



Office Building*

Washington, DC

Nick Szakelyhidi — Structural — 2005



Primary Project Team

Owner – Louis Dreyfus Property Group
CM – Centex Construction
Architect – Kevin Roche John Dinkeloo and Associates
Electrical – Truland Systems Corporation
MEP/Fire Protection – Tolk, Inc
Structural – Tadjer-Cohen-Edelson Associates, Inc

General

- Urban Class A Office Building
 - Multi-Use Design
- 382,091 Square feet above grade
- 12 Stories with 3 underground parking levels
 - To be completed Mid 2007
 - Design-Bid-Build Contract
- 50 Million Dollar Estimated Project Cost

Structure

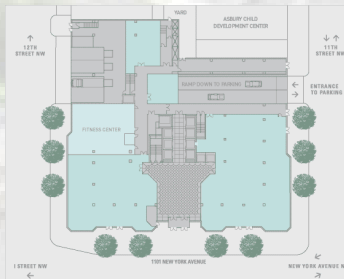
- Interior concrete piers with reinforced concrete columns
- 12" Two-Way PT Concrete slabs on main floors
- Perimeter curb strip footing
- Mixed office occupancy load
- 20" cantilever above 1st floor
- Column free facade

Architecture

- Colorless glass façade
- No columns visible from exterior
- 11 foot uninterrupted windows
 - High quality finishes
 - Dark granite base
- LEED rated design

MEP

- 8 watts/square foot power availability
- High speed fiber optic connections
- Variable air volume (VAV) system
- Independent tenant climate controls
- Prevailing natural light supplemented with fluorescent and recessed incandescent
- LEED rated enclosure
- 7 passenger and 1 freight elevators



* Building specifics withheld at owners request



ARCHITECTURAL ENGINEERING

<http://www.arche.psu.edu/thesis/eportfolio/current/portfolios/nss131/>