

Lakeview Signature Inn

Calgary, Alberta



The luxury soundproofing an airport hotel – and its guests – need

When developers were building the Lakeview Signature Inn (formerly the Marriot Residence Inn) in the early 2000s, they wanted a forming system that offered three key benefits:

First, energy efficiency to minimize the impact of the hot and cold temperature extremes that are the norm the southern part of Alberta. Next, like any cost-conscious builder, they wanted a product that would require little long-term maintenance and ensuing costs. Third, and perhaps most important, they needed a product that could offer superior soundproofing for a single and very important reason: the hotel was situated near Calgary's busy international airport and directly under its flight path. If guests were to enjoy their stay, minimizing the overhead noise was critical.

"This is an area of the city where travelers are spoiled for choice when it comes to hotels," explained Greg Doren, product manager, "so soundproofing was the one-yard line: The staff could do everything right, but if the overhead noise disturbed guests, it was all for nothing."

The company found all three benefits in Plasti-Fab's Advantage ICF System®, and with some modifications from the 2x6 wood frame to an 11¼" ICF, had a plan to move forward.

The tongue and groove interlock allowed on-site carpenters to create durable, reinforced monolithic walls that delivered heating and cooling protection, and a sound transmission class (STC) rating of 50. For context, a rating of 50db when combined with drywall will have an STC of over 60 – the equivalent rating of a movie theatre's walls, and the luxury-level sound attenuation an airport hotel required.

The hotel's general manager offered, "We only know there's a plane overhead when we walk outside. This is the quietest hotel I've worked in this close to an airport." That sentiment is echoed by guest reviews of the Inn on a popular travel internet site read: 'Quiet hotel near the airport' and 'Clean, quiet and comfortable.'

But there was another and unexpected benefit of using with Advantage ICF: speed of construction in the winter months. The system's insulating forms provide a relatively constant temperature, allowing the concrete to cure quickly. That eliminates the need to schedule exterior construction around cold winter months, providing four-season building opportunity – a welcome cost-saving in an environment where winter temperature lows regularly dip below minus 10°C.

The ever-lasting, energy efficient qualities of concrete and the kind the soundproofing to give guests a good night's sleep.

