

LOW-RISE CATEGORY

## Point East Association, Inc.

NEW SMYRNA BEACH, FL

SUBMITTED BY THE EUCLID CHEMICAL COMPANY

Point East Association is a 5-building, 3-story condominium complex located in New Smyrna Beach, on the east coast of Florida. The buildings were constructed in 1972. Each structure consists of a slab on grade, CMU walls, and double H block at each level, intended to create lintel beams on which the next floor is supported. The structures were exhibiting severe cracking in many areas as well as window and sliding glass door perimeters.



Upon initial investigation of one of the buildings, emergency shore posts were required and a repair program initiated for the building. After shoring was in place, window perimeters, headers, sliding glass door perimeters and new lintel beams were constructed with new reinforcing steel. Several balconies were found to be deficient in the amount of rebar and spacing, and were demolished and recast. A urethane waterproofing coating was installed on all horizontal surfaces after



repairs were completed, and exterior vertical surfaces painted.

The repaired building has become a five-phase project with Phases 1, 2, and 3 completed. Phase 4 is currently underway and scheduled to be completed in 2017. Phase 5 is scheduled for 2018.

For Phases 2 and 3 (the scope of this project), the Owner was looking to restore the structure to building code requirements while maintaining a safe and livable environment for the tenants. Major reconstruction was required for spalled and cracked reinforced vertical masonry. Masonry repairs were made to window and door rough openings, tie-beams, headers, lintels and building/unit corners.

The most important benefit received from this project was restoring the structure to code-compliance. Replacing the damaged masonry helped restore the structural integrity of the walls, providing the intended support to the upper floors.

### Point East Association, Inc.

SUBMITTED BY  
**The Euclid Chemical Company**  
*Cleveland, OH*

OWNER  
**Point East Association, Inc.**  
*New Smyrna Beach, FL*

PROJECT ENGINEER/DESIGNER  
**KWA Engineers, LLC**  
*Port Orange, FL*

REPAIR CONTRACTOR  
**A.A.T. Restoration Group, Inc.**  
*Port Orange, FL*

MATERIALS SUPPLIER/MANUFACTURER  
**The Euclid Chemical Company**  
*Cleveland, OH*