

AIA HEADQUARTERS RENEWAL

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VICINITY MAP (NTS)

COVER SHEET

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

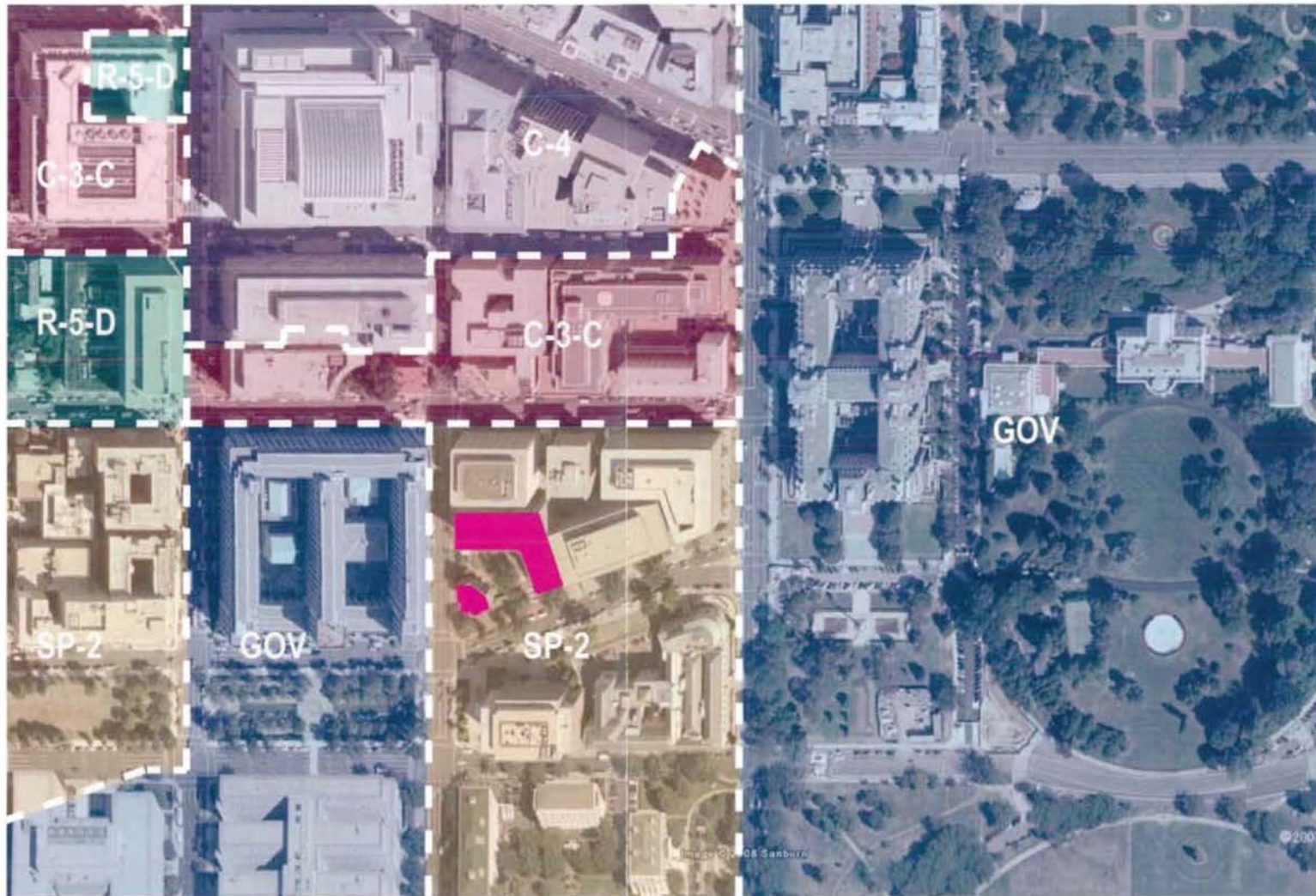
Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale:

ZA0.0



MAP OF ZONING DISTRICTS

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: N.T.S.

ZA0.1

ZONING - TABULATION OF DEVELOPMENT DATA

	SP-2	C-3-C PUD Standards	Existing Specifications	Project Specifications
Lot Area	15,000 sq. ft. (PUD)	15,000 sq. ft. (PUD)	39,546 sq. ft.	39,546 sq. ft.
Total FAR	6.0 for residential 3.5 for commercial 6.5 for residential (PUD) 4.5 for commercial (PUD)	6.5 for commercial 8.0 for commercial (PUD)	4.54	4.51
Gross Floor Area	103,588 sq. ft.	316,368 sq. ft.	134,187 sq. ft.	133,227 sq. ft.
Height	90 ft. max (MOR + PUD)	90 ft. 130 ft. (PUD)	86.6 ft.	86.6 ft.
Lot Occupancy	80%	100%	71%	71%
Court	Not required (3" per ft. of height from lowest level of court; not < 12 ft., if provided)	Not required (3" per ft. of height from lowest level of court; not < 12 ft., if provided)	Not required	Not required
Side Yard Setback	Not required (2" per ft. of bldg ht; not < 8 ft., if provided)	Not required (2" per ft. of bldg ht; not < 6 ft., if provided)	Not required	Not required
Rear Yard Setback	2.5 in. depth per ft. of vertical distance from the mean finished grade minimum	23 ft. (2.5" per ft of bldg ht; not < 12ft)	None	None
Penthouse Height	18.5 ft.	18.5 ft.	15 ft.	20.6 ft.
Parking Ratio	Office use: 1 space for every 1,800 sq. ft. beyond 2,000 sq. ft. = 46 spaces	Office use = 1 space for every 1,800 sq. ft. beyond 2,000 sq. ft. = 46 spaces Retail use = 1 space for every 750 sq. ft. beyond 3,000 sq. ft. = 1 space	74 total spaces	74 total spaces

ZONING TABULATION

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: N/A

ZA0.2

EASEMENT FOR
UNDERGROUND AND AIR
RIGHTS

10'-0"

LOADING DOCK

PROPOSED PENTHOUSE

PROPOSED PENTHOUSE
SCREEN WALL

EXISTING SMOKE HOUSE

PROPERTY LINE

OCTAGON

18TH STREET

GARAGE ENTRANCE

NEW YORK AVENUE

PROPOSED SITE PLAN

AIA 21st Century Workplace
A Demonstration of Integrated Project Delivery

Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: 1" = 40'-0"

ZA0.3



FRONTAGE ALONG NEW YORK AVENUE



AIA HEADQUARTERS AND OCTAGON FROM NEW YORK AVENUE



PLAZA FROM 18TH STREET



BOARD ROOM FROM PLAZA



PLAZA FROM OCTAGON

EXISTING PHOTOGRAPHS

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 3/06/09

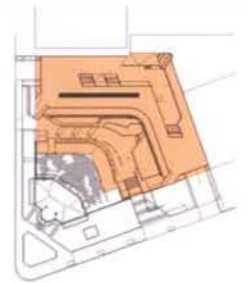
Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: N/A

ZA0.4

1
ZA3.0



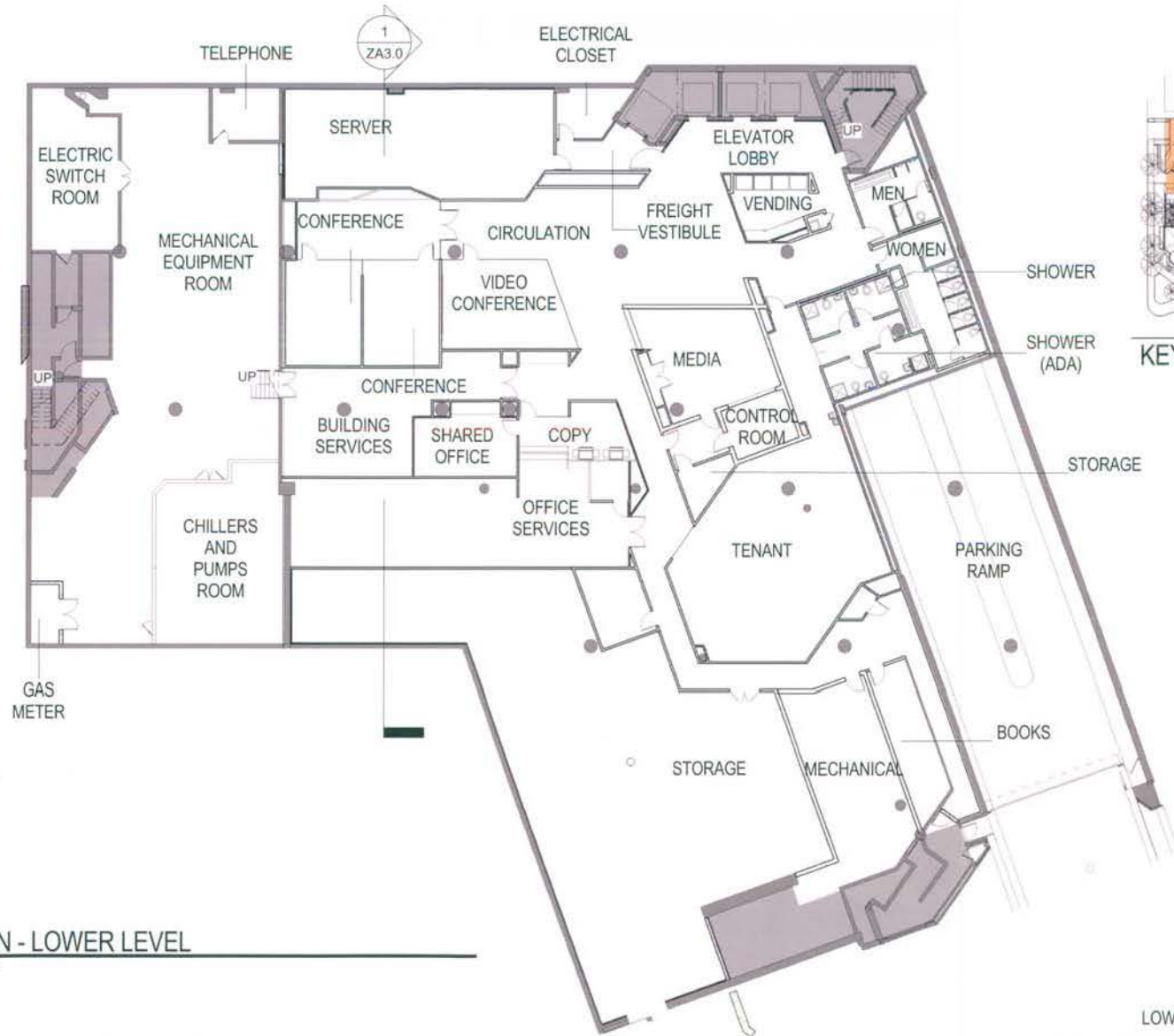
KEY PLAN



TOTAL PARKING SPACES (PROPOSED): 74
TOTAL PARKING SPACES (EXISTING): 74

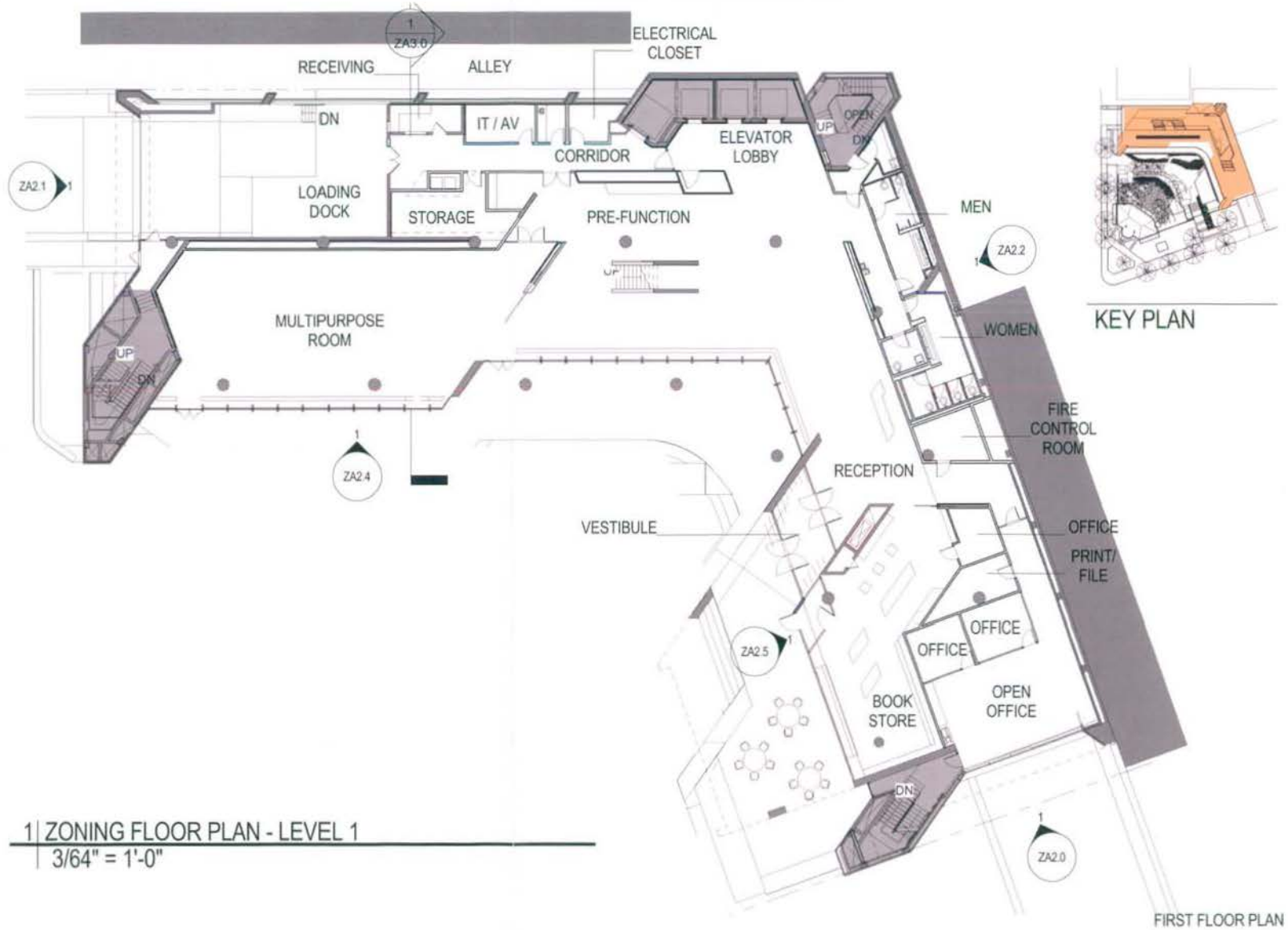
1 | FLOOR PLAN - PARKING LEVEL
3/64" = 1'-0"

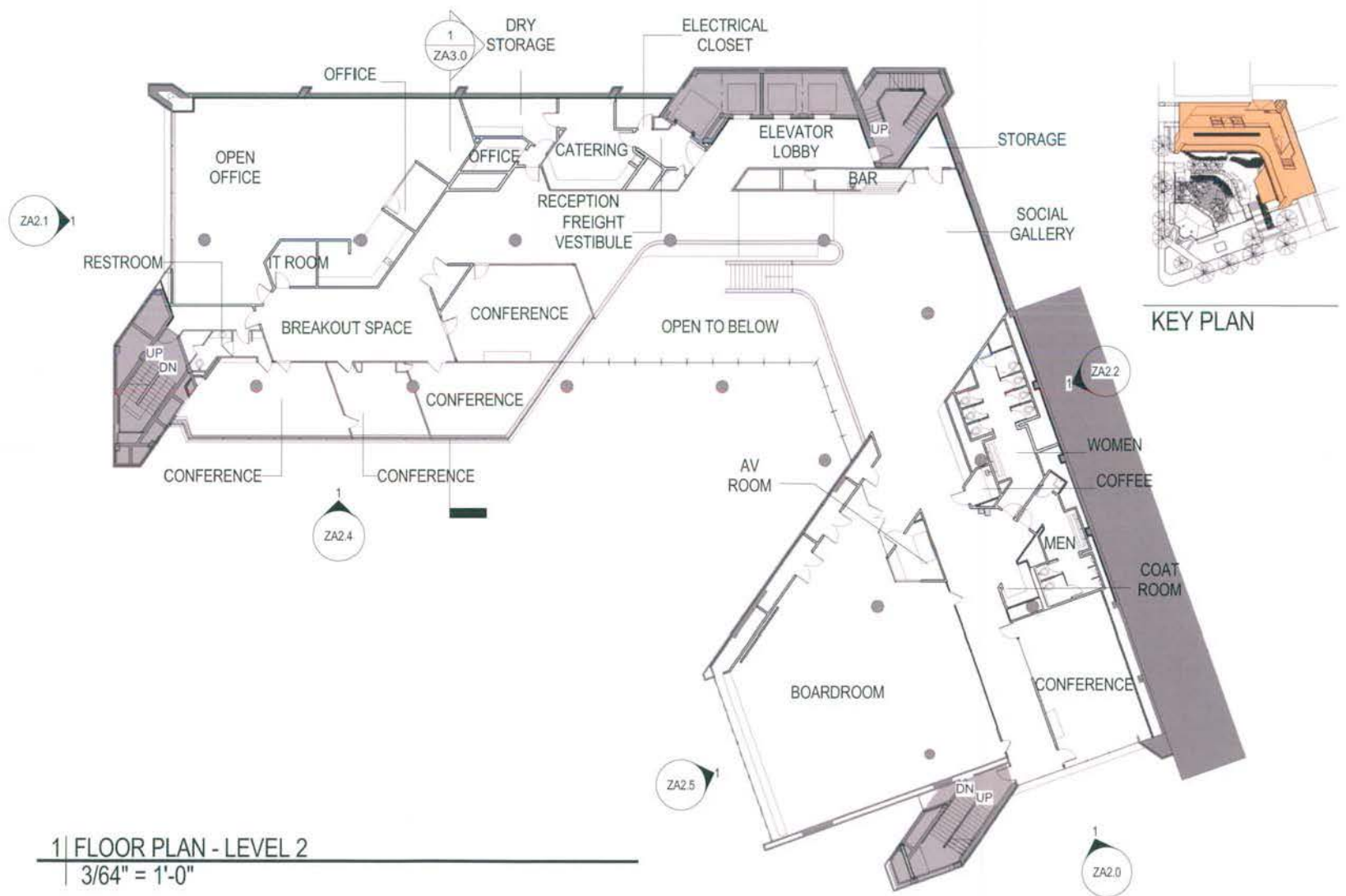
PARKING PLAN



1 | FLOOR PLAN - LOWER LEVEL
 3/64" = 1'-0"

LOWER LEVEL FLOOR PLAN





SECOND FLOOR PLAN

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

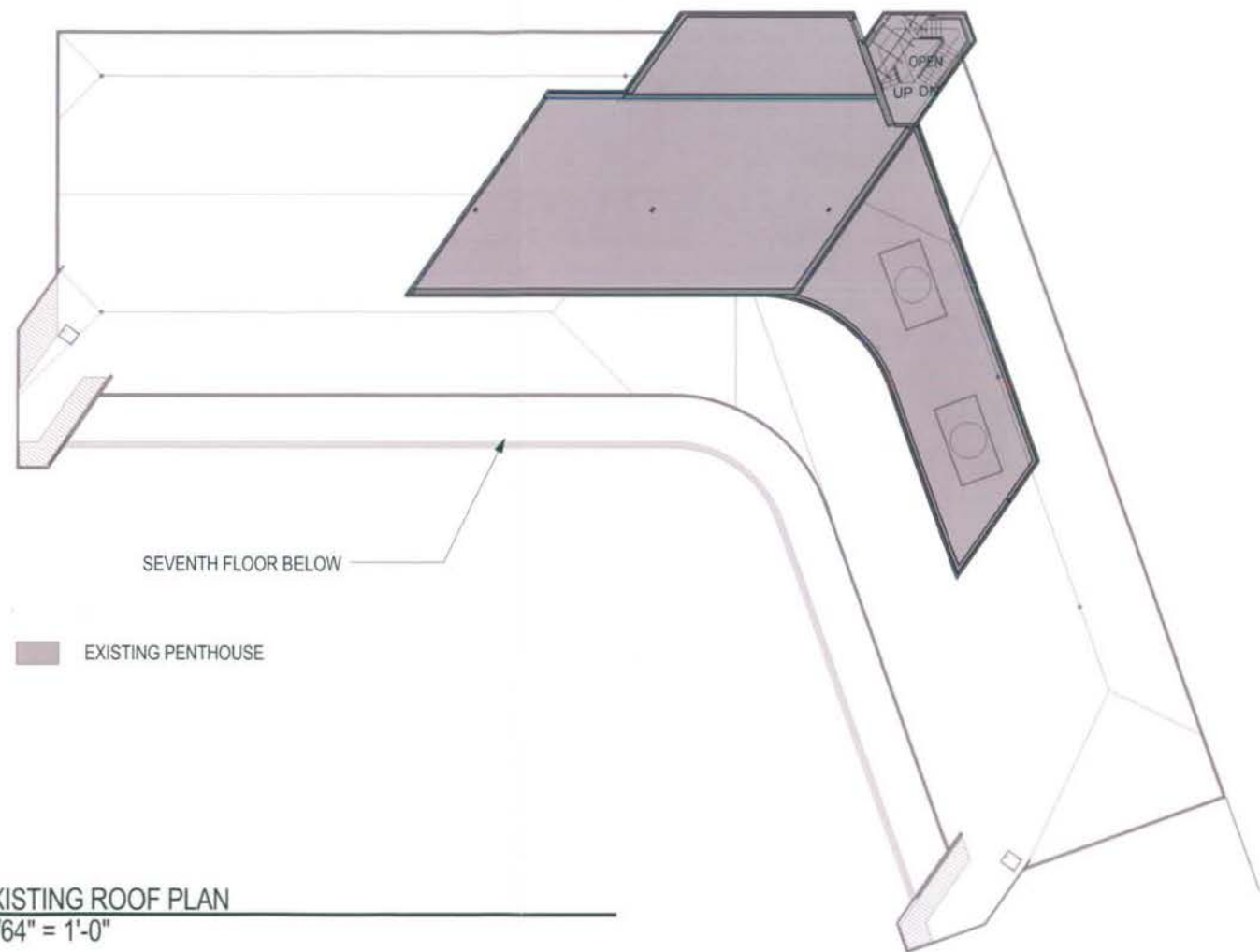
Date: 3/06/09

Reference: ZONING SUBMISSION

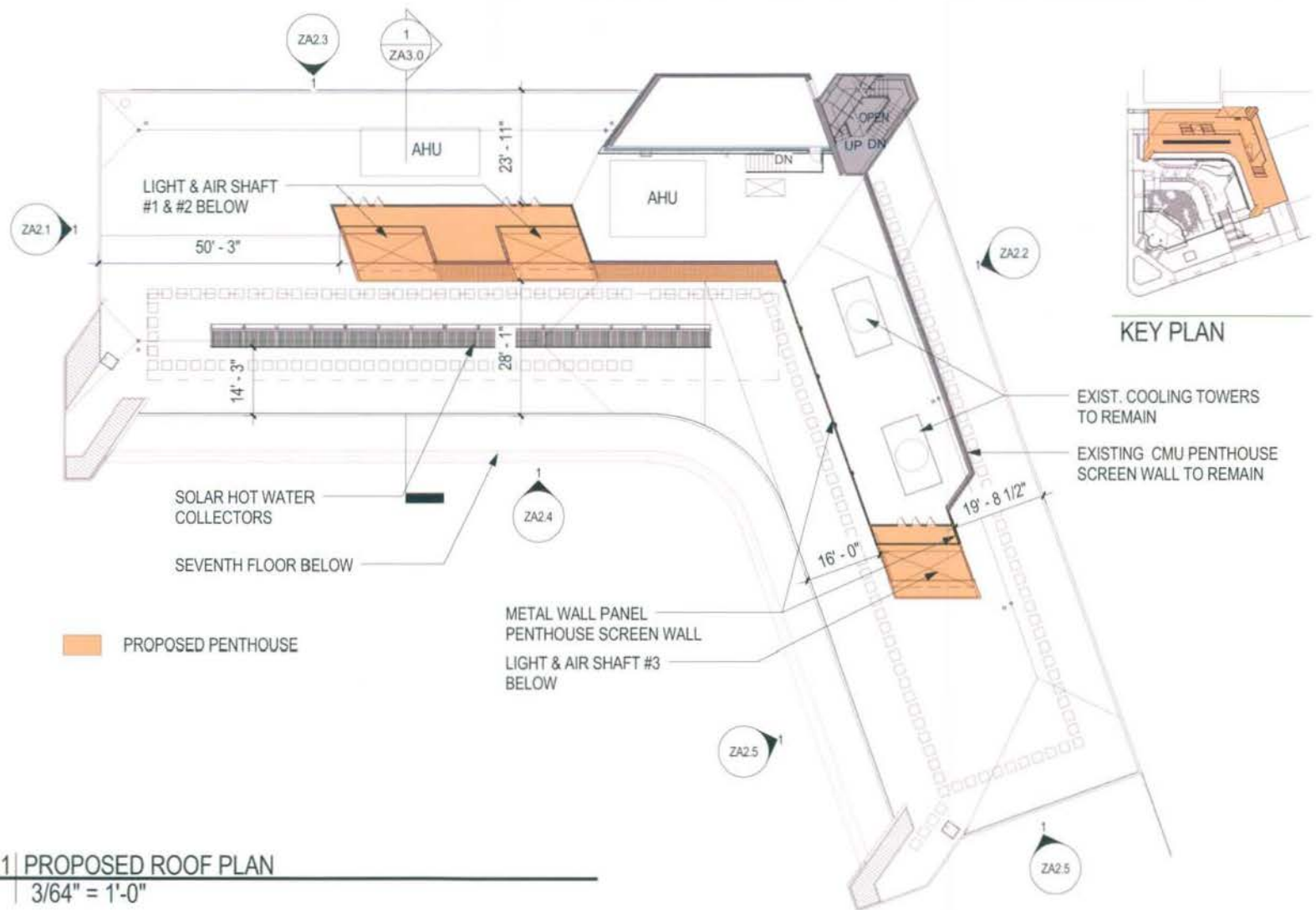
Job No: 07230.00

Scale: As indicated

ZA1.3

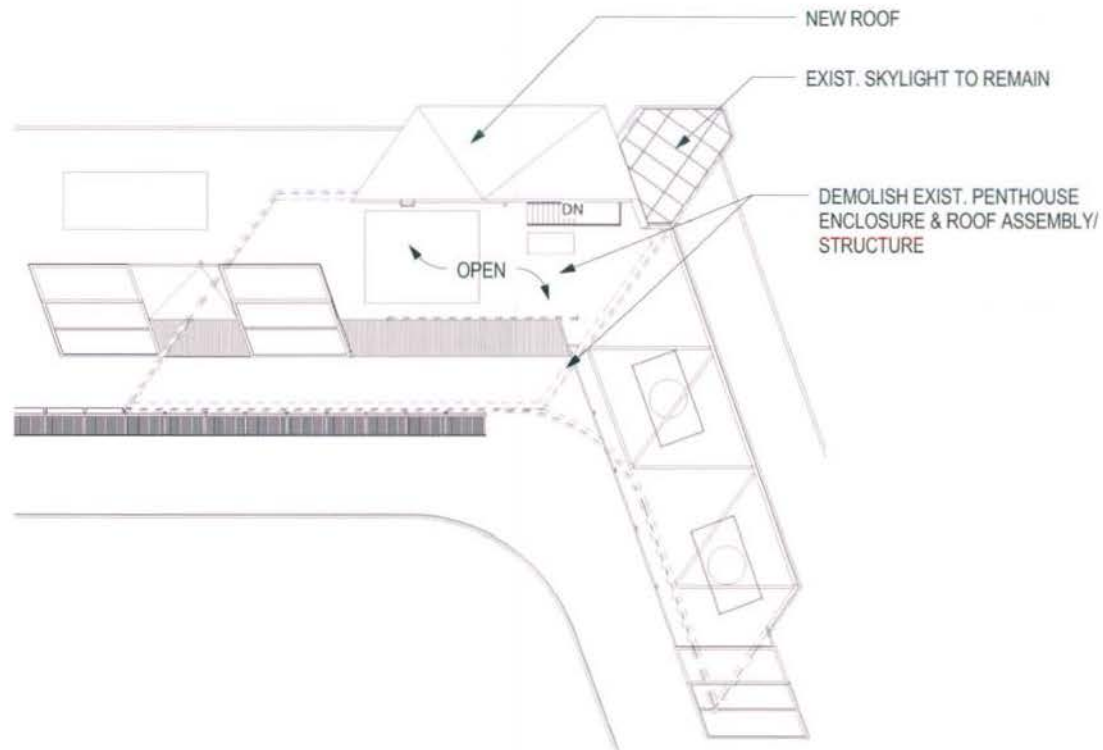


EXISTING ROOF PLAN



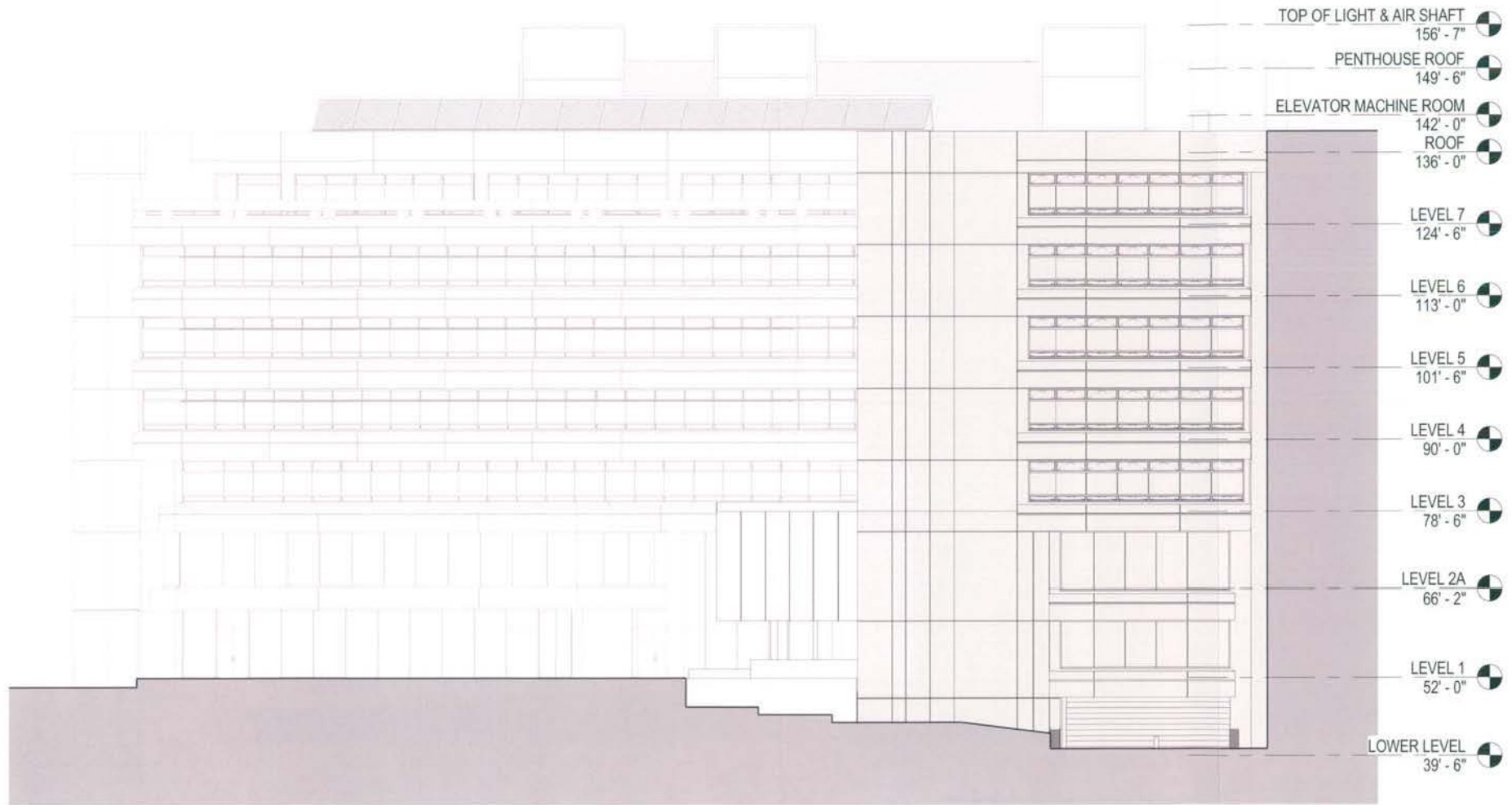
1 | PROPOSED ROOF PLAN
3/64" = 1'-0"

PROPOSED ROOF PLAN



1 | ZONING - PENTHOUSE ROOF
 3/64" = 1'-0"

PENTHOUSE PLAN



1 | EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

EXTERIOR ELEVATIONS

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Reference: ZONING SUBMISSION

Job No: 07230.00

Date: 3/06/09

Scale: 1/16" = 1'-0"

ZA2.0



1 | EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

EXTERIOR ELEVATIONS

AIA 21st Century Workplace
A Demonstration of Integrated Project Delivery

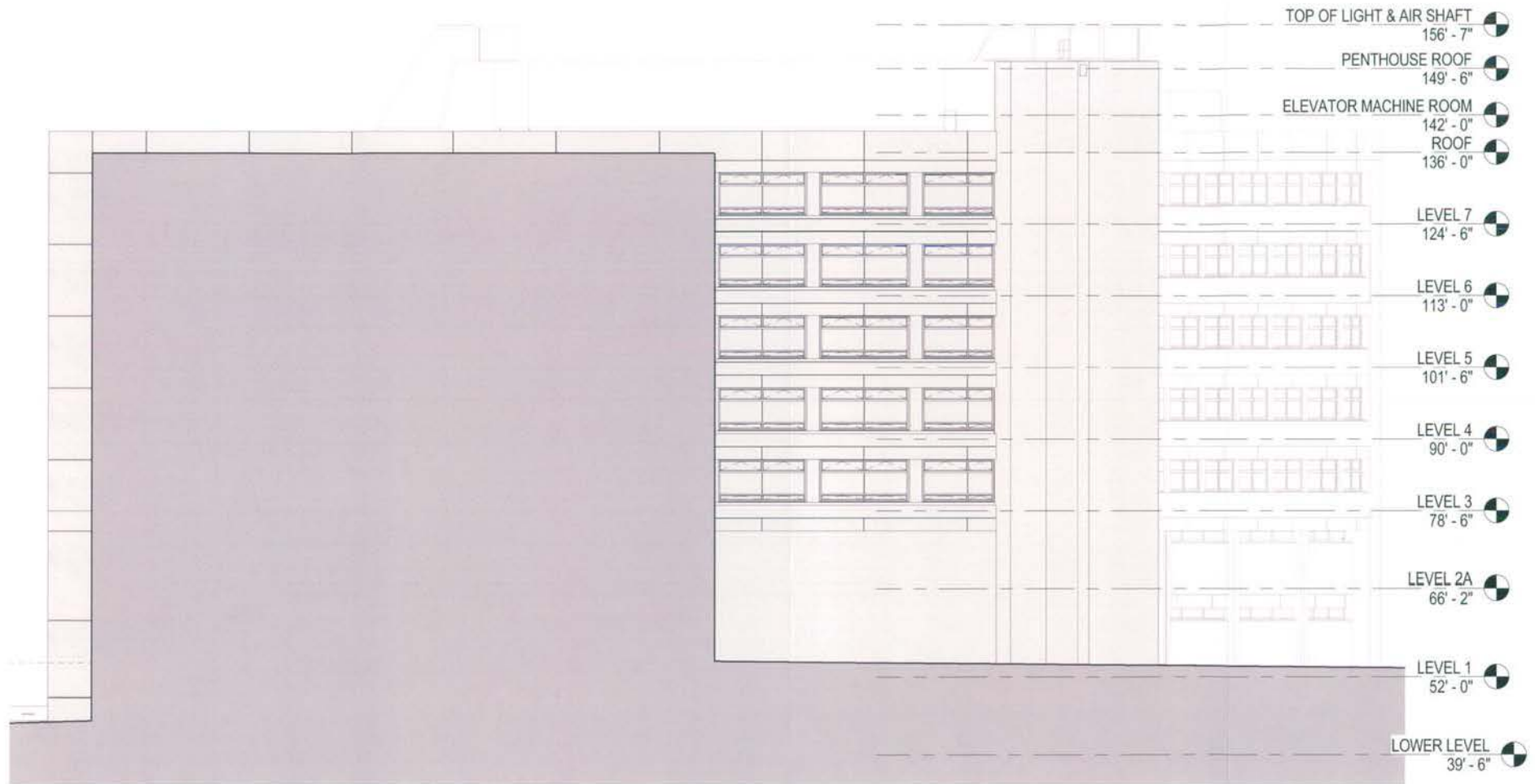
Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: 1/16" = 1'-0"

ZA2.1



1| EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

EXTERIOR ELEVATIONS

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

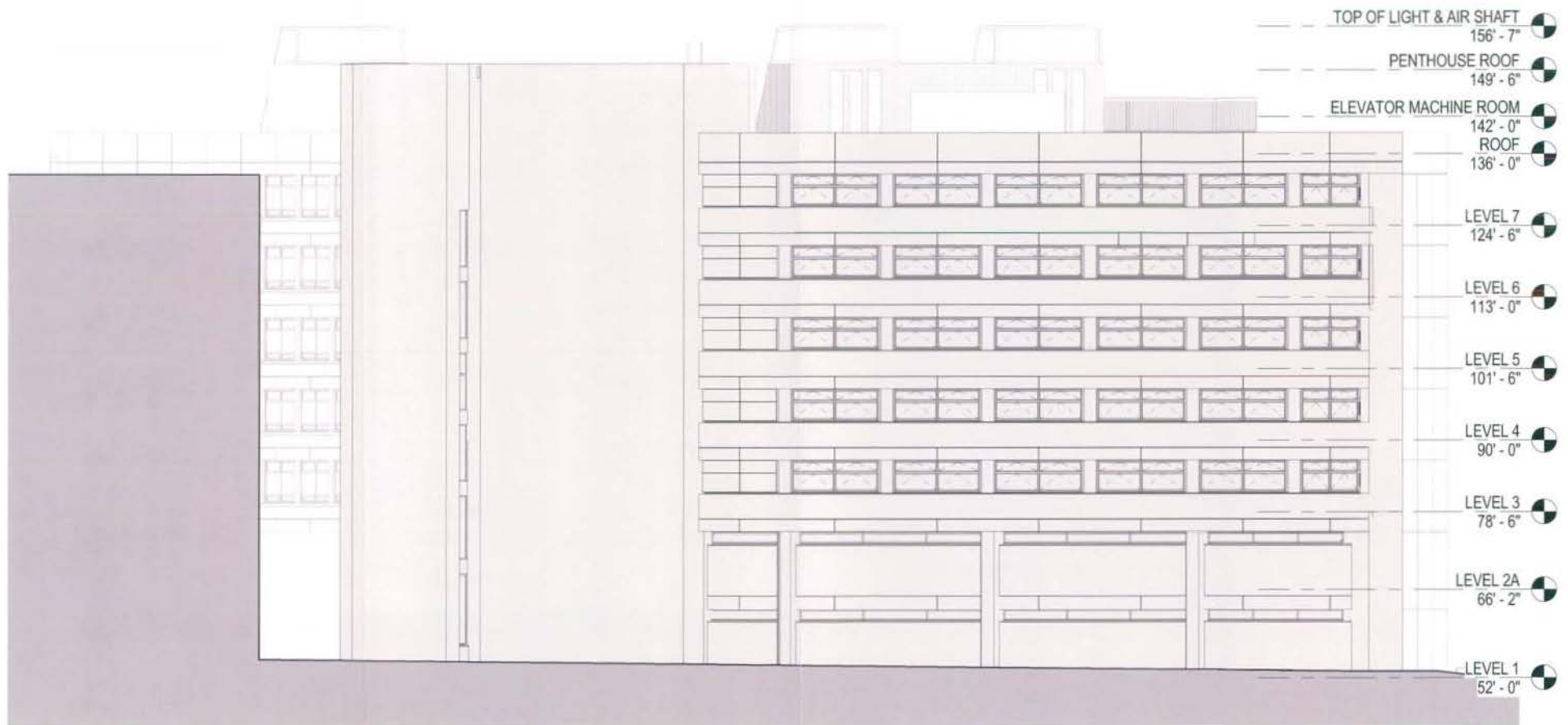
Reference: ZONING SUBMISSION

Job No: 07230.00

Date: 3/06/09

Scale: 1/16" = 1'-0"

ZA2.2



1 | EXTERIOR ELEVATION - NORTH

1/16" = 1'-0"

EXTERIOR ELEVATIONS

AIA 21st Century Workplace
 A Demonstration of Integrated Project Delivery

Reference: ZONING SUBMISSION

Job No: 07230.00

Date: 3/06/09

Scale: 1/16" = 1'-0"

ZA2.3

TOP OF LIGHT & AIR SHAFT
156' - 7"

PENTHOUSE ROOF
149' - 6"

ELEVATOR MACHINE ROOM
142' - 0"

ROOF
136' - 0"

LEVEL 7
124' - 6"

LEVEL 6
113' - 0"

LEVEL 5
101' - 6"

LEVEL 4
90' - 0"

LEVEL 3
78' - 6"

LEVEL 2B
64' - 4"

LEVEL 1
52' - 0"



1 | +EXTERIOR ELEVATION - SOUTH GARDEN
1/16" = 1'-0"

EXTERIOR ELEVATIONS

AIA 21st Century Workplace
A Demonstration of Integrated Project Delivery

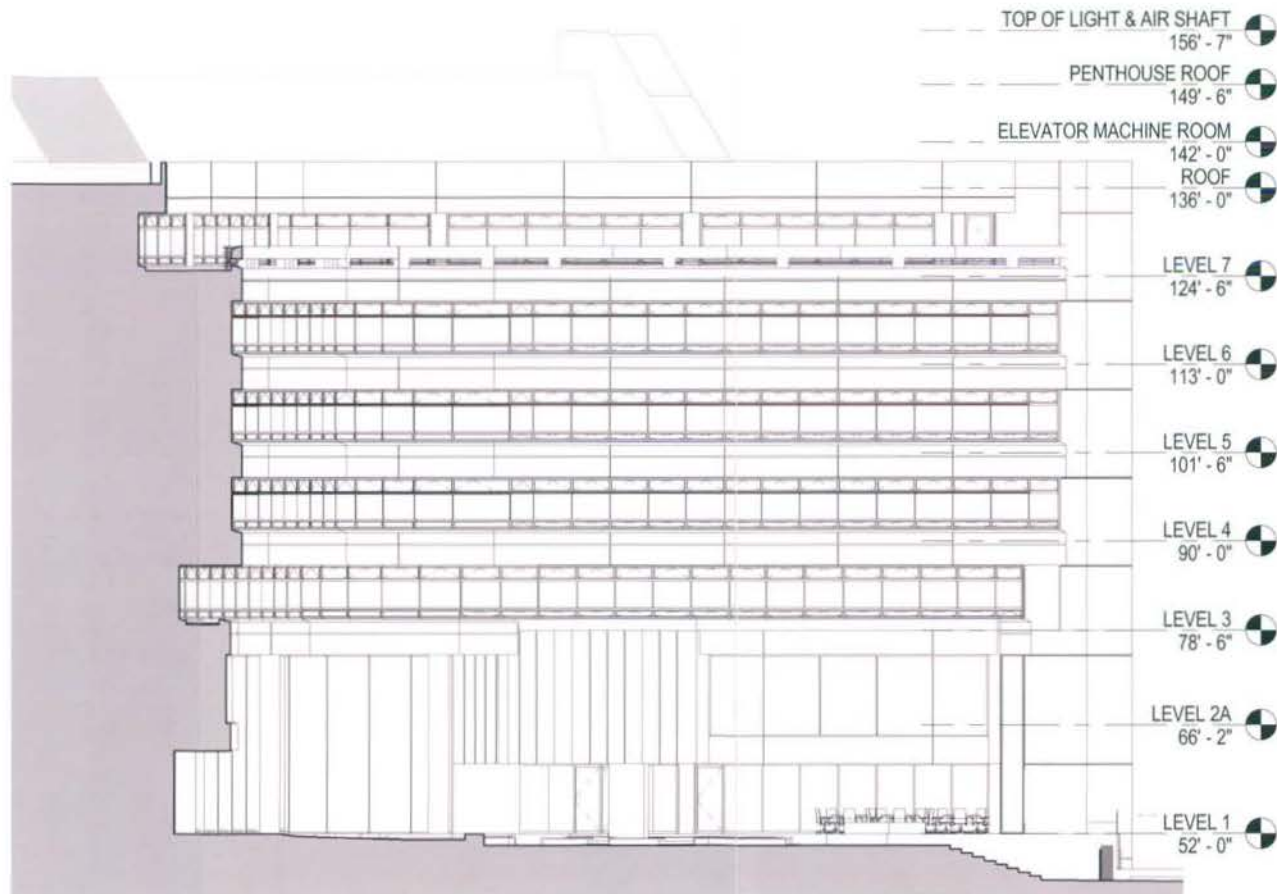
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Job No: 07230.00

Date: 3/06/09

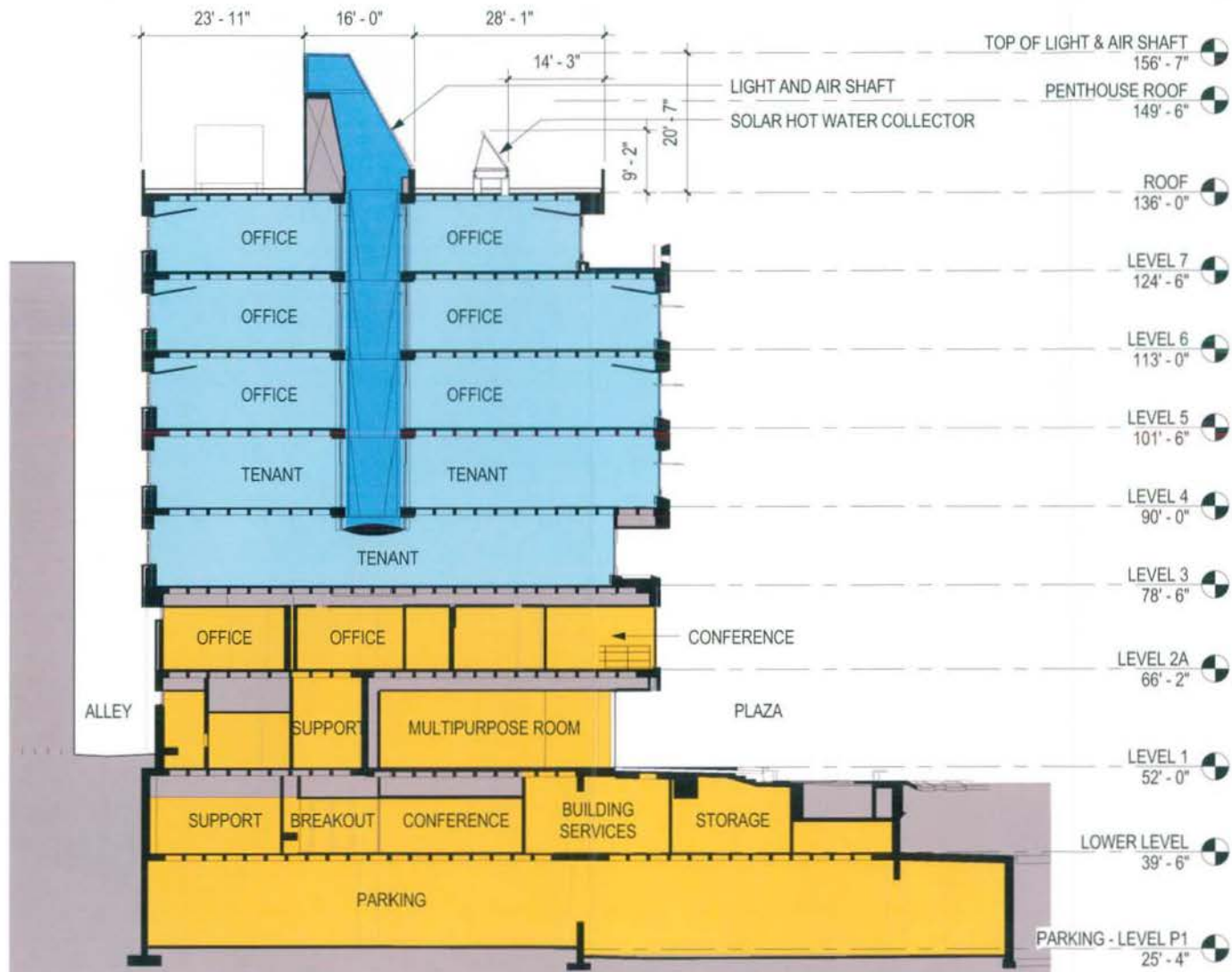
Scale: 1/16" = 1'-0"

ZA2.4



1| EXTERIOR ELEVATIONS - SOUTH-WEST GARDEN
1/16" = 1'-0"

EXTERIOR ELEVATIONS



1 | BUILDING SECTION - SHAFT CONCEPT
1/16" = 1'-0"

BUILDING SECTION

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

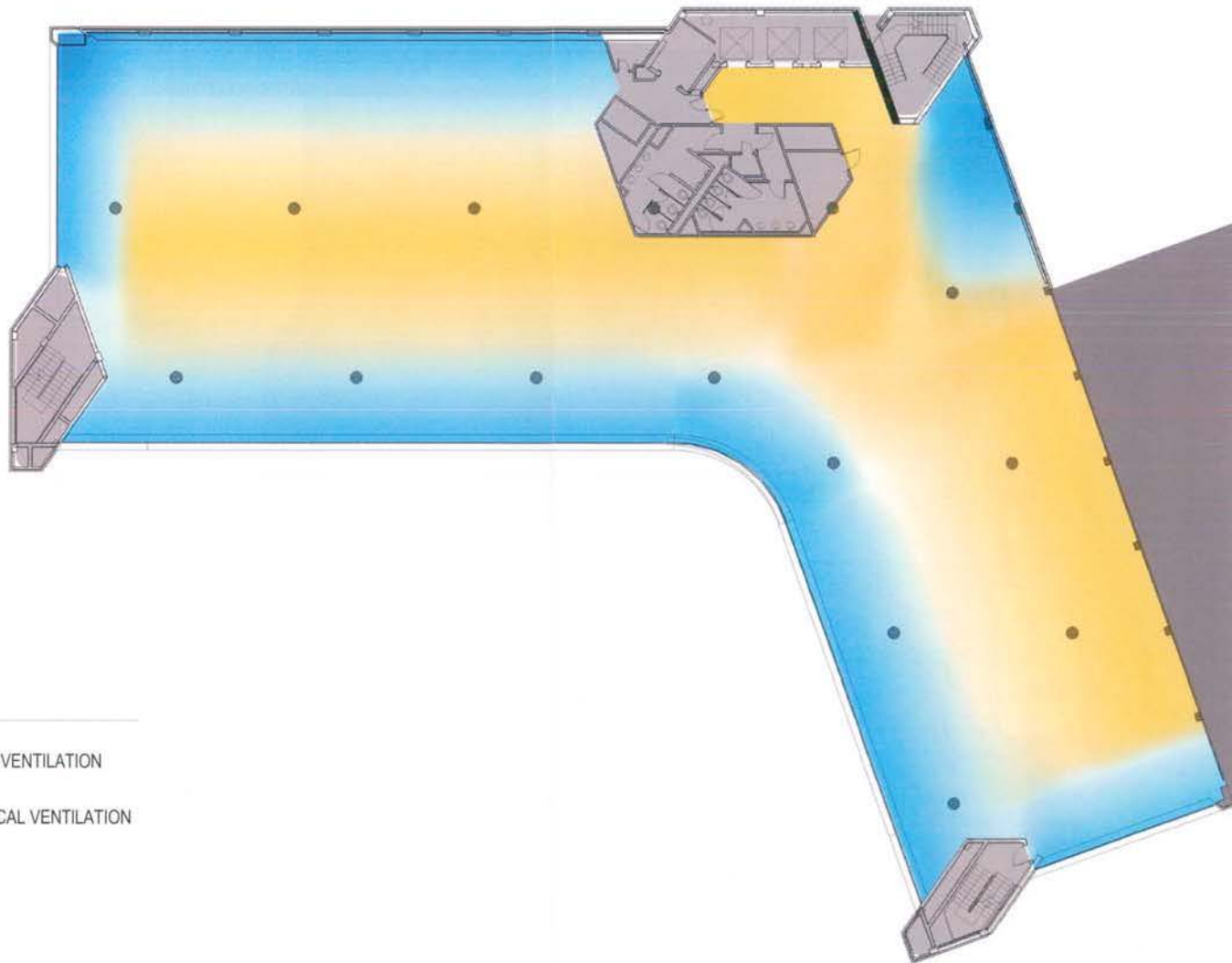
Date: 3/08/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: 1/16" = 1'-0"

ZA3.0



LEGEND



NATURAL VENTILATION



MECHANICAL VENTILATION

SINGLE-SIDED NATURAL VENTILATION DIAGRAM

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

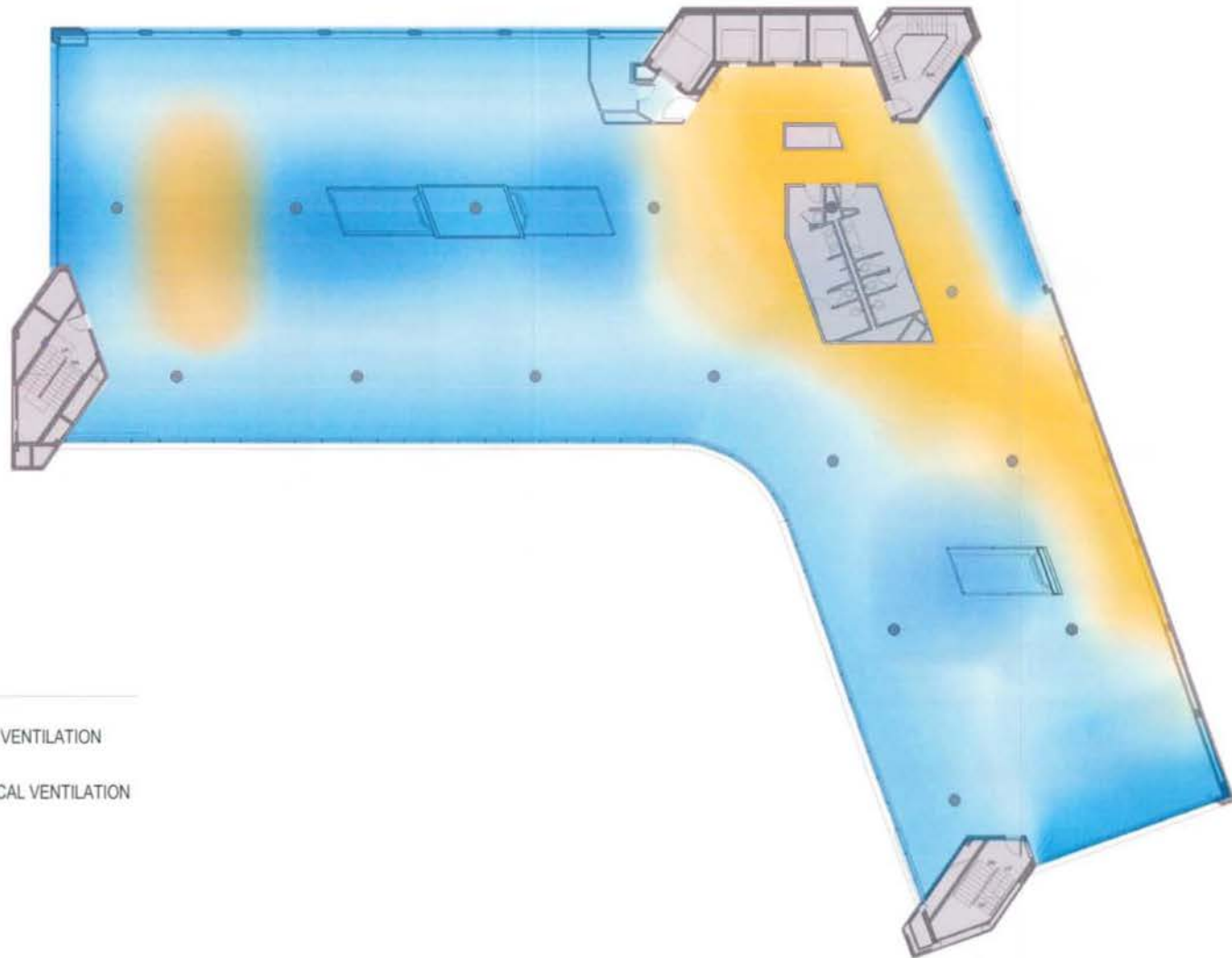
Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: 1/8"=1'-0"

ZA3.1



LEGEND

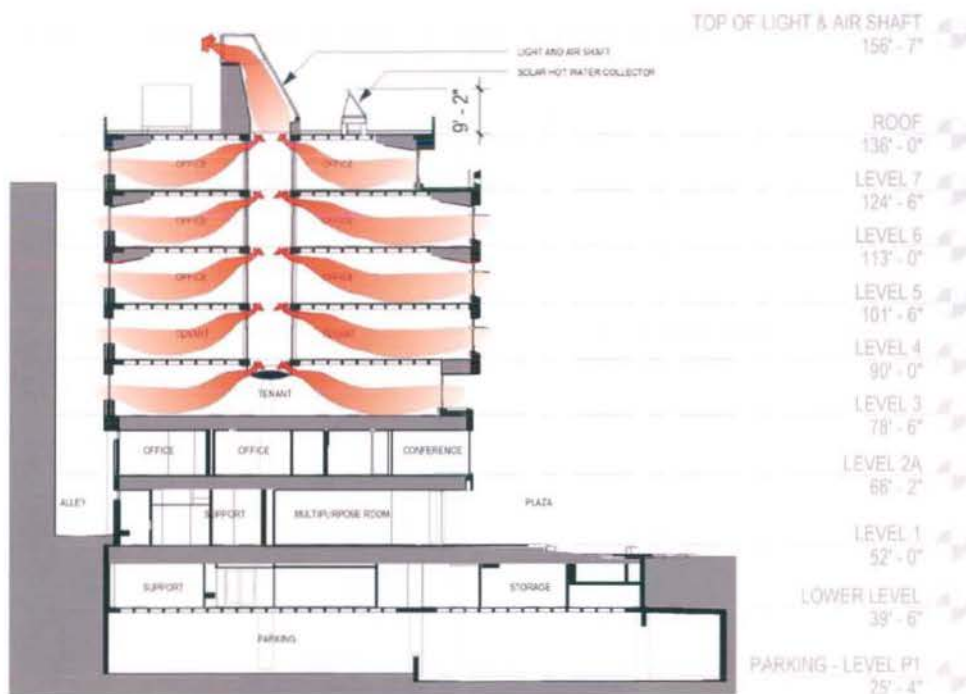


NATURAL VENTILATION

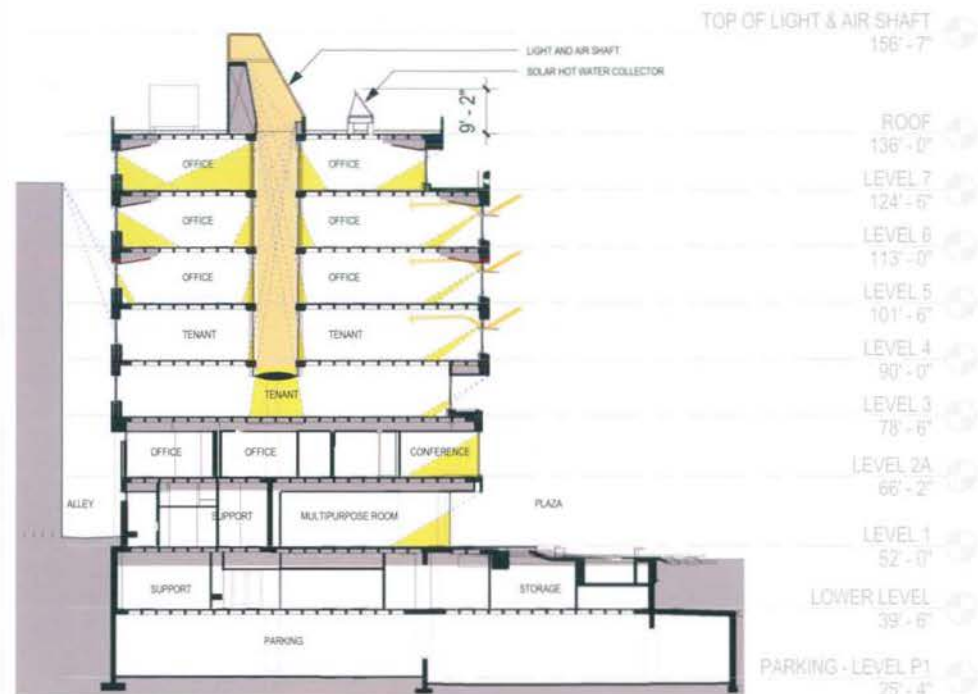


MECHANICAL VENTILATION

STACK NATURAL VENTILATION DIAGRAM



NATURAL VENTILATION



DAYLIGHTING

NATURAL VENTILATION & DAYLIGHTING SECTION DIAGRAM

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

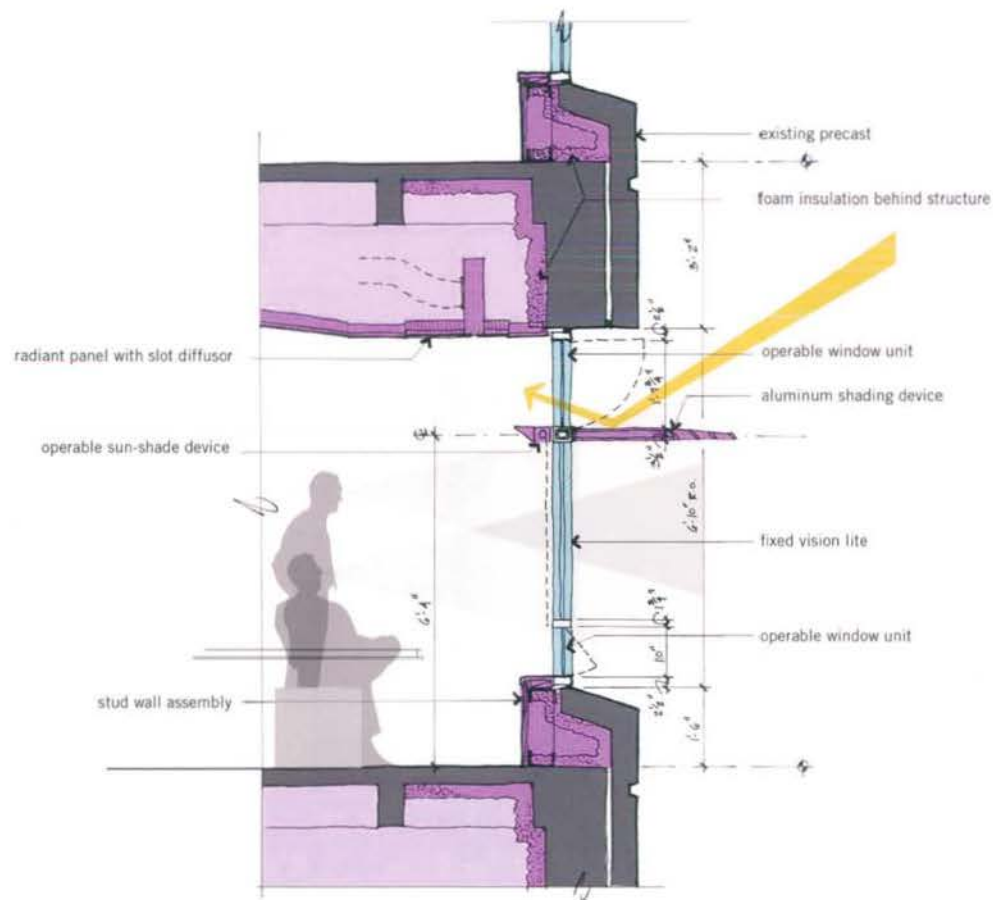
Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: As indicated

ZA3.3



TYPICAL SECTION



VIEW

OPERABLE WINDOWS

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

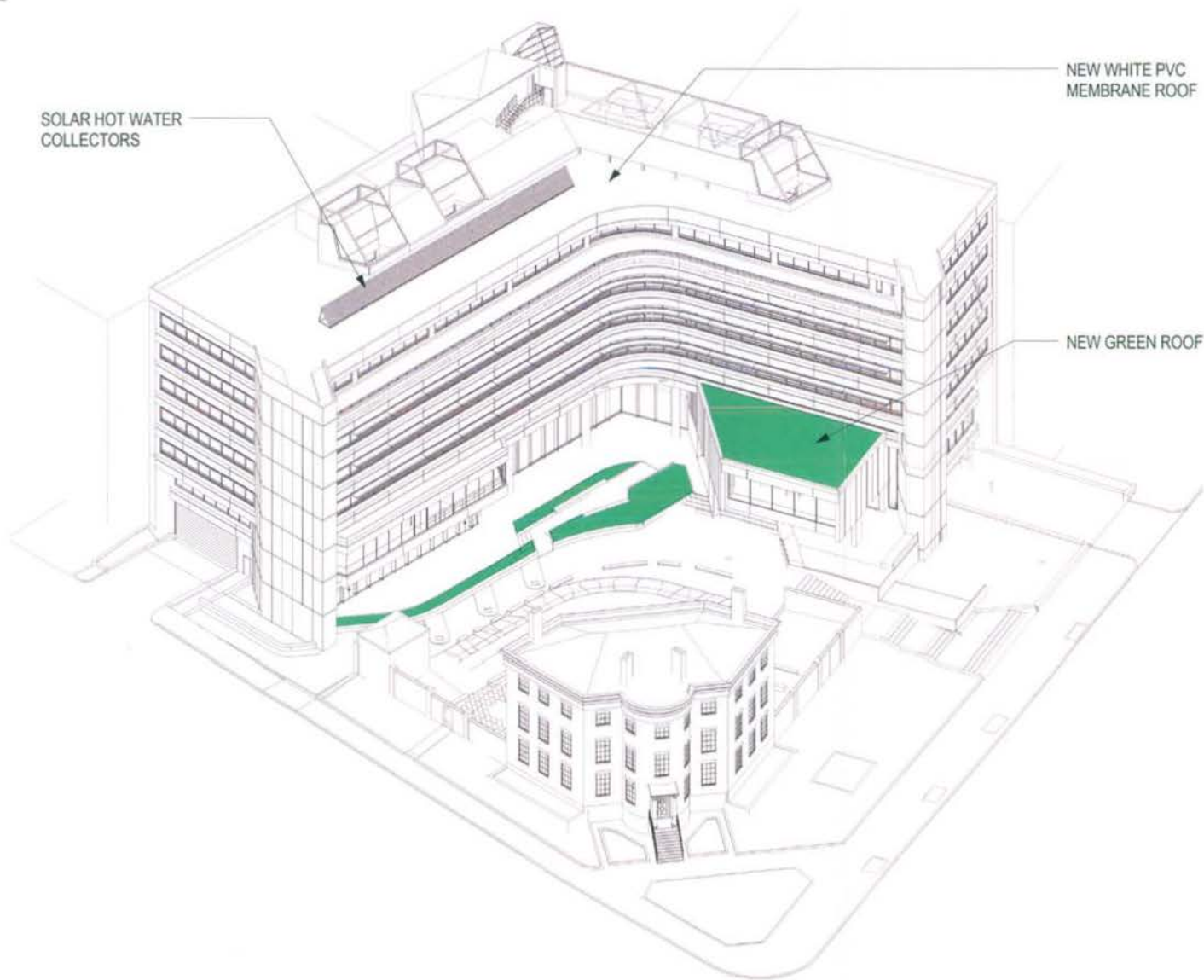
Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale:

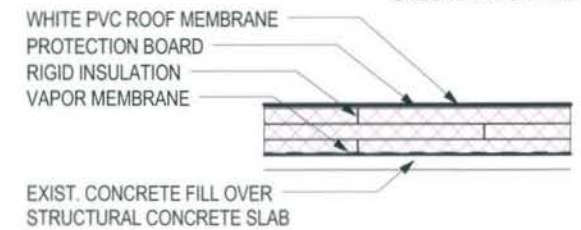
ZA3.4



SOLAR HOT WATER COLLECTOR DETAIL



GREEN ROOF DETAIL



WHITE PVC MEMBRANE ROOF DETAIL

ROOF DIAGRAM

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: 3/4" = 1'-0"

ZA3.5

LIGHT & AIR SHAFTS
SOLAR HOT WATER COLLECTORS

OPERABLE WINDOWS WITH
EXTERIOR LIGHT SHELF

GREEN ROOF



AIA HEADQUARTERS AND OCTAGON FROM NEW YORK AVENUE

RENDERING

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale:

ZA4.0

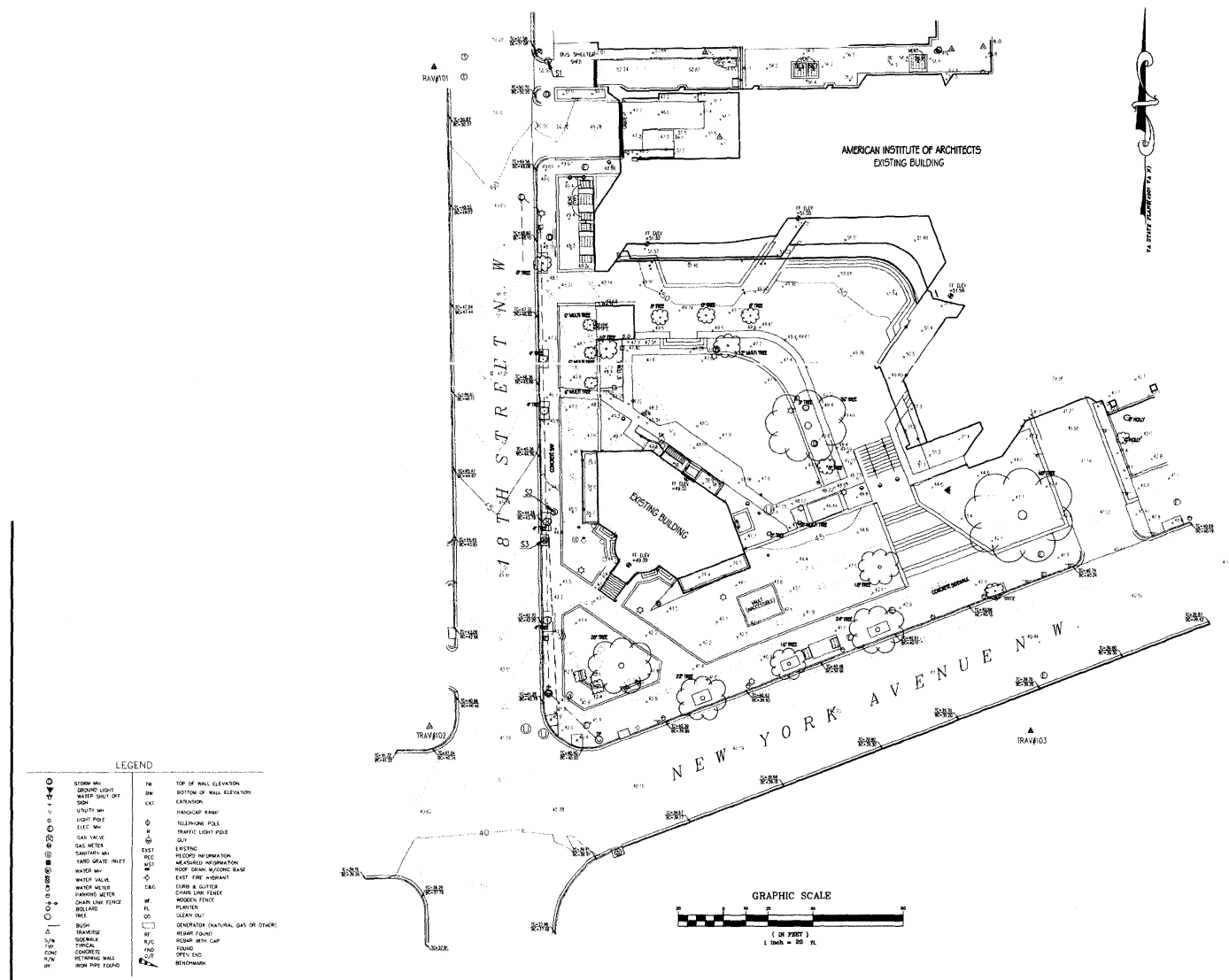


LIGHT & AIR SHAFT - INTERIOR VIEW



TOP OF LIGHT & AIR SHAFT - CONCEPT

RENDERINGS



EXISTING SITE SURVEY

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 3/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: N.T.S.

ZA5.1

18th STREET NW

OCTAGON BUILDING

EXISTING LAWN TO REMAIN

EXISTING AIR VENT TO REMAIN

NY AVENUE NW

+51'-6"

+50'-0"

46'-6"+

47'-9"+

PROPOSED BICYCLE RACKS
PROPOSED VEGETATED SCREEN WALL
PROPOSED CAST IN PLACE CONCRETE STEPS
PROPOSED CAST IN PLACE CONCRETE BENCHES - TYPE 1
PROPOSED SLOPED WALK
SALVAGED / REUSED BRICK THROUGHOUT PLAZA
PROPOSED MIX OF ORNAMENTAL GRASSES

PROPOSED BIRCH TREES IN EXISTING TREE GRATES
PROPOSED CONCRETE WATER RUNNELS
PROPOSED BIORETENTION CELL
PROPOSED CONCRETE BENCHES - TYPE 2

EXISTING OAK TREE TO REMAIN
PROPOSED PRECAST CONCRETE PAVERS IN DECOMPOSED GRANITE AND PRECAST PAVERS

PROPOSED VEGETATED GREEN WALL
PROPOSED GREEN WALL / SIGNAGE

EXISTING TREES TO REMAIN

EXISTING STAIRS TO REMAIN
EXISTING SIDEWALK TO REMAIN
PROPOSED CAST IN PLACE CONCRETE BENCH - TYPE 1

EXISTING STREET TREES TO REMAIN

0 5 10 25 50 N

LANDSCAPE SITE PLAN

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

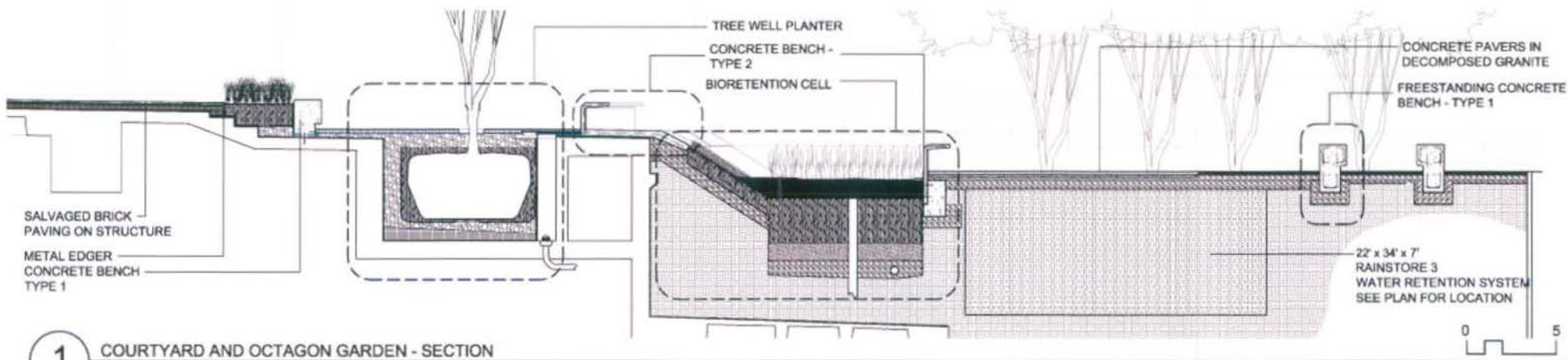
Date: 03/06/09

Reference: ZONING SUBMISSION

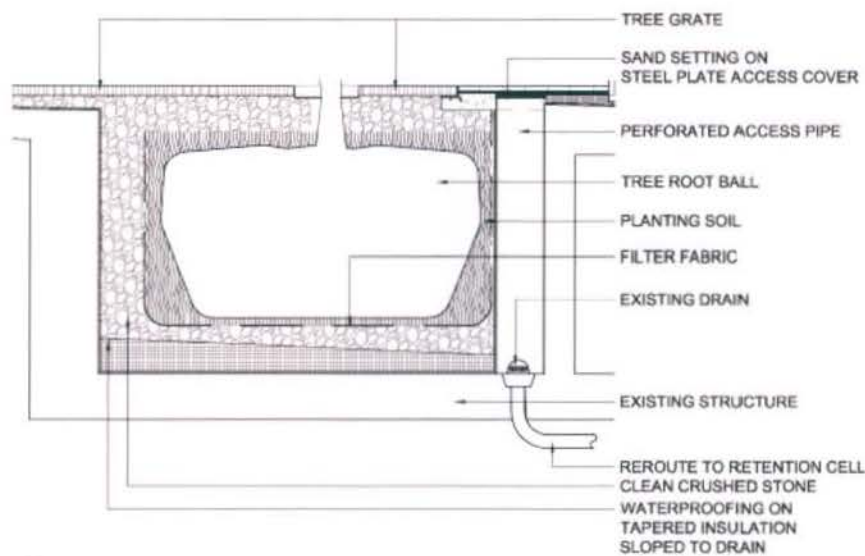
Job No: 07230.00

Scale: SEE GRAPHIC SCALE

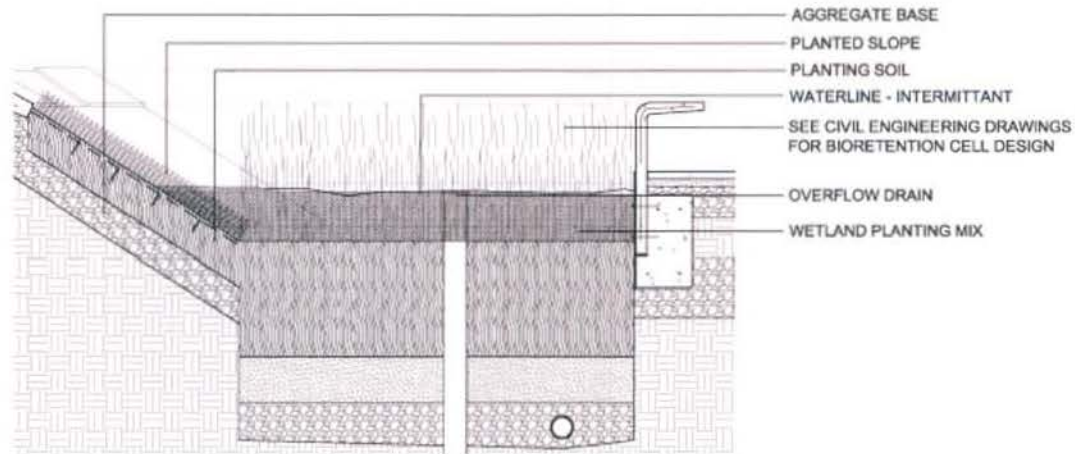
ZL1.0



1 COURTYARD AND OCTAGON GARDEN - SECTION
3/16" = 1'-0"



2 COURTYARD TREE PLANTING IN EXISTING TREE PIT - SECTION
3/8" = 1'-0"



3 COURTYARD BIORETENTION CELL - SECTION
3/8" = 1'-0"

LANDSCAPE SECTION / PLANTING DETAILS

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

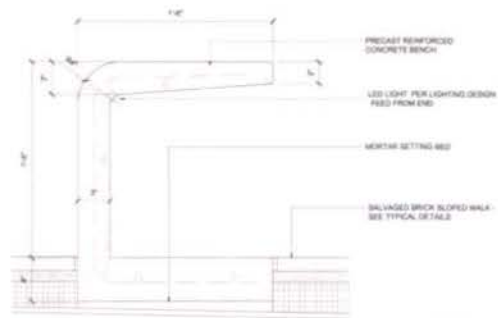
Date: 03/06/09

Reference: ZONING SUBMISSION

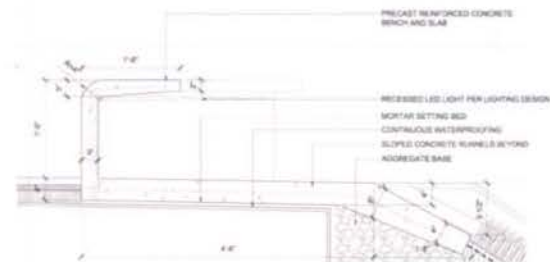
Job No: 07230.00

Scale: AS NOTED

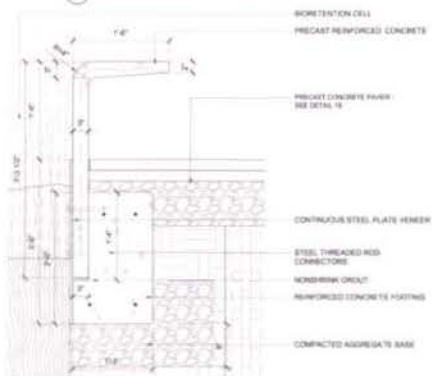
ZL1.1



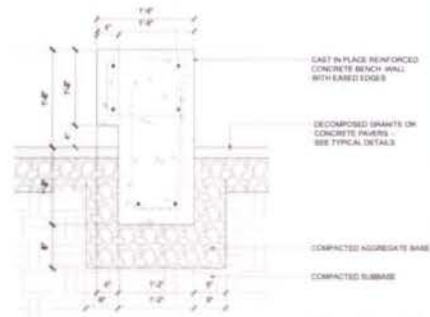
1 CONCRETE BENCH - TYPE 2
SECTION



2 CONCRETE BENCH - TYPE 2
SECTION



3 CONCRETE BENCH - TYPE 2, EAT, BIKENTATION CELL
SECTION



4 PRECEDENT OF BENCH - TYPE 1
SECTION

0 6' 12'
GRAPHIC SCALE



LANDSCAPE BENCH DETAILS

AIA 21st Century Workplace
A Demonstration of Integrated Project Delivery

Date: 03/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: REFER TO DIMENSIONS / GRAPHIC SCALE

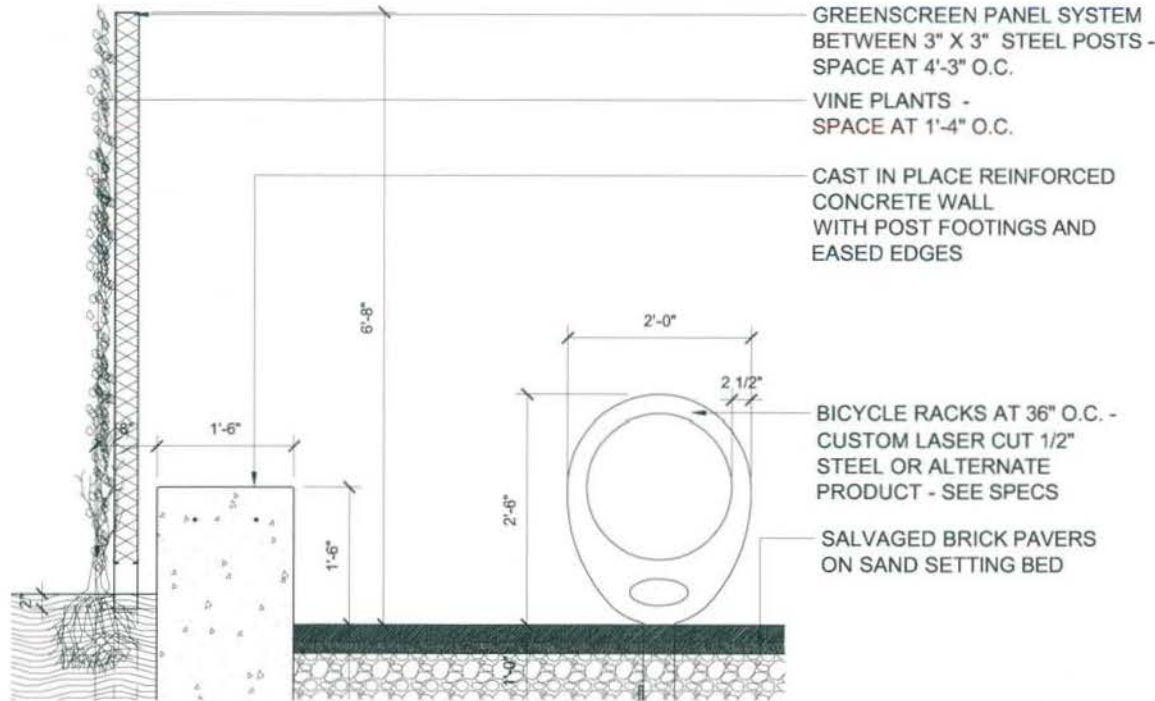
ZL1.2



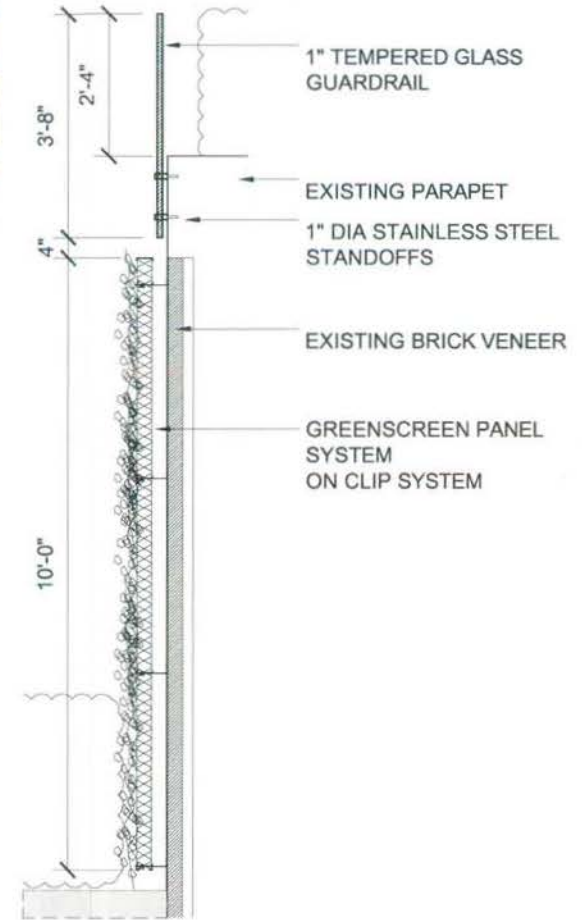
GREEN SCREEN EXAMPLES



ENTRY SIGN RENDERING



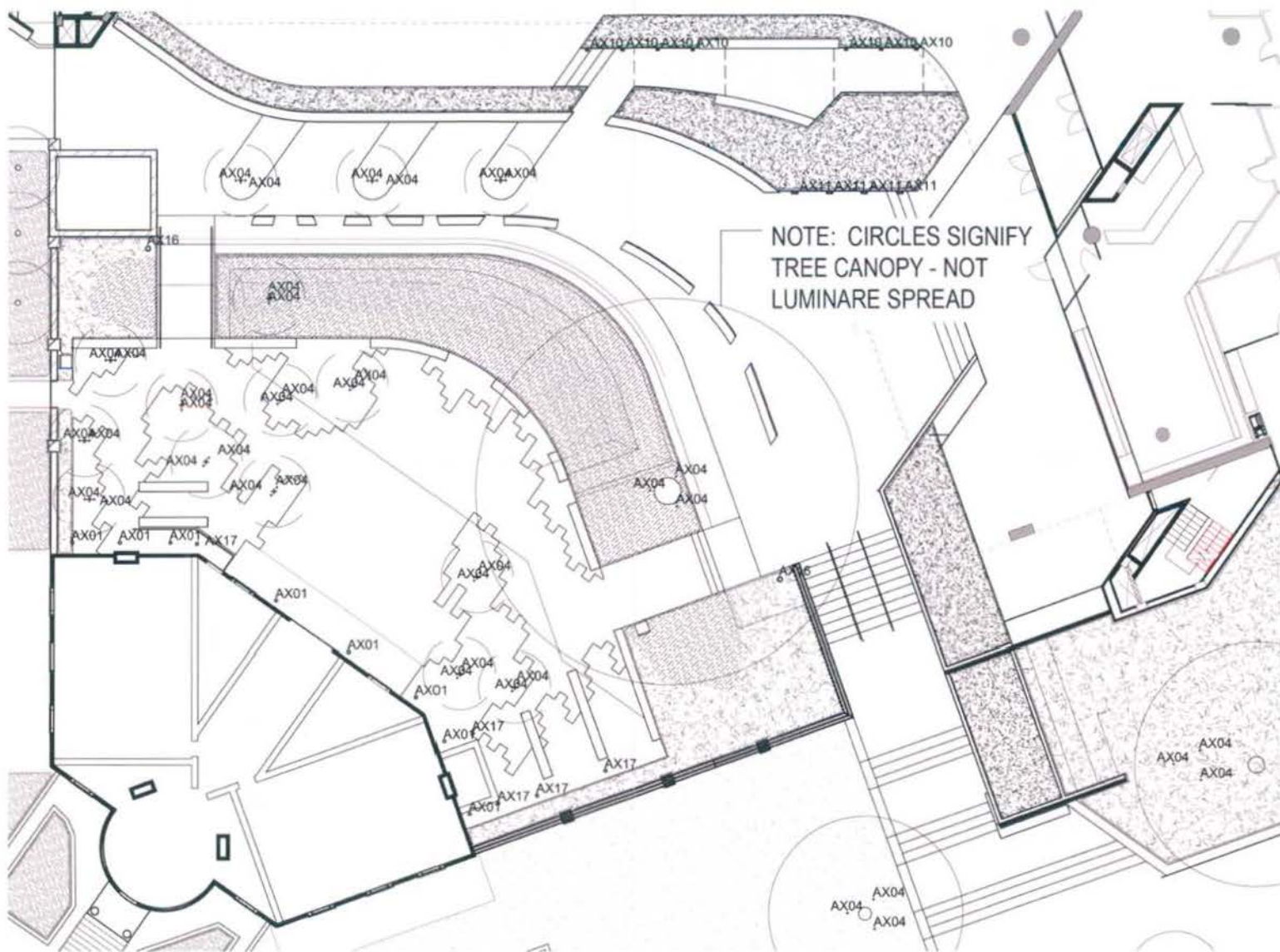
1 GREEN SCREEN / BICYCLE RACK
3/4" = 1'-0"



2 GREEN SCREEN AT ENTRY
1/2" = 1'-0"



LANDSCAPE DETAILS / GREEN SCREEN / BICYCLE RACK



LIGHTING PLAN

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 03/06/09

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: NOT TO SCALE

ZL1.4

American Institute of Architects Headquarters Renewal	
Architect: Studios Architecture, Washington, DC 200.736.5941	
Lighting Designer: Nolter Ten, Baltimore, MD 410.323.1420	
LUMINAIRE SCHEDULE	
General Notes and Instructions:	
1.	Refer to Section 26.51.00 and other applicable sections of this specification for further requirements.
2.	Voltage for all luminaire types to be confirmed by Electrical Engineer and Contractor.
3.	Dimming ballasts to be provided for all linear and compact fluorescent fixtures (10% dimming) unless otherwise specified.
Approved manufacturers: Philips, Sylvania.	
Contractor to confirm compatibility with lighting controls.	
4.	When specified as non-dimming, fixtures to have fluorescent ballast that is program start, 0.88 ballast factor, less than 10% THD. Ballasts to be compatible with control system.
5.	Fluorescent lamps to be highest performance low-mercury products by Osram/Sylvania, Philips, or GE.
F32T8 lamps to have 3200 initial lumens.	
6.	MR16 lamps to have solid state ceramic filament and minimum 6000 hour lamp life.
All finishes, stem lengths, special mounting details, ceiling conditions etc. to be confirmed by Contractor with Architects.	
Manufacturer and model numbers are provided below for reference only. Descriptions superseded model numbers.	
Provide all fixtures with standard white finish for all visible metal parts unless otherwise specified below.	
10.	Electrical contractor to verify ceiling conditions and to order all appropriate trims, flanges, accessories for successful installation of fixtures with various ceiling conditions.
11.	All ballasts / transformers to be integral unless otherwise specified.
12.	All fixtures to be UL listed for their intended use. All exterior fixtures to be UL listed for wet locations, unless otherwise specified.

Architectural Luminaire Specification Section Detailed Design: March 6, 2009

TYPE	LOCATION	DESCRIPTION	MOUNTING	LAMPS (in cross-section)	MFR / MODEL
AX11	Plaza at main entry	LED Large Step Light. Same as AX10 except 10" wide with 6 LEDs. Contractor to coordinate fixture & component locations with manufacturer to verify appropriate installation, operation, and wire sizing.	Recessed into wall	(6) white LEDs, allow 20 watts per fixture, 3000K	Winona Lighting LED-STEP3-6-L-001-04-NO120V-K-WL
AX14	Plaza at 5th/6th	LED uplight: Continuous LED uplight fixtures with integral power supply, locking hinges, UL listed for wet locations. Contractor to coordinate fixture & component locations with manufacturer to verify appropriate installation, operation, and wire sizing.	Recessed into ground	White LEDs, 3000K allow 9 watts per fixture	Color Kinetics LED-VL-K-65-001-AC2-RV-AD-BLA
AX15	Plaza Stairs	LED handrail: 1.3" diameter post-mounted handrail with integral LED source providing 65° beam spread, length per drawings, standard output. Remote driver to be located in adjacent planter, to be gasketed/sealed and accessible. Contractor to coordinate fixture & component locations with manufacturer to verify appropriate installation, operation, and wire sizing.	Post-mounted	White LEDs, 3000K, allow 2 w/f	in Lighting fixture series D-06-555-2-PM-NR-65-3K-X-3
AX13 ALT.	Plaza Stairs	Linear LED to be recessed into architectural handrail. Handrail to be specified per Arch., max 3w/f, minimum 60K beam spread. Remote driver to be located in adjacent planter, to be gasketed/sealed and accessible. Contractor to coordinate fixture & component locations with manufacturer to verify appropriate installation, operation, and wire sizing.	Recessed in handrail	White LEDs, 3000K, allow max 2 w/f	180

Architectural Luminaire Specification Section		Detailed Design: March 6, 2009			
TYPE	LOCATION	DESCRIPTION	MOUNTING	LAMPS (in cross-section)	MFR / MODEL
EXTERIOR					
AX01	Exterior	Octagon uplight: CMH inground uplight with medium beam, max 15 degree tilt. Flush lens and trim to ground, finished stainless finish. Wash area rated, UL listed for wet locations.	Recessed into ground	(1) CMH30MR16/830/PL	BK Lighting BHP2 ES20-TH-277-K-K-X-K-0theta
AX04	Plaza	LED Tree Uplighter: Inground uplights with white LED array, maximum 15 degree locking adjustment. Integral power driver. UL listed for wet locations. Lens and trim to be flush to grade, finish per Architect. Contractor to coordinate fixture & component locations with manufacturer to verify appropriate installation, operation, and wire sizing.	Recessed into ground	White LEDs, 3000K, allow 14.4 watts per fixture	Winona Linear LED series LALED-BK Lighting
AX05	Plaza	Bench LEDs: Continuous LED spotlight concealed by no-lick of precast benches. (1) 3000K white LED every 2' in center. Recessed to include 120V quick connect wiring, max (1) connection per run, see drawings for length. Contractor to coordinate fixture & component locations with manufacturer to verify appropriate installation, operation, and wire sizing. 240° light distribution.	Concealed under bench, see detail in landscape drawings	3000K LEDs, 0.5" on center, 1.2 w/f	Arco LED Corridor LED-120-30-length series
AX06	Plaza	LED Wall grates: Concealed, continuous LED strip with 65° symmetric beam rotate power driver, non-dimming, and fixed mount. UL listed for wet locations. Nominal dimensions of 5" x 5".	Surface under top of wall, see detail	White LEDs, 3000K, allow 5 watts per linear foot	Winona V Line gen4 series, no Lighting
AX10	Plaza at ramp	LED Step Light: Nominal 6" wide x 5" high LED step light with (3) 3000K corner output rectangular LEDs, medium distribution, trim finish per Architect, integral power driver. UL listed for wet locations. Contractor to coordinate fixture & component locations with manufacturer to verify appropriate installation, operation, and wire sizing.	Recessed into wall, center of fixture @ 18" APD	(3) white LEDs, allow 4 watts per fixture, 3000K	Winona Lighting STEP01-SQU-REC1-M-001-NO120V-K-WL
AX16	Plaza near Outgarden	CFL: Isotants: Die cast aluminum ballast with integral tapered clear lens and 4 pin lamp holder. Anchored 1.38" thick base plate. Integral electronic ballast. Nominal 6 1/2" wide x 40" high. Finish per Architect.	Post-mounted	(1) 20TFF 830	FC lighting PCB Series FC8000-X-95/35MA-E-C
AX17	Plaza near Outgarden	CMH Bullet: MH adjustable accent with integral ballast, lockable wiring, machined aluminum, 45° cutoff beam with weep hole for water drainage, speed lens, stake mounted. Powder coat finish per Architect.	Ground surface stake-mounted uplight	(1) CMH 20MR16/830/PL	BK Lighting 4R ES20-TH-K-10-A-B-K-FF



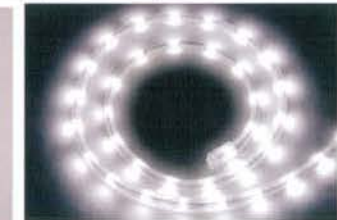
AX 16 - Bollard Light



AX 01 - Inground Up Light



AX 04 - Inground Up Light



AX 05 - LED Strip Light



AX 06 / AX 14 - LED Strip Light



AX 06 / AX 14 - LED Step Light



AX 11 - LED Step Light



AX 15 - LED Handrail



AX 17 - Accent Uplight

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Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: NOT TO SCALE

ZL1.5

LIGHTING LUMINAIRE SCHEDULE



VIEW AT BIORETENTION AREA



AERIAL PERSPECTIVE OF COURTYARD



AERIAL PERSPECTIVE OF COURTYARD



VIEW AT NY AVENUE ENTRY STAIRS AND SIGNAGE

VIEWS

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COURTYARD TREE



Betula nigra - River Birch

WETLAND / BIORETENTION PLANT MIX



Feather Reed Grass



Inland Sea Oats



Clubhead Cutgrass



Obedient Plant



Feather Reed Grass

MID - HIGH SHRUB / GRASS MIX



Oriental Fountain Grass



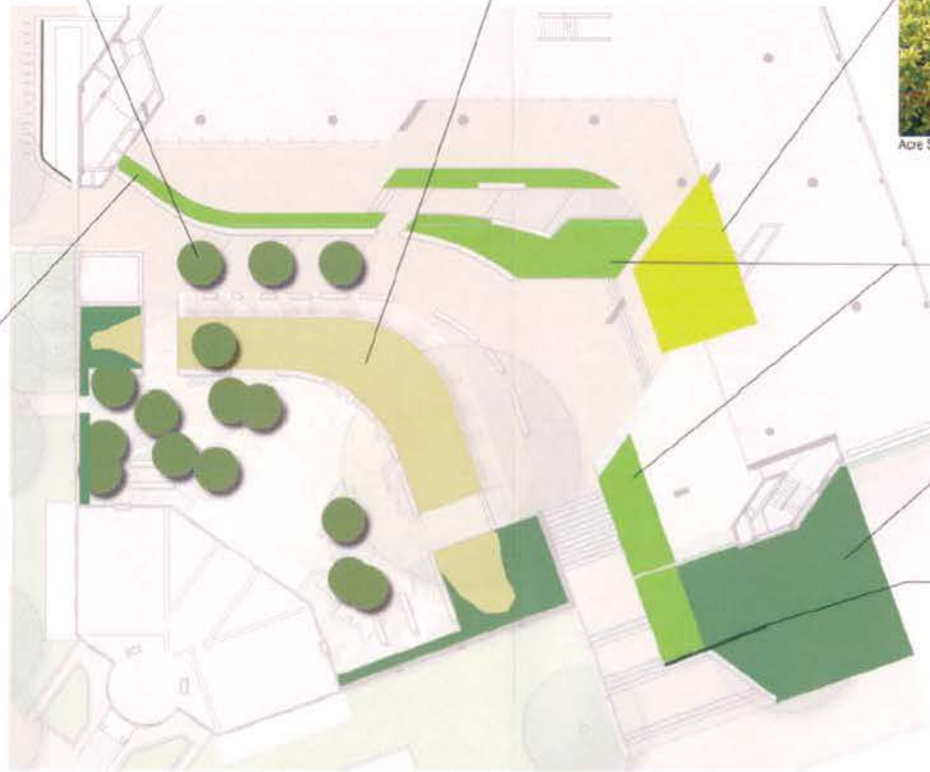
Blue Lyme Grass



Atlas Fescue



Andromeda



ROOF PLANTS



Acre Sedum - Roof above Warehouse

MID - HIGH SHRUB / GRASS MIX



Red Osier Dogwood



Boxwood 'Green Gem'



Augustine Rhododendron



Dwarf Hinoki Cypress

MID / LOW PLANT MIX



Purple Wintercreeper



Crimson Barberry

VINE MIX



Clematis Vine



Wisteria



Chocolate Vine



Virginia Creeper

LANDSCAPE PLANTS

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Scale: NOT TO SCALE

ZL1.7