

# Solutions

## A Better Outdoor Floor

California is an ideal place to eat a relaxing meal outside in the warm weather. But unpleasant surroundings can spoil the mood.

The outdoor seating area of the Outback Steakhouse in Arcadia had a stained concrete floor that was almost impossible to keep clean. Plus, it was just plain ugly. So the restaurant contacted Best Custom Garage Coatings for a solution.

One concern was that any product used on the job had to have very little odor because the restaurant was to remain open during the application. Best's Jim Shaw decided to use an acid stain to achieve some color and then apply the low-odor 4001 and 5400 System offered by Versatile Building Products.

Why use a product applied in garages in a restaurant's outdoor patio? "I figured that since the 5400 waterborne urethane clear topcoat we install holds up to hot tires and chemicals found in garages that it should do just fine in a heavily used dining area," said Shaw.

First we cleaned the surface by power washing and degreasing using V-100, and then we applied Etch Stain, a chemical acid stain to the concrete to give it a rustic appearance, Shaw

explained. We allowed this to dry and then neutralized the material and power rinsed the remaining residual from the surface. The rinse water was recaptured for proper disposal later.

This left with a beautiful rustic concrete surface that had plenty of movement in the color shades. The next step was to prime the surface using Versatile's 4001 Waterborne Clear Epoxy Primer. The trick was to not put it on too thick since this area is outside and they did not want it to yellow.

The epoxy primer was spread at a rate of 400 square feet per gallon, which allowed it to penetrate the surface and not leave any build. The wet, glossy look of the epoxy was another benefit. "This really brought out the color of the concrete," said Shaw.

The final step was to apply Versatile's 5400 Waterborne 2 Component Urethane. This was the easiest step, as the crew used the dip and roll method. It has a milky color before it crosslinks; most clear topcoats are as clear as water. They are difficult to apply because you can't see the spots that are missed.

The project was completed in two days and people could walk on it three days later. Now, Outback personnel have a much

easier time keeping the area clean. The eating area has the same look and feel associated with interior floor surfaces.

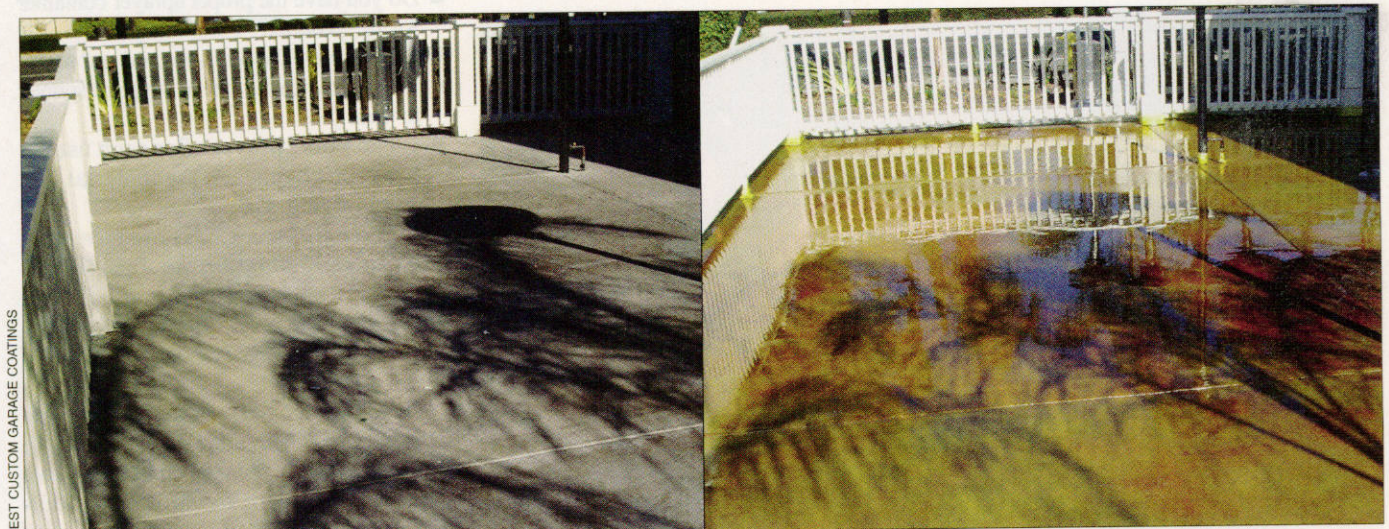
For more information, contact Versatile Building Products Inc at 1-800-535-3352, or 310-632-6500 or visit [www.garagecoatings.com](http://www.garagecoatings.com).

## A Concrete Walkway for All Weather

Vestavia Hills City Center is a beautiful 378,000-square-foot shopping mall in Vestavia Hills near Birmingham, Ala. Stained concrete decorates the city center's pavement. But only two years after being laid, the concrete installation began failing.

Upon noticing the potholes and the crumbling concrete, project owner Baker AIG turned to Precision Concrete Construction for assistance. Precision's Mike Portwood chose MAPEI's line of Concrete Restoration Systems for the repairs.

Fifteen thousand square feet of bedraggled concrete required the expertise of Precision Concrete Construction's repair team, who used Mapecem 102 and Planicrete AC as the chosen instruments to do the job right. Upon completion of the restoration, in a unique finishing step, the concrete was stained. Vestavia Hills City Center is a success story that both



BEST CUSTOM GARAGE COATINGS

Outback Steakhouse employees had difficulties keeping the outdoor seating area clean, and it was "just plain ugly" (left). Crews applied a chemical acid stain to give the same area an attractive, rustic appearance.