

# 75 FIRST AVENUE





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Situated at mid-block in the East Village, this low-rise tower cantilevers dramatically over an existing neighboring structure

The facade is conceived as a loose, opaque stack stretched over the building vertically: roman brick punctuated by varying degrees of transparency. The goal of these two strategies is to create a simple yet subtle, constantly changing surface. The heaviness of the brick will be a pleasing contrast to the lightness of the cantilevered structure. The varying apertures of glass on the east and the north elevations also respond to the contradictory fire codes for the building envelope. The east façade can freely open up, allowing transparency to maximize natural daylight. The glass on the north facade is a gradient of glazing apertures, each floor changing the percentage of opening from low to high, corresponding to more sought-after views above and more stringent fire ratings below. The roof HVAC bulkheads are clad in a metal lattice framework for a vertical garden, adding desirable lushness and evaporative cooling to the roof deck.

75號第一大道

位於東村中段，這座低層塔樓出人意料的懸垂在一座現有的鄰近結構之上。

立面由一個寬鬆的，不透明的單元體堆棧而成；同時每一個單元體轉有不同的透明度。這兩個策略的目標是創造一個簡單而微妙，不斷變化的表面。磚的厚重感與懸臂結構的輕巧產生有趣的對比。東側和北側的變化的玻璃孔徑也適應了建築物外圍護的防火要求。東面立面可以自由打開，最大化自然光的通过。北面的玻璃是一個漸變的玻璃窗，每個樓層改變開放的百分比從低到高变化，呼應了向上越發出色的景觀和向下越發嚴格的防火要求。屋頂HVAC隔板覆蓋在垂直花園的金屬網格框架中，為屋頂板添加理想的环境并有助于其冷卻。

PROJECT

Luxury condo apartments

SIZE

3,000 m<sup>2</sup> (32,292 ft<sup>2</sup>)

CLIENT

Orange Management

LOCATION

New York, NY

COLLABORATION

HTO Architects

STATUS

Ongoing

VALUE

\$12 million

KEY PERSON

Andrew Heid

項目

豪華公寓公寓

規模

3,000平方米 (32,292平方英尺)

客戶

橙色管理

位置

紐約，NY

合作

HTO建築

狀態

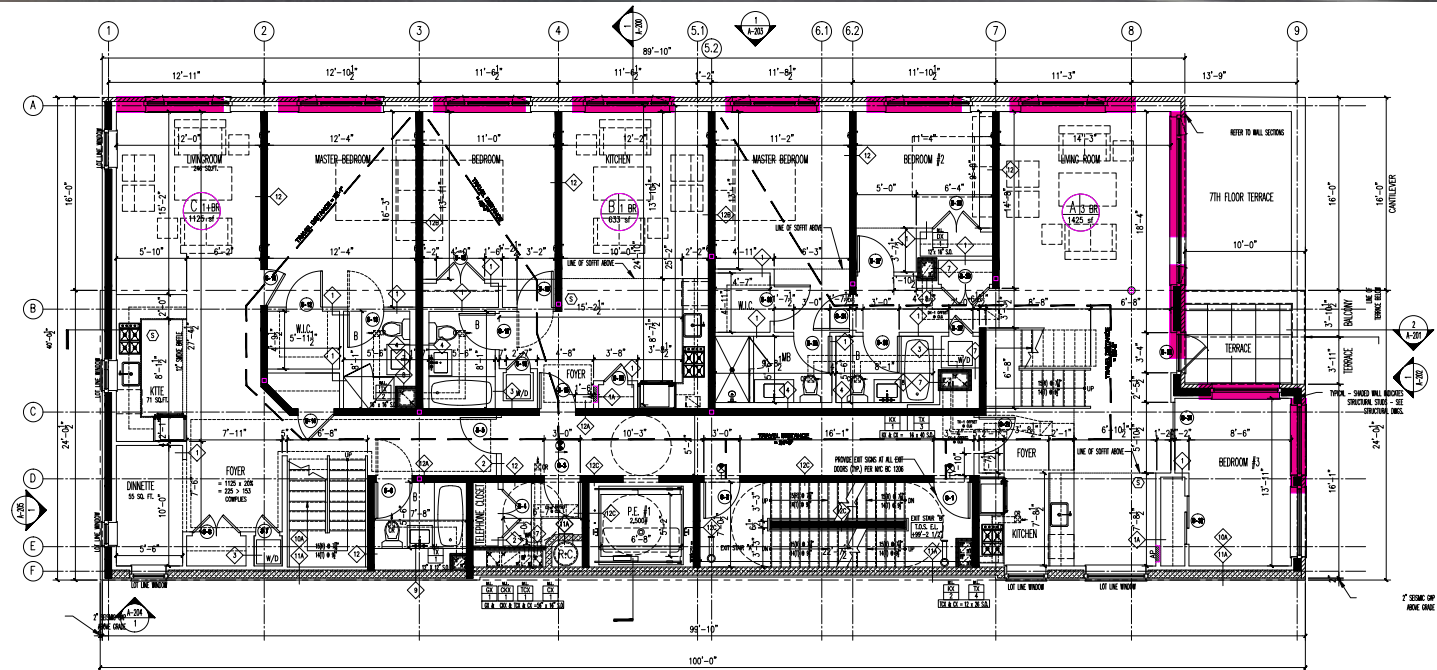
在建

造價

1200萬美元

關鍵人物

安德魯·海德



8th Floor Plan  
SCALE: 1/4" = 1'-0"