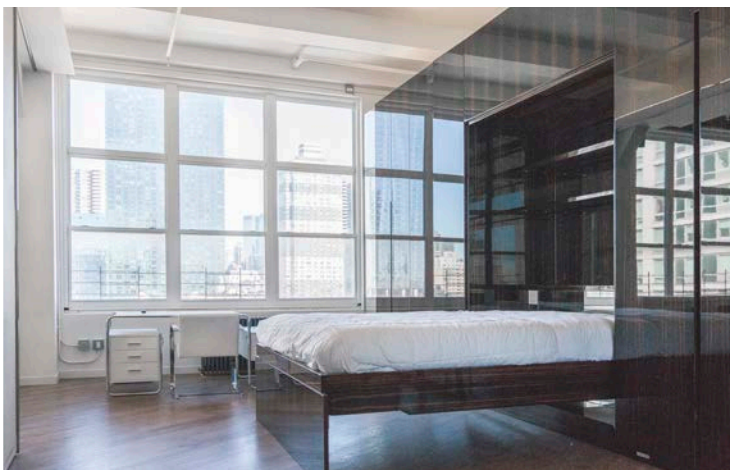
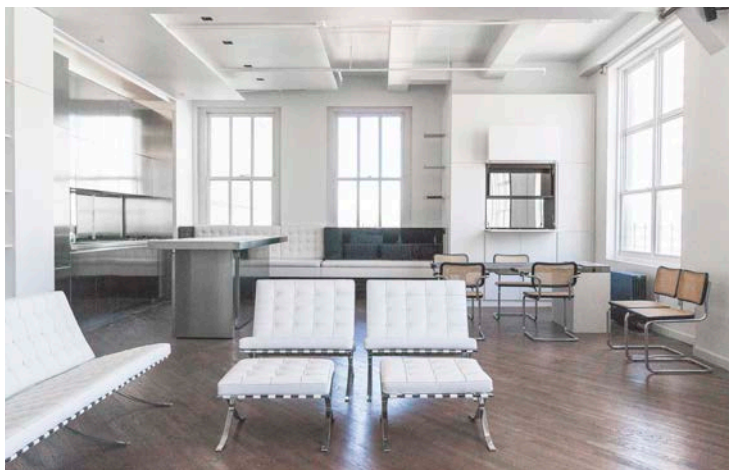


R A N D

Apartment Design and Renovation

448 West 37th Street

Full renovation of an 1,844-square-foot open-concept apartment in the Glass Farmhouse Condominium features two bedrooms with Murphy beds and seamlessly built-in storage separated from the main living area by sliding walls.

PROPERTY

1,844-square-foot apartment in the Glass Farmhouse Condominium, a 13-story, 52-unit building located at 448 West 37th Street in Midtown West, Manhattan. Built in 1914, the commercial building was converted to a mixed-use condominium in 1982.

PROJECT OVERVIEW

Complete renovation of Apartment 10A

SCOPE OF WORK

RAND designed and administered the following work items:

- Conversion of the existing bathroom into

two bathrooms (one of them ADA compliant) with new waterproofing membrane and flooring tiles

- New plumbing, electrical, and sprinkler systems
- Demolition of existing kitchen and addition of a new kitchenette in living room space
- Relocation of apartment entry door
- Sliding walls separating bedrooms with Murphy beds from main living area
- New bedroom and kitchen cabinetry designed to blend seamlessly into the walls
- Custom millwork
- New light fixtures and outlets

RAND obtained all of the necessary work permits from the New York City Department of Buildings.

ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC

DESIGN ARCHITECT

Mario Ciuffarin Architect

INTERIOR DESIGNER

Fantetti Architect

CONTRACTOR

Michilli Inc.

CONSTRUCTION COST

\$500,000