

OWNERS, DEVELOPERS & MANAGERS

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MID ATLANTIC Real Estate Journal — Section B

Supplied by the Smith-Midland Corporation

Luxury Jersey Shore redevelopment project selects SlenderWall precast concrete building panels

LONG BRANCH, NJ — Two luxury towers containing 47 residences will rise side-by-side on 1.7 acres of oceanfront property, South Beach at Long Branch. The 5-star multi-family development is the brainchild of **Mimi & Edwin Feliciano**, owners of development company **FEM South Beach Urban Renewal**. Exquisite details and rich features will grace the 8-story complex of unrivaled elegance and panoramic views. With 1st floor garden residences starting at \$1.1 million all the way



South Beach at Long Branch rendering by **BOGZA, Beaverton, OR**
FEM Real Estate provided rendering

a unique composite cladding system, 66% lighter than traditional 6" thick precast. This is achieved by integrating a galvanized interior steel stud frame with a 2" thick precast concrete panel. Even with this lighter weight, SlenderWall panels are able to withstand 226 mph winds. Each panel will have its stud wall cavity filled with 3.5" of factory-applied closed-cell foam insulation to achieve an R-24 thermal rating. SlenderWall will play a significant role in the energy efficiency of the project.

including panel erection and caulking services. Production of the panels is scheduled to begin in July 2017, with erection to be completed in May of 2018. ■

About Smith-Midland Corporation

Smith-Midland Corporation is a publicly traded company. Smith-Midland develops, manufactures, and sells a broad array of precast concrete products for use primarily in the construction, transportation, and utilities industries. Smith-Midland Corporation has three manufacturing facilities located in Midland, VA, Reidsville, NC, and Columbia, SC. Easi-Set Worldwide, a wholly-owned subsidiary of Smith-Midland Corporation, licenses the production and sale of Easi-Set products, including SlenderWall, and provides diversification opportunities to the precast industry worldwide. ■

up to South Tower penthouse duplexes with 1,000 s/f rooftop terraces, and a 3,300 s/f. North Tower penthouse with a 3,300 ft. terrace and glass enclosed climate controlled loggia, owners will savor the rewards of open air, sky and sea.

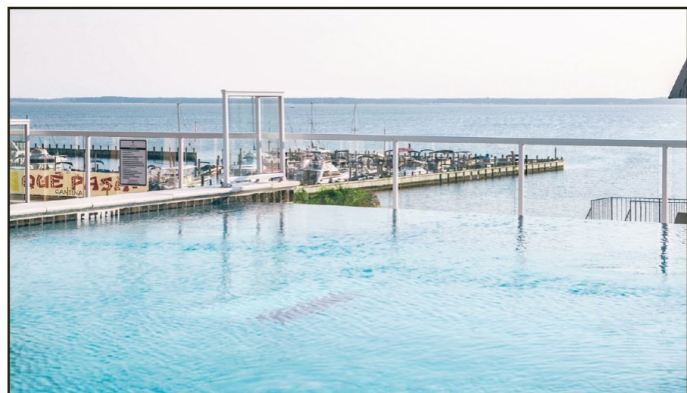
ment to be elegant, they also encompassed the efficiencies and safety factors that modern design technologies allow. The project envelope will utilize **SlenderWall** precast concrete building panels supplied by the **Smith-Midland Corporation**. SlenderWall, an Easi-Set Worldwide licensed product, is

Shore Point Architecture not only designed the develop-

The contractor, **Cornerstone Construction Services** of Somerville, NJ engaged Smith-Midland's Virginia precast plant to manufacture the 451 gleaming white acid-etched SlenderWall panels (28,578 s/f) and 88 panels (4,637 s/f) of traditional architectural precast. Smith-Midland will provide turnkey service on the project,

Lighthouse Cove Development in Dewey Beach, DE completes construction phase

DEWEY BEACH, DE — **Lighthouse Cove Development Company (LCDC)** announced a series of development milestones for the multi-phase, mixed-use redevelopment project at Lighthouse Cove in Dewey Beach.



Lighthouse Cove roof-top infinity pool

Over the most recent construction season, 27 luxury condominium units and an expanded parking garage were added. The Residences at Lighthouse Cove owners and guests are able to enjoy open space floor plans, beautifully appointed finishes, private balconies and terraces, unparalleled resort-style amenities, on-site dining, fitness center, outdoor and indoor pool, access to bayside watersports and panoramic views from ocean to bay – from sunrise to sunset. Two new phase condos recently closed with an additional 7 units under agreement for sale. The previous phases of condominiums, which encompasses 26 oceanside and bayside units, have all

sold out. Just in time for the summer season, The Residences at Lighthouse Cove condominium community recently opened the much anticipated roof-top infinity pool, which offers a spectacular third-story view of the Rehoboth Bay. The roof-top pool features an infinity edge with a 16-inch tiled seating ledge and is surrounded by a newly constructed pool plaza with lounge furniture for all

guests to enjoy. In addition to the roof-top pool, interested parties may visit the sales center located in the lower lobby of the Hyatt Place Hotel at 1301 Coastal Highway or call 302-212-0002 to set up a private tour. A 2 bedroom, pool view, 4th story fully-furnished model unit is available for tours; and five units are available for immediate delivery. "The expanded and improved

Residences at Lighthouse Cove are attracting a wide range of people to this already bustling community and providing them a breathtaking condominium with luxurious amenities, surrounded by quality retail and great restaurants that will make them proud to have their second home here," said **Cheryl DiFonzo** realtor, **Harvey, Hanna & Associates**, director of Owner Services – The Residences at Lighthouse Cove.

Future redevelopment designs and plans will be announced for the final phase of construction in the fall of 2017.

Lighthouse Cove Development Team:

Owner/developer: Lighthouse Cove Development Company (LCDC)
Managing agent: Harvey, Hanna & Associates, Inc.
General contractor / builder: **Nason Construction**
Hotel management/operator: TKO Hospitality Management ■

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