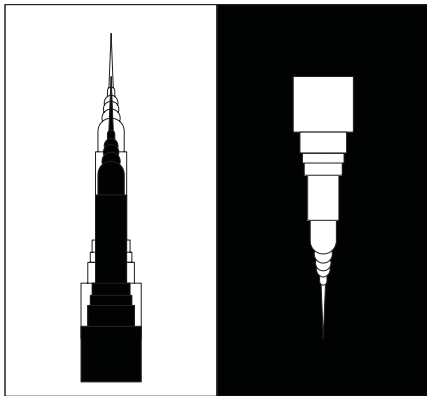


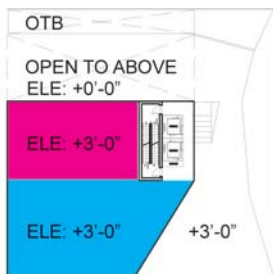
56th Street



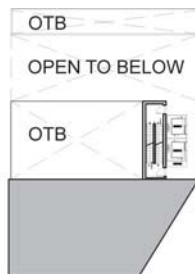
TYPICALLY

what if...

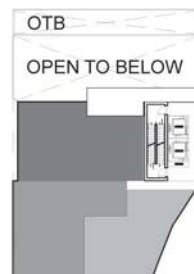
This zoning and concept study for a developer's site in mid-town Manhattan began with the premise of inverting the typical bottom-heavy response to the zoning requirements of streetwall, setbacks, and sky exposure plane. Here, the bulk of the building is 'raised', filling out the zoning envelope and creating the tallest building possible. The space at the ground plane is opened up with a multi-story open air space that connects to a rear garden, with adjacent cafe, shops, and access to the gym and building lobby.



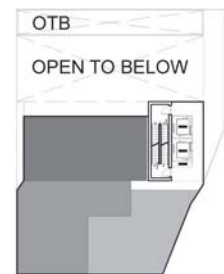
FLOOR +1
5190 SF



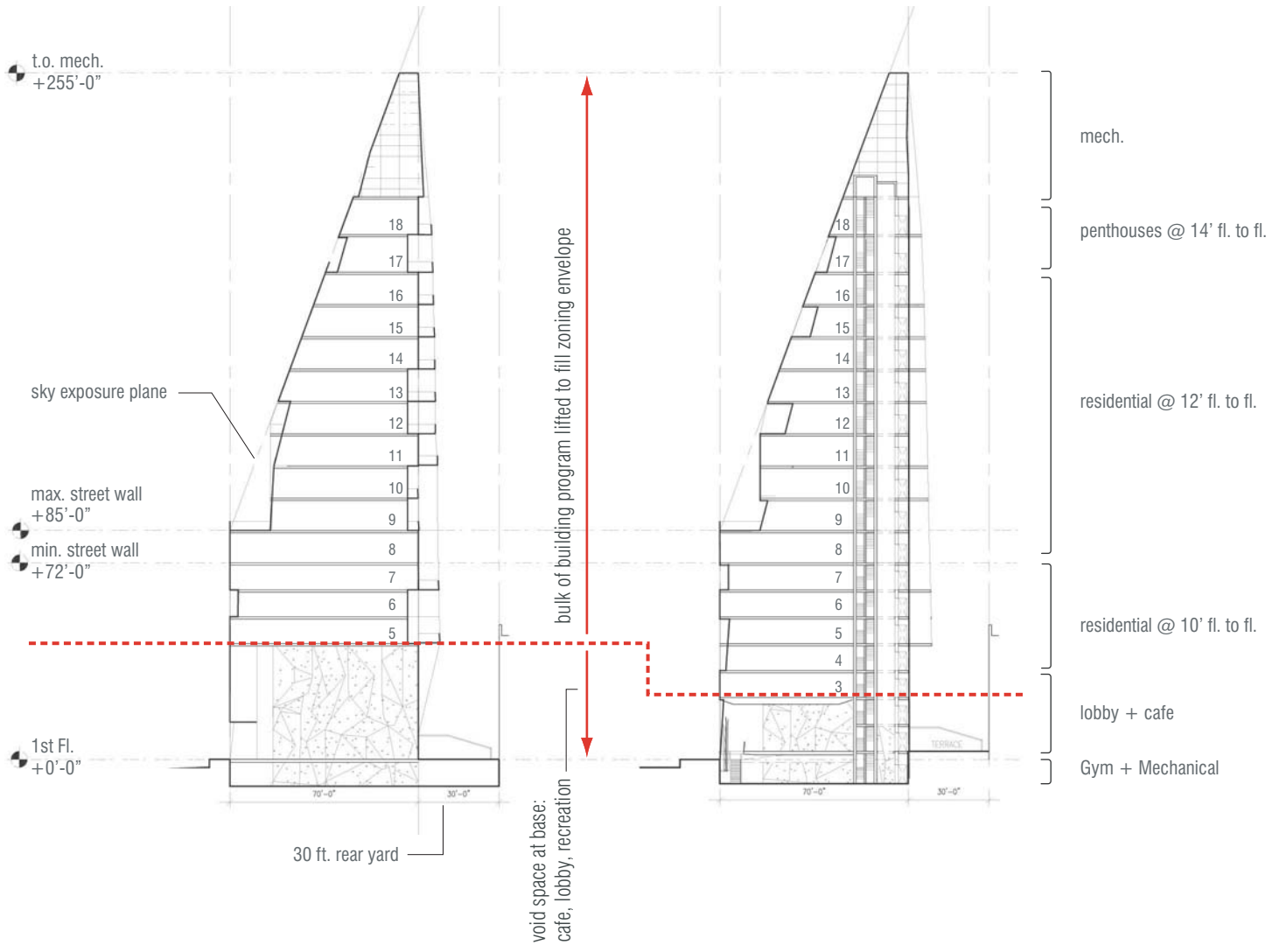
FLOOR +2: 1 UNIT
1250 SF



FLOOR +3: 3 UNITS
4180 SF



FLOOR +4: 3 UNITS
3895 SF



View of Open-Air Atrium



Rear Yard View