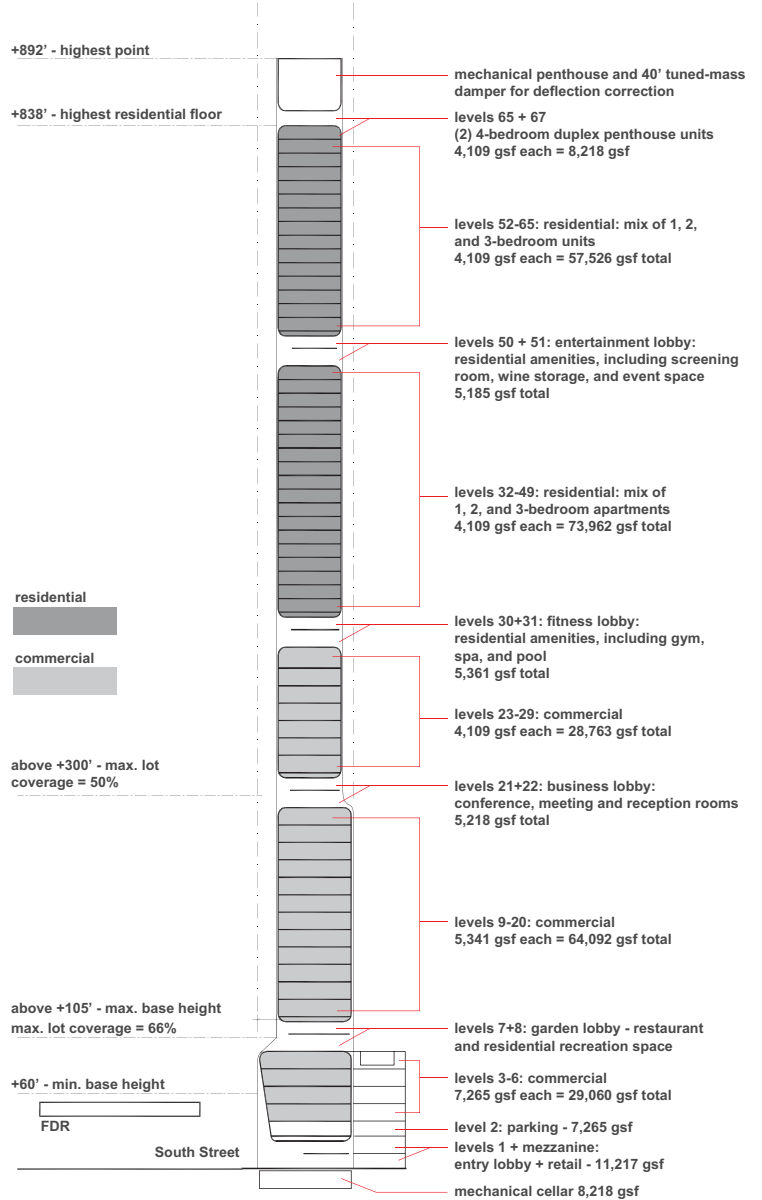


Tower Segmentation and Localization of Mechanical Systems



Program Distribution

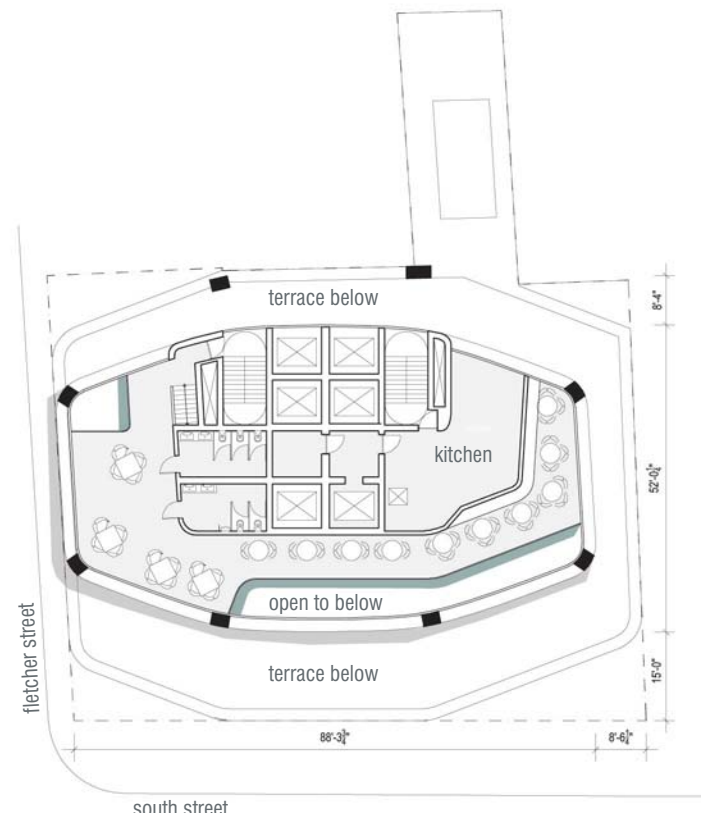
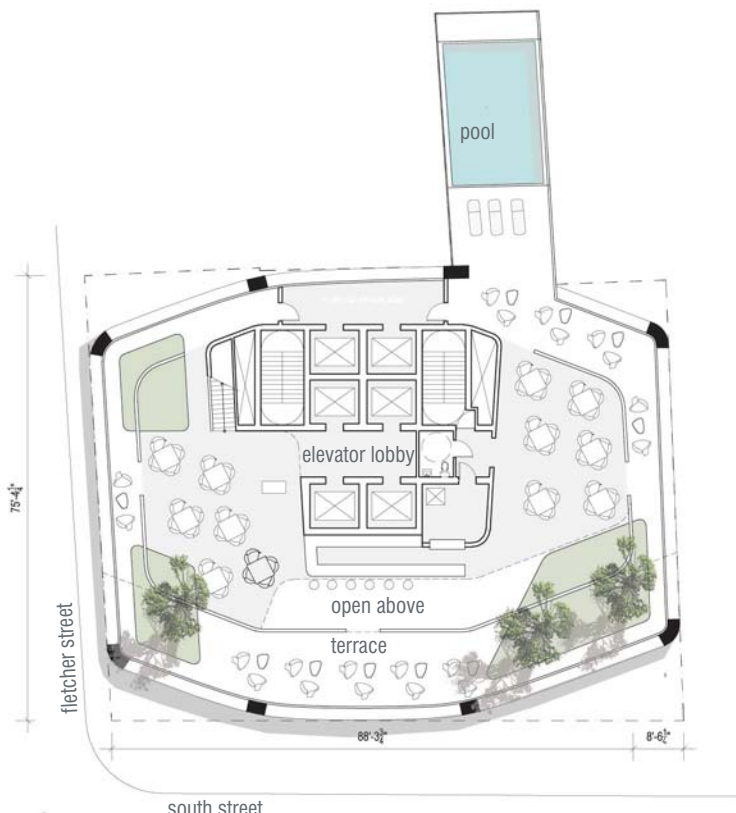
The program for the South Street tower called for a commercial base with residential units above. The transfer of air rights from an adjacent lot allowed for an extremely thin and tall tower bulk.

The tower was conceived as a series of five separate smaller program blocks, each separated by a void space. The void spaces are used as amenity spaces for the residential portion of the building, as conference suites for the commercial space, and a garden restaurant on the 7th floor that is easily accessible to the street yet looks out over the adjacent FDR highway.

The tower's voids reflect periods in each of the building's systems: program, structure, skin, and mechanical – the fragmentation of the tower allows for localization of the mechanical systems' intake and outlet, increasing efficiency.







7th Floor Garden Lobby Plan

8th Floor Garden Lobby Plan