



## **37 East 12<sup>th</sup> Street - New York**

**Architect:** CS Architecture, LLC

**Client:** Edward J. Minskoff Equities

**Completion:** 2016

37 East 12<sup>th</sup> Street is an existing 26,000 SF building in Greenwich Village that underwent a gut renovation and conversion. The commercial loft structure was transformed into six luxury condo units with a duplex on top floor. A previous antique showroom, the building features large open floor plates with high ceilings and a terracotta arch slab.

To help the design team comply with NYC Building Codes, we conducted sound transmission and impact insulation class testing on a mockup floor construction within the building. The mockup construction included wall, floor, and ceiling assemblies representing the separation between apartments. This testing was conducted to determine compliance with NYC Code for the proposed assemblies. We also provided recommendations for acoustical issues related to mechanical systems such as indoor AC units, outdoor condensing units, exhaust fans, and duct and pipe penetrations.

Our analysis confirmed that the construction fulfills NYC Building Code requirements as well as with the increased performance recommended for a high-end residential building.

Our testing and comments assisted the design team's transformation of this structure into a high-end boutique condo that settles quietly into the central Village neighborhood.