Appendix C : Existing Conditions Assessment

Appendix C Existing Conditions Assessment

Introduction

Overview

After an on-site visit and reviews of the existing Herschler Building drawings, we believe additional probes and investigations are required to further understand the as-built condition of the exterior enclosure. The following pages explain the areas and type of probes that will need to be conducted prior to providing final design solutions for the Existing Herschler exterior renovation.

Hazardous Materials

Due to the dates of construction, the Herschler building will require Hazardous Materials assessment, as will the site upon which it is located. Based on the findings in the assessment, abatement and remediation may be required prior to commencement of any further work. To ensure all areas are properly addressed, the assessment will investigate the site and the Herschler Building for hazardous materials including but not limited to: Asbestos, Lead, Mold, Polychorinate Biphenyl [PCB], and Radon. Additional materials may be included in the assessment as recommended by the investigating consultant.

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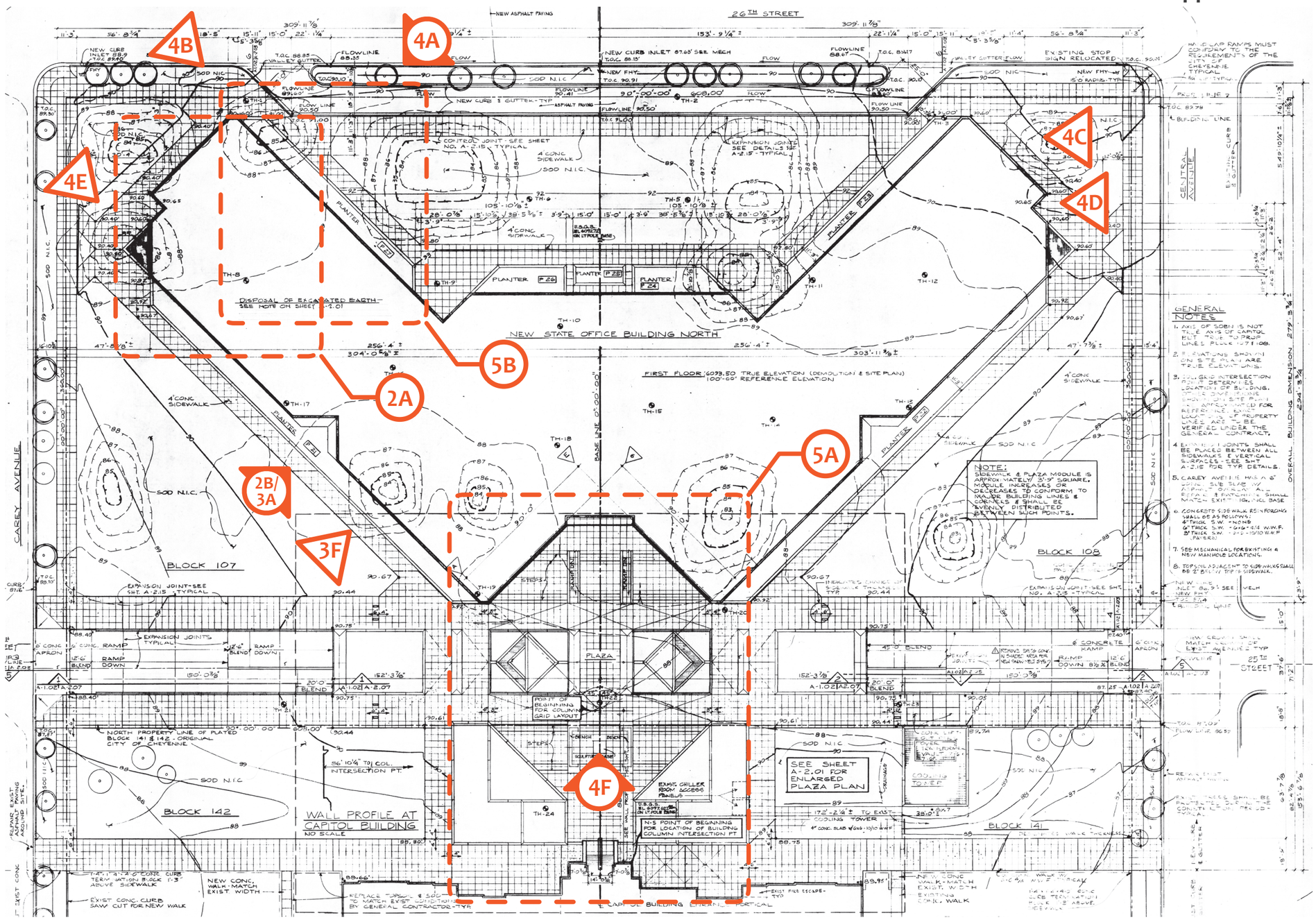

Enlarged Plan

Photo

Elevation

Figure C.01: Herschler Building - Overall Site Plan

Planter/ Precast Fin Probe

Planters

Intent

The intent of the planter probe/exploration is to selectively remove various building components, landscape, and fill, to understand existing as-built conditions.

Goals

To understand the following as-built conditions:

- Problematic water infiltration into the building and parking structure below.
- The possible presence of mold.
- Condition of structural support elements.
- Extent and condition of insulation.
- Extent and condition of waterproofing and flashing.
- Presence of positive slope, direction of slope, and drainage type.

Precast Fins/ Limestone Panels

Intent

The intent of this probe/exploration is to remove one angular precast fin panel [jamb] and one adjacent limestone base panel. Additionally, remove one stand alone precast fin panel to understand existing as built conditions.

Goals

To understand the following as-built conditions:

- Connection/support of precast fin panels and limestone panels.
- Condition of adjacent precast panels at the exterior head and sill condition.
- The possible presence of mold.
- Condition of structural support elements.
- Extent and condition of insulation.
- Extent and condition of waterproofing and flashing.

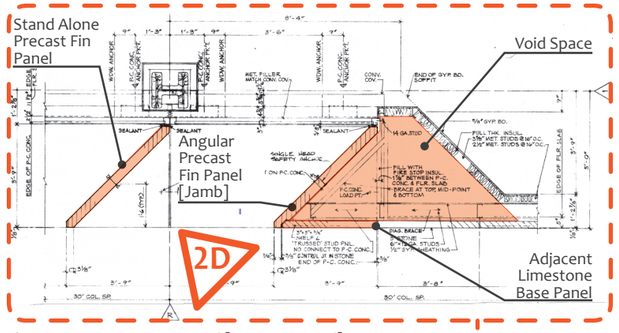

Figure C.02: Precast Fin Detail [Opposite Hand]

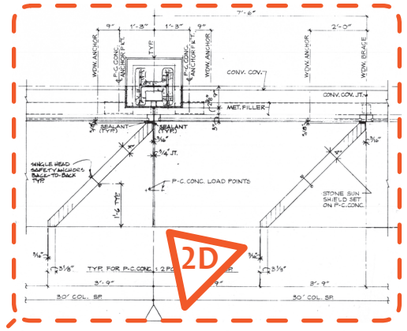

Figure C.05: Precast Fin Detail [Opposite Hand]

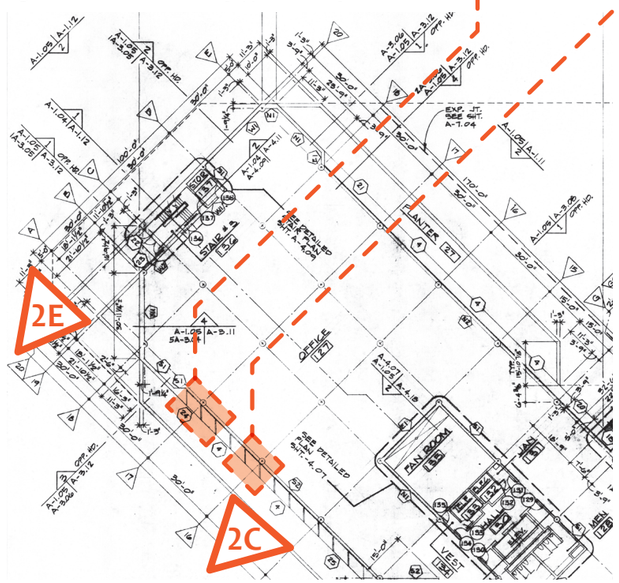

Figure C.03: Plan 2A - Partial First Level Floor Plan

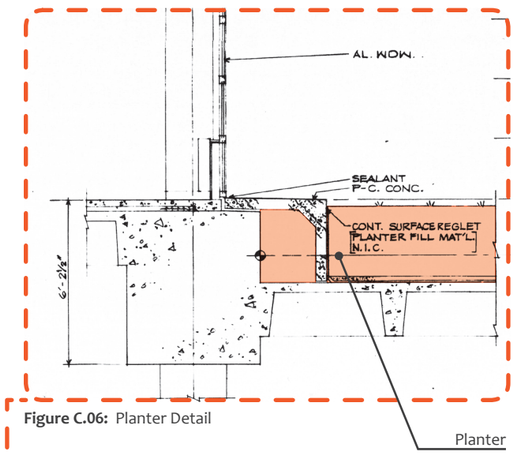

Figure C.06: Planter Detail

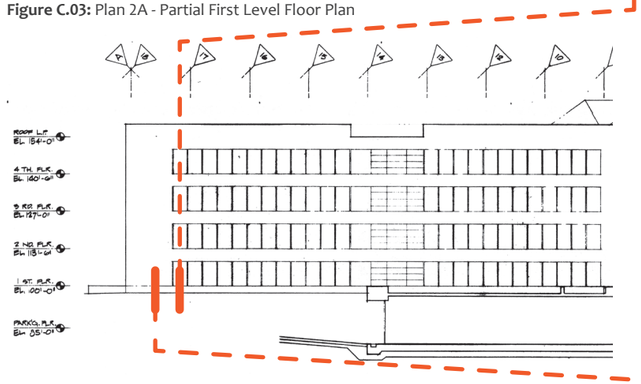

Figure C.04: Elevation 2B - Partial South Elevation

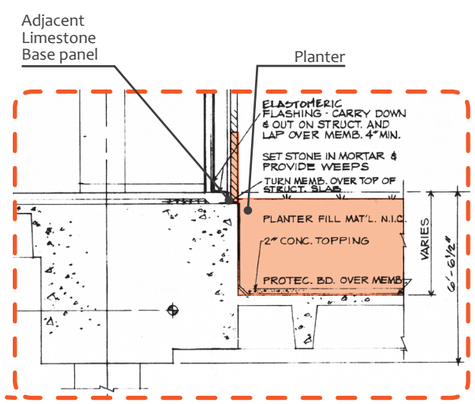

Figure C.07: Planter and Limestone Base Detail

Figure C.08: Photo 2E - Planter Base

Figure C.09: Photo 2D - Planter Base

Figure C.10: Photo 2C - Planter Base

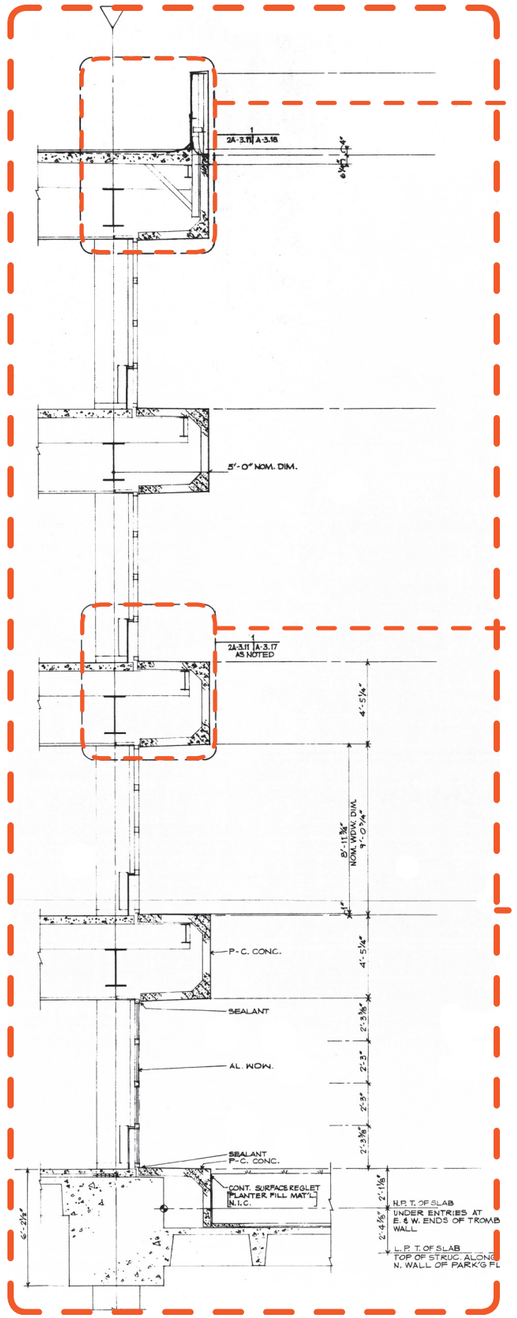

Figure C.11: Typical Wall Section

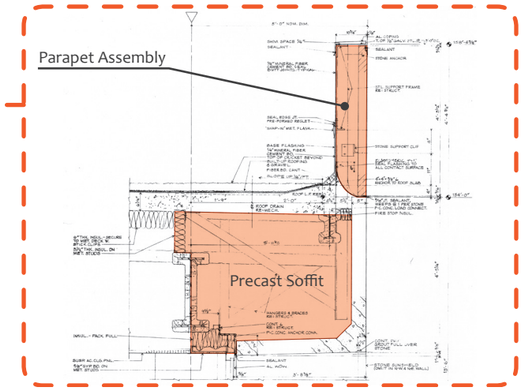

Figure C.12: Precast Soffit and Parapet Detail

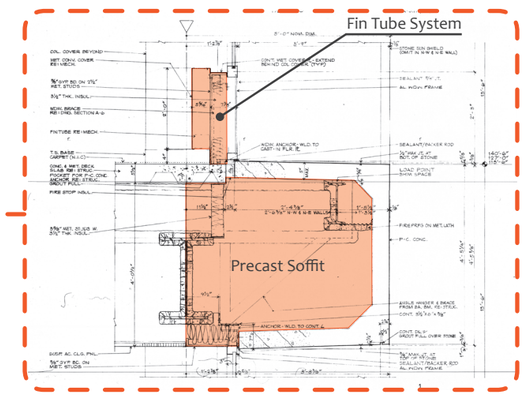

Figure C.13: Precast Soffit Fin Tube System Detail

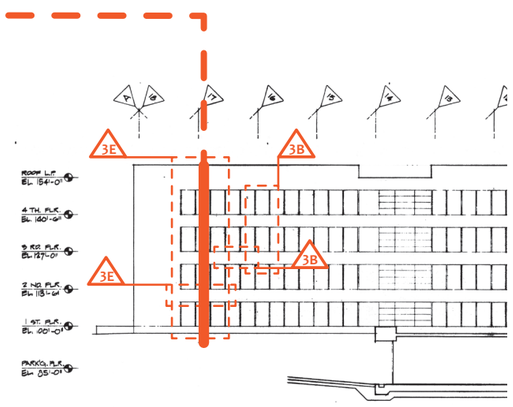

Figure C.14: Elevation 3A - Partial South Elevation

Figure C.15: Photo 3C - Exterior Precast Soffit

Figure C.16: Photo 3D - Exterior Precast Soffit

Figure C.17: Photo 3E - Precast Fin System

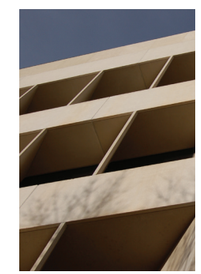

Figure C.18: Photo 3C - Precast Fin System

Figure C.19: Photo 3F - Overall West Elevation

Precast Soffit, Parapet, and Fin Tube System Probe

Precast Soffit and Parapet

Intent

The intent of the precast soffit probe/exploration at the parapet is to selectively remove various building components to understand existing as-built conditions of soffit spaces and parapet assembly.

Goals

To understand the following as-built conditions:

- Problematic water infiltration into soffit space and building.
- The possible presence of mold.
- Condition of structural support elements.
- Extent and condition of insulation.
- Extent and condition of waterproofing flashing and weeps.
- Presence of soffit venting / drainage.
- Condition of fire protection on structural support members.
- Extend and condition of insulation on underside of roof slab within soffit area.
- Condition of parapet void and support.
- Confirm existence, condition and R-value of roof insulation.

Precast Soffit Fin Tube System

Intent

The intent of the precast soffit probe/exploration is to selectively remove various building components to understand existing as-built conditions of soffit spaces and interior fin tube system.

Goals

To understand the following as-built conditions:

- Problematic water infiltration into soffit space and building.
- Existence of mold in soffit space and between fin tube system and window.
- Condition of structural support elements for precast soffit elements.
- Extent and condition of insulation.
- Extent and condition of waterproofing, flashing and weeps.
- Presence of soffit venting / drainage.
- Condition of fire protection on structural support members.
- Confirm existence and condition of continual insulation, waterproofing and fire protection at typical exterior column locations.

Limestone Wall Probe

Limestone Wall

Intent

The intent of the limestone wall probe/exploration is to selectively remove various building components to understand existing as-built conditions of the limestone wall assembly and the void space behind the limestone.

Goals

To understand the following as-built conditions:

- Problematic water infiltration into void space and building
- The possible presence of mold.
- Condition of structural support elements.
- Extent of insulation.
- Extent of waterproofing, flashing and weeps.
- Condition of fire protection on structural support members.
- Condition of metal stud framing.
- Condition and extent of exterior perimeter fire safety system.
- Confirm existence and condition of continual insulation, waterproofing and fire protection at typical exterior column locations.

Limestone Wall at Base

Intent

The intent of the limestone wall probe/exploration at the base is to selectively remove various building components to understand existing as-built conditions of the limestone wall assembly and the void space behind the limestone.

Goals

To understand the following as-built conditions:

- Problematic water infiltration into void space and building
- The possible presence of mold.
- Extent and condition of insulation.
- Extent and condition of waterproofing, flashing and weeps.
- Discoloration of limestone at base condition *[see figures C.26, C.27 and C.28]*.
- Waterproofing, flashing and weeps at grade.

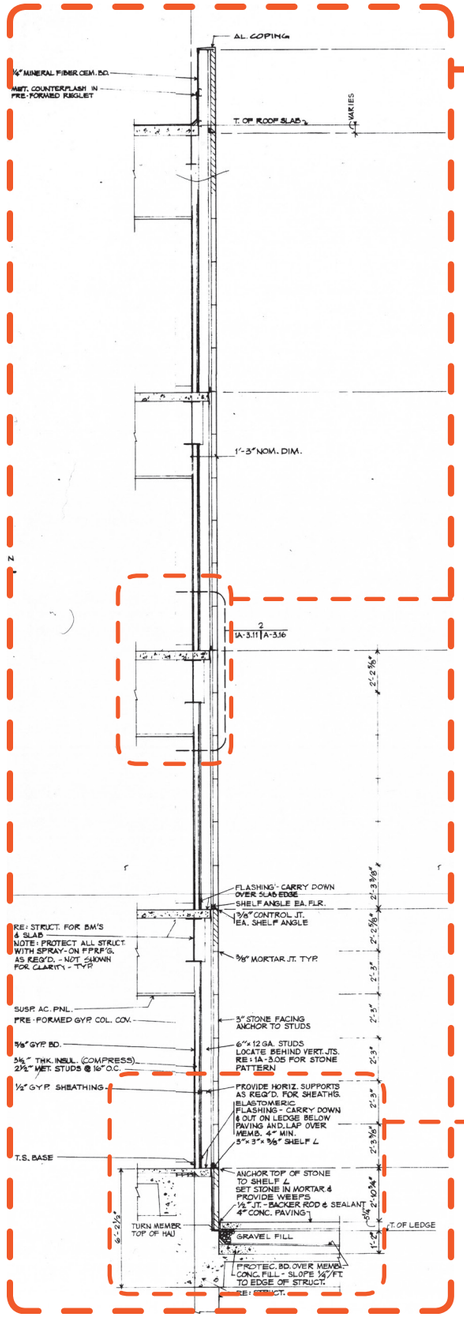

Figure C.20: Typical Wall Section

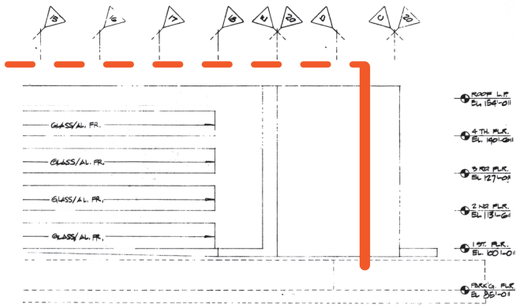

Figure C.21: Elevation 4A - Partial North Elevation

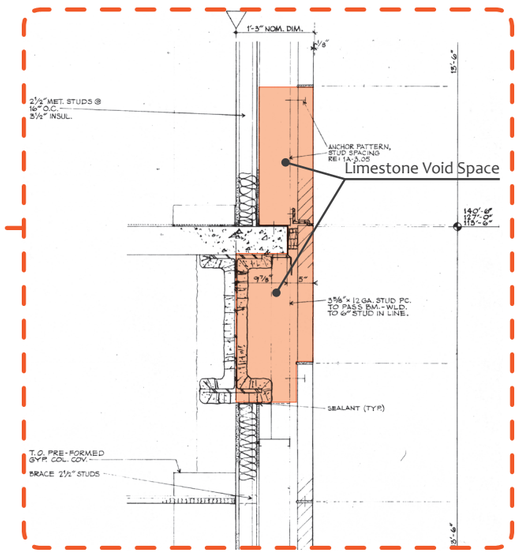

Figure C.22: Limestone Wall Section Detail

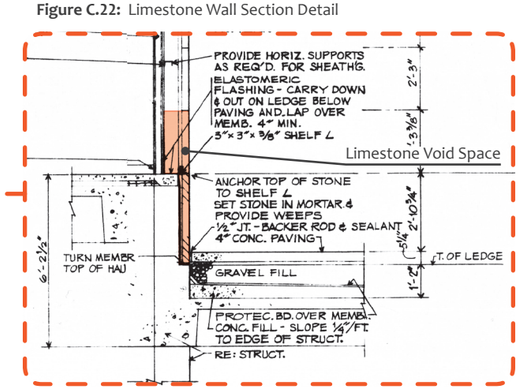

Figure C.23: Limestone Wall Base Section Detail

Figure C.24: Photo 4F - North Elevation

Figure C.25: Photo 4B - Partial South East Façade

Figure C.26: Photo 4E - Limestone Wall Base

Figure C.27: Photo 4D - Limestone Wall Base

Figure C.28: Photo 4C - Limestone Wall Base

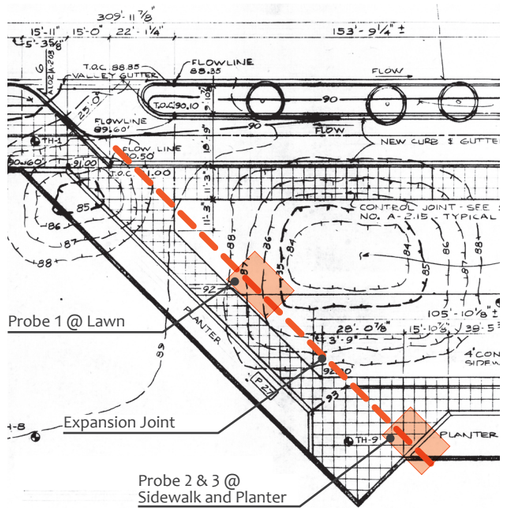

Figure C.29: Plan 5B - Partial Site Plan

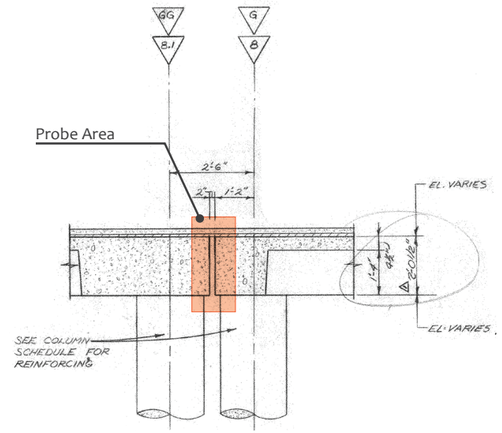

Figure C.30: Detail 5C - Expansion Joint at Garage

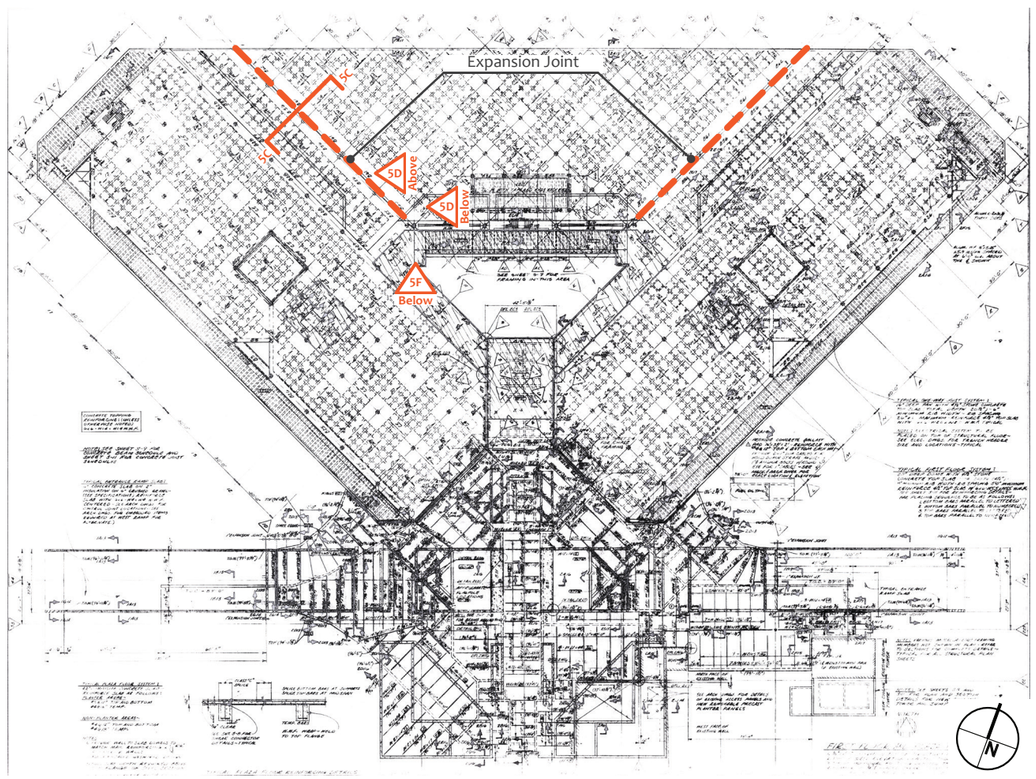

Figure C.31: Plan 5A - First Level Structural Floor Plan

Figure C.32: Photo 5D - Parking Garage

Figure C.33: Photo 5F - Expansion Joint in Garage

Figure C.34: Photo 5E - North East Façade of Herschler Building

Expansion Joint at Garage

Intent

The intent of the expansion joint at garage probe/exploration is to selectively remove/excavate existing site material at three locations to understand as-built conditions.

Goals

- To understand the following as-built conditions:
- Existing condition of the expansion joint.
- Extent and condition of waterproofing and flashing.
- Interface of horizontal to vertical expansion joint [planter to wall].
- Interface of planter materials at expansion joint.

Plaza Deck and Connector

Expansion Joint at Garage

Intent

The intent of the Plaza deck / connector probe / exploration is to selectively remove / excavate existing site material at 3 locations to understand as-built conditions at perimeter foundation wall from top of plaza deck to bottom of mat slab.

Goals

To understand the following as-built conditions:

- Extent and condition of waterproofing, flashing, vertical drainage layers, insulation, protection board and perimeter drainage.
- Interface of vertical waterproofing of perimeter wall to plaza deck waterproofing membrane.
- Plaza deck to waterproofing membrane layer sequence.
- Horizontal extent of foundation system as-built dimensions.

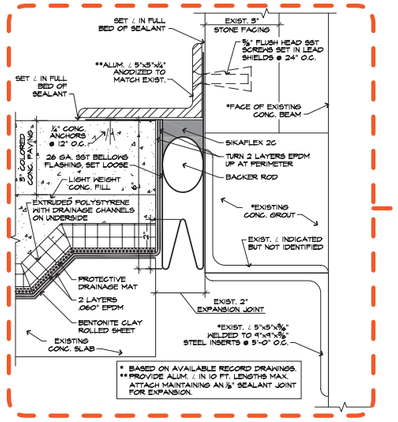

Figure C.35: Detail 5C - Expansion Joint

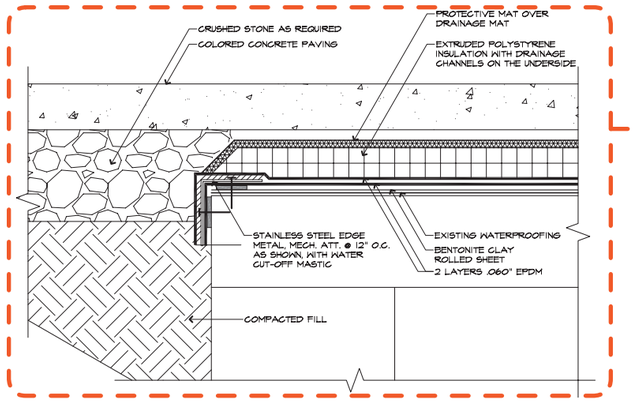

Figure C.36: Detail 5D - Waterproofing Detail at Plaza

Figure C.37: Photo 5B - Plaza Deck and Connector

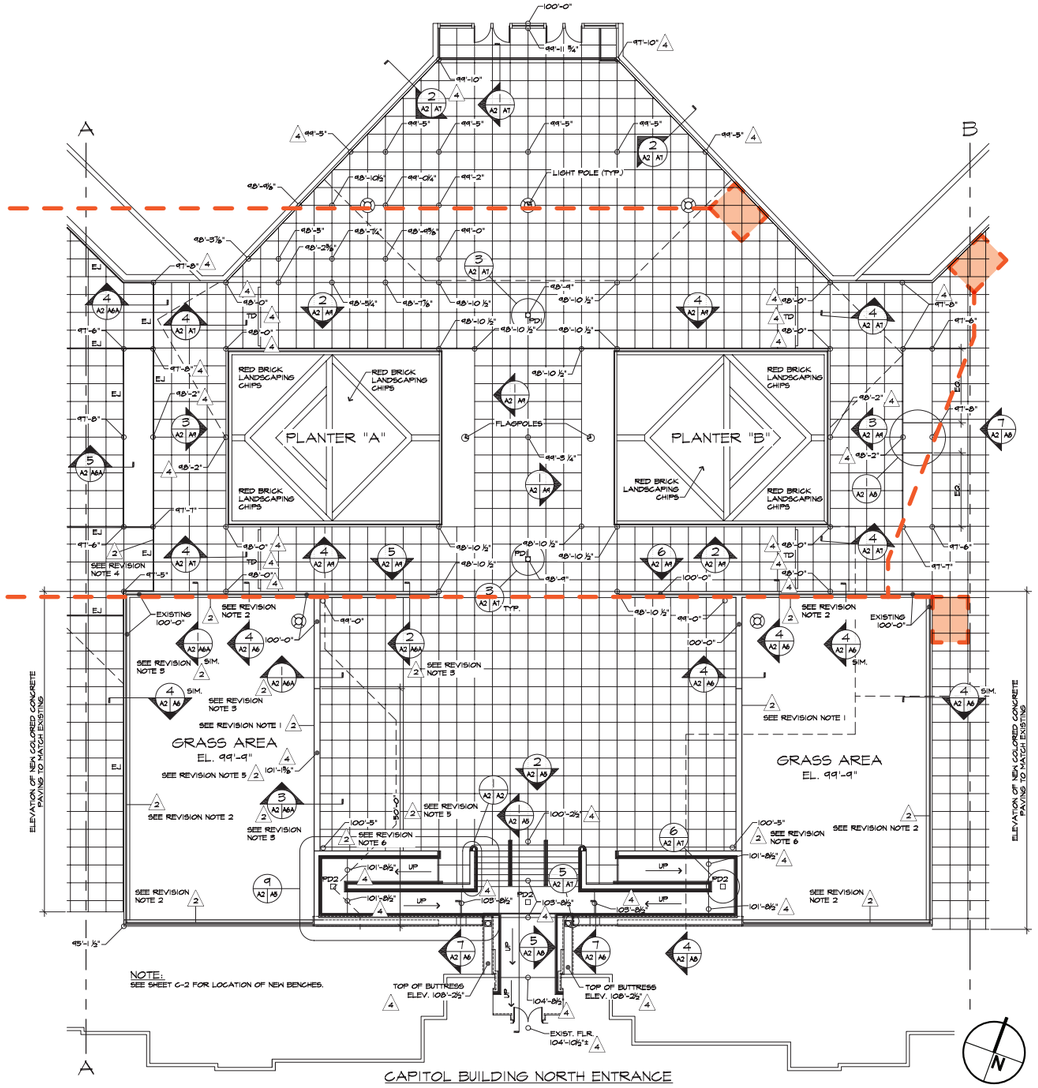

Figure C.38: Plan 5A - Plaza Deck/ Connector Partial Site Plan

Priority Zone Plan

Topo/Site Utility Survey

Priority: High → Low

- Zone 1
- Zone 2
- Zone 3

Geotechnical Survey

- Proposed Boring Locations
- Proposed Building/Site Additions
- Affected area as indicated by #18 in the land survey
- Affected area as indicated by #19 in the land survey

Surveys

Topographic Survey Intent

The intent of the topographic survey is to understand the existing grades as part of the Capitol Core and their associated relationships to the Capitol and Herschler building, as well as other site amenities.

- ***Three independent priority zones have been identified and indicated to expedite the required investigation.***

Site Utilities Survey Intent

The intent of the utilities survey is to understand the existing locations and conditions of all sub-surface site utilities on the Capitol Core site.

Geotechnical Survey Intent

The intent of the geotechnical survey is to understand the existing soil conditions and to obtain recommendations for the Capitol Core site.

Site Location Plan

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