

# POINT PLEASANT APARTMENTS

*Point Pleasant, NJ*



## **Building Information**

**Occupancy:** Residential

**Square Footage:** 64,000

**Number of Stories:** 4 over parking

**Building Height:** 65 Feet

**Cost:** \$6 Million

**Construction:** Aug. 2006-Fall 2007

## **Structural:**

- Shallow foundation with spread footings, a 12" thick concrete foundation wall, and 5" thick slab on grade
- Floor system is 16" deep Vescom Composite Joist w/ 3.5" thick concrete on 22 GA. metal deck
- First floor is 12" thick reinforced concrete slab
- Parking garage has 5" slab on grade over 6" of stone
- Frame is steel beam and column, mostly HSS
- Walls are steel stud
- Metal trusses frame the roof

## **Architecture:**

- Building 1 of 5 waterfront, luxury apartment complexes
- Each apartment has front and rear balcony, rear balconies overlook the water
- 3 different veneer types (stone, hardshingle, stucco) create unique façade
- Hip roof with multiple dormers, a dome feature on one side and a steeple at the center

## **Mechanical:**

- Each unit has 5 ton air-conditioner located on concrete pads outdoors along with two 2 ton ac's for corridors
- Two 1.5 ton, 710 cfm heat pumps located in machine room at garage level
- Common areas have two 5 kW, 250-500 cfm unit heaters
- The attic houses two 800 cfm, 39,000 btu air handling units/ warm air furnaces
- Heating system is gas powered
- Air distributed through ceiling diffusers

## **Lighting/Electrical:**

- 120/208V, 3-phase, 4-wire system
- 1600A main switchboard
- Unit lighting consists of surface mounted, wall mounted, recessed at wet areas, and pendant mounted chandeliers
- Recessed fluorescents in common areas
- Parking garage lighting is 2 x 4 troffers

**Ryan Flynn**

**Structural Option**

<http://www.arche.psu.edu/thesis/portfolios/2008/RPF129/>