



CATES ENGINEERING
STRUCTURAL CONSULTING

BUILDING DESIGN



Dulles Station-Buildings I, K-1 & K-2



PROJECT LOCATION
Herndon, VA

PROJECT TYPE
Mixed Use

ARCHITECT
SK&I Architectural
Design Group

**OWNER /
DEVELOPER**
JPI

PROJECT DESCRIPTION

Dulles Station – This project consist of 3 four-story buildings totaling approximately 490,000sf of residential space with 442 units and 13,400sf of retail, amenity and lobby area. The project has two 6 level parking structures containing 644 spaces.

Building I- This portion of the project consists of a four story building with approximately 224,500sf with a total of 195 units surrounding a 6 level parking garage with 244 spaces. Incorporated into the first floor of the building is a spacious 2500sf lobby with 8,000sf of retail areas.

Building K-1- This portion of the project consists of a four story building totaling approximately 121,000sf with about 114 dwelling units. The units will be situated atop a concrete slab overtop of lobby, retail and amenity areas totaling approximately 29,000sf. Adjacent to these areas will be a 6 level pre-cast parking garage with approximately 400 spaces.

Building K-2- This portion of the project consists of a four story apartment building with a basement totaling approximately 145,000sf with about 133 dwelling units. This building will share the parking structure with K-1.



Structural Consulting Services to Architects,
Developers, Contractors and Owners

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