



ADDING TO LUXURY CONDO LIVING IN YALETOWN

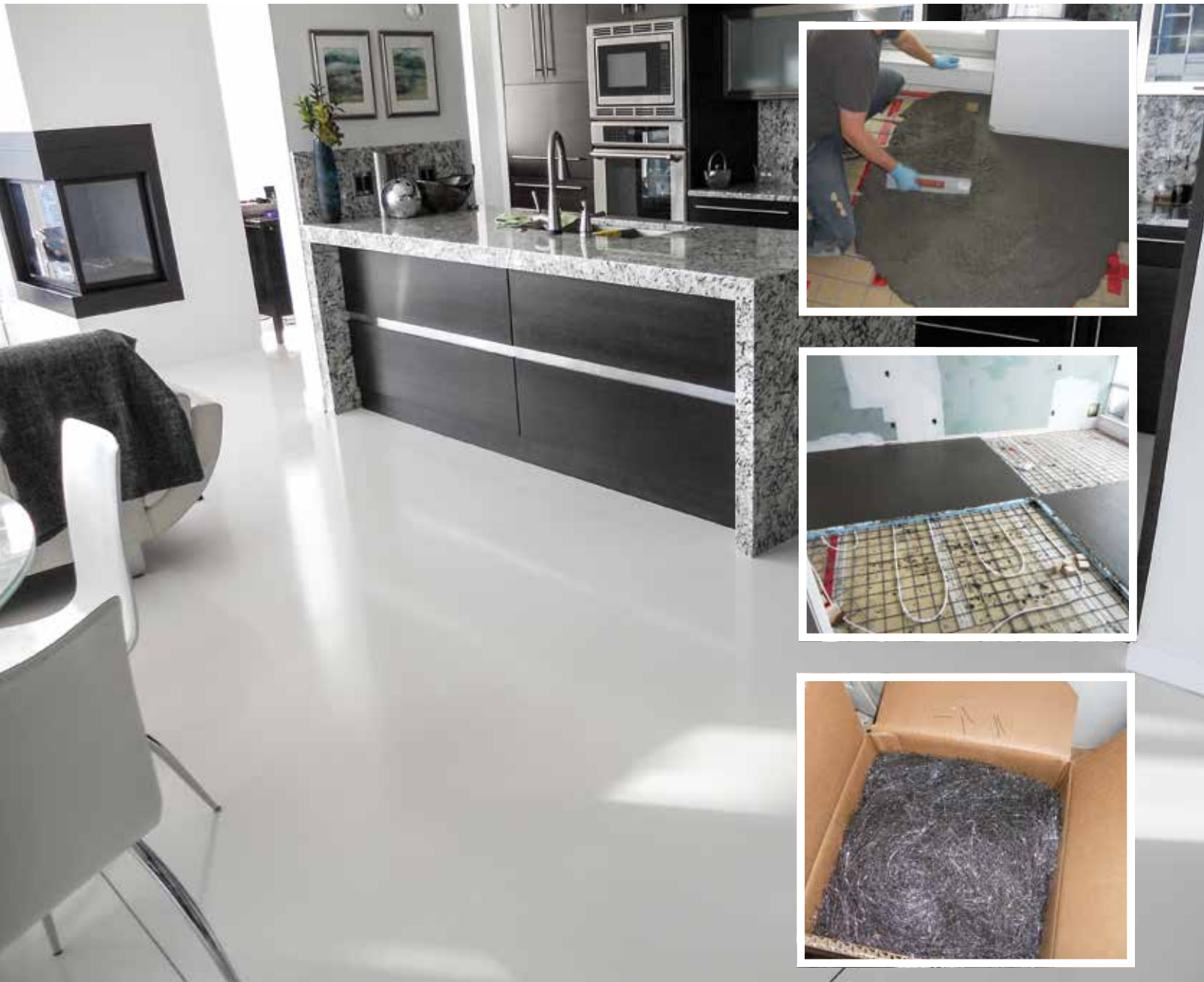
MAPEI's *Ultratop*[®] brings the understated elegance of decorative concrete to a penthouse in Vancouver's Aquarius Mews II

"Yaletown got its name in the 19th century when the Canadian Pacific Railroad moved its rail yards and repair facilities from Yale, in the Fraser River canyon, to the new Yaletown on the north shore of False Creek [in Vancouver]."

"Known to many as Vancouver's little Soho, Yaletown has experienced a revival in the past several years to emerge as downtown's trendiest residential neighborhood for urban professionals. Impeccably hip, Yaletown is brimming with quality restaurants, boutiques, and galleries. It is a neighborhood where everyone goes to see-and-be-seen."

"A seven block area bounded by Nelson, Homer Drake and Hamilton Streets and Pacific Boulevard, Yaletown retains the red brick charm of its history as a 19th century rail yard. Warehouses have been converted into lofts, and railway loading docks now serve as patio space for martini bars."

– Quoted from BCPassport.com/shopping/yaletown



Occupying a prime spot at the south end of Yaletown is Aquarius Mews II, part of a collection of four high-rise buildings surrounding a scenic courtyard. The building houses a fitness center with an indoor pool, Jacuzzi and sauna room. Stepping out the front door of the condo lobby, residents step right into all that Yaletown has to offer. And if the condo inhabitants tire of the urban scene, they can turn around for a view of the marina and yacht harbor across Marinaside Crescent.

Completed in 1999 as the second building in the group, Aquarius Mews II is located at 198 Aquarius Mews. It rises 33 stories and houses 184 units. One of the penthouse suites on the 28th floor recently got a new owner and an innovative facelift. After the

closing, the owner – an interior designer – immediately gutted the unit and began searching for a fresh new look. With regard to the floor, sound protection was critical. In addition, the owner wanted an organic concrete-looking floor with radiant-floor heating, making the project a considerable challenge.

The system solution that MAPEI created had never been tried with the company's products yet proved quite successful. A cork sound mat was used over the concrete slab, and was covered with 6-mil thick poly to provide a separation slip sheet. Expanded metal lath was placed on the slab, providing a grid for the heating pipes to be strapped to and producing reinforcement for the mud bed. The contractor, Artisans in Concrete,

used **Topcem™ Premix** mortar mixed with **Planicrete® AC** liquid-latex admixture. Under the leadership of project manager Anton Vogt, the crew added stainless-steel fiber into the mix for added stability.

Workers divided up the rooms into grids using high-density foam. Foam strips were bolted to the slab and acted as screed rails for the mud bed. **Topcem Premix** was mixed on the small patio deck, and the mud bed took two days to install.



Next, the *Topcem Premix* mud bed was allowed to cure for two days before the overlay application. Workers applied *Primer E*™ with broadcast sand over the entire floor area of the condo unit, including the kitchen, hallways, bathrooms, closets and bedrooms. *Ultratop White* was then installed over the primer on the following day.

Specifically designed for applications where a distinctive and creative floor is desired, *Ultratop* is a self-leveling, self-drying topping, based on High-Hydrated Cement Technology (HCT™), that is specially formulated for fast-track resurfacing and construction of interior horizontal wear surfaces. It provides the ultimate palette for designing unique and

artistic floors, and it offers an unlimited range of interesting effects when mixed with integral colorants and materials such as glass, aggregates and metals. *Ultratop White* also maximizes the brilliance of architectural stains and integral coloring agents.

The *Ultratop* application process took two days, due to the layout of the unit. Once the *Ultratop* had cured for an additional day, it was buffed and subsequently sealed with an acrylic sealer. Several coats of floor wax were then used to form a protective sacrificial layer. The floor turned out amazingly well and gave the home owner the exact look that she was trying to achieve. Now her condo truly “tops the list” of creative locations in Yaletown.

TECHNICAL DATA

Aquarius Mews II Penthouse Condo, Vancouver, British Columbia (Canada)

Period of construction: 2011-2012

Where MAPEI products were used: *Topcem Premix* mixed with *Planicrete AC* was used to form a mud bed around and under a radiant-floor heating system. The mud bed was then covered with *Ultratop White* to form an elegant, decorative concrete background for the modern décor in the condominium.

Client: Private homeowner

Project manager: Anton Vogt

Decorative concrete contractor: Artisans in Concrete – Vancouver, BC

MAPEI coordinator: Dave Randall

MAPEI PRODUCTS

Surface preparation: *Topcem Premix*, *Planicrete AC* and *Primer E*

Installation of decorative concrete flooring: *Ultratop White*