

8621 GEORGIA AVENUE SILVER SPRING, MARYLAND

General Building Data:

Building Height: 161 feet
Number of Stories: 17 floors
Size: 347,009 ft²
Cost: \$51 million
Occupancy: Mixed Use
-Residential, Parking Garage, Retail
Construction: Beginning in 2015



Architecture:

The façade of the building brings a refreshing modern addition to the skyline of the developing city of Silver Spring. The position of the building takes advantage of two major view corridors in the urban fabric and has an inviting present on the busy Georgia Avenue.

Structural Systems:

This concrete building utilizes mild reinforced cast-in-place two way flat slabs with full drop panels for the parking garage on floors 1-4 and a post-tensioned cast-in-place two way flat slab for the remainder of the apartment level floors. The lateral system is comprised of 14 concrete shear walls located around stair and elevator cores. The column grid is relatively square vary from 16-24' in length.



Construction:

Construction is scheduled to be 24-28 months and will begin in early 2015. Important factors will be coordinating work with the surrounding existing buildings on all sides and impact of the high water table on the foundation construction.

MEP:

Floors 1-4 (parking garage) will be open and designed as an open structure. Each apartment will be conditioned by a conventional split system heat pump with back-up electric heat. Outdoor air is provided by an exterior louver.

Lighting / Electrical:

The building will have 277/480V as the primary power with 480-120/208V transformers. Branch lighting/power panels will be placed in the cellar and every 4th apartment level. These panels serve the local receptacles, lighting, and HVAC units.

Project Sponsor: Holbert Apple Associates

