

# LANDMARK SQUARE APARTMENTS

## BOSTON, MASSACHUSETTS

- OWNER

The Abbey Group

- ARCHITECT

The Architectural Team, Inc.

- CONSTRUCTION COST

\$21,000,000

- GENERAL CONTRACTOR

Suffolk Construction Company, Inc.



Photos by Bruce T. Martin Photography

### PROJECT DESCRIPTION

Landmark Square provided much needed housing for the Fenway area of Boston. The project consisted of seven stories of composite steel construction over a below-grade parking garage. Steel moment frames provided lateral resistance to wind and seismic forces.

A tightly spaced column grid required careful coordination with the architectural floor plan, but proved beneficial. The result provided 8'-4" ceiling heights in a 10'-0" floor-to-floor space.

Mechanical and sprinkler pipes were generally run through the slightly lower hallway ceilings. This area coincided with the deeper beams used in the moment resisting frames. The solution was to develop a design spreadsheet that allowed for a quick analyses and reinforcing designs for all (200+) beam penetrations.

Steel composite framing and lightweight concrete slabs provided the lightest and most efficient system for the low capacity (40 tons gross) pressure injected footings.



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