College Park Towers
Forensic investigation and Design of replacement balconies & Quality Assurance during Construction




Service performed: Limited initial observation; analysis of engineering study; design of repairs; Quality Assurance during Construction.

Value Added: Davidson initially performed a limited review of the property and found that the structural condition of the balcony framing and guard varied widely and recommended further study. This was performed and structural repairs were recommended. D&A worked with the Structural Engineer to maintain the existing beams, but reinforce them to accommodate the current loading conditions for a balcony.

Product Type: Two 6-story condominium buildings near the University of Maryland campus, with most units rented to students. The buildings were constructed in the 1960's.

Description: The cantilevered balconies consisted of small cantilevered beams supporting metal pans and concrete pads with steel perimeter beams and steel railings. The condition of the railings and steel framing varied from fair to poor condition and replacement was required. D&A designed reinforcement for the steel beams and replacement of the concrete decks, perimeter beams and railings, plus a waterproof deck coating to protect the steel.

Owner:	College Park Towers Condominium	**Architect:**	Davidson & Assoc.
Magnitude:	$575,000	**Contractors:**	American Restoration