

LOCKWOOD PLACE- BALTIMORE, MD



CORPORATE | RETAIL | ENTERTAINMENT

Owner: TC MidAtlantic, Inc.
Managing Partner: Kravco Company
Developer: Lockwood Associates, LLC
Architect: Cope Linder Architects
Vertical Transportation
Consultant: Lerch Bates & Associates
Lighting Design Consultant: The Lighting Practice, Inc.
Structural Engineer: Hope Furrer Associates, Inc.
MEP Engineer: B&A Consulting Engineers
Civil Engineer: STV Incorporated
General Contractor: Helix Construction Services, Inc.
Delivery Method: Design-Big-Build

PROJECT TEAM

- 13 story, 302,348 sq.ft. mixed-use expansion to the developing business district of the Inner Harbor in Baltimore Maryland
- Abuts covered mall area & adjacent parking garage
- Retail tenants occupy the 1st & 2nd floors with corporate tenants on the floors above
- Large bay sizes for open expanses
- Typical floor height of 13'-6"
- Curved glass façade

ARCHITECTURAL DESIGN

- All floors designed for 100psf live load & machine room for 125psf live load
- Vertical truss & moment frame lateral building system
- Drilled caisson foundations extend a minimum of 1'-0" into gneiss bedrock materials
- Typical bay sizes are 30'-0" x 30'-0" / 45'-0"
- Designed with a basic wind speed of 80mph & a ground snow load of 25psf
- Drilled caisson foundation with grade beams

STRUCTURAL SYSTEM

- AHU on each floor supplying between 10,700cfm & 17,000cfm with 2000-3000cfm of outside air
- 375 ton, 225KW electrically driven chillers
- Temperature controlled by a complete digital system

MECHANICAL SYSTEM

- Lamp designation designed by Philips Lighting Company
- 277/480V, 3 Phase, 4 Wire system & 120/208V, 3 Phase, 4 Wire system
- Two bus duct riser system: 3000A from ground to the 9th floor & 2500A through to every floor
- 5000KW emergency generator on level 1
- 15-150KVA transformers located on every floor

ELECTRICAL SYSTEM

Monica Steckroth
Structural Option

www.engr.psu.edu/ae/thesis/portfolios/2008/mcs273/