ROOSEVELT ISLAND SOUTHTOWN BUILDING NO.5

NEW YORK, NY

PROJECT TEAM

Owner | The Hudson Companies
The Related Companies

Architect | Costas Kondylis and Partners

Structural Engineer | DeSimone Consulting Engineers

MEP Engineer | T/S Associates Mechanical Consultants

Geotechnical Engineer | Soil Mechanics Drilling Corp.

Interior Design | Kondylis Design

General Contractor/CM | Monadnock Construction, Inc.

ARCHITECTURE

Luxury apartment building located on the center of Roosevelt Island

Offers 123 apartments and beautiful views of Manhattan's skyline

Facade predominately consists of brck cavity walls with a white granite base

STRUCTURAL

Mainly cast-in-place reinforced concrete structure

12" Foundation wall around perimeter

Rectangular footings at base of each column with a large format foundation at base of shear wall

Rectangular concrete shear walls around elevator core act as primary lateral load resistance

Floor system consists of 8" two-way reinforced concrete flat plate floor slabs

BUILDING STATISTICS

Size| Approximately 130,000 sq. ft.

Stories | 16 stories

Cost | Approximately $52,000,000

Construction Dates | June 2007-October 2008

Delivery Method | Guaranteed Maximum Price

MECHANICAL

2 - 250 hp natural gas fired steam boilers with instantaneous domestic hot water coils rated at 10,461 MBTU

12- ½ ton capacity gas fired package heating and cooling rooftop HVAC unit services the corridors

2 Ceiling mounted package AC system with a hot water duct steam –reheat coil services the lobby

Each residential room (living room and bedrooms) have a P-TAC unit – ranging from 12,100 – 16,030 BTUH cooling capacity and 26,300 BTUH heating capacity

LIGHTING|ELECTRICAL

208/120V 3 phase, 4 wire main feeder

4000 Amp main electrical switchboard located in cellar

All apartments will have 125 ampere, 208 volt, and single-phase panels

Combination of down lights will provide lighting to the apartment units while wall scones and fluorescent fixtures service the public areas of the building

STEVEN STEIN

Architectural Engineering | Structural Option
http://www.engr.psu.edu/thesis/eportfolio/2008/SRS326