

184 MAPLE STREET, BROOKLYN, NEW YORK

Restoration and renovation project details

ROOF – Modified bitumen rubber roof membrane manufactured by Firestone installed with all appropriate flashing and pitch pockets at penetrations and parapet walls. New aluminum roof gutter and downspout connected to newly installed main storm drainage system.

HEATING & COOLING – New central home heating and cooling system provided by two separate, 14 SEER, high efficiency Trane units. The system is fully ducted and controlled by smart thermostats to provide temperature control as well as high efficiency when at home or away.

ELECTRICAL – New 200 AMP service with main circuit breaker panel at garden level and sub panel at second level. All interior branch wiring installed new from main breaker panels throughout house as well as exterior lighting and ground fault outlets. Energy efficient recessed LED lighting throughout much of parlor and garden levels. Additional ceiling and wall fixture lighting provided as required throughout the interior of the home as well as exterior. All fixtures have energy efficient bulbs installed. The existing exterior Lutron lighting control system can be expanded for further functionality and energy efficiency.

AUDIO/VIDEO/DATA – Sonance speakers in main living spaces are connected to and controlled via Sonos. HikVision exterior IP camera and doorbell wired back to an NVR (Network Video Recorder) for playback and archiving. Also, rewiring was completed for a camera at the rear of the house for added security. Nest thermostats are installed providing complete remote functionality as well as Nest's learning technology maximizing energy efficiency of the heating and cooling system. A Lutron Caseta system controls the exterior lights for pre-set functionality. This Lutron system can be expanded to include interior lighting. All windows on the Parlor floor have been rewired for remotely controlled window treatments which run back to a central location for ease of installation.

PLUMBING – All new copper hot and cold-water piping throughout the house. Newly installed no-hub waste piping from each plumbing fixture to waste stacks and underground system to main connection to street sewer system. New storm water no-hub piping was installed from rear exterior wall to the main connection. All new gas piping installed throughout the house from the main connection to each fixture and appliance as required for proper installation

HOT WATER HEATER – A gas-fired 50-gallon, high efficiency, power vented hot water heater was installed.

KITCHEN AND CENTER PARLOR BAR – Custom, solid wood cabinetry and Carrera marble counter tops were installed along with all new kitchen appliances, highlighted by a commercial-grade Bertazzoni gas range. The bar area is complete with a dual-zone wine refrigerator.

RESTORED STAINED GLASS – Original stained glass as the main hall skylight was removed and restored to its original condition. A new wood frame was created from the original, and the restored glass unit was reinstalled. Additionally, the original skylight glass at the 2nd floor hall bathroom was also restored offsite, reset in a new frame, and reinstalled in its original location.

WINDOWS – NYC Landmarks Preservation Commission approved Pella, Architectural Series, double-hung wood windows were installed. These windows are high performance with energy efficient, Low-E dual pane glass.

STAIRS – The original solid oak stairs, handrails, newel posts and balustrades were restored. A new system using similar materials was installed, mimicking the original, to access the garden level.

STRUCTURAL STEEL WORK – Appropriate concrete footings were poured at the garden level, steel columns placed, and steel I beams were installed to stabilize and support the Parlor and Top floor levels. Additionally, the original wood joists were replaced or sistered as required. Once structural steel and joist work was complete, a plywood subfloor was installed, and the floors were finished with ¾" white oak flooring.