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GENERAL NOTES

1. THE CONTRACTOR WILL CHECK AND VERIFY ALL CONDITIONS AT THE SITE BEFORE STARTING OF WORK AND HE/SHE WILL FAMILIARIZE HIMSELF/HERSELF WITH THE INTENT OF THESE PLANS AND MAKE SURE WORK AGREES WITH SAME. IF DURING THE CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT INDICATED ON THE PLANS, THE CONTRACTOR WILL STOP WORK AND NOTIFY ARCHITECT. SHOULD HE/SHE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH WORK, HE/SHE WILL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING FROM HIS/HER ACTIONS.
2. VERIFY EXACT LAYOUT CAPABILITY WITH ALL EXISTING CONDITIONS AND COORDINATE ALL WORK TO BE UNDERTAKEN, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL TRADES, PRIOR TO BEGINNING ANY WORK. CONTRACTOR WILL BE RESPONSIBLE FOR ALL TEMPORARY MEASURES, TIME LOST, CHANGES TO THE WORK SCOPE WITH ANY ADDITIONAL COMPENSATION IF CONTRACTOR FAILS TO PROVIDE AFOREMENTIONED VERIFICATIONS AND COORDINATION PRIOR TO COMMENCING WORK.
3. ALL PENETRATIONS REQUIRED TO ACCOMMODATE ALL WORK DETAILED OR SPECIFIED FOR THEIR SCOPE SHALL BE LOCATED SIZED, MADE & VERIFIED BY THE CONTRACTOR.
4. DISTURB ONLY THE AREAS OF THE SITE AFFECTED BY NEW CONSTRUCTION, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROTECT ALL ADJACENT EXISTING CONSTRUCTION, ITEMS, FINISHES, ADJOINING PROPERTIES, ETC. AND SHALL PATCH, REPAIR AND/OR REPLACE, AND REFINISH AS REQUIRED TO RESTORE ANY AND ALL AREAS DAMAGED DURING CONSTRUCTION.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING WATER-TIGHT WEATHER PROTECTION THROUGHOUT ALL WORK AREA & EXISTING AREAS IMMEDIATELY ADJACENT TO THOSE WORK AREAS, FOR THE DURATION OF THE ENTIRE PROJECT
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND THE PROPERTY DURING CONSTRUCTION OPERATIONS AND UNTIL COMPLETION OF ALL WORK.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF ALL HIS/HER EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS, EMPLOYEES AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY INSURED WITH LIABILITY AND WORKERS COMPENSATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT.
9. ALL ITEMS REMOVED FROM THE PROJECT SITE DURING THE CONSTRUCTION SHALL REMAIN THE PROPERTY OF THE OWNER EXCEPT THE DEBRIS THAT SHALL BE REMOVED FROM THE PROJECT SITE AND LEGALLY DISPOSED OF ON A DAILY BASIS.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THE WORK AND THE OWNER SHALL PAY ALL FEES IN CONNECTION WITH THEREOF UNLESS OTHERWISE AGREED UPON.
11. THE DESIGN, PREPARATIONS OF NECESSARY CONSTRUCTION DOCUMENTS AND THE SECURING OF ALL REQUIRED PERMITS AND APPROVALS FROM THE APPROPRIATE ADMINISTRATIVE AUTHORITY SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE WORK AND SHALL INCLUDE ALL WORK.
12. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE. IF A DISCREPANCY ARISES BASED ON FIELD CONDITIONS, CONSULT WITH ARCHITECT BEFORE PROCEEDING WITH WORK OR ORDERING MATERIALS.
13. THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM THE DESIGN DRAWINGS WITHOUT WRITTEN DIRECTIONS FROM TECH ARCHITECT. REPORT ANY ERRORS, INACCURACIES, MISSING DIMENSIONAL REQUIREMENTS OR CONFLICTS TO THE ARCHITECT/ENGINEER IN WRITING BEFORE BEGINNING ANY WORK. IF THERE IS A DISCREPANCY ON THE CONSTRUCTION DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SO THAT THE DISCREPANCIES CAN BE RESOLVED. UNLESS OTHERWISE INDICATED IN WRITING BY ARCHITECT, THE MORE CONSERVATIVE INTERPRETATION OF THE CONSTRUCTION DOCUMENTS SHALL APPLY.
14. VERIFY ALL CHANGES TO WORK IN WRITING WITH THE ARCHITECT AND OWNER BEFORE BEGINNING RELATED WORK.
15. DIMENSIONS NOTED AS "EQUAL" OR "EQ" WITHIN A ROOM REFER TO A DISTANCE RELATIONSHIP CONTAINED ONLY IN THAT ROOM AT AN OPPOSING OR PARALLEL WALL UNLESS NOTED OTHERWISE.
16. VERIFY AND ADJUST APPROXIMATE DIMENSIONS (+/-) IN FIELD. VERIFY WITH A/E PRIOR TO CONSTRUCTION.
17. ALL ITEMS DETAILED OR SPECIFIED TO RUN WITHIN OR ATTACHED TO WALLS AND CEILINGS ARE TO BE CONCEALED OR RECESSED U.N.O.
18. ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYP. AND APPLY FOR THE SAME AND SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY NOTED.
19. ANY ITEM OF WORK NECESSARY FOR PROPER COMPLETION OF CONSTRUCTION, WHICH IS NOT SPECIFICALLY COVERED ON THE DRAWINGS SHALL BE CONSIDERED INCLUDED IN THIS WORK AND SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
20. DATUM ELEVATION AT FINISHED FLOOR IS EL: +0'-0". ALL VERTICAL DIMENSIONS FOR THE FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS ARE REFERENCED FROM THIS DATUM.
21. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE, PLUMBING CODE, MECHANICAL CODE, ENERGY CONSERVATION CONSTRUCTION CODE, AND WITH THE RULES AND REGULATIONS OF ALL LOCAL AGENCIES, DEPARTMENTS OR LAWS HAVING JURISDICTION OVER ANY PORTION OR SPECIFIC PHASE OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE WORK WITH PUBLIC UTILITY COMPANIES HAVING JURISDICTION.
22. CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S PRINTED INSTRUCTION AND WILL GUARANTEE TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM DEFECTS AND FAULTS FOR ONE (1) YEAR STARTING FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE OF WORK.
23. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE AND PROTECTIONS OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY IS, AND SHALL BE, THE CONTRACTORS RESPONSIBILITY.
24. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OR THE WORK OF THE GENERAL CONTRACTOR, OWNER OR ANY OTHER SUBCONTRACTORS NOR SHALL HE/SHE GUARANTEE THEIR PERFORMANCE.
25. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF HE OR SHE CANNOT COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS AND THE INTERNATIONAL BUILDING CODE OF NEW YORK STATE.
26. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PROJECT MADE BY OWNER, GENERAL CONTRACTOR OR ANY SUBCONTRACTOR OR MATERIAL SUPPLIER UNLESS PROPERLY AUTHORIZED, IN WRITING, BY THE ARCHITECT.
27. ALL DRAWINGS, SPECIFICATIONS, AND COPIES SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THE CONTRACTORS WORK AND ARE NOT TO BE USED IN ANY MANNER ON ANY OTHER PROJECT.
28. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE ARCHITECT AND HIS/HER AGENTS HARMLESS FROM AND AGAINST ALL LOSS, DAMAGE OR EXPENSE (INCLUDING REASONABLE ATTORNEY FEES) RESULTING FROM ANY CLAIM OF WHATSOEVER KIND OF NATURE.



DESIGN 4
PROFESSOR ANDERSON
FARMINGDALE STATE COLLEGE
2350 BROADHOLLOW ROAD
FARMINGDALE NY 11735

LANTERN AT THE CORNER

A THEATER FOR THE VILLAGE

PROJECT ADDRESS: 141 DIVISION ST.
FARMINGDALE NY, 11735

TAX MAP #: 49 - 001 - 17
DRAWN BY: BRYAN ZADIK
DATE: 19MAY2025
SCALE: NOT TO SCALE
REVISIONS:

COVER PAGE

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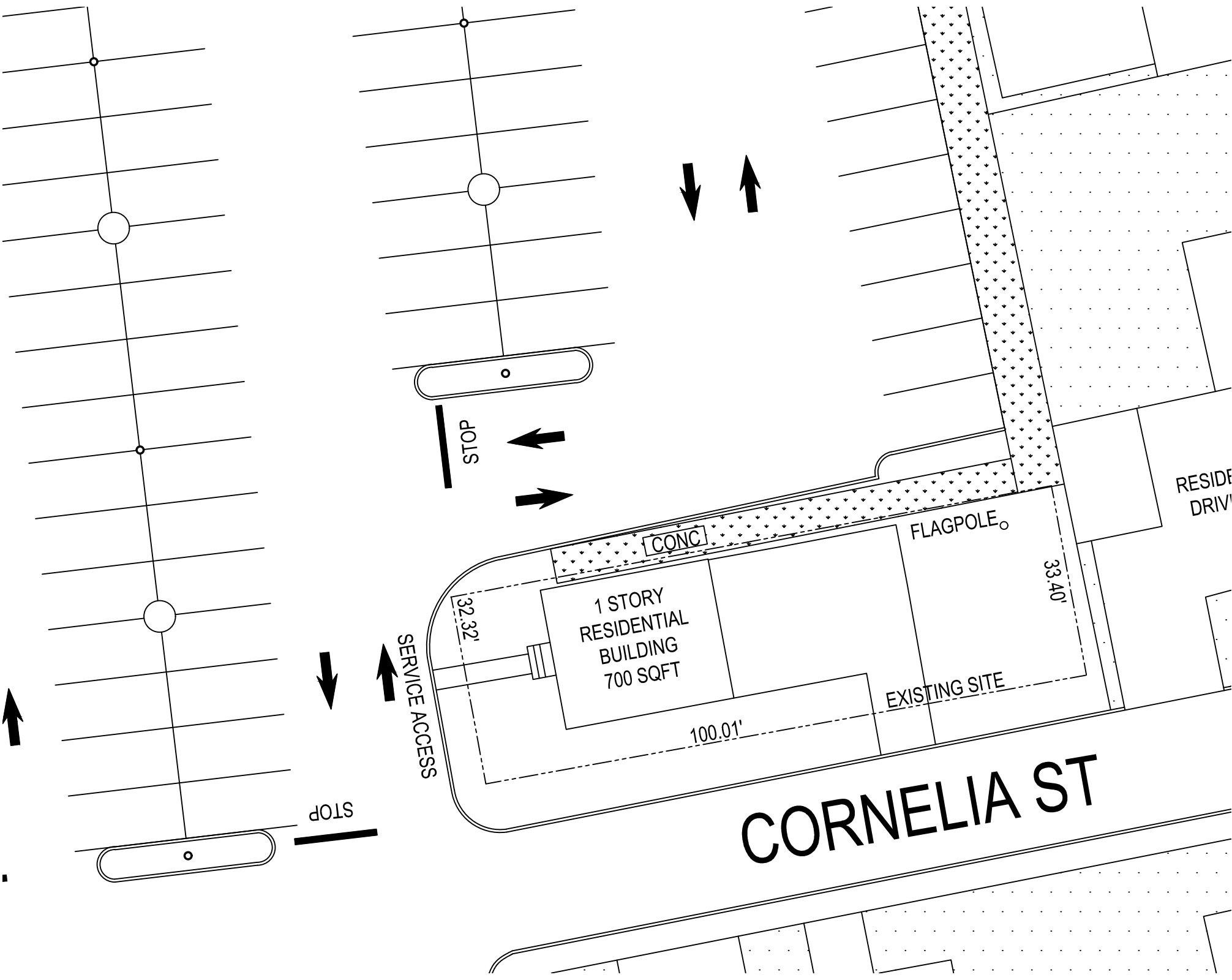
PROJECT NARRATIVE – BLACK BOX THEATER AT 141 DIVISION STREET, FARMINGDALE

INTRODUCTION:

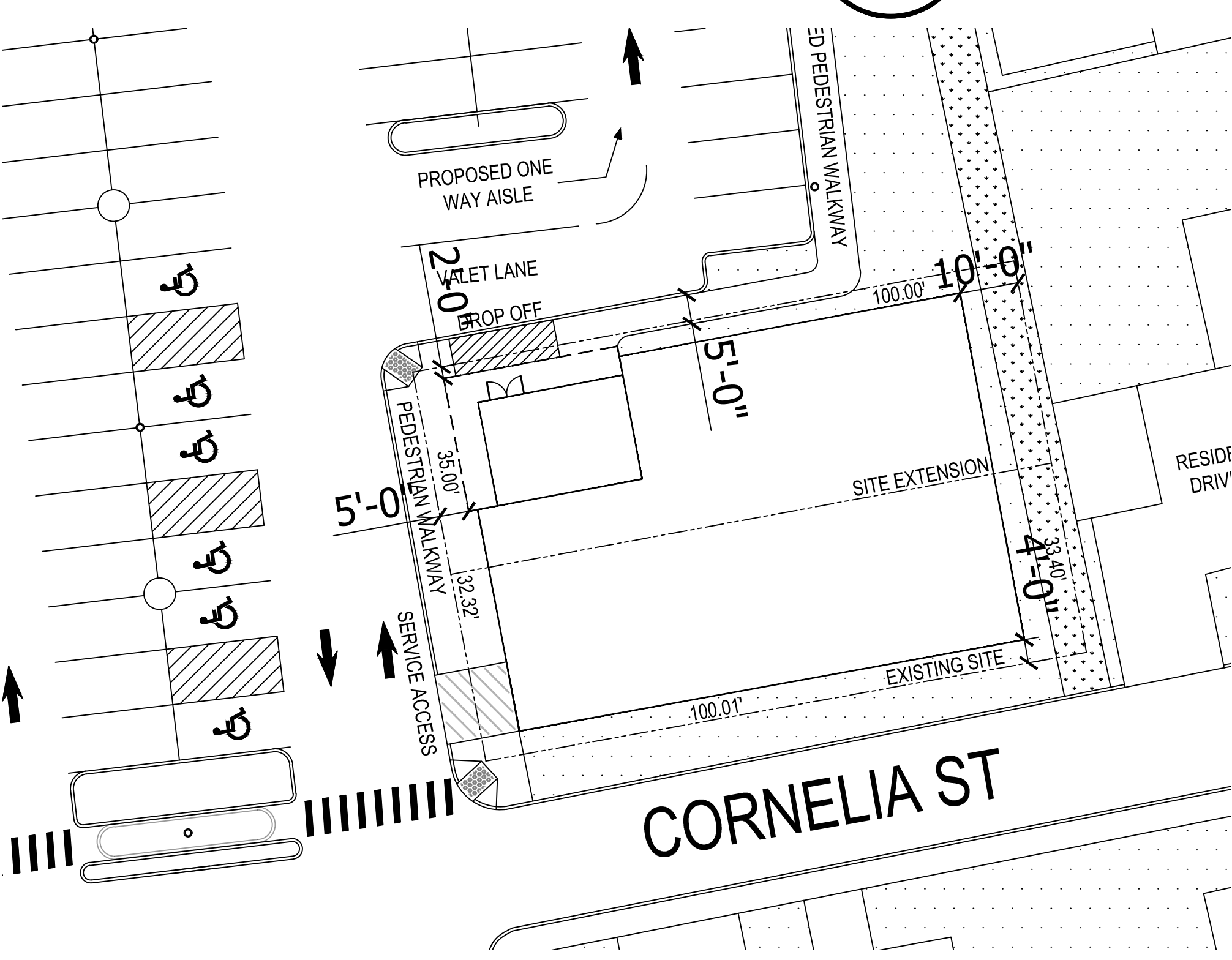
- THE VILLAGE OF FARMINGDALE IS PLANNING A PERFORMING ARTS CENTER AT 141 DIVISION STREET TO STRENGTHEN DOWNTOWN CULTURAL LIFE.
- THE PROJECT AIMS TO PROVIDE A FLEXIBLE SPACE FOR THEATER, MUSIC, AND COMMUNITY EVENTS.
- LOCATED ADJACENT TO MAIN STREET AND NEAR THE LIRR STATION, THE BLACK BOX THEATER IS ENVISIONED AS A CIVIC AND CULTURAL ANCHOR THAT PROMOTES CREATIVITY, EDUCATION, AND COMMUNITY ENGAGEMENT.

ARCHITECTURAL CONCEPT: “LANTERN AT THE CORNER”:

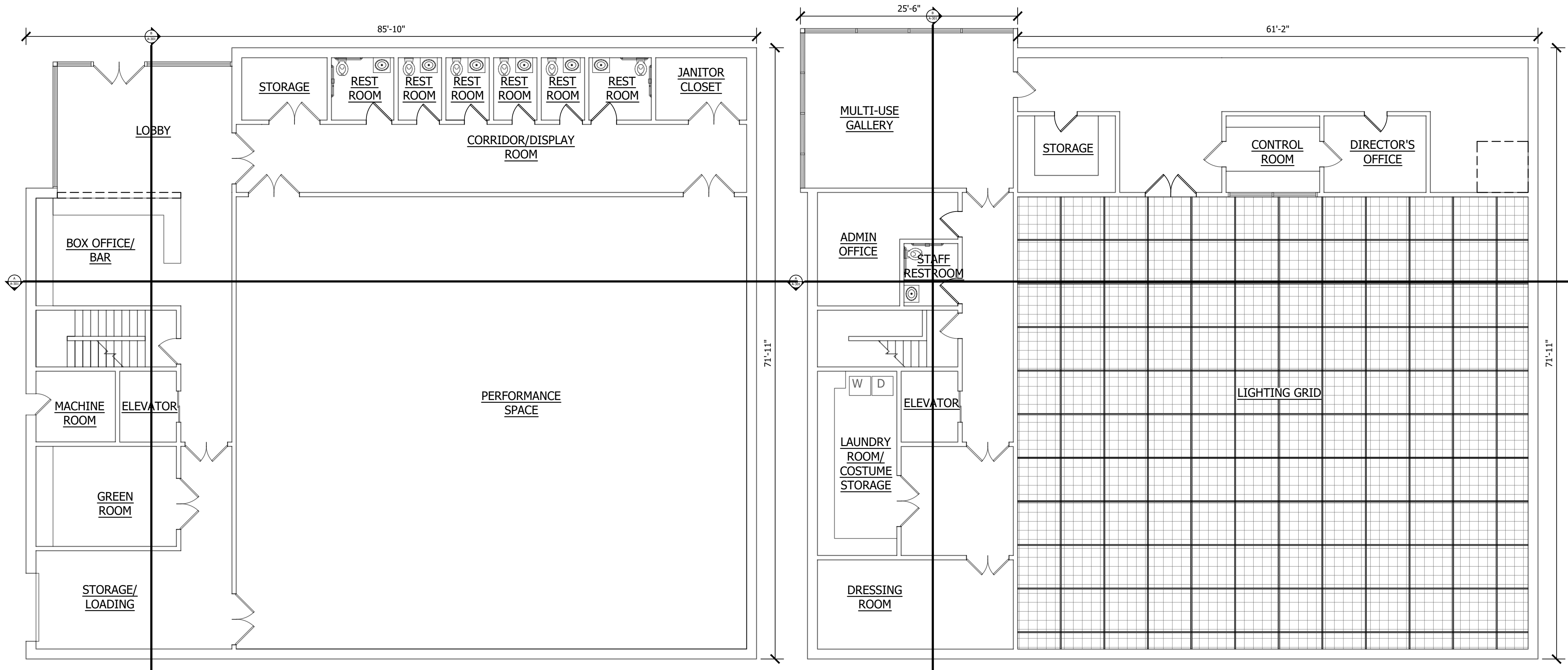
- DESIGN INSPIRATION: DURING SITE VISITS, LAMP POSTS SCATTERED THROUGH THE PARKING LOT REVEALED A SUBTLE PEDESTRIAN PATH FROM MAIN STREET AND THE LIRR STATION TOWARD DIVISION STREET. THIS BECAME THE BASIS FOR THE “LANTERN” CONCEPT.
- CORNER LANTERN: A GLOWING GLASS VOLUME AT THE NORTHWEST CORNER SERVES AS A VISUAL AND SYMBOLIC BEACON, ORIENTED TOWARD DIVISION AND MAIN STREETS.
- MATERIAL CONTRAST:
 - GLASS VOLUME: PUBLIC LOBBY AND GATHERING ZONE WITH CLEAR VIEWS INTO THE THEATER'S CULTURAL ENERGY.
 - BRICK CORE: ENCLOSES THE BLACK BOX THEATER AND SUPPORT SPACES, OFFERING ACOUSTIC SEPARATION AND FUNCTIONAL PRIVACY.
- SPATIAL STRATEGY: THE BUILDING TRANSITIONS FROM PUBLIC (STREET EDGE) TO PRIVATE (PERFORMANCE ZONE), SUPPORTING INTUITIVE WAYFINDING AND DRAMATIC SPATIAL PROGRESSION.



EXISTING SITE PLAN
1" = 20'



PROPOSED SITE PLAN
1" = 20'



FIRST FLOOR PLAN
1/8" = 1'

SECOND FLOOR PLAN
1/8" = 1'



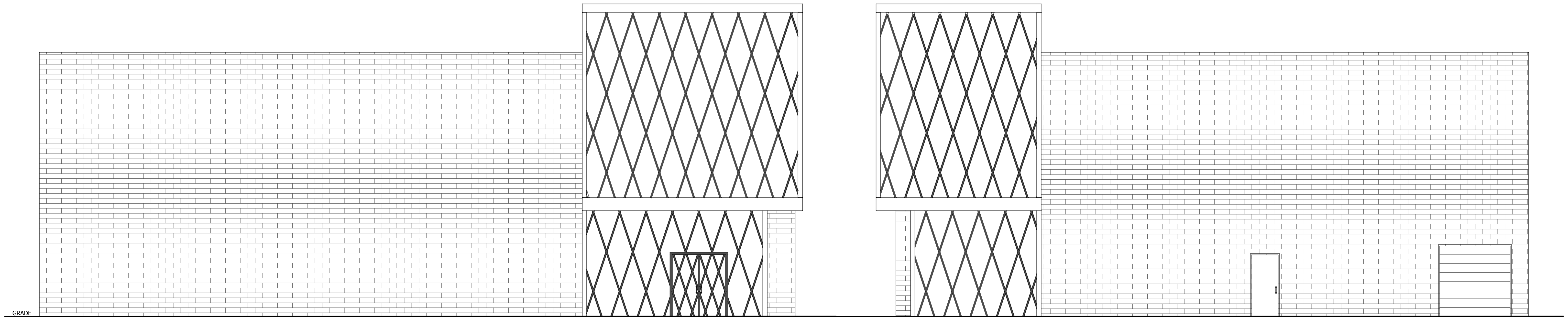
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LANTERN AT THE CORNER

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ARCHITECTURAL PLANS
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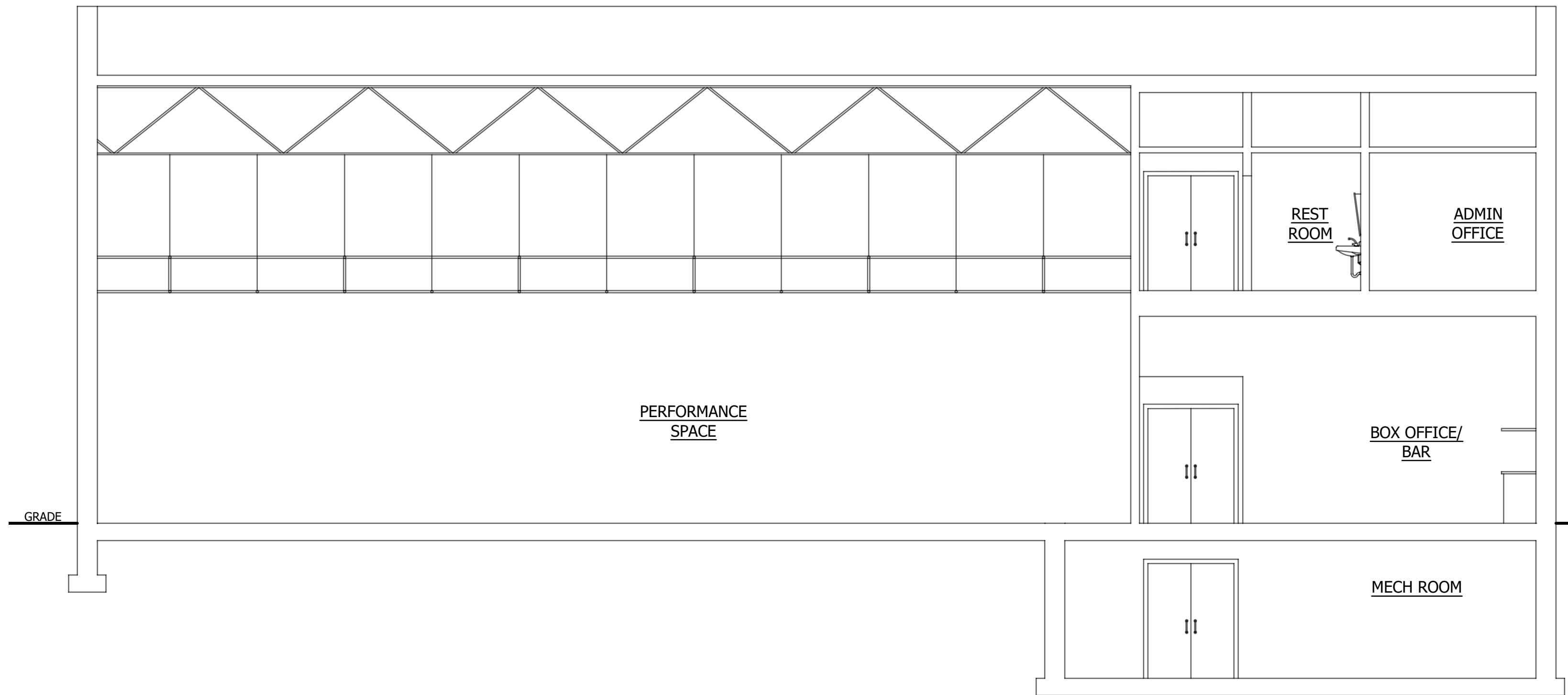


FRONT (NORTH) ELEVATION

3/16" = 1'

RIGHT (WEST) ELEVATION

3/16" = 1'



LONGITUDINAL SECTION

3/16" = 1'



LONGITUDINAL SECTION

3/16" = 1'



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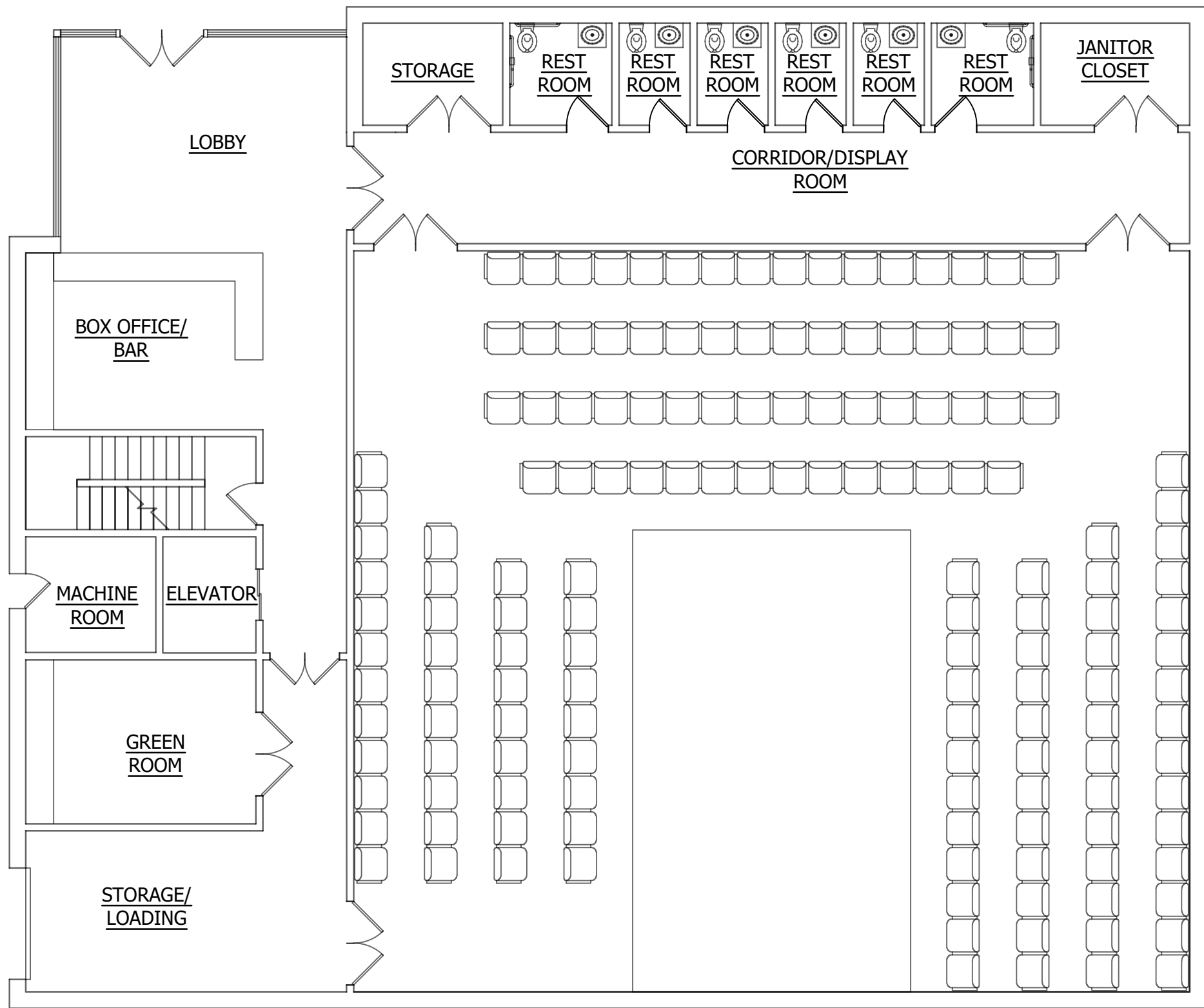
LANTERN AT THE CORNER

A THEATER FOR THE VILLAGE

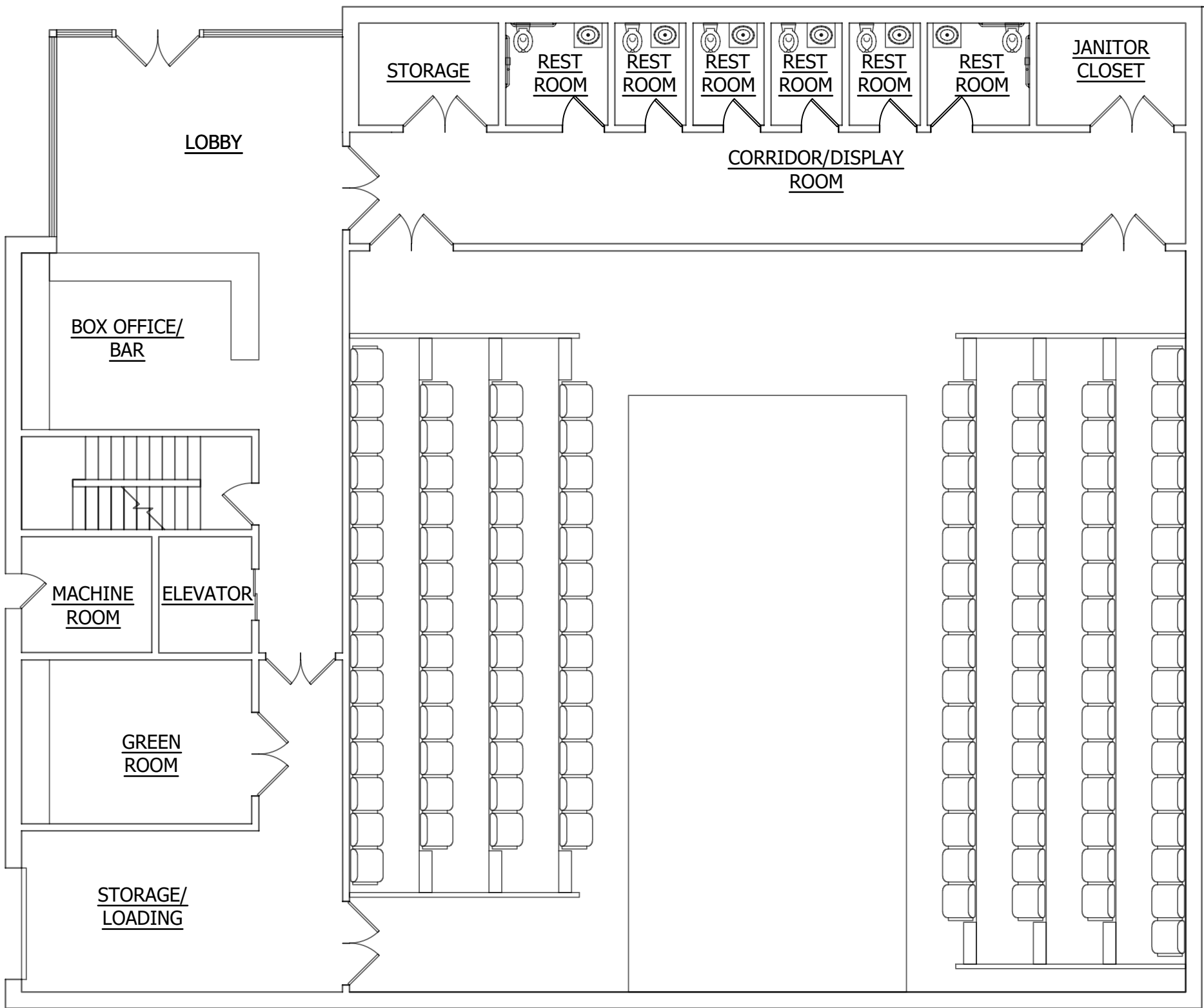
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ELEVATION & SECTION

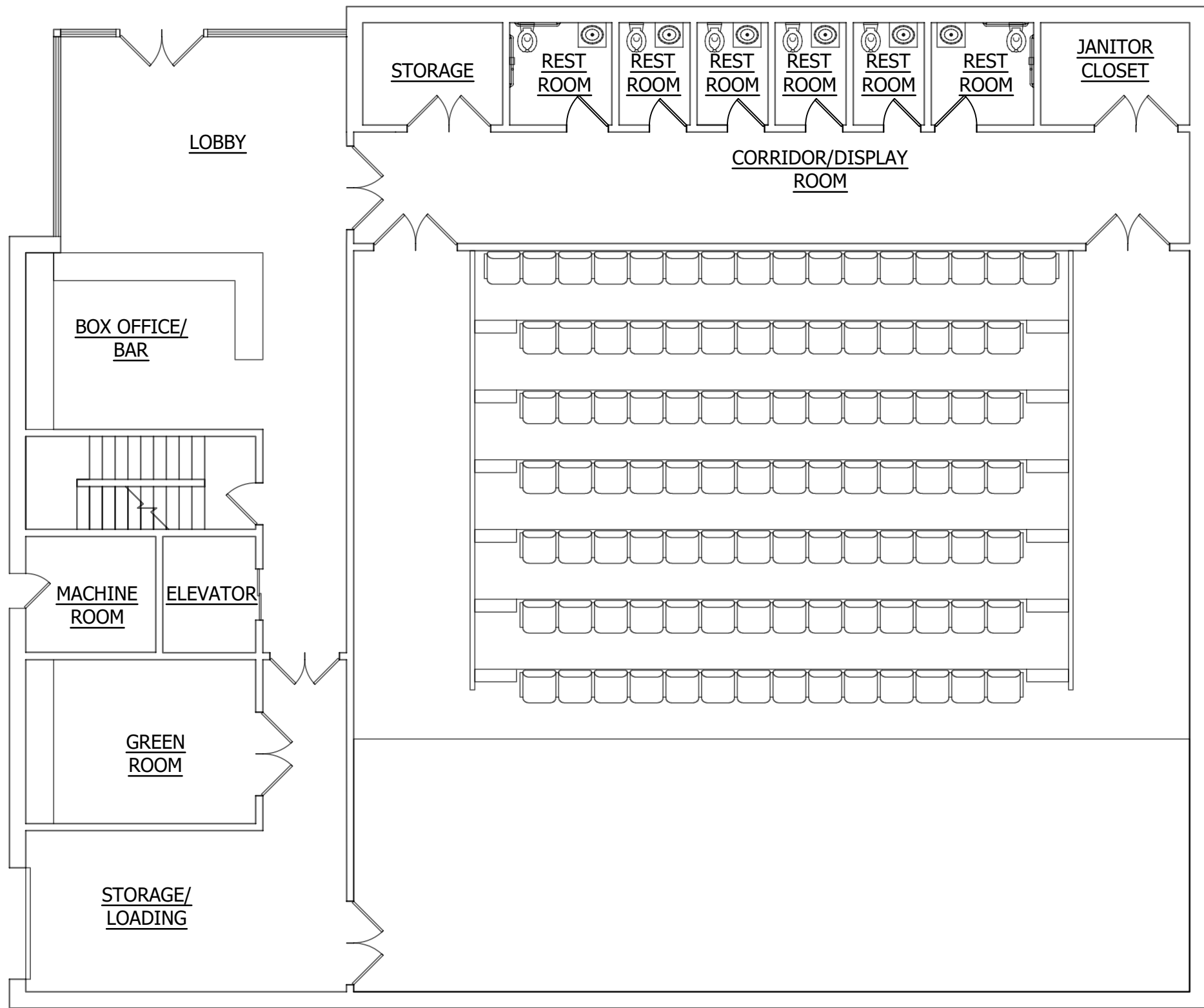
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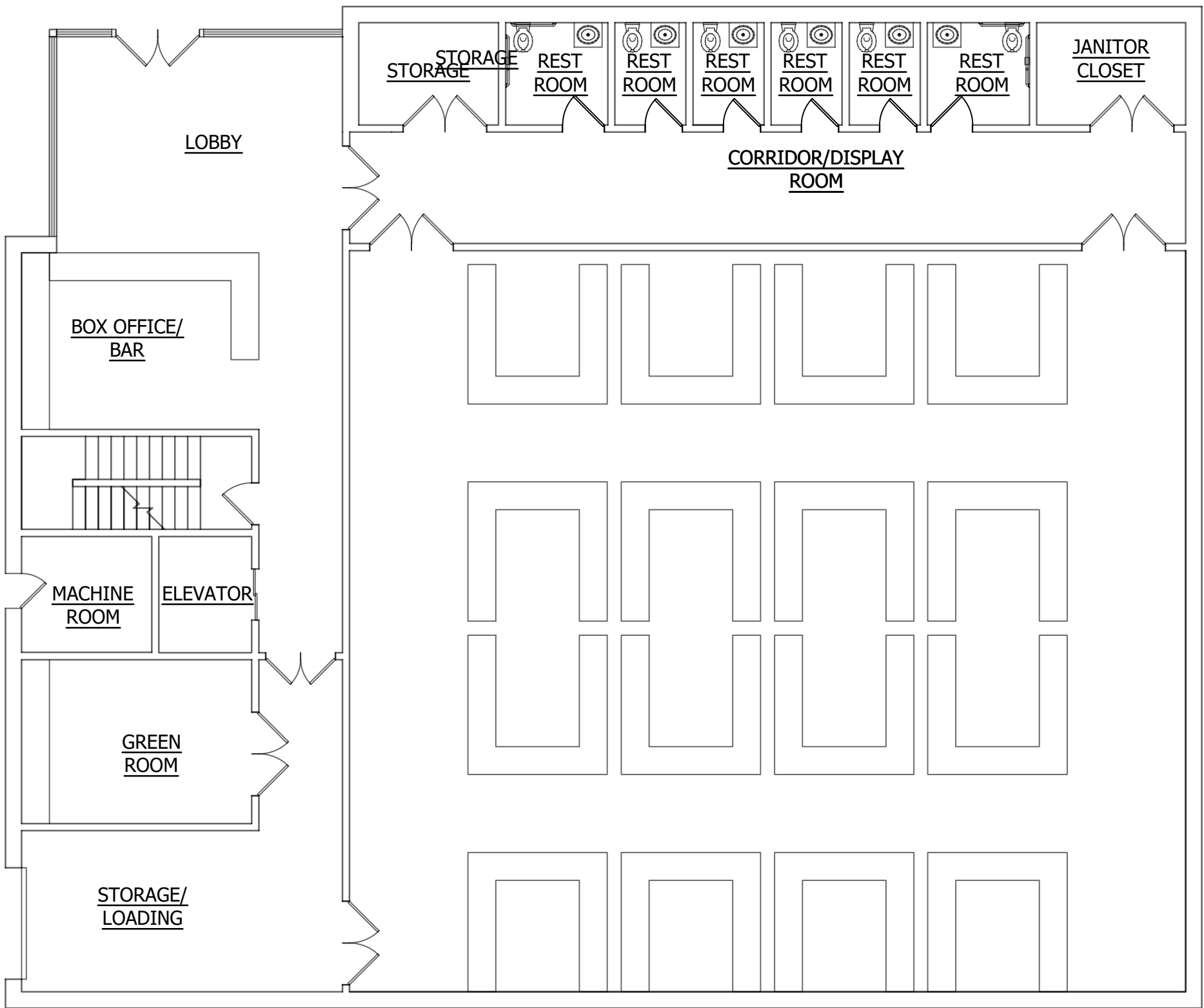
SEATING ARRANGEMENT 1
NTS



SEATING ARRANGEMENT 2
NTS



SEATING ARRANGEMENT 3
NTS



FARMER'S MARKET LAYOUT
NTS

SEATING ARRANGEMENT 1 SWOT ANALYSIS	TOTAL NUMBER OF SEAT SEATS: 164
STRENGTHS: <ul style="list-style-type: none">- WITHIN CLIENT'S IDEAL CAPACITY RANGE- STRONG AUDIENCE FOCUS WITH PROSCENIUM-STYLE SETUP- HIGH SEAT COUNT INCREASES REVENUE POTENTIAL WEAKNESSES: <ul style="list-style-type: none">- LIMITED STAGING FLEXIBILITY- MAY REDUCE INTIMACY WITH DISTANT REAR ROWS- HIGH DENSITY SEATING MAY OVERSHADOW THE PERFORMANCE	OPPORTUNITIES: <ul style="list-style-type: none">- GREAT FOR HIGH-ATTENDANCE COMMUNITY OR TOURING EVENTS- CAN SUPPORT TRADITIONAL PERFORMANCES AND RENTALS- APPEALS TO OUTSIDE PRODUCTION COMPANIES THREATS: <ul style="list-style-type: none">- OVERLY FORMAL FOR EXPERIMENTAL PRODUCTIONS- MAY DISCOURAGE CREATIVE STAGING FORMATS- HIGHER SEAT COUNT MAY REDUCE SPATIAL FLEXIBILITY
SEATING ARRANGEMENT 2 SWOT ANALYSIS	TOTAL NUMBER OF SEAT SEATS: 123
STRENGTHS: <ul style="list-style-type: none">- BALANCED LAYOUT WITH GOOD SIGHTLINES- ALLOWS MORE FLEXIBLE PERFORMANCE USE- FEELS MORE INTIMATE THAN MAXED-OUT CAPACITY WEAKNESSES: <ul style="list-style-type: none">- FALLS SHORT OF CLIENT'S SEATING TARGET- GAPS MAY FEEL UNDERUSED IN LARGER SHOWS- MAY NOT VISUALLY REFLECT FULL AUDIENCE ENERGY	OPPORTUNITIES: <ul style="list-style-type: none">- IDEAL FOR SMALL PLAYS OR STUDENT PERFORMANCES- CAN BE RECONFIGURED FOR IMMERSIVE PRODUCTIONS- SUITED FOR ADAPTABLE EVENT PROGRAMMING THREATS: <ul style="list-style-type: none">- MAY NOT MEET EXPECTATIONS FOR LARGER EVENTS- MID-CAPACITY MAY LIMIT TICKET SALES- LESS COMPETITIVE FOR MAJOR EVENT BOOKINGS
SEATING ARRANGEMENT 3 SWOT ANALYSIS	TOTAL NUMBER OF SEAT SEATS: 100
STRENGTHS: <ul style="list-style-type: none">- HIGHLY INTIMATE AND IMMERSIVE FOR AUDIENCE- MAXIMIZES PERFORMER-AUDIENCE INTERACTION- FAST AUDIENCE ENTRY AND EXIT WEAKNESSES: <ul style="list-style-type: none">- WELL BELOW DESIRED CAPACITY RANGE- NOT IDEAL FOR LARGER OR REVENUE-DRIVEN EVENTS- COULD LIMIT PUBLIC VISIBILITY OF THE VENUE	OPPORTUNITIES: <ul style="list-style-type: none">- PERFECT FOR WORKSHOPS, LABS, OR SMALL FESTIVALS- ENCOURAGES CREATIVE EXPERIMENTATION- CAN SUPPORT ACTOR TRAINING OR STUDENT SHOWCASES THREATS: <ul style="list-style-type: none">- NOT FINANCIALLY VIABLE FOR LARGE PRODUCTIONS- MAY UNDERUTILIZE AVAILABLE SPACE- RISKS BEING PERCEIVED AS A REHEARSAL-ONLY SPACE
SEATING ARRANGEMENT 4 SWOT ANALYSIS	TOTAL NUMBER OF STALLS: 12 10' X 10' STALLS
STRENGTHS: <ul style="list-style-type: none">- PROMOTES NON-THEATRICAL COMMUNITY PROGRAMMING- MAXIMIZES SPACE UTILITY ON DARK DAYS- ENGAGES DIVERSE USER GROUPS WEAKNESSES: <ul style="list-style-type: none">- AISLES BETWEEN STALLS MAY FEEL CRAMPED- LAYOUT MAY LIMIT VENDOR DISPLAY FLEXIBILITY- INDOOR VENUE LIMITS CIRCULATION COMPARED TO OPEN-AIR MARKETS	OPPORTUNITIES: <ul style="list-style-type: none">- BRINGS IN NEW USER GROUPS AND TRAFFIC- CAN FUNCTION YEAR-ROUND REGARDLESS OF WEATHER- CREATES PARTNERSHIPS WITH LOCAL VENDORS THREATS: <ul style="list-style-type: none">- INDOOR LAYOUT MAY RESTRICT PRODUCT TYPES- MAY REQUIRE WAYFINDING OR LAYOUT SIGNAGE FOR CLARITY- VISITORS MAY PREFER LARGER OR OUTDOOR MARKET EXPERIENCES



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LANTERN AT THE CORNER

A THEATER FOR THE VILLAGE

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THEATER SEATING
CONFIGURATIONS
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Alllocations		
Project Total		\$ 10,938,613
	% Project	
Construction	75%	\$ 8,203,959
Design Contingency	5%	\$ 546,930.63
Project Contingency	5%	\$ 546,930.63
Architects Fees	7%	\$ 765,702.88
Pre-Design Services	3%	\$ 328,158.38
Building Permits	3%	\$ 328,158.38
Reimbursable Expenses	2%	\$ 218,772.25
	100%	\$ 10,938,613

ENTER GROSS SQUARE AREA= 13615

	GSF	cost per GSF
Project construction cost per GSF	13,615	\$ 603
Project costs per GSF	13,615	\$ 803

Room Name	Approx. Area (SF)	Description / Use	Code Considerations
Theater Space	3190	Flexible flat-floor performance space with lighting grid and riser seating for 150 occupants	Assembly A-1, sprinklered, Class A finishes, accessible egress required
Lobby		Public entry area with circulation, informational displays, and gathering space	Accessible route, Class B finishes, must not obstruct egress
Box Office / Bar		Combined ticketing and concessions counter with Performer lounge and prep space adjacent to stage	Plumbing fixtures may be required, accessible
Green Room		Performer lounge and prep space adjacent to stage	Non-rated partition, accessible access, standard
Dressing Rooms	194	Changing rooms with mirrors, storage, and direct Six unisex water closets and lavatories for public and staff use	May require ventilation, ADA dressing room
Toilet Rooms	242		
Mechanical Room	37 / 54 (ADA) / 46 (Staff)	Houses HVAC and electrical panels; supports split system and 600A service	Meets PCNYS and BCNYS §2902, ADA accessible
Storage / Janitor Closet	640	Storage for props, costumes, maintenance equipment	Must meet access clearance, ventilation, fire separation
Stairwells and Elev. Shaft	522	Two enclosed stairwells and one elevator shaft for General interior circulation including corridors and	Standard storage use; may require rated separation if flammable materials stored
Hallways / Circulation	507 (169 per floor)	Large multi-use gallery with glass walls to draw in pedestrians	Stair enclosures must be rated; elevator per ASME Minimum 44" clear width; Class B finishes
Gallery	1684		Must contribute to no more than the 30% glazing limit per ECCCNY
	448		

NEW CONSTRUCTION/RENOVATION

		Gross Square Area	Cost per GSF	Cost by Task/Facility
New Construction for project Type IIA Use Group A-1		13615	\$ 452	\$ 6,158,009.17
Site Improvements - hardscape	Impervious Surfaces	831	\$ 20	\$ 16,620.00
Site Improvements - landscape	Landscaped Areas	910	\$ 15	\$ 13,650.00
Tariff 25% increase materials = 10% increase costs		15356	\$ 24	\$ 374,145.82
Premium cost for custom glass structure		1,283	\$ 58	\$ 74,760.41

Subtotal, Project Construction, Fees, and Contingency \$ 6,637,185.40

FACTORS- select and enter =F9 in selected cell

	Subtotal	x Factor	
Project Costs - Less than \$1 million	\$ -	5%	\$ -
Project Costs - More than \$1 million	\$ 6,637,185.40	-3%	\$ (199,115.56)
Labor availability- Slow Market	\$ 6,637,185.40	-5%	\$ (331,859.27)
Labor availability - Tight Market	\$ -	7%	\$ -
Labor availability - Union requirements	\$ 6,637,185.40	20%	\$ 1,327,437.08
Location - Incorporated Area	\$ 6,637,185.40	2%	\$ 132,743.71
Location - Unincorporated Area	\$ -	-2%	\$ -
Job site - Business Area	\$ 6,637,185.40	-2%	\$ (132,743.71)
Job site - Residential Area	\$ 6,637,185.40	5%	\$ 331,859.27
Job site - Limited Staging	\$ -	5%	\$ -
Job site - Occupied by Owner	\$ -	7%	\$ -
Renovation - No Intrusive Tests	\$ -	10%	\$ -
Renovation - Intrusive Exploration	\$ 6,637,185.40	-3%	\$ (199,115.56)
Project Fees - Simple Project	\$ -	-1%	\$ -
Project Fees - Complex Project	\$ 6,637,185.40	5%	\$ 331,859.27
NYS Building Code Transition - simple project	\$ -	5%	\$ -
NYS Building Code Transition - complex project	\$ 6,637,185.40	7%	\$ 464,602.98

Subtotal, Factors \$ 1,725,668.20

Overhead and Profit 20% of subtotals \$ 1,672,570.72

SUBTOTAL, CONSTRUCTION+FEES+FACTORS+OVERHEAD/PROFIT \$ 10,035,424.32

Years to Midpoint

Escalation Previous Subtotal x 5%x no. of years to midpoint construction 1.5 \$ 903,188.19

TOTAL PROJECT ESTIMATE= \$ 10,938,612.51



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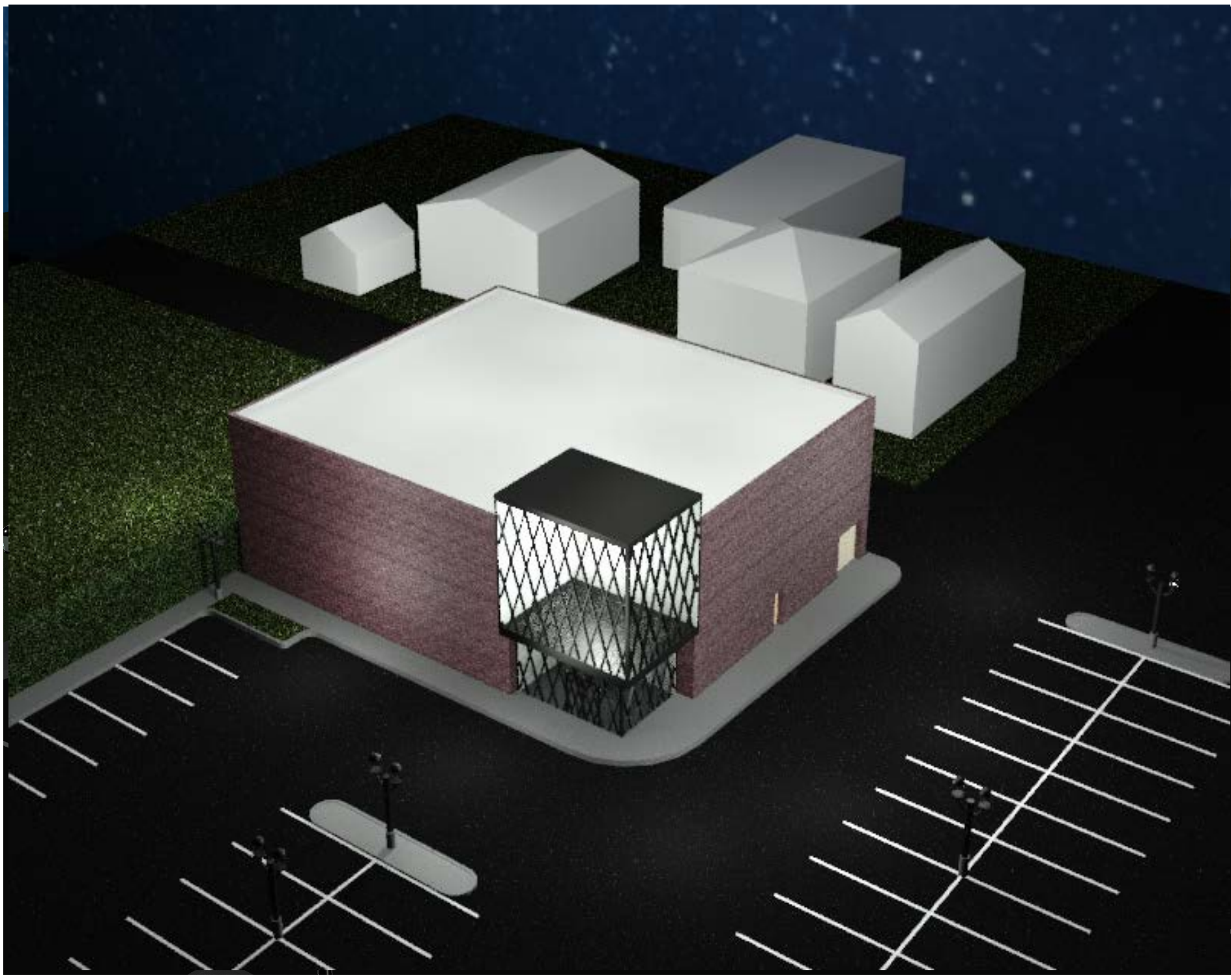
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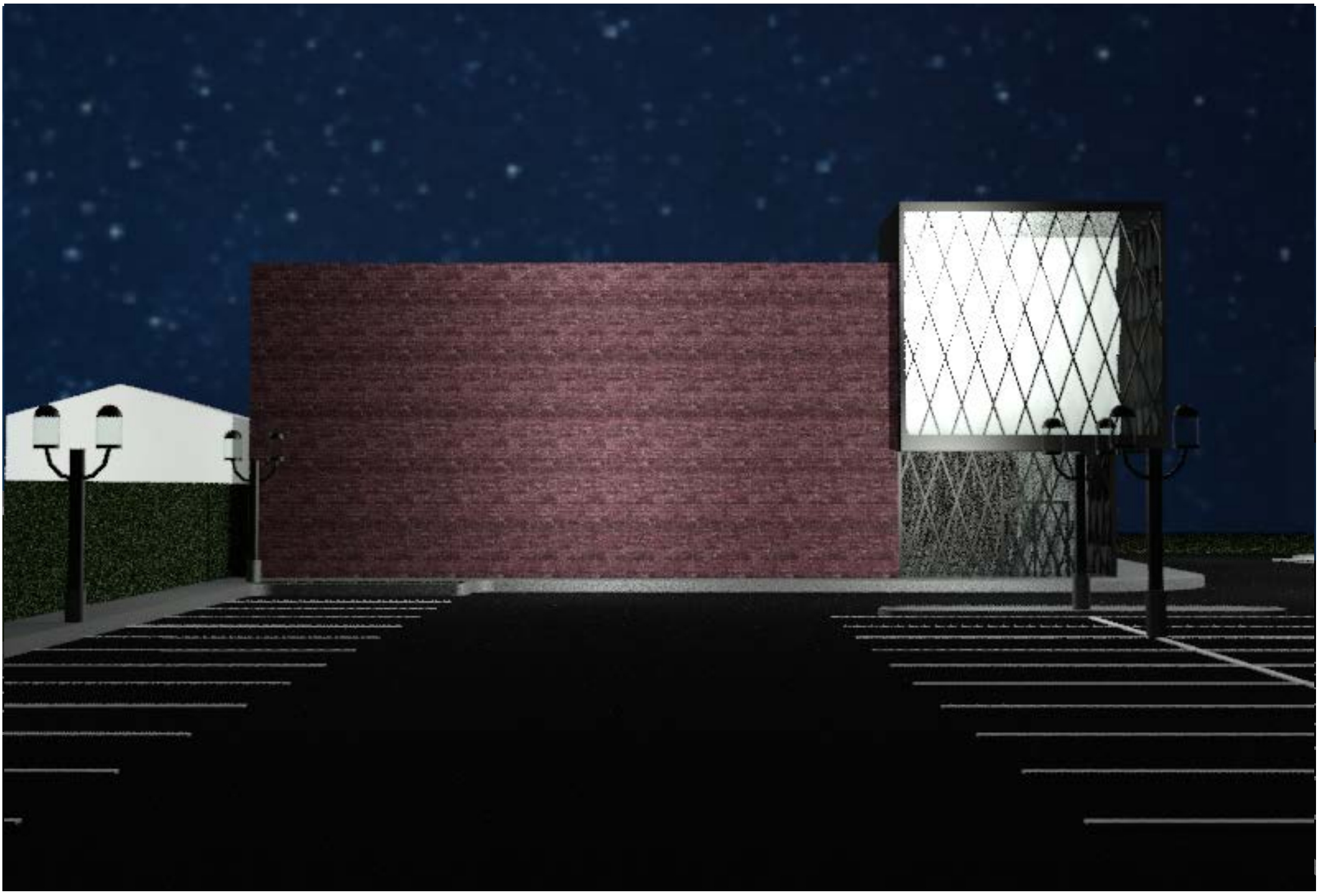
A-602P



ENTRANCE VIEW



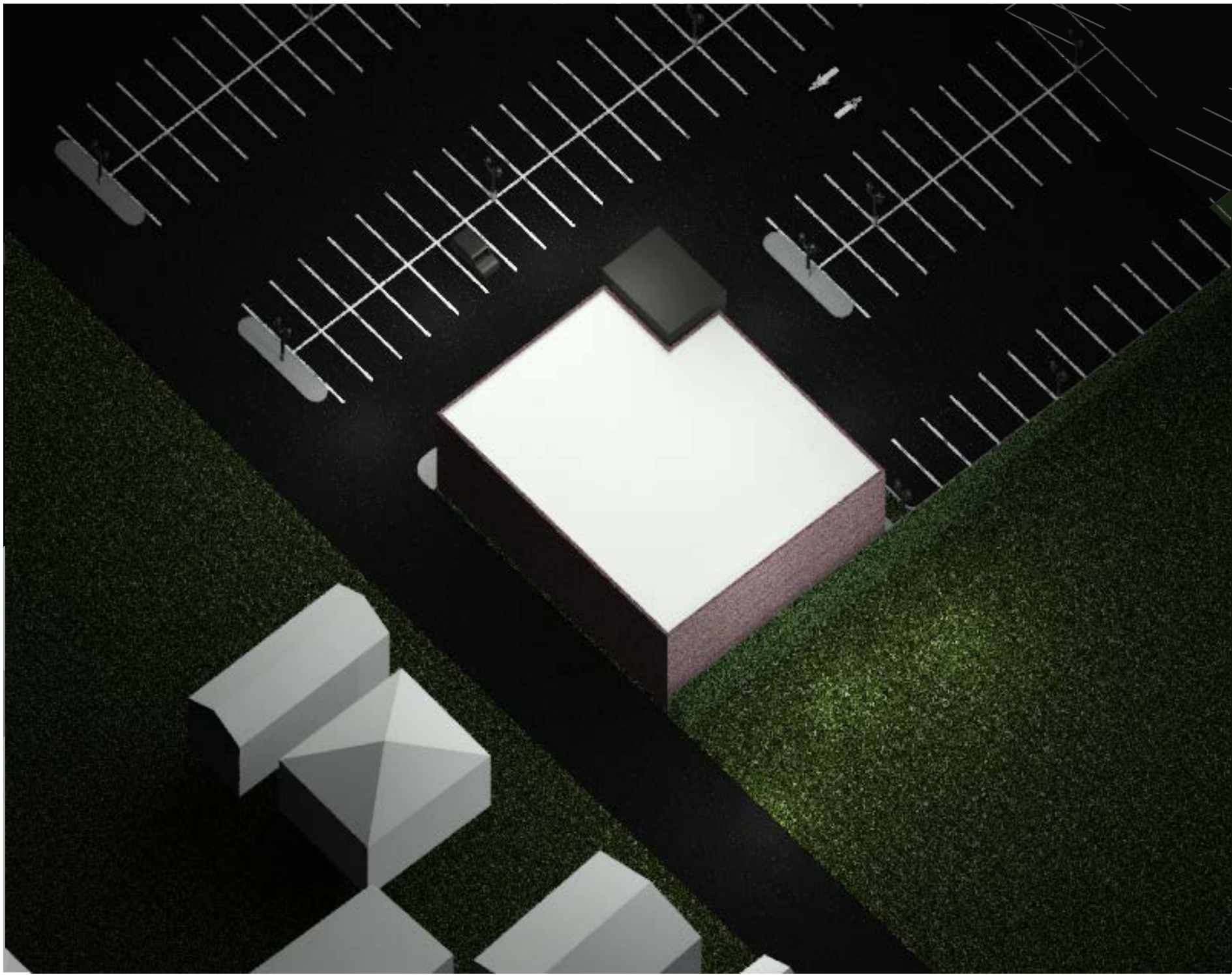
BIRD'S EYE VIEW



FRONT STREET VIEW



MAIN STREET VIEW



REAR BIRD'S EYE VIEW



MOVIE NIGHT



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LANTERN AT THE CORNER A THEATER FOR THE VILLAGE

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