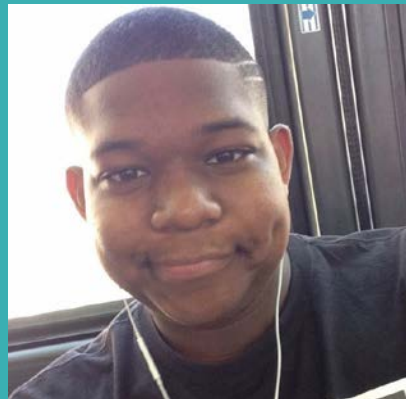




CORY BREEGLE



KENNY CHEUNG



JEAN-PIERRE DEMERIUX GOMEZ

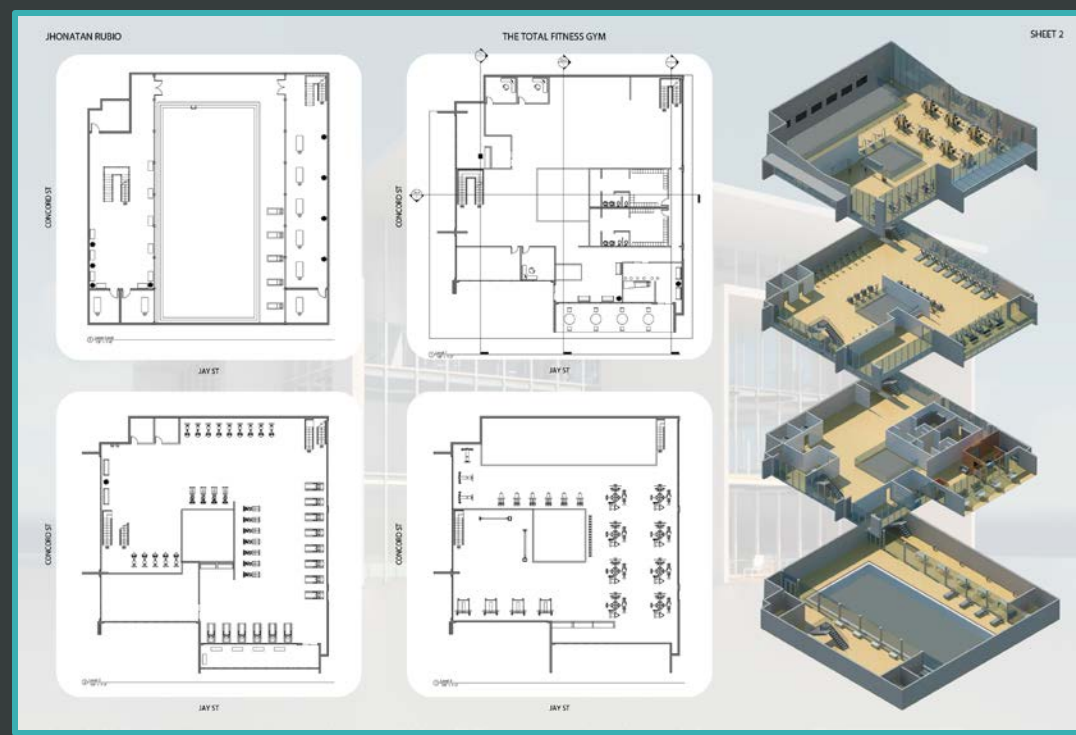


DARWIN DIAZ

Team One

Building Analysis: Original Design

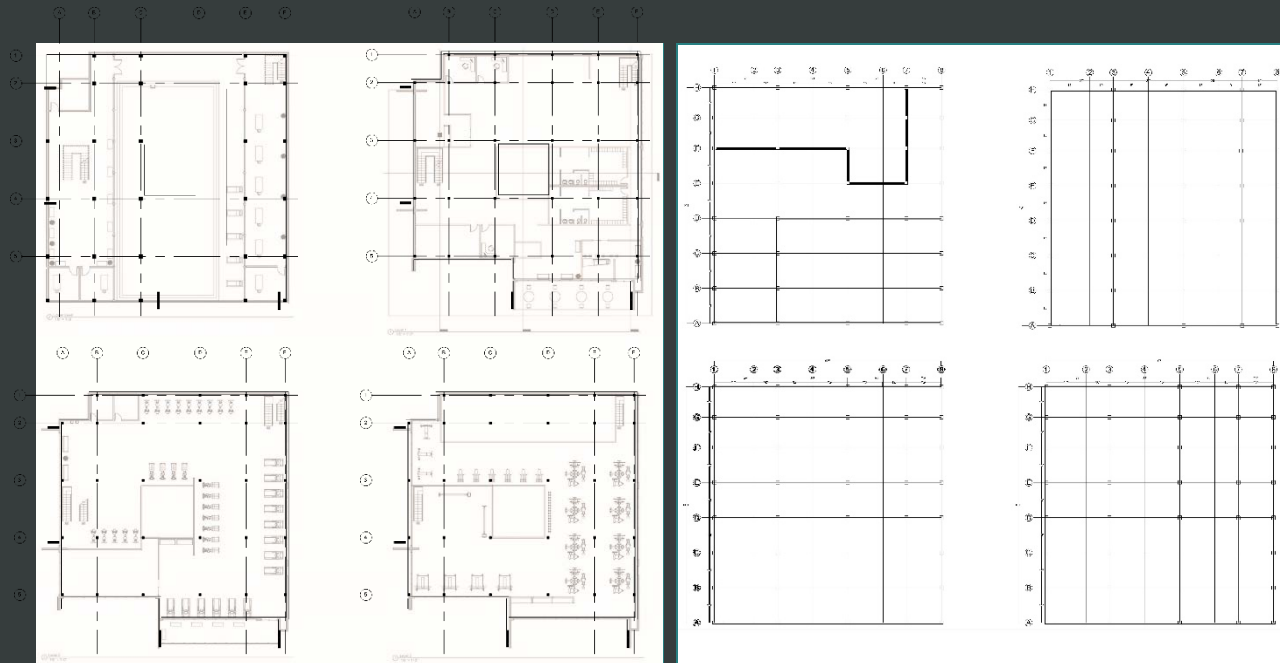
- Designed by Jhonatan Rubio
- Three-Story Fitness Facility with a basement.
- Approximately 10,000 SF per floor, except the basement which is about 11,000 SF
- Located on the corner of Jay Street and Concord Street, near NYCCT's Howard Building.



Building Analysis:

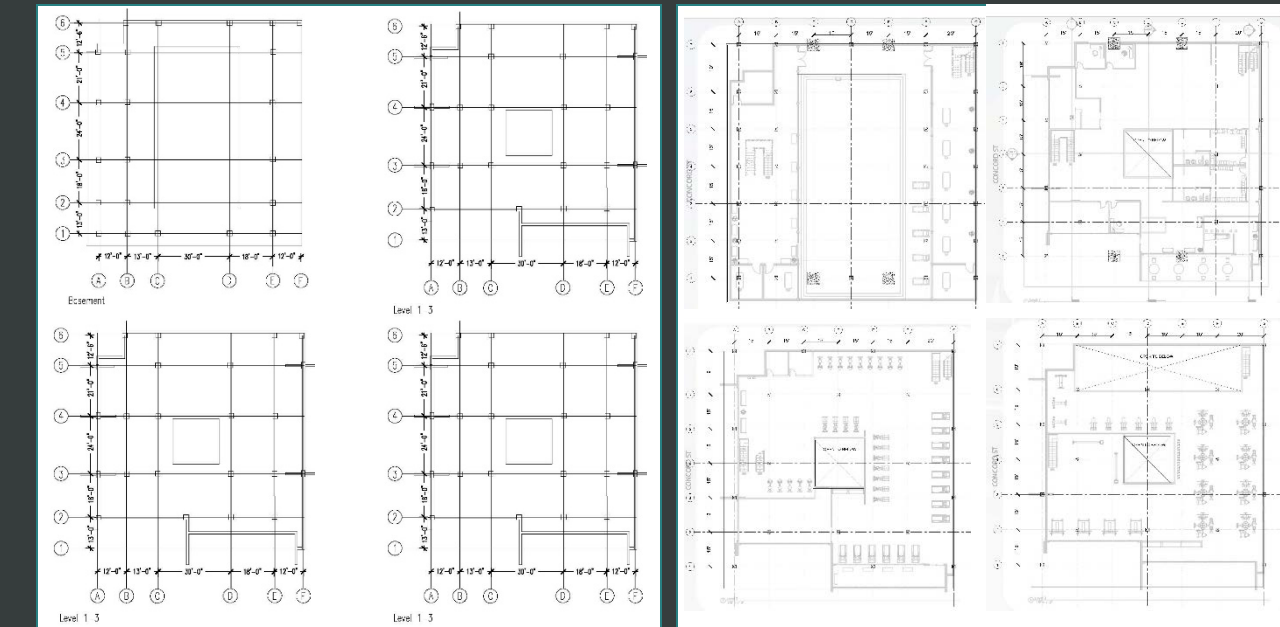
Cory's Grid

- Long Span between C and D in basement to account for pool.
- Creating two narrower corridors along East and North ends for anticipated egress and HVAC systems
- Making the "fins" shear walls through the building vertically.
- Approximately 20" Floor to Floor, 30" for Basement



Kenny's Grid

Jean-Pierre's Grid

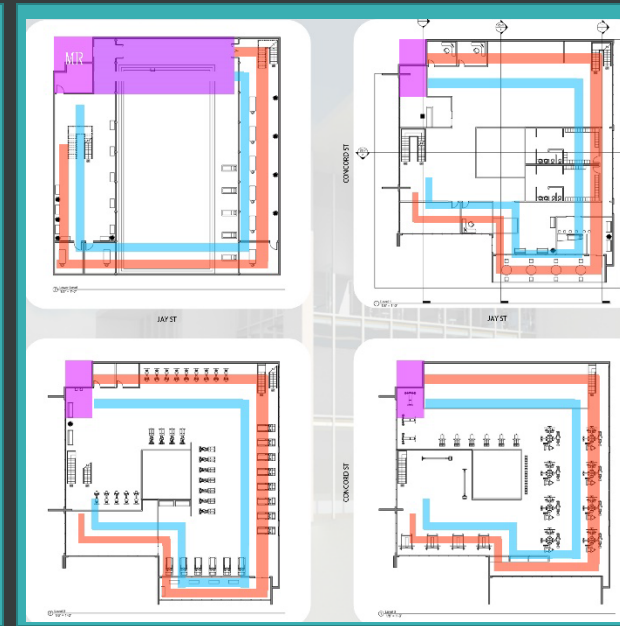
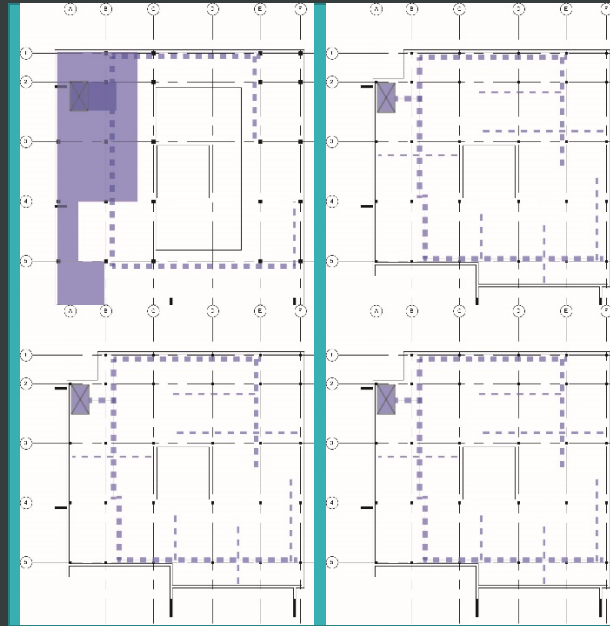


- ## Darwin's Grid
- The foundation should have enough support for four thick columns of 5 feet to support the arch

Building Analysis:

Cory's HVAC Plan

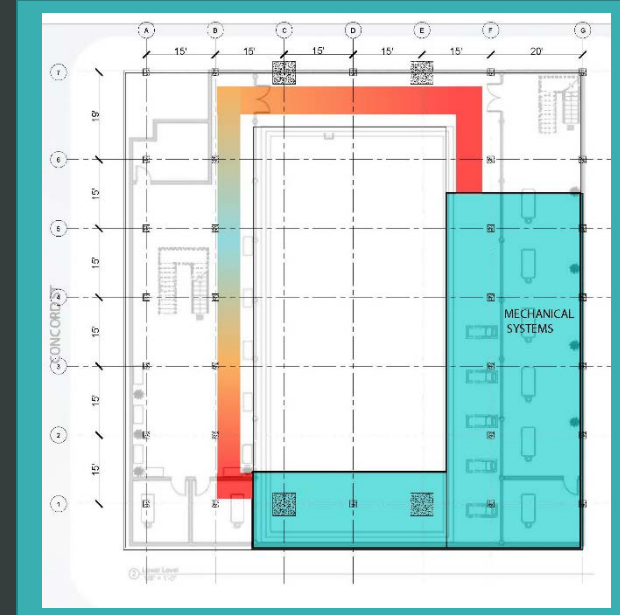
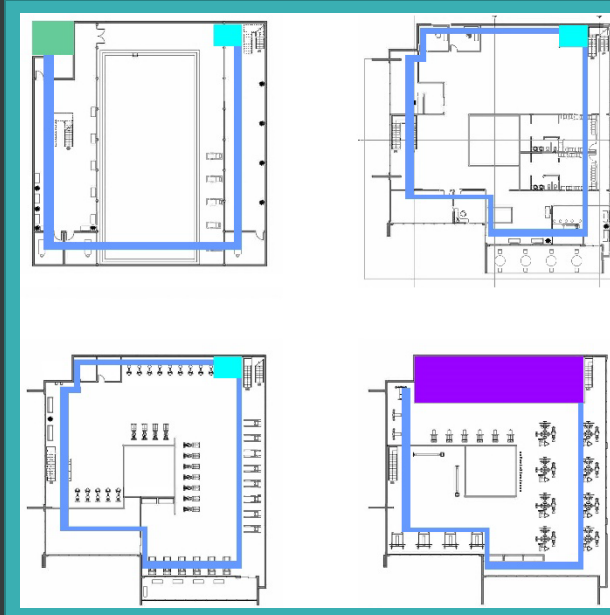
- Intent is to have the ducts running on the ceiling of the each floor, the shaft being located at the top left, which is a largely unused spaced through the entire space
- Feeding off of two directions for efficiency through the structure.



- ## Kenny's HVAC Plan
- The intent is for the mechanical room to be located nearest the back wall, which seems logical due to the spaces on each floor, the easiest place for a shaft to go to allow for vertical and horizontal distribution.

Jean-Pierre's HVAC Plan

- Placing the mechanical room in a place where there is currently a double height space
- The shaft runs parallel with a stairwell in a small corridor of structural columns, which seemed like an obvious place to put the shaft.

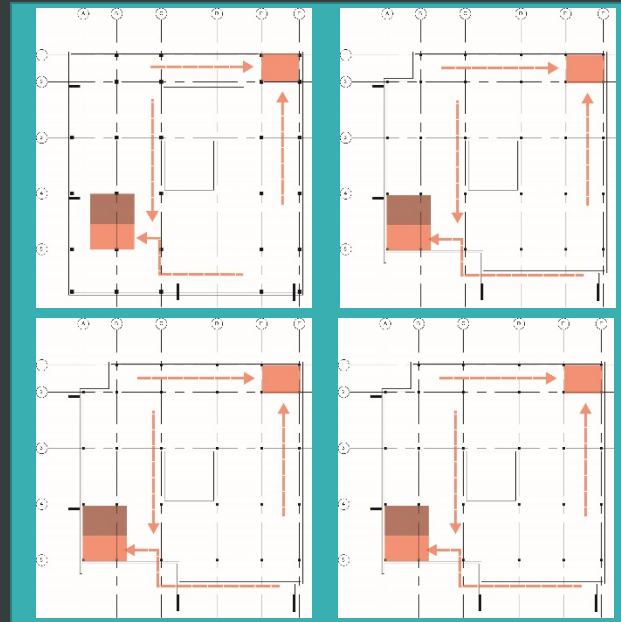


- ## Darwin's HVAC Plan
- After adjusting some of the less efficient program spaces, the mechanical room will be located in the lower left, allowing for ease of distribution

Building Analysis:

Cory's Circulation Plan

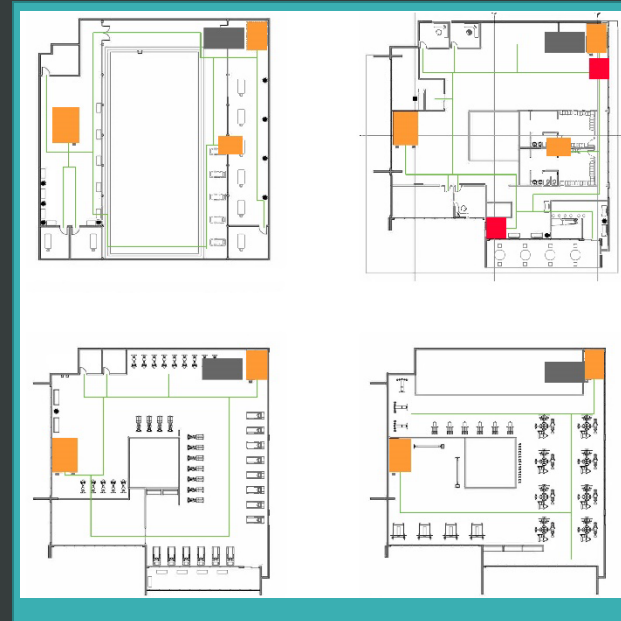
- Egress stairs are located at opposite ends of gym, with freight elevator for equipment on Concord Street, making deliveries easily accepted off a side street, and used as handicap accessible elevator for circulation.



Kenny's HVAC Circulation Plan

- Two sets of stairs, both of which have the opportunity to become egress stairs, connecting to the outside

Jean-Pierre's Circulation Plan

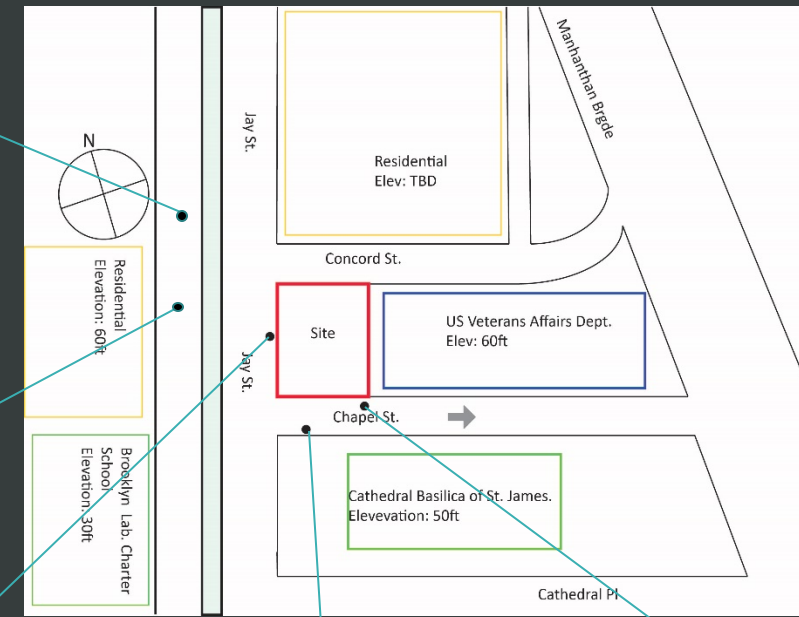


Darwin's HVAC Circulation Plan

- Currently the spaces are hard to have proper circulation because of all the small hallway spaces, and none of the current stairways connect to the outside.

Site Analysis: Views

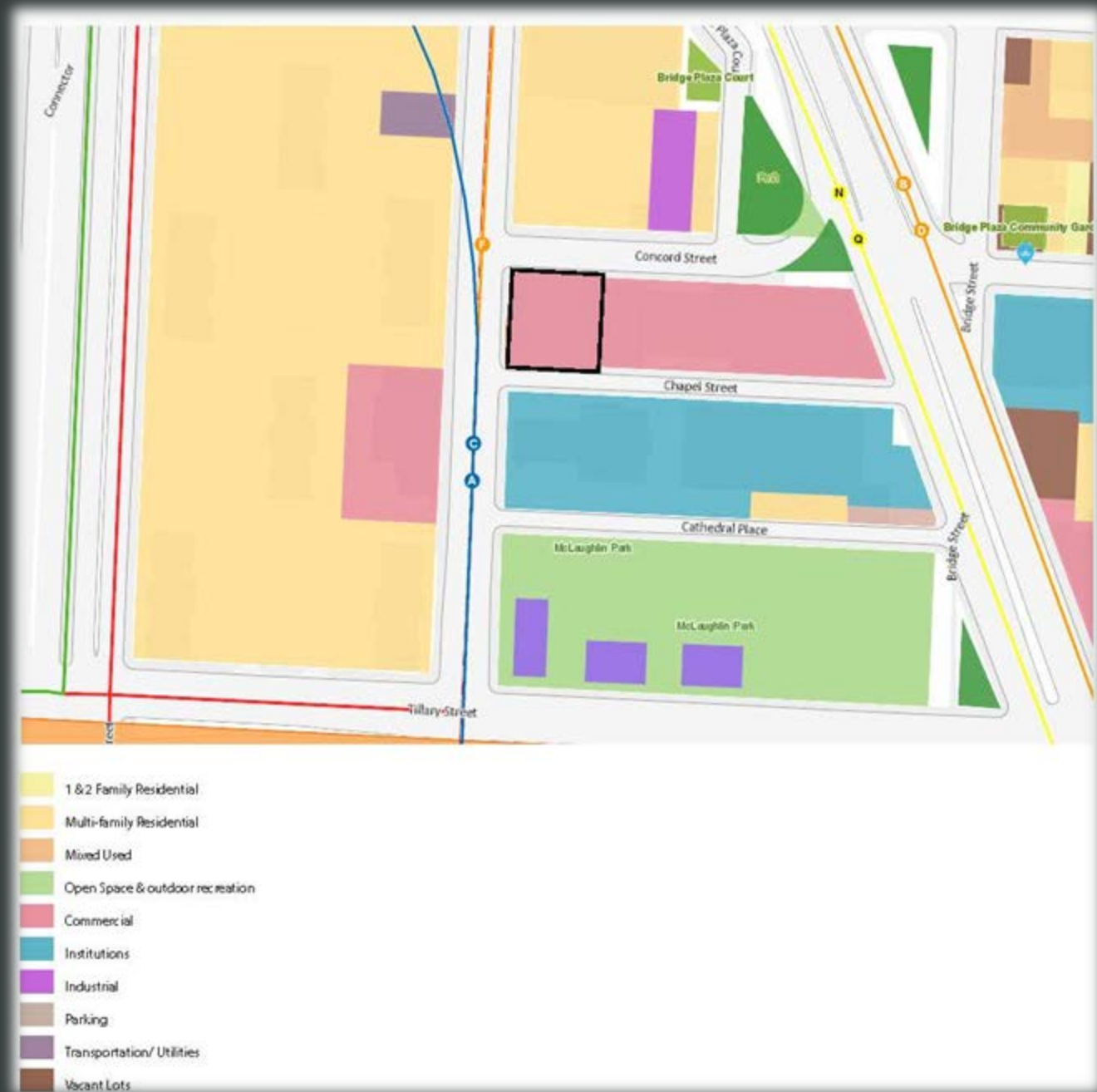
- Some of the views from the site and the surrounding area, showing the urban walls.
- The site currently houses a parking garage, and two three-storey buildings.
- Adjacent to a church, depicted in the lower right.
- Directly across Jay street is an apartment complex, which would be a great market for a gym in this location.



Site Analysis:

Land Use and Massing

- Land use around the neighborhood and the near the site is mostly residential, with a major housing complex sitting directly across Jay street.
- McLaughlin Park and a place of worship on the corner of Jay and Cathedral are directly south of the site, letting in sunlight from the south.
- Placed directly to the east of our site is New York City College of Technology's Howard Building, acting as a sun block from the early morning sun.
- Also, it is useful to note there is a high-rise structure being built currently, north of our site.



Precedent Study

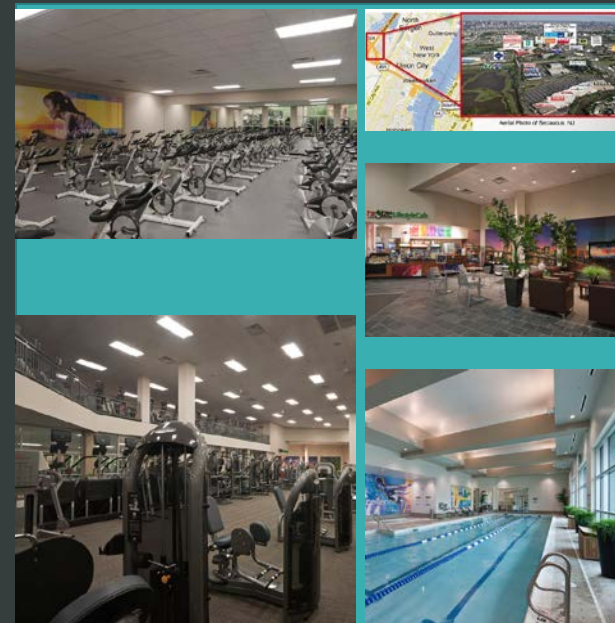
Cory's Case Study (Crunch)

- During my visit to a couple Crunch Fitness facilities, I noticed that all the HVAC is exposed, and due to the fact they are in the city, everything is crammed.
- The floor thickness seemed to be fairly large to accommodate HVAC and beams.



Jean-Pierre's Case Study

- Behind the immediate reception area are lines of treadmills left of the room.
- To the right are freeweights, and smith machines.
- The locker rooms were located at the top of the stairs when you walk up to the second floor, nearby is the entrance to the Mechanical/Electrical room.
- No photos were allowed to be taken inside of the facility.



Kenny's Case Study (Bodhi)

- One floor with a store front
- The mechanical room is on the roof, however it is a one floor building
 - Division of space is important for peoples needs (Cardio, Muscular, Flexibility)



Darwin's Case Study (Planet)

- Tall ceiling heights, approx. two feet
- Columns were concrete and no portals around the building, even though it was by itself
- In order to access the pool area, one has to pass through the locker room.

Program:

Present vs. Missing

Spaces In the Design

- Control Point (Check-In)- 500 SF
- Locker Room/Restroom- 1,200 SF (600 EA)
- Storage Room(s)- 750 SF
- Staff Offices- 750 SF
- Stretching Area- 1,500 SF
- Swimming Pool- 6,000 SF
- Massage/PT Rooms- 2,000 SF
- Weights- 6,000 SF
- Cardio Areas 6,000 SF
- Studio Space- 900 SF
- Misc Seating- 1,300 SF
- Café- 1,000 SF

Missing Spaces and Improper Use of Spaces

- Locker Room's need the addition of showers and pool access, need to be larger
- Mechanical Room
- Pump Room
- Elevator
- Smaller and more consolidated staff offices
- Private massage/PT rooms, currently taking up too much square footage.
- Studio Space can be expanded
- Too much erroneously placed seating
- "Stash and Dash" lockers
- More accurate pool dimensions
- Proper Egress Stairs
- Floor to Floor, especially the basement, needs to be increased to accommodate physical movement vertically (Jumping, Lifting, Diving)

Façade Material

Cory's Choices

- Curtain Wall: Stick
- Site Cast In Place
 - Ribbed Texture Form

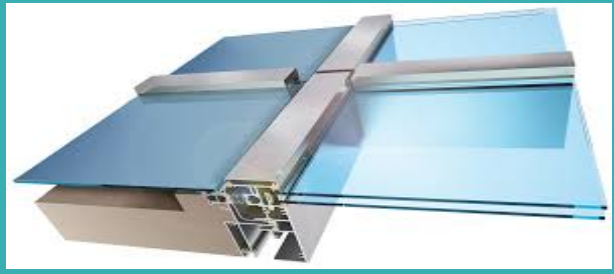


Kenny's Case Choice

- Curtain Wall Panel Infill System
- Fiber Reinforced Plastic

Jean-Pierre's Choices

- Curtain Wall: Vision Glass
- Pre Cast Concrete: Solid Panel



Darwin's Case Choice

- Storefront
- Sandblasted Plywood

Bibliography:

- Kawneer Curtain Wall
 - http://www.kawneer.com/kawneer/north-america/catalog/images/Category_unitized.jpg
- <http://national-cba.com/concrete-wall-form-liners-a-perfect-blend-of-technology-creativity-and-innovation/>
- http://img.archiexpo.com/images_ae/photo-g/62511-6001997.jpg
- All Plan overlays used in HVAC plan, Circulation Diagrams, and during the Building Analysis were done by Jhonatan Rubio, the original designer of the facility.