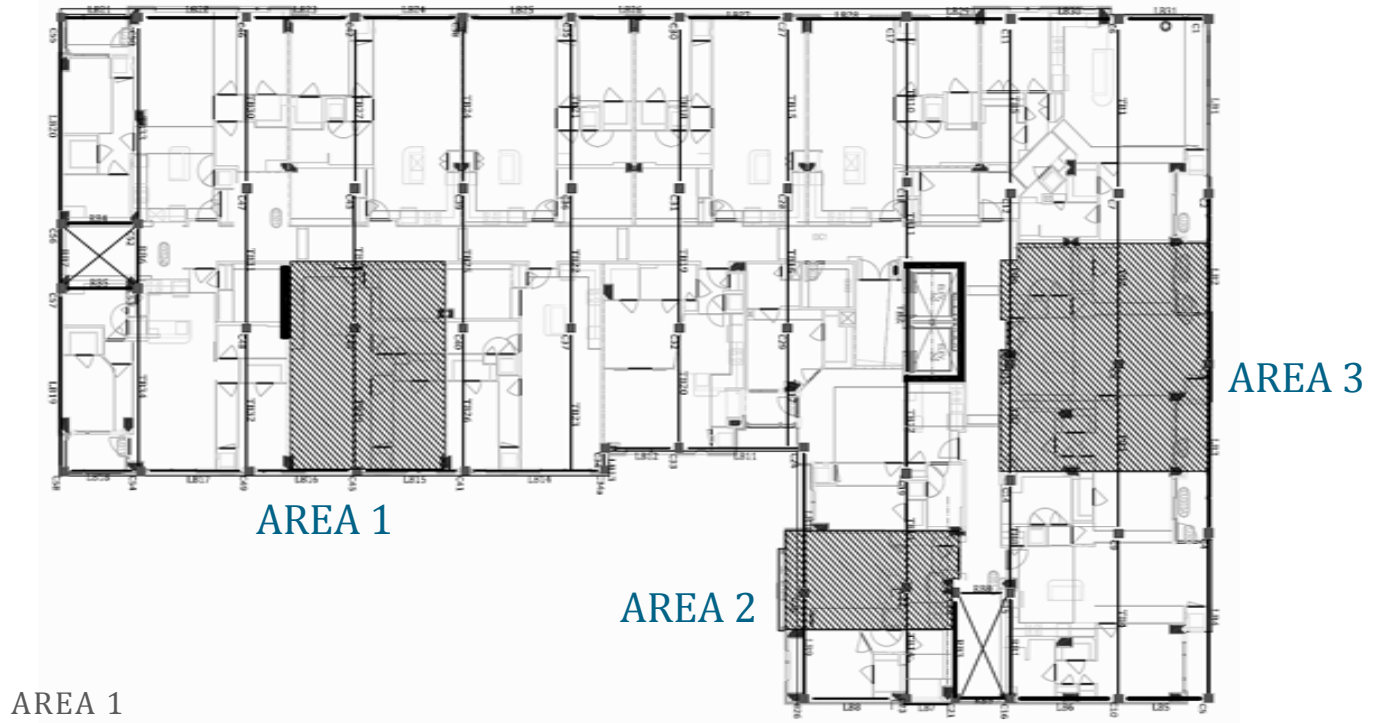
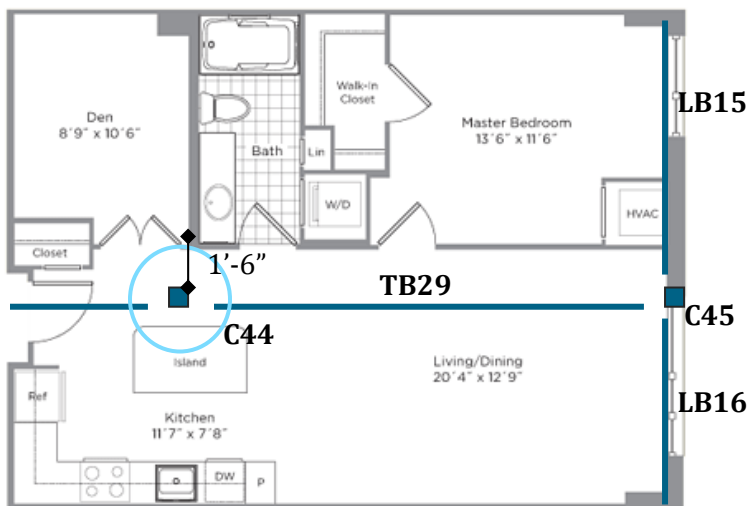


**BREADTH #2: ARCHITECTURAL ALTERATIONS**

The hardest part about coordinating the existing architecture plans and the new column grid was the acquiring of the cad files. The cad files were not acquired until very late in the design process as a result there were small discrepancies between the plan created by hand in cad for analysis and the actual CAD files. The column grid was overlaid on a typical floor then 3 problem areas were chosen and architectural alterations were made. A section is also included showing the altered floor to ceiling height and ceiling appearance with the addition of T-Beams.



AREA 1



**Existing Plan**

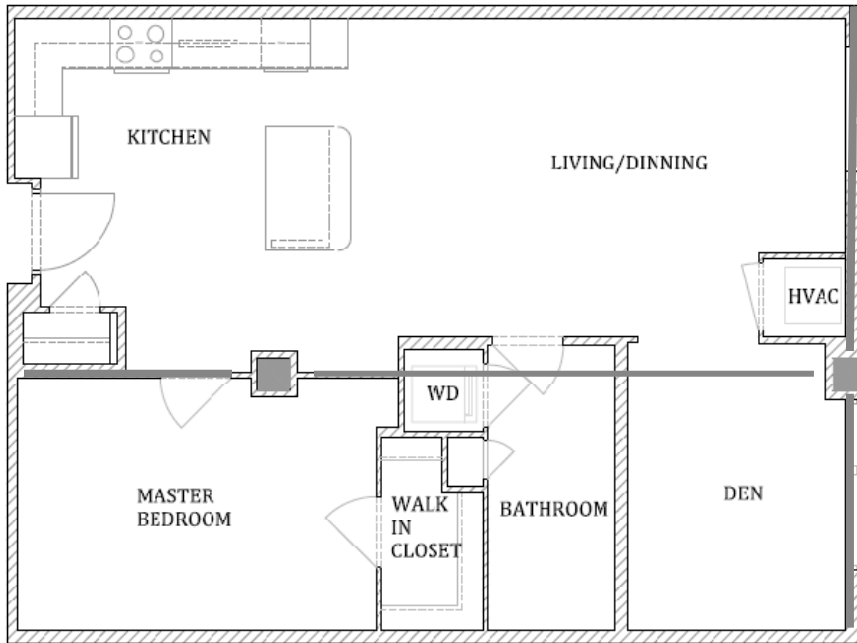
Area 1 is a one bedroom/den combo layout is shown on the left with the new column grid in blue. It is evident that a 16" x 16" column circled in blue, location is unacceptable. The column creates a tight unusable space between it and the neighboring walls. Alterations were necessary to maximize the rentable space, and correct the flow issue created by the column.

**SQFT approx. = 780 sqft**

Photo courtesy of Lowes developers  
[www.cityvistadc.com](http://www.cityvistadc.com). [Figure N.T.S]

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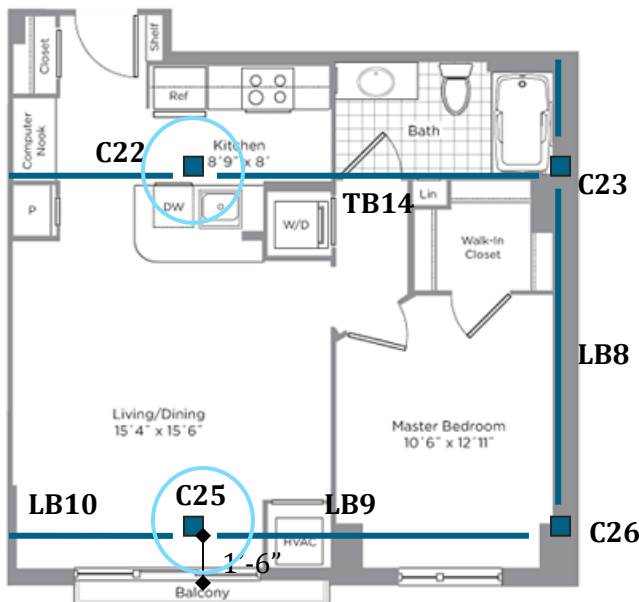


**Area 1 Alterations**

The floor plan was essentially mirrored to accommodate the column. Column C44 is now located within the wall between the kitchen and master bedroom. All spaces were kept to their original dimensions as shown above.

Fig # : New proposed floor plan for apt units 112, 212, 312, 412, 512, 612, 712, 812, 912, 1012, and 1112. [Figure N.T S]

**AREA 2**

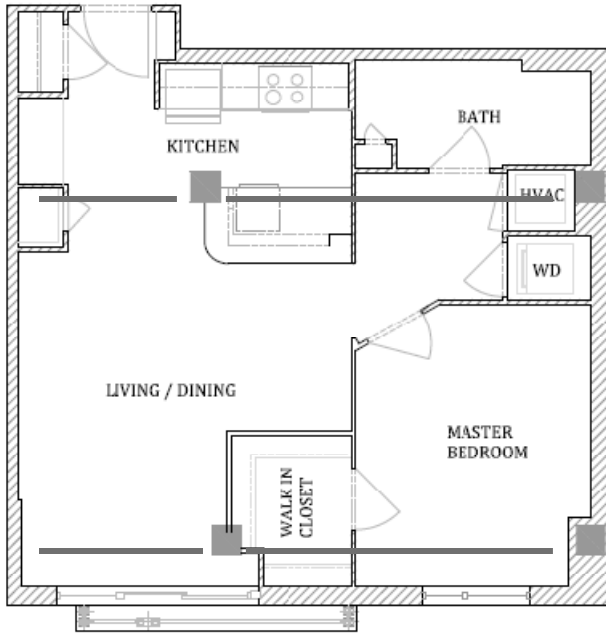


**Existing Plan**

Area 2 is part of a one bedroom condo, layout is shown on the left with the new column grid in blue. (2) Columns are in critical locations and the floor plan needs alterations.

**SQFT approx. = 650 sqft**

Photo courtesy of Lowes developers  
[www.cityvisatdc.com](http://www.cityvisatdc.com) [Figure N.T S]

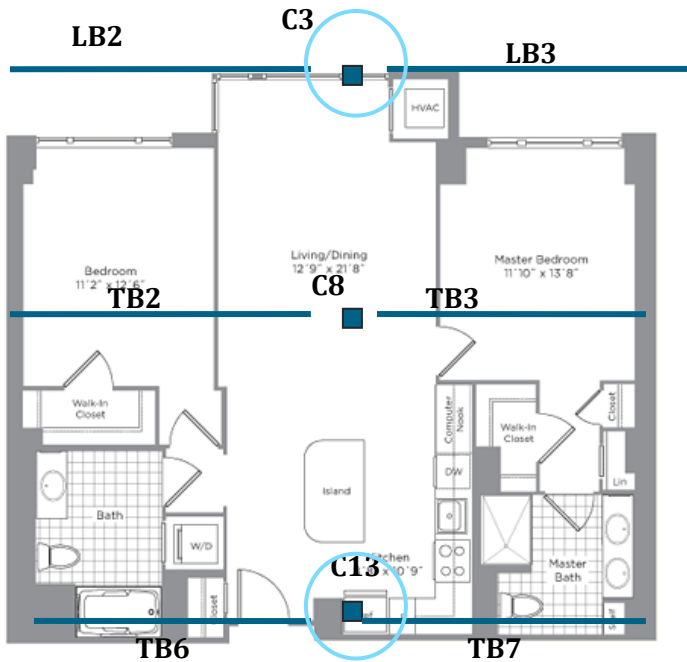


**Area 2 Alterations**

Unlike area 1 area 2 has (2) obstructions, as a result it was difficult to redesign the space to optimize both the window space and the rentable space. A decision had to be made between a smaller closet, or eliminating the awkward cubby between column C25 and the wall. Closet space is a definite plus for renters, so closet space was not reduced. It was decided the “cubby” space could be used as bookshelf or bench area.

Fig # : New proposed floor plan for apt units 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, and 1102 .  
 [Figure N.T S]

AREA 3



**Existing Plan**

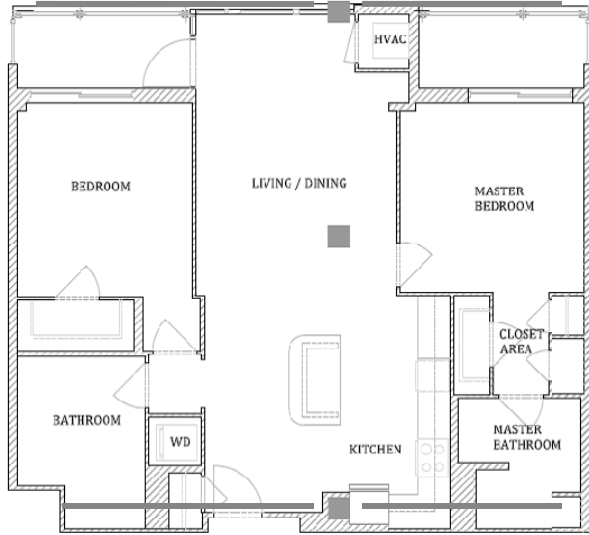
Area 3 is a two bedroom condo, layout is shown on the left with the new column grid in blue.

**SQFT approx.= 1000 sqft**

Photo courtesy of Lowes developers  
[www.cityvisatdc.com](http://www.cityvisatdc.com) [Figure N.T S]

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### Area 3 Alterations

Area three was the most difficult area to alter to accommodate the new column grid. Columns run down the center of the main living space. Column C3 is blocking the edge of glass curtain walls reducing its span from 9'-9" to 8' -9".

Fig # : New proposed floor plan for apt units 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, and 1104 [Figure N.T S]

## SECTION

Currently City Vista uses varying ceiling height to add volume and create a separation between spaces in the condos as seen in figure #28. The underside of the slab in the new design is a grid of



of exposed pre-cast beams. This grid could be used to further develop the volume or other architectural interest in the ceiling, or a finished ceiling could be built under the beams. In general there is one grid line of beams running though each condo.

Floor to ceiling height was changed to accommodate the new system. A new north/south section is shown in figure #29. This section can be compared with figure #4 on page 6.

Figure #28 : Typical condo in City Vista Building 2 courtesy of The Lower enterprise [www.cityvistadc.com](http://www.cityvistadc.com)

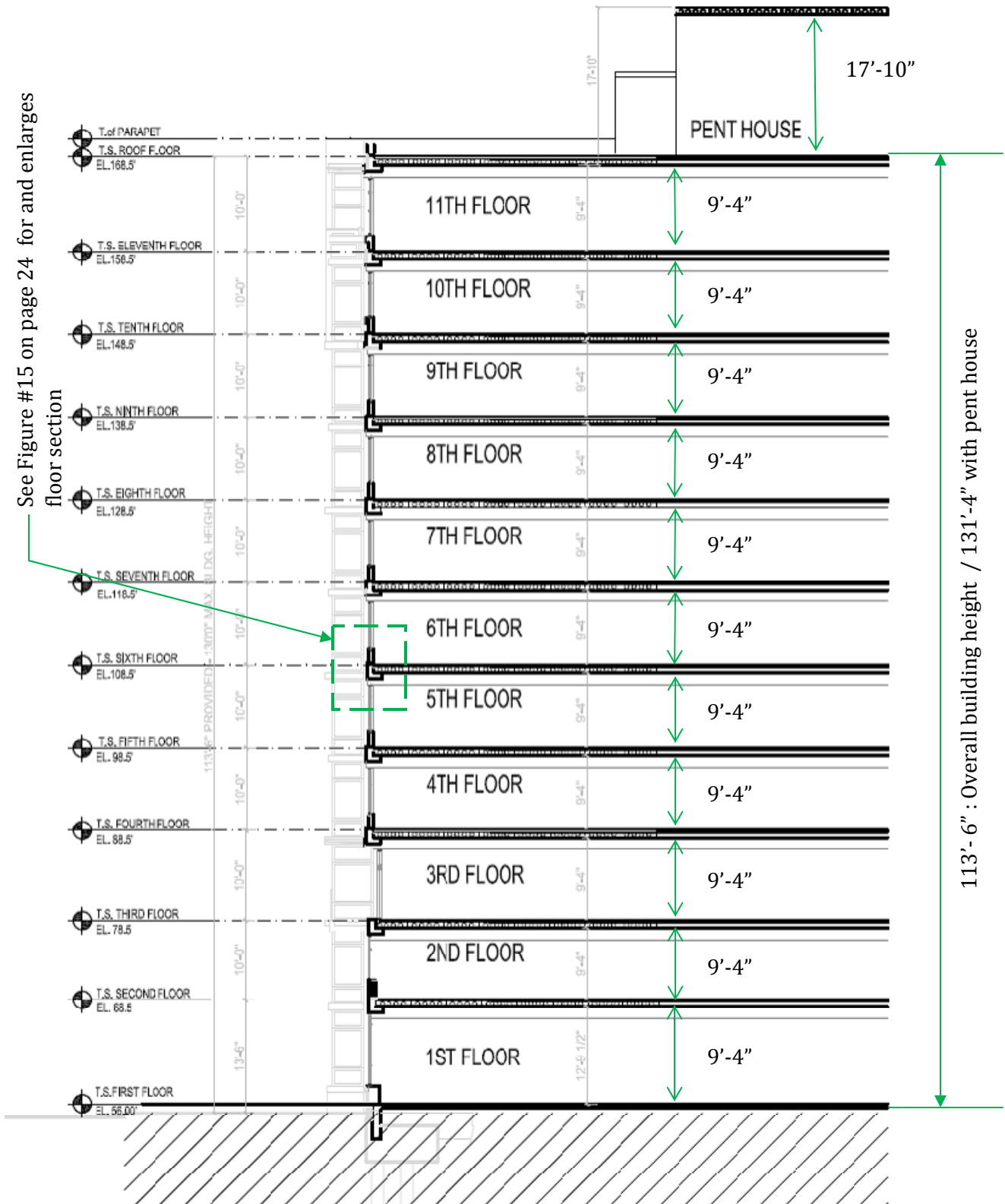


Figure #29 : New floor to ceiling heights