



FACADE UPDATE

PROJECT:
10 JAY STREET

OWNER:
10 JAY, LLC

DATE:
MAR 19, 2015

ARCHITECTS:


ODA-ARCHITECTURE
250 PARK AVENUE SOUTH
THIRD FLOOR
NEW YORK, NY 10003

10 JAY - NORTH FACADE PROPOSAL



205 WATER ST.



55 PEARL ST.



25 WASHINGTON ST.

THERE HAVE BEEN NUMEROUS INSTANCES OF CONTEMPORARY DESIGN AND MATERIAL INTERVENTIONS WITHIN THE LANDMARKS DISTRICT.

HERE IS A SMALL SAMPLING OF BUILDINGS NEAR THE 10 JAY SITE.



185 PLYMOUTH ST.



FACADE UPDATE

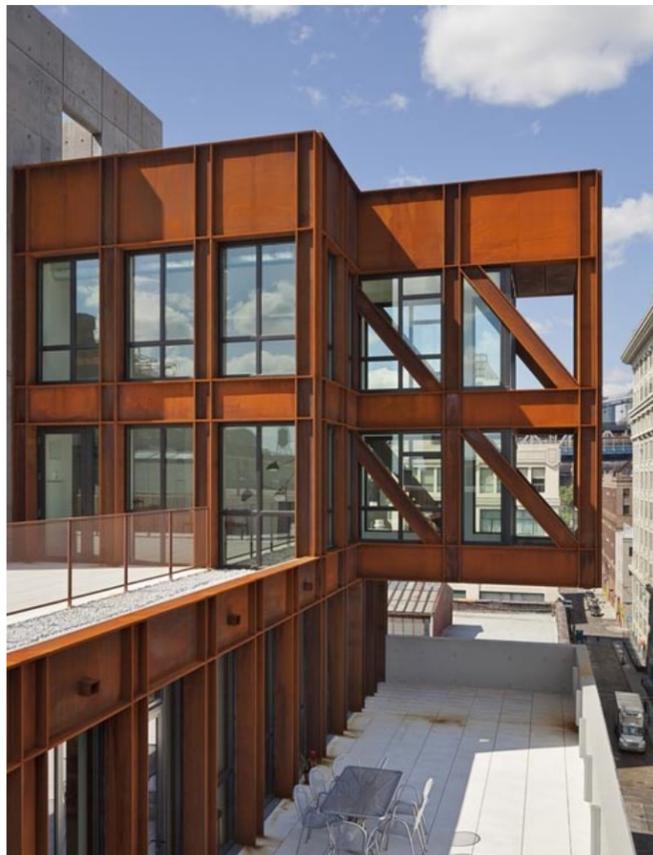
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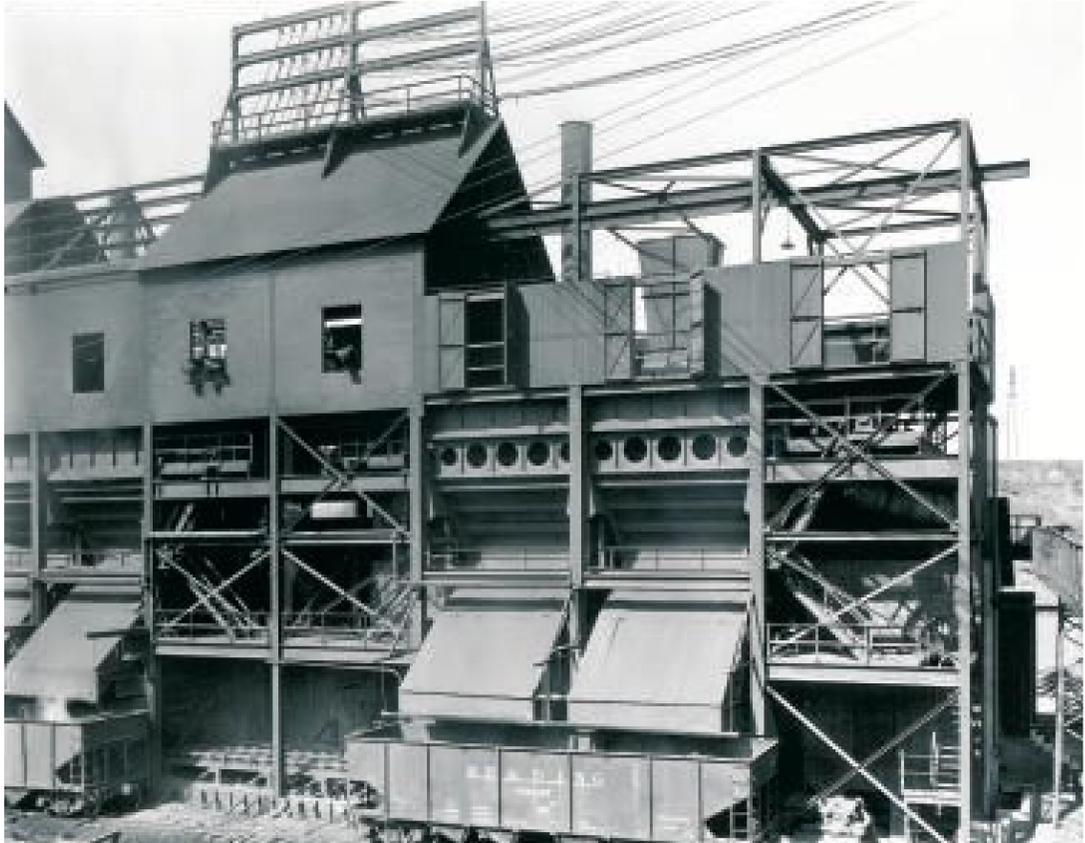
205 WATER ST.



WE HAVE TAKEN DESIGN CUES FROM THE STRUCTURE OF FACTORY BUILDINGS IN THE AREA. THE IN OUR NEW DESIGN, THE EXPOSED STEEL IS STRENGTHENED TO SIGNIFY THE INDUSTRIAL HERITAGE.



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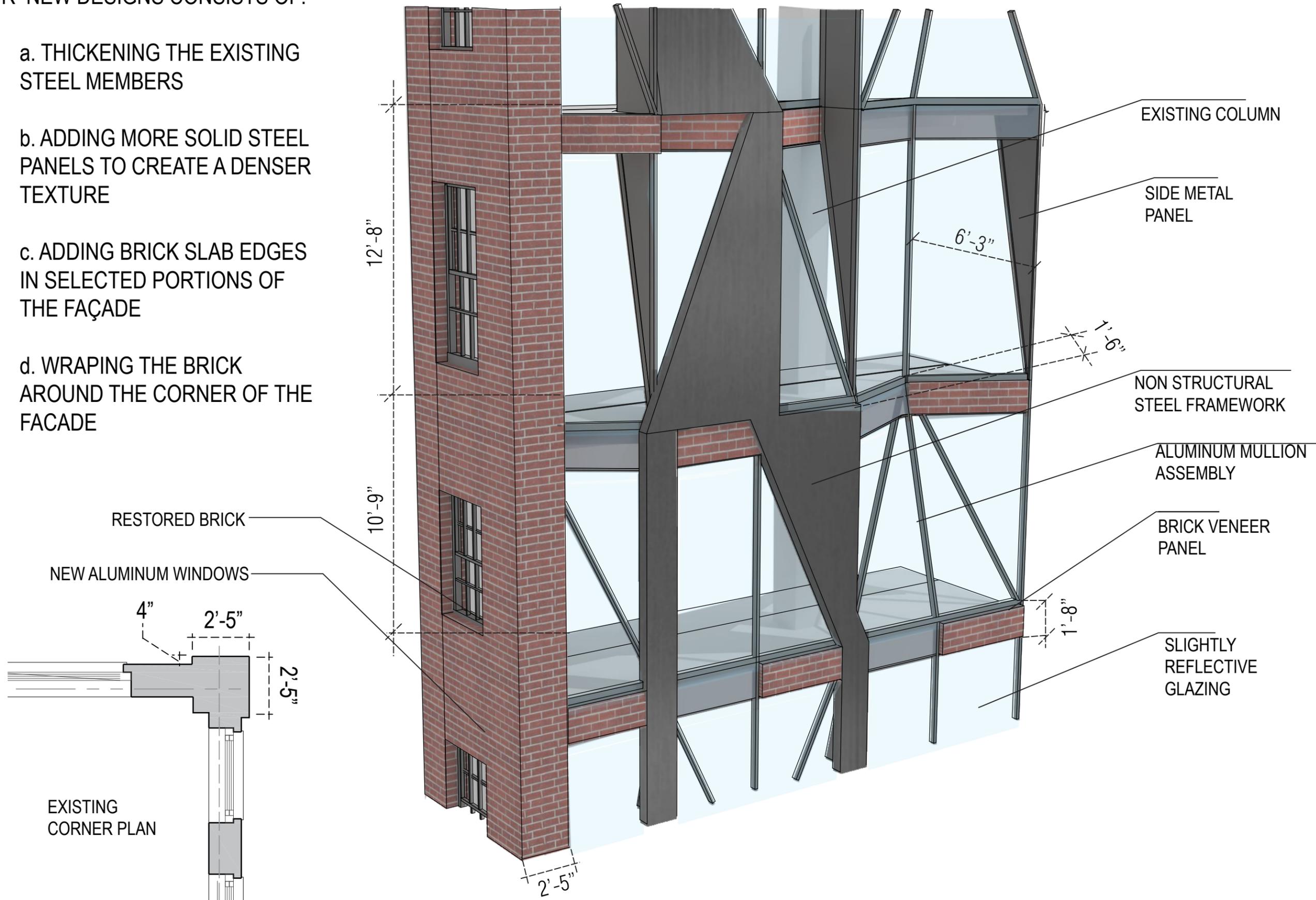
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NORTH FACADE MATERIALITY IMAGES

OUR NEW DESIGNS CONSISTS OF:

- a. THICKENING THE EXISTING STEEL MEMBERS
- b. ADDING MORE SOLID STEEL PANELS TO CREATE A DENSER TEXTURE
- c. ADDING BRICK SLAB EDGES IN SELECTED PORTIONS OF THE FAÇADE
- d. WRAPING THE BRICK AROUND THE CORNER OF THE FACADE



NORTH FACADE SYSTEM



FACADE UPDATE

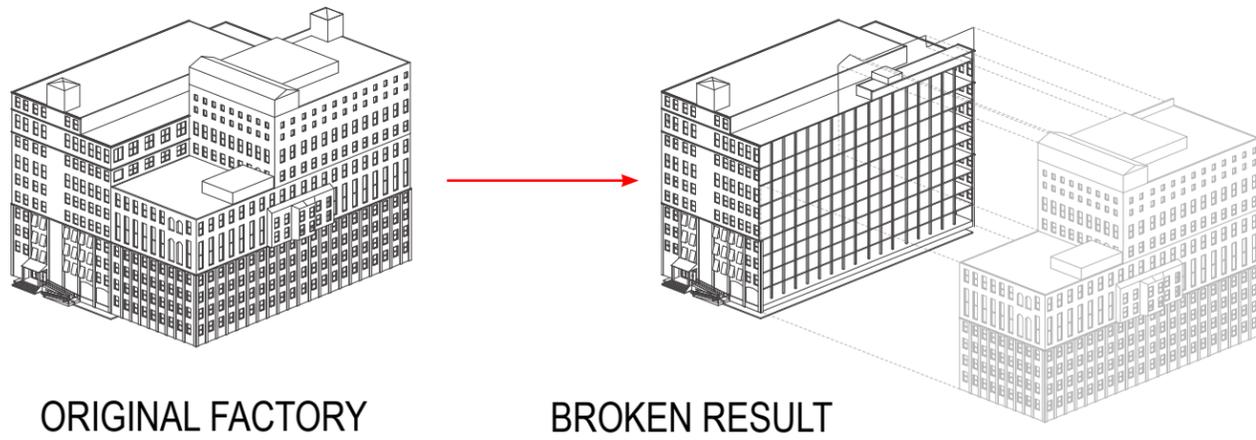
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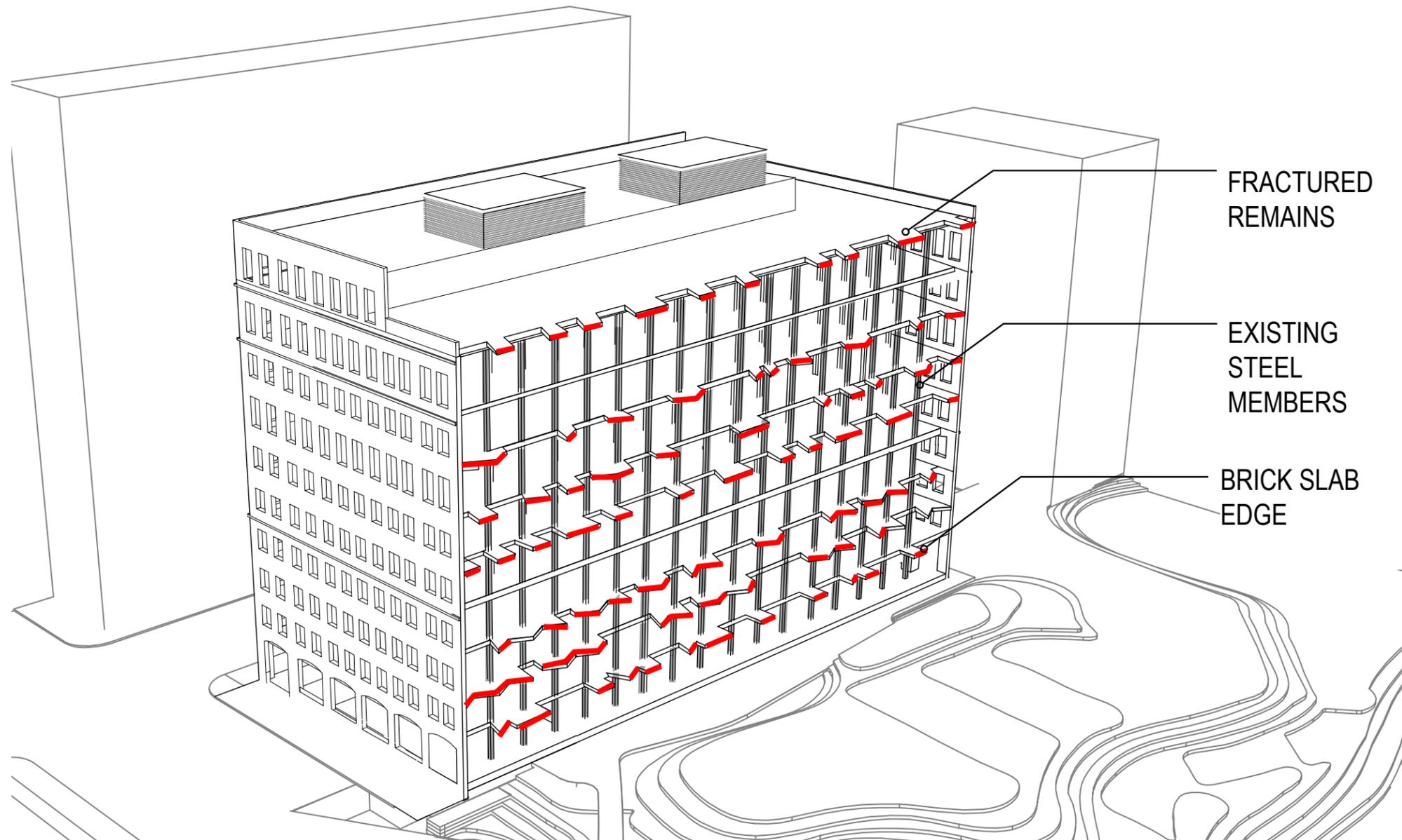




OUR DESIGN EMPHASIZES:

a. THE FRACTURED SLAB EDGES AND STRUCTURE AT THE INTERIOR

b. THE INDUSTRIAL NATURE OF THE BUILDING WHILE ALSO CONNECTING TO THE EXISTING SCALE AND MATERIALITY OF THE REMAINING FACADES.



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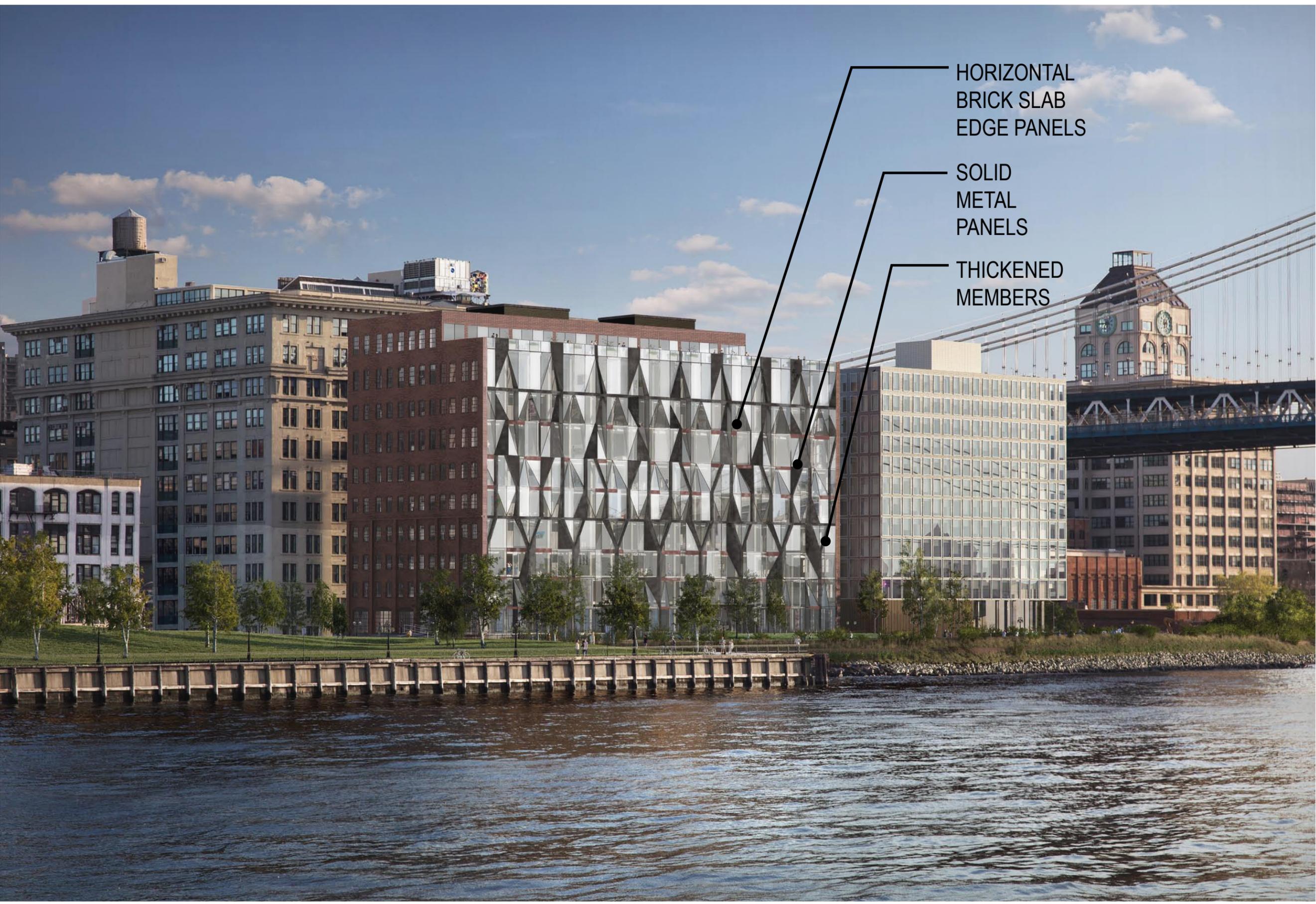
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NORTH FACADE MATERIAL PROCESS DIAGRAM



HORIZONTAL
BRICK SLAB
EDGE PANELS

SOLID
METAL
PANELS

THICKENED
MEMBERS



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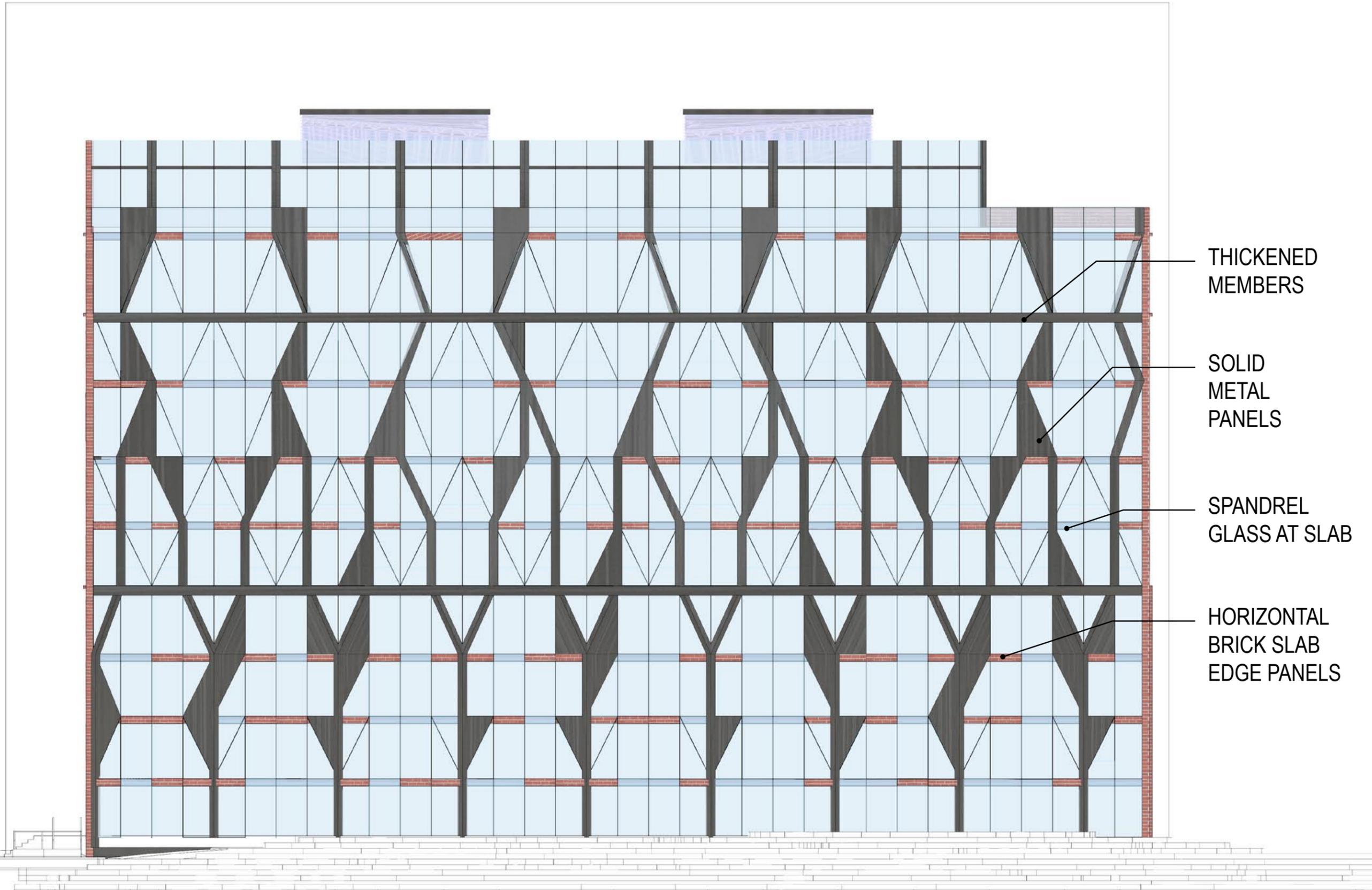
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NORTH FACADE ELEVATION



THICKENED MEMBERS

SOLID METAL PANELS

SPANDREL GLASS AT SLAB

HORIZONTAL BRICK SLAB EDGE PANELS



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NORTH FACADE ELEVATION



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NORTH FACADE PERSPECTIVE