

Square 320



Project Overview

- Renovation of 4 historic buildings
- Construction of 12-story High End office
- Rejuvenating the District's East End
- Notice to Proceed: June 2006
- Substantial Completion: May 2007
- Total Duration: 23 months
- Currently at 85% Leased Tenants

Project Team

Owner – Douglas Development Corp.
Architect – Pei Cobb Freed & Partners
Engineer – Tadjer Cohen Edelson, Inc.
CM – James G. Davis Construction Corp.

Vital Building Statistics

Size – 302,000 SF Class A Office
74,300 SF Parking
Height – 12-Stories Above Grade
5-Stories Below Grade
Structure – Renovation: Steel Frame w/ Deck
Tower: Concrete
Delivery – Design-Bid-Build

1199 F St. NW Washington, DC



Architecture

Tower - Heavily appointed granite and marble lobby with high-end bathrooms make a strong statement that luxury is what this building can provide any business. Custom curtain-wall is Pei Cobb Freed's signature of design of this Tower.

Renovation - Cleaned and re-appointed brick façade is complemented by new ornamental metal décor that's kept true to its original look.

Structure Systems

Tower

- 11,500sf caissons supporting 4" slab on grade base
- 8" slabs, 5 below grade & 12 above grade
- post-tensioned beams for full span & open floor plan

Renovation

- steel frame supporting historic load bearing terracotta floor
- steel beams connecting both bldgs creating atrium

Lighting & Electrical Systems

Tower

- Grid of 32W T-8s with CCT of 6000K for high energy light

Switchboards

- A: 3000A & B: 4000A with 480/277V, 3Ø, 100K A.I.C.

Emergency Generators

- 600 kW, 480/277V, 3Ø
- 4 W Diesel GENSET w/ 50 Gal. Day Tank

Mechanical Systems

Cooling Tower

- 2x 1800 GPM, 149,090 CFM, 2x 10 kW heaters

Water Cooled AC Units

- 13 VAV units: 11x Trane SCWFP, 2x Mammoth VVW
- 766-GXC & 644-GXM

Michael Webb – Construction Management

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