

# **ARCHITECTURAL PORTFOLIO**

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ROBERT SADAK



**127 Van Etten Boulevard**

### Project Role

## Architectural Designer

- Involved in early schematic phase & final design drawings.
- Finalized construction drawings
- Involved in coordinating trades & material deliveries

## Project Description

**Location:** New Rochelle, NY

**Status:** Completed

This completely re imagined backyard includes a full illuminated swimming pool as well as incorporated the existing fire pit by extending its seating to the proposed hot tub/spa.









## 185 Storer Avenue

### Project Role

#### Architectural Designer

- Presented schematic phase & final design drawings to clients
- Generated massing models
- Finalized construction drawings
- Selected interior materials including finishes & fixtures
- Created supplementary construction sketches as construction progressed
- Led & wrote detailed weekly project reports & site visits

### Project Description

**Location:** New Rochelle, NY

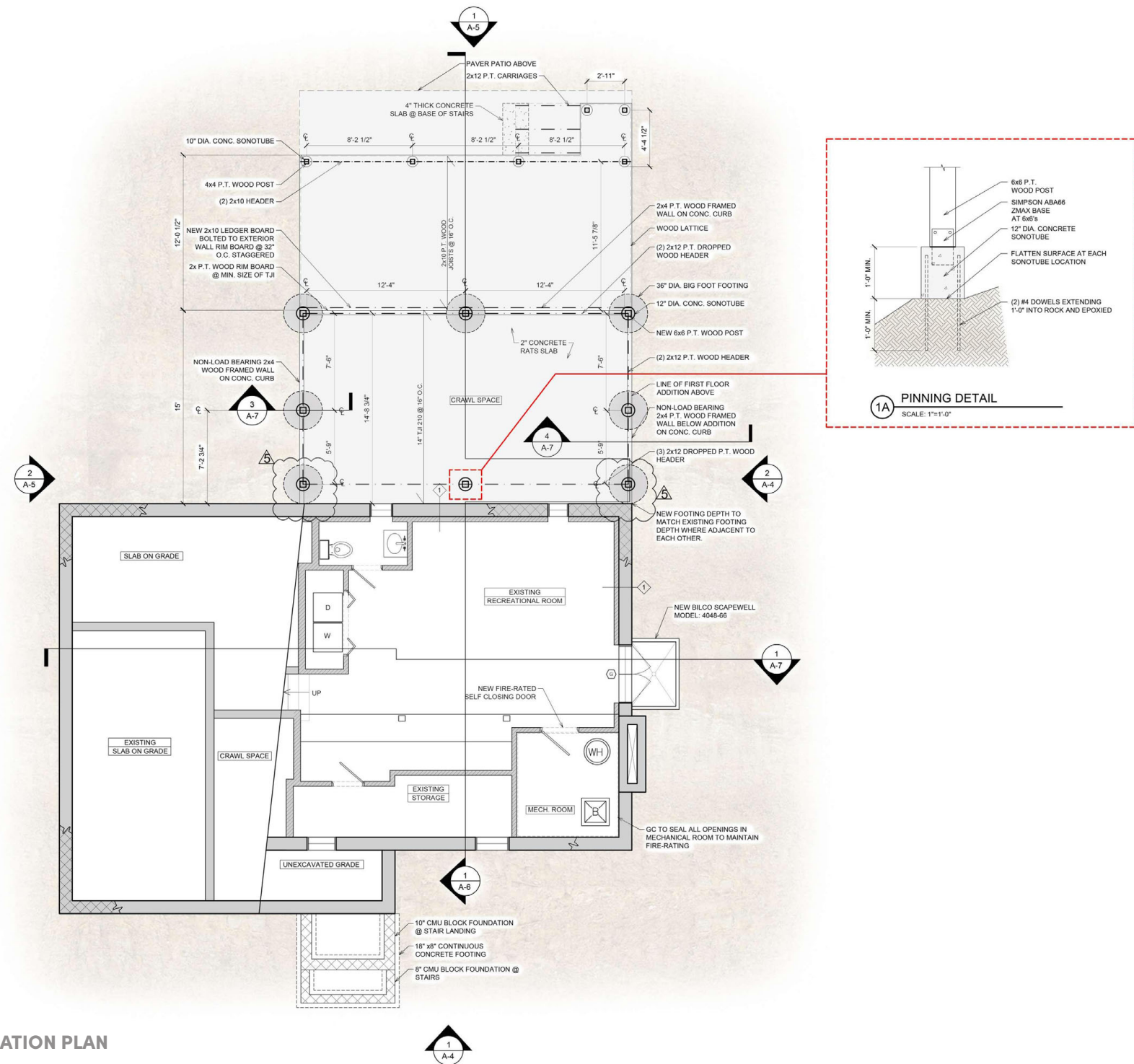
**Status:** Completed

Complete with a deck, dining room, living room & primary suite addition as well as a hall bathroom remodel. This project allowed for creative use & seamless integration of wall paper, tile & stone.





## PROPOSED FOUNDATION PLAN



## PROPOSED FIRST FLOOR PLAN

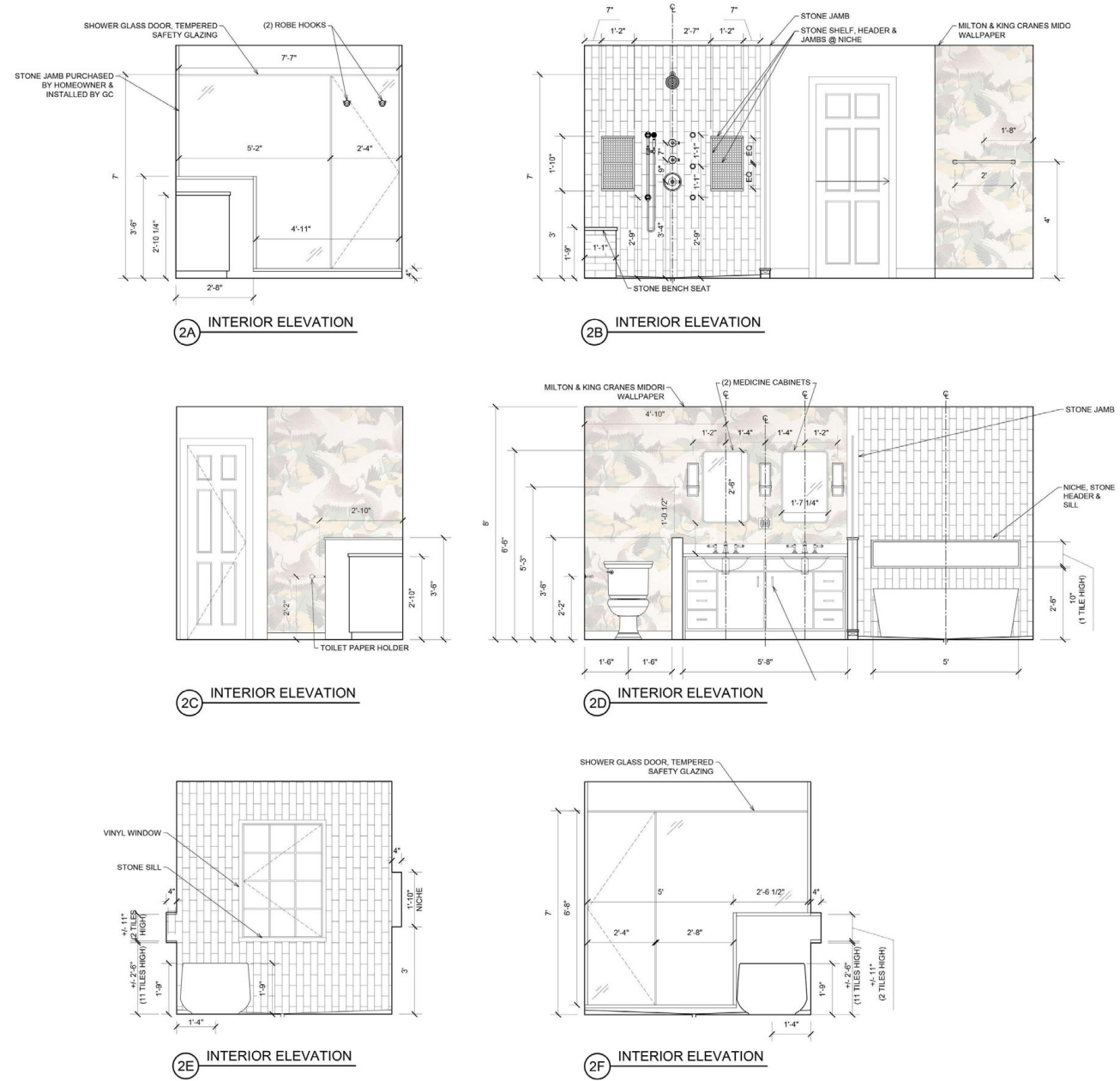
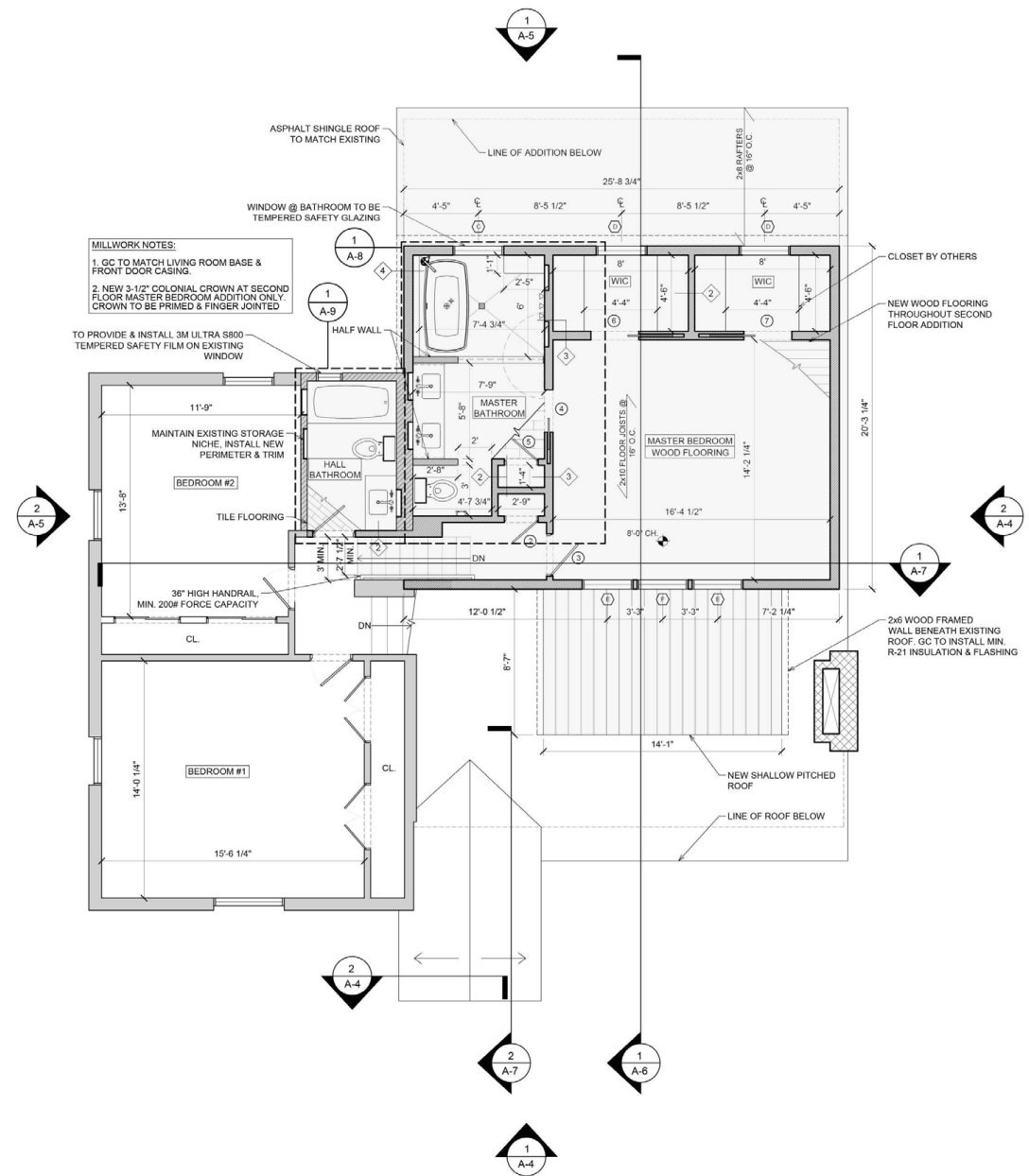


## HALL BATHROOM

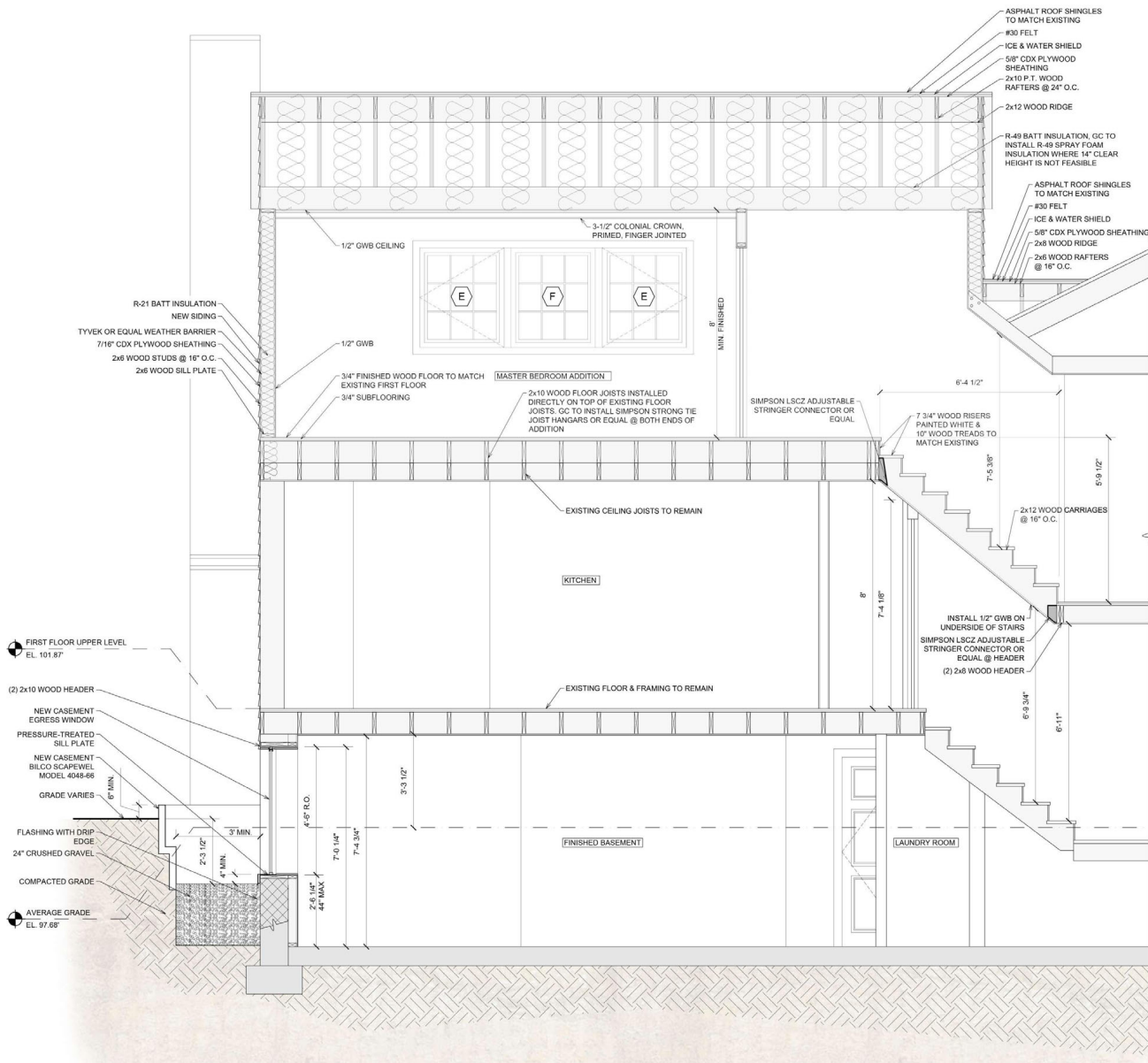


## DINING/FAMILY ROOM ADDITION

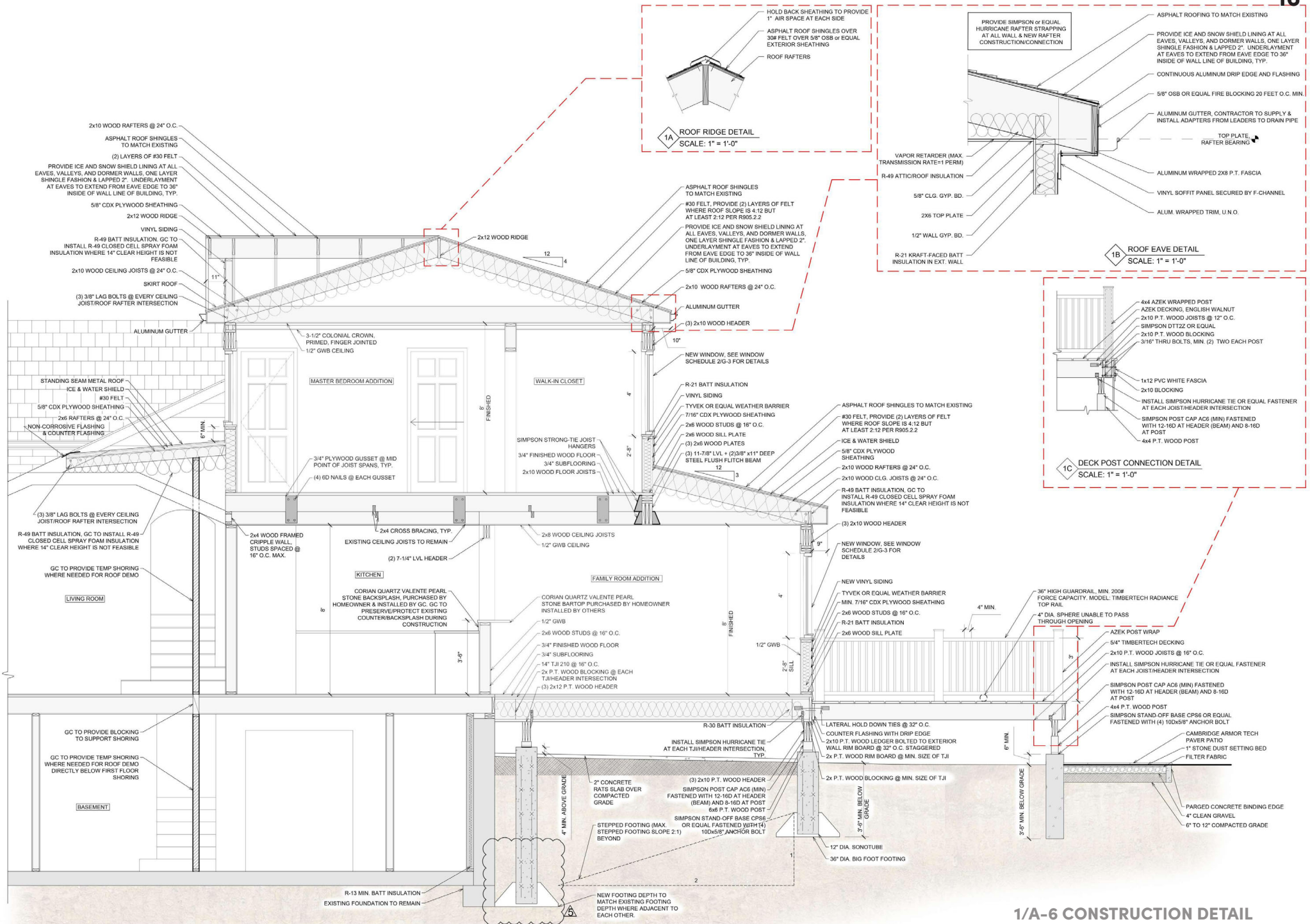








1/A-7 CONSTRUCTION SECTION



1/A-6 CONSTRUCTION DETAIL





## 116 Lakeshore Drive

### Project Role

#### Architectural Designer & Project Manager

- Presented schematic phase & final design drawings to clients
- Generated story board & material presentations
- Finalized construction drawings
- Selected interior materials including finishes & fixtures
- Coordinated contractors, sub contractors & vendor deliveries
- Created supplementary construction sketches as construction progressed
- Led & wrote detailed weekly project reports & site visits

### Project Description

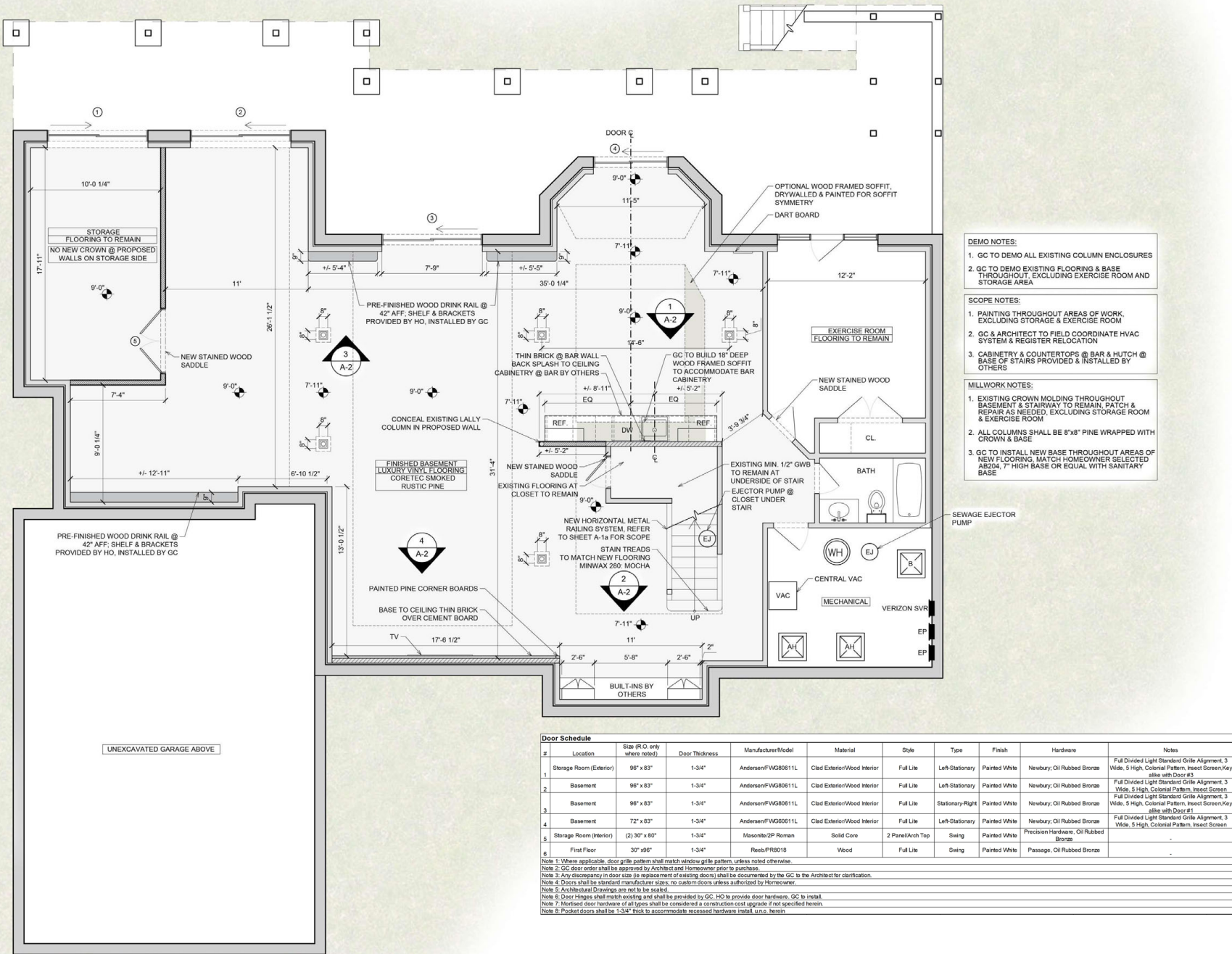
**Location:** Eastchester, NY

**Status:** Completed

Full basement remodel including ample storage space as well as a fully functioning wet bar leading to the properties pre-existing outdoor pool.



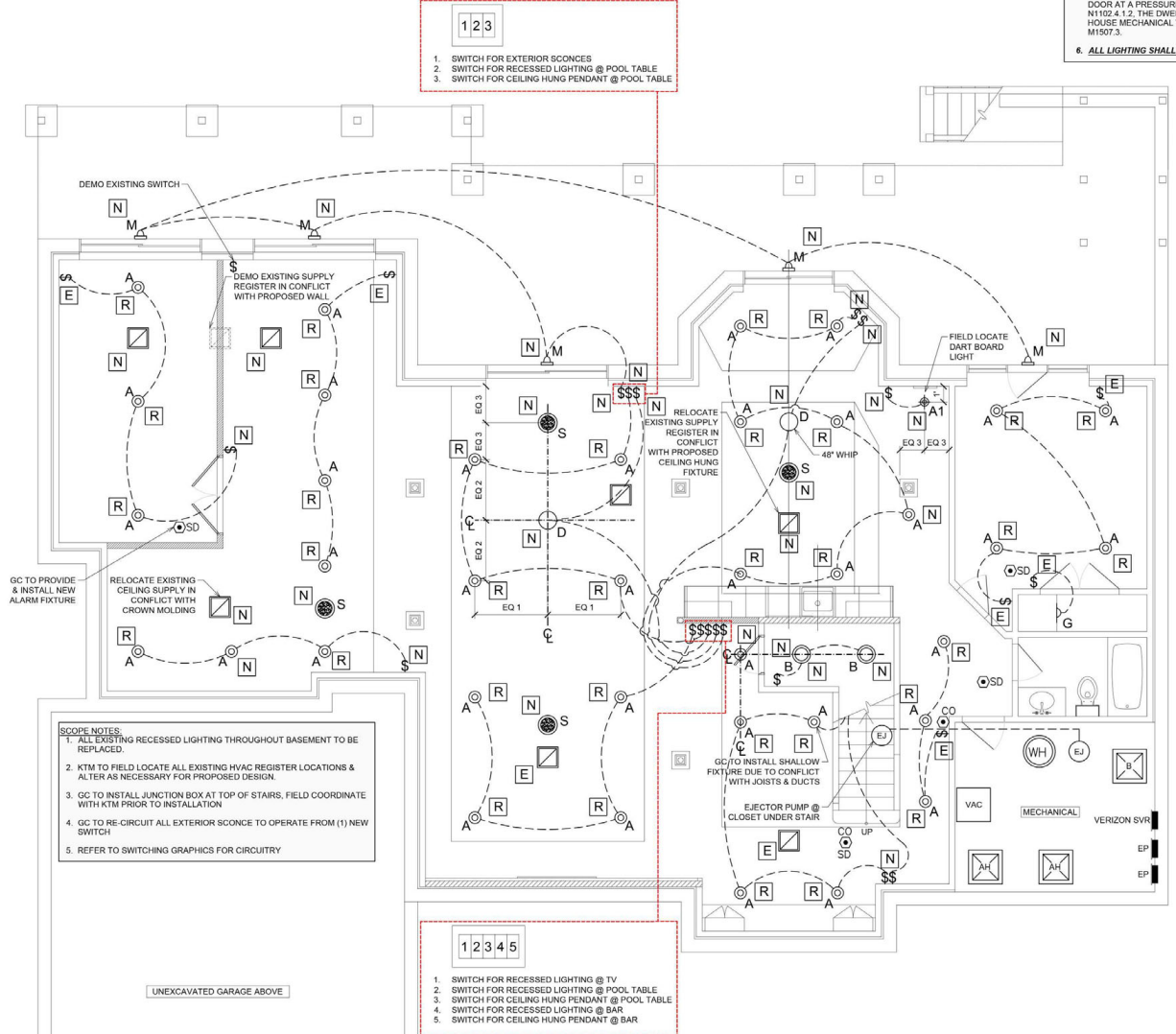




AREAS	QUANTITY	LEGEND	TYPE	MANUFACTURER	MODEL	SERIES	SIZE	FINISH	DESCRIPTION
1st Floor Landing	1	D	Pendant	Generation Lighting	Harrington Lantern	Perryton	15"Hx12"Wx12"D	Matte Black	Needs 4 x 8'10" Candelabra (E12) Bulbs not included; Canopy: 0.75"H x 5.75" x 5" Diameter
Bar Area	2	D	Chandelier	The Sean Lavin Collection	Gannet Chandelier - LAV569022	The Sean Lavin Collection	62.6"L x 12"W x 17"H x 12"D	Antique Forged Iron	Needs 4 x 8'10" Candelabra (E12) 60W/120V Incandescent Bulbs not included; Includes one 6 inch and three 12 inch down rods.
Billiards Area	1	D	Chandelier	Quozel	BRT542GK	Brooklyn	42" W x 11.25" H x 13" D	Grey Ash	Canopy Dimensions: 10.75"W x 4.75"D Chain/Downrod Length: 4 x 6" & 4 x 12" Downrods
Closet	1	B	Ceiling Mounted	DVI Lighting	Avo Ceiling Light Fixture - DVI872980	DVI Lighting	7" Diameter x 0.5"H	Graphite	-

- NOTES:**
1. ALL OUTLETS SHALL BE GFI
  2. ALL RECESSED LIGHTING TO BE INSTALLED ON DIMMER SWITCHES, INCLUDING MULTIPLE SWITCHES SERVING A SINGLE CIRCUIT OF FIXTURES, U.N.O.
  3. REFRIGERATION PIPING TO BE INSULATED AS PER 2015 IECC WITH MIN. 1" REMOVABLE (NON-ADHERED) PIPE INSULATION.
  4. ALL PLUMBING FOR GAS SERVICE SHALL BE IN ACCORDANCE WITH THE CURRENT ANSI Z223.1/NFPA 54 NATIONAL FUEL GAS CODE.
  5. GC TO PROVIDE WHOLE HOUSE VENTILATION IN ACCORDANCE WITH RS03.4, WHERE THE AIR INFILTRATION RATE OF A DWELLING UNIT IS 5 AIR CHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 5.2 INCH W.E. (50 Pa) IN ACCORDANCE WITH N1102.4.1.2. THE DWELLING UNIT SHALL BE PROVIDED WITH WHOLE HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1507.3.
  6. ALL LIGHTING SHALL BE INSTALLED ON DIMMER SWITCHES.

1. SWITCH FOR EXTERIOR SCONCES  
2. SWITCH FOR RECESSED LIGHTING @ POOL TABLE  
3. SWITCH FOR CEILING HUNG PENDANT @ POOL TABLE



1. SWITCH FOR RECESSED LIGHTING @ TV  
2. SWITCH FOR RECESSED LIGHTING @ POOL TABLE  
3. SWITCH FOR CEILING HUNG PENDANT @ POOL TABLE  
4. SWITCH FOR RECESSED LIGHTING @ BAR  
5. SWITCH FOR CEILING HUNG PENDANT @ BAR

ELECTRICAL LEGEND:

- ⌀ DUPLEX GROUNDED TYPE RECEPTACLE (20A, 125V)
- ⌀ DOUBLE DUPLEX GROUNDED TYPE RECEPTACLE (20A, 125V)
- ⌀ QUAD GROUNDED TYPE RECEPTACLE (20A, 125V)
- ⌀ GFI DUPLEX RECEPTACLE 20A, 125V GROUNDED, MOUNT APPLIANCE CONVENIENCE OUTLETS @ 12" A.F.F. U.N.O.
- ⌀ OUTLET BY LUTRON W/POWER & USB
- ⌀ SWITCH
- ⌀ CABLE/TELEDATA SERVICE (PRIMARY)
- ⌀ UTILITY SERVICE METERS
- ⌀ ELECTRICAL PANEL
- ⌀ HEAT DETECTOR
- ⌀ THERMOSTAT
- ⌀ HARDWIRED SMOKE DETECTOR - CONNECTED TO 120V W/ VISUAL AND AUDIBLE ALARM, PROVIDE BATTERY BACKUP
- ⌀ HARDWIRED CARBON MONOXIDE CONNECTED TO 120V W/ VISUAL AND AUDIBLE ALARM, PROVIDE BATTERY BACKUP
- ⌀ COMBINATION CARBON MONOXIDE/SMOKE DETECTOR VISUAL AND AUDIBLE ALARM, a/c POWERED ALARM, CONNECT TO 120V & PROVIDE BATTERY BACKUP
- ⌀ KEY PAD
- ⌀ CENTRAL VAC
- ⌀ INFRARED EYE

HVAC LEGEND:

- ⌀ FURNACE (NEW or REPLACEMENT SHALL MEET NYSCECC and SHALL BE MIN. 95% EFFICIENT)
- ⌀ CONDENSOR (NEW or REPLACEMENT SHALL MEET NYSCECC and SHALL BE MIN. 13 SEER)
- ⌀ AIR HANDLER (W/ FAN COIL WHERE HEATING APPLIES)
- ⌀ BOILER (NEW or REPLACEMENT SHALL MEET NYSCECC and SHALL BE MIN. 95% AFUE EFFICIENT)
- ⌀ THROUGH WALL A/C UNIT
- ⌀ MINI SPLIT UNIT (HVAC) HEATING & COOLING (A/C) COOLING ONLY
- ⌀ GAS-FIRED WATER HEATER
- ⌀ WALL-HUNG WATER HEATER
- ⌀ MECHANICAL BATHROOM EXHAUST FAN 50 CFM min. ALL EXHAUST FANS SHALL BE VENTED TO EXTERIOR AND FLASHED.
- ⌀ CEILING RETURN REGISTER
- ⌀ CEILING SUPPLY REGISTER
- ⌀ WALL RETURN REGISTER
- ⌀ WALL SUPPLY REGISTER (TK-TOE KICK SUPPLY REGISTER)
- ⌀ FLOOR RETURN REGISTER
- ⌀ FLOOR SUPPLY REGISTER
- 10" RIGID DUCTWORK
- 7" FLEXIBLE DUCTWORK MAX 75' CONT. LENGTHS
- ⌀ RADIATOR
- ⌀ BASEBOARD HEATER
- ⌀ WALL RECESSED ELECTRIC HEATER

LIGHT FIXTURE LEGEND:

- A ⌀ NEW CONSTRUCTION INCANDESCENT HOUSING WITH 4" DIA. HALO, 1/8" BUBBLES REMOVED
- A (MP) ⌀ NEW CONSTRUCTION WATERPROOF INCANDESCENT HOUSING WITH 5" DIA. RETROFIT LED DIMMABLE KIT, HALO, MAXIMUM or EQUAL WITH WHITE, 5" DIA. TRIM KIT
- A1 ⌀ INTERIOR WALL MOUNTED SCIENCE
- B ⌀ INTERIOR CEILING MOUNTED FIXTURE
- C ⌀ INTERIOR MINI-PENDANT, INSTALL W/ DIMMER
- D ⌀ INTERIOR CEILING-HUNG PENDANT LIGHTING
- E ⌀ INTERIOR VANITY WALL-MOUNTED SCIENCE
- FL ⌀ INTERIOR COMBINATION EXHAUST FAN/LIGHT, 50 CFM MIN. ALL EXHAUST FANS SHALL BE VENTED TO EXTERIOR AND FLASHED, COMBINATION FIXTURES SHALL HAVE SEPARATELY SWITCHED OPERATIONS UNLESS NOTED OTHERWISE
- G ⌀ INTERIOR WALL MOUNTED SCONCE
- H ⌀ CEILING MOUNTED FAN (NO ILLUMINATED CEILING MOUNTED FAN W/ SEPARATE SWITCHING REQUIRED, W/ DIMMER)
- J ⌀ WAC LIGHTING LED 124P-1WT, WHITE 300K HIGH OUTPUT LED INDOOR TAPE LIGHT
- K ⌀ VALANCE MOUNTED 6TRIP LIGHTING
- L ⌀ LED STRIP LIGHT
- M ⌀ EXTERIOR WALL MOUNTED FIXTURE (MS-MOTIONED SENSORED)
- N ⌀ EXTERIOR HUNG FIXTURE
- O ⌀ EXTERIOR GROUND MOUNTED FIXTURE
- P ⌀ EXTERIOR CEILING MOUNTED FIXTURE
- Q ⌀ EXTERIOR FLOOD LIGHT (MS-MOTIONED SENSORED)
- R ⌀ UTILITY LIGHT
- S ⌀ SPEAKER
- T ⌀ GARAGE DOOR OPENER

PROPOSED BASEMENT MEP SCHEMATICS





## 16 Willow Drive

### Project Role

#### Architectural Designer & Project Manager

- Presented schematic phase & final design drawings to clients
- Finalized construction drawings
- Selected interior materials including finishes & fixtures
- Coordinated contractors, sub contractors & vendor deliveries
- Created supplementary construction sketches as construction progressed
- Led & wrote detailed weekly project reports & site visits

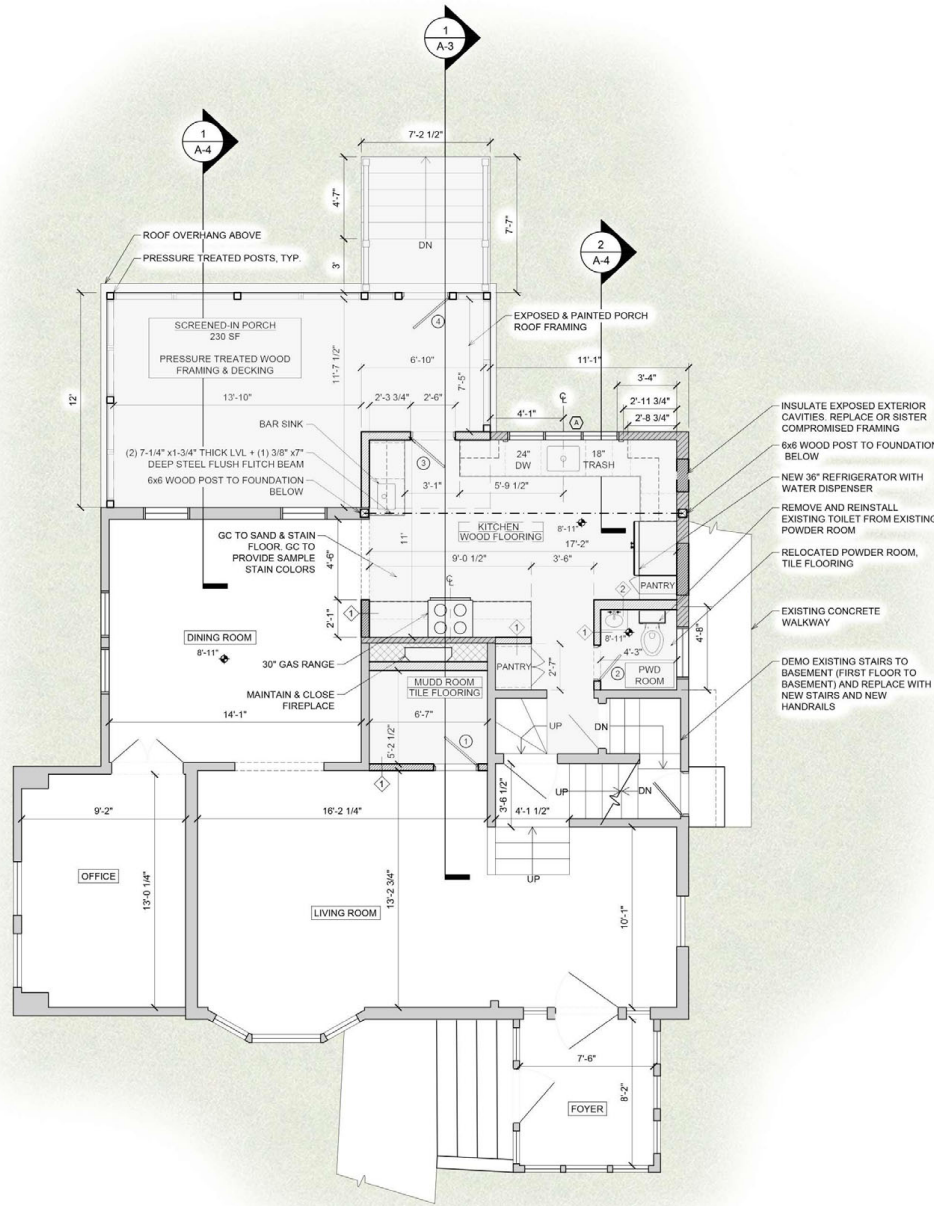
### Project Description

**Location:** New Rochelle, NY

**Status:** Completed

Kitchen remodel/expansion & powder room relocation & equip with a wet bar with direct access to the outdoor living space. This design incorporates the existing character of the home with the original wood door and frame peeking around the corner.

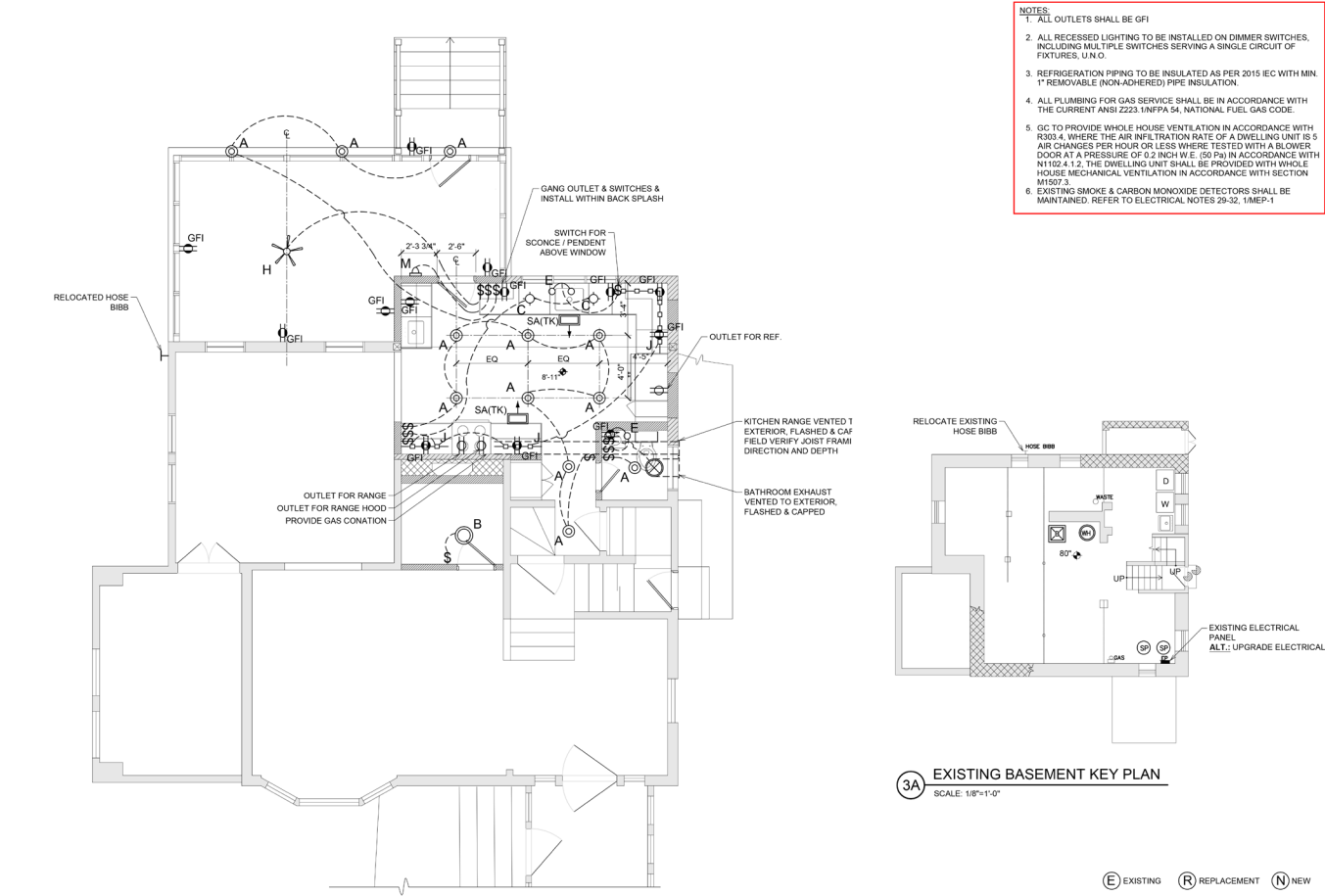




## PROPOSED FIRST FLOOR PLAN







ELECTRICAL LEGEND:	
	DUPLEX GROUNDED TYPE RECEPTACLE (20A, 125V)
	DOUBLE DUPLEX GROUNDED TYPE RECEPTACLE (20A, 125V)
	QUAD GROUNDED TYPE RECEPTACLE (20A, 125V)
	GFI DUPLEX RECEPTACLE 20A, 125V GROUNDED MOUNT APPLIANCE CONVENIENCE OUTLETS @ 13' A.F.F. U.N.O.
	OUTLET BY LUTRON W/POWER & USB
	SWITCH
	CABLE/TELEDATA SERVICE (PRIMARY)
	UTILITY SERVICE METERS
	ELECTRICAL PANEL
	HEAT DETECTOR
	THERMOSTAT
	HARDWIRED SMOKE DETECTOR CONNECTED TO 120V W/ VISUAL AND AUDIBLE ALARM. PROVIDE BATTERY BACKUP
	HARDWIRED CARBON MONOXIDE CONNECTED TO 120V W/ VISUAL AND AUDIBLE ALARM. PROVIDE BATTERY BACKUP.
	COMBINATION CARBON MONOXIDE/SMOKE DETECTOR W/ VISUAL AND AUDIBLE ALARM. w/ POWERED ALARM CONNECT TO 120V & PROVIDE BATTERY BACKUP.
	KEY PAD
	DOOR BELL

LIGHT FIXTURE LEGEND:	
A	NEW CONSTRUCTION INCANDESCENT HOUSING WITH 4" DIA. HALO, HL8406PS1EMWR
A <sub>WP</sub>	NEW CONSTRUCTION WATERPROOF INCANDESCENT HOUSING WITH 5" DIA. RETROFIT LED DIMMABLE R175-HALO, MAXXIMA or EQUAL WITH WHITE, 5" DIA. TRIM KIT
A1	INTERIOR WALL WASHER
B	INTERIOR CEILING MOUNTED FIXTURE
C	INTERIOR MINI-PENDANT, INSTALL W/ DIMMER
D	INTERIOR CEILING-HUNG PENDANT LIGHTING
E	INTERIOR VANITY WALL-MOUNTED SCONCE
F/L	INTERIOR COMBINATION EXHAUST FAN/LIGHT, 50 CFM MIN. ALL EXHAUST FANS SHALL BE VENTED TO EXTERIOR AND FLASHED; COMBINATION FIXTURES SHALL HAVE SEPARATELY SWITCHED OPERATIONS UNLESS NOTED OTHERWISE
G	INTERIOR WALL MOUNTED SCONCE
H	CEILING MOUNTED FAN (H) ILLUMINATED CEILING MOUNTED FAN W/ SEPARATE SWITCHING REQUIRED, W/ DIMMER
J	J-WAC LIGHTING LED-T2MP-1-WT, WHITE 300K HIGH OUTPUT LED INDOOR TAPE LIGHT
K	VALANCE MOUNTED STRIP LIGHTING
L	LED STRIP LIGHT
M	EXTERIOR WALL MOUNTED FIXTURE (MS-MOTIONED SENSOR)
N	EXTERIOR HUNG FIXTURE
O	EXTERIOR GROUND MOUNTED FIXTURE
P	EXTERIOR CEILING MOUNTED FIXTURE
Q	EXTERIOR FLOOD LIGHT (MS-MOTIONED SENSOR)
R	UTILITY LIGHT
S	GARAGE DOOR OPENER

HVAC LEGEND:	
	FURNACE (NEW OR REPLACEMENT SHALL MEET NYSECC AND SHALL BE MIN. 95% EFFICIENT)
	CONDENSER (NEW OR REPLACEMENT SHALL MEET NYSECC AND SHALL BE MIN. 13 SEER)
	AIR HANDLER (W/ FAN COIL, WHERE HEATING APPLIES)
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	THROUGH WALL A/C UNIT
	MINI SPLIT UNIT (HVAC) HEATING & COOLING (A/C) COOLING ONLY
	GAS-FIRED WATER HEATER
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	MECHANICAL BATHROOM EXHAUST FAN 50 CFM MIN. ALL EXHAUST FANS SHALL BE VENTED TO EXTERIOR AND FLASHED.
	CEILING RETURN REGISTER
	CEILING SUPPLY REGISTER
	WALL RETURN REGISTER
	WALL SUPPLY REGISTER (TK, TOE KICK SUPPLY REGISTER)
	FLOOR RETURN REGISTER
	FLOOR SUPPLY REGISTER
	10" RIGID DUCTWORK
	7" FLEXIBLE DUCTWORK MAX 7FT. CONT. LENGTHS
	RADIATOR
	BASEBOARD HEATER
	WALL RECESSED ELECTRIC HEATER
	SUMP PUMP

EXISTING & PROPOSED MEP SCHEMATICS



Estimated Construction Schedule: subject to weather, material/equipment & vendor/subcontractor availability

Week of 6/20:

- Foundation inspection
- Rough framing

Week of 6/27:

- Proposed exterior wall framing
- Plumbing Rough-Ins including waste stack relocation

Week of 7/4:

- Proposed exterior wall framing (as needed)
- Sheathing/waterproofing
- Landing & steps to grade rough framing

Week of 7/11:

- Electrical Rough-ins
- Rough Framing, Plumbing & Electrical Inspections
- Insulation Installation

Week of 7/18:

- Insulation Inspection
- Drywall, taping & spackling

Week of 7/25:

- Drywall, taping & spackling as needed
- Flooring & millwork including interior doors & trim

August 2022:

- Flooring & millwork including interior doors & trim
- Priming & painting
- Cabinetry & countertop installation
- Tile installation
- Finishes & fixtures including plumbing and electrical installation
- Flooring sanding & staining
- Door hardware installation

September 2022:

- Final Inspections



Other **Completed Works & Renderings**

12 **Edgewood Avenue**

**Project Description**

**Location:** Hastings-On-Hudson, NY  
**Status:** Under construction



Existing Photo

Freelance **3D Model & Rendering**

**Project Description**

Working on this freelancing project allowed me to experience & develop critical one on one client interfacing.





416 **Waverly Avenue**

**Project Description**

**Location:** Mamaroneck, NY  
**Status:** Approvals Process

Developing the current industrial site into a self storage facility, office & co working spaces that give back to the community & adds much needed curb appeal.







## 5 Sherwood Drive

### Project Description

**Location:** Larchmont, NY  
**Status:** Complete

Nominated for the 2021 Westchester Home Design Awards for best use of color, this primary bathroom remodel features a wet room & hand made accent wall tiles.



## 527 Munro Avenue

### Project Description

**Location:** Mamaroneck, NY  
**Status:** Complete

Nominated for the 2021 Westchester Home Design Awards for best traditional kitchen.

## 15 Virginia Place

### Project Description

**Location:** Larchmont, NY  
**Status:** Complete

Remodel of a pre-existing screened-in porch to a four season sun room.



## 21 Gatehouse Road

### Project Description

**Location:** Scarsdale, NY  
**Status:** Complete

Complete basement remodel including a home gym, game room and movie theatre

