

# Wellington Condominiums

Exton PA

Extraordinary Residences Exceptional Lifestyle



## Design and Construction Team:

**Owner:** The Hankin Group

**General Contractor:** Wellington Commercial Construction

**Construction Manager:** Wellington Commercial Construction

**Architects:** Minno & Wasko Architects and Planner

**Engineers:** Liberty Engineering

## General Scope:

**Size:** 147,069 S.F. 4 Story luxury condominiums w/ Parking Garage

**Building Cost:** \$18.1 million

**Schedule:** September 2005 thru May 2007

**Project Delivery:** CM @ Risk



## Architecture:

- Designed in the tradition of grand estate homes
- Situated at Eagleview community town center
- 8 designs with a choice of décor being "traditional" or "contemporary"
- Designated areas for concerts, shopping, dining and fun
- Building surrounded by landscaped parks and native woods
- Stylish brick and cast stone exterior veneer
- Composite slate roof and membrane roof w/ copper eave drip edge



## M.E.P. Systems:

- Fire protection system includes sprinklers, fire alarms and smoke detectors throughout each residence and public areas
- Building access communication system, telephone, cable and internet ready
- HVAC is an all air gas fired furnace supplying each condominium residence
- Main Electrical Distribution switch board is 1600 Amp, 3 phase, 120/208 V
- The main electrical distribution connects to 4 meter banks which are then broken down to each individual apartments

## Construction and Structural:

- Being built in a very developed commercial neighborhood
- Geotech report indicated site had variance in quality of soils
- Installed permanent dewatering system before actual construction
- Delay in Permits and architectural approvals pushed façade construction to winter
- Foundation utilizes 18" strip and column footings w/ 5" slab on grade
- First floor makes use of a 12" heavily reinforced two way flat plate concrete slab
- Other floors use innovative Hambros Joist 3" slab on deck composite system



## Wellington Features:

- 48 unique floor plans up to 2,300 S.F.
- Great views from large bay windows
- Hardwood floors in all living areas
- Polished Granite Countertops
- Elegant lobby entry

