CROSSROADS BUSINESS PARK
Project Spotlight

OWNER:
Majestic Realty Co.
City of Industry, CA

INSTALLER:
Certified Tile, Inc.
Van Nuys, CA

CONSTRUCTION MANAGER:
Commerce Construction
City of Industry, CA

ARCHITECT:
John R Burroughs, LEED AP
Commerce Construction Co., L.P.
City of Industry, CA
Challenges

Builders faced two major challenges with this project:

DIFFICULT ENVIRONMENT — Surface temperatures on buildings in Southern California vary widely throughout the day, often swinging from as low as 60°F (15.5°C) overnight to 120°F (48.8°C) degrees in the heat of the day. Because of these dramatic shifts, expansion joints need to be larger than normal to avoid thermal shock and ensure consistent performance. In addition, the building is often exposed to wind-driven rain and must remain completely protected from that moisture.

SIZE OF THE TILE AND HEIGHT OF INSTALLATION — The 12" x 36" (30.5 x 91.4 cm) large-format travertine natural stone tiles used on the building façade are quite heavy, posing additional liability issues on a four-story building with walkways below. Permanent, dependable adhesion is absolutely required to avoid any potential issues with tiles falling from the building.

Situation

The Crossroads Business Park is a modern, 1.5 million ft² (139,354 m²) office and retail space in sunny Southern California. It features a host of modern amenities and a progressive design that includes large-format travertine natural stone tile on the façade of the building.

The developers were committed to a sustainable building process and employed a number of innovative approaches in the construction that posed several challenges. The building is four stories tall and was built using concrete, tilt-up walls, meaning that the walls were poured horizontally and then hoisted into place and tied together.

LATICRETE was brought in early in the process to identify the best materials and implementation to achieve the desired results for the exterior tiling.

“With more than 80,000 ft² (7,432 m²) of stone tile on the exterior, reaching up four stories, proper installation with reliable materials was critical. LATICRETE was able to deliver not only the best adhesives and grouts, but also help the clients achieve their sustainability goals.”

— Brett Spencer
Regional Sales Manager, LATICRETE
A LATICRETE Solution

Certified Tile, Inc. chose LATICRETE for its proven solutions in these kinds of applications.

To address the location’s difficult elements, Certified Tile, Inc. used the right waterproofing and anti-fracture membrane and grout to ensure the installation would stand for years to come.

HYDRO BAN®, a thin, load-bearing waterproofing and anti-fracture membrane, was used for waterproofing and to provide anti-fracture protection from the substrate. HYDRO BAN is a single-component, self-curing liquid rubber polymer that forms a flexible, seamless waterproofing membrane and bonds directly to a wide variety of substrates.

PERMACOLOR® Grout is a high-performance, fast-setting grout that provides a grout joint that is dense and hard. It also provides outstanding color consistency and improved stain resistance.

LATASIL™ is a high-performance, one component, neutral-cure, 100% silicone sealant designed for ceramic tile and stone applications. For this project, the sealant was color-matched to the grout, offering a seamless transition to the movement joints that allows for expansion and contraction.

To ensure the project’s large-format tiles stayed in place, Certified Tile, Inc. used 254 Platinum to adhere the tiles to the structure.

254 Platinum, the ultimate one-step, polymer fortified, thin-set mortar for interior and exterior installation of ceramic tile, stone, quarry tile, pavers, and brick was used to adhere the tiles to the building. 254 Platinum, designed to just mix with water, has a long open time with unsurpassed adhesion and workability and contains antimicrobial protection to inhibit the growth of stain-causing mold and mildew in the substrate.

Outcome

The installation took a little more than three months to complete and the materials come with a 25-year warranty. With the right products, Commerce Construction was able to achieve the elegant look the client wanted while achieving an installation that will hold up well to the constant heat and occasional rain of the area. The building is a success and is a centerpiece of the business park, helping to draw a variety of tenants who appreciate the outstanding construction quality.

“The stone tile is the highlight of the building as visitors approach, so we needed the best possible installation that will hold up over time. LATICRETE® products give us the performance we need and give the project’s owners peace of mind”

~ John R Burroughs, LEED AP
Commerce Construction Co., L.P.