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November 7, 2019

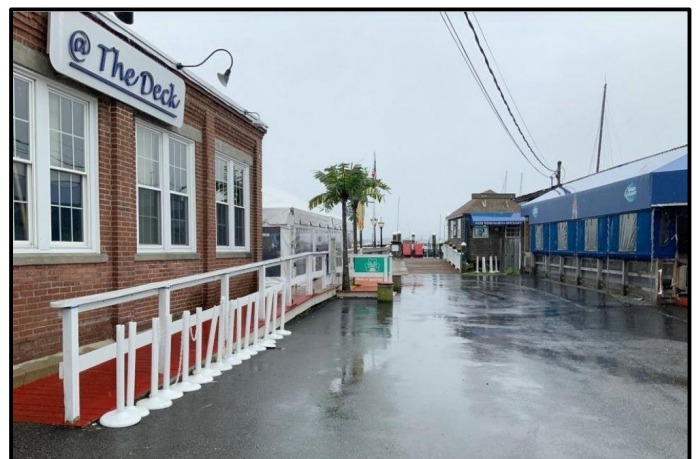
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Structural Inspections and Evaluation, Waites Wharf buildings

Narragansett Engineering Inc (NEI) and Merk Structural Consulting are pleased to present for your review our inspection of the aforementioned structures located on Waites Wharf in Newport, RI (Subject Properties). An on-site structural survey of the above referenced property was conducted by Narragansett Engineering Inc. (NEI) on August 8, 2019.

Index of Buildings:

- Subject 1: Dockside (Bar and Club)
- Subject 2: Masonry Storage Building (Private)
- Subject 3: "Crawford" Building (Former metal works + welding)
- Subject 4: @ The Deck Bar and Restaurant
- Subject 5: Residential (23 Coddington Wharf)





Site Data

Subject 1-Dockside (Bar and Club)

Property Record

25 Waite's Wharf, Newport, RI

Plat: 32, Lot:155

Zone: WB, Area: 1.34 Acres

N/F: Harbour Realty LLC, C/O Thomas Abruzese (per assessor)

Year Built: 1966

+

Subject 2-Masonry Storage Building

Property Record

16 Waite's Wharf, Newport, RI

Plat: 32, Lot:248

Zone: WB, Area: 0.14 Acres

N/F: Tomorl LLC (per assessor)

Year Built: 1900

+

Subject 3-"Crawford" Building

Property Record

20 West Extension Street, Newport, RI

Plat: 32, Lot:267

Zone: WB, Area: 0.26 Acres

N/F: 20 West Extension LLC (per assessor)

Year Built: 1968

Subject 4-@ The Deck Bar and Restaurant

Property Record

Waite's Wharf, Newport, RI

Plat: 32, Lot:268

Zone: WB, Area: 0.73 Acres

N/F: Harbour Realty LLC, C/O Thomas Abruzese (per assessor)

Year Built: 1913

+

Subject 5- Residential (23 Coddington Wharf)

Property Record

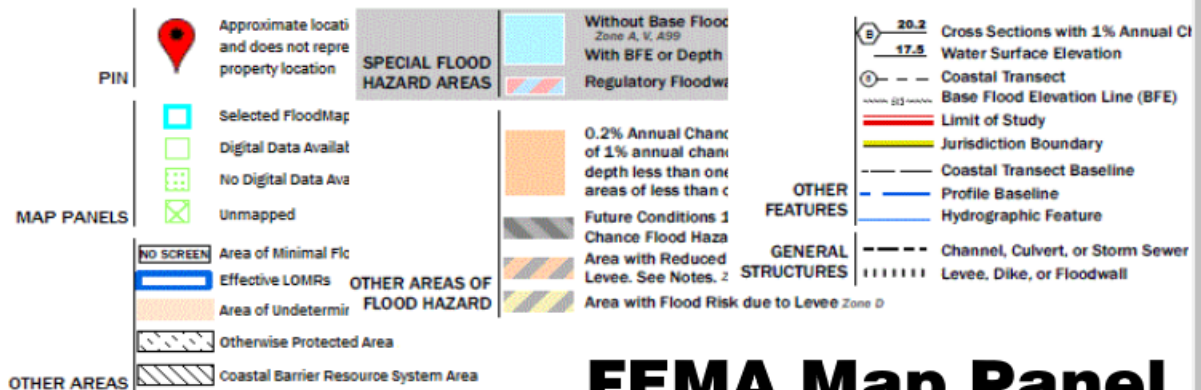
23 Coddington Wharf, Newport, RI

Plat: 32, Lot:293

Zone: WB, Area: 0.27 Acres

N/F: Abruzese Thomas B (per assessor)

Year Built: 1890



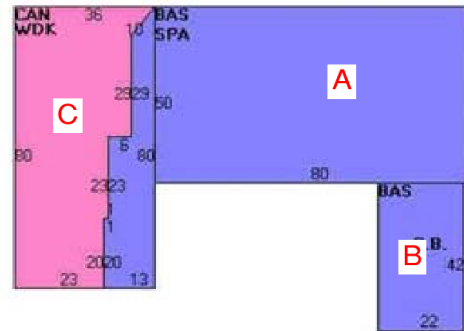
FEMA Map Panel

Dockside

Subject 1: Property Record 25 Waites Wharf, Newport, RI Plat: 32, Lot: 155

Subject 1 is comprised of three sections (denoted A, B, C above). Section A is a pre-engineered metal building consisting of wide flange main frames, light gauge "Z" purlins and metal deck. The ground floor is partial slab on grade and a small portion of the building appears to be supported on wood dock pilings. There is evident steel corrosion and delamination throughout this portion of the building. Additionally, it does not meet the current FEMA regulations and minimum standards for flood zone design and construction.

Building Layout



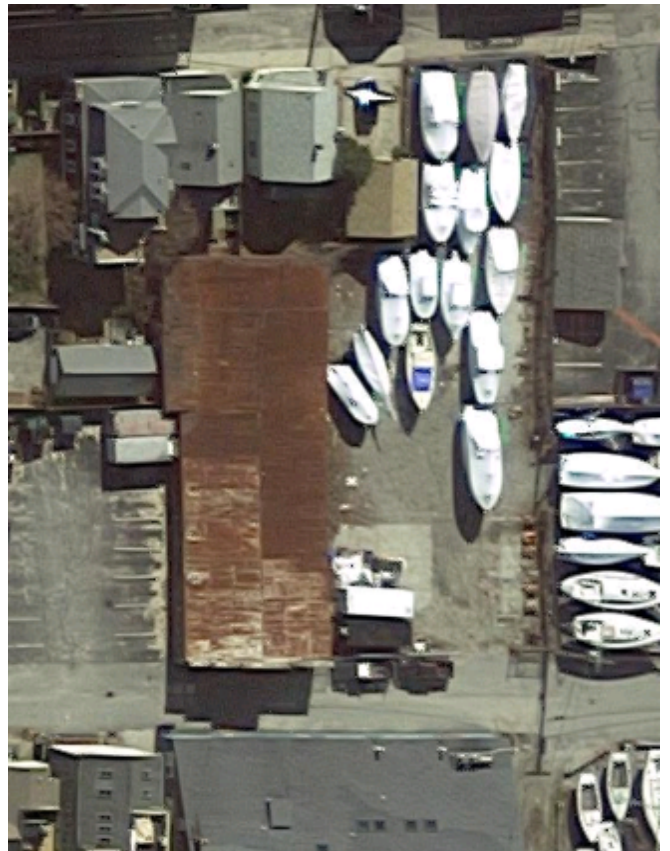
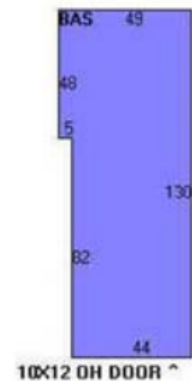
Masonry Storage Building (Private)

Subject 2: Property Record 16 Waites Wharf, Newport, RI Plat: 32, Lot: 248

Subject 2 is a single story building with stone and brick masonry exterior walls. The majority of the building is a concrete slab on grade but has small areas of dirt floor as well as a section that is wood decking on wood sleepers. The roof is constructed with heavy timber wood trusses spaced approximately 15'-0" on center with transverse 2x purlins spaced approximately 24" on center that support board sheathing. The building is in significant disrepair. The roof is collapsing in several locations with one truss being supported on cribbing. Additionally, it does not meet the current FEMA regulations and minimum standards for flood zone design and construction.



Building Layout



“Crawford Building”

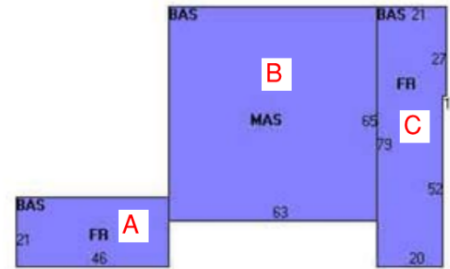
Subject 3: Property Record 20 West Extension Street, Newport, RI Plat: 32, Lot: 267

Subject 3 is comprised of three sections (denoted A, B, C above). Section A is constructed with a combination of wood and concrete exterior walls that support a conventional tied roof system. The roof is framed with 2x rafters and 2x rafter ties approximately 16” on center. This section



has a dirt floor. Section B is a steel framed building with concrete block exterior walls infilled between the steel frame. The steel frame has wide flange columns, girders and beams that support heavy timber decking. The beams are spaced approximately six to eight feet on center. The floor is a combination of concrete slab

Building Layout



on grade with some areas of dirt floor. Section C is constructed with wood stud exterior walls, interior steel and wood columns that support steel girders, 2x rafters and timber decking. The floor is a combination of concrete slab on grade with some areas of dirt floor. The roof sheathing of sections B and C is connected to the adjacent “Casey” building. Although the sheathing is connected, this is a “non-structural” connection that can be easily severed prior to site demolition. While caution is required to demolish the Crawford Building, with respect to the Casey building, there are not physical or structural entanglements and demolition can be undertaken by a qualified contractor. Sections A and C of this building are in significant disrepair. There are cracked columns, failed roof joists, and signs of rot throughout. All three sections do not meet the current FEMA regulations and minimum standards for flood zone design and construction.

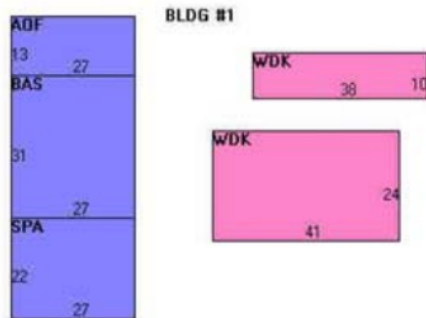


@ The Deck

Subject 4: Property Record Waites Wharf, Newport, RI Plat: 32, Lot: 268

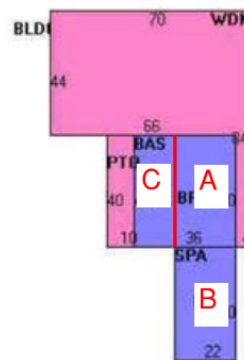
Subject 4 is comprised of three separate buildings, subjects 4A, 4B and 4C as noted above. Subject 4A is constructed with brick and block masonry walls that support heavy timber beams and heavy timber decking. The foundation walls appear to be concrete and there is a concrete slab on grade throughout the structure. Subject 4B is comprised of three sections (denoted A, B, C above). Section A is constructed with brick masonry walls that support heavy timber beams spaced approximately 10'-0" to 12'-0" on center. The timber beams support heavy timber decking. Section B is constructed with heavy timber posts supporting timber girders and beams. The timber beams are spaced approximately 8'-0" on center and support wood purlins spaced approximately 4'-0" on center. The purlins support metal roof deck. Section C is constructed with timber posts and beams that support 2X rafters spaced approximately 16" on center. The roof is sheathed with conventional plywood. Subject 4C is constructed with exterior brick masonry walls that support a loft and the roof. The loft is constructed with heavy timber posts and beams that support timber decking. The roof is framed with timber decking supported by a center heavy timber truss and the gable end walls. The floor is a concrete slab on grade. In general, the framing in these buildings appears to be in good condition but neither building meets the current FEMA regulations and minimum standards for flood zone design and construction.

Building Layout



Subject 4A

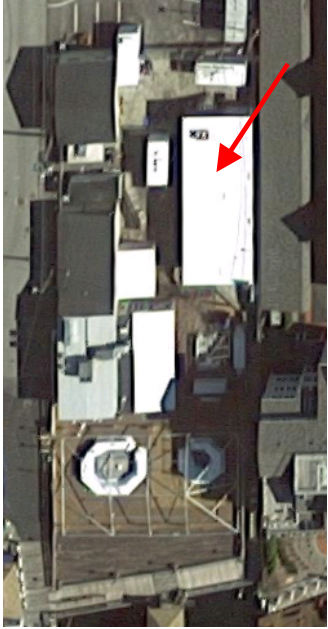
Building Layout



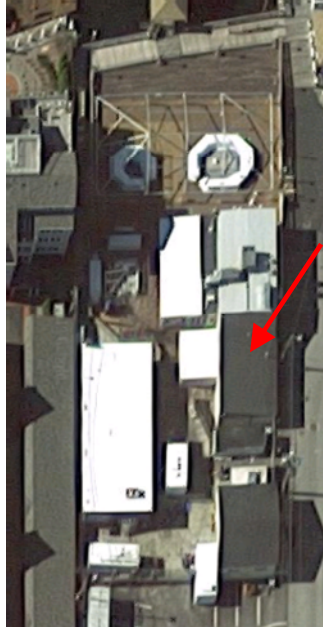
Subject 4B



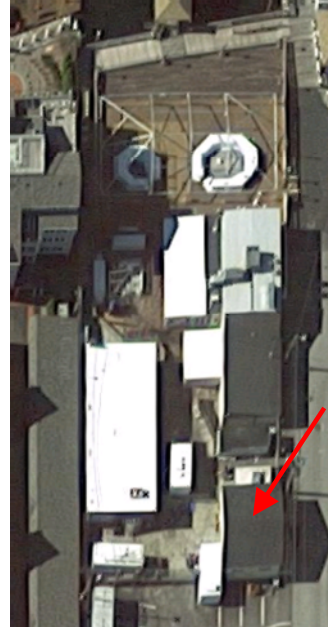
Subject 4C



4A



4B



4C

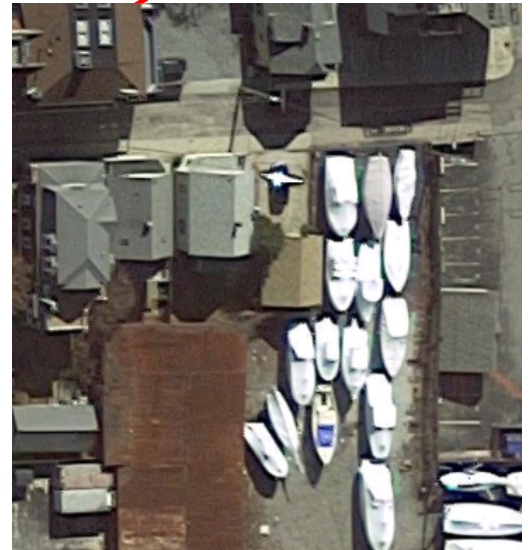


23 Coddington

Subject 5: Property Record 23 Coddington Wharf, Newport, RI Plat: 32, Lot: 293

Subject 5 is a single family residential house. It is a conventionally framed structure with concrete foundation walls, 2x exterior wood stud walls supporting wood beams, joists and roof rafters. The building does not meet the current FEMA regulations and minimum standards for flood zone design and construction.

Building Layout



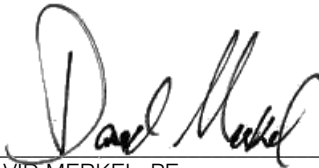
Limitations:

This visual survey was not intended as a definitive investigation of all structural components located on the subject property. As is the nature of a visual inspection, no testing of materials was performed destructive or otherwise on any structural components. The findings of the report are limited to those conditions that are readily observable such as condition of foundation where exposed by reveal, columns and beams where not covered by finish. Items that would not be in the scope of this report would include foundation depth, presence or absence of footers, slab thickness, and all those items incapable of visual observation without removal of materials for access. All structures will have unknown and unknowable conditions, therefore, NEI cannot "guarantee" that the findings of this report entirely represent all known deficiencies.

Findings:

Each building is well into its useful life, with the oldest being built in 1890 and the newest in 1968. Each building is significantly deficient in terms of the flood zone. All buildings maintain 'finished' or utilized spaces below the Design Flood Elevation, most construction is not of resilient materials. Many buildings maintain some form of structural deficiency in need of maintenance or repair. None of these buildings are robust enough to handle additional loads, e.g. none are suitable for the basis of additions or enlargements. In short, these buildings are of little to no value with respect to future improvements, and will need to be demolished if new, conforming structures are to be built.

Sincerely,



DAVID MERKEL, PE
MERK STRUCTURAL CONSULTING

11/7/19

DATE

