

R A N D

Architectural Design

Apartment Combination

303 West 66th Street



RAND designed and administered an apartment combination on the 14th floor of an Upper West Side cooperative. The combination included a complete renovation of one of the kitchens. New wood floors were laid throughout the apartment.

PROPERTY

20-story, 421-unit apartment building on Manhattan's Upper West Side.

PROJECT OVERVIEW

Combination of two 14th floor apartments to 1,400 total square feet.

DESCRIPTION

RAND designed the new space and administered the construction. The project involved demolishing non-loadbearing partitions, constructing new interior walls, laying new wood floors, and installing new kitchen cabinets and countertops. Also, one of the bathrooms was updated with new finishes and fixtures, and associated electrical and plumbing work.

SCOPE OF WORK

RAND designed and administered the following work items:

- Demolition of non-loadbearing interior partitions
- Construction of new interior partitions, and plaster application and painting of existing interior walls
- Demolition of existing kitchens and a bathroom's interior
- Replacement of kitchen cabinetry, including fabricating and installing new kitchen countertops
- Installation of new fixtures, fittings, finishes, flooring and tile work within an apartment bathroom
- Electrical and plumbing alterations made to accommodate renovation
- Installation of new wood flooring

ADDITIONAL SERVICES

- RAND performed an evaluation to determine the structural feasibility of the apartment combination.
- RAND's Expediting Department obtained the New York City Department of Buildings work permit.

ARCHITECT/ENGINEER

RAND Engineering & Architecture, DPC

BUILDING OWNER

Lincoln Guild Housing Corp.

CONTRACTOR

Poler Contracting, Inc.

CONSTRUCTION COST

\$63,000