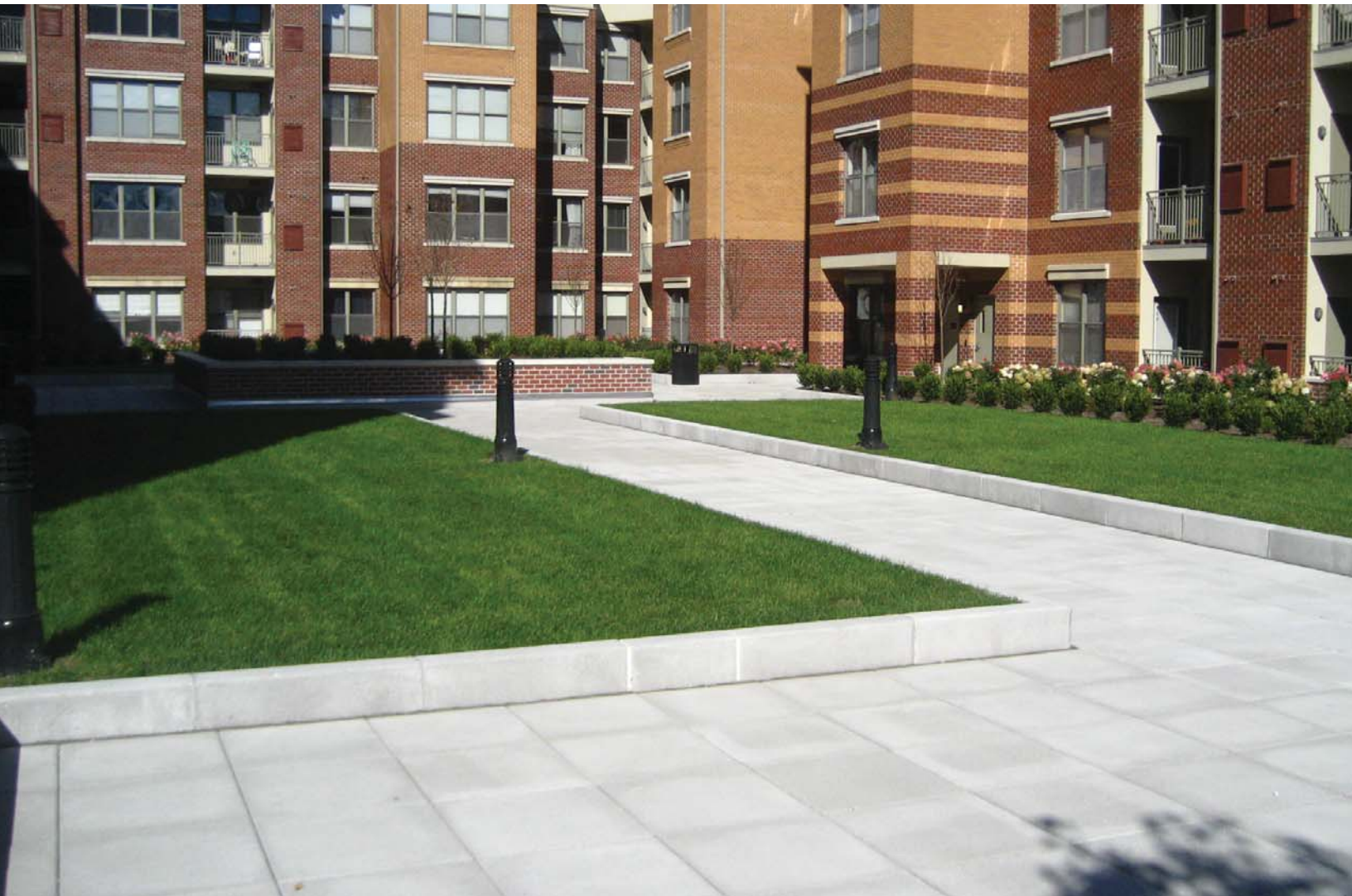




The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



Hudson Club Condominium Association

Terrace Replacement

PROJECT LOCATION

West New York, NJ

BUILDING TYPE

Condominium Association

PROJECT VALUE

\$1,800,000

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This project included the complete replacement of the terrace waterproofing and overburden components at the two separate buildings within the Hudson Club Community. Original construction defects with the waterproofing system led to water infiltration through the terrace and leaks into the garage below. Existing overburden components such as the concrete curbs were not properly integrated into the waterproofing system causing water to enter at the transitions.

All existing overburden components were removed to allow for a continuous waterproofing membrane to be installed over the terrace. New concrete curbs, planters, roof drains and hardscaped areas were also installed. Landscaping and irrigation were installed by the association's landscape contractor.

Falcon's design called for all overburden components to be installed over a continuous waterproofing system. Selection of overburden components such as drainage board and filter fabric were critical to make sure everything worked together to provide the desired system. Electronic leak detection was used to test the membrane for any deficiencies before the overburden components were installed.

The system was left in place over the waterproofing membrane to allow for future testing without having to remove the overburden components. The owner was involved throughout the design process to produce a terrace that was similar to the original design but adjusted slightly to produce a simpler, aesthetically pleasing finished product.

Terrace replacement projects are difficult due to the sheer cost of the work and the need to get the installation right the first time due to difficulty in removing the overburden components.

This project not only provided a waterproof roof assembly, but also addressed deficiencies in other existing components such as masonry through-wall flashings, planters, light bollards and roof drain assemblies.

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During Demolition



During Installation



After