



Concrete Protection & Restoration

Bayview Palms Condominium

Garage Repair

Location

North Miami, Florida

Project Size

\$150,000.00

Owner

Bayview Palms Condo Association

Engineer

Property Consulting Group

Problem

The two-story parking garage of the Bayview Palms Condominium had a substantial cracking problem with columns around the perimeter of the structure. The edge of the slab had spalls and deteriorated stucco, which allowed damage to the post-tension anchorages. Additionally, there were cracks thru the elevated slab and water infiltration, which leaked on the cars below from the planters and the parking deck.

Solution

- ◇ Demolish and eliminate some of the planters around the perimeter
- ◇ Repair the concrete areas that were spalled
- ◇ Repair damaged post-tensioned cables and provide cover over shallow cables
- ◇ Epoxy inject cracks through the slab
- ◇ Rout and seal minor cracks
- ◇ Install hot applied waterproofing and drainage to the remaining planters
- ◇ Install a traffic bearing deck coating system to provide long service life to the parking deck



Concrete Protection & Restoration
Saving the life of concrete!

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