

## Soak Up the View

A tower apartment connects to the city

**A**

## **Overview**

- The client bought two adjoining apartments in a tall needle building so that he could have full 360-degree views of the Manhattan skyline.
- The building is architecturally significant, but the units featured standard finishes and had layouts that weren't conducive for combination.
- With regular painted white walls, a dark alcove shower, and a hanging mirror that blocked the view



**B**

## **Brief & Concept Stage**

The clients wanted to change the layout and maximize the light entering the area.

The clients wished a magnificent, unobstructed view from the bedroom.

The apartment was to serve as a home base for the owner, a Boston-based financial director, and his family in New York. The home was to provide a grand venue for entertaining.

This beautiful sky-high bathroom, designed by architectural firm PlainSpace and interior designer Shari Pellows, created a bathroom well worth the view.

# The Problems



## The View

The original shower wall blocked the view but served the purpose of concealing building piping that traveled up through the building to the apartments above



## No access below

There was no access to connect the new tub location by accessing the neighboring apartment below the site



## Natural Stone

In a bathroom that is mostly glass, the only other visual detail are the natural veins of the stone



## Privacy

How do you create a sense of personal space and privacy in a tower that has 360° of glass curtain wall?

## Finances

With the bathroom ceilings, floor, and walls clad in stone and custom millwork and metal work, this is an apartment where cost was important, but not a restriction.

<b>TRADE BREAKDOWN</b>	<b>% of Total</b>
Pre-Construction	0.00%
General Conditions	10.04%
Demolition and Site Work	2.30%
Structural Metals	0.26%
Decorative Metal	0.00%
Rough Carpentry	12.42%
Subfloor Carpentry	1.67%
Miscellaneous Carpentry	0.52%
Finish Carpentry	0.00%
Architectural Millwork	1.25%
Waterproofing	2.08%
Doors and Frames	1.32%
Access Doors and Panels	0.79%
Door Hardware	0.00%
Cabinet Hardware	0.00%
Glass and Mirror	1.93%
Stone and Tile	13.35%
Wood Flooring	1.32%
Interior Painting	2.07%
Residential Appliances	3.90%
Audio Visual Equipment	0.00%
Window Treatments	0.00%
Hoisting	0.00%
Water Based Fire Suppression	1.43%
Interior Plumbing	2.83%
Plumbing Fixtures	0.00%
HVAC	9.72%
Electrical	14.41%
Lighting	0.07%
<b>TOTAL COST</b>	<b>83.68%</b>
Project Management	1.67%
Insurance	1.67%
Overhead, and Fee	12.97%
<b>TOTAL BUDGET</b>	<b>100.00%</b>

C

**Chosen Design**



## Project Palette and Materials



Calacatta Gold marble



Mirror with dark bronze custom surround



Manhattan, clouds, blue sky



Walnut casework



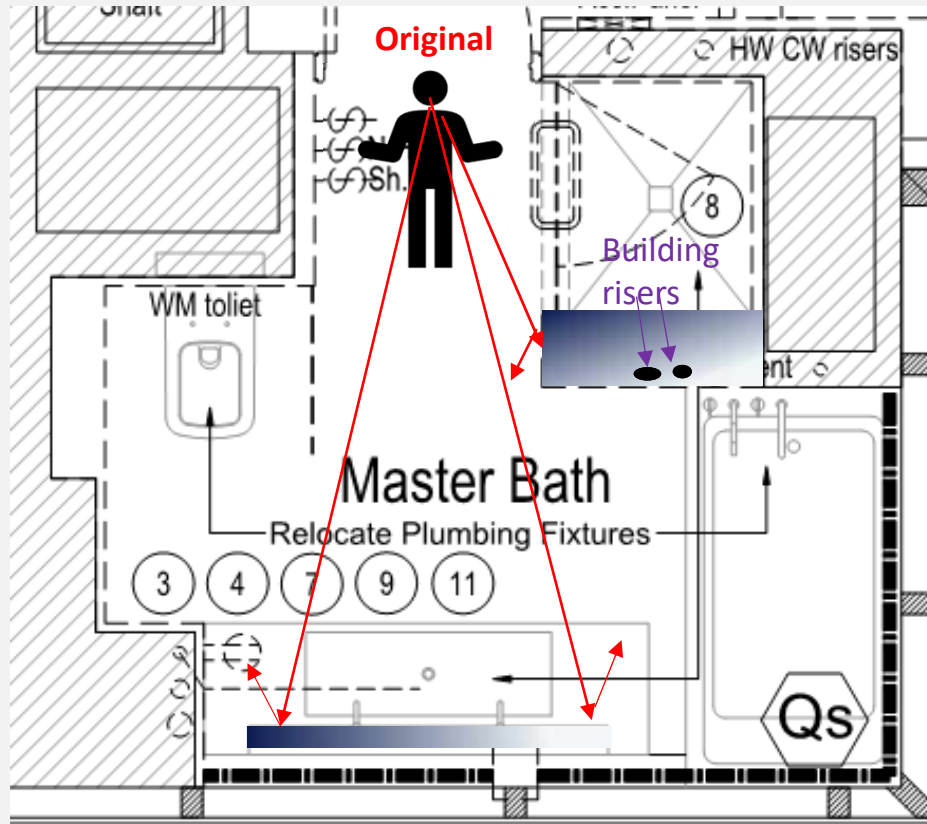
White acrylic bathtub, chrome fittings



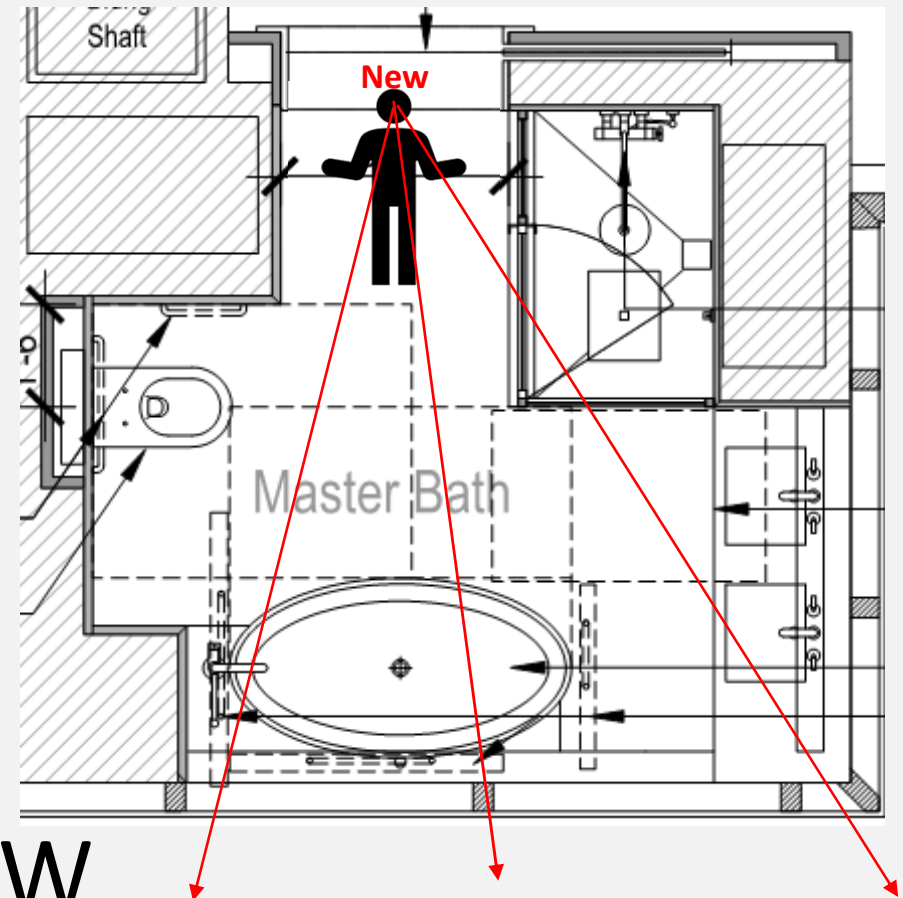
Calacatta gold marble, champagne fittings

## The View, 2 concepts

The view is blocked by the vanity mirror and shower enclosure, and that mirror reflects the internal view.



The view is open over tub and through shower enclosure and reflected by the mirror.



VIEW



### Original Design

This panoramic view shows the solid shower, the mirror in front of the window and the tight view over the tub.

As rendered



06 Reference Image Master Bathroom  
n.t.s.



06 Reference Image Master Bathroom  
n.t.s.



Built as designed, the project succeeds in providing views which are wide open and exceptional.



## No Access Below

The original shower wall had the building's vent riser and a water line going floor to ceiling. Had it been a building waste pipe, it would have been impossible to relocate; since vent lines are only transfer air, the pipe could be offset with the water riser and hidden in a tall, wide shower curb.



The new freestanding tub was to be placed where the vanity originally was. At this spot there was no drainpipe through the floor which could service the tub. The neighbor was not willing to allow their ceiling to be opened for the drain connection to be made below the floor slab, so the tub was raised on an attractive stone platform to conceal the piping which was necessary to connect the drain back to the building piping in the adjacent wall. The additional height provided by the platform improved the view looking down into the city.





## Natural Stone

The design team used stone to create many of the wall finishes in the apartment. The bathroom stone was highly figured and so it was important to match up the stone veining so that it looked intentional and beautiful. Using photographs of the stones themselves to achieve matches, the veining was carefully aligned in photos before being cut.



Book matching adjacent stone slabs is important, but relatively common. Here, the walls were considered with the floor during the selection process so that the veining is continuous between three planes at the corner. This was the result of a skillful stone fabricator, a caring design team, and a patient contractor.



## Privacy



Height creates its own privacy, but the view allows one to immerse themselves in the city.

When you are this high over the city, the slender mirror is adequate to conceal views from the adjacent building.

The light cove at the ceiling perimeter features integrated electronic roller shades for times when additional privacy is desired.

## Client Testimonial

“We remain tremendously pleased with the design and the quality of workmanship, but also just the wonderful way we’ve been able to live in the space and experience our home and the city in such extraordinary manner.”