

OVERALL EXISTING CONDITIONS SUMMARY

Primary Project Team

- Owner – Eakin Youngentob Associates, Inc.
- General Contractor – Clark Construction
- Architect – Torti Gallas and Partners CHK, Inc.
- Structural Engineer – Cates Engineering, Ltd.
- MEP Engineer – Schwartz Engineering, Inc.
- Civil Engineer – Loiderman Associates, Inc.
- Landscape Architect – Parker Rodriguez

Dates of Construction

- Initial work began approximately September, 2000. The project is still under construction but is very near completion.

Cost info

- The Structural engineer's estimate was \$10,000,000. More cost information is not available at this time.

Building Function and Primary Use

- The owner, EYA, will lease out these condos for residential use. The building will cater to upper class professionals who most likely will commute to Washington D.C. daily for work. The parking garage spaces will be leased out to the tenants.

Location and site

- The project is situated in Montgomery County, MD, a suburb of Washington, D.C.

Architecture

- The style of this building resembles classic Chicago-style architecture. The four story building is clad in brick veneer. Bay windows run up from a tall, decorative water table to the flat roof. The whole building is capped with a decorative parapet. The units are very luxurious and spacious at approximately 2500 square feet each.

Major National Model Code

- BOCA 96 is the major building code for this project. Snow loads were taken as 30 psf, basic design wind speed was taken as 80 mph.

Zoning & historical

- There are no historical restrictions on this project. Zoning was not an overwhelming issue on this project.

Project Delivery

- The project delivery method is traditional design-bid-build.

Building Envelope

- The wall system consists of ½” cementitious gypsum wall sheathing over light gage steel studs. This is in turn finished with brick veneer held to the wall with dovetail anchors with an air gap.
- The roof system entailed a 10” concrete slab topped with hot-applied membrane roofing, separation sheet, R-30 rigid insulation, filter fabric and gravel.

Electrical

- The project uses a one-phase electrical system. A backup generator is located in the basement garage. Feeder size, panel size, and additional information are not available at this time.

Lighting

- The lighting fixtures are more high-end than traditional apartments since this is a luxury condo project, but otherwise typical recessed and wall mounted lights.

Mechanical

- Again, the mechanical systems are more high-end than traditional apartments. Each unit has an individual water heater and furnace. Natural gas furnaces are used as well as gas water heaters to accommodate the large soaking tubs in the master bathrooms. Twenty-three condensers on the roof serve individual units as well as the corridors and maintenance rooms. Sizes of mechanical equipment are unknown at this time.

Structural

- The structural system for the building is a cast-in-place reinforced concrete moment frame. The typical slab thickness is 10". Studrails are used at slab-column intersections. Concrete strength is 4000 psi. The column grid is fairly simple. Light gage steel studs are used for infill between the slabs.

Fire Protection

- The concrete slab fulfills the fire requirement between floors. Two hour unit separation exist walls between units. The building includes a fire alarm system and dry pipe sprinkler system.

Transportation

- The building transportation system consists of two elevators and one interior set of stairs serving all floors. There are two other stair towers serving all floors above the garage.

Telecommunications

- There is no unique telecommunications system for the project. The only wiring is phone and cable; there are no high speed internet lines.

Special systems

- There are no particularly outstanding special systems on this project.

EXECUTIVE SUMMARY

Strathmore Park at Grosvenor Metro is a four story concrete apartment building with a below-grade parking garage. The building is located in Montgomery County, Maryland in a fairly suburban area. Construction on the buildings is nearing completion as of this date. The owner, Eakin Youngentob, plans on leasing out the luxury condos to business professionals who commute to D.C. for work. Each floor of the building is approximately 13,000 square feet. With only five units per floor, the condos are very large and spacious. Since this is a luxury condominium project, most of the fixtures and appliances are high-end, and this theme runs through the entire project. The building could have just as easily been designed more cheaply in wood, but concrete was chosen for vibration and acoustical reasons. Saving money was not the main goal of the project, but rather producing an attractive building aimed at upper class working professionals.