PROJECT SPOTLIGHT
East Coast Building

PROJECT SUMMARY
LOCATION
Miami, Florida

ARCHITECT
Blitstein Design Associates

GENERAL CONTRACTOR
MCM

APPLICATOR
Souza Construction

SENERGY DISTRIBUTOR
Banner Supply Company

SYSTEMS & PRODUCTS USED
- Senerflex Secondary Weather Barrier Design
- Senerflex Finishes
- Senershield
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PROJECT OVERVIEW
The East Coast Building is a 10 story tall self-storage facility located along the Miami River. The structure of the newly constructed project is exclusively concrete; columns and floors were poured, and the walls are CMU infill. The owner and architect were searching for a solution to clad the building and achieve their desired architectural appearance.

PROJECT CHALLENGES
- The main function for the building was to be a climate controlled self-storage facility. To accommodate that functionality, the design consisted of an assemblage of distinctive geometric shapes / patterns on the exterior with no windows. The challenge for the designer was to achieve the look he wanted, while meeting the needs and budget of the project. With stucco being a popular cladding in South Florida, it was initially considered. But after the design team reviewed the cost and complexity associated with the extensive set of reveals required for the project, they realized that stucco was not a practical solution. In addition to the escalating costs, there were concerns about the installation of numerous intersecting plastic reveals and how they could possibly provide points of intrusion for water. Obviously this was a major concern.

PROJECT SOLUTION
Senergy Senerflex Weather Barrier Design
- The solution was to produce the complicated intersection geometries with "V" channeled grooves in the Expanded Polystyrene (EPS) of the EIFS. After the water-resistive barrier and EPS were installed over the CMU, lines were snapped up to nine stories high which replicated the geometry conceived by the designer. Then a hot knife was used to simply remove the foam and create the architectural reveals. Finally, base coat, mesh, and Senergy Finish were applied to provide the result which met the designer's vision.

CONCLUSION
The East Coast Building is the first large EIFS project completed in downtown Miami since the 1980's. The design team and owner are extremely happy with the project aesthetics and results achieved. As a BONUS (with the inherent nature of EIFS being a continuous exterior insulation), the building is energy efficient too. Upon following up 6 months after completion, the owner has shared that he has experienced better than predicted energy savings. BASF was able to provide the system with the science they needed, at a cost that was competitive, and a building that looks great too!