

tal®

THE PROFESSIONAL CHOICE

THE BLYDE

SILVER LAKES, PRETORIA



**THE SCIENCE
BEHIND
BEAUTIFUL SPACES**

A ONE-OF-A-KIND RESIDENTIAL DEVELOPMENT BY BALWIN PROPERTIES AT SILVER LAKES

PRETORIA

Buying into residential estates is fast becoming exceptionally popular in many cities throughout South Africa.

Property owners recognise that they are buying not only a property of their own but into an exhilarating all-inclusive lifestyle with top security and property maintenance costs generally lower compared to standard freehold property. The social and safety aspects of residential estates is also a major drawcard with families and friends finding it easy to flock together within easy distance of each other without having to leave their estate. Renowned for decades as a market leader in quality, service and innovation, TAL's extensive range of top quality tiling and construction products are the unseen element behind thousands of successful tiling projects within residential estates.

One such project was at The Blyde, a recently constructed Balwin Properties' development in Pretoria's rapidly growing eastern suburbs. The Blyde is a unique residential estate whose apartments surround a stunning, 1.5 hectare crystal clear man-made lake - the first of its kind in Southern Africa. Constructed by international company, Crystal Lagoons, and undoubtedly The Blyde's major selling point, the lake is an eco-friendly, patented innovation, fully compliant with the most stringent international physiochemical and microbiological water quality standards and offers surprisingly low maintenance costs.

In addition to the lake with its palm-fringed beaches and a children's pool, The Blyde boasts a classic, onsite Lifestyle Centre providing free wifi, superb entertainment facilities and numerous leisure and sporting activities. Well appointed apartments come standard with free, state-of-the-art appliances while a combination of TAL's superior products and the professional tiling installations greatly enhanced the aesthetically pleasing quality finishes throughout.







TAL Quality

TAL's vast range of tiling and construction products are developed and tested in the company's ISO 17025 accredited Laboratory. All TAL tile adhesives and ancillary products submitted for VOC (Volatile Organic Content) testing to date are well within the limits stipulated by the Green Building Council of South Africa, of which TAL is a member.

Tiles

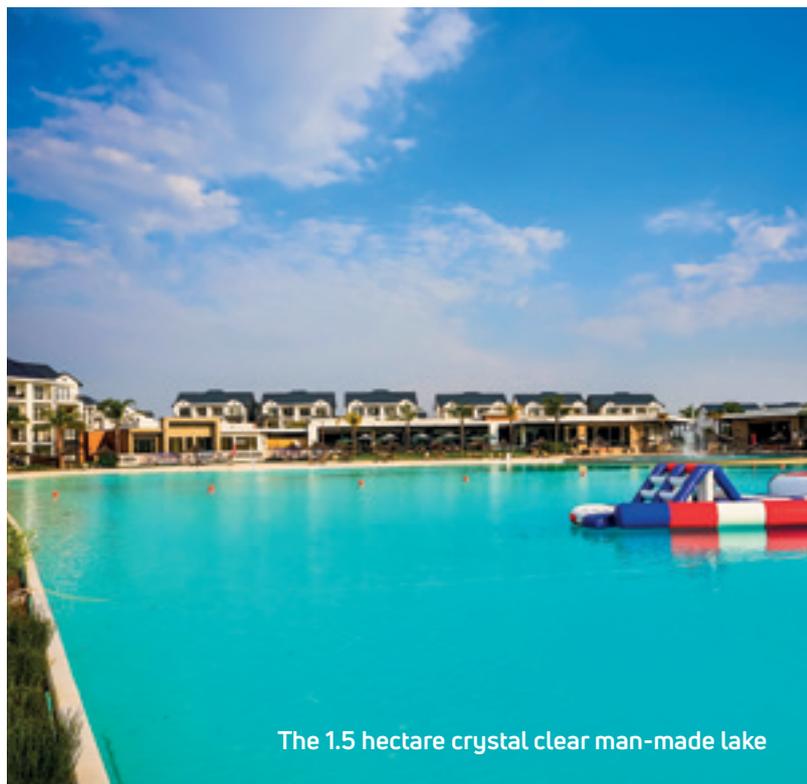
All tiles used in the apartments/living units were glazed ceramic floor tiles manufactured by Johnson Tiles and supplied by Tiletoria. Tiles (250 x 500 mm) were fixed to all interior rendered walls, onto a latex or cementitious waterproofing compound on the walls and floors of the showers, as well as on the exterior woodfloated screeded surface beds at the entrances and on external staircases.

Tiles (500 x 500 mm) were fixed onto interior woodfloated screeded surface beds and suspended slabs in the apartments, as well as onto the exterior woodfloated screeded surface beds of patios, and onto a latex or cementitious waterproofing compound on the balconies.

Large format Full-bodied Porcelain tiles (600x1200) were fixed to interior and exterior surface beds of the Lifestyle Centre and common areas.

Priming

To ensure compatibility and a good bond on the waterproofing systems to showers and balconies, these surfaces were primed with TAL's top quality priming slurry system consisting of TAL Keycoat, a modified latex primer used in a 2:1 mix (by volume) with TAL Keymix, a cementitious powder primer.



The 1.5 hectare crystal clear man-made lake

Adhesive systems

Due to its extensive range of top quality, user-friendly adhesives, TAL was able to specify the most suitable adhesive for each particular substrate type and tiling installation required.

Adhesive systems for 'dry' general interior surfaces

TAL Probond, a flexible, standard-setting adhesive, trafficable after a minimum of 24 hours was used to fix the glazed ceramic tiles on all interior rendered walls, interior surface beds, suspended slabs and staircases.

The advantage of using this adhesive is that no additives are required, simply mix with clean, cool water, thus alleviating the risk of mixing errors on site.

Adhesive system for suspended concrete slabs

As suspended concrete slabs are prone to increased movements, it is essential that suitably modified adhesive and grout systems are used to cater for these movements. TAL Probond, with its enhanced flexibility characteristics, is ideal for these installation areas.

Adhesive systems for covered exterior surfaces

Because external tiling installations are exposed to building movement, thermal expansion and contraction as well as inclement weather, a stronger and more flexible adhesive system is required. It is therefore imperative that suitably modified adhesive and grout systems are used to cater for these conditions. TAL Probond, was applied to all covered entrances, patios and staircases.

Adhesive systems for interior and exterior waterproofed substrates

Due to the impervious nature of waterproofed substrates, setting times of conventional (standard-setting) adhesives are extended. TAL therefore specified a quick-setting, high strength, shrinkage-compensated porcelain adhesive, trafficable after 12 hours for these installation areas. This was mixed with TAL Bond and used to tile all shower walls and floors as well as the balconies.

Adhesive systems for Lifestyle Centre & Common Areas

The large format porcelain tiles to these areas were fixed with TAL Goldstar 12, a grey, quick-setting, high strength, shrinkage-compensated cement-based adhesive. The adhesive was mixed with TAL Bond for tiling to external areas to cater for the conditions associated with external applications.

Grouting

Grouting of tiles is the last process in any tiling project and provides the finished look of a tiled floor or wall. As with adhesives, choosing the correct grout for a specific tiling application ensures a professional finish. TAL boasts a comprehensive range of grouts for specialised grout applications. When the adhesive has been modified with TAL Bond, the grout should also be modified with TAL Bond to ensure flexibility and water resistance in the installation. To this end, all interior 'wet' areas such as splashbacks and showers, all suspended concrete slabs, staircases, and all exterior floors and staircases were grouted with TAL Wall & Floor Grout mixed with TAL Bond.

All interior rendered walls and woodfloated screeded surface beds with tile joints up to 8 mm wide were grouted with TAL Wall & Floor Grout mixed with cool, clean water. Available in a variety of colours, cement-based TAL Wall & Floor Grout offers resistance to moisture ingress.





Movement Joints

One of the main causes of a tiling installation failure is the lack of movement joints in the tile panels, so instead of all joints being grouted with a cementitious grout, a resilient joint sealant should be used at specified intervals in both directions and on all perimeters and vertical corners to buffer the joints and allow for movement. All movement joints should be at least 5 mm wide and extend through the tile and adhesive layers.

TAL Goldstar Sealmaster 1000 Polyurethane Joint Sealer is a single component, permanently flexible, moisture-curing, polyurethane-based adhesive and joint sealant that was used throughout the project to seal the movement joints. The bulk of the depth of the movement joints were filled with TAL Sealmaster Cord, a flexible, readily compressible, closed-cell polyurethane backing cord which acts as a sponge-like filler in the joint before adding TAL's Goldstar Sealmaster 1000 Polyurethane Joint Sealant. The use of TAL Sealmaster Cord saves on the amount of sealant required.

Specialised External Area: The Blyde Restaurant Club House

Part A. Floor levelling

Prior to commencement of a tiling installation, especially that of large format tiles (600 x 1200 mm), it is imperative that anomalies in concrete floor slab levels are rectified to not only prevent 'lipping' (the difference in height of corners and edges of installed tiles), but to avoid excessive consumption of adhesive.

Since the exterior concrete surface bed at The Blyde Restaurant Club House required levelling prior to tiling, TAL SlabPatch, a high strength, single component, fast-setting micro fluid concrete was applied at a minimum thickness of 10mm to achieve the required levels and surface flatness. As this was an external application, TAL Screedbinder, a modified latex liquid additive, was incorporated in the mix for enhanced water resistance in the installation.

Part B. Fixing 600 x 1200 mm Full-Bodyed Porcelain Tiles

Following curing of the levelling compound, TAL Goldstar 12 quick-setting adhesive mixed with TAL Bond, was used to fix the 600x1200mm large format porcelain tiles. Due to the large format of these tiles, the backs of the tiles were also buttered with adhesive to ensure full contact and a solid bed of adhesive behind each tile. TAL Wall & Floor Grout mixed with TAL Bond was used to fill the tile joints.

Movement joints, at least 5 mm wide, were located in both directions at a maximum of 3 metres and filled and sealed with TAL Sealmaster Cord and TAL Goldstar Sealmaster 1000 Polyurethane Joint Sealant.

As a water lover's paradise, boasting phenomenal amenities and conveniently situated within easy access to the N4 and in close proximity to educational, entertainment, retail and sporting facilities, The Blyde certainly ticks all the boxes, making TAL proud to have played a major role in the aesthetic aspects of such a unique development.



TAL is a division of Norcros SA and has been a trusted manufacturer and supplier of the highest quality materials to the construction industry for almost 50 years. Our products are designed for the harsh South African climate and to be fully compatible with each other. The TAL laboratory is the first in Africa to gain ISO 17025 accreditation for 1348:2017 testing (tensile strength of cementitious tile adhesives). We supply free technical Methods and Materials Specifications for projects, and when correctly followed, projects are awarded the TAL 10-year guarantee. When you consider these facts in combination with our commitment to exceptional customer service, technical advice and on-site support, it is clear that TAL is there for you at every level, to help make your project a success – from design to completion.

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*TAL, TAL Screedmaster, TAL Keycoat, TAL Keymix, TAL Bond, TAL Screedbinder, TAL Superprime, TAL Goldstar 6, TAL Goldstar 12, TAL Goldstar 18, TAL Professional, TAL Goldflex, TAL Wall & Floor Grout, TAL Waterbased Epoxy Grout, TAL High Traffic Grout, TAL Goldstar Sealmaster 1000, TAL Sealmaster Cord are registered trademarks of Norcros SA (Pty) Ltd. SF Primer and SlabPatch are a registered trademark of X-Calibur International.