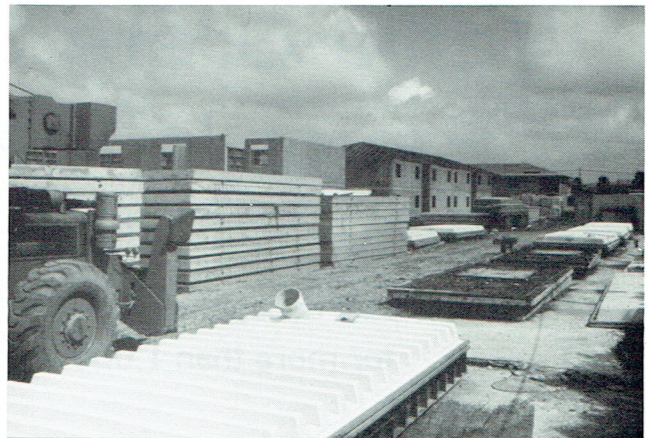


Waffle-Crete mold set up and ready to pour, showing steel blockout for window.



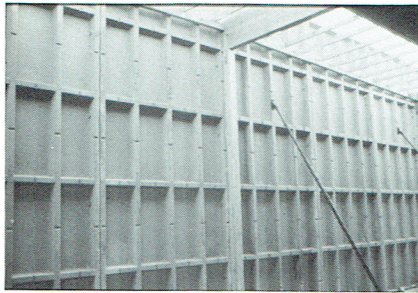
Site casting operation for apartments being constructed in Lompoc, Calif.

they can be treated as equipment rather than real estate. This often qualifies them for special tax considerations such as rapid depreciation and investment tax credits.

The large variety of attractive durable and economical exterior finishes available are important to both the owner and the architect who want their building to have a distinctive appearance. Some of the most popular finishes are exposed aggregate finishes, raked finishes, ribbed finishes and a variety of raised texture finishes. All finishes are available with a variety of accent

Deciding whether to cast in-plant or on-site is a matter of carefully analyzing all the conditions of a particular job and locale to determine which method is the most advantageous. Both have a place.

On-site precasting is worth considering when the job is large, the weather is favorable and on-site labor rates are



Waffle-Crete walls and panelized wood roof system built by J. P. Construction.

competitive. On-site precasting eliminates delivery expenses, and keeps overhead to a minimum.

It is also possible to get double duty out of lifting equipment such as cranes which can be used for both demolding and erection. Casting workers can help with erection, and erection crews can help with casting to efficiently utilize manpower where it is most needed.

Western Waffle-Crete of Ventura, Calif. is currently site precasting two projects. One is a 94-unit apartment complex at Lompoc, and the other is a 144-unit apartment project in Palmdale.

Even though Western Waffle-Crete has a permanent outdoor precast plant in the Ventura area, the company decided it could realize substantial savings on freight since there is little difference in the labor rates from plant to jobsite. The weather is generally suitable at both job locations.

For the 94-unit apartment project, 15 Waffle-Crete forms were used to cast 820 panels in sizes ranging up to 8 ft. x 24 ft. Panels are being used for exterior walls, for floors between levels and for balconies. Carport floors on the edge of the site were utilized for casting areas so that panels could be cast while the rest of the site work and building slabs were being completed.

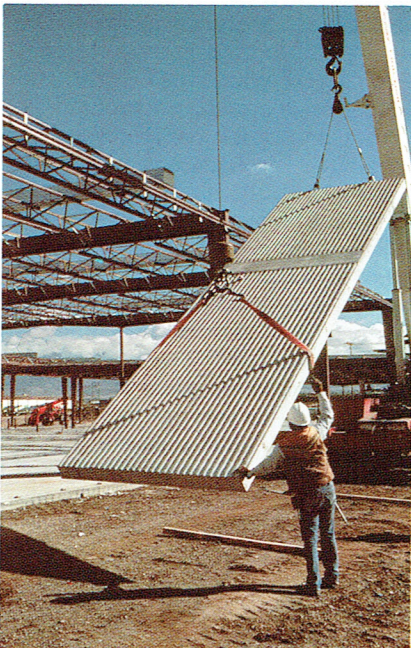
Erection began as soon as the first building floor was finished, and carpenter and interior finish crews moved in immediately behind the panel erection process.

tion process. Precast stairways, which were also job-site cast, provide access to all the second-story units.

Western Waffle-Crete has also done a considerable number of commercial-industrial buildings in the Ventura area. These structures range from 18,000 to 40,000 sq. ft. and feature Waffle-Crete exterior walls with wood panelized roof systems. The commercial-industrial projects were all precast in the plant and trucked to the jobsite.

Bill Spriggs, owner of Western Waffle-Crete, started the company in 1981 to supply panels for Spriggs and Co. development projects. He has been involved in developing over 14,000 apartment units and many commercial-industrial projects in southern California.

Company Stores Inc. in Brentwood, Tenn., also precasts on-site. Larry Neal, president, and sons Brett and David employ six people in their precasting operation. They pour twelve 8



This Waffle-Crete building is clad with rib-faced panels.



Waffle-Crete panel 28 ft. tall produced for warehouse project.