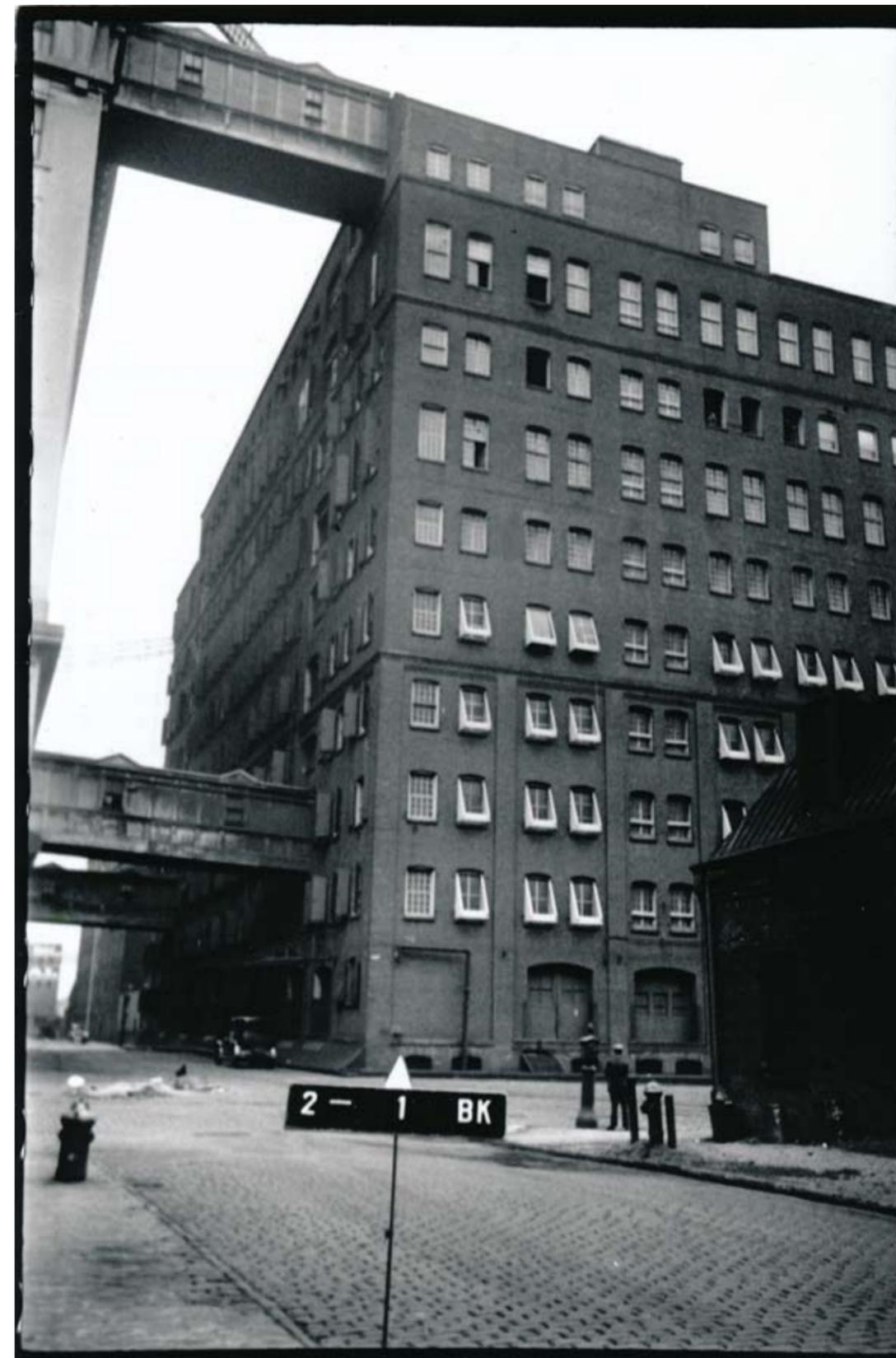




1930 TRANSIT PHOTO



1940 TAX PHOTO



FACADE UPDATE

PROJECT:
10 JAY STREET

OWNER:
10 JAY, LLC

DATE:
JUNE 14, 2016

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

HISTORICAL PHOTO OF THE EAST WALL



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10 JAY - CURRENT CONDITIONS



Photo #2

East Elevation:

Conditions at the parapet of the: east elevation. Note brick is severely deteriorated, has lost its fire skin and there are large cracks and gaps in the brickwork.



Photo #3

East Elevation:
Deteriorated brickwork, spalling, open joints and lost fire skin at infilled window.



Photo #5

East Elevation:

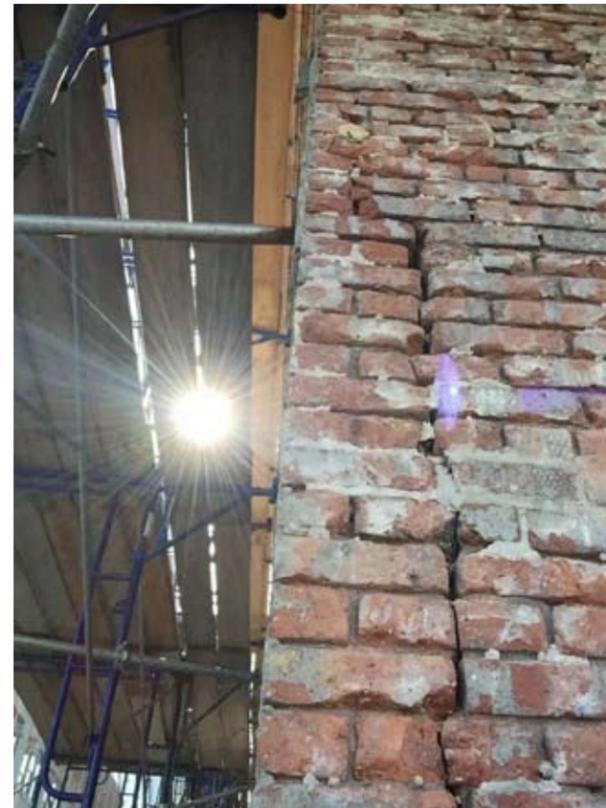
Cracking at southeast corner.



Photo #4

East Elevation:

Severe cracking at 10th floor southeast corner.



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RESTORATION CONDITIONS PHOTOS



Photo #6

East Elevation:

Area of previously collapsed stringcourse masonry at the 9th floor. Area was filled in with salvaged brick prior to stuccoing over. Note that the masonry is now bulging heavily.



Photo #7

Extreme bulging at spandrel area indicating deteriorated spandrel steel behind brickwork.



FACADE UPDATE



Photo #8

East Elevation:

Displaced brick at spandrel.



Photo #9

East Elevation:

Collapse at 5th floor stringcourse. New steel is temporary shoring of masonry above spandrel beam.

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RESTORATION CONDITIONS PHOTOS



Photo #10

East Elevation:

Severely corroded steel at collapsed stringcourse.



Photo #11

East Elevation:

Missing steel at beam web due to extreme corrosion.



FACADE UPDATE

LEGEND

- DEMOLISHED AREA
- COLLAPSED STRINGCOURSE MASONRY
- DISPLACED SPANDREL MASONRY
- DISPLACED STRINGCOURSE MASONRY
- DAMAGED COPING STONE
- STUCCO OR INACCESSIBLE AREAS
- SEVERE CRACKS OR MISSING BRICKWORK

Scope Item	West Façade – Surveyed	South Façade – Surveyed	Total Surveyed	Previously Estimated Allowances	Remaining Allowance
Brick Replacement	1,630 SF	4,350 SF	5,980 SF	15,400 SF	9,420 SF
String Course Reconstruction	180 LF	314 LF	494 LF	800 LF	306 SF
New Stone Sill	27 Units	55 Units	82 Units	80 Units	2 Units (Over)
New Coping Stone	163 LF	434 LF	597 LF	200 4' Units (800 LF)	203 LF
Spandrel Masonry Restoration	364 LF	507 LF	871 LF	1,400 LF	529 LF
Parapet Reconstruction	90 LF	197 LF	287 LF	150 LF	137 LF (Over)



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RESTORATION CONDITIONS PHOTOS / ELEVATION

East Wall

The condition of the east wall and its framing were examined by means of six probes in the façade of the building and the viewport available at a portion of fallen cornice. The probes were limited due to concern about the stability of the brick masonry. The probes were made by hand and were approximately 1 ft by 1 ft.

Deterioration of East Wall Masonry

The brick masonry of the east wall is severely deteriorated. Among the specific conditions are bulges at spandrel beams, displaced masonry at cornices, missing mortar, dead mortar, cracks at columns, cracks at spring points of masonry arches. The deterioration of the brick masonry appears to be associated with several deficiencies including moisture infiltration through the porous masonry, movement caused by freeze-thaw cycling, corrosion of structural framing behind the masonry, overstress of the brick masonry, lack of masonry ties, and general breakdown of the mortar.

Corrosion of East Wall Structural Framing

Probes of the east wall have revealed significant corrosion of the spandrel beams at all areas probed. The full extent of the deterioration will not be known until the facade is removed. Addressing the deterioration of the spandrel beams will likely impact the terra cotta bay immediately adjacent to the spandrel beams.

Deterioration of Cornices

There has been extensive and severe movement of the cornices at the fifth floor and ninth floor levels. Probes into the cornices have revealed that the brick masonry is sagging away from the building. Horizontal displacement was apparent in many areas, with horizontal displacements of up to four inches readily apparent. Displacement of the stone water table on the cornices was readily apparent in many areas.

The deterioration of the cornices appears to be associated with several deficiencies including water infiltration particularly from the back of the water tables, movement caused by freeze-thaw cycling, overstress of the mortar, lack of masonry ties, and general breakdown of the mortar.

The cornices are severely deteriorated and are at risk of immediate collapse. Immediate measures need to be implemented to support or remove the cornices.

Recommendations

Deterioration of East Wall Masonry

Removal of the existing masonry construction of the east wall is recommended. Since the existing masonry wall functions as a shear wall to stabilize the building, the structural frame of the building will require new bracing to be designed and installed to maintain structural integrity of the building.

Corrosion of East Wall Structural Framing

Project scope has been expanded to expose all the structural framing of the east wall. Project plans will be developed to repair or replace deteriorated structural framing based on the specific conditions encountered.

Deterioration of Cornices

The cornices are severely deteriorated and are at risk of immediate collapse. Immediate measures need to be implemented to support or remove the cornices. Long term repairs require the removal of the cornices and replacement / reconstruction of the cornices.

Deterioration of Iron Spandrel Beams

Repair of the corroded spandrel beams will require the removal of the masonry façade above the affected areas in order to gain access to the spandrel beams. Repairs will consist of reinforcing or replacing the deteriorated members.



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10 JAY STREET, BROOKLYN, NY

STRUCTURAL CONSTRUCTION SEQUENCE

1. ADDRESS ALL SAFETY HAZARDS IMMEDIATELY. INSTALL TEMPORARY SUPPORT UNDER / OR REMOVE ALL HAZARDOUS FAÇADE MASONRY.
2. BEGIN CONSTRUCTION OF SHEAR WALL AROUND AT ELEVATOR CORE. THIS WORK WILL CONTINUE AS FOLLOWING STEPS PROCEED.
3. INSTALL SHORING AND BRACING ALONG NORTH SIDE OF THE BUILDING AND ALONG THE EAST SIDE OF THE BUILDING.
4. AFTER BRACING IS AT EAST WALL IS IN PLACE, DEMOLISH THE EAST WALL. (STEPS 4 AND 5 ARE INDEPENDENT OF EACH OTHER.)
5. AFTER BRACING IS IN PLACE ON NORTH SIDE OF BUILDING, DEMOLISH THE NORTH WALL. (STEPS 4 AND 5 ARE INDEPENDENT OF EACH OTHER.)
6. CONDUCT REPAIRS AND ALTERATIONS TO EXISTING NORTH WALL
 - a. REMOVE STRIP OF TERRA COTTA FLOOR CONSTRUCTION APPROXIMATELY TWO FEET WIDE AT EACH FLOOR FROM NORTH EDGE OF BUILDING.
 - b. EXAMINE EXISTING STRUCTURAL FRAMING.
 - c. DESIGN REPAIRS TO STRUCTURAL FRAMING TO ADDRESS AND RECTIFY DETERIORATED CONDITIONS.
 - d. REINFORCE EXISTING FRAMING.
 - e. INSTALL NEW STEEL/CONCRETE EXTENSIONS .
 - f. REMOVAL OF BRACES ALONG NORTH WALL AND INSTALLATION OF NORTH EXTERIOR WALL MAY PROCEED.
7. CONDUCT REPAIRS TO EXISTING EAST WALL
 - a. EXAMINE EXISTING STRUCTURAL FRAMING.
 - b. REMOVE LAST BAY OF FLOOR SLAB / TERRA COTTA ARCH (ABOUT 6 FEET WIDE) FROM THE EAST END OF EACH FLOOR.
 - c. DESIGN REPAIRS TO STRUCTURAL FRAMING TO ADDRESS AND RECTIFY DETERIORATED CONDITIONS.
 - d. CONSTRUCT GRADE BEAM ON TOP OF FOUNDATION WALL.
 - e. CONSTRUCT NEW LATERAL BRACING AT COLUMN LINE ALONG EAST FACE OF BUILDING.
 - f. REPAIR OR REPLACE REMAINDER OF DAMAGED FRAMING ALONG EAST FACE OF BUILDING.
 - g. RECONSTRUCT FLOORSLABS AT EAST END AT EACH LEVEL.
 - h. REINFORCE EXISTING FRAMING.
 - i. REMOVAL OF BRACES ALONG EAST WALL AND INSTALLATION OF EAST EXTERIOR WALL MAY PROCEED.
8. INSTALL TENTH FLOOR AND RECONSTRUCT THE LOW ROOF ON NORTH END OF BUILDING ACCORDING TO THE FOLLOWING SEQUENCE:
 - a. INSTALL ALL STRUCTURAL FRAMING FOR NEW TENTH FLOOR SOUTH OF GRID C.0.
 - b. PROVIDE TEMPORARY BRACING TO STABILIZE EXISTING CAST-IRON COLUMNS ALONG GRID LINE A.0 ABOVE NINTH FLOOR. DO NOT WELD TO CAST IRON OR EXPOSE CAST IRON TO HEAT. (CAST IRON COLUMNS WILL BE REMOVED IN NEXT STEP).
 - c. DEMOLISH AND REMOVE LOW ROOF FRAMING BETWEEN GRID LINES C.0 AND A.0. PROTECT THE CAST IRON COLUMNS BELOW NINTH FLOOR FROM DAMAGE.
 - d. AT GRID LINE A.0, REMOVE BOLTS FROM COLUMN SPLICE ABOVE THE 9TH FLOOR. REMOVE THE COLUMN.
 - e. INSPECT THE CAST IRON COLUMNS FOR DEFICIENCIES. CHECK FOR FLATNESS AND LEVELNESS AT TOP OF EACH EXISTING COLUMN SHAFT.
 - f. INSTALL ERECTION AIDS SUCH AS LEVELING BOLTS AND TABS., WELD IN PLACE ON EXISTING STRUCTURE WHERE REQUIRED.
 - g. PLACE NEW COLUMNS ON TOP OF EXISTING COLUMNS ALONG GRID LINE A.0. ALIGN AND SECURE THE NEW COLUMNS.
 - h. INSTALL NEW STRUCTURAL STEEL FOR LOW ROOF. ADJUST AND ALIGN THE STEEL AND THE COLUMNS.
 - i. ROOF DECK MAY BE PARTIALLY INSTALLED AT THIS STAGE.
 - j. SEAL THE PERIMETER OF THE COLUMN SPLICE.
 - k. INSTALL REINFORCING BARS AND CONCRETE ENCASEMENT FROM TOP OF 8' FLOOR TO LOW ROOF LEVEL.
 - l. INSTALL NEW METAL DECK AND CONCRETE SLAB AT LOW ROOF.
9. REINFORCE INTERIOR COLUMNS. GENERALLY THIS WORK CAN BE SCHEDULED INDEPENDENT OF OTHER STEPS, UNLESS SPECIFICALLY MENTIONED ELSEWHERE.
10. REPAIR SOUTH AND WEST EXTERIOR WALLS OF THE BUILDING. THIS WORK CAN BE SCHEDULED INDEPENDENTLY OF THE PRECEEDING ACTIVITIES.
 - a. REMOVE DETERIORATED BRICK MASONRY CONSTRUCTION.
 - b. EXAMINE THE EXPOSED STRUCTURAL FRAMING.
 - c. DESIGN STRUCTURAL REPAIRS FOR DETERIORATED STRUCTURAL FRAMING. REPAIRS ARE ANTICIPATED TO CONSIST OF PPLATES TO BE WELDED TO THE FLANGES AND/OR WEBS OF EXISTING SPANDREL BEAMS.
 - d. REINFORCE EXISTING FRAMING.
 - e. REPAIR / RECONSTRUCT THE BRICK FAÇADE ALONG THE SOUTH AND WEST FACES OF THE BUILDING.
11. RECONSTRUCT THE GROUND FLOOR. THIS WORK CAN BE SCHEDULED ANY TIME AFTER THE SHEAR WALLS REACH THE FIRST FLOOR LEVEL.
12. COMPLETE ALTERATIONS TO THE REMAINDER OF THE INTERIOR FLOORS MAY PROCEED ANY TIME AFTER TH ESHEAR WALLS REACH THE CORRESPONDING FLOORS.



FAÇADE UPDATE

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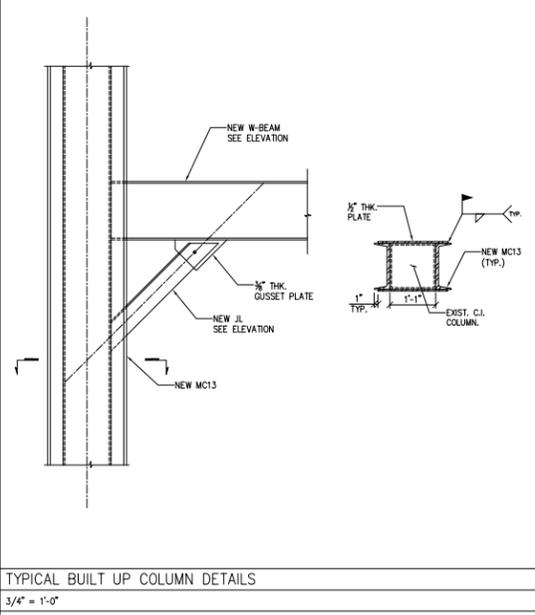
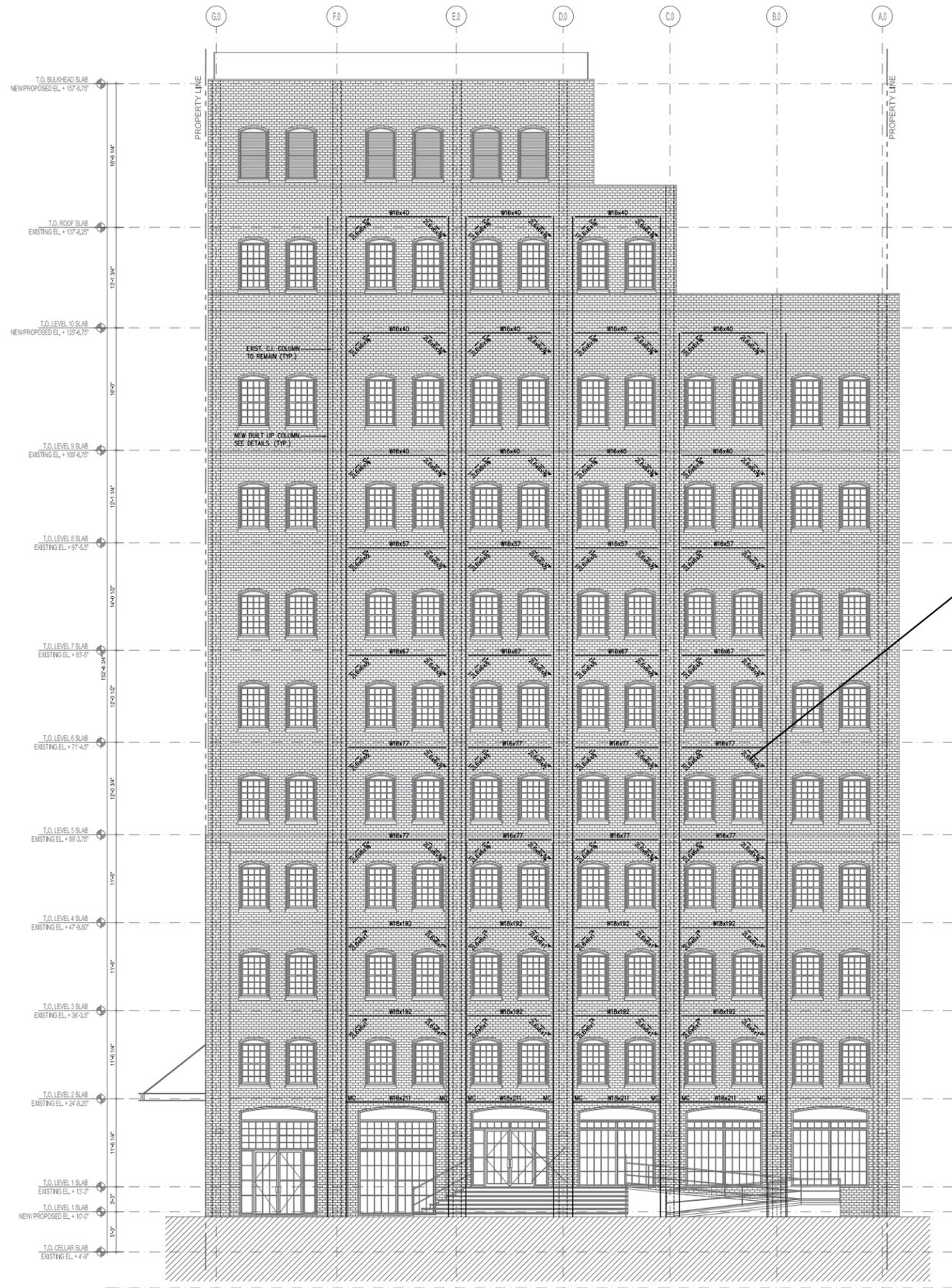
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RECONSTRUCTION SEQUENCE



TYPICAL BUILT UP COLUMN DETAILS
3/4" = 1'-0"

PROPOSED STRUCTURE WILL NOT BE VISIBLE FROM EXTERIOR



FACADE UPDATE

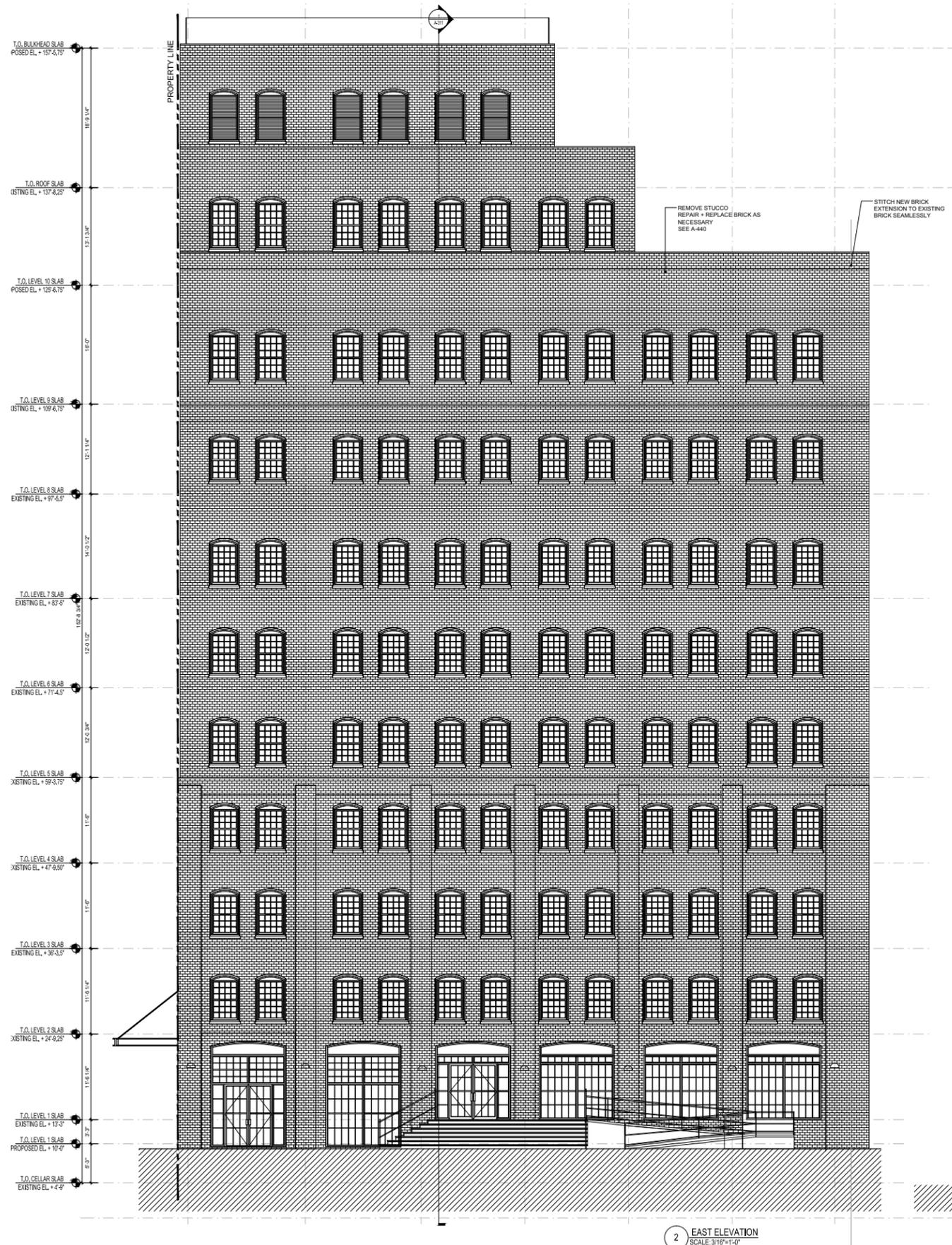
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STRUCTURAL PROPOSAL



PROPOSED EAST WALL



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