

Grand Living at Tuscan Lakes

Retirement Community



PROJECT TYPE
Healthcare

MANUFACTURER
Smoke Guard

PRODUCT
12x M400 Elevator Unit Smoke Containment Curtains

ARCHITECT
Pi Architects & Engineers, Inc.

MECHANICAL ENGINEER
Telios

GENERAL CONTRACTOR
Ryan Companies US, Inc.

OWNER
Grand Living

LOCATION
League City, Texas

PHOTOGRAPHY
Griesenbeck

COMPLETION
2022

OBJECTIVE

To protect residents and staff of one of the newest Grand Living resorts from smoke trapped in the elevator shafts in the event of an emergency.

BACKGROUND

Grand Living operates more than a dozen independent care communities across Florida, Iowa, and Texas that allow residents to enjoy resort-style living while ensuring they have access to the care they need. When plans emerged to bring another location to life in League City, the local codes required smoke compartmentalization at the elevators on each floor of the building.

SOLUTION

After consulting with Pi Architects, Griesenbeck recommended the Smoke Guard M400 Smoke Curtains to allow for the maximum use of space in elevator lobbies to preserve open space design and beautiful aesthetics – no captured side guide rails are required - while maintaining code compliance. During an emergency, these curtains provide building occupants with a smoke- and toxin-free path of egress, and the user-friendly button to open the curtain means the system is intuitive to use and easy to egress from – an important feature when every second counts.

RESULT

After its holiday-themed grand opening in December 2023, the 211,000 SF, four-story building offered 186 apartments and amenities such as a spa, theater, library, fitness center, chapel, and more to residents looking to enjoy their golden years. Thanks to the Griesenbeck and Smoke Guard partnership, they can also have peace of mind that they are better protected from emergencies, too!

For design assistance or information on your next project visit <https://www.griesenbeck.com/> or call 713.781.3287.

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