



213 Jay Street - New York

Architect: Woods Bagot

Client: AmTrust Realty

Completion: 2017

213 Jay Street is a new mixed-use project in downtown Brooklyn. The development will include a 32-floor rental apartment building, an 8-floor hotel, and a single story commercial tenant, community, and common amenity spaces. The site falls under NYC e-designation requiring specific amount of window-wall attenuation be provided to reduce exterior noise within allowable limits.

We performed a site survey to measure existing environmental noise levels and established a noise spectrum for use in façade-interior noise calculations. We also reviewed the design development drawings and provided architectural acoustical recommendations, including wall, floor, ceiling, and partition constructions to limit airborne noise separation. Our mechanical equipment recommendations included heat pumps, cooling towers, emergency generator, heat recovery units, toilet exhaust, and AC units, as well as fans and pumps. Additionally, we mitigated noise and vibration transmission by reviewing and commenting on building amenities like the fitness center, community facility, sky lounge, elevators, and washer/dryer units.

Our recommendations are helping the design team comply with New York City building codes and carry the new development's design forward.