

The Lofts at Adams Morgan Parking Garage & Condominiums

Washington, DC



Project Description: Development of 59 upscale condominiums with a 300 space parking garage located on an infill lot in Adams Morgan area of DC had many challenges. One of the challenges was building on soils that consisted of up to 10 feet of fill overlying compressible marine clay soils with standard penetration resistances as low as $N=2$. Geopier elements supporting footings designed for 6 ksf were chosen as the foundation solution over a mat foundation and over excavation designed for 2.5 ksf. This option reduced the risk involved with over excavation and saved time and money over the mat option. 629 Geopier elements, ranging in length from 9 to 14 feet were installed to support column loads up to 750 kips. Installation of the piers was completed in the winter of 2001.

THE GEOPIER ADVANTAGE

- Saved time and money over the mat foundation option
- Allowed construction of the foundation to occur in the winter months when over excavation might be delayed.
- Provided increased bearing and settlement control in very weak clay soils

Owner/Developer/GC: PN Hoffman, Inc., Washington, DC

Architect: Eric Colbert & Associates, Washington, DC

Structural Engineer: Ehlert/Bryan, Inc., McLean, VA

Geotechnical Engineer: The Eddy Group, Inc., Springfield, VA