



PROJECT PROFILE

2001 Kirby Drive

Breezeway Waterproofing Repairs | Houston, TX



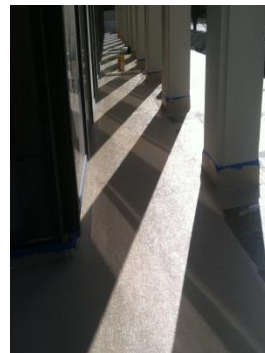
CLIENT

L&B Realty Advisor

BACKGROUND

The 2001 Kirby Drive building is a thirteen-story building built in 1967. Its structural frame consists of cast-in-place concrete pan joists, beams, and columns. The first floor has a perimeter open breezeway with occupied space below. The waterproofing system for the first floor breezeway was constructed of a sandwich slab system consisting of a cast-in-place concrete slab (pan joist system for the building) covered by a waterproofing membrane and a cast-in-place concrete topping slab. Water leaks in the occupied spaces below the breezeway had been reported by the building manager for many years.

L&B Realty Advisors contacted WJE to perform an evaluation of the building's first floor perimeter waterproofing system in order to determine the nature and extent of the waterproofing system failure and to provide possible repair solutions to address the conditions.



SOLUTION

WJE developed waterproofing repair documents intended to eliminate the water leaks at the occupied spaces below the first floor breezeway with considerations for minimizing disruptions to the tenants during the repair work. The waterproofing repair developed by WJE consisted of removing the existing concrete topping slab placed on the breezeway concrete structure, routing and sealing cracks on the concrete deck, placing a new concrete topping, and applying a liquid-applied waterproofing membrane over the topping slab. A decorative top coat with broadcast aggregate was specified to address the aesthetic requirements of the project. Also, at the main entrance of the building where the owner elected to place limestone pavers, WJE developed repair documents for a below-grade liquid-applied waterproofing system.