

NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY
30-30 THOMSON AVENUE LONG ISLAND CITY, NEW YORK 11101

555 Short Avenue

Adaptive Reuse from Residential Use to School Use

Governor's Island

New York Harbor School Annex

NYC Landmarks Preservation Commission

John Ciardullo Associates, PC

575 8th Avenue, 20th Floor New York, NY 10018

T: 212 245-0010 F: 212-245-0020

SITE LOCATION

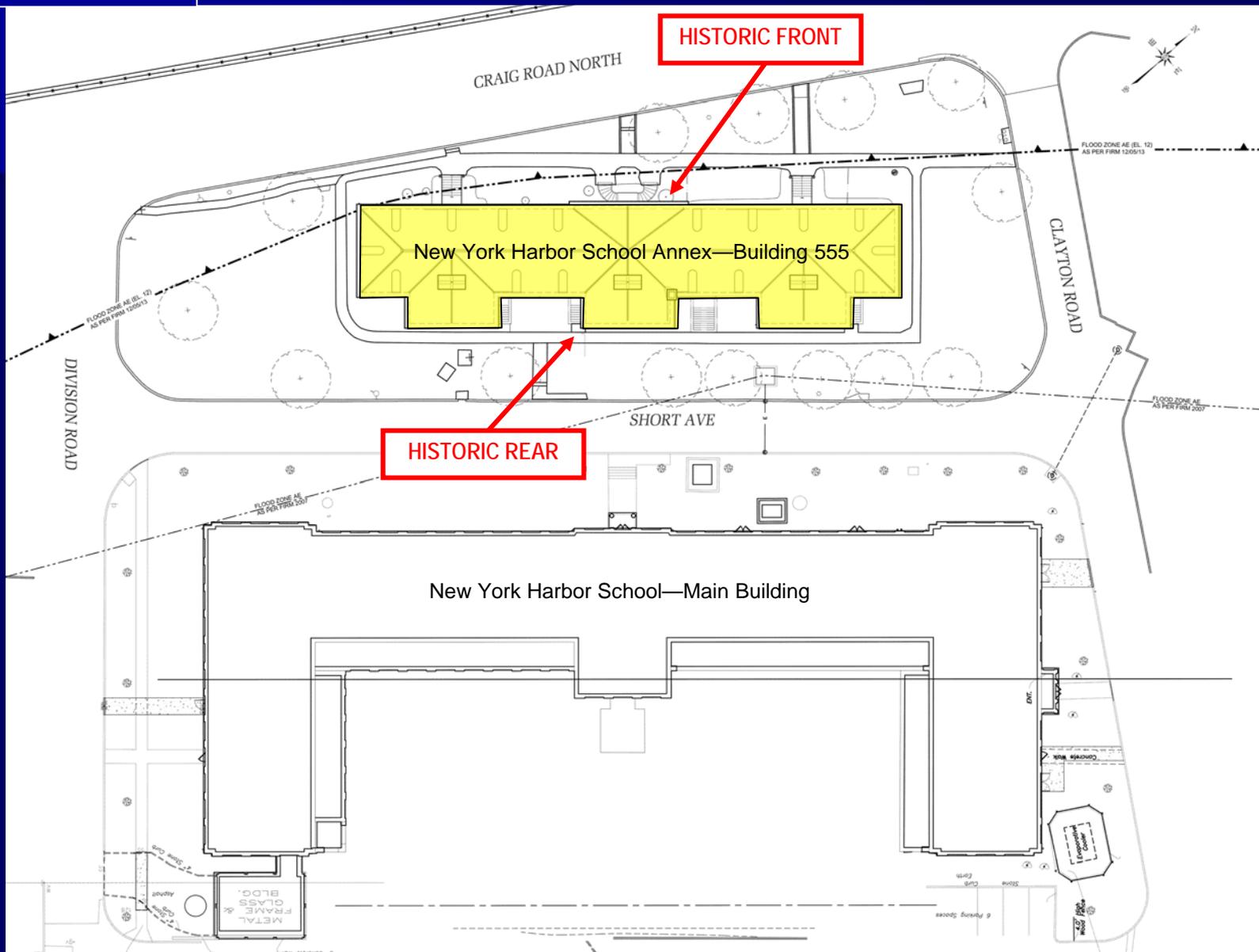


SITE LOCATION

- Block 1, Lot 10
- R-3-2 Low Density Residential



SITE PLAN



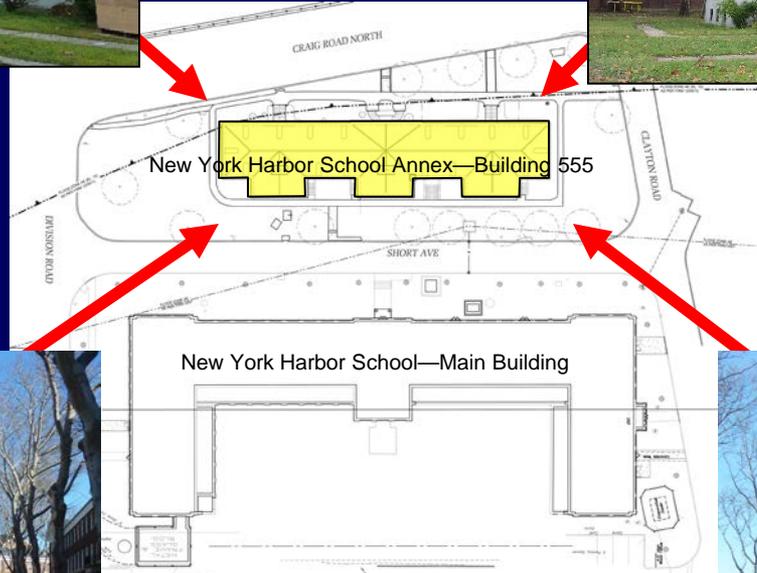
EXISTING ELEVATIONS



HISTORIC FRONT



HISTORIC FRONT



HISTORIC REAR

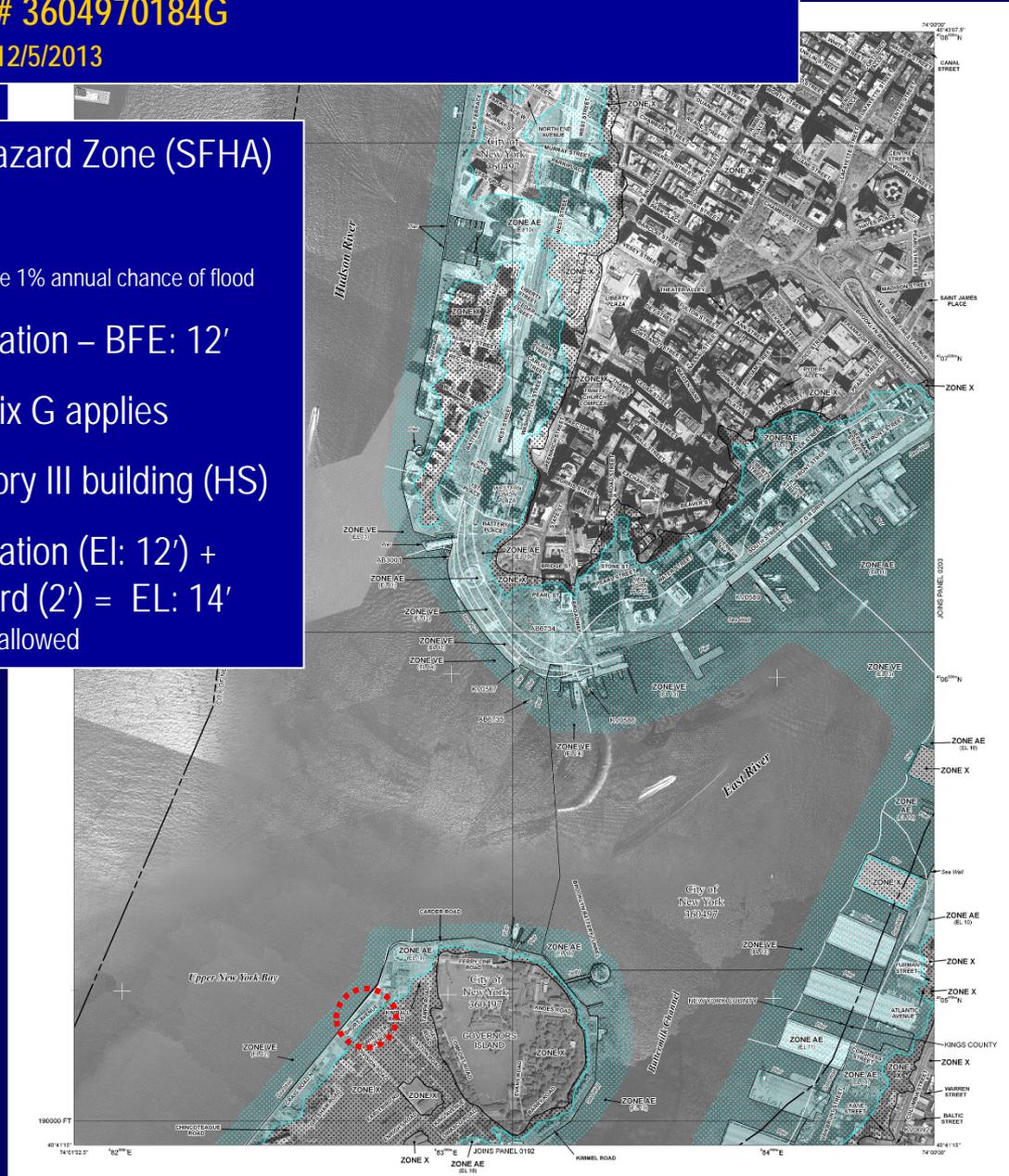


HISTORIC REAR

FEMA MAP # 3604970184G

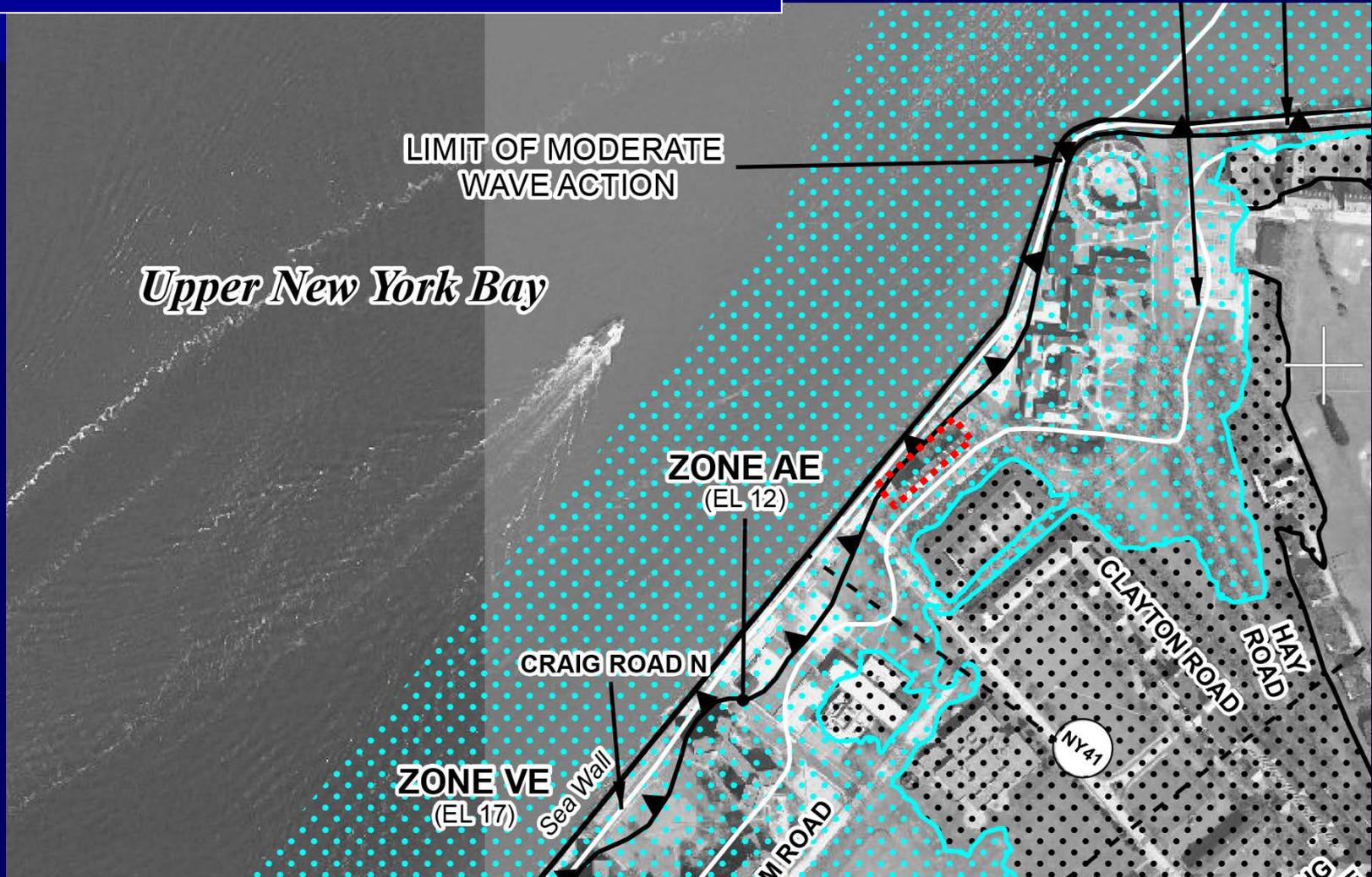
Preliminary Revisions 12/5/2013

- Special Flood Hazard Zone (SFHA)
- Zone AE
 - Subject to inundation by the 1% annual chance of flood
- Base Flood Elevation – BFE: 12'
- BC2008 Appendix G applies
- ASCE 24 Category III building (HS)
- Base Flood Elevation (EI: 12') + required freeboard (2') = EL: 14'
lowest floor elevation allowed



FEMA – FLOOD HAZARD COMPLIANCE

- No Mechanical/Electrical/Fire Protection Support Equipment Permitted below 15'



FEMA – FLOOD HAZARD COMPLIANCE

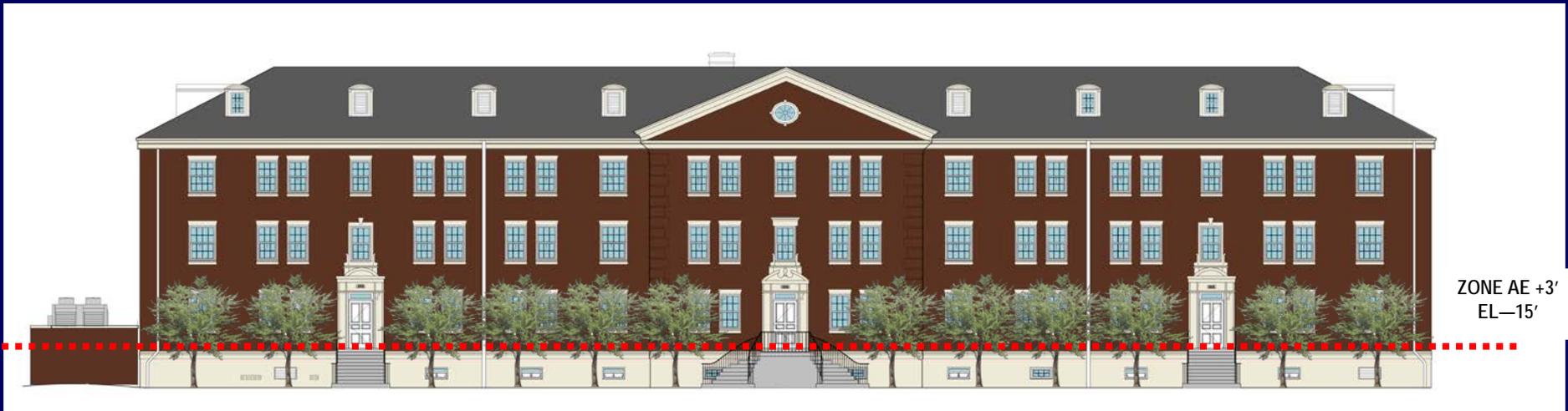


ZONE AE +3'
EL-15'

FEMA – FLOOD HAZARD COMPLIANCE



Existing Historic Front Elevation—Craig Road North



ZONE AE +3'
EL-15'

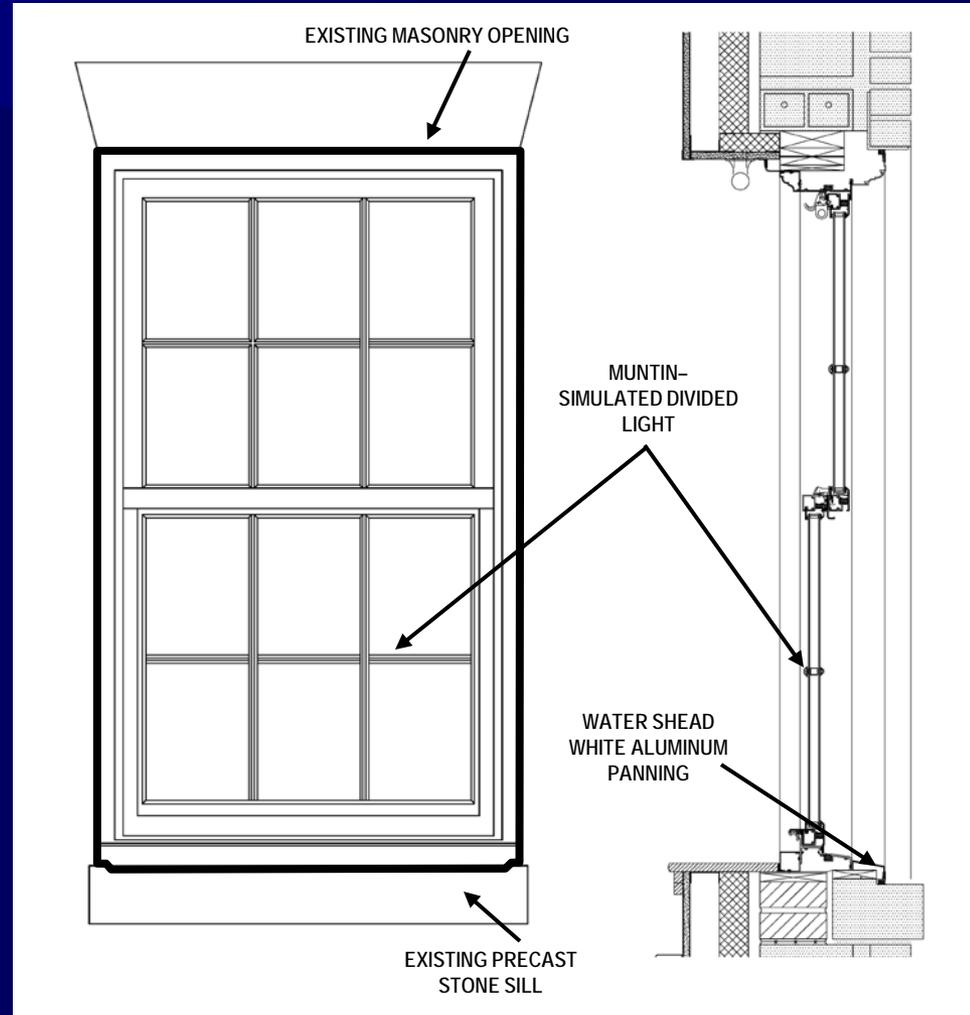
Proposed Historic Front Elevation—Craig Road North

WINDOW REPLACEMENT for NYC ENERGY CODE COMPLIANCE

Typical A



Existing—Aluminum Double Hung
Installed 1983 (Single Glazed—Non-Insulated)
*Window Size Reduced—Smaller than existing masonry opening



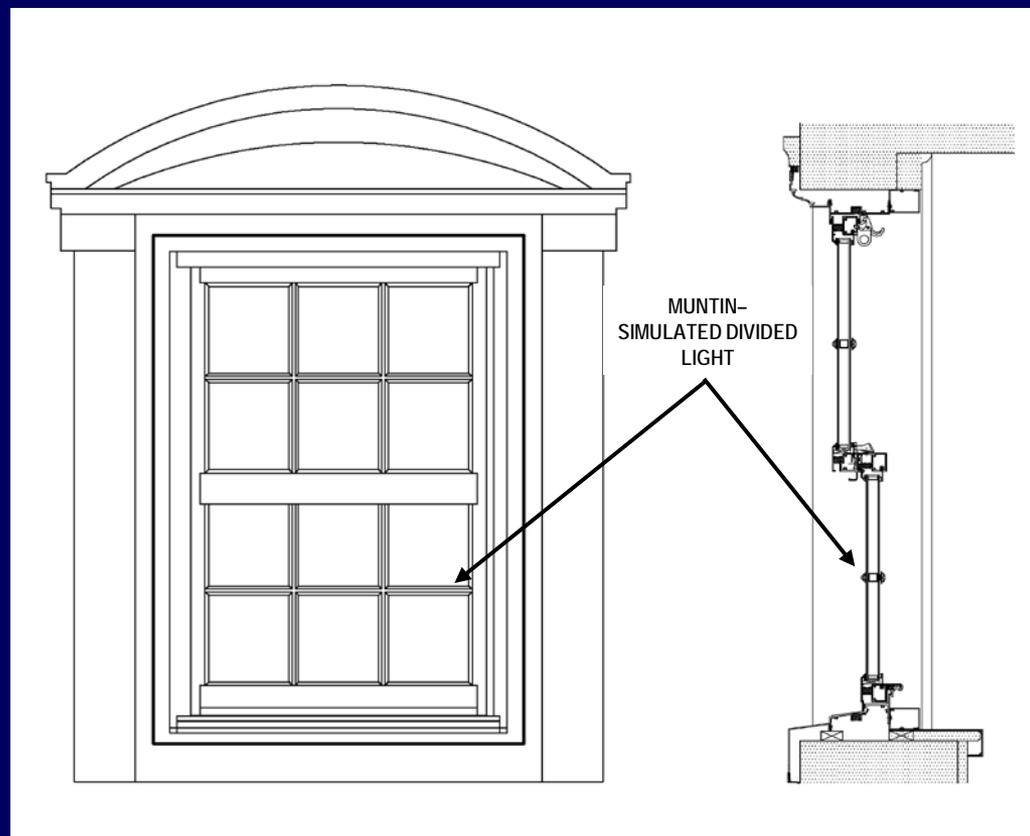
Proposed—Double Hung (Aluminum Insulated—Simulated Divided Light)
* To fit existing historic masonry opening

WINDOW REPLACEMENT for NYC ENERGY CODE COMPLIANCE

Typical B



Existing—Aluminum Double Hung
Installed 1983 (Single Glazed—Non-Insulated)



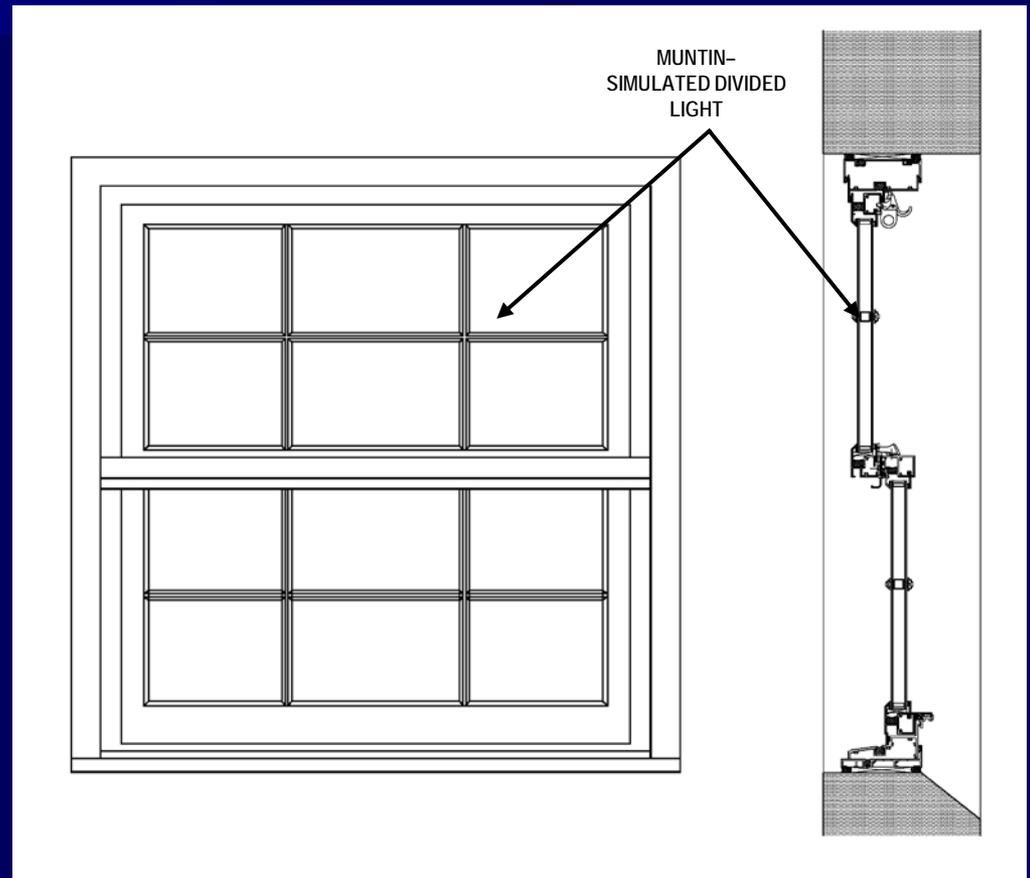
Proposed—Double Hung (Aluminum Insulated—Simulated Divided Light)

WINDOW REPLACEMENT for NYC ENERGY CODE COMPLIANCE

Typical C



Existing Basement - Double Hung



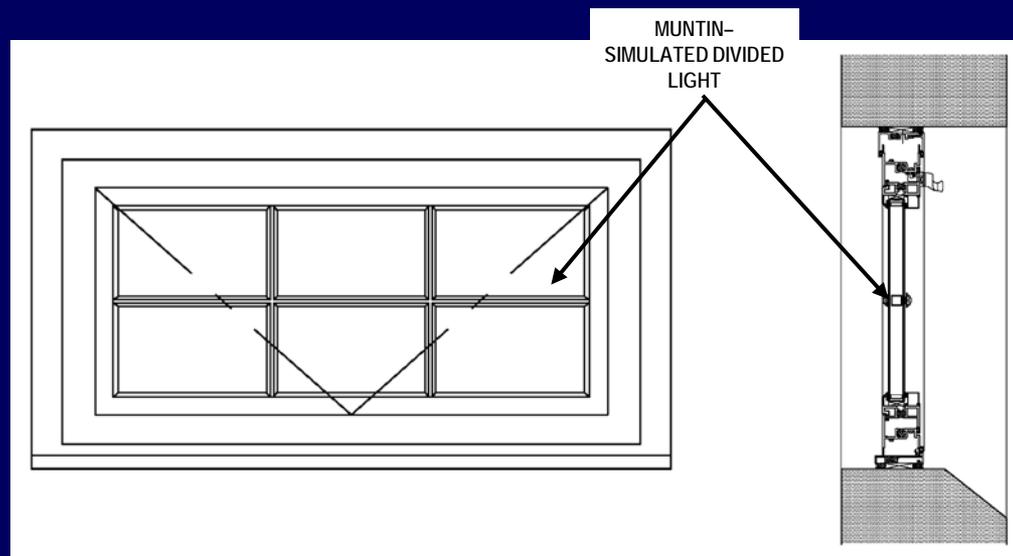
Proposed—Double Hung (Aluminum Insulated—Simulated Divided Light)
**Color White including Existing Wood Frame

WINDOW REPLACEMENT for NYC ENERGY CODE COMPLIANCE

Typical D



Existing Top Hinged Basement Window



Proposed—Hinged (Aluminum Insulated—Simulated Divided Light)
**Color White including Existing Wood Frame

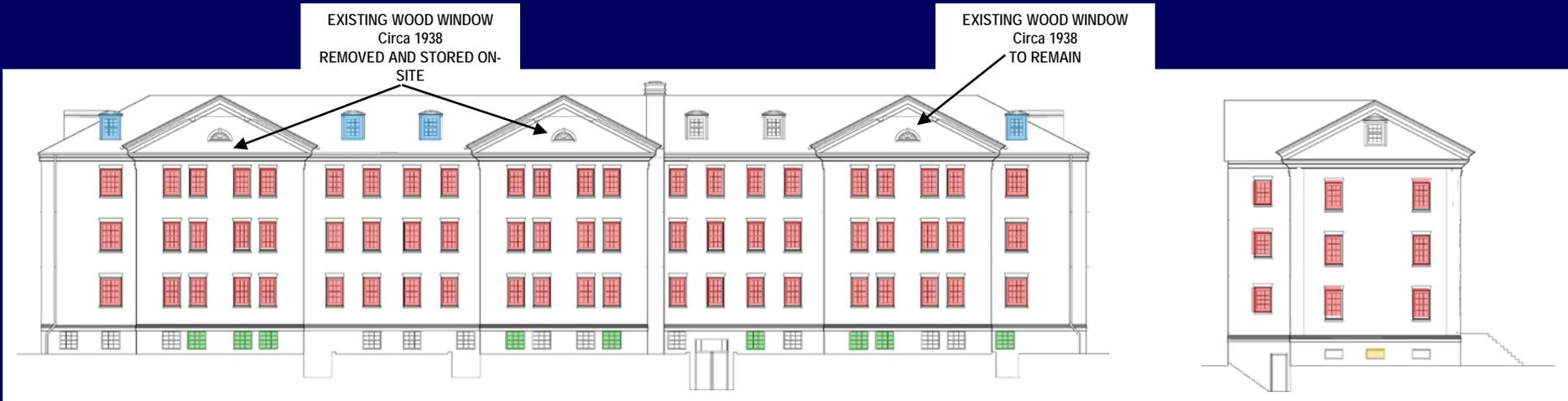
WINDOW REPLACEMENT for NYC ENERGY CODE COMPLIANCE

Typical A Typical B Typical C Typical D



Existing Side Elevation—Clayton Road

Existing Historic Front Elevation—Craig Road North



Existing Historic Rear Elevation—Short Avenue

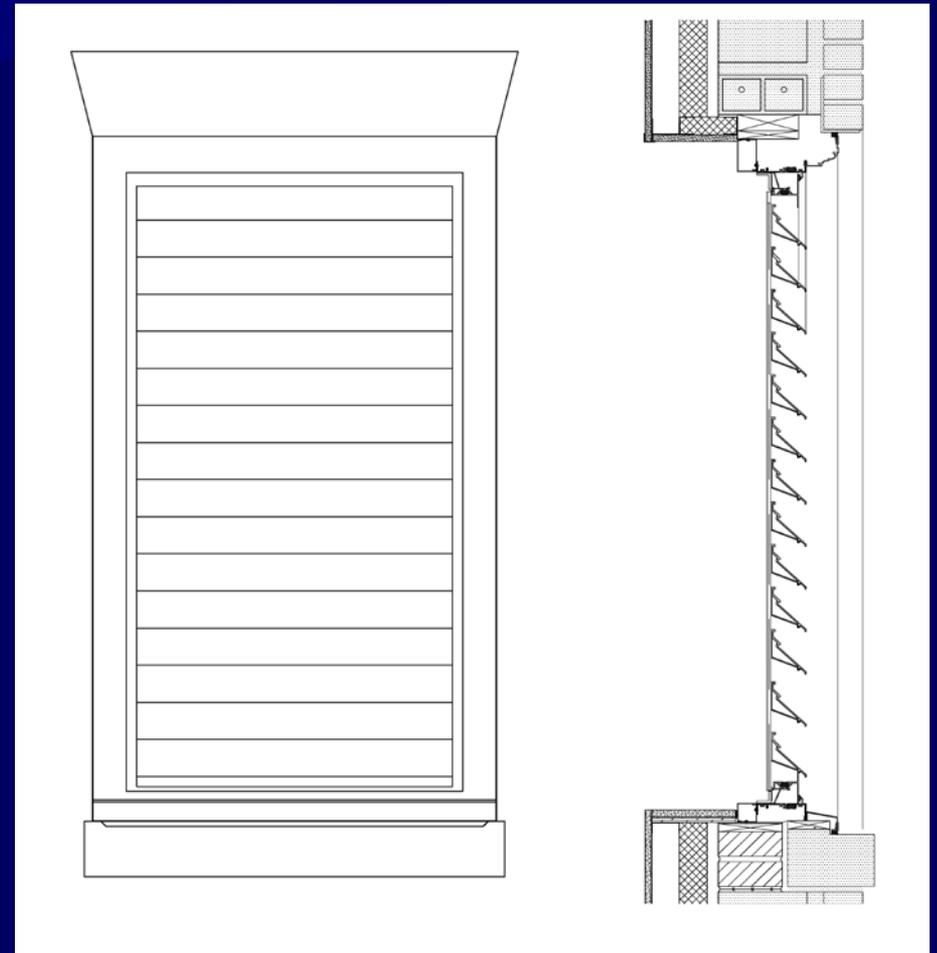
Existing Side Elevation—Division Road

WINDOW REPLACEMENT / NEW LOUVERS

Typical A – Accommodate Mechanical Room on First Floor



Existing—Aluminum Double Hung
Installed 1983 (Single Glazed—Non-Insulated)



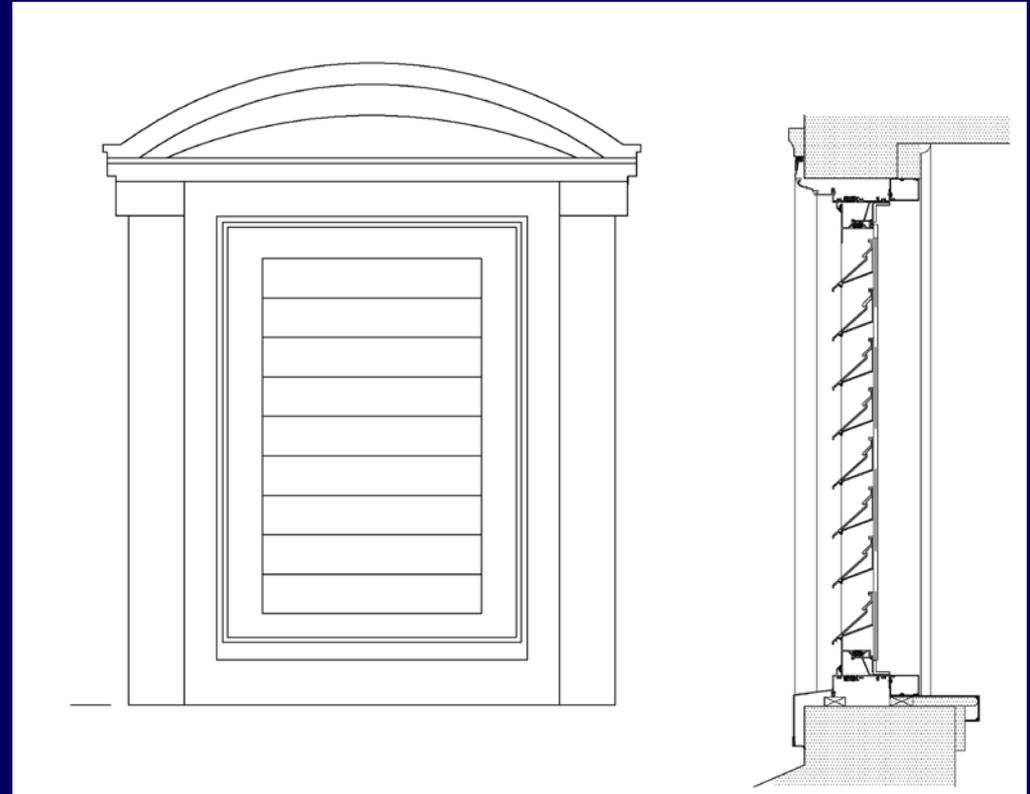
Proposed White Karnar Finish Aluminum Louver

WINDOW REPLACEMENT / NEW LOUVERS

Typical B – Accommodate Mechanical Equipment in Attic



Existing—Aluminum Double Hung
Installed 1983 (Single Glazed—Non-Insulated)



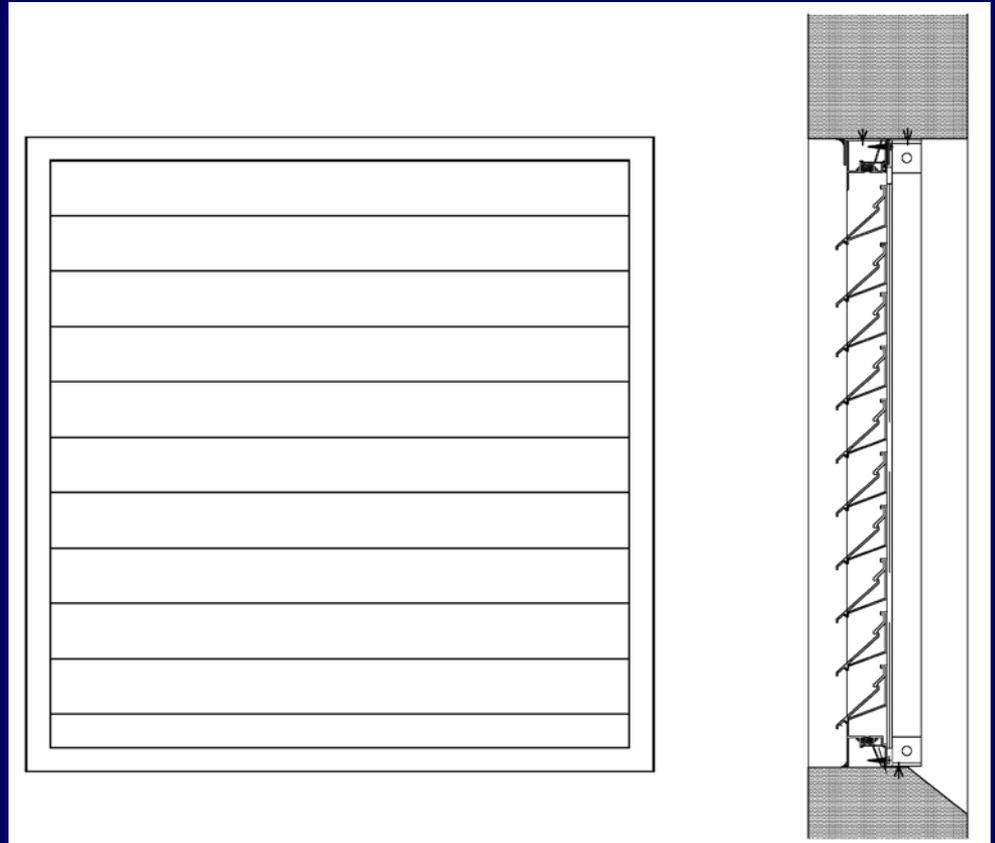
Proposed White Karnar Finish Aluminum Louver

WINDOW REPLACEMENT / NEW LOUVERS

Typical C – Wet Flood Zone Ventilation in Basement



Existing Basement - Double Hung



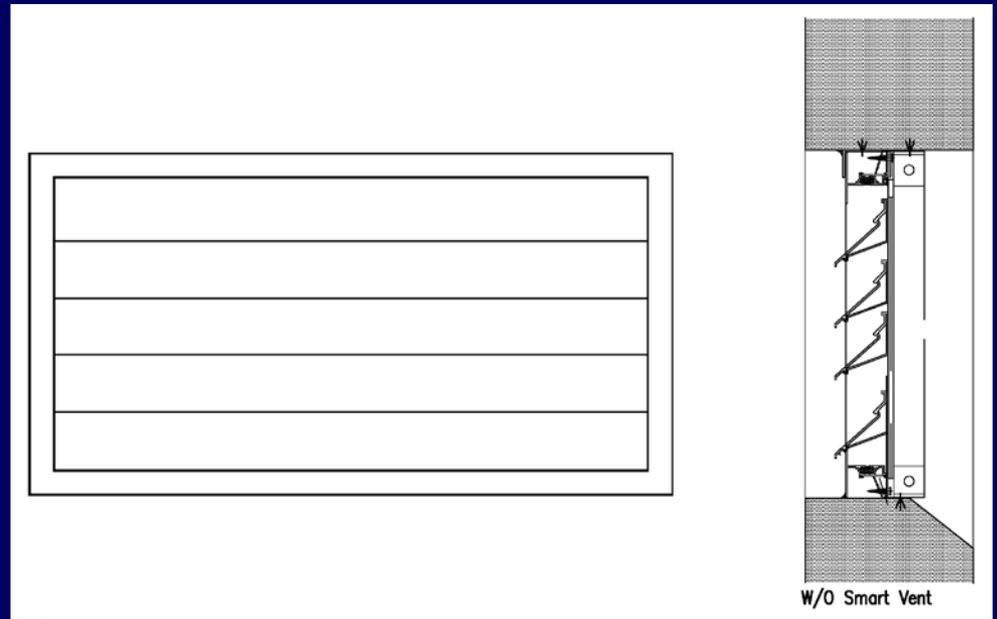
Proposed Operable Louver with Motorized Damper and Humidity Sensor
**Color White including Existing Wood Frame

WINDOW REPLACEMENT / NEW LOUVERS

Typical D – Wet Flood Zone Ventilation in Basement



Existing Top Hinged Basement Window



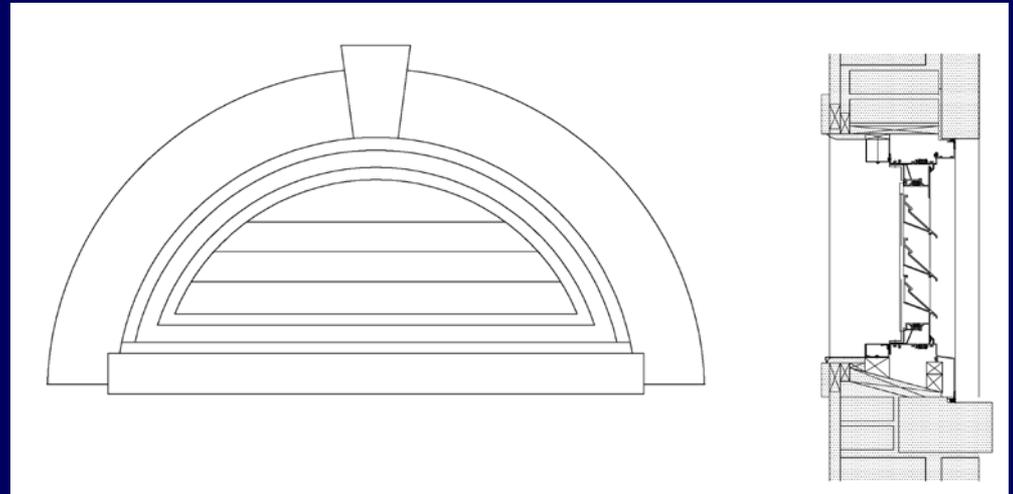
Proposed Operable Louver with Motorized Damper and Humidity Sensor
**Color White including Existing Wood Frame

WINDOW REPLACEMENT / NEW LOUVERS

Typical E – Accommodate Mechanical Equipment in Attic



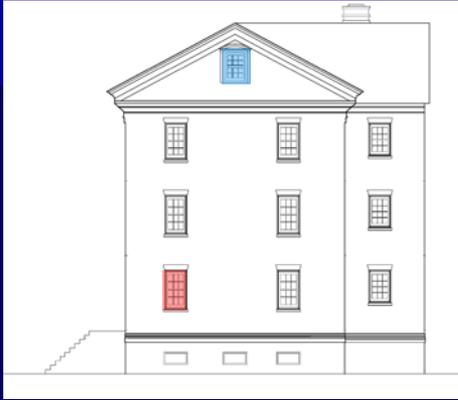
Existing Fan Light Window



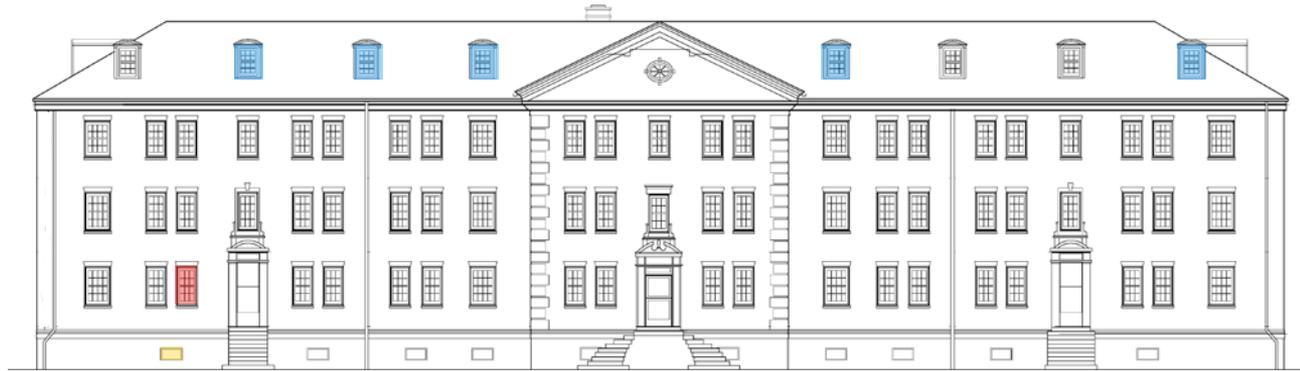
Proposed White Karnar Finish Aluminum Louver
Existing Wood Fan Light Window to be Stored On-Site

WINDOW REPLACEMENT / NEW LOUVERS

Typical A Typical B Typical C Typical D Typical E

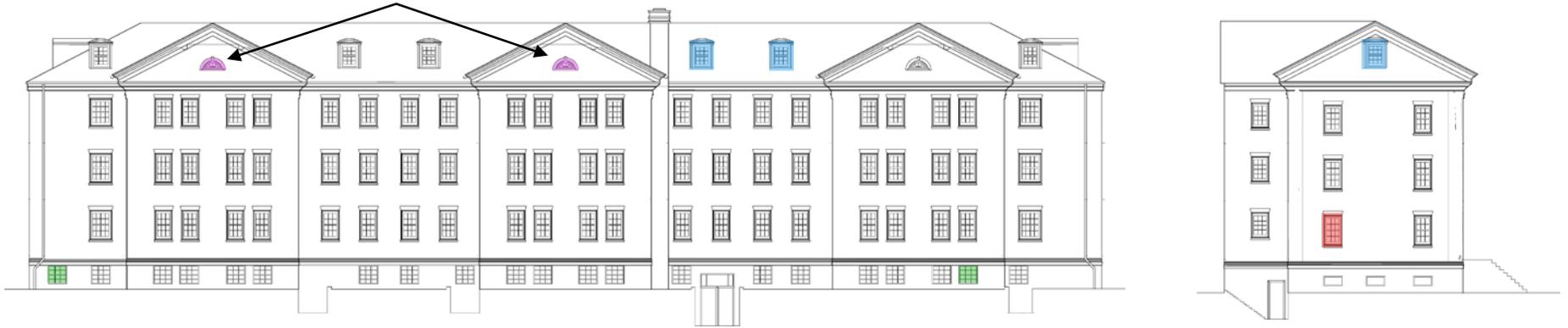


Existing Side Elevation—Clayton Road



Existing Historic Front Elevation—Craig Road North

EXISTING WOOD WINDOW
Circa 1938
REMOVED AND STORED ON-
SITE

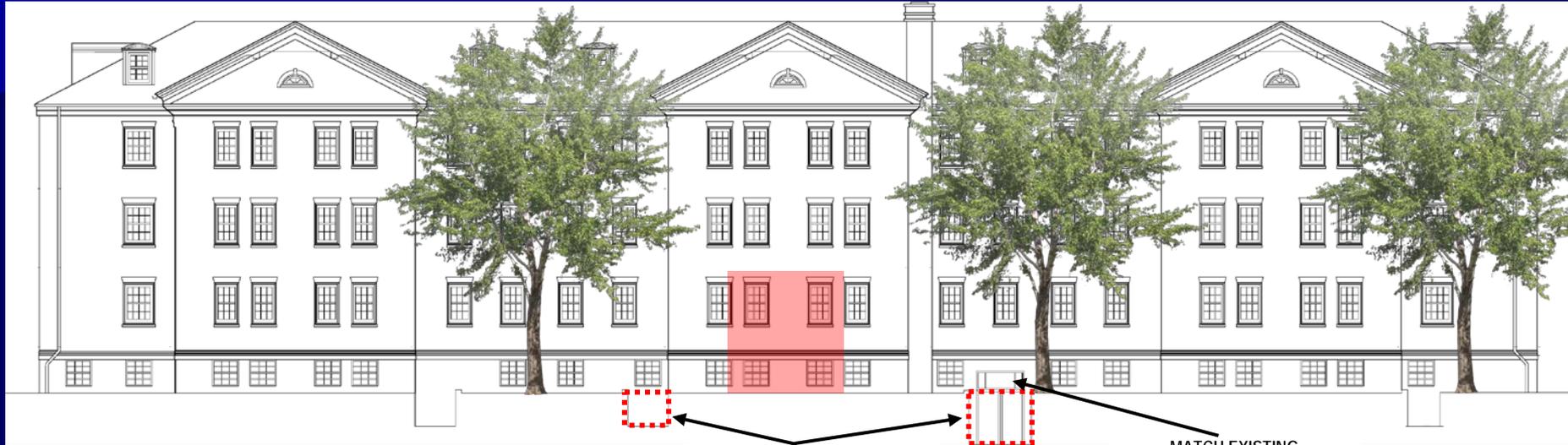


Existing Historic Rear Elevation—Short Avenue

Existing Side Elevation—Division Road

NEW MAIN ENTRANCE

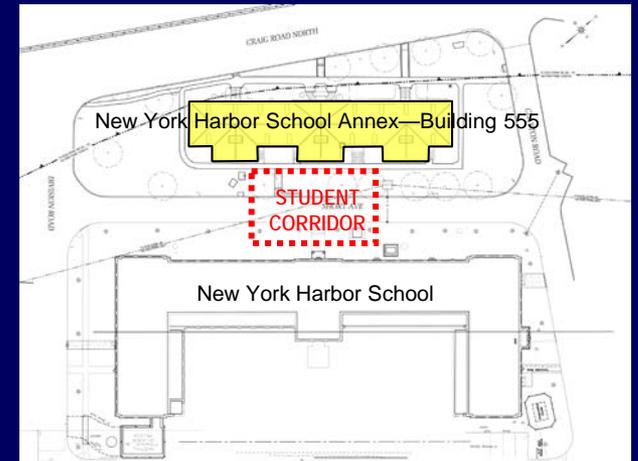
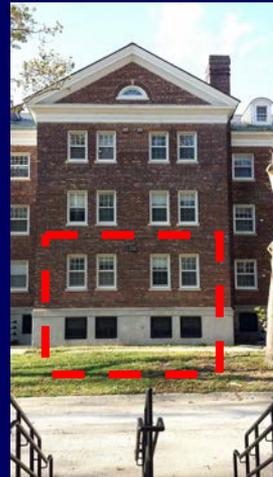
Historic Rear Elevation – Short Avenue



Existing Historic Rear Elevation – Short Avenue

AREA TO BE FILLED IN
AND REGRADED

MATCH EXISTING
CONCRETE BASE

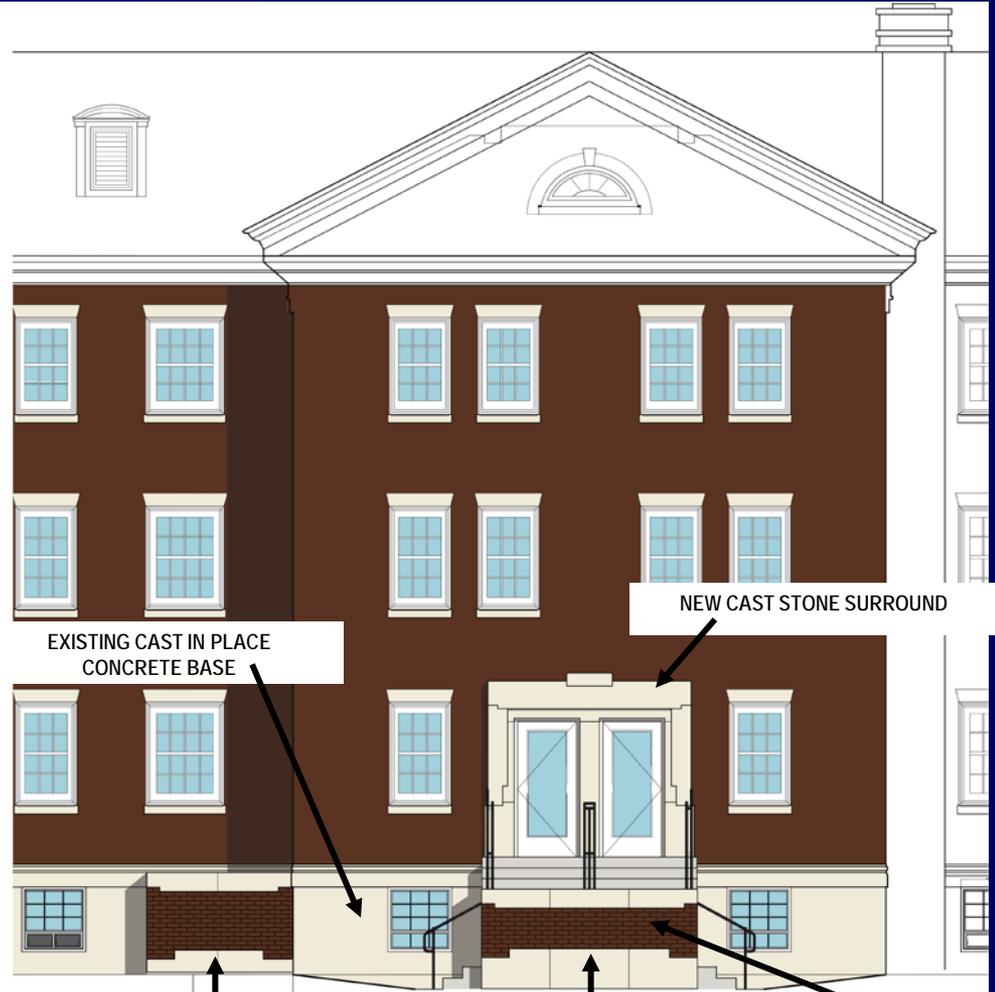


NEW MAIN ENTRANCE/ADA ACCESSABILITY

Historic Rear Elevation – Short Avenue



NEW ADA ACCESSIBLE LIFT



EXISTING CAST IN PLACE
CONCRETE BASE

NEW CAST STONE SURROUND

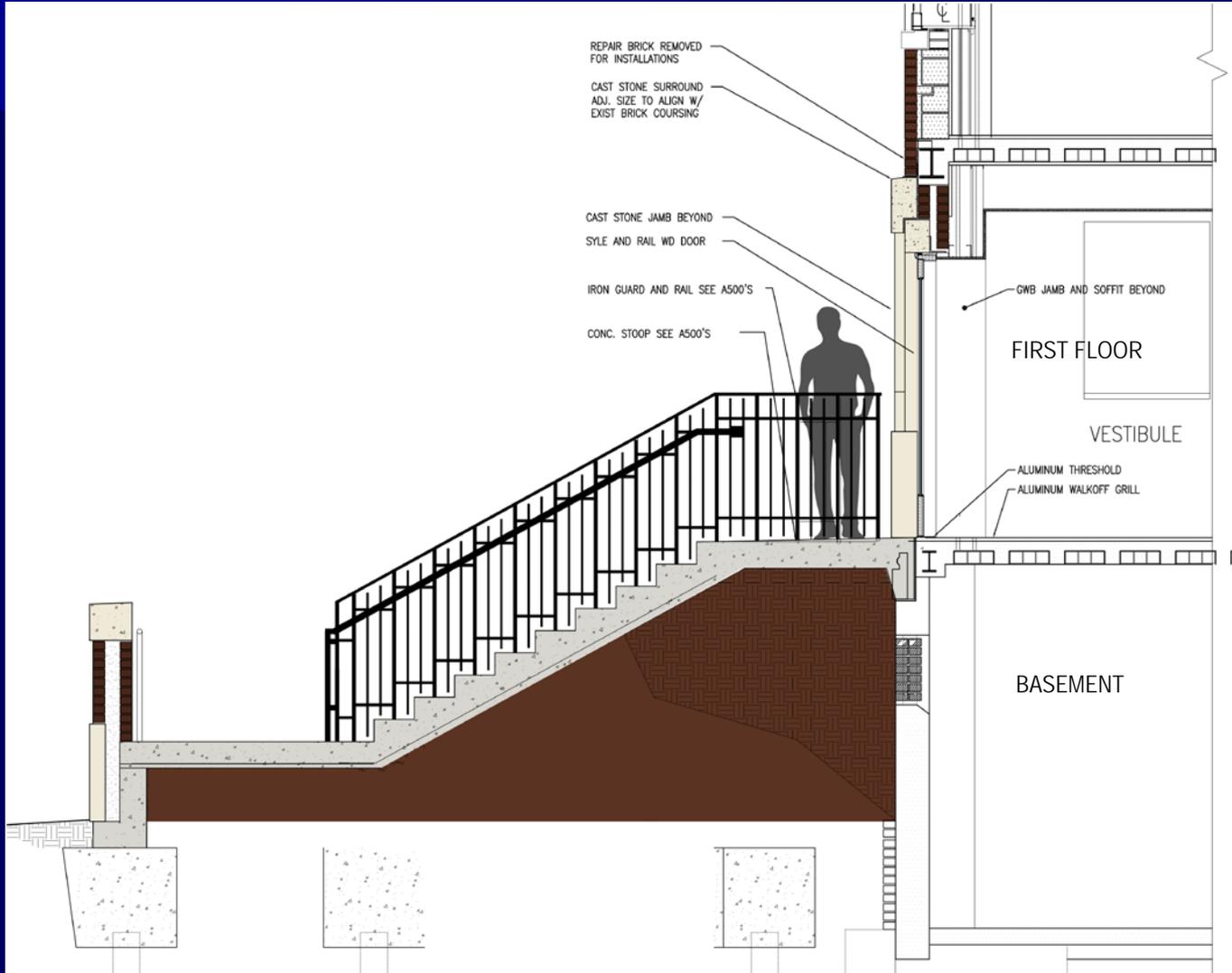
FLOOD GATE

NEW SCHOOL ENTRANCE

NEW BRICK

NEW MAIN ENTRANCE

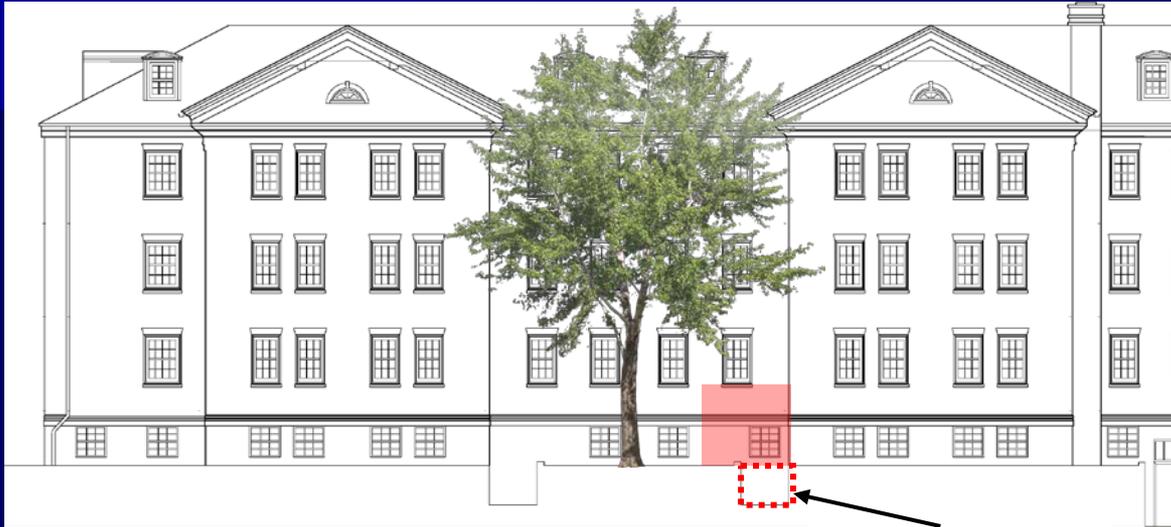
Historic Rear Elevation – Short Avenue



NEW SCHOOL ENTRANCE

ADA ACCESSIBILITY

Historic Rear & Side Elevation – Short Avenue & Division Road

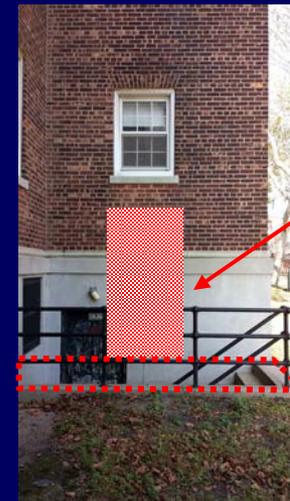


Existing Historic Rear Elevation – Short Avenue

AREA TO BE FILLED IN
AND REGRADED



Existing Side Elevation—Clayton Road



OPENING FOR
WHEELCHAIR LIFT

RAILING TO BE REMOVED

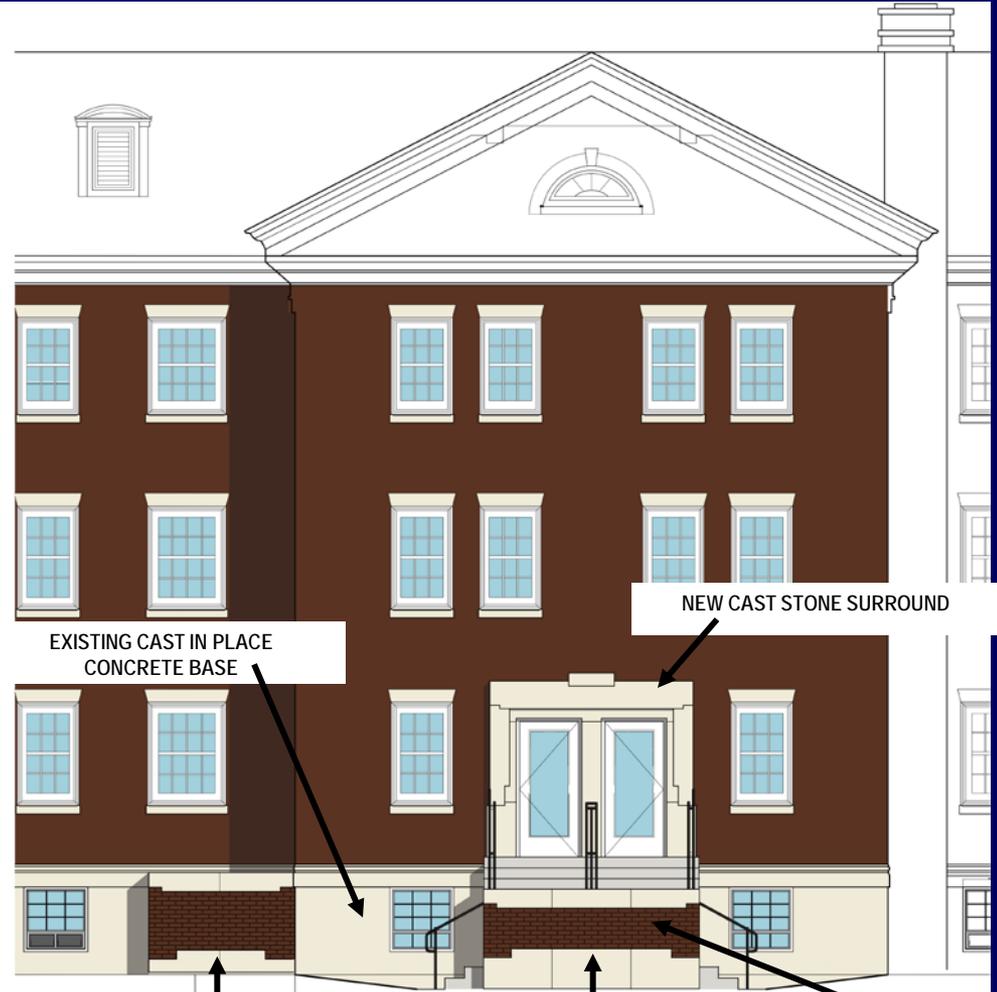
AREA TO BE FILLED IN
& REGRADED

NEW MAIN ENTRANCE/ADA ACCESSABILITY

Historic Rear Elevation – Short Avenue



NEW ADA ACCESSIBLE LIFT



EXISTING CAST IN PLACE
CONCRETE BASE

NEW CAST STONE SURROUND

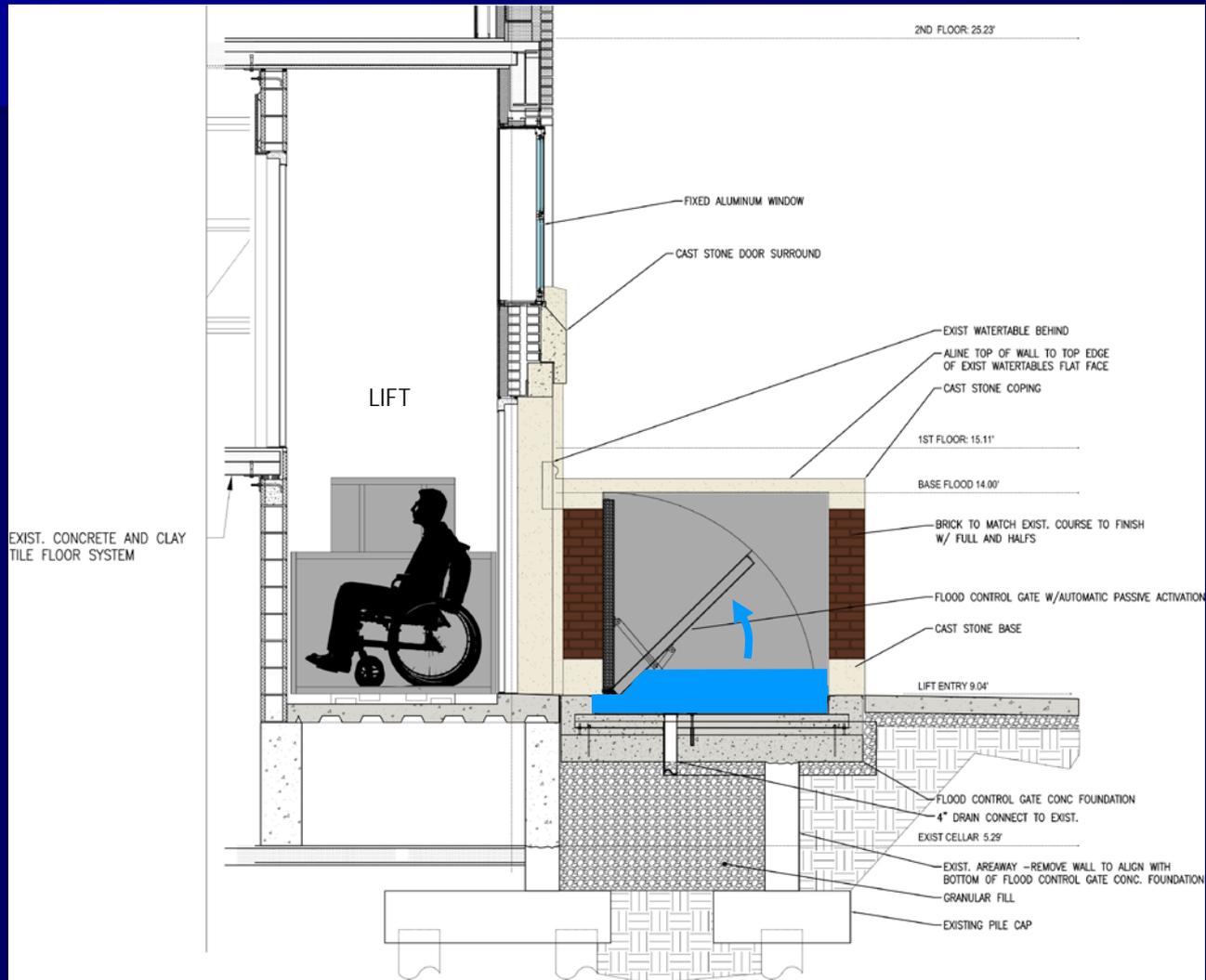
FLOOD GATE

NEW SCHOOL ENTRANCE

NEW BRICK

ADA ACCESSIBILITY

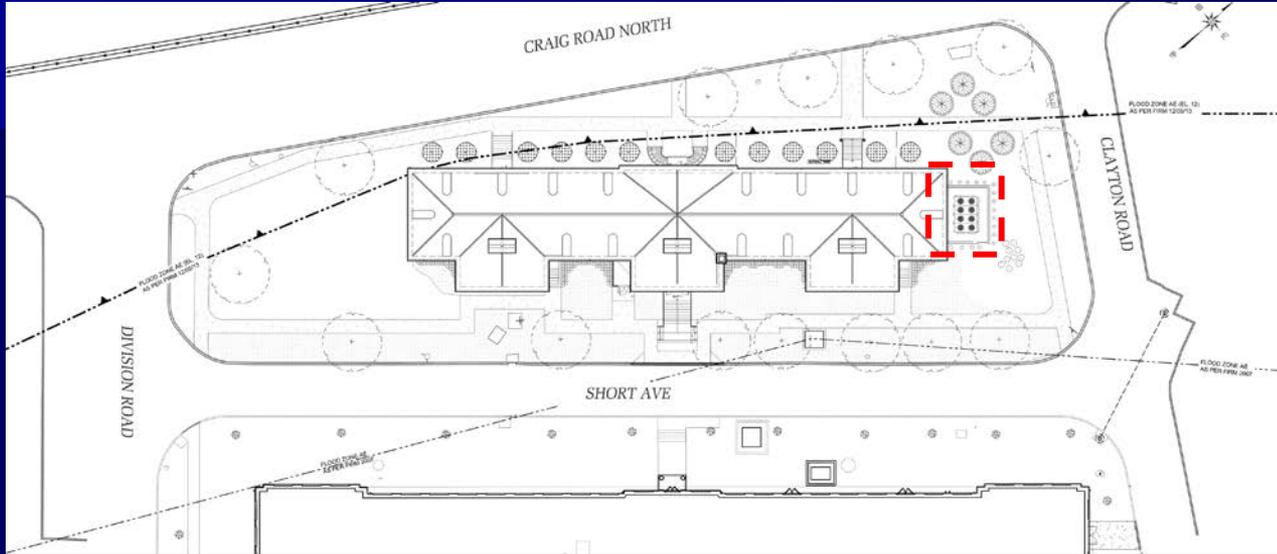
Historic Rear Elevation – Short Avenue



NEW ADA ACCESSIBLE LIFT

CHILLER ENCLOSURE

Flood Hazard Compliance



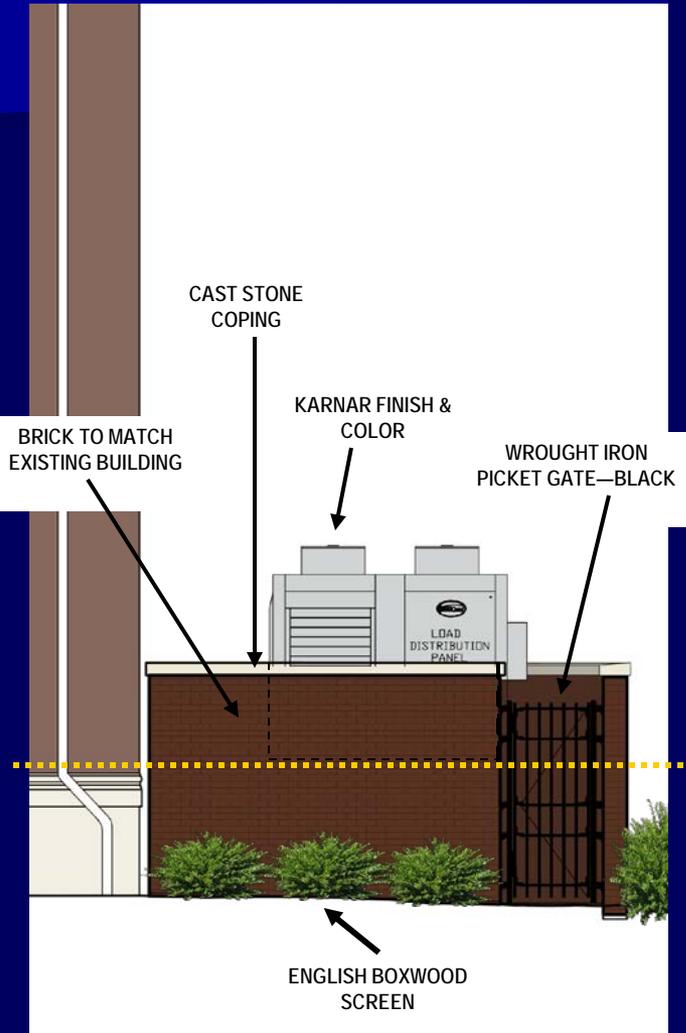
Proposed Site Plan



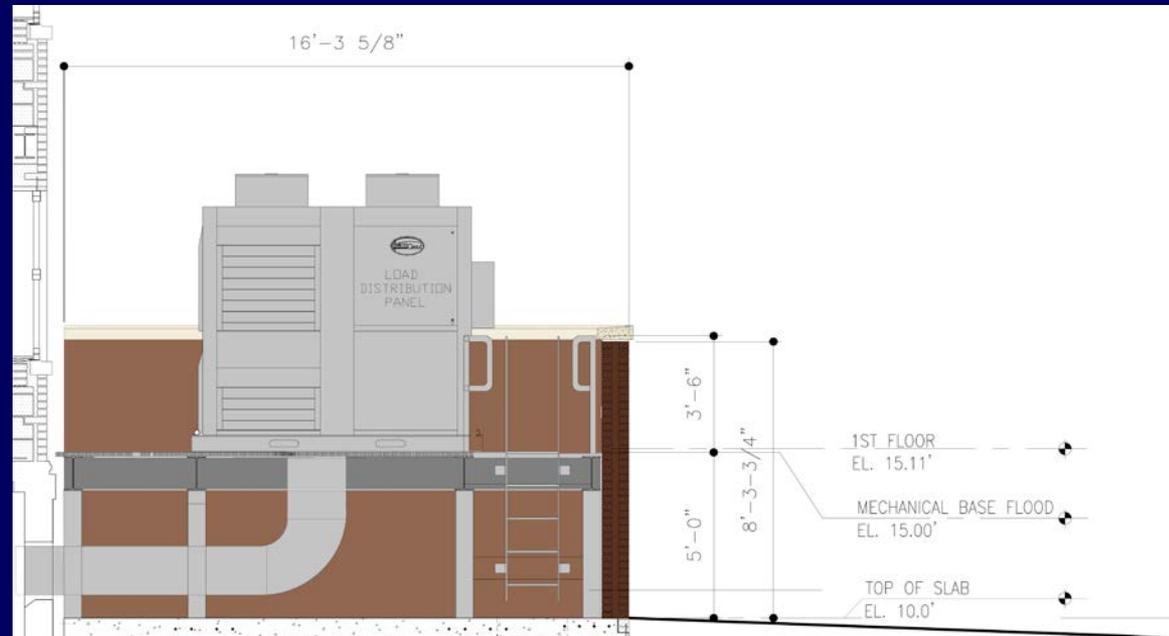
Proposed - Historic Rear Elevation—Short Avenue

CHILLER ENCLOSURE

Flood Hazard Compliance



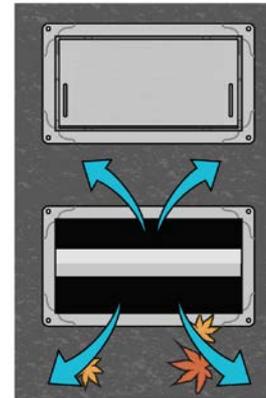
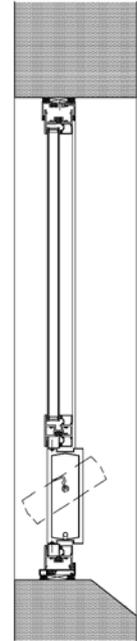
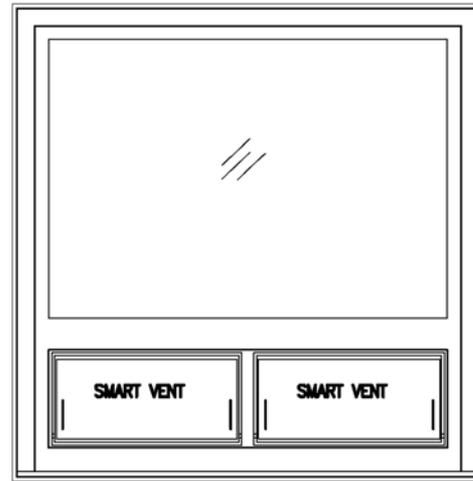
Proposed Chiller Enclosure



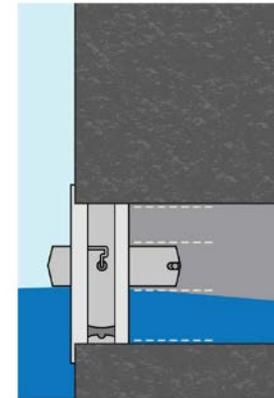
Proposed Chiller Enclosure—Section

SMART VENTS – FEMA FLOOD HAZARD COMPLIANCE

Typical A



SMART VENTS pivot open to allow water and debris to flow freely through the enclosure.



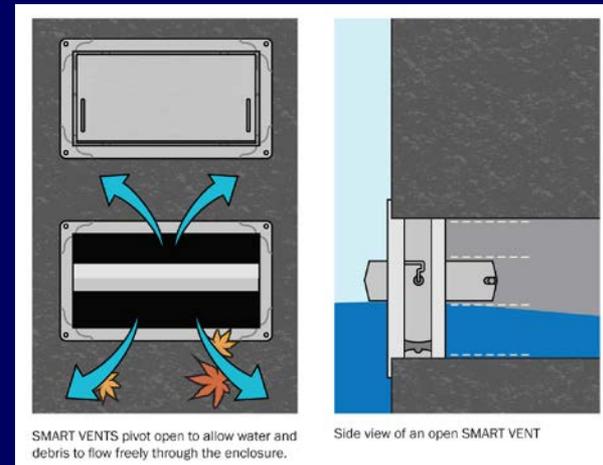
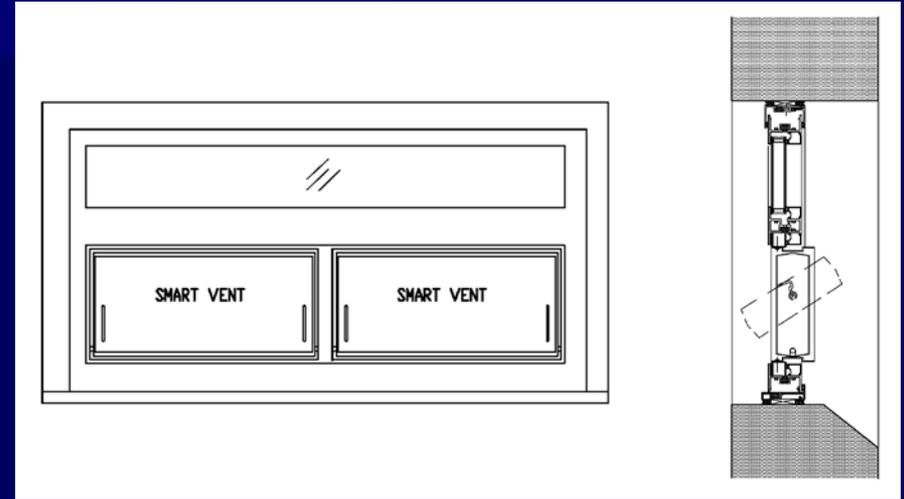
Side view of an open SMART VENT

Existing Basement - Double Hung

Proposed Aluminum Insulated Double Glazed Fixed Window w/ Smart Vents below
* Color White

SMART VENTS – FEMA FLOOD HAZARD COMPLIANCE

Typical B



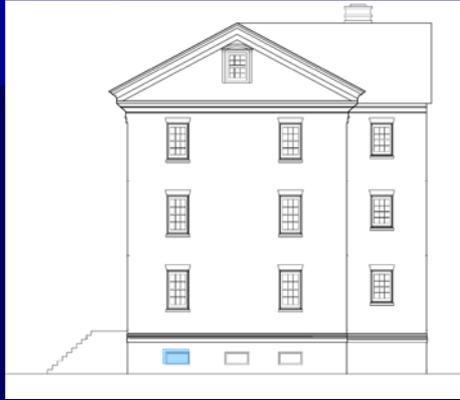
Existing Basement Window

Proposed Aluminum Insulated Double Glazed Fixed Window w/ Smart Vents below
* Color White

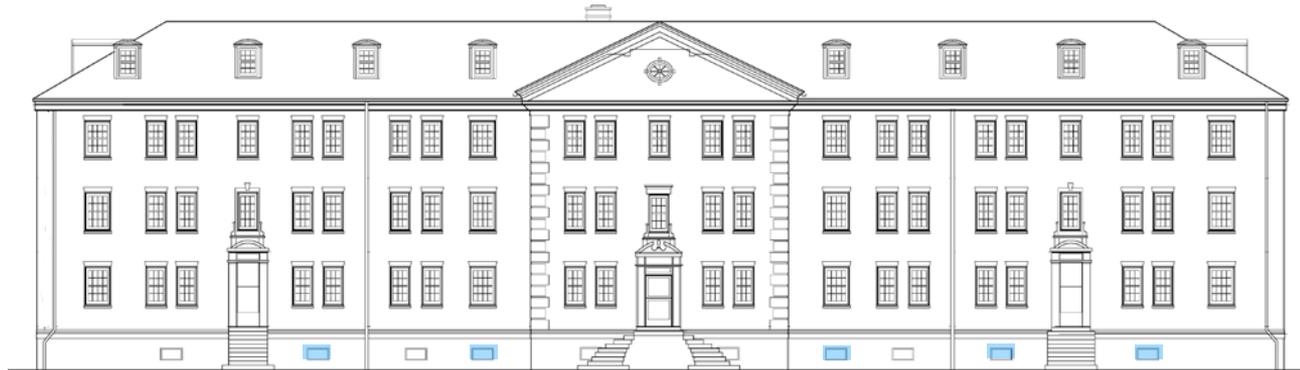
SMART VENTS – FEMA FLOOD HAZARD COMPLIANCE

Typical A

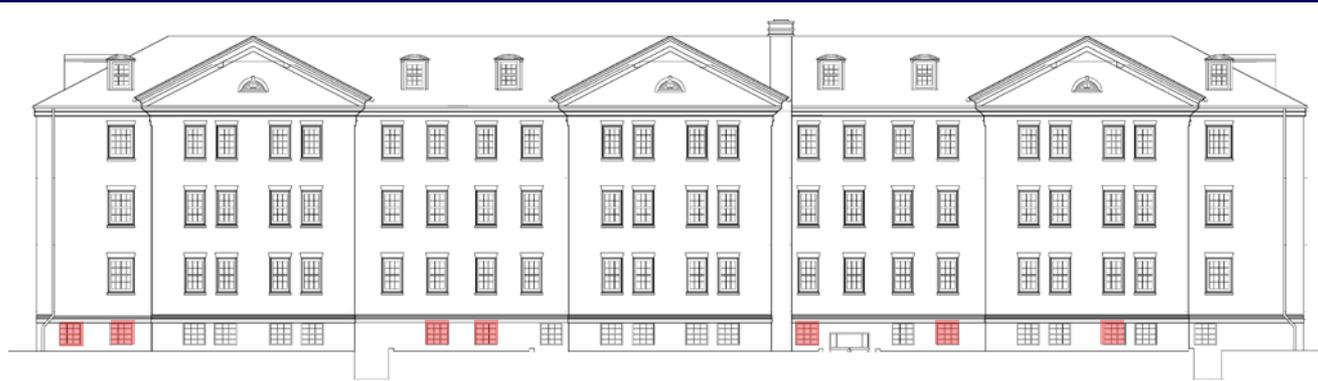
Typical B



Existing Side Elevation—Clayton Road



Existing Historic Front Elevation—Craig Road North



Existing Historic Rear Elevation—Short Avenue



Existing Side Elevation—Division Road