



**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:**

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to [landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com).** Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
  - Photographs of existing conditions;
  - Photographs of existing context;
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
  - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - Floor Plan views of levels and roof;
  - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- \*\***Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Perspective drawing
  - Photographs of examples on another historic resource
  - Manufacturer's product information showing dimensions and materials;
  - Other \_\_\_\_\_

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

City of Madison Planning Division  
215 Martin Luther King Jr Blvd, Suite 017  
PO Box 2985 (mailing address)  
Madison, WI 53701-2985  
[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)  
(608) 266-6552

April 22, 2021

Landmarks Commission  
City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
P O Box 2985  
Madison, WI 53701-2985

**RE: Repairs to Shorecrest East Condominium  
1029 Spaight Street  
Madison, WI 53703**

Dear Commissioners:

Attached you will find our application for repairs to the above referenced property. Aspects of the brick work and a concrete stairway have been deteriorating for some time. We now have a plan in place to make the needed repairs.

The repairs we are planning will not change the appearance of the building other than to bring the railings up to current code. Due to overall costs, the repairs will be divided into two construction seasons, with the most pressing repairs completed as soon as approval and permits are obtained.

The repairs to be completed are as follows:

1. A complete rebuild of Masonry pier 6 (see page 12 of Knothe & Bruce Condition Report). This will include the installation of a steel support on the interior of the masonry pier. (see page S-2 of engineering plan of One Design Engineering). The brick façade will then be rebuilt to original appearance.
2. A complete rebuild of the circular concrete stairway at the lake end of the walkway. (see pages S-1 and S-2 of engineering plan of One Design Engineering). The rebuilt stairway will have the same appearance as the current stairway. The only change will be to install a railing on the stairway that is of the same appearance as that on the rest of the walkways but be to current code.
3. Repairs to brick work on piers 1-5 and 7 to restore their integrity.
4. Replace all railings with current design but to current code.

We anticipate the repairs listed above to be completed during this construction season. We have already obtained a contract to complete the brick pier work. We are anticipating a contract for reconstruction of the stairway very soon with construction to begin as soon as approval and permits are obtained.

Thank you for your prompt consideration of this proposed work. If you have any questions, please feel free to contact me at: 414-828-5747 or [drbraaksma@yahoo.com](mailto:drbraaksma@yahoo.com).

Sincerely,

Eugene Braaksma  
Board President  
Shorecrest East Condominium Association

November 25, 2020

Mr. Christopher Warzynski and Mr. Gene Braaksma  
Shorecrest East Condominiums  
1029 Spaight Street  
Madison, WI 53703



Re: Shorecrest East Condominiums Stair and Walkway Replacement/Repair

Mr. Warzynski and Mr. Braaksma,

Thank you for meeting with Patrick Eagan and myself on November 2, 2020. After reviewing the existing conditions, we are of the opinion that the needed repairs can be done in a less disruptive and hopefully less expensive manner. Per our discussion, we have outlined the proposed solution for your review and to have local contractor's provide you a budget from this. They should prepare their bids with the expectations that the Walkway remain available for residents to access their condominiums with disruptions limited to a maximum of 8 hours per day. The contractor will be responsible for means and methods, as well as, providing a safe work environment for workers and residents during the duration of the project.

If the pricing comes back more in line with your budget, we will create a proposal for the services to complete construction documents for bidding, permitting and construction.

### **Executive Summary**

The existing masonry piers, concrete stairs and precast deck are in different levels of disrepair. Though the concrete stair should be replaced, the existing precast plank is still structurally sound and should be able to remain in place with minor repair and resurfacing. Additionally, the masonry piers are in different levels of disrepair; some will require complete replacement, while others could remain in place with tuckpoint repairs made in place. The membrane roof and flashings still seem to be functioning, but there is evidence that the through-wall flashings and downspouts are allowing water into the wall system, which is causing structural damage within the piers. Consideration should be made to incorporate roof drains and redesign the downspouts. Below is a detailed summary of proposed corrections.

## **Stair**

The concrete stair at the east end (lake side) of the building has reached the end of its useful life, as evidence of the concrete spalling and exposed rusting re-bar (photo), and we recommend that it along with the guard rail be replaced. A new concrete stair would be cost prohibitive, so detailing, previously prepared by RCL Engineering Group, seems appropriate and could be utilized for the construction of the new stair. A portion of the existing concrete landing, at the top of the stair should be sawcut, removed and repoured prior to installing the new stair.

## **Sidewalk and Stoop**

The existing concrete sidewalk appears to slope back to the building (photo), which may be an additional reason for damage that has occur with the masonry piers. Consideration should be made to remove the walk, regrade the site and repour. There are a few locations where the nose of the concrete stairs has large pieces damaged. These should be formed and repaired with a built-up concrete repair mortar with boding additives

## **Concrete Foundations**

Concrete foundations appear to generally be in sound condition and ready for reuse, except at pier 4. If during repair efforts, the contractor uncovers foundation damage, the Structural Engineer should be notified for review and recommendations for repair or replacement.

## **Masonry Piers**

The existing masonry piers are constructed as a multi-wythe brick system. All piers require some level of tuckpointing repair or complete replacement. The precast plank should be properly shored during repair/reconstruction.

Working from West (street side) to East (lake side) the piers should be addressed as such:

- Pier 1 – Recommend masonry repair work occur at lake side of landing, foundation repair and tuck pointing (photos). The gutter appears to be functioning, so roof and gutter replacement could be held off at this time.
- Pier 2 – This pier, though mostly sound, has a large amount of deterioration at the base and should be replaced. There is strong evidence that water is infiltrating the pier at the roof and needs to be address at the time of re-constructing. Replacing the downspout with roof drain is recommended.
- Pier 3 – This pier appears sound and requires some tuck pointing (photos). Downspout should be removed and replaced with roof drain – see Roof and Drainage portion of report. There is a large amount of rust occurring on the lake side of the landing. The steel should be cleaned then new closure plate added. All steel should be coated and then the gap between steel and slab should be sealed.

- Pier 4 – The foundation at this pier is showing significant damage and requires repair. Brick will also require replacement near the base with additional tuck pointing (photos). Downspout should be removed, and roof drain installed.
- Pier 5 – There is failure on the west side (street side) of this pier. Partial or complete replacement is recommended (photos). Downspout should be removed, and roof drain installed.
- Pier 6 – This pier is experiencing complete failure and should be replaced soon. There is shoring below the plank and temporary plywood and metal strapping holding the pier together, but large gaps in the brick are exposed and have the potential of collecting water, which can freeze, expand and cause further damage. In the meantime, additional shoring should be considered below the plank in this location, to prevent collapse. At the time of the pier replacement, a steel column should be installed to carry the beam and plank loads to the foundation. The masonry pier can then be rebuilt (photos).
- Pier 7 – This pier requires tuck pointing but may require additional repair once the concrete stair is removed (photos).

### **Precast Deck**

The existing precast deck appears to be in sound condition and not in need of replacement. Repair work is required in a few locations where there is truck caused damage, for aesthetic reasons, and as a result of the repair to other elements of the walkway system (see Masonry Pier, Metal Railing and Roof Drainage portions of report). The existing plank should be scoured of the existing urethane coating prior to all work. Chips and larger damage should be formed and repaired with a cementitious repair mortar (see Exhibit B – Repair Materials). After repair work and new construction are complete, the top of plank should be recoated with a textured traffic coating for durability, moisture migration and slip resistance (see Exhibit C – Traffic Coating Material).

### **Metal Railing**

Metal railings are rusting and there are concerns with the connection to the plank (photo). Rails should be cut off at the top of plank and the holes grouted closed. New rails should be manufactured with bolt-down plates for anchoring to the plank. Joints at the connections should also be properly sealed. New rails are to be manufactured to meet current code requirements for height, spacing and strength. Rails should be constructed from either aluminum, stainless steel or galvanized steel (coated)

### **Roof and Drainage**

Review of the existing roof system suggest that the membrane and flashings are primarily functioning correctly, except at the through-wall drainage. We recommend corrections be made to change the roof draining system to alleviate this issue. Currently, the drains scupper through the masonry piers and connect to open faced downspouts that are integrated within the masonry pier (photos). It is recommended that the roof be modified to incorporate standard roof drains that would be piped on the backside of the masonry pier. This solution will require that the roof plank be cored for the drain, tapered insulation be added below the membrane, to direct the water to the drain, and the opening in

the masonry pier be bricked up. Existing gutters should be removed, and the existing heat tape should be installed in the new drain. New drainage will discharge under the existing Walkway.

After reviewing this report, we would welcome the opportunity to meet, answer your questions, and discuss next steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Feller', with a long horizontal flourish extending to the right.

Robert Feller, AIA, NCARB  
Knothe Bruce Architects

Attachments: Exhibit A – Photos

Exhibit B – Repair Materials

Exhibit C – Traffic Coating

Cc: Patrick Eagan – One Design & Engineering, LLC

**Exhibit A – Photos**

Concrete stair – spalling concrete and rusting rebar exposed



Concrete sidewalk – sloping towards building



Concrete stoop and Masonry pier 1 – possible slab repair/replacement



Masonry pier 1 – foundation repair and tuck pointing



Masonry pier 1 – Lake-side of landing masonry repair



Masonry pier 2 – concrete steps in need of repair



Masonry pier 2 – elevation view



Masonry pier 2 - damaged base in need of replacement



Masonry pier 3 – elevation view – some tuck pointing required



Masonry pier 3 – clean steel and attach new closure plate



Masonry pier 4 – elevation view – some tuck pointing required



Masonry Pier 4 – damaged brick and foundation



Masonry pier 5 – elevation view



Masonry pier 5 – cracking in need of tuck pointing or replacement



Masonry pier 6 – elevation view – pier is failing



Masonry pier 6 – gap and temporary repair



Masonry Pier 7 – elevation view – some tuck pointing required



Precast deck damage – need for repair



Metal rail connection



Roof flashing - roof to building connection appears sound



Roof drainage through wall – location of leaks causing pier failures



Downspout – Typical upper roof drainage onto walkway roof



## Exhibit B – Repair Materials



### PRODUCT DATA SHEET

# SikaQuick® Smooth Finish

LIGHTWEIGHT MORTAR FOR CONCRETE REPROFILING AND PATCHING

#### PRODUCT DESCRIPTION

SikaQuick® Smooth Finish is a fast-setting, one-component, polymer-modified, durable, cementitious mortar for repairing and reprofiling vertical and overhead concrete surfaces to achieve a smooth finish.

#### USES

- Tilt-up panels
- Precast concrete
- Cast-in-place concrete
- Concrete block
- Masonry

#### CHARACTERISTICS / ADVANTAGES

- Fast-setting; minimal time required between lifts
- Ultra-smooth consistency; easy to apply
- Fast finishing time, potentially sanded and painted same day or next day
- Polymer-modified
- Time- / labor-saving material; application up to 1/2 inch (13 mm) on vertical surfaces in one layer
- Easy to mix; just add clean water
- High bond strength ensures excellent adhesion
- Suitable for interior and exterior applications

#### PRODUCT INFORMATION

<b>Packaging</b>	50 lb (22.7 kg) bag
<b>Appearance / Color</b>	Precast gray
<b>Shelf Life</b>	12 months from date of production if stored properly in original, unopened and undamaged, sealed packaging
<b>Storage Conditions</b>	Store dry at 40° – 95° F (4° – 35° C) Protect from moisture. If damp, discard material.

#### TECHNICAL INFORMATION

<b>Compressive Strength</b>	1 day	1,000 psi (6.9 MPa)	(ASTM C 109)
	28 days	> 2,000 psi (13.8 MPa)	73° F (23° C), 50% R.H.
<b>Tensile Adhesion Strength</b>	28 days	> 250 psi (1.7 MPa)	(ASTM C 1583)
		substrate failure	73° F (23° C), 50% R.H.

#### APPLICATION INFORMATION

Product Data Sheet  
SikaQuick® Smooth Finish  
Version 2020, Version 02 03  
07/16/2005000000078

<b>Mixing Ratio</b>	8 quarts - 9 quarts (7.6 - 8.5 liters) of clean water per 50 lb (22.7 kg) bag 2:1 per volume (powder : water)	
<b>Coverage</b>	115 ft <sup>2</sup> (10.7 m <sup>2</sup> ) at 1/16 inch (1.6 mm) thickness per bag (Coverage figures do not include allowance for surface profile and porosity or material waste)	
<b>Layer Thickness</b>	<b>Minimum</b> Feather edge	<b>Maximum in one lift</b> 1/2 inch (13 mm)
	If multiple lifts are required, score top surface on each lift to produce a roughened substrate for next lift. Allow preceding lift to develop initial strengths before applying fresh material. Lightly mist with clean water to create a saturated surface dry (SSD) condition.	
<b>Product Temperature</b>	65° - 75° F (18° - 24° C)	
<b>Ambient Air Temperature</b>	40° - 95° F (4° - 35° C)	
<b>Substrate Temperature</b>	40° - 95° F (4° - 35° C)	
<b>Pot Life</b>	<p>Approximately 30 minutes</p> <p>Temperatures will affect the Application Life:</p> <ul style="list-style-type: none"> <li>Above 73° F (23° C) will reduce the Application Life and workability. Warmer temperatures will increase the rate of strength gain</li> <li>Below 73° F (23° C) will extend the Application Life and workability. Colder temperatures will decrease the rate of strength gain</li> </ul> <p>Finishing time is approximately 1 hour at 73° F (23° C). The product's finishing time will also vary depending on ambient and substrate temperature conditions.</p>	
<b>Waiting / Recoat Times</b>	Refer to Sika Tech Brief # 18-01 for minimum cure times prior to overcoating.	

## APPLICATION INSTRUCTIONS

### SURFACE PREPARATION

- Surfaces must be clean and sound. Remove all deteriorated concrete/masonry, dirt, dust, oil, grease, contaminants and other bond-inhibiting materials from the area to be repaired.
- Preparation work should be done by pressure washing, light blasting, grinding or other appropriate mechanical means. Obtain a laitance-free and contaminant-free, open textured minimum surface profile [ICRI CSP-3 to CSP-4].
- Blow surfaces clean with oil-free compressed air and/or a wet/dry vacuum to remove any remaining dirt and dust. Remove residual dust to help ensure tenacious bond.
- To ensure optimum repair results, the effectiveness of decontamination and substrate preparation can be assessed by a Pull-Off test (i.e. a Tensile Adhesion test per ASTM C 1583).
- Substrate should be saturated surface dry (SSD) with clean water prior to application. No standing water should remain during application.

### MIXING

- Wet down all tools and mixer to be used.
- Pour 8 quarts (7.6 liters) of clean water into a suitably sized mixing container.

- Add the entire bag's contents of SikaQuick® Smooth Finish to the mixing water while continuously mixing with a low-speed rotary drill (400-600 rpm) and paddle.
- Add up to an additional maximum 1 quart (0.95 liter) if needed for the desired consistency.
- Do not overwater as excess water may result in difficulty handling and/or not meeting stated typical physical performance values.
- Mix to a uniform consistency, maximum 3 minutes.
- Do not re-temper.
- Manual mixing can be tolerated only for less than a full unit. Thorough mixing and proper proportioning of SikaQuick® Smooth Finish and clean water is necessary.

### APPLICATION

- SikaQuick® Smooth Finish should be applied in one pass in thicknesses ranging from a true feather edge to 1/2 inch (13 mm) in depth.
- Once material is in place and as material hardens, use a trowel to shave or cut the excess material to the desired shape.
- Depending upon actual ambient and substrate temperatures, SikaQuick® Smooth Finish can potentially be sanded and painted the same day or next day.
- Refer to ACI 305 the "Guide to Hot Weather Concreting" or ACI 306 the "Guide to Cold Weather Concreting" when there is a need to place this product

Product Data Sheet  
SikaQuick® Smooth Finish  
March 2020, Version 01.03  
020102050010000078



while either hot or cold temperatures prevail. Thinner placements will be more sensitive to the temperature conditions.

#### CURING TREATMENT

- At 70°F (21°C), SikaQuick® Smooth Finish does not require the use of a curing compound.
- Mist with water should be considered if the product is exposed to higher ambient temperatures, windy or dry conditions.

#### LIMITATIONS

- Do not apply on gypsum substrates.
- To help control setting times, cold water may be used in hot weather and warm water may be used in cold weather.
- Do not use solvent based curing compounds.
- As with all cement based materials, avoid contact with aluminum to prevent adverse chemical reaction and possible product failure. Insulate potential areas of contact by coating aluminum bars, rails, posts etc. with an appropriate epoxy such as Sikadur®-32 Hi-Mod.
- Remixing product after it begins to set is prohibited.
- SikaQuick® Smooth Finish does not form a vapor barrier.
- Bonding agents like Sika® Arimatec® products and others, which cure at a slower rate than SikaQuick® Smooth Finish, should not be used. If bonding agents are used, follow cure times for the bonding agents used as a guide prior to putting SikaQuick® Smooth Finish in service. Assure suitability with the manufacturer of the bonding agent.
- Inaccurate proportioning of the clean water to powder will result in a finished product that may not develop stated typical physical performance values.

#### BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

#### OTHER RESTRICTIONS

See Legal Disclaimer.

**Sika Corporation**  
201 Polito Avenue  
Lyndhurst, NJ 07071  
Phone: +1-800-933-7452  
Fax: +1-201-933-6225  
usa.sika.com

**Sika Mexicana S.A. de C.V.**  
Carretera Libre Colaya Km. 8.5  
Fracc. Industrial Salvatera  
Corregidora, Queretaro  
C.P. 76920  
Phone: 52 442 2385800  
Fax: 52 442 2250537



**Product Data Sheet**  
SikaQuick® Smooth Finish  
March 2020, Version 01.02  
020302090010000078

3 / 3

## ENVIRONMENTAL, HEALTH AND SAFETY

For further information and advice regarding transportation, handling, storage and disposal of chemical products, user should refer to the actual Safety Data Sheets containing physical, environmental, toxicological and other safety related data. User must read the current actual Safety Data Sheets before using any products. In case of an emergency, call CHEMTREC at 1-800-424-9300, International 703-527-3887.

## LEGAL DISCLAIMER

- KEEP CONTAINER TIGHTLY CLOSED
- KEEP OUT OF REACH OF CHILDREN
- NOT FOR INTERNAL CONSUMPTION
- FOR INDUSTRIAL USE ONLY
- FOR PROFESSIONAL USE ONLY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("SIKA"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at [usa.sika.com](http://usa.sika.com) or by calling SIKA's Technical Service Department at 1-800-933-7452. Nothing contained in any SIKA literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs. **NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS.**

Sale of SIKA products are subject to the Terms and Conditions of Sale which are available at <https://usa.sika.com/en/group/SikaCorp/termsandconditions.html> or by calling 1-800-933-7452.

SikaQuickSmoothFinish (01-108 2020) 1\_3.pdf

**BUILDING TRUST**



## Exhibit C – Traffic Coating



### PRODUCT DATA SHEET

# Sikalastic®-726 Balcony One Shot

TWO COMPONENT, ALIPHATIC, CHEMICALLY-CURED, PRIMERLESS POLYURETHANE PEDESTRIAN WATERPROOFING & TRAFFIC COATING SYSTEM

#### PRODUCT DESCRIPTION

Sikalastic®-726 Balcony One Shot is a two-component, aliphatic, chemically cured, elastomeric polyurethane waterproofing coating system that has both superior flexibility and abrasion resistance. Easily applied in a single coat with or without primer and designed for pedestrian traffic specifically balcony waterproofing applications.

#### USES

Sikalastic®-726 Balcony One Shot may only be used by experienced professionals.

Sikalastic®-726 Balcony One Shot is designed for exclusive use on pedestrian traffic applications.

Including:

- Balconies
- Pedestrian Plaza & Rooftop Decks
- Foot bridges and walkways
- Mechanical rooms

#### PRODUCT INFORMATION

<b>Packaging</b>	2.66 gal. kit; 2x1.20 gal. comp. A, 2x 0.13 gal. comp. B, 2x 2.19 lbs. comp. C
<b>Color</b>	Gray & Tan
<b>Shelf Life</b>	1 year in original, unopened containers.
<b>Storage Conditions</b>	Store dry at 41-95 °F (5-35 °C). Condition material to 65-85 °F (18-30 °C) before using.
<b>Solid content by volume</b>	92.17% <span style="float: right;">ASTM D-2697</span>

Product Data Sheet  
Sikalastic®-726 Balcony One Shot  
November 2010 / Version 01.00  
05/015/2010/0000090

<b>Shore A Hardness</b>	90+/-5	(ASTM D-2240) 75°F (24°C) 50% RH
<b>Tensile Strength</b>	2400 +/- 200 psi	(ASTM D-412) 75°F (24°C) 50% RH
<b>Elongation at Break</b>	500% +/-50%	(ASTM D-412) 75°F (24°C) 50% RH
<b>Tear Strength</b>	300 lbf/in. +/- 50 lbf/in.	(Die C, ASTM D-624) 75°F (24°C) 50% RH
<b>Dry film thickness</b>	35 mils (38 WFT) 50 sf/ 1.33 gal A+B mix	
<b>Pot Life</b>	15 min	

## BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

## ENVIRONMENTAL, HEALTH AND SAFETY

### LIMITATIONS

- To avoid dew point conditions during application relative humidity must be no more than 95 % and substrate temperature must be at least 5°F (3 °C) above measured dew point temperature.
- Maximum moisture content of concrete substrate by weight when measured with a Tramex CME is 4%.
- Minimum ambient and substrate temperature during application and curing of material is 40 °F (4 °C); maximum is 95 °F (35 °C).
- Do not store materials outdoors directly exposed to sunlight and moisture. Cover and protect materials with breathable type covers such as canvas tarpaulins to allow venting and protection from weather and moisture. Observe temperature storage and conditioning requirements.
- Do not thin with solvents
- Minimum age of concrete must be 21–28 days, depending on curing and drying conditions.
- Any repairs required to achieve a level surface must be performed prior to application (consult a Sika representative for guidance on various product solutions). Surface irregularities may reflect through the cured system.
- Do not apply to a porous or damp surface where moisture vapor transmission will occur during application and cure.
- Substrate must be dry prior to application. Do not apply to a frosted, wet or damp surface.
- Do not proceed if rain is imminent within 6–12 hours

of application. Allow sufficient time for the substrate to dry after rain or inclement weather as there is the potential for bonding problems.

- When applying over existing coatings compatibility and adhesion testing is recommended.
- Precautions should be taken to prevent odors and/or vapors from entering the building/structure, including but not limited to turning off and sealing air intake vents or other means of ingress for odors and for vapors into the building/structure during product application and cure.
- On grade, lightweight concrete, asphalt pavement, or insulated split slab applications, must not be coated with Sikalastic®-726 Balcony One Shot without Sika technical review. Contact Sika Technical Services or Product Engineering.
- Unvented metal pan decks or decks containing a between-slab membrane require further technical evaluation and priming with a moisture tolerant primer-contact Sika regarding recommendations.
- Do not subject to continuous water immersion.
- Mockups to verify application methods and substrate conditions as well as desired skid resistance and aesthetics are highly recommended.
- Sikalastic®-726 Balcony One Shot requires proper water management including proper drainage on a waterproofing membrane and proper use of pitched or sloped substrate

### SUBSTRATE PREPARATION

Sikalastic®-726 Balcony One Shot is applied in a single step, because of this proper substrate preparation is essential to achieve the proper performance of Sikalastic®-726 Balcony One Shot.

#### Concrete -

Should be cleaned and prepared to achieve a laitance and contaminant free, open textured surface by blast cleaning or equivalent mechanical means. The desired surface texture is CSP 3 per ICRI Guidelines. In addition, the substrate surface must be thoroughly cleaned by

Product Data Sheet  
Sikalastic®-726 Balcony One Shot  
November 2020, Version 01.06  
020913205000000070



blowing/vacuuming to remove all particulates that may interfere with bonding. Can be applied with or without primer.

**Plywood –**

Should be clean and smooth, APA and exterior grade, not less than ½” thick, and spaced and supported according to APA guidelines. Joints should be sealed with Sikaflex® 2c or 1a and detailed, and may need embedded fabric reinforcement. Primer is required for plywood.

**DETAILING**

**Non-structural cracks up to 1/16 inch –** Apply a detail coat of a Sikalastic® 710, 710 NP or 720 Base Coat at 23 mils dry, 4” wide, centered over the crack. Allow to become tack free before overcoating.

**Cracks and joints over 1/16 up to 1 inch –** Seal previously routed and primed cracks and joints with Sika Sealant and allow to skin over and cure for 24 hours min. Apply a detail coat of a Sikalastic® 710, 710 NP or 720 Base Coat at 23 mils dry, 4” wide, centered over the crack. Allow to become tack free before overcoating.

**Joints over 1 inch –** Should be treated as expansion joints and brought up through the Sikalastic® Traffic System and sealed with Sika sealant (see Sealant Guide).

**Panelized Joints -** Panelized joints that are restrained across the joint and without differential movement may be sealed and the deck coating, including detail coat, applied over the joint.

NOTE: movement within panelized joints may cause deterioration of the aggregated wear coat, in which case the joints should be treated as expansion joints and brought up through the Sikalastic Traffic System and sealed with Sikaflex® sealant. For additional questions please contact Sika Technical Services.

**PRIMING**

Sikalastic®-726 Balcony One Shot does not require primer on direct application to concrete with moisture content below 4%, other substrates may require primer.

**Primer Selection -** Determine maximum moisture content of concrete substrate by weight with a Tramex CME or CMExpert type concrete moisture meter. Primer is not required for concrete but if moisture content in concrete is greater than 4% then Sikalastic® MT Primer is required, see primer guide below.

**Sikalastic® Primer –** For existing polyurethane coatings, clean then solvent wipe existing coating, allow solvent to flash off, and then apply Sikalastic® Primer with a flat squeegee or phenolic resin core roller at approximately 250 - 300 sf/gal. and work well into the substrate to ensure adequate penetration and sealing, and puddles

are avoided. Sikalastic® Primer is not suitable for metal substrates. Sikalastic® Primer adheres to sealants and existing coatings. Refer to separate primer data sheet for additional information.

**Sikalastic® FTP LoVOC Primer -** For plywood decks and for metal flanges and penetrations, apply Sikalastic® FTP LoVOC Primer with a flat squeegee or roller at approximately 175 sf/gal. Work primer well into the substrate to ensure adequate penetration and sealing, and puddles are avoided. Refer to separate primer data sheet for additional information

**Sikadur®-22 Lo-Mod FS-** For concrete with a maximum moisture content of 4 % by weight, apply a single coat application of Sikadur®-22 Lo-Mod FS with a flat squeegee or roller at approximately 160 sf/gal. Apply evenly without puddling. Refer to a separate product data sheet for additional information

**Sikalastic® MT Primer -** For concrete with a maximum moisture content of 5 % by weight, and for metal flanges and penetrations, apply Sikalastic® MT Primer with a flat squeegee or roller at approximately 175 sf/gal. For concrete decks with a maximum moisture content of 6% by weight, apply two applications of Sikalastic® MT Primer with a flat squeegee or phenolic resin roller at approximately 175 sf/gal per application. Work primer well into the substrate to ensure adequate penetration and sealing, and puddles are avoided. Refer to separate primer data sheet for additional information.

**MIXING**

Premix the Part A component using a low speed (400–600 rpm) mechanical mixer and Jiffy Paddle (2-5 Gallon Model) to obtain uniform color, making sure to scrape the solids from the bottom and sides of the pail. Pour Part C slowly into Part A and ensure aggregate from Part C is fully mixed into Part A. Slowly pour Part B into Part A/C mix and while mixing scrape the side of the container. Mix the combined material thoroughly until a homogenous mixture and uniform color is obtained (typically 3 minutes). Use care not to allow the entrapment of air into the mixture.

**APPLICATION**

Apply at 37.6 sf/gal to yield 38 WFT using a notched squeegee or trowel (Recommend: 1/4” V-notched squeegee or trowel) , and backroll using a phenolic resin core roller (3/8”) the area should be backrolled two times, one perpendicular to the other. Ensure roller is saturated with excess material before starting backroll. Extend coating over entire area including previously

Product Data Sheet  
Sikalastic®-726 Balcony One Shot  
November 2020, Version 01.06  
02091520500000070



detailed cracks and joints. Coating should be tack free after about 6 hours at 70 °F and 50 % RH. Allow coating to cure for a minimum of 8 hours before opening to pedestrian traffic.

#### REMOVAL

Remove liquid coating immediately with dry cloth. Once cured, coating can only be removed by mechanical means.

### OTHER RESTRICTIONS

See Legal Disclaimer.

### LEGAL DISCLAIMER

- KEEP CONTAINER TIGHTLY CLOSED
- KEEP OUT OF REACH OF CHILDREN
- NOT FOR INTERNAL CONSUMPTION
- FOR INDUSTRIAL USE ONLY
- FOR PROFESSIONAL USE ONLY

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("SIKA"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at [usa.sika.com](http://usa.sika.com) or by calling SIKA's Technical Service Department at 1-800-933-7452. Nothing contained in any SIKA literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs.

**NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD**

**Sika Corporation**  
201 Polito Avenue  
Lyndhurst, NJ 07071  
Phone: +1-800-933-7452  
Fax: +1-201-933-6225  
[usa.sika.com](http://usa.sika.com)

**Sika Sarnafil**  
100 Dan Road  
Canton, MA 02021  
Phone: +1 800-451-2504  
Fax: +1 781-828-5365  
[usa.sika.com/sarnafil](http://usa.sika.com/sarnafil)  
[webmaster.sarnafil@us.sika.com](mailto:webmaster.sarnafil@us.sika.com)

**Sika Mexicana S.A. de C.V.**  
Carretera Libre Celaya Km. 8.5  
Fracc. Industrial Balvanera  
Corregidora, Queretaro  
C.P. 76920  
Phone: 52 442 2385800  
Fax: 52 442 2250537



**Product Data Sheet**  
Sikalastic®-726 Balcony One Shot  
November 2020, Version 01.06  
02091520s00000070

4 / 4

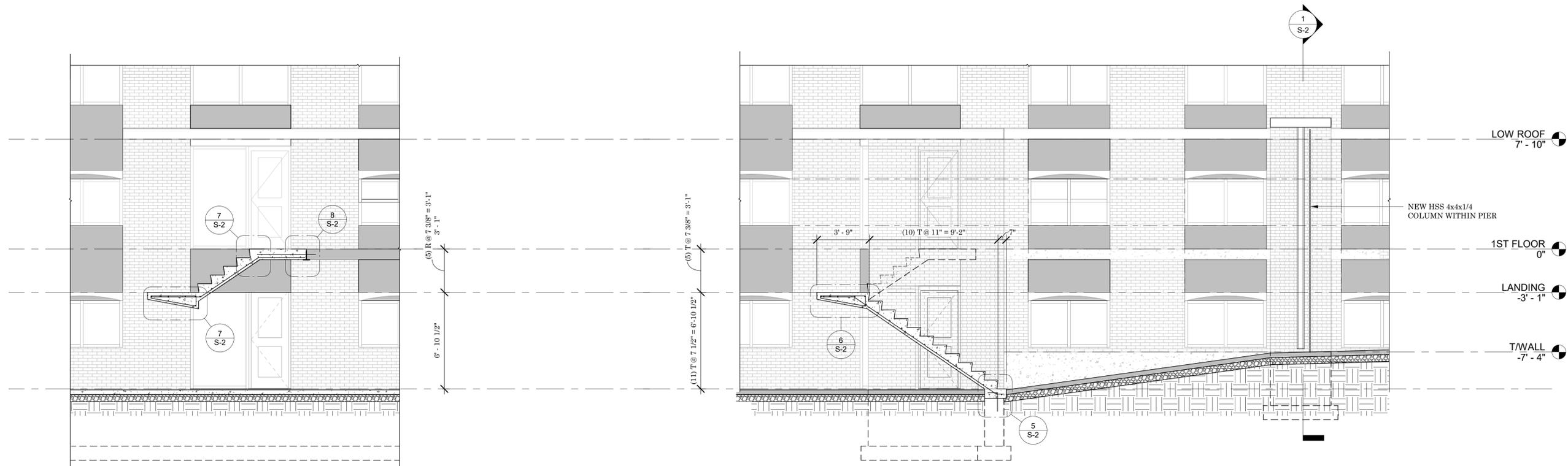
### BY OTHERS.

Sale of SIKA products are subject to the Terms and Conditions of Sale which are available at <https://usa.sika.com/en/group/SikaCorp/termsandconditions.html> or by calling 1-800-933-7452.

Sikalastic-726BalconyOneShot-en-05-(11-2020)-1-6.indd

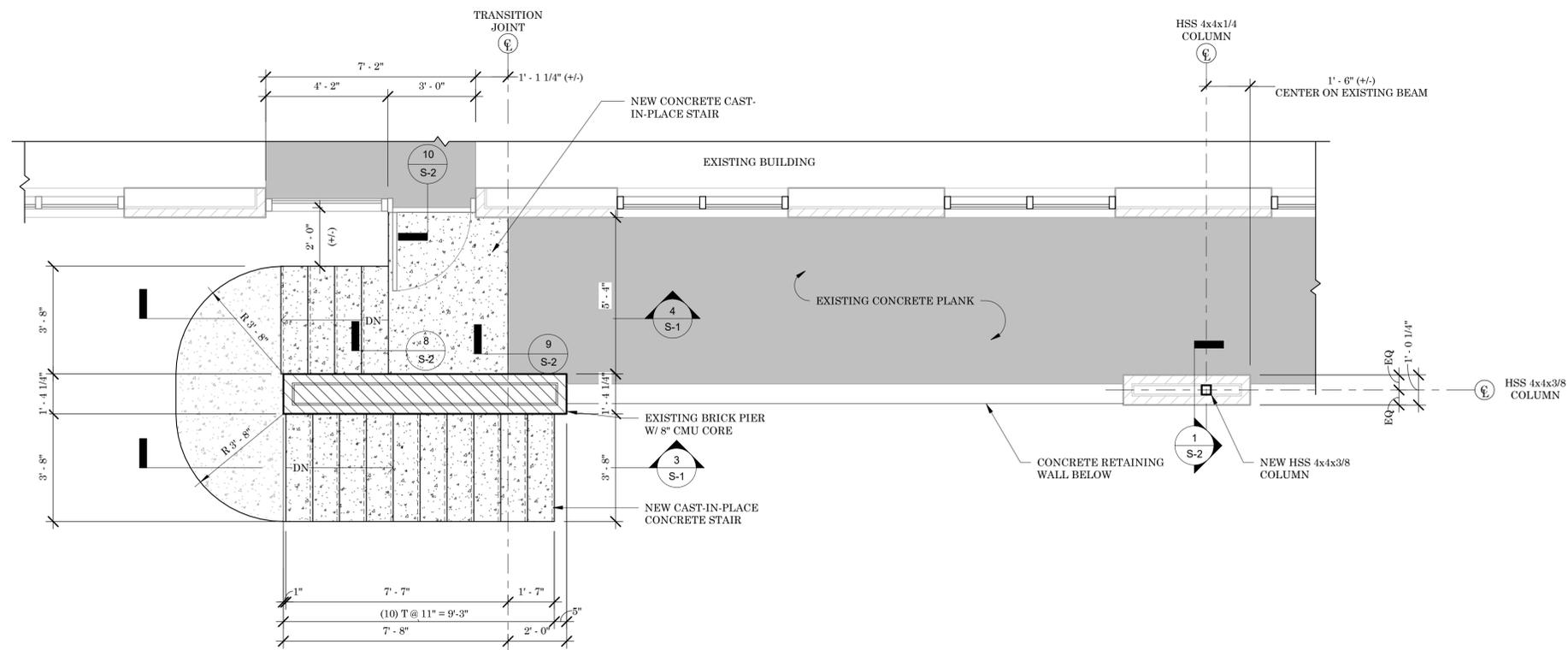
BUILDING TRUST





4 SECTION CUT - UPPER STRINGER  
S-1 1/4" = 1'-0"

3 SECTION CUT - LOWER STRINGER  
S-1 1/4" = 1'-0"



1 REPLACEMENT STAIR & COLUMN PLAN  
S-1 3/8" = 1'-0"



3/11/2021

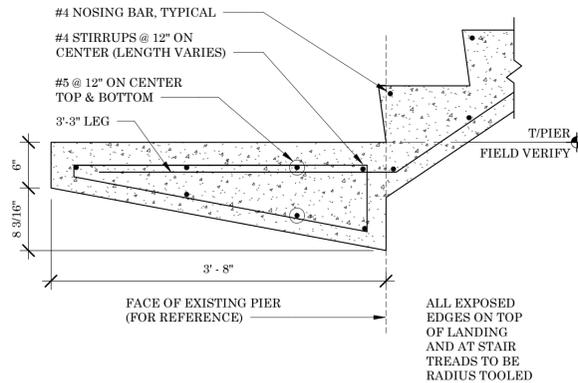


Revisions:	
Project #:	20-084
Issued for:	Construction
Date:	3/11/2021
Sheet Number:	S-1

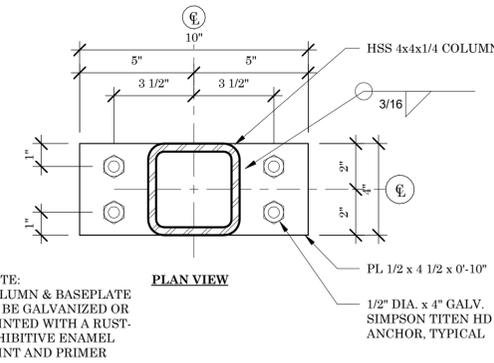
## REPAIR NOTES

1. NEW CONSTRUCTION TO MATCH EXISTING
2. CONCRETE MIX DESIGN SHALL BE AS FOLLOWS:
 

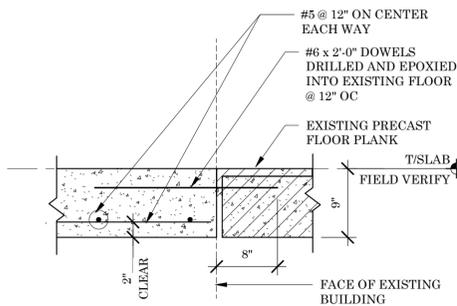
MIX	F <sub>c</sub> (28 DAY)	SLUMP	% AIR	W/C RATIO
EXTERIOR STAIR	4,000 PSI	4" +/- 1"	6% +/- 1%	0.48
3. CONCRETE TO RECEIVE 1/2" INCH TOoled EDGE AT TREAD NOSINGS.
4. CONCRETE STAIRS TO RECEIVE TWO (2) COATS ON NON-YELLOWING CURING AND SEALING COMPOUND.
5. STAIR TREADS SHALL BE PITCH 1/4" INCH FROM FRONT TO BACK FOR DRAINAGE OF WATER.
6. EPOXY MORTAR FOR DRILLING AND EPOXYING OF STEEL REINFORCING DOWELS TO BE HILTI HIT-HY200, OR EQUAL.
7. STEEL REINFORCING BARS TO BE ASTM A615, GRADE 60 REINFORCING.
8. EXISTING CONDITIONS TO BE VERIFIED. NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM PROPOSED DESIGN DETAILS.



**7 STAIR LANDING @ UPPER FLIGHT**  
1" = 1'-0"

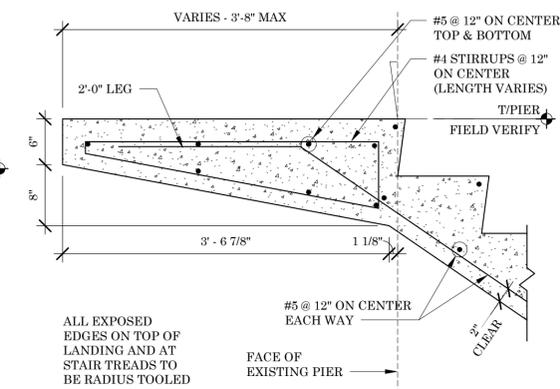


**3 COLUMN BASE PLATE**  
3" = 1'-0"

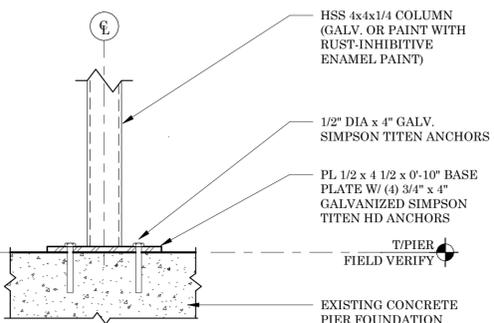


CONTACT ENGINEER IF END OF PRECAST PLANK ARE NOT GROUTED SOLID.

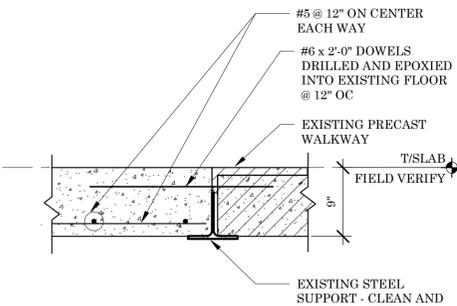
**10 BUILDING CONNECTION**  
1" = 1'-0"



**6 STAIR LANDING @ LOWER FLIGHT**  
1" = 1'-0"

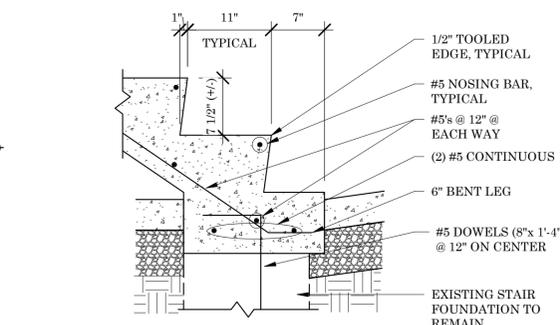


**2 COLUMN BASEPLATE MOUNTING**  
1 1/2" = 1'-0"

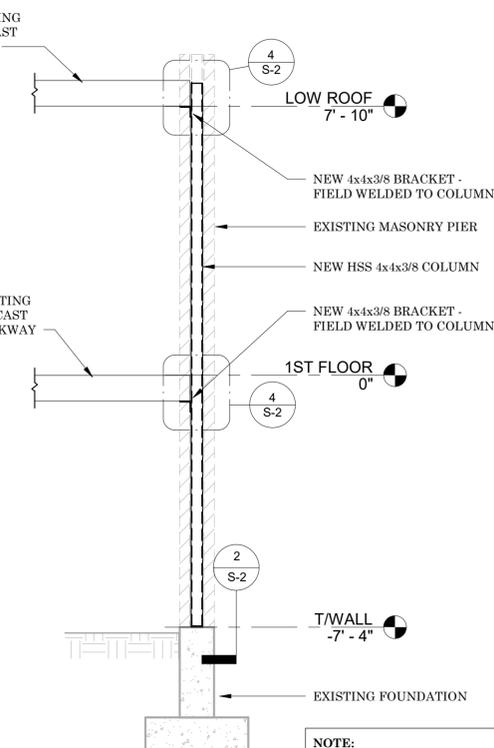


CONTACT ENGINEER IF END OF PRECAST WALKWAY IS NOT GROUTED SOLID OR IF STEEL FRAMING INTERFERENCE EXISTS

**9 UPPER LANDING CONNECTION**  
1" = 1'-0"

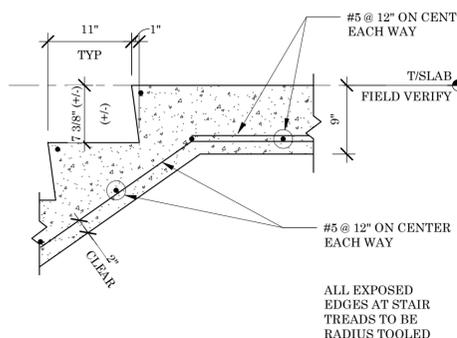


**5 STAIR FOUNDATION**  
1" = 1'-0"

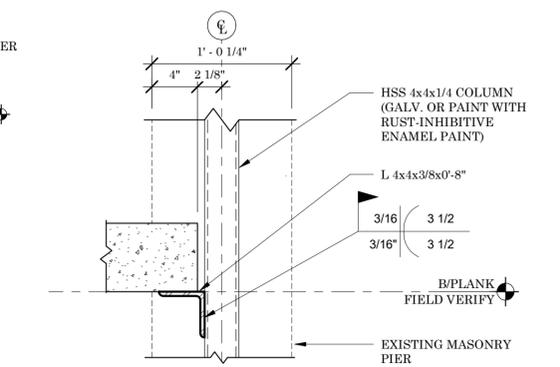


**NOTE:**  
ALL EXISTING STRUCTURE ELEVATIONS AND DIMENSIONS TO BE FIELD VERIFIED

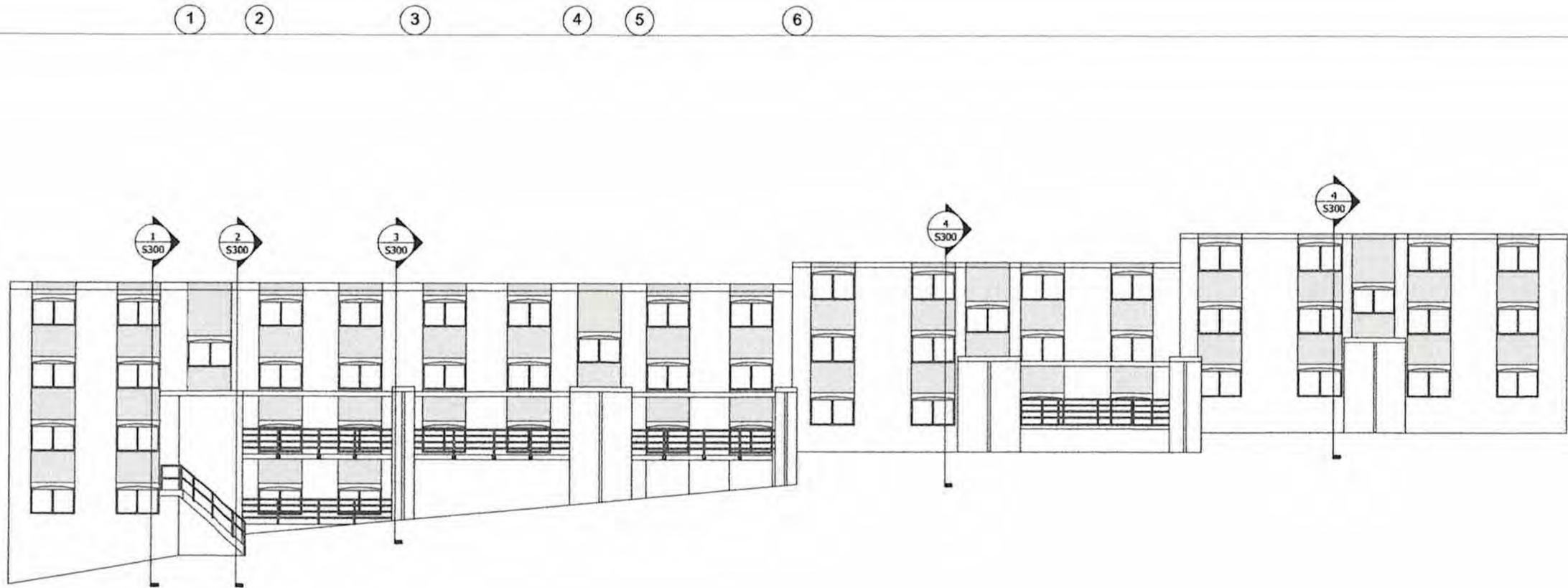
**1 PIER SECTION - NEW COLUMN**  
3/8" = 1'-0"



**8 STAIR UPPER FLIGHT**  
1" = 1'-0"



**4 COLUMN BALCONY BRACKET**  
1 1/2" = 1'-0"



1 EAST ELEVATION  
S200 SCALE: 1/8" = 1'-0"

Waukegan, WI Minneapolis, MN  
262-599-0802 612-238-0802  
Skokie, IL Chesterfield, MO  
847-965-3366 636-530-3863  
Indianapolis, IN  
317-564-5440

**RCL**  
Engineering Group  
Forensic & Structural Engineering  
- A Business Unit of Roofing Consultants Ltd. -

**ELEVATIONS**  
SHORECREST EAST  
1029 SPAIGHT STREET  
MADISON, WI 53207

REVISION	DATE	DESCRIP.
LTR		

DRAWN  
BRG  
DATE  
08/03/20  
SHEET

**S200**

DECLARES: THIS DRAWING CONTAINS INFORMATION WHICH IS CONFIDENTIAL AND PROPRIETARY, AND MUST BE KEPT CONFIDENTIAL AND NOT BE REPRODUCED, IN WHOLE OR IN PART, TO ANYONE WITHOUT PRIOR WRITTEN AUTHORIZATION OF RCL ENGINEERING GROUP. BY ACCESSING THIS DOCUMENT YOU AGREE TO KEEP CONFIDENTIAL ALL THE INFORMATION DISCLOSED IN THIS FILE AND RELATED MATERIALS.