

Russell Voigt
Construction Option
Ed Gannon (advisor)
Louis at 14th
Washington, D.C.
16 September 2013

Building Statistics Part 1



rendering compliments of JBG Companies

General Building Data

Building Name: Louis at 14th (14th & U)

Location: SW corner of intersection 14th & U St, NW, Washington, D.C.

Building Occupant Name: multiple residents & retail stores

Building Type: Mixed Use (residential & retail per design & zoning requirements)

Size: 267,000 SF (GFA)

Stories Above Grade: 9 + penthouse

Primary Project Team-

Owner: The JBG Companies (<http://www.jbg.com>)

Georgetown Strategic Capital (georgecap.com) (consultant)

CM: Balfour Beatty Construction

(<http://www.balfourbeattyus.com>)

Architect: Eric Colbert & Associates PC (<http://eca-pc.com/site/index.html>)

Engineers: Bowman Consulting (<http://www.bowmanconsulting.com>)

Smislova, Kehnemui & Associates, PA

(<http://www.skaengineers.com/home.asp>)

Summit Engineers, Inc. (<http://www.summitengineers.com>)

Dates of Construction: March 2012 – March 2014

Actual Cost Information: \$47 M

Project Delivery Method: Design-Bid-Build

Architecture

Description: This cast-in-place concrete frame building will incorporate new retail spaces at street level protected by aluminum storefront systems and a CMU veneer. Above are resident apartments each with its own protruding balcony and aluminum window system. Separating each residence is a brick façade of varying colors with accompanied galvanized steel elements, stone cladding, and aluminum louvers. Three levels of limited parking is offered below grade.

Major National Model Codes: IBC 2006; DC Supplement of 2008

District of Columbia Zoning Regulations:

-lot under construction falls under the ARTS overlay district and the CR zone district (uptown arts/mixed use; missed residential, retail, offices, & light industrial)

-50% minimum of Ground Floor must be arts, retail, or service uses

-75% maximum lot occupancy

-maximum FAR 6 -0

-maximum building height 90ft

-more specific zoning requirements

regarding building areas, parking, and property lines can be found on drawing CS-1.1

-“The Board may impose any requirements for setbacks, screening, or other safeguards that it deems necessary for protection of the neighborhood.”

Historical Requirements:

According to the contract specifications, the existing one, two & three-story historic structure along 14th St at the South portion of the site will be retained in-place and incorporated into the new street front elevation (pictured on the right), with new angled ‘historic profile’ storefront bays replacing the existing storefront.

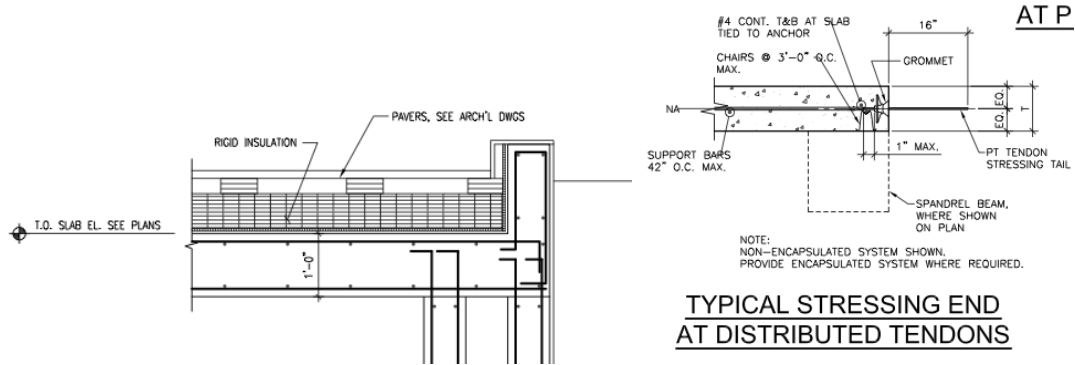


image by Russell Voigt

Building Enclosure

The façade is a combination of brick, aluminum storefronts, galvanized steel channels, and composite metal panels. The main roof is a 4” lightweight concrete topping slab with rigid insulation and a 12” post-tensioned slab with metal panel screen walls around the perimeter.

Roof Slab Detail:



Sustainability Features

The building has been designed & engineered to achieve LEED Silver certification under USGBC NC 2.2 guidelines and shall meet required prerequisites and targeted points regarding sustainable sites, water efficiency, energy use, and materials & resources. For example, building water use shall be reduced up to 30% from the baseline use along with a 28% new construction optimized energy performance use.