

Outsulation Plus™ Case Study



Dryvit Outsulation Plus Offers Beacon of Hope For Seattle Housing Authorities' Beacon Towers



Before



After

High atop Beacon Hill in Seattle, Washington stands Beacon Towers, a high-rise apartment building owned by the Seattle Housing Authority. Located just five minutes from downtown Seattle and built in 1970, Beacon Towers had a problem. Hugh Wilkinson, Assistant Project Manager for the Seattle Housing Authority, explains.

"Some time ago, the windows on the building were retrofitted and they did an absolutely horrendous job. The windows were leaking," said Mr. Wilkinson.

The problem was so severe that 30 of the 100 units in Beacon Towers were left completely vacant. Something had to be done. All the windows had to be replaced. The Seattle Housing Authority rationalized that their unfortunate problem gave them the fortunate opportunity to renovate, update and upgrade the Tower's gray gloomy exterior cladding. Improving the building's energy efficiency was a big factor.

They chose Dryvit's Outsulation Plus™ System.

According to Chris Burrow's of Evergreen Building Products, Dryvit's local distributor, approximately 50,000 square feet of Outsulation Plus with Sandblast® finish was field

Project Name:

Beacon Towers
1311 South Massachusetts St.
Seattle, Washington

Owner:

The Seattle Housing Authority
Seattle, Washington

Architect:

GGLO Architecture
Seattle, Washington

Dryvit System & Finish:

Outsulation Plus
Sandblast

General Contractor:

Triple D Construction
Bellevue, Washington

Dryvit Applicator:

Stucco Works
Washington

Dryvit Distributor:

Evergreen Building Products
Seattle, Washington

applied over the existing pre-cast concrete cladding. Outsulation Plus is Dryvit's high-performance EIF System that incorporates an air and moisture protective barrier, an ideal solution for a building like Beacon Towers.

"The building is 15 stories high on one of the highest points in Seattle. The wind gusts, particularly in the winter, typically reach up to 100 miles per hour. On an average day, the winds would be blowing 30 to 40 miles per hour," said Mark Dow, President and Owner of Triple D Contractors, the project's general contractor.

Because of the issues with the windows, special attention was given to that aspect of the \$2 million renovation project.

"We went above and beyond and then some on making sure the windows went in right, that the detail work around the windows was perfect. We also spent a lot of time making sure the drainage planes were aligned properly," said Mr. Dow.

Mr. Dow reports that he was extremely pleased with the support and assistance Triple D received from Dryvit. "I have used Dryvit before but never on a project of this scale. They were terrific. We got great support from Evergreen and technical support on site from Dryvit. It was great, very helpful." Mr. Wilkinson agreed. "We got great cooperation from everyone."

Working together, the tower on the top of the hill overlooking Seattle has been transformed, serving as a 'beacon' of restored beauty for all, thanks to Dryvit.

For more information about Outsulation Plus, or any of the systems and products sold by Dryvit Systems, Inc., call Dryvit Technical Services at 1-800-556-7752 or visit us on the web at www.dryvit.com.

