

THE POTOMAC YARD LAND BAY E

ARLINGTON, VA



General:

Contractor- James G. Davis Construction

Owner- The Meridian Group

Architect- Davis, Carter, Scott LTD.

Civil Engineer- Christopher Consultants

Structural Engineer- Smislova, Kehnemui & Assoc.

MEP Engineer- Allen & Shariff Corporation

Landscape Architect- Lewis Scully Gionet

Delivery Method- Design-Bid-Build, GMP

Cost- \$75 Million

Duration- 20 Months, 1/2/2008 – 9/30/2009

Architecture:

- Office Building
- 9 Stories and a penthouse
- Two Buildings – 369,300 SF
- 235,000 SF Underground Parking Garage
- Pre-Certified as LEED Gold
- White TPO Roofing Membrane
- Precast Building Façade
- LA Fitness Facility
- 1.35 Acre Site
- Precast Wall Panels

Structural:

- 5,000 PSI Formed Slab and Beams
- 5" Thick Continuous Slab on Grade
- All Foundation Concrete Minimum of 28 Days 5,000 PSI Compressive Strength
- 12'-5" Typical Floor Height
- Typical Bay Size 28' x 34'
- 10" Concrete Roof Slab
- Roof Structural Floor System is One-Way Conventional Reinforced Concrete Slab
- Roof Supported by Shallow Wide Post Tension Concrete Beams

Mechanical:

- (8) AHU Ranging from 16,400-20,400 CFM on 480/3
- (3) Cooling Towers Ranging from 5,970-13,790lb Operating Weight
- (2) 350 Ton Chillers
- VAV used on Typical Floors to Regulate Temperature
- Fire Alarm System Rated for a Maximum Working Pressure of 175 PSI
- Utilization of Automatic Wet-type Class I Standpipe Systems, Wet and Dry Type Sprinkler Systems

Electrical:

- 277/480V, 3 Phase, 4W with 3,000A Breaker Service to Both Buildings
- (36) Lighting Fixtures throughout the Buildings Operating on 277V or 120V
- (10) Lighting Fixtures throughout the Parking Levels Operating on 277V or 120V