

# [BLOCK 12]

Rockville, MD



## General Information

Function: Retail & Residential Apts.

Height: 4 Total Floors and 2 Sublevels

New Construction: 285,000 Gross SF

Cost: \$36 Million

Completed: May 2014

Delivery: Design - Bid - Build

## Project Team

Owner:	Federal Realty Investment Trust
CM:	The Whiting-Turner Contracting Company
Architect:	Design Collective
Structural:	SCA Consulting Engineers
MEP:	Summit Engineers, Incorporated
Civil:	VIKA
Landscape Architecture:	Clinton & Associates
Security Consultant:	Datawatch Systems, Inc.
Lighting Consultant:	HLB Lighting Design



## Architecture

- \_Block 12 is part of a new mixed-use community, comprised of 17 buildings
- \_Interior spaces will utilize earth-friendly materials such as marble, granite, and stone
- \_Residential façade is composed of masonry, EIFS, stucco, lap siding, and aluminum composite panels
- \_Retail façade is composed of aluminum anodized glazing system curtain walls and storefronts
- \_Swimming pool on podium slab



## Structural

- \_Prefabricated wood frame and trusses for residential levels
- \_Cast-in place post tensioned concrete slabs
- \_Slabs on grade with spread footings



## Mechanical

- \_Split system heat pumps for each residential unit
- \_Two RTU's to serve retail level and residential corridors
- \_Three exhaust fans in parking garage
- \_Heat pumps at concierge



## Electrical

- \_480/277 V 3-phase system
- \_One 250 KW/ 300 KVA diesel generator (emergency power)
- \_Transformer owned by owner