

# Project Profile

PremiumCoat® System



## 605 Lincoln Road, Miami FL

The 605 Lincoln Road building is home to SapienNitro, an international technology services firm that houses its data center on the top penthouse level. Ironically, the data center is located directly below the building's cooling tower units. Cooling tower units emit water as a byproduct of this type of cooling system. Therefore, it was a major concern to ensure a water-tight roof was in place to protect thousands of dollars of servers and electronic equipment.

Built in 1932, the building is an example of the historic art deco architecture found in the South Beach area. The development firm was looking for a roofing solution that would maintain a leak-free building without tearing off the existing roof and yet be used as a walkable deck with no resemblance of a roofing application.

The answer: PremiumCoat®. The 605 Lincoln Road Building (known locally as the former "Sony Music Building") is located on South Beach's historic road of open-air retail shops, restaurants, art galleries, and other businesses. Using the Hydro-Stop PremiumCoat® System allowed the 605 Building and the surrounding restaurants and boutiques to experience zero disruption to their business or pedestrian traffic surrounding the building. Due to the open-air pedestrian area below, a spray application could not be used, but the Hydro-Stop PremiumCoat® System's versatile application process turned out to be a great solution.

The BarrierGuard® System was used as the primary waterproofing system within the cooling towers' roof deck to ensure that the data center below would not experience water intrusion.

FlexCoat was used as the secondary waterproofing for the vertical walls surrounding the cooling towers. FlexCoat is a flexible, elastomeric that fills cracks and provides a smooth, watertight barrier for masonry surfaces (which are primary points of entry for water). » *continued on back*



Rooftop area for outdoor events - safe for pedestrian use due to TrafficCoat's non-skid properties



Cooling towers (enclosed in round structure)

### Information:

- **Total Square Footage:** 11,400 ft<sup>2</sup>
- **System(s) Applied:** PremiumCoat® System + TrafficCoat pattern
- **Existing Substrate:** Lightweight concrete



Miami's South Beach - aerial



Before



After

FlexCoat is carefully formulated to remain flexible and allow for movement while providing a high-quality water seal.

PremiumCoat® is a fluid-applied, 100% reinforced, water-based acrylic elastomeric roof system that has been FM 4470 tested for water leakage, wind uplift, hail damage, flame spread, and resistance to foot traffic. Staying consistent with the art deco theme, the TrafficCoat® wave pattern (applied in two non-skid coats over the full PremiumCoat® System) reinforced the primary initiative of the roof project – having a warranted, water-tight, walkable roof system that doesn't LOOK like a roof system. ■

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HydroStop's products reinforced the **primary initiative of the project** – having a warranted, water-tight, walkable **roof system that doesn't look like a roof system**

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TrafficCoat wave pattern - watertight, walkable & beautiful



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