

GAF Project Profile

Paradise Point Townhome enhances outdoor living space with GAF Liquid-Applied products

About the Paradise Point Townhomes

Paradise Point, also known as the Royal Harbour Yacht Club, is a waterfront gated community. In addition to single family residences it features premium townhomes with luxurious amenities including roof decks equipped with outdoor kitchen and recreational spaces perfectly situated to enjoy breathtaking ocean views and breezes. Built throughout the early 2000s, these units have experienced a range of challenging water intrusion issues.

Specifically, the unit involved in this project had a history of water intrusions and ongoing issues since 2017. The owners contacted SJS Roofing Contractors Corps of Palmetto Bay, who in turn contacted Daniel Peña of GAF.



SJS Roofing applied a GAF liquid-applied roofing system to help the owners of this luxury unit of the Paradise Point Townhomes to address recurring water intrusion issues.



Project Summary

Multi-Stage Waterproofing

- GAF BarrierGuard System applied directly to the structural concrete deck and again to cured secondary concrete pour, and to all vertical standing parapet walls
- GAF Surface Seal SB (Thermoplastic Rubber), reinforced with GAF Premium Fabric
- GAF Multi-Purpose Primer plus GAF FlexCoat Wall Coating over stucco finishes

Job Details

- Location: Palmetto Bay, FL
- Project Size: 45 squares
- Completion Date: July 2024
- Awards: 2024 GAF Coatings Project of the Year
- System Type: Liquid Applied Roofing
- Building Type: Multi-Family

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Challenges

The Paradise Point Townhome project involved upgrading roofing and waterproofing systems, including Mansard roofs, parapet walls, and a concrete deck for outdoor use. The main challenge for SJS was addressing water intrusion while maintaining structural integrity, which required removing failed systems, scarifying concrete, replacing stucco finishes, and enhancing the deck for proper drainage.

- **Access:** Just a single access point to the 4-story rooftop for the SJS crew, equipment, and materials, with no interior access and limited parking, as the interior remained occupied.
- **Debris Management:** All debris, including the existing roof and floor tile systems, had to be offloaded from the rooftop using a boom lift.
- **Engineering:** The structural deck lacked proper drainage. SJS would have to ensure a positive slope on the existing deck while preserving the building's structural integrity.
- **Investigation:** The first phase involved identifying multiple sources of water intrusion from various areas, in order to ensure a permanent solution and succeed where many other roofers had fallen short.

Solution:

SJS, with assistance from GAF representative Daniel Peña, focused on addressing root causes before recommending any kind of "fix."

Engineering tests confirmed drainage issues and deteriorating shared walls, so SJS Roofing recommended a full system replacement: All layers were removed down to the structural deck, which they then scarified and prepped along with the existing stucco on all surrounding vertical parapet walls.

SJS applied the GAF BarrierGuard® System directly to the structural concrete deck to help prevent water intrusion during the secondary concrete pour, which was designed with a 1/4" per foot slope to ensure positive drainage. NSF 61-rated for up to 6,000 gallons of drinking water, GAF BarrierGuard® System provided reliable temporary waterproofing throughout the curing process.

Once cured, the BarrierGuard® System was reapplied to the deck and all vertical standing parapet walls, with liquid perimeter flashing installed for complete waterproofing.

GAF Surface Seal SB, reinforced with GAF Premium Fabric, created a liquid-applied thermoplastic rubber membrane as the primary roofing system, delivering a durable waterproofing solution for the exterior floor tiles installed as the overburden.

Stucco finishes were primed with GAF Multi-Purpose Primer and coated with GAF FlexCoat Wall Coating for a seamless finish.

The result, says GAF's Daniel Peña, is "nothing short of a game changer. This rooftop functions as a true living space, not just a roof. It meets Miami-Dade standards and carries the GAF Diamond Pledge™ ND (No Dollar Limit) Guarantee, delivering seamless protection beyond conventional roofing."

Quote:

"This project was unique in its goal to create a roof that functioned as a living space, blending seamlessly with the building's design without resembling a traditional roofing system."

Jennifer Blanco

Owner, SJS Roofing Contractors Corp.

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