

Bay Harbor Yacht Club Patio Plaza

JOB PROFILE



Located along the shore of northern Lake Michigan, the Bay Harbor Yacht Club (BHYC) is a stately building surrounded by natural beauty. In addition to a deep-water marina and sandy beach, members of this luxurious private club have access to a pool, tennis courts, a fitness center, and a variety of restaurants, from upscale to casual.

One of the most popular spots in the BHYC is the large, tiled patio deck that extends off the second-floor ballroom. The patio deck, which also serves as the roof of the spa's outdoor relaxation area, provides a laid-back atmosphere for people to eat, drink, spend time with friends, and listen to live music while taking in spectacular views of Lake Michigan.

In 2020, the patio needed repairs. The old tile pavers were damaged, resulting in leaks in the outdoor spa area below. A new system was designed that used a fully adhered 135-mil VersiFleece TPO membrane beneath Hanover Porcelain Pavers, which would provide much better waterproofing protection than the previous coating/tile paver system.

Doyle Roofing, Inc., was selected for the BHYC project based on their 40-year track record of high-quality work all over northern Michigan. The Doyle Roofing team is trained and experienced in the installation of a wide variety of roofing systems on both new construction and re-roofing projects.

The project started with removing the old tile pavers and coating system down to the concrete deck. Then the Doyle Roofing crew primed the concrete deck with Versico's CAV-GRIP 3V Low-VOC Adhesive/Primer. CAV-GRIP 3V can be used in a wide range of temperatures, is low-odor and low-VOC, sets up quickly, and is easy to apply.

After priming, Doyle Roofing applied Versico's Flexible DASH™, a two-part urethane adhesive, to the deck. Flexible DASH is VOC-free, energy-absorbing, and impact-resistant and allows for a quick and totally non-penetrating system. Once the Flexible DASH set up, the crew then installed a 135-mil VersiFleece TPO membrane. VersiFleece TPO offers exceptional waterproofing protection, as well as durability, flexibility, and toughness due to its thickness, reinforcing scrim, and polyester fleece backing.

Project Location: Bay Harbor, Michigan

Contractor: Doyle Inc. Roofing Contractors

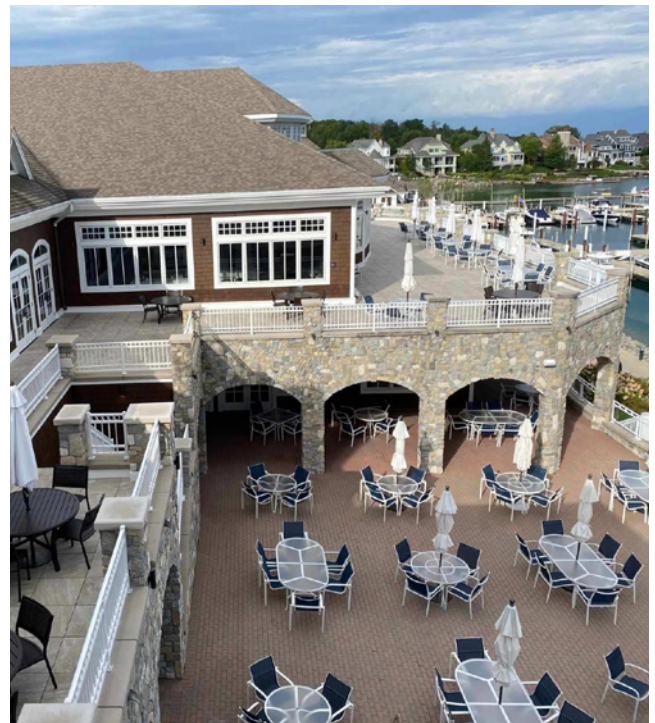
Completion Date: 05/2020

Project Duration: 1 month

Construction Type: Re-roof

Roofing System: Fully adhered 135-mil VersiFleece® TPO with Hanover® Pedestal Paver system

- Concrete deck
- CAV-GRIP® 3V Low-VOC Adhesive/Primer
- Flexible DASH Adhesive
- 135-mil VersiFleece TPO membrane
- Protection/drainage mat
- Hanover 24" x 24" Porcelain Tile Pedestal Paver system



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After the membrane installation was complete, it was time to install the paver system. The crew loose-laid a drainage/protection mat over the VersiFleece membrane, then installed the pedestal paver system. Versico's Hanover Porcelain Pavers were selected because they are ideal for use as outdoor flooring. Porcelain Pavers are hard-wearing, anti-slip, weather-resistant, and capable of withstanding heavy loads without compromising aesthetics. These pavers are quick and easy to install and are resistant to acid, chemicals, mold, and salt.

The project was completed in May 2020 and took about a month. The Doyle Roofing crew reported that the job was made much simpler by the use of Flexible DASH Adhesive, which sets up much more quickly than standard bonding adhesives and allowed them to complete more work in less time. BHYC's new and improved patio plaza will provide a welcoming place for members to gather and socialize for years to come, while Versico's VersiFleece membrane will keep the fitness center below dry and protected against leaks.



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