

NEOVERTIKA HIGH RISE

In their effort to achieve the desired blend of contemporary aesthetics and needed protection from South Florida's coastal environment, designers of the NeoVertika residential condominium closed the sale on a pair of coating products from Chemprobe Coating Systems, the masonry division of Tnemec Company. "The coatings were selected for water repellency and the coastal, salt-air environment," recalled Tnemec coating consultant Michael Woodward. "It was a fairly substantial project, requiring 500 gallons of water repellent and 250 gallons of Conformal Stain."

Series 633 Prime-A-Pell H₂O, a clear siloxane/silane blend designed to resist water intrusion, was applied to the clean and dry cast-in-place concrete substrate using a pump up sprayer. The solution penetrates and chemically reacts with the substrate to create a powerful barrier against water penetration. The barrier is also resistant to ultraviolet light, efflorescence, rust damage and weather deterioration. Prime-A-Pell H₂O leaves the aesthetic appearance of the substrate unchanged.

In order to achieve a monolithic gray color on the exterior, Series 607 Conformal Stain was roller-applied over the Prime-A-Pell H₂O. A solvent-based acrylic, Conformal Stain exhibits excellent color stability, does not alter the natural texture of the surface, and does not significantly affect the vapor transmission qualities of the substrate.

The combination of Prime-A-Pell H₂O and Conformal Stain provides water-repellency on porous vertical surfaces. "Because the water repellent had already been applied, we needed a product that would be compatible with the Prime-A-Pell product," Woodward explained. "If you put a water-based acrylic paint over a water repellent, you would not get good adhesion, so we went with a solvent-based Conformal Stain to get penetration and adhesion into the concrete surface."

Located on the edge of the Miami River's South Bank, NeoVertika consists of 443 loft condos and features amenities that include a volcanic rock sauna, aromatherapy steam room, dog park, thermal waterfalls, rooftop lounge, fitness center and racquetball court. The 36-story high rise was developed by Neo Concepts as part of a three-building complex with parks, retail stores and riverside dining opportunities.

FEATURED PRODUCTS

Series 607 Conformal Stain
Series 633 Prime-A-Pell H₂O



PROJECT INFORMATION

Project Location

Miami, Florida

Project Completion Date

September 2006

Owner

NeoVertika High Rise

Architect

Revelta Vega Leon
Miami, Florida

Field Applicator

Delta Painting
Deerfield Beach, Florida

Series 607 Conformal Stain was chosen for the exterior of the NeoVertika High Rise in Miami, Florida, because of its excellent color stability.

