

QUAD-LOCK® PROJECT PROFILE

Green Roofs Over Luxury Lofts Are a Hit In New Jersey



Home to thirty-three thousand people and over twelve thousand households Orange, New Jersey is a bustling city where Northern Hills Redevelopment chose to build their newest project. Conveniently set in a township on the rise, surrounded by lifestyle, luxury and access to all major roads, the NHR residential lofts are an investment in distinction and change. Seventeen to twenty foot soaring ceilings and elegant modern flooring throughout, as well as polished travertine countertops in the bathrooms and kitchens finishes the spacious and serene feeling this building emits to its residents and visitors.



These exquisite and eco-friendly residential apartment buildings, utilizing green roof technology were designed by John E. Alford and engineered by Babs Engineering. Quad-Lock's local representative, Rich DeVito of Innovative Building Products, worked closely with the design team and developer, Keith Miles to maximize the efficiency and effectiveness of the product during planning and construction.



After having used other ICF systems in the past, Northern Hills chose Quad-Lock specifically for its ease of use and the incorporation of the Quad-Deck Green Roof application. The two buildings, totaling over twelve thousand square feet of living area have walls thirty-five feet high finished with stucco exterior. Quad-Lock ICFs were also used for the interior firewalls. The creation of this superior building envelope allows for even greater energy

Green Roof Luxury Lofts...cont'd

efficiency and lower long term maintenance & operating costs. The increased safety of the building shell allowed the insurance company to offer better rates to the residents of this green building.



The Green Roof application has many benefits; it has no susceptibility to water damage, lower storm water runoff, doubles the service life of the roof, reduces the buildings CO₂ production, increases oxygen to the atmosphere and lastly, enhances the urban setting of the building.



When asked, developer Keith Miles explained that, "Using the Quad-Lock and Quad-Deck ICF system instead of the traditional 'stick-built' construction allowed us to find efficiencies and sharpen our pencils to come up with a better bottom line".

The developer's only comment when asked what he would do differently next time was, "Change the interior floors from stick-built to the Quad-Deck flooring system".

Proof once again that using the Quad-Lock and Quad-Deck building envelope system is not only a Sustainable building solution but an economically sound decision as well.



Just the facts:

- Residential condos/lofts with 12,000 sqft living space over 2 buildings
- Green Roofs on both buildings utilizing Quad-Deck
- Firewalls separating units using Quad-Lock

Project Partners:

- Developer - Northern Hills Redevelopment, LLC - Keith Miles
- Architect - John E. Alford
- Engineer - Babs Engineering, PC
- Quad-Lock Dealer - Rich DeVito - Innovative Building Products

