West Village Housing Phases III & IV

Located in: Towson, MD

General Information

Building occupant name	Towson University Students
Occupancy	Residence Hall
Size	170,000 sq. ft.
Full Height	92 ft.
Total number of stories	9
Date of construction	September 2014 - July 2016
Cost information	Figures are being withheld
Delivery method	CM at risk

Project Team

Owner	Towson University
General Contractor and CM	Whiting Turner Contracting
Architect & Landscape Architect	Ayers/Saint/Gross
Civil Engineer	Site Resources
Structural Engineer	Hope Furrer Associates
MEP/FP Engineers	Newcomb & Boyd
Electrical/Plumbing	WFT Engineering

Birds-eye view of project site

Architecture

These two high-rise apartment buildings will add approximately 700 student beds to Towson University's campus. Floor arrangements included a mix of two and four bedroom apartments with shared bathrooms, kitchen and living areas creating an adult living environment to the students. The exterior façades are a mix of brick and steel plate veneers which will add personality to the area.

Construction

The buildings began construction simultaneously in September of 2014 to address the continued demand for on-campus housing and are planned to be finished in the summer of 2016.

Sustainability

Similar to most buildings on Towson University's campus, these two new facilities will be built in adherence with sustainable design and are expected to achieve LEED Silver certification.

Central lawn adjacent to building

Electrical/Lighting Systems

Generally, interior lighting consists of fluorescent type T5. Downlights and decorative fixtures will be LED. Normal power for the building will originate from a pad-mount service transformer located outside each building.

Mechanical Systems

The heating is provided by a hot water system that consists of two boilers, hot water pumps, and piping. The hot water plant will be located in the penthouse on the roof. Chilled water will be distributed to coils in individual fan coil units via vertical distribution for each suite. Energy Recovery Units (ERU) will be single-zone medium pressure type to provide air conditioning. In addition, all units have occupant operable windows.

Structural Systems

Framing ----------The structural system will be 8" thick two-way post-tensioned concrete flat plats supported by reinforced concrete columns.

Foundations--------In order to utilize conventional spread footings, Rammed Aggregate Piers (RAPs) will be used.

Lateral System---12" thick concrete shear walls will effectively resist the forces imposed on the building from wind and seismic loading.

For more information, visit my CPEP site
http://mab6037.wix.com/thesis

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