The Regent
950 N. Glebe Road, Arlington, VA

Kristin Ruth
Structural Option

General Building Information

- Size: 265,243 SF (Tower)
  158,889 SF (Garage)
- Height: 176.32 FT
- Building Code: 2000 ICC International Building Code
- Zoning: C-O-2.5
- Number of Stories:
  Above Grade – 12
  Below Grade – 3
- Dates of Construction:
  Notice to Proceed – 1 – 5 - 05
  Substantial Completion – 7 – 5 - 06
  Final Completion – 9 – 5 - 06
- Cost: Approximately $32,000,000

Primary Project Team

- Owner: JBG/950 N. Glebe, Ltd. Partnership
- Architect: Cooper Carry Architects
- Contractor: Glen Construction Company
- Structural Engineer: Structural Design Group, Ltd.
- MEP Engineer: Tolk, Inc.
- Civil Engineer: VIKA, Inc.
- Landscape Architect: Parker Rodriquez
- Traffic Consultant: Wells and Associates, LLC

Structural

- Parking Garage: Concrete columns, girders, beams, and slab
- Superstructure: Steel framing
- Tower Floors: Concrete slab on metal deck
- Envelope: Glass curtain wall and precast panels
- Lateral Force Resisting System: Five central braced frames

Architecture

- 3 level concrete Parking Garage below grade
- 1st level Retail space
- 11 stories of Office space on levels 2 - 12
- Roof terrace access from the 2nd level
- Office levels are open floor plans with a typical central core
- Elevators: 6 tower elevators, 2 parking garage elevators
- Fire Protection: Building is fully sprinklered

Lighting

- Exterior Lighting: Uplights accenting the top of the building
- Interior Lighting: Wall washers and sconces, TIR LED lighting, uplights, cove lighting, recessed lighting, linear strip lighting, and spotlights
- Ground Lighting: Floodlights, bollards, and 12' pole grade fixtures along the sidewalk
- Garage Lighting: Fluorescent strip fixtures wall and ceiling mounted

Electrical

- Power enters two main switchboards each connecting to their respective distribution centers and busways that feed the upper floor panels
- Power distribution: 480/277V and 208/120V
- Emergency power: 400KW (500KVA) standby generator 3 phase, 4 wire, 277/480V, 0.8PF connected to four automatic transfer switches

Construction

- Type 1A Construction
- Delivery Method: Design – Bid – Build
- Steel piles and wood lagging used during excavation
- Cranes used on site for concrete, steel, and precast erection

Mechanical

- VAV System
- Sunken Mechanical Roof Penthouse houses two cooling towers, outdoor air handling unit - OAHU-1, air handling unit - AHU-PH-1, a condenser water filtration system, two compression tanks, two hot water pumps, two hot water boilers, electric unit heaters, and an exhaust fan
- Central Plant houses two water chilling units, a plate-type heat exchanger, a chilled water pump, two condenser water pumps, two condenser water tenant pumps, air handling units - AHU-1-1 and AHU-1-2, and a condenser water treatment system

CPEP: http://www.arche.psu.edu/thesis/eportfolio/current/portfolios/kdr136/