

The Odyssey

Arlington, VA

Monument Realty



Project Team

- **Owner:** Monument Realty LLC
- **Architect:** Shalom Baranes Associates
- **Construction Manager:** Donohoe Construction
- **Structural:** Ehlert/Bryan Inc.
- **Concrete:** SMC Concrete Construction Inc.
- **Curtainwall:** Emmitsburg Glass Co.

Project Overview

- 16 story condominium & 2-3 story townhouses
- 3 story sub-level parking garage
- **Total Area:** 475,650 S.F.
- **Estimated Cost:** \$65 million
- **Projected Duration:** April 2004 – June 2006
- **Project Delivery Method:** Design – Bid – Build

Architectural

- Penthouse outdoor rooftop swimming pool & terrace
- Rooftop concrete and steel beam trellis
- Platinum penthouse suites
- Partial full height curtain wall and brick façade
- Exposed concrete slab balconies
- Accompanying retail stores and townhouses



Electrical

- **Primary:** 45 KVA 277/480V transformer
- **Secondary:** 45 KVA 120/208V transformer
- **Emergency:** 250 KW 277/480V generator
- Strip florescent lights in garage & upper corridors
- Wall & Surface mounted lights in lower corridors
- Recessed incandescent lights in apartment spaces

Mechanical

- 14,000 cfm HVAC unit heats & cools public spaces
- Double cell rooftop cooling tower
- 2 sets of intake/exhaust fans & electric unit heaters for garage circulation
- Apartment air-air unit heat pumps: 600 - 1800 cfm
- Several AHU's for penthouse amenity spaces

Structural

- **Foundation:** reinforced mat footings
- **Garage:** reinforced column & 8" 2-way concrete slab
- **Superstructure:** reinforced column & post-tensioned 8"- 11" 2-way concrete slab floor system
- **Lateral:** reinforced concrete shear walls
- **Roof:** typical floor slab with waterproofing & pavers



Aaron Snyder

Structural

The Pennsylvania State University