

Beaches Construction Company

Ocean Towers Column Repairs
2007

Removal of all sand under building to top of pile cap



Removing 8 feet of sand



Surveying columns for spalling



Typical spalling on columns



More spalling and damage



Level of sand prior to removing

Cut holes in soffitt to reach bottom of beam for shoring



Installing Shoring from pile cap to bottom of beam



Installing shoring

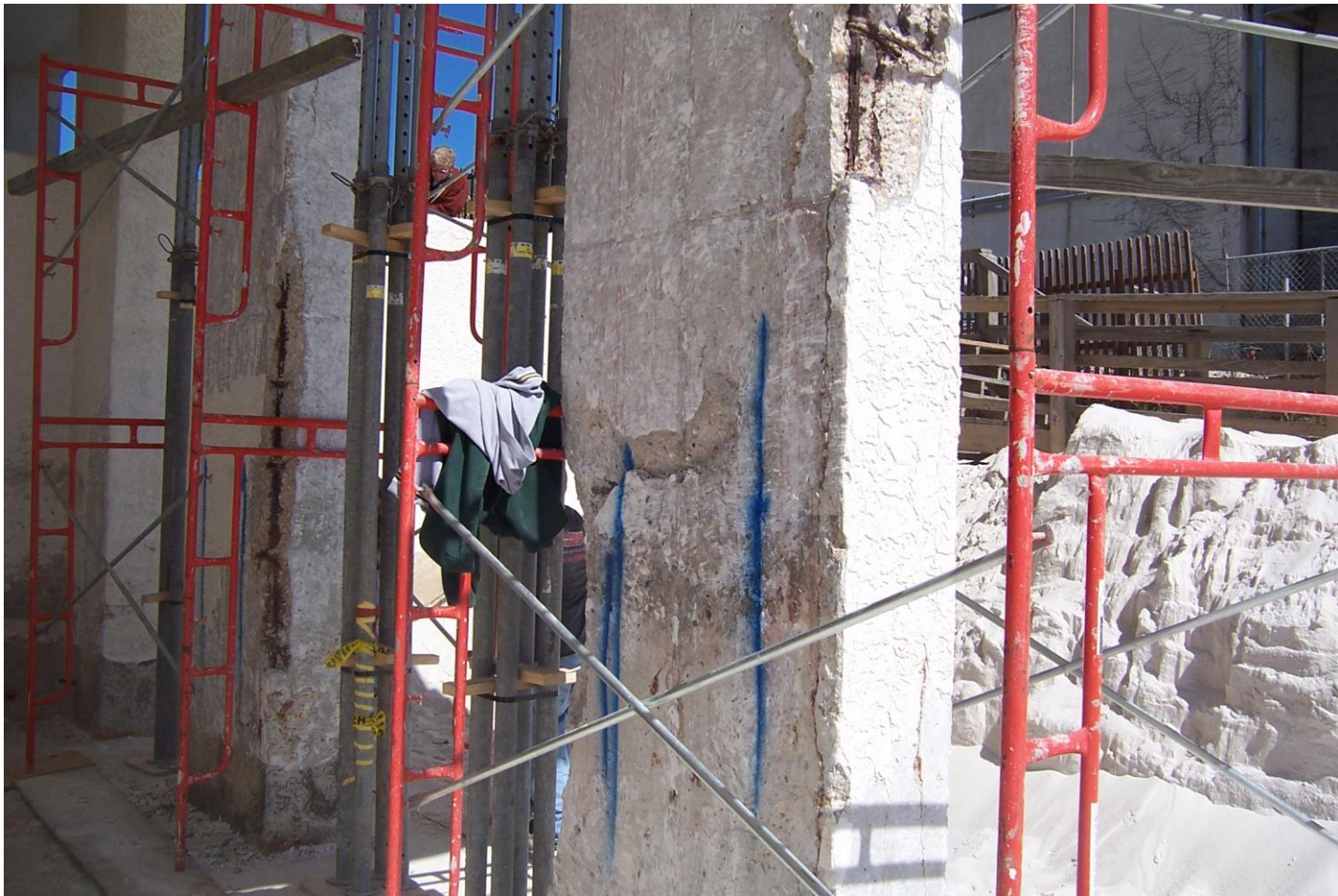
Shoring in groups of 4 banded together for greater down pressure



Setting up scaffolding for work platform



After all stucco is removed we can see the real damage



Starting to remove broken concrete with demo hammers



Working on 3 staggered columns at one time to spread load



More Demo



Jack hammer is hard work



Hard tedious work more demo



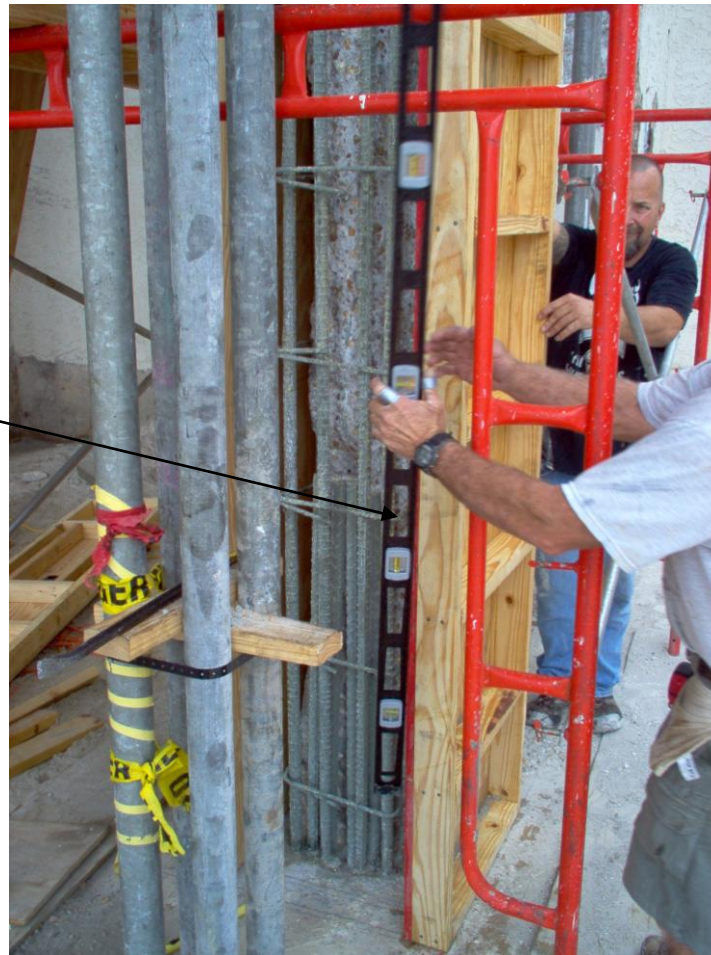
After cleaning of rusted steel a
inorganic zinc coating is applied to
all rebar, field applied galvanizing



Start to install forming materials

What's this

A level is used when installing forms



Forms being installed



Banding is installed to support pressure grouting



Metal banding

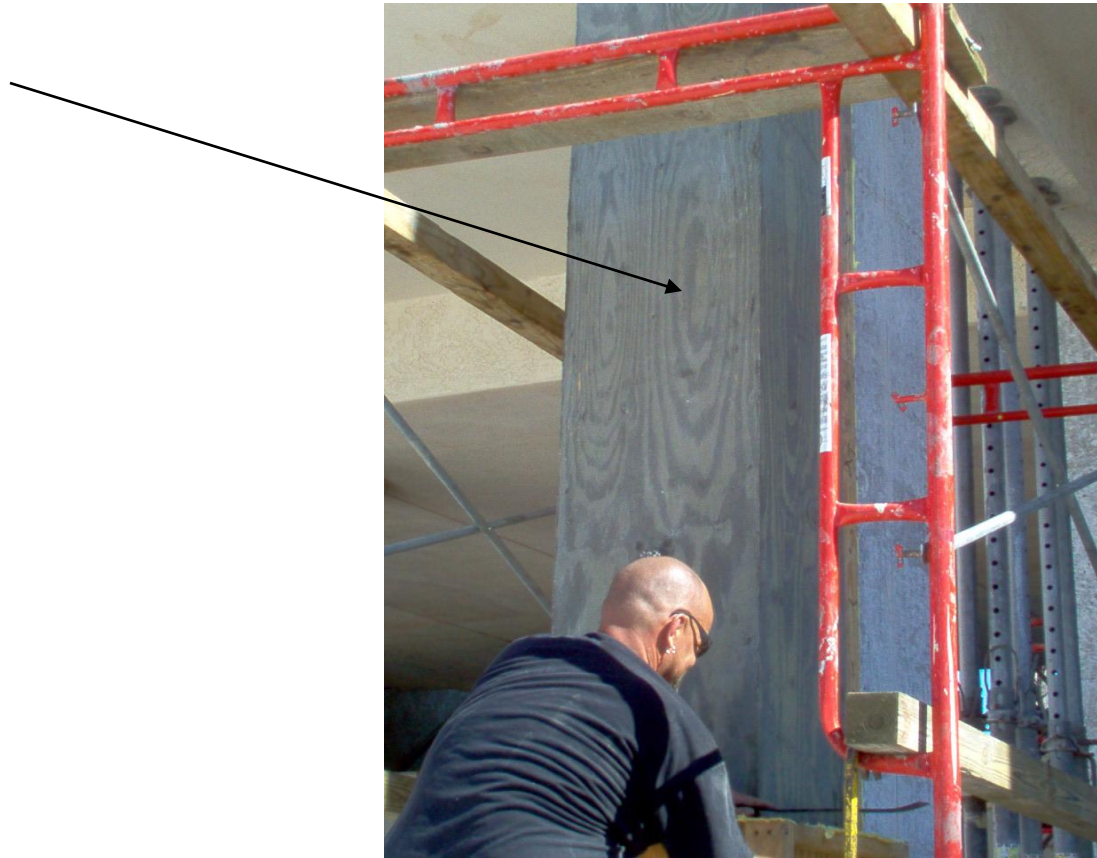
Pumping of 7000 PSI concrete with rust inhibitors, plasticizers and micro silica sand.



After a 3 day cure of concrete, the forms are removed



The column is encapsulated with 1 5/8" of new concrete, the wood grain is transferred to the concrete under pressure



Stucco is applied over new concrete and then painted

Beam

1 5/8" new
concrete



Replacing sand under building



Final grading and cleaning



Another successful project completed by



Beaches Construction Company

7703 McElvey Road #D

Panama City Beach, Fl. 32408

850-235-4811 office phone

850-230-3617 office fax

www.beachesconstruction.com