

Manhattan Beach Condominiums Project Description

Location:

- Rockaway Beach, OR

Project Type:

- 3-Story Concrete Condominium Development

Size:

- 30,000 sqft
- 24 Units - 1/2 in a Pie-shaped Design

Products Used:

- Quad-Deck - 12" with 2" top hat; 30 ft spans
- Poured-in-place concrete walls
- Polished concrete floors

Project Partners:

- MBR Development Inc. (Owner)
- Construction Service Inc. (GC)
- DiLoreto Architecture LLC (Architects)
- WDY Engineers (Structural Engineer)
- Westside Concrete (Quad-Deck Dealer)

www.quadlock.com
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Manhattan Beach Multi-Family Project

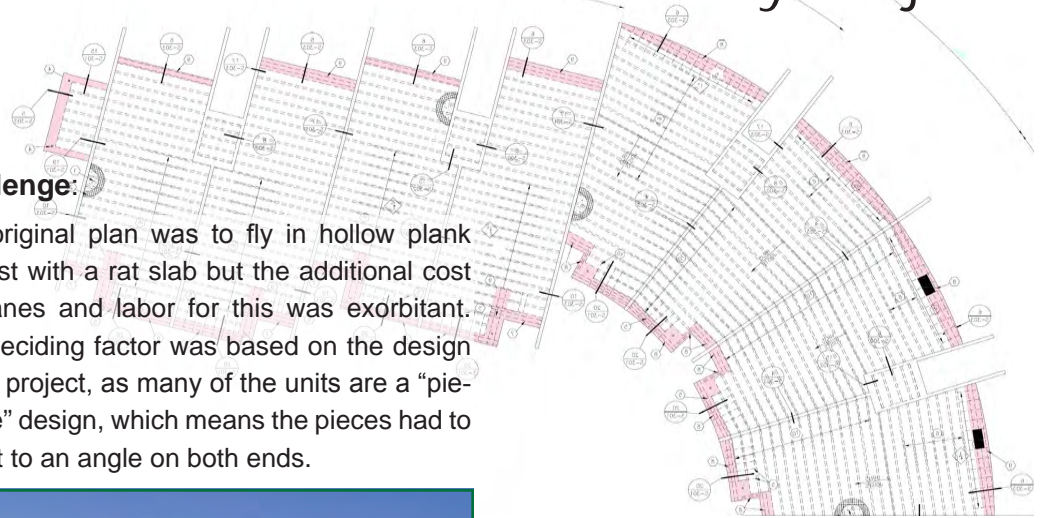
Challenge:

The original plan was to fly in hollow plank precast with a rat slab but the additional cost of cranes and labor for this was exorbitant. The deciding factor was based on the design of the project, as many of the units are a "pie-shape" design, which means the pieces had to be cut to an angle on both ends.



Why Quad-Deck:

- Odd dimensions could be cut on-site for exact fit
- Insulation factor of R-32
- Faster setup time than hollow-core pre-cast panels & no need for crane
- Lighter & easier to move around job-site (smaller, less expensive handling equipment)
- Less bracing than conventional poured concrete floors (no secondary shoring beams)
- Sound deadening



This challenge would be almost insurmountable using pre-cast panels. What if they were slightly out of dimension? Answer: The whole job shuts down while the pre-cast plant makes up a new panel that fits and then ships it 150 miles.

With Quad-Deck, the longest dimension of each piece was calculated at head office using AutoCAD. Then at the site, the installers on the 2nd floor could call out the dimensions for each piece and they were quickly cut on the ground for a custom, EXACT fit.

The installers on this job were unanimous that Quad-Deck was the easiest part of this project.

