

## **Building Statistics – Part I**

Building name:

**Ballenger East and West Buildings**

Location and site:

**1920 and 2050 Ballenger Avenue, Alexandria, Virginia 22314**

Building occupant name:

**LCOR Ballenger Avenue LLC**

Occupancy:

**Mixed use (retail and office)**

Building Size:

**East – 70000 ft<sup>2</sup>**

**West – 80000 ft<sup>2</sup>**

Number of stories above grade/ total levels:

**East – four/seven**

**West – four/six**

Owner:

**LCOR Ballenger Avenue LLC**

General Contractor:

**Turner Construction Company**

**1920 Ballenger Avenue, Alexandria, Virginia 22314**

CM:

**Turner Construction Company**

**1920 Ballenger Avenue, Alexandria, Virginia 22314**

Architect:

**Still & Svitchan Associates, PC**

**1000 Vermont Avenue, NW, suite 910, Washington DC. 20005**

Mechanical, Electrical, Plumbing Engineers:

Girard Engineering, PC

7600 Leesburg Pike, West Building, suite 310, Falls Church, VA 22043

Structural Engineers:

Tadjer-Cohen-Edelson

1109 Spring Street, Silver Spring, MD 20910

Elevator Consultant:

Atlantic Consulting, Inc.

112 Headquarters Drive, suite 6, Millersville, MD 21108

Code Consultant:

Ferguson Engineering

14315 Sugarloaf Vista Drive, Clarksburg, MD 20871

Dates of construction:

June 2007 – October 2008

Building cost:

About 34 million

Project Delivery Method:

Design-bid-build

## **Architecture**

Design and functional components:

The project consists of two buildings on East and West of Ballenger Avenue respectively. The East Building is labeled as “K” and West Building as “J” to get synchronized within the area in Carlyle District. Both buildings have two to three underground parking, and four stories above grade, where the first and second floors of both buildings are intended to be retail spaces and the rest of the floors would be office spaces. The contract Turner has with the owner of the two buildings is to build only the shell and the core of the buildings, but not any of the interior space.

## Major National Codes

Building code:

International Building Codes (IBC) 2000 edition adopted through the Virginia Uniform Statewide Building Code, 2003 edition

Plumbing Code:

ICC International Plumbing Code (2000)

Electrical Code:

NEC National Electrical Code (1999)

Mechanical Code:

ICC International Mechanical Code (2000)

Accessibility Code:

ICC / ANSI A117.1 (1998)

Energy Conservation Code:

ICC International Energy Conservation Code (2000)

Zoning:

CDD#1 Coordinated Design/Development District

Historical requirements:

None

Building Envelope:

The two buildings feature several exterior wall systems. It is made up of two different colors of brick, with the foundation and basement are cast-in-place concrete to grade, while the higher levels are primarily post-tensioned. The building envelope is formed with a number of materials, including 6" metal stud walls, 3-1/2" batt insulation, 5/8" gypsum wall-board and metal panels, 8" CMU cavity walls, precast concrete panels, etc.

The 'Hot-Applied Fluid Roofing System' is applied for the roofing system. The hot rubber asphalt sits at the bottom, then comes a layer of insulation followed by the aggregate ballast and lastly roof pavers on the top.