

Focus of This Issue: Building Systems; Hollow Core Slabs

Making the New Look Old Again

Silverleaf Hall in the Bronx, NY is a 130,000 sf apartment building designated to create 118 units for low-income families earning below 60% of the Area Median Income. Scattered throughout the building are 35 units reserved for homeless families that have been recommended for permanent housing by the New York City Homeless Shelters. The reinvented mansard roof, landscape, interior courtyard and canopy, high quality finishes, and other design details provide a sense of welcome and pride for the tenants.

Talking to David Hirsch, Architect with Urban Architectural Initiatives, New York, NY, he noted that some of the particular project requirements for this building included that it be not only of quality construction, but it should require the lowest cost of interior/exterior maintenance, while offering a high degree of tenant security (as in lighting and security cameras). To gain the older neighborhood look, the top floor was constructed as a mansard roof, which required special cantilevered plank to accommodate the extended construction. Careful detailing and choice of masonry colors and textures, banding and window treatments, gave the exterior its wonderful character.



Silverleaf Hall, Bronx, NY — attractive, comfortable, affordable housing.

Oldcastle Building Systems, South Bethlehem, NY, supplied approximately 130,400 sf of 96 inch wide by 8 inch thick Spancrete planks; these units provide a 2-hour U.L. fire rating, an STC of 56, and by easily spanning 30 feet, allowed architects interior flexibility in layout.



Closeup of Silverleaf Hall mansard construction and exterior detailing.

ODYSSEY HOUSE
113-127 E 123RD STREET NY,
Client| Odyssey House
Sponsor| Office of Mental Health

DISPLAY PANEL DETAIL PERSPECTIVE FROM ENTRY

FRONT ELEVATION SECTION THROUGH REAR YARD

FIRST FLOOR PLAN TYPICAL FLOOR PLAN

ACCESS STAIR DETAIL

urban architectural initiatives, n.a., p.c.

The new Odyssey House on 123rd Street in Harlem has been designed as a 34,000 SF, six-story building funded by the New York State Office of Mental Health. Continuing the Odyssey House tradition of supporting individuals recovering from substance abuse problems, the building will house counseling offices and group meeting facilities on the ground floor and cellar, with 50 efficiency apartment units for program participants on the floors above.

The main lobby opens up to the rear garden via an elevated walkway over a sunken courtyard and lower level lounge, drawing people into the activity areas of the building. A key element of the therapeutic process at Odyssey House is art and creative expression and the building features many areas for the display of original work by the program participants, including exterior display panels in the rear garden that are a highlight of the landscaping design.

Odyssey House is another Special Needs Housing project by Urban Architectural Initiatives in New York using hollow core plank throughout.

Anheuser Bush Distribution Center, Bronx, NY

Cast into the exterior face of this 186,000 sq ft thermally-controlled area distribution warehouse for various bottles, cans, and kegs of Anheuser Bush products are artistic reflections of their consumer product label advertising designs. The choice of insulated precast/prestressed sandwich wall panels was a joint decision reached between Anheuser Bush, the General Contractor, Milric Construction of Neptune, NJ, and the Architect, Michels & Waldron Associates, of RiverVale, NJ — all of whom had worked with precast concrete panels on previous buildings. Keeping a strictly controlled interior temperature and environment is integral with their freshness date policy. They know that insulated concrete panels provide a uniform and continuous thermal barrier, and a smooth finished surface easy to care for and keep clean.

The 271 panels used on this project were ten inch thick insulated units, typically 10 ft wide and over 35 ft tall. The concrete sandwich panel consisted of a 2.5 inch thick exterior wythe and a 2 inch interior wythe; the EPS insulation thickness varied from 3.5 to 5.5 inches, and averaged 4.7 inches. Using a new carbon fiber truss technology for shear connectors between inner and outer wythes, the panels were designed as 100% composite units; this superior non-conducting material eliminates a common sandwich panel thermal transfer point, resulting in a panel R value of 20. Welded connections at approximately 40% of the vertical joints were utilized to create a wall panel system to resist lateral loads. As the photos show, door openings of 3' 5", 6' 5", 8' 6", 12' 0", and 26' 4" were easily accommodated. Is it any wonder that up to 16 panels per day were erected?



Smooth and patterned form liners highlight company's advertising design.

The project has been registered for LEED Certification, and according to Art Michels, Project Architect and LEED Certified Professional, sustainability, plus energy and environmental efficiency is a requirement for all Anheuser Bush buildings. Precast concrete panels contributed to points earned in the following LEED sections: Optimize Energy Performance, Construction Indoor Air Quality Plan During Construction, Recycled Content, and Regional Materials. Thanks to David Wan, Oldcastle Building Systems, for these photos and facts.



Ten foot wide panel being swung into position.



Door openings and panel designs are shown above.

Hollow Core Plank Provides Immediate Work Deck

Among the lesser thought of advantages of installing hollow core plank for decks is that, in general, they can be loaded safely the next day with further construction operations. For example, look at the picture of the plank being swung into place, and the adjoining photo of the movable

hoist truck loaded with block sitting on a newly placed plank deck. Using hollow core plank assures worker and site safety, besides the well known advantages of fire rating, sound deadening, long spans, all weather installation, etc.



Not typical plank loading, Hampton Inn, Warwick.



Typical plank erection, WSAAF Barracks, Fort Drum.

Special Report FSCAC October 2007

The Fire Safety Construction Advisory Committee reports that in October 2007, **just one month**, there were 12 fires in various housing projects around the United States. The toll in human lives lost, fireman injured, and millions of dollars in personal property and living units destroyed was terrible. FSCAC is working to educate the public and building officials and fire safety personnel about building with fire safe materials and about compartmentalization.

As an example, a fire in an apartment building in Kingsport, TN, was contained to a single room. Fire officials credited this containment to the fire-rated separation. They said that each of the eight apartments in the two story structure was divided by masonry walls and topped by concrete slabs. This is a rare testimony from any source on the performance of non-combustible concrete construction preserving property from severe fire damage.

Congratulations to our Producer Members

In Denver, at the February NPCA Salute to Excellence Awards, our member companies were recognized in the following categories (our apologies to those we missed):

Plant Certification Awards — 5 Years Continuous Certification — A & R Concrete Products Specialties, New Windsor; Kistner Concrete Products, East

Bethany; Roman Stone Construction, Bay Shore. 15 Years Continuous Certification — Binghamton Precast and Supply, Binghamton. Quality Award of Excellence winners included Kistner Concrete and AFCO Precast, Middle Island; and Jefferson Concrete, Watertown for its work on the New Seven-Pod Dormitory at Monroe Community College.

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PCANY Information

In further service to our members, telephone numbers have been added for all listings. We encourage all readers to visit our website at www.pcany.org for producer listings by product category, company contacts for inquiries, and identification of plants that are Certified under various

programs. We encourage all specifiers, regulators, authorities, designers and buyers to ensure that their projects are supplied only by plants that have demonstrated their ability to design, manufacture, and test products to appropriate industry standards.

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