



EIGHTH & GRAND MIXED USE

PROJECT NARRATIVE

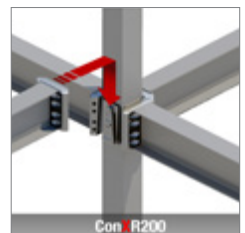
“Eighth & Grand,” located prominently in downtown Los Angeles, is a 7-story mixed use building with four levels of underground parking that offers 700 apartments with shared amenities including courtyards, roof pools, a clubhouse and fitness center. LA’s first downtown Whole Foods is on the ground floor, offering not only a grocery store but a bar and restaurant. With 635,000 ft² of the ConXR 200 System, Eighth & Grand is ConXtech’s largest project to date.

CONX SOLUTIONS

This project was originally designed as a 5-story Type III residential building on a podium. The owner was able to add a story by switching to the ConX System. By moving from Type III to Type I with non-combustible construction, the design could incorporate 6 more one-bedroom units per floor, for a total of 36 additional units. The ConX System also allowed for a pool and community space on the roof. This project has been featured in the *LA Times* and *LA Downtown News*.

PROJECT DATA

Square Footage	635,000 ft ²
Steel Assembly Duration	125 Days
Number of Collars	2,858
Bay Spacing	10' x 22'
Structure Weight	2,700 tons; 8.5 lbs./ft ²



STAKEHOLDERS

Owner	Carmel Partners
Engineer	Englekirk
Contractor	CP West
Steel Fabricator	ConXtech Manufacturing & Olson Steel
Steel Erector	ConXtech Construction
ConXtech Scope	Structural Steel, Stairs



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