



HardHat Tour

Wednesday, February 26, 2020

THE PEARL AT MARINA SHORES

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

OWNER
Pearl at Marina Shores,
LLC

ARCHITECT
Poole & Poole
Architecture

CONTRACTOR
KBS

STRUCTURAL ENGINEER
Cates Engineering

CIVIL ENGINEER
Timmons Group

MEP ENGINEER
MiGre Engineers, LLC

INTERIOR DESIGN
CID Design Group

BUILDING INFORMATION
2 Buildings | 4 Stories

PERCENT COMPLETE
65%

LOCATION & PARK/MEET
2136 Marina Shores Dr.
Virginia Beach, VA 23451

PROJECT DESCRIPTION

Projected to be complete in late 2020, the Pearl at Marina Shores is a 199-unit luxury apartment community on the marina overlooking the Lynnhaven River. The project has two, four-story buildings of wood-framed Type VA construction that include “tuck under” garages. It is designed with many of multi-family’s most sought-after amenities including a two-story club room that overlooks the resort style pool and includes co-working spaces and spots for private dining. There is also a “Bark Park” for four-legged residents, a boardwalk,



well-landscaped courtyards and deluxe fitness center with yoga room. Given the well-chosen location, residents can walk to the marina, the beach, restaurants and recreational facilities.

If you are interested in current trends in multi-family this

is the Hardhat Tour you have been waiting for!

HARDHAT TOUR GOAL

To survey on site a multifamily project to better understand challenges specific to wood framed multifamily.

LEARNING OBJECTIVES

After completing the tour, attendees should be able to:

- 1) Understand fundamental site planning goals of multi-family: surface parking, versus attached garage versus podium, considerations for number of floors, and ingress/ egress (including fire and trash)
- 2) Appreciate the need for a firewall to increase footprint size of a building and discuss the considerations in choosing a shaft wall versus a masonry firewall.
- 3) Understand and observe the use of balloon framing to help mitigate wood shrinkage in multi-story wood framed buildings.
- 4) Understand and observe the various occupancy separations in multi-family: unit to unit, unit to amenity, unit to garage.
- 5) Evaluate various methods and components of sound attenuation in wood framed multi-family buildings.

On Marina Shores Drive there will be an open fence. The road will split, proceed to the left side with the crushed asphalt. Follow this behind the construction trailer and in front of building #2, which is W-shaped. Once you reach the end of building #2 you will see an asphalted parking lot. Park in



the available spots to the back. Do not park in front of the pool, Marina office, in the surf rider, or in the lot past the surf rider. Be aware the speed limit is 5MPH and this temp road is through an active jobsite. Use caution and stay alert.



REGISTRATION

At the AIAHR.org website
Events Calendar.



FOR QUESTIONS

Lamonte Woodard, AIA,
LEED BD+C
at lamonte.woodard@burgessniple.com or
(757) 490-3566

RSVP BY 2-25-2020
IDP Units & 1.0 AIA
Credit Available.



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

AIAHR WOULD LIKE TO SINCERELY THANK



FOR SPONSORING THIS EVENT!!!