.1"D X 31.9"H
 QUANTITY: 1

OT-03

MANU: BERNHARDT
 STYLE: COLMERE, ROUND
 OCCASIONAL TABLE
 FINISH: TOP - OAK, 865 | BASE -
 MATTE BLACK POWDER COAT
 SIZE: 18" DIA. X 18"H
 QUANTITY: 1

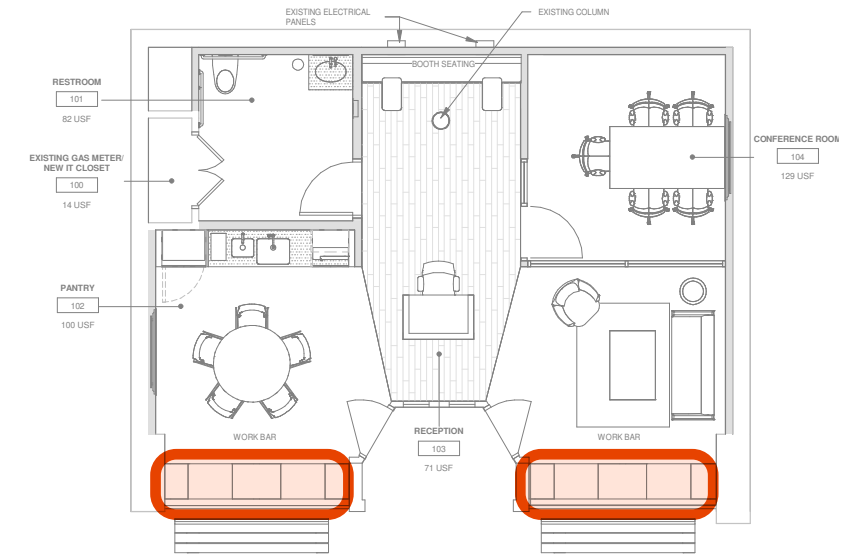
OT-04

MANU: BLU DOT
 STYLE: FLUME SWOVAL COFFEE
 TABLE
 FINISH: BLACK, SMOKE TEMPERED
 GLASS TOP
 SIZE: 47"W X 31"D X 14"H
 QUANTITY: 1

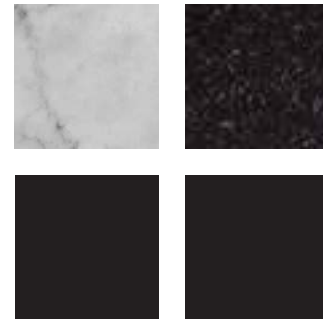
AR-01

MANU: WAYFAIR / WADE LOGAN
 STYLE: BESSIE ABSTRACT CREAM /
 GOLD AREA RUG
 SIZE: 5'-3" X 7'
 QUANTITY: 1
 NOTE: PROVIDE RUG PAD

**KEYPLAN
(WORK BAR #103)**



TB-04



OPT.1

OPT.2



AC-02

SPECIFICATIONS

TB-04

MANU: PRISMATIQUE
 STYLE: COLLABORATIVE / CAFE
 TABLE, RECTANGULAR TOP WITH
 REVERSE BEVEL EDGE, ELLA BASE
 FINISH: BASE - BLACK | TOP - OPT.1
 CARRARA MARBLE, OPT.2 BLACK
 ABSOLUTO GRANITE

TB-04 CONTINUED..

SIZE: 24"W X 30"D X 29"H
 QUANTITY: 4

AC-02

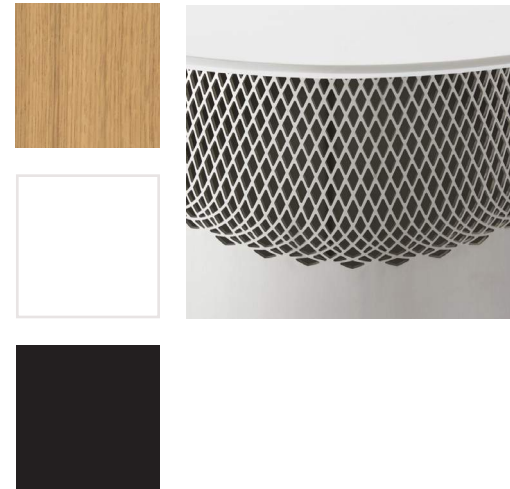
MANU: GEIGER - PILLOW
 UPHOLSTERIES AT WORK BENCH
 UPHOLSTERY: RENATA,
 MONOCHROME
 SIZE: 18" RECTANGLE
 QUANTITY: 8



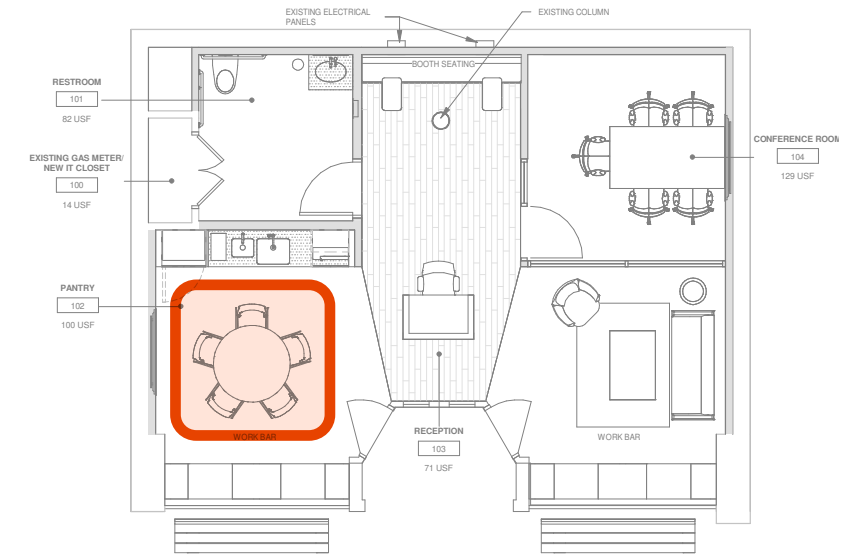
ST-01



TB-03



**KEYPLAN
(PANTRY #102)**



SPECIFICATIONS

ST-01 MANU: DAVIS
 STYLE: SACHET, BARSTOOL WOOD BASE
 UPHOLSTERY: DESIGNTEX, ALCAZAR, OCEANIA
 FINISH: MEDIUM OAK 302, MATTE BLACK POWDER COAT FOOT REST
 SIZE: 22"W X 23 1/2"D X 43"H
 QUANTITY: 5

TB-03 MANU: CUMBERLAND
 STYLE: CUFF STANDING HEIGHT METAL TABLE | 1.25" THICK WOOD TOP - OAK, RAW | CUFF PATTERN - BASKETWEAVE | CUFF METAL COLOR - WHITE | TAPERED CYLINDER BASE - WHITE PAINTED METAL

TB-03 CONTINUED..
 SIZE: 52"DIA (CUSTOM) X 42"H
 QUANTITY: 1

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

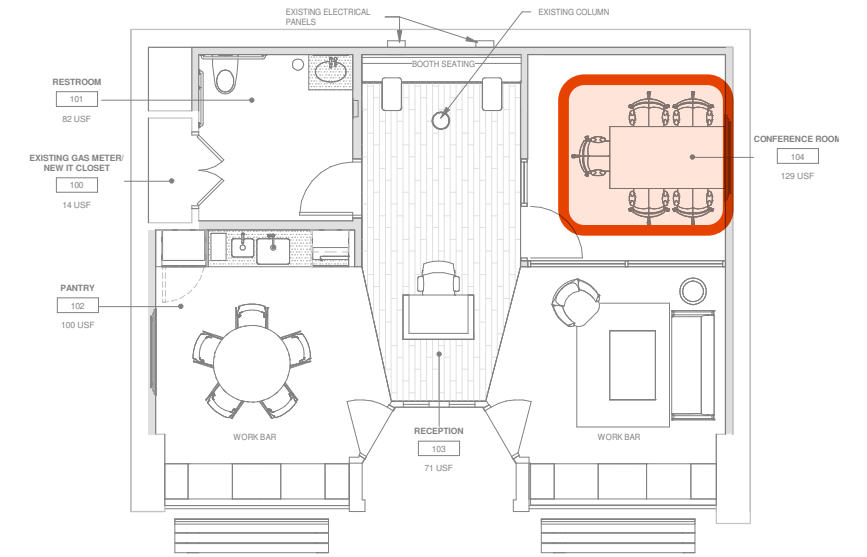


CH-06



TB-02

KEYPLAN
(CONFERENCE #104)



SPECIFICATIONS

CH-06 MANU: OFS
 STYLE: PRET, ALL MESH MID BACK CHAIR
 FINISH: CARBON FRAME + BASE, RAVEN MESH
 QUANTITY: 5

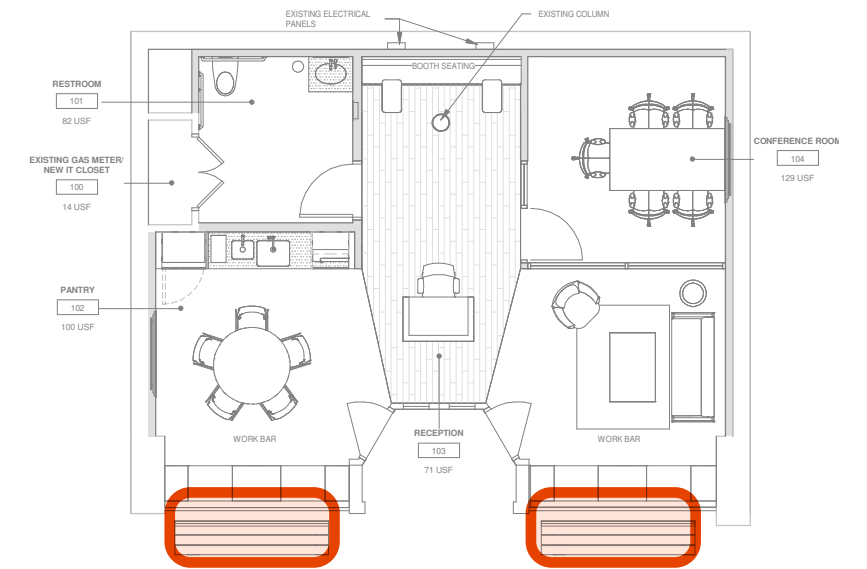
TB-02 MANU: TEKNION
 STYLE: WORK TABLE, STRAIGHT LEG, CUT-OUT
 FINISH: VERY WHITE LAMINATE, EBONY LEGS
 SIZE: 78"W X 42"D X 29"H
 QUANTITY: 1

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CH-08

KEYPLAN (EXTERIOR)



SPECIFICATIONS

CH-08

MANU: JANUS ET CIE
 STYLE: TRAPEZ INVERTED BACKLESS
 BENCH 175
 FINISH: BURNISHED BRONZE /
 BRONZE
 SIZE: 69"W X 17.75"D X 17"H
 QUANTITY: 2

PRE-CONSTRUCTION NOTES

- PRIOR TO START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS TO BE HELD INCLUDING A RESPONSIBLE REPRESENTATIVE OF THE ARCHITECT, THE OWNER AND THE GENERAL CONTRACTOR. THE DISCUSSION WILL BE IN REGARDS TO THE ARCHITECT-OWNER-CONTRACTOR (AOC) CORRESPONDENCE PROCESSES AND PROCEDURES. AT A MINIMUM, THE FOLLOWING IS TO BE DISCUSSED:
 - AOC REGULARLY SCHEDULED MEETINGS
 - WHEN
 - WHERE
 - HOW OFTEN
 - IN PERSON VERSUS CONFERENCE CALLS
 - APPROXIMATE ALLOTTED TIME PER MEETING
- CONSTRUCTION MEETING MINUTES
 - FORMAT FOR THE MINUTES
 - CONTRACTOR TO AUTHOR THE MINUTES
- FORMAL CHANGES IN THE WORK
 - ADDENDA AND BULLETINS ISSUED BY THE ARCHITECT
 - CHANGE ORDER REQUESTS ISSUED BY THE CONTRACTOR
 - CHANGE ORDERS ISSUED BY THE CONTRACTOR
 - TRACKING MECHANISMS
- REQUESTS FOR INFORMATION PROCESS
 - TRACKING MECHANISM
 - DEFINE Cc RECIPIENT LIST
 - STANDARD RESPONSE TIMES (2-5 WORKING DAYS IS STANDARD)
- SUBMITTAL PROCESS
 - TRACKING MECHANISM
 - ISSUANCE SCHEDULE BY THE CONTRACTOR
 - DEFINE Cc RECIPIENT LIST
 - STAMPED REVIEWED AND APPROVED BY CONTRACTOR PRIOR TO SUBMISSION
 - NON-REQUESTED SUBMITTALS MAY NOT BE REVIEWED
 - STANDARD RESPONSE TIMES (7-10 WORKING DAYS IS STANDARD)
- SUBSTITUTIONS
 - REQUEST FORMS WITH REASONS AND BENEFIT FOR SUBSTITUTION
- PAYMENT APPLICATIONS
 - PROCESS
 - SUBMITTAL DATE
 - ANTICIPATED TURN-AROUND
- PUNCH LISTS
 - ONLY ONE PUNCH WALK TO BE PROVIDED BY DESIGN TEAM
 - CONTRACTOR TO PUNCH AND MAKE CORRECTIONS OR CREATE A MINIMAL LIST OF CORRECTIONS PRIOR TO DESIGN TEAM PUNCH.
 - A FINAL WALK WILL OCCUR ONLY IF THE ARCHITECT IS CONTRACTED TO DO SO.

G.C. INSTRUCTIONS

SUBMITTALS

- AT THE START OF JOB PROVIDE A SCHEDULE OF ALL ANTICIPATED SUBMITTALS AND DATES. FLAG SUBMITTALS WHICH ARE OR COULD BE CRITICAL PATH. FLAG SUBMITTALS THAT WILL BE REQUESTED TO BE EXPEDITED FASTER THAN THE STANDARD 7-10 DAYS.
- A SUBMITTAL LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND A CURRENT COPY IS TO BE INCLUDED WITH EACH SUBMISSION.
- ALL SUBMITTALS MUST BE REVIEWED AND APPROVED WITH A STAMP AND SIGNATURE BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION. THE REVIEW WILL INCLUDE BUT NOT BE LIMITED TO:
 - CONFIRMING THAT THE SUBMITTAL MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 - COORDINATION HAS TAKEN PLACE WITH ALL INTERCONNECTING TRADES
 - THE SUBMITTAL IS COMPLETE AND COMPREHENSIVE
 - REQUESTS ON SUBMITTALS FOR DIMENSIONS WHICH CAN BE DISCERNABLE THROUGH MATHEMATICAL MEANS FROM INFORMATION ALREADY PROVIDED ON THE CONTRACT DOCUMENTS WILL NOT BE PROVIDED.
 - SUBMITTALS SHALL BE IN ELECTRONIC FORMAT UNLESS PHYSICAL SAMPLES ARE REQUESTED.
- SUBMITTALS NOT REQUESTED BY THE CONTRACT DOCUMENTS MAY OR MAY NOT BE REVIEWED AT THE DESIGN TEAM'S DISCRETION.
- SUBMITTALS ARE TO BE ROUTED THROUGH THE ARCHITECT AND ARE NOT TO BE SENT DIRECTLY TO ARCHITECTS CONSULTANTS UNLESS SPECIFICALLY AUTHORIZED BY THE ARCHITECT.
- MINOR CHANGES IN THE WORK MAY OCCUR AS A RESULT OF THE DESIGN TEAM'S REVIEW. IF A CHANGE RESULTS IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE CONTRACTOR WILL ISSUE A CHANGE ORDER REQUEST FOR REVIEW AND APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO PROCEEDING.

REQUESTS FOR INFORMATION (RFI'S)

- THE GENERAL CONTRACTOR IS TO REVIEW ALL PROSPECTIVE RFI'S AND MAKE EVERY EFFORT TO ANSWER THEM BEFORE SUBMITTING TO THE DESIGN TEAM.
- MINOR CHANGES IN THE WORK MAY OCCUR AS A RESULT OF THE DESIGN TEAM'S REVIEW. IF A CHANGE RESULTS IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE CONTRACTOR WILL ISSUE A CHANGE ORDER REQUEST FOR REVIEW AND APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO PROCEEDING.
- AN RFI LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND A CURRENT COPY IS TO BE INCLUDED WITH EACH RFI SUBMISSION ALONG WITH ANY CRITICAL RESPONSE DUE DATES.
- RFI'S REGARDING METHODS AND MEANS OF CONSTRUCTION WILL NOT BE REVIEWED AND WILL BE REMOVED FROM THE RFI LOG.

CHANGE ORDERS

- A COMPLETE SCHEDULE OF VALUES OF THE BASE CONTRACT IS TO BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO THE START OF ANY WORK.
- ALL CHANGE ORDER REQUESTS ARE TO BE REVIEWED AND APPROVED BY THE OWNER AND ARCHITECT PRIOR TO SUBMISSION OF A CHANGE ORDER.
- CHANGE ORDER REQUESTS ARE TO INCLUDE A COMPLETE BREAKDOWN BY TRADE ALONG WITH TRADE BACK-UP AND UNIT PRICING WHERE APPLICABLE.
- A CHANGE ORDER REQUEST AND CHANGE ORDER LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND SUBMITTED ALONG WITH EACH CHANGE ORDER REQUEST.

PROJECT SCHEDULE

- A COMPLETE CONSTRUCTION SCHEDULE OF ALL PORTIONS OF THE WORK TO BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO START OF ANY WORK.
- THE SCHEDULE SHALL NOT EXCEED TIME LIMITS CURRENT UNDER THE CONTRACT DOCUMENTS.
- THE SCHEDULE SHALL BE REVISED AT APPROPRIATE INTERVALS AS REQUIRED BY THE CONDITIONS OF THE WORK AND PROJECT AND THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IF FOR ANY REASON THE SCHEDULE IS EXTENDED.
- A THREE WEEK LOOK-AHEAD SHALL BE REVIEWED REGULARLY AT EACH AOC MEETING WHICH WILL BE IN-LINE WITH THE OVERALL CONSTRUCTION SCHEDULE.

PRE-CONSTRUCTION NOTES

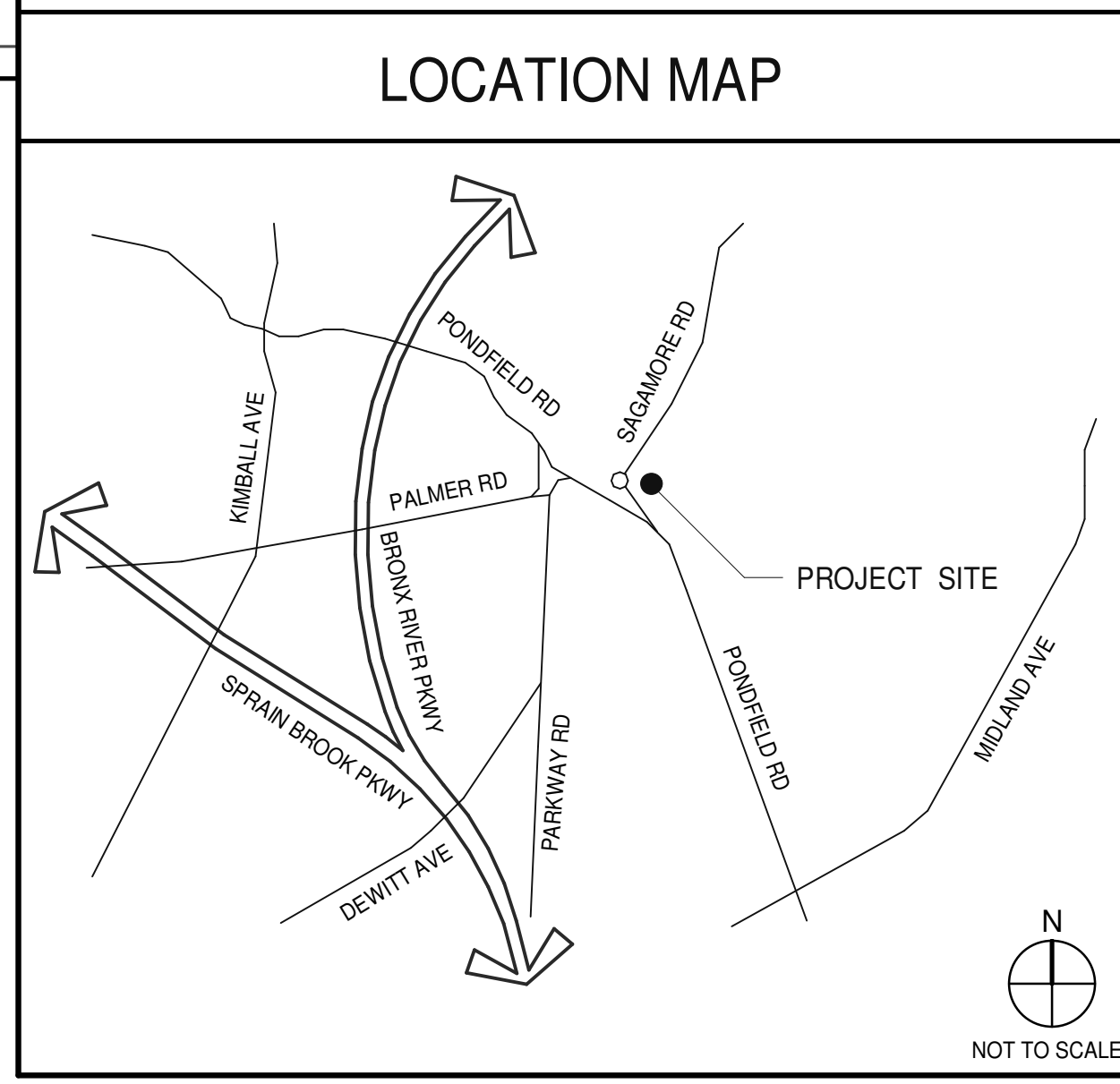
ABBREVIATIONS LEGEND:

REQD (REQUIRED): NEEDED FOR THE PROJECT | WM: WARE MALCOMB | TT: TENANT | LL: OWNER/LANDLORD | GC: GENERAL CONTRACTOR

REQD	Y	N	ARCHITECTURE, ENGINEERING, DESIGN	CONTRACTED BY	COMMENTS
				WM GC TT LL	
	X		ARCHITECTURE - EXTERIOR		
	X		ARCHITECTURE - INTERIOR		
			STRUCTURAL ENGINEERING		
			3RD PARTY INSPECTIONS		
			MECHANICAL ENGINEERING		
			PLUMBING ENGINEERING		
			ELECTRICAL ENGINEERING		
			CIVIL ENGINEERING		
			LANDSCAPE ARCHITECTURE & DESIGN		
			LIGHTING DESIGNER		
			ENVIRONMENTAL GRAPHICS		
			FIRE SPRINKLER		
			FIRE ALARM		
			INFORMATION TECHNOLOGY DESIGN		
			STRUCTURED CABLING CONSULTANT		
			AUDIO / VISUAL CONSULTANT		
			SECURITY DESIGN		
			COMMISSIONING AGENT (MEP SYSTEMS)		
			ENVIRONMENTAL / ASBESTOS CONSULTANT		
			HAZARDOUS MATERIALS CONSULTANT		
			ACOUSTICAL ENGINEER / DESIGNER		
			LEED OR WELL DESIGN & ADMINISTRATIONS		
			[SPECIALTY CONSULTANT]		

REQD	Y	N	VENDORS / INSTALLERS	CONTRD BY	COMMENTS / CONTACTS
				GC TT LL	
	X		FURNITURE		
			OFFICE FRONTS (GLAZING SYSTEMS)		
			I.T. SYSTEMS		
			I.T. CABLING		
			AUDIO / VISUAL EQUIPMENT		
			SECURITY DESIGN / INSTALL		
			INTERIOR SIGNAGE (NON-CODE)		
			INTERIOR GRAPHICS		
			SOUND MASKING		
			HIGH-PILE STORAGE		
			SPECIALTY EQUIPMENT / MOVING / INSTALL		
			ARTWORK		

NEEDED	Y	N	PRODUCTS, FURNISHINGS, FIXTURES, EQUIPMENT	PROV	INST	COMMENTS / CONTACTS
				TT GC		
			(AS NEEDED BASED ON SPECIFIC PROJECT / CLIENT / ACCOUNT)			



RESPONSIBILITY MATRIX

ABBREVIATIONS LEGEND:

PROV: PROVIDED BY | INST: INSTALLED BY | TT: TENANT | LL: OWNER/LANDLORD | GC: GENERAL CONTRACTOR

NEEDED	Y	N	PRODUCTS, FURNISHINGS, FIXTURES, EQUIPMENT	PROV	INST	COMMENTS / CONTACTS
				TT GC		
			(AS NEEDED BASED ON SPECIFIC PROJECT / CLIENT / ACCOUNT)			

PROJECT DIRECTORY

ARCHITECT	BUILDING OWNER
WARE MALCOMB 45 WEST 21ST STREET, 6TH FLOOR NEW YORK, NY 10011 P 646.680.7000 PROJECT MANAGER: MAJ ZAHEDA PH: 646.680.7000 x2722 EMAIL: mzaheda@waremalcomb.com ALTERNATE CONTACT: CORINNA D'AMBROSIO PH: 646.680.7000 x1917 EMAIL: cambrosio@waremalcomb.com	R.A. COHEN & ASSOCIATES, INC c/o PONDFIELD ASSOCIATES, LLC RALPH DELLA CAVA, JR. 250 PARK AVENUE SUITE 1901 NEW YORK, NY 10177
ARCHITECT'S CONSULTANTS	TENANT
MEP ENGINEERING MG ENGINEERING, D.P.C. 116 WEST 32ND STREET NEW YORK, NY 10001 PH: (212) 643-9055 FAX: (212) 643-0503 PRIMARY CONTACT: TODD C. BADILLO, P.E., LEED AP, MBA PH: (212) 531-8400 EMAIL: TODD.BADILLO@MGEDPC.NET MOBILE: (347) 610-5378	COMPASS 90 5TH AVENUE, 3RD FLOOR NEW YORK, NY 10011 AMY BANG PROJECT MANAGER CONSTRUCTION PH: (646) 831-1233 EMAIL: AMY.BANG@COMPASS.COM

COMPASS

27 PONDFIELD ROAD, BRONXVILLE, NEW YORK 10708

(For Tenant Improvement Permit Only)

PROJECT DESCRIPTION & SCOPE

PROJECT DESCRIPTION: THE SCOPE OF THIS PROJECT IS AN TENANT IMPROVEMENT RENOVATION OF AN EXISTING SPACE AT THE 1ST FLOOR OF AN EXISTING BUILDING.
DEMOLITION INCLUDES: INTERIOR NON LOAD BEARING PARTITION WALLS AND ASSOCIATED DOORS, WALL, FLOOR AND CEILING FINISHES

OCC. CLASSIFICATION: OFFICE (B) 797 SF

CHANGE IN USE: YES NO
ZONE: BUSINESS - A
EXISTING USE: RETAIL
PROPOSED USE: OFFICE

BUILDING & CODE INFORMATION

BUILDING DEPARTMENT: [CITY] OF BRONXVILLE, NEW YORK

APPLICABLE BUILDING CODES:
 2020 BCNYS, 2018 IBC
 2020 EBCNYS, 2018 IEBC
 2020 PMCNYS, 2018 IPMC
 2020 FCNYS, 2018 IFC
 2020 PCNYS, 2018 IPC
 2020 MCNYS, 2018 IMC
 2020 ECNYS, 2018 IECC
 2020 FGCNYS, 2018 FPGC
 2009 ICC/ANSI A117.1-2009 AMERICAN NATIONAL STANDARD

BUILDING TYPE: B-B **IBC 602**
NUMBER OF STORIES: 2
YEAR BUILT: 1960
OCCUPANCY CLASS: B **IBC CHAPTER 3**
SEPARATIONS: YES NO **IBC TABLE 508.4**
FIRE SPRINKLERS: YES NO TYPE: YEAR LAST UPDATED:
FIRE ALARM: YES NO
ZONING DISTRICT: BUSINESS A - CENTRAL BUSINESS DISTRICT

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER. CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

- AUTOMATIC FIRE SPRINKLER SYSTEM.
- FIRE ALARM SYSTEM.
- ANCHORAGE DESIGN FOR ALL ELECTRICAL EQUIPMENT REQUIRED.
- STOREFRONT AND CURTAIN WALL GLAZING SYSTEMS.

CONTRACT DOCUMENT REVIEW

THE UNDERSIGNED ACKNOWLEDGE THAT THESE CONTRACT DOCUMENTS REPRESENT THE FINAL PHASE OF THE DESIGN DOCUMENT DEVELOPMENT PROCESS BY WARE MALCOMB AND ITS DESIGN CONSULTANTS AND ANY REQUESTED REVISIONS MAY CAUSE AN ADJUSTMENT IN THE ARCHITECTURAL CONTRACT SUM. PROPOSED ADJUSTMENTS TO THE CONTRACT SUM SHALL BE SUBMITTED AND ACCEPTED PRIOR TO THE START OF ADDITIONAL WORK.

NAME: _____	SIGNATURE: _____	DATE: _____
NAME: _____	SIGNATURE: _____	DATE: _____
NAME: _____	SIGNATURE: _____	DATE: _____

SHEET INDEX

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS ●
 SHEET ISSUED ON DATE INDICATED, NO MODIFICATIONS ○

ISSUANCE	DATE	NO.	DESCRIPTION
●	09/08/2021	01	TITLE SHEET
●		01a	PROJECT DATA
●		02	GENERAL NOTES
●		03	ACCESSIBILITY DETAILS
●		05	OCCUPANCY AND EGRESS PLAN, DEMOLITION FLOOR PLAN, RCP PLAN & FLOOR PLAN
●		21	POWER & SIGNAL, FINISH AND FURNITURE PLANS
●		4.1	ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS
●		4.2	MILLWORK ELEVATIONS AND DETAILS
●		5.1	DOOR SCHEDULE AND DETAILS
●		6.1	DETAILS
●		6.2	DETAILS

ARCHITECTURAL SHEET COUNT: 11

TITLE SHEET

DATE: 09/08/2021

PA/PM:	M. ZAHEDA
DRAWN BY:	S.A.
JOB NO.:	NJY21-6002-00

10.1

REGISTERED ARCHITECT
 DANAM A. MELI
 STATE OF NEW YORK
 040942

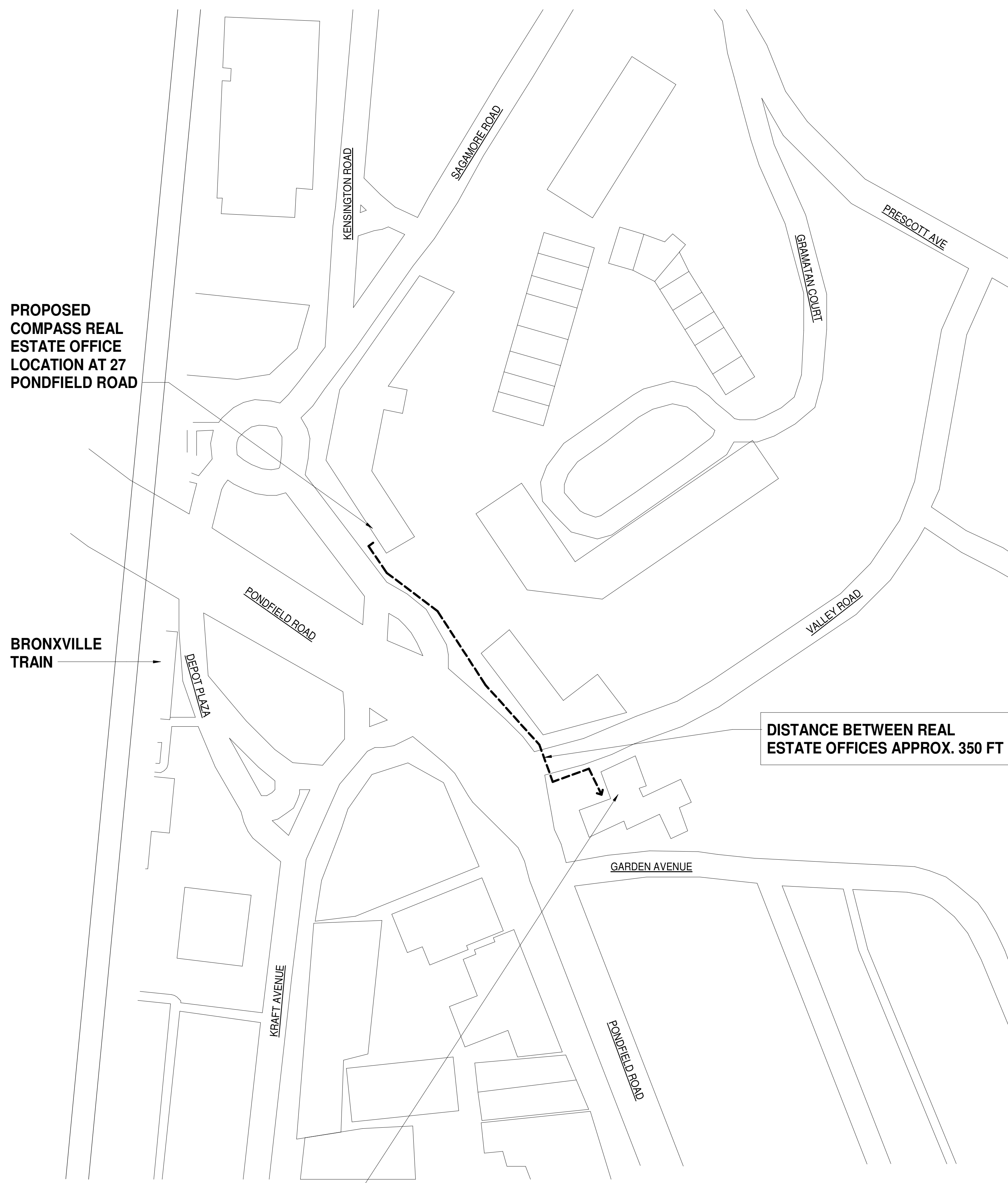
COMPASS

27 PONDFIELD ROAD,
BRONXVILLE, NEW YORK 10708

WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 graphics
 civil engineering
 45 West 21st Street 6th Floor
 New York, NY 10011
 Phone: 646.680.7000

SITE PLAN

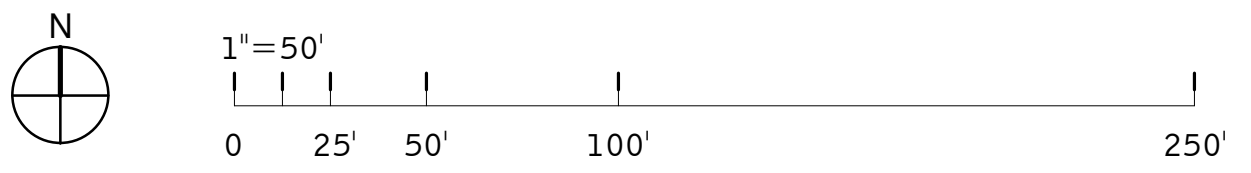


PROPOSED COMPASS REAL ESTATE OFFICE LOCATION AT 27 PONDFIELD ROAD

BRONXVILLE TRAIN

DISTANCE BETWEEN REAL ESTATE OFFICES APPROX. 350 FT

HOULIHAN LAWRENCE REAL ESTATE APPROX. 350 FT WALKING DISTANCE.



SITE PLAN SCALE: 1" = 50'-0" 1

GENERAL PROJECT NOTES

GENERAL NOTES

- 1. ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH ALL LEGAL, INDUSTRY AND PROJECT-SPECIFIC REQUIREMENTS AND STANDARDS INCLUDING WITHOUT LIMITATION OF THE FOLLOWING:
A. ALL APPLICABLE BUILDING CODES
B. ALL APPLICABLE SPECIALTY CODES INCLUDING THE MOST CURRENT ISSUES AND SUPPLEMENTS
C. THE PROJECT MANUAL AND ASSOCIATED SPECIFICATIONS WHEN PROVIDED
D. THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS
E. ALL APPLICABLE LANDLORD BUILDING STANDARDS
2. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK...

JOB SITE NOTES

- 1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE - EXTREMELY NOISY CONSTRUCTION SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.
2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

DRAWING INTERPRETATION - GENERAL RULES

- 1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.
3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

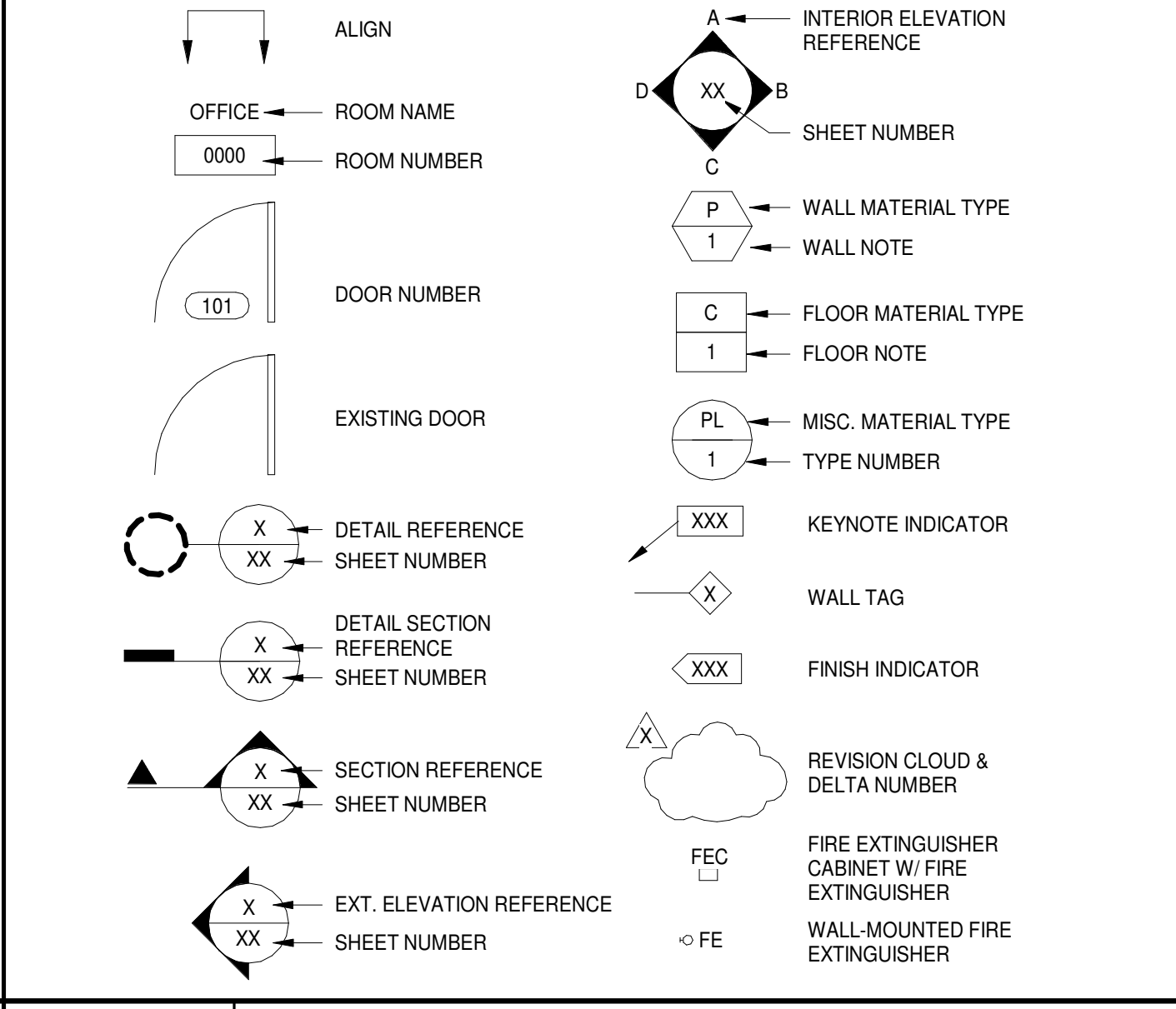
INTERIOR/EXTERIOR NOTES

- 1. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK...
2. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL & CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.

ABBREVIATIONS

Table with columns for abbreviations and their full names. Includes terms like FLASH, FLASHING, FLOOR, FLUORESCENT, S. SOUTH, S.C. SOLID CORE, S.C.D. SEAT COVER DISPENSER, S.D. SOAP DISPENSER, S.N.D. SANITARY NAPKIN DISPENSER, S.N.R. SANITARY NAPKIN RECEPTACLE, S.S. STAINLESS STEEL, S.SK. SERVICE SINK, SCHED. SCHEDULE, SECT. SECTION, SH. SHELF, SHR. SHOWER, SHT. SHEET, SIM. SIMILAR, SPEC. SPECIFIED or SPECIFICATION, SQ. SQUARE, STA. STATION, STL. STEEL, STR. STRUCTURE or STRUCTURAL, SUSP. SUSPENDED, SYMM. SYMMETRICAL, TAG. TONGUE AND GROOVE, T. TREAD, T.B. TOWEL BAR, T.C. TOP OF CURB, T.O.C. TOP OF CONCRETE, T.O.M. TOP OF MILLION, T.O.P. TOP OF PARAPET, T.O.R. TOP OF REVEAL, T.O.REC. TOP OF DEEP RECESS, T.O.W. TOP OF WALL, T.P. TOP OF PAVEMENT, T.P.D. TOILET PAPER DISPENSER, T.V. TELEVISION, TEL. TELEPHONE, TER. TERRAZZO, THK. THICK, TYP. TYPICAL, U.O.N. UNLESS OTHERWISE NOTED, UNF. UNFINISHED, UR. URINAL, VERT. VERTICAL, VEST. VESTIBULE, W. WEST, W.C. WATER CLOSET, W. WITH, W/O. WITHOUT, WD. WOOD, WP. WATERPROOF, WSC. WAINSCOT, WT. WEIGHT, O.C. ON CENTER, O.D. OUTSIDE DIAMETER, OBS. DISCLOSURE, O.F. OWNER FURNISHED / CONT. INSTALLED, OFF. OFFICE, O.F.F. OWNER FURNISHED / OWNER INSTALLED, OPNG. OPENING, OPP. OPPOSITE, P.C. PRECAST, P.J. PANEL JOINT, P.LAM. PLASTIC LAMINATE, P.T.D. PAPER TOWEL DISPENSER, P.T.R. PAPER TOWER RECEPTACLE, PL. PLATE, PLAS. PLASTER, PL.WD. PLYWOOD, PT. POINT, PTN. PARTITION, Q.T. QUARRY TILE, R. RISER, R.D. ROOF DRAIN, R.O. ROUGH OPENING, R.W.L. RAIN WATER LEADER, RAD. RADIUS, REF. REFERENCE, REFR. REFRIGERATOR, RENF. REINFORCED, REQ. REQUIRED, RESIL. RESILIENT, RGTR. REGISTER, RM. ROOM, RWD. REDWOOD, R.F. FIRE ALARM, R.F.D. FIRE EXTINGUISHER, R.F.E. FIRE EXTINGUISHER CABINET, R.F.C. FIRE ROSE CABINET, R.F.C. FACE OF CONCRETE, R.O.F. FACE OF FINISH, R.O.M. FACE OF MILLION, R.O.S.H. FACE OF SHEATHING, R.P. FIREPROOF, R.S. FULL SIZE FOUNDATION, R.F.N. FINISHED FLOOR, R.F.L. FLOOR

SYMBOLS



WARE MALCOLM Leading Design for Commercial Real Estate

Registered Architect DOMAN A. MELLO STATE OF NEW YORK 040942

COMPASS 27 PONDFIELD ROAD, BRONXVILLE, NEW YORK 10708

PROJECT DATA REMARKS DATE: 09/09/2021 ISSUED FOR PERMITS 11/05/2021 REISSUE FOR PERMIT PER INSPECTOR COMMENTS

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DEMOLITION NOTES

- 1. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY...
2. VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL UTILITIES...
3. ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION...

FINISH NOTES

- 1. NO FINISH SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY ARCHITECT.
2. CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN PLANS, FINISH ITEMS CLEARLY SHOWN IN PLANS...
3. INSTALL MATERIALS ACCORDING TO MANUFACTURER'S SUGGESTED INSTALLATION AND PREPARATION/MAINTENANCE SPECIFICATIONS...

MILLWORK NOTES

- 1. CONTRACTOR MUST NOTIFY BUILDING OWNER/MANAGER OF ANY DISCREPANCY IN PLANS, FINISH ITEMS CLEARLY SHOWN IN PLANS...
2. SHOP DRAWINGS MUST BE PROVIDED FOR APPROVAL PRIOR TO FABRICATION ANY SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION...
3. MILLWORKER TO COORDINATE & VERIFY WITH CONTRACTOR FINAL LOCATION FOR CANTILEVERED COUNTERTOPS FOR IN-WALL SUPPORT BRACKETS...

POWER & SIGNAL NOTES

- 1. COORDINATE TELEPHONE/DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR.
2. ALL EXISTING ELECTRICAL DEVICES ARE TO REMAIN, UNLESS NOTED OTHERWISE.
3. ALL OUTLETS ARE TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON THE POWER & SIGNAL PLAN OR REFERENCED ELEVATIONS...
4. WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE), THEY ARE TO BE SPACED NO MORE THAN 2" APART...

FLOOR PLAN NOTES

- 1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.
2. CONTRACTOR TO VERIFY DIMENSIONS FOR ALL PLUMBING PARTITIONS.
3. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, U.O.N.
4. ALL CONDUIT PIPING TO BE CONCEALED WITHIN THE WALL CONSTRUCTION...
5. CONTRACTOR SHALL USE 6" METAL STUDS MINIMUM AT ALL PLUMBING WALLS...

DOOR NOTES

- 1. VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.
2. FIELD MEASURE AS REQUIRED ALL DOORS AND/OR DOOR OPENINGS PRIOR TO FABRICATION.
3. PROVIDE SIGN IN CONTRASTING LETTERS OF 1/2 INCH OR MORE AT MAIN ENTRY STATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED...
4. VERIFY THAT EXISTING DOORS COMPLY WITH ACCESSIBILITY REQUIREMENTS...

GLAZING NOTES

- 1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
2. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES, U.O.N.
3. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
4. FIXED OR OPERABLE GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN THE BUILDING CODE SHALL BE TEMPERED GLASS (SAFETY GLASS)...

RESTROOM NOTES

- 1. PROVIDE DRAIN WITH TRAP PRIMER FOR EACH RESTROOM IF THERE ARE TWO OR MORE FIXTURES. SLOPE FLOOR TO DRAIN AT MIN. 1/8" PER FOOT.
2. PROVIDE SINGLE LEVER HANDLE FAUCET SET AT 17" MAX. FROM THE FRONT EDGE OF THE SINK COUNTER.
3. VERIFY BUILDING STANDARD FOR WALL-HUNG/DROP-IN COUNTER SINK WHERE APPLICABLE.
4. TOILET PAPER DISPENSERS SHALL NOT BE OF TYPE THAT CONTROLS DELIVERY, OR THAT DO NOT ALLOW CONTINUOUS PAPER FLOW...
5. OPERABLE PARTS OF ALL ACCESSORIES SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES AND STANDARDS.

CEILING NOTES

- 1. SEE ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFICATIONS OF LIGHT FIXTURES, SWITCHES, EXIT SIGNS, ETC.
2. ALL REPLACEMENT FLUORESCENT LAMPS TO MATCH BUILDING STANDARD - SAME COLOR AND MANUFACTURER...
3. FIELD VERIFY EXISTING CEILING GRID LOCATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR PLANS.
4. WHERE DISCREPANCIES IN LOCATION OF LIGHT FIXTURES, AIR DIFFUSERS, GRILLES, ETC. OCCUR ON THE ELECTRICAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN...
5. FIELD VERIFY ALL CLEARANCES OF DUCTS, PPES, SPRINKLERS, ETC. AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF LIGHTS ETC.

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
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New York, NY 10011
Phone: 646-686-7000

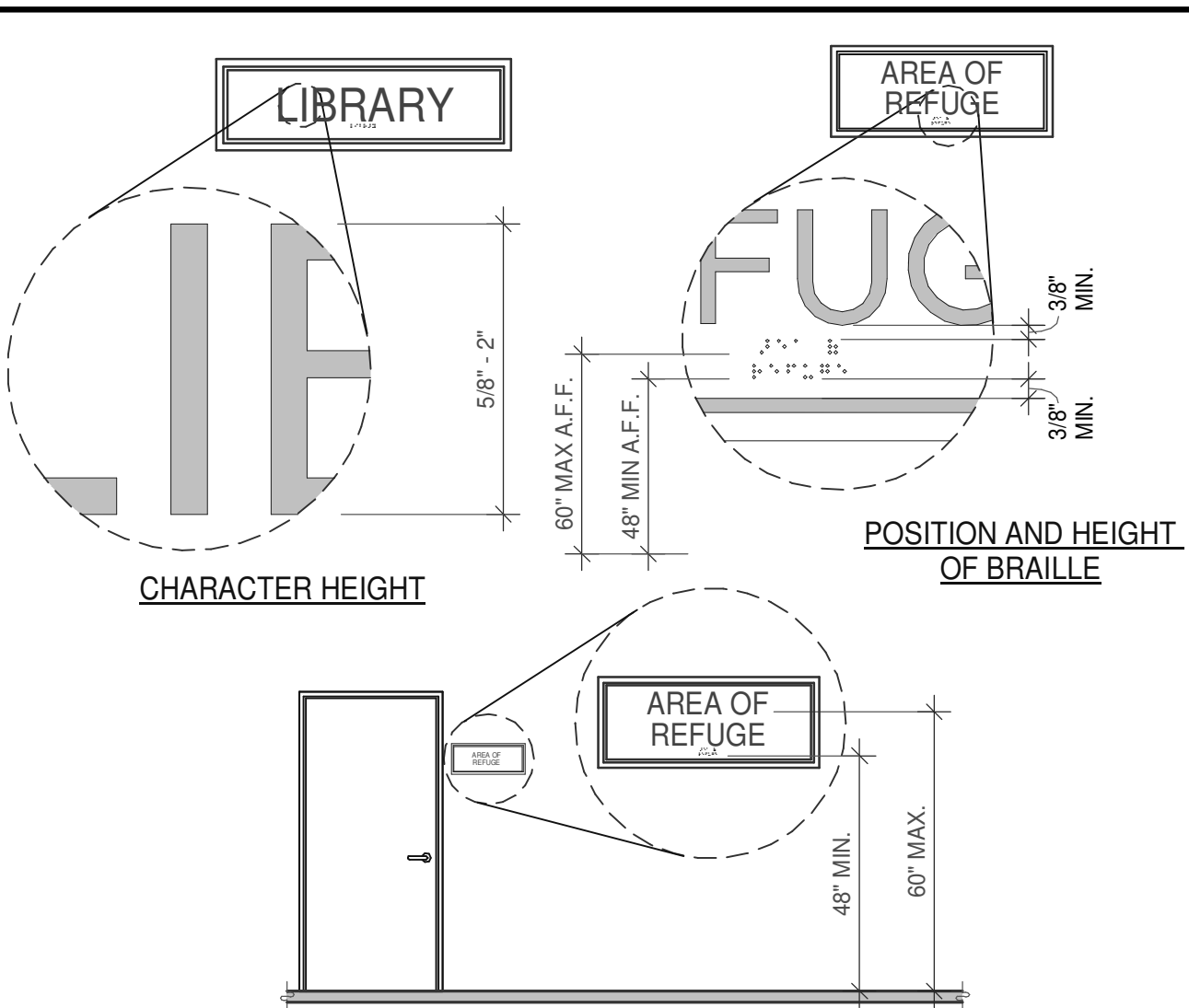
REGISTERED ARCHITECT
JAMIAN A. MELIOTT
040942
STATE OF NEW YORK

COMPASS
27 PONDFIELD ROAD,
BRONXVILLE, NEW YORK 10708

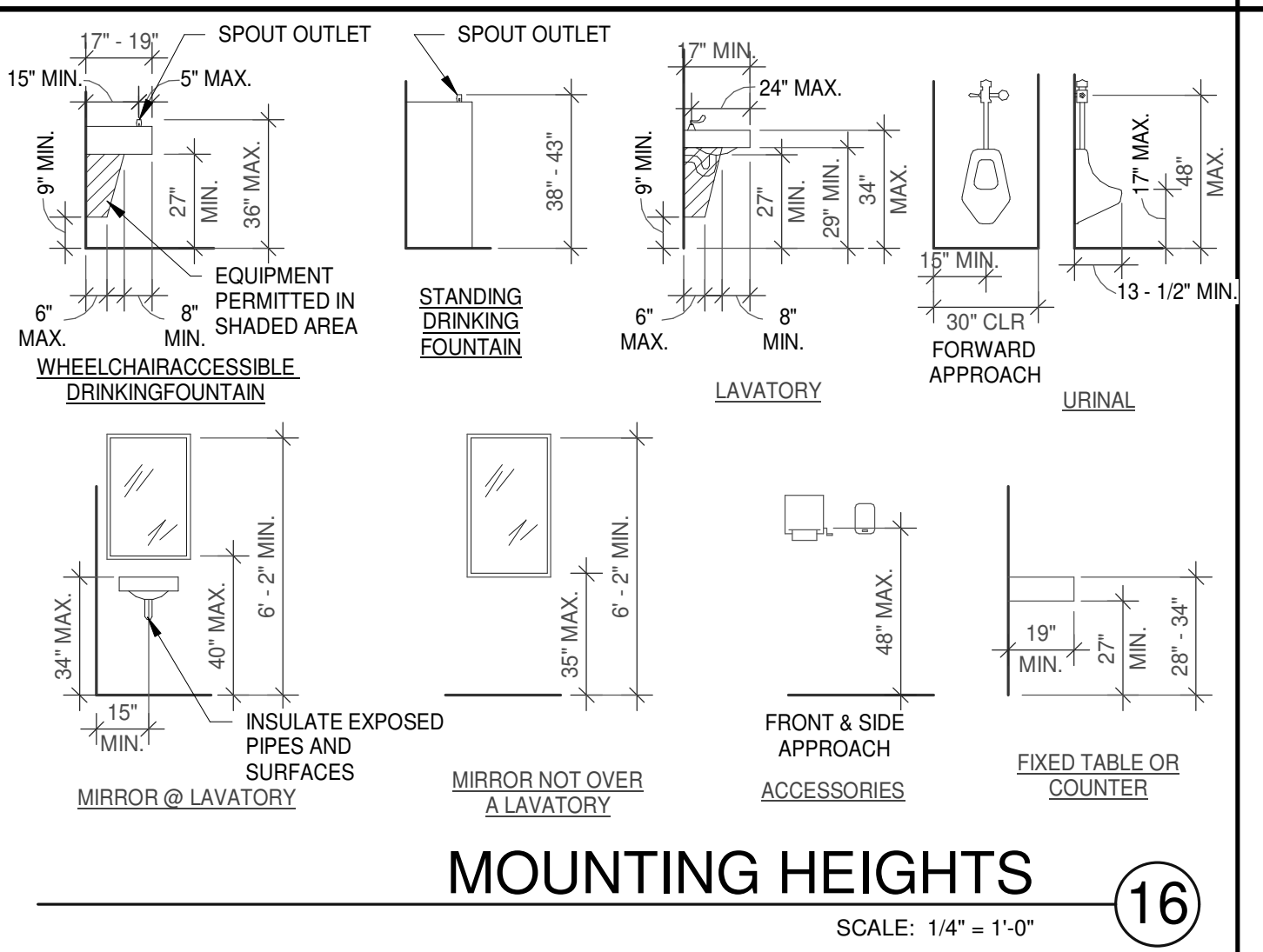
GENERAL NOTES
REMARKS
DATE: 09/09/2021
ISSUED FOR PERMITS

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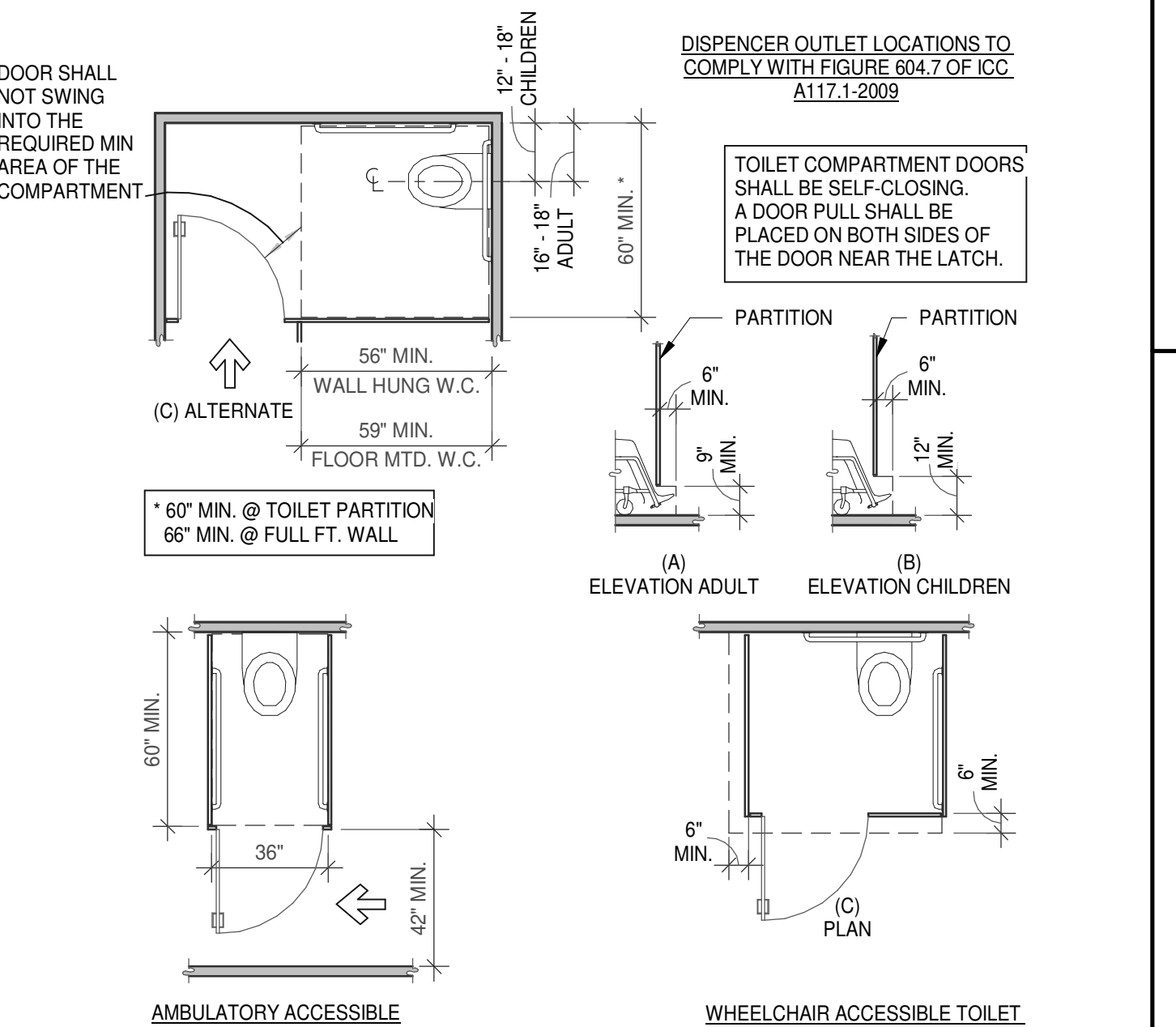
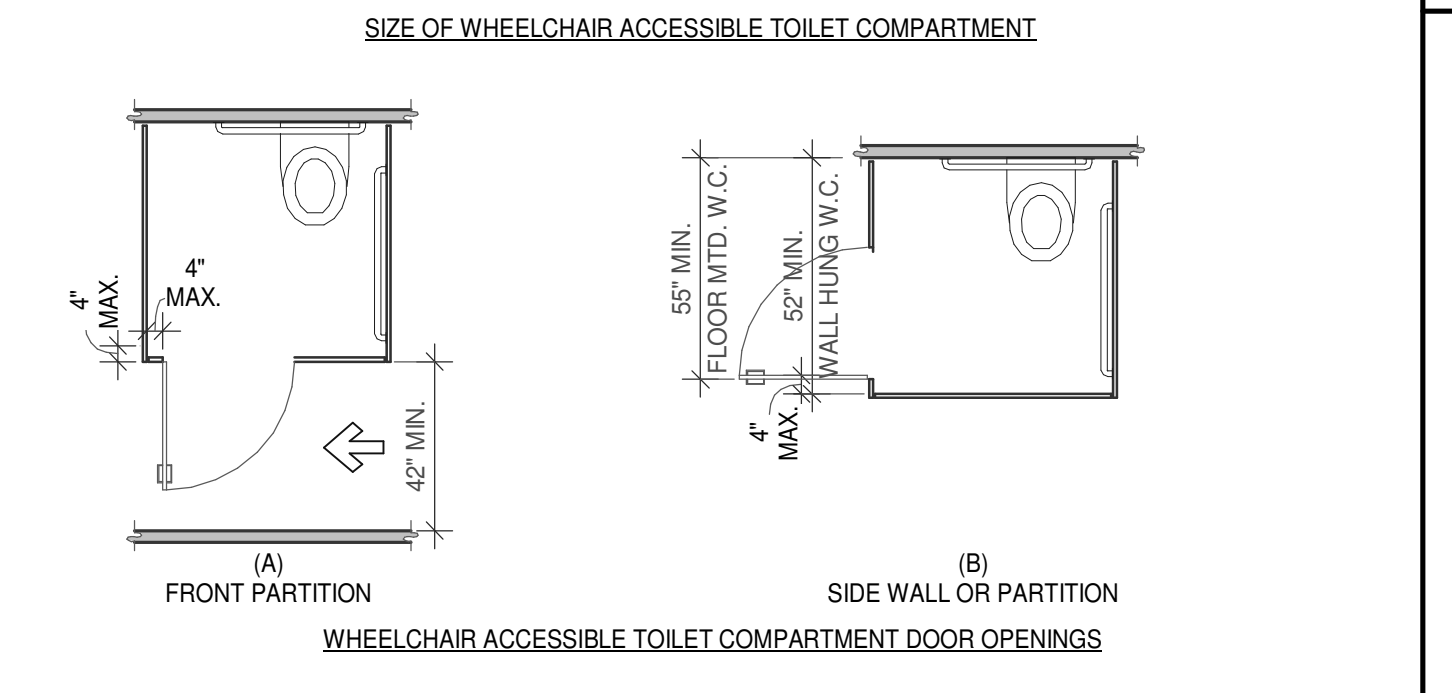
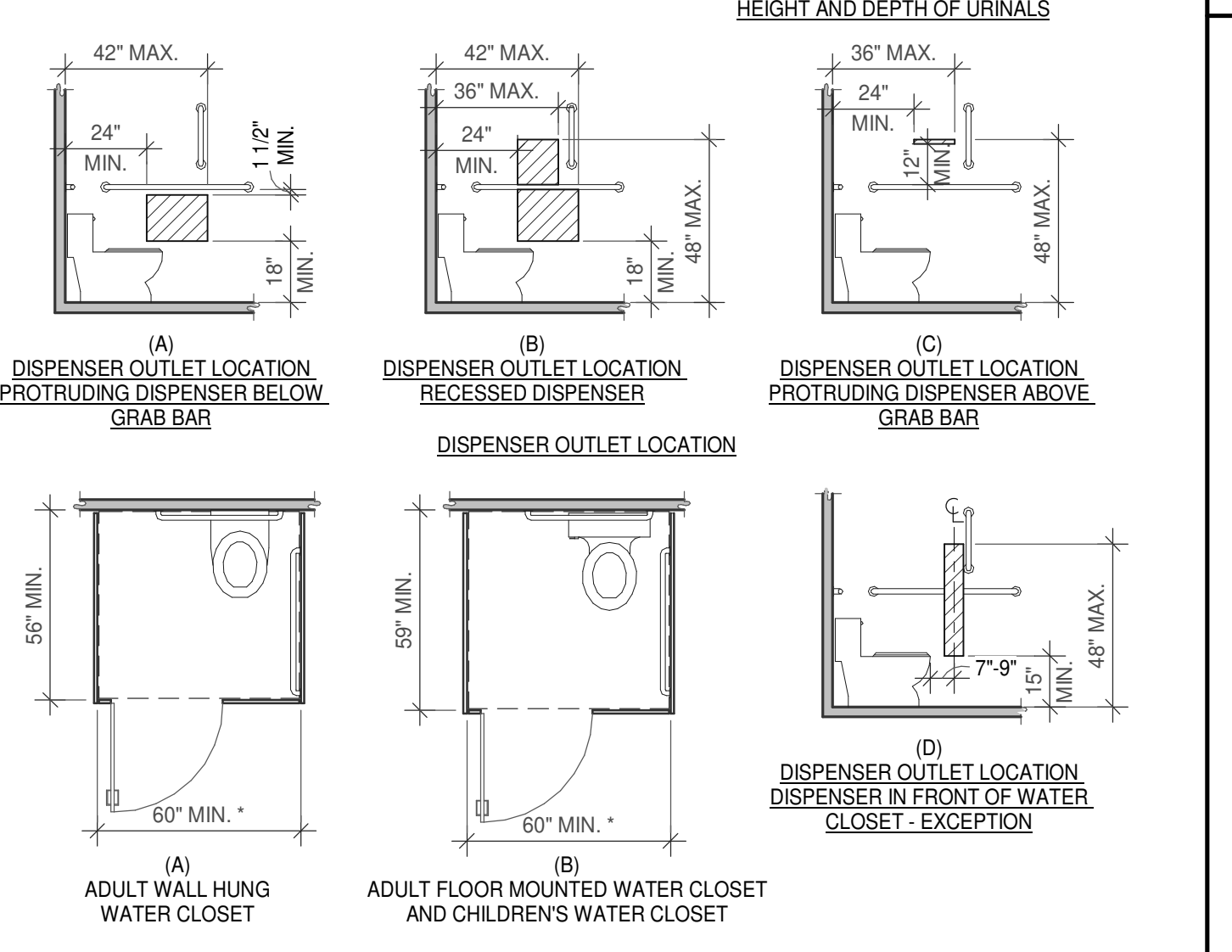
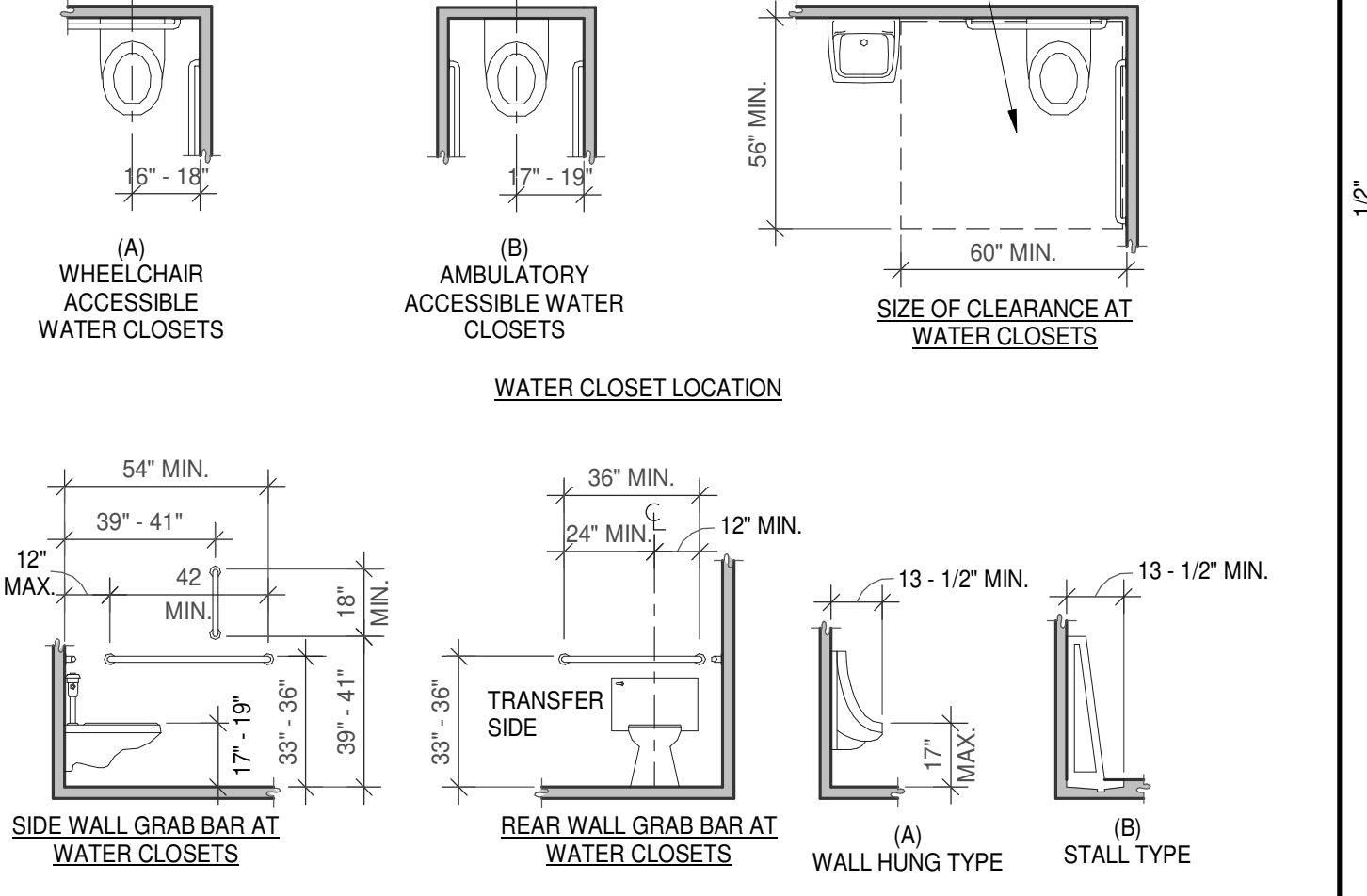
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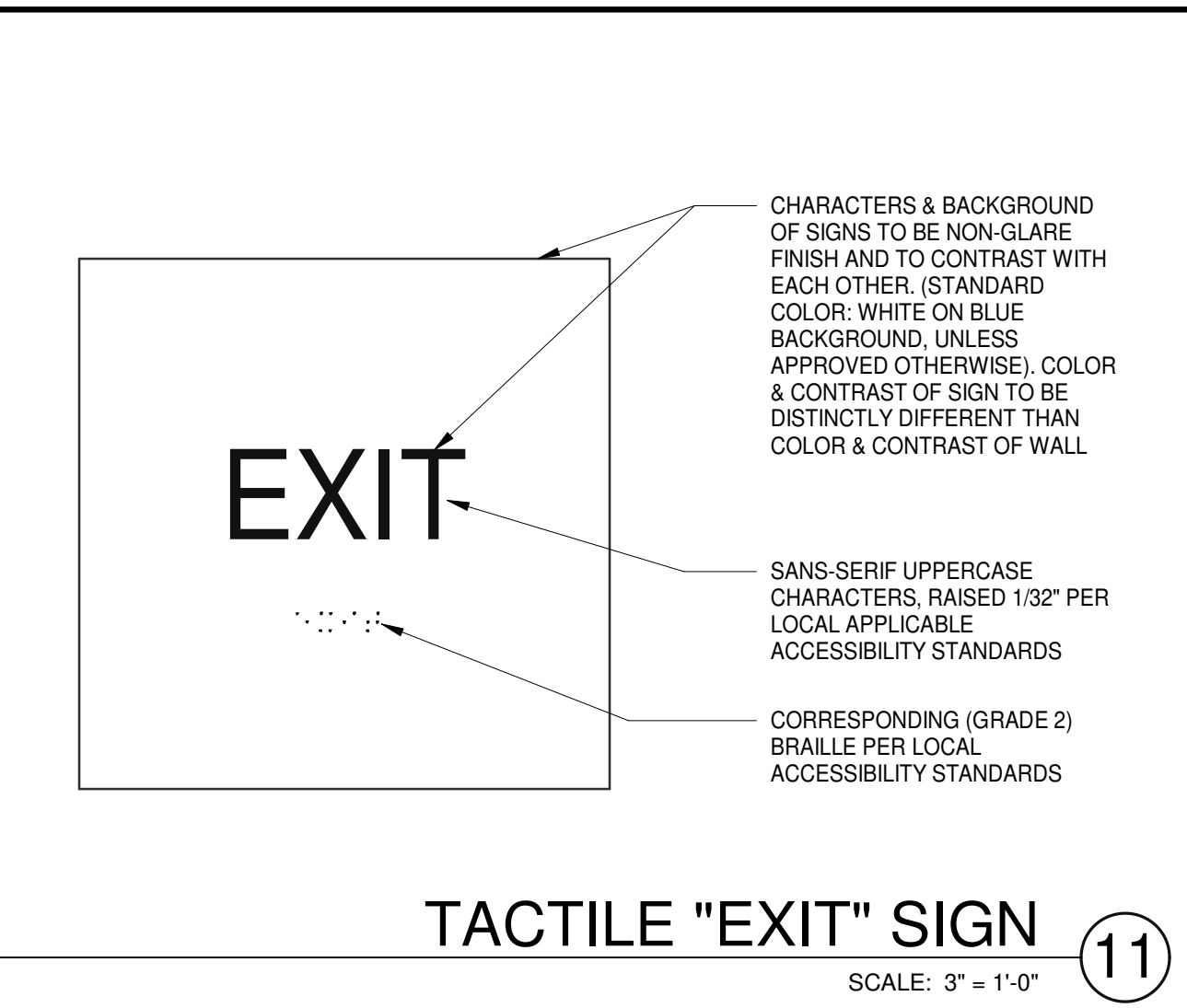
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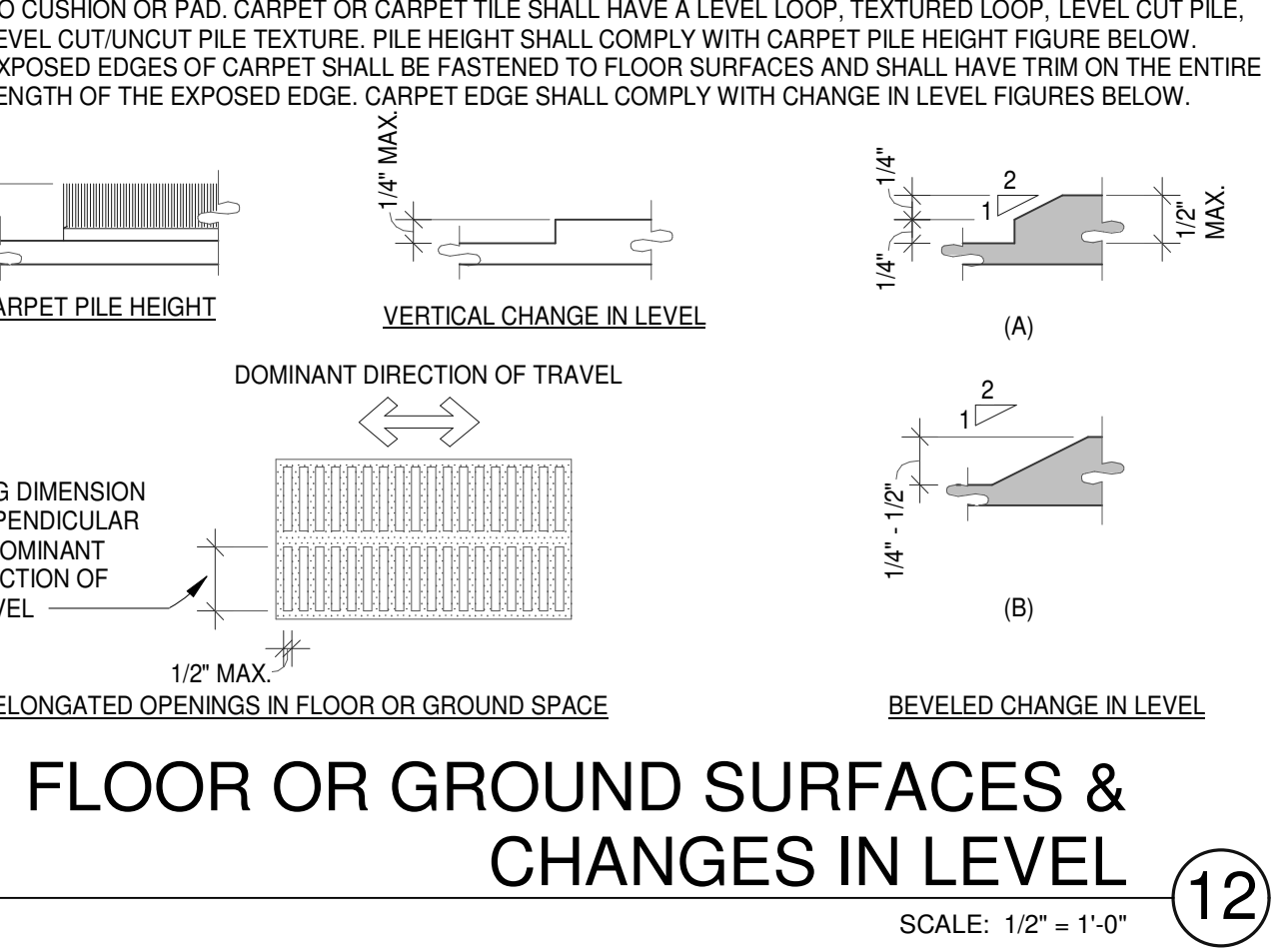
MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0" **16**



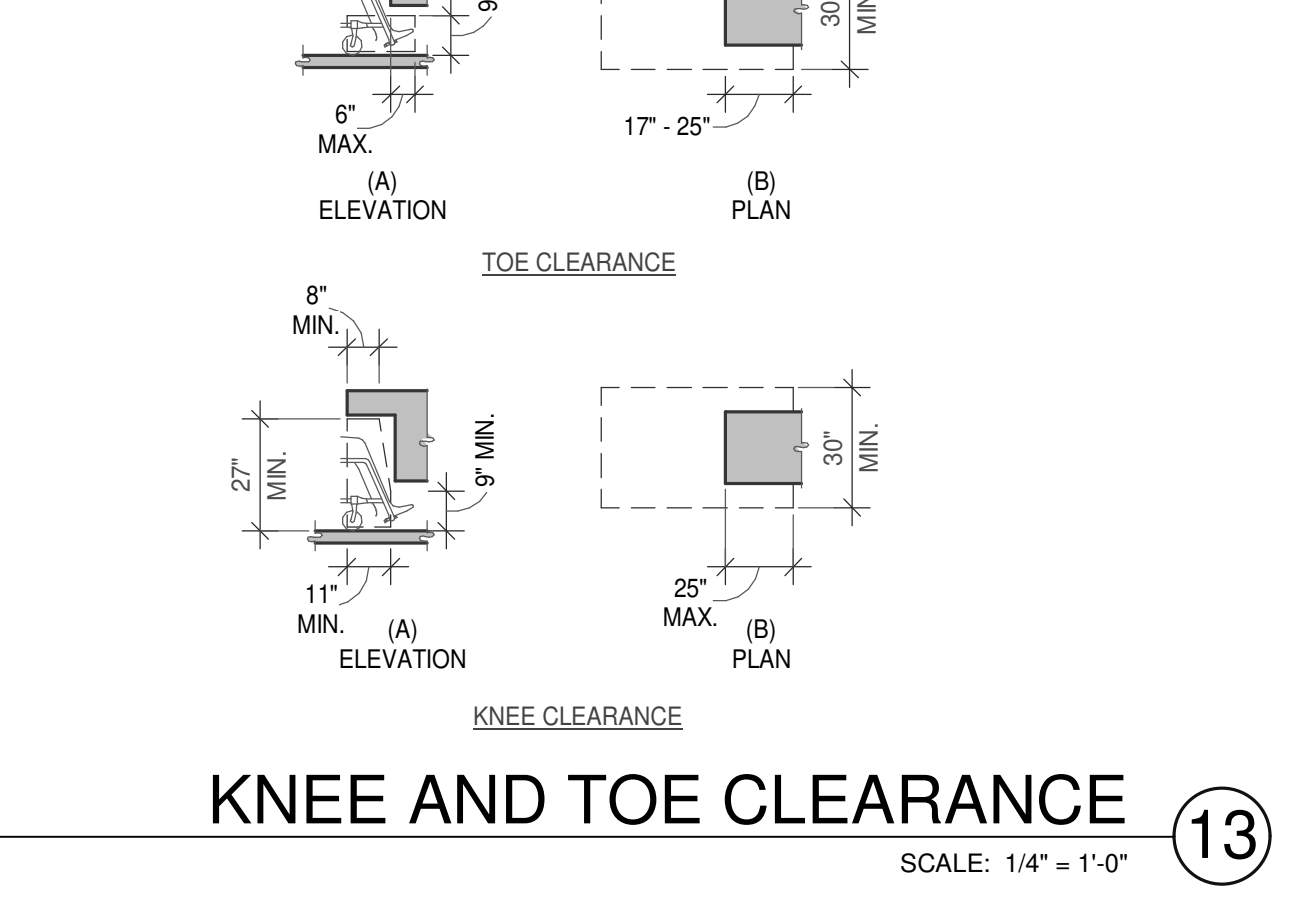
WATER CLOSETS AND TOILET COMPARTMENTS & URINALS
SCALE: 1/4" = 1'-0" **20**



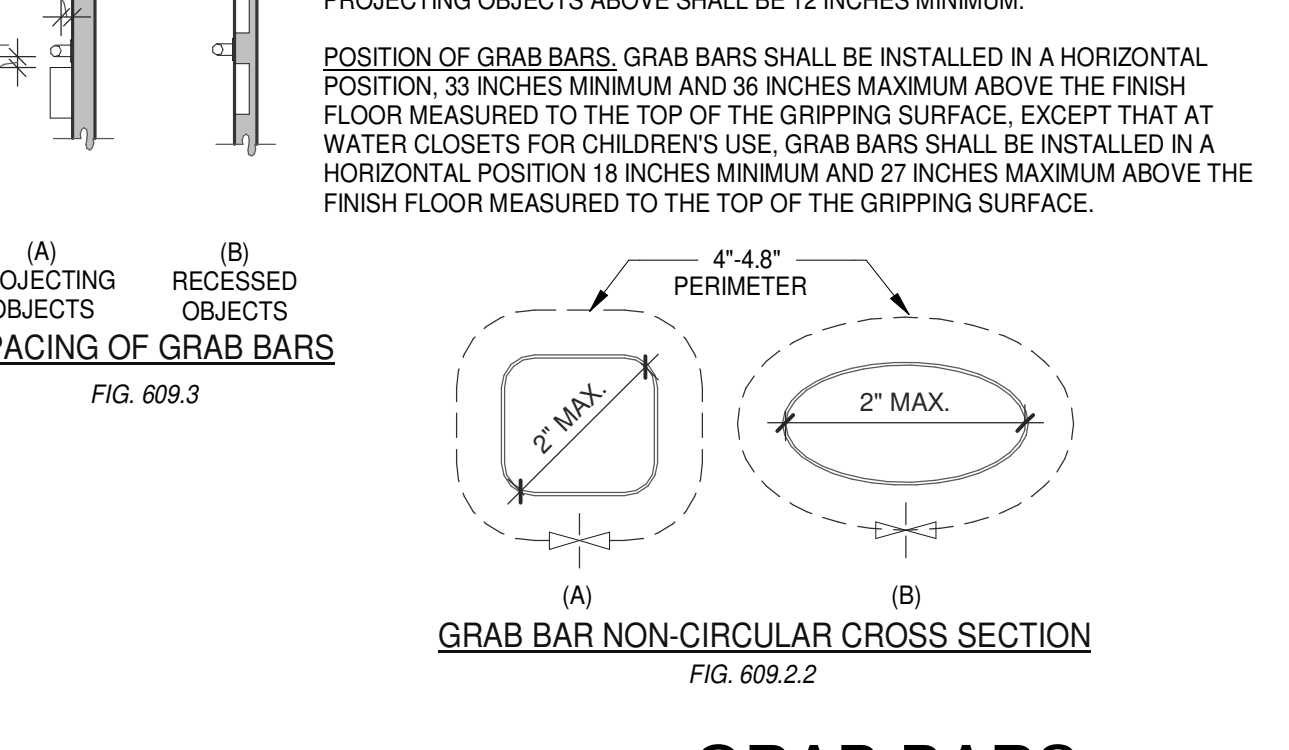
TACTILE "EXIT" SIGN
SCALE: 1/4" = 1'-0" **11**



FLOOR OR GROUND SURFACES & CHANGES IN LEVEL
SCALE: 1/2" = 1'-0" **12**



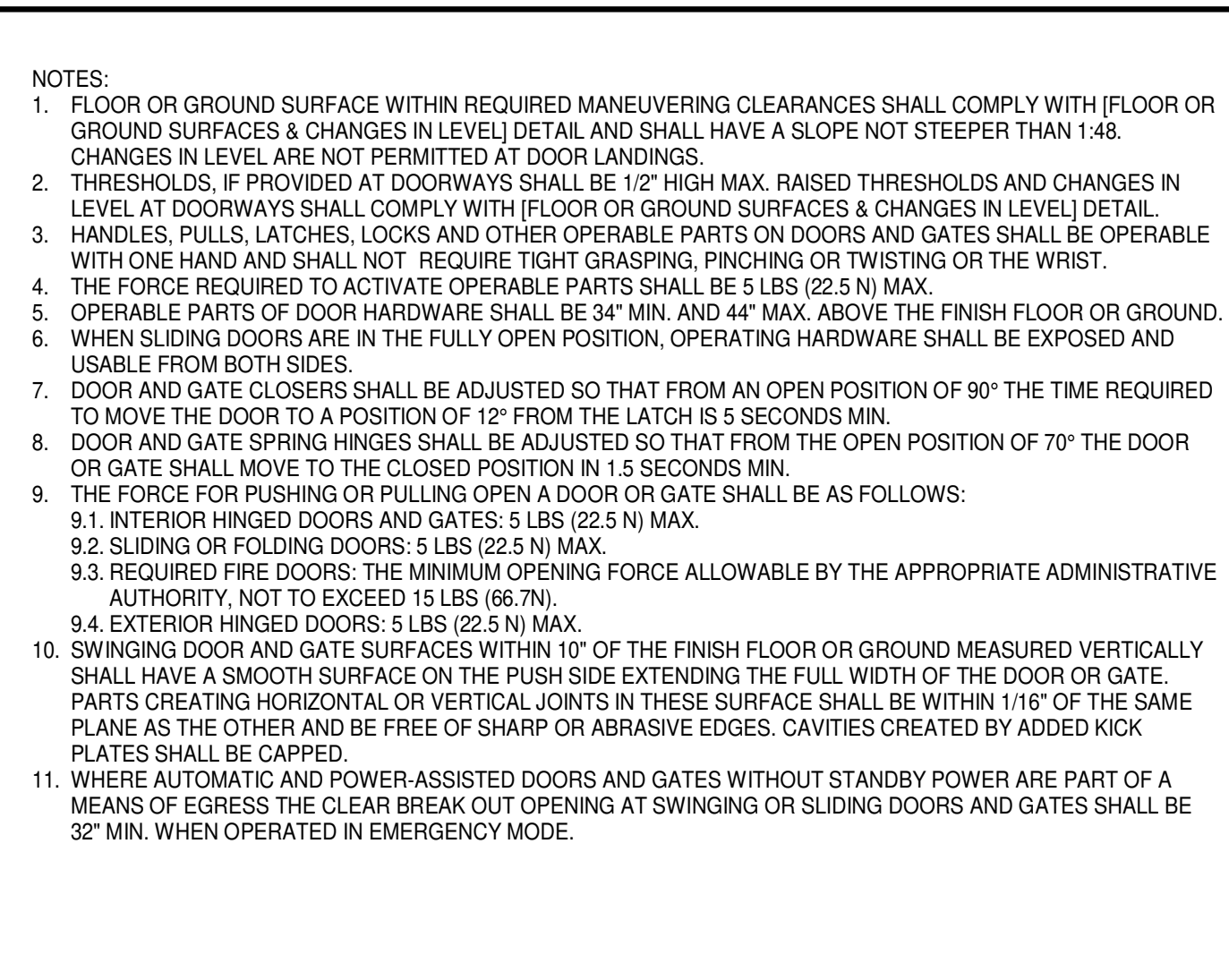
KNEE AND TOE CLEARANCE
SCALE: 1/4" = 1'-0" **13**



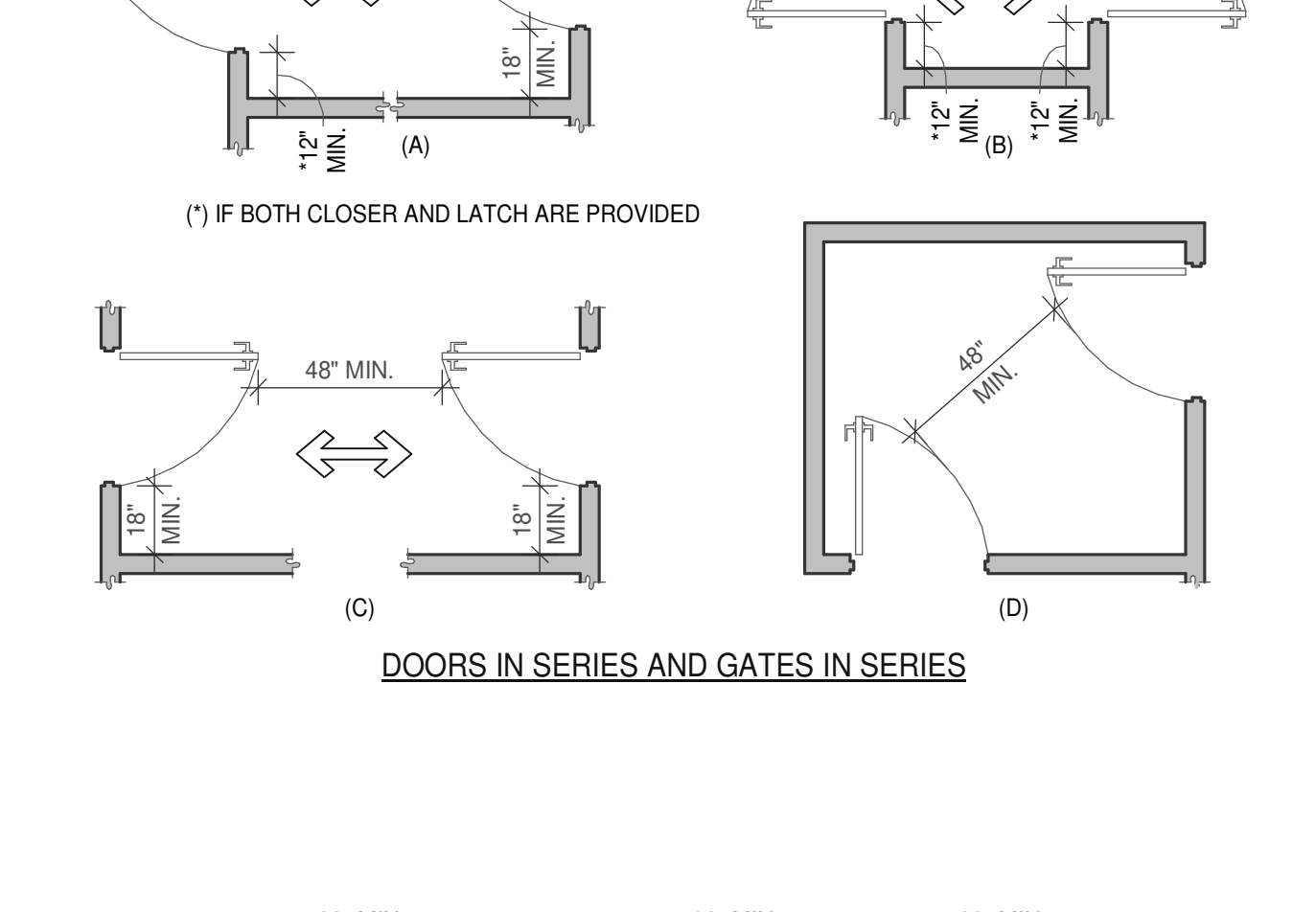
GRAB BARS
SCALE: 1/4" = 1'-0" **14**

HEIGHT TO FINISH FLOOR FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 72 INCHES	58 INCH
	72 INCHES AND GREATER	5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 72 INCHES
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 180 INCHES	2 INCHES
	180 INCHES AND GREATER	2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 180 INCHES
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES
	21 FEET AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

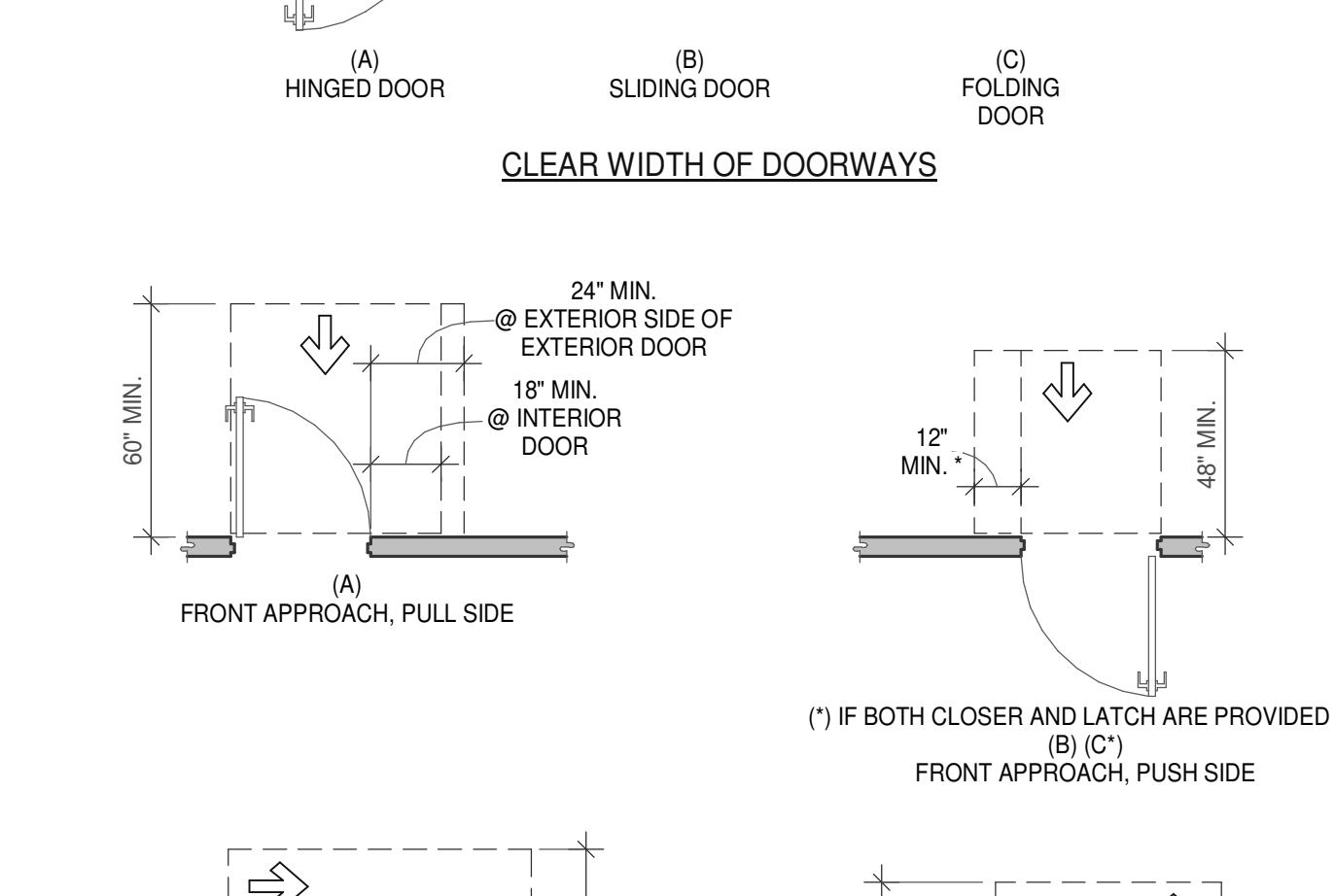
VISUAL CHARACTER HEIGHT
SCALE: 1/2" = 1'-0" **15**



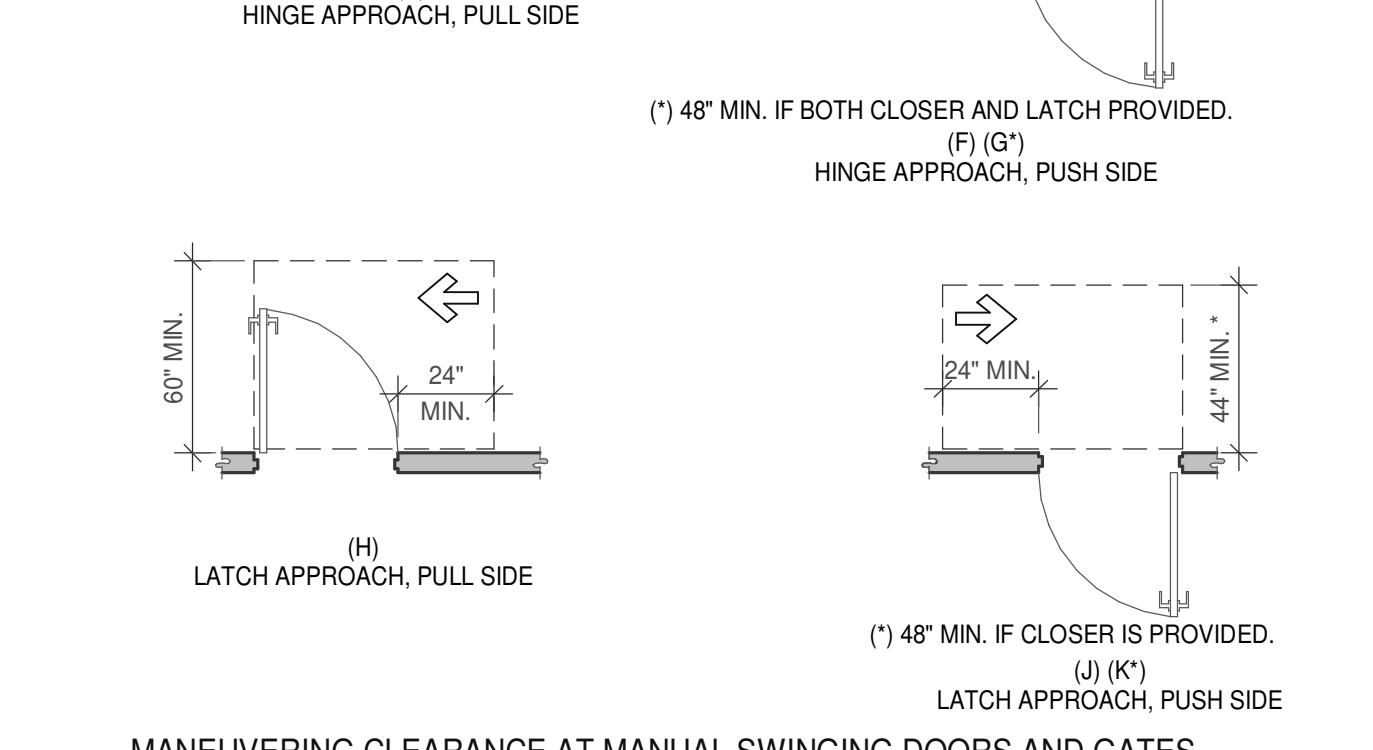
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



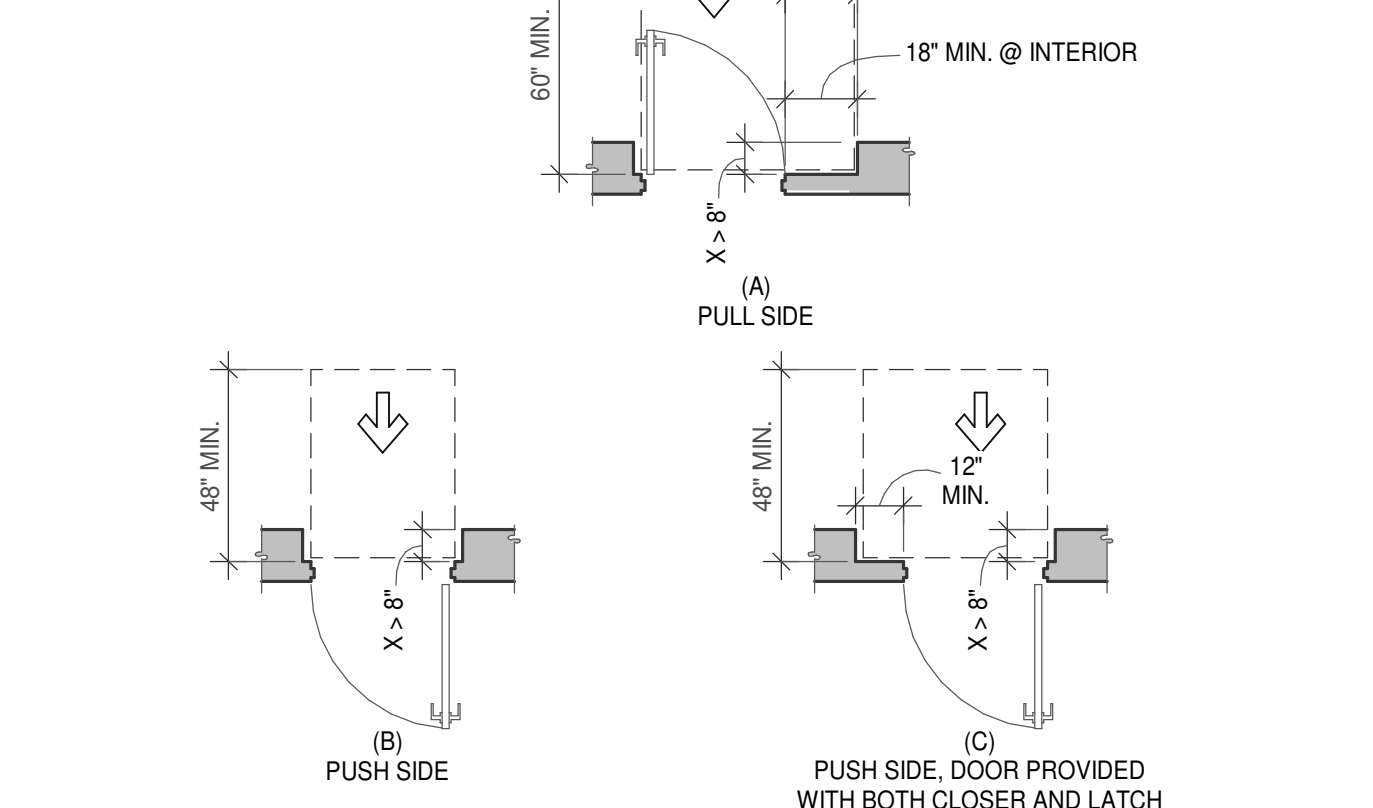
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



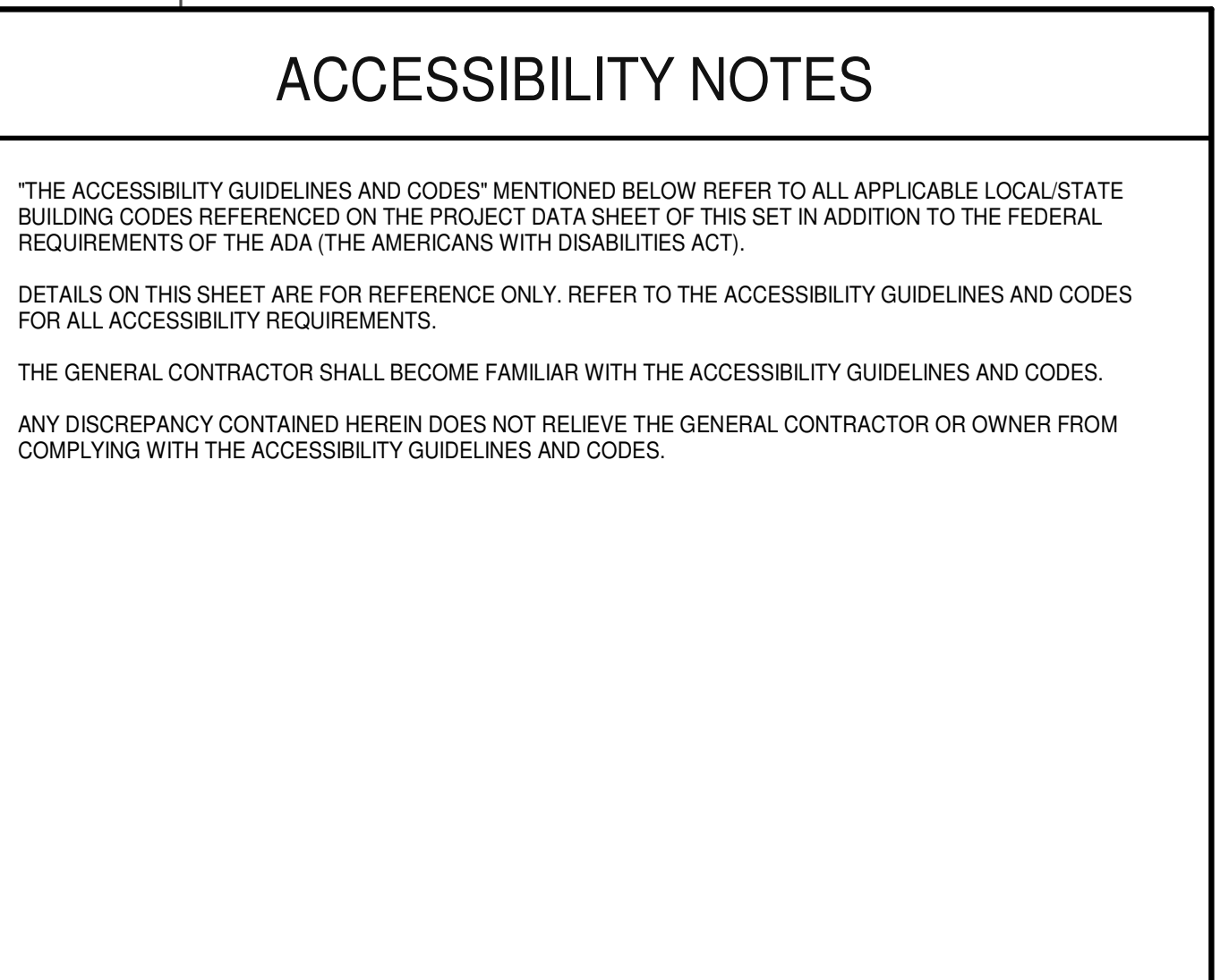
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



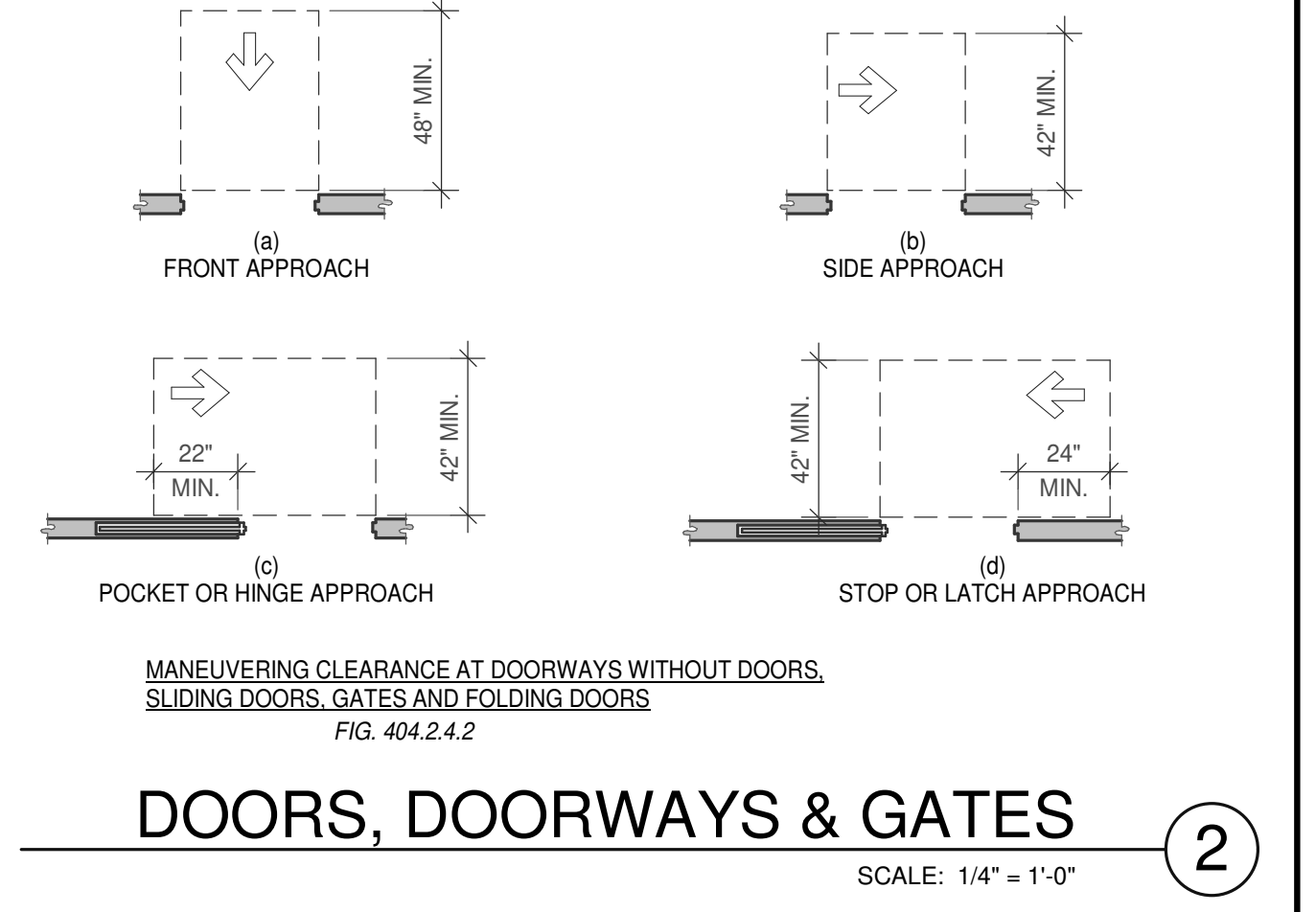
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



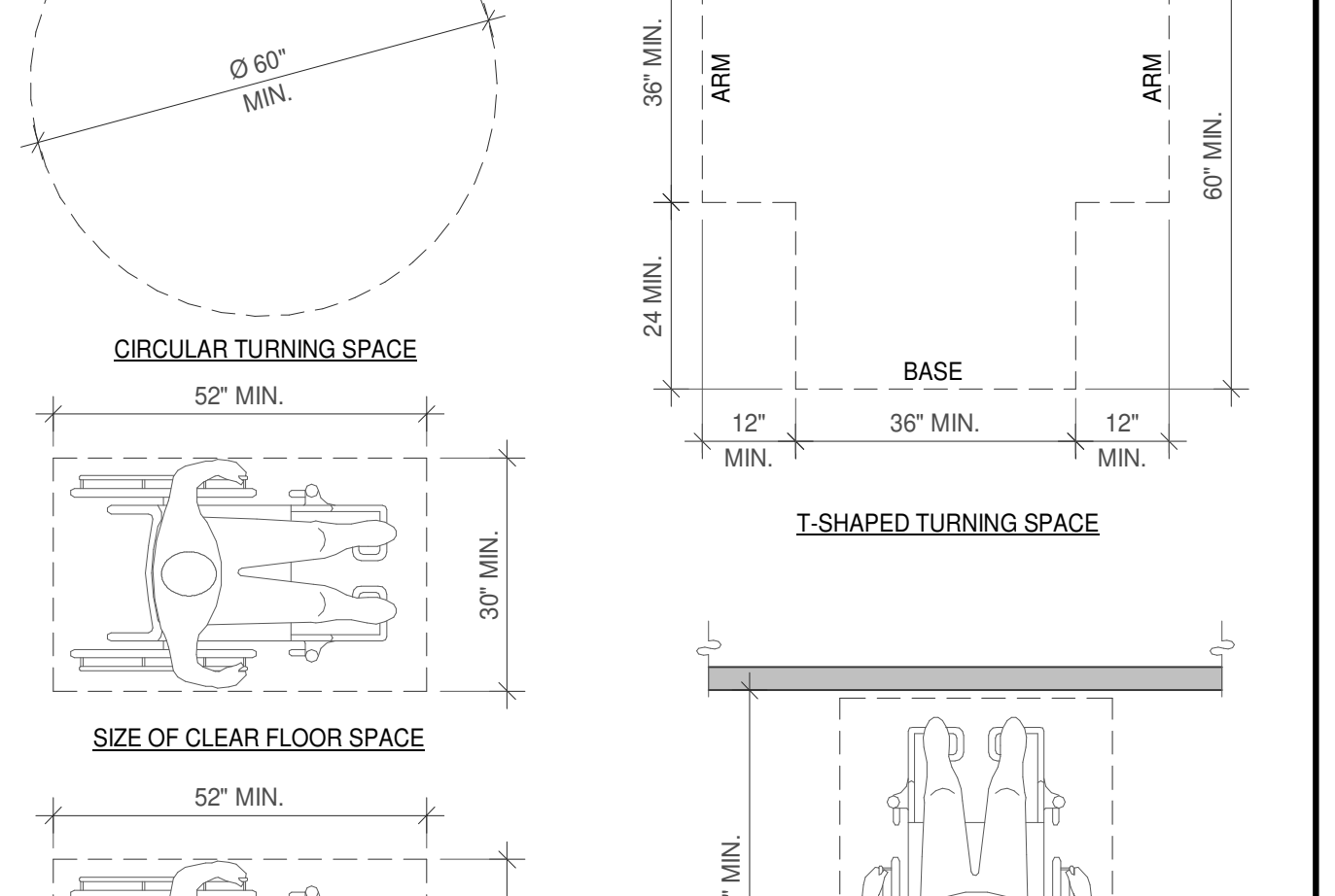
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **10**



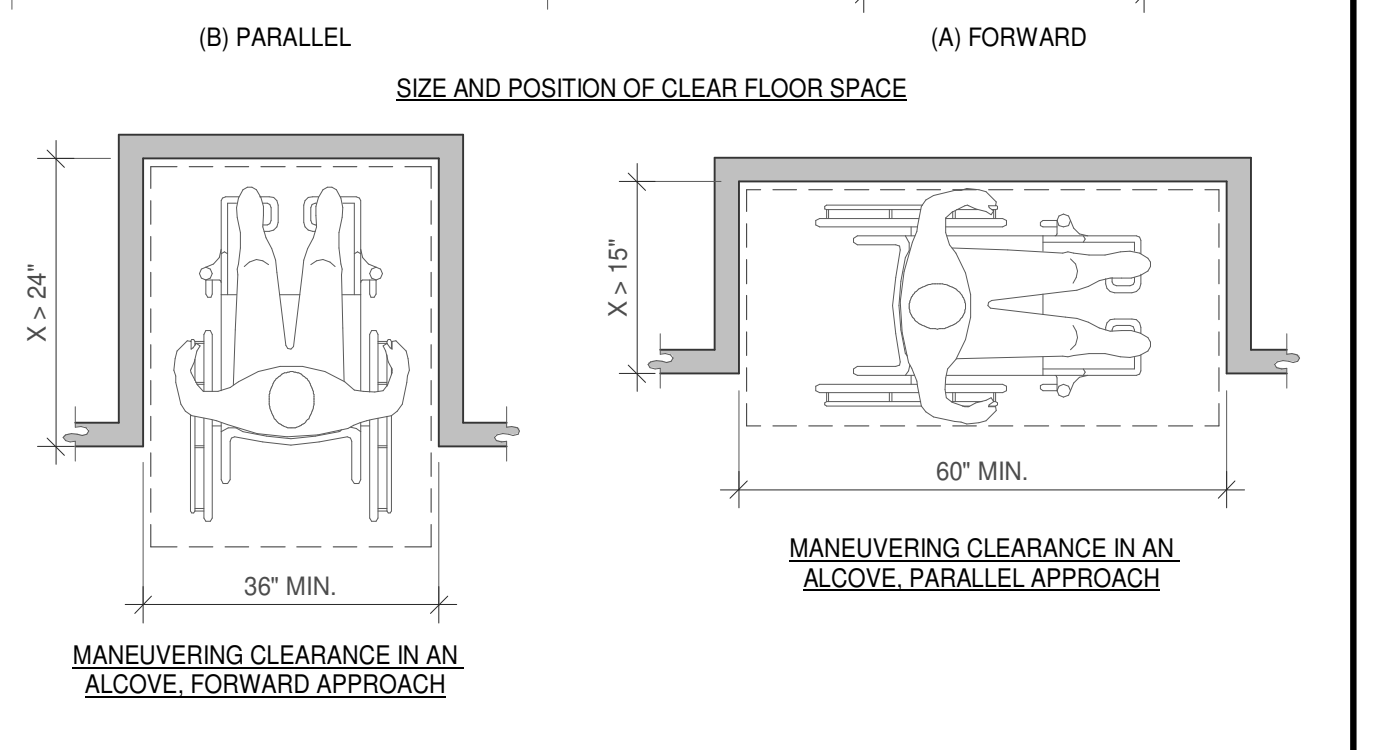
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



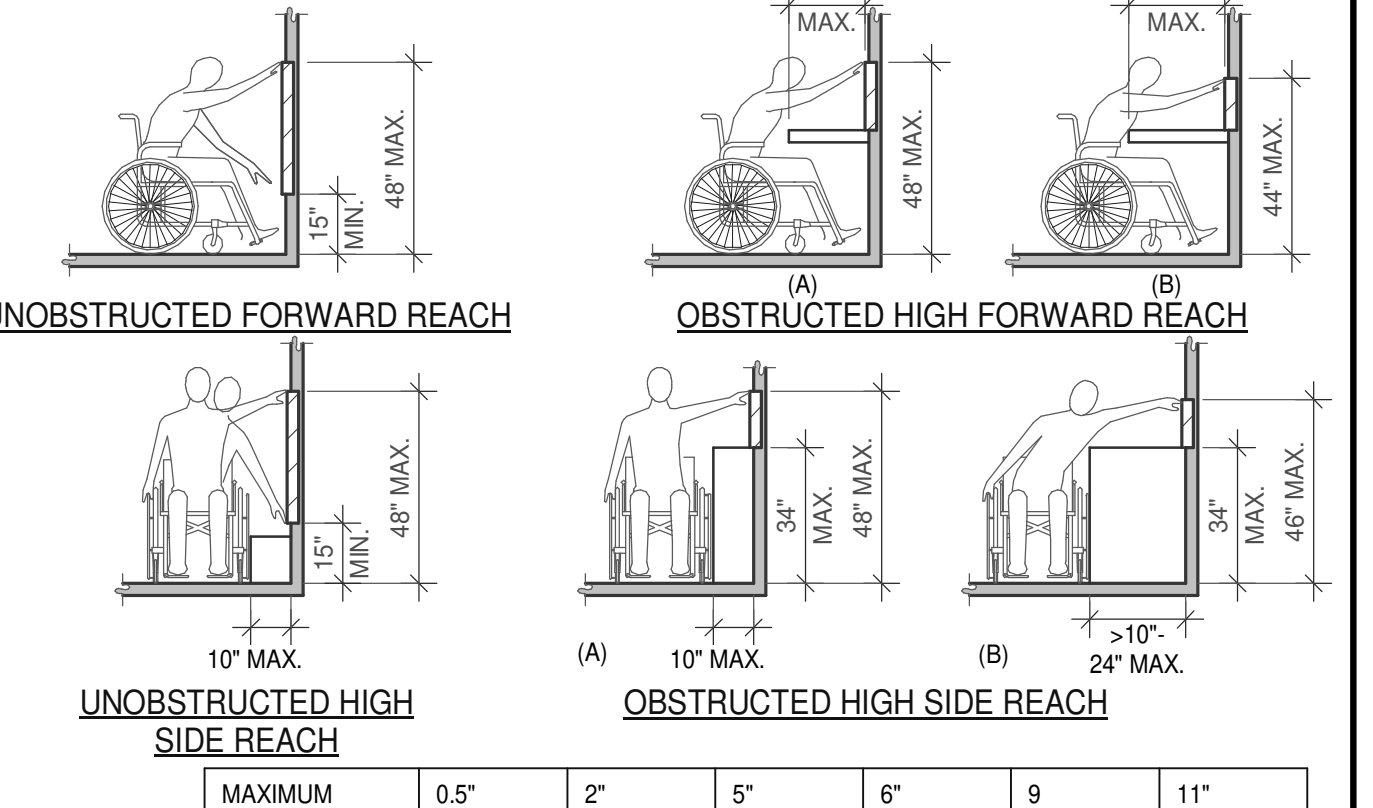
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



DOORS, DOORWAYS & GATES
SCALE: 1/2" = 1'-0" **4**



REACH RANGES
SCALE: 1/4" = 1'-0" **5**

REACH RANGE	MAXIMUM REACH DEPTH	MAXIMUM REACH HEIGHT
UNOBSTRUCTED FORWARD REACH	0.5' (13 mm)	48" (1219 mm)
OBSTRUCTED HIGH FORWARD REACH	2' (51 mm)	48" (1219 mm)
UNOBSTRUCTED HIGH SIDE REACH	5' (125 mm)	48" (1219 mm)
OBSTRUCTED HIGH SIDE REACH	6' (150 mm)	48" (1219 mm)
	9' (230 mm)	48" (1219 mm)
	11' (280 mm)	48" (1219 mm)

ACCESSIBILITY NOTES

1. THE ACCESSIBILITY GUIDELINES AND CODES MENTIONED BELOW REFER TO ALL APPLICABLE LOCAL/STATE BUILDING CODES REFERENCED ON THE PROJECT DATA SHEET OF THIS SET IN ADDITION TO THE FEDERAL REQUIREMENTS OF THE ADA (THE AMERICANS WITH DISABILITIES ACT).
2. DETAILS ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO THE ACCESSIBILITY GUIDELINES AND CODES FOR ALL ACCESSIBILITY REQUIREMENTS.
3. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE ACCESSIBILITY GUIDELINES AND CODES.
4. ANY DISCREPANCY CONTAINED HEREIN DOES NOT RELIEVE THE GENERAL CONTRACTOR OR OWNER FROM COMPLYING WITH THE ACCESSIBILITY GUIDELINES AND CODES.

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BRONXVILLE, NEW YORK 10708

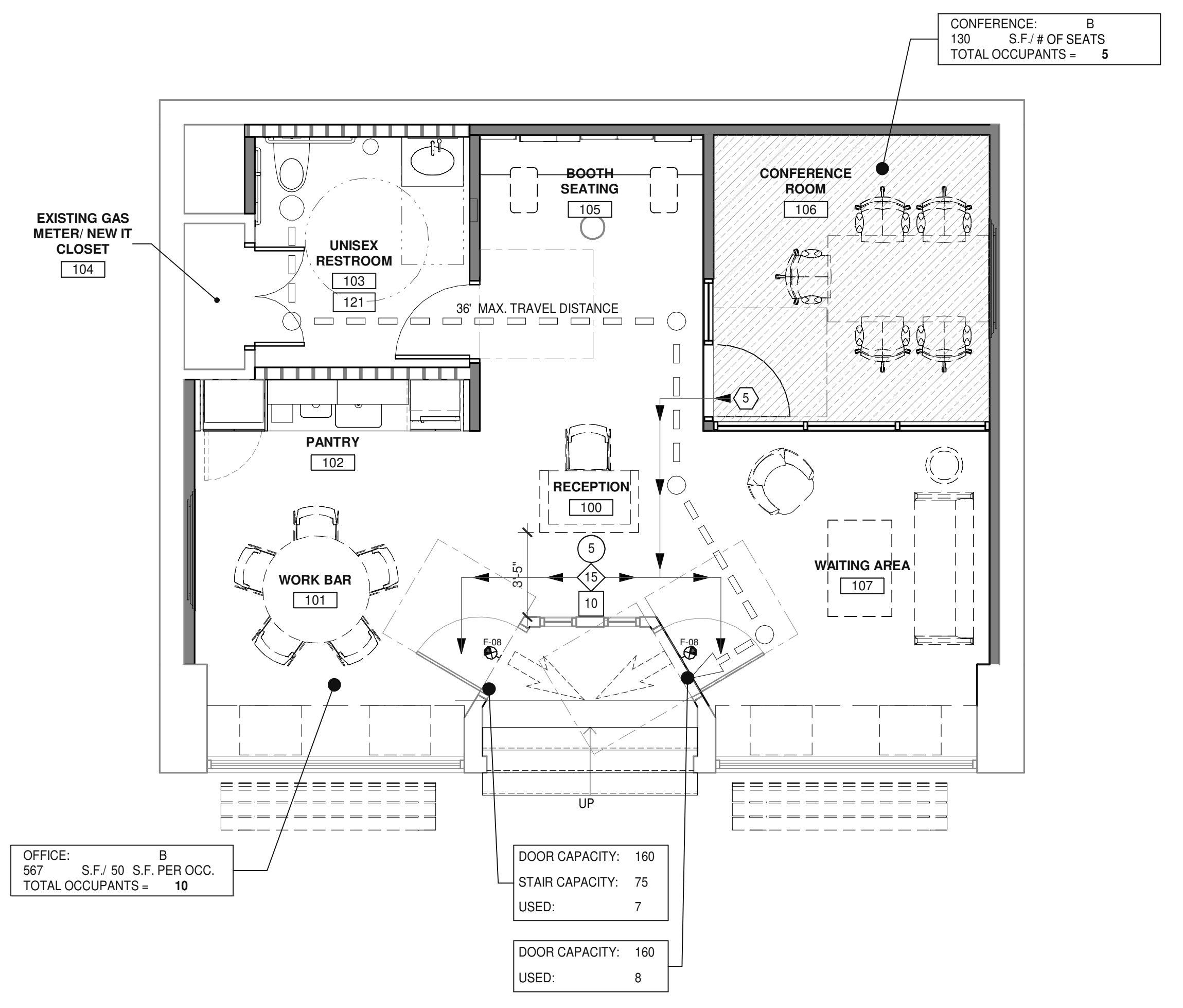
ACCESSIBILITY DETAILS

DATE: 09/08/2021
ISSUED FOR PERMITS

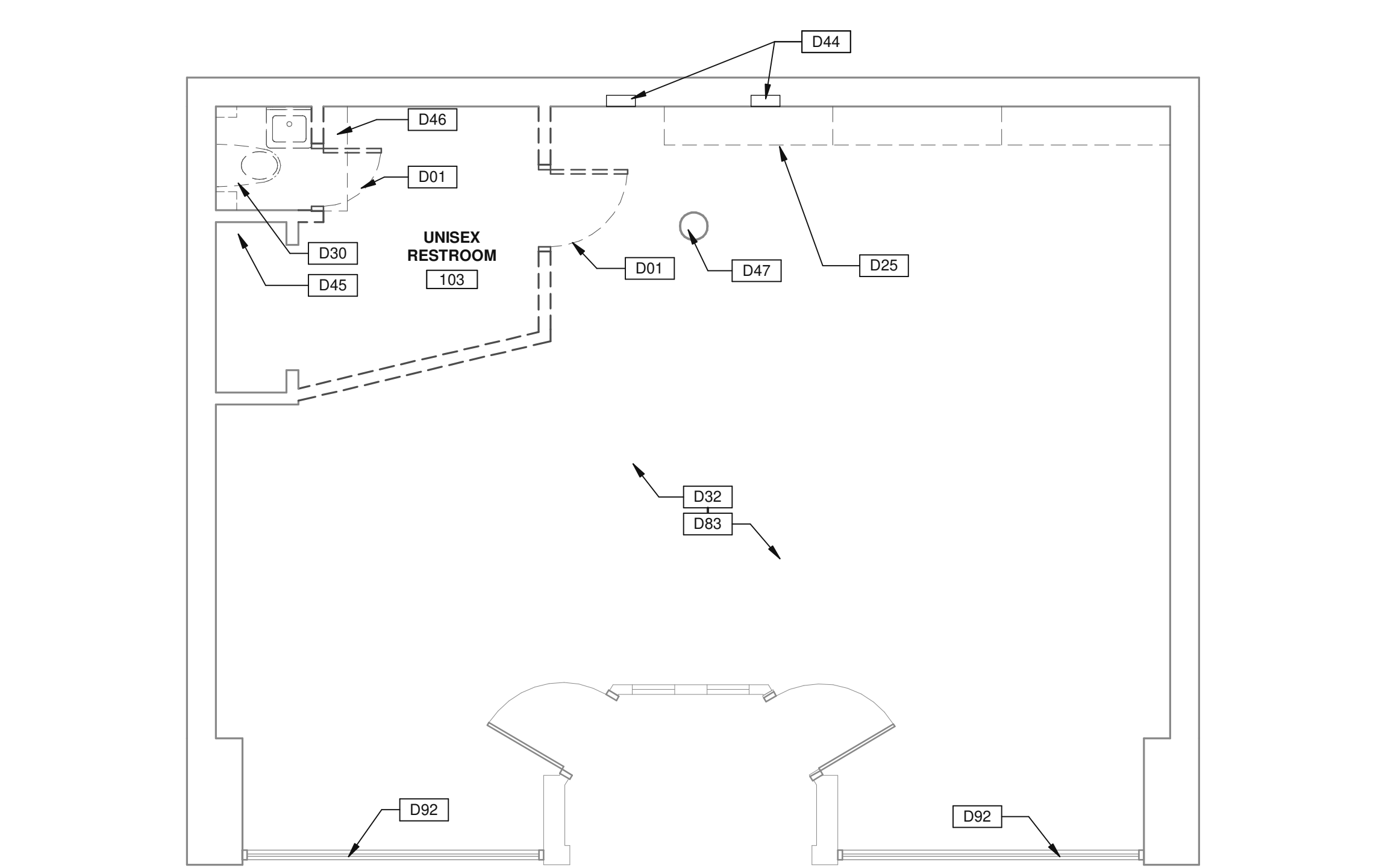
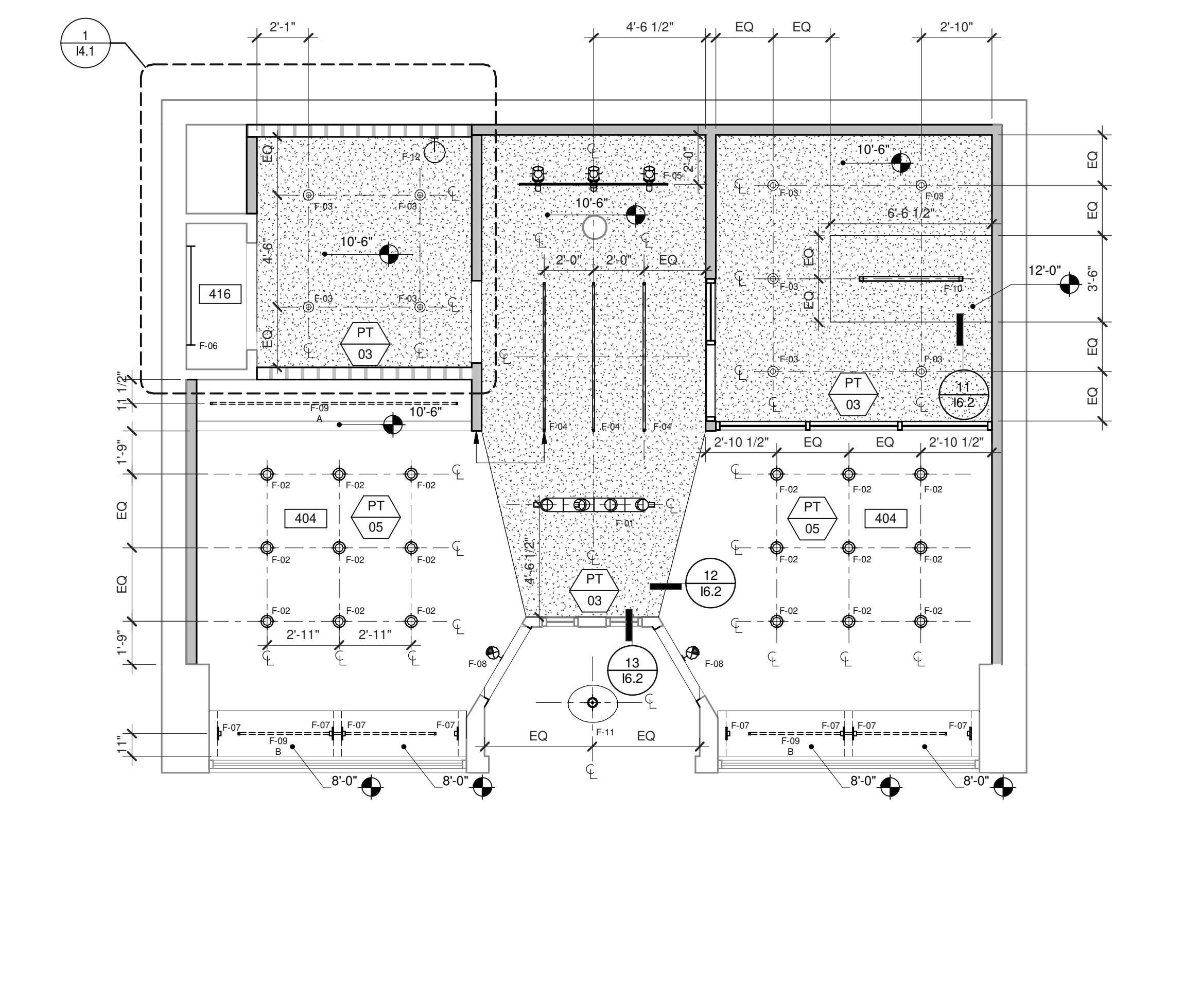
REMARKS:

PA/PM: M. ZAHEDA
DRAWN BY: S.A.
JOB NO.: NJY21-6002-00

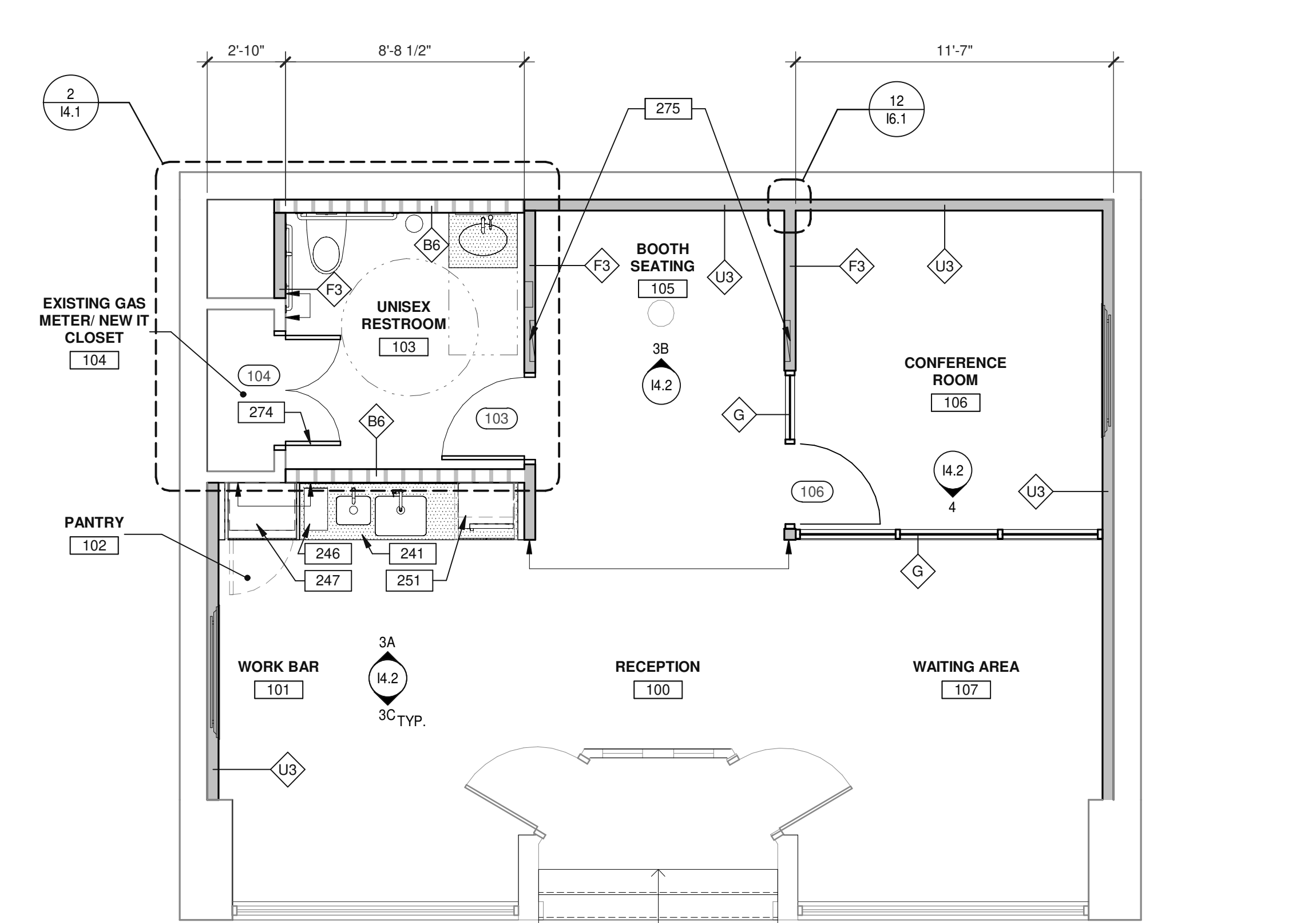
SHEET
10.3



OCCUPANCY AND EGRESS PLAN 3
SCALE: 1/4" = 1'-0"



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



KEYNOTES: □

EGRESS PLAN
121 NEW FULLY ACCESSIBLE RESTROOM FACILITY.

DEMOLITION FLOOR PLAN
D01 REMOVE DOOR ASSEMBLY.
D25 REMOVE EXISTING MILLWORK PATCH AND REPAIR WALL AS REQUIRED.
D30 REMOVE PLUMBING FIXTURES. CAP PLUMBING AS REQUIRED.
D32 REMOVE ALL WALL AND FLOOR FINISHES THROUGHOUT. PREP FOR NEW FINISHES PER FINISH PLAN.
D44 EXISTING ELECTRICAL PANELS TO BE RELOCATED. NEW FLUSH DOORS WITH NO VISIBLE HARDWARE. PAINTED TO MATCH ADJACENT WALL FINISH.
D45 EXISTING GAS METER AND EQUIPMENT TO REMAIN. ADD LEAK DETECTORS.
D46 EXISTING STEPS TO BE REMOVED AND BROUGHT DOWN TO GRADE.
D47 EXISTING COLUMN TO REMAIN. PROTECT UNDER CONSTRUCTION.
D83 REMOVE EXISTING CEILING GRID & TILES AND FIXTURES.
D82 EXISTING STOREFRONT TO REMAIN.

REFLECTED CEILING PLAN
404 THIS ROOM/AREA IS OPEN TO STRUCTURE ABOVE. PROVIDE GALVANIZED RIGID DUCTS, ROUND DIFFUSERS AND RIGID CONDUITS. ALL MECHANICAL, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS AND AUDIO VISUAL COMPONENTS VISIBLE AT OPEN CEILING AREAS ARE TO BE INSTALLED NEATLY. STRUCTURE ABOVE, CONDUITS AND PIPES TO RECEIVE PAINT. SEE FINISH LEGEND FOR ADDITIONAL INFORMATION.
416 LIGHT FIXTURE TO BE CENTERED IN THIS ROOM.

FLOOR PLAN
241 NEW WORK COUNTER WITH BUILT-IN WALL BRACKETS, PROVIDE GROMMETS AS NOTED.
246 NEW COFFEE MAKER TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE.
247 NEW REFRIGERATOR TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE FOR ICE MAKER.
251 NEW MICROWAVE TO BE PROVIDED AND INSTALLED BY TENANT.
274 DOORS TO CLOSET TO BE LOUVERED FOR VENTILATION. GAS LEAK DETECTORS TO BE INSTALLED.
275 LOCATION OF RELOCATED ELECTRICAL PANELS

WALL TYPES

SEE SHEET 16.1 FOR WALL TYPES

WALL	BASIC DESCRIPTION
Uc 16.1	EXISTING WALL
F 16.1	EXISTING EXTERIOR WALL WITH NEW FURRING
B 16.1	FULL HEIGHT NON-RATED PARTITION TO STRUCTURE INSULATED
G 16.1	FULL HEIGHT INSULATED PLUMBING CHASE
16.1	G.C. TO MATCH BELOW SPEC OR PROPOSE EQUAL ALTERNATE TYPE: GLASS WALL SYSTEM MANUFACTURER: D-HIVE STYLE: BLACK ANODIZED ALUMINIUM FRAME WITH VERTICAL MULLIONS. ACOUSTICAL GASKETS TO BE PROVIDED AT DOOR OPENINGS. DESIRED STC RATING OF 35 OR HIGHER. FINISH: BLACK ANODIZED ALUMINIUM. HARDWARE: 48" BRASS BAR PULL. NOTE: ALL ADDITIONAL HARDWARE TO BE BLACK FINISH CONTACT: JULIA ROSENLOW PH: (917) 885-8484 EMAIL: JULIA.ROSENLOW@DYNAMICHIVE.COM

REFLECTED CEILING PLAN

5/8" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED.

GYP-01	TYPE: EXPOSED CEILING MFR: N/A STYLE: PAINTED PT-03
EXP-01	ITEM: RECEPTION PENDANT MODEL: WELLES GLASS LONG CHANDELIER, 12X COLOR: CANOPY- SATIN BRASS, CUBE- ALABASTER WHITE/POLISHED BRASS
F-01	MFR: GABRIEL SCOTT SIZE: 58.86" W X 18.55" D X 16.4" H NOTE: CANOPY CENTER JUSTIFIED
F-02	ITEM: PENDANT LIGHT MODEL: WANDERING STAR LED PENDANT LIGHT MFR: VISO COLOR: GLOSS CARRARA MARBLE
F-03	ITEM: RECESSED DOWNLIGHT MODEL: 6" LED DOWNLIGHT SDR MFR: WHITE NOTE: INTENSE LIGHTING
F-04	ITEM: RECESSED LINEAR MODEL: LEDALITE TRUGROOVE RECESSED LINEAR. MFR: PHILIPS SIGNIFY SIZE: 6"
F-05	ITEM: TRACK LIGHTING MODEL: SILO X20 ACLED BEAMSHIFT TRACK HEAD MFR: BRUSHED BRASS HEADS WITH BLACK TRACK LIGHTING
F-06	ITEM: SURFACE MOUNTED LINEAR UTILITY MODEL: MERCURY LIGHTING MFR: L55 SERIES, LED, 3000K COLOR: WHITE SIZE: 4"
F-07	ITEM: WORK BENCH WALL SCONCE MODEL: BOLERO LED WALL LIGHT MFR: BLACK INDIAN GOLD COLOR: 4.75" W X 3" D X 15" H SIZE: ARNSBERG
F-08	ITEM: WALL MOUNTED EXIT SIGN MODEL: EXTRONIX MFR: NY900 SERIES NOTE: TO BE HUNG AT SAME HEIGHT AS ADJACENT LIGHT FIXTURES
F-09	ITEM: UNDER CABINET MODEL: STRIP SW24X3.0, 3000K MFR: STATIC WHITE COLOR: O-TRAN SIZE: CONTINUOUS RUN A: 9" B: 8"
F-10	ITEM: CONFERENCE PENDANT MODEL: ARDESIA LINEAR LED PENDANT MFR: GOLD, VERMONT SLATE COLOR: 51.97" W X 5.33" D X 16.4" H SIZE: HUBBARDTON FORGE
F-11	ITEM: EXTERIOR PENDANT MODEL: HIBISCUS OUTDOOR PENDANT MFR: COASTAL BLACK COLOR: 18.87" W X 24.77" H X 12.97" H SIZE: HUBBARDTON FORGE
F-12	ITEM: RESTROOM WALL SCONCE MODEL: WELLES DOUBLE HEAD LED SCONCE MFR: BLACK EXTERIOR/ SATIN BRASS INTERIOR, CANOPY COLOR: MATCHING TO FIXTURE. SIZE: 16.5" W X 6.75" D X 6" H MFR: GABRIEL SCOTT

NOTE: ALL FIXTURES TO BE 3000K, DIMMABLE
U.O.N. BOTTOM OF PENDANT FIXTURES TO BE HUNG TO ALIGN WITH GLASS OFFICE FRONTS.

GENERAL NOTES

SEE SHEETS 10.1a - 10.2 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE
- GO TO ALERT THE OWNER & ARCHITECT DURING DEMOLITION IF ADDITIONAL WORK IS REQUIRED TO ACHIEVE SMOOTH PAINT FINISH IN FUTURE OPEN CEILING AREA

EGRESS PLAN
1. POSTED SIGNS IN AN ASSEMBLY OCCUPANCY SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

REFLECTED CEILING PLAN
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS BEFORE PROCEEDING WITH INSTALLING THE WORK.
3. SEE FIXTURE SCHEDULE FOR FIXTURE TYPE DESIGNATIONS, AND TYPICAL MOUNTING HEIGHTS (U.O.N.). COORDINATE MOUNTING OPTIONS WITH OWNER'S REPRESENTATIVE & ARCHITECT. NOTIFY OWNER/ARCHITECT OF ANY CONFLICTS WITH OTHER ELEMENTS PRIOR TO INSTALLATION.
4. ALL MATERIALS USED WITHIN CEILING PLENUM SHALL BE NON-COMBUSTIBLE.
5. IN GYPSUM BOARD CEILING THE LIGHTS, HVAC ELEMENTS, FIRE DEVICES, ETC. ARE TO ALIGN IN A NEAT AND REGULAR PATTERN. REVIEW LAYOUT WITH ARCHITECT PRIOR TO ROUGH-IN.
6. GENERAL CONTRACTOR TO IDENTIFY QUANTITY AND LOCATIONS OF ALL ACCESS PANELS TO CEILING PLENUM SPACES IN GYPSUM BOARD CEILING. ACCESS PANELS TO BE AVOIDED WHERE POSSIBLE. IF AN ACCESS PANEL IS REQUIRED, COORDINATE LOCATION WITH ARCHITECT. CEILING ACCESS PANELS TO BE FLUSH FRAMELESS GYPSUM BOARD INFILL PANELS.
7. SEE KEYNOTE INFORMATION FOR ANY REQUIRED CEILING INSULATION.
8. ALL ACUSTICAL CEILING GRIDS & TILE TO BE CENTERED WITHIN A ROOM, U.O.N.
9. WHERE LIGHTING IS WITHIN MILLWORK OR WALL ELEMENTS SUCH AS MIRRORS, GC IS RESPONSIBLE TO COORDINATE WITH ALL ELECTRICAL TRADES.

FLOOR PLAN

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
2. CONTRACTOR SHALL NOTIFY ARCHITECT TO PERFORM AN ON-SITE REVIEW ONCE ALL PARTITIONS HAVE BEEN LAID OUT. PRIOR TO ERRECTING THE PARTITIONS, AND ADDRESS ANY DISCREPANCIES WITH DIMENSIONS SHOWN ON THE CONTRACT DOCUMENTS.
3. ALL METAL WALL STUDS TO BE 3-5/8" DEPTH - GAUGE AND SPACING PER L240 SPAN TABLE ON THE FRAMING DETAILS SHEET, U.O.N.
4. ALL RESTROOM WALL STUDS AT SINGLE STUD RESTROOM WET-WALLS TO BE MINIMUM 6" DEEP, AND FULLY INSULATED WITH R-13 UNFACED FIBERGLASS INSULATION (OR EQUIVALENT), U.O.N.
5. ALL NEW INTERIOR PARTITIONS TO BE FULLY INSULATED WITH A MINIMUM OF R-11 UNFACED FIBERGLASS INSULATION (OR EQUIVALENT), U.O.N.
6. DRYWALL GYPSUM BOARD SHALL BE FINISHED AS FOLLOWS, U.O.N. REFER TO GYPSUM ASSOCIATION PUBLICATION, GA-214 (https://www.cortanreed.com/gywall/what-are-recommended-levels-finish/)
a. FOR PLENUM AND NON-VISIBLE AREAS - LEVEL-1. AREAS WITH OPEN-CEILING OR CLOUDS TO BE FINISHED AS FOR VISIBLE PARTITIONS.
b. BEHIND WALL TILE - LEVEL-2
c. ALL VISIBLE PARTITION SURFACES - LEVEL-4, UNLESS NOTED AS LEVEL-5 BY OTHER NOTES OR KEYED NOTE
7. PROVIDE DRYWALL EXPANSION & CONTROL JOINTS PER "WALL AND CEILING BUREAU" (WCB) STANDARDS. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
8. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER 1" BEAD.
9. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL & CONSISTENT.
10. PATCH AND REPAIR ANY DAMAGE TO EXISTING WINDOW SILLS CAUSED BY DEMOLITION: MATCH EXISTING SILL CONDITION. FINISH TO MATCH EXISTING WINDOW FRAMES.
11. ACCESS PANELS IN WALLS/CEILING FOR PLUMBING, MECHANICAL, AND ELECTRICAL ACCESS SHALL BE FLUSH FRAMELESS GYPSUM BOARD PANELS.
12. EXTEND EXISTING GYPSUM BOARD PARTITIONS/FURRINGS TO UNDERSIDE OF STRUCTURE IN AREAS OF OPEN CEILING.
13. ALL BLOCKING IN WALL TO BE FIRE RETARDANT TREATED SOLID WOOD BLOCKING, OR CONTINUOUS METAL STRAPPING, COORDINATE EXACT LOCATIONS AND EXTENT IN FIELD. GC TO PROVIDE BLOCKING FOR ALL OWNER SUPPLIED MILLWORK, IN ADDITION TO MILLWORK SUPPLIED BY THE GC, AND WALL HUNG EQUIPMENT.
14. FOR WALL MOUNTED TELEVISIONS AND OVERHEAD CABINETS, PROVIDE BLOCKING IN WALLS AS APPROPRIATE FOR MOUNTING TYPE. COORDINATE WITH AV SPECIFICATIONS & REQUIREMENTS

RESTROOM SUMMARY

FIXTURES REQUIRED (BASED ON IPC TABLE 403.1):

	WC	M	WC	W	URINALS	LAVATORY	M	LAVATORY	W	DRINKING FOUNTAINS	SERVICE SINKS
OFFICE	567	S.F. / 50	=	10	/	2	=	5			
CONFERENCE	130	S.F. / # OF SEATS	=	5	/	2	=	2			
TOTAL REQUIRED				1	1	1	1	1	1	1	1
TOTAL PROVIDED				1	1	1	1	1	1	1	1

MAX. TRAVEL DISTANCE TO EXITS

MAXIMUM TRAVEL DISTANCE TO EXITS (1017.2 SPRINKLERED BUILDING)
B/BUSINESS (OFFICE): 300 FEET MAX.

LEGEND

EGRESS PLAN

[Hatched Box]	BUSINESS WITH LOAD FACTOR 15
[Arrow]	EXISTING ACCESSIBLE EXIT
[Dashed Arrow]	DIRECTION OF TRAVEL
[Dashed Line]	MAXIMUM TRAVEL DISTANCE
[Circle]	CUMULATIVE LOAD
[Diamond]	EXIT DISCHARGE AT DOOR
[Circle]	OCCUPANT LOAD
[Diamond]	AGGREGATE OCCUPANT LOAD
[Circle]	ITEM: WALL MOUNTED EXIT SIGN MFR: EXTRONIX STYLE: NY900 SERIES NOTE: TO BE HUNG AT SAME HEIGHT AS ADJACENT LIGHT FIXTURES

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

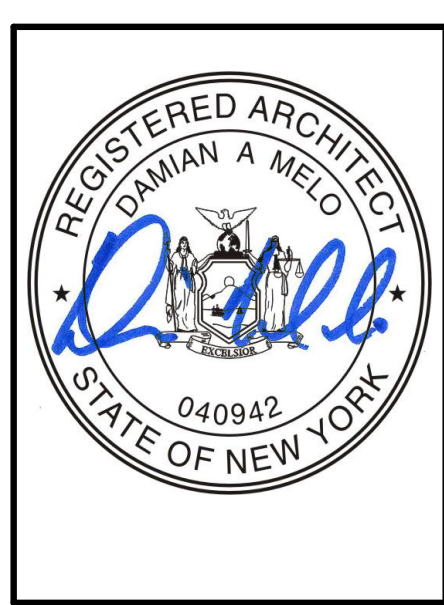
DEMOLITION FLOOR PLAN

[Solid Line]	EXISTING WALL
[Dashed Line]	EXISTING CONSTRUCTION TO BE DEMOLISHED

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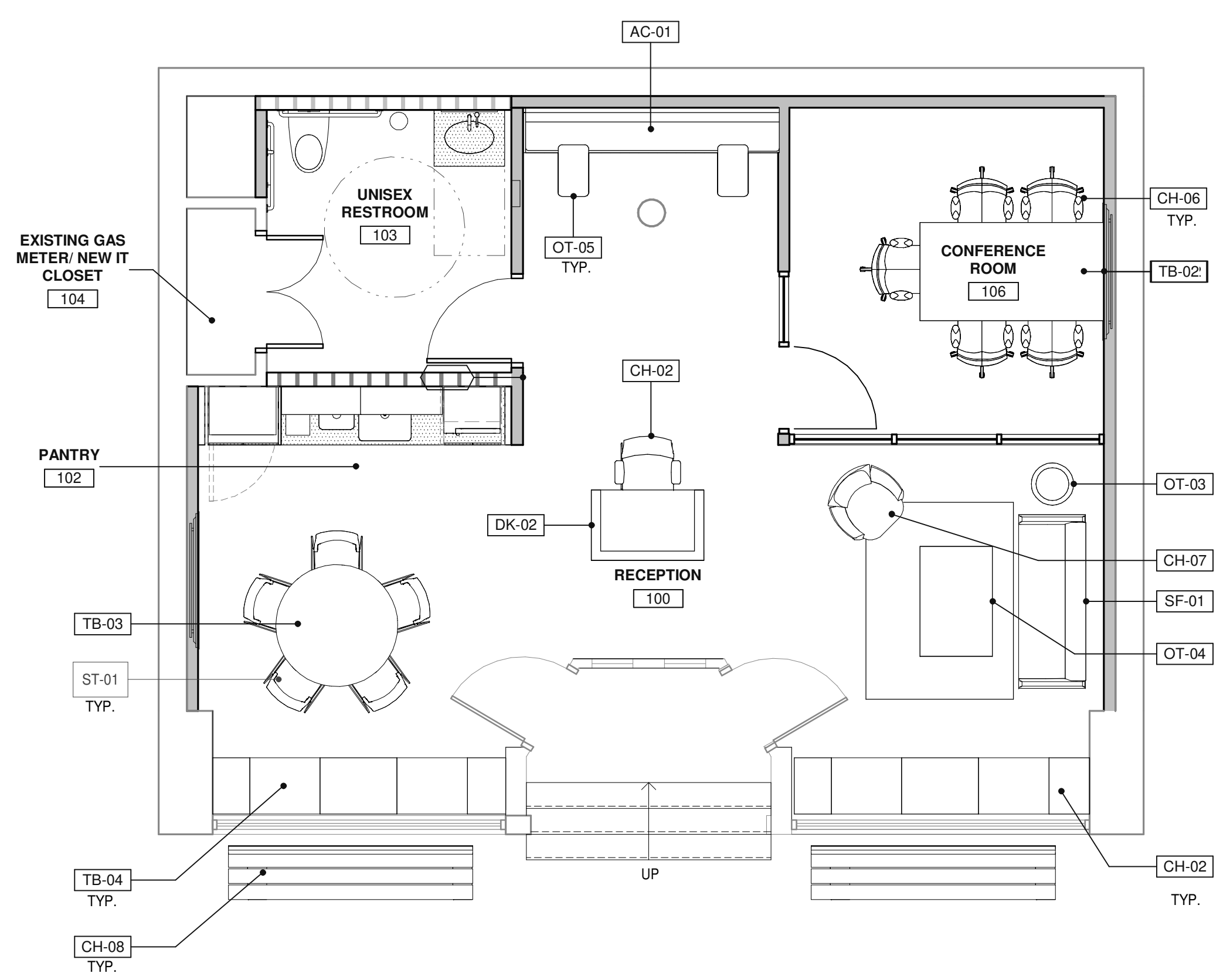


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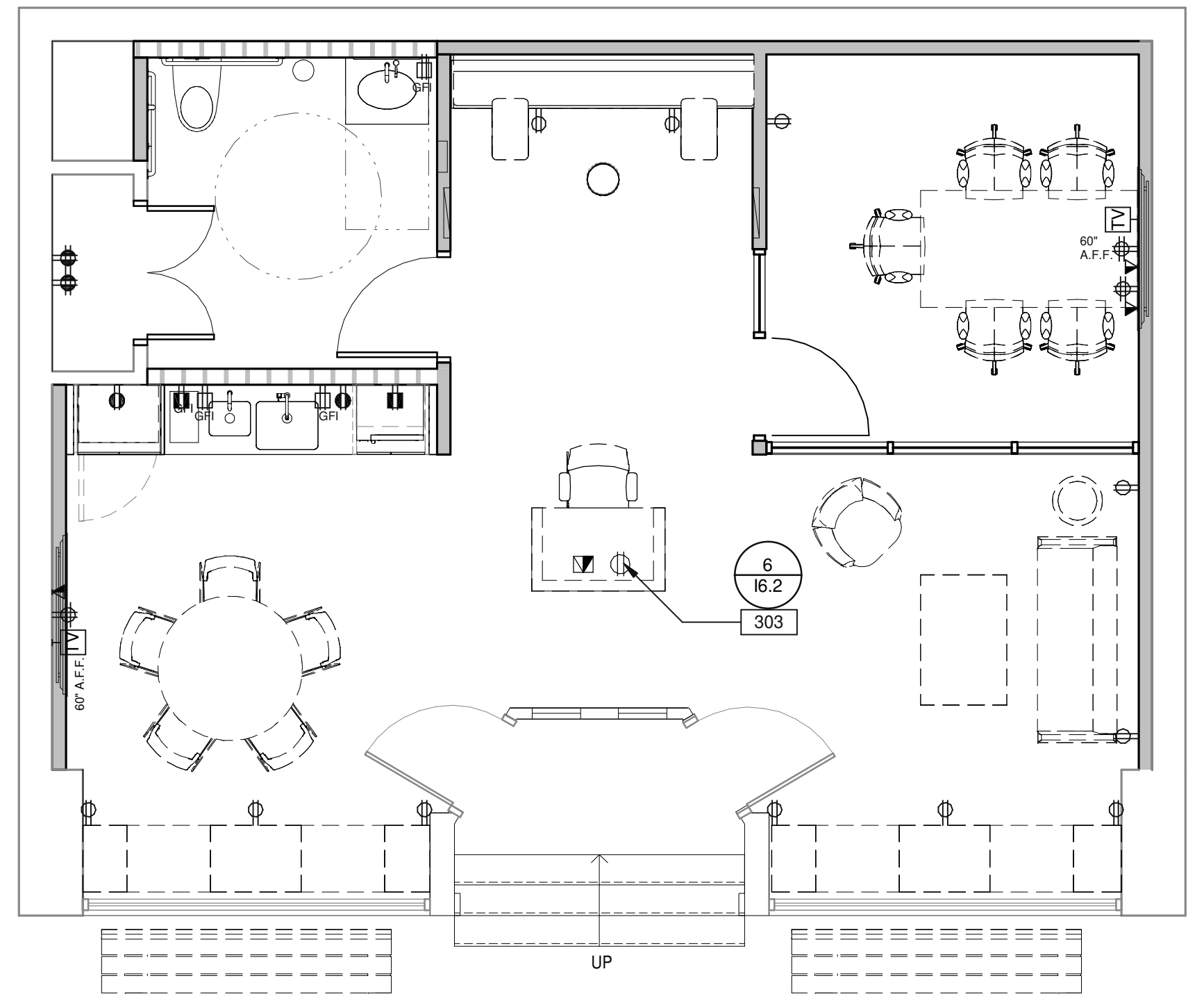
OCCUPANCY AND EGRESS PLAN, DEMOLITION FLOOR PLAN, RCP PLAN & FLOOR PLAN
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DRAWN BY:	S.A.
JOB NO.:	NY21-6002-00

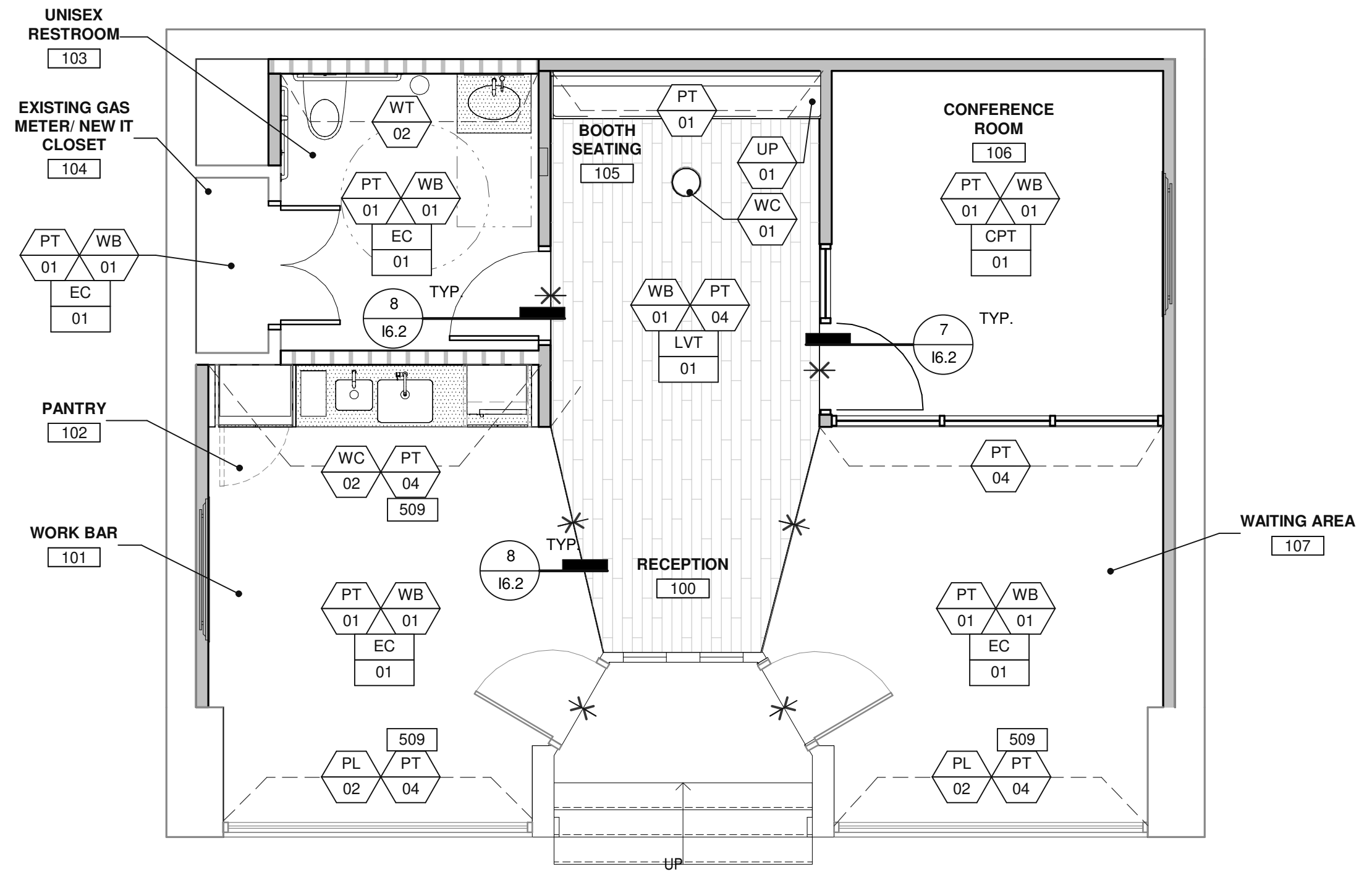
SHEET
10.5



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



POWER & SIGNAL PLAN
SCALE: 1/4" = 1'-0" **1**



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

FINISHES

- INDICATES LINE OF FLOOR TRANSITION
- INDICATES LOCATION OF NON-TYPICAL WALL FINISH
- INDICATES DIRECTION OF FLOORING INSTALLATION

WALL FINISHES

- PT 01** ITEM: GENERAL WALL PAINT
MANUF.: BENJAMIN MOORE
FINISH: EGGSHELL
COLOR/NO.: CHANTILLY LACE, OC-65
STYLE: ULTRA SPEC 500, NO VOC
- PT 02** ITEM: DOOR / FRAME PAINT
MANUF.: BENJAMIN MOORE
FINISH: SEMI-GLOSS
COLOR/NO.: CHANTILLY LACE, OC-65
STYLE: ULTRA SPEC 500, NO VOC
- PT 03** ITEM: CEILING PAINT (GYPSUM CEILINGS)
MANUF.: SHERWIN WILLIAMS
FINISH: FLAT
COLOR/NO.: CEILING BRIGHT WHITE, SW7007
NOTE: 1ST COAT TO BE S-W PROMAR 200 ZERO VOC INTERIOR LATEX PAINT, 2ND AND 3RD COATS TO BE S-W PROMAR 200 HP ZERO VOC LATEX
- PT 04** ITEM: ACCENT PAINT
MANUF.: SHERWIN WILLIAMS
FINISH: EGGSHELL
COLOR/NO.: TRICORN BLACK SW 6258
NOTE: 1ST COAT TO BE S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, 2ND AND 3RD COATS TO BE S-W PROMAR 200 HP ZERO VOC LATEX
- PT 05** ITEM: CEILING PAINT (EXPOSED CEILING)
MANUF.: SHERWIN WILLIAMS
FINISH: FLAT
COLOR/NO.: TRICORN BLACK, SW 6258
NOTE: 1ST COAT TO BE S-W PROMAR 200 ZERO VOC INTERIOR LATEX PAINT, 2ND AND 3RD COATS TO BE S-W PROMAR CEILING PAINT
- WC 01** ITEM: WALL COVERING
MANUF.: MDC
STYLE: ZIRCONIUM, EZR700
COLOR/NO.: NIGHTCLUB, EZR7001
- WT 01** ITEM: BACKSPLASH WALL TILE
MANUF.: TILE BAR
SIZE: 11.25" X 19.84" FINISH: POLISHED
STYLE: FITZ CLASSIC MARBLE + BRASS MOSAIC TILE
NOTE: WHITE GROUT
- WT 02** ITEM: RESTROOM WALL TILE
MANUF.: STONE SOURCE
COLOR/NO.: WHITE
SIZE: 4.5" X 8"
STYLE: TEXT
NOTE: WHITE GROUT
- WB 01** ITEM: WOOD WALL BASE
MANUF.: N/A
STYLE: PAINTED TO MATCH WALL
COLOR/NO.: SEMI-GLOSS
FINISH: USED THROUGHOUT

FLOOR FINISHES

- CPT 01** ITEM: CARPET TILE
MANUF.: TARKETT
STYLE: BINDERY 11501
COLOR/NO.: IRIS PRINT 25602
SIZE: 24" X 24"
INSTALLATION: VERTICAL ASHLAR
- EC 01** ITEM: EXISTING CONCRETE
NOTE: SEALED WITH SHERWIN WILLIAMS CLARISHIELD VINYL REDUCER TO SOFT SURFACES, STONE SADDLE TO HARD SURFACES
- LVT 01** ITEM: LUXURY VINYL TILE
MANUF.: TARKETT
STYLE: ID LATITUDE WOOD
COLOR/NO.: ASH, 3308
SIZE: 6" X 48"
INSTALLATION: PLANK, RUN NORTH TO SOUTH

MISCELLANEOUS FINISHES

- MT 01** ITEM: CABINERY METAL SCREENS
MANUF.: MOZ DESIGNS
COLOR/NO.: DECORATIVE METAL / GOLD METALLIC POWDER
SIZE: 1/8" DIA. PERFORATIONS
NOTE: PRICE AS DEDUCT ALT FOR THIS TO BE REMOVED
- SS 01** ITEM: MARBLE COUNTERTOP
MANUF.: ARTISTIC TILE
COLOR/NO.: NERO MARQUINA, SLNMP2
SIZE: 3/4" THICK SLAB
FINISH: POLISHED, SQUARE EDGE
- WS 01** ITEM: WINDOW SHADE
MANUF.: MECOHSHADE
STYLE: ECOVEL SHEER, SINGLE ROLLER, MANUAL
COLOR/NO.: STONE, 6754, 5% OPENNESS
NOTE: AT ALL WINDOW LOCATIONS
- UP 01** ITEM: SEAT PAD UPHOLSTERY
MANUF.: HBF TEXTILMICROBIALES
STYLE: FAUX REAL II 962
COLOR/NO.: INDA INK 90
INSTALL: STRAIGHT SEAM ONLY, NO RAILROAD
- PL 01** ITEM: CABINERY PLASTIC LAMINATE
MANUF.: FORMICA / DECO METAL
STYLE: BLACK PATINA, M9422
COLOR/NO.:
- PL 02** ITEM: MILLWORK PLASTIC LAMINATE
MANUF.: WILSONART
STYLE: LINEARTY FINISH
COLOR/NO.: TAN ECHO 7941K-18
FINISH: AEON SCRATCH RESISTANCE

GENERAL NOTES

- SEE SHEETS 10.1a - 10.2 FOR GENERAL NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE
 - GO TO ALERT THE OWNER & ARCHITECT DURING DEMOLITION IF ADDITIONAL WORK IS REQUIRED TO ACHIEVE SMOOTH PAINT FINISH IN FUTURE OPEN CEILING AREA
- POWER AND SIGNAL PLAN**
- ARCHITECTURAL DIMENSIONS AND LOCATIONS TAKE PRECEDENCE. SEE ELECTRICAL DRAWINGS FOR COORDINATION. IF INCONSISTENCIES OCCUR CONTACT ARCHITECT FOR CLARIFICATION.
 - CONTRACTOR TO RELOCATE LIGHTING, SWITCHING AND ELECTRICAL CIRCUITING AS REQUIRED.
 - ALL TELEPHONE ELECTRICAL OUTLETS IN EXISTING WALLS TO REMAIN, U.O.N. PROVIDE NEW ELECTRICAL DATA AND TELEPHONE OUTLETS AS INDICATED ON PLAN.
 - NEW DATA CABLING TO BE SUPPLIED AND INSTALLED BY TENANT (PLENUM RATED REQUIRED).
 - VERIFY POWER REQUIREMENTS FOR USER PROVIDED EQUIPMENT PRIOR TO INSTALLATION OR RELATED POWER & SIGNAL CONNECTIONS.
 - ALL FURNITURE TO BE PROVIDED AND INSTALLED BY TENANT. HYPOTHETICAL LAYOUT ONLY SHOWN. VERIFY EXACT LOCATIONS WITH FURNITURE DEALER PRIOR TO INSTALLATION OF RELATED POWER AND SIGNAL CONNECTIONS.

FINISH PLAN

- SEE ENLARGED RESTROOM ELEVATIONS FOR WALL FINISHES.
- SEE MILLWORK ELEVATIONS FOR COUNTERTOP AND CABINERY FINISHES.
- PROVIDE APPROPRIATE SEALER FOR ALL NEW FINISHES PER MANUFACTURERS RECOMMENDATION.
- PROTECT FINISHES FROM MARRING, MARKS, IDENTATIONS AND OTHER DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED BY MANUFACTURER.
- INSTALLATION LEVELS OF GYPSUM BOARD FINISHING AS FOLLOWS:
 - A. LEVEL 1 FINISH: WHEN ABOVE FINISHED CEILING AND CONCEALED FROM VIEW.
 - B. LEVEL 2 FINISH: AS A SUBSTRATE FOR TILE.
 - C. LEVEL 3 FINISH: WHEN SCHEDULED TO RECEIVE A HEAVY OR MEDIUM TEXTURED FINISH.
 - D. LEVEL 4 FINISH: IN OFFICES AND OTHER AREAS THAT RECEIVE LOWER PUBLIC TRAFFIC AND VISIBILITY.
 - E. LEVEL 5 FINISH: FOR ALL WALLS AND CEILING TO RECEIVE A PAINTED FINISH, LIGHTLY TEXTURED FINISH.
- ALL EXPOSED DRYWALL CORNERS AND COLUMN EDGES RECEIVING ANY FINISH OTHER THAN PAINT TO BE FINISHED WITH A CORNER BEAD.

KEYNOTES:

- POWER AND SIGNAL PLAN**
- 303** SAW-CUT EXISTING CONCRETE FLOOR THIS AREA AS REQUIRED FOR NEW POWER. NEW RECEPTACLES TO BE COMPLETELY FLUSH AND ACCEPT FLOOR SURFACE FOR CONGEALED LOOK.

FINISH PLAN

- 509** REFERENCE ELEVATIONS FOR EXACT LOCATION OF MATERIALS.
- CONTACT FOR ALL TARKETT PRODUCT:
JOHN MAIOLLO
(516) 967-0017
John.Maiollo@tarkett.com

LEGEND

FURNITURE PLAN:

SYMBOL	DESCRIPTION
	CHAIR
	DESK
	TABLE
	OCCASIONAL TABLE
	ACCESSORY

POWER AND SIGNAL PLAN

- NEW DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. "O" DESIGNATES RECESSED TYPE SOCKET.
- NEW DEDICATED DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- NEW DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- NEW DEDICATED DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- NEW 110V FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.
- NEW DEDICATED FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.
- NEW SINGLE COAX JACK, PROVIDE CONDUIT FOR HDMI CABLE FROM CABLE BOX TO MONITOR, MOUNTED AT +18" A.F.F., U.O.N.
- NEW COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED 6" ABOVE COUNTER OR SPLASH. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- NEW DATA OUTLET FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE FIRE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE DEVICE.

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POWER & SIGNAL, FINISH AND FURNITURE PLANS

DATE	ISSUED FOR PERMITS	REMARKS
08/08/2021		

P&P/M:	M. ZAHEDA
DRAWN BY:	S.A.
JOB NO.:	NJY21-6002-00

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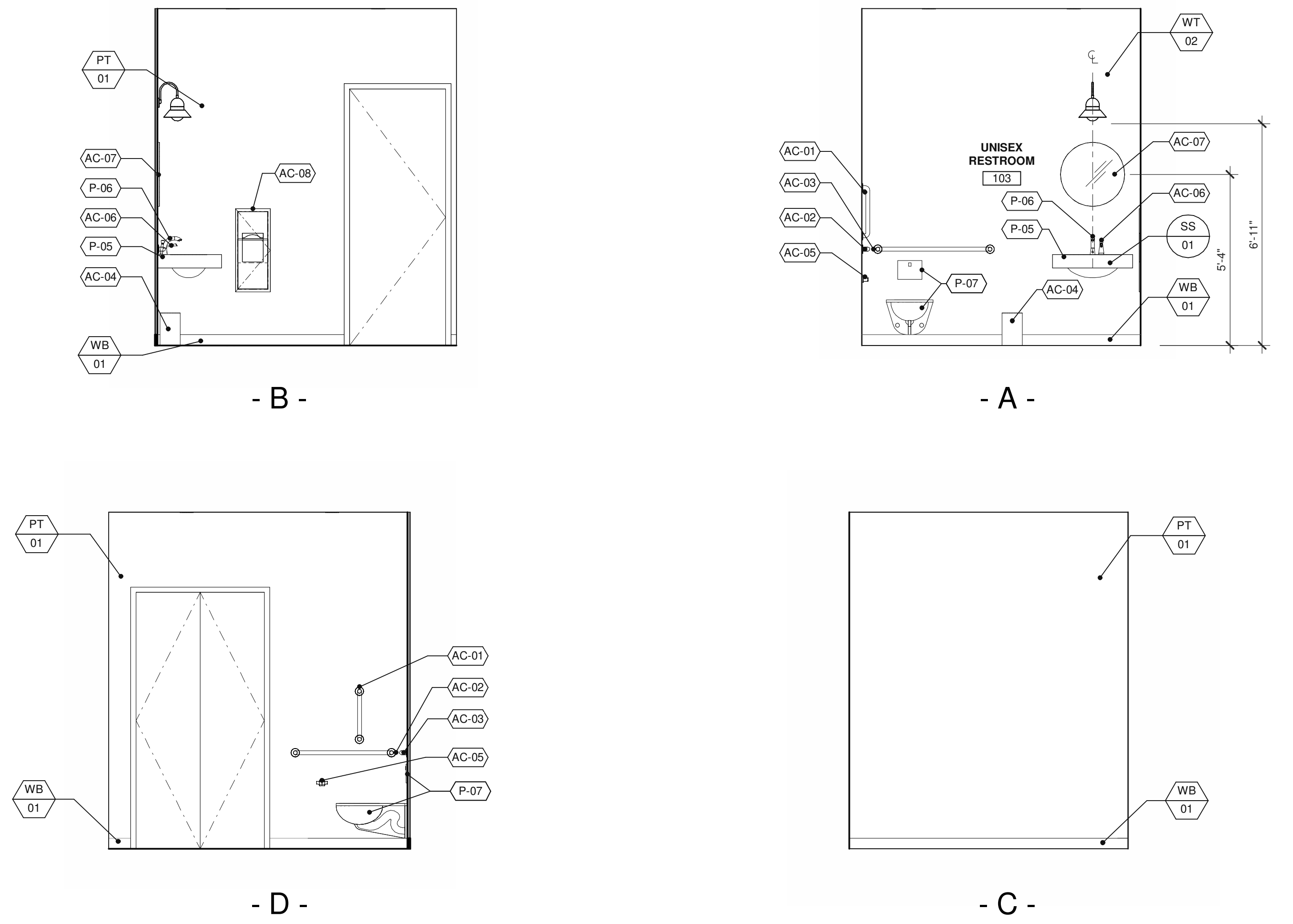
NOTE: ALL DIMENSIONS AND CALLOUTS TYPICAL FOR EACH ROOM UNLESS NOTED OTHERWISE.

RESTROOM NOTES

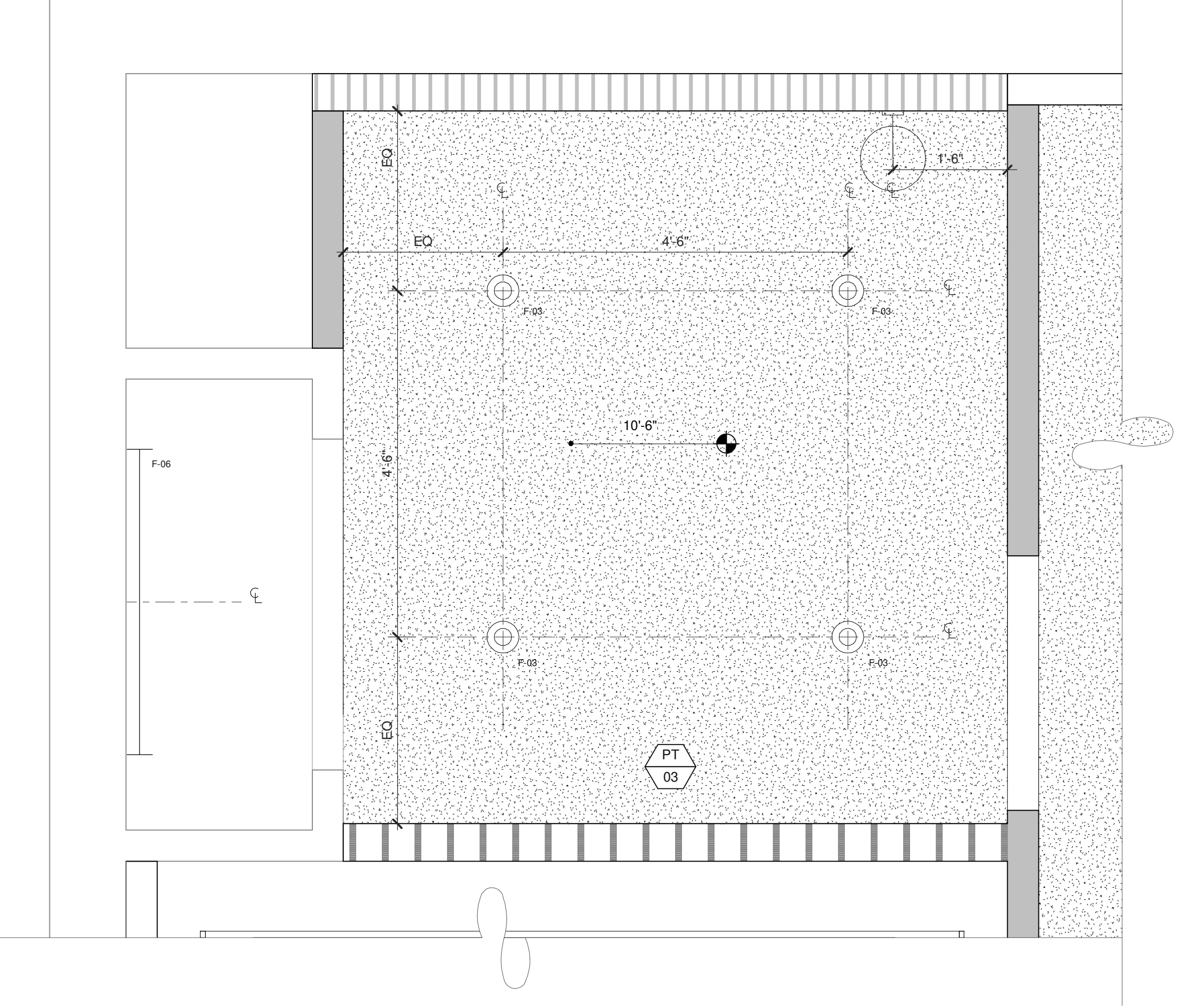
- SEE SHEETS 14.1a - 14.2 FOR GENERAL NOTES
SEE SHEET 14.0 FOR FINISH, PLUMBING FIXTURES, RESTROOM ACCESSORIES, EQUIPMENT AND LIGHT FIXTURE SCHEDULES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
 - PROVIDE DRAIN WITH TRAP PRIMER FOR EACH RESTROOM IF THERE ARE TWO OR MORE FIXTURES. SLOPE FLOOR TO DRAIN A MIN. 1/8" PER FOOT.
 - VERIFY BUILDING STANDARD FOR WALL-HUNG/DROP-IN COUNTER SINK WHERE APPLICABLE.
 - TOILET PAPER DISPENSERS SHALL NOT BE OF TYPE THAT CONTROLS DELIVERY, OR THAT DO NOT ALLOW CONTINUOUS PAPER FLOW. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
 - OPERABLE PARTS OF ALL ACCESSORIES SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES AND STANDARDS.

LEGEND

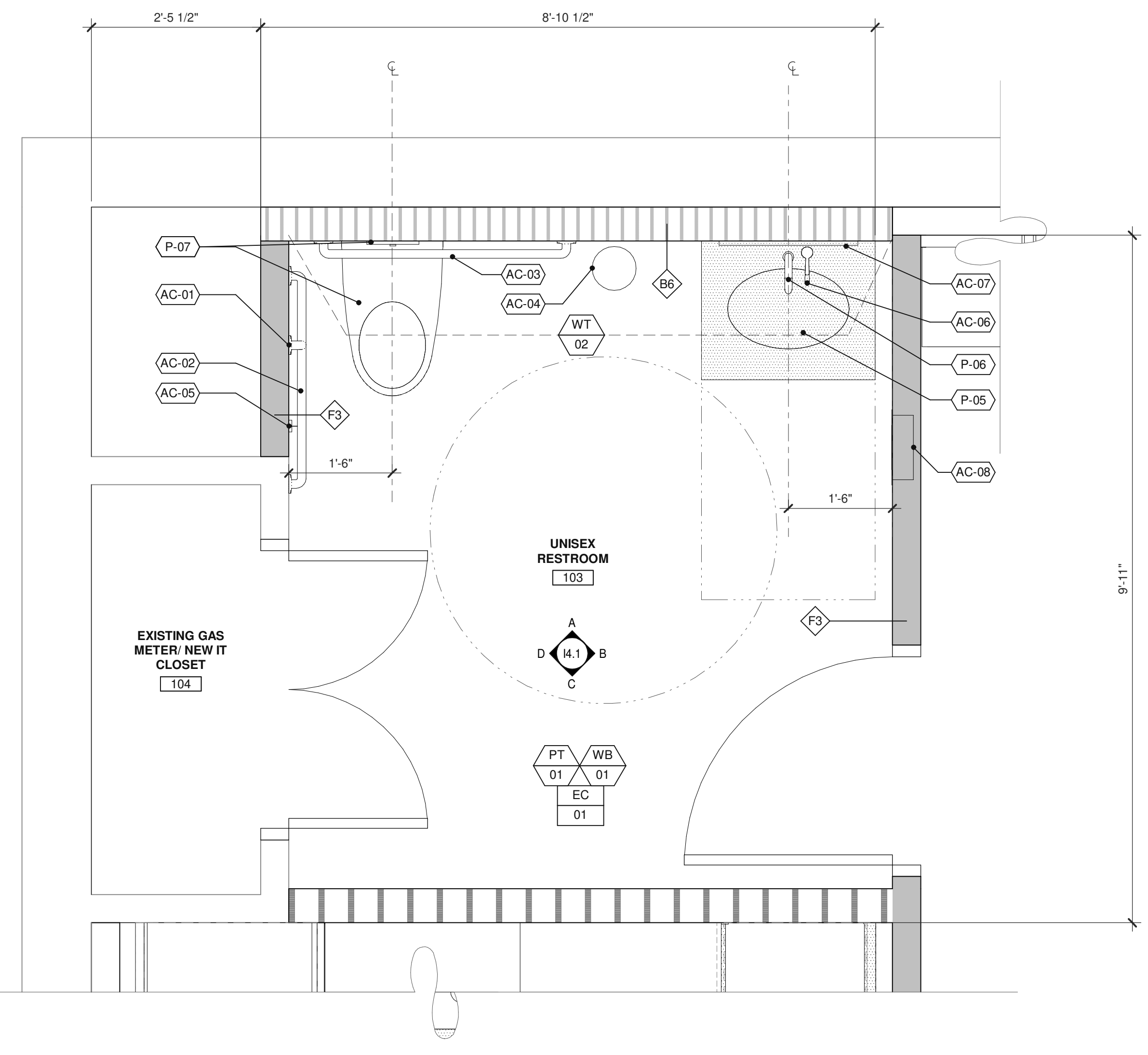
- RESTROOM FIXTURES**
- P-05** ITEM: INTEGRATED SINK
MANUF.: KOHLER
STYLE: LADENA, K-2214-7
COLOR/NO.: BLACK BLACK
SIZE: 20 7/8"W X 14 3/8"D X 8 1/8"H
 - P-06** ITEM: SENSOR FAUCET
MANUF.: STERN
STYLE: TRENDY
COLOR/NO.: POLISHED BRASS
NOTE: BATTERY POWERED
 - P-07** ITEM: WALL-MOUNTED TOILET + FLUSHOMETER
MANUF.: TOTO USA
STYLE: COMMERCIAL FLUSHOMETER ULTRA HIGH EFFICIENCY TOILET, CT708UV
COLOR/NO.: COTTON
NOTE: SPECIFIED WITH FLUSH VALVE AND TOILET SEAT
- RESTROOM ACCESSORIES**
- AC-01** ITEM: GRAB BAR
MANUF.: KOHLER
STYLE: PURIST GRAB BAR
COLOR/NO.: MATTE BLACK
SIZE: 18"W
 - AC-02** ITEM: GRAB BAR
MANUF.: KOHLER
STYLE: PURIST GRAB BAR
COLOR/NO.: MATTE BLACK
SIZE: 36"W
 - AC-03** ITEM: GRAB BAR
MANUF.: KOHLER
STYLE: PURIST GRAB BAR
COLOR/NO.: MATTE BLACK
SIZE: 42"W
 - AC-04** ITEM: SANITARY NAPKIN DISPOSAL
MANUF.: SIMPLE HUMAN
STYLE: SMALL ROUND STEP CAN
COLOR/NO.: BRASS
SIZE: 7.6"DIA. X 12.1"H, 4.5L
 - AC-05** ITEM: TOILET TISSUE HOLDER
MANUF.: KOHLER
STYLE: ELATE, DOUBLE TOILET PAPER HOLDER, K-27289-BL
COLOR/NO.: MATTE BLACK
SIZE: 10 1/8"W X 3 13/16"D
 - AC-06** ITEM: SOAP DISPENSER
MANUF.: STERN
STYLE: TRENDY
COLOR/NO.: POLISHED BRASS
NOTE: BATTERY POWERED
 - AC-07** ITEM: MIRROR
MANUF.: DESIGN WITHIN REACH
STYLE: NIMBUS MIRROR, ROUND
COLOR/NO.: POLISHED BRASS
SIZE: 24" DIA.
 - AC-08** ITEM: RECESSED POWER TOWEL DISPENSER / TRASH RECEPTACLE
MANUF.: ASI AMERICAN SPECIALTIES
STYLE: PIATTO COMPLETED RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, 64623-21
COLOR/NO.: MATTE BLACK PHEENOLIC
NOTE: 14"W X 5"D X 28"H



RESTROOM ELEVATIONS
SCALE: 3/8" = 1'-0"
3

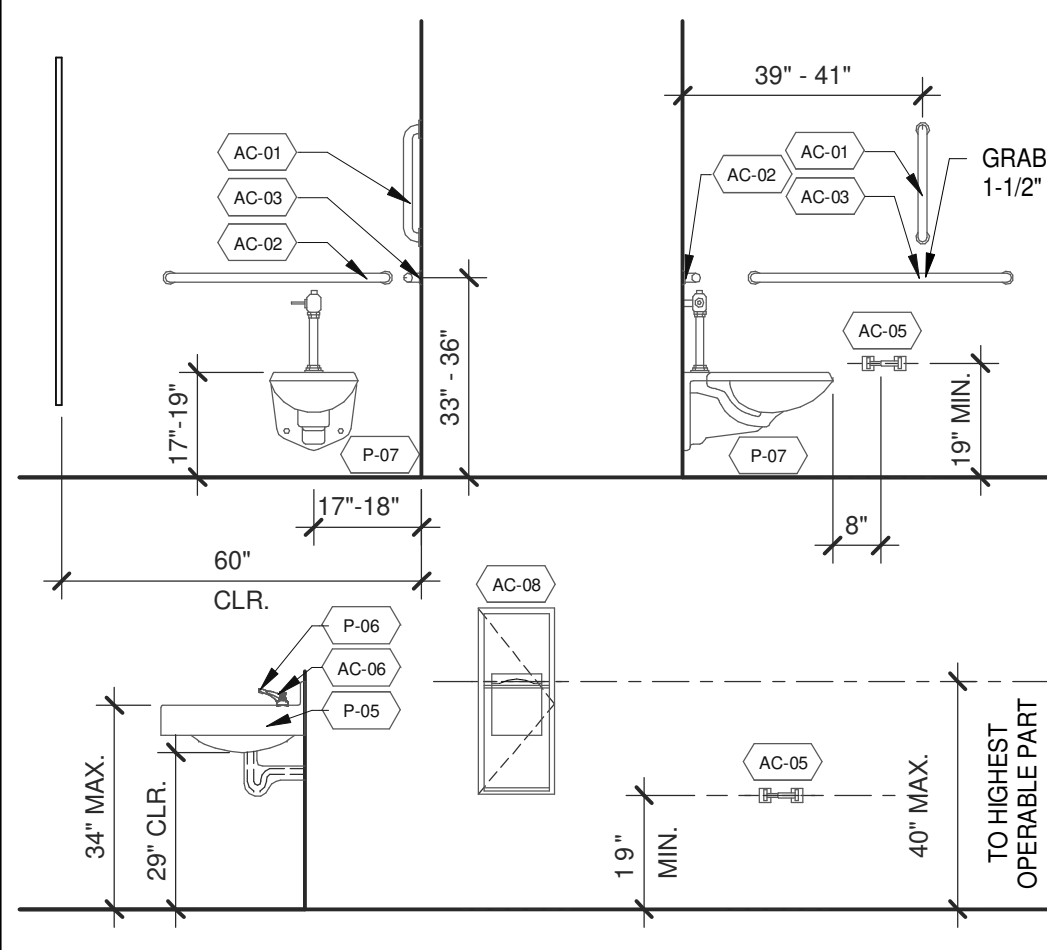


ENLARGED REFLECTED CEILING PLAN
SCALE: 3/4" = 1'-0"
1



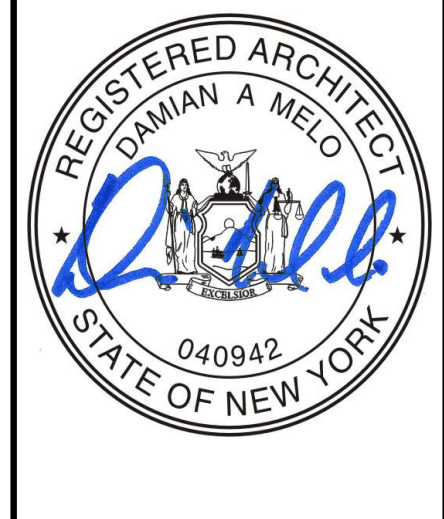
ENLARGED RESTROOM PLAN
SCALE: 3/4" = 1'-0"
2

RESTROOM MOUNTING HEIGHTS



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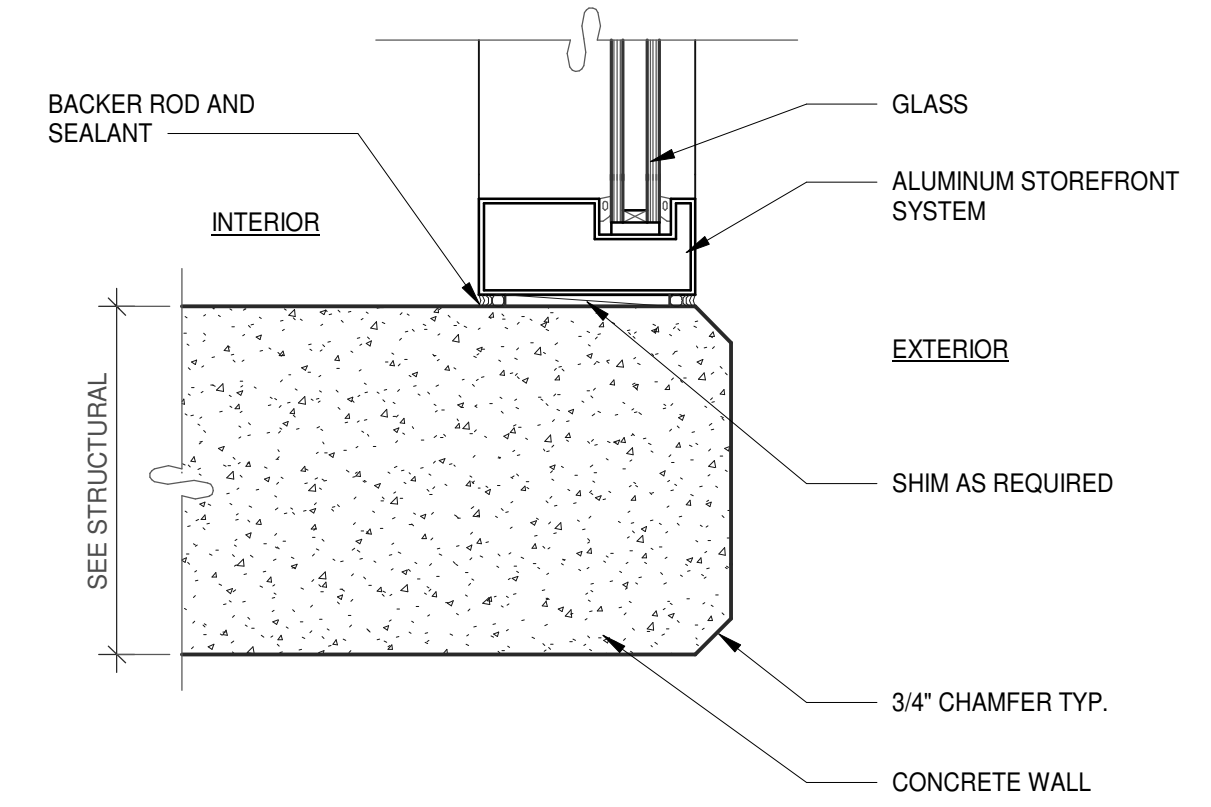
ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS

ISSUED FOR PERMITS

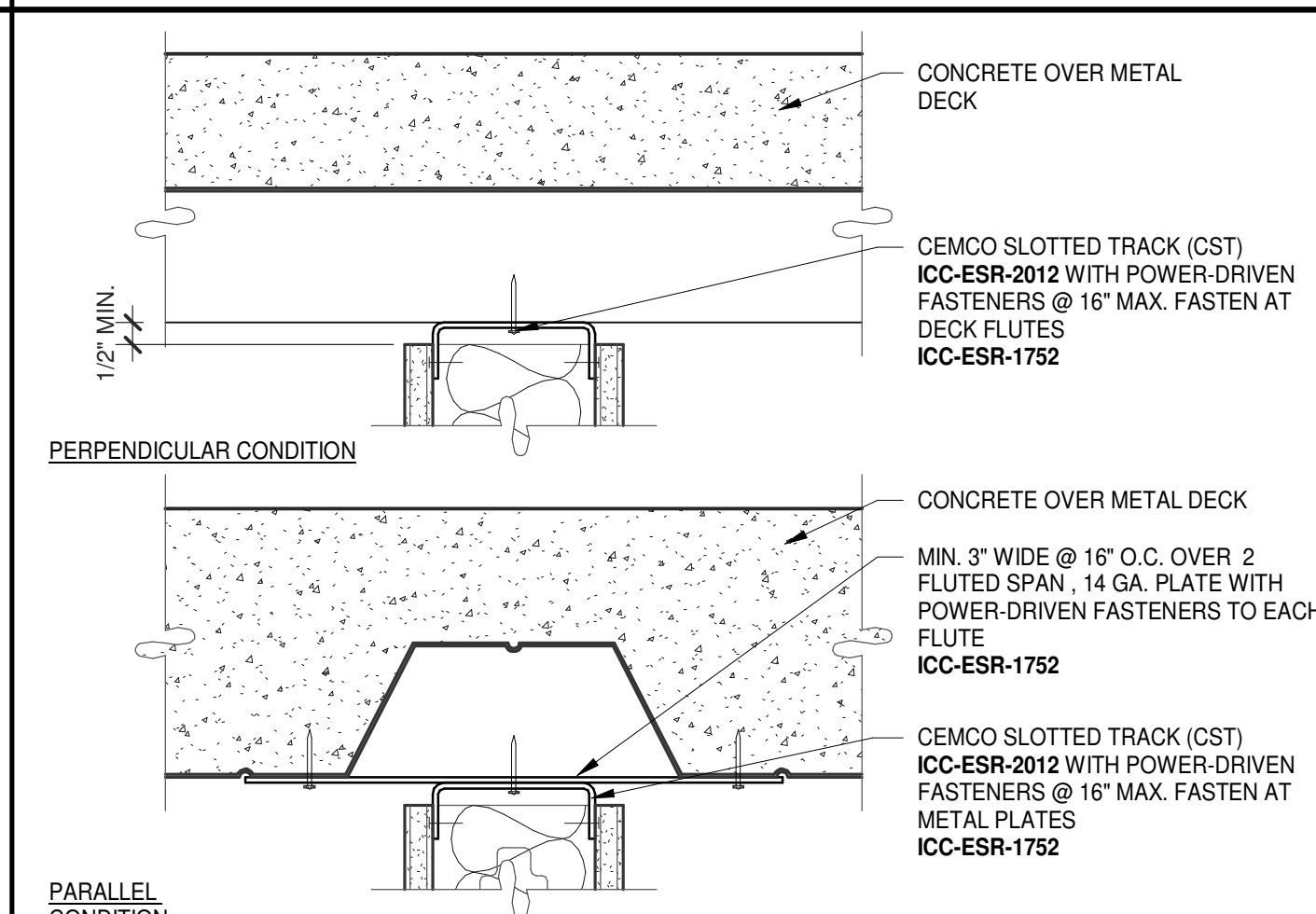
DATE	REMARKS
08/08/2021	

PA/PM: M. ZAHEDA
DRAWN BY: S.A.
JOB NO.: NJY21-6002-00

SHEET
14.1



WINDOW JAMB @ CONC. WALL
SCALE: 3" = 1'-0" (16)



NON-RATED WALL HEAD
SCALE: 3" = 1'-0" (11)

MEMBER DEPTH: ALL MEMBER DEPTHS ARE TAKEN IN 1/100 INCHES FOR ALL T-T SECTIONS MEMBER DEPTH IS THE INSIDE DIMENSION.

FLANGE WIDTH: ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

STYLE: (EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE: S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

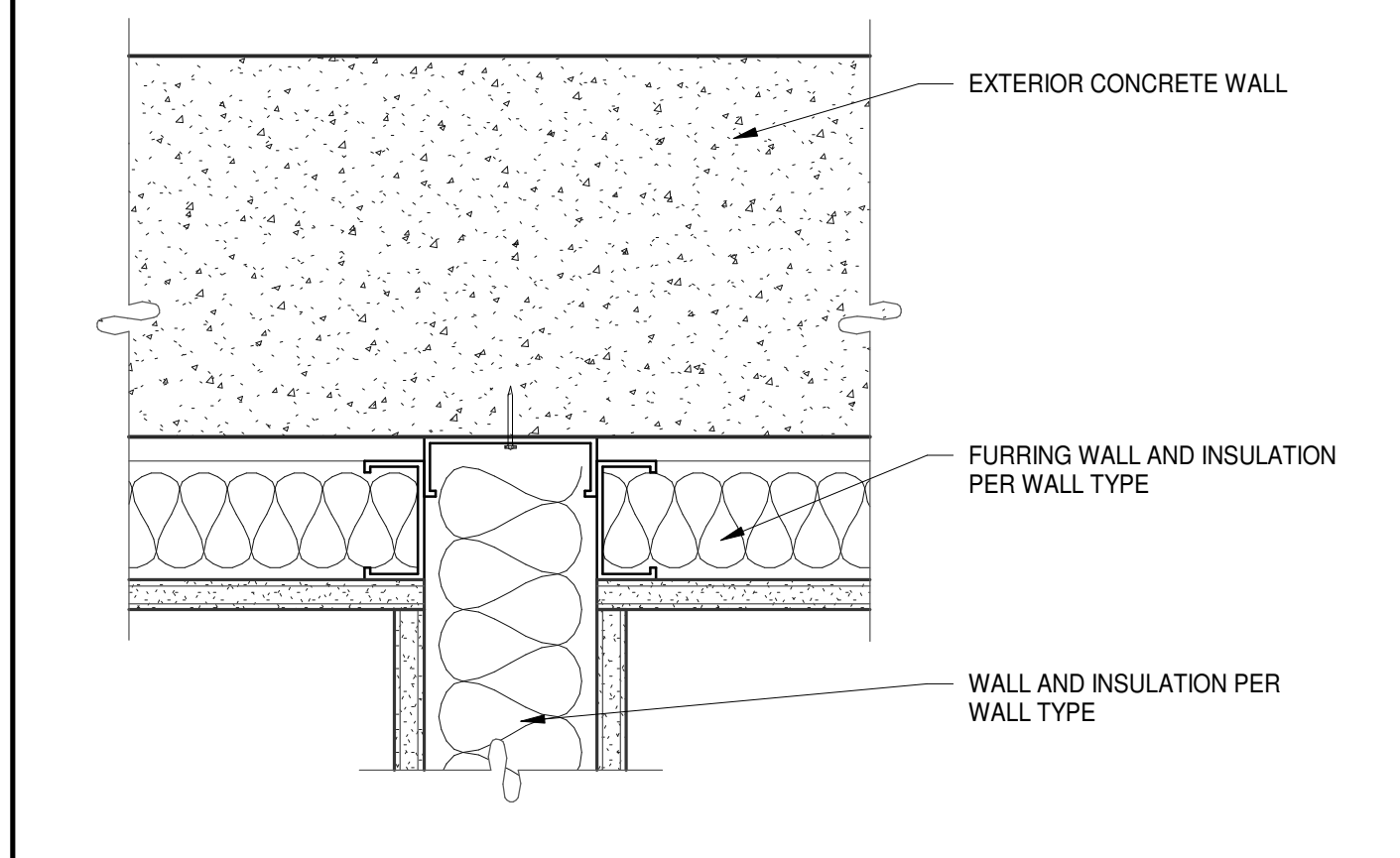
MATERIAL THICKNESS: (EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL = 1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 50% OF THE DESIGN THICKNESS.

INTERIOR NON-STRUCTURAL NON-COMPOSITE:					
(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240	(S) STUD MEMBER		
250S125-18	12"	10'-6"	400S125-43	12"	20'-9"
250S125-18	16"	9'-7"	400S125-43	16"	18'-10"
250S125-18	24"	8'-3"	400S125-43	24"	16'-6"
250S125-33	12"	13'-2"	400S125-54 (50 KSI)	12"	22'-2"
250S125-33	16"	12'-0"	400S125-54 (50 KSI)	16"	20'-2"
250S125-33	24"	10'-6"	400S125-54 (50 KSI)	24"	17'-7"
250S125-43	12"	14'-4"	400S125-68 (50 KSI)	12"	23'-8"
250S125-43	16"	13'-0"	400S125-68 (50 KSI)	16"	21'-6"
250S125-43	24"	11'-5"	400S125-68 (50 KSI)	24"	18'-10"
362S125-18	12"	14'-0"	600S125-27	12"	24'-4"
362S125-18	16"	12'-2"	600S125-27	16"	21'-6"
362S125-18	24"	9'-11"	600S125-27	24"	17'-7"
362S125-33	12"	17'-7"	600S125-33	12"	26'-2"
362S125-33	16"	16'-0"	600S125-33	16"	23'-9"
362S125-33	24"	14'-0"	600S125-33	24"	20'-6"
362S125-43	12"	19'-2"	600S125-43	12"	28'-9"
362S125-43	16"	17'-5"	600S125-43	16"	26'-1"
362S125-43	24"	15'-3"	600S125-43	24"	22'-10"
362S125-54 (50 KSI)	12"	20'-6"	600S125-54 (50 KSI)	12"	30'-9"
362S125-54 (50 KSI)	16"	18'-7"	600S125-54 (50 KSI)	16"	27'-11"
362S125-54 (50 KSI)	24"	16'-3"	600S125-54 (50 KSI)	24"	24'-5"
362S125-68 (50 KSI)	12"	21'-11"	600S125-68 (50 KSI)	12"	33'-0"
362S125-68 (50 KSI)	16"	19'-11"	600S125-68 (50 KSI)	16"	30'-0"
362S125-68 (50 KSI)	24"	17'-5"	600S125-68 (50 KSI)	24"	26'-2"
400S125-18	12"	14'-9"	800S125-43	12"	36'-1"
400S125-18	16"	12'-10"	800S125-43	16"	32'-9"
400S125-18	24"	10'-5"	800S125-43	24"	28'-8"
400S125-33	12"	19'-0"	800S125-54 (50 KSI)	12"	38'-9"
400S125-33	16"	17'-3"	800S125-54 (50 KSI)	16"	35'-2"
400S125-33	24"	15'-1"	800S125-54 (50 KSI)	24"	30'-9"
			800S125-68 (50 KSI)	12"	41'-11"
			800S125-68 (50 KSI)	16"	38'-1"
			800S125-68 (50 KSI)	24"	33'-4"

NOTE: ALL STUD INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ICC ESR-3064P

* INDICATES THAT WEB STIFFENERS ARE REQUIRED AT ALL SUPPORT POINTS AND CONCENTRATED LOADS

• INDICATES THAT WEB STIFFENERS ARE REQUIRED AT ENDS

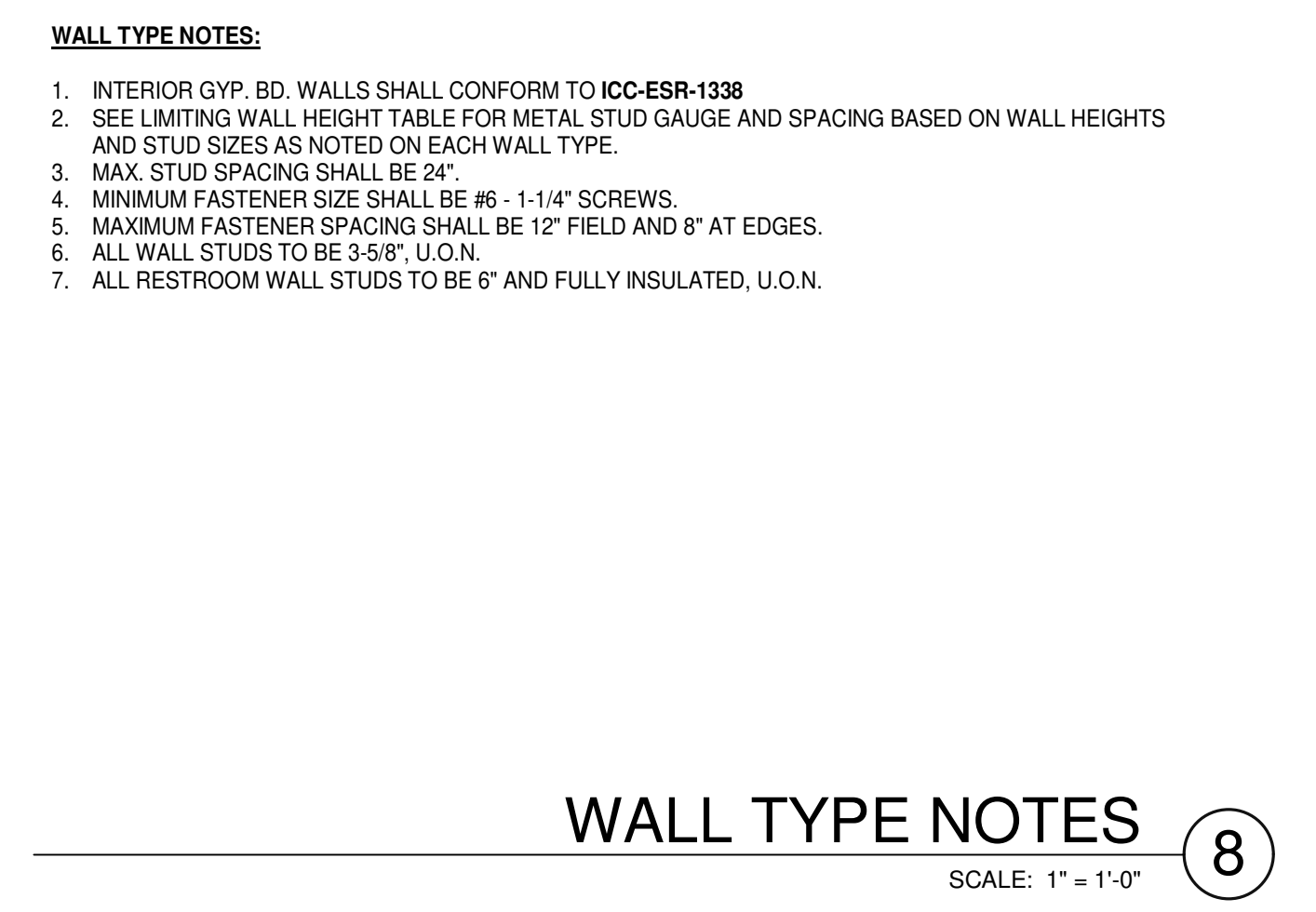


WALL JT. FURRING @ PERIMETER
SCALE: 3" = 1'-0" (12)

USE FOR FURRING PURPOSES ONLY. U.O.N.

(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240	(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240
250S125-18	12"	10'-6"	400S125-43	12"	20'-9"
250S125-18	16"	9'-7"	400S125-43	16"	18'-10"
250S125-18	24"	8'-3"	400S125-43	24"	16'-6"
250S125-33	12"	13'-2"	400S125-54 (50 KSI)	12"	22'-2"
250S125-33	16"	12'-0"	400S125-54 (50 KSI)	16"	20'-2"
250S125-33	24"	10'-6"	400S125-54 (50 KSI)	24"	17'-7"
250S125-43	12"	14'-4"	400S125-68 (50 KSI)	12"	23'-8"
250S125-43	16"	13'-0"	400S125-68 (50 KSI)	16"	21'-6"
250S125-43	24"	11'-5"	400S125-68 (50 KSI)	24"	18'-10"
362S125-18	12"	14'-0"	600S125-27	12"	24'-4"
362S125-18	16"	12'-2"	600S125-27	16"	21'-6"
362S125-18	24"	9'-11"	600S125-27	24"	17'-7"
362S125-33	12"	17'-7"	600S125-33	12"	26'-2"
362S125-33	16"	16'-0"	600S125-33	16"	23'-9"
362S125-33	24"	14'-0"	600S125-33	24"	20'-6"
362S125-43	12"	19'-2"	600S125-43	12"	28'-9"
362S125-43	16"	17'-5"	600S125-43	16"	26'-1"
362S125-43	24"	15'-3"	600S125-43	24"	22'-10"
362S125-54 (50 KSI)	12"	20'-6"	600S125-54 (50 KSI)	12"	30'-9"
362S125-54 (50 KSI)	16"	18'-7"	600S125-54 (50 KSI)	16"	27'-11"
362S125-54 (50 KSI)	24"	16'-3"	600S125-54 (50 KSI)	24"	24'-5"
362S125-68 (50 KSI)	12"	21'-11"	600S125-68 (50 KSI)	12"	33'-0"
362S125-68 (50 KSI)	16"	19'-11"	600S125-68 (50 KSI)	16"	30'-0"
362S125-68 (50 KSI)	24"	17'-5"	600S125-68 (50 KSI)	24"	26'-2"
400S125-18	12"	14'-9"	800S125-43	12"	36'-1"
400S125-18	16"	12'-10"	800S125-43	16"	32'-9"
400S125-18	24"	10'-5"	800S125-43	24"	28'-8"
400S125-33	12"	19'-0"	800S125-54 (50 KSI)	12"	38'-9"
400S125-33	16"	17'-3"	800S125-54 (50 KSI)	16"	35'-2"
400S125-33	24"	15'-1"	800S125-54 (50 KSI)	24"	30'-9"
			800S125-68 (50 KSI)	12"	41'-11"
			800S125-68 (50 KSI)	16"	38'-1"
			800S125-68 (50 KSI)	24"	33'-4"

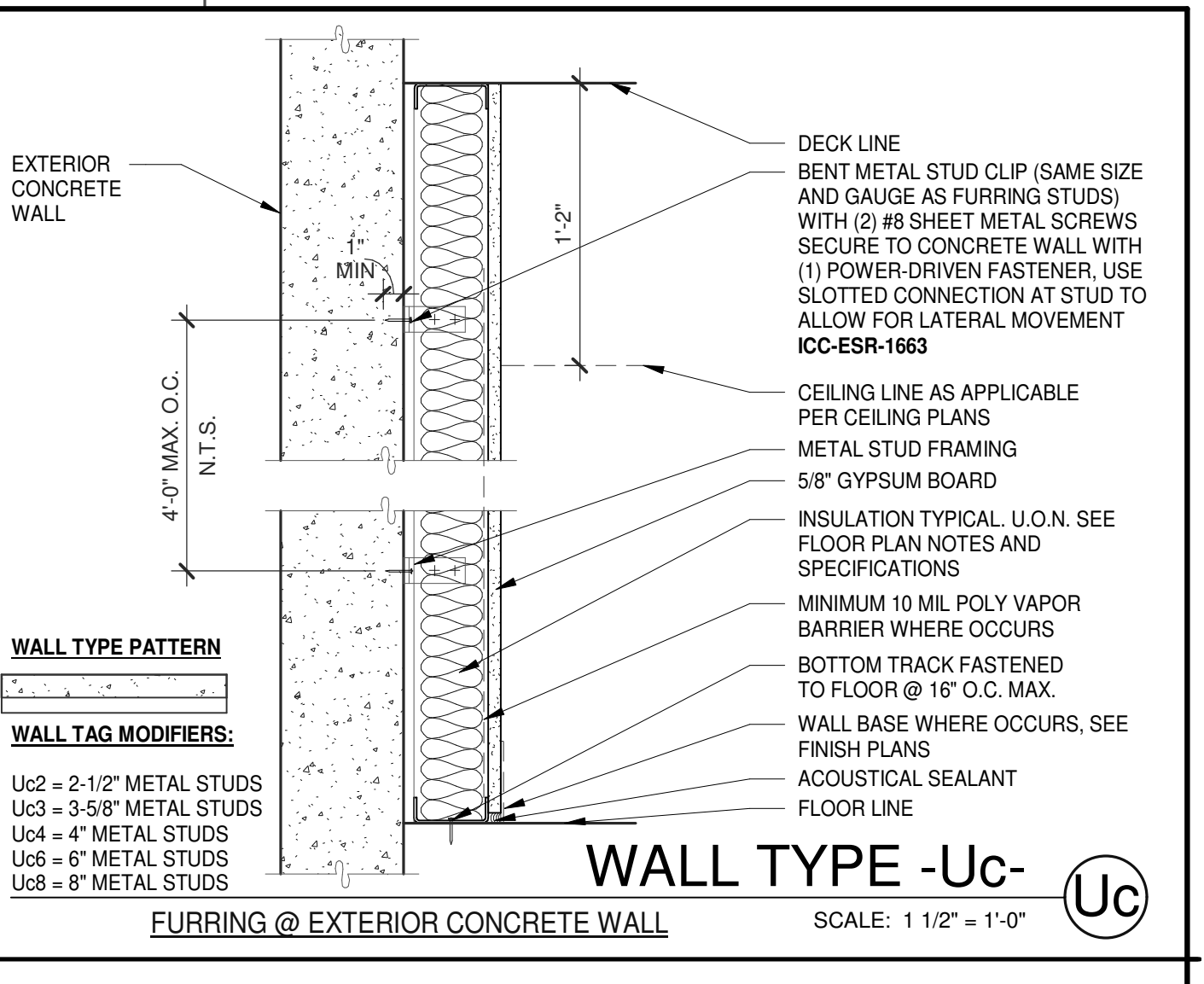
LIMITING WALL HEIGHT TABLE-L/240
SCALE: 12" = 1'-0" (7)



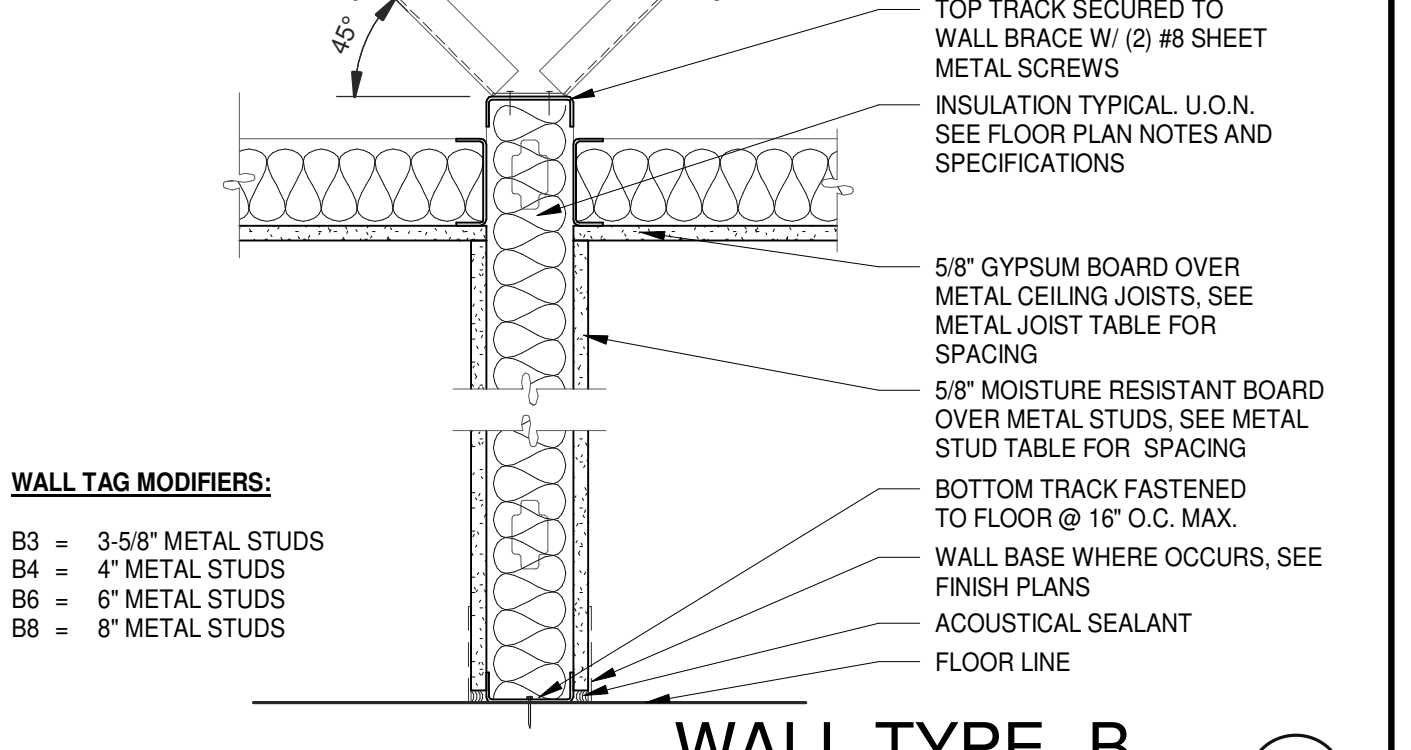
WALL TYPE NOTES
SCALE: 1" = 1'-0" (8)



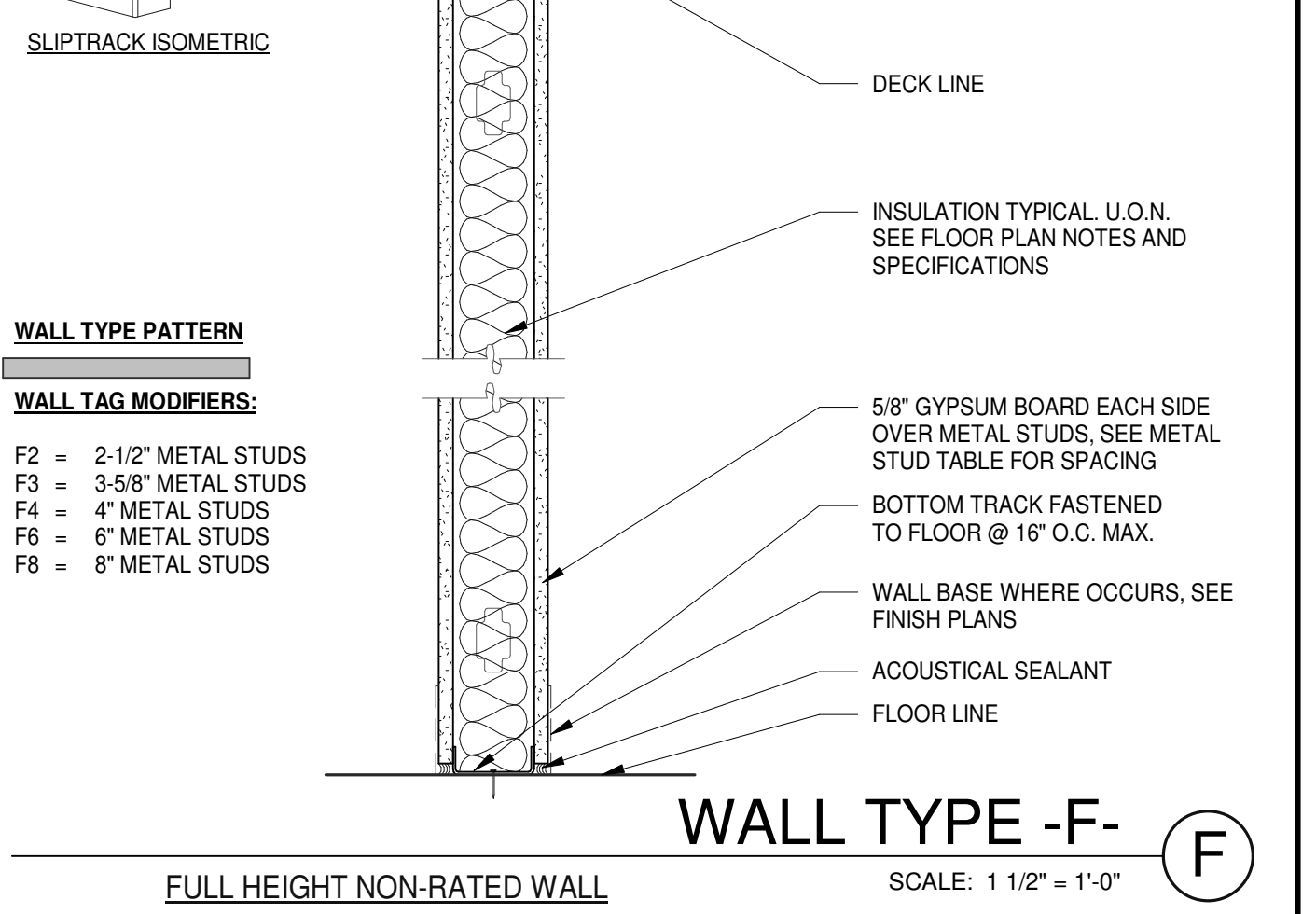
DESIGN BUILD METAL STUD
SCALE: 1" = 1'-0" (9)



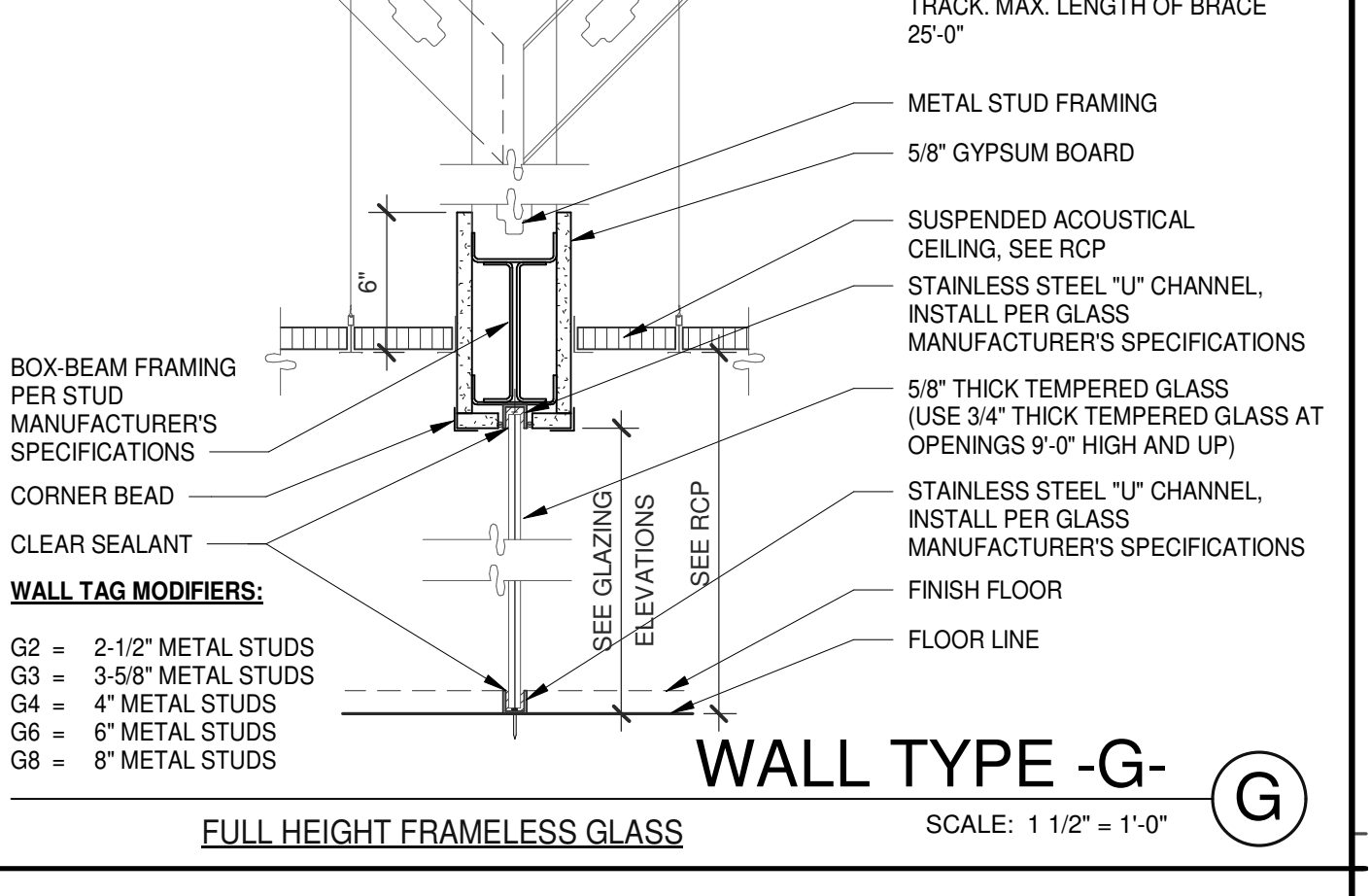
WALL TYPE -Uc
SCALE: 1 1/2" = 1'-0" (Uc)



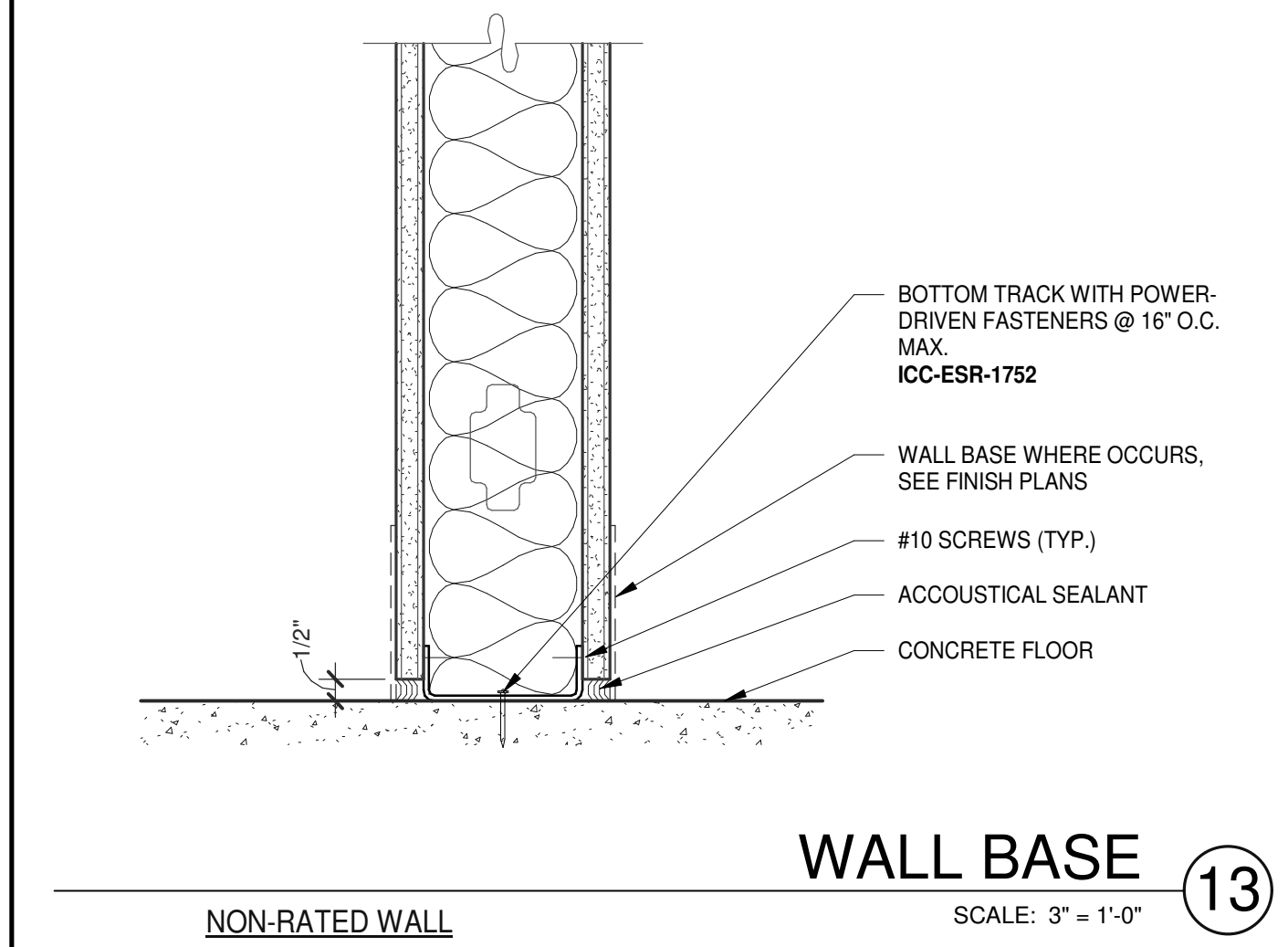
WALL TYPE -B
SCALE: 1 1/2" = 1'-0" (B)



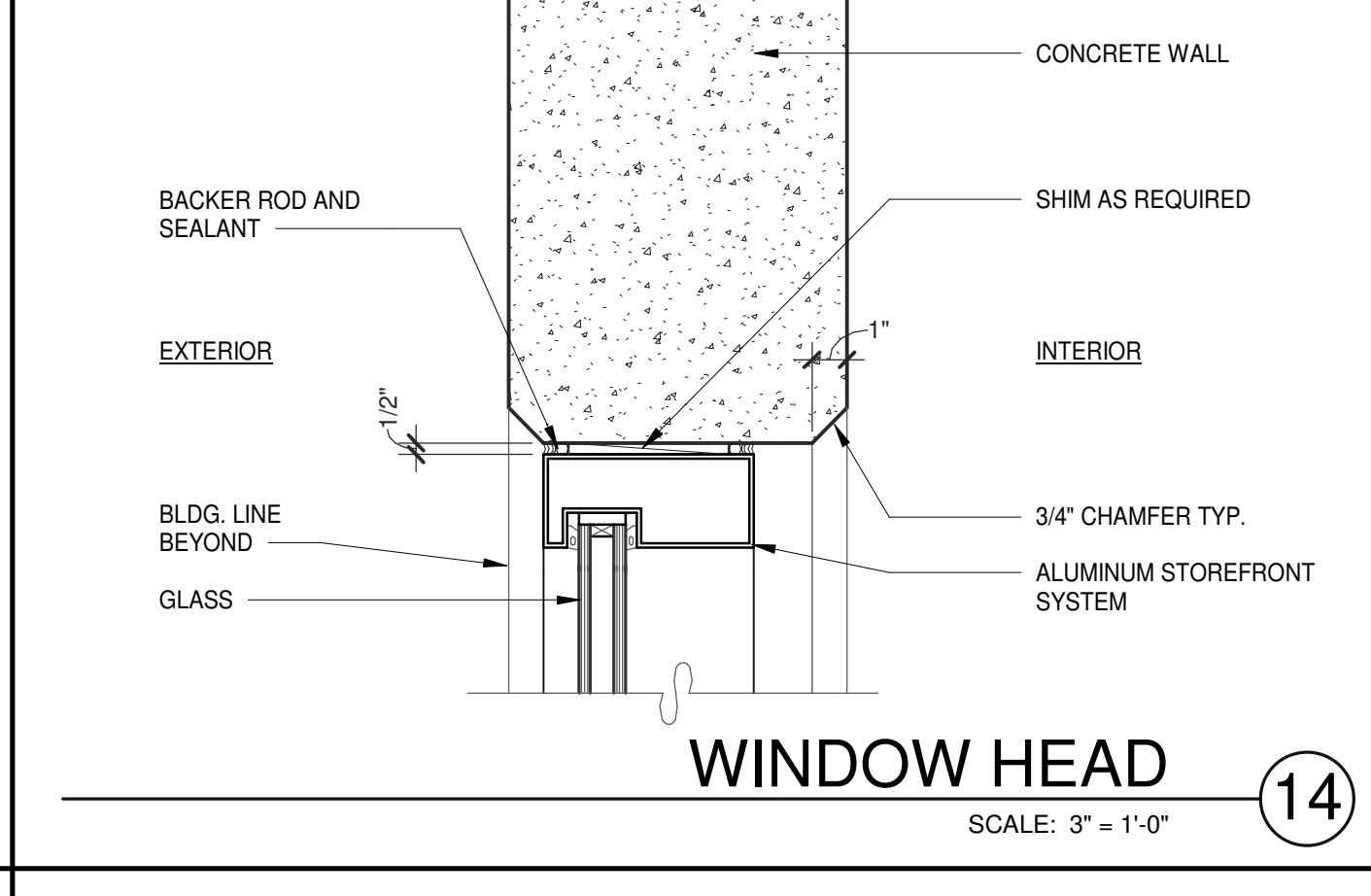
WALL TYPE -F
SCALE: 1 1/2" = 1'-0" (F)



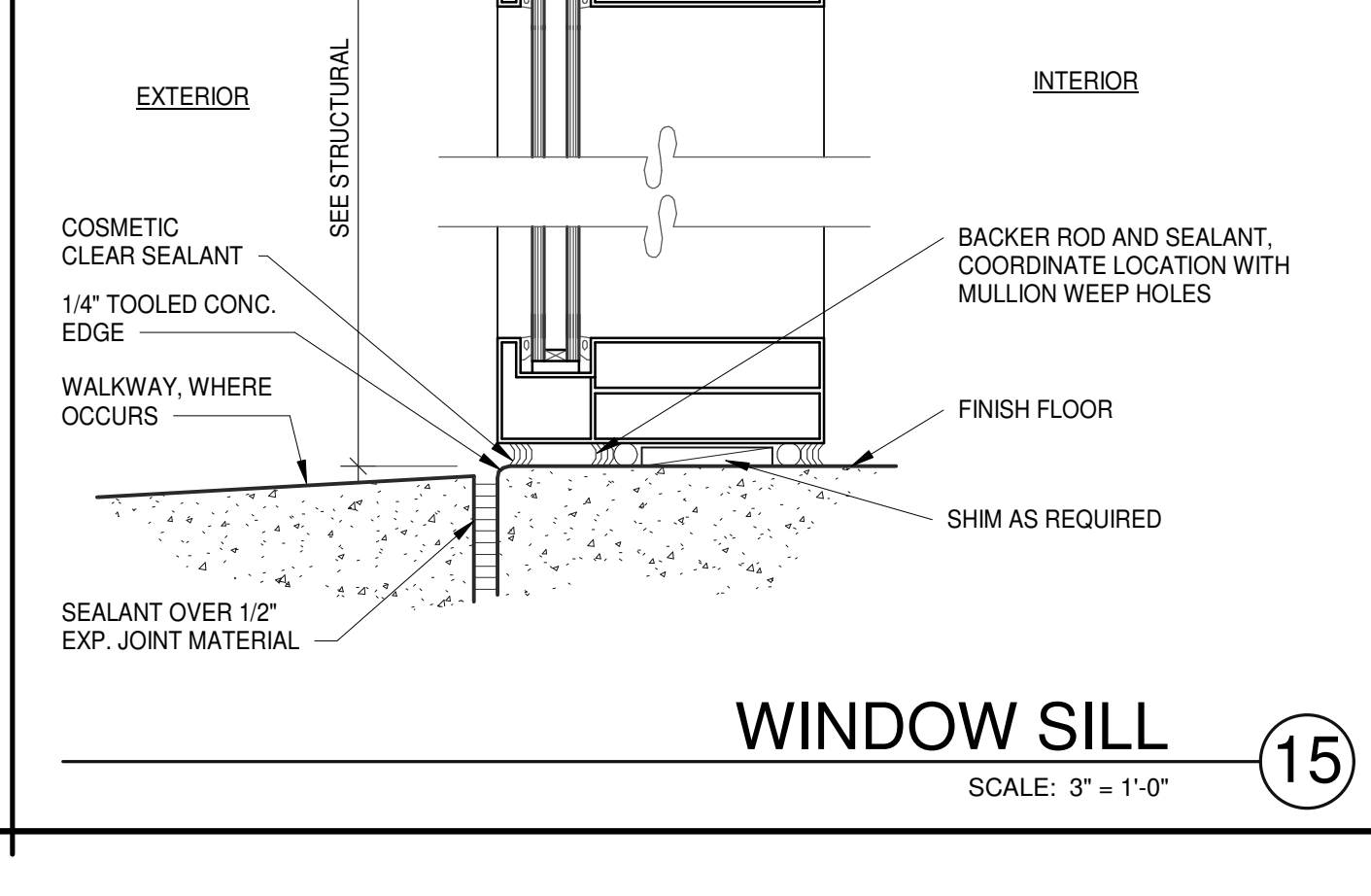
WALL TYPE -G
SCALE: 1 1/2" = 1'-0" (G)



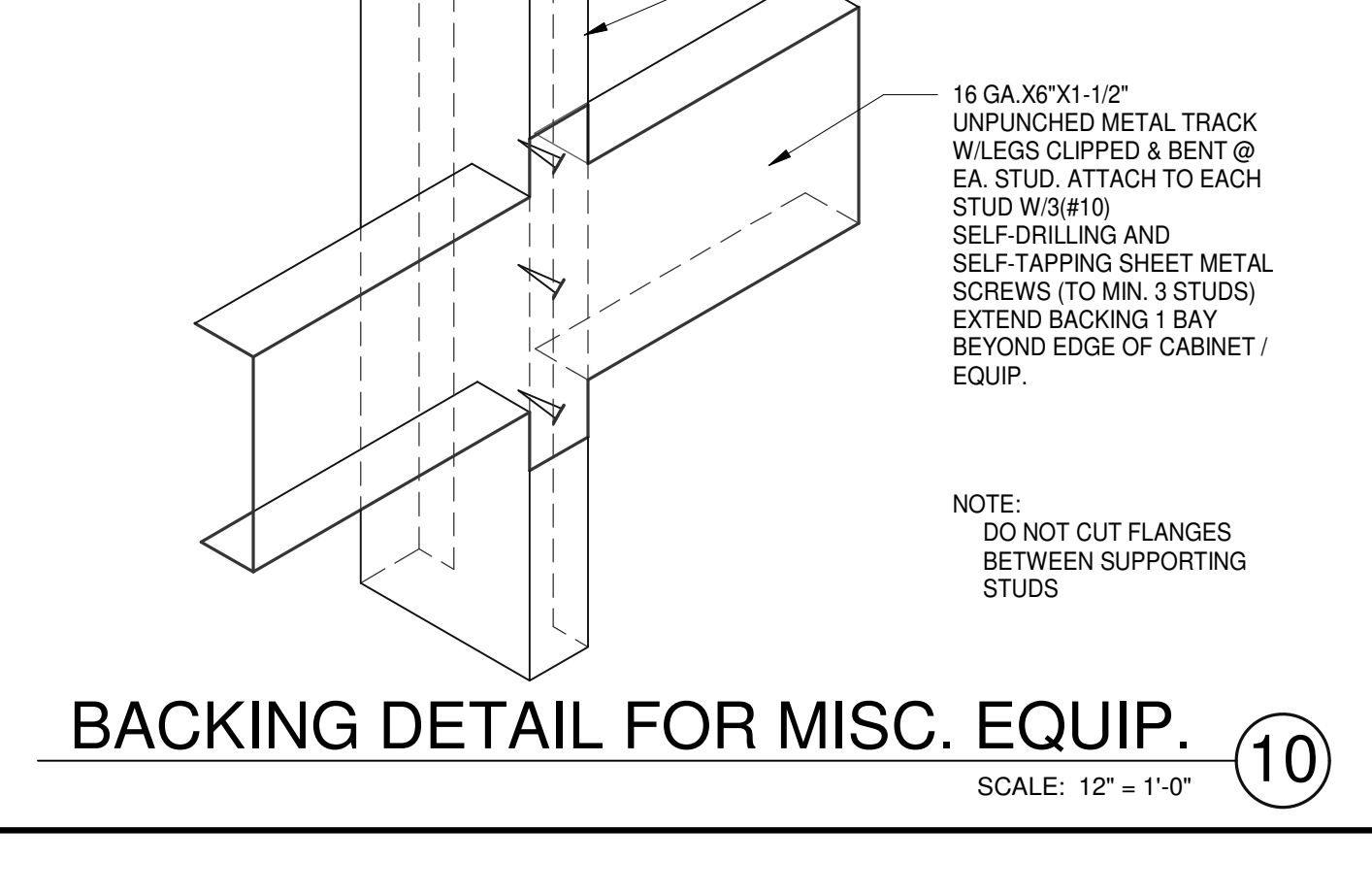
WALL BASE
SCALE: 3" = 1'-0" (13)



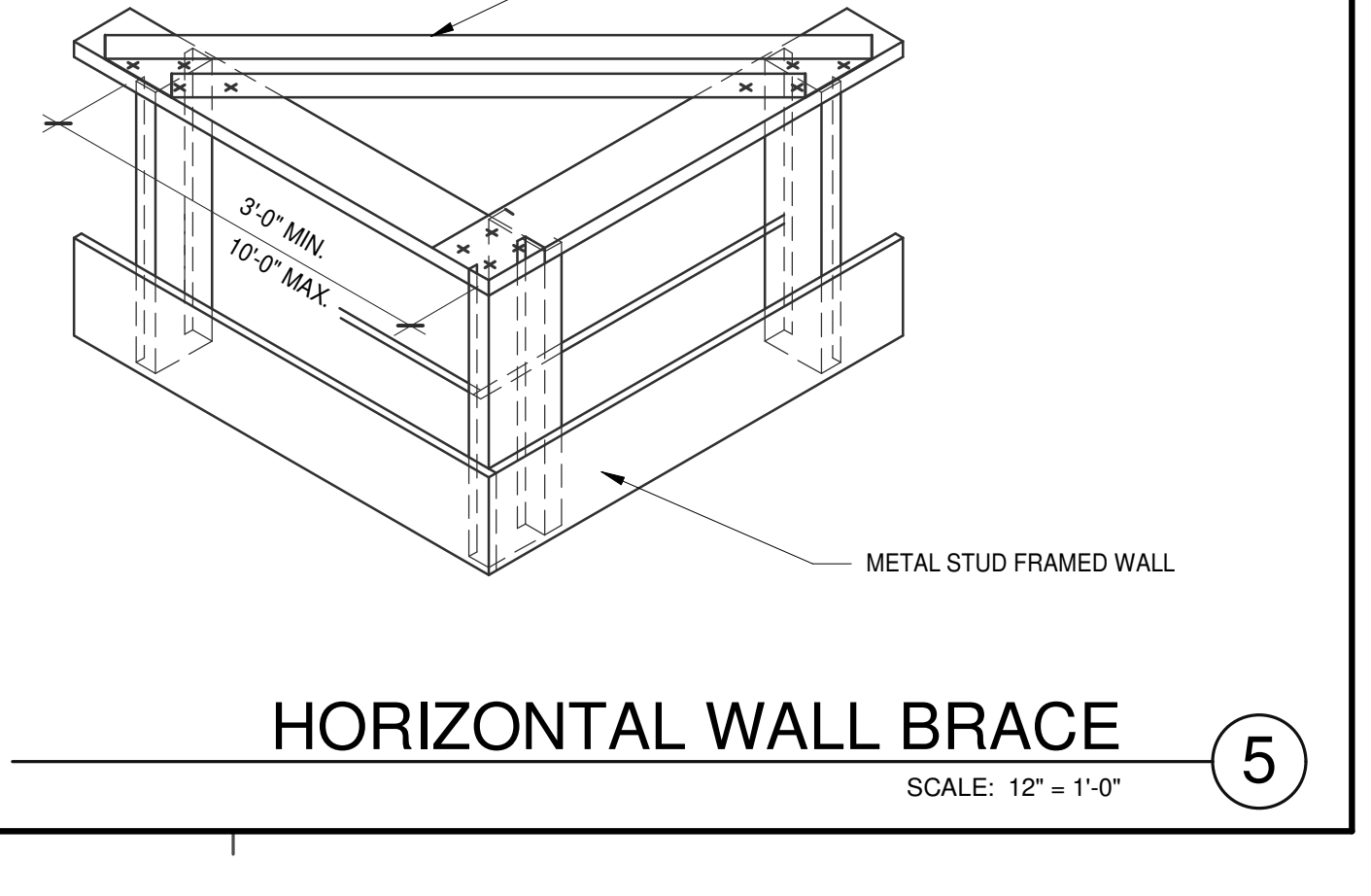
WINDOW HEAD
SCALE: 3" = 1'-0" (14)



WINDOW SILL
SCALE: 3" = 1'-0" (15)



BACKING DETAIL FOR MISC. EQUIP.
SCALE: 12" = 1'-0" (10)



HORIZONTAL WALL BRACE
SCALE: 12" = 1'-0" (5)

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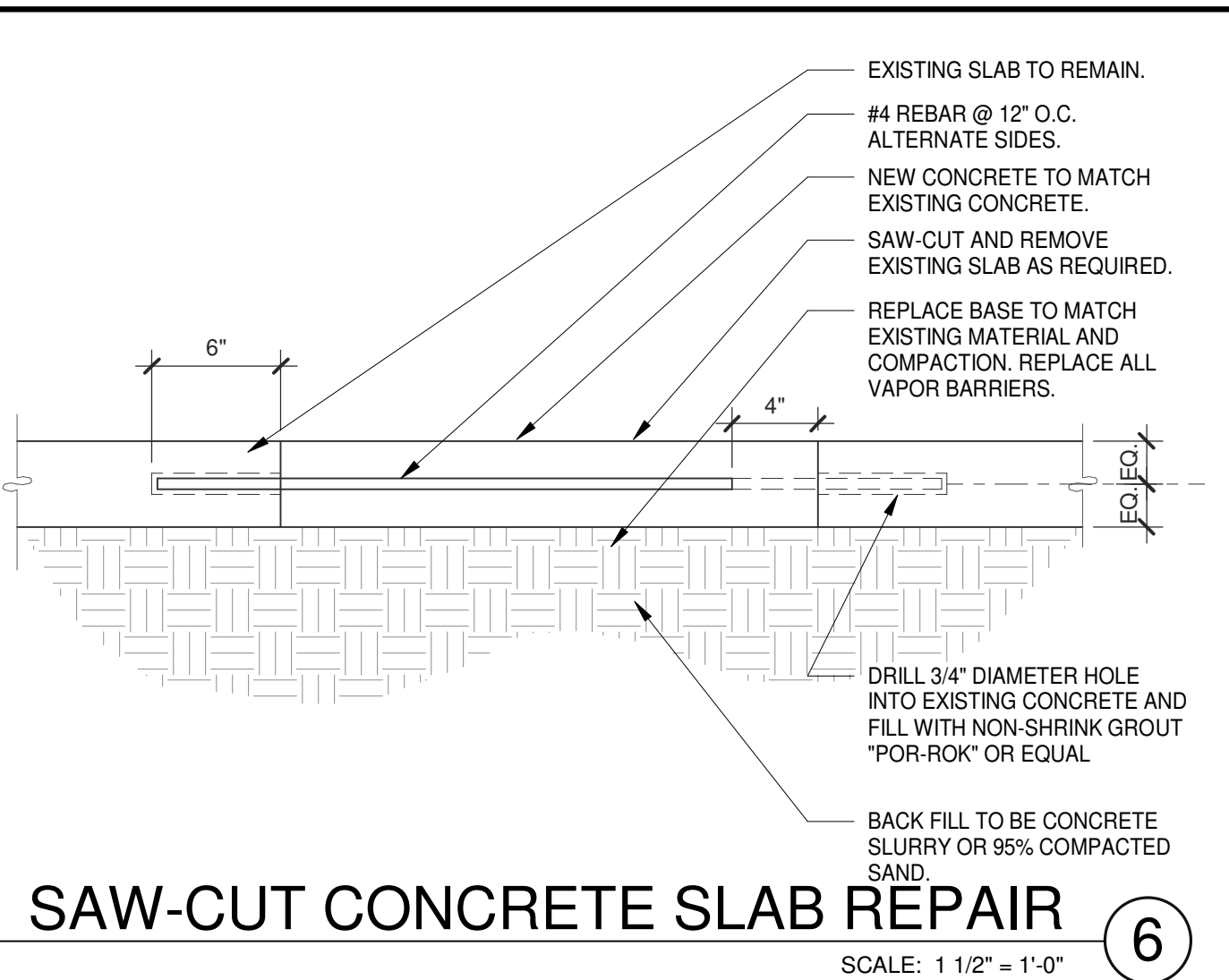
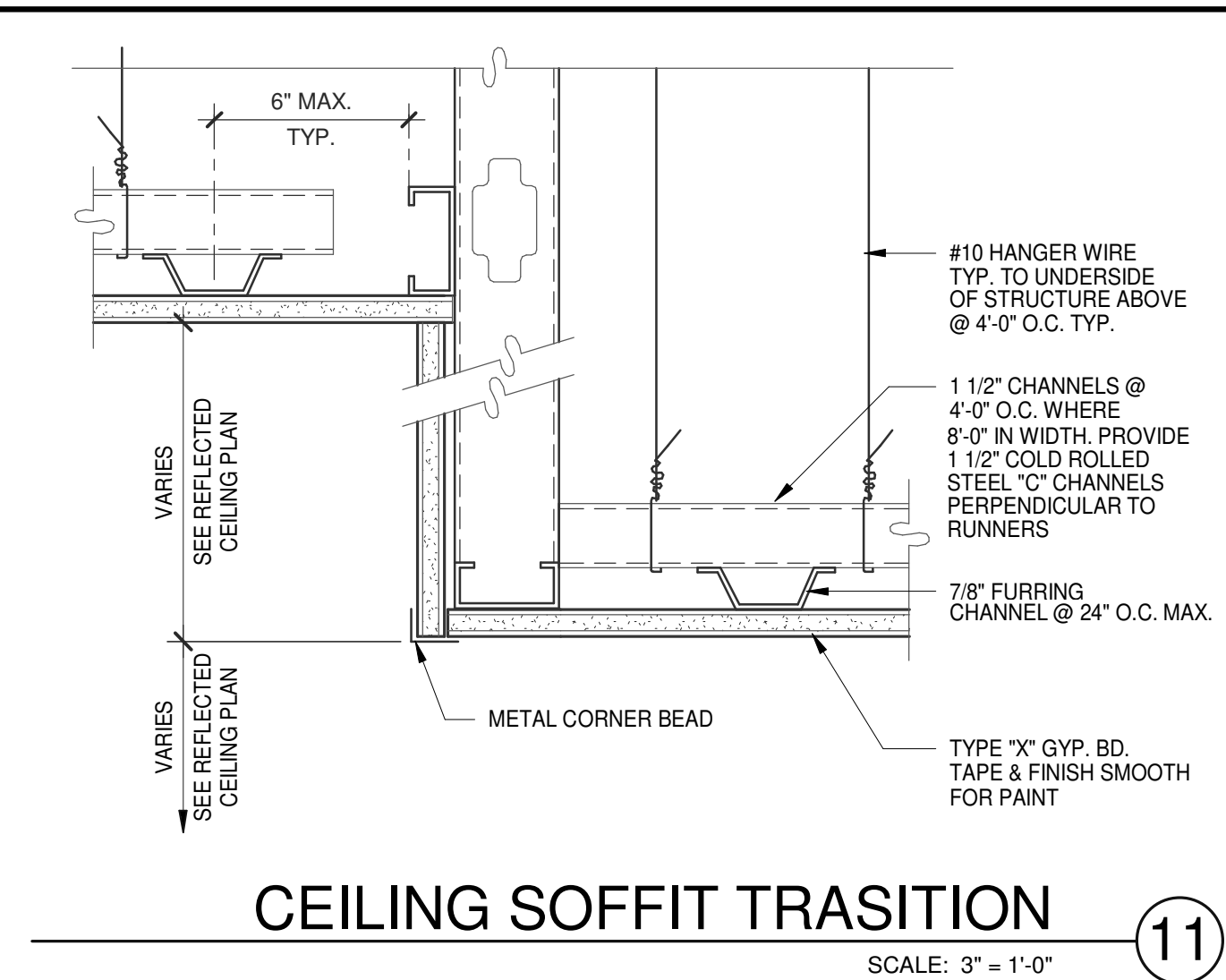
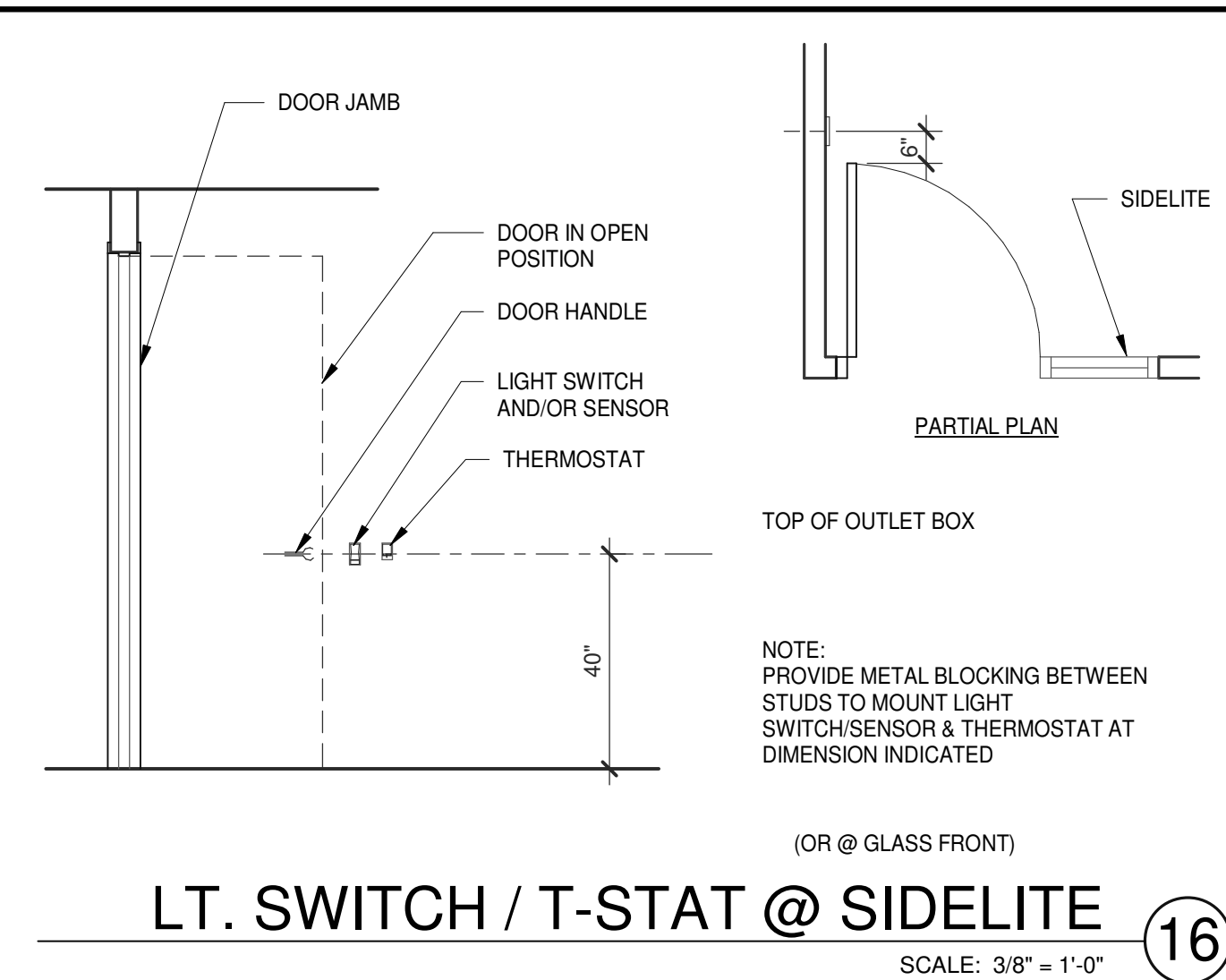
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040942
STATE OF NEW YORK

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BRONXVILLE, NEW YORK 10708

DETAILS

DATE	ISSUED FOR PERMITS	REMARKS
09/08/2021		

P.A.P.M.	M. ZAHEDA
DRAWN BY:	S.A.
JOB NO.:	NJY21-6002-00



MEMBER DEPTH: (EXAMPLE: 6" = 600 X 1/100 INCHES) ALL MEMBER DEPTHS ARE TAKEN IN 1/100 INCHES. FOR ALL "I" SECTIONS MEMBER WIDTHS ARE TAKEN IN 1/100 INCHES.

FLANGE WIDTH: (EXAMPLE: 1 5/8" = 1 625" = 162 X 1/100 INCHES) ALL FLANGE WIDTHS ARE TAKEN IN 1/100 INCHES.

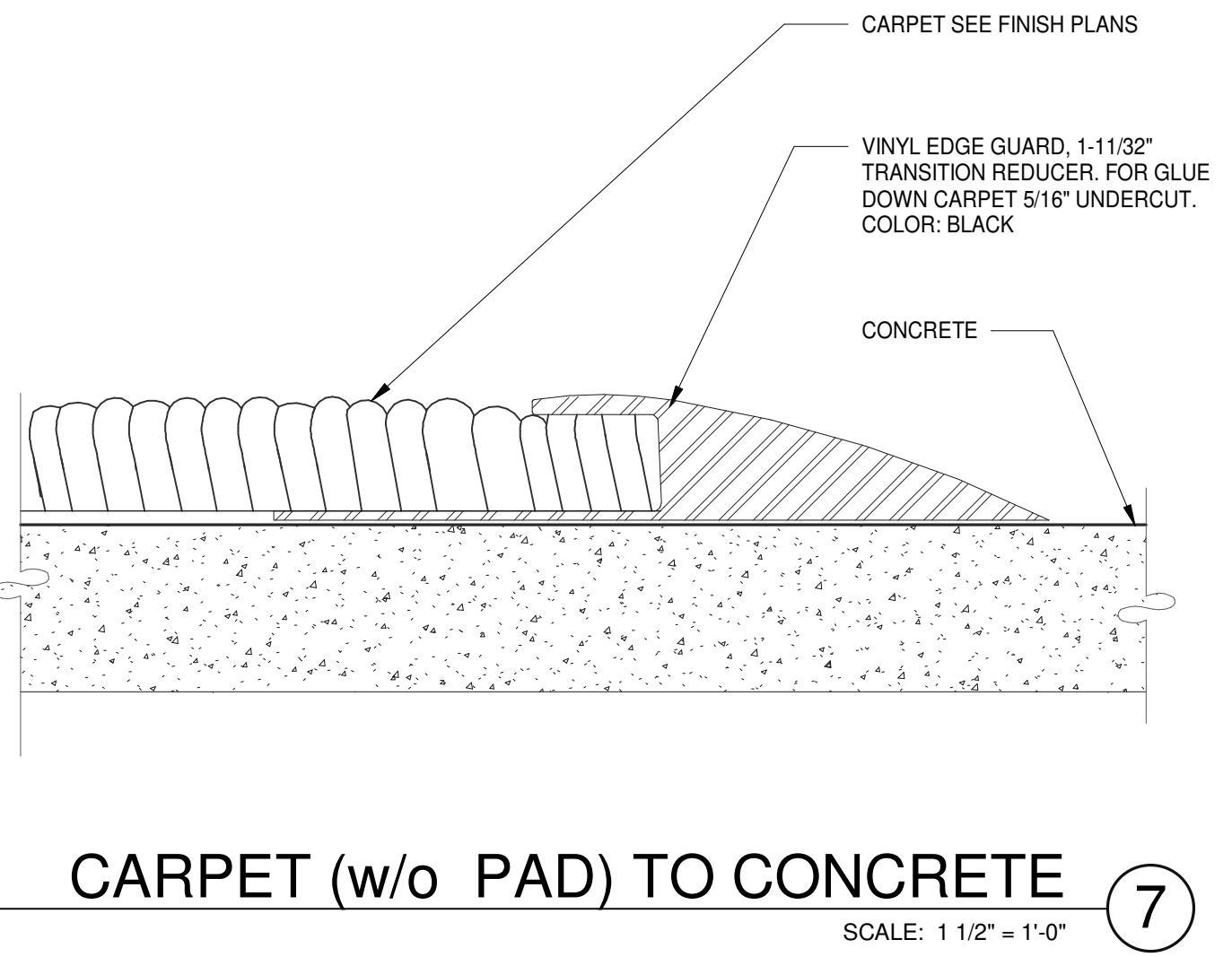
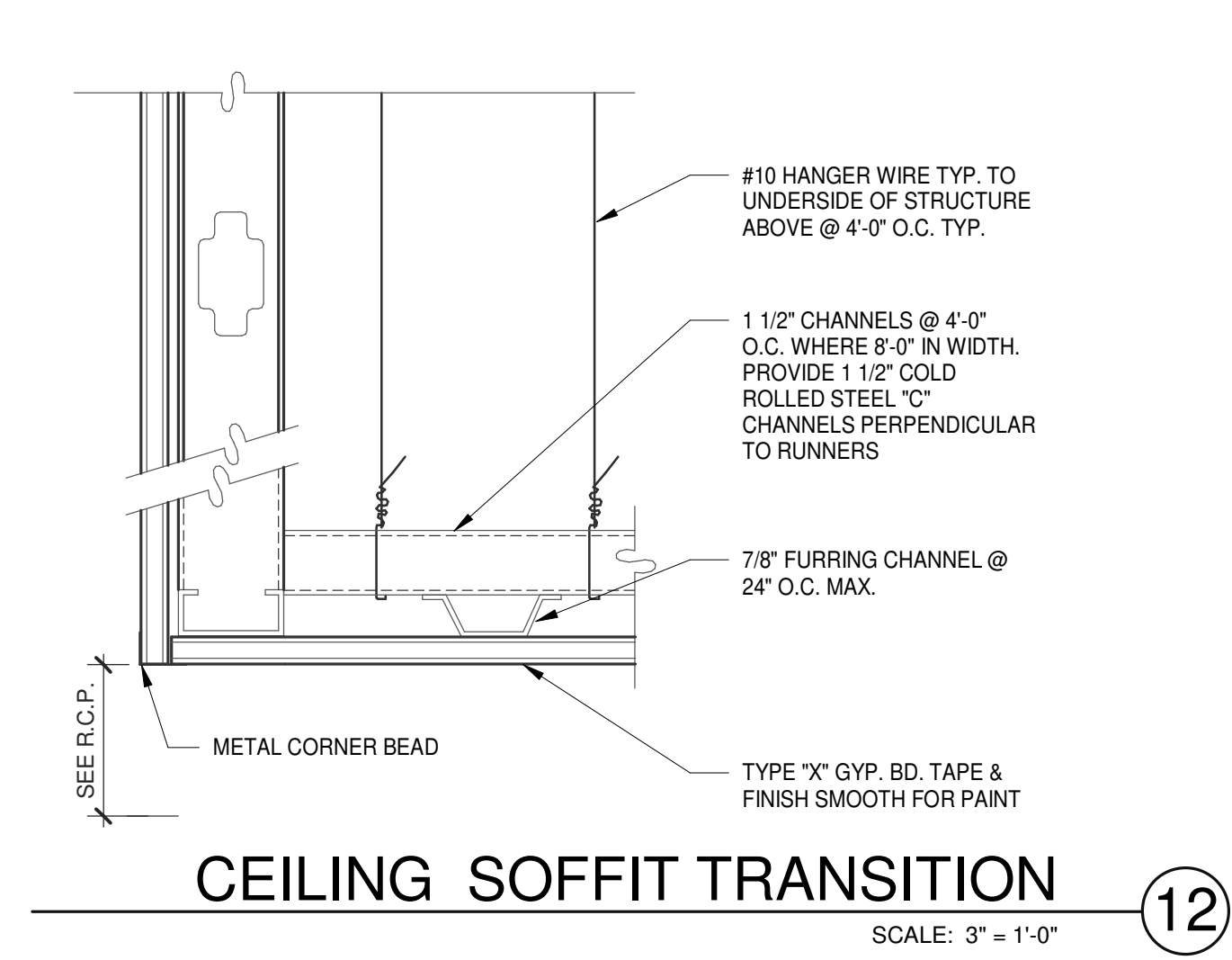
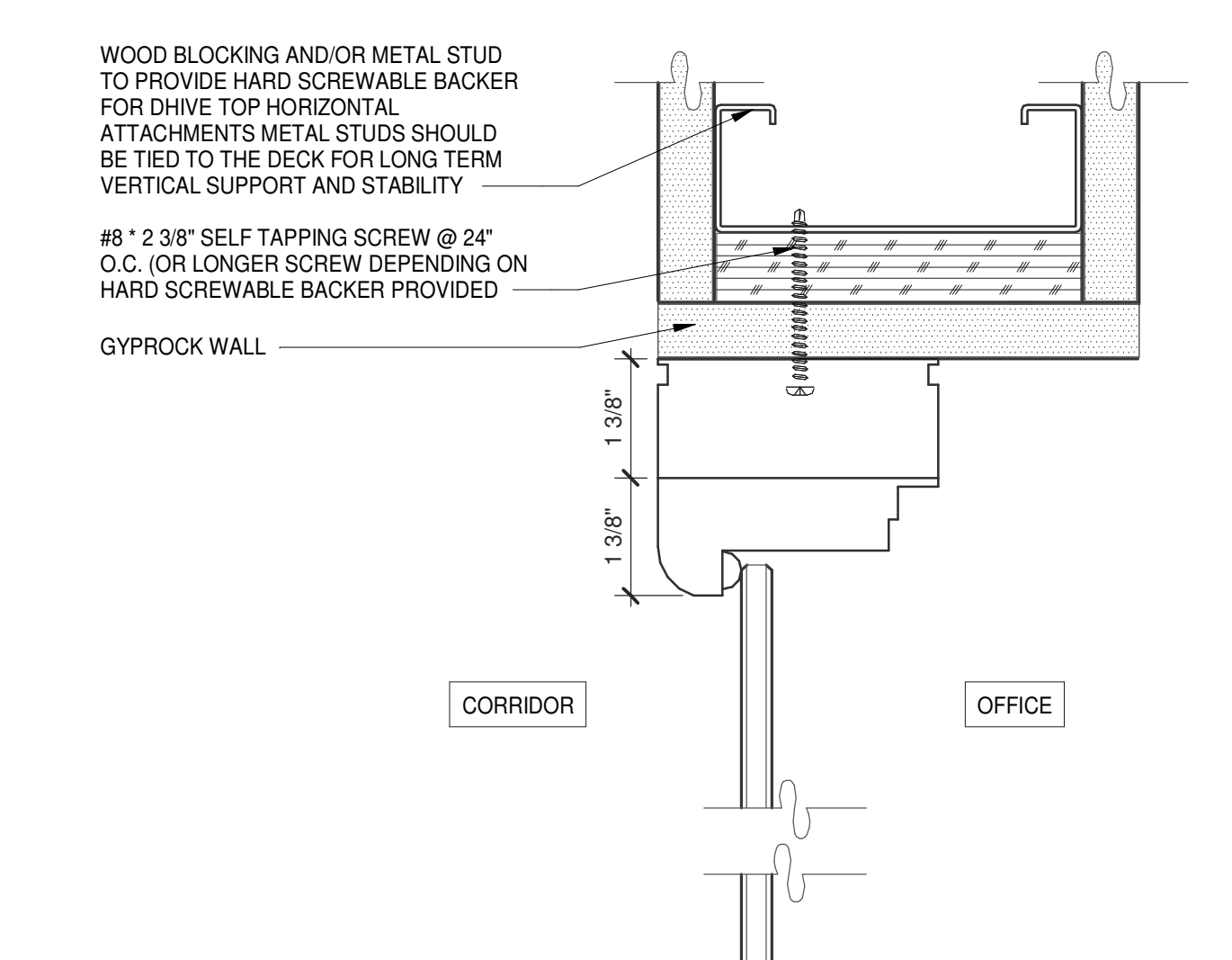
MATERIAL THICKNESS: (EXAMPLE: 0.054 IN. = 54 MILS; 1 MIL = 1/1000 IN.) MATERIAL THICKNESS IS THE MINIMUM BASE METAL THICKNESS IN MILS. MINIMUM BASE METAL THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS.

CEILING SPAN TABLE NOTES:

- VALUES ARE FOR SINGLE SPANS.
- ALLOWABLE CEILING SPAN CALCULATIONS BASED ON 33KSI YIELD STRENGTH STEEL.
- FOR FULLY BRACED CEILING, USE MID-SPAN BRACED VALUES.
- END BEARING LENGTH = 1" MINIMUM.

SECTION:	(ML)	4 PSF LATERAL SUPPORT OF COMPRESSION FLANGES UN-SUPPORTED					
		JOIST SPACING (IN.) O.C.		JOIST SPACING (IN.) O.C.		JOIST SPACING (IN.) O.C.	
		12"	16"	24"	12"	16"	24"
362S125	18	9'-3"	8'-7"	7'-7"	12'-8"	11'-7"	10'-0"
362S125	27	10'-8"	9'-10"	8'-10"	15'-0"	13'-11"	12'-4"
362S125	30	11'-0"	10'-2"	9'-1"	15'-6"	14'-4"	12'-10"
362S125	33	11'-5"	10'-7"	9'-5"	16'-2"	14'-10"	13'-3"
362S125	43	12'-8"	11'-8"	10'-5"	17'-9"	16'-5"	14'-8"
362S137	27	12'-0"	11'-2"	10'-0"	17'-2"	15'-11"	14'-3"
362S137	33	12'-11"	11'-11"	10'-8"	18'-4"	16'-11"	15'-2"
362S137	43	14'-3"	13'-2"	11'-8"	20'-0"	18'-6"	16'-7"
362S162	33	14'-8"	13'-7"	12'-2"	20'-10"	18'-11"	16'-6"
362S162	43	16'-2"	14'-11"	13'-4"	22'-8"	20'-7"	18'-0"
400S125	27	10'-11"	10'-1"	9'-1"	15'-5"	14'-3"	12'-9"
400S125	30	11'-4"	10'-5"	9'-4"	16'-0"	14'-9"	13'-2"
400S125	33	11'-9"	10'-10"	9'-8"	16'-7"	15'-3"	13'-8"
400S125	43	13'-0"	12'-0"	10'-8"	18'-3"	16'-10"	15'-0"
400S137	27	12'-4"	11'-5"	10'-3"	17'-7"	16'-4"	14'-8"
400S137	33	13'-3"	12'-3"	10'-11"	18'-9"	17'-4"	15'-7"
400S137	43	14'-7"	13'-6"	12'-0"	20'-7"	19'-0"	17'-0"
400S162	33	15'-0"	13'-11"	12'-6"	21'-5"	19'-10"	17'-9"
400S162	43	16'-7"	15'-3"	13'-8"	23'-4"	21'-7"	19'-4"
600S125	27	12'-5"	11'-6"	10'-4"	17'-11"	16'-6"	14'-5"
600S125	30	12'-9"	11'-10"	10'-8"	18'-5"	17'-1"	15'-3"
600S125	33	13'-2"	12'-3"	11'-0"	18'-11"	17'-7"	15'-10"
600S125	43	14'-6"	13'-4"	11'-11"	20'-6"	19'-0"	17'-0"
600S137	33	14'-11"	13'-9"	12'-5"	21'-5"	19'-10"	17'-10"
600S137	43	16'-3"	15'-0"	13'-5"	23'-1"	21'-5"	19'-3"
600S162	33	16'-11"	15'-8"	14'-1"	24'-5"	22'-8"	20'-5"
600S162	43	18'-5"	17'-0"	15'-3"	26'-4"	24'-4"	21'-11"

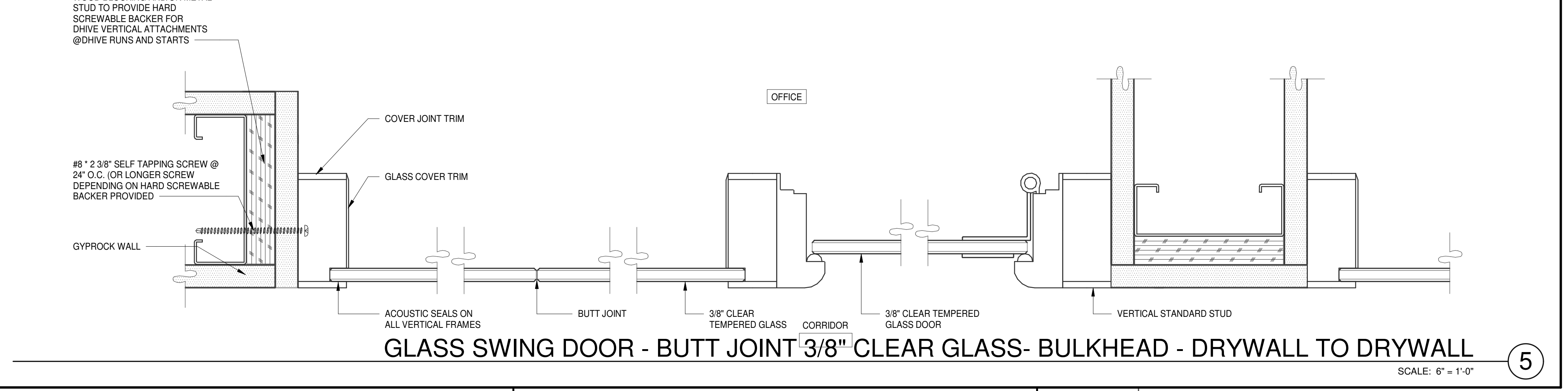
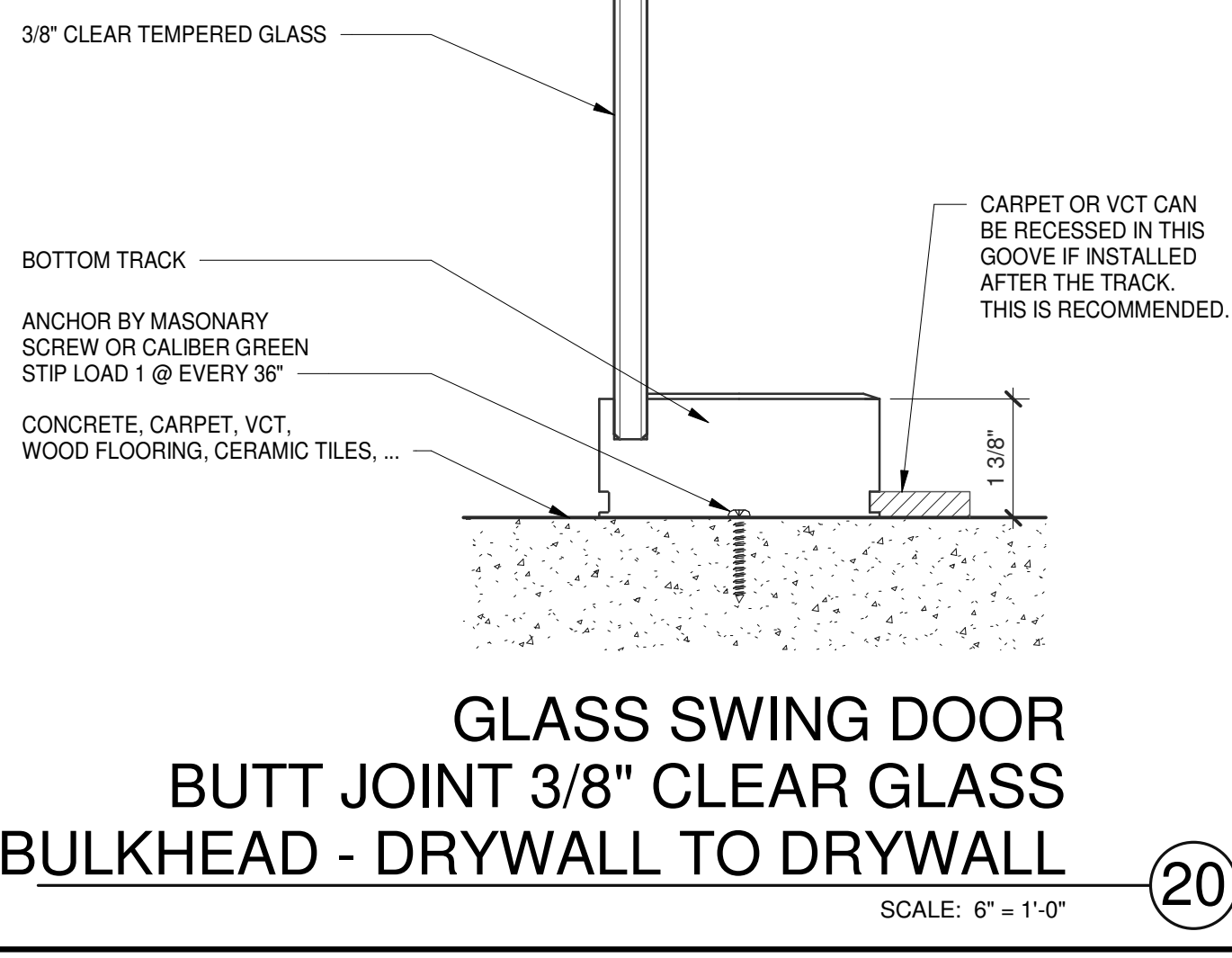
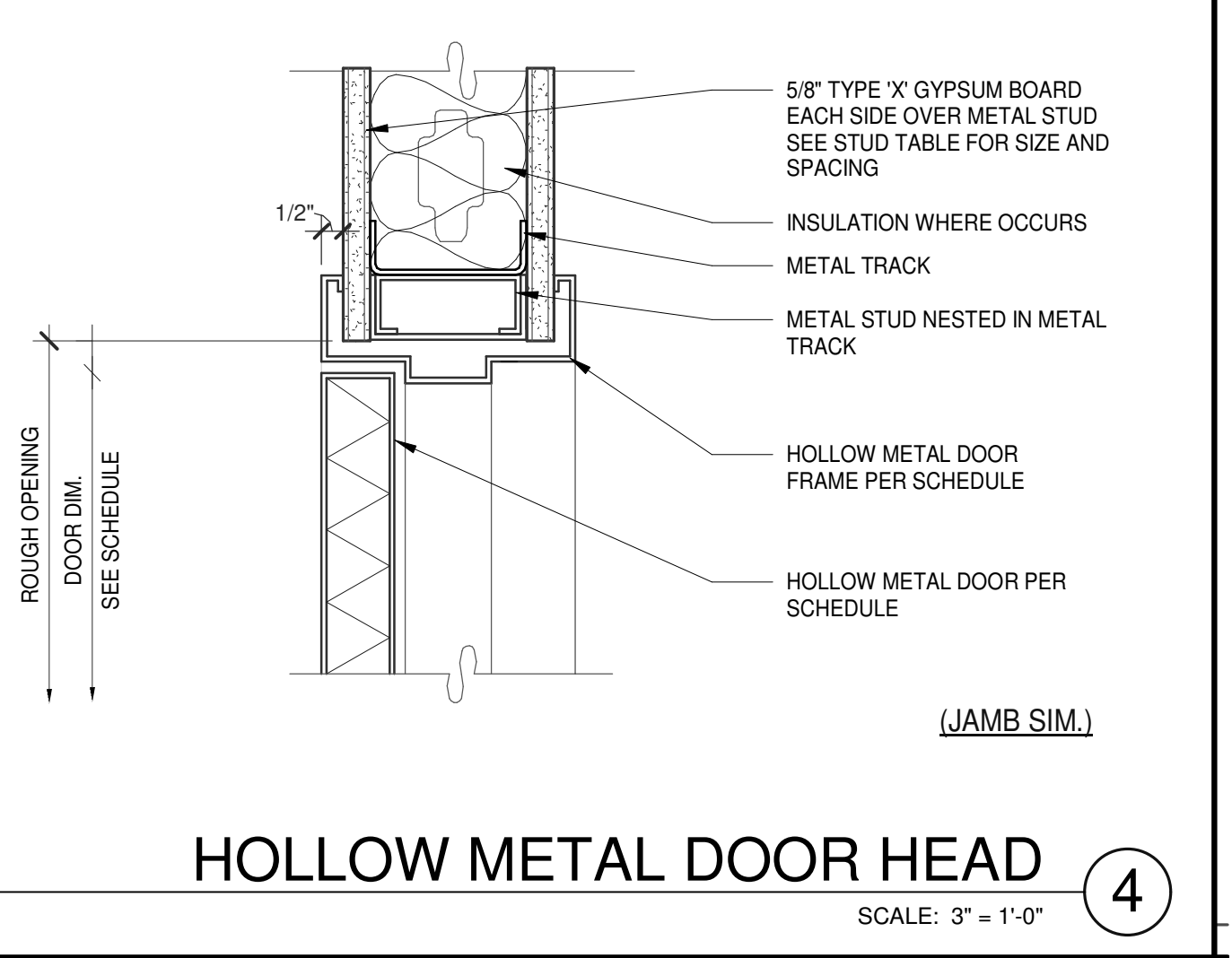
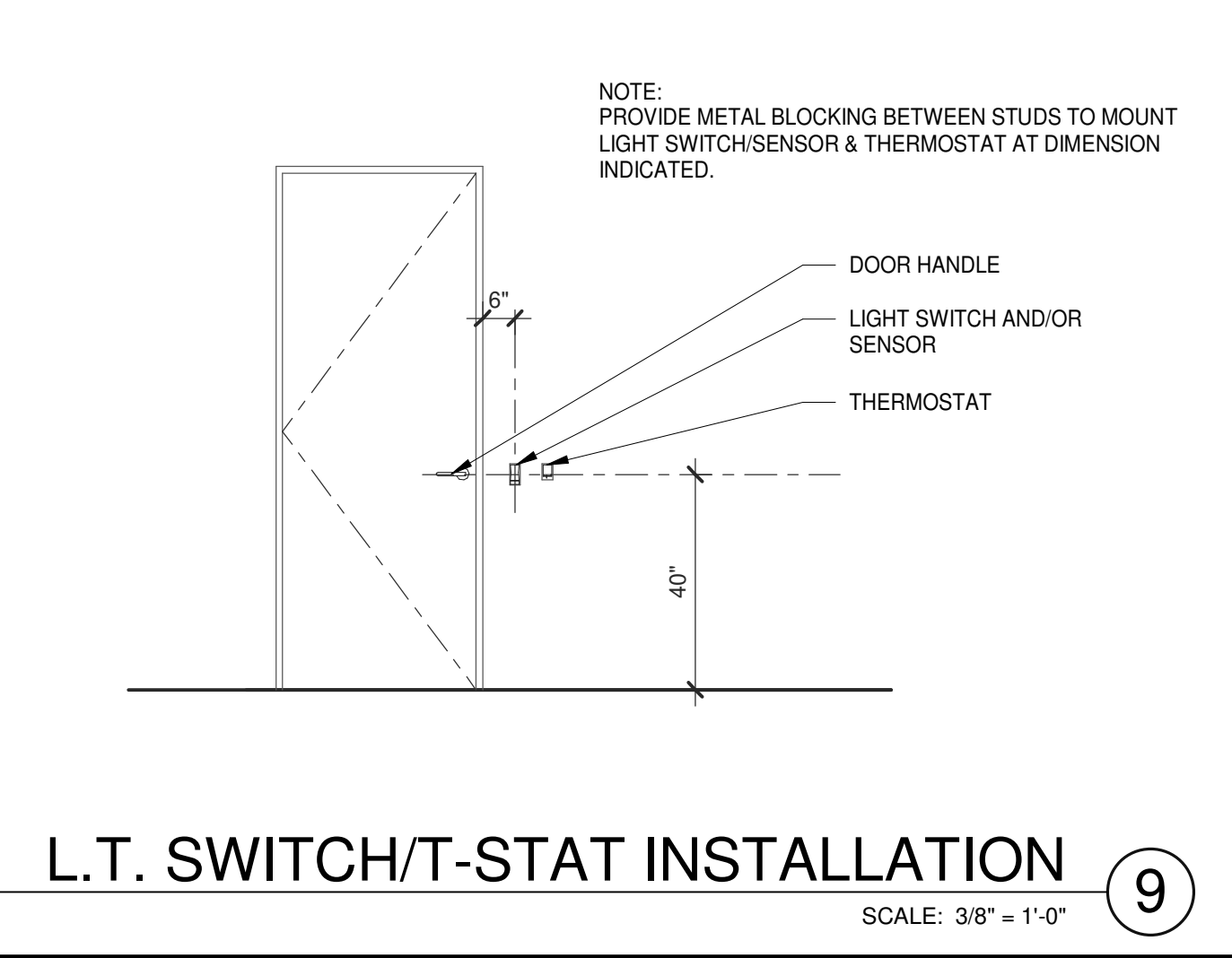
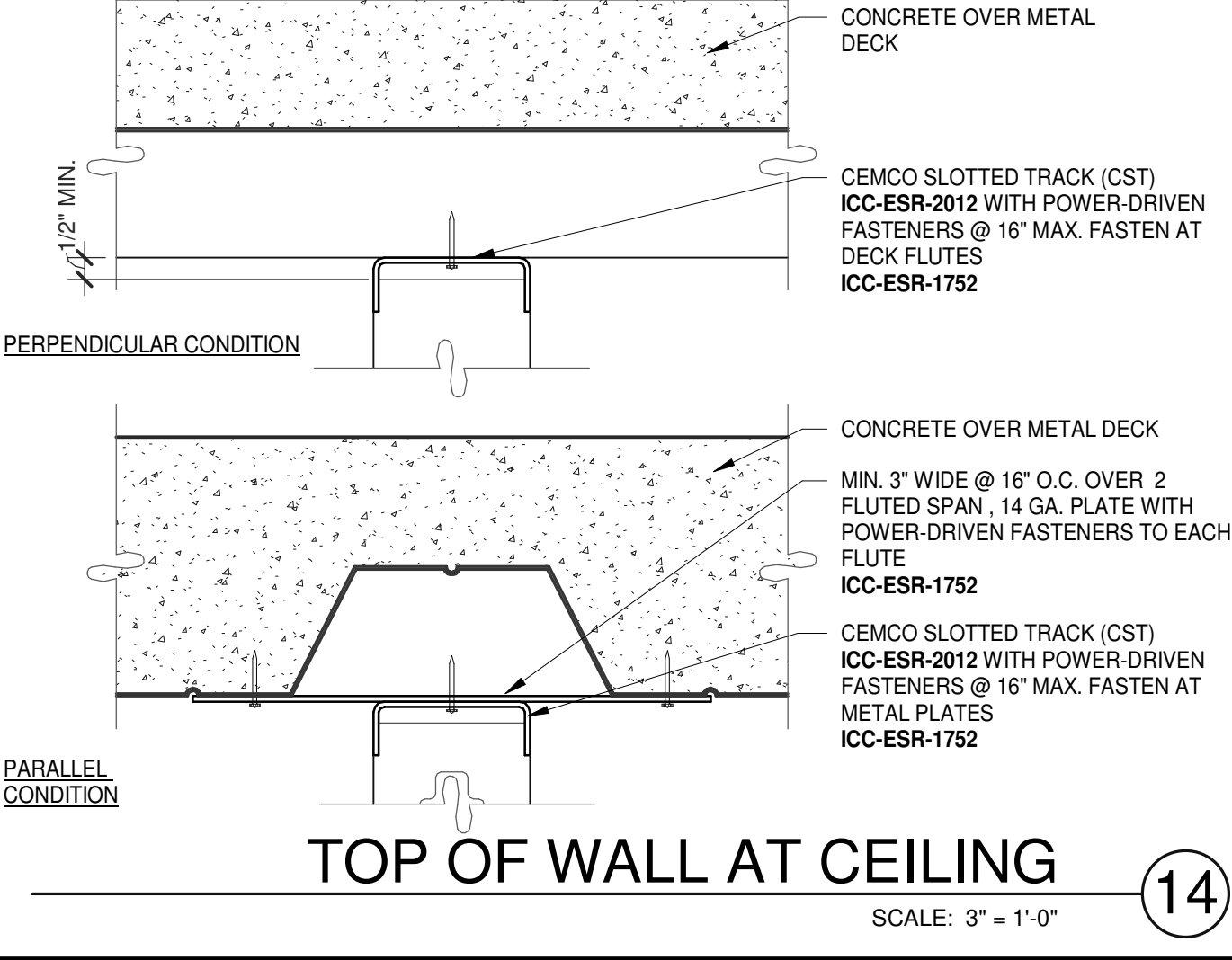
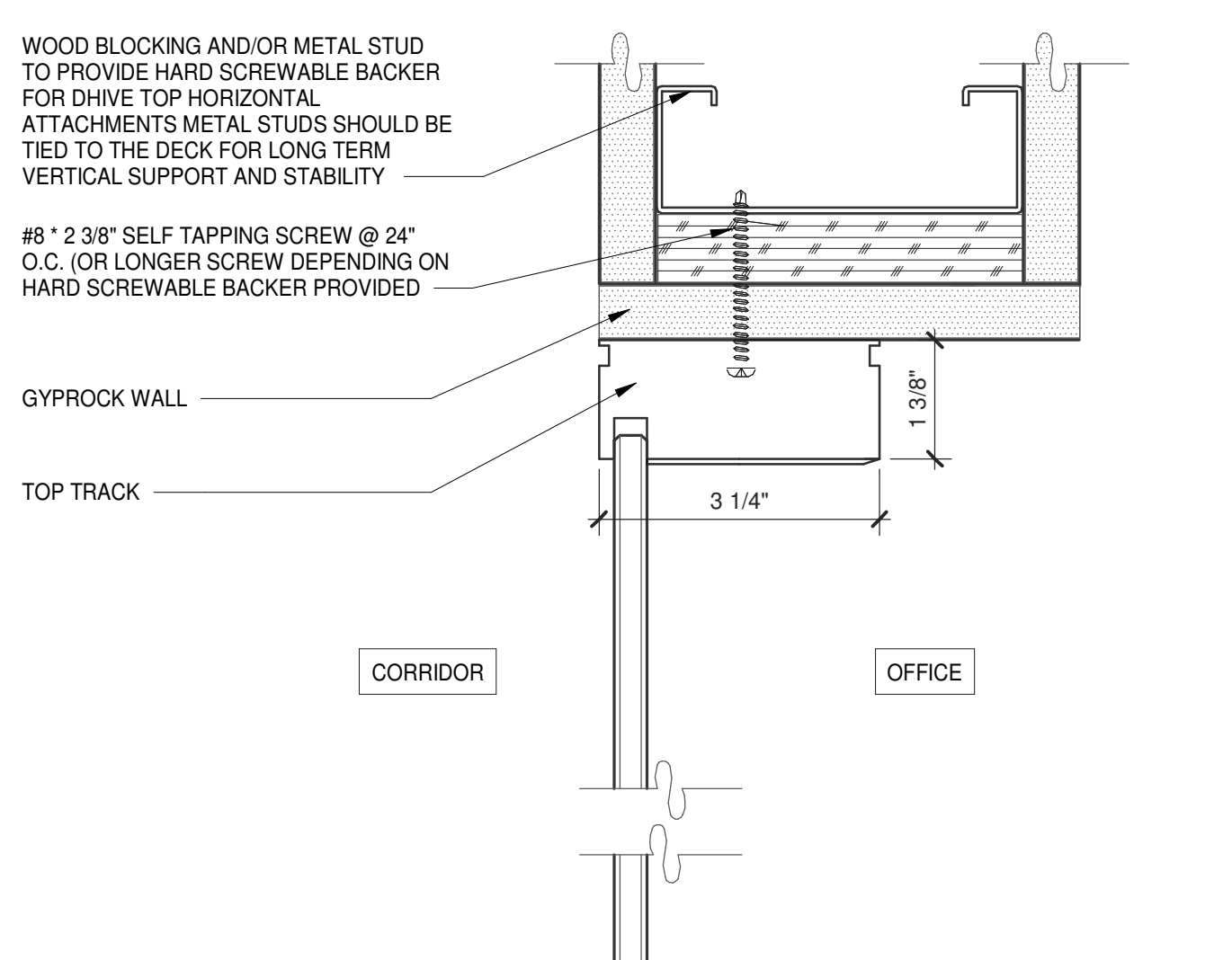
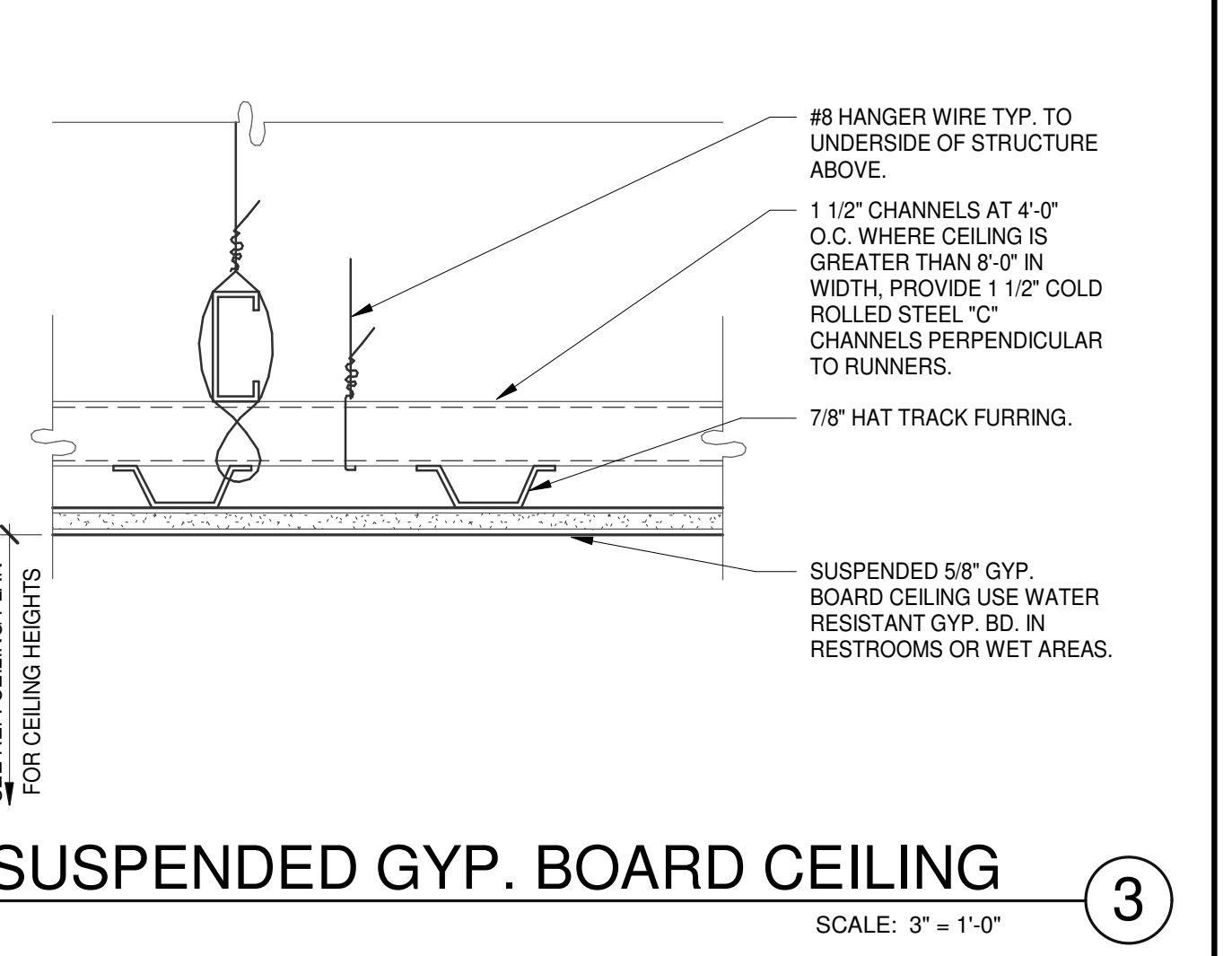
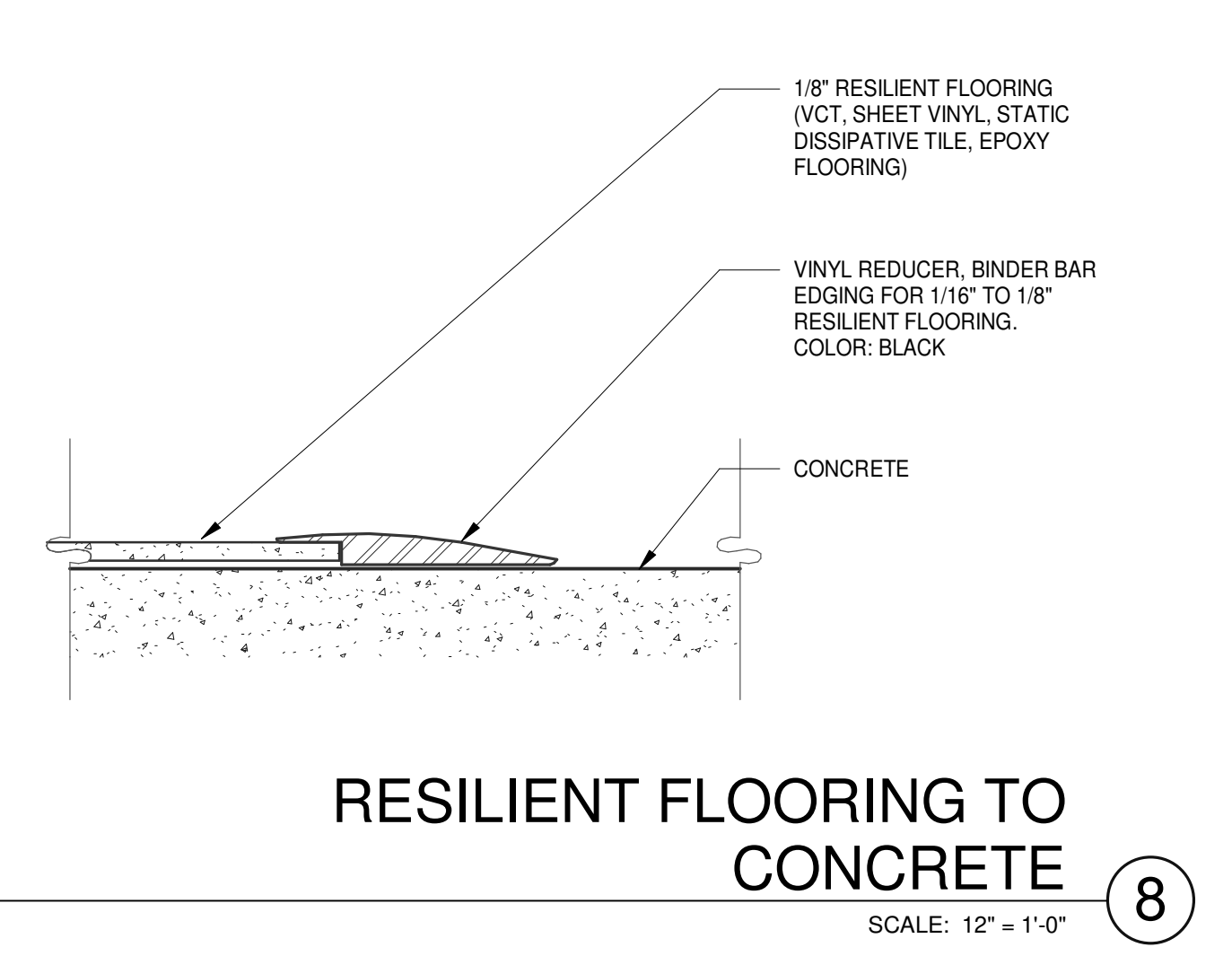
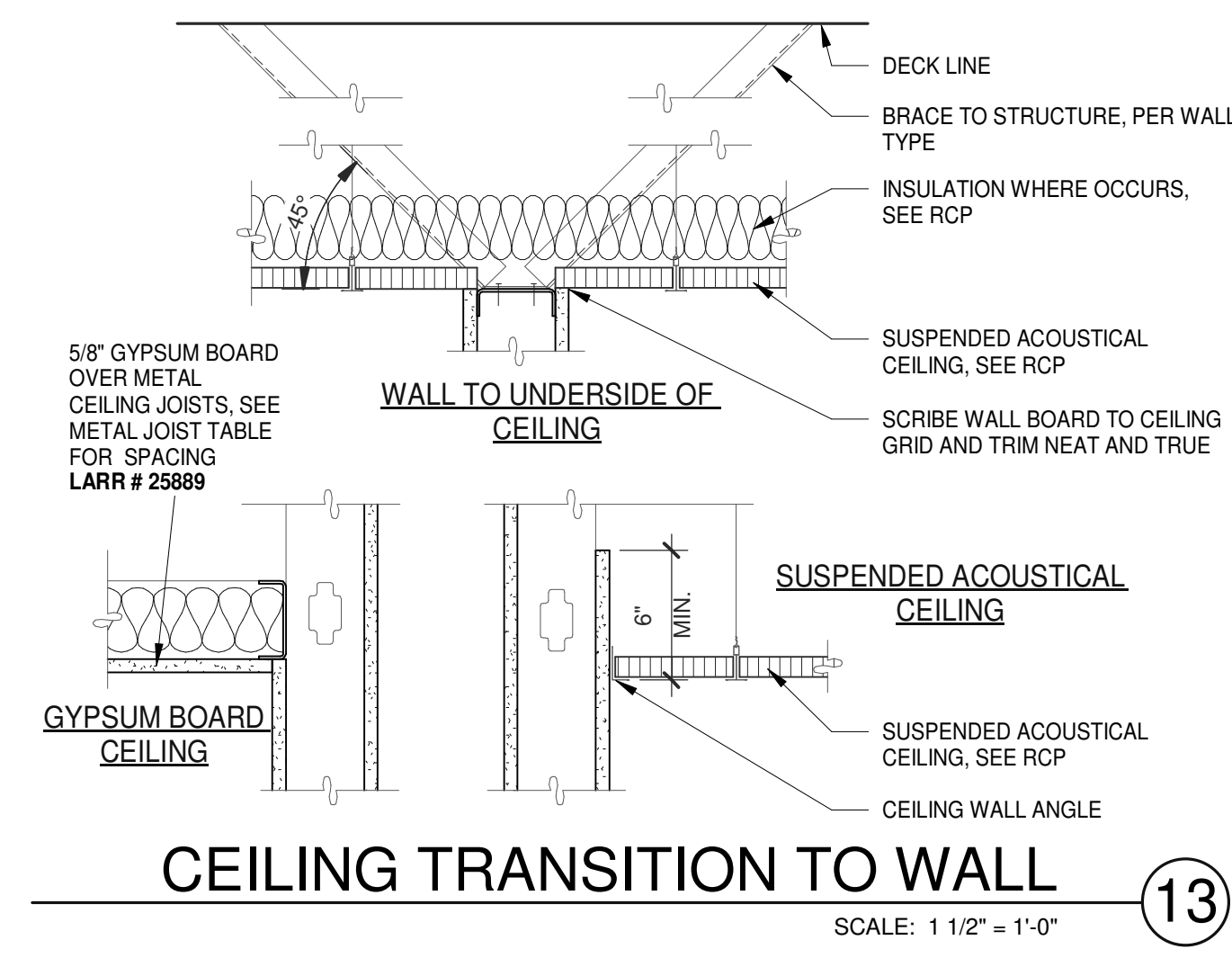
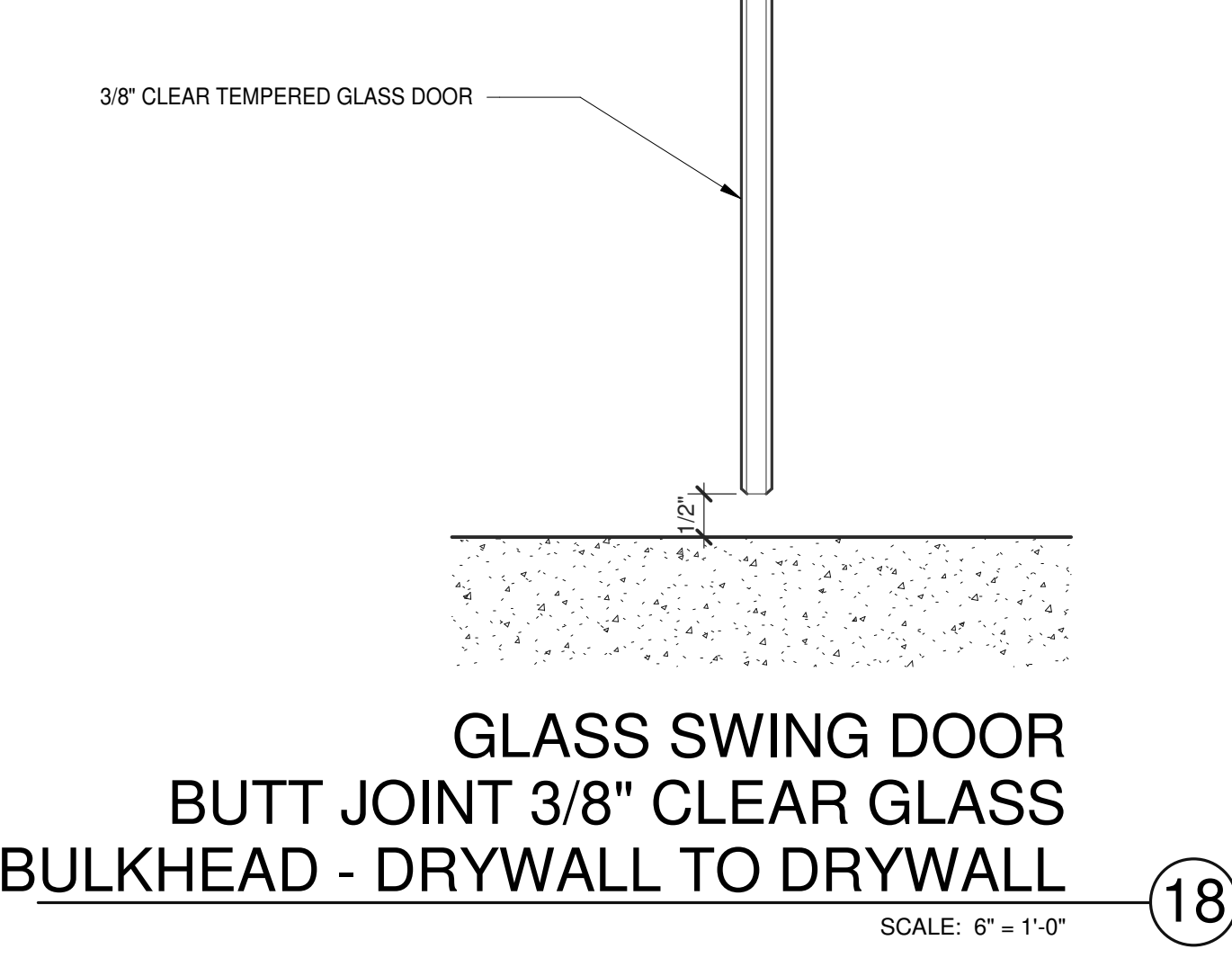
NOTE: ALL JOIST INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ICC ESR-3064P



ALLOWABLE CEILING SPANS-L/240 (2)

N.T.S.

NOTE: ALL JOIST INFORMATION IS BASED ON STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) ICC ESR-3064P



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COMPASS
27 PONDFIELD ROAD,
BRONXVILLE, NEW YORK 10708

DETAILS	
DATE	08/08/2021
ISSUED FOR PERMITS	
REMARKS	
P.A.P.M.	M. ZAHEDA
DRAWN BY:	S.A.
JOB NO.:	NJY21-6002-00
SHEET	
16.2	

COMPASS

27 Ponderfield Road
Bronxville, NY 10708

<small>FROM CONCEPT TO INSTALLATION</small> manhattan SIGNS 130 Beckwith Ave. Bldg. 2 • Paterson, NJ 07503 Tel: 973-278-3603 • Fax: 973 278-5798 www.manhattansignsco.com
Client: Compass
Project: Awnings
Site: 27 Ponderfield Road Bronxville NY 10708
Contact:
Phone:
Cell:
Fax:
Date: 10-01-21
Rev #:
File Name:
Sales: C.Dotday
PM:
Designer: V.Cantillo
Job #: 711789
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_____ Approved (Sign Here)
Name: _____
Date: _____
Cover

Awning 1 LEFT & RIGHT SIDE
 11'w x 68" projection x 12" Valance
 Recover existing Awning with Black Sunbrella

Awning 2 CENTER
 100" w x 58" projection x 12" Valance
 Recover existing Awning with Black Sunbrella
 White Painted Copy
(Qty: 1 set)

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 www.manhattansignsco.com

Client:
 Compass

Project:
 Awnings

Site:
 27 Ponderfield Road
 Broknoxville NY 10708

Contact:

Phone:
Cell:
Fax:

Date: 10-01-21
Rev #: 09-16-21

File Name:

Sales: C.Dotday

PM:

Designer: V.Cantillo/Flynn

Job #: 711789

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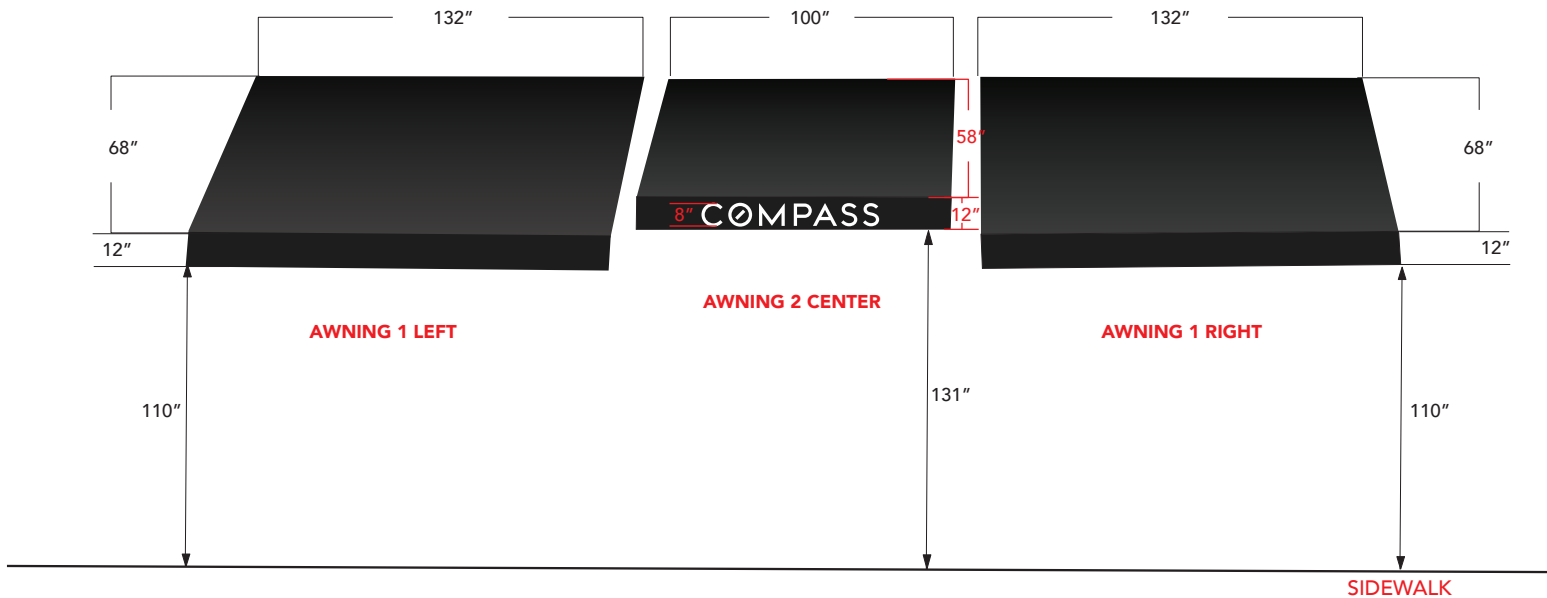
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Page 1



LEFT and RIGHT Side Storefront Window
Window Size: 87.5" h x 125.5" w
Copy Size: LEFT - 3.25" h x 42" w
RIGHT - 3.25" h x 42" w
Second Surface Vinyl Copy
(Qty: 1 of each)

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Compass

Project:
Awnings

Site:
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Broknoxville NY 10708

Contact:

Phone:
Cell:
Fax:

Date: 10-01-21

Rev # 10-8-21:

File Name:

Sales: C.Dotday

PM:

Designer: V.Cantillo

Job #: 711789

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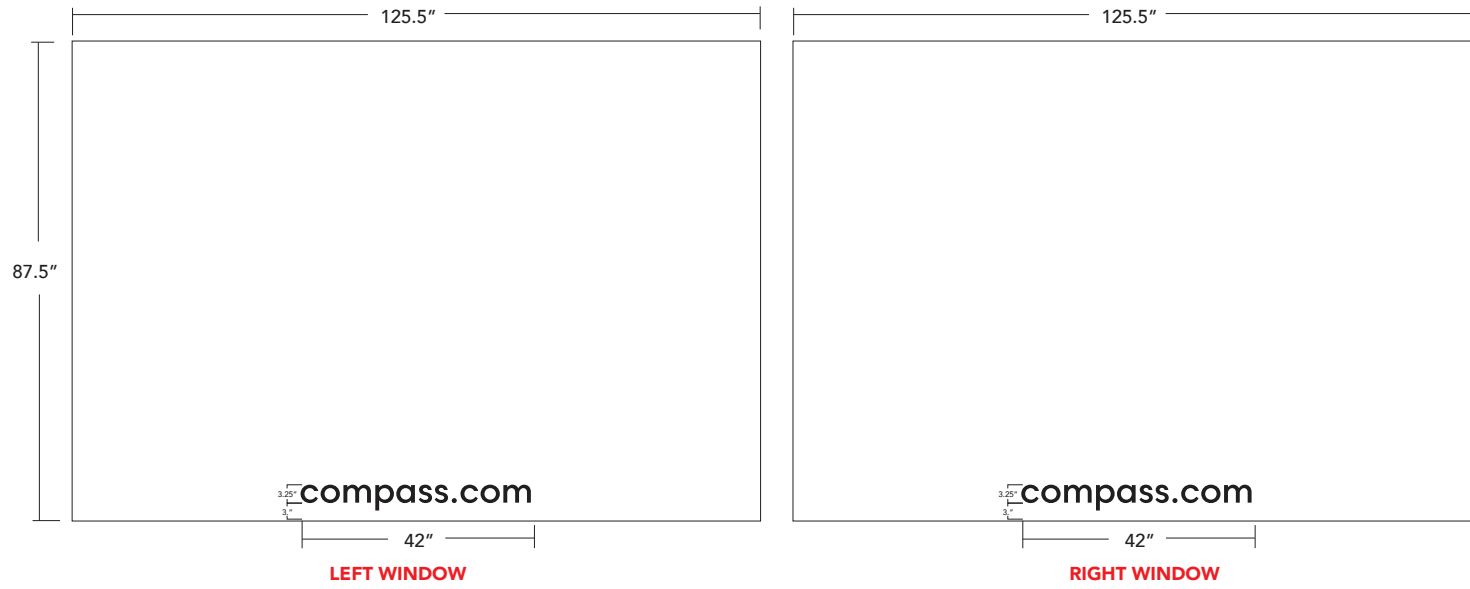
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Page 2



ENTRANCE DOOR GLASS
 74.375" h x 24" w
 Second Surface Vinyl Copy
(Qty: 1)

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 Compass

Project:
 Awnings

Site:
 27 Ponderfield Road
 Broknxville NY 10708

Contact:

Phone:
Cell:
Fax:

Date: 10-01-21
Rev # 10-8-21

File Name:

Sales: C.Dotday

PM:

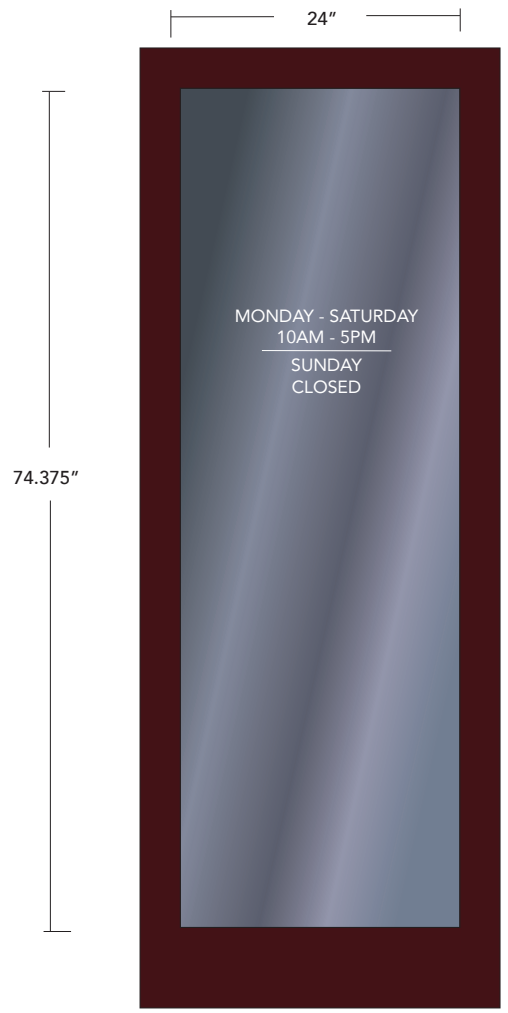
Designer: V.Cantillo

Job #: 711789

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Project:
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Site:
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Contact:

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Cell:

Fax:

Date: 10-01-21

Rev #:

File Name:

Sales: C.Dotday

PM:

Designer: V.Cantillo

Job #: 711789

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AWNINGS AND
 GLASS GRAPHICS



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Date: _____