



Innovative Tile and Stone
Installation Systems

The Renaissance Main Lobby

Project Spotlight: July 2009



LOCATION:

The Renaissance, Shelton, CT

OWNER:

R.D. Scinto, Inc., Shelton, CT

STONE FABRICATOR:

Sasso Tile Co., West Haven, CT

TILE CONTRACTOR:

R.D. Scinto Development, Shelton, CT

LATICRETE DISTRIBUTOR:

Tile Concepts Inc., West Haven, CT

TILE INSTALLATION SYSTEM:

LATICRETE International Inc., Bethany, CT



The Renaissance Main Lobby Gets an 'A' List Rating

By Eric Carson

Robert D. Scinto, chairman of R.D. Scinto, Inc. in Fairfield County, Connecticut, freely admits that he may have "gotten a little carried away" when he mapped out his plans for the grand entrance to his new 17-story luxury residence development in Shelton, CT.

R.D. Scinto's latest effort, The Renaissance, in the Enterprise Corporate Park in Shelton, opened in 2008 as the landmark building of a mixed-use development with seven commercial buildings about one-and-a-half hours drive from New York City.

The Renaissance features every amenity available in the modern world, with 10 stories of rental units, six stories of condominiums on the upper levels, and a heated rooftop pool on a terrace with a panoramic view of Long Island Sound. Still, it's the gorgeously intricate stone lobby installed with LATICRETE® products that keeps folks buzzing about The Renaissance.

Knowing that class 'A' tenants only go to class 'A' buildings, Scinto pulled ideas from a top-shelf Manhattan hotel lobby he visited and transferred that design concept to the main lobby of his new luxury residence development.

The open, two-story lobby walls are clad in beautiful French limestone from floor to ceiling, hovering above a custom fabricated stone floor with a unique in-set pattern created from Emperador marble and Crema Marfil, surrounded by large-format Jerusalem Gold tiles. And Scinto, with his years of experience as a developer, builder and owner, also knew that class 'A' installation products from LATICRETE were essential to both the performance and aesthetic of his masterpiece lobby.

"LATICRETE makes great products," said Scinto. "I couldn't take any risks. I wanted it to be absolutely perfect — and it was."

In particular, Scinto selected LATICRETE products because of the sheer height of his two-story lobby walls, and the fact that 3,500 square feet (325 m²) of expensive French limestone was soon to be hanging from them. At LATICRETE, there is one product in particular waiting and ready for this type of vertical application: LATAPOXY® 310 Stone Adhesive.

The beautiful stone for the project was imported by R.D. Scinto from overseas quarries. For the LATICRETE products, R.D. Scinto worked closely with Tile Concepts, the wholesale distribution arm of Sasso Tile, Inc., a family-run business like LATICRETE. Sasso Tile has been one of the go-to shops for tile and stone services in the Greater New Haven, CT area since 1917. As a long-time business partner with LATICRETE in nearby Bethany, CT, Tile Concepts supplied the LATAPOXY 310 Stone Adhesive, as well all LATICRETE mortar, mortar additives and grout for the flooring.

The installation of the 12" x 24" x 3/4" (300 mm x 600 mm x 19 mm) French limestone cladding was accomplished by R.D. Scinto's own crew, led by Bob Scinto's son, Robert. Over a Durock brand cement backer board, LATAPOXY 310 Stone Adhesive, a two-component construction adhesive for the interior or exterior spot-bonding of large format tiles, was the ideal product for the installation of the natural stone tiles in the main lobby of The Renaissance. Eliminating the need for mechanical anchoring or plaster and wire methods, LATAPOXY 310 Stone Adhesive lists speed of installation and the resulting reduction in labor costs as its top attributes — and they most certainly are. But those advantages, and all other advantages the product offers, are essentially provided by its incredible bond strength. LATAPOXY 310 Stone Adhesive has a shear bond strength of 900 psi, and that bond strength will not deteriorate over time — ever. In addition, LATAPOXY 310 Stone Adhesive speeds up the job even more by allowing the contractor to compensate for thickness variations inherent in most stones, as well as out of plumb substrates, by allowing for up to one-inch (25 mm) of space between the stone and the substrate without any sagging. The stone can be adjusted as required while it's already set in its row. The ability to do this can also dramatically improve the finished look of the veneer, making it quick and easy for the contractor to avoid any lippage or shrinkage from interfering with the design. LATAPOXY 310 Stone Adhesive has a standard pot life of 45 minutes, but LATICRETE also manufactures a rapid-set version that will set-up in approximately five minutes, which contractors often use on the bottom course to establish a perfectly level starting point.

The spot-bond method is by far the fastest system approved by all industry standards for the vertical installation of tile and stone on veneers. LATAPOXY® 310 Stone Adhesive has been approved by the ICC.

"LATAPOXY 310 Stone Adhesive is a great product and it gets the job done quickly," said Judi Sasso, of Tile Concepts, Inc. in West Haven, CT. "It's a perfect product for hanging large-format material on walls. It prevents most lippage and slippage problems and leaves behind a more quality job. LATICRETE has a great product line. I have sold LATICRETE manufactured products for close to 20 years with very few problems. It's great for us to have a single-source supplier. The technical support they offer allows us to get immediate answers for difficult or unusual applications."

As awe-inspiring as the 3,500 square feet (325 m²) of French limestone surfacing each wall from the floor to the ceiling is that R.D. Scinto continued the luxury with a masterful stone flooring installation in the lobby. For this intricate floor, R.D. Scinto once again reached out for the expertise of Sasso Tile, in particular Larry Sasso, a third generation owner of the 90-plus year old tile and stone shop. R.D. Scinto imported slabs of Emperador marble and Crema Marfil, which Sasso Tile fabricated in-house to meet the demanding requirements of the design scheme. For a repeating pattern best described by actually viewing the finished installation, Larry Sasso perfectly fabricated over 86 pieces of stone that took over one week to set in place. Sasso Tile set up a wood template on the lobby floor of The Renaissance for measurements, and then cut the stone accordingly. For the pattern, the main stone, Emperador marble, was set on the floor, flipped once to the left, then flipped up and over, and then flipped over once to the right, over and over again. Each piece of Emperador marble was divided by a strip of Crema Marfil for the custom-cut inlay design. The remaining part of the lobby floor outside of the repeating pattern was set with 12" x 24" (300 mm x 600 mm) tiles of Jerusalem Gold, one of Mother Nature's finest stones.

"We've been using LATICRETE products since before I can remember," said Larry Sasso. "My father was primarily a contractor and he used LATICRETE before me. It's been a long and good relationship. They manufacture great products. We want to install something once, without headaches. That's the key, especially in times like this. Do a good job. Offer quality. I'd have to say the job at The Renaissance is

one of the best projects we've been involved with. Quality all the way."

To install this intricate stone floor, R.D. Scinto's crew first treated the pre-cast, pre-stressed interior concrete subfloor with LATICRETE® Blue 92 Anti-Fracture Membrane to prevent new or pre-existing cracks in the substrate from telegraphing through to the finished installation. Of particular importance to the installation was the thin nature of the LATICRETE Blue 92 Anti-Fracture Membrane, which helped the transition from the inset repeating pattern to the Jerusalem Gold field tiles stay level with each other. GREENGUARD certified for healthy indoor air, LATICRETE Blue 92 Anti-Fracture Membrane is TCA "Extra Heavy" rated per ASTM C627, ideal for the high-traffic lobby. LATICRETE Blue 92 Anti-Fracture Membrane contains Microban® antimicrobial product protection to inhibit the growth of mold and mildew that could also contribute to cracked or delaminated tiles.

All of the stone tiles in the lobby were set in a mixture of LATICRETE 317 and LATICRETE 333 Super Flexible Additive, for a highly flexible thin-set mortar bed with superior bond strength for the interior installation of natural stone tiles over concrete.

To grout the main lobby of The Renaissance, LATICRETE 1500 Sanded Grout in the color Sauterne, one of 40 standard grout colors manufactured by LATICRETE, was selected for its ability to provide dense, durable grout joints when cured. Ideally specified for grout joints between 1/16" (1.5 mm) and 1/2" (12 mm), LATICRETE 1500 Sanded Grout will inhibit the growth of mold and mildew with antimicrobial product protection from Microban.

And there you have it, the details of a gorgeous natural stone lobby that might lean ever so slightly towards decadence. But for all those class 'A' tenants out there perhaps looking to buy or rent a little piece of luxury in Fairfield County, look no further than The Renaissance. If you happen to be on the fence about the move, step into this beautiful stone lobby and take it all in.

Sure, R.D. Scinto may have got a "little carried away," but this brilliantly planned and executed stone lobby installed with class 'A' products from LATICRETE might make the decision to rent or buy just a little easier.

