

QUAD-LOCK[®] BUILDING SYSTEMS

PROJECT PROFILE

North Vancouver, BC Yanke Developments

Gregg Yanke of Yanke Developments has been preaching the gospel of Insulating Concrete Forms (ICF) Construction for 5 years – ever since he worked on his first “to-the-roof” concrete home. Yanke Developments is now so efficient at working with this building technology that they can build a higher quality home for less money than using traditional construction methodologies. Gregg is now putting his money where his mouth is, so to speak, by building his own ICF home, complete with an ICF pool. Gregg states his position this way *“How can I possibly sell anyone on the lifestyle benefits of this type of construction if I’m not living it myself? What better way to sell a project than to have someone come over to my residence and see first-hand how comfortable a concrete home can be.”*



Gregg actually owned and lived in the home that was previously on the lot situated on Capilano Road in North Vancouver. *“Because my family actually lived here in a wood-framed house previously to building our concrete home, it will be very interesting to see what amount of energy efficiencies we realize. Right now, I’m estimating that we will pay a quarter of what we were paying before.”* The original structure was leveled in October, 2004 to make room for the new 2-level 3000 sqft home that Gregg designed himself.



When viewing the home, it’s obvious that Gregg has spent many years working with concrete and has added some elegant and interesting features to his home. For example, there are no floor transitions, all door frames are imbedded; interior concrete stairs and flooring with in-floor radiant heat and an ICF party wall was poured between what will be the children’s room and the rest of the house.

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The front wall of the home is 20 feet high, Gregg actually did an impressive 45° pour at the truss line. In addition, coloured concrete is used around the pool and for the driveway. Gregg has also used a tremendous amount of native Fir decoratively throughout the home.

“Building with concrete doesn’t mean you forgo wood – but I’m able to use it esthetically and appreciate its beauty rather than have it in between the walls where it can’t be seen.” Carolyn Campbell, Executive Director of the BC Ready-Mixed Concrete Association comments *“Gregg has really done an excellent job in design as well as sustainability on his home. Wood that was required between the walls was recycled from the previous structure and because of the ICF construction, there was almost no jobsite waste. This is really a great example of everything right about concrete construction.”*



Gregg readily admits that ICF construction hasn’t caught on as much as he’d like to see it. *“ICF is not like lego, you can not underestimate how much planning has to be done upfront in order for things to go smoothly. If you do the planning, it’s easy – I had a two-man crew who had never worked with ICF before, build my forms faster than any wood-framed house could be done. In the 5 years that I have worked with ICF, I have only worked with Quad-Lock. From my perspective, it’s the best ICF on the market and I wouldn’t work with anything else.”*

The few components of the Quad-Lock System ensure simplicity in design, construction and supply. Quad-Lock can easily be shaped to form the design elements of modern buildings – openings, corners, angles, curves and arches. The salient features of Quad-Lock’s Building system are:

- **Simplicity:** Quad-Lock consists of 4 basic components and is easy to use
- **Versatility:** The 4 components allow any design including curves and angles. Quad-Lock’s unique corner bracket system makes multi-storey ICF construction easy, safe and efficient.
- **Strength:** Quad-Lock uses the highest density foam in the industry and is the only system that connects the panels along 4 planes of resistance for superior formwork strength.
- **Energy & Cost Efficiency:** Energy savings are documented to range from 40 - 70%
- **Sound Reduction:** Quad-Lock walls achieve STC ratings of 50-58.

Visit www.quadlock.com to find out more about **Quad-Lock Building Systems**.