

Kalamath Millshops

Project Description

Location:

- Denver, CO

Project Type:

- 2-Story, 4-Unit, Multi-Use: Office, Warehouse, Show-room Development

Size:

- Building Area: 10,700 sqft with 15,000 sqft common area
- Units: 2,500 - 2,700 sqft
- Total Land Area: 22,500 sqft

Products Used:

- Quad-Lock R-22 Wall Assembly
- Brick Ledge Ties (12" to 6" Brick-Faced Wall)
- FastFoot Fabric Form for Footings
- Colphene LM300 Waterproofing
- Fero Brick Tie Units
- Simpson ICFVL Ledger Insert Plate (for garage door hardware attachment)

Project Partners:

- Art Raines (Architect)
- Jonas Development (GC)
- Advantage Exteriors (ICF Contractor)
- Energywise Sustainable Products (Quad-Lock Dealer)

www.quadlock.com
604.590.3111 or
888.711.5625

Challenge:

Working on a landfill site that had to be removed and replaced with compacted fill provided the initial challenge. The secondary challenge was the site footprint which created a cramped work area with limited movement of trades and finish applications. To allow for continuous work, the project was completed moving side-to-side and floor-to-floor.

The site is an inner-city reclamation project right next to the Light Rail Transportation System. It required a design to fit the project land area. Quad-Lock walls were chosen because of the high R-Values and their ability



to provide standard details for masonry brick finish that gave the warehouse and shop area an old loft style appearance. The project was designed to provide site run-off storage on the roof system, due in part to the limited land footprint available.

The development may eventually consume the whole city block if the project design is accepted by the retail community.



Why Quad-Lock:

- No staging room. Form placement from the inside of the footprint.
- Energy performance
- Standard details available for brick application
- Run-off water load had to be carried by the structure
- Architect had been to Quad-Lock training
- Sound deadening characteristics
- Recommended accessory products that saved time and money

