



G3 ARCHITECTURE INTERIORS PLANNING
NEW YORK · NEW JERSEY · CONNECTICUT · FLORIDA



RESIDENTIAL

G3ARCH.COM

FIRM PROFILE

G3 provides high quality architectural and interior design solutions to corporations, institutions, developers, and property owners. We work with our clients to translate their needs and vision into exceptional solutions. As architects and designers, **we strive to uphold traditions of great design, while continuously pushing the boundaries of the future.** Our team of professionals has been working in the field for a long time, some of which are going on **40 years in the industry.** We take great pride in our work, in the quality of our design solutions, in the comprehensiveness of our construction documents, and in our ability to manage the entire project process. We use our expertise to uncover the full potential of every challenge we face, in every project.

G3 is big enough to handle the largest of tasks, but small enough to bring senior-level staff well-versed in all aspects of design and construction to every single project.



Chelsea Apartment - New York, NY

THE G3 VALUE PROPOSITION

In our wide experience executing all types of projects, G3 has learned to **“think like an owner.”** We recognize that cost and time are as critical, if not more so, as design. Because of this, G3 develops solutions for managing both cost and time at the outset of every project.

The value we add through the utilization of this approach enables you to maximize your asset – whether a site, building, office lease or residence – **within your budget.** We do this without resorting to “value engineering” or other post-design cost adjustment measures, and the attendant cost and time lost with such activities.



Seasonal Residence - New Canaan, CT

ATTENTION TO DETAIL

Our senior project managers are registered architects whose rigorous training is put to use in **every project we undertake**. While the importance of listening carefully to our clients cannot be over-emphasized, the value of **experience and training** in developing and realizing a project is equally important.

LISTENING TO OUR CLIENTS

Our work is **based on our client's needs and desires rather than a single style**. We ask a lot of questions, listen carefully, and advocate for our clients in our dealings with contractors and suppliers. Truly understanding the reasons that drive a client's preferences and requests allows us to fulfill and exceed their expectations.



Apogee Beach Condominium, Miami , FL

LOGICAL & APPROPRIATE PLANNING

We are passionate about designing spaces that **harmonize with their environments**. We strive to create buildings and interiors that fit, that respond to their context and enliven it. When planning interiors, we begin by studying the building's rhythmic character and existing geometry so that we can maximize the opportunities available to the design and minimize any inherent obstacles. In doing so, we are able to create a **whole that is greater than the sum of its parts** – a solution with a real sense of place, and one that ultimately feels right.

COMMITMENT TO CLIENT SATISFACTION

At G3, **we understand that we are only as good as our last job**. We are committed to your satisfaction. Whether it's providing considered option in our design work or standing beside you through the thick of construction completion, we focus on addressing your your needs promptly and thoroughly, and on surpassing your expectations. Because, for us, a great project is one with a satisfied client.



OFFICES

New York, NY - 1991

Stamford, CT - 1998

Miami, FL - 2005

Elmwood Park, NJ - 2008

SERVICES

Architectural Design

Campus Planning

Feasibility Studies

Interior Design

Workplace Strategy

Branding

Real Estate Evaluation

Speculative Office Space

Building Amenity Improvement

STATISTICS

Projects in 37 States and 10 Foreign Countries

Over 40,000,000 Square Feet of Projects

10 Registered Architects

10 LEED Accredited Professionals

Licensed in 22 States and Provinces



Worth Street Condominiums - New York, NY



RESIDENTIAL EXPERIENCE

G3's multi-year experience with property entities has given us the perspective to "think like the owner" in our approach to each opportunity. Our overarching objectives for these projects are:

- To increase the value of properties by making them "new" and more responsive to trends in today's business world and the real estate that supports it,
- To increase the presence of and access to buildings on the site,
- To exemplify visible and active property management, shared conferencing and other amenities as appropriate to each location, and
- To reposition less useful / leasable spaces to leverage brand identity and improve tenant perception.



Seasonal Residence - New Canaan, CT



Showcase Apartment - New York, NY

Our solutions are based on offering a menu of upgrades across the asset platform, allowing the owner's renovation efforts to achieve maximum impact while strictly adhering to an overall budget. Within each of the individual areas of improvement considered, G3 outlines a three-tiered approach, ranging from an "at the very least" list of improvements to an "in order to make the most dramatic impact" strategy with preliminary budgetary information for each of the elements at each of the levels of intervention. This method allows budget control with clear design expectations to be established early-on, avoiding cost-cutting late in the process.

Our experience is concentrated in both the renovation of key areas of the tenant experience – lobbies, courtyards, amenities, restrooms, and the like – as well as full-on renovation of façades and systems, and entire building and site redevelopment.

SEASONAL RESIDENCE

New Canaan, CT

G3 designed the complete refurbishment of this 1960's home. The guest house/pool/cabana/garage and connecting stone arcade were added as part of the comprehensive redevelopment of the site.



MIXED USE PROJECT

North Bergen, NJ

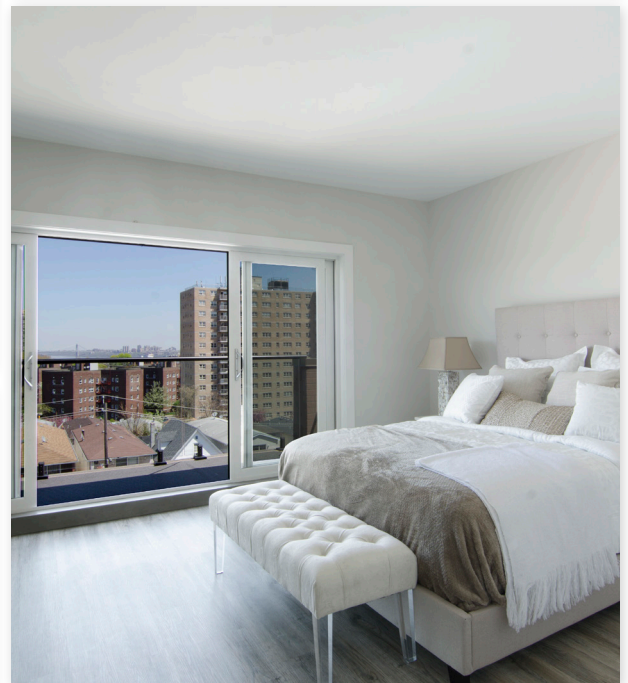
This new 95,000 square foot, mixed use urban infill project for an independent developer in Hudson County includes 51 one-bedroom apartments on 3 stories over two stories of parking, neighborhood retail and office spaces. The site is an assembled parcel of seven lots along JFK Blvd and one along the block behind on Bergenwood Avenue to the west. Due to the steeply sloping topography towards the west, the entire lower level of parking is cut into the hillside. The hemmed-in site conditions did not permit a ramp for car circulation to the lower level; instead, a drive-thru hydraulic car elevator was incorporated to access all of the 82 parking spaces. The car elevator is user friendly and does not require an onsite operator.



RESIDENTIAL COMPLEX

Guttenberg, NJ

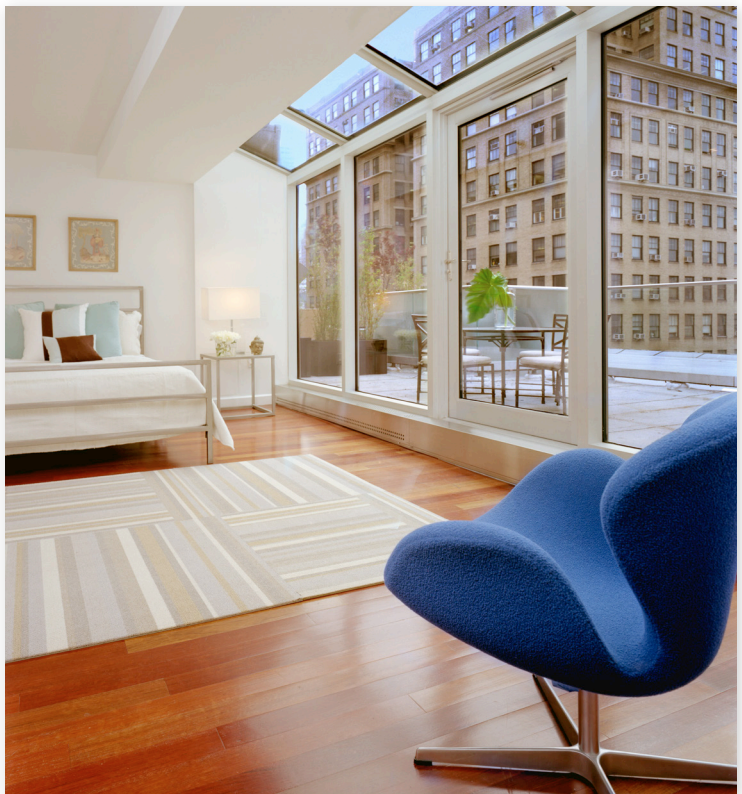
- 60,000 SF, 6 stories plus full basement with underground parking
- 39 one bedroom apartments
- 39 parking spaces, 2 car elevators
- Rooftop Terrace and Tenant Lounge Area
- Stunning Hudson River, NYC and bridge views



WORTH STREET CONDOMINIUMS

New York, NY
Comprehensive Redevelopment

G3 provided a variety of services for the conversion of these mid-19th century landmarked loft warehouses to luxury condominiums. Our participation commenced as a third-party observer for the mezzanine lender, who assumed control of the project when the original developer went bankrupt.



CHELSEA APARTMENT

New York, NY

The owners of this "luxury" apartment asked G3 to add both functionality and style to this 2006 era apartment. While the basic arrangement of rooms was maintained, materials for walls and floors and window treatments were upgraded, new lighting (including indirect lighting through shallow covers which took advantage of the good ceiling heights in the apartment, direct spot lighting to enhance their collection of poster art, and an assortment of decorative lighting both ceiling hung and floor standing) and lighting controls were incorporated, and new furnishings were specified throughout.

An underused room off the entry corridor was re-purposed into a cozy den with built in millwork and colorful comfortable furniture and a sophisticated audio visual system. A patterned glass sliding door pockets away to allow the space real connection to the corridor or complete privacy.



SOHO RESIDENCE

New York, NY

G3 took this owner's request for a "white loft" to the max in this SoHo flat, which served as the ideal backdrop for this fashion photographer's collection of art and artifacts.



RESIDENTIAL EXPERIENCE

ABBNEY ROAD

ACCORDIA REALTY

AEGEAN PROPERTIES

AVALON BAY

CB RICHARD ELLIS GLOBAL
INVESTORS

CBRE ASSET SERVICES

CROCKER PARTNERS

CUSHMAN & WAKEFIELD

DIVIDEND CAPITAL

ECHEVARRIA INDUSTRIES

EDGE FUNDS

H & R PROPERTIES

ISE REALTY GROUP

KIMCO

LEE & ASSOCIATES

LINCOLN EQUITIES

MACKLOWE ORGANIZATION

MECHOSHADE SYSTEMS

MOUNTAIN DEVELOPMENT GROUP

PRONTI MANAGEMENT

ROSE ASSOCIATES

RUDIN MANAGEMENT

SHORENSTEIN PROPERTIES

SL GREEN

SPEAR STREET CAPITAL

STRATEGIC PARTNERS

SUMMIT ASSOCIATES

TISHMAN SPEYER

TUDOR REALTY

WINDSOR PROPERTIES





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