

Industry

Mixed-Use Construction

Products

Krystol Internal Membrane™ (KIM®)

Project Completion

2023

Developer

TF Construction

Architects

Handel Architects and Kohn Pedersen Fox

Engineer

Rosenwasser Grossman Consulting Engineers

General Contractors

Mayrich Construction and SBF Construction

Ready-Mix Producer

Empire, MLK, Smyrna Ready Mix

Distributor

New England Dry Concrete



Background

Pacific Park is a two-tower, mixed-use project with 798 residential units anchored by roughly 60,000 square feet of public green space and 29,000 square feet of outdoor amenities for residents.

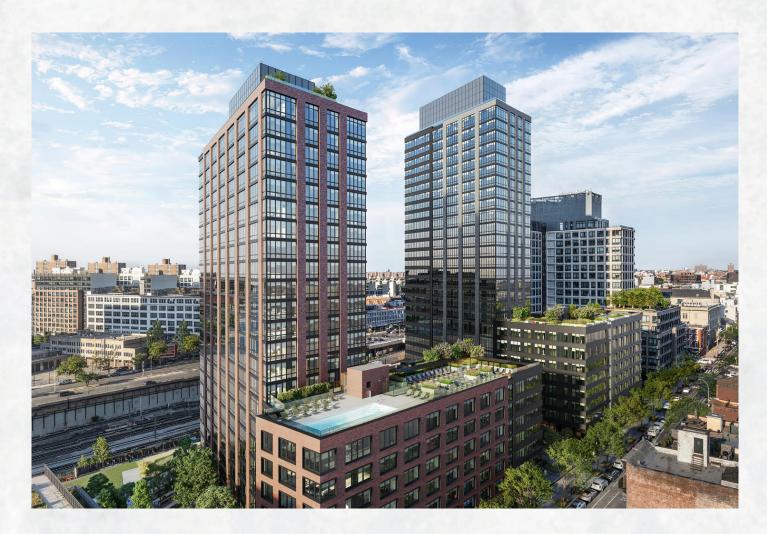
Challenges

The high-rise towers required crystalline technology in the concrete for below-grade foundations and pits to withstand the hydrostatic pressure from groundwater and a high water table.

Crystalline technology was specified by the designers of Pacific Park Condos, and Krystol Internal Membrane $^{\text{\tiny M}}$ was listed among the recommended products in the specification.

Solution

The contractors — Mayrich Construction and SBF Construction — had previous experience with Krystol Internal Membrane[™] and chose it because of its reliability. Krystol Internal Membrane[™] (KIM®) was added to over 15,000 cubic yards of concrete to waterproof all the slabs, walls, sub-cellar and elevator pits of the below-grade foundations.



Results

By leveraging Kryton's advanced waterproofing solution, Pacific Park Condo's project stakeholders successfully addressed critical waterproofing challenges that come with below-grade construction.

With Krystol Internal Membrane™, they ensured the longevity of the buildings for generations to come as they are permanently protected against water ingress, preventing future corrosion and structural damage.

Krystol Internal Membrane was the product of choice for this challenging environment. The contractor had success with these products in the past and wanted to replicate that success on Pacific Park Condos.

Greg Maugeri
Owner | New England Dry Concrete