

39-60 54TH STREET

2019-2020

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WOODSIDE, NEW YORK 11377

FISP BUILDING



FAÇADE RESTORATION AND REINFORCEMENT: probes conducted early in the project revealed structural deficiencies in the back up masonry of this cavity wall building. Damaged concrete masonry backup was reinforced by introducing rigid steel structural members anchored to the concrete floor spandrels. New brick anchors were installed throughout to increase the stability of the cavity wall system and to bring the density of anchors up to today's standard of practice. Rusted, bowed, and loose steel shelf angles were removed and replaced with new waterproofed galvanized steel angles. The façade repairs were conducted in anticipation of and in compliance with stricter inspection and panel securement standards being implemented for cavity wall buildings in FISP Cycle 9 filings.

CONCRETE BALCONY REPAIRS: cracked and spalled sections of the existing balcony curbs were removed and replaced with new poured in-place concrete to match the existing profile and appearance. Much of the damage was located at railing post inserts where water became trapped. Deteriorated post inserts were removed and replaced with new that were waterproofed and contained drainage paths to allow any future infiltration to migrate out of the system without causing substantial damage. Existing structural reinforcing bars were scraped, primed, and painted with a rust inhibitive coating to extent their serviceability.

ELEVATOR BULKHEAD REPAIRS: failing of the brick anchors and shelf angles at the masonry cavity wall enclosure around the building's water tank lead to severe cracking and spalling of the outer face brick. The partial demolition and removal of the unnecessary enclosure was recommended to secure the unsafe conditions and remove a recurring maintenance item.



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