

## Housing & Multi-use Facilities



Innovative Engineering has a broad range of multi-family housing and senior living facility experience. From commercial condominiums and apartments to college dormitories and federally funded housing (multi-family, senior citizens-- independent living centers), the firm has acquired a quality reputation for completing housing projects on-time and in-budget.

*A few examples of our firms housing experience is presented below:*

### **South Newport Condominiums, Savannah, GA**

Structural design of a new luxury condominium complex planned for 2-phases of construction. Phase I includes the design of two 24 unit ~49,200 SF 3-story wood frame buildings over a ~16,400 SF cast-in-place concrete parking garage at the main level with a structural slab-on-grade supported by piles; one 18 unit ~36,900 SF 3-story wood frame buildings over a ~12,300 SF cast-in-place concrete parking garage at the main level with a structural slab-on-grade supported by piles; and one 2500 SF 1-story wood frame club house building on a structural slab-on-grade supported by piles. The typical 4 place wood frame parking garage is on structural slab-on-grade supported by piles. Phase II includes reuse of the 24 unit plans for four additional buildings, and the generation of a 12 unit plan using ½ of the foot print of the standard 24 unit plan.

### **The Estates, Apartment Homes, Wentzville, MO**

Design of reinforced concrete walkout basement and wood super-structure for this 308,000 SF, 256 unit apartment complex including, clubhouse, carwash, parking garage, maintenance building, and mail center.

### **Brickyard Commons Apartments, Harrison County, MS**

Design of a three-story, 248,958 SF, 204 unit wood frame apartment complex including, clubhouse, carwash, parking garage, maintenance building and a mail center.

### **O'Fallon Lakes Apartment Homes O'Fallon, MO**

Design of reinforced concrete walkout basement and wood super-structure for this 308,000 SF, 256 unit apartment complex including, clubhouse, carwash, parking garage, maintenance building, and mail center.

### **Elyton Village, Birmingham, AL**

Renovation and addition to a 555 unit HUD housing project consisting of over 50 buildings including a Day Care Center, Multi-Purpose, Maintenance and Administration buildings; and covered walkway.

### **University South Carolina, Aiken, SC**

Design of foundations, stair and elevator towers for an 117,300 SF four-story student housing complex.



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### **Parkland Manor, Independent Living, Cobb County, GA**

Structural design for this three-story 188,988 SF 150 unit wood frame housing facility for seniors.



### **Riverview Manor, Independent Living, Canton, GA**

Structural design for this four-story 142,758 SF, 120 unit wood frame senior facility with a reinforced concrete walkout basement.

### **Strozier Hall, Carrollton, GA**

Project Engineer for this renovation and elevator addition for this existing concrete facility

### **Piedmont College, Demorest, GA**

The three story 12,100 SF wood frame structure is a Senior Dormitory arranged as apartments with two bedrooms, bath and kitchenette. All the rooms have high-speed, internet connection and cable access.



### **Savannah College of Art, Student Housing, Savannah, GA**

Project engineer for a four-story load bearing concrete masonry block CMU and hollow core slab structure.

### **Sweetwater Terraces Independent Living, Gwinnett County, GA**

Structural design of a four-story 151 unit wood frame senior living facility.

**Antioch Manor Estates, Stone Mountain, GA.** Structural engineering and design for a three-story 120 unit wood frame senior living facility.



**For More Information  
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