

Escala - Seattle, WA



Architect: Mulvanny G2 Architecture

Developer: Lexas Companies

GC: JE Dunn Construction

Size: 818,000 Sq. Feet, 30 Stories

Awards: ENR's Engineer Newsmakers Award to the Engineer, Cary Kopczynski & Co., the American Council of Engineering Companies Gold Award for Engineering and Second Deepest Hole in the Northwest, and The Gold Nuggets 2008 Award of Merit for Best Specialty Project. Escala has also been selected by the National Association of Home Builders for 22 real estate awards.

US SPEC Products: H2 Coarse, Acrylcoat, Slickote, MP Grout, Monofilm, Maxcure Resin Clear, Floatcoat

Downtown Seattle's largest condominium tower, Escala, is an impressive project featuring a 30 story mixed use facility with eight levels of underground parking, 270 units each with its own formal foyer and most with a dedicated elevator.

Various US SPEC products were used to aid in the completion of this building. Products such as H2 Coarse and Floatcoat were selected to resolve common problems that came up during construction.

During construction the ramps leading to the elevators were found not up to ADA requirements. This presented the need for a patching material that can be applied in varying depths and easily finished. A material that would have a good cosmetic appearance was important also, as some of the ramps would be left uncovered. This material would need to stand up to heavy pedestrian traffic in and out of the building.



H2 Coarse was recommended to bring the ramps up to code. This two-component, polymer modified, cement based product exhibits a smooth, creamy consistency for easy troweling that can be applied from a feather edge to 1" depth in a single lift. This allowed for the ramps to be covered entirely for a monolithic appearance while addressing the sloping needs to achieve code for ADA compliance.

Another solution provided by US SPEC was repairing areas hampered by Seattle's rain. The rain caused some problems in getting a final hard trowel finish on the slabs. This created a need for "feather patching" to fill in areas. This would provide the flattest possible surface so the high end final floor coverings would look their best.

A smooth and easily applied product was needed to fill the small depressions and achieve a smooth, true feather edge while transitioning to the existing slab. US SPEC Floatcoat was the solution. Floatcoat is a sandless, self-curing, micro leveling skim coat. It allowed the floors to be patched and smoothed quickly and did not delay the application of the final floor coverings.

US SPEC PRODUCTS

H2 Coarse

Two-Component Patching Mortar

US SPEC H2 is a two-component polymer modified portland cement mortar. This product is a fast setting patching material for surface repairs from feather edge to 1" neat and up to 4" extended. If your concrete is spalling from being exposed to the winter elements, **H2** is good for repairing those surfaces. It maintains a smooth, creamy consistency for easy troweling and offers the benefits of Ferrollok™, a penetrating corrosion inhibitor. Recommended for both interior and exterior surfaces.

Floatcoat

SandLess, Self Curing, Micro-Leveling Skim Coat

Floatcoat is designed to provide a smooth, level floor prior to the installation of a final floor covering. This material will provide a bondable surface in 4 hours for floor coverings such as carpet, tile, sheet vinyl and VCT. **Floatcoat** can be applied up to 1/4" in a single lift and will not shrink, crack or spall. It is an easy to use, single component product and no priming is needed.