HAMAKER COURT OFFICE BUILDING

DEVELOPMENT PHASE A 3023 HAMAKER COURT

TECHNICAL REPORT ONE



Rendering courtesy of PSA Dewberry INC.

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Table of Contents

Executive Summary	3
Introduction	3
Hamaker Court Building Development A	4
Building Structural System	6
Foundation	6
Columns	7
Floors	8
Roof Structure	9
Lateral System	10
Building Structural Design	11
Codes and Requirements	11
Building Design Loads	12
Dead Loads	12
Live Loads	12
Wind Loads	13
Seismic Loads	15
Spot Checks	16
Typical Composite Beam	16
Typical Column	16
Appendices	18
A – Floor Plans	18
B – Snow, Wind, Seismic Analysis	21
C – Spot Checks	27

Executive Summary

The purpose of this report is to analyze and assess the existing structural support system in the new construction at 3023 Hamaker Court in Fairfax, VA. Building construction methods, as well as the architecture and design, are also gathered to illustrate the complete building method. The structure of 3023 Hamaker Court is a 6-story, braced-frame steel construction, utilizing composite deck for the building's floors and spread footings for the foundation. The roof of the building is steel roof deck supported by K-series steel joists and houses a mechanical penthouse.

The building project is construction of a 130,000 square foot office space in conjunction with a 170,000 square foot parking structure to accommodate 860 vehicles within a complex already partially developed by the building owner. The ground floor of the building is home to rental space that will be available to stores and other shops, while the stories above ground will be exclusive to the medical office space of Hamaker MOB, LLC. The building offers views of the business district of Fairfax, VA through a precast and curtain wall glazing system suspended from the structure of each floor. The building floor plan outside of its core is open with long spans and exterior columns to offer the most freedom within the space. The building offers accentuated corner glazing with emphasis on open space and feel, and a classic tie-in to the 'corner-office' appeal from the inside.

Analysis of the existing system, including gravity loading, lateral systems, and construction were reviewed and studied in conjunction with material properties and strengths of materials to create an understanding of the building system. The resulting building analysis is provided as reviewed using the provided list of building codes. Wind and seismic investigation were completed using ASCE 7-05 as opposed to 7-10 due to the most current International Building Code has not yet adopted the standard. The MWFRS is a centralized braced frame steel building core and not specifically designed for seismic loading. The analysis of the building within category III, however found that the seismic design parameters control with a base shear of nearly 345 kips.

Spot checks were completed on a typical composite beam supporting a floor deck and an interior column that is not part of the braced frame to verify member sizes, orientation, and design by the structural engineer. The spanning members were checked on the third (a typical) floor and the column was completed just below this floor due to splice location being just above.

Appendices attached to the report detail load case generations, preparation and determination of snow, seismic, and wind loads, and the spot checks for reference. Framing details are located throughout the report to illustrate the building design and structural system.

3023 Hamaker Court:



The building elevation shown above is of the building's long face showcasing the glazing storefront and architectural precast panels. Details for one typical piece of the many panel types are shown here.



These precast panels, in conjunction with glazing that wraps the corners and in between the pieces, constitute the exterior of the building and allow the construction process to be accelerated due the ease of construction associated with 'hanging' the exterior of the building from the structure. The panels vary in size, shape, depth, and color (between a beige and deep clay color), but are all constructed of precast concrete.



The floor structure shown here is the footprint of the building for the basement and foundation walls and illustrates framing members on the first floor. The building has a core construction that houses the chases for mechanical equipment, the corridors for egress, elevators, stairways, and the building's main lateral resisting members. The building core is highlighted above in orange.

Structural System

Foundation

The foundation of the building consists of a slab on grade basement level built atop spread footings ranging in footprint from 8'-0'' - 13'-0'' square for individual piers, to long dimensions over 36'-0'' for select combined footings for the braced bays at column lines 2.1, 3.2, and 5.

The column schedule for the basement level varies due the difference in loading and the construction of the exterior walls. The basement walls are typically built integral to the building's support structure and feature the pilasters for the building framing extending up to the first floor with haunches for the first floor framing above. This detail is pictured right and a very general typical interior spread footing detail is shown below for reference.





The basement footprint is larger and extends outward slightly beyond those of the upper levels for receiving and infrastructure purposes. The slab is a 6" slab on grade continuous across the whole building with the exception of sumps located in the center of the building for water retention and access to the elevator cores. The soil base below these footings and slab is generally graded at site class C with bearing capacities of 10,000 psf for footings on weathering rock, and 3,000 psf for footings on structural fill or natural soils.

The exterior walls are also poured on continuous spread footings and the schematic for the groundwork is shown in the figure on the following page.



Building Columns

Hamaker Court is a steel framed building with W12 and W14 shapes composing the vertical support members. The steel sections begin at the basement level with the exception of the building's southern face integral to the building foundation in which the columns begin at the first floor level. The columns are continuous throughout the building's six floors as wide flange columns and frame into hollow structural sections for the penthouse at the building's core.

The building core consists of moment frames and the base plates connecting them to the foundations are in excess of 2" thick and two feet (2') square; thus denoting moment connections. These base plates exist on the combined footings discussed above and distribute the moment from the frames into the foundation. A column schedule for the building can be found on the next page without the base plate schedule for clarity.

Hamaker Court – Development Phase A Fairfax, VA



Column Schedule

Floor System

The floors of the Hamaker Court Building are rectangular with the underlying exception of the first floor just above the building's basement. The floor plan consists of a regular stacked construction with building critical elements delegated to the core and center of the each floor and the flexible, open office space in a rectangular shape around it. The building core is offset to a slightly different grid than the exterior walls and causes a typical bay to be enclosed by three (3) columns and the extension of a floor girder in any given bay. The second floor of the building allows for two (2) story entry atriums within the building north and south with rounded balconies. From the third story up, the framing becomes regular and the floors contain no openings besides the stairs and elevators in the building core.

The floor system consists of $3\frac{1}{2}$ " of lightweight concrete on a 2" 20 gauge composite deck and a single layer of 6x6-W2.1xW2.1 welded wire fabric. The deck spans a maximum distance of 9'-0" across W18x46 wide flange beams. The composite system is engaged to the floor framing by $\frac{3}{4}$ " diameter, $4\frac{1}{2}$ " long shear studs specified independently for each member. The beams frame into the interior and exterior of the building by means of girders spanning from W18x35 to W30x90 and 15'-6" to 40'-0". There are 12 atypical bays spanning either 24'-0" or 40'-0" that surround the building core which is 100'-0" by 24'-0" with the same deck on varying members.

The typical floor framing is shown on the following page.



Roof System

Typical to most office spaces and buildings of the same type built in the northeast area of the US, the building has a lighter construction roof to support only roof loads due to how rarely it will be occupied. The roof is constructed primarily of KCS series joists and wide flange members spanning in the same direction as the support members of the lower floors on both sides of the 160'-0" long dimension of the building.

The framing outside the building core supports the same $5 \frac{1}{2}$ 20 gauge steel composite deck with LW concrete as well as a heavier 18 gauge deck and $1 \frac{1}{2}$ deep roof deck in different areas. The deck is not, however, engaged to the structure as on lower floors and is simply composite itself, acting with the concrete placed.



Roof deck Section

Hamaker Court – Development Phase A Fairfax, VA

The core of the building (30'-0" wide by 100'-0" long) is extended another level to enclose mechanical equipment. The framing for this level varies from all others due to having variations in finishes, elevations, and the addition of HSS shapes in the framing. The braced frames also stop at the roof level and lateral bracing is achieved by additional angles in the corners of the frames to resist lateral loads. A section from the building is shown here.



Lateral System

Penthouse Bay Framing

The primary lateral load resisting system for the building is HSS shape braced frames within selected bays of the building. The primary frames are all wide shapes for the building columns and beams but are reinforced with HSS 6x6 and 8x8 shapes in five bays denoted on the plan



Design Codes and References

By Original Building Designers

- 2003 International Building Code International Code Council
- 2003 Virginia Uniform Statewide Building Code
- AISC Minimum Design Loads for Buildings and Other Structures ASCE 7-02
- American Institute of Steel Construction 9th Edition
- Building Code Requirements for Structural Concrete ACI 318-02

Thesis Codes Referenced

- 2009 International Building Code International Code Council
- ASCE 7-05 American Society of Civil Engineers
- ACI 318-08 American Concrete Institute

Gravity Loads

The following charts are a snapshot representation of the loading diagrams and code referenced values used for analysis of the structure. See appendices for further detail of loadings

Superimposed Dead Loads	Designer	Analysis
Floor Areas		10
Mechanical Equipment		15
Precast Walls		10
Lightweight Concrete	110	110

Live Loads	ASCE 7-02	ASCE 7-05
Lobbies and 1st Floor Corridors	100	100
Office Space	50	50
Corridors above 1st floor	80	80
Storage, Mechanical	150	125
Flat Roof	30	20

Snow Loads	ASCE 7-02	ASCE 7-05
Ground Snow Load Pg	30	30
Exposure Factor	1	1
Importance Factor	1	1
Thermal Factor	1	1
Flat Roof Snow Load pf	21.0	21.0
Drift Surcharge pd		86.1

Lateral Loads

Wind

Following IBC 2009, the method for wind analysis is described in ASCE 7-05 chapter 6. The lateral wind loads were analyzed in the north-south and east-west direction by means of the MWFRS Directional Procedure. Using a design wind speed of 90 MPH for the area of Fairfax, VA, and assuming the building exhibits a regular rectangular shape, the building was found to have the following values. The details of this part of the building analysis can be found in the appendices for further information regarding outcome from the calculations.

Building N-S

Bldg. Story*	Height (z)	Hght. Fact. (kz)	Vel. Press. (qz)	Des. Press. (p)		Per ft eq.		Eq. Shear		Story Shear	Eq. Moment
				Windward	Leeward	Windward	Leeward	Windward	Leeward		Contraction and a second statement
	(ft)		(psf)	(psf)	(psf)	(plf)	(plf)	(kip)	(kip)	(kip)	(kft)
6	87	0.95	19.25	23.68	-18.77	3835.66	-3040.46	32.60	-25.84	58.45	5084.89
5	70	0.89	18.09	22.89	-18.77	3707.95	-3040.46	25.96	-21.28	47.24	3306.72
4	56	0.84	16.97	22.13	-18.77	3584.86	-3040.46	25.09	-21.28	46.38	2597.13
3	42	0.77	15.63	21.22	-18.77	3437.32	-3040.46	24.06	-21.28	45.34	1904.47
2	28	0.69	13.92	20.06	-18.77	3248.94	-3040.46	22.74	-21.28	44.03	1232.72
1	14	0.56	11.42	18.35	-18.77	2973.37	-3040.46	20.81	-21.28	42.10	589.36
* Penthouse	height =96 f	t. Values not show	wn for clarity							283.53	14715.29

Building E-W

Bldg. Story*	Height (z)	Hght. Fact. (kz)	Vel. Press. (qz)	Des. Press. (p)		Per ft eq.	Per ft eq.		Per ft eq. Eq. Shear			Story Shear	Eq. Moment
			C. (1997)	Windward	Leeward	Windward	Leeward	Windward	Leeward	1.4.4			
	(ft)		(psf)	(psf)	(psf)	(plf)	(plf)	(kip)	(kip)	(kip)	(kft)		
6	87	0.95	19.25	23.68	-17.31	2651.82	-1938.72	22.54	-16.48	39.02	3394.70		
5	70	0.89	18.09	22.89	-17.31	2563.52	-1938.72	17.94	-13.57	31.52	2206.10		
4	56	0.84	16.97	22.13	-17.31	2478.42	-1938.72	17.35	-13.57	30.92	1731.52		
3	42	0.77	15.63	21.22	-17.31	2376.42	-1938.72	16.63	-13.57	30.21	1268.65		
2	28	0.69	13.92	20.06	-17.31	2246.18	-1938.72	15.72	-13.57	29.29	820.24		
1	14	0.56	11.42	18.35	-17.31	2055.66	-1938.72	14.39	-13.57	27.96	391.45		
* Penthouse height =96 ft. Values not shown for clarity								188.92	9812.66				





North-South Direction

The structure was found to have a controlling base shear of 283 k in the building's east-west direction. The designers did not specifically design the building for seismic so this was the value determined to control for design. Further information regarding wind design is provided in the seismic section.

Seismic

Seismic analysis was completed using the relevant sections of chapter 11 and 12 of ASCE 7-05. The building was found to have a controlling base shear of 344 k and this varies from the designed value from the drawings of 308 k for a few reasons. First, the weight of the building was over-estimated to remain conservative, and the building was deemed a class III importance factor which raised all the design values due to the occupant load. The original design was for an importance factor of 1.00 and this was completed for 1.25. Detailed calculations showing more information relating to seismic design can be found in the appendices.

Deck an	d Superim	posed Dead Lo	ad	Curtain Wall*				
Floor	Area	Deck Weight	Mech, finishes, etc.	Area Loads	Length	Const. Weight	Lin. Loads	Per Floor
	(ft^2)	(psf)	(psf)	(lbs)	(ft)	(psf)	(plf)	(k)
Roof	18144	10.00	30	730000	548	56	31000	761
6th	18144	50.42	30	1460000	548	56	31000	1491
5th	18144	50.42	30	1460000	548	56	31000	1491
4th	18144	50.42	30	1460000	548	56	31000	1491
3rd	18144	50.42	30	1460000	548	56	31000	1491
2nd	14704	50.42	30	1180000	548	56	31000	1211
1st	16524	50.42	30	1330000	548	56	31000	1361
	- 102		Totals	9080000			217000	9297

*Curtain wall details taken as 5-10 lbs/ft2 for 14' building height or <5 lbs/ft2 for glazing and storefront. 4lbs/ft2 avg used.

Beams					Columns						
Typical Floor	(3rd-5th F	loors)				Lower Levels (1st and 2nd Floors)					
Beam	Number	Length	Unit Weight	Linear Weight	Total/type	Column	Number	Story Height	Unit Weight	Linear Weight	Total/type
Туре	#	(ft)	(plf)	(lbs)	(lbs)	Туре	#	(ft)	(plf)	(lbs)	(lbs)
W8x18	11	8	18	144	1584	W12x87	4	14	87	1218	4872
W12x30	2	24	30	720	1440	W12x106	3	14	106	1484	4452
W14x22	18	24	22	528	9504	W12x120	3	14	120	1680	5040
W16x36	3	24	36	864	2592	W12x152	1	14	152	2128	2128
W18x35	4	18	35	630	2520	W14x120	4	14	120	1680	6720
W18x46	40	40	46	1840	73600	W14x132	3	14	132	1848	5544
W18x50	2	17	50	850	1700	W14x145	1	14	145	2030	2030
W21x48	2	21	48	1008	2016	W14x159	1	14	159	2226	2226
W24x55	4	40	55	2200	8800	W14x176	2	14	176	2464	4928
W24x56	2	30	55	1650	3300	W14x193	2	14	193	2702	5404
W24x68	10	30	68	2040	20400	W14x211	1	14	211	2954	2954
W24x69	2	23	68	1564	3128	W14x233	2	14	233	3262	6524
W24x84	2	33	84	2772	5544						
W30x90	2	40	90	3600	7200						
C12x20.7	4	7	21	145	580						
HSS8x3x1/4 3 8 25 200				600							
		~	Total Weight	per floor (k)	144.5		**		Total Weight	per floor (k)	52.8
			Total Estimate	ed Building (k)	1011.6				Total Estimat	ed Building (k)	369.8

Between the two lateral forces, wind was deemed controlling for two reasons. The student wishes to complete analysis in as similar a way as possible and the building was not specifically designed for seismic, and the seismic loads were artificially high based on post-checking values.

Story (level)	wx (k)	hx (ft)	wxhx^k* (ftk)	Сvx	fi* (k)	Vi (k)	Mi (ftk)
Roof	845.21	87	85974	0.18	60.78	60.78	5288
6th	1688.33	70	137130	0.28	97.04	157.82	6793
5th	1688.33	56	108851	0.22	77.03	234.85	4314
4th	1688.33	42	80820	0.17	57.19	292.05	2402
3rd	1688.33	28	53121	0.11	37.59	329.64	1053
2nd	1408.33	14	21625	0.04	15.30	344.94	214
1st	1445.21	0	0	0.00	0.00	344.94	0
	10500	297	488000	1	345		20063
			*k = 1.035		*v = 345 k		

Advisor: Professor Parfitt

Spot Checks

Composite Beam with Floor Slab

For the beam spot check a member was chosen from the exterior bay of the third (typical) floor and analyzed with the prescribed loading values. A W18x46's Shear and moment values were calculated and found the construction prescribed for the floor system was adequate to carry the loads. The beams were analyzed in conjunction with the slab due the composite action imposed by the shear studs on top of the supporting members. The beam was found heavier than necessary which could be the result of higher loading in another section of the building and the resulting members all being sized alike for construction simplicity. Details of the calculation can be found in the appendices.



Interior Column



The column at grid lines 4.2-B.1 was analyzed just below the first floor to check its adequacy to carry the set loads from the above floors. The column size for this grid line at the given height is a W14x120. The building plans do not include this member in the braced frames, and the column was assumed to not be part of the lateral system, carrying only gravity loads. The member was scrutinized under pure axial, pure moment, and combined loading, and the axial case made to control due to the nature of it being a gravity column. The column loads were again lower than the designers may have seen in another similar bay or arrangement but is well within reasonable tolerances. Detailed work showed in the appendices.

Conclusion

The technical report is designed to create an in depth understanding of the existing building by means of analysis and calculations. This report shows in full detail the descriptions and understanding of the building's structure, aesthetics, and load resisting members.

The spot checks used to verify the engineer's design were correct and validated the design parameters. The calculations explicitly show the extent of the design is sufficient in resisting both the vertical and lateral loads that may be expressed the building's frame. The floor slab of the building was not specifically checked by itself and will see further investigation in the following report to ensure proper function without issue.

APPENDIX A Floor Plans





Advisor: Professor Parfitt

APPENDIX B Snow, Wind, and Seismic Calcs

	HAMAKER LOURT TECH REPORT 1 JAMESON MERRILL
	SNOV LOADS
	Pg = 30 psf F1G 7.1
	IAPOILTANCE FACTOR = III >300 PPL
	T = 1,1
×	EXPOSUNE FACTOR - B PARTIALLY EXPOSED
	CE = 1.0 (TABLE 7-2)
	THERMAL FACTOR LE = 1.0 (TABLE 7-3)
	FLAT ROOF = $Pf = .7(Ce)Ce(I)Pg$
	pr=.7(10)(1.0)(1.1)30 = 23.1
	DRIFT pf=23 psf
	SNOW DENSITY 25=.13(pg) +14 <= 30
	Ys=. 13 (30) +14 = 17.9
	Vs=18 PCF
	BALANCED HEIGHT hb = pf/rs = 23/18
	h = 1.28 ++
	PAPAPET OBSTRUCTION 1. = 100 ft
	$h_{o} = 9 ff$
	DRIFT HEIGHT hol = . 453 10 (4/19)+10 -1.5
	hd = .43 \$100 \$30+10 -1.5 = 3.52 ft
	WIDTH W = 4(hd) = 4(3.52) = 14.1 ft
	DRIFT LOAD pi = (hd + hb) rs = 86.1 psf
	T 3.52' (b) 86.1 pst
	23 psf
	19.1 4 / /////////////////////////////////

	HAMAKER COURT TECH REPORT 1 JAMESON MERRILL
	WIND CALCULATIONS
	-ASCE 7.05
	BASIC WIND SPEED V= 90 MPH (6.1)
	EXPOSURE - GROUND ROUGANESS - CATEGORY B (6.2)
	BLDG. CATEGORY I
	IMPORTANCE FACTOR VX100 = 1.15 (6.1)
a t	BOUNDARY CONDITION Zg = 1200 ft
	GUST TACTOR do = 7
	MEAN ROOF HEIGHT 1= 87 ft
	DIRECTIONALITY FACTOR Kd = 0.85 (MWFRS) (6.4)
	EXPOSURE COEFFICIENT K2 = 2.01 (2) 24 ZMIN = 15
	K==2.01 (87)247 =.9497
	(1200)
	$k_2 = .95$
	TOPOGRAPHIC FACTOR Kat = 1.0 (6.5.7)
	GUST FACTOR G 85 (6.5.8) (MID-RISE LASSUMED RIGID)
	$Q_2 = .00256(K_2 K_{2t} K_{d} V \cdot 1) \text{ pst}$
	$q_2 = .00256(.95)1.0(.85)(10)(1.15) - 11.5 \text{ pst}$
	$\frac{HCIGHI}{87} \frac{52}{95} \frac{22}{193} \frac{1}{5}$
	80 ,91 18.5 P
	60 .83 16.9 50 .79 15.9
	40 .73 14.8 30 .67 13.5
	20 .58 11.7 15 .54 11.2
	CONT.

HAMAKER COURT TECH REPORT JANESON METRILL
WIND (CONT.)
$n_{4} = 1 H_{2} \rightarrow G = .85 (6.5.8)$
BUILDING SHORT DIM. 112 FY LONG 162 FY
RATIO. FOR Cp LS/B. =. 69 (TABLE 6.6)
LIBS = 1.95 (TABLE 6.6)
PRESSURE COEFFICIENTS - INTER POLATEO FROM Cp = SHORT FACE TABLE 6.6 WINDLARD =.8 LEEVARD =-:41 LONG
$ \begin{array}{llllllllllllllllllllllllllllllllllll$
INTERNAL PRESS. COE. Cpi
-FULLY ENCLOSED BUILDING
GCP; = ±.18 - (FIGURE 6,5)
DESIGN PRESSURE Oh - WINDWARD
$p = (q_2 * G * C_p) - q_h(G C_p;)$
p = 19.25(.85), 8 - 1.9.25(18)
p= 16.55 psf
H(2) LONG NORMAL SHORT NORMAL LIND LEE LIND LEE 87 1655 -1165 -1019
80 16.24 70 15.77
60 15.24 50 14.64 12.95
 10 13.13 30 13.12 13.12
15 11.39

HAMAKER COURT TECH REPORT 1 J	AMESON MERRILL
SEISMIC LOADING	5,
55 = 0.156 USGS Fa	= 1, 2 (TABLE 11, 4, 1)
5, =0.051 F.	= 1.7 (" 11,4,2)
SITE CLASS C (DUGS)	÷
$S_{MS} = F_4(S_S) = 12(.156) = .187$	
Smi = 1.7(.051) = = .087	
$S_{05} = \frac{2}{3}S_{ms} = \frac{2}{3}(.187) = .125$	
50, =235m, =35(.087) =.058	
SEISMIC DESIGN CATEGORY	
Sos 4.167 CAT TI - A TAC	3 LE 11, 6. 1
50, 1.067 (AT II - 14)	11.6.2
RESPONSE MOD. COEFFICIENT	
-BEACED FRAME, FONCENTRIC R = 3.	25 TARCE 12.2-1
SERSMIL RESPONSE POEFFICIENT	
$C_{s} = \frac{S_{OS}}{R/z_{c}} = \frac{.125}{$	() ABCE 1.5-2)
$C_5 = .03B$	
BASE SHEAK V = CSW W= 10	,808 K
V=.038 (10,808 K)	
r = 411 K	
STONY FORCES FZ = CSZWZ	
Csz = W2 h2 Ewihik	

_

1999 - 1997 - 1999 - 1999 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -						*					
	Ser	mic	(CONT	'a'	2						
	FUNDAMENTAL PERIOD										
	-APPROX Ta= Cthn X										
	Ct = .02 - BUILDING NOT SPECIFICALLY DESIGN-										
	X=, 75 (TABLE 12.8.2)ED FOR SEISMIC,										
	$T_{q} = .02 (87)^{.75}$										
		Ta=,	575								
	$T(R_{1}) = 0.00 = 0.000$										
	(1/2,) ,57 (3,25/1)										
	V= (sw = .032(10808) = 1345 k										
120	R= .575 (2-1) +1 - 1.035										
	K=1.035										
	SEE SPREADSHEFT										
		Story	1A/v	hx	wyhyAk*	Cvv	f;*	Mi	Mi		
		(level)	(k)	(ft)	(ftk)	U.	(k)	(k)	(ftk)		
		Roof	845.21	87	85974	0.18	60.78	60.78	5288		
		6th	1688.33	70	137130	0.28	97.04	157.82	6793		
		5th	1688.33	56	108851	0.22	77.03	234.85	4314		
		4th	1688.33	42	80820	0.17	57.19	292.05	2402	1	
		3rd	1688.33	28	53121	0.11	37.59	329.64	1053		
		2nd	1408.33	14	21625	0.04	15.30	344.94	214		
		1st	1445.21	0	0	0.00	0.00	344.94	0		
			10500	297	488000	1	345		20063		
	*k = 1.035 *v = 345 k										

APPENDIX C Spot Checks