

**Russell Voigt**  
Construction Option



**Residential & Retail Use**  
9 Stories  
\$47M  
267,000 SF (GFA)  
LEED Silver  
Design-Bid-Build

**Owner:** The JBG Companies  
Georgetown Strategic Capital

**CM:** Balfour Beatty Construction

**Architect:** Eric Colbert & Associates PC

**Engineers:** Bowman Consulting  
Smislova, Kehnemui & Associates, PA  
Summit Engineers, Inc.

## ARCHITECTURE

- below grade parking garage with retail spaces at street level topped with residential apartments
- Enclosed primarily by aluminum window systems, metal panels, & masonry veneer
- Apartment complex includes fitness center, rooftop pool & lounge

## CONSTRUCTION

March 2012 – March 2014

- adjacent 2 story buildings
- existing 1-2 story demolition
- cast-in-place concrete pours
- apartment turnover dates
- dewatering during foundation work
- soldier pile & tieback excavation support

## STRUCTURAL SYSTEM

- Cast-in-place concrete frame
- Two-way post-tensioned suspended slabs
- Curtain wall glazing system
- Micropile deep foundation

## MEP SYSTEM

- Water-to-Air; 290 ton cooling capacity
- 1425 MBH heating capacity
- Penthouse mechanical room
- Parking garage houses 2 boilers, fire pump service room, & water meter room



## ELECTRICAL SYSTEM

- (2) 120/208V 3 $\phi$  switchboards serving apartments
- 3 $\phi$  switchboard serving retail spaces
- (1) 265/460V (2) electrical closets per floor
- Emergency Generator 265/460V 3 $\phi$
- Main electrical room in parking garage