



BEAUTY AND THE BEAST - a nyc renovation guide

BEAUTY AND THE BEAST



TRIBECA LOFT

A RENOVATION GUIDE

The 1946 film “Beauty and the Beast” is a fitting metaphor for the building process in NYC. Disney’s animated version blurs the boundaries between the worlds of dreams and reality. Ultimately both prevail. In our NYC building experience, the tug of war between creativity and real world challenges can result in designs that are both relevant and enduring for our clients.

Building or renovating a residence in NYC can be a daunting undertaking. It is fraught with myriad decisions regarding cost, value, quality and design, not to mention navigating approvals, permits, insurances and licenses.

The fundamental goal of your building project is to create the ultimate space within your personal cost and schedule comfort zone. Important first steps are to develop a realistic design scope that speaks to your desires, and to define a budget that you can afford. Having an understanding of the challenges before starting your project is essential to making this a positive experience. Hiring the right professionals to guide you through the process will determine your project’s success.

This guide describes the factors that will most impact your project – defining a realistic scope and budget and choosing an architect / contractor team that understands your goals and has the vision and expertise to implement these.

CONSTRUCTION COST AND SCHEDULE

This data is based on three recently completed New York City construction projects, each with different levels of work.

LEVEL OF WORK	COST PSF	WORK INCLUDED
HIGH - Complete Gut	\$500 +	Remove and replace walls, ceilings, floors, plumbing, electrical, stairs, HVAC, significant customization Construction 8 - 10 months
MID - Renovation	\$200 - \$300	New kitchen and baths with associated plumbing and electric, some custom cabinetry, new floors, stairs, lighting, hardware, painting Construction 5 – 8 months
LOW - Refresh	\$150 - \$200	New kitchen and baths with associated plumbing and electric, some new lighting, refinish floors, painting Construction 3 - 5 months



PERMITS AND APPROVALS

The permitting and approval process can be complex and lengthy. There are several steps to this process and many different forms are required depending on the nature of the project. We oversee this process and prepare Department of Buildings drawings and materials as early as possible in order to expedite the overall permitting schedule. This can take an average of one to three months. When applicable, we will self-certify projects to accelerate the approval process. The following costs are NYC averages based on three different recent renovations.

DOB PERMIT TYPE	COST	NOTES
Alteration Permit (multiple forms)	\$3 - 6,000	paid by owner
Plumbing	\$2 - 4,000	included in GC bid
Electrical	\$1 - 3,000	included in GC bid
Asbestos Inspection	\$600 - 1,200	paid by owner

LANDMARKS (LPC) APPROVAL	\$1,000	paid by owner
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If renovating in a 'Landmark District' and there is no exterior work, a Certificate of No Affect is required and this is a simple process. If the actual building is 'Landmarked,' a more lengthy and costly review and approval process may benefit from enlisting an LPC professional.

COOP AND CONDO REVIEWS AND APPROVALS

All coops and condos require some type of review process. Lately we find that requirements have become more strict and time intensive. Many buildings require reviews by independent architects and these can take from one to six months. Fees are typically paid to both the building and the reviewing architect. These fees vary by building but we find that they can be one thousand dollars or more.



THE BEAUTY OF WORKING WITH AN ARCHITECT

Like the tale of Beauty and the Beast, the building process can be an adventure with a surprisingly rewarding outcome. We will guide your project through its complex requirements so that you can focus on the more creative aspects of the design experience.

Here are additional qualities we provide that will bring value to your project:

Leadership	Provide guidance and oversight throughout the project
Creativity	Use imagination in problem solving and artistic expression
Resourcefulness	Draw on our knowledge of materials and construction
Teamwork	Promote team collaboration during all project phases
Constructibility	Address problems hands-on during construction
Budget	Use NYC construction knowledge to control costs
Economy	Create designs that maximize usable space, light and utility
Balance	Harmonize the project's architecture, landscape and interiors



UNION SQUARE APT

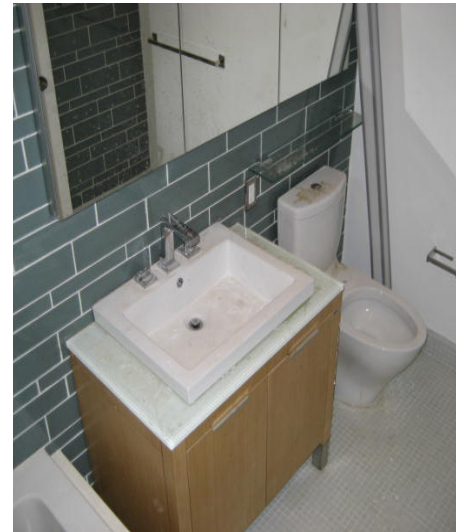
PROJECT EXAMPLES



BROOKLYN PENTHOUSE

LOCATION	Williamsburg
WORK	Mid - High
SIZE	2,400 SF
COST	\$900,000
COST PSF	\$375
TIME	7 - 8 months

BEFORE



DESCRIPTION

This project combines two Brooklyn condominium apartments into a home for an active family of four. Like so many newly built NYC condos, the original space was tight. By combining two apartments it was possible to create private areas and communal family rooms that all benefit from the river views.

Three bathrooms and a stair were renovated in place, while the remainder of the space was completely reconfigured. The upper level, formerly two en-suite bedrooms, became a large master suite overlooking a double height living room and the East River.

At the lower level, the kitchen was relocated and enlarged and the ceilings were raised to create one open eating and living space. The attached one bedroom apartment was reconfigured into a children's wing with two bedrooms and a study. On the terrace a new acoustic wall blocks neighboring noise to provide a comfortable place for family gathering. New landscaping enhances the river views. Audrey Matlock Architect designed and selected all of the interior and exterior furnishings and finishes for this project.

AFTER





CLIENT EXPERIENCE

We purchased two apartments atop a Brooklyn waterfront building with the goal to create a larger home for our family. Combining these apartments presented many infrastructural challenges that Audrey and team solved brilliantly. They shifted rooms, heating ducts and plumbing to create a large open kitchen, dining, living room that has become the heart of our household. They created private zones for parents and children, in retrospect an invaluable idea. We love the airy design, the orientation of all rooms to river views and mostly the creative and collaborative spirit of our home. Following this we rehired Audrey Matlock Architect for our dream house in East Hampton and are thrilled with the results.

PROJECT EXAMPLES



HUDSON STREET LOFT

LOCATION	Tribeca
WORK	Mid
SIZE	2,020 SF
COST	\$450,000
COST PSF	\$222
TIME	6 months

BEFORE



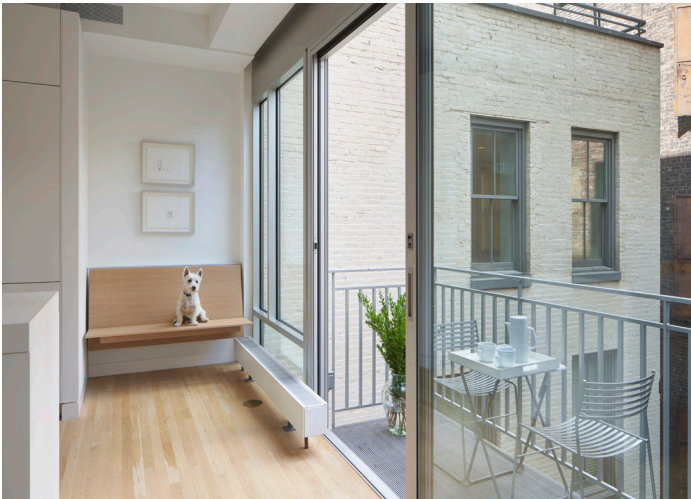
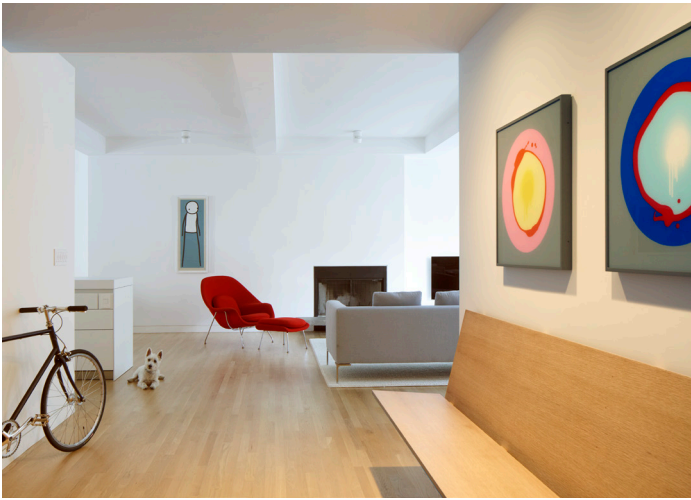
DESCRIPTION

This ten-year old condominium development combines a new glassy townhouse with an existing brick building. The site's greatest assets are views to both a fantastic historic streetscape and a spacious rear courtyard. The drawback is the building's poor construction and use of dark and dingy materials.

Our client, a single guy and his charming dog Fred, wanted an open and airy environment for living, working and entertaining. Our mission was to achieve this while preserving as much of the original layout as possible. Our solution was to totally renovate all

three bathrooms and the kitchen in place. New durable materials were chosen to visually expand and brighten the space. New LED lighting fixtures highlight workspaces and art while providing soft indirect illumination in the living spaces. All hardware and accessories were upgraded. A new sliding door provides access to a dining terrace that overlooks the sunny rear courtyard. Audrey Matlock Architect selected all interior finishes and furnishings for this project.

AFTER





CLIENT EXPERIENCE

Audrey Matlock and her team were amazing to work with! Creative, responsive and knowledgeable about all aspects of construction. They shepherded the project through the process with minimal problems. I chose to live in the loft during construction and they were able to phase the work so that this was possible. The finished project is more than I could have hoped, combining an historic building with modern living. Audrey kept a clear vision of the project and at the same time paid attention to even the smallest details. She always listened to and addressed each of my concerns. The result is an elegant and perfectly balanced space. I would highly recommend AM_A to anyone!

Audrey Matlock__Architect

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