



### Design & Construction Team

- Owner: Capstone Development
- Architect: Design Collective
- Structural Engineer: Hope Furrer Associates Inc.
- MEP Engineer: Burette, Koehler, Murphy & Associates
- Construction Manager: Whiting-Turner Contracting

### General Information

- Location: 6801 Preinkert Drive College Park, MD 20742
- Occupancy: Residential
- Size: 133,000 square feet
- Height: 9 stories with a Maximum height of 94 feet
- Construction Dates: July 2008-January 2010
- Building Cost: \$23.5 million
- Delivery Method: Design-Bid-Build with a CM-at-Risk

### Architecture

- An unsymmetrical U-shape with a central courtyard for gathering
- Houses 370 bedrooms, study lounges, seminar spaces and resident life offices
- Designed to reach a LEED Gold rating
- Brick veneer & light gage stud cavity wall with cast stone accents
- EPDM fully adhered roof system bonded to rigid insulation



### Structural Design

- The lower 2 stories of reinforced concrete columns, beams, and shear walls
- The upper 7 stories are comprised of light gage bearing walls to support joists
- 3" thick concrete slab on Hambro open web joists with a depth of 16"
- Light-gage shearwalls on the upper 7 floors.
- Auger cast grout piles 16" in diameter with a 65 ton allowable load capacity



### Mechanical Design

- 1500CFM cooling/heating split system closet type units for apartments
- Apartments are provided by natural ventilation through operable windows
- 2800CFM Rooftop Units
- 9000CFM Fans for stairwell Pressurization

### Electrical/Lighting Design

- The service voltage will be 480/277-volt, 3-phase, 4-wire, and 60 hertz
- A separate 208/120-volt, 3-phase, 4-wire feeder to supply the residential rooms
- A main distribution switchboard (SWBD) rated at 2500 amperes
- A diesel emergency generator will supply backup to the emergency systems
- 2'x2' 277V, 32 watt parabolic fluorescent fixtures with electronic ballasts

