



The Madison Downtown

Solving a Decades-Long Water Intrusion Problem with a Proven Sto Solution

Facades



The Madison Downtown, a luxury residential condominium complex in Miami, FL, initiates a long-overdue restoration project to correct water intrusion and corrosion problems.



Sto Products	Sto RFP, Sto Mesh, Sto Flexible Crack Filler, Sto Powerwall Stucco, StoColor Acryl Plus
General Contractor	Platinum Structural Restoration, Inc
Distributor	FBM Hialeah Gardens
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The A.R.T. of reStore®

A	Aesthetics
R	Repair
T	Transformation

Sto RFP, Sto Mesh, Sto Flexible Crack Filler, Sto Powerwall Stucco,
StoColor Acryl Plus

South Florida is one of the harshest environments in the nation for a building. Hurricanes. Heat. Intense UV radiation. Salt water. And lots of water from wind-driven rain in hurricanes to daily thunderstorms in summer. All these elements wreak havoc on buildings, requiring them to be restored every 8-10 years, much sooner than the national average.

Built in 1989, The Madison Downtown luxury residential condominiums endured the brunt of this harsh climate for thirty years without a full renovation. As a result of lack of maintenance and storm damage, the towers had chronic water intrusion that affected all units. Water was seeping through the facades and walls. In addition to the water intrusion problem, there was significant corrosion on the railings and reinforcing steel on all balconies, compromising the building's integrity.

The general contractor, Platinum Structural Restoration, Inc., was awarded the job, which included exterior stucco facade restoration, delaminated stucco remediation, waterproofing, balcony repairs, and railing replacement. Lenny Loscalzo, the owner of Platinum, knew immediately that this was the perfect project for Sto RFP, a ready-mixed, fiber-reinforced, polymer-modified acrylic basecoat. Sto RFP is a key component of Sto reStore Level 2 projects like this one, which consists of repairing and refinishing existing exterior walls.

"Sto is the only manufacturer that offers a product that can be applied over old coatings, which saves time and keeps the project moving. The Sto mesh that is embedded in the first coat provides flexibility, prevents blistering and cracking, and gives a nice uniform finish on the exterior, hiding years of cosmetic-level stucco repairs," said Loscalzo.

"Having that level of communication with the manufacturer throughout the project was key. Sto does a very good job of that."

Lenny Loscalzo | President | Platinum Structural Restoration, Inc.

After the remediation and removal of delaminated stucco and the repair of larger stucco cracks, two coats of Sto RFP were applied over a 24-hour period. Sto RFP bonds structural components together, and bridges cracks. The Sto mesh applied into the basecoat adds significant tensile strength, helping to avoid reflective cracking of old cracks as well as the onset of new ones. Other Sto products used on the project were Sto Flexible Crack Filler for sealing and waterproofing hairline cracks, Sto Powerwall Stucco to prevent future cracking, and StoColor Acryl Plus, an acrylic-based, high-performance coating that protects against weather, salts, and environmental pollutants.

The property manager of Madison Condominiums, Maria Reexport, says that the project was a huge success. According to her, the owners are extremely happy with the quality of work and with the Board and building owner for investing in a solution that addressed the core issues, instead of applying short-term fixes. Maria adds that she loves the new, contemporary look of the building, which now has a modern, smooth finish where there used to be a dated texture. "Sto has been a lifesaver!"



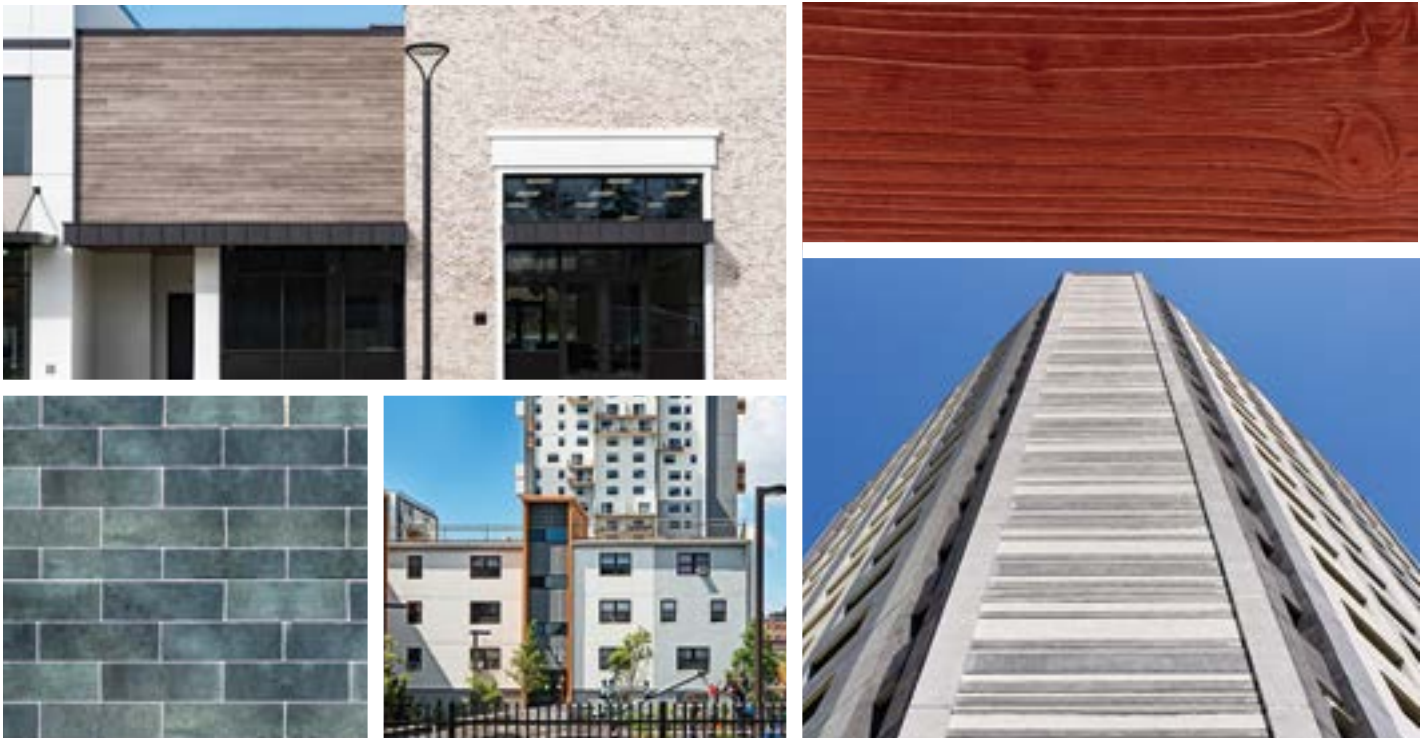


A history of turning inspiration into reality

Inspiration favors the open mind. With Sto, your creative exploration can take you anywhere. Our proven products give you unmatched freedom and the ability to achieve your vision in any color, any form, any texture, and any material.

Now, with The A.R.T. of reStore®, Sto provides a comprehensive solution that focuses on maintenance, repair, and energy improvements that safeguard the long-term value of your investment. From a simple recoating to refresh the look of an existing to a total recladding, Sto offers 4 renovation solutions - reStore level 1, 2, 3 and 4. And no matter the extensive level of repairs, customers can still enjoy the wide range of aesthetics. Follow your inspiration, and Sto will provide everything your building design needs: products, support, services, and surfaces.

Creativity Begins. **Sto Finishes.**®



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