

# CASE STUDY



## Friendswood Commercial Development

**New Construction Division**

**Project** 4-Story Commercial Tenant Building

**Service** Tilt Wall

**Client** Tannos Construction & Development, LLC

**Location** Friendswood, TX

To learn more about Ashton visit [ashtonsawing.com](http://ashtonsawing.com) or call 936-445-2461



## Project Background

Friendswood, TX, a family-friendly community, covering parts of both northern Galveston and southern Harris County, has grown considerably over the last decade to a current population of 41,000+ spanning almost 15,000 households. Friendswood encompasses 21 square miles and is slightly over 70% developed leaving ample room for growth—commercially and residentially<sup>1</sup>. To keep up with demand for localized, commercial hubs for small business, dining and apartment living, Tannos Construction & Development has planned multiple upgraded tenant buildings in Friendswood.

The newly developed building located at 505 S Friendswood Drive is modernizing the real-estate landscape in Friendswood and proving demand for upscale commercial space. The building was pre-leased at 100% occupancy one year before construction was complete.

## Building Efficiently and Safely

Ashton is committed to providing customers with solutions that allow them to build efficiently, safely and with low environmental impact. For that reason, Ashton was brought in by Tannos to construct tilt walls for their 4-story structure in Friendswood. Tilt wall is:

- **Efficient:** Constructed onsite making it a quicker and more budget friendly alternative to traditional cast-in-place walls.
- **Safe to construct:** Because tilt walls are constructed on-site, smaller teams are needed allowing for safer working conditions.
- **Weather resistant:** Tilt walls are strong enough to withstand severe weather such as hurricanes and tornadoes. Their concrete construction also makes them ideal for humid climates.
- **Eco-friendly:** Tilt walls use less material than a cast-in-place alternative because they do not require rebar, forms, and other materials for the casting process. Using less also means less waste limiting the environmental impact.
- **Aesthetically pleasing:** Tilt walls allow for various textures and surface designs to be added during the casting process making it a great choice for a budget-friendly design aesthetic.

Louis Tannos, President of Tannos Construction & Development, explains why he chose tilt wall for his latest Friendswood development, *“The longevity of tilt wall construction ensure this building will last forever.”*

## Choosing Ashton

Ashton has extensive experience constructing tilt walls for commercial developers but even more importantly, with 20 years of concrete construction under their belts, Ashton is a reliable partner who is adept to tackle jobsite challenges with real-time solutions. Being prepared means actions can be taken quickly and efficiently if an issue arises. Two solutions Ashton brought to the 505 S Friendswood project are:

- **Solution #1: Creating a surface for tilt wall construction**  
Tilt wall construction must take place on a flat surface, and the tilt panels on this project were larger than the building slab. Ashton leveled off an area of the future parking lot to construct temporary concrete casting beds to build the tilt panels.
- **Solution #2: Working around extreme weather**  
Site flooding and drainage issues lead to a delay on the jobsite. Flooding did not allow for access to the pier locations with a standard drilling rig. To make up for lost time, Ashton utilized a low-pressure track-mounted drilling rig to drill the piers for the building foundation.



<sup>1</sup> City of Friendswood, Texas Homepage <https://www.ci.friendswood.tx.us/>