



# Autostrada

Project Spotlight



Globally Proven Construction Solutions

# Autostrada

Westport, Connecticut

Contractor: Rob Hartmann, Jason Robert's Services, Hamden, CT

Building Owners: Gioel and Ronni Molinari

LATICRETE Manufacturing Plant: Bethany, CT



## The Situation

Growing up in Milan, Italy, Gioel Molinari's admiration of vintage luxury cars and entrepreneurial passion, coupled with his wife Ronni's keen eye for architecture and design, inspired the birth of Autostrada— Italian for 'highway.' Gioel and Ronni began the restoration of a 110-year-old building in Westport, CT which they envisioned to be a one-of-a-kind, multi-functional experience and showroom for fellow car collectors. To make this dream a reality, the couple knew it was crucial to partner with the right team.

Both Jason Robert's Services and the Molinari family unanimously agreed when it came to finishing the flooring for this worn and dilapidated building, the only products that were capable of delivering the standard of excellence required would be LATICRETE.

"We wanted to have the highest quality flooring to showcase the beauty of the machines and elevate the space to be much more than a garage," said Ronni.



**"We have had a longstanding relationship with LATICRETE and trust their solutions."**



Ronni Molinari – Co-Owner



## The Challenges

- *Meticulous and Thoughtful Design:* Surrounded by a booming community of fellow unique car enthusiasts, the couple recognized there was no space specifically designed for the storage and enjoyment of such high-end automobiles in their area. Knowing their clientele paid a premium to acquire and maintain these vehicles, the team would need to effectively curate a museum-like space that was engineered as artfully as the vehicles it housed.
- *Proper Restoration:* In order to transform the nearly 8,000 ft<sup>2</sup> [742.3 m<sup>2</sup>] space with its unfinished concrete flooring, exposed pipes, caked-on glue residue and varying elevations, the team needed a blank slate.
- *Melding luxury and durability:* Knowing this space was for both socializing and a showroom for prestigious vintage vehicles, the careful selection of materials needed to have industrial durability and a crisp, high-end finish. This was something that seemed infeasible when other buildings they received inspiration from only featured a gray, concrete-like finish.

## A LATICRETE Solution

“We have had a longstanding relationship with LATICRETE and trust their solutions, which is why we always specify their materials in our projects. For this project in particular, LATICRETE not only provided us with a plan of action that would help resolve a lot of issues with inconsistencies in the existing structure, but mocked up different finish options to help our vision come to fruition,” stated Ronni.

After properly prepping, the team fixed the floor’s cracks and spalls with SPARTACOTE® FAST FIX™, a two-part, hybrid urethane crack repair material and NXT® Patch, a premium quality, fast-drying underlayment patch. The crew then began to mix and apply VAPOR BAN™ E, a single-coat, low-odor, epoxy coating specifically designed for controlling the moisture vapor emission rate from new or existing concrete slabs.

After the floor was repaired, the Jason Roberts Service’s team used NXT Level Plus to provide a flat substrate on which to apply the floor finish. NXT Level Plus is a high-performance, high strength self-leveling underlayment with exceptional flexural capabilities, Microban® anti-microbial protection, and fast curing properties.

As an industry-leading concrete overlayment that provides a reliable, attractive and clean cementitious wear surface, NXT Level SP was applied. More versatile than ever, NXT Level SP transforms the rough concrete into a finished wear-surface in 24 hours and features superior rolling and standing load capacity, increased durability and a longer-lasting appearance thanks to its medium-coarse aggregate\*. Thanks to the product’s bright white salt-and-pepper appearance, the cars could be beautifully displayed akin to paintings in a museum.

After the pour of NXT Level SP in white, the teams began grouting, polishing, and sealing for the final step. Luckily with a LATICRETE® system, this was simple as everything needed was available from a single source. The installers began grouting with 3701 Mortar Admix, followed by densifying the floors with L&M™ LION HARD®; and for the finishing touch-applied the STONETECH® BulletProof® Sealer and STONETECH Revitalizer® Cleaner and Protector to properly maintain the sealant and floor.

“We definitely knew the floors would be beautiful, but when the team members uncovered it to show us the end result, it was more amazing than I anticipated and really brought the space to the next level (literally!). We regularly have visitors compliment how the floors illuminate the space – you know you picked the right products when car enthusiasts who should be fixated on the automobiles are even noticing how great the floors look,” concluded Ronni.

## The Outcome:

Autostrada opened in Westport, CT in early 2022 and has been widely recognized as a prestigious luxury automobile and event club where its members can admire their priceless collections with fellow collectors and professionals. The elegant space can accommodate up to 22 vehicles, allows for 24-hour access and offers washing and detailing services.

Members have the ability to enjoy cocktails at the full-service bar, partake in various monthly themed events and social gatherings, or simply kick-back at the lounge outfitted with, mid-century meets Italian-inspired, furnishings while overlooking the car floor.

Thanks to the LATICRETE® system solution, excellent craftsmanship from Jason Robert's Services and the Molinaris' spectacular vision, Autostrada is now a reality. For decades to come, visitors can appreciate the space that is as distinguished and high-caliber as their cars.





\*Cementitious products are manufactured using natural raw materials where color and shade variations are normal and should be expected. For best results, jobsite mock-ups are recommended.



LATICRETE International, Inc. ■ One LATICRETE Park North, Bethany, CT 06524-3423 USA ■ 1.800.243.4788 ■ +1.203.393.0010 ■ [www.laticrete.com](http://www.laticrete.com)

A-10237-1022 ©2022 LATICRETE International, Inc. All trademarks shown are the intellectual properties of their respective owners.