



SIKA AT WORK

NE 20TH COURT

FORT LAUDERDALE, FLORIDA

RERURBISHMENT: Sika® FerroGard®-903, SikaTop® Seal-107

TILE SETTING: Merkrete® Underlay C, SikaTile®-100 Moisture Guard, SikaTile®-475 LHT Premium Set, SikaTile®-825 Epoxy Grout, SikaTile®-815 Secure Grout, SikaSil® N Plus

BUILDING TRUST





FORT LAUDERDALE: WHERE STRENGTH MEETS STYLE

Sika Goes Beyond the Expected on Florida's Gold Coast



JL Building Concepts chose a Sika system for the property's extraordinary redesign.

THE MIAMI METROPOLITAN AREA is in the middle of a massive facelift. Properties large and small are undergoing substantial changes that satisfy practical needs and aesthetic whims. When planning new exterior finished surfaces, the local mindset has shifted beyond simply undoing the effects of the severe Florida climate. Property owners are investing more in appealing installations that last. This means durable surfaces, high-performance setting materials and strict adherence to industry standards.

Fort Lauderdale's new face is predominantly porcelain. Owners of large commercial properties are drawn to its low-maintenance beauty. Its appeal has carried over to the residential market as the availability of products designed to set large-format porcelain has never been greater. Some residences, however, because of their value and/or placement, demand solutions developed for commercial construction projects. The residence on NE 20th Court, with its seven-figure price tag and 180-degree exposure to the picturesque but punishing intracoastal waterway, is one such property.

EXCEPTIONAL RESIDENCES NEED COMMERCIAL SOLUTIONS

Sika is one of several construction-materials companies trusted to provide product solutions and expertise to remedy structural issues in commercial and large residential buildings that bear the brunt of Florida's dynamic weather patterns. The Switzerland-based company's solutions have been trusted to fill and epoxy cracks, protect structural surfaces from corrosion and water intrusion, reinforce concrete, and level and slope surfaces to render these megastructures safer and more secure. To complement the structural work, SikaTile® setting materials deliver reliable finishing work for high-traffic, high-rigor tile and stone installations.

In Fort Lauderdale's close-knit construction community, contractors that work on larger commercial projects can easily identify residential projects that require full construction material solutions. The crews at JL Building Concepts and LS Tile Design recognized that the renovation of the patio, pool deck and dock space at the NE 20th Court address needed a commercial system to repair structures deteriorated by hurricanes, tropical storms and everyday exposure to the waterway. The team also sought to deliver



The Fort Lauderdale residence's extraordinary redesign demanded a full commercial construction system.

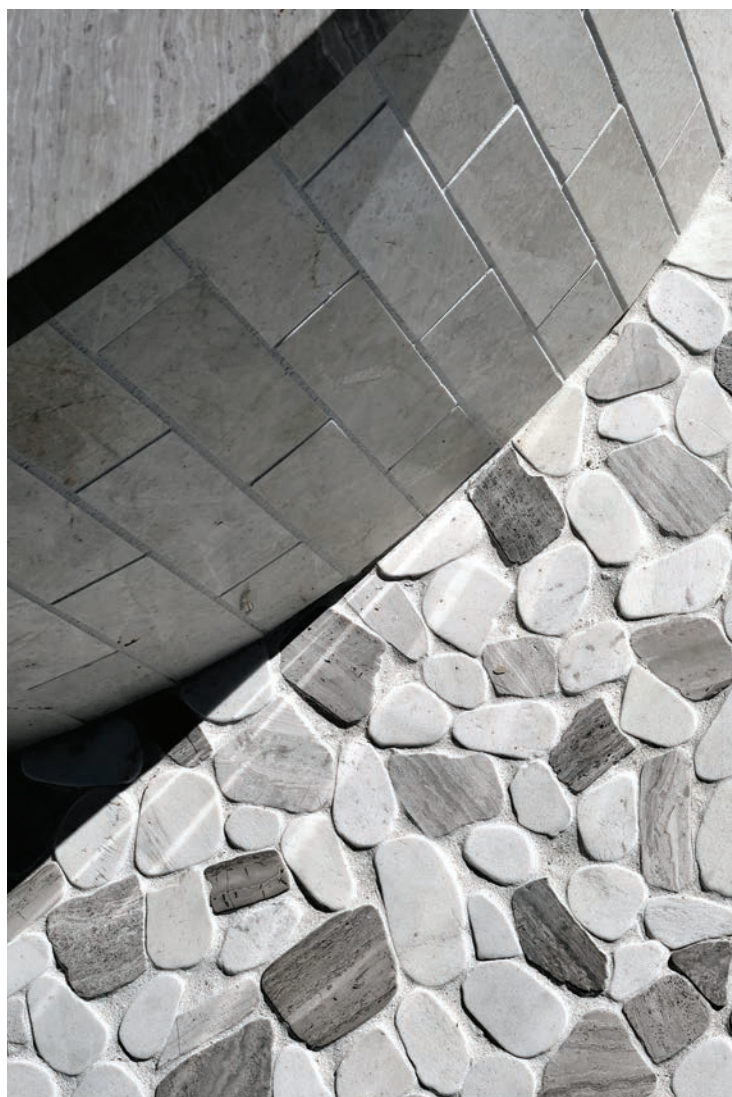
modern, lasting finished surfaces that would enhance the property's beauty while further protecting structures underneath. By the time JL Building Concepts set the stage for the tilework on the residence's dock last August, they had corrected wear from lapping waves, seasonal storms and moored-vessel impacts. The crew treated metal structures with Sika® FerroGard®-903 before using SikaTop® Seal-107 to waterproof. When it came time to set exterior tile at the residence, JL Building Concepts worked closely with LS Tile Design and Sika to develop the proper solution system and ensure all work adhered to industry standards.

"We've seen a lot of failures in the Florida market where incorrect systems have been put together," said Sika Technical Sales Manager Ken Johnson. "That was one of the things that Jackson [Castilho of JL Building Concepts] really wanted: to make sure that he was doing everything 100-percent-by-the-book correctly. They wanted to build this according to TCNA. It's a tried-and-true method for a reason."

Johnson continued, "We wanted to address proper slope. If you don't have



SikaTile®-100 Moisture Guard helps fight efflorescence on the porcelain paver deck.



SikaTile®-815 Secure Grout fills the space between the pebbles surrounding the firepit.

proper slope, you're going to end up with efflorescence. If you don't grout correctly and use the right expansion joints, you could have buckling and all kinds of issues. There's really no way someone can shortchange it." The team used Merkrete Underlay C to correct the property's slope deficiency. On top of this, SikaTile®-100 Moisture Guard was applied for waterproofing and to combat efflorescence. Johnson explained the choice of product and technique, "This is TCNA F101, which is the standard that we followed for exterior installations. Not everybody follows the TCNA standard. Typically, what would have been done in this situation, and what we see a lot of in Florida, is that this would be a 'Miami sandwich,' which is an incorrect, false mudset done externally. With this, slope is not followed correctly. And one of the biggest challenges we see in Florida is efflorescence based. There's a lot of big projects down here that have efflorescence cascading over the side of it because they use the 'Miami sandwich' to set it."

Johnson continued, "Even take the system that we put together: Underlay C has the Portland-cement material in it, so it has the potential to effloresce. So, we put the Moisture Guard 100 on top of it, which keeps water from getting down and emulsifying the soluble materials, allowing them to dry and come to the surface. So, we are mitigating the effects with that layer."

With the waterproofing membrane applied, LS Tile Design then used SikaTile®-475 LHT Premium Set for the 2-cm porcelain pavers. SikaTile®-825 Epoxy Grout was worked between the pavers to further combat efflorescence, while SikaSil® N Plus provided the needed expansion joints.

SikaTile®-475 LHT Premium Set was used to bond all horizontal and vertical stone and ceramic tile surfaces. The team chose high-performance SikaTile®-815 Secure Grout for bright white color around the tiled fire pit and for the compass rose mosaic at the southwest corner of the property. All the elements of the Sika system restored the form and functionality of the outdoor space.

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The new mosaic compass rose will withstand decades of Florida’s aggressive weather.



Merkrete Underlay C flattened surface irregularities and established proper slope for drainage.

ADDING GRACE TO THE GOLD COAST

Florida coastal properties, whether residential or commercial, continually face the challenges of aggressive weather, a problematic water table and a history of incorrect tile work. In the middle of the push to fortify structures and find more permanent exterior finished structures, residences with extraordinary needs are turning to products developed for large-scale projects. With the right team and products, the property at NE 20th Court has become the latest feature transformed in the Fort Lauderdale facelift.



SikaTile®-475 LHT Premium Set was used to set all tile at the Fort Lauderdale property.

TILE SETTING BEYOND THE EXPECTED.



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WE ARE SIKA:

The SikaTile® Secure System delivers the best Sika solution to meet project needs and overcome everyday challenges. From moisture mitigation to underlayments, patching and skimming to flooring adhesives and grouts, Sika provides a total system package.

Our most current General Sales Conditions shall apply. Please consult the Product Data Sheets prior to any use and processing.



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