

Miracote MPC Decks the Walls (and floors) at Park Shore Retirement Community

Park Shore is a luxurious continuing care retirement community that is located in the picturesque Madison Park area of Seattle, Washington. Developed in 1963, the

facility has been a haven for those residents looking for a reputable and relaxing facility in which to spend their golden years. The owners recognized that many of the residents spent time outdoors on one of the three wraparound decks that overlook the beauty of Lake Washington, with majestic Mt. Rainer in the distance. In an effort to modernize and offer

the utmost in aesthetic surroundings to the Park Shore residents, the owners decided that

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Products Used: Repair Mortar Type I, Membrane A, Miracote MPC
Project: Park Shore, Madison Park, WA

the decks and walkways were in need of a significant facelift.

The Challenge

The wraparound decks and walkways comprised approximately 20,000 square feet of the facility's original concrete slab that was covered with a waterproof layer of bitumen



membrane topped with a 2.5 inch concrete topping slab that had deteriorated.

Due to environmental thermal cycling conditions, cracks had formed in the topping slab and the cracks had progressively deteriorated. The cracks provided an opening through which black, unsightly, oozing bitumen out-migrated, literally gumming up the walkways.

While there was no noticeable damage to the structural slab, a major beautification project was definitely required.

The Solution

The job would take approximately two and one half months to complete and involved extensive pressure washing of the exterior deck walls, as well as the walkways and deck floors. Once the slab and walls were cleaned, the next challenge Buzz Manchester, Bedrock Coating & Contracting, addressed was the prevention of oozing bitumen at the juncture of the deck floor and base of the building.

The MIRACOTE Action

To solve this issue, a cove base was created with Miracote's Repair Mortar Type I. This two-component polymer modified resurfacing



compound was troweled to form a 4" cove base with approximately 150 lineal feet placed per day.

While part of the crew installed the cove base, the other crew members were prepping the

concrete substrate. After removing the exposed bitumen, the spalls and voids were filled with Miracote MPC.

The drains had to be addressed as well. Over the years, the drains had become plugged resulting in the flooding of the building whenever it rained. The drain renovation became a laborious task. There was a drain every twenty feet and the repairs required the removal of 3/8" of old concrete underneath each drain, followed by re-plumbing. Once these repairs were made, the six man crew sectioned off the project and began applying the first lift of Miracote's Membrane A, a tough and durable waterproofing membrane. A second lift was then roller applied after overnight cure.

Once the deck and surrounding cove base was coated with Membrane

A, Miracote MPC was applied to the deck and walkways. The first lift was a blend of 50/50 natural MPC that was hand trowel applied at 3/32" (9.5mm). After allowing an overnight cure, the second lift was trowel applied This was a huge part of the project and required eight weeks to finish.

Upon completion of the deck floor, the three-foot exterior walls surrounding the deck required an application of MPC. Using 20" cement finisher's trowels, the crew hand troweled tight a blend of half smooth and half regular MPC. While still wet, the MPC was then rolled with a fine texture nap roller leaving a fine stipple texture. Withstanding the warm sunny days of summer and the cooler rainy days of early fall, the project finished on schedule in October.

Delighted with the end results, the owner and residents alike were thrilled with the new look. With the help of Miracote and Bedrock, every day at Park Shore is now truly "a day in the Park."



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