

The Salamander Resort & Spa

General Building Data

Location: Middleburg, Virginia
Occupancy: Mixed use, Hotel, Spa
Size: 230,000 sf
Height: 4 plus mechanical penthouse
Construction Cost: \$93 million
Construction Dates: Spring 2008 - Spring 2011

PAUL ROBERTS
CONSTRUCTION MANAGEMENT

Project Team

General Contractor: Turner Construction Company
Owner: Salamander Hospitality
Architect: Architecture Inc.
Design Architect: Winberly Allison Tong and Goo
Structural Engineer: Rathgeber/Goss Associates
MEP Engineer: RG Vanderweil Engineers



Structural

- Basement 5" slab on grade with typical 18x18 and 24x24 concrete columns
- Converts from concrete to steel columns on 1st floor main building
- Guest house 9" or 10" 3500psi post tensioned concrete slab
- Light gage steel roof trusses at 48" on center
- Spread footings minimum 36" below grade

Mechanical

- 1950 gpm cooling tower on main roof serves chillers 1-3
- 15 AHU's. (9) Variable Frequency Drive. (6) Constant Volume
- (6) additional heat recovery AHU's

Lighting / Electrical

- 3200A 480/277V 3 phase, 4W main switchboard
- Uninterrupted Power Supply (UPS) for 4th floor lodge
- Indoor emergency diesel generator, 650kW 480/277V
- Secondary 120/208V 3 phase
- Dimmable neon 2400K "incandescent" tubing used in spa coves

