

## • LEGAL DESCRIPTION: LOT 204 LESS E 18.37 FT TARRYTOWN OAKS

- VARIANCE REQUEST: increase the F.A.R from 40% to 42.61%
- SUMMARY: working to resolve latent defect with slab to rectify a water intrusion / possible mold issue

Existing latent defect due to engineering detail failure & poor on job supervision



Flashing Method 1 – Flashing laid on top of concrete capped floor per building standards is not an acceptable ASTM or UL detail. This will create an additional latent defect. ITEM04/4-PRESENTATION



Flashing Method 2 - Flashing laid on top of concrete capped floor with cap per building standards is not an acceptable ASTM or UL detail. This will create an additional latent defect. TEM04/5-PRESENTATION



Flashing Method 3 – Flashing laid under concrete cap floor with cap per building standards is not an acceptable ASTM or UL detail. This will create an additional latent defect. ITEM04/6-PRESENTATION



Flashing Method 4 – Turnback flashing laid under concrete cap floor with cap per building standards is not an acceptable ASTM or UL detail. This will create an additional latent defect. EM04/7-PRESENTATION



## Concerns with suggestions

The exposed edge of the concrete cap. Underpinning does not do an effective job of preventing water wicking. Overtime we could see moisture getting into the small space between and causing issues with rare freeze thaw cycles.

Laying a piece of flashing on top of the concrete will result in the flashing coming up and being a hazard with sharp edges and no constant maintenance and not an approved UL or ASTM detail.

Cutting a groove in the cap will create a weak point in the cap, and it will eventually crack all the way through to the existing slab. Water will then wick into the spaces between the slabs causing the cap to pop up with rare freeze and thaw cycles.

## Concerns with suggestions

Hiding the flashing under the cap will result in wicking. Flashing is meant to move water, not hold it in place. Any flashing in the cap, or under the cap, will do just that. Hold water in place.

Any attempt to cut a score into the existing concrete to place a turn-back flashing could result in nicking, and damaging, a post tension cable. That would compromise the foundation and would severely injure someone

Flashing only comes in lengths of 16' or less, that means at least 1 seam will be buried. Seams on non-sloping flashing is a poor construction method, and again not an approved construction detail.