



443 Greenwich Street – New York

Architect: CetraRuddy

Client: Metro Loft

Completion: 2015

The 443 Greenwich Street project consisted of two landmarked 7-story loft buildings dating back to 1882 and configured around an interior courtyard. The project sized at 215,000 SF, included a wide variety of amenities such as an indoor swimming pool, children's playroom, landscaped roof terrace, fitness center, steam rooms and saunas, and a wine cellar.

This renovation converted the existing structure into 53 ultra-high-end condos with penthouses. Part of this renovation work replaced the existing wood joist floor assemblies with a concrete and metal deck composite which improved the acoustical performance between vertical adjacencies.

We provided design guidance for 443 Greenwich on items such as demising partitions, airborne sound separation, and floor finishes. We also reviewed each amenity space to provide input regarding suitable interior finishes, as well as demising constructions, impact isolation, and noise control for each amenity space.

For the buildings' mechanical systems, we reviewed the equipment and made recommendations on selection, appropriate noise control, and vibration isolation based on requirements and compliance.

We are continued to review and provide comments to the development team as this nineteenth century warehouse was converted into luxury condominium.