



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



FAÇADES / RESTORATION

G3ARCH.COM



Judson Memorial Church - New York, NY



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 design for the future. Our team of professionals has been working in the field for a long time. We take great pride in our work, in our work ethic, 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 projects, but small enough to bring a senior-level staff member well-versed in all aspects of design and construction to every single project.

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. 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. And 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.



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 and we listen carefully. Truly understanding the reasons that drive a client's preferences and requests allows us to fulfill and exceed their expectations, and to really advocate for our client in our dealings with contractors and suppliers.



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

Ultimately we are only as good as our last job. We understand this at G3. 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.





Waldorf Astoria Hotel - New York, NY



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

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



Barbizon Hotel - New York, NY





Park 80 West - Saddlebrook, NJ



380 Riverside Drive - New York, NY

RESTORATION 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. When looking at the restoration of a building, we always groom our solutions to align with your interests. Our background falls into four broad categories, each of which is further described hereafter:

- Historic Preservation and Landmarks
- Exterior Restoration
- Roofing and Waterproofing
- Façade Inspection Safety Programs/Local Law 11



Bell Works - Holmdel, NJ



We adhere strictly to requirements of governing agencies, be they inspection protocols or landmarks regulations, though they may at times conflict with each other. But while doing so, we also cater our services to your cost criteria. Our solutions are often based on offering a menu of upgrades, allowing the owner's renovation efforts to achieve maximum impact while strictly adhering to an overall budget. By recognizing your goals for your property, we truly are the value-add choice among professionals. Our specific experience follows, and we thank you for your interest in G3 Architects.



Rockefeller Center - New York, NY



HISTORIC PRESERVATION / LANDMARKS

G3's treatment of historic properties is infused with respect – respect for the original intent of the building's designer, respect for the materials utilized, and respect for the real impact of time. Our intent is to enhance the utility of the building, while protecting and revealing the architectural expression of the original. This approach allows for a completed project which is often greater than the sum of its parts: new elements can take advantage of the unique character and quality of existing conditions and details, while old elements find new life when rediscovered and carefully integrated with new construction.

Our process often begins with research into the building's creation, the how and why of its construction. Where original materials have deteriorated, we consider carefully the pros and cons of restoration versus re-creation versus replacement. The plethora of materials found often suggests a hybrid

approach – windows and doors can often be restored, while cast stone and limestone often require re-creation in kind, and terra cotta replacement with completely different, more stable, but visually appropriate materials. The handling of the finer elements of trim, detail and ornamentation also often requires a multi-faceted approach, both to repair and refinishing, and all within the appropriate historic context.

G3's experience with the multiple agencies, including the New York City Landmarks Preservation Commission, the New Jersey State Historic Preservation Office, the National Parks Service, and other local similar entities, is broad, and has been highly successful. Our respect for the intent not only of the building's original design, but also the mandate of these entities to safeguard the character of such properties, regularly has resulted in streamlined approvals.



Judson Memorial Church - New York, Ny



Our team's experience with historic landmarks includes the following locations:

- Rockefeller Center
- Chrysler Building
- Judson Memorial Church
- Waldorf Astoria Hotel
- Barbizon Hotel
- 17 Battery Place
- 73 Worth Street
- 380 Riverside Drive
- 888 Park Avenue
- 138 Bleecker Street, Brooklyn
- Bergen County Historical Society
- Bellworks, Holmdel, NJ



Bergen County Historical Society - River Edge, NJ



Rockefeller Center - New York, NY



888 Park Avenue - New York, NY



Chrysler Building - New York, NY



EXTERIOR RESTORATION

Building exterior envelopes are composed of a multitude of design elements – walls, doors, windows, storefront systems, balconies and terraces, sidewalks, decorative items (cornices, water tables, columns, pilasters, capitals, cartouches, balustrades and trim), mortar, and caulk, as well as internal components. These elements are each composed of separate materials – brick, block, stone (marble, granite), terra cotta, cast stone, concrete, cement, various metals, differing species of wood, glass, plastics, fiberglass, and asphaltic mixtures.

Over time, due to weathering, curing, oxidation, shifting due to temperature changes, whatever the cause may be, these elements, at different items and different rates of speed, deteriorate or decay. Addressing this is where G3 and its team of seasoned professionals brings their skills to bear.

G3 commences our diagnosis of these conditions with an exterior field observation of the property, and a review of affected areas which have been noted within the building. From this, we review past experience with comparable conditions. Where necessary, our efforts extend beyond the face of the building, as deterioration of internal structures and systems (e.g. balcony supports, wall flashing, structural steel, screen walls, construction deficiency, etc.) is a regular occurrence. Tests (such as probes) are made on a selective basis to confirm suspected issues prior to the development of recommendations. The entirety of the above is ultimately combined into drawings and specifications delineating remedial measures to be undertaken.



17 Battery Place - New York, NY



45 Wall Street - New York, NY



Our team's experience with exterior renovations includes the following locations:

- Rockefeller Center
- Waldorf Astoria Hotel
- Barbizon Hotel
- 73 Worth Street
- 2 Beekman Place
- 17 Battery Place
- 45 Wall Street
- 95 Horatio Street
- 110-118 Riverside Drive
- 115 East 87th Street
- 131 Perry Street
- 201 East 69th Street
- 200 East 74th Street
- 303 East 57th Street
- 310 East 46th Street
- 310 West 106th Street
- 380 Riverside Drive
- 407 Park Avenue South
- 708 Third Avenue
- 888 Park Avenue
- 1185 Park Avenue
- River Park Towers, Bronx, NY
- 138 Bleecker Street, Brooklyn
- 42-03 35th Street, Long Island City
- 333 So. Highland Avenue, Briarcliff Manor, NY
- Bellworks, Holmdel, NJ
- Park 80 West Saddlebrook, NJ



Mechoshade Systems - Long Island City, NY



ROOFING & WATERPROOFING

Envelope integrity is a key concern of any property owner and manager. Water intrusion not only damages materials, unchecked it can undermine structural elements and lead to widespread mold growth. G3 has widespread experience in the control of water intrusion, both with new building as well as restorations.

Roofing is in the forefront of water management issues for properties. As such, the selection of proper roofing systems needs to be made with great care. Roof pitch, substrate construction, intended use (e.g. as a green roof, or water retaining “blue” roof),

and system application constraints all must be balanced with the anticipated life cycle of the installation and the owner’s budget constraints.

Waterproofing encompasses a range of conditions beyond the sealing of openings in a wall. Screen-type wall systems, window and door assemblies, and plaza and deck underlayers are but a few of these. G3’s background in controlling and managing water intrusion extends across the range of building types.

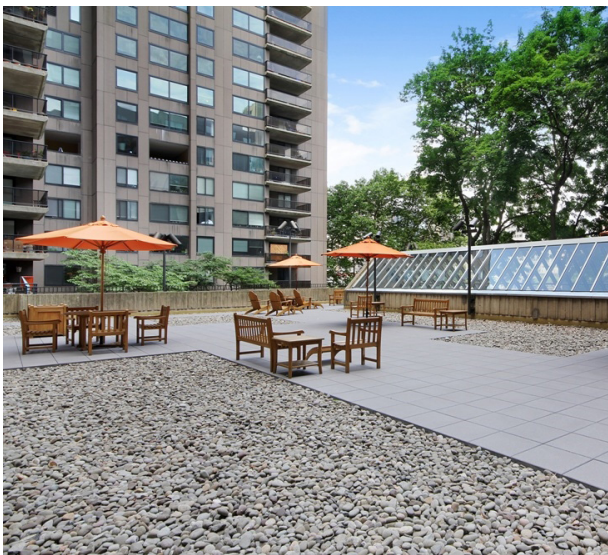


Bell Works - Holmdel, NJ



Our team's experience with roofing and waterproofing includes the following locations:

- Rockefeller Center
- Waldorf Astoria Hotel
- RiverCross
- 30 East 71st Street
- 73 Worth Street
- 95 Horatio Street
- 110-118 Riverside Drive
- 115 East 87th Street
- 303 East 57th Street
- 310 West 106th Street
- 380 Riverside Drive
- 666 Fifth Avenue
- 708 Third Avenue
- 809 UN Plaza
- 823 UN Plaza
- 888 Park Avenue
- 1220 Park Avenue
- River Park Towers, Bronx, NY
- 30 Flatbush Ave., Brooklyn
- 138 Bleecker Street, Brooklyn
- 42-03 35th Street, Long Island City
- 400 Moreland Road, Commack, NY
- 333 So. Highland Avenue, Briarcliff Manor, NY
- 1523 Central Avenue, Yonkers, NY
- BellWorks, Holmdel, NJ
- Park 80 West, Saddle Brook, NJ
- 101 Wood Avenue, Iselin, NJ
- 33 Harrison Avenue, Boston



RiverCross - Roosevelt Island, New York



33 Harrison Avenue - Boston, MA



FAÇADE INSPECTION SAFETY PROGRAMS / LOCAL LAW 11

G3's team of practitioners has performed façade inspections for over forty years. While our services have been utilized nationwide, our principal experience has been in New York City, first with the city's initial program, Local Law 10; then its revised program, Local Law 11, and now the current Façade Inspection Safety Program, or FISP.

Building façades are composed of a wide variety of materials and assemblies, and are subjected to the entire range of weather events – rain, snow, ice, high winds, and temperature extremes to name but a few. As such, they deteriorate. Some deterioration can be easily seen with the naked eye, but much is hidden. The results of such deterioration have been catastrophic failures where elements of façades have become loose and fallen, injuring both persons and property, at times even resulting in fatalities.

G3's inspection efforts are performed through a variety of techniques, including visual scans, close-up inspection with high-powered lenses, and physical contact with the actual conditions, from scaffolds, window washing rigs or even via rope access. We augment our work with research – reviewing documents from the construction of the building, historic photos, and maintenance records. We pay special attention to issues that have a history of challenges – terra cotta details, cavity wall construction, projecting elements such as cornices and brackets, balconies and rails, and the like. As well, we review the method and effectiveness of previous repairs. From this, we develop reports in summary and detail both describing conditions observed and recommending remedial measures.



73 Worth Street - New York, NY



Our team's experience with façade inspections includes the following locations:

- Waldorf Astoria Hotel
- 17 Battery Place
- 45 Wall Street
- 73 Worth Street
- 303 East 57th Street
- 380 Riverside Drive
- 407 Park Avenue South
- 708 Third Avenue
- 888 Park Avenue
- Gotham Centre, Long Island City



303 East 57th Street - New York, NY



Waldorf Astoria Hotel - New York, NY



Gotham Centre - Long Island City, NY



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