

KATIE RITTER

ARCHITECTURE

- Designed specifically to accommodate needs of extended-stay guests
- 160 suites (Studio, 1BR, 2 BR)
 - Separate living and sleeping areas
 - Full bath with each bedroom
 - Fully-equipped kitchenette
- First floor amenities:
 - Indoor pool/spa
 - Fitness room
 - Hearth room with 2-sided fireplace, study areas
 - Private meeting room
 - Guest laundry
- Attractive combination of contrasting exterior wall systems:
 - Drainable EIFS
 - Architectural Precast
 - Curtain wall (spandrel & vision)
- Single-ply EPDM roof, tapered insulation



PROJECT STAFF

Owner LTD Management Co.
Architect Jonathan Nehmer + Assoc.
CM Clancy + Theys Construction
SE Holbert Apple Assoc.
CE Kimley-Horn & Assoc.
MEP Karpinski Engineering



Residence Inn by Marriott

Location	Downtown Norfolk, Virginia
Size	130,000 SF • 9 Stories
Cost	\$22 Million
Delivery	CM at Risk • January 2009

STRUCTURAL SYSTEMS

- 12" square precast pre-stressed concrete pile foundations
- Grade beams & 5" slab-on-grade
- 8" 2-way flat plate floor system, max span of 22'
- 1'-0" to 1'-2" reinforced concrete shear walls
- Transfer girders utilized to discontinue upper level columns, thereby creating large open spaces on first floor
- Steel canopies supported by hanger rods & moment connections

MECHANICAL/ELECTRICAL/LIGHTING

- All-refrigerant system; 3 rooftop condensing units supply refrigerant to fan coil units in each guest room
- Single zone on 1st floor; 3 zones each of the upper floors
- Variable speed air-cooled condensers serve each zone
- 4,000 amp service, 480/277V, 3 phase, 4 wire electrical system
- 350 kW emergency standby generator
- Lighting fixtures mostly fluorescent/compact fluorescent
- Specialized guest room lighting includes xenon under-cabinet lighting in kitchenettes /halogen recessed lighting at headboards
- Wet service wall-mounted metal halide fixtures in pool area

CONSTRUCTION

- Fast-track 1 year construction schedule – Jan 2008 to Jan 2009
- Challenging site – surrounded by heavily-traveled roads
- Innovative material storage solutions during construction

<http://www.engr.psu.edu/ae/thesis/portfolios/2009/kmr278/>

