



Proposed Schematic Design

Casey Leman

December 5, 2009

Building Overview

Class A Office Space and Ground Floor Retail

Location

New York City, New York

Size

52 Stories

1.6 Million sq.ft.

Budget

Approximately \$1 Billion

Design Team

Owner: The New York Times Company
Forest City Ratner Companies

Architect: Renzo Piano Building Workshop
FXFowle Architects of New York

Lighting Designers: Office of Visual Interaction (OVI)
Susan Brady Lighting Design

BIM and IPD

Building Information Modeling **and** Integrated
Project Delivery **Senior Thesis Pilot Program**

3 Teams

Construction Management

Lighting/Electrical

Mechanical

Structural

Lighting/Electrical Team

Craig Casey

Daniel Cox

Casey Lemman

Design Concepts and Goals

The architect's plan was to **reinforce the values** of the **New York Times Company**

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Open Plan and Ease of Communication
Transparency, Lightness, and Collaboration

Design Concepts and Goals

The architect's plan was to **reinforce the values** of the **New York Times Company**



Create an Architectural Icon
Commitment to Innovation

Spaces Under Consideration



Façade

Spaces Under Consideration



Office

Spaces Under Consideration



newyorktimesbuilding.com

Cafe

Spaces Under Consideration



Lobby

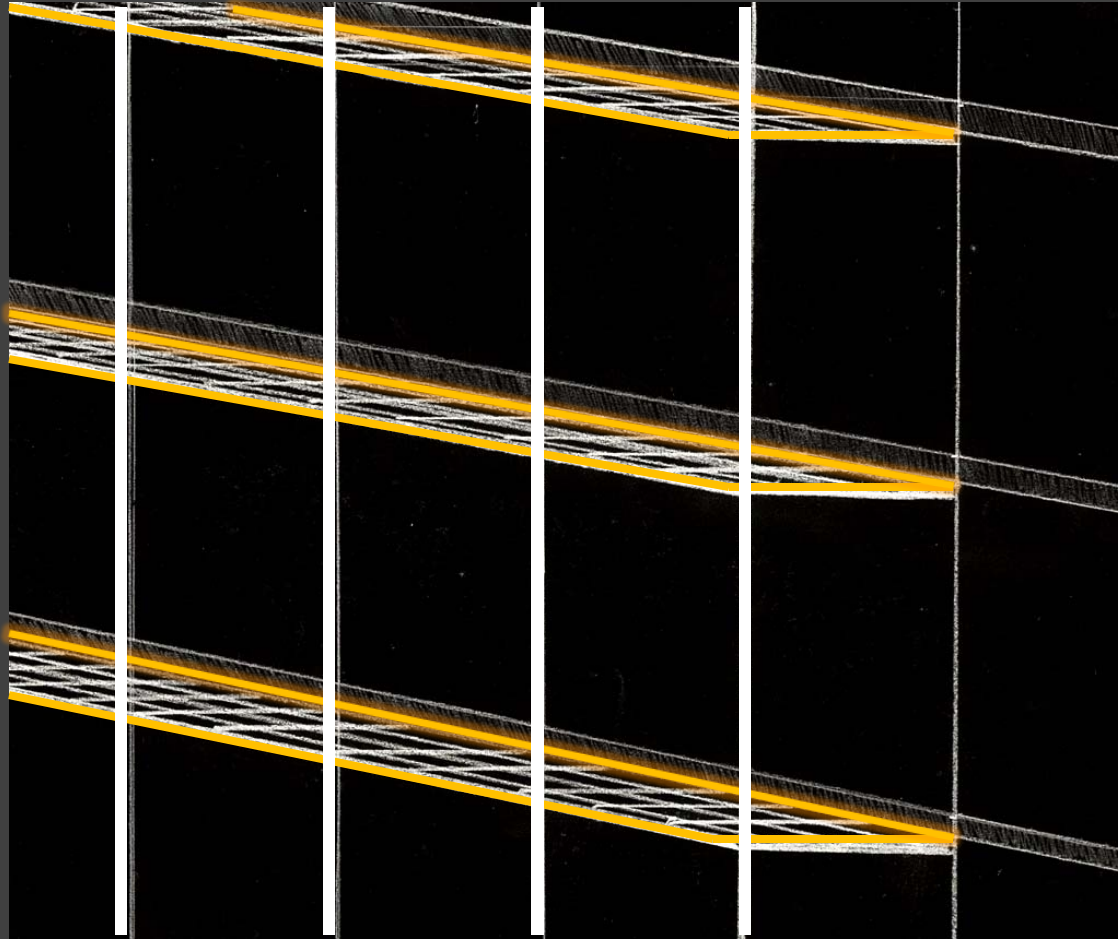
Current Façade Conditions



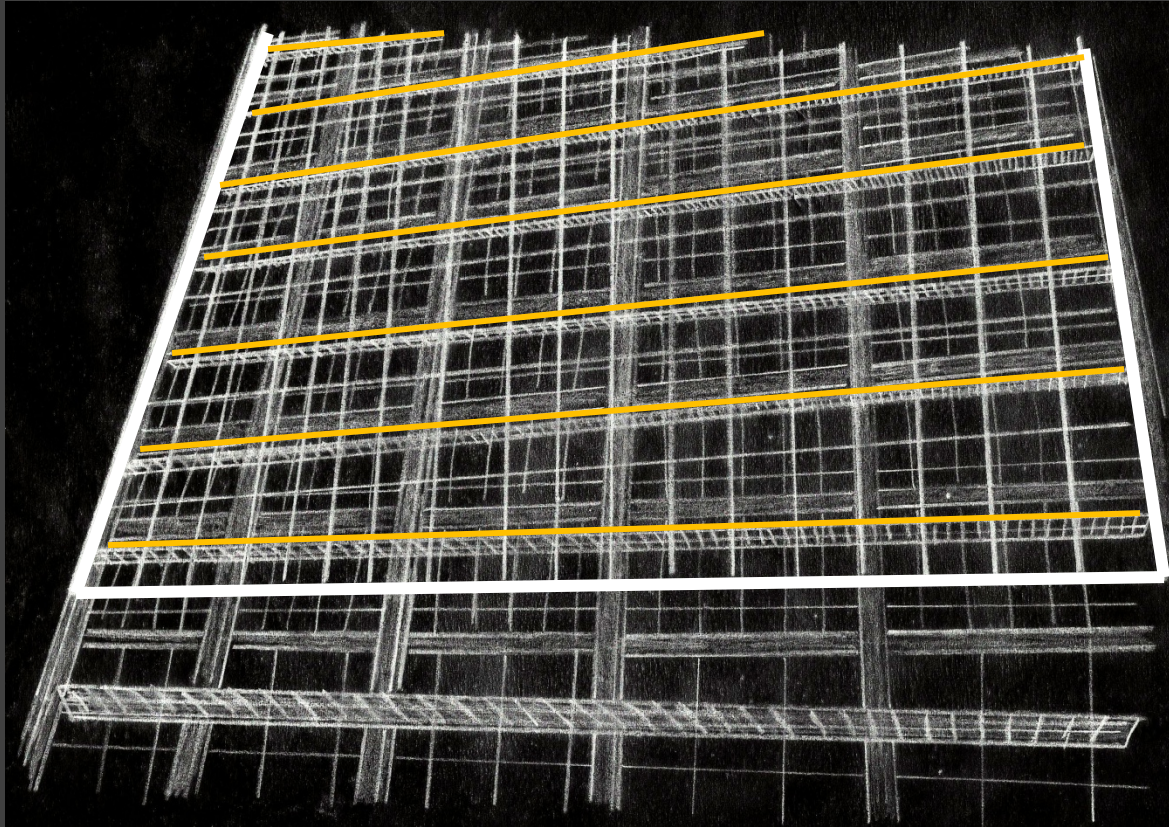
Façade Schematic Design

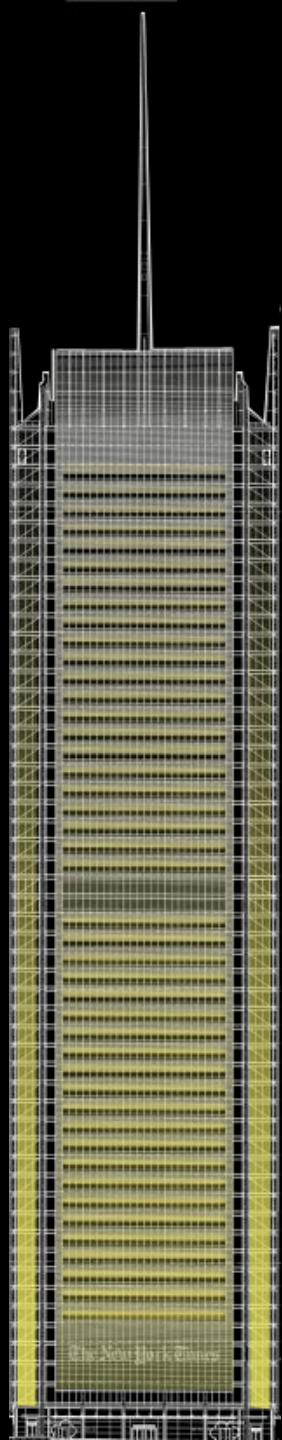


Façade Schematic Design



Façade Schematic Design





Schematic Office Designs

Schematic Design 1

Daylighting Conditions for Proposed Façade

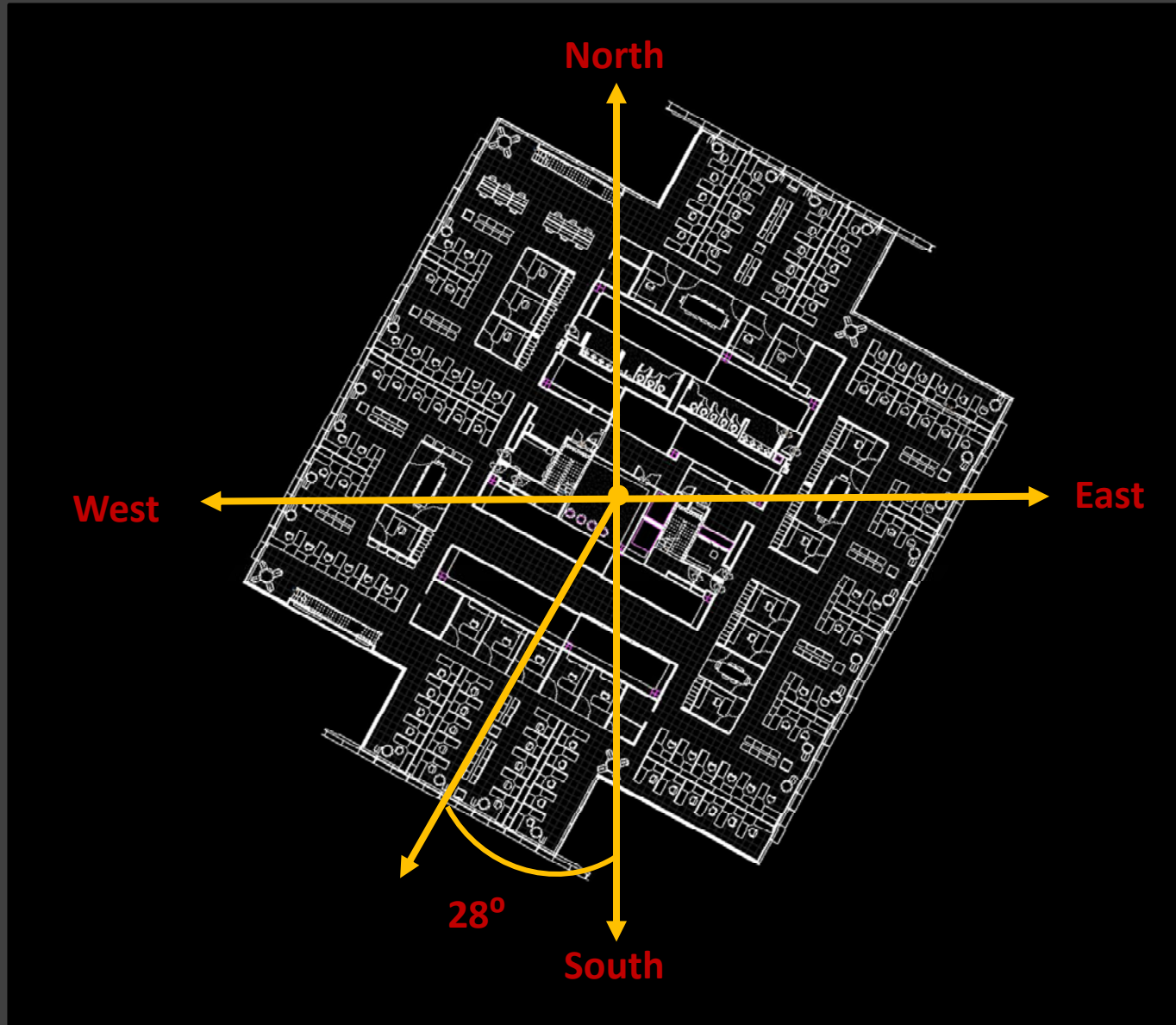
Schematic Design 2

Late Afternoon or Afterhours Scenario

Schematic Design 3

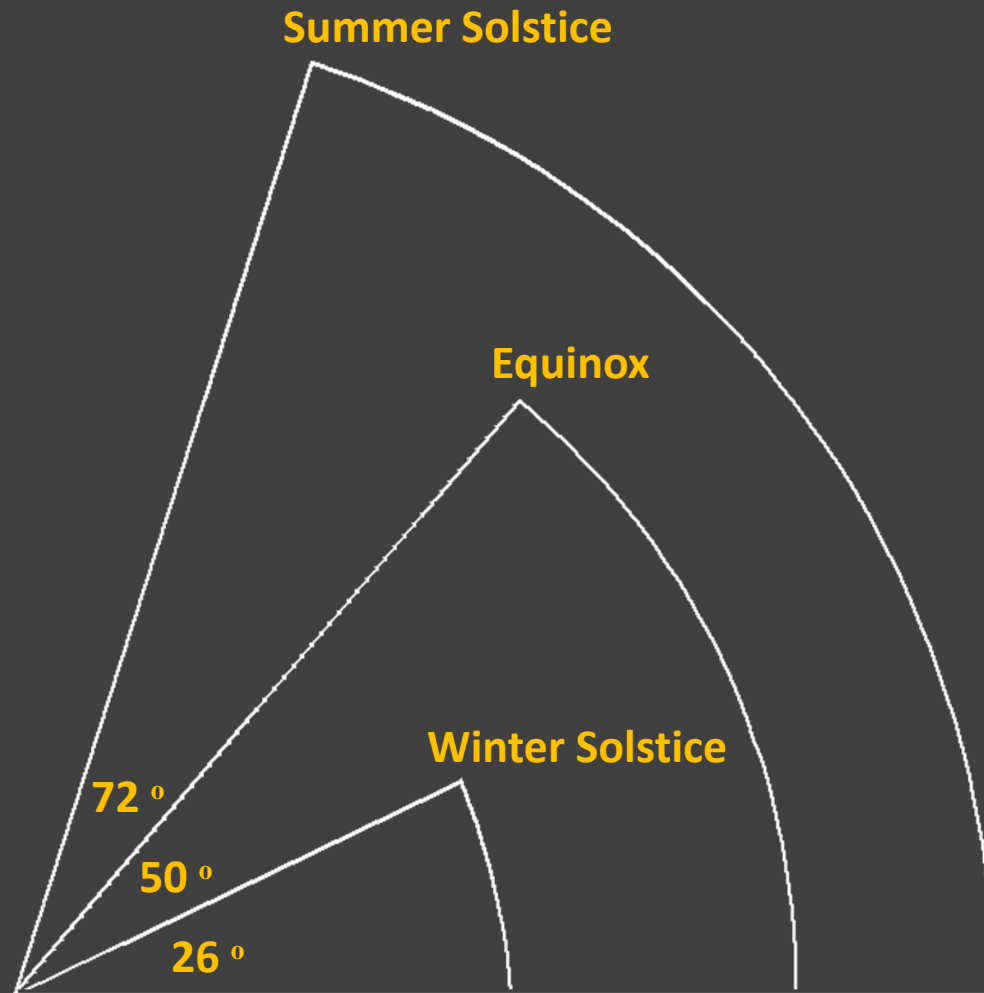
Everyday Working Conditions

Solar Study

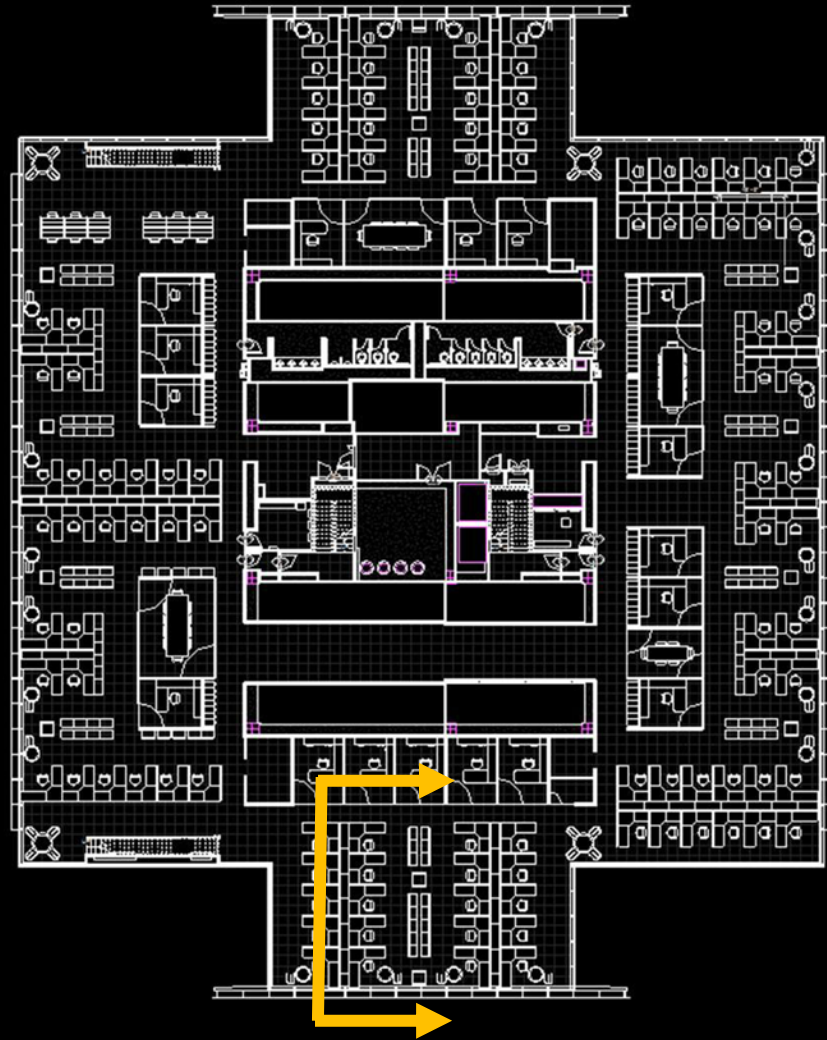


Solar Study

Daylighting Conditions for 12:00 pm

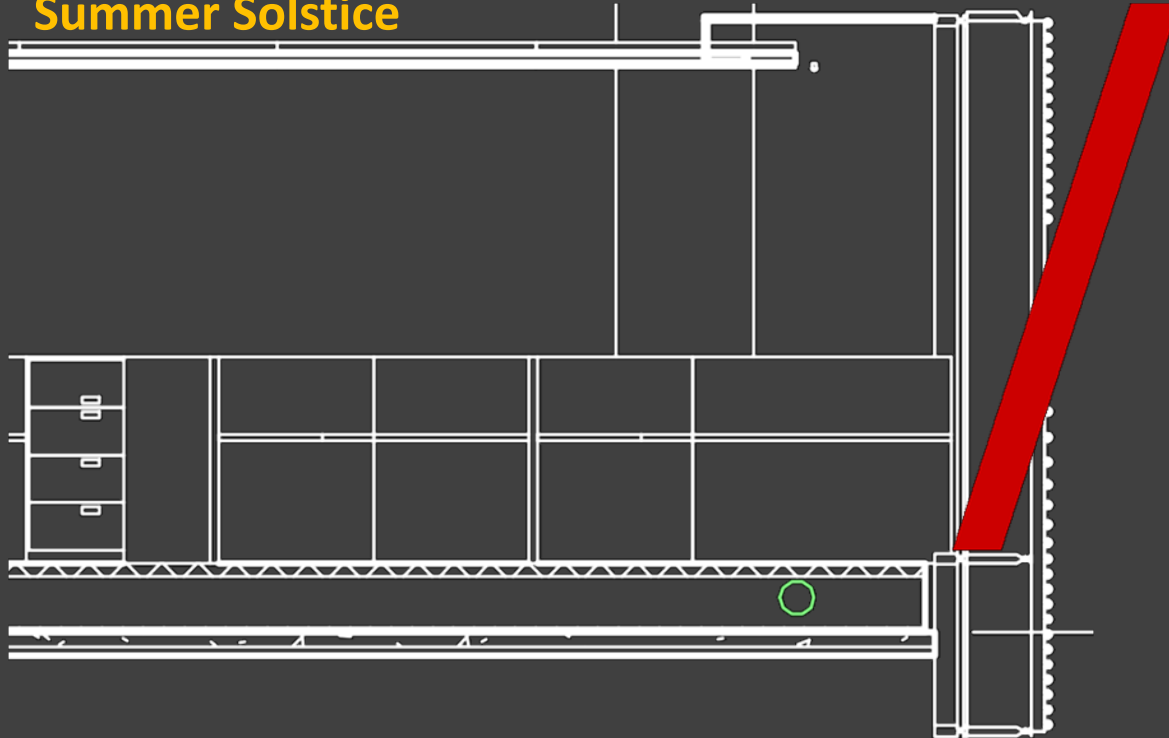


Solar Study



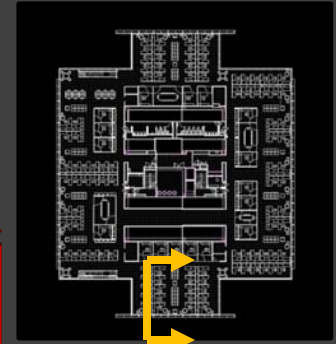
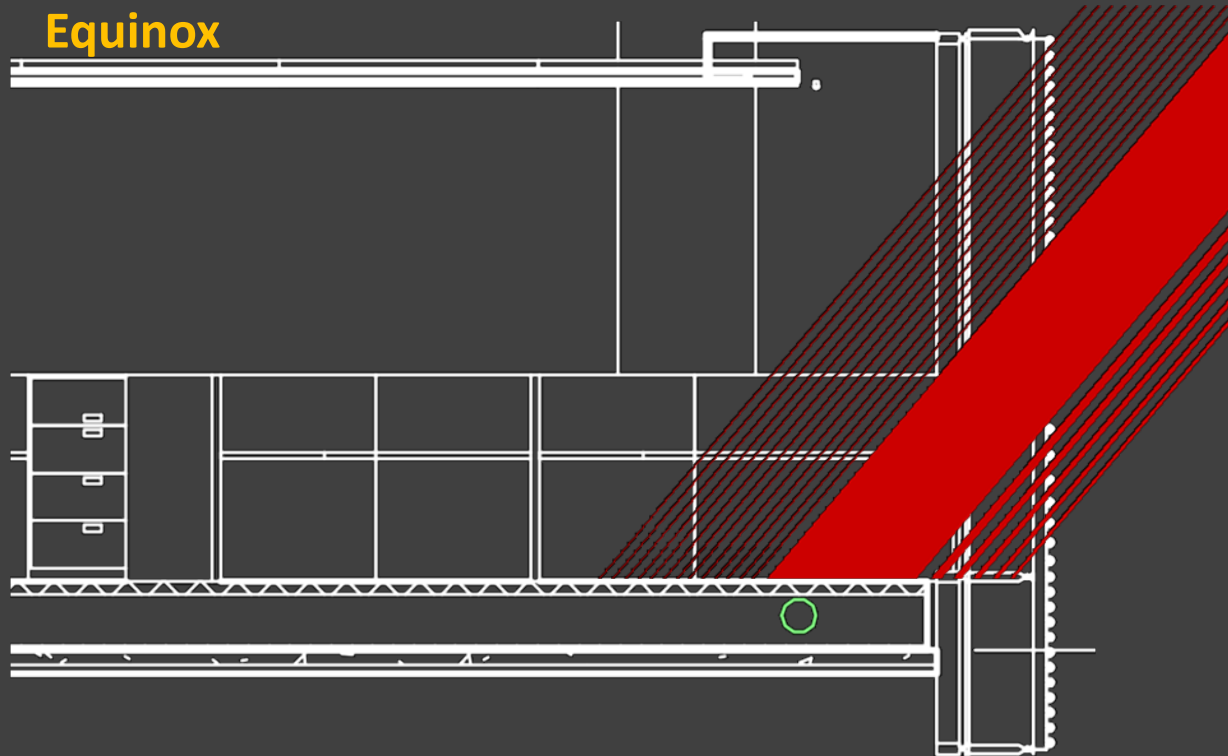
Current Daylighting Conditions

Summer Solstice



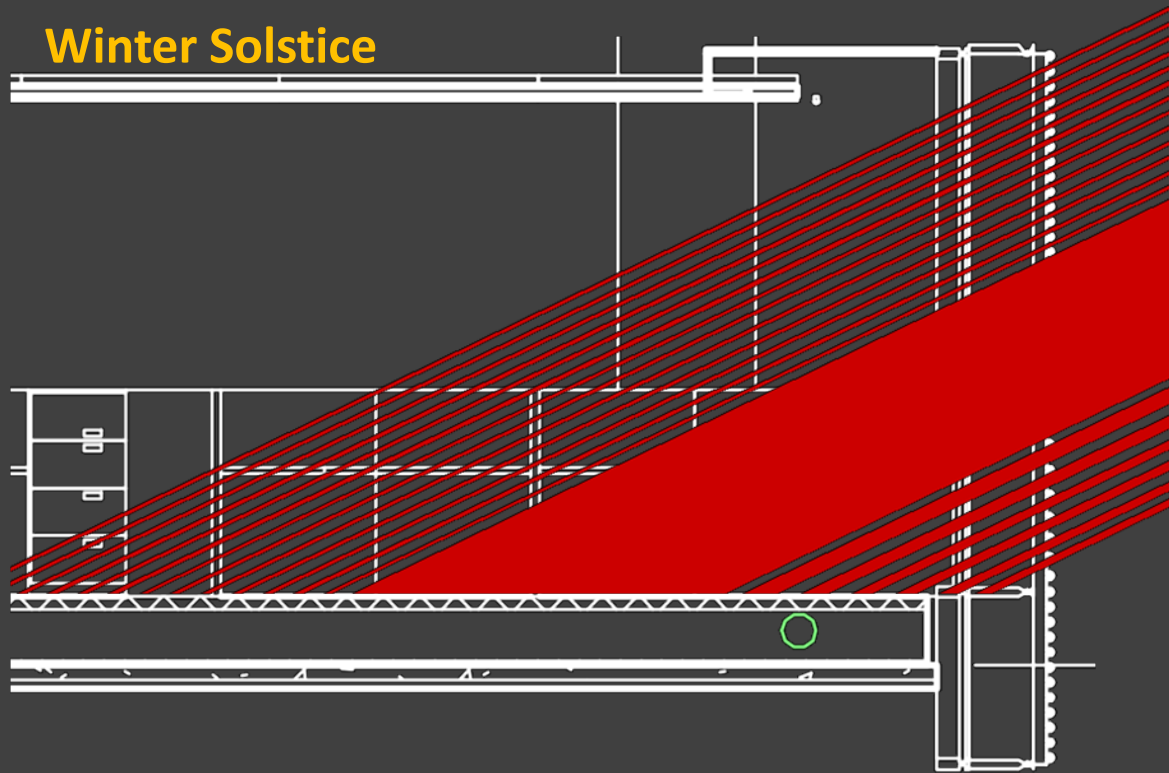
Current Daylighting Conditions

Equinox



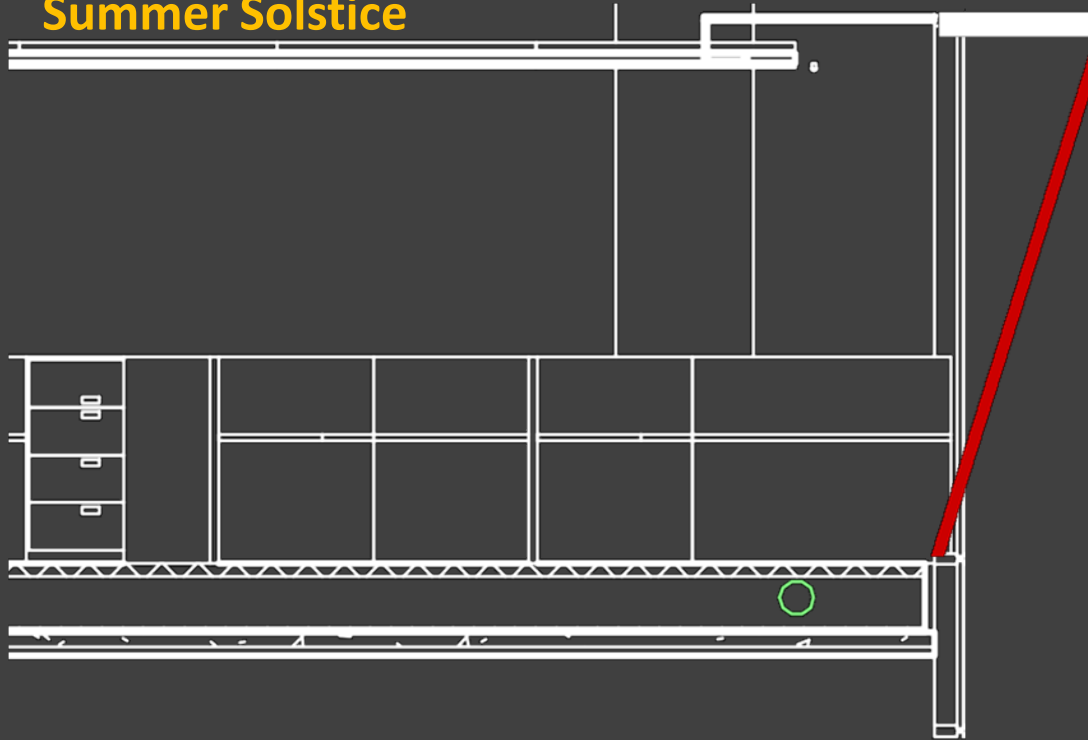
Current Daylighting Conditions

Winter Solstice



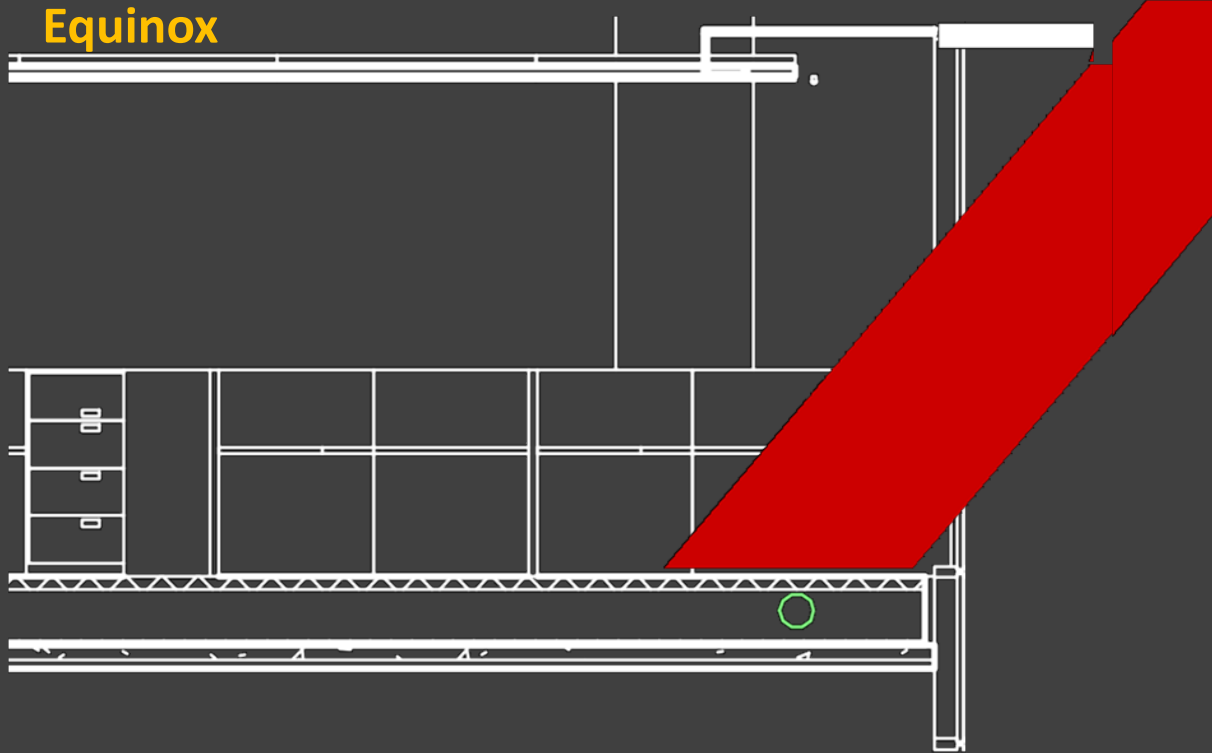
Office Schematic Design 1

Summer Solstice



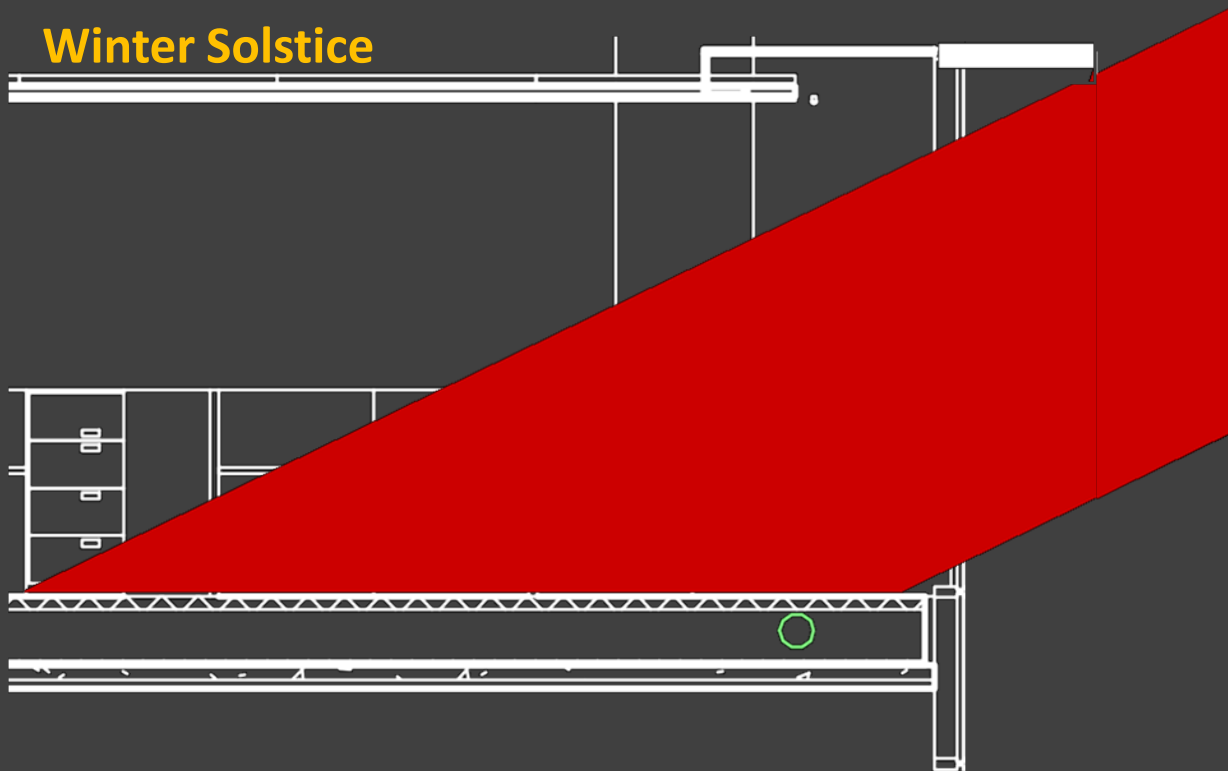
Office Schematic Design 1

Equinox



Office Schematic Design 1

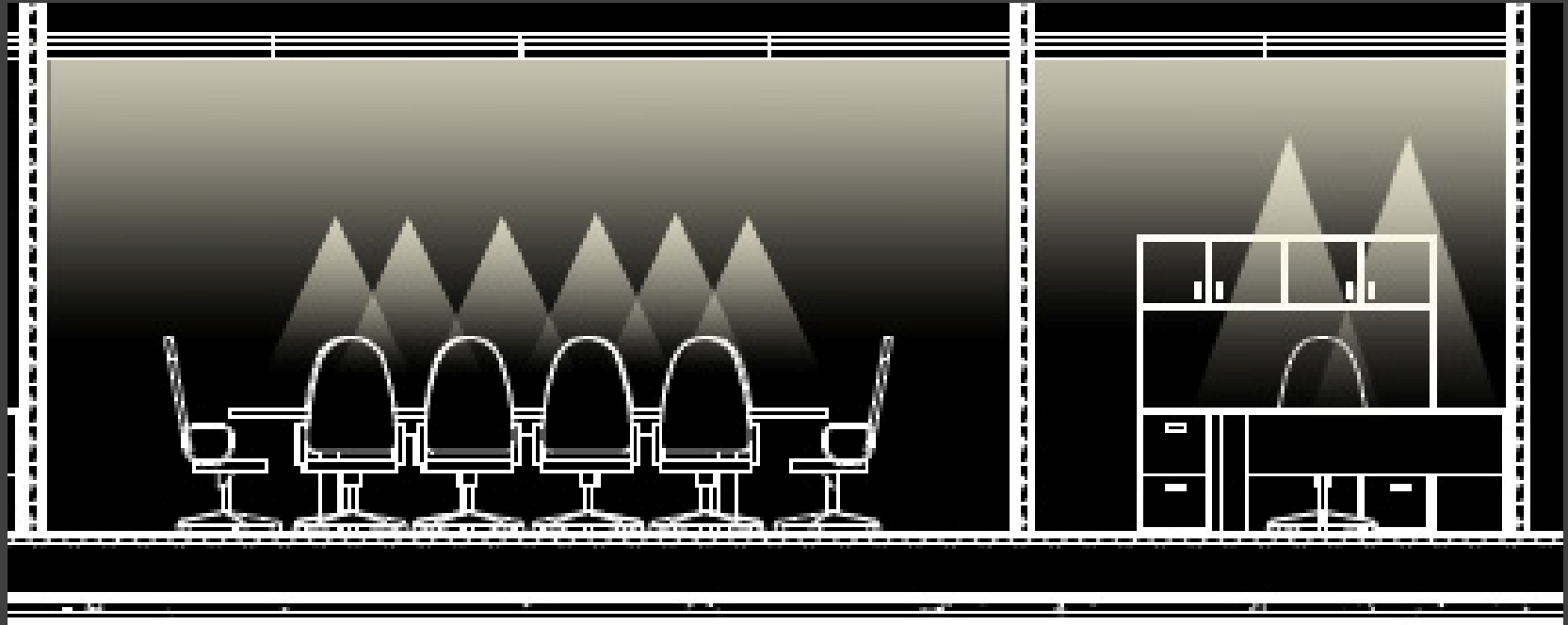
Winter Solstice



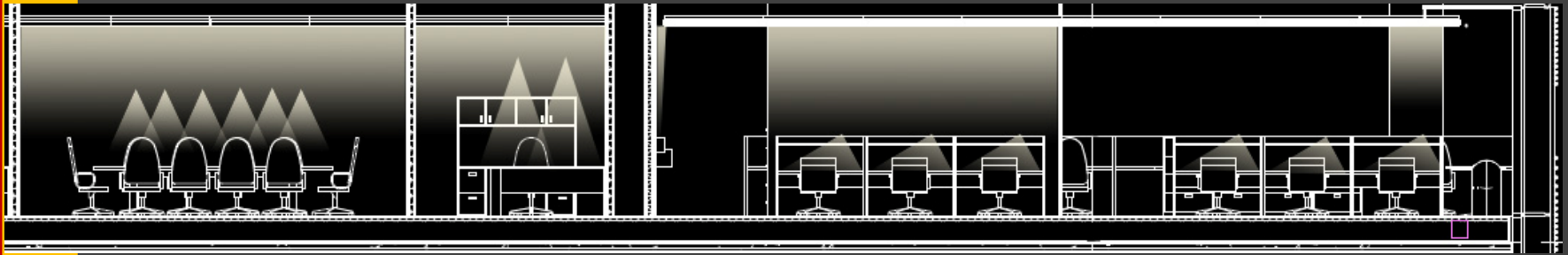
Office Schematic Design 2



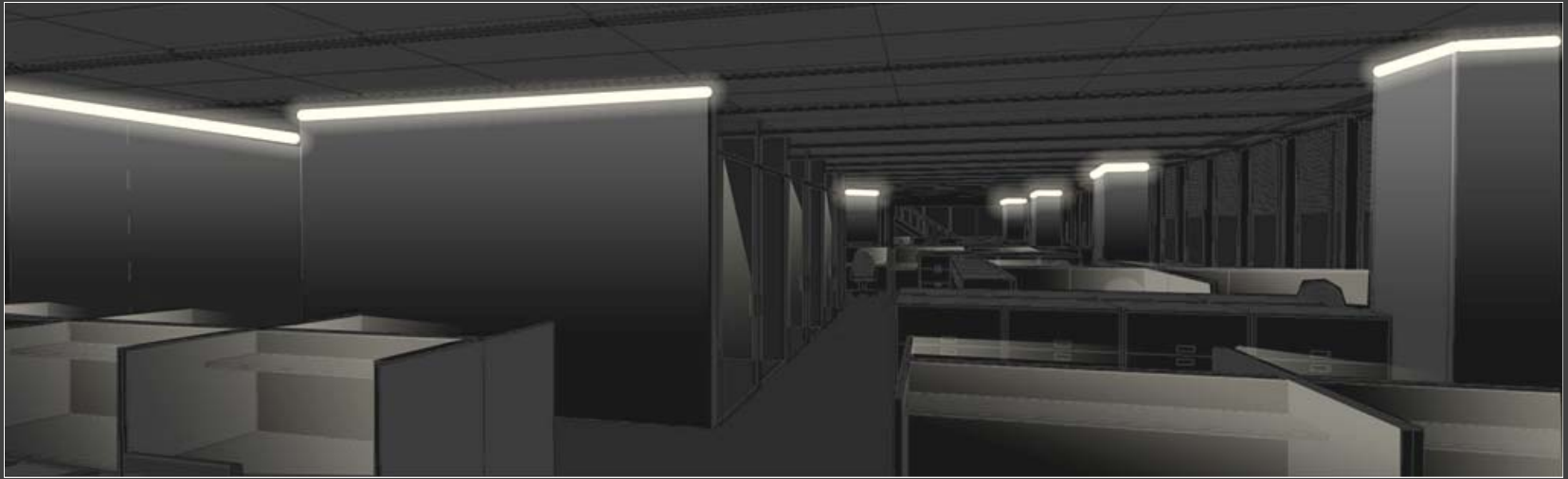
Office Schematic Design 2



Office Schematic Design 2



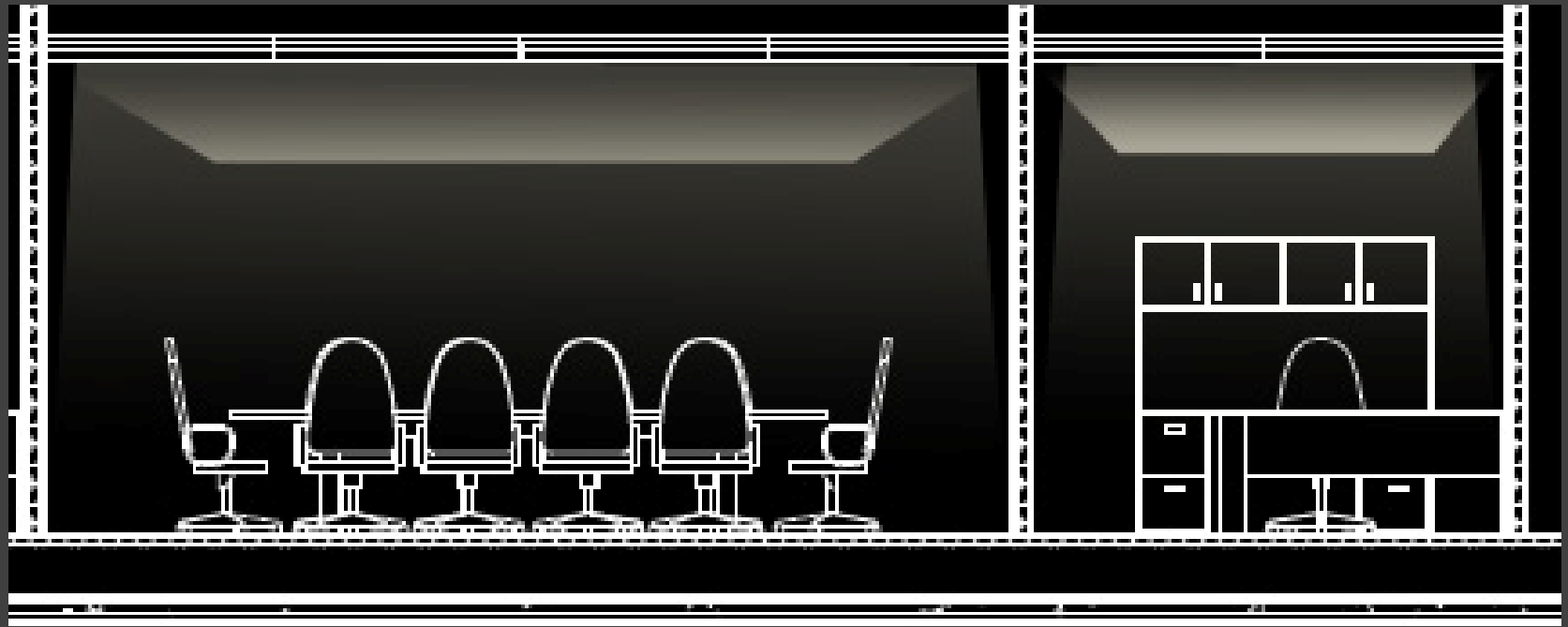
Office Schematic Design 2



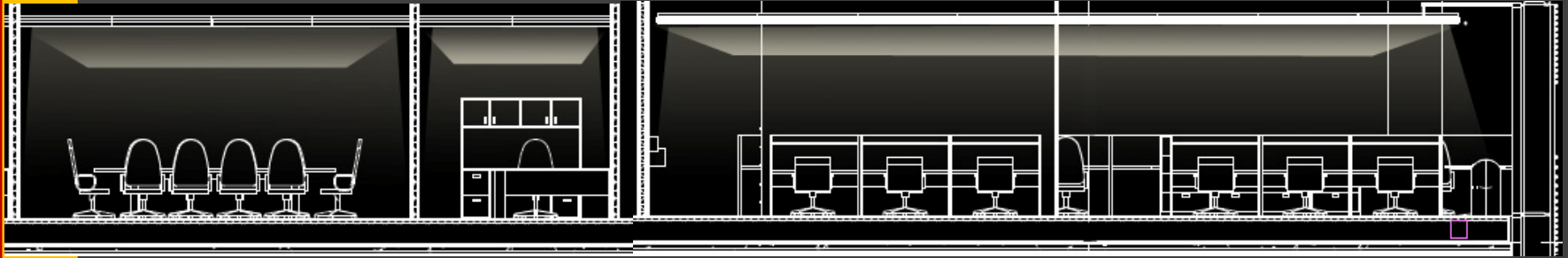
Office Schematic Design 3



Office Schematic Design 3



Office Schematic Design 3



Office Schematic Design 3

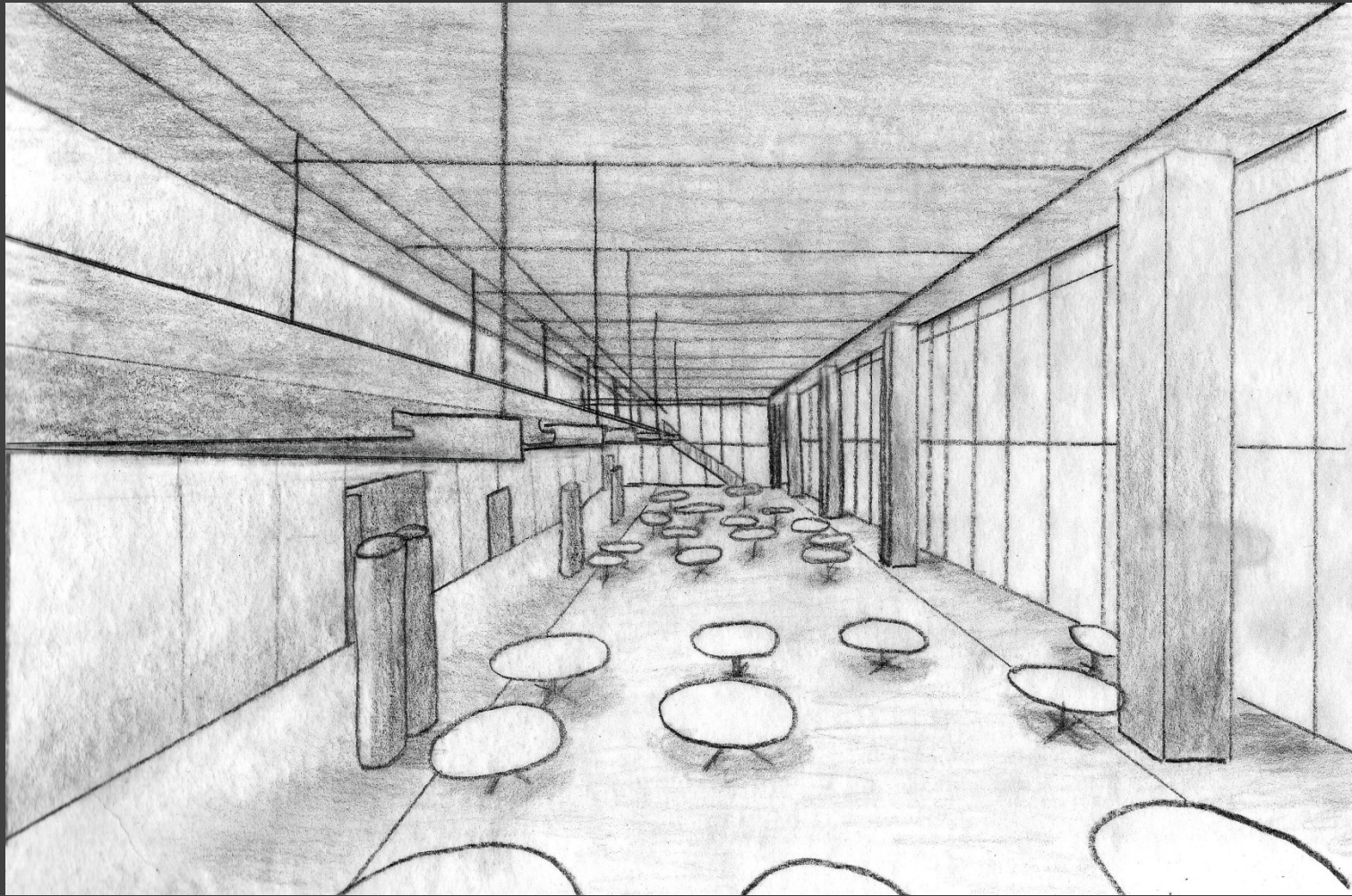


Cafeteria Flynn Impressions

Private

Public

Cafeteria Flynn Impression 1



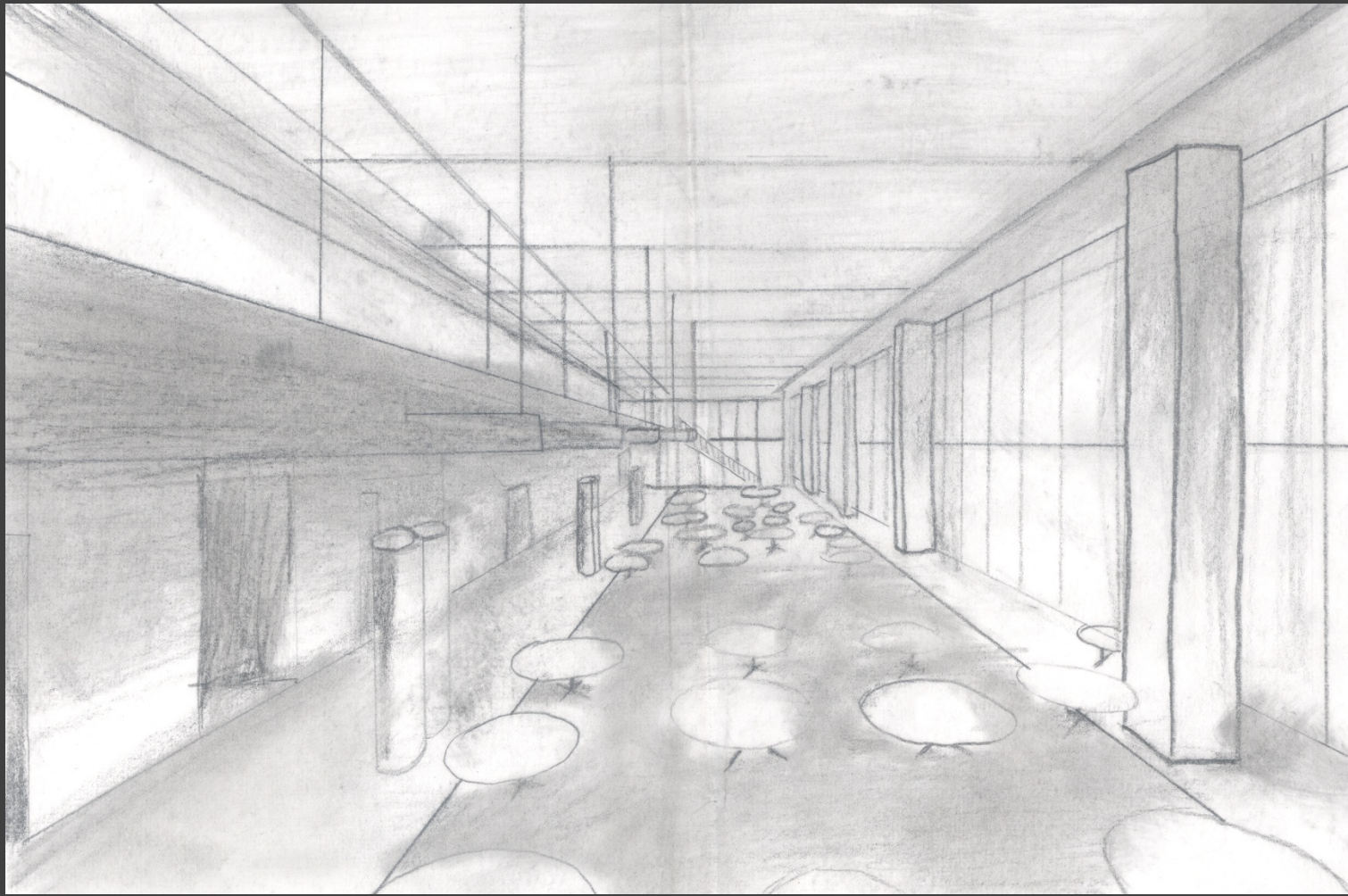
Private

Cafeteria Flynn Impression 1



Private

Cafeteria Flynn Impression 2



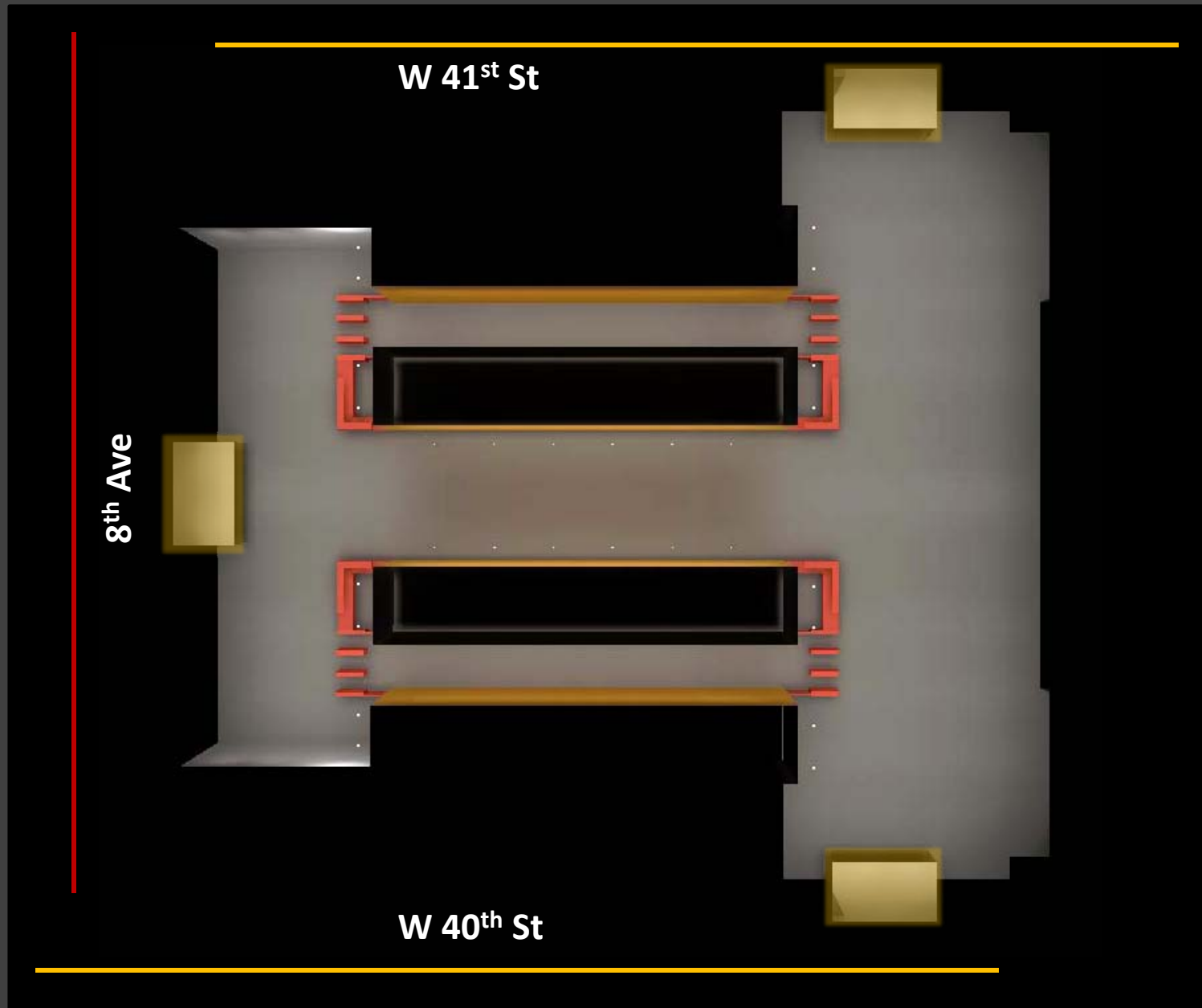
Public

Cafeteria Flynn Impression 2

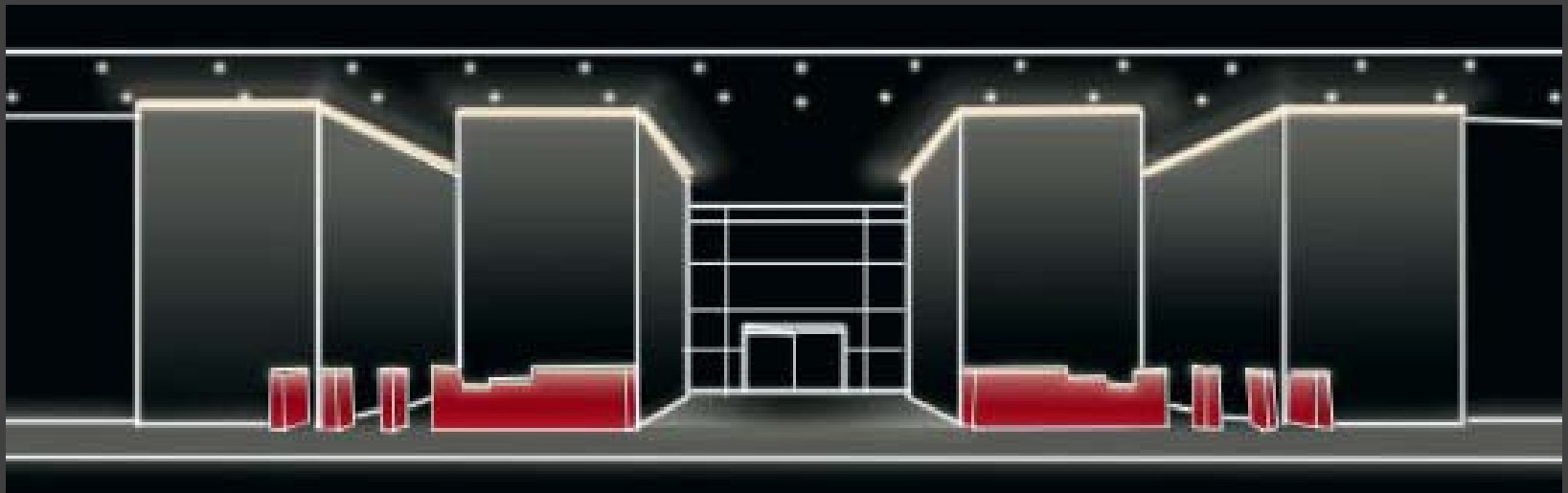
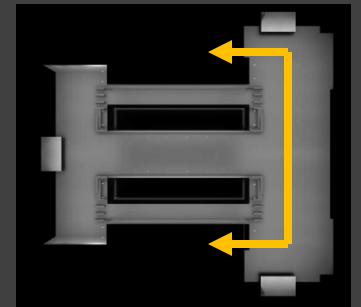


Public

Lobby Schematic Design



Lobby Schematic Design



Lobby Schematic Design

