

## 327 S Street NE Block Leasing & Phased Alterations - Design Study

**Location:**

319-327 S Street NE & 336 Randolph Place  
NE  
Washington, DC

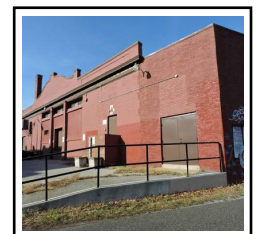
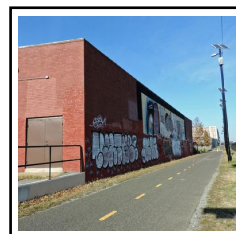
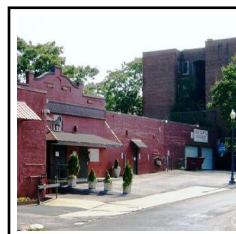
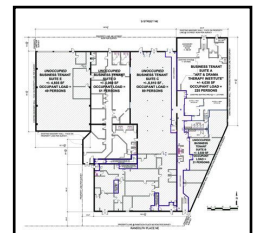
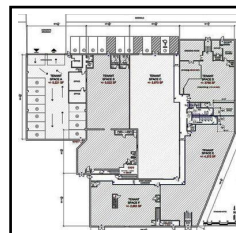
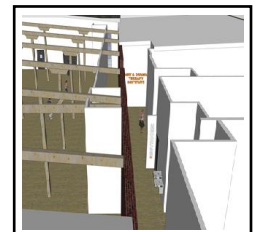
Client: *Boundary|Foulger-Pratt c/o Deerfield Construction Group, Inc.*

Description: *Design of block leasing space plans & phased alterations for the re-positioning of an existing single user building occupied by The Art and Drama Therapy Institute, with accommodations for multi-tenant business occupancies, existing theater facilities and common area core functions.*

- 327 S Street NE Design Animation
- Ground Floor Area: 28,788 sf
- 2nd Floor Areas: 4,500 sf

Contractor: *Deerfield Construction Group, Inc.*

Completion Date: *November 2017*



## Danshes' Retail Center on the Pike

**Location:**

900 Rockville Pike  
Rockville, Maryland

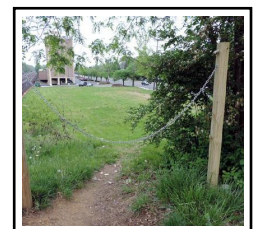
**Client:** J Danshes LLC

**Description:**

- Danshes' Center Design Drawings December 30, 2016
- Design Animation
- Land Area: 25, 863 sf
- Proposed Building Area: 6,984 sf
- 34 Parking Spaces

**Construction Cost:** \$2,500,000

**Completion Date:** January 2020



## **Elm Street Building - Lobby Renovation**

Location:

*4733 Elm Street  
Bethesda, Maryland*

Client: *Elm Street Associates c/o Greenhill  
Realty*

Description: *Interior renovation of the existing  
Elm Street Building entrance lobby including  
new floor, wall and ceiling treatments and new  
lighting.*

Construction Cost: *\$100,000*

Completion Date: *June 2018*



**Falcon Contruaction's Offices & Woodworking Shop - Consulting Services**

Location:

12315 Carroll Avenue  
Rockville, Maryland

Client: *Falcon Contractors LLC*

Description: *Building and life safety code review and evaluation of non-compliant alterations and non-compliant occupancy conditions associated with the use of the upper level of an existing 8,048 square foot 2-story warehouse building for contractor's business offices and warehouse/storage & woodworking shop facilities.*

- Area: 4,024 SF

Contractor: *Falcon Construction*

Completion Date: *February 2018*



## Tastee Diner - Owner's Representative & Consulting Services

### Location:

7731 Woodmont Avenue  
Bethesda, Maryland

Client: *M & W Tastee Foods, Inc. dba Tastee Diner*

### Description:

- Assist Owner and Owner's attorney in the negotiation and administration of a "Support Structure and Crane Overswing" agreement with adjacent building developer, a joint venture of The Bernstein Companies and Boston Properties, for the construction of the "Marriot HQ" - a 21-story office building with 5 levels below grade parking, abutting Owner's property. Consulting Services include:
  - Review of adjacent building developer's foundation and earth retention sheeting & shoring plans
  - Review of adjacent building developer's construction documents and site utility plans
  - Review of adjacent building developer's construction staging and traffic control plans
  - Review of adjacent building movement monitoring reports & interior movement monitoring reports
- Coordinate construction phase operations with adjacent building developer's construction manager and general contractor
  - Weekly observation of adjacent building construction operations as it impacts Owner's property
  - Coordination with Owner's Legal Counsel
  - Make findings and recommendations to Owner

### Project Team:

- Owner's Representative, Agent & Project Gatekeeper:  
Steven J. Karr, AIA
- Consulting Structural Engineer: Rogan Stearns PE,  
Stearns Engineering
- Consulting Geotechnical Engineer: Gerry Davit PE,  
Professional Consulting Corp.
- Legal: Silver McGowan & Silver PC

Completion Date: *January 2020*

