

**BEFORE**



To keep the occupancy rate high in this existing 48 story rental high-rise, The Habitat Company elected to make capital improvements to the amenities located on the top floor. The existing Sundeck was open to the sky although wrapped by a continuation of the structural frame. The remodeling program called for installing a retractable skylight to allow for year round use; open during warm dry weather and closed during rainy and winter weather. The design and material selection had to be suitable for both indoor and outdoor applications, including thermal and moisture control throughout. A framework of new structural steel was installed above the existing concrete structure to transfer the new loads directly to column lines. The custom fabricated aluminum framed skylight is motor operated and has inflatable perimeter weather seals. On the deck level, the old paving was replaced by new precast concrete pavers with open joints and a waterproof membrane below.

**AFTER**

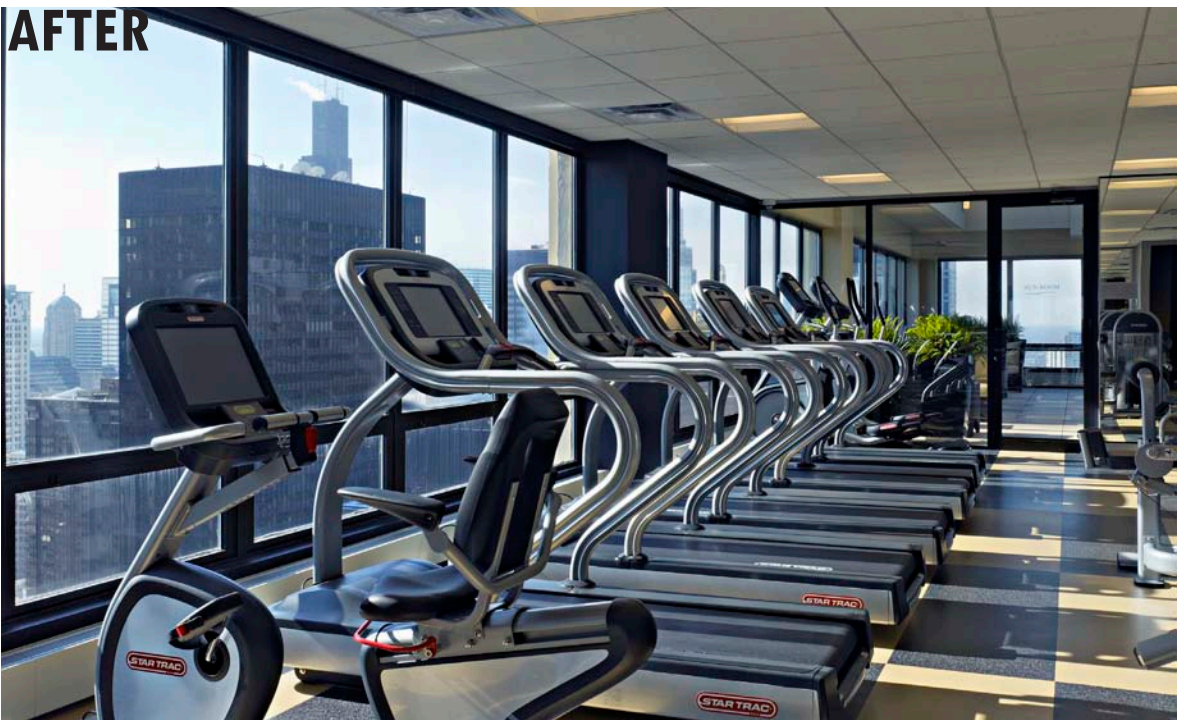


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The existing Exercise Room was too small to accommodate the current demand. The existing Sundeck on the east side was under utilized since the Sundeck on the west side had more windows and better views. A solution was formulated to enclose the east Sundeck to create a new Business Center and to enclose a portion of the west Sundeck to allow for expansion of the Exercise Room. A rooftop mechanical unit was added to handle the increased HVAC loads. The old floor was reframed up to the main floor level with light gauge steel joists and a cement board deck to minimize new loading on the existing structure and to meet the non-combustible material requirements for life safety. The Business Center offers desktop computers and a lounge area with wireless internet. The Exercise Room improvements include new interior finishes, reconstructed restrooms, flat panel televisions, mirrored stretching and free weight areas, and new cardiovascular equipment.

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