



## DRYVIT CLADDING SOLUTIONS SHAVES \$4 MILLION OFF CONSTRUCTION COSTS OF MULTI-FAMILY PODIUM DESIGN DEVELOPMENT IN TENNESSEE

### CHALLENGE:

The owner/developer of a four building multi-family project in the Germantown section of Nashville, TN wanted to design an “industrial chic” complex with great amenities and a complex, textured exterior to distinguish it in the marketplace. But the cost of doing the design in brick was too high for the budget.

### SOLUTION:

Dryvit’s suitability to podium design and the ability to provide architectural shapes in varied finish options made it the perfect solution to the design and budget realities. In the end, the owner got the desired exterior appearance and saved \$4 million on the project cost.



**Thanks to Dryvit and the bold vision of the owner/developer, Nashville’s oldest suburb is new again. First established in the 1850s by European immigrants, Germantown was Nashville’s original suburb. Then, the industrial neighborhood featured commercial and industrial uses next to large brick town homes and worker’s cottages, providing an early example of mixed-use development long before the term became popular.**

Now home to Millennials and no longer an industrial haven, Germantown’s emerging multi-family, mixed use heritage has been taken to a new level thanks to the rich architectural tapestry of the LC Germantown project. Dryvit’s unique ability to facilitate podium construction and provide needed design flexibility played a central role in the success of the four building, 411 unit, 425,000 square foot mixed use multi-family development.

### PROJECT TEAM

**OWNER/DEVELOPER:**  
Lifestyle Communities

**ARCHITECT:**  
LRK

**APPLICATOR:**  
Miami Valley Exteriors

**DISTRIBUTOR:**  
Valley Interior Products



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— Kris Wolfington | Construction manager for owner/developer Lifestyle Communities

With Dryvit systems being among the few that have achieved NFPA 285 and E119 ratings it became the perfect complement to podium design construction. With three of the four LC Germantown buildings being constructed on podiums at various heights, Dryvit was the answer to help compress the construction schedule and meet all requirements of Type IIIB wood frame construction.

Rich design and even richer amenities were the heart and soul of the project. The owner's requirement that design sophistication was needed to distinguish the property in the minds of prospective tenants was paramount.

"The owner sees this development as unique and different. If you look around most sprawling, booming cities – Raleigh, Nashville, the southern boom – you'll see a repetitive nature, something we call "toothpaste," which is a multi-family price point that produces the same design over and over; frankly the cheapest design possible, typically your cheapest metal panels, and single colored buildings," said Kris Wolfington, construction manager for owner/developer Lifestyle Communities. "We believe what makes this property

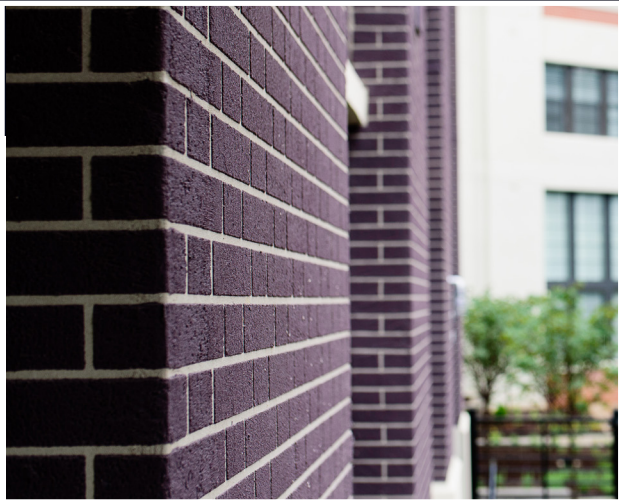
unique is a refusal to do that. We looked to a Dryvit option to retain and not compromise the degree of the look of the brick with some gymnastics that can't be performed by a mason without a heavy cost. That helped us solve a \$4 million dollar problem while not compromising with a brick look on all four buildings."

For an owner not afraid to devote a significant portion of the project to non-revenue generating amenities, the desire to eschew cookie cutter design with a brick look was also vitally important.

"Masonry runs a certain amount per square foot to begin with. But when you introduce some shapes, like teeth, corbelling and some arching, well that comes in at close to double the typical cost of your masonry," said Wolfington. "There's a savings when you do that with a qualified installer with a faux brick, which we pulled off here."

In particular, the use of Acrocore starter boards played a pivotal role in the ability to maintain the varied foam depths that provided the design sophistication that was so central to the project design goals.





“There’s a lot of depth changes in the exterior design, and starter boards allowed us to quickly and reliably maintain the dimensionality we sought with the exterior design,” Wolfington said. “Each building tells a story for example: one of them pulls off the look of exterior beams and columns along with limestone windows that mimic a 100-year-old building behind us here in an old meat packing district which is part of the Germantown story which is the neighborhood we’re in. That was very important to us.”



Ultimately, the cost savings the Dryvit solution offered were an important consideration for the owner.

“We recognized a disconnect between the creators of the budget for this project and how detailed these elevation details were going to be. That meant the masonry cost came in at a much higher price point than we had anticipated,” Wolfington said. “The Dryvit brick option and the ability to get the design dimensionality we wanted at a cost that was within our budget parameters was incredibly helpful to us.”

The project, which already is almost fully tenanted, has been extremely well-received.

“The reaction from leasing agents, ownership, from people out of state and the general public has been overwhelmingly positive,” said Wolfington. “Our owner has become a true believer in Dryvit EIFS; he shows up to meetings in Charleston saying: ‘they pulled it off in Germantown, so why can’t I have it here?’”



Dryvit Systems, Inc.  
One Energy Way  
West Warwick, RI 02893  
401-822-4100  
[dryvit.com](http://dryvit.com)