

INTEGRASPEC[®]

"The User Friendly ICF"



FEATURE PROJECT



Project: Byrne Point Residence

Architect/Designer: Ryan Arcand

Contractor: Valleylane Construction

IntegraSpec Distributor: Insulated Concrete Solutions

Thousand Islands Ontario

Kingston, Ontario

Inverary, Ontario

Kingston, Ontario

Features: This 6,300 ft² home includes 6" IntegraSpec[®] walls for the 9' basement, 10' main level, and 9' second level, totalling 30' from the footings to the underside of the roof trusses. IntegraSpec[®] was also used for the front columns to support the roof load as well as provide a single material substrate for stucco finishing. An interior free-standing ICF column was also incorporated into the design to pick up heavy loads, eliminating the need to bring in another trade, and better manage the work flow. Bentley Windows supplied more arched windows for this project than any other IntegraSpec[®] project – installed quickly and easily using IntegraSpec[®].

Benefits: Construction started in early May just as frost was leaving the ground and the home owners needed to move in by the first week of September. IntegraSpec[®] allowed Valleylane to build this large home within four months without jeopardizing any quality. The home is very quiet and blocks out the high winds coming off Lake Ontario. With a combination of radiant floor heating, an air handler, and supplemental fireplaces, the home is warm and easy to heat despite the vaulted ceilings and overall size.

"After sixteen years of ICF construction, this was our most challenging project to date. We placed incredible faith in IntegraSpec[®]'s versatility and strength and we were not disappointed once! The speed of construction was a priority, and IntegraSpec[®] allowed us to meet the aggressive schedule with minimal waste. As an ICF pioneer, I stake my reputation on IntegraSpec[®]. Highly recommended."

– Rod Spellman

President – Valleylane Construction

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