

# BUILD WITH STRENGTH

CONCRETE CASE STUDY: EASE OF USE

## MOSLER LOFTS

2720 3rd Ave, Seattle, WA 98121

Completed: 2008

Floors: 12

Details: Building includes 150 condo units, retail, and parking



## SLEEK, SOPHISTICATED, AND BUILT STRONG.

Called the “most interesting and provocative residential high-rise to appear in Seattle since World War II,” Mosler Lofts was designed not only for style but also with purpose.

The contemporary design of the concrete project was well received by buyers as the development was 90 percent sold within the first six months of hitting the market.

### 01. Elimination of transfer beams.

Deep transfer beams were eliminated at the third floor by widening the columns between the first and third floors to account for horizontal offset. The transfer columns were then used as an architectural feature between townhouse units on the ground floor. Using transfer columns instead of transfer beams reduced the building height as well as the interior and exterior finishes.

### 02. Flexibility for residents.

Concrete shear walls were limited to the interior core of the building to provide for more open and flexible living spaces.

### 03. Material savings.

Concrete ceilings, columns, and core walls were left exposed and unpainted, saving more than 100,000 square feet of metal studs, gypboard, and painted assembly (equal to approximately 242 metric tons of embodied carbon).

## BUILDING ATTRIBUTES:

Concrete was exposed in residential units, saving the cost of interior finishes.

Post-tensioned slabs reduced floor-to-floor heights, saving the cost of exterior finishes.

Wall area was minimized in the project through the use of innovative open floor plans, providing residents with simple and flexible living spaces.

## AWARDS:

First BuiltGreen and LEED® Silver Certified condominium in Seattle

Won the “Best in the West” award for Best Project of the Year, Best Sustainable Community, and Best Attached Project – High Rise at Pacific Coast Builders Conference, 2008.

