

NEW OFFICE

TRANSFORMING OFFICE TYPOLOGY IN NORTHEAST MIDTOWN, NEW YORK CITY



INTRODUCTION





MIDTOWN

DIVIDED IN FOUR QUARTERS



MIDTOWN NORTHEAST

VALLEY OF GIANTS



An aerial photograph of a city area, specifically Midtown Northeast, Valley of Giants. The image shows a dense urban grid with numerous buildings and streets. A white line outlines a specific area within the city. The text "MIDTOWN NORTHEAST" and "VALLEY OF GIANTS" is overlaid in the top left corner.

MIDTOWN NORTHEAST
VALLEY OF GIANTS

**74% OF ALL OFFICE BUILDINGS IN MIDTOWN
NORTHEAST ARE OVER SIXTY YEARS OLD**

EVOLUTION OF WORK
DISTINCTIVE RELATIONSHIP

SOCIAL LIFE



WORK LIFE

EVOLUTION OF WORK

BLURRY RELATIONSHIP

SOCIAL LIFE



WORK LIFE

MIDTOWN NORTHEAST

EXISTING CONTEXT WITH BUSINESS-LIKE CHARACTER



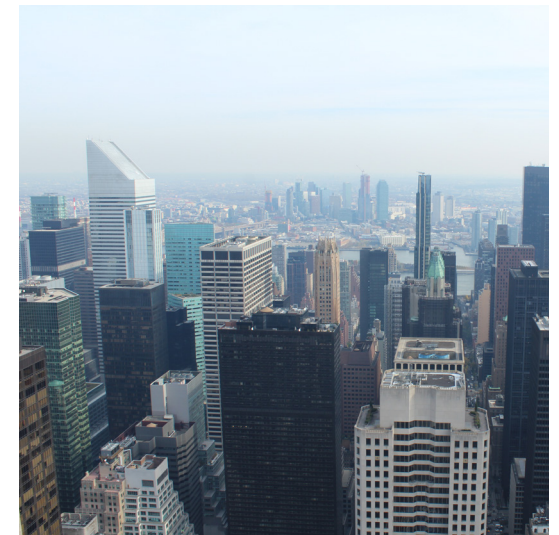
HISTORIC IDENTITY



LANDMARKS



OFFICES



HIGH DENSITY

MIDTOWN NORTHEAST

EXISTING CONTEXT WITH BUSINESS-LIKE CHARACTER



**IS MIDTOWN NORTHEAST ABLE TO ANSWER TO NEW
DEMANDS OF WORKING IN ITS EXISTING CONTEXT?**

HISTORIC IDENTITY

LANDMARKS

OFFICES

HIGH DENSITY

RESEARCH QUESTION

**HOW CAN A CHANGE IN OFFICE ENVIRONMENT
CREATE VALUE FOR NORTHEAST MIDTOWN?**

SITE

59TH ST
58TH ST
57TH ST
56TH ST
55TH ST
54TH ST
53RD ST
52ND ST
51ST ST
50TH ST
49TH ST
48TH ST
47TH ST
46TH ST
45TH ST
44TH ST
43RD ST
42ND ST

SIXTH AVE

61ST ST
60TH ST

FIFTH AVE

MADISON AVE

PARK AVE

LEXINGTON AVE

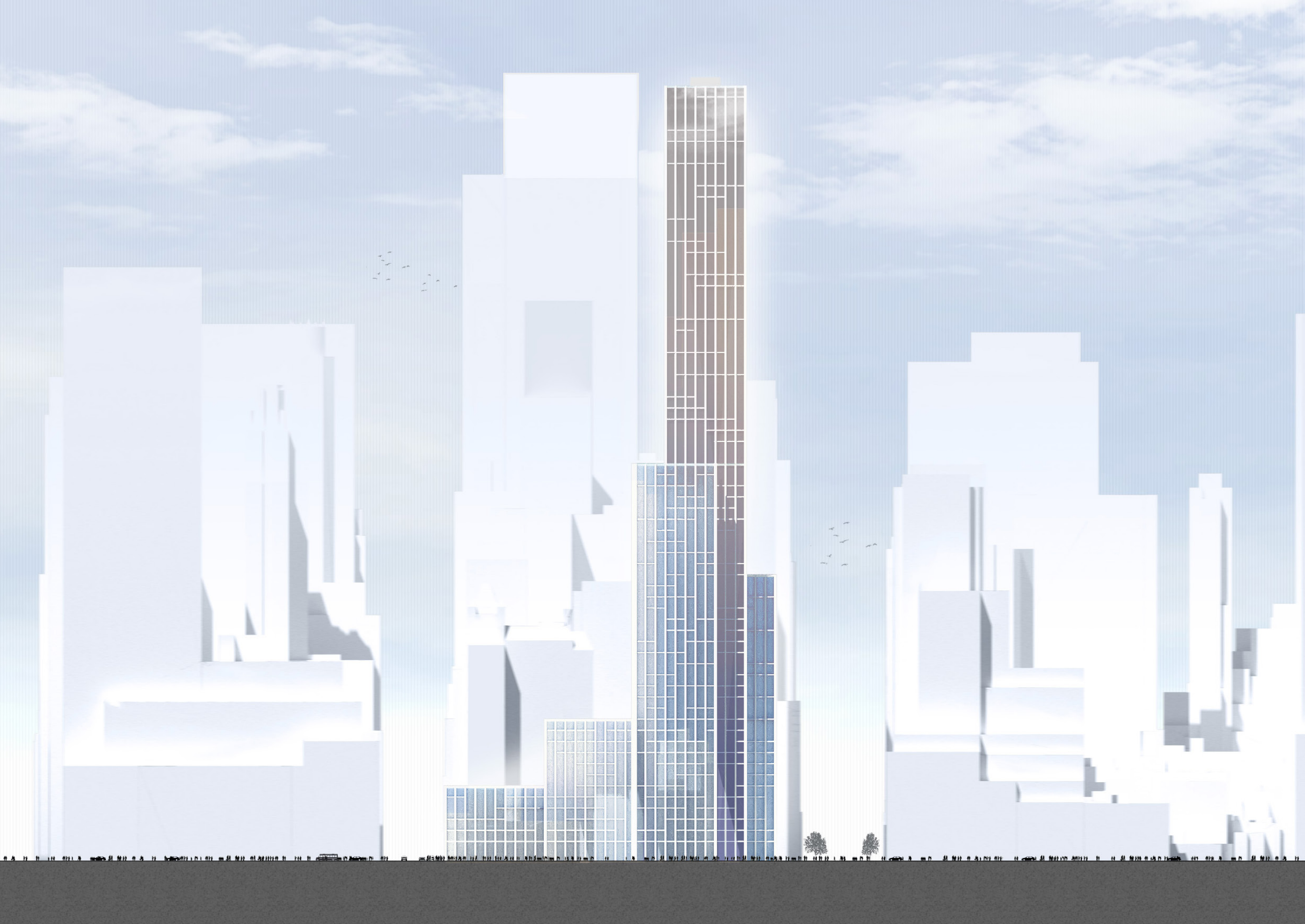
THIRD AVE

SECOND AVE

FIRST AVE

SUTTON PLACE







RESEARCH



TOP-15 BUSINESS DISTRICTS WORLD-WIDE



TOP-5 BUSINESS DISTRICTS

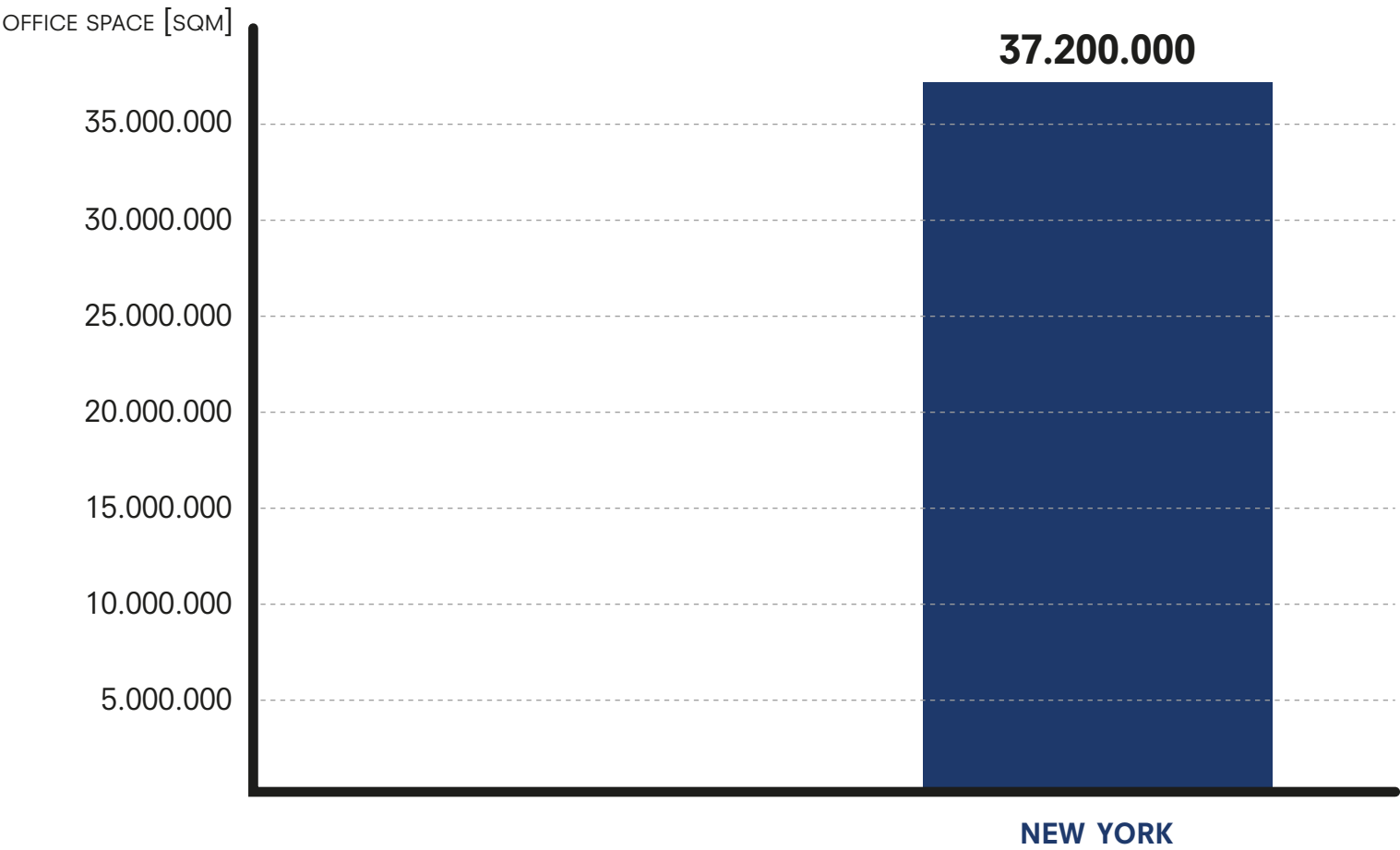


TOP-5 BUSINESS DISTRICTS

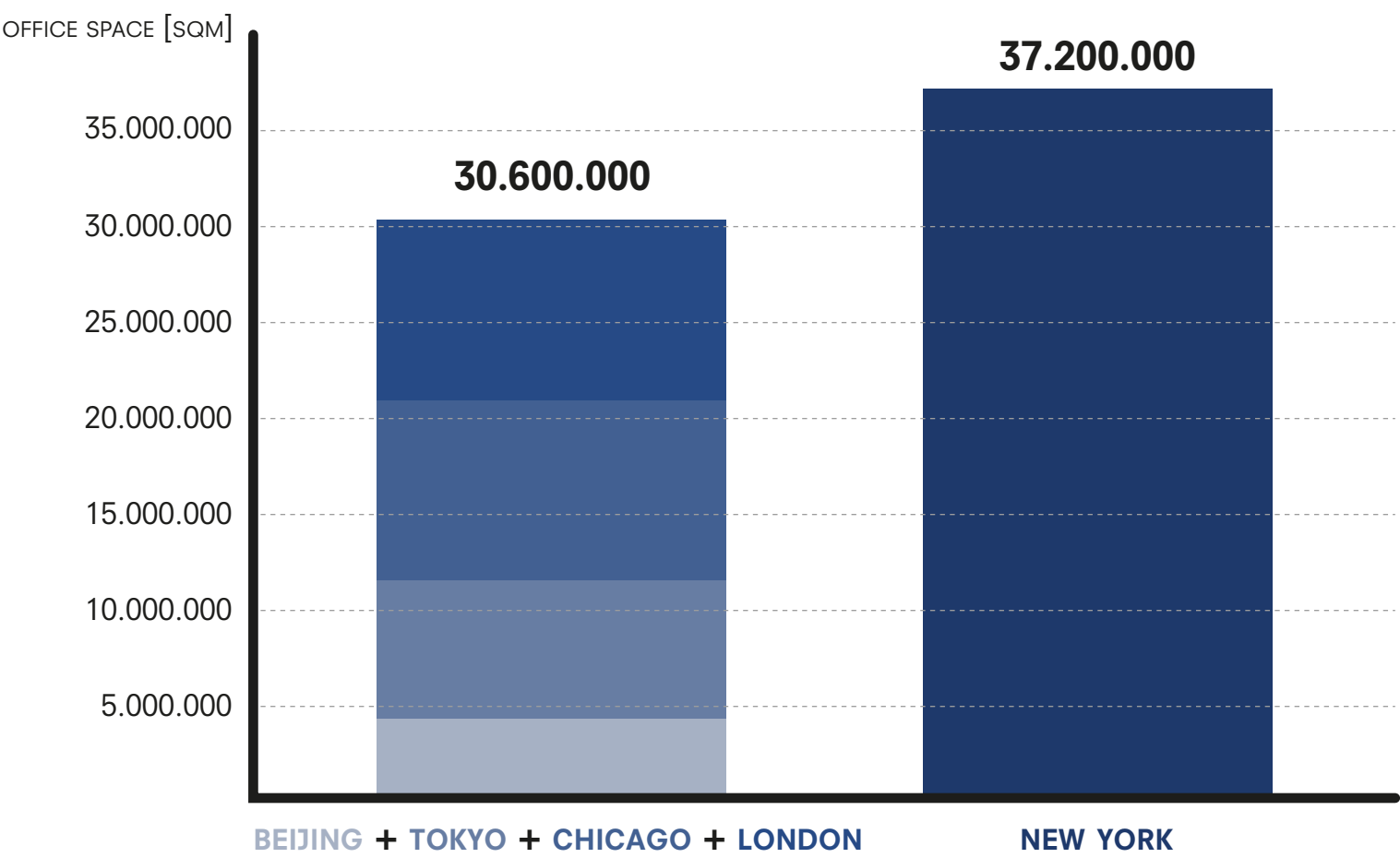


- 1 NEW YORK | 37.200.000 sqm
- 2 LONDON | 9.900.000 sqm
- 3 CHICAGO | 9.400.000 sqm
- 4 TOKYO | 7.200.000 sqm
- 5 BEIJING | 4.100.000 sqm

TOP-5 BUSINESS DISTRICTS



TOP-5 BUSINESS DISTRICTS

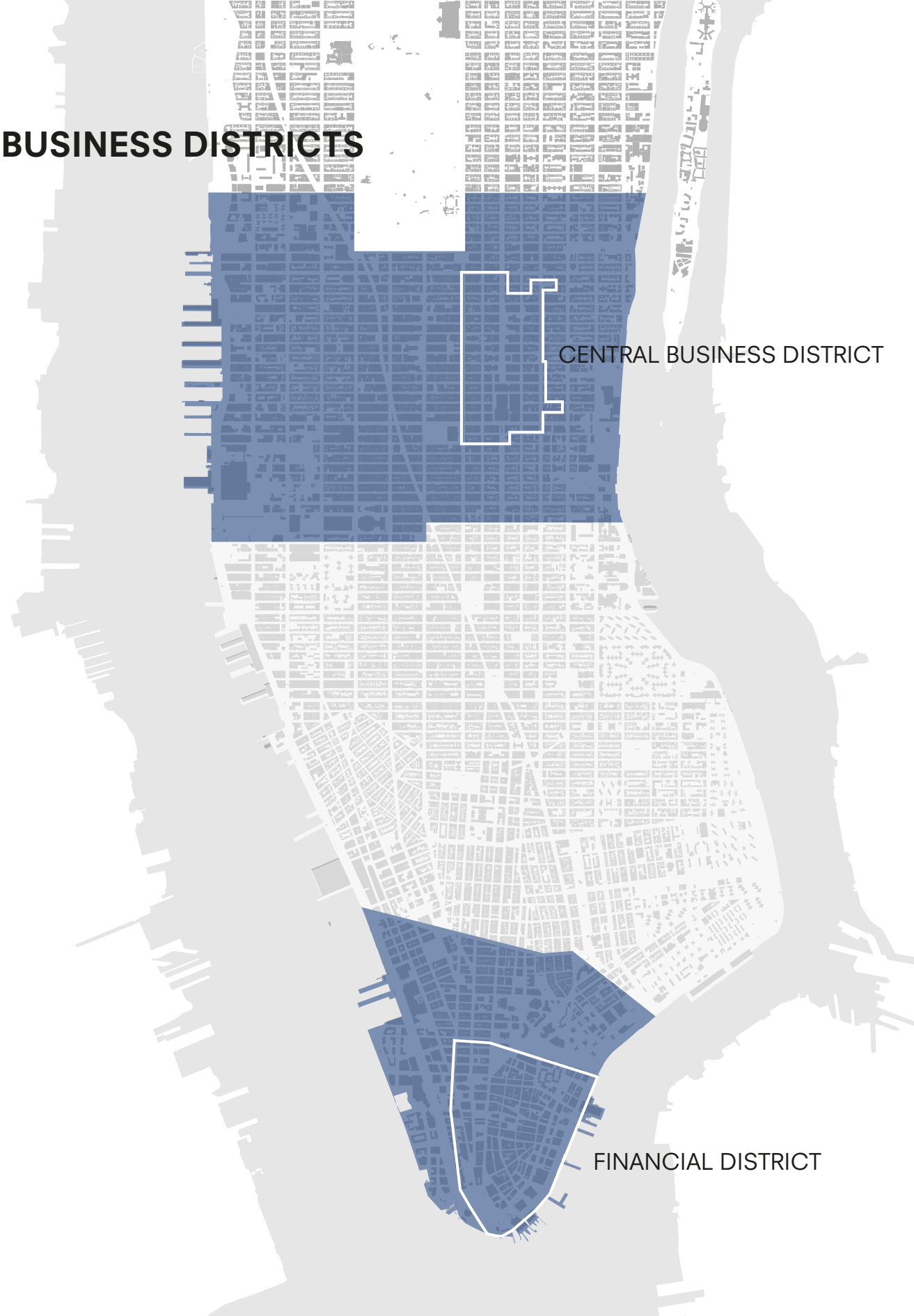




**NEW YORK CITY AS THE BUSINESS CAPITAL
OF THE WORLD**



MANHATTAN: TWO BUSINESS DISTRICTS



MANHATTAN: TWO BUSINESS DISTRICTS



FINANCIAL DISTRICT (DOWNTOWN)

MANHATTAN: TWO BUSINESS DISTRICTS



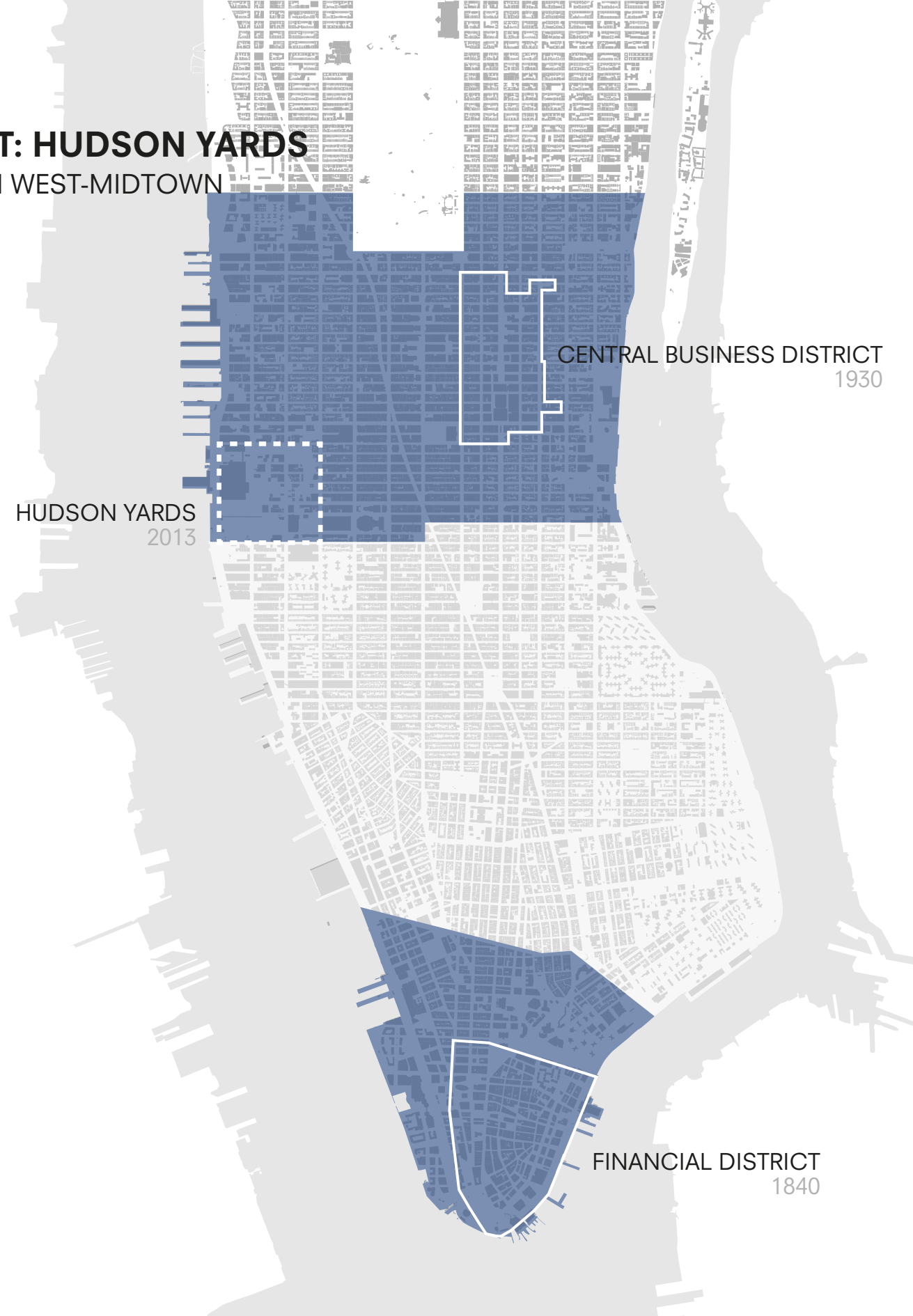
FINANCIAL DISTRICT (DOWNTOWN)



CENTRAL BUSINESS DISTRICT (MIDTOWN)

NEW DEVELOPMENT: HUDSON YARDS

PRIVATE DEVELOPMENT IN WEST-MIDTOWN



HUDSON YARDS

STATE-OF-THE-ART ARCHITECTURE

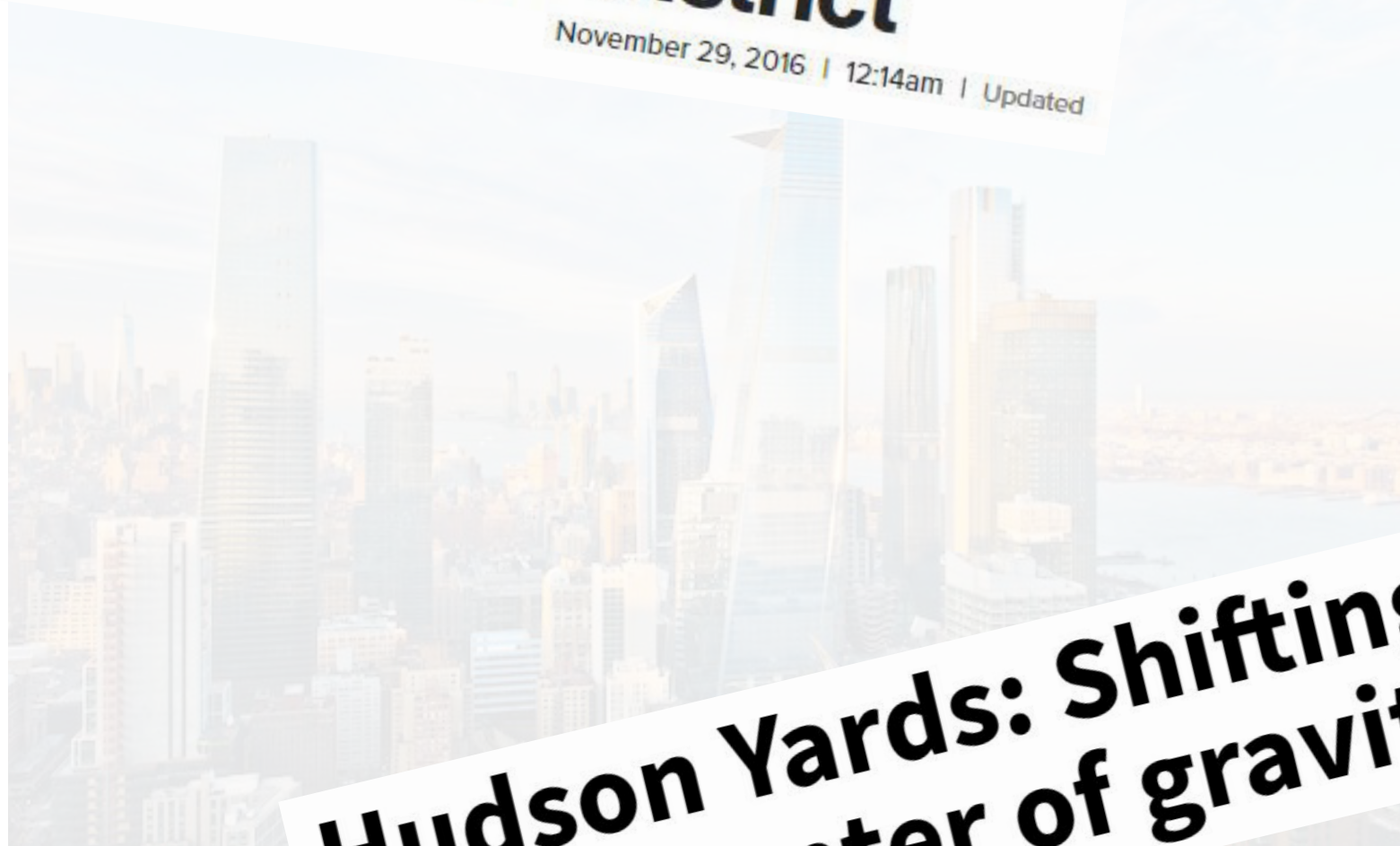


HUDSON YARDS

Companies bolting East Midtown for the Hudson Yards district

By Steve Cuozzo

November 29, 2016 | 12:14am | Updated



Hudson Yards: Shifting New York's center of gravity

Companies bolting East Midtown for the Hudson Yards district

By Steve Cuozzo

November 29, 2016 | 12:14am | Updated

Is the Hudson Yards district the new Midtown East?

36% of the new area's tenants are relocating from that neighborhood: JLL

TRD New York / Staff

Hudson Yards: Shifting New York's center of gravity

WHAT IS

~~Is the Hudson Yards district~~ the new Midtown East?

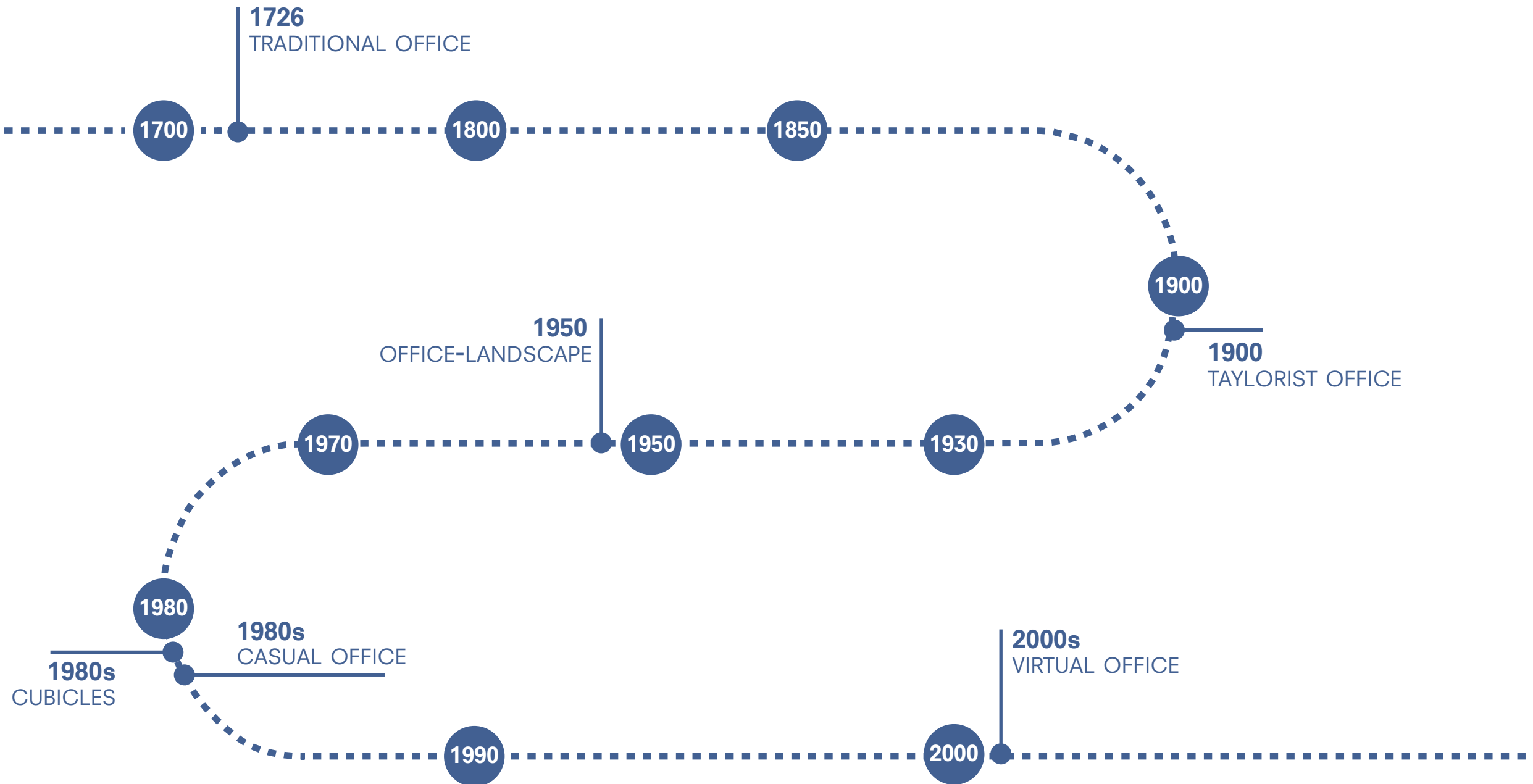
36% of the new area's tenants are relocating from that neighborhood: JLL

TRD New York / Staff

WHAT IS THE CURRENT CHANGE IN WORK ENVIRONMENT?

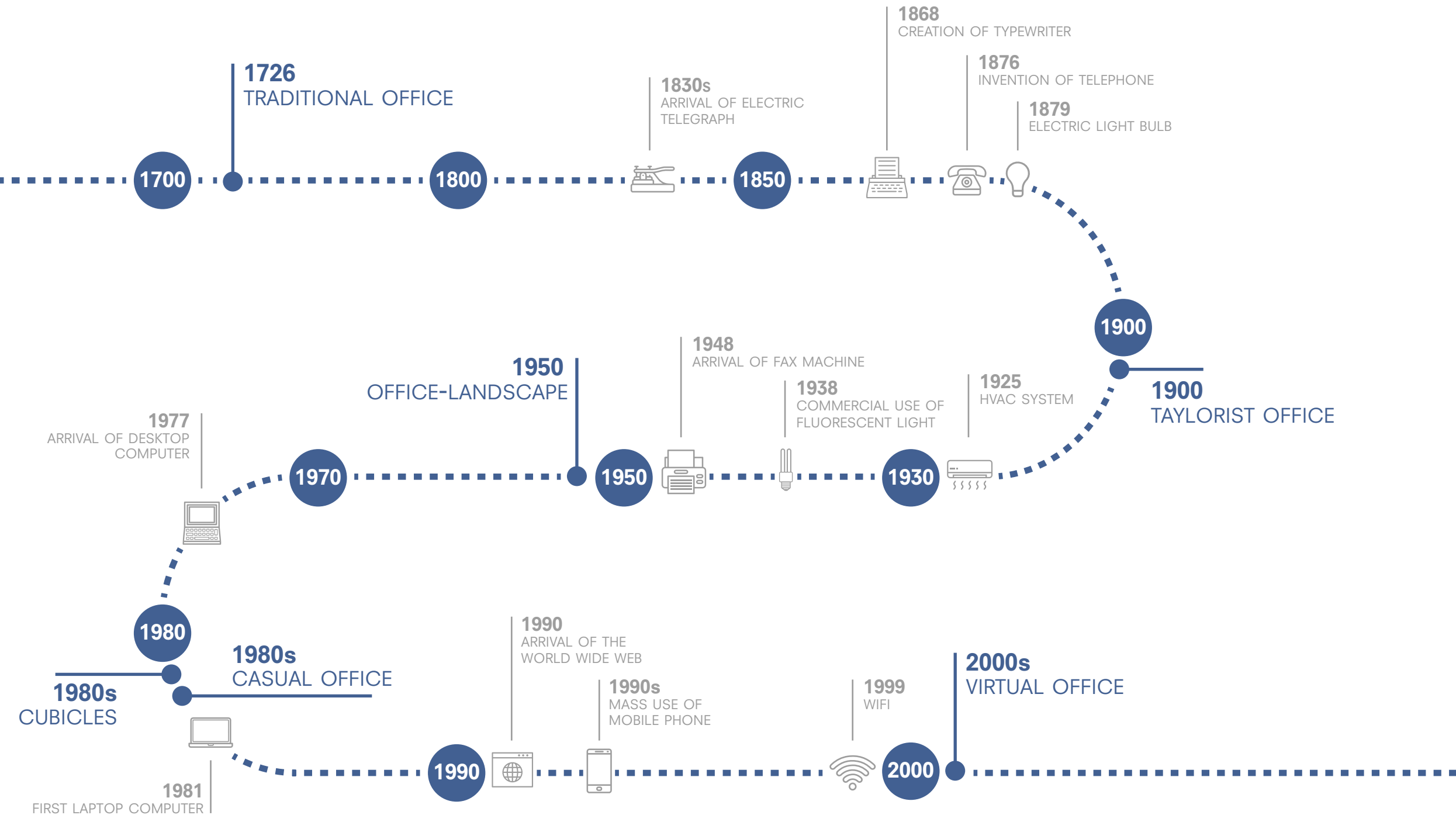
EVOLUTION OF OFFICE SPACE

SIX OFFICE SPACE TYPOLOGIES IN HISTORY



EVOLUTION OF OFFICE SPACE

INFLUENCE OF TECHNOLOGY



NEW DEMANDS IN WORK

"WITH THE FOUR-DAY WEEK WE CAN HAVE THE BEST OF ALL WORLDS: OPTIMAL PRODUCTIVITY, **WORK-LIFE BALANCE, AND BENEFITS FOR BOTH EMPLOYEES AND EMPLOYERS."**

– ANDREW BARNES
DIRECTOR OF PERPETUAL GUARDIAN

"THE PURPOSE OF WORK IS NOT TO MAKE MONEY. THE PURPOSE OF **WORK IS TO MAKE THE WORKERS, WHETHER WORKING STIFFS OR TOP EXECUTIVES, FEEL GOOD ABOUT **LIFE**."**

– RICARDO SEMLER
PRESIDENT OF SEMCO S.A.

< Rees-Mogg, M. (2015). Business Leaders: Ricardo Semler. Retrieved from <https://startups.co.uk>
> Barnes, A. (2018). 4 Day Week. Retrieved from <https://4dayweek.com>



NEW DEMANDS IN WORK
DISTINCTIVE RELATIONSHIP

SOCIAL LIFE



WORK LIFE

NEW DEMANDS IN WORK
BLURRY RELATIONSHIP

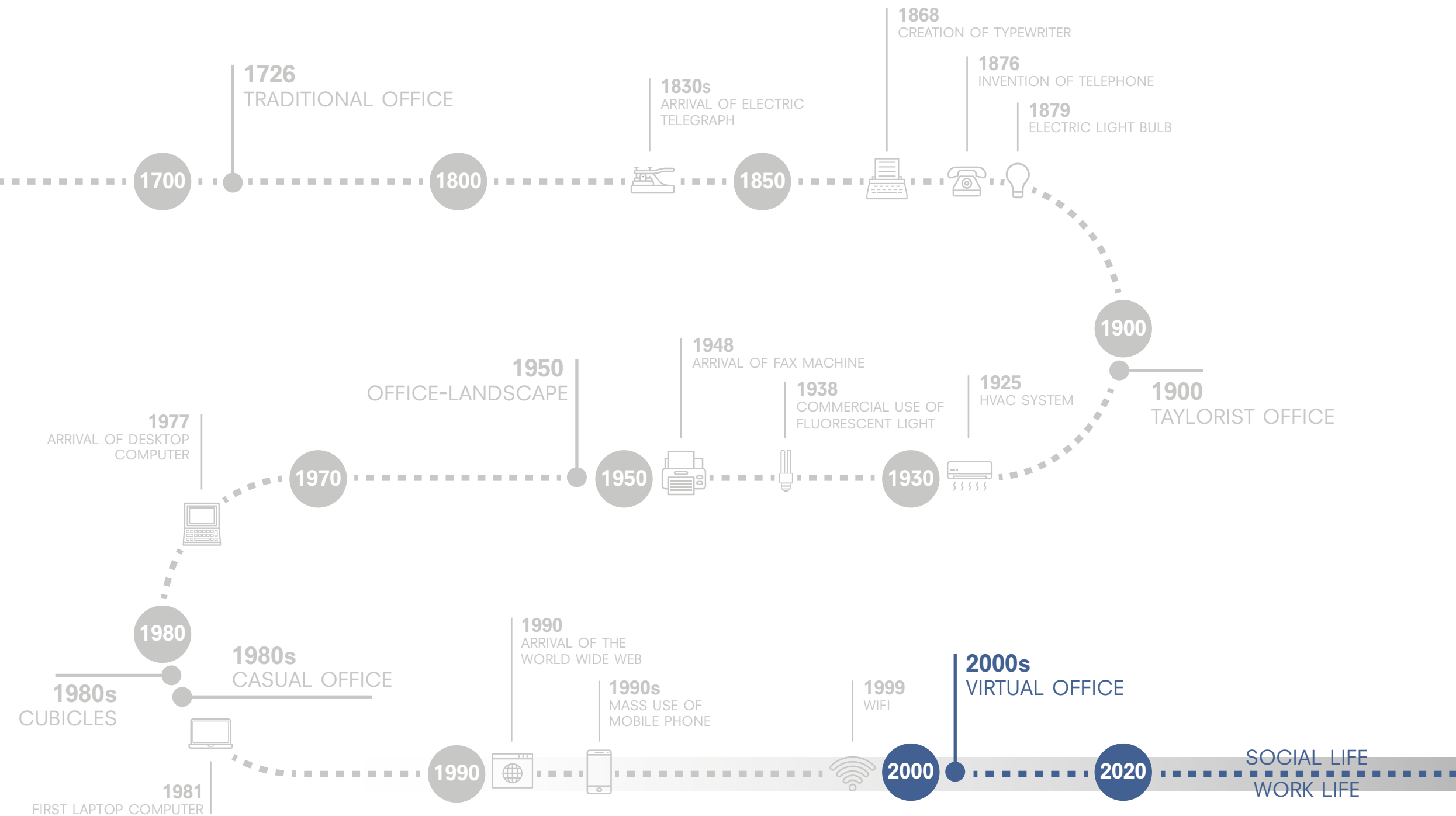
SOCIAL LIFE



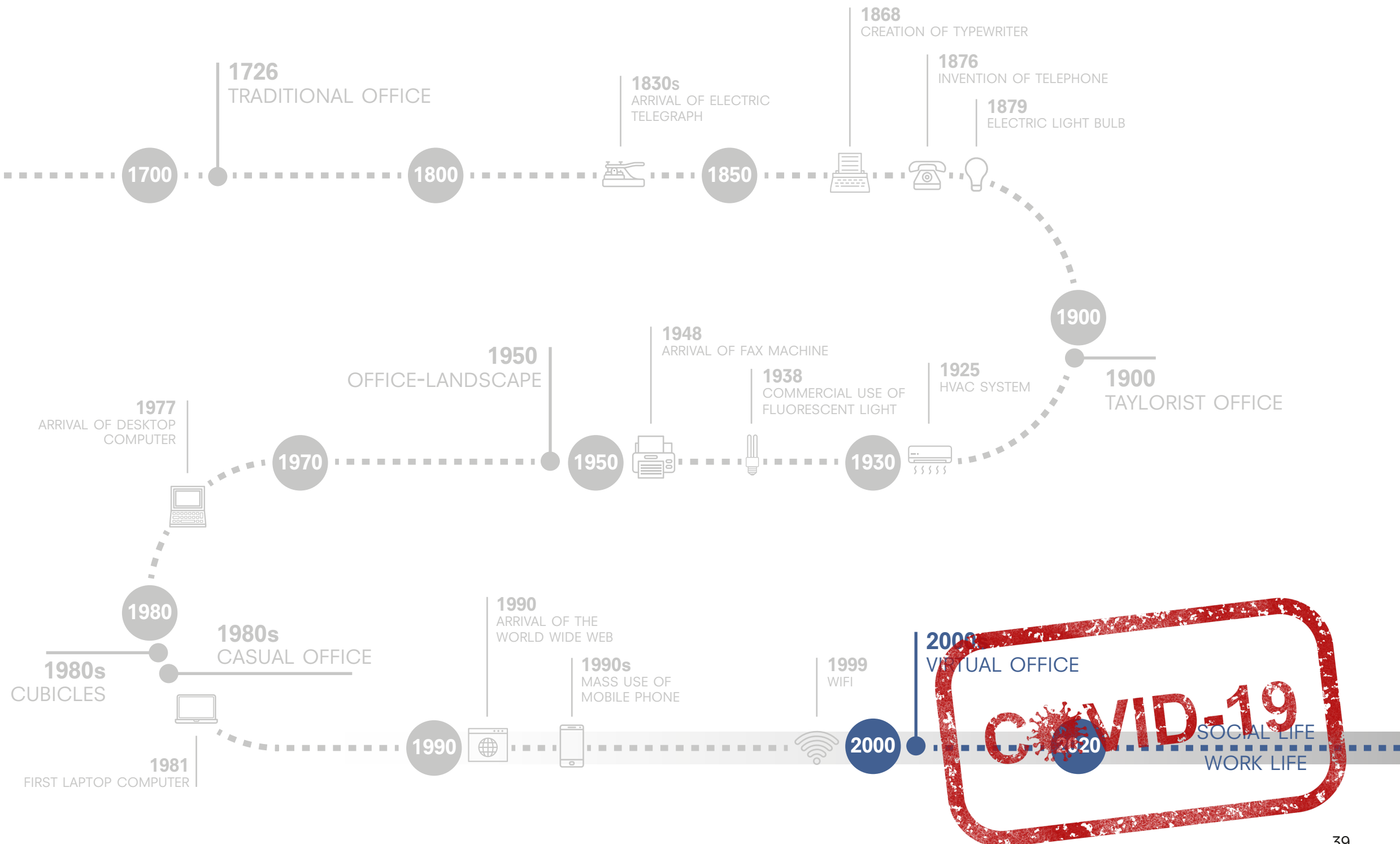
WORK LIFE

NEW DEMANDS IN WORK

HARMONY BETWEEN SOCIAL AND WORK LIFE

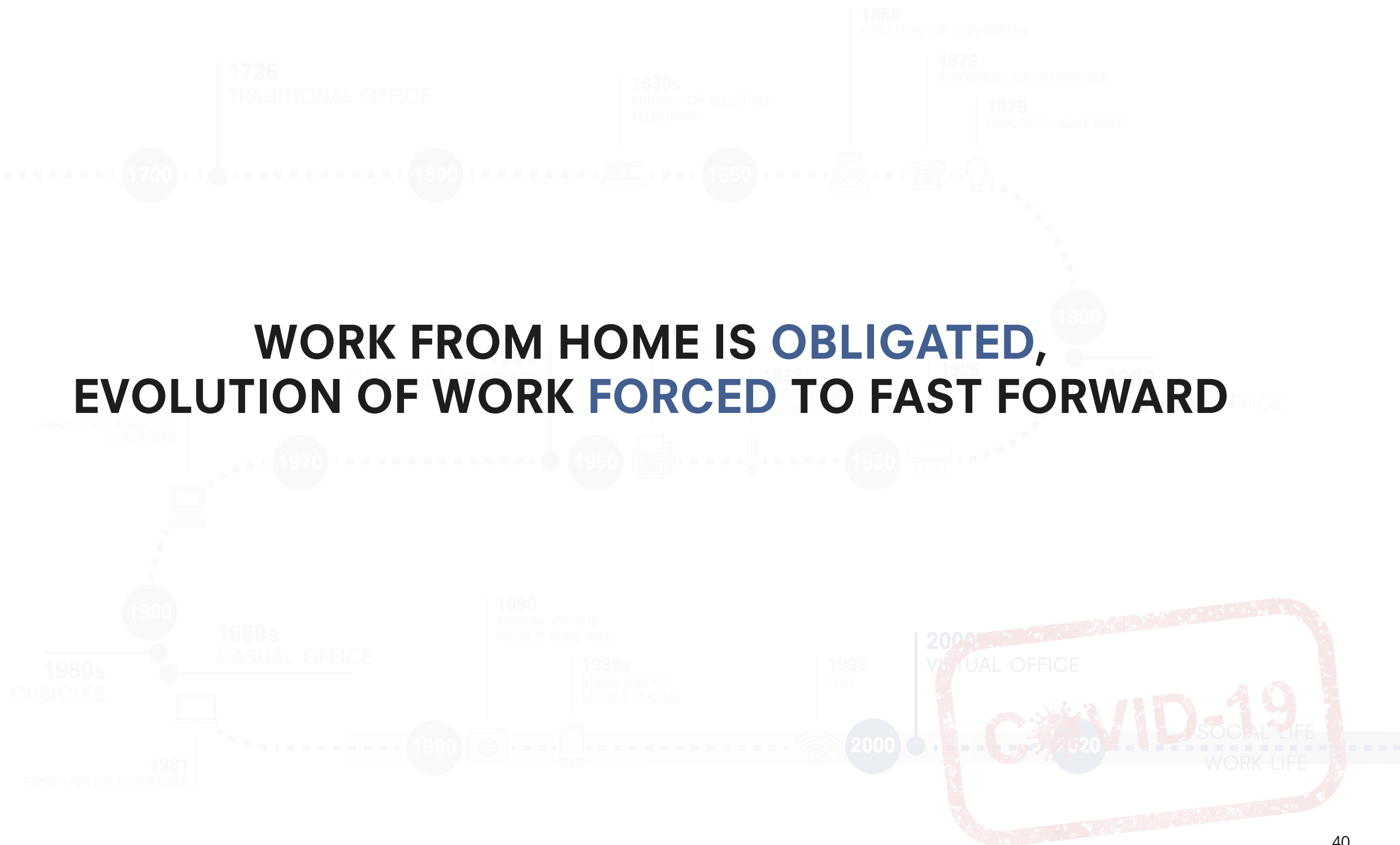


COVID-19 PANDEMIC

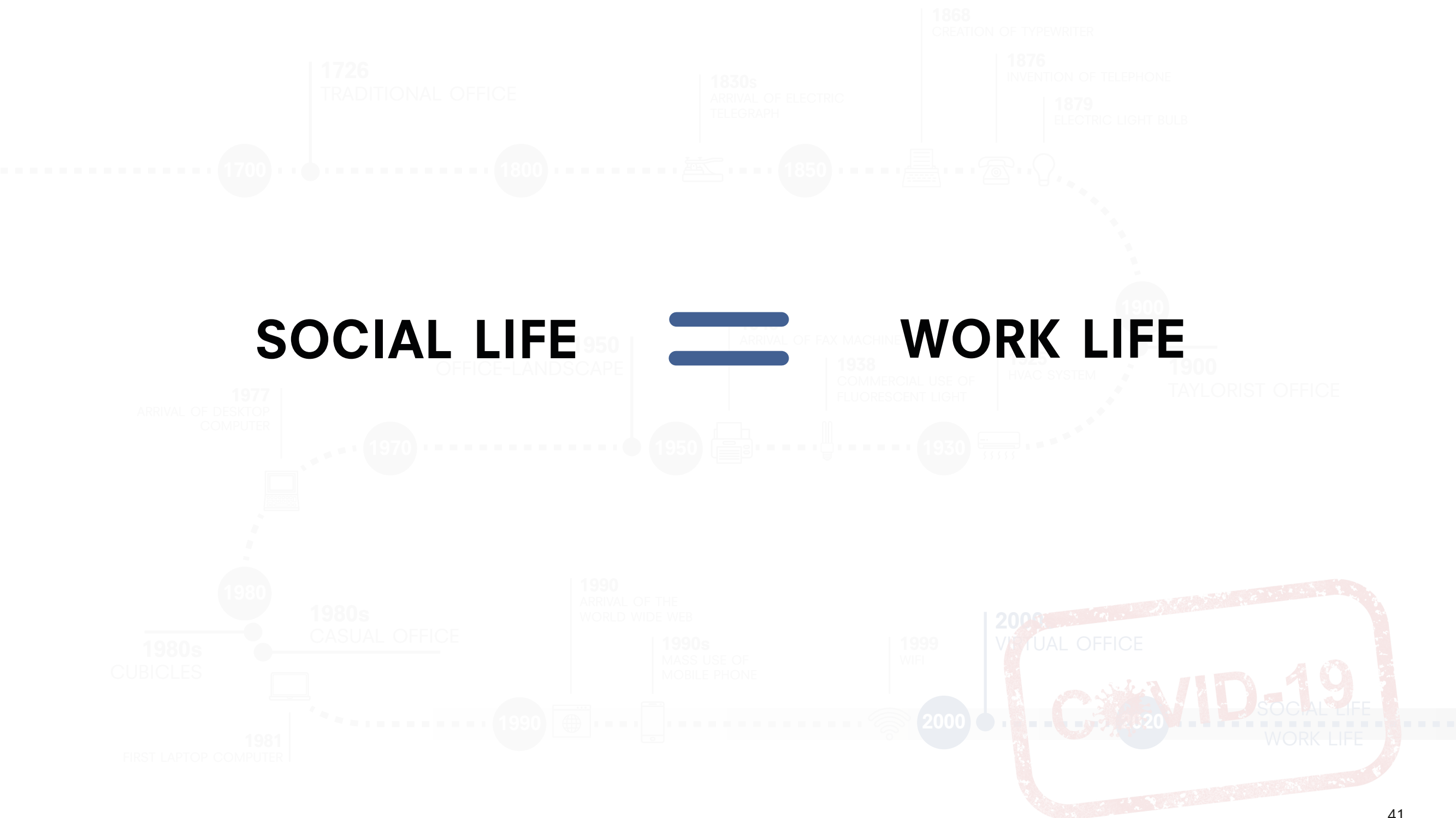


COVID-19 PANDEMIC

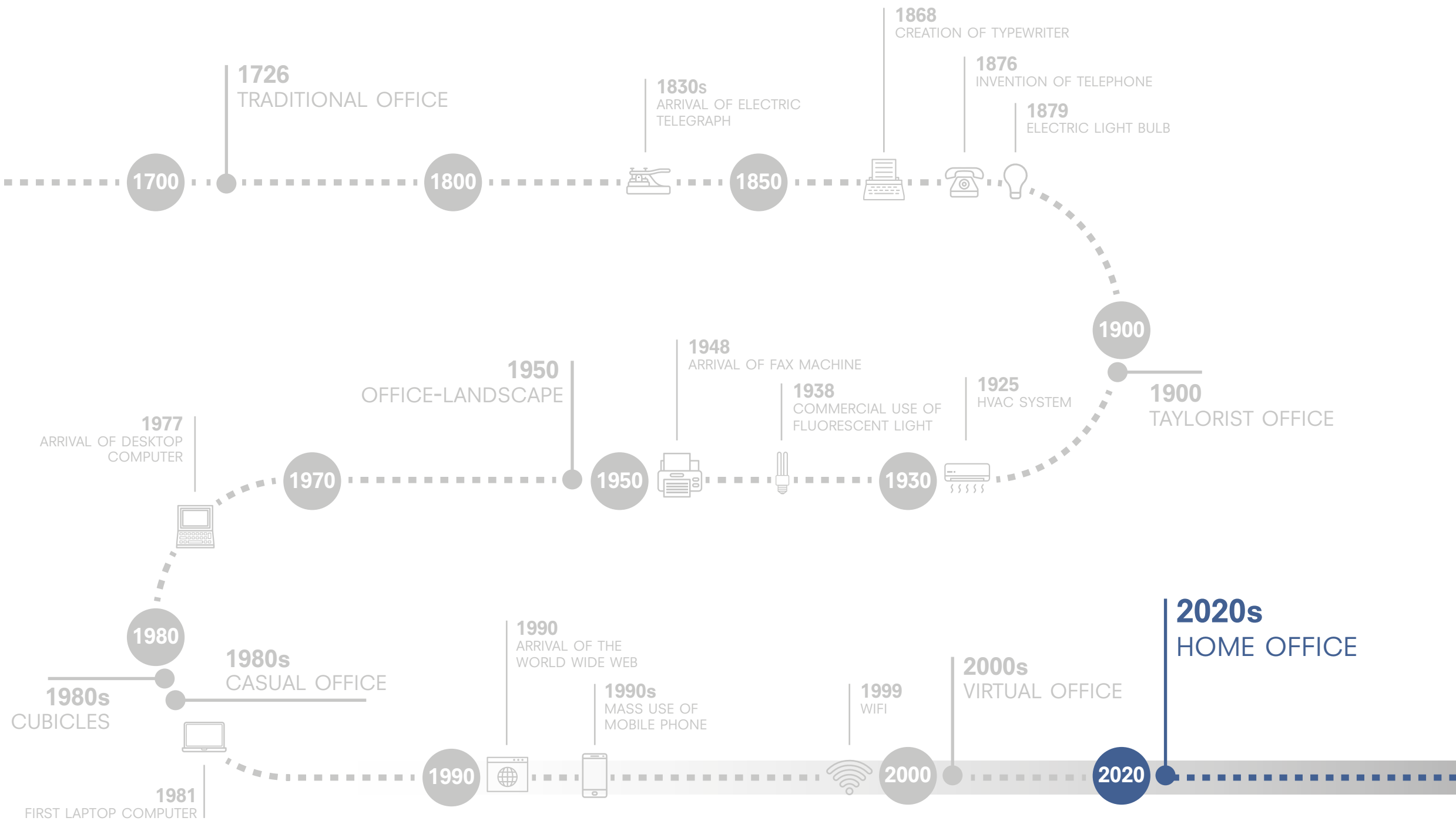
WORK FROM HOME IS OBLIGATED, EVOLUTION OF WORK FORCED TO FAST FORWARD



COVID-19 PANDEMIC



NEW TYPOLOGY: HOME OFFICE



SURVEY: "WORK FROM HOME... OR NOT"



Susanna Frazier • 3de+

★ "International Recruitment (Consultant | Trainer | Speaker)" AND "Sourcers Who Code Founder" AND "3x SourceCon Hac..."
1 w •

"Work From Home... or Not"

Most of us have been impacted by this pandemic by having to work from home these past 2 months. I'm curious what your preference is now... So, if you could choose, what environment would you prefer to work in going forward?

- 👍 Work From Home
- 👉 Work From Office
- ❤️ Combination of Both

#wfh #covid19 #coronavirus #workfromhome

Vertaling weergeven

What Would you Choose

WFH



Like

OFFICE



Celebrate

BOTH



Love

Reacties



Alles 141.257

❤️ 77.056

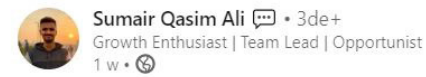
👍 53.088

👏 10.797

🤔 209

💡 107

SURVEY: "WORK FROM HOME... OR NOT"



"Work From Home or Not"

We all have experienced Work from home in the past 2 months. What would you choose now?

- 👍 Work From Home
- 👉 Work From Office
- ❤️ Combination of Both

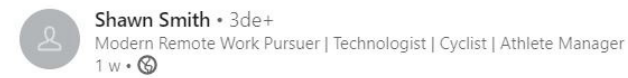
#sumairspeaks #wfh #covid19 #coronoavirus #workfromhome #jobs #hr #business

Vertaling weergeven

What Would you Choose



Reacties



Work from home or not

We all have experienced work from home in the past 2 months. What would you choose now?

- 👍 Work From Home
- 👉 Work From Office
- ❤️ Combination of Both

#wfh #covidsafe #workfromhome #inthistgether

Vertaling weergeven

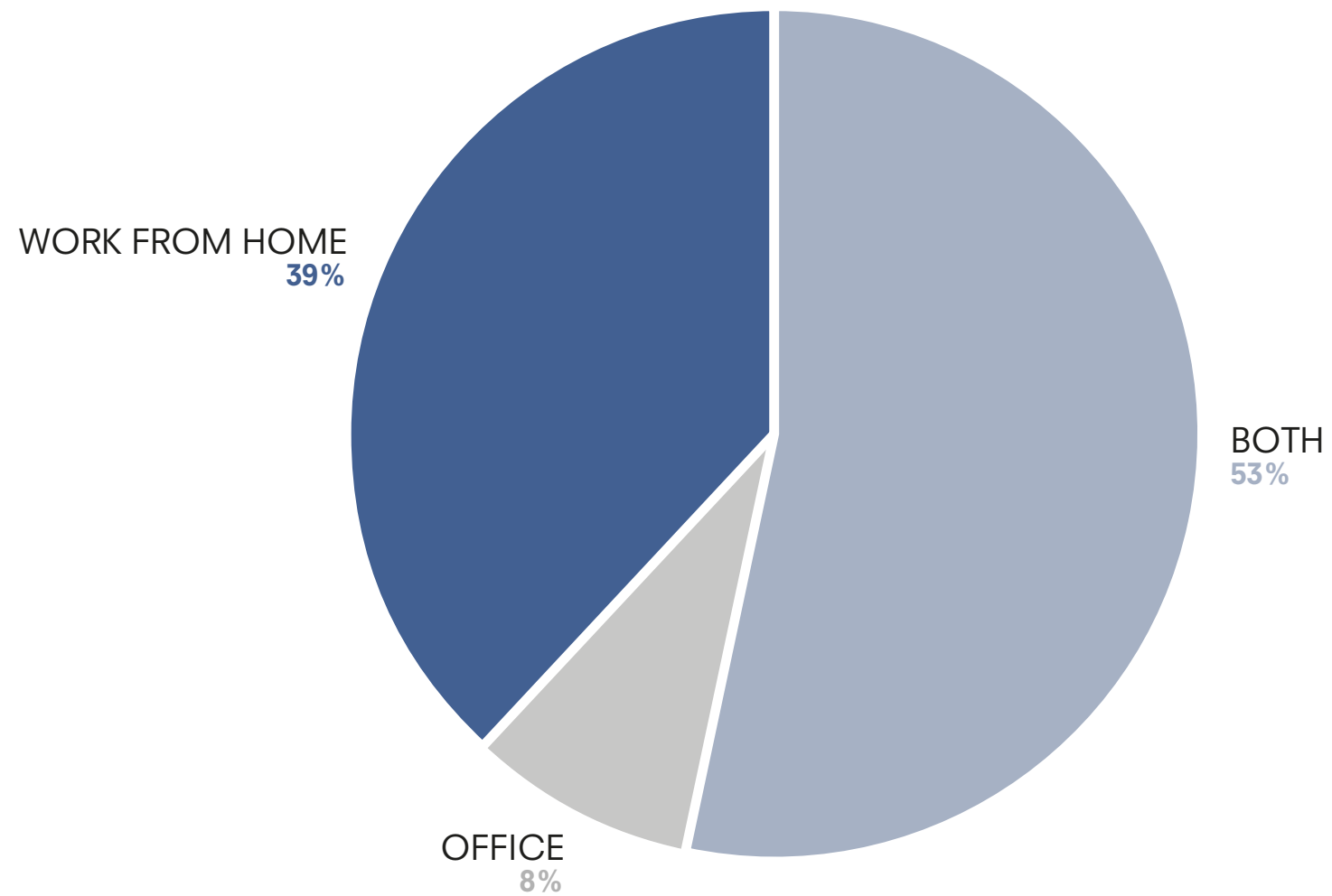
What Would you Choose



Reacties



SURVEY: "WORK FROM HOME... OR NOT"



**WHAT IF... OFFICE BUILDINGS CONTAIN
80% LESS WORK BY 2050?**



DESIGN BRIEF

USER



CURRENT LINKEDIN OFFICE



EMPIRE STATE BUILDING

CURRENT LINKEDIN OFFICE



EMPIRE STATE BUILDING

CHANGE OF WORK

SOCIAL LIFE



WORK LIFE

LINKEDIN

#1 CHANNEL FOR BUSINESS-TO-BUSINESS MARKETERS

660 MILLION USERS SPREAD OVER **200 COUNTRIES**

130.000 ARTICLES PUBLISHED WEEKLY

OVER **30 MILLION** COMPANIES



260 MILLION ACTIVE USERS MONTHLY

3 MILLION US JOBS POSTED MONTHLY

WORLD'S SOCIAL NETWORK FOR PROFESSIONALS

165 MILLION USERS BASED IN US

39% OF POSTS FROM US

27% OF ADULTS ARE SIGNED UP IN US

LINKEDIN: FUTURE PROOF OFFICE BUILDING

SOCIAL LIFE



WORK LIFE

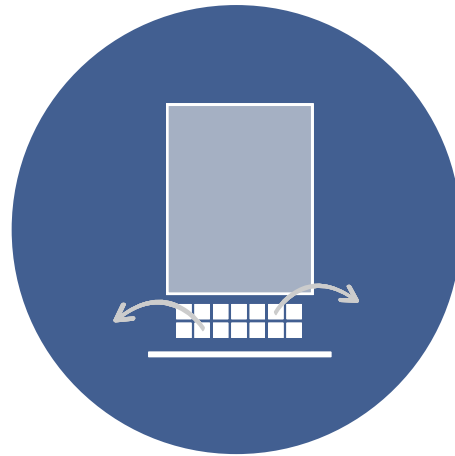
LINKEDIN: FUTURE PROOF OFFICE BUILDING

AMBITIONS



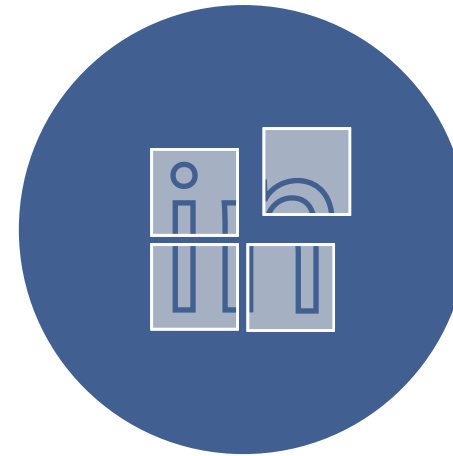
INTRODUCING NEW STYLE OF WORKING

BLURRING LINES BETWEEN WORK
LIFE (FORMAL) AND SOCIAL LIFE
(INFORMAL)



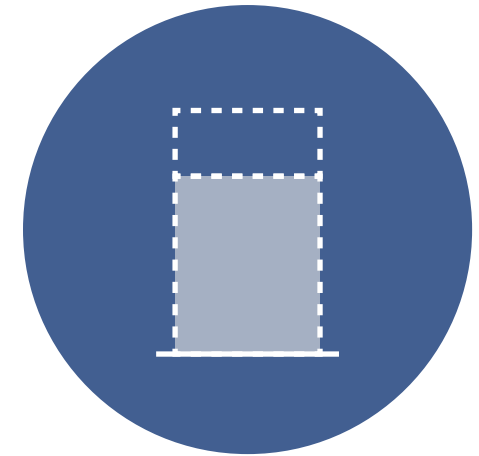
UNLOCKING QUALITIES FOR SURROUNDING

PROVIDING PUBLICLY ACCESSIBLE
AMENITIES FOCUSED ON EVERYDAY
LIFE



SHOWCASE FOR LINKEDIN

FOCUSING ON COLLECTIVE USE
OF SHARING

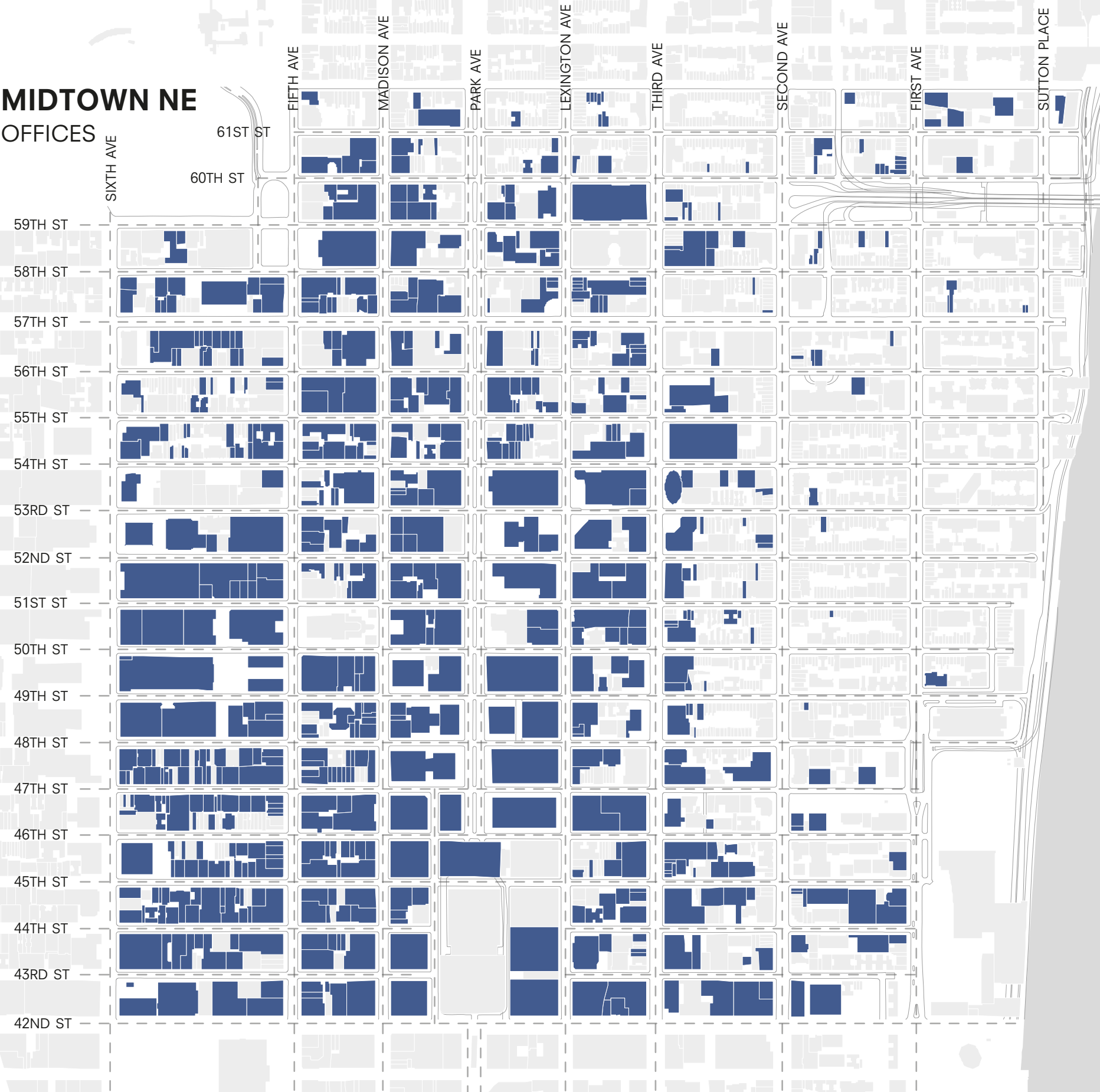


INTEGRAL DESIGN

FOCUSING ON ADAPTABILITY
TOWARDS THE FUTURE

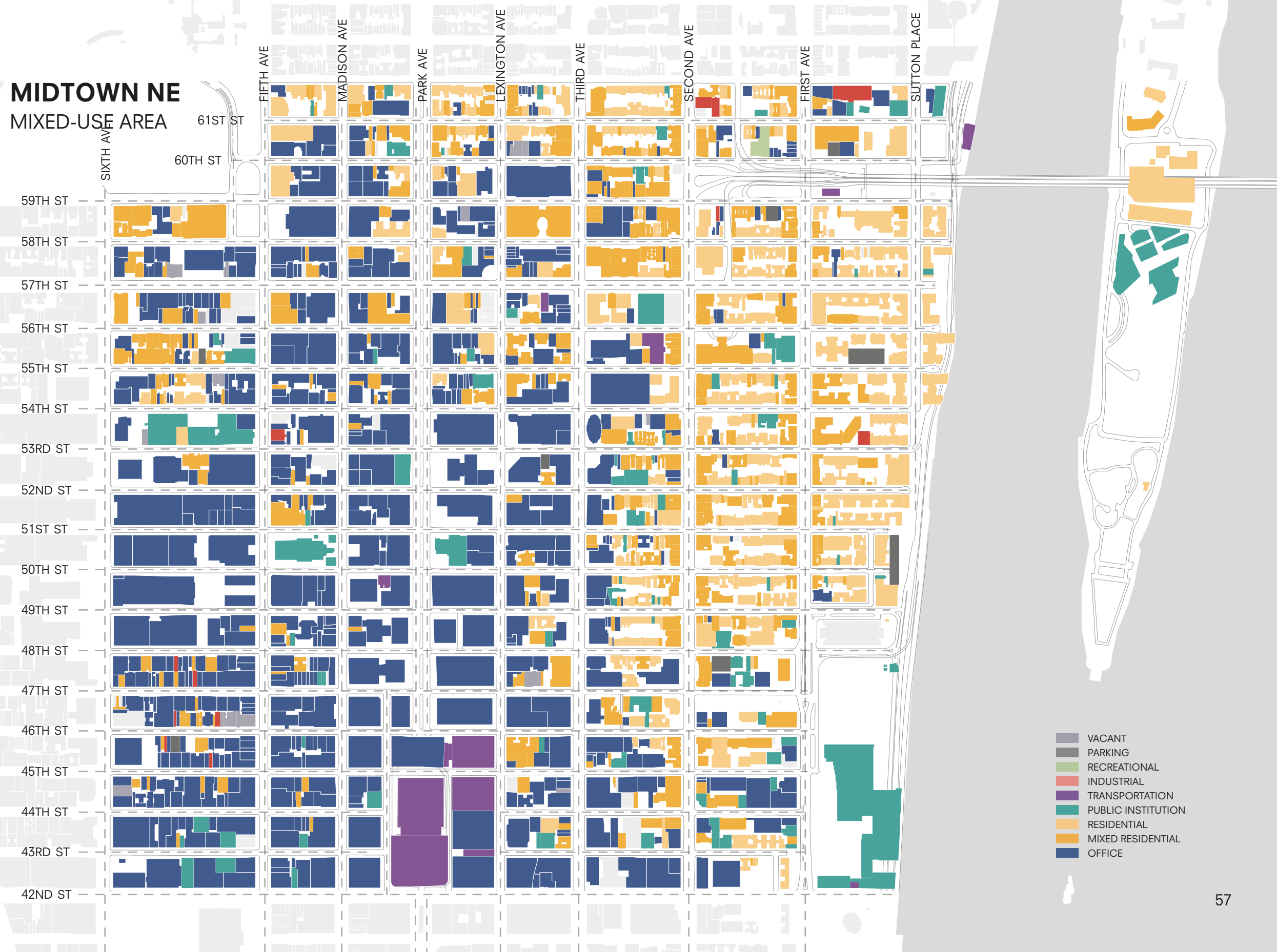
WHERE TO DESIGN LINKEDIN'S FUTURE PROOF OFFICE BUILDING?

MIDTOWN NE OFFICES



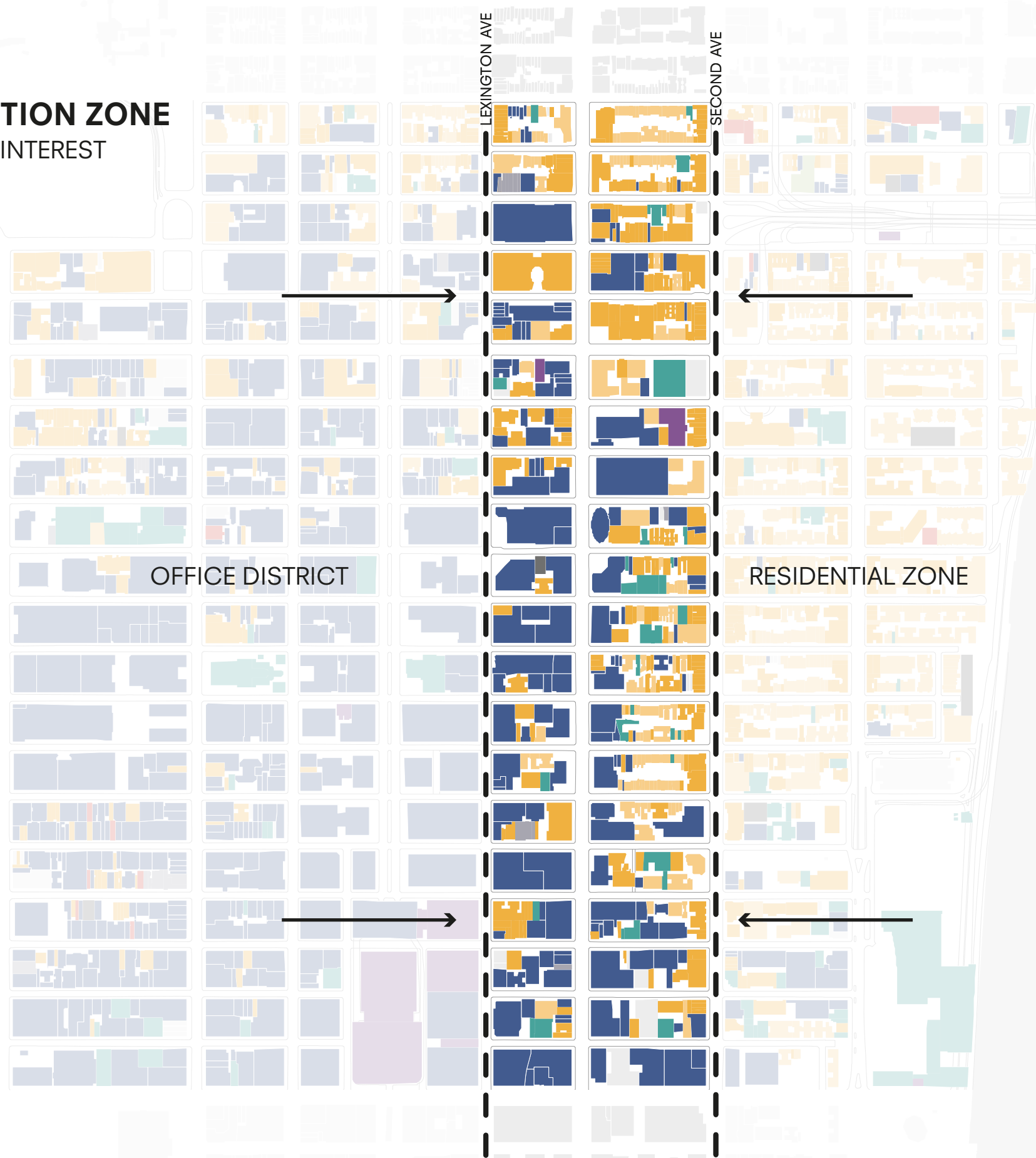
OFFICE

MIDTOWN NE MIXED-USE AREA



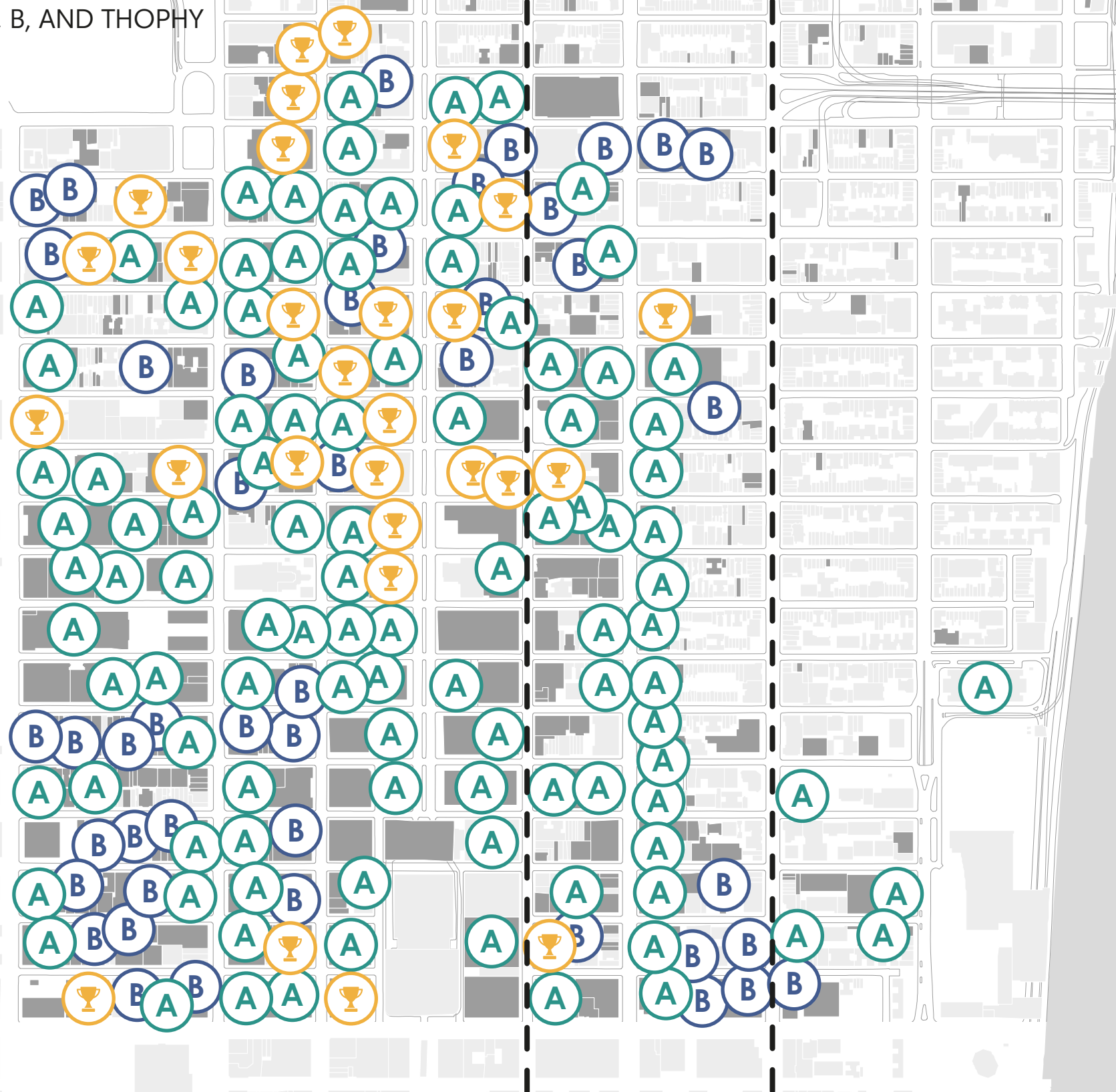
TRANSITION ZONE

ZONE OF INTEREST

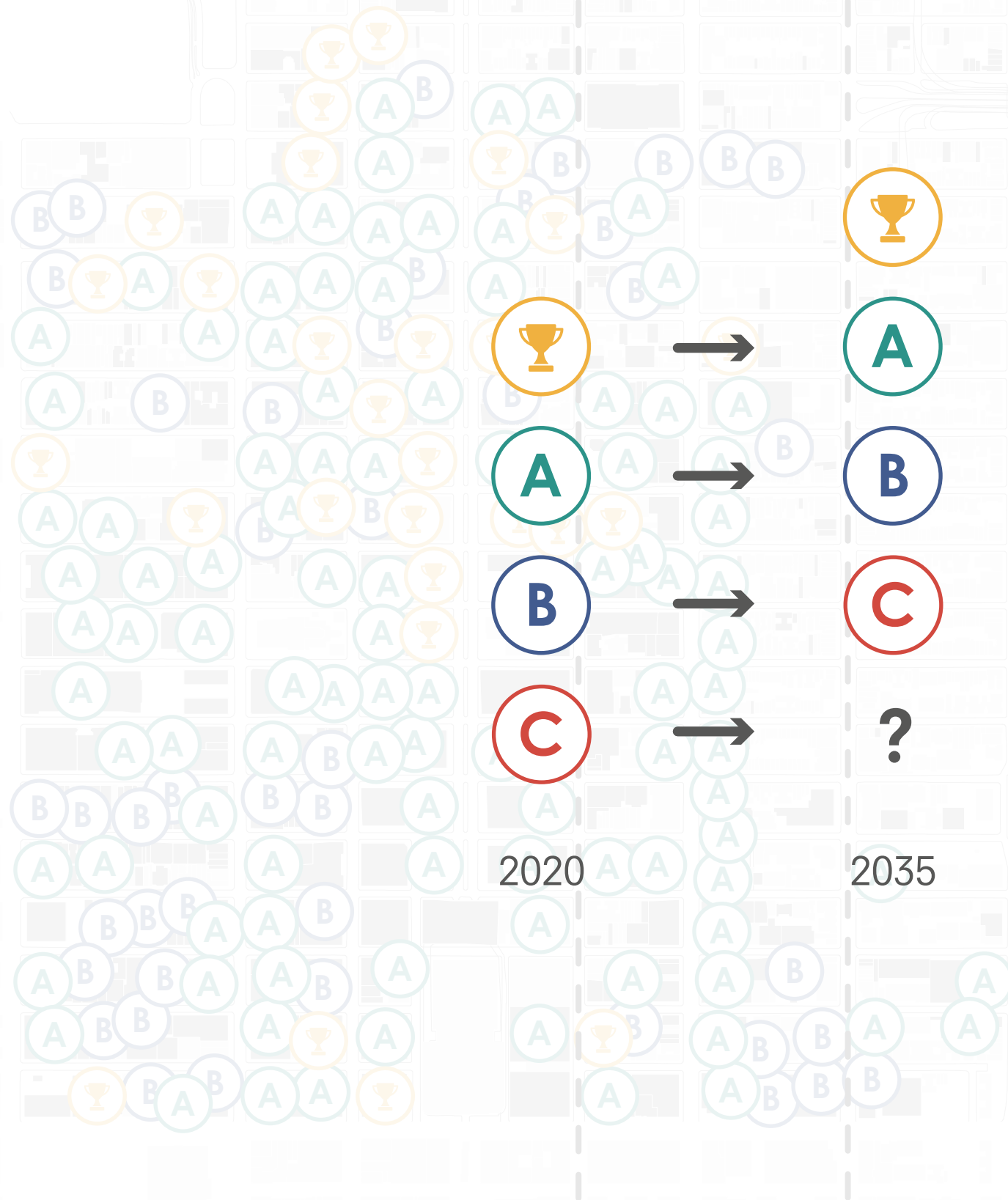


CLASSIFICATION OF OFFICES

CLASS A, B, AND THOPHY

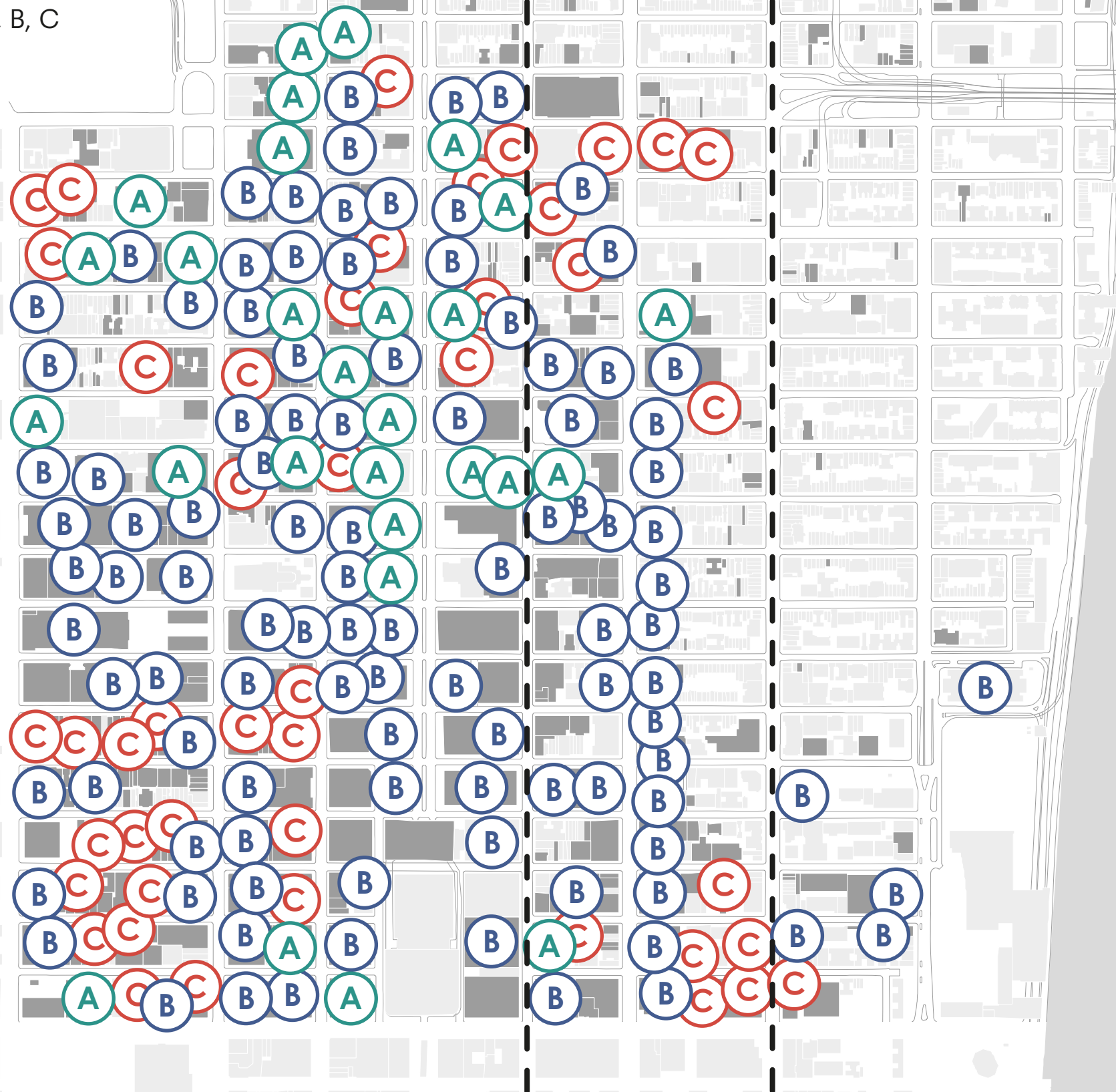


CLASSIFICATION OVER TIME

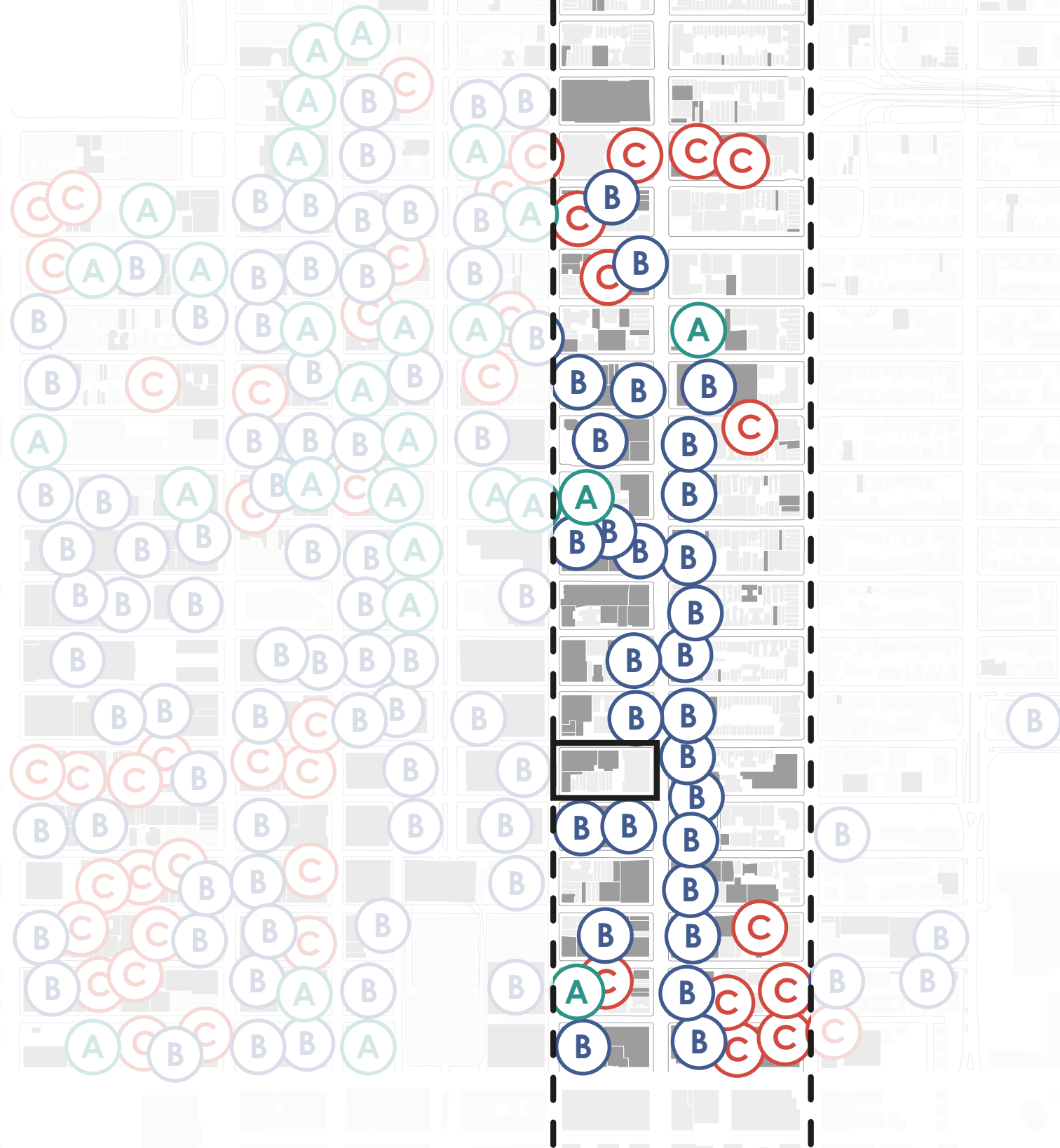


DEGRADATION OF OFFICES

CLASS A, B, C



SITE

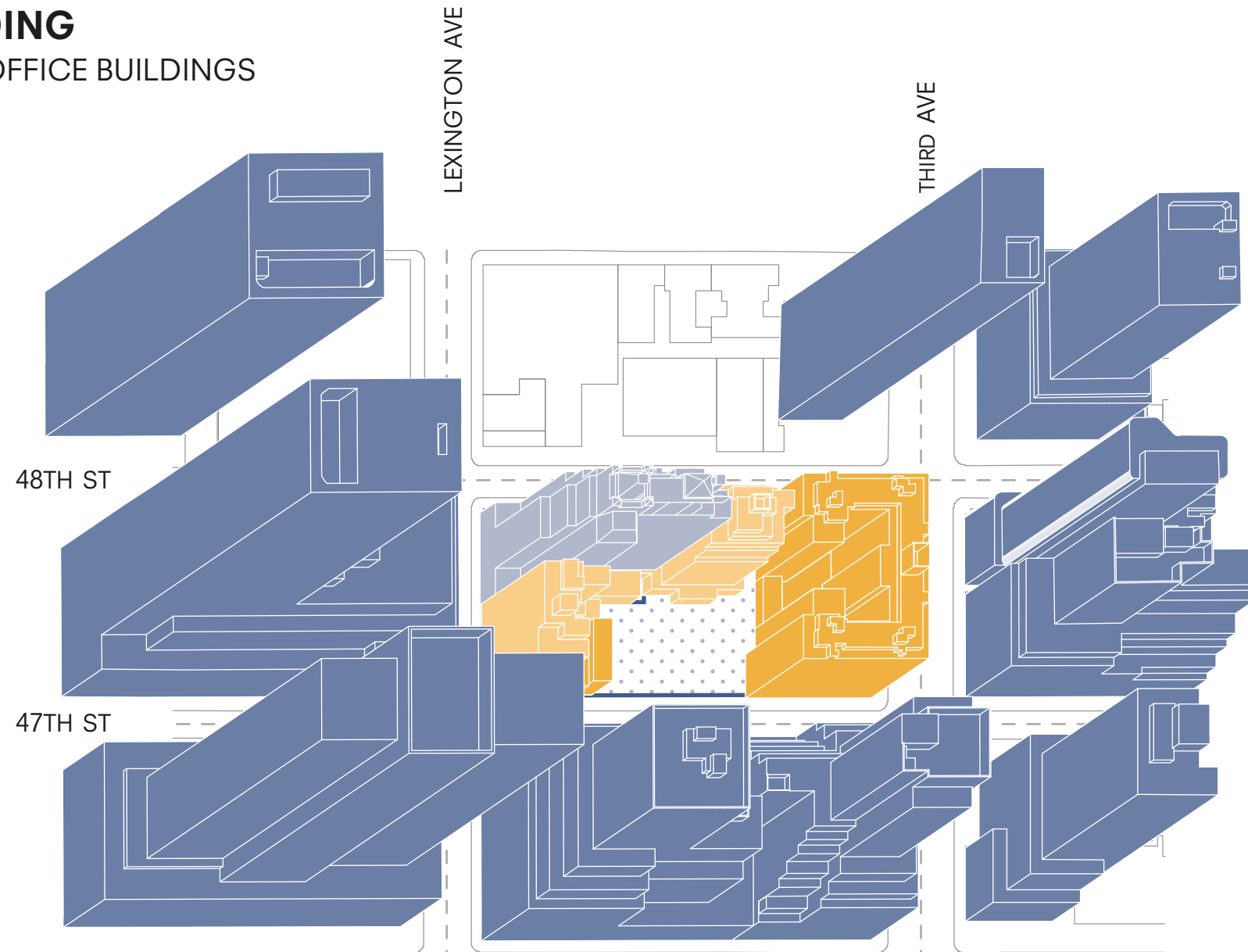


SITE



SURROUNDING

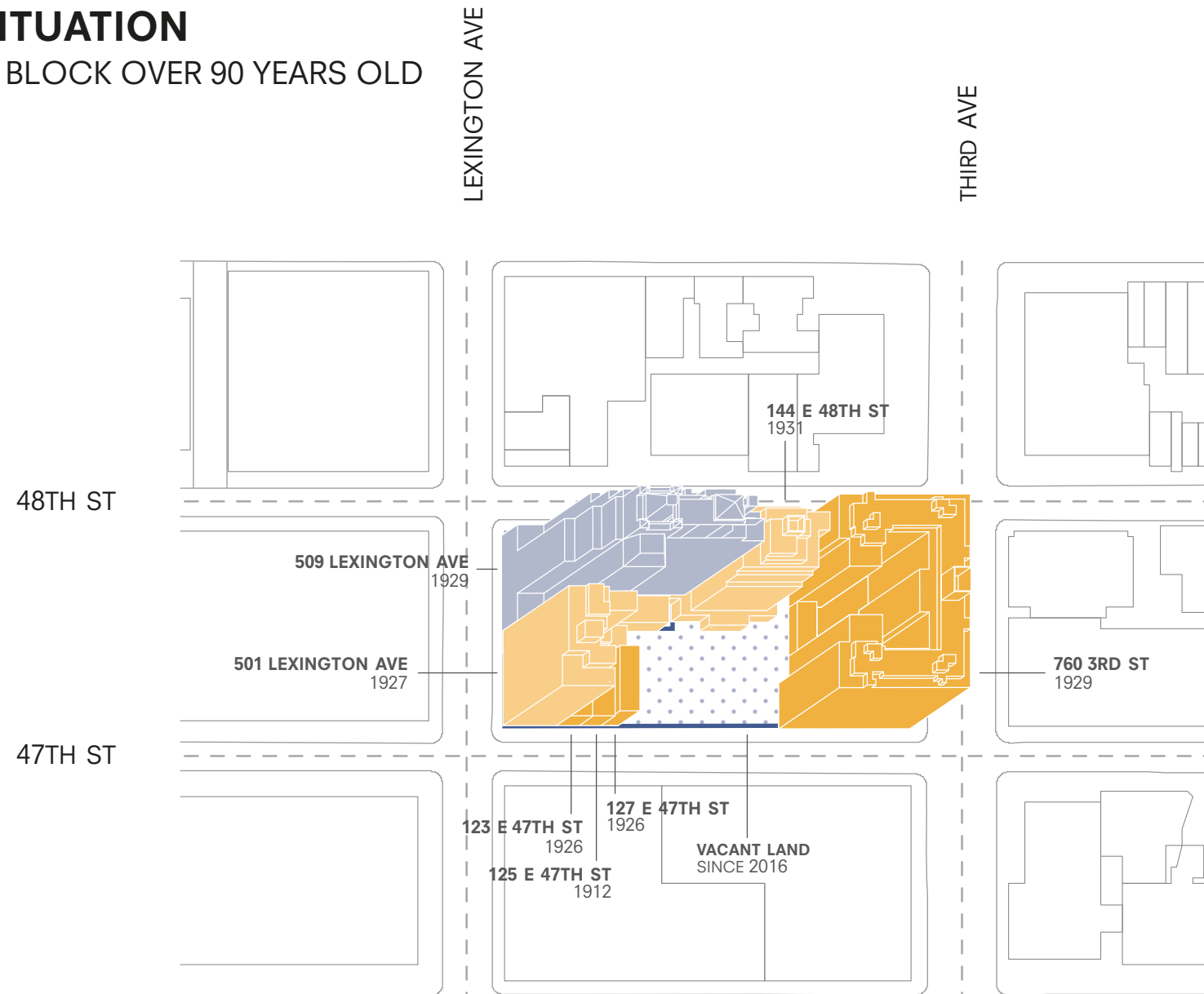
RINGED WITH OFFICE BUILDINGS



- HOTEL
- MIXED RESIDENTIAL
- LANDMARK
- OFFICE

EXISTING SITUATION

BUILDINGS ON BLOCK OVER 90 YEARS OLD



DIMENSIONS



SIZE



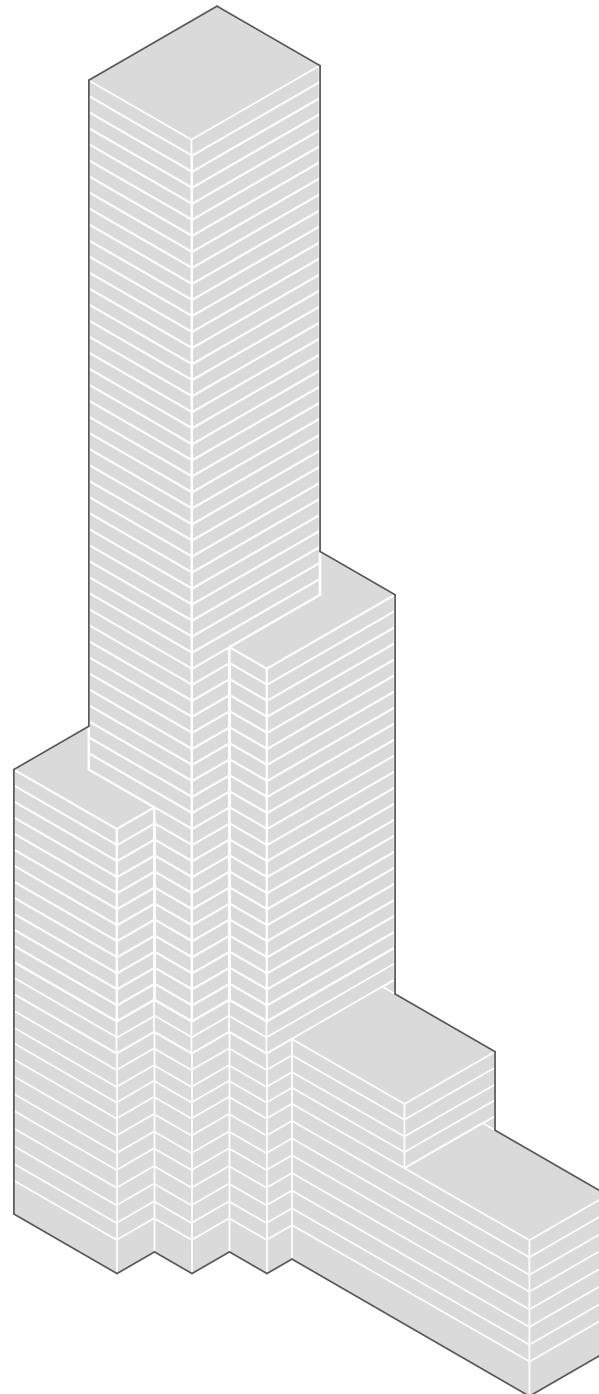


CONCEPT

**HOW CAN A CHANGE IN OFFICE ENVIRONMENT
CREATE VALUE FOR NORTHEAST MIDTOWN?**

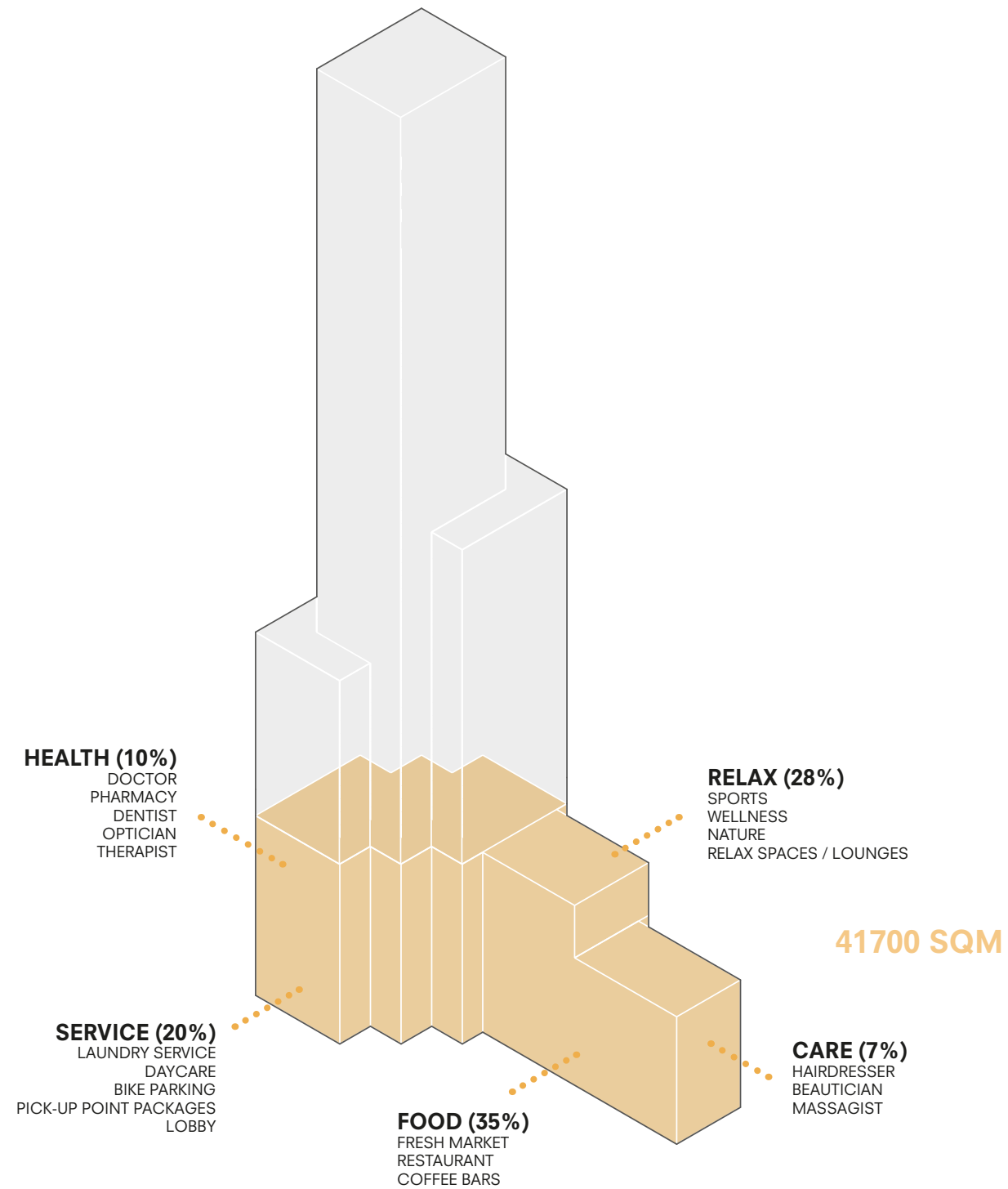
PROGRAM

70 STORIES



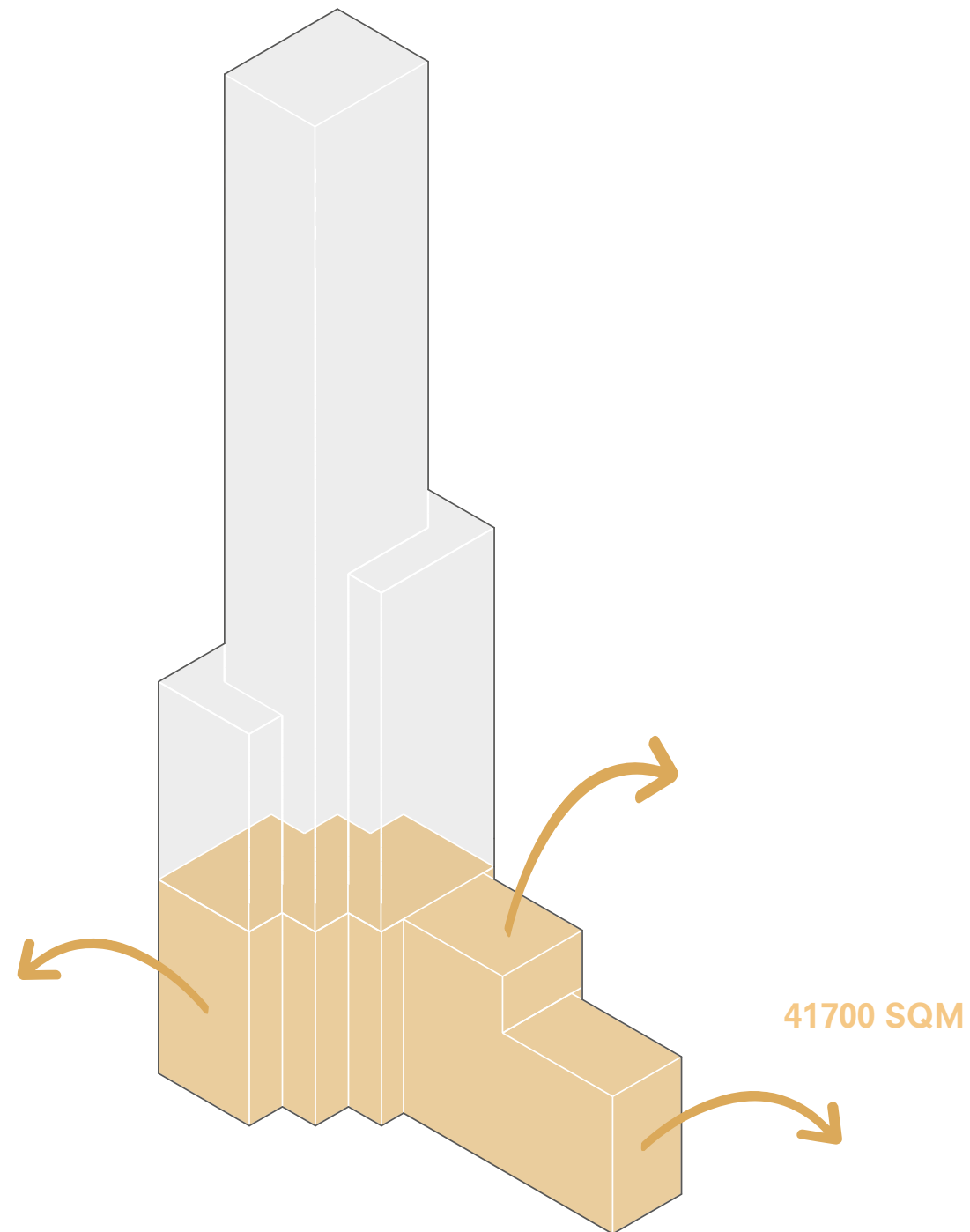
PROGRAM

AMENITIES BASED ON DAILY ACTIVITIES



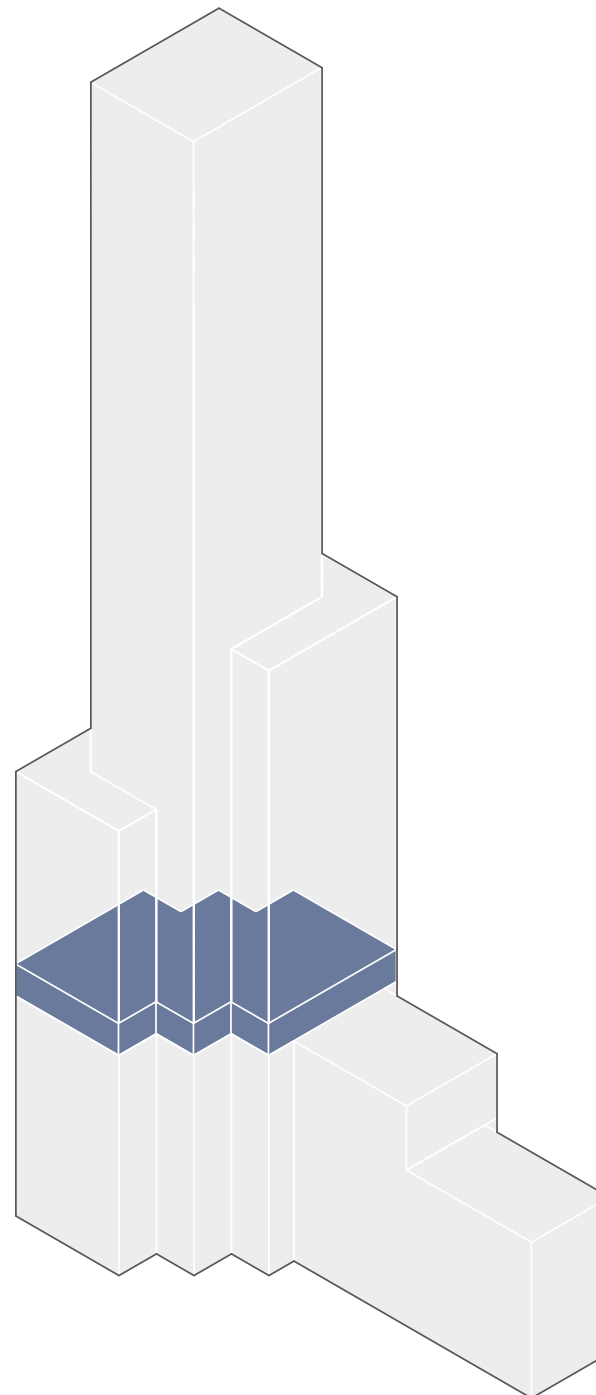
PROGRAM

CATALYST FOR SURROUNDED OFFICES



PROGRAM

SKY LOBBY

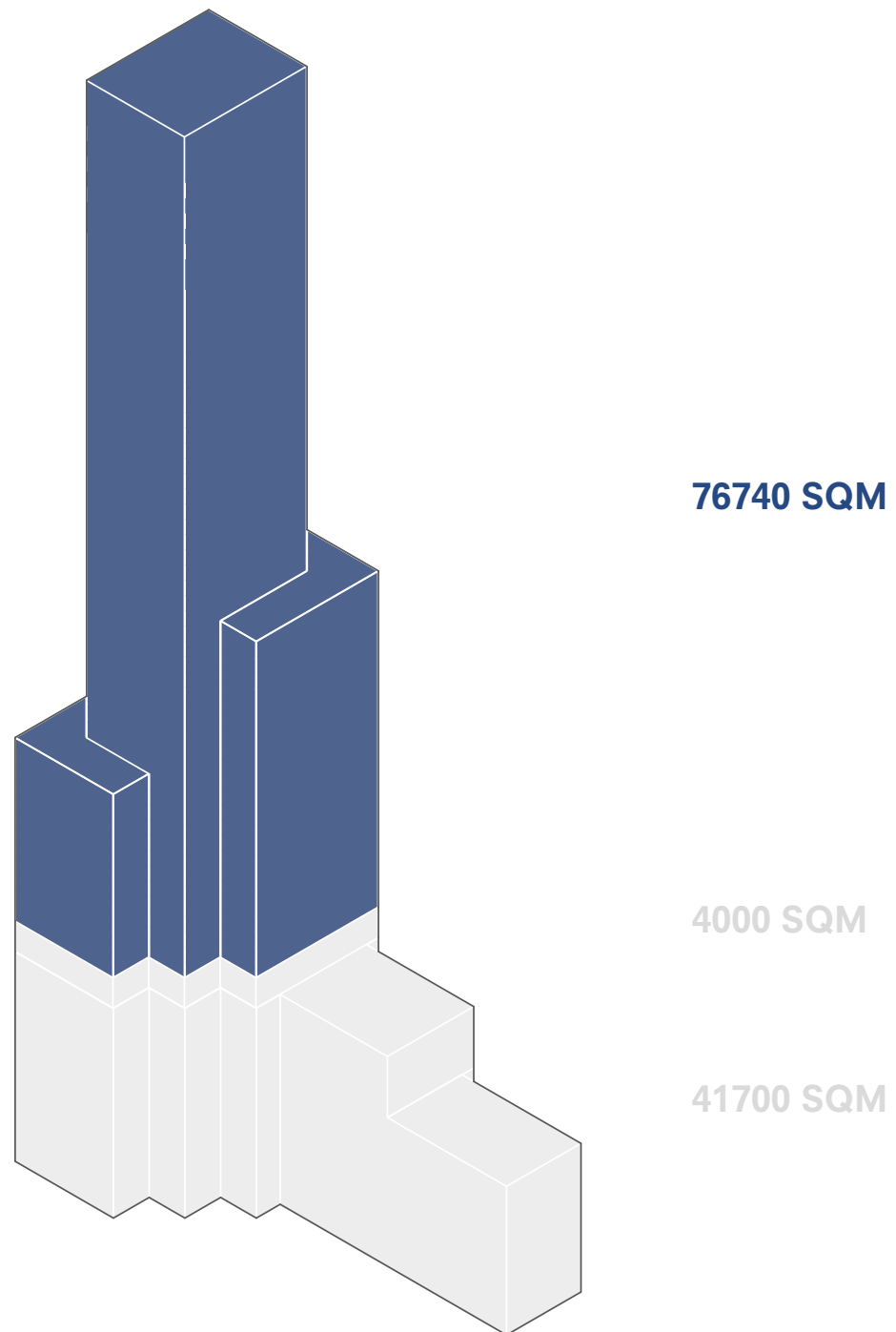


4000 SQM

41700 SQM

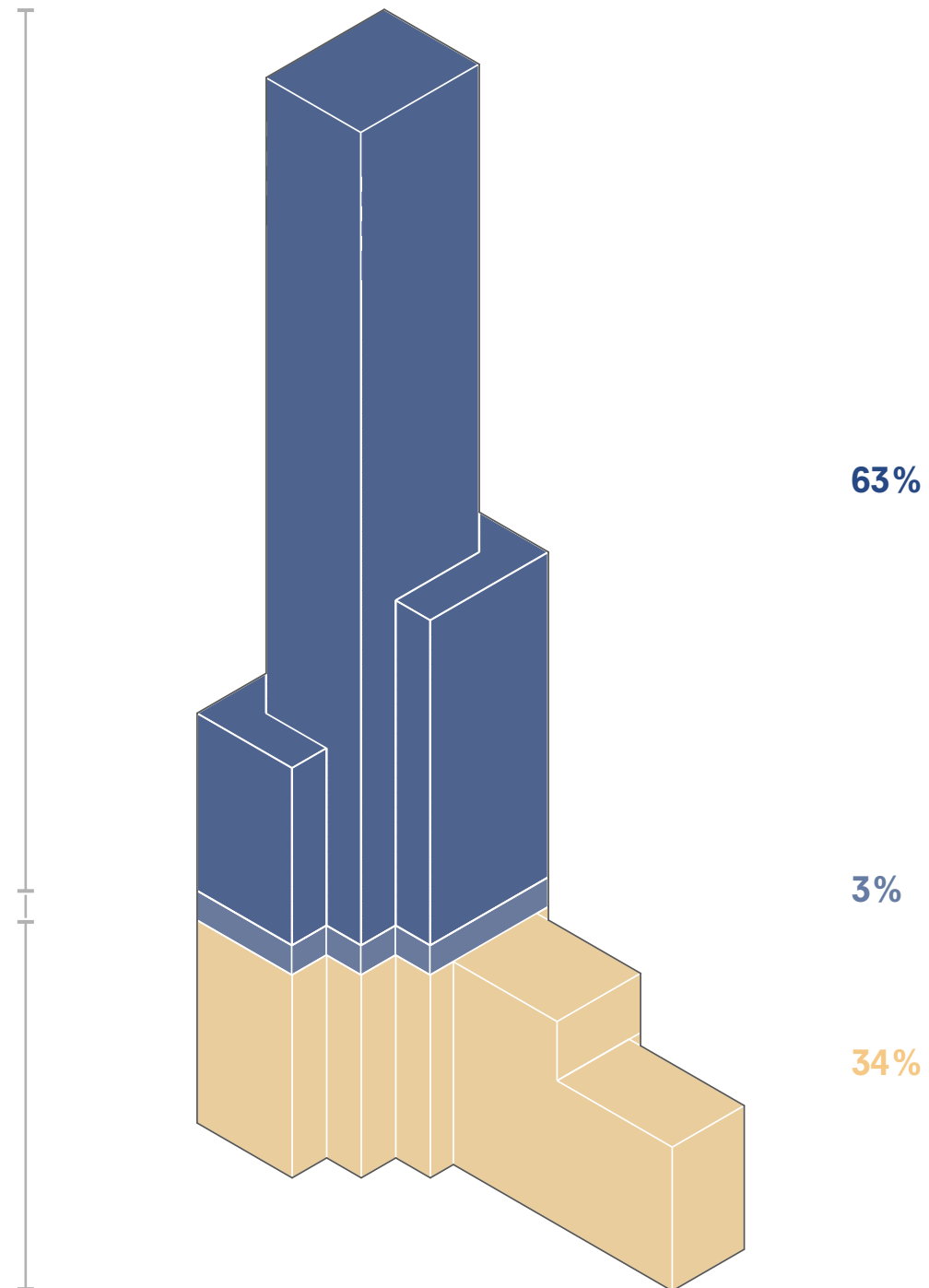
PROGRAM

FUTURE OF WORK



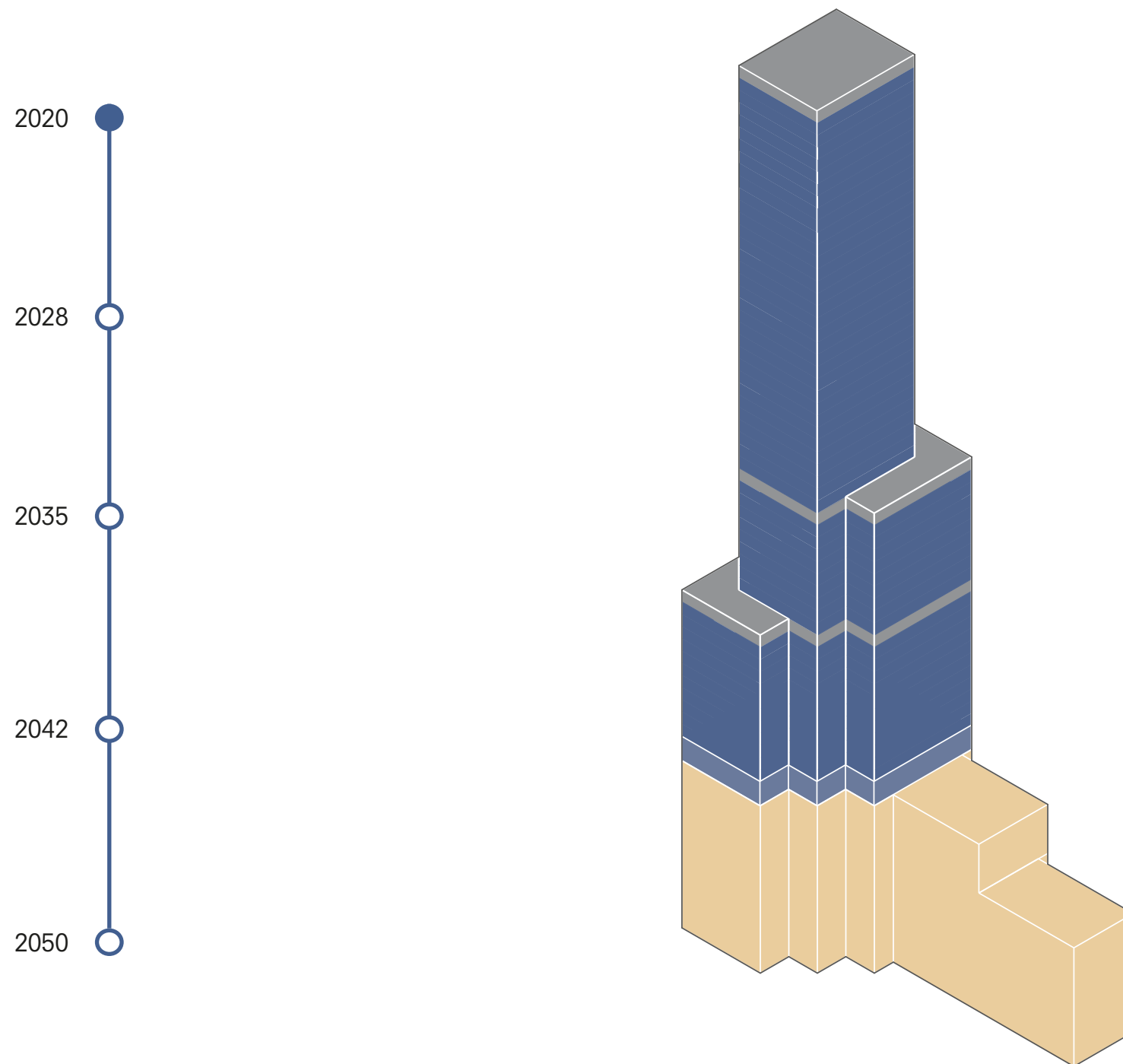
PROGRAM RATIO

100%
122440 SQM



PROGRAM

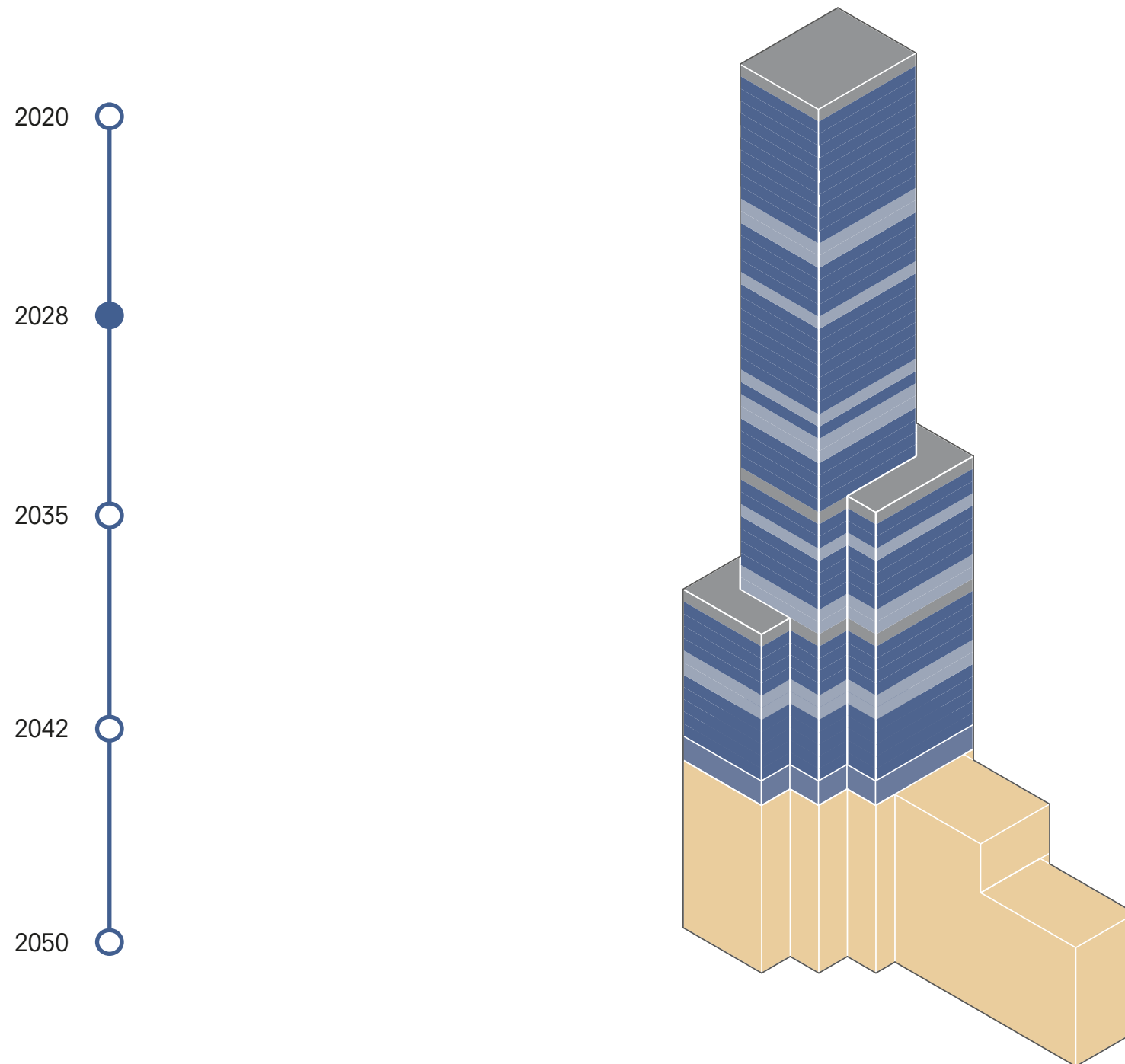
TRANSITION | SCENARIO 2020



OFFICE

PROGRAM

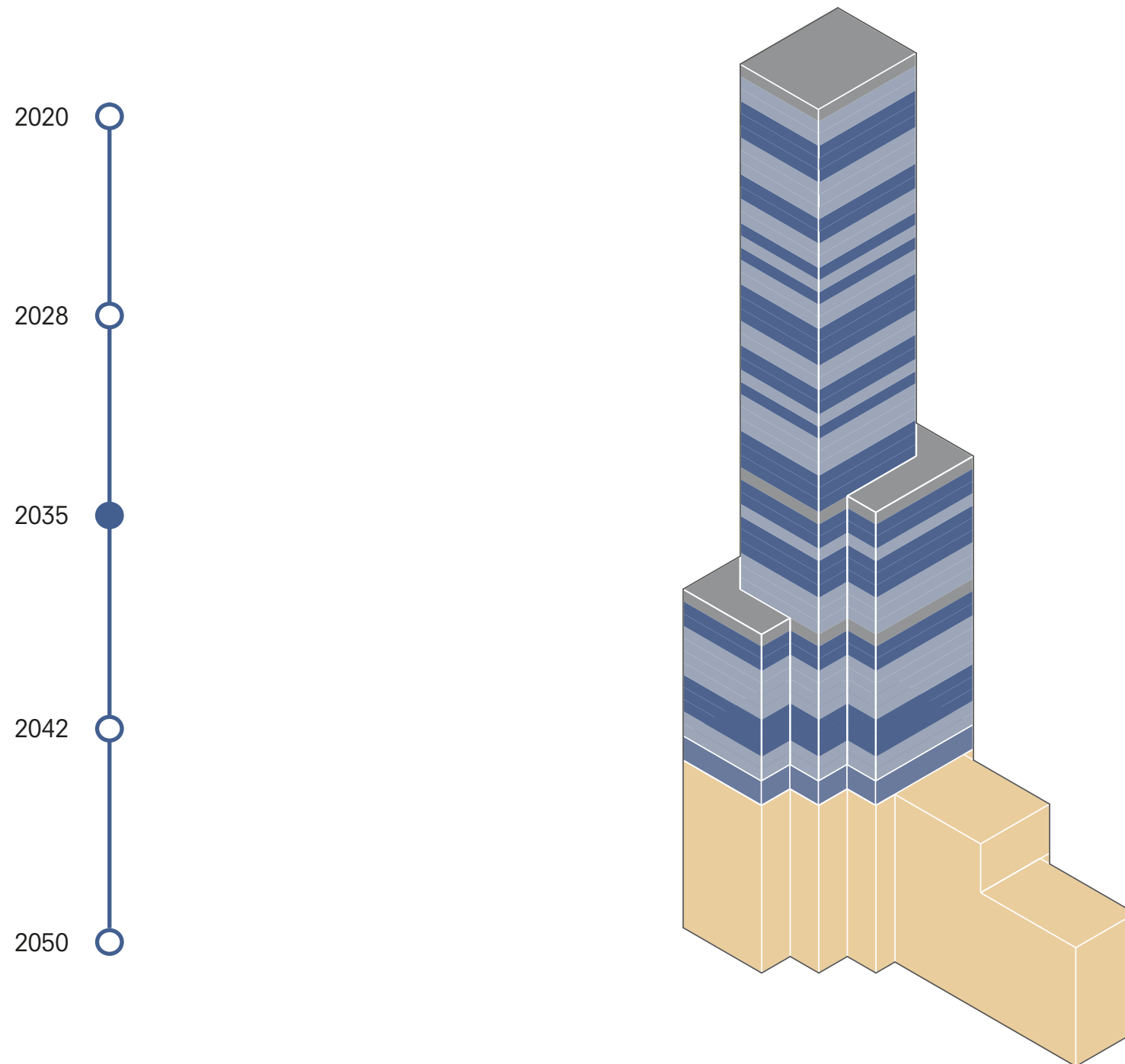
TRANSITION | SCENARIO 2028



RESIDENTIAL
OFFICE

PROGRAM

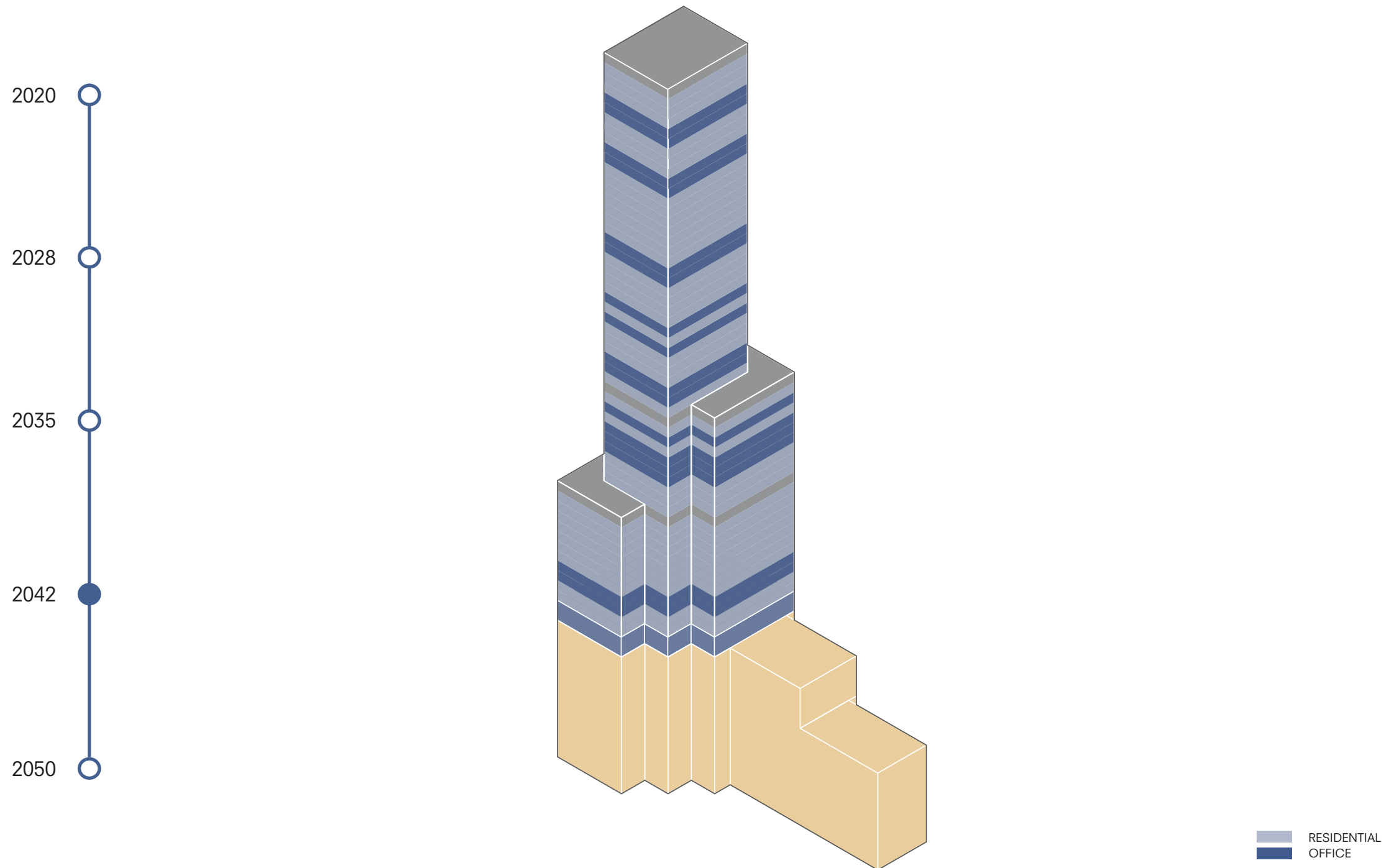
TRANSITION | SCENARIO 2035



RESIDENTIAL
OFFICE

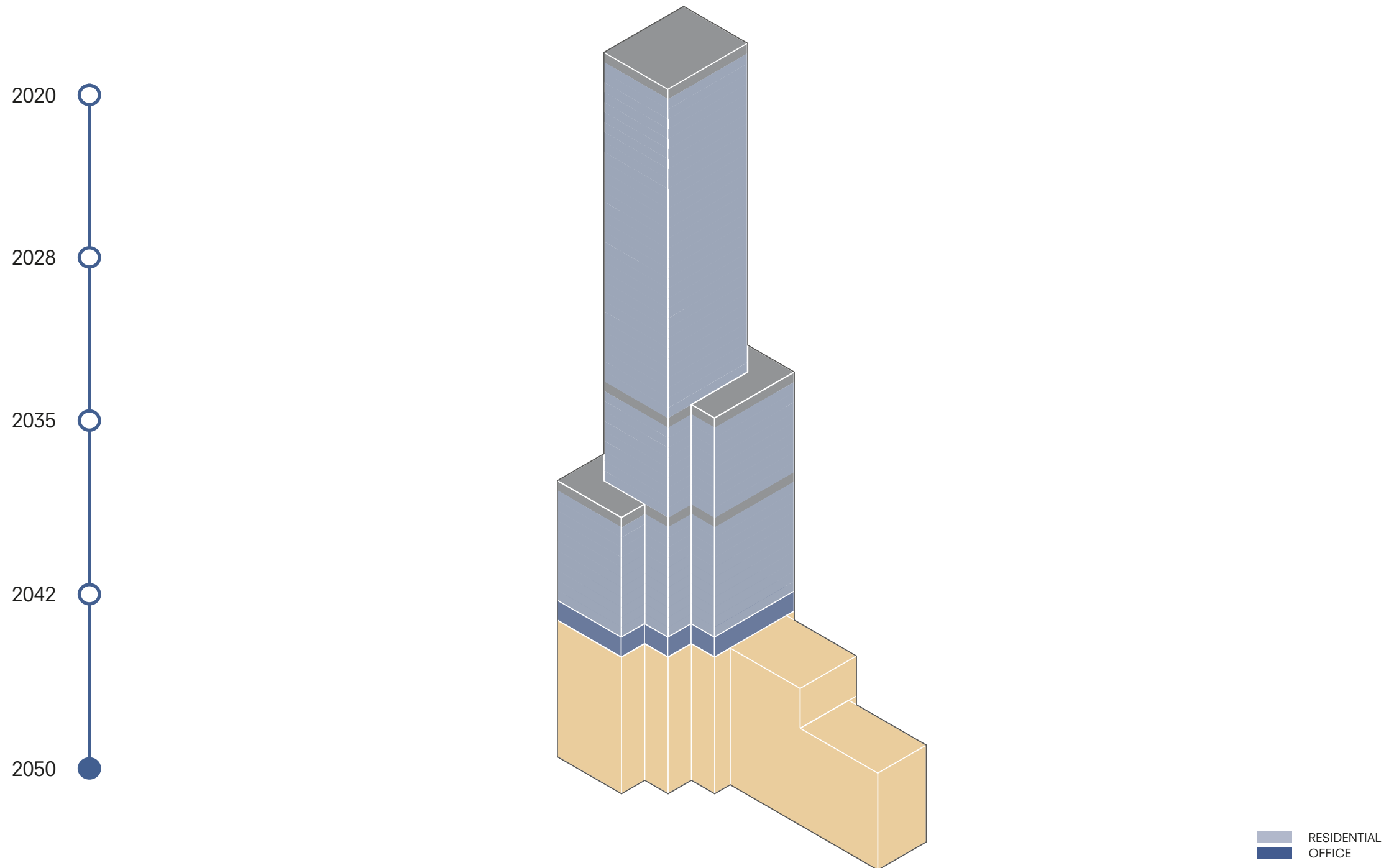
PROGRAM

TRANSITION | SCENARIO 2042



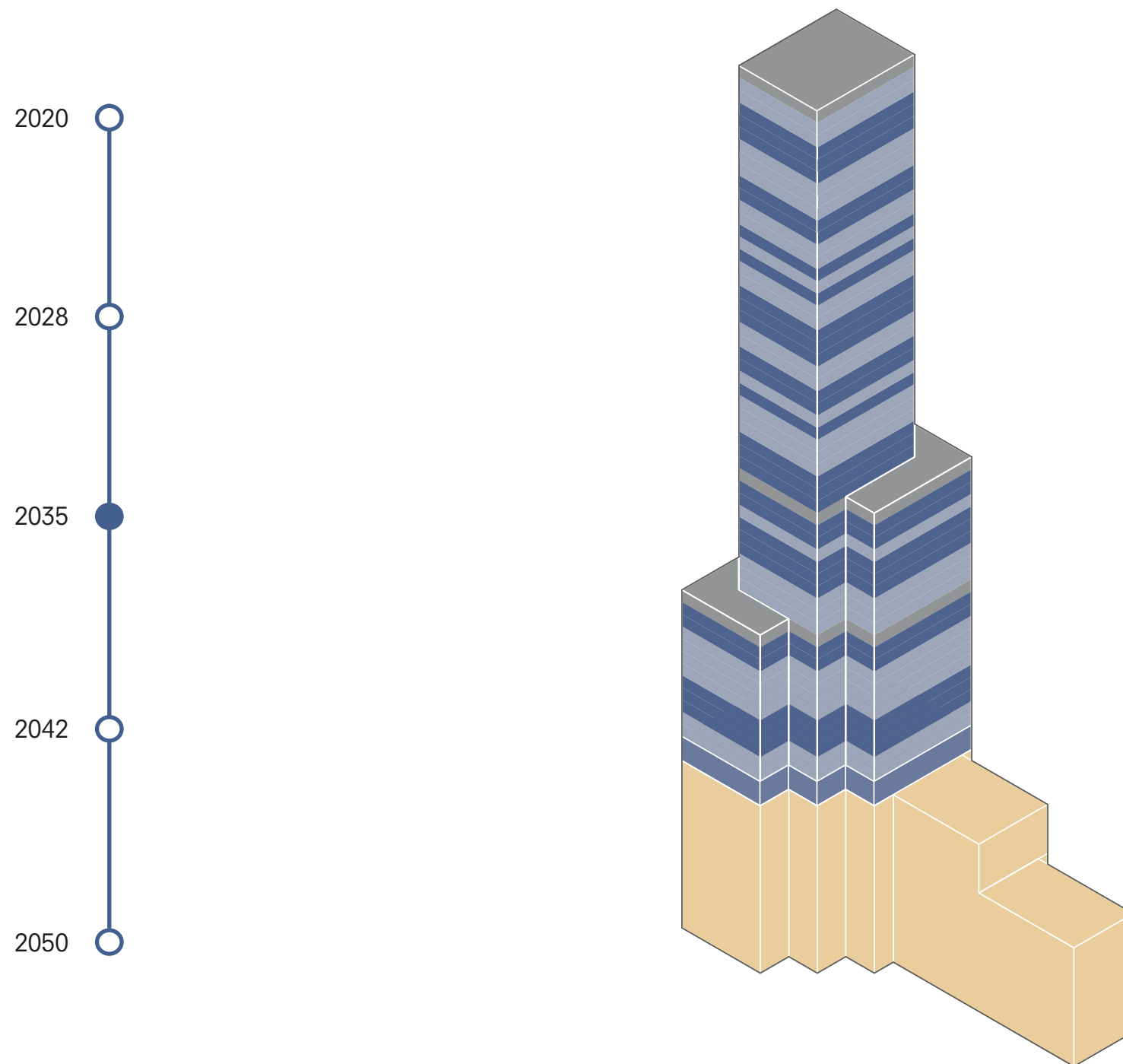
PROGRAM

TRANSITION | SCENARIO 2050



PROGRAM

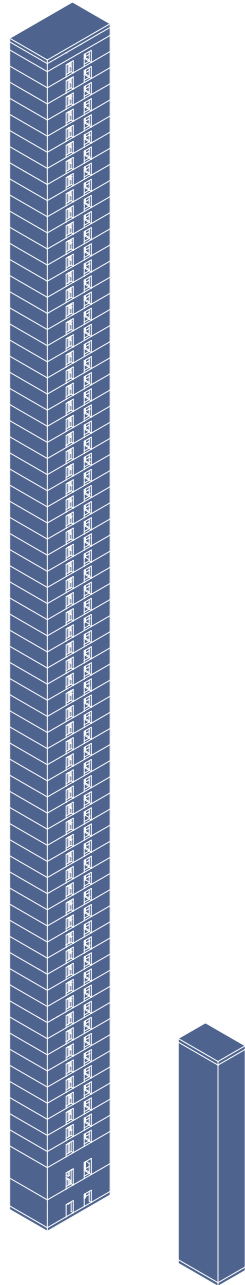
PROJECT FOCUS | SCENARIO 2035



RESIDENTIAL
OFFICE

STRUCTURE

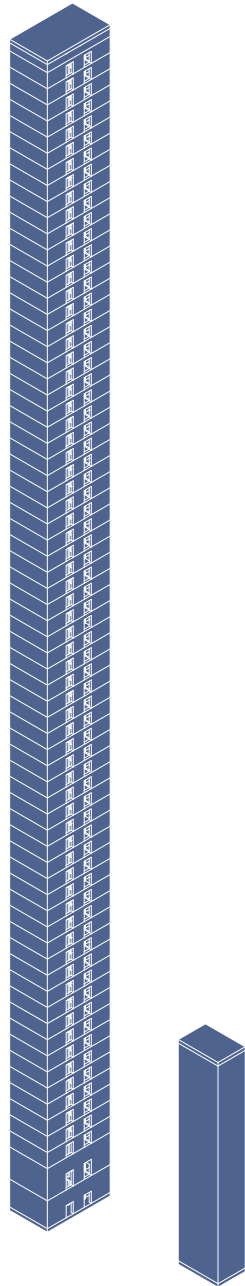
CONCRETE CORE



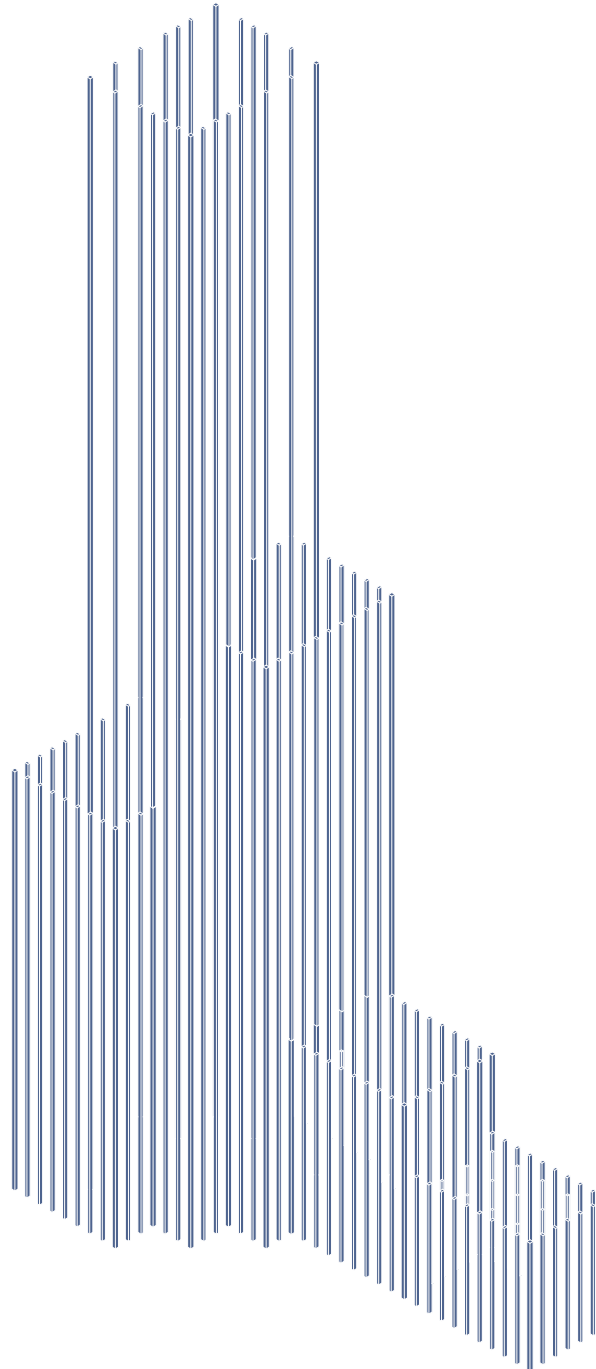
CORE

STRUCTURE

CONCRETE COLUMNS



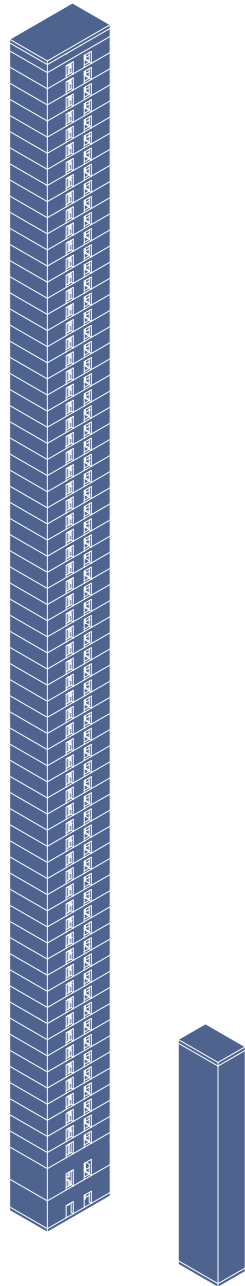
CORE



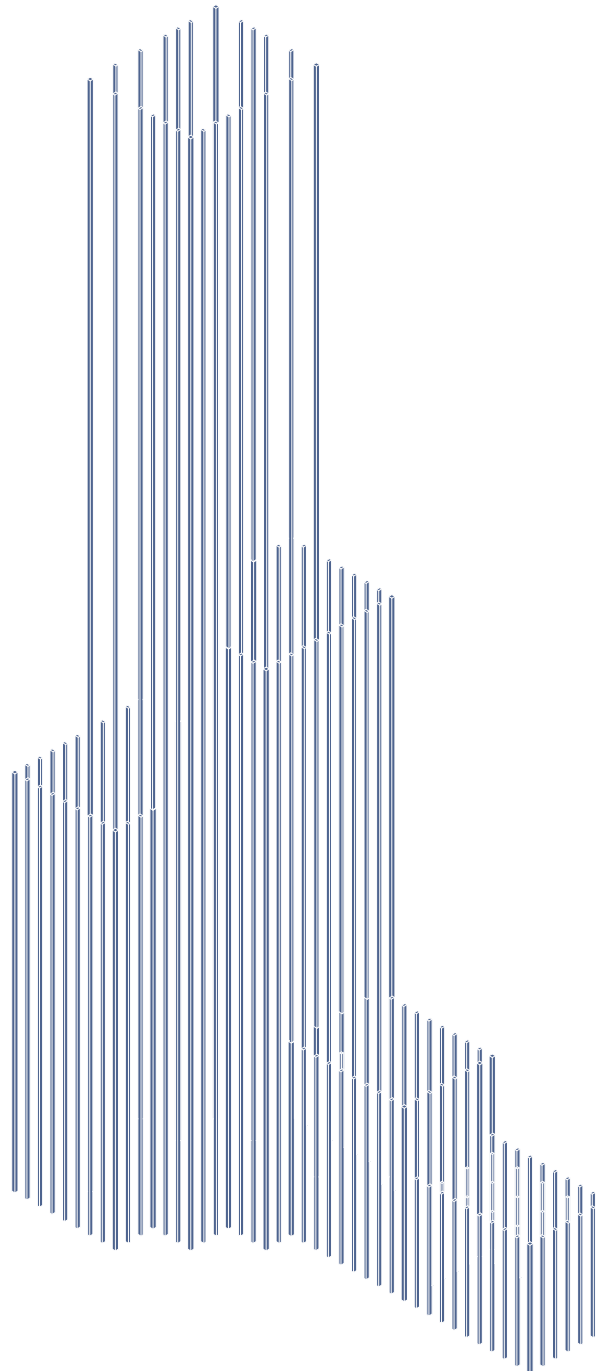
COLUMNS

STRUCTURE

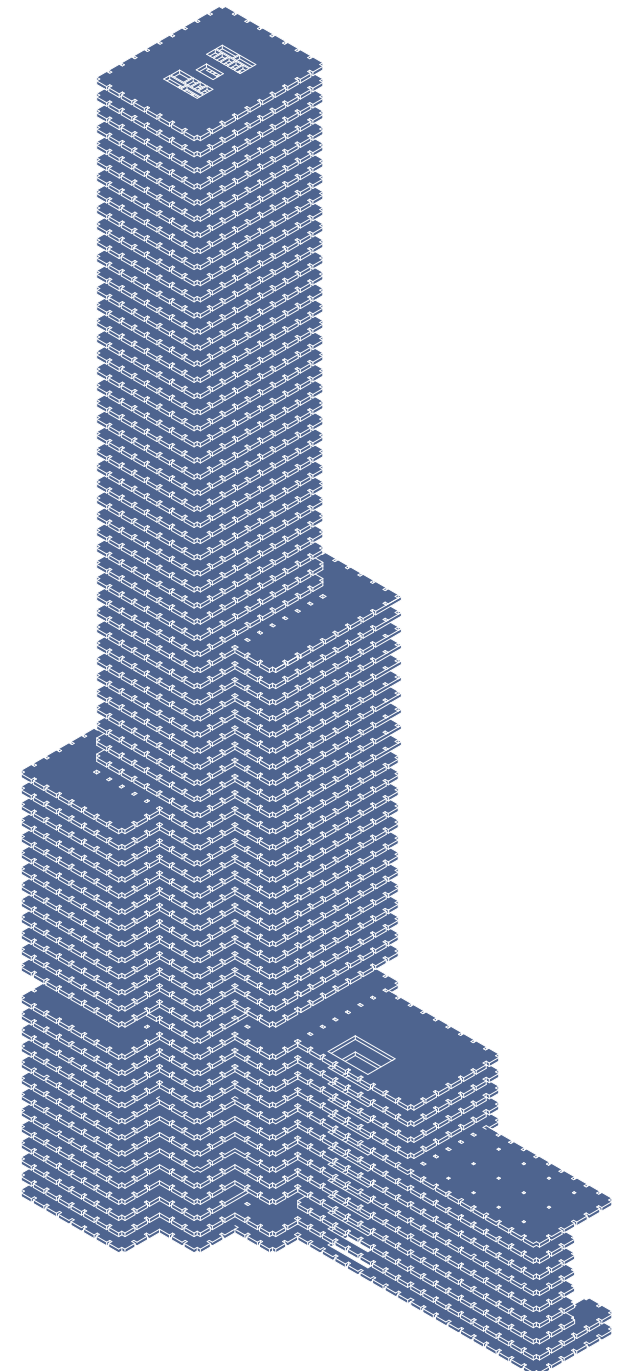
WAFFLE SLAB PRINCIPLE



CORE



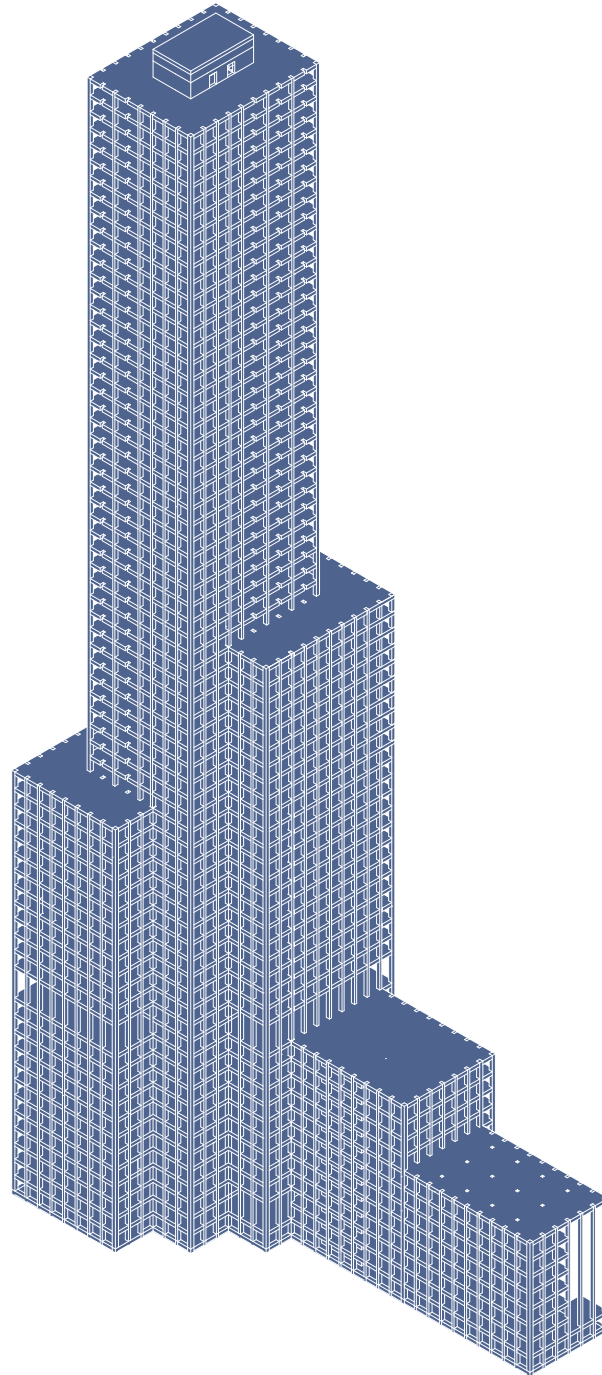
COLUMNS



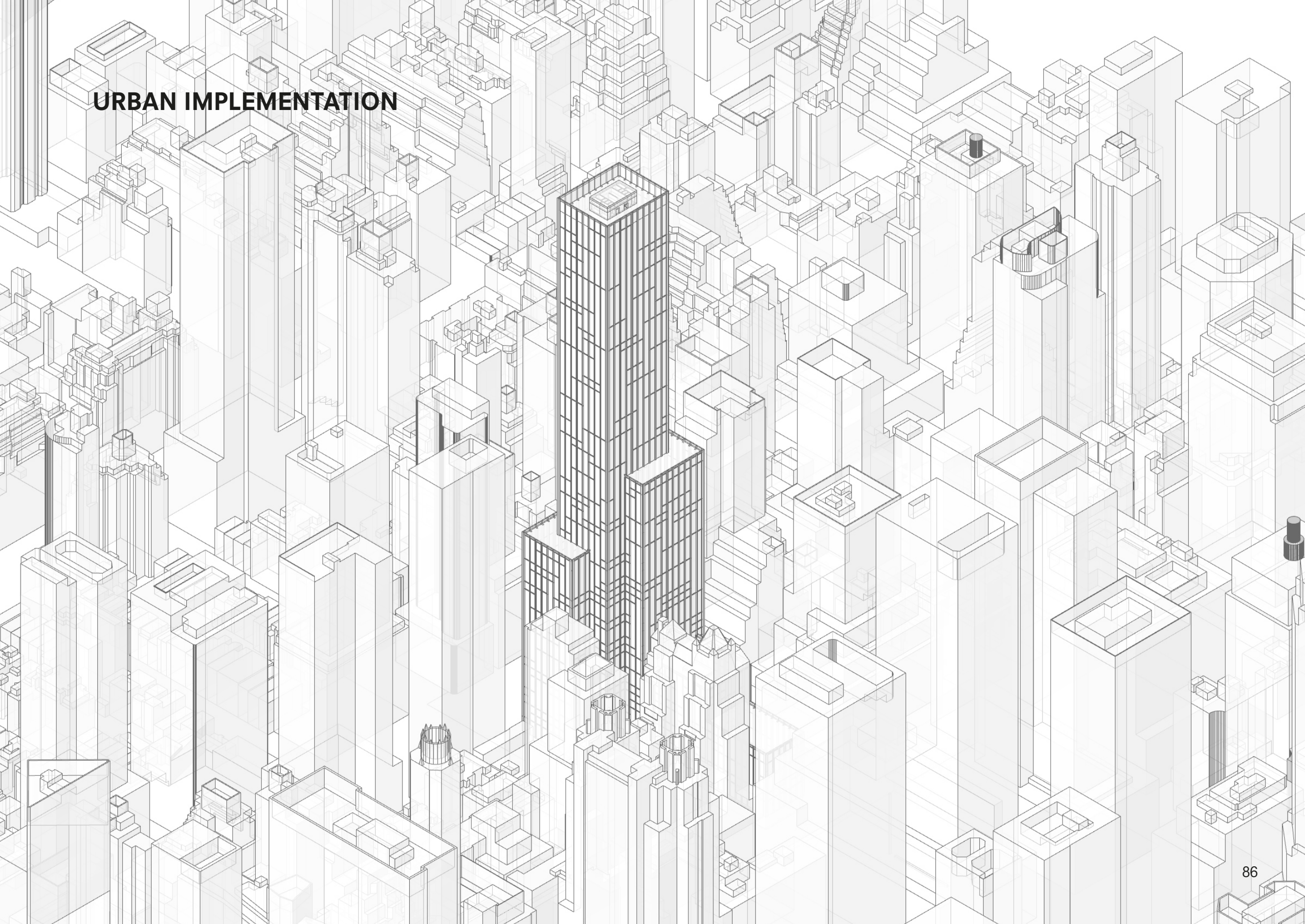
FLOOR SLABS

STRUCTURE

ADAPTABILITY BY FRAME

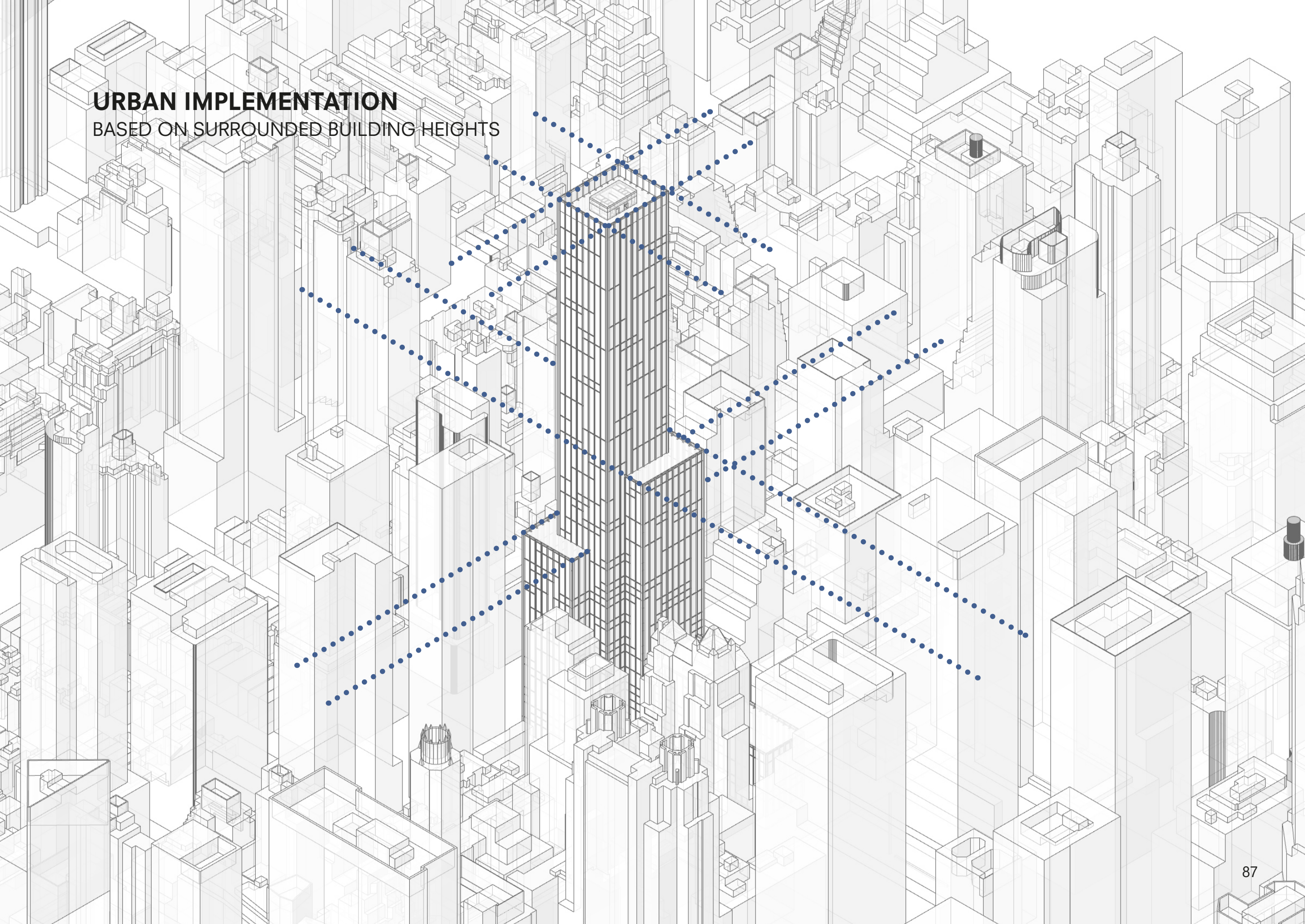


URBAN IMPLEMENTATION



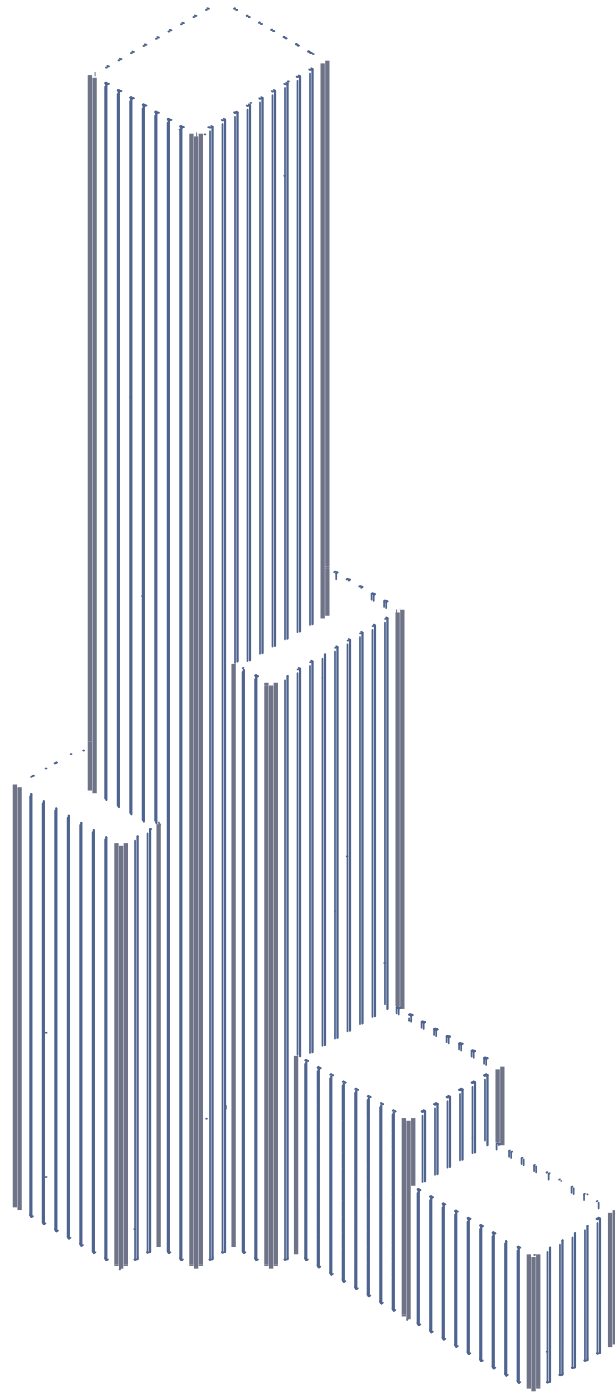
URBAN IMPLEMENTATION

BASED ON SURROUNDED BUILDING HEIGHTS



FACADE

EXPOSING STRUCTURAL FRAMEWORK



VERTICAL ELEMENTS

FACADE

DISTINCT DIVERSITY OF PROGRAM



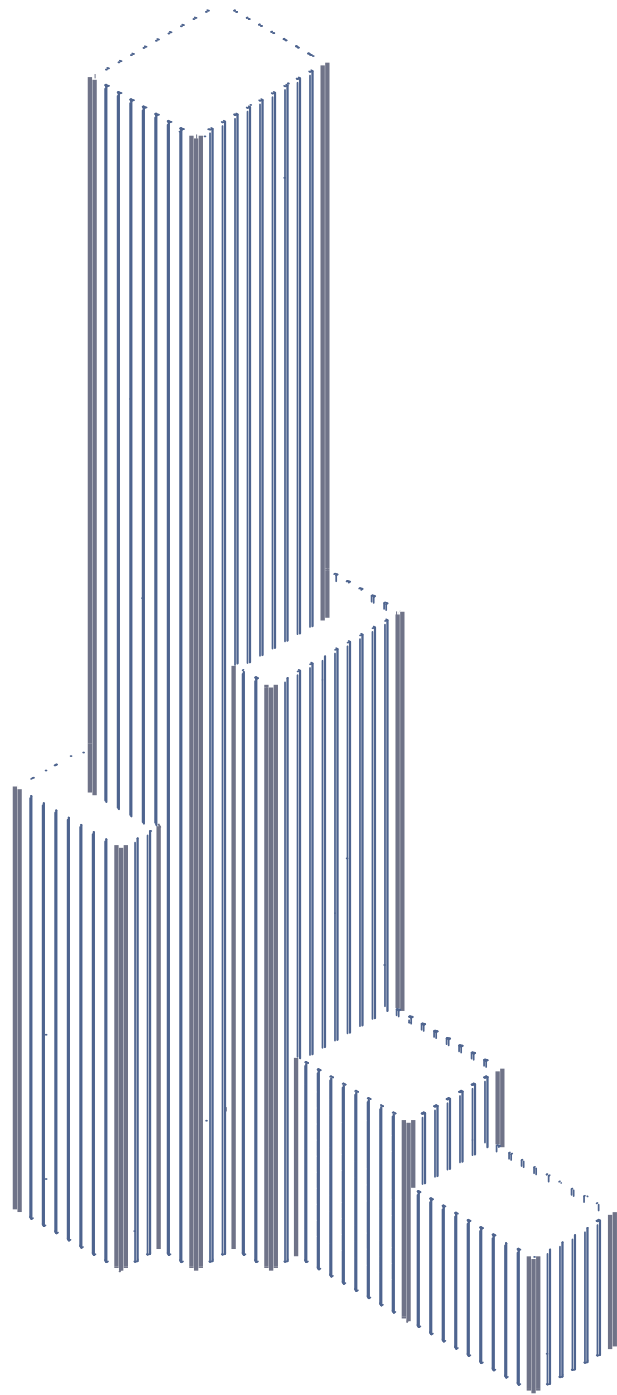
VERTICAL ELEMENTS



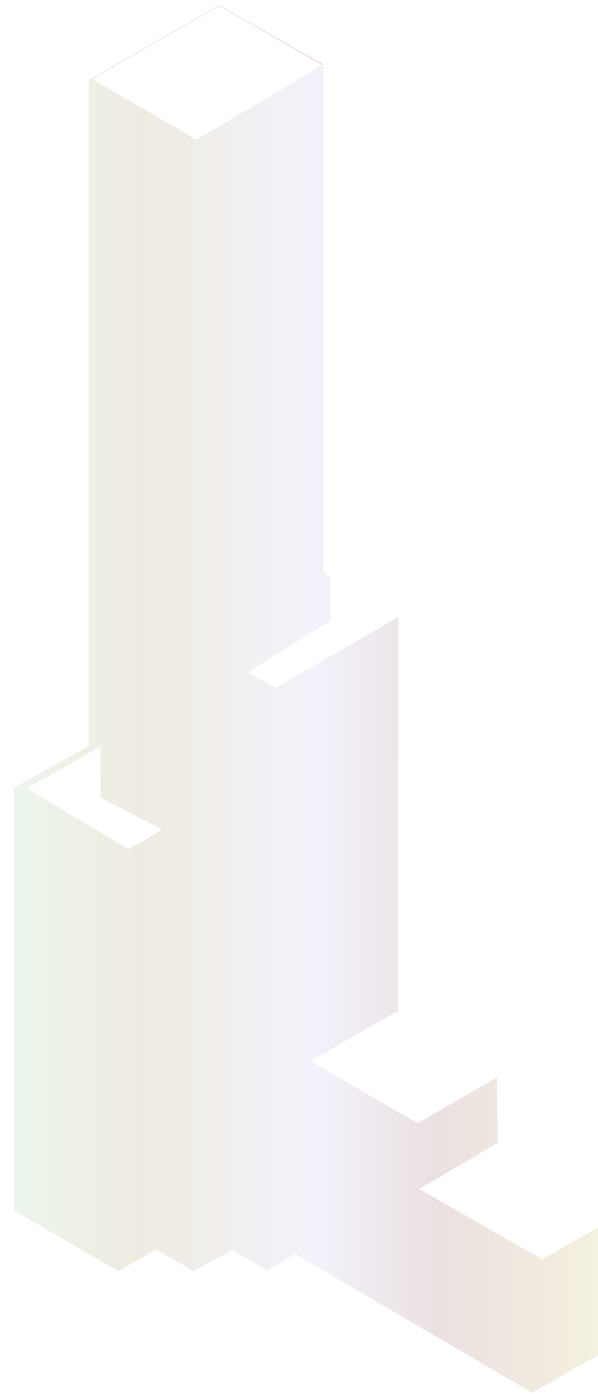
HORIZONTAL ELEMENTS

FACADE

MULTIDISCIPLINARY FACADE UNVEILING ALL FORMS



VERTICAL ELEMENTS



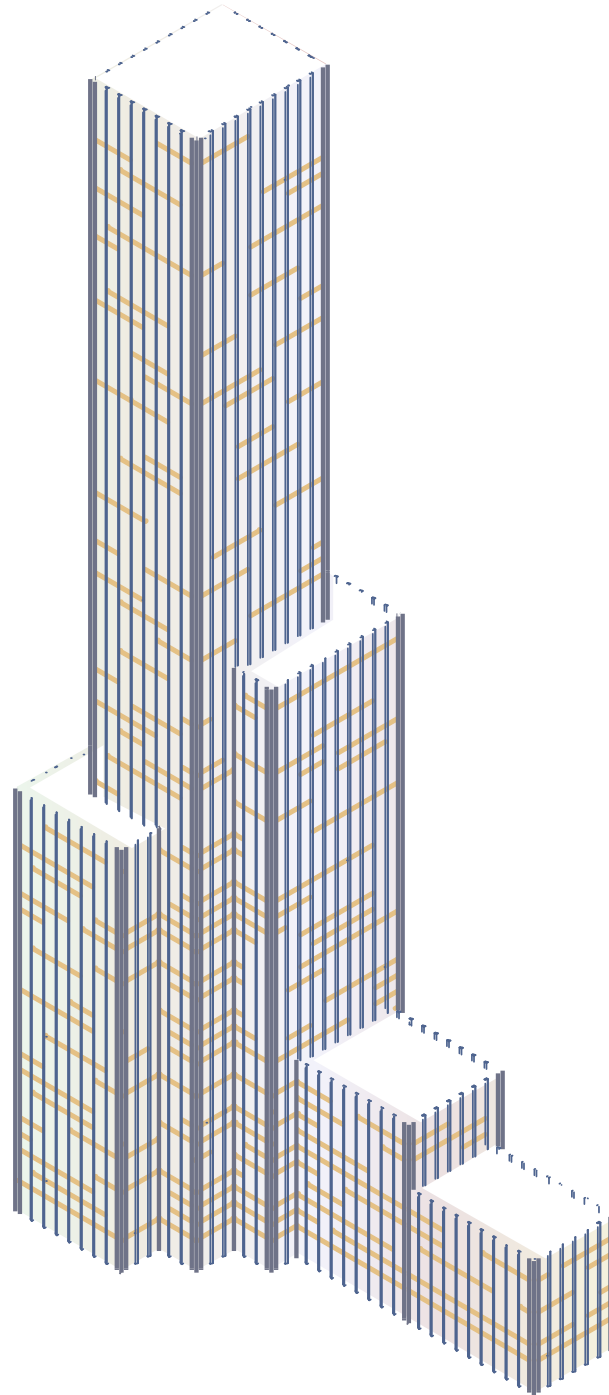
HOLOGRAPHIC GLASS



HORIZONTAL ELEMENTS

FACADE

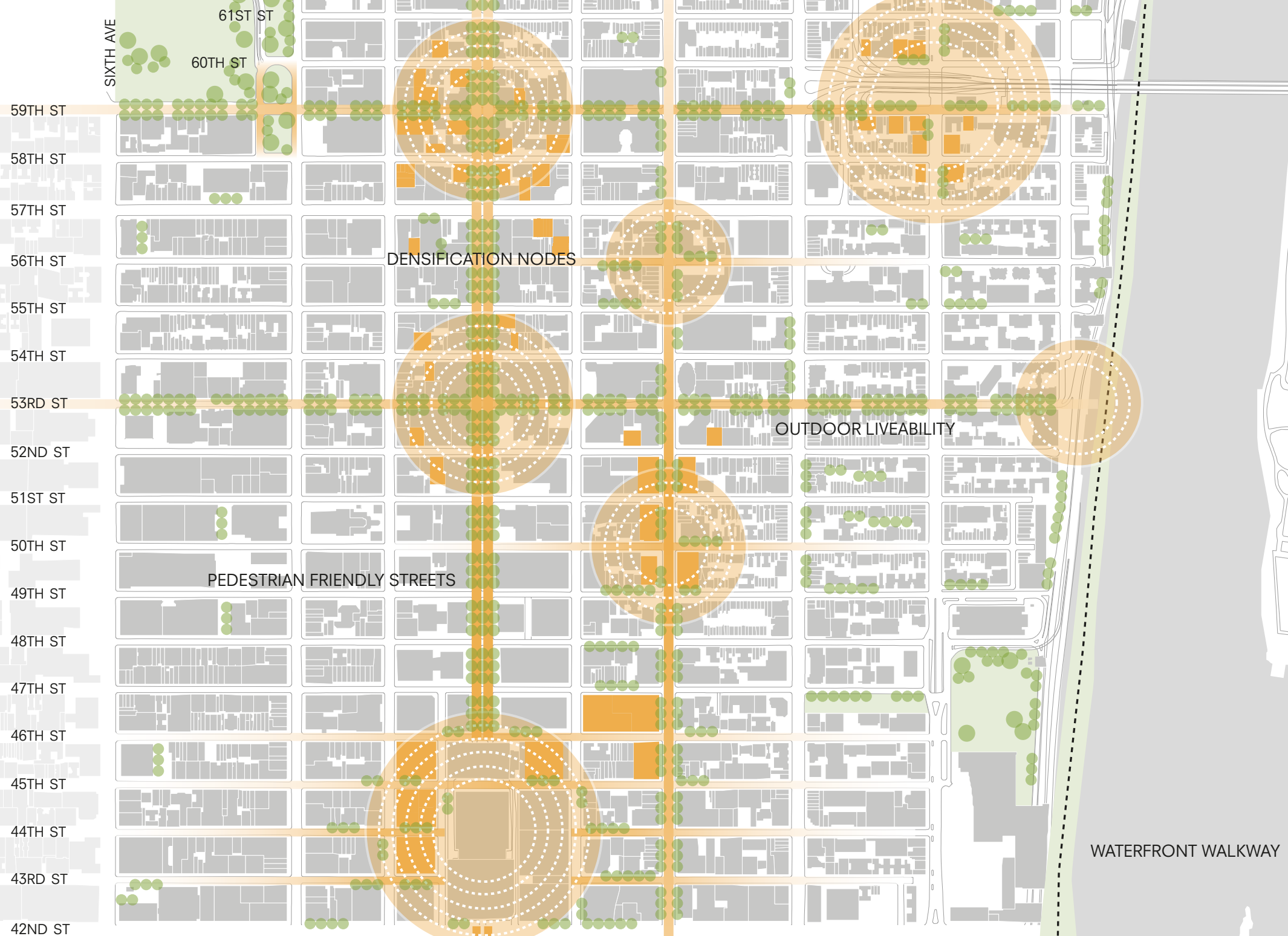
FRAMING CHANGE



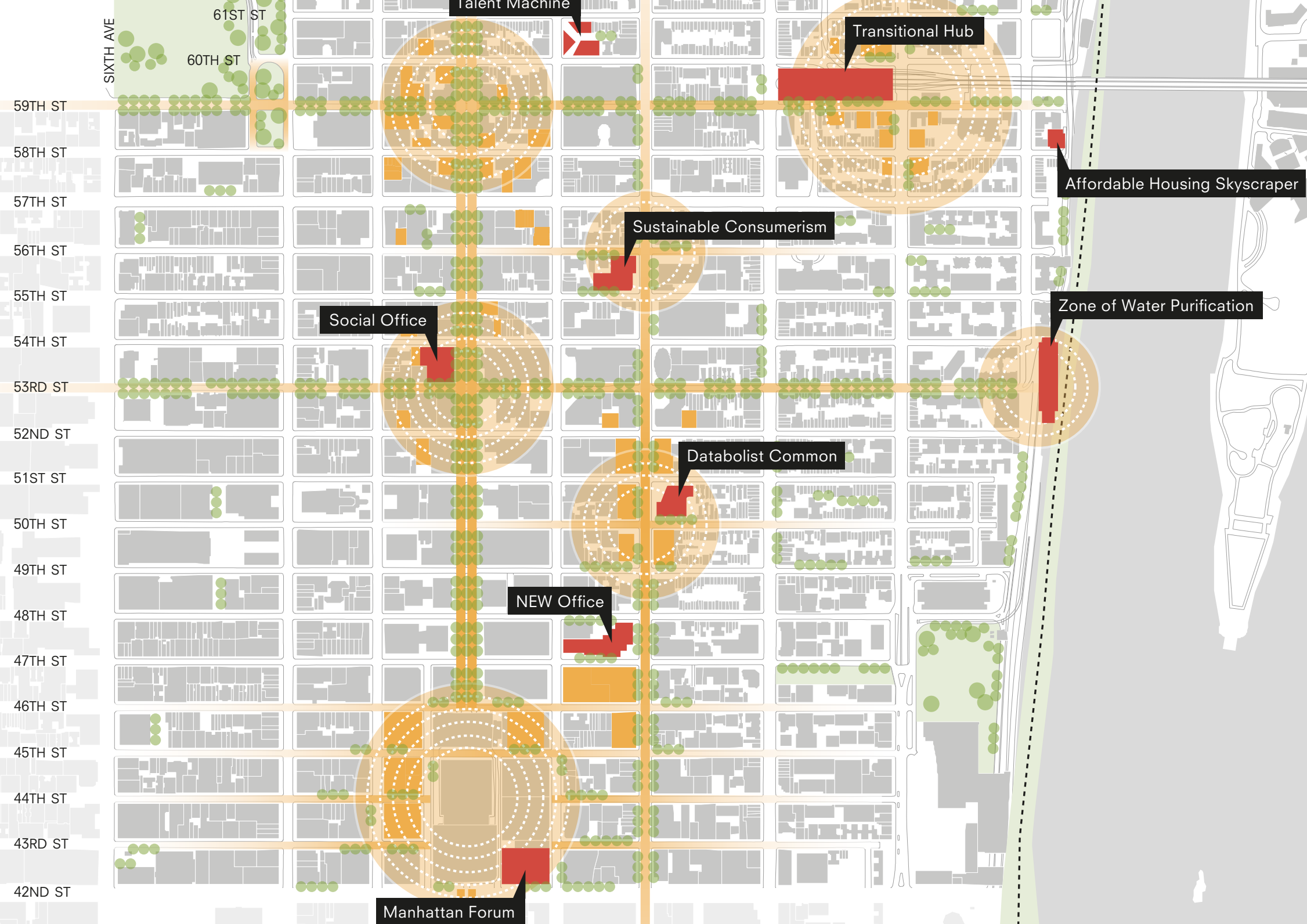


IMPLEMENTATION

GROUP STRATEGY

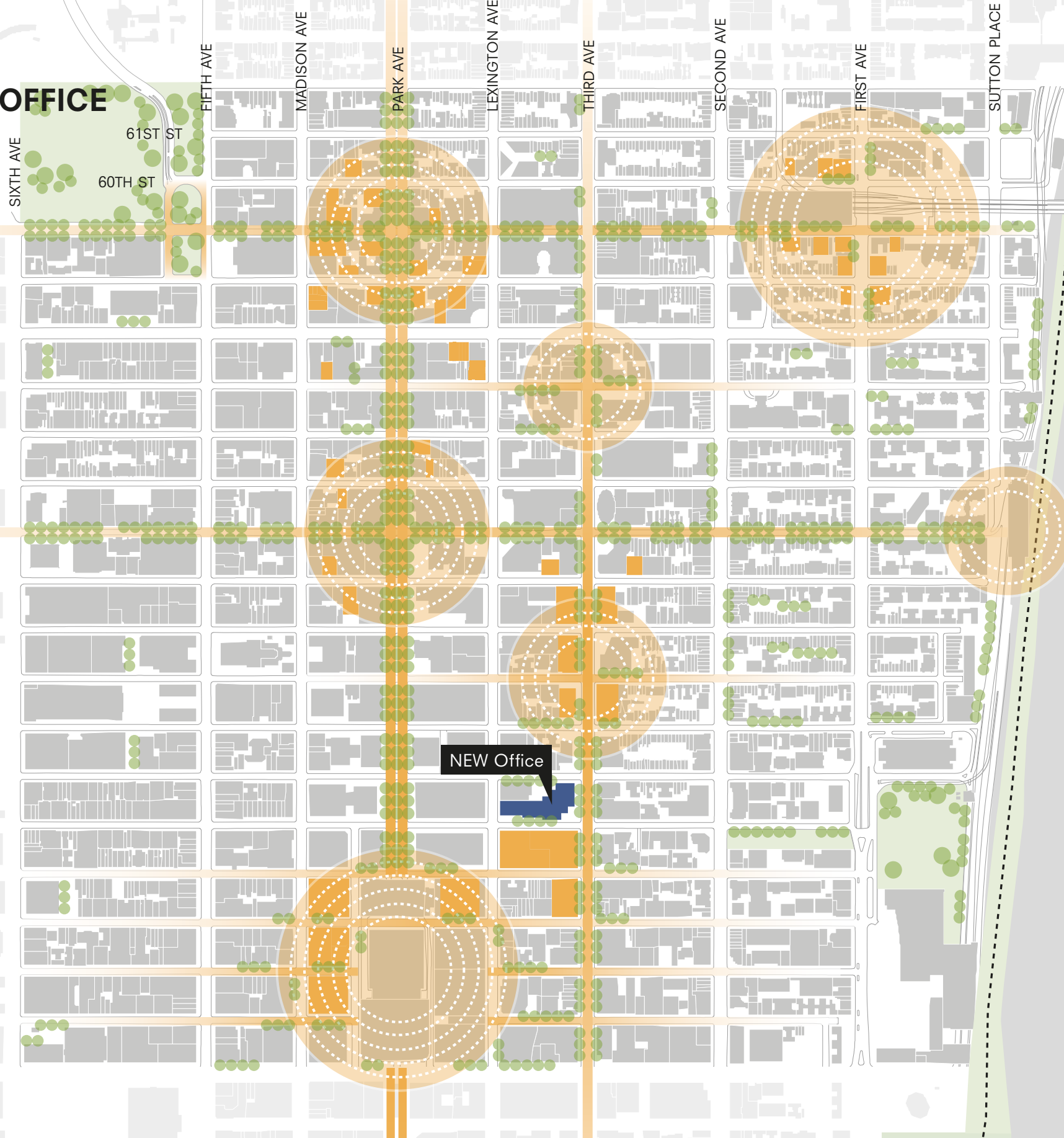


INDIVIDUAL PROJECTS



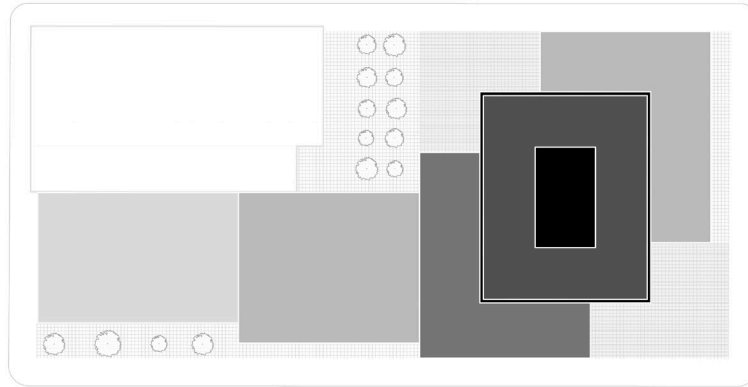
NE(W) OFFICE

61ST ST
60TH ST
59TH ST
58TH ST
57TH ST
56TH ST
55TH ST
54TH ST
53RD ST
52ND ST
51ST ST
50TH ST
49TH ST
48TH ST
47TH ST
46TH ST
45TH ST
44TH ST
43RD ST
42ND ST

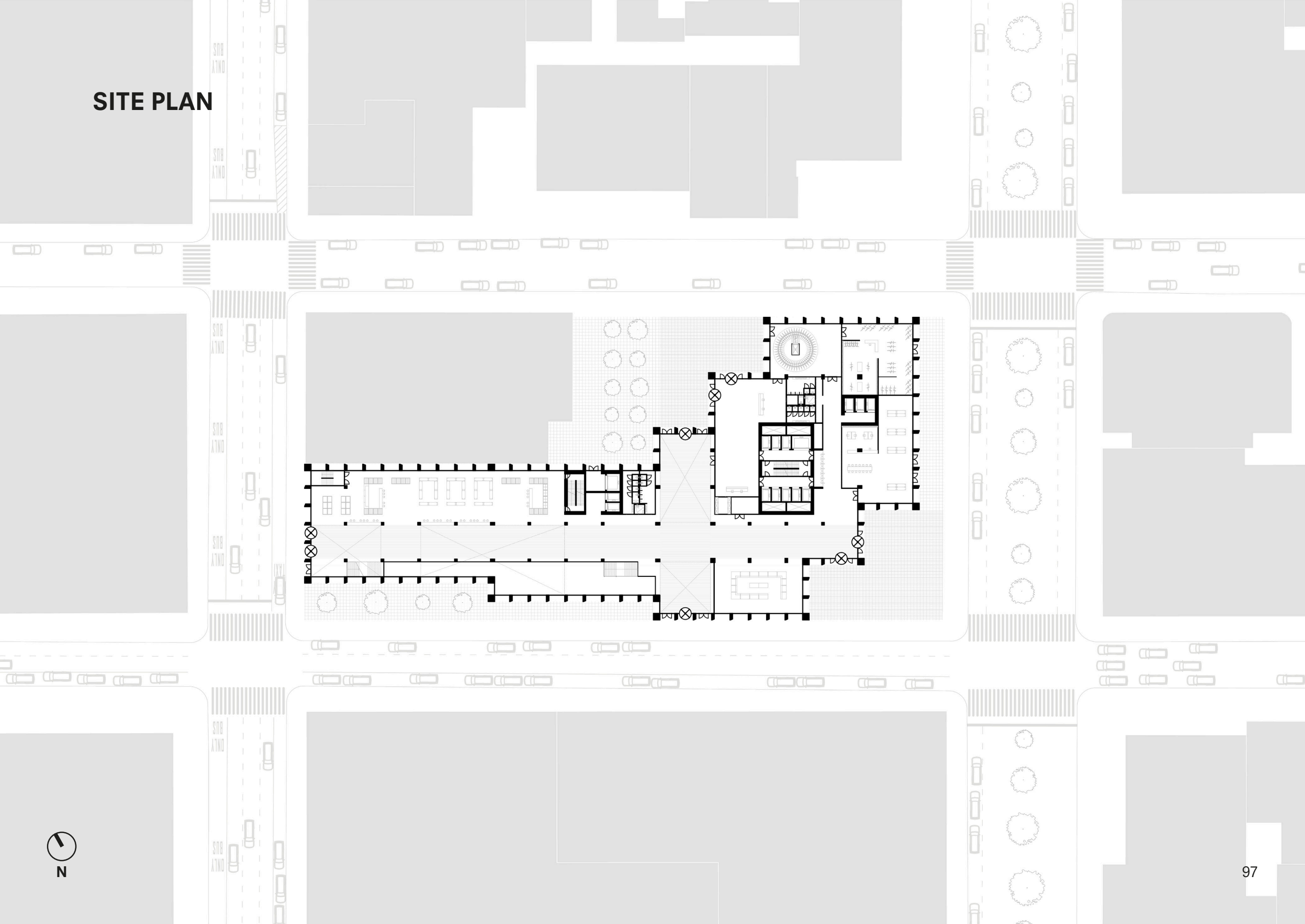


NEW Office

URBAN PLAN

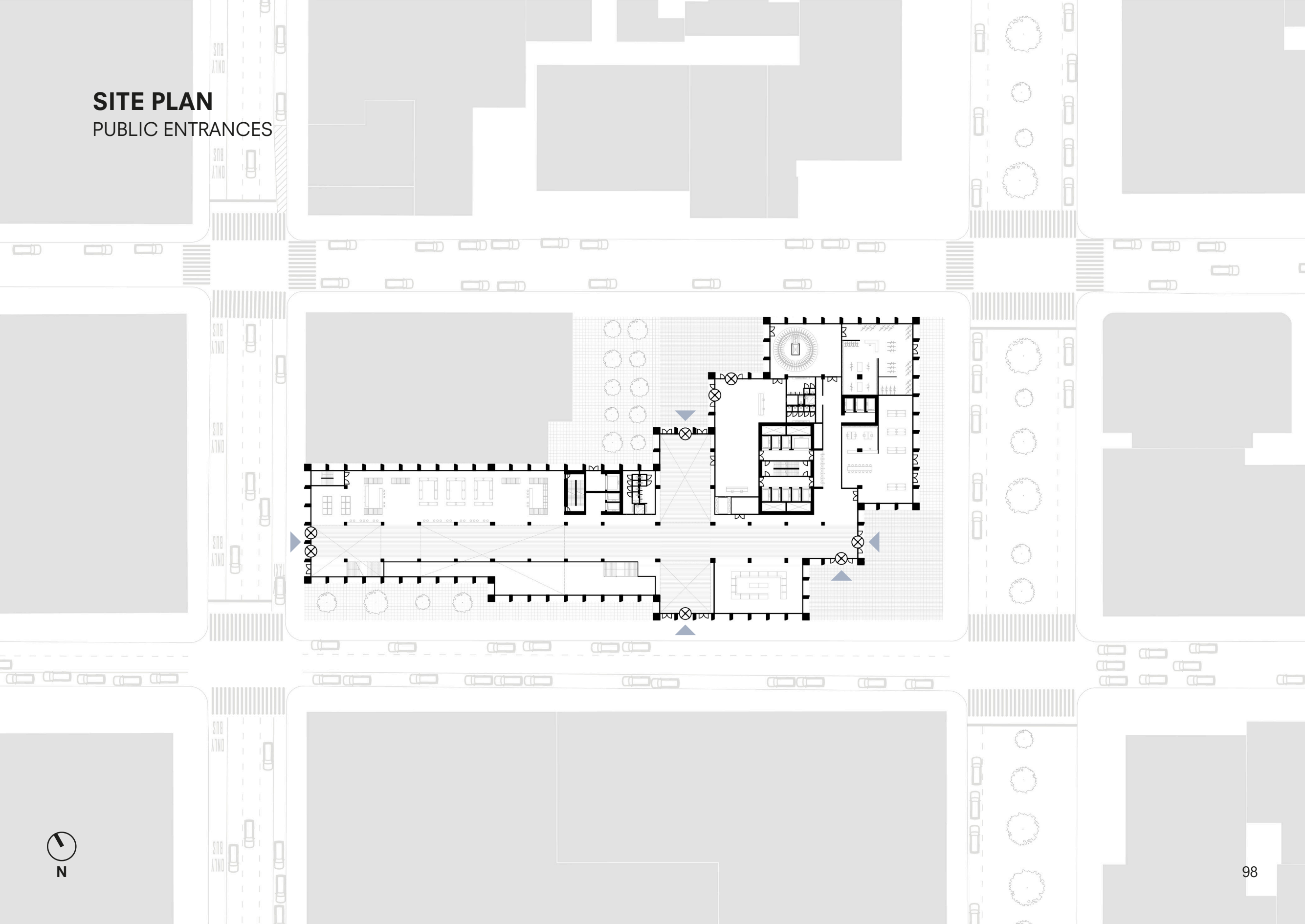


SITE PLAN



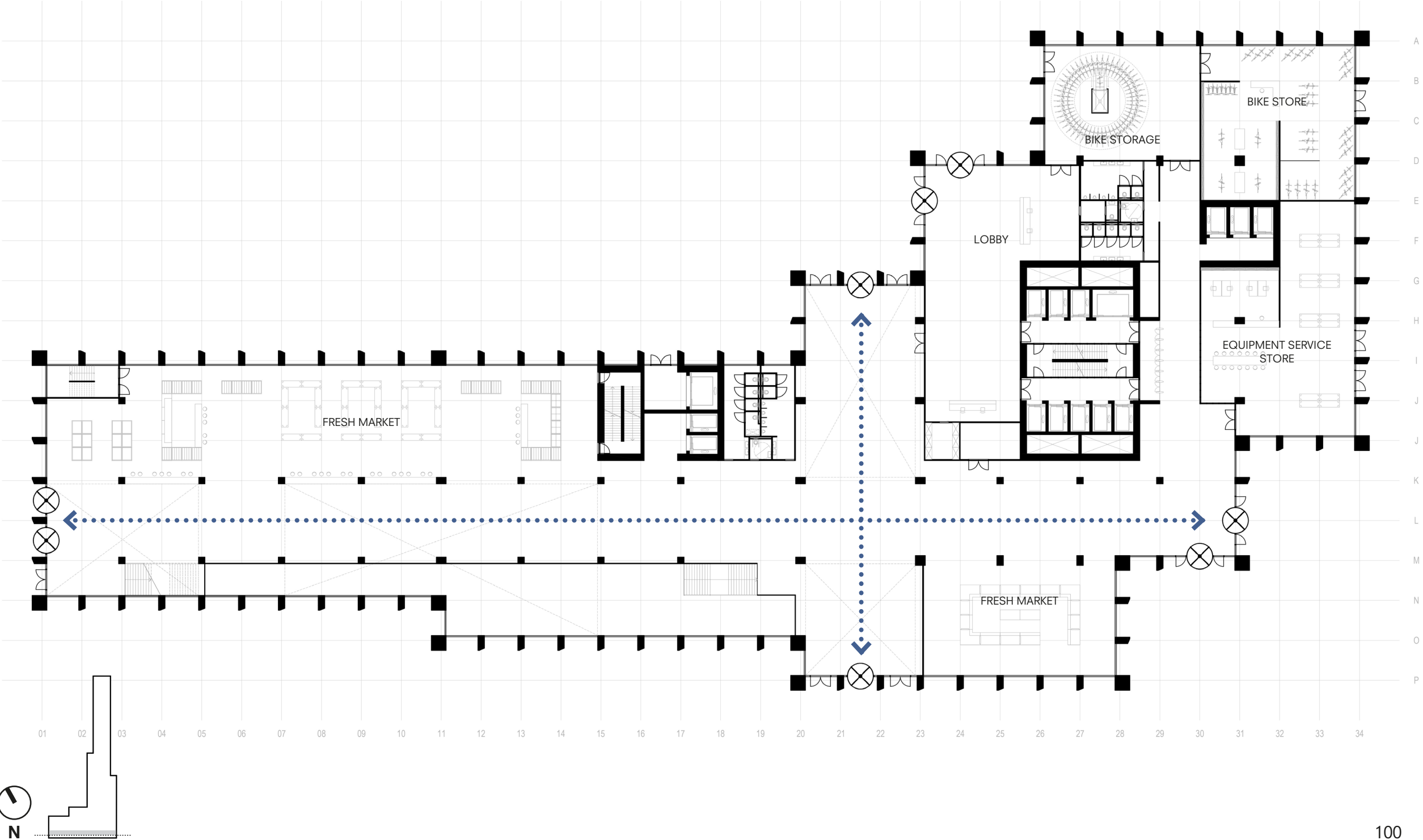
SITE PLAN

PUBLIC ENTRANCES



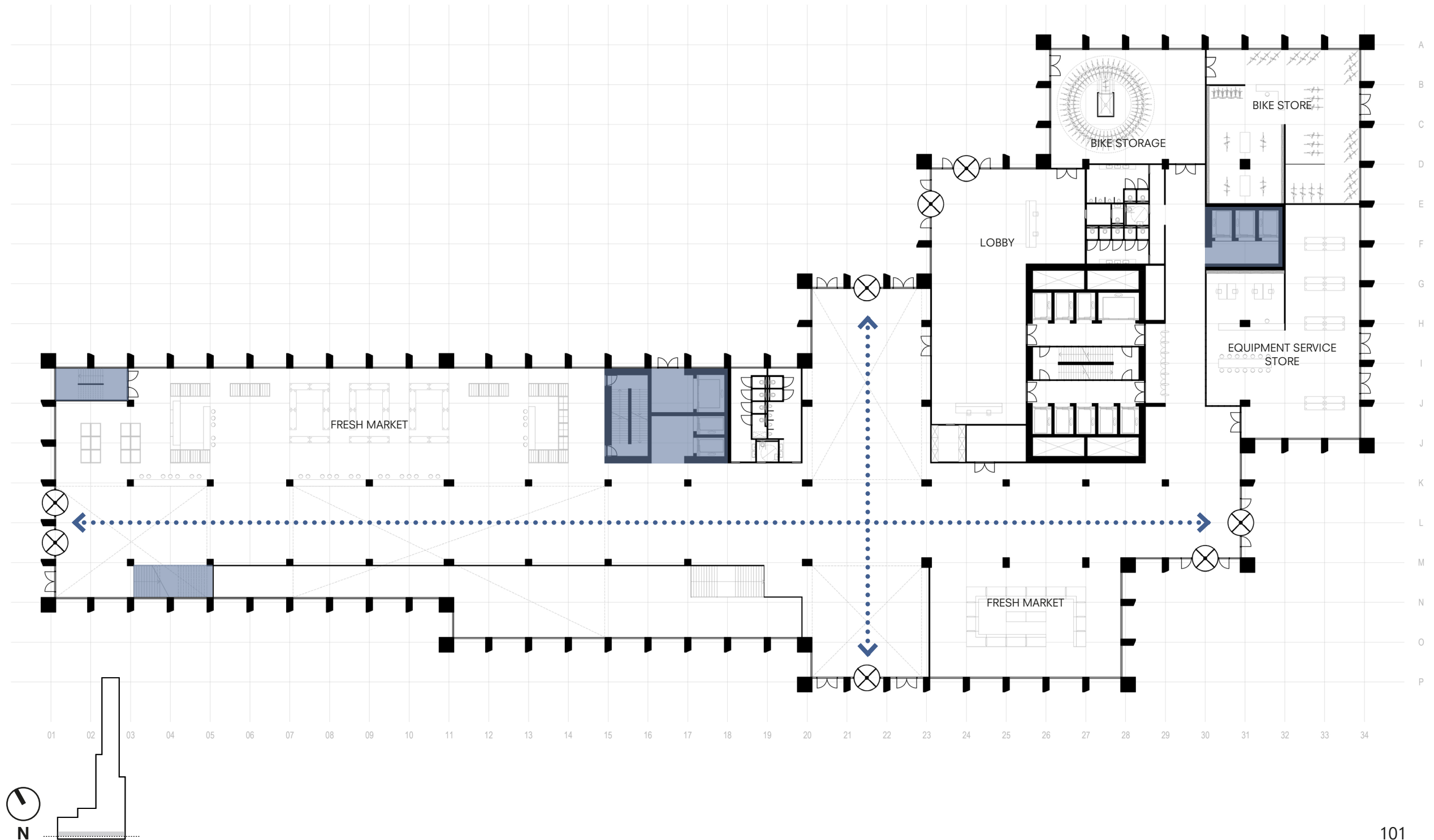


GROUND FLOOR
PUBLIC AREA



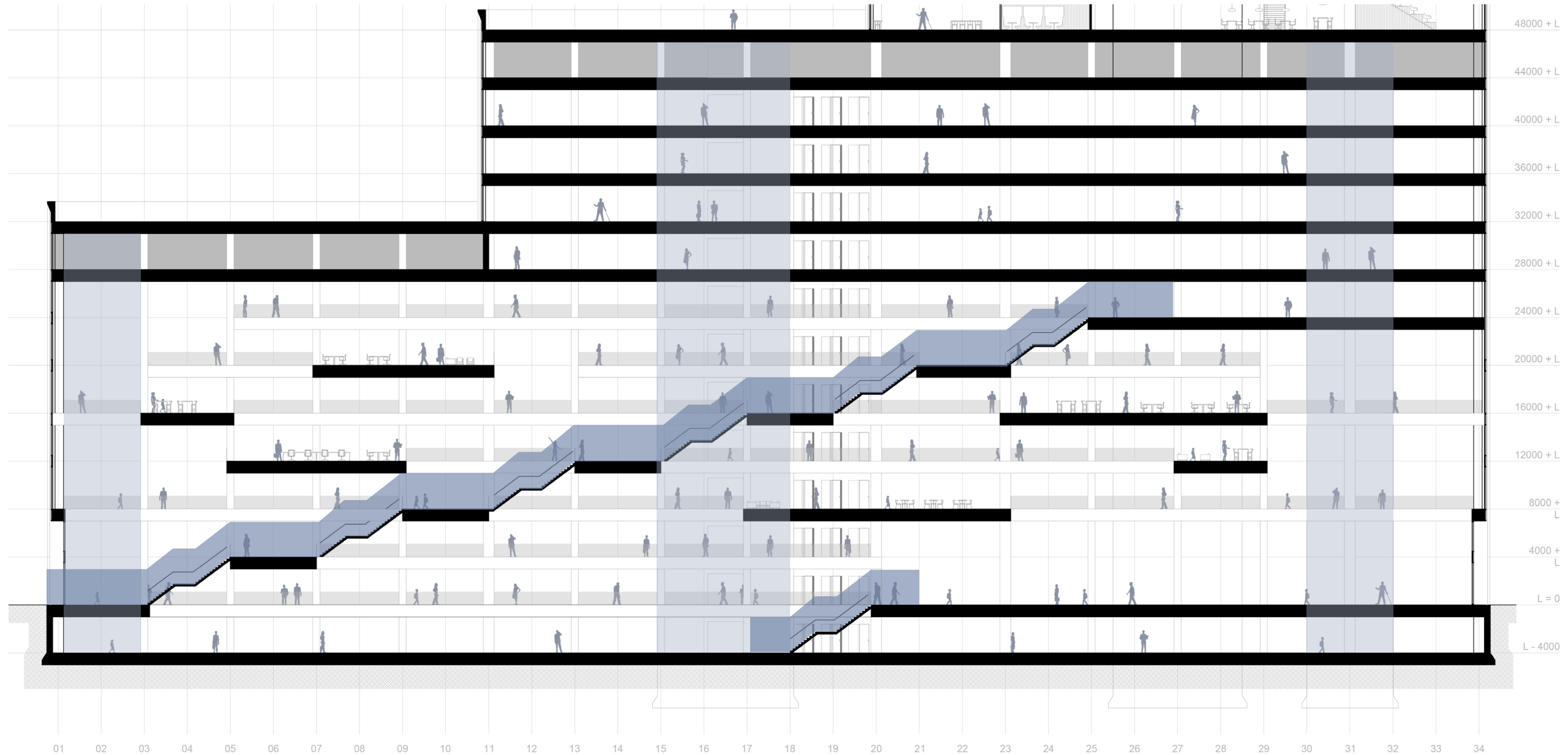
GROUND FLOOR

PUBLIC AREA | VERTICAL TRANSPORTATION



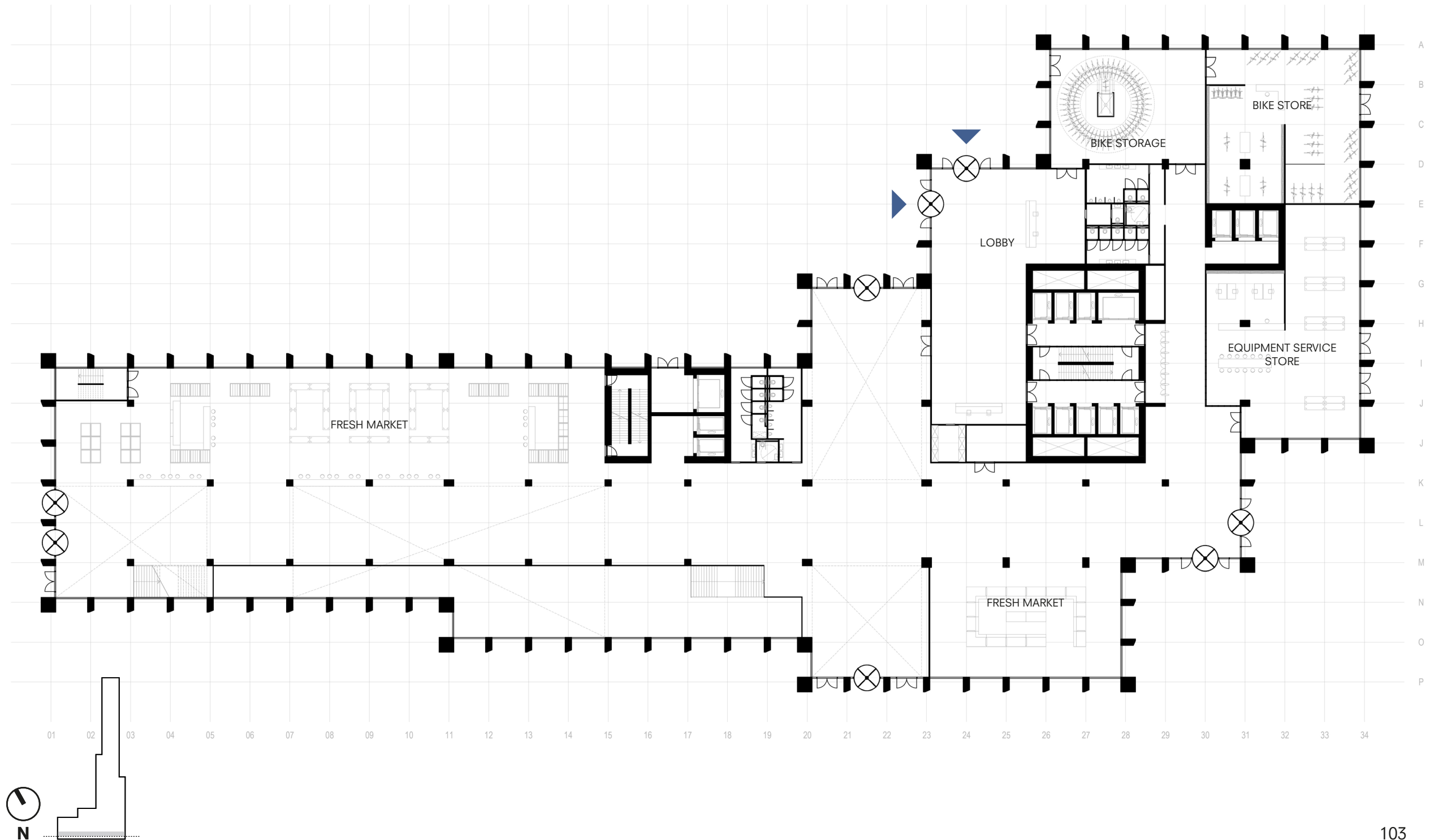
LONGITUDINAL SECTION

PUBLIC AREA | VERTICAL TRANSPORTATION



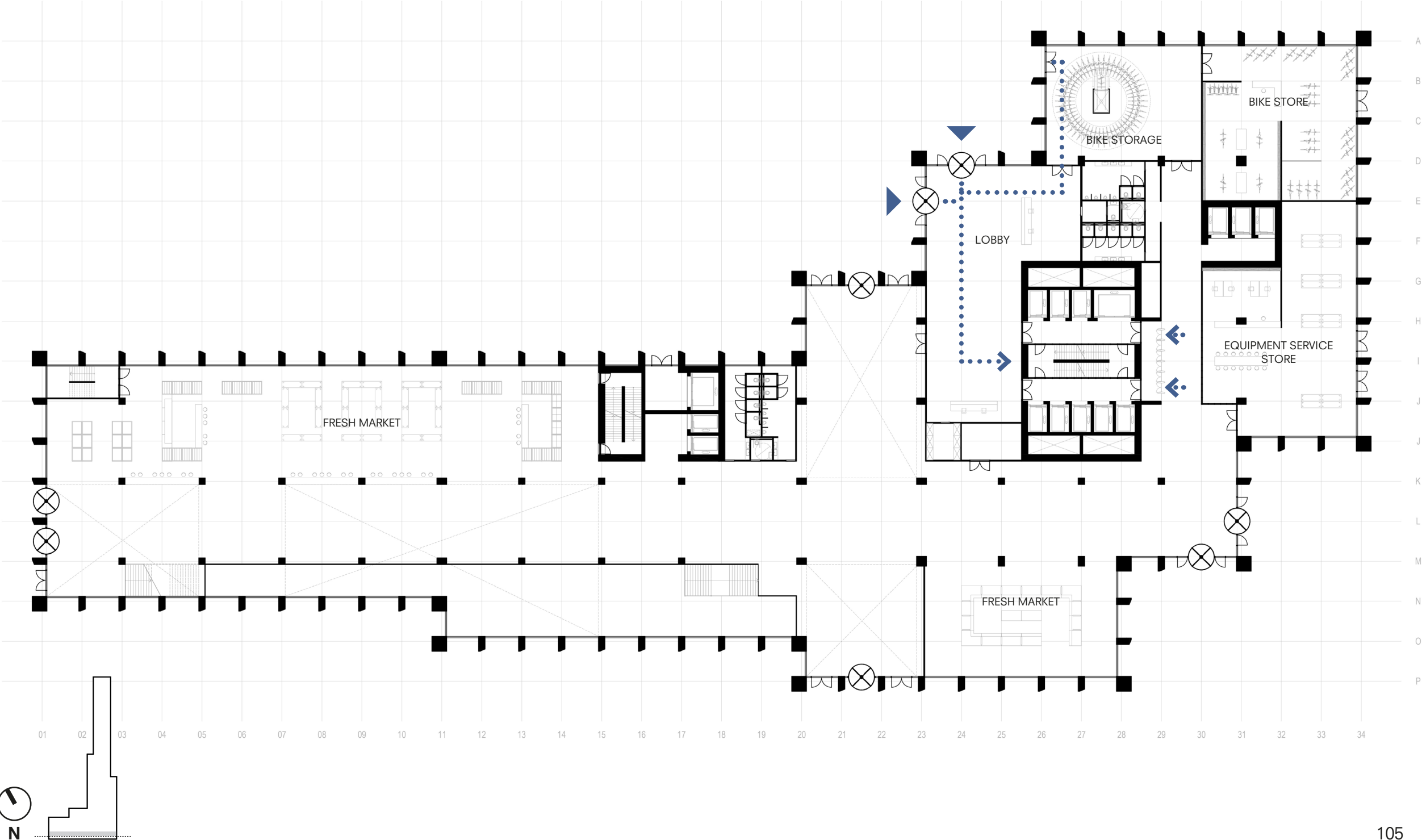
GROUND FLOOR

TOWER | ENTRANCE

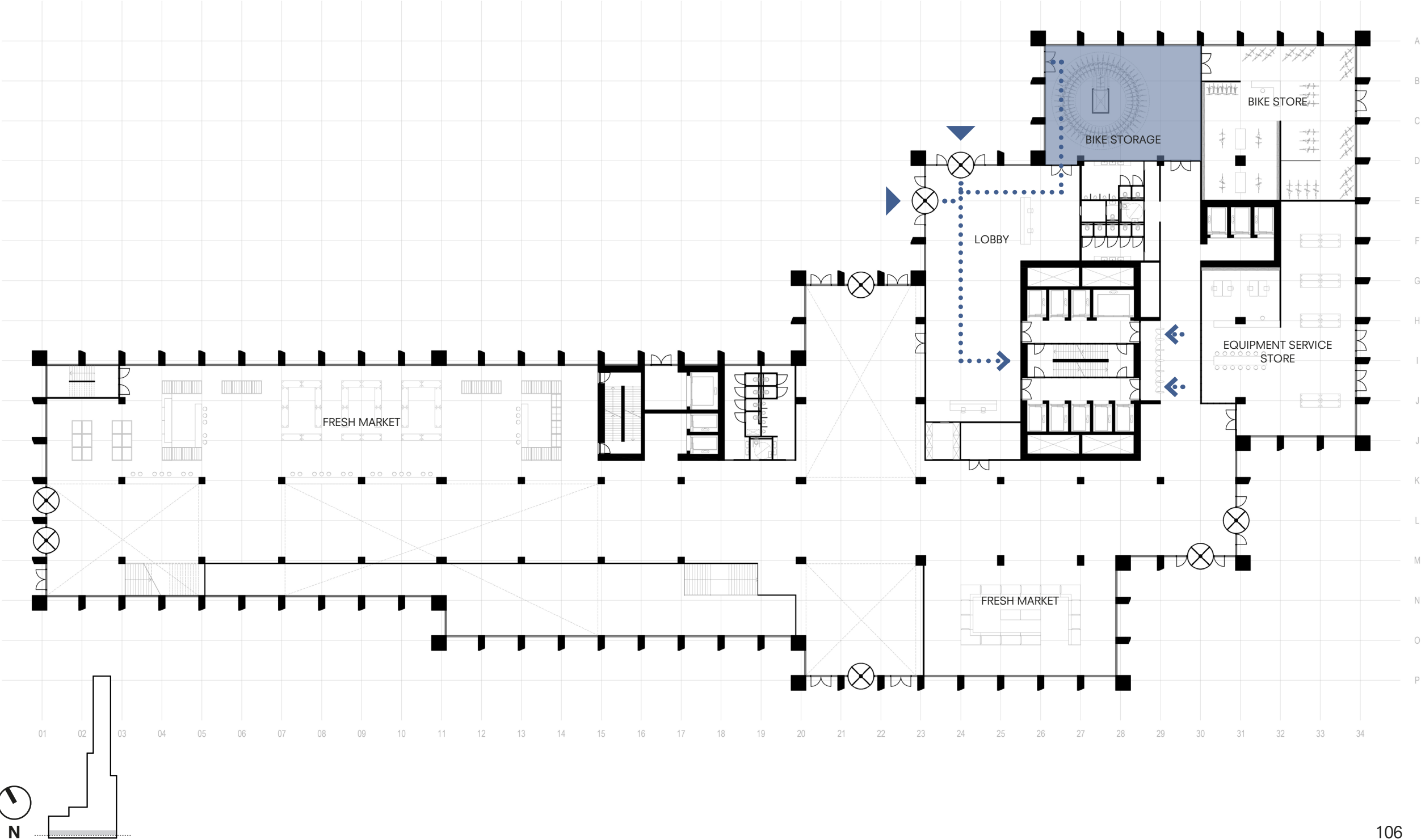




GROUND FLOOR
TOWER | COLLECTIVE ENTRANCES

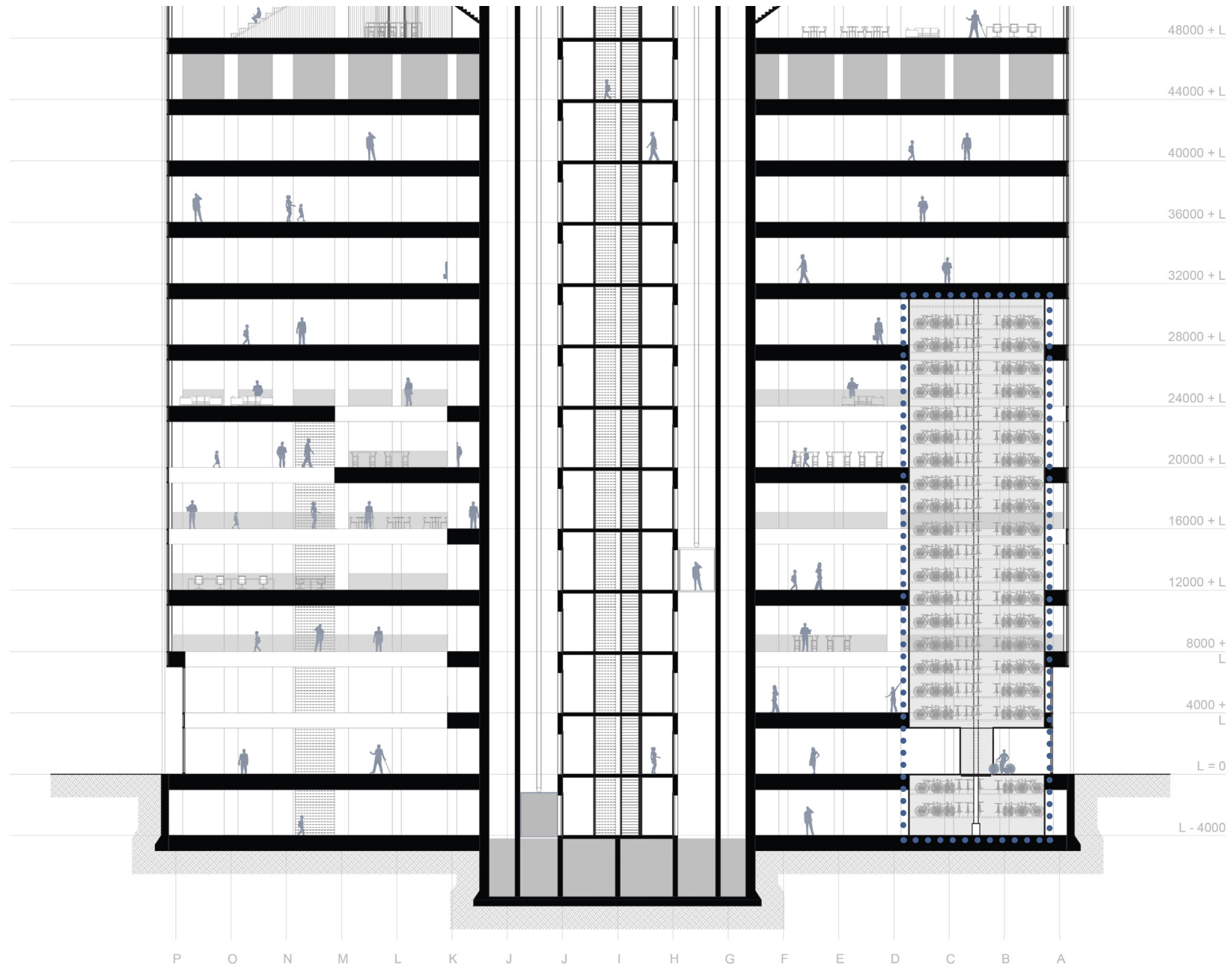


GROUND FLOOR
BIKE STORAGE



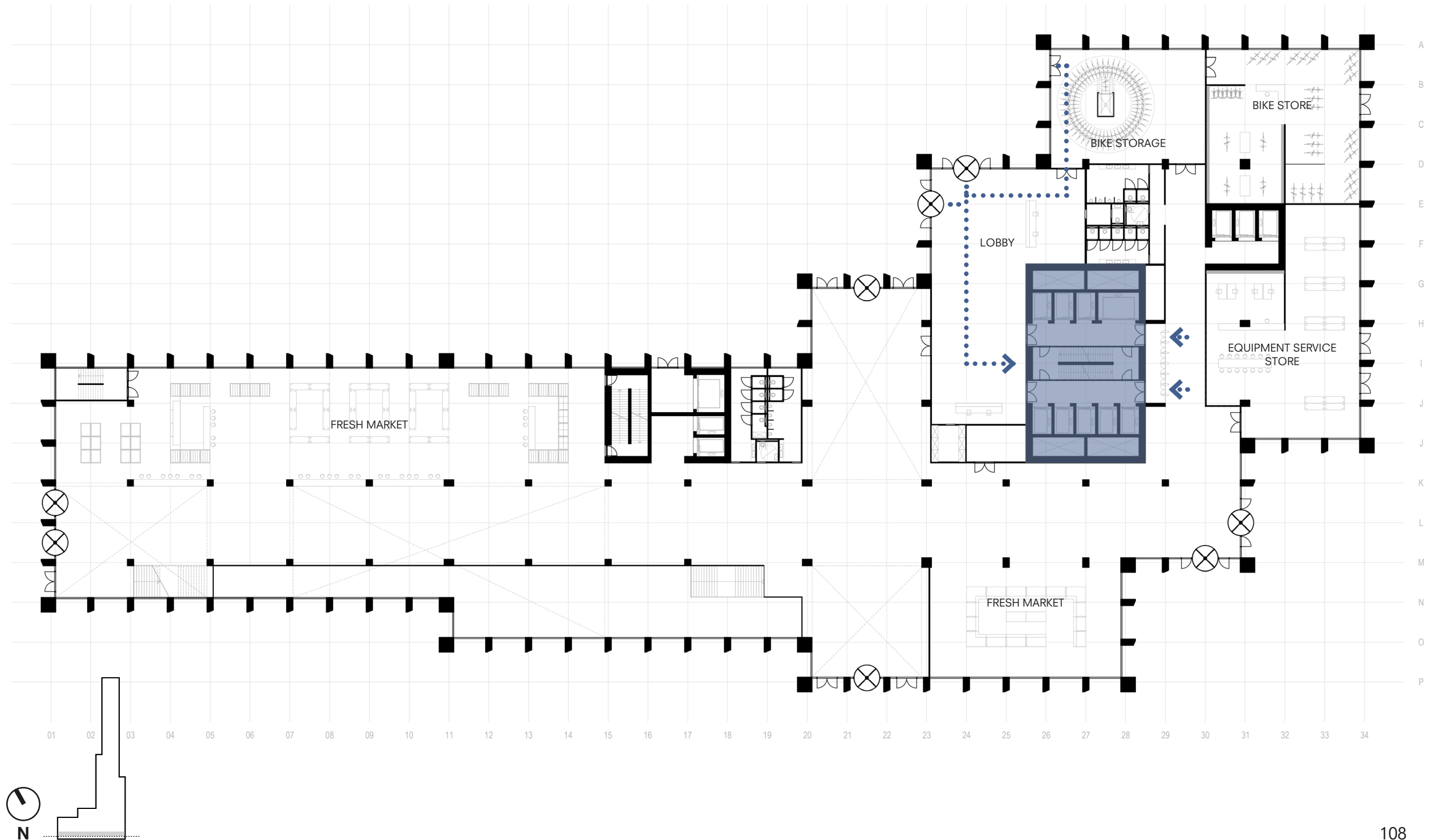
CROSS SECTION

BIKE STORAGE

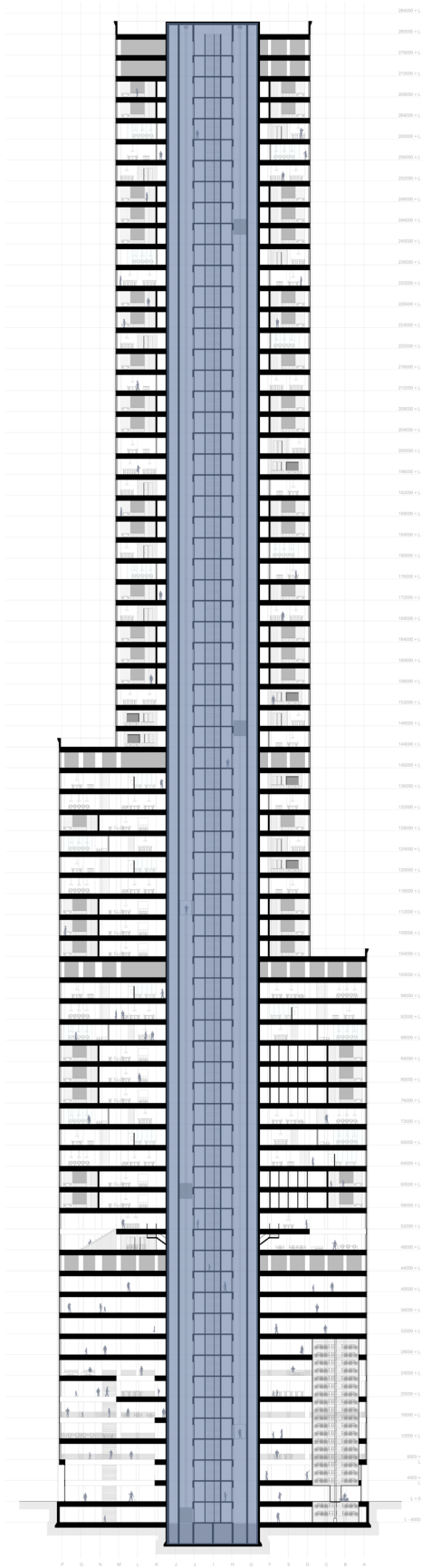


GROUND FLOOR

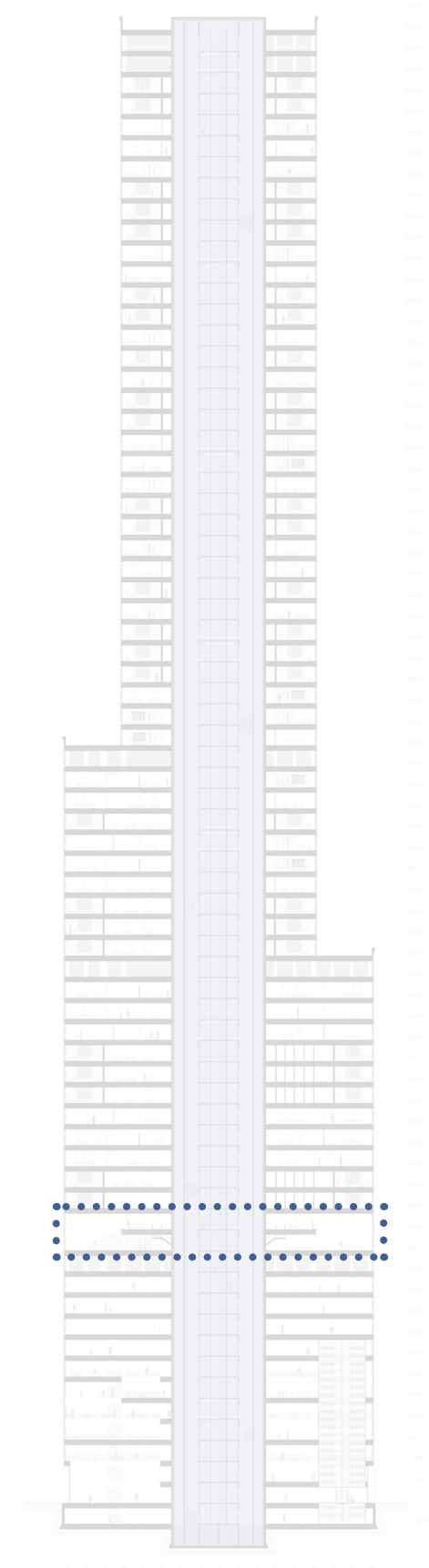
TOWER | VERTICAL TRANSPORTATION



CROSS SECTION
TOWER | VERTICAL TRANSPORTATION



CROSS SECTION
TOWER | SKY LOBBY

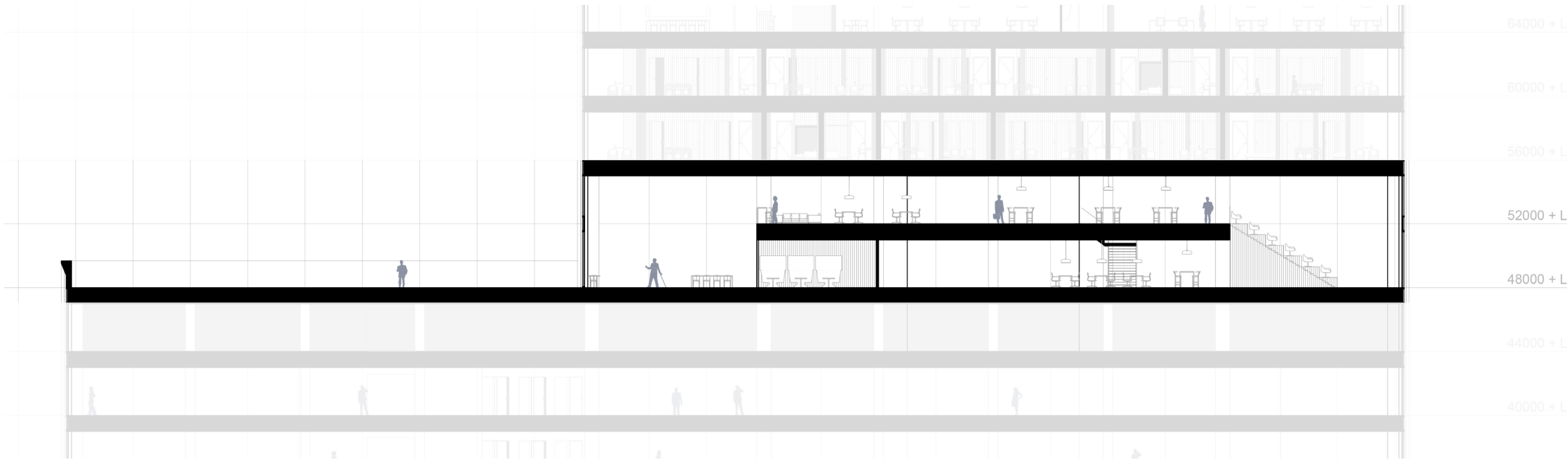


OFFICE / DWELLING

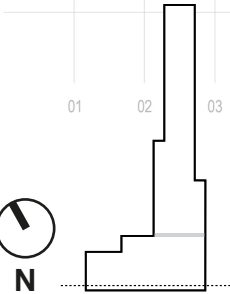
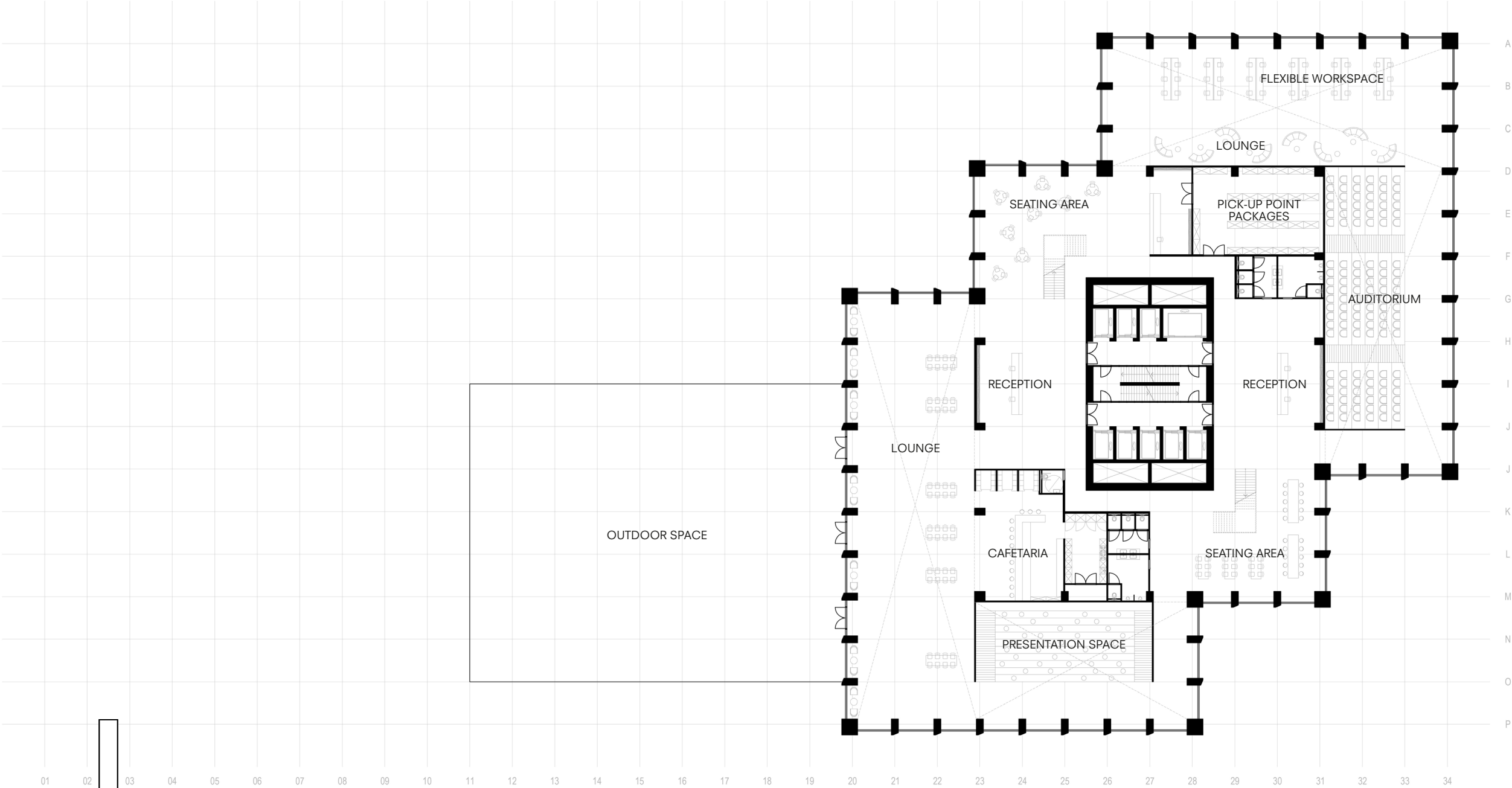
SKY LOBBY
13TH + 14TH FLOOR

AMENITIES

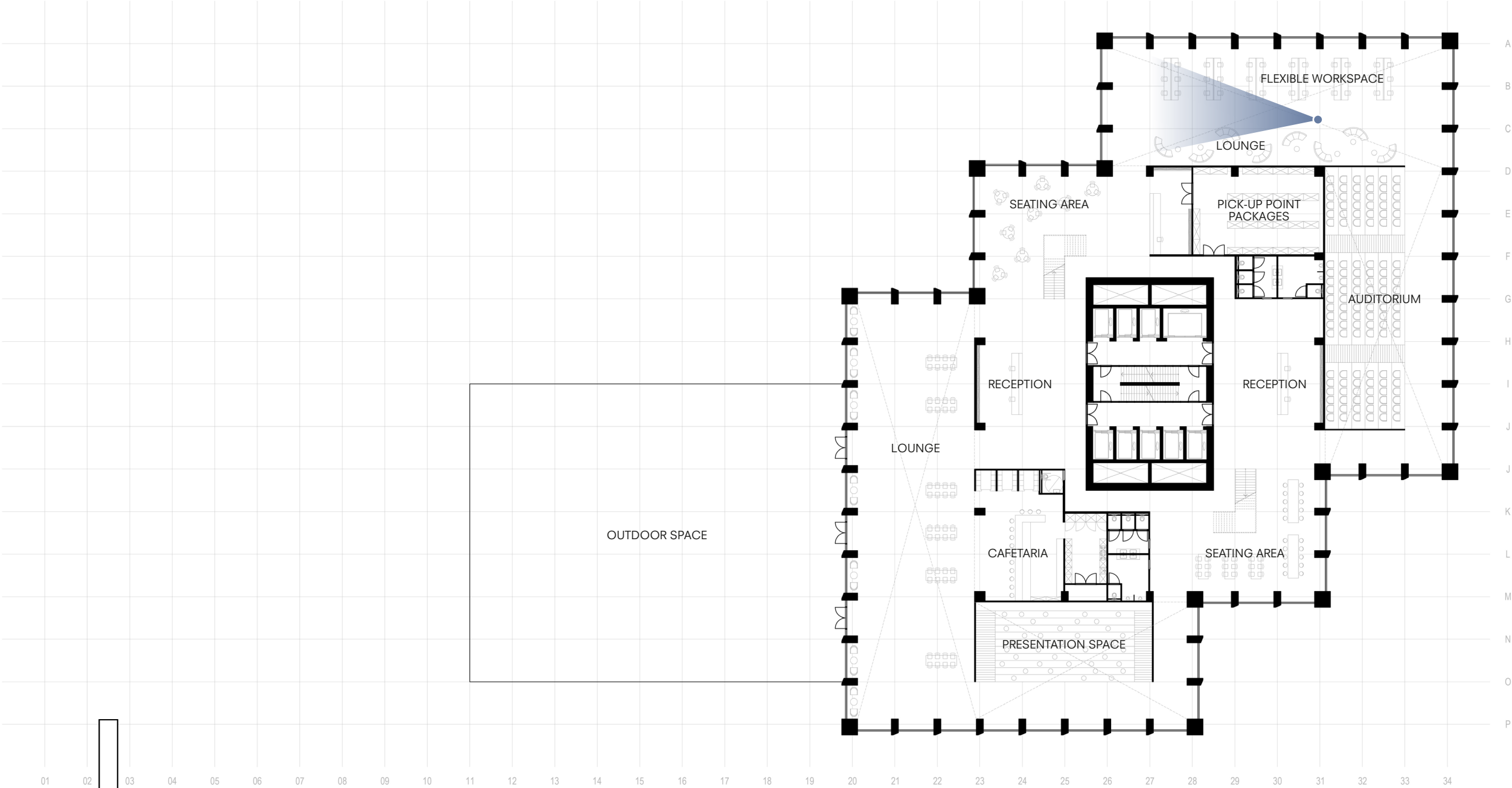
CROSS SECTION
TOWER | SKY LOBBY



SKY LOBBY I
13TH FLOOR

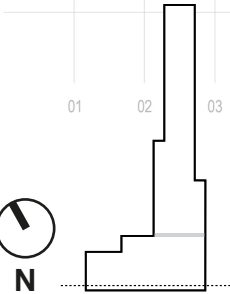
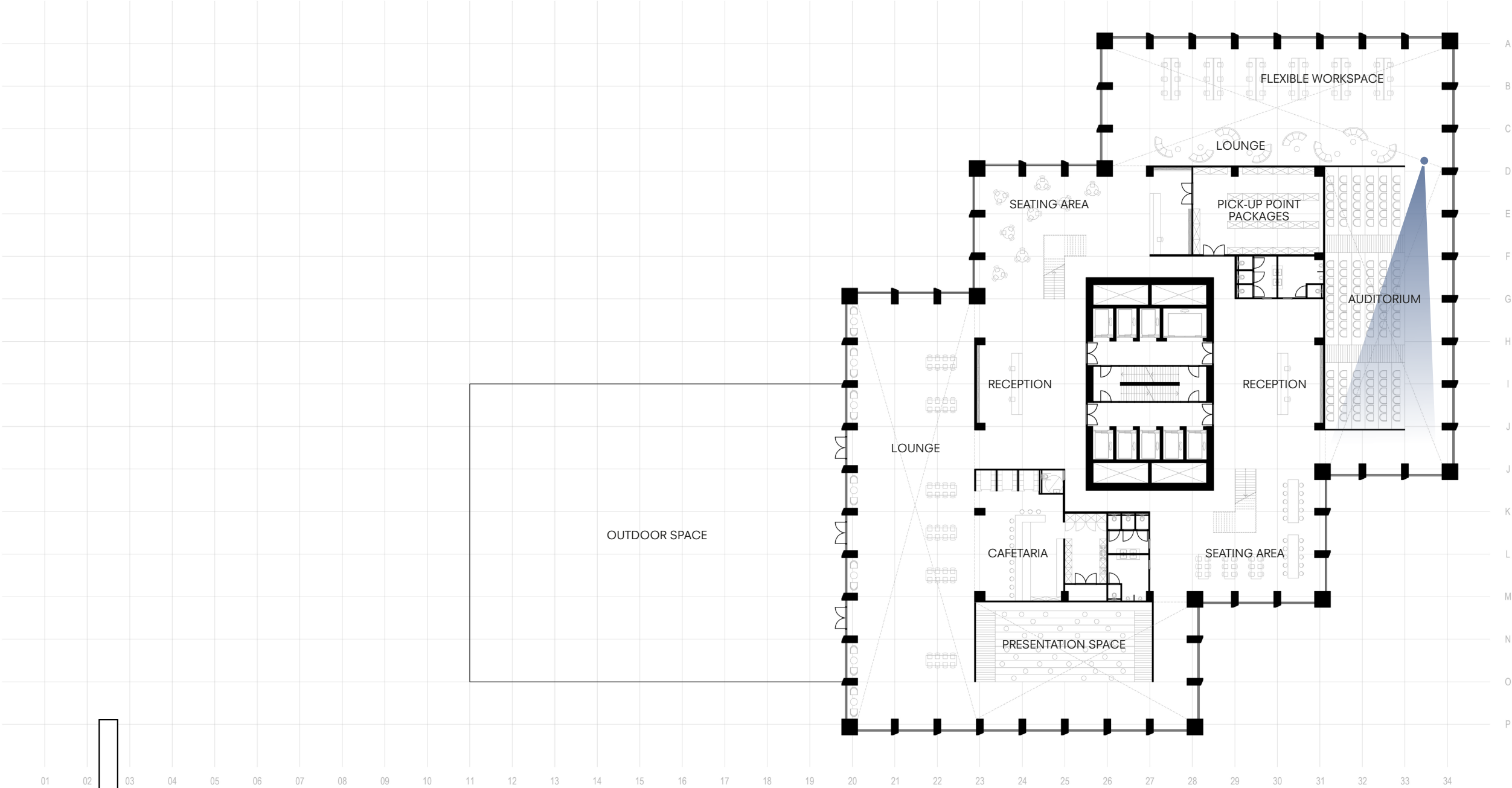


SKY LOBBY I
13TH FLOOR



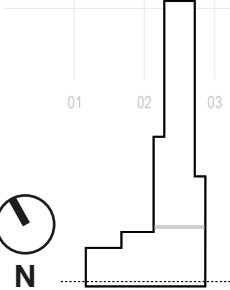
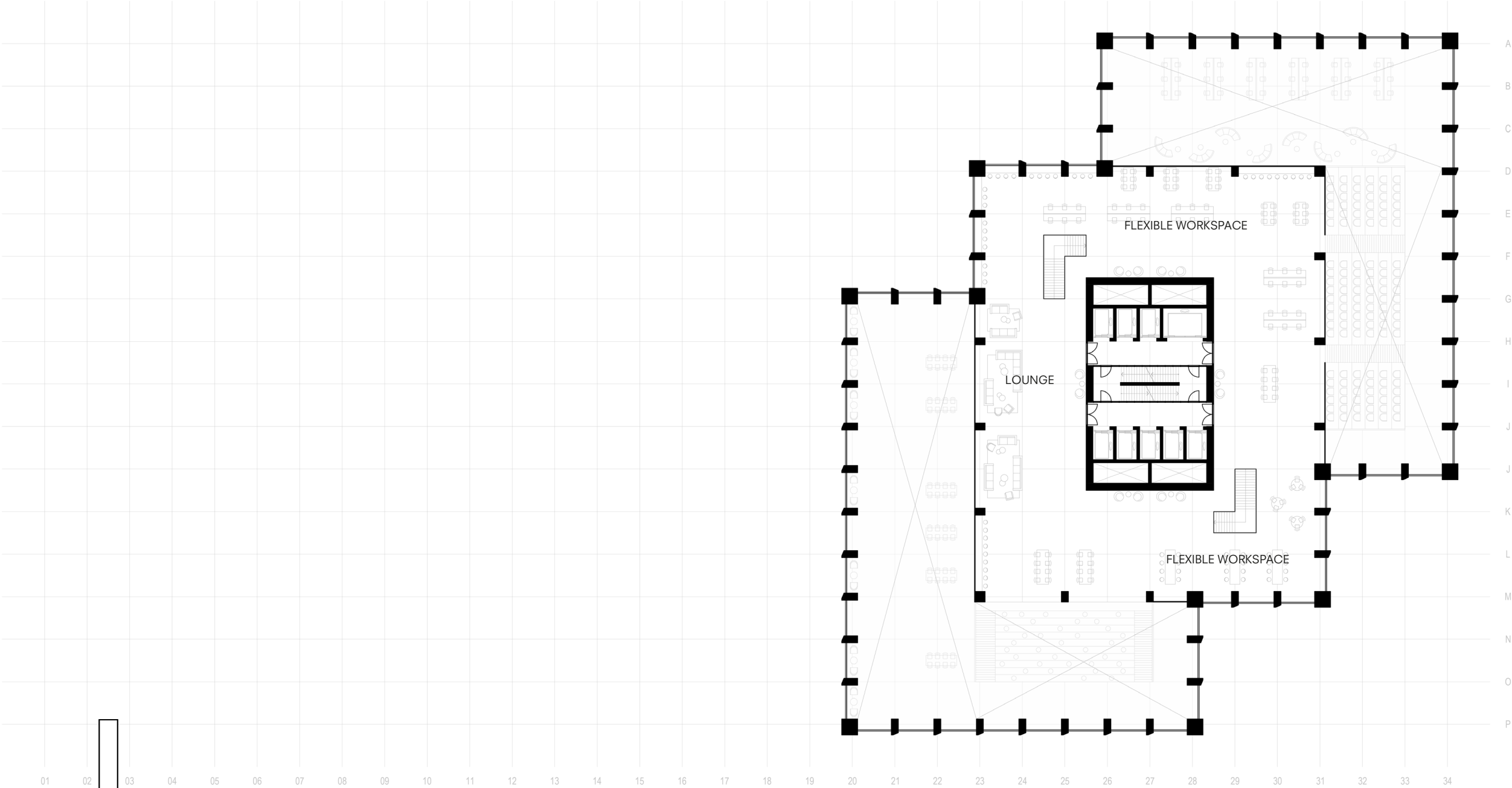


SKY LOBBY I
13TH FLOOR

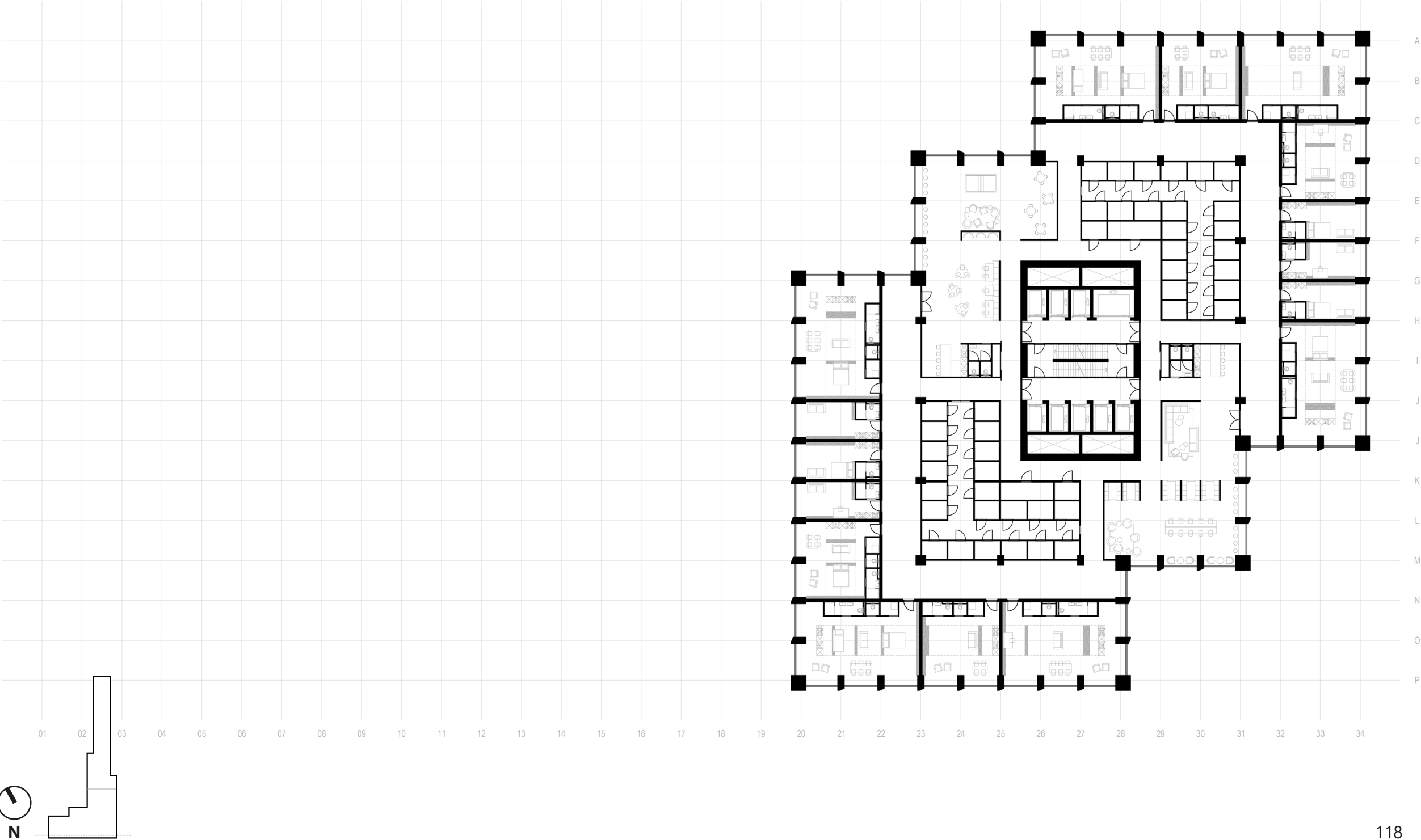




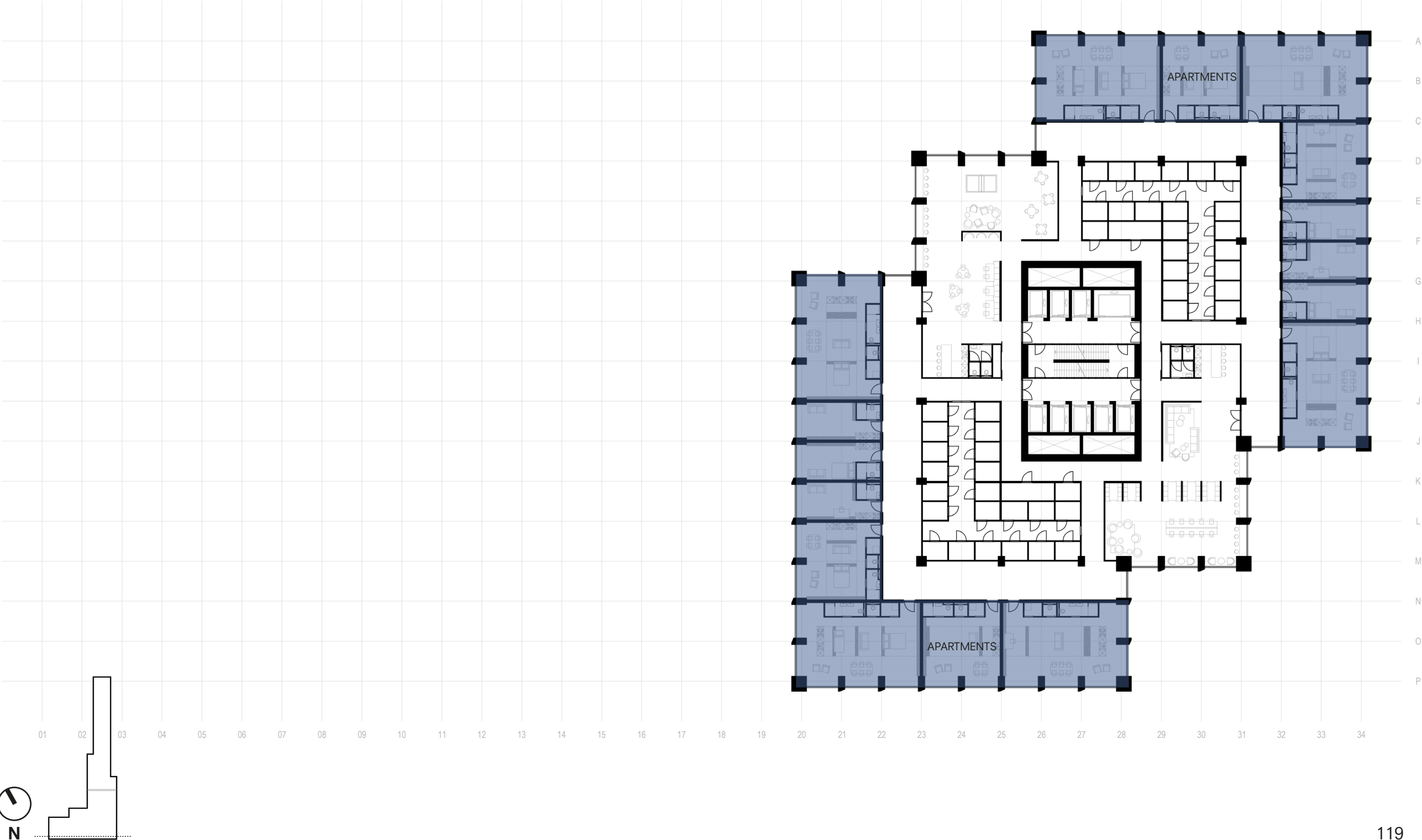
SKY LOBBY II
14TH FLOOR



RESIDENTIAL FLOOR
21ST FLOOR

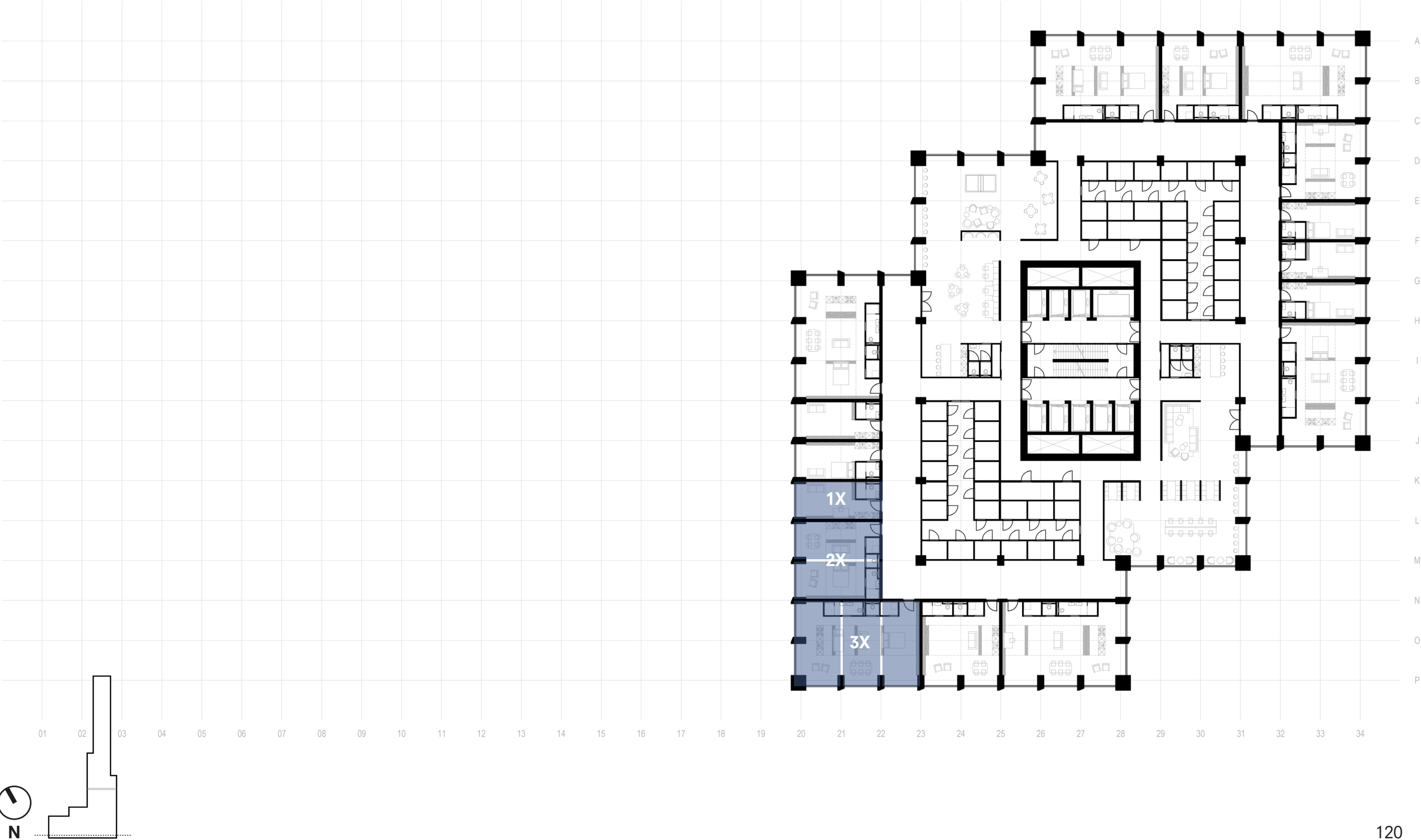


RESIDENTIAL FLOOR
21ST FLOOR | APARTMENTS

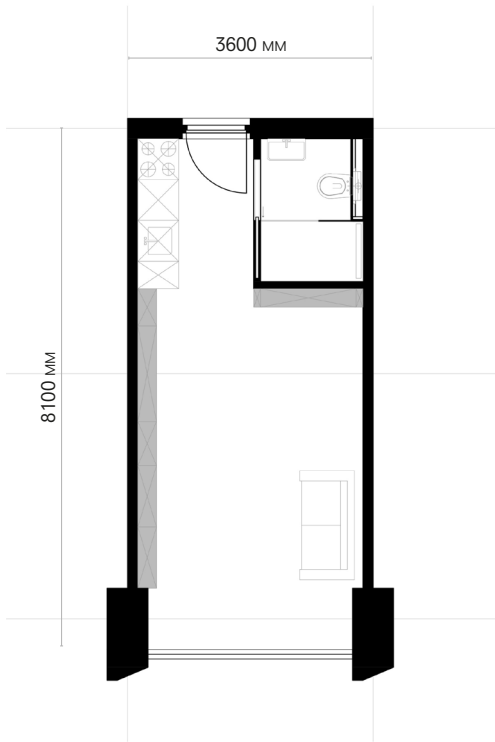


RESIDENTIAL FLOOR

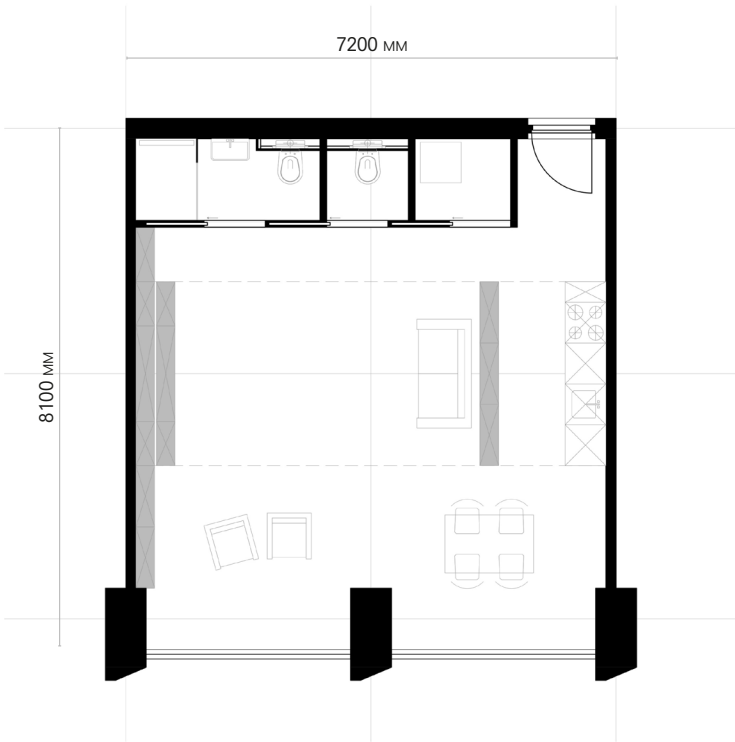
21ST FLOOR | APARTMENT CONFIGURATION



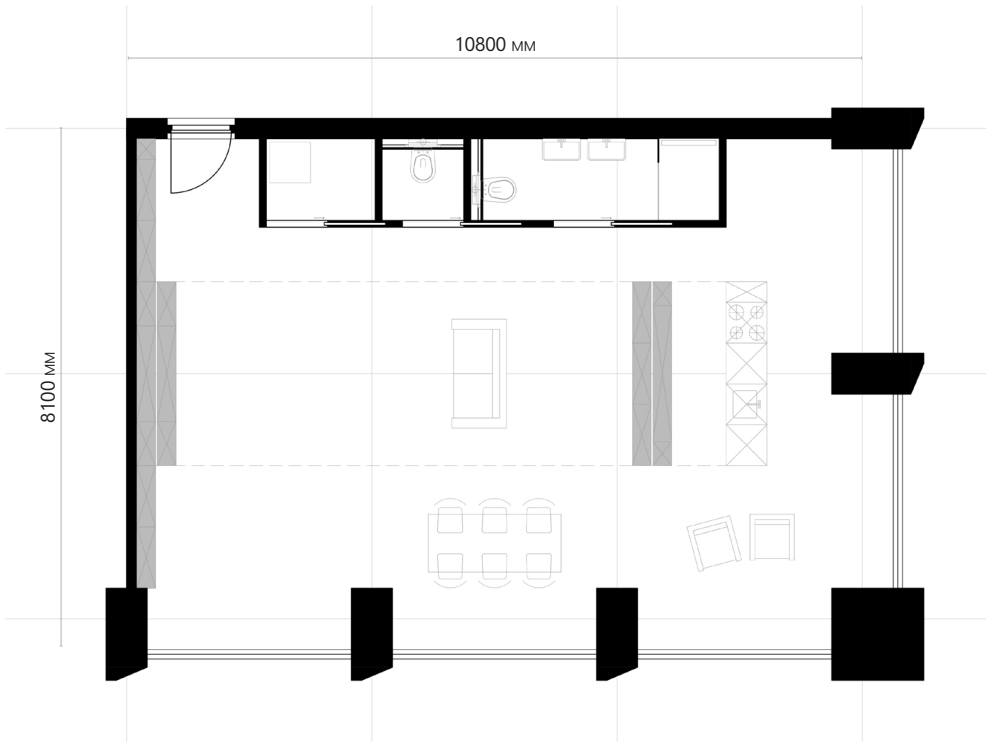
APARTMENTS
CONFIGURATION



TYPE A
STUDIO (24 SQM)



TYPE B
STARTERS (50 SQM)



TYPE C
FAMILY (77 SQM)

APARTMENTS CONFIGURATION



1X

2X

3X

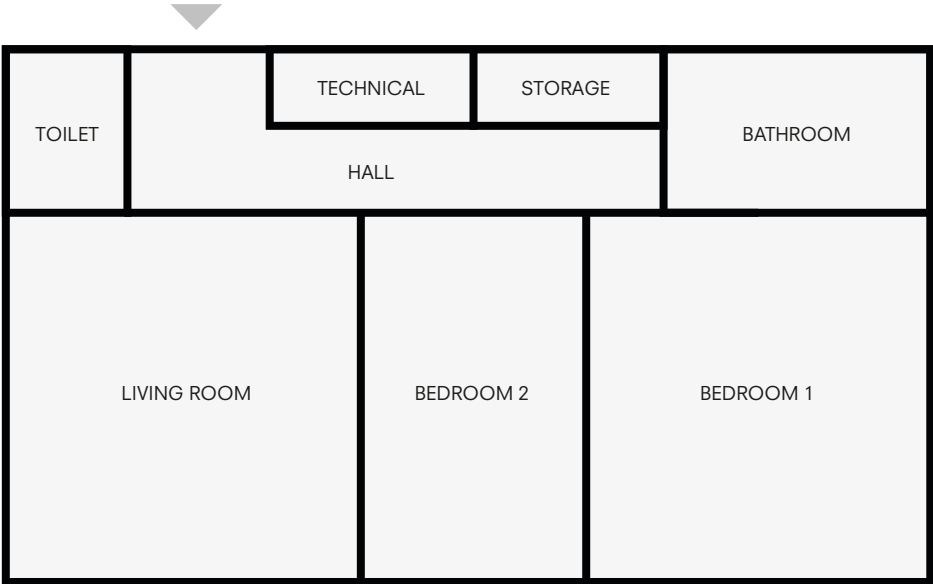
TYPE A
STUDIO (24 SQM)

TYPE B
STARTERS (50 SQM)

TYPE C
FAMILY (77 SQM)

APARTMENTS

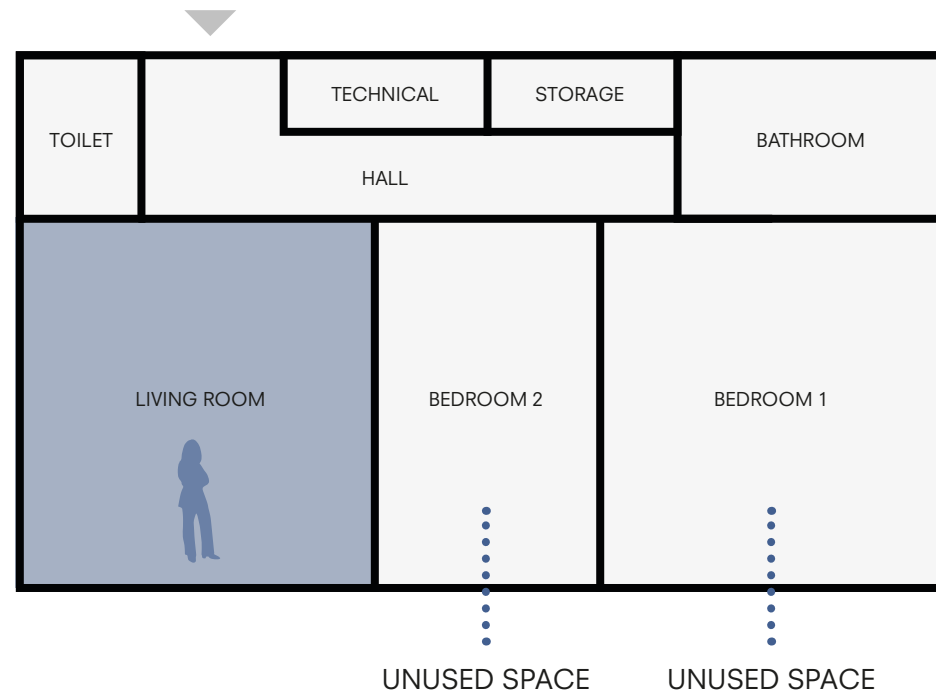
CONCEPT | CONVENTIONAL APARTMENT



CONVENTIONAL APARTMENT (± 100 SQM)

APARTMENTS

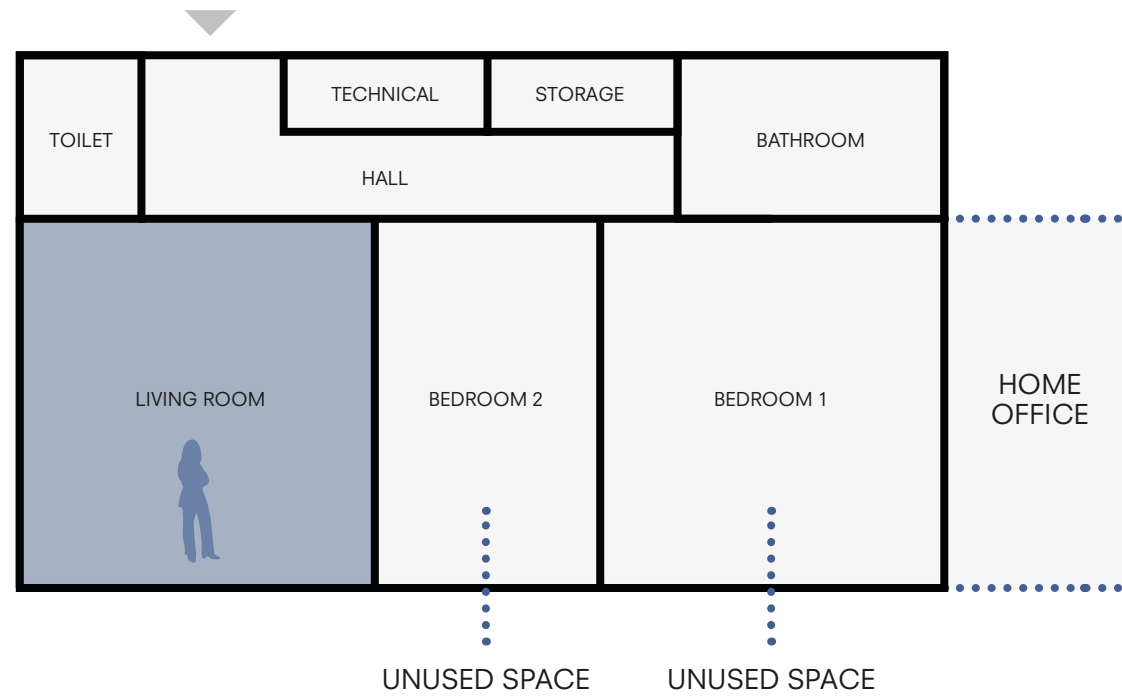
CONCEPT | USE OF ROOMS



CONVENTIONAL APARTMENT (± 100 SQM)

APARTMENTS

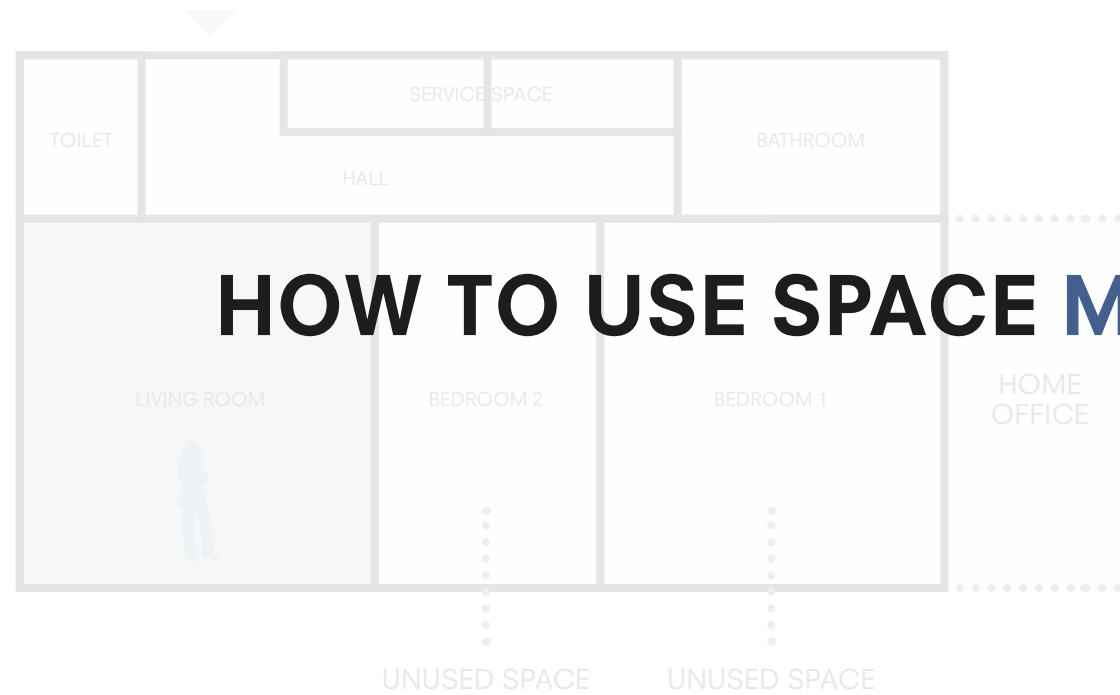
CONCEPT | HOME OFFICE



CONVENTIONAL APARTMENT (± 100 SQM)

APARTMENTS

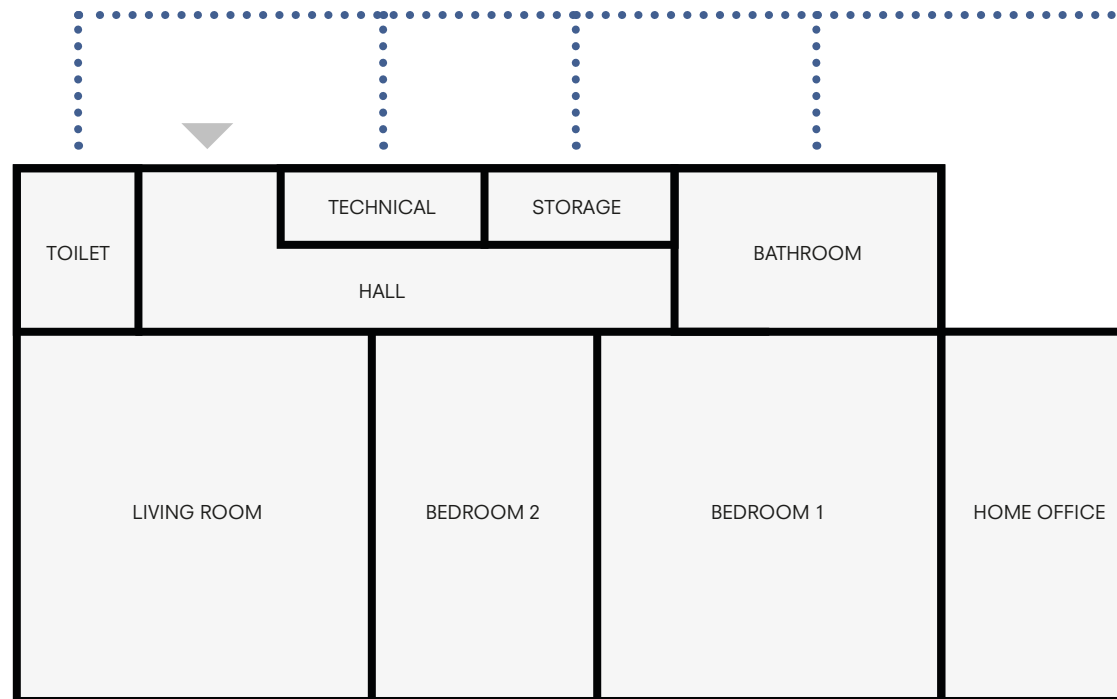
CONCEPT | HOME OFFICE



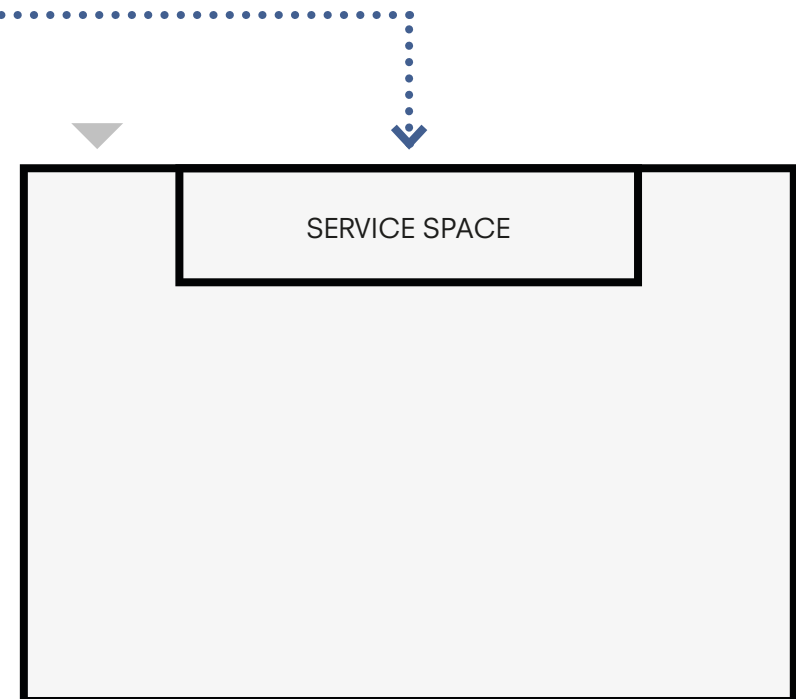
CONVENTIONAL APARTMENT (± 100 SQM)

APARTMENTS

CONCEPT | COMBINATION OF SERVICE SPACES



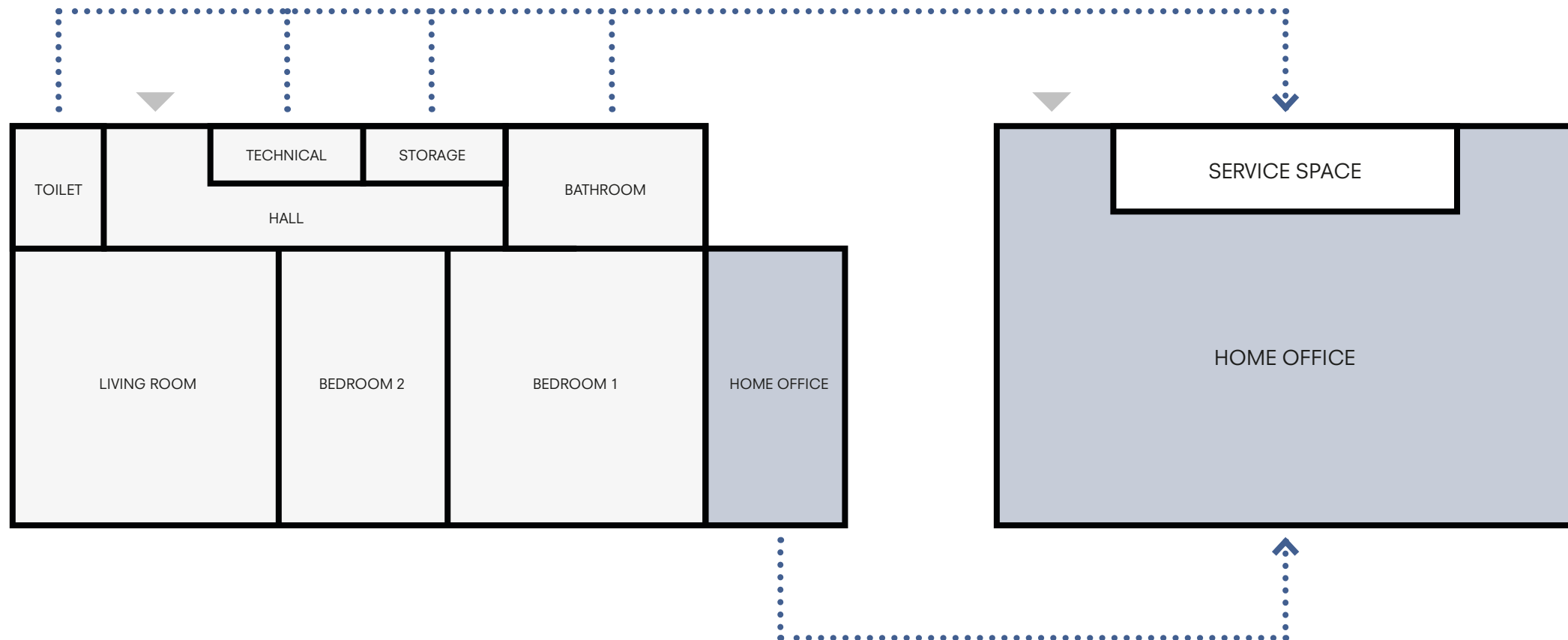
CONVENTIONAL APARTMENT (± 100 SQM)



NEW OFFICE APARTMENT (77 SQM)

APARTMENTS

CONCEPT | MORE SPACES IN ONE AREA

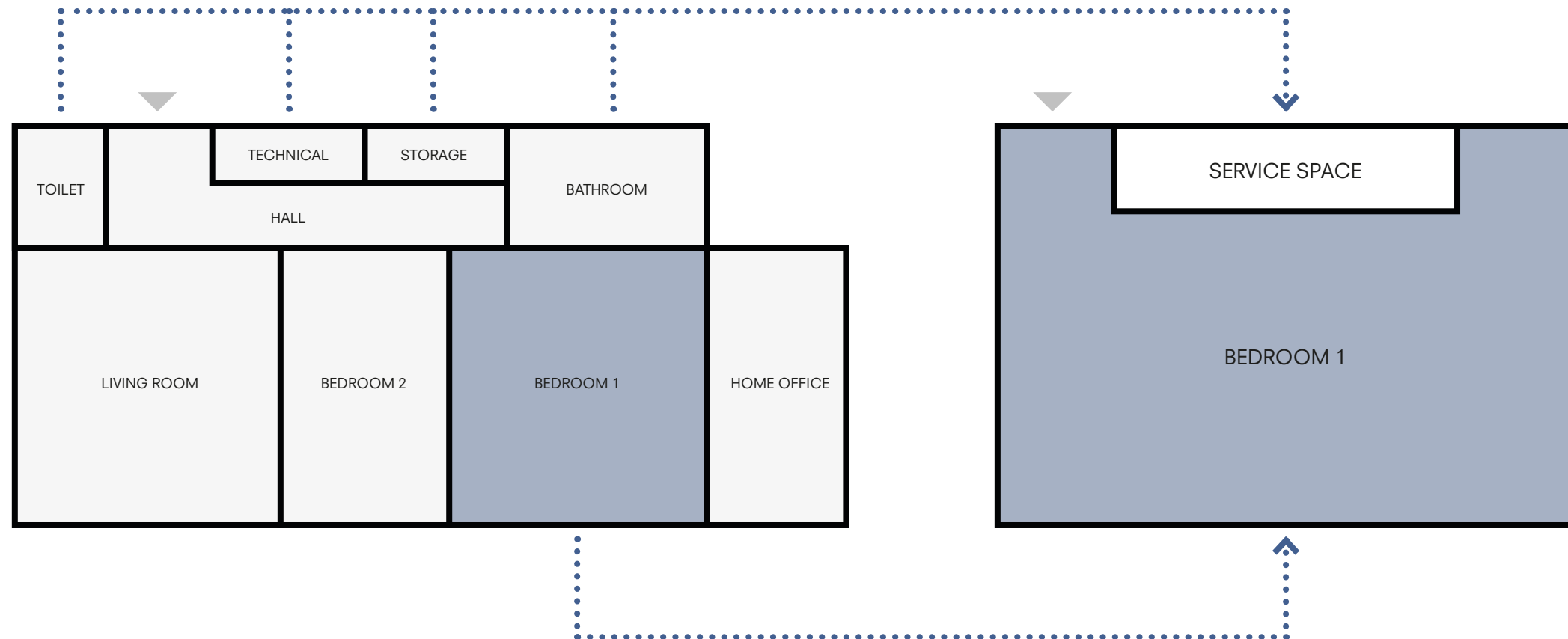


CONVENTIONAL APARTMENT (± 100 SQM)

NEW OFFICE APARTMENT (77 SQM)

APARTMENTS

CONCEPT | MORE SPACES IN ONE AREA

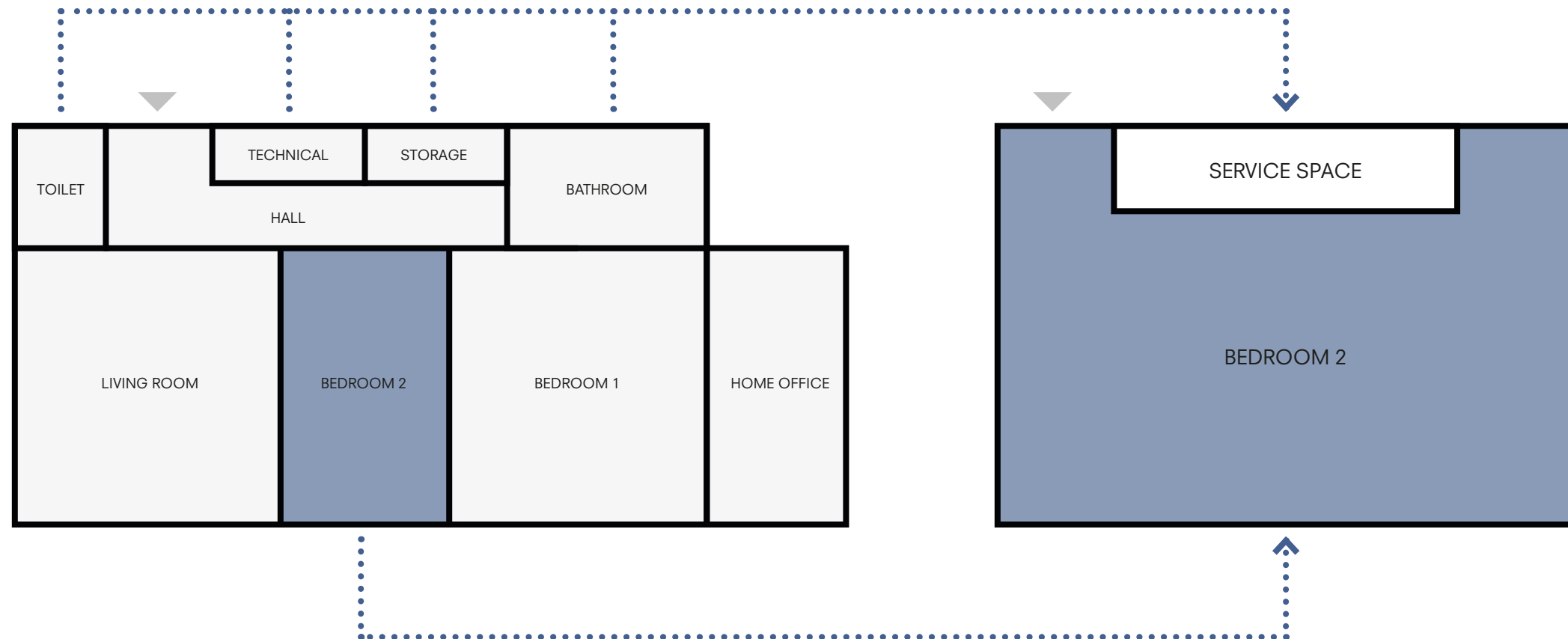


CONVENTIONAL APARTMENT (± 100 SQM)

NEW OFFICE APARTMENT (77 SQM)

APARTMENTS

CONCEPT | MORE SPACES IN ONE AREA

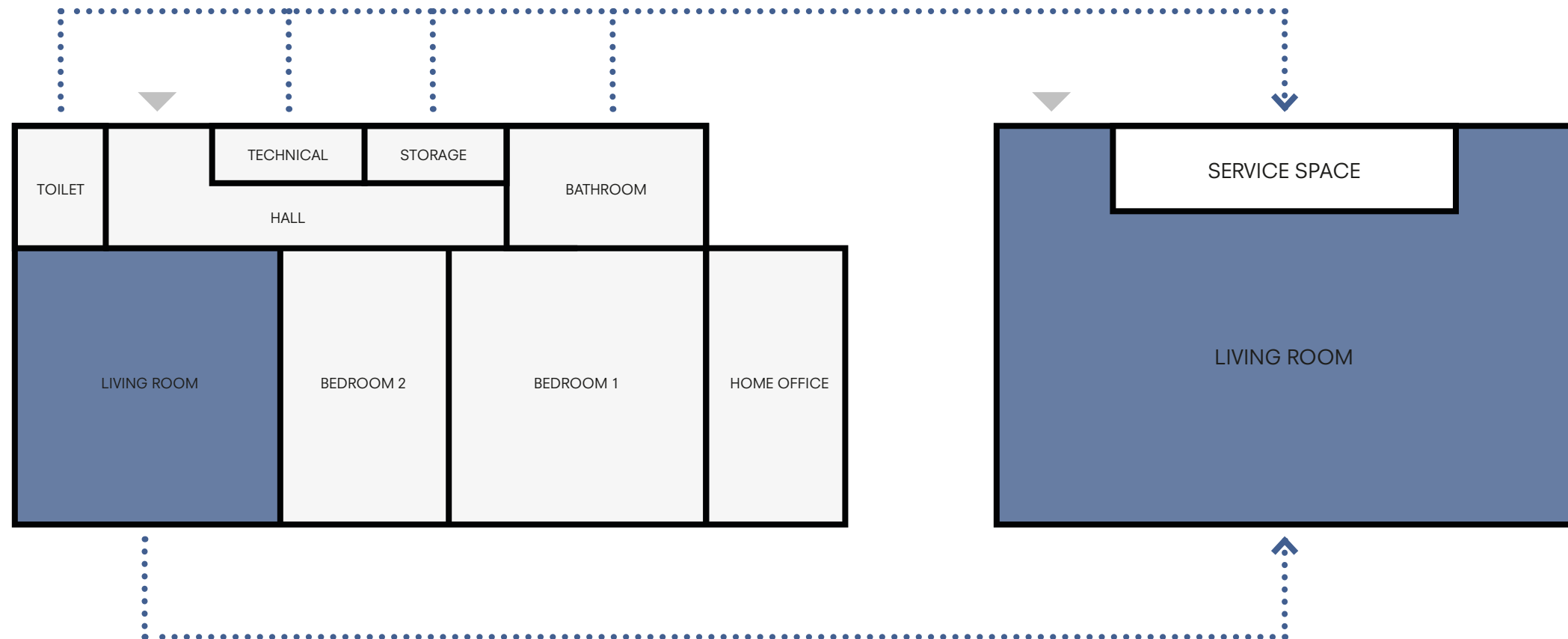


CONVENTIONAL APARTMENT (± 100 SQM)

NEW OFFICE APARTMENT (77 SQM)

APARTMENTS

CONCEPT | MORE SPACES IN ONE AREA

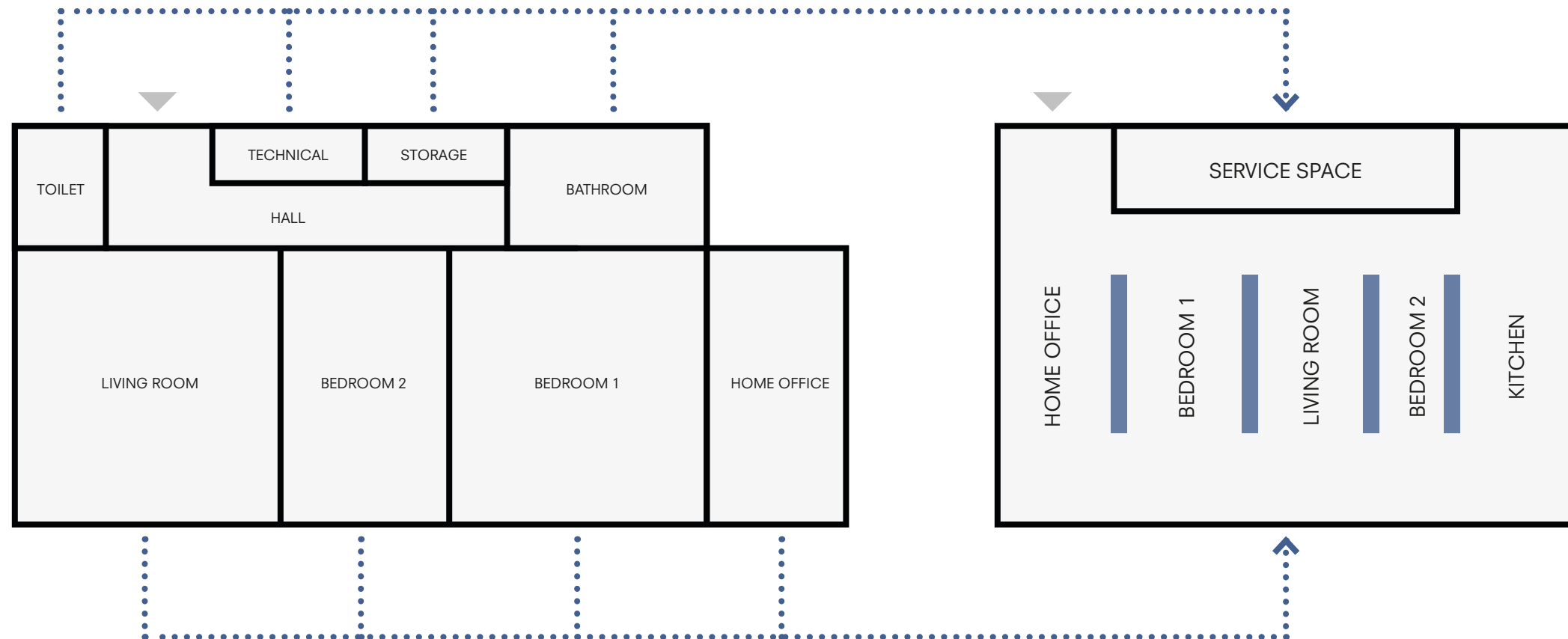


CONVENTIONAL APARTMENT (± 100 SQM)

NEW OFFICE APARTMENT (77 SQM)

APARTMENTS

CONCEPT | USE OF SPACE DIVIDING ELEMENTS

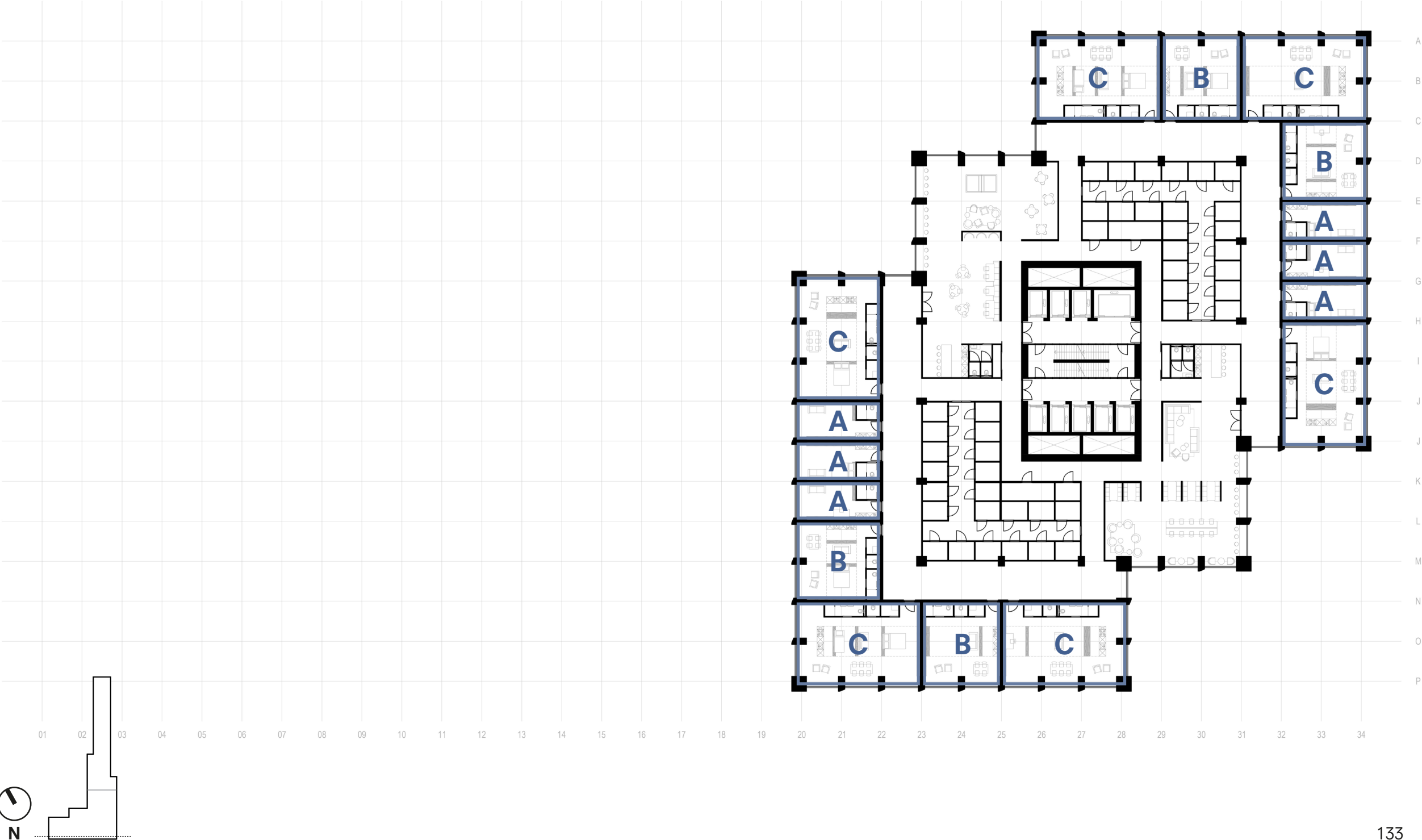


CONVENTIONAL APARTMENT (± 100 SQM)

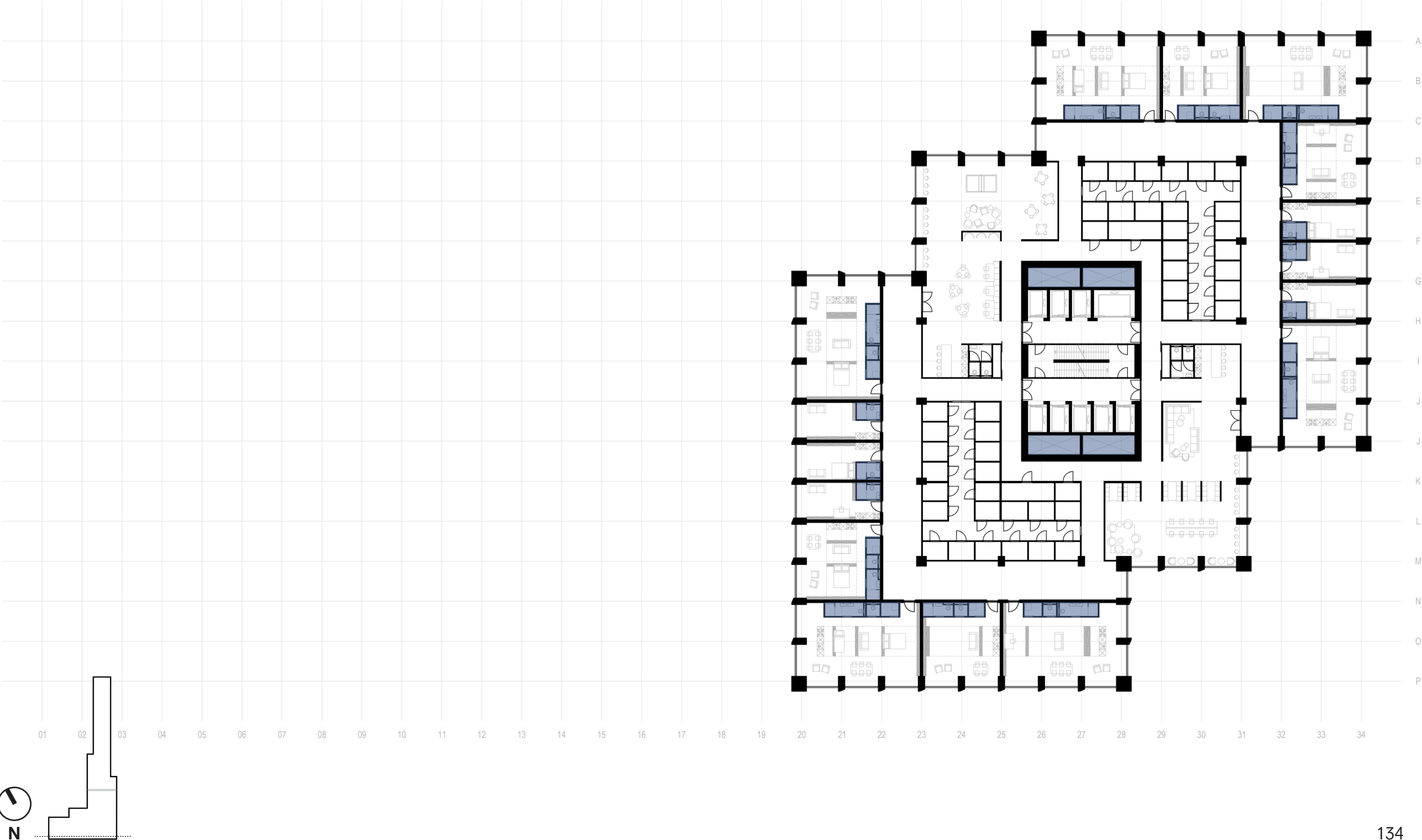
NEW OFFICE APARTMENT (77 SQM)

RESIDENTIAL FLOOR

21ST FLOOR | ORGANIZATION OF APARTMENTS

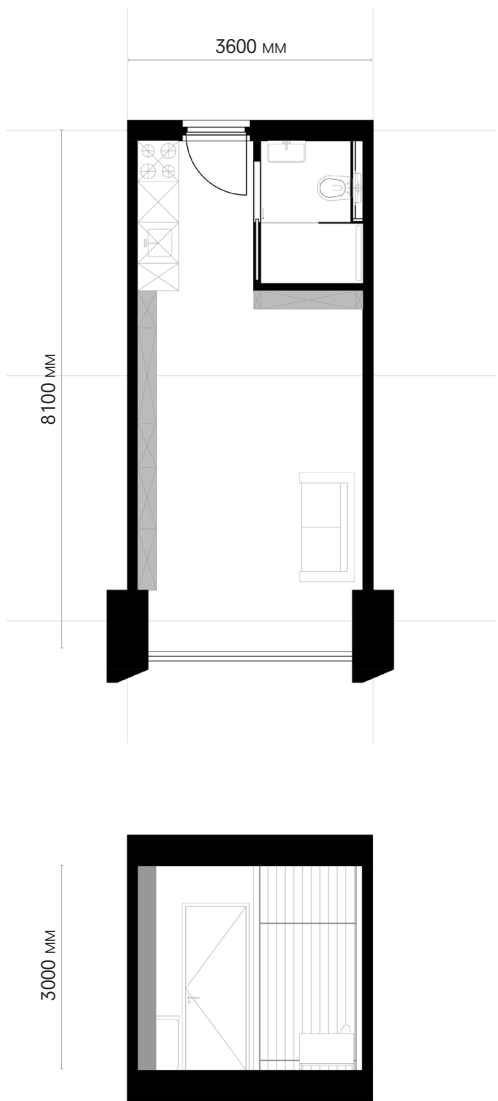


RESIDENTIAL FLOOR
21ST FLOOR | SERVICE SPACE



APARTMENTS

TYPE A

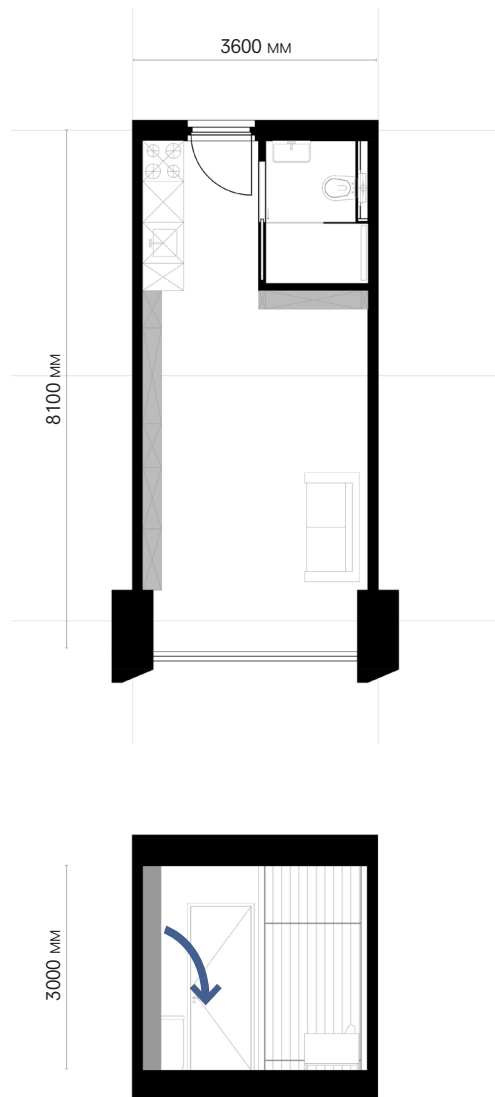


TYPE A
STUDIO (24 SQM)

APARTMENTS

TYPE A | MURPHY DESK

LIVING

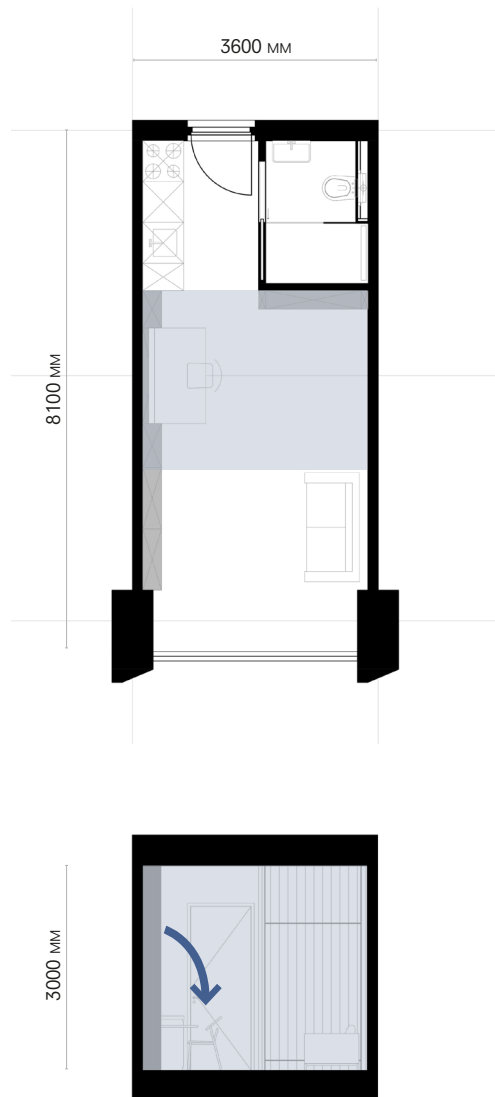


TYPE A
STUDIO (24 SQM)

APARTMENTS

TYPE A | MURPHY DESK

WORKING

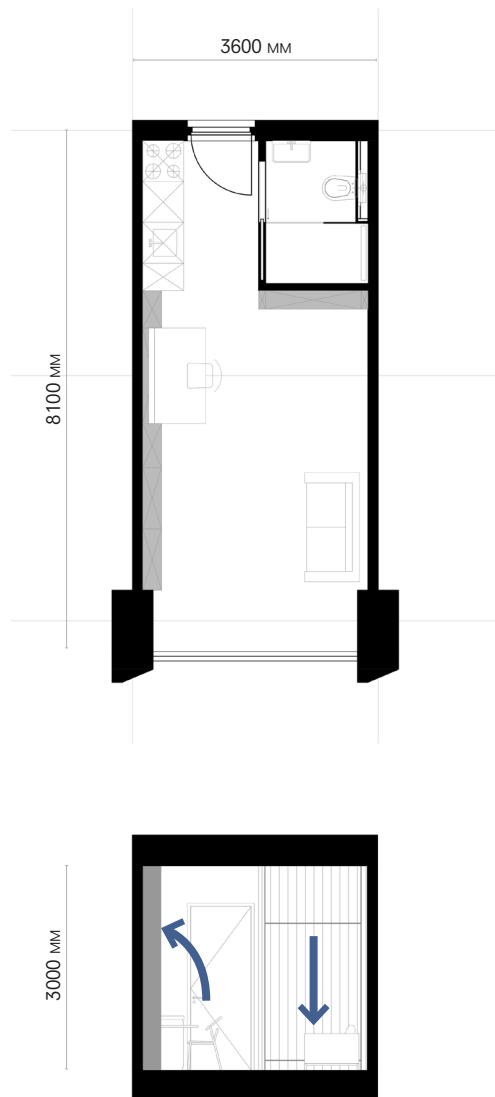


TYPE A
STUDIO (24 SQM)

APARTMENTS

TYPE A | MURPHY BED

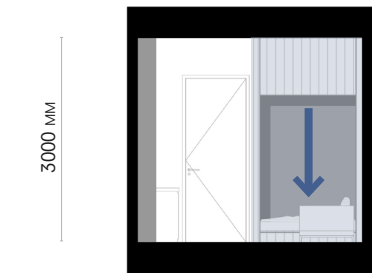
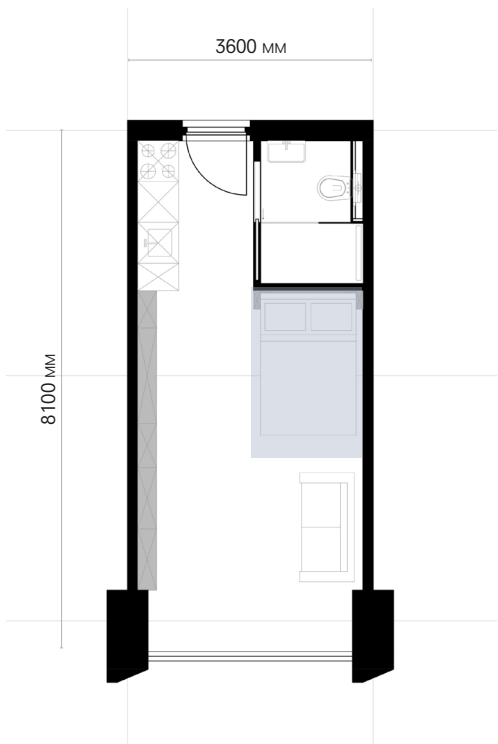
WORKING



TYPE A
STUDIO (24 SQM)

APARTMENTS
TYPE A | MURPHY BED

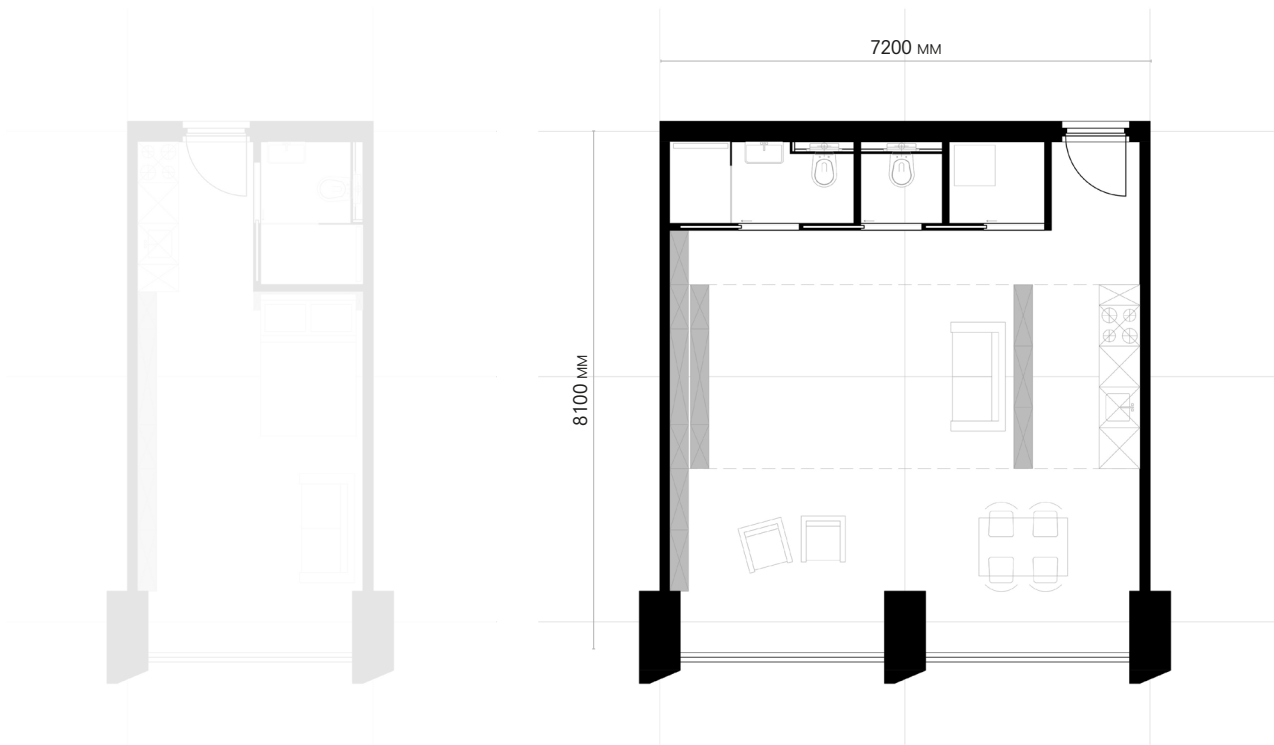
SLEEPING



TYPE A
STUDIO (24 SQM)

APARTMENTS

TYPE B



TYPE A
STUDIO (24 SQM)

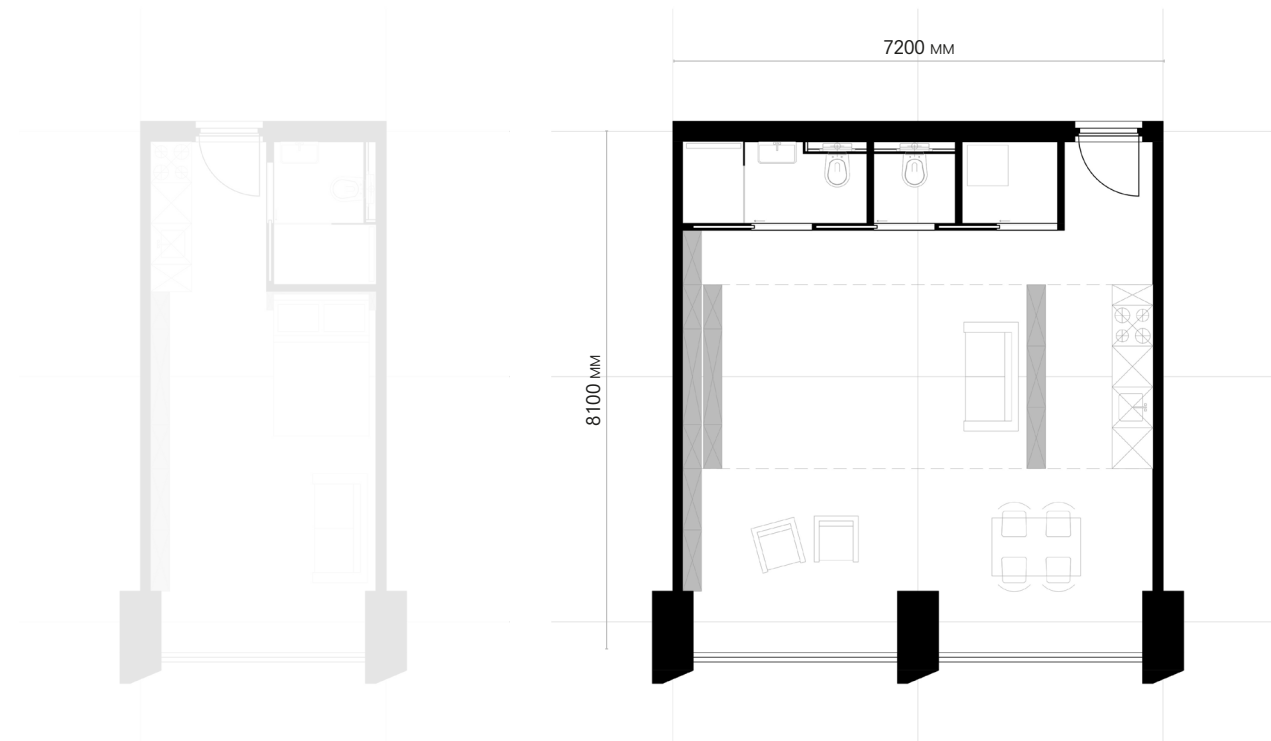


TYPE B
STARTERS (50 SQM)

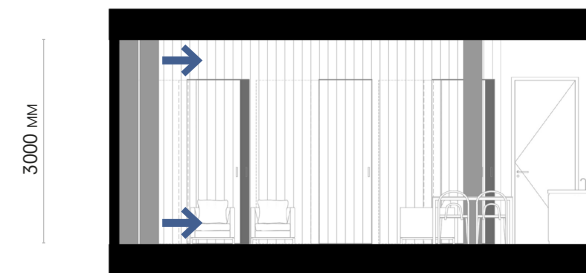
APARTMENTS

TYPE B | MOVABLE WALL

LIVING



TYPE A
STUDIO (24 SQM)



TYPE B
STARTERS (50 SQM)

APARTMENTS
TYPE B | MURPHY DESK

WORKING



TYPE A
STUDIO (24 SQM)

TYPE B
STARTERS (50 SQM)

APARTMENTS
TYPE B | MOVABLE WALL

WORKING

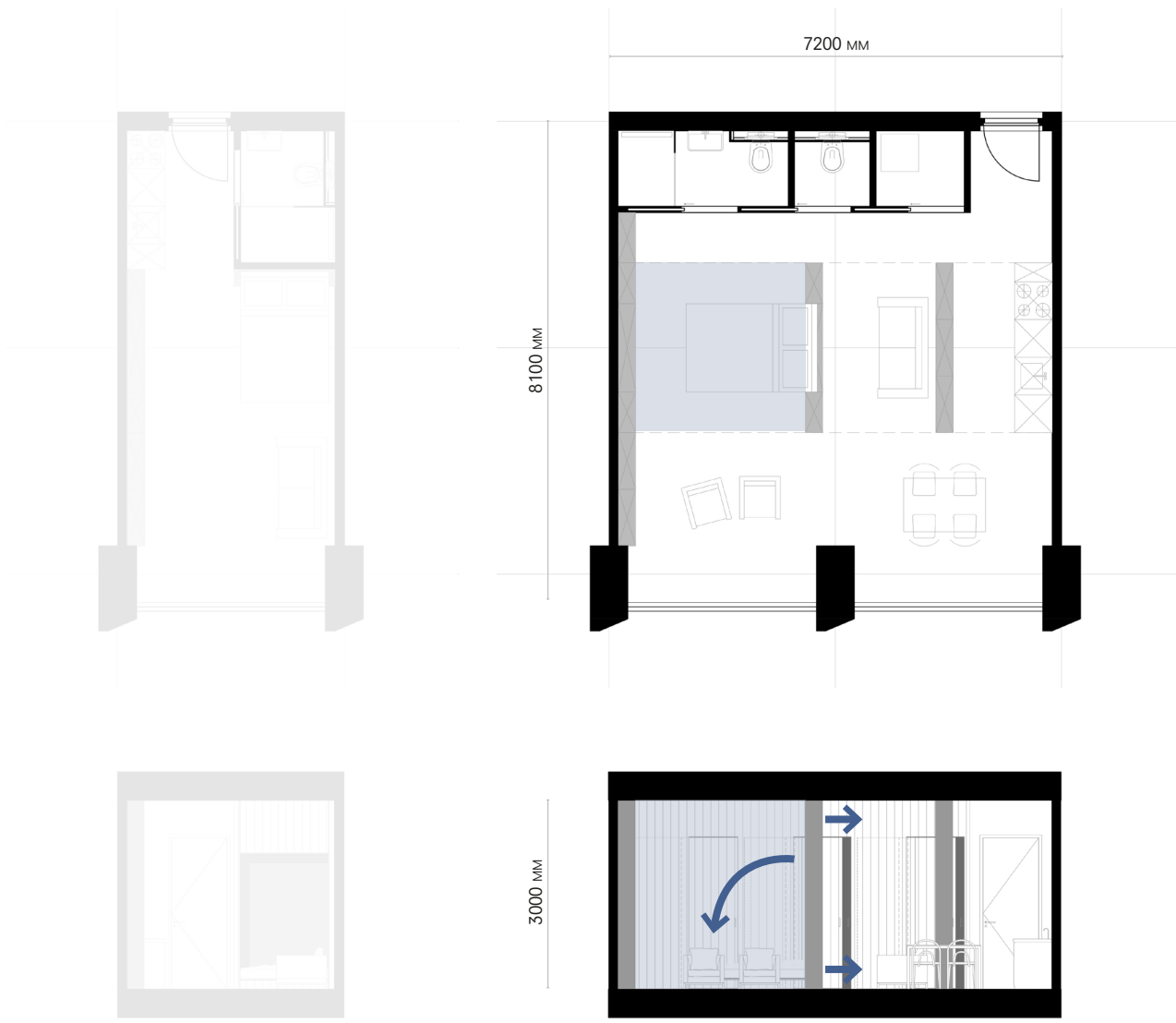


TYPE A
STUDIO (24 SQM)

TYPE B
STARTERS (50 SQM)

APARTMENTS
TYPE B | MURPHY BED

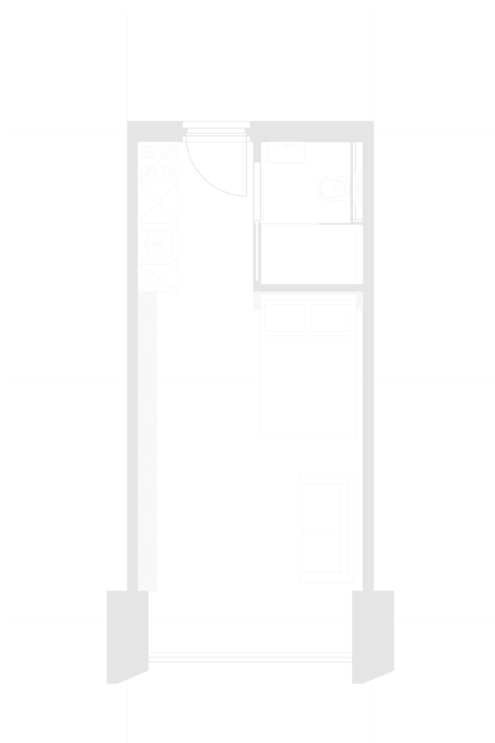
SLEEPING



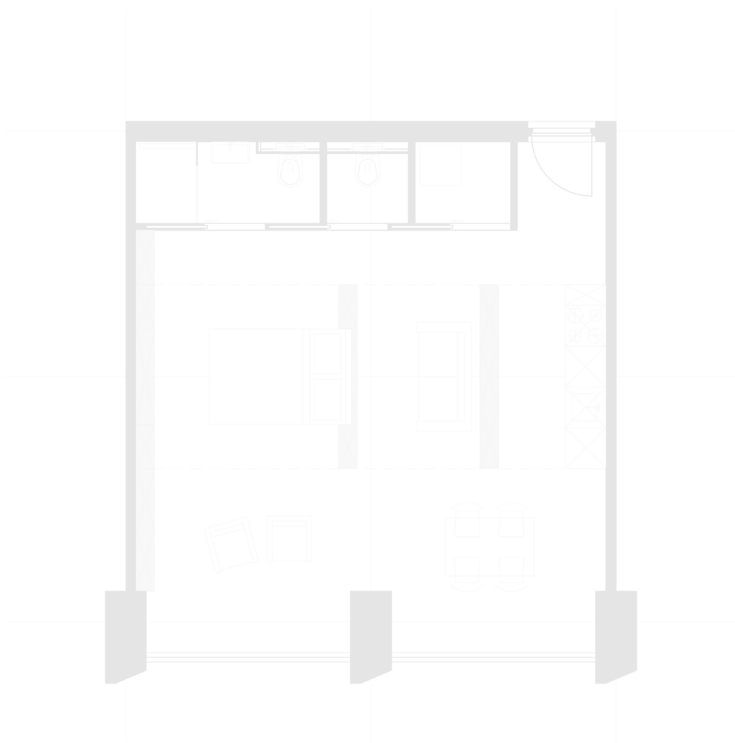
TYPE A
STUDIO (24 SQM)

TYPE B
STARTERS (50 SQM)

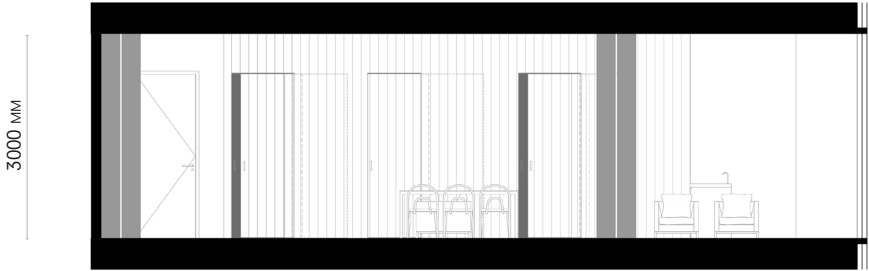
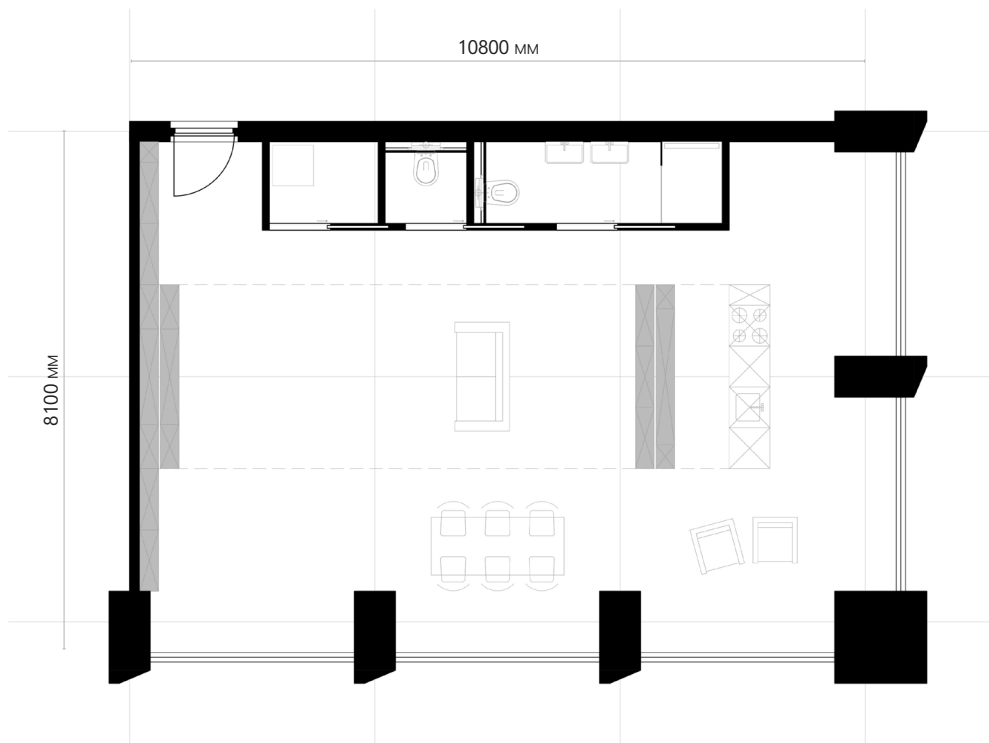
APARTMENTS
TYPE C



TYPE A
STUDIO (24 SQM)



TYPE B
STARTERS (50 SQM)



TYPE C
FAMILY (77 SQM)



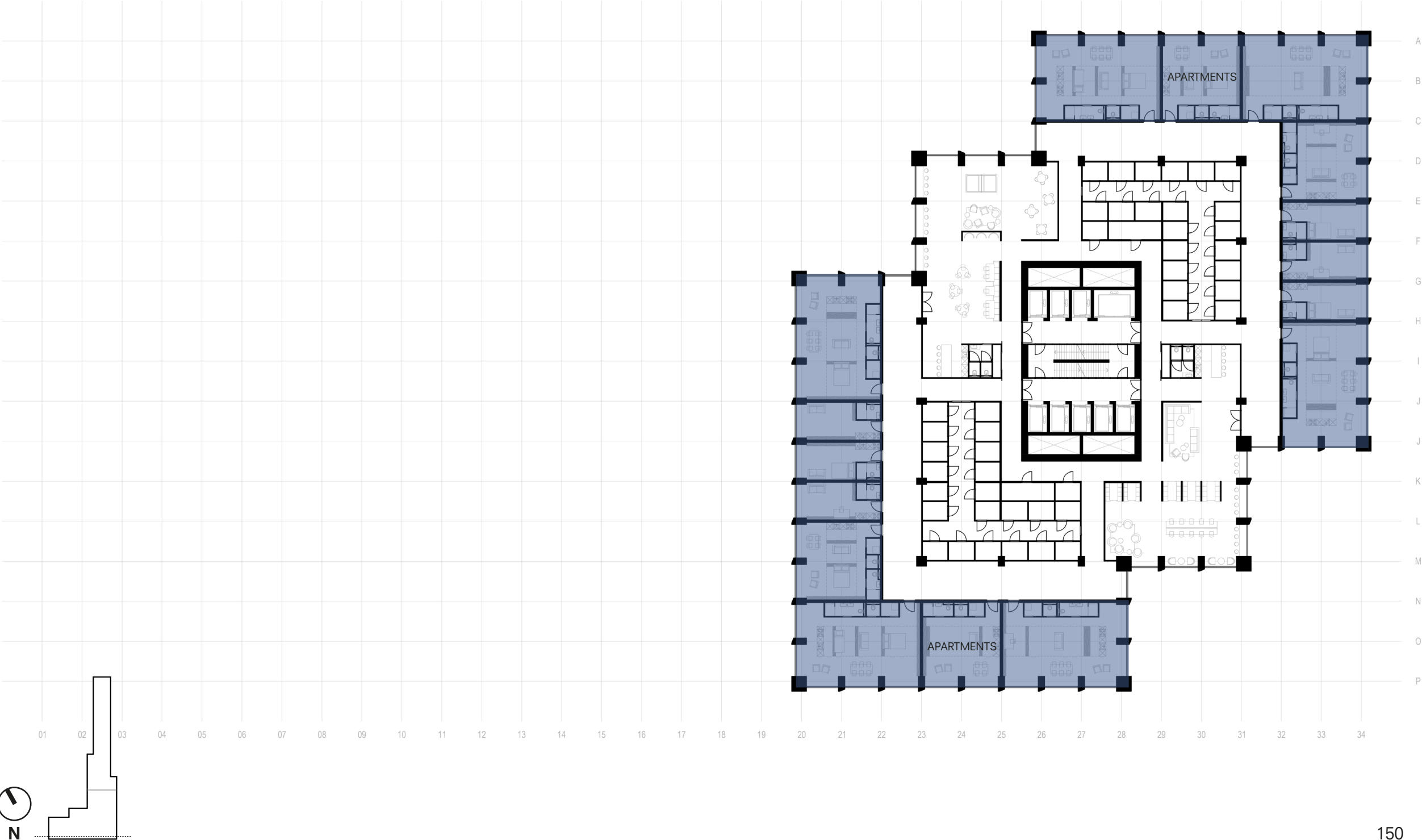






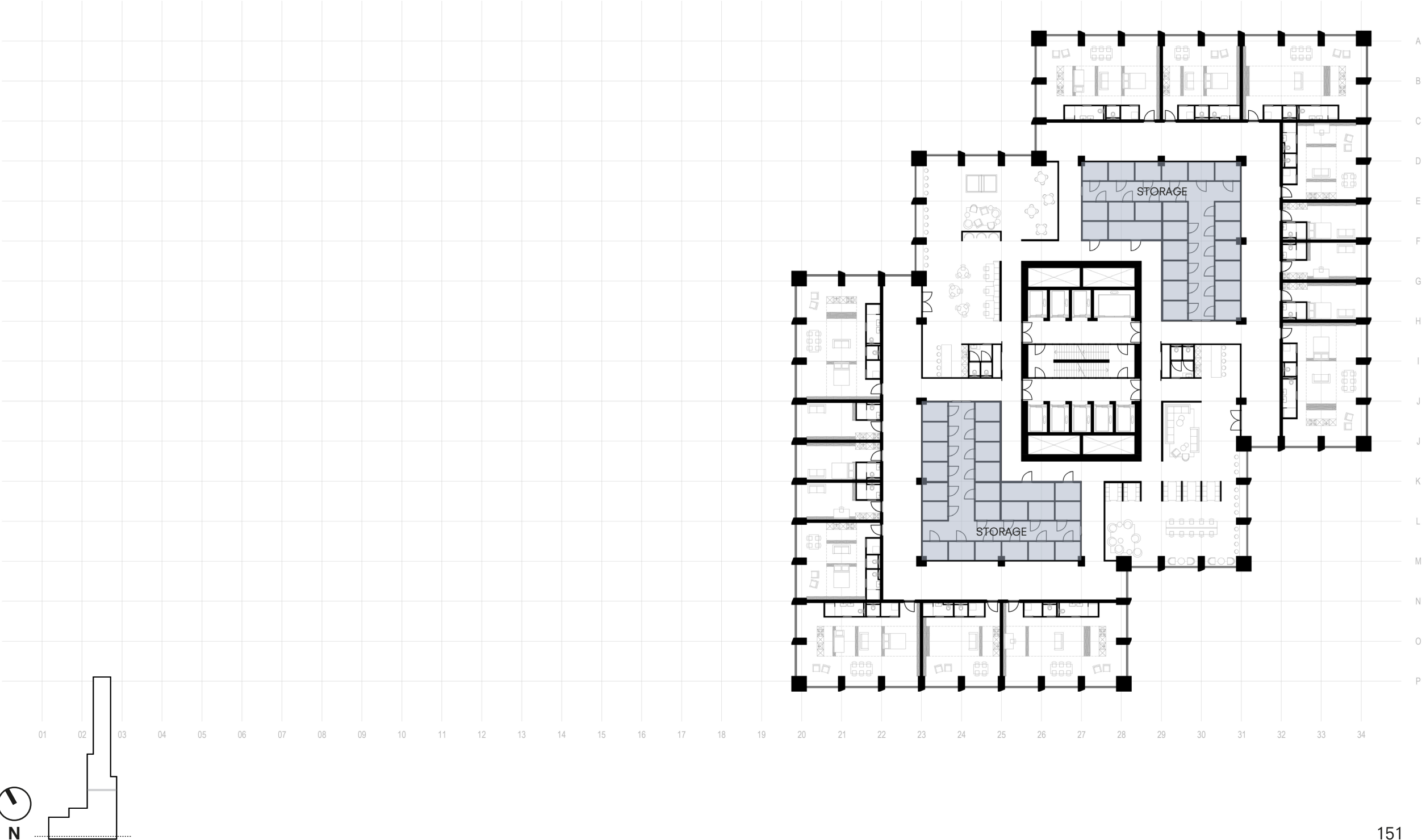
RESIDENTIAL FLOOR

21ST FLOOR | APARTMENTS

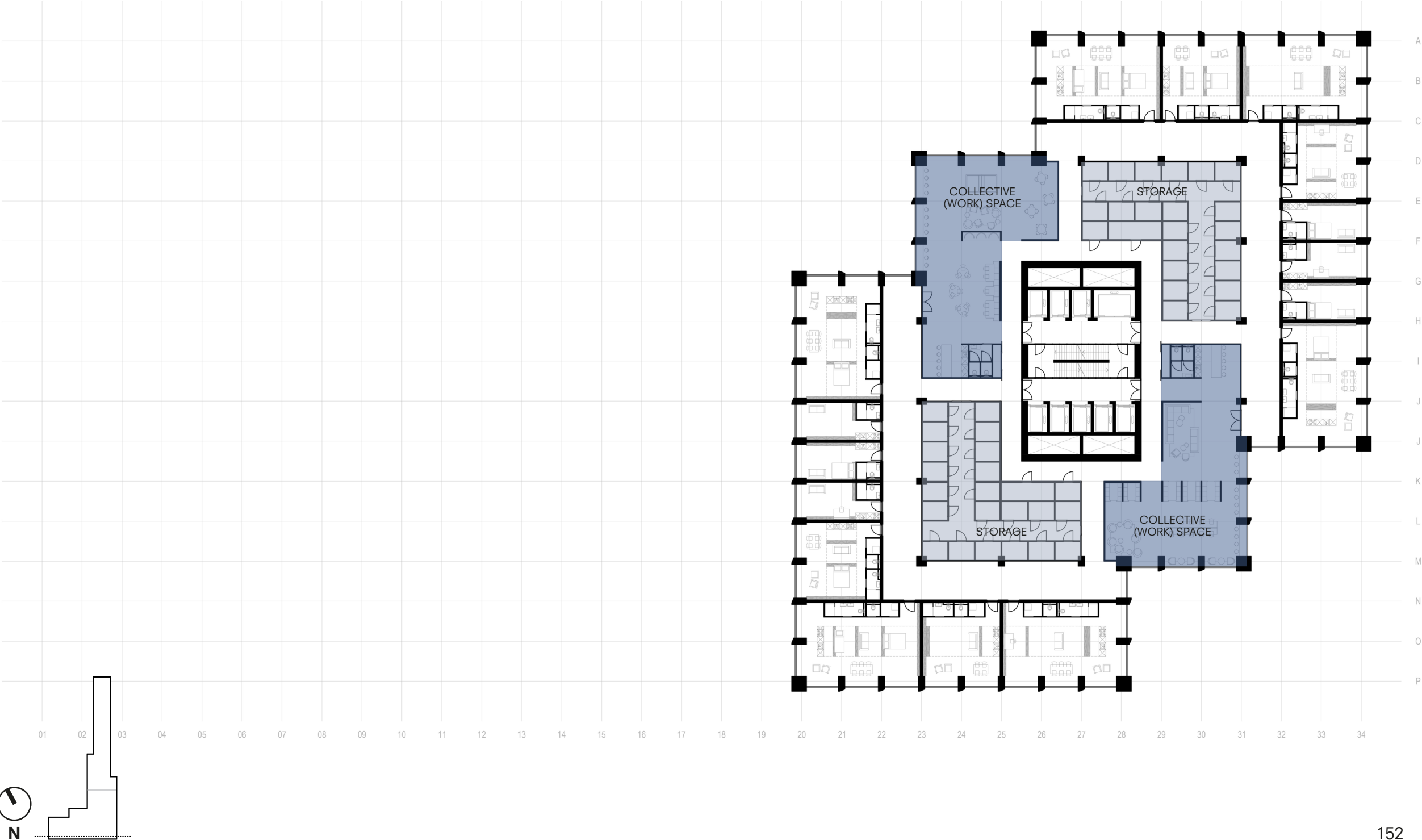


RESIDENTIAL FLOOR

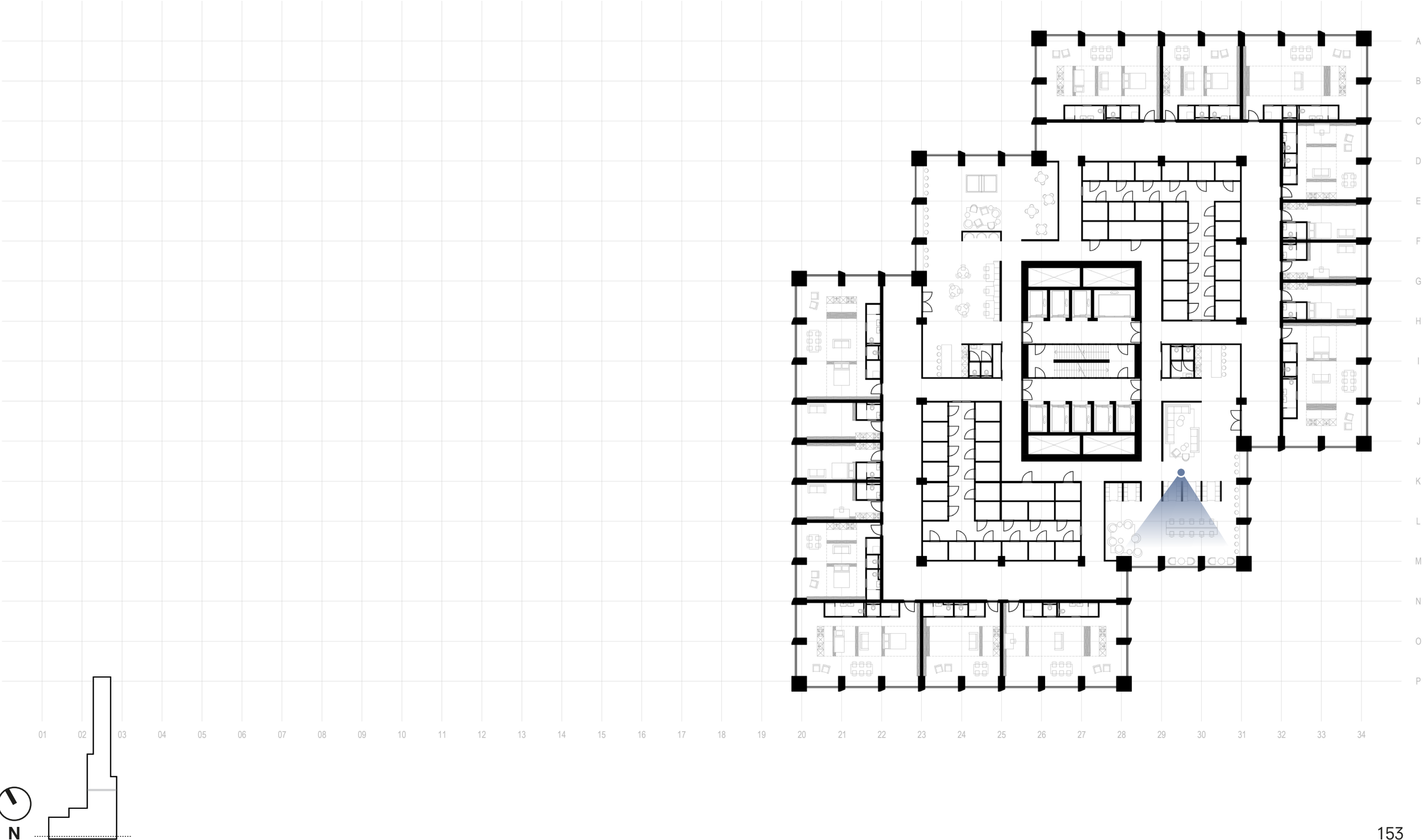
21ST FLOOR | STORAGE FOR MULTIPLE APARTMENTS



RESIDENTIAL FLOOR
21ST FLOOR | COLLECTIVE (WORK) SPACE

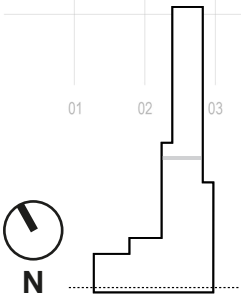
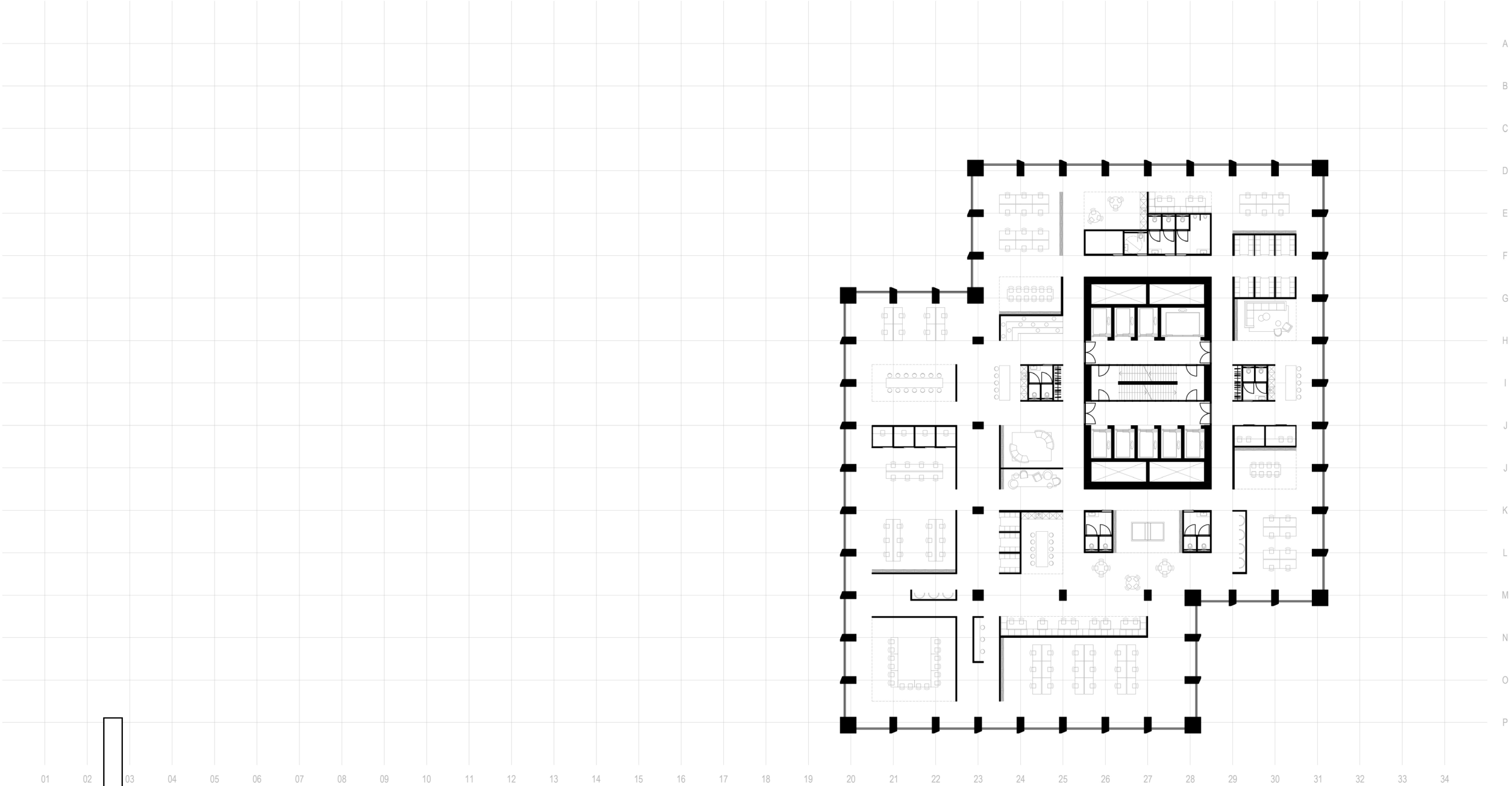


RESIDENTIAL FLOOR
21ST FLOOR | COLLECTIVE (WORK) SPACE



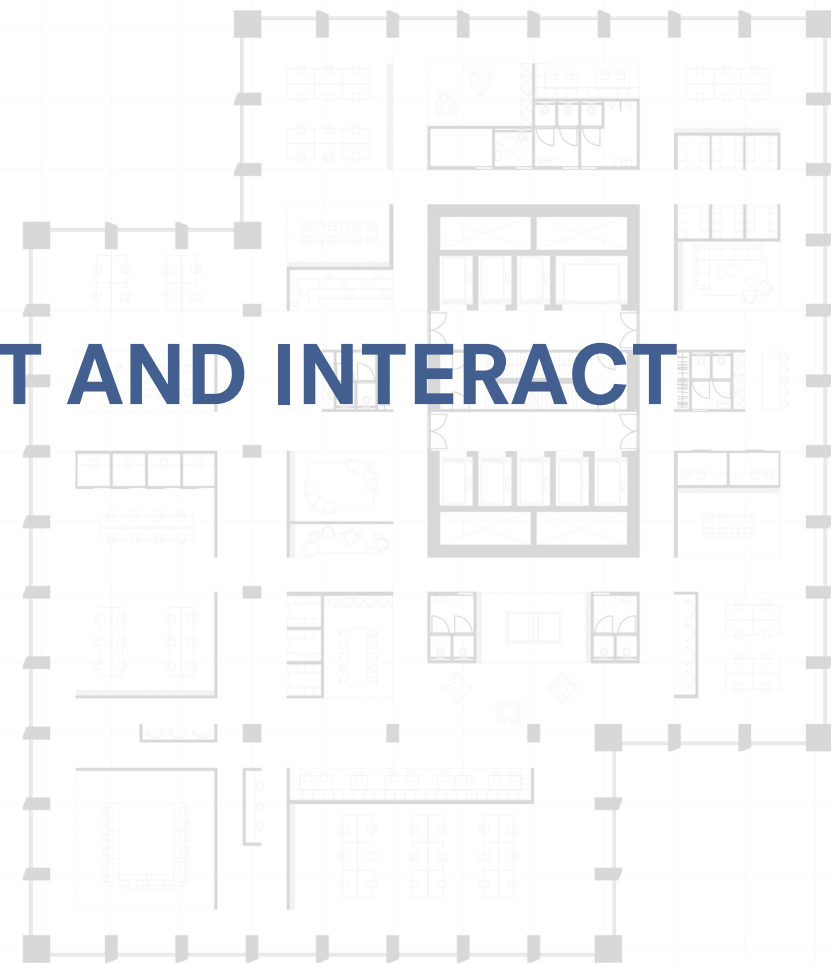
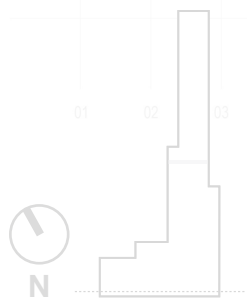


OFFICE FLOOR
32ND FLOOR



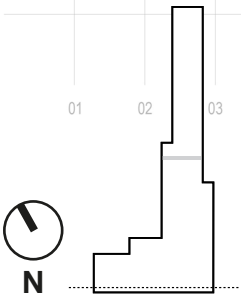
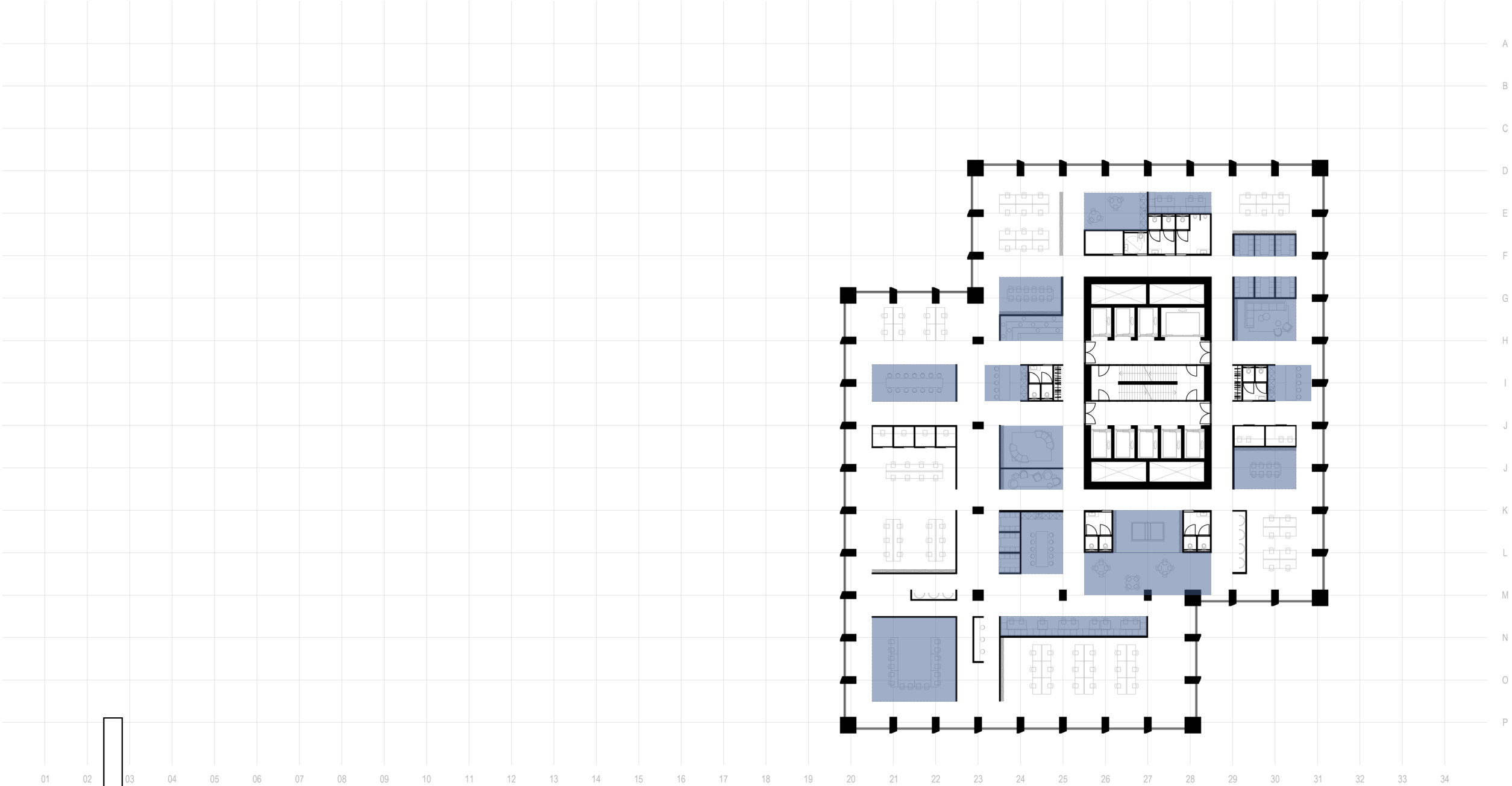
OFFICE FLOOR
32ND FLOOR

OFFICE: PLACE TO MEET AND INTERACT



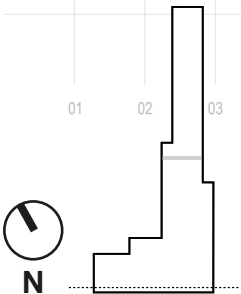
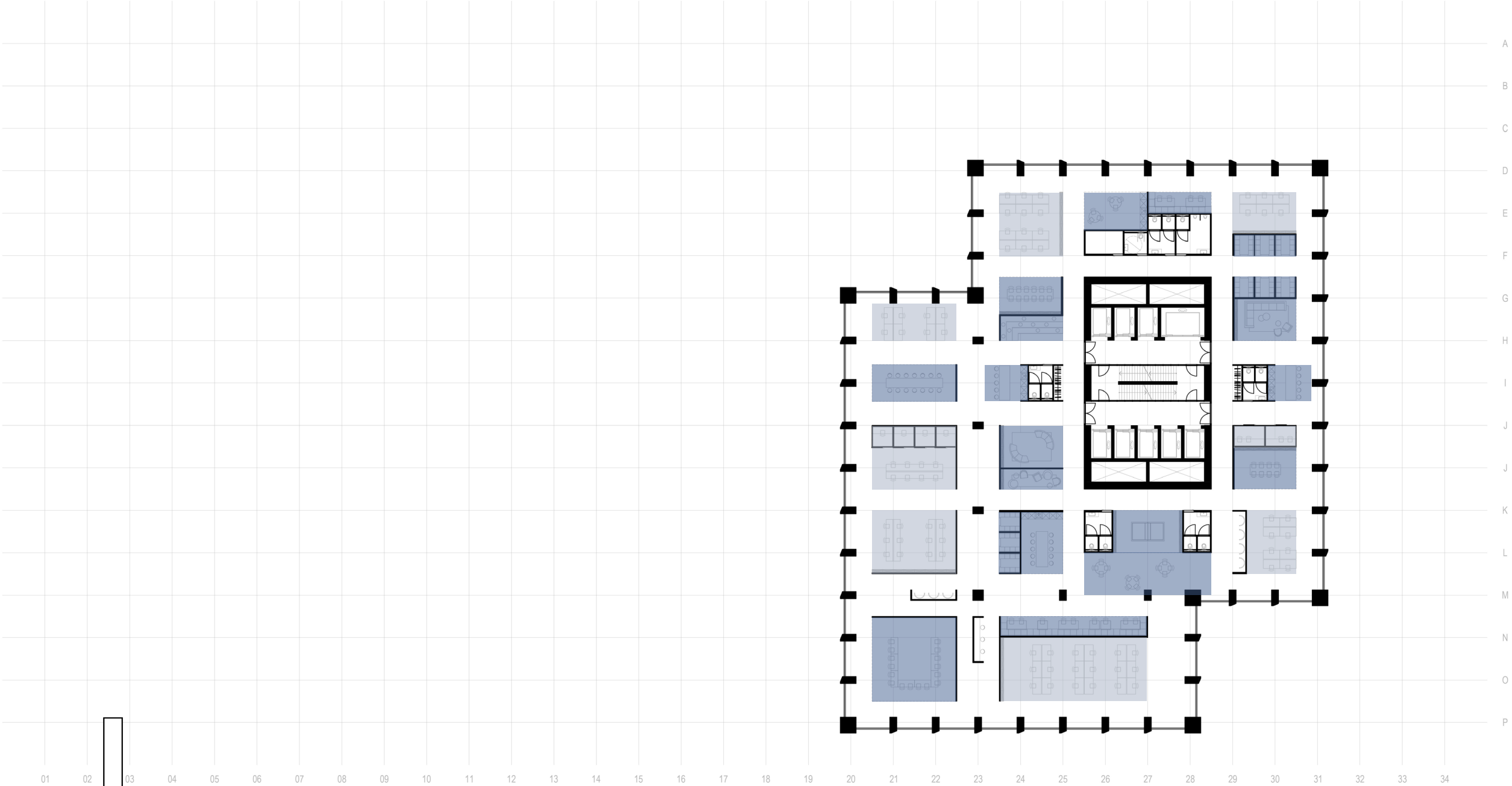
OFFICE FLOOR

32ND FLOOR | MEETING SPACES

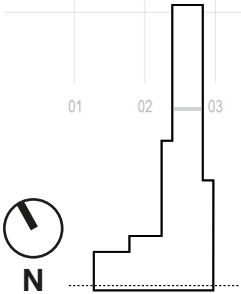
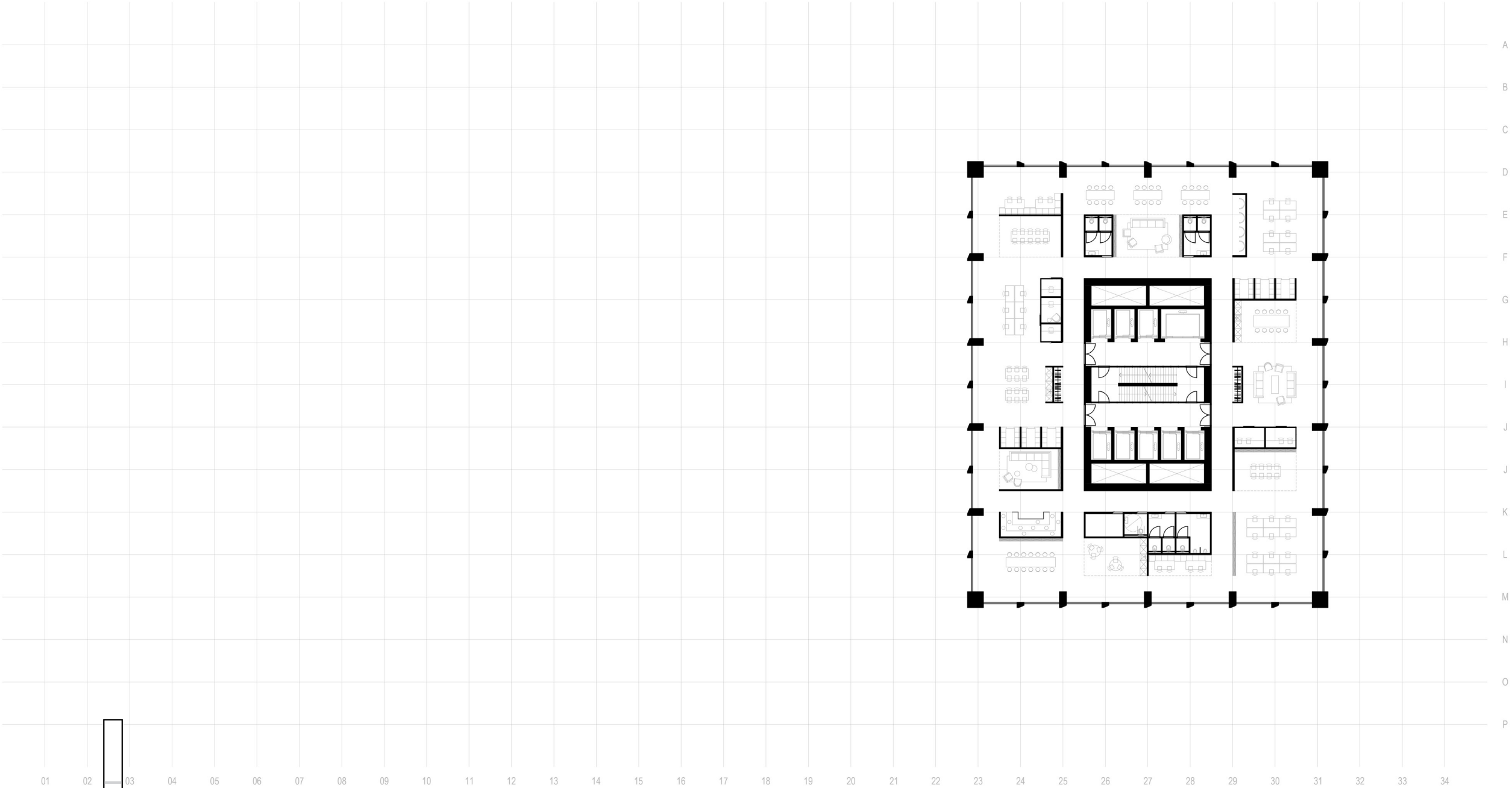


OFFICE FLOOR

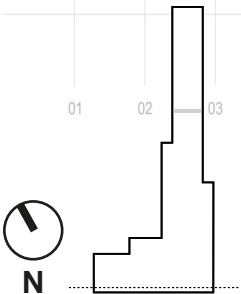
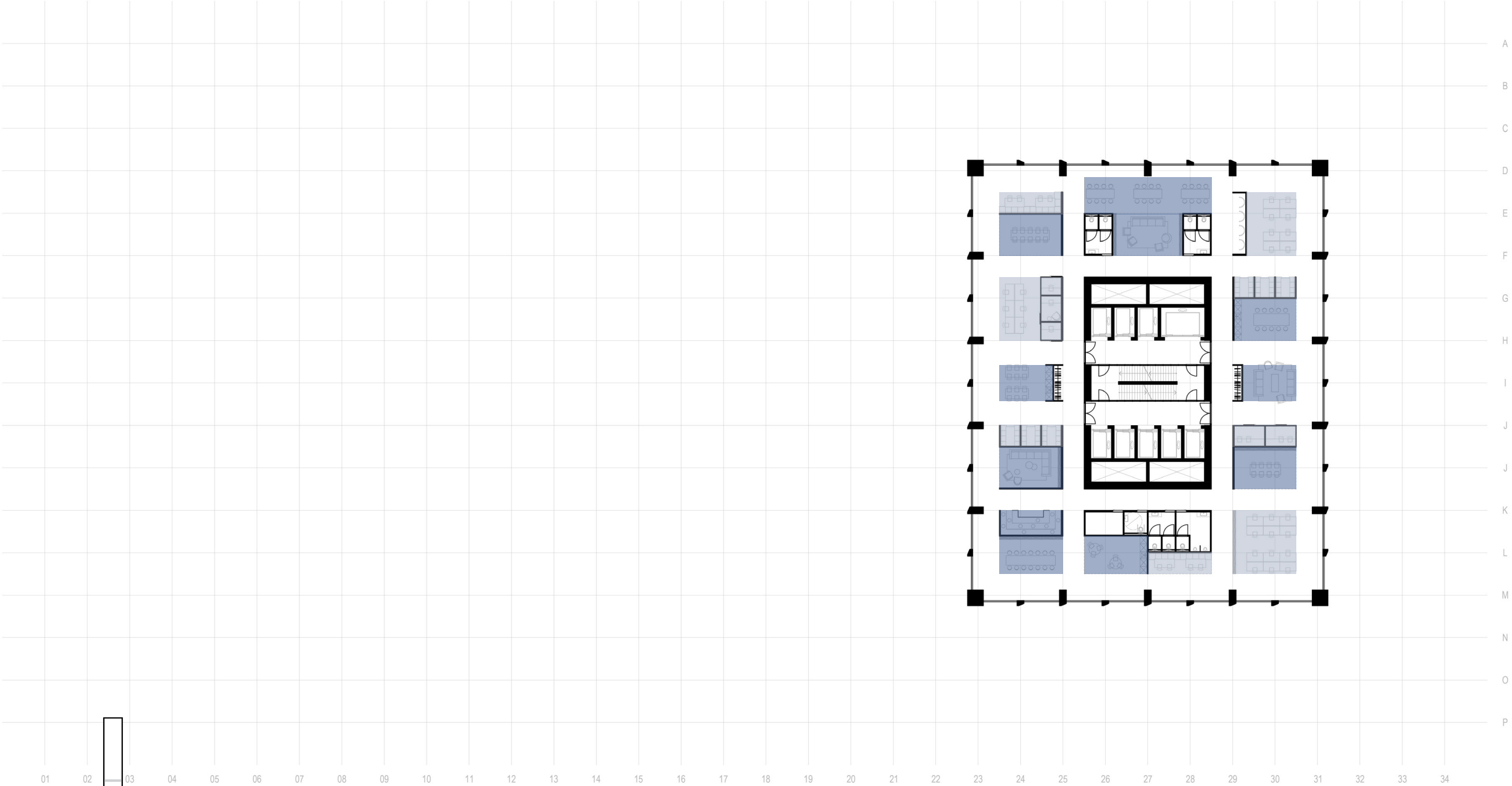
32ND FLOOR | FLEX- AND CONCENTRATION SPACES



OFFICE FLOOR
45TH FLOOR



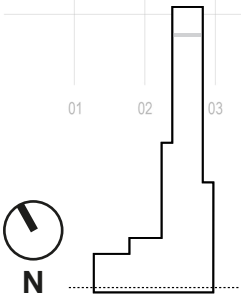
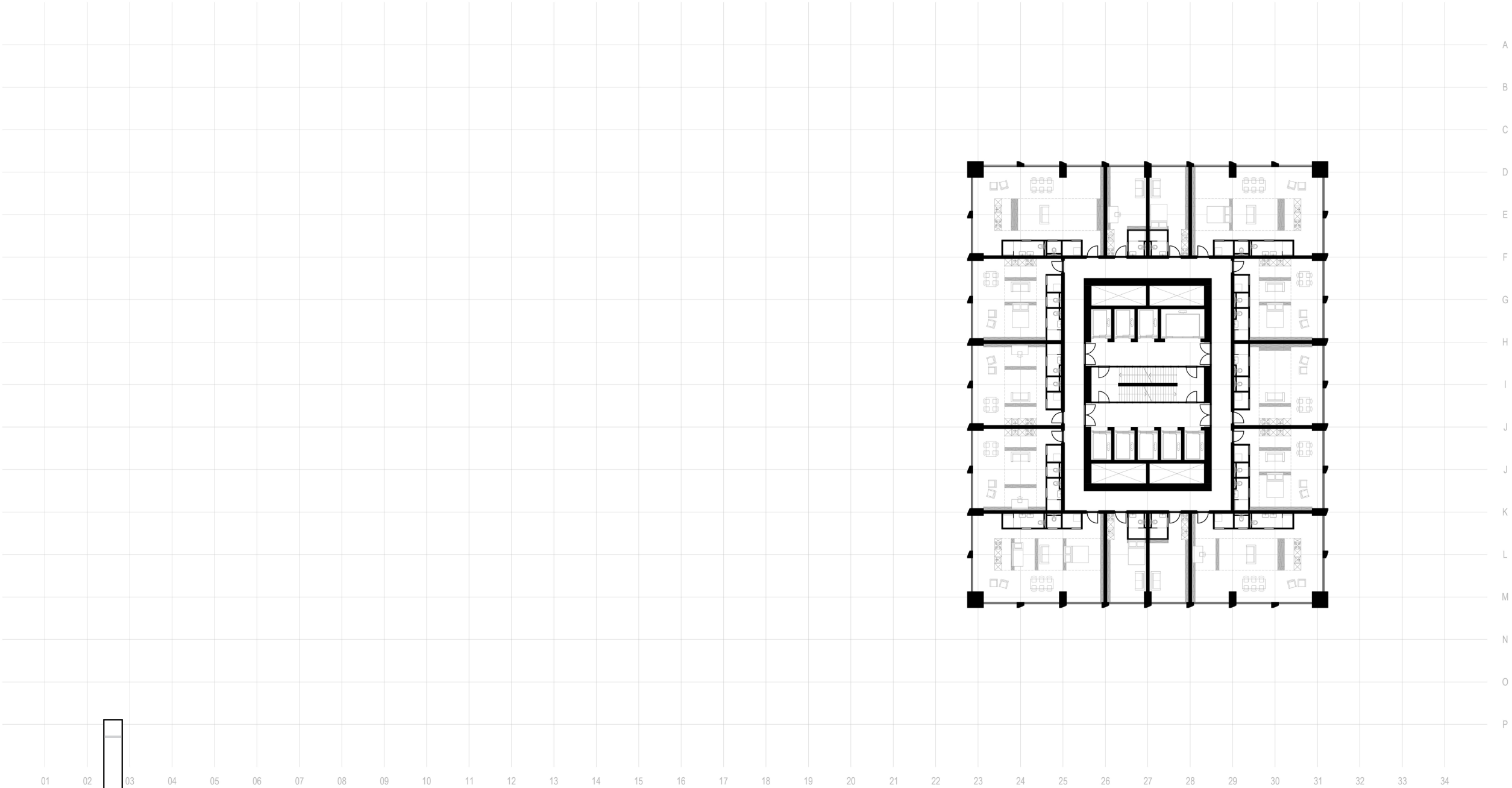
OFFICE FLOOR
45TH FLOOR | MIX OF MEETING AND WORKING





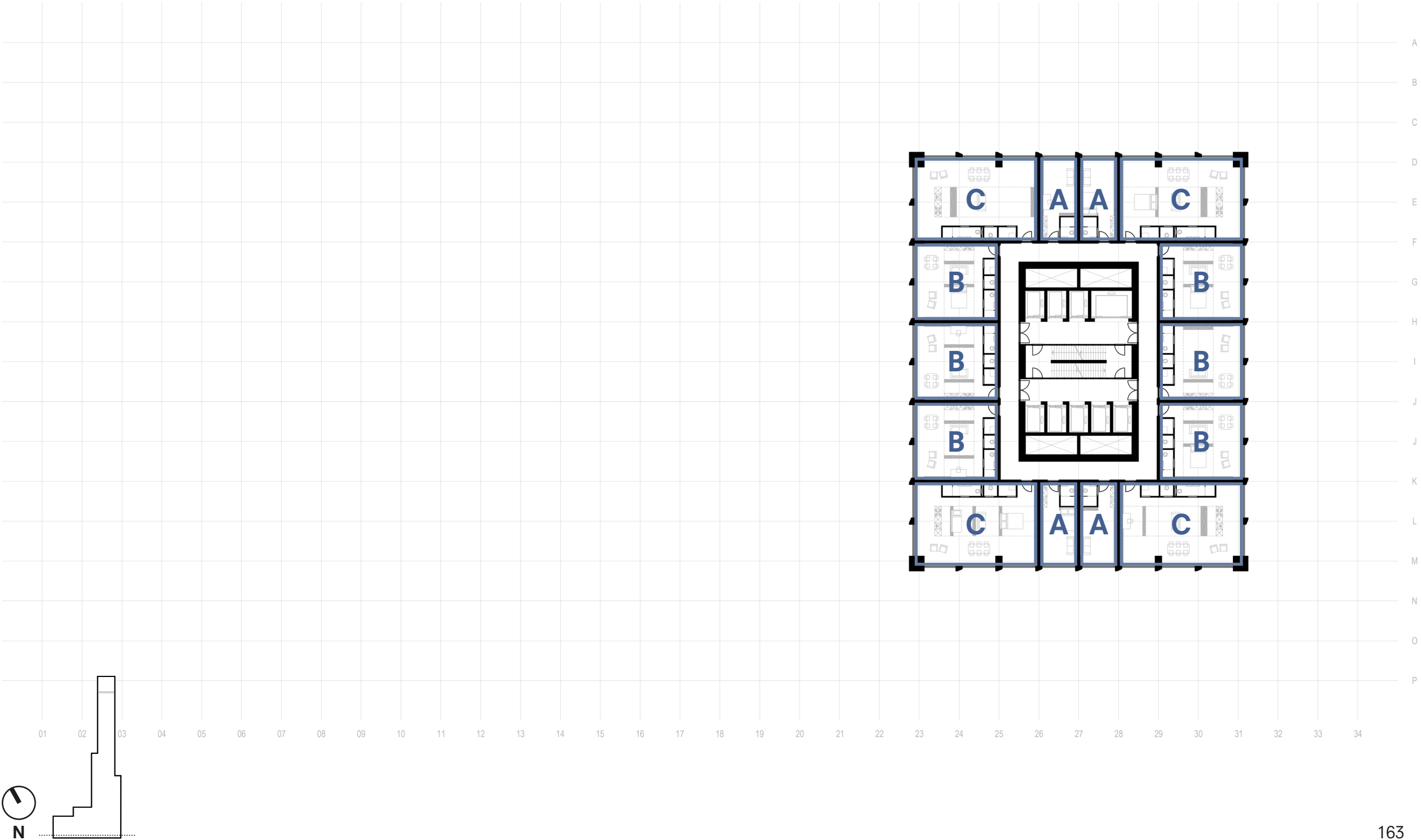
RESIDENTIAL FLOOR

62ND FLOOR

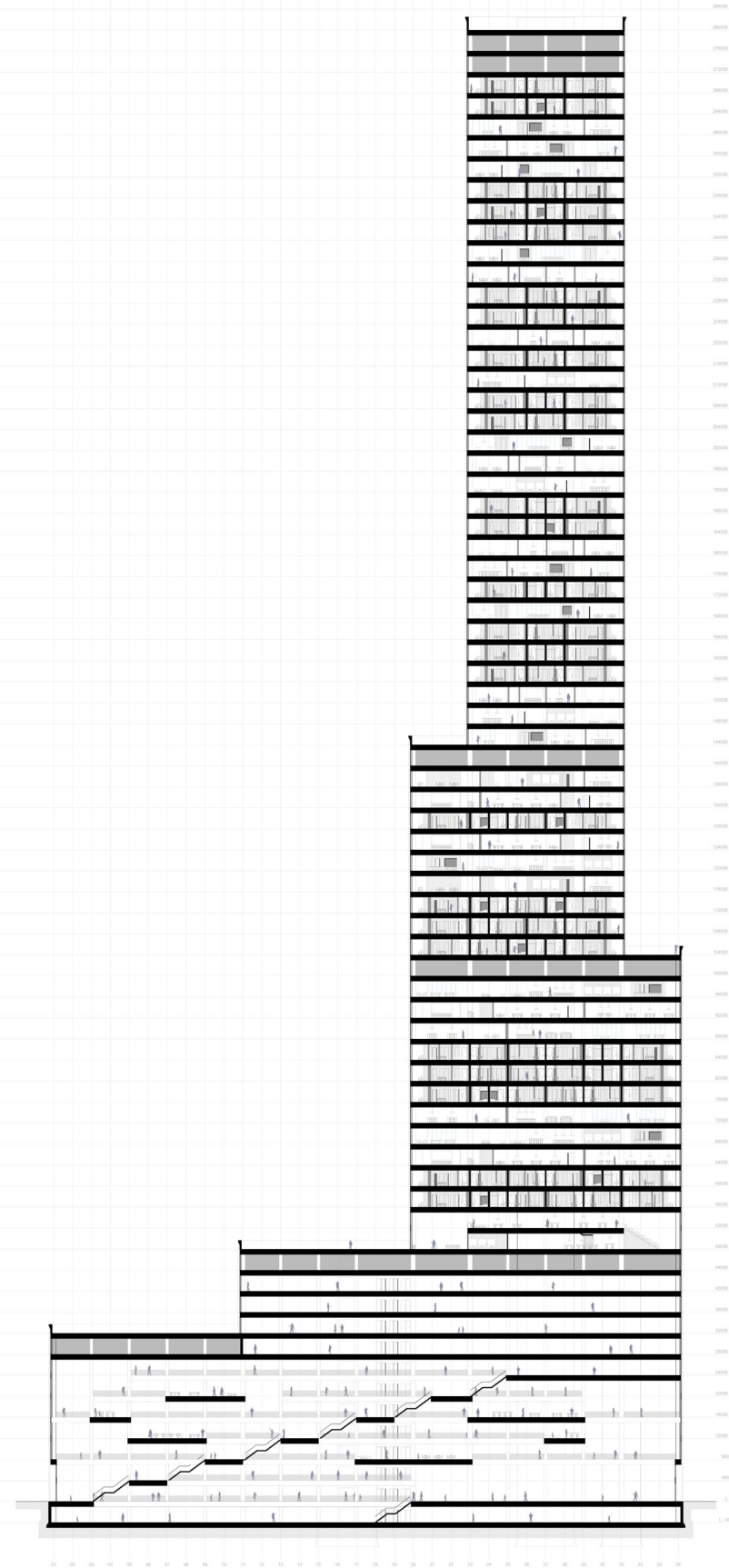
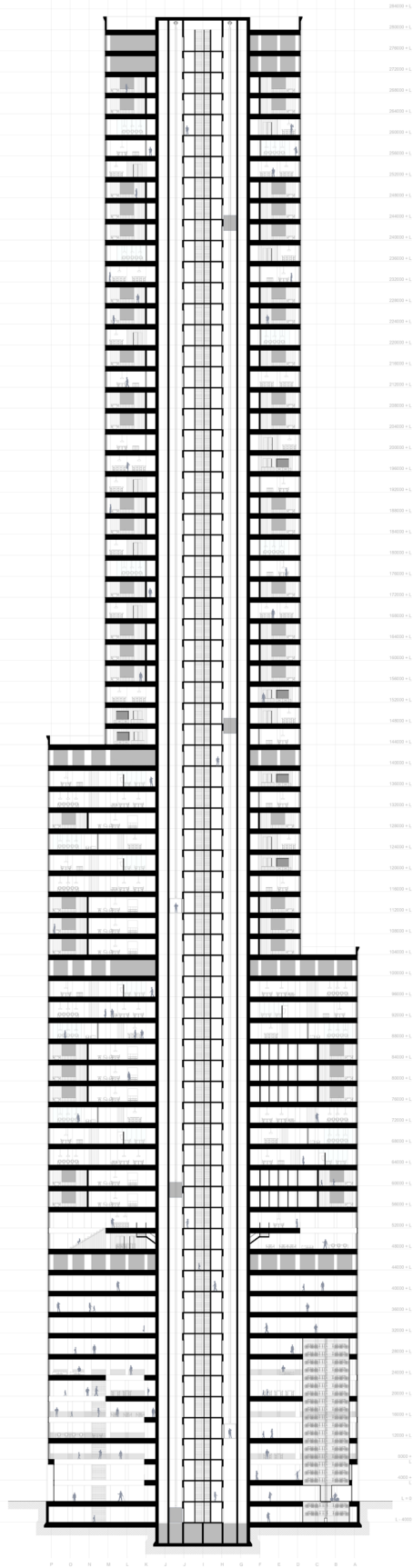


RESIDENTIAL FLOOR

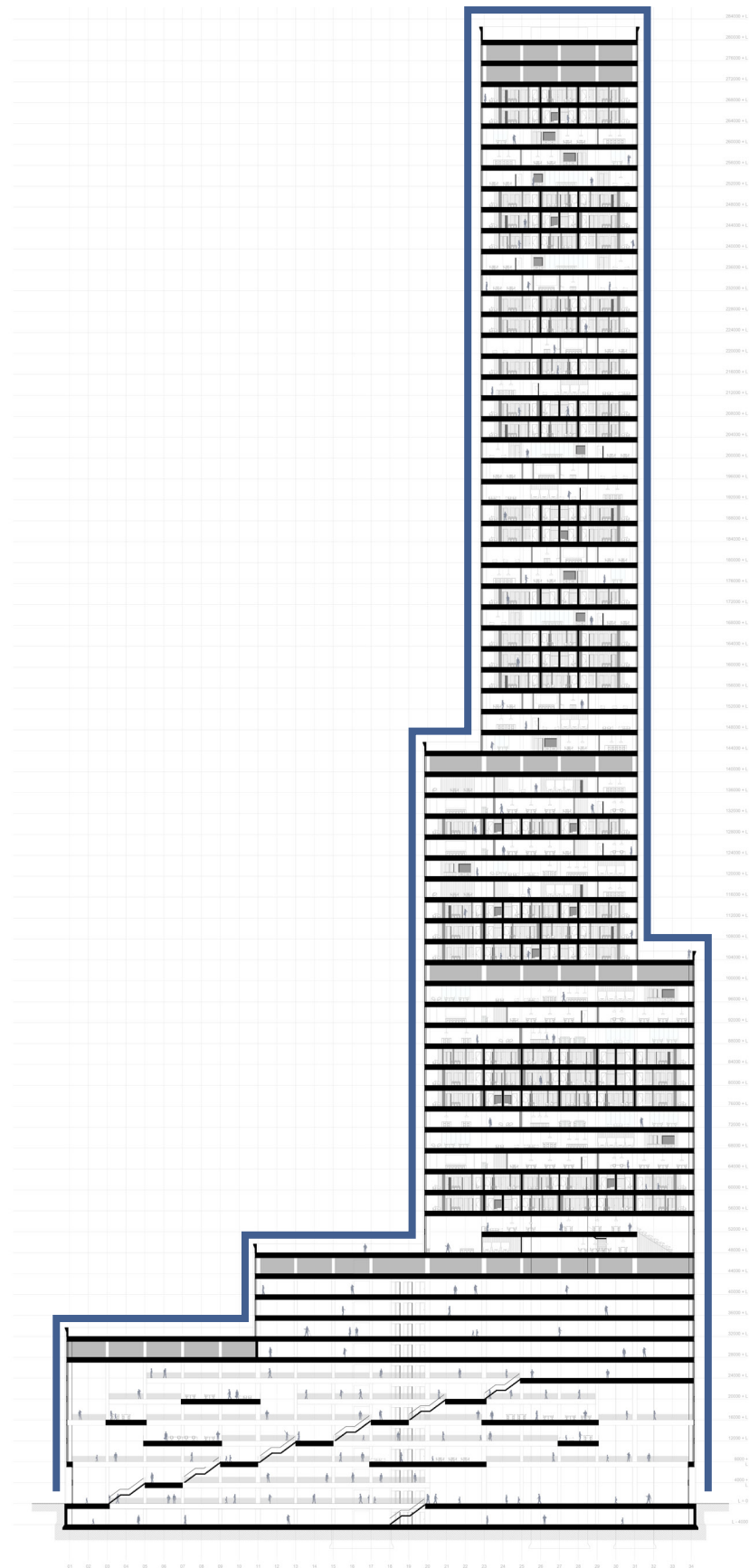
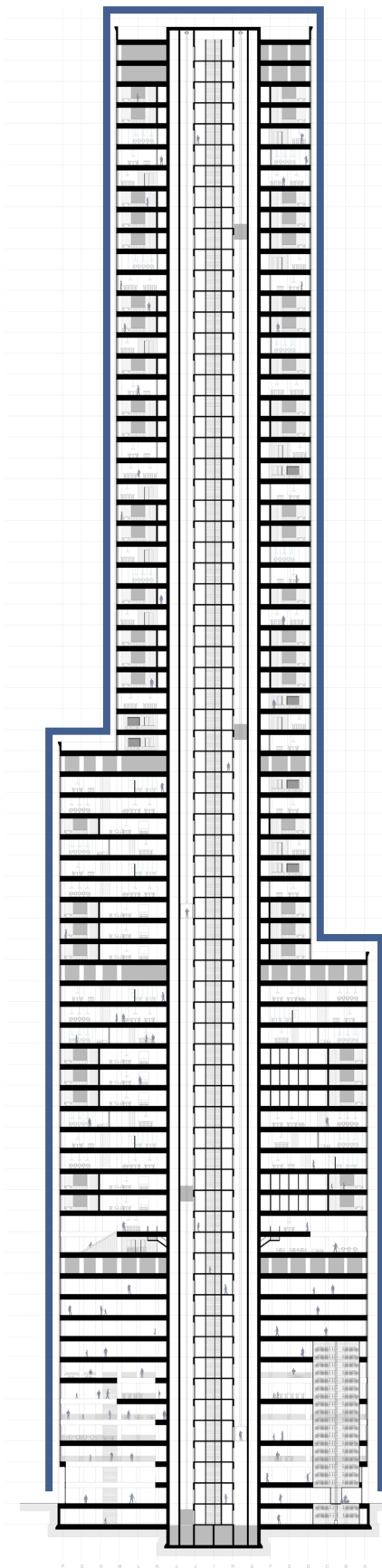
62ND FLOOR | SIMILAR ORGANIZATION OF APARTMENTS



SECTIONS
TRANSITION OF FLOORS



SECTIONS
TRANSITION OF FLOORS IN FRAMEWORK



ELEVATIONS

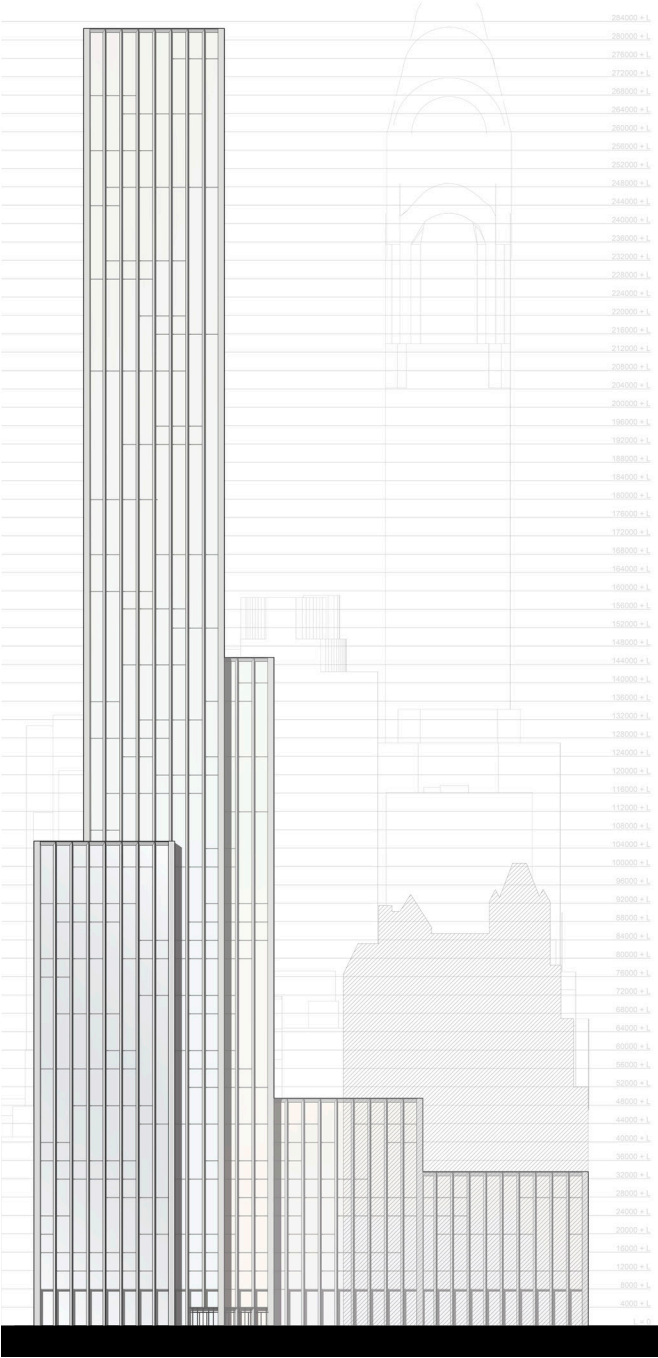
PROGRAM REPRESENTED IN HORIZONTALS



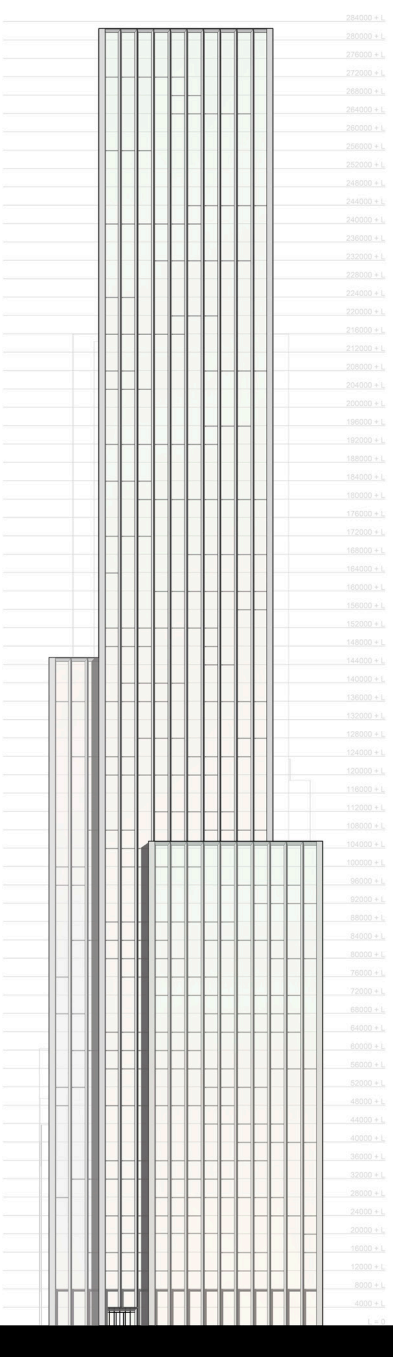
NORTH

ELEVATIONS

PROGRAM REPRESENTED IN HORIZONTALS

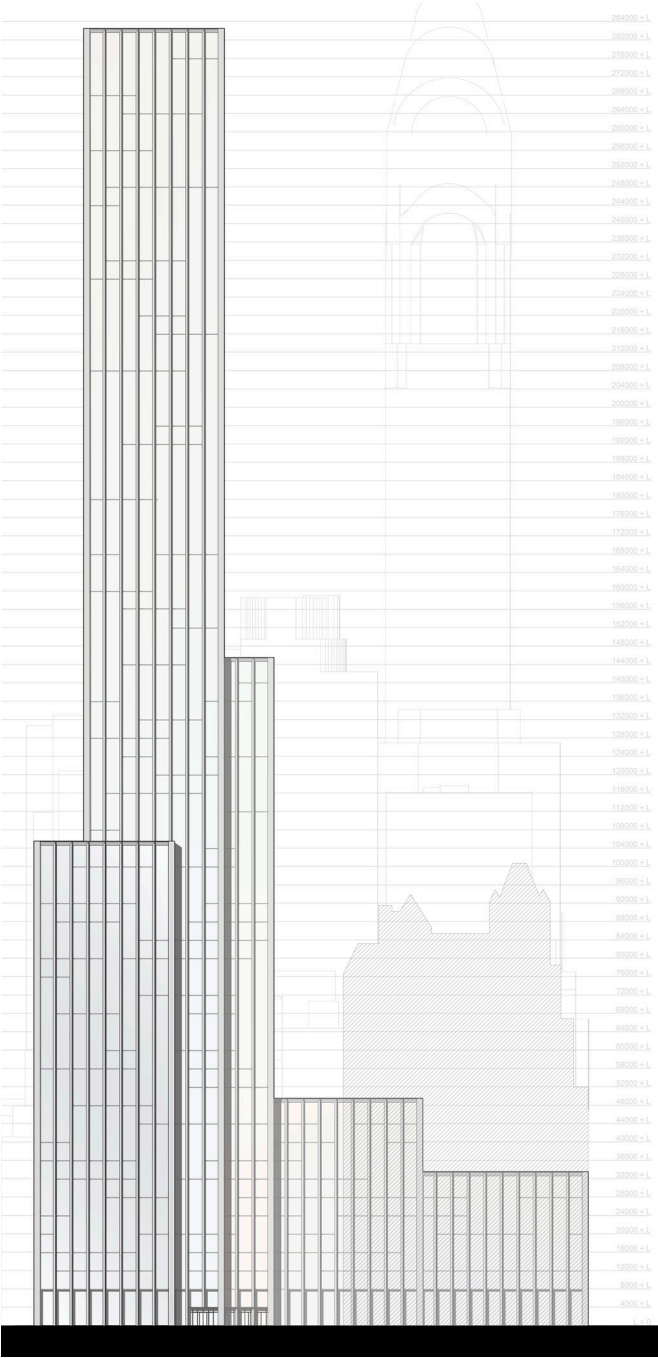


NORTH

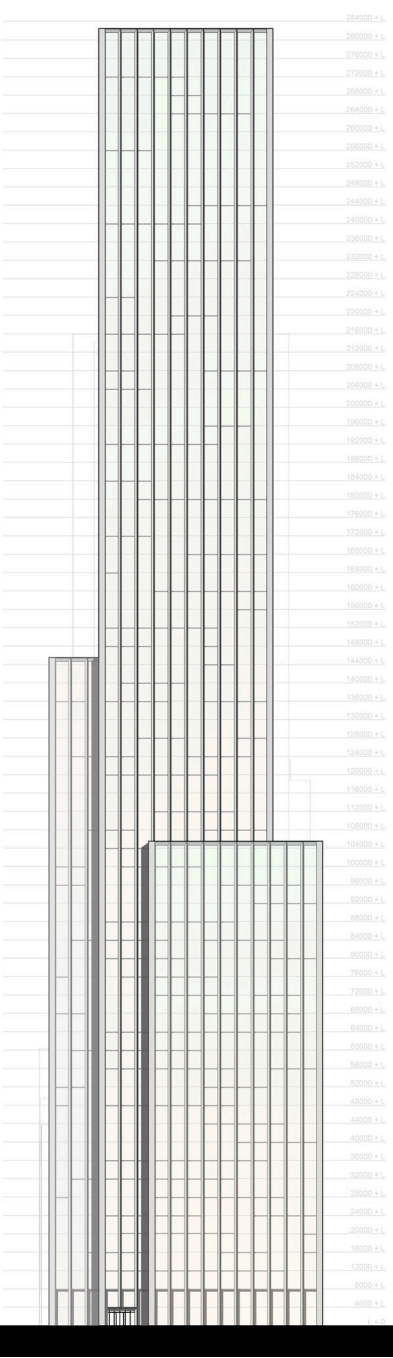


EAST

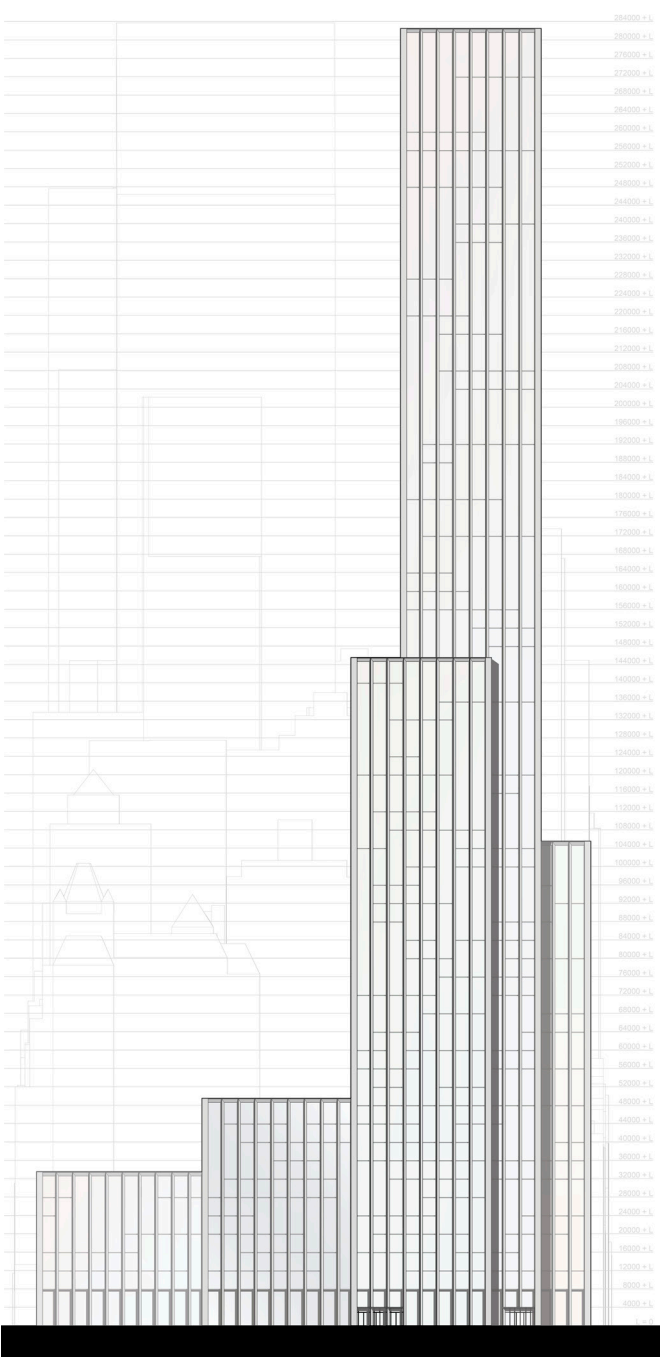
ELEVATIONS
PROGRAM REPRESENTED IN HORIZONTALS



NORTH



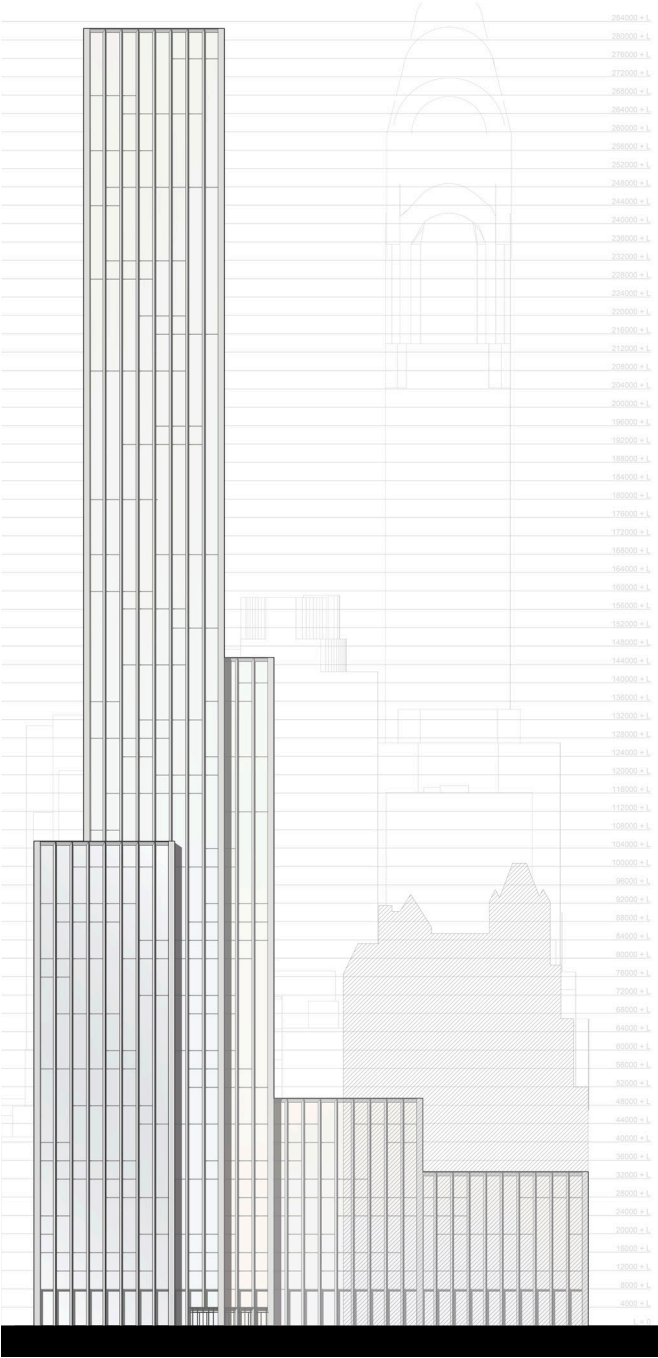
EAST



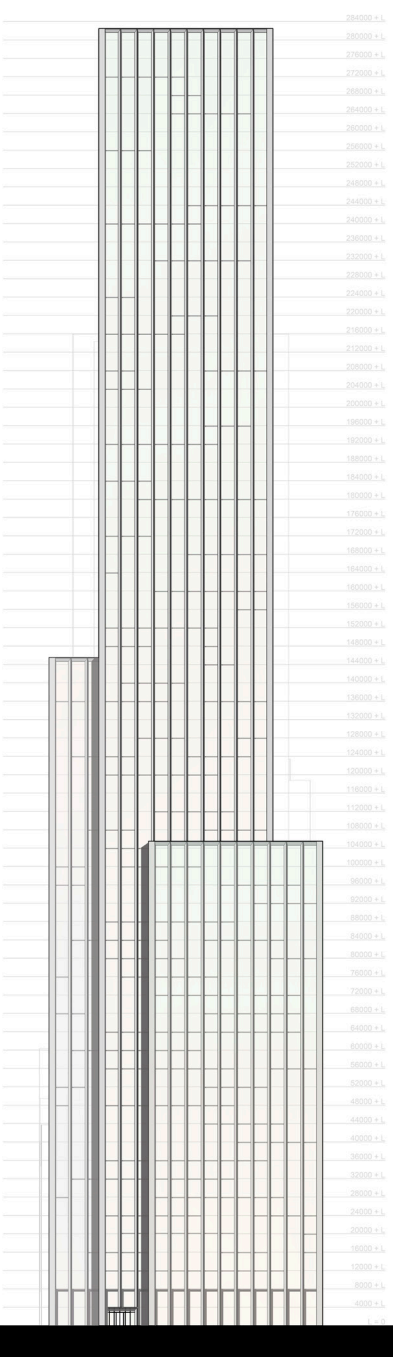
SOUTH

ELEVATIONS

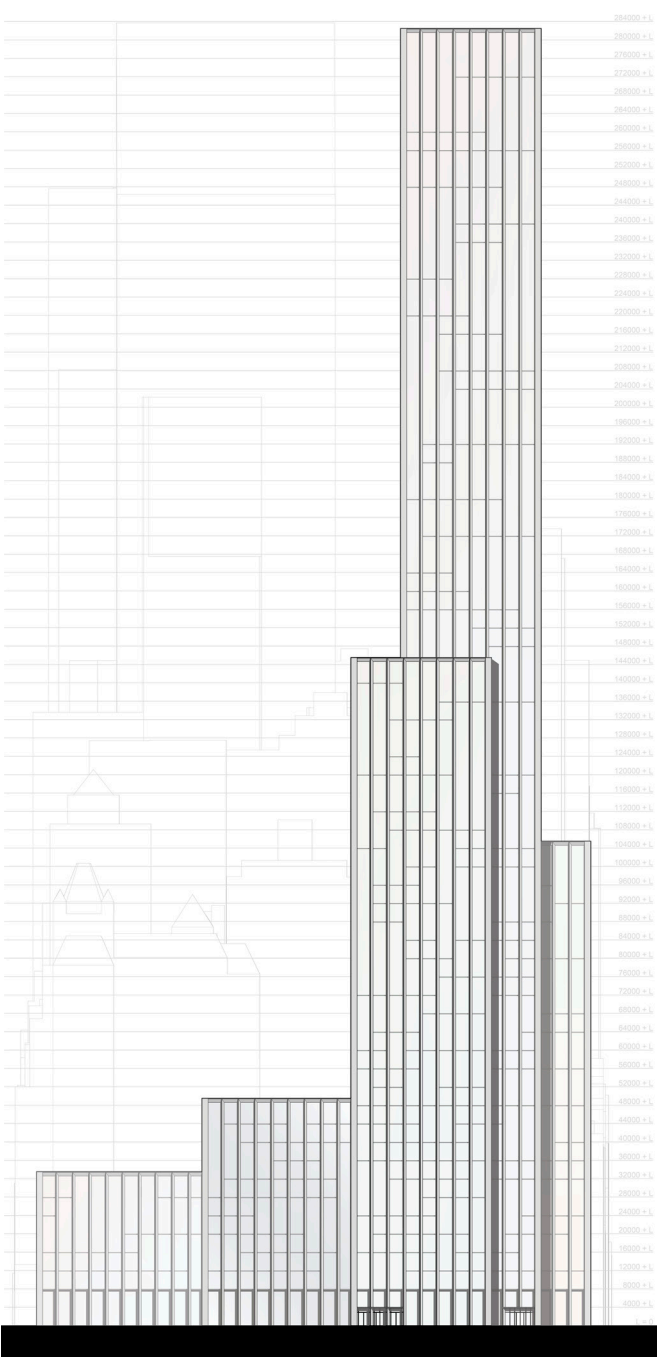
PROGRAM REPRESENTED IN HORIZONTALS



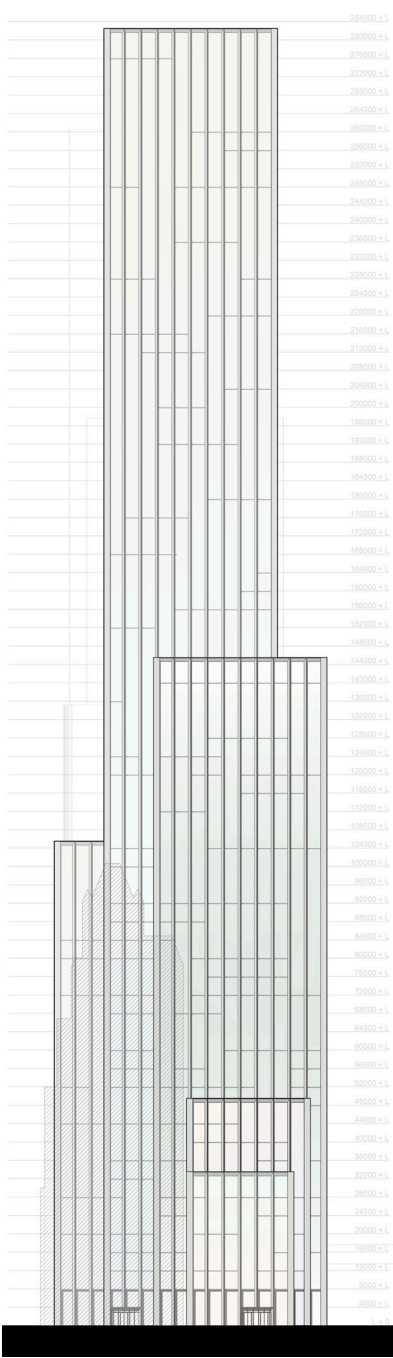
NORTH



EAST



SOUTH

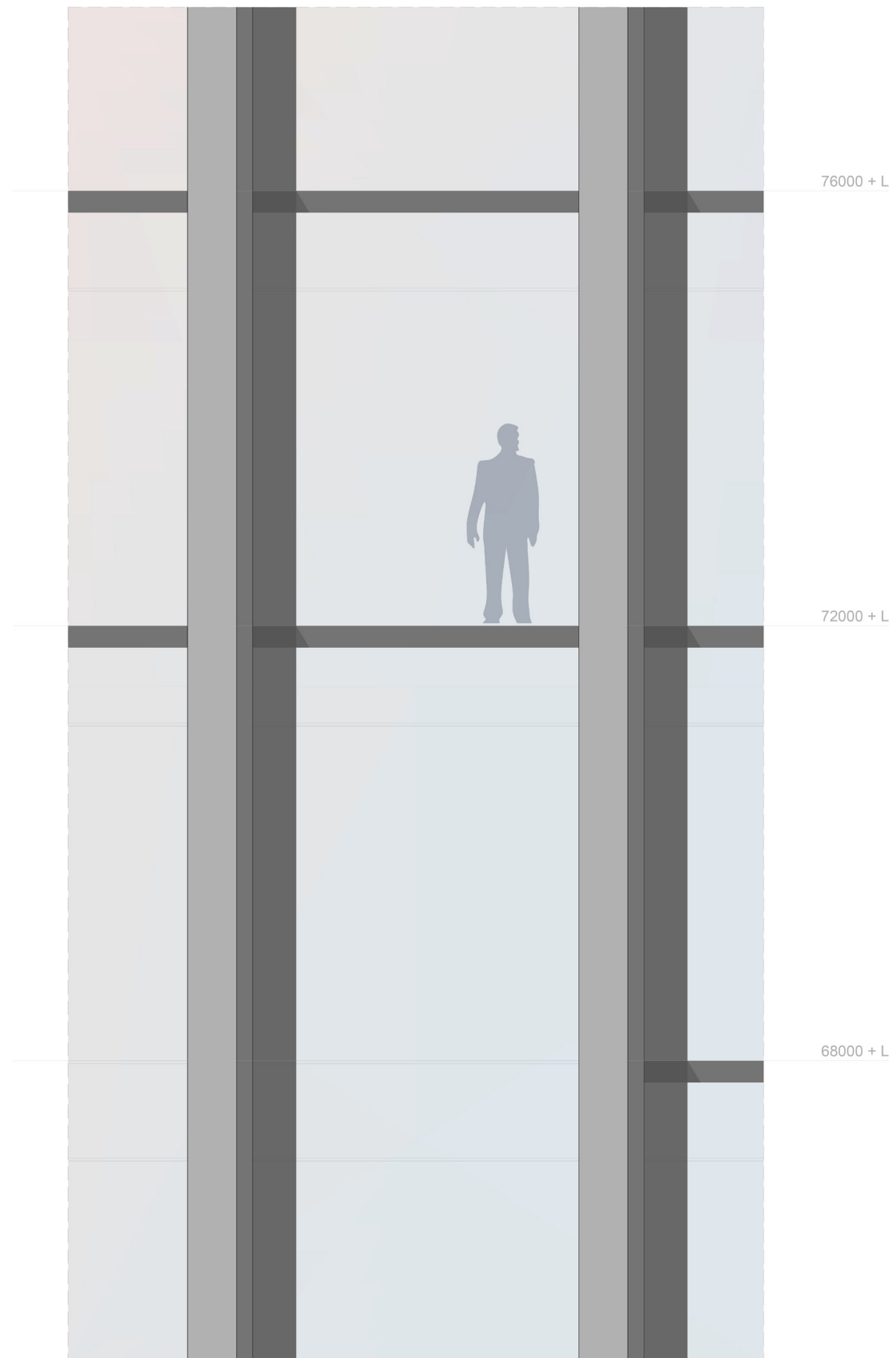


WEST



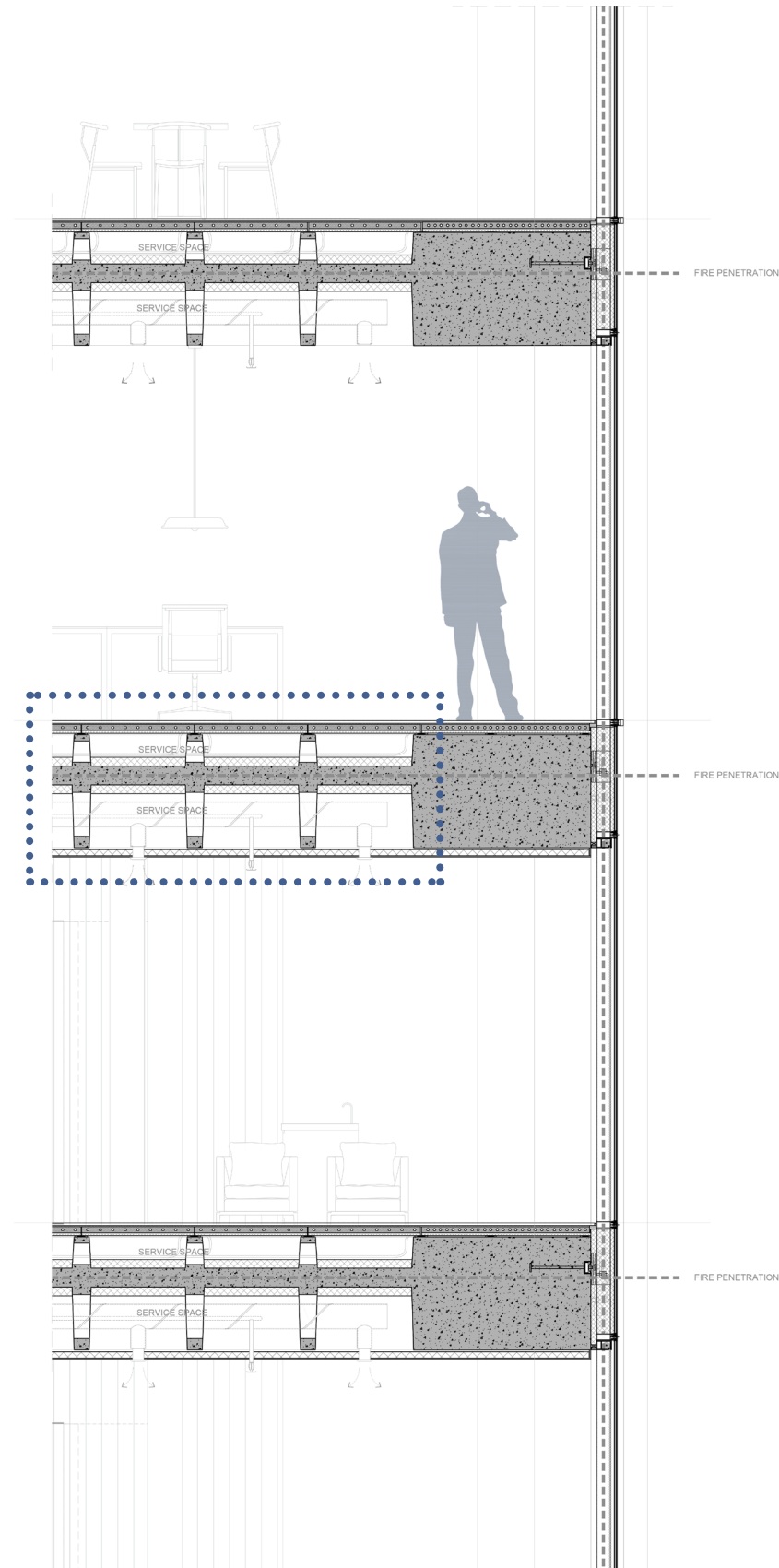
ELEVATIONS

FRAGMENT



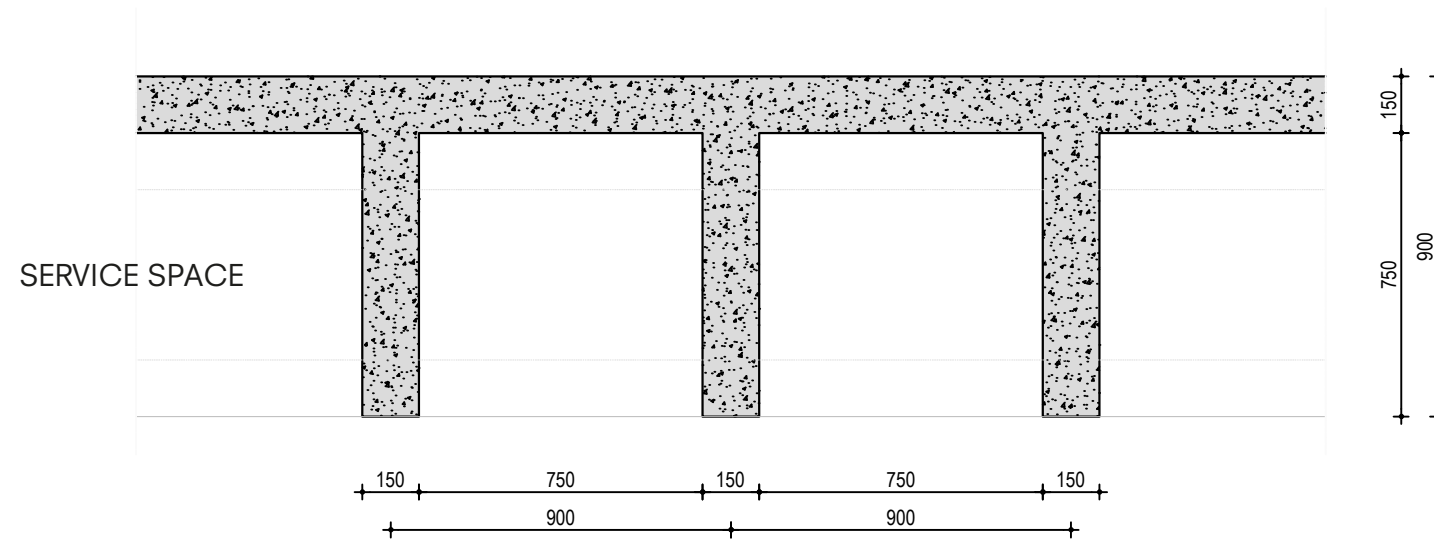
SECTION 1 : 20

FRAGMENT | WAFFLE SLAB PRINCIPLE



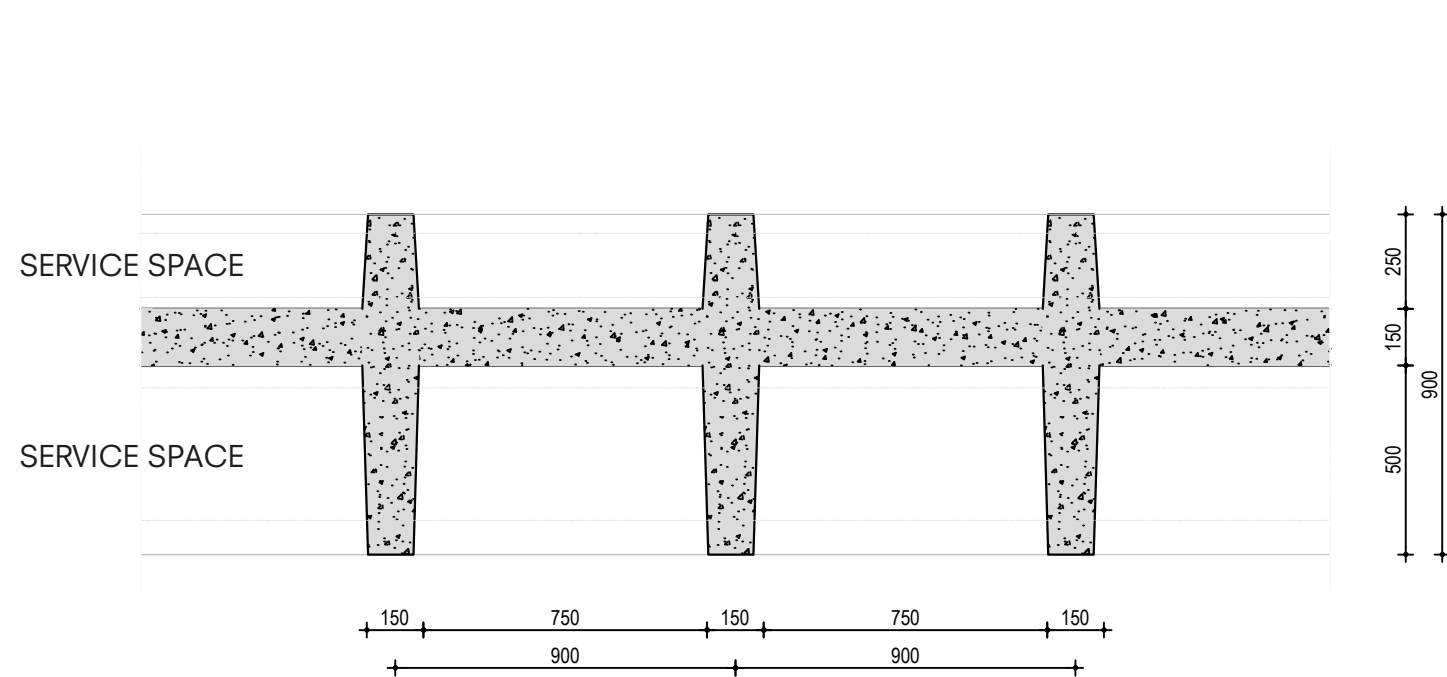
WAFFLE SLAB PRINCIPLE

TRADITIONAL WAFFLE SLAB



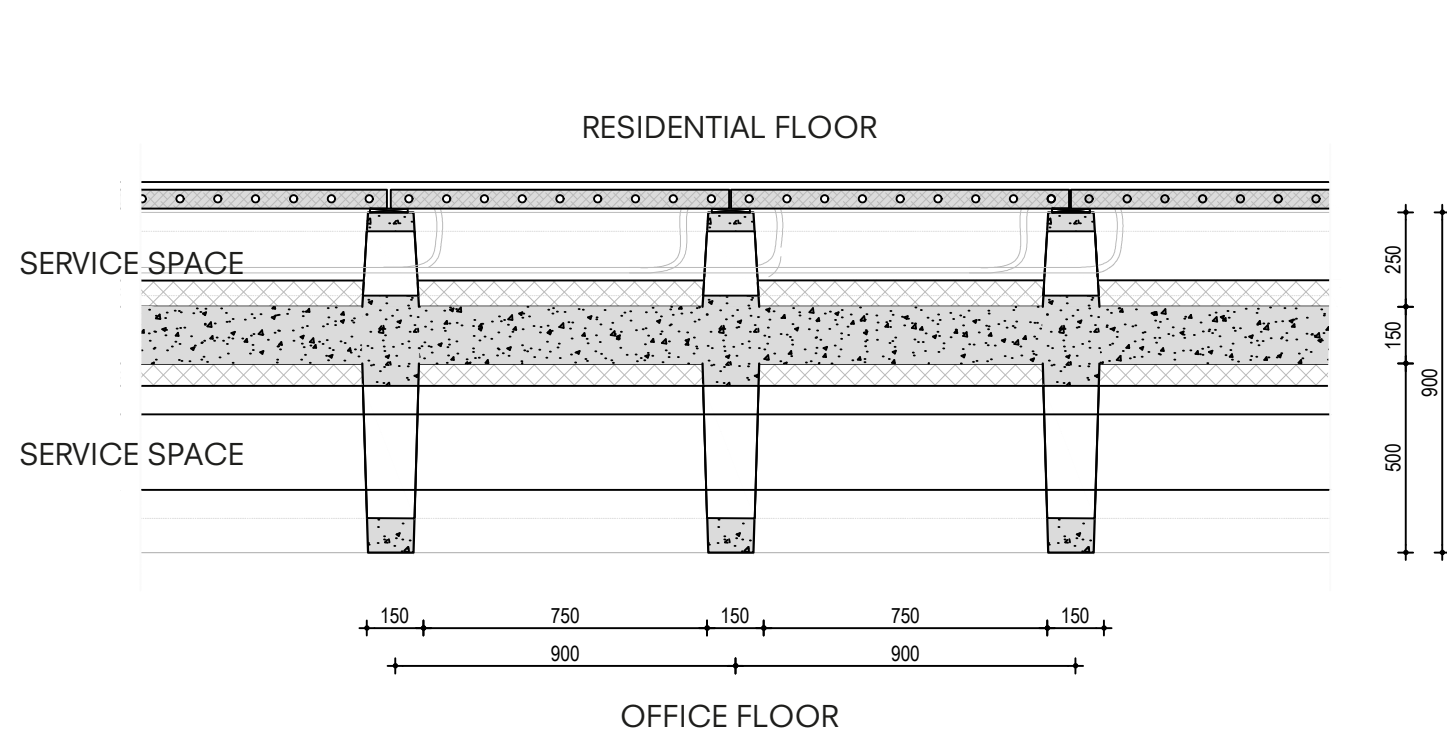
WAFFLE SLAB PRINCIPLE

ADJUSTED WAFFLE SLAB

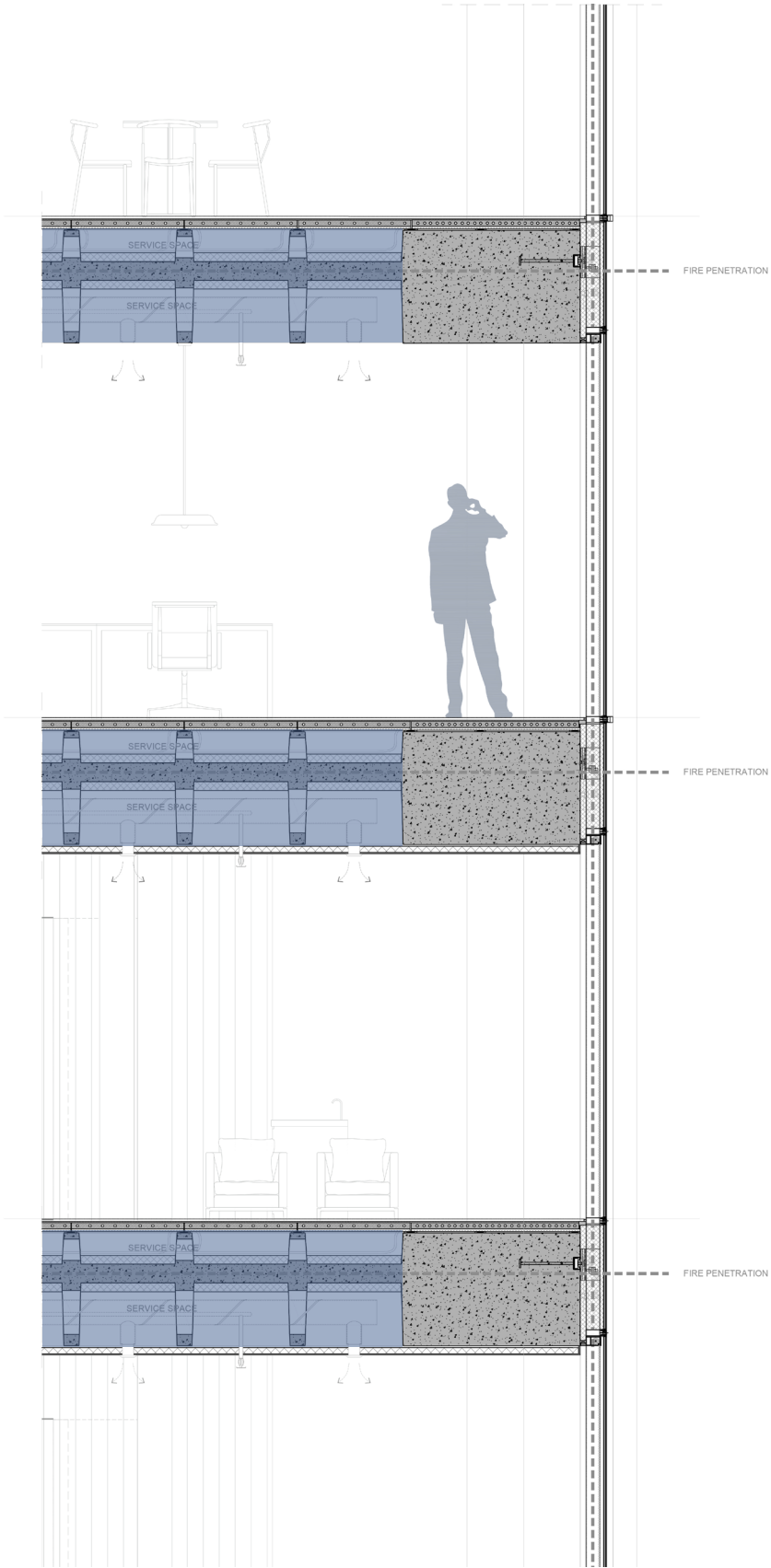


WAFFLE SLAB PRINCIPLE

APPLICATION OF PRINCIPLE

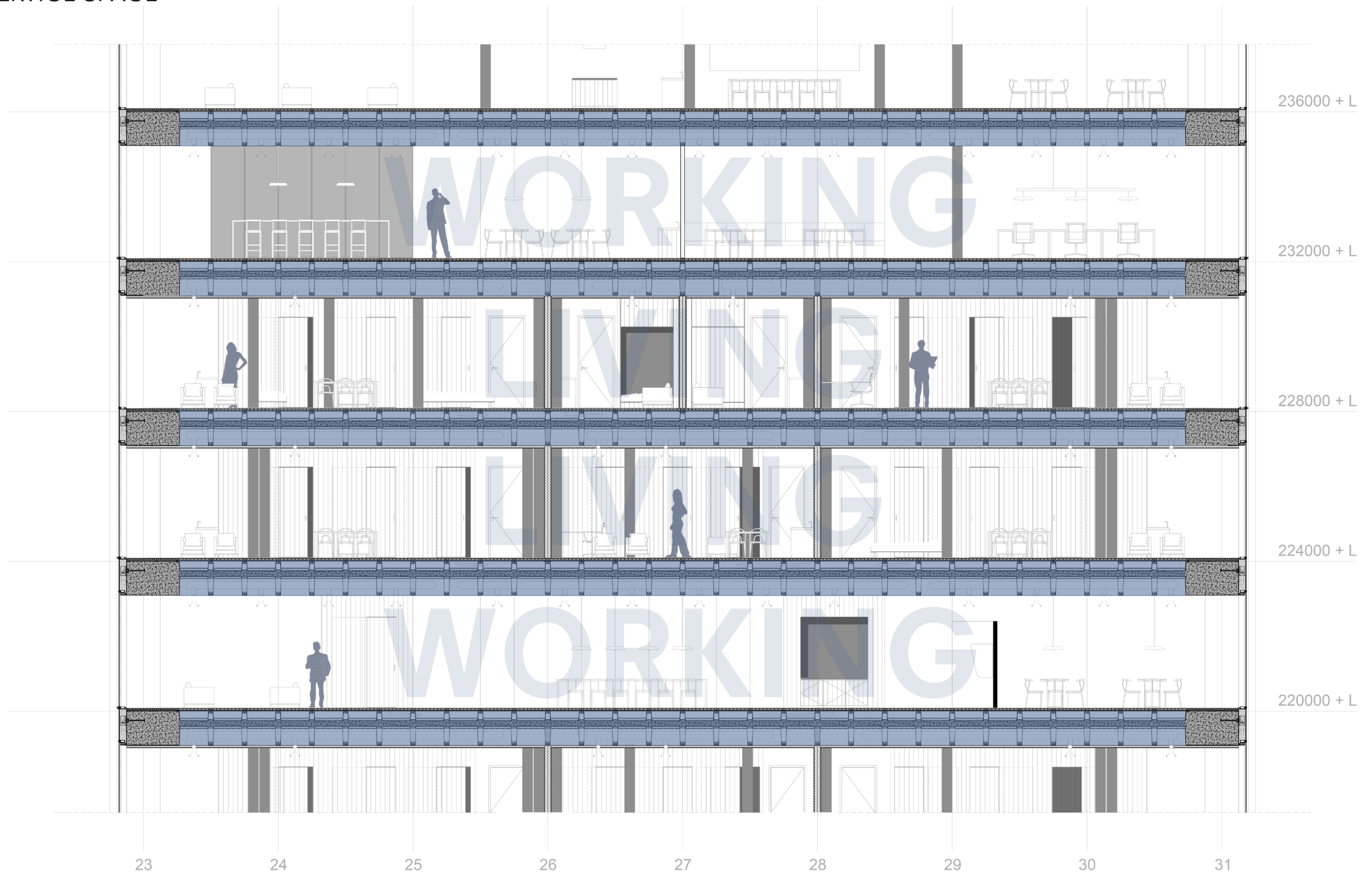


SECTION 1 : 20
SERVICE SPACE



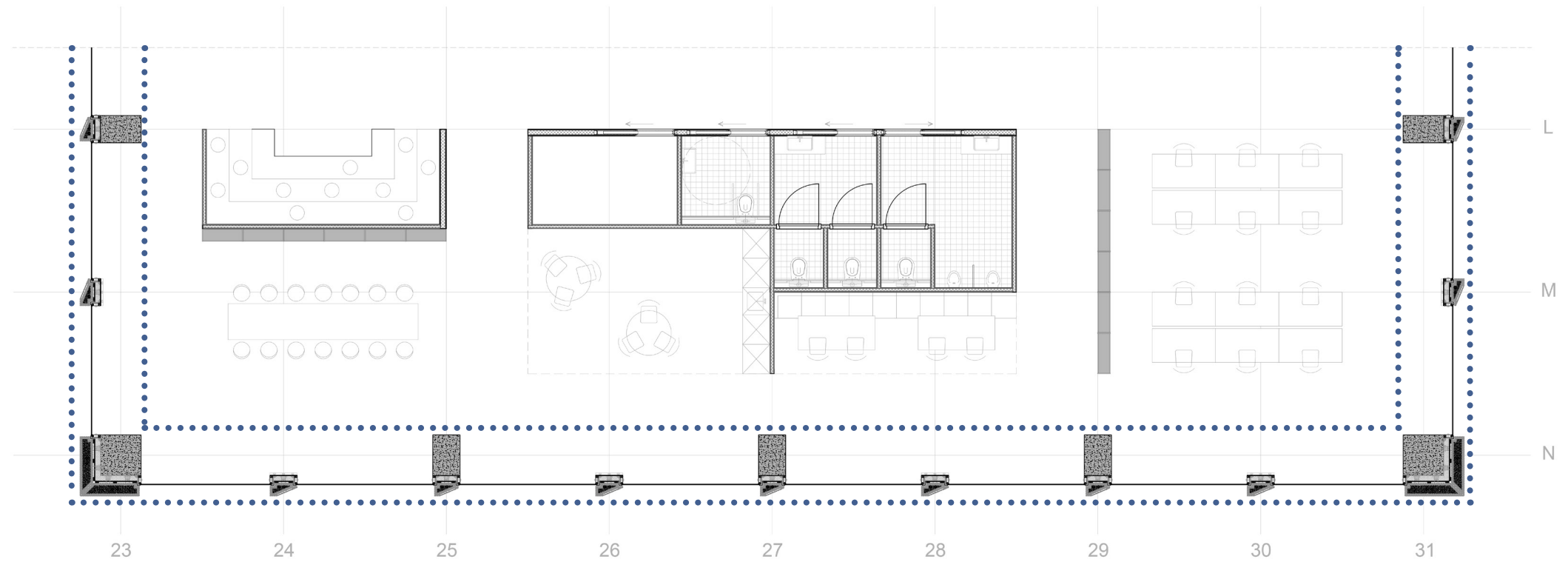
SECTION 1 : 50

SERVICE SPACE



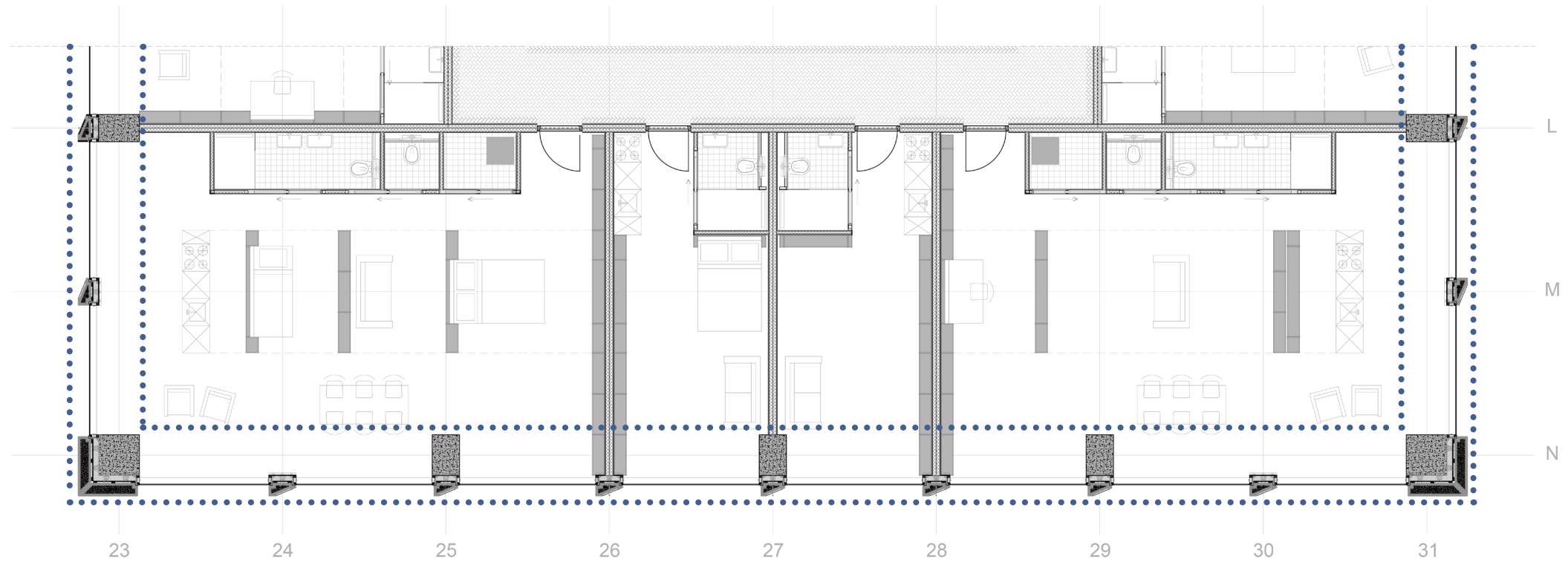
INTERIOR 1 : 50

FACADE AS FRAMEWORK

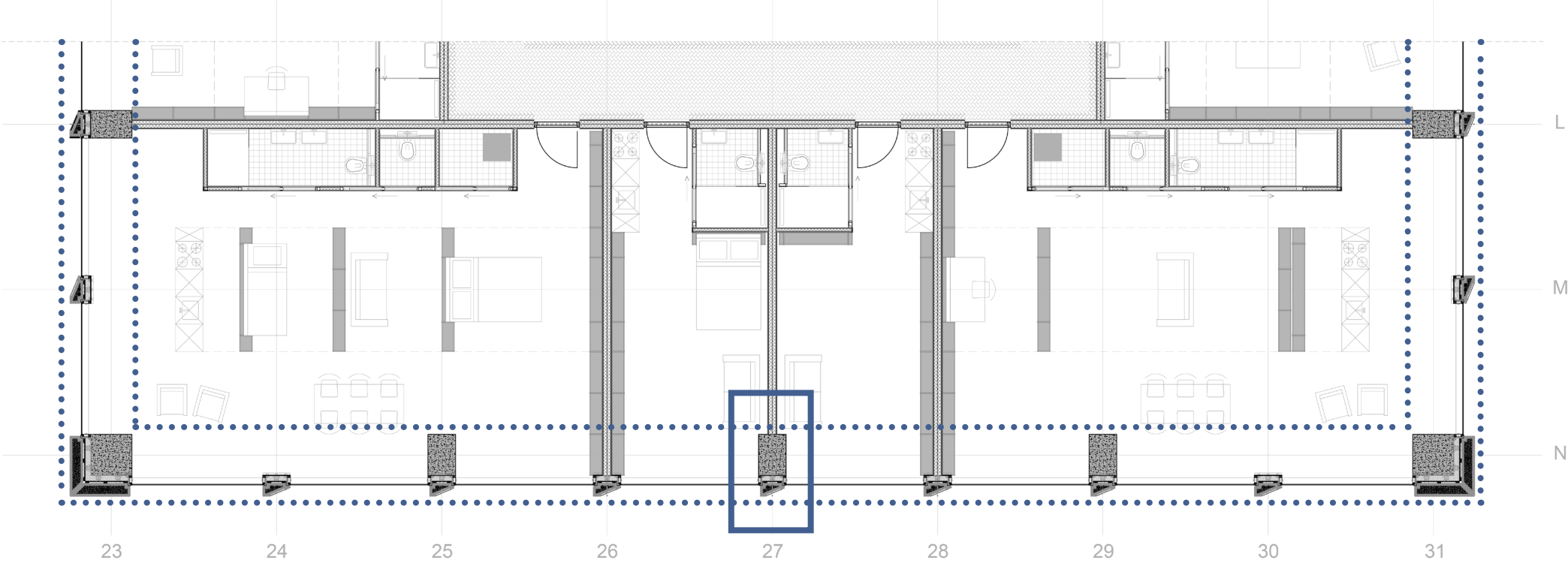


INTERIOR 1 : 50

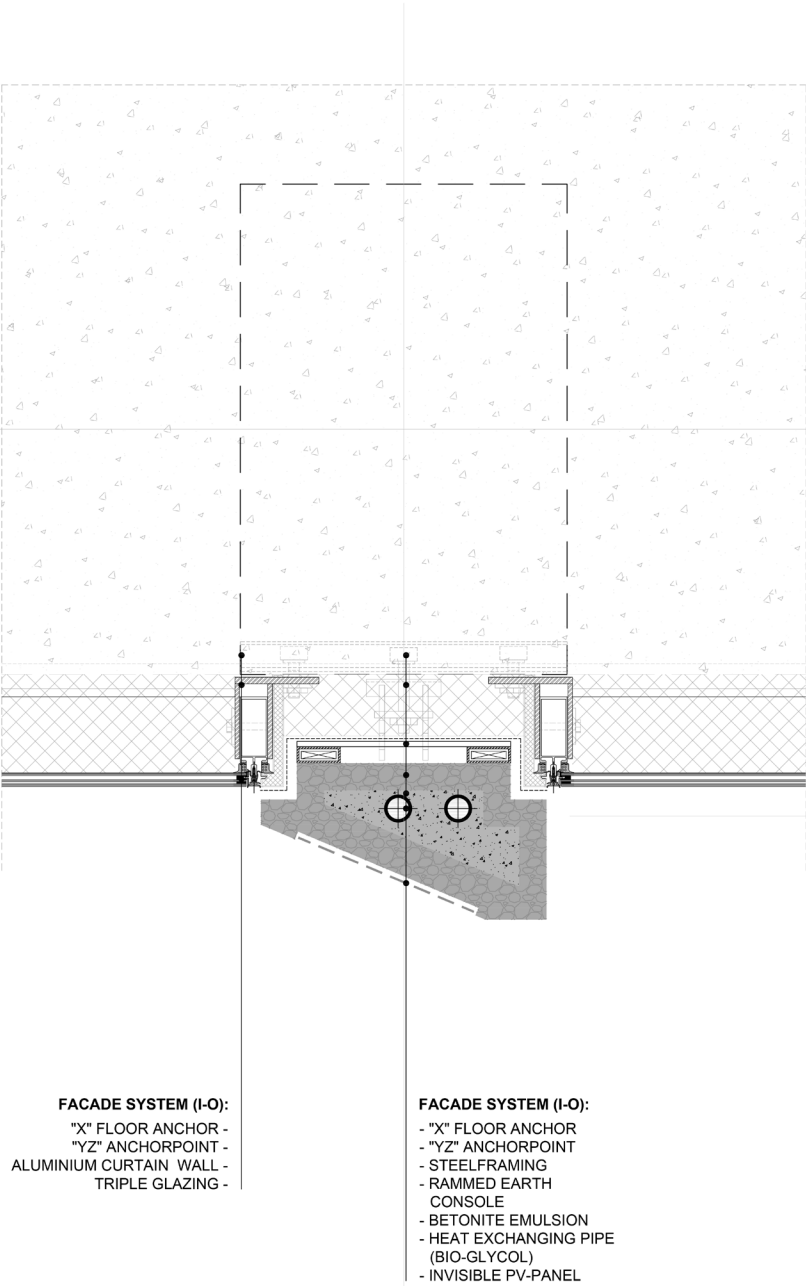
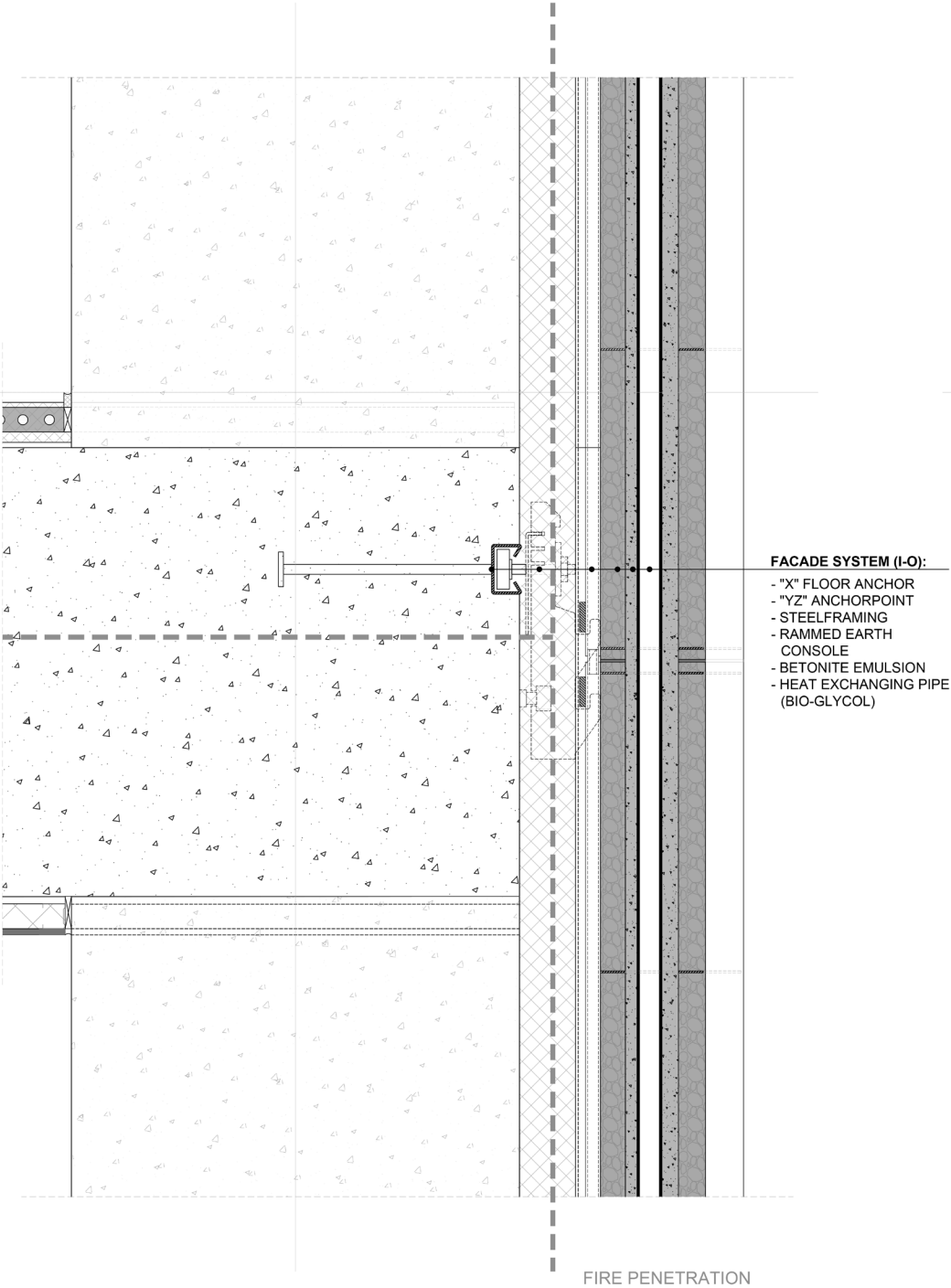
FACADE AS FRAMEWORK



INTERIOR 1 : 50
FACADE DETAIL



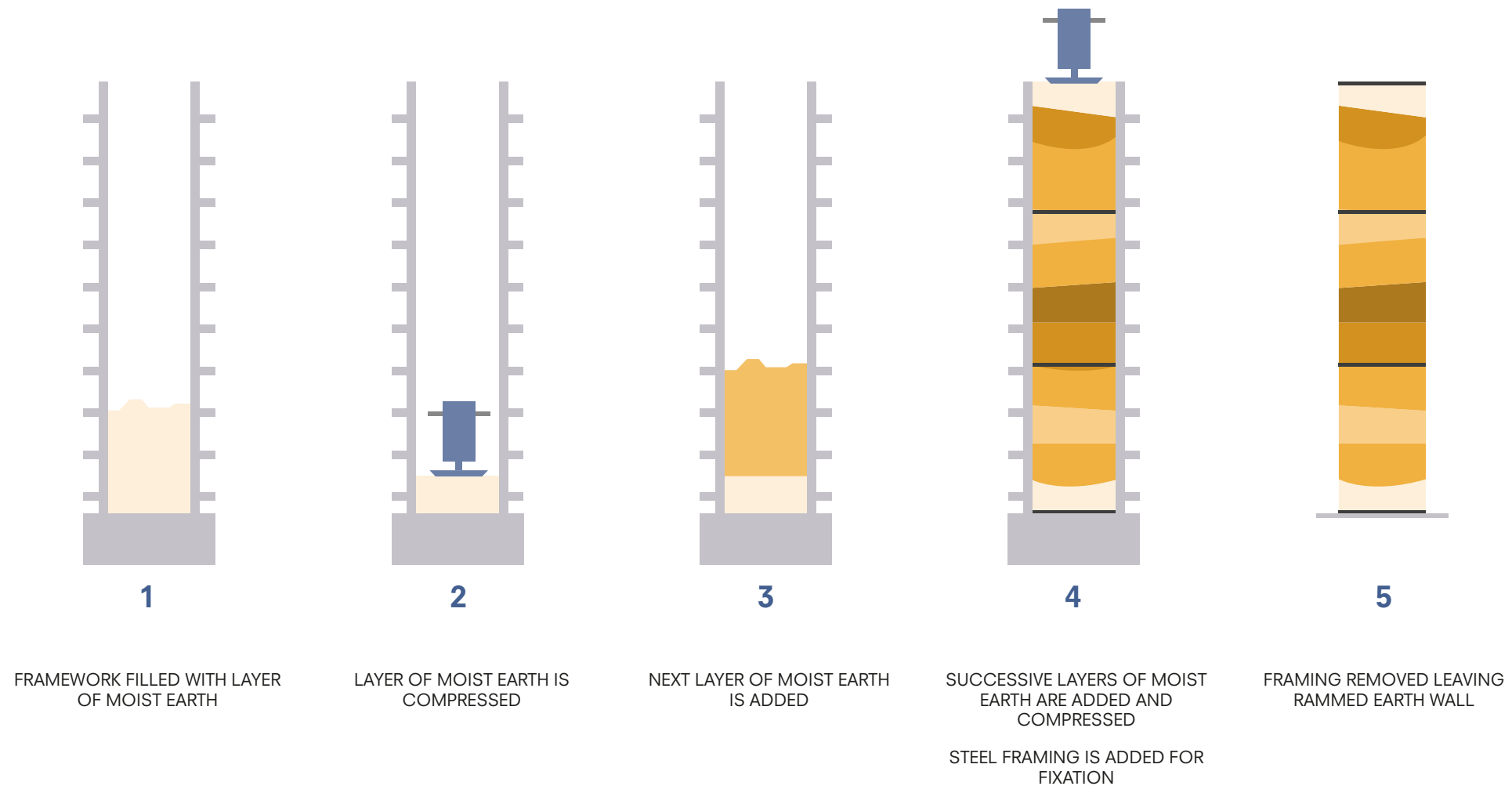
DETAIL 1 : 5 RAMMED EARTH PREFAB PANEL



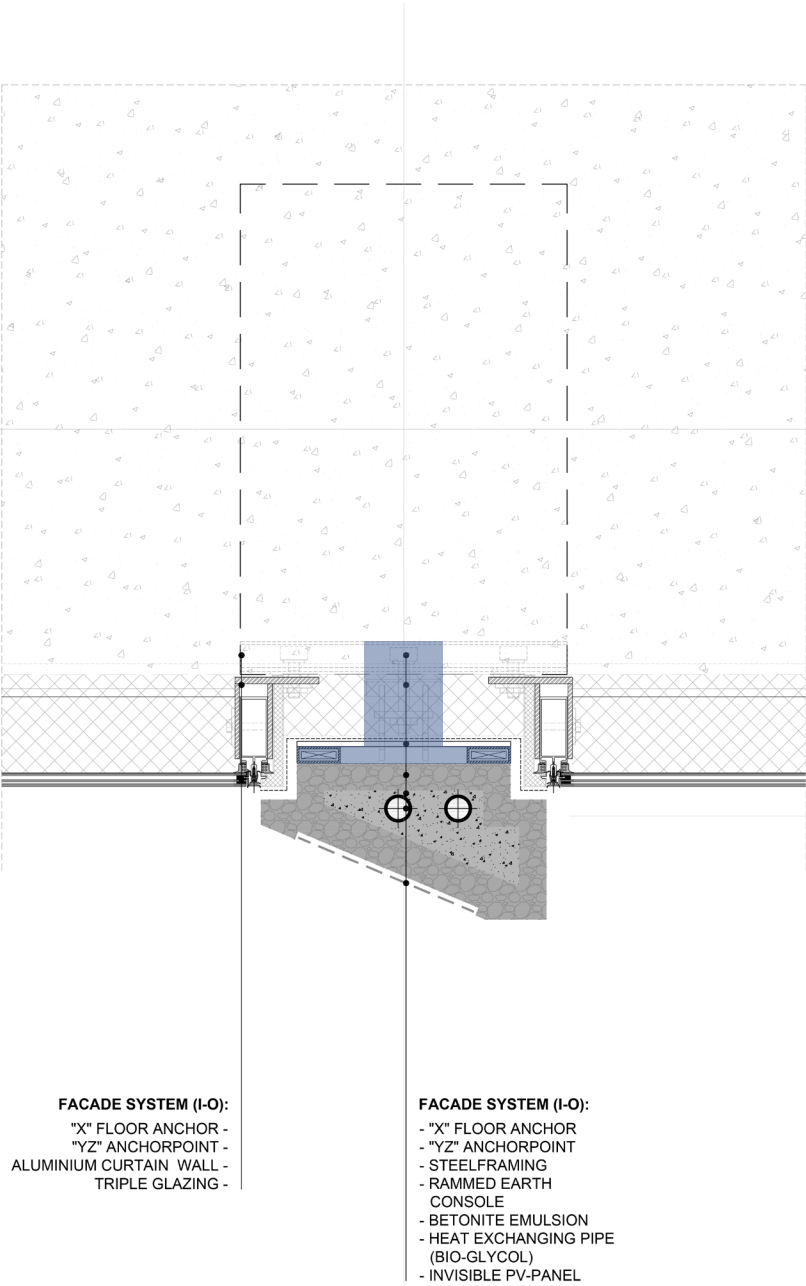
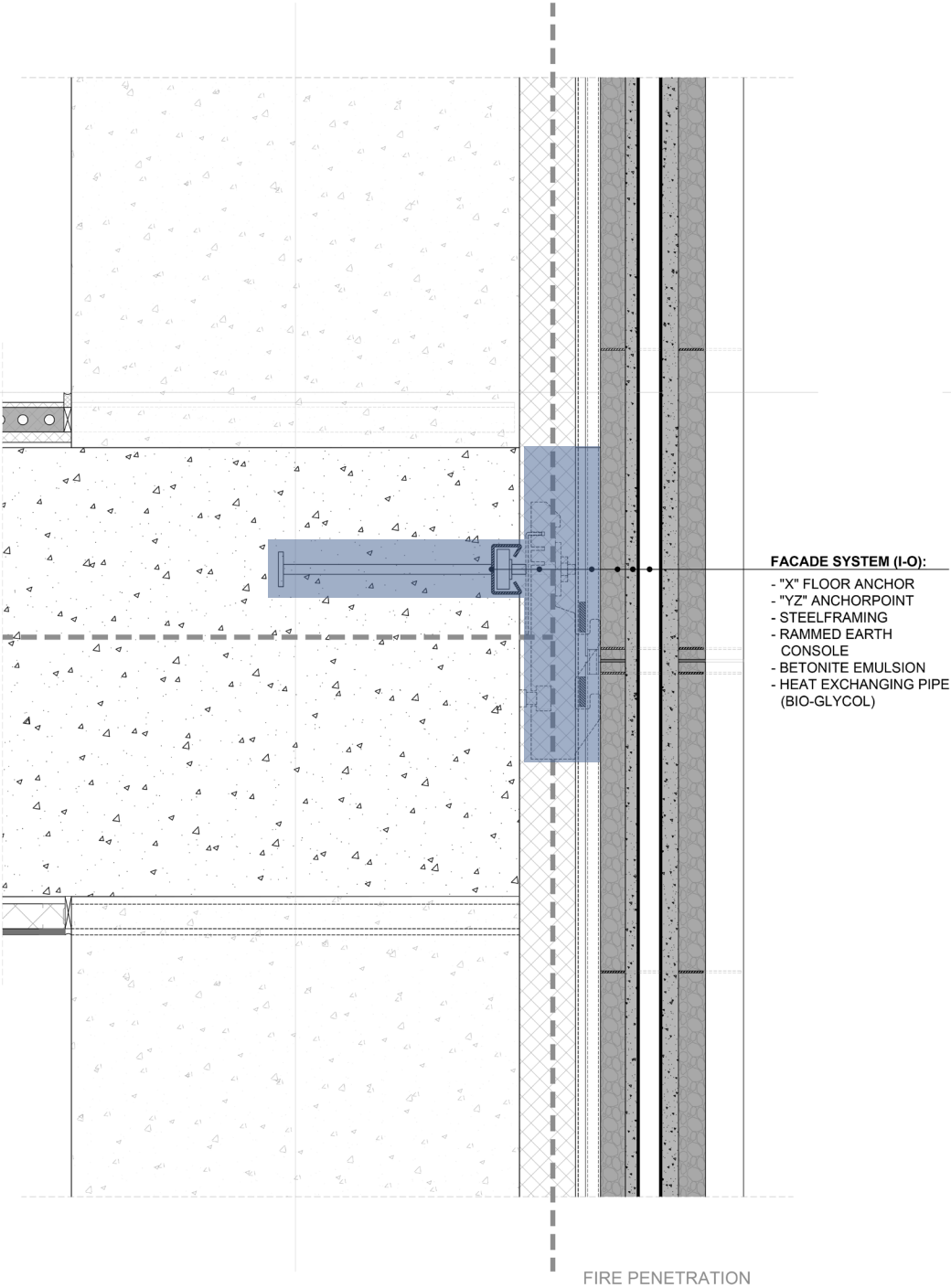
RAMMED EARTH TECHNIQUE

BUILDING PROCESS

RAMMED EARTH: MIX OF SAND, GRAVEL, CLAY AND CONCRETE

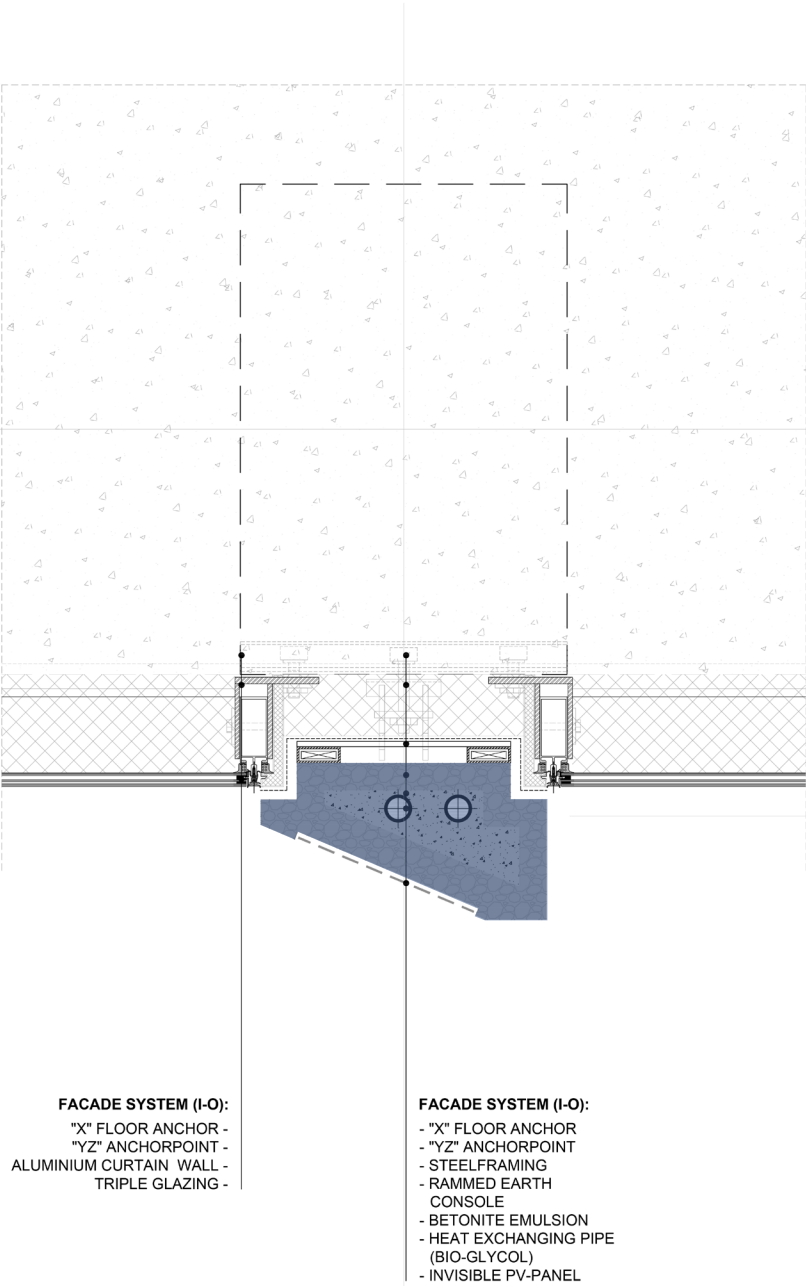
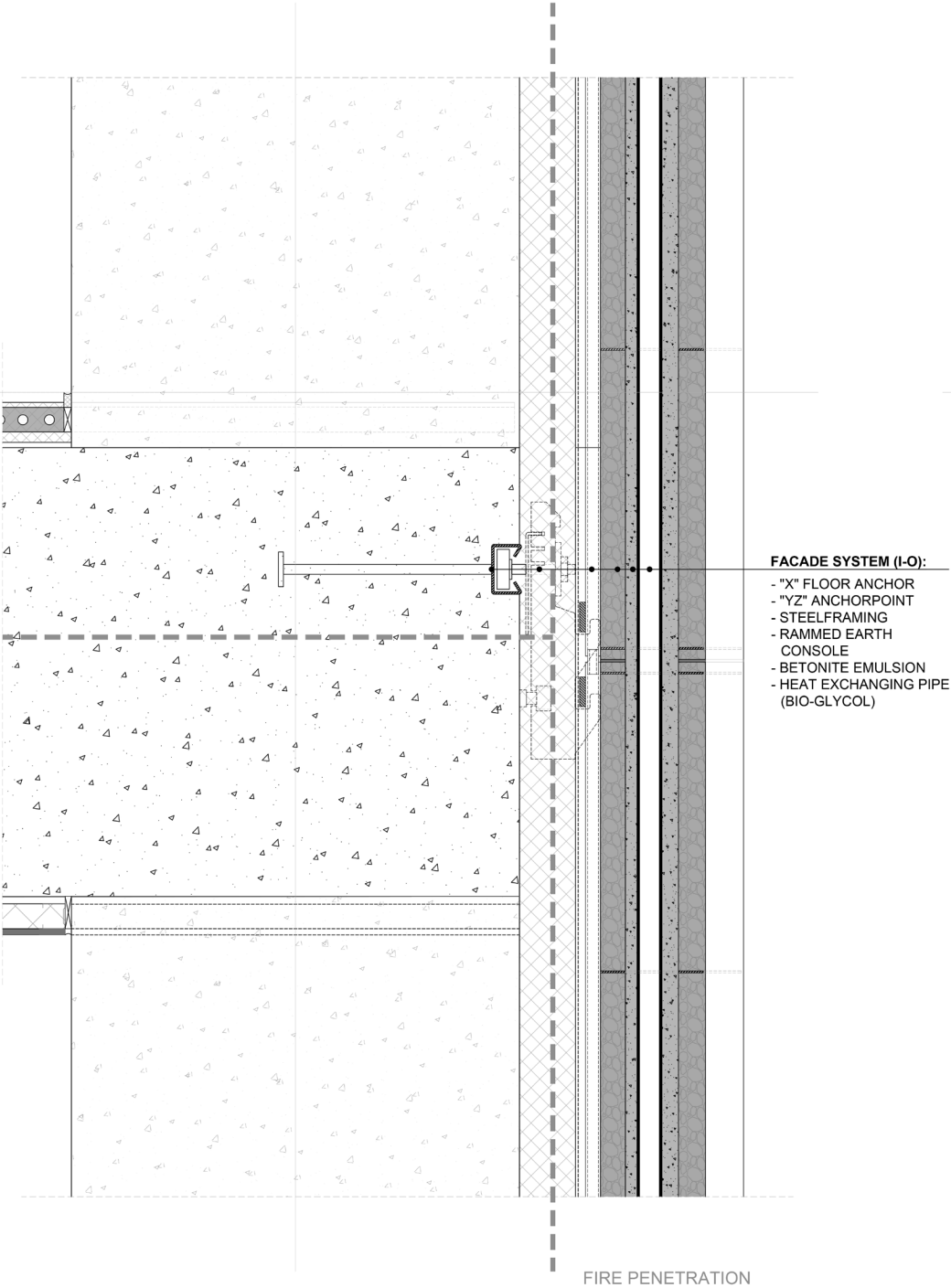


DETAIL 1 : 5 CONNECTION OF PREFAB ELEMENTS



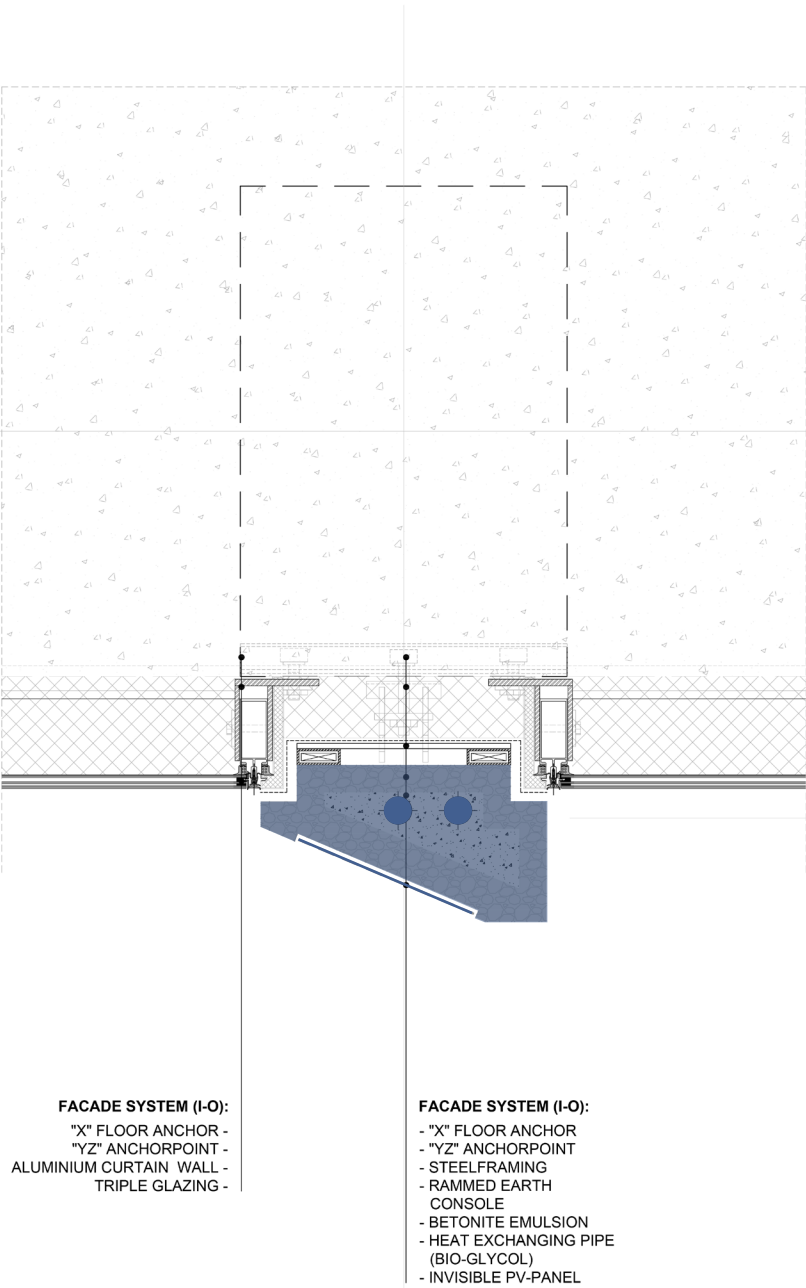
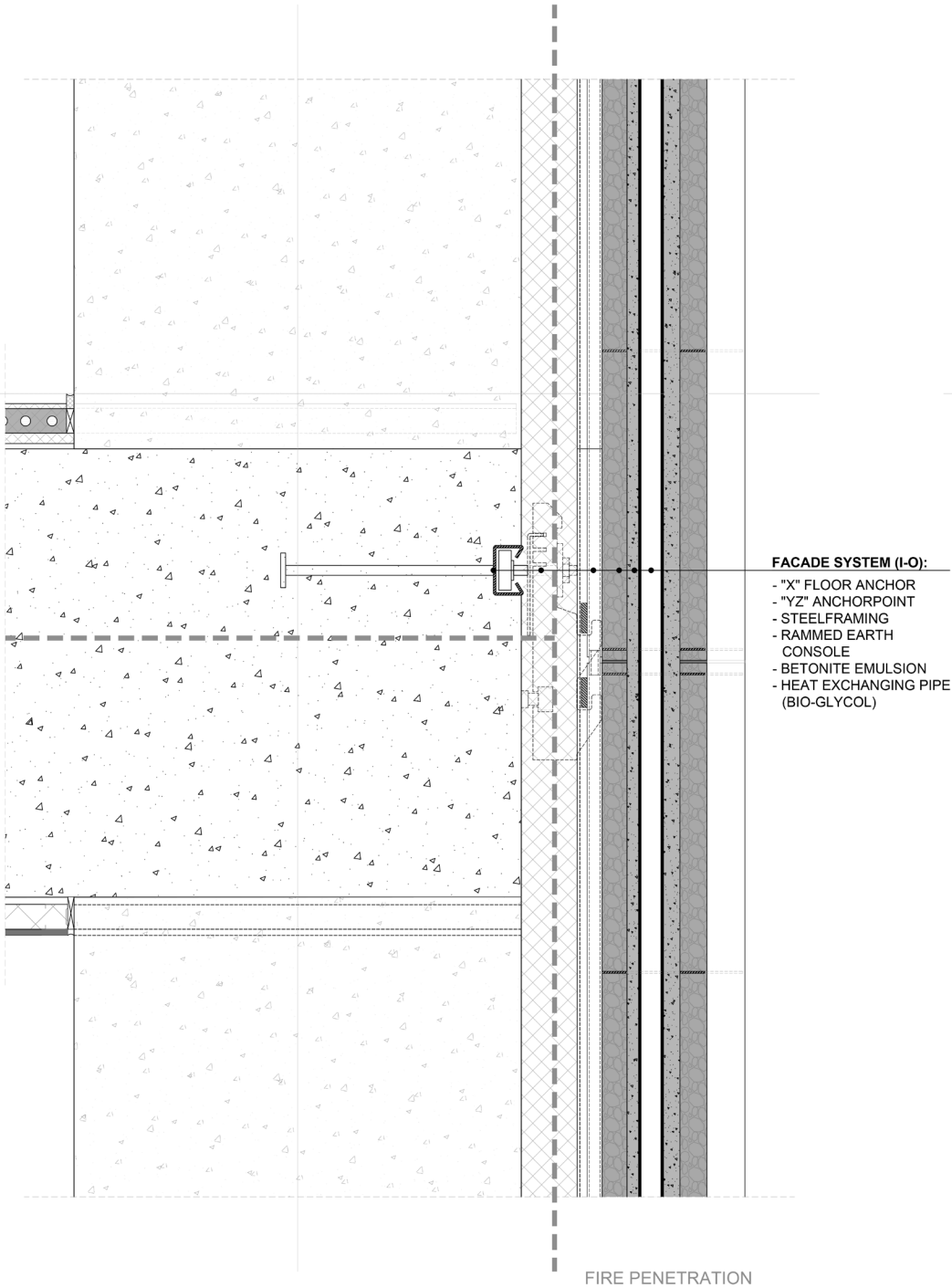
DETAIL 1 : 5

MASS NEEDED FOR ENERGY ACCUMULATION



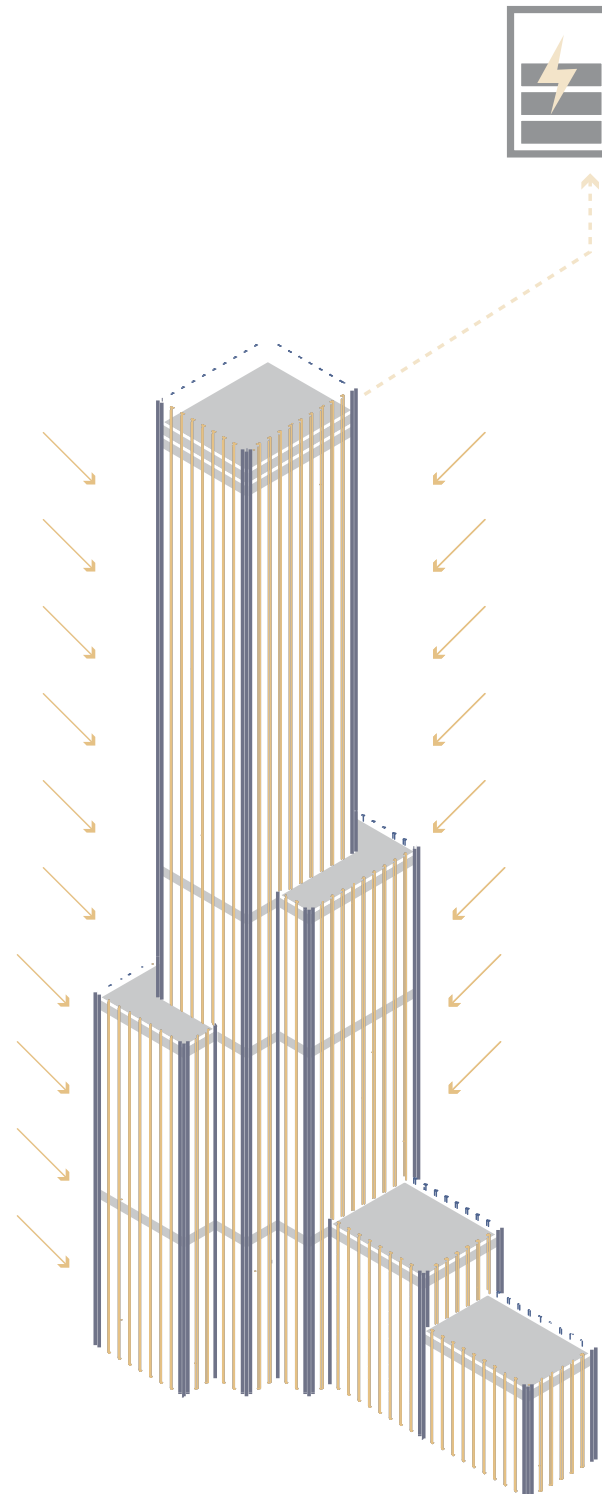
DETAIL 1 : 5

HEAT EXCHANGING PIPES AND SOLAR PANELS



CLIMATE SCHEME

INTEGRATED SOLAR PANELS COLLECTING ENERGY

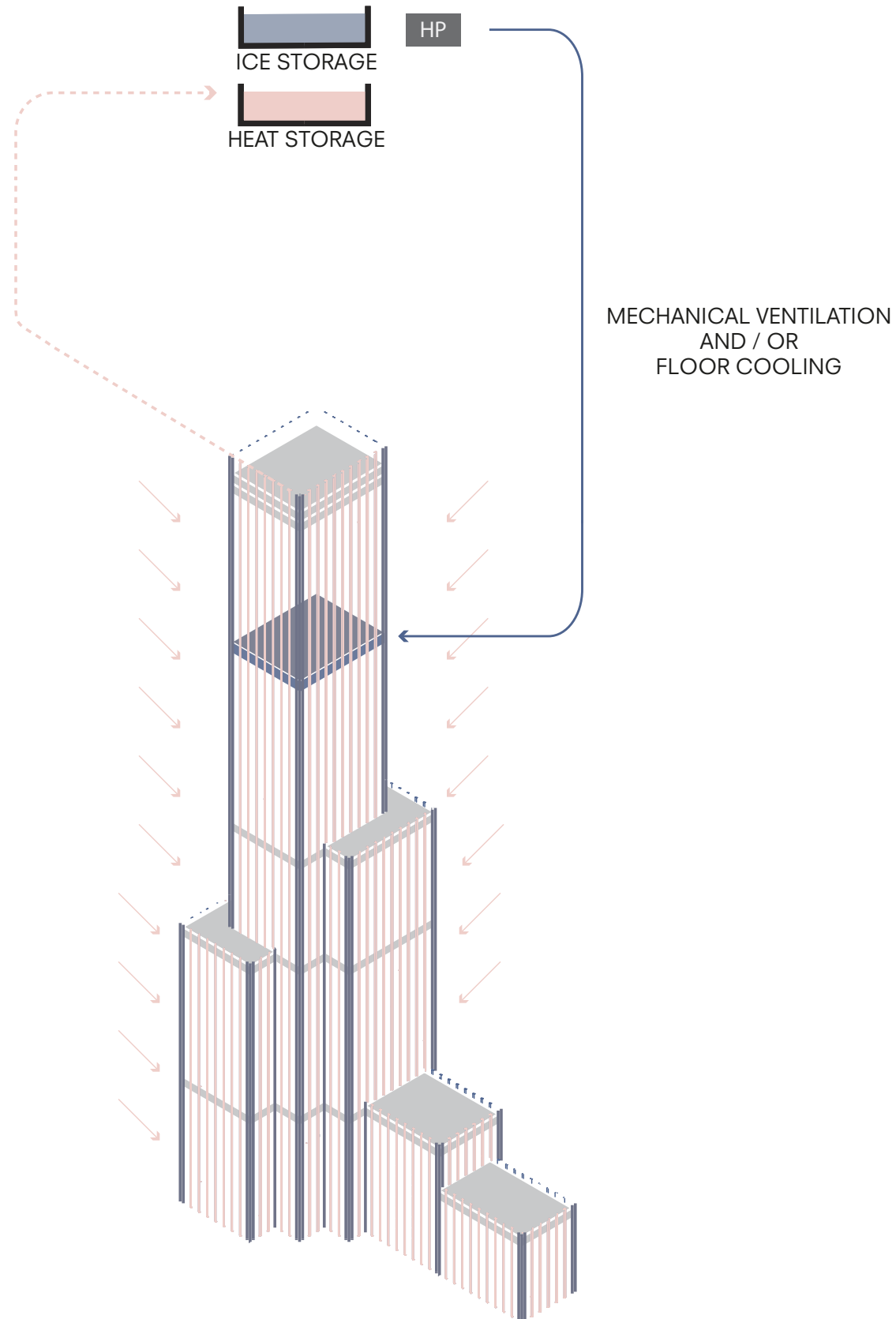


CLIMATE SCHEME

HEAT EXCHANGING PIPES

SUMMER SITUATION
WARM TEMPERATURES OUTSIDE

- > STORAGE OF HEAT
- > USE OF COLD

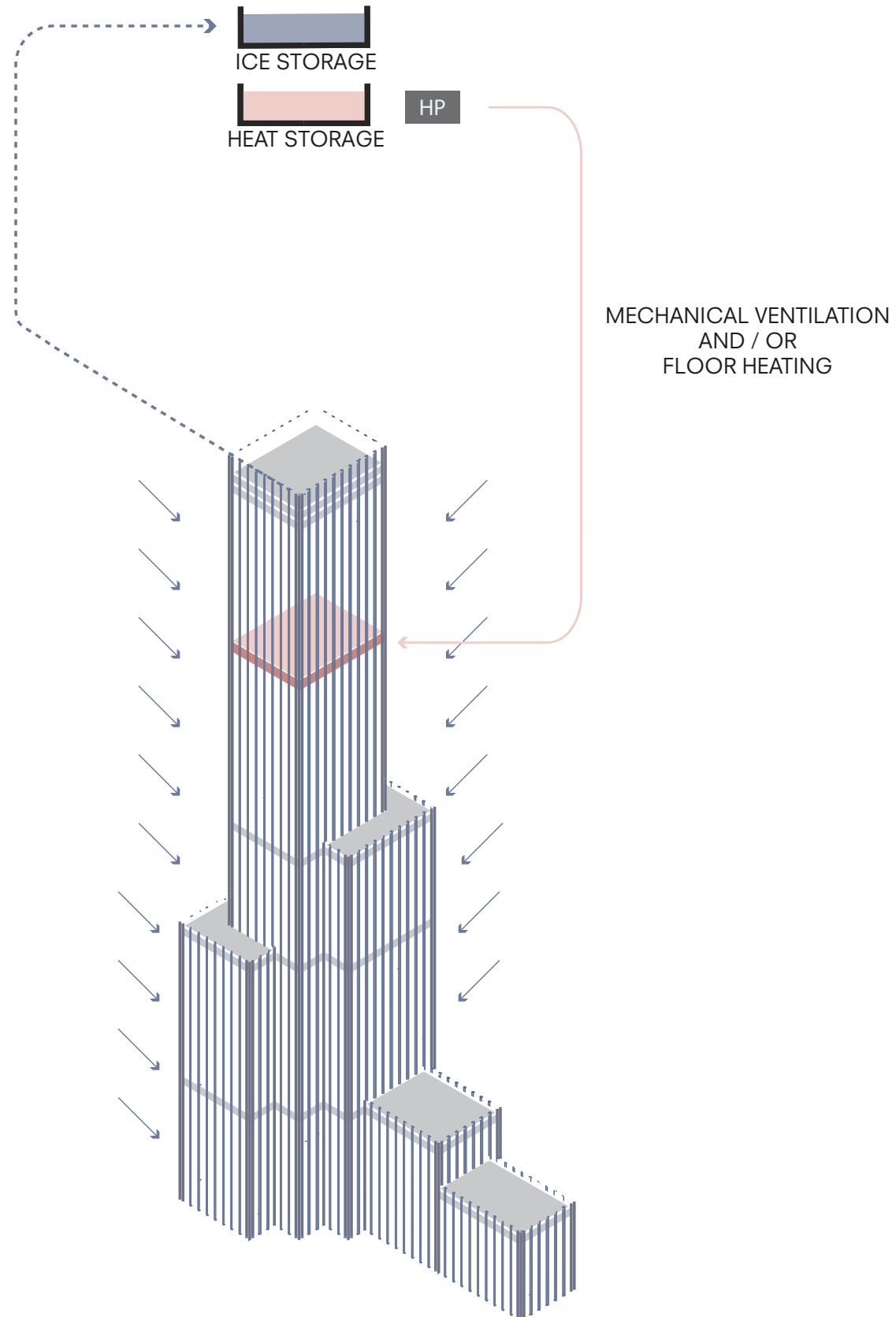


CLIMATE SCHEME

HEAT EXCHANGING PIPES

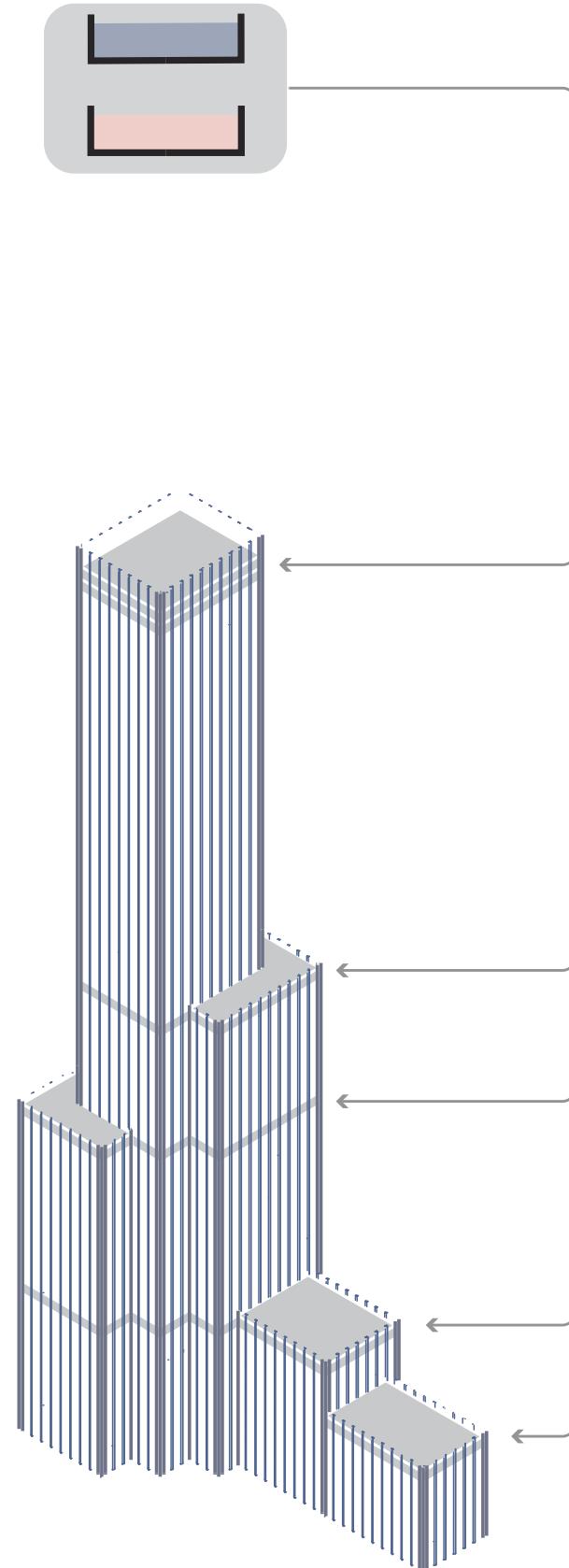
WINTER SITUATION
COLD TEMPERATURES OUTSIDE

- > STORAGE OF COLD
- > USE OF HEAT



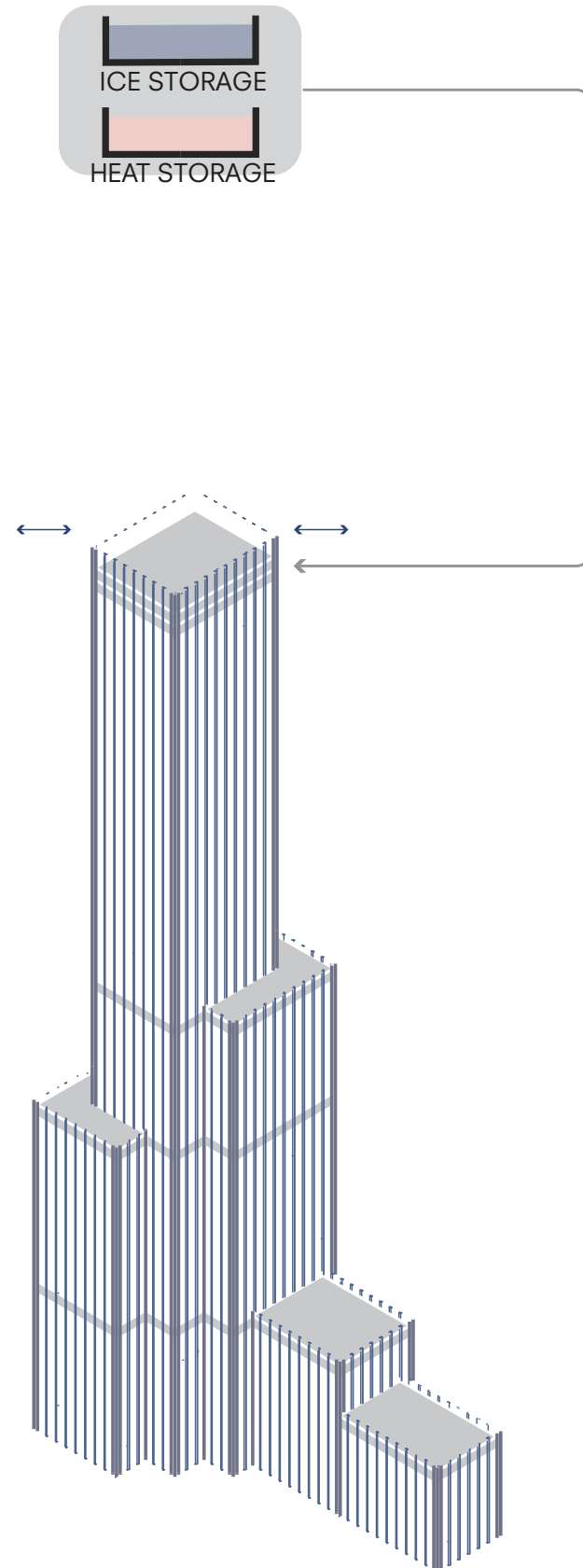
CLIMATE SCHEME

STORAGE IN MECHANICAL LAYERS
TO MINIMIZE TRANSPORT OF ENERGY



CLIMATE SCHEME

STORAGE TOP OF TOWER AS MASS DAMPER



CONCLUSION

**HOW CAN A CHANGE IN OFFICE ENVIRONMENT
CREATE VALUE FOR NORTHEAST MIDTOWN?**

