

WASHINGTON PARK CONDOMINIUMS

MT. LEBANON, PENNSYLVANIA

GENERAL BUILDING DATA

LOCATION: BOWER HILL RD, MT. LEBANON, PA
SIZE: 148,000 SQ. FT.
HEIGHT: 9 LEVELS ABOVE GROUND, 2 LEVELS BELOW
CONSTRUCTION DATES: FALL 2008 TO FALL 2010
COST: \$ 24 MILLION
DELIVERY METHOD: DESIGN-BID-BUILD

DESIGN TEAM

OWNER: ZAMAGIAS PROPERTIES
ARCHITECT: INDOVINA ASSOCIATES ARCHITECTS
GENERAL CONTRACTOR: PJ DICK, INC.
STRUCTURAL ENGINEER: WBCM, LLC
MEP ENGINEERS: CJL ENGINEERING
GEOTECHNICAL ENGINEER: PSI, INC.

ARCHITECTURAL

9 STORY MIXED USE BUILDING CONTAINING:

- 1ST FLOOR RETAIL SHOPS
- 2ND THRU 8TH FLOORS ARE CONDOS

FACADE INCLUDES RED AND TAN BRICK VENEERS,
UP TO THE 6TH FLOOR

7TH AND 8TH FLOOR PENTHOUSES HAVE
PAINTED HORIZONTAL LAPPED FIBER-CEMENT
PLANK SIDING



STRUCTURAL

PILE AND SPREAD FOOTING FOUNDATION SYSTEM,
WITH SLAB ON GRADE USED IN PLACES TO TIE THE
SYSTEM TOGETHER.

PRECAST CONCRETE PLANK SYSTEM IN PARKING
AREAS, AS WELL AS 1ST AND 2ND FLOORS.
VESCOM COMPOSITE JOIST FLOOR SYSTEM USED AS
ARCHITECTURAL ELEMENT FOR CEILING AND MEP
INSTALLATION.

FULLY AND PARTIALLY RESTRAINED MOMENT FRAMES

MEP

208Y/120V, 3 PHASE 4 WIRE SYSTEM,
WITH INDIVIDUAL FIXED MOUNTED PANELS
IN EACH CONDO.

HIGH EFFICIENCY SPLIT SYSTEM WITH
NATURAL GAS FURNACE AND DX COOLING
UNITS IN EACH CONCO.

2- ROOF TOP HEAT RECOVERY UNITS

WET AND DRY PIPE AUTOMATIC SPRINKLER
SYSTEMS THROUGHOUT BUILDING.



BENJAMIN FOLLETT | STRUCTURAL OPTION

[HTTP://WWW.ENGR.PSU.EDU/AE/THESIS/PORTFOLIOS/2009/BLF5000/](http://www.engr.psu.edu/ae/thesis/portfolios/2009/blf5000/)