

CASE STUDY



Project Details

Project Name:

Grain Belt Terrace Apts.

Location:

Minneapolis, MN

General Contractor:

Eagle Building Company

Hollowcore Erector:

Zachman Precast, Inc.

Product Manufacturer:

County Materials Corp.

Date:

2014

Key Products:

- 51,436 sq. ft. of precast hollowcore & solid slabs
- 666 lineal ft. of precast columns
- 1,947 lineal feet of precast beams

Hollowcore Plank Maximizes Rental Units in Urban Setting

Solutions: Underground parking garage. Fire Barrier. Site Preservation.

County Materials supplied precast concrete plank and support materials for a large apartment complex constructed in Minneapolis, MN. Located on the site of the former Grain Belt brewery complex, the Grain Belt Terrace project includes two apartment buildings totaling 150 1-3 bedroom units. The site also includes the foundations of the Orth brewery, the first brewery built in the city, dating from 1850. The ruins are recognized as having archaeological significance and will be preserved in a pocket park on the site.

This project lies in a densely populated area. In order to maximize the number of rental units on the site, the parking garage is located below grade, under the four stories of wood-framed apartments. Both buildings share a single garage basement. The ends of the hollowcore slabs separating the parking area from the living space are filled with closed cell spray insulation. This minimizes air leakage under the floor and improves the buildings' energy efficiency.

Precast concrete is ideal for this application because of its cost effectiveness and structural strength, and because it acts as an effective fire barrier between the parking and residential areas. Precast concrete plank also offers a time advantage over pouring the concrete on site, especially in the bitter Minnesota winter. It could make a difference of weeks or months, depending on the weather. In this case, production of the plank materials took just two weeks in a climate controlled production facility. Having the precast installed in a timely manner is also important because it is one of the first materials to be installed on site.

Hollowcore offers a versatile and economical solution for creating unobstructed spaces and eliminating or reducing extra supporting columns and beams. From single and multi-unit housing and hotels, to parking ramps, factories, high-rise office buildings and other impressive or demanding facilities, County Materials will help you get the job done.