

PINNACLE APARTMENTS

Laskin Road and 30th Street, Virginia Beach, VA

Tour begins from site at 4:00 pm and concludes at 5:00 pm

HARDHAT TOUR

Wednesday, October 19, 2022



OWNER

The Breeden Company

ARCHITECT

Tymoff+Moss Architects

CONTRACTOR

Breeden Construction

STRUCTURAL ENGINEER

Speight, Marshall, & Francis

CIVIL ENGINEER

AES Consulting Engineers

MEP ENGINEER

VP Engineering

BUILDING AREA & NO. OF FLOORS

~500,000 GSF, seven floors

PERCENT COMPLETE

25%

CONSTRUCTION COST

\$66 million

PROJECT DESCRIPTION

- Scope includes a 2-story cast-in-place parking structure with 455 parking spaces set on a total of 2.264 acres.
- The structure includes 5 stories of wood-framed apartments above the parking deck.
- Full amenities include a resort-style outdoor amenity space on the 3rd floor (on top of the parking deck) to include a swimming pool with sun shelf and lazy river.
- Two roof decks and 3rd floor workout facility.
- Façade: Brick veneer, cultured stone veneer, decorative block, granite block, cementitious fiber siding, board-on-batten siding, decorative metal panels, a combination of aluminum patio railings and glass patio railings.

MEETING LOCATION

Meet in front of jobsite office. Jobsite office is on first level of parking garage, NE corner.

PARKING LOCATION

Parking to be on 2nd level of parking garage. Enter at SE corner of site into garage, ramp is on east end of parking garage.

LEARNING OBJECTIVES

At the conclusion of the tour participants should be able to:

1. Explain the building code implications of using a horizontal exit on emergency power requirements for elevators.
2. Understand the rationale for managing a complex multifamily project in Revit by using a main model and model groups for apartment units.
3. Evaluate the envelope Day-Night Average Sound Level (LDN) compliance alternative to building code required STC ratings in a 70-75 db noise zone.
4. Differentiate between STC and OITC sound ratings for windows.



REGISTRATION

At the AIAHR.org website Events Calendar.



FOR QUESTIONS

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**HARDHATS, CLOSED-TOED SHOES,
PROTECTIVE EYEWARE, AND SAFETY
VESTS ARE REQUIRED.**