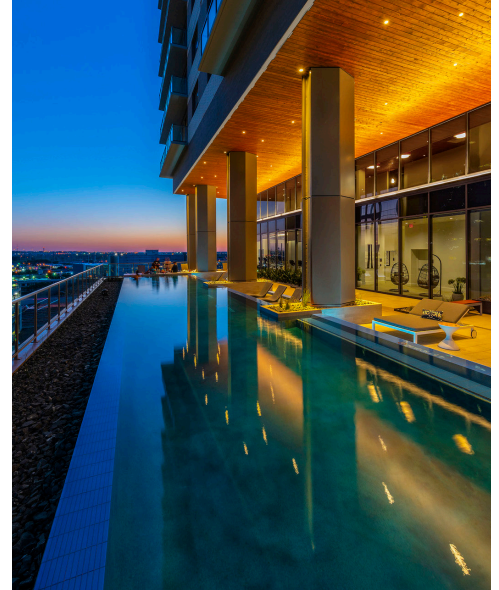


PROJECT EXPERIENCE

THE 23 – VICTORY BLOCK G

DALLAS, TEXAS



YEAR COMPLETED:

June 2018

SQUARE FOOTAGE:

624,263 SF

OWNER:

Lennar Multifamily Communities

ARCHITECTURAL FIRM

Collison RTKL

CONSTRUCTOR:

Archer Western

RLG SERVICES:

Structural Engineering

PROJECT DESCRIPTION /SCOPE:

RLG Consulting Engineers, in partnership with Callison RTKL, and Archer Western provided structural engineering services to The 23 also known as Victory Block G. The mixed-use tower features 285 luxury apartments with 20,000 square feet devoted to retail space on the ground floor. The site also includes a 700-seat, eight-screen movie theater on top of the parking garage. Located in Dallas' up and coming Victory Park neighborhood, the area has seen a rising demand for residential units. The 23 offers studio, 1- and 2-bedroom apartments with penthouse suites lining the top two floors.

Residents have access to amenities throughout the building. The 8th floor features an amenity deck, boasting a high-end fitness center, a pool that overlooks Houston Street, an 8,000-square-foot sun deck, a full-catering kitchen and pizza ovens by the pool.

RLG's team of structural engineers provided engineering services for the main building, parking garage, and cinema shell structure. Two-way flat plate post-tensioned slabs were used throughout the 23-story building to create a larger floor to floor height without adding too much height to the overall building. The 8th floor includes additional beams to support the pool and amenity deck. The tower's lateral system is composed of concrete shear walls at the elevators and stairwells.