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.

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.
Anheuser Bush Distribution Center, Bronx, NY

Cast into the exterior face of this 186,000 sq ft ther-
mply-controlled area distribution warehouse for vari-
ous 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 con-
trolled interior temperature and environment is integral
with their freshness date policy. They know that insu-
lated concrete panels provide a uniform and continu-
ous 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 ver-
tical joints were utilized to create a wall panel system
to resist lateral loads. As the photos show, door open-
ings 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?

The project has been regis-
tered for LEED Certification,
and according to Art Michels,
Project Architect and LEED
Certified Professional, sustain-
ability, plus energy and environ-
mental efficiency is a require-
ment for all Anheuser Bush
buildings. Precast concrete
panels contributed to points
earned in the following LEED
sections: Optimize Energy
Performance, Construction In-
door Air Quality Plan During
Construction, Recycled Con-
tent, and Regional Materials.
Thanks to David Wan, Oldcastle
Building Systems, for these
photos and facts.
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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**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.

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**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.

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**Congratulations to our Producer Members**

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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.