

R A N D

129 Duane Street

Penthouse Addition and Roof Level Garden



Accessed by a spiral staircase, the second level of the home features a den and home office solarium with a bathroom. The penthouse opens onto a stunning and private recreational roof deck featuring a hot tub and movie screen.

PROPERTY

2,539-square-foot duplex penthouse loft at 129 Duane Street, a 5-story, 7-unit condominium built in 1915 in the Tribeca South Historic District of Manhattan.

PROJECT OVERVIEW

Penthouse addition and roof level garden installation.

SCOPE OF WORK

RAND designed and administered the following work items:

- Structural steel roof deck
- New roofing system
- New electrical, plumbing and HVAC systems
- Application of a reinforced wire mesh stucco system and elastomeric coating along the penthouse exterior facade and movie screen wall
- Wood deck and wood steps
- Wood trellis and wood planter boxes
- Metal railings
- Cast stone paving
- Fabrication of new doors and windows
- Insulation and fireproofing

RAND's Code & Zoning Compliance Team obtained work permits from the New York City Department of Buildings and Landmarks Preservation Commission.

ENGINEER/ARCHITECT

RAND Engineering & Architecture, DPC

CONTRACTOR

Artisan Restoration Group

CONSTRUCTION COST

\$252,500