

Gateway Commons Ithaca, NY



General Project Info

Cost: \$7.2 million
Size: 43,000 sq ft
Stories: 6 below grade and 1 basement level
Occupancy: 25 apartments and 2 retail spaces
Occupant: Ithaca Rentals & Renovation
Construction: December 2005 - April 2007

Primary Project Team

Owner: Gateway Commons, LLC
Architect: Holt Architects
Structural Engineer: Ryan-Biggs Associates
General Contractor: Northeast Construction
Mechanical Designer: Halco Mechanical
Landscape Designer: Trowbridge & Wolf
Energy Consultant: Taitem Engineering
Masonry Contractor: Casler Masonry
Precast Plank Supplier: Empire Precastors



Architecture

- Received LEED SILVER Certification
- Building shape made up of 2 rectangular forms
- Facade uses brick, glass, EIFS and metal paneling
- 2 retail spaces are located on first floor the rest of the floors are apartment spaces
- A rooftop garden is available to all residents
- Sthapatya Veda principles were used in the design

Structural

- Footings have been designed for a soil bearing pressure of 5,000 psf.
- Spread footing and spot footing foundation with strength of $f'c = 3,000$ psi
- 8" CMU bearing walls
- Floor system is constructed of 8" hollow core precast concrete planks

Mechanical

- Typical unit is conditioned by a MC QUAY heat pump with a 1.5 ton cooling capacity and on average a 24,000 BTU/hr heating capacity.
- Chase brings outside air to heat pump where it is mixed with recirculated air

Lighting/Electrical

- Track lighting typical for apartments uses a 35w MR11 Bi-pin base lamp
- Apartments use 120v duplex receptacles and 240v receptacles

Gary Newman
Structural Option

<http://www.engr.psu.edu/ae/thesis/portfolios/2008/gjn113/>

