



**City of New Rochelle
Department of Development
Planning Board Agenda**

TECHNICAL MEETING

Friday, September 18, 2026
Development Conference Room
515 North Avenue, City Hall
9:30 AM, [Microsoft Teams Meeting Link](#)
No Public Comment Allowed

PUBLIC MEETING/HEARING

Tuesday, September 22, 2026
7:00 PM, Council Chambers
515 North Avenue
Public Comment Allowed

Call to Order

Approval of Minutes - None

Site Plan / Special Permit / Subdivision (Public Hearing)

1. Application PB 17-2026 by Norm Jansa for site plan approval to construct a new one-family dwelling at 8 Highridge Road (Block 2236, Lot 23) in an R1-10 zoned district.
2. Application PB 20-2026 by Mark Blair, Curious Projects, for site plan and special permit approval for an interior buildout and outdoor dining at 50 Clinton Place (Block 414, Lot 4) in a DO-2 zoned district.

City Council and BAZ Referrals / Discussion Items / Other Business (Not for Public Comment Except as Noted Below)

3. Application PB 19-2026 by 50 Lockwood LLC for site plan approval to construct a mixed-use development at 50 Lockwood Avenue (Block 1207, Lot 31) in a DO-8 zoned district. PRESENTATION ONLY
4. Administrative amendment for a previously approved site plan to revise the layout and parking arrangement at 18 Shady Glen Court (Block 463, Lot 1001) in an RMF - 0.5, RMF - 1.0 zoned district.
5. Board on Zoning referral regarding Case #12-2026 by Samuel Acheampong for an area variance to separate two tax lots with an existing nonconforming, in-use, two-family dwelling, including the relocation of an existing driveway extending over the lots to be completely contained within lot 25, and lot 27 for future construction of a dwelling to be filed separately at 777 Webster Avenue (Block 1610, Lot 25, 27) in an R1-10 zoned district.

Adjournment

Kate Mercado
Board Chair

Benito Ceja
Senior Project Manager/ Board Clerk

Generated: September 14, 2026

City of New Rochelle

Planning

Meeting Date: Tuesday, September 22, 2026

Item Category: Discussion Item

Item: Application PB 17-2026 by Norm Jansa for site plan approval to construct a new one-family dwelling at 8 Highridge Road (Block 2236, Lot 23) in an R1-10 zoned district.

Attachments:

1. PB 17-2026 - 8 Highridge Road_R

PLANNING BOARD APPLICATION FORM

Instructions for use of this application form:

1. Complete this form and a short form SEQRA EAF Part 1.

2. Submit 2 copies each of:

- Completed application form
- Completed application form checklist
- EAF short form Part 1
- Application Review Report from Bureau of Buildings
- Affidavit of Property Ownership
- Joinder (if more than one owner or if Contract Vendee involved)
- Color photographs of the site, abutting properties and neighborhood

WITH a completed fee checklist and check in the required amount made out to City of New Rochelle

AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)

3. Enter Application in the Planning Board module of the Portal and upload all documents

4. Make application appointment with the Board Clerk: call 914-654-2185 to submit documents

Office Use Only

PB Number _____

Fee Paid _____

Receipt # _____

Date _____

Rec'd by (initials) _____

NAME OF PLAN New Residence for Greg & Melanie Soriano ADDRESS 8 Highridge Road, New Rochelle, NY, 10804

ZONE DISTRICT R1-10 BLOCK(S) 2236 LOT(S) 0023

NO. LOTS (1) DWELLING UNITS (1) TOTAL AREA .268 acres PREVIOUSLY APPROVED RESOLUTIONS NO(S) _____

OWNER

NAME: Greg & Melanie Soriano

ADDRESS _____

TEL NO. _____ EMAIL _____

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)

NAME Norm Jansa - Westchester Modular Homes Construction Corp.

ADDRESS 1995 Route 22, Brewster, NY 10509

TEL NO. _____ EMAIL _____

ARCHITECT

NAME _____

ADDRESS _____

TEL NO. _____ EMAIL _____

ENGINEER

NAME Anthony S. Pisarri, P.E., P.C.

ADDRESS 3 Rosalind Drive, Cortlandt Manor, NY 10567

TEL NO. _____ EMAIL _____

CONTACT FOR THIS APPLICATION

NAME Norm Jansa - Westchester Modular Homes Construction Corp.

ADDRESS 1995 Route 22, Brewster, NY 10509

TEL NO. [REDACTED]

EMAIL [REDACTED]

SCOPE OF PROJECT

New Two-Story Residential Modular Construction, New Asphalt Driveway

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

☒

FEE SIMPLE

☐

FEE SIMPLE WITH HOMEOWNERS ASSOCIATION

☐

CONDOMINIUM

☐

MULTI-CONDOMINIUMS WITH MASTER HOA

☐

CO-OP CORPORATION

☐

OTHER (DESCRIBE) _____

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date _____

Signature of owner, applicant, architect or engineer _____

Please print name _____

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.



City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: Norm Jansa
1995 Route 22
Bewster, NY 10509

Application No.	2537-2026
Review Date	07/14/2026
Zoning	R1 - 10
Job Location	8 Highridge Rd
Parcel No.	6-2236-0023
Reviewed By	Soraya Ben-Habib

LOCATION: 8 Highridge Rd

DESCRIPTION OF WORK:

Construction of a new one-family manufactured dwelling, 2-story above unfinished basement, and attached 2-car garage with 2nd story storage above. Existing dwelling and site improvements to be demolished under a separate application.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
331-117(4) (a)	Site Plan Approval	The proposed work complies with the use and dimensional regulations of the zoning code

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **09/22/2026** meeting is **08/03/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: 250'

Instructions for filling an application: [Planning Board Filing Process](#)


Soraya Ben-Habib

AFFIDAVIT OF PROPERTY OWNERSHIP

Note: If property has been transferred within the past six (6) months, and the City Tax Assessor has a different name of ownership, property owner should submit a copy of deed.

STATE OF NEW YORK)

ss:

COUNTY OF Westchester)

Greg Soriano, being duly sworn deposes and

says that she/he resides at 8 Highridge Road, New Rochelle, NY 10804

in the County of Westchester, State of New York

that she/he or it (if Corporate Owner) is the owner in fee of all the property described as

Block(s) 2236 Lot(s) 0023 at street address:

8 Highridge Road, New Rochelle, NY 10804 in the City of New Rochelle, NY

that she/he authorizes the submission of the application filed with the Planning Board

for approval by the Planning Board and affirms that the statements contained herein are true to the

best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of

the submitted application by the Planning Board of the City of New Rochelle

Signed by Owner [Signature] or

Signed by Corporation Owner _____

with capacity as _____ (Title) of _____ (Name of Corporation)

Sworn to before me this 28

Day of July, 2026

[Signature]
(Notary Public)





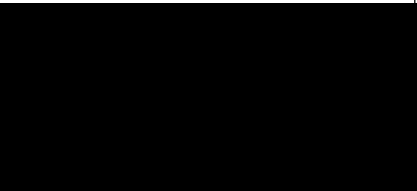
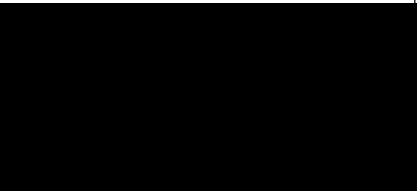
Short Environmental Assessment Form

Part 1 - Project Information

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 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: New Residence for Greg & Melanie Soriano			
Project Location (describe, and attach a location map): 8 Highridge Road, New Rochelle, NY, 10804			
Brief Description of Proposed Action: New Two-Story Residential Modular Construction, New Asphalt Driveway			
Name of Applicant or Sponsor: Norm Jansa - Westchester Modular Homes Construction Corp.		Telephone: 	
		E-Mail: 	
Address: 1995 Route 22			
City/PO: Brewster		State: NY	Zip Code: 10509
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action?		.268 acres	
b. Total acreage to be physically disturbed?		.268 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.268 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
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?	NO	YES	
	☒	☐	
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: _____			

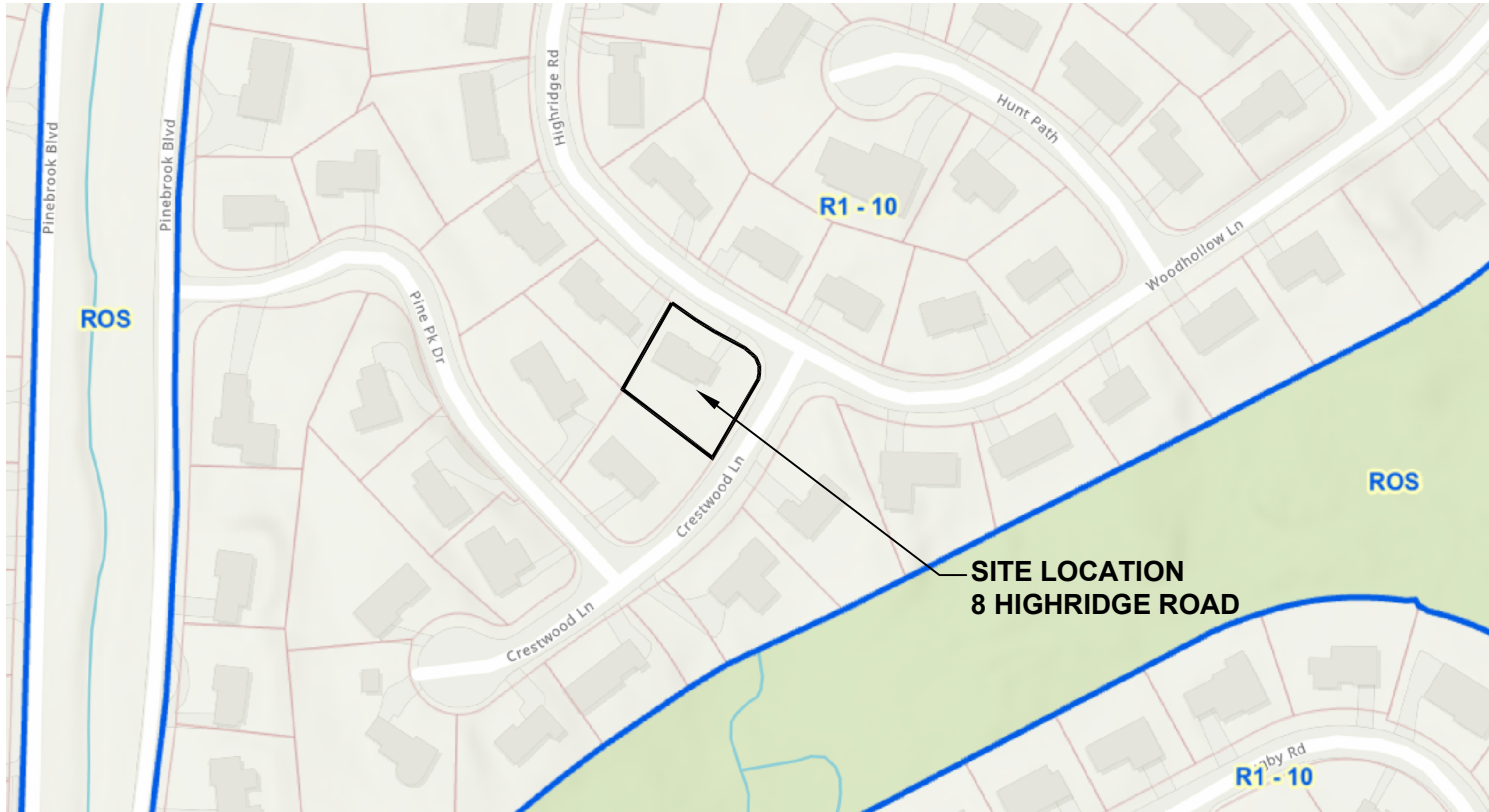
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO ☐ ☒ ☐	YES ☐ ☒ ☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☒	YES ☐
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 ☐
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 ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☒ ☒	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: 07.27.26 Title: Architectural Project Manager		

NEW RESIDENCE

GREG & MELANIE SORIANO

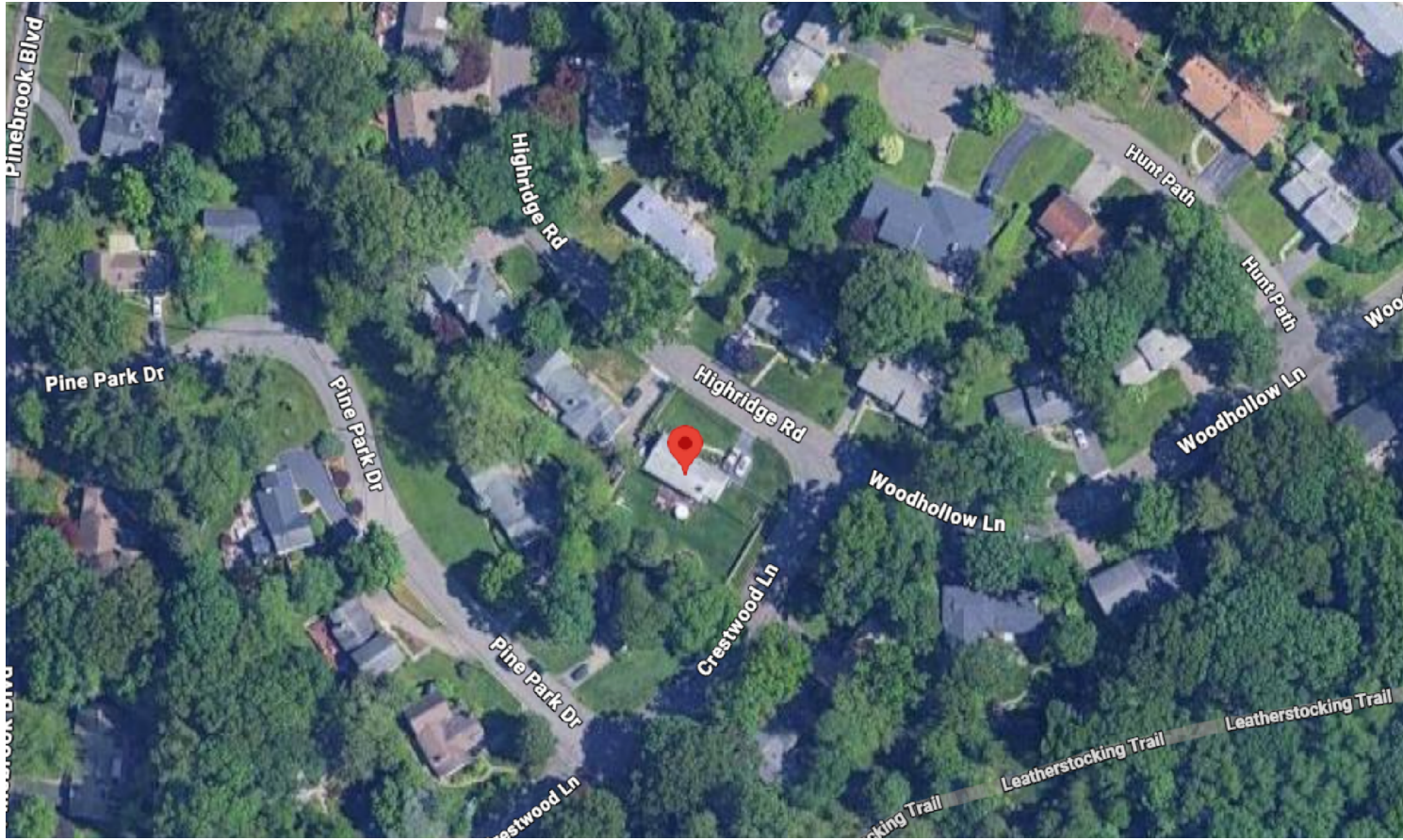
8 HIGHRIDGE ROAD

NEW ROCHELLE, NY. 10804



Location Map

N.T.S.



Aerial View

N.T.S.

For R1-10, one-family residence district				
City of New Rochelle, NY				
NO VARIANCES REQUESTED				
ZONING ANALYSIS	Block:	Lot:	District: R1-10	
	Required/ Permitted	Existing	Proposed	Remarks (Specify if a variance is required)
Lot Area (sq.ft)	Min. 10,000 sf	11,684		
Lot width (ft)	Min. 100 ft	175		
Building height in stories	Max.3	1	2	
Building height in feet	Max.30 ft	15'	29'-10"	
Gross Floor Area(sq.ft)	Max.	1285	3359	
Floor Area ratio (FAR)	Max.0.3	3505	3359	
Building Area (sq. ft)	Max.	2921	2399	
Building Coverage (%)	Max.25%	25%	21%	
Impervious surface (sq.ft)	Max.	5258	3475	
Impervious coverage (%)	Max.45%	45%	30%	
Lot area per dwelling unit	Min. 10,000 sf	11,684	11,684	
Floor Area per dwelling	1,600 sf/1 Story 1,800/2 story	1330 n/a	3359	
YARDS (dwelling)				
Front Yard ¹	Min.30 ft	26'-7"	30'-0"	
Side yards ²	Min. 12 ft each Min. 27 ft combined	13.96' & 39.21' 53.17"	12' & 25' 37'-0"	
Rear Yard	Min. 30 ft	41'-5"	30'-0"	
ACCESSORY DETACHED BUILDING N/A				
Accessory building area	Max. 25% of principal building area (§331-4)			
Front yard	Min. 30 ft			
Side yard	Min. 6 ft			
Rear yard	Min. 10ft			

Zoning Analysis

N.T.S.

USE GROUP:
DETACHED SINGLE
FAMILY DWELLING

CONSTR. TYPE:
WOOD FRAME
UNPROTECTED

DESIGNER:
NJ

DATE:
07.27.2026

SCALE:
1"=10'

PAGE:
1

BUILDER:
Westchester Modular Homes
Construction Corp.
1995 Rt. 22 Brewster, NY 10509

HOMEOWNER:
GREG & MELANIE SORIANO
SITE:
8 HIGHRIDGE ROAD
NEW ROCHELLE, NY 10804

COLONIAL CTM-R
LOCATION & ZONING ANALYSIS

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PRODUCTION No. 0000

REVISION
DATE
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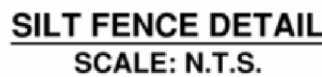
PE / RA

STATE OF NEW YORK
ARCHITECT & ENGINEER
JAMES J. SORIANO
JAMES J. SORIANO

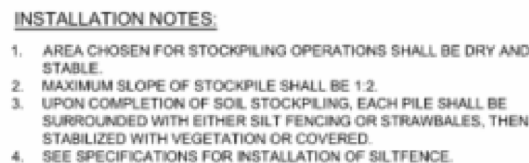
WESTCHESTER
MODULAR HOMES
CONSTRUCTION CORP.

"Unauthorized alteration or addition to this drawing is a violation of Section 7209(2) of the NYS Education Law"

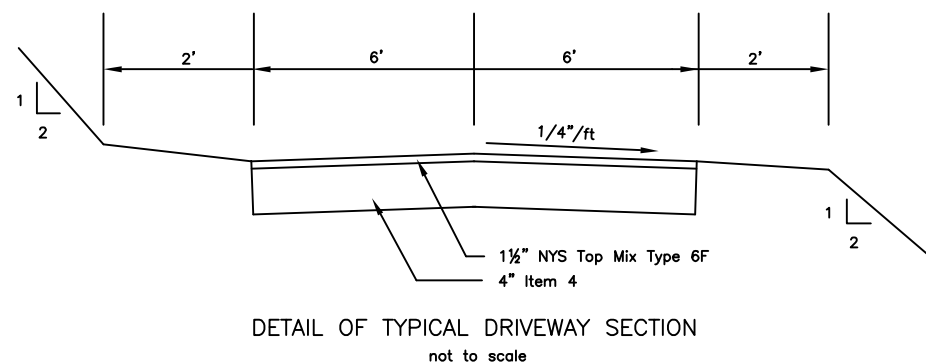
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- ### CONSTRUCTION SPECIFICATIONS
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 4. WIDTH - NOT LESS THAN 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 6. THE ENTRANCE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
 7. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 8. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SLOTTED, DROPPED, AND/OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA BARRIRED WITH SODIUM POLYACRYLATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER

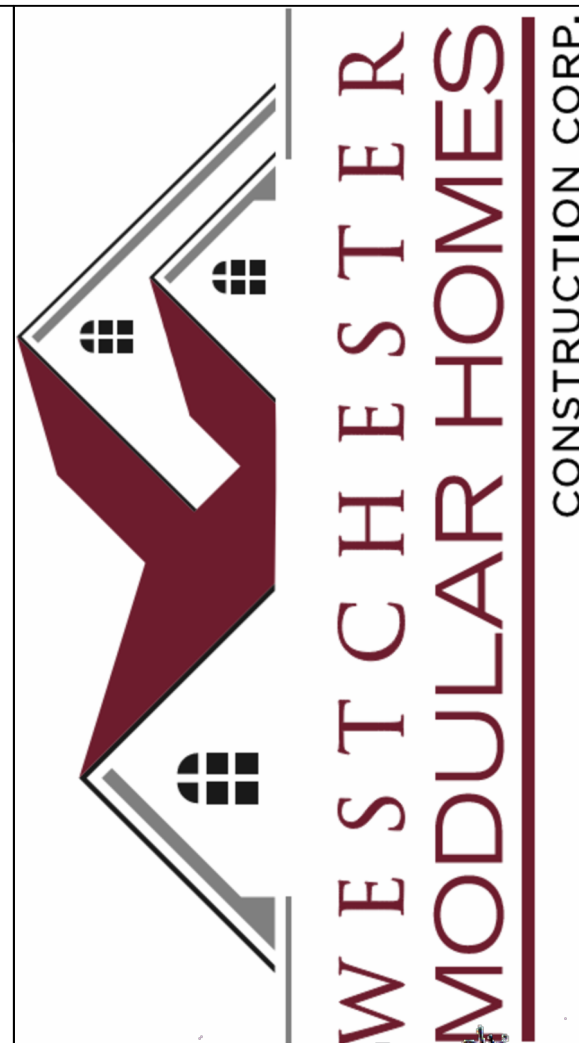


SOIL STOCKPILING DETAIL
SCALE: N.T.S.



Maintenance. All planting shown on an approved site plan or special use permit plan shall be maintained in a vigorous growing condition throughout the duration of the use, and plants not so maintained shall be replaced with new plants at the beginning of the growing season.

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USE GROUP: DETACHED SINGLE FAMILY DWELLING		BUILDER: Westchester Modular Homes Construction Corp. 1995 Rt. 22 Brewster, NY 10509 [REDACTED]		HOMEOWNER: GREG & MELANIE SORIANO		SERIAL No. 00000	
CONST. TYPE: WOOD FRAME UNPROTECTED				SITE: 8 HIGHLIDGE ROAD NEW ROCHELLE, NY 10804		PRODUCTION No. 00000	
DESIGNER: NJ		COLONIAL CTM-R LANDSCAPE & DETAILS				REVISION	
DATE: 07/27/2006		www.wmhconstruction.com				DATE	
SCALE: 1" = 10'							
PAGE: 3							
						CHECK	
						DATE	



8 HIGHRIDGE ROAD
FRONT ELEVATION



8 HIGHRIDGE ROAD
SIDE ELEVATION



7 HIGHRIDGE ROAD



33 CRESTWOOD LANE



2 WOODHOLLOW LANE



16 HIGHRIDGE ROAD



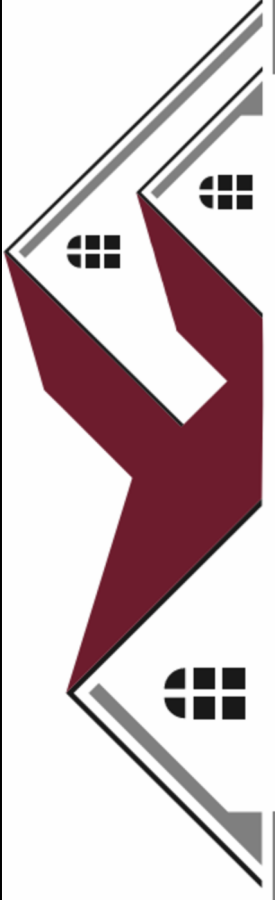
17 HIGHRIDGE ROAD



24 HIGHRIDGE ROAD



25 CRESTWOOD LANE



WESTCHESTER
MODULAR HOMES

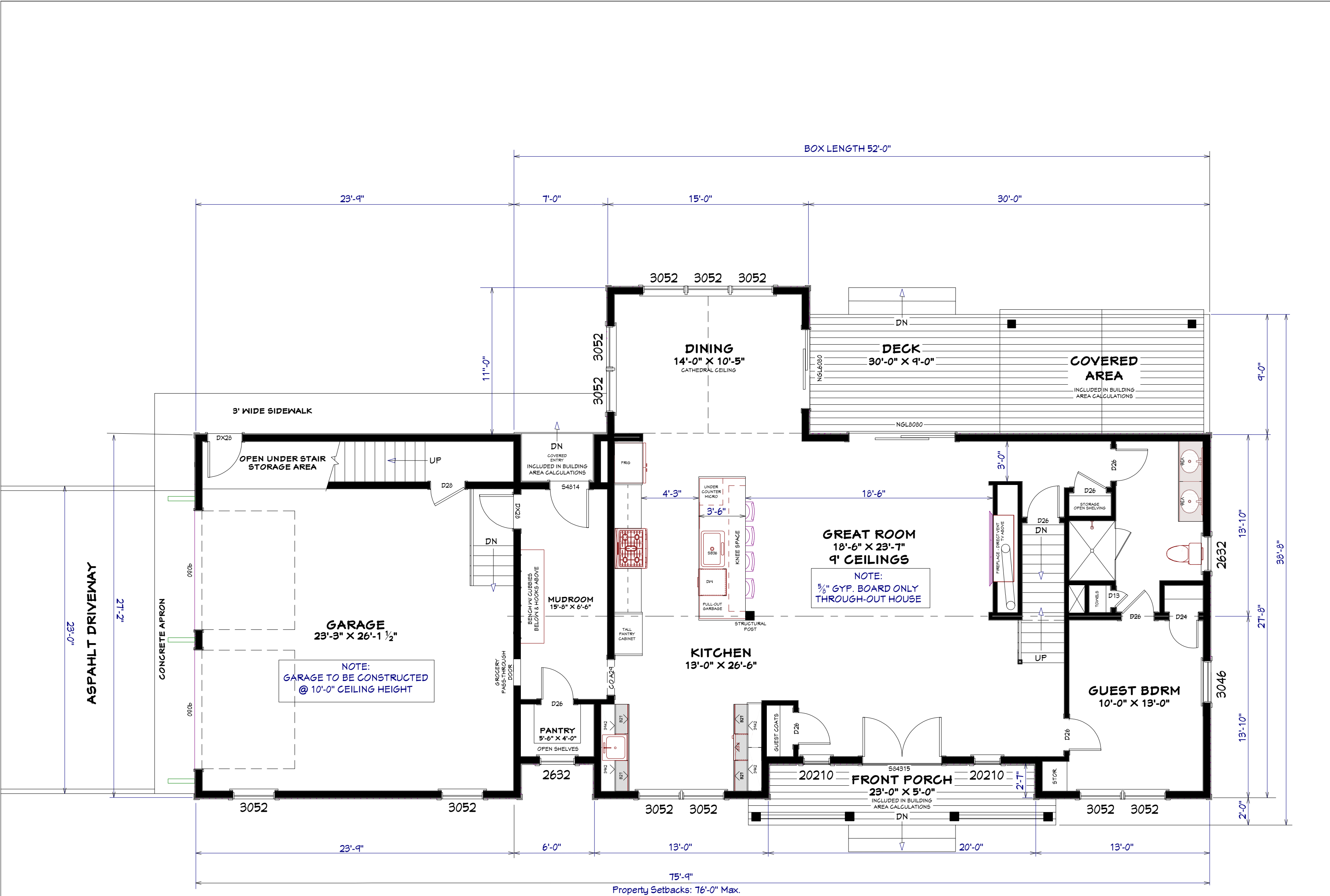


USE GROUP: DETACHED SINGLE FAMILY DWELLING	CONSTR. TYPE: WOOD FRAME UNPROTECTED	DESIGNER: NJ	DATE: 07.27.2026	SCALE:	PAGE: 4	HOMEOWNER: GREG & MELANIE SORIANO	SITE: 8 HIGHRIDGE ROAD NEW ROCHELLE, NY 10804	SERIAL No. 00000	PRODUCTION No. 0000	PE / RA	REVISION	CHECK	DATE	DATE

COLONIAL CTM-R

NEIGHBORHOOD PHOTOS

www.wmhconstruction.com



Proposed First Floor
3/16" = 1'-0"

USE GROUP:
DETACHED SINGLE
FAMILY DWELLING

CONSTR. TYPE:
WOOD FRAME
UNPROTECTED

DESIGNER:
NJ

DATE:
07.24.2026

SCALE:
3/16" = 1'-0"

PAGE:
5

BUILDER:
Westchester Modular Homes
Construction Corp.
1995 Rt. 22 Brewster, NY 10509

HOMEOWNER:
GREG & MELANIE SORIANO

SITE:
8 HIGHLIDGE ROAD
NEW ROCHELLE, NY 10804

COLONIAL CTM-R
PROPOSED FIRST FLOOR
www.wmhconstruction.com

SERIAL No. 00000
PRODUCTION No. 0000

REVISION
DATE

CHECK
DATE

PE / RA

STATE OF NEW YORK
ARCHITECT & ENGINEER
ANTHONY J. SORIANO
JULY 24, 2026

WESTCHESTER
MODULAR HOMES
CONSTRUCTION CORP.

"Unauthorized alteration or addition to this drawing is a violation of Section 7209(2) of the NYS Education Law"

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NOTE:
WINDOW COLOR: BLACK
THROUGH-OUT HOUSE

Proposed Front Elevation

1/8" = 1'-0"

EXTERIOR:
BOARD & BATTEN
SIDING

ROOF:
ASPHALT SHINGLES



Proposed Right Elevation

1/8" = 1'-0"



EXTERIOR:
BOARD & BATTEN
SIDING

ROOF:
ASPHALT SHINGLES

Proposed Rear Elevation

1/8" = 1'-0"

NOTE:
WINDOW COLOR: BLACK
THROUGH-OUT HOUSE



Proposed Left Elevation

1/8" = 1'-0"

USE GROUP:
DETACHED SINGLE
FAMILY DWELLING

CONST. TYPE:
WOOD FRAME
UNPROTECTED

DESIGNER:
NJ

DATE:
07.27.2026

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

PAGE:
8

BUILDER:
Westchester Modular Homes
Construction Corp.
1995 Rt. 22 Brewster, NY 10509

HOMEOWNER:
GREG & MELANIE SORIANO

SITE:
8 HIGHRIDGE ROAD
NEW ROCHELLE, NY 10804

COLONIAL CTM-R
PROPOSED ELEVATIONS
www.wmhconstruction.com

SERIAL No. 00000

PRODUCTION No. 0000

REVISION

CHECK

DATE

DATE

PE / RA

STATE OF NEW YORK
ARCHITECT & PLANNING
OFFICE
JAMES J. SORIANO
JAMES J. SORIANO
JAMES J. SORIANO

WESTCHESTER
MODULAR HOMES
CONSTRUCTION CORP.

"Unauthorized alteration or addition to this drawing is a violation of Section 7209(2) of the NYS Education Law"

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City of New Rochelle

Planning

Meeting Date: Tuesday, September 22, 2026

Item Category: Discussion Item

Item: Application PB 20-2026 by Mark Blair, Curious Projects, for site plan and special permit approval for an interior buildout and outdoor dining at 50 Clinton Place (Block 414, Lot 4) in a DO-2 zoned district.

Attachments:

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WITH a completed fee checklist and check in the required amount made out to City of New Rochelle

AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)

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Office Use Only

PB Number _____

Fee Paid _____

Receipt # _____

Date _____

Rec'd by (initials) _____

NAME OF PLAN Toast Coffee & Kitchen ADDRESS Two Clinton Park, 50 Clinton Place, 28 South Division Street

New Rochelle, NY 10805

ZONE DISTRICT CAB, CPA, CUL, DB, DO-2, DO-3 BLOCK(S) 414 LOT(S) 4

NO. LOTS 1 DWELLING UNITS 0 TOTAL AREA _____ PREVIOUSLY APPROVED RESOLUTIONS NO(S) --

OWNER

NAME: 28 South Division Street Owner LLC

ADDRESS 50 Clinton Place

TEL NO. [REDACTED] EMAIL _____

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)

NAME Mark Blair, architect, CURIOUS PROJECTS

ADDRESS 9 Autumn Ridge, Weston CT 06883

TEL NO. [REDACTED] EMAIL [REDACTED]

ARCHITECT

NAME Mark Blair, architect, CURIOUS PROJECTS

ADDRESS 9 Autumn Ridge, Weston CT 06883

TEL NO. [REDACTED] EMAIL [REDACTED]

ENGINEER

NAME _____

ADDRESS _____

TEL NO. _____ EMAIL _____

CONTACT FOR THIS APPLICATION

NAME Mark Blair, architect, CURIOUS PROJECTS

ADDRESS 9 Autumn Ridge, Weston CT 06883

EMAIL [REDACTED]

SCOPE OF PROJECT

This is a coffee shop and restaurant. This is an assembly use and occupancy is above 50 occupants.

There will also be outdoor dining.

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

☐

FEE SIMPLE

☐

FEE SIMPLE WITH HOMEOWNERS ASSOCIATION

☐

CONDOMINIUM

☐

MULTI-CONDOMINIUMS WITH MASTER HOA

☐

CO-OP CORPORATION

☐

OTHER (DESCRIBE) _____

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date 2026.07.27

M. Blair

Signature of owner, applicant, architect or engineer _____

Please print name Mark Blair

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.



City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: Mark Blair
9 Autumn Ridge
Weston, CT 06883

Application No.	3630-2026
Review Date	08/05/2026
Zoning	CAB, CPA, CUL, DB, DO-2, DO-3
Job Location	50 Clinton Pl
Parcel No.	2-414-0004
Reviewed By	Joe Guglielmo

LOCATION: 50 Clinton Pl

DESCRIPTION OF WORK:

An interior build-out for a new 5,000 sf restaurant with a full kitchen and bar.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
§ 331-117A(2)	Site Plan Approval	The proposed place of public assembly requires Site Plan approval. The proposed complies with the use and dimensional regulations of the Zoning Code as amended by Vanguard Overlay Zone
§ 331-57C(4)	Special Permit	The proposed outdoor dining is permitted by Special Permit.

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **10/27/2026** meeting is **9/2/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: **250'**

Instructions for filling an application: [Planning Board Filing Process](#)

JG
Joe Guglielmo
Plan Examiner

AFFIDAVIT OF PROPERTY OWNERSHIP

Note: If property has been transferred within the past six (6) months, and the City Tax Assessor has a different name of ownership, property owner should submit a copy of deed.

STATE OF NEW YORK)

ss:

COUNTY OF New York)

Todd Rechler, Authorized Person of 28 South Division Owner LLC, being duly sworn deposes and
says that she/he resides at c/o 625 RXR Plaza, Uniondale, New York 11556

in the County of Uniondale, State of New York

that she/he or it (if Corporate Owner) is the owner in fee of all the property described as

Block(s) 414 Lot(s) 4 at street address:
28 South Division Street in the City of New Rochelle, NY

that she/he authorizes the submission of the application filed with the Planning Board

for approval by the Planning Board and affirms that the statements contained herein are true to the
best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of
the submitted application by the Planning Board of the City of New Rochelle

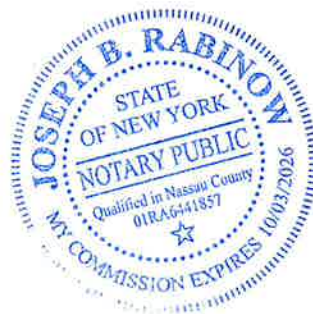
Signed by Owner [Signature] or

Signed by Corporation Owner Todd Rechler
with capacity as Authorized Person (Title) of 28 South Division Owner LLC (Name of Corporation)

Sworn to before me this 29th

Day of July, 2026

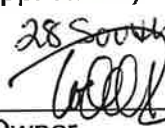
[Signature]
(Notary Public)
Joseph B. Rabinow



JOINDER IN APPLICATION

28 South Division Owner LLC, owner of the land and improvements located at 50 Clinton Place and known as Section 2, Block 414, Lot 004 on the tax assessment maps of the City of New Rochelle ("Property"), hereby joins in the application of Toast Coffee & Kitchen, the contract vendee/lessee/co-owner of the Property, to the City Council/Planning Board to Establish and operate Toast Coffee & Kitchen, a restaurant and coffee shop with a commercial kitchen, including associated tenant improvements within the existing building.

_____. (describe nature of application).

28 South Division Owner LLC


Owner Todd Rechler
 Authorized Person

New York

STATE OF NEW YORK, (COUNTY OF ~~WESTCHESTER~~) SS.:

On this 29th day of July, in the year 2026, before me, a Notary Public in and for New York State, the undersigned, personally appeared Todd Rechler, Authorized Person, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within Joinder in Application and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.





Notary Public
Joseph B. Rabinow

Short Environmental Assessment Form

Part 1 - Project Information

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 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			
Toast Coffee & Kitchen at Two Clinton Park			
Name of Action or Project: site plan approval and special permit			
Project Location (describe, and attach a location map): 50 Clinton Place / 28 South Division Street			
Brief Description of Proposed Action: The project is an interior build-out for the Toast Coffee & Kitchen at Two Clinton Park (50 Clinton Place, New Rochelle). Toast is a 5,000 sf restaurant with a kitchen / bar and outdoor dining. Our occupancy is above 50 occupants, Interior work only. Parking previously approved as part of the base building redevelopment.			
Name of Applicant or Sponsor:			
Mark Blair, CURIOUS PROJECTS (architect)			
Address: 9 Autumn Ridge			
City/PO: New Rochelle	State: NY	Zip Code: 06883	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☐	☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action?		_____ 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?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
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?	NO	YES	
	☒	☐	
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: _____			

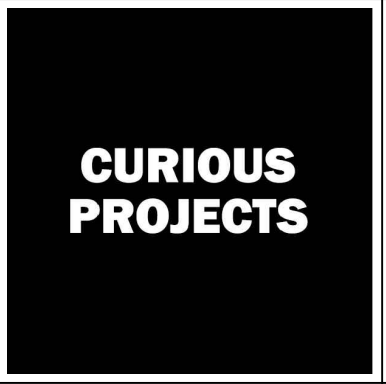
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	NO	YES
	☐	☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
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
	☒	☐
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
	☐	☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☐	☒
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Mark Blair</u> Date: <u>08/03/2026</u> Signature: <u></u> Title: <u>architect</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes



9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:



DOCUMENT RIGHTS:

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THE PROJECT'S DESIGNER, A NEW YORK STATE LICENSED ARCHITECT / ENGINEER, HEREBY CERTIFIES THAT THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE WITH THE 2025 NEW YORK STATE UNIFORM FIRE PREVENTION, AND BUILDING CODE AND THE STATE ENERGY CONSERVATION CONSTRUCTION CODE.



TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:

26.23.00

SHEET TITLE:

EXISTING EXTERIOR
REFERENCE
PHOTOGRAPHS

PUBLISHED DRAWINGS:

Δ	ISSUE:	DATE:
	INITIAL MEETING	2026.04.16
	G EXHAUST MTG	2026.05.26
	TEST FIT PRICING	2026.06.04
	SET SENT TO TEAM	2026.06.16
	PRE-PLANNING SUB	2026.07.27

SHEET NUMBER:

A2.20

DD SET ISSUE (2026.07.17)





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NEW YORK STATE UNIFORM FIRE PREVENTION,
AND BUILDING CODE AND THE STATE ENERGY
CONSERVATION CONSTRUCTION CODE.



TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER
26.23.00

S H E E T T I T L E
EXISTING INTERIOR
PARKING LEVEL
REFERENCE PHOTOS

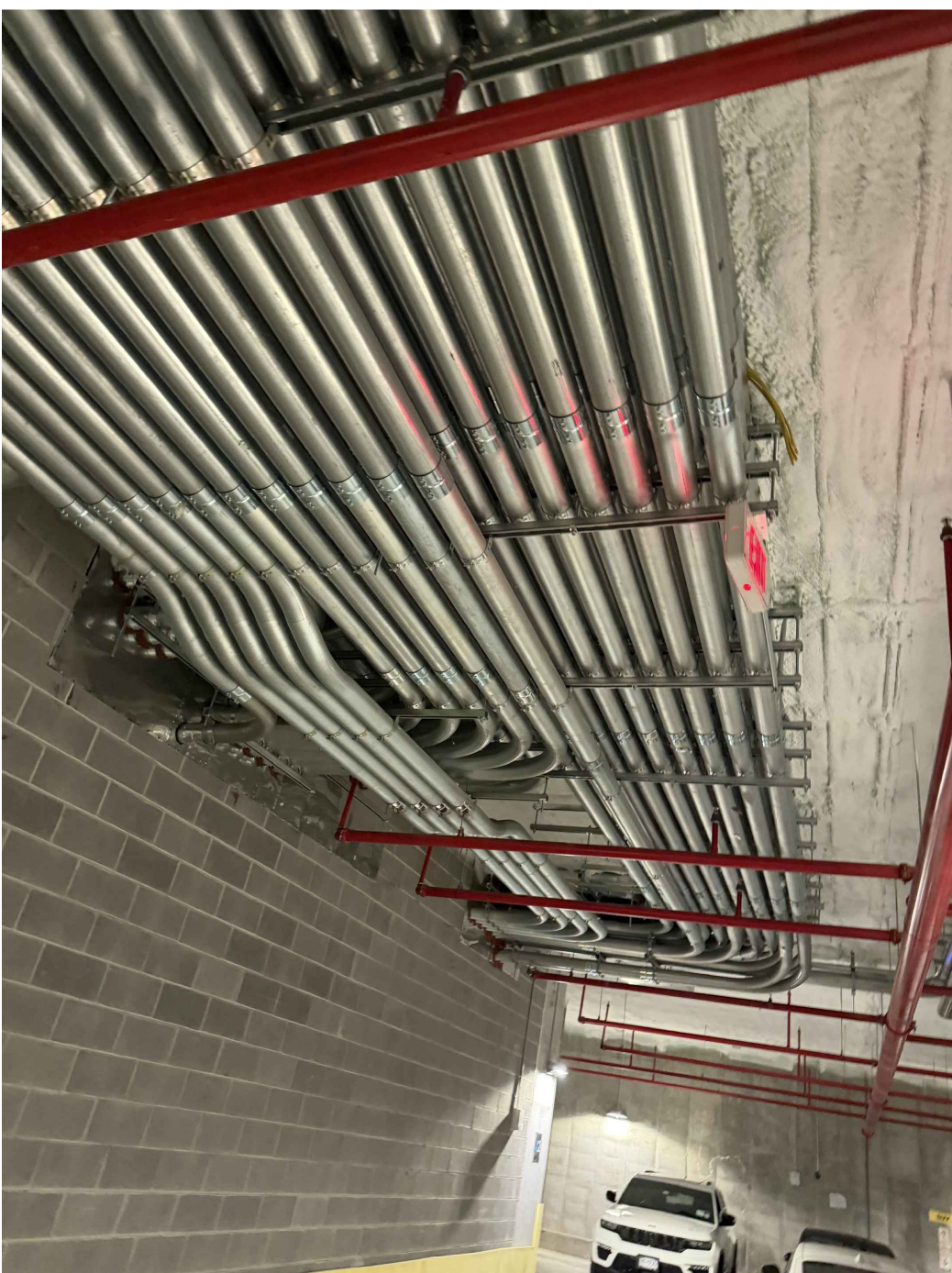
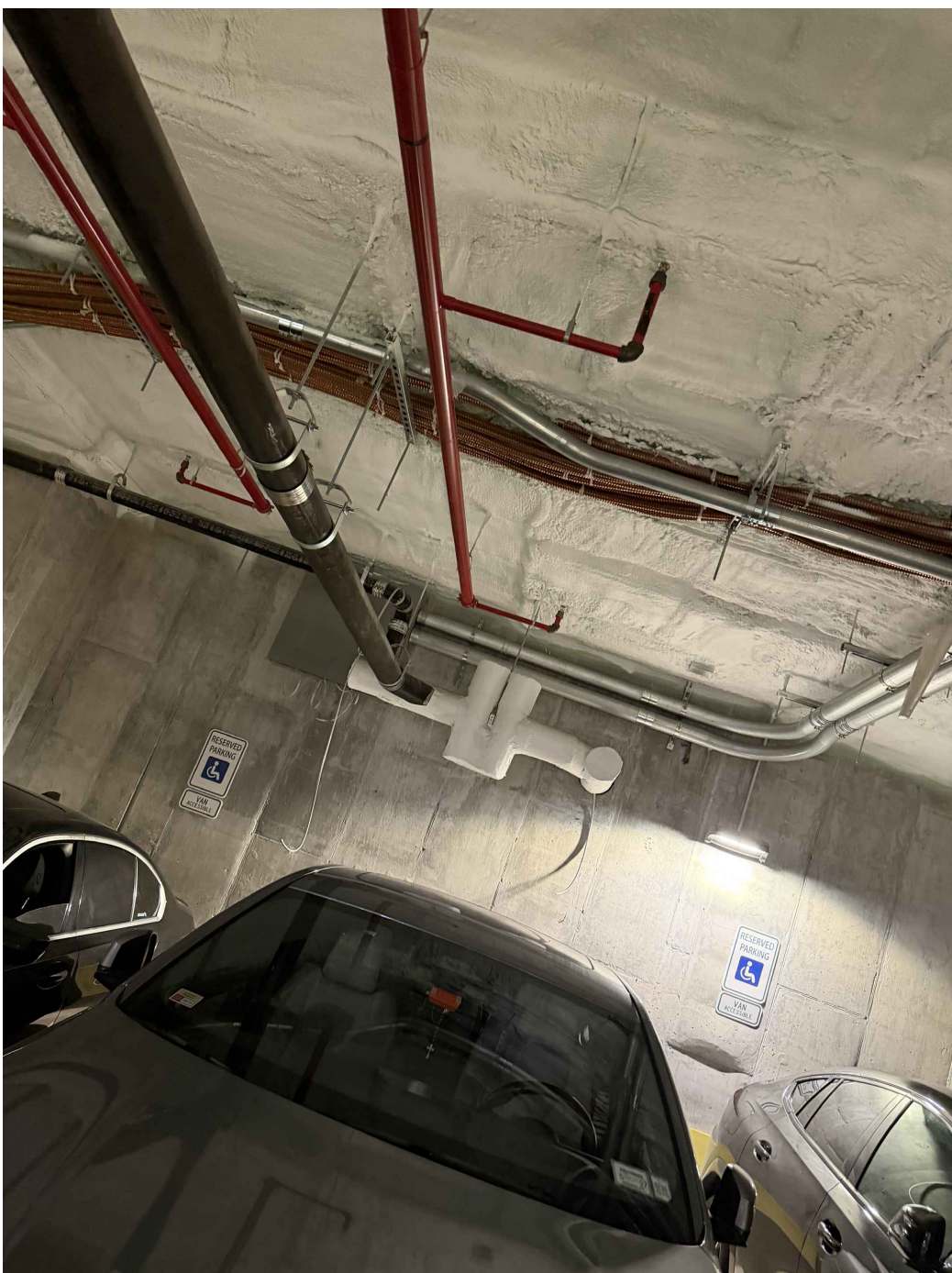
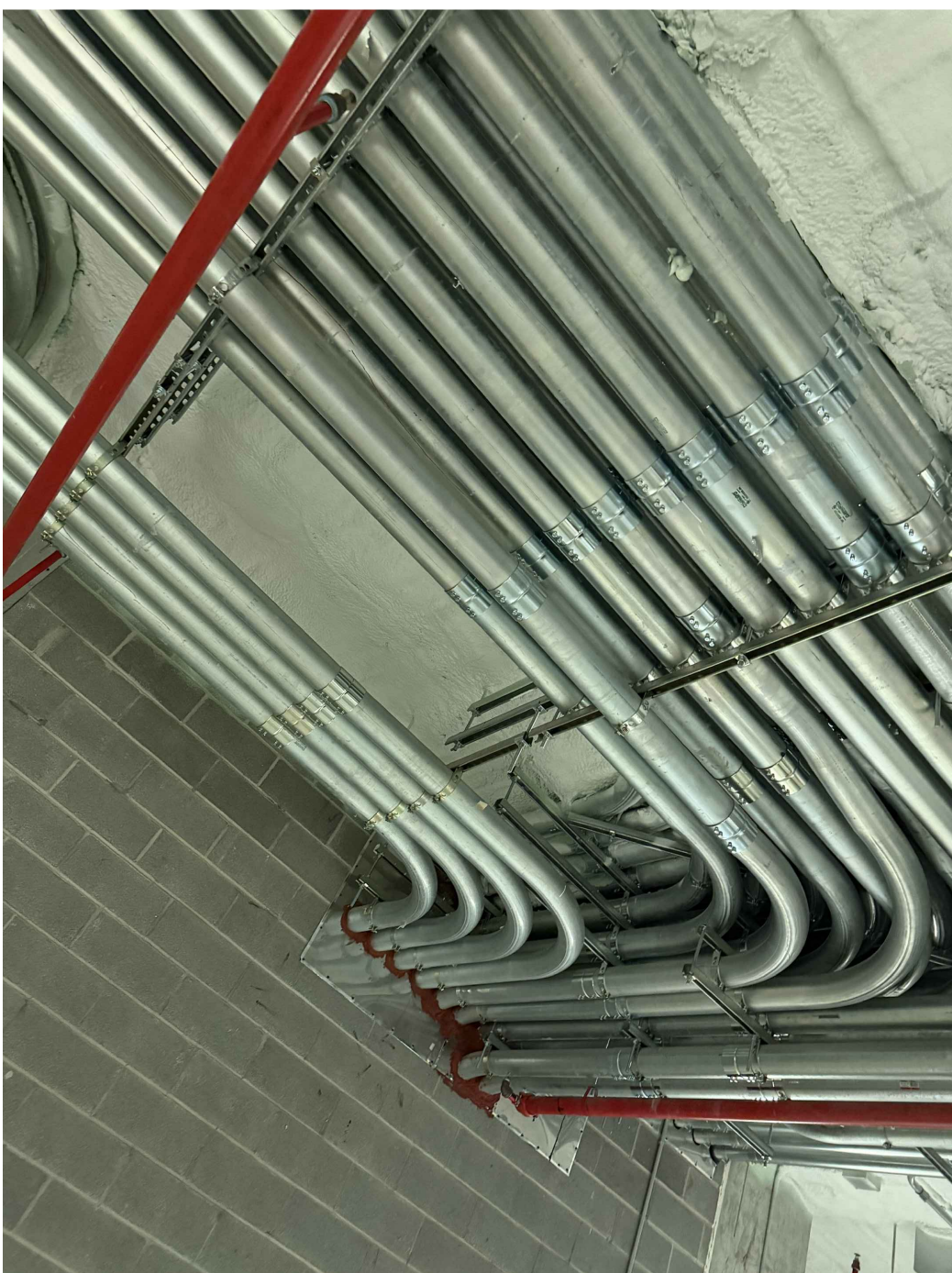
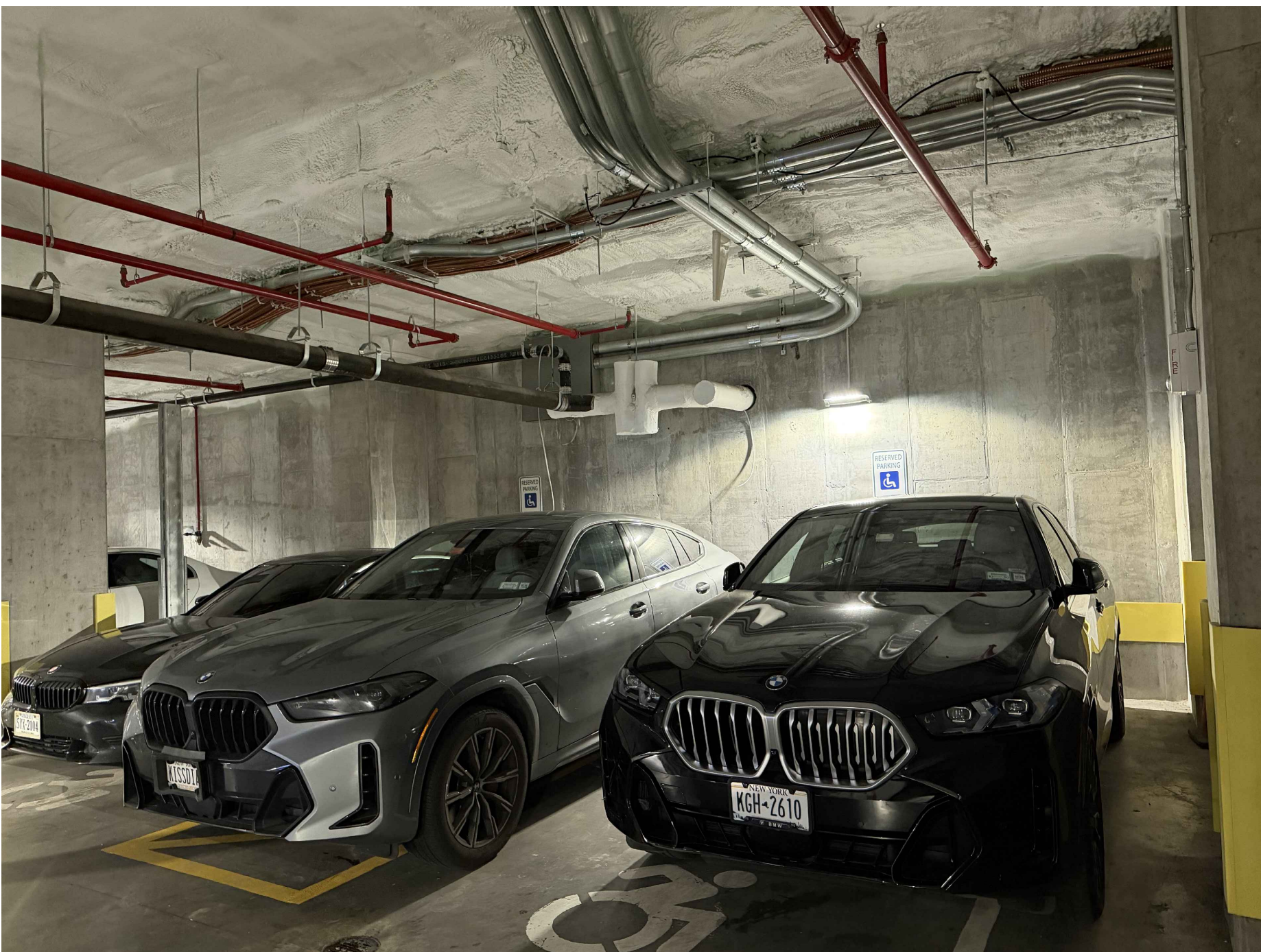
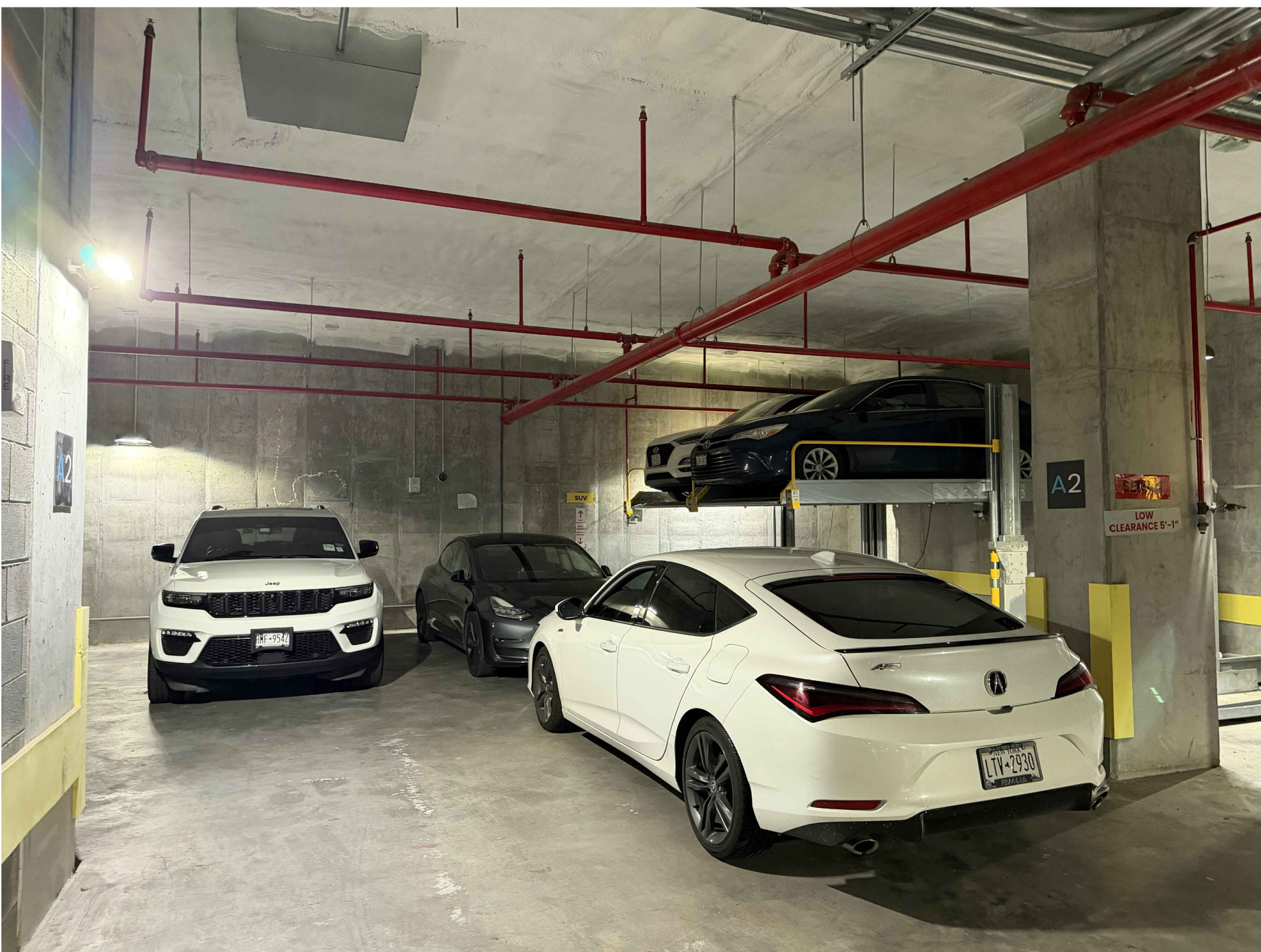
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S H E E T N U M B E R

A2.22

DD SET ISSUE (2026.07.17)

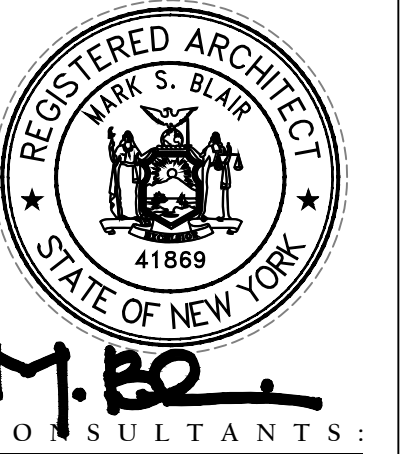




CURIOUS PROJECTS

AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:



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NEW YORK STATE UNIFORM FIRE PREVENTION,
AND BUILDING CODE AND THE STATE ENERGY
CONSERVATION CONSTRUCTION CODE.



WO CLINTON PARK
8 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
26.23.00

HEET TITLE :
ADJACENT
NEIGHBORHOOD REF.
PHOTOGRAPHS

PUBLISHED DRAWINGS:

[illegible]

H E E T N U M B E R :

A2.23

SET ISSUE (2026.07.17)

TOAST

COFFEE & KITCHEN

TWO CLINTON PARK

28 DIVISION STREET

NEW ROCHELLE, NY 10801

LOCATION OF WORK:
GROUND LEVEL

DOCUMENT ISSUE:
BUILDING SUB VI,
PLANNING BOARD
2026.07.27



APPROVED WORDING FOR SITE PLAN
IN CONJUNCTION WITH SPECIAL PERMIT

(The following text must appear on the site plan.)

This site plan conforms in its major aspects to the Zoning Ordinance of the City of New Rochelle and applicable sections of the New York State Building Code. Construction details to indicate compliance with the Zoning Ordinance will be shown on any necessary working drawings.

Date _____ Building Official _____

The Planning Board of the City of New Rochelle, New York, on _____ approved this site plan subject to the following conditions, which shall be fully satisfied prior to issuance of a building permit.

This limited site plan approval has been issued in conjunction with special permit approval (Resolution No. _____, Planning Board No. _____).

Board Member or Clerk _____ Commissioner of Development _____
Date _____ Date _____
Concurred _____

Date _____ Developer or Authorized Agent _____

Schedule
Lot _____ Block _____ Zoned District _____
Height of Building in Feet _____
No. of Stories _____
Use of Building _____

MEP, & FIRE ENGINEERING
B2R ENGINEERS

OPERATOR
TOAST
COFFEE & KITCHEN

ARCHITECT
CURIOUS PROJECTS

PROPERTY OWNER
RXR REALTY

STRUCTURAL
TADJAR COHEN-EDELSON
ASSOCIATES, INC.

	TABLE OF CONTENTS:									
THE CONTRACT LL ON EACH DRAWINGS	SHEET NUMBER:	SHEET TITLE:								
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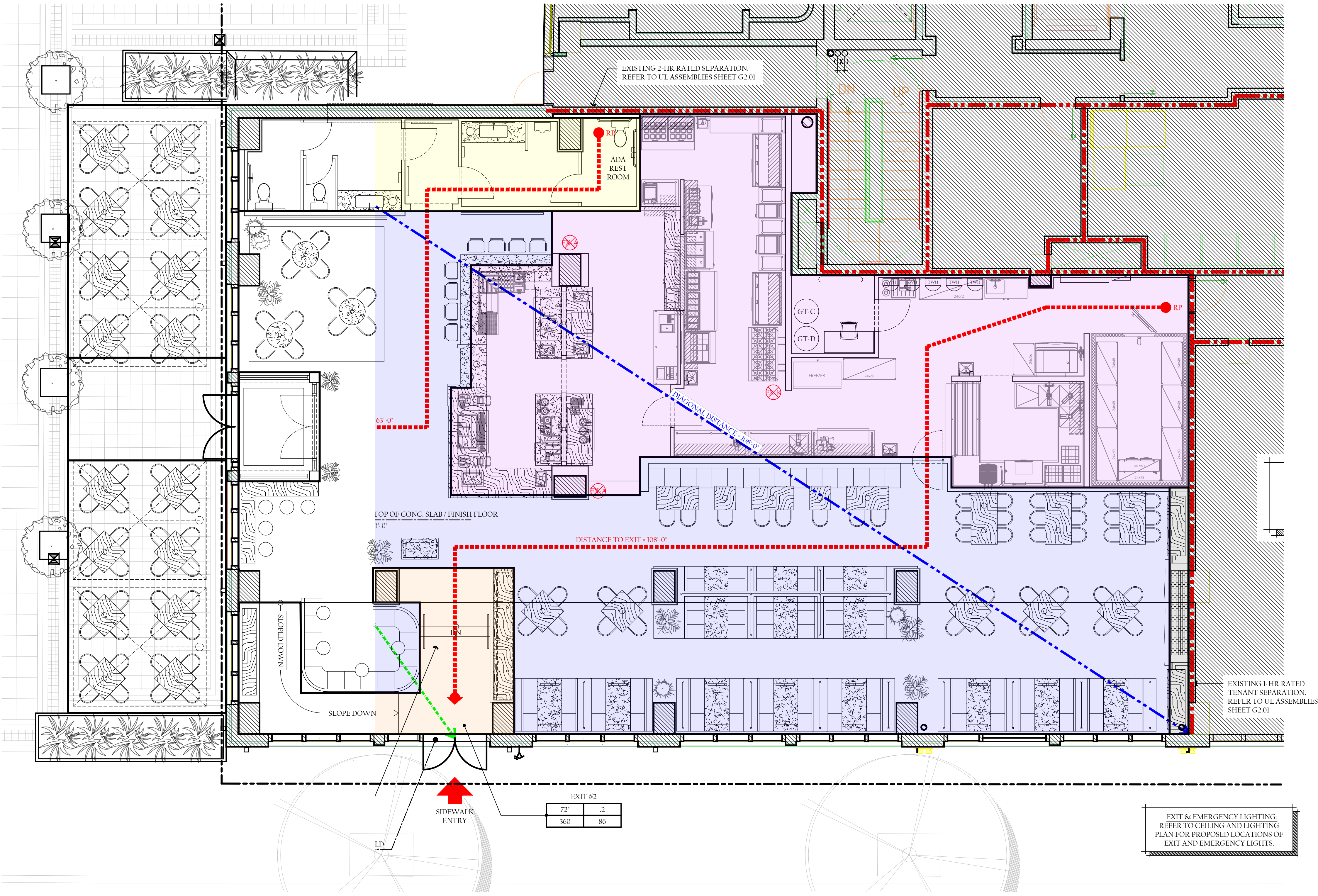
PARKING SUMMARY									
PROPOSED USE: GOLF LOUNGE W/ SIMULATED INDOOR GOLF WITH KITCHEN / BAR SERVICE AND DINING.									
TOTAL AREA:									
	GROUND LEVEL:	4,716 SF							
	TOTAL AREA:	4,716 SF							
PARKING REQUIREMENTS:									
PROPERTY IS LOCATED IN THE 'CPA' - CENTRAL PARKING AREA, & VANGUARD OVERLAY DISTRICT									
PARKING REGULATIONS:									
RESTAURANTS (CPA): 6 PER 1,000 SQUARE FEET OF GFA OR 1 PER 3 SEATS, WHICHEVER IS GREATER.									
VANGUARD OVERLAY: PARKING EXEMPT FOR RESTAURANTS 5,000 GSF OR LESS									
PARKING CALCULATIONS: 0 PARKING SPACES REQUIRED									
PARKING LOCATION: N/A									
LOADING REQUIREMENTS:									
1 FULL LOADING ZONE IS REQUIRED									
THE BEST BUILDING HAS A FULL COVERED LOADING DOCK ADJACENT TO THE TENANT'S SPACE									

CODE ANALYSIS:			
SITE:			
ADDRESS:	TWO CLINTON PARK		
ZONING:	DB - DOWNTOWN BUSINESS		
BASE BUILDING SUMMARY:			
CONSTRUCTION TYPE:	1A (NON-COMBUSTIBLE) AND 1B		(TABLE 601)
EXISTING SPRINKLER:	FULLY SPRINKLED, NFPA 13		
TENANT SEPARATIONS:	1-HOUR SEPARATION BETWEEN TENANTS 2-HOUR SEPARATION AT COMMON CORRIDORS		
STRUCTURAL ELEMENT REQUIREMENTS (TABLE 801):			
	STRUCTURAL FRAME:	2 HOURS	
	BEARING WALLS:	2 HOURS	
	COLUMNS SUPPORTING FLOORS:	3 HOURS	
	NON-BEARING WALLS (INTERIOR):	0 HOURS	
FLOORS:	2 HOURS		
ROOFS:	1 HOUR		
TENANT SUMMARY:			
BASED UPON 2020 NYC BUILDING CODE			
PROPOSED USE:	RESTAURANT		
OCCUPANCY USE:	GROUP A-2 (ASSEMBLY)		
FIRE SPRINKLER STATUS:	FULLY SPRINKLED, NFPA 13 MODIFIED TO COMPLY WITH NEW LAYOUT		
TENANT AREA:	STREET LEVEL:	4,716 SF	(NET INTERIOR)
	TOTAL AREA:	4,716 SF	(NET INTERIOR)
OCCUPANCY SUMMARY:	REFER TO G2.00 FOR FULL OCCUPANT SUMMARY		
USE	LOAD REQUIREMENTS:	OCCUPANTS:	
GOLF SIMULATORS BAY:	5 OCCUPANTS PER BAY	000	OCCUPANTS
GATHERING / PATRON:	15 SF / OCCUPANT	000	OCCUPANTS
BUSINESS:	100 SF / OCCUPANT	000	OCCUPANTS
KITCHEN / SERVICE:	200 SF / OCCUPANT	000	OCCUPANTS
STORAGE / MEP ROOM:	300 SF / OCCUPANT	000	OCCUPANTS
TOILET ROOMS:		000	OCCUPANTS
INACCESSIBLE SPACE:		000	OCCUPANTS
TOTAL INTERIOR OCCUPANT LOAD:		000	OCCUPANTS
EGRESS REQUIREMENTS:			
- NUMBER OF EXITS:	2 REQ'D	(PER SECTION 1006.2.1)	
- TRAVEL DISTANCE TO EXIT:	250' MAX.	(PER TABLE 1017.2)	
- DEAD END CORRIDOR:	20' MAX.	(PER SECTION 1020.4)	
- MINIMUM CORRIDOR WIDTH:	44" MIN.	(PER SECTION 12.3.3.8)	
- MINIMUM STAIR WIDTH:	36" MIN.	(PER SECTION 10.11.2, EXCEPTION #2)	
2ND FLOOR REQUIREMENTS (LESS THAN 50 OCCUPANTS):			
- 2ND FLOOR:		(PER SECTION 502.2)	
- 2ND FLOOR AREA LIMITATIONS:	50% MAX.	(PER SECTION 502.2.1, EXCEPTION #2)	
- MEANS OF EGRESS:	2 PROVIDED	(PER SECTION 502.2.2)	
- COMMON PATH OF TRAVEL:	75' MAX.	(PER SECTION 1029.8, EXCEPTION #1)	
- OPENNESS:	WALLS OK	(PER SECTION 502.2.3, EXCEPTION #2)	
- OPEN CONNECTED STAIRS:	ALLOWED	(PER SECTION 1019.3, EXCEPTION #1)	
ACCESSIBILITY:			
- TWO ADA ACCESSIBLE / A117.1 COMPLIANT RESTROOMS PROVIDED			
PLUMBING FIXTURE SUMMARY:	REFER TO SHEET G2.00		
INTERIOR FINISHES:			
TABLE 803.11			
- INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS:			CLASS B
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS & EXIT ACCESS RAMPS:			CLASS B
- ROOMS AND ENCLOSED SPACES:			CLASS C
- CLASS A - FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450			
- CLASS B - FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450			
- CLASS C - FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450			

PROJECT TEAM:									
ARCHITECT: CURIOUS PROJECTS 9 AUTUMN RIDGE WESTON, CT 06883					TOAST COFFEE & KITCHEN / TENANT: TOAST NEW ROCHELLE LLC				
CONTACT: MARK S. BLAIR, AIA OFFICE: [REDACTED]					CONTACT: TERRY SCARLATOS PHONE: [REDACTED] EMAIL: TERRY@TOASTCOFFEEHOUES.COM				
STRUCTURAL: RXR REALTY RXR CONSTRUCTION SERVICES, LLC 100 SPRING STREET, 11TH FLOOR SILVER SPRING, MD 20910					PROPERTY OWNER: RXR REALTY 75 ROCKEFELLER PLAZA NEW YORK, NY 10019				
CONTACT: ALI R. TAHBAZ OFFICE: 301.587.1820 x.121 EMAIL: ATAHBAZ@TAJERCO.COM					TENANT COODINATOR: RXR CONSTRUCTION SERVICES 625 RXR PLAZA UNIONDALE, NY 10019				
MEP + FIRE PROTECTION ENGINEER: B2R CONSULTING ENGINEERS, PLLC 2777 SUMMER STREET, SUITE 205 STAMFORD, CT 06905					CONTACT: CARLY AUCLAIR PHONE: [REDACTED] [REDACTED]				
CONTACT: CHRIS RICHICHI PHONE: 203.641.4170 EMAIL: CHRIS.RICHICHI@B2RCE.COM					BUILDING DEPARTMENT: NEW ROCHELLE BUREAU OF BUILDINGS 515 NORTH AVE NEW ROCHELLE, NY 10801				
CONTACT: XXXX PHONE: XXXX EMAIL: XXXX					CONTACT: SORAYA BEN-HABIB PHONE: 914.654.2035 EMAIL: sbenhab@newrochelleny.com				

APPLICABLE CODES:	
<u>CURRENT STATE BUILDING CODES:</u>	
BUILDING:	2025 BUILDING CODE OF NEW YORK STATE
EXISTING BUILDING:	2025 EXISTING BUILDING CODE OF NEW YORK STATE
FIRE :	2025 FIRE CODE OF NEW YORK STATE
ACCESSIBILITY:	2017 ICC A117.1 ACCESSIBLE AND USABLE BLDGS & FACILITIES
MECHANICAL:	2025 MECHANICAL CODE OF NEW YORK STATE
ELECTRICAL:	2023 NATIONAL ELECTRICAL CODE (NFPA 70)
PLUMBING:	2025 PLUMBING CODE OF NEW YORK STATE
ENERGY CONS:	2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
FUEL & GAS:	2025 FUEL GAS CODE OF NEW YORK STATE
RESIDENTIAL:	2025 RESIDENTIAL CODE OF NEW YORK STATE
WORK TO BE SUBMITTED UNDER SEPARATE PERMIT:	
-	FULL INTERIOR BUILD-OUT
-	FIRE SPRINKLER VIA DELEGATED DESIGN
-	SIGNAGE

PROJECT DESCRIPTION:									
THE SCOPE INCLUDES THE CONSTRUCTION OF AN APPROXIMATELY 4,900 SF RESTAURANT WITH ASSOCIATED KITCHEN, BAR, AND SERVICE SPACES. THE SCOPE OF WORK CONSISTS OF, BUT IS NOT LIMITED TO THE FOLLOWING:									
• TENANT SEPARATION ARE EXISTING TO REMAIN, • NEW CUSTOMER DINING AREAS, • NEW ACCESSIBLE RESTROOMS, • NEW BAR AND KITCHEN WITH GREASE EXHAUST HOOD SYSTEM, • NEW GREASE INTERCEPTOR • NEW POLLUTION CONTROL UNIT • ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION TO SUPPORT THE PROPOSED PROJECT • NEW EGRESS AND EMERGENCY LIGHT FIXTURES BASED FOR THE TENANTS BUILD-OUT									



1 LIFE SAFETY PLAN
3/32" = 1'-0"
STREET LEVEL

LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
	1/2 - HOUR SEPARATION
	1 - HOUR SEPARATION
	2 - HOUR SEPARATION
	3 - HOUR SEPARATION
	EXIT STAIR
	REMOTE POINT TO EXIT, TRAVEL DISTANCE
	SPACE DIAGONAL DISTANCE
	DISTANCE BETWEEN EXITS
	FIRE EXTINGUISHER, TYPE 'A'
	FIRE EXTINGUISHER, TYPE 'A'
	FIRE EXTINGUISHER, TYPE 'K'

EGRESS COMPONENT

EGRESS WIDTH (CLEAR)
COMPONENT NAME
WIDTH FACTOR

52"	.3
260	60

ACTUAL # OF OCCUPANTS
MAX. # OF OCCUPANTS

OCCUPANCY TYPE

POOL - AREA NAME

1,452	50	30
-------	----	----

TOTAL OCCUPANTS
OCCUPANTS PSF
TOTAL AREA

OCCUPANT AND EGRESS SUMMARY			
USE & OCCUPANCY LOAD REQUIREMENTS	INTERIOR STREET LEVEL	OUTDOOR DINING (NOT INCLUDED IN TOTAL)	TOTAL:
ASSEMBLY AREA // GATHERING AND PATRON AREA 1 OCCUPANT PER 15 SQUARE FEET	2,452 SF 164 OCCUP.	720 SF 48 OCCUP.	3,172 SF 164 OCCUP.
BUSINESS AREA // OFFICE 1 OCCUPANT PER 150 SQUARE FEET	0 SF 0 OCCUP.		0 SF 0 OCCUP.
KITCHEN & SERVICE AREA // KITCHEN & BACK OF HOUSE 1 OCCUPANT PER 200 SQUARE FEET	1,609 SF 9 OCCUP.		1,609 SF 9 OCCUP.
STORAGE AREA // 1 OCCUPANT PER 300 SQUARE FEET	0 SF 0 OCCUP.		0 SF 0 OCCUP.
RESTROOM AREA // 0 OCCUPANT PER 0 SQUARE FEET	335 SF 0 OCCUP.		335 SF 0 OCCUP.
NON-ACCESSIBLE SPACES & CIRCULATION // 0 OCCUPANT PER 0 SQUARE FEET	320 SF 0 OCCUP.	144 SF 0 OCCUP.	474 SF 0 OCCUP.
TOTAL SQUARE FOOTAGE BY AREA	4,716 SF	864 SF	5,580 SF
TOTAL OCCUPANTS BY AREA	173 OCCUP.	48 OCCUP.	221 OCCUP.
NOTES:			

PLUMBING FIXTURE SUMMARY			
TOTAL OCCUPANTS OF RESTAURANT: 221 OCCUPANTS (111 MALE /110 FEMALE)			
OCCUPANT / USE:		ASSEMBLY / A-2	
MALE FACILITIES:			
WATER CLOSET:		2 REQUIRED / 2 PROVIDED	1 FIXTURE PER 75 OCCUPANTS
LAVATORY:		1 REQUIRED / 1 PROVIDED	1 FIXTURE PER 200 OCCUPANTS
FEMALE FACILITIES:			
WATER CLOSET:		2 REQUIRED / 2 PROVIDED	1 FIXTURE PER 75 OCCUPANTS
LAVATORY:		1 REQUIRED / 1 PROVIDED	1 FIXTURE PER 200 OCCUPANTS
DRINKING FOUNTAIN:		0 REQUIRED / 0 PROVIDED	
SERVICE SINK:		1 REQUIRED / 1 PROVIDED	

SEATING SUMMARY			
AREA:	SEATS	ACCESSIBLE (%)	COMMENTS:
INTERIOR SEATING:			
BAR SEATING:	008 SEATS	0 SEATS	ACCESSIBLE SEATING PROVIDED IN BAR AREA 1 ACCESSIBLE TABLE W/ A TOTAL OF 4 SEATS 2 ACCESSIBLE TABLE W/ A TOTAL OF 8 SEATS
CAFE SEATING:	012 SEATS	2 SEATS	
DINING SEATING:	124 SEATS	6 SEATS	
SUB-TOTAL SEATING:	124 SEATS	8 SEATS	
EXTERIOR SEATING:			
DINING SEATING:	64 SEATS	4 SEATS	2 ACCESSIBLE TABLES W/ A TOTAL OF 8 SEATS
SUB-TOTAL SEATING:	64 SEATS	4 SEATS	
TOTAL SEATING:	188 SEATS	12 SEATS	
REFER TO SHEET A3.30 FOR SEATING PLAN			
9% OF SEATS PER NYSBC 1108.2.9 & ICC A117.1			

LIFE SAFETY PLAN NOTES	
1.	EXISTING, ACTIVE, MEANS OF EGRESS SHALL BE MAINTAINED IN OPERATION DURING ALL TIMES OF THE CONSTRUCTION PROCESS.
2.	PIPES, CONDUITS, DUCTS, ETC. PENETRATING THROUGH FLOORS, ROOFS AND RATED WALL ASSEMBLIES (FIRE AND SMOKE) SHALL BE SEALED WITH APPROVED FIRE RESISTIVE RATED SEALANT SUITABLE FOR THE APPROPRIATE HORIZONTAL OR VERTICAL APPLICATIONS.
3.	CONTRACTOR SHALL RECONFIGURE SPRINKLER HEADS PROVIDING COVERAGE PER CODE. NEW / EXISTING SPRINKLER AND PIPES SHALL BE ADDED AND/OR RELOCATED AS NEEDED TO PROVIDE COVERAGE AS REQUIRED BY N.F.P.A. IS OR APPLICABLE LOCAL CODES WHICH EVER IS MORE STRINGENT.
4.	CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH N.F.P.A. STANDARDS AND AS DIRECTED BY THE OWNER/LANDLORD SAFETY OFFICER.

CURIOUS PROJECTS

9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:

M. Blair
CONSULTANTS

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TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
26.23.00

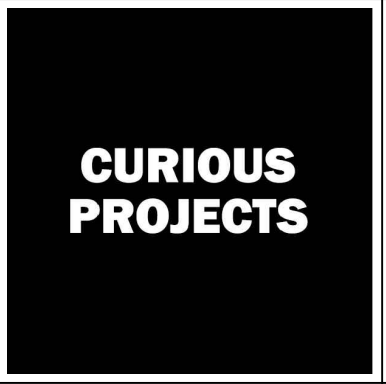
SHEET TITLE:
LIFE SAFETY PLAN &
OCCUPANCY
SUMMARY

PUBLISHED DRAWINGS:		
Δ	ISSUE:	DATE:
	INITIAL MEETING	2026.04.16
	G EXHAUST MTG	2026.05.26
	TEST FIT PRICING	2026.06.04
	SET SENT TO TEAM	2026.06.16
	PRE-PLANNING SUB	2026.07.27

SHEET NUMBER:

G2.00

DD SET ISSUE (2026.07.17)



9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:



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TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
26.23.00

SHEET TITLE:
OVERALL
SITE PLAN

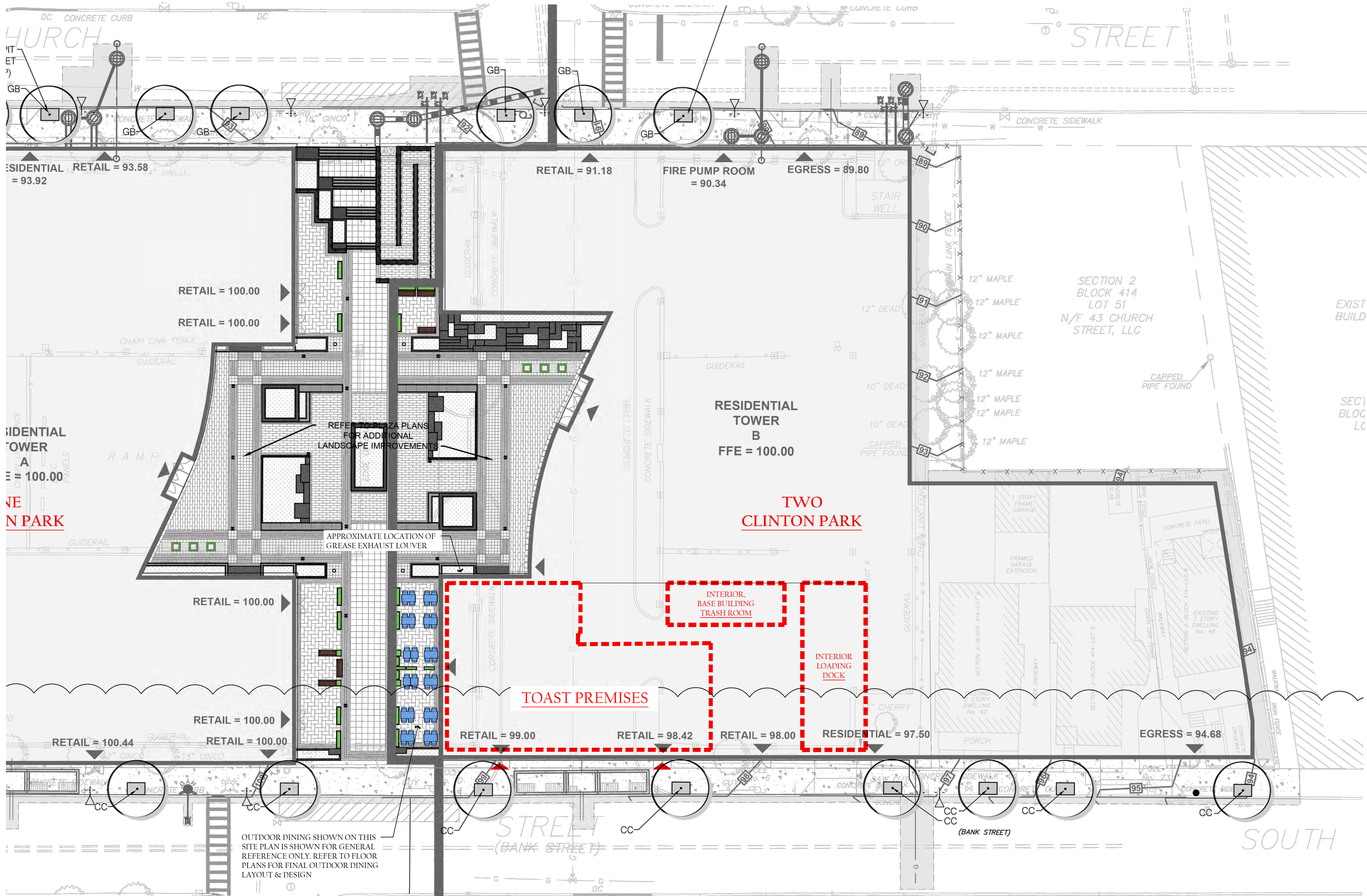
PUBLISHED DRAWINGS:		
Δ	ISSUE	DATE
	INITIAL MEETING	2026.04.16
	G EXHAUST MTG	2026.05.26
	TEST FIT PRICING	2026.06.04
	SET SENT TO TEAM	2026.06.16
	PRE-PLANNING SUB	2026.07.27

SHEET NUMBER:

A1.00

DD SET ISSUE (2026.07.17)

CHURCH STREET

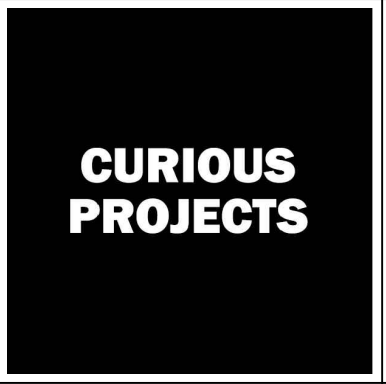


SOUTH DIVISION STREET

OVERALL SITE PLAN
NOT TO SCALE

NOTE:
** OVERALL SITE PLAN IS FOR GENERAL REFERENCE ONLY. **





9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:



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TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:

26.23.00

SHEET TITLE:

EXISTING EXTERIOR
REFERENCE
PHOTOGRAPHS

PUBLISHED DRAWINGS:

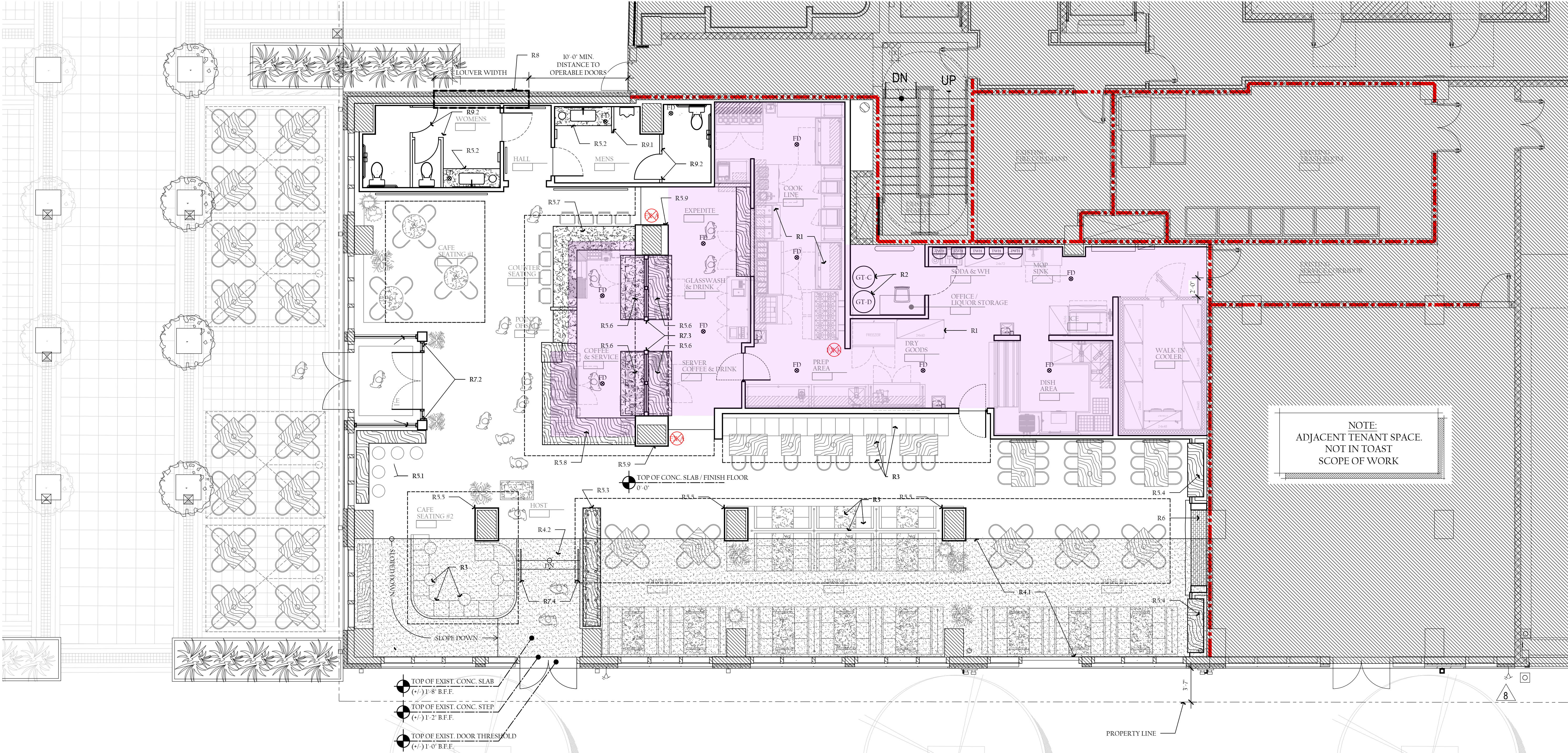
Δ	ISSUE:	DATE:
	INITIAL MEETING	2026.04.16
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	PRE-PLANNING SUB	2026.07.27

SHEET NUMBER:

A2.20

DD SET ISSUE (2026.07.17)





RENOVATION NOTES

ALL WORK AND MATERIALS TO BE PROVIDED BY THE GENERAL CONTRACTOR AND THEIR SUB CONTRACTORS UNLESS OTHERWISE NOTED

- INDICATES KITCHEN EQUIPMENT PROVIDED BY TENANT, INSTALLED BY GENERAL CONTRACTOR. REFER TO SEPARATE KITCHEN EQUIPMENT PLANS, SCHEDULES, AND CUT SHEETS.
- GREASE COLLECTION SYSTEM PROVIDED BY TENANT, INSTALLED BY GENERAL CONTRACTOR. PROVIDE COLLECTION PORT AT EXTERIOR WALL. COORDINATE WITH LANDLORD.
- TABLES, TABLE BASES, BENCHES, AND CHAIRS PROVIDED BY TENANT, AND INSTALLED BY GENERAL CONTRACTOR.
- CONCRETE & FOAM FLOOR INFILL:
 - NEW SLAB CONSTRUCTED OF 4" CONCRETE SLAB OVER STRUCTURAL FOAM. REFER TO DETAILS AND STRUCTURAL PLANS.
 - NEW CONCRETE STEPS AND 4" SLAB. REFER TO DETAILS AND STRUCTURAL PLANS.
 - NEW SLOPED CONCRETE FLOOR SLAB. REFER TO DETAILS AND STRUCTURAL PLANS.
- WOOD & BLACKEN STEEL MILLWORK
 - WOOD COUNTER W/ STEEL BASE / LEGS
 - MARBLE TOPPED BATHROOM VANITY W/ UNDERMOUNT SINK. PROVIDE WALL SUPPORT BRACKETS FROM RAKS.
 - WOOD AND STEEL SHELVING ON COLD FORM STUD KNEEWALL
 - WOOD & STEEL BUILT-IN BOOK SHELVES
 - WOOD COLUMN CLADDING ON F.R. PLYWOOD
 - MARBLE COUNTERTOP ON WOOD MILLWORK
 - MARBLE COUNTERTOP AT DINING COUNTER ON METAL STUD DIE WALL
 - WOOD COUNTERTOP AT COFFEE COUNTER
 - WOOD & TILE COLUMN CLADDING
 - NATURAL GAS VENTLESS FIREPLACE

- CUSTOM BLACKENED STEEL & GLASS WINDOWS & DOORS ASSEMBLY (PROVIDE TEMPERED GLAZING AS REQUIRED)
 - STEEL WINDOW ASSEMBLY W/ GLAZING
 - STEEL WINDOW AND DOOR ASSEMBLY W/ GLAZING
 - STEEL WINDOW & GLASS ASSEMBLY W/ FIXED WOOD SHELVING
 - STEEL STAIR HANDRAIL(S)
 - GREASE EXHAUST LOUVER. REFER TO MECHANICAL PLANS.
 - WOOD & STEEL TOILET PARTITIONS & DOORS
 - WALL & FLOOR MOUNTED WOOD URINAL SCREEN
 - WALL & FLOOR MOUNTED WOOD TOILET PARTITIONS & STALL DOORS.

RENOVATION GRAPHIC LEGEND

SYMBOL	DESCRIPTION
	EXISTING TENANT / BUILDING SEPARATION
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING BASEMENT WALLS BELOW (APPROXIMATE LOCATIONS)
	NEW CONSTRUCTION

SYMBOL GRAPHIC LEGEND

SYMBOL	DESCRIPTION
	WINDOW TYPE / NUMBER. REFER TO FRAME ELEVATIONS
	CEILING HEIGHT & TYPE. REFER TO CEILING PLAN & SCHEDULE
	FINISH LOCATION & TYPE. REFER TO SHEET A0.01 FOR FINISH SCHEDULE
	ELEVATION / DETAIL CALL-OUT
	PLAN KEY NOTES.
	ELEVATION / HEIGHT REFERENCE MARKER
	WALL / PARTITION TYPE. REFER TO PARTITION SHEET A6.00
	DOOR TYPE / NUMBER. REFER SHEET A0.00 FOR DOOR SCHEDULE

CURIOUS
PROJECTS

9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:



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TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
26.23.00

SHEET TITLE
PROPOSED -
STREET LEVEL PLAN

PUBLISHED DRAWINGS:

Δ	ISSUE	DATE
	INITIAL MEETING	2026.04.16
	G EXHAUST MTG	2026.05.26
	TEST FIT PRICING	2026.06.04
	SET SENT TO TEAM	2026.06.16
	PRE-PLANNING SUB	2026.07.27

SHEET NUMBER:

A3.00S
STREET LEVEL

DD SET ISSUE (2026.07.17)

PROPOSED - STREET FLOOR PLAN
3/16" = 1'-0"

LANDLORD CEILING NOTES

- THE EXISTING CEILING SLAB IS A STRUCTURAL SLAB. ALL PROPOSED ATTACHMENTS, ANCHORS, AND FASTENERS TO THE EXISTING CONCRETE SLAB SHALL BE SUBMITTED TO AND REVIEWED BY THE BASE BUILDING STRUCTURAL ENGINEER PRIOR TO THE INSTALLATION OF ANY HANGERS, FRAMING, EQUIPMENT, OR INFRASTRUCTURE.
- THE GENERAL CONTRACTOR (GC) SHALL REVIEW EXISTING CONDITIONS AND IDENTIFY ALL EXISTING INFRASTRUCTURE AND SYSTEMS REQUIRING ACCESS, AND PROMPTLY NOTIFY THE LANDLORD AND DESIGN TEAM. ANY BASE BUILDING EQUIPMENT, COMPONENT, AND/OR SERVICE FEEDING AREAS OR ELEMENTS OUTSIDE THE TENANT'S PREMISES MUST REMAIN FULLY ACCESSIBLE TO THE LANDLORD. THE GC SHALL PROVIDE REQUIRED ACCESS AND/OR INSTALL ACCESS PANELS AS NECESSARY TO MAINTAIN THIS ACCESS. UPON COMPLETION, THE GC SHALL PROVIDE, AS BUILT, PLAN CLEARLY NOTING THE LOCATIONS OF ALL ACCESS PANELS AND THE SPECIFIC EQUIPMENT OR SYSTEMS THEY DISCLOSE.
- GENERAL CONTRACTOR SHALL USE LANDLORD'S REQUIRED CONTRACTORS FOR SPRINKLER WORK.
- ANY UNUSED OR ABANDONED PIPES, CONDUIT, WIRES, HANGERS, OR SIMILAR SHALL BE REMOVED.

CEILING TYPE LEGEND:

SYMBOL	DESCRIPTION
	NEW & EXISTING STRUCTURE SLAB / DECKS, DUCTS, PIPES, CONDUIT & SIMILAR PAINTED PER FINISH SCHEDULE. PAINT TRANSITION AT CEILING TO WALL CORNER
	EXPOSED STRUCTURE TO REMAIN (A515)
	2'-0" x 2'-0" CEILING TILE WITH SUSPENDED CEILING GRID PROVIDED BY ARMSTRONG WORLD INDUSTRIES. PRODUCT 'KITCHEN ZONE' SMOOTH TILE AND 15/16" PRELUDE PLUS XL GRID
	2'-0" x 2'-0" CEILING TILE WITH SUSPENDED CEILING GRID PROVIDED BY ARMSTRONG WORLD INDUSTRIES. PRODUCT SMOOTH TILE AND 15/16" PRELUDE PLUS XL GRID
	2'-0" x 2'-0" VINTAGE METAL CEILING TILE WITH SUSPENDED CEILING GRID. TILE SHALL BE FIELD PAINTED OR CUSTOM COLOR FROM FACTORY
	1x8 RECLAIMED WOOD PLANK CEILING (SQUARE EDGE), STAINED & SEALER PER FINISH SCHEDULE. PROVIDE UNISTRUT ON THREADED RODS, METAL FRAMING, OR CEILING SUSPENSION SYSTEM TO SUPPORT WOOD CEILING.
	RECLAIMED WOOD PLANK CEILING (SQUARE EDGE), REFER TO ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION

CEILING TYPE SYMBOL
 FINISHED CEILING HEIGHT
 CEILING TYPE DESIGNATION

CEILING NOTES:

- ALL EXPOSED CONDUIT, MEP PIPING, SPRINKLER PIPING, BRACKETS, MOUNTING HARDWARE, AND SIMILAR TO BE PAINTED TO MATCH CEILING COLOR
- COORDINATE FIRE SPRINKLER WITH PROPOSED FLOOR & CEILING PLAN, LIGHTING LAYOUT AND HVAC LAYOUT. GC AND FIRE SPRINKLER SUB-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT AND OWNERSHIP REVIEW PRIOR TO MODIFICATIONS AND ADDITIONS TO EXISTING SYSTEM AND INSTALLATION OF NEW COMPONENTS.

LIGHT FIXTURE SCHEDULE:

SYM.	DESCRIPTION	LOCATION	MANUFACTURER	STYLE / MODEL NO.	SPEC SHEET	DIM	ZONE	NOTES
A1	WALL SCONCE	COFFEE / ENTRY	---	---	---	---	YES	---
A2	WALL SCONCE	RESTROOMS	---	---	---	---	YES	---
A3	WALL SCONCE	DINING AREAS	---	---	---	---	YES	---
A4	WALL SCONCE	DINING AREAS	---	---	---	---	YES	---
A5	WALL SCONCE	VESTIBULE	---	---	---	---	YES	---
B1	2x2 LED LAY-IN PANEL (LENSE)	KITCHEN	SUNCO	2x2 FLAT PANEL 40"W LED LIGHT	---	---	YES	II
C1	QUAD OUTLET FOR STRING LIGHTS	CEILING CLOUDS	---	---	---	---	YES	---
D1	UNDER COUNTER / SHELF LED TAPE	VARIOUS	HITLIGHTS	12V FLEXIBLE, DIMMABLE LED STRIP LIGHTS	---	---	YES	I, 6
G1	SURFACE FIXTURE	COFFEE / BAR	---	---	---	---	YES	---
G2	SURFACE FIXTURE	RESTROOMS	---	---	---	---	YES	---
G3	SURFACE FIXTURE	KITCHEN / EXPEDITE	---	---	---	---	YES	---
H1	BULB SWAP AT HOOD	COOKLINE	---	---	---	---	NO	---
P1	DECORATIVE LED PENDANT	PUBLIC SPACES	---	---	---	---	YES	---
P2	DECORATIVE LED PENDANT	PUBLIC SPACES	---	---	---	---	YES	---
P3	DECORATIVE LED PENDANT	PUBLIC SPACES	---	---	---	---	YES	---
P4	DECORATIVE LED PENDANT	PUBLIC SPACES	---	---	---	---	YES	---
P5	DECORATIVE LED PENDANT	PUBLIC SPACES	---	---	---	---	YES	---
P6	DECORATIVE LED PENDANT	PUBLIC SPACES	---	---	---	---	YES	---
P7	DECORATIVE LED PENDANT	PUBLIC SPACES	---	---	---	---	YES	---
S3	CIRCUIT SIGN OUTDOOR	EXTERIOR	---	---	---	---	YES	2
U1	LED UTILITY LIGHT	STORAGE / EQUIPMENT	XLNYU1	4' LED SHOP LIGHTS, 50 W	---	---	NO	---
E1	DUAL HEAD CEILING EMERGENCY LIGHT	CEILING / PENDANT	LIGHTALARMS	RD SERIES, HEAD - DRE30, LAMP - LD-1, BLACK	---	---	---	---
E2	DUAL HEAD CEILING EMERGENCY LIGHT	CEILING / PENDANT	LIGHTALARMS	RD SERIES, HEAD - DRE30, LAMP - LD-1, WHITE	---	---	---	---
E3	DUAL HEAD CEILING EMERGENCY LIGHT	WALL	LIGHTALARMS	RD SERIES, HEAD - DRE30, LAMP - LD-1, BLACK	---	---	---	---
E4	DUAL HEAD CEILING EMERGENCY LIGHT	WALL	LIGHTALARMS	RD SERIES, HEAD - DRE30, LAMP - LD-1, WHITE	---	---	---	---
X1	EMERGENCY LIGHT & EXIT SIGN COMBO	WALL	MORRIS PRODUCTS INC.	WHITE HOUSING WITH RED LETTERING	---	---	---	---
X2	UNIVERSAL EDGE LIT EXIT SIGN, PENDANT	CEILING	LIGHTALARMS	SIMPLICITY SERIES, RED ON MIRROR	---	---	---	---
X3	UNIVERSAL EDGE LIT EXIT SIGN, CEILING	CEILING	LIGHTALARMS	SIMPLICITY SERIES, RED ON MIRROR	---	---	---	---
X4	UNIVERSAL EDGE LIT EXIT SIGN, WALL	WALL	LIGHTALARMS	SIMPLICITY SERIES, RED ON MIRROR	---	---	---	---

GENERAL NOTES:

- OWNER WILL PURCHASE ALL LIGHTS AND BULBS DIRECTLY FROM LIGHTING VENDOR. GENERAL CONTRACTOR TO COORDINATE QUANTITIES, ROUGH-IN, AND DELIVERY WITH SUPPLIER. GENERAL CONTRACTOR TO INSTALL ALL LIGHTS.
- ALL LIGHTS IN PATRON AREAS AND IN VIEW OF PATRON SHALL HAVE 2700K COLOR TEMPERATURE UNLESS OTHERWISE DIRECTED BY THE LIGHTING SCHEDULE AND CONFIRMED BY THE ARCHITECT.
- REFER TO ARCHITECTURAL CEILING PLAN, ELECTRICAL DRAWINGS AND LIGHTING CUT SHEETS PRIOR TO ELECTRICAL ROUGH-IN.
- ALL OUTLETS / DEVICES, COVER PLATES, EXPOSED HOUSINGS, AND SIMILAR TO BROWN / BRONZE, UNLESS SPECIFICALLY NOTED OTHERWISE BY THE ARCHITECT.
- GENERAL CONTRACTOR SHALL SCHEDULE A PRE-ROUGH MEETING ON SITE TO REVIEW LIGHTING CONTROLS AND LOCATIONS WITH ARCHITECT AND OWNER.
- ALL FIXTURES & COMPONENTS SHALL BE UL LISTED

NOTES:

- X
- COORDINATE SIGNAGE POWER REQUIREMENTS AND LOCATIONS W/ SIGN SUBMITTAL FROM SIGN VENDOR. SIGNAGE TO BE ON TIME CLOCK. GENERAL CONTRACTOR TO COORDINATE SIGNAGE WIRING ACCESS AND ACCESS PANELS AS REQUIRED WITH THE SIGNAGE CONTRACTOR.
- X
- X
- X
- GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR SHALL COORDINATE ACTUAL TAPE LIGHT LENGTHS, CONCEALED PLACEMENT, AND DRIVER LOCATIONS.
- X
- X
- X
- X
- FIXTURES SET IN SUSPENDED CEILING GRID. PROVIDE LIGHT ACCESSORIES AS REQUIRED.
- X

SWITCHING LEGEND

SYMBOL	DESCRIPTION
LIGHT FIXTURE TYPE ZONE DESIGNATION	LIGHT FIXTURES WITH THE SAME ZONE DESIGNATIONS SHALL BE CIRCUITED TOGETHER AND EACH ZONE SHOULD ITS OWN DIMMER SWITCH (RATED FOR THE SPECIFIC LIGHTING REQUIREMENTS).
	MAIN SWITCH BANK. GANG SWITCHES TOGETHER WITH COMMON COVER PLATES. LABEL SWITCHES.
	SECONDARY SWITCH BANK. GANG SWITCHES TOGETHER WITH COMMON COVER PLATES. LABEL SWITCHES.
	3-WAY SWITCH LOCATION
CEILING MOUNTED WALL MOUNTED	DUAL TECHNOLOGY OCCUPANCY SENSOR W/ 5 MIN TO 30 MIN. TIME DELAY MINIMUM. MANUAL / AUTOMATIC CONTROL. POSITION SENSOR IN A LOCATION WITH MAXIMUM EXPOSURE TO THE SPACE IN WHICH IT IS PLACED. WHERE ACCOMPANIED BY A ZONE DESIGNATION, THAT ZONE SHALL BE ACTIVATED.

CURIOUS PROJECTS

9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:



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TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:

26.23.00

SHEET TITLE

PROPOSED - STREET LEVEL
CEILING PLAN

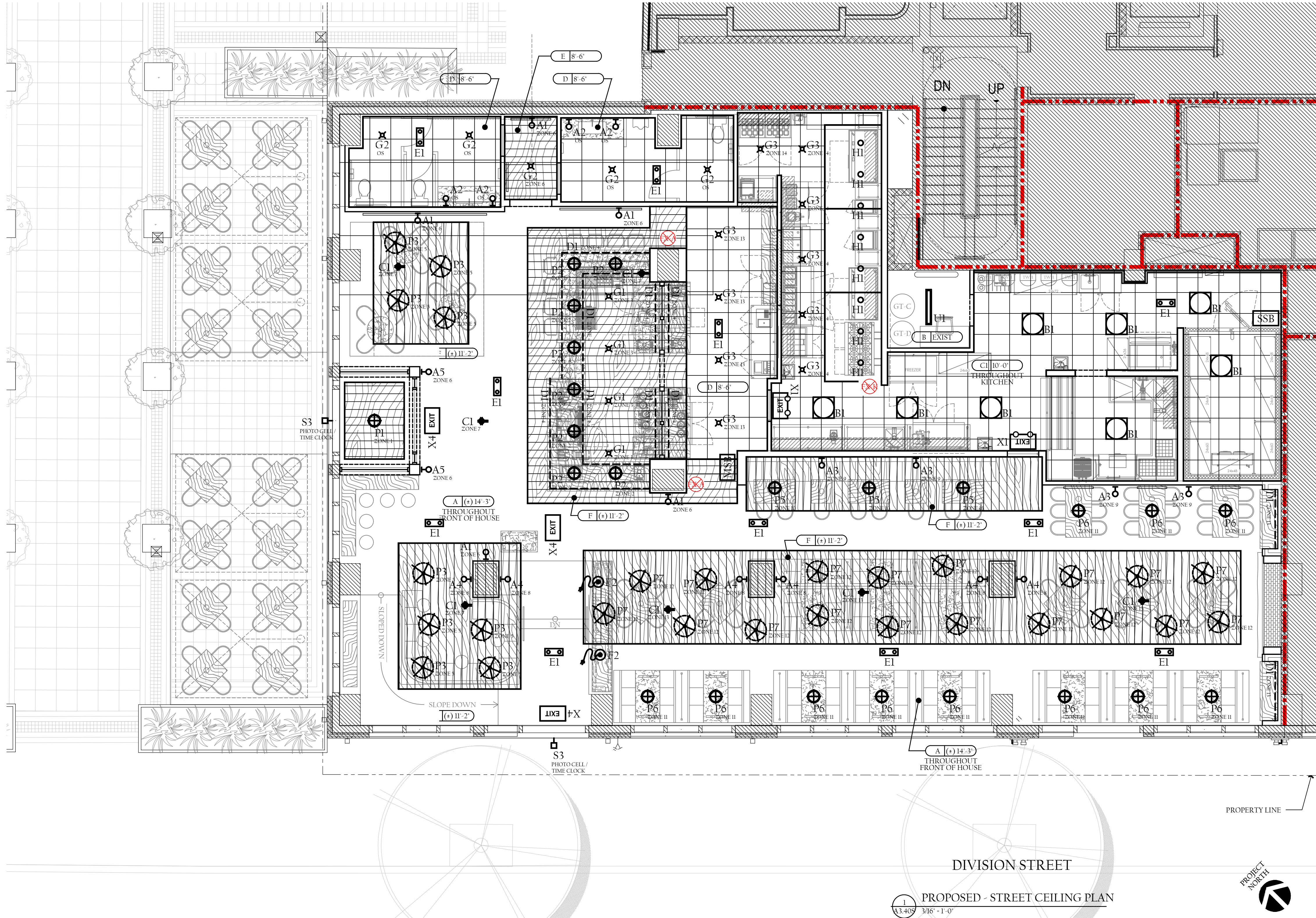
PUBLISHED DRAWINGS:

Δ	ISSUE	DATE
	INITIAL MEETING	2026.04.16
	G EXHAUST MTG	2026.05.26
	TEST FIT PRICING	2026.06.04
	SET SENT TO TEAM	2026.06.16
	PRE-PLANNING SUB	2026.07.27

SHEET NUMBER:

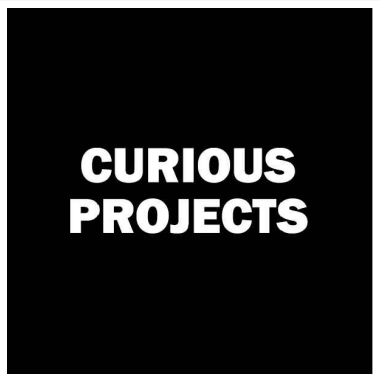
A3.40S

DD SET ISSUE (2026.07.17)





TOAST FACADE



9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:



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TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:

26.23.00

SHEET TITLE:

PROPOSED -
EXTERIOR
ELEVATIONS

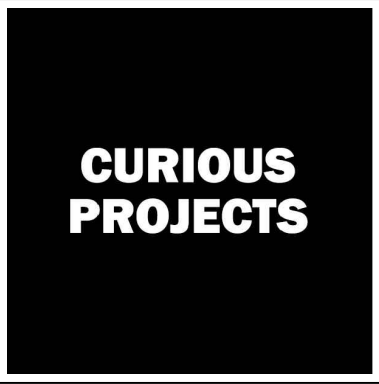
PUBLISHED DRAWINGS:

Δ	ISSUE	DATE
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	G EXHAUST MTG	2026.05.26
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	PRE-PLANNING SUB	2026.07.27

SHEET NUMBER:

A4.00

DD SET ISSUE (2026.07.17)



9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT

PROFESSIONAL SEAL:



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TWO CLINTON PARK
28 DIVISION STREET
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
26.23.00

SHEET TITLE:
PROPOSED -
EXTERIOR
ELEVATIONS

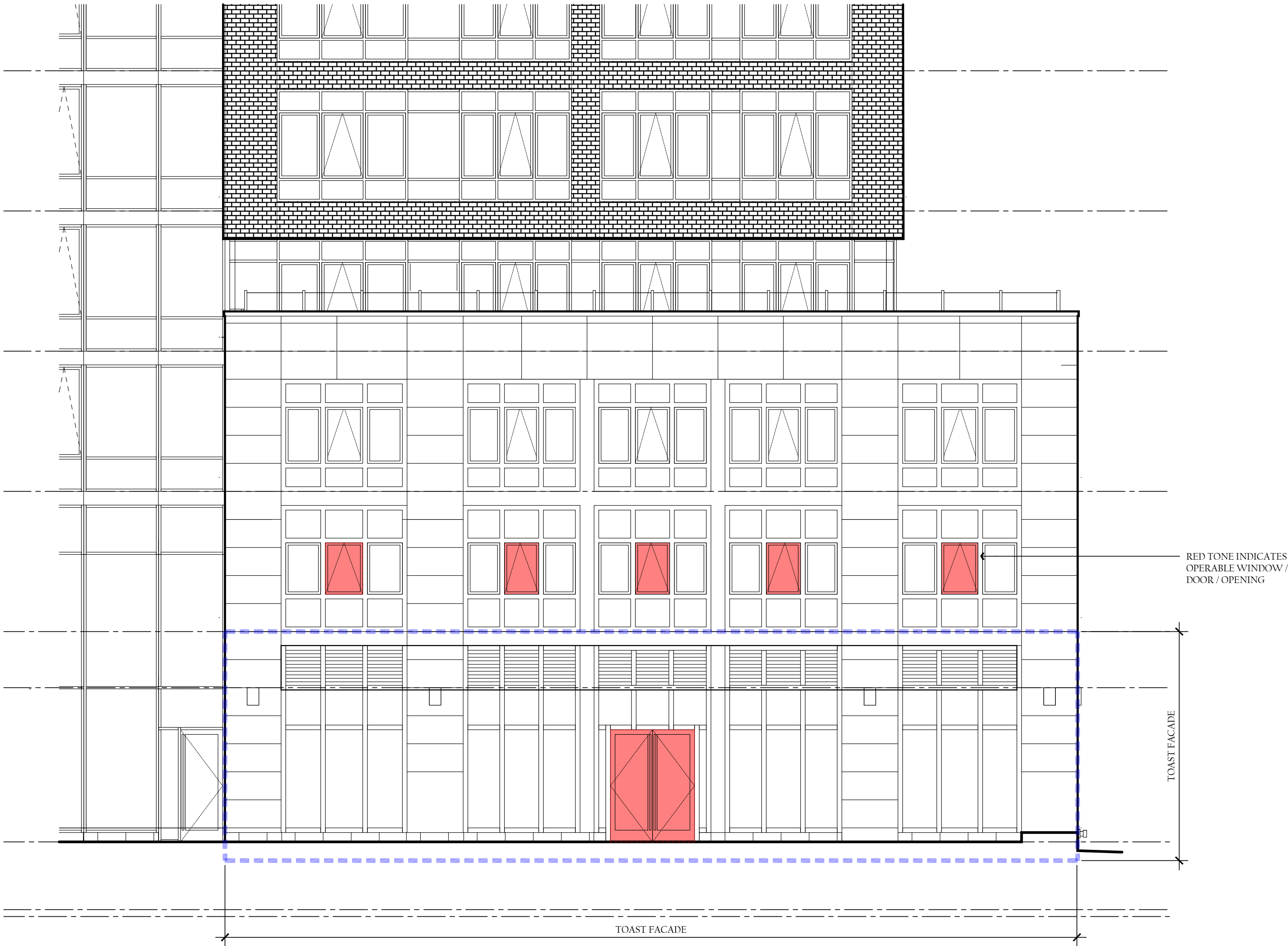
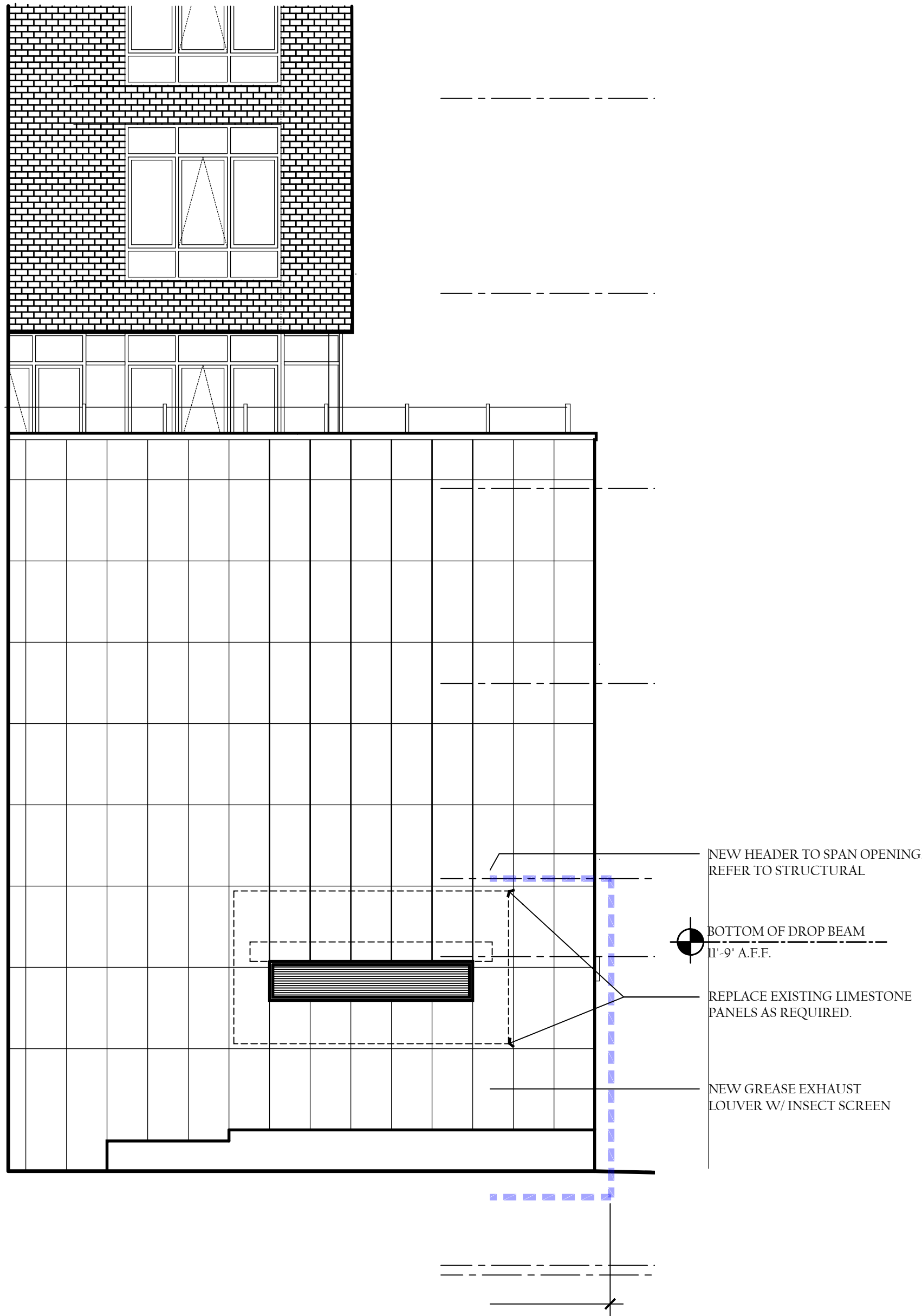
PUBLISHED DRAWINGS:

Δ	ISSUE	DATE
	INITIAL MEETING	2026.04.16
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	TEST FIT PRICING	2026.06.04
	SET SENT TO TEAM	2026.06.16
	PRE-PLANNING SUB	2026.07.27

SHEET NUMBER:

A4.10

DD SET ISSUE (2026.07.17)



1
A4.10
3/16" = 1'-0"
EXTERIOR ELEVATIONS - SOUTHEAST
PLAZA FACADE

City of New Rochelle
Planning

Meeting Date: Tuesday, September 22, 2026

Item Category: Presentation

Item: Application PB 19-2026 by 50 Lockwood LLC for site plan approval to construct a mixed-use development at 50 Lockwood Avenue (Block 1207, Lot 31) in a DO-8 zoned district.
PRESENTATION ONLY

Attachments:

None

City of New Rochelle

Planning

Meeting Date: Tuesday, September 22, 2026

Item Category: Presentation

Item: Administrative amendment for a previously approved site plan to revise the layout and parking arrangement at 18 Shady Glen Court (Block 463, Lot 1001) in an RMF - 0.5, RMF - 1.0 zoned district.

Attachments:

None

City of New Rochelle
Planning

Meeting Date: Tuesday, September 22, 2026

Item Category: BAZ Referral

Item: Board on Zoning referral regarding Case #12-2026 by Samuel Acheampong for an area variance to separate two tax lots with an existing nonconforming, in-use, two-family dwelling, including the relocation of an existing driveway extending over the lots to be completely contained within lot 25, and lot 27 for future construction of a dwelling to be filed separately at 777 Webster Avenue (Block 1610, Lot 25, 27) in an R1-10 zoned district.

Attachments:

None