THE CANNERY, San Francisco, CA

By Ronald Wade Borum
Job: The Cannery
Contractor: Performance Floors – Jeff Chambers and Mark Pryor, Rancho Cucamonga, Ca

When Stavi Architects desired a floor coating application on the top floor of the two tower circa late eighteen hundreds brick building structure that is the Cannery in Fisherman's Wharf district of San Francisco, they consulted with Miracote to develop a specification for the job. The Cannery consists of two towers that are connected through a series of bridges. Exterior stairs leading to balconies can access the upper floors. The top floor was being renovated for a single client's office. Private access is through an interior elevator in one building while public access is via an exterior elevator tower connected by ramp to the balcony that runs a good distance around the building towers' perimeters. The floor elevations of each tower and on the connecting bridge are all different, however, the design called for a single themed finish design that would create a path beginning at the entry elevator outside and travel across the balcony, under the main entry door, through the lobby, past offices, out onto the bridge deck, and on down a long hall terminating at an elevator lobby.

Not only were the elevations a challenge, the interior substrate is wood while the exterior is concrete. The design called for the path to be a dark gray variegated cementitious look featuring a series of stenciled sea gulls, fifty−eight or so, in two sizes, positioned along the way. The finish needed to be suitable for both interior and exterior exposure and also needed to accommodate slip retardant characteristics for added safety. Parts of the finished floor also need to be flat to accommodate large doors that swing through 180 Degrees. The installation needed to minimize the possible occurrence of cracking and the application also needed to be within very strict elevation tolerance to accommodate door cylinder casings.

Miracote Micro−Topping, which is a composition flooring system developed using Miracote Concrete Protective Coatings, integral colors, topping colors and sealers was quickly determined to be the best product to create the desired finish. The Contractor, Jeff Chambers, developed an application incorporating expanded metal lath and a specially formulated polymer extended underlayment to treat the wooden flooring surfaces. Elevation changes were overcome by installing Miracote Repair Mortars to ramp from the bridge deck to each of the tower floor levels.

Once this work was completed, a standard Micro−Topping installation was completed. The topcoat was sealed with Miracote ML Primer and dispersed colors followed by Mirathane AL, a polyurethane protection coat. The exterior bridge deck and entry area sealer is loaded with a fine clear glass bead for slip resistance and profile. Cutting stencils and masking each one to afford a final coat of MPC and the ML accent color formulation before extraction accomplished the sea gull design. The topcoat sealer removed any stencil depression by displacement. The Lead Architect and Designer to correspond to ceiling light diffuser arrangement specifically positioned the sea gulls. The diffusers also simulate and follow the seagull design. The finished floor surface provides a tough easily maintained finish that can be waxed, buffed or wet mopped.

Impressed with the finished product, the owner and tenant later requested PFI to install a decorative stamp overlay system on the balcony thus completing coating of the entire exterior surfaces. The existing balcony required repairs to the waterproofing system, which was accomplished by the G. C. so the substrate was quite fresh in some places, while old in others. This required special preparation and primer application prior to Mirastamp process to assure a sound installation. In one area, a separate balcony was also treated with Mirastamp over the installation of Miracote Membrane Waterproofing