



GARRETT
ROCK AIA

Portfolio of Select Work

WORK EXPERIENCE

New York, NY
May 2014—Feb. 2026

Fogarty Finger Architects
Associate Director 2021—2026
Associate 2018—2021
Intermediate Designer 2014—2018

Chicago, IL
May 2012—May 2014

Lohan Anderson
Junior Designer

EDUCATION

Chicago, IL
graduated May 2012

Illinois Institute of Technology
Bachelor of Architecture (B. Arch)
graduated magna cum laude

Autumn 2010

Paris study abroad programme

LICENSURE

Dec. 2016—present

Licensed Architect in New York State
No. 039628

2017—present

American Institute of Architects (AIA)
Member of New York City Chapter

SELECT AWARDS

2025

AIA Georgia Design Awards
Savoy Club—Winner, Interior Architecture

2024

Architectural Record, Interiors Awards
Savoy Club—Winner

2023

Interior Design Magazine, Best of Year Awards
Savoy Club—Honoree, Commercial Lobby/Amenity Category

2022

Architect's Newspaper, Best of Design
512 West 22nd Street—Winner, Workplace Interior Category

2021

LIV Hospitality Design Awards
Platt Street Hotel—Winner, Boutique Hotel Interiors

SKILL SET

Software

Adobe Creative Suite; Bluebeam Revu; Autodesk AutoCAD, Revit;
Google Sketchup; Mac OS; Microsoft Office Suite

Front End
Project Phases

Business Development, Marketing Proposals, RFP/RFQ Responses
Concept Design, Palette Selection, Design Development, Construction
Documentation, Project Management, Consultant and AOR Coordination,
Filing and Bid Negotiation, Construction Administration and Site Supervision

Contact Information

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garrettrock.com

References

Available upon request

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MEATPACKING OFFICE



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343 MADISON AVENUE

343 Madison Avenue is a 46-story commercial office tower currently under development adjacent to Grand Central Station. Envisioned as a forward-thinking workplace and rooted in environmental stewardship, the KPF-designed building is targeting LEED Platinum certification upon its anticipated 2029 opening.

Our firm’s scope focuses on the public-facing interiors, including the primary Madison Avenue lobby, elevator cabs, and a signature tenant amenity spanning the 45th and 46th floors. In close collaboration with KPF, our design approach draws from the building’s elegant curves and sustainable ethos to craft a welcoming, timeless interior experience.

The lobby features a palette of locally sourced limestone, bronze accents, and sculptural marble reception desks, all designed to ground the space in material authenticity. A discreet coffee bar along 45th Street, integrated beneath an interconnecting escalator, serves as both a café and a dedicated entry point for a future anchor tenant.

At the tower’s crown, the amenity levels offer a communal gathering hub with a large auditorium, sky garden, feature bar, and co-working mezzanine. The design builds upon the lobby’s natural materials with vibrant colour accents, patterns, and reflective Venetian plaster ceilings. Framed by cove lighting and dark ceilings, the space emphasizes its most dramatic feature—sweeping panoramic views of Midtown Manhattan.

- Personal involvement
- Helped lead the RFP competition process resulting in the firm’s win
 - Worked extensively with the core and shell architect, KPF, on integrating our interior design in tandem within their rapidly changing tower design
 - Oversaw the top of house amenity design leading a team of four designers from schematic design to construction documents over a year and a half

< Madison Avenue lobby

Typology
Commercial Amenity, Building Lobby

Client
Boston Properties (BXP)

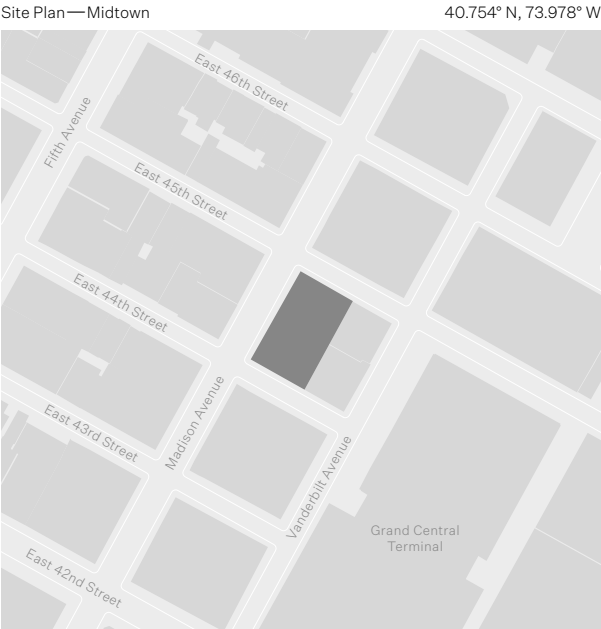
Role
Design Architect,
Architect of Record

Size, Interiors Scope
16,400sf | 1,525m²

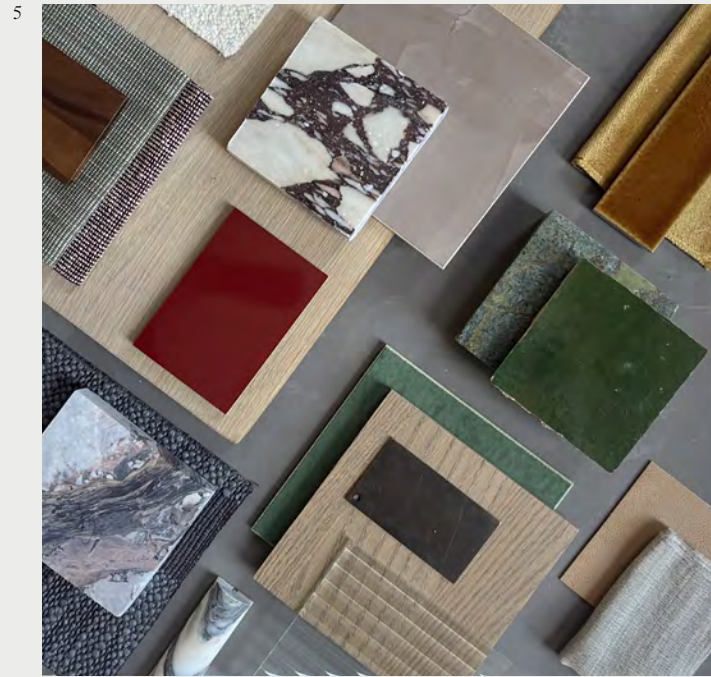
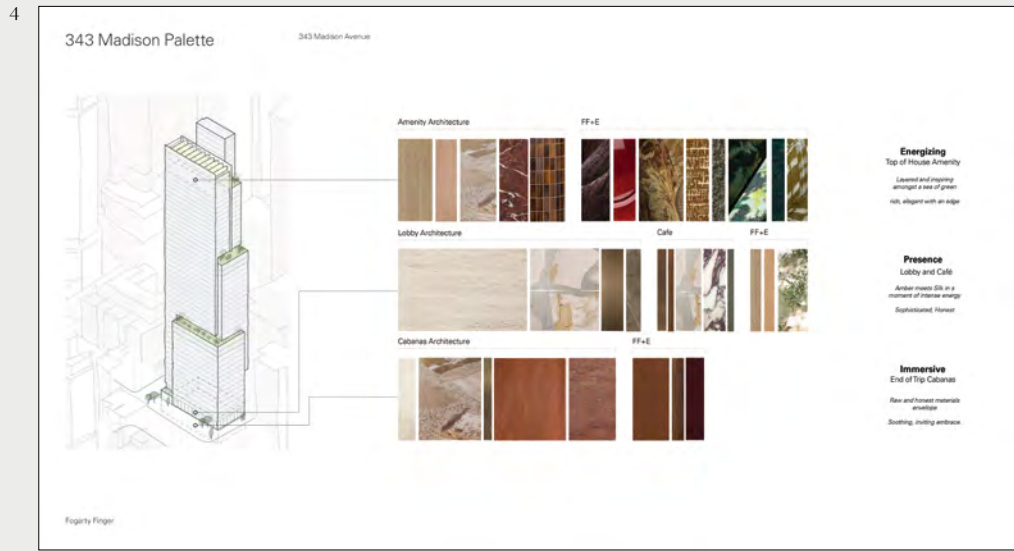
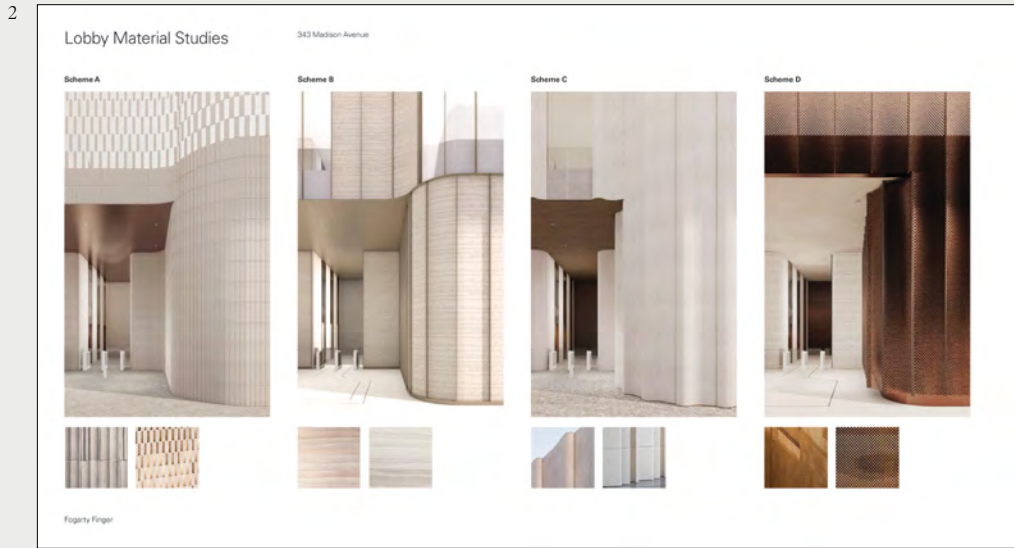
Construction Budget
42.2 million USD

Location
New York, NY

Completion
Anticipated 2029

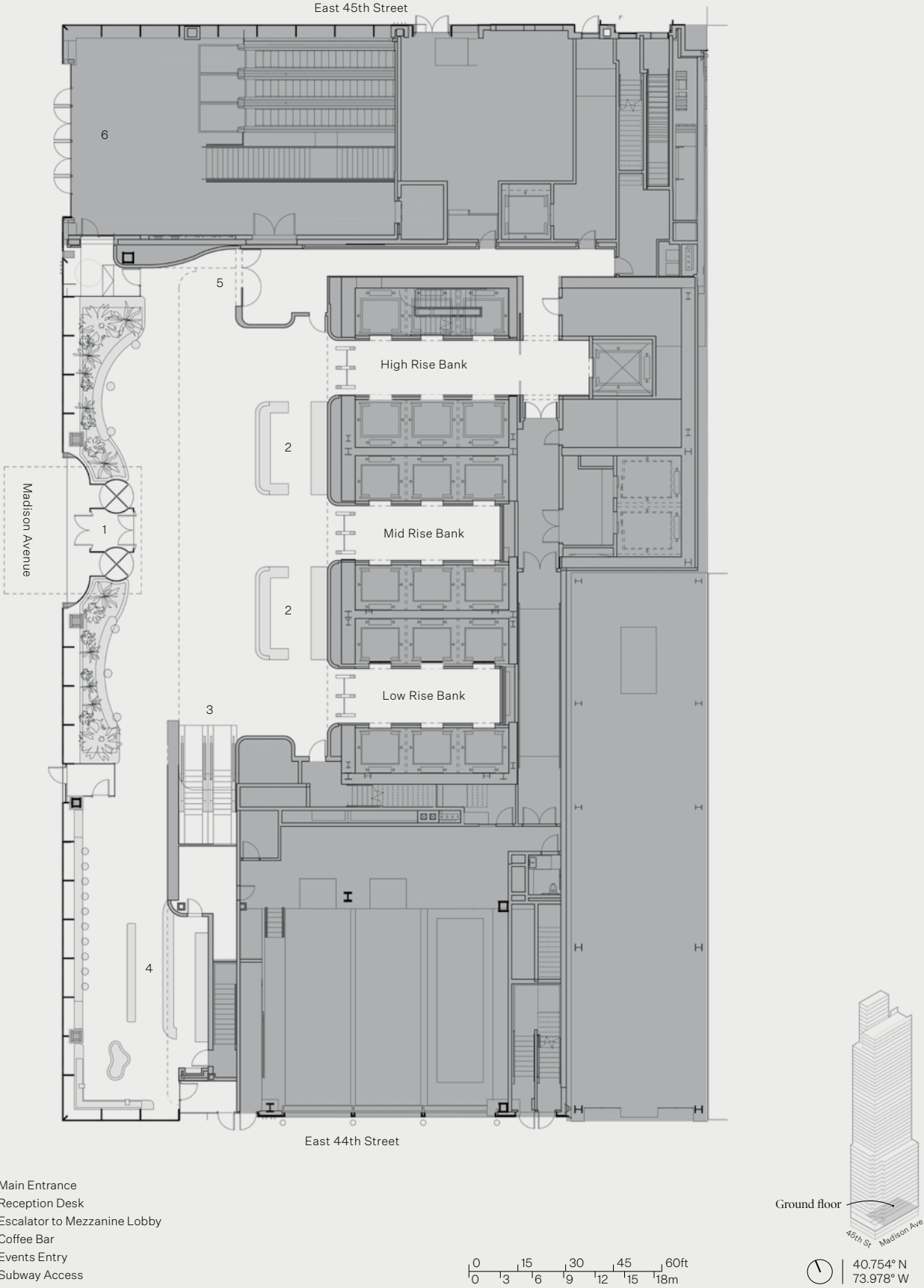


renderings—Volley Studio; internal



Concept and Schematic Design Phase

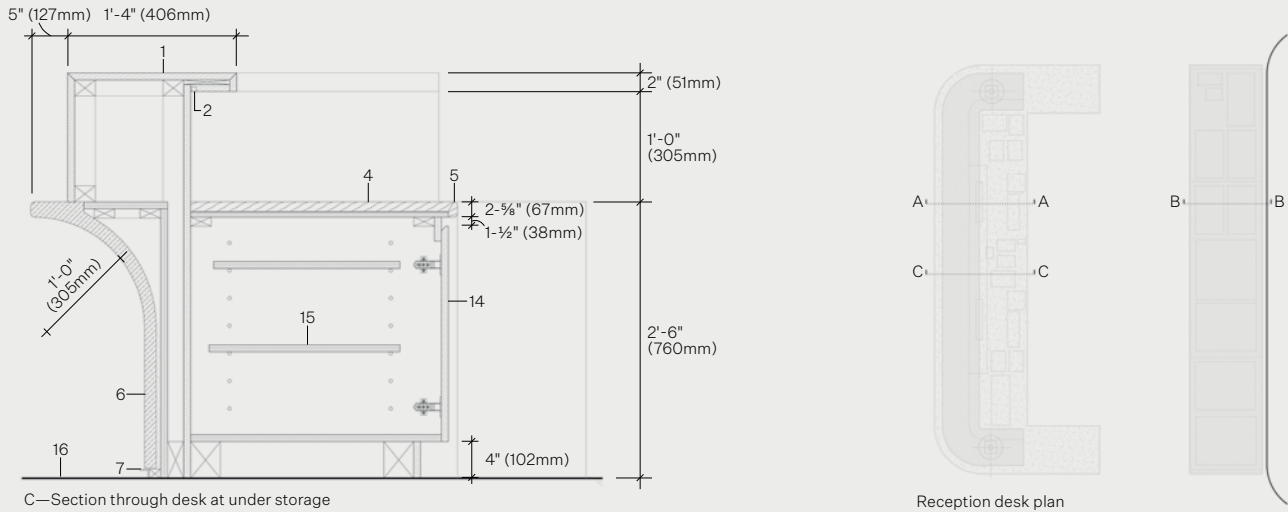
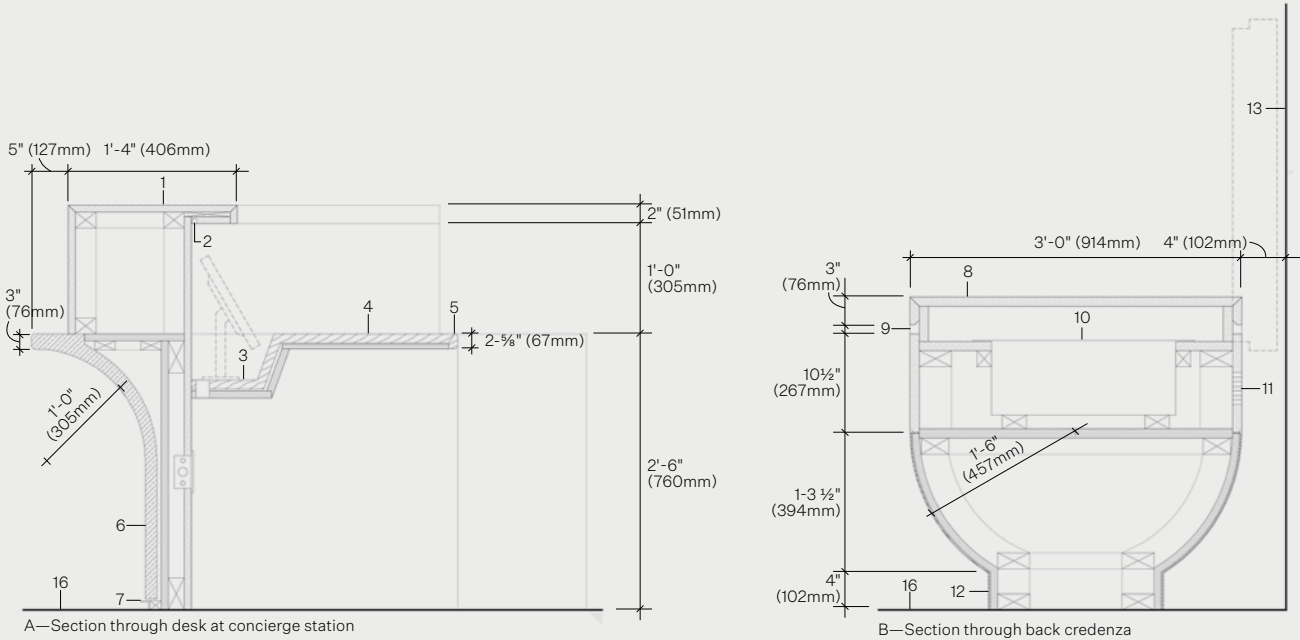
- Given the transparent façade along Madison Avenue, the interior elevation was treated as a second skin. The footprint of the overhang mezzanine was studied in relationship to ground the symmetry about the building's entry.
- Cladding materials were studied for the lobby walls with an interest in sustainability and timelessness. Ultimately the client favoured horizontally striated stone leading to selecting limestone.
- Mood board for the amenity space showcasing a desire for a layered and tactile palette with high-touch moments, colourful furnishings, and natural materiality.
- The material palette evolves within the building's public spaces focusing on faded hues in the lobby, dark and saturated colours in the cellar cabanas, and a more layered aesthetic in the amenity through its furniture.
- The top of house amenity colour palette featuring saturated greens and warm hues in the millwork and FF&E.



343 Madison tower



Madison Avenue Elevation—seen internally above and through curtain wall below



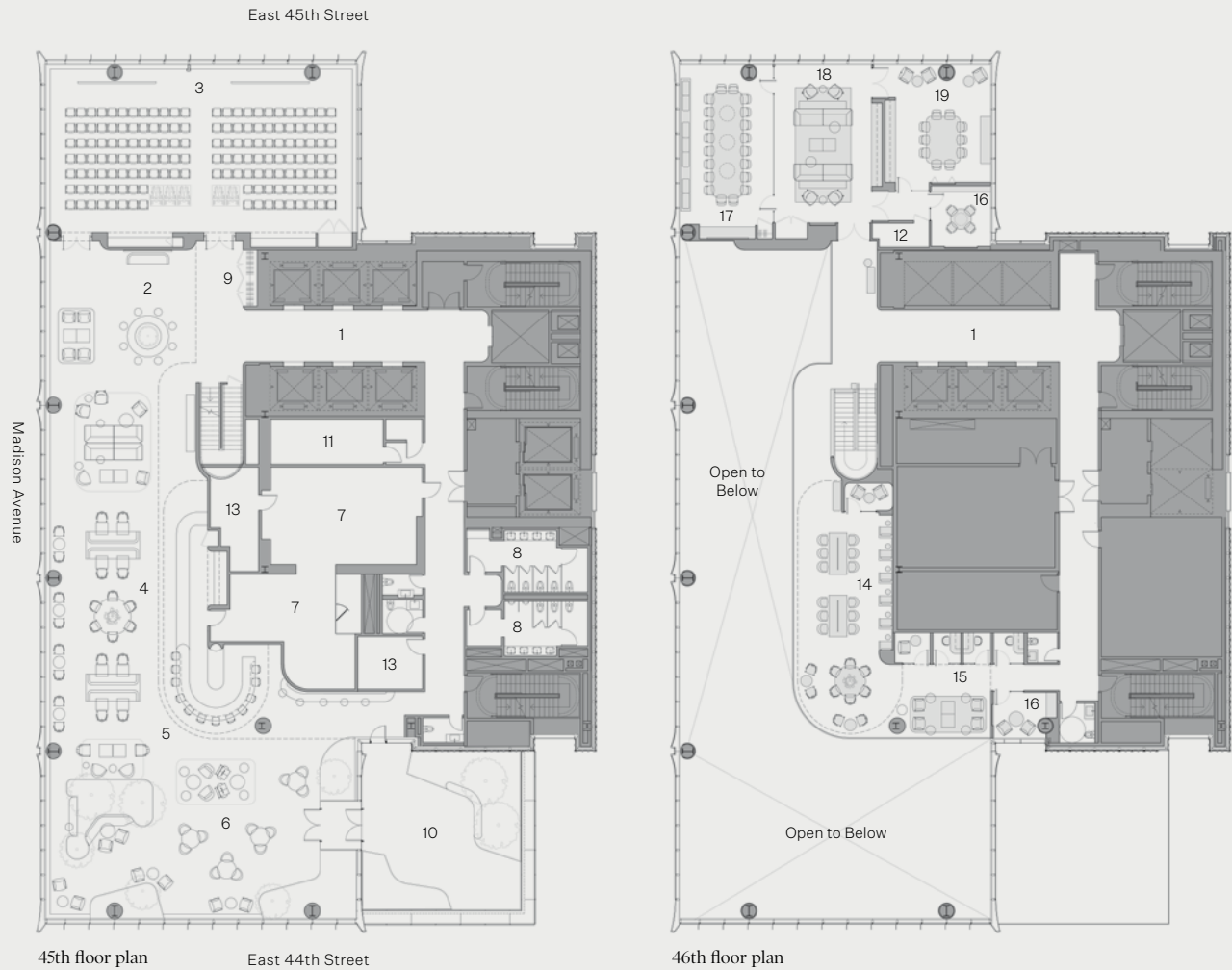
- 1 Solid oak paneling at transaction counter stained to match adjacent veneer
- 2 Continuous under-counter lighting
- 3 Monitor trough with concealed supports at counter top
- 4 3/4" (20mm) stone veneer counter top with built-up edge profile
- 5 Built-up marble edge profile with softened corners
- 6 Minimum 3cm thick honed marble cut and finished to curved profile
- 7 1" (25mm) profile dark oxidized bronze angle base
- 8 Hinged oak veneer millwork panel to conceal fire command station
- 9 1" (25mm) solid oak continuous finger pull
- 10 Fire command center with integral blocking support
- 11 Custom routed ventilation grille finished to match adjacent oak paneling
- 12 1/4" (6mm) thick dark oxidized bronze plate affixed to kick plate
- 13 Line of finished partition with clearance gap as required
- 14 Oak veneer millwork base cabinetry with continuous finger pull
- 15 Satin p-lam lined interior panels with adjustable shelving
- 16 Line of finished floor, stone mosaic tiling



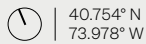
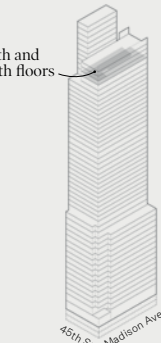
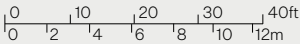
Ground floor lobby



Ground floor coffee shop



- | | |
|-------------------|----------------------|
| 1 Elevator Lobby | 11 Furniture Storage |
| 2 Entry Reception | 12 IT/AV Room |
| 3 Auditorium | 13 Electrical Room |
| 4 Café | 14 Co-working |
| 5 Feature Bar | 15 Phone Room |
| 6 Solarium | 16 Huddle Room |
| 7 Prep Kitchen | 17 Board Room |
| 8 Restrooms | 18 Breakout Lounge |
| 9 Coats | 19 Salon Meeting |
| 10 Terrace | |



46th floor board room



45th floor elevator lobby



45th floor feature bar



Restroom entrance



Interconnecting staircase at 46th floor



Salon meeting room



SAN FRANCISCO PENTHOUSE OFFICE

555 California Street, designed by SOM and completed in 1969, remains a cornerstone of San Francisco’s skyline and the city’s fourth-tallest building. Once the global headquarters for Bank of America, the tower continues to attract top-tier financial institutions and boutique hedge funds. In response to growing competition from newer developments in the city’s SOMA district, the client sought to reimagine a top-floor space as an aspirational show suite—one that could showcase the building’s enduring appeal and potential for contemporary office life.

Our design occupies the southern half of an upper floor, offering sweeping views of the city, bay, and surrounding natural landscape. The floor plan is organized into two equally sized office suites, anchored by a generous communal lounge, open pantry, and a continuous gallery wall along the central circulation path. Integrated alcoves offer curated moments for artwork and built-in seating, softening transitions between zones.

Inspired by the tower’s iconic serrated façade, the interior incorporates a motif of chamfered corners throughout custom millwork and furnishings. The material palette evokes a sense of quiet sophistication; roman clay walls, wood flooring, ceppo bianco marble, and dark grey oak combine to create a warm, tactile environment that bridges the professionalism of a workplace with the comfort and allure of a boutique hospitality space.

- Personal involvement
- Produced concept design presentations for client and leasing brokers; selected all finishes and sourcing of inspiration working with one junior designer on renderings
 - Drew full construction documents coordinating with a local Architect of Record for California code compliance considerations
 - Facilitated construction administration including monthly site visits to San Francisco

< Entry reception

Typology
Workplace

Client
Vornado Realty Trust

Role
Design Architect

Size
7,200sf | 670m²

Cost of Construction
2.5 million USD

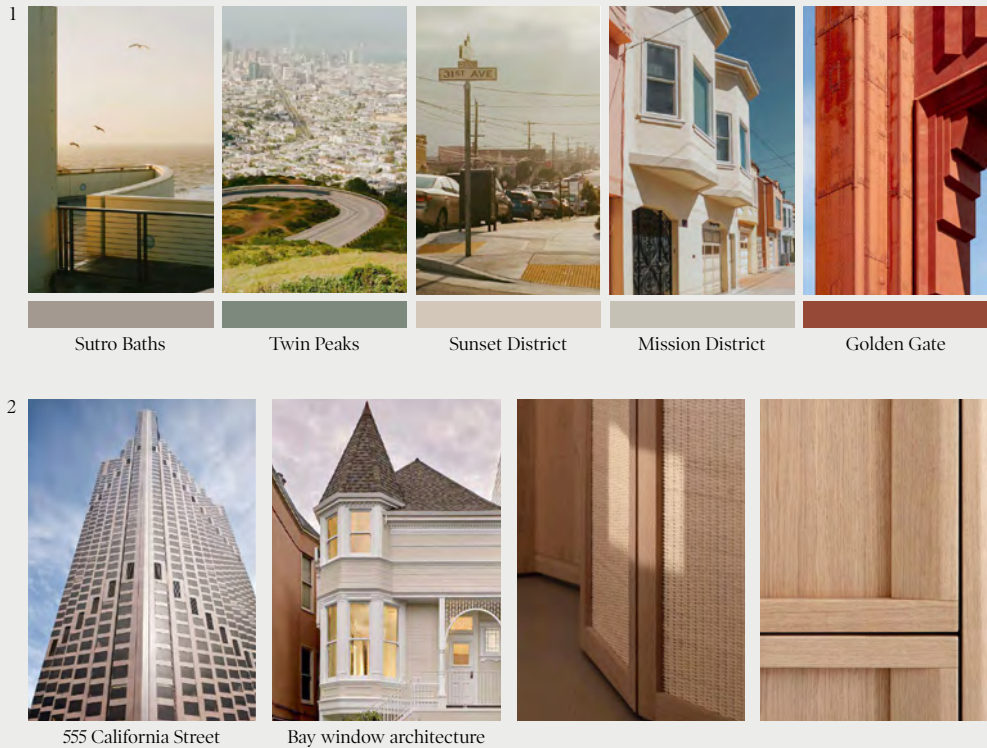
Location
San Francisco, CA

Completion
February 2024

Site Plan—Financial District 37.792° N, 122.409° W



photography—David Mitchell



Concept and Schematic Design Phase

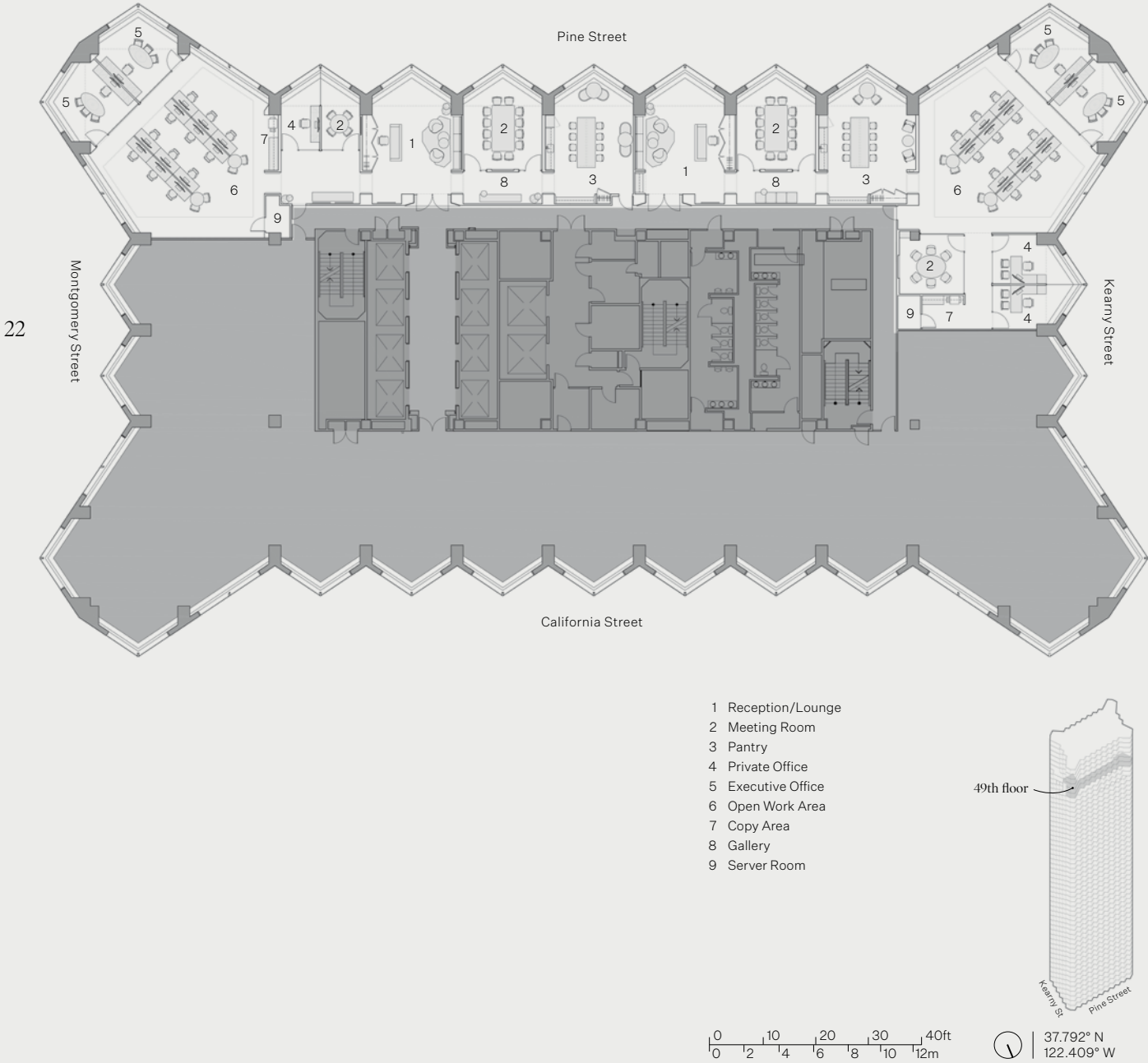
1 The interior colour palette was derived from San Francisco's rich urban fabric of neighbourhoods.

2 The SOM-designed building's zigzagged geometry was inspired by vernacular bay window architecture; interior elements reference this through chamfered detailing in millwork elements.

3 The interior's mechanical strategy was studied early in order to achieve maximum ceiling heights.



555 California building, zigzagged profile Pantry millwork, chamfer detailing



Pantry



Reception towards gallery



Meeting room



Reception area



Private office



Pantry



Construction Phase

- 1 Material palette inspired by the warm tones of the city's architecture.
- 2 Site visit observing views of the Transamerica Building and Coit Tower.
- 3 Excerpt from stone placement sketch returned with stone shop drawings; the material, Ceppo bianco, is a very figurative igneous marble and careful attention was placed on arranging the slabs for effect.
- 4 Slabs were reviewed and selected at a stoneyard in Long Island, New York before being shipped cross country to a local fabricator in San Francisco.
- 5 Slabs installed prior to final punchlist walk.

1290 AVENUE OF THE AMERICAS CLUB



Prefunction bar

At over two million square feet, 1290 Avenue of the Americas stands as one of the largest asset in Vornado’s commercial portfolio. Facing increased competition from Manhattan’s newer, more glamorous office towers, the client sought to revitalize this 1960s Midtown icon by integrating new amenities that could attract and retain tenants. Our firm was entrusted with designing two major new spaces—a state-of-the-art fitness center in the building cellar and a striking rooftop pavilion and conference centre on the 17th floor.

The standout feature of the project is the double-height rooftop pavilion, positioned along the building’s eastern façade. This flexible auditorium space is designed to seamlessly connect to the newly landscaped rooftop, offering expansive views of the city. To achieve this, we removed portions of the 18th floor slab in two key locations, adding significant vertical volume for pre-function areas, including a bar and reception space. Reinforced steel columns were strategically installed six stories below to support the additional weight of the pavilion.

Although compact in footprint, the rooftop pavilion makes a dramatic impact within the mid-century office tower. It functions as a versatile event space, equipped with a conference room, phone booths, and a prep kitchen to accommodate seminars, corporate parties, screenings, and more. This new amenity has already sparked considerable interest among prospective tenants, leading to the signing of several key leases in anticipation of its completion.

- Personal involvement
- Lead a team of designers in a multi-stage competition to win the project for the firm
 - Produced schematic and design development presentations over a year long duration to help fine-tune programming and aesthetic goals with a demanding client
 - Oversaw the logistically complex construction documents for a portion of the project
 - Involved in ongoing construction administration efforts leading a team of three

Typology
Commercial Amenity

Client
Vornado Realty Trust

Role
Design Architect,
Architect of Record

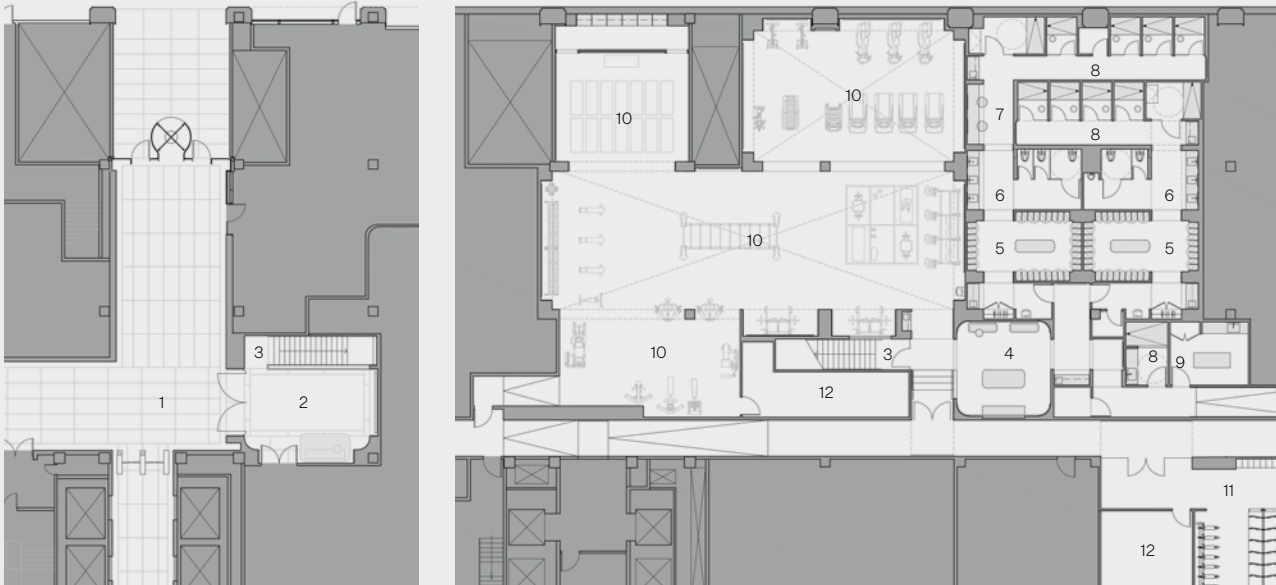
Size
35,000sf | 3,250m²

Location
New York, NY

Completion
November 2025

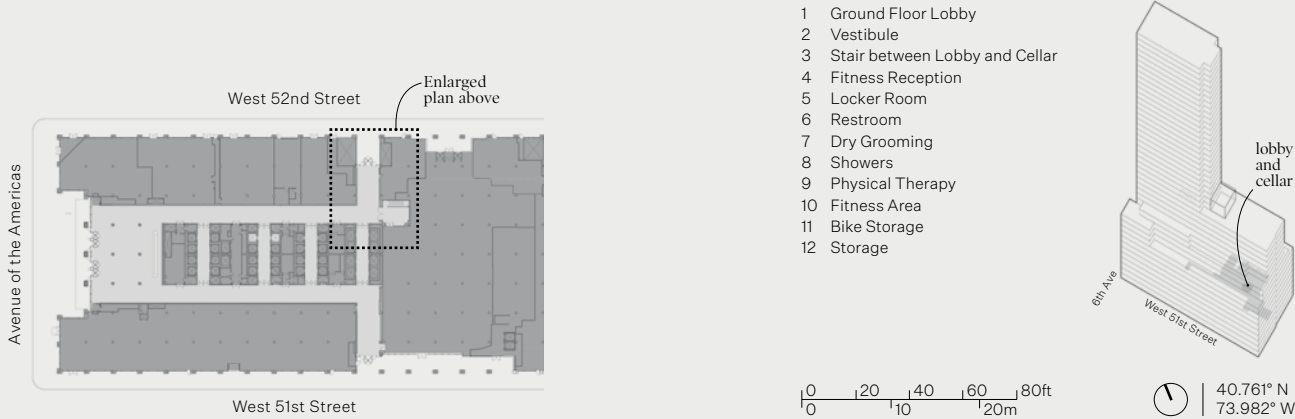
Site Plan—Midtown 40.761° N, 73.982° W





Partial Lobby Plan

Partial Cellar Plan



Avenue of the Americas

West 51st Street

West 52nd Street

Enlarged plan above

lobby and cellar



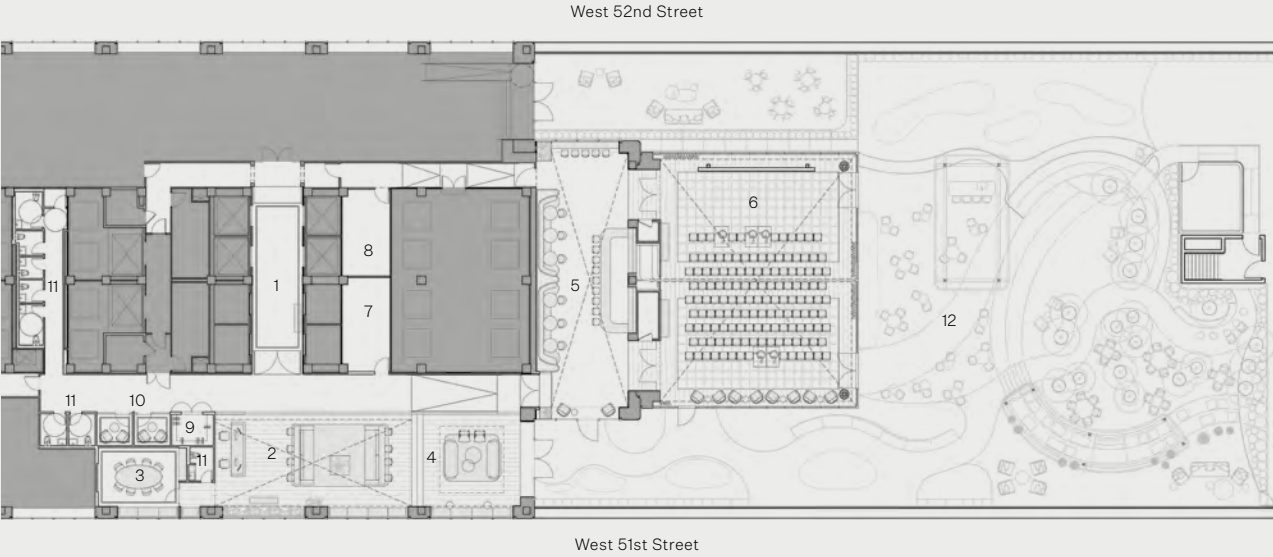
Lobby vestibule



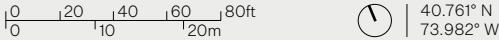
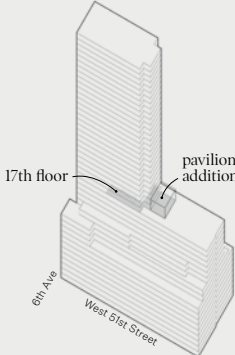
Fitness reception, cellar level



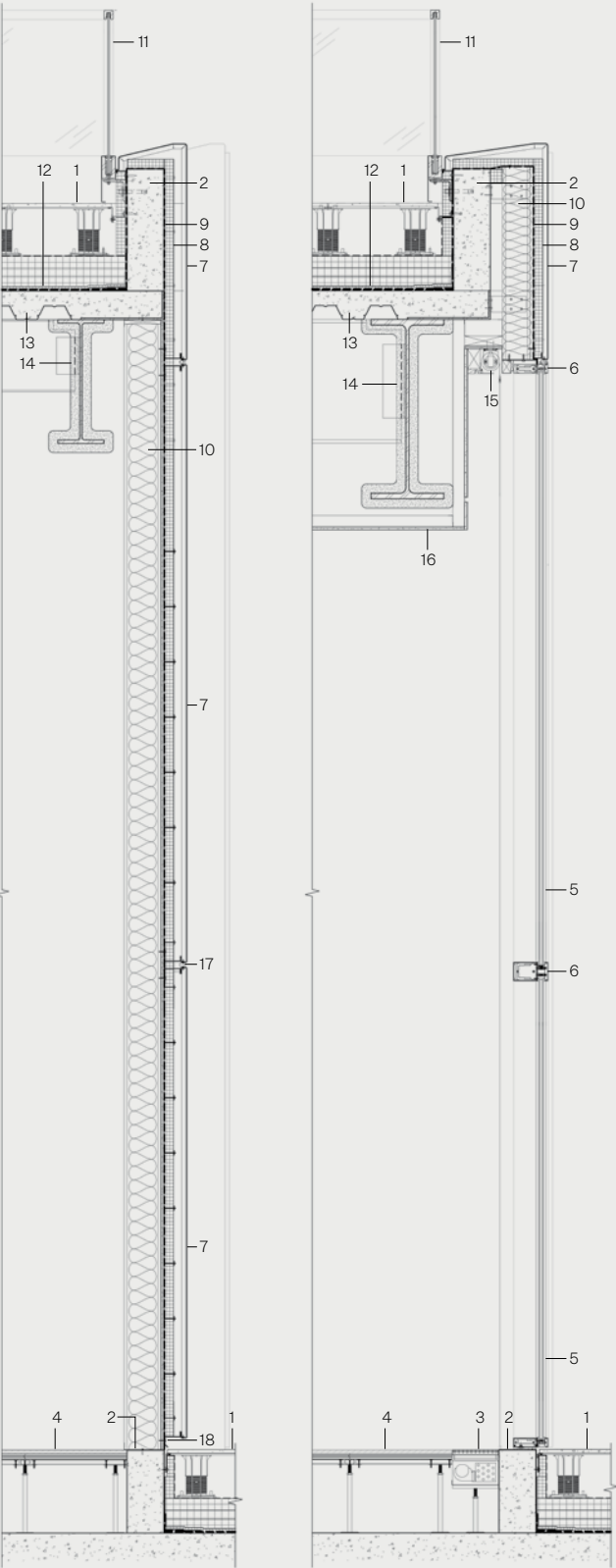
Rooftop pavilion, 17th floor
(see following page for plan)



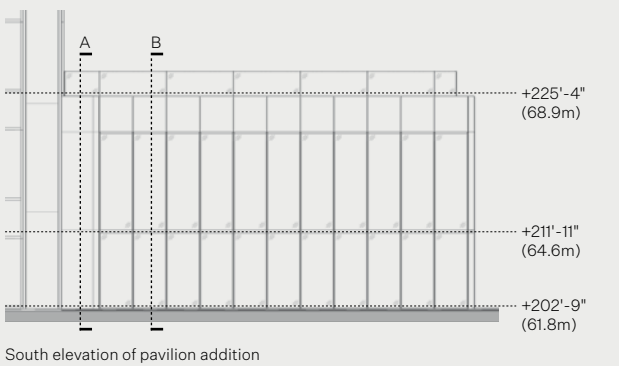
- 1 Elevator Lobby
- 2 Reception
- 3 Green Room
- 4 Platform Lounge
- 5 Bar
- 6 Pavilion
- 7 Audiovisual
- 8 Food Prep
- 9 Coats
- 10 Phone Rooms
- 11 Restrooms
- 12 Terrace



Double-height reception lounge



A—Section through insulated panels B—Section through curtain wall



South elevation of pavilion addition

- 1 2-1/2" (64mm) paver lock down on pedestals over new insulated roofing system
- 2 Concrete curb wrapped in roofing flashing
- 3 Continuous fin tube unit at perimeter
- 4 Interior floor finish over raised pedestal system
- 5 1" (25mm) insulated glass unit with low-e coating within new curtain wall system
- 6 7-1/2" (190mm) deep horizontal transom aluminum mullion with steel reinforcing
- 7 1/8" (3mm) break formed aluminum coping, finish to match curtain wall
- 8 2" (51mm) semi-rigid mineral wool insulation with asphalt membrane coating
- 9 5/8" (16mm) exterior sheathing board wrapped in stainless steel flashing
- 10 6" (152mm) steel stud wall with foil faced fiber glass batt insulation
- 11 1/2" (13mm) laminated glass railing with aluminum handrail to match curtain wall
- 12 drainage mat with 2-ply bitumen waterproofing underlayment
- 13 new composite concrete deck on structural steel framing
- 14 new structural framing with sprayed fireproofing as required
- 15 continuous perimeter linear lighting and roller shade pocket
- 16 drywall interior soffit with paint finish as scheduled
- 17 horizontal joint with sealant aligning with centerline of mullion beyond
- 18 2" (51mm) shadow reveal, flashing with drip edge



Rooftop pavilion and rooftop terrace



Prefunction bar



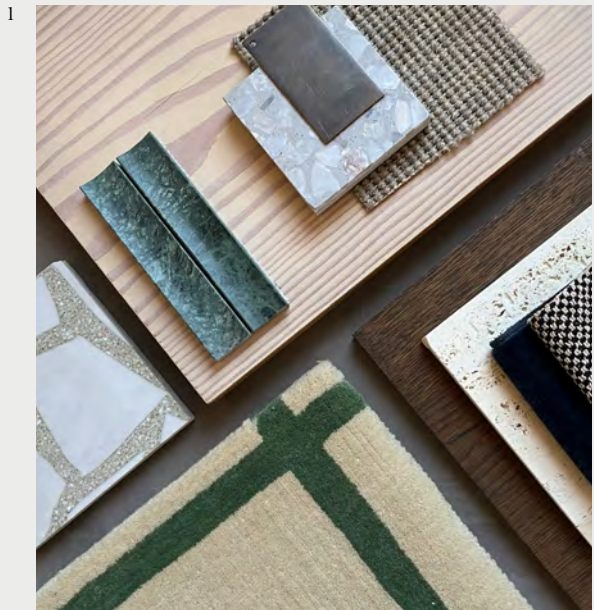
Pavilion in lounge configuration



Rooftop terrace



Pavilion at night



- Construction Phase
- 1 Material palette.
 - 2 Site visit view of the pavilion structural framing erected, February 2025.
 - 3 Site visit view of reception interior with slab area removed, February 2025.
 - 4 Visit to millworker's shop in Jersey City to review full-scale mockups including a corner segment of the bar banquette, April 2025.

SAVOY CLUB, GENERAL MOTORS BUILDING

The General Motors Building, located at 767 Fifth Avenue, is one of Manhattan's most prestigious commercial high-rises. To further enhance the tenant experience, Boston Properties dedicated a large portion of the second floor of the building to a comprehensive amenity suite aimed at offering unmatched comfort and service.

Divided into three primary zones—fitness and wellness, food and beverage, and conferencing—the suite is unified by a cohesive architectural language and material palette that seamlessly ties the distinct spaces together. Drawing inspiration from the building's iconic façade, which features honed white marble in bold geometric patterns, the interior adapts this tone-on-tone approach with a warmer, more tactile execution. Here, the crispness of marble is replaced by textured travertine and soft lime-wash paint, creating a welcoming and enveloping atmosphere.

The result is an interior that balances the refined elegance of the building with a sense of calm and respite, offering a harmonious contrast to the vibrant energy of Midtown. Thoughtful material choices and ambient lighting combine to create an environment that feels both luxurious and soothing, ensuring the amenity suite serves as a peaceful retreat for its users.

- Personal involvement
- Lead a team of four designers through schematic and design development fully remote during the onset of the pandemic
 - Facilitated one of the firm's first projects in Revit delivering a fully coordinated set to the client's Architect of Record on time; drew all the millwork and ceiling details personally
 - Oversaw construction administration over a year and half long period culminating in a photoshoot co-styled with our in-house furniture designer

< Salon

Typology
Commercial Amenity

Client
Boston Properties (BXP)

Role
Design Architect

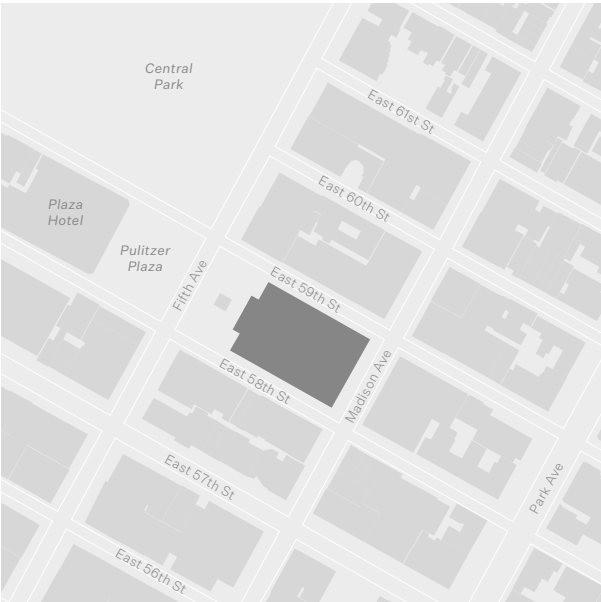
Size
25,000sf | 2,320m²

Cost of Construction
26 million USD

Location
New York, NY

Completion
November 2022

Site Plan—Plaza District 40.764° N, 73.973° W



photography—David Mitchell



Women's locker room



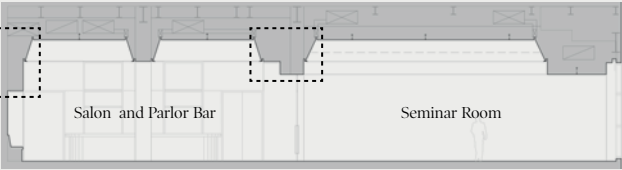
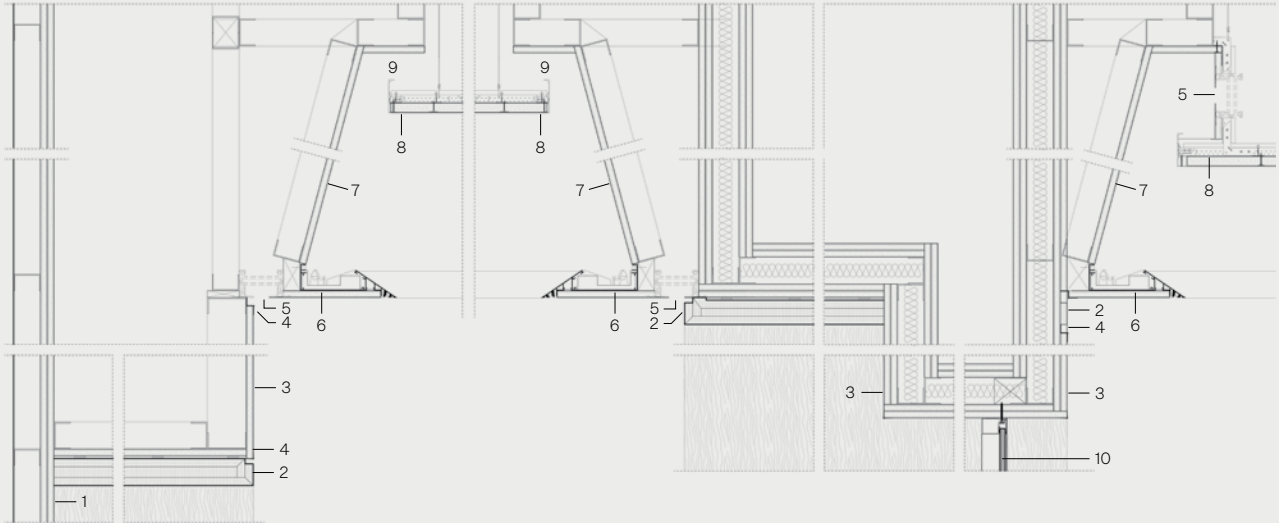
Club reception



Elevator lobby

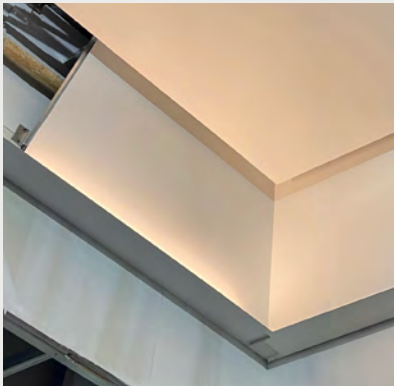


Salon



Section through conference center

- 1 Furred drywall partition, decorative roman clay finish
- 2 White oak veneer millwork portal
- 3 Drywall soffit, lime wash paint finish
- 4 Continuous horizontal 1/2" (13mm) reveal
- 5 Continuous supply slot diffuser with tape-able flange
- 6 Tape-able knife-edge profile with integrated linear uplight
- 7 Drywall sidewall angled 20° vertically, flat white finish
- 8 Suspended acoustic panel ceiling with sprayed flat white finish
- 9 Opening maintained above acoustic panel for air return
- 10 Two-hour fire rated glass clerestory



A The General Motors building's architectural language of tapered corners and geometric reliefs influenced the Savoy Club's design including the chamfered ceiling pop-ups.
B Field mockup of coffered ceiling with lighting during construction.



Parlor bar



Coffee bar



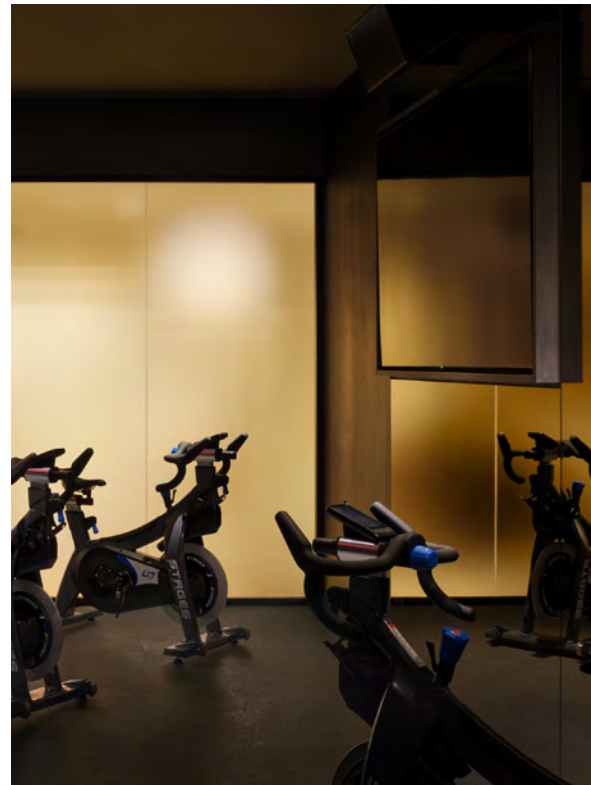
Custom nesting coffee tables



Flex room



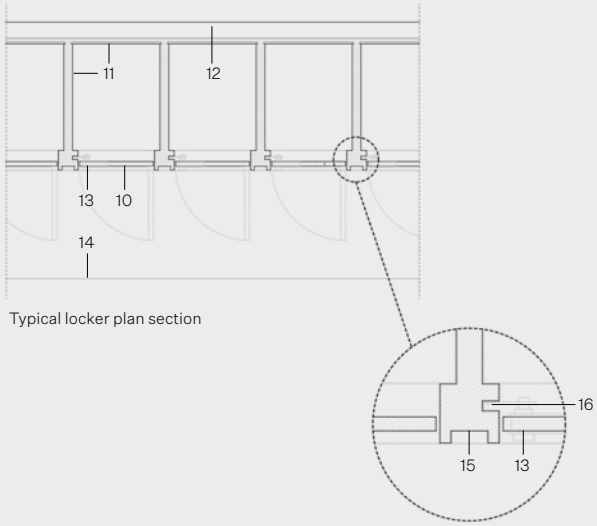
Fitness reception area



Cycling studio

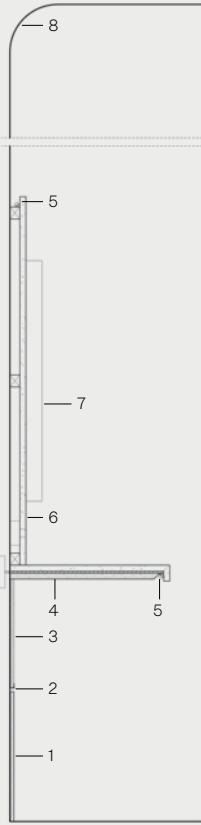


Women's locker room

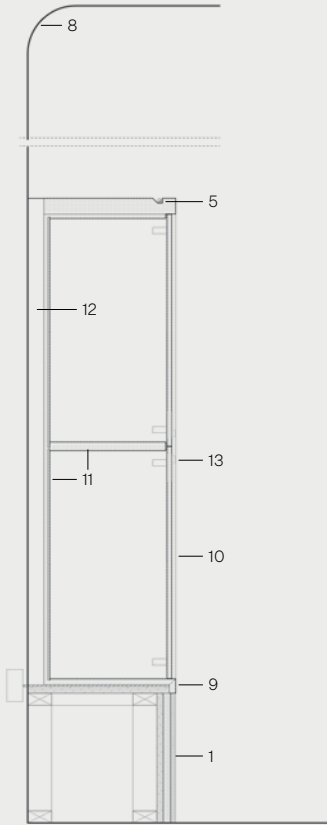


Typical locker plan section

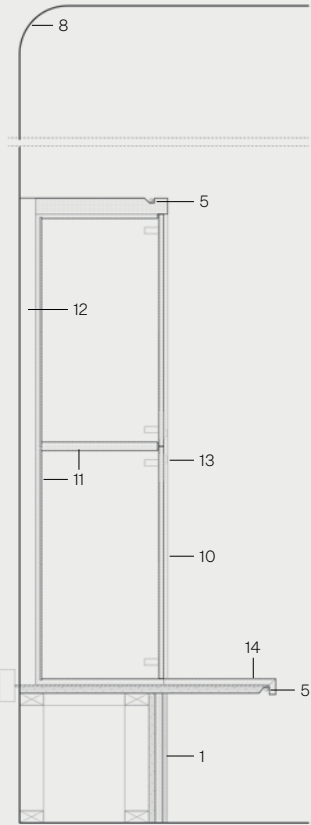
- 1 Ceramic tile base
- 2 Continuous bronze trim
- 3 Additional layer of drywall, lime-wash finish
- 4 Travertine counter with integral steel support
- 5 Recessed accent lighting
- 6 Travertine slab offset from finish wall
- 7 Mirror
- 8 8" (20cm) diameter rounded drywall profile taped and spackled
- 9 Continuous trim to align with bench beyond, wood laminate
- 10 Locker door, wood laminate
- 11 Back and divider panels, satin plastic laminate
- 12 Air gap for ventilation
- 13 Key-code latch
- 14 Integrated bench, wood laminate
- 15 Intermediate vertical with routed detail, wood laminate
- 16 Notch at interior for lock latch



Dry grooming counter



Typical locker



Typical locker with bench

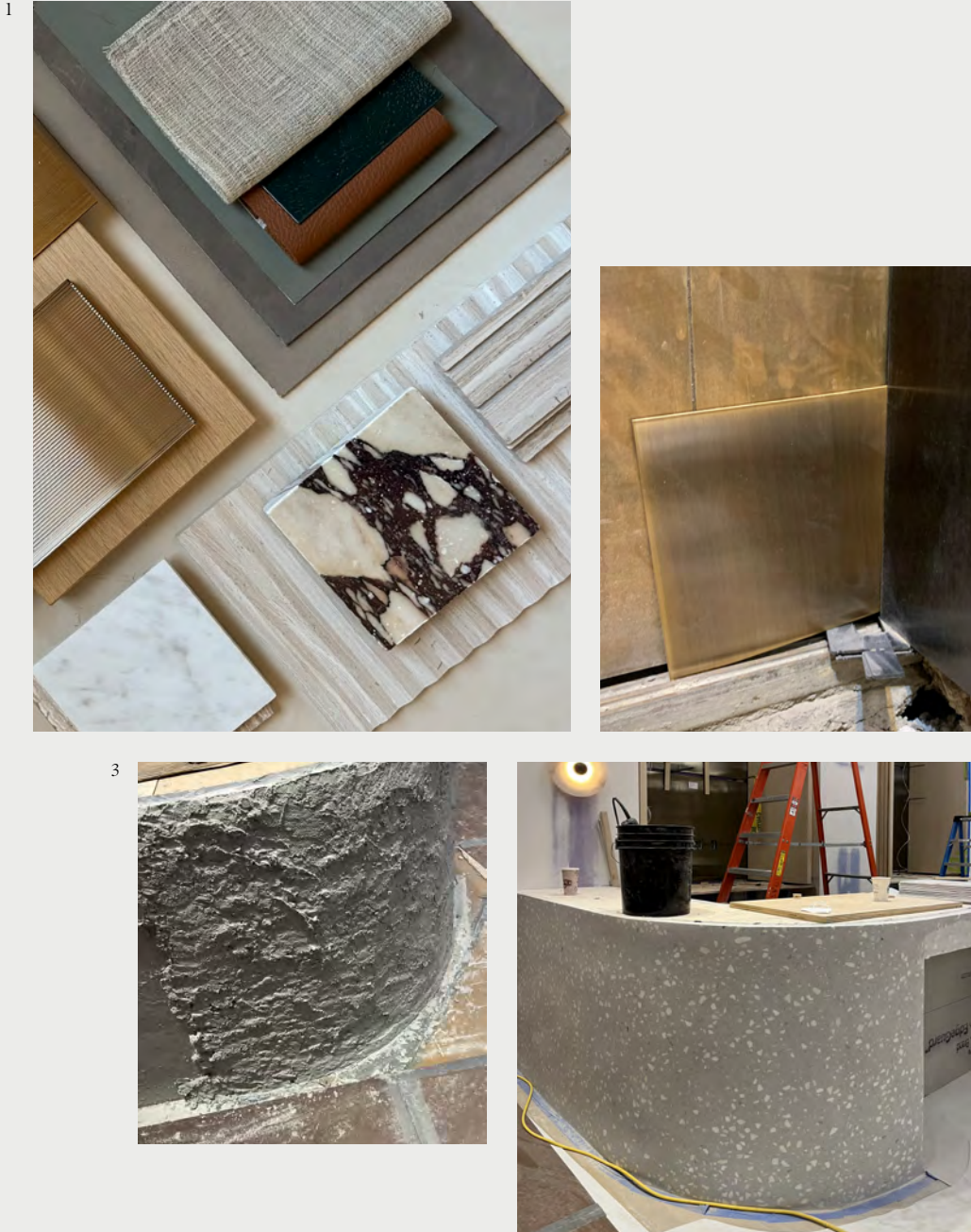
Women's locker room



Men's locker room

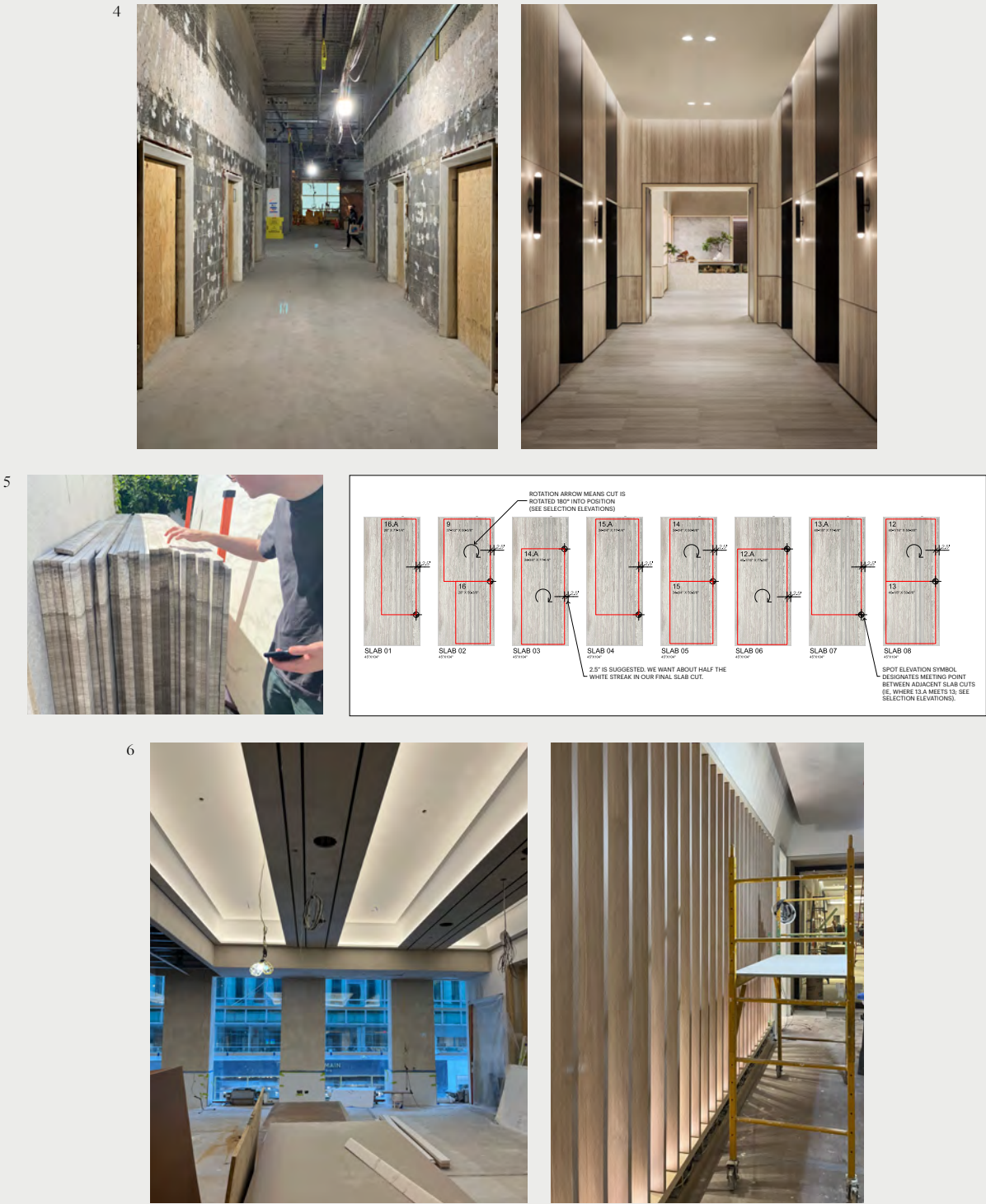


Dry grooming station



Construction Phase

- 1 Material palette for client signoff.
- 2 The client wanted to restore the existing elevator doors to their original aged brass appearance; final control sample is matched on site.
- 3 Originally the curved feature bar was designed in white marble. Not wanting the expense of carving a solid block, the bar surround was reworked with in situ terrazzo shown here in progress and in its final form post polishing.
- 4 Elevator lobby pre-framing and completed from the same perspective.
- 5 The travertine walls of the elevator lobby were studied in a dry layout at the fabricator's shop in conjunction with provided layout sketches.
- 6 Site walk reviewing illumination levels with the lighting designer.





PLATT STREET HOTEL

Part of a large 330,000sf mixed-use redevelopment by the Moinian Group, the Platt Street hotel occupies the first six levels of the building. The developer’s first foray into the micro-hotel trend, the 172-room concept relies on an intelligent use of space and supplementing amenity areas to create a warm, hospitable environment. The ground floor lobby contains a concierge desk, self check-in kiosks, lobby bar, and retail store anchored by a central lounge; additional lounge and co-working space on the mezzanine and cellar levels complete the public offerings.

Sited between the Financial District and the historic South Street Seaport, the hotel pulls influence from both early Art Deco architecture and nods to historic nautical elements. A colour palette of limestone, deep green, crimson, and brick are inspired by the neighborhood context while creating contrast and warmth to the many spaces. Challenged by a triple-height volume, the lobby employs a layering of tactile materiality and a low level of lighting to bring a hospitality flair and scale to the lobby lounge. The walls are overlaid with varying textures and reveals to similarly provide a more human scale.

The efficient sized guest rooms required carefully articulated design to maximise space and functionality. Certain design cues were taken from yacht interiors whose integrated millwork, rounded corners, and reconfigurable storage features became a touchstone for the guest rooms.

- Personal involvement
- Lead a team of two designers through research, concept, and schematic design phases
 - Produced fully coordinated design development sets, one for the public areas and another for the guest rooms, delivered to the client’s Architect of Record
 - Reviewed the final construction set for design comment and helped facilitate ongoing construction related issues on an as needed basis

Typology
Hotel

Client
The Moinian Group

Role
Design Architect

Size
56,000sf | 5,200m²

Location
New York, NY

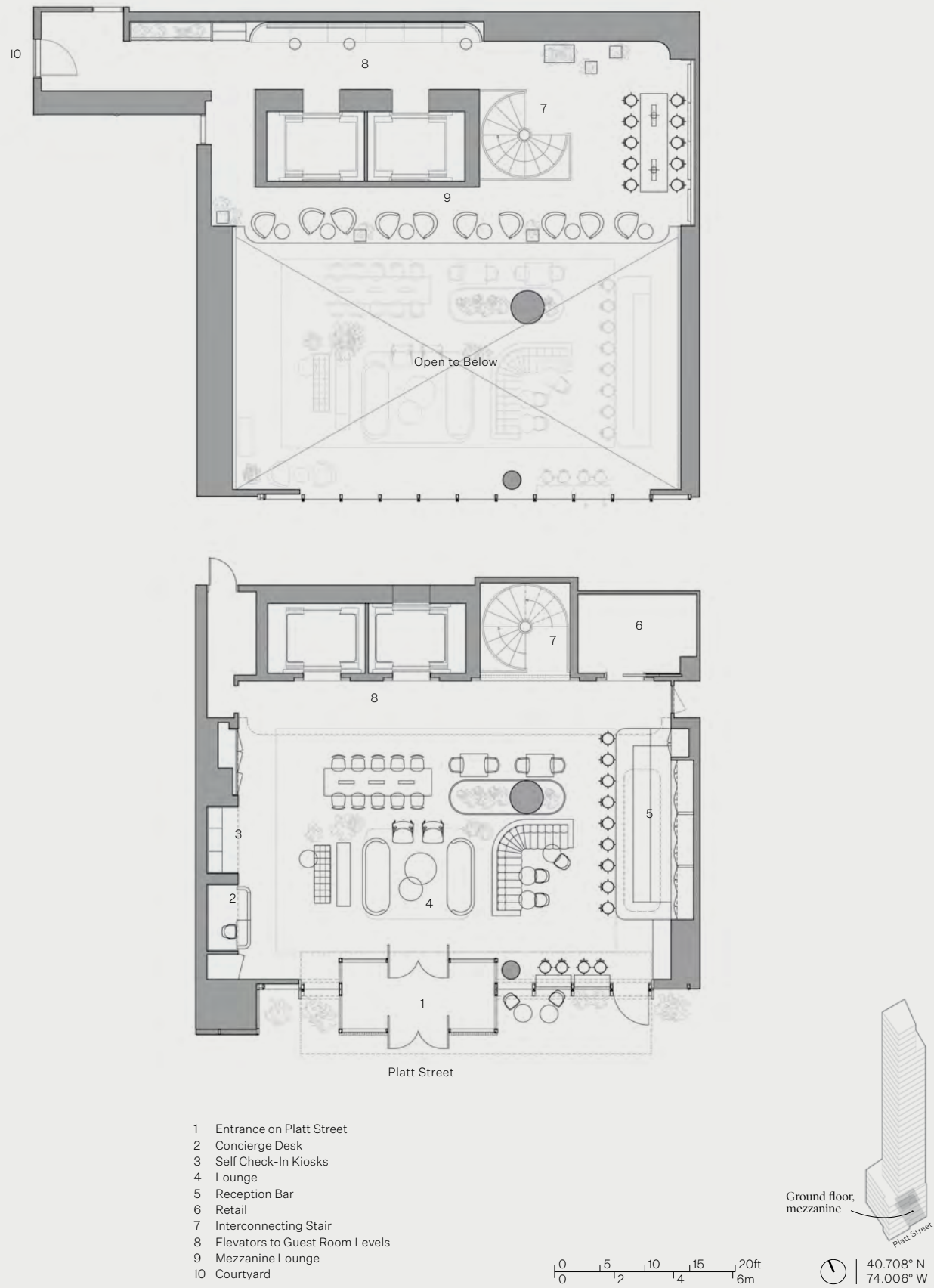
Completion
Ongoing

Site Plan—South Street Seaport 40.708° N, 74.006° W



< Lobby lounge and bar

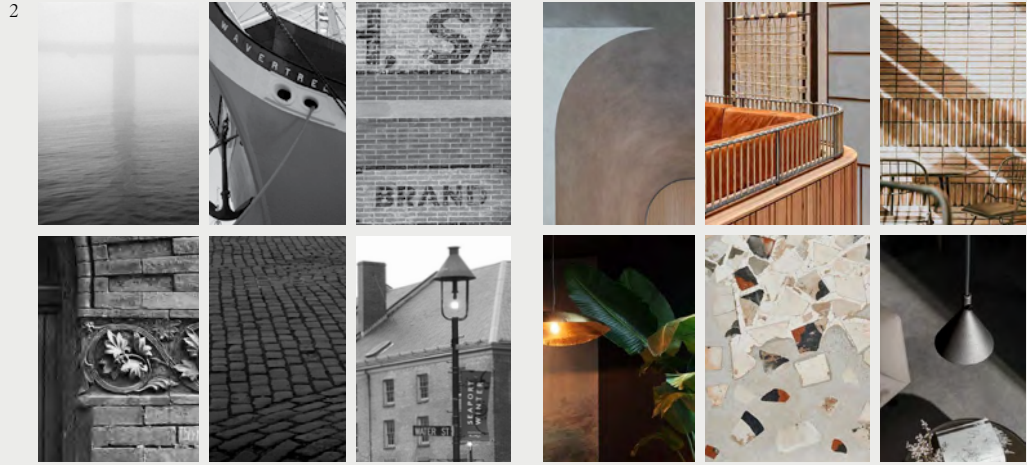
renderings—Hypertexture



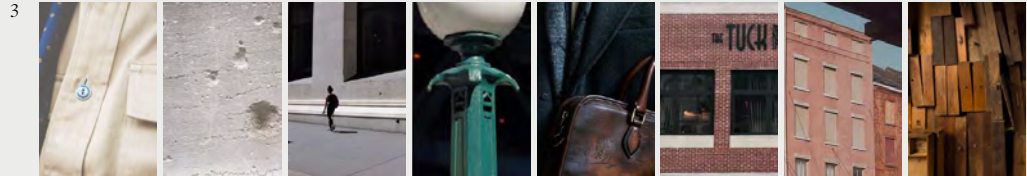
Hotel street entrance



Architectural inspiration from contextual Art Deco buildings



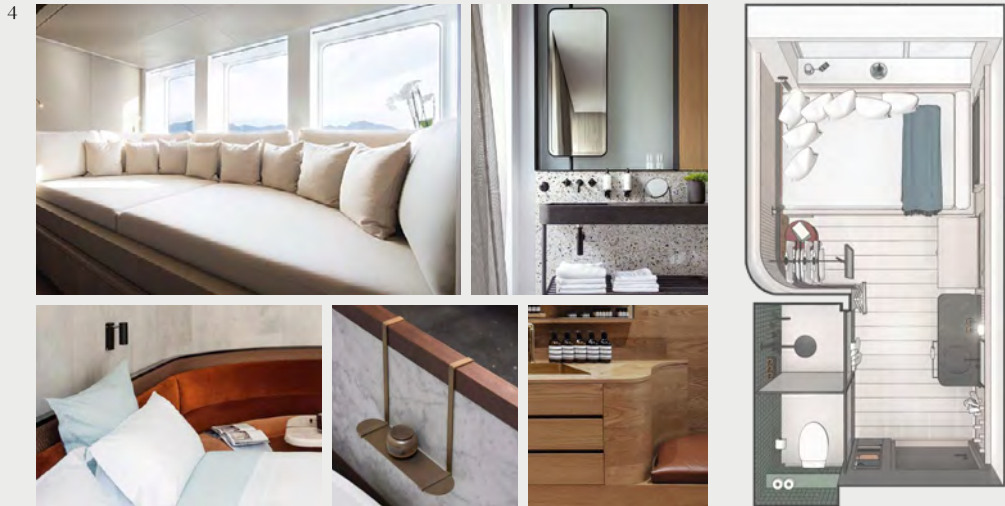
Detail inspiration from South Street Seaport textures



Public areas palette

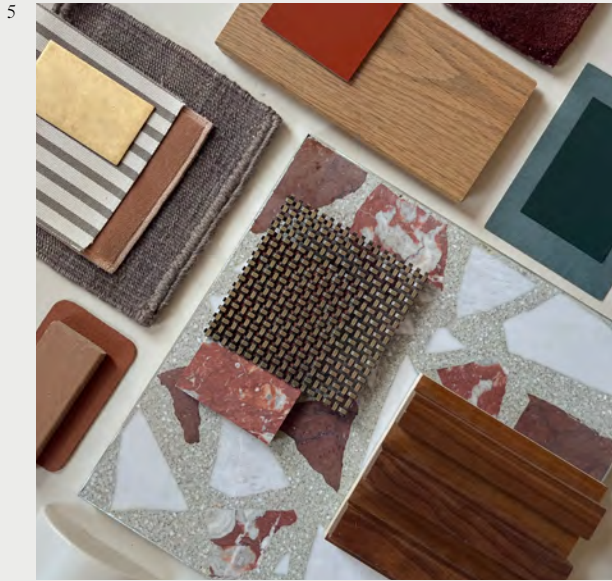


Guest room palette



Guest room inspiration from yacht interiors

Guest room aerial



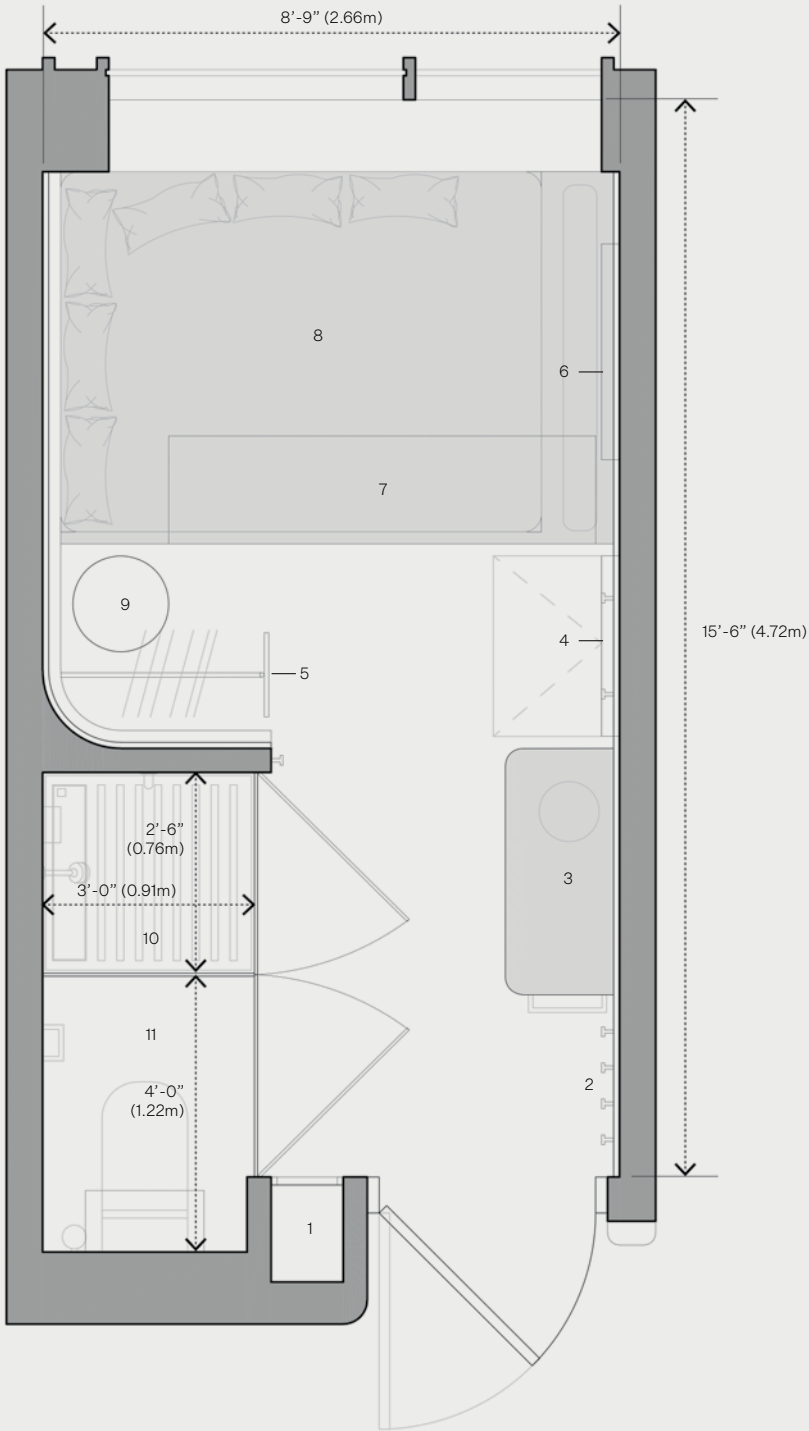
Concept-Schematic Design Phase

- 1 Architectural inspiration was taken from Art Deco buildings in the nearby Financial District; their monolithic forms punctuated by vertical gestures accentuate verticality and provided a framework for organising the hotel lobby.
- 2 Detail inspiration was taken from the South Street Seaport; its cobbled streets, bricked buildings, and vintage metalwork provided a rich language for the lobby's millwork and furnishings.
- 3 The colour palette was similarly inspired by the hotel's neighbourhood context. Public areas utilise vibrant tones which evolve into faded hues within the guest rooms.
- 4 Due to the space constraints of the guest rooms, curved gestures and integrated elements were modeled on concepts from yacht interiors.
- 5 Public area material palette.



Typical guest room

- 1 Amenity shelf including mini-fridge, toiletries, charging station
- 2 Integrated coat hooks
- 3 Wall vanity with sink and storage
- 4 Hinged work table
- 5 Exposed coat rack with mirror
- 6 Television with millwork frame
- 7 Under bed storage for full size suitcase
- 8 King sized bed
- 9 Mobile side table
- 10 Shower room
- 11 Toilet room



Elevation towards shower



Elevation towards vanity





HUNTER CREEK ADVISORS

Housed in one of the top floors at 412 West 15th Street, this family office was designed for Hunter Creek Advisors in their quest to create a tranquil respite from the hectic surrounding city. The layout attempts to emphasise the incredible views of the surrounding city while providing more introspective moments to display the client’s impeccable art collection.

The client, an avid collector and board member at the nearby Whitney Museum, had purchased an untitled work by the Los Angeles-based artist Mary Corse. The reception space was designed around the painting with a dark plaster wall to highlight the unframed white canvas, an open ceiling with specialty track lighting, and deep overall room dimensions to give the work perspective. Slowly, the client procured other works by Günther Förg, Alfred Leslie, Stanley Whitney, Carmen Herrera, Andreas Gursky, Howard Hogkin, Diane Tuft, and Brice Marden to fill the walls of his new office.

A rigorous and warm palette—taupe lime wash, dark Venetian plaster, blackened steel office fronts, and pale white oak millwork and flooring—and a streamlined series of details and material transitions rationalises the complex plan and ceiling conditions. The layout features workspace for twelve individuals while keeping a residential flair in the front of house and communal spaces. The client required a dining room for informal gathering and group lunches; the resulting north-facing room, supplemented by an adjacent serving pantry, is anchored by a large table, soft seating, and an integral marble feature wall with millwork open shelving.

- Personal involvement
- Worked directly with the client and his project manager on the concept design for his family office; coordinated the artwork collection including space allocation, specialty lighting, and blocking requirements
 - Developed the construction documents with a junior designer and self-drew all the millwork and ceiling details
 - Oversaw construction and coordinated the furniture and accessories installation

< Entry reception with Mary Corse painting

Typology
Workplace

Client
Rockpoint Group, Hunter Creek Advisors

Role
Designer, Architect of Record

Size
3,700sf | 345m²

Cost of Construction
2.2 million USD

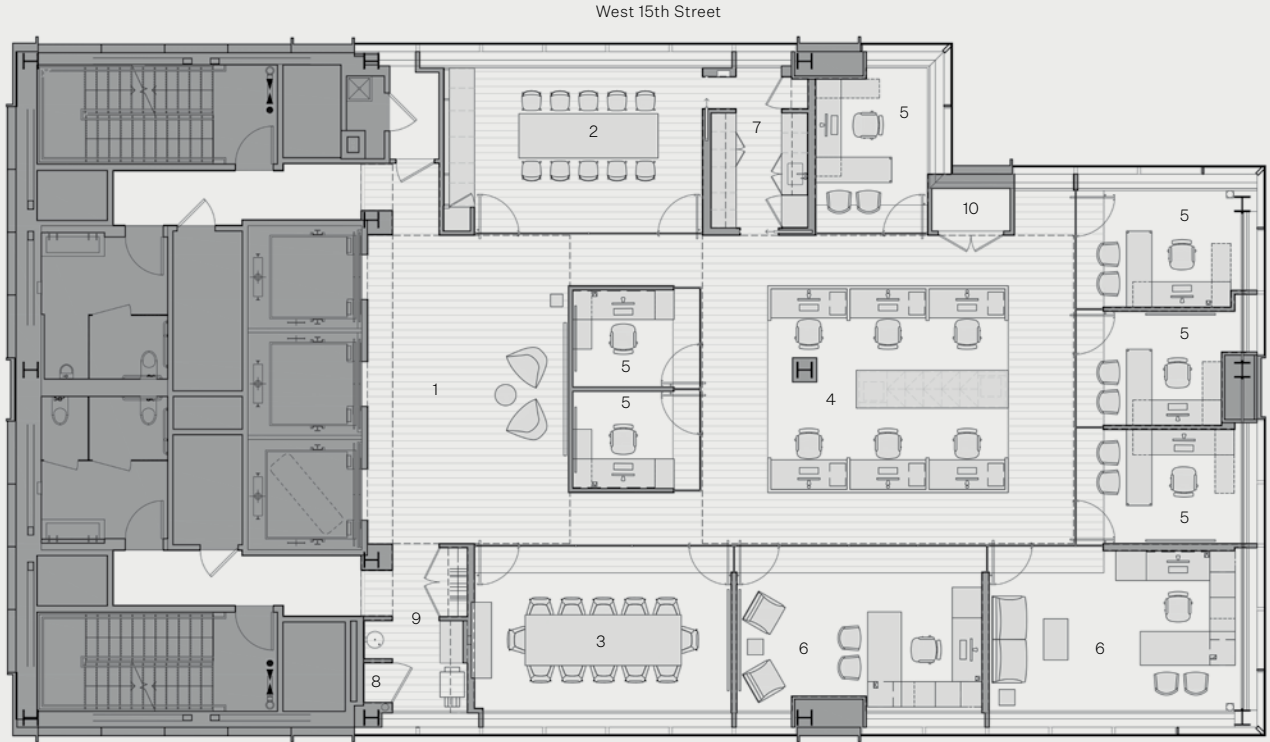
Location
New York, NY

Completion
July 2020

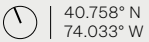
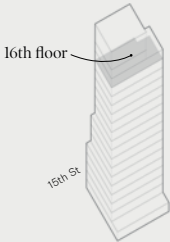
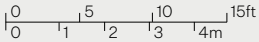
Site Plan—Meatpacking District 40.758° N, 74.033° W



photography—Connie Zhou



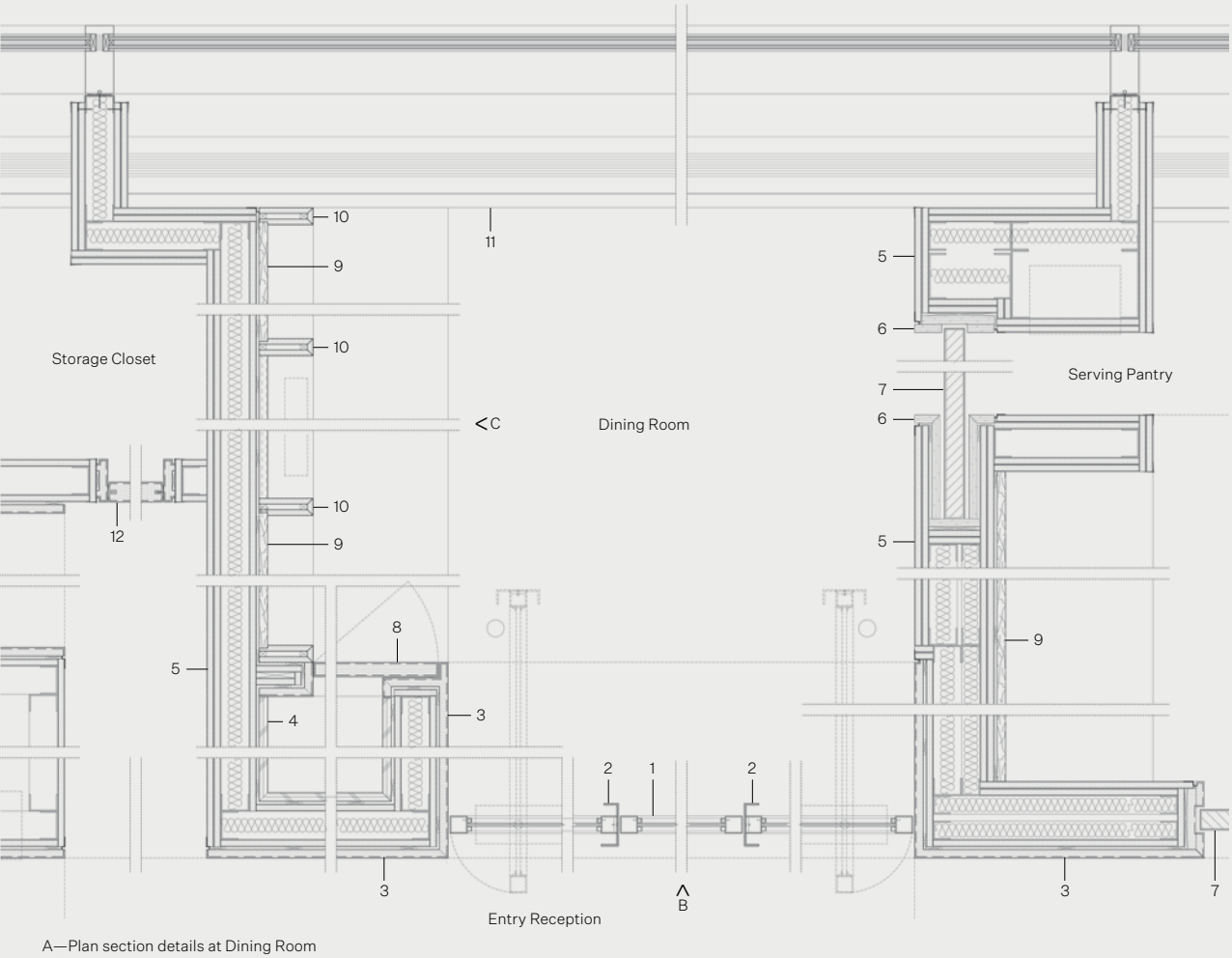
- 1 Reception Gallery
- 2 Dining Room
- 3 Board Room
- 4 Open Work Area
- 5 Private Office
- 6 Executive Office
- 7 Prep Pantry
- 8 Copy Area
- 9 Coats/Storage
- 10 Server Room



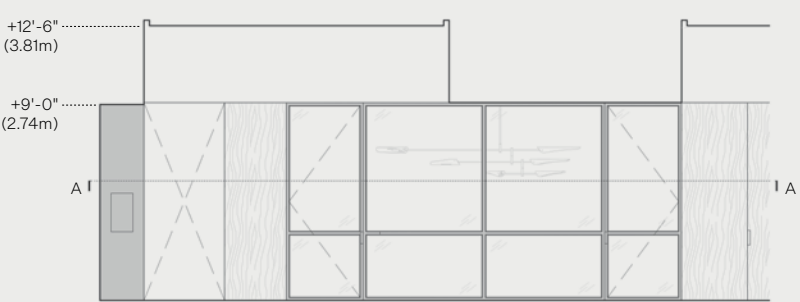
Open work area

- 1 Custom blackened steel glass-front system
- 2 Custom centre-pivot blackened steel and glass door
- 3 Full height bleached oak veneer paneling
- 4 Storage cabinet lined in satin p-lam with adjustable shelving
- 5 Double drywall partition with recessed reveal base below
- 6 3/4" (19mm) solid oak frame abutting 1/2" (13mm) drywall reveal
- 7 Solid oak pocket door on sliding hardware with retractable pull
- 8 Oak veneer cabinet door with edge pull over credenza top
- 9 3/4" (19mm) honed grey marble backsplash
- 10 Solid oak verticals and horizontals with integrated LED lighting
- 11 New steel closure over existing perimeter fin tube unit below
- 12 Solid oak center-pivot door and wraparound frame

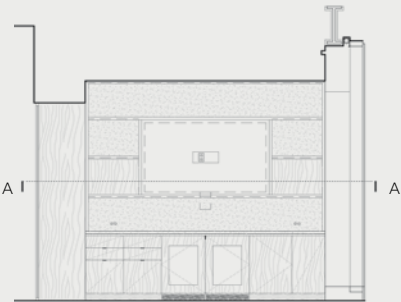
74



A—Plan section details at Dining Room



B—Elevation from Entry Reception



C—Elevation within Dining Room



Dining built-in credenza



Serving pantry

75



Executive office

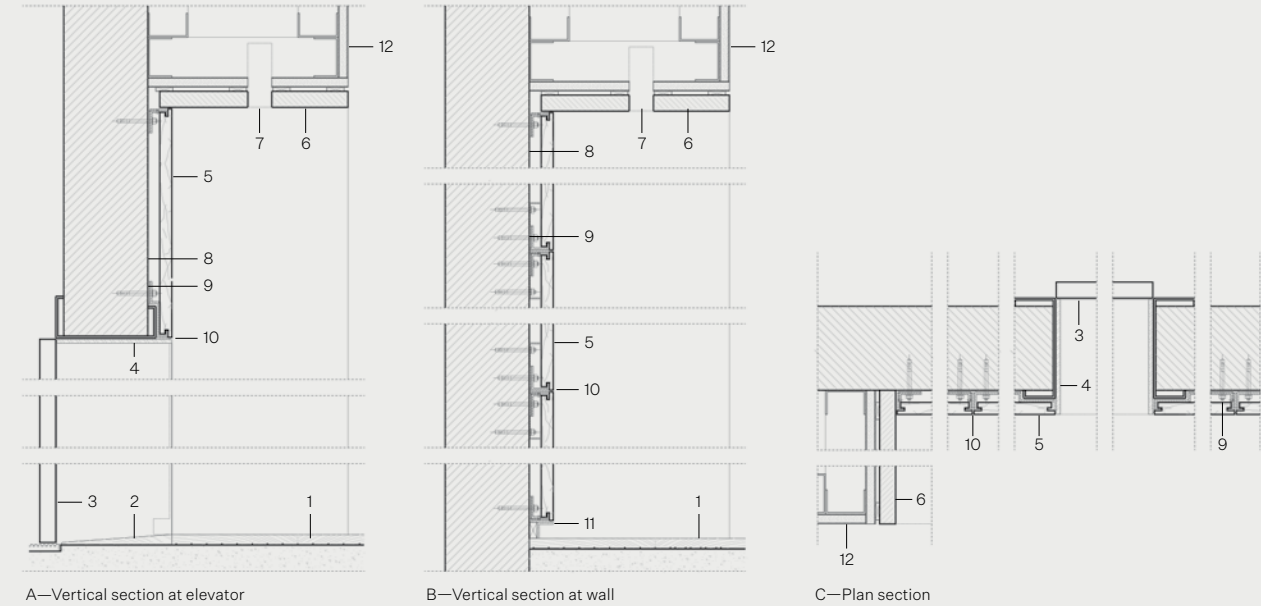
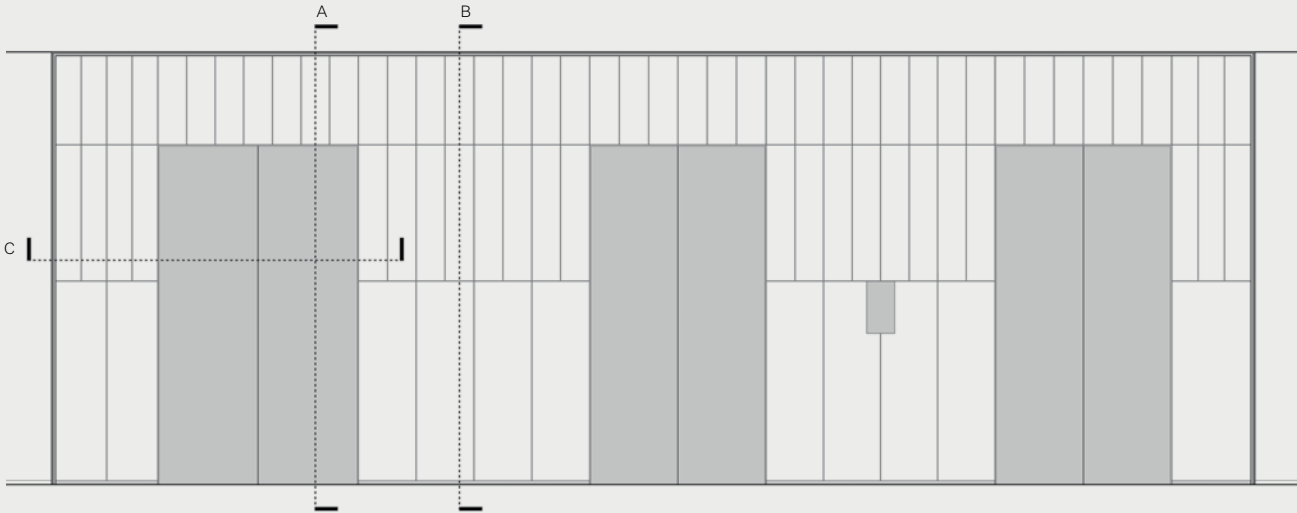


Dining room



Executive office

- 1 Floating engineered wood flooring over existing slab
- 2 Solid oak tapered threshold finished to match adjacent wood flooring
- 3 Existing elevator doors refinished in metallic paint
- 4 1/4" (6mm) thick blackened steel plate screwed to existing frame
- 5 Honed Zimbabwean absolute black granite slab
- 6 MDF panel treated in Venetian plaster finish
- 7 Continuous slot for adjustable lighting track fixture
- 8 Existing core wall with additional cement board
- 9 Steel anchors for stone support
- 10 1/8" (3mm) joint with blackened steel trim recessed from face of slab
- 11 1" (25mm) high blackened steel angle base
- 12 Flush drywall in lime wash paint finish



Elevator lobby feature wall



32 AVENUE OF THE AMERICAS

32 Avenue of the Americas, a landmarked Art Deco building in Tribeca, was designed by Ralph Walker and completed in 1932 for AT&T as the Long Distance Building. With its iconic dark woven brick façade and beautifully detailed lobby featuring terrazzo floors, glazed terra cotta tiles, and a mosaic ceiling mural by Hildreth Meière, the building stands as a testament to early 20th-century design.

After its transformation into a multi-tenant office building, the entrances, lobby, and street front remained relatively dark and uninviting. To improve both accessibility and ambiance, our firm was tasked with reimagining these spaces. The interior work involved re-lamping existing sconces and adding small aperture uplights to highlight the chamfered wall tiles and illuminate the iconic ceiling mural, “Weavers of Speech,” creating a warmer, more welcoming environment.

Externally, we updated both the main Sixth Avenue entrance and secondary Church Street entrance with new brass framed revolving doors and handicap-accessible pivot doors. The entrances were further enhanced with new lighting to ensure they stand out after dark. These thoughtful updates, approved by the Landmarks Commission, respect and preserve the building’s historic essence while providing the modern upgrades needed for a more inviting tenant and guest experience.

Personal involvement

- Produced a design package and presented to both the local Community Board and New York City Landmarks Commission to obtain needed construction approvals
- Worked with another designer to document existing conditions and coordinate new storefront system with envelope consultant
- Helped oversee a lengthy construction administration phase including working with a restoration consultant to selectively repair wall tiling and metalwork

Typology
Commercial Lobby

Client
Rudin Management

Role
Designer, Architect of Record

Size
6,000sf | 560m²

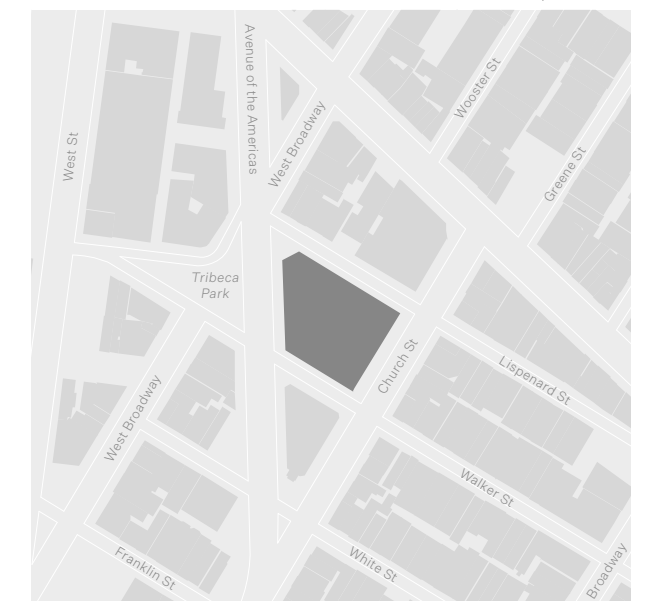
Cost of Construction
2.5 million USD

Location
New York, NY

Completion
May 2024

Site Plan—Tribeca

40.720° N, 74.004° W

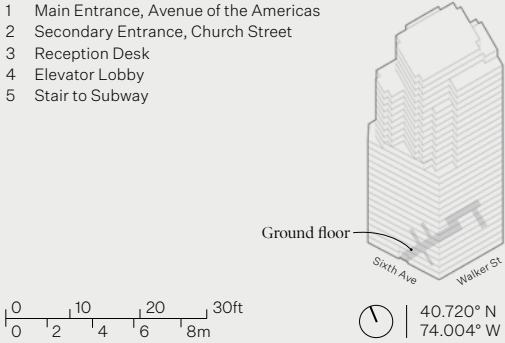


< Main entrance, Avenue of the Americas

photography—Alex Severin



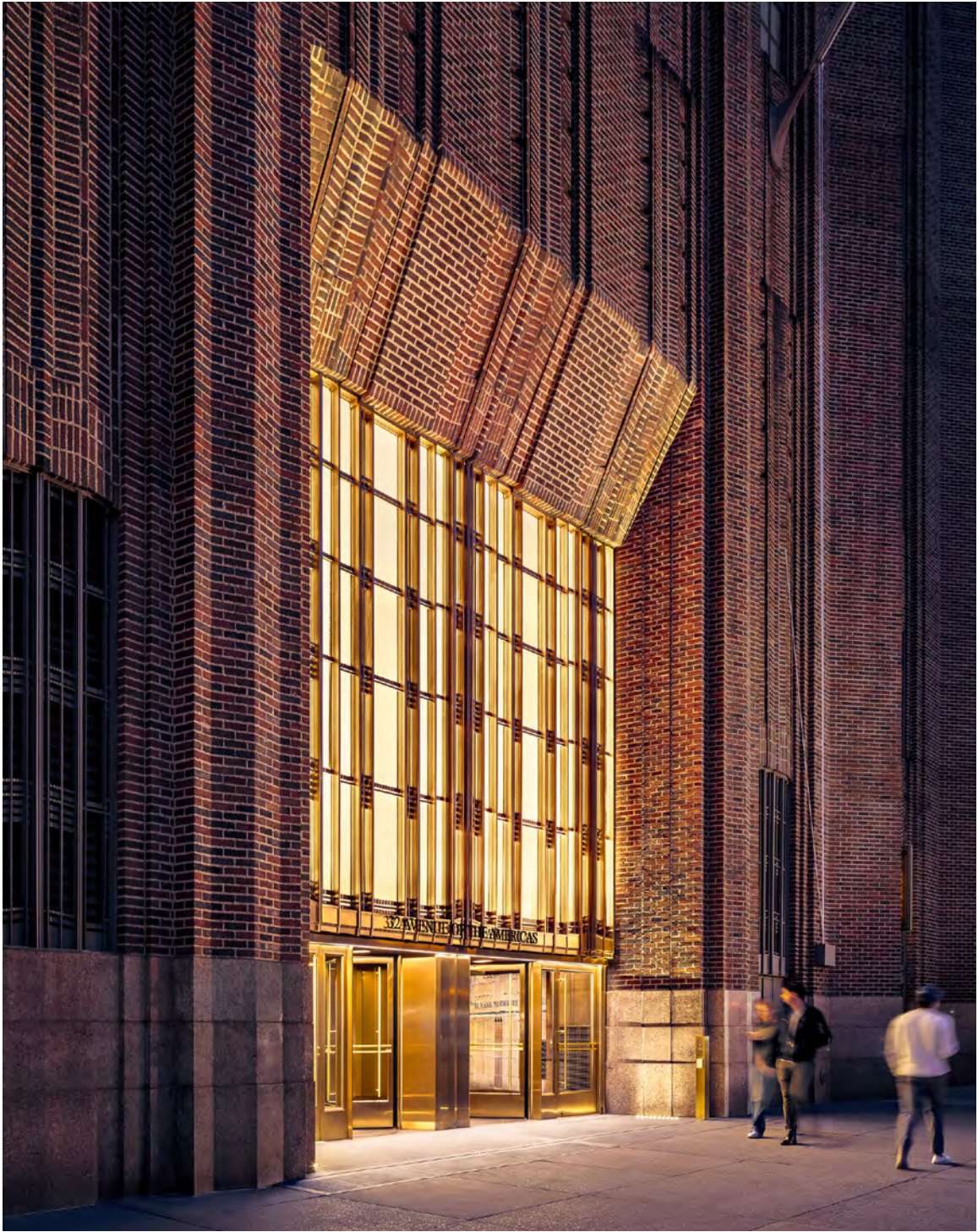
- 1 Main Entrance, Avenue of the Americas
- 2 Secondary Entrance, Church Street
- 3 Reception Desk
- 4 Elevator Lobby
- 5 Stair to Subway



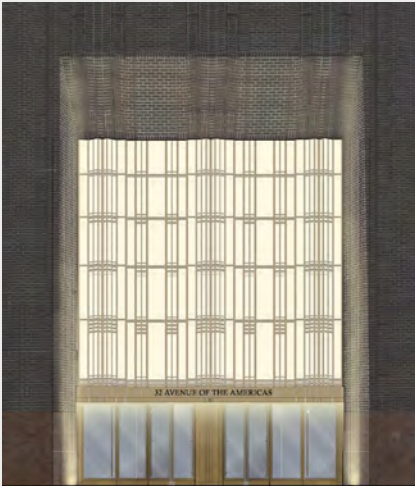
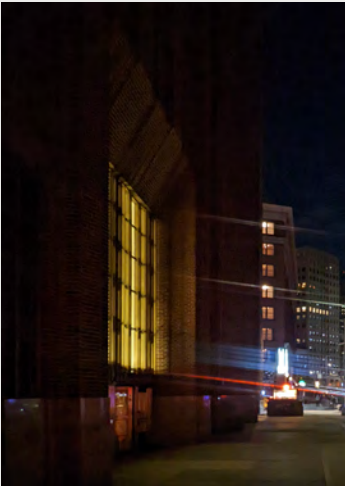
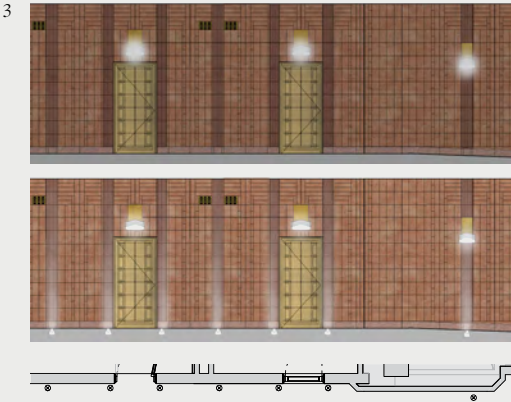
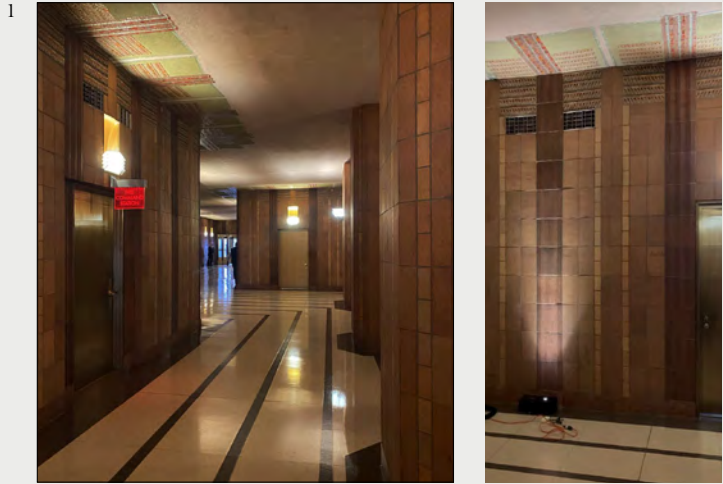
Building today



Building at completion, 1932

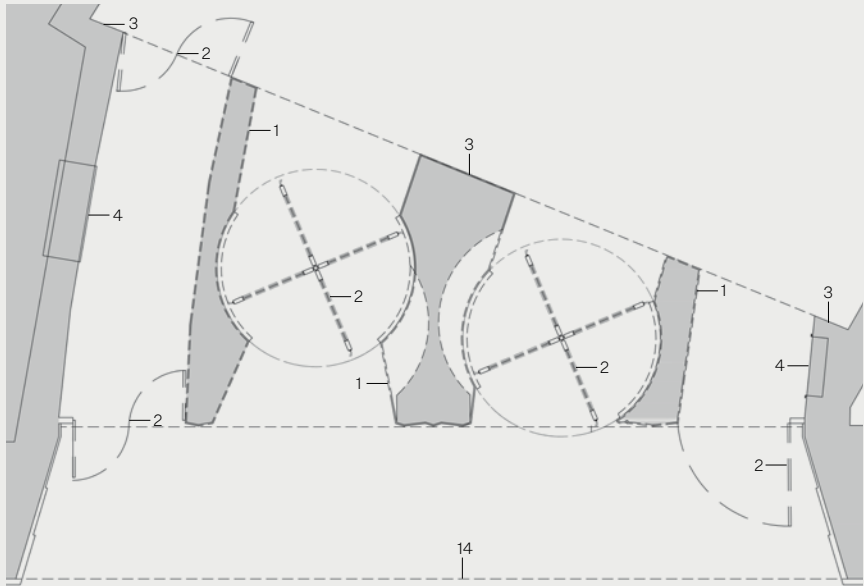


Main entrance, Sixth Avenue
(see before photo at right)

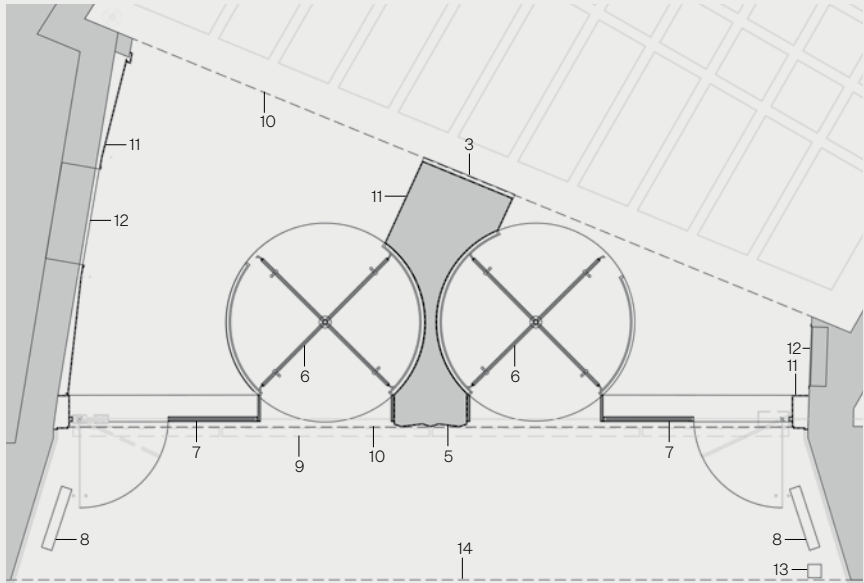


Landmarks Commission Review Phase

- 1 Existing lobby interior photo demonstrates the dark and spotty lighting conditions; the wall sconces are overly lit and sparsely placed.
- 2 In-floor uplighting mock-up conducted to showcase beam spread and ability to effectively infill lighting between adjacent wall sconces.
- 3 Existing versus proposed elevation identifying cadence of uplighting oriented at locations of chamfered wall tiling.
- 4 Existing exterior photo at the building's main entrance on Sixth Avenue; the sheer lack of lighting was a source of safety and way-finding concerns.
- 5 Elevation illustrating layers of proposed lighting upgrades to the main entrance including re-lamping the transom light box, adding lighting within the marquee signage, and uplighting at the chamfered recess.



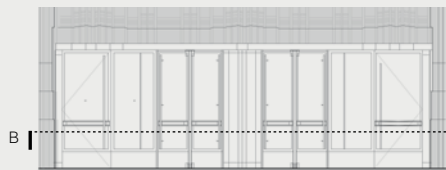
A—Existing/demolition plan section



B—Proposed plan section



West elevation, Sixth Avenue entrance (existing)



West elevation, Sixth Avenue entrance (new)

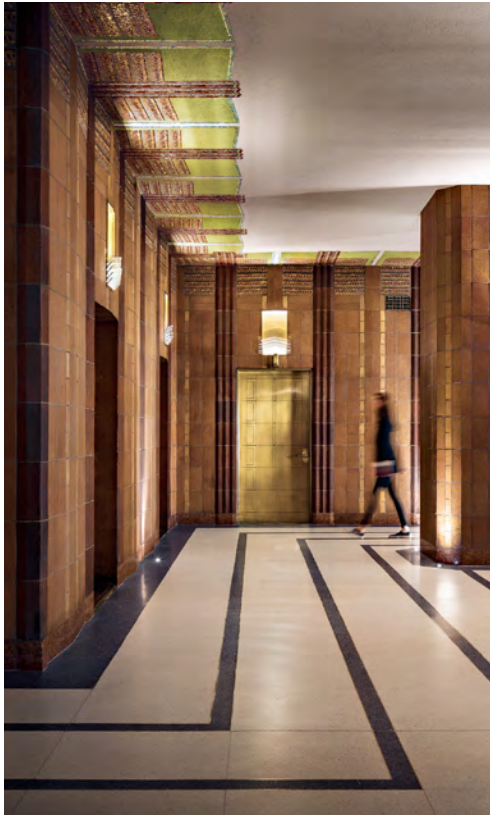
- 1 Existing satin brass closure to be removed and salvaged
- 2 Existing satin brass and glass doors and revolvers to be removed
- 3 Existing ceramic tile clad partition to remain
- 4 Existing brass grille to be removed and replaced
- 5 Brass closure refurbished and modified to accommodate new door placement
- 6 New revolving doors (Crane 3000-M)
- 7 New glazed sidelights and doors with brushed brass stiles
- 8 New in-grade uplight in concrete pavement
- 9 New recessed linear lighting in header above
- 10 Line of brass header above
- 11 New brushed brass closure panels
- 12 New brass grille over radiators reset into closures
- 13 New brushed brass stanchion with actuator for handicap accessibility
- 14 Line of brick overhang above



Main entrance, Sixth Avenue



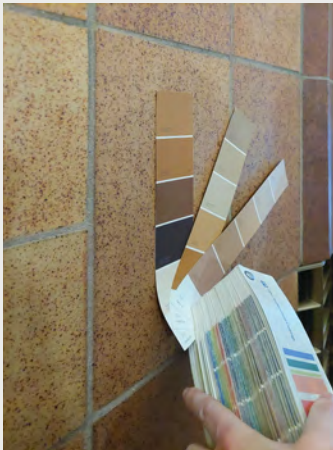
Secondary entrance, Church Street



Lobby interior



Lobby interior at Sixth Avenue



Construction Phase

- 1 Terrazzo control samples being compared over existing floor types; the flooring at the revolving doors differs from the rest of the lobby and was the most difficult to match.
- 2 A restoration company was hired to infill damaged or penetrated wall tiles; a RAL chart was used to determine colour matching.
- 3 Brass control samples being compared over existing storefront entrance.
- 4 Lighting mockups were conducted to determine placement, dimming output, and lens options both in the lobby and exterior.



CEO SUITE, FORTUNE 100 COMPANY

Occupying several floors of a mid-century high-rise, this Fortune 100 office faced challenges from years of incremental renovations and expansions as the company grew. Our design intervention focused on unifying the office’s public reception areas on the 33rd floor and renovating the CEO’s executive suite on the 34th floor, which includes an office, meeting room, administration area, boardroom, and reception. The goal was to create a welcoming, hospitality-driven aesthetic that aligned with the company’s evolving image and ushered in new leadership.

To achieve this, we carefully rationalized the space plan, ensuring a seamless separation between public and private areas while maintaining a consistent design language throughout. Traditional materials in warm, natural tones—including travertine tile flooring, honed Fior di Bosco marble, white oak millwork, oil-rubbed bronze, and decorative wall plaster—create a neutral backdrop, allowing for vibrant art and curated furnishings to add personality and warmth to the space.

Continuous datum lines, reveals, and textured patterns helped mitigate the challenges of the dark, segmented floor plan, while also elevating the overall sense of hierarchy and organization. The result is a sophisticated, cohesive office environment that balances the functional needs of a corporate space with an inviting, high-end aesthetic.

- Personal involvement
- Lead the initial design phases with a team of three presenting directly to the company’s CEO and executive team fielding their demanding requirements
 - Produced a highly complex interiors construction set overseeing our team, the consultants, and the client’s project manager
 - Ran construction administration over a five month duration visiting site biweekly

< CEO board room

Typology
Workplace

Client
Withheld

Role
Designer, Architect of Record

Size
3,500sf | 325m²

Cost of Construction
3.2 million USD

Location
New York, NY

Completion
January 2019

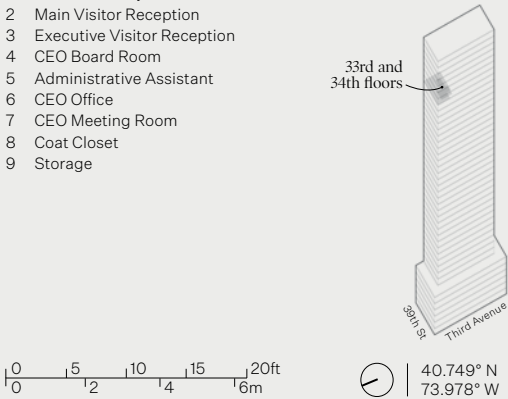
Site Plan—Midtown East 40.749° N, 73.978° W



photography—Connie Zhou



- 1 Elevator Lobby
- 2 Main Visitor Reception
- 3 Executive Visitor Reception
- 4 CEO Board Room
- 5 Administrative Assistant
- 6 CEO Office
- 7 CEO Meeting Room
- 8 Coat Closet
- 9 Storage



Executive visitor reception, 34th floor



34th floor elevator lobby



CEO office



Main reception, 33rd floor



2 PENN PLAZA

Located adjacent to Madison Square Garden in one of Manhattan's busiest commercial hubs, Two Pennsylvania Plaza is part of a larger neighborhood repositioning initiative. As part of this effort, the mid-century building underwent extensive upgrades, including a new curtain wall, lobby, and enhanced amenities, positioning it to compete with the more modern, high-rise developments in nearby Hudson Yards.

Alongside these infrastructural improvements, the owner dedicated one of the building's high-rise floors to serve as a marketing centre for leasing tours. The space is divided into three smaller, fully furnished show suites, each offering varying layouts that demonstrate the flexibility of the floor plan while showcasing soaring ceiling heights and panoramic views of Lower Manhattan.

Drawing inspiration from residential design, the suites feature a refined material palette of white oak, vein-cut travertine, and Roman plaster, creating an elevated, welcoming atmosphere that distinguishes the building from its competition. The approach proved successful—prior to the project's completion, all three marketing suites were leased.

Personal involvement

- Worked closely with the client's leasing team to understand their goals and objectives for the property; developed a design standard to quickly role out projects
- Lead a team of three presenting directly to the company's leadership fielding their demanding requirements and ongoing lease negotiations
- Oversaw the construction documentation and site supervision for the project

< Pantry millwork

Typology
Workplace

Client
Vornado Realty Trust

Role
Designer, Architect of Record

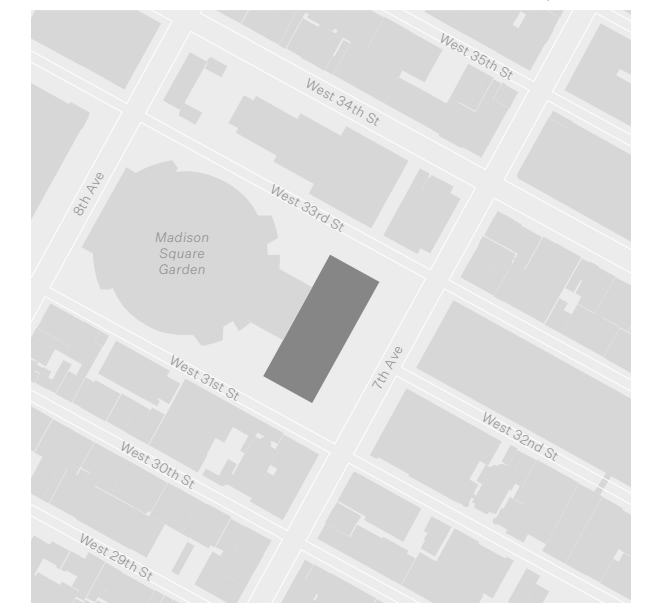
Size
24,000sf | 2,230m²

Location
New York, NY

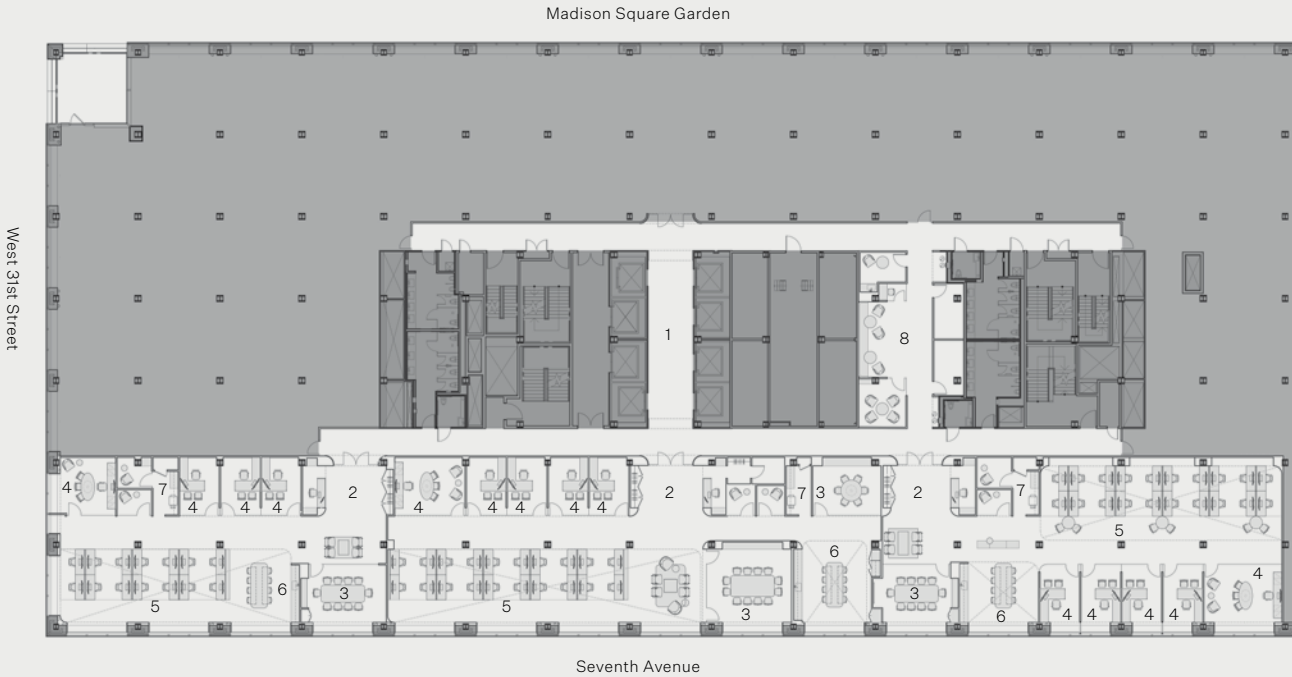
Completion
December 2024

Site Plan—Penn Plaza District

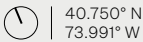
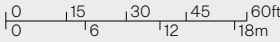
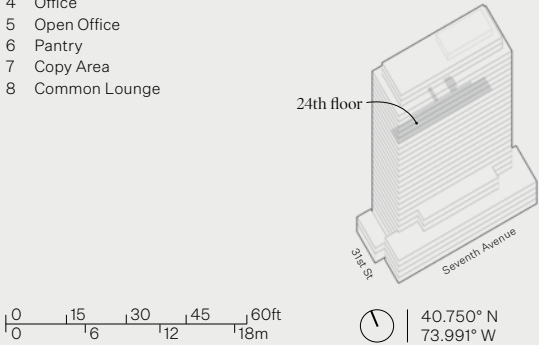
40.750° N, 73.991° W



photography—David Mitchell



- 1 Elevator Lobby
- 2 Reception Area
- 3 Conference Room
- 4 Office
- 5 Open Office
- 6 Pantry
- 7 Copy Area
- 8 Common Lounge



Common lounge



Pantry



Reception desk



Elevator lobby details



Conference room



Pantry



Lounge and conference room



MEATPACKING DISTRICT OFFICE

Situated in Manhattan’s dynamic Meatpacking District, 412 West 15th Street offers an exciting opportunity to draw inspiration from the area’s rich cultural landscape. This newly constructed 18-story office tower occupies a compact mid-block site with expansive views in three directions. To showcase the building’s potential, Rockpoint Group developed prebuild suites on the 4th and 12th floors, designed to demonstrate the property’s flexibility in layout, materiality, and detailing for future tenants.

The design effort focused on curating cutting-edge materials, lighting, and furnishings to distinguish the property from its commercial competitors. Innovative lighting by FLOS adds an element of playfulness, with varied lighting schemes creating unique atmospheres across the space. The reception areas feature FLOS’s Infrastructure system—designed by renowned architect Vincent Van Duysen—which marks its first installation in North America.

Influenced by the local art and fashion scenes, the design incorporates a bold monochromatic black palette paired with warm white oak, creating a neutral backdrop that allows future tenants to bring their own vibrancy to the space. The result is a sophisticated environment that reflects both the building’s surroundings and its modern, aspirational character.

Personal involvement

- Developed an interior design building standard for this new 18-story commercial office building in Manhattan’s Meatpacking District while tower was under construction
- Produced ten phased construction document sets over a period of three years
- Lead a team of three junior designers to oversee construction of the tower interiors coordinating with the building project manager and the various high-end financial service tenants that leased space between 2017 and 2020

< Elevator lobby, 12th floor suite

Typology
Workplace

Client
Rockpoint Group

Role
Designer, Architect of Record

Size
10,200sf | 950m²

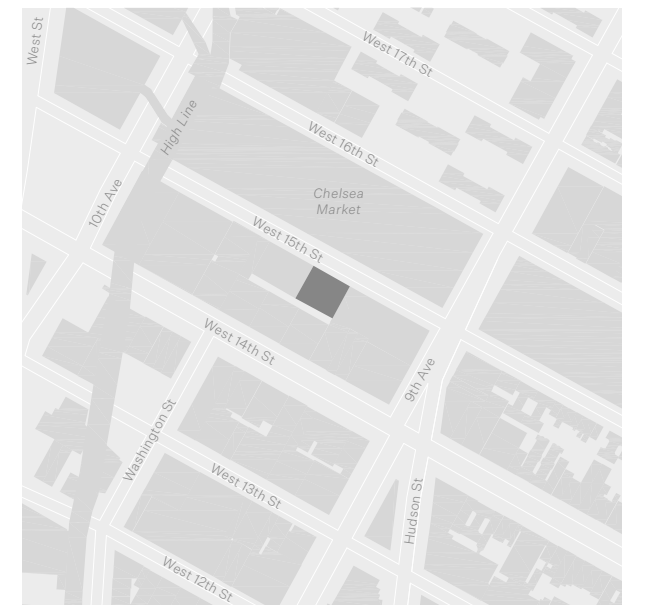
Cost of Construction
2.4 million USD

Location
New York, NY

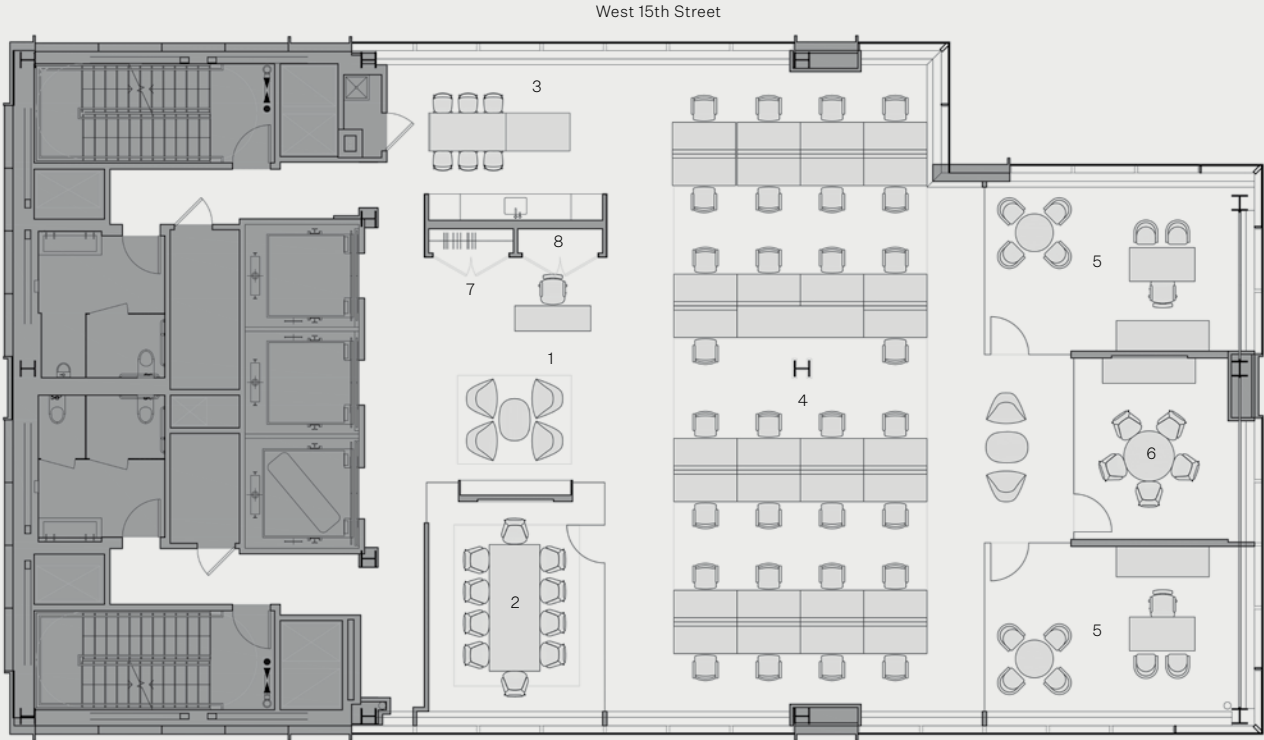
Completion
November 2017

Site Plan—Meatpacking District

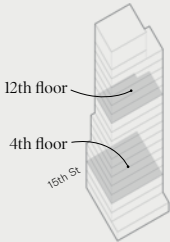
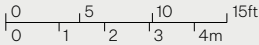
40.758° N, 74.033° W



photography—Connie Zhou



- 1 Reception/Lounge
- 2 Conference Room
- 3 Pantry
- 4 Open Work Area
- 5 Private Office
- 6 Meeting Room
- 7 Coats/Storage
- 8 IT Closet



Pantry, 12th floor suite



Reception and pantry, 4th floor suite



Display bookcase



Elevator lobby, 4th floor suite

