

Balcony Deck Repairs and Railing Replacement

Primary Service: Architecture/ Engineering

Type: High Rise

Owner/Client: Housing Authority of the Borough of Cliffside Park

Location: Cliffside Park, New Jersey

Cost: \$256,807

Square Footage: 10,900 sf

Completion Date: January 4, 2011

Contact: Joseph Capano

Executive Director

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Project Manager: Christopher Borduin, LEED® AP

Project Number: 2.2886.05

LAN

LAN ASSOCIATES

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Overall view of the new railings.



A view of the renovated balcony deck.

Project Scope:

The Cliffside Park Housing Authority retained the services of LAN to design the balcony railing replacement and deck repairs to the existing 11 story building. LAN documented the existing conditions of the forty balconies to be repaired. The architectural and structural components of the project were developed for demolition, railing details, anchorage/connection details, deck repair and finish details, and elevations and plans depicting repair locations. The concrete decks required patching and repairing of the concrete along with a new deck coating.

Services Performed:

- Architectural Design
- Structural Engineering Design
- Construction Administration & Observation

Project Highlights:

- New Aluminum Balcony Railings
- New ADA compliant Aluminum Balcony Railings
- New elastomeric, crack-bridging, waterproofing balcony deck finish
- Waterproofing paint at underside of balcony deck and concrete columns