

ARCHITECTURE PORTFOLIO

# NICOLAS R MARISCAL

POUND RIDGE POOL HOUSE

ACME SMOKED FISH  
OFFICES

HIGHWAY HOUSE

& MUCH MORE INSIDE!



ARCHITECTURE PORTFOLIO  
NICOLAS R MARISCAL

4	POUND RIDGE POOL HOUSE
14	HIGHWAY HOUSE
20	DUNE ROAD MODULAR
26	ACME SMOKED FISH OFFICES
32	HIGHWAY HOUSE STAIR
34	BROOKLYN ARMY TERMINAL

# POUND RIDGE POOL HOUSE

COMPLETION: JULY 2016

## PROJECT SUMMARY:

A pool house with a year-round second floor art studio was built as a cantilevering structure beside an existing swimming pool. New architectural concrete retaining walls and patios were built in place of rubble and bluestone that had been failing structurally. Bold white geometry and a site sensitive plan allow the new structures to compliment and enhance the existing modern home.

## ZONING CONSTRAINTS:

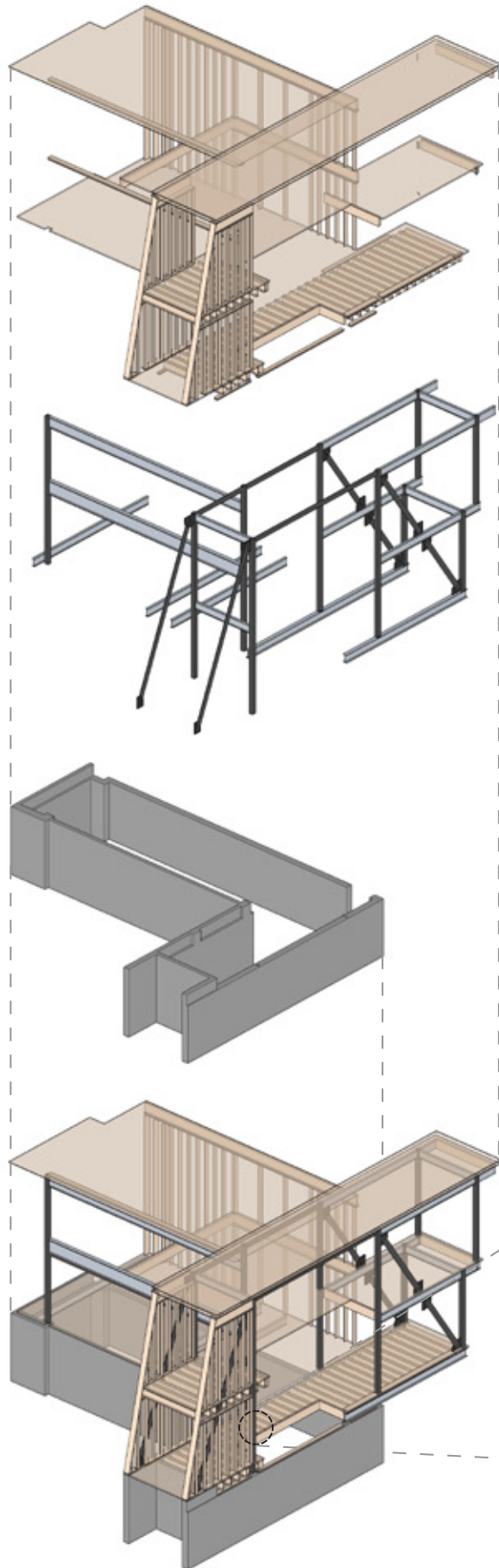
A steep slope ordinance severely limited the development area and drove the final design solution. Planning Board approval and a variance was required due to lot coverage thresholds triggering enhanced setback rules. A wetlands permit was required from the Water Control Commission due to wetlands proximity.

## PROJECT ROLE:

- Overall Design Concept Planning
- Schematic Design
- Design Development
- Value Engineering
- Consultant Coordination
- Construction Documents
- Structural Coordination
- Shop Drawing review
- Bidding & working with contractors
- Construction Administration work
- Erosion and Soil Control management
- Present at Town Meetings
- Reviews with Building Officials
- Oversaw detail oriented construction onsite
- As built plans
- Interior Design & coordination
- Photographs
- Client interaction



**CANTILEVER STRUCTURAL COORDINATION MODEL**



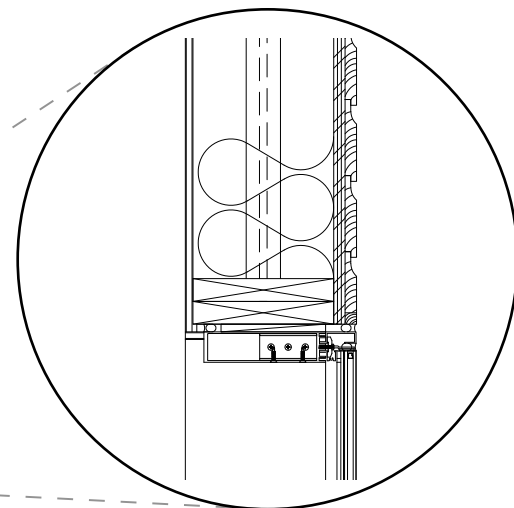
**WOOD FRAMING**



**STRUCTURAL STEEL FOR CANTILEVER**

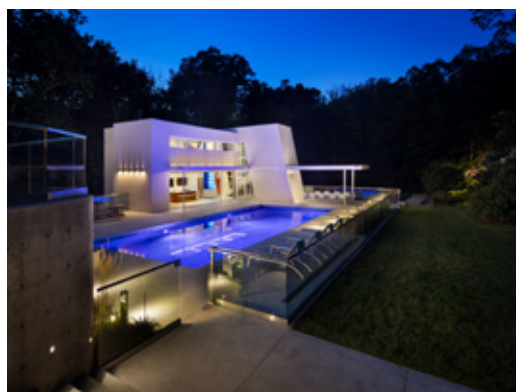
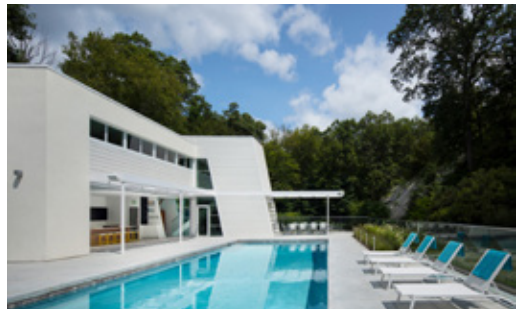


**CONCRETE FOUNDATION  
WITH RECESSES FOR STEEL PLATES AND POSTS**

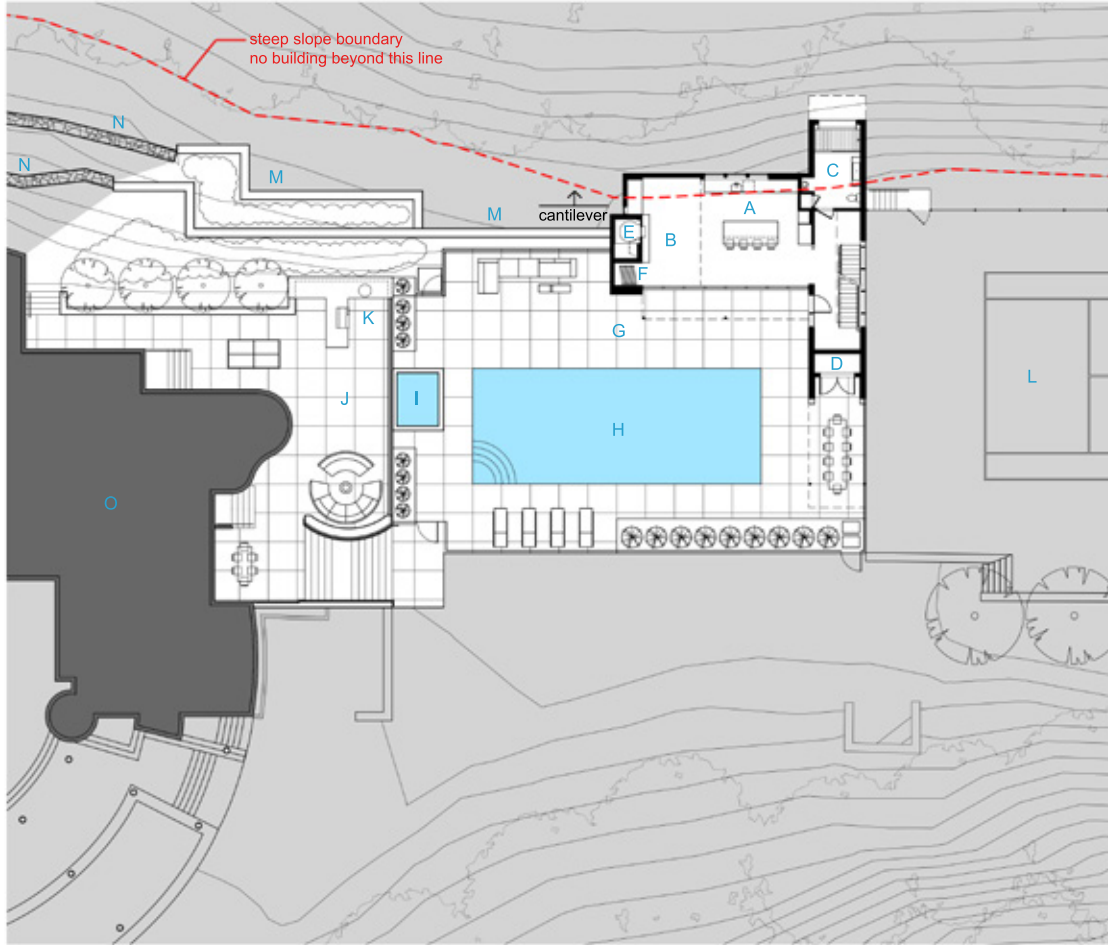


**WOOD FRAMED CAVITY WALL WITH STEEL  
STRUCTURE AT WINDOW MULLION DETAIL**

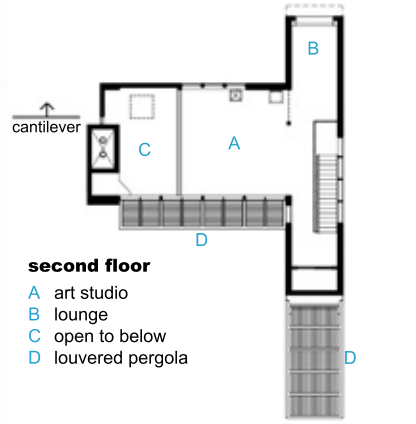




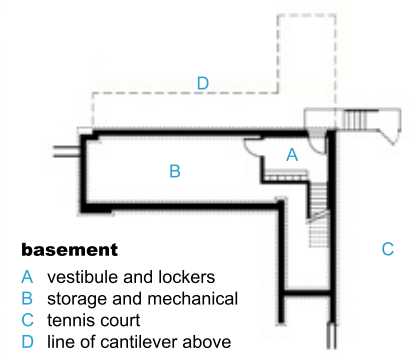




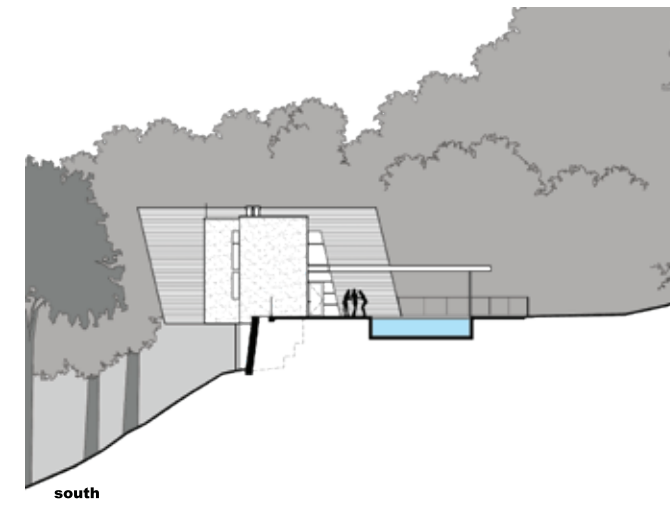
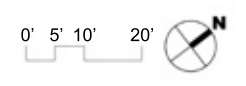
- first floor and patio**
- A bar and food prep
  - B lounge and dance floor
  - C bathroom
  - D pool storage
  - E wood burning pizza oven and fireplace
  - F operable glass wall storage
  - G lower patio
  - H swimming pool
  - I spa
  - J upper patio
  - K barbeque and smoker
  - L tennis court
  - M new concrete retaining wall
  - N existing rubble retaining wall
  - O existing main house



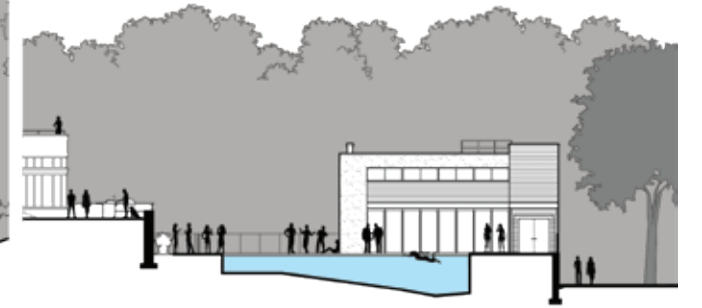
- second floor**
- A art studio
  - B lounge
  - C open to below
  - D louvered pergola



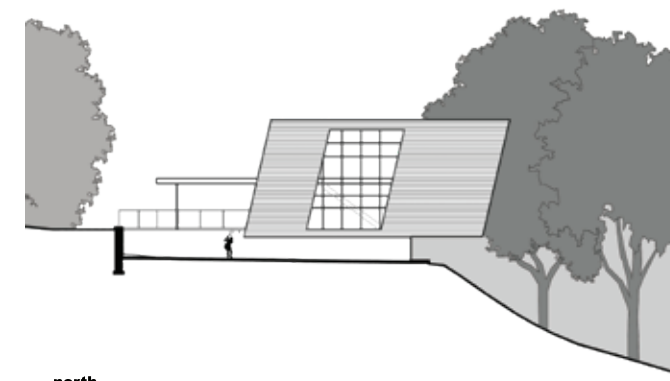
- basement**
- A vestibule and lockers
  - B storage and mechanical
  - C tennis court
  - D line of cantilever above



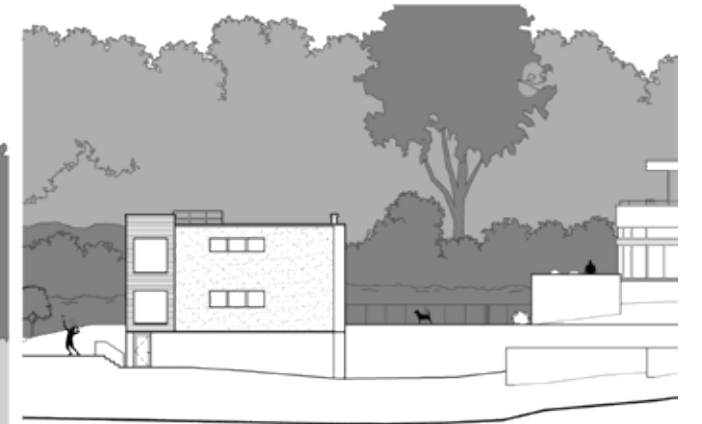
south



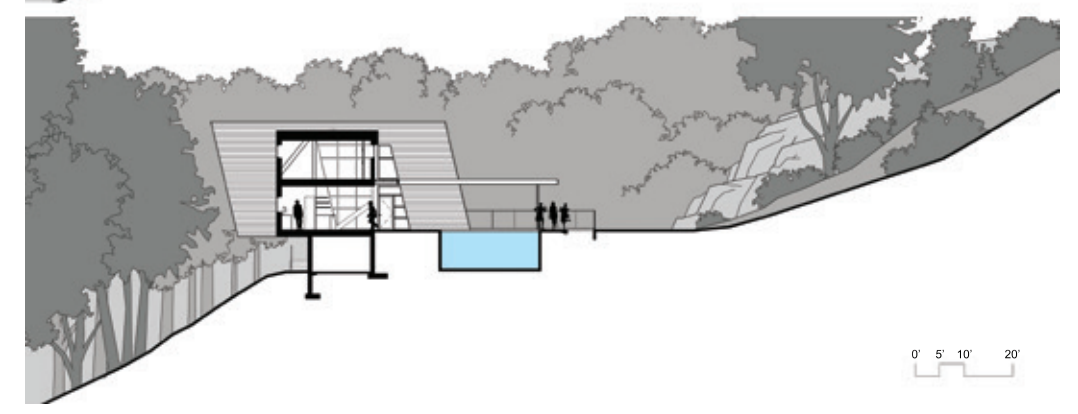
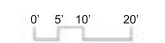
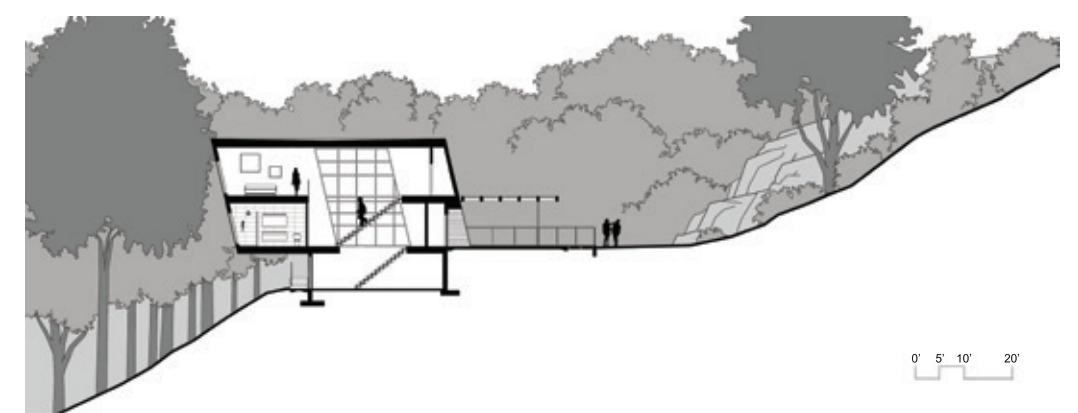
east



north



west



# HIGHWAY HOUSE



COMPLETION: AUGUST 2017

## PROJECT SUMMARY:

This house can be described as a U shaped courtyard house, the shape was informed by the adjacent highway. Located immediately north of the main wing, the main wing acts as a sound wall, deflecting sound from entering the courtyard. The other leg of the U is the guest wing, joined together with the main wing, by a long continuous insulated concrete wall. When guests arrive at the house they are greeted by the guest wing, and pass through an opening in the concrete to access the main entrance. Bedrooms on the main wing of the house face inward toward the courtyard, and do not face the highway. A long corridor joins the bedrooms with a continuous strip window with views to the highway. At night the car lights shine through the strip windows, and illuminate the corridor.





**MY PROJECT ROLE:**

- Design Concept Planning
- Schematic Design
- Design Development
- Product Research
- Product Specification
- Consultant Coordination
- Construction Documents
- Structural Coordination
- Shop Drawing review
- Bidding & work with contractors
- Construction Administration work
- Present at Town Meetings
- Zoning Research
- Landscape Coordination
- Client Interaction
- Reviews with Building Officials
- Interior Design & Millwork Drawings

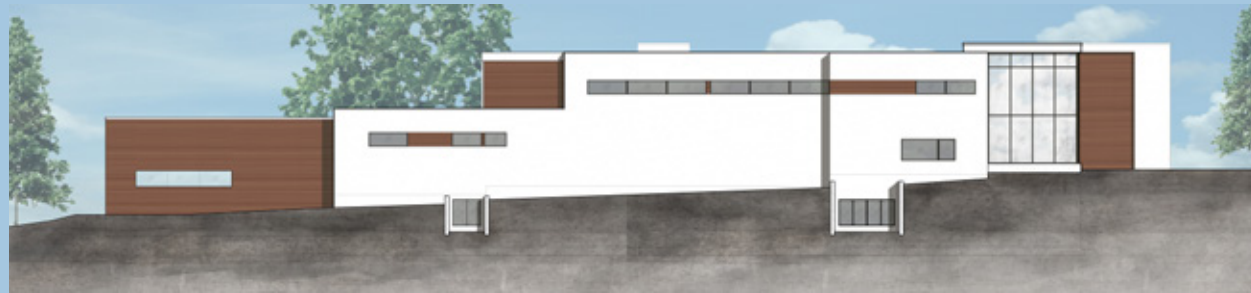




ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



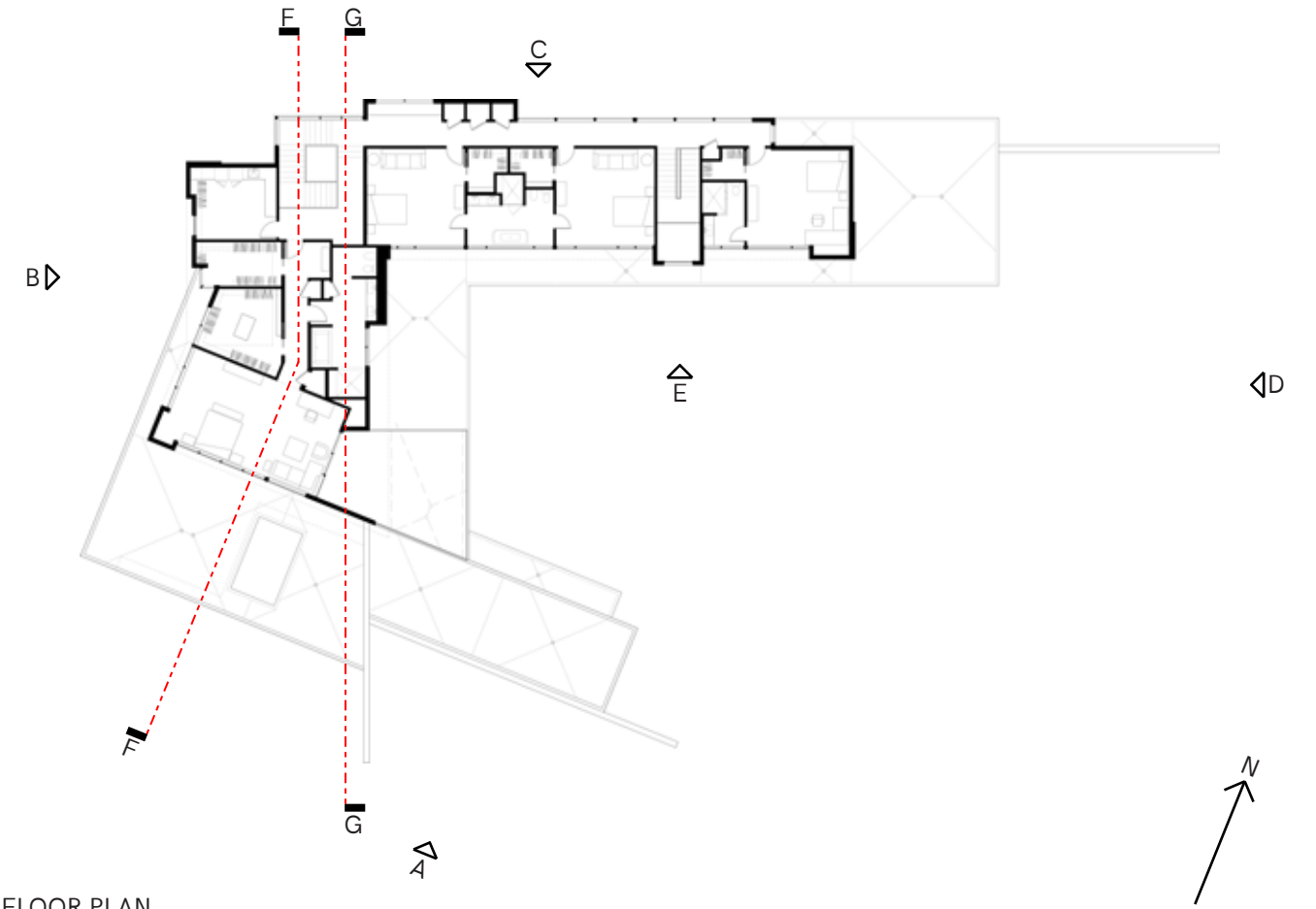
ELEVATION E



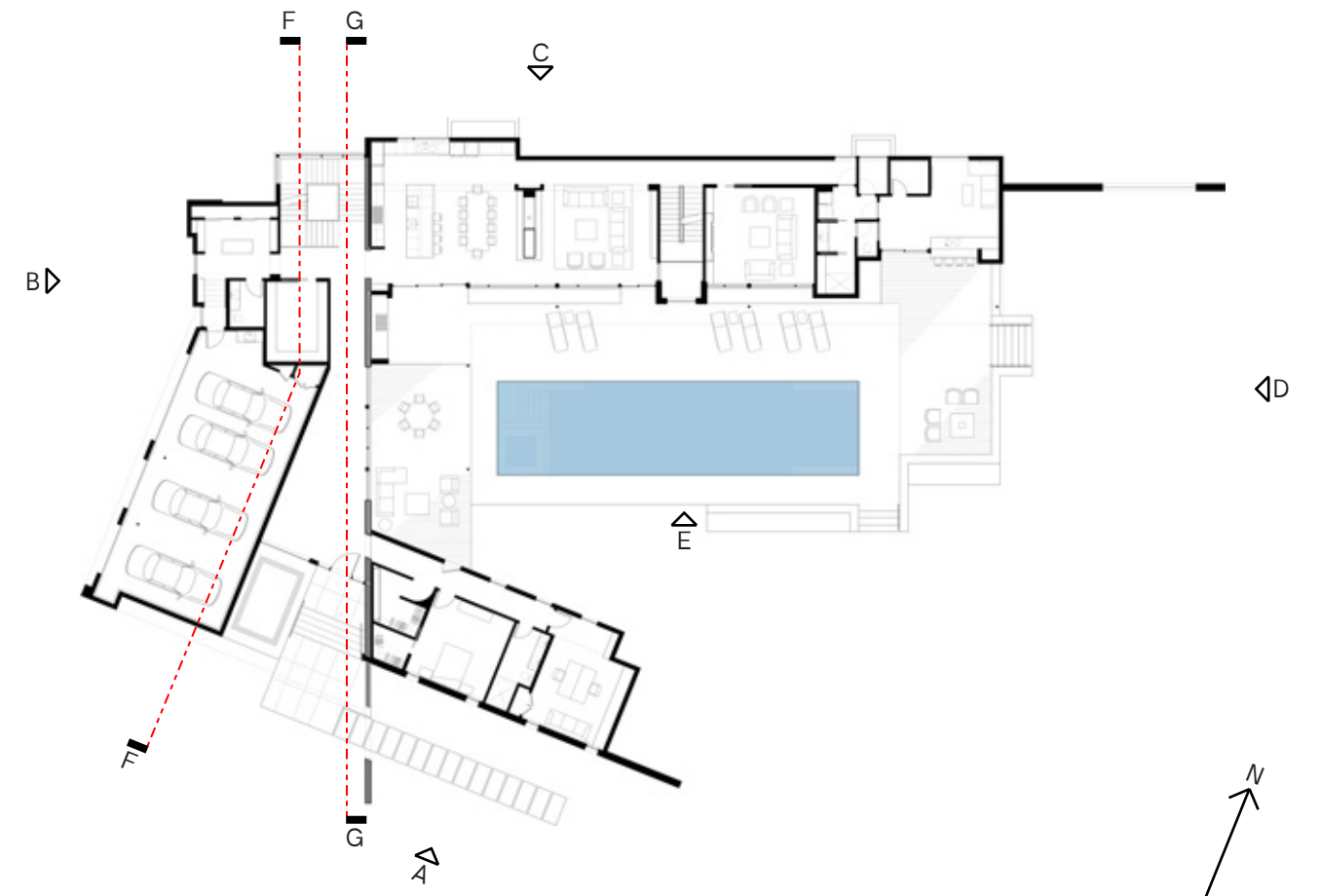
SECTION F-F



SECTION G-G



SECOND FLOOR PLAN



FIRST FLOOR PLAN

# DUNE ROAD MODULAR

COMPLETION: JANUARY 2018

## PROJECT SUMMARY:

A modular home designed with the rising tides in mind. Built in Westhampton Dunes, NY, this home is located on a sandbar with the Atlantic Ocean to the south and Moriches Bay to the north. Zoning constraints allowed the whole structure to be raised off the ground 15' off the ground. Due to time constraints and lot dimensions, a modular system was chosen as the construction method. The house includes an elevator, rooftop gym, with 360 degree views of the ocean and bay.

## PROJECT ROLE:

- Overall Design Concept Planning
- Schematic Design
- Design Development
- Value Engineering
- Consultant Coordination
- Drawings for Modulator Company
- Design Coordination with Modulator Company
- Construction Documents
- Structural Coordination
- Shop Drawing review
- Milwork Drawings
- Bidding & working with contractors
- Construction Administration
- Town Zoning Studies
- FEMA studies
- Client Interaction



MODULE CONSTRUCTION SEQUENCE

1



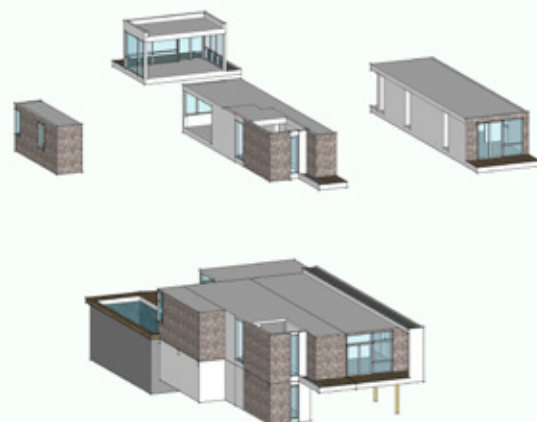
2



3



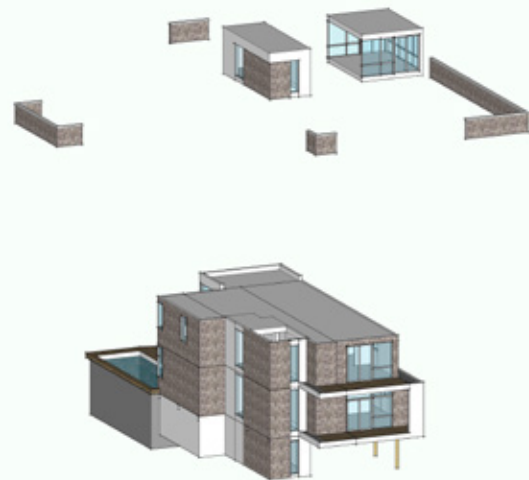
4



5



6

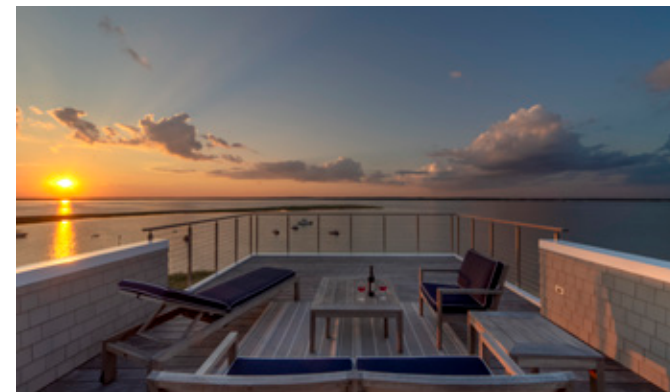


7



8





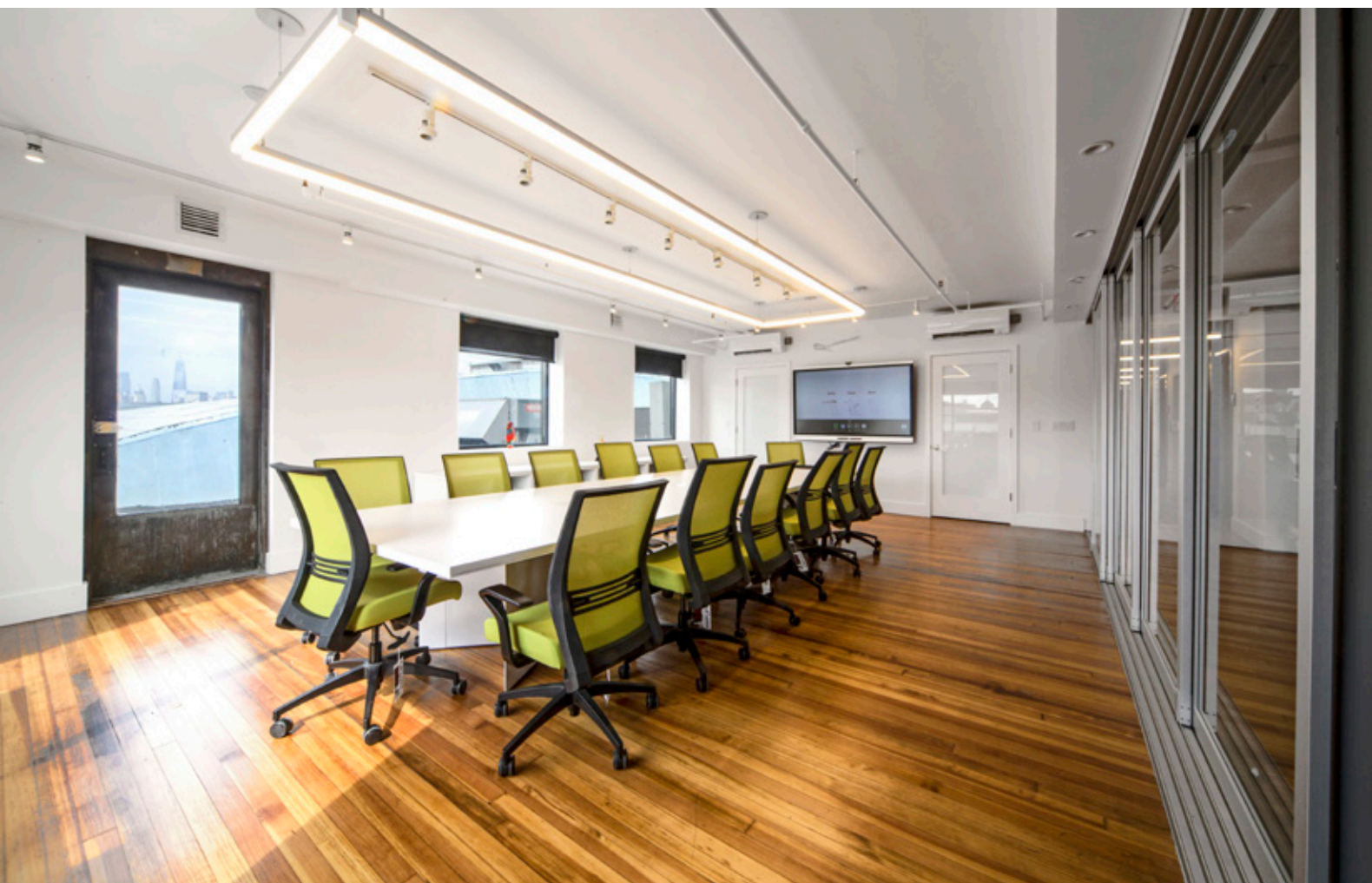
# ACME SMOKED FISH OFFICES

COMPLETION: AUGUST 2017

## PROJECT SUMMARY:

Renovation of an existing, vacant, second floor office space for the Acme Smoked Fish Company, a Brooklyn institution since the early 20th Century. The clients came to us with the need to expand their existing outdated and overcrowded offices. We were given a vacant but beautiful office space that needed attention. The intent was to keep as much of the existing as possible, while highlighting with the new. Old wood door frames with transoms were kept and juxtapose with new doors.





# TOTAL RENOVATION

## Before

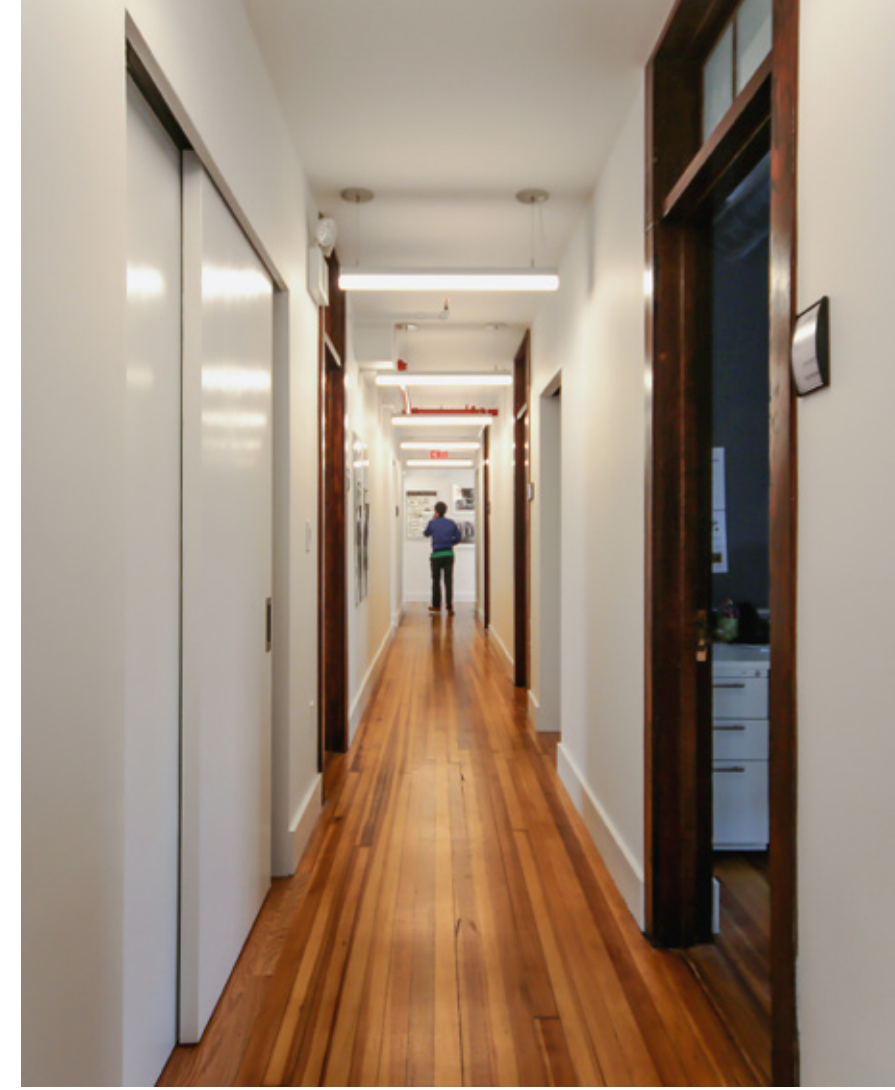


## After



### PROJECT ROLE:

- Overall Design Concept Planning
- Survey Existing Conditions
- Schematic Design
- Design Development
- Product Research
- Product Specification
- Consultant Coordination
- Construction Documents
- Structural Coordination
- Shop Drawing review
- Sprinkler & HVAC coordination
- Bidding & working with contractors
- Construction Administration work
- NYC zoning approvals
- Zoning Research
- Client Interaction & Meetings
- Reviews with Building Officials
- Answered Contractors RFIs
- Interior Design & Millwork Drawings
- Photographs



# HIGHWAY HOUSE STAIR

(shop drawings)

COMPLETION: AUGUST 2017

PROJECT SUMMARY:  
The main 3 story stair of the Highway house

**PROJECT ROLE:**

- Design Development
- 3D modeling
- Creation of Shop Drawings
- Shop drawing coordination with steel company
- Contractor and Subcontractor coordination



# BROOKLYN ARMY TERMINAL

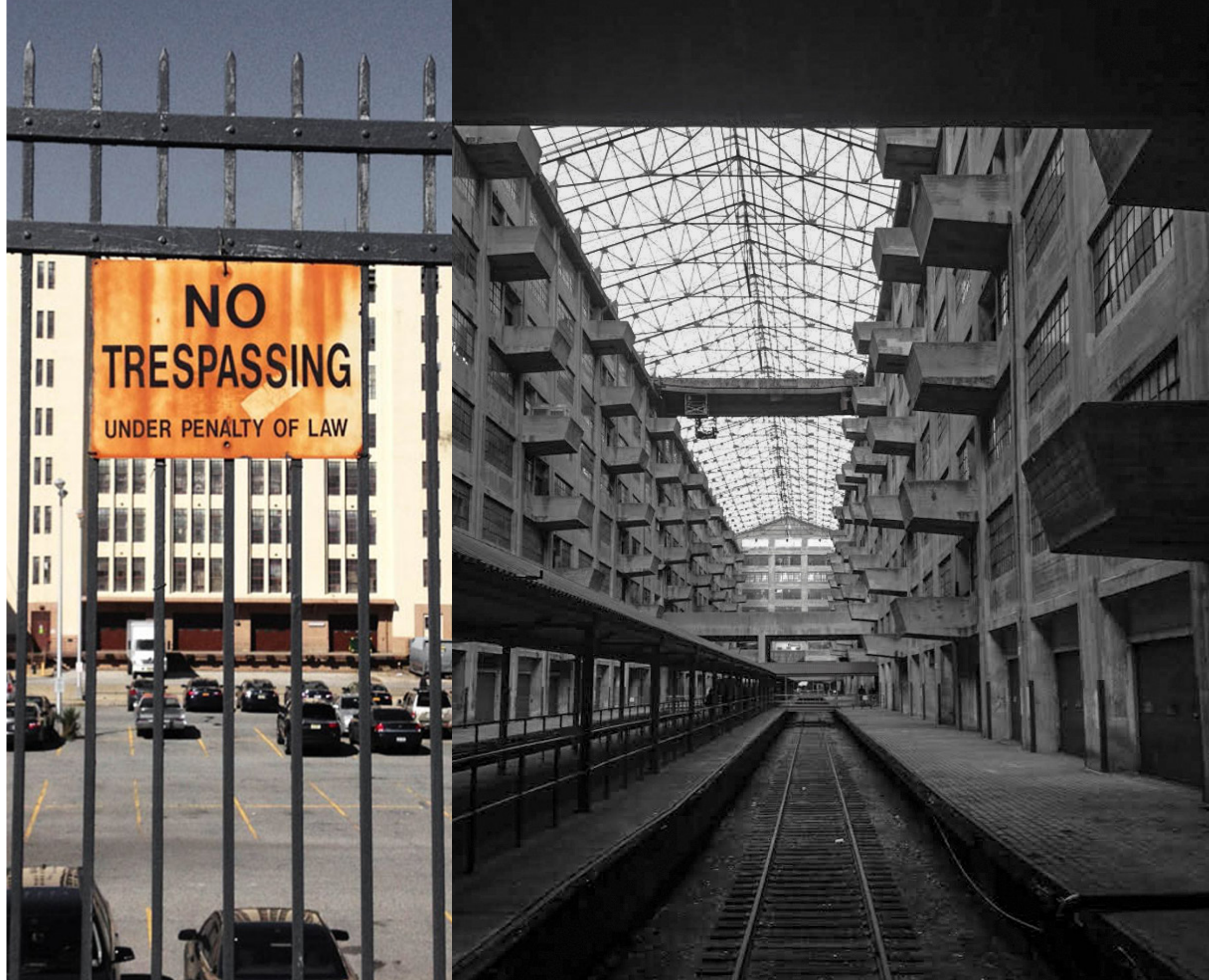
PROPOSED: MAY 2013 (THESIS)  
IN CONJUNCTION WITH:  
DAKOTA SWAINSON

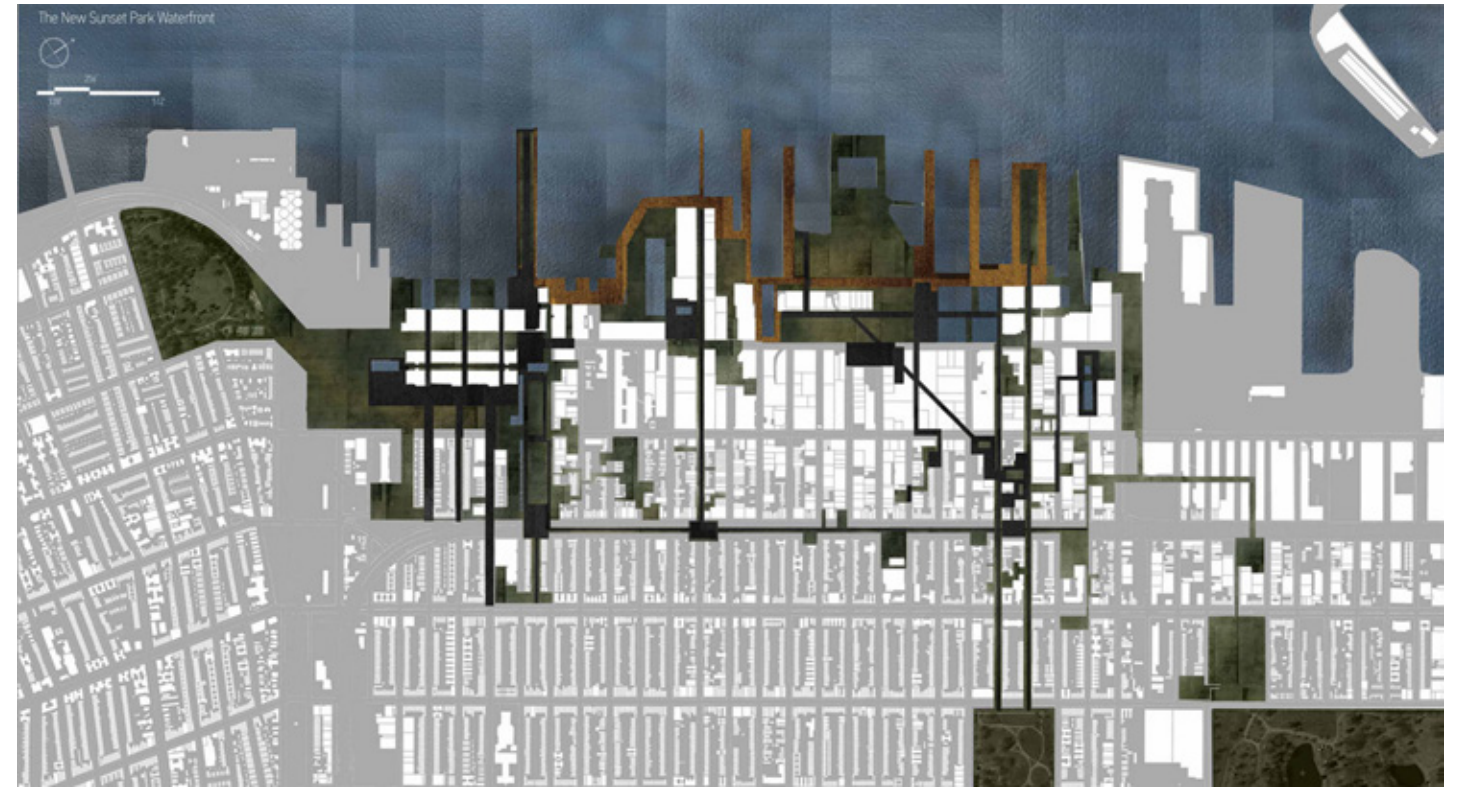
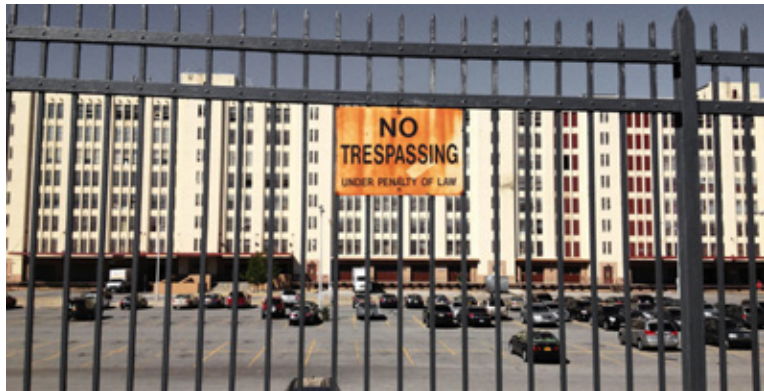
## PROJECT SUMMARY:

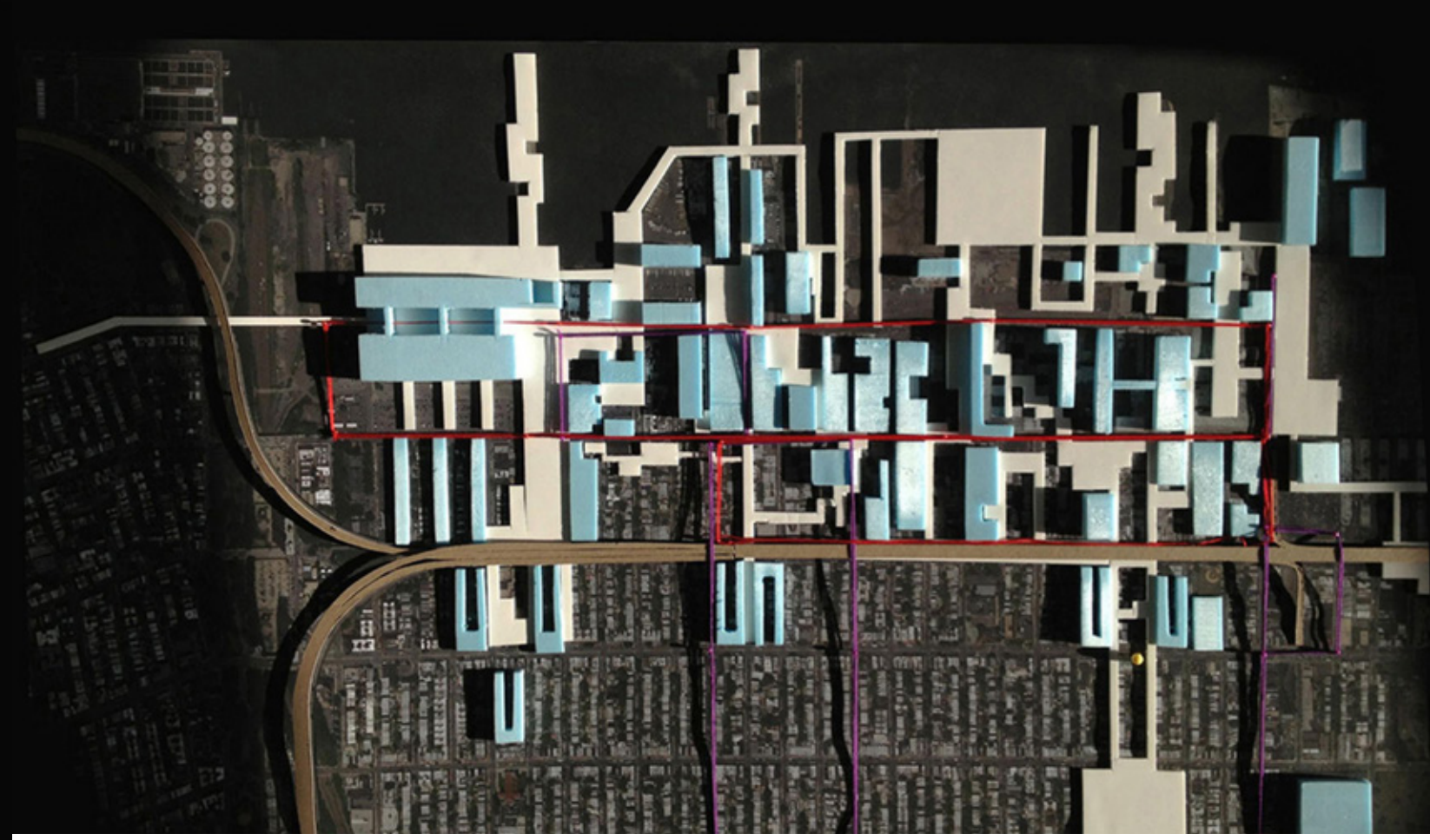
Barriers, Highways, and a defunct industrial waterfront prohibit the upland Sunset Park community from gaining access to the waterfront. The industrial area that sits at the current waterfront is dark and uninviting.

The Brooklyn Army Terminal (BAT), which is situated at the south end of the Sunset Park waterfront was once the main WWI and WWII shipping point of goods and people; a huge complex spanning 5 large blocks with over 6 million square feet of space. After years of disinvestment, much like the majority of the waterfront, the BAT, a gorgeous space, currently sits underutilized and inaccessible to the public.

In an attempt to re-engage the community, our goal was to begin to redefine and reintroduce the BAT as a center of community and industrial activity that showcases the interaction between people and the mechanisms of industries. With the introduction of public corridors we re-imagined the BAT with a series of cuts through the expansive complex in order to break up its massive scale, to allow for multi-functionality and social collectiveness. The street fabric will be woven through the BAT to reconnect the upland community to the waterfront directly through the BAT. The complex will become the new hub of activity in Sunset Park, connecting the area with the New York metro region while still maintaining the industrial and historic integrity of a newly imagined industrial waterfront.







**The New Brooklyn Army Terminal  
at the Sunset Park Waterfront**

Offices, Industrial Medical Research, Light Industry, Manufacturing, and Design

Public Space, Galleries, Gyms, Cafeterias, mixed with Commercial and Industry

Main Public Continuous Amenity Floor, Mixed Uses, Commercial, Industrial, Cultural, Neighborhood/Sunset Park-Bay Ridge Access Point

Marketplace, Commerce, Delivery Zone

**The New Public Waterfront**  
Theater, Boardwalk, Cafeterias, Recreation, Ferry Terminal, Regional (New York City Metropolitan) Access Point

