

KINGSTOWNE SECTION 36A

5680 KING CENTER DRIVE
KINGSTOWNE, VA 22315

JAMES CHAVANIC

STRUCTURAL

Project Team

Owner:
Kingstowne Office 36 LP

General Contractor:
L.F. Jennings Inc.

Architect:
Davis, Carter, Scott Ltd.

Civil Engineer:
Tri-Tek Engineering

Mechanical Engineer:
Jordan & Skala Engineers

Structural Engineer:
Cagley & Associates

Building Overview

Occupancy: Office
Parking Garage
Retail

Size: 202,145 GSF

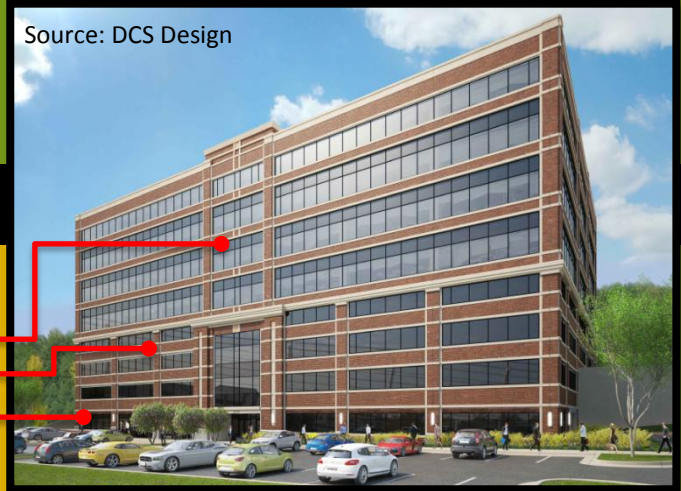
Of Stories: 8 Total
4 Parking/Retail, 4 Office

Height: 86'-11" From Average Grade

Cost: \$19 Million

Delivery: Design-Bid-Build

Source: DCS Design



Structure

Foundation:

- Spread Footings and Mat Foundations bearing on Geopiers

Office Levels:

- Wide-flange beams and columns supporting a composite floor
- Braced frames and moment frames transfer lateral loads

Parking Garage Levels:

- Sloped, 8 inch thick, two-way flat slab with drop panels
- 12" thick concrete shear walls transfer lateral loads

Architecture

When completed, Kingstowne Section 36A will be part of a master planned development for retail and office space. The appearance of this development can be characterized by a rectilinear footprint, pink velour brick, aluminum storefront with glass of blue/black appearance, and precast concrete bands around the circumference of the building.



Source: James Chavanic 8-10-12

Source: DCS Design



Electrical

- 480/277V 3 phase for mechanical and lighting loads
- 208/120V 3 phase for receptacle and other loads

Mechanical

- Four rooftop units with natural gas fired heating ranging in total CFM from 19,500 to 21,500 provide heating and cooling to the office levels
- Two 5.0 kW electric unit heaters providing 350 CFM each in the retail space
- Four 5.0 kW electric unit heaters providing 350 CFM each at the highest level of parking
- Three split system heat pumps ranging in total CFM from 600 to 1,800 provide cooling to the lobby and retail space