



This 56 story high-rise, built in the early 1980's, had first floor public spaces that both needed to be remodeled due to aging and needed to be reconfigured to accommodate the intensive amount of use due to servicing 460 dwelling units. The vestibule window wall was replaced and the new revolving door was pushed out to the property line. The recaptured space provided relief for the undersized management office. The security desk was repositioned to allow for visual surveillance of all doors and was equipped with state of the art security components. The sidewalk canopy was gutted, receiving new metal cladding, coffered underside and lighting. Decorative paving replaced the distressed standard concrete sidewalk.



New doors with power operators allow the doorman, equipped with a remote control operator, to better assist residents upon entering and motion detectors allow hands free egress from the secure area. The inner lobby is accessed through millwork doors and now contains an adequately sized waiting seating area. The mail room was completely replaced including new mailboxes and an inner sort area for the letter carrier. All interior finishes were replaced in conjunction with interior designer, Robert Pope. This project was carefully phased to allow residents to be minimally inconvenienced during the course of this relatively large scale construction project.



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