

Cambridge Hall Apartments

West Chester, Pennsylvania

CONTRACTOR – Jamison Masonry Restoration, LLC, Oreland, PA

PROPERTY MANAGER – Kravitz Properties, Inc., Manoa, PA

DISTRIBUTOR – TB Philly, Inc., Phoenixville, PA

Concrete Repair

Protective Coatings

Summer 2006

PROJECT TASK

Restore the aesthetics and safety of outdoor balconies.

PROJECT SOLUTION

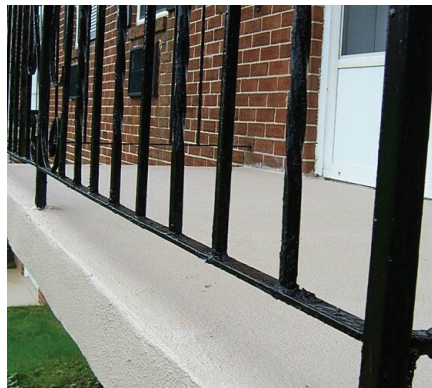
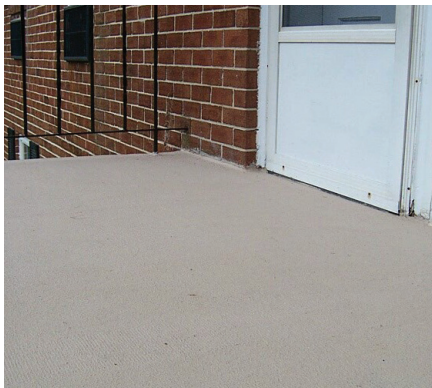
Mechanically remove the existing coating, apply a patching mortar for repairs, and follow with a flexible color system.

PRODUCTS

Conpro Set
Color Coat
Elastideck
Super Color Stain HR



Top three photographs were taken "during" and the bottom three were taken "after" the work was completed.



PROJECT HISTORY

Cambridge Hall Apartments is a well-kept complex in West Chester, Pennsylvania. Two hundred and thirty-three units, each with its own balcony, rest on 15 acres.

Most of the balconies are constructed of precast planks. However, several buildings were constructed with balconies cast into permanent corrugated metal pans. Sheet metal, which had been wrapped around the balcony fascia, was removed. This exposed hollow cores at the ends of the planks; which had provided dangerous nesting sites for wasps and other insects. To prevent this, the cores were filled with expanding foam, and the ends were patched with Conpro Set mortar.

Conproco's Elastideck and Super Color Stain HR system was chosen as a protective deck coating because its flexibility would allow for some movement of the plank balconies, and its vapor permeability would allow the pan-deck balconies to "breathe".

Lastly, contractor Jamison Masonry Restoration cut drip edges into the balcony soffits. The soffits were painted with Color Coat, a 100% acrylic coating formulated for highly alkaline substrates.