

Solace Apartments

Virginia Beach, Virginia

Architect

Retnauer Baynes Associate Architects



Photos Courtesy of Jonathan Edwards, Tom Retnauer

Solace Apartments replaced an abandoned motel that was once a haven for drug dealers and the homeless. The original site was well known by the police as an unsavory nexus for numerous illegal activities.

With the marsh backdrop and the Virginia Beach Town Center on the horizon, the Solace site lived up to its revival as a crossroads for multi-family living in Virginia Beach. Sited on a main travel corridor, yet situated to enjoy early sunrises over the estuary, the project has become a favorite of many people moving to Virginia Beach.

Designed as a contiguous structure, the building twists and turns as it meanders along the site. Developing the parking areas along the travel route allowed for the building to hug the river and provide exciting vistas from all angles. The interplay of the apartment blocks allows those living here privacy and respite, while aiding in forging a complete community.

The architecture reflects the coastal nature of the site. Broad overhangs, large windows to enjoy the views, dormers reminiscent of historic beach cottages, and



the casual colors of the project all combine to create a design that feels at home with the beach. Using planar architectural rules, each plane of the building receives a certain color and material combination. Using these rules, the building defines the façade on all sides, creating true four-side architecture.

The building footprint meanders along the site, allowing for the majority of units to enjoy the surrounding natural environment. Using a concrete podium design under a portion of the building allowed for the parking field to be greatly reduced, therefore increasing access of the remaining portions of the site to the environment. The site plan is extremely efficient, with double-loaded drive aisles and head-in parking along the roadside portion of the site. Entrances dispersed around the perimeter allow for easy entry, while providing the necessary security. The efficiency of the site layout allows for a higher density while decreasing the impervious area. The recreation area is sited to take advantage of the natural sun path, and allows for the pool area to receive the maximum amount of sunlight during the day.

Building materials were selected for their durability and economics. The base of the building utilizes a split-face CMU veneer, which grounds the building and provides the durability and protection needed to withstand the climate. Above this veneer, the planar design dictates the use of materials around the façade. Using mostly durable synthetic materials, the façade is designed to withstand days of bright sunlight while staying in place during a hurricane.

The interior design is all about welcoming the tenants home at the end of the day. The use of large openings, informal colors, and high-quality materials provides a respite for people trying to forget about the day's headaches. Taking advantage of the roof area on the top floor, the uppermost apartments utilize an open loft to create warmth and volume. This volume — when combined with the dormers — is unique in the area, and allows one to go back in time when ceiling shape was a leading design tool.

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Product Information

Building Envelope: Mitten Vinyl Siding

Roofing: CertainTeed

Windows: Ply Gem

Flooring: Shaw

Interior: USG

Lighting: Lutron

Elevator: Otis



Architect & Structural Engineer

Retnauer Baynes Associate Architects
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Project Team**Structural Engineer:**

Sinclair Pratt Cameron Structural Engineers
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Mechanical & Electrical Engineer:

PM&E Design Group
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Virginia Beach, VA 23462

Civil Engineer:

MSA, PC
5033 Rouse Drive, Virginia Beach, VA 23462

General Contractor & Cost Estimator:

Home Associates of Virginia, Inc.
3780 Shore Drive, Virginia Beach, VA 23455

Landscape Architect:

RDA Landscape Architecture
173 7th Street, Saint James, NY 11780

Project General Description

Location: Virginia Beach, Virginia

Date Bid: Apr 2013

Construction Period: Apr 2013 to Jul 2014

Total Square Feet: 331,681



Site: 10.61 acres. **Number of Buildings:** One; 252 units, 1 garage.

Building Sizes: Garage, 14,739; first floor, 61,437; second floor, third & fourth floors, 76,176 each; fifth floor, 26,977; total, 331,681 square feet.

Building Height: Garage, 11' 9.25"; first floor, 11' 9.25"; second floor 10' 9.25"; each additional floor, 10' 9.25" each; total, 71'.

Basic Construction Type: New.

Foundation: Reinforced concrete, slab-on-grade.

Exterior Walls: CMU, vinyl siding. **Roof:** Asphalt shingles.

Floors: Wood. **Interior Walls:** CMU, wood stud drywall.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQUIREMENTS	1,637,050	6.76	4.94	—
GENERAL REQUIREMENTS	2,804,183	11.58	8.45	—
CONCRETE	1,191,682	4.92	3.59	Forming & accessories, reinforcing, cast-in-place, grouting.
MASONRY	696,500	2.88	2.10	Unit.
METALS	523,000	2.16	1.58	Structural metal framing, fabrications, decorative.
WOOD, PLASTICS & COMPOSITES	5,382,772	22.23	16.23	Rough carpentry, finish carpentry, architectural woodwork, structural plastics, plastic fabrications.
THERMAL & MOISTURE PROTECTION	955,000	3.94	2.88	Dampproofing & waterproofing, thermal protection, weather barriers, steep slope roofing, roofing & siding panels, flashing & sheet metal, roof & wall specialties & accessories, fire & smoke protection, joint protection.
OPENINGS	402,500	1.66	1.21	Doors & frames, specially doors & frames, windows, hardware, glazing, louvers & vents.
FINISHES	2,789,210	11.52	8.41	Plaster & gypsum board, tiling, ceilings, flooring, wall finishes, painting & coating.
SPECIALTIES	192,000	0.79	0.58	Information, interior, fireplaces & stoves, storage.
EQUIPMENT	934,030	3.86	2.82	Appliances, exercise.
FURNISHINGS	80,000	0.34	0.24	Art work.
SPECIAL CONSTRUCTIONS	142,339	0.60	0.43	Pool.
CONVEYING SYSTEMS	143,865	0.61	0.43	Elevators (3 passenger).
FIRE SUPPRESSION	401,000	1.69	1.21	Water-based fire-suppression systems, fire extinguishing systems, fire pumps, fire-suppression water storage.
PLUMBING	1,303,905	5.49	3.93	Piping & pumps, equipment, fixtures, pool & fountain plumbing systems.
HVAC	1,667,125	7.01	5.03	Piping & pumps, air distribution, central heating equipment, central cooling equipment, central HVAC equipment, decentralized HVAC equipment.
ELECTRICAL	2,523,748	10.62	7.61	Medium-voltage distribution, electrical & cathodic protection, lighting.
TOTAL BUILDING COSTS	23,769,909	100%	\$71.66	
EARTHWORK	921,203			Site clearing, earth moving, earthwork methods.
EXTERIOR IMPROVEMENTS	1,208,888			Bases, bollards & paving, site, wetlands, irrigation, planting.
TOTAL PROJECT COST	25,900,000			

UPDATED ESTIMATE TO APRIL 2016: \$78.63 PER SQUARE FOOT**Regional Cost Trends**

This project, updated to April 2016 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$79.49	\$26,366,124	Dallas TX	\$76.90	\$25,506,359	Los Angeles CA	\$102.82	\$34,104,008
Pittsburgh PA	\$100.23	\$33,244,243	Kansas City KS	\$103.69	\$34,390,597	Las Vegas NV	\$94.18	\$31,238,125
New York NY	\$127.88	\$42,415,069	Chicago IL	\$108.01	\$35,823,538	Seattle WA	\$102.82	\$34,104,008

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