

## PROJECT EXPERIENCE

### 8111 WESTCHESTER

DALLAS, TEXAS



**COMPLETED:**  
2015

**DEVELOPERS:**  
Bandera Ventures  
Stream Realty

**ARCHITECT:**  
BOKA Powell

**CONTRACTOR:**  
Austin Commercial

**RLG SERVICES:**  
Structural Engineering

#### **PROJECT DESCRIPTION /SCOPE:**

8111 Westchester is a 200,000 square-foot, AA Class, LEED-certified office space in Dallas' high-profile Preston Center. This nine story office building features three stories of underground parking, two stories of elevated parking, and six stories of office space. An iconic feature is the Vierendeel truss, designed to allow the removal of first-floor corner columns from the entry drive aisle; a challenging feature necessary to maintain architectural appeal and an unobstructed motor court.

Also features, the five stories of parking space totals 190,00 square feet. Underground parking is comprised of concrete pan beam and girder framing and concrete columns with a perimeter concrete basement wall, integral with the exterior columns. Elevated parking utilizes one-way post-tensioned slab and girder framing. The six stories of office space above the elevated parking are two-way post-tensioned slabs with drop panels. This allows for a larger column spacing in the perimeter bays, traditionally seen in Class AA office buildings.

Removing the first-floor corner columns, inhibiting vehicular access, was accomplished through the Vierendeel truss design. Six floors contributed to the Vierendeel truss design, levels 4 through 9. Bonded Post-tension girders measuring 54"x 36" at level 4 and 36"x30" beams at levels 5 through 9 were utilized.