

# BEST HEAVY COMMERCIAL



Photo Courtesy David Lindsey/IntegraSpec GulfSouth

## GRANDE CARIBBEAN CONDOMINIUMS

This remarkable building was profiled in the October 2006 issue of ICF Builder.

Thanks to the versatility of IntegraSpec, ICFs were used not only for the interior and exterior walls, but also the eorrels, columns, and cornices that adorn the exterior. It has already withstood two hurricanes, and stands as a testament to the beauty and durability of ICF construction. ■

### Project Fast Facts

#### Project Name:

Grande Caribbean Condominiums

**Location:** Orange Beach, Ala.

#### Total Building Size:

160,000 sq. ft

**Cost:** \$7.9 million

#### Project Start-to-Finish Time:

12 months

### Construction Team

**Owner:** Grande Caribbean, LLC

**Architect:** David Lindsey

#### General Contractor:

Coastal Builders, Inc.

#### ICF Installer:

Coastal Builders, Inc.

### Products Used

**ICF System:** IntegraSpec

**Exterior Finish:** Hardi-Plank

by James Hardie

**Bracing:** WASS

## IntegraSpec®

"The User Friendly ICF"



Standard Panels



90° Corners



45° Corners



Webs: 4" to 12"  
1 1/8" Fastening



EPS Bucks



Grande Caribbean Condominium



**Awarded ICF  
Builder Best Heavy  
Commercial 2006**

*IntegraSpec Wins  
Second Year in a  
Row!*

#### Features:

This 160,000 ft<sup>2</sup> condominium was constructed in a hurricane / tidal surge prone area. The Grande Caribbean features 101 units with ground level and underground parking, unique parapet walls and IntegraColumns.

#### Benefits:

Fast construction with very little waste. IntegraSpec® totally eliminated the need for cranes and other heavy equipment. This project attracted 100% presales from clientele who wanted a quiet, safe, healthy, and energy efficient condo. In 2004, when this area of Alabama was hit hard by Hurricane Ivan, the condominium only suffered minimal damage to roof sheathing, while other surrounding buildings were devastated. No form compaction, no form lift – a truly "commercially designed" ICF.



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