

# Marymount University

## 26TH STREET PROJECT

ARLINGTON, VIRGINIA

BENJAMIN J. MAHONEY | CONSTRUCTION MANAGEMENT



### PROJECT INFORMATION

FUNCTION | RESIDENTIAL, BUSINESS, STORAGE/GARAGE & ASSEMBLY  
SIZE | 129,000-SF ACADEMIC/RESIDENTIAL + 138,000-SF GARAGE  
CONSTRUCTION | APRIL 2009 - SEPTEMBER 2010  
BUILDING COST | \$42 MILLION  
DELIVERY METHOD | DESIGN/BID/BUILD

### PROJECT TEAM

OWNER | MARYMOUNT UNIVERSITY  
OWNER'S REPRESENTATIVE/CM | STRANIX ASSOCIATES  
GENERAL CONTRACTOR | JAMES G. DAVIS CONSTRUCTION CORP.  
ARCHITECT | DAVIS, CARTER, SCOTT LTD.  
STRUCTURAL ENGINEER | STRUCTURA, INC.  
MEP ENGINEER | GHT LIMITED  
CIVIL ENGINEER | VIKI, INC.  
LANDSCAPE ARCHITECT | LEWIS SCULLY GIONET

### ARCHITECTURAL FEATURES

THE 26TH STREET PROJECT IS SITUATED ON 1.45 ACRES AND WILL PROVIDE MARYMOUNT UNIVERSITY WITH ADDITIONAL DORMITORY UNITS, A NEW ACADEMIC FACILITY, AND UNDERGROUND PARKING. THE PROJECT SITE IS LOCATED AT THE CORNER OF 26TH STREET, YORKTOWN BOULEVARD, AND OLD DOMINION DRIVE IN ARLINGTON, VA. THE RESIDENTIAL BUILDING WILL CONTRIBUTE 62 NEW UNITS, SITUATED IN FOUR AND FIVE UNIT SUITE CONFIGURATIONS. THE ACADEMIC BUILDING WILL PROVIDE STATE OF THE ART SCIENTIFIC LABORATORY SPACE, LECTURE HALLS, AND OFFICE SPACE FOR MARYMOUNT UNIVERSITY PERSONNEL. BOTH THE ACADEMIC AND RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED ON TOP OF FOUR LEVELS OF UNDERGROUND PARKING AND SEPARATED BY OUTDOOR GATHERING SPACE.

### STRUCTURAL SYSTEM

#### FOUNDATION

CAST-IN-PLACE CONCRETE

34"-54" REINFORCED MAT FOUNDATIONS ALONG THE PERIMETER

32"-54" REINFORCED SPREAD FOOTINGS SUPPORT THE COLUMNS

#### FRAMING

CAST-IN-PLACE CONCRETE, REINFORCED COLUMNS

SHEAR WALLS & GRADE BEAMS PROVIDE LATERAL SUPPORT

#### FLOOR SYSTEM

CAST-IN-PLACE CONCRETE

8", REINFORCED PARKING DECK SLABS W/ 5.5" DROP PANELS

7", POST-TENSION RESIDENTIAL FLOOR SLABS W/ 6" DROP PANELS

9", POST-TENSION ACADEMIC FLOOR SLABS W/ 8" DROP PANELS

#### FACADE

ARCHITECTURAL PRECAST CONCRETE

#### ROOF

9", POST-TENSION ROOF SLAB WITH A WHITE TPO MEMBRANE

### MEP SYSTEMS

#### MECHANICAL

(7) ROOFTOP AHU'S RANGING FROM 1,200-11,400 CFM

(1) 17,600 CFM AHU WITH ENERGY RECOVERY

(2) 500 TON COOLING TOWERS

(2) 250 TON CENTRIFUGAL CHILLERS

(3) NATURAL GAS BOILERS PRODUCE A TOTAL OF 1,900 MBH

FAN COIL UNITS SERVICE EACH RESIDENTIAL UNIT

#### ELECTRICAL

480/277V, 3 $\Phi$ , 4 WIRE PRIMARY ELECTRICAL DISTRIBUTION

350 kW, 480V, 3 $\Phi$ , 4 WIRE CPS EMERGENCY GENERATOR

(23) DIFFERENT TYPES OF ARCHITECTURAL LIGHTING FIXTURES

#### PLUMBING

AUTOMATIC WET & DRY-PIPE FIRE SUPPRESSION SYSTEM

REVERSE OSMOSIS SYSTEM PROVIDES DISTILLED WATER

ACID WASTE DRAINAGE SYSTEM W/ NEUTRALIZATION TANK

COMPRESSED-AIR SYSTEM DELIVERS CLEAN, DRY AIR

2 P.S.I.G. NATURAL GAS SUPPLY SYSTEM

