

Maria Rengan IAA (AIA)

Senior Architect Portfolio

Senior Architect

Conceptual Design, Construction Drawings. Construction Administration executed by Maria Rengan

David Bucovey Architects
05/2022 to 05/2023

CLIENT Brookfield Properties
Casa Lever Restaurant – NY, NY Owners: SA Hospitality

Design and Construction of a New Plaza Lobby

Photo below, Lever House 390 Park by others



Description

Casa Lever Restaurant is located on the ground floor of the famous Lever House designed by Gordon Bunshaft of SOM architects and built in 1952. Lever House, a high rise building in steel and glass, a first of its kind in New York City on Park Avenue and 53rd street became a Landmark treasure and was under restoration by its same architects, SOM The Restaurant was also planning a renovation and David Bucovey Architect was given this privilege to renovate the interior respecting its status quo with the intention to bringing back its allure and spacial atmosphere maintaining its colors designed by its previous designer, Marc Newson.

While the Main Dining Hall was delicately renovated there was a need to create a lobby that would connect the Plaza to the restaurant. The challenge of this was to demolish the existing raised Private Dining Room to the North of the main Dining and create the space called out as “Plaza Lobby”.

David Bucovey's principal designer of the Plaza Lobby was myself, who proposed to go “Sustainable” by reusing the existing wooden panels from the North wall to furbish the South wall as the North wall would have a new Wine Storage and Wine Display built with the new Saple wood. This proposal was hailed by the Client Brookfield Properties and the CD drawings were produced, meticulously calculated to recreate a Wine Storage to the North and a harmonious paneled South wall that was kept as in origin, inclined towards the Dining Hall to provide spacial effects to what would have been a narrow passageway. Other proposal came from the Client, to reuse all existing wine racks which inspired the carefully tailored wine storages.

During demolition discoveries of bathroom waste pipes intruding into the hallway were taken care off by me as I provided a solution to bench them into an enclosure on top of which would sit the Wine Racks. Every item was carefully drawn creating construction drawings that led to the successful completion of the Plaza Lobby including the floor slope.

Team

Architect	David Bucovey Architect
Engineer; M/E/P	Cosentini
Lighting Consultants;	TM Lighting
Contractors	BenchmarkThe Casa Lever



Photos by Maria Rengan Ex Private Dining Room



North side of ex PDR– waste pipes



Demolition 50% raised floor ex PDR



Construction Plaza Lobby

David Bucovy Architect, PLLC

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Brooklyn, NY 11218
t: 718 369 0212
f: 718 369 0305
www.davidbucovyarchitect.com

Owner:
BROOKFIELD
Brookfield Place
250 Vesey Street, 15th Floor
New York, NY 10281

Brookfield

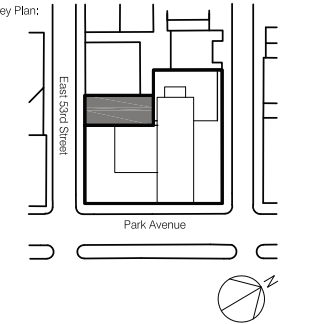
Plaza FF&E:
Handwerk Art + Design
491 Angola Road
Cornwall NY 12518
t. 646 734 8784
www.handwerk.company

Lighting Consultants
TM Light
11 Broadway, Suite 1063
New York, NY 10004
t: 617 966 8540
www.tm-light.com

MEPS & FA Engineer:
Cosentini Associates
498 7th Avenue
New York, NY 10018
t: 212 615 3868
www.cosentini.com

Food Service Consultant
Jacob | Doland | Beer
192 Lexington Avenue
New York, NY 10016
t: 212 206-0736
www.jacobsdoland.com

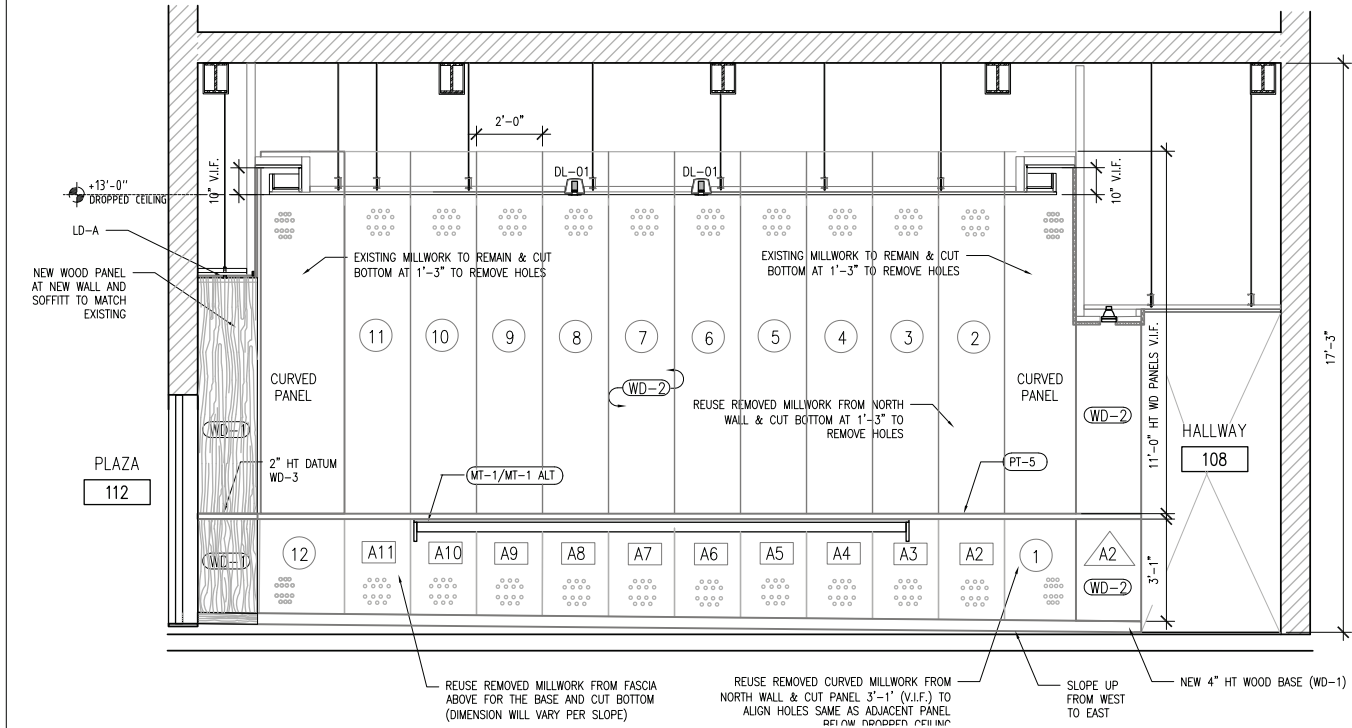
4	CONFORMED SET	04/05/23
3	AST-001	02/01/23
2	DOB & LPC	11/07/22
1	100% CD	10/28/22
NO.	ISSUANCE	DATE



Project:
CASA LEVER
390 Park Avenue
New York, NY 10022

Drawing Title:
FIRST FLOOR PLAZA LOBBY
SECTIONS / ELEVATIONS

DOB NOW #:	
Seal & Signature	Date: 02/01/23
	Project Number: 22020
	Drawing Number: A-701.00

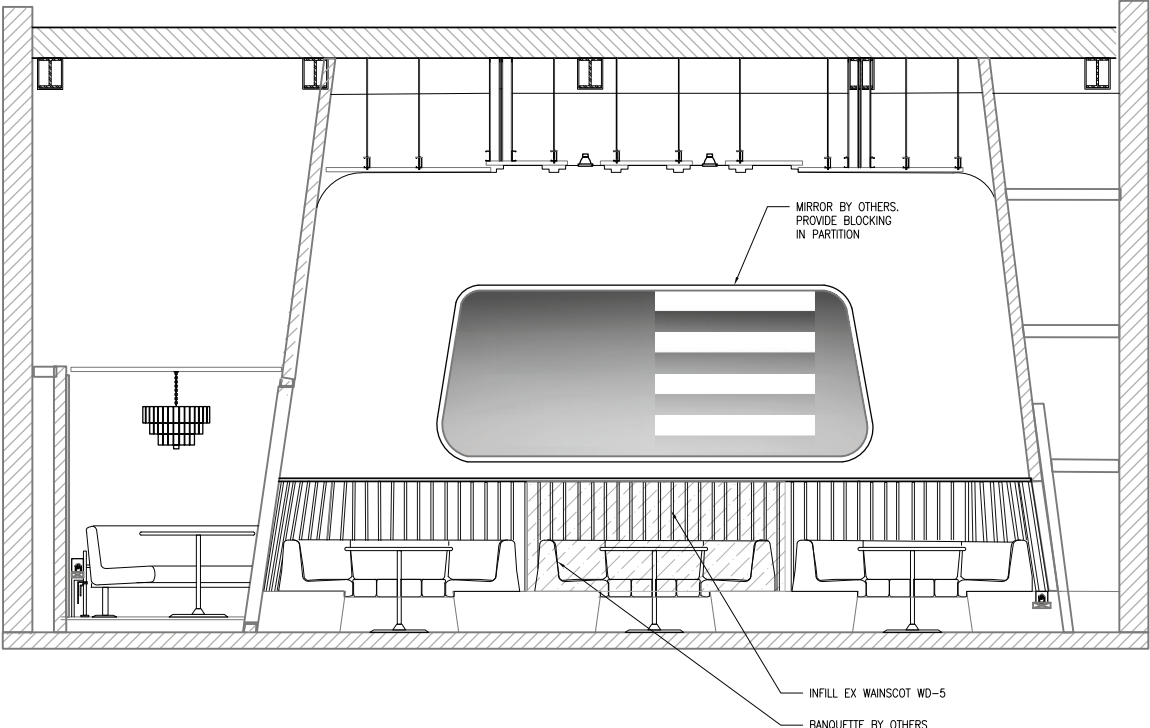


3 FIRST FLOOR PLAZA LOBBY - SOUTH ELEVATION
3/8" = 1'-0"

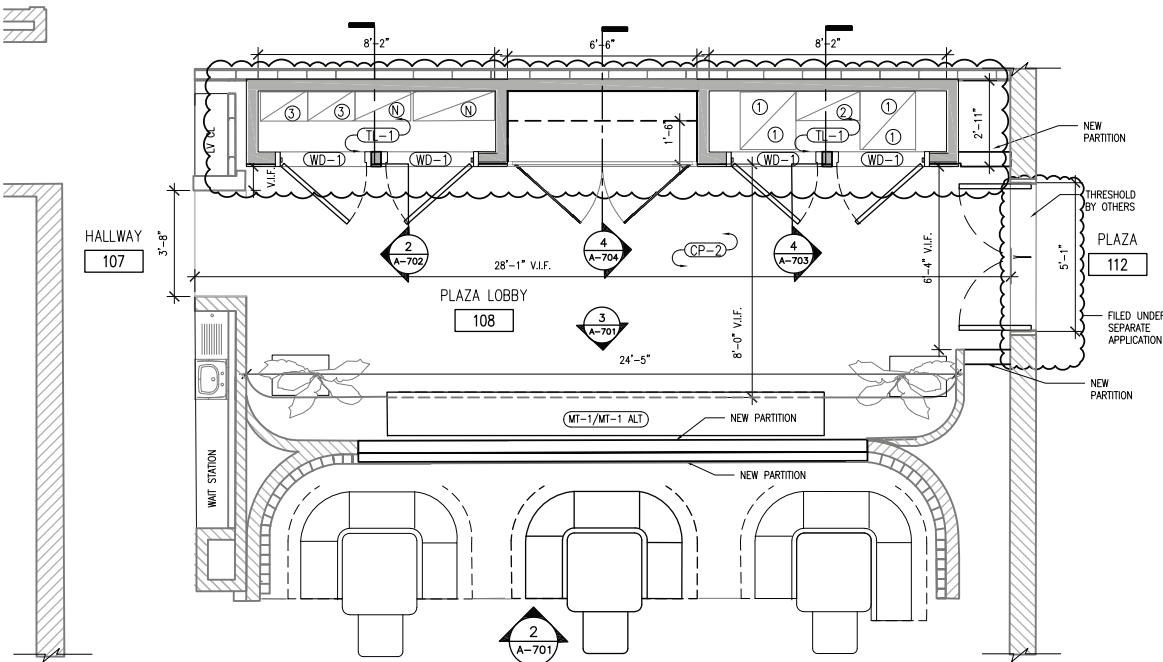
- NOTES
- REFER TO PANEL TAGS ON DEMOLITION ELEVATION
- TAGS IN RECTANGLE WITH LETTER "A" REFERS TO REUSED PANELS FROM ABOVE HEADER OF SOUTH WALL TO BOTTOM OF SOUTH WALL
 - TAG IN RECTANGLE WITH A2 AND A11 ON DEMOLITION DRAWING REFERS TO EXISTING PANEL ON SOUTH WALL TO CUT TO SIZE AND REUSE AS INDICATED
 - TAGS WITH CIRCLE, 1 AND 12 REFER TO REUSE FROM CURVED PANEL NORTH WALL CUT TO SIZE
 - TAGS WITH CIRCLE, 2 THROUGH TO 11 REFER TO REUSE OF FULL PANELS FROM NORTH WALL APPLIED TO SOUTH WALL

(WD-1) WOOD VENEER - SAPELLE QUATERSWAN TO MATCH EXISTING VENEER

- (1) + (2) + (3) EXISTING WINE RACKS TO BE REUSED
(N) NEW WINE RACKS TO BE USED



2 FIRST FLOOR DINING NORTH ELEVATION
3/8" = 1'-0"



1 FIRST FLOOR PLAZA LOBBY PARTIAL PLAN
3/8" = 1'-0"

Introduction

Consultant to the NYS OAG Real Estate Finance Bureau, from Dec. 2018 through 2019. I was required to review and approve the Architect's Report, Part II, Section 20.7 of the Offering Plans for Multifamily Condominium projects under construction. I reviewed plus minus, a hundred projects from low rise to high rise in New York City and NYS.

- A few of the relevant projects are here listed:
- 50 West, 66th Street 775-foot-tall height: Design Architect Snohetta; Architect of Record, SLCE - Developer Extell;
 - 214 West, 72nd Street 21 stories: Greenberg Farrow Architects – SK Development;
 - 215 West, 28th Street 20 stories: DXA Architects – HAP Investments;
 - 199-210, Chrystie Street 14 stories: Herzog and de Meuron Design Architect; Architect of Record, R. Wade Johnson- KD Sagamore Dev.

RESPONSIBILITIES:
Review Architecture Projects, before or during construction, in all its aspects.
Core and shell, sections, elevations and layouts from the site plan to floor plans, Foundation to Cellar to Roof. The integration of MEP and Structural aspects into the Architecture of the Building. The focus of my review was to verify disclosures of the building elements from soil conditions to the Structure, exterior and interior load bearing and non load bearing, fire-rated / insulated walls, floors and roofs; verify compliance to all codes, Zoning, Building, Energy and ADA. Mid rise to high rise and super-tall, for Multifamily Residential Condos.



199-210West, Chrystie Street, New York, NY



215 West, 28th Street, New York, NY



50 West, 66th Street, New York, NY

Note: Renderings by others represent projects reviewed by Consultant

450 West 33rd Street - Commercial Low Rise (16 floors)

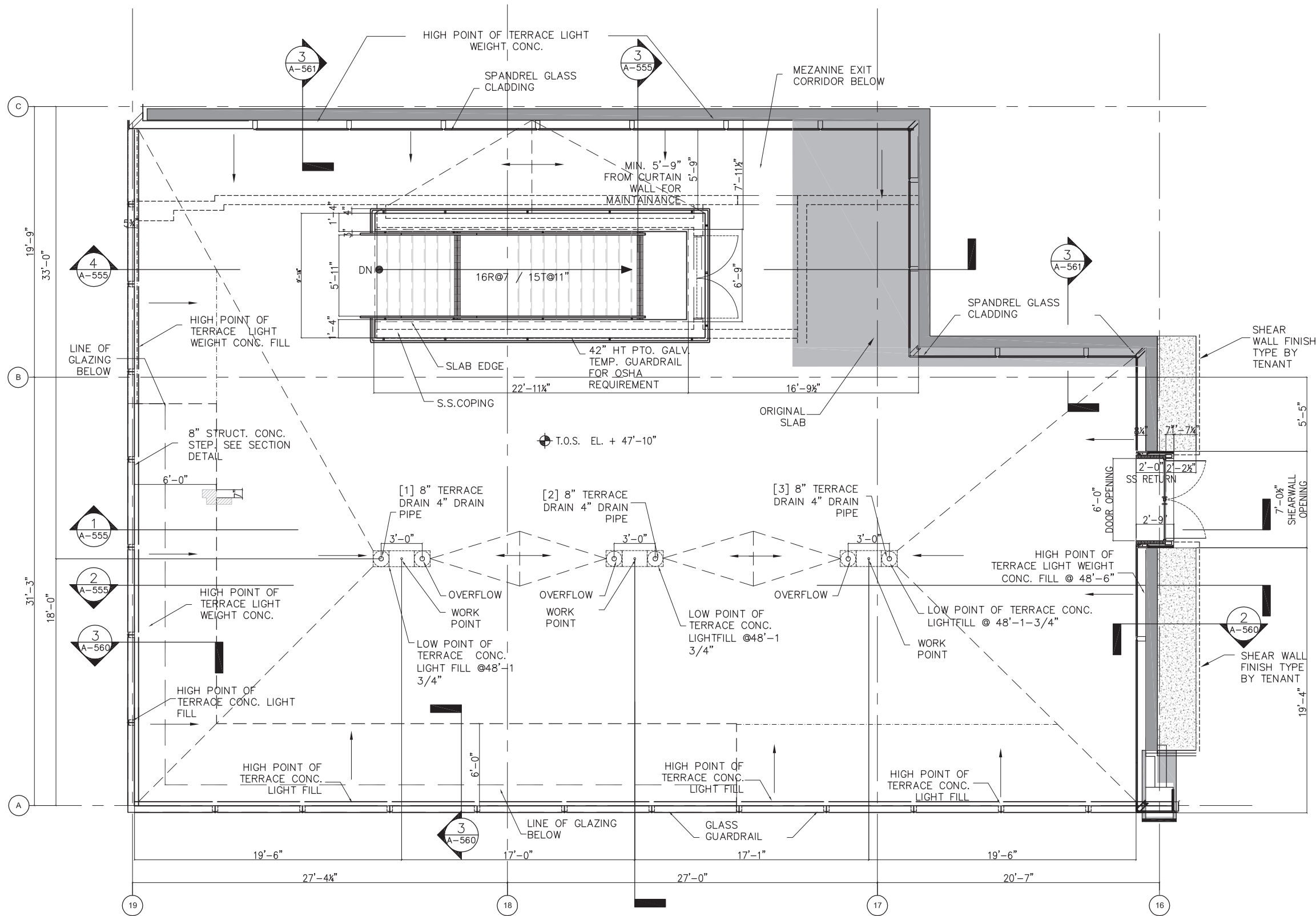
Introduction

AAI Architects, P.C. is the Architect of Record for the redevelopment of the 450 West 33rd Street office building. The scope of work includes the renovation and retrofit of the base building shell and core of a prominent, 16-story office building housing approximately 1,650,000 sf above and below-grade. My responsibilities were primarily to develop detailed drawings in the CD phase for the NW Corner of the building's 1st floor, Mezzanine and 2nd floor Terrace from 80% to 100% submission. Other responsibilities were coordination with structural and MEP consultants relative to the NW corner building

Location: New York, New York
Design Architect: REX
Architect of Record: AAI Architects, P.C.
Client: Brookfield Office Properties
Size: 1,650,000 sf / 153,285 sm
Completion: In progress
Renovation, Restoration and Retrofit

Fig. 1 rendering by others





1 NW TERRACE - DRAIN PLAN
SCALE: 1/8" = 1'-0"

Owner:
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Overseer must be reported immediately to the architect before dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

NFL Experience, Times Square - New York (size 40,000 SF)

Description

Project Team
Architect of Record
Design Architect
Engineer M/E/P
NFL experience president
Owner Theater & Retail space
Event spaces
Owner's Rep
GCCM

MJ Architecture
The Rockwel Group
Buro Happold
Danny Boockvar
Cirque du Soleil
Thinkwell
Zubatkin
Shawmut

Responsibilities:

The NFL experience is situated at the base of the Marriott Hotel and has a Theater, Exhibit - Event spaces and a Retail area with a view on Times Square. My responsibilities were primarily, the coordination of MEP trades and I got involved immediately, as the construction was stalling, due to the presense of pre-existing building pipes, causing critical obstructions to all duct work yet to be installed on the 4th floor and inside the Theater. I set out to review the Revit model drawings, extracting sheets in autocad to overlay the exisiting building pipes that the landlord provided drawings in autocad but were not integrated into the revit model. I provided plans and sections that I marked showing hits that i picked up and added notes with suggestions. These drawings were issued as sketches to the vast team during the coordination meetings. The first three months were intense with coordination meetings conducted for all the three floors, starting from the 4th then third and last the second floor. This was conducted with the presense of the full team mentioned above, along with MEP sub contractors. The coordinations meetings were followed up with walk-throughs, to have a visual sense of the problems discussed, with shop drawings in hand, envision the soultions suggested during the meeting. After the walk through, it was back to the meeting room, to mark up the shop drawings to proceed on. Other responsibilities were, frequent site visits, 3 times a week, releasing Field reports with photographic documentation; attending weekly meetings. Three of my photos below are on MJA website description the project (see link <http://www.mjarchitecture.com/nfl-times-square>).



Fig. 1 Rendering by others



Fig. 2 Progress exterior
(photo by M.Rengan)

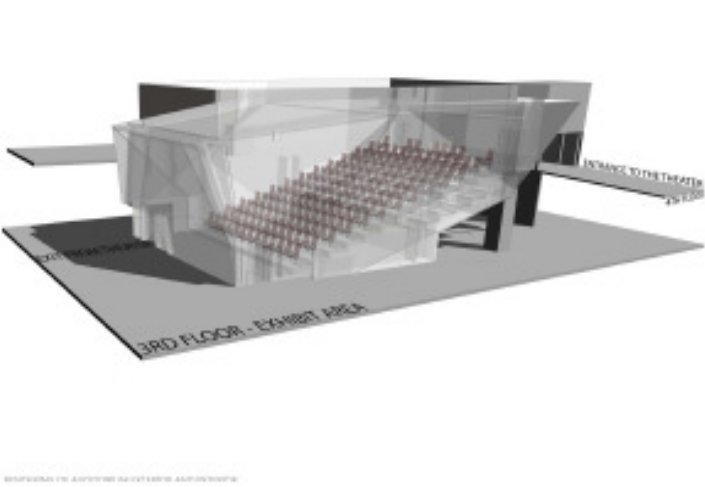


Fig. 3 MJA rendering



Fig. 4 Progress Auditorium Seating
(photo by M.Rengan)



Fig. 5 Progress Auditorium
(photo by M.Rengan)



1 ph (04-14-2017) Theater North wall existing condition 9 inch thick pipe in conflict with mech duct installation & speaker box



2 ph ((06-28-2017) SA ducts installed as per revised layout.



3 ph (07-17-2017)-Theater. warning ignored of preexisiting pipe conflict with speaker box.



4 ph (07-17-2017)-Theater. Speaker box issue Resolved.



5 ph (05-19-2017) 4th floor – Issues with preexisting pipes at the “West corridor” outside of the Theater, obstruction to ducts



6 ph (05-19-2017) 4th floor – Issues with duct passing on the “West Corridor”.



7 ph (05-09-2017)-Theater interior South wall corner



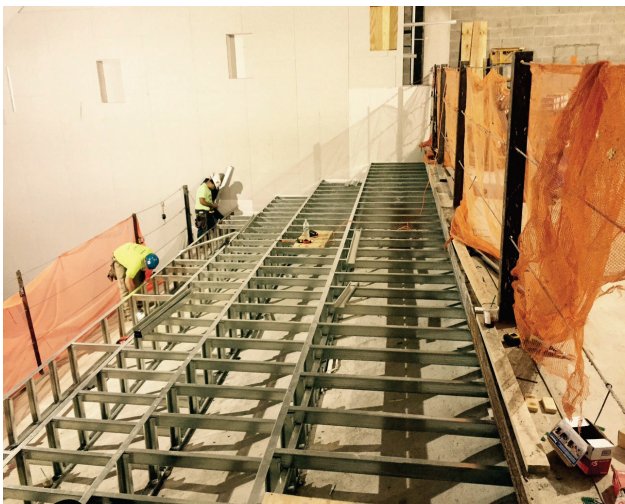
8 ph (05-30-2017) Theater - opening for SA Duct to be installed below pipe, inside the theater.



9 ph (05-31-2017) 4th floor – outside Theater Wall. 64x24 SA duct installation in progress, miscalculated height of preexisting pipes



10 ph (06-21-2017) SA duct insatlled inside the Theater as per revised layout



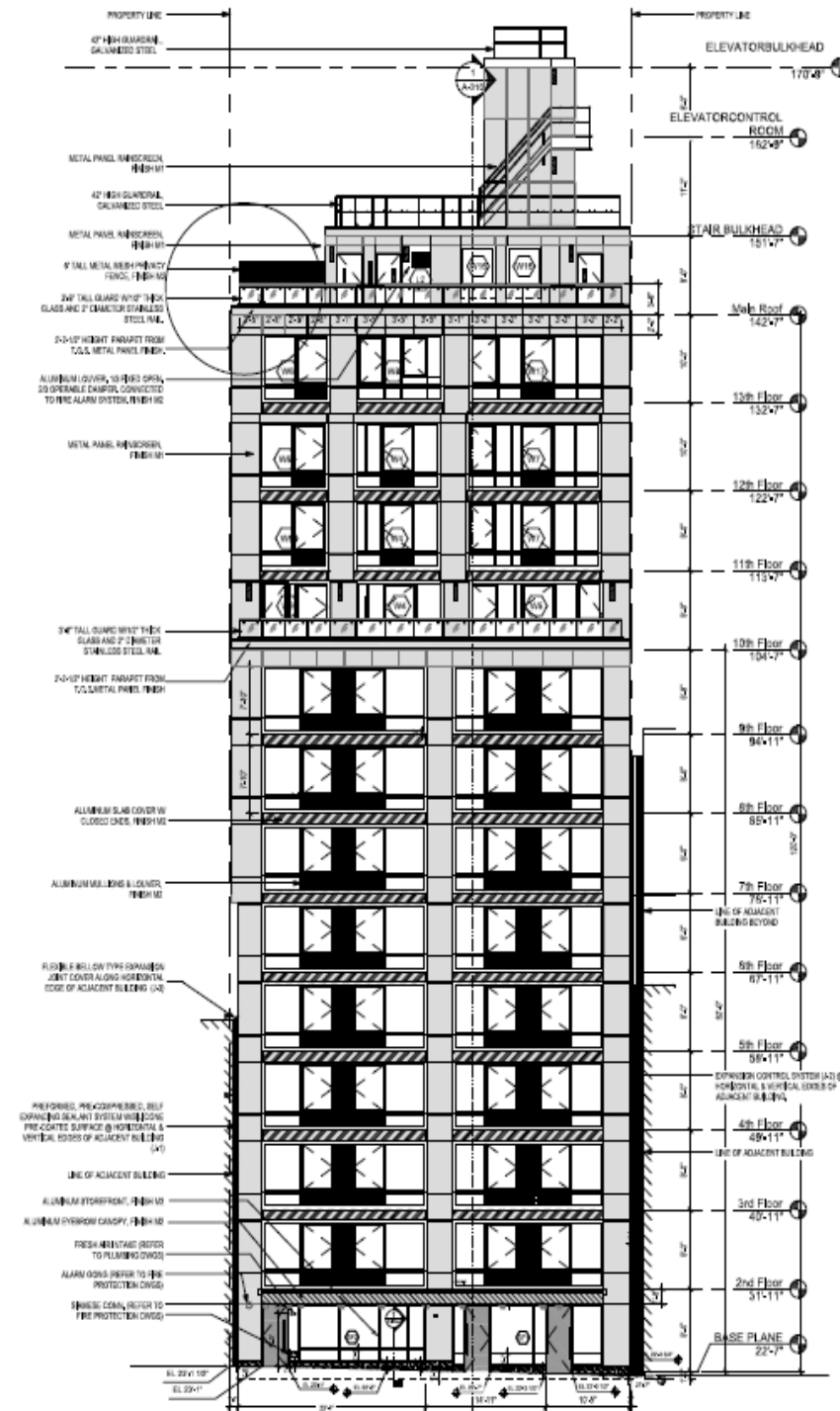
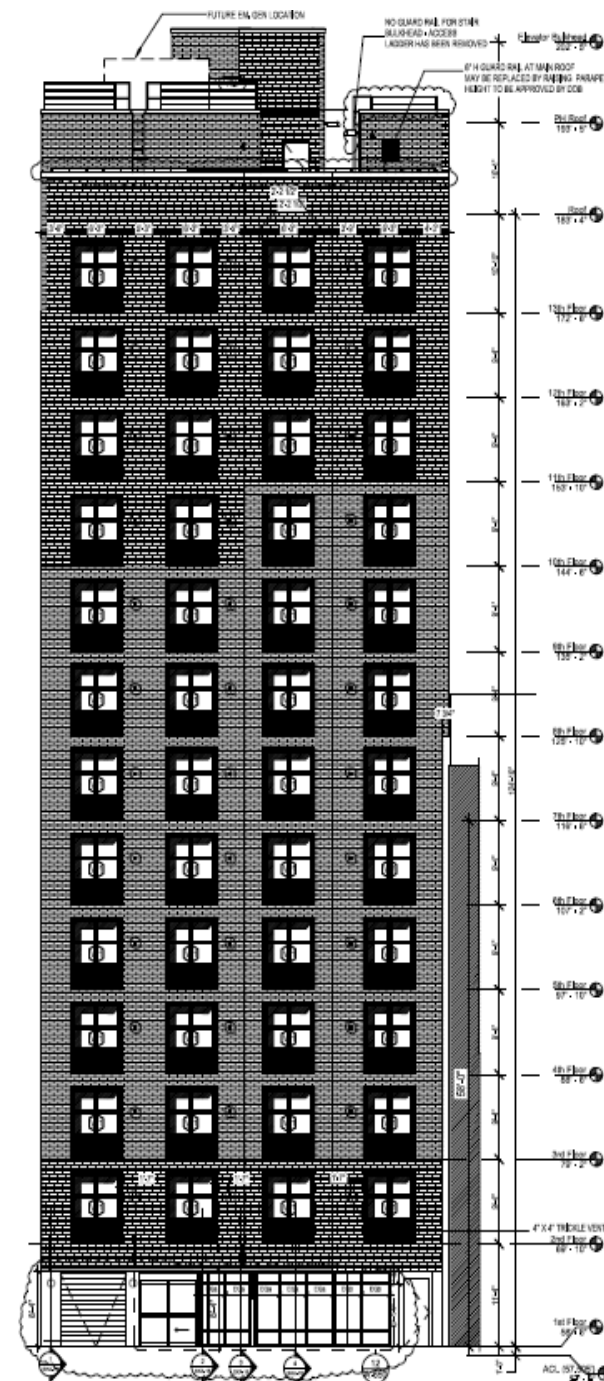
11 ph (05-09-2017) Theater seating work in progress.



12 ph (05-19-2017) Theater seating work in progress.

333 Lenox (50,055 sf)
Selfhelp Affordable housing for Seniors (58 DU)
Brooklyn NY

1790 Third Avenue - NY4(1,807 sf)
Mixed use - condo/commercial (52 DU)



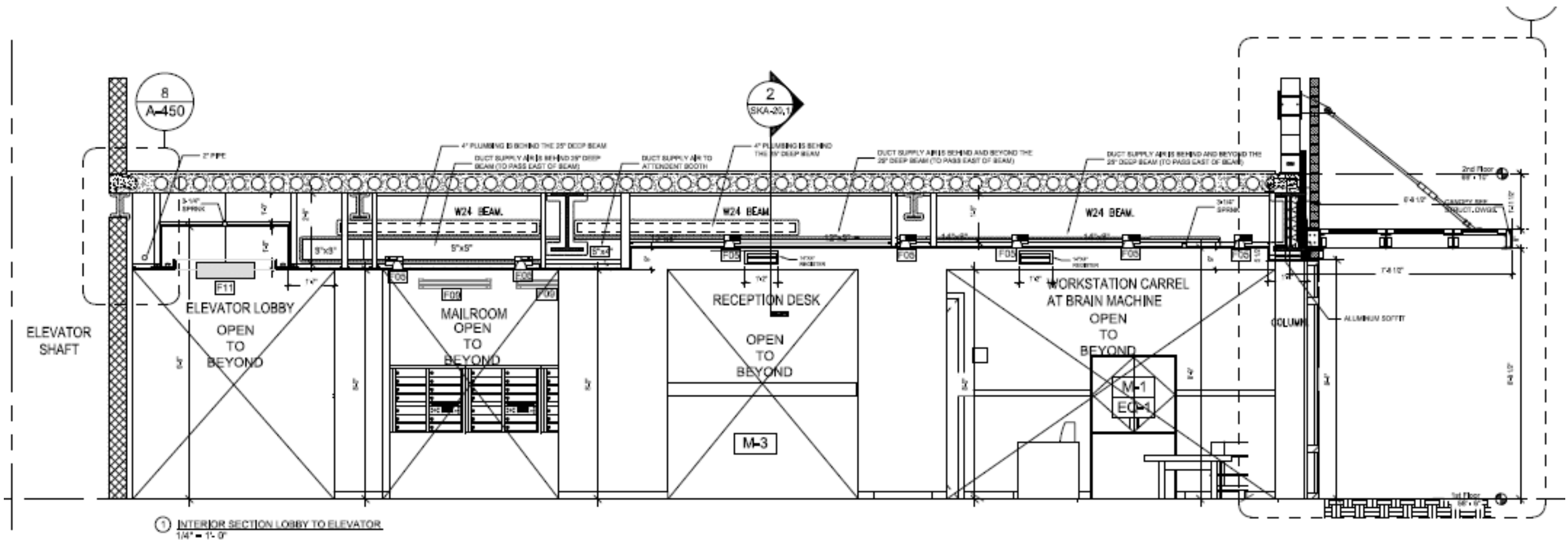
Introduction

Entrusted with the full responsibility of the construction administration and project management of two residential towers under construction. I assumed the role from previous management and proceeded through the years 2015 to 2016 maintaining a steady pace although numerous issues arose during construction. During the course of the project, there were many shortcomings which were outstanding during construction work and required immediate and pressing resolutions. All problems were efficiently and seamlessly solved by my dedication, insight and foresight while maintaining ongoing coordination of all consultants. Powered by good judgement, I provided non-intrusive solutions resulting in the client receiving thousands of dollars in monetary savings and credits in lieu of proposed change orders from general contractor. Diligence was not the only quality I demonstrated; "reliability" was another.

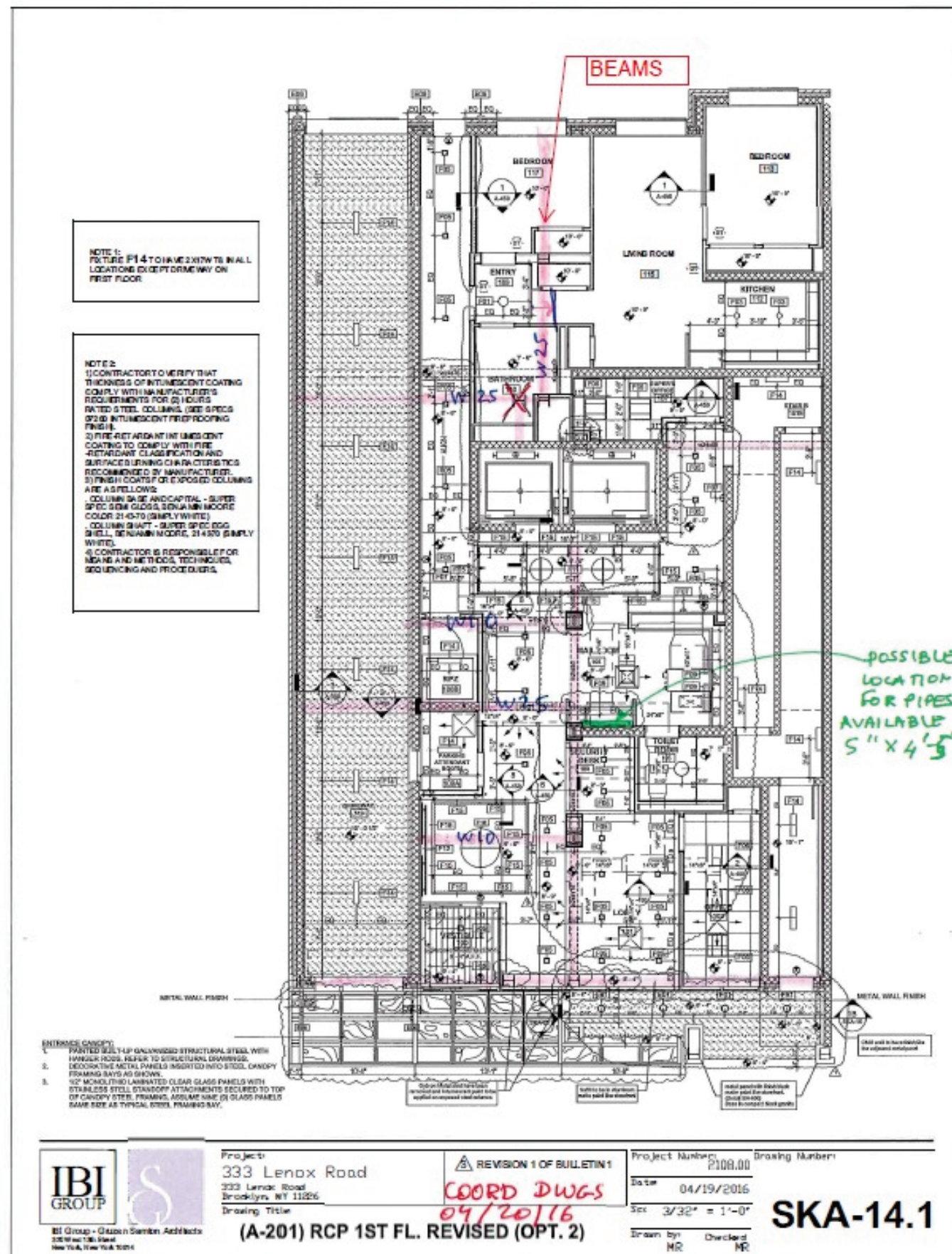
The goal to safely “Pilot” two projects contemporarily in all their operational aspects, was a challenge on its own but along with it, came a wide spectrum of responsibilities. These responsibilities included the review of numerous requests from the general contractor for substitution of specified product data and the review of a significant number of proposed change orders. Lastly, the supervision of payment dues achieved unparalleled regularity and client satisfaction.

Other responsibilities of the construction administration were significant “operational work” that involved major changes to the issued drawing set. This was partly in response to RFIs that required answers with additional details, solutions provided during construction to field conditions and modifications of parts of the project required by both clients for their ever-changing needs. This was diligently addressed by producing missing details, correcting wall sections, changing floor plans and reflected ceiling plans, changing elevations and consequently preparing the drawings for post amendment approval.

My years of preparation and professional experience continue to be governed by a high sense of “work ethic”



SECTION DRAWN BY M. RENGAN

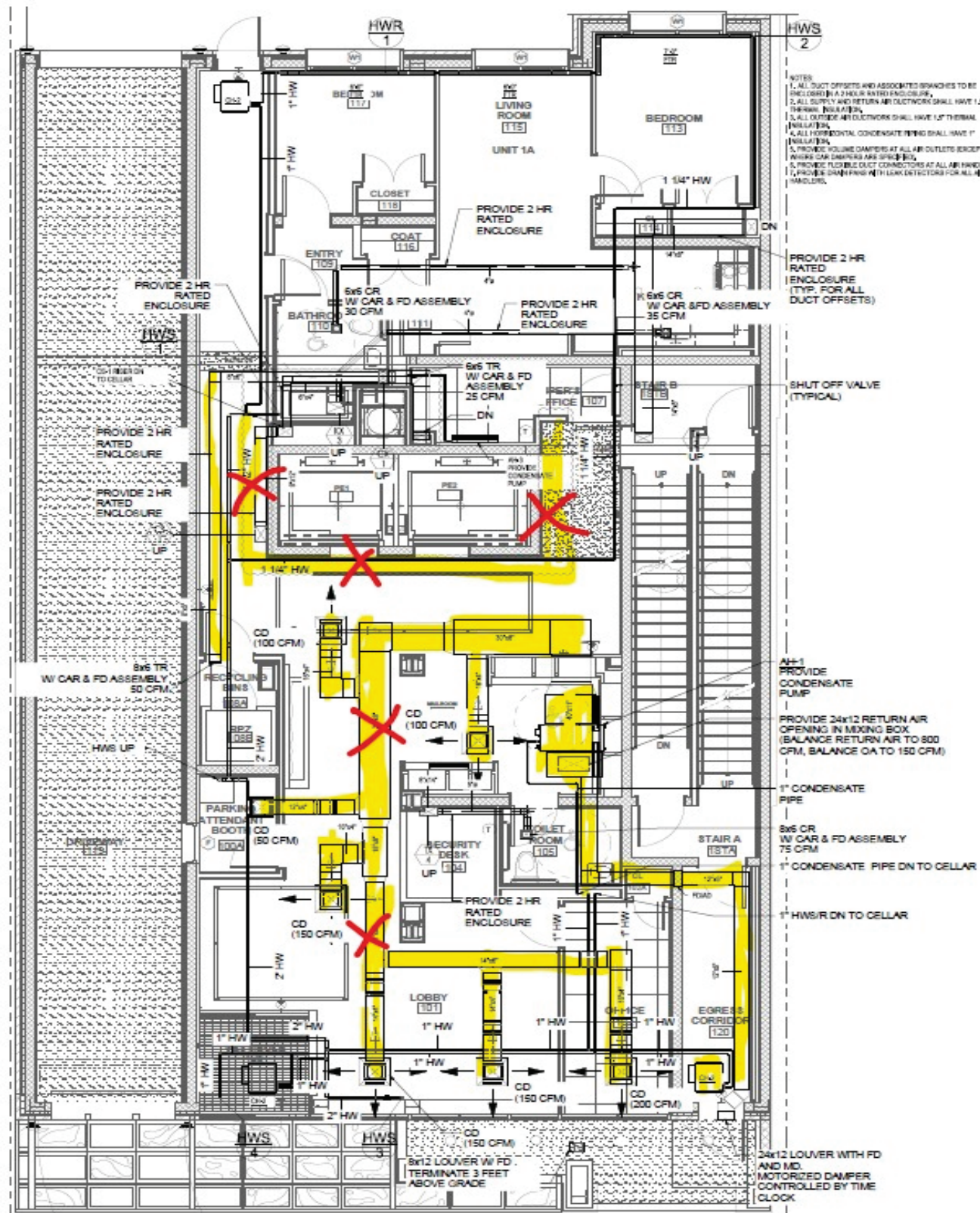


FIRST FLOOR ARCHITECTURE CD PLAN DID NOT SHOW BEAMS SO LACKED MECH COORD.

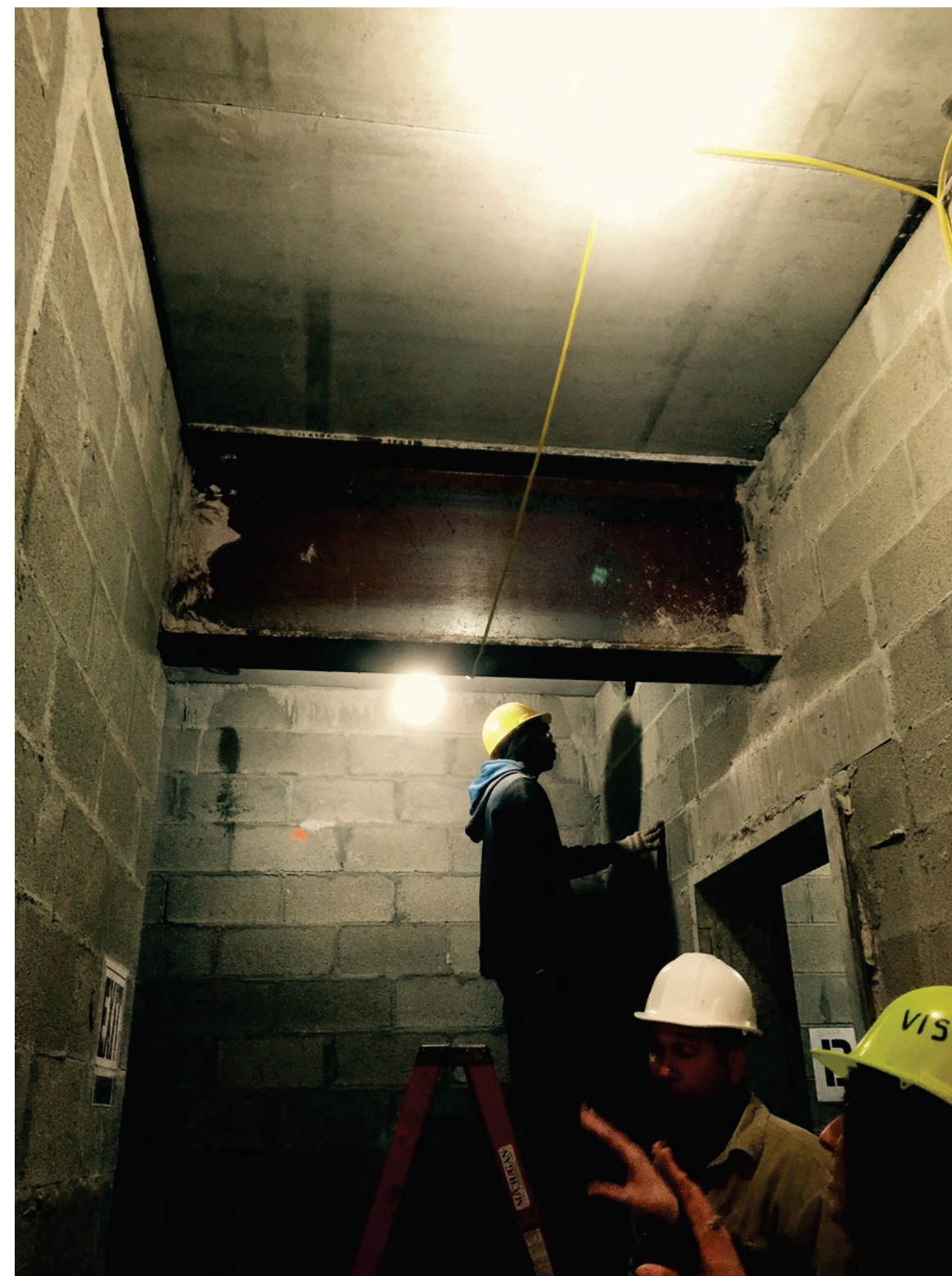
First Floor – Cross Beams at First Floor Lobby & Beams at Storefront



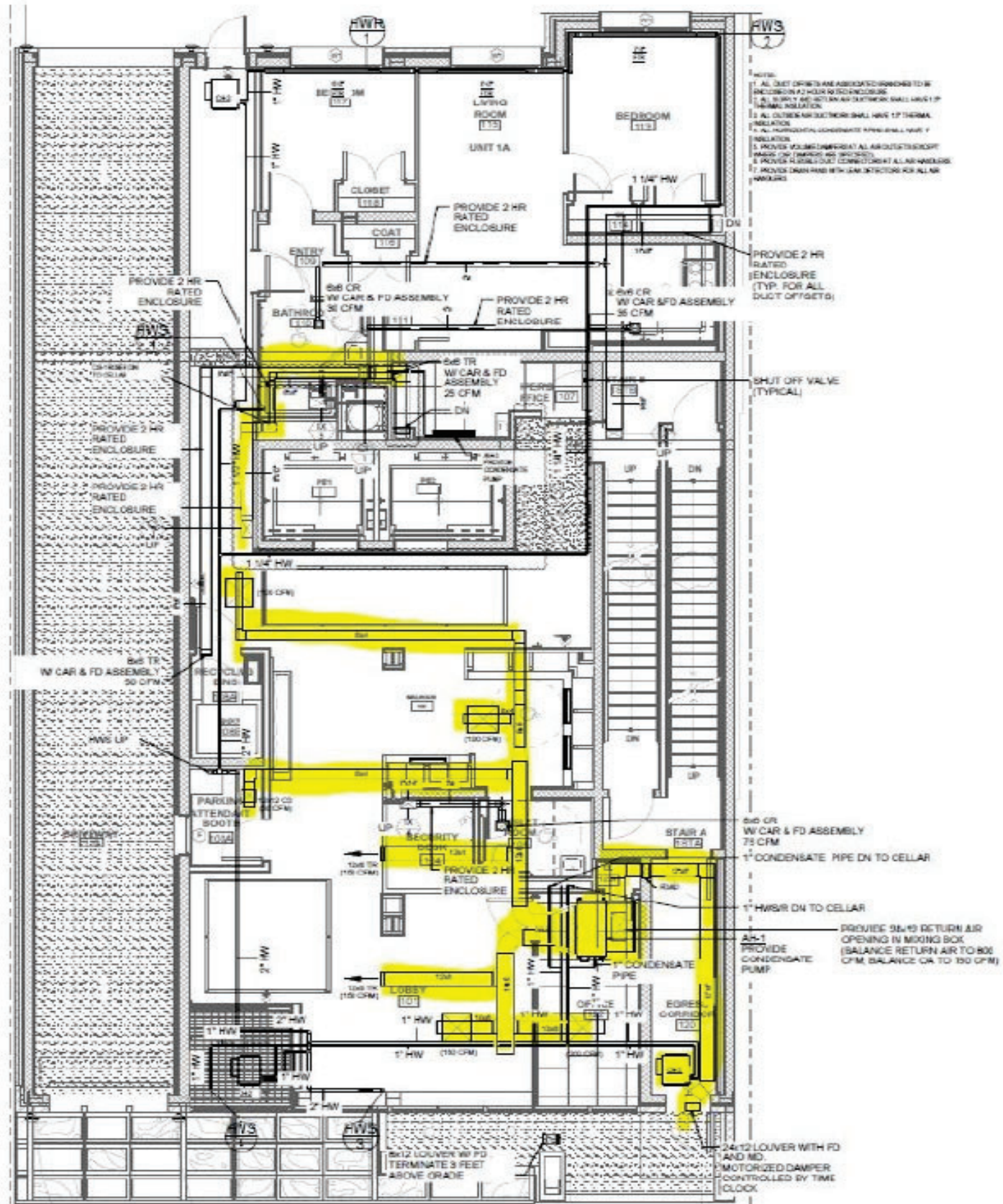
MARIA RENGAN AS PROJECT MANAGER DOING CA COORDINATED WITH MECHANICAL ENGINEER AND PROVIDED GUIDANCE TO SOLUTIONS AFTER VISIT TO THE CONSTRUCTION SITE



FIRST FLOOR PLAN - MECHANICAL SUBMITTAL COORDINATION



BEAM OBSTRUCTION TO MECHANICAL DUCT (RIGHT CORRIDOR)



FIRST FLOOR PLAN - MECHANICAL SUBMITTAL COORDINATION



MECHANICAL DUCT DEVIATED TO LEFT CORRIDOR TO SUPPLY AIR TO SUPERS ROOM
THIS SOLUTION WAS PROVIDED BY MARIA RENGAN UPON SITE VISIT

30 Park Place - Hotel Four Seasons / Condo - NY,NY



Seneca Casino / Hotel, Buffalo - NY



30 Park Place - Hotel Four Seasons: Description

Project Team

Architect of Record
Design Architect
Interior Designer
Engineer; Structural
Engineer; M/E/P

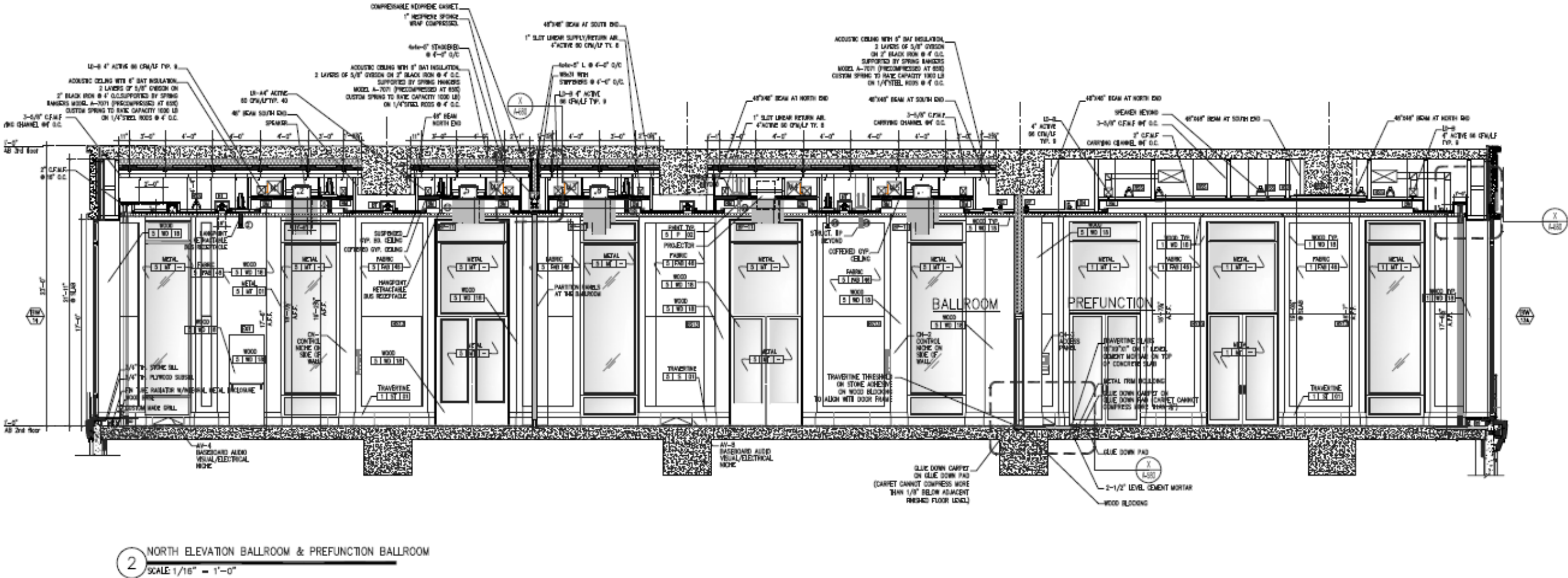
SLCE Architects
Robert A.M. Stern Architects
Yabu Pushelberg
WSP | Parsons Brinckerhoff
Flack + Kurtz, Inc.

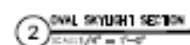
Consultant; Lighting, acoustic, sound, pool and spa

The challenge of this 82-story, mixed-use, luxury hotel and residential condominiums project was to integrate two different design intents of the Drawings provided by the interior designer Yabu Pushelberg and the design architect Robert Stern. Also I was required to maintain the standards of the Hotel Four Seasons for the BOH. The drawings were completed providing all information unified to SLCE graphic standards. In the process, I added finishes to the floor plans and elevations after integrating the schematic designs of the two firms maintaining their design intent and the Standards of the Hotel Four Seasons in the BOH.

For the “Reflected Ceiling Plan”, I conducted an ordinated integration of all drawings provide by the various trades for infrastructures like “lighting fixtures, mechanical diffusers, return-air grills, speakers, and sprinklers”, contemporarily coordinating with all trades required to adjust eventual hits from overlapping items and clashes with any encumbering structural element.

The drawing work involved completing the finish floor plans and interior elevations in the CD phase. I generated a series of “Interior Sections” for all public floors by unifying the adjacent interior room elevations that fell within the path of the “Interior Building Section” from building wall to building wall. The purpose to reach this level of detailing was to obtain a powerful tool of control that would permit a clear vision, an *ensemble* of the complexity of the infrastructures that all come together in this final stage of preparation, of construction drawings. This also permitted *facile* coordinating with trades required to fix hits that occurred within the dropped ceiling, clashes with structural beams or between infrastructures themselves like of mechanical ducts, lighting fixtures, speakers, sprinklers etc. Personally involved in the production of a large portion of the interior package I also coordinated the in-house team and a vast external team of engineers and consultants including M/E/P, sprinkler, lighting fixtures, acoustic, audio, spa, pool, and interior design while interfacing directly with the client at all times on a daily basis.





SLCEArchitects
841 BROADWAY
NEW YORK, N.Y. 10003

FINAL ISSUANCE FOR CONSTRUCTION

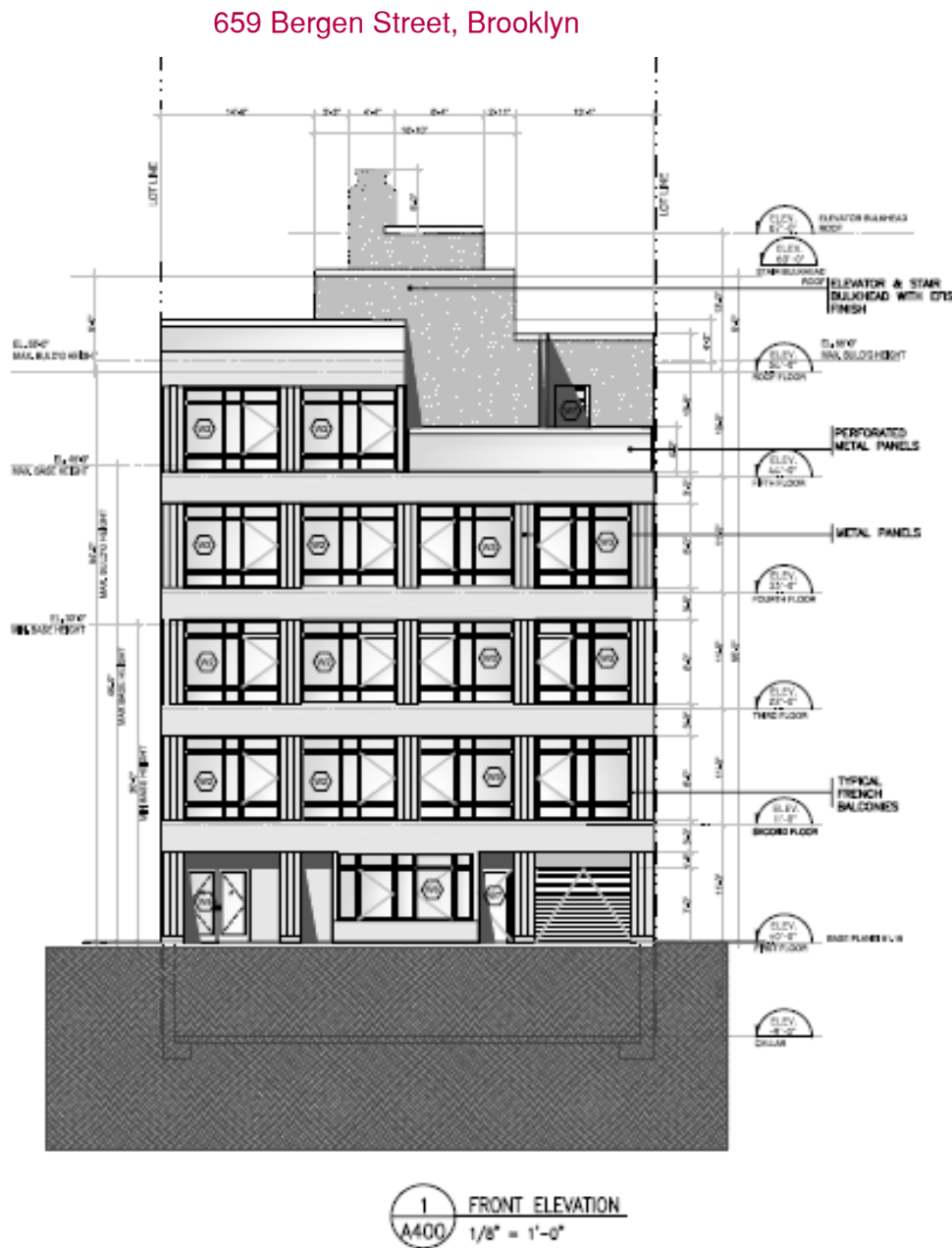
[illegible]

DRAWING TITLE:
24 HR RESTAURANT
SECTIONS

DRAWN BY: ADL	DATE:
KEYED/ISSUED: CK	DRAWING NO.
SCALE: 1/4"=1'-0"	A-361
PURPOSE: 2007.37	

Introduction

Entrusted to develop and complete a full drawing set (Core and Shell) for three new construction condominium projects, I was involved in the preparation of zoning sheets and floor plans, sections, elevations in the SD phase. Once completed, the drawings moved on to the design development phase coordinating the engineering trades and getting the drawings ready for DOB approval and then moving forward to complete the construction drawings, preparing for issuance of a the set for bid. Responsibilities included coordination of a team of consultants (M/E/P, sprinkler, interior designers, expeditor, etc.) including consultants for AG and tax lot drawings in the DD phase through meetings / correspondence / phone,



659 Bergen Street
5 story condominium: Description

Location 659 Bergen Street, Brooklyn, NY
Quality Housing - R6 District;
Lot Area 5115 sf;
FAR 2.2 = 11,253 sf - Provided 11,246 sf;
Permitted interior Lot Coverage = 3069 sf (60%), Proposed 2832 sf;
Max Building Height = 55' (provided);
Recreation outdoor space (roof)1282 sf provided; Parking spaces 8.
Provided 16 DU

Project Team
StructuralEngineer
M/E/P Engineer
Bruce GoldmanAssociate
Neville Engineering Group

611 4th Avenue
10 story condominium: Description

Location 611, 4th Avenue, Brooklyn, NY
Quality Housing - R8A District overlay C2-4;
Lot Area 3,334 sf;
FAR 5.4 = 18,003.6 sf - Proposed 18,010.1 sf;
Recreation indoor space 510 sf provided; Parking spaces waived.
Permitted interior Lot Coverage = 2,667sf (80% corner lot) - Proposed = 2,145 sf;
Max Building Height = 100' (provided).
Provided 24 DU.

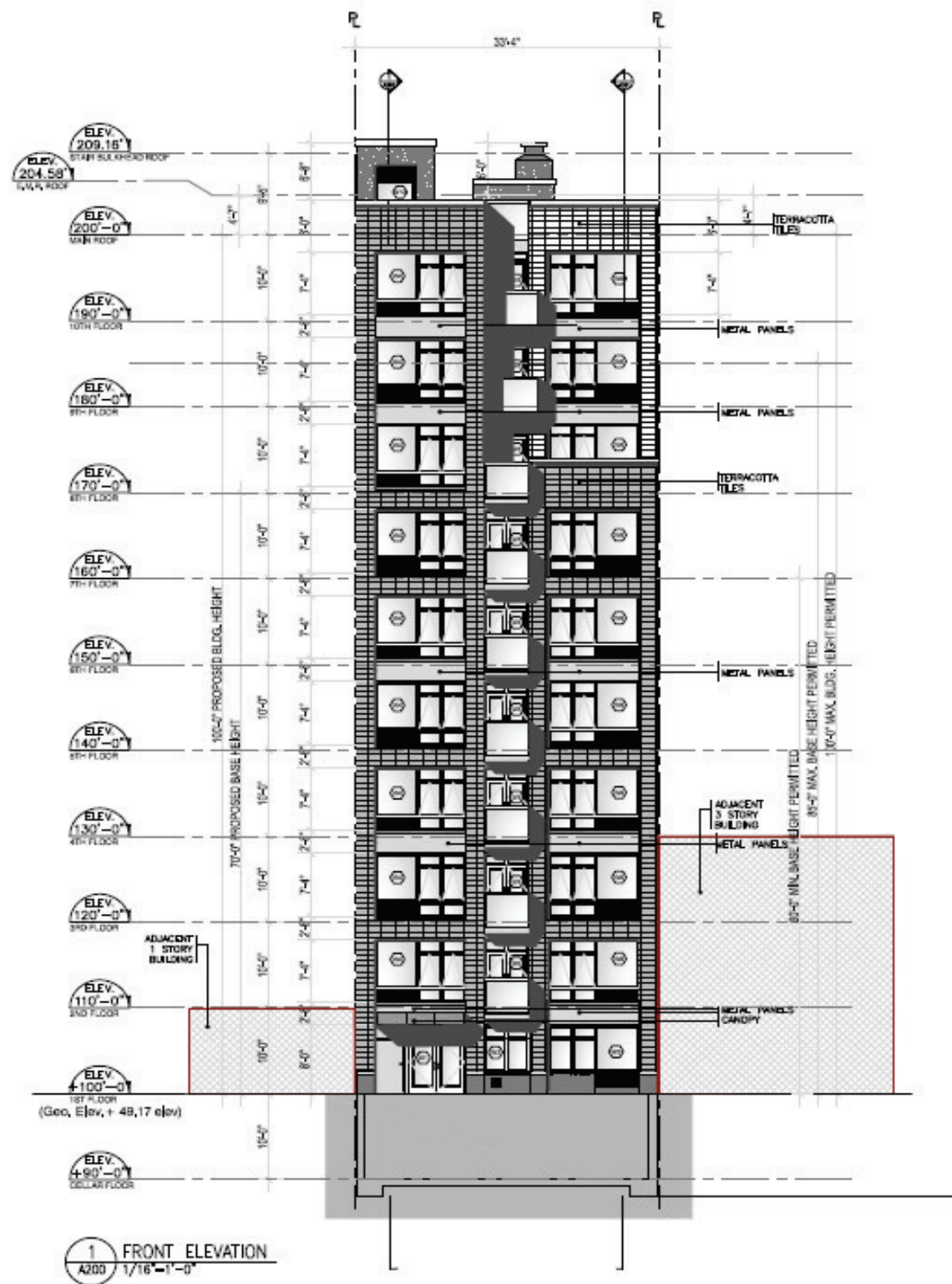
Project Team
StructuralEngineer
M/E/P Engineer
Axis Design Group, International
Neville Engineering Group

74 South 4th Avenue
8 story condominium: Description

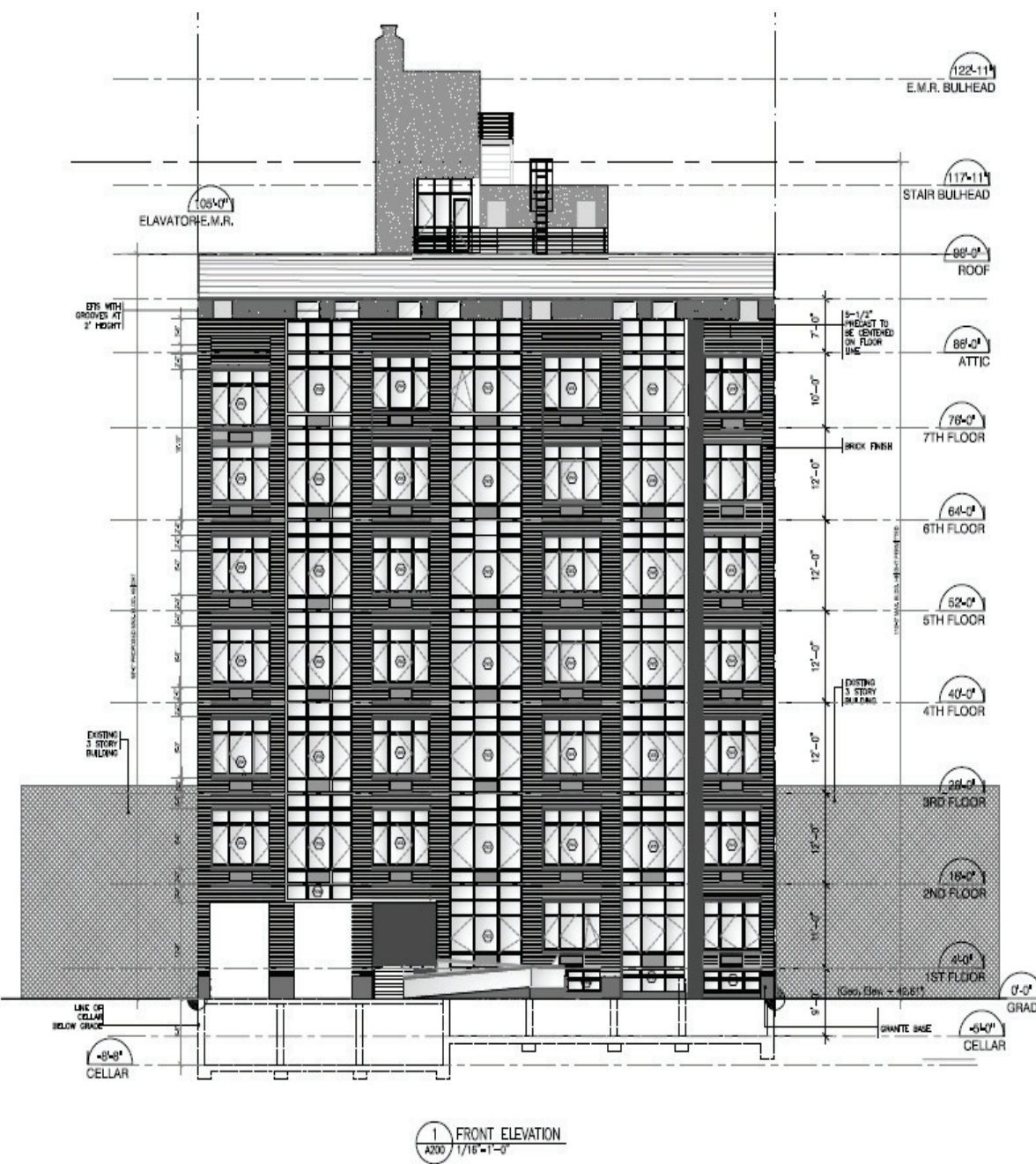
Location 74 South, 4th Avenue, Brooklyn, NY
Quality Housing - R6 District;
Lot Area 12,211 sf;
FAR 2.2 = 26,864 sf - Provided 26,863.9 sf;
Permitted interior Lot Coverage= 7326 sf (60%) - Proposed 4218 sf;
Provided 29 DU

Project Team
StructuralEngineer
M/E/P Engineer
Bruce GoldmanAssociate
Neville Engineering Group

611, 4th Avenue - Brooklyn



74 South 4th Avenue - Brooklyn

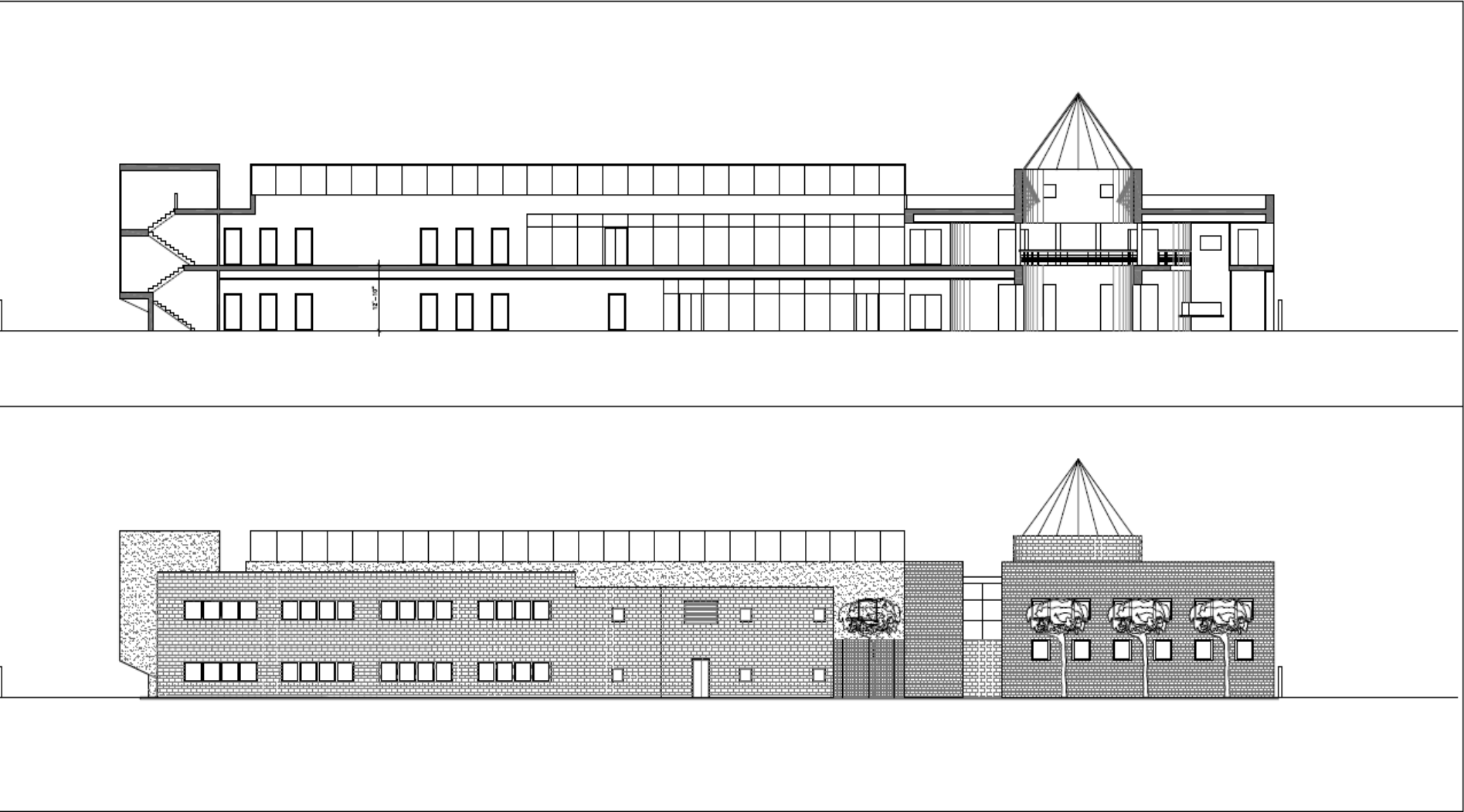


Frog Rock school - Description

Responsibilities:

My second assignment was to design a two story school, ground up for children from 1 to 5 years of age. Following parameters handed to me by the principal, I first layed out a 3 dimensional idea which was much appreciated and then proceeded to elabotrate the concept into shematic drawings with drawing sheets of the two floors, the roof and the elevations. In the process I developed two options with two very different design concepts and this is the first proposal.

OPTION 1

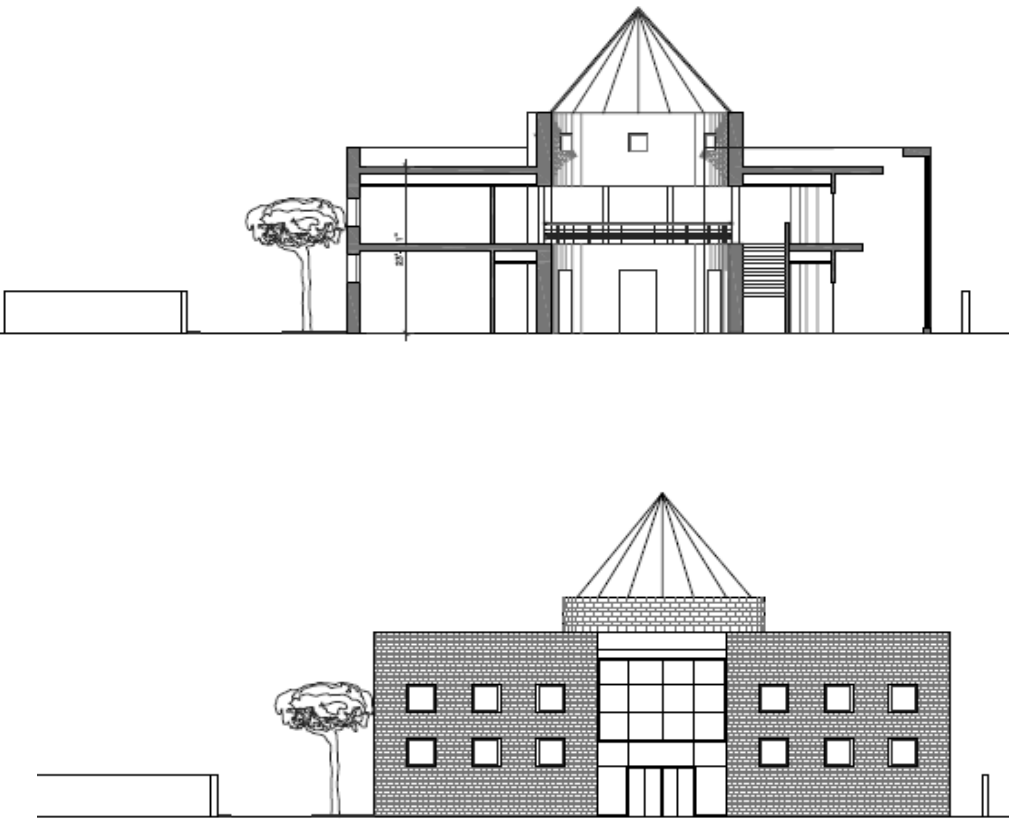


NORTH ELEVATION &
SECTION



Frog-Rock / EduCare
Mount Vernon Headstart
Union Avenue
Mount Vernon, New York

A-5



Front Elevation option 1