



## 1000 CONNECTICUT AVENUE, NW OFFICE BUILDING WASHINGTON DC

Gea Johnson | Structural Option

### GENERAL INFORMATION

<b>Function:</b>	Office/Retail/Parking Garage
<b>Size:</b>	555,000 SF (370,000 SF above grade and 185,000 below grade)
<b>Height:</b>	130 feet
<b>Construction:</b>	September 2009-February 2012
<b>Construction Cost:</b>	\$60 million
<b>Delivery Method:</b>	Design-Bid-Build

### Project Team

<b>General Contractor:</b>	Clark Construction Group
<b>Architect-of-Record:</b>	WDG Architecture
<b>Design Architect:</b>	Pei Cobb Freed and Partners
<b>MEP:</b>	Girard Engineering
<b>Structural:</b>	SK&A Structural Engineers
<b>Civil:</b>	VIKA, Inc
<b>Owner</b>	
<b>Representative:</b>	MJ Tyler and Associates

### Structural

- Foundation:**
- Shallow foundation consisting of spread footings, strap beams, and 5" thick slab on grade
- Superstructure:**
- Typical floor consists of an 8" thick two-way flat slab with drop panels
  - Framing system is composed of reinforced concrete columns with an average 30'x30' column spacing
  - Reinforced concrete moment frame lateral system comprised of two-way flat slab and concrete columns

### ARCHITECTURE

- Retail located on first level
- Two story intricate lobby space with Carrera marble and Chelmsford granite flooring and European white oak wood screens
- Office space located on levels 2-12
- Roof-top terrace with a green roof
- Curtain wall exterior façade comprised of stainless steel clad aluminum, floor to ceiling glass windows, and stone curtain panel wall units
- Combination of tall story heights and continuous floor to ceiling glass façade enables natural daylight to enter the building space
- Four levels of underground parking



Perspective of lobby



Perspective of typical office with floor to ceiling windows



Perspective of roof-top terrace with green roof

### MEP Systems

- HVAC:**
- Direct digital automatic temperature control
  - Separate cooling loop on each floor
  - Minimum one VAV per 450 SF for perimeter zones and one per 1,000 SF for interior zones supplemental cooling
- Lighting/Electrical:**
- 460/265 volt high voltage; 208/120 volt low voltage
  - 7 watts per rentable SF
  - Uses Fluorescent, Metal Halide and LED lighting