

# Square 1400 Apartments

Fairfax, VA | HITT Contracting



## Project Information

<b>Function</b>	Apartment Housing
<b>Project Cost</b>	52 Million
<b>Total Stories</b>	11
<b>Size</b>	327,431 SF
<b>Construction Dates</b>	1/5/2012-10/15/2013
<b>Delivery Method</b>	Design-Build

## Project Team

<b>Owner</b>	Rushmark LLC
<b>GC</b>	HITT Contracting
<b>Architects</b>	SBE & Associates Inc.
<b>Civil</b>	Dewberry & Davls
<b>Structural</b>	Meyer Consulting Engineers
<b>Mechanical</b>	J.B Wyble & Associates
<b>Acoustical</b>	Polysonics Corp.

## Architecture

- The apartment building is primarily two shades of face brick on the exterior.
- The nearby precast parking structure features a precast skin with face brick to match the adjacent apartment building.
- With the site located on a corner lot, the building utilizes an L-shape to maximize the natural sun light.

## Construction

- With the cast in place structure the building was constructed at a rate of 2 floor per week
- Each floor was broken into 3 pour, with a 2 foot pour strips in between to allow for expansion
- Good construction practices increased productivity, safety, and decreased the duration of the project.

## Structural

- Apartment Building - composed of cast-in-place concrete frame with post tension cables
- Parking Garage - composed of precast panels

## Mechanical

- Features 11 rooftop units at 5,500 CFM each, two indoor heat pumps at 675 CFM, and 850 CFM, respectively, and two outdoor heat pumps

## Electrical

- Features a main electric duct bank service feeds twelve sets (4-60MCM in 4" C). A backup diesel fuel generator at 350 KW, 3 phase, 4W, 120/208V accommodated with a fuel tank of 693 gallons UL rating 142



Anthony Grab | Construction Management Option | 2012

[www.engr.psu.edu/ae/thesis/portfolios/2013/amg5392](http://www.engr.psu.edu/ae/thesis/portfolios/2013/amg5392)