

Dulles Town Center Building One

Dulles, Virginia



Project Team

Owner: Lerner Enterprises
Architect: SmithGroup
Structural: SK&A
Civil: Dewberry & Davis
MEP: KCF/SHG Inc.
Construction: Tompkins Builders, Inc.

Building Statistics

Size: 202,110 sq. ft.
Height: 7 Floors Above Grade
1 Floor Below Grade
118 ft. to top of architectural fin
Occupancy: Commercial/Office
Build Dates: Fall 2000-Spring 2002
Cost: Withheld By Owner
Delivery Method: Design-Bid-Build

Architectural

On 12.37 acre lot at the intersection of RTE 7 and RTE 28
Precast Concrete with Curtain-Wall Systems
Open Floor Plan
Typical Floor-to-Floor Height: 12'-6"
Roof is Stone Ballast over Filter Fabric over 3" Rigid Insulation over Roofing Membrane on top of Roof Slab

Structural

Post-Tension Beams with Non-Post-Tension One-Way Slab System
Slab-On-Grade and Caisson Foundation System
Lateral Forces taken by Eccentric Braced Frames and Ordinary Concrete Moment Frames
Typical Bay Size: 40' x 20'

MEP

Single-Zone Self-Contained A/C Units (1 per floor)
Condenser Water System, both Open- and Closed-Loop Systems
Building Powered by 1500 kVA Transformer via 12-Duct Bank
Main Electrical Room Houses 4000 A, 480/277 V Switchboard
Typical Lighting at building core is Recessed Down Lighting with few Wall-Mounted Luminaires

David R. Geiger
Structural Option
2008-2009