

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，不透明的羅馬磚堆棧而成；同時羅馬磚有不同的透明度。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令人愉快的對比。東側和北側的玻璃變化孔徑也呼應了建築物立面的相互矛盾的防火措施。東面立面可以自由打開，允許自然光最大化的通過。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變化，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蒸發冷卻。

PROJECT

Luxury condo apartments

SIZE

3,000 m² (32,292 ft²)

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

尺寸

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建築師

狀態

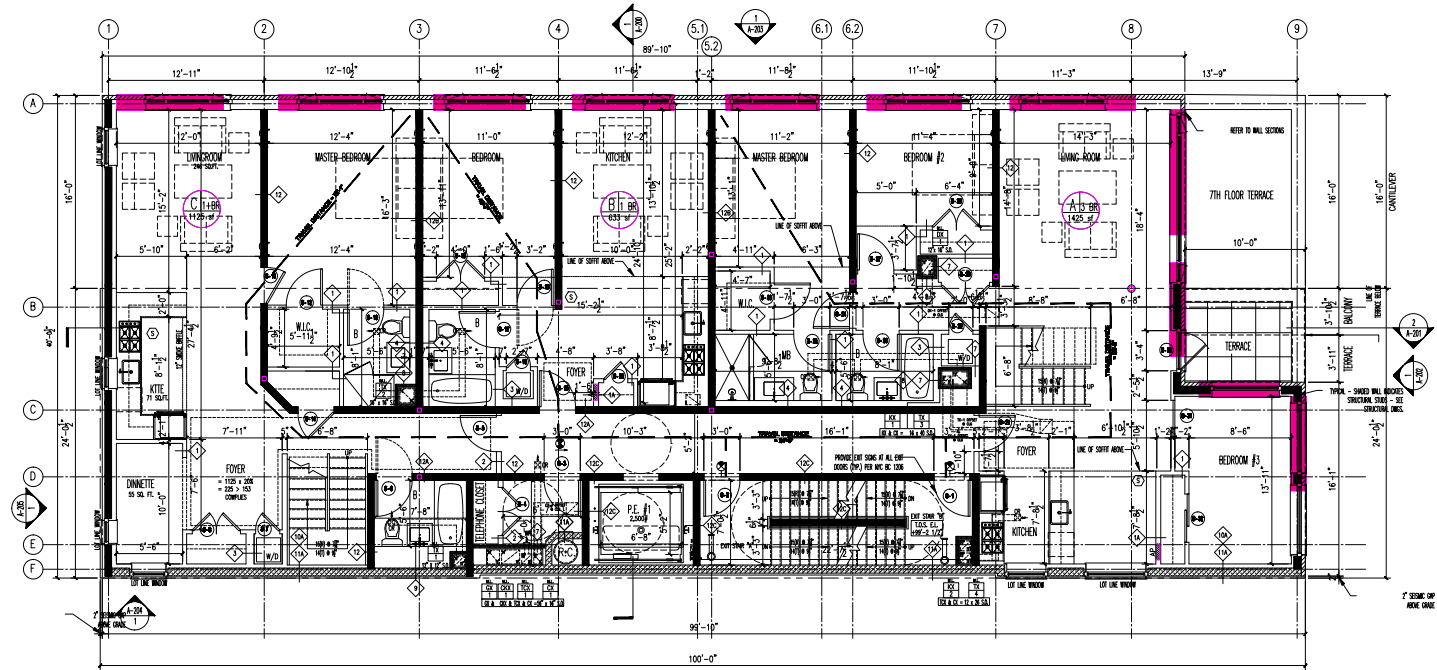
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值

1200萬美元

關鍵人物

安德魯·海德



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