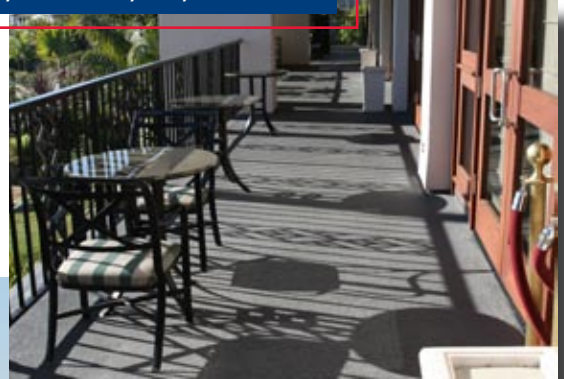


# The **MIRACOTE**<sup>®</sup> SOLUTION

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## Mission Accomplished with Miraflex II<sup>®</sup> at Catamaran Resort Hotel

Submitted by: Trevor Foster, Southern California Regional Sales Manager & Principal Trainer  
Contractor: C&C Waterproofing, Inc., El Cajon, CA  
Project: Catamaran Resort Hotel, San Diego CA  
Products: Miraflex II, RM 1, Membrane A, MPC, Colorbond



### The Solution

Cal Brehmer, owner of C&C Waterproofing met with the resort's facility management team to evaluate the situation and propose a solution. The existing wood substrate would have to be removed and replaced with new, exterior grade tongue-in-groove plywood, 6 inch copper flashing up the wall, and 4 inch copper flashing on the deck floor,

followed by a reinforced wearing surface. With the project scope in hand, Cal developed a project proposal and the appropriate submittal samples and presented several decking options to The Catamaran.

After evaluating the products presented, the facility management team unanimously selected Miracote's Miraflex II Walking Deck and Roof Covering System. This state-of-the-art product offered ICC-ES Listed approval, a Class A Fire Rating, the membrane IAPMO Certification, manufactured in compliance with ANSI requirements, and unique, appealing aesthetics — providing a Clear Advantage<sup>™</sup> over the other systems.

The Catamaran Resort Hotel in San Diego, CA is a favorite escape for pleasure seekers and business travelers alike. Located alongside the picturesque Mission Bay, the hotel offers a spectacular view of the skyline from La Jolla to San Diego and is only minutes from the world-famous San Diego Zoo, Sea World and Belmont Park. Recently, the resort's facility management team noticed that the 900 square foot outdoor deck adjacent to their renowned Atoll Restaurant, was beginning to show signs of severe aging. The second story decks showed signs of significant weathering from over 20 years of exposure to the harsh coastal environment, with both decks in need of repair.

### The Challenge

The deck surface was originally installed with ceramic tile that had deteriorated after many years of exposure to environmental conditions (i.e., ultraviolet light, thermal movement from the direct sun-load, rain and saltwater). In addition, the wood substrate was rotting from water penetration due to failure at the grout lines, resulting from dissimilar movement, cracking and subsequent delamination between the mortar and tile. Seeking a fresh, new look for the resort, the facility managers requested a decorative seamless reinforced decking alternative to failed mortar and tile. They were referred to C&C Waterproofing, Inc., a well-known decking contractor located in El Cajon, CA.

## The Action

The project was scheduled for completion within two weeks. With various other trades involved in the renovation project, Cal and his crew coordinated their installation schedules.

The first day involved placing reinforcing scrim cloth around the floor flashing and saturating it with Membrane A. The scrim cloth and membrane form an isolation barrier between the copper flashing to the galvanized expanded metal lath, which is used to provide dimensional stability in the Miraflex II system. The second day, the crew stapled pre-cut sheets of the metal lath to the plywood substrate. Thirty ICC-ES approved staples per square foot were used to ensure maximum stability. On the third day, RM I (Repair Mortar Type 1), a two-component polymer modified cementitious repair and underlayment product, was trowel applied at 3/8 inch using an 18 inch

concrete finishing trowel. The underlayment was applied to encapsulate the metal lath, offer additional stability of the system and provide a smooth, intermediate surface, which was ready to accept the waterproofing membrane.

Two roller coats of Membrane A, a rugged and durable IAPMO Listed waterproofing membrane, were applied on the fourth day of the installation. Using a short napped roller, the first coat of Membrane A was applied at 25 mils and allowed to cure for two hours. Cure was followed by another 25 mil application of Membrane A. The fifth day involved protective masking of the entire area and then installing a lift of Miracote MPC (Multipurpose Protective Coating), a polymerized silica sand free cementitious protective

coating, with a flat trowel. MPC has exceptional adhesion to a variety of substrates and was designed specifically for heavy use pedestrian foot traffic areas. It exhibits superior weather and water

single component, pigmented acrylic topcoat, with excellent weathering qualities. Applied at 250 square feet per gallon per coat, the first application of charcoal gray Colorbond was roller applied, allowed



resistance, making it ideal for outdoor applications. Next, a splatter coat of Miracote MPC was applied with a hopper gun. After allowing this coat to cure to a heavy, semi-dry orange peel texture, a knock-down finish was achieved by taking a flat trowel and skimming off, literally “knocking down”, the high spots of the coating.

The final day included application of two coats of Miracote’s Colorbond, a high performance,

to dry, and followed with a second topcoat.

Upon completion of the project, The Catamaran’s facility management team was pleased with the results.

C&C Waterproofing produced an exceptional application with a decorative, durable wearing surface that met the functional requirements and design needs of the facility.

Miracote’s Miraflex II provided a high-quality, aesthetic finish for this high-class resort. Quality products, a skilled installation team and a premium resort made for a winning combination on this Miracote project!

*For additional information on Miracote’s comprehensive line of concrete renovation & protection products, thermal & moisture protection products, and floor & wall systems, visit [www.miracote.com](http://www.miracote.com).*



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