

# WestEnd25

Charles Miller ■ Architectural Engineering ■ Construction Management

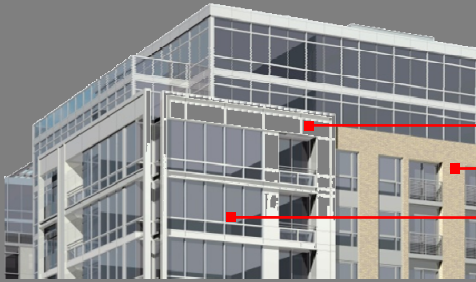


## ■ Project Overview

**Owner:** Vornado-Charles E. Smith  
**Location:** 1229-31 25<sup>th</sup> St. NW  
Washington D.C. 20037  
**Total Square Feet:** 323,380 sq. ft.

**General Contractor :**  
James G. Davis Construction Corp.  
**Project Delivery:** Negotiated GMP  
**Project Cost :** \$76 million

## ■ Architecture



### Exterior Façade:

Metal Panels

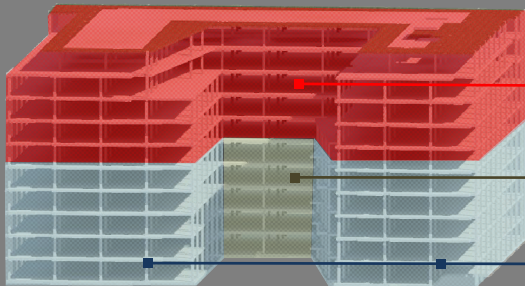
Brick Façade

Curtain Wall

**Architects:** Shalom Baranes Associates Architects

The architectural design of WestEnd25 developed from the two existing office buildings. The footprint of WestEnd25 resembles a U shape facing the adjacent NW 25<sup>th</sup> Street. West End 25 stands ten stories tall and contains 283 luxury apartments. The two prime landscaping features of WestEnd25 are the entrance courtyard and the roof top. The courtyard features an entrance colonnade and a water fountain. The roof features a pool, terraces and vegetation.

## ■ Structural



### Structural Concrete Slabs:

Added Levels: 6" Post-Tensioned

Connection: 7.5" Post-Tensioned

Existing: 7.5" Conventionally Reinforced

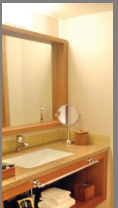
**Structural Engineer:** Tadjer Cohen Edelson Assoc.

WestEnd25 is supported by spread footings. The existing superstructure of WestEnd25 consists of conventionally reinforced concrete with a 20' by 20' column grid. The 1229 and 1231 buildings are connected by a 7" post-tensioned concrete slab. The additional floors maintain the 20' by 20' column grid and primarily have a post-tensioned concrete slab thickness of 6".

## ■ Mechanical, Electrical and Lighting

**MEP Engineers :** GHT Limited

The apartments of WestEnd25 are conditioned by water cooled heat pump unit. To increase efficiency for the public conditioning system, two enthalpy wheels transfer heat between exhaust air and outdoor air. Power will enter WestEnd25 from two locations. The high power, 3 phase 460 Volt, will enter the 1231 building and the low power, 3 phase 240 volt, will enter 1229 building. Apartment lighting utilizes track lighting for kitchens and living areas and recessed fluorescent lighting for bedrooms, bathrooms and walk-in closets.



Note: Pictures and rendering were created by Shalom Baranes Associates and have been provided for the use on Senior Thesis



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