PRECONSTRUCTION CONDITION DOCUMENTATION REPORT OF THE 3733 RIVERDALE AVENUE

Project Name:

3745 Riverdale Avenue
Bronx, NY 10463

Prepared for:

Stagg Group

[redacted]**r**

Yonkers, NY 10701

Prepared by:

The S.A.L.K. Group
1786 Bellmore Avenue
Bellmore, NY 11710

February 10, 2022

Stagg Group

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Attn: Mr. Chris Miele

Re: Preconstruction Condition Documentation of the 3733 Riverdale Avenue Building

Dear Mr. Miele;

The SALK Group is pleased to submit this Preconstruction Condition Survey Documentation of the 3733 Riverdale Avenue (Subject Building), in the Riverdale neighborhood, Bronx, New York. The survey was conducted on January 28, 2022 to photo-document and establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the adjacent structures before construction activities commence for the planned new development at 3745 Riverdale Avenue (Project Site). The structural integrity of the structures is not addressed in such documentation. This report summarizes our documentation effort and general observations; and includes our documentation photographs.

We appreciate the opportunity to work with you on this project and look forward to being of continued service as the progress of work continues.

Should you have any questions or require additional information, please contact us.

Sincerely,

Sanat Dangol

Sanat Dangol

John B. Kagaoan, P.E.

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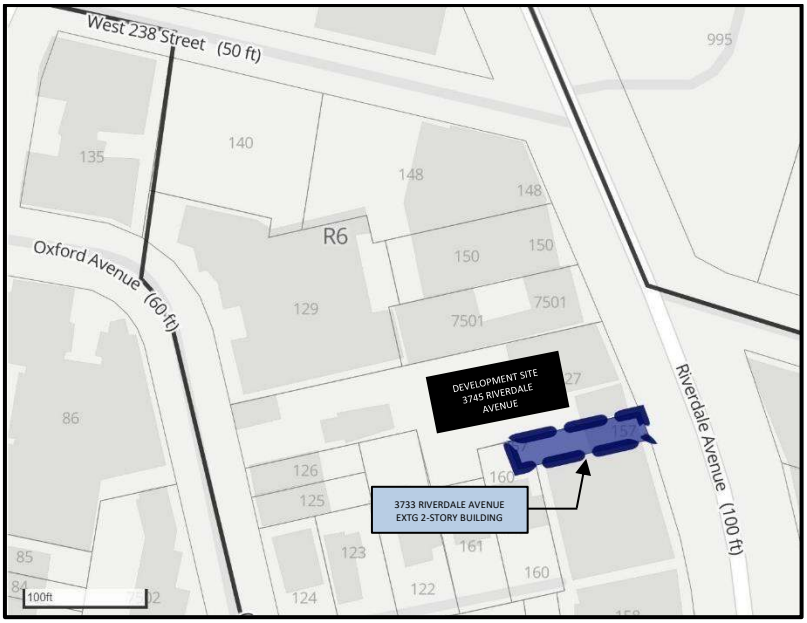
INTRODUCTION

Presented herein are the results of the preconstruction condition survey documentation of the 3733 Riverdale Avenue building, in the Riverdale neighborhood, Bronx, New York. The building was adjacent to the project site, located at 3745 Riverdale Avenue. We understand the preliminary plan calls for a new development, consisting of 16-story mixed-used building, with retail space on the ground floor, 43 residential units above, and parking space below ground. Because the 3733 Riverdale Avenue building and the project site shared a common lot line, the survey was conducted to document and establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the exterior facades and adjacent structures before construction activities commence.

PROJECT SITE DESCRIPTION

The project site was located on the west side of Riverdale Avenue, bounded by West 238th Street on the north, West 236th Street on the south, and Oxford Avenue on the west. The project site was a parcel belonging to Block 5796 and Lot 127 and measured approximately 298-foot deep by 76-foot wide. The plan calls for constructing a new 16-story building, rising 175 feet tall with a retail space on the ground floor and parking space below ground.

3733 Riverdale Avenue, a 2-story residential building and the subject for this preconstruction condition survey abutted the project site on the south. Also, a 3 story multi-family building, fronting Oxford Avenue bordered the site on the southwest. 7-story and 12-story residential multi-family buildings bordered the site on the north.



Note: Site Plan is an excerpt from Zola NYC

FIGURE 1 – SITE PLAN

PRECONDITION SURVEY OF THE 3733 RIVERDALE AVENUE BUILDING

The SALK Group conducted a preconstruction condition survey of the exterior facades of the 3733 Riverdale Avenue building, a 2-story mixed-use building. The survey was conducted on January 28, 2022. The subject building belonged to a parcel of land, identified as Block 5796 and Lot 157 which measured approximately 25' x 100'. According to our research of public records, the building was constructed around 1932.

The survey consisted of performing a photographic documentation of select exterior areas of the 3733 Riverdale Avenue building to establish a record of the visually observable existing cosmetic conditions and obvious visual deficiencies of the facades and concrete sidewalk.

At the time of inspection, structural and architectural drawings for the subject building was not available. The survey was performed without the aid of such information. The visual inspection was limited to exposed and observable portions of the subject building's exterior facades. No objects or movable building features were moved to evaluate or identify non-visible existing conditions. No probes or other tests were conducted. The inspection was conducted by use of visual and photographic techniques. In general, the survey was performed in accordance with the guidelines of the Administrative Code of The New York City Building Code.

EXTERIOR CONDITIONS OF THE 3733 RIVERDALE AVENUE

The sidewalk, and exterior facades were documented on January 28, 2022. We made the following notable general observations during our documentation:

SIDEWALK

Cracks were observed in the concrete sidewalk: Pp. 7-8, 14-17.

EAST (FRONT) FAÇADE

Gap between bricks, missing mortar: Pp. 19-20, 26-27, 32, 42-48, 54, 62-73, 74-76, 83-84
Crack repairs were observed: Pp. 26-27, 32, 33
Water stains on surfaces were observed: Pp. 23-26, 33-34, 42-51, 55-61, 83-84
Cracks on the brick façade were observed: Pp. 35-37, 41, 51, 77-82
Separation between structures was observed: Pp. 62-73

NORTH FAÇADE

Cracks and separation between bricks were observed: Pp. 88-89, 92-94, 96-103, 108-110, 129, 137-143, 145-152, 160-164, 166-168.
Gap between bricks due to missing mortar: Pp. 108, 115-118, 120-123, 125-129, 134-135, 163-164.
Watermarks were observed: Pp. 113.
Damaged repair cement plaster with cracks: Pp. 154,163-164, 169-174.

WEST (REAR) FAÇADE
Damaged repair cement plaster with cracks: Pp. 175-177.
Dark stainson bricks (possible wet marks): Pp. 176-182

ROOF
Dark stain on bricks (possible wet marks): Pp. 187-188.
Cracks in the parapet wall were observed: Pp. 190-193.
Damaged parapet wall coping was observed: Pp. 199-200, 202.

CONCLUSION AND RECOMMENDATIONS

Cracks were observed in the concrete sidewalk, brick façades, and concrete steps. The SALK Group recommends installing crack gauges to monitor the existing cracks during construction of the new building. Vibration and optical monitoring should also be implemented to record potential ground vibrations and movements of the adjacent structures effected by the construction activities. The monitoring should be initiated prior to the start of construction; and continuous and periodic readings should be taken during construction, respectively.

LIMITATIONS

The intent of our documentation is to provide only a pictorial record of the areas being documented. The survey is not intended to serve as an exhaustive analysis of the structural integrity of the adjacent building(s), but rather establish a record of the visually observable conditions prior to construction of the new building.

APPENDIX 1 – PHOTOGRAPHIC DOCUMENTATION OF EXTERIOR CONDITIONS OF THE 3733 RIVERDALE AVENUE BUILDING

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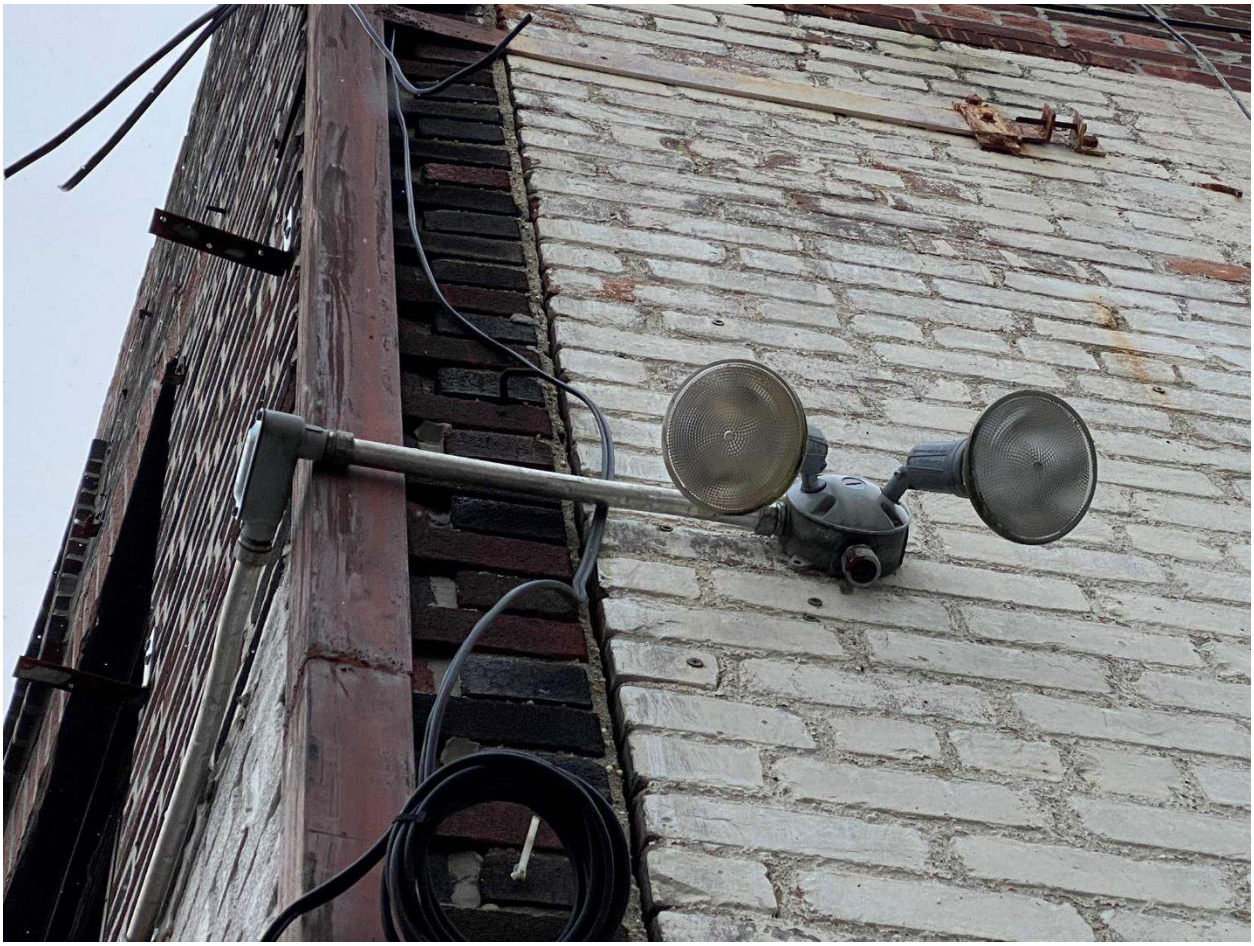
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