

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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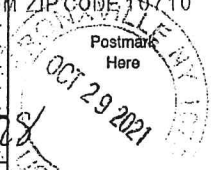
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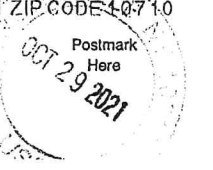
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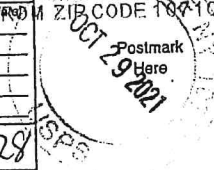
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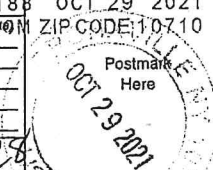
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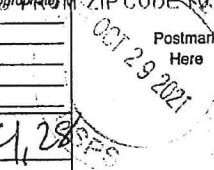
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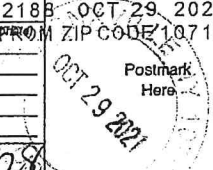
CERTIFIED MAIL **POSTNET** **POSTAGE** **INSURANCE**
 Certified Mail Fee \$ 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services (See Back of Mail for Restrictions) ZIP CODE 10710

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

Postage \$
 Total Postage and Fees \$

Sent To **URSTADT BIDDLE PROPERTIES -**
 Street and Apt. No., or **321 RAILROAD AVENUE**
 City, State, ZIP+4® **GREENWICH, CT06830**

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



7021 0950 0000 9456 1065

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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: 4 Valley Road II LLC
 Street and Apt. No.: 800 Westchester Avenue, Suite N 505
 City, State: Rye Brook, NY 10573

Postmark Here: OCT 29 2021

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

7021 0950 0000 9456 1058

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 PO: UNIT 209
 City, State, ZIP+4®: BRONXVILLE, NY 10708

Postmark Here: OCT 29 2021

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

7021 0950 0000 9456 0730

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

Postmark Here: OCT 29 2021

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

7021 0950 0000 9456 0723

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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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: Gateway Kensington LLC
 Street and Apt. No.: 2 Dearfield Drive, Suite 3
 City, State, ZIP+4®: Greenwich, CT 06831

Postmark Here: OCT 29 2021

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

7021 0950 0000 9456 0754

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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: VIL. OF BRONXVILLE -
 Street and Apt. No.: VILLAGE HALL
 City, State, ZIP+4®: BRONXVILLE, NY 10708

Postmark Here: OCT 29 2021

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

7021 0950 0000 9456 0747

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CERTIFIED MAIL® RECEIPT
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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: UNDERHILL, ROBERT -
 Street and Apt. No.: 15 KENSINGTON ROAD # 305
 City, State, ZIP+4®: BRONXVILLE, NY 10708

Postmark Here: OCT 29 2021

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

7021 0950 0000 9456 0778

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 **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

7021 0950 0000 9456 0785

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 **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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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 **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 \$ **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 **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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CERTIFIED MAIL PITNEY BOWES

Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services: Return Receipt (hardcopy) \$
 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



7021 0950 0000 9456 0822

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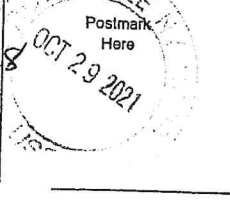
CERTIFIED MAIL PITNEY BOWES

Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services: Return Receipt (hardcopy) \$
 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



7021 0950 0000 9456 0860

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CERTIFIED MAIL PITNEY BOWES

Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services: Return Receipt (hardcopy) \$
 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



7021 0950 0000 9456 0850

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CERTIFIED MAIL PITNEY BOWES

Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services: Return Receipt (hardcopy) \$
 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



7021 0950 0000 9456 0844

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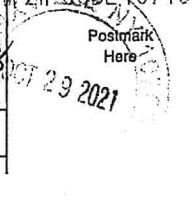
CERTIFIED MAIL PITNEY BOWES

Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services: Return Receipt (hardcopy) \$
 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



7021 0950 0000 9456 0877

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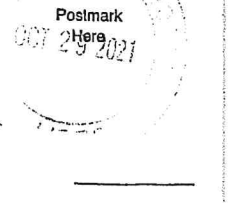
CERTIFIED MAIL PITNEY BOWES

Certified Mail Fee: 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services: Return Receipt (hardcopy) \$
 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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Certified Mail Fee \$ 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and fee to be reproduced) 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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Certified Mail Fee \$ 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and fee to be reproduced) 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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Certified Mail Fee \$ 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and fee to be reproduced) 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 VILLAGE OF BRONXVILLE -
 Street and Apt. No., or P.O. Box No. VILLAGE HALL
 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
 Extra Services & Fees (check box and fee to be reproduced) 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

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 (check box and fee to be reproduced) 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 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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Certified Mail Fee \$ 02 1P \$ 000.00
 \$ 0004732188 OCT 29 2021
 Extra Services & Fees (check box and fee to be reproduced) 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 BRONXVILLE REALTY -
 Street and Apt. No., or P.O. Box No. 62 PONDFIELD ROAD
 City, State, ZIP+4® BRONXVILLE, NY10708

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

7021 0950 0000 9456 0966

U.S. Postal Service™
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CERTIFIED MAIL \$ 000.00

Certified Mail # 02 1P
 \$ 0004732188 OCT 29 2021
 M ZIP CODE 10710

Extra Services & Fees (check box, add fee as appropriate)

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

Postage \$
 Total Postage and Fees \$

Sent To **DINUCCI BENITO -**
 Street and Apt. No., or PO Box **15 KENSINGTON ROAD #315**
 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 0945

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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CERTIFIED MAIL \$ 000.00

Certified Mail # 02 1P
 \$ 0004732188 OCT 29 2021
 M ZIP CODE 10710

Extra Services & Fees (check box, add fee as appropriate)

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

Postage \$
 Total Postage and Fees \$

Sent To **PALFREY STEPHEN -**
 Street and Apt. No. **15 KENSINGTON ROAD # 409**
 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 1216

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CERTIFIED MAIL \$ 000.00

Certified Mail # 02 1P
 \$ 0004732188 OCT 29 2021
 M ZIP CODE 10710

Extra Services & Fees (check box, add fee as appropriate)

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

Postage \$
 Total Postage and Fees \$

Sent To **One Pondfield Assoc. LLC**
 Street **97-77 Queens Boulevard, Suite 710**
 City, St **Rego Park, NY 11314**

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

7021 0950 0000 9456 1140

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CERTIFIED MAIL \$ 000.00

Certified Mail # 02 1P
 \$ 0004732188 OCT 29 2021
 M ZIP CODE 10710

Extra Services & Fees (check box, add fee as appropriate)

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

Postage \$
 Total Po \$

Sent To **Dillon Eileen, M**
 Street at **15 Kensington Road, Unit 308**
 City, Sta **Bronxville, NY 10708**

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

7021 0950 0000 9456 1201

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CERTIFIED MAIL \$ 000.00

Certified Mail # 02 1P
 \$ 0004732188 OCT 29 2021
 M ZIP CODE 10710

Extra Services & Fees (check box, add fee as appropriate)

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

Postage \$
 Total Postage and Fees \$

Sent To **Glazer Dennis E.**
 Street and / **15 Kensington Road, Unit P-1**
 City, State, **Bronxville, NY 10708**

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

7021 0950 0000 9456 1171

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CERTIFIED MAIL \$ 000.00

Certified Mail # 02 1P
 \$ 0004732188 OCT 29 2021
 M ZIP CODE 10710

Extra Services & Fees (check box, add fee as appropriate)

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

Postage \$
 Total Postage and Fees \$

Sent To **Starkie Allan R**
 Street and A, **275 Madison Avenue, Suite 2300**
 City, State, Z **New York, NY 10016**

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

7021 0950 0000 9456 1249

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CERTIFIED MAIL **POSTAGE** **PAID** **PERMIT NO. 1000** **BRONXVILLE, NY**

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

Extra Services & Fees (check box and fee as appropriate)

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 **Barath Jeffery S.**
 Street and Apt. No. **15 Kensington Road, Unit 216**
 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 1232

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CERTIFIED MAIL **POSTAGE** **PAID** **PERMIT NO. 1000** **BRONXVILLE, NY**

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

Extra Services & Fees (check box and fee as appropriate)

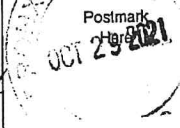
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 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$ 4.28

Total Postage and Fees \$

Sent To **Nina Richter**
 Street and Apt. No. **18 Gladwin Place**
 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 1355

U.S. Postal Service™
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 Domestic Mail Only

For delivery information, visit our website at www.usps.com

CERTIFIED MAIL **POSTAGE** **PAID** **PERMIT NO. 1000** **BRONXVILLE, NY**

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

Extra Services & Fees (check box and fee as appropriate)

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 **Duffy John R**
 Street and Apt. No. **15 Kensington Road, Unit 207**
 City, State, ZIP+4® **Bronxville, NY 10708**

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





**Classified Ad Receipt
(For Info Only - NOT A BILL)**

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

Zone: TJN-Westchester

Run Times: 1

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

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.

- 8. I understand that if there are still outstanding consulting fees relative to my application at the termination of the review process, the Village will pursue all legal options to retrieve such fees.
- 9. I understand that the imposition of escrow account fees are in addition to, and not in place of, other fee schedules currently in force.
- 10. All correspondence from the Village regarding the escrow account established for my application shall be addressed to:

Name: R.A. Cohen & Associates, Inc. Attn: Kevin Cooper
Address: 250 Park Avenue #1901
City: New York
State: NY Zip: 10177
Phone: 212-835-9534
Fax: _____
Email: kcooper@racohen.com

Pondfield Associates, LLC
By: Ralph Della Cava, member
OWNER (signature) OWNER (signature)

Ralph Della Cava
OWNER (print name) OWNER (print name)

Dated: 10-6-21 Dated: _____

617.20
Appendix B
Short Environmental Assessment Form

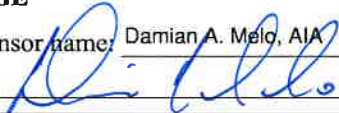
Instructions for Completing

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 <input type="checkbox"/>	YES <input checked="" 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 <input type="checkbox"/>	YES <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				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 10.1a 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.*

WARE MALCOMB

ARCHITECTURE | PLANNING
INTERIORS | CIVIL ENGINEERING
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:*



WARE MALCOMB

ARCHITECTURE	PLANNING
INTERIORS	CIVIL ENGINEERING
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

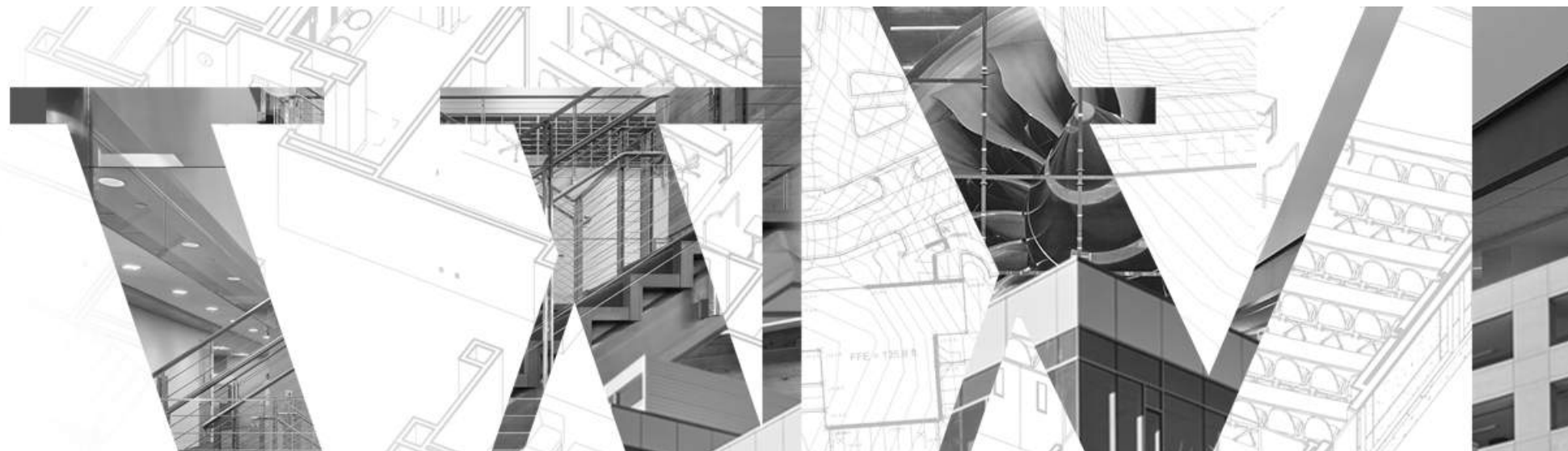
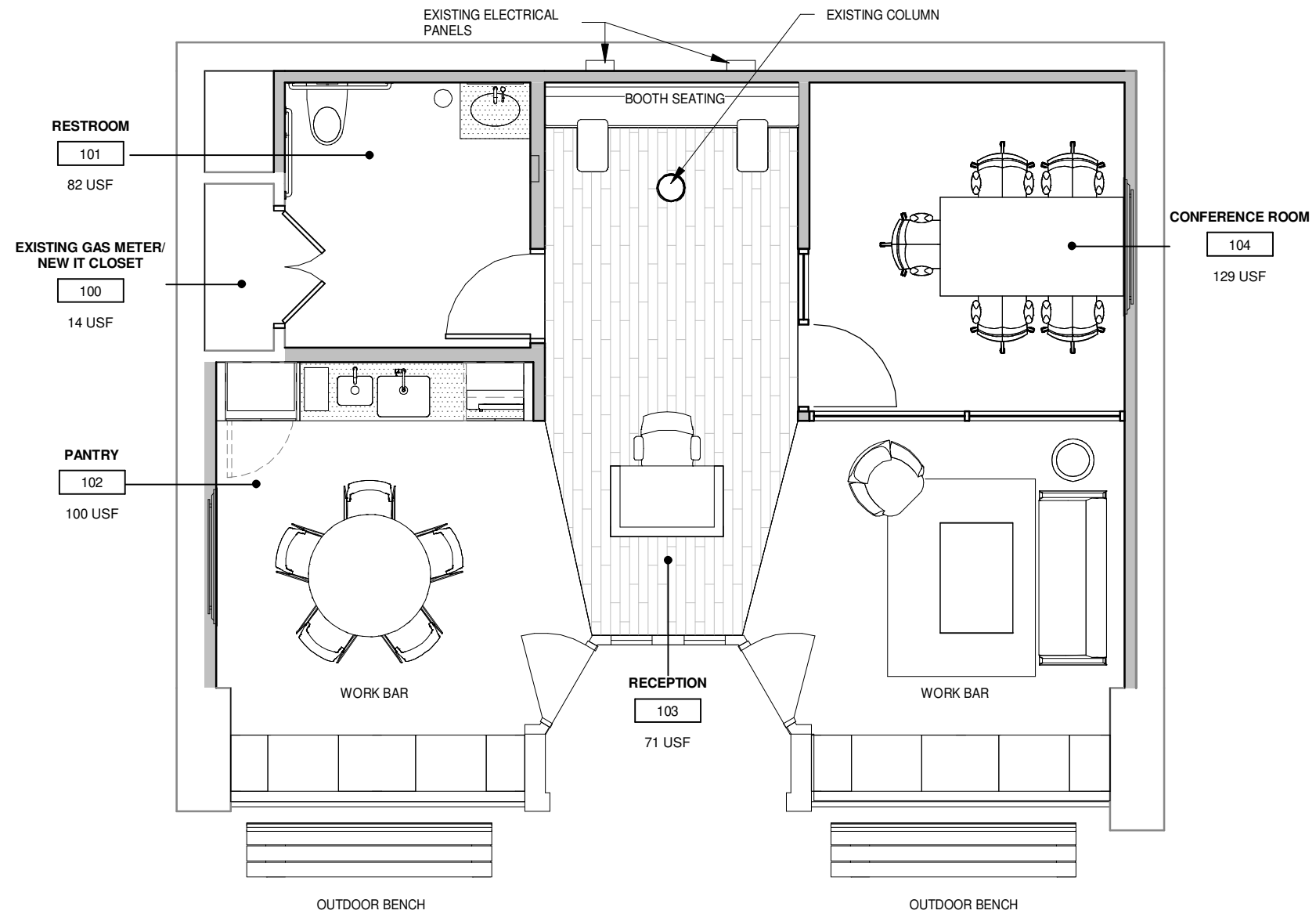


TABLE OF CONTENTS

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





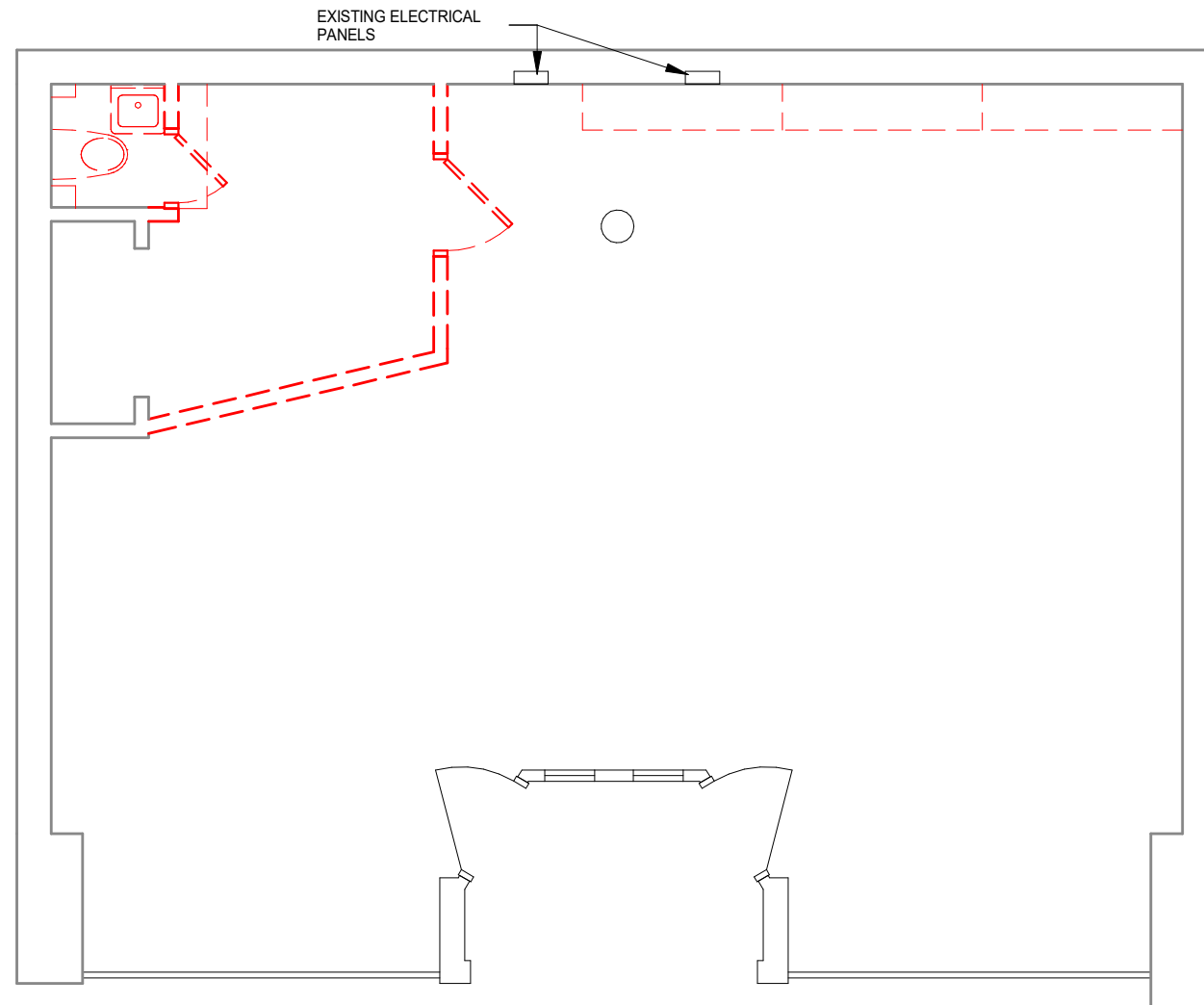
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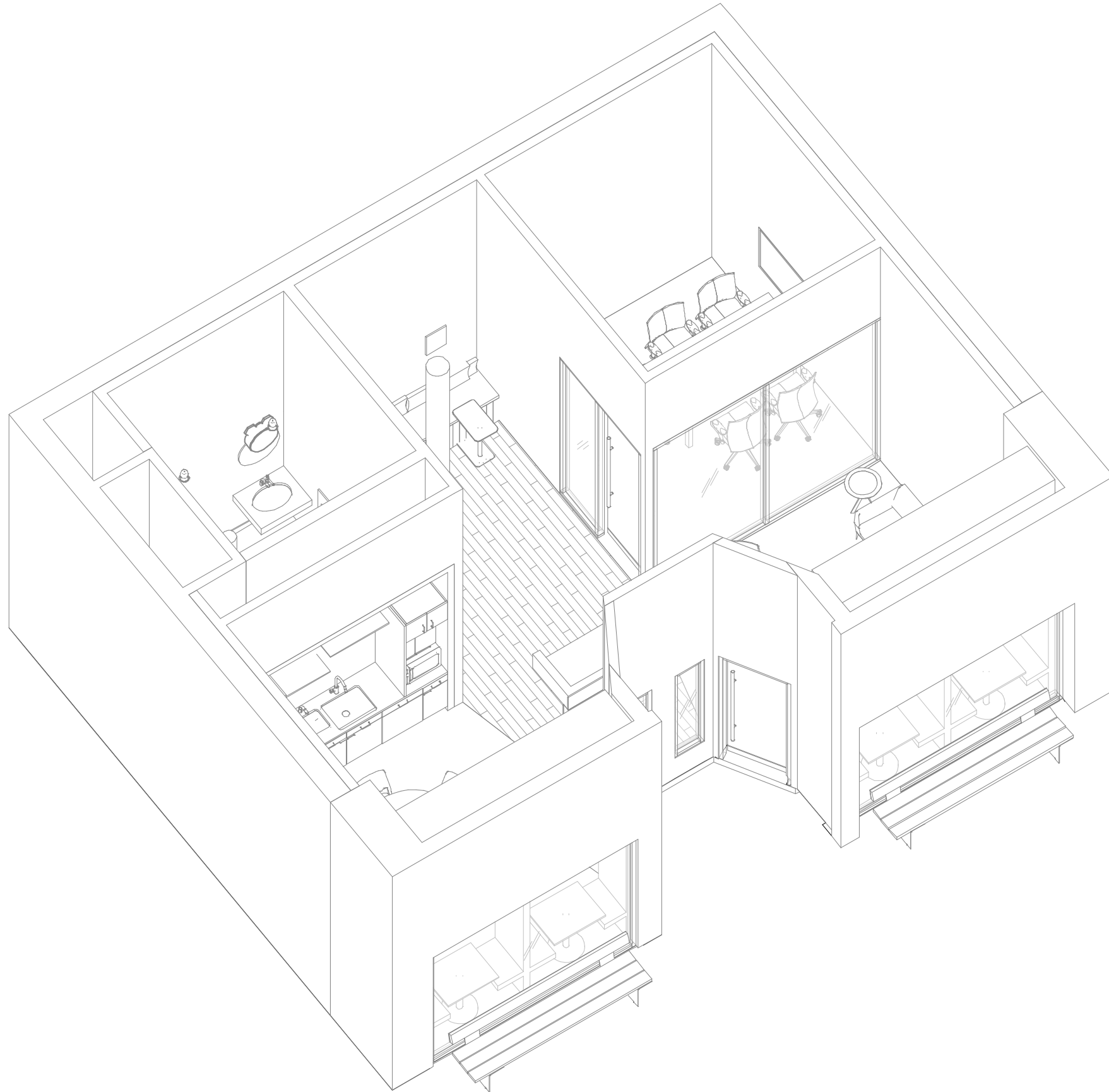
RECEPTION	1
CONFERENCE ROOM	1
RESTROOM	1
EXISTING GAS METER/ NEW IT ROOM	1
PANTRY	1
WORK BAR	2
BOOTH SEATING	1
OUTDOOR BENCHES	2

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

WALL LEGEND

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





DESIGN CONCEPT

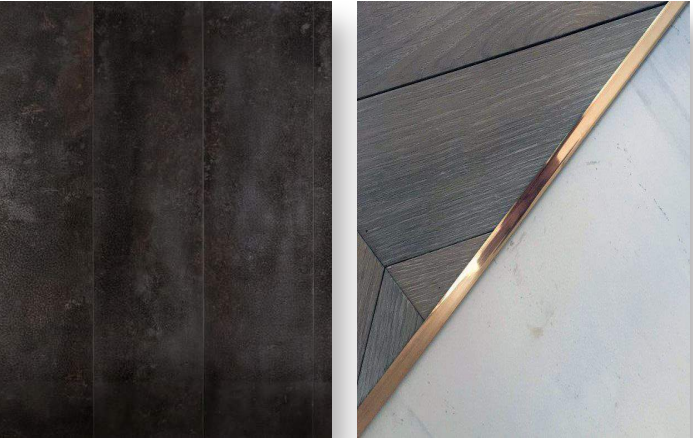
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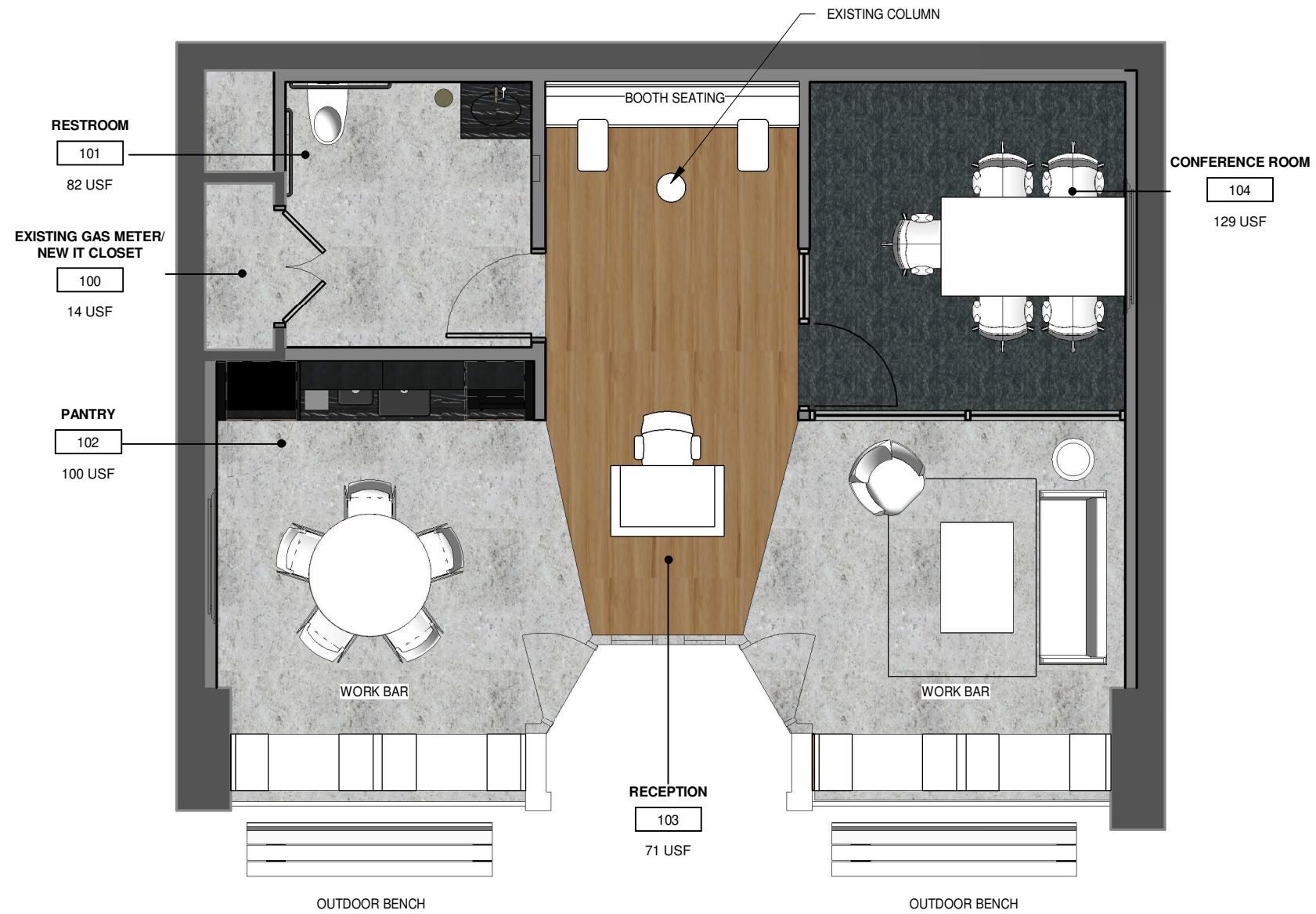


SLEEK + SOPHISTICATED

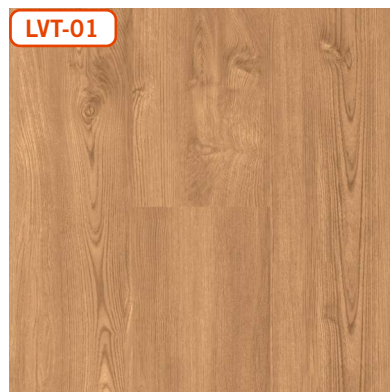


JUXTAPOSITION

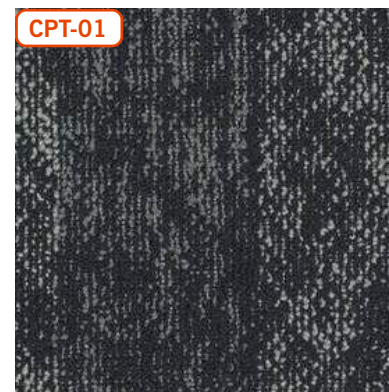




CONCRETE

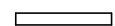




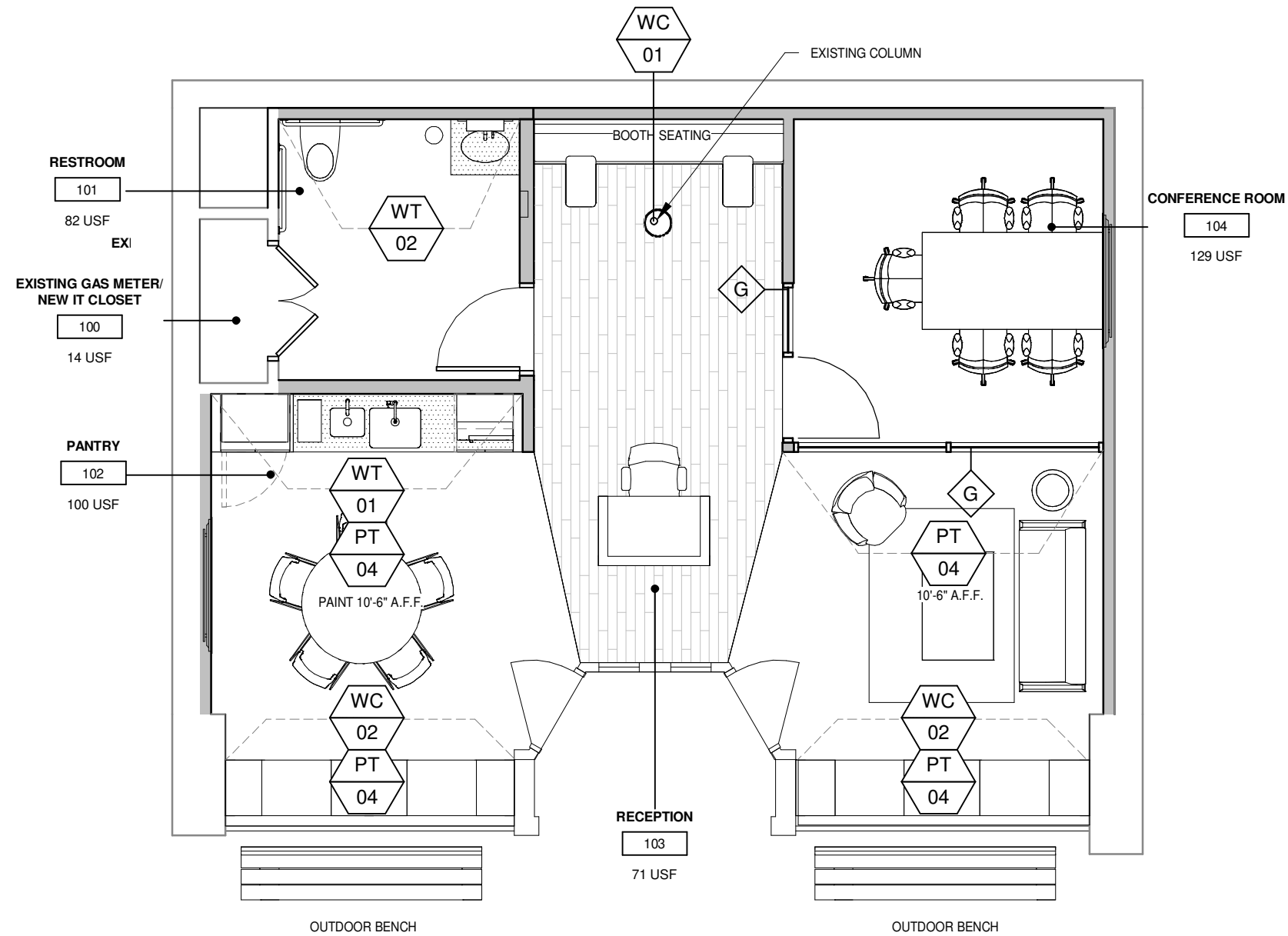
LUXURY VINYL TILE



CARPET TILE

WALL TYPES LEGEND

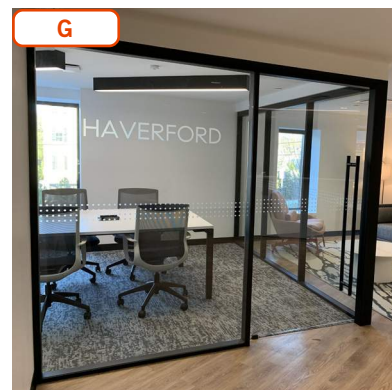
-  EXISTING PARTITION, TO REMAIN
-  NEW INSULATED SHEET ROCK WALL TO DECK
-  GLASS OFFICE FRONT - WALL SYSTEM PROVIDED BY G.C.; BLACK ANODIZED FRAMES WITH VERTICAL MULLIONS, ACOUSTICAL GASKETS TO BE PROVIDED AT DOOR OPENINGS, DESIRED STC RATING OF 35 OR HIGHER, TYP. SWING DOOR AT CONFERENCE ROOM. 48"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



BACKSPASH WALL TILE



RESTROOM WALL TILE



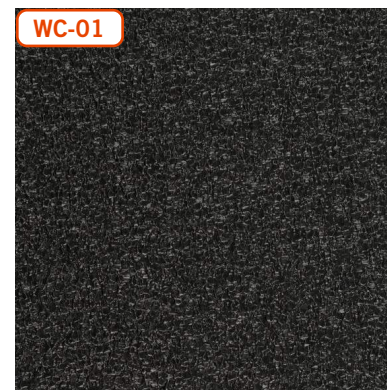
GLASS OFFICE FRONT



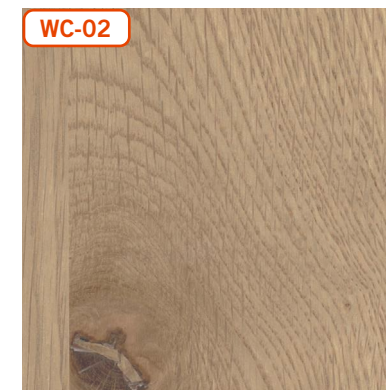
GENERAL WALL / DOOR PAINT (THROUGHOUT)



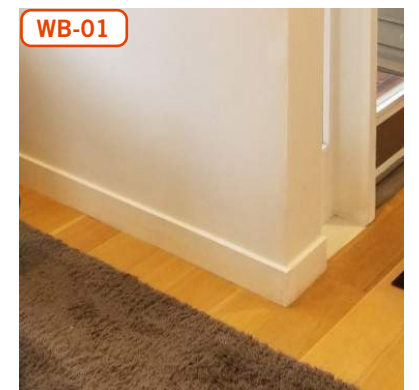
ACCENT PAINT



WALL COVERING



WOOD VENEER WALL COVERING



WOOD WALL BASE (PAINTED TO MATCH WALL)

PT-01 + PT-02



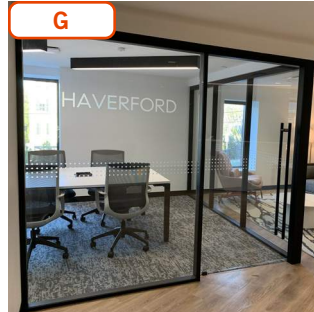
PT-03



PT-04



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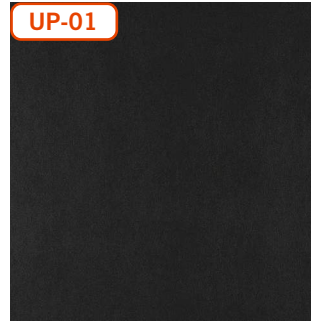
WT-01



WT-02



UP-01



WC-01



WC-02



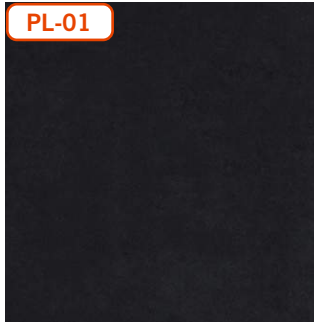
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SS-01



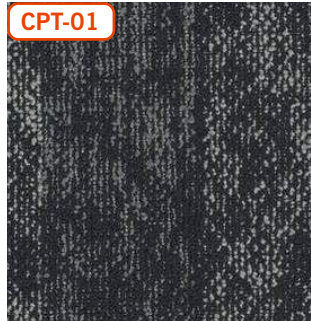
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WS-01



CPT-01



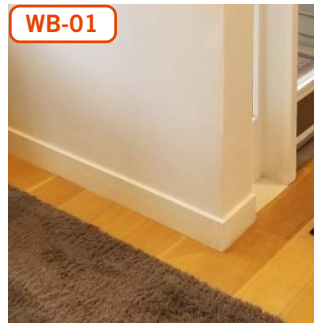
EC-01



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

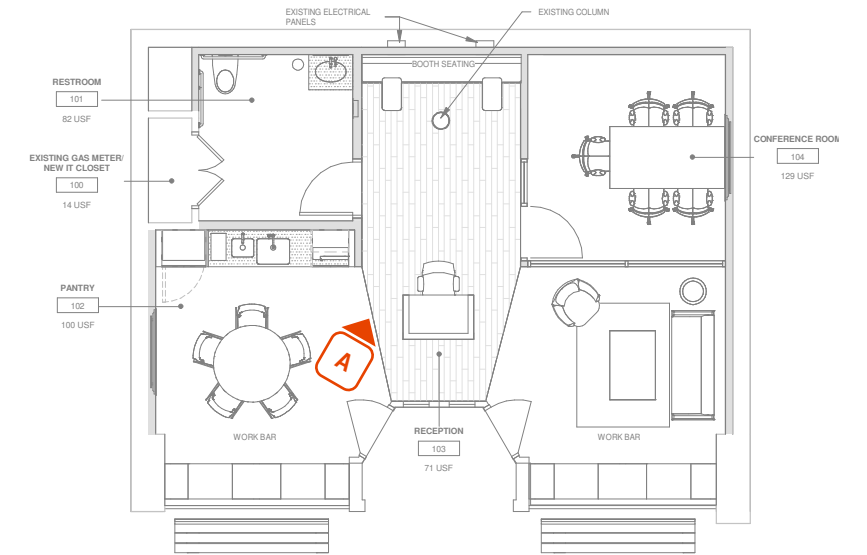
PT-04

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

SS-01

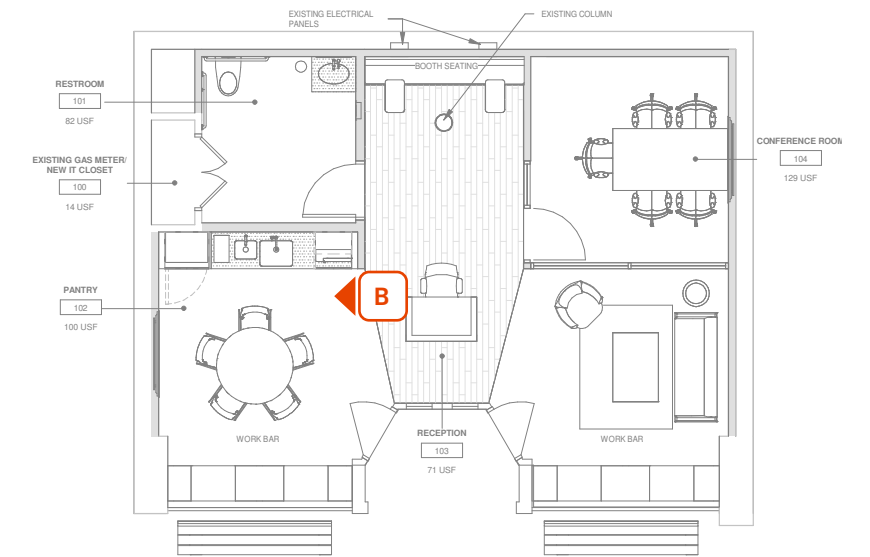
ITEM: MARBLE COUNTERTOP
MFR: ARTISTIC TILE
COLOR: NERO MARQUINA, SLNMP2
FINISH: POLISHED, SQUARE EDGE
SIZE: 3/4" THICK SLAB

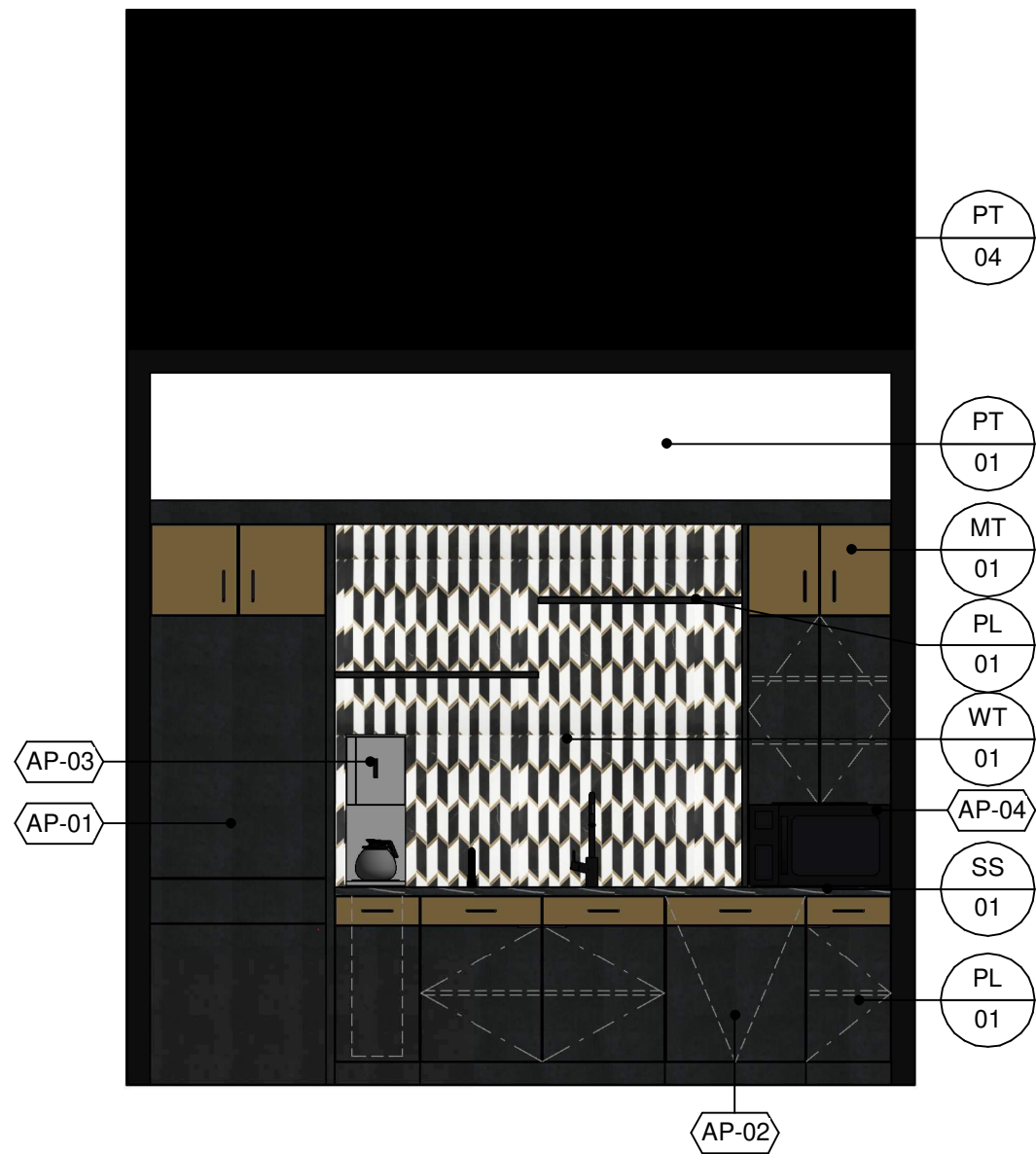
KEYPLAN



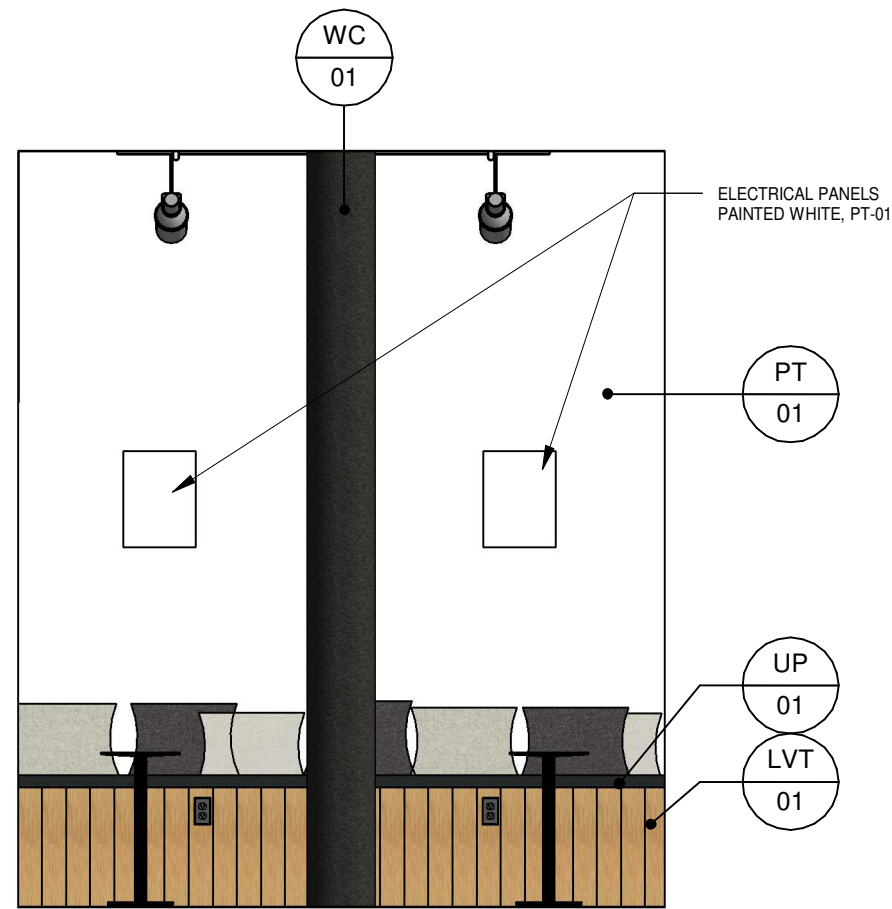


KEYPLAN



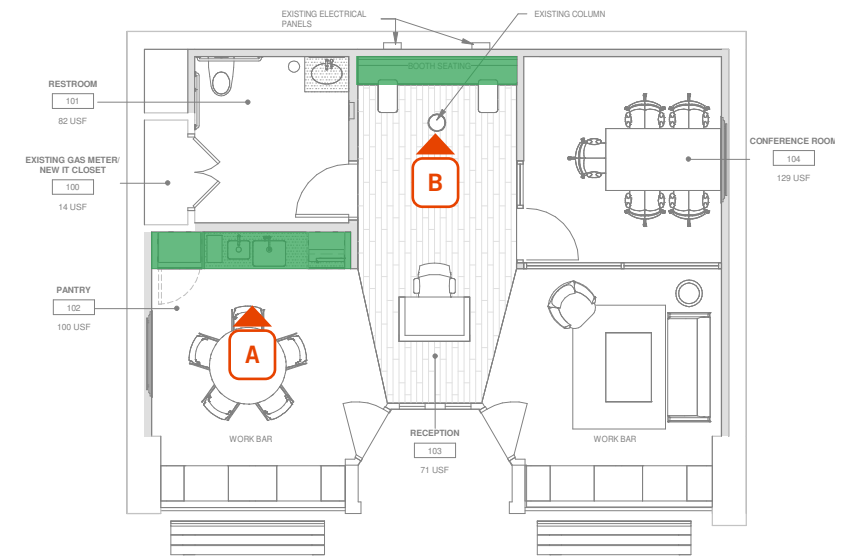


ELEVATION A: PANTRY
SCALE: NTS



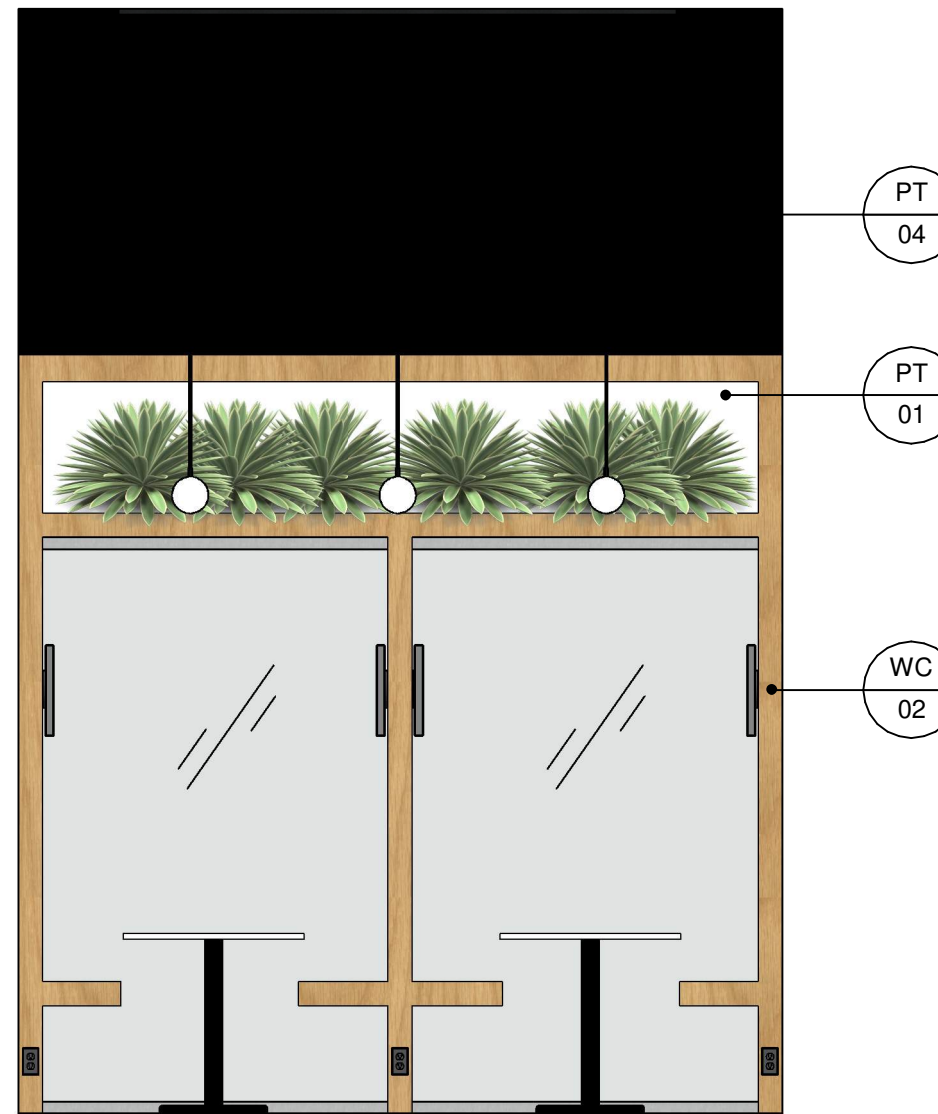
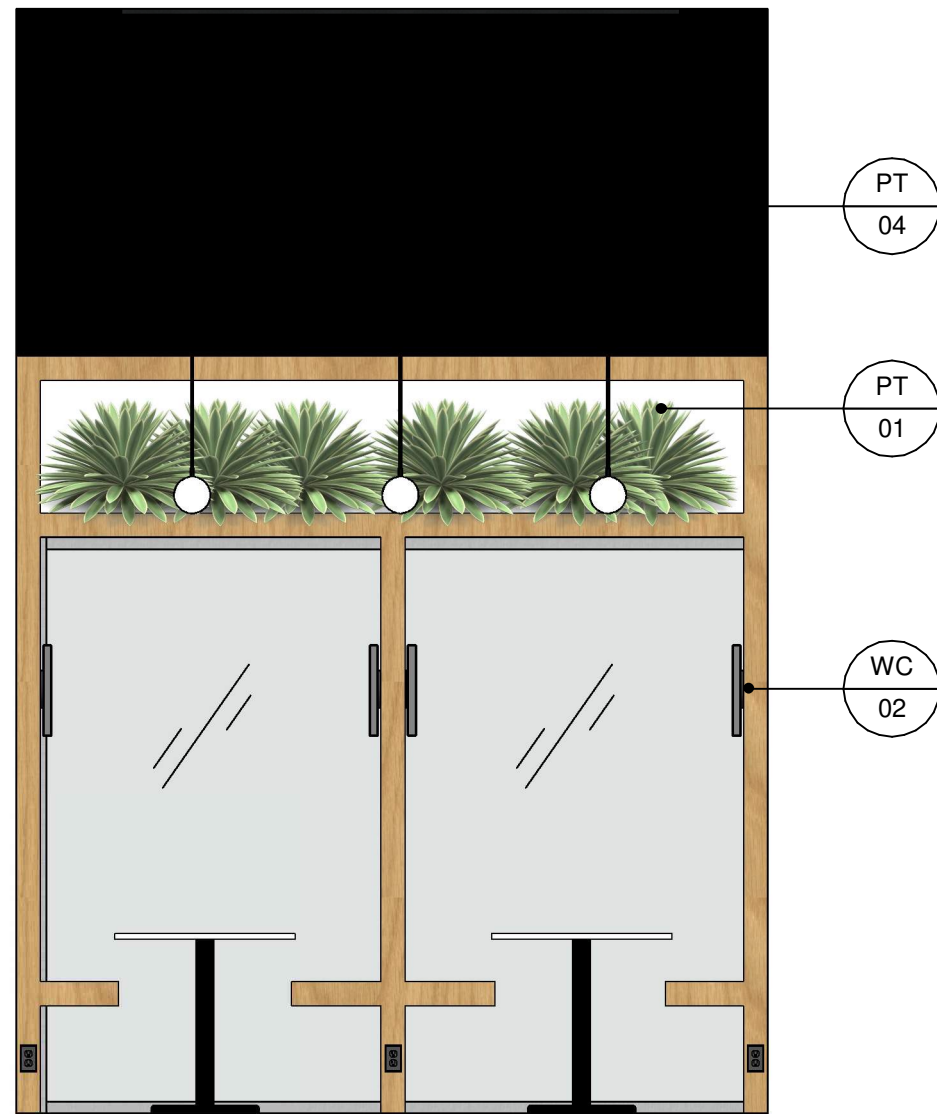
ELEVATION B: BOOTH
SCALE: NTS

KEYPLAN

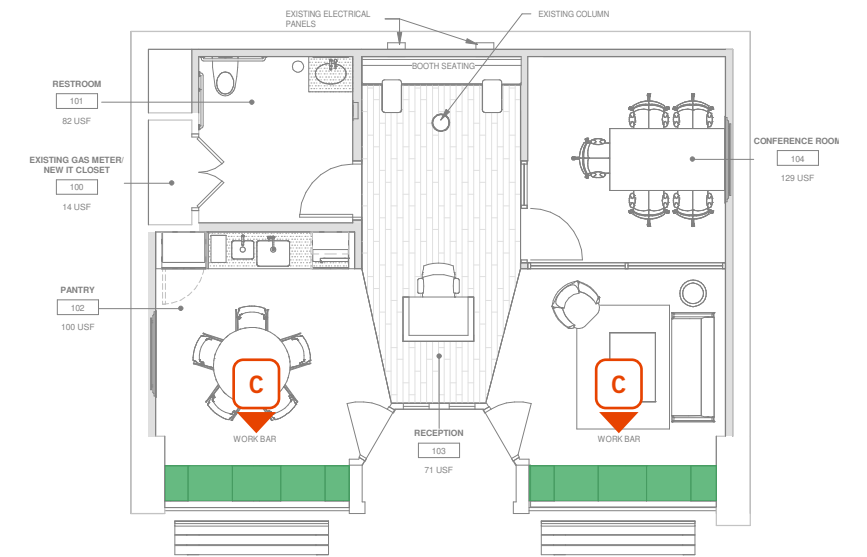


MILLWORK LEGEND

— DENOTES AREA OF MILLWORK



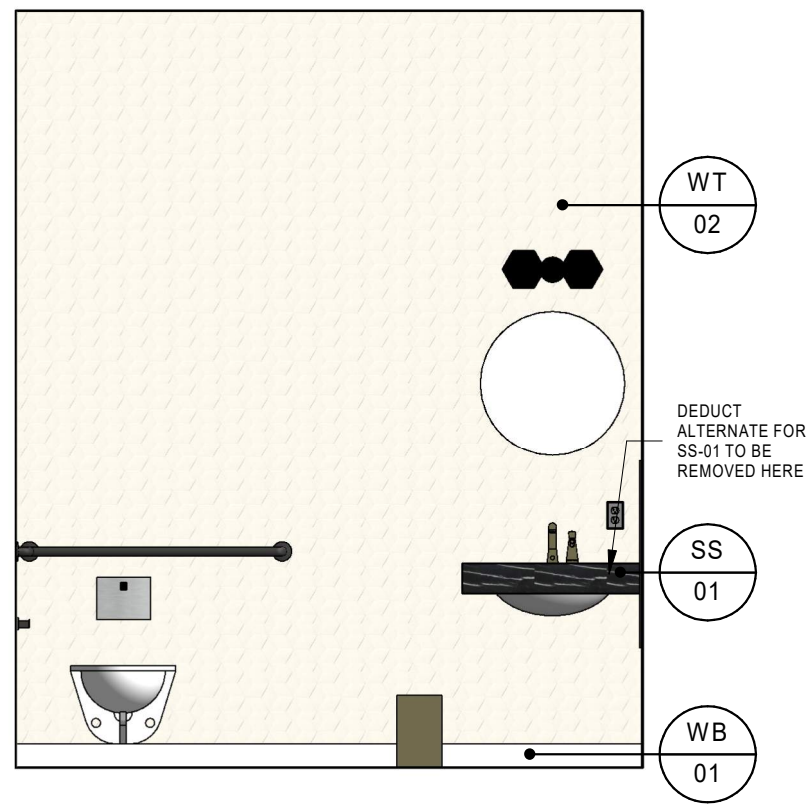
KEYPLAN



MILLWORK LEGEND

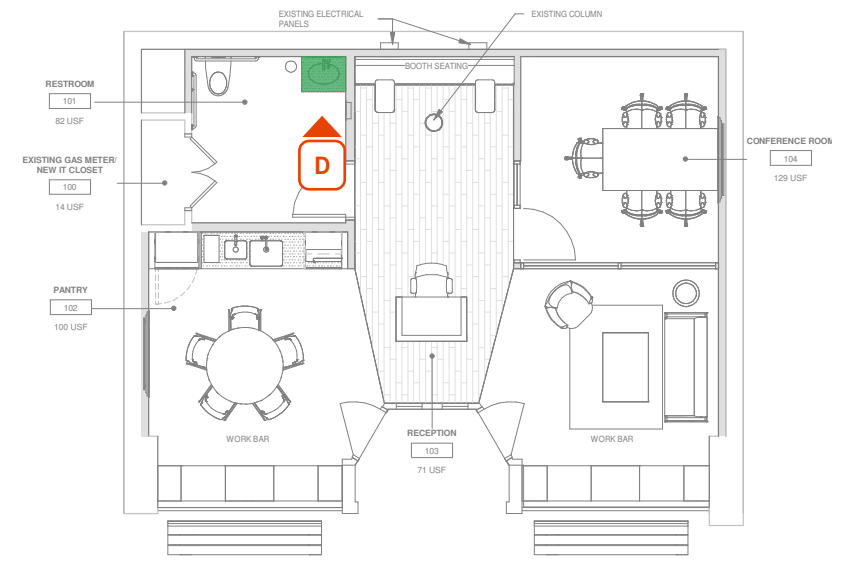
DENOTES AREA OF MILLWORK

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

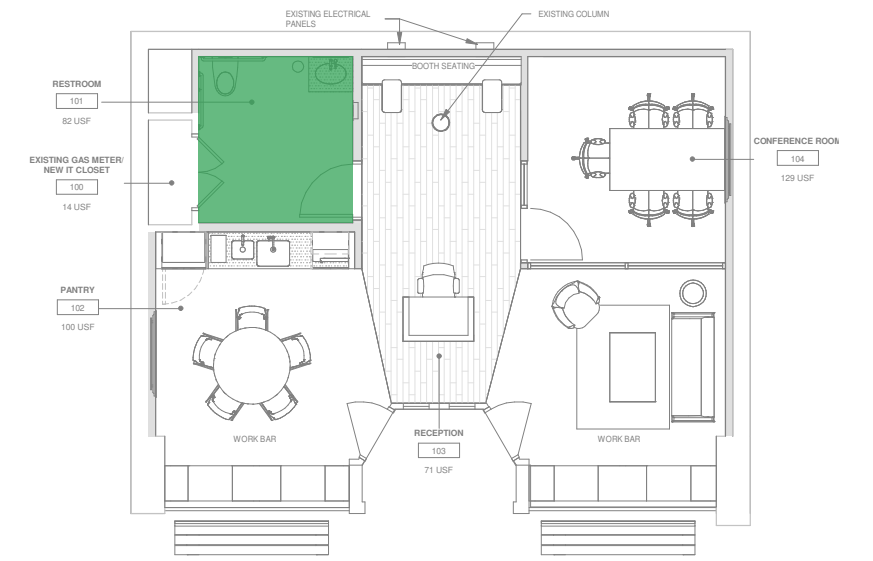
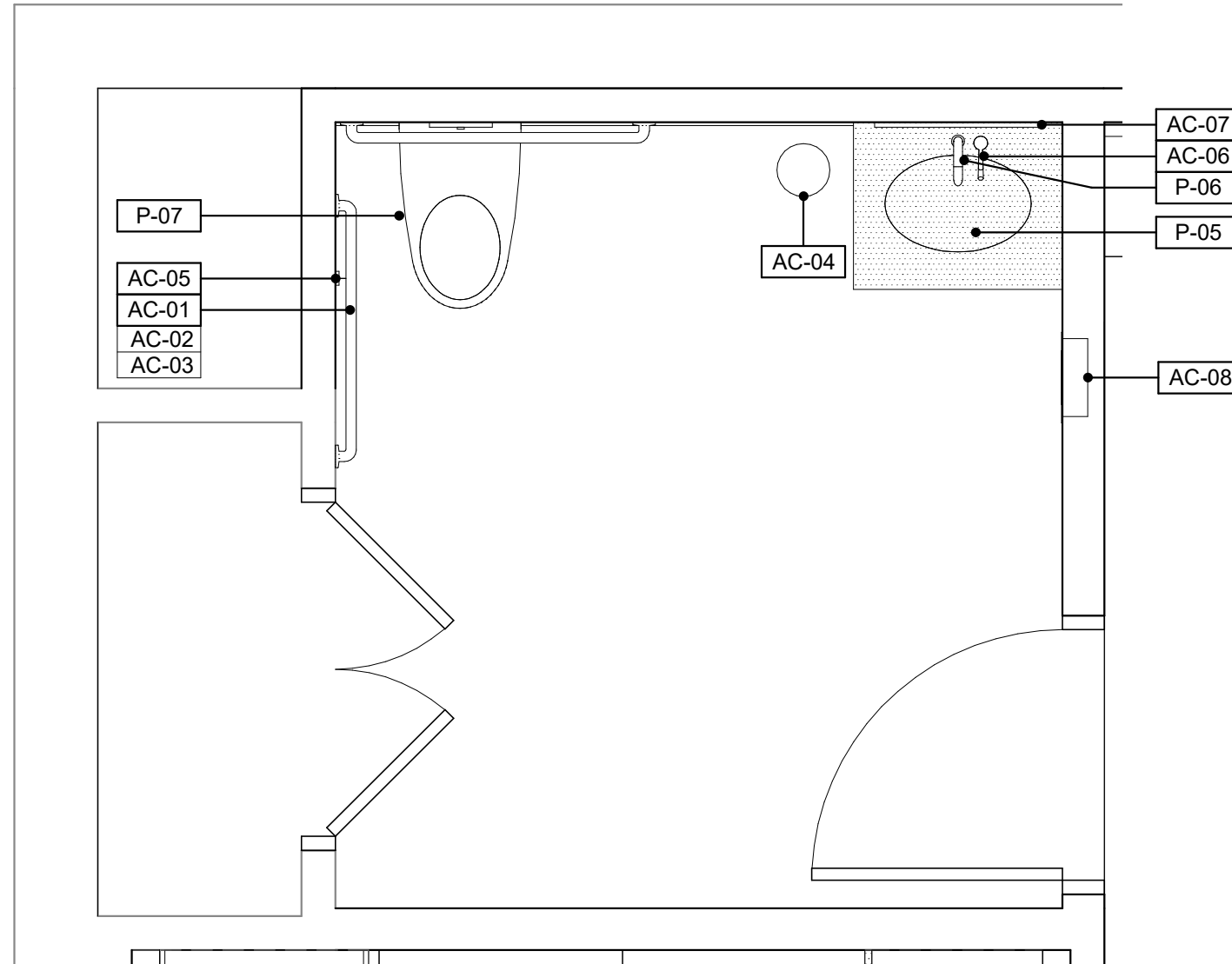
P-01 ITEM: UNDERMOUNT SINK
 MFR: KOHLER
 STYLE: RIVERBY, K-5479-5U-7
 COLOR: BLACK BLACK
 SIZE: 25"W X 22"L X 5 7/8"D

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

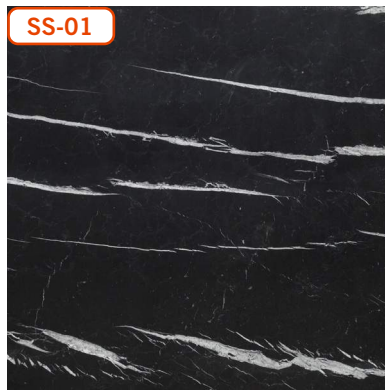


PT-01 + PT-02



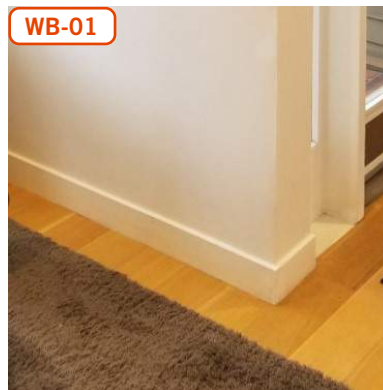
GENERAL WALL / DOOR PAINT (THROUGHOUT)

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

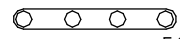
AC-05 ITEM: TOILET TISSUE HOLDER
MFR: KOHLER
STYLE: ELATE, DOUBLE TOILET PAPER
HOLDER, K-27289-BL
COLOR: MATTE BLACK
SIZE: 10 1/8"W X 3 13/16"D


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.

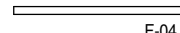
AC-08 ITEM: RECESSED POWER TOWEL
DISPENSER / TRASH RECEPTACLE
MFR: ASI AMERICAN SPECIALITIES
STYLE: PIATTO COMPLETED
RECESSED PAPER TOWEL DISPENSER
AND WASTE RECEPTACLE, 64623-41
COLOR: MATTE BLACK PHENOLIC
SIZE: 14"W X 5"D X 28"H

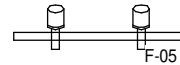
REFLECTED CEILING PLAN LEGEND

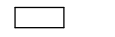
 F-01
 ITEM: RECEPTION PENDANT
 MODEL: WELLES GLASS LONG CHANDELIER, 12X
 COLOR: CANOPY- SATIN BRASS, CUBE- ALABASTER WHITE/POLISHED BRASS
 MFR: GABRIEL SCOTT


 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

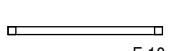
 F-04
 ITEM: RECESSED LINEAR
 MODEL: LEDALITE, TRUGROOVE RECESSED LINEAR, SIZE: 3'-6"
 MFR: PHILIPS/ SIGNIFY

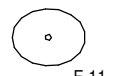
 F-05
 ITEM: TRACK LIGHTING
 MODEL: SILO X0 ACLED BEAMSHIFT TRACK HEAD
 COLOR: BRUSHED BRASS WITH BLACK
 MFR: WAC LIGHTING

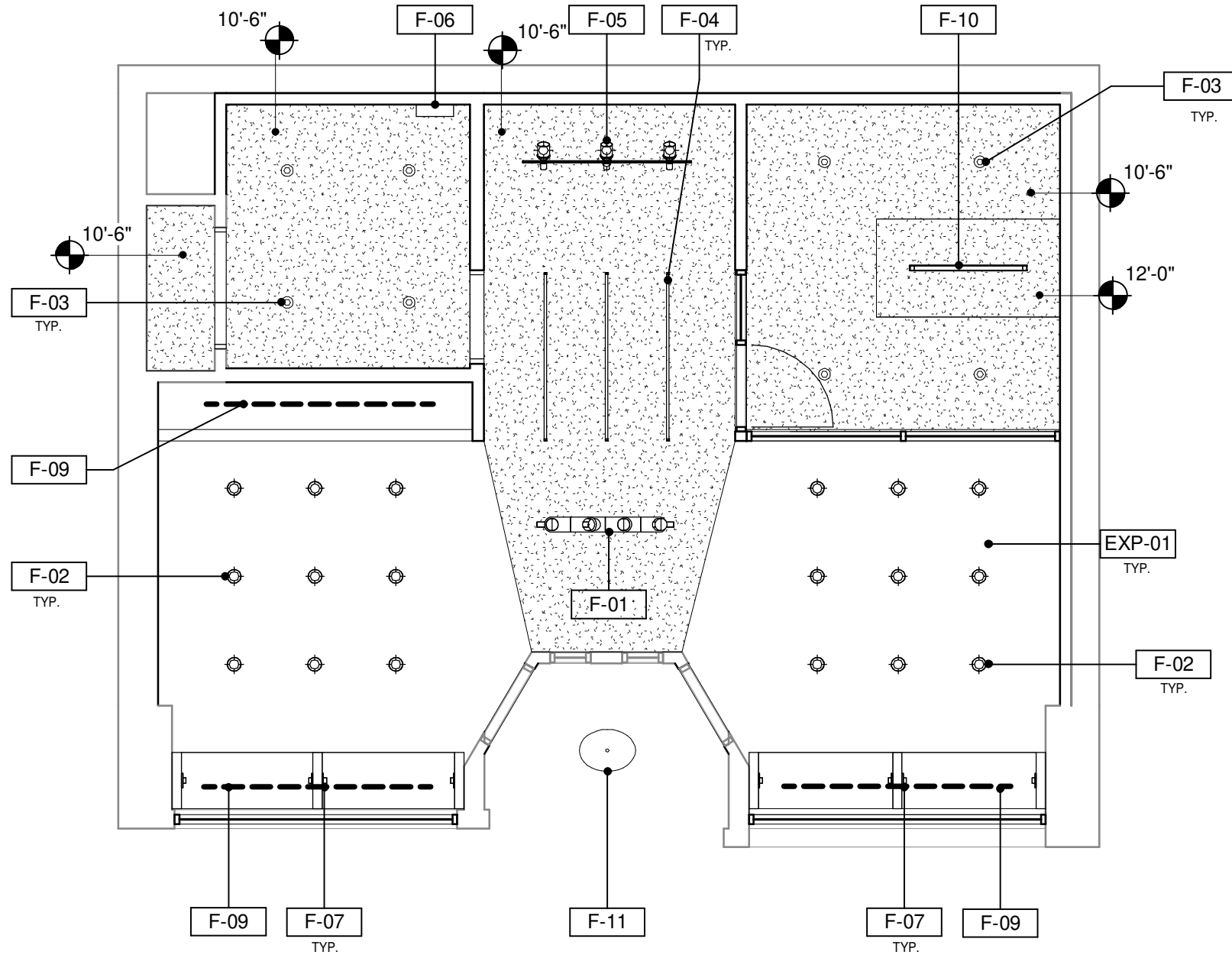
 F-06
 ITEM: RESTROOM WALL SCNCE
 MODEL: WELLES DOUBLE HEAD LED WALL SCNCE
 COLOR: BLACK EXTERIOR/ SATIN BRASS INTERIOR,CANOPY- MATCHING TO FIXTURE
 MFR: GABRIEL SCOTT

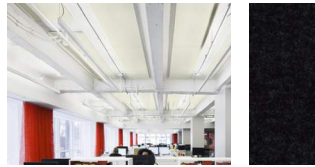
 F-07
 ITEM: WORK BENCH WALL SCNCE
 MODEL: BOLERO LED WALL LIGHT
 COLOR: INDIAN YELLOW
 MFR: ARNSBERG

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

 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

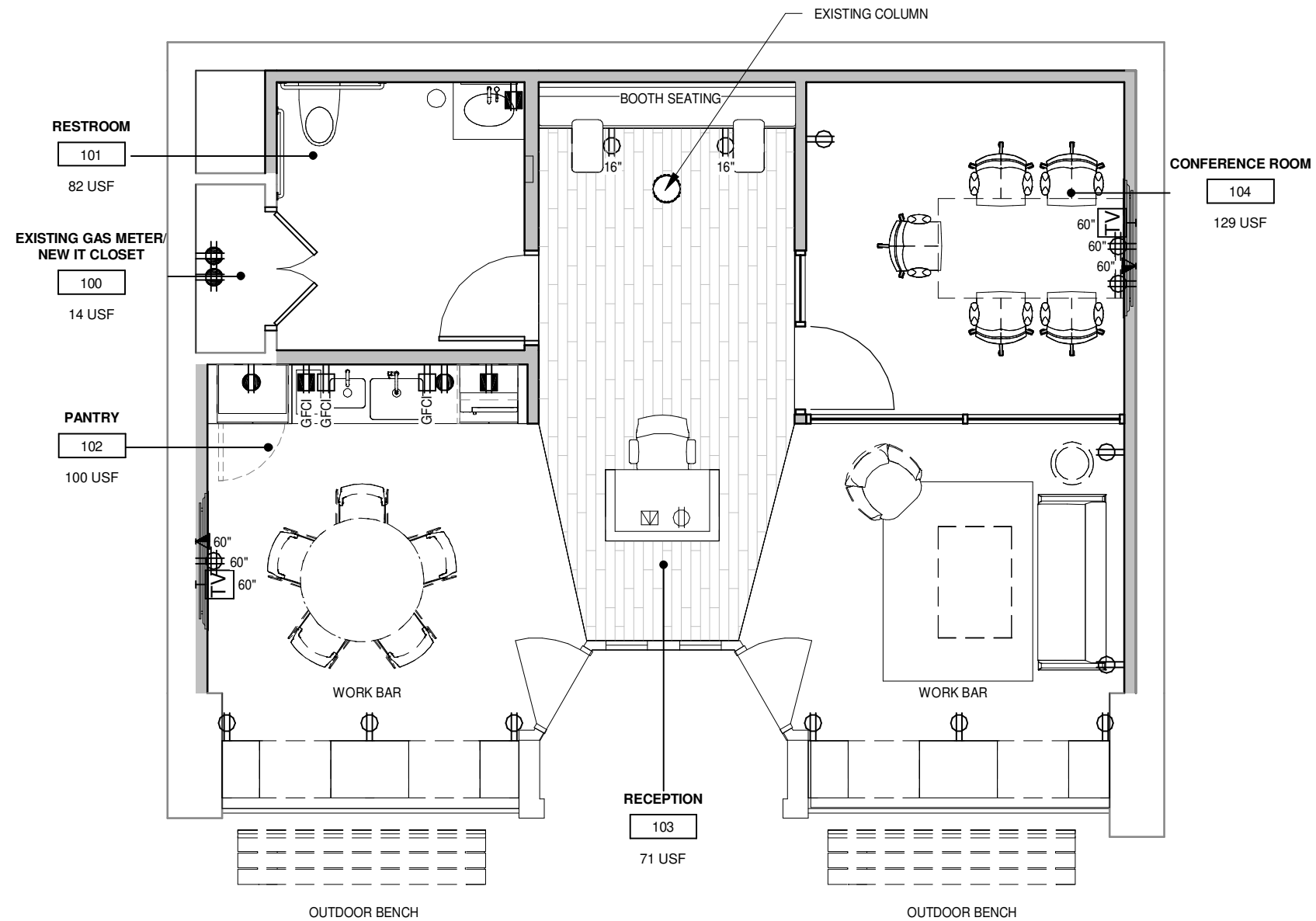
 110v. FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.

 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.

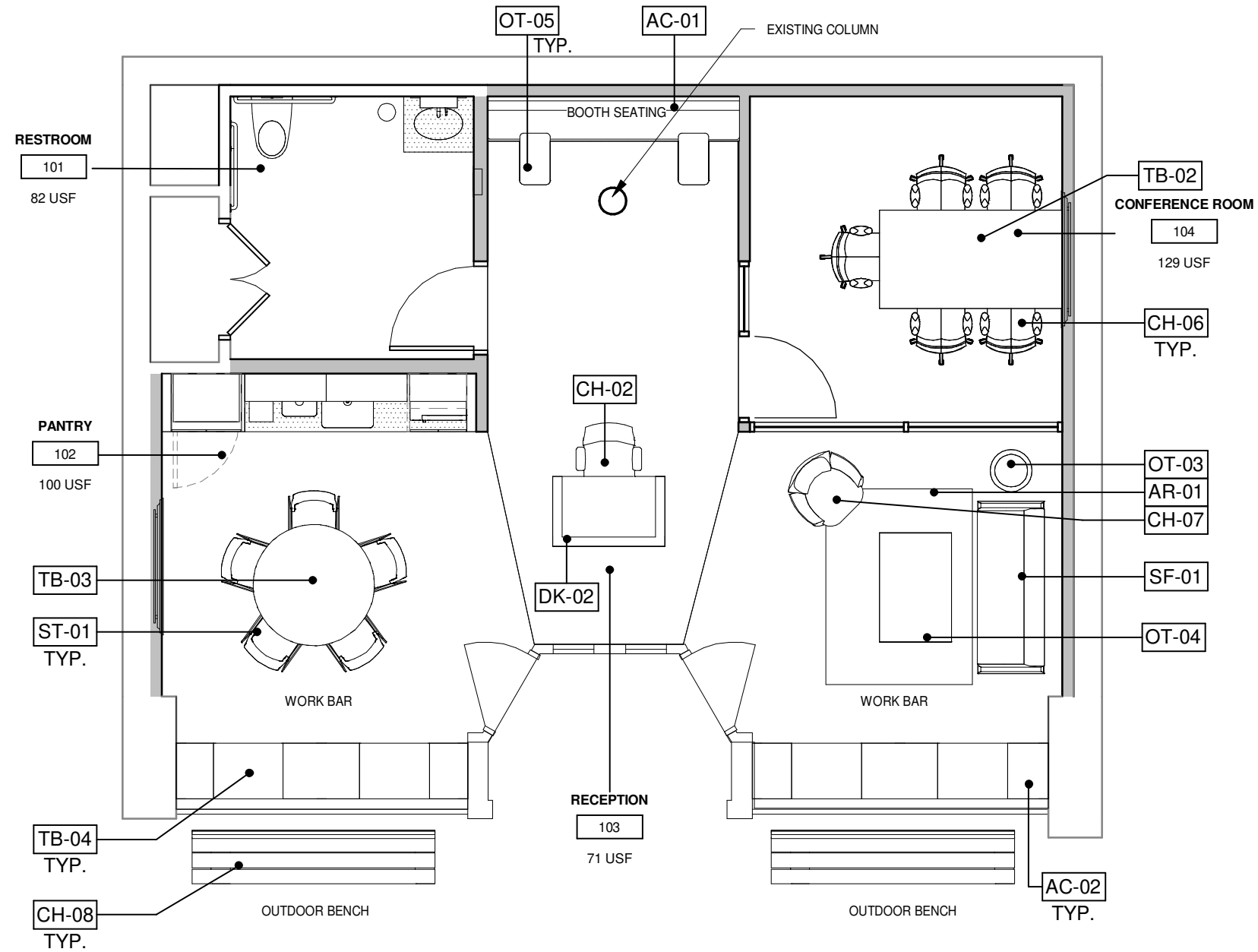
 COMBINATION TELEPHONE/DATA OUTLET FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE FIRE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE DEVICE.

 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.

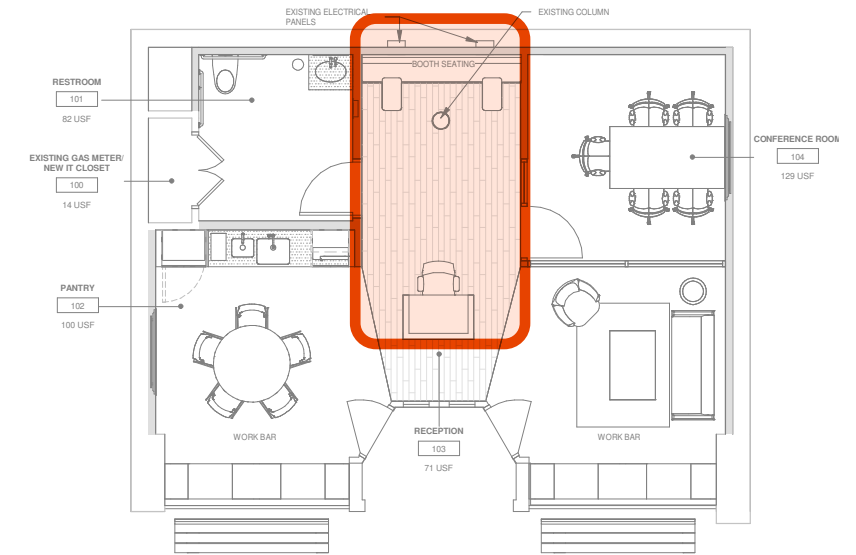


FURNITURE LEGEND

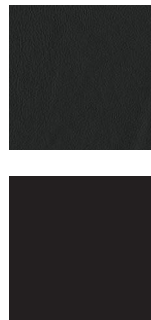
- CH-XX CHAIR
- DK-XX DESK
- TB-XX TABLE
- OT-XX OCCASIONAL TABLE
- AC-XX ACCESSORY



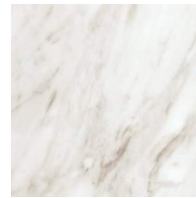
**KEYPLAN
(RECEPTION #103)**



CH-02



DK-02



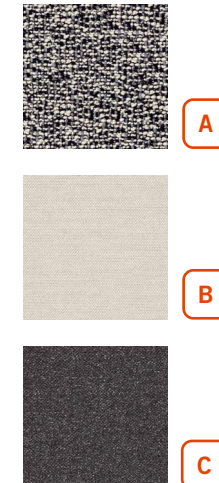
DINOC FILM



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)



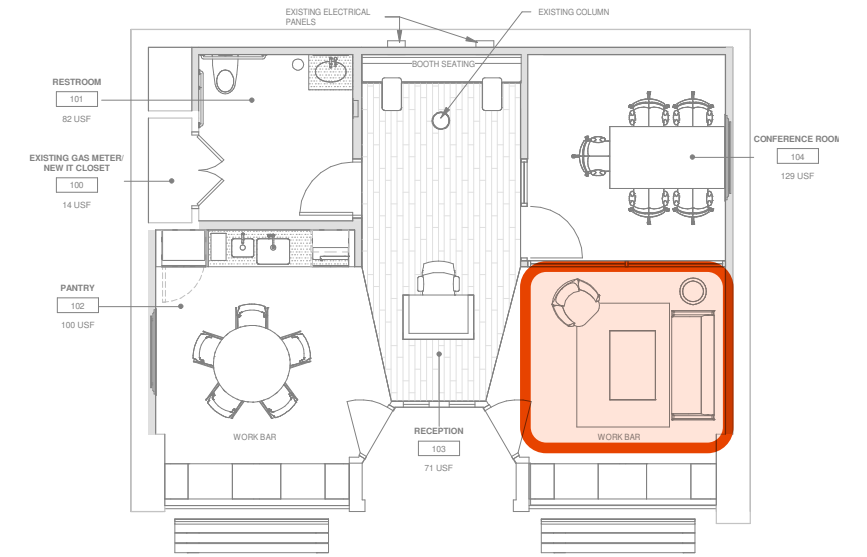
CH-07



SF-01



**KEYPLAN
(RECEPTION #103)**



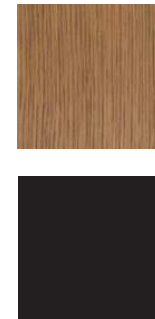
OT-04



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

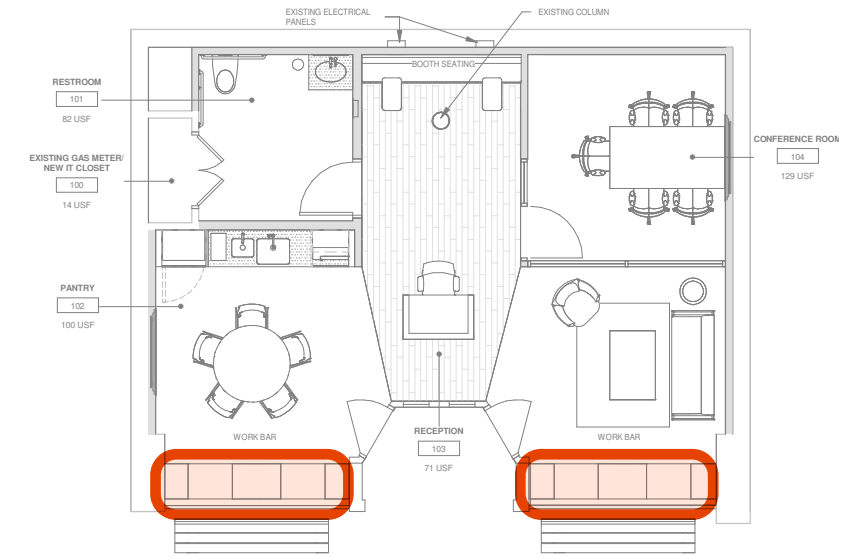
OT-04

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

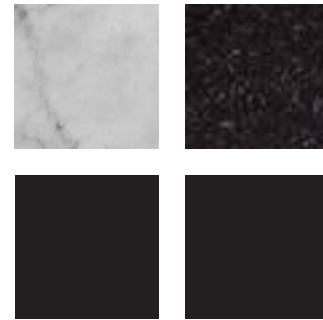
AR-01

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



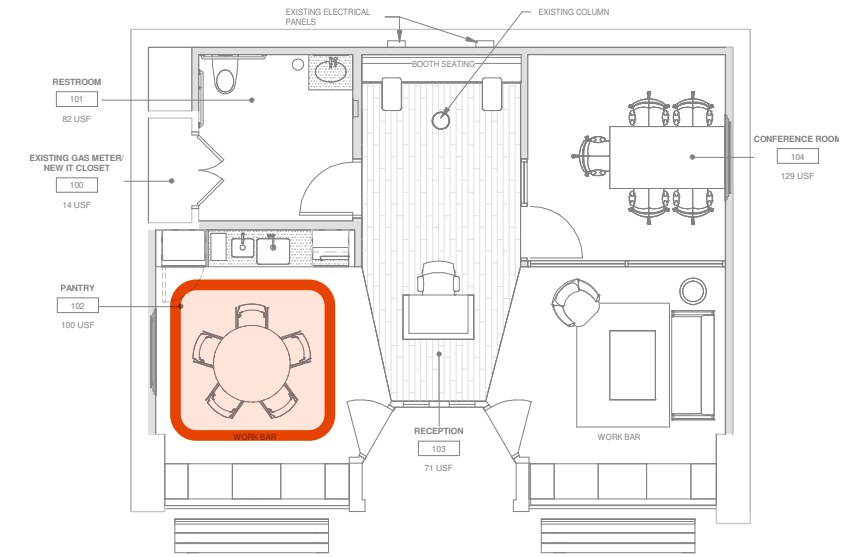
ST-01



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

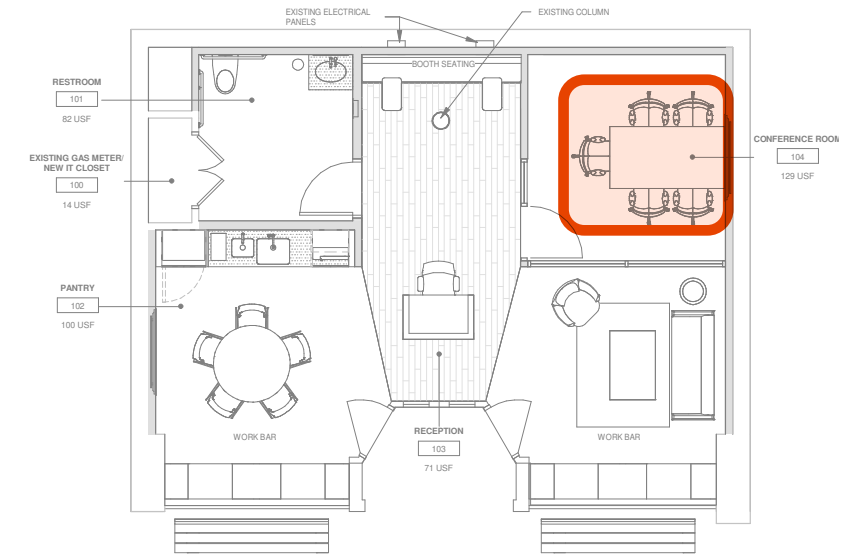


CH-06



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

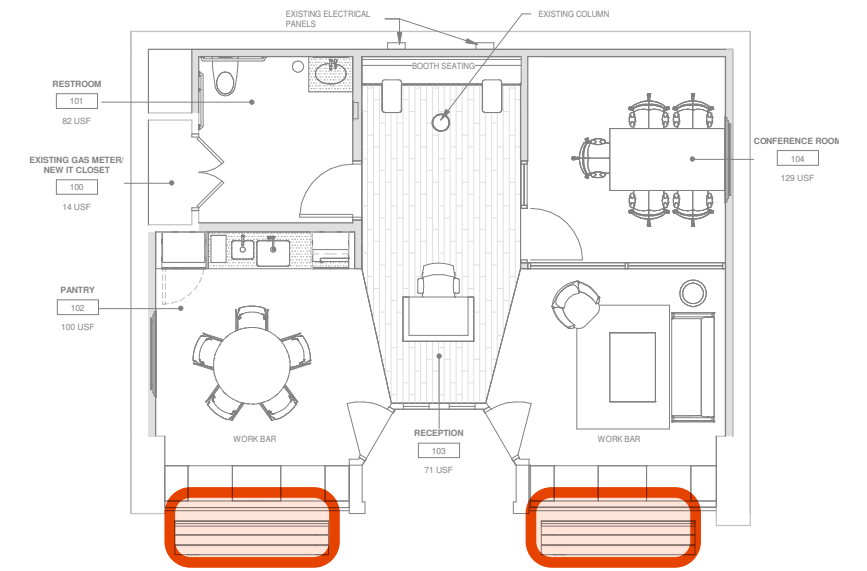
TB-02

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



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
1. 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.

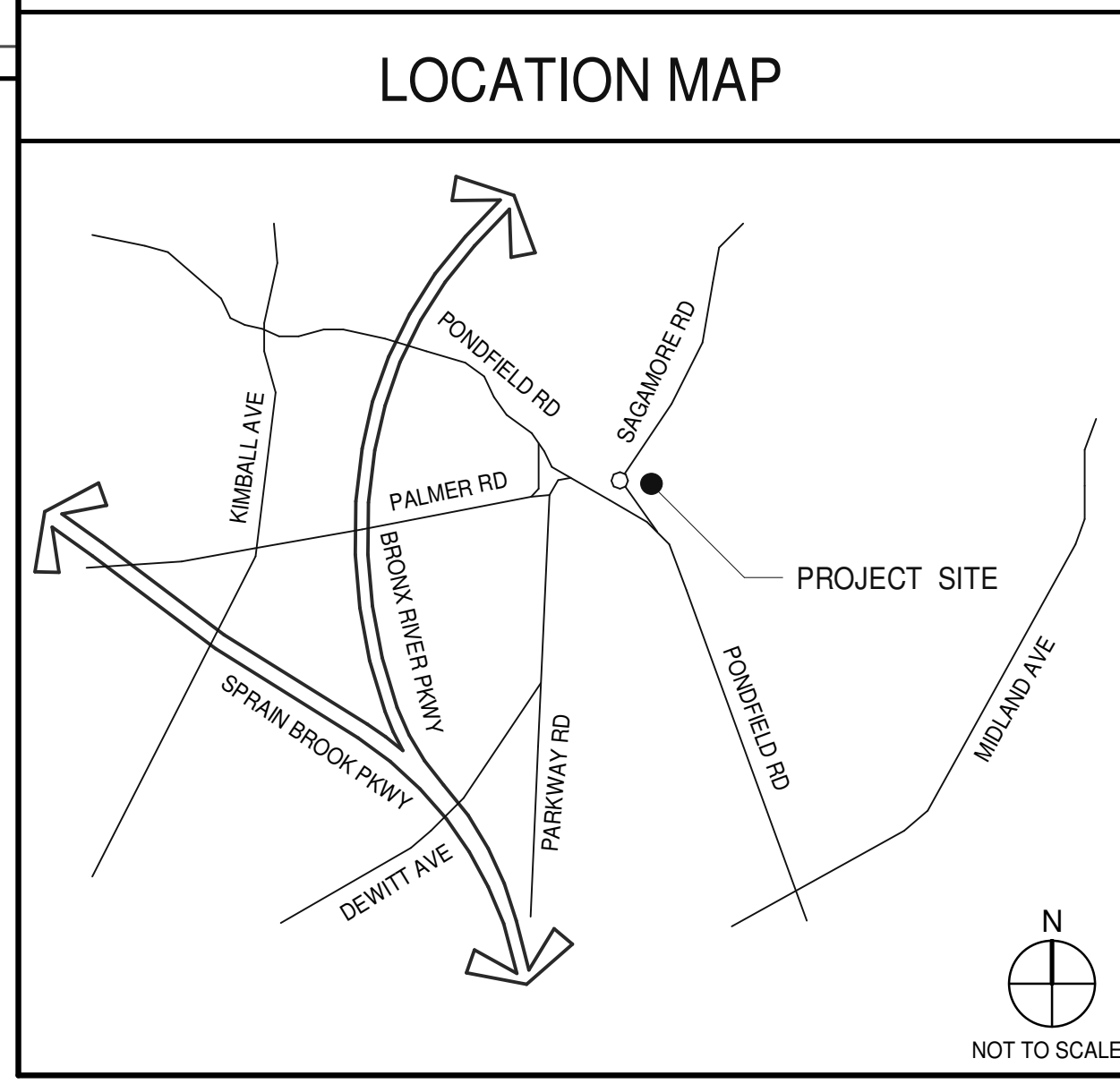
RESPONSIBILITY MATRIX
ABBREVIATIONS LEGEND:
REQD (REQUIRED): NEEDED FOR THE PROJECT | WM: WARE MALCOMB | TT: TENANT | LL: OWNER/LANDLORD | GC: GENERAL CONTRACTOR

G.C. INSTRUCTIONS
SUBMITTALS
1. AT THE START OF JOB PROVIDE A SCHEDULE OF ALL ANTICIPATED SUBMITTALS AND DATES.

VENDORS / INSTALLERS
REQD Y N
FURNITURE
OFFICE FRONTS (GLAZING SYSTEMS)

REQUETS FOR INFORMATION (RFI'S)
1. THE GENERAL CONTRACTOR IS TO REVIEW ALL PROSPECTIVE RFI'S AND MAKE EVERY EFFORT TO ANSWER THEM BEFORE SUBMITTING TO THE DESIGN TEAM.

PROJECT DIRECTORY
ARCHITECT
WARE MALCOMB
45 WEST 21ST STREET, 6TH FLOOR
NEW YORK, NY 10011



PROJECT DIRECTORY
BUILDING OWNER
R.A. COHEN & ASSOCIATES, INC
c/o PONDFIELD ASSOCIATES, LLC
250 PARK AVENUE, SUITE 1901
NEW YORK, NY 10177

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.

SHEET INDEX
SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS
ARCHITECTURAL
0.1 TITLE SHEET
0.1a PROJECT DATA
0.2 GENERAL NOTES

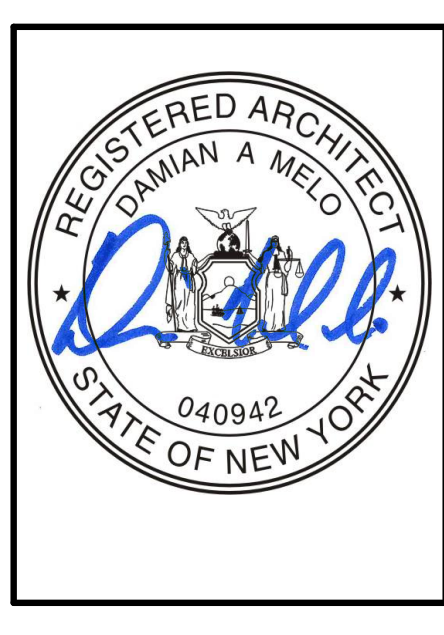
OCC. CLASSIFICATION:
OFFICE (B) 797 SF
CHANGE IN USE:
ZONE:
EXISTING USE:
PROPOSED USE:

BUILDING & CODE INFORMATION
BUILDING DEPARTMENT:
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 IFGC
2009 ICC/ANSI A117.1-2009 AMERICAN NATIONAL STANDARD

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.

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.

WARE MALCOMB
Leading Design for Commercial Real Estate
Architecture, Planning, Graphics, Civil Engineering



COMPASS
27 PONDFIELD ROAD,
BRONXVILLE, NEW YORK 10708

TITLE SHEET
REMARKS
DATE: 08/08/2021
ISSUED FOR PERMITS

PA/PM: M. ZAHEDA
DRAWN BY: S.A.
JOB NO.: NJV21-6002-00

SHEET
10.1

C:\pwworkspace\ARCHITECT\PROJECTS\10708\10708-10.1.dwg

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

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.
3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.

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.

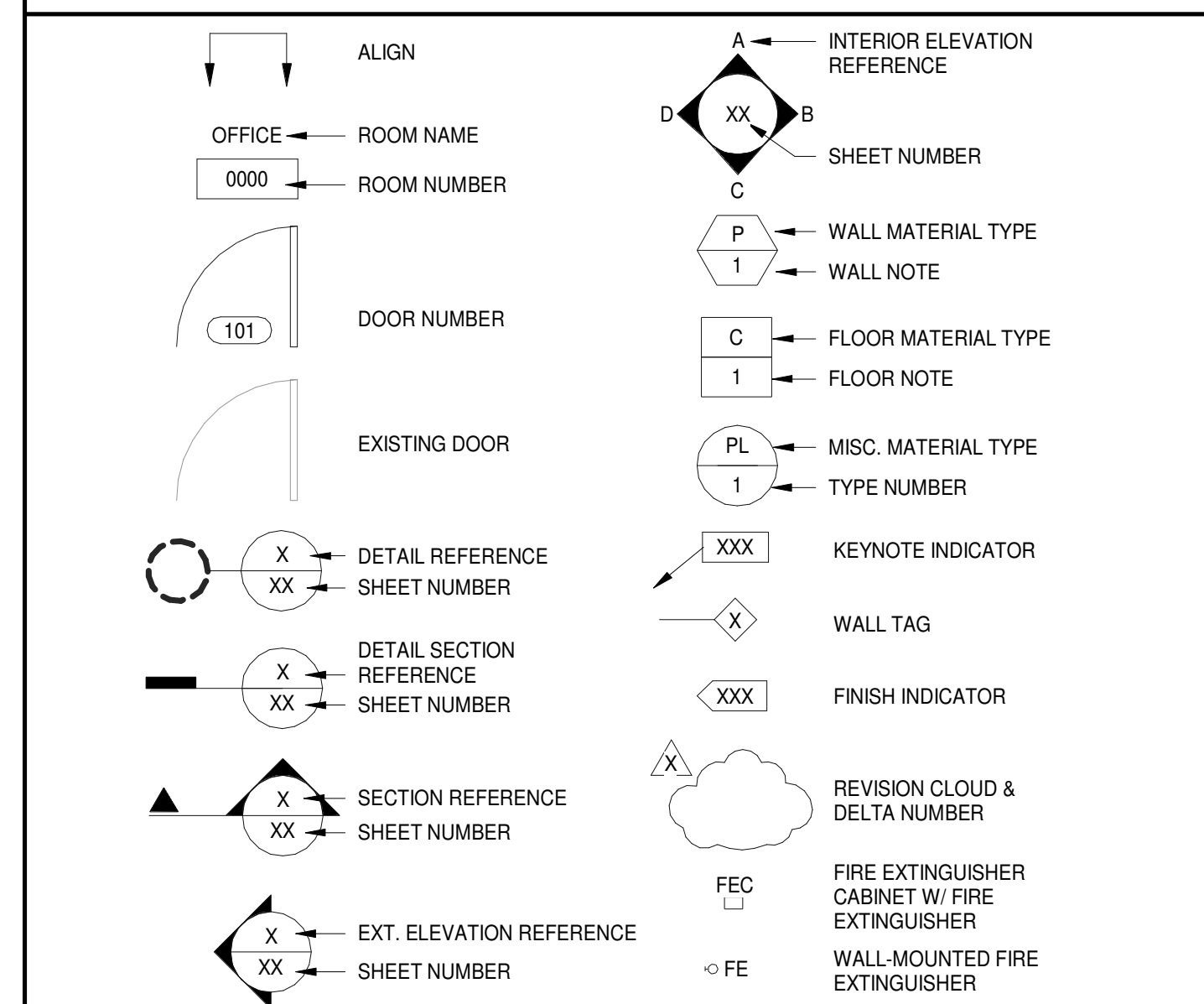
INTERIOR/EXTERIOR NOTES

- 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, CEILING, 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. ANY CONFLICT OR DISCREPANCY WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.
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 4 columns: Abbreviation, Description, Abbreviation, Description. Includes terms like ANGLE, CENTERLINE, FLASH, FLASHING, S. SOUTH, etc.

SYMBOLS



WARE MALCOLM
Leading Design for Commercial Real Estate
45 West 21st Street 6th Floor
New York, NY 10011
Phone: 212-693-6000



COMPASS
27 PONDFIELD ROAD,
BRONXVILLE, NEW YORK 10708

PROJECT DATA table with columns: DATE, ISSUED FOR PERMITS, REMARKS.

Table with columns: P.A.P.M., M. ZAHEDA; DRAWN BY: S.A.; JOB NO.: NJY21-6002-00

SHEET
10.1a

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...

FINISH NOTES

- 1. NO FINISH SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY ARCHITECT.

MILLWORK NOTES

- 1. CONTRACTOR MUST NOTIFY BUILDING OWNER/MANAGER OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR...

POWER & SIGNAL NOTES

- 1. COORDINATE TELEPHONE DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR.

FLOOR PLAN NOTES

- 1. CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.

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.

GLAZING NOTES

- 1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE 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.

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architecture planning graphics civil engineering 45 West 21st Street 6th Floor New York, NY 10011 Phone: 646-977-0000

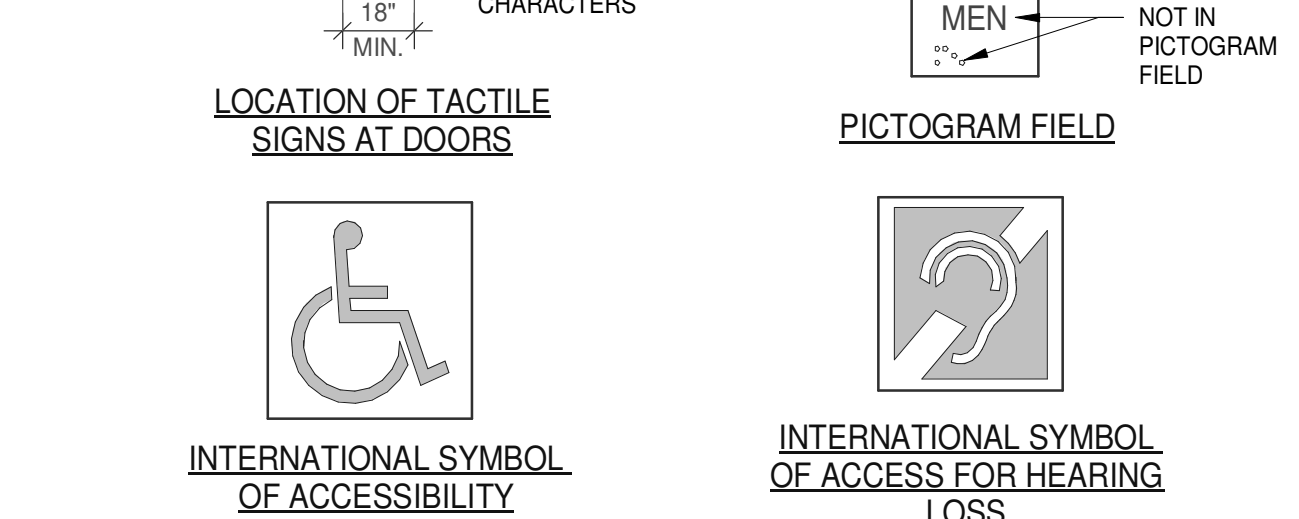
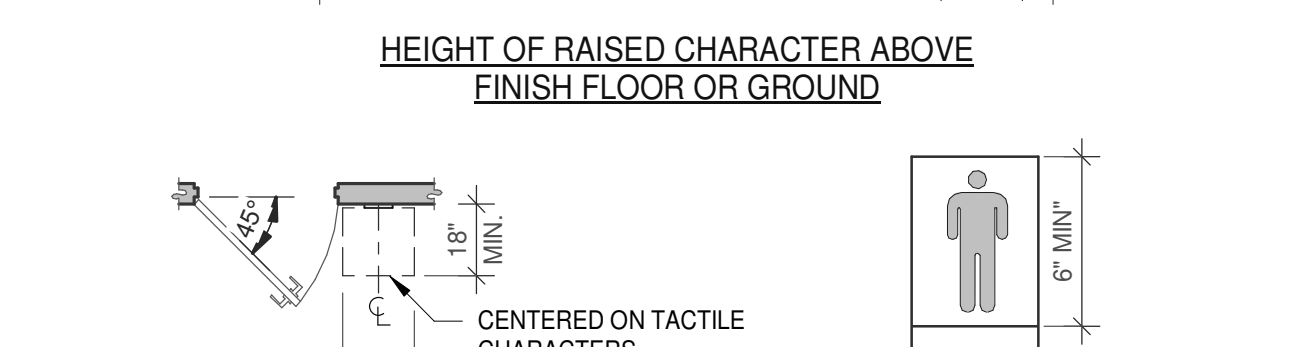
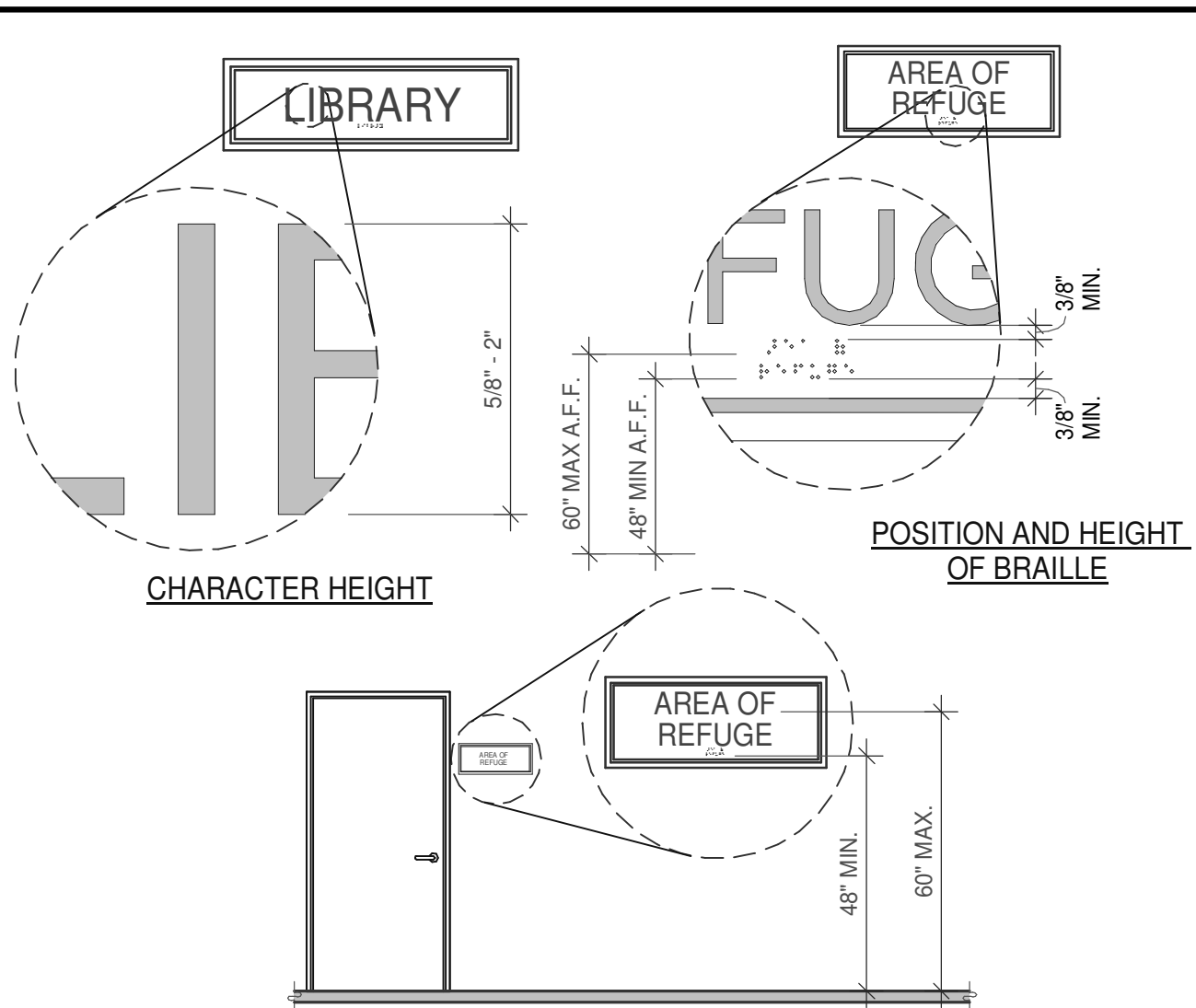
REGISTERED ARCHITECT DANAM A. MELIOTI 040942 STATE OF NEW YORK

COMPASS 27 PONDFIELD ROAD, BRONXVILLE, NEW YORK 10708

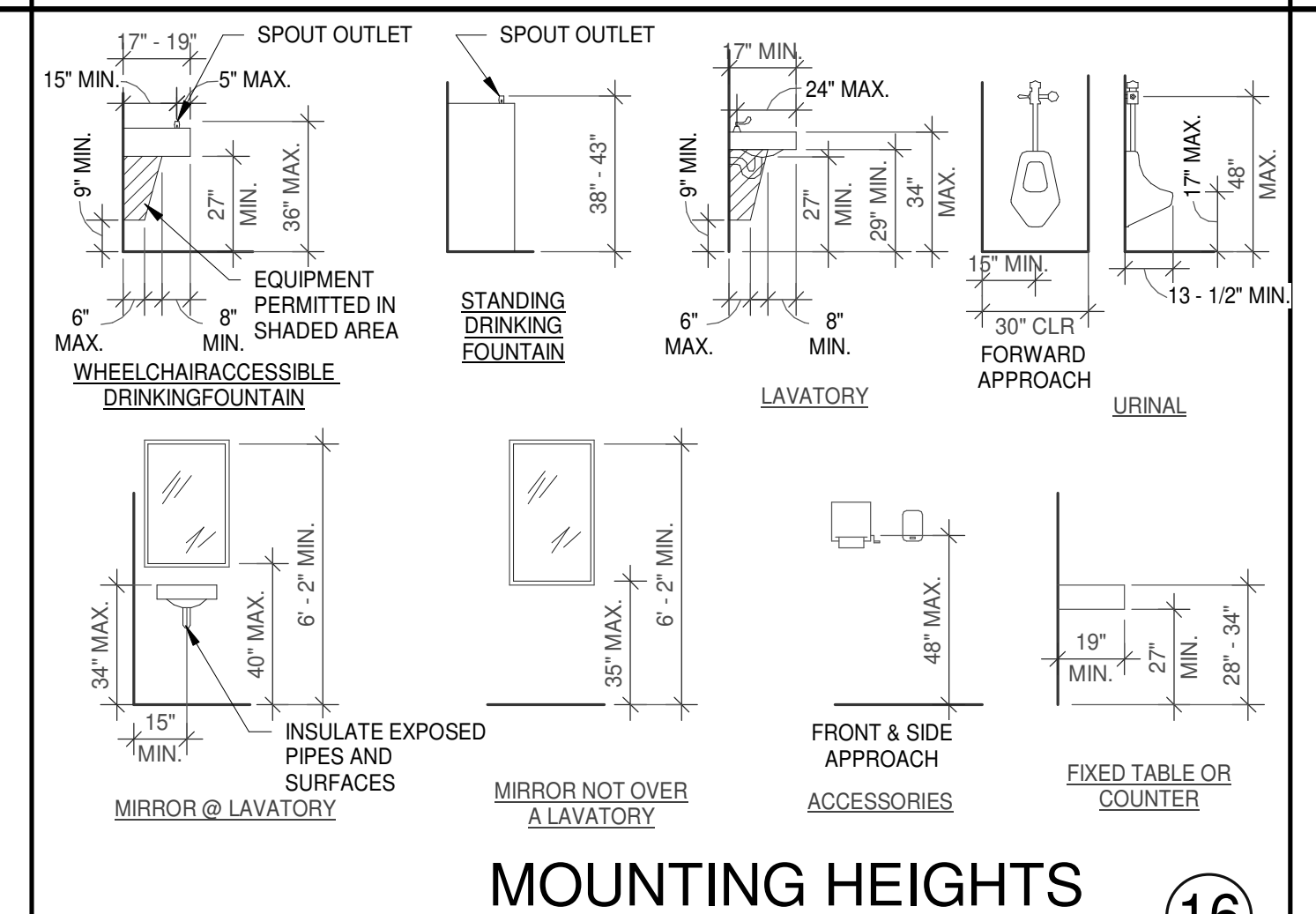
Table with 2 columns: DATE, ISSUED FOR PERMITS. Includes a grid for GENERAL NOTES and REMARKS.

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

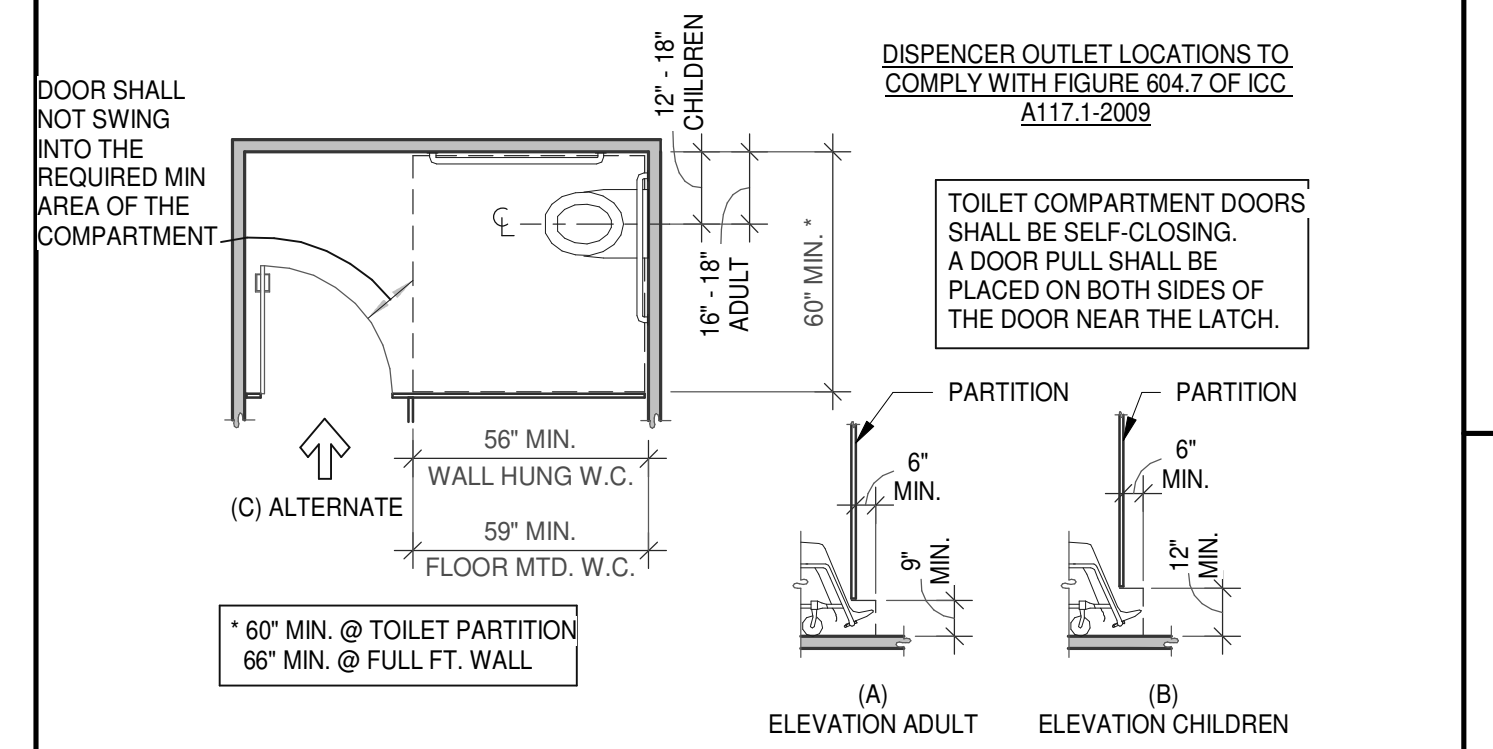
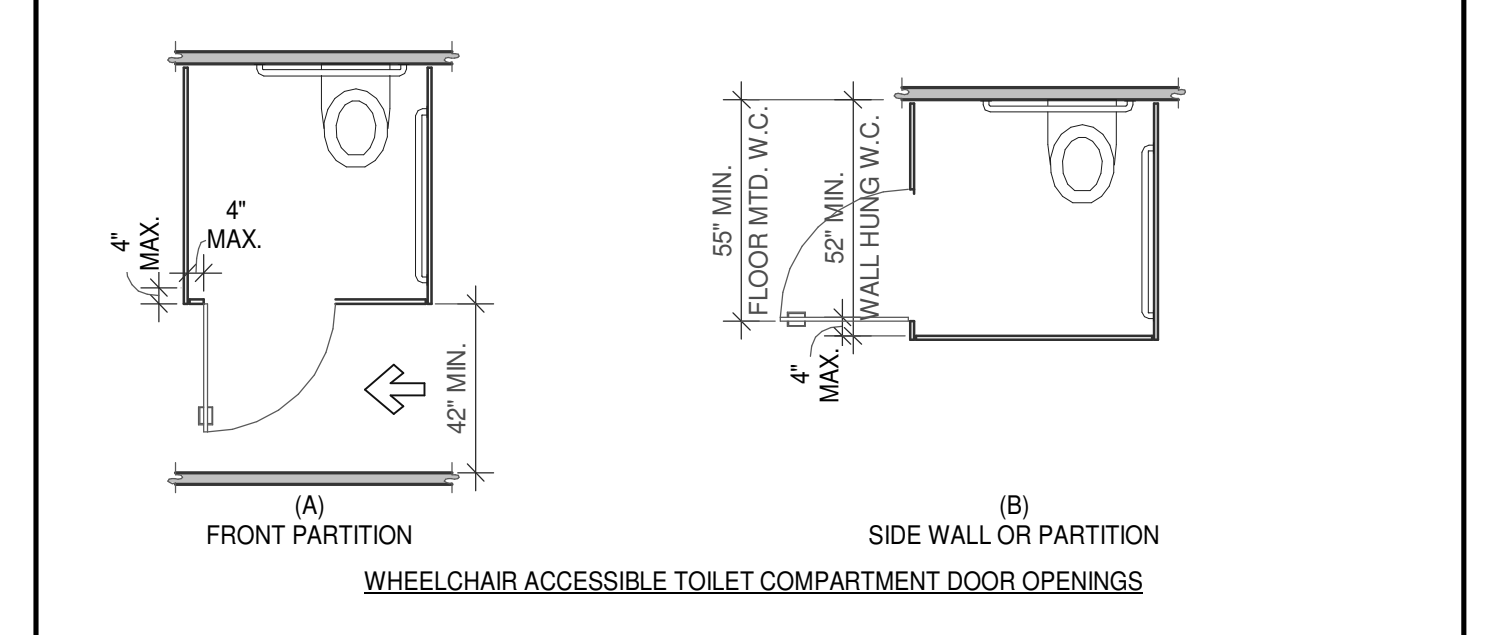
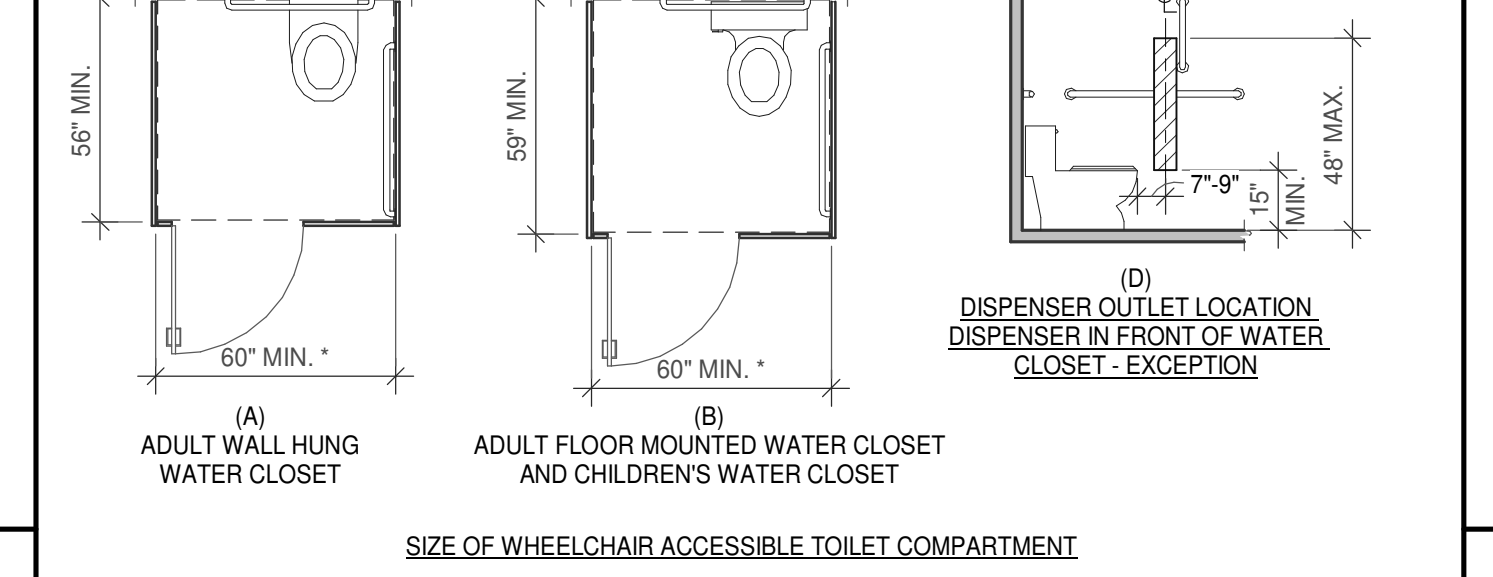
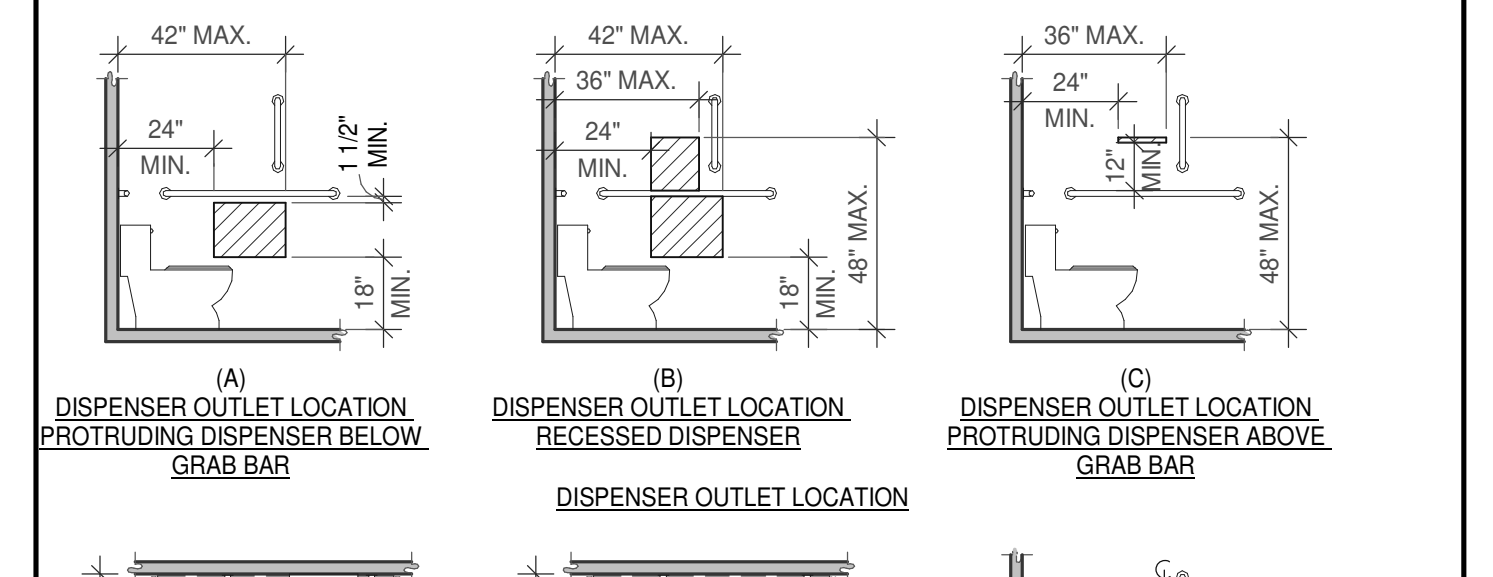
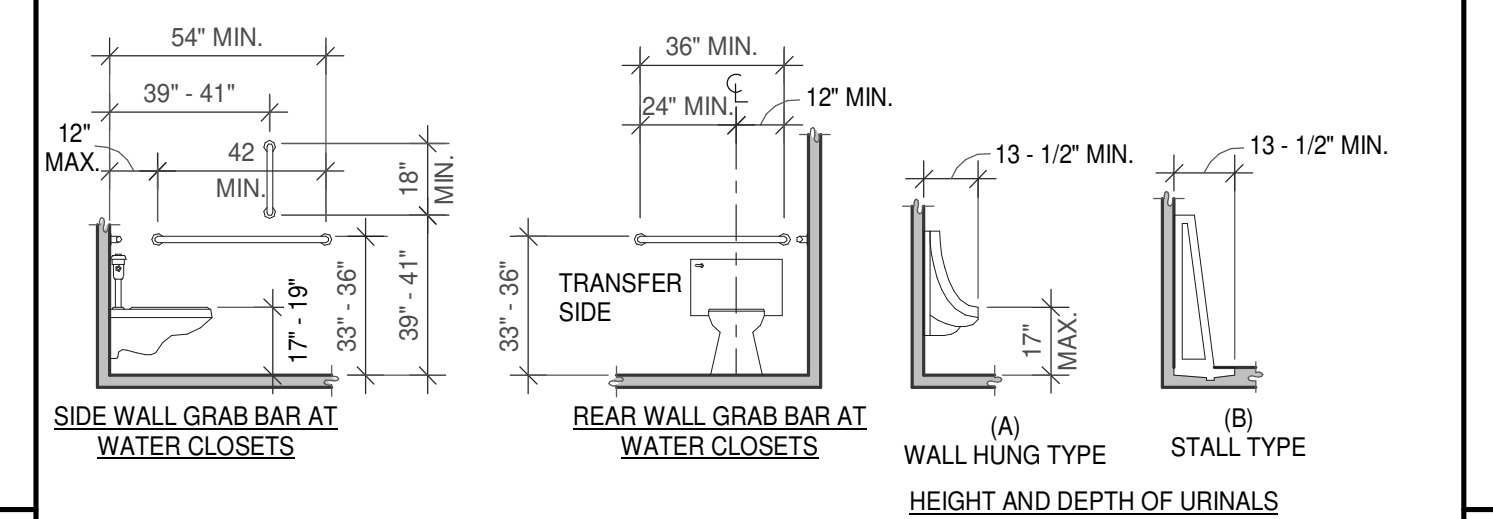
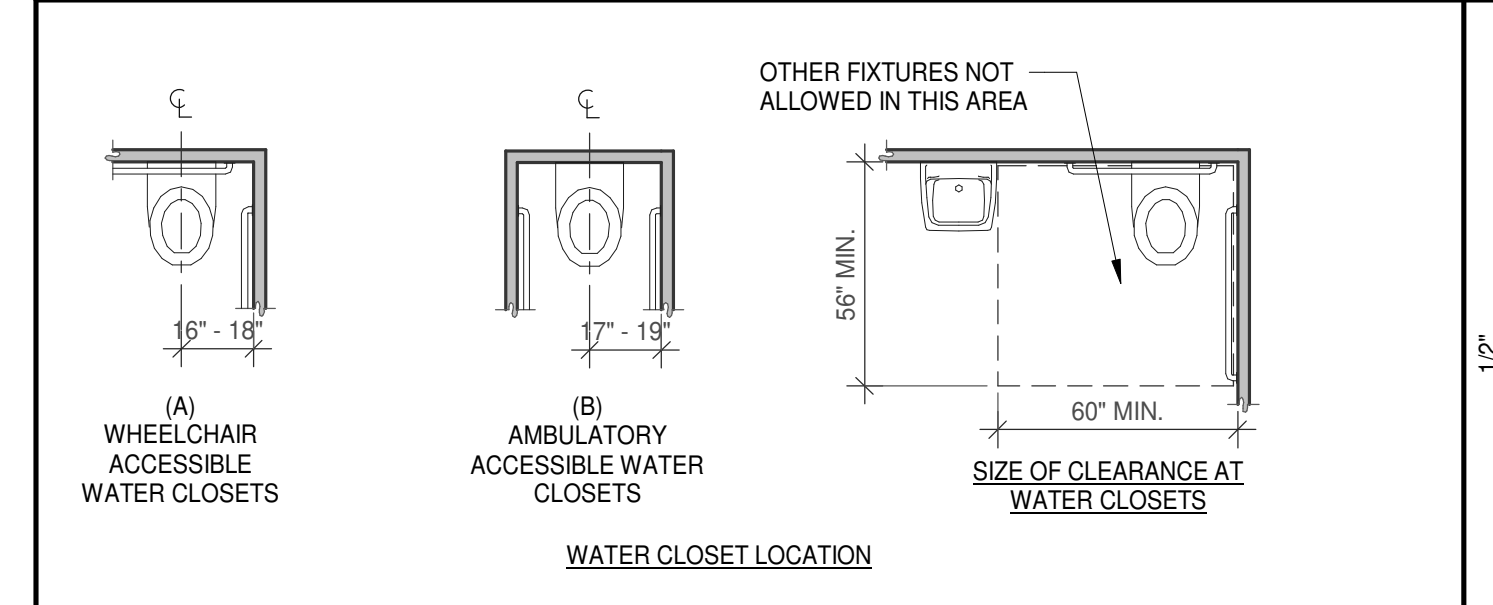
SHEET 10.2



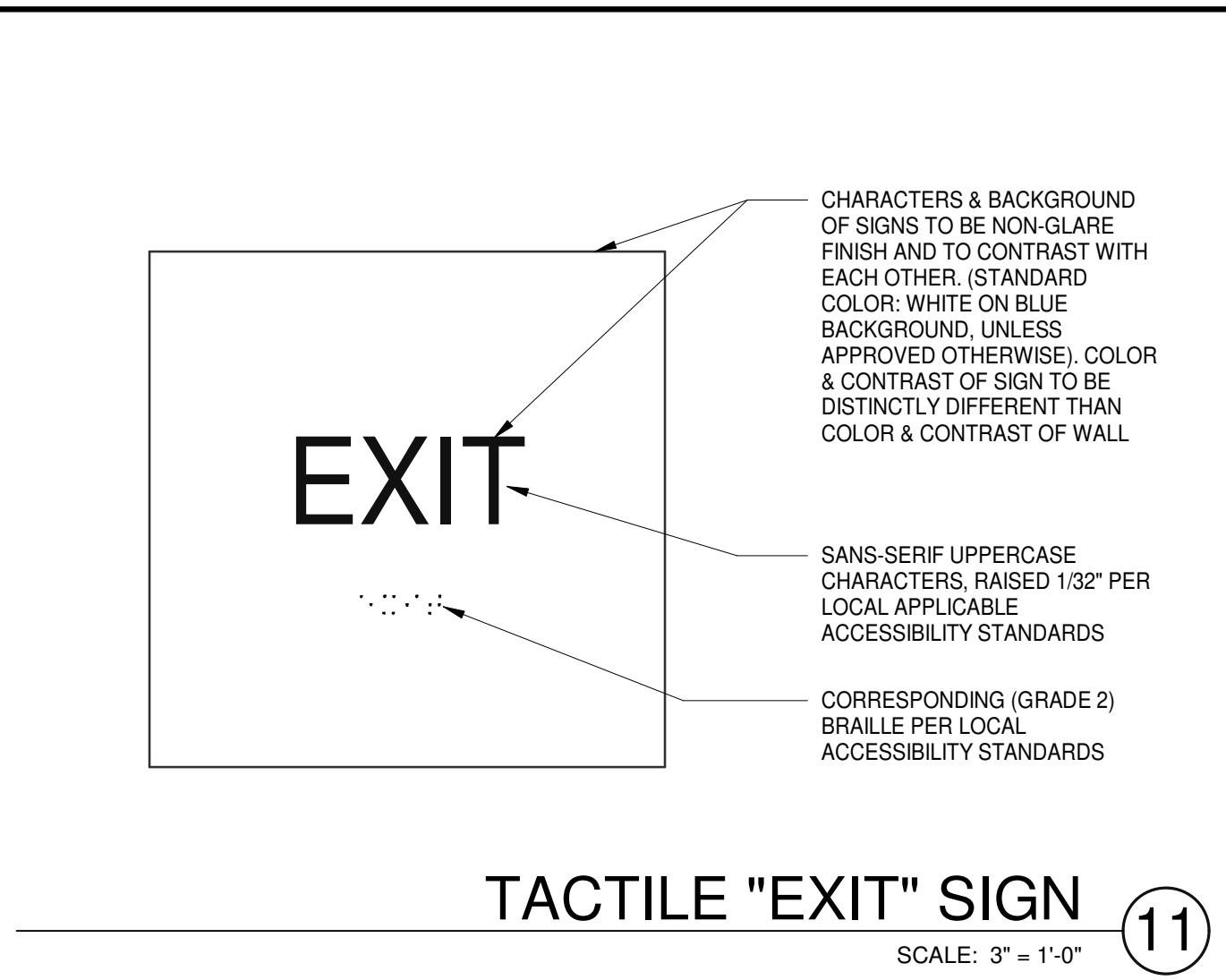
SIGNS
SCALE: 1/4" = 1'-0" **22**



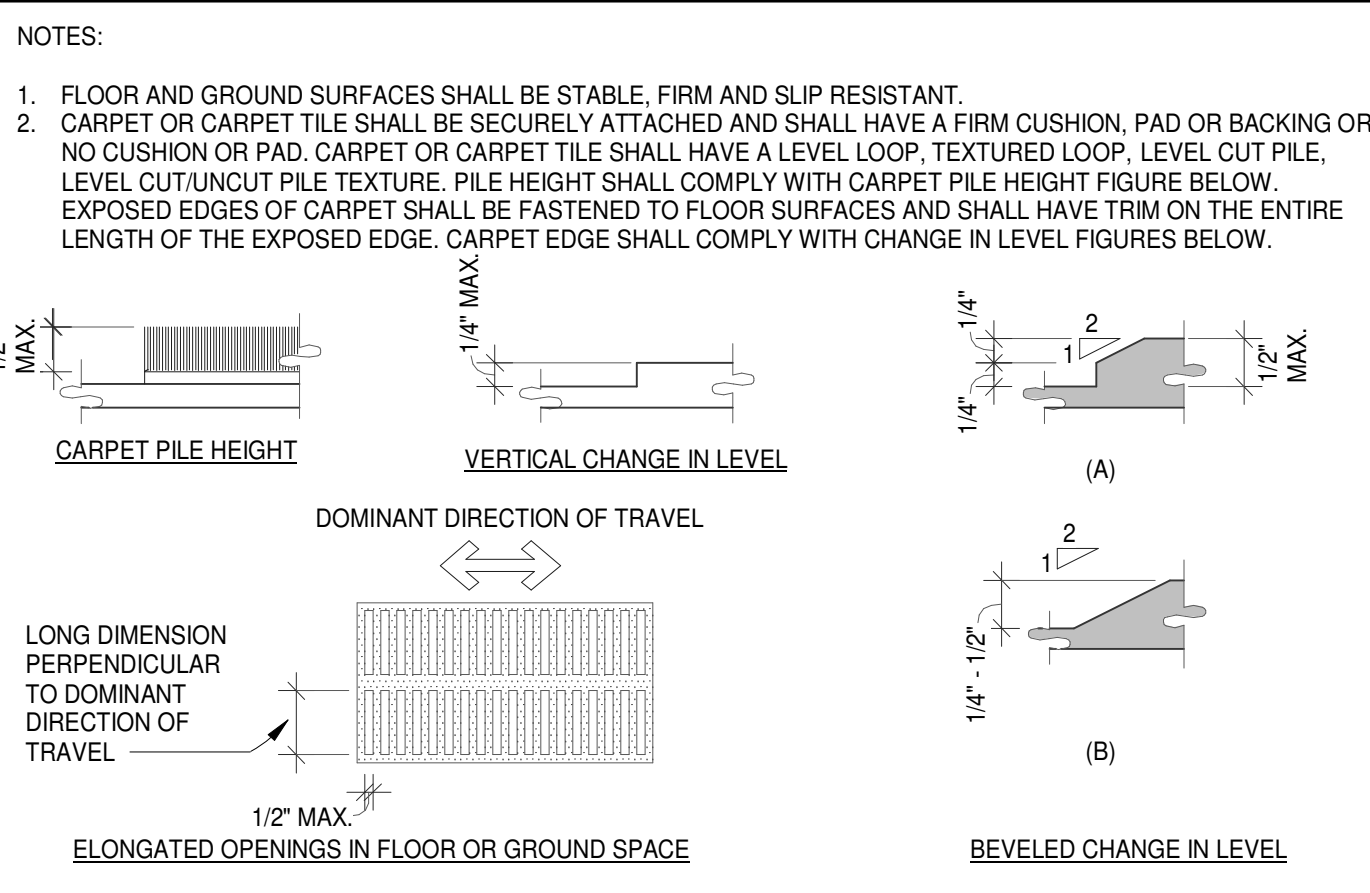
MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0" **16**



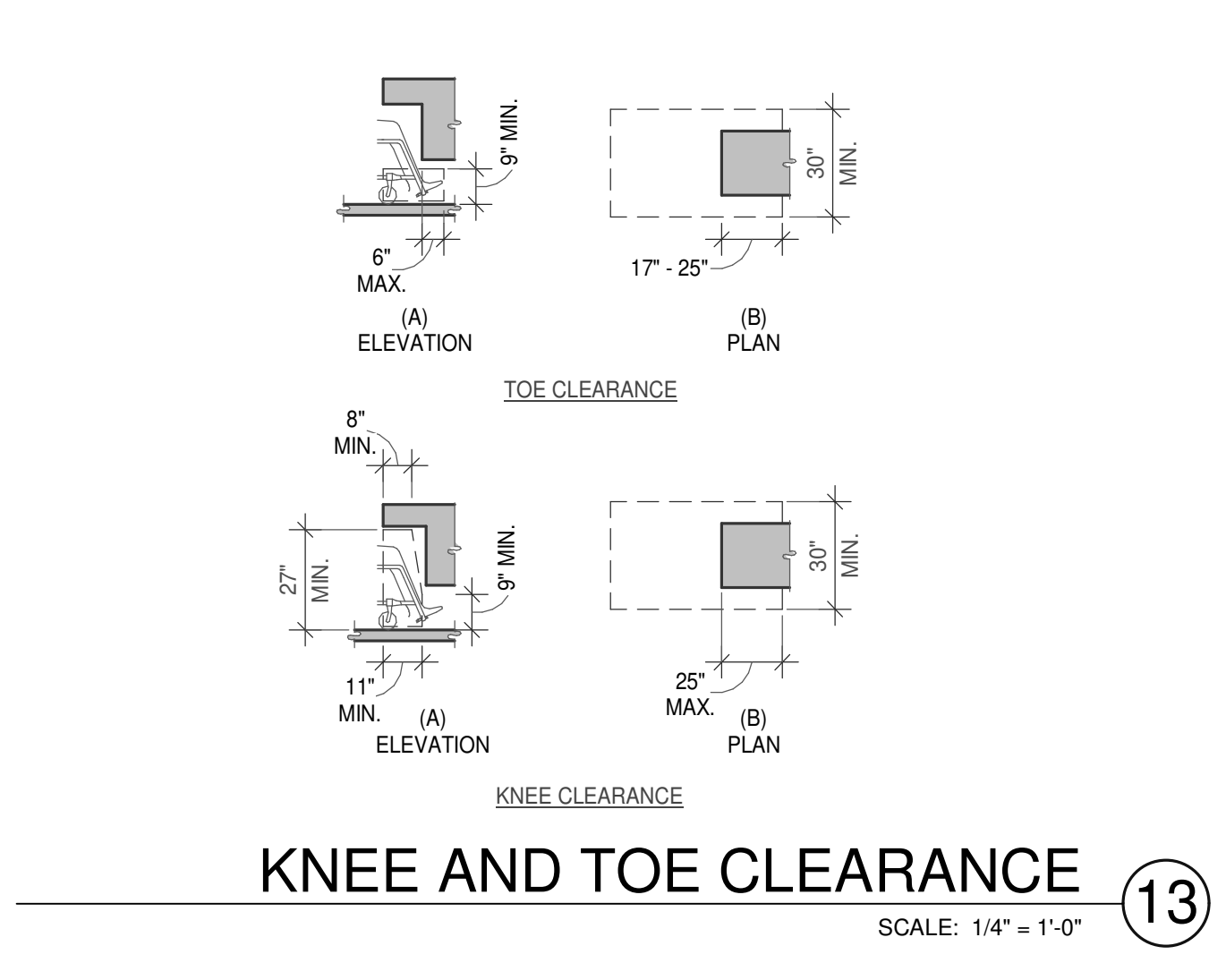
WATER CLOSETS AND TOILET COMPARTMENTS & URINALS
SCALE: 1/4" = 1'-0" **20**



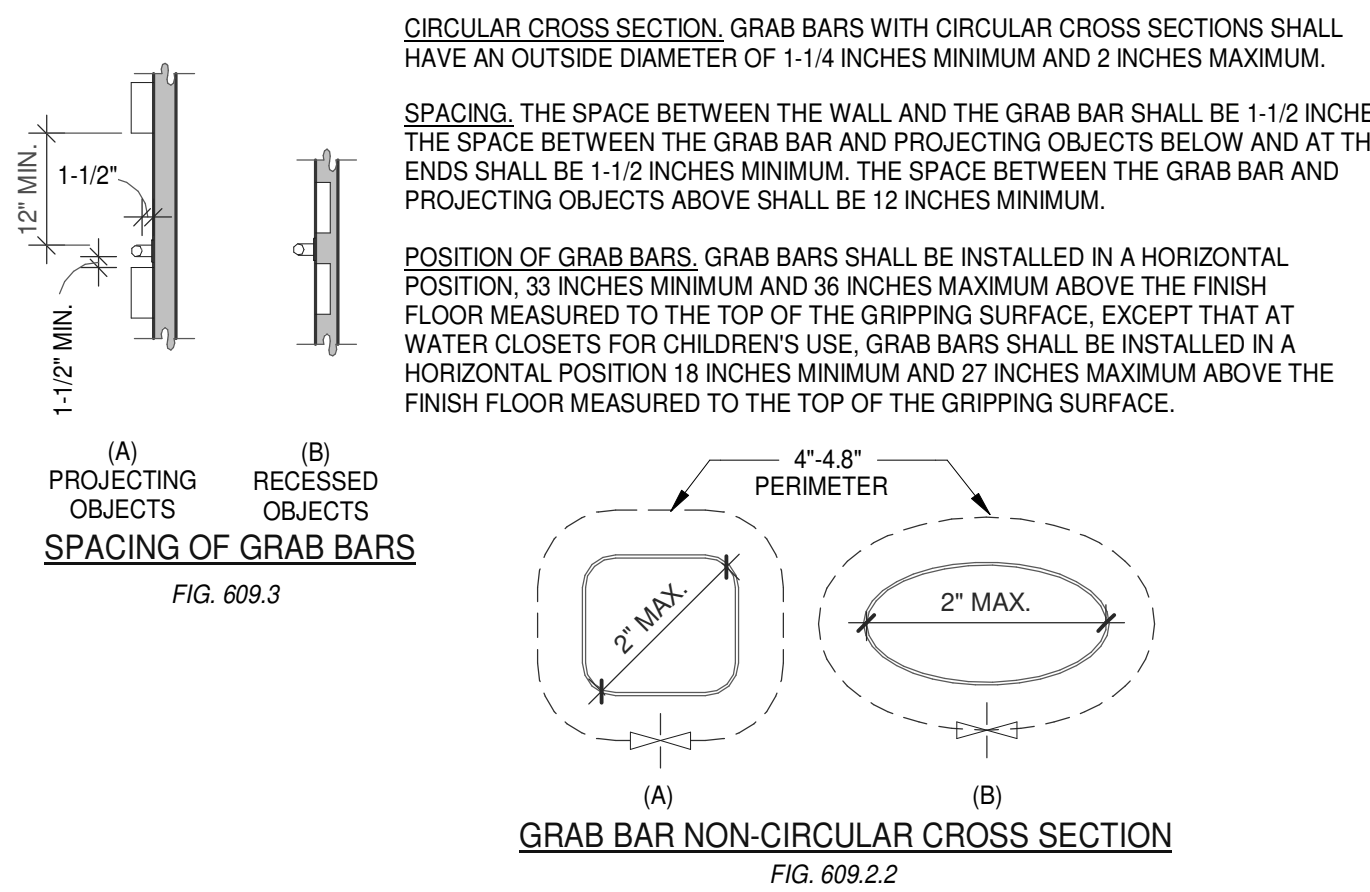
TACTILE "EXIT" SIGN
SCALE: 3" = 1'-0" **11**



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



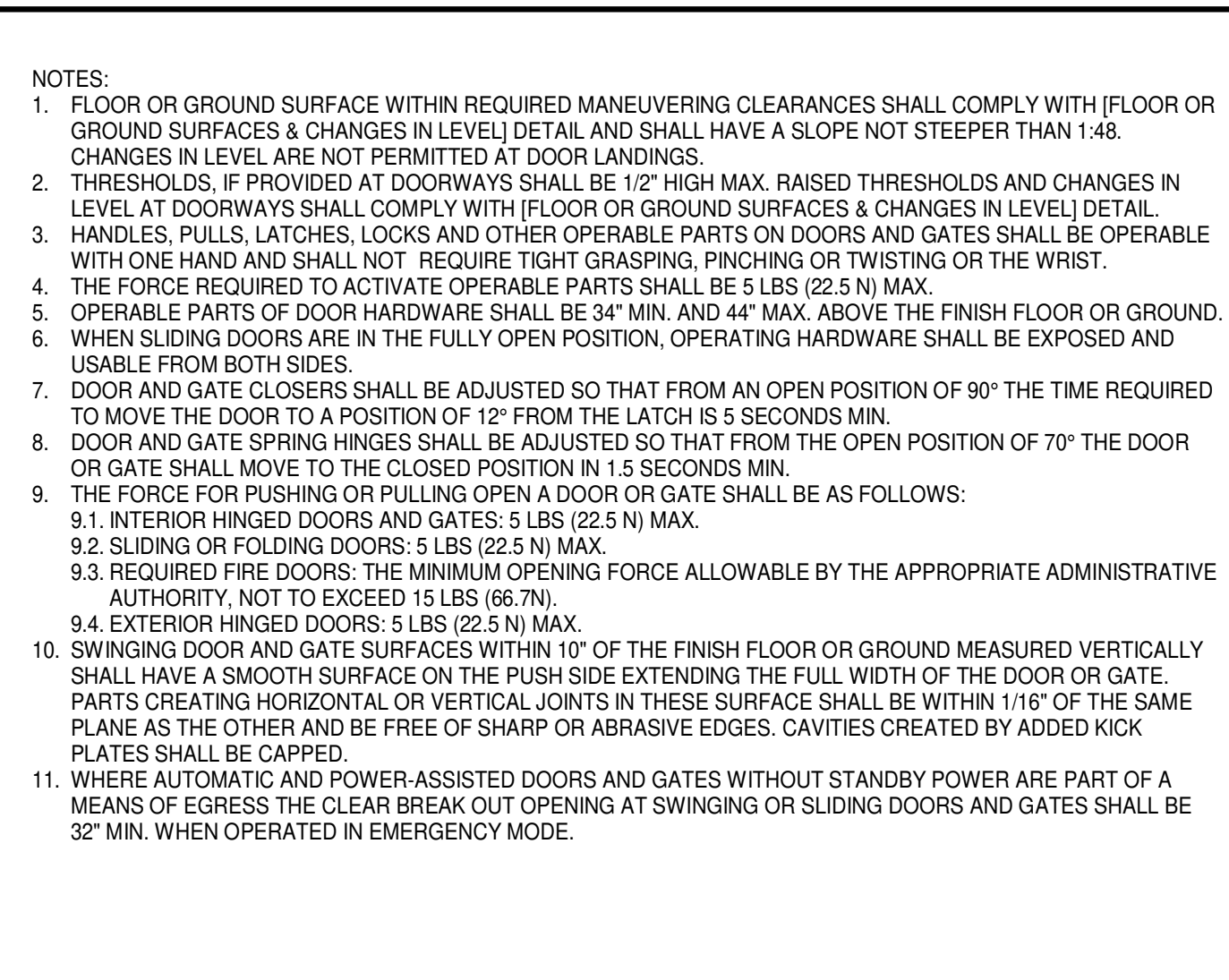
KNEE AND TOE CLEARANCE
SCALE: 1/4" = 1'-0" **13**



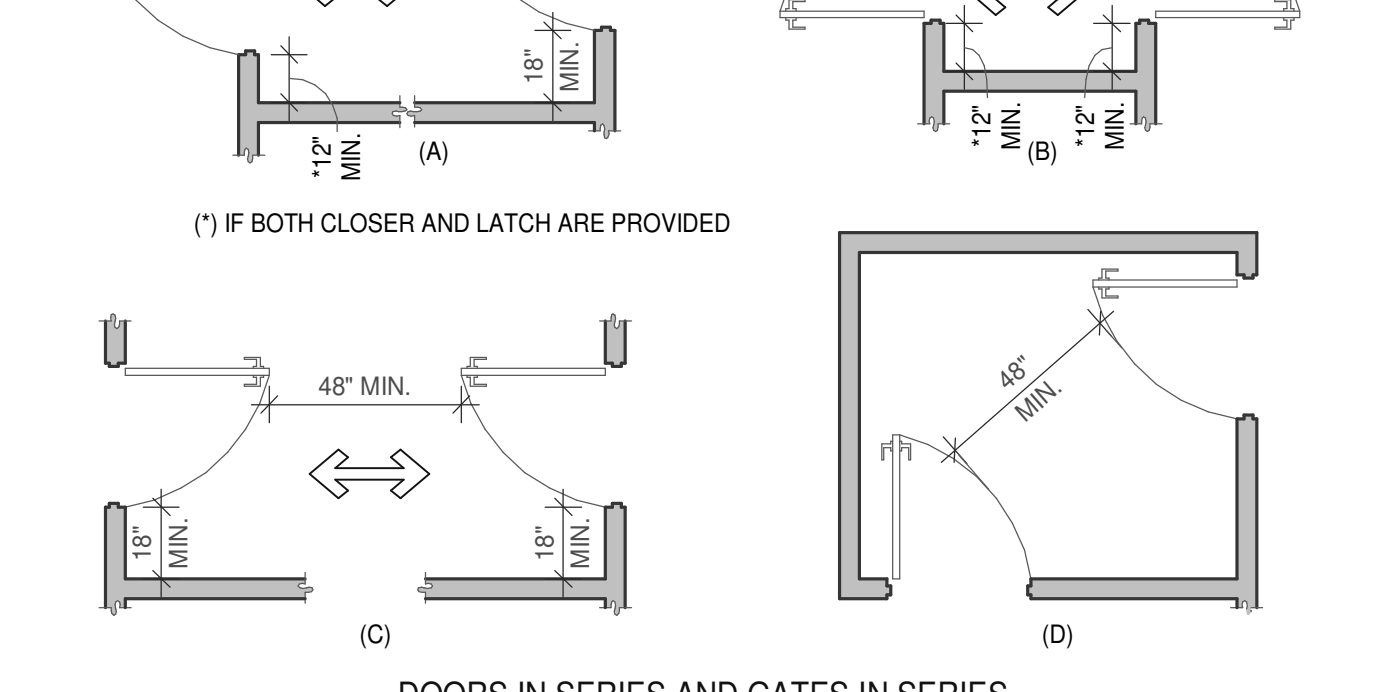
GRAB BARS
SCALE: 1/4" = 1'-0" **14**

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	58 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

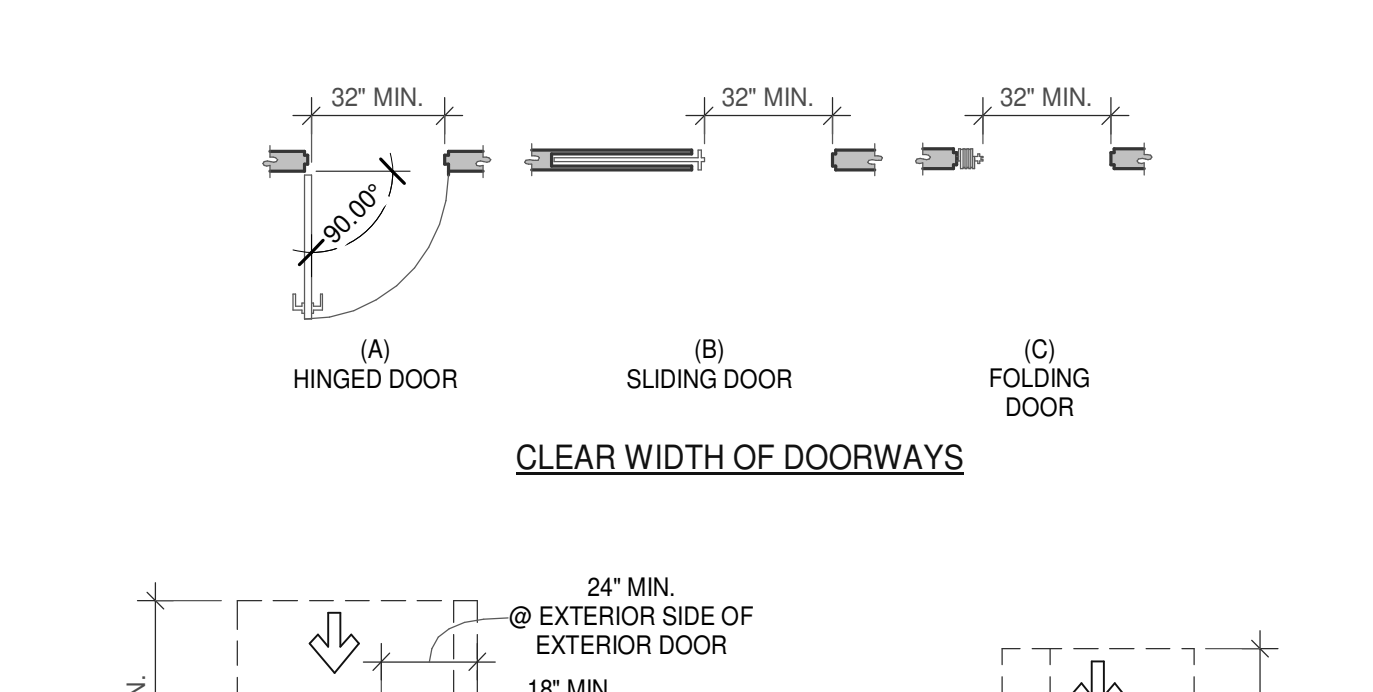
VISUAL CHARACTER HEIGHT
SCALE: 1/2" = 1'-0" **15**



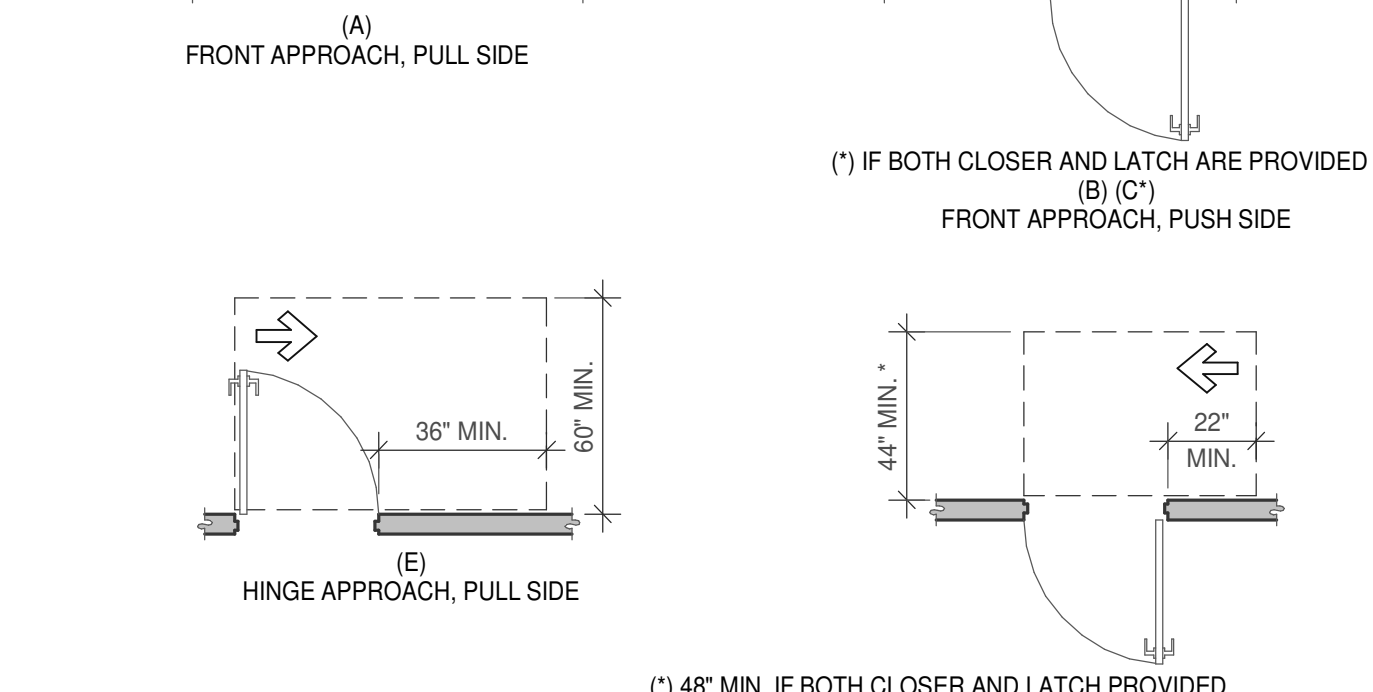
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



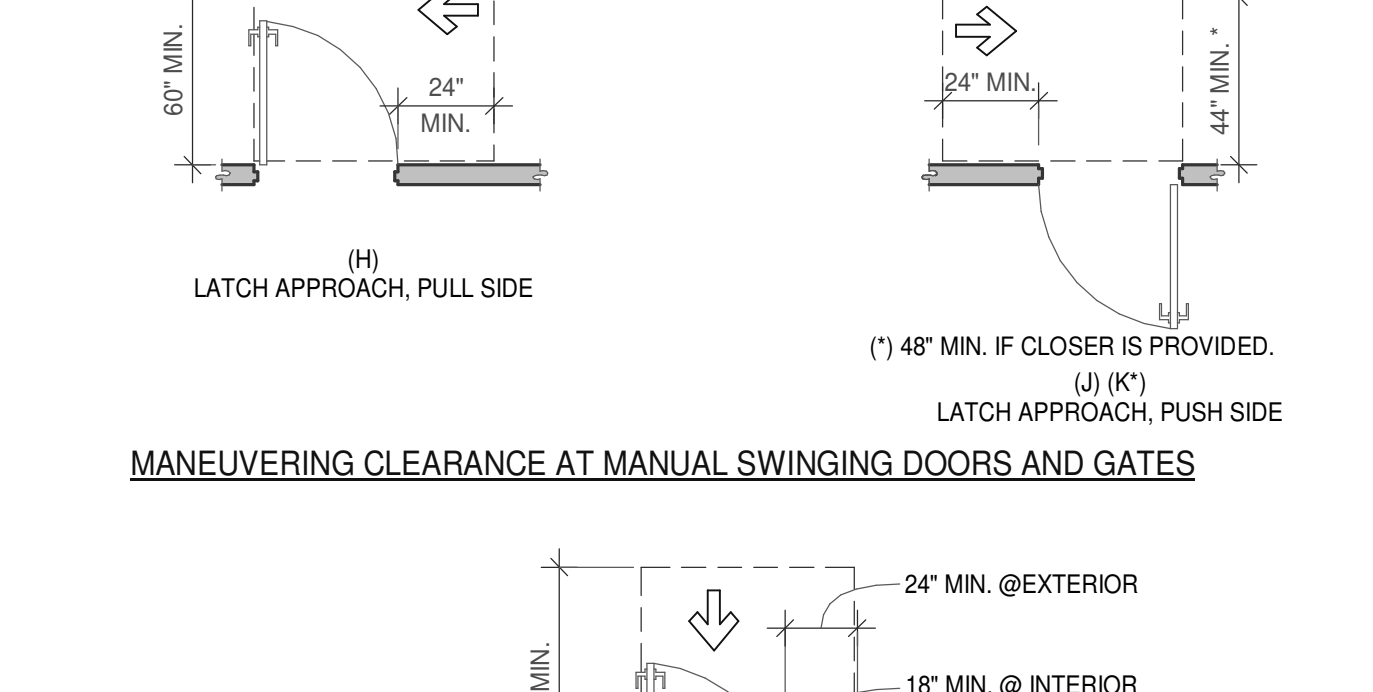
CLEAR WIDTH OF DOORWAYS



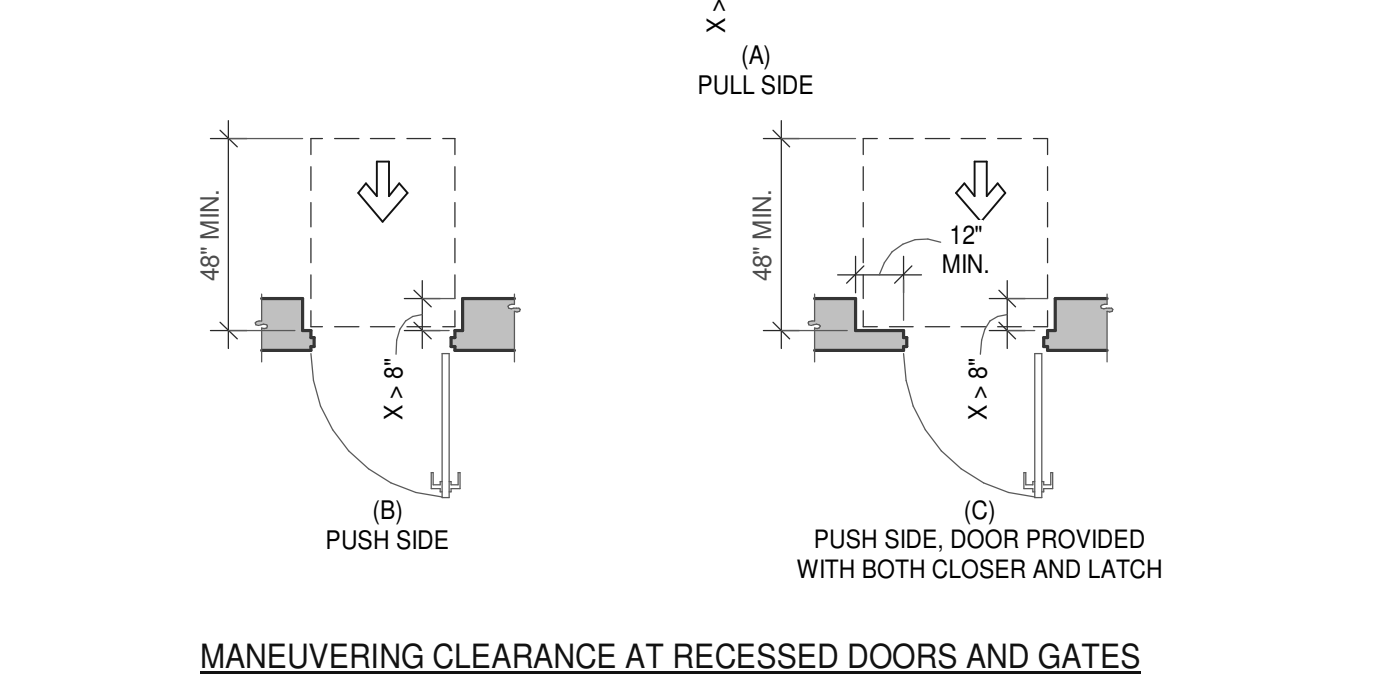
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS AND GATES



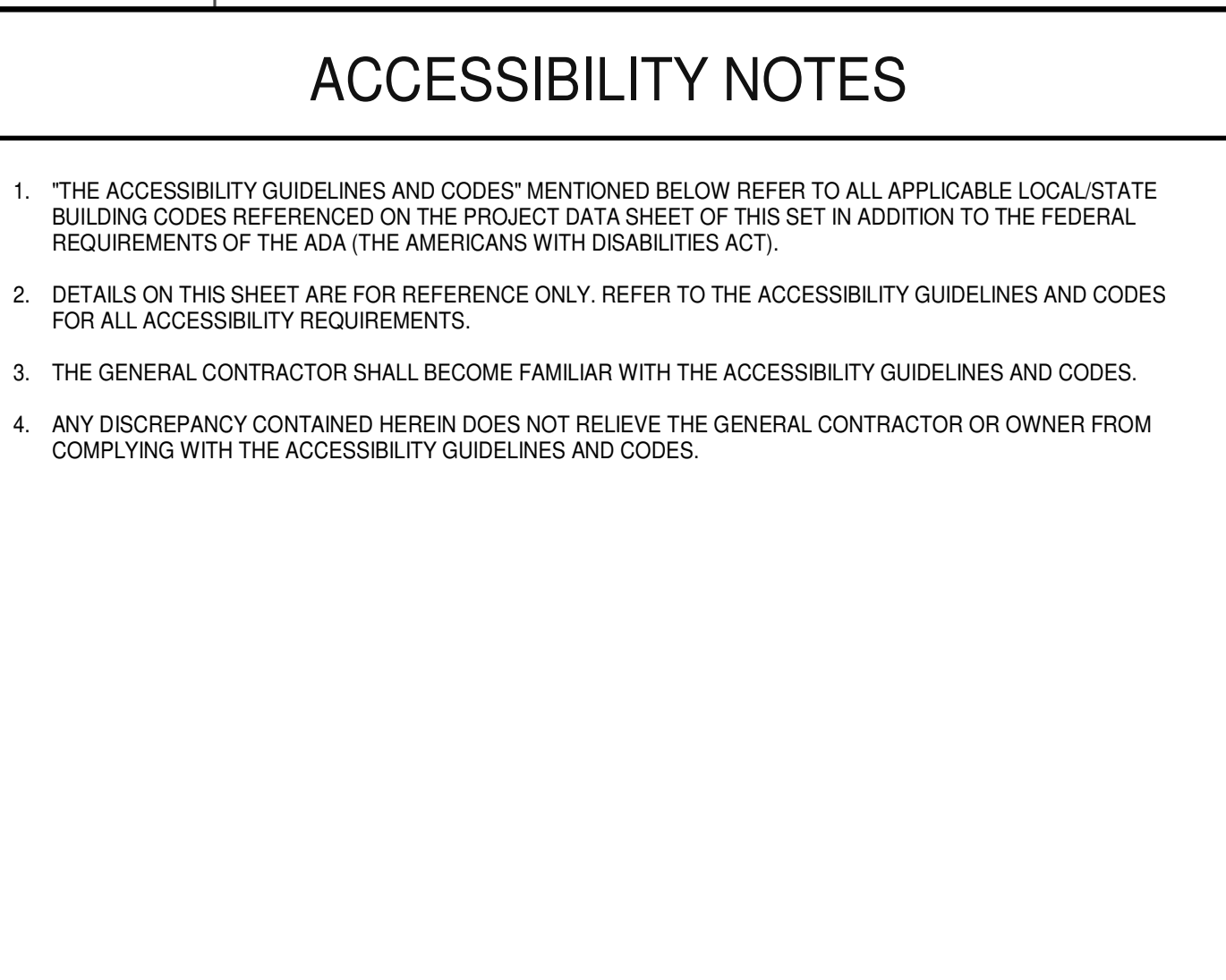
MANEUVERING CLEARANCE AT RECESSED DOORS AND GATES



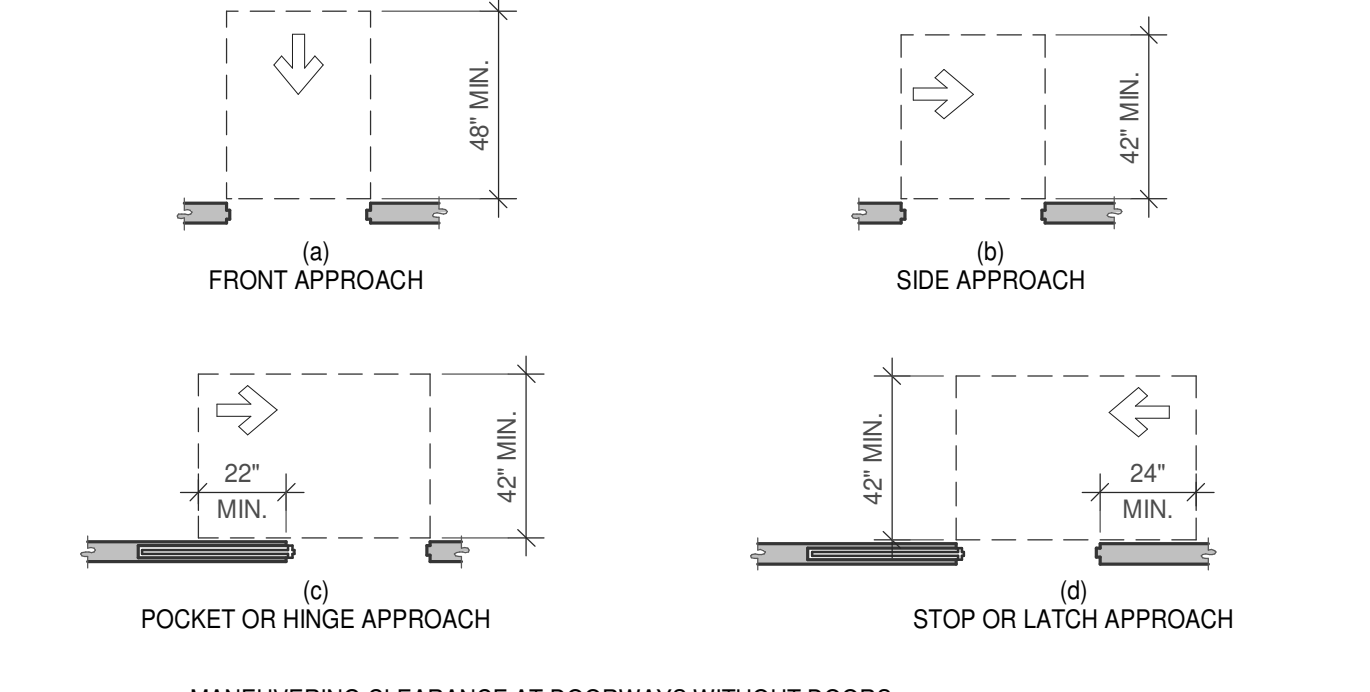
UNOBSTRUCTED FORWARD REACH
OBSTRUCTED HIGH FORWARD REACH



UNOBSTRUCTED HIGH SIDE REACH
OBSTRUCTED HIGH SIDE REACH

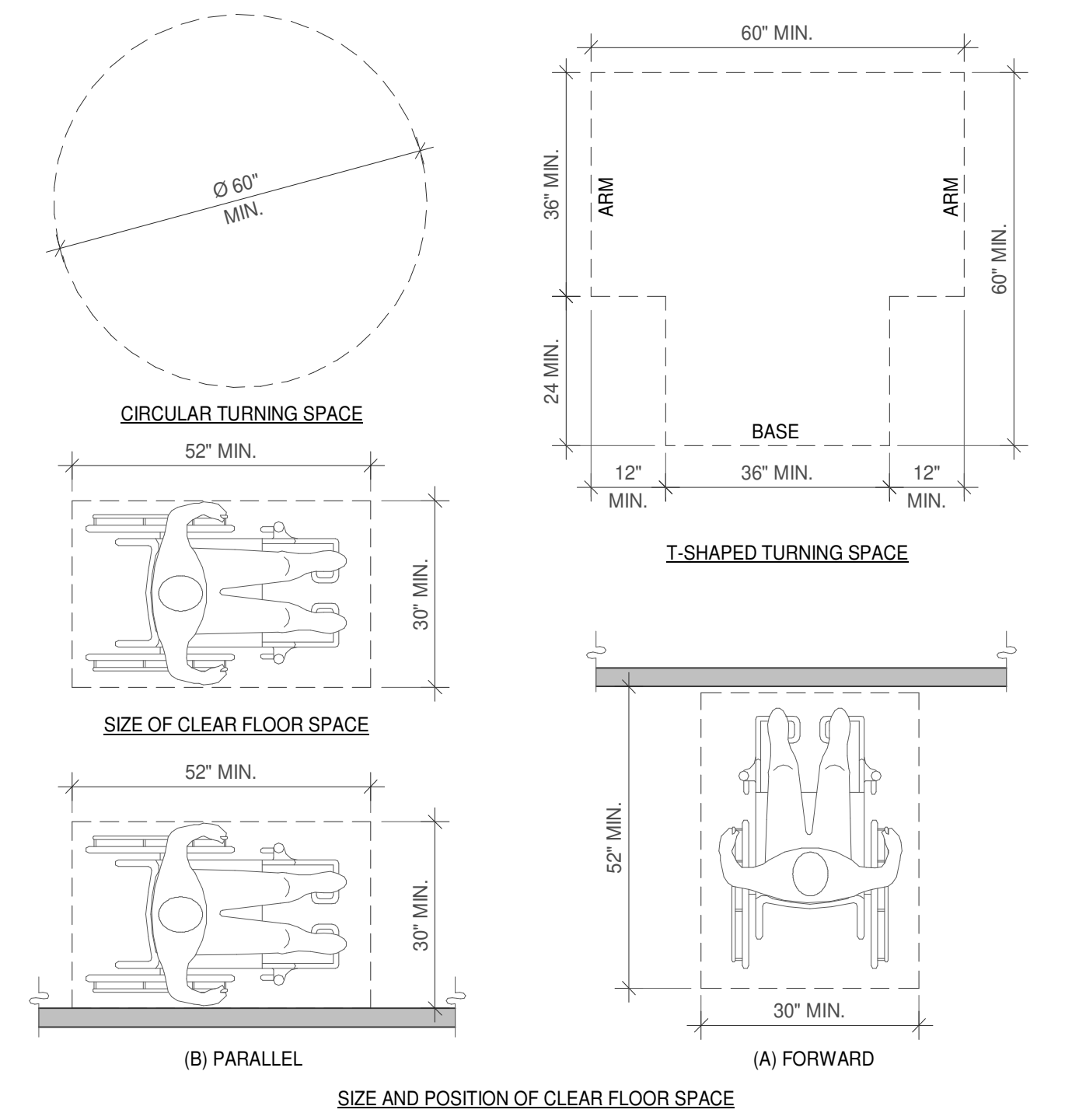


ACCESSIBILITY NOTES

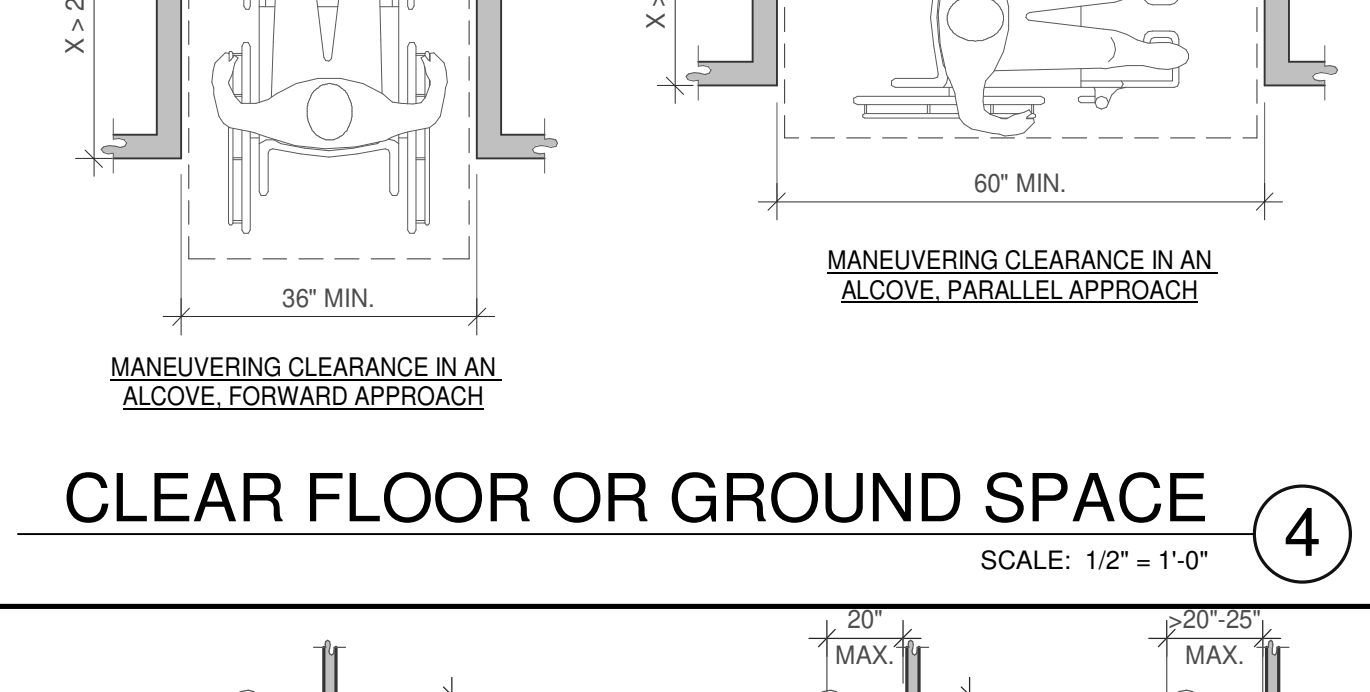


MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS

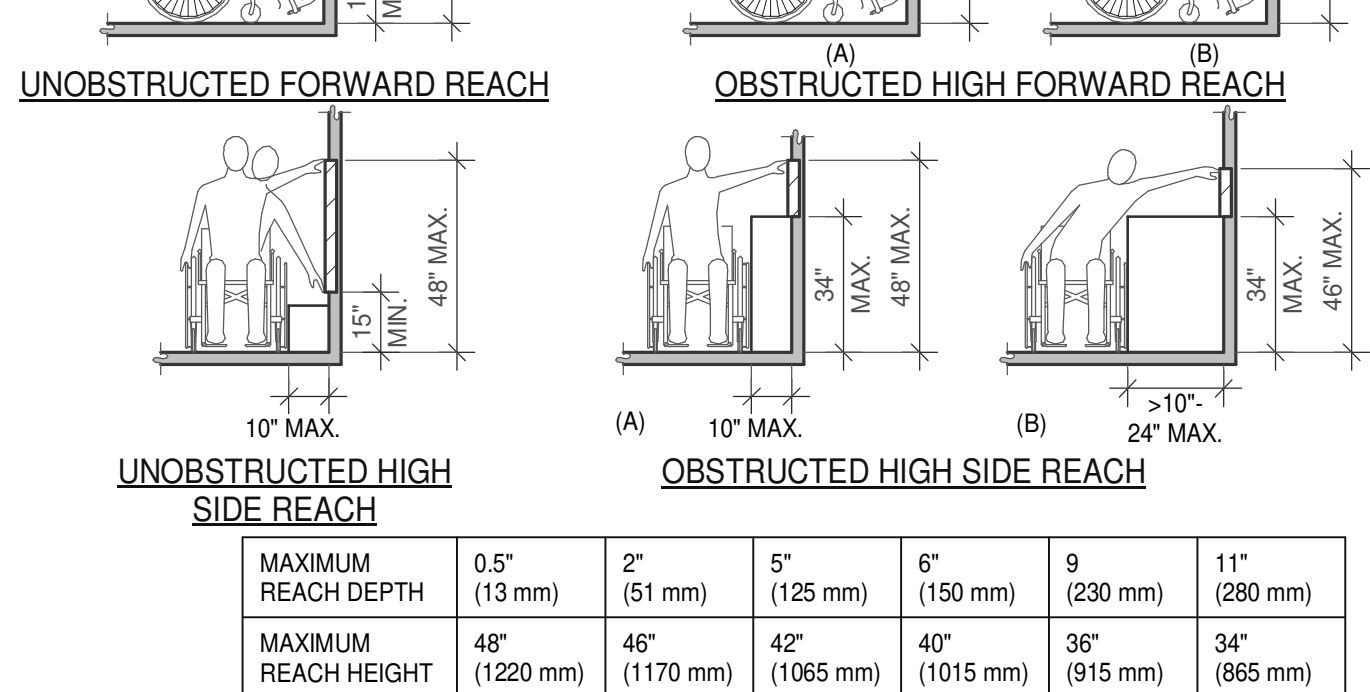
DOORS, DOORWAYS & GATES
SCALE: 1/4" = 1'-0" **2**



CLEAR FLOOR OR GROUND SPACE
SCALE: 1/2" = 1'-0" **4**



UNOBSTRUCTED FORWARD REACH
OBSTRUCTED HIGH FORWARD REACH



UNOBSTRUCTED HIGH SIDE REACH
OBSTRUCTED HIGH SIDE REACH

	0.5'	2'	5'	6'	9'	11'
MAXIMUM REACH DEPTH	0.5' (13 mm)	2' (51 mm)	5' (125 mm)	6' (150 mm)	9' (230 mm)	11' (280 mm)
MAXIMUM REACH HEIGHT	48" (1220 mm)	48" (1170 mm)	42" (1065 mm)	40" (1015 mm)	36" (915 mm)	34" (865 mm)

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COMPASS
27 PONDFIELD ROAD,
BRONXVILLE, NEW YORK 10708

ACCESSIBILITY DETAILS

DATE: 09/08/2021

ISSUED FOR PERMITS

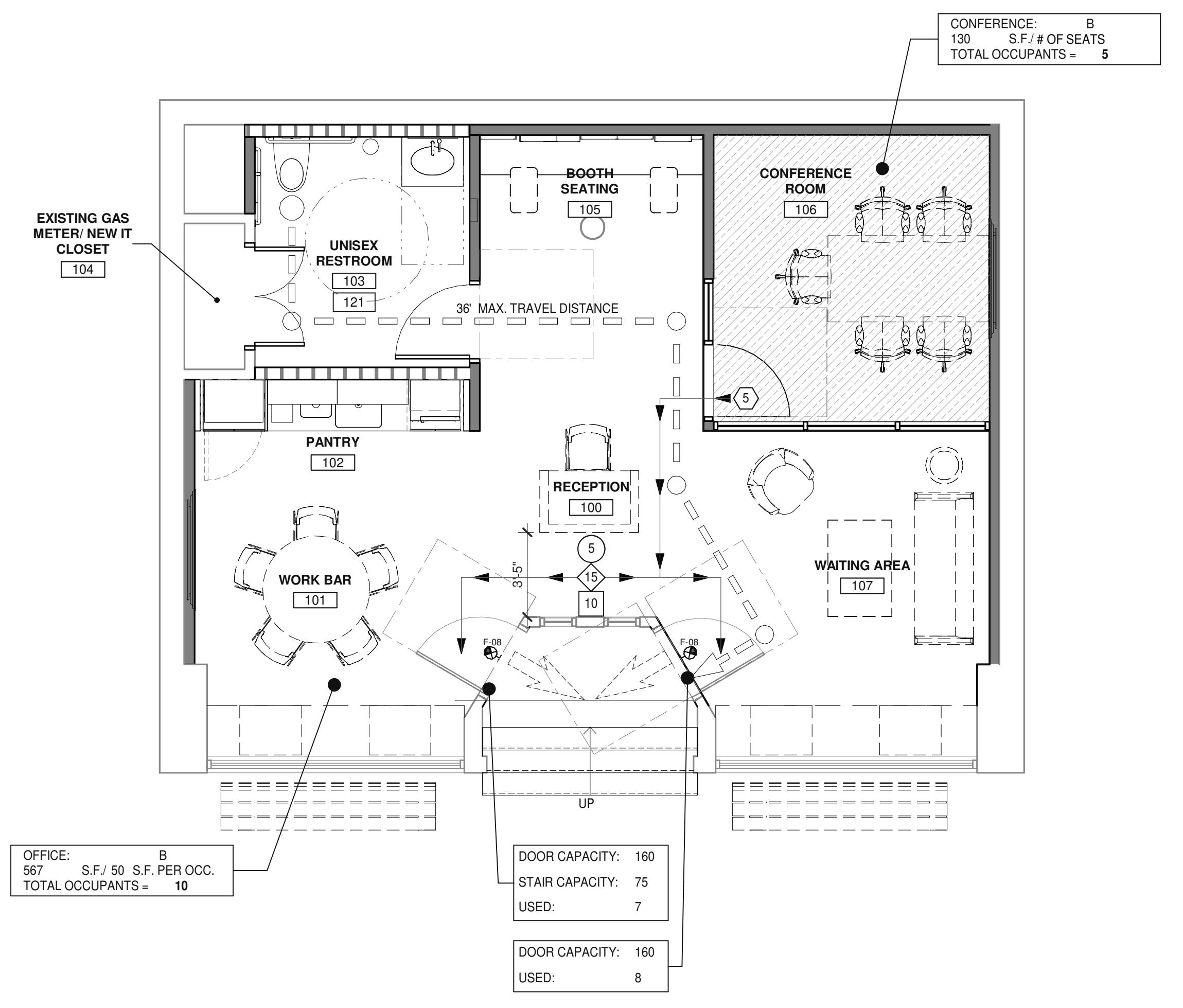
REMARKS:

PA/PM: M. ZAHEDA

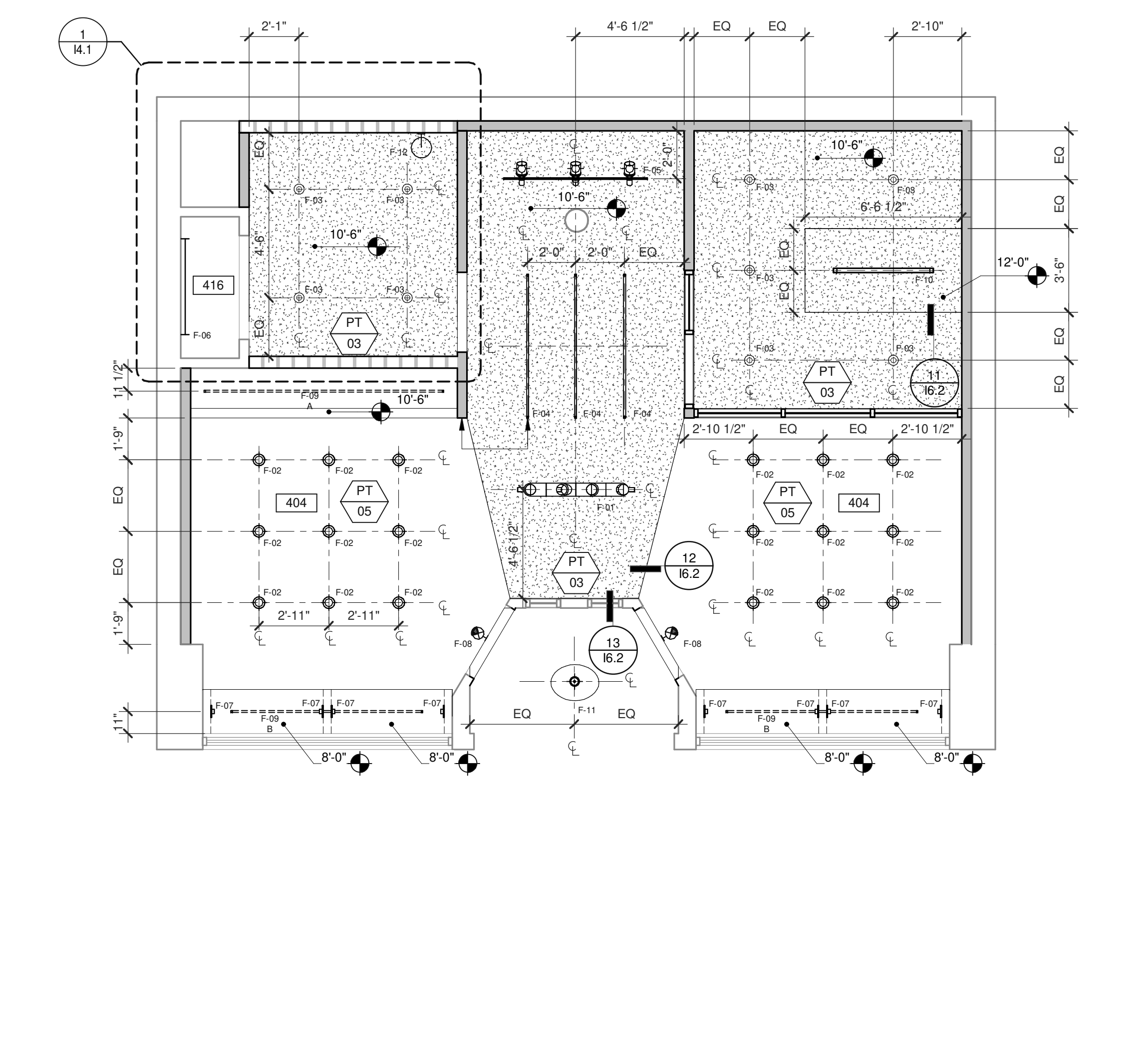
DRAWN BY: S.A.

JOB NO.: NJY21-6002-00

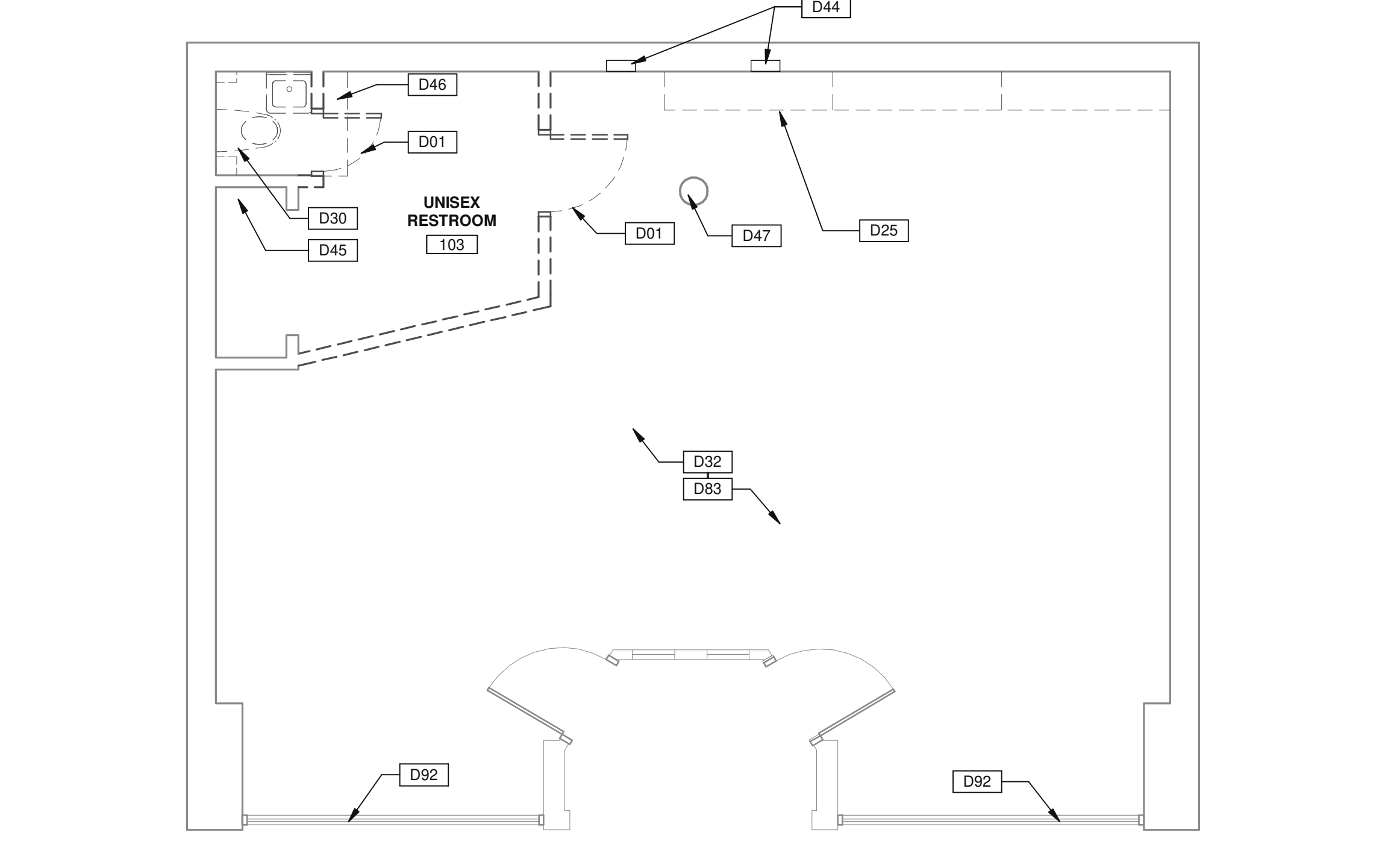
SHEET



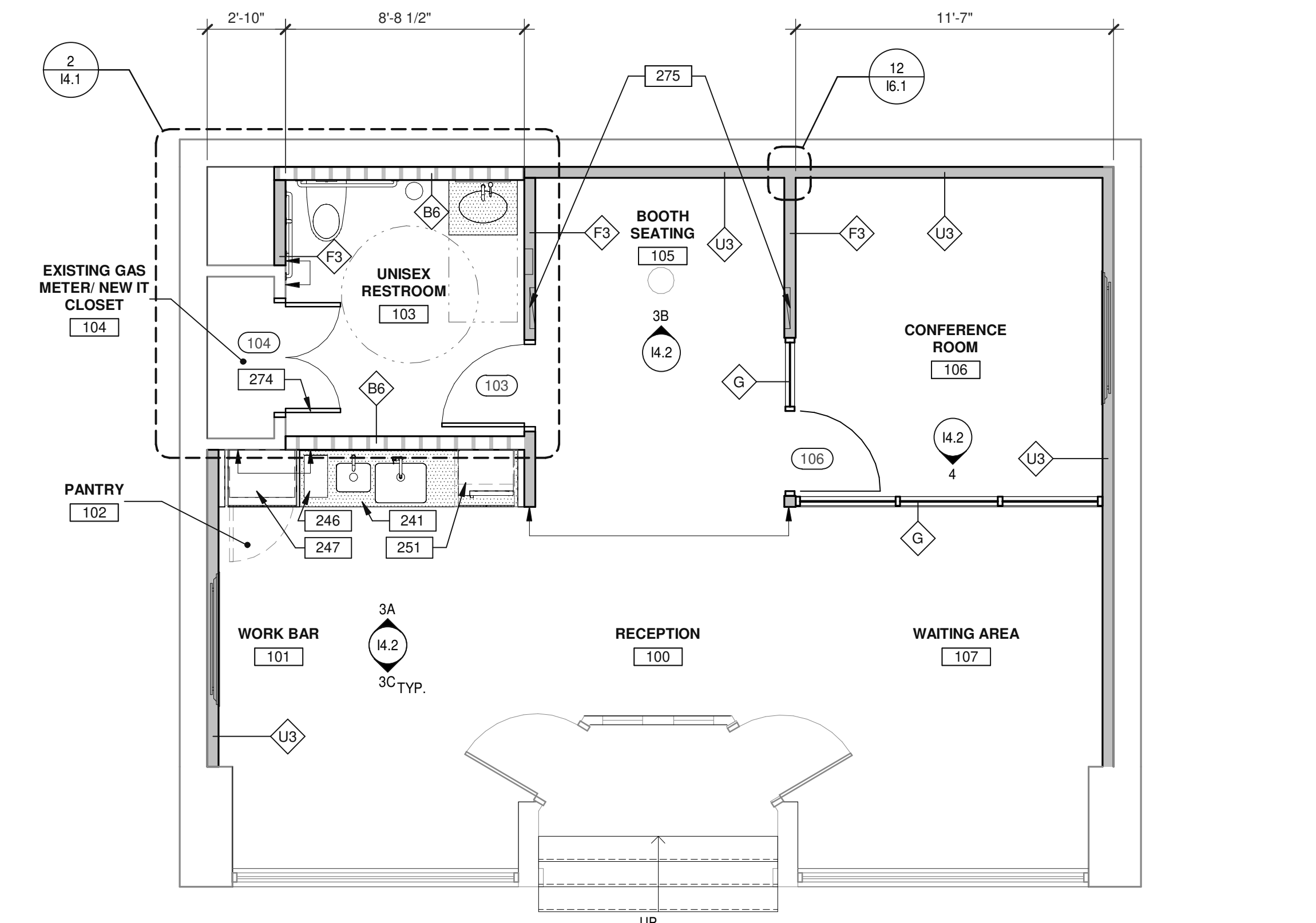
OCCUPANCY AND EGRESS PLAN 3 SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES: 1

- 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.

REFLECTED CEILING PLAN

- 404 THIS ROOM/AREA IS OPEN TO STRUCTURE ABOVE. PROVIDE GALVANIZED RIGID DUCTS, ROUND DIFFUSERS AND RIGID CONDUITS.
416 LIGHT FIXTURE TO BE CENTERED IN THIS ROOM.

FLOOR PLAN

- 241 NEW WORK COUNTER WITH BUILT-IN WALL BRACKETS, PROVIDE GROMMETS AS REQUIRED.
246 NEW COFFEE MAKER TO BE PROVIDED AND INSTALLED BY TENANT.

WALL TYPES

Table with columns: WALL, BASIC DESCRIPTION. Lists various wall types like existing wall, exterior wall with furring, full height non-rated partition, etc.

REFLECTED CEILING PLAN

Table with columns: ITEM, MODEL, COLOR, MFR, SIZE, NOTE. Lists lighting and ceiling fixture specifications like GYP-01, EXP-01, F-01, etc.

GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
POSTED SIGNS IN AN ASSEMBLY OCCUPANCY SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

FLOOR PLAN

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
CONTRACTOR SHALL NOTIFY ARCHITECT TO PERFORM AN ON-SITE REVIEW ONCE ALL PARTITIONS HAVE BEEN LAID OUT.

RESTROOM SUMMARY

Table showing restroom summary with columns: WC, M, URINALS, LAVATORY, M, LAVATORY, W, DRINKING FOUNTAINS, SERVICE SINKS. Includes fixture requirements and total counts.

MAX. TRAVEL DISTANCE TO EXITS

Table showing maximum travel distance to exits for business office, 300 FEET MAX.

LEGEND

- EGRESS PLAN
BUSINESS WITH LOAD FACTOR 15
EXISTING ACCESSIBLE EXIT
DIRECTION OF TRAVEL
MAXIMUM TRAVEL DISTANCE

DEMOLITION FLOOR PLAN

- EXISTING WALL
EXISTING CONSTRUCTION TO BE DEMOLISHED

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Includes contact info and professional registration details.

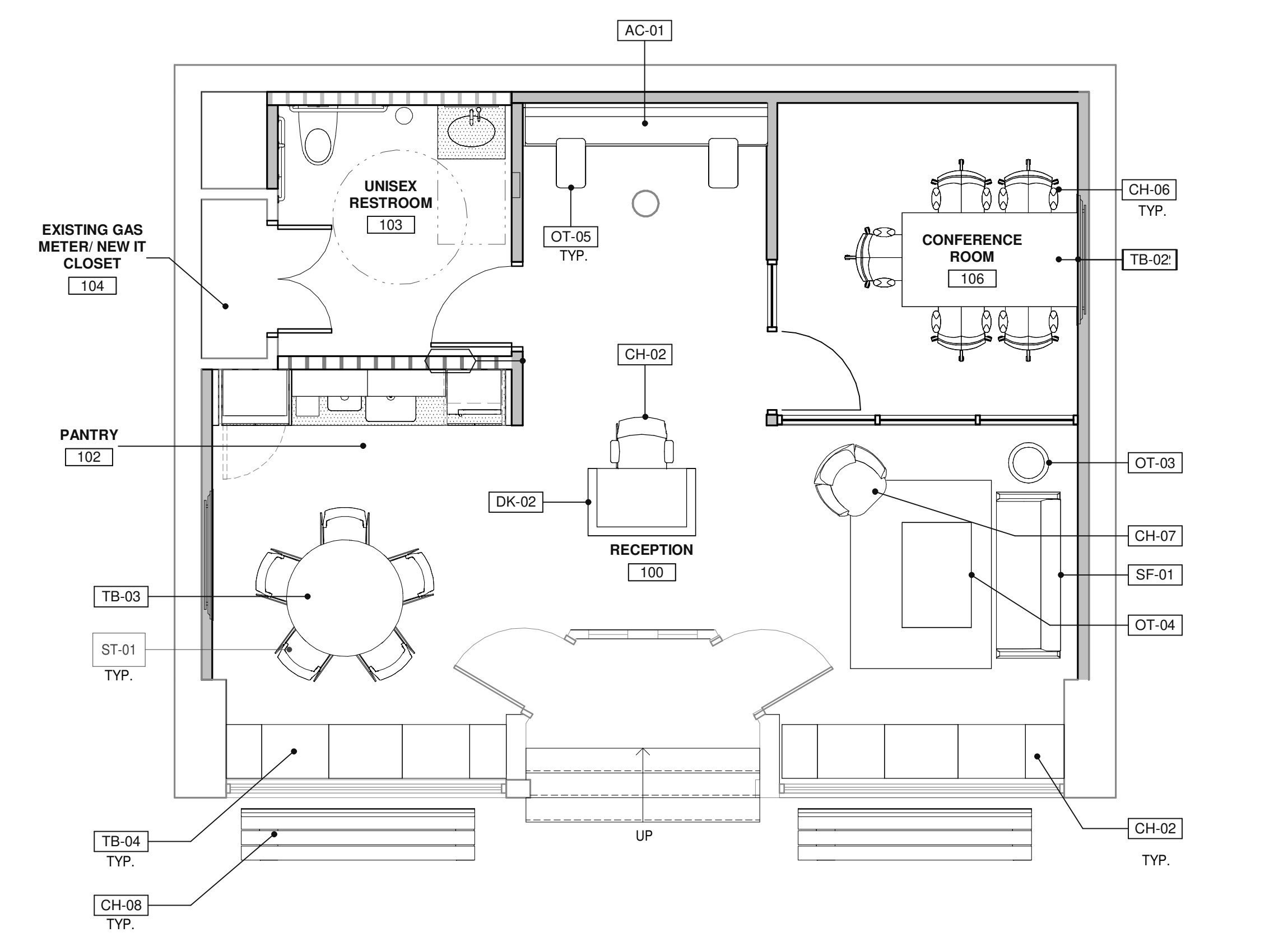
REGISTERED ARCHITECT
JULIAN A. MELIOTT
STATE OF NEW YORK
Includes professional seal and registration number.

COMPASS
27 PONDFIELD ROAD,
BRONXVILLE, NEW YORK 10708

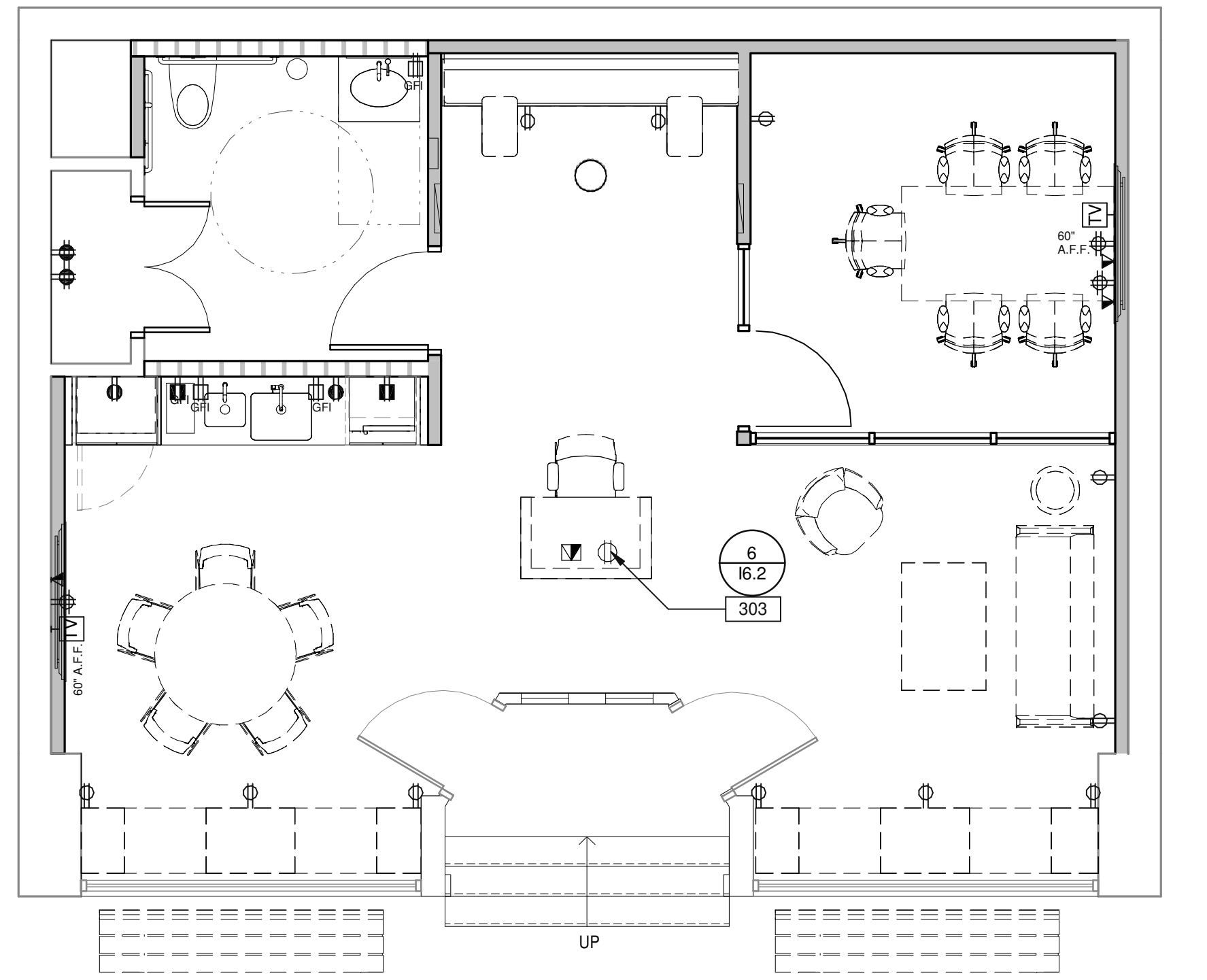
OCCUPANCY AND EGRESS PLAN, DEMOLITION FLOOR PLAN, RCP PLAN & FLOOR PLAN
REVISIONS
DATE: 09/08/2021
ISSUED FOR PERMITS

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

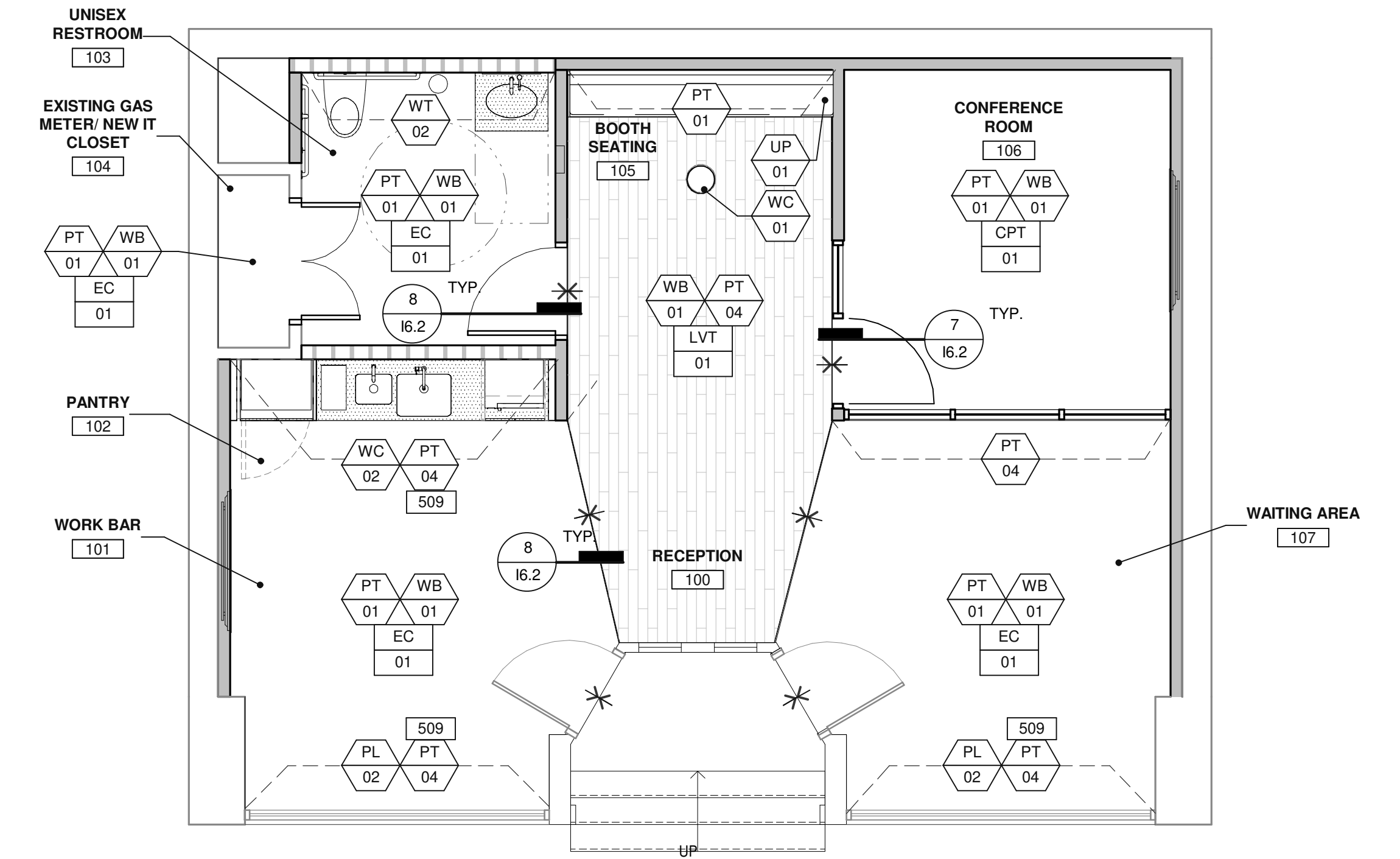
SHEET
10.5



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



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



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

FINISHES

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

WALL FINISHES

- PT 01: GENERAL WALL PAINT, MANUF.: BENJAMIN MOORE, FINISH: EGGSHELL, COLOR/NO.: CHANTILLY LACE, OC-65, STYLE: ULTRA SPEC 500, NO VOC
- PT 02: DOOR / FRAME PAINT, MANUF.: BENJAMIN MOORE, FINISH: SEMI-GLOSS, COLOR/NO.: CHANTILLY LACE, OC-65, STYLE: ULTRA SPEC 500, NO VOC
- PT 03: 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: 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: 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 200 HP ZERO VOC LATEX
- WC 01: WALL COVERING, MANUF.: MDC, STYLE: ZIRCONIUM, EZR700, COLOR/NO.: NIGHTCLUB, EZR7001
- WT 01: BACKSPLASH WALL TILE, MANUF.: TARKETT, FINISH: POLISHED, SIZE: 11.25" X 19.84", STYLE: FITZ CLASSIC MARBLE + BRASS MOSAIC TILE, NOTE: WHITE GROUT
- WT 02: RESTROOM WALL TILE, MANUF.: STONE SOURCE, FINISH: WHITE, SIZE: 4.5" X 8", STYLE: TEXT, NOTE: WHITE GROUT
- WB 01: WOOD WALL BASE, MANUF.: N/A, STYLE: PAINTED TO MATCH WALL, COLOR/NO.: SEMI-GLOSS, FINISH: USED THROUGHOUT, NOTE: USED THROUGHOUT

FLOOR FINISHES

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

MISCELLANEOUS FINISHES

- MT 01: CABINERY METAL SCREENS, MANUF.: MOZ DESIGNS, STYLE: DECORATIVE METAL / GOLD METALLIC POWDER, COLOR/NO.: 1/8" DIA. PERFORATIONS, SIZE: 6' X 48", NOTE: PRICE AS DEDUCT ALT FOR THIS TO BE REMOVED
- SS 01: MARBLE COUNTERTOP, MANUF.: ARTISTIC TILE, STYLE: NERO MARQUINA, SLNMP2, COLOR/NO.: 3/4" THICK SLAB, FINISH: POLISHED, SQUARE EDGE
- WS 01: WINDOW SHADE, MANUF.: MECOSHSHADE, STYLE: ECOVEL SHEER SINGLE ROLLER, MANUAL, COLOR/NO.: STONE, 6754, 5% OPENNESS, NOTE: AT ALL WINDOW LOCATIONS
- UP 01: SEAT PAD UPHOLSTERY, MANUF.: HBF TEXTILMICROBIALES, STYLE: FAUX REAL II 962, COLOR/NO.: INDA INK 90, INSTALL: STRAIGHT SEAM ONLY, NO RAILROAD
- PL 01: CABINERY PLASTIC LAMINATE, MANUF.: FORMICA / DECO METAL, STYLE: BLACK PATINA, M9422, COLOR/NO.:
- PL 02: 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 TO 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 MANUFACTURER'S 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:
 - LEVEL 1 FINISH: WHEN ABOVE FINISHED CEILING AND CONCEALED FROM VIEW.
 - LEVEL 2 FINISH: AS A SUBSTRATE FOR TILE.
 - LEVEL 3 FINISH: WHEN SCHEDULED TO RECEIVE A HEAVY OR MEDIUM TEXTURED FINISH.
 - LEVEL 4 FINISH: IN OFFICES AND OTHER AREAS THAT RECEIVE LOWER PUBLIC TRAFFIC AND VISIBILITY.
 - LEVEL 5 FINISH: FOR ALL WALLS AND CEILINGS 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
- 509 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

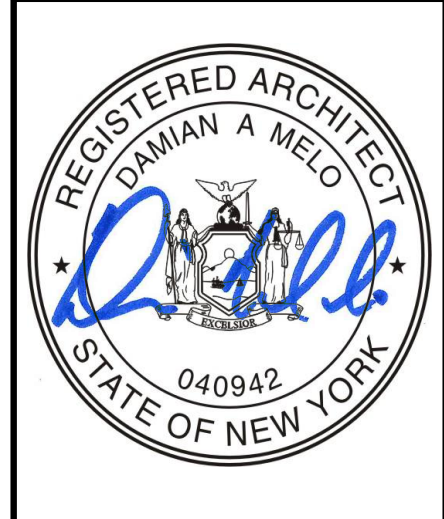
LEGEND

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	
REMARKS	
DATE	08/08/2021
ISSUED FOR PERMITS	

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

SHEET
12.1

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

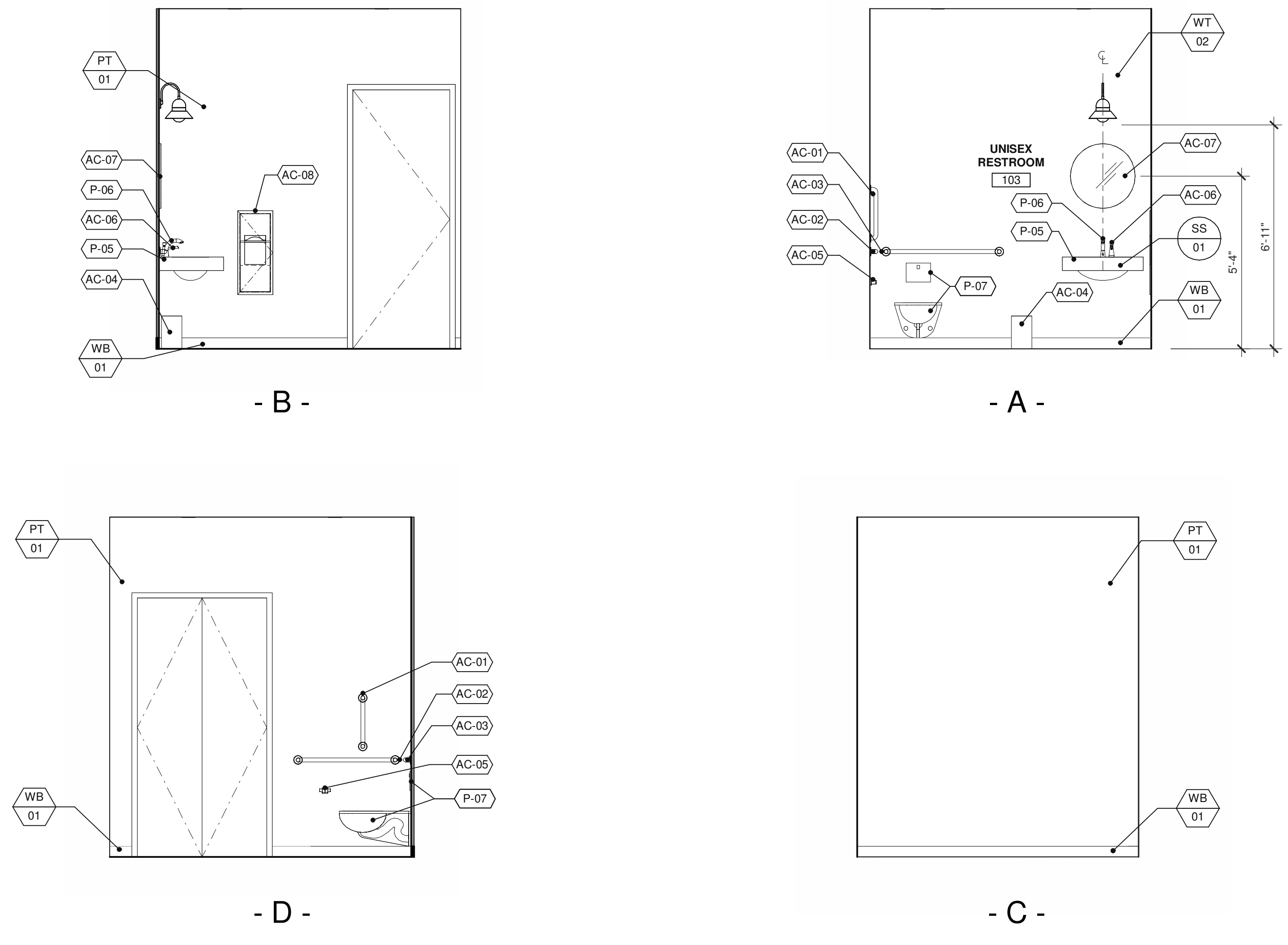
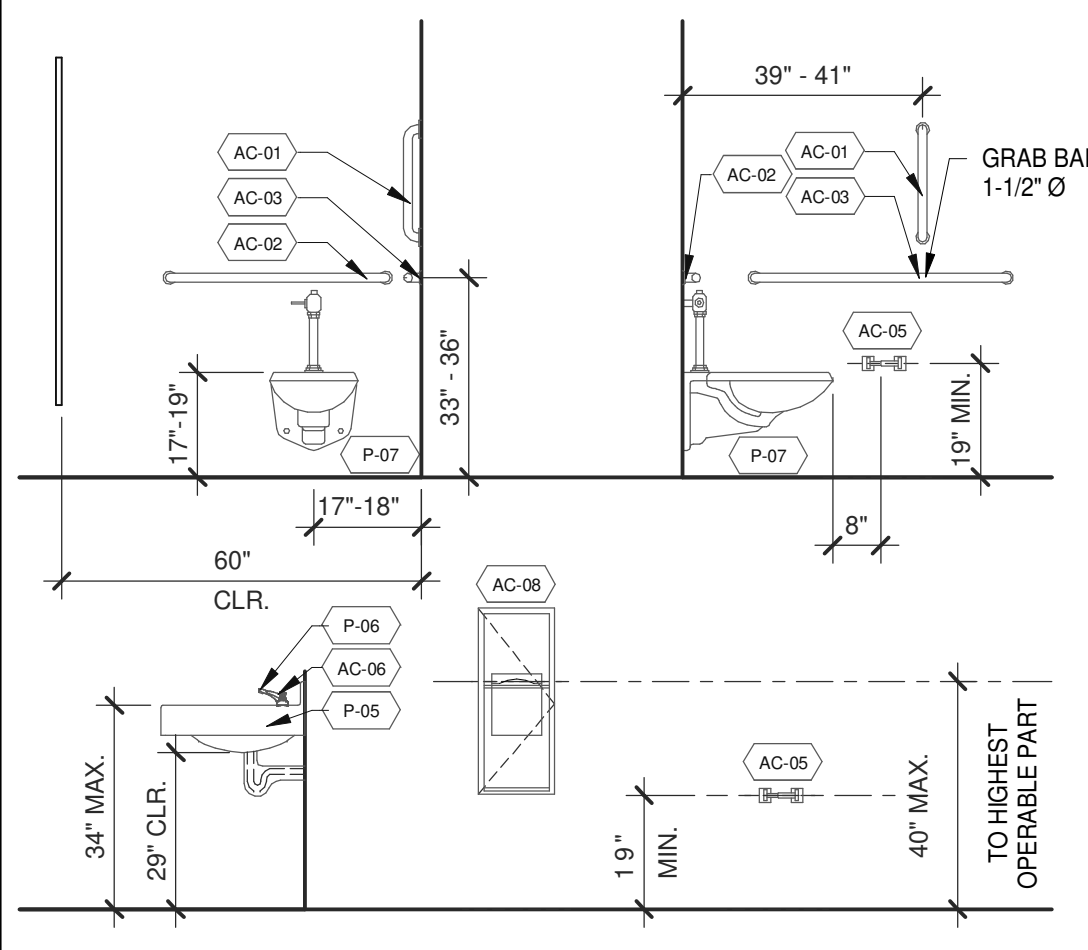
RESTROOM NOTES

- 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.

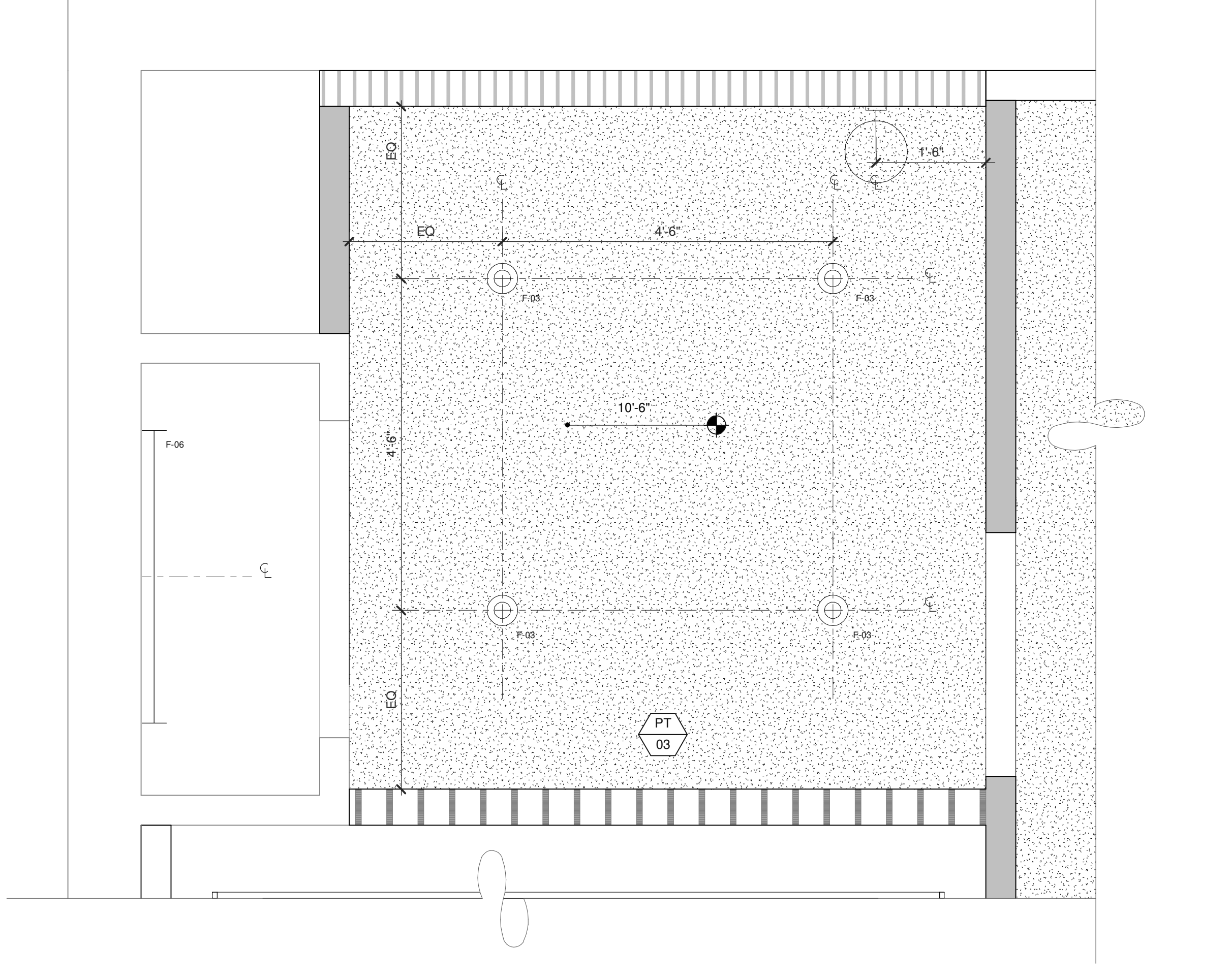
LEGEND

- 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, 64623-41
COLOR/NO.: MATTE BLACK PHEENOLIC
NOTE: 14"W X 5"D X 28"H

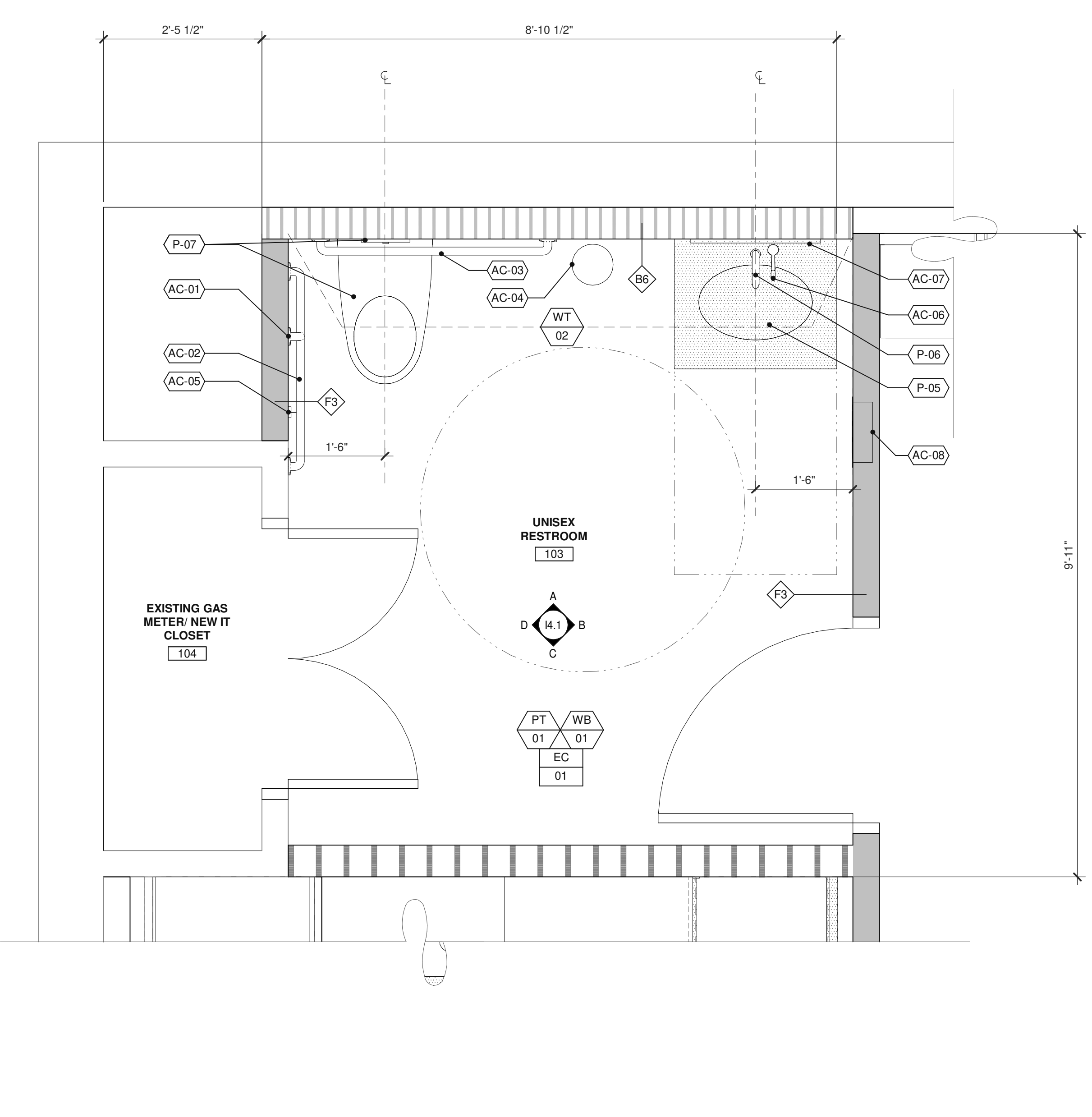
RESTROOM MOUNTING HEIGHTS



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

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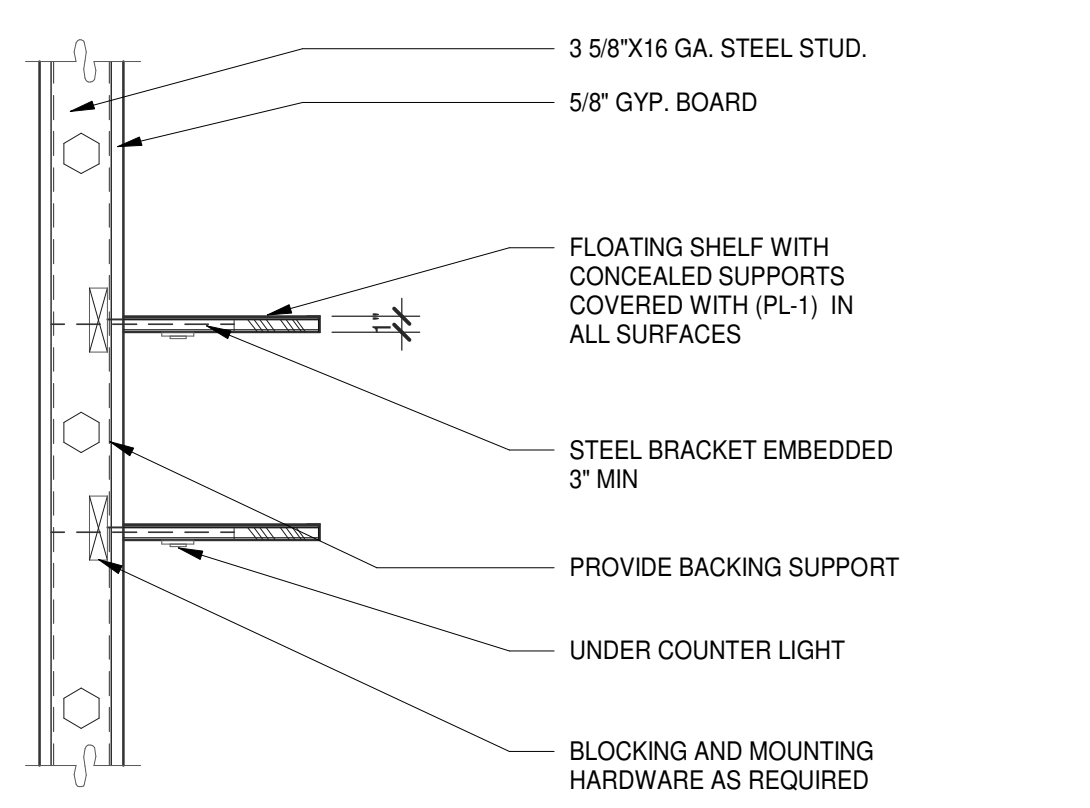


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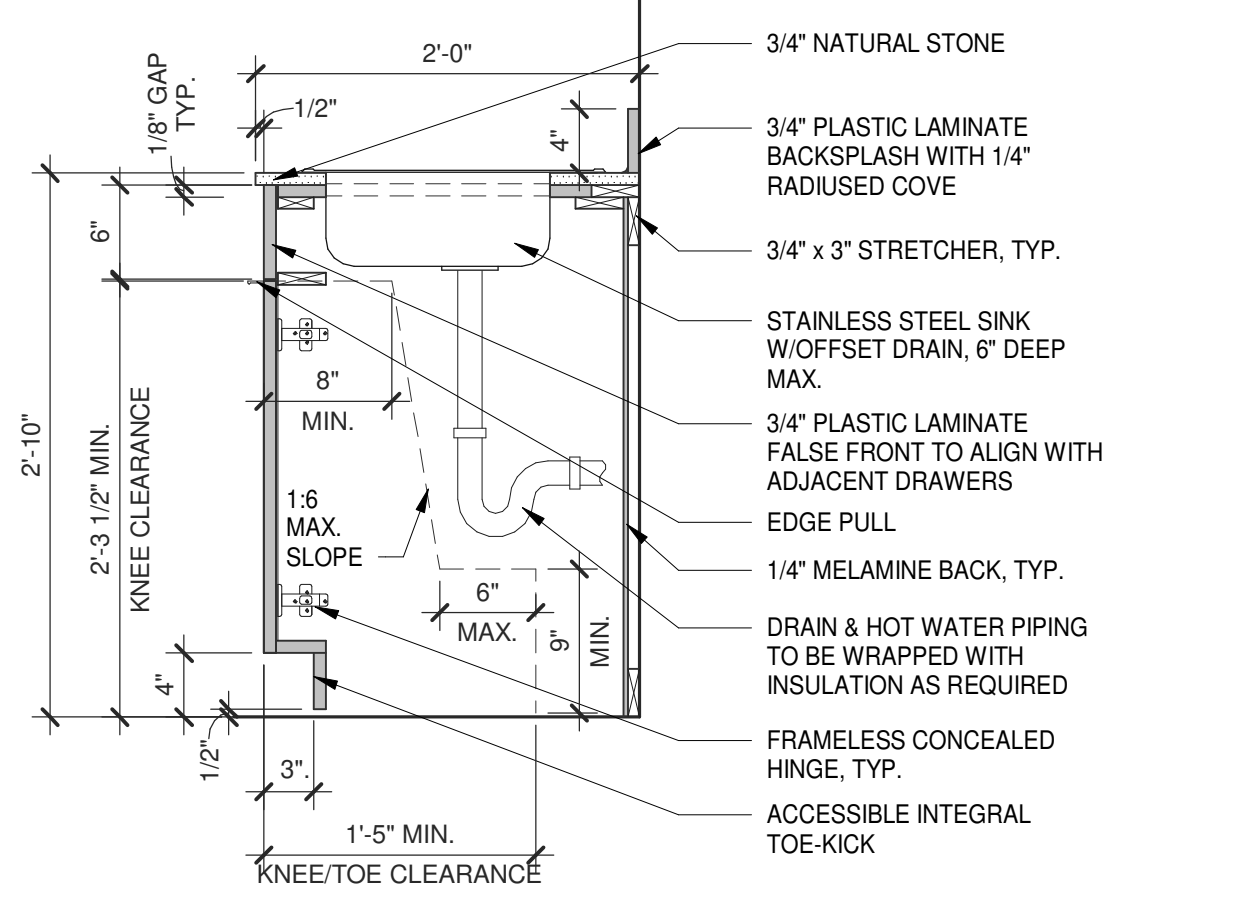
ENLARGED RESTROOM PLAN AND RESTROOM ELEVATIONS

DATE	ISSUED FOR PERMITS	REMARKS
08/08/2021		

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



FLOATING SHELVES
SCALE: 1" = 1'-0" (21)



LOWER CABINET AT SINK
SCALE: 1" = 1'-0" (18)

APPLIANCE SCHEDULE							
TAG	ITEM	MANUFACTURER	STYLE	COLOR	SIZE	PROVIDED BY	NOTE
AP-01	REFRIGERATOR/ FREEZER DEMAKER	GE MONOGRAM	30" INTEGRATED CUSTOMIZABLE REFRIGERATOR ZC30GNNII	CUSTOM PANEL(PL-01)	29 3/4"W X 23 3/4"D X 80 3/8"H	GC	REQUIRES WATER LINE. USE WITH H-01 HARDWARE
AP-02	DISHWASHER	ASKO	30 SERIES PANEL READY DF863	CUSTOM PANEL (PL-01,MT-01)	24"W X 22"D X 33"H	GC	REQUIRES WATER LINE
AP-03	COFFEE MAKER	NEWCO	ACE-D	STAINLESS STEEL		CLIENT	PROVIDED BY COMPASS. REQUIRES WATER LINE
AP-04	MICROWAVE	GE	PROFILE 1.5 CU.FU. COUNTERTOP CONVECTION / MICROWAVE OVEN,PEB9159DJB8	BLACK	21 3/4"W X 20"D X 13"H	GC	INCLUDE TRIM KIT
H-01	REFRIGERATOR/ FREEZER APPLIANCE PULL	BUSTER + PUNCH	PULL BAR/LINEAR	BRASS	13.7"W	GC	
H-02	CABINET PULL (OVER MT-01)	BUSTER + PUNCH	PULL BAR/LINEAR	BLACK	5.9"W	GC	
P-01	UNDERMOUNT SINK	KOHLER	RIVERBY, K-5479-5U-7	BLACK BLACK	25"W X 22"L X 5 7/8"D	GC	
P-02	FAUCET	KOHLER	PURIST,PULL-OUT,K-7505-BL	MATTE BLACK	11 3/8"H	GC	
P-03	UNDERMOUNT BEVERAGE SINK	KOHLER	NORTHLAND, K6589-U-7	BLACK BLACK	15"W X 12 3/8"L X 7 7/8"D	GC	
P-04	BEVERAGE FAUCET	KOHLER	WELLSPRING,K.6665-AG-BL	MATTE BLACK	8 5/8"H	GC	REQUIRES CHILLED FILTERED WATER LINE

GENERAL NOTES

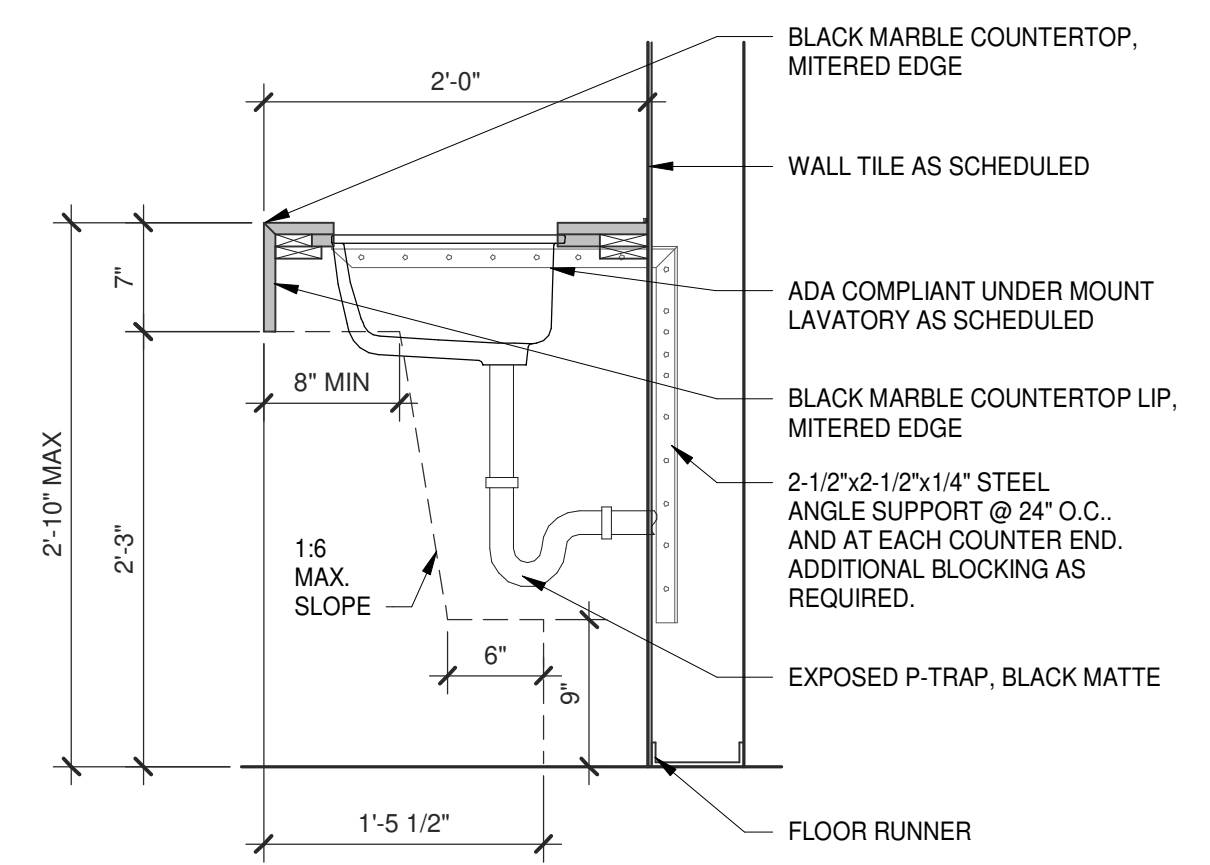
- SEE SHEETS 10.1a - 10.2 FOR GENERAL NOTES.
- SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE INSTALLATIONS AND SEE H.1 FOR MOUNTING AND CLEARANCES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

MILLWORK/CABINETRY NOTES

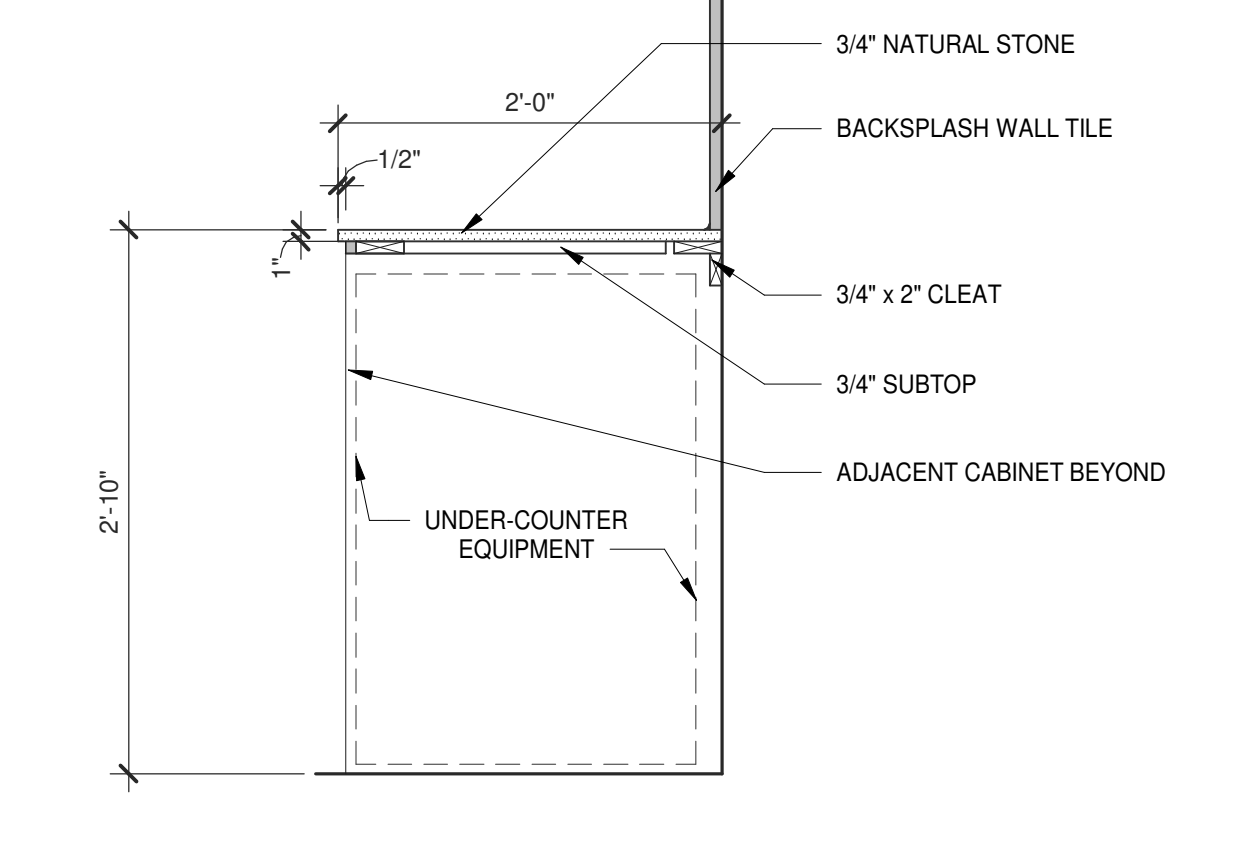
- ALL MILLWORK SHALL CONFORM TO THE CURRENT WOODWORK INSTITUTE STANDARDS PREMIUM GRADE.
- SHOP DRAWINGS FOR ALL CABINETRY AND MILLWORK ARE REQUIRED TO BE SUBMITTED TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- SEE FINISH SCHEDULE FOR FINISH SPECIFICATIONS.
- COUNTERTOPS SHALL HAVE BACK SPLASHES ONLY WHERE SHOWN ON ELEVATION. NO WALL TILE BEHIND REFRIGERATOR. TO BE SPECIFIED PAINT.
- CABINET INTERIORS SHALL BE BLACK MELAMINE, INCLUDING EDGES.
- INTERIOR SHELVING SHALL BE COVERED IN BLACK MELAMINE.
- DOORS SHALL BE OF FLUSH OVERLAY CONSTRUCTION.
- DOORS EDGES SHALL BE EDGE BANDED TO MATCH THE FRONTS.
- INTERIOR OF DOOR SHALL BE FACED WITH SAME MATERIAL AS THE FRONTS.
- ALL DRAWERS TO HAVE ACCURATE (OR APPROVED EQUAL) - FULL EXTENSION GUIDES.
- EACH CABINET DOOR TO BE NO LESS THAN 12" WIDE AND NO GREATER THAN 18" WIDE U.O.N.
- VERIFY ALL EQUIPMENT CLEARANCES. SEE 10.3 - 10.3a ACCESSIBILITY DETAILS FOR ADDITIONAL CLEARANCE INFORMATION.
- CABINET INTERIORS SHALL BE BLACK MELAMINE, INCLUDING EDGES.
- PROVIDE SOFT CLOSE ACCURATE OR EQUAL HARDWARE ON ALL CABINETS AND DRAWERS.
- LINE SHOWING WT-01 BACKSPLASH ENDS TO ALIGN WITH CABINETRY AND NOT GO BEHIND FRIDGE.
- UPPERS OVER FRIDGE TO ALIGN WITH FRIDGE WIDTH AND DEPTH.

KEYNOTES:

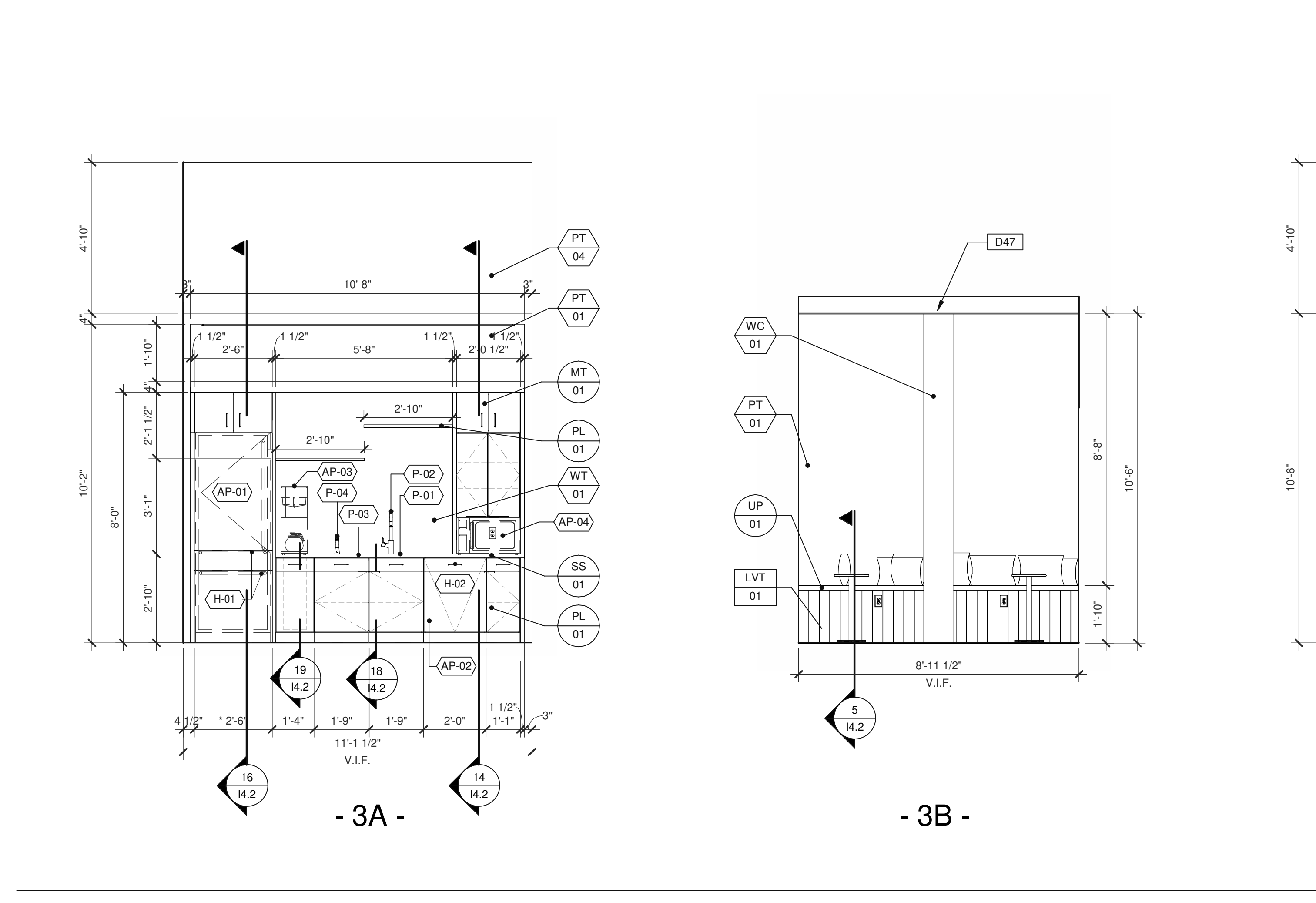
D47 EXISTING COLUMN TO REMAIN. PROTECT UNDER CONSTRUCTION.



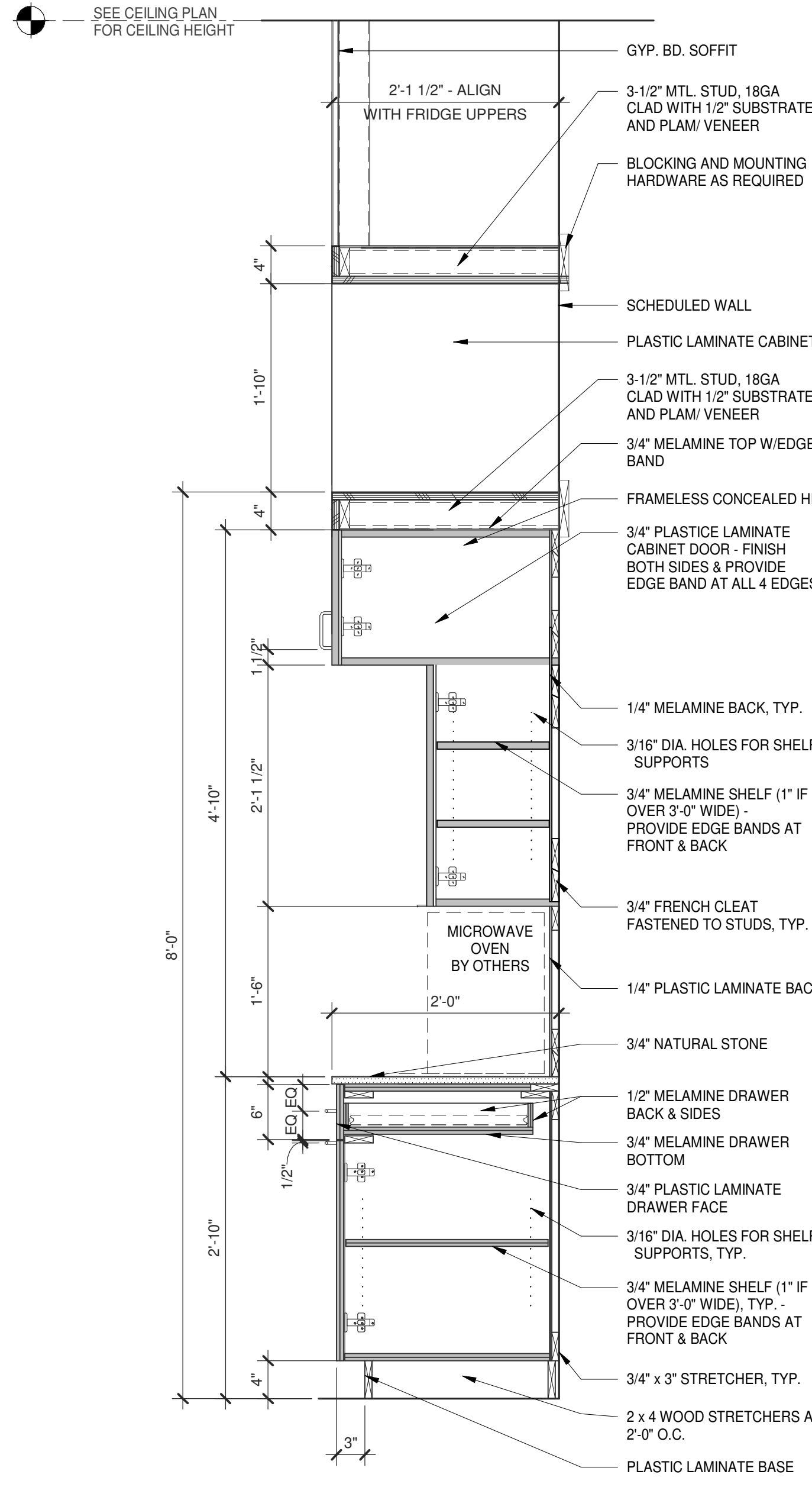
RESTROOM LAVATORY
SCALE: 1" = 1'-0" (20)



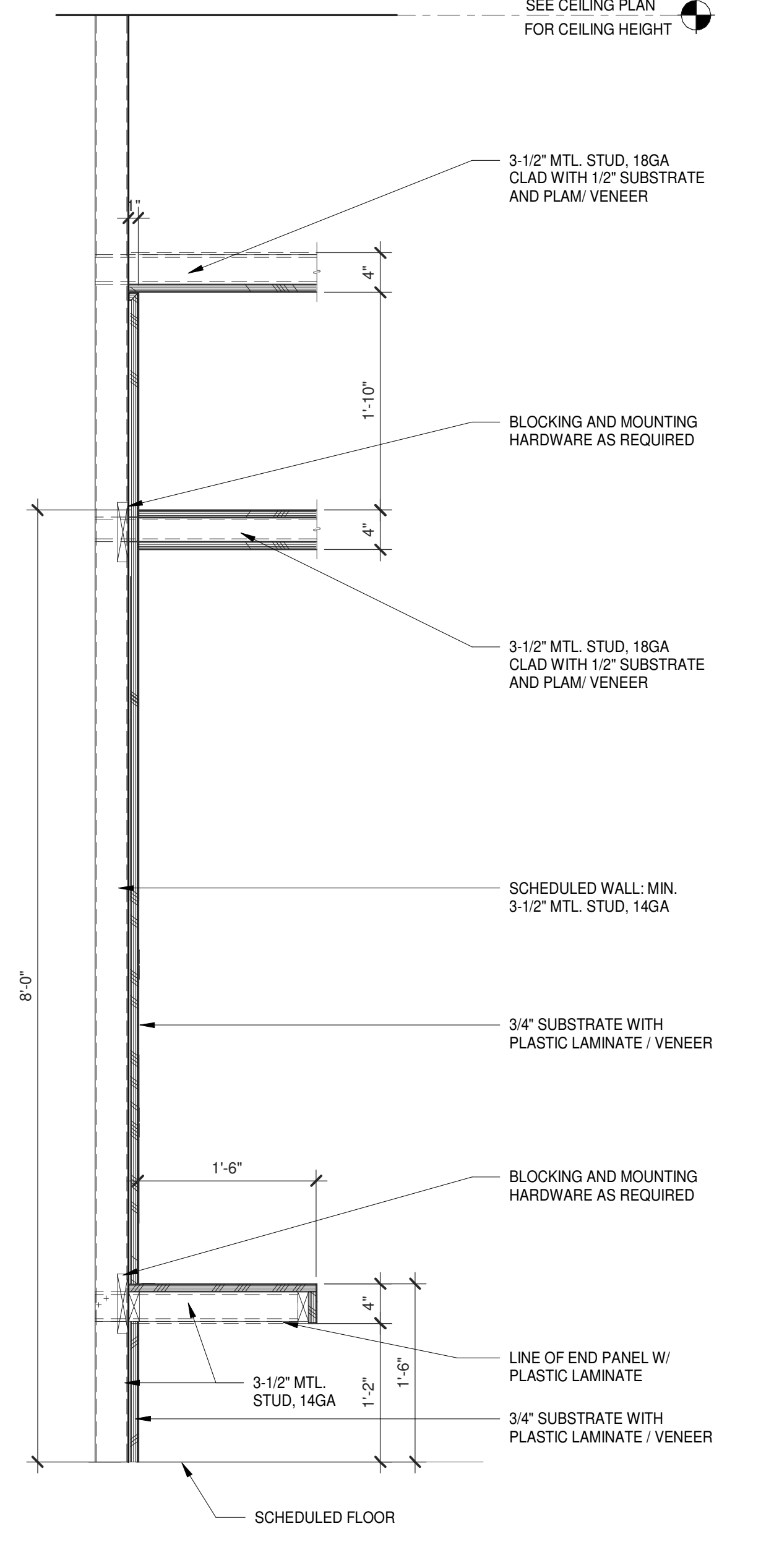
LOWER CAB. AT EQUIP. OPENING
SCALE: 1" = 1'-0" (17)



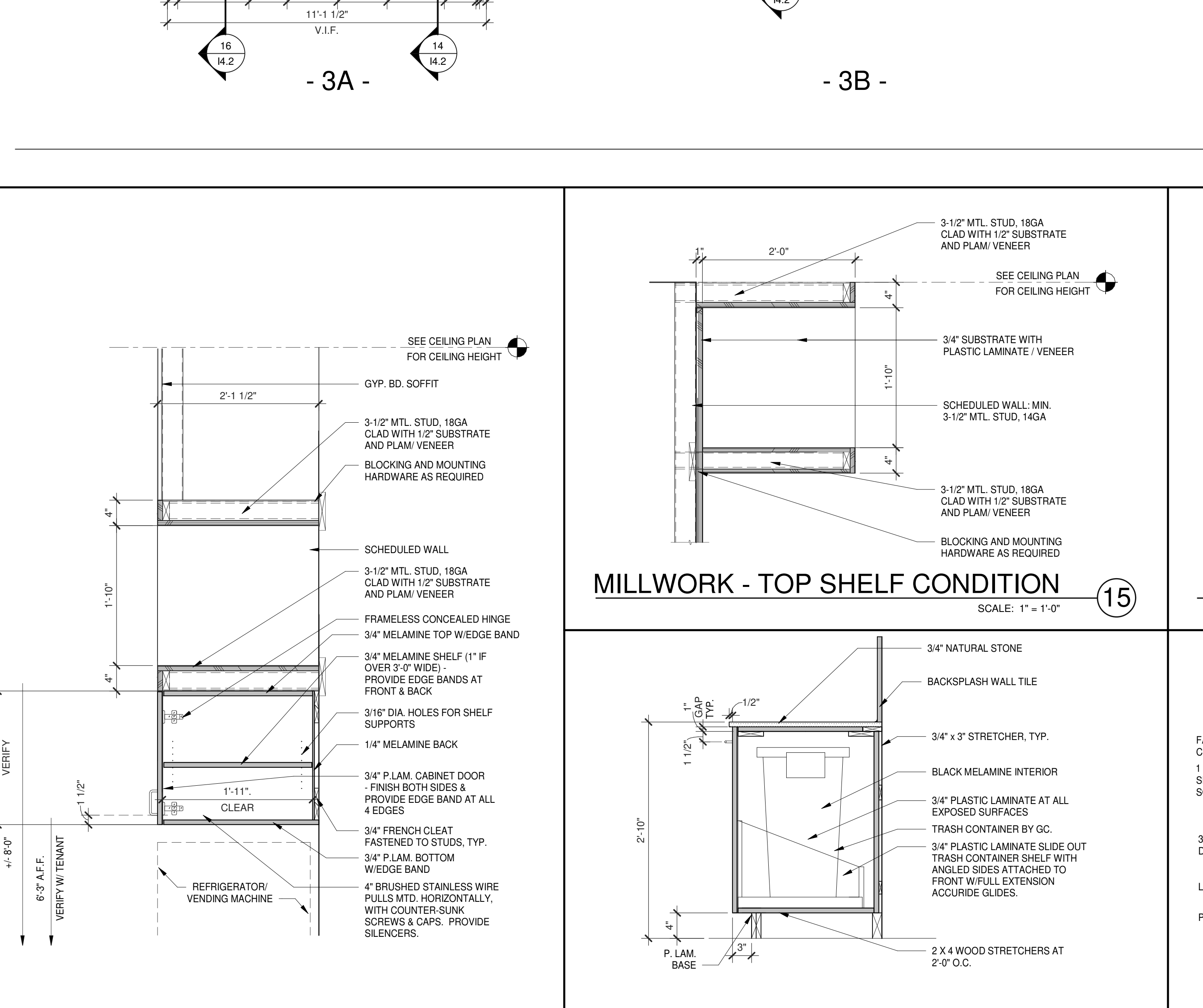
MILLWORK ELEVATIONS
SCALE: 3/8" = 1'-0" (3)



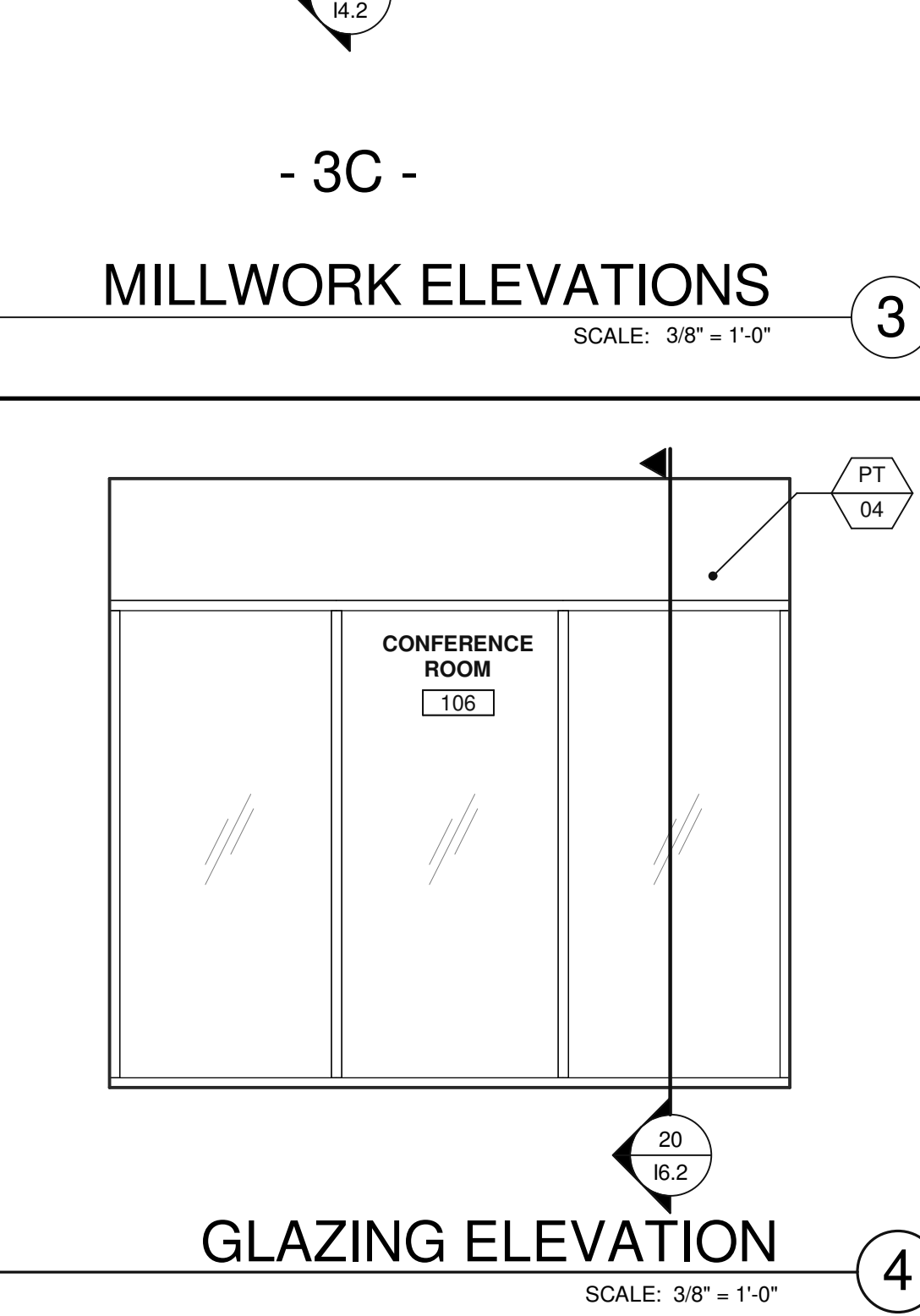
UPPERS & LOWERS W/MICROWAVE
SCALE: 1" = 1'-0" (14)



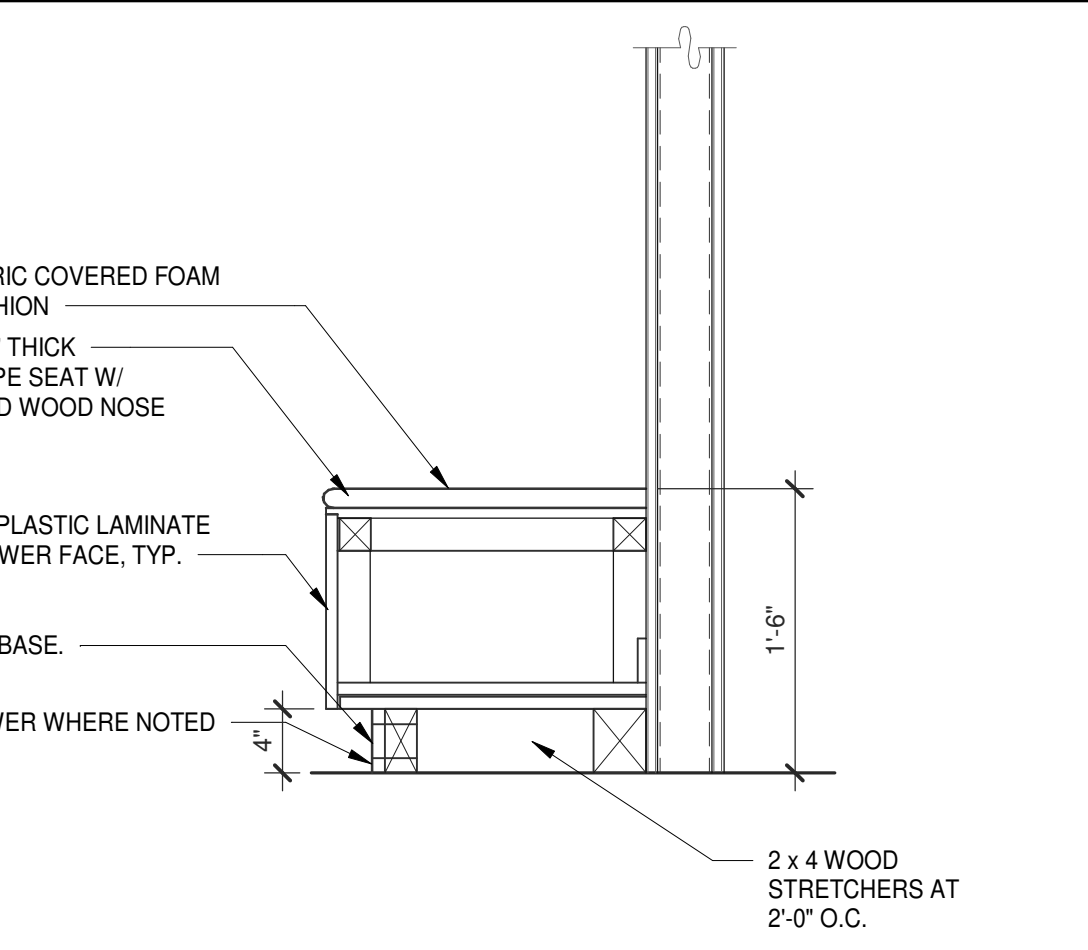
MILLWORK - BUILT IN SEAT
SCALE: 1" = 1'-0" (10)



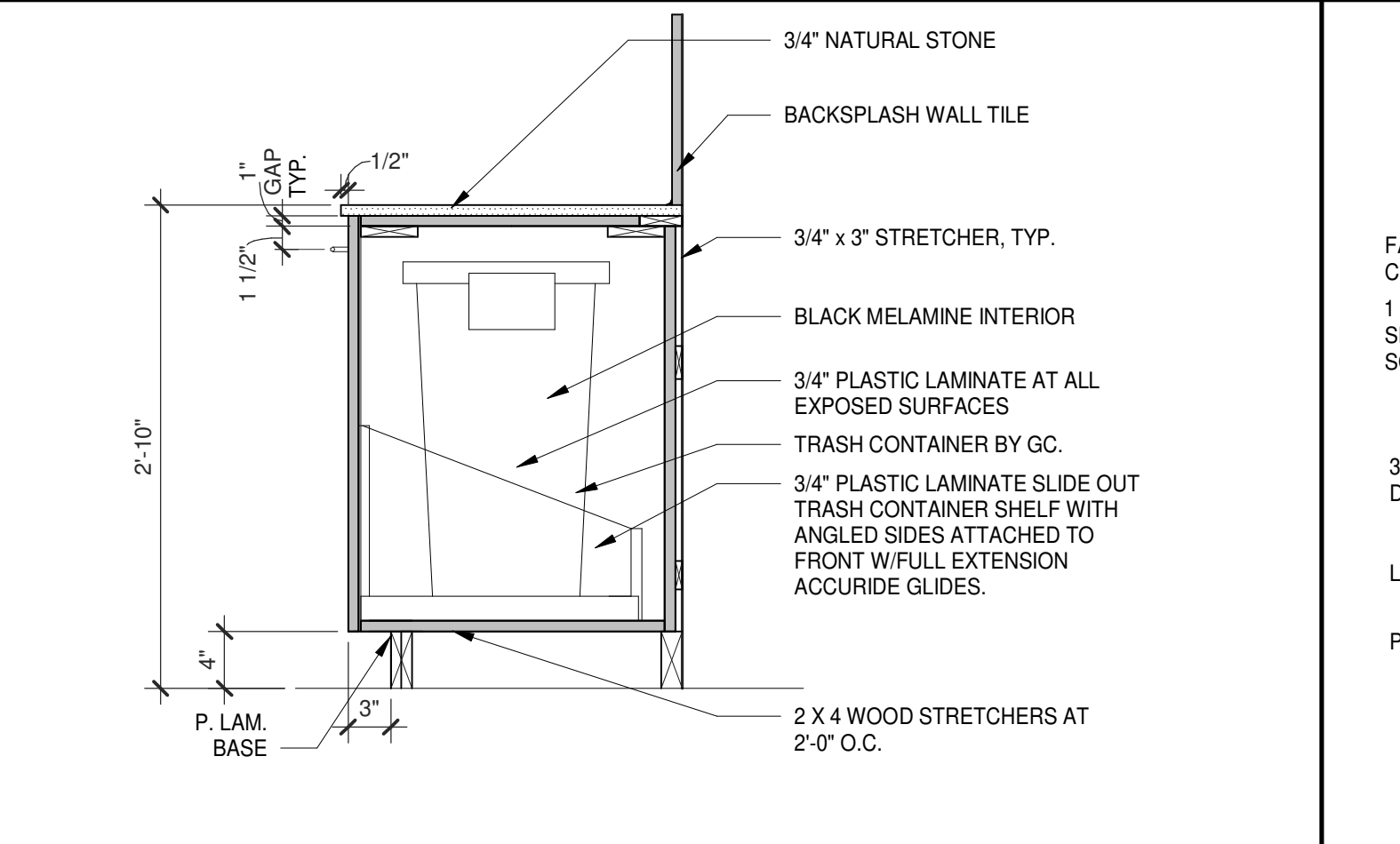
UPPER CAB. ABOVE REF./VEND.
SCALE: 1" = 1'-0" (16)



MILLWORK - TOP SHELF CONDITION
SCALE: 1" = 1'-0" (15)



GLAZING ELEVATION
SCALE: 3/8" = 1'-0" (4)



LOWER CABINET W/TRASH BIN
SCALE: 1" = 1'-0" (19)

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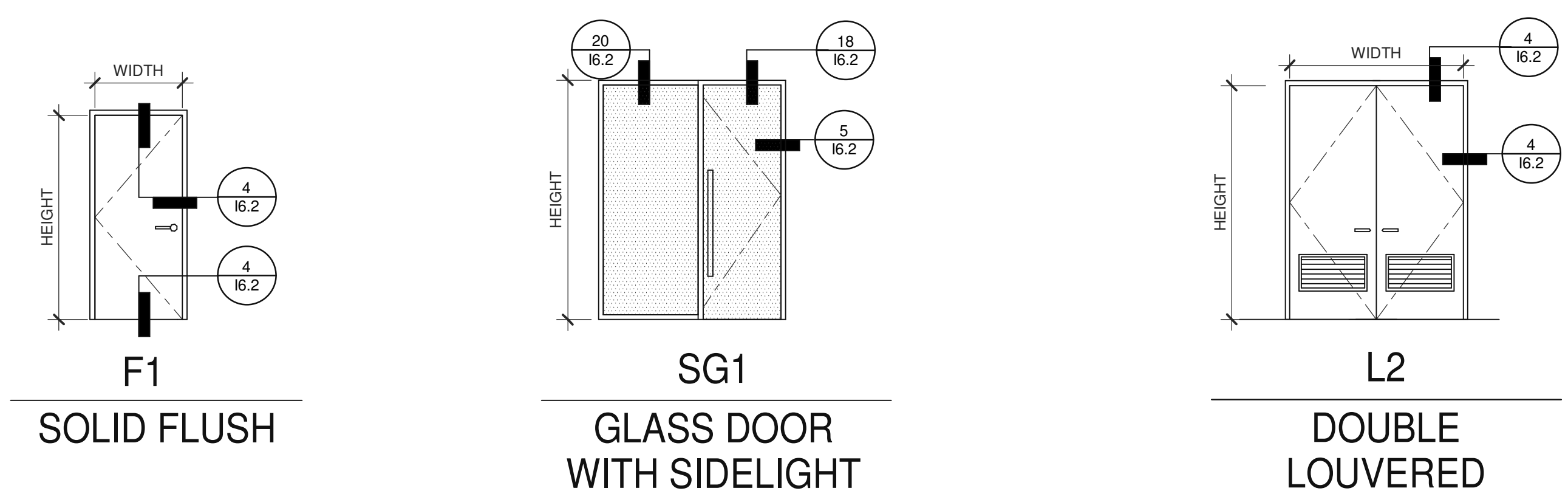
MILLWORK ELEVATIONS AND DETAILS

DATE	ISSUED FOR PERMITS	REMARKS
09/08/2021		

P.A.P.M. M. ZAHEDA
DRAWN BY: S.A.
JOB NO.: NJV21-6002-00

SHEET
14.2

DOOR TYPES



DOOR SCHEDULE

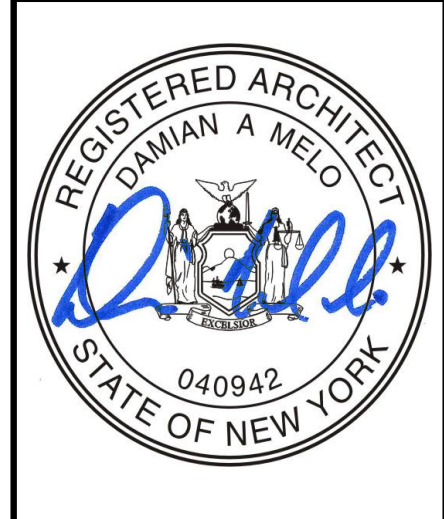
Table with columns: Door No., Room Name, Door Type/Elevation, Door Size (Width/Height), Door Specification, Frame Specification, Fire Rating (Minutes), Hardware Group, Operating Hardware, Door Components (Panic Device, Card Reader, Closer, etc.), and Door Keynotes. Includes rows for UNISEX RESTROOM, EXISTING GAS METER NEW IT CLOSET, and CONFERENCE ROOM.

DOOR HARDWARE

Large table with columns: Hardware Specifications, Operating Hardware, Hardware Groups, Door and Frame Specifications, Remark Key Notes, and General Notes. Contains detailed technical specifications for hinges, coordinators, locks, panic hardware, and push/pull plates.

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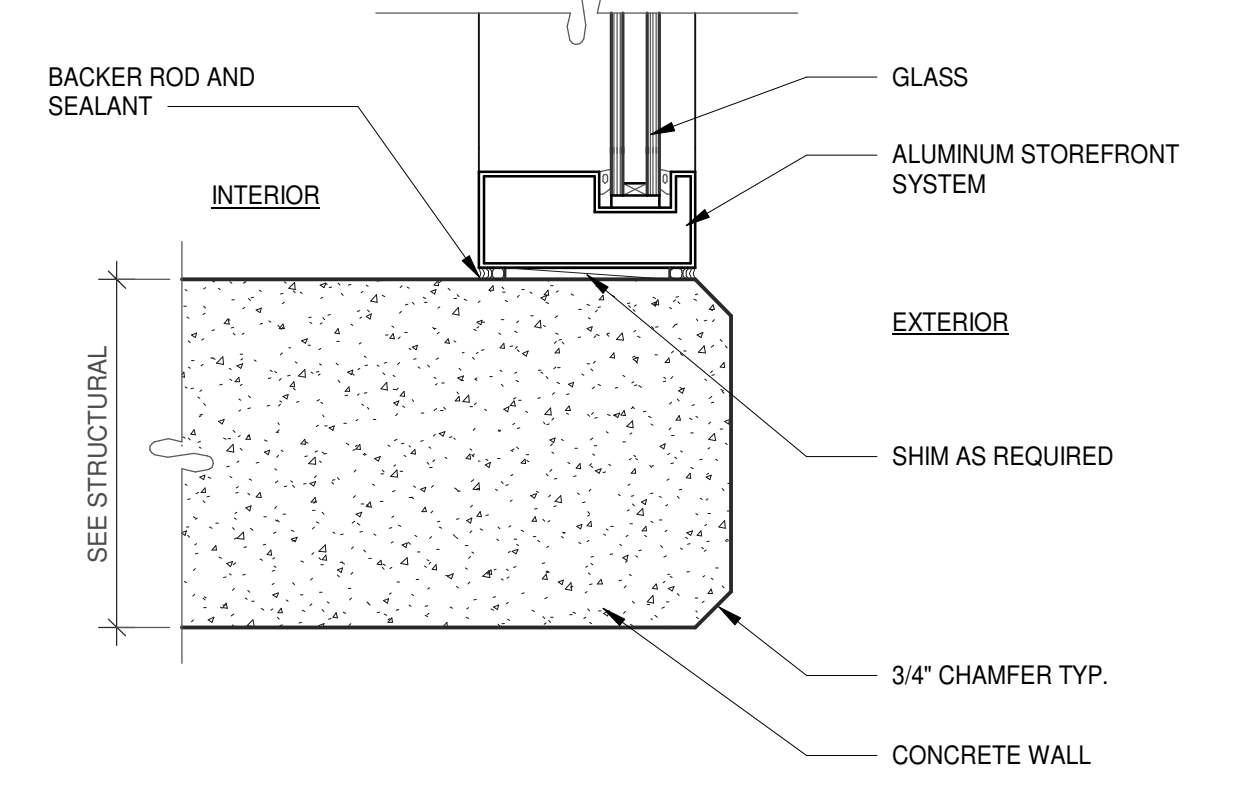
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BRONXVILLE, NEW YORK 10708

DOOR SCHEDULE AND DETAILS table with columns for DATE, ISSUED FOR PERMITS, and REMARKS.

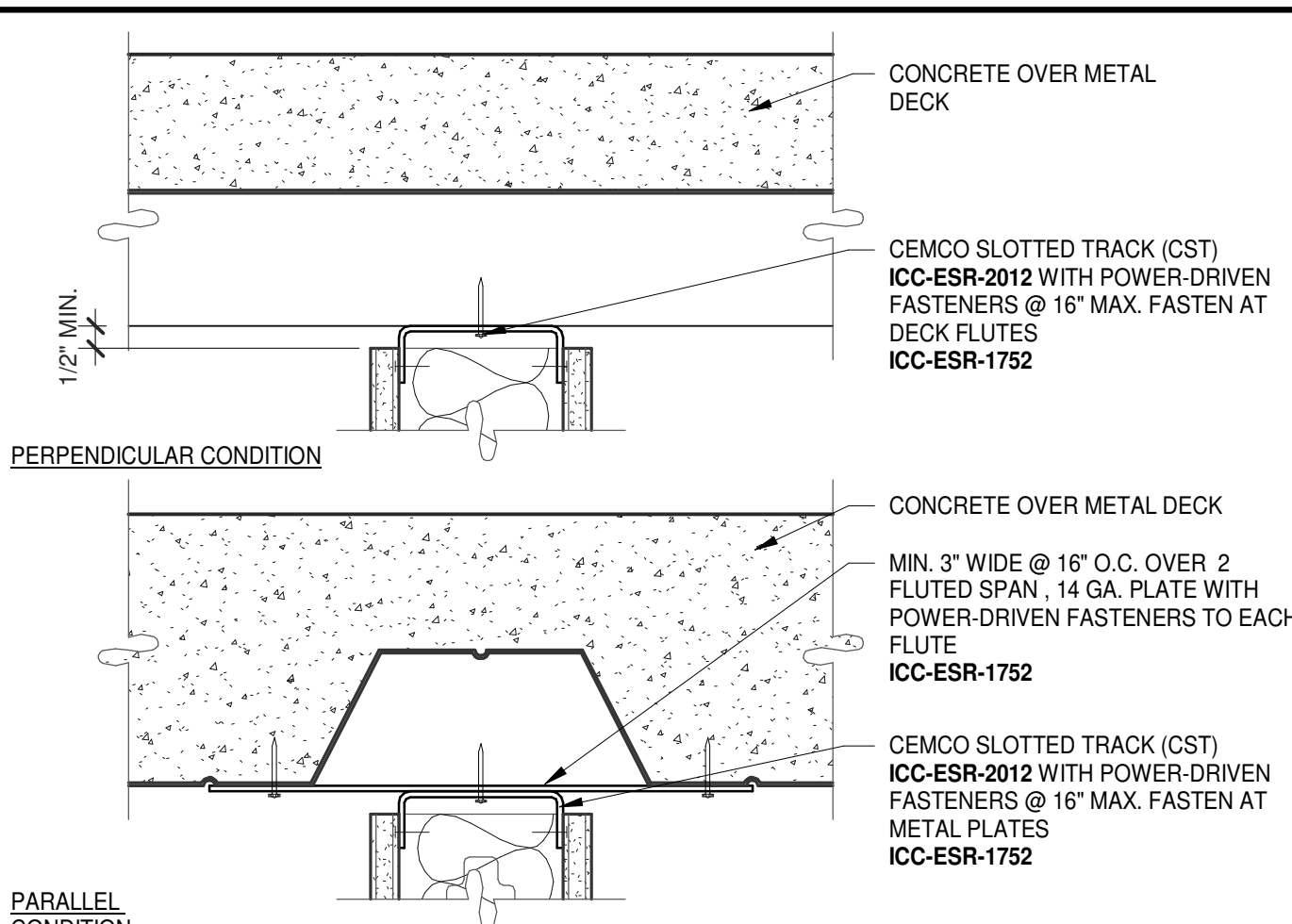
P.A.P.M.: M. ZAHEDA
DRAWN BY: S.A.
JOB NO.: NJY21-6002-00

SHEET
15.1

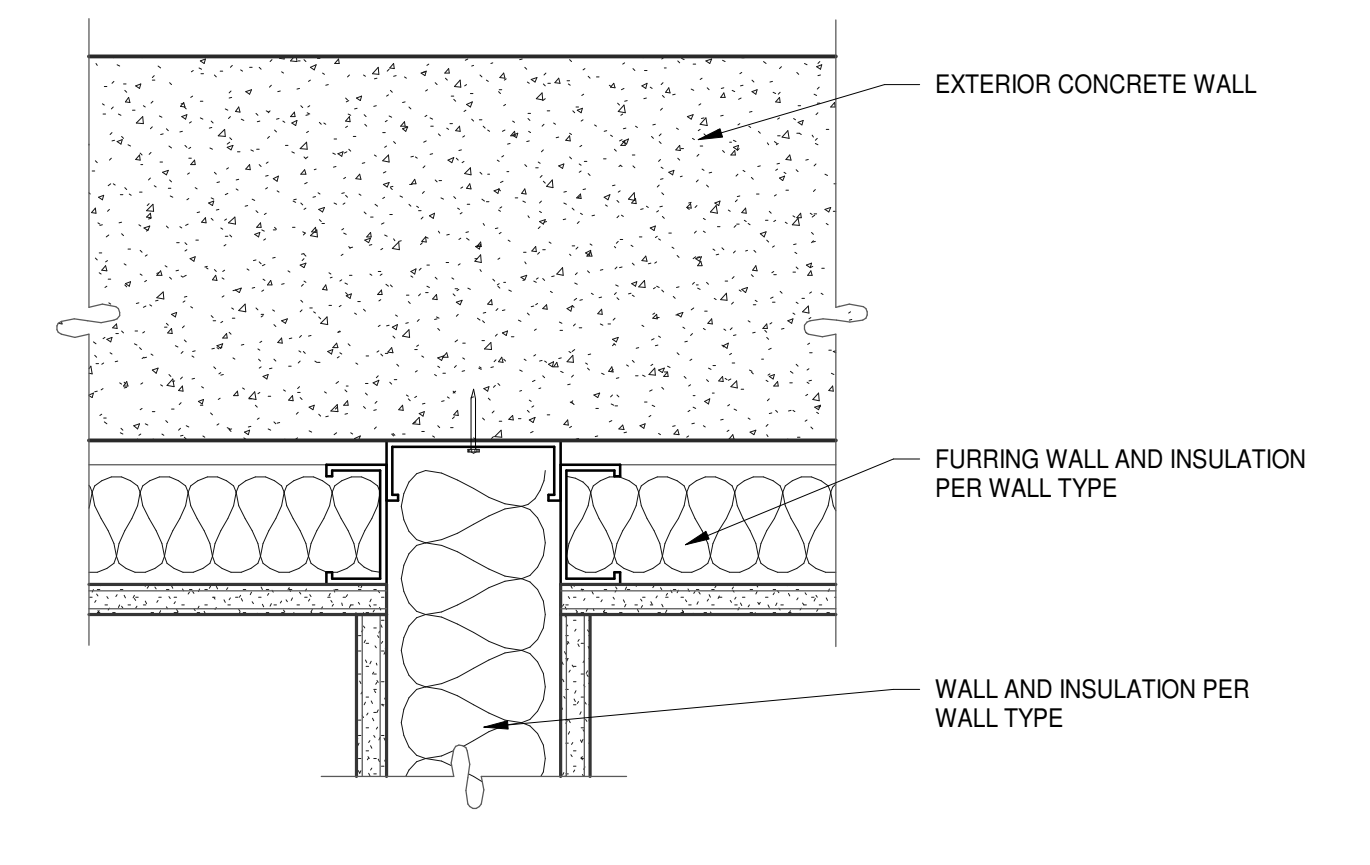
C:\pwworkspace\pwworkspace\1113711000\10_25_2021\10_25_2021.dwg



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



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



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

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.

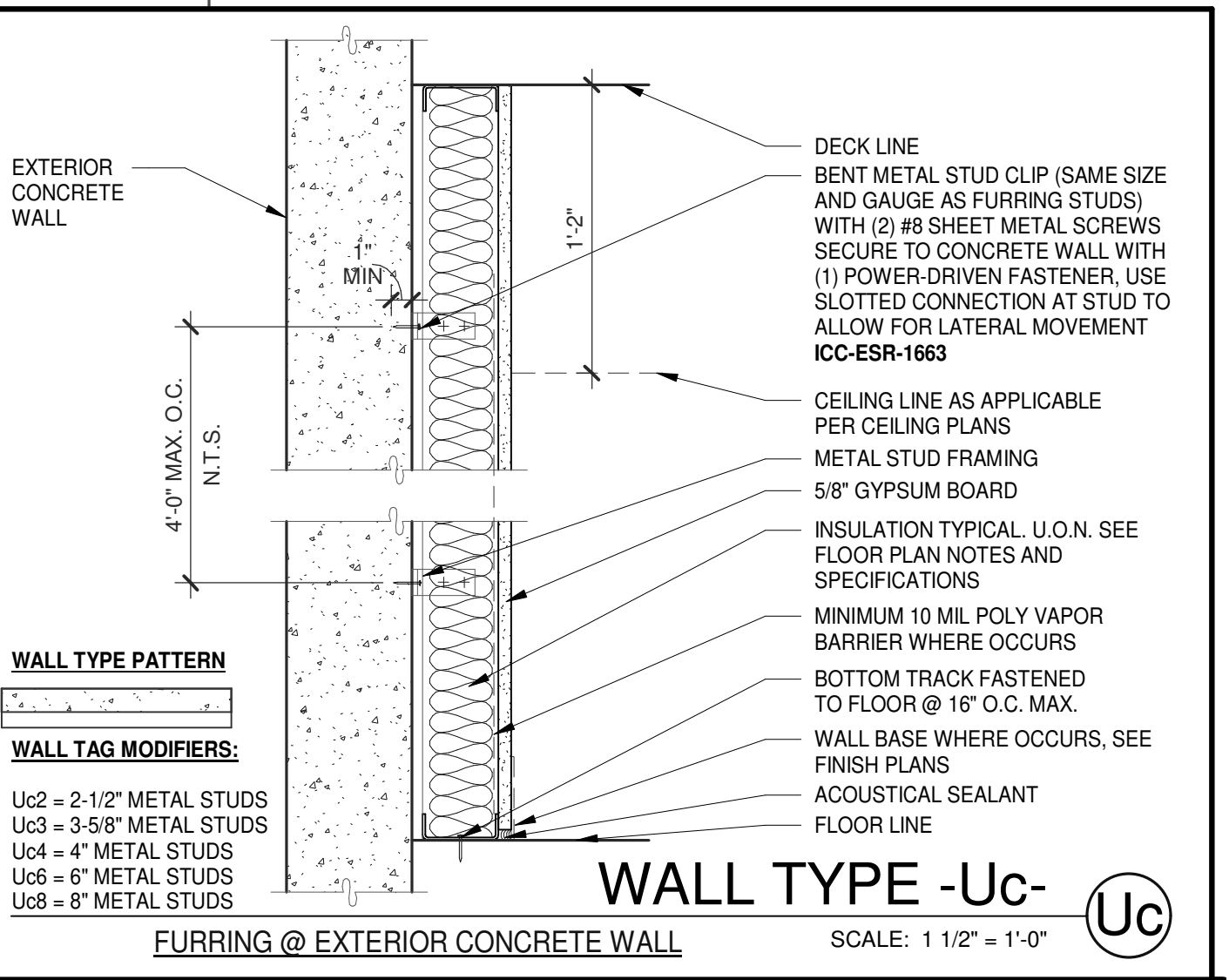
STYLE: (EXAMPLE: STUD OR JOIST SECTION = S) THE FOUR ALPHA CHARACTERS UTILIZED BY THE DESIGNATOR SYSTEM ARE: S = STUD OR JOIST, T = TRACK, U = CHANNEL, F = FURRING

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 35% OF THE DESIGN THICKNESS.

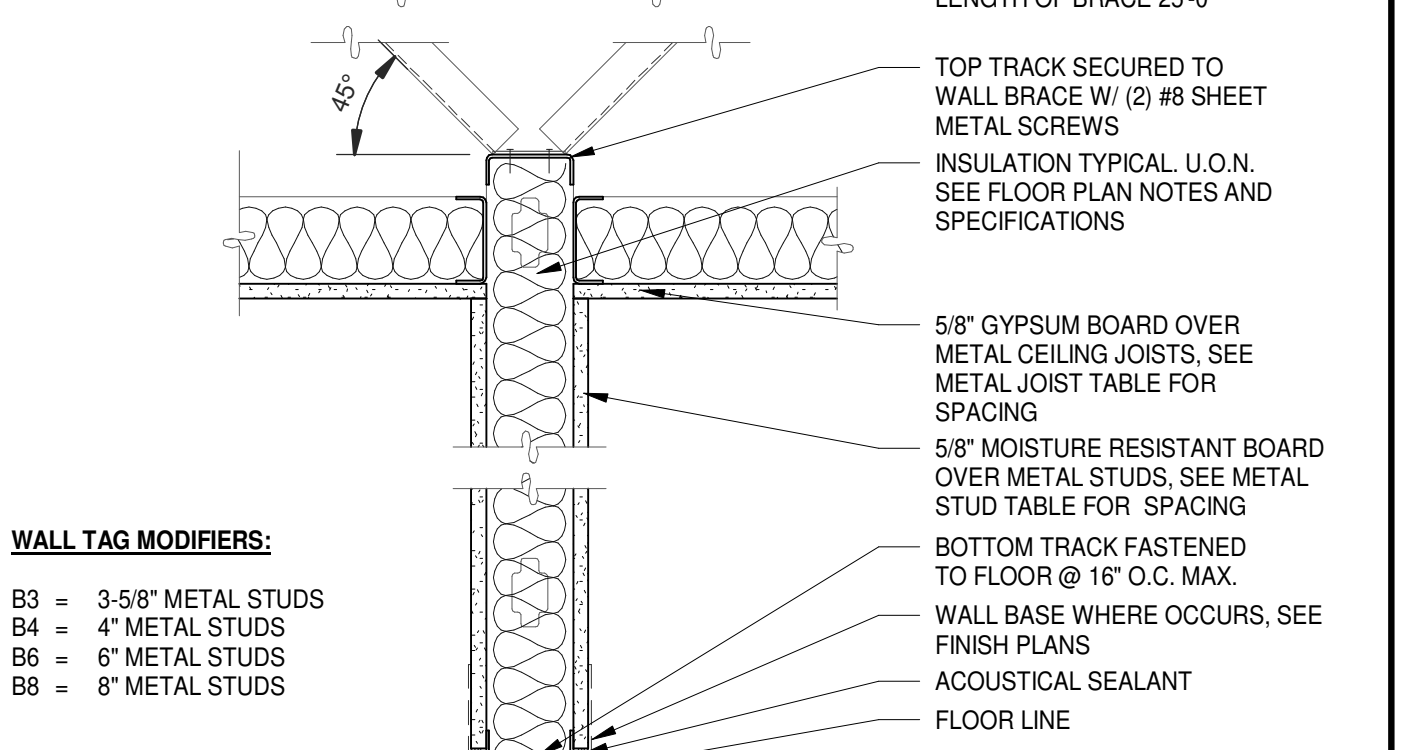
INTERIOR NON-STRUCTURAL NON-COMPOSITE				LIMITING WALL HEIGHT TABLE-L/240			
(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240	(S) STUD MEMBER	SPACING (IN.) O.C.	5 PSF L/240	WALL TYPE	WALL TAG MODIFIERS
250S125-18	12"	10'-6"	400S125-43	12"	20'-9"	Uc	
250S125-18	16"	9'-7"	400S125-43	16"	18'-10"	B	
250S125-18	24"	8'-3"	400S125-43	24"	16'-6"	F	
250S125-33	12"	13'-2"	400S125-54 (50 KSI)	12"	22'-2"	G	
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"		

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

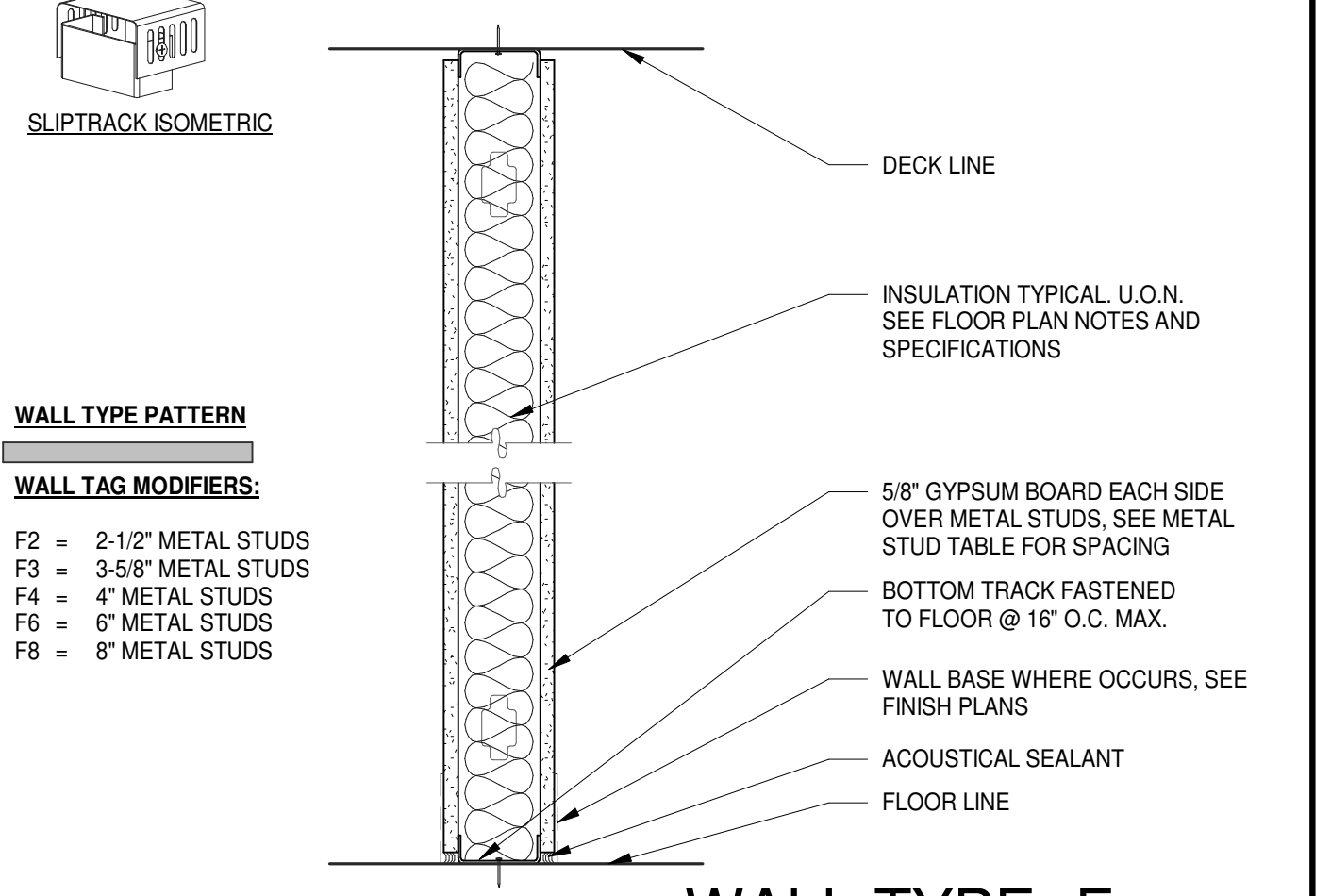
LIMITING WALL HEIGHT TABLE-L/240
SCALE: 12" = 1'-0" (7)



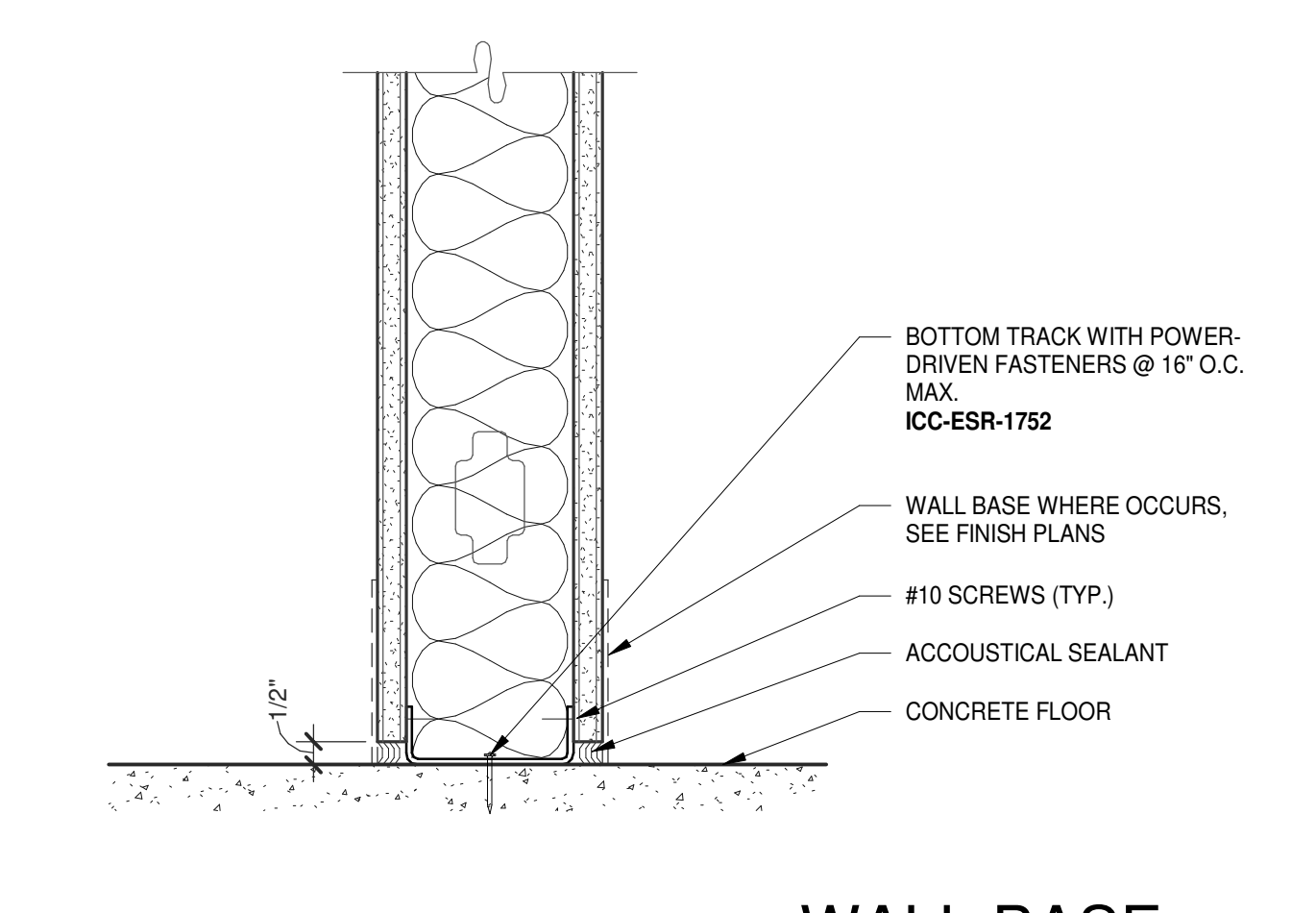
WALL TYPE -Uc
SCALE: 1 1/2" = 1'-0" (Uc)



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



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



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

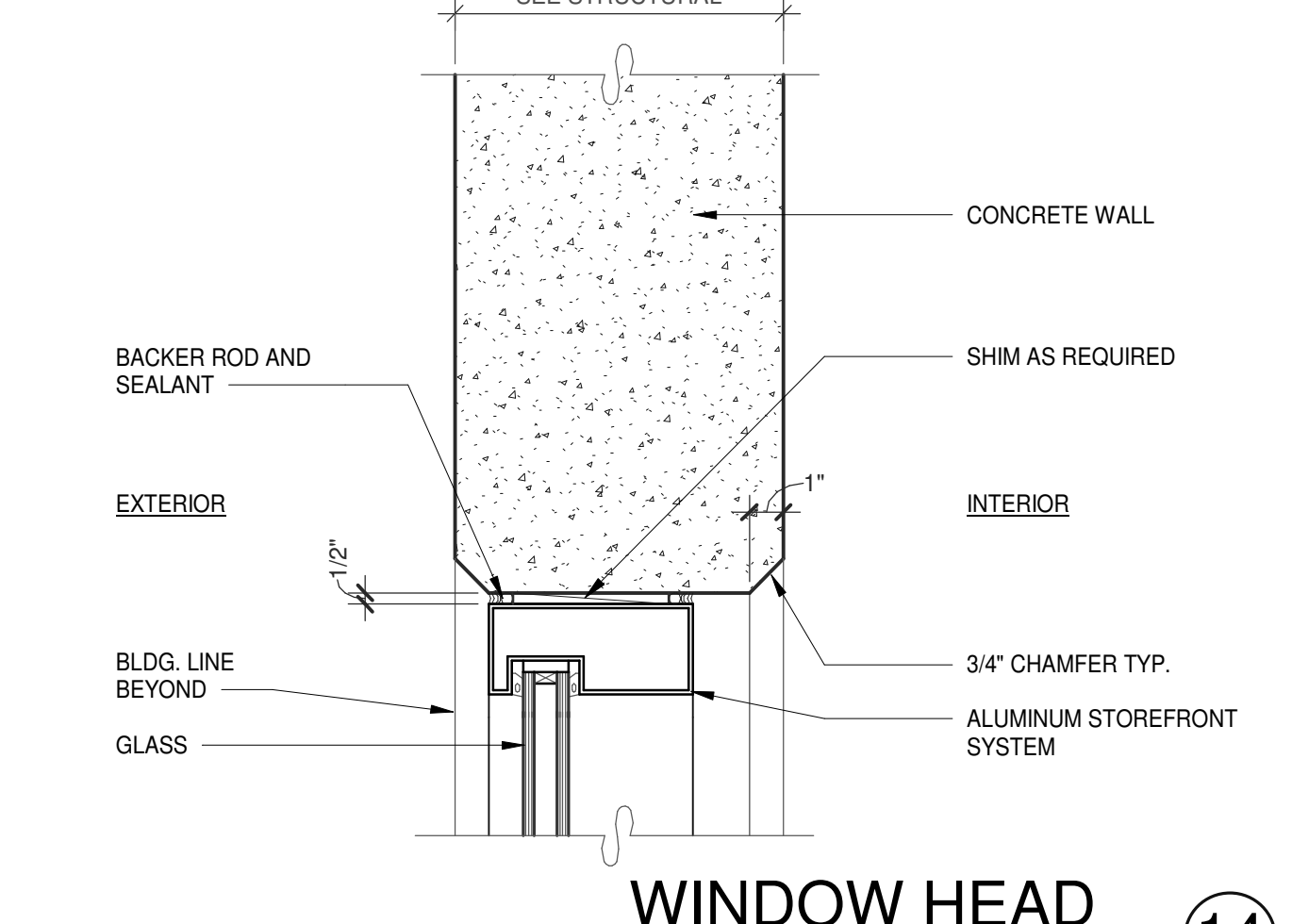
WALL TYPE NOTES:

- INTERIOR GYP. BD. WALLS SHALL CONFORM TO ICC-ESR-1338
- SEE LIMITING WALL HEIGHT TABLE FOR METAL STUD GAUGE AND SPACING BASED ON WALL HEIGHTS AND STUD SIZES AS NOTED ON EACH WALL TYPE.
- MAX. STUD SPACING SHALL BE 24"
- MINIMUM FASTENER SIZE SHALL BE #6 - 1-1/4" SCREWS
- MAXIMUM FASTENER SPACING SHALL BE 12" FIELD AND 8" AT EDGES.
- ALL WALL STUDS TO BE 3-5/8" U.O.N.
- ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.

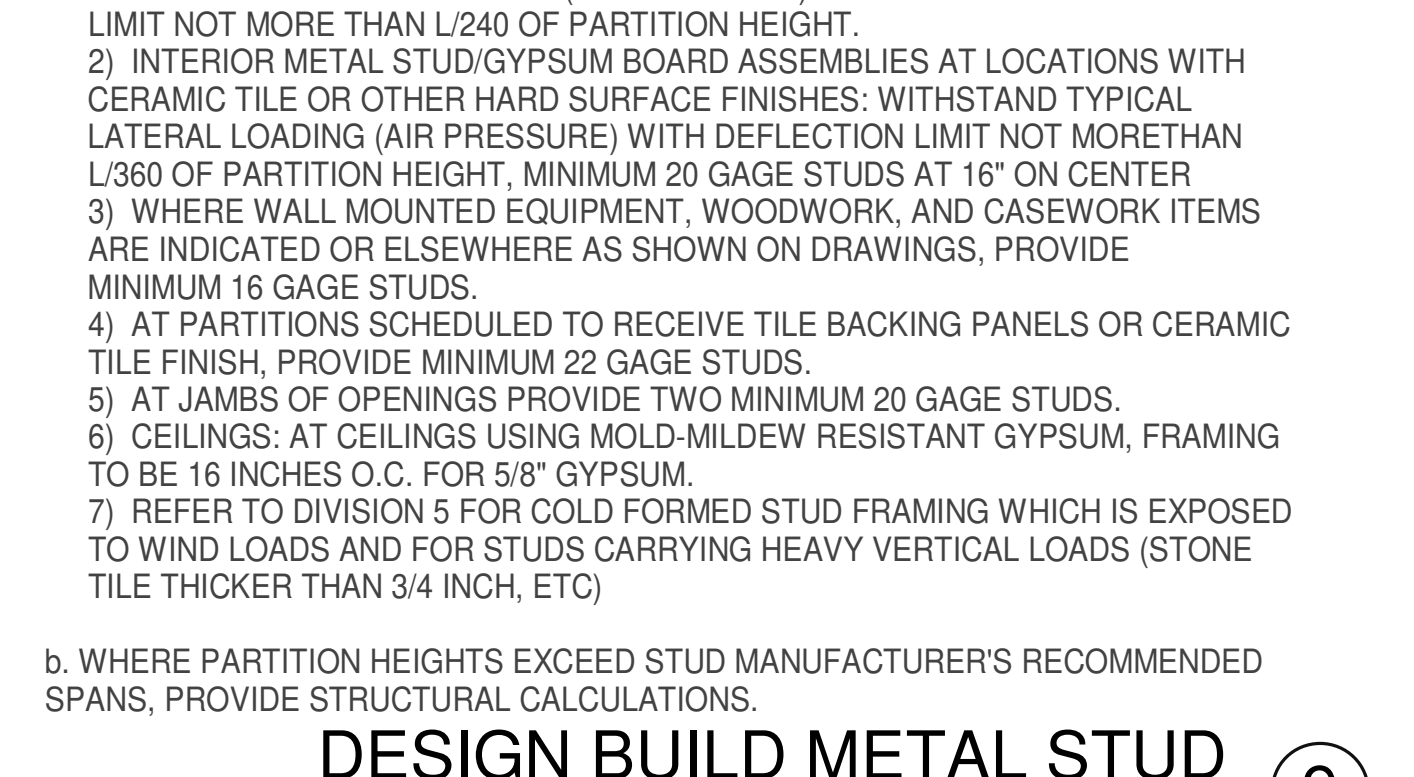
DESIGN BUILD METAL STUD:

- STEEL STUDS AND RUNNERS: MINIMUM BASE-METAL THICKNESS: a. 25 GAGE UNLESS INDICATED OTHERWISE ON DRAWINGS OR BELOW: 1) INTERIOR METAL STUD/GYPSUM BOARD ASSEMBLIES, TYPICAL LOCATIONS: WITHSTAND LATERAL LOADING (AIR PRESSURE) OF 5 PSF WITH DEFLECTION LIMIT NOT MORE THAN L/240 OF PARTITION HEIGHT. 2) INTERIOR METAL STUD/GYPSUM BOARD ASSEMBLIES AT LOCATIONS WITH CERAMIC TILE OR OTHER HARD SURFACE FINISHES: WITHSTAND TYPICAL LATERAL LOADING (AIR PRESSURE) WITH DEFLECTION LIMIT NOT MORE THAN L/360 OF PARTITION HEIGHT, MINIMUM 20 GAGE STUDS AT 16" ON CENTER 3) WHERE WALL MOUNTED EQUIPMENT, WOODWORK, AND CASEWORK ITEMS ARE INDICATED OR ELSEWHERE AS SHOWN ON DRAWINGS, PROVIDE MINIMUM 16 GAGE STUDS. 4) AT PARTITIONS SCHEDULED TO RECEIVE TILE BACKING PANELS OR CERAMIC TILE FINISH, PROVIDE MINIMUM 22 GAGE STUDS. 5) AT JAMBS OF OPENINGS PROVIDE TWO MINIMUM 20 GAGE STUDS. 6) CEILINGS: AT CEILINGS USING MOLD-MILDEW RESISTANT GYPSUM, FRAMING TO BE 16 INCHES O.C. FOR 5/8" GYPSUM. 7) REFER TO DIVISION 5 FOR COLD FORMED STUD FRAMING WHICH IS EXPOSED TO WIND LOADS AND FOR STUDS CARRYING HEAVY VERTICAL LOADS (STONE TILE THICKER THAN 3/4 INCH, ETC)
- WHERE PARTITION HEIGHTS EXCEED STUD MANUFACTURER'S RECOMMENDED SPANS, PROVIDE STRUCTURAL CALCULATIONS.

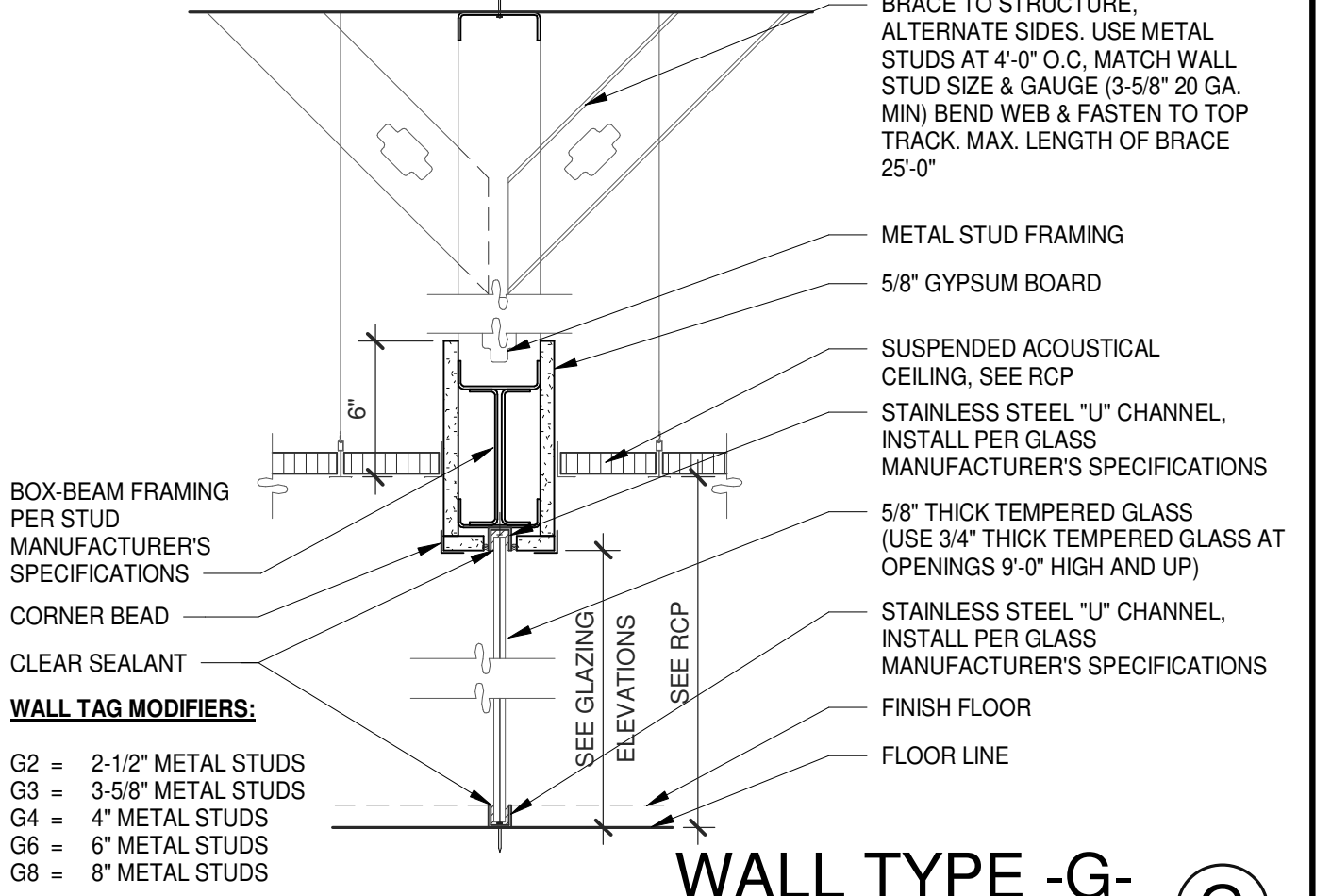
WALL TYPE NOTES
SCALE: 1" = 1'-0" (8)



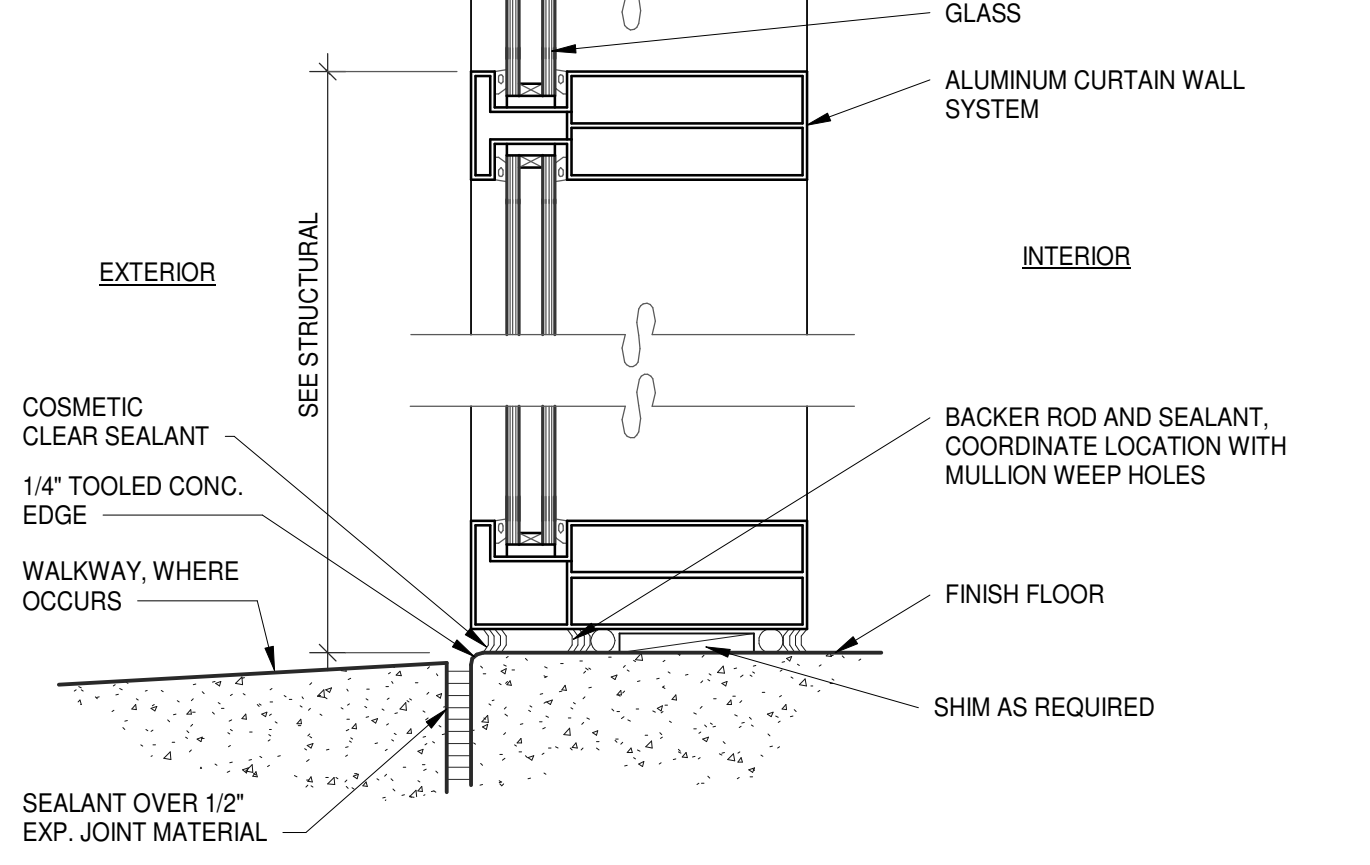
WINDOW HEAD
SCALE: 3" = 1'-0" (14)



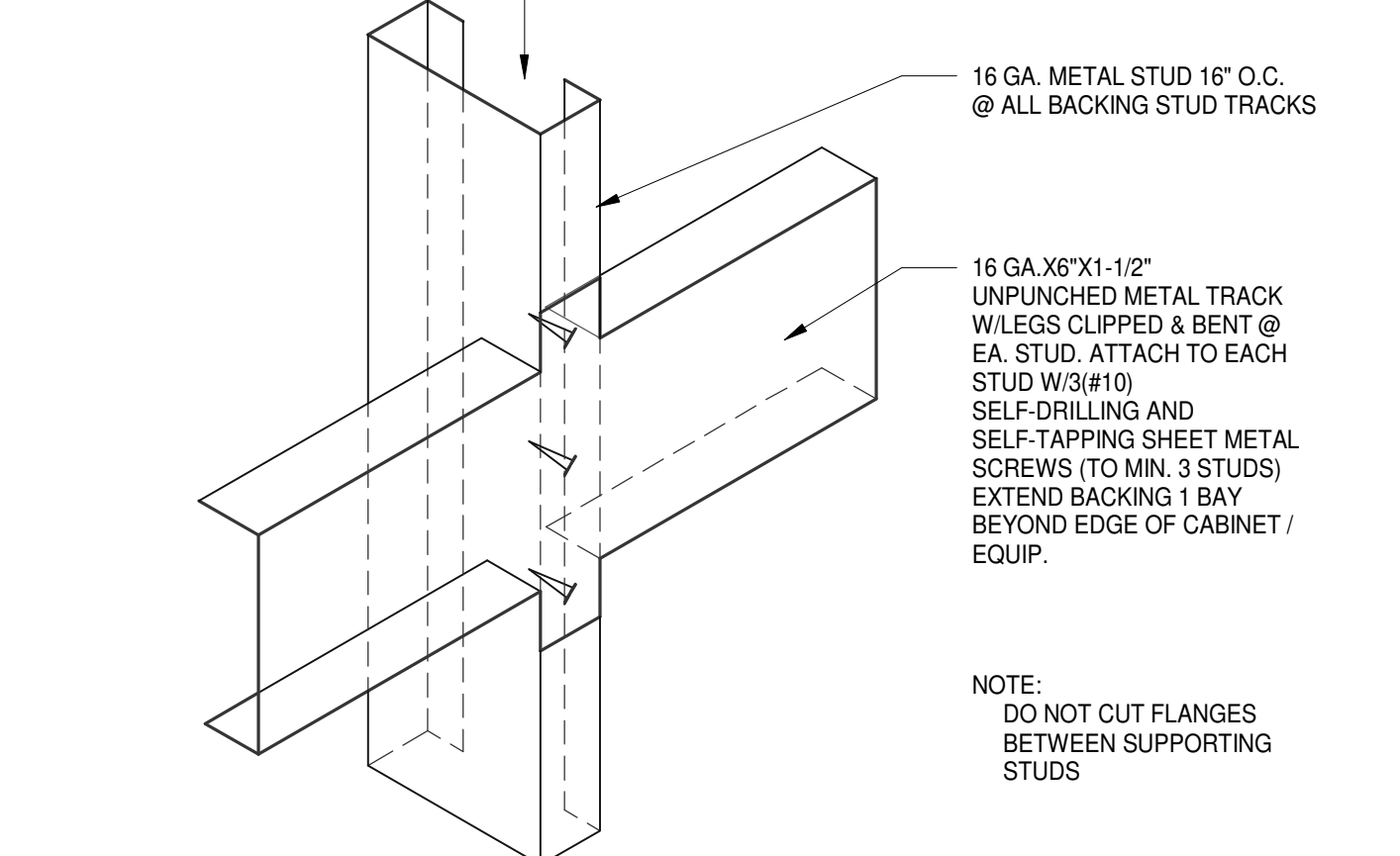
DESIGN BUILD METAL STUD
SCALE: 1" = 1'-0" (9)



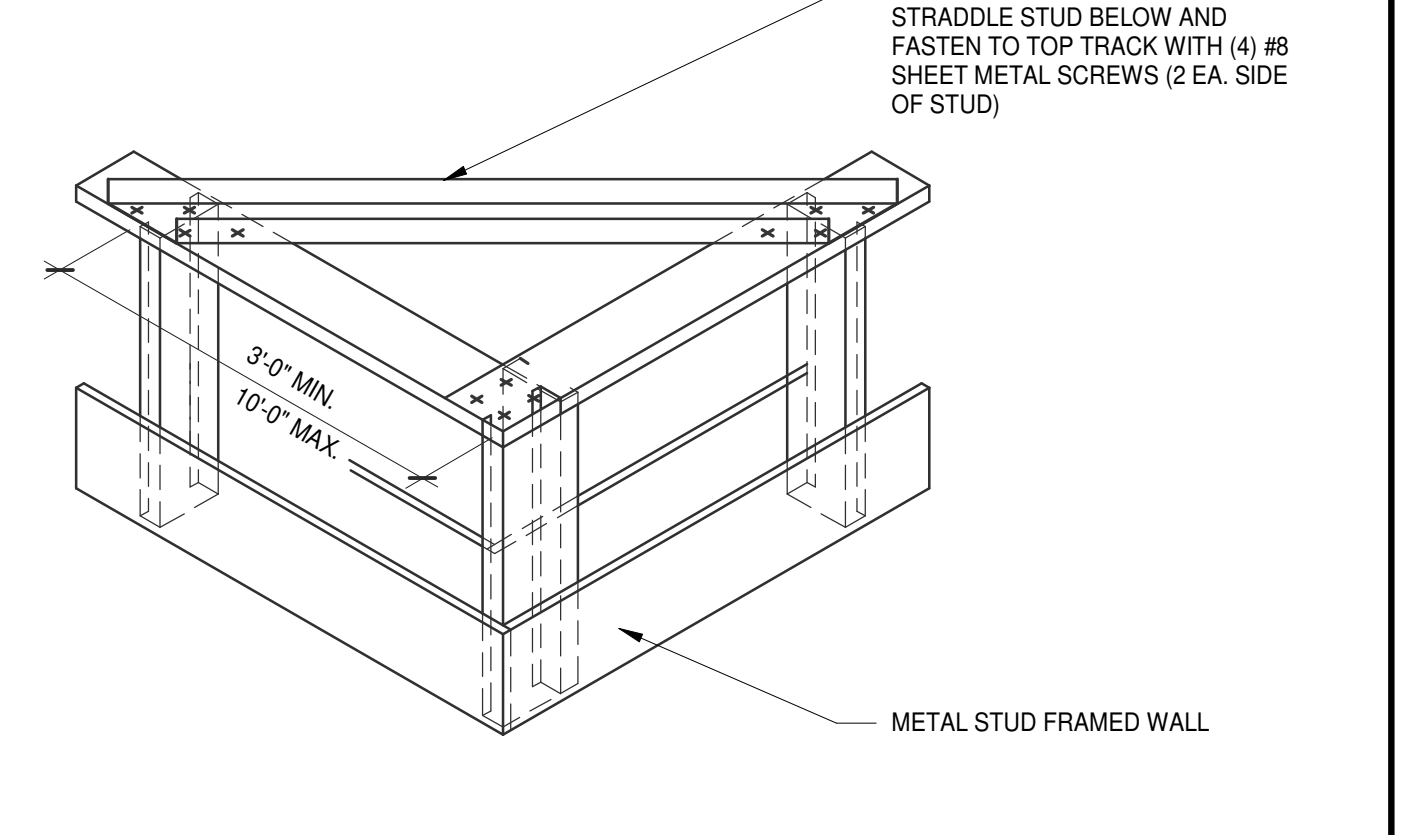
WALL TYPE -G
SCALE: 1 1/2" = 1'-0" (G)



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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Tel: 212-693-8000

REGISTERED ARCHITECT
DOMINIC A. MELI
040942
STATE OF NEW YORK

COMPASS
27 PONDFIELD ROAD,
BRONXVILLE, NEW YORK 10708

DETAILS

DATE	09/08/2021	ISSUED FOR PERMITS
REVISIONS		
P.A.P.M.	M. ZAHEDA	
DRAWN BY:	S.A.	
JOB NO.:	NJY21-6002-00	

SHEET
16.1

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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manhattan SIGNS
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 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:

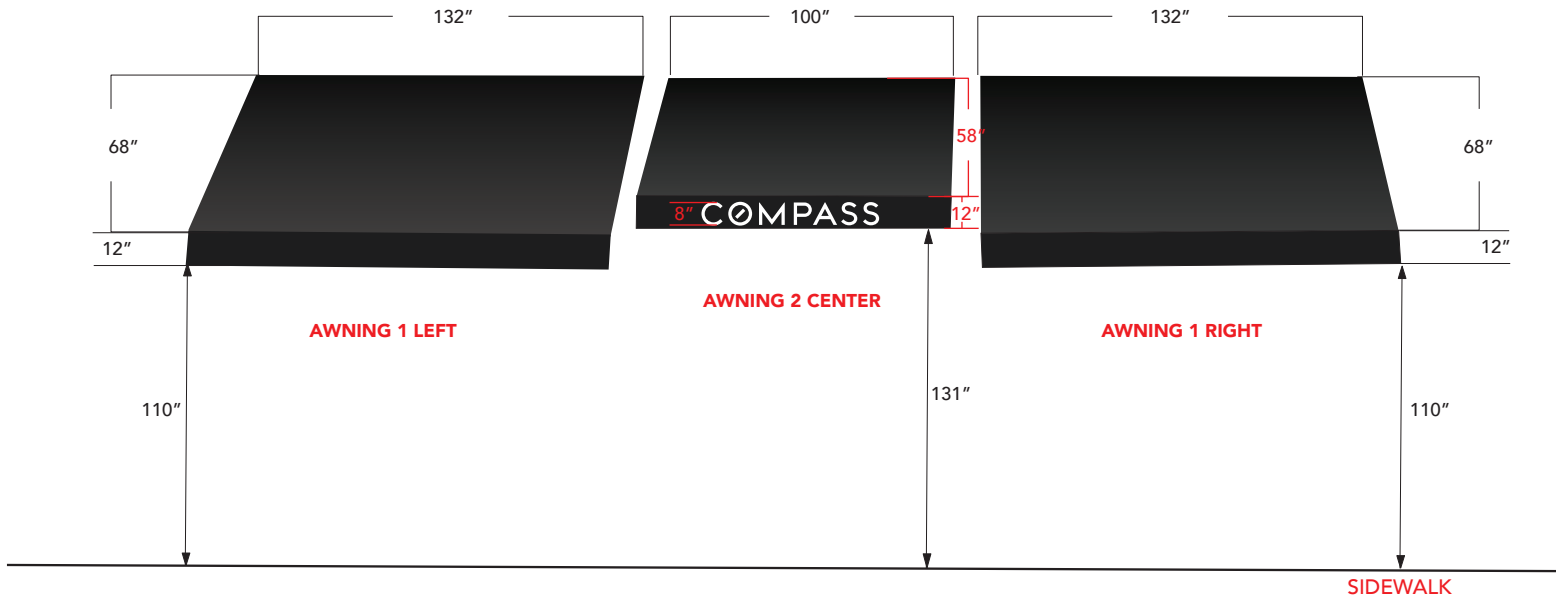
Designer: V.Cantillo/Flynn

Job #: 711789

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Date: _____



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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Project:
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Site:
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Contact:

Phone:
Cell:
Fax:

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

File Name:

Sales: C.Dotday

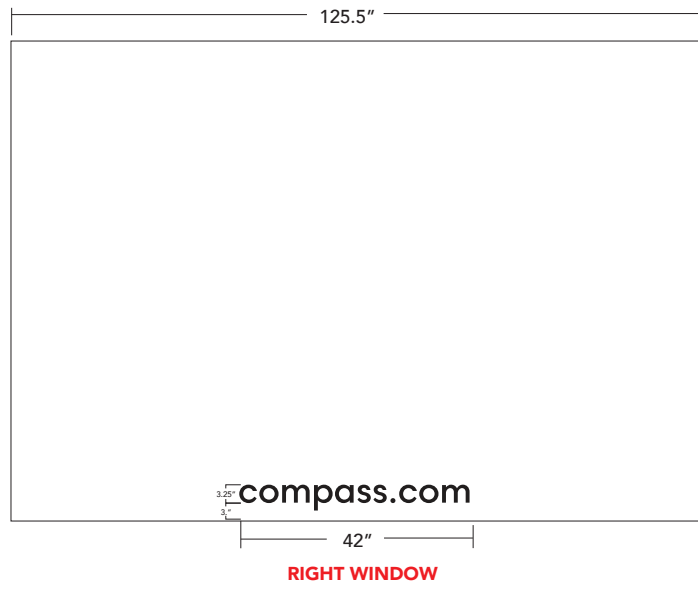
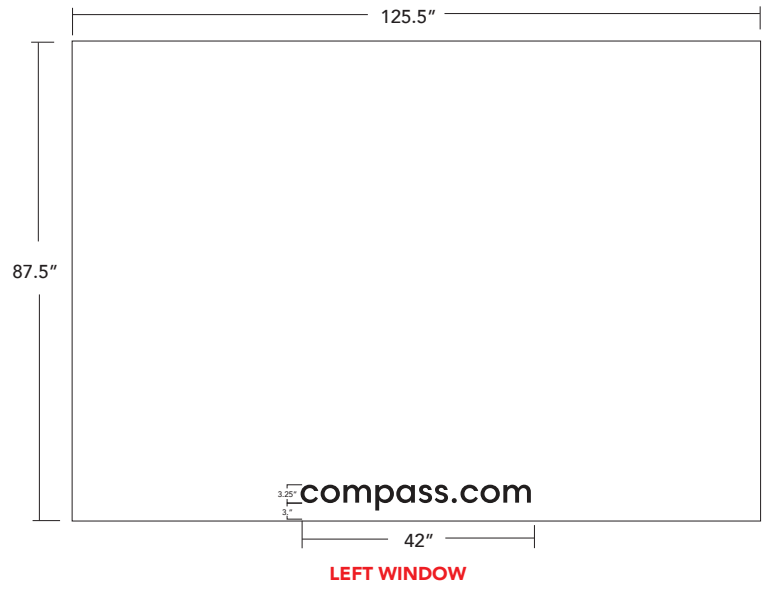
PM:

Designer: V.Cantillo

Job #: 711789

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Date: _____

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

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 www.manhattansignsco.com

Client:
 Compass

Project:
 Awnings

Site:
 27 Ponderfield Road
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Contact:

Phone:
Cell:
Fax:

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

File Name:

Sales: C.Dotday

PM:

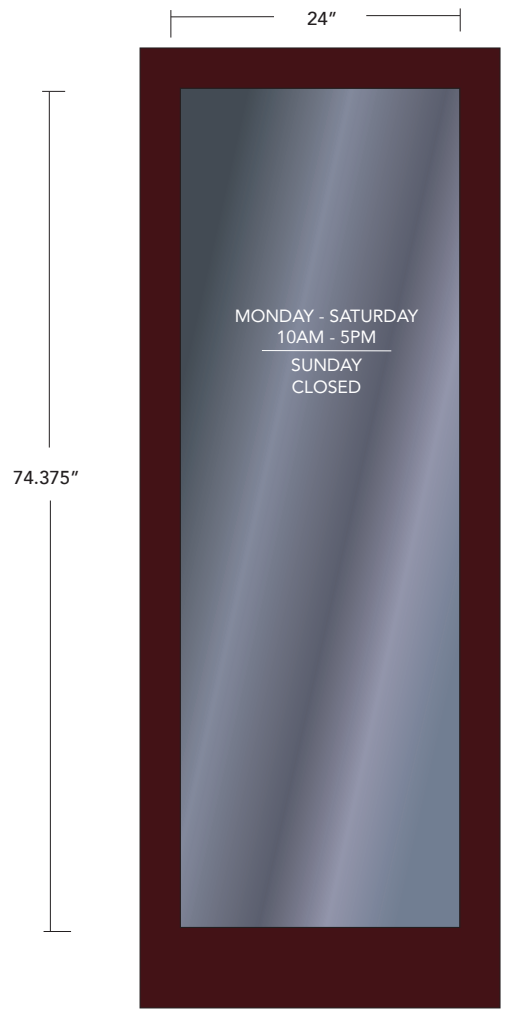
Designer: V.Cantillo

Job #: 711789

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LOCATION PLAN

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Client:
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Project:
 Awnings

Site:
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 Broknoxville 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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AWNINGS AND
 GLASS GRAPHICS



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