

PROJECT SPOTLIGHT



OWNER

Tom Winkopp Realtor/Developer

SERVICES RENDERED

Structural Design

STRUCTURE TYPE

C.I.P. Post-Tensioned Flat Plate with C.I.P. columns and shear walls

CHALLENGES

Large Balconies and minimized floor to floor height.

SIZE

160,000 sf

CONSTRUCTION AMOUNT

\$19.9 million

ARCHITECT

Signature Architects

CONTRACTOR

Trehel Corporation

COMPLETION YEAR

2008

Watermarke Lake Hartwell, SC

Britt, Peters and Associates provided structural design services for this new luxury condominium community nestled along the shore of Lake Hartwell. The first mid-rise residential project built on Lake Hartwell is attracting buyers from Greenville and Atlanta who are looking for lakeside vacation homes close to Clemson University.

The eight story, 160,000 SF condominium consists of seventy-four units, each with large cantilevering balconies overlooking the lake. Additional amenities include a heated lagoon swimming pool with waterfall, clubhouse, fitness facility, lounge area and covered parking.

The 8" thick floor system provides a highly effective sound separation between floors. Utilizing post-tensioning allowed for 30' spans while eliminating the need for beams that often conflict with MEP and architectural specifications. The system provided large bays of unobstructed space, allowing a mere 10'-0" floor-to-floor height.



BRITT, PETERS
AND
ASSOCIATES
INC.
consulting engineers