

ANITA ASOKAN, R.A., LEED AP BD+C

Associate Principal



Summary

Ms. Asokan joined Thornton Tomasetti in 2006. She has experience in numerous types of forensic architecture, including condition assessments and building envelope investigations. Her litigation support work includes architectural standard of care, accessibility, building envelope and building-code related matters. Ms. Asokan has testified as an expert for a case involving a building's facade and roof rehabilitation. She also has experience in providing historic preservation services, specializing in exterior envelope work, including masonry restoration, roof and window replacement for commercial, education and public sector projects. Ms. Asokan is currently serving the New York City Building Code Review Committee for specialties specific to Construction Requirements and Materials.

Areas of technical expertise

- Building Envelope
- Investigation Services
- Forensic Architecture

Education

- M.S., Construction Management, 2004, New Jersey Institute of Technology
- B. Arch., 2002, Anna University, India

Registrations

- Registered Architect in NY
- LEED Accredited Professional, Building, Design + Construction

Professional activities

- New York City, Building Code- Construction Requirements and Materials Committee 2018-present
- Society of Indo American Engineers and Architects (SIAEA) 2010–2017

Select project experience

Building envelope

Nassau County Historic Houses, Nassau Co., NY. Condition assessment for the building interior and exterior, waterproofing, structural, and MEP engineering of 11 historic sites throughout the county.

Rockefeller Apartments, New York, NY. Restoration of two 12-story landmark art-deco residential buildings including upgrades to windows and façades.

Yankee Stadium Condition Assessment, Bronx, NY. Condition assessment for the structural design of the original stadium.

821 Broadway, New York, NY. Façade restoration and redevelopment of a 1890s Romanesque revival building.

Investigation services

David Rockefeller Estate, Pocantico Hills, NY. Condition assessment of the physical plant, mechanical systems and site amenities of 75-acres of land in Westchester County, NY.

1107 Fifth Avenue, New York, NY. Line of sight condition assessment of the wrap around terraces in the former Marjorie Merriweather Post Hutton Penthouse, to determine the level of privacy at the terraces from a common building gathering space on the upper roof.

45 East 30th Street, New York, NY. Condition assessment of the physical plant, mechanical systems and amenities for a quadruplex condominium.

3030 Park Avenue, Bridgeport, CT. Assisted buyer in evaluating the condition of the physical plant, mechanical systems and site amenities for these two large residential adult care facilities.

Forensic architecture

Stuyvesant Town-Peter Cooper Village, New York, NY. Condition assessment of Stuyvesant Town-Peter Cooper Village, an 80-acre complex containing 110 buildings, including utility areas, residential, commercial spaces and parking garages.

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River Terminal Development, South Kearny, NJ. Damage assessment of the façades, roofs and interiors of 23 buildings on three campuses that experienced flood and wind damage from CAT-90 Sandy.

32 Old Slip, New York, NY. Investigation of existing facilities to recommend flood protection measures following CAT-90 Sandy, including flood barriers, curtain wall assessment, emergency generator, and high volume pumps.

Atria Senior Living Facility, Façade Investigation, Great Neck, NY. Investigation and documentation of the existing façade waterproofing conditions using probes. Services included corrective measures for the existing façade while the building remained occupied.

200 Chambers Street, New York, NY. Structural and architectural investigation of flood damage to a residential building caused by CAT-90 Sandy and design of repairs to affected areas.

117 E 57th Street, New York, NY. Assisted owner of a 54th Floor Penthouse Quadruplex condominium unit in reskinning the apartment with the design of a large span glazing system.

Sworn testimony

Deposition, Cherokee Condo Board Vs Contractor in recovering damages from a general contractor and a designer arising out of a facades and roof rehabilitation project where the end product was riddled with construction defects and leaks. February, 2016.

Arbitration, Ralco Vs. Vogt, Dispute between a homeowner and contractor regarding the renovation of a beach house property. 2017.

Litigation Support

6002 Bay Parkway, Brooklyn, NY, regarding the estate of an architect brought into at third-party suit due to a subrogation action by an insurance provider.

646 11th Avenue, New York, NY, regarding an architectural firm against a standard of care suit action by a developer.

2 Park Avenue South, New York, NY, regarding a property damage suit against two contractors.

450 West 31st Street, New York, NY, regarding a commercial condominium unit suing the Board of Directors for delays in construction and business losses due to a dispute in the cooperative lease language.

115 Elm Street, Westfield, NJ, regarding an architect against a standard of care suit action by a building owner.

50 Williams Drive, Ramsey, NJ, regarding an architect against a wrongful death suit action by the family of a mason.

63 Walter Court, Commack, NY, regarding the estate of a woman in a personal injury case brought on by a family member

1171 Bay Isle Drive, Point Pleasant, NJ, regarding material defects claim brought by the homeowner for an out of the ground waterfront mansion that had construction defects.

289 Suydam Street, Brooklyn, NY, regarding terminating a residential lease due to tenant using premises contrary to code and zoning for an existing multiple dwelling building.

121 Irving Avenue, Brooklyn, NY, regarding terminating a residential lease due to tenant using premises for commercial purposes and contrary to code and zoning for an existing multiple dwelling building.

St. Joseph's Primary School, New York, NY, regarding a faulty materials and construction claim by the School Director pertaining to the renovation of the school Gymnasium.

495 Park Avenue, New York, NY, regarding an enforcement action against a neighboring building that infringed upon an existing light and air easement.

285 Grand Street, New York, NY, regarding a displaced family to a rent controlled apartment after a building fire.

St. Philips Academy, Newark, NJ, regarding damages from a Construction Manager and General Contractor for an out of the ground 2-story Gymnasium and Stage Structure that was riddled with construction defects and leaks.

Alternative dispute resolution

22-24 Downing Street, New York, NY. Mediation regarding a unit owner in a residential condominium as plaintiff in recovering damages from the developer for an out of the ground 5-story residential townhouse development that was riddled with environmental contaminants, construction defects and leaks.

106 Spring Street, New York, NY. Mediation regarding damages from a general contractor and architect arising out of a roof replacement project where the end product was riddled with construction defects and leaks.

8100 River Road, Edgewater, NJ. Mediation regarding damages from the developer of a 12-story residential development that had construction defects and leaks.

CONTACT

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