Celebrity Brownstones on Historic King Street

Choose clients and renovate or rebuild brownstone buildings at 38, 40, and 42 King Street.

Owners: research and get to know your client and work closely with architects and engineers to incorporate a design that fits their wants and needs. Review existing brownstone and discuss pros and cons of renovation/new construction.

Architects: decide whether to preserve the integrity of the existing brownstone or to knock down and build a new building on the plot of the existing brownstone. Work with the owner to understand the wants and needs of your client and bring that vision to life. Layout living spaces, including dining, sleeping, bathrooms, lounge/entertaining spaces, and other spaces unique to your client. Incorporate vertical circulation and back of house spaces (including space for you engineers!).

Structural engineers: research the structure of the brownstone if it is to remain and provide support for interior renovations as required. Decide on building material and size beams/slabs and other support as necessary.

Civil engineers: consider basement and backyard space. Review flood zone and drainage around the brownstone. Review implications of new foundation if a new building will be built.

MEPS engineers: Consider sustainable design options for each discipline. Consider any special needs for your client.

  Mechanical- Create fresh air and exhaust riser diagram. Choose equipment for HVAC, size ducts/units if time allows.

  Electrical- Create riser diagrams for electrical distribution. Establish location for Con Ed connection, and calculate building load if time allows.

  Plumbing- Create riser diagram for hot and cold water and for drainage. Establish location for connection to city services.

  Sprinkler/Fire Protection- Establish fire protection needs for your building and design accordingly. Create riser diagram for sprinkler, or floor plans with location of fire protection equipment.

Construction Management – Work with architect and engineers to understand scope of the building and create an estimate. Consider ways in which designs could be modified/optimized to reduce cost. Review construction staging for new building or renovation. Create schedule for design and construction.
Example Celebrity Brownstone Project

Our Project: Celebrity Homes
Lady Gaga- 38th King Street
Steve Jobs- 40 King Street
Tim Burton- 42nd King Street

Floorplans

Mechanical & Electrical Drawings