

Project Overview

Size 133,000 SF
-2 through 0 Below grade of parking
1 Commercial with parking in the back
2 through 7 Student Apartments
10 one bedroom apartments
55 two bedroom apartments.

Project Team

Owner Blue Mountain Harmony, LLC
Contractor Poole Anderson Construction
Architect HAAS Building Solutions Inc.
Engineer Michael L. Norris & Associates Inc.

Overall Cost

\$15,000,000

Contract Type

Design-Bid-Build

Start Date

Excavation September 2006
Foundation Started 1/07/2007

Finish Date

Substantial Completion 5/23/2008

Architecture

320 W. Beaver Avenue was intended to be Nicholas Tower, but that building relocated, yet its influence on the design is evident. 320 W. has a glass store front, that is split by the entrance of apartments above, where the elevator and 1 of the two stairwells is located. A cladding of brick was used from the ground to second floor, then switches to an exterior insulation finishing system.

Mechanical Systems

Each apartment contains its own heat pump for heating and cooling, while the corridors have their own gas-fired furnace system. The mechanical room contains two combustion water heaters for domestic hot water.

Electrical and Lighting Systems

Main feeds enter the building and split into individual panels per apartment. Each apartment utilizes compact fluorescent lights while the rest of the building uses linear fluorescent tubes.

Structural Systems

Cast-in-place concrete walls were used for the lower floors, which rest on thickened slab footings. The walls above the second floor are concrete masonry units. The parking garage uses pre-cast planks where the apartments utilize hollow core planks that span across those walls.

