



77 K STREET

WASHINGTON, DC

PROJECT TEAM

Owner: Brookfield Properties
Architect: Davis, Carter, Scott, Ltd.
Civil Engineer: Edwards & Kelcey, Inc.
Structural Engineer: Fernandez & Associates
MEP Engineer: Girard Engineering, PC
General Contractor: James G. Davis Construction Corporation

PROJECT FEATURES

Function: Mixed Office & Retail
Size: 344,000 SF
Levels: 3 Below Grade, 11 Above
Construction Schedule: Nov. 2006 – Sept. 2008
Construction Cost: \$41,000,000
Delivery Method: Design-Bid-Build

ARCHITECTURE

Architectural precast, metal panel, and curtainwall glazing facade
View of the Capitol Building to the north
Two-story lobby featuring honed granite floors, white plaster, wood veneer, and granite walls

STRUCTURAL

4'-0" thick mat foundation
10" or 11" reinforced, post-tensioned two-way slab with 4-1/4" drop panels at columns
Structural steel penthouse framing with EIFS exterior

ELECTRICAL & LIGHTING

408/277V and 208/120V system
(3) 4000A switchboards
4000A plug-in feeder busways for distribution
750 KW, 480/277V diesel emergency generator
Outdoor photocell and occupancy sensors to control lighting levels

MECHANICAL

(3) 91,560 CFM rooftop cooling tower units
27,000 CFM air conditioning units at typical levels
VAV boxes in tenant spaces
Wet pipe fire suppression system with a dry pipe system in the garage and loading dock areas



TODD POVELL | CONSTRUCTION MANAGEMENT OPTION

<http://www.engr.psu.edu/ae/thesis/portfolios/2008/tap203>