



HardHat Tour

Wednesday, November 10, 2021

THE CONSTITUTION APARTMENTS (CITYVIEW II)

Tour begins from site at 4:30 and concludes at 5:30 pm



OWNER
Ripley-Heatwole Company

ARCHITECT
Cox, Klierer & Company

CONTRACTOR
Clancy & Theys

STRUCTURAL ENGINEER
Speight, Marshall & Francis P.C.

CIVIL ENGINEER
AES Consulting Engineers

MEP ENGINEER
Hickman-Ambrose Inc.

ACCESSIBILITY CONSULTANT
Endelman & Associates PLLC

BUILDING AREA
524,570 SF, 6 Stories

PERCENT COMPLETE
85%

CONSTRUCTION COSTS
Approximately \$50,000,000

LOCATION
The corner of Constitution Drive
and Bonney Road, Virginia Beach
(South of Town Center)

PARKING
We can meet at the construction trailer or across the street at the NW corner access road between the apartments and the new hotel.

The parking situation is challenging, as there may be some on street or limited spaces in the construction parking beside the trailer. There may be allowable parking in the lot behind the Residence Inn hotel on the other side of Bonney.

PROJECT DESCRIPTION

The Constitution is a Six Story Mixed Use Building sitting on an approximate 4.4 Acre site located just a short walk south of the Virginia Beach Town Center. The project is comprised of a two-level concrete podium with a four-story wood framed residential structure above. The podium level includes the main Leasing Office, Parking Garage with over 480 spaces, Covered Bike Storage, Electric Car Charging Stations and approximately 14,000 SF of Leasable Tenant Space. Sitting on top of the Podium is the residential component that includes 219 one-, two- and three-bedroom apartment units, a multi-story clubhouse, clubroom, and other amenity spaces throughout. Exterior amenity spaces include two independent plazas with a pool, multiple grilling stations and fire pits as well as a roof top terrace that overlooks Town Center.



REGISTRATION
At the AIAHR.org website
Events Calendar.



FOR QUESTIONS
Lamonte Woodard, AIA,
LEED BD+C
at lamonte.woodard@burgessniple.com

BURGESS & NIPLE
Engineers ■ Architects ■ Planners

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

AIAHR WOULD LIKE TO SINCERELY THANK

Pella

Riverside Bick Company

FOR SPONSORING THIS EVENT!