

## POINT EAST Beachwood, Ohio

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Herman Gibans Fodor, Inc. was retained to design a ten-story luxury condominium building on a long, narrow seven-acre site adjacent to a major interstate. An underground parking garage, party rooms, guest suites, outdoor pool, spa and tennis courts were also part of the project.

Point East's eighty-six suites have been arranged in a staggered fashion to permit each unit to have two exposures and no wall in common with an adjacent unit. Most penthouse suites are two-story units with double height living rooms. All of the penthouses and a number of the upper floor suites have roof-top terraces. All of the units have generously sized balconies.

Great attention was paid to design a structure which would minimize the effects of sound pollution inside the apartments. The masonry perimeter walls, cork underlayment for all hard surfaces, and triple-glazed windows and doors provide excellent sound control between suites and the exterior environment.

