

Program Summary:

Containing 22 Units, this four story mixed-income housing apartment building is located in downtown Baton Rouge and is anticipated to be LEED certified.

Program Statement:

This four story, mixed-income housing apartment building located in downtown Baton Rouge, is next to the historic Saltz Building and across from St. Joseph's Cathedral on Main St. The building contains 22 apartment units (16 one bedroom, 6 two bedroom), a rental office and a community room that features a communal courtyard at the rear of the building for the residents' use. The facade consists of brick, corrugated metal panel, storefront, and operable aluminum clad windows which is arranged in a manner that is complimentary to the surrounding historical buildings.

Because of the location of the project, every opportunity was made to open up the units providing views to the surrounding downtown community while maximizing the use of the site to provide much needed residential units to the downtown area. As part of the design, when the previous building was demolished every attempt was made to salvage materials for re-use. The Owner purchased a portion of the original bricks from the Brown Building which were re-used in the site paving both at the front entry and the rear courtyard, preserving some of the history of the site. The Owner also used salvaged wood flooring from the old Richmond Suites Apartments in the corridors and rental office providing a vintage element in contrast to the more modern aesthetic of the design.

The project is anticipated to be LEED certified and funded primarily with Community Block Grant Funds.

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Building Area: (sf)
22 Units – SF Varies
(16 one bedroom, 6 two bedrooms)

Cost per Square Foot:
\$154.00

Construction Cost
\$3,435,348.00

Date of Completion:
October 2012

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Building Façade':

The exterior of the building was designed to be contrasting and complementary to the adjacent building while not trying to mimic its historic aesthetic. This was accomplished by carrying across the lines of the adjacent existing Saltz building to the new building and utilizing a similar brick mixture, but also incorporating a current aesthetic through installation of metal panel and aluminum sun-shading devices, giving the building a lighter feel on the upper stories. Windows were placed to optimize views of downtown and allow the maximum amount of natural light to the interior spaces.



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Rendering:

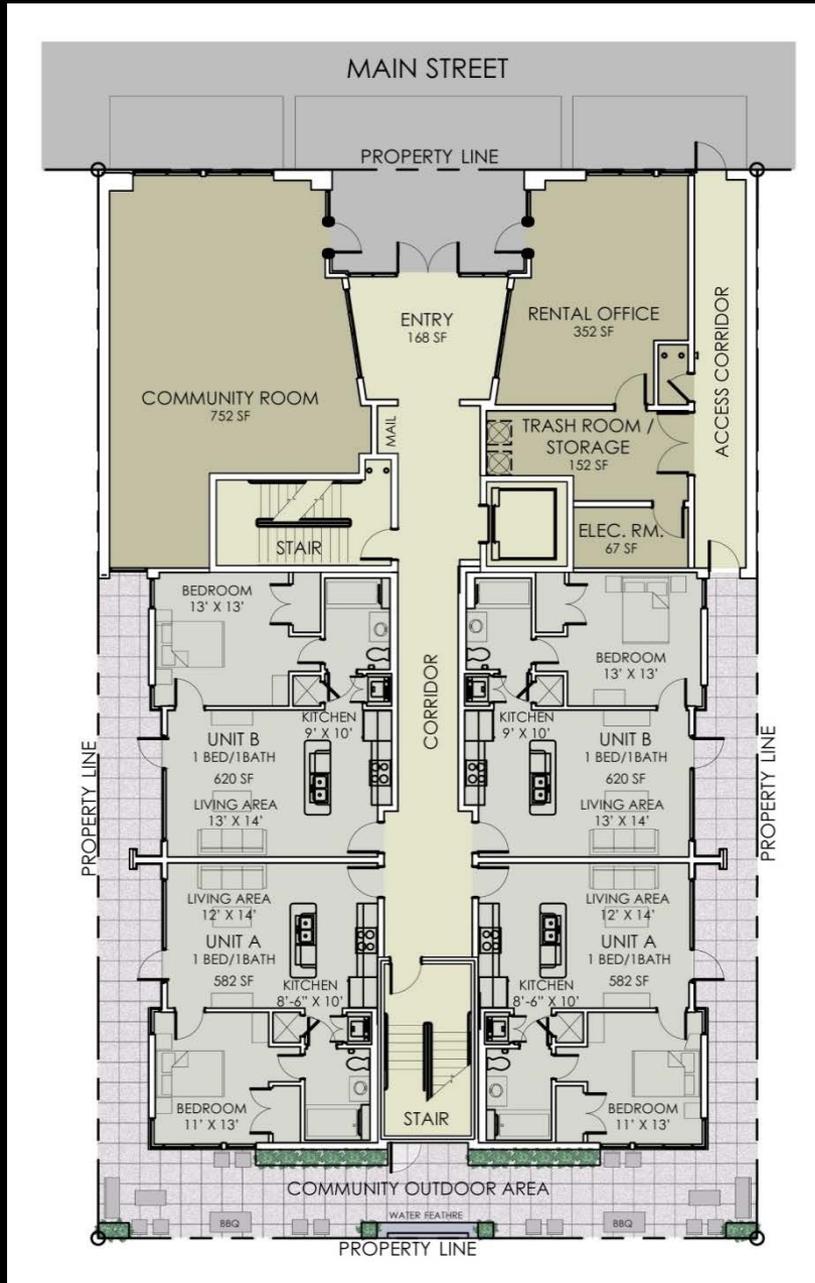
The goal of the Apartments was to create an affordable place for downtown living. The developers' desire for a more vibrant downtown was realized with the grand opening of the apartments, having close access to numerous restaurants, entertainment options, parking, and other amenities, all within walking distance of State, City, and private businesses throughout downtown.



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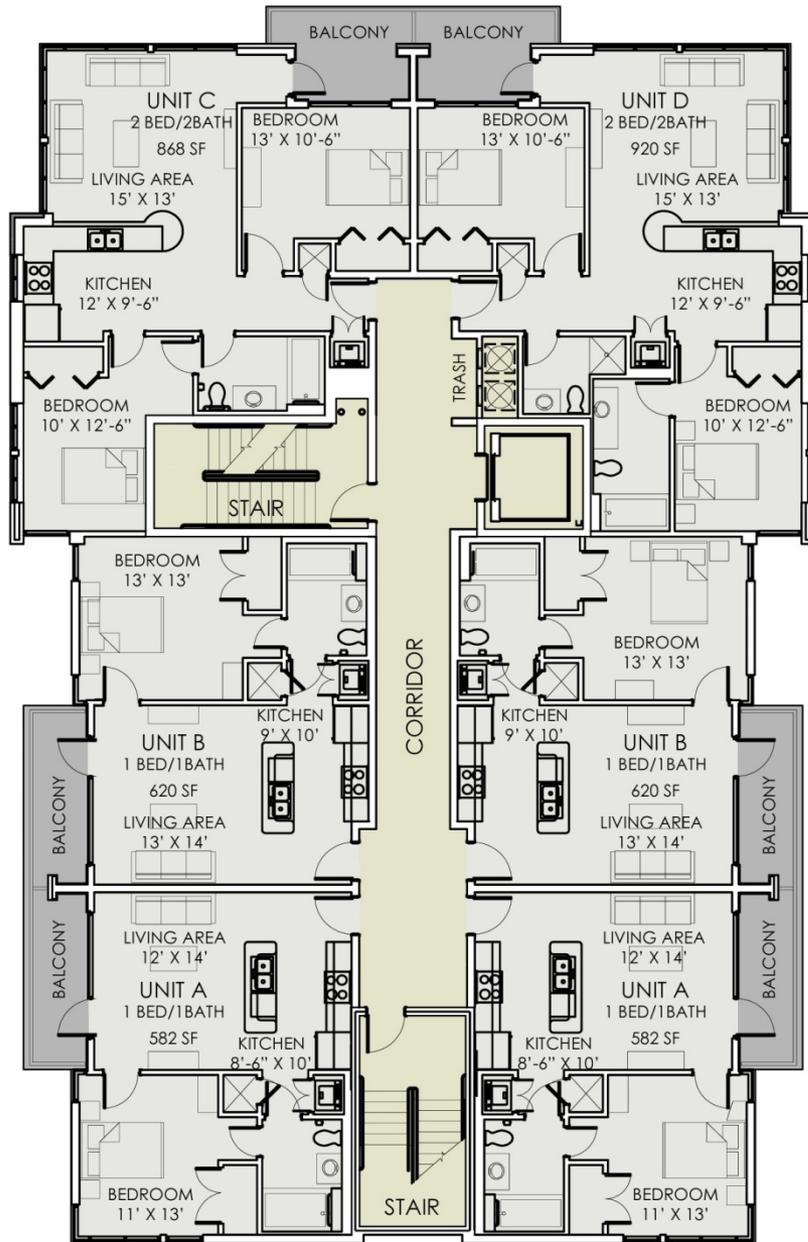
Site and 1st Floor Plan:

In order to maintain affordability, floor plans were designed to stack upon each other and utilized similar elements to minimize construction costs. Units were designed with the resident's quality of life in mind, keeping kitchens open to living areas to allow for connection and natural light throughout and allowing access to restrooms without having to go through bedrooms so that private spaces could be kept separate from public.



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2nd thru 4th Floor Plan:
(Continued)



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Entry Lobby:

The entry lobby provides a fully secured access to the building via and features salvaged wood flooring and tall ceilings. Off of the entry are the rental office and a large community room. The community room can be used for group meetings, building socials, entertaining, or relaxation with friends.





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Entry Lobby/Hallway:

Just off of the entry lobby are the resident mailboxes and the elevator. Each floor's corridor features salvaged wood flooring and tall ceilings with accent clouds strategically located to accentuate apartment entry doors and prominent feature of the floor.

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Apartment Unit:

The building features sixteen one-bedroom units and six two-bedroom units, with two of the units in the building designed to be accessible for audio/visual impaired residents. Each apartment unit was designed with an open concept floor plan to maximize connectivity in the unit and allow for natural light and views throughout. Public areas were located to maximize views to downtown features and select units also have a glimpse of the Mississippi River.



Project Name:
438 Main Street

Project Location:
Baton Rouge, LA

Owner/Client:
438 Main Street, LLC

Architect(s) of Record:
(names and addresses)
Chenevert Architects LLC
315 Third Street, Suite A
Baton Rouge, LA 70801

Project Team:
Norman Chenevert, AIA – Principal in
Charge

Landscape Architect:
N/A

Consultants:
Mechanical & Plumbing: Thompson Luke &
Associates, LLC
Electrical: Nesbit & Associates, LLC
Civil: Stantec Engineers, Inc.
Interior Design: Ferrand Design, LLC
Energy Commissioning: Thompson Building
Energy Solutions, LLC

General Contractor:
Milton J. Womack, Inc.

Photographer(s):
(please list which specific slides get credited to each
photographer(s) listed).
Sean Calamia (Slides 1 & 6-8)
Chenevert Architects (Slides (3-5)

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