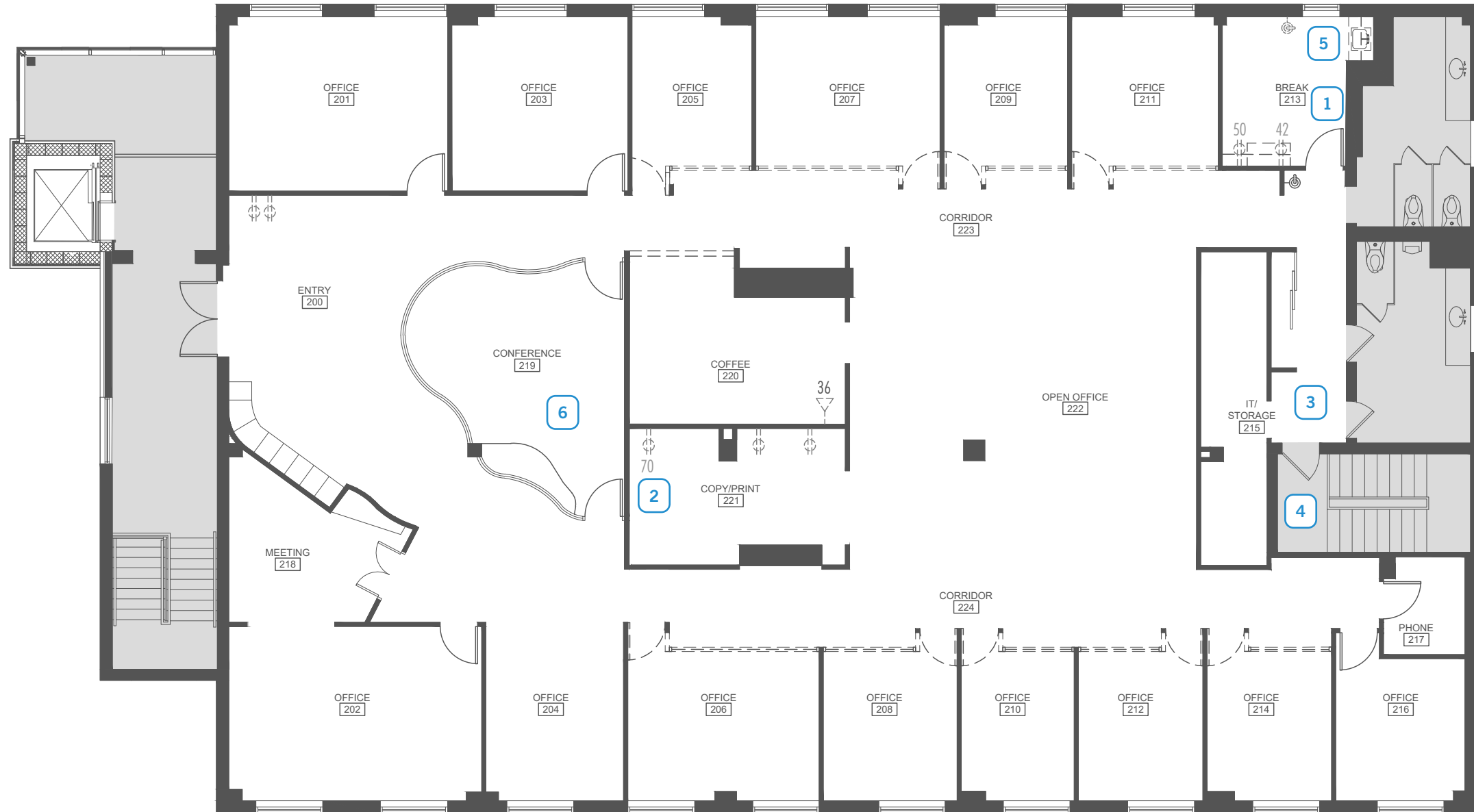


# 355 MAIN STREET

## DESIGN DEVELOPMENT

355 MAIN STREET  
2ND FLOOR  
ARMONK, NY 10504

# DEMOLITION PLAN



## GENERAL DEMOLITION NOTES

**PARTITIONS:** REMOVE EXISTING GLUE AND OIL BASED PRIMERS ON PARTITIONS.

**CEILING GRID:** CEILING GRID TO REMAIN; REMOVE ACOUSTICAL CEILING TILE THROUGHOUT OFFICES.

**CORRIDOR CEILING:** EXISTING CEILING GRID AND METAL CEILING TILES TO REMAIN.

**LIGHT FIXTURES:** REMOVE LIGHT FIXTURES THROUGHOUT. EXCEPTION: PENDANT LIGHTS AND ADJUSTABLE SPOT LIGHTS TO REMAIN AT GWB CEILING. SEE REFLECTED CEILING PLAN.


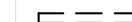

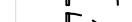

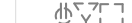
**POWER OUTLETS:** REMOVE ALL NON-WHITE DEVICES, SWITCHES AND FACEPLATES.

**FINISHES:** SUITE TO BE IN WHITEBOX CONDITION. REMOVE ALL FLOORING IN AREA OF CONSTRUCTION.

## KEYNOTES

- 1 REMOVE WALL MOUNTED TELEPHONE.
- 2 REMOVE TELEPHONE WIRING AND CLOSE UP OPEN WALL.
- 3 REMOVE WALLCOVERING FROM BACK WALL NEAR REAR STAIRWELL.
- 4 REMOVE CARPET AT STAIRWELLS.
- 5 REMOVE ABANDONED APPLIANCES AT BREAK ROOM, PLUMBING FIXTURES AND MILLWORK. SALVAGE WATER-LINE FOR REUSE AT SINK LOCATION.
- 6 REMOVE (1) PENDANT FIXTURE WHERE INDICATED. SALVAGE WIRING FOR FUTURE USE.

## SYMBOL LEGEND

	<b>PARTITION - EXISTING TO REMAIN</b>
	<b>PARTITION - TO BE REMOVED</b>
	<b>DOOR - EXISTING</b>
	<b>DOOR - TO BE REMOVED</b>
	<b>FIRE EXTINGUISHER - TO BE REMOVED</b>
	<b>POWER/COMMUNICATION DEVICES - TO BE REMOVED</b>

# CONSTRUCTION PLAN

## GENERAL CONSTRUCTION NOTES

**PARTITIONS:** PATCH/REPAIR ALL WALLS TO RECEIVE NEW FINISHES.

**DOORS:** EXISTING DOORS/FRAMES TO REMAIN THROUGHOUT. TOUCH UP TO BEST POSSIBLE CONDITION. ALL PRIVATE OFFICES TO HAVE LOCKSET HARDWARE.

**LIGHT FIXTURES:** REMOVE LIGHT FIXTURES THROUGHOUT. EXCEPTION: PENDANT LIGHTS AND ADJUSTABLE SPOT LIGHTS TO REMAIN AT GWB CEILING.

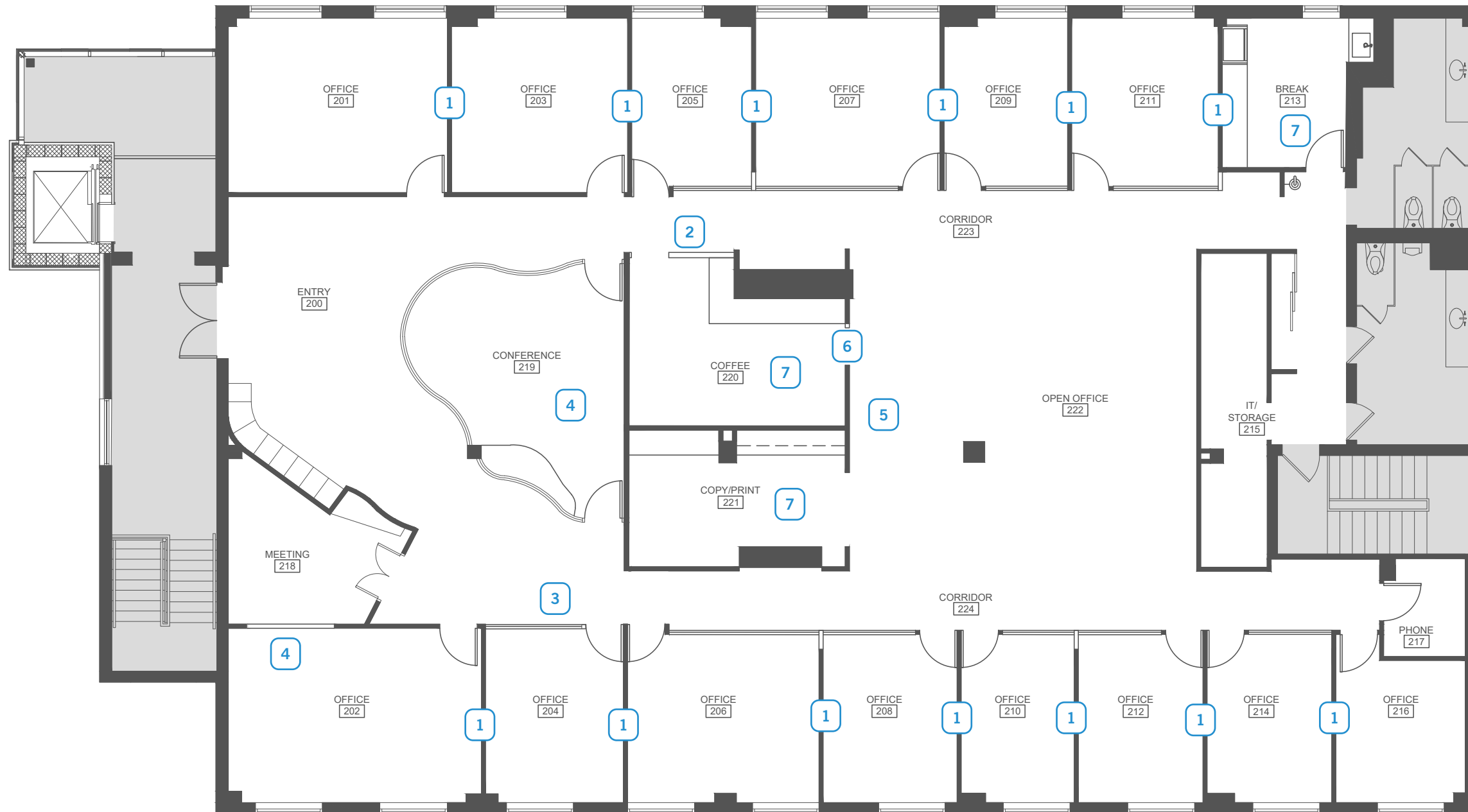
**POWER OUTLETS:** REMOVE ALL NON-WHITE DEVICES, SWITCHES AND FACEPLATES.

**FINISHES:** SUITE TO BE IN WHITEBOX CONDITION. REMOVE WALLCOVERING FROM BACK WALL NEAR REAR STAIRWELL. REMOVE CARPET AT STAIRWELLS. REMOVE ALL FLOORING IN AREA OF CONSTRUCTION.

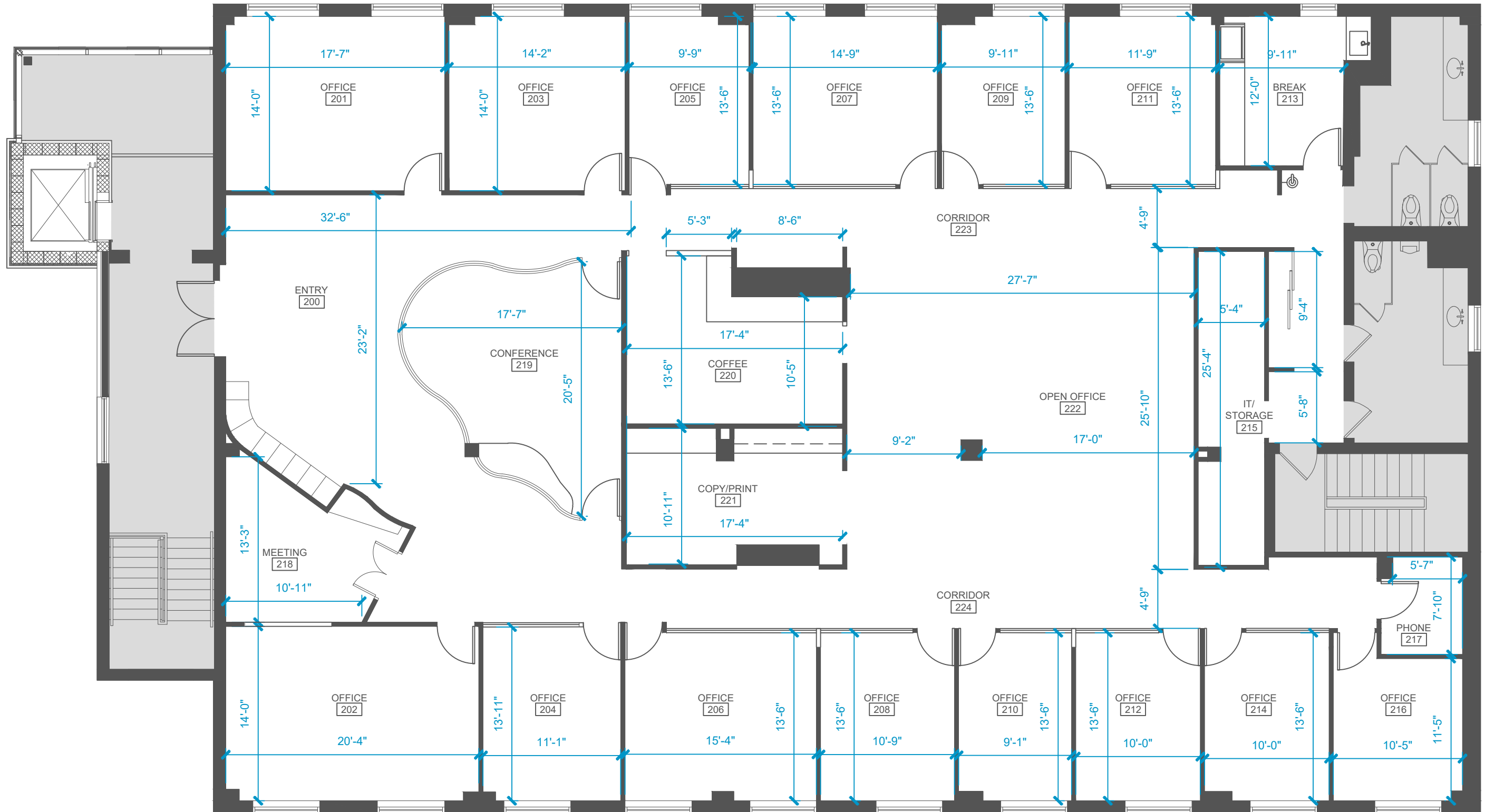
**MILLWORK:** EXISTING BANQUETTE AND MILLWORK WITHIN CONFERENCE ROOMS TO REMAIN.

## KEYNOTES

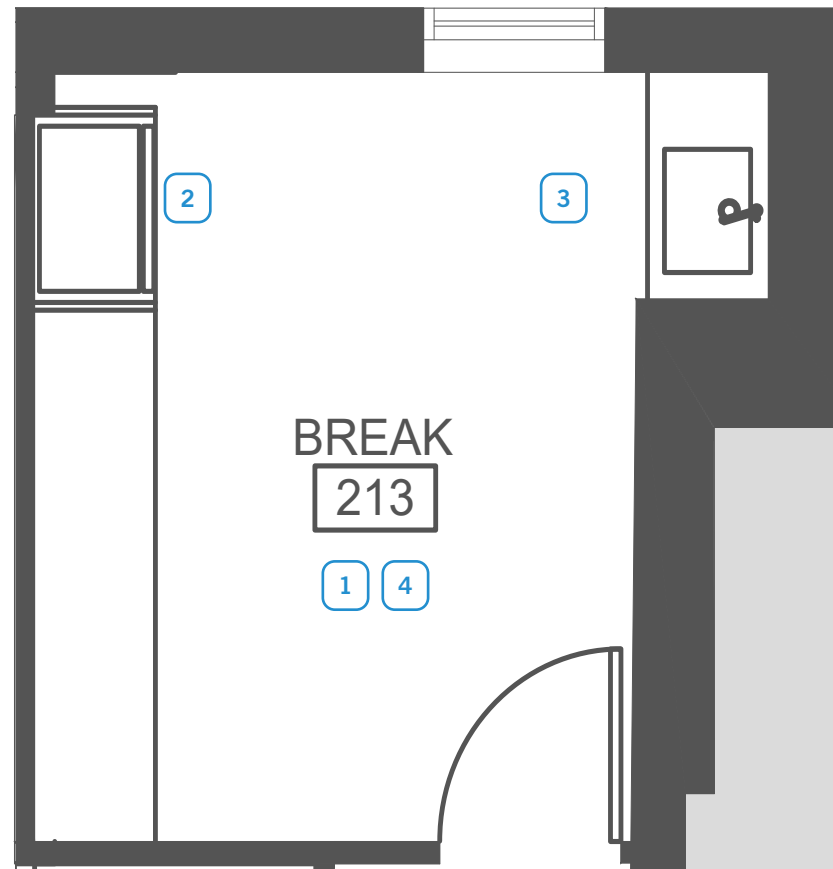
- 1 MODIFY EXISTING PARTITIONS BETWEEN OFFICES TO BE SLAB TO SLAB.
- 2 PROVIDE NEW STAINED WOOD FRAME FOR NEW 3'-0" WIDE CASSED OPENING WHERE INDICATED. WOOD FRAME TO MATCH EXISTING STAINED THROUGHOUT. INFILL ADJACENT WALL WITH NEW GWB PARTITION.
- 3 PROVIDE NEW DOOR, FRAME AND GLAZING IN STAINED WOOD FRAME TO MATCH EXISTING. DOOR TO HAVE LOCKSET HARDWARE.
- 4 INFILL PARTITION TO MATCH EXISTING WHERE INDICATED.
- 5 TOUCH UP AND REINSTALL WOOD TRIM WHERE DEMOLITION / NEW CONSTRUCTION HAS OCCURED.
- 6 EXTEND OPENING WHERE INDICATED TO BE 3'-0" AS SHOWN PER PLAN.
- 7 SEE ENLARGED PLAN FOR SCOPE OF COFFEE, COPY/PRINT, AND BREAK ROOM.



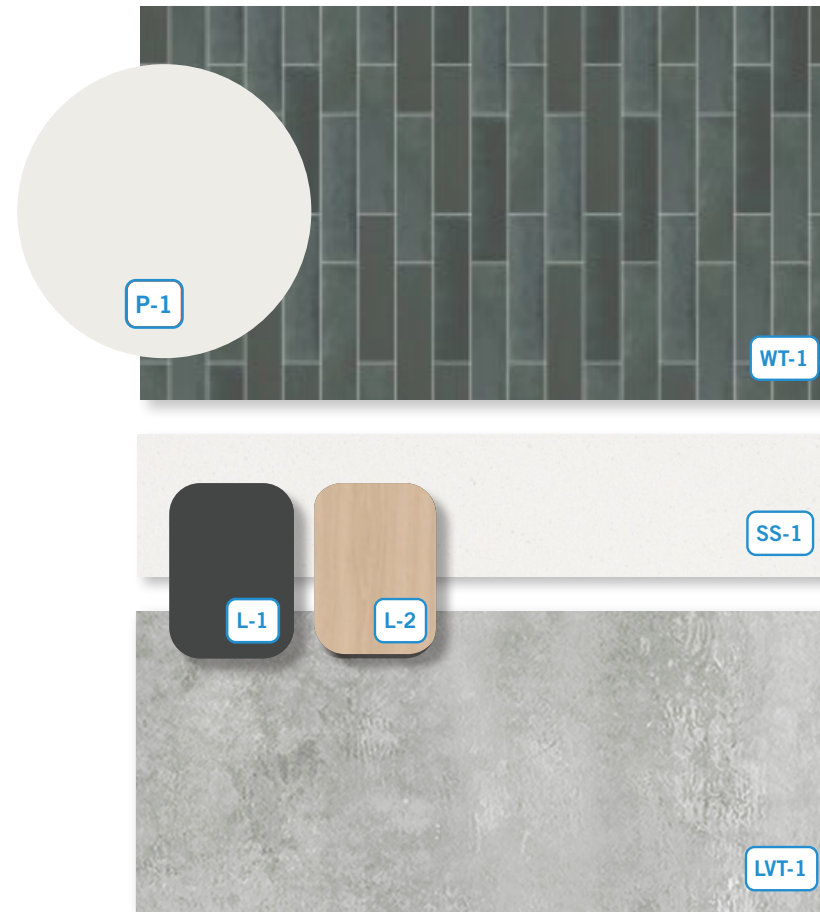
# DIMENSIONED PLAN



# BREAK ROOM - DESIGN SOLUTION



## FINISH PALETTE



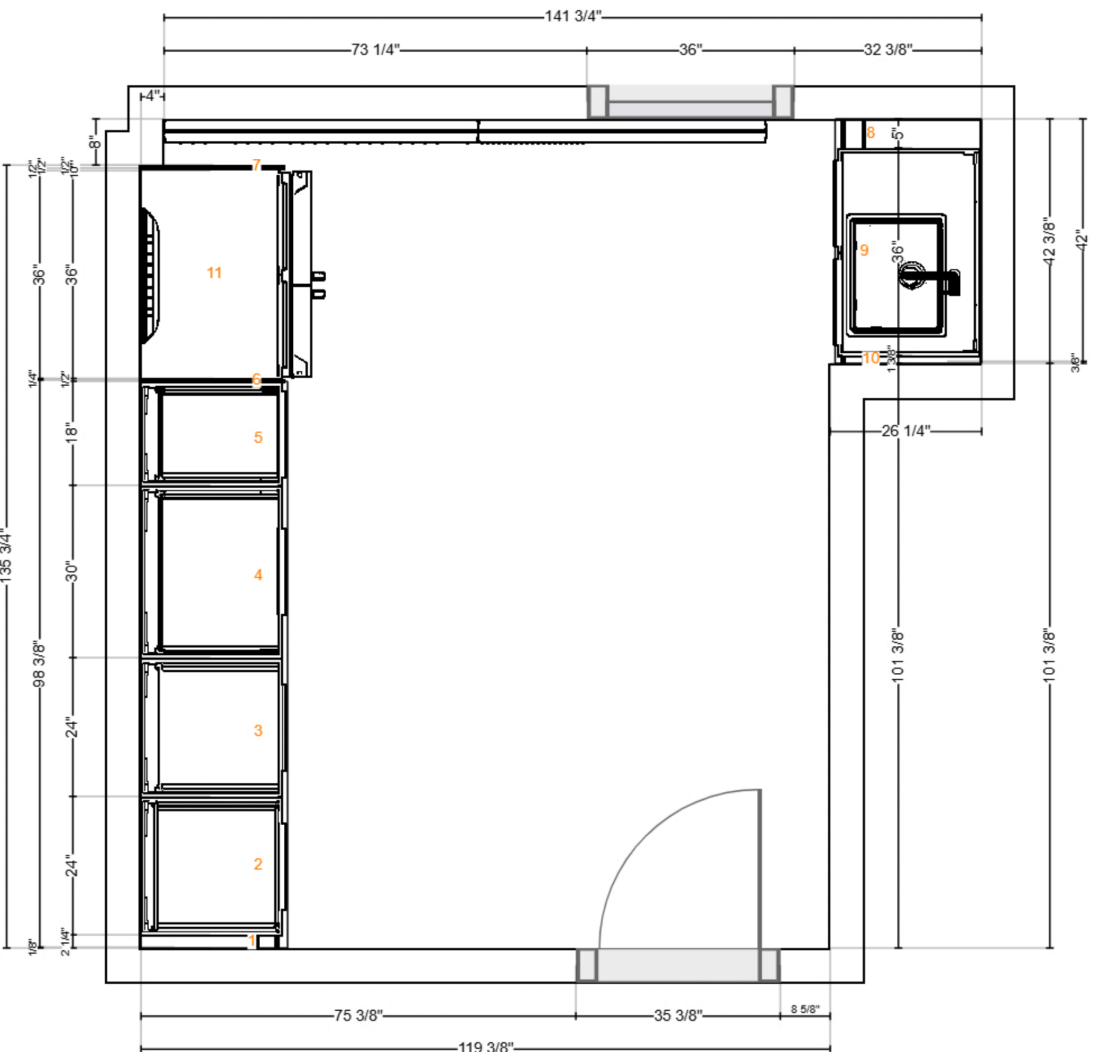
## FINISH SPECIFICATIONS

- P-1** **PAINT @ FIELD WHITE**  
SPEC: SHERWIN WILLIAMS  
COLOR: SW-7005 PURE WHITE
- L-1** **PLASTIC LAMINATE AT MILLWORK BASE CABINETS**  
SPEC: WILSONART TRACELESS  
COLOR: BLACK VELVET 15505
- L-2** **PLASTIC LAMINATE AT MILLWORK UPPER CABINETS**  
SPEC: WILSONART  
COLOR: BEIGEWOOD 7850-60
- WT-1** **WALL TILE**  
MANUF: DAL TILE  
SPEC: CONRAD BRICK - SIZE 2" X 8"  
COLOR: SIREN CB95
- SS-1** **QUARTZ COUNTERTOP**  
SPEC: CAESARSTONE  
COLORWAY: PURE WHITE 1141
- LVT-1** **LUXURY VINYL TILE**  
MANUF: MOHAWK - SIZE 18" X 36"  
LINE: HOT & HEAVY - BOULDER 5.0  
COLORWAY: CELESTIAL 929

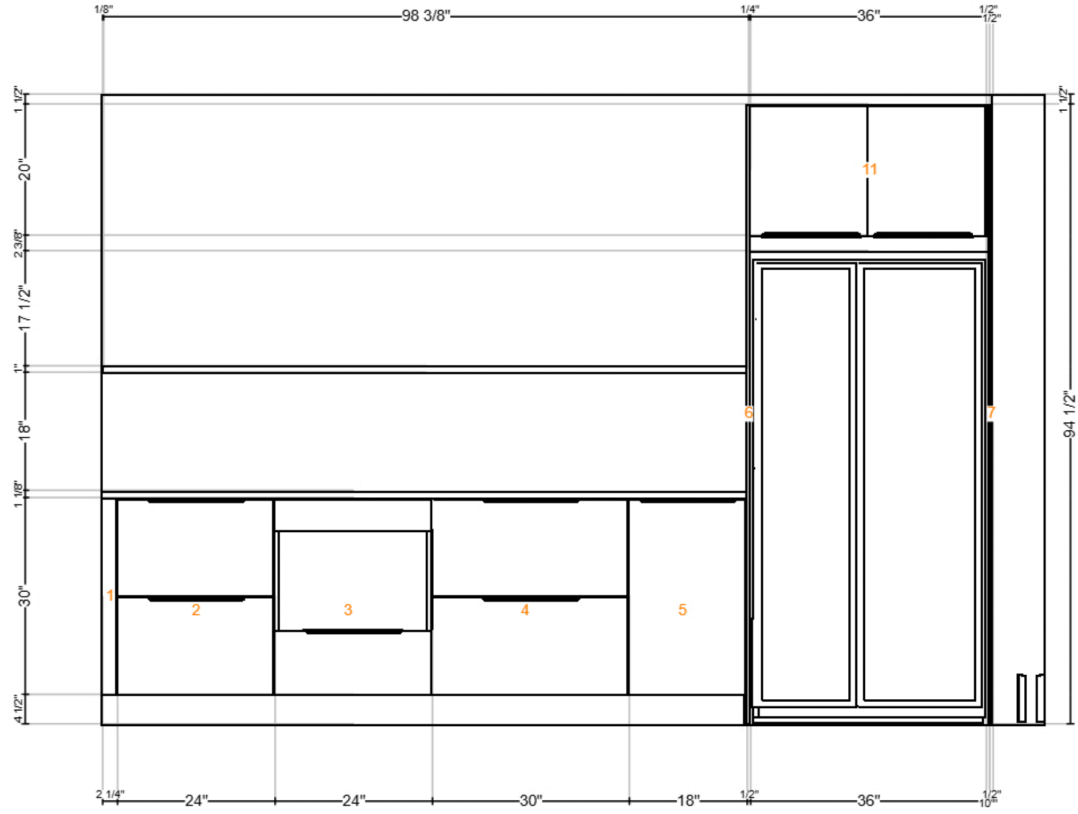
## KEYNOTES

- 1** EXISTING CEILING GRID REMAIN. REMOVE CEILING TILE AND LIGHTING TO BE REPLACED WITH NEW.
- 2** REMOVE EXISTING MILLWORK THROUGHOUT. NEW MILLWORK TO BE PROVIDED AND INSTALLED BE IKEA. PROVIDE NEW 3CM QUARTZ COUNTERTOPS (SCRIBED TO PARTITION WITH 8" H QUARTZ BACKSPLASH). PROVIDE WALL TILE ABOVE BACKSPLASH ON FULL HEIGHT OF WALL. PROVIDE PLASTIC LAMINATE OPEN SHELF. SEE ELEVATION FOR DESIGN INTENT.
- 3** REMOVE AND REPLACE EXISTING PLUMBING FIXTURES; SALVAGE EXISTING PLUMBING FOR REUSE. REPLACE WITH NEW SINK FAUCET. PROVIDE NEW WATER HEATER AS NEEDED.
- 4** REMOVE EXISTING FLOORING THROUGHOUT. PROVIDE NEW LVT FLOORING AND 4" H PAINT GRADE WOOD BASE. WOOD BASE TO BE PAINTED TO MATCH PARTITIONS (2 COATS SEMI-GLOSS)

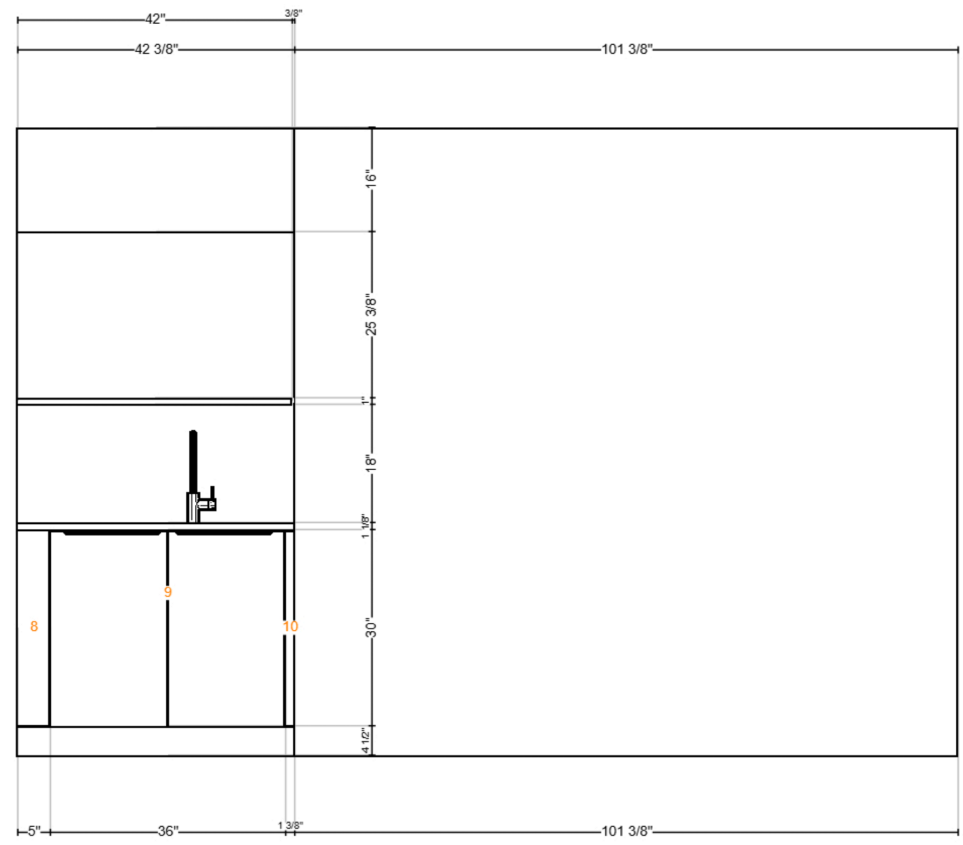
# BREAK ROOM - MILLWORK DETAILS



\* NEW IKEA PROVIDED MILLWORK FOR DESIGN INTENT

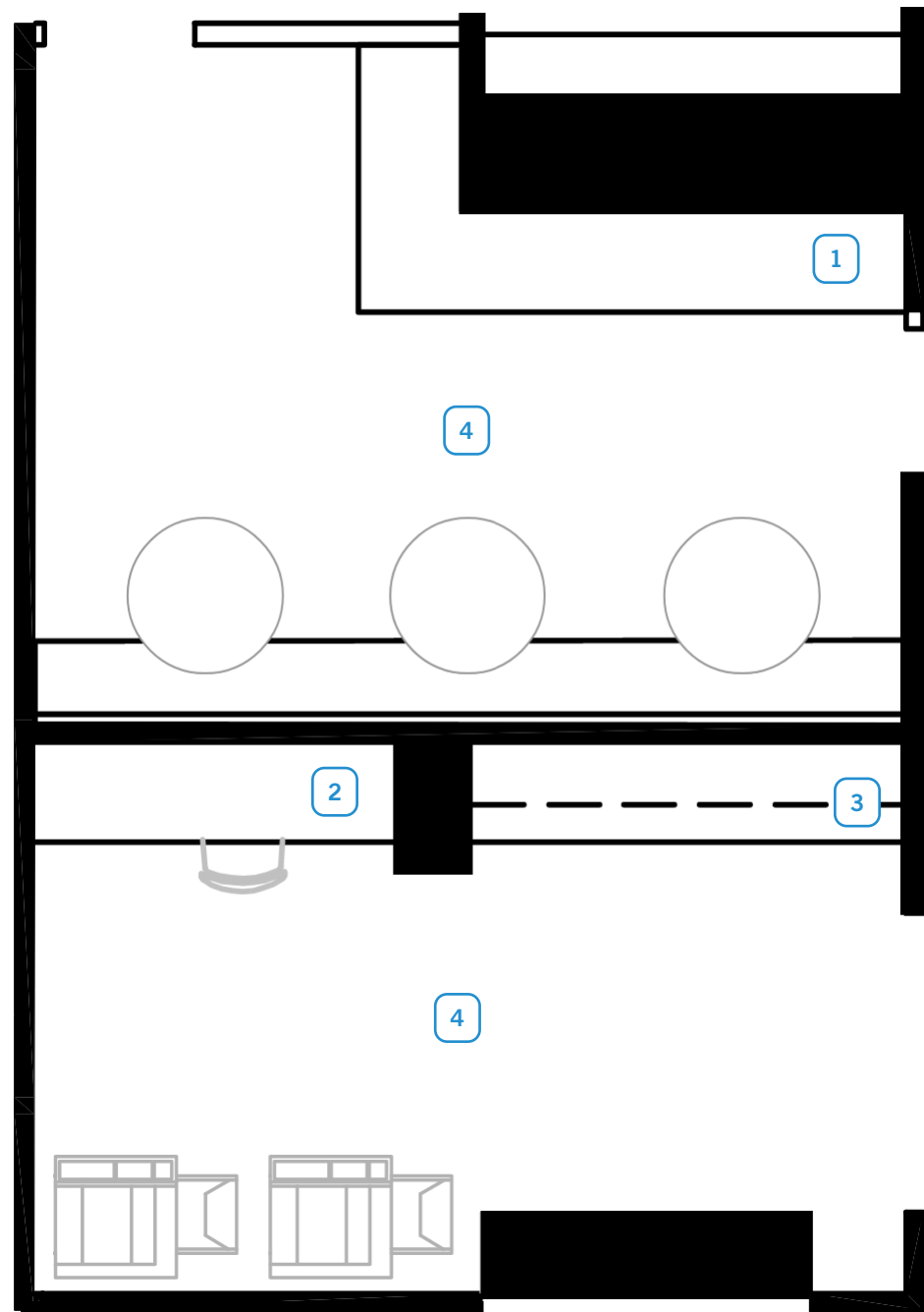


BREAK ROOM MILLWORK - LEFT VIEW



BREAK ROOM MILLWORK - RIGHT VIEW

# COFFEE BAR & COPY ROOM - DESIGN SOLUTION



## FINISH PALETTE



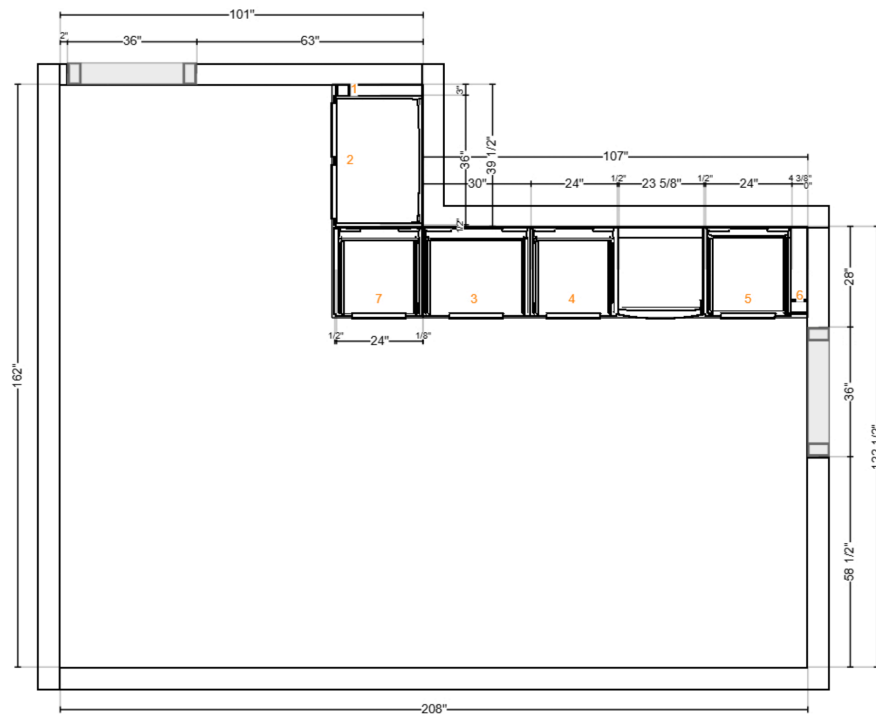
## FINISH SPECIFICATIONS

- P-1** **PAINT @ FIELD WHITE**  
SPEC: SHERWIN WILLIAMS  
COLOR: SW-7005 PURE WHITE
- L-1** **PLASTIC LAMINATE AT MILLWORK BASE CABINETS**  
SPEC: WILSONART TRACELESS  
COLOR: BLACK VELVET 15505
- L-2** **PLASTIC LAMINATE AT BANQUETTE**  
SPEC: WILSONART  
COLOR: BEIGEWOOD 7850-60
- WT-1** **WALL TILE**  
MANUF: DAL TILE  
SPEC: CONRAD BRICK - SIZE 2" X 8"  
COLOR: SIREN CB95
- SS-1** **QUARTZ COUNTERTOP**  
SPEC: CAESARSTONE  
COLORWAY: PURE WHITE 1141
- LVT-2** **LUXURY VINYL TILE**  
MANUF: MOHAWK - SIZE 18"X 36"  
LINE: HOT & HEAVY - SECOYA 2.5  
COLORWAY: HONEY MAPLE 828

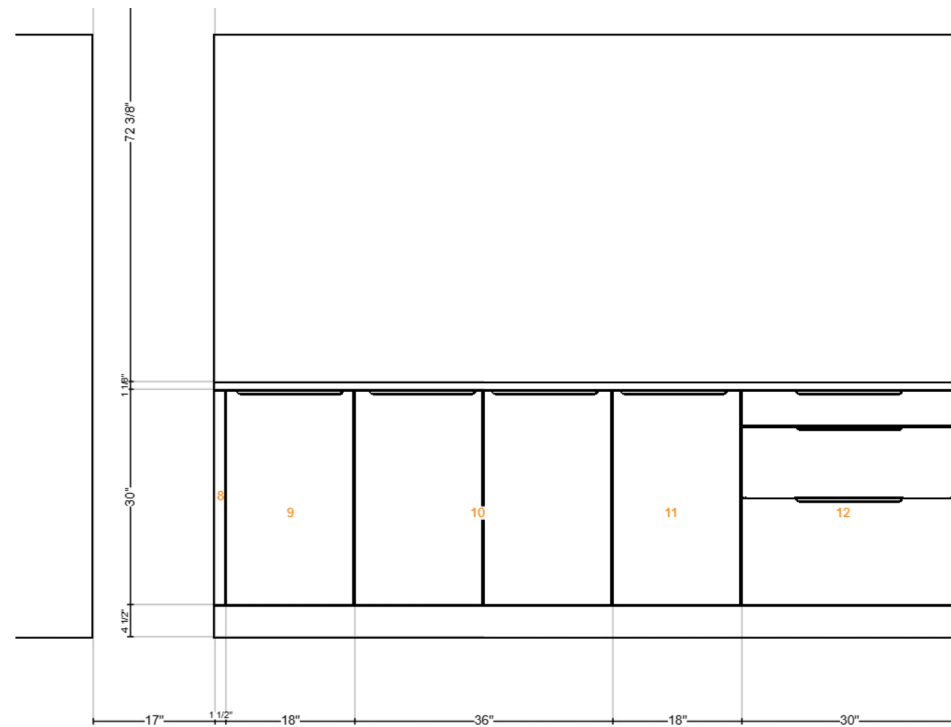
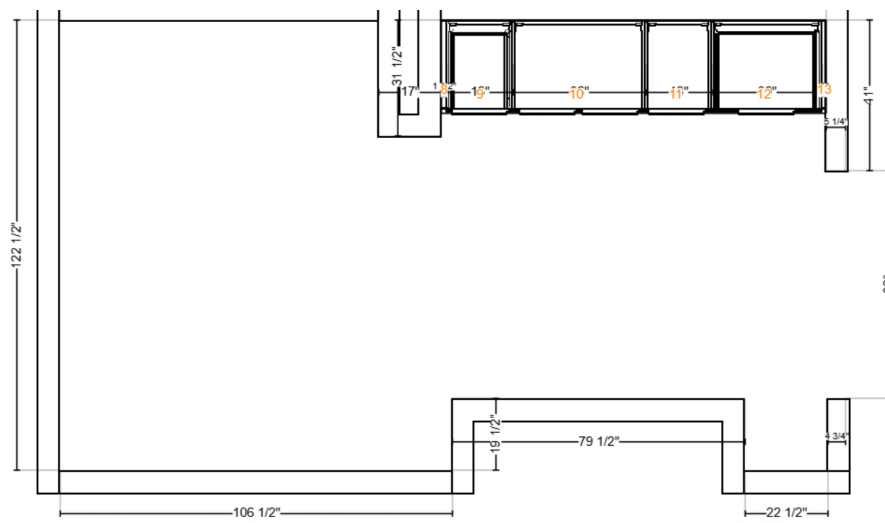
## KEYNOTES

- 1** NEW MILLWORK TO BE PROVIDED AND INSTALLED BE IKEA. PROVIDE WALL TILE (WT-1) ABOVE COUNTERTOP. PROVIDE (2) OUTLETS ABOVE COUNTERTOP FOR COFFEE MACHINE.
- 2** CONSTRUCT 7'-3" L NEW PLASTIC LAMINATE COUNTERTOP (L-1).
- 3** NEW MILLWORK TO BE PROVIDED AND INSTALLED BE IKEA. PROVIDE NEW UPPER OPEN SHELVING (L-2). PROVIDE PLASTIC LAMINATE COUNTERTOP (L-1). PROVIDE (2) OUTLETS ABOVE COUNTERTOP.
- 4** INSTALL NEW FLOORING (LVT-2) AND NEW PAINTED WOOD BASE (WHITE).

# COFFEE BAR & COPY ROOM - MILLWORK DETAILS



COFFEE BAR MILLWORK



COPY ROOM MILLWORK

\* NEW IKEA PROVIDED MILLWORK FOR DESIGN INTENT

# PLUMBING & APPLIANCE SPECIFICATIONS

## PLUMBING FIXTURES



**ITEM: FAUCET**  
MFR: KOHLER  
STYLE: PURIST K-7509  
COLOR: VIBRANT STAINLESS



**ITEM: UNDERMOUNT SINK**  
MFR: KOHLER  
STYLE: VAULT #K-3822-1  
COLOR: STAINLESS STEEL

## APPLIANCES



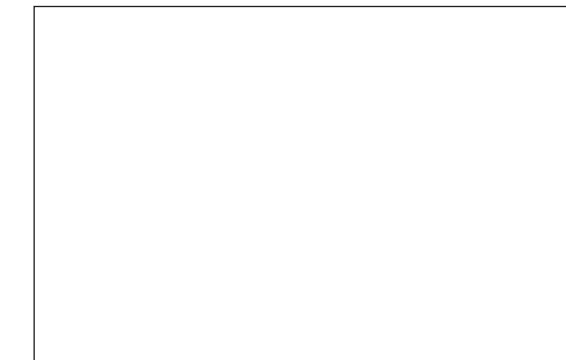
**ITEM: MICROWAVE**  
MFR: WHIRLPOOL  
STYLE: WMC50522HS  
COLOR: STAINLESS



**ITEM: FRENCH DOOR REFRIGERATOR/FREEZER**  
MFG: BOSCH  
STYLE: 36"W 800 SERIES  
COUNTER DEPTH  
FINISH: BLACK STAINLESS



**ITEM: UNDERCOUNTER BEVERAGE COOLER**  
MFR: SUMMIT  
STYLE: AL57GCSS  
COLOR: STAINLESS STEEL



**ITEM: COFFEE MACHINE**  
MFR: TBD  
STYLE: TBD  
COLOR: TBD



**ITEM: WATER DISPENSER**  
MFR: TBD  
STYLE: TBD  
COLOR: TBD

# FINISH PLAN



## GENERAL FINISH NOTES

**WALL PAINT:** PROVIDE NEW PAINT THROUGHOUT. ALL PAINTED SURFACES TO RECEIVE A PRIME COAT AND A MINIMUM OF TWO COATS EGGHELL FINISH, UNO.

**CEILING PAINT:** ALL GYPSUM BOARD CEILINGS AND SOFFITS SCHEDULED TO RECEIVE PAINT SHALL HAVE A FLAT FINISH.

**CEILING GRID:** PAINT CEILING GRID AND DIFFUSERS THROUGHOUT TO MATCH NEW CEILING TILE.

**TRANSITION STRIPS:** PROVIDE AND INSTALL MINIMAL METAL TRANSITION STRIP WHERE CARPET MEETS LVT.

**WOOD BASE:** PROVIDE NEW 4" H FLAT WOOD BASE THROUGHOUT. PAINT BASE WHITE AT ALL ENCLOSED ROOMS AND BLACK AT ALL OPEN AREAS.

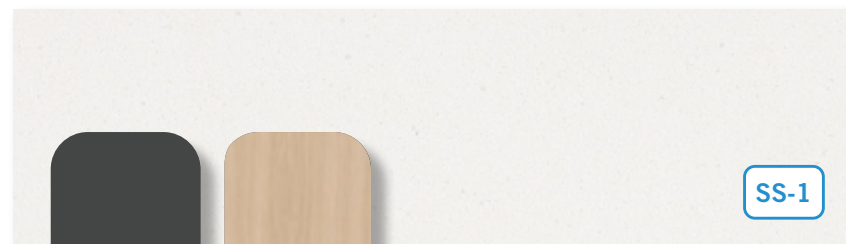
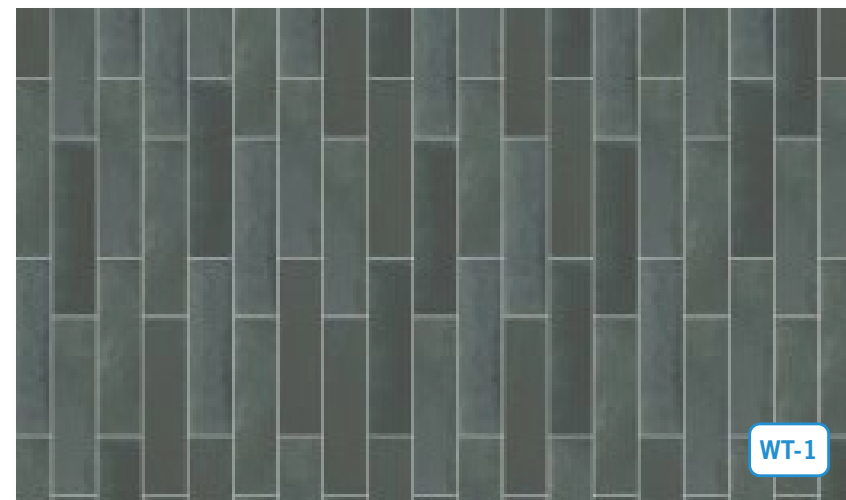
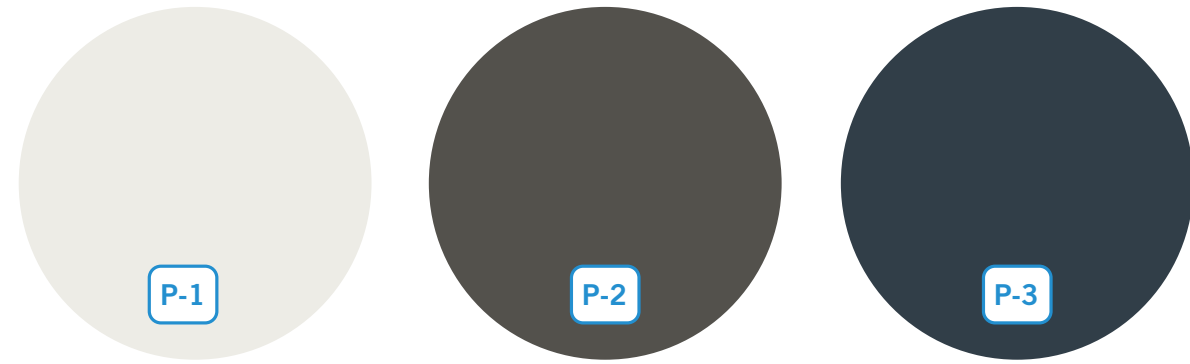
## KEYNOTES

- 1** PROVIDE NEW (P-2) ACCENT PAINT AT PERIMETER PARTITIONS AT ALL OFFICES / BREAK ROOM. PAINT EXISTING RADIATORS WHITE EPOXY.
- 2** PROVIDE NEW (WC-1) ACCENT WALLCOVERING BELOW GLAZING AT OUTSIDE OF MAIN CONFERENCE ROOM.
- 3** PROVIDE (P-3) ACCENT PAINT WHERE INDICATED.
- 4** PROVIDE NEW BUILDING STANDARD BROADLOOM CARPET AND STAIRWELL LANDINGS.

## FLOORING TYPE

- CPT-1** OFFICE CARPET TILE W/ WHITE BASE
- CPT-2** OPEN OFFICE CARPET TILE W/ BLACK BASE
- CPT-3** CONFERENCE CARPET TILE W/ WHITE BASE
- LVT-1** CONCRETE LOOK LVT W/ BLACK BASE
- LVT-2** WOOD LOOK LVT W/ WHITE BASE
- NOT IN SCOPE

# FINISH PALETTE



# FINISH SPECIFICATIONS

## WALL FINISHES

- P-1** **PAINT @ FIELD WHITE**  
SPEC: SHERWIN WILLIAMS  
COLOR: SW-7005 PURE WHITE  
FINISH: (2) COATS EGGSHELL
- P-2** **PAINT @ PERIMETER ACCENT**  
SPEC: SHERWIN WILLIAMS  
COLOR: SW-7048 URBANE BRONZE  
FINISH: (2) COATS EGGSHELL
- P-3** **PAINT @ INTERIOR ACCENT**  
SPEC: SHERWIN WILLIAMS  
COLOR: TBD  
FINISH: (2) COATS EGGSHELL
- WC-1** **ACCENT WALLCOVERING**  
MANUF: TBD  
LINE: TBD  
COLOR: TBD  
EDGE TRIM: TBD
- WT-1** **WALL TILE @ BREAK**  
MANUF: DAL TILE  
SPEC: CONRAD BRICK - SIZE 2" X 8"  
COLOR: SIREN CB95

## FLOOR FINISHES

- LVT-1** **LUXURY VINYL TILE**  
MANUF: MOHAWK - SIZE 18"X 36"  
LINE: HOT & HEAVY - BOULDER 5.0  
COLORWAY: CELESTIAL 929
- LVT-2** **LUXURY VINYL TILE**  
MANUF: MOHAWK - SIZE 18"X 36"  
LINE: HOT & HEAVY - SECOYA 2.5  
COLORWAY: HONEY MAPLE 828
- CPT-1** **CARPET TILE @ PRIVATE OFFICES**  
MANUF: SHAW - SIZE 9"X 36"  
LINE: COLLECTIVE III  
COLORWAY: BEIGE 3810
- CPT-2** **CARPET TILE @ CONFERENCE ROOMS**  
MANUF: SHAW - SIZE 9"X 36"  
LINE: WOVEN PATH  
COLORWAY: SAND 6311
- CPT-3** **CARPET TILE @ OPEN OFFICES**  
MANUF: SHAW - SIZE 9"X 36"  
LINE: COLLECTIVE III  
COLORWAY: TAN 3811
- WB-1** **WOOD BASE**  
SPEC: 4" H STRAIGHT BASE  
FINISH: PAINTED (P-2) SEMI-GLOSS  
COLOR: WHITE @ ENCLOSED ROOMS  
BLACK @ OPEN AREAS

## MILLWORK FINISHES

- L-1** **PLASTIC LAMINATE BASE CABINETS**  
SPEC: WILSONART TRACELESS  
COLOR: BLACK VELVET 15505
- L-2** **PLASTIC LAMINATE UPPER CABINETS**  
SPEC: WILSONART  
COLOR: BEIGEWOOD 7850-60
- SS-1** **QUARTZ COUNTERTOP @ CAFE / BREAK**  
SPEC: CAESARSTONE  
COLORWAY: PURE WHITE 1141

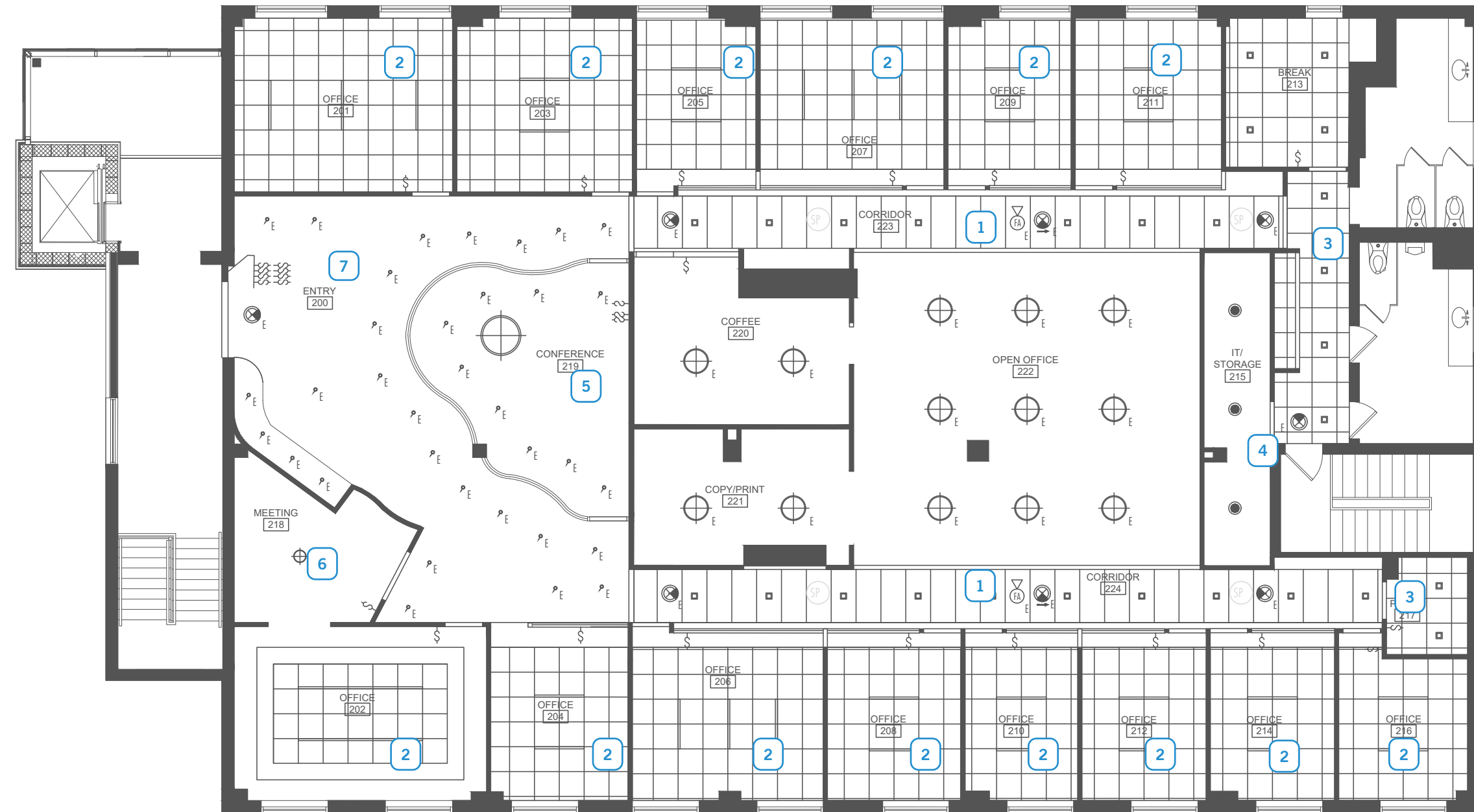
# REFLECTED CEILING PLAN

## KEYNOTES

- 1 OPEN OFFICE CORRIDOR:** PROVIDE NEW RECESSED DOWNLIGHTS CENTERED WITHIN NEW CEILING TILES. PROVIDE NEW 2X4 SLAT CEILING TILE WITHIN EXISTING GRID. PAINT EXISTING GRID (2) COATS BLACK.
- 2 OFFICES – THROUGHOUT:** PROVIDE NEW CEILING TILE AT ALL CEILING/GRID AREAS. PROVIDE NEW LINEAR RECESSED FIXTURES WITHIN GRID/TILE AS SHOWN. APPLY (2) COATS OF CEILING WHITE PAINT TO ALL CEILING GRID TO MATCH NEW CEILING TILE FINISH.  
**SPECIFICATION:** ARMSTRONG DUNE, TEGULAR.
- 3 BREAK, CORRIDOR & PHONE ROOM:** PROVIDE NEW SQUARE RECESSED DOWNLIGHTS WITHIN GRID/TILE AS SCHEDULED.
- 4 STORAGE / IT:** PROVIDE (3) NEW L4 SURFACE-MOUNTED FIXTURES, UTILIZE EXISTING WIRING LOCATIONS.
- 5 MAIN CONFERENCE:** PROVIDE (1) NEW L5 PENDANT AT EXISTING LOCATION. CAP REMOVED PENDANT LOCATION FOR FUTURE USE AND SALVAGE EXISTING WIRING. RE-LAMP ADJUSTABLE SPOTLIGHTS WHERE LAMPS ARE MISSING.
- 6 MEETING ROOM:** PROVIDE (1) NEW L6 PENDANT AT EXISTING LOCATION.
- LIGHTING CONTROLS:** REPLACE EXISTING LIGHT CONTROLS WITH WHITE DEVICES THROUGHOUT.
- 7 ALTERNATE:** PROVIDE NEW OCCUPANCY SENSORS AND WIRELESS LIGHTING CONTROLS AT MAIN ENTRY.

## FIXTURE TYPES (NEW)

- |           |  |  |
|-----------|--|--|
| <b>L1</b> |  | <b>NEW RECESSED LINEAR FIXTURE</b>       |
| <b>L2</b> |  | <b>NEW RECESSED LED DOWNLIGHT</b>        |
| <b>L3</b> |  | <b>NEW SURFACE MOUNTED LED DOWNLIGHT</b> |
| <b>L4</b> |  | <b>NEW LED PENDANT</b>                   |
| <b>L5</b> |  | <b>EXISTING LED PENDANT</b>              |
| <b>L6</b> |  | <b>NEW LED PENDANT</b>                   |



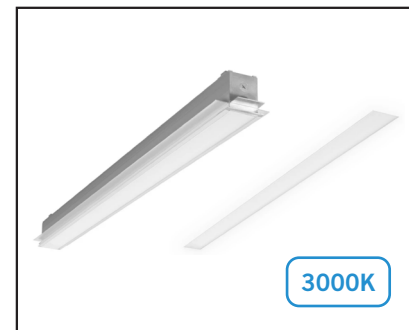
# LIGHTING SPECIFICATIONS



3000K

L1-A

ITEM: RECESSED LINEAR  
MFR: RAB  
MODEL: BOA 8PW/LCBS  
SIZE: 4"L  
FINISH: BLACK



3000K

L1-B

ITEM: RECESSED LINEAR  
MFR: RAB  
MODEL: BOA 8PW/LCBS  
SIZE: 8"L  
FINISH: BLACK



3000K

L1-C

ITEM: RECESSED LINEAR  
MFR: RAB  
MODEL: BOA 8PW/LCBS  
SIZE: 10"L  
FINISH: BLACK



3000K

L1-C

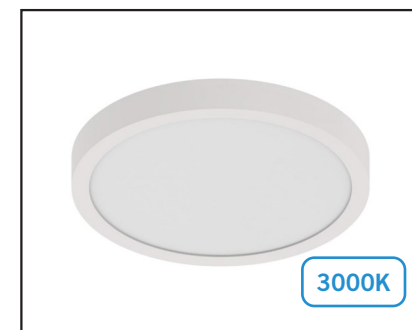
ITEM: RECESSED LINEAR  
MFR: RAB  
MODEL: BOA 8PW/LCBS  
SIZE: 12"L  
FINISH: BLACK



3000K

L3

ITEM: RECESSED DOWNLIGHT  
MFR: FOCAL POINT  
MODEL: FLC44D / LC44  
SIZE: ID+ 4.5" X 4.5"  
FINISH: WHITE



3000K

L4

ITEM: SURFACE MOUNTED  
DOWNLIGHT  
MFR: RAB  
MODEL: SUMO-R-12  
SIZE: 12" DIA.  
FINISH: WHITE

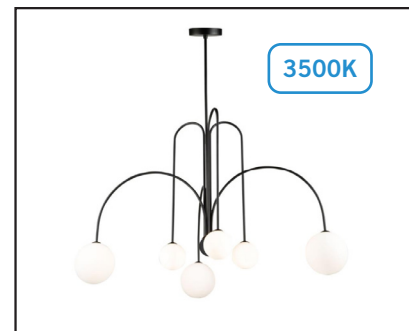


3500K

L5

ITEM: PENDANT LIGHT  
MFR: AVENUE LIGHTING  
MODEL: DELILAH LINEAR  
CHANDELIER  
SIZE: 40"  
FINISH: BLACK

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DETAIL&PROD\\_](https://www.lightology.com/index.php?module=prod_detail&prod_)



3500K

L6

ITEM: PENDANT LIGHT  
MFR: ARTCRAFT  
MODEL: COMET CHANDELIER  
SIZE: 32" W  
FINISH: BLACK

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# POWER / SIGNAL PLAN



## GENERAL NOTES

- DEVICES:** DEVICES NOT TAGGED ARE EXISTING
- OUTLETS/FACEPLATES COLOR:** ALL RECEPTACLE DEVICES AND FACEPLATES SHALL BE WHITE; PROVIDE NEW/REPLACE EXISTING AS NEEDED.
- FIXTURES/APPLIANCES:** PROVIDE POWER FOR FIXTURES / APPLIANCES WHERE REQUIRED.
- IT ROOM:** COORDINATE WITH LANDLORD FOR ALL REQUIREMENTS OF IT ROOM.

## KEYNOTES

- 1** PROVIDE (1) NEW DEDICATED QUADPLEX AND (1) DATA OUTLET FOR NEW IT RACKING WHERE INDICATED,
- 2** PROVIDE NEW ABOVE COUNTER DUPLEX AS SHOWN FOR APPLIANCES.
- 3** PROVIDE (2) NEW POWER/DATA FOR COPIERS.

## SYMBOL LEGEND

- POWER RECEPTACLE - DUPLEX
- POWER RECEPTACLE - DUPLEX - DEDICATED
- POWER RECEPTACLE - DUPLEX - DEDICATED - GFI
- POWER RECEPTACLE - QUADPLEX
- POWER RECEPTACLE - QUADPLEX - DEDICATED
- COMMUNICATIONS - DATA
- BLANK FACEPLATE

### MODIFIERS

- N - NEW
- XX - HEIGHT IN INCHES AFF