



ABOVE ▲ The residents at the Ritz Carlton Beach Residence condominium complex in Lido Beach, Florida were lucky enough to always have access to beach-front parking. But their luck started to turn when their parking garage became a slip-and-fall worry.



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Beach-access parking is always at a premium and usually involves circling in the hot sun or walking some distance before you even see white sand. That is unless you happen to be among the fortunate few who live close enough to enjoy the very considerable perk of beachfront parking. Such is the case for the lucky residents of the Ritz Carlton Beach Residence condominium complex in Lido Beach, Florida. However, their luck was starting to run a little thin as far as their parking situation was concerned.

“The parking garage was a four-year-old structure,” explains Mark Plumb, the contractor hired to recoat the structure and owner/CEO of Plumb Enterprises, Inc., DBA Trademark Garage Floors. “The concrete deck itself was in relatively good shape, but it was extremely hard. It had been sealed with an unknown clear

sealer. The owners were concerned about people slipping when it gets wet. And it gets wet a lot because of the strong ocean winds that blow rain into the garage,” an occurrence that happens often given the unpredictable Florida weather. And to make matters worse, Plumb continues, “This was the guest parking area.” They hadn’t had any major problems — yet. But a little preemptive remediation never hurts — even in a “laid back” beach community.

Although the building is managed by the Ritz Carlton, it is separate from the hotel property and the residents have their own set of rules and regulations and concerns. In the case of this coatings project, the first, and most rigid, was the time frame. “We had five days to remove the unknown sealer, repair, and recoat the 4,800 square foot (445.93m²) second deck of the parking garage,” says Plumb. “Although it was technically the second deck, it was actually the entrance into the



BY JEN KRAMER



Coatings Preserve Premium Beachfront Parking



PHOTOS COURTESY OF HP SPARTACOTE

garage and there were a lot of expensive cars, Bentleys and such, that had to be moved out. So the time restriction was firm.”

Living near the ocean, the homeowners are accustomed to hearing the roar of the surf, but not planetary grinders. And they made this fact known to Plumb and his crew. “We had noise restrictions. Basically from 8am to 5pm we could make noise — not before and not after. This only was an issue on the first day when we had to grind the concrete. But that was easily worked around.”

And forget about mixing that salty sea air with any fumes. “They were also concerned about VOCs and fumes. But since the product specified for the job — HP Spartacote’s SpartaFlex system — is ultra-low VOC, with zero to less than 100 grams per liter, they didn’t have to worry. Any fumes quickly dissipated, plus the garage

had excellent ventilation. The residents were happy with that fact. And they were even happier when they realized that neither the fumes nor the project would affect their A/C handlers which are located in the garage,” Plumb says. And that was a good thing considering the project took place in the middle of the hot, sticky Florida summer.

DIVING IN

The first day Plumb and his crew arrived on site and began setting up. But it wasn’t business as usual. Right away Plumb noticed that there was a problem. “The new coating had been shipped directly from the manufacturer to the job site and three bags of the SpartaQuartz had been damaged by the carrier in



ABOVE ▲ The crew used 18" (45.72cm) rollers with 3/8" (0.95cm) nap to roller-apply HP Spartacote's SpartaFlex in white at 3 mils (0.08mm) DFT for the lines for the parking spots and the directional arrows.

transit. They were broken open and unusable. I called Ben Grier at HP Spartacote and he immediately sent the replacements overnight." Disaster averted. Tight timeframe maintained. All before the job began.

As soon as the 8am bell rang, the Trademark crew dove right in to the prep work. "In addition to being one of the hardest floors, it was also one of the most unusual – especially for Florida. There weren't any expansion joints or cracks in the entire surface," describes Plumb. And as far as joints went, they weren't going to cut any. "Since the parking deck was the structure's second floor, we were not allowed to drill any holes or make any cuts in the slab. We could only surface grind."

So, using two 7" Milwaukee hand grinders that had each been equipped with CDCLarue dust-grabbing shrouds and hooked to 2300 hp vacuums, the crew began to hand-grind all of the edges of the deck. "The dust-grabbing shrouds and vacuums create a dust-free environment," Plumb explains. "The attached vacuums do an excellent job of cleaning the floor. With these, we don't need to go back and re-clean."

Once all of the edges had been ground, it was time to remove that super-hard, unknown clear coat and give the substrate some "tooth" in preparation for the new coating system.

Using Husqvarna 530 24" planetary grinders, equipped

with 20-grit S1 soft bond diamonds, the Trademark crew created a "rough but not too rough" surface profile. Just as they were getting started, they were given an unexpected demonstration of why the garage needed to be recoated in the first place.

"The project began at the same time as a huge tropical depression was rolling into the area," says Plumb. "The building



ABOVE ▲ The crew also used a vinyl painter's mask and HP Spartacote SpartaFlex in both white (for the logo) and blue (for the background), as well as the 18" rollers to roller-apply handicap logos to several of the parking spots.

JOB AT A GLANCE

PROJECT:

Recoat 4,800 sq. ft. (445.93m²) parking garage in upscale Florida condo complex

COATINGS CONTRACTOR:

Trademark Garage Floors
4419 Madison Street, Ste. 105
New Port Richey, FL 34652
(866) 650-2525
www.trademarkgaragefloors.com

SIZE OF CONTRACTOR:

A five-man crew worked this project

PRIME CLIENT:

Ritz Carlton Beach Residence, Lido Beach, FL

SUBSTRATE:

Concrete

SUBSTRATE CONDITION:

Good, but hard; no expansion joints or cracks

SIZE:

Approximately 4,800 sq. ft. (445.93m²)

DURATION:

Four days

UNUSUAL FACTORS:

- Noise restrictions on off-hours
- Beachfront property and job occurred during tropical depression; on day of surface prep, had to close garage doors to keep rain water from flooding into garage
- Residents concerned about fumes, but used ultra-low VOC product so fumes dissipated quickly
- A/C handlers for condo lobby located in garage and residents worried that would have to turn off or down during project; did not have to touch A/C handlers at any point during project
- Coatings shipped directly to job site and were damaged by carrier in transit; HP Spartacote replaced and shipped new product overnight

MATERIALS/PROCESS:

- Use two Milwaukee 7" (17.78cm) hand grinders equipped with CDClarue dust-grabbing shrouds hooked to 2300 vacuums to hand grind all edges
- Use Husqvarna 530 24" (60.96cm) planetary grinders equipped with 20-grit S1 soft bond diamonds to create a surface profile across the entire floor; vacuum clean
- Use squirt bottles filled with HP Spartacote Fast Fix to fix any imperfections or divots in the floor
- Use 18" (45.72cm) rollers with 3/8" (0.95cm) nap to roller-apply a primer coat of HP Spartacote SpartaFlex at 3 mils (0.08mm) DFT
- Use 4" (10.16cm) rollers with 3/8" (0.95cm) nap to roller-apply 3 coats on parking spot lines and directional arrows in HP Spartacote SpartaFlex in white at 10 mils (0.254mm) DFT total thickness
- Use vinyl painter's mask and HP Spartacote SpartaFlex (white logo and blue background) to apply handicap logo to parking spots
- Use 18" rollers (45.72cm) with 3/8" (0.95cm) nap to roller-apply SpartaFlex Clear Coat as bed coat for the quartz color blend at 2 mils (0.05cm) DFT
- Hand-broadcast 3-color quartz blend onto floor, use leaf blowers to blow excess off of floor
- Pour and squeegee second coat of SpartaFlex Clear at 6-8 mils (0.15mm - 0.20mm) DFT
- Use 18" (45.72cm) rollers with 3/8" (0.95cm) nap to roller-apply third coat of SpartaFlex Clear at 3 mils (0.08mm) DFT, rolling in the opposite direction from the first clear coat

SAFETY CONSIDERATIONS:

- Crew wore face masks and eye and ear protection when grinding concrete
- Crew wore nitrile gloves and safety goggles when directly handling the coating

is located right on the beach and faces the water." If it rained, and water flooded into the garage, the crew would be in trouble. A flooded garage could seriously affect the timeline.

"We just had to keep our eyes on the weather channel and keep working. The water wouldn't be a problem until we were actually doing the coatings, so we just kept working on the prep."

All off a sudden – bang. The sky opened up as it only can in Florida. "We had to shut the garage doors to keep the rain water from flooding in," recounts Plumb. And then, just as suddenly, it was over. "With the Florida summer heat, the concrete dried out in no time. We went back to grinding, and before we knew it, it was 5pm. Fortunately, there were no more storms for the rest of the project. It was just hot and muggy – typical Florida weather."

RIDING THE COATINGS WAVES

The next morning found the crew finishing the grinding of a few remaining hundred feet of concrete. They then vacuumed the entire floor in preparation for the primer coat application. But before they could coat the deck, they had to fill any divots or imperfections.

"We used HP Spartacote's Fast Fix in squirt bottles, like ketchup bottles, to fill the few cracks that we uncovered," Plumb says. Fast Fix is a rapid-set, two part urethane/ polyurea designed to repair control joints and broken concrete. According to the Product Data Sheet, Fast Fix is "formulated to complete under heavy loads in 15 minutes after installation is made." Although they wouldn't be subjecting the deck to heavy loads just yet, the crew did need to quickly move forward with the next stage of the coating project – priming the surface.

The specified primer coat was a clear coat of 3 mils (0.08mm) DFT of HP Spartacote's SpartaFlex, a polyaspartic aliphatic polyurea. "We set up the mixing station with one crew member



ABOVE ▲ Plumb explains, "We had two guys rolling the coating using 18" (45.72cm) rollers with 3/8" (0.95cm) nap and two guys cutting in, bringing the mixed coating from the mixing station and pouring it for the rollers."



LEFT ◀ The specs called for a custom quartz mixture in a three-color blend of white, buff, and black. “One crew member hand-broadcast the quartz over the entire floor,” says Plumb. “We used leaf blowers to blow any loose quartz into the corners to be recovered for use again.”

Once the floor had met the recoat window — approximately two hours — the crew used 4" (10.16cm) rollers with 3/8" (0.95cm) nap to roller-apply the lines for the parking spots and the directional arrows throughout the deck. “We painted approximately 240' (73.15m) of lines, about 11 spaces,” Plumb says. “We used the original drawings and all of the parking spaces were crooked so we straightened them. The residents loved that. But it took a long time.”

They used three coats of HP Spartacote’s SpartaFlex in white at 10 mils (0.25mm) DFT total for the lines and arrows. They also used a vinyl painter’s mask and HP Spartacote SpartaFlex in both white (for the logo) and blue (for the background), as well as the 4" rollers to roller-apply handicap logos to several of the parking spots. “For the handicap spots we applied two coats of the blue or white and one coat of clear for a total of 10 mils (0.25mm) DFT,” describes Plumb. While the clear coat was still wet, it was time for the application of the quartz system.

mixing at a 1:1 ratio. But since this product sets up so quickly — it has a one hour recoat window — we only mixed a half-of-a-gallon per crew member,” Plumb continues. “We had two guys rolling the coating using 18" (45.72cm) rollers with 3/8" (0.95cm) nap and two guys cutting in, bringing the mixed coating from the mixing station and pouring it for the rollers.”

A SEA OF QUARTZ

The crew used 18" (45.72cm) rollers with 3/8" nap to roller-apply a 2 mil (0.05mm) DFT “bed coat of the SpartaFlex clear coat in preparation for the quartz blend,” says Plumb.

The quartz mixture was a three-color blend of white, buff, and black. “One crew member hand-broadcast the quartz over



ABOVE ▲ The experienced Trademark crew not only had a tight project window, they had to work quickly because of the product itself. “You gotta work fast with polyaspartics because they dry so fast,” Plumb explains.



ABOVE ▲ “In addition to being one of the hardest floors, it was also one of the most unusual — especially for Florida — there weren’t any expansion joints or cracks in the entire surface,” describes Plumb.



ABOVE ▲ The condo residents were so impressed with their new garage floor that they decided to redo the parking garage walls as well.

the entire floor. We used leaf blowers to blow any loose quartz into the corners to be recovered for use again.”

“The next coat was squeegeed on with 18” (45.72cm) EPDM squeegees in small amounts as before. You gotta work fast with polyaspartics because they dry so fast.” Plumb explains that this clear coat of SpartaFlex was poured on at a DFT of “at least 6 mils (0.152mm).” He continues, “When it was dry to recoat — about two hours — we were back on the floor for the final coat: another clear coat of SpartaFlex poured on at 3 mils (0.08mm) DFT. This time, however, we rolled in the opposite direction from the first clear coat. Within one hour we were walking on the new floor.”

Plumb has reason to be proud. Not only were the owners impressed with the recoated parking garage and the crew’s hard work, but the Trademark team turned the completed deck back over in four days rather than the allotted five. “We told them that they could be back to driving on it within 24 hours, but they wanted to keep it closed for an extra day to have their maintenance crew repaint the walls.” Why not? When the floor looks show-room new, the walls should too.

Now when the residents and guests at the Ritz Carlton Beach Residence park their cars, they do so in luxury and re-coated safety — at least when they park on the second floor of the guest parking structure. Talk about luck and premium beachfront parking. **CP**

VENDOR TEAM

3M

Safety gear

3M Center
Building 220-01-01
St. Paul, MN 55144
(888) 364-3577
www.3m.com

CDCLARUE INDUSTRIES, INC.

Surface prep equipment

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Tulsa, OK 74131
(866) 954-9700
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HP SPARTACOTE, INC.

Coatings

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Golden, CO 80403
(866) 966-1329
www.hpspartacote.com

HUSQVARNA

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(913) 928-1000
www.us.husqvarnacp.com

MILWAUKEE ELECTRIC TOOL CORPORATION

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Brookfield, WI 53005-2550
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www.milwaukeetool.com