



Project Team:

Waterproofing Contractor: Biscayne Roofing
Onsite Building Envelope Consultant: Paramount CE
General Contractor: Coastal Construction
Architect: CFE Architects
Structural Engineers: B&J Consulting Engineers

Hi-rise luxury begins with below-grade waterproofing

Ongoing construction of a luxury urban tower in Miami's Biscayne neighborhood showcases Siplast solutions on all six sides of the building, beginning with a critical focus on below-grade protection.

Given the site's high water table and the environmental pressures of heavy rainfall and tidal shifts, the project team utilized Siplast TeraPROOF™ pre-applied SBS waterproofing, engineered to create a robust, integral bond with the poured concrete. This high-performance SBS-modified bitumen technology was essential for navigating the site's tight construction windows and "wet-ground" conditions, and ensuring a watertight foundation.

As the project moves toward its anticipated 2027 completion, the contractor will continue to integrate Siplast systems throughout the full building enclosure, from the bottom up. This includes:

- TeraPROOF™ below-grade pre-applied waterproofing
- WALLcontrol™ AWB system
- SBS-modified bitumen roofing system
- PMMA roof membrane system

Leveraging Siplast as the single-source manufacturer for the entire envelope — from below-grade, to the walls, to the roof — will help the project team maintain seamless compatibility between the different waterproofing phases and ensure long-term performance.

