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# PROJECT PROFILE

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## Dorchester House - Washington, DC Driveway, Entrance and Façade Restoration

**OWNER:** Borger Management Incorporated  
**ENGINEER:** Smislova, Kehnemui & Associates, P.A.

### DESCRIPTION

Dorchester House is an upscale apartment complex located along 16th Street in a desirable section of downtown Washington, DC. Deterioration of the driveway entrance and canopy resulted in the design of significant upgrades by the owner, Borger Management.

Settlement and deterioration of the concrete driveway caused by below ground services and defective drainage necessitated that the work be performed and completed prior to the onset of the 2010 winter season.

The temporary closure of the driveway and front entrance presented the opportunity to also renovate and upgrade the deteriorating canopy and limestone facade.

CSI was contracted to perform the driveway, entrance and facade renovations. Driveway work included demolition and removal of the driveway, curbing, patio and an extensive amount of poor sub-grade material. This work was made extremely difficult with the variety and concentration of below grade utilities uncovered.

The new construction included installation of a thick stone bed, new drains and piping, new granite curbing, concrete sidewalk and driveway incorporating handicap access and a design-paver installation at the front entrance.

Upon completion of this work, limestone panels were replaced around the new canopy installation. Despite delays in the work caused by the latent conditions, as well as utilities uncovered, CSI worked closely with the engineer, owner and respective utility companies to ensure that no delays occurred.



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