



Building with conscience.

Four Seasons Condominium

Sto Crack Defense Creates Cohesive Envelope for Iconic Ft. Lauderdale Property

Facades



Four Seasons Condominium uses Sto Crack Defense and other Sto products to create a building envelope that will endure the harsh South Florida environment

Sto Products	Sto Crack Defense, Sto® RFP, StoColor® Acryl Plus
Contractor	Suncoast Restoration and Painting
Architect	Building Envelope
Engineer	Karin's Engineering Group (KEG)
Media Contact	Schoeny Jones: sjones@stocorp.com Julie Chalpan: julie@focusunlimitedpr.com



Constructed in 1958, the Four Seasons on Sunset Lake is an iconic, 82-unit, 12-story luxury condominium with a storied past. When it was first erected, it quickly became the place to see and be seen in Ft. Lauderdale. In 1964, Le Dome, a French haute cuisine restaurant, opened on the top floor, cementing the condominium as a destination for socialites and business magnates.

But time, corrosive salt air and water from the Atlantic, and catastrophic events in the 1970s and 1980s had taken their toll on the property. In the 2000s, water had penetrated deeper and deeper into the structure's bones. Ownership attempted to address the problems as they arose, but extreme weather conditions would win over and over again.

Water, Water, Everywhere

Upon closer inspection by an engineer, the building was wrought with water intrusion issues. Because of its location on the Atlantic Intracoastal Waterway, it endures a constant, humid ocean wind. Additionally, the building itself is designed to move. That movement cracked the thin waterproofing sealant applied around windows, doors, and other joints, allowing moisture to penetrate deep into the building.

"I've used Sto waterproofing products on multiple buildings and am thrilled with them. The Four Seasons are using the best product out there; it will keep their building protected for years to come."

Paul Just | Architect | Building Envelope



Ownership decided it was time to strip back the layers and address the issues from the inside out. They performed a root cause analysis and determined the Sto solution would solve the issue, rather than just being another band-aid. In 2012, the most impacted area of the building was treated with Sto Crack Defense. By 2023, the untreated parts of the building were still plagued with water intrusion issues. It was noted that the one section not experiencing any issues was the area treated with Sto's Crack Defense, which also acts as a waterproofing layer. The test-proven performance of the Sto solution was then selected by Ownership to decide whether the entire building would receive Sto Crack Defense.

"I've used Sto waterproofing products on multiple buildings and am thrilled with them. The Four Seasons are using the best product out there; it will keep their building protected for years to come," commented Paul Just, the Owner's Representative, a seasoned Florida Architect, for the project. Paul's company, Building Envelope, specializes in building envelope design and forensic services.





A \$2.2 Million, Year-Long Renovation Begins

After an exhaustive bidding process, Suncoast Restoration and Painting in Ft. Lauderdale was selected as the project contractor, and the project kicked off in early 2024. The first task was removing sixty years of sealant and goop from previous renovations and repairs, as well as restoring the concrete. Windows and doors were also removed. It was a massive undertaking.

Because the building was 100% occupied, the contractor tackled the renovation in swing stages. Sto® RFP (Reinforced Fiber Polymer) and Sto 4.5 oz Fiberglass Mesh were the products specified by the Consulting Engineer and Owners Representative to address the water intrusion issues. First, the contractor applied the Sto RFP basecoat. The fiberglass mesh was then embedded into the basecoat and allowed to cure. Finally,

“Not only are Sto’s products top-notch, but the service after project completion is amazing! They want to keep in touch with the building owner to ensure their product performs as promised.”

Paul Just | Architect | Building Envelope

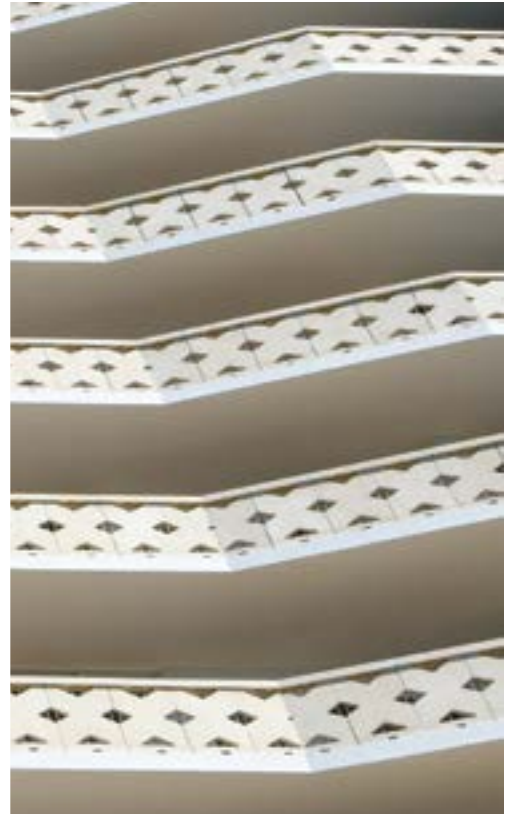
StoColor® Acryl Plus, a high-build acrylic paint that has proven its efficacy in harsh environments and has passed the stringent ASTM D9604 wind-driven rain test, was troweled on as a topcoat.

“The beauty of this finishing product is that it looks brand new if it’s applied properly. It’s a beautiful, continuous system that restores a building to its original look. You can’t do that with paint,” noted Joshua Katz, owner of Suncoast Restoration and Painting.

The Sto system components work together to create an envelope around the building. The benefits of a cohesive air, water, and moisture barrier include:

- Waterproofs on top of the stucco
- Prevents reflective cracking
- Creates a uniform look that’s like new
- One company, One solution, One warranty

Often, different products are used in different areas of a renovation, creating a Frankenstein solution that involves multiple companies and warranties that complicate warranty claims. When this occurs, the owner is caught in the middle, trying to get just one of the companies to take responsibility. Because Sto provides a complete solution that creates a seamless barrier against the elements and carries a warranty that covers all components, warranty claims are simplified for the owner.





“Not only are Sto’s products top-notch, but the service after project completion is amazing! They want to keep in touch with the building owner to ensure their product performs as promised,” added Paul Just, the Owner’s Representative.

Project Finished On-Time and Under Budget

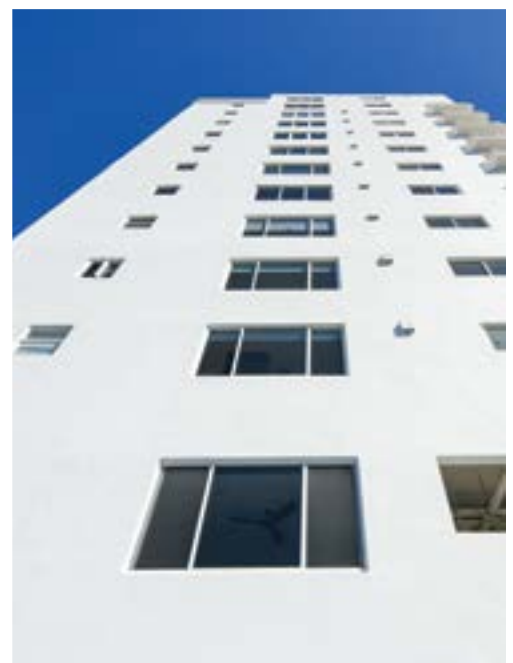
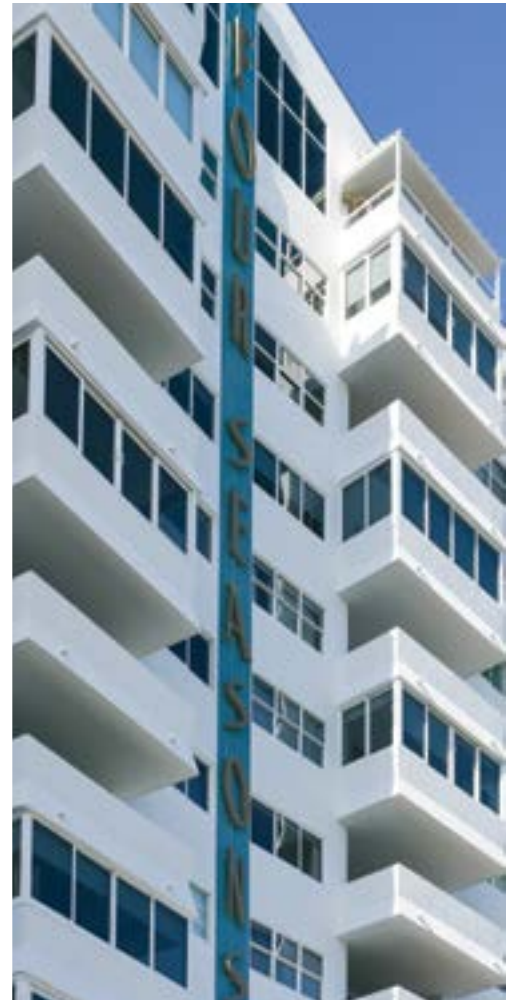
The project was completed in early January 2025—right on schedule and more than twenty percent under budget—and the residents of Four Seasons are already thrilled with the results. The water intrusion issues that have plagued the building for decades have been remedied, and it’s clear that the owners found the right solution this time. Many residents have also commented on how the smooth finishes have virtually erased the building’s imperfections and restored it to its original glory.

The Condo Construction Committee, was lucky enough to have a President, Rachel Edlund, herself a comfortably retired Architect, and other “super-charged” members eager to get this project right.

Sto provides a complete solution that creates a seamless barrier against the elements and carries a warranty that covers all components.

Joshua Katz added one closing thought about the Sto RFP system: “It’s almost the equivalent of putting on a new coat of stucco, but it’s more modernized and has built-in flexibility for movements and elements.”

The engineer of record was Karin’s Engineering Group (KEG), a local engineering firm, with offices throughout the state. KEG was instrumental in conducting weekly compliance inspections and assisting Building Envelope with the administration of the services being provided by Suncoast.





Innovation and Creativity Make the Old New Again.

Inspiration favors the open mind. With Sto, your creative exploration can take you anywhere. Our proven products give you unmatched freedom and the ability to achieve your vision in any color, any form, any texture, any material.

Sto Crack Defense delivers the functionality necessary to reimagine and rebuild better than before. This advanced fortification layer, crafted with Sto's high-performance mesh and polymer-reinforced basecoat, strengthens stucco surfaces with flexibility and durability and prevents surface cracking and helps to create a cohesive building envelope. Additionally, with Sto, you have a company that stands behind its products and will stand with you and your team through project completion.

To learn more about this innovative new solution, visit stocorp.com or call 1-800-221-2397 for a consultation.

Creativity Begins. **Sto Finishes.**®



Sto Americas

Sto Corp.

3800 Camp Creek Pkwy
Building 1400, Suite 120
Atlanta, GA 30331
USA

Phone 1-800-221-2397
www.stocorp.com