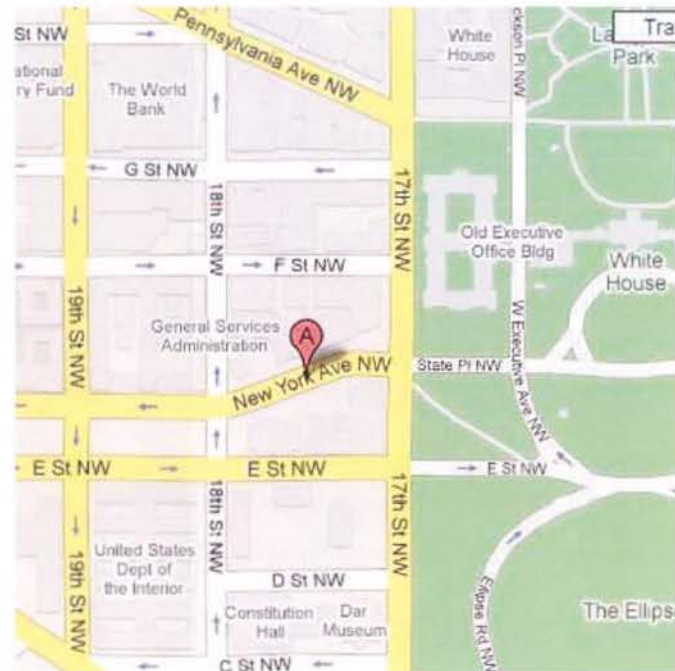


AIA HEADQUARTERS RENEWAL

SHEET INDEX - ZONING - ARCHITECTURAL

ZONING

ZA0.0	COVER SHEET
ZA0.1	MAP OF ZONING DISTRICTS
ZA0.2	ZONING TABULATION
ZA0.3	PROPOSED SITE PLAN
ZA0.4	EXISTING PHOTOGRAPHS
ZA1.0	PARKING PLAN
ZA1.1	LOWER LEVEL FLOOR PLAN
ZA1.2	FIRST FLOOR PLAN
ZA1.3	SECOND FLOOR PLAN
ZA1.4	TYPICAL FLOOR PLAN
ZA1.5	TYP. TENANT FLOOR PLAN
ZA1.6	ROOF PLAN
ZA2.0	EXTERIOR ELEVATIONS
ZA2.1	EXTERIOR ELEVATIONS
ZA2.2	EXTERIOR ELEVATIONS
ZA2.3	EXTERIOR ELEVATIONS
ZA2.4	EXTERIOR ELEVATIONS
ZA3.0	BUILDING SECTION
ZA3.1	NATURAL VENTILATION DIAGRAM - TYP. FLOOR
ZA3.2	NATURAL VENTILATION & DAYLIGHTING SECTION DIAGRAM
ZA3.3	OPERABLE WINDOW OPTIONS DIAGRAM
ZA4.0	RENDERING
ZA4.1	RENDERING
ZA4.2	RENDERING
ZA4.3	RENDERING
ZA5.1	EXISTING SITE SURVEY



VICINITY MAP (NTS)

COVER SHEET

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 10/03/08

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: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: N.T.S.

ZA0.1

Tabulation of Development Data

	C-3-C PUD Standards	Existing Specifications	Project Specifications
Lot Area	15,000 sq. ft.	39,546 sq. ft.	39,546 sq. ft.
Total FAR	8.0	4.54	4.51
Gross Floor Area	316,368 sq. ft.	134,187	133,227
Height	130 ft.	86.6 ft.	86.6 ft.
Lot Occupancy	100%	71%	71%
Court	Not required (3" per ft. of height from lowest level of court; not < 12, if provided)	Not required	Not required
Side Yard Setback	Not required (2" per ft. of bldg ht; not < 6 ft., if provided)	Not required	Not required
Rear Yard Setback	23 ft. (2.5" per ft of bldg ht; not < 12ft)	None	None
Penthouse Height	18.5 ft.	15 ft.	20.6 ft.
Parking Ratio	Office use = 1 space for every 1800 sq. ft. beyond 2000 sq. ft. Retail use = 1 space for every 750 sq. ft. beyond 3000 sq. ft.	74 total spaces	Office use = 46 spaces Retail use = 1 space

ZONING TABULATION

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: N/A

ZA0.2

EASEMENT FOR
UNDERGROUND AND AIR
RIGHTS

LOADING DOCK

PROPOSED PENTHOUSE

EXISTING SMOKE HOUSE

PROPERTY LINE

OCTAGON

18TH STREET

10'-0"

DN

NEW YORK AVENUE

GARAGE ENTRANCE

PROPOSED SITE PLAN

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: 1" = 40'-0"

Date: 10/03/08

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: 10/03/08

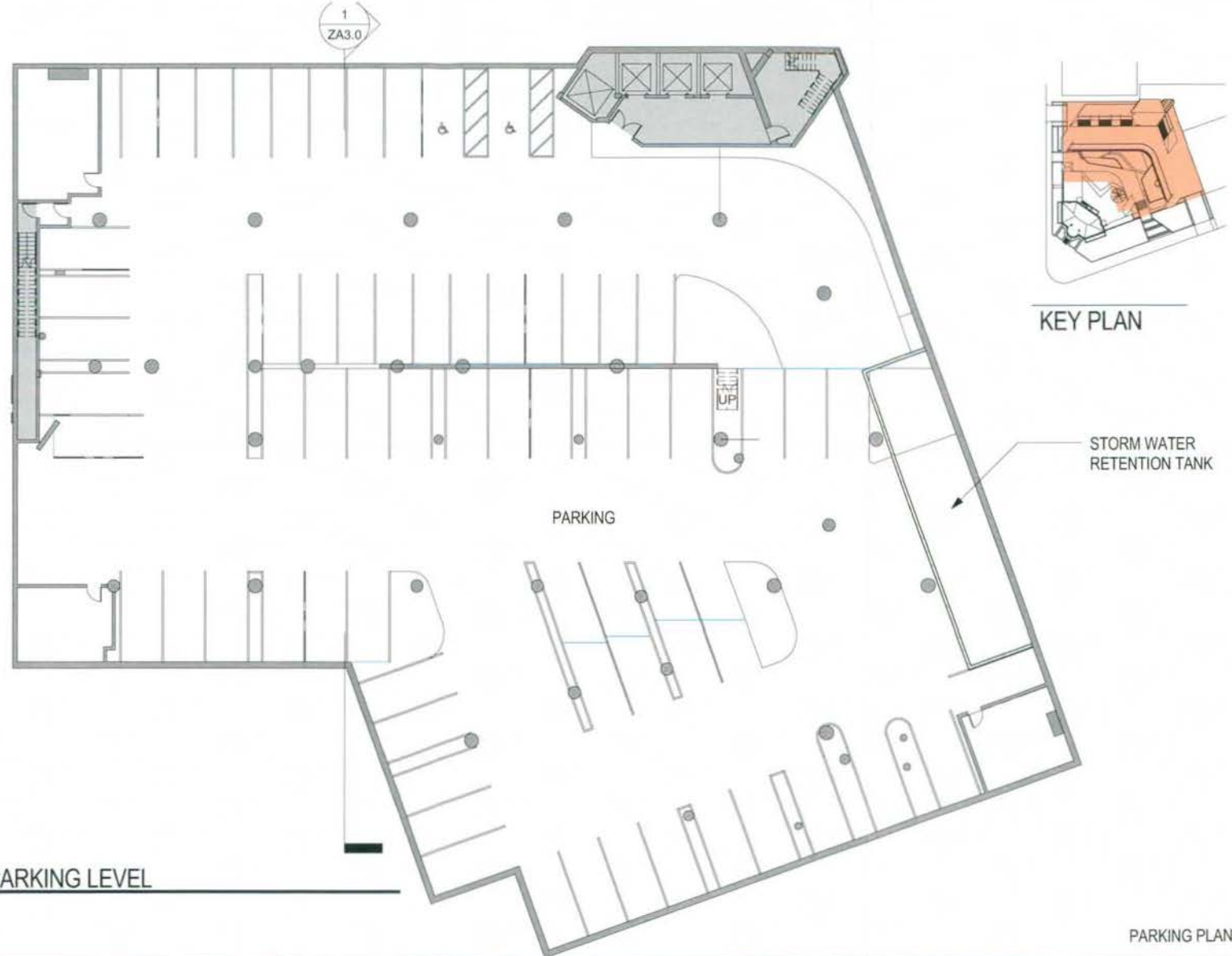
Reference: ZONING SUBMISSION

Job No: 07230.00

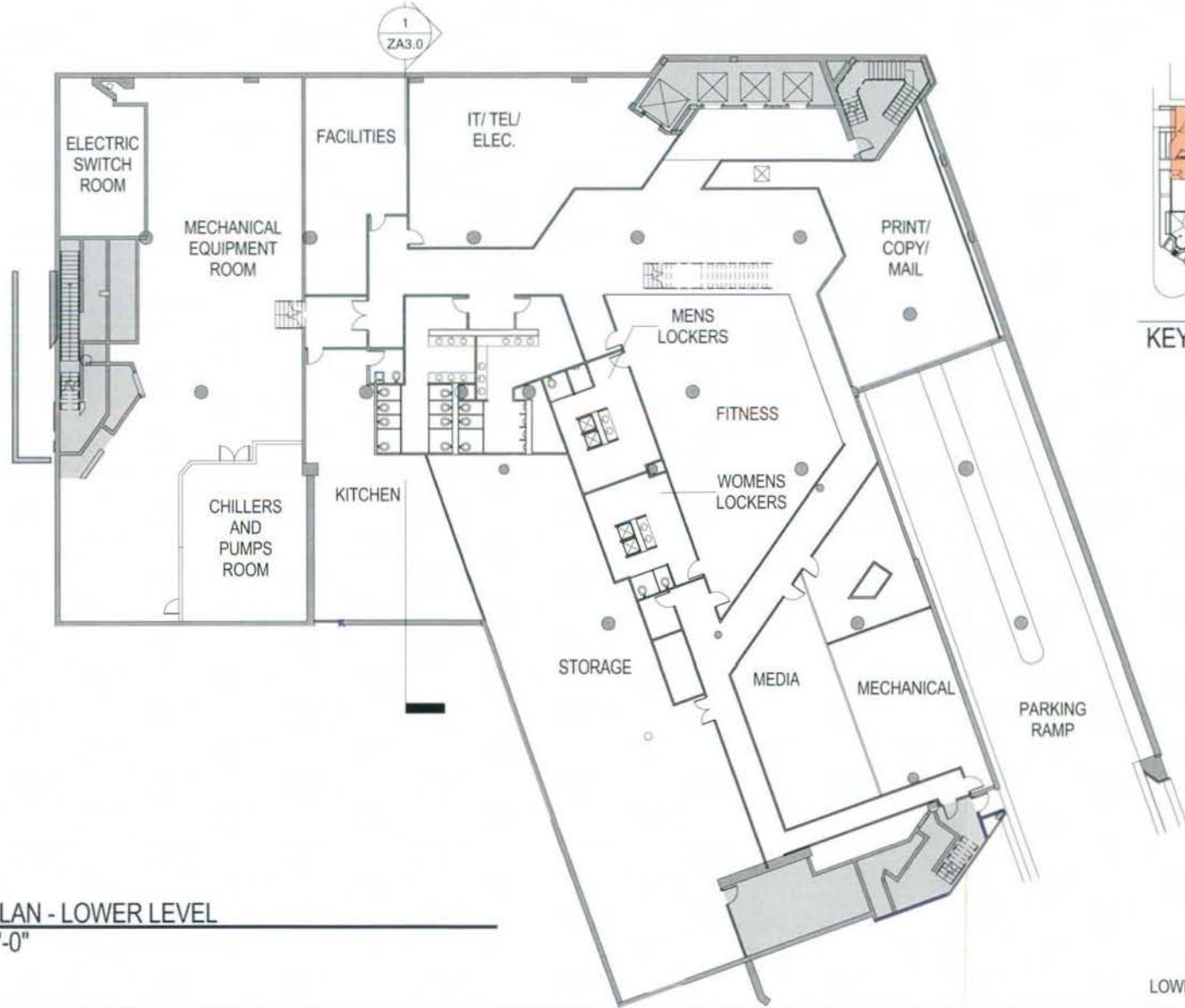
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ZA0.4

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



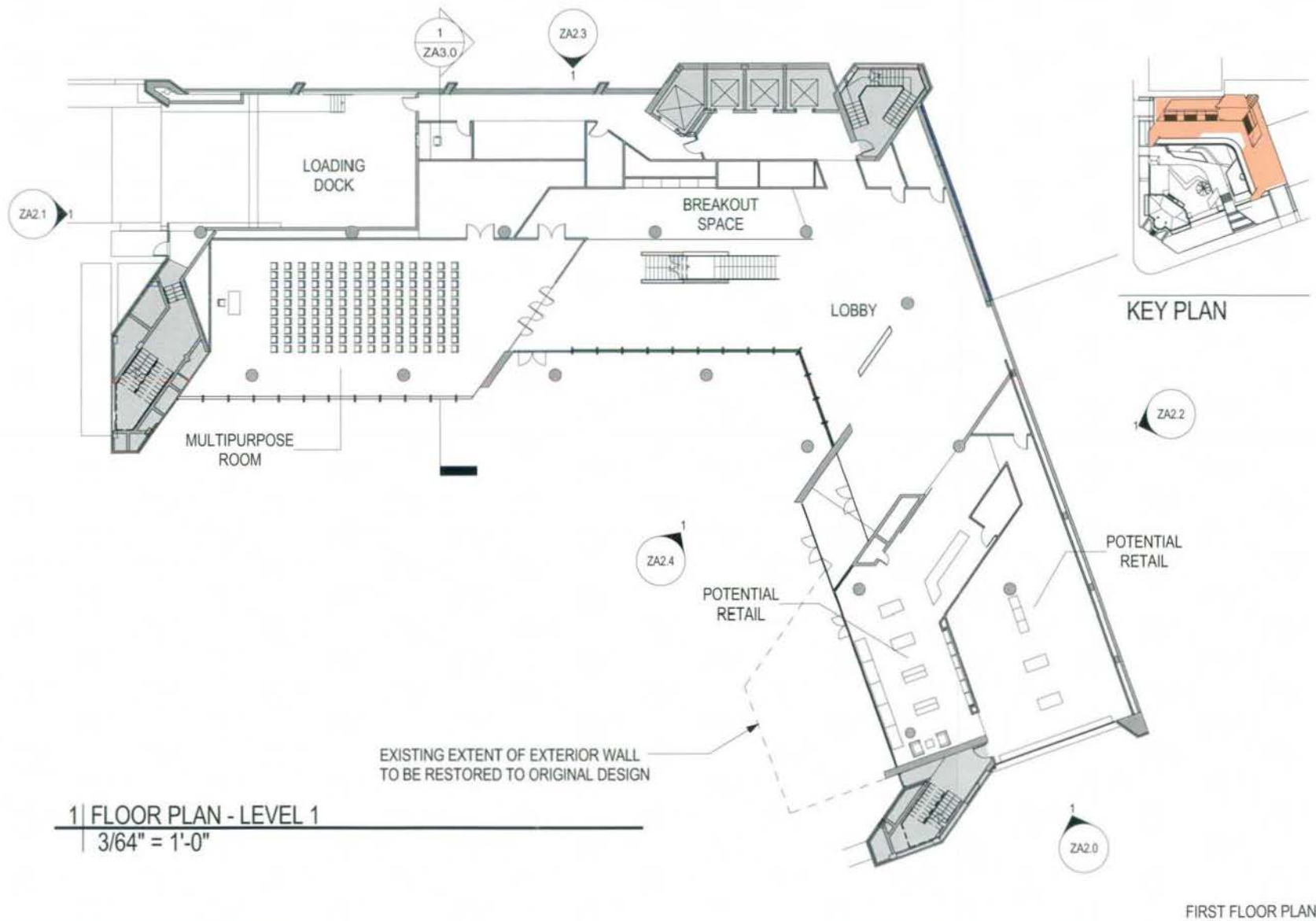
PARKING PLAN



KEY PLAN

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

LOWER LEVEL FLOOR PLAN



AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

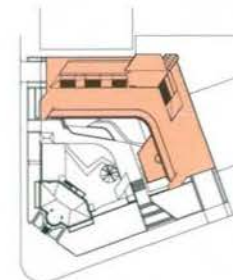
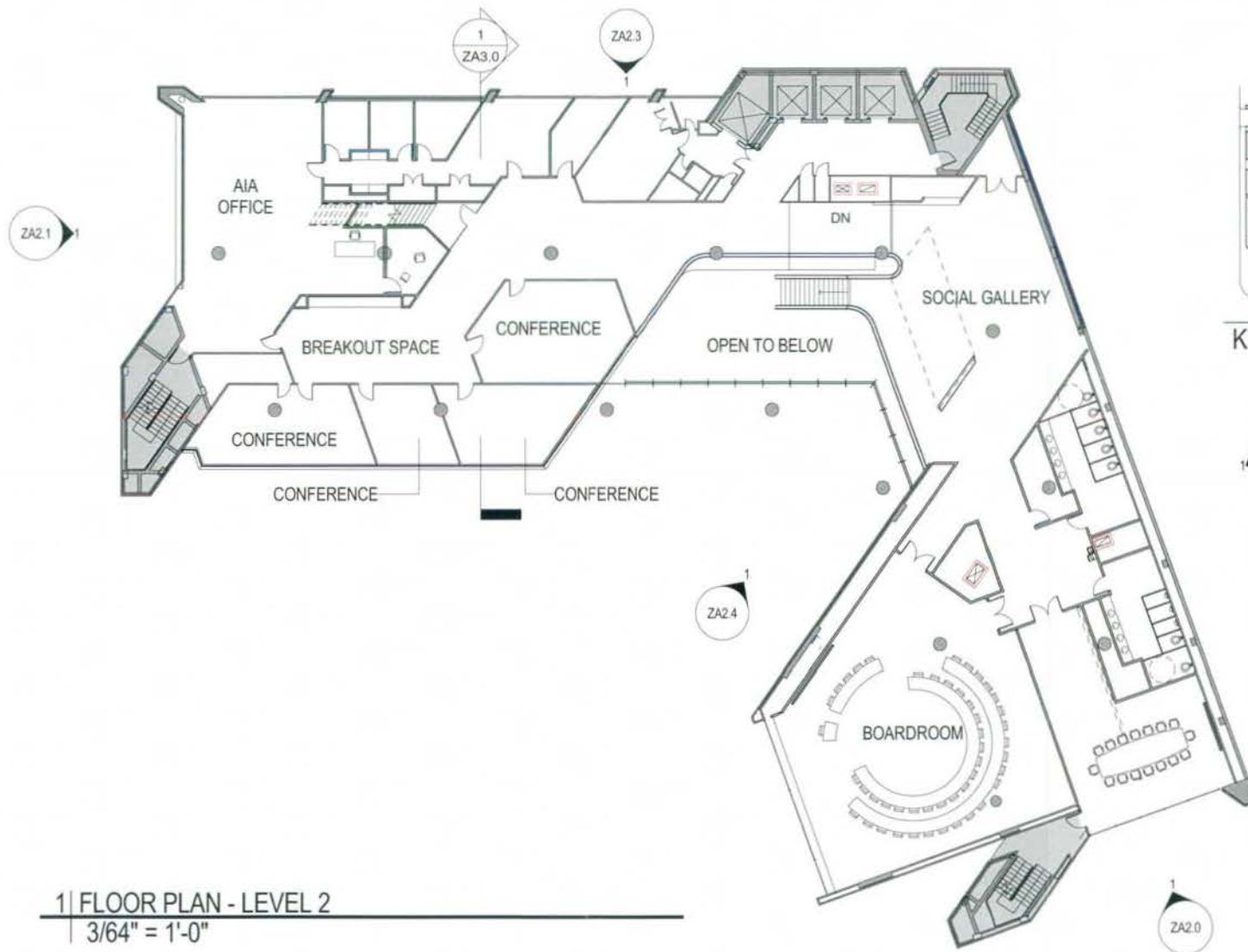
Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: As indicated

ZA1.2



KEY PLAN

1 | FLOOR PLAN - LEVEL 2
3/64" = 1'-0"

SECOND FLOOR PLAN

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: As indicated

ZA1.3

LIGHT AND AIR SHAFTS

1
ZA2.1

7' - 2"

18' - 8"

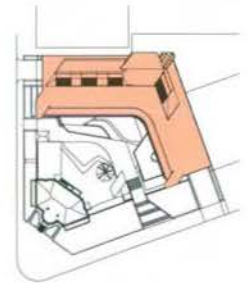
1
ZA3.0

1
ZA2.3

10' - 4"

27' - 0"

LIGHT AND AIR SHAFTS



KEY PLAN

1
ZA2.2

1
ZA2.4

1
ZA2.0

1 | TYPICAL OFFICE PLAN - LEVEL 3 -5
3/64" = 1'-0"

TYPICAL FLOOR PLAN

AIA 21st Century Workplace
A Demonstration of Integrated Project Delivery

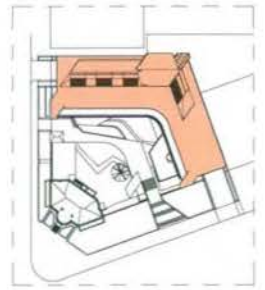
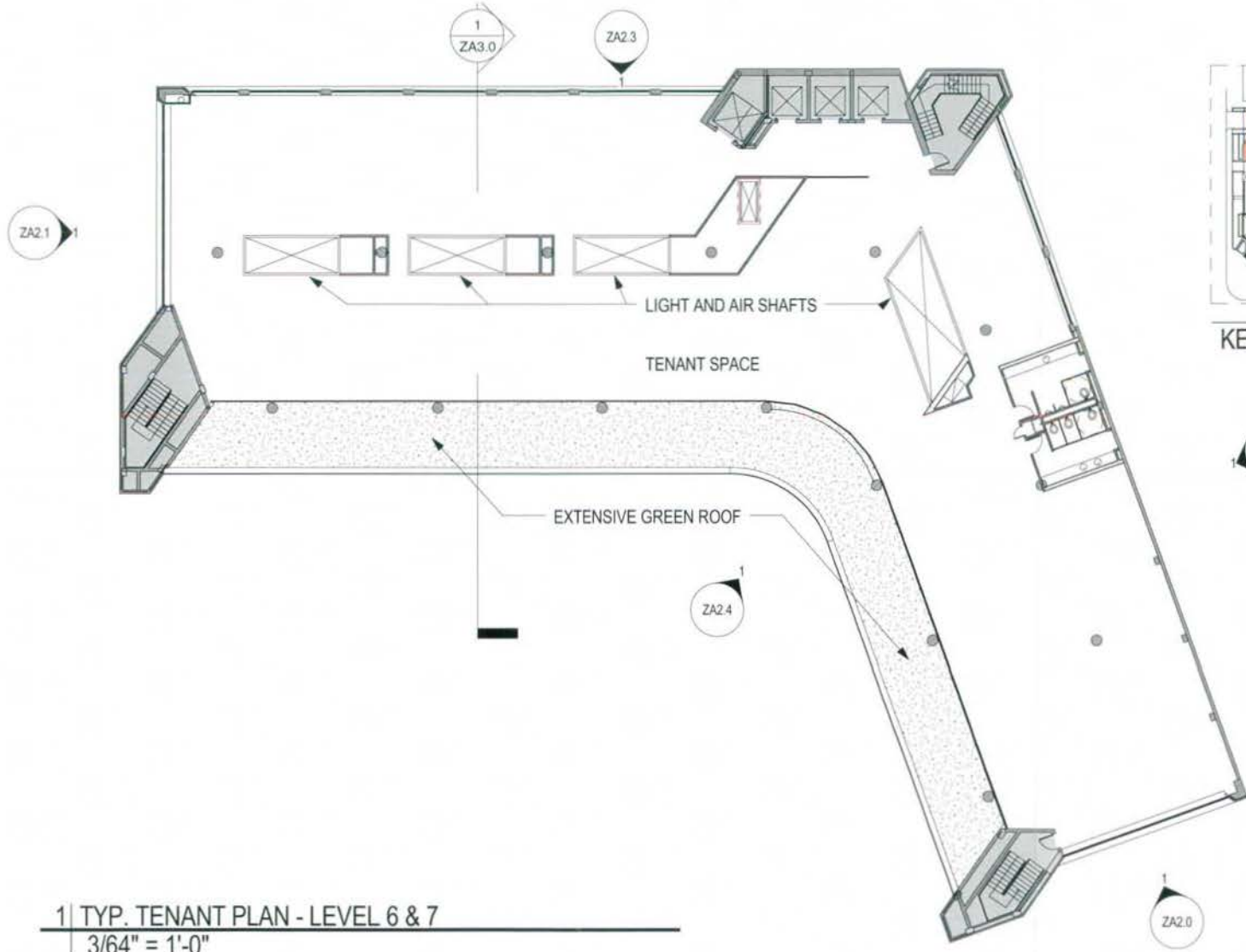
Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: As indicated

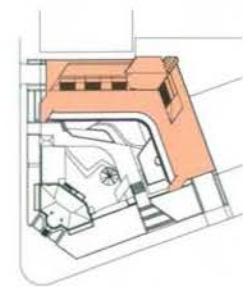
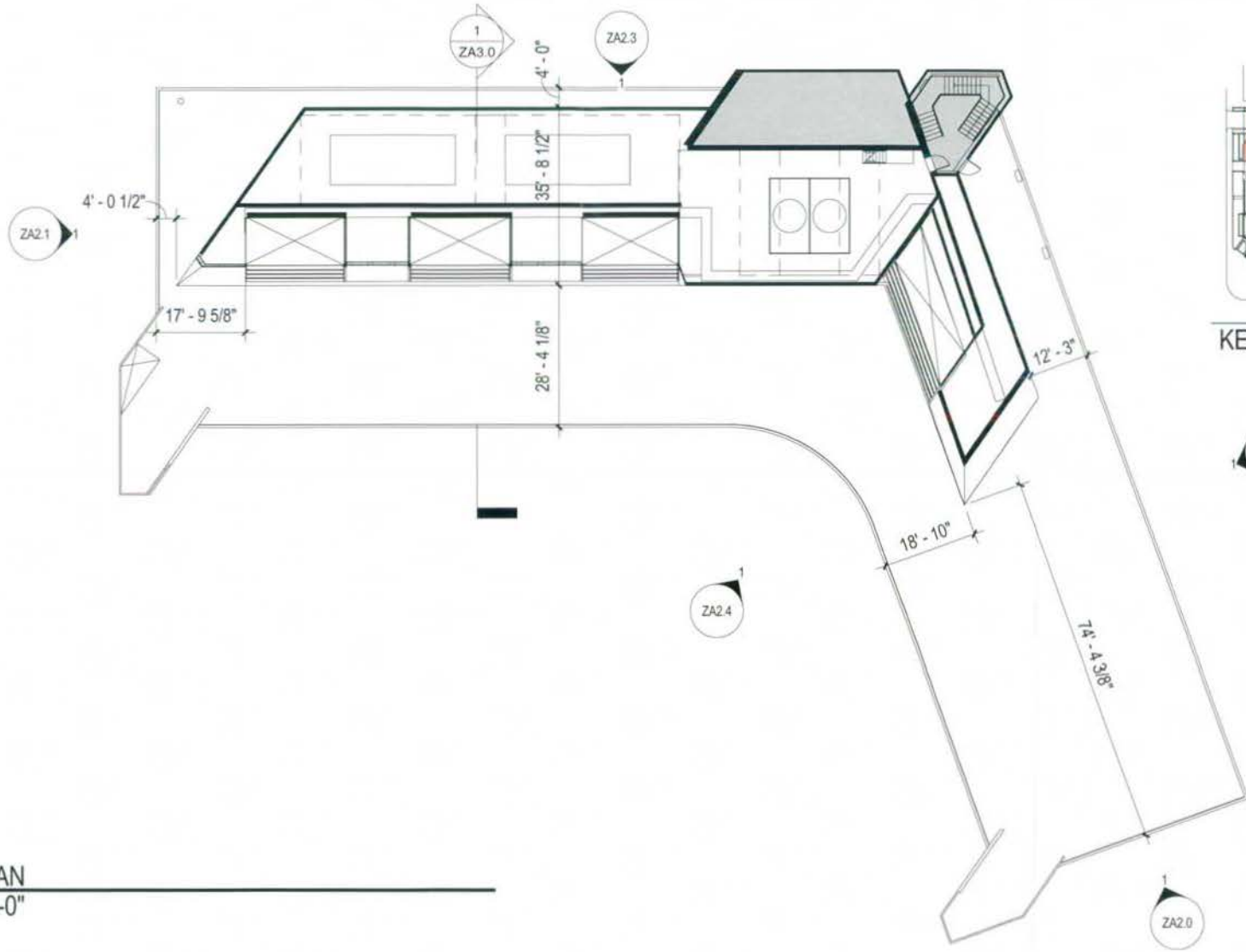
ZA1.4



KEY PLAN

1 | TYP. TENANT PLAN - LEVEL 6 & 7
3/64" = 1'-0"

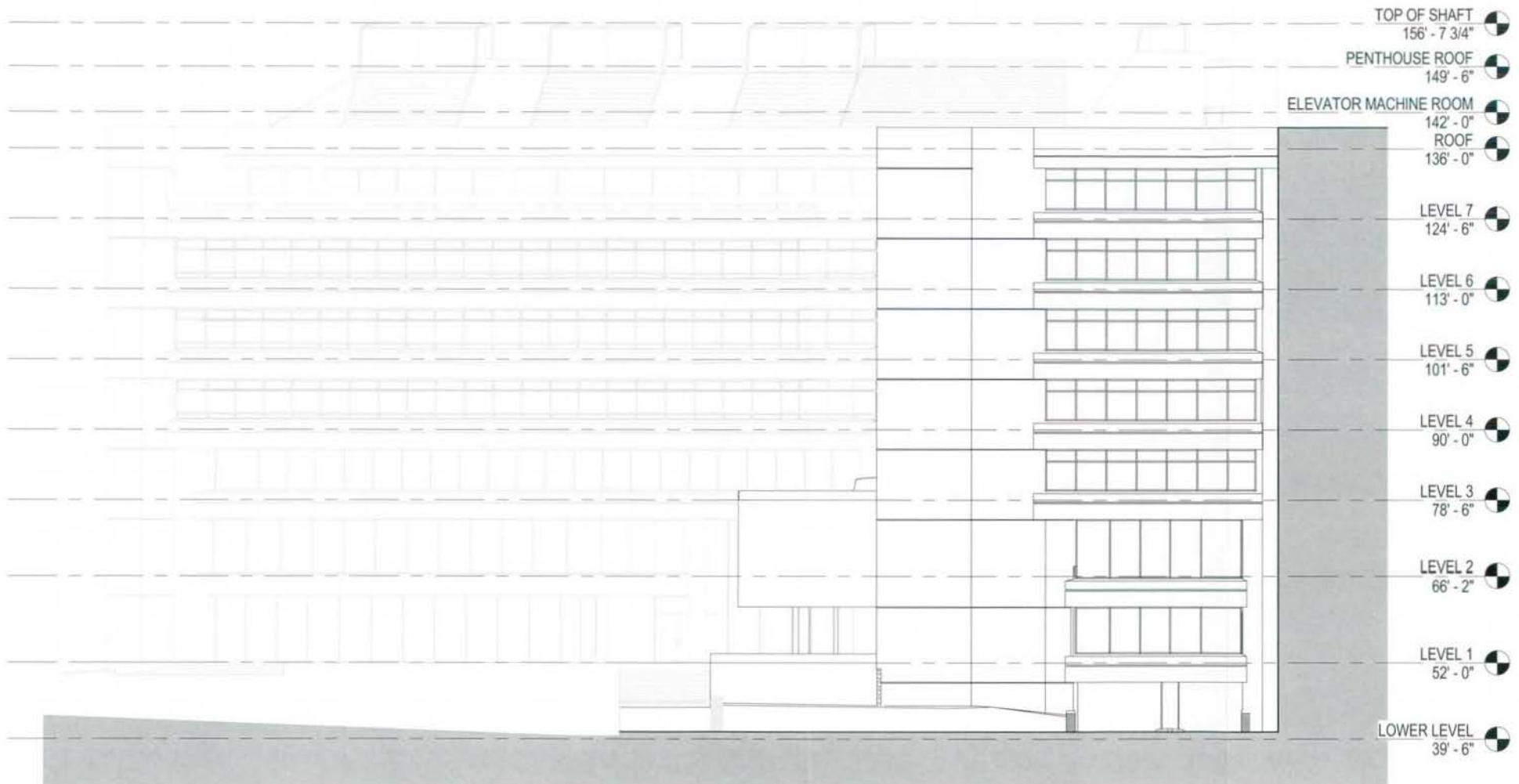
TYP. TENANT FLOOR PLAN



KEY PLAN

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

ROOF PLAN



1 | EXTERIOR ELEVATION - SOUTH

1/16" = 1'-0"

EXTERIOR ELEVATIONS

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

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

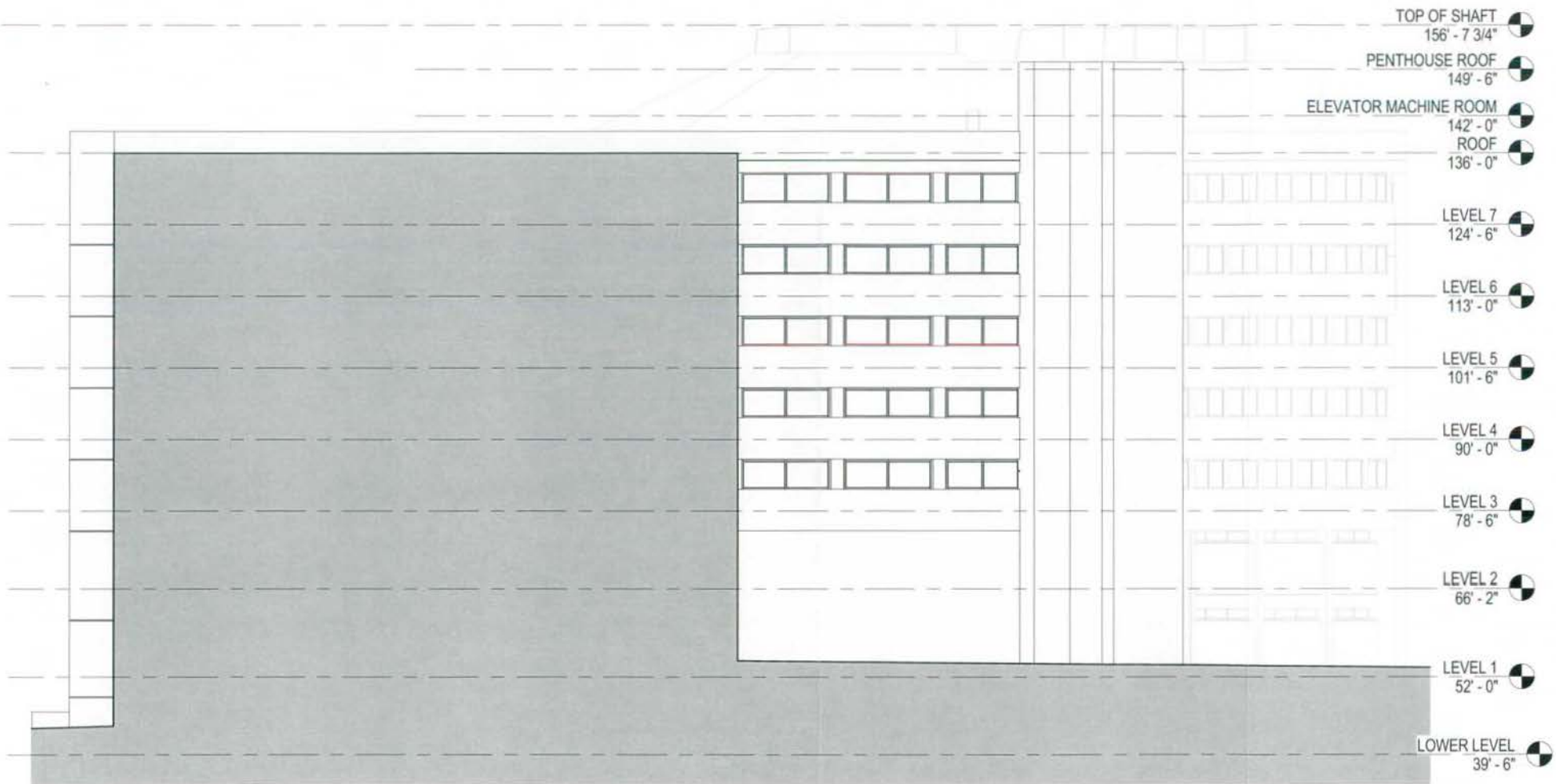
Date: 10/03/08

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

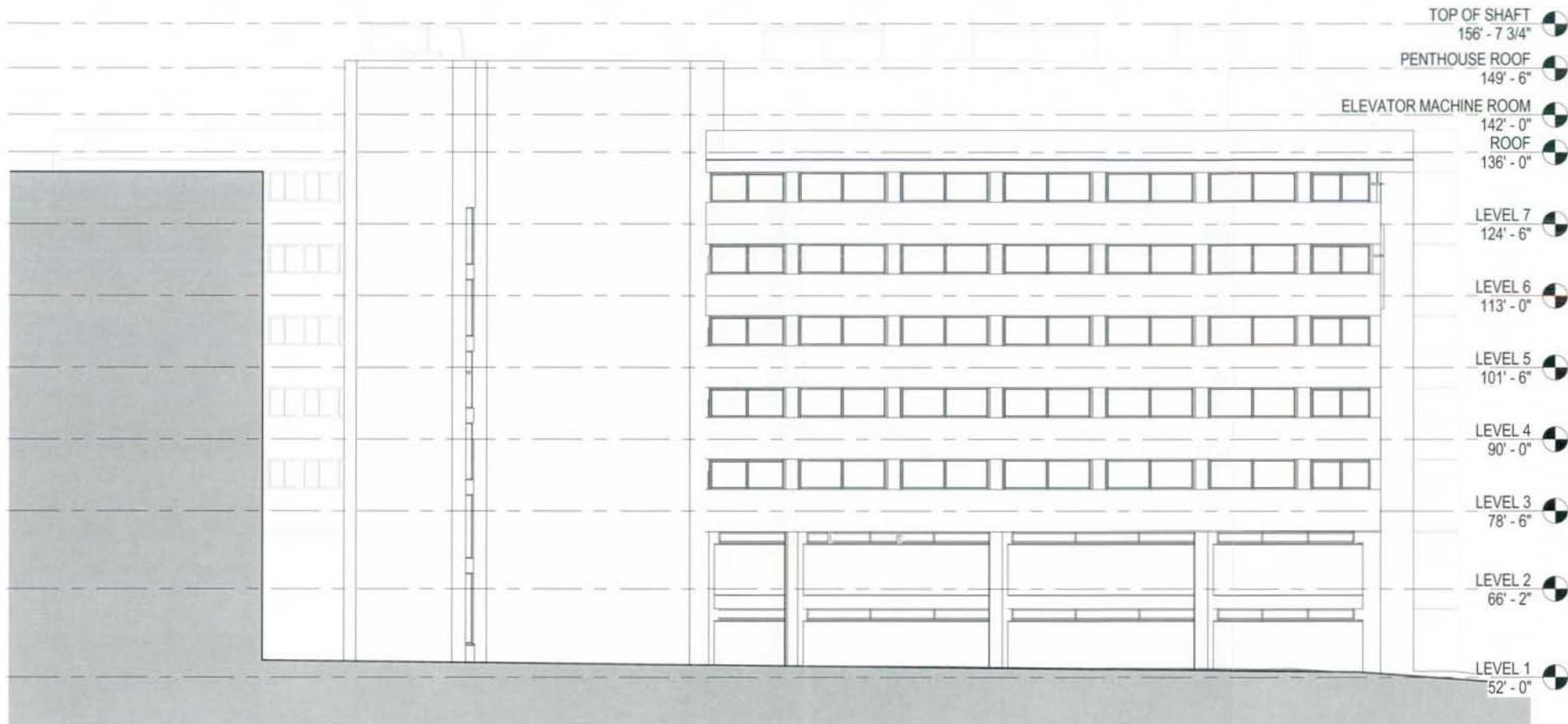
Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

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

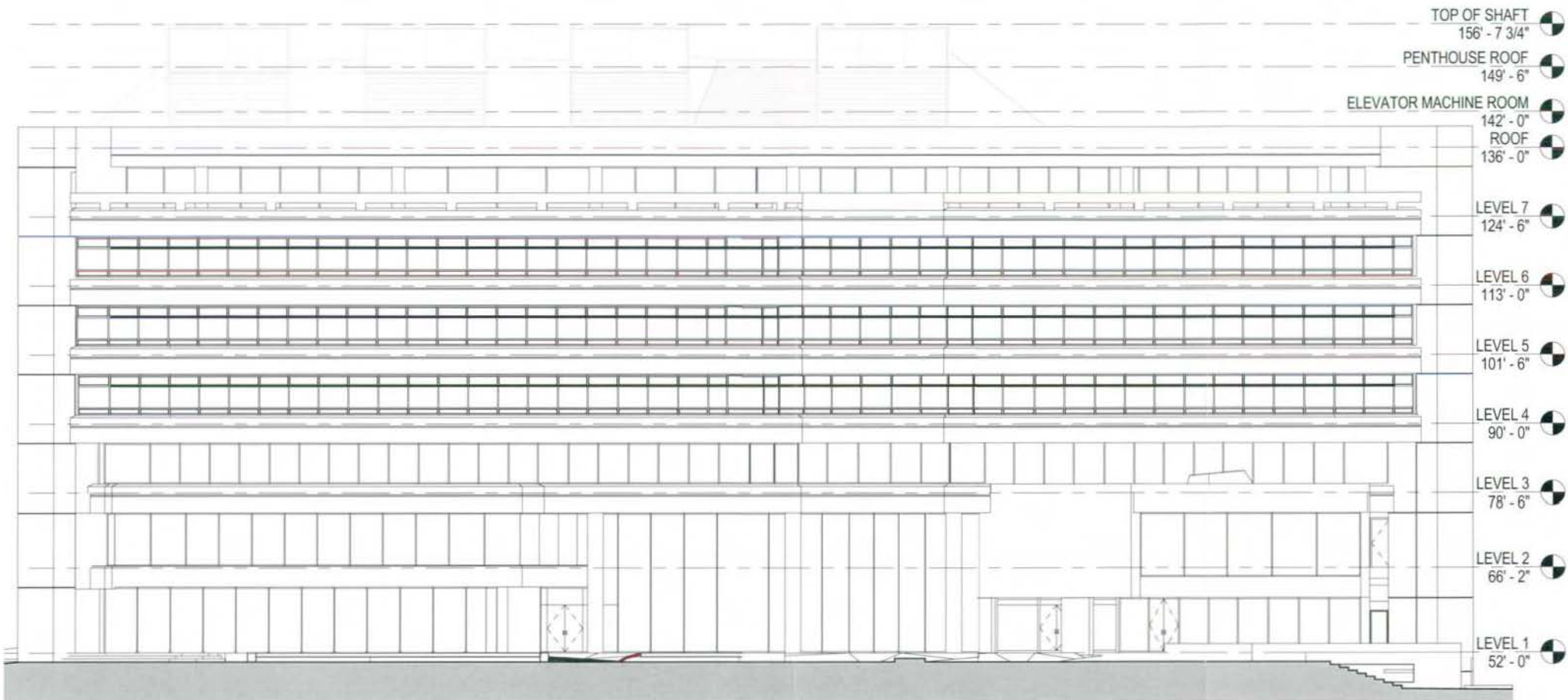
Reference: ZONING SUBMISSION

Job No: 07230.00

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

Date: 10/03/08

ZA2.3



3 | EXTERIOR ELEVATIONS - SOUTH-WEST (UNFOLDED)

1/16" = 1'-0"

EXTERIOR ELEVATIONS

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

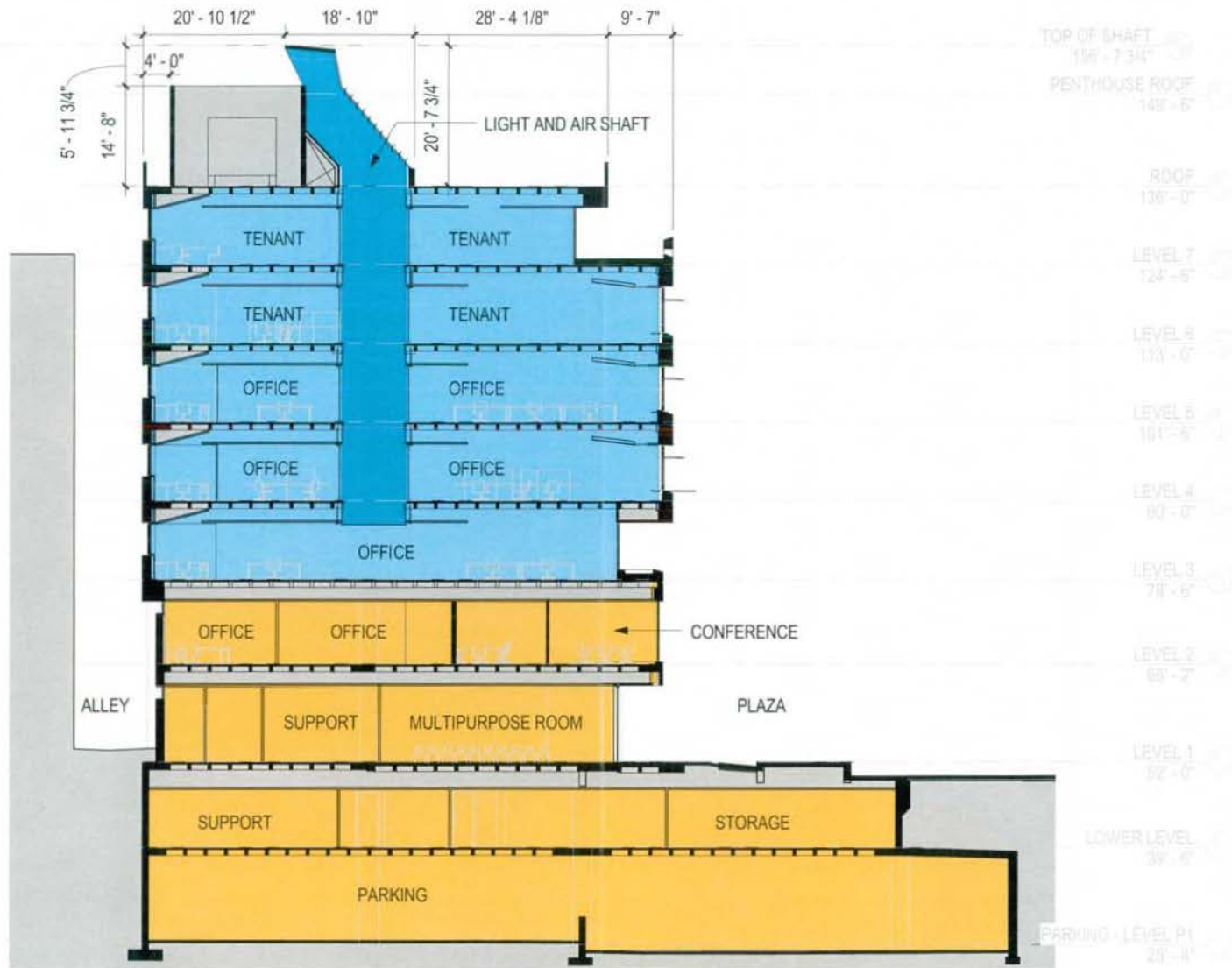
Date: 10/03/2008

Reference: ZONING SUBMISSION

Job No: 07230.00

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

ZA2.4



1 | BUILDING SECTION - SHAFT CONCEPT

1/16" = 1'-0"

BUILDING SECTION

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

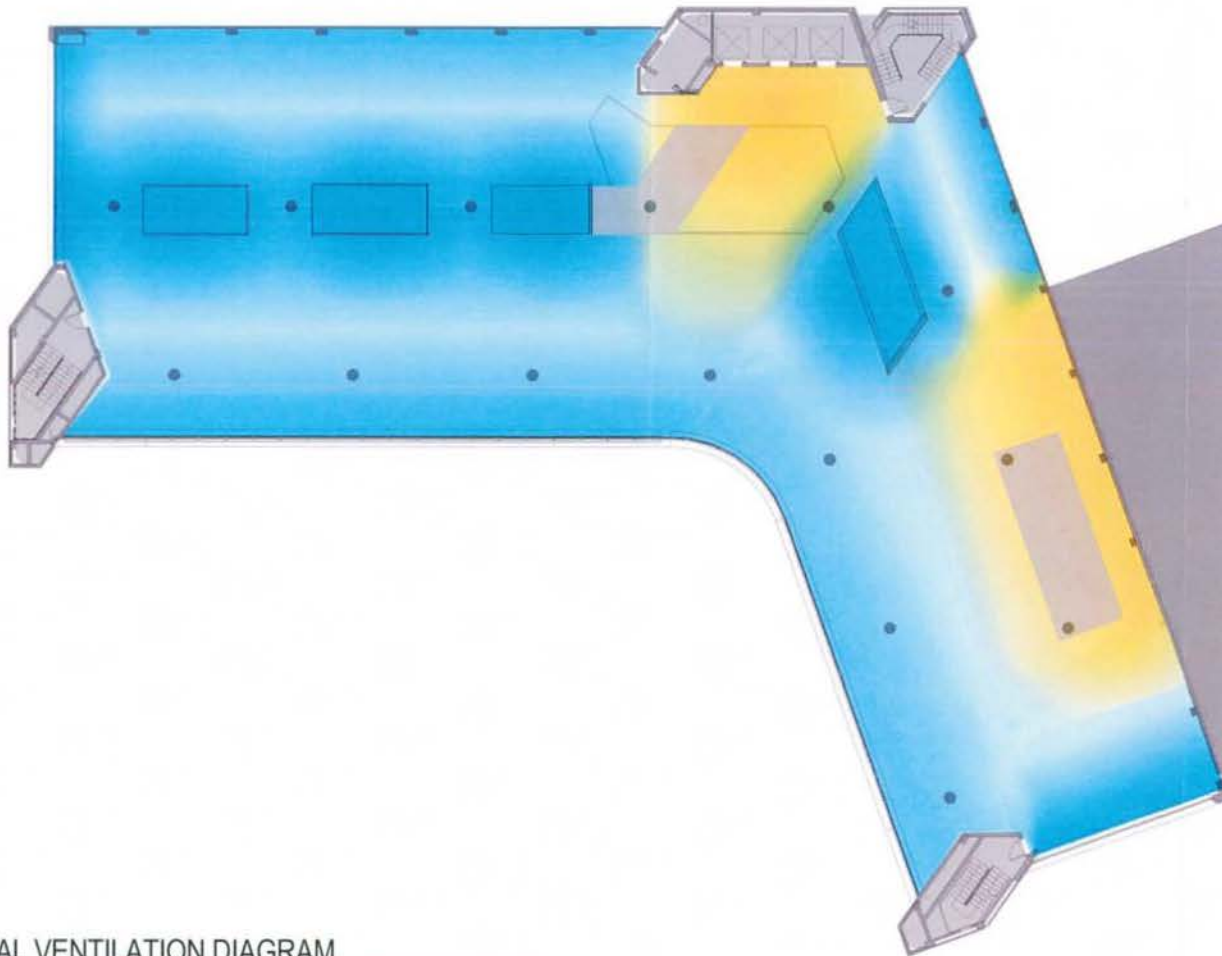
Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

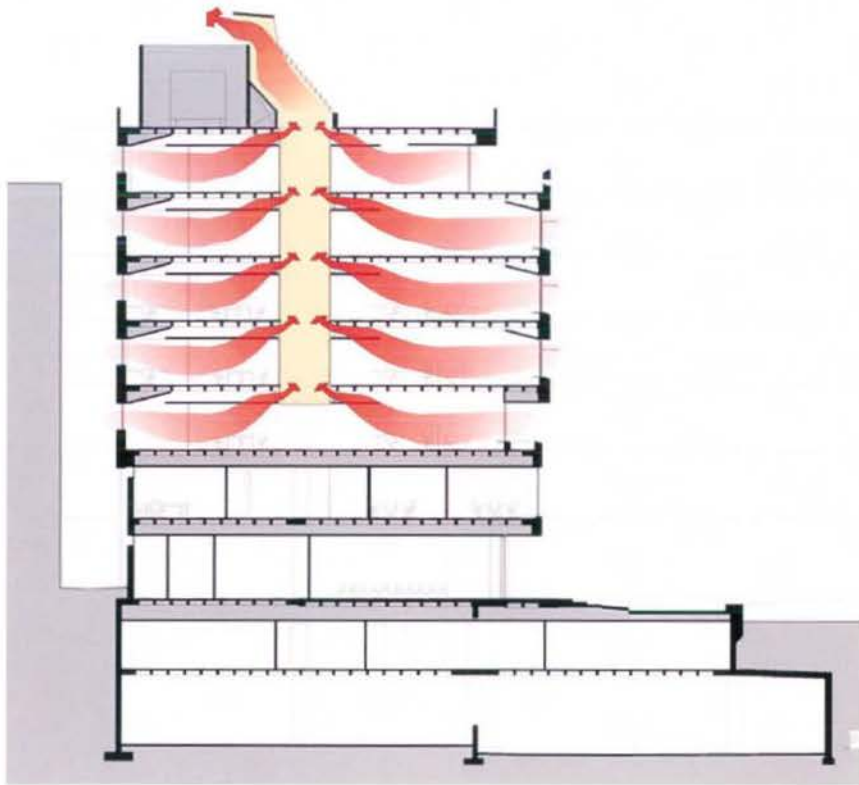
Scale: 1/16" = 1'-0"

ZA3.0

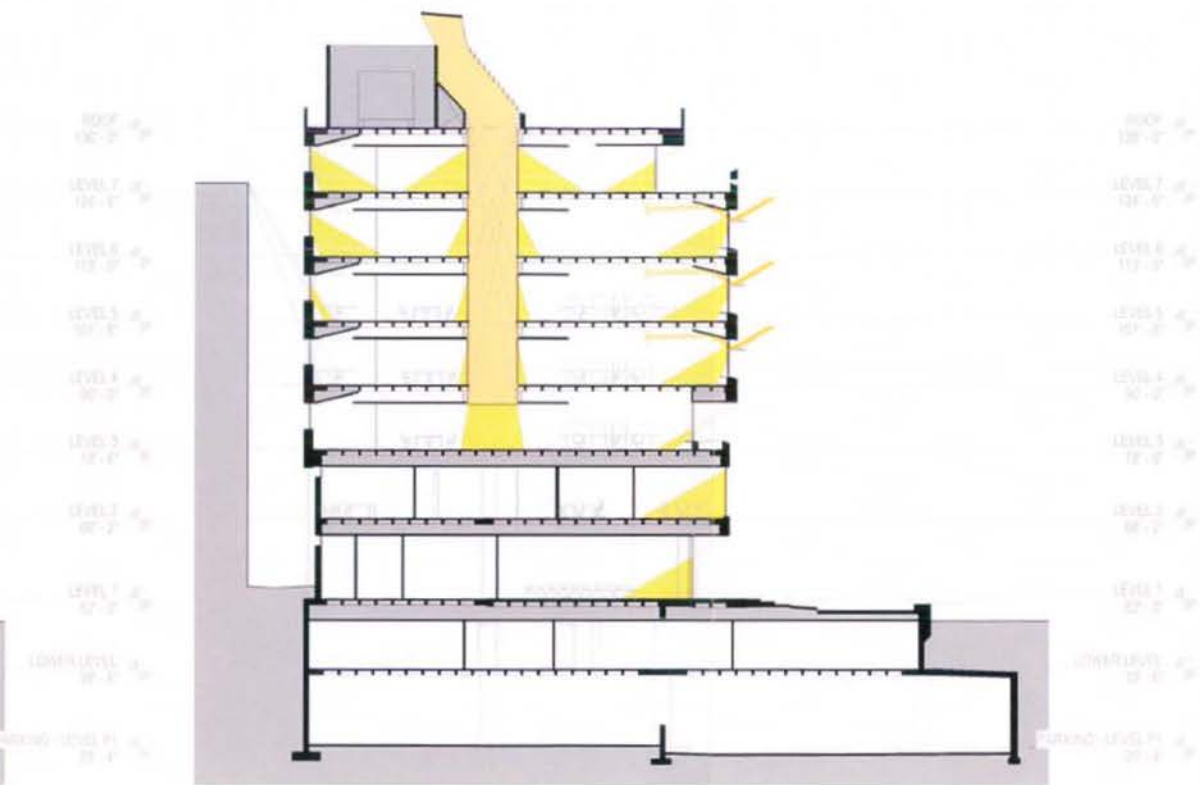


1 | NATURAL VENTILATION DIAGRAM
| N.T.S.

NATURAL VENTILATION DIAGRAM - TYP. FLOOR



NATURAL VENTILATION



DAYLIGHTING

NATURAL VENTILATION & DAYLIGHTING SECTION DIAGRAM

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 10/01/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: N.T.S.

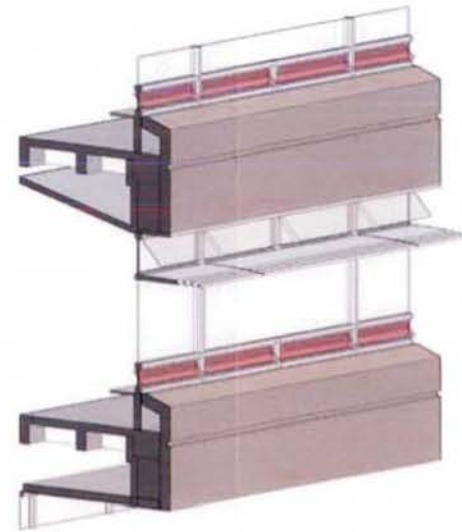
ZA3.2



Awning
Awning



Awning
Pivot



Awning
Fixed
Pivot/Vent

OPERABLE WINDOW OPTIONS DIAGRAM

LIGHT & AIR SHAFTS

OPERABLE WINDOWS WITH
EXTERIOR LIGHT SHELF



EXTENSIVE GREEN ROOF

AIA HEADQUARTERS AND OCTAGON FROM NEW YORK AVENUE

RENDERING

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale:

ZA4.0



OPERABLE WINDOWS WITH
EXTERIOR LIGHT SHELF

EXTENSIVE GREEN ROOF

FRONTAGE ALONG NEW YORK AVENUE

RENDERING

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale:

ZA4.1



NEW OPERABLE WINDOWS
W/ EXTERIOR LIGHT SHELF

EXTENSIVE GREEN ROOF

PLAZA FROM OCTAGON

RENDERING

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale:

ZA4.2



NEW OPERABLE WINDOWS
W/ EXTERIOR LIGHT SHELF

EXTENSIVE GREEN ROOF

PLAZA FROM 18TH STREET

RENDERING

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

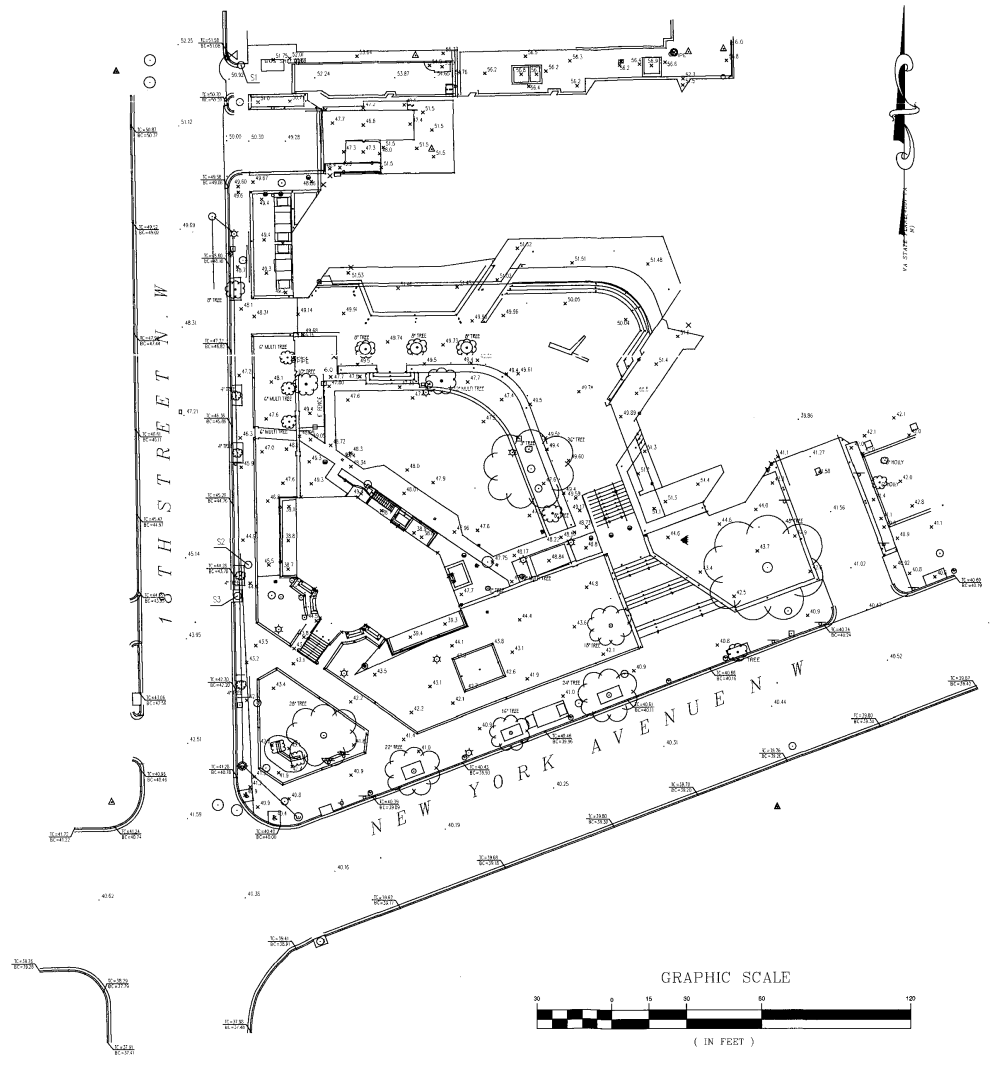
Date: 10/03/08

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale:

ZA4.3



LEGEND

STORM WH	TOP OF WALL ELEVATION
GROUND LIGHT	SEW
WATER SHUT OFF	EXT
SUR	EXTENSION
UTILITY WH	HAND CAP RAMP
LIGHT POLE	TELEPHONE POLE
ELEC. WH	TRANS. LIGHT POLE
GAS VALVE	EX. TAG
GAS METER	RECORD INFORMATION
WATER SHUT OFF	MEASURED INFORMATION
WATER SHUT OFF	ROOF DRAIN W/ CONC. BASE
WATER SHUT OFF	EXIST. FIRE HYDRANT
WATER SHUT OFF	CURB & GUTTER
WATER SHUT OFF	CURB & GUTTER
WATER SHUT OFF	WOODEN FENCE
WATER SHUT OFF	PLANTED
WATER SHUT OFF	CLEAN OUT
WATER SHUT OFF	GENERATOR (NATURAL GAS OR OTHER)
WATER SHUT OFF	REPAIR FLOOD
WATER SHUT OFF	REPAIR WITH CAP
WATER SHUT OFF	FLOOD
WATER SHUT OFF	OTHER END
WATER SHUT OFF	REMARKS

EXISTING SITE SURVEY

AIA 21st Century Workplace

A Demonstration of Integrated Project Delivery

Reference: ZONING SUBMISSION

Job No: 07230.00

Scale: 1" = 50'-0"

Date: 10/03/08

ZA5.1