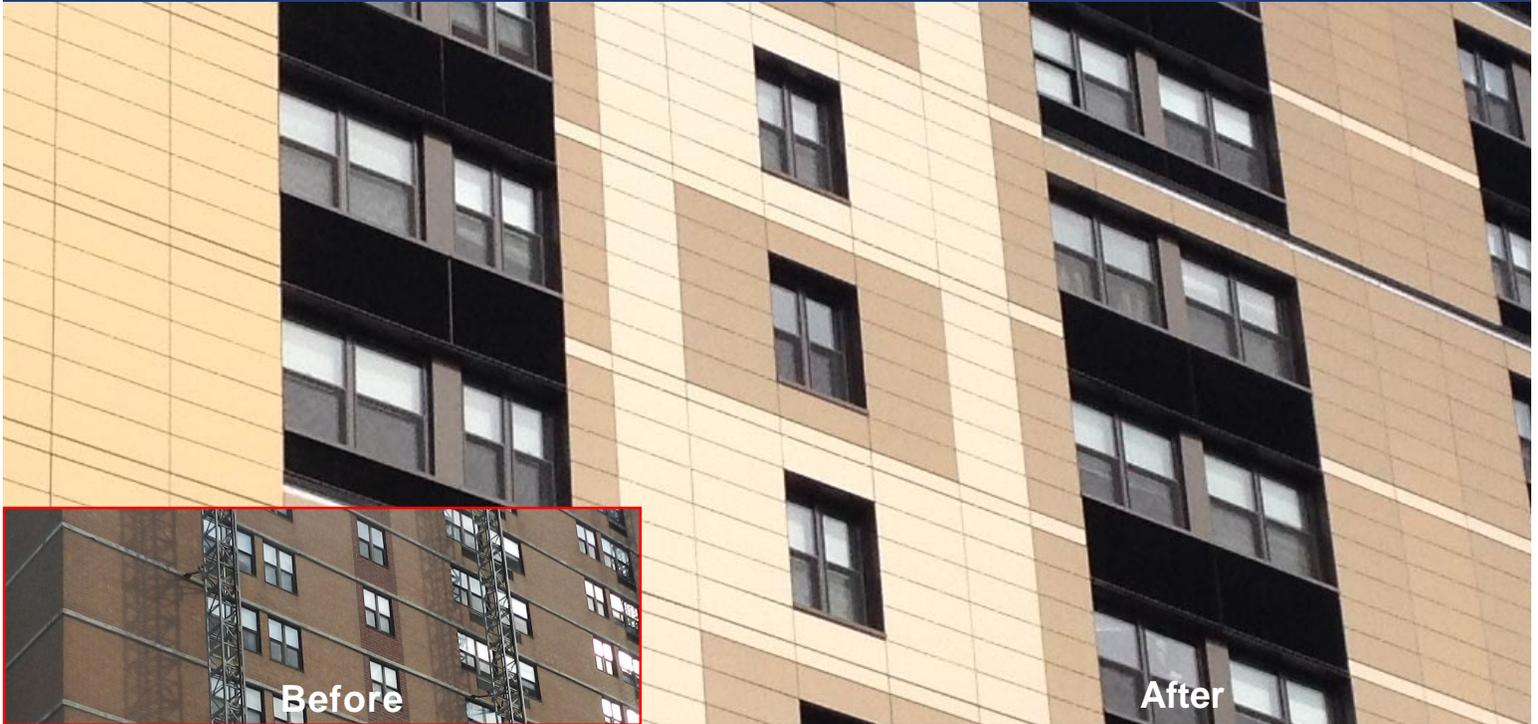




Terra-cotta Rainscreen Solutions With Up To A 30 YEAR Warranty!

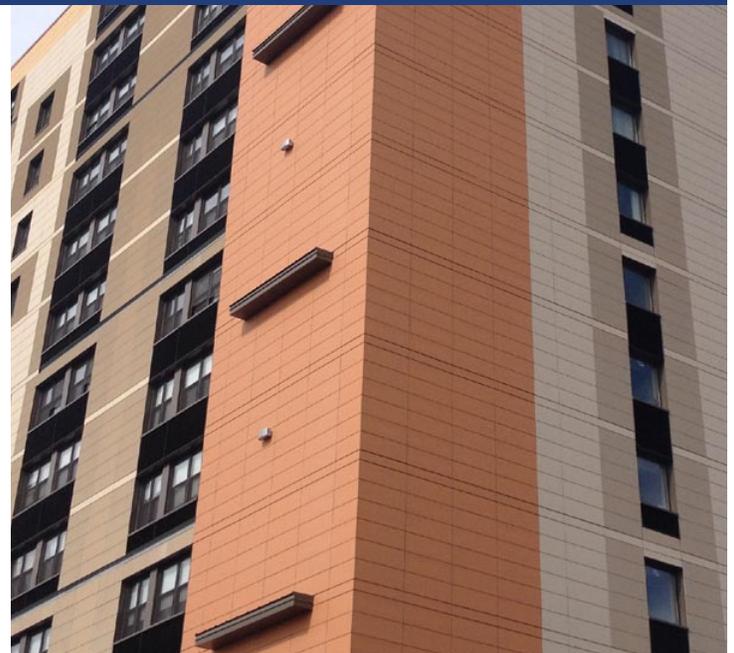


Project: Harborview Senior Apartments
Location: Jersey City, NJ

Owner: Volunteers of America
Architect: Wiencek & Associates
GC: Epic Management Inc.
Installer: EDA Contractors

Panel Sizes: 15.75" by 48"
Panel Color: Beige, Cream, Toscana
Panel Shapes: Flat Classic, Grooved

Details: See reverse



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OPPORTUNITY:

The exterior brick of the Harborview Apartments, located in Jersey City, NJ was failing. The building was built in the 1960's of brick and block infilling between cast-in-place concrete floors. The slab edge was exposed and the exterior was starting to leak at the floor lines and around the windows. Although at the time of construction brick and block walls were common, today's waterproofing and insulation technology is vastly improved. After nearly 50 years the building was ready for a major renovation.

OBJECTIVE:

To bring the building's facade into conformance with the new energy code, and deal with weatherproofing, insulation, and aesthetics at a reasonable price for this subsidized rental facility. Much of the building deterioration was due to moisture infiltration. Traditional face sealed buildings try to keep moisture out all together, but have no way of dealing with moisture that has penetrated the building. A rainscreen system accepts that it can only keep out 98 percent of water, a back ventilated system allows for air flow behind the exterior panels to continually dry the wall assembly, while any residual moisture drains out of the bottom. A rainscreen system was the perfect way to rehabilitate this building and prevent future water damage.

SOLUTION:

The goal was to protect the interior from the outside elements. The solution was challenged with maintaining existing occupancy, a deteriorating building facade, and selecting a lightweight cladding that would be supported by the existing structure. The rainscreen technology provides for the addition of a continuous weather barrier to be spray applied seamlessly across the old brick. A layer of insulation was then added on top of the existing wall prior to installing the NeaCera® Terra-Cotta Panels. The slab edges were also insulated improving the wall's overall thermal performance. The rainscreen system provides a continuous ventilated cavity allowing the wall assembly to breathe while the terracotta panels provide a second line of defense to protect the insulation and the existing internal wall cavity.

OUTCOME:

In addition to the inherent benefits of a rainscreen system, NeaCera® Terra-Cotta provided a host of other benefits that made it the facade of choice. With panels weighing only 7.2 PSF, the existing structure had no problem supporting the new rainscreen facade. To meet the client's needs, it was important to choose a low maintenance product with longevity. Without the need for caulk and gaskets, NeaCera provides a low maintenance solution with a 30 Year Warranty. As mentioned, aesthetics were an important part of the puzzle, with over 25 standard colors and 6 panel shapes, the architect was able to create the look he desired. While the owner is pleased with the new look of the building, the more important fact is that the building no longer leaks and is compliant with the latest IBC energy code.