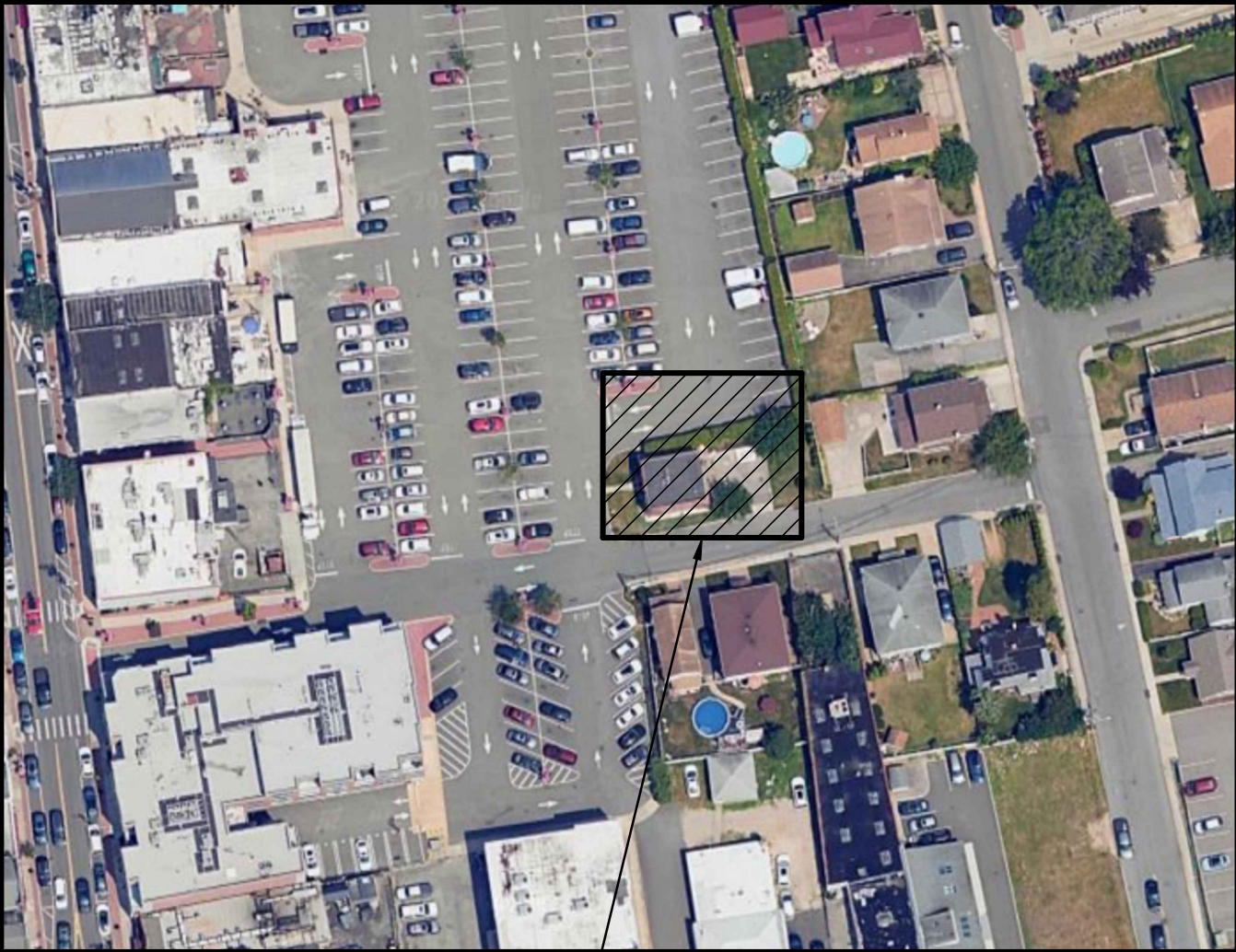


LOCATION MAP

NTS



AREA MAP

NTS



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.

SHEET LIST	
SHEET NUMBER	SHEET NAME
G-101P	PRESENTATION COVER PAGE
A-101P	ARCHITECTURAL PLANS
A-201P	ELEVATIONS & SECTIONS
A-601P	THEATER SEATING CONFIGURATIONS
A-602P	PROGRAM & BUDGET
A-901P	RENDERINGS
G-101	TECHNICAL COVER PAGE
G-102	CODE ANALYSIS
A-101	EXISTING SITE CONDITIONS
A-102	PROPOSED SITE PLAN
A-103	ARCHITECTURAL PLANS
A-104	SCHEDULES AND INTERIOR DETAILS
A-105	REFLECTED CEILING PLANS
A-201	EXTERIOR ELEVATIONS
A-301	STRUCTURAL SECTIONS
A-401	CONSTRUCTION DETAILS
R-101	STAKEHOLDER SET 1
R-102	STAKEHOLDER SET 2



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

LANTERN AT
THE CORNER

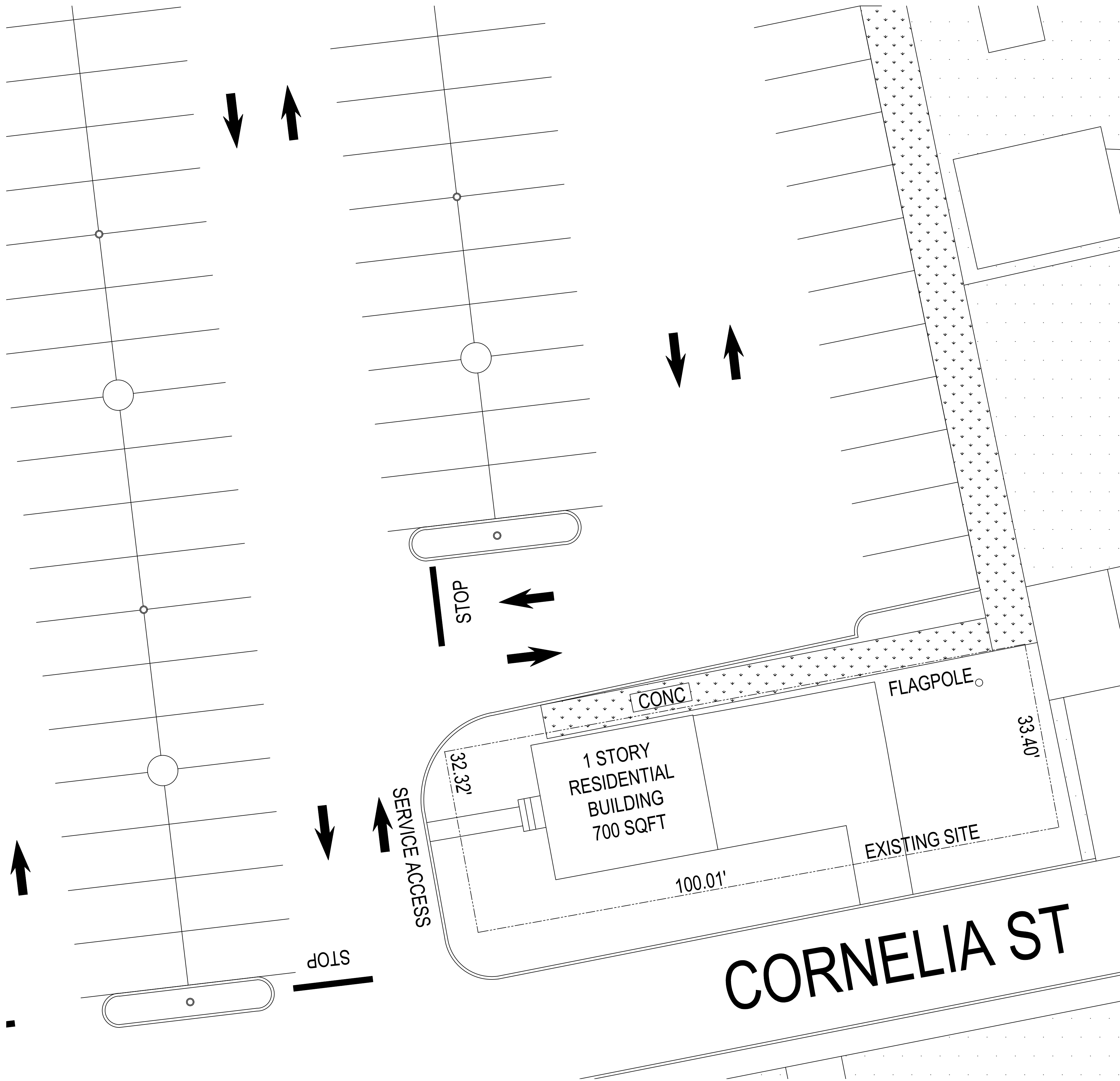
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141 DIVISION ST.
FARMINGDALE NY, 11735
TAX MAP #: 49 - 001 - 17
DRAWN BY: BRYAN ZADIK
DATE: 19MAY2025
SCALE: NOT TO SCALE

REVISIONS:

TECHNICAL COVER PAGE

G-101




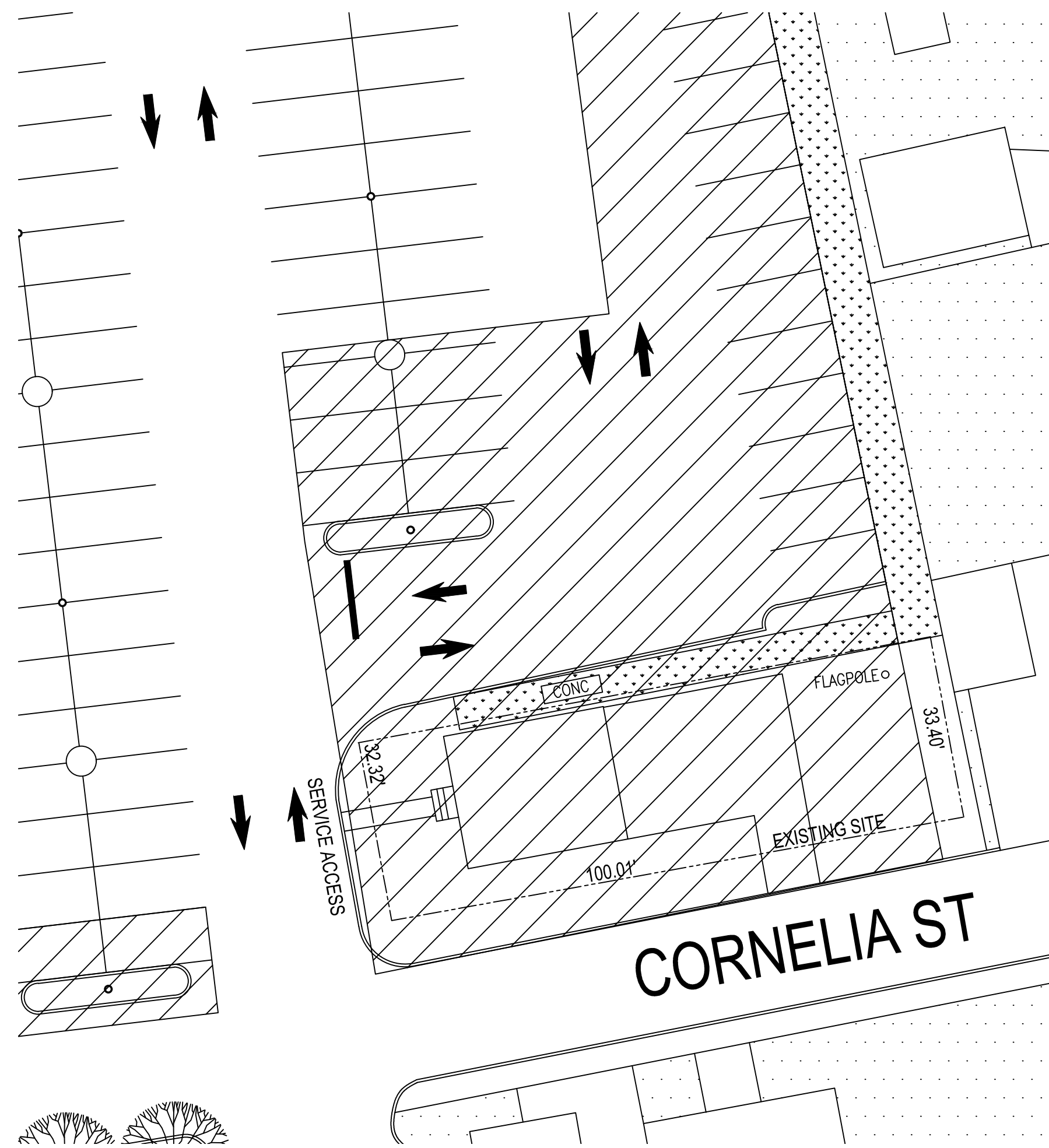
EXISTING SITE PLAN

1" = 10'

N

- #### DEMOLITION NOTES
1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
 2. VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO STARTING DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 3. CONTRACTOR SHALL PROTECT ALL EXISTING ELEMENTS DESIGNATED TO REMAIN. ANY DAMAGE TO EXISTING CONDITIONS NOT SCHEDULED FOR DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 4. CONTRACTOR SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING AT ALL TIMES DURING DEMOLITION.
 5. ALL DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.
 6. REMOVE ALL INTERIOR WALLS, CEILINGS, DOORS, FIXTURES, AND FINISHES AS INDICATED ON THE DEMOLITION PLAN.
 7. WHERE WALLS ARE REMOVED, PATCH ADJACENT SURFACES (FLOOR, WALL, CEILING) TO MATCH EXISTING CONDITIONS UNLESS NOTED OTHERWISE.
 8. SAWCUT AND REMOVE FLOORING AS NEEDED TO ALLOW FOR NEW PLUMBING AND ELECTRICAL WORK. PATCH FLOOR SLAB AFTER WORK IS COMPLETE.
 9. CAP ALL ABANDONED PLUMBING AND ELECTRICAL LINES AT THEIR SOURCE.
 10. COORDINATE WITH RESPECTIVE TRADES.
 11. COORDINATE DEMOLITION OF EXISTING OPENINGS, FRAMES, AND GLAZING WITH NEW WORK. PROTECT STRUCTURAL HEADERS WHERE REQUIRED.
 12. DISCONNECT, LOCK OUT, AND TAG ALL UTILITIES SERVING AREAS TO BE DEMOLISHED PRIOR TO BEGINNING WORK.
 13. NOTIFY UTILITY COMPANIES OF DEMOLITION WORK AS REQUIRED. CONFIRM SHUT-OFF PRIOR TO DEMOLITION.
 14. PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED TO MAINTAIN SAFE CONDITIONS.
 15. DUST, NOISE, AND VIBRATION CONTROL MEASURES SHALL BE IN PLACE DURING ALL DEMOLITION ACTIVITIES.

- #### DEMOLITION KEY
- EXISTING BUILDING TO BE DEMOLISHED
 - SCRUB ENTIRE SITE
 - TEAR UP ASPHALT 35 FEET NORTH OF SITE
 - REMOVE AND RE-ANGLE PARKING ALONG EASTERN EDGE
 - REMOVE EXISTING PARKING ISLAND TO PREP FOR NEW PEDESTRIAN WALKWAY
 - DEMOLISH PEDESTRIAN WALKWAY AT NORTH END OF SITE TO ALLOW FOR CONSTRUCTION ACCESS AND NEW WALKWAY
-  = DEMOLISH EXISTING



DEMOLITION PLAN

1" = 20'

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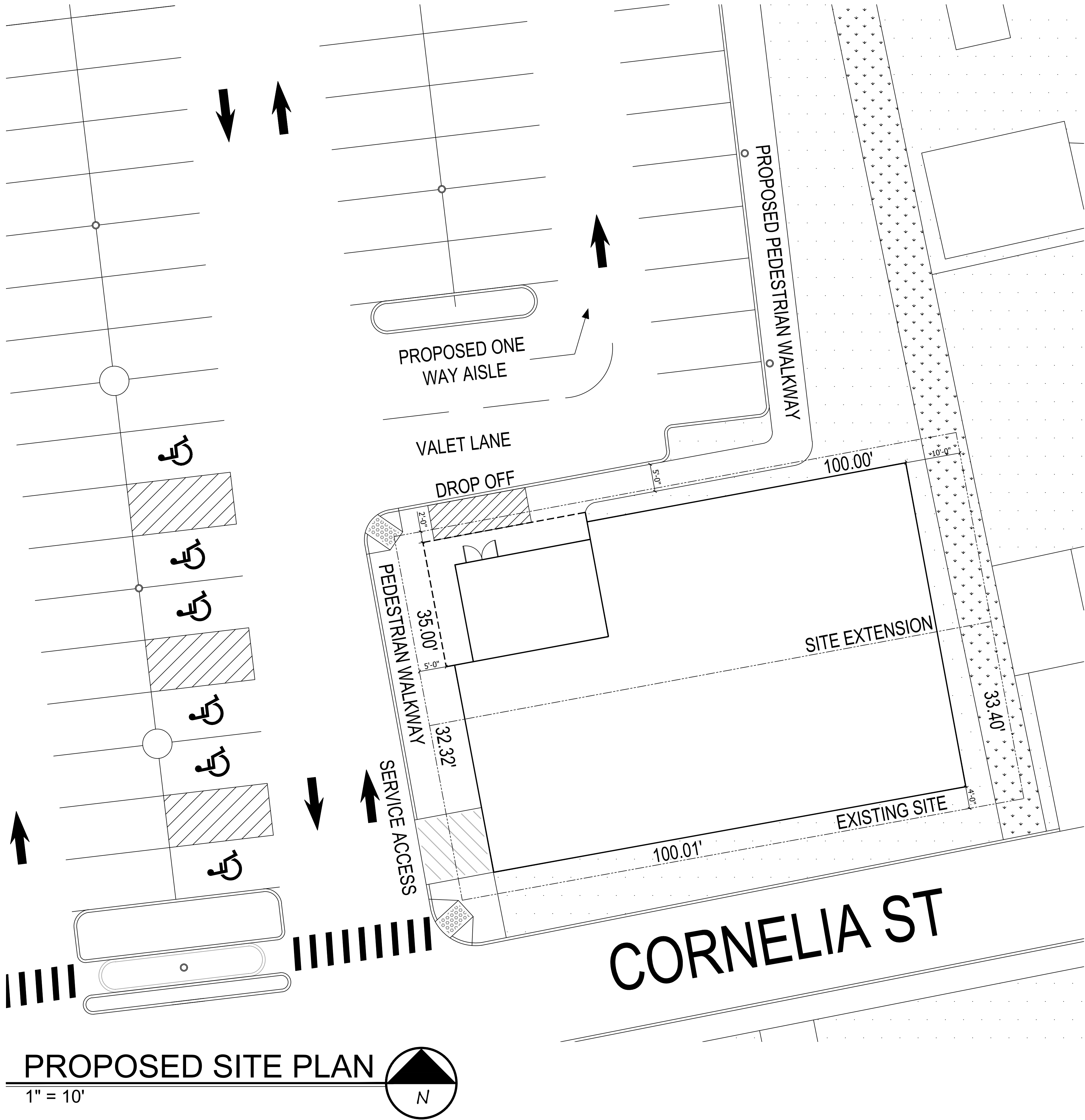
DESIGN 4
PROFESSOR ANDERSON
FARMINGDALE STATE COLLEGE
2350 BROADHOLLOW ROAD
FARMINGDALE NY 11735

LANTERN AT THE CORNER

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SCALE: AS NOTED
REVISIONS:

EXISTING SITE AND DEMO PLAN

A-101



- SITE NOTES**
1. ALL WORK SHALL COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS), VILLAGE OF FARMINGDALE ZONING REGULATIONS, AND NYS DOT STANDARDS.
 2. PROPERTY BOUNDARIES AND EASEMENTS SHOWN ARE BASED ON THE LATEST AVAILABLE SURVEY AND MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
 3. ALL SITE GRADING SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ADJACENT STRUCTURES PER NYS STORMWATER MANAGEMENT GUIDELINES.
 4. ACCESSIBLE ROUTES FROM MUNICIPAL PARKING AND PUBLIC SIDEWALKS TO THE BUILDING ENTRANCES SHALL COMPLY WITH ADA AND CHAPTER 11 OF THE BCNYS.
 5. A MINIMUM 2% SLOPE SHALL BE MAINTAINED ACROSS ALL ACCESSIBLE WALKWAYS AND ENTRANCES TO PREVENT WATER PONDING.
 6. ALL UTILITY CONNECTIONS, INCLUDING WATER, SANITARY SEWER, GAS, AND ELECTRIC, ARE TO BE COORDINATED WITH THE RESPECTIVE LOCAL AUTHORITIES.
 7. SANITARY SEWER AND DOMESTIC WATER CONNECTIONS SHALL BE TIED INTO THE MUNICIPAL SYSTEM LOCATED IN PARKING FIELD 3.
 8. ELECTRICAL SERVICE SHALL BE 600 AMP UNDERGROUND FEED PER PSEG LONG ISLAND REDBOOK STANDARDS.
 9. GAS SERVICE SHALL BE COORDINATED WITH NATIONAL GRID AND ROUTED PER APPROVED UTILITY DRAWINGS.
 10. ALL PAVEMENT MARKINGS, CURB RAMPS, AND SIGNAGE FOR ACCESSIBLE PARKING SHALL CONFORM TO CURRENT ADA STANDARDS AND MUTCD GUIDELINES.
 11. A BRICK SERVICE ACCESS AREA WITH GATED ENCLOSURE SHALL BE PROVIDED AT THE NORTH SIDE OF THE BUILDING FOR TRASH AND DELIVERIES.
 12. STREET TREES AND LANDSCAPE BUFFERS SHALL BE INSTALLED ALONG DIVISION STREET TO SOFTEN VIEWS AND PROVIDE PEDESTRIAN SCALE.
 13. PROPOSED PLANTING SPECIES SHALL BE DROUGHT-TOLERANT, SALT-RESISTANT, AND NATIVE OR ADAPTED TO THE LONG ISLAND REGION.
 14. PROPOSED SIDEWALK ALONG DIVISION STREET SHALL MATCH EXISTING MUNICIPAL SIDEWALK IN MATERIAL AND ALIGNMENT.
 15. LIGHTING FIXTURES IN THE PARKING LOT AND ENTRY WALK SHALL BE FULL CUT-OFF TYPE AND DARK SKY COMPLIANT.
 16. SITE LIGHTING SHALL NOT EXCEED 0.5 FOOT-CANDLES AT PROPERTY LINES ADJACENT TO RESIDENTIAL PARCELS.
 17. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO VERIFY LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.
 18. BUILDING SETBACK LINES, LOT COVERAGE, AND HEIGHT LIMITS SHALL COMPLY WITH THE DOWNTOWN MIXED-USE (D-MU) ZONING DISTRICT REQUIREMENTS.
 19. NO OUTDOOR STORAGE IS PERMITTED; ALL EQUIPMENT AND TRASH BINS MUST BE FULLY SCREENED OR HOUSED WITHIN THE SERVICE AREA.
 20. ALL TEMPORARY FENCING, STAGING, AND ACCESS DURING CONSTRUCTION SHALL BE COORDINATED TO MINIMIZE DISRUPTION TO MUNICIPAL PARKING AND SIDEWALKS.

Category	Area (SF)	% of Site
Building (GSF)	13615	88.66
Hardscape (Impervious)	831	5.41
Landscape (Green Area)	910	5.93

Feature	Location / Description	Compliance Standard
Accessible Route	From municipal lot and sidewalk to main entrance	ADA / BCNYS §1104
Curb Ramp	At Division Street and north service access	ADAAG / NYSDOT Standard Sheets
Accessible Entry Door	At main entry, auto-opener provided	ADA / ICC A117.1
Emergency Egress Points	2 exits provided to grade level	BCNYS §1006
Drop-off / Loading Zone	Service access with turning radius on north side	Fire Code of NYS / Local Ordinance
Exterior Lighting	Mounted along paths of travel	BCNYS §1008.2, Dark Sky Compliant
Accessible Parking	2 ADA spaces in nearby municipal lot	NYS Building Code Table 1106.1
Slope Compliance	All walks ≤ 5%, ramps ≤ 8.33% with handrails	ADA / ICC A117.1



DESIGN 4
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FARMINGDALE STATE COLLEGE
2350 BROADHOLLOW ROAD
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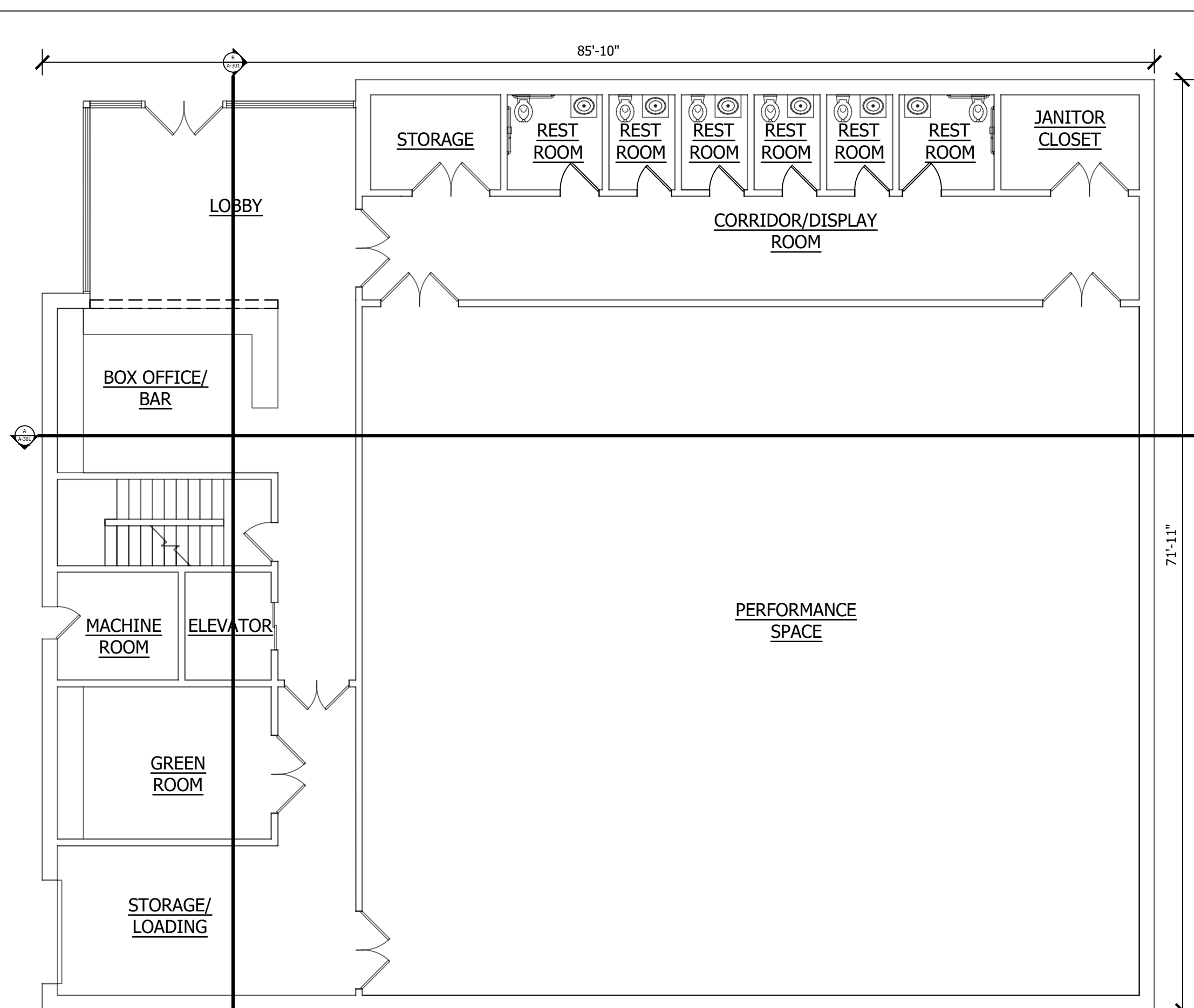
LANTERN AT THE CORNER

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DATE: 19MAY2025
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REVISIONS:

PROPOSED SITE PLAN

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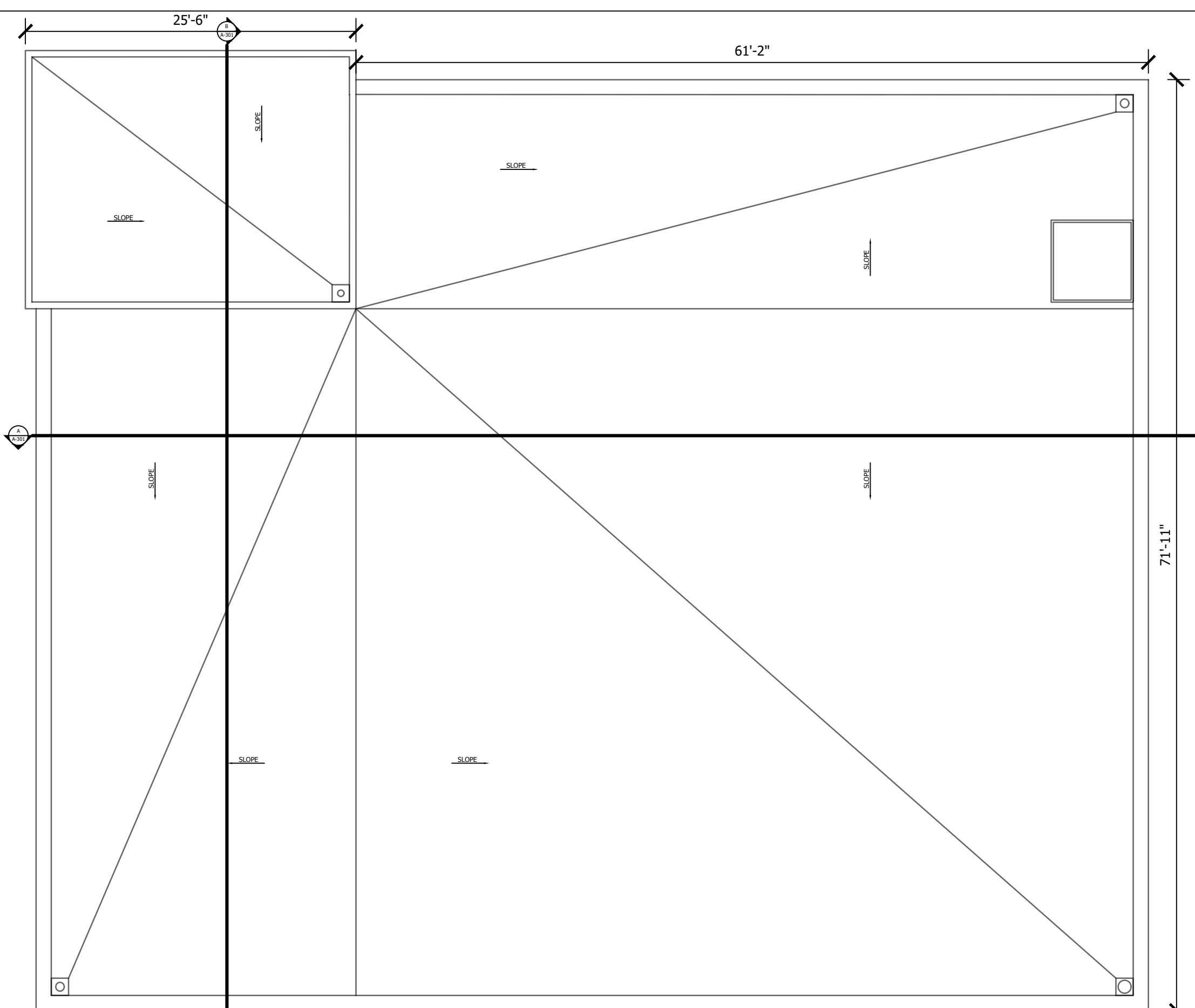
PAGE: 10 OF 18



FIRST FLOOR PLAN

1/8" = 1'

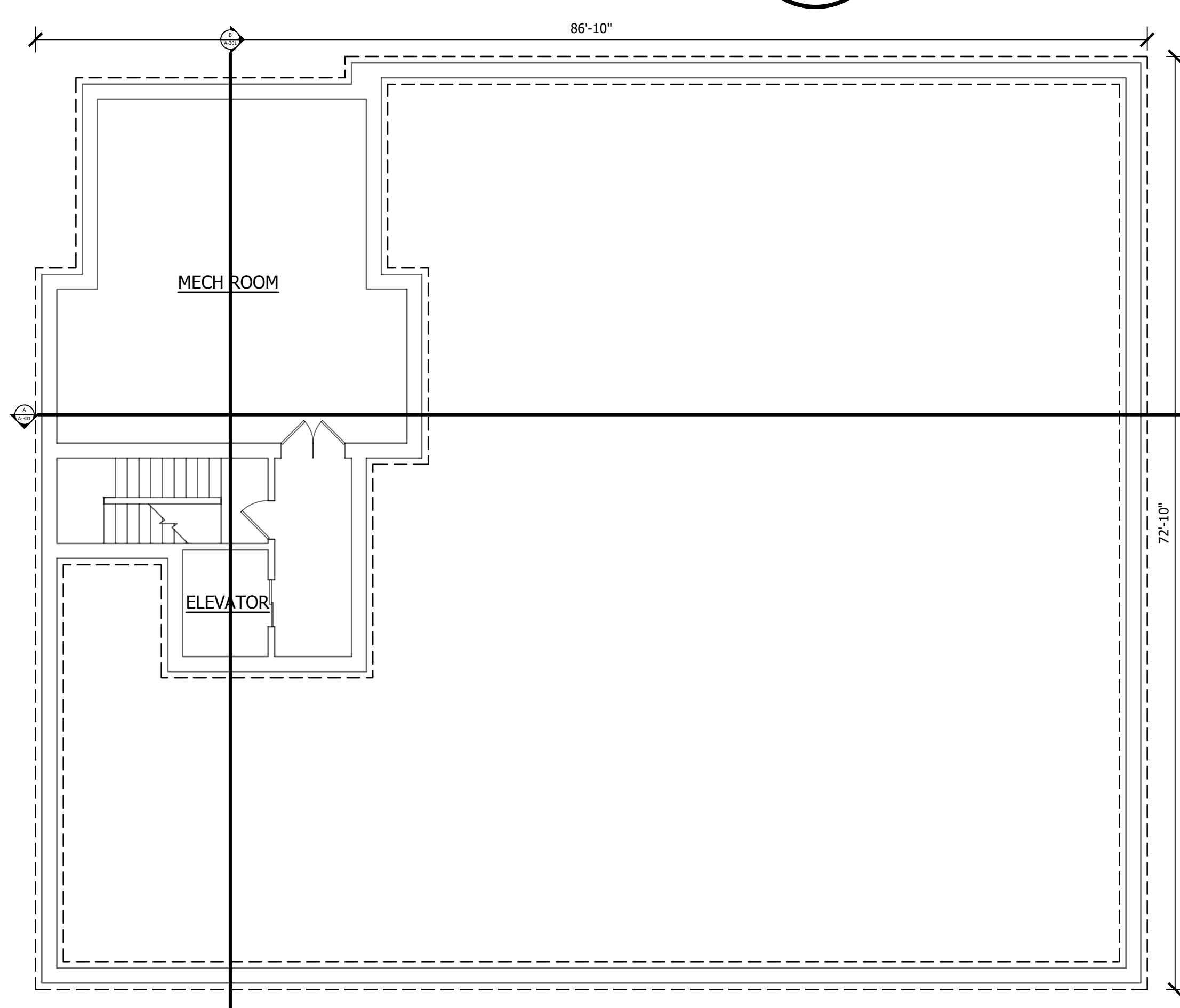
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ROOF PLAN

1/8" = 1'

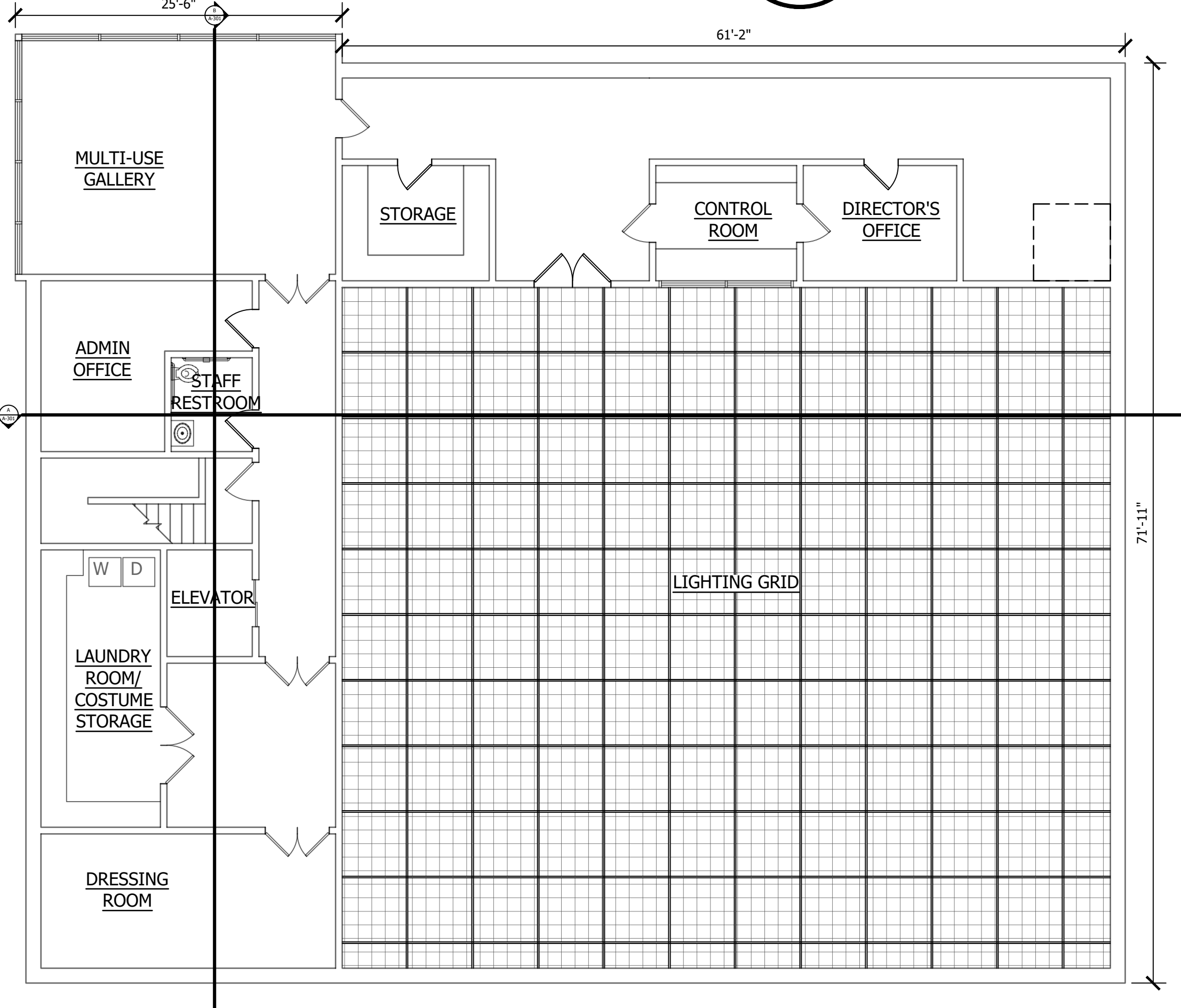
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FOUNDATION PLAN

1/8" = 1'

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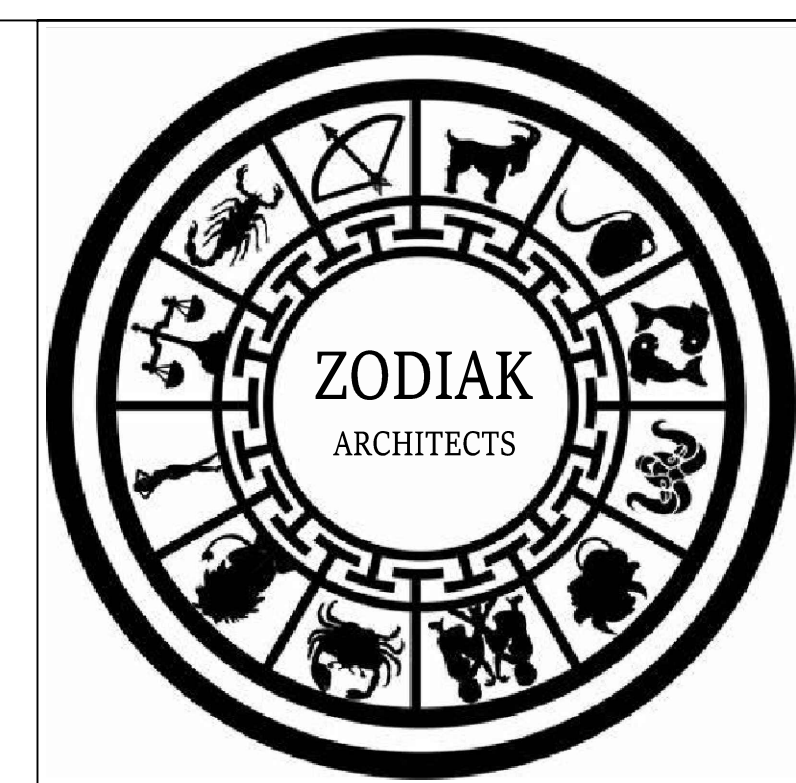
SECOND FLOOR PLAN

1/8" = 1'

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Room Name	Required Area (SF)	Approx. Area (SF)
Theater Space	3000	3190
Lobby	350	318
Box Office / Bar	200	216
Green Room	180	194
Dressing Rooms	250	242
		37 / 54 (ADA) / 46 (Staff)
Toilet Rooms	120	
Mechanical Room	600	640
Storage / Janitor Closet	400	522
Stairwells and Elev. Shaft	500	507 (169 per floor)
Hallways / Circulation	1500	1684
Gallery	400	448

Category	Total Area (SF)	% of Gross Area
Programmed Rooms Total	9901	72.7%
Vertical Circulation	507	3.7%
Circulation / Hallways	1684	12.4%
Walls / Shafts / Misc.	1523	11.2%
Total Gross Area	13615	100%



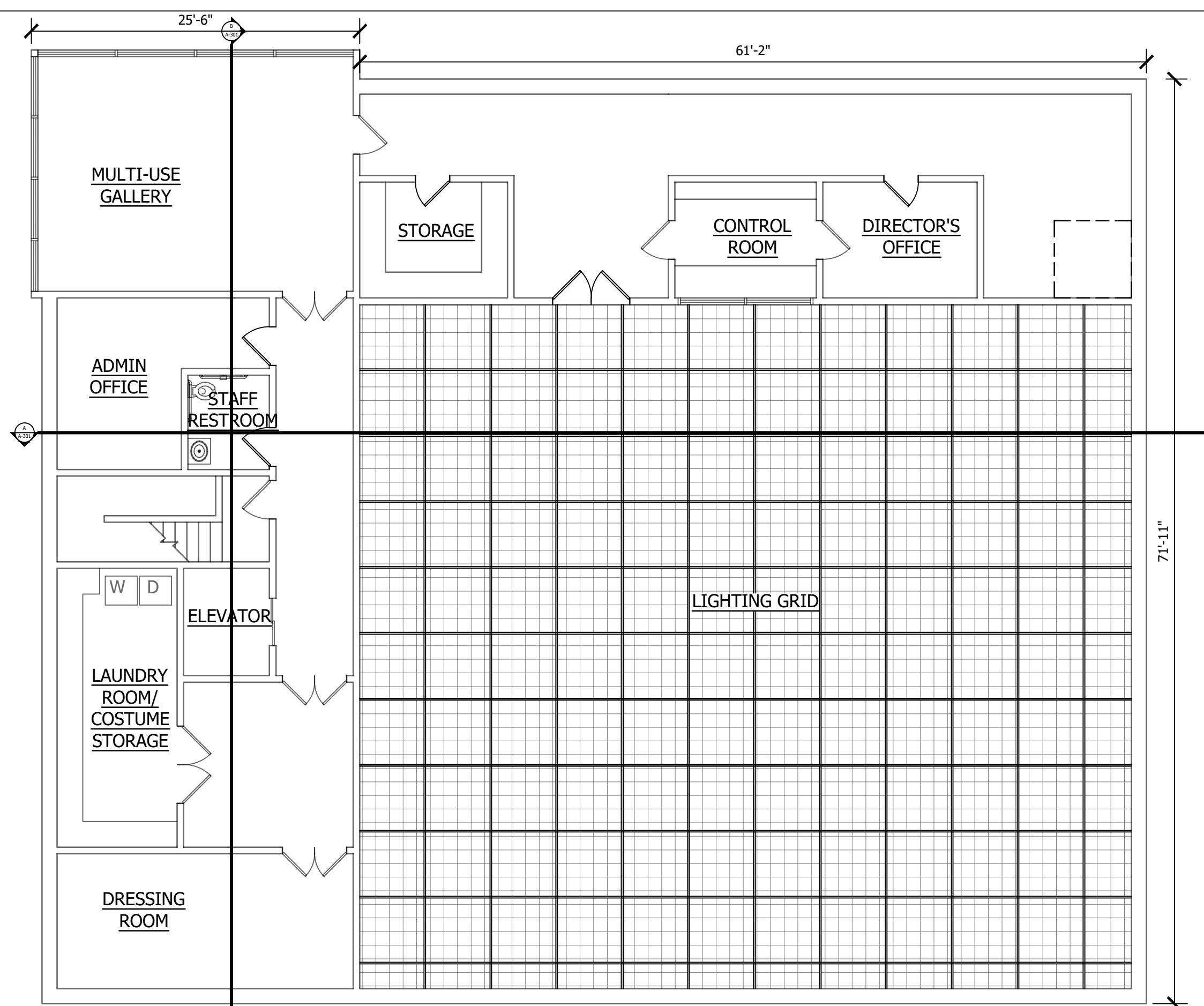
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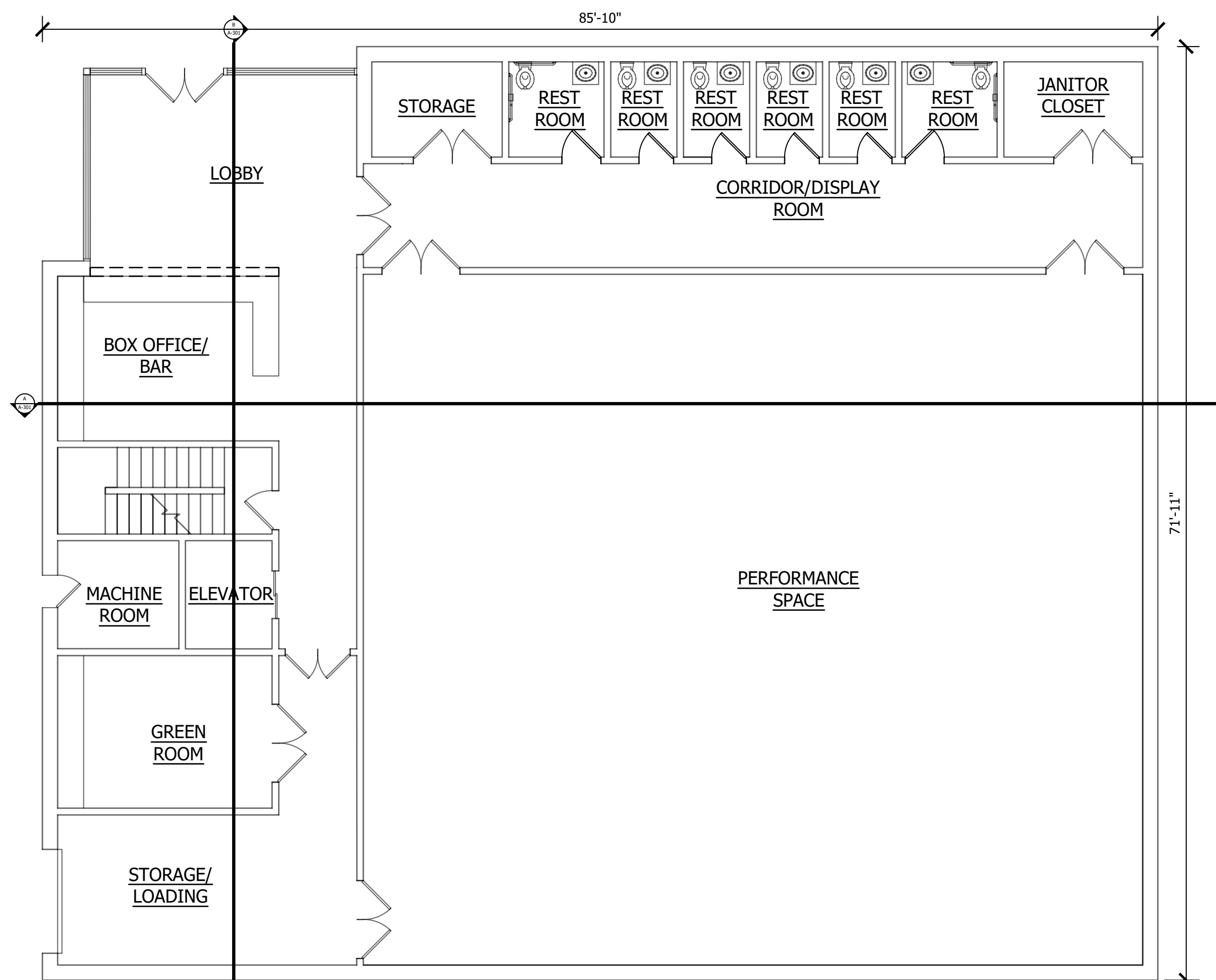
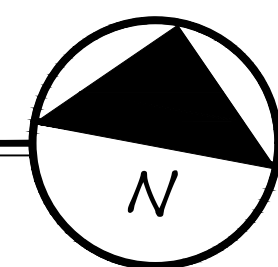
ARCHITECTURAL PLANS

A-103



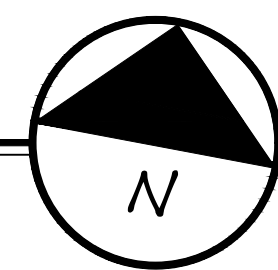
SECOND FLOOR PLAN

1/8" = 1'



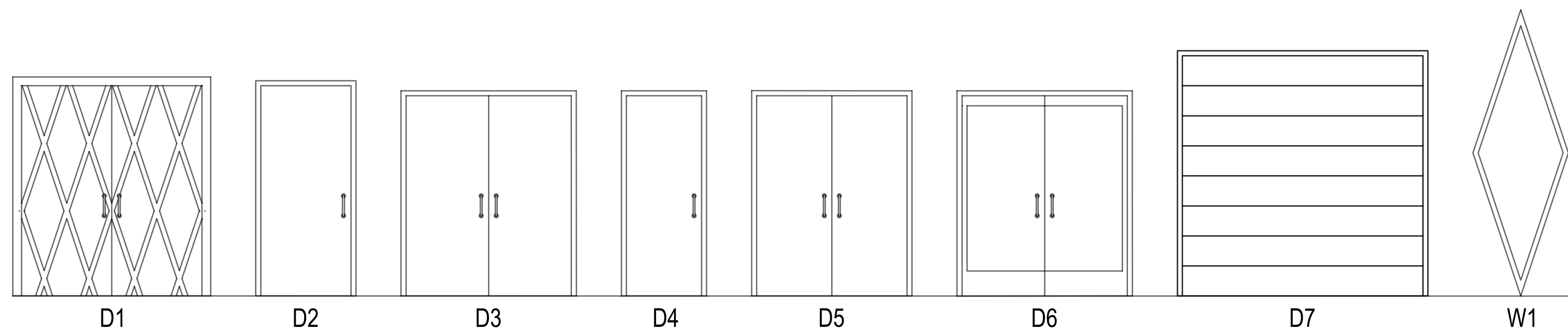
FIRST FLOOR PLAN

1/8" = 1'



DOOR SCHEDULE					
MARK	WIDTH	HEIGHT	THICKNESS	CONFIGURATION	TYPE
D1	6'-0"	7'-0"	2"	DOUBLE HUNG	CUSTOM GLAZED
D2	3'-0"	7'-0"	2"	SINGLE HUNG	HOLLOW METAL
D3	6'-0"	6'-8"	2"	DOUBLE HUNG	HOLLOW METAL
D4	3'-0"	6'-8"	2"	SINGLE HUNG	HOLLOW METAL
D5	5'-0"	6'-8"	2"	DOUBLE HUNG	HOLLOW METAL
D6	6'-0"	6'-8"	2"	DOUBLE HUNG	GLAZED HOLLOW METAL
D7	8'-0"	8'-0"	2"	OVERHEAD	METAL GARAGE DOOR

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	THICKNESS	CONFIGURATION	TYPE
W1	2'-9 ⁷ / ₈ "	8'-5 ¹¹ / ₁₆ "	2"	FIXED	CUSTOM GLASS WINDOWS



Room Name	Floor Finish	Wall Finish	Ceiling Finish
Theater Space	Resilient Rubber Tile	Acoustical Fabric-Wrapped Panels	Open to Structure / Black Paint
Lobby	Solid Vinyl	Glass Feature Wall + Vinyl Acoustic Wallcovering	Suspended Gypsum Board Ceiling
Box Office / Bar	Solid Vinyl	Painted GWB	2x4 Acoustical Ceiling Tile
Green Room	Homogeneous Vinyl Sheet Flooring	Painted GWB	Painted GWB
Dressing Rooms	Carpet	Painted GWB + Mirrors	2x4 Acoustical Ceiling Tile
Toilet Rooms	Porcelain Tile with Epoxy Grout	Ceramic Tile Wainscot to 4' + Painted GWB	2x4 Acoustical Ceiling Tile
Mechanical Room	Sealed Concrete	Unfinished Foundation Wall	Open to Structure
Gallery	Polished Concrete	Painted GWB + Glass Wall	Painted GWB
Storage / Janitor Closet	Rubber Tile	Unfinished CMU	2x4 Acoustical Ceiling Tile
Hallways / Circulation	Resilient Rubber Sheet Flooring	Painted GWB	2x4 Acoustical Ceiling Tile
Stairwells / Elevator	Sealed Concrete or Rubber Tile	Painted CMU / Painted GWB	Painted GWB
Control Room	Static-Dissipative VCT (SDT)	Painted GWB	Painted GWB



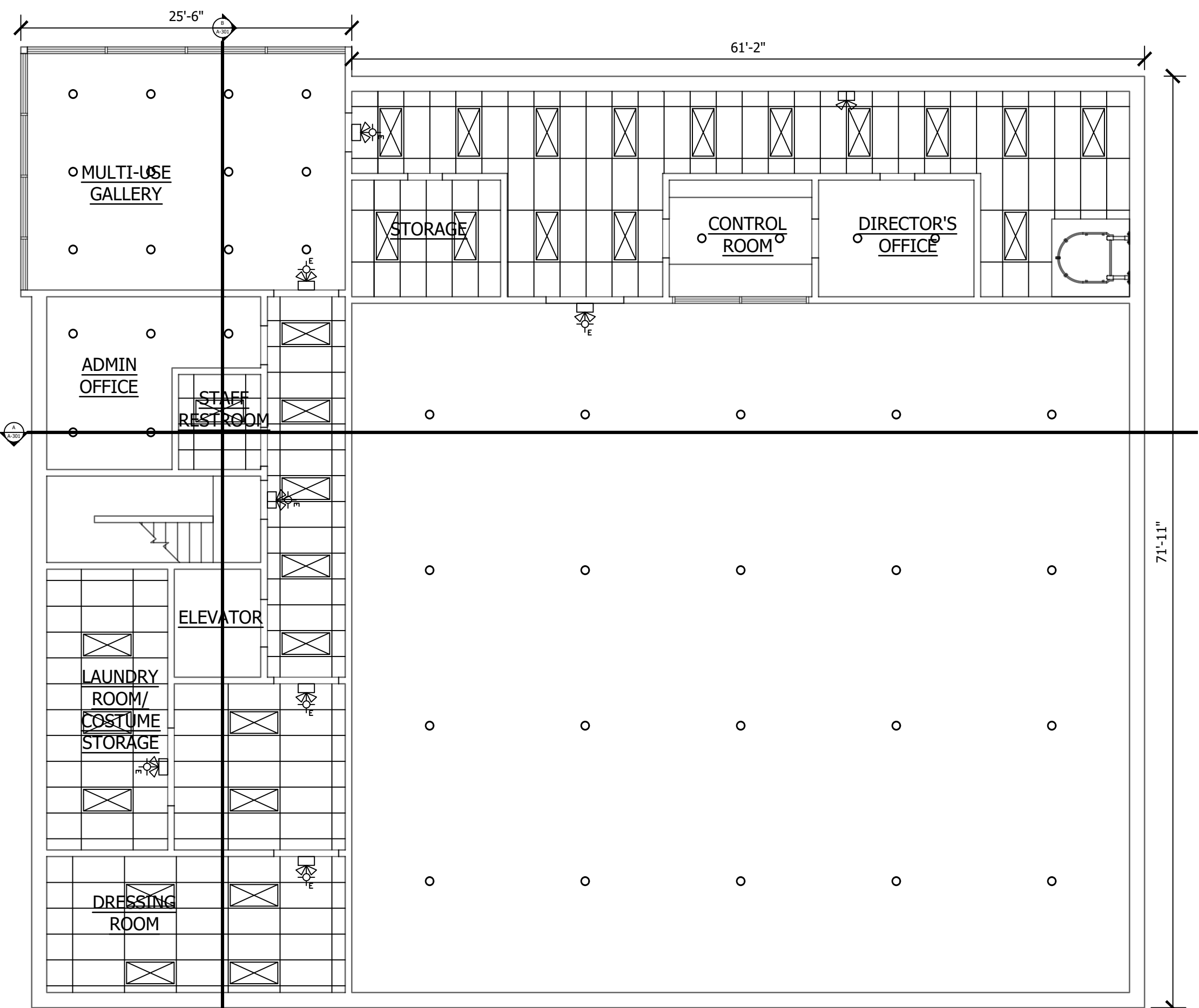
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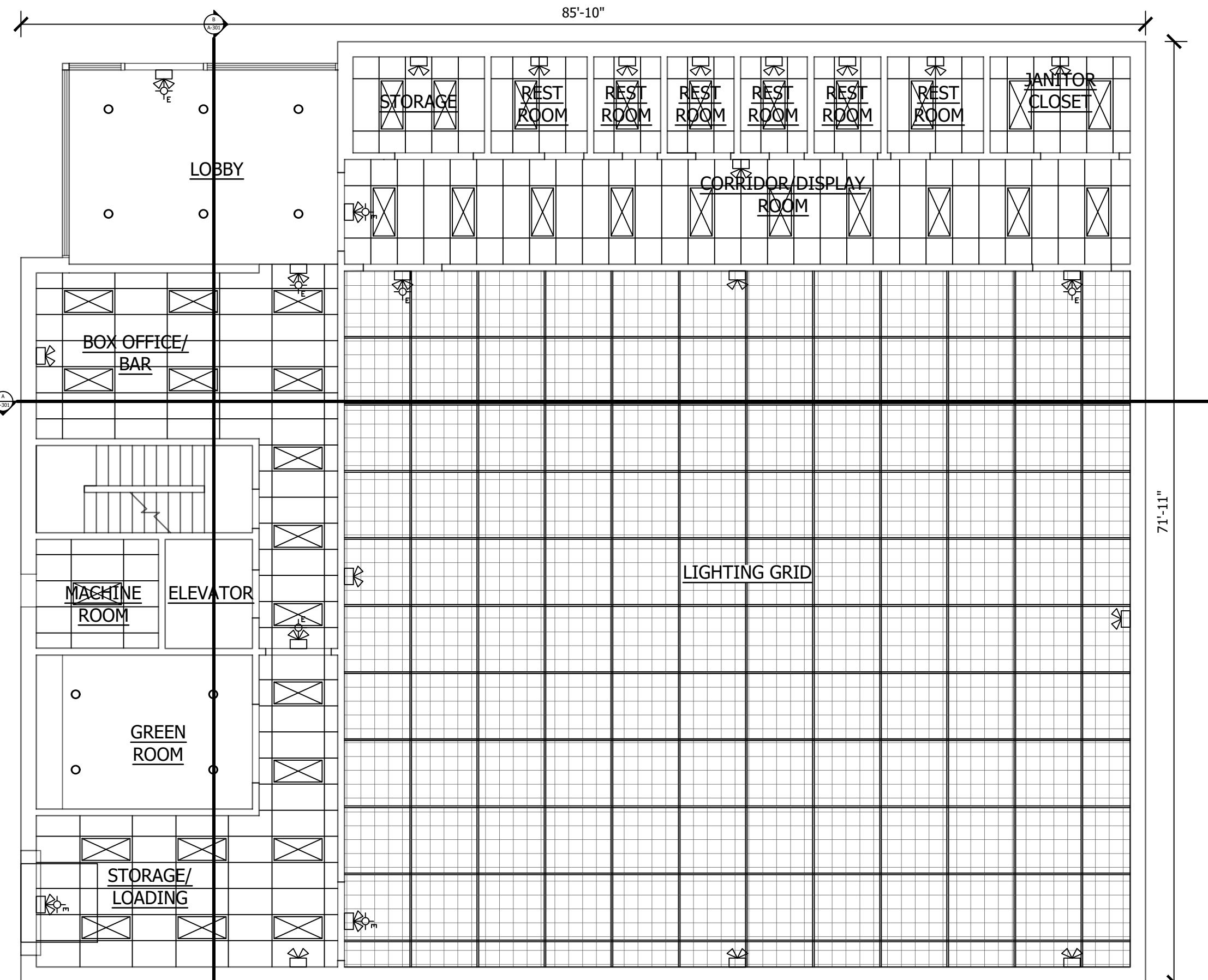
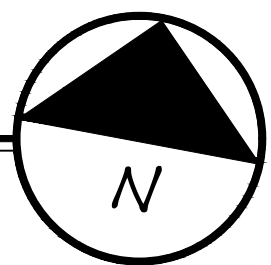
SCHEDULES AND CALLOUTS

A-104



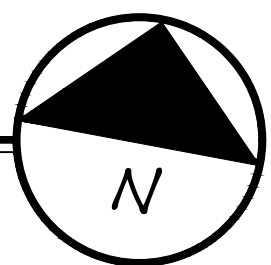
SECOND FLOOR RCP

1/8" = 1'



FIRST FLOOR RCP

1/8" = 1'



LEGEND	
	EMERGENCY LIGHT W/ MIN 90 MINUTE BACK UP (TYP.)
	EMERGENCY LIGHT W/ ILLUMINATED EXIT SIGN
	2FT X 4FT LAY IN LED LIGHT FIXTURE IN METAL GRID (TYP.)
	2FT X 4FT LAY IN CEILING TILE IN METAL GRID
	2FT X 4FT LAY IN CEILING TILE IN METAL GRID

Room Name	Fixture Type	Qty	Mounting	Notes
Lobby	6" Round LED Ceiling Light	6	Surface Mounted to Finished Ceiling	Evenly spaced in round layout
Box Office/Bar	2x4 Lay-in LED Panel	4	Suspended in Ceiling Grid	Grid: 2x4 ceiling tile in metal grid
Theater	Theatrical Fixtures	Varies	Pipe Grid	Controlled via dimming console
Gallery	6" Round LED Ceiling Light	12	Surface Mounted to Finished Ceiling	Even coverage for display lighting

Room	Ceiling Height (FT)	Ceiling Type
Lobby	12'-0"	Finished ceiling
Theater	25'-0"	Open web ceiling, 13.5' to exposed pipe grid
Green Room	8.5'-0"	Metal grid drop ceiling
Gallery	21'-0"	Finished ceiling

Zone	Rooms Covered	Control Type
Zone A	Lobby, Box Office, Gallery	Occupancy Sensor + Manual
Zone B	Theater Seating Area	DMX Console
Zone C	All other rooms	Manual Switch

Room	Lighting Intent	Color Temperature (K)	Notes
Lobby	Welcoming & Warm	3000K	Round surface lights highlight warmth and visibility
Box Office / Bar	Functional & Bright	3500K	Flat panel lights over service areas; task lighting at counter
Theater	Flexible & Theatrical	3200K (stage), 5000K (work)	DMX-controlled fixtures support dynamic scenes and dimming
Gallery	Accent-Oriented & Calm	3500K	Even lighting promotes visual comfort and artwork clarity
Green Room	Relaxed & Neutral	3500K	Balanced lighting for comfort and performer prep
Restrooms	Clean & Functional	4000K	Bright white lighting enhances cleanliness and visibility
Corridors / Hallways	Safe & Consistent	3500K	Uniform illumination along paths of egress
Dressing Room	Comfortable & Focused	3500K	Focused lighting to support costume prep and mirror use
Control Room	Controlled & Low-Glare	4000K	Dimmable lighting reduces screen glare and improves focus
Admin Office	Professional & Neutral	4000K	Neutral lighting supports reading and admin work

REFLECTED CEILING PLAN NOTES	
1.	ALL PUBLIC AREAS INCLUDING LOBBY, GALLERY, AND BOX OFFICE ARE DESIGNED WITH 6" ROUND LED CEILING LIGHTS AT 3000K TO ENHANCE WARMTH AND VISIBILITY.
2.	THE CEILING ABOVE THE BLACK BOX THEATER IS OPEN TO STRUCTURE, WITH A 13.5' HIGH PIPE GRID SUSPENDED FROM A 25' HIGH STRUCTURAL CEILING.
3.	A FULLY SPRINKLERED SYSTEM THROUGHOUT THE BUILDING COMPLIES WITH 2020 BCNYS §903.2.1.1 FOR A-1 OCCUPANCIES.
4.	LIGHTING CONTROL ZONES ARE DIVIDED BY FUNCTION: DMX IN THEATER, OCCUPANCY SENSORS IN LOBBY, AND MANUAL SWITCHES IN BACK-OF-HOUSE SPACES.
5.	ADA-COMPLIANT EGRESS, DOOR CLEARANCES, AND RESTROOM FIXTURES ENSURE INCLUSIVE ACCESS THROUGHOUT THE FACILITY.
6.	ENERGY EFFICIENCY STRATEGIES INCLUDE DAYLIGHT-LIMITED STOREFRONT GLAZING (≤30% FACADE AREA) AND HIGH-EFFICACY LED FIXTURES THROUGHOUT.
7.	CEILING HEIGHTS VARY: 12' IN LOBBY AND GALLERY, 8.5' IN GREEN ROOM, AND 25' IN THEATER TO SUPPORT LIGHTING AND ACOUSTICS.
8.	ACOUSTIC CONSIDERATIONS ARE BUILT INTO CEILINGS VIA SUSPENDED GRID TILES IN PERFORMER SUPPORT SPACES AND EXPOSED ACOUSTIC PANELS IN THE THEATER.
9.	EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS ARE INSTALLED ALONG ALL REQUIRED EGRESS ROUTES PER BCNYS §1008.3 AND §1013.
10.	ALL CEILING-MOUNTED DEVICES—SPRINKLERS, DIFFUSERS, DETECTORS—ARE COORDINATED FOR PERFORMANCE, CODE COMPLIANCE, AND AESTHETIC INTEGRATION.
11.	THE RCP REFLECTS CODE-DRIVEN SPACING FOR LIGHTING AND LIFE SAFETY FIXTURES, SUPPORTING AN OCCUPANCY OF UP TO 180 SEATS.



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

LANTERN AT
THE CORNER

PROJECT INFORMATION:

PROJECT ADDRESS:
141 DIVISION ST.
FARMINGDALE NY, 11735
TAX MAP #: 49 - 001 - 17
DRAWN BY: BRYAN ZADIK
DATE: 19MAY2025
SCALE: AS NOTED
REVISIONS:

REFLECTED CEILING PLANS

A-105



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

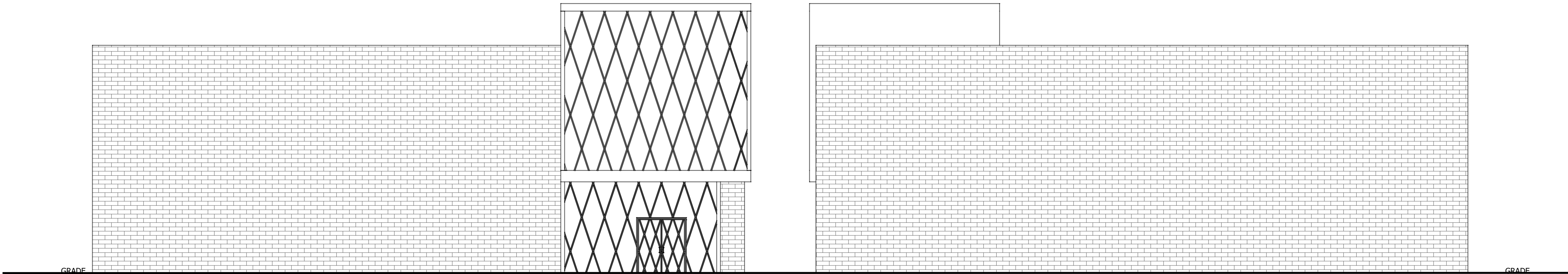
LANTERN AT THE CORNER

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REVISIONS:

ELEVATIONS

A-201

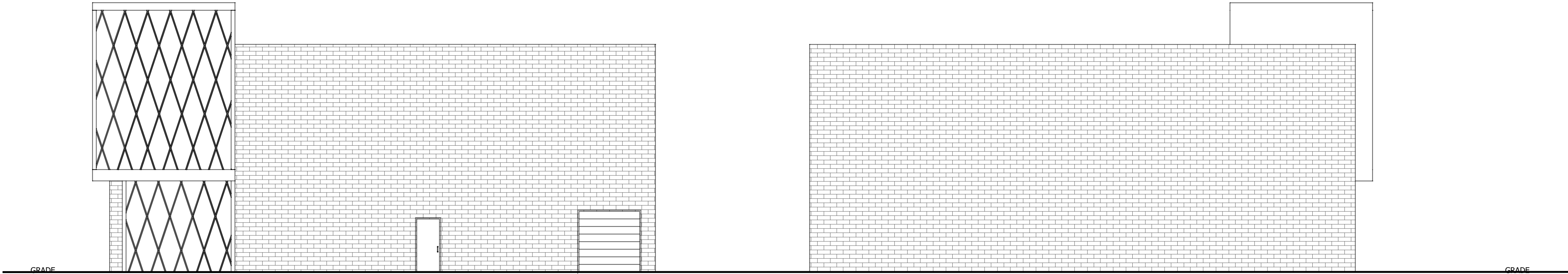


FRONT (NORTH) ELEVATION

1/8" = 1'

REAR (SOUTH) ELEVATION

1/8" = 1'



RIGHT (WEST) ELEVATION

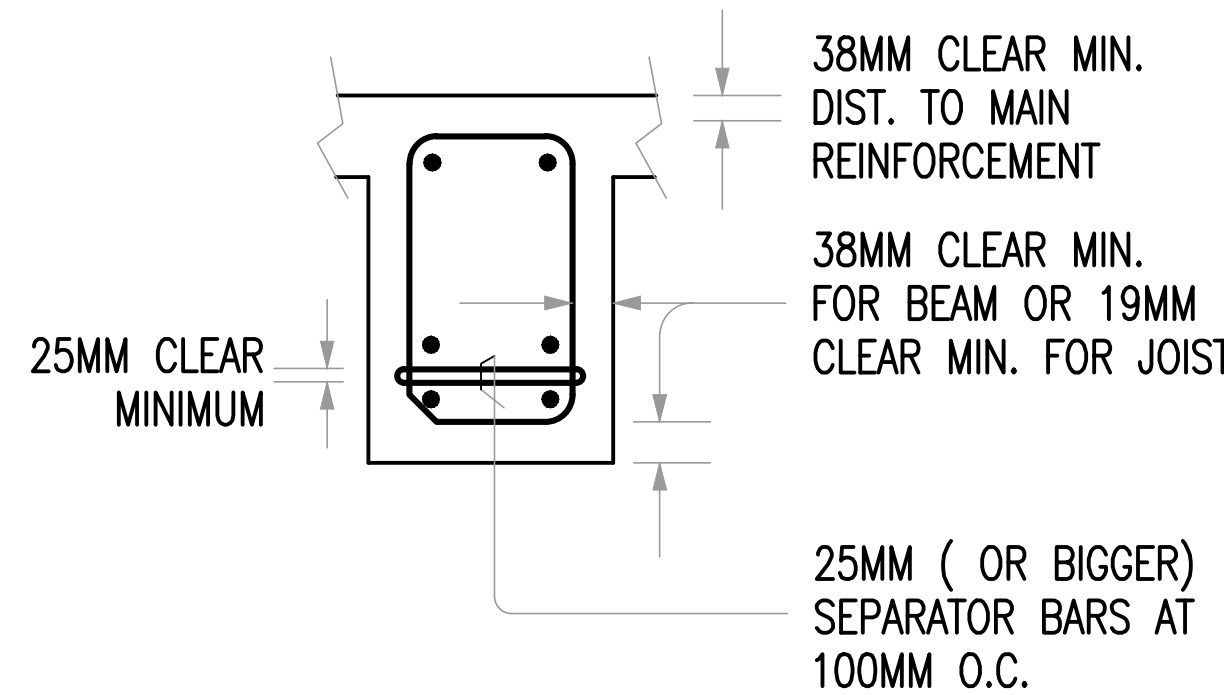
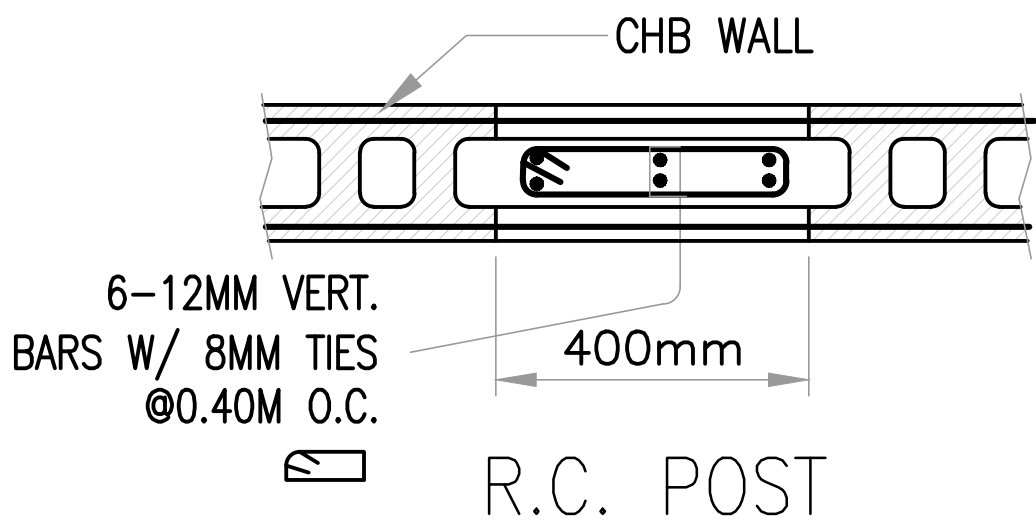
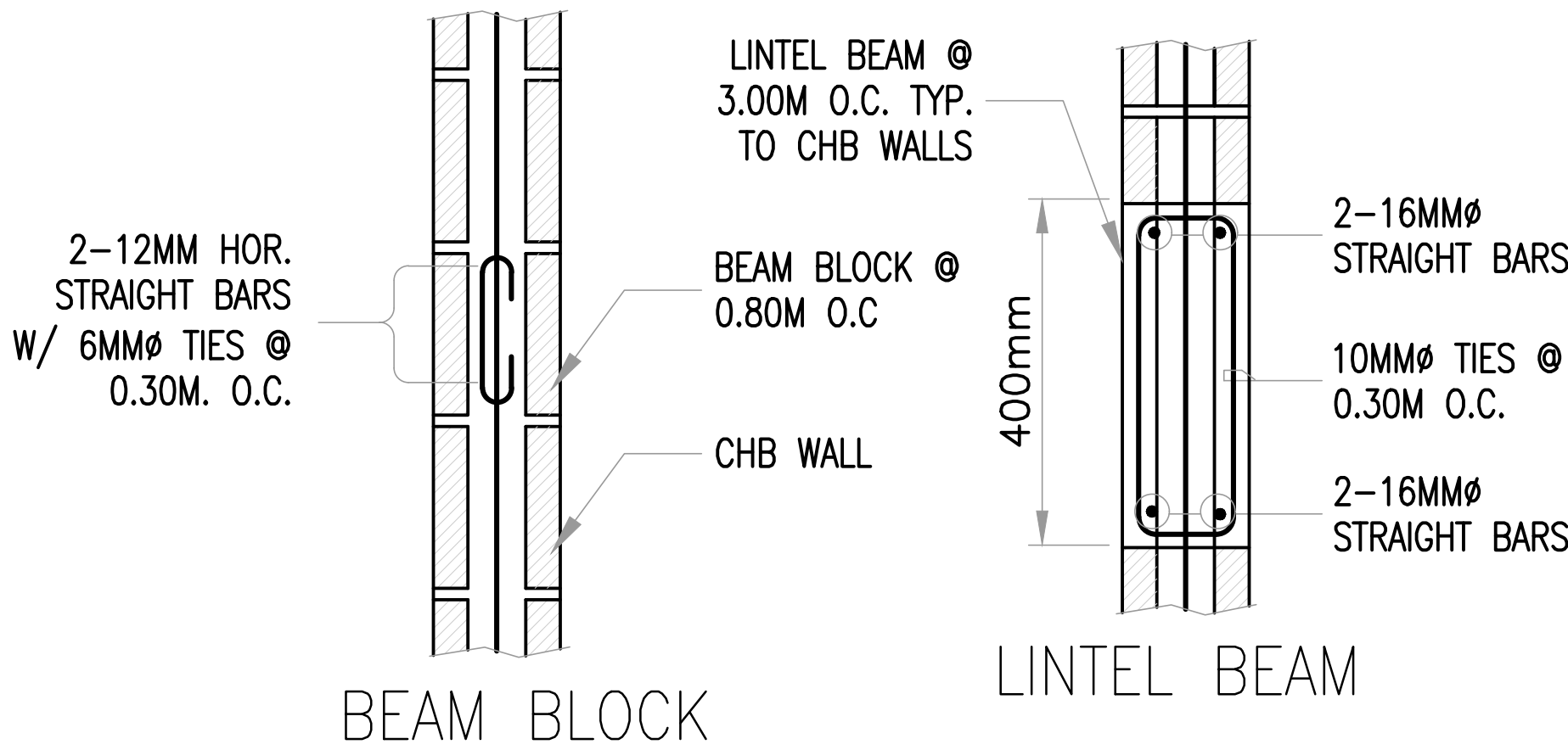
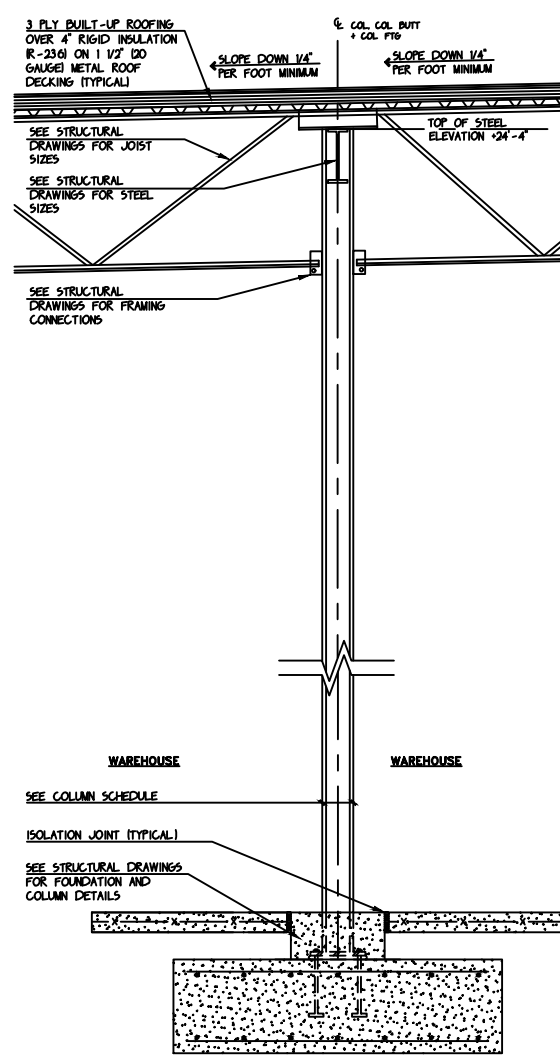
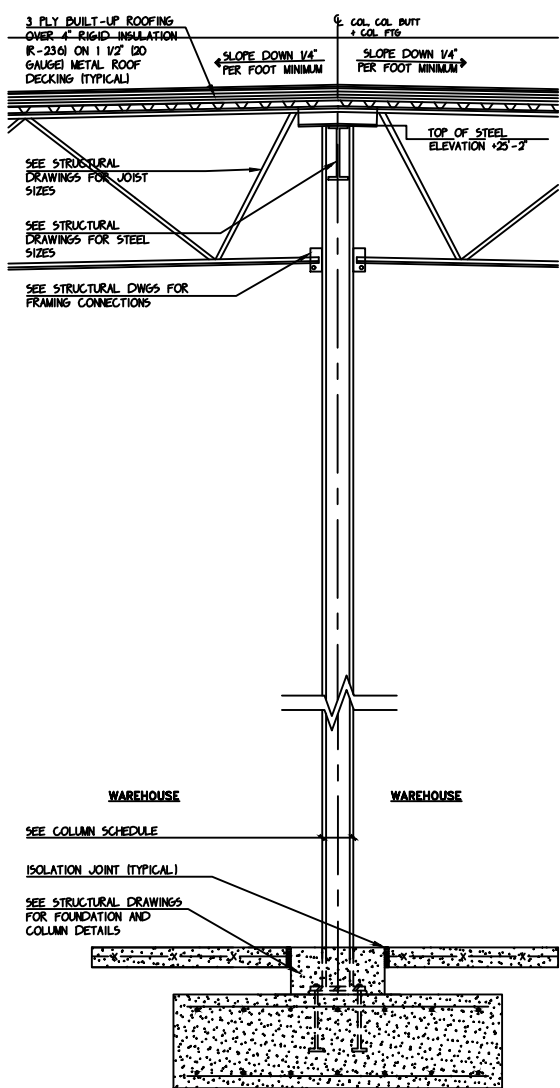
1/8" = 1'

LEFT (EAST) ELEVATION

1/8" = 1'

COLUMN DETAILS

NTS

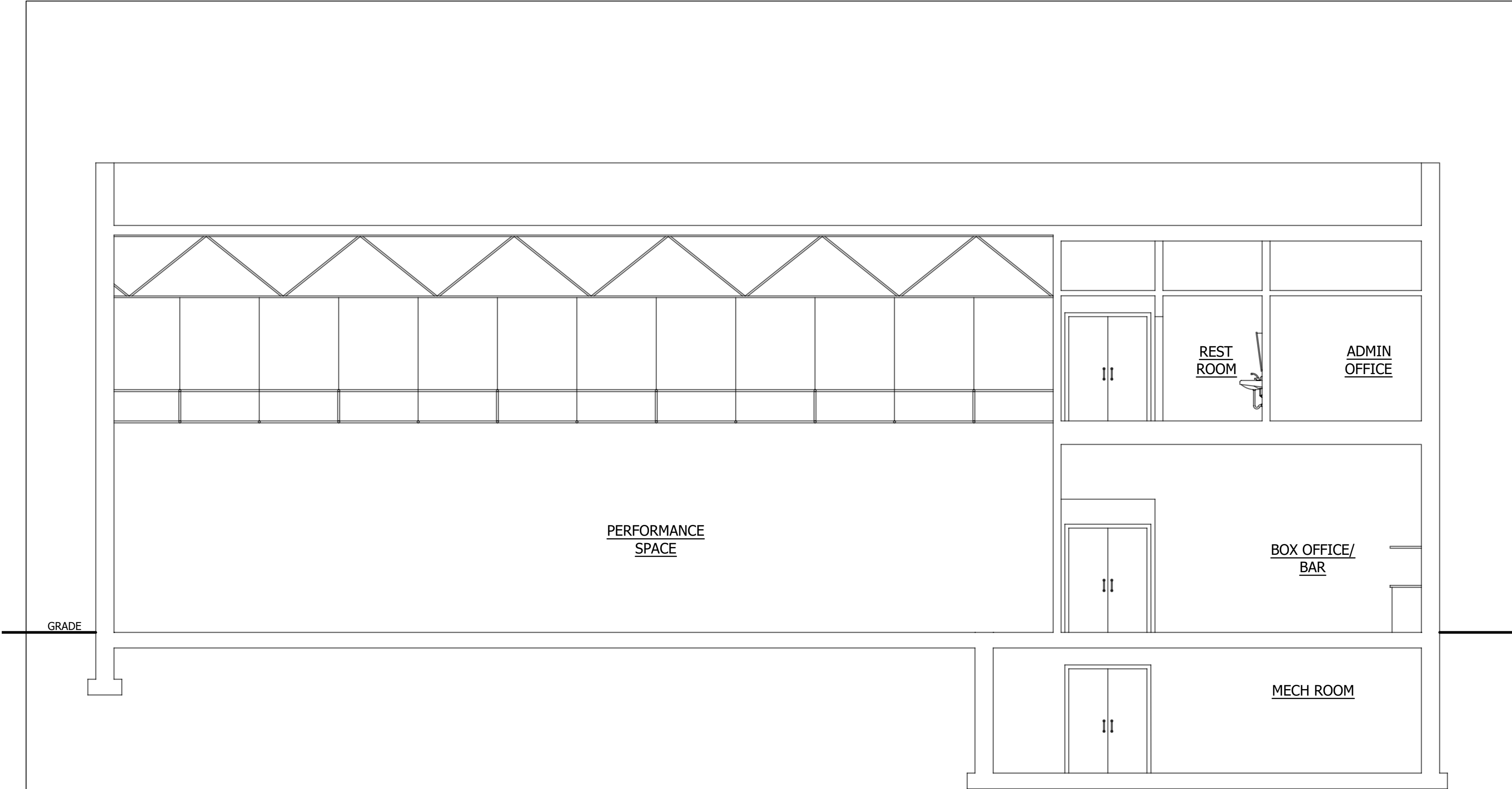


BEAM BLOCK, RC POST & LINTEL BEAM DETAILS

BEAM DETAILS

NTS

RC COVERING SECTION DETAIL



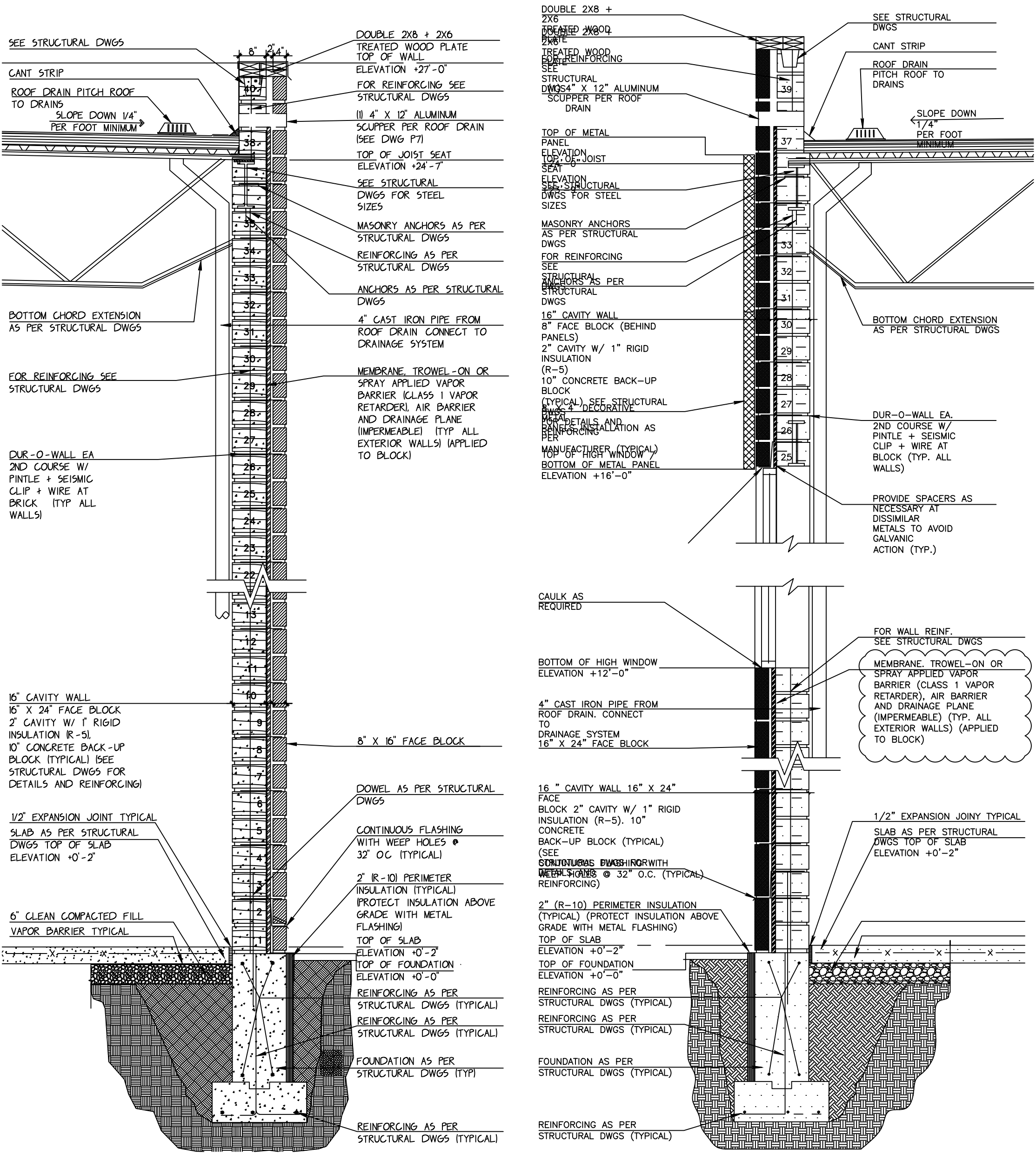
LONGITUDINAL SECTION "A"

1/8" = 1'



CROSS SECTION "B"

1/8" = 1'



STRUCTURAL DETAILS

NTS



DESIGN 4
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LANTERN AT
THE CORNER

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DATE: 19MAY2025
SCALE: AS NOTED
REVISIONS:

STRUCTURAL SECTIONS

A-301

STRUCTURAL GENERAL NOTES

- A. GENERAL NOTES
- IN THE INTERPRETATION OF THESE DRAWINGS, INDICATED DIMENSIONS SHALL GOVERN. DISTANCES OR SIZES SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES.
 - IN CASE OF CONFLICT IN DETAILS OR DIMENSIONS BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS, REFER TO THE ARCHITECT FOR FINAL DECISION.
 - IN CASE OF CONFLICT BETWEEN THESE DRAWINGS AND SPECIFICATIONS, THE WORKING DRAWING SHALL GOVERN.
 - ALL STRUCTURAL DETAILS UNLESS OTHERWISE SHOWN IN THE DRAWINGS SHALL FOLLOW CONSTRUCTION NOTE DETAILS.
 - STANDARD CONSTRUCTION PROCEDURES AS PER "NATIONAL BUILDING CODE" AND "NATIONAL STRUCTURAL CODE FOR BUILDINGS" SHOULD BE STRICTLY FOLLOWED IN THE EXECUTION OF THE PROJECT.
 - ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE ACI-318-71 CODE IN SO FAR AS THEY DO NOT CONFLICT WITH LOCAL BUILDING CODE REQUIREMENTS.
 - CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT, MECHANICAL, ELECTRICAL, STRUCTURAL ENGINEER PLANS AS TO THE EXACT SIZE AND LOCATION OF OPENINGS THRU FLOOR SLAB, BEAMS AND WALLS.
 - IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE CONSTRUCTOR TO PROVIDE SHEET PILES, PRECAUTIONARY MEASURES TO ENSURE THE SAFETY OF THE ADJACENT PROPERTIES AND OCCUPANTS.
- B. CONCRETE
- A.1 COLUMNS $f'_c = 21.00$ MPa (3,000 psi) at 28TH DAY
- A.2 FOOTINGS, REINFORCED CONCRETE WALLS AND STAIRS $f'_c = 21.00$ MPa (3,000 psi) at 28TH DAY
- A.3 SUSPENDED SLABS, BEAMS AND GIRDERS $f'_c = 21.00$ MPa (3,000 psi) at 28TH DAY
- A.4 GROUND FLOOR SLAB ON FILL $f'_c = 17.00$ MPa (2,500 psi) at 28TH DAY
- A.5 OTHERS NOT SPECIFIED $f'_c = 21.00$ MPa (3,000 psi) at 28TH DAY

- C. REINFORCEMENT
- B.1 ALL MILD REINFORCING BARS SHALL BE ROUND DEFORMED CONFORMING TO ASTM A - 615.
- 12 mm# AND SMALLER REBARS $f_y = 228.00$ MPa (33,000 psi)
- 16 mm# AND LARGER REBARS $f_y = 276.00$ MPa (40,000 psi)
- B.2 ALL REINFORCING BAR DIAMETER IN MILLIMETER INDICATED ON THE PLANS SHOULD BE STRICTLY FOLLOWED. ANY DEVIATION FROM THOSE SPECIFIED SHALL HAVE THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- B.3 WHERE SPLICING IS REQUIRED, SLAB, BEAM, AND GIRDER REINFORCING BARS SHALL BE SPLICED AT QUARTER POINT AND A MINIMUM LENGTH OF 40 TIMES THE DIAMETER OF THE BAR
- B.4 COLUMN VERTICAL BARS SHALL BE SPLICED AT MID-FLOOR HEIGHT AND A MINIMUM LENGTH OF 400 ALSO. NOT MORE THAN 50% OF THE TOTAL NUMBER OF BARS SHALL BE SPLICED AT ANY GIVEN SECTION.
- D. STRUCTURAL STEEL
- C.1 ALL STRUCTURAL STEEL BOTH ANGLES AND STEEL PLATES SHALL CONFORM TO ASTM A36 --- $f_y = 248.00$ MPa (36,000 psi)
- C.2 WELDING ELECTRODES SHALL BE E70XX SERIES.
- C.3 MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A-325
- E. STANDARD CONSTRUCTION PROCEDURES AS PER "NATIONAL BUILDING CODE" AND "NATIONAL STRUCTURAL CODE FOR BUILDINGS" SHOULD BE STRICTLY FOLLOWED IN THE EXECUTION OF THE PROJECT.
- F. IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE CONSTRUCTOR TO PROVIDE SHEET PILES, PRECAUTIONARY MEASURES TO ENSURE THE SAFETY OF ADJACENT PROPERTIES AND OCCUPANTS.
- H. CONCRETE PROTECTION FOR REINFORCING BARS
- THE FOLLOWING SHALL BE THE CLEAR COVER CONCRETE PROTECTIONS:
- | | |
|----------------------------|--------|
| FOUNDATION | 0.08 M |
| SLAB ON GRADE | 0.04 M |
| SURFACE EXPOSED TO WEATHER | 0.05 M |
| COLUMNS | 0.04 M |
| BEAMS & GIRDERS | 0.04 M |
| SUSPENDED SLABS AND STAIR | 0.02 M |
| WALLS | 0.02 M |
| POST TENSIONED SLAB | 0.03 M |

- I. SIZES OF AGGREGATES TO BE USED:
- MAXIMUM SIZES OF AGGREGATES TO BE USED FOR VARIOUS TYPES OF CONCRETE CONSTRUCTION:

MINIMUM DIMENSION OF SECTION	REINFORCED CONC. WALLS, BEAMS & COLUMNS	UNREINFORCED WALLS	HEAVILY REINFORCED SLABS	LIGHTLY REINFORCED OR UNREINFORCED SLABS
2 1/2" to 5"	1/2" to 3/4"	3/4"	3/4" to 1"	3/4" to 1 1/2"
6" to 11"	3/4" to 1 1/2"	1 1/2"	1 1/2"	1 1/2" to 3"
12" to 29"	1 1/2" to 3"	3"	1 1/2" to 3"	3"
30" OR MORE	1 1/2" to 3"	6"	1 1/2" to 3"	3" to 6"

J. REINFORCING BARS SPLICES:

- FOR BEAMS: ALL SPLICES SHALL BE LAPPED OR EXTEND A MINIMUM OF 40 DIAMETER UNLESS SHOWN OTHERWISE. HORIZONTAL BARS SPLICE LOCATION SHALL BE STAGGERED FOR BEAMS AND GIRDERS. SPLICE TOP BARS AT MID SPAN, BOTTOM BARS AT SUPPORTS.
- FOR COLUMNS: ALL SPLICES SHALL BE WELDED OR LAPPED LOCATED NEAR THE MID HEIGHT LEVEL. NO MORE THAN 50% OF THE TOTAL NUMBER OF MAIN BARS SHALL BE SPLICED AT ANY SAME LEVEL LOCATION.

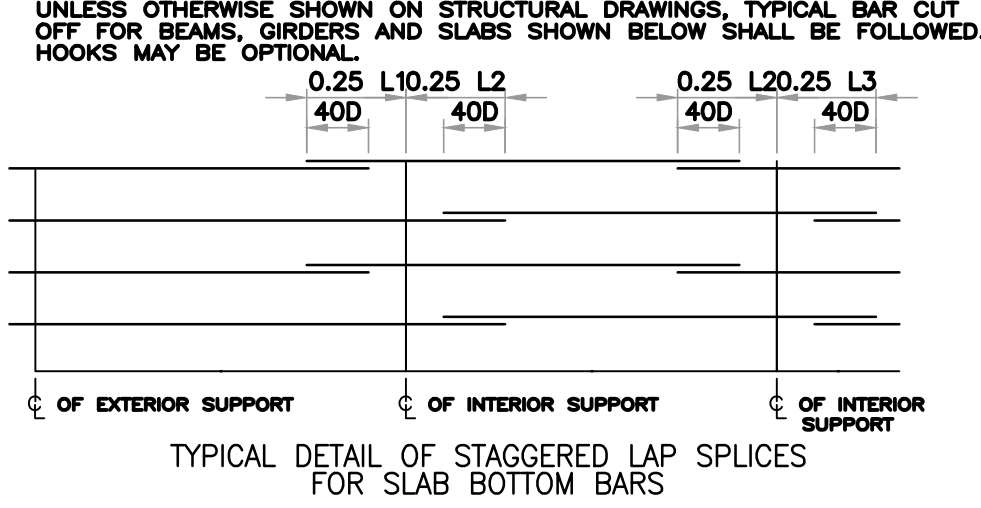
SCHEDULE OF WALL REINFORCEMENT

WALL THICKNESS (mm)	REINFORCEMENT		REMARKS
	HORIZONTAL	VERTICAL	
100	10mm at 250 o.c.	10mm at 300 o.c.	HORIZONTAL BARS AT CENTER. VERT. BARS STAGGERED OUTSIDE
127	10mm at 200 o.c.	10mm at 250 o.c.	
150	12mm at 250 o.c.	12mm at 300 o.c.	
177	10mm at 228 o.c.a.f.	10mm at 228 o.c.a.f.	
200	10mm at 250 o.c.a.f.	10mm at 300 o.c.a.f.	BOTH FACE VERTICAL SHALL BE OUTSIDE
228	10mm at 200 o.c.a.f.	10mm at 250 o.c.a.f.	
250	12mm at 300 o.c.a.f.	12mm at 350 o.c.a.f.	
279	12mm at 250 o.c.a.f.	12mm at 300 o.c.a.f.	
300	12mm at 228 o.c.a.f.	12mm at 279 o.c.a.f.	

SCHEDULE OF CHB REINFORCEMENT

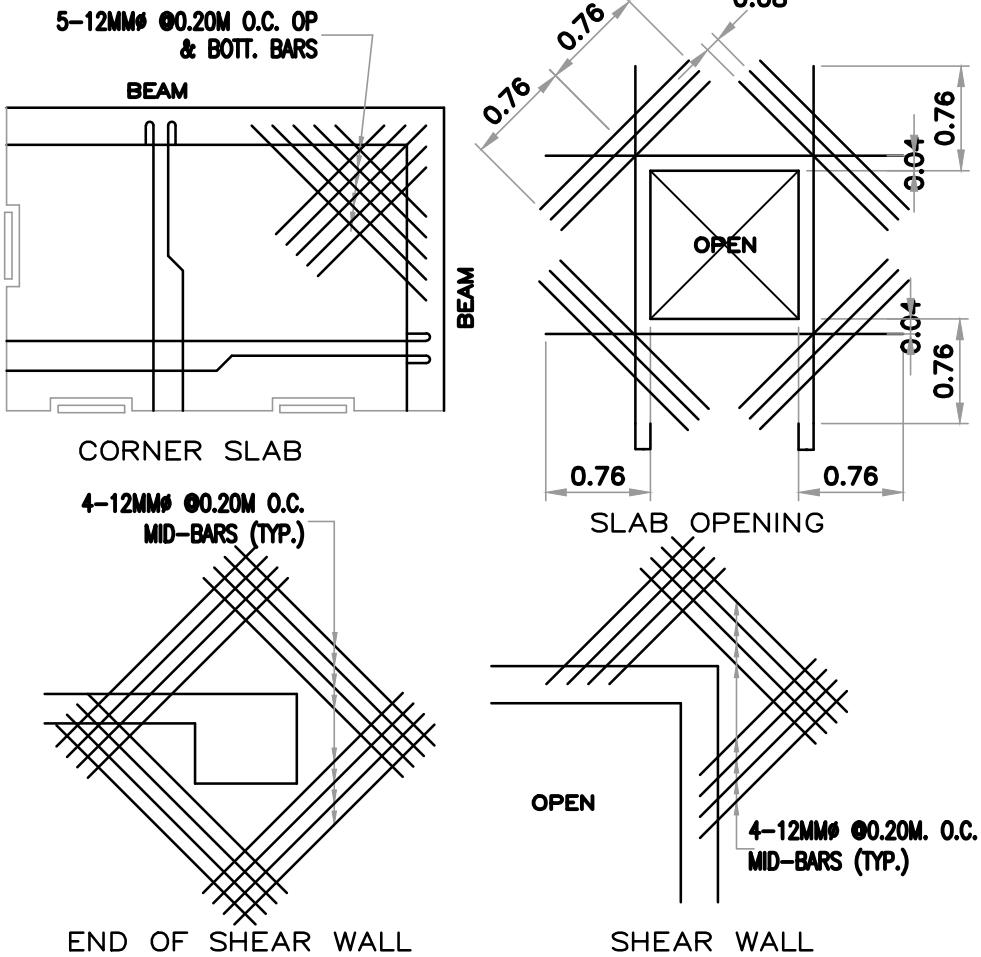
BLOCK THK. (mm)	REINFORCEMENT		NOTES
	HORIZONTAL	VERTICAL	
76	10mm at 600 o.c.	10mm at 800 o.c.	A. MINIMUM LAP AT SPLICES = 250mm B. PROVIDE RIGHT ANGLED REINFORCEMENT AT CORNERS 90 mm LONG. C. WHERE CHB WALLS ADJOIN COLUMNS RC BEAMS & WALLS, DOWELS WITH THE SAME SIZE AS VERT. OR HORIZONTAL REINFORCEMENT SHALL BE PROVIDED. D. PROVIDE BEAM BLOCKS AT EVERY FOURTH COARSE AND POST AT 3000 mm o.c. (See details at right) E. PROVIDE LINTEL BEAM AT 3000 o.c. TYPICAL TO CONCRETE HOLLOW BLOCK WALLS.
100	- do -	- do -	
152	12mm at 600 o.c.	12mm at 800 o.c.	
203	- do -	- do -	

K. CUT-OFF BARS



TYPICAL DETAIL OF STAGGERED LAP SPLICES FOR SLAB BOTTOM BARS

L. REBARS AT CORNER SLAB AND SLAB OPENING:



M. MINIMUM TIME BEFORE REMOVAL OF FORMS AFTER POURING:

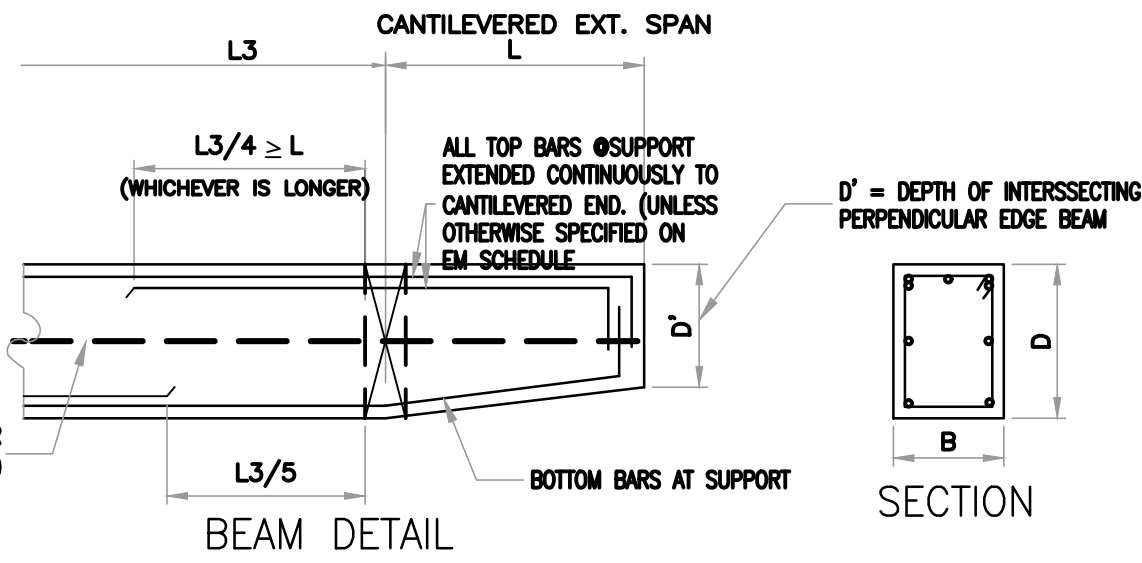
- WALLS ----- 3 DAYS
- COLUMNS ----- 3 DAYS
- BEAMS ----- AFTER STRESSING FOR PRESTRESSED MEMBERS OR 21 DAYS FOR NON-PRESTRESSED MEMBERS.
- UNDUE SUPERIMPOSED DEAD LOADS SHOULD NOT BE APPLIED DURING ANY SUBSEQUENT CURING PERIOD.

N. PIPES & CONDUITS EMBEDDED IN CONCRETE:

- UNLESS OTHERWISE SHOWN ON STRUCTURAL DRAWINGS OR PERMISSION OF ENGINEER, PIPES AND OTHER ELECTRICAL CONDUITS WITH THEIR FITTINGS SHALL NOT DISPLACE MORE THAN 4% OF THE GROSS SECTIONAL AREA OF THE COLUMN.

O. CAMBERING

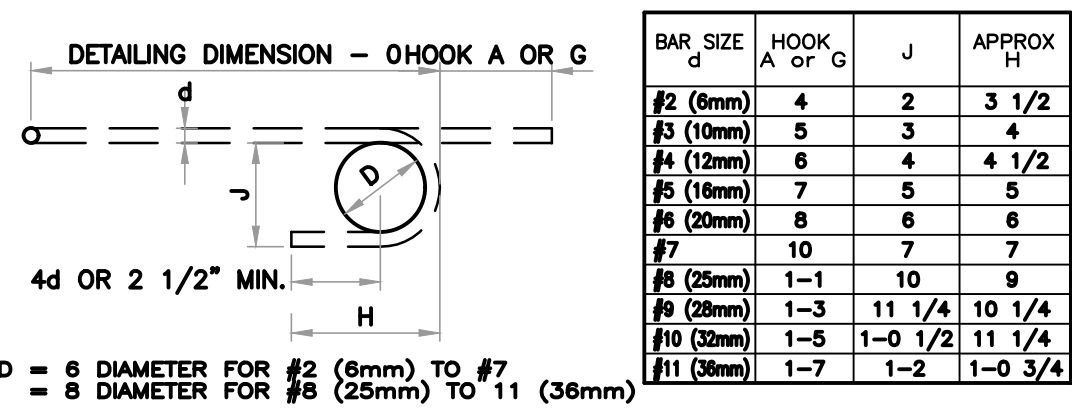
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER OR ARCHITECT CAMBER ARE TO BE PROVIDED FOR ALL SUSPENDED RC MEMBERS, AS FOLLOWS:
- BEAMS ----- 12mm PER 3.05 M
- SLABS ----- 12mm PER 3.05 M
- CANTILEVERED BEAMS & SLABS ----- 25mm PER 3.05 M



TYP. CANTILEVERED CONVENTIONAL BEAM DETAIL

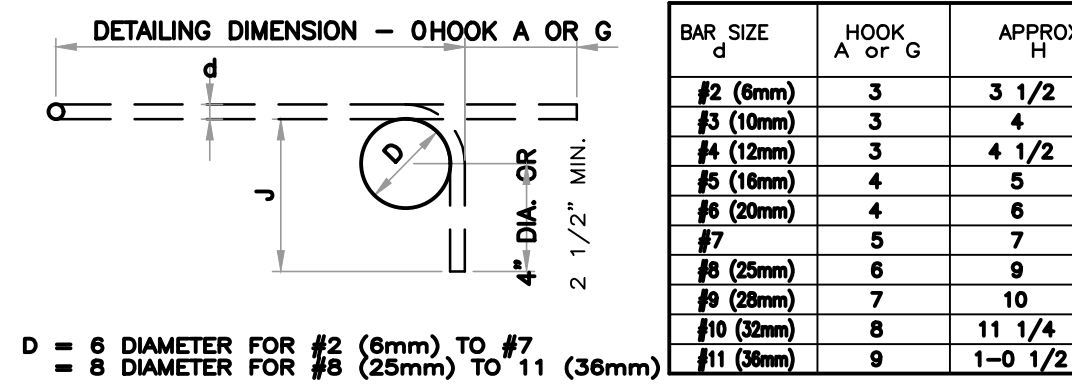
STANDARD HOOK DETAILS

A. RECOMMENDED SIZES - 180° HOOK



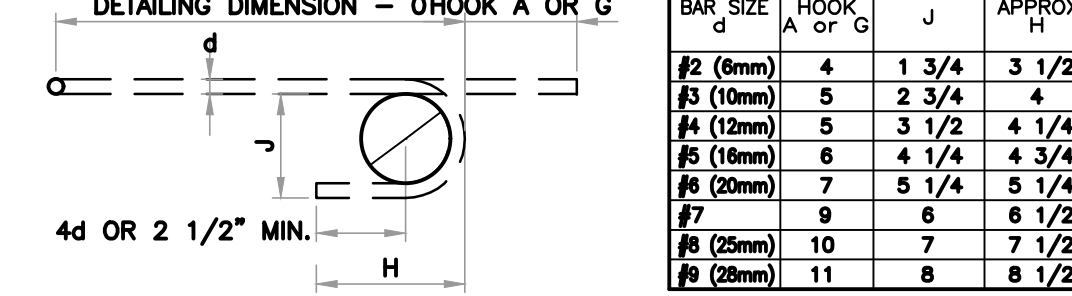
- D = 6 DIAMETER FOR #2 (6mm) TO #7 (25mm)
- D = 8 DIAMETER FOR #8 (25mm) TO #11 (36mm)

B. RECOMMENDED MINIMUM SIZES - 90° HOOK

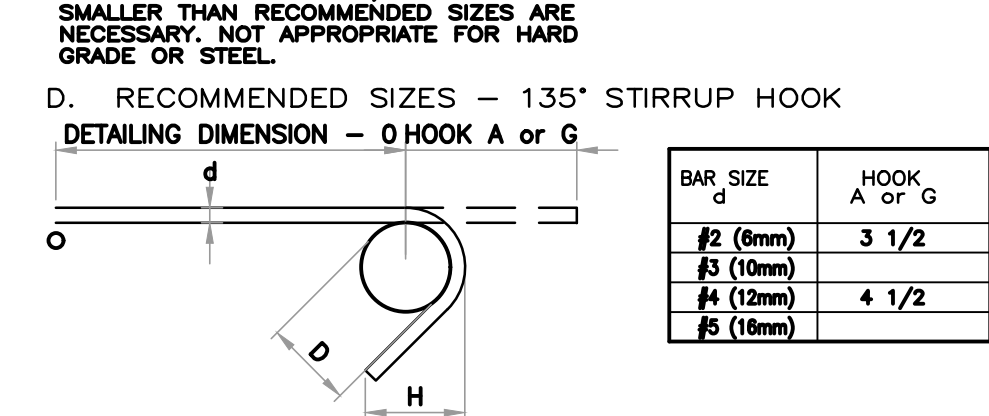


- D = 6 DIAMETER FOR #2 (6mm) TO #7 (25mm)
- D = 8 DIAMETER FOR #8 (25mm) TO #11 (36mm)

C. MINIMUM SIZES - 180° HOOK



D. RECOMMENDED SIZES - 135° STIRRUP HOOK



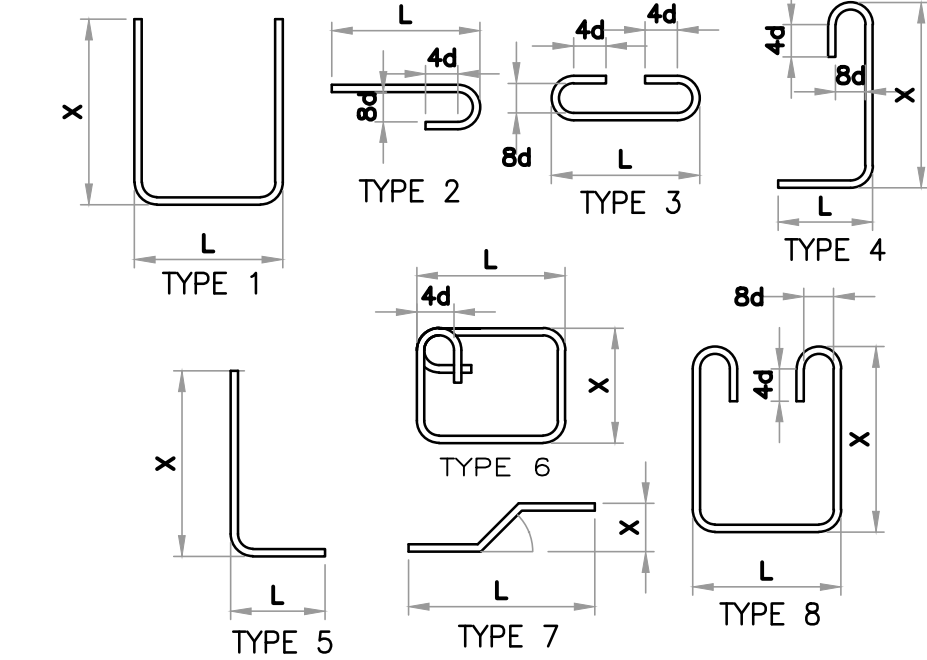
WHEN SUPPORTING BARS ARE USED STIRRUP HOOKS MAY BE BENT TO THE DIAMETER OF THE SUPPORTING BARS

REINFORCING BARS

COMPUTATION OF LENGTH

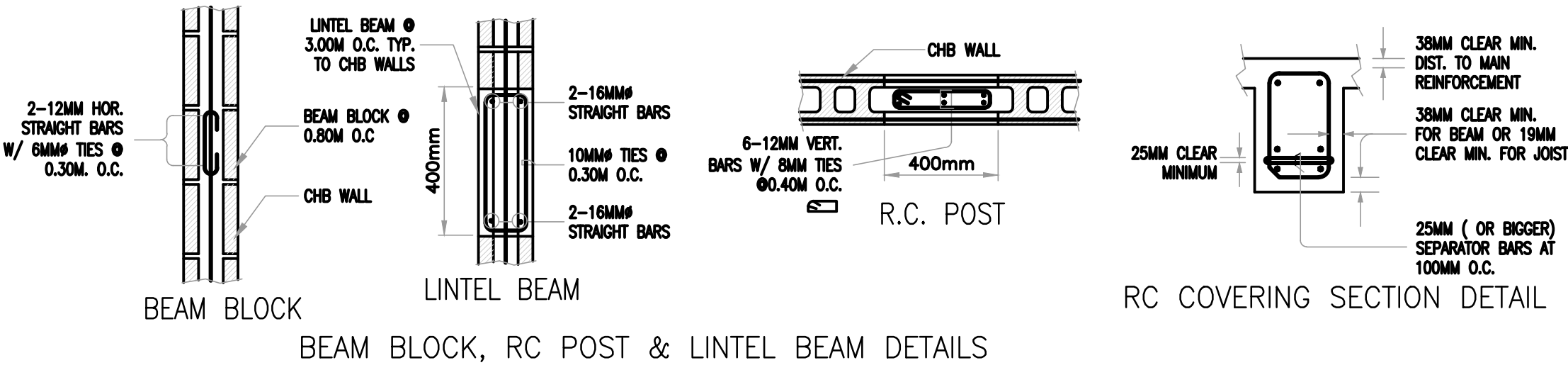
LENGTH OF BENDS FIGURED TO CENTER LINE BAR.

ALL BARS BENT AROUND 8d PIN EXCEPT TYPE 6 (BENT AROUND 4d PIN)

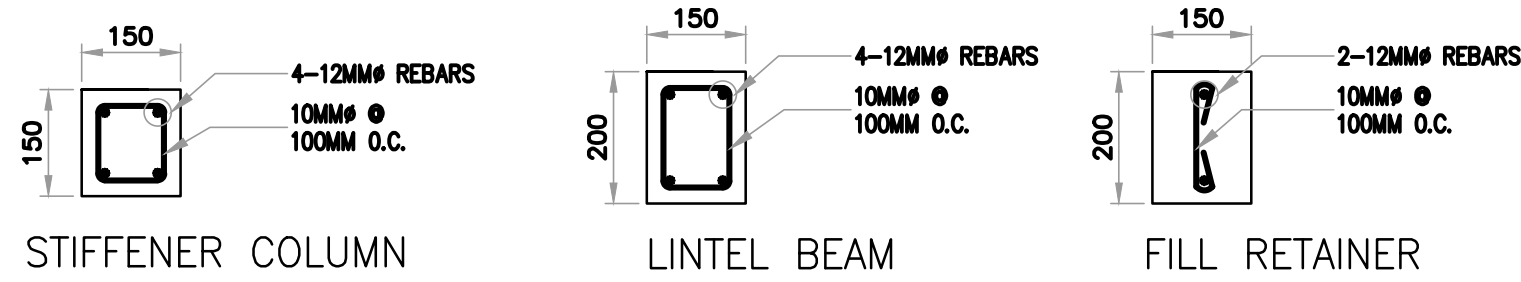


SCHEDULE OF BEAM REINFORCEMENT

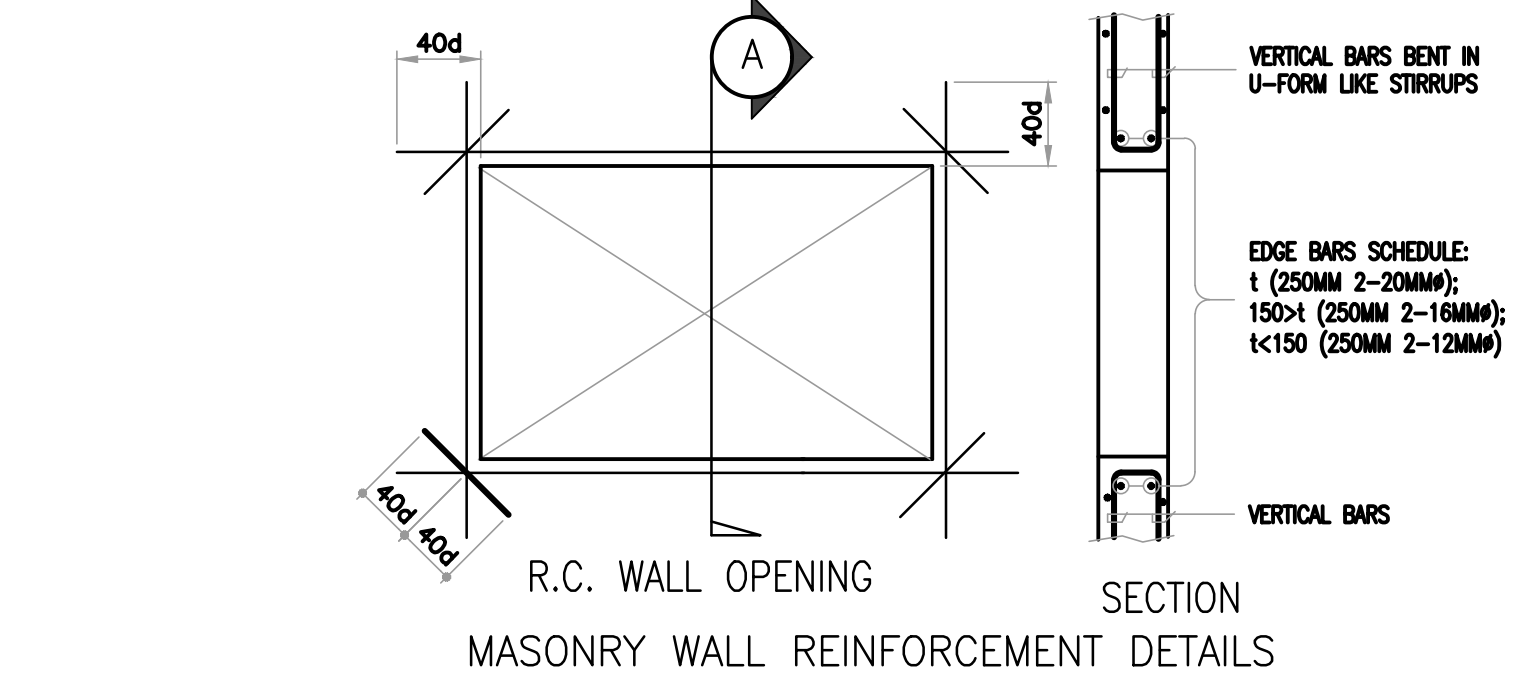
TABLE 'A': TENSION BARS				TABLE 'B': COMPRESSION BARS			
BAR SIZE ASTM-A305 DEFORMATION	LENGTH OF EMBEDMENT(mm)		LENGTH OF LAP SPLICES (mm)	BAR SIZE ASTM-A305 DEFORMATION	LENGTH OF EMBEDMENT(mm)		LENGTH OF LAP SPLICES (mm)
	211 kg/cm² f'c = 3000 psi		211 kg/cm² f'c = 3000 psi		211 kg/cm² f'c = 3000 psi		211 kg/cm² f'c = 3000 psi
	Top Bars	Other Bars	Top Bars		Top Bars	Other Bars	Top Bars
16mm	300	200	460	16 mm	180	330	
20mm	360	280	610	20 mm	200	360	
22mm	530	360	640	22 mm	250	460	
25mm	660	480	1090	25 mm	280	510	
28mm	860	610	1400	28 mm	330	580	
32mm	1090	790	1750	32 mm	360	640	
36mm	1350	970	2160	36 mm	410	710	



BEAM BLOCK, RC POST & LINTEL BEAM DETAILS



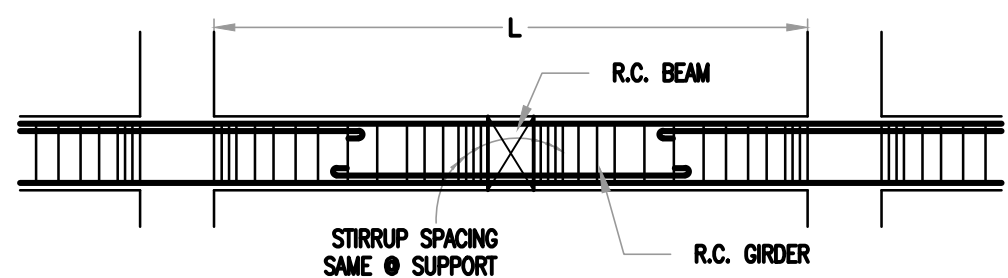
STIFFENER COLUMN, LINTEL BEAM, FILL RETAINER



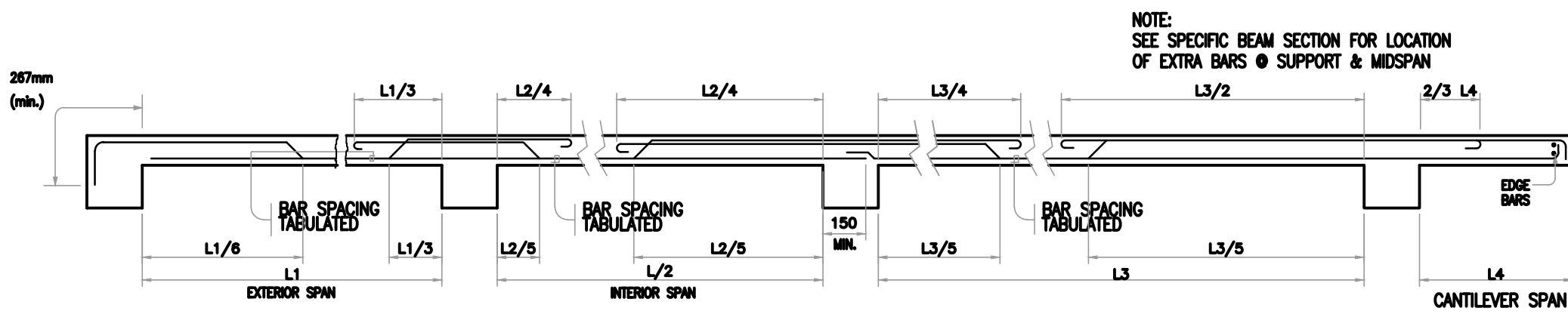
R.C. WALL OPENING SECTION MASONRY WALL REINFORCEMENT DETAILS



BEAM DEPRESSION DETAIL



TYP. DETAIL SHOWING ADDITIONAL ADDITIONAL STIRRUPS @ INTERSECTION OF BEAM & GIRDER



TYPICAL RC SLAB SECTION



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LANTERN AT THE CORNER

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141 DIVISION ST.

FARMINGDALE NY, 11735

TAX MAP #: 49 - 001 - 17

DRAWN BY: BRYAN ZADIK

DATE: 19MAY2025

SCALE: NOT TO SCALE

REVISIONS:

CONSTRUCTION DETAILS

A-401

LANTERN AT THE CORNER:

SWOT 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.

Key Functional Elements:

- Lobby & Box Office
 - Located at the glass “lantern” corner for visibility and engagement.
 - Includes a small café nook and informal seating/lounge area.
- Black Box Theater
 - Centralized, flexible performance space (180 seats).
 - Configurable as arena, thrust, or end-stage for varied event types.
- Support Spaces
 - Dressing rooms, green room, wardrobe, laundry, and storage spaces located along the southeast for privacy.
- Admin & Operations
 - Staff offices and control points near entry for security and box office function.
- Loading & Utility
 - Discreetly located at the southwest edge, away from public entry areas and near the service drive.

Key Site Relationships:

- Northwest Entrance: Strategically engages both Division Street and nearby Main Street foot traffic, maximizing exposure and pedestrian access.
- Rear Loading Access: Allows deliveries and equipment movement without disrupting public-facing areas and parking.
- Urban Interface: Maintains a strong street presence while blending in scale and massing with surrounding commercial/residential buildings.
- Sunlight Control: The brick volume provides shading and sound buffering on the south and east, while the glass entry receives soft northwestern light.
- Sustainability Potential: The compact massing and clear zoning allow for energy-efficient HVAC zoning and potential passive solar design strategies.

SWOT Summary:

Strengths:

- Prominent, pedestrian-oriented entrance enhances visibility and accessibility.
- Compact, efficient program layout maximizes use of tight urban site.
- Materiality creates connection to nearby churches and storefronts.
- The transparent lobby and glass facade invite passersby to engage with the building’s artistic and theatric activities.

Weaknesses:

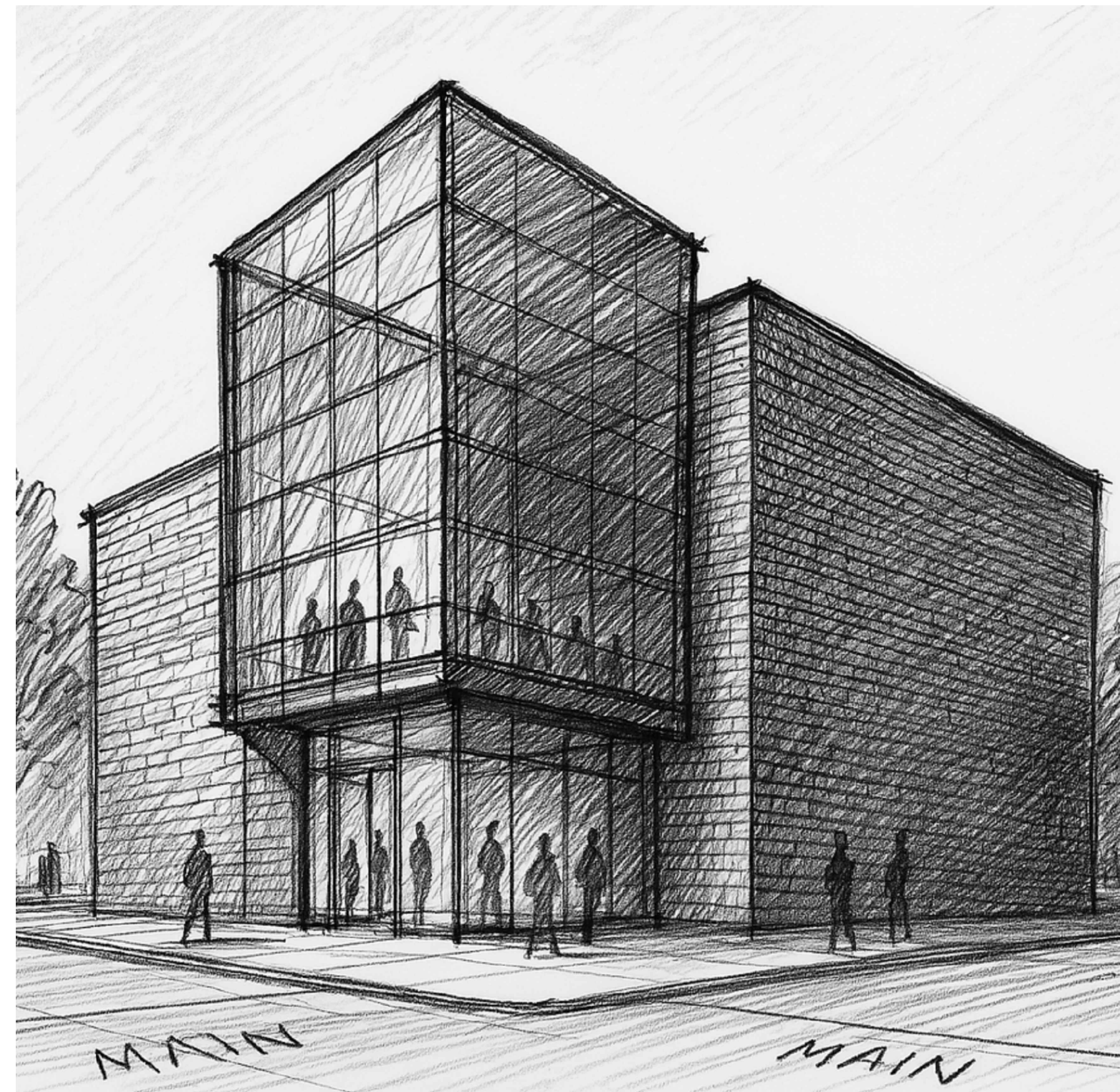
- Structural elements needed to support large open glass spaces.
- Construction access and staging may be limited due to urban constraints.
- Future development around the site could impact visibility or site access.
- Glass facades facing the parking lot and backsides of commercial buildings may lack visual appeal and engagement.

Opportunities:

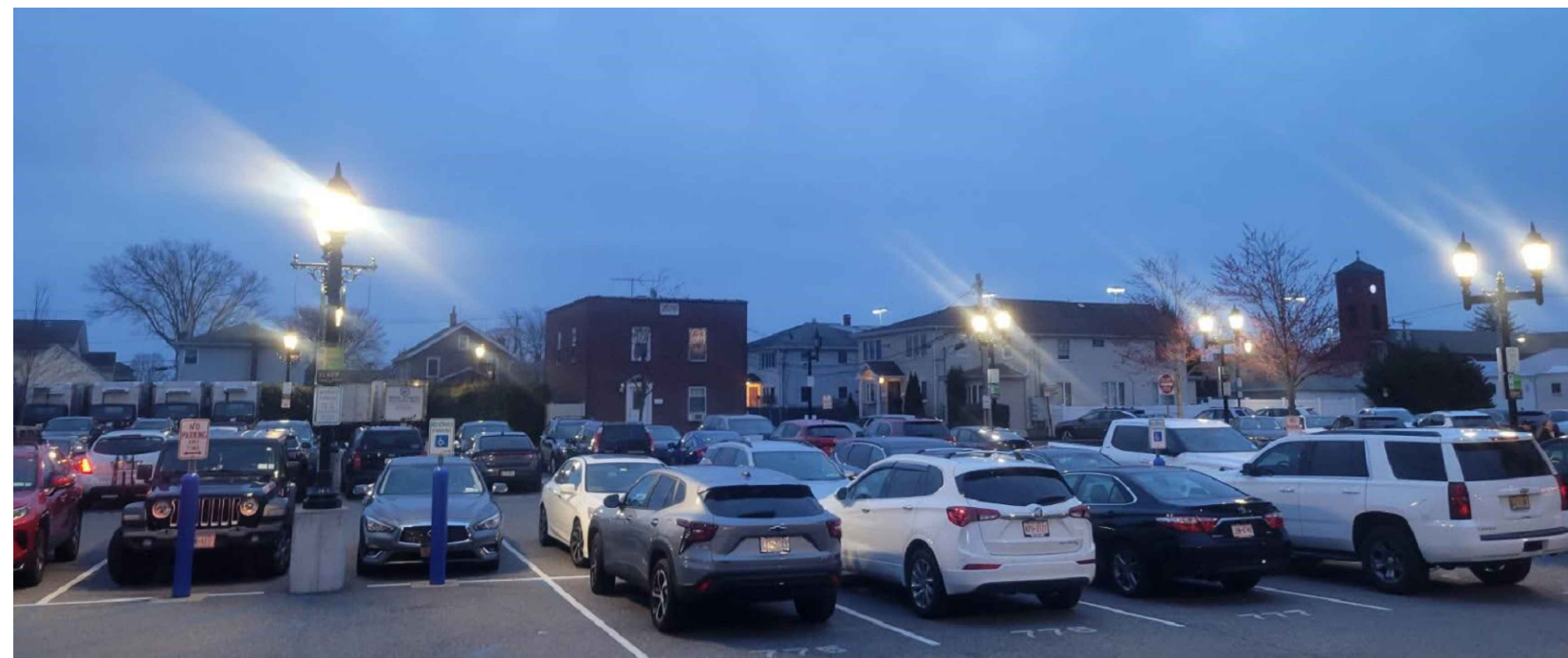
- Activate the downtown core and extend nightlife and community programming.
- Serve as a local landmark and education hub through partnerships and outreach.
- The transparent lobby and flexible theater space create opportunities for diverse community programming and engagement.

Threats:

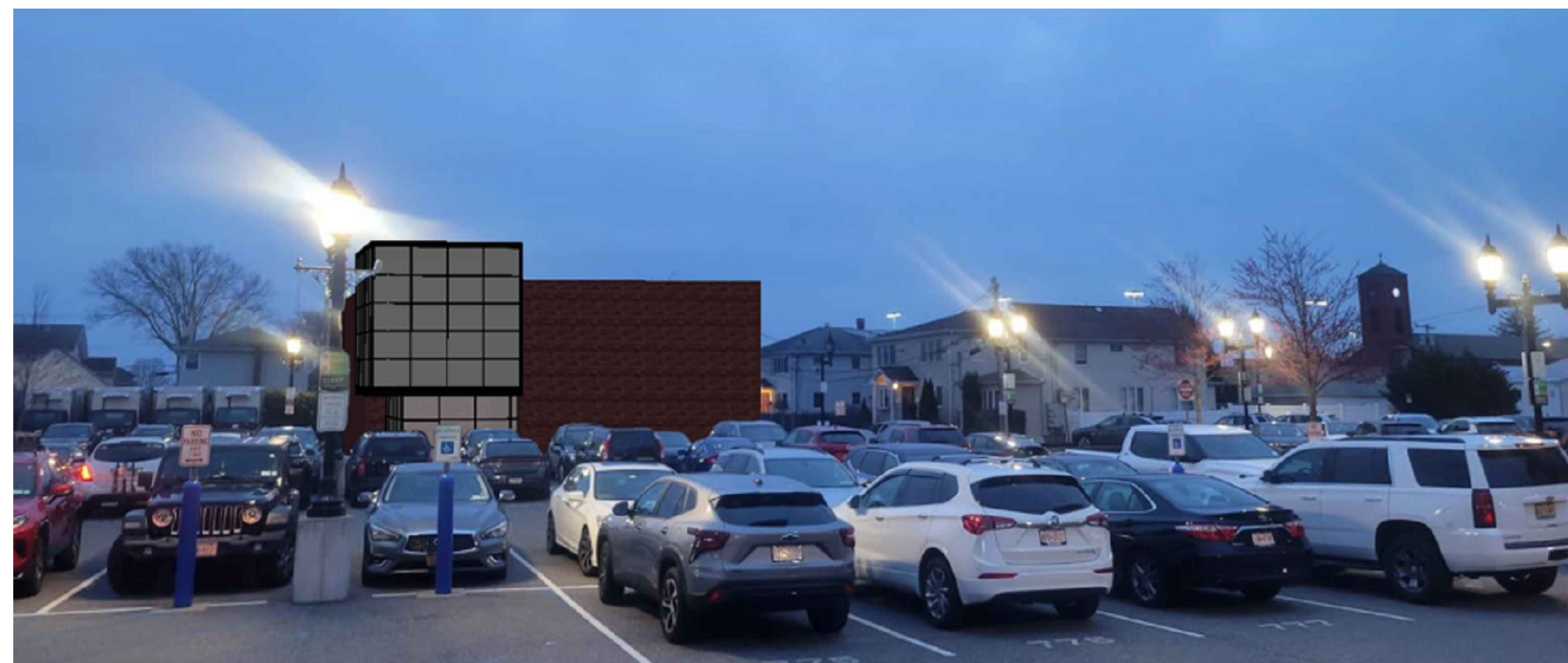
- NW-facing glass facade may require solar control strategies for afternoon glare.
- The extensive use of glass might result in energy inefficiencies, glare, or environmental discomfort without proper shading and control.
- Light from theater may be disruptive to the residents on Elizabeth St.



3D SKETCH



VIEW OF SITE

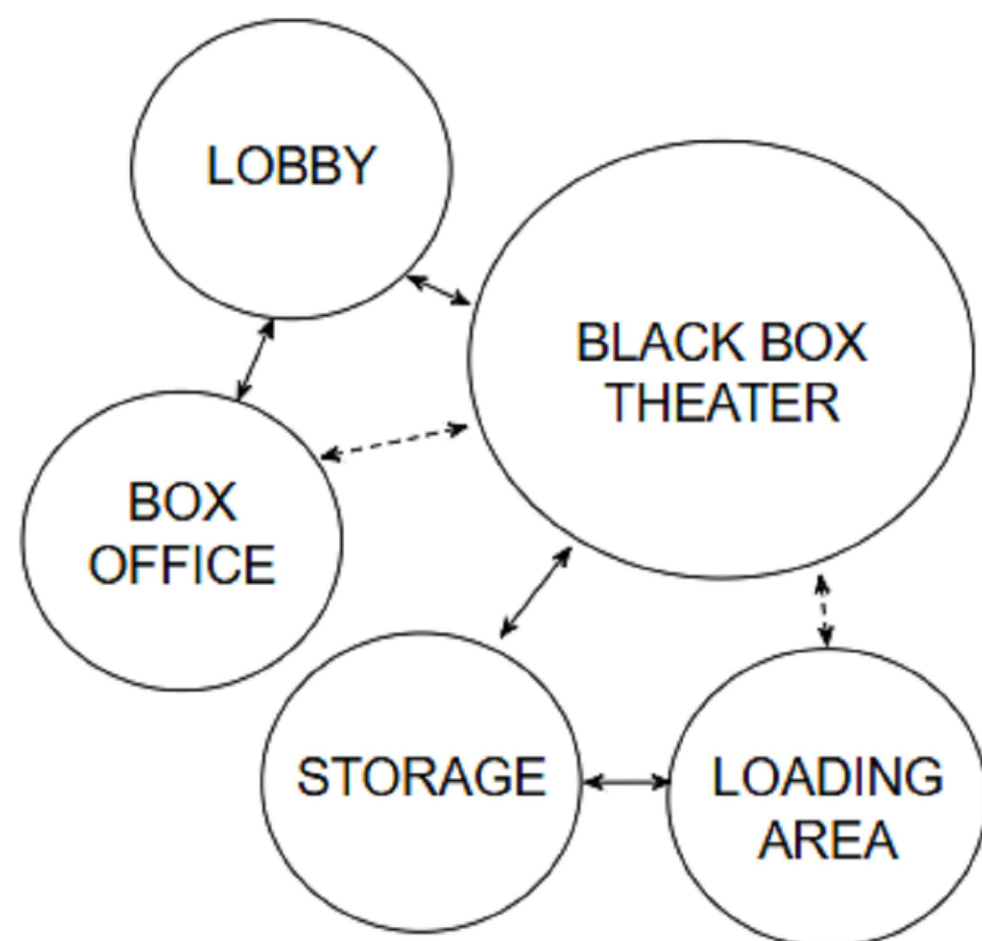


PRELIMINARY RENDERING

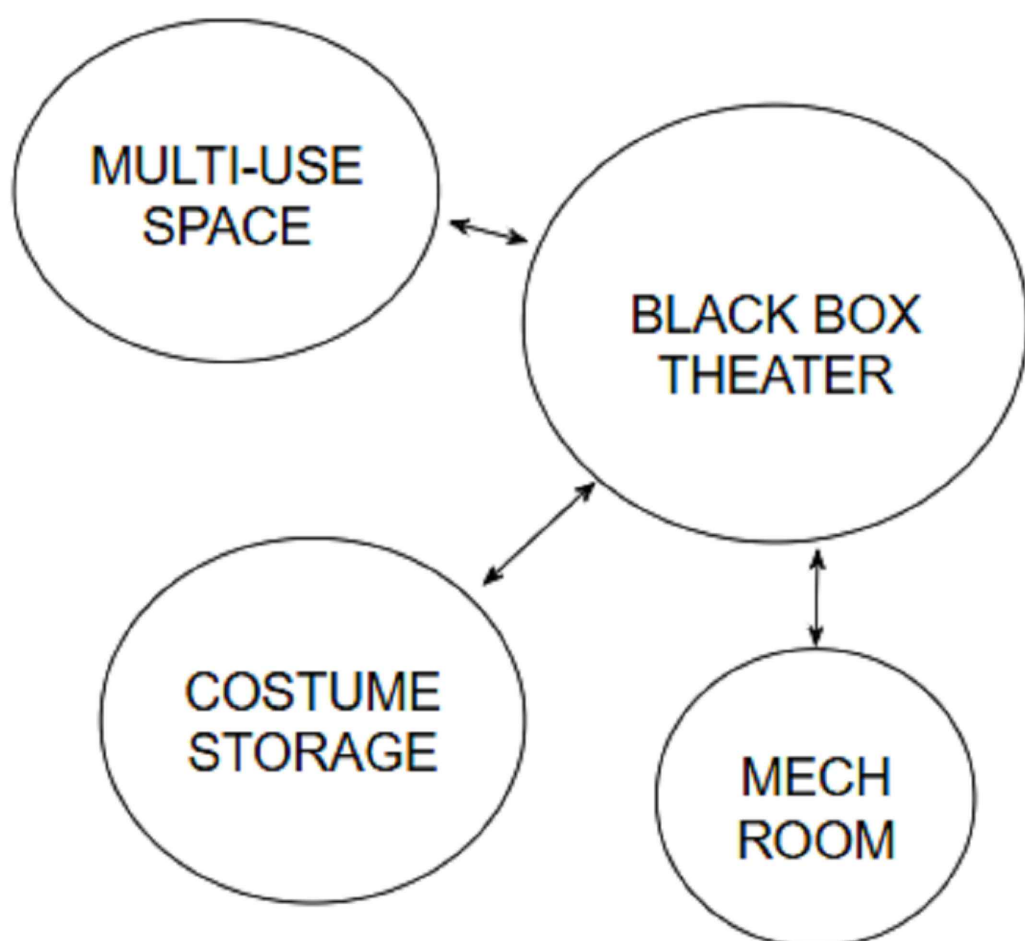


SIGHT LINES

FIRST FLOOR:



SECOND FLOOR:



PRIMARY RELATIONSHIP
SECONDARY RELATIONSHIP

BUBBLE DIAGRAM



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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: 14APR2025
SCALE: NOT TO SCALE
REVISIONS:

STAKE HOLDER SET

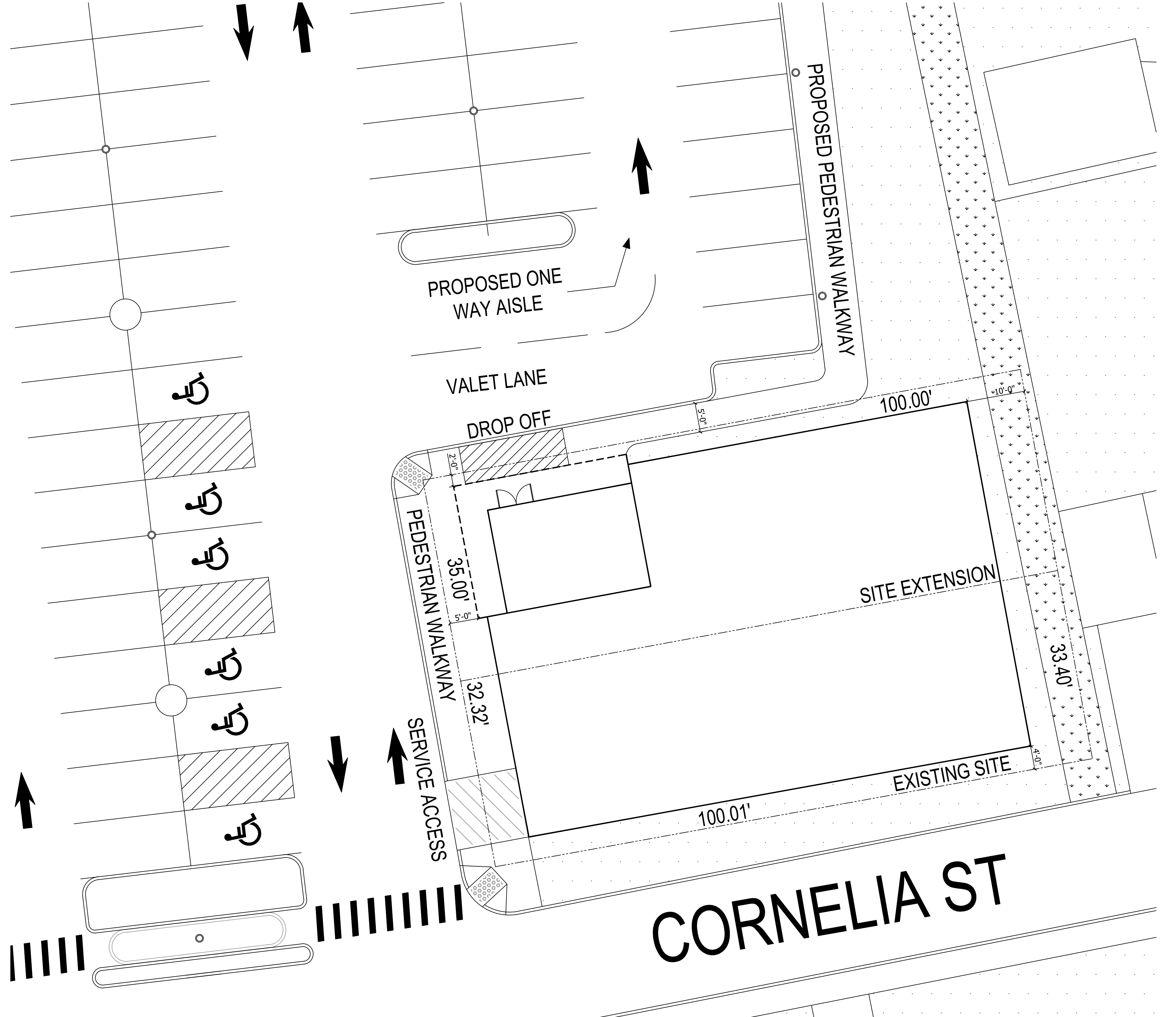
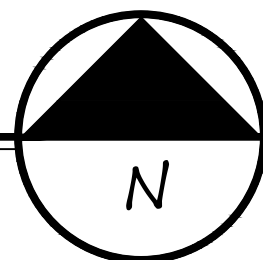
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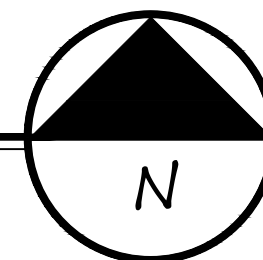
SITE IMPROVEMENTS

NTS



PROPOSED SITE PLAN

1" = 10'



DESIGN 4
PROFESSOR ANDERSON
FARMINGDALE STATE COLLEGE
2350 BROADHOLLOW ROAD
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