

633 Alton Road Self-Storage

Miami Beach, FL, USA (2016)

PRODUCT USED:

Krytol Internal Membrane™ (KIM®)

OWNER:

EP Sobe Storage

ARCHITECT:

Gutierrez & Lozano Architects

CONTRACTOR:

LM Development Group

READY-MIX SUPPLIER:

Titan Florida L.L.C.

DISTRIBUTOR:

Kryton International Inc.

BACKGROUND

Miami Beach has some of the most luxurious and sought-after condo spaces in the world. However, there is only so much room available in such a high-demand region, which makes storage space a necessity for many. Fortunately, the self-storage market is booming in the Miami Beach area to keep up with the demand. With that said, it may still come as a bit of a surprise when thinking of the aesthetic of self-storage. Typically, a self-storage facility is seen as a drab building without a design concept. It's not a look that would work for the more flashy style of Miami Beach residents.

Keeping that in mind, EP Sobe Storage hired a design team led by Gutierrez & Lozano Architects for their 633 Alton Road self-storage facility. The hired team chose to design the 22,000-square foot (2,044-square meter) facility in the same style as the local high-rises and business centers in a way that would make it an icon. To build in this style, the design team needed a design that would have long-term performance, flood resistance, and a certain amount of flexibility.

SOLUTION

To meet the required long-term performance, flood resistance, and design flexibility, LM Development Group, the contractor for the self-storage facility, used the crystalline admixture KIM to waterproof the facility's concrete. Consequently, KIM went into the structure's foundation slab, columns, and extra-large elevator pit. That allowed the self-storage facility to meet the stringent ASCE 24, a necessary requirement for building in a flood hazard area that many other waterproofing solutions could not satisfy. It also made waterproofing much more flexible as KIM is added directly into the concrete mix during batching. That ensured that the architects were able to design right up to the property line, maximizing the space and profits of the facility. Moreover, they were also given the flexibility to design a unique storage facility that blends in seamlessly with the surrounding architecture without compromising the facility's long-term performance. In fact, KIM will keep the facility watertight for the rest of its life span.



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