



National Harbor Building M

120 Waterfront Street, Oxon Hill, MD

Building Information

- **Size:** 81,801 SF (14,688 Retail, 67,133 Office)
- **Height:** 5 stories - 73'-4", additional 14'-4" light tower
- **Construction Dates:** March '07 - February '08
- **Cost:** 9.5 Million
- **Project Delivery:** Negotiated Price/ Guaranteed Maximum Price

Project Team

- **Owner/Developer:** The Peterson Companies/ National Harbor
- **Architect:** Hickok Cole Architects
- **Structural Engineer:** Structural Design Group
- **MEP Engineer:** Allen and Shariff
- **Lighting Consultant:** Horton, Lees, Brogden Lighting Design
- **Contractor:** Coakley Williams Construction

Architecture

- Combination of red modular brick, precast panels, and 1" thick insulated window systems
- Geometrically recessed/ cantilevered corner configurations
- 26'x26'x15' high Architectural roof light tower
- Steel cantilevered entrance canopies

Structural

- 3-1/4" LWC slab on 3" 20 gauge composite steel deck
- Flat roof system with 3" 18 gauge wide rib galvanized sloping steel roof deck
- 4-1/2" NWC slab on 3" 18 gauge composite steel deck at rooftop penthouse slab
- Combination of Braced Frame, Moment Frame, and Masonry Shear Wall lateral force resisting system.
- 4" reinforced slab on grade supported by 14" square precast prestressed concrete piles.
- 4" expansion joint running the length of the building separating adjacent parking garage



Mechanical

- 4 (17500 CFM) RTU's serving floors 2-5
- 2 Split AC AHU's serving lobby on 1st floor
- Connections for future 1st floor tenants available for tie-in to existing system

Lighting/ Electrical

- 265/460V 3 Phase, 4 Wire system
- 1000 A rated vertical plug-in busway including 100% Neutral and 50% integral ground wires
- Architectural Light Tower lit by 4 sets of 2 lamp 48" fluorescent fixtures on the interior and by 4 sets of 2'x2' recessed fluorescent fixtures on the exterior