

SURVEY

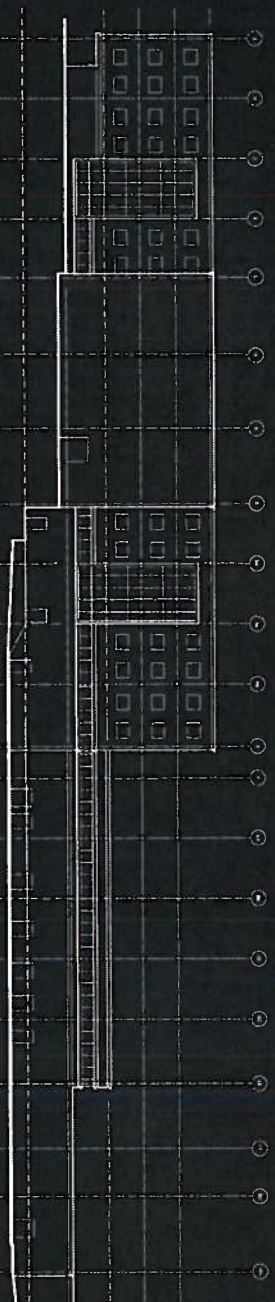


## exterior survey

north elevation



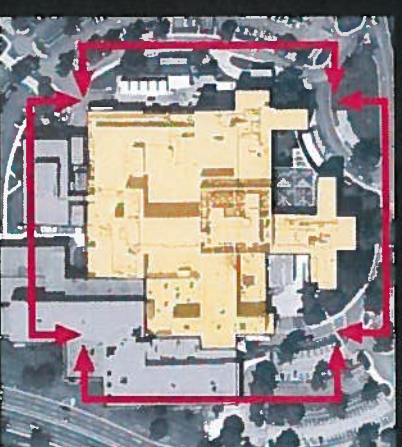
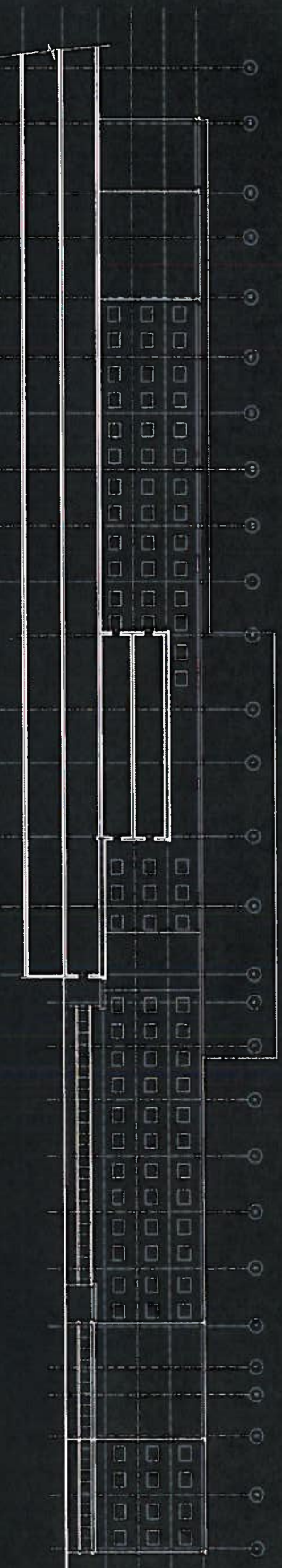
west elevation



south elevation



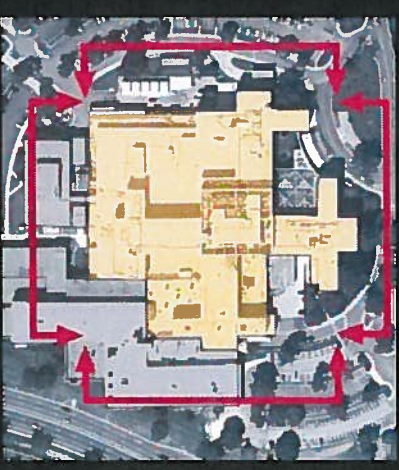
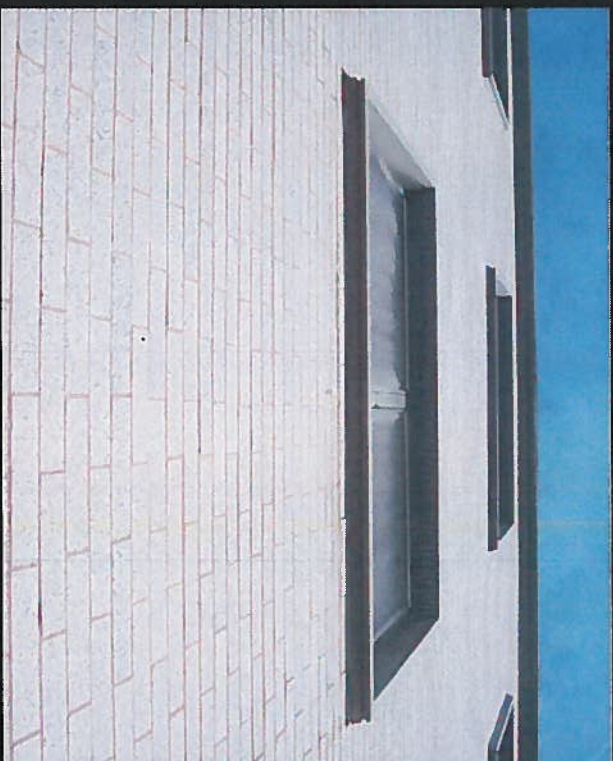
east elevation



- Brick Façade
- Punched Windows
- Ribbon Windows (base)
- Exit Stairs (Exterior)



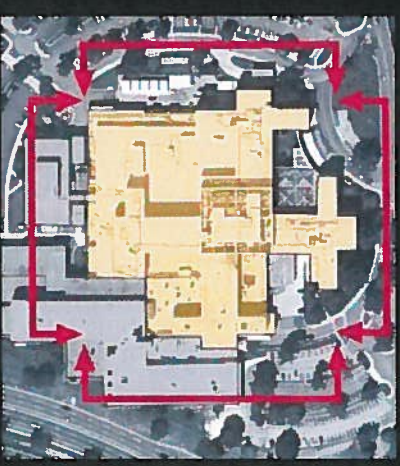
## brick façade - survey



- Generally good condition
- Varying uniformity in joints creates illusion of bulges
- Minimal instances of mortar spalling



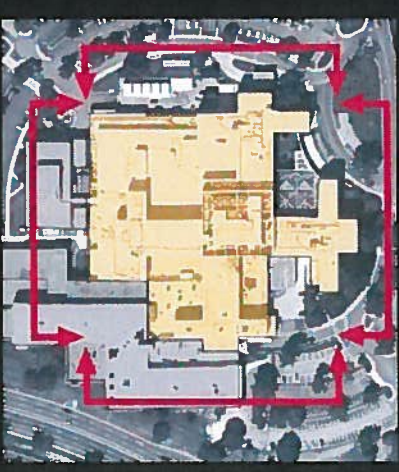
## brick façade - survey



- Façade in need of cleaning
- Staining at corners of sills



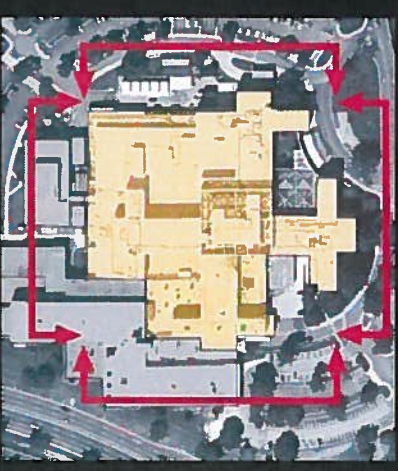
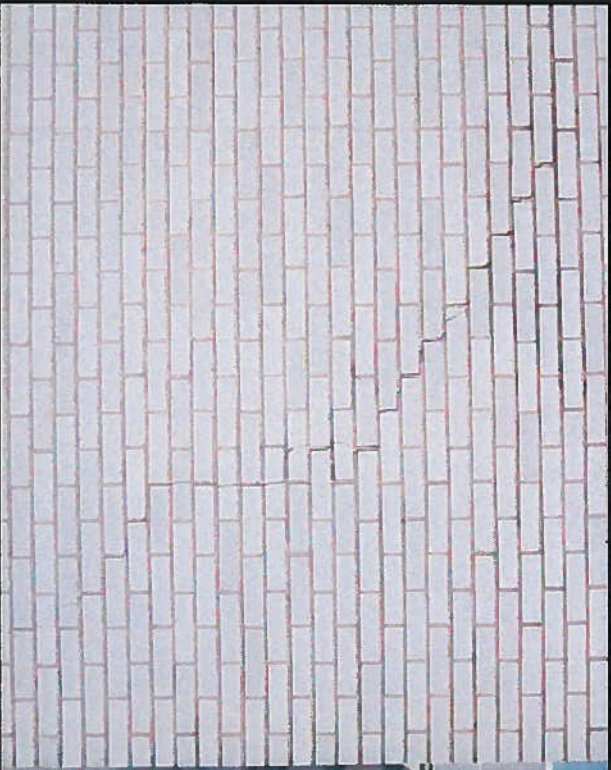
## brick façade - survey



- Vertical cracks at some corners of masonry veneer:
- too few relieving angles
- self weight transfer to bottom
- not a safety concern
- Pits and holes from former exterior attachments



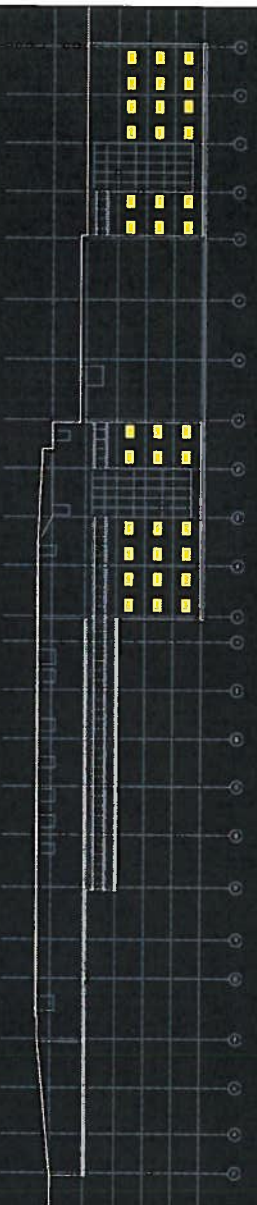
## brick façade - survey



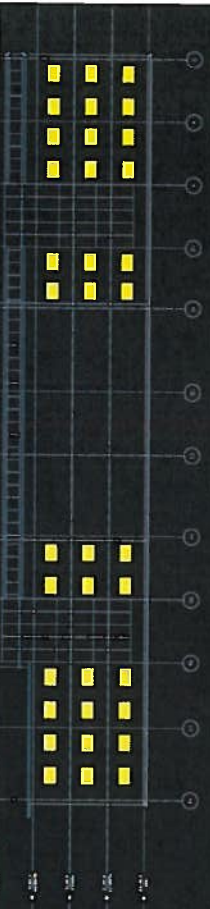
- Step cracking in penthouse façade
- Requires further investigation



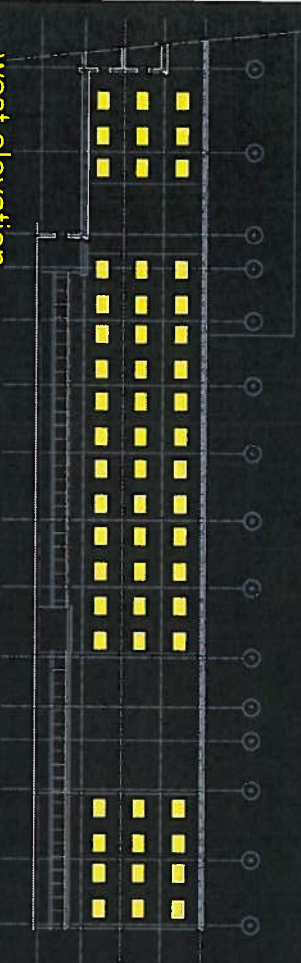
# punched window (typical) - survey



east elevation



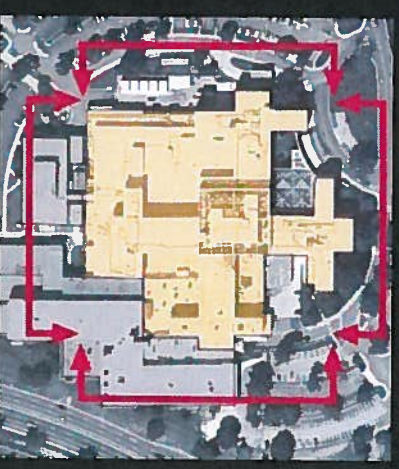
north elevation



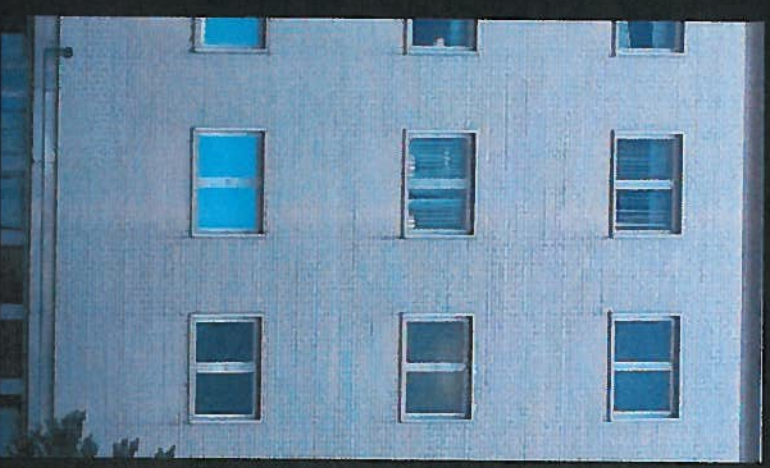
west elevation



south elevation

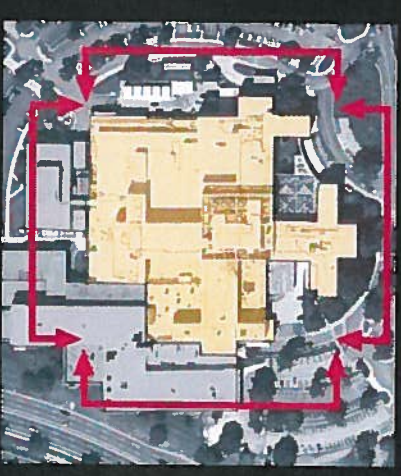


Punched Window





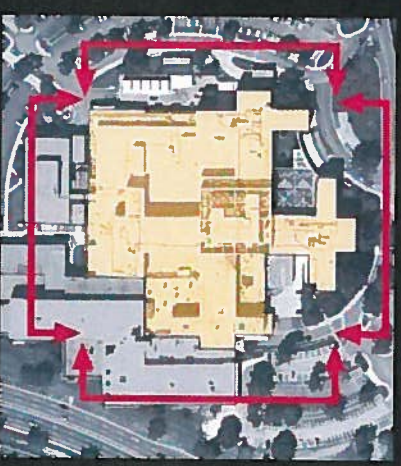
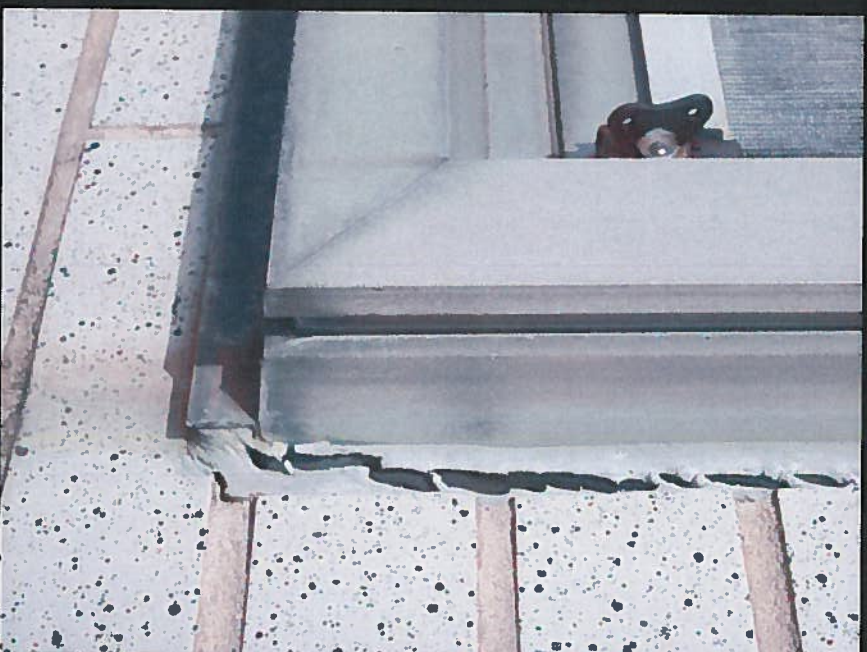
## punched window (typical) - survey



- Typical 5' -6" x 4' masonry opening
- Aluminum frame
- Single pain glass
- Exterior screen
- Interior vertical blinds



## punched window (typical) - survey

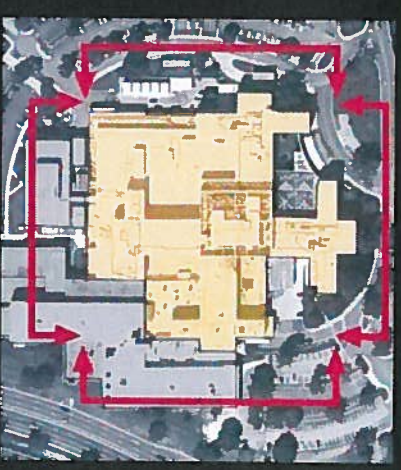


- Caulking is pulling away – exposing gaps in some instances
- Water drainage is creating staining
- Interior water damage is currently being assessed

south elevation



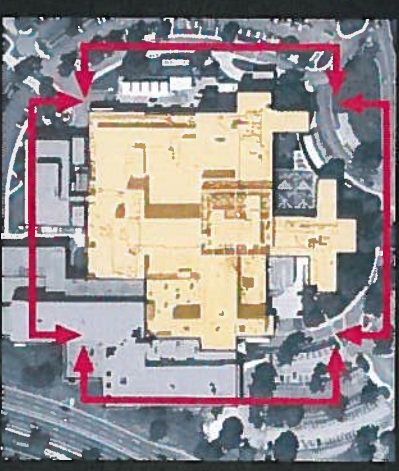
## punched window (typical) - survey



- Screens are frequently torn or missing



## punched window (typical) - survey

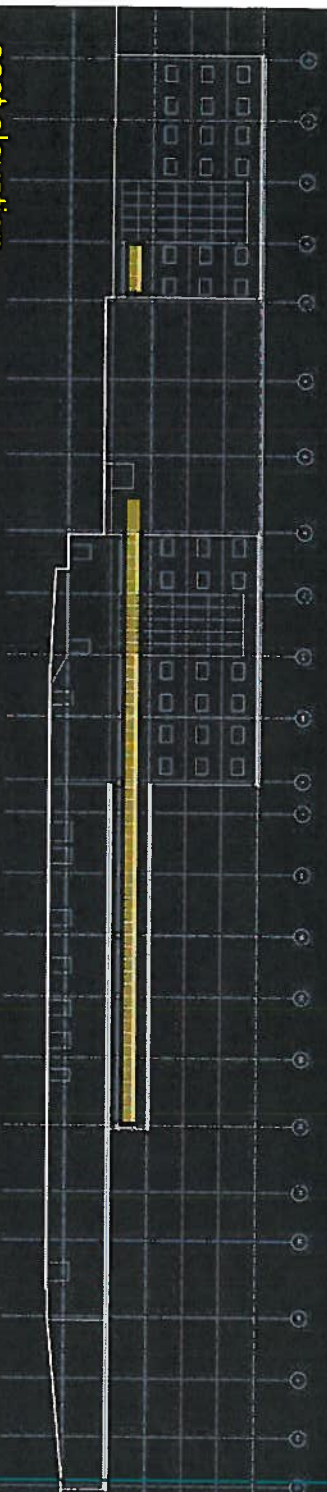


- Lack of uniformity in window replacement



# Ribbon window (building base) - survey

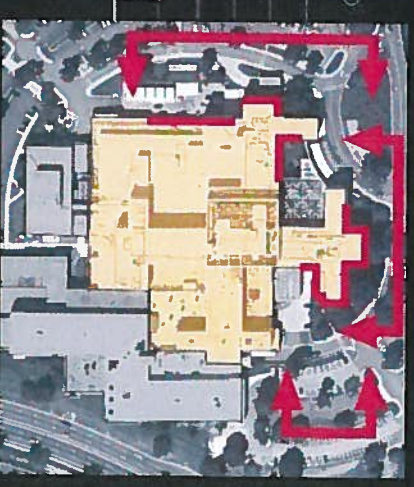
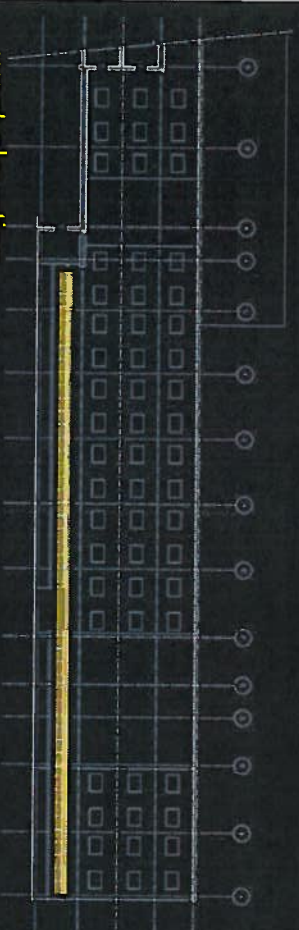
east elevation



north elevation



west elevation

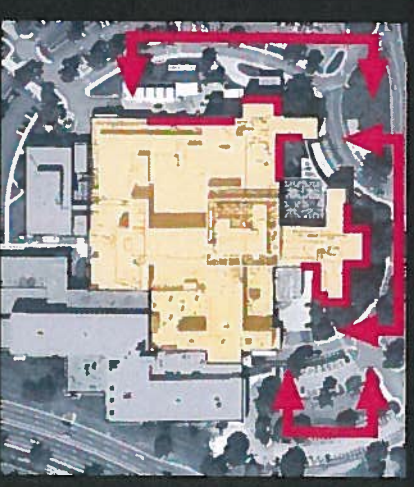


Ribbon Windows





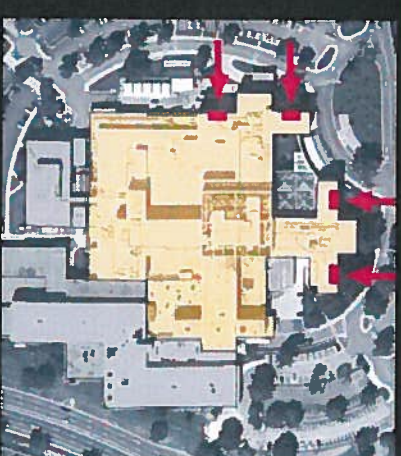
## Ribbon window (building base) - survey



- Flashing shows signs of buckling
- Flashing shows signs of rusting / staining
- Staining / streaking onto tile at base
- Single pain glazing
- Vertical blinds



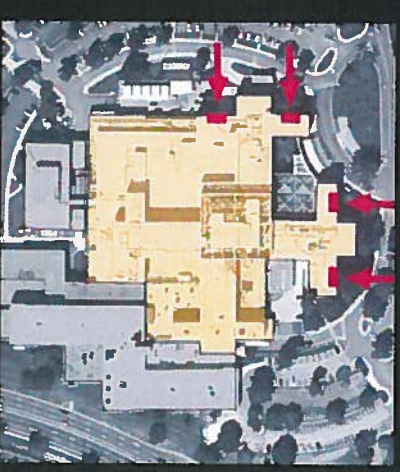
## stair towers - survey



- Precast sunscreen is spalling
- Flaking and cracking of exterior glaze due to moisture penetration and seismic event
- Cracks do not appear to be into tile units themselves
- Integral system would make spot replacement difficult



## stair towers - survey



- Interior ponding / moisture build-up on interior beam
- Interior paint has signs of blistering due to humidity
- Some cracks in glass
- Single pain glazing
- Maintenance / cleaning difficulties due to accessibility

