



## Palm Beach's La Bonne Vie Condominium

### Protected and Restored with Simple Effective Coatings

La Bonne Vie Condominium, built in 1967 on the beach in Palm Beach, Fla., was in desperate need of restoring. The two and one-half year, \$5 million restoration project was completed in the spring.

The stucco and finish, which was originally applied at an inch to an inch and one-half thick and was full of surface cracks, according to Jack Van Doorne, resident of La Bonne Vie, vice president of the condo association, and also an engineer.

Sto Products: - Sto Watertight Coat

Engineer: AT Design  
 Contractor: Southern Construction Services  
 Contact information: [www.stocorp.com](http://www.stocorp.com)





"Stucco is not supposed to be that thick," said Van Doorne. "About one-third of the stucco had to be removed. It would have cost a great deal more to remove the rest of the stucco, but then we came up with a better solution."

Van Doorne talked with Terry Kevin of Southern Construction Services, who helped him select a product to seal the cracks. The product, Sto Watertight Coat from Sto Corp., was already being used on the balconies, so they gave it a try to help seal the stucco.

"We applied Sto Watertight Coat to a small area and then looked at it," said Van Doorne. "I was impressed with the adhesive power. It took a little time to learn to work with it. We applied it, then added the mesh, then another coat. We then expanded the test to one wall and it looked good, so we added Sto's textured paint. The combination of the products did a really good job."



According to Kevin, this was the first time he had used Sto Watertight Coat on an entire building. "The building had a lot of cracks and it needed to be water tight. The imperfections in the surface were the biggest problems, and we needed to hide those imperfections and seal the building," said Kevin. "It was a very sound idea and we did the best possible job we could have done, with the best product."

The nine-story building has 111 units and people occupied their homes through the entire restoration project.

"It couldn't have turned out better," said Van Doorne. "It looks like a brand new building. In fact, it looks as good as when we bought here 34 years ago."

According to Eddie Martin, project engineer with AT Design, the outside of the building is now practically bullet proof! "It looks fantastic, they did a wonderful job," said Martin. "This was the first restoration on the outside of this nearly 40-year-old building and it turned out really well."

It was Martin's first time using texture coat, although he has used all cement products from Sto Corp. in the past.



"It was an innovative process and we have a lot of faith in Sto's products," said Kevin. "We feel really good about the job and are going to use Sto Watertight Coat on the Ritz Carlton in Miami, and I am sure on other projects in the future."