



WORK SAMPLES *by ESTHER DOCKERY*



CHELSEA WATERSIDE RESIDENCES

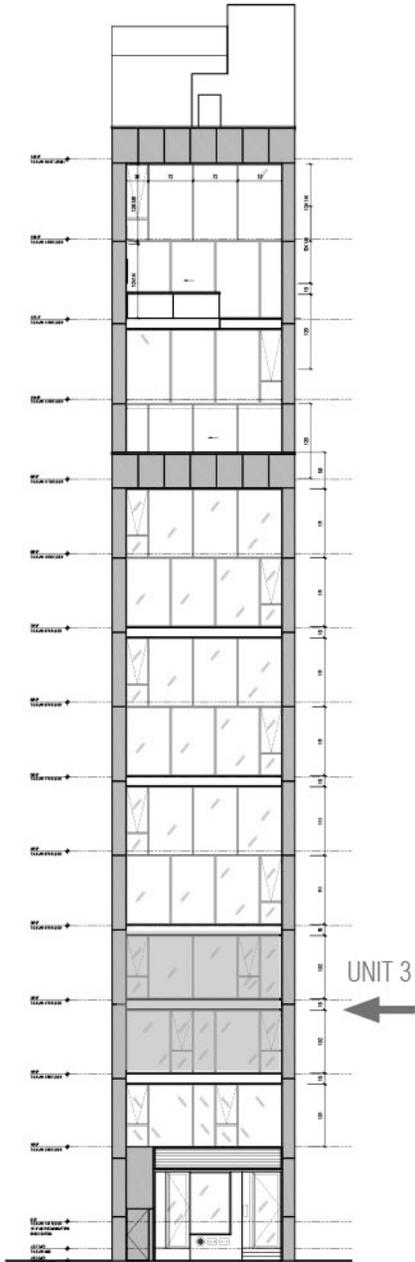


Type: Ground-Up Development
Unit Mix: 6 Resi. Duplexes + 1 Commercial
Floor Area: 23,500 SF
Height: 145' - 12 Full Floors + 2 Mezz.
Compl: 2016

Chelsea Waterside Residences is a 14 story ground-up condominium development with 6 duplex residences and a commercial base. The project features 18 foot ceiling, a Schuco curtain wall and Fibre-C facade, kitchens by Eggersmann, wide plank oak floors and Danby marble bathrooms and kitchen counters.



TOWNHOUSE



4 Bedrooms/ 4 Bathrooms
2,818 SqF Interior/ 820 SqF Exterior

UNIT 3-4 : UPPER LEVEL

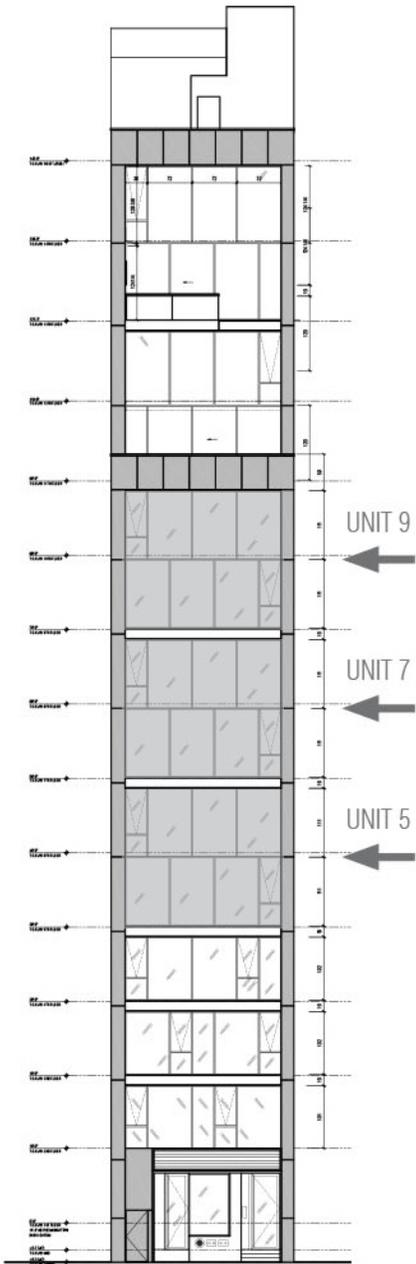


UNIT 3-4 : MAIN LEVEL





DUPEX



UNIT 5-6, 7-8, 9-10 : UPPER LEVEL



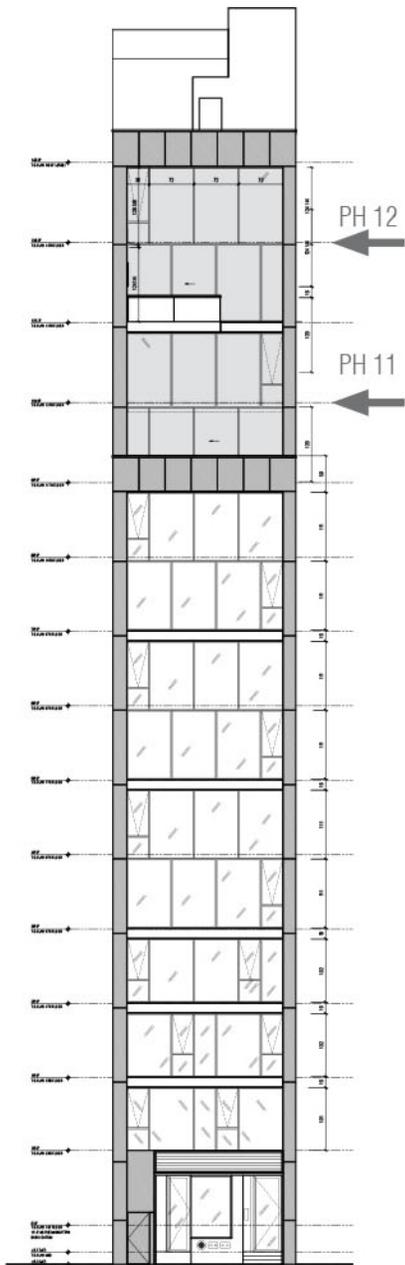
UNIT 5-6, 7-8, 9-10 : MAIN LEVEL



3 Bedrooms/ 4 Bathrooms
2,410 SqF Interior/ 180 SqF Exterior



PENTHOUSE



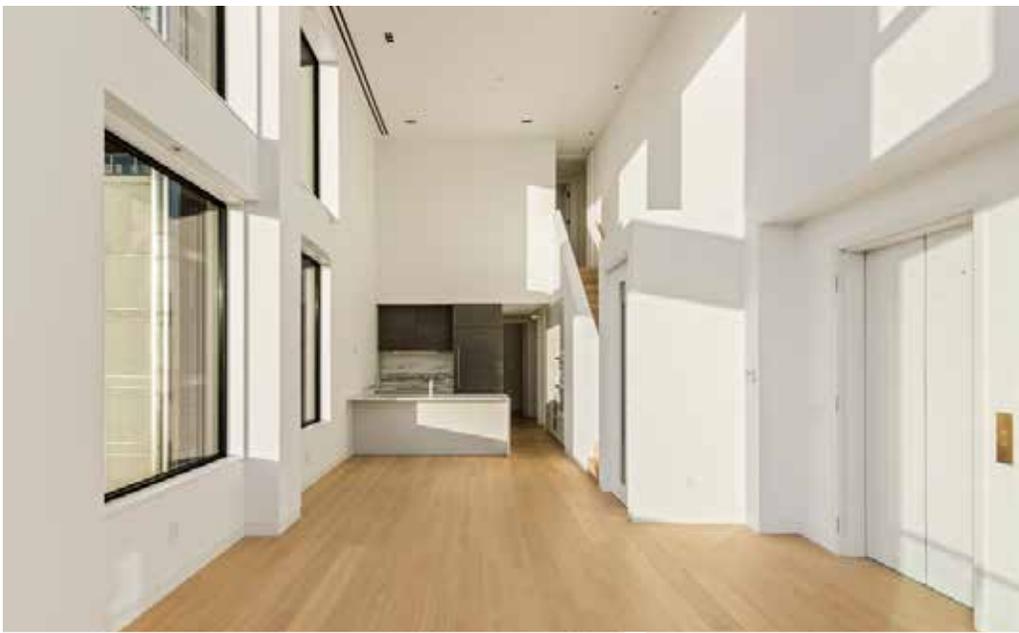
PENTHOUSE 11 : UPPER LEVEL



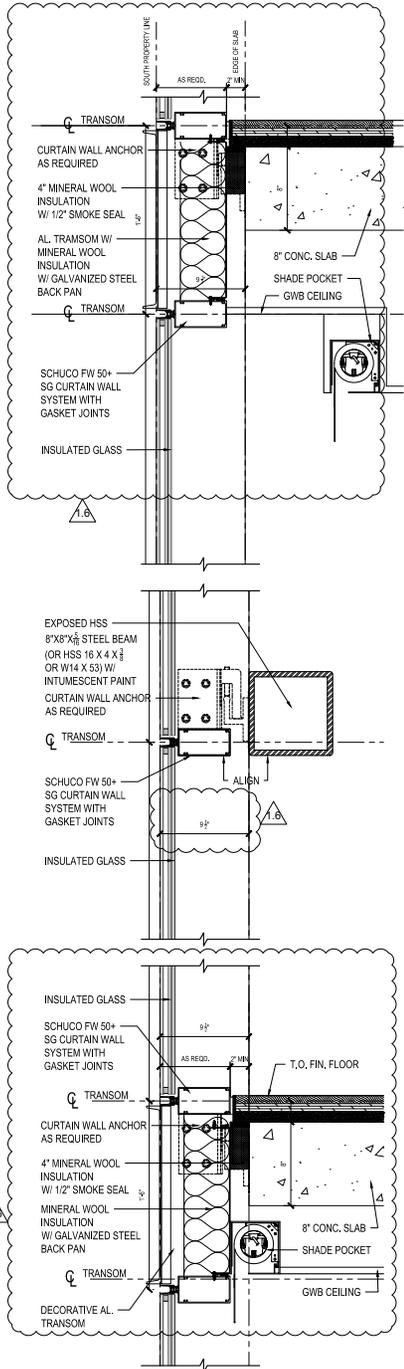
PENTHOUSE 11 : MAIN LEVEL



3 Bedrooms/ 2 Bathrooms
1,765 SqF Interior/ 406 SqF Exterior



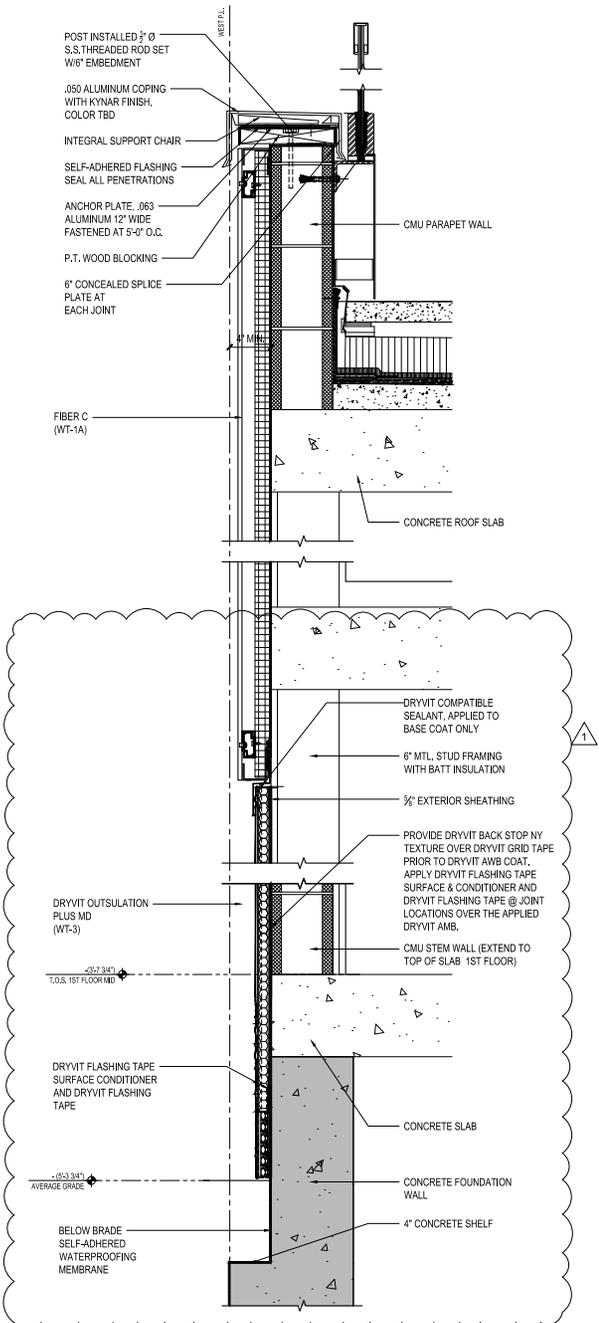
CURTAIN WALL



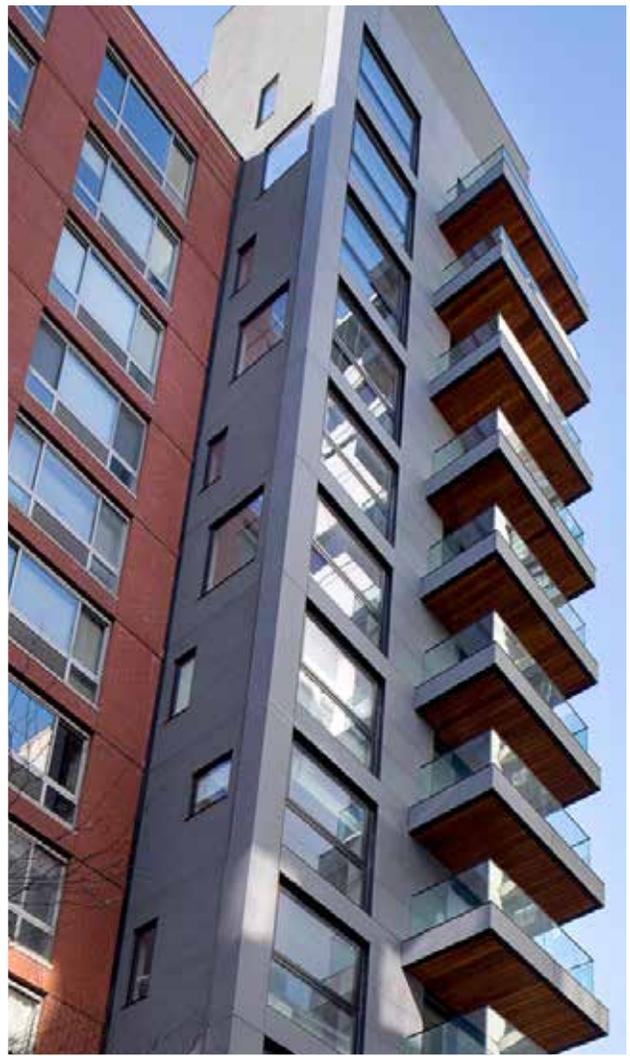
3 CURTAIN WALL SECTION @ TYP DUPLEX
1/2"=1'-0"



RAINSCREEN

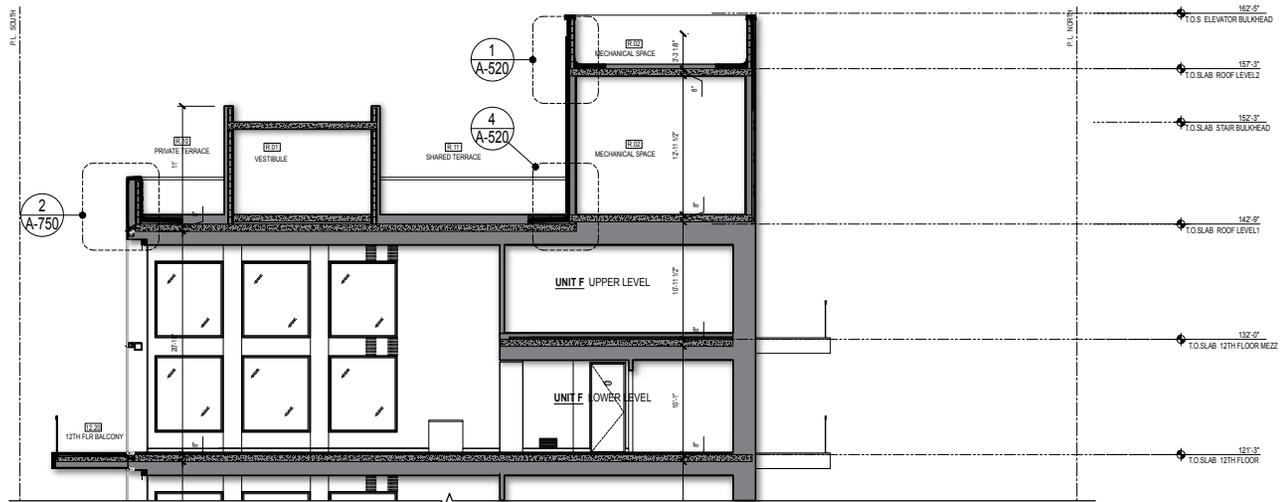


1 TYP. WEST WALL SECTION
WALL TYPES (WT-1A) AND (WT-3) 1 1/2"=1'-0"



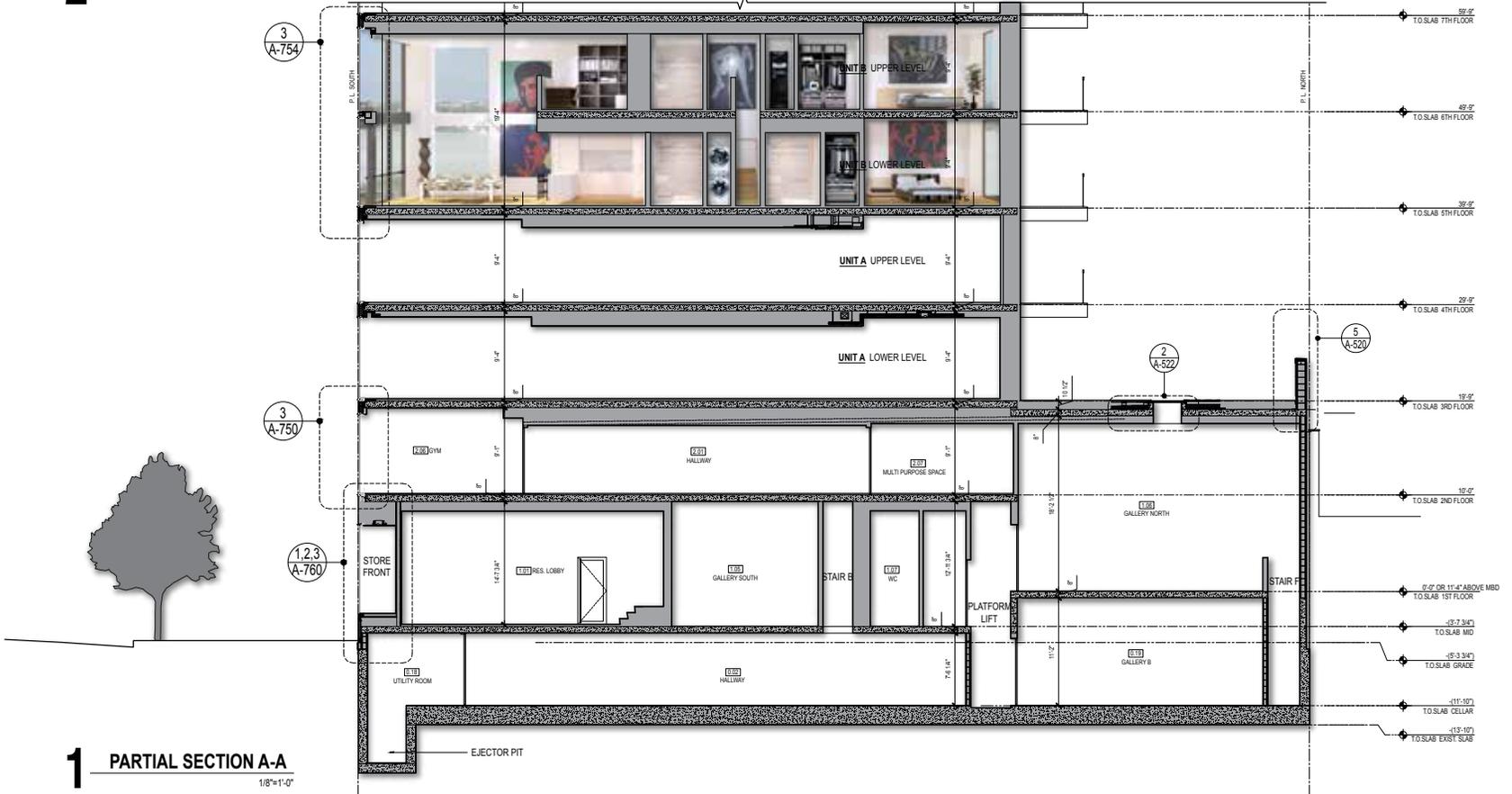
2 PARTIAL SECTION A-A

1/8"=1'-0"



1 PARTIAL SECTION A-A

1/8"=1'-0"



10 RUTGERS STREET



Type: Opportunistic Value Add
Scope: Renovation of 40+ Resi. Units (Studio, 1BR, 2BR), Lobby & common areas.
Compl: Expexted 2019

Built in 2001, this 90 unit building, is located on the edges of Chinatown, and has many amenities including laundry, gym, elevator, and a private yard for residents. Scope of work includes unit layout redesign, filing for approvals/permits, selection of products and specifications, and conducting progress/ special inspections of behalf of the DOB.



16 EAST 18TH STREET



Type: Gut Renovation, Landmark
Unit Mix: 8 Luxury rentals, Commercial Base
Floor Area: 20,000 SF
Height: 99'- 9 Full Floors, 1 Penthouse
Compl: Expected 2019

Located in a historic district north of Union Square, this 20,000sf, ten story, pre-war elevator building underwent a full interior gut renovation. The eight residential units, including a penthouse duplex, feature new layouts, kitchens, bathrooms, and HVAC systems.



HUDSON VALLEY FARMHOUSE



Type: Private Residence
Scope: Gut Renovation of 19th century Farmhouse
Floor Area: 1,500 SF
Compl: 2012

The farmhouse was renovated combining modern design principles and details with a vernacular pallet. An open floor plan accommodates the kitchen, dining, and living areas with floating bedrooms at the upper level. The original wood structure of the house is carefully integrated into the new construction, celebrating the craftsmanship of the original design.



SALTBOX

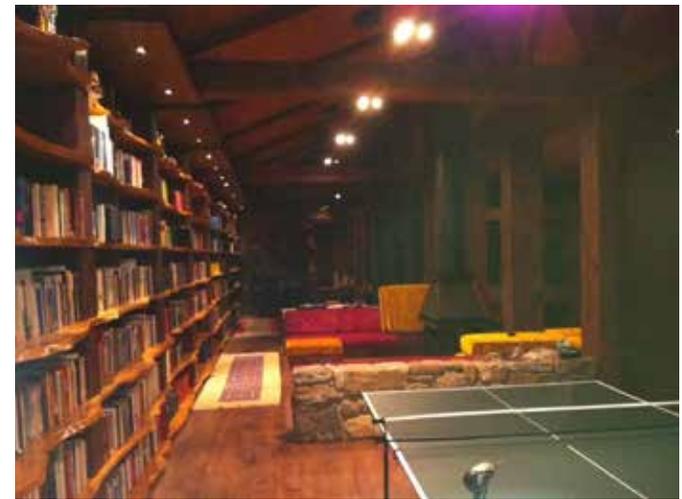


Type: Private Residence
Scope: Gut Renovation of 18th century SALTBOX
Floor Area: 1,200 SF
Compl: 2010

This 18th century Saltbox, transformed over time into a 4000 SF home, was stripped of all additions to expose the iconic, asymmetrical New-England style post-and-beam timber structure. It was meticulously documented and labeled, then disassembled, leaving behind only the central stone hearth. After renovating and waterproofing the rubble stone foundation, the timber frame was re-erected in traditional craft, joining the wood members with original mortise-and-tenon joints and wooden pegs. The structure was clad with a modern, energy efficient envelope.



WOODSHED



Type: Private Residence
Scope: New Construction
Floor Area: 6,000 SF
Compl: 2013

The Woodshed was one of several structures built on a 90-acre property in Litchfield, CT, to fill a poetic narrative developed as the guiding principle for the design of the site. It houses a library of four thousand books and also acts as a secondary residence for the owner and his family. The 6,000 SF structure draws inspiration from the traditional typology of the wooden shed modified to meet the requirements of the intended use.

