

# Kennesaw Crossing



## Architect: Niles Bolton Associates

Niles Bolton Associates (NBA) is a 150-person firm providing architecture, interior design, landscape architecture, and urban planning services. Founded in 1975, NBA has completed projects in 49 states and 16 countries. With offices in Atlanta, Georgia and Alexandria, Virginia, the firm's major markets include higher education, multi-family residential, retail, corporate, general aviation, and hospitality. Currently ranked by *Building Design + Construction* magazine as the nation's 9th leading architectural firm for Multifamily Design, NBA has designed more than 750,000 dwelling units in a variety of housing types.

## About Kennesaw Crossing

Kennesaw Crossing, now known as The Ellison, is a new luxury apartment community that contains three 4-story buildings with 1, 2, and 3-bedroom layouts and 250 units total. The multi-family complex totals 340,695 square feet with amenity space, a separate cabana, a maintenance building and trash enclosure, and a pool.



Proficient continues to provide services to achieve building permit as well as provide suggestions to improve building MEP systems.

- David Stanley Jr, Project Manager, NBA



## Challenge

Kennesaw Crossing is located at 1650 N Roberts Road in Kennesaw, Georgia. Partnering with NBA, our goals of the project were to make sure that construction documents were correctly coordinated, questions and comments were responded to in a timely manner, and the end design was of high-grade and profitable for the owner. The project consisted of 3 Type VA apartment buildings all equipped with a 13R sprinkler system, except for the amenity spaces which contained a full 13 sprinkler. The overall design presented challenges that included handling the buildings' fire ratings, creating some aesthetically pleasing amenity spaces with high ceilings, and reassuring the client of a high-quality end design. Due to changes in NBA's design team staff, the client was uncertain if there were going to be issues with the delivery of the design and the finished product.

## Approach



In order to prevent the stair shafts and much of the adjoining structure from requiring a 2-hour fire rating, the design team provided an open area at the exit stairs to allow them to be classified as "open stairs", allowing the enclosure to only be 1-hour rated.



NBA set up a well-timed meeting with Proficient and interior designers to discuss creative ideas to hide ducts and raise the ceilings. At Proficient, we believe that the best engineers create great indoor environments that you cannot see or hear.



The Proficient team provided prompt and timely responses to questions, comments and submittals while maintaining complete and coordinated documents throughout the revisions of the project.

## Results

Proficient Engineering was able to **quickly adapt** to the design team's needs and **efficiently handle** any improvements that were needed over the course of the project. This resulted in a **smooth workflow** and a **high-quality** and **cost-effective design**.