

PROJECT: Winston Towers 300, Cliffside Park, NJ

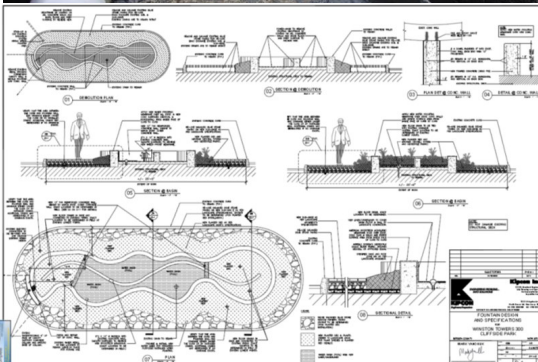
Podium Deck Remediation



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Overview:

Winston Towers 300 is a 31-story, luxury condominium high-rise on the Palisades in Cliffside Park, New Jersey. The high-rise was built in 1974 on the site of the Palisades Amusement Park. Kipcon was brought in to provide structural designs to remediate the plaza deck over the concrete garage as well as the driveway canopy. Plaza and podium decks are advantageous because of the increased durability by protecting against corrosion at the same time as waterproofing. Kipcon's design plan utilized the existing fountain (water feature) and made additions such as rock outcroppings, various walking materials and landscaping/vegetation. All existing elements and associated work were removed in order to install the waterproofing membrane, Geotextile filter fabric, air-drain and liner/underliner in the pool basin before the reinstallation of the Bluestone paving/sub-base.



Example of plaza deck and fountain repairs during contract oversight and construction drawings

Services Provided:

- ◆ Visual evaluation of podium deck and parking garage structure
- ◆ Preparation of structural remediation designs for both deck and parking garage
- ◆ Bidding services for deck/fountain alterations and garage/trench drain repairs
- ◆ Contract oversight for the remedial work

Highlights:

- ◆ Opportunity to revitalize and refresh the image of the community
- ◆ Improve exterior spaces and remove what is not working
- ◆ Uniformity Throughout Community

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