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• CIVIL/STRUCTURAL DESIGN
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February 2, 2004

Maverick Southern Kitchen
192 East Bay Street
Charleston, SC 29401

Att: Mr. Richard D. Elliott

In re: 194 East Bay Street
Inspection

Gentlemen,

Confirming our conversations at the time of our inspection of 194 East Bay Street, January 14, 2004:

194 East Bay is a two-story masonry bearing wall brick veneer office building. It was reportedly built in the mid 1960's. Alterations were made in 1986.

Roof

My opinion is the roof membrane is a single ply modified bitumen overlay of the original roof. We assume that the existing surface dates from after Hurricane Hugo (1989).

There were no leak stains at the second floor ceiling.

The roof appears to be satisfactory; however, the slope is poor and there is evidence that there is standing water on the roof from time to time.

Exterior

The exterior is brick veneer applied over a 8" block masonry wall. I did not find any significant defects in the brickwork.

Interior

The interior space is contemporary office space in satisfactory condition.

There is a vault at the left side of the first floor. With the exception of the outside wall (left side), the vault is independent of the building and may be removed without impairing the structure.

There is an abandoned dumbwaiter.

Electrical

There are two 200 amp electrical panels. Although they are somewhat dated, they are satisfactory for the existing loading.

Heating, Ventilating and Air Conditioning

There are three systems. They appear to be heat pumps, replacing the original gas heating.

The exterior compressor/condensers are relatively new.

The fan coil units at the first floor are also relatively new. The fan coil unit at the second floor is older and may fail at any time.

Structure and Desired Alterations

No accurate data was available in re the structure of the building.

We assume that there are pile foundations corresponding to the perimeter and center wall.

We assume the first floor is a cast-in-place concrete slab supported by grade beams between caps.

We found masonry block at the perimeter and "center" walls supporting the second floor and roof.

Open web bar joists, corrugated metal deck, and concrete fill make up the second floor and roof systems.

There were no "pilasters" or structural projections through the roof to indicate any planning for additional floor(s).

Removal of Walls

One of the questions presented for consideration was first floor alterations.

With the exception of the masonry walls, all of the (wood frame) walls may be removed or relocated. Portions of the masonry walls at the bathroom and stairs are not structural and may be removed. There may be fire separations to consider here.

Removal of the upper portion of the center wall, incorporating a header to carry the second floor, leaving in the lower portion to assure distribution between the piling is feasible. If the location of the piling under the wall can be determined, then the wall may be removed leaving columns corresponding to the piling; perhaps bridging over one piling to create a larger opening.

Additional Stories

If I were to attempt to supplement the structure to provide for additional floors, a destructive investigation would have to be undertaken to determine what the existing pile foundations are. Contemporary soils data would also have to be obtained.

My opinion is that additional loads could be added to the piling - one story, but not two. I base this opinion on the safety factors assumed incorporated in the original design and that the piling has been in place for many years (allowing for absolute skin friction).

The problem then becomes transferring the loads from the additional floor to the piling; minimizing any loads on the existing structure. A structure would have to be built inside of the existing to make this transfer. This will dramatically reduce the available existing square footage at the first and second floor. You should also assume that the existing building will have to be gutted and finishes replaced to accomplish this work.

An alternative (to investigate) may be to remove the existing building, test the piling, and then replace the building (on the existing piling) with a new three-story structure.

In any event the addition of a third story will be extremely expensive for the little square footage gained, if any.

In conclusion, my opinion is that it is not economically practical to add additional floors to this building.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Unless specifically mentioned in this report, this inspection does not include any evaluation for lead based paint, asbestos, or indoor air quality.

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P.E.

RAR/meb

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