



# PROJECT PROFILE: *Broadstone The Irby Residential and Retail Buckhead, Atlanta, Georgia*

Broadstone The Irby building in Atlanta, Georgia is the latest addition to Buckhead Midtown, Atlanta's premier mixed-use real estate development. The city of Atlanta has a growing emphasis on walkability and functionality and Broadstone The Irby fits right into that need. Because of this burgeoning pattern, time was of the essence in completing the job. Heavy rains and cold weather set the general contractor, Alliance Residential, back three months on their skin schedule and they were able to make up the lost time by using Securock® ExoAir® 430 instead of glass-mat sheathing and a fluid applied air barrier in the field.

Securock ExoAir 430 brings together two technologies — USG's Securock® Brand UltraLight Glass-Mat Sheathing and Tremco's ExoAir® fluid-applied air barrier membrane. This combination allows for a quicker turn around time, which was a specific pain point for Alliance Residential. On a similar structure, Alliance Residential had to face a 90-day delay due to inclement weather. They were looking for something that would speed up the air barrier installation process and provide quality performance.

## Key Products

- Securock ExoAir 430 Panels
- Dymonic® 100
- ExoAir® 110AT
- USG Sheetrock® Brand Firecode® X Gypsum Panels
- USG Sheetrock® Brand Lay-In Gypsum Ceiling Panels
- USG Radar™ Basic Acoustical Panels

## Building Size

Mixed-use building with 12 stories of residential and retail at the bottom.

- 277 units
- 12 stories
- 300,000 sq ft

## Project Size

200,000 sq ft of Securock ExoAir 430 panels

*Securock ExoAir 430 has allowed us to keep our clients happy and perform our job to the best of our ability and on time.*

*- Jason Sosnowski  
Superintendent, Rosewell Drywall*



Panels with the air barrier already applied cuts out a step on the installation process.



The system results in superior control of air, water and vapor throughout the building envelope.

Securock ExoAir 430 performs the same as glass-mat sheathing with a fluid applied air barrier — the only difference is the fluid air barrier is applied and cured to the sheathing panel in the factory and delivered to the job site ready to hang. Securock ExoAir 430 was selected for time savings, allowing Roswell Drywall to install the sheathing with the air barrier — eliminating the need for a separate waterproofing contractor, saving time on staging, labor, and additional work.

Throughout the duration of construction and installation, USG and Tremco representatives were on hand to assist and guide the process. From pre-construction meetings, training, demos, and on-site observations, the teams provided support to make sure the job was completed on time and to the highest quality.

## Greatest Challenge

Time and weather. Alliance Residential had suffered from a job delay in Nashville that lasted over 90 days due to weather. In Atlanta, there were 18 consecutive days of rain, but that did not deter the installation of Securock ExoAir 430. The speed of application in unpredictable weather proved to be one of the many benefits of choosing this system.

*In construction, time is everything, but to designers time isn't always the most important thing, quality is. The neat thing about this product is you get quality and you get enhanced time features.*

*- Jennifer Kelly  
Sales Development Manager, USG*

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