

project profile

Acqualina Sales Center – Miami, FL



Project Information

- **Building Use:** Real Estate Sales Center
- **Total Square Footage:** 8,880
- **Days to Complete:** 80



Situation

Developers of Acqualina beachfront condominiums, a new high-rise development in Sunny Isles Beach, FL, needed a real estate sales office to show potential buyers the dream of living on the beach in ultimate luxury. Timing was tight. With the busy winter tourist season a couple months away, the sales center had to be operational well before construction on the tower was finished.



Solution

ModSpace built an 8,880-square-foot modular sales center that features an exact modular replica of the soon-to-be finished condominiums. Using the speed of modular, the elaborate sales office was ready on schedule, so sales could get underway, without compromising quality.

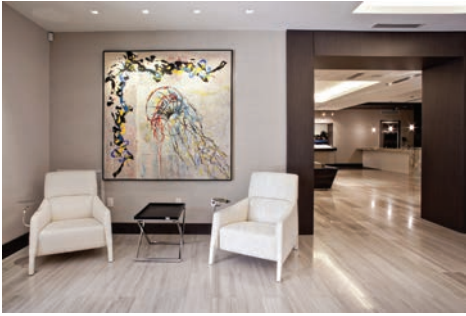
The ModSpace team in Florida worked with developers to build a temporary sales center right on the beach, beyond the Coastal Construction Line (CCL) and up to the coastal Erosion Control Line (ECL). FEMA requirements for elevations and soil mitigation meant considerable site work would have to be done before finished modules could be delivered and set on the foundation. Nonetheless, within weeks, the foundation was prepped and ready for delivery. The modular units were built and assembled to withstand hurricane-force winds, another requirement for building in the region.

To meet the oceanfront window requirements, special site-installed steel header brackets were fabricated and added across matelines and skillfully attached to the longitudinal ridge beams on site.

The resulting modular structure conforms to the state's strict structural codes for wind, coastal erosion and wildlife preservation. The building was made to exact specifications so that interior finishes could be added quickly without additional modification.

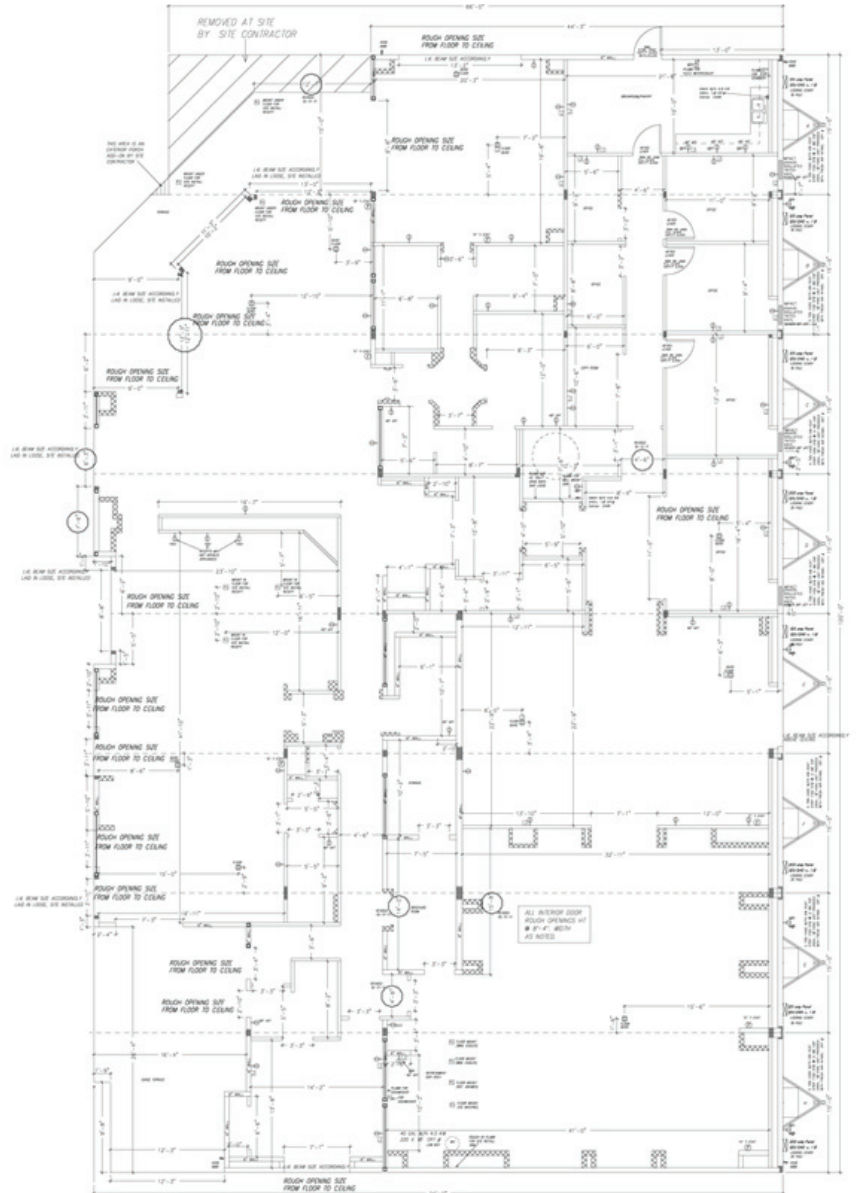
Architectural specifications included 10-foot ceilings, with available space for specialty lighting and linear diffusers (HVAC).

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Floor-to-ceiling window openings were incorporated to house the specially glazed glass needed to block outgoing light (a requirement for coastal zones with nesting sea turtles). Interior walls and floors were delivered and ready for design architects and finish contractors to add high-end finishes, custom cabinets and stone installations.

After the condominiums are sold, the developer can continue to use the sales center for other purposes. The buildings can also be relocated and reused at other properties, making them the more cost-effective and sustainable building option.



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