



409 and 499 Illinois

San Francisco, California, USA



Completion Date
2008

Architect
**DOWLER-GRUMAN
ARCHITECTS (DGA)**

MEP Engineer
RANDALL LAMB

Landscape Architect
MEYER + SILBERBERG

Structural & Waterproofing
Engineer
**SIMPSON GUMPERTZ
+ HEGER**



When the office space called 409 and 499 Illinois was planned for San Francisco's Mission Bay area, it faced considerable waterproofing challenges. Two six-story towers were to be constructed over a three-level subterranean parking garage that was adjacent to a filled-in turn-of-the-century shipping channel that provided a water infiltration conduit from the bay to the garage.

engineer Simpson Gumpertz & Heger and designer Dowler-Gruman Architects specified Xypex [Admix C-1000 NF](#) to waterproof and protect the below-grade slabs and perimeter walls. Cemex, the project's ready-mix supplier, blended Xypex Admix into the concrete mix at the time of batching and worked closely with Xypex to initiate a 15-hour, problem-free continuous pour of over 8,000 cu yd.



With an especially high water table at 8 feet below grade, the possibility of saltwater attack, and a garage design calling for two parking levels at 30-ft below grade, developers faced a far greater concrete waterproofing and protection issue than normal. Aware of the reliable performance of [Xypex Crystalline Technology](#) in resisting both extreme hydrostatic pressure and saltwater attack, project