

RAFAL
PANICZKO

PROJECT MANAGER

PORTFOLIO

350 WEST 22ND STREET, NEW YORK, NY

Architect: Bolek Ryzinski Architect

Interior Designer: Karin Fahrbach

Complete renovation of four-story brick façade building. The renovation encompassed restoration of the façade, a new elevator, new building systems, a rooftop terrace, a gated front garden, a large rear garden, and construction of newly constructed interiors.



RESIDENTIAL
TOWNHOUSE RENOVATION

46 MONROE PLACE, BROOKLYN HEIGHTS, NY

Architect:

Steven Harris Architects LLP

Complete renovation of this landmark four-story residential building, including structural reinforcement of the original timber structure, historical front façade restoration, rear extensions with elegant new steel glass doors and windows, bespoke interiors and cabinets, refined finishes and all new MEP building systems.



RESIDENTIAL
TOWNHOUSE RENOVATION

46 MONROE PLACE, BROOKLYN HEIGHTS, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

42 WEST 12TH STREET NEW YORK, NY

Architect: Steven Harris Architects LLP

Located in Greenwich Village, this late Italianate style, five-story building was originally erected in 1860. ABR restored the historic façade and demolished and replaced the remainder of the structure. The redevelopment converted a multi-unit rental property into a single-family residence with 6 bedrooms, 7 full bathrooms, salvaging 7 historical fireplaces. The team installed new elevator and all building systems, high-end interior finishes, stairs, cabinetry, and fixtures.



RESIDENTIAL
TOWNHOUSE RENOVATION

42 WEST 12TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

147 WILLOW STREET BROOKLYN HEIGHTS, NY

Architect:

Steven Harris Architects LLP

Renovation and addition to a single family 5 story residential building. Project scope involved historical restoration of the existing front brownstone façade, interior gut out, new structural framing and partitions, glass cat walk for library, glass terrace, new stairs, millwork, plaster and finishes. All New MEP systems, plus security and entertainment systems.



RESIDENTIAL
TOWNHOUSE RENOVATION

147 WILLOW STREET BROOKLYN HEIGHTS, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

116 W 80TH STREET NEW YORK, NY

Architect: Karen Jacobson Architects

Interior Designer: Reade Street Studio, LLC

This six unit townhouse was transformed into single family home. The project incorporated restoration of the landmark façade, cellar deepening with underpinning supporting old foundations, waterproofing, and new structural steel framing, masonry walls, steel windows for rear elevation, new mahogany windows and door for front, new stairs, millwork, finishes, new MEP and HVAC systems and elevator. Proposed design features modern style and incorporates modern technologies such as radiant floor heating, resilienting suspended ceilings and deaden plumbing lines.



RESIDENTIAL
TOWNHOUSE RENOVATION

116 W 80TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

64 E 7TH STREET NEW YORK, NY

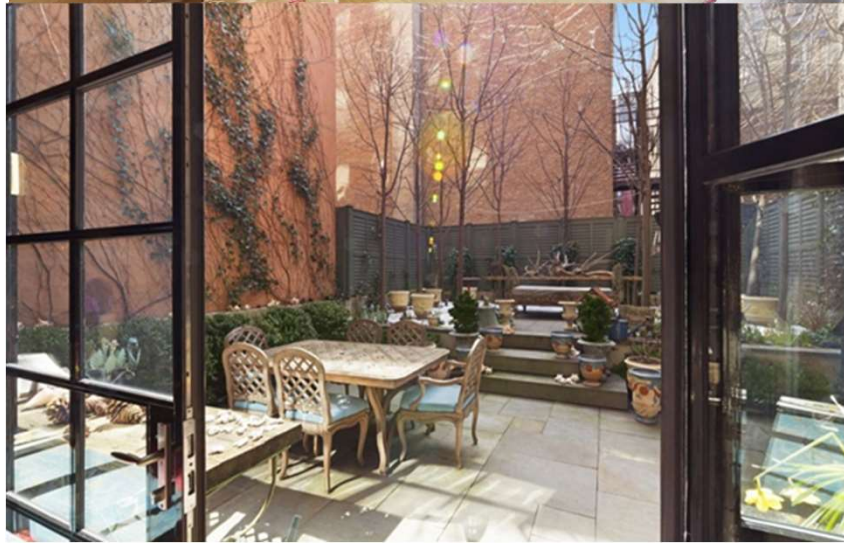
Architect: Bill Peterson Architect, LLP

Complete renovation of 1840 residence with horizontal and vertical enlargements. The project maintained and restored many historic architectural details, but also opened and expanded the interior spaces to accommodate modern design. The Scope of work included new elevator, structural concrete and steel framing work, new exterior masonry walls, historical brownstone renovation of basement and 1st floor portal entry and all lintels and sills, new cornice, new mahogany and steel windows and doors. Each floor of the house received hydronic radiant heating system, new HVAC, sprinkler, plumbing, Crestron and electrical systems. Rehabilitation of old wall partition, plaster cornices and molding, stone fireplaces with attentions to maintain historical details, new stairs with original ornamental elements, cabinetry and stone work.



RESIDENTIAL
TOWNHOUSE RENOVATION

64 E 7TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

118 W 76TH STREET NEW YORK, NY

Architect: Archetype, LLC

Interior Designer: RAAD Studio

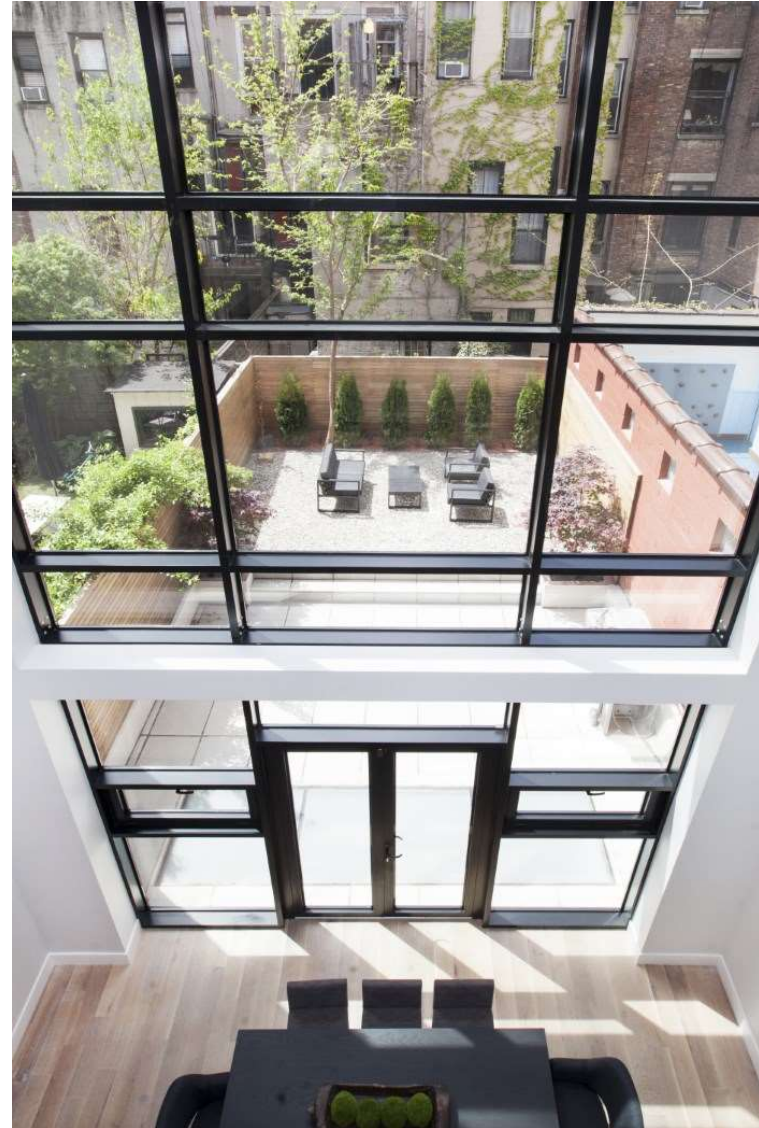
The renovation was extensive driven by severely deteriorated condition of the property. The team reinforced the structure, replaced floor beams; constructed a new roof, added new 2 story cellar level and horizontally enlarged the building. Front façade was meticulously restored to original conditions under LPC supervision.

Located between Columbus and Amsterdam Avenues, the residence features seven bedrooms, six full bathrooms and three half bathrooms, cellar gym, and approximately 1,800 SF of outdoor space and features open flowing contemporary design, three story rear glass façade, elevator and customized millwork.



RESIDENTIAL
TOWNHOUSE RENOVATION

118 W 76TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

118 W 76TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

132 W 75TH STREET NEW YORK, NY

Architect: Greg Rothstein Architect

Interior Designer: Oreste Drapaca Architect

Conversion of existing 5 story multifamily building into single family house. Project features new horizontal extension, glass deck, steel windows, new façade windows, interior curved stairs, elevator, new and restored fireplaces. Majority of the building was structurally reinforced to meet new design criteria. Installation of new electrical system, plumbing, new sprinkler system, HVAC systems and utility lines. Custom Millwork, plaster crown moldings and finishes.



RESIDENTIAL
TOWNHOUSE RENOVATION

132 W 75TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

132 W 75TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

32 W 76TH STREET NEW YORK, NY

Architect: New York Design

Interior Designer: RAAD Studio

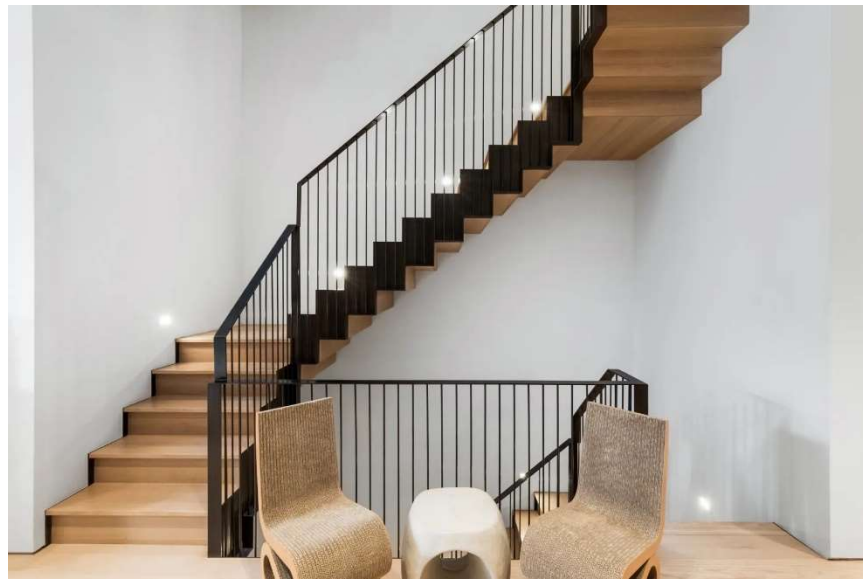
Conversion of the multi-family home into modern single family mansion. Brownstone located in historic Central Park West district. The project involved the complete renovation of the five story structure, including the addition of a new penthouse level and excavation of 1,400 sq. ft. sub cellar to accommodate basketball court.

The scope included restoration of the landmarked front façade, renovation of rear façade and terraces and full interior demolition. The building was rebuild with all new structural steel and framing along with complex bedrock excavation, underpinning of the existing cellar and extension. The residence features a new elevator, fireplaces, custom stairs, new windows and doors and customized millwork. Installation of new building systems including sprinkler, plumbing, HVAC, electric, utility services, security and smart home control systems.



RESIDENTIAL
TOWNHOUSE RENOVATION

32 W 76TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

32 W 76TH STREET NEW YORK, NY



RESIDENTIAL
TOWNHOUSE RENOVATION

435 E 52ND STREET NEW YORK, NY

Architect:

Paul Scott Architect

Complete renovation of the apartment located in luxurious River House Building overlooking East River. Project which was strictly supervised by building's management included 11 room , 6 bath and kitchen complete renovation with new finishes, wood floor, plaster and millwork. Apartment also received new windows and doors, HVAC system, plumbing, entertainment and electric systems.



RESIDENTIAL
APARTMENT RENOVATION

1018 MADISON AVENUE NEW YORK, NY



Architect: Platt Dana Architects

Complete renovation of interior space and new storefront. Scope included new HVAC systems, new plumbing, new electrical systems, all new millwork and finishes throughout.



COMMERCIAL
LA MAISON DU CHOCOLAT

AVALON BUILDING, BOWERY NEW YORK, NY



Architect:

Bolek Ryzinski Architect

Off spring of famous East Village "Veselka" Ukrainian Restaurant, in Avalon Building, Bowery. Scope included entire line of commercial kitchen with pollution control units at separate mechanical mezzanine, 5 walk-in freezers, bar, buffet, take out area, tables and booths area, sidewalk cafe. Full occupancy of 200 people.



COMMERCIAL

VESELKA – BOWERY RESTAURANT

119 NASSAU AVE. GREENPOINT, NY



Completed:

2005

Supervising and coordinating construction progress to deliver high quality opulent space for demanding client. Project featured mahogany millwork bar, paneling, stairs, two floors of fully equipped commercial kitchen, dumb waiter, walk-in refrigerators with climate control.



COMMERCIAL
AMBER STEAKHOUSE

COLONIA, NJ

Design & Build RP Design Build

Architectural Design of the contemporary minimalist house with sleek, functional interiors.

Seamless integration of structural design with mechanical systems, emphasizing modern aesthetics and efficiency.

Acquisition of all necessary permits and inspections to ensure compliance with local building codes and regulations.

Oversee all phases of construction, maintaining clear communication and coordination between subcontractors.

Monitor progress to ensure the project is delivered on time and within budget.



DESIGN & BUILD
PRIVATE RESIDENCE

999 WILLOUGHBY AVE. BROOKLYN, NY



Architect: Bolek Ryzinski Architect

Area: 15,600 sq. ft.

Design & Build New 6 story superstructure with 18 apartments built in a loft-like style, where kitchens open up to large & roomy living rooms. The windows are huge and allow for plenty of light to enter the apartment. Hardwood floors throughout & marble bathrooms with large rainfall shower heads. The building has an assortment of different apartments that include, 1 beds/1 bath, 2 beds/2 baths, outdoor private gardens, and some have balconies. The two penthouses include balconies that are as big as the indoor space with a view of the surrounding neighborhood and city. Building amenities include, fast elevator, a 24 hr. access gym, common garden with picnic and barbecue facilities, secure indoor parking, a common rooftop and a laundry room.



GROUND UP DEVELOPMENTS
DESIGN AND BUILD 6 STORY DEVELOPMENT

308 E 109TH STREET MANHATTAN, NY



Architect:

Bolek Ryzinski Architect

Area:

24,655 sq. ft.

Design & Build multi-family building, (cast in place concrete) luxury mixed-use elevator apartment building. The property is positioned on the south side of East 109th Street between First and Second Avenues in East Harlem. The eight-story, ±24,655 square-foot building contains (20) residential units and (1) commercial unit. The unit mix includes (13) one-bedroom and (7) three-bedroom apartment units. The property features luxury amenity package, rooftop with BBQ grill and superb views of the Manhattan Skyline.



GROUND UP DEVELOPMENTS
DESIGN AND BUILD 8 STORY DEVELOPMENT

402 E 118TH STREET MANHATTAN, NY

Architect: Bolek Ryzinski Architect

Area: 34,500 sq. ft.

Design and build new multifamily, cast-in-place development featuring 31 apartments and ground-floor commercial space. The building includes high-quality finishes and custom millwork, central air conditioning, private outdoor terraces, an elevator, fitness center.



GROUND UP DEVELOPMENTS
DESIGN AND BUILD 8 STORY DEVELOPMENT

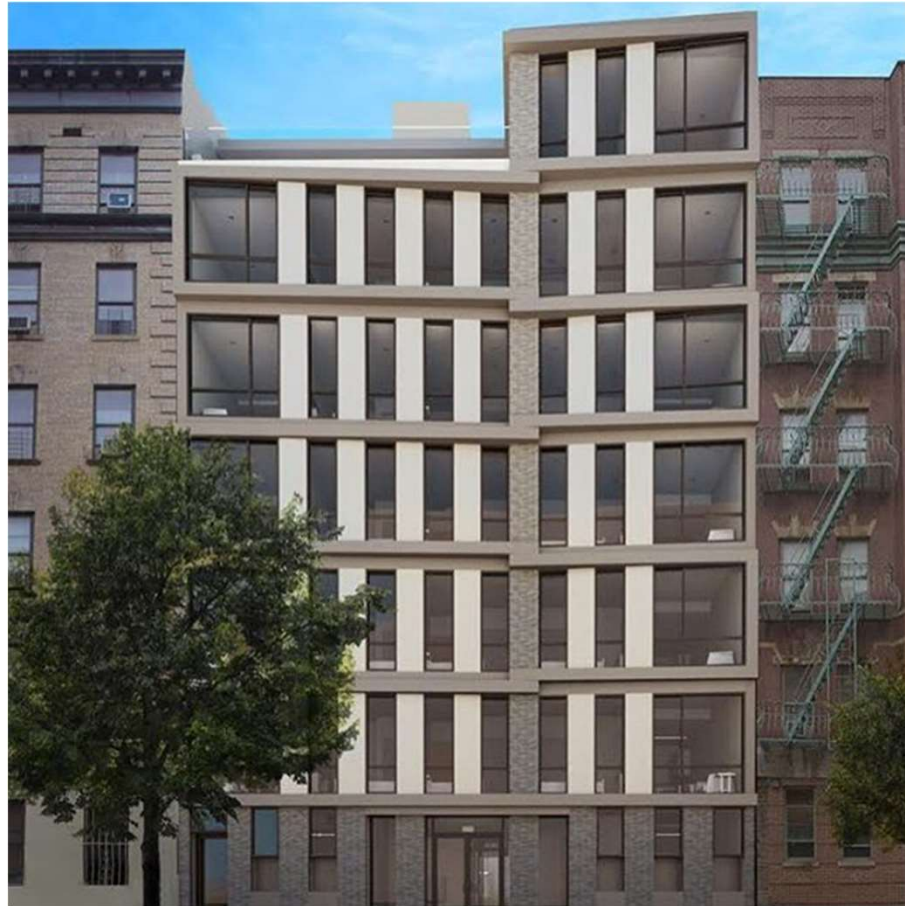
336 E 112TH STREET MANHATTAN, NY

Architect: KBA Architects

Status: Completed

Area: 22,000 sq. ft.

New multi family cast in place development building with 24 apartments . Supervise piles and foundations phase.



GROUND UP DEVELOPMENTS

7 STORY DEVELOPMENT

119 NASSAU AVE. BROOKLYN, NY

Architect: Riverside Architecture

Area: 8,800 sq. ft.

Supervise New 4 story multifamily and commercial development, featuring brick and precast façade located in busy Greenpoint location.



GROUND UP DEVELOPMENTS

4 STORY DEVELOPMENT