

# precast solutions

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## THE CREATIVE EDGE

THE CREATIVE USE OF PRECAST  
AWARDS COMPETITION WINNERS

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# THE CREATIVE EDGE

THE CREATIVE USE OF PRECAST AWARDS BRINGS OUT  
THE BEST IN PRECAST CONCRETE MANUFACTURING.

FIRST PLACE  
ABOVE GROUND

## JEFFERSON AT INIGO'S CROSSING

Project Use: Residential Apartment Complex  
Project Location: Rockville, Maryland

Architect Niles Bolton & Associates and owner JPI Apartment Development created a strong, functional and cost-effective luxury apartment complex with the exterior clad entirely with precast concrete. The 10-story, 274-unit was built with the SLENDERWALL Architectural Precast Concrete Panel System, which reduced the cost and duration of the construction project while allowing the new structure to blend in with existing residential buildings located nearby.

The building was clad with 106,000 square feet of the precast panels with an architectural precast concrete brick Second Nature finish and an architectural precast limestone finish. The panels at the top of the building are load-bearing to accommodate the roof loadings.

In addition to the cost and time savings, the use of SLENDERWALL panels allowed for significantly upgraded architectural detailing at an economical price. The brick and limestone finishes allowed the project to blend in with other pre-existing residential buildings already in the area. The highly intricate and articulated



precast details also match buildings in the area that feature real limestone accents.

The only way that the level of architectural detailing was realized at an economical price was by integrating them into a precast concrete panel system.

The costs associated with heating and cooling are reduced through ThermaGuard, a thermal-break/air barrier precast system. The connection consists of thermal-break protection created by both the half-inch air space between the concrete panel and stud, and the exclusive epoxy-coated stainless-steel Nelson anchor. The patented connection prevents corrosion and reduces thermal transfer by as much as 25 percent.

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The National Precast Concrete Association's Creative Use of Precast (CUP) Awards program honors innovative projects that reflect the best qualities of precast concrete, including flexibility, durability, cost savings and aesthetics.

A luxury apartment complex, a wind energy turbine and a double three-sided box culvert road project are some of the standouts for this year's competition.

Entries are divided into two categories: Above Ground and Underground. The CUP judging committee was comprised of NPCA members representing each of the Association's product committees.