



# Westin Bear Mountain Resort and Spa clubhouse renovation

Victoria, B.C., Canada



## Project Information

**Project category:**  
Tourism and Wellness – Renovation

**Year of construction:**  
2005

**Years of MAPEI involvement:**  
2021 to 2023

**MAPEI representative:**  
David E. Kelsberg

**MAPEI distributor:**  
Prosol inc.

**Project owner:**  
Raoul Malak

**General contractor:**  
Verity Construction

**Installer:**  
Yvgeny Falco (Floors2Go)

**Project Manager:**  
David Clarke

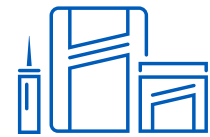
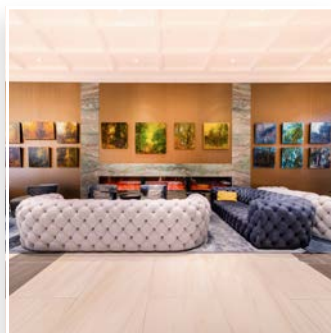
**Architect:**  
WA Architects

**Photographer:**  
Take Off Photography



## Project Overview

New ownership of a luxurious resort hotel wanted to put their own mark on the finishings in their clubhouse lobby, expanded dining area and exteriors, showcasing large-format-tile and a rustic stone entrance. MAPEI products helped fit the bill with style built to last.



## Products Used

**Kerabond/Keralastic™ System**

**Mapeguard® UM**

**Mapesil® T Plus**

**Novoplan® 2 Plus**

**Planicrete® AC**

**Planislope™ RS**

**Planitop® X**

**Primer L™**

**Topcem™ Premix**

**Type 1™**

**Ultrabond ECO® 185**

**Ultracolor® Plus FA**

**Ultraflex® LFT™**

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## MAPEI products to the mountaintop

The Bear Mountain resort is a beautiful luxurious getaway located just outside Victoria, British Columbia, on Vancouver Island. Straddled by dual golf courses comprising 36-holes designed by legendary pro golfer Jack Nicklaus and his son, Steve, the Westin Bear Mountain Resort and Spa clubhouse sits nestled near the top of the mountain, overlooking the picturesque Olympic mountain range.

When Raoul Malak took ownership in 2019, he wanted to put his own stamp on the lobby, exterior entrance and restaurant/bar area. By 2021, the plans were in place, courtesy of WA Architects, local builder Verity Construction and the Vancouver-based interior design studio CHIL. Their plans included an extension of the dining area under a glass canopy to afford diners with a more expansive and immersive experience of the breathtaking natural beauty surrounding them.

### MAPEI on the job

The entire lobby and dining area “underwent tile removal, surface preparation and installations of horizontal and vertical tile and an area of custom-made carpet inside the lobby, bar and restaurant area,” said MAPEI sales representative David E. Kelsberg, who served as MAPEI coordinator on the renovation project. “In addition, the exterior entrance and walkways required tile removal, surface preparation and re-sloping of the entire area to accommodate for better drainage before the installation of large format porcelain tiles.”

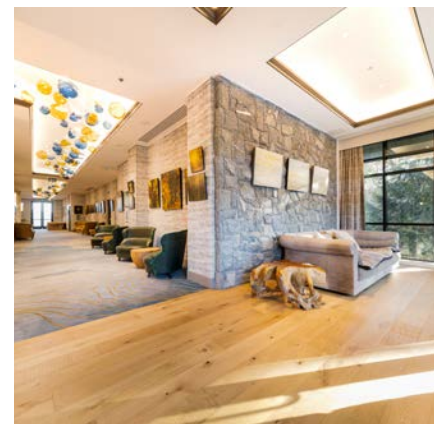
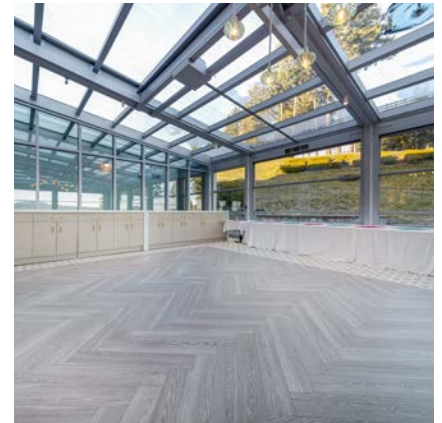
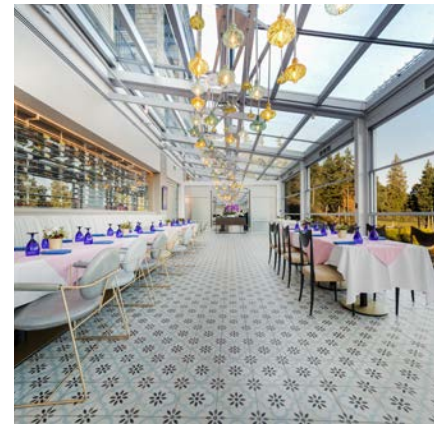
Kelsberg said, “noting the steep hillside to the north of the clubhouse directs rainwater towards the entranceway and after a good west coast shower the existing drainage could not cope,” so a solution was needed. Linear drains were cut into the concrete and the new sloping directed the water away from the doors and towards the new drainage system. The large format tiles were then cut into removable pieces to allow for cleaning, while excess water would drain easily into the troughs beneath the tile.

Contractors used products from the Concrete Restoration Systems line to rebuild and slope these areas accordingly, beginning with a new mortar bed of **Topcem Premix** screed mortar, using **Planicrete AC** acrylic latex admixture to enhance its durability against freeze/thaw conditions. **Planitox X** fiber-reinforced vertical and overhead repair mortar and **Planislope RS** polymer-modified sloping mortar were applied as needed to form the improved linear drains that were installed.

*Planitop X* was later used to raise the outdoor fountain, Kelsberg explained. “The front entrance water feature was completely redone with mosaic tile after removing old tiles and prepping a new installation,” he said, to create a decorative, circular ring.

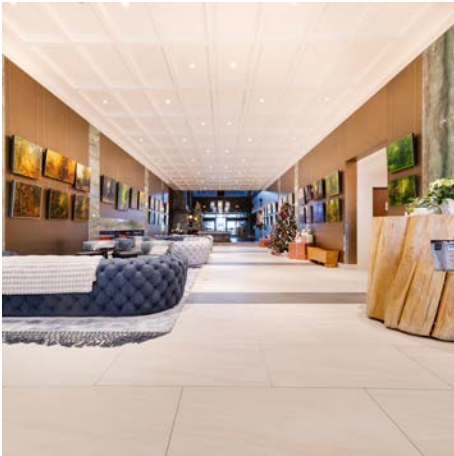
### Surface Preparation

With the original floor coverings completely removed, the first job of Yvgeny Falco’s Floors2Go installation team consisted of applying a coating of **Primer L**, an advanced-technology latex primer for concrete





# MAPEI products to the mountaintop



over the interior area. That prepared the substrate for self-leveling, using **Novoplan 2 Plus** professional cement-based self-leveling underlayment – appreciated by installers for its ease of application.

## Interior tile installation

Altogether, about 9,000 square feet [836 m<sup>2</sup>] of ceramic tile would be installed on interior floors. That called for the application of **Mapeguard UM** premium-performance, lightweight, uncoupling and crack-isolation underlayment membrane (specifically on areas that would later take ceramic tile as the floor covering). The unique engineered tri-layered design of **Mapeguard UM** absorbs lateral stress from the substrate without transferring this force to the tile, which maintains exceptional bonds.

The large-format tile on floors (and lobby walls) was adhered using **Ultraflex LFT**. It's a large-and-heavy-tile mortar with polymer, specially formulated to deliver the best results for large-format tile, and is nonsag for walls. The mortar is formulated with Easy Glide Technology™ for ease of application and with a consistency that allows adjustability.

Aside from being a premium-grade mortar, **Ultraflex LFT** is now a part of the MAPEI Zero line of products featuring a full carbon offset. CO<sub>2</sub> emissions measured throughout the life cycle of

products from the Zero line in 2023, using Life Cycle Assessment (LCA) methodology, verified and certified with EPDs, have been offset through the acquisition of third-party-certified carbon credits in support of renewable energy and forestry protection projects: A commitment to the planet, to people and to biodiversity.

Smaller-sized tiles installed on the pillars posed no concern about sag, so only required a mastic for adhesion. **Type 1** premium-grade acrylic adhesive was used for those.

## Exterior/patio tile installation

More than 5,000 square feet [465 m<sup>2</sup>] of retiling was carried out over the rebuilt exterior areas, as well as the patio extension. There, the two-part, high-performance **Kerabond/Keralastic System** was used, for its exceptional bond strength, flexural strength, elongation and freeze/thaw durability.

Grouting of all interior and exterior horizontal areas was completed using another product now in the MAPEI Zero line: the polymer-modified **Ultracolor Plus FA**. This grout was developed using MAPEI's High-Hydrated Cement Technology (HCT™) to eliminate the common problems related to Portland-cement grout, such as color consistency and efflorescence. Additionally, **Ultracolor Plus FA**'s formulation incorporates DropEffect™ technology, which reduces surface absorption to help repel water, dirt and grime from penetrating grout joints, thus allowing for easier maintenance.

To finish, expansion/movement joints were sealed using **Mapesil T Plus** 100%-silicone sealant with enhanced adhesion, which was color-matched to the grout in #5014 Biscuit (one of the MAPEI "Country" line of proprietary grout colors).

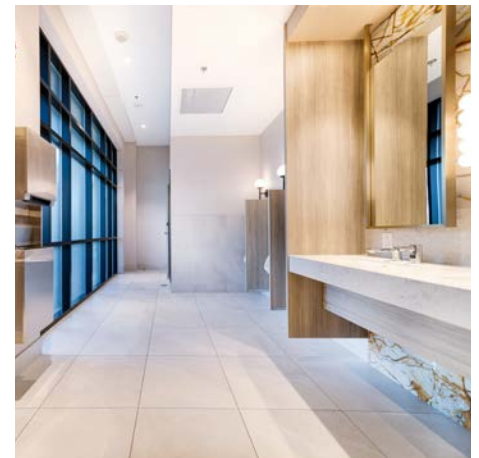
## Carpeted Interiors

Roughly 6,000 square feet [577 m<sup>2</sup>] of interior floors were covered with

custom-made Egyptian carpeting, using **Ultrabond ECO 185**, a professional-grade latex-based carpet adhesive that offers fast grab and quick leg development for fast-track installation.

As an added benefit, all products used in this project were third-party tested and third-party certified for low VOC content and low VOC emissions. As a result, the products achieved Indoor Advantage Gold certification from SCS Global Services to meet California Department of Public Health (CDPH) Standard Method v1.2-2017. The testing of the products is the most stringent type of testing that is available in North America.

When all the work was completed (interiors in 2022; exterior work in 2023), the Westin Bear Mountain clubhouse lobby and expanded dining area sported a fresh new, high-end look that better suits the luxurious destination's grandeur, rebuilt with lasting elegance.



### **MAPEI Inc.**

2900 Francis-Hughes Avenue  
Laval, Québec H7L 3J5  
(450) 662-1212

### **Technical Services**

1-800-361-9309 (Canada)

### **Customer Services**

1-800-42-MAPEI (1-800-426-2734)