



Ingleside

AT KING FARM

STATISTICS

Location and Site: 701 King Farm Blvd. Rockville, MD 20852
Building Occupant Name: Elderly Residents and Nurses
Occupancy or function types: CCRC (Continuous Care Retirement Center)
Size: 790,000 SF
Height: 103 feet, 7 above grade, 1 below grade.
Construction Dates: Nov 1, 2006 to Jan 15, 2009
Delivery method: CM Agency
Bid Cost: GMP of \$97 Million

ARCHITECTURE

Features:

- 244 Independent living units
- 43 Assisted living units
- 16 Skilled nursing units
- 10 Dementia units
- A theater room
- A swimming pool
- A tennis court
- Underground parking
- Roof gardens

Sustainable Elements:

- High-efficiency plumbing utilities
- Low E glass
- High-efficiency HVAC equipments
- Plantings over the plaza
- A feature pond on the project's north side
- Low VOC coatings



Building Aesthetics:

The base of the building consist of cast stones, which gives it a more solid and rustic appearance than the rest of the building. The mid-portion of the building consist of brick veneer and light-beige stucco. The mansard roof has a darker colored metal shingles with a well defined soffit line.

There is uniformity both in the proportioning of the building's geometry and in the facades. Rhythm and harmony is well developed. Windows are all proportional and are evenly spaced apart. Keystones, dormers, lintels and wrought iron shutters are used to give dept to windows and doors.

PROJECT TEAM

Owner:

Ingleside Presbyterian Retirement Community

Architect and Landscape Architect:

Cochran, Stephenson & Donkervoet, Inc.

General Contractor:

Turner Construction Company

Construction Manager:

Turner-Konover

Structural Engineer:

Morabito Consultants, Inc.

Mech/Electrical Engineer:

Siegel, Rutherford, Bradstock & Ridgway, Inc.

Civil Engineer:

Loieder Soltesz Associates Inc.



STRUCTURE

Foundation:

- Spread footings and geopiers on soil with 5000 psf bearing capacity

Columns:

- 140 concrete reinforced columns (typical: 18" x 30")

Floor system:

- 8 inch two-way flat plate post-tension concrete slabs (normal weight concrete with $f'c=5,000$ psi)

Lateral system:

- Reinforced concrete shear walls

Framing:

- Roof - Light gauge metal framing (typical: 6" x 4" x 5/16" galvanized angles)
- Walls - 6" metal studs



MEP SYSTEMS

Mechanical:

- Water source heat pumps in each living unit
- Constant Volume Air System
- Cooling towers with plate and frame heat exchanger
- Gas-fired A/C Units on roof top
- Gas-fired forced draft hot water boilers

Electrical:

- Residential: 120/208V 3 phase 4 wire system
- Public Areas: 277/480V 3 phase 4 wire system
- Two Pepco 700kw transformers
- Diesel fuel back up generator

STEPHEN DUNG TAT

Structural Option 2008-2009

CPEP Website: <http://www.engr.psu.edu/ae/thesis/portfolios/2009/dpt5001/>