



Whistlebury Walk, Athens, Georgia

Whistlebury Walk's parking structure consists of precast prestressed concrete components arranged with the top level of the structure operating as a podium for a three story wood stick frame structure. Pre-existing apartment buildings determined the need for a condensed project timeline, and for the need to fit a new building within a confined space. The use of structural precast concrete allowed the Whistlebury parking and apartment expansion project to be completed without affecting current residents under a contracted construction schedule. Precast erection took 14 days.

Nine distinctive precast components, including load bearing and non-load bearing spandrels, double tees, stair shafts, wall panels, stairs, stair landings, columns, and tee beams make up the structural pieces needed for the podium. The podium acts as the foundation for the three levels of apartment structure constructed above. The components resist all gravity and lateral loading generated by the residences above, and provide a fire separating barrier between the parking spaces and living units.

Project Facts:

Market Segment: Residential Parking
Building Type: Podium Parking Deck
Products Used: Precast concrete load bearing and non-load bearing spandrels, double tees, stair shafts, wall panels, stairs, stair landings, columns, and T beams



Project Design Team:

Owner: Whistlebury Properties, Athens, GA
General Contractor: Whistlebury Properties, Athens, GA
Engineer of Record: Britt Peters Engineering, Greenville, SC



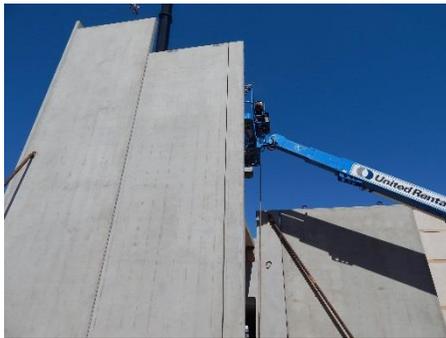
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Whistlebury's residential complex features multiple stories of wood frame construction over an elevated concrete parking deck. The podium design provides a cost-effective solution with design flexibility, speed of construction, and reduced environmental impact.



Precast concrete stair shafts provide lateral resistance to wind and seismic forces, as well as area separation between the parking garage and residential units, and a safe egress route in case of fire.



The podium deck typically acts as both a structural floor and as a transfer slab for the framed construction above. Precast used in multi-family projects provides inherently high fire ratings, with reduced vibration and sound transmission.



Podium projects allow for the development of high-density projects while reducing space and construction costs. Other podium advantages include fast installation, reduced jobsite congestion, gravity and lateral load restraint, limited environmental impact, high fire ratings, and vibration and acoustic control.

