



Apartment Complex
Anytown, USA

Project Overview

Type of building:

Mixed-use residential building (Retail, and residential)

Size (total square feet):

68,500 SF (Approx)

Number of stories above grade:

Five Floors above ground

Dates of construction (start – finish):

August 21, 2006 – February 08, 2008

Actual cost information:

Contract Amount: \$ 50,047,750

General Conditions: \$ 2,972,441

4.5% Fee

Project delivery method:

Design-Bid-Built



Architectural Features

Having 2 garage levels, retail on the ground level and luxurious apartments on levels two, three, four and five, this Mixed-use project is intended to give something back to the community. The building consists on three rectangles that form a C leaving an open space in the middle of the building where a street with restaurant and stores will be built. The east side has loft apartments while the west side has single

apartments. The reason why the apartments are placed that way is so that every apartment can enjoy either a terrace or a balcony. The building façade will be brick almost all the way around, while the interior will be mostly wood.

Design and Construction Team will not be disclosed

Structural:

Slab on Grade: 4" Reinforced (6x6 – 10/10) WWM lap mesh 8" on each direction.

Floor slab over steel deck: Lightweight concrete on 2"x20 gage composite deck

Wood studs on interior framing and metal; studs on exterior framing.

Wood studs are Spruce Pine Fir No. 1/ No. 2

Wood trusses on roof systems

Mechanical:

(3) Rooftop HVAC units

(13) Water pump types

(2) 400 ton chillers

(2) 1200 GPM, 400 ton cooling tower

Electrical/Lighting:

480y/277, 3 phase, 4 wire system.

2500 A Main breaker.

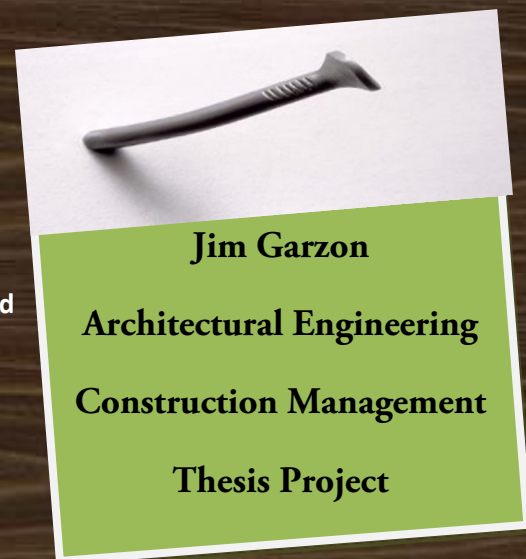
All internal wiring is copper stranded

AWG with min insulation of 90°C

Construction:

Due to the wood framing, fire protection is an issue on this project. Therefore Additional fire protection coatings will be added for greater fire protection.

Up to 3 layers of fire protection coatings will be added at certain areas of the building



Jim Garzon

Architectural Engineering

Construction Management

Thesis Project