

project

200 Central Park South
New York, NY

contractor

AM&G Waterproofing LLC

size

30,000 sq. ft.

product

Decothane



background

This prestigious nineteen story residential building is located on the corner of Seventh Avenue and Central Park South. The unique curvilinear balcony design offers residents a view of Central Park that is amongst the most desirable in Manhattan.

the problem

The steel reinforced concrete balconies were finished with a decorative terrazzo but were not waterproofed during the original construction. As a result, years of water penetration had caused the steel reinforcement within the concrete to corrode, creating significant structural deterioration and unsightly aesthetics.

the solution

All of the deteriorated concrete was removed and repaired. A fully reinforced, cold applied Decothane waterproofing membrane was then installed to provide seamless waterproof protection. Since the waterproofing membrane would be visible at the balcony curb and slab edge, Decothane was chosen because it could be custom color matched to the brick façade and would provide a finish free from unsightly seams. Decothane is also fully reinforced with Reemat Premium fiberglass scrim to provide increased tensile strength while easily encapsulating any detail work on the balconies. The balcony system was completed with a decorative precast concrete paver system set on pedestals.

The undersides of the balconies were protected with a waterproof, vapor permeable coating of Steridex Textured, which was tied into the Decothane membrane to form a monolithic waterproofing system. The single source solution was provided by Liquid Plastics and comes with a 20 year warranty.



Sika Corporation
201 Polito Avenue
Lyndhurst, NJ 07071
800-933-7452
www.sikaconstruction.com