



STREET ADDRESS
192 EAST 151st STREET
BRONX, N.Y. 10451

BLOCK
2348

LOT
5

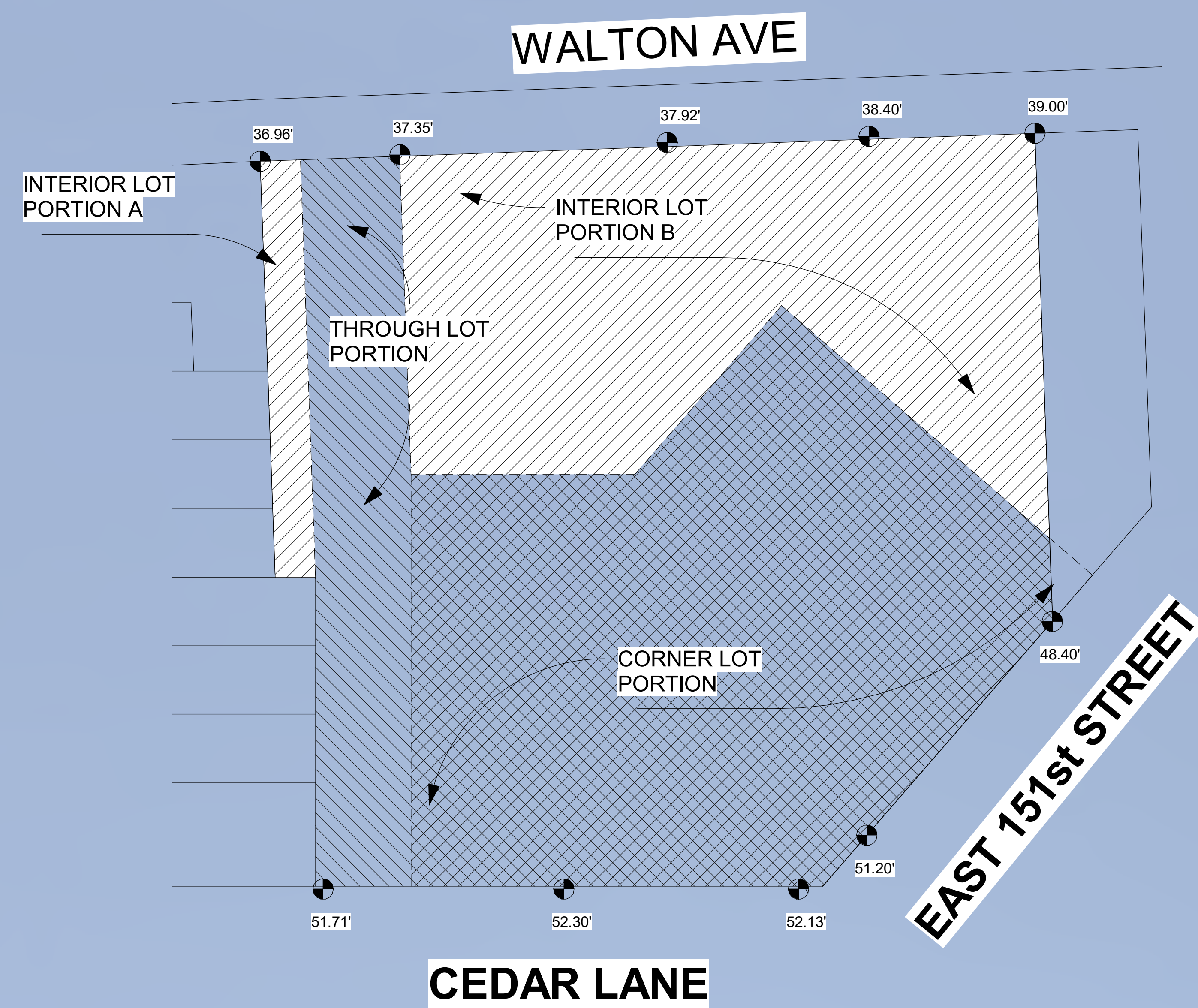
ZONING DISTRICT
R6

ZONING MAP
6a

LOT AREA
31,147 S.F.
YEAR BUILT
1956

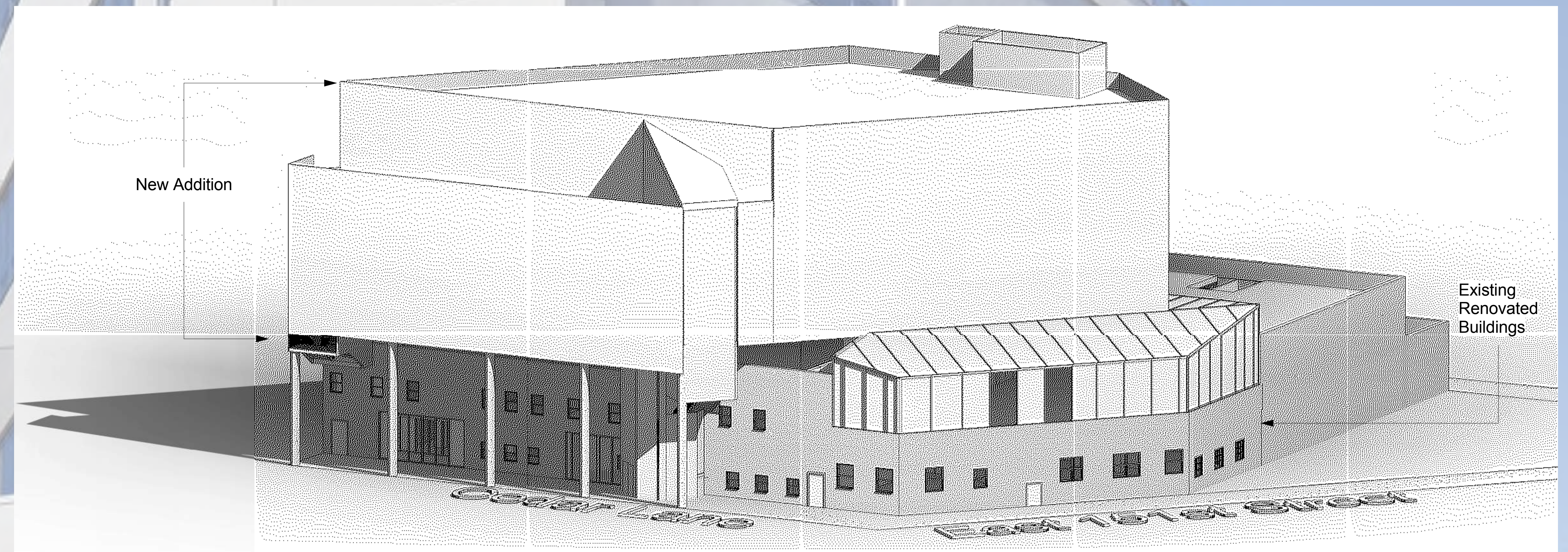
EXISTING # OF STORIES/EXISTING SQUARE FOOTAGE
2 STORIES / 52,161 SQUARE FEET

PROPOSED # OF FLOORS/PROPOSED SQUARE FOOTAGE
5 STORIES / 84,445 SQUARE FEET

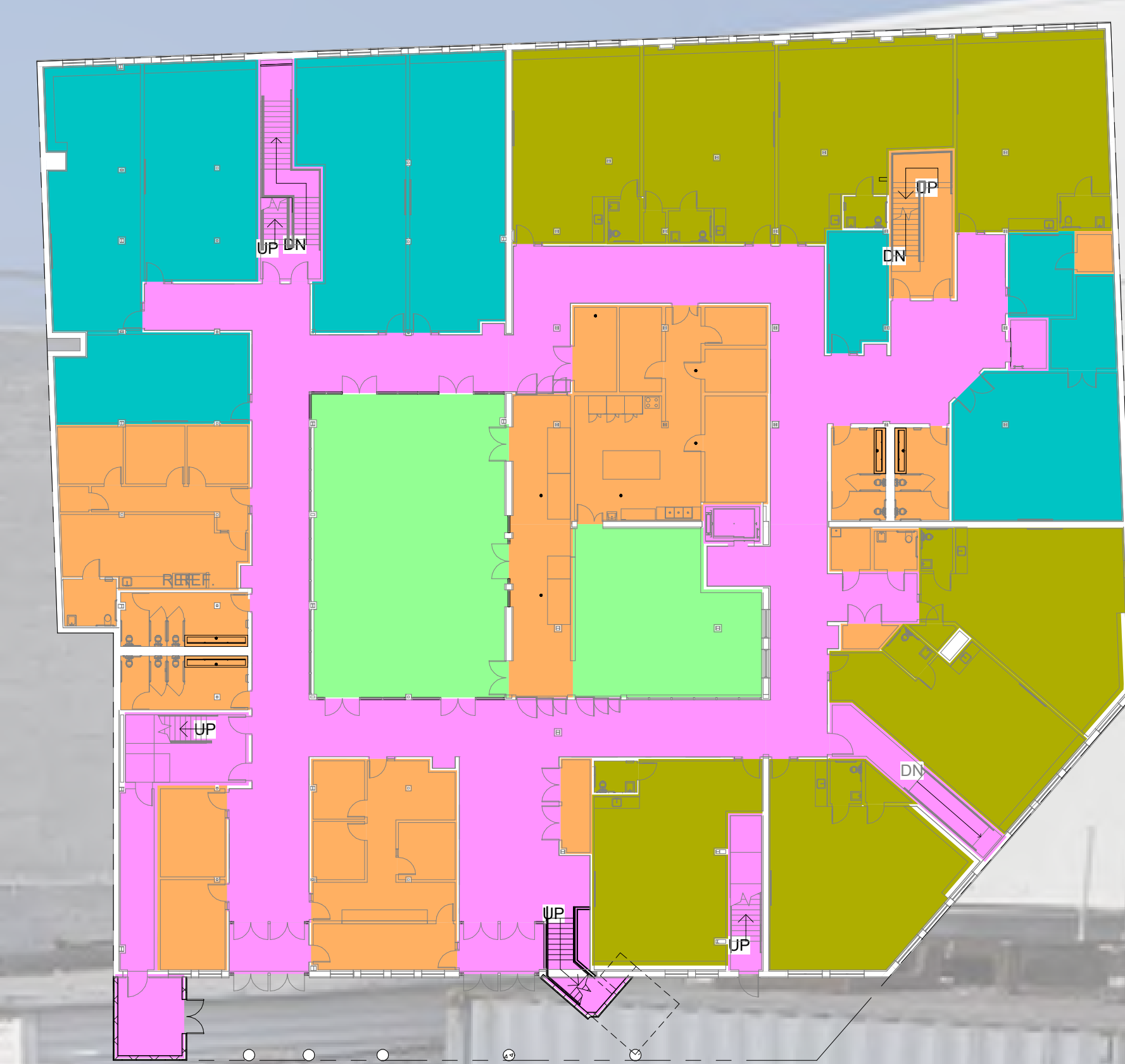


3D VIEW OF EXISTING BUILDING

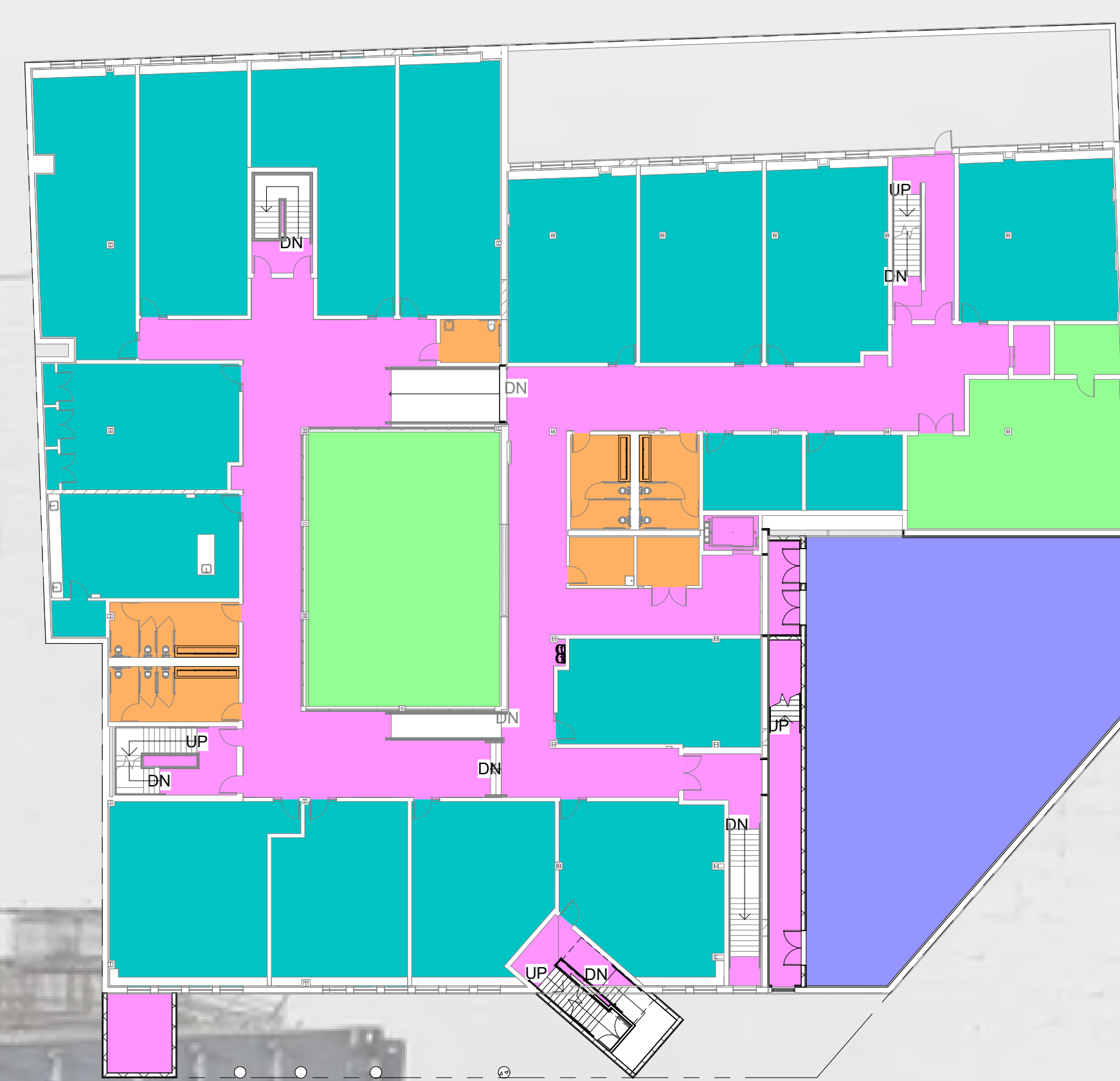
THE UNIQUENESS OF THE ZONING LOT (CORNER LOT, THRU LOT AND INTERIOR LOT CONDITIONS EXISTED WITHIN THIS LOT), AND THE REQUIREMENTS OF THE SCHOOL HELPED TO INFORM THE DESIGN OF THE BUILDING. THE CORNER LOT PORTION OF THE LOT OFFERED US THE BEST OPPORTUNITY TO EXPAND VERTICALLY, BASED ON AREA AND HEIGHT REGULATIONS.



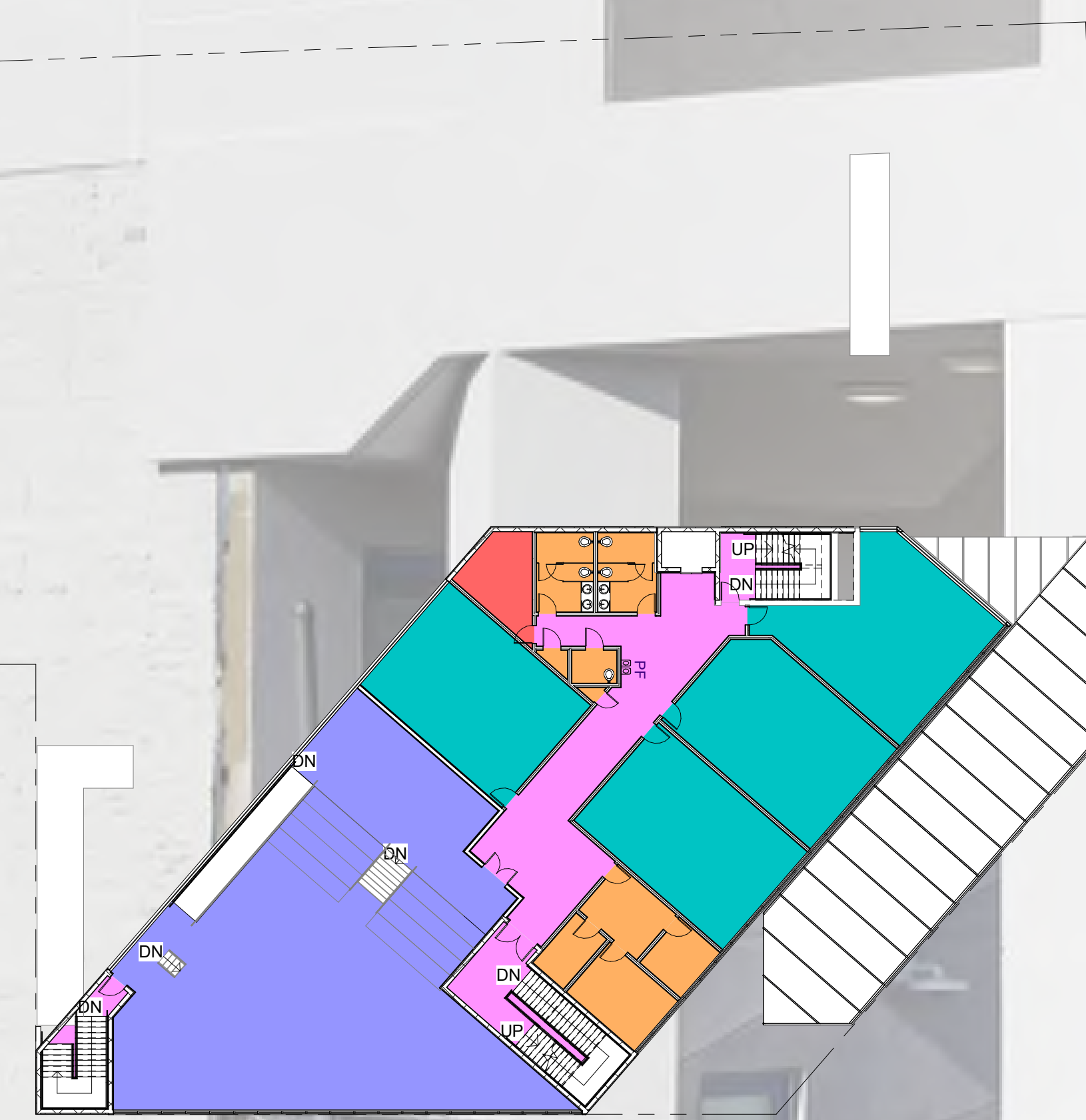
INITIAL SCHEMATIC RENDERING OF ADDITION



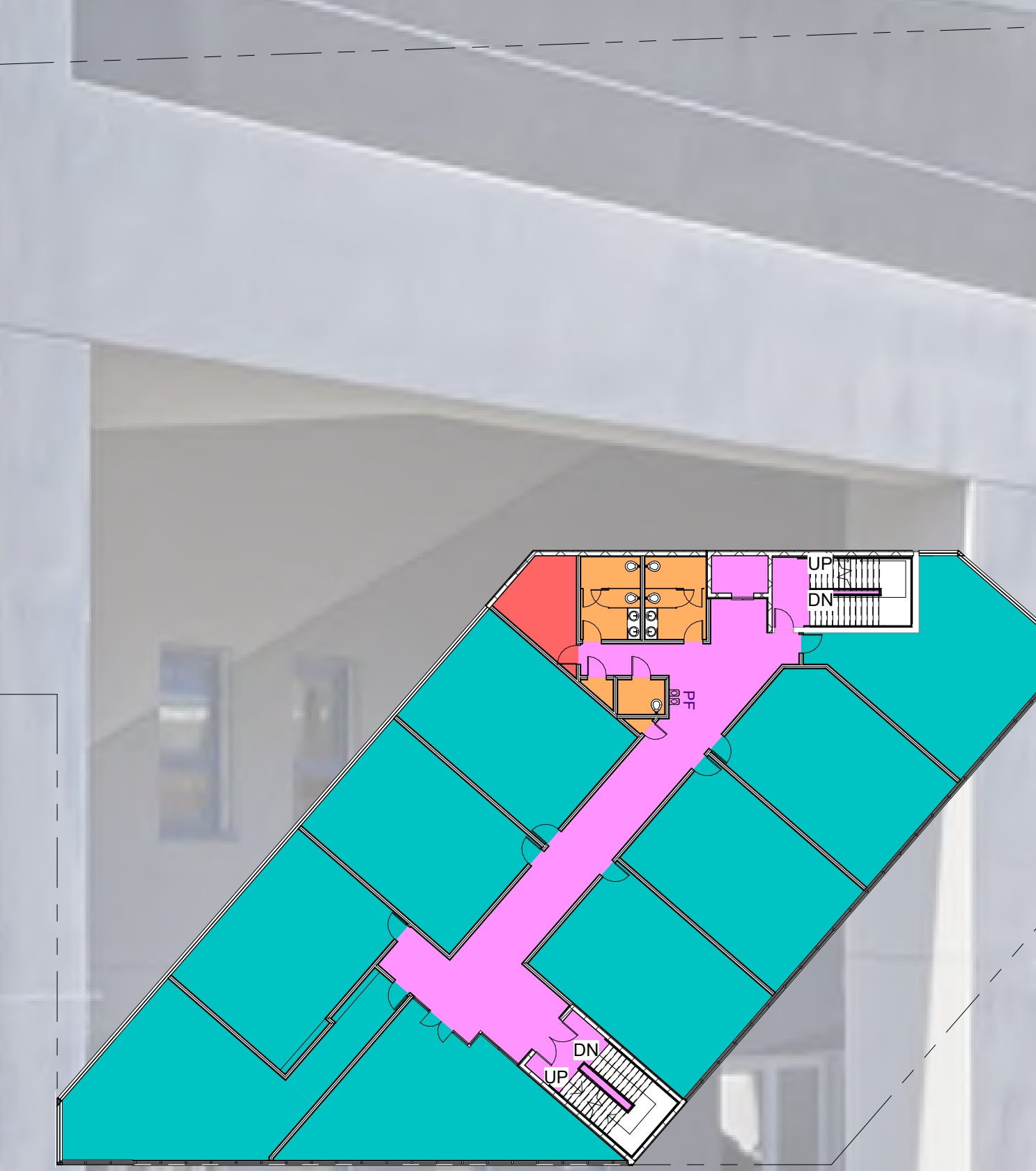
1ST FLOOR SCHEMATIC PLAN



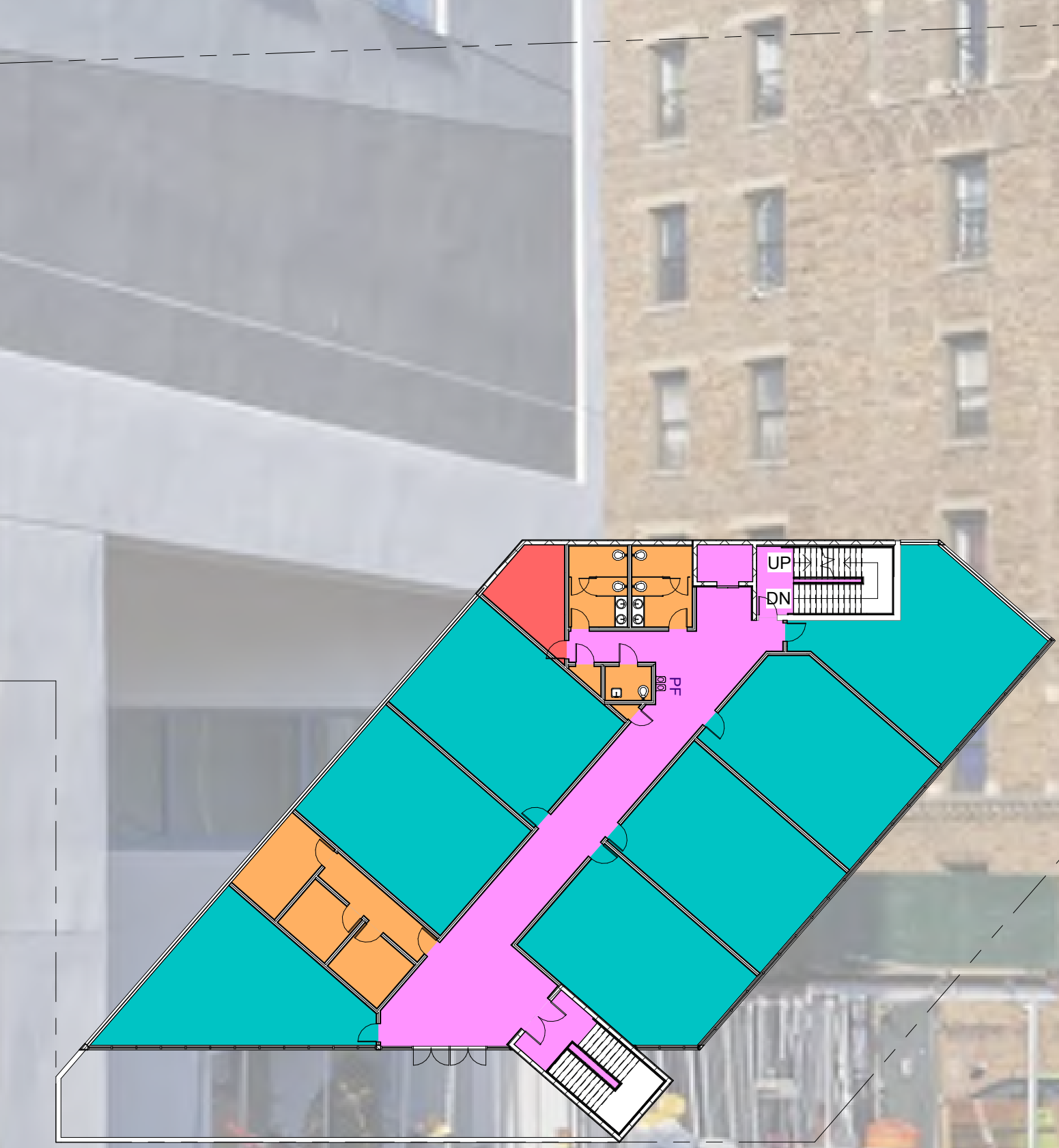
2ND FLOOR SCHEMATIC PLAN



3RD FLOOR SCHEMATIC PLAN



4TH FLOOR SCHEMATIC PLAN



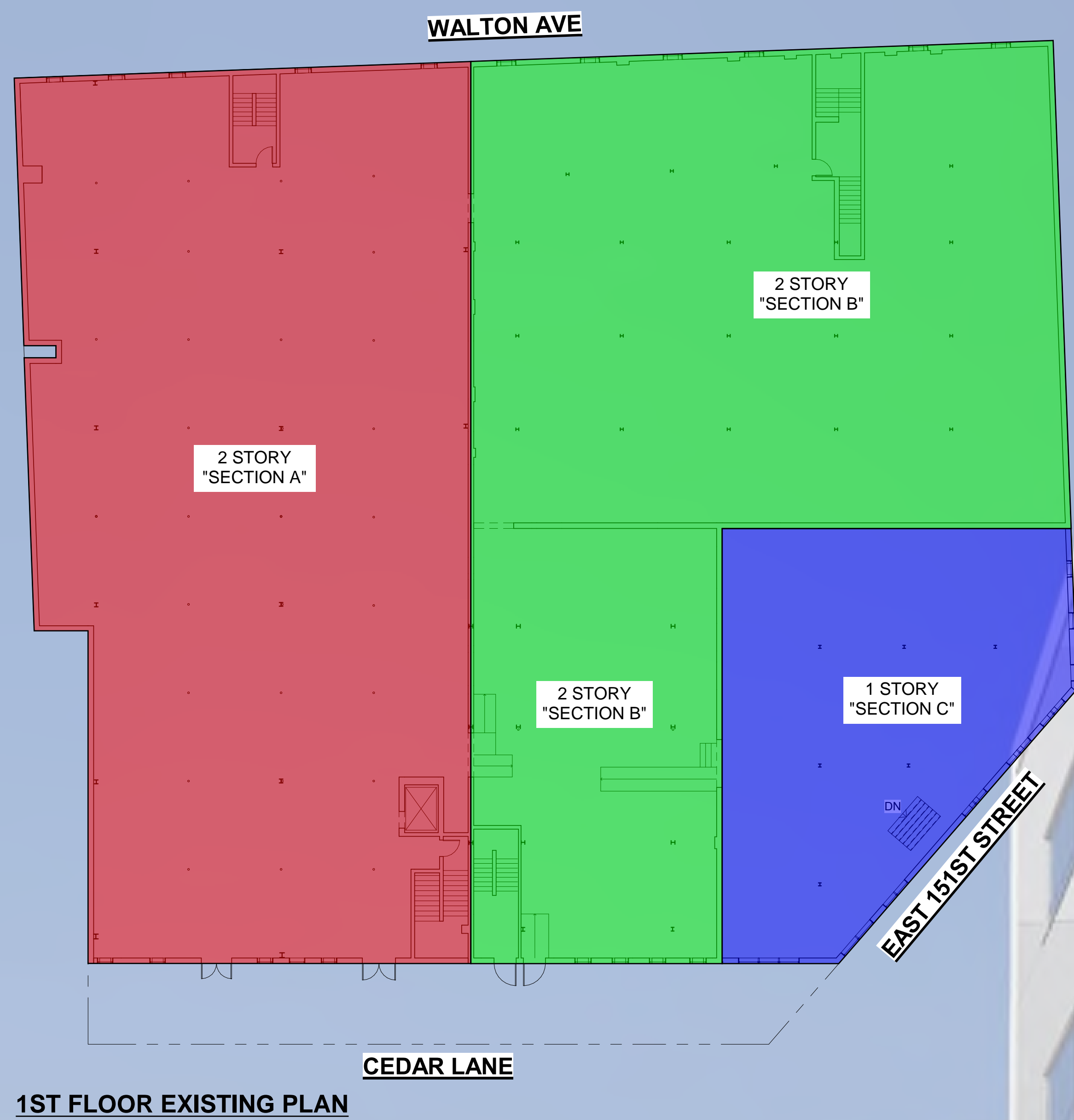
5TH FLOOR SCHEMATIC PLAN

THE PROGRAM CONSISTED OF GRADES PRE-K THRU 8TH GRADE, WITH NECESSARY SUPPORT SPACES AND ASSEMBLY SPACES. ORIGINALLY SHCEUDLED TO OPEN AS 1 COHESIVE BUILDING, DUE TO UNFORSEEN CIRCUMSTANCES, A PHASED OPENING HAD TO BE IMPEMETED AFTER CONSTRUCTION BEGAN. THE LOWER GRADES (ELEMENTARY) WERE BUILT AND OPENED FIRST ON THE LOWER 2 FLOORS, AND THE MIDDLE SCHOOL GRADES ON THE UPPER 3 FLOORS WERE BUILT AND OPENED AT A LATER DATE, WHILE THE ELEMENTARY PORTION OF THE SCHOOL WAS IN SESSION.

- Admin.
- Assembly - Concentrated
- Assembly - Unconcentrated
- Circulation
- Educational - Classroom Area
- Educational - Kindergarten, Pre-Kindergarten
- Mechanical Area

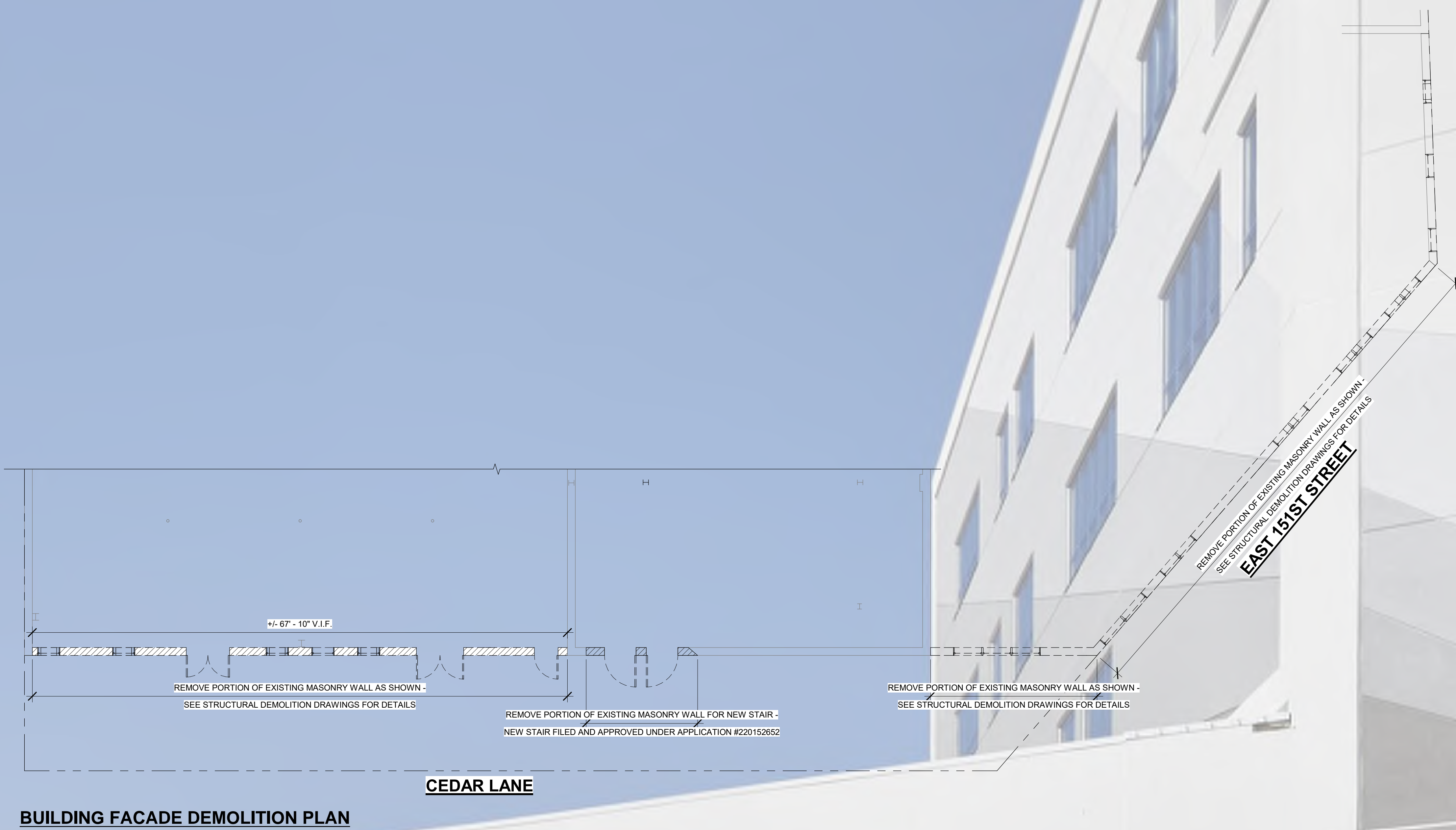
EXISTING INTERIOR BUILDING CONDITIONS

BUILT IN 1956, THIS BUILDING PREVIOUSLY HOUSED CITY OFFICES, HOWEVER IT SAT VACANT FOR SEVERAL YEARS BEFORE UNDERGOING THIS RENOVATION. ONE OF THE 1ST CHALLENGES FACED WAS THAT THERE WERE 3 EXISTING "SECTIONS" OF THE BUILDING, WHICH WERE ONCE 3 SEPARATE BUILDINGS, BUILT AT SEPARATE TIMES, AND LATER MERGED TOGETHER. THESE WERE ALL BUILT AT DIFFERENT TIMES, WITH DIFFERENT STRUCTURAL SYSTEMS, DIFFERING FLOOR HEIGHTS/LEVELS AND DIFFERENT FIRE RATINGS.



EXTERIOR FACADE DEVELOPMENT

THE CONDITION OF THE EXISTING BUILDING FAÇADE WAS POOR, AS WALLS WERE CRACKED, FALLING DOWN, AND BOWING OUT. AS DEMOLITION ADVANCED, IT BECAME APPARENT THAT THE FRONT WALL OF THE BUILDING ALONG CEDAR LANE WAS NOT STRUCTURALLY STABLE. THE DECISION WAS MADE THAT DEMOLITION AND RECONSTRUCTION OF THE WALL WAS NECESSARY. STRUCTURAL STABILITY AND INCREASED ENERGY EFFICIENCY WERE ACHIEVED BY DOING THIS.



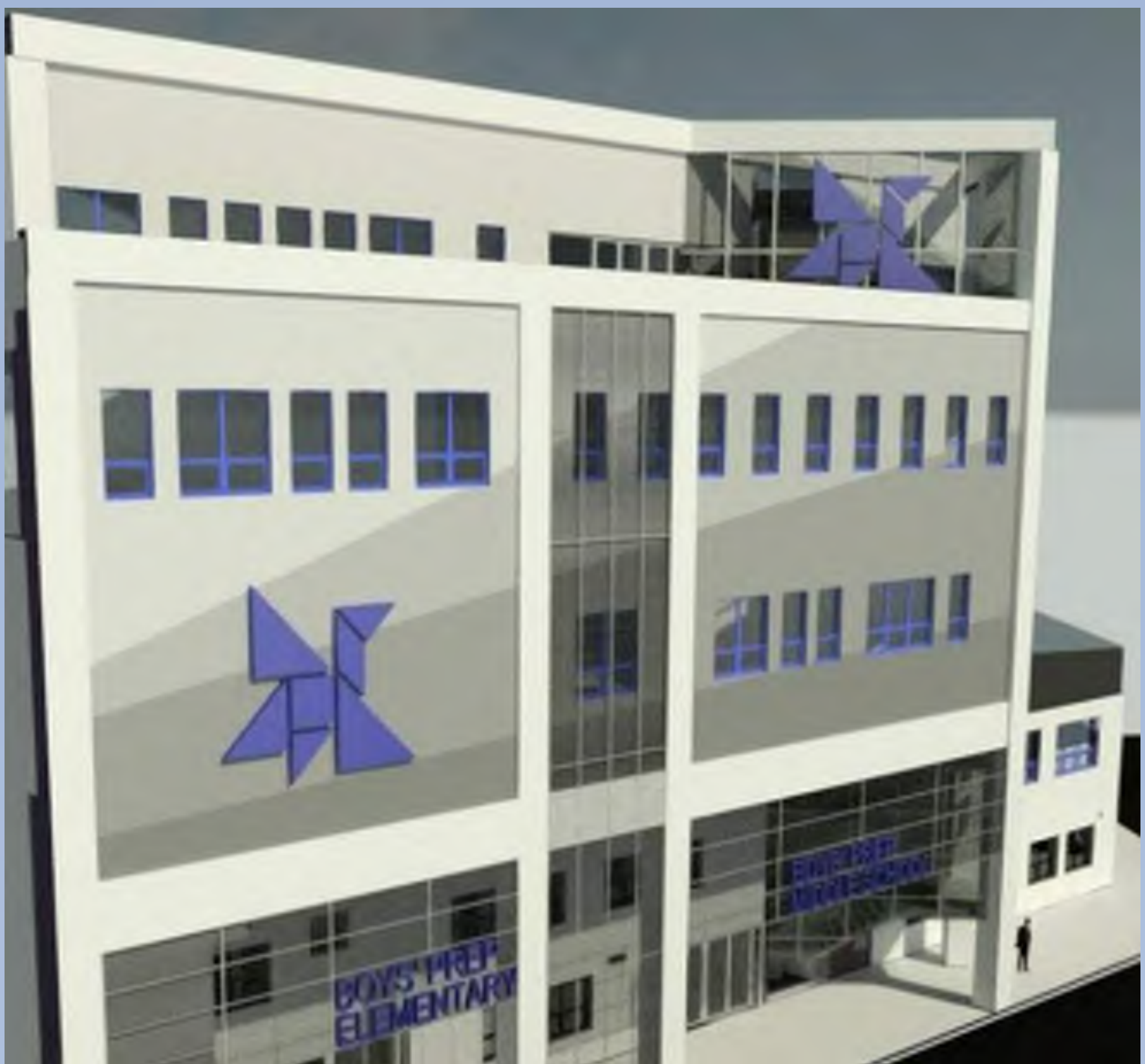
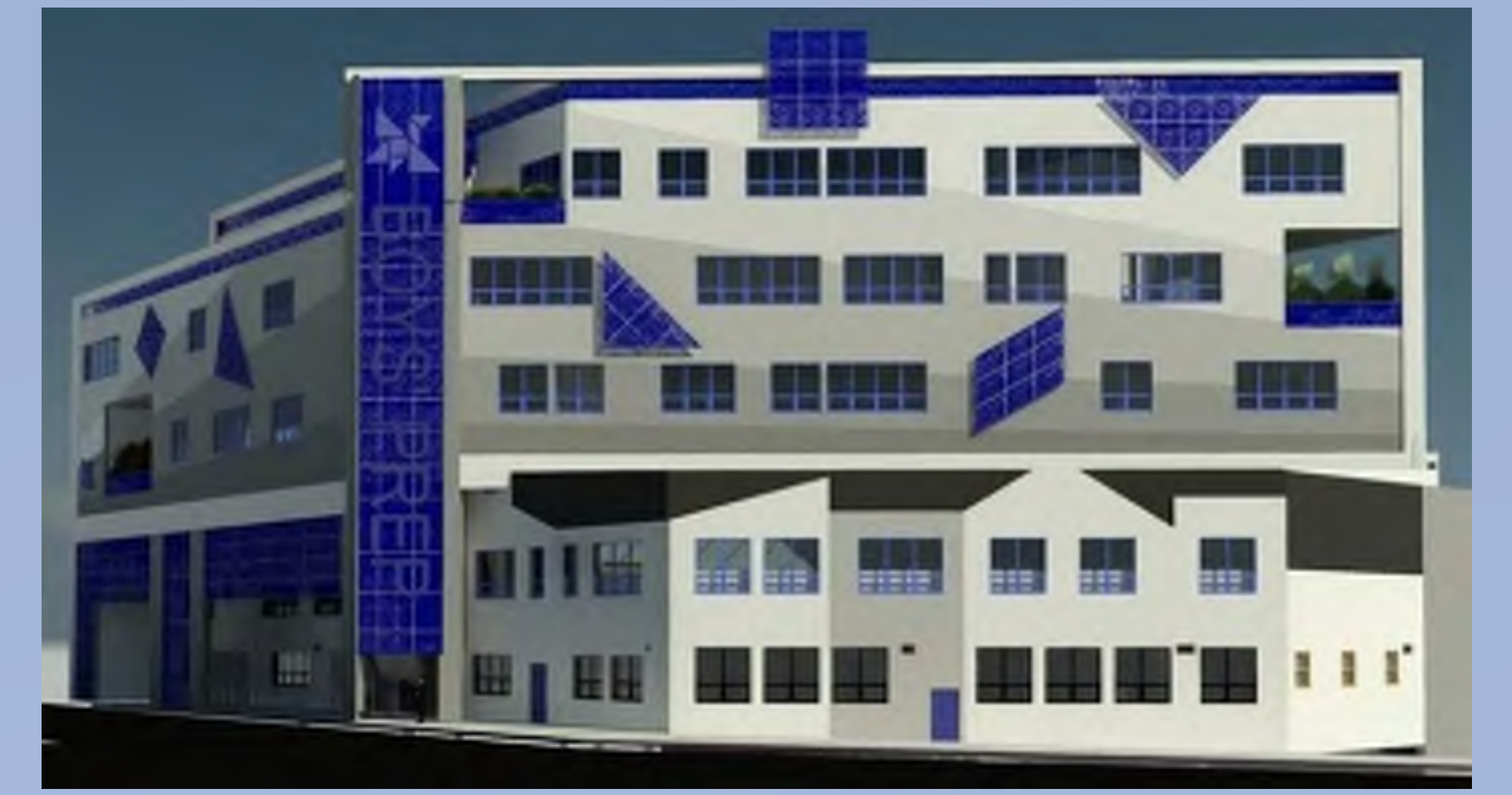
PHASED OPENING PROCESS

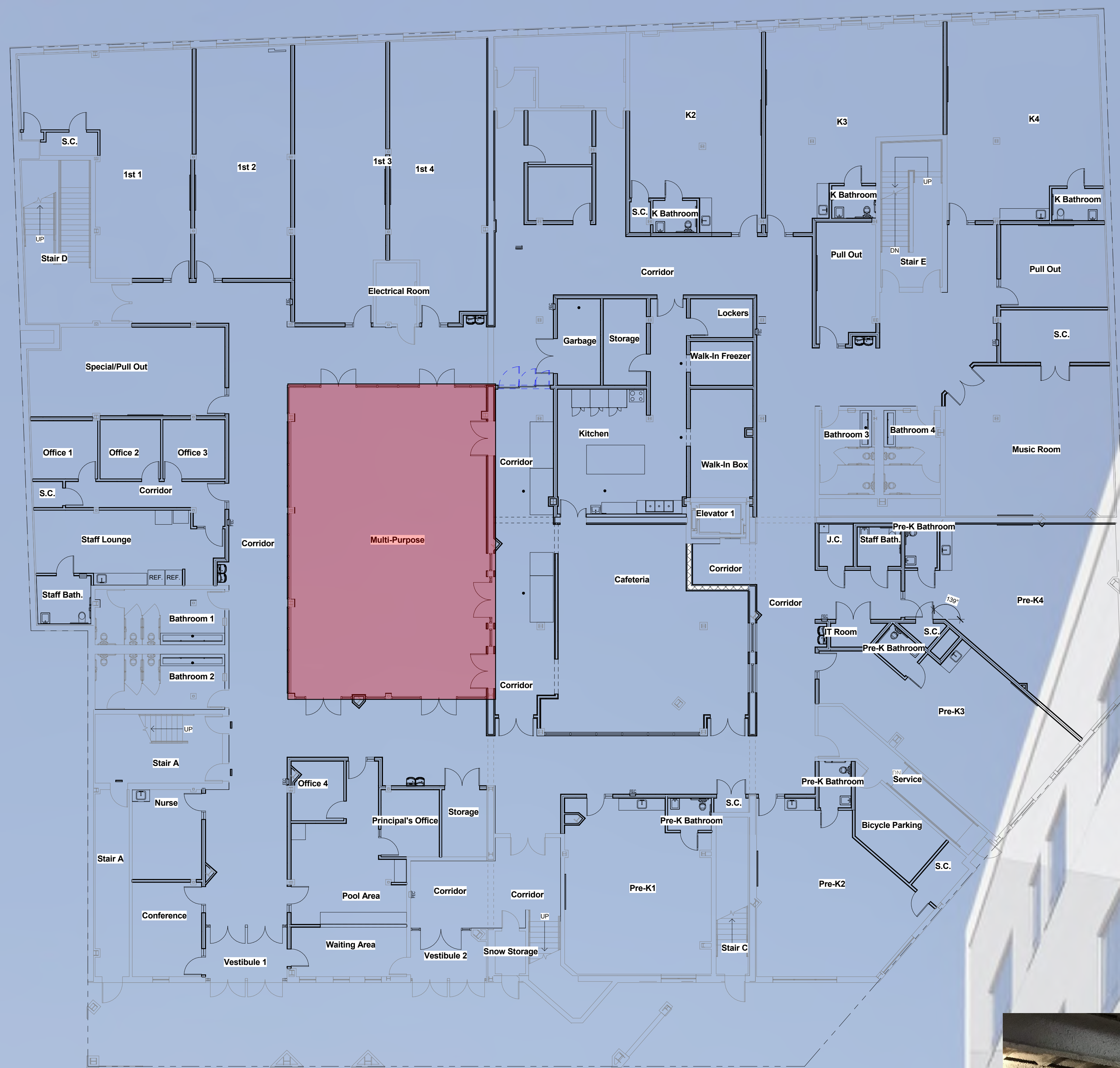
DUE TO THE STRICT TIMELINE OF THE PROJECT AND OUR CLIENT'S NEEDS OF HAVING THE LOWER 2 FLOORS OPEN AND FUNCTIONAL AS SOON AS POSSIBLE, WE HAD TO GET THE ENTIRE STRUCTURE ERECTED, AND THE LOWER FLOORS FINISHED AT THE SAME TIME BEFORE WE WERE ABLE TO OPEN. COORDINATION BETWEEN ALL TRADES AND CITY AGENCIES ON THE PROJECT WAS NEEDED AND OBTAINED AND WE WERE ABLE TO ACHIEVE OUR GOAL.



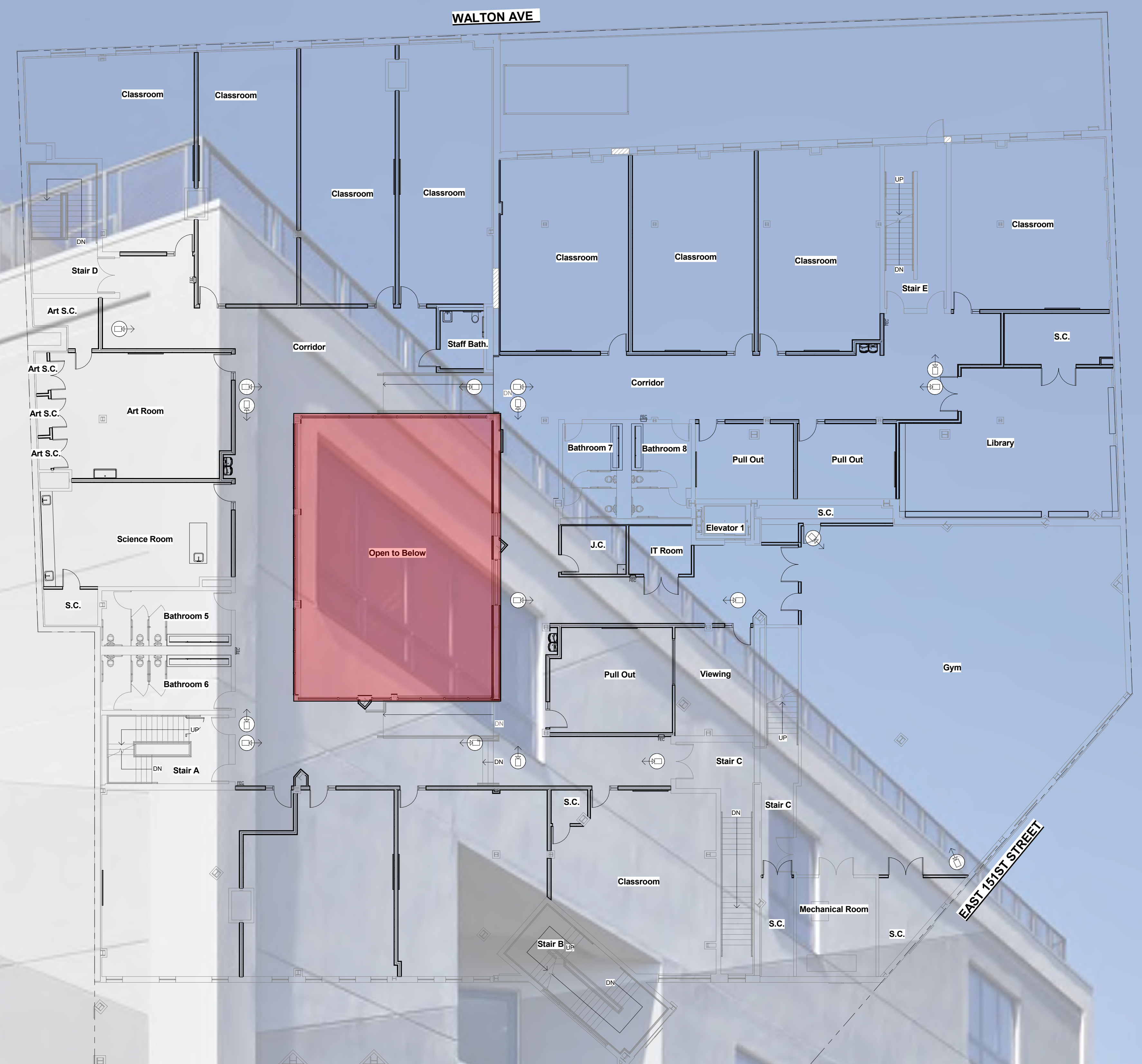
DESIGN INSPIRATION

THE BOY'S PREP BIRD LOGO WAS A DRIVING FORCE BEHIND MUCH OF THE DESIGN OF THE EXTERIOR OF THE BUILDING. WE WANTED TO DECONSTRUCT THE SHAPES THAT MADE UP THE BIRD, AND INCORPORATE THEM INTO OUR DESIGN, BOTH ON THE INTERIOR AND EXTERIOR.





1ST FLOOR PLAN



2ND FLOOR PLAN

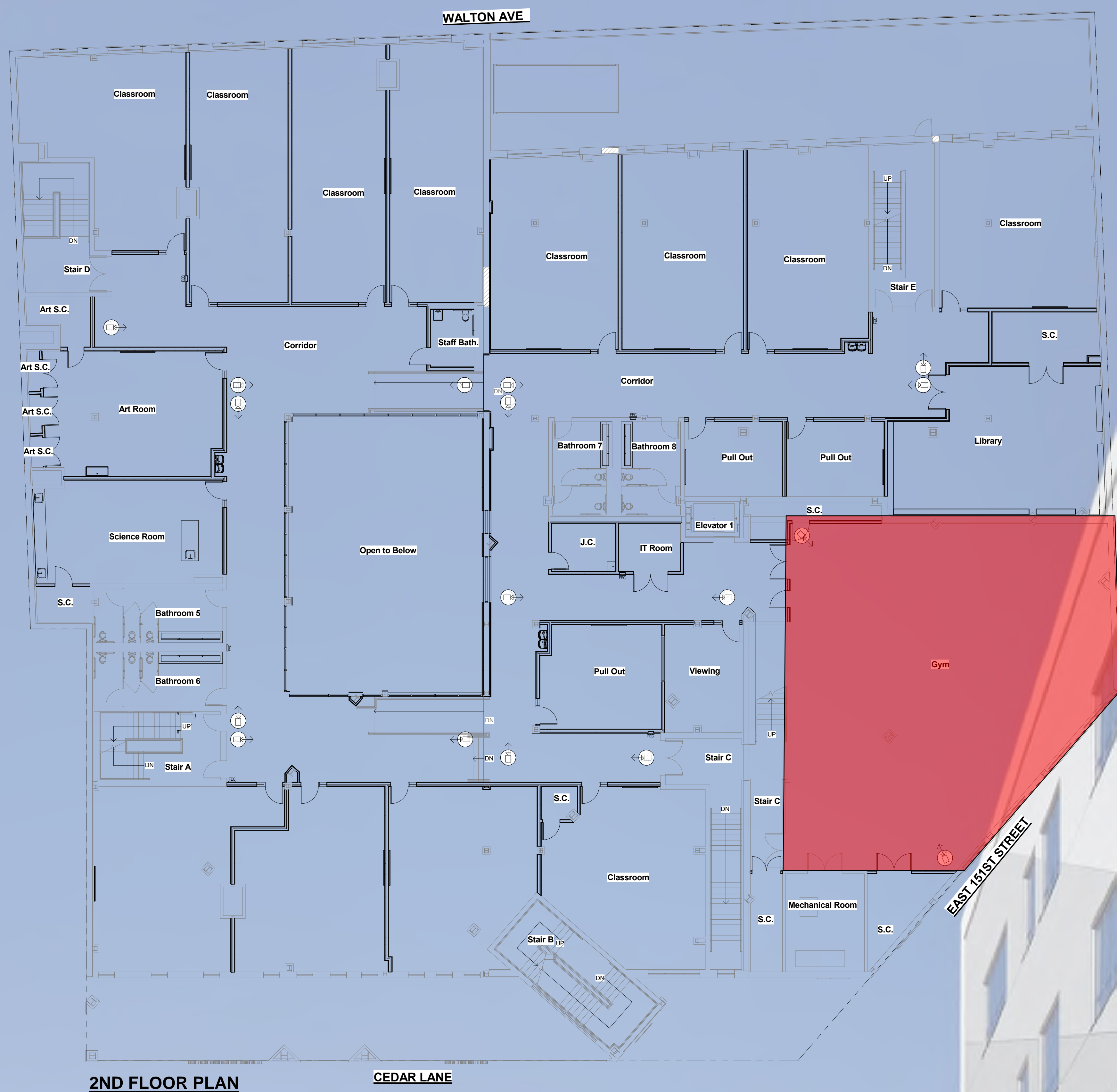
CEDAR LANE



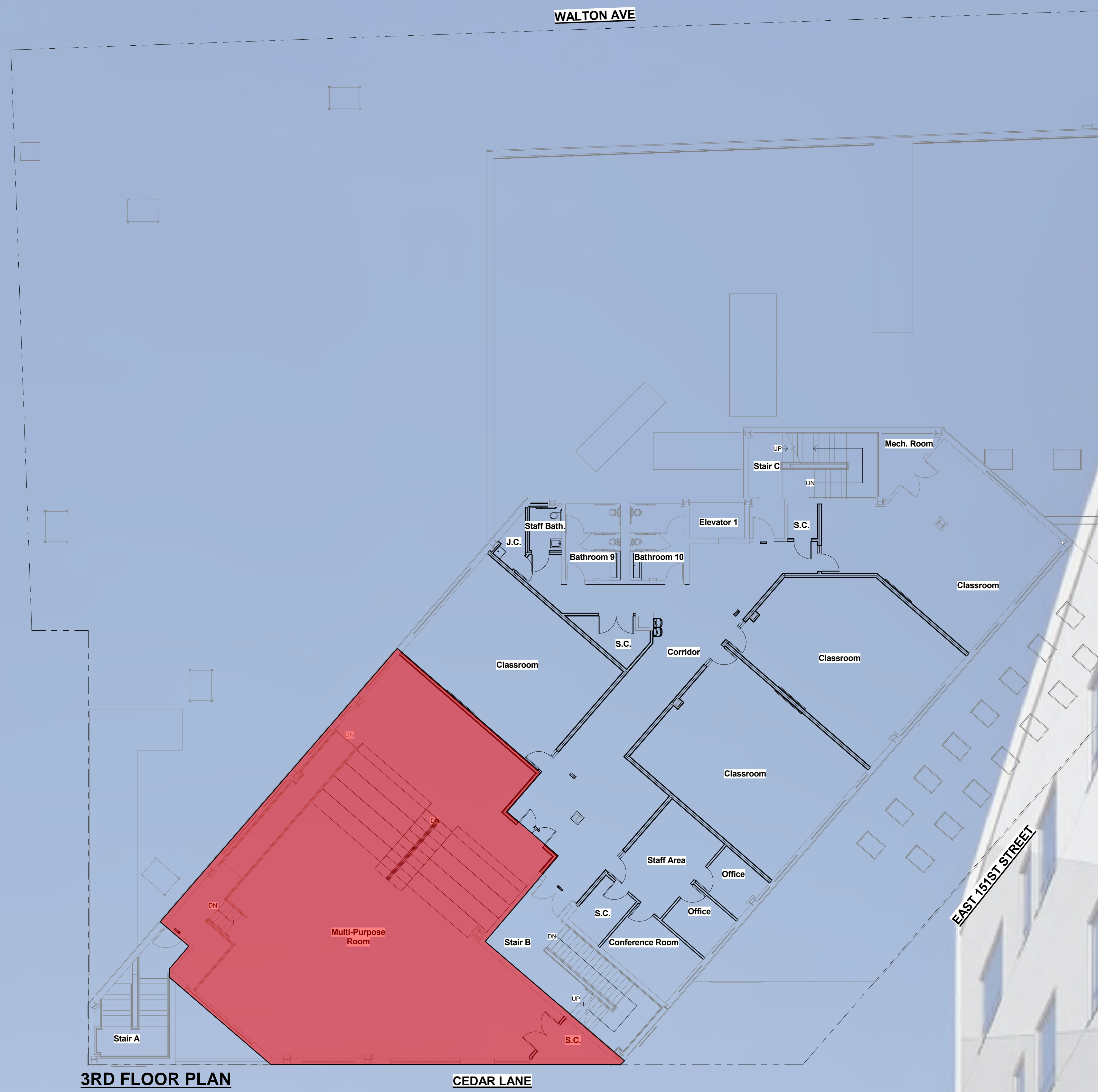
AREA OF MULTI-PURPOSE ROOM 1 AFTER REMOVAL OF 2ND FLOOR SLAB TO CREATE DOUBLE HEIGHT SPACE



MULTI-PURPOSE ROOM 1 DEVELOPMENT



THE NEW GYM WAS ENVISIONED TO BE ADDED TO THE EXISTING ROOF OF THE 1 STORY "SECTION C" PORTION OF THE BUILDING. THE EXISTING ROOF STRUCTURE CONSISTED OF WOOD JOISTS, AND WAS NOT ADEQUATE FOR THE STRUCTURAL AND FIRE RESISTANCE REQUIREMENTS OF THE PROPOSED NEW CONSTRUCTION. THE EXISTING ROOF WAS TAKEN OFF AND REPLACED WITH A NEW FLOOR STRUCTURE, WHICH IS NOW THE FLOOR OF THE GYM. A UNIQUE OPPORTUNITY PRESENTED ITSELF TO CAPTURE AN ABUNDANCE OF NATURAL LIGHT THRU THE USE OF SKYLIGHTS IN THE CEILING OF THE NEW GYM.



**MULTI-PURPOSE
ROOM 2
DEVELOPMENT**