A Room With A View, And Benefits Too

The occupant owners of the Monterey Condominiums in Wildwood, NJ will have marvelous views in all directions: the Atlantic Ocean to the east, the surrounding town and parkways to the north and west, and the waterways of Cape May and Delaware to the south. But even more satisfying, they will be living in a fire safe, sound transmission reducing all concrete structure, designed to stand up to the devastating attack of the unrelenting seaside environment.

The decision to go with an all precast structure was clearly the preference of all involved from the beginning. The site dictated that parking be at grade level with living units above, and the salt water environment dictated some type of concrete structure. Whereas cast in place concrete or block and plank were possible, the logical choice was precast, because: the time of year for construction was not known, and it could be very bad weather, making block setting or concrete curing problematic; plant cast products were guaranteed to be of highest quality; very fast field installation time not only hurried the job, but saved overhead costs; installation of stair towers and stairs concurrently made all trades very happy.

As expected, the winter installation period was weather independent, and the total structure was installed in only three weeks. A similar building using steel, block, and wood built the previous year took six months to put up. Simple as the building block idea seems, the quantities involved in the speedy erection are impressive: 119 precast 8” bearing walls (22,650 sf), 10 precast stair towers (34 precast stairs, landings & balconies), and 26,600 sf of 10” thick hollow core plank, and 14 solid prestressed 8” balcony slabs (10” thick at the building, stepping down 2” and then sloping 1” for drainage away from the building). Note in the photo that this slab also supports a small bearing wall with roof plank on it.

The typical floor consists of 6,377 sf and 3 living units; the single occupancy penthouse level reduces to 5,387 sf as the building steps back on the front side. Exterior cladding will simulate the cedar siding of old seaside hotels, with mansard roofs and standard windows. All interiors receive a normal insulation and wallboard treatment.
In talking with the architect, Dan Shousky of Oliveri Shousky & Kiss, who has been working on projects at the Jersey shore since the 1970's, and the engineer, Paul Constantini of Michael A. Beach & Associates, their enthusiasm and overall satisfaction with all precast concrete construction was obvious. This has led to applying the same methods – all-precast concrete structures- to other projects they have in the design process.

A fast growing field for precast concrete is the basement or foundation wall system for individual homes, and the newest entry into this field even provides a finished basement. In addition to the dense quality concrete obtained in plant construction, which prevents water penetration, the inside of the Oasis Foundation Wall System is finished with DensArmor® Plus, a paperless drywall, making the basement interior even more mold resistant.

The value adding benefits are impressive: warm and dry (factory installed R-14 insulation), mold resistant (utilizes paperless drywall), ease of finishing (ready to tape and paint), insect resistant (no moisture or food source), code acceptance (meet or exceed energy and structural requirements, PE stamped plans, 5000 psi concrete), rapid assembly (any weather installation, typically one day's time, no poured footing required). Windows may be optionally cast into the panel, and outside precast perm entry units attached.

cont. on page 3
A Quick, Cost Effective and Energy Efficient Precast Foundation Solution  cont. from page 2

Completed Foundation.  
Photos and data from Oldcastle Building Systems.

Congratulations


Septic Tank Associate Member Northeast Sales Associates, Richard T. Wisotzke, owner, located in Fairport, NY, provides Zoeller onsite wastewater products and pumps, AK septic tanks, poly & fiberglass basins and accessories.

Professional Member Earth Tech, Thomas Cascino, P.E., Albany Branch Manager, offers bridge superstructure/substructure design services, and construction support and inspection services. Edwards and Kelcey Engineers Inc. is represented by William Dritz, Senior Project Manager in their Saratoga Springs office. Vollmer Associates LLP, represented by Eric Hilliard, PE, Principal Professional in Albany, offers service as engineers, architects, landscape architects & planners.

Congratulations to Associate Member Essroc Cement Corp. for recognition received this spring, when their facility in Nazareth, PA received the PCA Innovation Award.

And while we are offering congratulations, we wish Tony Mazzeo much good health and happiness in his forthcoming retirement at the end of this year. Tony joined Oldcastle in 1986, as Drafting Room Manager for Spancrete Northeast’s South Bethlehem plant. Over the years, he became General Manager, Chief Operating Officer for the new Building Systems Division, and currently serves as its’ President. In addition, Tony moved through the chairs within PCANY, culminating with his two years of service as President. Thanks for all you’ve done, and good luck, Tony.

PCANY WEBSITE

All PCANY members now have access to the Members Only Page, where varied reports, communications, meeting notes, etc. will be posted. There is also a new category listing, Complimentary One Year Membership, which will be given to every attendee at a PCANY seminar or workshop; or it may be requested simply by visiting

Letter To PCANY:

I would like to thank you for the many years of quality information in the precast industry that you have passed on through your newsletter. I will be leaving Chautauqua County Service at the end of June after a little more than 37 years of working with highway and bridge design & construction and will miss the articles that have shown the growth of the precast industry over this time period. It is truly amazing to have gone from the 1st precast drop inlet that we installed from Kistner Concrete over 25 years ago to the precast box culverts (3 & 4 sided), wing walls, foundations etc. that we currently utilize today. This, I believe is primarily due to the combined effort of sharing knowledge and ideas through the Precast Concrete Association of New York. Keep up the great work, the possibilities in precast are almost endless.

[and from a second letter: I don’t mind if you print my letter. I sincerely meant what I said. Your organization has made astonishing progress in the precast industry.]

Sincerely, William Lahnen, Construction & Maintenance Supervisor, Chautauqua County DPF, 454 North Work St, Falconer, NY.

Thanks Bill; congratulations to you, and enjoy your retirement!

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