

River Bank Lofts
550 North Kingsbury Street
Chicago, Illinois

**CRITICAL EXAMINATION
REPORT OF THE EXTERIOR
WALLS AND ENCLOSURES**

April 4, 2003

SCHOENGART ASSOCIATES, INC.
Architects + Planners



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**CRITICAL EXAMINATION REPORT
OF THE EXTERIOR WALLS AND ENCLOSURES**

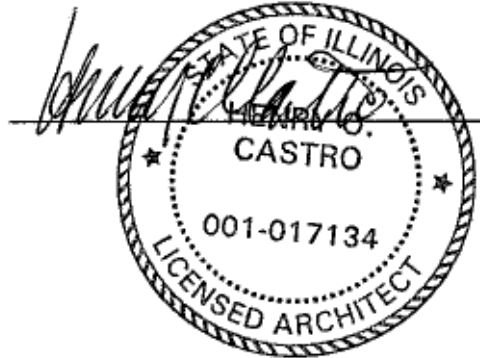
RIVER BANK LOFTS

550 North Kingsbury Street
Chicago, Illinois 60610

This report was prepared and is respectfully submitted by:
Schoengart Associates, Inc.
Architects & Planners
180 North Michigan Avenue, Suite 505
Chicago, Illinois 60601

I hereby certify that this inspection was performed and this report was prepared by this firm
always under the direct supervision of:

Henry O. Castro, President
Licensed Architect, Illinois # 001-017134
Expires 11/30/2004



Dated this fourth day of April, 2003

**CRITICAL EXAMINATION REPORT
OF THE EXTERIOR WALLS AND ENCLOSURES**

RIVER BANK LOFTS
550 North Kingsbury Street
Chicago, Illinois 60610

1. Name and address of the building

River Bank Lofts
550 North Kingsbury Street
Chicago, Illinois 60610

2. Site plan of building showing adjacent streets and/or alleys and relationship of building to property lines and to adjacent building

A Site Plan drawing is provided in Tab #3.

3. Principal building occupancy and type of mixed use

The principal building occupancy is residential.
Class A-2, Multiple Dwellings

4. Complete name, mailing address and phone number for the Owner/Agent, including primary contact person

Ms. Donna Welzien
Property Manager
The Building Group
1045 West Lawrence
Chicago, Illinois 60640
773-989-8100

5. Name, business address and phone number of Professional preparing the Critical Examination Report

Henry O. Castro, ALA
President
Schoengart Associates, Inc.
Architects & Planners
180 North Michigan Avenue, Suite 505
Chicago, Illinois 60601
312-870-6161

6. Description of building

The property known as River Bank Lofts located at 550 North Kingsbury Street is a six (6) story mid-rise residential building constructed approximately 100 years ago, and an attached three level parking garage structure on the north side. The building measures approximately 90 feet from the sidewalk to the top of the penthouse roof. The property is bordered by Kingsbury Street to the east, Grand Avenue to the south, the Chicago river to the west and a parking lot and I 90/94-Ohio Street exit ramp to the north. The outline of the base of the building is irregular in shape, measuring approximately 303' by 155'. The exterior of the building is composed of face brick veneer on the south, east and west elevations and common brick on the north elevation. Limestone is found on windowsills and decorative pieces throughout all four facades. Clay tile cap all parapet walls. Metal balconies with wood floors are found on the south, east and west elevations. The building has aluminum frame window units throughout all facades. Finally, the exterior of the parking garage structure is composed of face brick with limestone coping stones.

7. Overall photographs or drawings of the four elevations of the building

Not-to-scale drawings of each elevation are provided in Tab #3.

8. Detailed description of the critical examination, including start and completion dates

A closeup visual and hands-on examination of the condition of at least 50% of the area of each elevation of the exterior walls and enclosure including all corners, was conducted between February 17, 2003 and March 4, 2003, for the purpose of determining if remedial work was required. This critical examination was performed using scaffolding equipment and mechanics provided by Bral Restoration, Inc. of Hoffman Estates, Illinois. The existing conditions and deficiencies observed were logged in the field and marked on the elevation drawings and/or on detail sheets. The substrates of typical wall areas with no externally visible distress were examined at two inspection openings per elevation and photographs were taken of delaminating and/or potential problem areas.

Additionally, a previous facade ordinance report was reviewed and its findings used for comparison with conditions observed during the critical examination. Onsite maintenance and management personnel were consulted to obtain an evaluation of the maintenance and repair history of the building. Finally, unsafe and imminently hazardous conditions visible from the exterior were either removed or reinforced as a temporary "make-safe" solution, and therefore as of the date of this report the building can be categorized as being in a "safe with repair and maintenance program" condition.

The critical examination placed the major emphasis on the condition of 1) the brick masonry; 2) limestone elements; 3) the windows and sealants; and 4) miscellaneous exterior elements.

Brick Masonry:

In general, the most typical and widespread deficiency observed throughout all facades was the poor condition of the mortar joints. They were found to be in need of maintenance and repair work. Mortar joints were observed cracked, weathered and loose at the corners of the parapet walls on the east and west elevations. At these locations, the brick surfaces

were observed out of plumb. Mortar joint cracks were also observed below window sills and at window brick arches on all elevations. At the brick arches, the surface appeared to have shifted. In addition, bricks and mortar joints in the parking garage piers were observed cracked and loose (See figures 1 through 6). The common brick surface and mortar joints on the north elevation were found to be in need of maintenance or repair work. Cracks and surface spalls in the masonry as well as weathered and loose mortar joints were observed throughout (See figures 7 and 8). Finally, some of the steel shelf angle appeared to be corroded at the top floor on the east and west elevations. (See figures 9 and 10)

Although these deficiencies were not considered to be unsafe and imminently hazardous at the time of the inspection, they should be addressed within the next 12 months to avoid their deterioration into an unsafe condition.

Examination of Substrates - Inspection openings provided by the contractor during the inspection at areas with no external visible distress, revealed the typical wall construction to be brick masonry anchored into backup masonry. The backup masonry appeared to be in sound condition. They also revealed steel shelf angles and balconies anchorage in sound condition. See figures 11 and 12)

Limestone:

Limestone elements, including windowsills, decorative pieces, and coping stones on the garage structural were visually surveyed and sound tested with a masonry hammer. Some minor spalls and cracks were observed on all facades. The most widespread deficiency was the poor condition of the mortar joints around limestone elements. They were observed cracked, weathered and opened. (See figures 13 through 15)

Windows and Sealants:

Window units were surveyed and examined for broken glass, missing elements, and loose or non-bonding materials. The aluminum frame and glass window units appear to be in sound condition. However, the caulking around the perimeter of window openings were found to be weathered, non-bonding, and/or completely missing throughout all facades. In addition, the sealant/mortar around limestone windowsills appeared to be cracked, weathered and deteriorated. (See figure 16 through 18)

Miscellaneous Exterior Elements:

The balconies adjacent to the inspection drops were visually surveyed. The structures were examined for proper anchorage and support. In general, the exterior surfaces of most members, including the railing, treads, and support elements, appear to be in sound condition, with no visible signs of severe deterioration or loose members.

9. Drawings and/or photographs to describe the locations and extent of all significant distress or deteriorated conditions observed in the exterior walls

Elevation drawings are provided in a not-to-scale format (11"x17" sheets) within Tab #3, and photographs describing "safe with repair and maintenance program" are provided in Tab #2.

10. Description and location of observed unsafe and imminently hazardous conditions in the exterior walls

No visible unsafe or imminently hazardous conditions, as defined by the rules and regulations of the facade ordinance, were observed during the critical examination.

Description of recommended repair program to address these conditions and urgency of such repairs:

None. Not applicable.

Discussion of any temporary "make-safe" work performed or required:

Concurrently with the critical facade examination, all loose, delaminated or dislodging materials were removed by the contractor as a temporary "make-safe" solution. (See figures 19 and 20)

11. Description of recommended repair work

This report recommends that the owner/agent establishes an exterior facade repair program to address all deficiencies found in the masonry, limestone and sealants elements. This work should be implemented within the next 12 months from the date of this report. The scope of the recommended repair work should include the following:

1. Remove and replace with new masonry areas of damage or deterioration such as severe cracks, spalls, or out of plumb masonry. Particular attention should be directed to the areas above the windows on all facades and the parapet wall on the east and west elevations.
2. Grind out a minimum of 3/4" and tuckpoint 100% of all mortar joints.
3. Repair deteriorated masonry vertical joints at the corners of the garage parking on the east elevation.
4. Remove and replace deteriorated sealant/mortar joints around limestone elements.
5. Remove and replace any weathered or deteriorated window caulking at the perimeter of the window openings. The work should include cleaning, priming, and a new resilient sealant applied.
6. Repair as needed any deteriorated steel shelf angles.
7. Clean and paint as needed balconies metal railing and components.

12. Comparison of conditions of exterior walls on the building with conditions observed during previous examinations

A previous facade ordinance report prepared by Boland & Associates, Inc. dated 11/12/01, revealed cracked mortar joints and out of plumb surfaces on the west elevation, cracked bricks and mortar joint in the parking garage brick veneer piers, and cracked and spalled limestone surfaces.

This critical examination found cracked, weathered and spalled mortar joints, masonry, and limestone surface throughout all facades.

13. Recommendation for future examinations, if earlier than otherwise required by Code

The next Critical Examination required by code is due no later than December 1, 2007 (See item #17 below). However, unless a comprehensive exterior facade repair project is implemented within the next 12 months, a follow-up closed visual inspection (critical examination) should be provided no later than 12 months from the date of this report to ensure compliance with the City of Chicago facade ordinance.

14. Signature and Seal of Professional who performed or supervised the Critical Examination


Henry O. Castro
President
Illinois Licensed Architect No. 001-017134



15. Date of report

April 4, 2003

16. Other documents, notes, summaries, memoranda, letters, or ancillary reports pertinent to the critical examination report prepared by the Professional and submitted to the Owner

Refer to Tab #3.

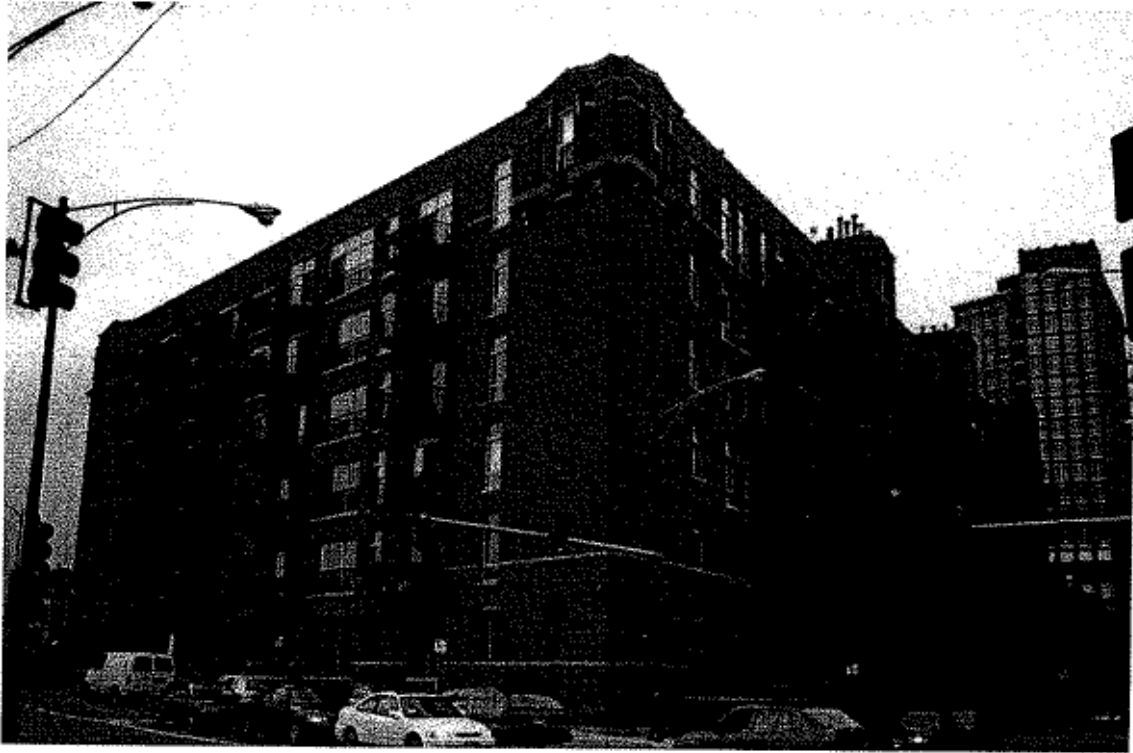
17. Categorization of the Building

Pursuant to the definition contained in rule # 3 of the facade ordinance which states that category III buildings are buildings that are primarily reinforced with or are in direct contact with corrodeable metal, this building shall be category III. Therefore, pursuant to rule #18, subsequent critical examination reports shall be submitted by December 1 of the 4th year following the last report.

18. Limitation to the Critical Examination

Rule #35 of the Facade Maintenance Ordinance states in part "...because of the physical properties of the many materials commonly used for constructing exterior walls, and the limitations on detecting concealed internal wall distress, the critical examination may not find "unsafe and imminently hazardous conditions" in the wall that are not visible from the exterior. Therefore, submittal of the critical examination report is not a representation that all "unsafe and imminently hazardous conditions" in a wall have been identified..."

END OF NARRATIVE REPORT



VIEW OF THE BUILDING FROM THE SOUTHEAST

"SAFE WITH A REPAIR AND MAINTENANCE PROGRAM"

RIVER BANK LOFTS

REPORT PHOTOS

CRITICAL EXAMINATION



Figure 1. Cracked, weathered and loose mortar joints. Surface tested hallow. Typical condition at the corners of the parapet walls on the east and west elevations.

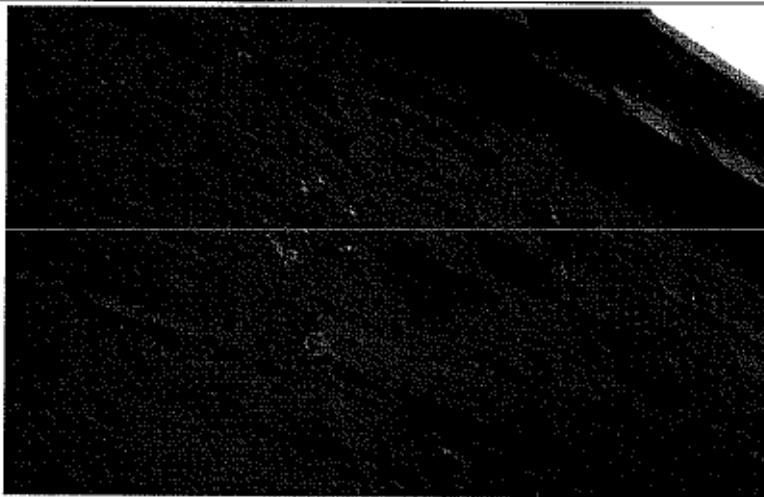


Figure 2. Cracked and loose mortar joints. Surface out of plumb. Conditions observed at the corners of the east and west elevations parapet walls.

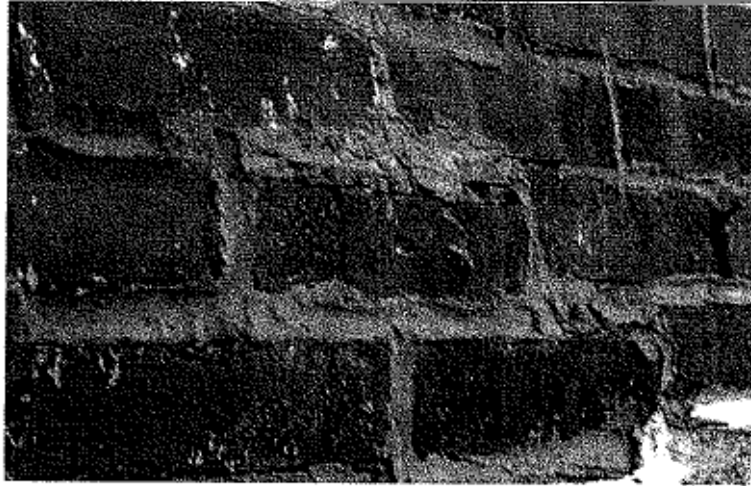


Figure 3. Cracked, weathered and loose mortar joints. Typical condition observed on the east, west and south elevations masonry surfaces.

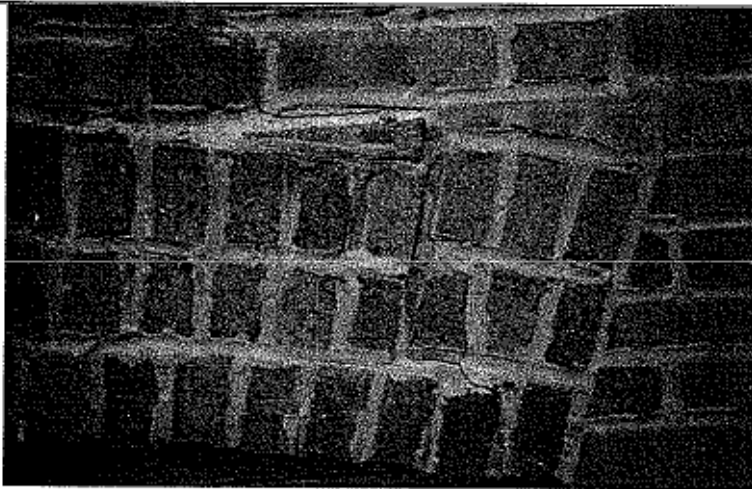


Figure 4. Cracked and loose mortar joints below window sills. Typical condition found on the east, west and south elevations.

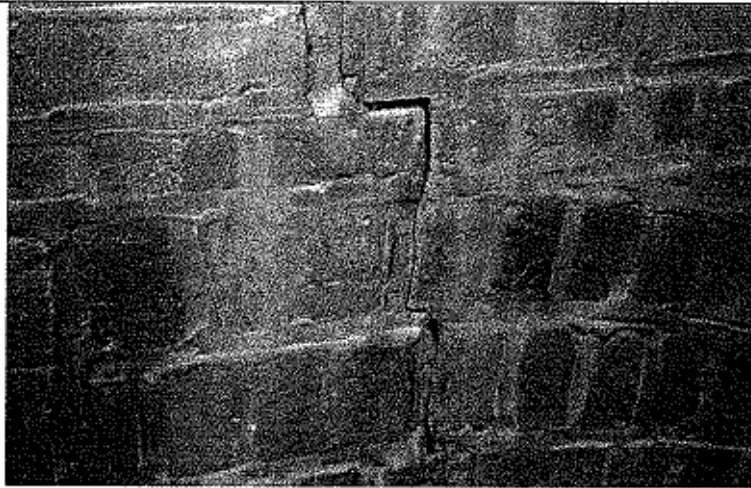


Figure 5. Cracked and loose mortar joints above windows. Surface appears to have shifted. Condition is typical for areas above windows on the east, west and south elevations.



Figure 6. East elevation of parking garage. Cracked, loose and opened vertical mortar joints.



Figure 7. North elevation parapet wall.
Cracked, loose and weathered mortar joints.

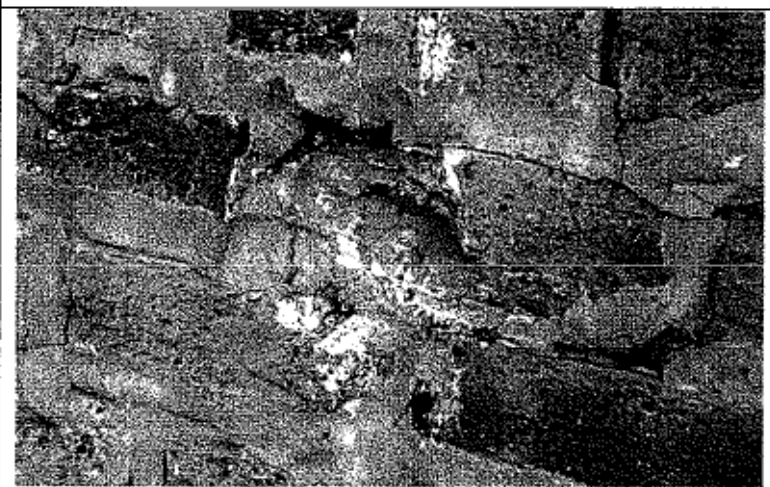


Figure 8. North elevation parapet wall.
Cracked and loose mortar joints.
Cracked and spalled surface.
Typical condition for the entire elevation.



Figure 9. Corroded steel shelf angle at the top floor on the west elevation. Stains in the mortar joints indicate water penetration, the result of no flashing details.



Figure 10. Corroded steel shelf angle at the top floor on the east elevation. Previously painted shelf angle is deteriorating, the result of no flashing details.

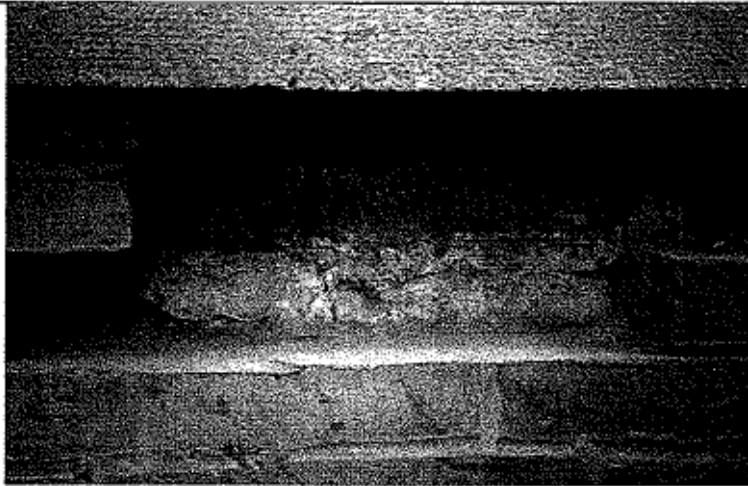


Figure 11. Inspection opening revealed backup brick in sound condition.

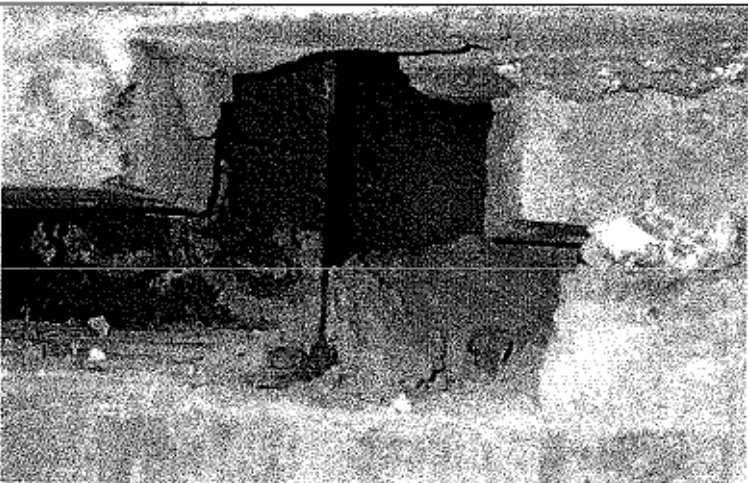


Figure 12. Inspection opening revealed steel angle in sound condition.

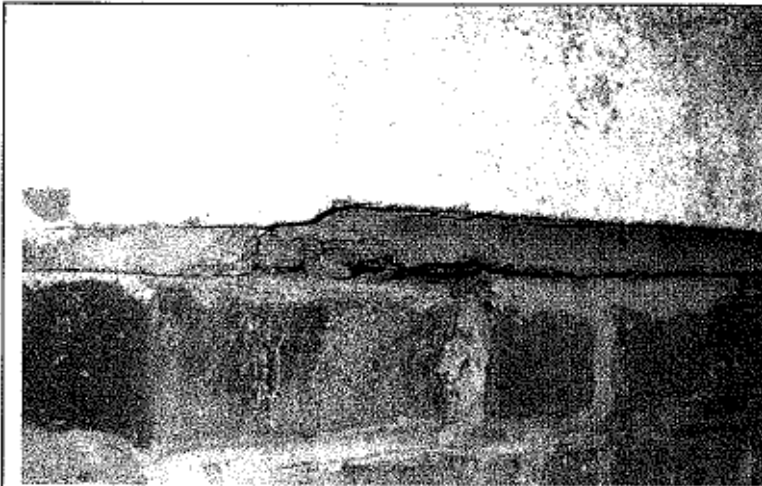


Figure 13. Deteriorated mortar joints around limestone elements. Typical condition around most limestone elements on all facades.

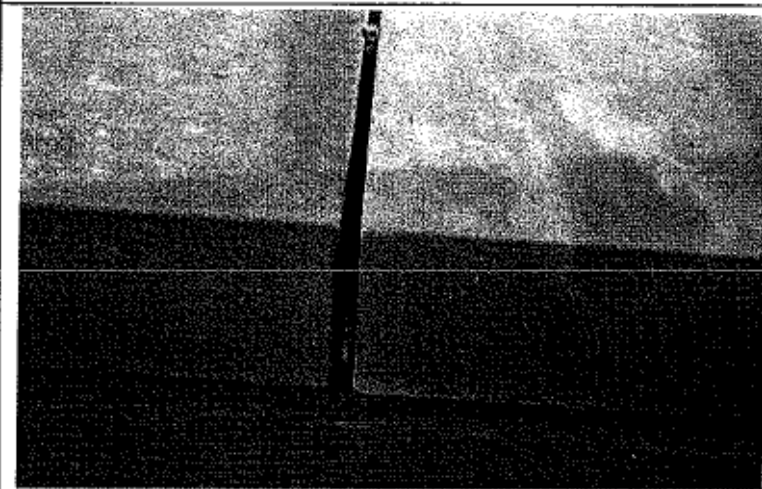


Figure 14. Cracked and opened mortar joints at limestone caps on parking garage walls.

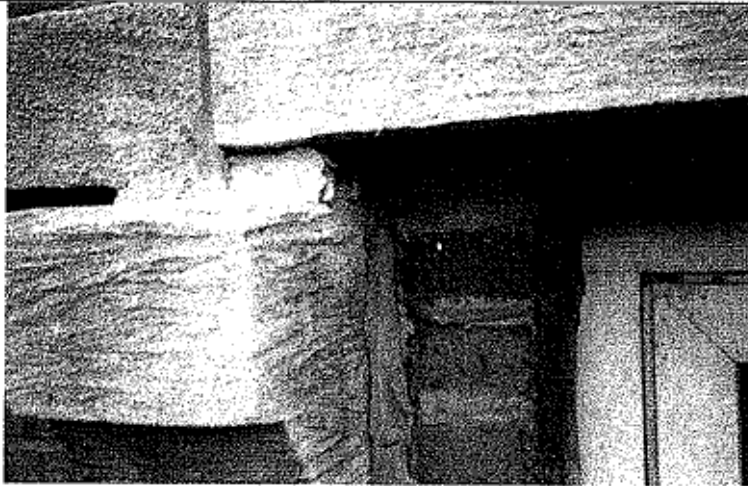


Figure 15. Cracked, weathered and opened mortar joints at limestone elements.

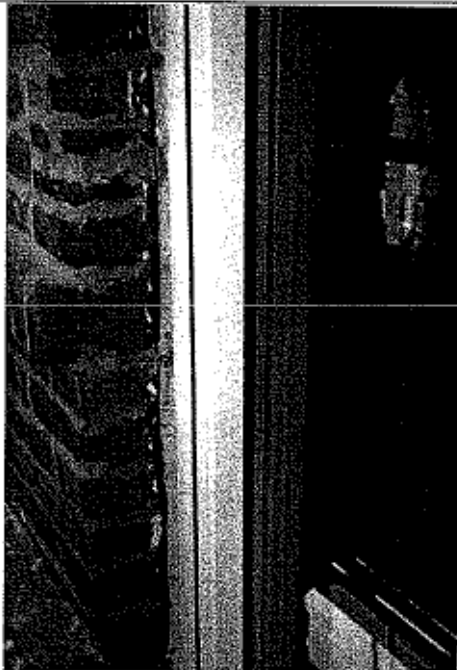


Figure 16. Weathered, non-bonding and missing caulking around window opening.

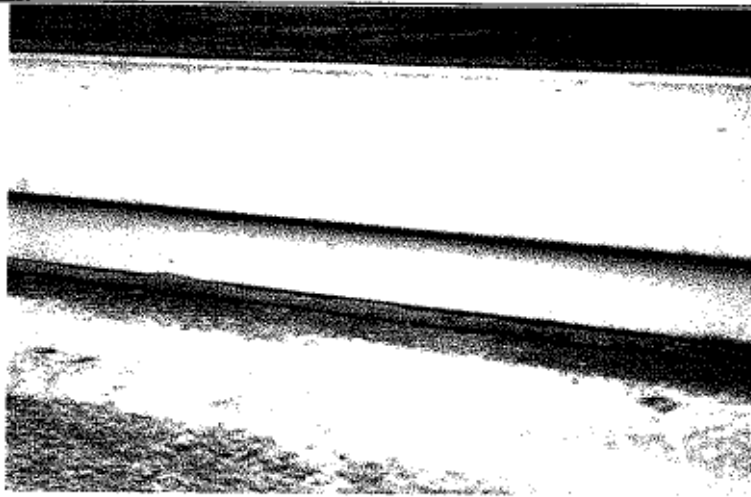


Figure 17. Weathered, non-bonding and opened caulking around window opening. Typical condition for windows on all facades.



Figure 18. Opened and non-bonding sealant joints around limestone joint.

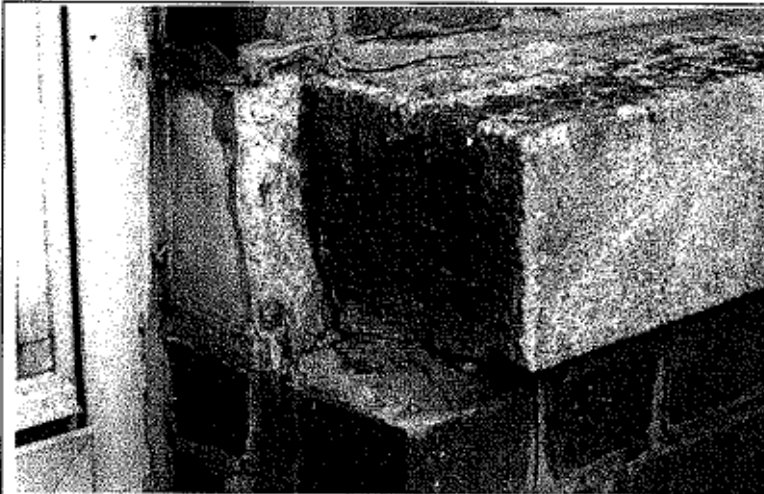


Figure 19. Delaminated and loose limestone surface removed by the contractor during the critical examination on the west elevation, as a temporary "make-safe" solution.

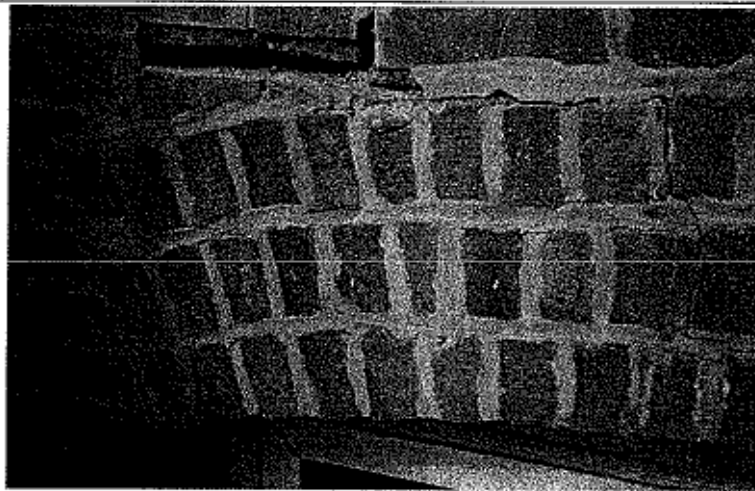


Figure 20. Delaminated and loose brick and mortar surface removed by the contractor during the critical examination on the south elevation, as a temporary "make-safe" solution.

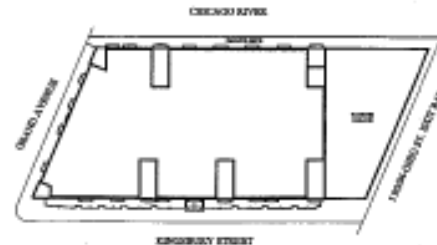
CRITICAL EXAMINATION OF THE EXTERIOR WALLS AND ENCLOSURES

RIVER BANK LOFTS

550 NORTH KINGSBURY STREET
CHICAGO, ILLINOIS

INDEX OF DRAWINGS

- T-1 TITLE SHEET
- A-1 EAST ELEVATION
- A-2 SOUTH & NORTH ELEVATIONS
- A-3 WEST ELEVATION



NOT FOR CONSTRUCTION

KEY PLAN
NOT TO SCALE



RIVER BANK LOFTS
CRITICAL
EXAMINATION
550 NORTH KINGSBURY STREET
CHICAGO, ILLINOIS

SCHROENIGER ASSOCIATES, INC.
ARCHITECTS
120 NORTH MICHIGAN AVENUE
SUITE 200
CHICAGO, ILLINOIS 60601
TELEPHONE NO. (312) 475-4111



REV.	DATE	DESCRIPTION
PROJECT NUMBER		H.C.C.
JOB NUMBER		
OWNER BY		R.B.M./T.A.C.
DESIGNED BY		H.C.C.
APPROVED BY		H.C.C.
DATE		04/04/93
PROJECT NO.		02-31

PROJECT:
RIVER BANK LOFTS
CRITICAL
EXAMINATION
550 NORTH KINGSBURY STREET
CHICAGO, ILLINOIS

PROJECT TITLE

TITLE

PROJECT NUMBER
T-1 OF 1

RIVER BANK LOFTS
 CRITICAL
 EXAMINATION
 500 NORTH EDGEMOY STREET
 CHICAGO, ILLINOIS

SCHENBERG ASSOCIATES, INC.
 ARCHITECTS
 100 WEST MADISON AVENUE
 SUITE 200
 CHICAGO, ILLINOIS 60601
 TELEPHONE NO. 312.576.4411



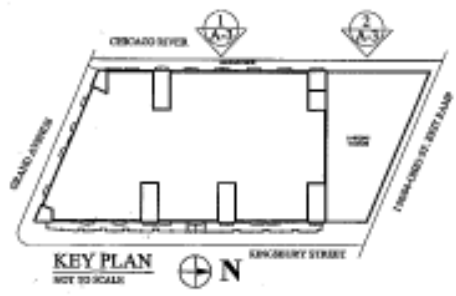
1
A-3
WEST ELEVATION
 SCALE: 3/32" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION	NOTES
CL	CLACKED CONCRETE SURFACE	REFER TO SHEET 1 APPROX. 10/10/03
CL.A	CONCRETE LEVEL SURFACE	
CM	CLACKED MASONRY SURFACE	SAFE WORKING PATTERN FOR FINISHES
CM.F	OVERSIGHT MASONRY SURFACE	
SC	"3/4" X 1/2" GROUT	
SA	STALLED BRIDGE	
FS	SHRIMP THREAD BOLLER	
CS	SPREADER BRACKET/WOOD'S BRACKET	
MS	MISC. STRUCT. ELEMENTS OF FRAME	
SS	SPACE RESERVED FOR SIGN MOUNT	



2
A-3
WEST ELEVATION PARKING GARAGE
 SCALE: 3/32" = 1'-0"



KEY PLAN
 NOT TO SCALE

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1		PROJECT CHANGE H.C.C.
2		AS BUILT H.C.C.
3		MARK BY S.O.M./T.C. H.C.C.
4		CHANGED BY H.C.C.
5		APPROVED BY H.C.C.
DATE	04/04/03	
PROJECT NO.	02-31	

RIVER BANK LOFTS
 CRITICAL
 EXAMINATION
 500 NORTH EDGEMOY STREET
 CHICAGO, ILLINOIS

WEST ELEVATION