

CONTENTS THE CHAZ COLUMBIA CLIMATE SCHOOL

- CAMPUS PROPOSAL

SPLIT ROCK MUSEUM

THE SPACE IN BETWEEN

SCHOOL WITH A VIEW

BROADWAY STORIES

THE CHAZ

Professor Christoph Kumpusch & Patrice Derrington Partner: D. Graham Drennan III Advanced Studio VI Spring 2022

This studio was a joint studio with architecture and real estate development. The studio interrogated both the design and real estate development processes and emphasized the contrast and critiques that exist within these processes. The site for the project is PS 64, an existing, abandoned former public school in the East Village in New York City.

The existing building, built in 1906, is an iconic H-Plan school designed by renowned architect, Charles B.J. Snyder. The building has sat vacant for over 20 years and is in a state of derelict. A private developer has been trying to develop the site but hasn't been successful because of vehement push back from the community. This studio aimed to shine light on how this project could be successfully developed, and how to incorporate the community's needs, while also being a financially feasible project.

Through model making, and quantitative analysis in excel, this project explores the relationship between fragmented users and uses in creating immersive spaces that are informed and supported by financial decisions. In doing so the project interrogates the traditional development structures and existing spatial gualities of PS 64 and the broader East Village Community. The project sets out first to make explicit the inversion of social and financial value and how they are represented in the built environment. Socially valuable spaces simply do not generate enough income to justify their construction alone. These spaces must be subsidized by spaces with higher financial values, such market rate commercial and residential spaces, including condominiums. However, the whole project would not gain necessary public support unless it includes socially but not financially valuable spaces, such as affordable housing and community programming. Ultimately these fragmented uses and user groups all become part of the community, by virtue of calling the building their home, whether it be an affordable studio, a high end condo or a local business owner renting space at a reduced rate.

In the physical model, spaces with high community use and social value expand to represent the intersection of user groups and interaction of the building and its neighborhood. To contrast this the residential floors are pressed together, and reach out only in a few key places beyond the base of the model, thus tying them to the urban fabric. Despite the model's conceptual form the project is fully rooted in financial metrics and is fully feasible.



Callouts are broken into three categories across the proforma; General, Analysis and Diagram/Drawing Sections.

The general section lays out assumptions taken early on in project development and relates mostly to traditional financing structures such as development costs and loan values. These values are input into the proforma, and combined with market research that outputs the analysis section. This section includes rents and sale prices of the building, as well as traditional measurements of financial feasibility such as IRR and Equity Multiple. Both the General and Analysis sections can be seen as pointing out the traditional key moments in the development process.

The Diagram/Drawing section contains drawings that suggest the proposed condo tower and a courtyard drawing which captures the blurring between the public-public space of 10th Ave and the public-private space of the building. The three diagrams included emphasize the inversion of social and financial value and the role of use in realizing financial feasibility. The NPV diagrams show the time-adjusted present financial value of each use, less cost to develop them. Critically the spaces that are the most socially valuable, namely the affordable components, produce negative time-adjusted returns, compared the the other market rate spaces which generate the bulk of the returns. In the end, the negative NPV of the socially valuable spaces are negated by the financially valuable ones and in the end the project is financially feasible. The sale diagram breaks down the final \$91 million price into the financial value each use is measured at at the end of the eight year hold period.

	Project Summary GSF	
	Residential Exstg	69,276
1	Retail	9,100
)	Commercial Aff	8,218
	Commercial Mkt	14,505
	Courtyard	9,845
)	Rooftop	12,184
	Addition	24,000
	Total	147,128

1 Project Summary G-101

Construction Loan	
LTC	60%
Loan Amount	\$48,900,469.50
Interest Rate	6%
Term	5
Interest Reserves	\$2,689,525.82

Loan Amount & Equity Requi	red
Land	\$28,000,000.00
Hard Cost	\$42,677,525.00
Soft Cost	\$10,823,257.50
Total Const Before Reserve	\$81,500,782.50
Construction Loan	\$48,900,469.50
Equity	\$32,600,313.00
LIHTC	\$1,817,561.82
Total Equity Needed	\$30,782,751.18

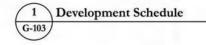
Construction Loan & Equity Required

Construction Cost	
Renovation PSF	\$275.00
New Construction PSF	\$550.00
Square Feet	
Exstg	123,128
Addition	24,000

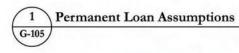
Development Budget		
Land Acquisition		\$28,000,000.00
Hard Cost Reno	\$275.00	\$29,477,525.00
Soft Cost Reno	30%	\$8,843,257.50
Hard Cost Addition	\$550.00	\$13,200,000.00
Soft Cost Addition	15%	\$1,980,000.00
Interest Reserve	6%	\$2,942,543.04
Total Construction Budget		\$56,443,325.54
Total Development Budget		\$84,443,325.54

1 G-102 Construction Costs & Development Budget

Development Schedule	% of Total	Amount	Duration	Start	End
Land	100%	\$28,000,000.00	1 Months	Month 0	Month 1
ULURP	50%	\$5,411,628.75	24 Months	Month 1	Month 24
SC - ULURP	25%	\$2,705,814.38	12 Months	Month 1	Month 12
SC - ULURP	25%	\$2,705,814.38	12 Months	Month 13	Month 24
Hard Cost		\$42,677,525.00	36 Months	Month 25	Month 30
HC - Year 1	50%	\$21,338,762.50	12 Months	Month 25	Month 30
HC - Year 2	30%	\$12,803,257.50	12 Months	Month 37	Month 48
HC - Year 3	20%	\$8,535,505.00	12 Months	Month 49	Month 60
Soft Cost		\$10,823,257.50	24 Months	Month 1	Month 24
SC - During Construction	50%	\$5,411,628.75	12 Months	Month 25	Month 30
Lease Up			6 Months	Month 61	Month 60



LTV	60%	DSCR		1.2	Max Loan	\$58,026,439.72
LTV Loan	\$67,041,605.37	Monthly NOI	\$	309,378	Monthly PMT	\$252,534.73
Interest Rate	3.25%	Max Monthly PMT	\$	257,814.81	10	
Interest Rate Mont	0.27%	Max Loan DCR	-	\$59,239,675.36		
Amort Term	30	Debt Yield		6.50%		
Amort Term Mont	360	NOI		\$3,771,718.58		
Monthly Payment	\$291,769.30	Max Loan DY	-	\$58,026,439.72		
Total Value at Refi	\$111,736,008.96					



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Ilenand CF Draw Scheide Generation (Capitalian (Capitalian) Operational D00 Demain Stoch (Capitaliand U00	SSURGEON SSURGEON	\$25,446,33 \$25,486,33 \$25,486,35 \$25,225,486,35	\$25,254,453 \$25,255,444 (3) \$22,544,53 \$22,545,454 \$22,545,454	(\$25,44(3)) \$25,44(30) \$22,44(3) \$29,45(3) \$29,45(3)	825,8433 \$26,74,453.99 \$25,9433 \$26,94,258.13	(325,444,55) 826(40,958,13 825,644,55 825,127,422,66	52027,48435 52027,42246 5225,48435 5225,82397 (19	5225466335 5295552907/39 522546633 52957529172	\$25,44453 \$29,5%39172 \$25,444,55 \$25,444,55 \$259,0,0%25	(221.444.53) 629,443,474,25 8225,444.53 830,629,340,78	\$225,444,535 \$349,071,546,79 \$225,484,53 \$362,54,445,51	(322548433) 5342548433 822548433 836284232484	(322548433) 535,480,32834 5225,48430 5325,48430 5325,48430	(1221-04-35) 53(5)(5814-36 5225-04-35) 53(5)(1,298-31	6225-04433 \$30,911,296,91 \$225-04433 \$30,156,783-04	5225,488.835 831,356,783.44 5225,484.35 831,362,267.97	(\$225,04433) \$10,342,367,97 \$225,044,03 \$10,047,752,50	(3225,844,13) 611,607,752,30 5225,844,33 601,835,2275,69	(1225,484,13) \$10,433,217.03 \$225,484,33 \$32,469,721.36	5225,44433 522,44433 522,44433 522,44433 512,2442,649	(1225,004.53) (12256,004.03) (12256,004.03) (122567,004.03)	5125,446,555 512,501,000,63 990,622,36 532,440,512,500	\$12,000,101,00 \$10,000,101,00 \$10,000,101,00	3227,484,53) 632,548,35 1.489 5040 832,548,35 1.489	\$225,684.53) \$32,690,315,00 \$90,00 \$32,690,315,00	01220090275 632,400,31530 5050 632,400,31530	022203090275 (02209031309 K 03209031309 K	122809927) - 1 12490(1100 - 6 10240(1100 - 5	5222339925 6 12406,01506 61 9009 132666,01508 55	4222939925 3 10220936309 83 5909 10220936309 83	2,256(96,27) (32 2,000(03,00 - 512 80,00 2,000(03,00 - 512	229(19927) (922 290,353.00 \$32,0 50,00 200,3153.00 \$32,0	220/09/271 91223 am/11/00 812/09 90/09 90/09 80/01/00 812/09	(19627) (33229) (1566 \$32,660) (1566 \$32,660) (1566 \$32,660)	09.27) 63.229,99 1546 832,600,9 9540 9 1549 832,600,38	tan Sizandita tan Sizandita tan Sizandita	27) \$3,0663363 00 \$12,003135 00 \$12,003130 00 \$12,003130	6 6120620823 6 6120626383 8 5120626383 8 5120626383	432,666,355,132 \$32,696,31,149 \$100 \$32,696,31,149	010659815 83209(3130 8300 8300 8300	\$1266,336.151 \$12,660,313,06 \$50,00 \$32,660,313,06	122003230 5320032300 5320032300 5320052300	SI2an/Him Som El2an/Him	5126629613 51220031500 5000 51220031500	ST20050130 S ST20051300 S ST20051300 S	ELJING (TELES) ELJING (SE LOS) 50:00 12:000 (SE LOS)	2006,036,136 32,000,013.00 9000 632,000,013.00
ection Learn sing Holsee ort con Learn Draws 840,900,400,50 ort ort 000 Rays mean Bit anse 850,400,278,23 STURIESTRAD		500 500 500 500 500 500	50.00 50.00 50.00 80.00	30.00 30.00 30.00 30.00 30.00 50.00	5000 5000 5000 5000 5000 5000	8100 8100 8100 9100 9100 8100 8100	Sector Sector Sector Sector Sector Sector	90.00 50.00 50.00 50.00 50.00 50.00	9000 9000 9000 9000 9000 9000	90.00 90.00 90.00 90.00 90.00 90.00	5000 5000 5000 5000 5000 5000 5000	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Source Source Source Source Source Source	90.00 90.00 50.00 50.00 50.00 90.00 90.00	SBOR SBOR SBOR SBOR SBOR SBOR	90.00 90.00 90.00 90.00 90.00 90.00	Stuth Stute State State State State	90,00 90,00 90,00 90,00 90,00 90,00	5000 5000 5000 5000 5000 5000	3000 3000 3000 3000 3000 3000 3000	8009 8009 5009 5009 5009 5009	\$800 \$154,86274 \$61632 \$606 \$000 \$135,486,27	\$135,400.27 \$225,484,55 \$1,054,42 \$50,05 \$1009 \$352,649,25	\$362,679.25 \$225,484.35 \$2,095.46 \$5100 \$5100 \$5100 \$5100	\$990,799,25 \$225,484,55 \$5,741,35 \$600 \$600 \$620,625,67	55239/2547 \$2,229/199.27 \$11,575.61 \$9100 \$1,465,1299.15	\$3129U992 ⁴ \$3429683 \$980 \$900	\$3,535,466,05 \$2,229,199,27 \$34,568,17 \$000 \$000 \$7,588,449,49	57,586,486,497 8 82,229,099,27 8 544,00,885 5800 5900 970,554,00,62 51	\$2,229,399,27 \$ \$35,384,06 \$86,00 \$86,00	2.22%3%27 82 56548549 5049 5049	220,999,27 822 876,374,89 1 90,80 90,00	79(411.64 \$19(6) 229(19)(27 \$12,22 \$6(541.50 \$17 \$600 \$600 \$600 \$600 \$600	(19621 82226) 25674 83862 9660 9660	99,27 \$2,229,19 21,24 \$116,50 \$0,60 \$ \$0,60 \$	6,2 ¹ 82,229,399,2 4,42 6120,067 6,00 500 6,00 500	27 \$1,064,1563 79 \$135,3813 00 \$80 00 \$80	1 \$1,066,938,13 5140,090,99	\$1,066,956,15 \$146,225.96	\$32,980,971,25 \$1,960,978,15 \$135,786,29 \$0,00 \$0,00 \$31,266,795,67	\$33,206,796,67 \$1,006,956,15 \$1,952,752,11 \$1,00 \$1,00 \$1,60 \$16,405,005,01	854,003,00591 81,006,978,35 9162298554 8040 8040 8040 8040 804020407.97	\$35,725,627,57 \$1,666,478,13 \$106,520,66 \$000 \$000 \$30,09 \$30,09	\$30,094,586,17 \$1,900,035,13 \$174,255,65 \$500 \$500 \$30,09,000,15	\$36,779,906,15 \$ \$1,006,536,15 1 \$179,572,50 \$1,00 \$10,00 \$19,446,713,00 \$	99,446,718,86, 5 81,966,998,15 \$185,467,29 \$0,00 \$0,00 \$0,00 \$0,00 \$0,00	\$40,077,544,58 \$1,964,258,13 \$171,425,38 \$608 \$41,957,711,58
en Loan ning Distance Advance SRUDGLON'2 we Day oph Day Stant, 2211 Debt Service Stant, 2211 Represent (Microso	8000 8000 8000	G-304 80.00	50.00	80.00 50.00 80.00 80.00 50.00 50.00 80.00	\$000 \$000 \$000 \$000 \$000 \$000 \$000	81.00 \$3.00 \$0.00 \$0.00 \$0.00 \$0.00 \$1.00 \$1.00	5000 5000 5000 5000 5000 5000 5000	5000 5000 5000 5000 5000 5000 5000	Stude Stude Stude Stude Stude Stude Stude Stude	90.00 50.05 50.00 50.00 50.00 50.00 50.00	SEDE SEDE SEDE SEDE SEDE SEDE	8000 5000 5000 5000 5000 5000 5000	8000 5000 5000 5000 5000 5000 5000 5000	98.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00	90x00 90x00 90x00 90x00 90x00 90x00 90x00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	80,00 90,00 90,00 90,00 90,00 90,00 90,00	90.00 90.00 90.00 90.00 90.00 90.00 90.00	9040 9040 9040 9040 9040 9040 9040	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	9000 9000 9000 9000 9000 9000 8000	9000 9000 9000 9000 9000 9000 9000 8000	\$8.00 \$8.00 \$6.00 \$6.00 \$6.00 \$6.00 \$6.00 \$6.00 \$6.00 \$6.00	Sinato Sinato Sinato Sinato Sinato Sinato	90.00 90.00 90.00 90.00 90.00 90.00 90.00	90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00	\$200 \$200 \$200 \$200 \$200 \$200 \$200 \$200	Indo Sono Nono Nono Nono Nono Nono Nono	9300 9300 9300 9300 9300 9300 9300	5000 5000 5000 5000 5000 5000 5000 500	80.00 90.05 90.00 90.00 90.00 90.00 80.00 80.00	50.00 50.00 50.00 50.00 50.00 50.00 50.00 50.00	90.00 90.00 90.00 90.00 90.00	\$000 \$000 \$000 \$000 \$000 \$000 \$000 \$00	9000 6 9000 5 9000 5 9000 5 9000 5	8000 994 8000 994 8000 994 8000 994 8000 994 8000 994 8000 994	00 800 00 800 00 900 00 900 00 900	6 50.00 6 50.00 6 50.00 7 50.00 8 50.00 8 50.00	5000	\$0.40 \$0.40 \$0.40 \$0.40 \$0.40 \$0.40	50.00 50.00 50.00 50.00 50.00 50.00 50.00	8000 8000 8000 8000 8000 8000 8000 800	BOOR SECO BOOR BOOR BOOR BOOR	50.00 50.00 50.00 50.00 50.00 50.00 50.00	Mon Son Mon Mon Mon Mon Mon	5000 5000 5000 5000 5000 5000 5000	Show Show Show Show Show Show Show
p Recording Tos evented Cit alter Deles Service (DDR) Listoppie 2% 344,ps;cm		5000 5225444.35 1 1-107		30.00 (3225,494,53)	8000 (322),49433)	8000 (522549433)	\$0.00 (\$225,444.33)	55405 (\$255,464.33)	8089 (\$225494.53)	56.05 (322)(49453))	54000 (1225.494.17)	8000 p221.exe(1);	3000 (5225-894.53)	5000 (2225-69433)	54640 (3225,494,53)	90.90 (522),494.53)	64.00 (5225.494.53)	90.00 (3225-694.13)	5100 (5225494.53)	\$040 3225.4453	9009 (522549435)	80.00 (890)/22.36	36.03 36.03	50.00 50.00	Score Score	5038 5038	SUM SUM	kon Kon	5105 5000	Sicol	BOD BOD	Sono Sono	90.00 90.00	teno Roso	50.00 5 30.00 5	Rom Sea	09 bin 09 360	n bian n pian	Same Sector	Bileri Scott	Sires Sires	kom Born	1000 1000	Sana Sana	BUD BUDE	5040	50.00 30.00

Condo Units		Bldg	Floor	Type	SubType SI	7	Price Per Unit	Price PSI
1 Bed	70%	New	6	1 Bed	Market	750	\$1,350,000	\$1,80
2 Bed	30%	New	6	1 Bed	Market	750	\$1,377,000	\$1,83
		New	7	1 Bed	Market	750	\$1,404,540	\$1,87
Total	100%	New	7	1 Bed	Market	750	\$1,432,631	\$1,91
		New	8	1 Bed	Market	750	\$1,461,283	\$1,94
Unit SF		New	8	1 Bed	Market	750	\$1,490,509	\$1,98
1 Bed	750	New	9	1 Bed	Market	750	\$1,520,319	\$2,02
2 Bed	1,300	New	9	1 Bed	Market	750	\$1,550,726	\$2,06
- 1000		New	10	1 Bed	Market	750	\$1,581,740	\$2,10
		New	10	1 Bed	Market	750	\$1,613,375	\$2,15
Number of Uni		New	11	1 Bed	Market	750	\$1,645,642	\$2,19
1 Bed	12	New	11	1 Bed	Market	750	\$1,678,555	\$2,23
2 Bed	6	New	12	2 Bed	Market	1,300	\$2,860,000	\$2,20
Total	18	New	13	2 Bed	Market	1,300	\$2,917,200	\$2,24
		New	14	2 Bed	Market	1,300	\$2,975,544	\$2,28
Price PSF		New	15	2 Bed	Market	1,300	\$3,035,055	\$2,33
Contraction of the Association		New	16	2 Bed	Market	1,300	\$3,095,756	\$2,38
1 Bed	\$1,800	New	17	2 Bed	Market	1,300	\$3,157,671	\$2,42
2 Bed	\$2,200	Total					\$36,147,547	
Condo Sales			Annua	1	Monthly			
Year 1			349	6	2.83%			
Year 2			339	6	2.75%			
Year 3			339		5.50%			

\$53,494,278

1 Construction Loan Repayment

A-104 Permanent Loan Amount

A-103

\$58,026,439

IRR: 10.94% Equity Multiple: 1.8x Profit: \$63,335,809

1 A-106 Unlevered Financial Analysis

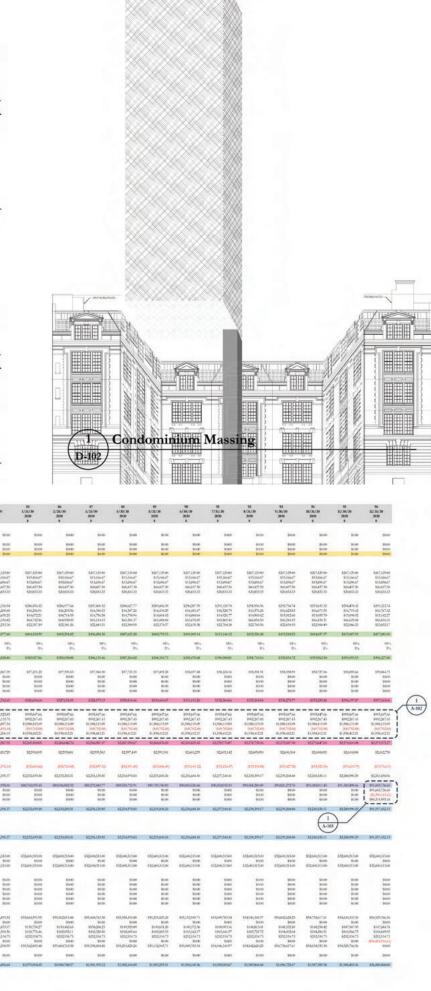
1 A-107 Levered Financial Analysis

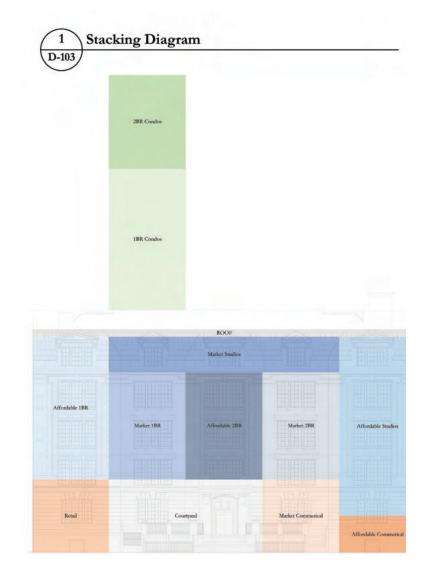
IRR: 15.00% Equity Multiple: 2.7x Profit: \$54,205,898

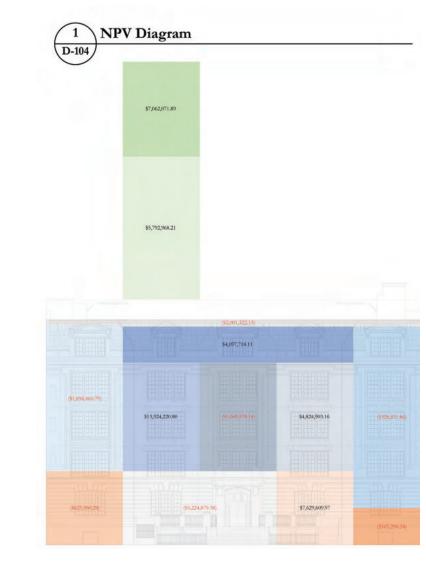
Apartment Unit Type	Number of Uni	ts	Unit SF	Total SF R	ent PSF	Rent Per Unit	Total Monthly Rent	Total Annual Rent
Studio		13	475	6,175	\$7.35	\$3,491	\$45,386	\$544,635
1 Bed		25	750	18,750	\$7.75	\$5,813	\$145,313	\$1,743,750
2 Bed		6	1,160	6,960	\$7.50	\$8,700	\$52,200	\$626,400
Total		44		31,885			\$242,899	\$2,914,785
Туре				Total SF R	ent PSF		Total Monthly Rent	Total Annual Rent
Retail				9,100	\$20		\$15,167	\$182,000
Comm Aff				8,218	\$20		\$13,697	\$164,360
Comm Mkt				14,505	\$50		\$60,438	\$725,250
Rooftop				5,000	\$50		\$20,833	\$250,000
Total							\$110,134	\$1,321,610
Pental Persona Summ	aget fordable							
Rental Revenue Summ Apartment Unit Type		Uni	SF	Total SF	Rent PS	Rent Per Unit	Total Monthly Rent	Total Annual Rent
Rental Revenue Summ Apartment Unit Type Studio		Uni	475	Total SF 1,425	Rent PSI \$2.8			Total Annual Rent 3 \$48,276
Apartment Unit Type		Uni				2 \$1,341/	0 \$4,02	\$48,276
Apartment Unit Type Studio		Uni	475	1,425	\$2.8	2 \$1,341) 0 \$1,651)	0 \$4,02 0 \$11,55	3 \$48,276 7 \$138,684

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45 \$2/31/25 2835 4	49 1/31/27 3027 3	50 2/25/27 3557 5	51 3/31/27 3027 5	52 4/30/27 3027 5	53 5/35/27 3807 5	54 6/30/27 3807 5	55 7/3/27 3807 5	16 8/31/27 3821 5	37 9/38/27 3827 5	58 10/31/27 3027 5	99 11/30/27 2027 5	68 12/31/21 3607 3	41 1/34/28 2808 6	62 2/29/28 3808 6	63 3/3//28 3808 6	64 4/38/28 2808 6	68 5/28/28 2006 6	66 6/38/28 3038 4	67 7/38/28 2005 4	68 8/36/28 3008 6	69 9/38/28 3828 5	79 19/35/28 2038 6	71 11/30/28 2008 4	72 12/31/28 3939 6	13 1/31/29 3029 7	74 2/28/29 2929 7	78 3/31/29 3029 7	76 4/30/29 3039 7	77 5/3/29 309 7	78 5/30/29 3829 7	79 7/31/29 2029 7	88 8/31/29 3039 1	81 9/36/29 2029 7	82 38/33/29 3839 7	83 11/39/29 3829 7	84 12/31/29 3829 7
50.00	56.00	90.00	51.00	9000	\$0m0	\$9.00	50.00	30.00	\$0.00	50.00	\$0.00	50.00	\$9.00	\$340	90.00	\$0.00	teau	90.00	\$2.40	\$040	\$0.00	tion	91300	90.00	9000	50.00	55.00	50.00	56.00	9040	\$1.00	80.00	5809	\$5.00	90.00	902
\$1,064,936.13 \$1,064,936.13 \$1,066,936.13	\$711,29208 3600 \$711,21208			\$711,242.00 9000 \$711,242.00	\$711,252;0 \$100 \$711,252;0	\$711,202.00 \$400 \$711,202.00	\$711,212/m 90.00 \$711,212/m	\$711,252,68 80,00 \$711,252,68	1711,210/0 50/0 5711,210/6	\$711,292,00 \$5500 \$711,292,00	\$711,29248 5040 \$711,29248	\$711,200,00 90,00 \$711,202,08	\$100 \$100 \$500	\$040 \$000 \$040	3000 5000 8000	Skot Skot Skot	90.00 30.00 30.00	3000 3000 8000	\$200 \$200 \$200	\$040 \$040 \$040	\$0.00 \$0.00 \$0.00	9000 9000 9000	\$0.00 \$0.00 \$0.00	\$000 \$000 \$000	\$000 \$000 \$000	\$8.00 \$8.00 \$8.00	51.00 51.00 81.00	\$0.00 \$0.00 \$0.00	SLOD SLOD BROD	9040 9440 9040	5100 5100 8100	SOUD SOUD SOUD	5000 5000 5000	Siaki Siaki Siaki	9030 9430 8030	900 900 900
\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	9600 9800 9800 9800 9800	90.00 90.00 90.00 90.00 90.00	9008 9600 9600 9600 9600	9000 9000 9000 9000 9000	90400 50400 50400 50400 50400	90300 50300 50300 50300 50300 50300	90.00 90.00 90.00 90.00 90.00 90.00	9030 9530 9030 9030 9030	90300 96430 96430 96430 96400 96400 96400	9000 9000 8000 9000 8000	9000 9000 9000 9000 9000	50.00 50.00 50.00 50.00 50.00	6247,12536 915,36647 915,46647 366,477,50 926,477,50 926,437,33	\$30",129.00 \$15,34647" \$13,09647" \$00,67"50 \$30,83533	\$207.129.00 \$15,166.87 \$13,06487 \$00487.50 \$20,03333	\$267,129,001 \$15,166,67 \$13,006,67 \$004,07,591 \$20,033,35	6207,12930 515,16647 613,09647 900,47530 626,455333	\$267,129.80 \$15,96.67 \$15,06.67 \$00,477.50 \$26,433.35	\$357,129,60 \$13,166,67 \$13,096,67 \$00,977,50 \$29,033,33	\$26*,12989 \$15,16647 \$13,6647 \$06477.59 \$26,833,35	\$207,129,00 \$15,166,67 \$13,696,67 \$66,637,50 \$26,833,33	\$367,129.00 915,106.67 913,006.67 903,617.50 \$20,633.33	\$247,129,00 \$15,106,87 \$13,006,87 \$106,877,50 \$20,873,33	\$207,12930 \$15,16927 \$13,06627 \$00,477,70 \$20,427,50	\$257,22800 \$15,06647 \$13,09647 \$00,437.50 \$20,453.33	\$267,129,00 \$13,104,17 \$13,004,07 \$00,477,50 \$20,433,33	\$25,225.00 \$13,206.67 \$60,457.50 \$20,033.33	\$387,129,00 \$15,166,67 \$13,096,67 \$00,437,50 \$20,433,33	\$267,121:30 \$13,06647 \$13,69647 \$66,477.50 \$20,633.33	\$267,12930 \$15,14647 \$13,09647 \$80,477.30 \$26,833.33	\$36")2198 815,0665" 813,0665" 80451"50 826,0333	\$20°,12080 \$15,5647" \$13,6944" \$00487.50 \$20,603.33	\$25°,27136 \$15,26667 \$13,05667 \$60,07.59 \$20,03.53	\$207,12930 915,36647 915,06647 903,07130 \$20,853,31	\$26",12090 \$15,3644" \$15,0646" \$06,45"50 \$26,633,33	\$20 ⁷ ,1258 \$15,064 \$13,0564 \$13,0564 \$10,437,5 \$20,033
5000 5000 5000 5000 5000 5000	5618 3600 9600 3600 3600	\$0.00 30.00 90.00 \$0.00 \$0.00	5000 5000 5000 5000 5000	5000 5000 5000 5000 5000 5000	5000 5000 5000 5000 5000 5000	5000 5000 5000 5000 5000 5000	50.00 50.00 50.00 50.00 50.00	\$000 \$000 \$000 \$000 \$000	5000 5000 5000 5000 5000 5000	Scott Scott Scott Scott Scott	Securit Securit Securit Securit Securit	5000 5000 5000 5000 5000 5000	\$25°,(29.00 \$15,0665° \$15,0665° \$15,0665° \$15,0665° \$15,0665° \$20,05530 \$20,05530	\$35°,0%570 \$15,20021 \$13,73559 bogs11a1 \$20,0%514	\$204,005,00 \$15,255,00 \$13,775,42 \$00,785,02 \$20,995,45	\$38,437,12 \$13,297,47 \$13,814,97 \$66,999,03 \$21,03,28	\$276,20044 \$15,341,99 \$15,0544,5 \$64,154,55 \$21,07344	\$276586.39 \$13,586.43 \$13,866.41 \$62,556.04 \$25,136.11	\$271,744,34 \$15,429,00 \$13,934,300 \$81,486,00 \$21,196,78	\$272,544,37 \$15,474,39 \$13,974,30 \$61,662,58 \$23,25543	\$273,52742 \$13,516,52 \$14,016,42 \$61,629,44 \$21,516,45	\$274,111.71 813,603,67 814,054,65 862,007,54 822,007,54 825,377,60	\$214,098,56 \$15,667,75 \$14,075,00 \$62,195,95 \$25,695,22	\$213,687,87 \$13,632,56 \$14,135,47 \$62,513,57 \$22,580,77	\$2%,47%34 \$21,697,39 \$14,07%60 \$42,512,81 \$21,662,58	\$277,273,08 \$13,742,37 \$14,256,75 \$42,732,49 \$25,626,49	\$2%µ88.11 \$45,767,76 \$14,217,56 \$42,912,49 \$21,466,49	527636741 513,033/H 514,296,09 545,093,11 525,746,74	5275,008,00 513,078,34 814,339,34 843,274,34 821,311,38	\$289,479,95 \$15,924,03 \$14,280,71 \$63,455,90 \$21,675,89	\$28(2%)2 813580364 81442208 86343800* 82153608	\$36298383 \$3664540 \$1448340 \$6343977 \$22,9938	\$3829634* \$3869634* \$34304392 \$6496309 \$2296273	\$285,79542 \$14,397,78 \$14,540,57 \$14,540,57 \$14,540,57 \$14,540,57 \$14,540,57 \$14,540,57	\$254,520111 \$36,35403 \$14,558233 \$64,372502 \$22,38560	\$265,3363 \$16,2363 \$114,6562 \$66,0563 \$22,2553
0% 102%	9809 1075 10875	10.00 19% 10%	es jurs	000 00%	(7.5 (7.5 (87.5	5080 (7% 302%	0% 1875	80.00 (0%) (80%)	8000 0% 190%	9040 1075	tars	90.00 (7% (10%)	10% 10%	575,54745 575	47%,411.25 47%	\$300,527.56 37%	5361,611.00 21%	SHOTHAN St. St.	5363,660.50 9% 9%	\$344,911.84 955 5%	1306,066.22 39% 3%	100,1560 195	the Po	5340,35142 59% 3%	6390,464.39 99% 9%	100,58(3) 195 195	8362,71548 97% 9%	SPOLARIAS Po-	8394371.01 975 915	17%,HLd 45% 3%	59724263 97% Ph	structure struc- tru	1399,126,79 99% 9%	9975 975	secularia stra stra	Second
5040 5040 5040 5040 5040	9400 9400 9400 9400 9400 9400	9040 9040 9040 9040 9040 9040	9000 50,00 50,00 50,00	9030 9030 9030 9030 9030 9030	5000 5000 5000 5000 5000 5000	5000 5000 5000 5000 5000	30.00 30.00 50.00 50.00	9030 9030 9030 9030 9030 9030	50.00 50.00 50.00 50.00 50.00 50.00	Bouna Boons Boons Boons Boons Boons Boons	90003 90003 90003 50000 50000 50000	90.00 50.00 50.00 50.00 50.00	\$33,421.56 \$53,0 \$5,00 \$5,00 \$5,00 \$5,00 \$5,00 \$5,00 \$5,00	\$2 (1),00000 \$33,579,54 \$53,00 \$50,00 \$50,00 \$50,00 \$50,00	\$288,25629 \$53,733,86 \$0,00 \$0,00 \$0,00 \$0,00 \$0,00 \$0,00 \$0,00	\$34694" 42 \$5.00 \$0.00 \$3.00 \$3.00 \$3.00	5902111.88 1 1 1 5540-02.13 50.00 50.0	554297-28 564297-28 56.00 56.00 56.00 56.00	83433287 51.00 50.00 50.00 50.00	\$54,588.91 \$54,588.91 \$500 \$500 \$500 \$500	\$34,085.47 \$34,085.47 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	954,822 54 954,822 54 95.80 95.80 95.80 95.80 95.80	\$34,079.75 \$5,00 \$0,00 \$0,00 \$0,00 \$0,00 \$0,00	\$3038230 \$85,137.97 \$010 \$010 \$010 \$010	\$33,295,87 \$600 \$000 \$000 \$000	\$35,056.82 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00	\$55,613,82 \$55,613,82 \$50,00 \$50,00 \$50,00	\$35,773,48 \$0,60 \$0,60 \$0,60 \$0,60 \$0,60 \$0,60	\$35,232,46 \$5,00 \$6,00 \$6,00 \$6,00 \$6,00 \$6,00	575,360 36 556,054 36 5040 5040 5040 5040	854254.22 5040 8100 5100 5100	\$35,485.73 \$0.00 \$0.00 \$0.01 \$0.01 \$0.01	\$379,548.45 \$56,579,69 \$600 \$600 \$600 \$600	\$36(541)2 5036 5036 5036 5038 5038	\$34,74246 \$34,04402 \$600 \$600 \$600 \$600	192300 8179673 810 810 810 910 910
\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	bion Sicci Sicci Sicci Sicci	80.00 90.00 90.00 90.00 90.00	91.00 91.00 91.00 91.00 91.00 91.00 91.00	9000 9000 9000 9000 9000 9000	5040 5040 5040 5040 5040 5040	\$900 \$900 \$900 \$900 \$900	dayaa Saxaa Saxaa Saxaa Saxaa	90.00 90.00 90.00 90.00 90.00	\$0.00 \$60.00 \$0.00 \$0.00 \$0.00	80,00 90,00 90,00 90,00 90,00	8080 9080 9080 9080 9080	\$313(012.45) \$311(31440)? 84(0543)90.50 (\$25(014.51)) \$250(555.00)		\$715,642,45 \$711,348,87 \$1,404,380,50 (\$25,649,31) \$498,375,99	4513/42-43 5513/482-43 5115/34070 325(34654) 9996(2559)	\$713,012,43 \$711,156,07 \$11,043,19(5) \$25,006,31 \$106,525,90								5515.012.45 5512.10830 512.450.50 525.008.51 5998.575.90												5497,0253 5496,1357 999,0877 999,0877 9997,2061
(31,004,730)	(\$711,210)	30.00 (8711,252)	8711,212	97(1212)	6711.242	971,212	\$10.20	97(1212)	(\$711,250)	97(1,242)	5711,242	12/7,214	\$1,040,885,89 \$1,011,291	\$1,354,000.55 \$1,334,07	\$1,250,71	\$1,315,686-75	11,040,040,74	\$1,517,332	81,000,000	11,208	91,000,2509	\$1,021.86	11/2/20125	1031332131	\$1,254,85340	\$1,0(0,3)() \$1,0(0,3)()	RANUS	\$1,56,581,43	Harthe	\$1,0%/08	\$1,411,45*	\$129425536 \$1A15350	81,2637734	\$1,017,094	SL2NUDANS SLAINNA	\$1,421,72
\$100	90.00	50.00	90,00	9000	Stutt	\$93.07	(anotes	\$0.00	50.00	sum	pener	SUO	\$5.00	\$1310	\$0.00	50.00	Store	(\$36,937,74)	(51/344)	(ALLINE)	(\$11,205.00)	01.24.34	51636445	streath	(\$31,564.03)	BMARKSE	\$31,746.90	(\$14,417.5 §	(\$31,735,9%)	(\$12/(\$566)	61211235	632,31472	(512,217.18)	\$12.90 mg	012.462.97	84276
şilari	98.00	90.00	90.00	Sector	Sector	\$1510 \$21096A.742.45	527,60,541.47	50.40	93.00	93.00	50000 290.36	EPIS_TLIN School Seas	SUMORLAN Son Services	\$1,064,005.55	\$1,125,075.62 \$75,755,367.91	\$1,015,646.29 842,255,546.75	\$1,246,645% \$45,415%8.48	\$1,277/x13.36	\$1,277,03334 \$44,297,963,64	\$1,216,417.62 \$44,519,104,16	\$1,270,420.00	\$1,200,207.27 \$45,000,012.28	\$1,240,013.66	11,201,846,76	91,255,29414	\$1,254,015.71	\$1,254;12343 \$86,251,563.06	\$1,255,74580	11,254,546.12	BLBTOM SH	\$125421681 84*24834646	\$1,270,46.50 \$87,496,621.75	11,275,084,09	\$1,500,711.10	FLAD, RANK	51,542,711.7 546,947,956.0
\$0.00 \$0.00 \$0.00	90.00 5610 99145	80.00 90.00 90.00	90.00 90.00 90.00	90.00 90.00 90.00	Stato Scient Scient	9000 5000 5000	50:00 50:00 50:00	90.00 90.00 90.00	90400 90400 90400	90.00 50.00 50.00	50400 565400 565403	50-00 50-00 50-00	90.00 50.00 50.00	\$0.00 \$0.00 \$0.00	90,00 90,00 90,00	90.00 90.00 90.00	Sonio Sonio Sanio	90.00 90.00 90.00	90.00 90.00 90.00	9060 5040 9140	9930 9030 9130	90.00 50,00 90.00	90-00 90-00 90-00	\$0.00 \$0.00 \$0.00	9000 9000 9000	90.00 50,00 50.00	95.00 36.00 36.00	Solo Solo Silon	56.00 56.00 56.00	90-00 90-00 96-00	Store Store Store	Branto Branto Branto	50.08 50.08 50.08	5000 5000 5000	50.00 96.00 94.00	904 814 904
BUNKOUTS	(571120208)	811244	(871129044)	870.25214)	870,2554	S711,242m	8711,212145	371(21214)	871129049	37112934	(\$711,21044)	\$20,20,90	31/344,983,91	\$1,064,985.33	\$1,325,073,62	ST BASKABL 19	\$1,246,64578	\$1,277,003.98	\$1277,813,36	\$1,278,64742	\$1,27(4319)	\$1,281,227.27	\$1,280,035.86	\$1,241,646.78	34,253,298,14	\$125(3157)	\$1,254(323.63	\$1,255,74500	\$1,256,566.32	\$1,257,391,56	\$1,258,218,48	\$12994638	\$1,2 ⁵⁰ /884/	8120471518	\$124,3124	10,82,910
(\$1,84,538.15	(8711,292.06)	\$1120.0	(6711,292.08)	370,2009	670,25246	(711,202)	870,2049	671129214	011208	\$711,202.00	8711,21248	\$257203-99	\$1/04,081.02	\$1,064,986,33	81325/07342	\$1,0XLOB.19	\$124,6474	\$1,277,03.98	SU272AUX.M	\$1,278,64742	\$1,275,63179	\$1,289,277.27	\$1,241,05.46	\$1,280,846,78	\$125329814	\$1,256,318,71	\$1,214(123.63	\$1,255,743/0	\$1,2%,5%,12	\$1,217,381.50	\$1,254216.81	\$1,250,046.58	\$1,259,880,09	\$1,200,715.18	\$1,261,312/88	\$1,262,291.2
Silgane,313 ani Sileer Silgane,513 ani	\$32,000,313,000 8000 832,000,313,000	\$32,000,313,000 90,00 \$32,000,315,000	90.00	\$32,001,315,000 \$100 \$32,000,315,000	\$32,400,515,441 \$10,40 \$32,400,515,441	\$12300;52300 \$0300 \$12300;52300	532,000,80300 9000 532,000,303,00	\$12,000,312,500 90,00 \$12,000,615,000	Ethano, Subar Mano Ethano, Subar	\$3200,5100 \$0,00 \$32,000,5100	\$32,600,51500 90.00 \$32,600,51500	\$12,00(515.00 \$000 \$32,00(515.00	\$125495,312549 \$6400 \$325496,312540	\$32,000,312,000 \$0.00 \$32,000,312,000	532400,58340 9000 532400,58340	\$12,001,513,00 \$10,00 \$32,001,513,00	632,400,313,00 90,90 632,400,313,00	\$32a04,513a0 9000 \$32a06,513.00	\$12,000,31,500 \$0,00 \$32,000,31,500	832,000,50300 8080 832,000,50300	\$32,405,583,00 \$000 \$32,400,583,00	\$12,000,512,00 \$0,00 \$32,000,512,00	\$12,000,312300 \$0,000 \$32,000,512300	\$0.00	102,000,013,00 9000 152,000,013,000	\$32,000,313,000 \$000 \$32,000,315,000	\$12,000,713,000 56,000 \$12,000,713,000	\$12,000,363,000 \$10,000 \$32,000,363,000	\$32,690,313,00 \$6,00 \$32,600,313,00	\$12,000,30300 \$000 \$32,000,30300	\$000	9000	5000	\$12,000,31,500 \$0,00 \$12,000,51,540	\$32,000,312,500 \$0,00 \$32,000,312,500	\$32,000,3430 900 \$32,000,3450
94138751130 9126659813 907579639 9080 9080 9080 9080	143,221,948,93 5*11,292,98 5201,306,22 580,09 980,09 544,134,498,23	\$44,354,298,23 \$711,292,98 \$285,540,23 \$386 \$386 \$380 \$459,81,333,52	\$48,051,0032 8711,292,08 \$290,748,07 \$3,00 \$0,00 \$40,972,570,07	545,972,57697 5711,27238 5213566,79 5688 9680 546,977,627,84	\$46,017,621,64 \$711,250,08 \$214,267,36 \$160 \$160 \$160 \$47,027,125,49	547327.12548 5711.25288 5222.46777 5440 5400 540700,00934	540700,09734 5711,29208 1920,79750 5930 5930 599,980,92612	\$49,048,736,92 5711,242,98 5210,946,85 50,00 50,00 50,00 50,041,257,85	\$90,442,557,45 \$*312,252,00 \$255,565,90 \$50,00 \$50,00 \$50,90*,525,53	851,587,925,83 8711,282,08 8230,704,75 80,00 80,00 80,2530,022,06	\$\$2,03,02266 \$711,20269 \$24663,48 \$060 \$660 \$\$3,49627825	524(31231) 54549(27823) 5460	BOOM	1 A-103 3040 5040 5040 5040 5040 5040 5040	9030 9030 9040 9040 9040 9040	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	50.00 50.00 50.00 50.00 50.00 50.00	90,00 90,00 90,00 90,00 90,00 90,00	50.00 50.00 51.00 50.00 51.00 51.00 51.00	\$080 \$080 \$080 \$080 \$080 \$080 \$080	9010 5010 5010 5010 5010 5010 5010	90.00 90.00 90.00 90.00 90.00 90.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	8040 8040 8040 8040 8040 8040 8040	\$000 \$000 \$000 \$000 \$000 \$000 \$000	50.00 50.00 50.00 50.00 50.00 50.00 50.00	80.00 80.00 50.00 50.00 50.00 50.00	50.00 50.00 50.00 50.00 50.00 50.00 50.00	50.00 50.20 50.00 50.00 50.00 50.00 50.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	8000 5000 5000 5000 5000 5000	8000 9000 9000 9000 9000 8000	5000 5000 5000 5000 5000 5000 5000	5080 5080 5080 5080 5080 5080 5080	9000 9000 9000 9000 9000 9000 9000	500 500 500 500 500 500
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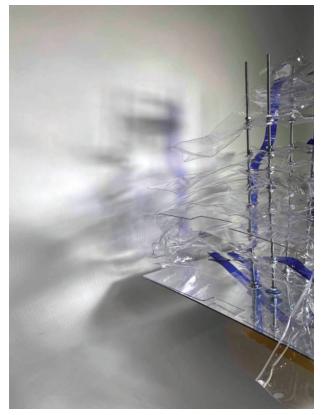




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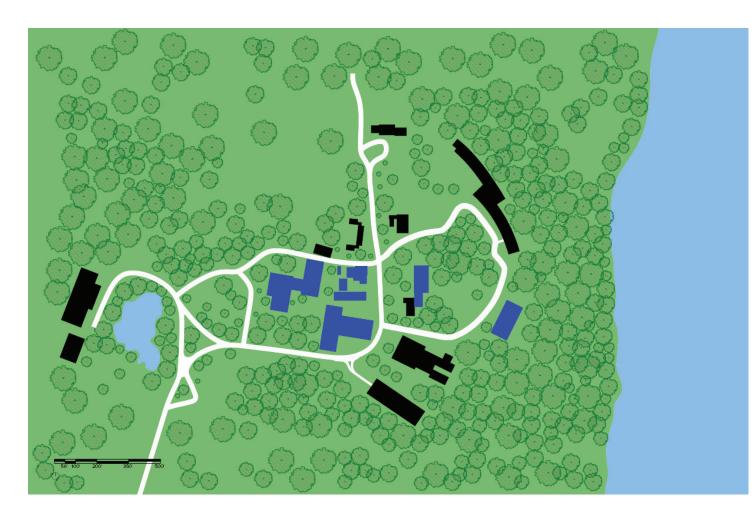


Columbia Climate School Campus Proposal

Professors Mark Rakatansky & Jorge Otero-Pailos Advanced Studio V Fall 2021

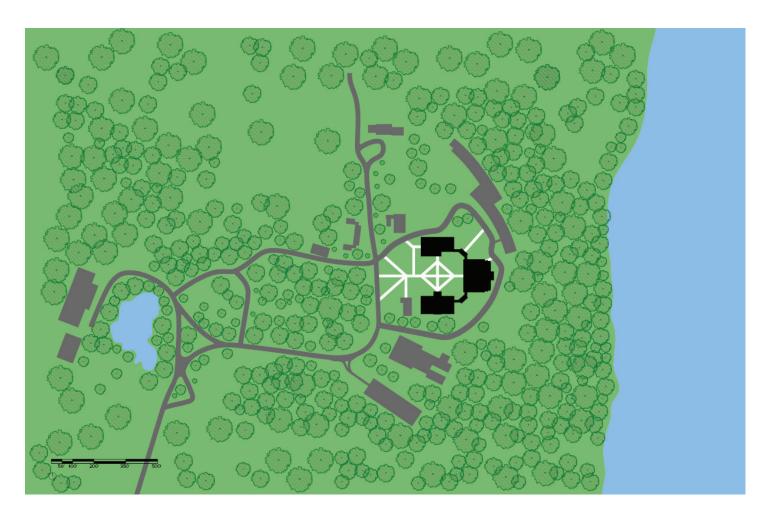
The Columbia Climate School Campus Proposal is a complete redevelopment for the Columbia Climate School Campus, which is located in Palisades, New York. In this studio we attempted to investigate the ways design can visibly enact our environmental entanglements.

The existing campus consists of many individual buildings that aren't related to one another or to their environment.



Above shows the existing site plan with the buildings to be removed in blue.

The proposed site plan consists of a quad for the campus that has three connected buildings, shown in black below. These buildings are connected to each other by use, materials and are physically connected. They were carefully placed in the environment at the highest elevation on the site and in the center of campus to serve as the focal point of the site. The placement of the quad also capitalizes on the view of the natural environment, which includes the Hudson River and surrounding forested area.



The quad has two lab buildings on the sides and one central building that acts as a commons building/ student center/ collaborative space. The lab building on the right is for the tree ring lab, seismology and paleomagnetics. The lab building on the left is for marine biology, oceanography and boreholes.

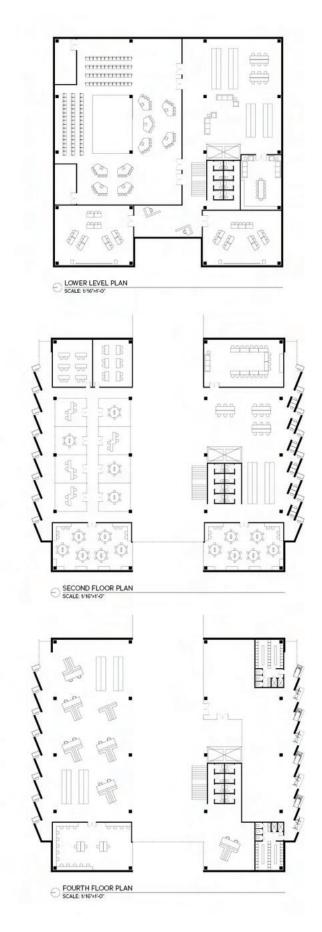
The central building is a combination of the two side buildings, both architecturally and functionally. The glazing in the center of the central building goes all the way up and is on the front and back of the building, giving it an airy feel and allowing one to be able to see through the entire building out to the landscape. All of the buildings are designed out of the same materials which are CLT and glazing used in different ways.

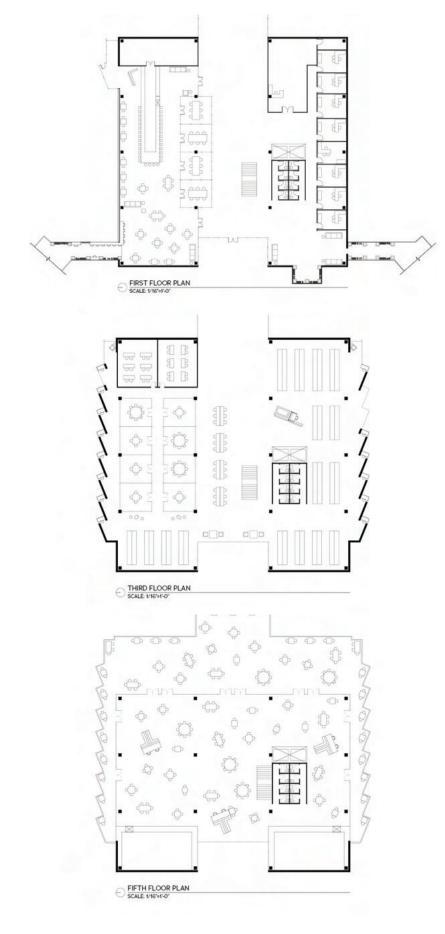


The Commons Building (center), flanked by the two lab buildings, joined by connector buildings.



The Commons Building is light and airy as evidence by the amount of glazing but still has a solid presence that is worthy of its purpose and location on the campus. The commons building, it is located on the highest point of the campus, to take advantage of the water views of the Hudson River. The plans show all the different uses of the interior space of the Commons Building. This includes auditorium, library, conference space, coffee shop, offices, classrooms, labs, study spaces, stacks, gym and cafeteria on the top floor.

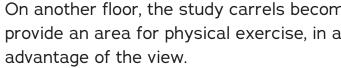




Moving into the commons building, there are study carrels that provide an area for individual work and reflection and a view so the individual can feel connected to the environment. The CLT is used as walls, floors and desks as well as muntins that extend past the glass to help frame the view of the environment and extend inside of the building to frame the scientific information that is on display.



On a different floor, there are study carrels that are again individual, but also some that are for more than one person, to encourage collaboration among the different scientific disciplines. The CLT is also used here as a walls, floors and desks, and also as places for lights and as display cases for items.





or studying tables, both single person and multi person tables.

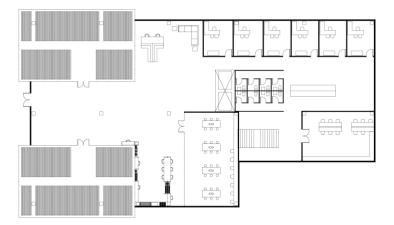


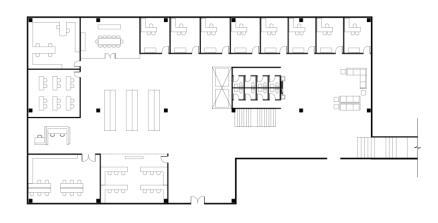


On another floor, the study carrels become alcoves to house athletic equipment and provide an area for physical exercise, in addition to mental exercise, also while taking

On the top floor, the alcoves become part of the exterior space and are used for dining

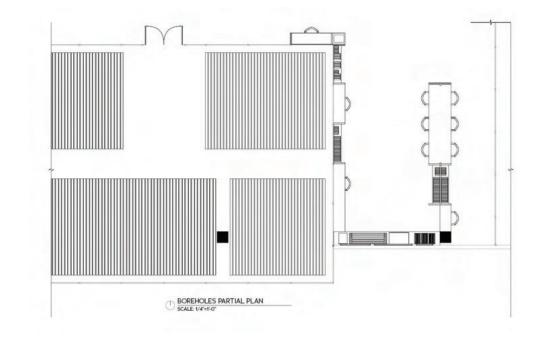
In the lab building, the lower level is used for the borehole research and display. The first floor is for marine biology and oceanography research, offices and classrooms and is also the floor where the two buildings connect via connector spaces. The second floor of the building is for marine biology and oceanography labs.





SCALE: 1/16"=1'-0







Note here again how the muntins frame the boreholes, house the lights and then come down and meet the floor, while passing through the desks to create an entanglement of form and function. The boreholes are displayed in a glass encased room.





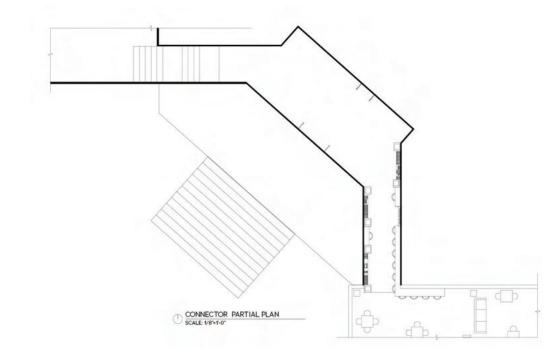
The relative solid look of the boreholes contrasts with the transparency of the glass walls, creating a visually interesting space where the boreholes themselves become the walls and the enclosure.



The glass encased boreholes are also visible from the exterior, where they again create an interesting visual effect.



The connector partial plan shows the connection between the commons building and the lab building. The connectors serve as gathering spaces, museums/ display spaces, library spaces and outdoor spaces.



The counter top wraps between the tw functionally.

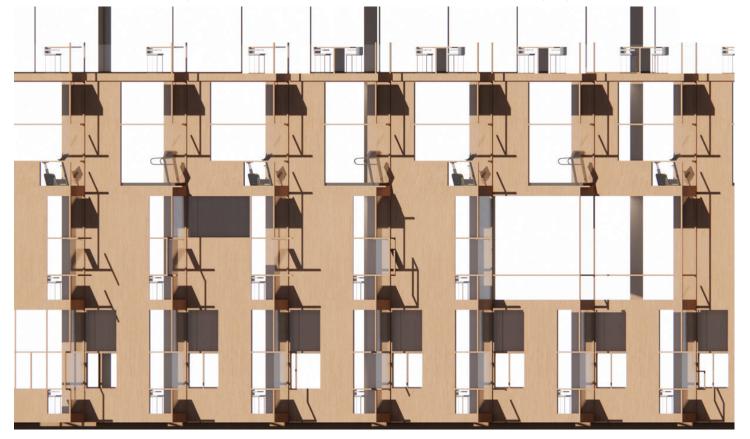


The counter top wraps between the two spaces to connect them physically and

Note the interplay of the muntins on the windows as they go up onto the ceiling and serve as support for the lights.



Going back to the Commons Building (below), the different programmatic uses of the spaces create varying patterns on the facade, enhanced by changing shadows.





SIDE VIEW OF THE COMMONS BUILDING

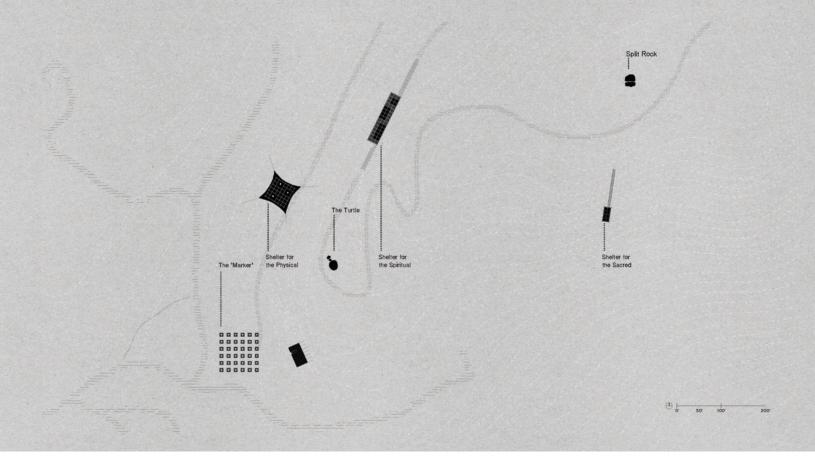
SPLIT ROCK MUSEUM

Professor Robert Marino Partners: C. Asher McGlothlin & Sonny Han Advanced Studio IV Spring 2021

The Split Rock Museum is located in Mahwah, New Jersey. It is a museum dedicated to the Ramapough Lenape Native American tribe.

The entire compound is composed of four built structures, stretching from the southwest corner of the site, all the way to the area near the Split Rock itself. The four structures are: (1) the Marker, which marks the spatial and temporal presence of the Ramapough Lenape here at Split Rock, (2) the Shelter for the Physical, which houses artifacts of historical importance, (3) the Shelter for the Spiritual, which houses ceremonial artifacts of the past and objects of the present, and (4) the Shelter for the Sacred, which houses objects that are of most spiritual significance, only to be accessed by gualified members of the tribe.

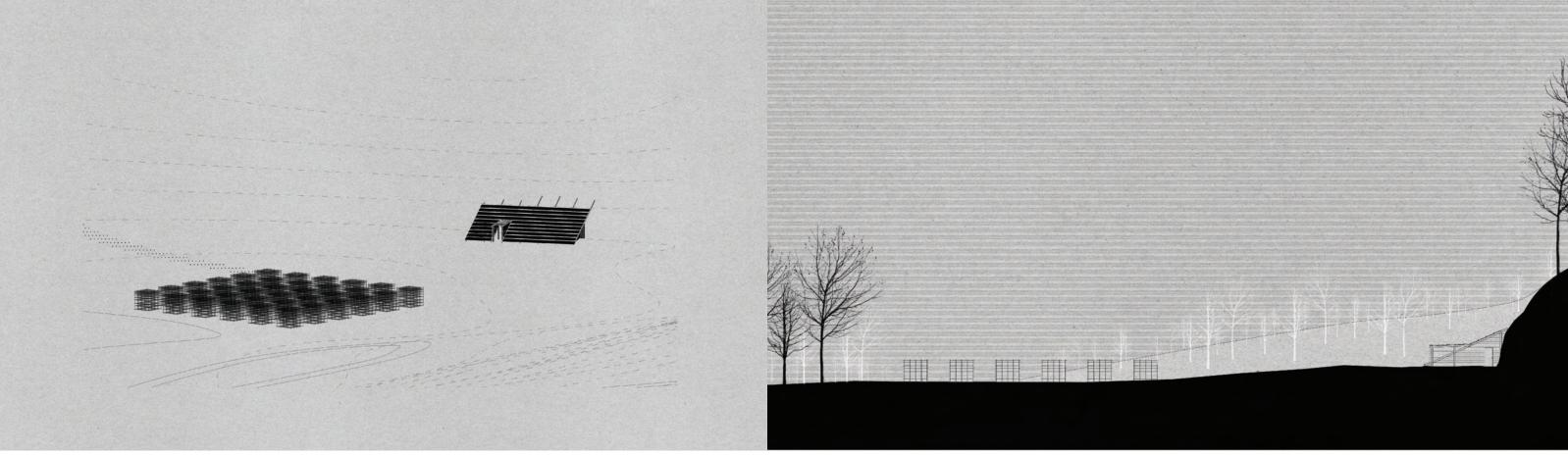
All of the structures are built with lightweight wooden construction using the oak found on site and canvas, so as to disturb the earth as little as possible and open to the elements to varying degrees, with the notion that these structures will exist only as long as the Ramapough Lenape tribe is there maintaining the structures. The only exception to this rule is the Marker, which is composed of thirty-six 8' x 8' x 8' cubes constructed out of metal rebar columns and beams with slots to hold small rocks that the visitors—both from and outside of the tribe would leave on their visit to the museum. Just like the cairns that were left by the Ramapough Lenape of previous generations, these cubes would persist even after the structures have long disappeared in the far future as a marker to the tribe's place in the world, and in time.





SITE PLAN

SITE AXONOMETRIC



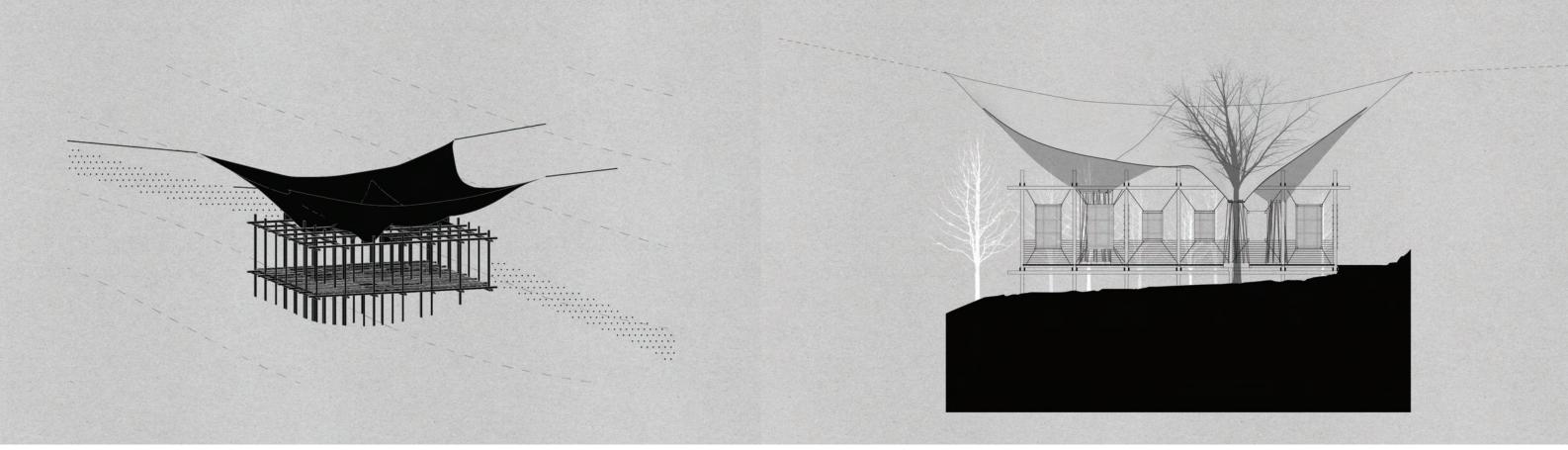
THE MARKER



THE MARKER PLAN

THE MARKER ELEVATION





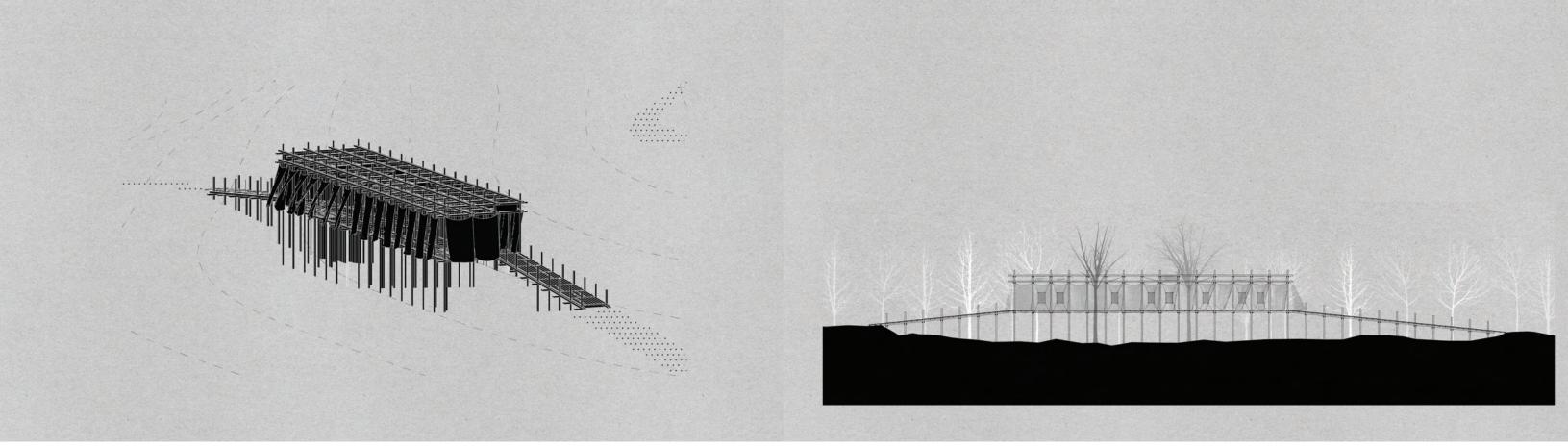
SHELTER FOR THE PHYSICAL

SHELTER FOR THE PHYSICAL ELEVATION



SHELTER FOR THE PHYSICAL PLAN

SHELTER FOR THE PHYSICAL

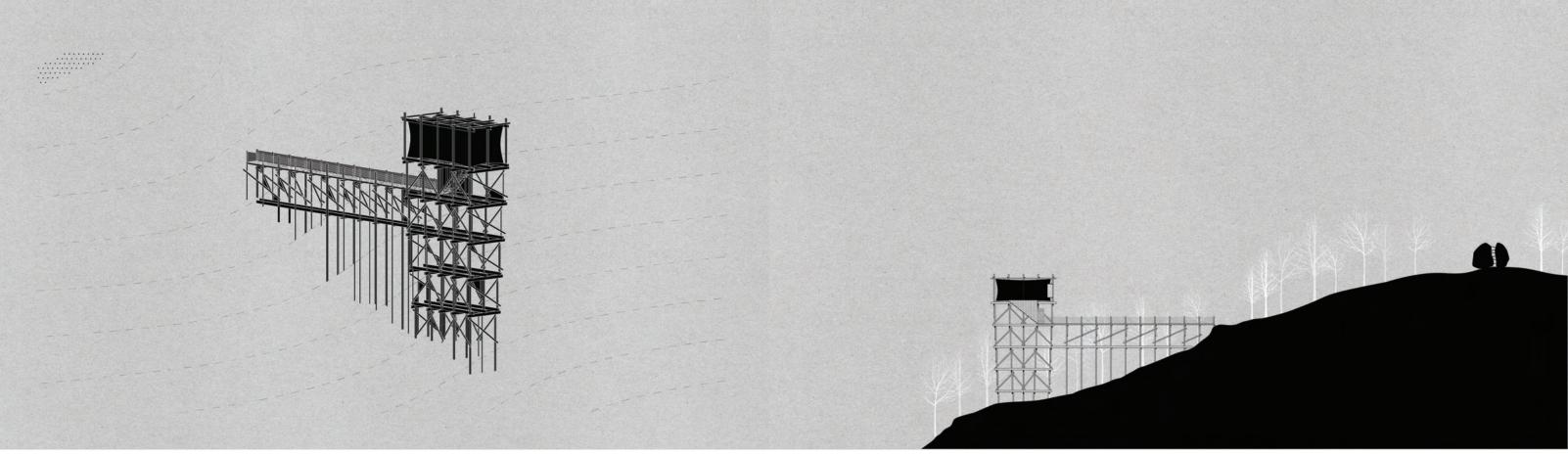


SHELTER FOR THE SPIRITUAL



SHELTER FOR THE SPIRITUAL PLAN

SHELTER FOR THE SPIRITUAL ELEVATION



SHELTER FOR THE SACRED



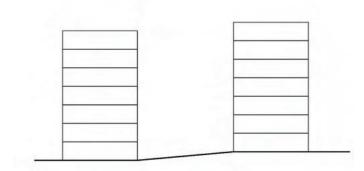
SHELTER FOR THE SPIRITUAL PLAN

SHELTER FOR THE SPIRITUAL ELEVATION

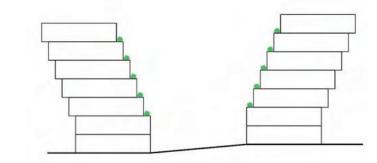
THE SPACE IN BETWEEN

Professor Adam Frmapton Partner: C. Asher McGlothlin Core Studio III Fall 2020

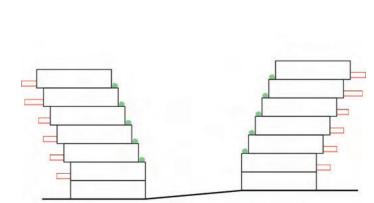
The Space In Between is a Housing project in the Bronx, NY that aims to foster a sense of community for single mothers and their children. The project consists of two towers that utilize a stepped terrace system. This form allows for density in housing, while also providing outdoor space in between the towers. Each unit has private outdoor space, and occupants have access to the large courtyard space in between the buildings. The housing complex is adaptable and can change to the changing needs of its occupants. Flexible walls can be added or removed that can easily transform units from different sizes and numbers of bedrooms.

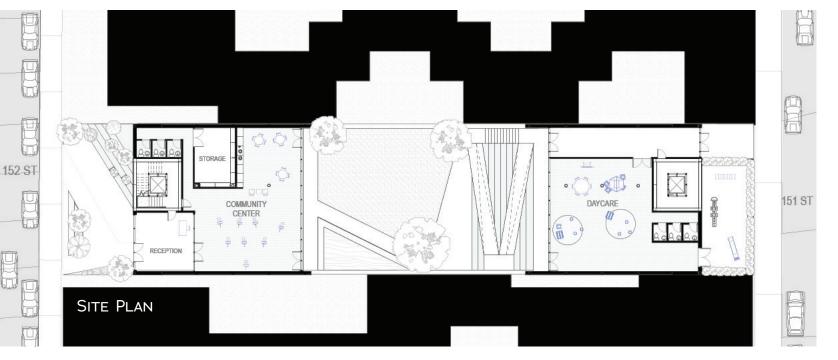


ASSEMBLY

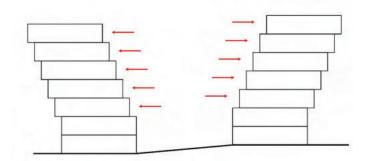




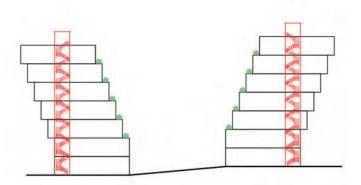




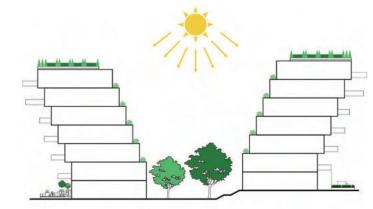
BALCONIES



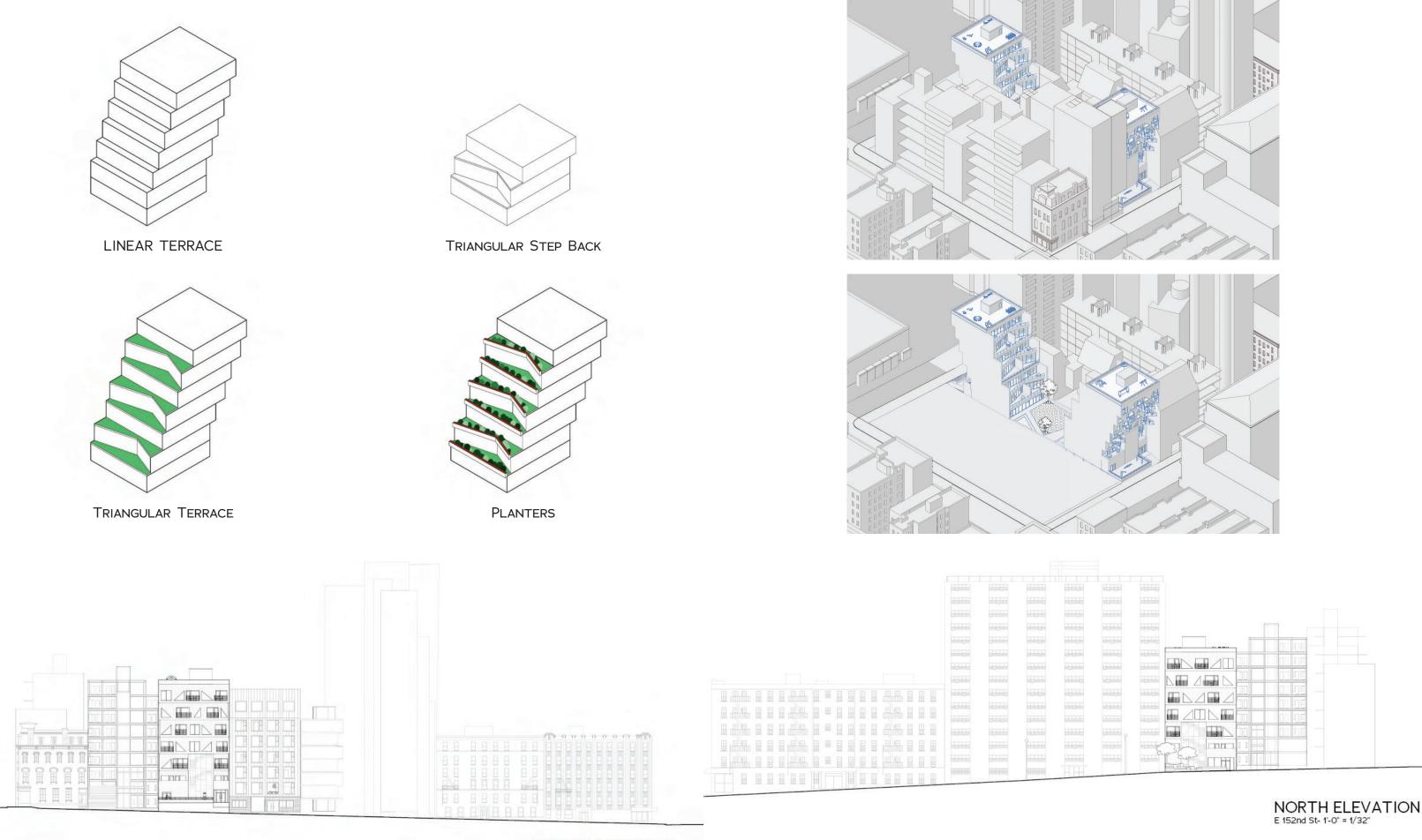
TERRACES



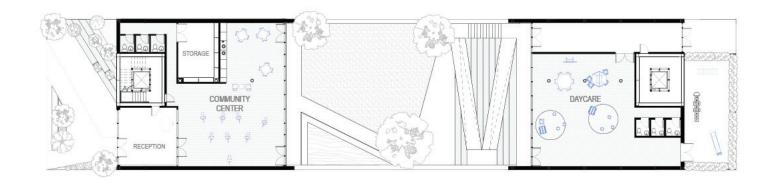




COURTYARD & ROOFTOP



SOUTH ELEVATION E 151st St- 1'-0" = 1/32"





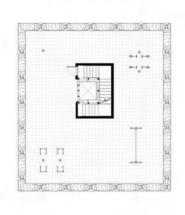
LEVEL 1 FLOOR PLAN GRAPHIC SCALE - 188" = 1-0"



LEVEL 3 FLOOR PLAN GRAPHIC SOALE - 116" + 110"



LEVEL 5 FLOOR PLAN GRAPHIC SCALE - 18" = 1"-0" 0 8-0" 18-0" 38-0"



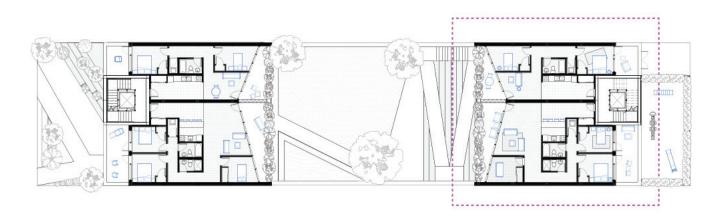
ROOF PLAN



34.0

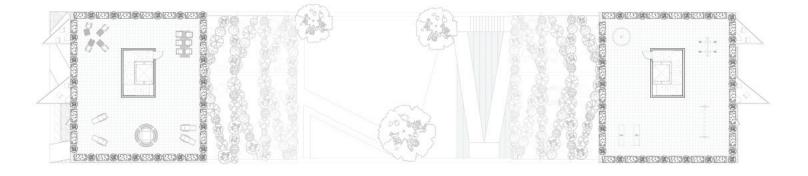
GROUND FLOOR PLAN





LEVEL 1 FLOOR PLAN





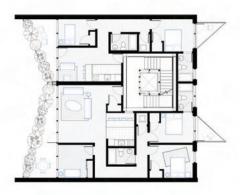
ROOF PLAN



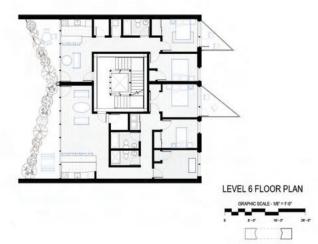


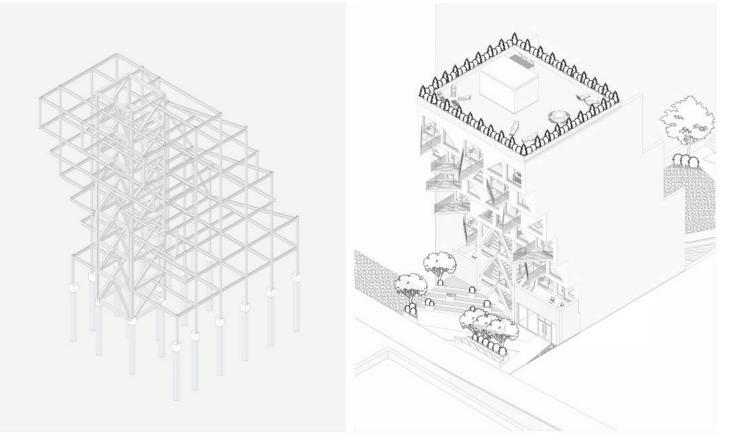


LEVEL 2 FLOOR PLAN GRAPHIC SCALE - 16" = 1-0" 0 8-0" 50-12" 24"-0" 0 24"-0"

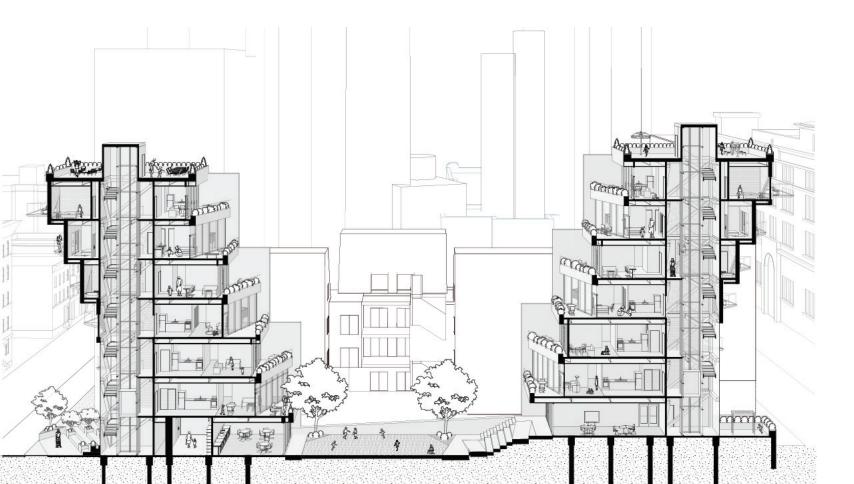


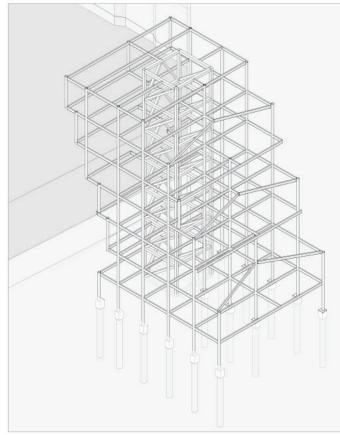




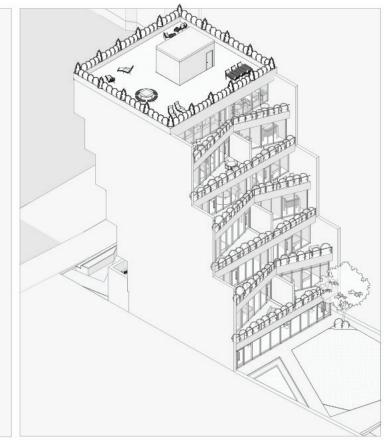


STRUCTURAL FRAMING









STRUCTURAL FRAMING

152ND STREET ELEVATION



COURTYARD ELEVATION



COURTYARD ELEVATION





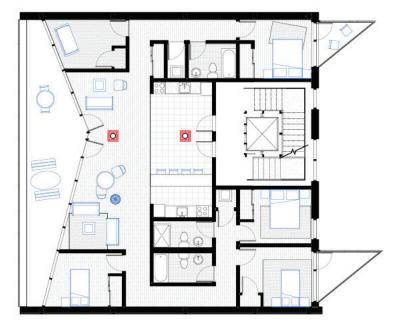
COURTYARD ELEVATION

COURTYARD ELEVATION



ADJUSTABLE WALL





ADJUSTABLE WALL



SCHOOL WITH A VIEW

Professor Gordon Kipping Core Studio II Spring 2020

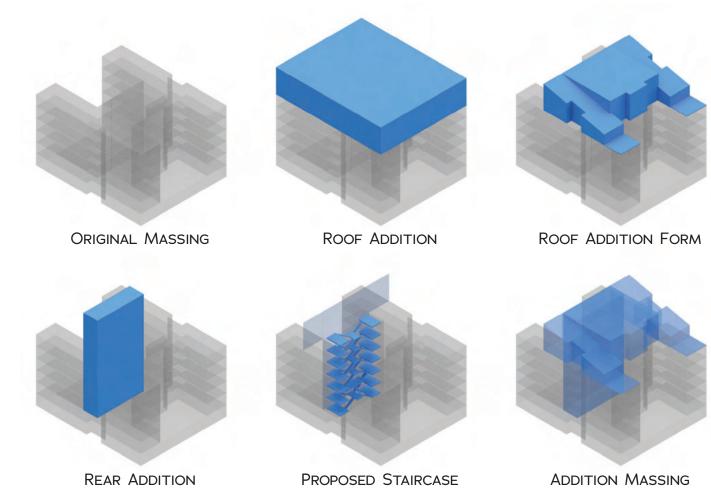
The Extinction Rebellion, or XR, is a global environmental movement that aims to use nonviolent protests to compel government action on climate change. Located in the Lower East Side of New York City, the XR School is a public K-8 elementary school with a curricular focus on climate change. The design utilizes the structure of an existing school designed by C.B.J. Snyder in 1906.

In addition to fighting climate change, School With A View aims to fight another crisis- childhood obesity. In keeping with sustainability, the existing school will be kept in its entirety and an extension will be added on the roof and off of the back. The roof addition will house a gymnasium and the rear addition will house a grand staircase. Both additions will be glass to capitalize on the unobstructed, panoramic views of the entire city.

The school will operate on a weekday/ weekend program basis. On weekdays the school will operate solely as a school and on the weekends the basement level, new grand staircase, gym, greenhouses and urban farms will be open to the public.



ROOFTOP VIEW

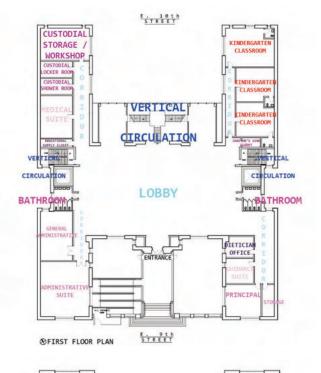


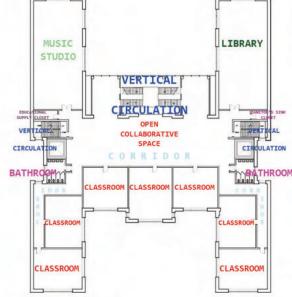
The massing of the original building will be kept an addition will be added on the roof. The rooftop addition will be on the southern half of the building to capitalize on sunlight. The form of the roof addition will mimic the existing building, with a center piece and two identical side pieces. An addition will be added to the rear of the building that will house a staircase.

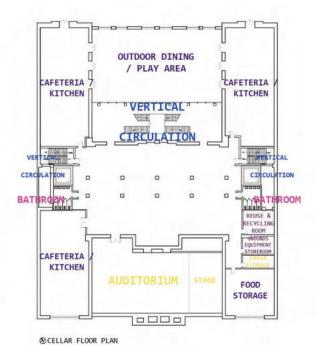


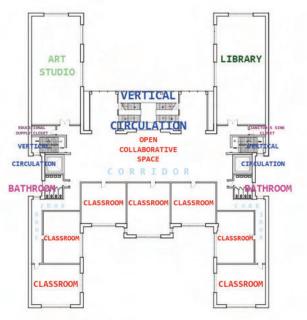
SITE PLAN

Programatically, School With A View will accommodate classrooms, laboratories, play spaces, assembly spaces, gymnasium, student services, an urban farm, a greenhouse and dining services.

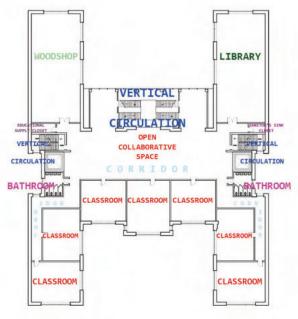


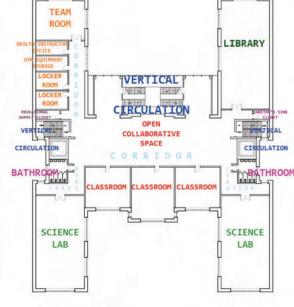




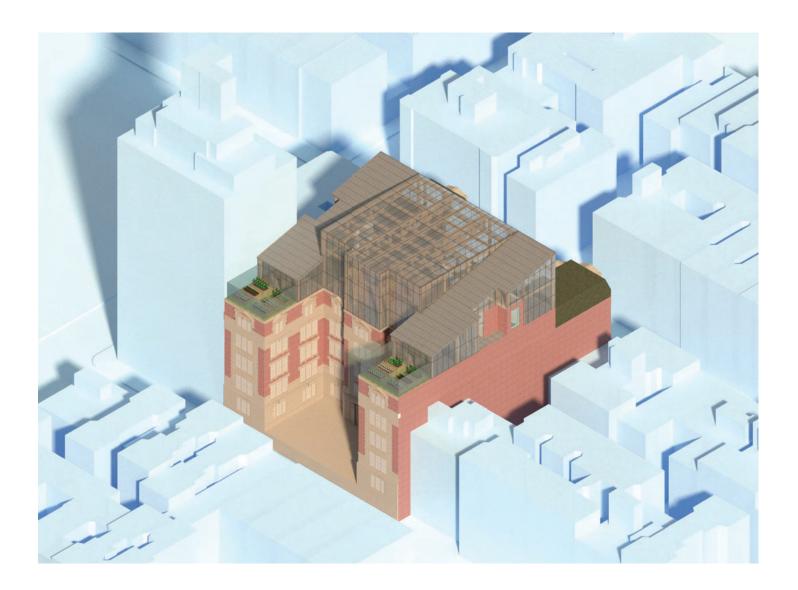






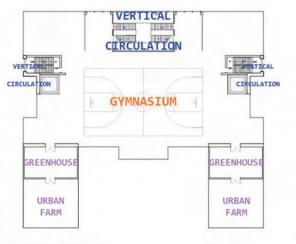


⊗FIFTH FLOOR PLAN

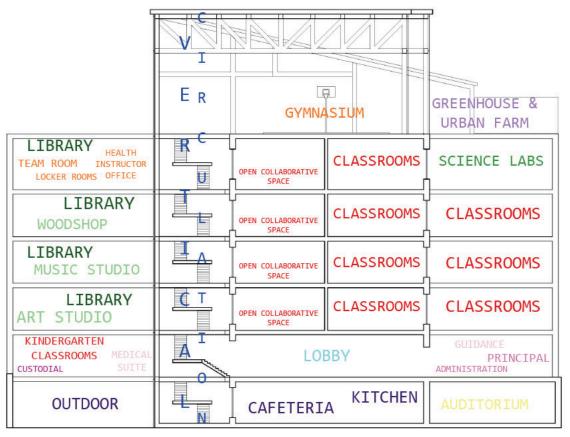


⊗THIRD FLOOR PLAN

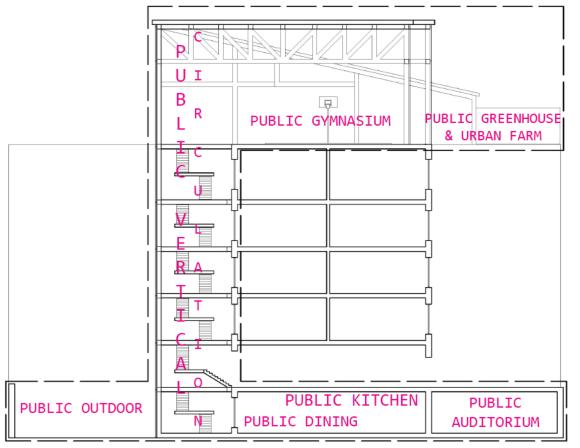
SFOURTH FLOOR PLAN



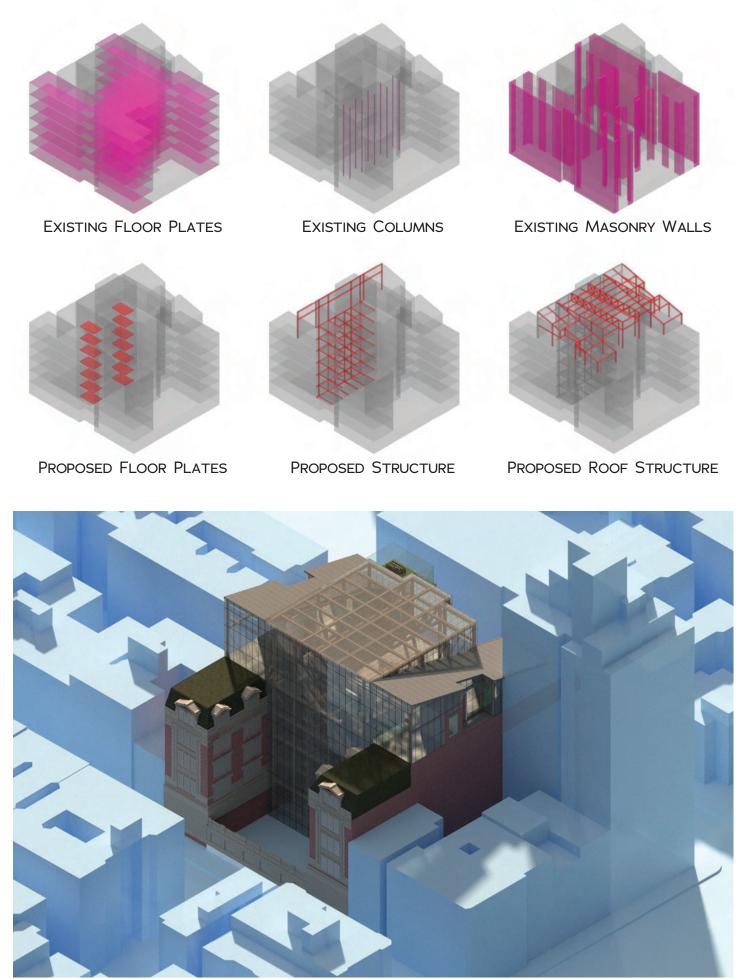
⊗SIXTH FLOOR PLAN



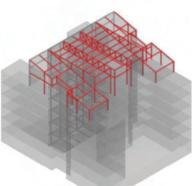
PROGRAM: WEEKDAY



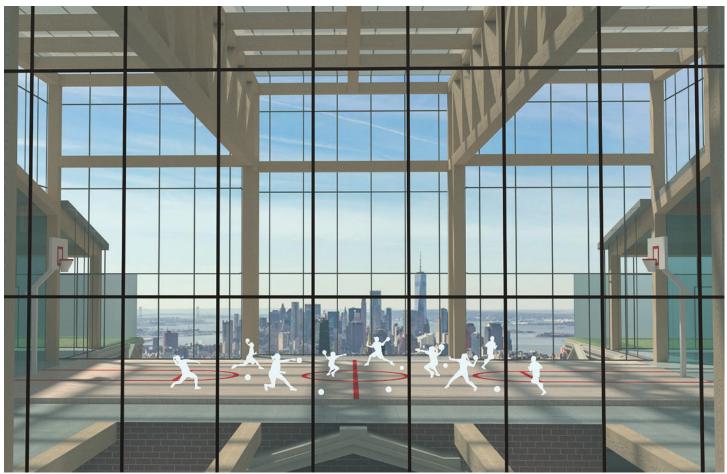
PROGRAM: WEEKEND















BROADWAY STORIES THE GRAND INTERIOR

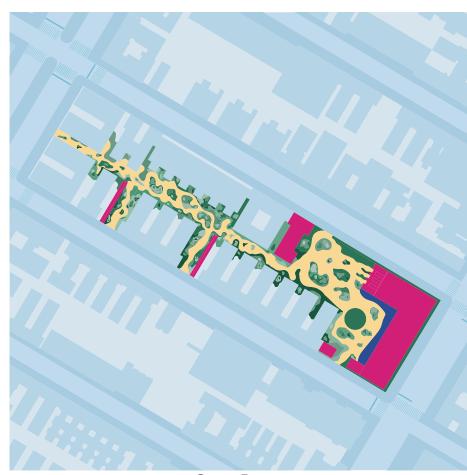
Professor Jaffer Kolb Core Studio I Fall 2019

The task of Broadway Stories: The Grand Interior was to design an architectural system that operated as a public space along Broadway in New York City. Specifically, the studio focused on marrying the ideals and goals from two New York City agencies. The two agencies used were the NYC Department of Housing Preservation and Development (HPD) and the Department of Parks and Recreation to create a public courtyard within the interior space of a New York City block.

Chunks of HPD buildings were removed and the ground plane in front of them were disrupted by a curved shape to make the buildings look as though they are a continuous part of the ground. The new angled surfaces were ornamented with a facade system with a random pattern of individual tiles. The tiles were a combination of reflective surfaces, adorned with moss or greenery, windows and perforations. The perforated facade creates a continuity between the inside and outside, and the scale and reflectiveness of the new surface will allow users to stand underneath the plane and feel engulfed in a park space.

The ground plane will also be activated with a new pathway system that allow users to meander throughout the interior of a city block on a winding pathway.

The next task of Broadway Stories was to construct a mock up, a fragment of a 1 to 1 construction of a part of the project. A portion of the facade system was built to show the different variations and materials to be used in the tile pattern.







HPD BUILDINGS ELEVATION

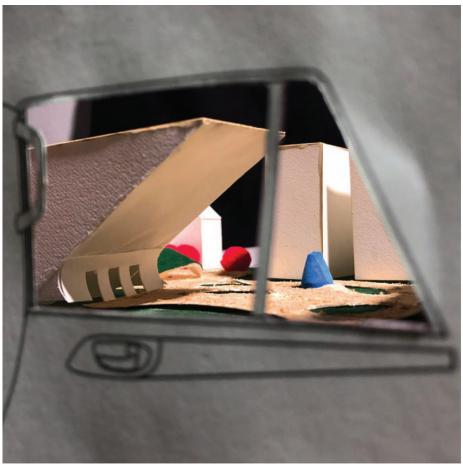
SITE PLAN

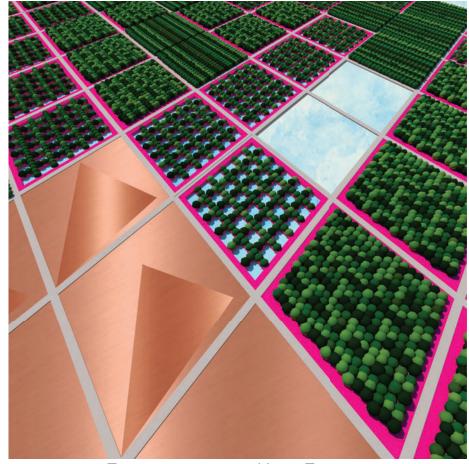


New Facade



SITE AXONOMETRIC



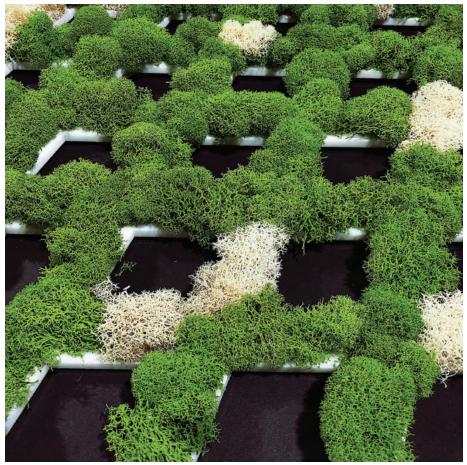


SITE FROM THE INTERIOR OF A CAR DRIVING BY

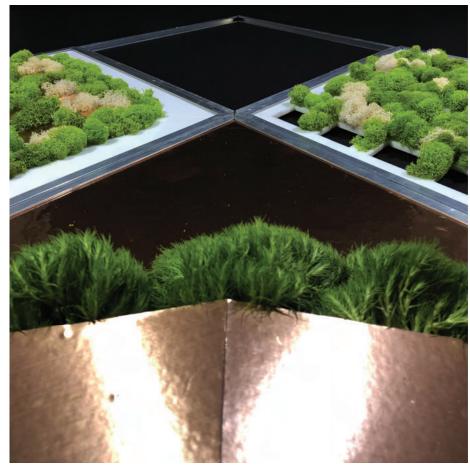
EXPANSE OF THE NEW FACADE



1 TO 1 MODEL



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1 TO 1 MODEL

FACADE SYSTEM CONSTRUCTION DETAIL

- 1) FIXED GLASS
 2) AIR GAP
 3) INSULATION
 4) FIXED GLASS
- S ALUMINUM C-CHANNEL
 BOLTED CONNECTION
 COPPER PANEL
 SOIL

