



ONE LIGHT APARTMENTS IN KANSAS CITY

MAPEI PRODUCTS HELPED BUILD NEW LUXURY APARTMENTS IN MISSOURI, USA

With combined municipal and private investments, One Light Luxury Apartments represents the first residential tower built in downtown Kansas City (the largest city in the U.S. state of Missouri) since 1976 and the first new high-rise construction within the freeway loop since 2006. One Light is just one of almost 80 projects – totaling investments of more than 1.7 billion US dollars – that are a part of the rejuvenation of downtown Kansas City that began in 2012.

One Light was developed by The Cordish Companies as a 25-story high-rise residential building in the heart of Kansas City's Power & Light District. The multi-story building includes 307 residential units, two retail tenants on the first level, club rooms, 650 m² of office space for The Cordish Companies, and two penthouse floors.

The 325 apartments range in size from about 55 m² studios to 130 m² penthouses, with each residential unit featuring views of the Kansas City skyline. Shopping, dining and entertainment are a short walk away; within the apartment complex itself, residents can find a fitness center, theater, pool, community kitchen and club rooms.

Two installer companies were selected for the flooring and wall installations: FDC Contract for wooden, textile and vinyl coverings, and Metro Tile Contractors for ceramic tiles. One Light is a high-end project, and both installers relied on Mapei's installation materials for success.

MAPEI PRODUCTS AT WORK

Teams from FDC Contract began their work by using PLANIPREP SC skimcoating and patching compound to produce a smooth, even substrate for the installation of luxury vinyl coverings.

Because the teams were working on a multi-unit high-rise project, it was important to provide sound reduction between floors. To accomplish this task, the teams used ULTRABOND ECO 360 high-performance adhesive to install a total of almost 14,000 m² of acoustical underlayment.

Over this underlayment, the teams again used ULTRABOND ECO 360, with its easy trowelability for quick installation, to bond luxury vinyl tiles (LVT).

FDC Contract crews installed about 465 m² of 10-mm engineered hardwood in the club room, community kitchen and entrance to the outdoor pool on the fourth floor of One Light. For this installation, the crews used ULTRABOND ECO 995,



ABOVE. One Light is a 25-story high-rise residential building in the heart of Kansas City.

Mapei's premium adhesive for all types of wood flooring and bamboo. ULTRABOND ECO 995 can be used in a single-coat application method that provides a superior bond and moisture vapor emission control on concrete slabs. This adhesive also provides sound-reduction properties, making it suitable for use in multi-unit housing projects.

FDC also installed textile floors in the hallways of the 21 residential floors by using ULTRABOND ECO 810.

For the installation of ceramic tiles in apartment bathrooms and in lobby areas on the main floor, Metro Tile Contractors used an innovative Mapei system. They began by applying MAPELASTIC AQUADEFENSE ultra quick-drying flexible liquid membrane to waterproof interior corners of all walls in the bathroom showers. They then used MAPELASTIC CI for



PHOTO 1. The installers cut the tile surrounding the fireplace down to 22,9 x 91 cm to create a beautiful floor-to-ceiling backdrop for the lobby. In these areas, they used ULTRAFLEX LFT for bonding ceramic tiles and ULTRACOLOR PLUS for grouting joints.
PHOTO 2. ULTRABOND ECO 995 was used to install the wooden flooring in the fourth floor club room and community kitchen.

PHOTO 3. Textile floors in the hallways of the 21 residential floors were installed using ULTRABOND ECO 810 adhesive.

PHOTO 4. On the ground level, large-format ceramic tiles were installed on the walls and floors of the lobby and waiting areas using ULTRAFLEX LFT as adhesive and ULTRACOLOR PLUS to grout the joints.



crack isolation on bathroom floors.

The walls in the showers were covered with 15 x 61 cm porcelain stone tiles, while the bathroom floors were covered with 30 x 61 cm “City View” porcelain tiles by Daltile. Both the wall and floor tiles were bonded with ULTRAFLEX LFT mortar for large-format tile, which is formulated with Easy Glide Technology™ for ease of application.

All of the ceramic tile joints in the bathrooms were grouted with ULTRACOLOR PLUS high-performance, anti-efflorescence, quick-setting and drying polymer-modified mortar with water-repellent DropEffect® and mould-resistant BioBlock® technology for grouting joints from 2 to 20 mm wide.

“This was a pretty straightforward job,” said Kevin Coffman, project manager for Metro Tile. “One very interesting thing for us was the way this job flowed. We worked the project from bottom to top, and thanks to the general contractor,

J.E. Dunn, it was a true design-and-build process. While we were installing ceramic tiles in the bathrooms on the fifth floor, they were pouring concrete on the 17th floor, and by the time we were working on the 10th floor, the 25-story building was being topped off. Once we had chased the building to the top penthouses, we then returned to the ground level to install ceramic tiles in the common areas.”

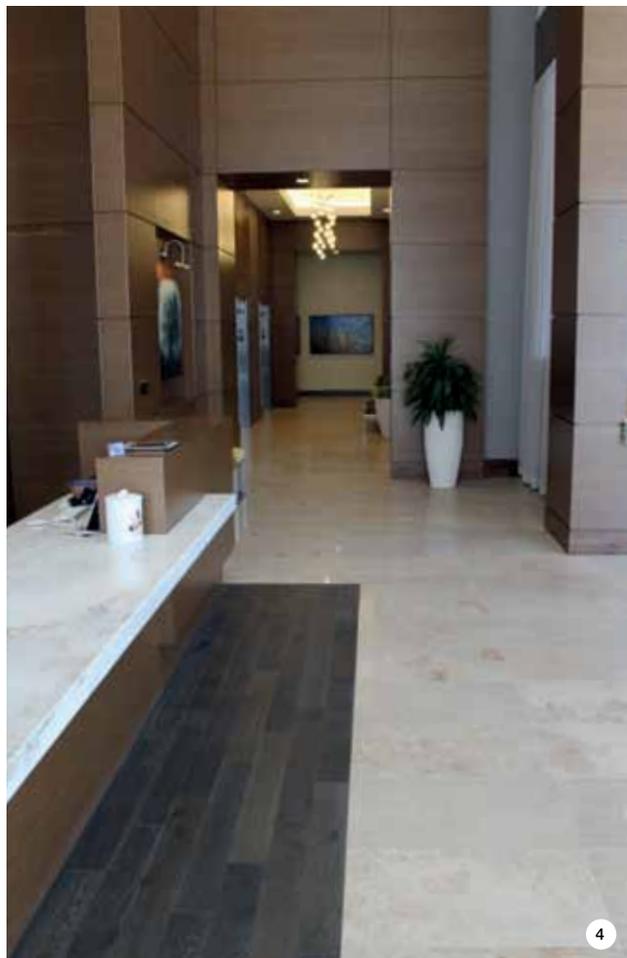
On the main floor, Metro Tile crews installed 46 x 91 cm large-format tiles from an imported series by Daltile on the walls and floors of the lobby and waiting areas. The installers cut the tile surrounding the fireplace down to 22,9 x 91 cm to create a beautiful floor-to-ceiling backdrop for the lobby. In these areas, Metro Tile also used ULTRAFLEX LFT to bond the coverings and ULTRACOLOR PLUS for grouting joints.

“Mapei was the materials manufacturer of choice on the project for both the tile contractor and flooring contractor,” said Mapei coordinator Brett Robben. “Both contractors knew that we had solutions to help them with the tight construction timeline and specific requirements of the project. They looked to Mapei for solutions to these issues, and we were able to deliver recommendations with confidence. This tower will be a staple in the Kansas City skyline for years to come.”

All the products mentioned in this article are manufactured and distributed by Mapei Corp., the US Subsidiary of the Group, on the American market, except for ULTRACOLOR PLUS and MAPELASTIC AQUADEFENSE which are also available on the international market.



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TECHNICAL DATA

One Light Luxury Apartments, Kansas City
Year of construction: 2015
Year of the Mapei Intervention: 2015
Client: The Cordish Companies
Design: Humphreys & Partners Architects, L.P.
Main Contractor: J.E. Dunn Construction Group
Ceramic Tile and Stone Installation Contractor: Metro Tile Contractors
Wooden, Textile and Resilient Materials Installation Contractor: FDC Contract
Project Managers: Todd Saunders (FDC Contract) and Kevin Coffman (Metro Tile Contractors)
Mapei Distributor: Carpet Cushions & Supplies
Mapei Co-ordinator: Brett Robben, Mapei Corp. (USA)
Photos: Brett Robben, Mapei Corp. (USA)

MAPEI PRODUCTS

Preparing the substrates:
 Planiprep TM SC*
Bonding acoustical underlayment and LVT coverings: Ultrabond ECO 360*
Bonding wooden floors: Ultrabond ECO 995*
Bonding textile floors: Ultrabond ECO 810*
Waterproofing substrates: Mapelastic AquaDefense, Mapelastic CI*
Bonding ceramic tiles: Ultraflex LFT*
Grouting tile joints: Ultracolor Plus
 *These products are manufactured and distributed by Mapei Corp., the US subsidiary of the Group, on the American market.

For further information see the websites www.mapei.com and www.mapei.us