



Grand View

AT ANNAPOLIS TOWNE CENTRE AT PAROLE

1915 Towne Centre Blvd.
Annapolis, MD 21401

BASIC BUILDING STATISTICS

Occupancy Type: Mixed-Use Luxury Residential
 Size: 385,000 SF
 Number of Stories: 13 Total
 Ground Floor: Retail
 Floors 2-13: Residential
 Construction Dates: March 2007- March 2009
 Overall Project Cost: \$68,500,000
 Delivery Method: CM @ Risk with GMP

DESIGN & CONSTRUCTION TEAM

Master Developer: Greenberg Gibbons Commercial

Owner: Sturbridge Homes
 CM: *Gilbane ATC, LLC.*
 Architect: The Martin Architectural Group

Structural Engineer: The Harman Group
 MEP Engineer: Gillan & Hartman, Inc.
 3rd Party Testing: ECS Mid-Atlantic, LLC.

ARCHITECTURE

The exterior of the building was designed with elaborate architectural details, showcased by the three unique qualities

- Glass Fiber Reinforced Concrete Cornices
- Curtainwalls
- Cupola dome roofs

-In order to tie the building in with the surrounding architecture, masonry and stucco beige earth colors as well as green domes are used. Large glass curtain walls at two corners compliment its appearance by adding long continuous lines of blue-green glass.

-Glass Fiber Reinforced Concrete (GFRC) decorative elements were pre-cast and hoisted onto metal mounts on the facade. The roof is made of built-up single-ply EPDM.

MECHANICAL SYSTEMS

The HVAC system of the typical residential floors (2-10) consist of packaged self contained Magic-Pak units. These units allow for independent control by the tenants and allow for minimal duct work throughout the building. The penthouse units and common spaces utilize split systems with gas fired furnaces. The mechanical equipment is located on the mezzanine roof and main roof. A wet-type fire supression system being implemented in the building.

CONSTRUCTION & STRUCTURE

- GrandView consists of a two-way flat slab system with shear resistance elements that include a core elevator shaft and 2 stair towers.
- Favorable soils in the location allowed for shallow foundation work, auger cast piles serve as the primary support system.
- Brick and calcium silicate masonry units comprise the veneer with a unique Henry spray applied air and moisture barrier system.

ELECTRICAL SYSTEM

- 4000 A Main Service Gear (Condos)
- 1000 A Service Gear for Shell
- 350 kW Emergency Generator Backup



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 Construction Management
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