

EdgePoint Apartments

Hycrete Waterproofs California-Based Shea Properties' Apartment Complex



HYCRETE360 PROVIDES LONG-TERM CONCRETE PROTECTION

Structure: Residential, Office, Mixed-Use, and Retail

Applications: foundation walls, structural slab, and elevator pits

Owner: Shea Properties

Architect: Runberg Architecture Group

Engineer: Coughlin Porter Lundeen

General Contractor: Rush

Concrete Contractor: Precision Concrete

Ready Mix Provider: Cal Portland

Introduction

EdgePoint is a six-story building with 203 apartments, 4,700 sf of retail, 121 car parking stalls and 181 bike parking stalls. The building is a five-story wood podium over concrete base. Amenities for the tenants include a fitness area, clubroom and rooftop patio in Seattle's Greenwood neighborhood.

Challenge

In order to meet the parking requirements, the lowest parking level had to be constructed below the existing water table. The team needed a solution capable of withstanding high hydrostatic pressure. Due to weather, the originally planned membrane system caused a multi-week delay to the construction schedule.

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Being able to use Hycrete as an alternative to the waterproofing detailed on the project enabled us to save the general contractor a significant amount of time on their schedule.

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— Ben Morse, Precision Concrete Project Manager





Solution

Hycrete360 (formerly System W) offered superior performance in comparison to other waterproofing systems. Hycrete provided a much simpler approach than the originally planned membrane system and was able to get the project back on schedule. Hycrete's membrane free system eliminated the need to excavate further for a rat slab the membrane required for installation. Using Hycrete saved the contractor a significant amount of time and money.

Result

Shea Properties was able to shave weeks off the construction schedule, in turn saving them money. The non-absorbent concrete surface reduces maintenance for the duration of the building life and included a 10-year performance-based no questions asked warranty. As a result, the property owner has a company they can count on to keep their building dry and operational.

