



Concrete Protection & Restoration

The Enclave Apartments

Facade & Balcony Rehabilitation

Problem

The Enclave buildings were constructed approximately in 1967 and are 20 stories with 18 cantilevered balcony slabs and 1 canopy per each of the 16 tiers for a total of 304 cantilevered slabs per building. The building frame is cast-in-place, lightweight, conventionally reinforced concrete. Aluminum railings exhibited signs of distress and were embedded in the balcony slabs. Major balcony concrete repairs were required at all three buildings.

Solution

- ◇ Caulking replacement at doors and windows
- ◇ Repair deteriorated and spalled concrete at balcony edges and slab surfaces
- ◇ Full balcony removal and replacement
- ◇ Removal of existing coatings on balcony decks and soffits
- ◇ Application of urethane waterproof membrane to balcony top surfaces and the installation of a breathable coating to balcony soffits
- ◇ Removal of existing handrails and replacement with new surface mounted aluminum handrails with glass inserts
- ◇ Tuckpointing and brick replacement

Location

Silver Spring, Maryland

Project Size

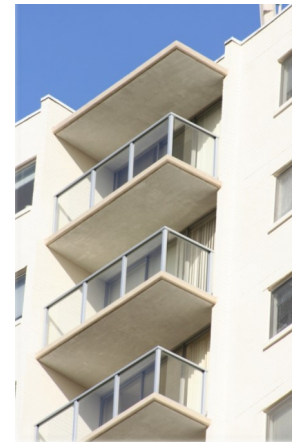
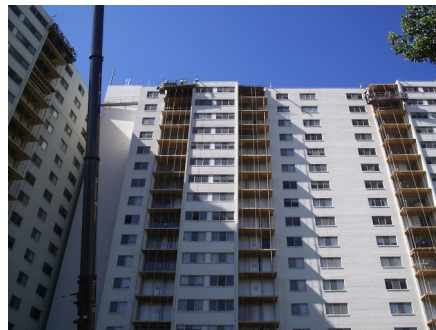
\$5,200,000.00

Owner

Stellar Management

Engineer

Tadger-Cohen-Edelson Associates, Inc.



Concrete Protection & Restoration
Saving the life of concrete!

2811 Lord Baltimore Drive
Baltimore, MD 21244

601 NE 44th Street
Oakland Park, FL 33334

www.concretecpr.com
Toll Free: 800-452-3137
E-mail: info@concretecpr.com

