

# MULTI-USE HIGH RISE

## WASHINGTON DC AREA

- Structural Steel
  - W-Shaped, Grade 50
  - High Strength, Low Alloy
- Concrete
  - Slab on Grade, Min 5" thick, 4000 PSI
  - Footings: 4000 PSI
  - Framed Slabs/Beams: 5000 PSI
- Post tensioning and rebar decks
- Caissons, rakers and walers at existing 1-story building
- Cold-formed, light metal framing

### STRUCTURAL FEATURES

- Glass block "beacon wall" on Building A
- Metal Panel penthouse
- Fluted concrete terraces
- Roof Terrace
- Canopy on upper roof
- Historical facade preserved
- LEED Certification
- Building A
  - 145 Apartment Units
  - 3 Retail Areas
- Building B
  - 42 Apartment Units

### ARCHITECTURAL FEATURES

### BUILDING INFORMATION

- **Name:** Multi-Use High Rise
- **Location:** Washington DC Area
- **Size:** 214,768 SF
- **Stories:** Building A: 10  
Building B: 6
- **Cost:** \$44 Million
- **Occupancy:** Mixed-Use High Rise
- **Dates of Construction:** 7/24/2012  
– 7/29/2014
- **Delivery Method:** Design-Bid-Build
- **Contract Type:** Guaranteed Maximum Price



### PROJECT TEAM

- **Owner:** USAA Real Estate
- **Owner's Rep:** Patrinely Group
- **Developer:** ZOM Mid Atlantic
- **Architect:** Esocoff & Associates
- **Structural Engineer:** SK&A
- **MEP Engineer:** Summit Engineers
- **Landscape Engineer:** Rhodeside & Harwell
- **General Contractor:** Donohoe Construction
- **Utility Engineer:** Richter & Associates
- **LEED Consultant:** Paladino & Company

### MECHANICAL

- Split System Heat Pump Units
- Rooftop heat pump
- Mounted Exhaust Systems
- 3 100% Outside Air Make Up Air Units
- Ceiling diffusers
- Fan wall / unit heaters
- Stair pressurization / garage fans

### ELECTRICAL

- NEMA PB 1 power and feeder distribution
- Switchboards
  - #1: 2500A, 277/480 V
  - #2: 3000A
  - #3: 1600A
- Panels
  - 3 Phase: 120/208 V
  - 3 Phase: 277/480 V
  - 1 Phase: 120/208 V
- Diesel generator: 277/480 V
  - 300kW/375kVA

### FIRE PROTECTION

- Complete and operational dry pipe system
- 1250 GPM Fire Pump
  - 110 PSI boost, 35 PSI Inlet 100 HP, 3 phase, 488 V
- Black Steel & CPVC Piping
- Fire pump, jockey pump, controls switches

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**CONSTRUCTION MANAGEMENT**