



CITY VISTA BUILDING 2

460 L STREET WASHINGTON D.C.

General Info

PROJECT TEAM

- *Owner:* L5K LLC.
- *Architect:* Tortis Gallas
- *Structural Engineer:* SK&A
- *MEP:* GHT Limited
- *Contractor:* Davis

Size

- 11 Stories
- 324,296 sqft

Occupancy

- *Residential :* 149 Condos



JULIE DAVIS | STRUCTURAL OPTION

Architecture

Materials:

- Grey & Buff colored brick
- Champagne gold metal panels : penthouse and pedestrian bridge
- Precast stone panels

Architectural Statement:

- *Horizontal Element:* strong roof overhang
- *Vertical Elements:* protruding glass and crème colored brick vertical components
- *Narrowing Element:* building narrows at street level for to provide a more intimate appearance.



Structural

Foundation System:

- Slab on grade construction with grade beams and a deep foundation system of augured cast in place *piles* drilled 60-65 feet below grade

Framing System:

- Cast in place concrete with *Post tension floor slabs*
- Conventional reinforcement for balconies
- (4) Shear walls

Pedestrian Bridge:

- *Steel* framing with moment connection
- Composite slab
- Flat rubber asphalt roofing system
- Composite beam construction where bridge connects to Building 2

Roof System:

- Post tension slab with ridged polystyrene insulation and ballast



Construction Management

Construction Date

- *Start:* December 2005
- *Finish:* December 2007

Delivery Method:

- *Design-Bid-Build:* with Davis construction as the single prime contractor

Crane:

- Crane footing: incorporated into building foundation system as the bridge footings



MEP

Mechanical System:

- (2) Roof Top Units-208 V/3 phase 4000CFM,
- Heat Pumps – 208V/1 phase located in central locations varies from 600-1500 CFM
- Thru-the-wall heating *gas heating units* in condos: Gas Powered

Electrical System:

- (2) 3000A 208/120V Systems
 - 1→ Lobby via sub-panels
 - 2→ Condos via 3000 A bus duct
- 230 KW diesel emergency generator
- *Contract Amount* = \$3,000,000

