



Building with conscience.

# Scout Living @ Ponce City Market

StoPanel® Classic NExT ci featuring a custom StoCreativ® Granite finish, meets the aesthetic and environmental expectations of an iconic green project build.

## Facades



Sto Panel Technology® helps the owner of a landmark project in Atlanta meet environmental and design requirements while saving money and shaving weeks off the construction schedule.



<b>Sto Products</b>	StoPanel® Classic NExT ci with StoCreativ® Granite
<b>Architect</b>	Handel Architects
<b>Applicator</b>	Great Lakes Prefab + J/V with Forge Co USA
<b>General Contractor</b>	JE Dunn
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## Meeting the Vision: Performance Meets Industrial Aesthetic

Scout Living @ Ponce City Market was an innovative concept from the start—blending the comfort of home with the service and amenities of a hotel. Designed for flexible stays from one night to one year, the 21-story hospitality living concept offers 405 “flex-stay” units and redefines urban living.

Originally approved before the COVID-19, the project experienced a pause during the pandemic and resumed afterward with new logistical and budgetary constraints. Still, one thing remained unchanged: the design vision that the owner, Jamestown, had from the beginning.

## From Precast Concrete to Prefab Panels: A Shift in Structural Strategy

Initially, the design incorporated the use of precast concrete for the facade to complement the industrial character of the existing Ponce City Market. While precast concrete itself has a relatively large carbon footprint, the owners and architects, Handel Architects from New York, had included environmentally friendly design features throughout the plan. The reason for specifying precast concrete was that the owners wanted to preserve the industrial feel of the existing building, complete with industrial design features, such as repetitive elements, which precast concrete is perfectly suited for.

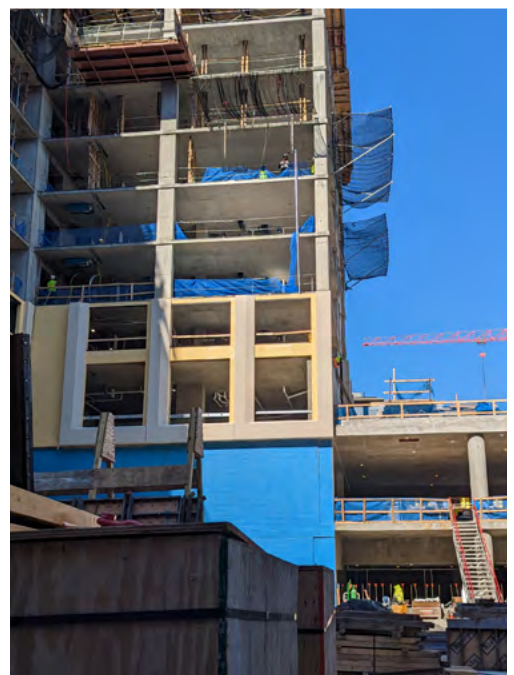
**“When you work with something over and over again and see how it performs over the long-term, you have trust in that product. I knew StoPanel could deliver everything the client wanted and more.”**

**Drew Merritt | JE Dunn.**

With long lead times and the cost of precast concrete surging post-COVID-19, the design team began searching for new, more readily available facade solutions. JE Dunn, the general contractor and one of the largest domestic general building contractors in the United States, proposed Sto Panel Technology®, a fully prefabricated, lightweight, high-performance system solution.

Having completed six projects in five years that utilized Sto Panel Technology® system, JE Dunn was intimately familiar with the panelized product and was confident it could achieve the look and performance the owner was after.

“When you work with something over and over again and see how it performs over the long-term, you have trust in that product,” commented Drew Merritt of JE Dunn. “I knew StoPanel could deliver everything the client wanted and more.”





The team proposed StoPanel® Classic NExT ci as a potential alternative to precast concrete. This prefabricated exterior wall system integrates a lightweight panelized wall assembly that is both energy-efficient and durable, featuring StoGuard® Air and Water-Resistive Barrier, continuous insulation and the patented “Sto Wedge” to provide an integral means of drainage. Designed for durability and energy efficiency, it offered a streamlined solution that aligned with the project’s performance goals and aesthetic intent.

Handel Architects had also recently completed a project using another Sto product and were pleased with the quality and aesthetics. This personal experience, combined with the fact that Sto Panel Technology® system has been rigorously tested in multiple in-place projects throughout the U.S., gave everyone the confidence they needed. The decision was made.

### **Precast Concrete Panels vs. Prefab Panels: An Environmental Comparison**

Precast concrete has a large, heavy carbon footprint and is a major contributor of carbon dioxide (CO2) greenhouse gas emissions. Nevertheless, how does it really compare to lightweight prefabricated insulated wall panels?

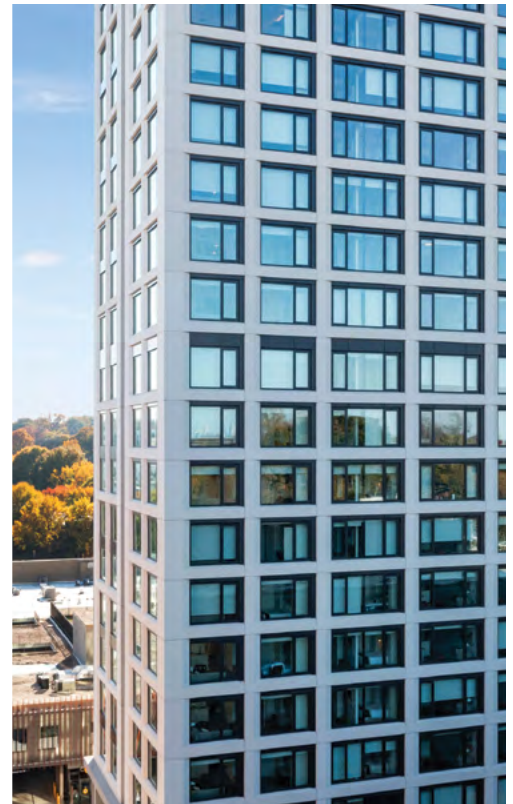
Precast concrete panel is manufactured using a carbon-intensive process that involves the heating of limestone and other materials in kilns, releasing significant amounts of CO2. The sheer weight of the product creates transportation issues as well, requiring more trucks and generating extra pollution. Moreover, the precast concrete transfers heat and cold all too well, requiring another stud wall to be installed behind it, with additional insulation to meet modern insulation requirements.

Lightweight, prefabricated wall panels, on the other hand, have a less carbon-intensive manufacturing process. Furthermore, because the product is so light, you can stack more panels per truck. On this project, between four and eight panels were loaded per truck. If they had stayed with the precast concrete, only two precast concrete panels per truck would’ve been permitted. Fewer trucks mean less fuel and less pollution. Also, because the panels were so much lighter than the precast concrete, the structural engineer was able to reduce the rebar volume in the concrete on all 21 floors. That significantly reduced the carbon footprint and the cost of the superstructure.

### **A Custom Finish to Match the Vision**

Jamestown’s vision called for a sleek, industrial texture with a subtle sheen. To deliver this high-end aesthetic, Handel Architects, Matt Graves of Great Lakes Prefab, Tim Salerno and Mike Gracey of Sto Corp. collaborated on a custom Sto finish using StoCreativ® Granite as a base. StoCreativ® Granite has a durable acrylic-based finish with embedded mica flakes that create depth and dimension.

The prefab team of Great Lakes Prefab and Forge Co. USA, working in collaboration with Sto, provided several rounds of mockups, including a unique four-way intersection mockup wall, to ensure the team had achieved just the right muted visual effect for the owners.





The result: a stunning custom façade that stayed true to the original vision without the material constraints of precast concrete.

### A Super Smooth Build That Attracted Attention

The new structural engineering plan resulted in 500 StoPanels for the approximately 100,000 sq ft of exterior façade on the project. Remarkably, nearly 85% of the panels were completely fabricated and warehoused before the vertical concrete structure even began.

For panel attachment connections, Great Lakes Prefabrication provided a DriftTrak to JE Dunn for installation in the concrete structure. With the structure ready and DriftTrak in place, the panels were delivered and hoisted into position. Because the panels are so lightweight and easy to maneuver, Forge Co. USA installed an entire floor's worth of panels each week, shaving four weeks off the construction schedule and enclosing the building before framing was complete.

**“Sto speaks that architectural language. They understand that the aesthetic is just as important as performance. They absolutely nailed this one!”**

**Ryan Lobello | Handel Architects**

The sheer innovation of the concept, speed, and the iconic look of the design attracted attention. In addition to community leaders and industry groups, entire classes from Georgia Tech visited the job site regularly to monitor progress. The students were surprised to see how quickly the structure went from a concrete frame to a complete building.

### A Head-Turning Finish on a Landmark Project

After delays due to COVID-19 and a new structural plan, Scout Living @ Ponce City Market was finally completed in late 2024, more than one month ahead of schedule. Jamestown couldn't have been happier.

After it's completion, there have been even more visitors to view the new landmark in downtown Atlanta. One of those visitors was a renowned architect. He complimented Handel Architects on their work. “Your precast concrete looks great!” the architect stated. Ryan Lobello, a senior associate and director of Handel Architects, grinned, knowing that it wasn't precast concrete at all but rather an innovative, lightweight Sto Panel Technology® system wall assembly.

“Sto speaks that architectural language,” said Lobello. “They understand that the aesthetic is just as important as performance. They absolutely nailed this one!”





## The Tools to Make Your Vision a Reality.

Inspiration favors the open mind. With Sto, your creative exploration can take you anywhere. Our proven products give you unmatched freedom and the ability to achieve your vision in any color, any form, any texture, any material.

Engineered for high-performance and inspired by simplicity, the StoPanel Classic NExT ci system combines continuous insulation, a fully integrated air and moisture barrier, and advanced drainage capabilities—all within a lightweight, prefabricated panel. Designed to accelerate construction schedules while supporting energy efficiency and code compliance, this system offers the freedom to realize bold design visions without compromising performance. Backed by Sto's proven technology and project support, StoPanel Classic NExT ci gives you confidence from concept to completion.

To learn more about this innovative new system, visit [stocorp.com](http://stocorp.com) or call 1-800-221-2397 for a consultation.

Creativity Begins. **Sto Finishes.**®



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