

BAY STREET CONDOMINIUMS



Bay Street Condominiums, Watch Hill RI



Wood framing in progress



Concrete walls and steel moment frames



Installation of perimeter grade beams on piles

DESCRIPTION:

- 11,000 square foot, mixed use building in a coastal flood zone. The first floor is commercial retail use while the 2nd and 3rd floors are high end residential condominiums with open balconies overlooking the ocean, each unit sells for approximately \$2.5 million. There is an elevator that brings residences up to a roof top terrace.
- Piles, concrete grade beams, and a pile supported structural slab are used to provide a stable foundation for the structure.
- The first floor is several feet below the FEMA flood elevation. Dry flood proofing methods are used to protect the building and its contents in the event of a flood. The first floor perimeter walls are constructed of reinforced concrete with waterproof joints. The concrete slab is designed to resist hydrostatic forces. In the event of a storm, metal flood gates are used to stop water and floating objects from damaging and entering the first floor doors and windows.
- The main framing consists of steel moment frames, engineered lumber, and plywood shear walls.
- Steel moment frames, plywood shearwalls, and metal connectors and holdowns are also used to protect the building from high winds that may occur during a hurricane. Impact resistant windows are installed to protect from wind-borne debris.