



## **MEDICAL OFFICE BUILDINGS – SUSTAINABLE DESIGN**

**PRECAST CONCRETE BUILDING SOLUTIONS**





***The ability to minimize structural columns certainly improved the interior spatially.***

***Environmental responsibility dictates that we, as design professionals, strive to create structures that last. The integrity of precast concrete and its inherent ability to contain significant amounts of recycled content were major factors in the decision making process.***

BRAD SHELTON, AIA  
ELEM ARCHITECTS, LLC

## **RIVERFRONT PROFESSIONALS**

- Three story total precast solution with 31,300 sq. ft. of floor area
- Exterior envelope includes; curtain wall, metal cladding and precast concrete mass walls
- 20 days to install precast framing and wall system, targeting LEED® Silver

EMELI ARCHITECTS, LLC: ARCHITECT  
THE STRAUSS COMPANY: CONTRACTOR





## WHY A TOTAL PRECAST CONCRETE BUILDING SOLUTION?

- Architectural design options: ability to integrate curtain wall, metal cladding and precast mass walls
- Schedule compression and risk reduction: we engineer, manufacture, deliver and install
- A sustainable and cost effective building system





## TYPICAL TOTAL PRECAST BUILDING SOLUTIONS

- Multi-level designs utilizes double tee or Metro-Deck floor and roof system
- Exterior load bearing walls include integral architectural finishes & thermal efficiency options
- No perimeter columns and minimal interior columns





## THE COMPONENTS - TOTAL PRECAST BUILDING SOLUTIONS

1. Thermal efficient wall system: continuous insulation & integral architectural finishes
2. Columns and beams: eliminate perimeter columns & all components delivered fire resistant
3. Double tee floor and roof system: depth to solve floor to floor requirements
4. Stairs and stair/elevator towers: easy access to all levels during construction, safe





## HENRY COUNTY MOB

- Three level, total precast building solution with 48,000 sq. ft.
- Includes load bearing wall system, precast floor, roof, stair and elevator enclosure
- 25 days to install precast building shell

LYMAN DAVIDSON DOOLEY: ARCHITECT  
EDT CONSTRUCTORS: CONTRACTOR





## **LOCUST GROVE MOB**

- Total precast building solution with 28,452 sq. ft.
- Includes load bearing wall system, precast floor, roof, stair and elevator towers
- 15 days to install precast building shell

LEO A. DALY: ARCHITECT  
SG CONTRACTING: CONTRACTOR





## RIVERDALE MOB

- A total precast building solution with 41,000 sq. ft. of floor area
- Includes load bearing wall system, precast floor, roof, stair and elevator enclosures
- 22 days to install precast building shell

SIZEMORE GROUP: ARCHITECT  
EDT CONSTRUCTORS: CONTRACTOR





*Exterior facades include curtain wall glazing and thermal efficient precast concrete mass walls with continuous insulation and integral brick veneer.*



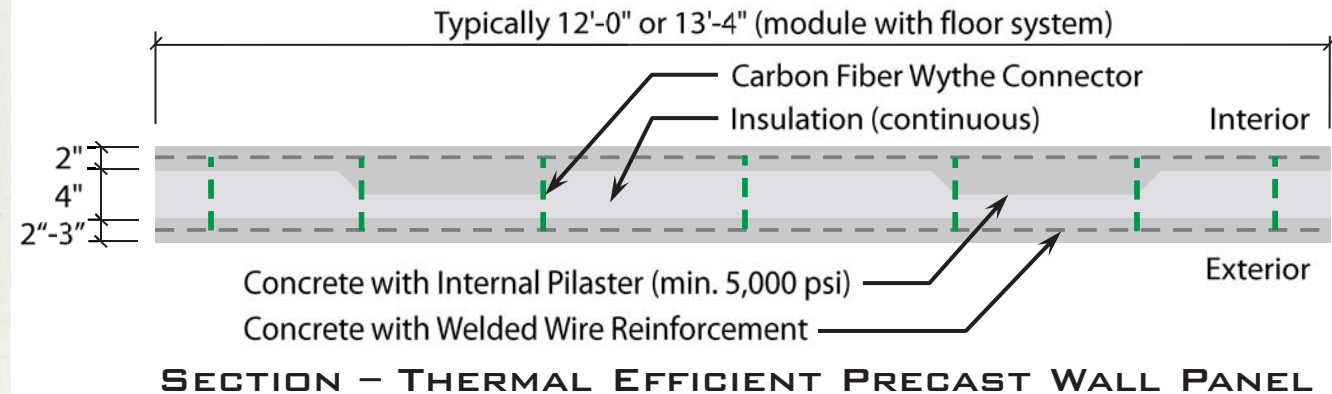
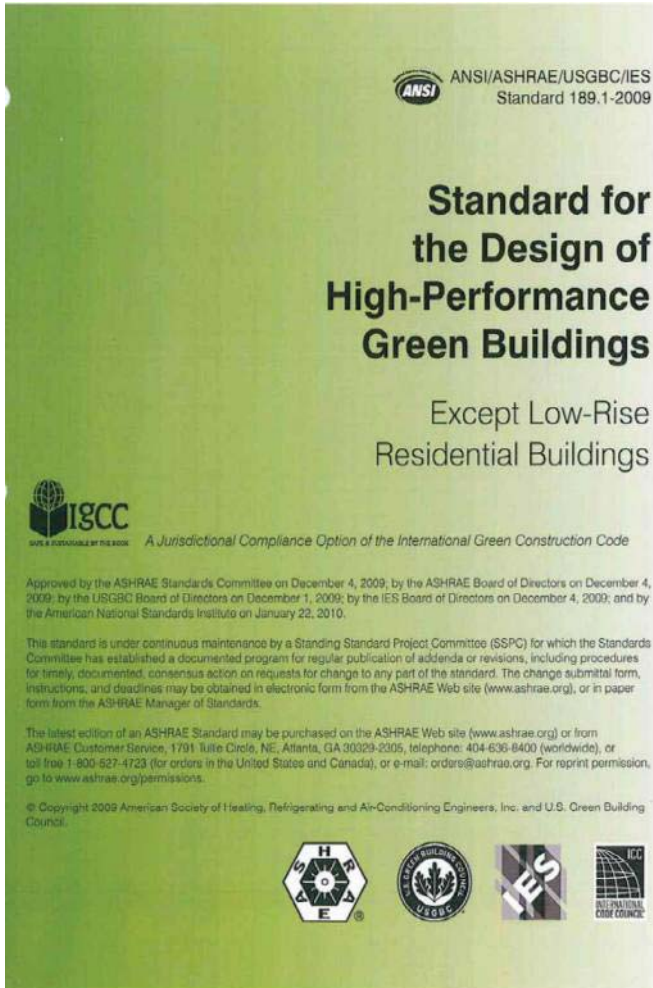
## **PALMETTO HEALTH COUNCIL MOB**

- Under contract, a three level total precast building solution
- Includes load bearing wall system, precast floor, roof, stair and elevator enclosure
- Opens in 2011

JKG COLLABORATIVE ARCHITECTURE: ARCHITECT  
CHOATE CONSTRUCTION COMPANY: CONTRACTOR



# THERMAL EFFICIENT PRECAST WALL SYSTEM EXCEEDS THE NEW HIGH PERFORMANCE GREEN BUILDINGS STANDARD.



## HIGH PERFORMANCE PRECAST CONCRETE WALL SYSTEM

- Exceeds code requirements for advanced energy design as defined by ASHRAE 189.1
- Utilizes continuous insulation, which contributes to lower operating costs
- Integral architectural finishes reduce the embodied energy & harvested materials





**DOES A PRECAST BUILDING SOLUTION  
HAVE THE CAPACITY TO ENDURE?**

**ABSOLUTELY!**

