

# JRS ARCHITECT, P.C.

ARCHITECTURE | INTERIOR DESIGN | PRESERVATION



[WWW.JRSARCHITECT.COM](http://WWW.JRSARCHITECT.COM)

LONG ISLAND NEW YORK    PRINCETON NEW JERSEY

# TABLE OF CONTENTS

---

## JRS AT A GLANCE

2

## FIRM OVERVIEW

3

OUR VIEW

OUR COMMITMENT

OUR SERVICES

ON - CALL AGREEMENTS AND PREQUALIFICATIONS

## AREAS OF EXPERTISE

12

FINANCIAL

CORPORATE

SURVEYING AND CONSOLIDATION

## CONTACT

36

# **JRS ARCHITECT, P.C. IS A FULL SERVICE ARCHITECTURAL FIRM**

that also provides interior design, programming, construction administration and preservation services. Since the company's inception in 1986, JRS has been involved with the design and construction of corporate offices, banks, retail stores, school projects, healthcare facilities, restaurants, hotels, industrial/warehouse spaces and mixed use. The firm has served a clientele that ranges from Fortune 100 companies to start-ups. Our staff of professionals prides themselves on client satisfaction, a commitment that is underscored by the firm's ongoing referral business.

# JRS AT A GLANCE



FOUNDED IN 1986 BY  
JOHN R. SORRENTI, FAIA



GENERATES 90% OF  
PROJECTS FROM  
EXISTING CLIENTS



SERVES THE NY, CT, NJ  
AND PA MARKETS FROM OUR LONG  
ISLAND AND PRINCETON OFFICES



COMPRISED OF OVER TWENTY INDIVIDUALS  
AND HEADED BY THREE ACTIVE PRINCIPALS  
JOHN R. SORRENTI, FAIA, PRESIDENT  
ALEXANDER HADJIYANE, AIA, SENIOR VICE PRESIDENT  
ROBERT S. MORRISEY, AIA, VICE PRESIDENT



STAFFED WITH  
LEED ACCREDITED  
PROFESSIONALS



KNOWN FOR INNOVATIVE AND CREATIVE  
SOLUTIONS BORN OUT OF SOLID EXPERIENCE  
AND INDUSTRY KNOWLEDGE

# FIRM OVERVIEW

## AREAS OF EXPERTISE



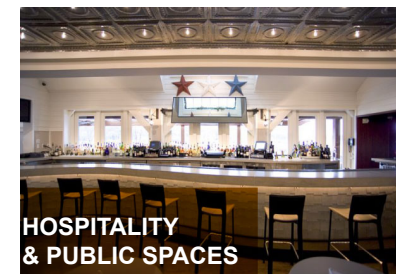
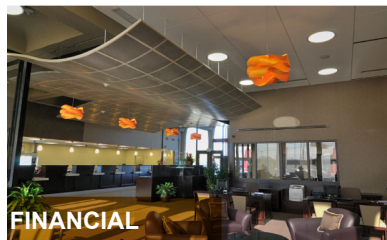
**FULL SCOPE OF SERVICES** from Project Cost Analysis, Construction Evaluations to Planning.



**INTERIORS DIVISION** offers Space Planning, Furnishings & Finishes Selection and Lighting Design to Standards Programming.



**PLANNING SERVICES** from Demographic Evaluations, Surveying and Consolidation, to 3d Site Massing Studies.



## REPRESENTATIVE RECOGNITIONS

### TOP 200 INTERIOR

Top 200 Interior Design Firms in the US by *Interior Design* magazine since 1989

### TOP 40 HEALTHCARE

Top 40 Healthcare Interior Design Firms in the US by *Interior Design* magazine 2005 - 2011

### AMERICAN SCHOOL & UNIVERSITY

2011 *American School & University* Education Interiors Showcase; Common Areas for Mandell School

### LONG ISLAND AIA ARCHI AWARDS

### NEW YORK CONSTRUCTION AWARD OF MERIT

Founder, John R. Sorrenti is the immediate past Chancellor of the American Institute of Architects' College of Fellows and is an Extended Board Member of the New York State Education Board of Architecture where he served previously as Chair.

# FIRM OVERVIEW

---

**JRS Architect, P.C.** is a full service architectural firm that also provides interior design, programming, construction administration and preservation services. Since its inception in 1986, JRS has been directly involved with the design and construction of facilities for Fortune 100 companies, financial institutions and educational, healthcare and retail organizations.

JRS has over 20 employees between our two offices; Mineola, NY and Princeton, NJ. Our Project Architects have an average tenure of over 20 years at JRS. Therefore, the knowledge and expertise that JRS brings to the project is not just what the overall company has done in the past, but is the actual senior staff who are assigned to your project from inception to completion.

Our firm's team of senior professionals is qualified in all areas of programming and phasing of building renovations and has an over 30-year track record in the successful completion of a full range of these projects.

We are known for creative renovations. JRS can transform a structure for a different use, restore and extend a valued building, create a complete new look for both interiors and exteriors and recast the use of space to match 21st century needs and work styles.

Ninety percent of our work, high by industry standards, is from our existing client base. Many of these clients have been partnering with JRS for over 20 years, confirming our focus on building relationships as well as our multi-disciplinary approach to problem solving.

Our aim is to produce functional and aesthetically pleasing design within the context of a client's needs, including budgetary guidelines. This direction has allowed JRS to embrace projects from the conservative to the cutting edge.

---

## MISSION

The foundation of JRS' 30 plus year success story is an unwavering adherence to our Project Management Approach. This is a well thought out process in which each staff member is trained. It is a philosophy based on accountability, quality control, active coordination with all project vendors and contractors with a strong focus on value engineering and adherence to established schedules.

JRS continuously researches and identifies the newest materials and technologies that can significantly impact the value we bring to any project. Every client can expect their team to be

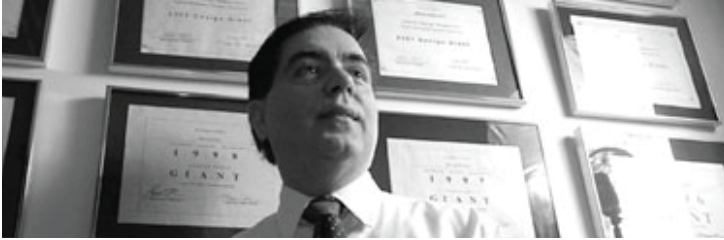
fully conversant with this expanding knowledge and to pass these benefits to them.

A testament to this thinking is the integration of sustainable design into projects. As professionals who pledge to create high-performance environments for our clients, JRS has a firm wide commitment to sustainable, green design and architecture. With our LEED accredited staff, we offer clients choices to enhance the eco-system, increase worker productivity and health, simplify maintenance and reduce operating costs.

# FIRM OVERVIEW

---

## OUR BUSINESS IS BUILT ON



**Providing responsive service** to every client by maintaining open lines of communication at the Principal level



**Fully understanding** a client's business model and developing a schedule sensitive to their unique operational needs



**Choosing team members** for each assignment with **attention to special credentials, personal skills and successful track records** with similar projects



**Being a proactive client advocate** anticipating problems before they become costly mistakes

# FIRM OVERVIEW

---

## OUR VIEW

**Our directive is to thoroughly understand the client's operation and together plan an environment that promotes productivity and worker satisfaction. To achieve that, our first step is to develop a comprehensive program, which begins with seeking answers to critical questions:**

---

What are your organization's mission, philosophy, structure, goals?

---

What is your organization's direction regarding sustainable design?

---

Who are your employees and what are their tasks?

---

How do departments interact and, most importantly, how do you plan to grow the business and shape the future?

Next, we begin the creative process, translating all this data and information into an architectural vision. Our design team creates concept drawings allowing you to visually evaluate specific solutions. Based on your input and guidance, the JRS team walks you through the entire process, creating a design direction that satisfies your criteria.

There are many tools and assets we bring to bear along the way. Our sample library - one of the most comprehensive in the industry - allows us to select the precise materials that will optimize your design's look and functionality.

JRS can then use 3D modeling to take you on a virtual "tour" of the new environment allowing you to experience the look, feel, texture, color and dimensions of the finished space. At every stage

we provide bridges between creative thinking and real-world needs. Finally, we produce complete and detailed construction documents that encompass every aspect of the building and engineering phases. JRS is also available to manage the entire construction process to your advantage.

At your option, our professionals will write the permits, manage cost-control, specify furniture, and even commission artwork. Our in-depth knowledge of code requirements and local building departments enables us to expedite the permit process. At every level we monitor progress and devise solutions, ensuring an on-time and on-budget outcome with JRS as your single point of responsibility.



# FIRM OVERVIEW

---

## OUR COMMITMENT

### PROFESSIONALISM

The firm represents a highly qualified and professional group of architects skilled in performing detailed surveys, assessments, recommendations, cost estimates, design documents for construction and construction services under the leadership of a Project Architect. The team is intimately familiar and experienced with field investigations, industry codes and standards, federal, state and local regulatory agencies, market conditions, operation and maintenance requirements and life safety considerations.

## JRS IS NOTED IN THE INDUSTRY FOR LEADERSHIP IN DESIGN

---

### RECOGNIZED CREATIVITY

JRS is noted in the industry for leadership in Design. The work of our company is frequently honored by the architecture and interior design industries and by the media. For example, JRS has received several prestigious Long Island AIA Archi Awards. These awards were based on the interior design of retail spaces for leading local financial institution. We have also been recognized by the American School & University Education Interiors Showcase for common areas and McGraw Hill's New York Construction Award of Merit. *Interior Design* magazine has nationally recognized JRS Architect, P.C. in "The Top 200

Giants" of *Interior Design*. Between 2005 - 2011, *Interior Design* magazine also recognized JRS Architect within their "The Top 40 Healthcare Giants". Additionally, Zweig-White has named JRS Architect, P.C. to the Zweig Letter Hot Firm List for two consecutive years.

---

### INNOVATIVE THINKING

JRS Architect, P.C. educates our staff to be alert to new configurations and solutions that will relate to the site, existing structure, budget, time frame and future agenda. A thorough grounding in the client's programming underscores our team's ability to creatively analyze the best use of space to fulfill company goals.

Our knowledge of and access to nontraditional materials offer extraordinary scope for a sustainable building's beauty, economy, longevity and ease of maintenance. The JRS research staff pays close attention to where materials come from, coupled with direct manufacturer relationships to guarantee that each client has these imaginative options continuously available. With green design becoming an expected alternate, JRS' clients can now reap the rewards of our ongoing study, preparation, and commitment to sustainable design.

---

### KNOWLEDGE

Many of our staff members are registered architects with a Bachelor's degree in Architecture or Architectural Technology and are members of the American Institute of Architects (AIA), reflecting JRS' emphasis on continued learning and contribution to the profession. Members of our staff are also LEED Accredited Professionals.

# FIRM OVERVIEW

---

## *JRS PROMOTES CONSISTENCY, COMPLETENESS AND QUALITY*

---

Founder/President John R. Sorrenti, FAIA earned the prestigious designation of being the Chancellor of AIA's College of Fellows in 2016. Previously, he served in various leadership roles with the Executive Committee, was The National Chair of the AIA College of Fellows Regional Representatives and held various senior positions in the National and State AIA. In 1991 on behalf of the AIA, John helped to form the guidelines for the Americans with Disabilities Act and in 1993 assisted with the New York City ADA code.

John is an Extended Board Member of the New York State Education Board of Architecture having completed his ten year appointment during which he served two years as chair. He was Regional Director on the National Council of Architectural Registration Board (NCARB) for three years.

John also served on the National Architectural Accrediting Board committee for college accreditation programs and has performed reviews of his peers for the American Council of Engineering Consultants. This experience continues to shape and differentiate JRS' practical and grounded approach to our work.

Over his career, he has served as a lobbyist for legislative issues. As a result of this work as well as his other professional organizational involvement, John has achieved a reputation for quality of leadership and is looked to by his peers for ideas and information on subjects ranging from building safety and ADA conformity to project delivery methods and marketing.

John holds Masters Degrees in both Architecture and Business Administration.

---

## **CONSISTENCY, COMPLETENESS & QUALITY**

JRS promotes consistency, completeness and quality by utilizing standard forms, data sheets, questionnaires and report formats while reviewing drawings, performing field investigations, conducting interviews or preparing building and site reports. Quality control is maintained by periodically conducting audits of procedures and processes, making sure critical steps are being taken for consistent and comprehensive services.

Because the same team develops the project from concept to completion, the original intent is never compromised - rather, it gathers strength and integrity. Working in unison inspires team members to do their best work. For example, when Interior Design contributes ideas at an early stage, the insights can influence planning of the exterior design. It is our experience that this interplay evokes the best total design solutions. The entire JRS staff is committed to the same goal: create the highest standards of beauty and sustainability in alignment with our client's goals.

# FIRM OVERVIEW

---

## OUR SERVICES

---

### ARCHITECTURE

Programming  
Project Feasibility Studies  
Conceptual Schematics & Final Design  
Handicap Accessible  
Sustainable Design  
Presentation Drawings  
Sign-age and Graphic Design  
Project Budget & Cost Estimating  
Evaluation & Design  
Value Engineering  
3D Modeling  
Building Information Modeling  
Construction Documents & Specifications  
Contract Negotiations  
Construction Administration

### INTERIOR DESIGN

Art Consultation  
Furniture Design  
Furnishing & Finishes  
Furniture Inventory  
Lighting Design  
Procurement & Move Management  
Space Planning  
Standard Programs

### PLANNING

3D Site Massing Studies  
ADA Review  
Capital Improvement Plans  
Code Review & Compliance  
Demographic Evaluation  
Due Diligence  
Land Use Analysis  
Long Range Master Planning  
Site Design  
Surveying & Consolidation  
Zoning Review

---

### CORE SERVICES

Architectural Design  
- Interior  
- Exterior  
- De Novo  
- Renovations  
- Renderings

Project / Construction Management  
Site Analysis & Design

---

**SPECIALIZATIONS** | Industrial / Warehouse | Mixed Use | Preservation | Surveying & Consolidation | Sustainability | Technology Centers

---

### PRESERVATION

Preservation Design & Planning	Assessment & Documentation
Adaptive Reuse / Interior Restoration	Building Pathology / Forensic Investigation
Plans / Specification / Cost Estimating	Architectural Conservation & Repair
Project / Construction Management	Implementation of Restoration Trade

# FIRM OVERVIEW

---

## JRS ARCHITECT, P.C. PROVIDES THE FOLLOWING ARCHITECTURAL AND DESIGN EXPERTISE TO OUR CLIENTS

### BRAND DEVELOPMENT

JRS has a successful track record of implementing design concepts that support or evolve brand identity. Working collaboratively with clients across market sectors, we create environments that elicit strong attractions to their businesses or organization. Our focused methodology results in space that is unified, dynamic and visually memorable.

---

### STRATEGIC SPACE PLANNING & WORKPLACE STRATEGIES

We provide planning services to increase the utilization of under performing facilities and reduce occupancy costs. Our approach encompasses analysis of space needs and delineation of unnecessary square footage. Various space scenarios are explored and compared against business objectives and workplace initiatives. JRS establishes renovation needs and costs, and creates a phasing strategy to perform the recommended work. In-depth meetings with our clients determines how their space is to be used resulting in a design tailored for specific work flow and aesthetic standards. Zoning and code compliance issues are identified and detailed construction documents are produced to complete the process. The objective is to create an economical, easily managed space that will remain technologically relevant for years to come.

### PROJECT MANAGEMENT

Our experienced managers coordinate every aspect of your project including site and space planning; furniture carpeting and window treatment installations and inventory; and move-in coordination. We provide a full range of project and construction management services including on-site field managers, regularly scheduled project meetings, construction scheduling and negotiating.

---

### DESIGN EXCELLENCE

Our award-winning design team uses a systematic approach to walk clients through the creative process, uncovering their business needs and goals, and integrating these to inform a design that is unique and impactful. We conduct a thorough site analysis taking into account the neighborhood and context of the assignment. Interior conditions are also fully assessed. We then work closely with each customer to unravel the myriad of color, furnishings, and materials available to them, pointing to selections that will meet their optimal vision for the project.

# FIRM OVERVIEW

## ON-CALL AGREEMENTS AND PREQUALIFICATIONS



9 Consecutive yrs.



18 Consecutive yrs.



30 Consecutive yrs.



6 Consecutive yrs.



BankUnited

4 Consecutive yrs.



20 Consecutive yrs.



3 Consecutive yrs.



7 Consecutive yrs.



7 Consecutive yrs.

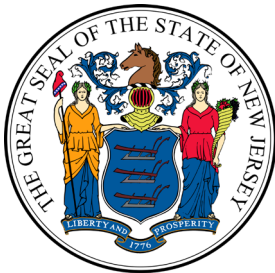


4 yrs.



13 Consecutive yrs.

## PREQUALIFICATIONS



DPMC & NJSDA

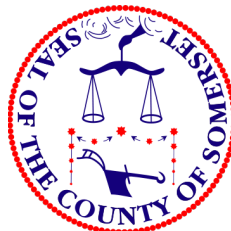
- Architecture
- Barrier Free / ADA Design
- Construction Field Inspection
- Estimating / Cost Analysis
- Historic Preservation
- Interior Design / Space Planning
- Value Engineering
- Roof Consultant
- Feasibility Planning
- Site Planning
- Project Management



Since 2007



Since 2009



Since 2010



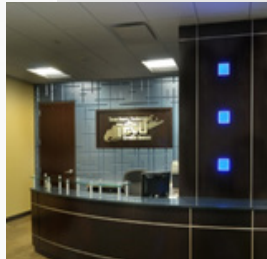
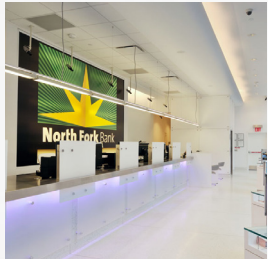
Since 2014



## AREAS OF EXPERTISE



# FINANCIAL



---

## PARTIAL CLIENT LIST

AIG, Inc.	Credit Union of New Jersey	Nassau Financial Federal Credit Union
ALMA Bank	Esquire Bank	New York Community Bank
Banco Popular	Fidelity Investments	Peapack-Gladstone Bank
Bank of America	First Fidelity Bank, NA, NJ	Sperry Associates Federal Credit Union
Bank of New York	Hanover Community Bank	State Bank of Long Island
Barclays Bank of New York	Hudson City Savings Bank	Teachers Federal Credit Union
Bethpage Federal Credit Union	IBM Federal Credit Union	The Westchester Bank
Capital One Bank	Island Federal Credit Union	Union Bank of Switzerland
Citicorp	JPMorgan Chase	Valley National Bank
Community Federal Savings Bank	Madison National Bank	Wachovia Securities

---



# FINANCIAL

**CLIENT**  
American Community  
Bank

**PROJECT**  
Interior. New Branch.

**LOCATION**  
East Northport,  
New York

**AREA**  
3,000 Sq Ft



As a locally owned commercial bank, ACB sought our expertise in developing a branch design that optimally expresses their focus on serving the community.

Visitors to the new location are welcomed in a hotel-style setting complete with concierge desk and greeters. The large lobby functions as a multipurpose room that's sectioned off into various activity zones.

For those looking to unwind, there's a tranquility lounge with oversized armchairs, ambient lighting, and a gas fireplace. With its compact square shape and shallow design, the fireplace serves as a meditative centerpiece that compliments the bank's modern interiors.

Music lovers have their own multi-media area with comfortable seating and drum-shaped audio tables where guests can plug in MP3 players and listen through headsets.

Nearby computers can be accessed for web surfing and the branch offers wireless connectivity for those with laptops.

There's also a financial news zone to watch breaking reports on a flat-screen monitor or read the latest journals available from periodicals racks. And everybody is invited to enjoy a cup of gourmet coffee from the hospitality stand. When it comes time for banking, tellers and account managers are positioned beyond an opaque privacy wall inspired by the beauty and function of the Japanese Shoji screen.

To further engage the community, the multipurpose room's flexible seating plan can be rearranged to accommodate larger groups and is available for neighborhood events after business hours.

# FINANCIAL

**CLIENT**  
Bethpage Federal Credit  
Union

**PROJECT**  
Interior. New Branch.

**LOCATION**  
Massapequa,  
New York

**AREA**  
3,300 Sq Ft



For Bethpage Federal Credit Union's first ground up project, JRS Architect, P.C. worked from the Bethpage members' perspective to create an environment that is attractive, comfortable, and encourages connections between staff and customers.

Clean and modern in its style with a balance of curves and angles, this facility incorporates high-end materials and building modalities that continue to evolve the design possibilities for future branches.

The exterior is a combination of Aluminum Composite Material and split block masonry. ACM paneling is exceptionally flat, colorful and formable making it ideal for curves and design accents. Split block was specified for its load-bearing capacity as well as durability and ornamental appeal.

The surrounding property is fully landscaped and passersby are welcome to enjoy the outdoor seating provided in front of the branch. The entrance is punctuated with Bethpage's brand color in the form of a bright blue marquee awning.

Inside, customers will find all the amenities now standard at Bethpage including the famous "living room" lounge with its flat panel television.

A new feature at this location is the Community Room with a separate vestibule entrance. Local groups may reserve this space for meetings, cultural events, and seminars. It's part of this Credit Union's plan to build branches that embrace local relationships and cultivate passionate, loyal customers.

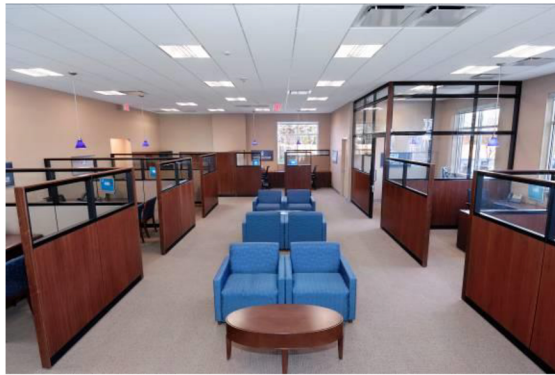
# FINANCIAL

*CLIENT*  
Chase

*PROJECT*  
Exterior and Interior.  
New Branch

*LOCATION*  
Bound Brook,  
New Jersey

*AREA*  
4,600 Sq Ft



Continuing its sustainability initiative for banking center design, Chase partnered with JRS to erect one of its LEED inspired branches on what was once a car dealership.

With the location designated a “brownfield site” due to Benzene contamination, our project team worked with the bank to demolish the old building in an environmentally responsible manner. Additional measures were taken to provide a liquid boot vapor barrier to protect the new slab from volatile compounds.

Following an in-depth site survey, existing conditions report and environmental impact study, we developed an approach that allowed contractors to separate materials and re-use or recycle existing masonry, steel, asphalt and landscaping.

Old asphalt and masonry was ground up and incorporated into new designs while steel was sent to a recycling center. Construction waste was greatly reduced and kept out of landfills.

The contemporary style structure was designed to reduce the building’s footprint while maximizing open space on the site. To satisfy another LEED qualifier, many of the construction materials were harvested or manufactured within a 500 mile radius. The roof was planned to Solar Reflectance Index (SRI) standards and windows were designed to maximize daylight and views per LEED standards.

As with Chase’s other green branches, interior finishes and furnishings include low-VOC paint; ceiling tiles, carpeting, and furniture from recycled sources; and flooring of sustainable harvest bamboo.

# FINANCIAL

*CLIENT*  
Capital One Bank

*PROJECT*  
Exterior and Interior.  
New Branch

*LOCATION*  
Babylon,  
New York

*AREA*  
4,000 Sq Ft

*LONG ISLAND AIA ARCHI AWARD WINNER | EXCELLENCE IN ARCHITECTURE*



To demonstrate its strong commitment to the Village of Babylon and surrounding areas, Capital One Bank brought in JRS Architect, P.C. to develop a new Hamptons inspired branch on one of the town's busiest corners.

Charged with designing a branch that would harmonize with local architecture, our team worked closely with the Village's Architecture Review Board to deliver a shingle-style building reflecting the early 20<sup>th</sup> century summer homes famous in the region. The wood frame, wood clad building has natural cedar shake roofing and siding and a foundation of natural stone. There's a generous use of copper for gutters, leaders, and decorative roof finials. Eyebrow windows evoke the Hamptons style as well.

Inside, the frame geometry is dramatically revealed in an exposed wood truss and post system. Pre-engineered in Michigan to JRS specifications and

shipped in trailers, the challenge to erect this complex assembly on schedule was successfully met. The beauty of wood is showcased in the circular conference room that fronts a highway and anchors the building at a major intersection. With large windows inviting the public's view, the room is covered in wainscot panels while the intricate tongue and groove ceiling is entirely of cedar. The chandelier was custom designed by JRS as are those hanging in the main lobby.

Other distinctive interior features include natural cut slate flooring, custom window sill moldings, and an ornamental wrought iron railing along the mezzanine balcony.

Warmly embraced by the community from the outset, the branch has become an important part of the Village landscape and one of the bank's most active and visible locations.

# FINANCIAL

**CLIENT**  
Capital One Bank

**PROJECT**  
Exterior and Interior.  
New Branch

**LOCATION**  
Lakewood,  
New Jersey

**AREA**  
2,400 Sq Ft

**LONG ISLAND AIA ARCHI AWARD COMMENDATION | OUTSTANDING ACHIEVEMENT**



Reflecting our client's focus on sustainability, JRS worked with the Green Globes rating system to reduce the carbon footprint of this ground up modern design branch.

Located on an existing parking lot, an erosion plan was used during construction to control run-off and reduce sedimentation. To lessen the impact on the storm water system roof drainage is discharged into drywells protecting local water ways. The "heat island" effect is mitigated by landscaped areas as well as by a solar reflective roof membrane.

The building's envelope consists of continuous insulation and infill that exceeds National Energy Code requirements. Air-vapor barriers prevent condensation and help to avoid moisture problems. Prefab metal panels of recycled content as well as natural stone panels are durable and practically maintenance free.

The aluminum curtain wall is treated with energy efficient glazing. Inside, the high-performance lighting system is controlled by timers, photo cells, and motion detectors. Roof overhangs and powered window shades reduce excess sunlight and lower AC use. The programmable HVAC system operates in concert with work hours and room temperatures.

Finishes include low VOC paint and wall coverings of rapidly renewable fiber content. The tellers counter is fronted in simulated bamboo with turrets covered in recycled acrylic resin. COB's branded colors can be found in the deep reds of the lobby seating as well as blue accents throughout.

A model of spare functional design the branch fits a full bank program in a relatively small footprint. Pleased with the outcome, the bank now plans to use this branch as a prototype for select future locations.

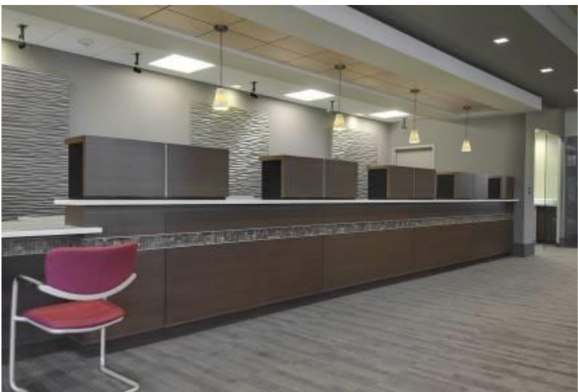
# FINANCIAL

*CLIENT*  
Capital One Bank

*PROJECT*  
Exterior and Interior.  
New Branch.

*LOCATION*  
Toms River,  
New Jersey

*AREA*  
3,549 Sq Ft



The idea of the branch bank being part of the community has never been more important – fully 80% of the sales made by a bank are at the branch level. Thoughtful designs that resonate with local customers and invite them in are critical for growth.

Aware of the need to relate architecturally to the various localities they operate in, Capital One Bank asked JRS to develop a prototypical branch design that reflects consumer culture in targeted rural areas. The Toms River facility was the outcome.

The exterior reflects a residential style and feel with such elements as faux dormers, cedar shake shingling, residential windows and manicured grounds. The bank's interior places the accent on wood, in context with rural settings yet designed for a clean modern look. Examples include the linear cut

wood panel ceiling and the tellers counter with wood front and horizontal strip of coconut shell mosaic.

A porcelain tiled tower-waiting area and the mixture of high tech lighting systems are transitional modern elements that further this balance. Contemporary red furniture picks up on the bank's "swoosh" logo.

An important component of our design process was collaborating with the tellers and incorporating their ideas on mitigating clutter and increasing transactional efficiencies. These insights were invaluable and resulted among other things in special slots and grooves being designed into the custom millwork tellers counter and check writing consoles. Cultivating a dialog with our clients remains an essential part of the JRS approach.

# FINANCIAL

**CLIENT**  
Hanover  
Community Bank

**PROJECT**  
New Branch

**LOCATION**  
Forest Hills, NY

**AREA**  
2,400 Sq Ft



Hanover Community Bank had been searching for a location providing approximately 2,000 sq. ft. in a very visible and high-traffic area as part of their expansion plan outside of Long Island. After several years, they identified two contiguous stores in the heart of Forest Hills that met their objectives.

Given the complexity of combining two stores into a new retail branch center, the Bank selected JRS for their extensive retail work and experience with New York City building code. The Bank's management team clearly indicated the need for this space to stand out from its eight competitors within the two block radius and the need to open as soon as possible.

JRS' design team developed this prototype which integrates the sophistication of clean lines and the Bank's branding to create a vibrant and unique retail

facility. White used on the walls and desks was the main palette with the Bank's color, azure blue, used as accents. Light beige hand hewn stone warmed the space. Given that the two spaces were separate buildings, only 80 sq. ft. of fire rated glass between the two spaces was permitted. The design solution was to have the lunch room, a private office, conference room and ATM area in the one space with the other side being fully open for customer service and waiting areas. The use of the glass afforded a more visually open area while offering privacy. The façade which utilized the interior color scheme unified the two spaces and allowed light into the branch. Passersby were also able to appreciate this clean design and admire the undulating ceiling, another eye stimulating feature.

JRS' effective planning saw this branch open after five months of construction, surpassing the Bank's goal.

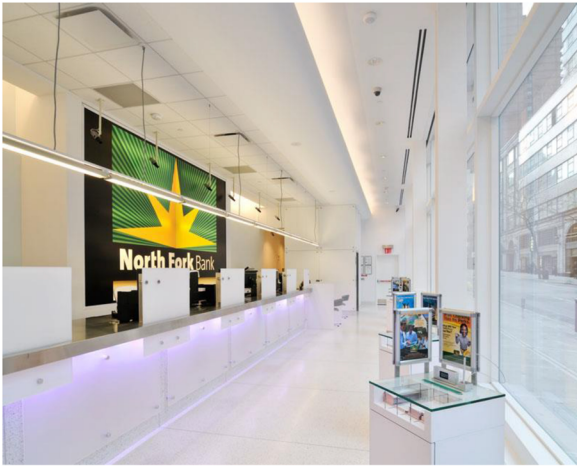
# FINANCIAL

*CLIENT*  
North Fork Bank

*PROJECT*  
Exterior and Interior.  
New Branch

*LOCATION*  
New York,  
New York

*AREA*  
7,500 Sq Ft



North Fork Bank commissioned JRS Architect, P.C. to design a signature building to serve both as a new concept in vertical banking as well as a high-profile advertising vehicle for the bank's brand. Located across from famed retailer Bloomingdale's and on a key approach to the 59<sup>th</sup> Street Bridge, the branch stands at one of the most heavily trafficked commercial intersections in Manhattan.

By day, the minimalist structure done in stark white, stainless steel and glass draws admiration from shoppers and other passersby. At night this branch transforms into a lively Times-Square-style billboard with its unlimited color pallet changing as new messages flash across two giant video screens. Comprised of 500 LED fixtures, the high-tech displays are controlled from one central computer system.

Designed by JRS from the ground-up, our team chose a spare, European-inspired transparency as a metaphor for the bank's culture of openness in its dealings with customers and the business community. The clean modern look carries over into the interior levels with stainless steel and acrylic tellers' counters, terrazzo flooring, and contemporary furniture selections. The building is dramatically capped off with a mechanical penthouse completely encased with painted aluminum louvers.

In addition to serving the business interests of North Fork Bank, this stylish four-story building has restored the façade of the entire block by replacing a vacant, ramshackle structure, viewed for years by neighbors as an architectural eyesore.



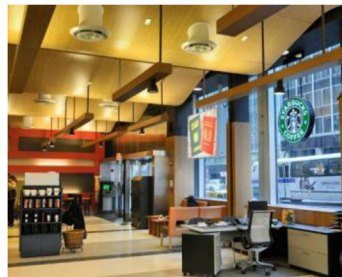
# FINANCIAL

*CLIENT*  
North Fork Bank

*PROJECT*  
Interior.  
New Branch

*LOCATION*  
New York,  
New York

*AREA*  
4,600 Sq Ft



North Fork Bank came to JRS Architect, P.C. to design one of its most unique Manhattan branches to date – an internationally themed bank/cafe. Situated in the heart of mid town Manhattan, this branch combines full-service banking with the amenities of a Starbucks coffeehouse, all in one shared space.

This unique project required the creation of a location that was fully accessible and inviting to both banking clients and Starbucks customers while designing for a full separation of the banking function to ensure privacy and transactional security.

Drawing inspiration from the branch's proximity to the United Nations building as well as dozens of neighboring foreign consulates, the JRS' design team assembled a series of 5'x5' light-boxes to display enlarged images of passports from around the world.

Mounted along high windows that fill the branch with natural light, a bright, colorful and international flavor emerges in the banking portion of the premises. Back lit translucent walls and an open floor plan add to the feeling of lightness and transparency.

The furniture selections are modernist, with desks and tables of clean lines and light wood finishes in counterpoint to boldly colored seating arrangements. Perhaps the most dramatic design feature is the "wave form canopy" – composed of an undulated sheet of sustainably harvested bamboo, it "flows" across the entire ceiling, creating a sense of quiet energy that draws attention upwards.

As NFB's first hybrid bank in Manhattan that marries the strengths of its brand with that of Starbucks, this location is poised to become one of the most heavily trafficked branches in the tri-state area.

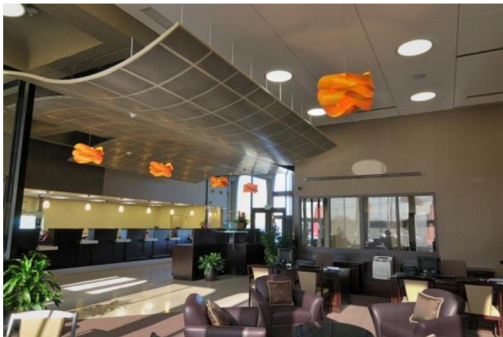
# FINANCIAL

*CLIENT*  
Madison National Bank

*PROJECT*  
Exterior and Interior.  
New Branch

*LOCATION*  
Massapequa,  
New York

*AREA*  
4,000 Sq Ft



Challenges and opportunities were both in evidence as JRS delivered our client's third retail banking facility. Presented with a building that had been home to several banks since the 1960's, JRS was tasked with preserving useful architectural elements from past eras while reinventing the facility to reflect Madison's brand of community banking.

Project management was essential to turning around a number of existing condition challenges. For example, a hidden steel support structure exposed during demolition prompted an immediate reevaluation of the project area, concept and schedule. Potentially compromising the pre-existing fireplace, a major brand element for Madison, JRS quickly held additional site meetings with the client and contractor to outline an economical solution thereby saving the fireplace. Another key element preserved for reuse was the 1960's style plaster coffered ceiling incorporating a dramatic new floating,

waived metal system suspended below it.

Protecting the original terrazzo floor required precise construction coordination and a specialist at the end to bring back the floor's former luster.

The exterior façade with elaborate full height windows facing east and west presented a challenge in lighting and color schemes. To counteract mass natural light filtering in, colors were kept neutral and muted for maximum absorption. Minimum artificial lighting was needed other than the imported woven wood lights, a design feature of the project.

Customers entering the new branch are greeted in a comfortable open space that invites them to relax in elegant seating in front of a working fireplace. The entire community benefits as well since the bank opens their doors for area events to take place.

# FINANCIAL

**CLIENT**  
Peapack-Gladstone  
Bank

**PROJECT**  
Exterior and Interior.  
New Branch.

**LOCATION**  
Chatham,  
New Jersey

**AREA**  
2,500 Sq Ft



As Peapack-Gladstone Bank expands its branch banking network, they have worked with JRS Architect, P. C. on several branch concepts. Their de novo branches are designed to complement the neighborhood while maintaining the traditional style reminiscent of the Bank.

JRS Architect, P.C. worked closely with the Bank and assessed the local community to identify an appropriate and distinguished building design. As part of JRS's approach, several variations are developed and as the client provides input, further refinement of the building and its design occurs.

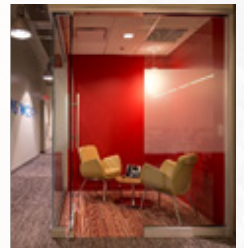
Being sensitive to the balance of durability, design and cost, JRS carefully specifies materials in its designs to bridge this balance.

For example on the selected design, a 50 year rubber roof simulating slate and made of recyclable materials will provide greater energy efficiency while enhancing the building design.

Space requirements for this building included four teller stations, three platform stations, support spaces, safe deposits and coupon booth. This branch will have three drive-up lanes, a 24 hour ATM and a Night Deposit drop.

JRS's expert and professional rendering abilities allows the client to see exactly what the building will look like before construction documents even begin. As a result, clients are not surprised during the construction phase. This presentation technique is also very helpful for Board meetings and similar presentations.

# CORPORATE



---

## PARTIAL CLIENT LIST

ADP	Girl Scouts of Nassau County	New York Life Insurance Company
AIG, Inc.	Grubb & Ellis	Newsday
Albanese Corp.	GQ Magazine	Northrop Grumman
American Heart Association	Hampshire Real Estate Companies	Olsten Temporary Services
Arrow Electronics	Hanover Community Bank	Phillip Morris
Avis Rent-a-Car Systems	Hapag Lloyd	Reckson Associates
BAE Systems	House & Garden Magazine	Southern Wine & Spirits of America
BMG Entertainment	IBM Federal Credit Union	Teachers Federal Credit Union
Cablevision Systems Corp.	International Paper	Telephonics Corporation
Capital One Bank	JPMorgan Chase	The Treeline Companies
Catlin Group Limited	Lincoln Equities Group	Union Bank of Switzerland
Century 21	Major League Soccer	United States Postal Service
Citicorp	Metropolitan Life Insurance Co.	Wachovia Securities
Coca-Cola	MTV	We're Associates
Conde Nast Publications	NAI Fennelly	Widex, USA
Covance	Nassau County Federal Credit Union	William Penn Life Insurance Co.
DuPont Pharmaceuticals	National Paper Trade Association	Vanity Fair Magazine
ESL Federal Credit Union	Navicore Solutions	
Esselte Corporation	New York Community Bank	
First Fidelity Bank, NA, NJ		

---

# CORPORATE

*CLIENT*  
Catlin Group Limited

*PROJECT*  
Interior. Office Renovation.

*LOCATION*  
New York,  
New York

*AREA*  
24,000 Sq Ft



JRS assisted Catlin Insurance Group's design firm, Loia Budde & Associates, with the relocation of their New York City offices in downtown Manhattan. Catlin, a Bermuda-based specialty insurance and reinsurance company selected one of the financial district's most iconic buildings, 32 Old Slip, for their new setting. The 24,000 square feet requirement involved a full gut renovation of the former tenant space, and made optimal use of the building's riverfront location and breathtaking panoramas.

Open workstations were specified throughout to take advantage of the 36<sup>th</sup> floor's 360 degree views of Manhattan, Brooklyn and the East River. Use of glass panel dividers and office partitions in the column free space further maximize the visual effect. The abundance of natural lighting resulting from these conditions called for comprehensive light controls including motion detectors in non-perimeter space

and digital photo sensors for "daylight harvesting." Set along the perimeter offices, the sensors detect daylight levels and automatically adjust the output level of electric lighting to create a balance. The result is energy savings. Custom wood paneling and marble flooring make for a quietly elegant entrance to the facility. In addition to work station areas and private offices, the fit out included six conference rooms, a board room and an executive break room with pantry and full kitchen.

JRS logistical support was critical to the completion of the assignment. Challenges met included coordinating construction milestones with base building public spaces and building over an existing government agency operating 24/7. Our expertise in working with the city's Department of Buildings shepherded the project through an accelerated schedule and an on-target opening day.

# CORPORATE

*CLIENT*  
Covance, Inc.

*PROJECT*  
New Design Standards.  
Interior. Office Relocation.

*LOCATION*  
Nashville, TN

*AREA*  
18,000 Sq Ft



JRS assisted Covance with the relocation of their downtown Nashville offices to an office park outside of the city. This work included developing a new workplace design strategy and involved transitioning from traditional work spaces to one that incorporates bench seating and a variety of collaborative and community spaces.

Given the significant change in workplace design, new furniture standards were required. This process involved JRS working closely with this client to develop the new guidelines. Multiple vendors were engaged to assess their philosophies and capabilities. After narrowing this list to two, mock-ups were installed, thereby giving the employees the opportunity to “touch and feel” the options. Their feedback was captured and used in the decision process. This approach significantly facilitated organizational change and ultimately employee buy-in.

The new design reduced square footage per person from 140 to 115, a significant reduction and impact to real estate costs. Core to the design were the collaboration and community spaces as well as the quiet rooms for employees to escape to a more tranquil environment. A client conference center was created offering flexible space for training.

Interiors were transformed into an inviting space and employees were provided with a large break room which includes a “bar style” seating area and vending machines. Lockers are available to employees for their storage of personal affects.

Having completed the successful rollout and implementation of this new design concept, the client is looking to implement it at other locations.

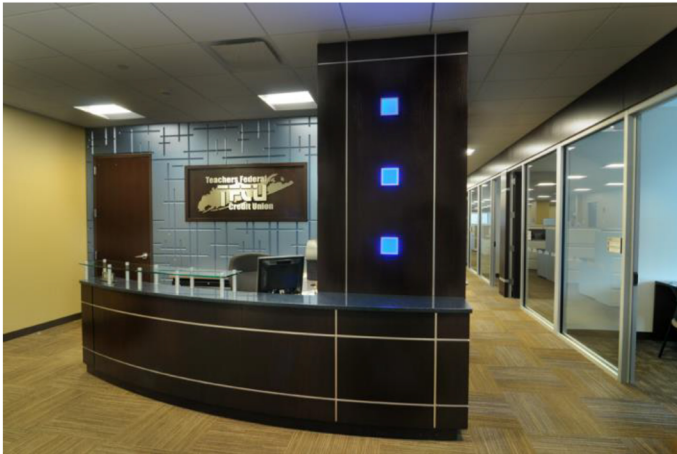
# CORPORATE

**CLIENT**  
Teachers Federal  
Credit Union

**PROJECT**  
Interior. Office Renovation.

**LOCATION**  
Hauppauge, New York

**AREA**  
80,000 Sq Ft



In designing a new headquarters for rapidly growing Teachers Federal Credit Union (TFCU), JRS Architect, P.C. created a fresh environment that epitomizes the 21<sup>st</sup> Century workplace.

Having purchased the 6-story 200,000 square-foot building, the Credit Union's plan is to occupy over half the facility over time with the balance taken up by current and future tenants. Working with TFCU and an extensive consulting team, JRS designed interior fit outs for the Lower Level, 1<sup>st</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors.

The strategy centered on planning space that would be transitional and flexible to accommodate an expanding staff. To support this approach, JRS developed standards for the office's extensive system of workstations. The units are clean, modern and of light modular construction for easy reconfiguration in the future. To keep to the project's conservative

budget our designers incorporated economical materials in creative ways. For example, the dramatic "sculpted metal" wall behind the main reception desk is in reality MDF board sprayed with metallic paint.

The headquarters includes state-of-the-art training rooms with wall touchpad AV controls, meeting rooms, boardroom, a large mortgage processing center and numerous closing rooms. All offices have wood exterior paneling and are connected with wood soffits. There's also an employee cafeteria that can accommodate 120 people. JRS specified all LED lighting fixtures throughout the facility which will result in significant reductions in power usage and cost.

This project was a unique opportunity to build a world-class headquarters that exceeded the expectations of customers and employees and demonstrates the commitment of TFCU to the community it serves.



# CORPORATE

*CLIENT*  
CHDI Foundation

*PROJECT*  
Interior. Office Renovation.

*LOCATION*  
Princeton, NJ

*AREA*  
17,000 Sq Ft



CHDI Foundation manages a diverse portfolio of Huntington disease specific research projects through a virtual model that encourages scientific collaboration to more directly connect academic research, drug discovery and clinical development. With three locations, CHDI was looking to expand their Princeton office by acquiring an additional and contiguous 6,500 sq. ft. and also make changes to their existing space.

Their growth dictated the need for more private offices along with a variety of collaborative spaces offering casual seating areas to encourage and allow for spontaneous meetings. Other requirements included bench seating for visitors as well as new “phone rooms” to provide privacy for employees who work in open work areas.

The new sleek café area is flanked by booth style seating designed with a rustic flair and soft lighting, a

space which offers employees and guests a chance to relax or have that private conversation with a colleague. At the end of the café hallway is a multi-tiered seating area welcoming the next collaborative opportunity. Passing to the perimeter offices, lounge poufs in colors to accent the wide space create energy as they are placed in front of a scientific designed wall covering, a takeoff on the work that CHDI does.

With the expansion, the existing pantry was renovated to provide more seating. A new reception desk was installed to accommodate two employees while providing a visual connection to the new space facilitated by new glass entry doors. These provided a view across the elevator lobby to the new space’s entrance. Lighting was also upgraded which refreshed and integrated the existing space with the expansion thereby creating a welcoming and collaborative work environment, critical to the success of CHDI’s mission.

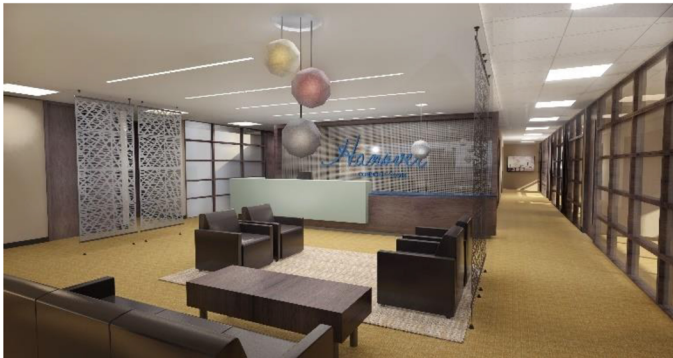
# CORPORATE

**CLIENT**  
Hanover Bank Community

**PROJECT**  
Exterior and Interior.  
New Corporate Headquarters.

**LOCATION**  
Mineola, NY

**AREA**  
11,000 Sq Ft



With significant growth since its formation in 2012, Hanover Community Bank out grew their headquarters so was faced with the need to identify a new location. As part of this growth strategy, they also deemed it important to brand their image. JRS worked closely with the management team to define their emerging image – uniquely clean and crisp while instilling confidence, and their program – an executive, mortgage lending and an administrative area.

An existing three-story 11,000 sq. ft. office building along a main corridor was selected. While it had “good bones”, the building exterior was tired and dated, and the interior needed to be completely gutted. JRS reviewed the program and ultimately suggested to reduce the three-story lobby to two and take a small portion of the covered parking area on the ground floor to gain additional space which ultimately lead to more office area and the ability to include a small branch.

Utilizing a mix of traditional offices with benching, the consistent design element was the Bank’s standard blue which was augmented by shades of gold, tan and copper in a white background. The executive floor design incorporated walls of wood and glass to provide warmth and offer natural light yet offer the necessary privacy via partially opaque glass in a wood framed system. Smart conference rooms were designed with a mix of traditional and high-top seating. JRS selected all the art work for the new headquarters.

The lobby, an internal and external focal point, was modified from a curved curtain wall to being squared off using stone and a new glass curtain wall. Branding was key for this area. The exterior was repainted and horizontal blue lighting and blue awnings were added.

This repurposed building now clearly and proudly represents Hanover Community Bank.

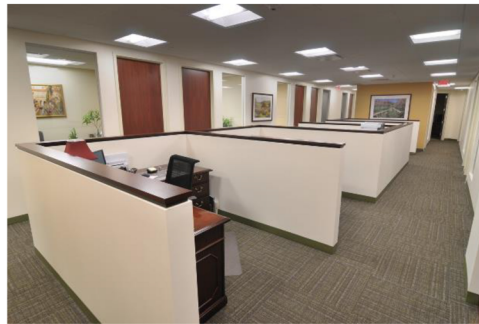
# CORPORATE

*CLIENT*  
Wachovia Securities

*PROJECT*  
Interior. New Regional  
Headquarters.

*LOCATION*  
Melville, New York

*AREA*  
16,300 Sq Ft



Following a fire that destroyed their northeast regional offices, Wachovia Securities enlisted JRS Architect, P.C. to fast-track their relocation to a new facility. An important transactional hub, the urgency was high to have the site operational as quickly as possible.

The facility epitomizes design efficiency and includes reception, state-of-the-art conference room, 50 private offices and 30 workstations. There is also a high security area called the “cage” for receiving international trading data on a 24/7 basis.

Beginning with raw space, the JRS team was able to deliver the project completed and under budget within a rapid 8 month schedule.

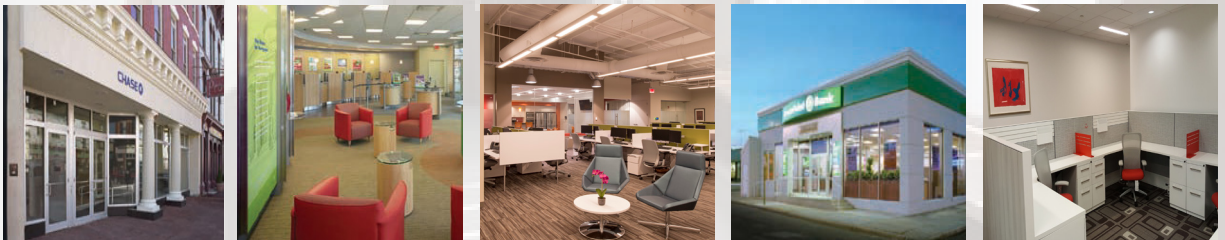
One of the key outcomes of the programming process was a maximized space yield and the achievement of a virtual zero square-foot loss factor. This scope of work could typically require an additional 8,000 square feet of space.

The design focus was on clean functionality with higher-profile elements reserved for select areas. The curvilinear reception counter of cherry wood is an example of this as is the conference room’s wave-form light fixture symbolizing the company’s logo.

Significant savings were achieved with the inclusion of cutting edge poly-resin products that are formed to mimic traditional materials, such as stone, and at a fraction of the cost. Energy efficiency was also a concern with motion sensor on-off light systems specified for all the offices.

The client has expressed their appreciation for both the speed of the fit out as well as the economies realized through creative materials selection and space programming.

# SURVEYING & CONSOLIDATION



# SURVEYING & CONSOLIDATION

---

## PARTIAL CLIENT LIST

Chase and Chemical Bank

Chase and Washington Mutual

Chemical Bank and Manufacturers Hanover

Citibank and European American Bank

ESL Federal Credit Union

Esselte

European American Bank and  
Franklin National Bank

GreenPoint Bank and

Home Savings of America

Home Savings of America and  
Bowery Savings Bank

National Westminster Bank and  
National Bank of North America

New York Community Bank and  
Roslyn Savings Bank

North Fork Bank and GreenPoint Bank,  
Subsequent Mergers

Roslyn Savings Bank and Roosevelt Savings Bank

---



# CONTACT



# GET IN TOUCH

## **LONG ISLAND**

### **Kathy Pasquale**

Vice President Business Development & Marketing

JRS Architect, P.C.

[kp@jrsarchitect.com](mailto:kp@jrsarchitect.com)

516.294.1666

---

## **PRINCETON**

### **W.C. Jack Miller**

Vice President of Business Development

JRS Architect, P.C.

[wajm@jrsarchitect.com](mailto:wajm@jrsarchitect.com)

609.688.9100

---

EMAIL [info@jrsarchitect.com](mailto:info@jrsarchitect.com)

WEBSITE [WWW.JRSARCHITECT.COM](http://WWW.JRSARCHITECT.COM)