

PREP.

PROTECT.

MAINTAIN.™

# CASE STUDY

Key Biscayne Yacht Club, FL, USA

**STAIN-PROOF**  
CARE + MAINTENANCE SOLUTIONS

by DRYTREAT

## THE PROJECT

Sealing the exterior Oceans Reef White Limestone floors of the restaurant located in the Key Biscayne Yacht Club. The Yacht Club needed a sealer that would protect exterior surfaces in a harsh salt water environment like Key Biscayne and also stand up to cleaning with Alkaline cleaners by Staff. This is a large, high traffic restaurant, open year round, which needs to look perfect for an exclusive clientele. Because of the food and beverage stains from the restaurant and they need to protect the Oceans Reef White.

The stone was Coral Reef White from A&P Trading Coral Classics Miami FL. Ocean Reef White is an exclusive item to Coral Classics. This beautiful dense white shell stone is a favorite for today's designs, with its clean hues of consistent whites. A perfect material for interior and exterior applications, it is swirled subtly with hints of small brown shell formations. This material is completely consistent from piece to piece in shade and tone. Is available and suitable for interior and exterior applications, residential or commercial.

## SPECIAL REQUIREMENTS

Due to the nature of the project and the surfacing materials used for the floors, the client and supplier had some very particular prerequisites for choosing the right sealer:

- The porosity and light color of the stone, particularly for the Oceans Reef White, it is highly prone to staining, especially in a high traffic restaurant.
- The look and matte texture of the honed limestone had to be retained.
- As a high traffic commercial space, it was crucial to retain the slip resistance of the surfaces for the safety of customers and staff.



Premium Impregnating Sealer



Exterior Flooring: Coral Reef White



Commercial



Key Biscayne Yacht Club, FL, USA  
(<https://www.kbyc.org/>)



General Contractor: Miller Construction  
Installer of Stone: B & B Contracting



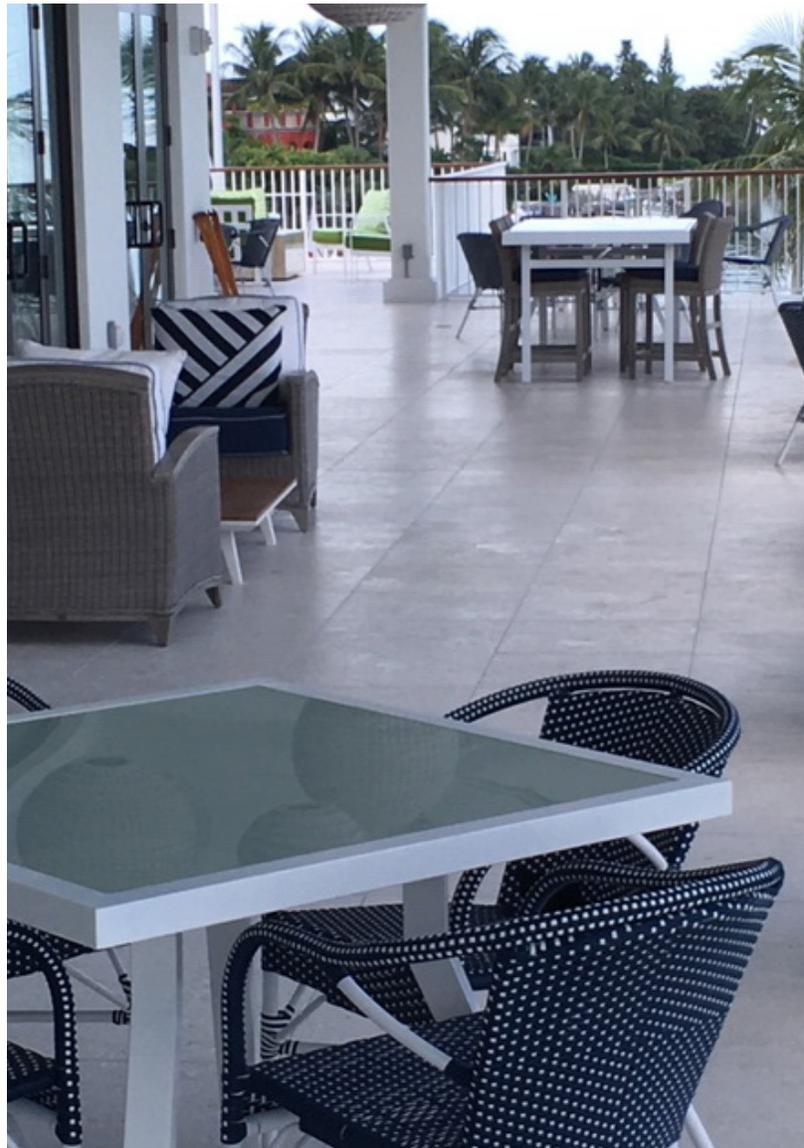
JULY 2020



## SOLUTION

The developer chose STAIN-PROOF® Premium Impregnating Sealer, formerly known as STAIN-PROOF Original™, as it is the only sealer able to meet all of the listed requirements and offer a substantial written performance warranty when applied by a STAIN-PROOF Accredited Applicator. The specially engineered molecules in the STAIN-PROOF Premium Impregnating Sealer penetrate very deeply and form a permanent chemical bonds inside the material without affecting its breathability. The sealer's extra deep and permanently bonded barrier of protection not only protects against staining, but against other serious types of damage such as salt efflorescence, and water damage.

The surface was sealed with 2 coats of STAIN-PROOF Premium Impregnating Sealer in 2020. The treated surface was able to be walked on about an hour from completing the job and could handle water or oil spills after only 8 hours. The look, finish and slip resistance of the surface were unchanged after treatment. The floor is able to be maintained using, at most, only light scrubbing and mild non-toxic detergents.



JULY 2020

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