



The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



Grandover Pointe

Building Envelope Replacement

PROJECT LOCATION

Wayne, NJ

BUILDING TYPE

Condominium and Townhouse
Community

PROJECT VALUE

\$1,953,491

PROJECT SCOPE & BUILDING/COMMUNITY TYPE

Seventeen buildings within the community underwent building envelope replacement and repairs on the hard coat stucco and adhered masonry veneer. This was necessary due to defects leading to water infiltration and façade failures on various homes. This had been documented through inspections, investigations and the necessary isolated repairs required and performed within the community during the last 10 years. The association felt it was time to permanently address these issues by completely replacing the stucco and adhered masonry veneer throughout the community. The building envelope was replaced with similar materials including a drainable system to meet today's manufacturers' standards and construction codes. All windows were removed and reinstalled with the option of new window replacement to allow for wall openings to be properly flashed.

WHAT MAKES THIS PROJECT STAND OUT?

This small community consisting of seventeen buildings has minimal space and resources to undertake a large façade replacement project. Coordination between the association, contractor and engineer required careful planning to minimize the material and debris accumulation on-site and control of traffic within the community.



Before

3

WHAT CHALLENGES DID THE FALCON TEAM FACE?

HOW DID THEY OVERCOME?

HOW WILL THEY APPLY LESSONS LEARNED?

Sections of the building envelope, including roof covered porches, were not replaced as the association indicated water infiltration was not a concern. These areas were only re-coated with stucco finish application. The building façades had various intricate details within the stucco cladding and adhered masonry veneer. Although all windows were removed for re-flashing, many appeared to be reaching the end of their useful life and many homeowners did not request for replacement. Unique details had to be created and installed to allow for future window replacement without disturbing the stucco and adhered masonry veneer. This required various meetings and discussions with the association to find the appropriate design and appearance for the buildings. Cellular PVC trim boards were installed around the window perimeters. This would then be the only material to be removed if the window was to be replaced. Other sections of the buildings, including the front porch shed roof and main roofs, also involved trim details with the PVC board or an exterior insulated finish system accent board. The key here was to give the building façades a permanent look without any indication these trim details were placed with the possibility of removal for future work.



Before

FROM THE CLIENT

It was a pleasure working with Falcon and with Carlos in particular. He was very responsive to our questions and he did a great job following up on outstanding items. They also did a good job of holding the contractor accountable to the plan for the work that was planned. Carlos in particular was on site to observe the work according to the specifications laid out in the contractor's proposal. I know the other Board members share my feelings about Falcon and Carlos.



After



After