

**1000 Connecticut Avenue NW**

ZONING COMMISSION  
CASE No. 06-13  
EXHIBIT No. 5

**PEI COBB FREED & PARTNERS** Architects LLP

**SEE ADDENDUM December 2005**

|            |                     |
|------------|---------------------|
| A-1        | Level B5 Plan       |
| A-2 to A-4 | Level B-2-B4 Plan   |
| A-6        | Level 1 Plan        |
| A-14       | Building Section AA |
| A-17       | Building Section DD |

Washington, D.C.

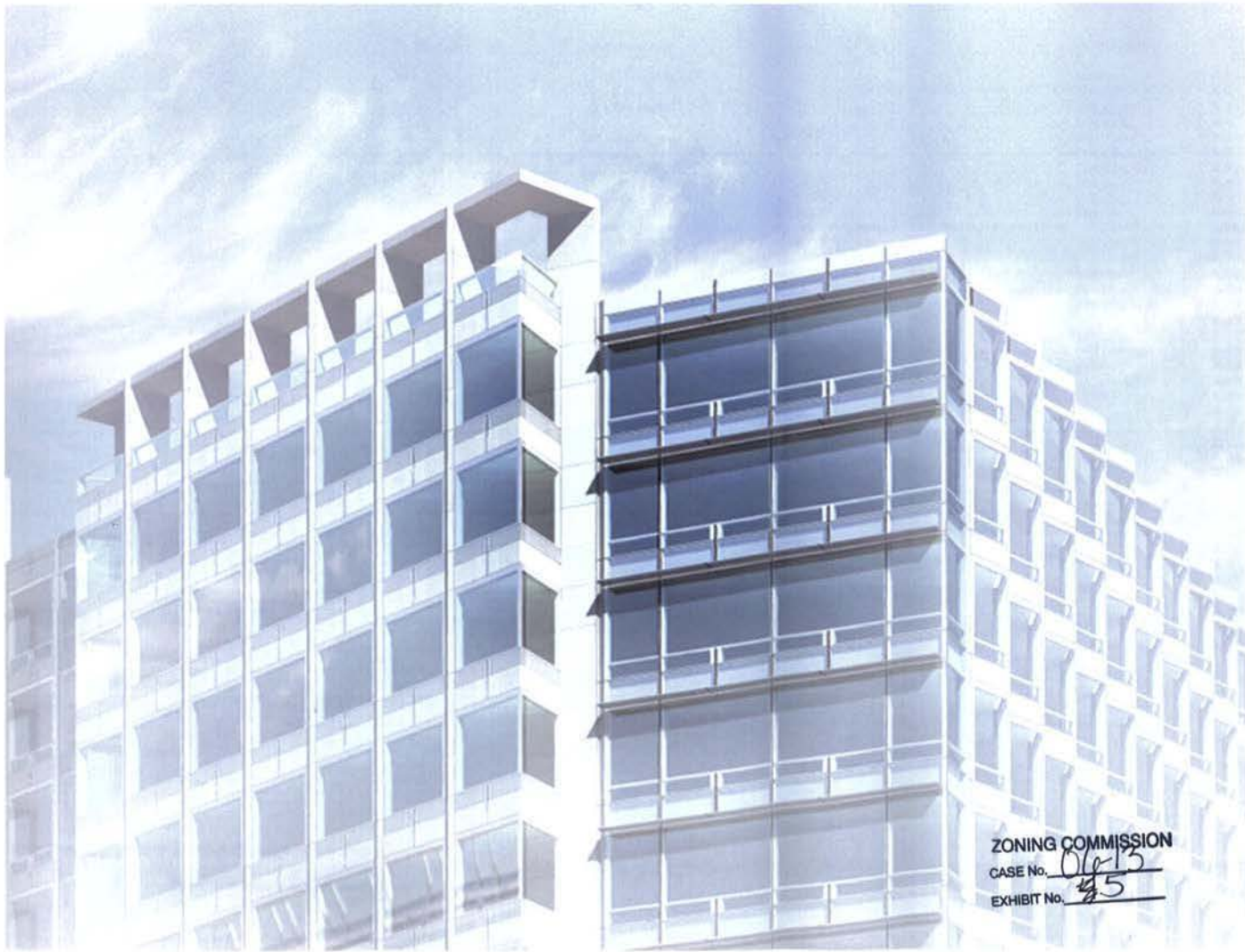
Exhibit A  
Proposal for A Consolidated  
Planned Unit Development  
October 2005

Owner & Developer  
1000 CONNECTICUT ASSOCIATES



ZONING COMMISSION  
District of Columbia  
CASE NO.06-13  
EXHIBIT NO.5

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D.C. OFFICE OF ZONING  
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ZONING COMMISSION  
CASE No. 06-13  
EXHIBIT No. 45

## Filing Req't:

## Drawing:

### DCMR 11 Sec:

### Development Data:

2406.11(a)

**Z-1**

ZONING TABULATIONS\*

### Site Information:

2406.11(b)

**S-1**

LOCATION PLAN

**S-2**

SITE PHOTOGRAPHS / Key Plan

**S-3**

SITE PHOTOGRAPHS

**S-4**

SITE PHOTOGRAPHS

**S-5**

SITE PHOTOGRAPHS

**S-6**

SITE PHOTOGRAPHS

2406.11(c)

**C-1**

SITE SURVEY

2406.11(d)&12(a)&13

**C-1.1**

SITE SURVEY NOTES

2406.11(e)&12(a)&13

**C-2**

SITE & UTILITY PLAN\*

## Filing Req't:

## Drawing:

### DCMR 11 Sec:

### Development Plans:

2406.12(a)&13

**\* A-1**

LEVEL 05 PLAN\*

2406.12(a)&13

**\* A-2**

LEVEL 06 PLAN\*

2406.12(a)&13

**\* A-3**

LEVEL 07 PLAN\*

2406.12(a)&13

**\* A-4**

LEVEL 08 PLAN\*

2406.12(a)&13

**\* A-5**

LEVEL 09 PLAN\*

2406.11(d)&12(a)&13

**\* A-6**

LEVEL 1 PLAN\*

2406.11(e)&12(a)&13

**\* A-7**

LEVEL 2 PLAN\*

2406.12(a)

**\* A-8**

LEVEL 3-12 PLAN\*

2406.12(a)

**A-9**

ROOF LEVEL PLAN / Mechanical Penthouse Roof Level\*

2406.12(a)

**A-10**

K STREET ELEVATION

2406.12(a)

**A-10.1**

ELEVATION RENDERING / K Street

2406.12(a)

**A-11**

CONNECTICUT AVENUE ELEVATION

2406.12(a)

**A-11.1**

ELEVATION RENDERING / Connecticut Avenue

2406.12(a)

**A-12**

NORTH ALLEY ELEVATION

2406.12(a)

**\* A-13**

WEST ALLEY ELEVATION

2406.12(a)

**\* A-14**

BUILDING SECTION AA / Transverse @ K Street Lobby\*

2406.12(a)

**\* A-15**

BUILDING SECTION BB / Transverse @ Loading Dock

2406.12(a)

**\* A-16**

PARTIAL SECTION CC / Transverse @ Garage Entrance

2406.12(a)

**A-17**

BUILDING SECTION DD / Longitudinal

2406.12(a)

**A-18**

PARTIAL ELEVATIONS / Typical Floor Level @ K Street

2406.12(a)

**A-19**

PARTIAL ELEVATIONS / Storefront Window & Entry @ K Street

2406.12(a)

**A-20**

PARTIAL ELEVATIONS / Lobby Entry @ K Street

2406.12(a)

**A-21**

PARTIAL ELEVATIONS / Typical Floor Level @ K Street & Connecticut Avenue

2406.12(a)

**\* A-22**

PARTIAL ELEVATIONS / Storefront Window & Entry @ Connecticut Avenue

2406.12(a)

**\* A-23**

PARTIAL ELEVATIONS / Typical Floor Level @ Connecticut Avenue\*

2406.12(a)

**\* A-24**

PARTIAL ELEVATIONS / Storefront Window & Entry @ Connecticut Avenue

2406.12(a)

**\* A-25**

PARTIAL ELEVATIONS / Storefront Window @ Connecticut Avenue Alley

2406.12(a)

**A-26**

PARTIAL ELEVATIONS / Typical Alley Curtain Wall

2406.11(a)&12(a)&13

**\* A-27**

STREETSCAPE PLAN / K Street - West

2406.11(a)&12(a)&13

**\* A-28**

STREETSCAPE PLAN / K Street - East

2406.11(a)&12(a)&13

**\* A-29**

STREETSCAPE PLAN / Connecticut Avenue

2406.11(a)&12(a)&13

**\* A-30**

PERSPECTIVE RENDERING / Aerial View

2406.11(a)&12(a)&13

**A-31**

PERSPECTIVE RENDERING / Corner View @ Connecticut Ave. & K St.

2406.11(a)&12(a)&13

**A-32**

PERSPECTIVE RENDERING / K Street View

2406.11(a)&12(a)&13

**A-33**

PERSPECTIVE RENDERING / Streetscape Corner View @ Conn. Ave. & K St.

2406.11(a)&12(a)&13

**A-34**

PERSPECTIVE RENDERING / Streetscape Corner View @ Conn. Ave. Alley

2406.11(a)&12(a)&13

**A-35**

PERSPECTIVE RENDERING / K Street Lobby Entrance View

**■**

ARCHITECT'S STATEMENT

**■**

PROJECT CREDITS

\* Indicates drawings that describe proposed partial alley closure and basement level building projections

## Zoning Tabulations

|                |                                                              |  |
|----------------|--------------------------------------------------------------|--|
| PROPERTY:      | (See Dwg. C-1 for Lot dimensions)                            |  |
| Square:        | 163                                                          |  |
| Lots:          | 803-806(16,527 SF) + 847(16,480 SF)                          |  |
| Property Area: | 32,987 + 244 SF Partial Alley Closure = 33,231 SF Total Area |  |

| ZONING REGULATIONS:    | w / P.U.D. Development Standards                                                                                                                                             | Proposed P.U.D. Provided:                                    |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Zoning:                | C-4                                                                                                                                                                          | C-4                                                          |
| Uses:                  | Proposed General Office and Retail Uses Permitted                                                                                                                            | Office: 353,856 SF<br>Retail: 15,737 SF<br>Total: 369,593 SF |
| FAR:                   | 11.0 + 5% = 11.55 max.                                                                                                                                                       | 11.11                                                        |
| Roof Structure FAR:    | 37' max. additional for Mech/Equip                                                                                                                                           | ≤ 37                                                         |
| Lot Occupancy:         | 100% max.                                                                                                                                                                    | 96% @ Levels 1-2<br>97% @ Levels 3-12                        |
| Building Height:       | 130' max.                                                                                                                                                                    | 130'                                                         |
| Roof Structure Height: | 18.5' max.                                                                                                                                                                   | 18.5'                                                        |
| Side Yard:             | No requirement                                                                                                                                                               | -                                                            |
| Rear Yard:             | Min. Depth: 2 1/2' per ft. vertical height                                                                                                                                   | None provided                                                |
| Courts:                | Min. Width: 3' per ft. vertical height                                                                                                                                       | None provided                                                |
| Parking:               | Office (> 2,000 GSF: 1 per add'l 1,800 GSF): 195<br>Retail (> 20,000 GSF: 1 per add'l 3,000 GSF): 0<br>-25% Metrolink proximity reduction: -48<br>Total spaces required: 147 | 229 hself park spaces                                        |
| Loading:               | Office (> 200,000 GSF): 3 berths @ 30'<br>1 space @ 20'<br>Retail (< 10% total GSF): No add'l req'd                                                                          | 3 berths @ 30'<br>1 space @ 20'                              |
| Bicycle Parking:       | (min. 5% of parking requirement): 8 spaces                                                                                                                                   | 8 spaces                                                     |

## Gross Floor Area Tabulations

| FLOOR LEVEL:                     | GROSS FLOOR AREA (General Office unless noted): | TOTAL G.F.A. BY LEVEL:         |                     |
|----------------------------------|-------------------------------------------------|--------------------------------|---------------------|
|                                  | A. Private Property:                            | B. Alley Closure: <sup>2</sup> | A + B:              |
| LEVEL 12                         | 31,117                                          | 243                            | 31,360              |
| LEVEL 11                         | 31,117                                          | 243                            | 31,360              |
| LEVEL 10                         | 31,117                                          | 243                            | 31,360              |
| LEVEL 9                          | 31,117                                          | 243                            | 31,360              |
| LEVEL 8                          | 31,117                                          | 243                            | 31,360              |
| LEVEL 7                          | 31,117                                          | 243                            | 31,360              |
| LEVEL 6                          | 31,117                                          | 243                            | 31,360              |
| LEVEL 5                          | 31,117                                          | 243                            | 31,360              |
| LEVEL 4                          | 31,117                                          | 243                            | 31,360              |
| LEVEL 3                          | 31,117                                          | 243                            | 31,360              |
| LEVEL 2                          | 25,576                                          | 243                            | 25,819              |
| LEVEL 1                          | 13,994 + 15,737 Retail                          | 243                            | 29,974 <sup>3</sup> |
| LEVEL B1                         | -                                               | (243)                          | -                   |
| LEVEL B2                         | -                                               | (466)                          | -                   |
| LEVEL B3                         | -                                               | (466)                          | -                   |
| LEVEL B4                         | -                                               | (466)                          | -                   |
| LEVEL B5                         | -                                               | (466)                          | -                   |
| TOTAL GSF:                       | 366,477 GSF                                     | 2,916 GSF <sup>2</sup>         | 369,393 GSF         |
| Basement Projection <sup>3</sup> | -                                               | (2,107 GSF)                    | (2,107 GSF)         |
| Property Area:                   | 32,987 SF                                       | 243 SF                         | 33,231 SF           |
| Proposed FAR:                    | 11.11                                           | -                              | 11.11               |

Notes:

1. Area not included in Gross Floor Area.

2. Refer to drawings for locations of proposed partial alley closure and basement level projections.

3. Area of new 5' vehicular movement easement not included in Gross Floor Area.

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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

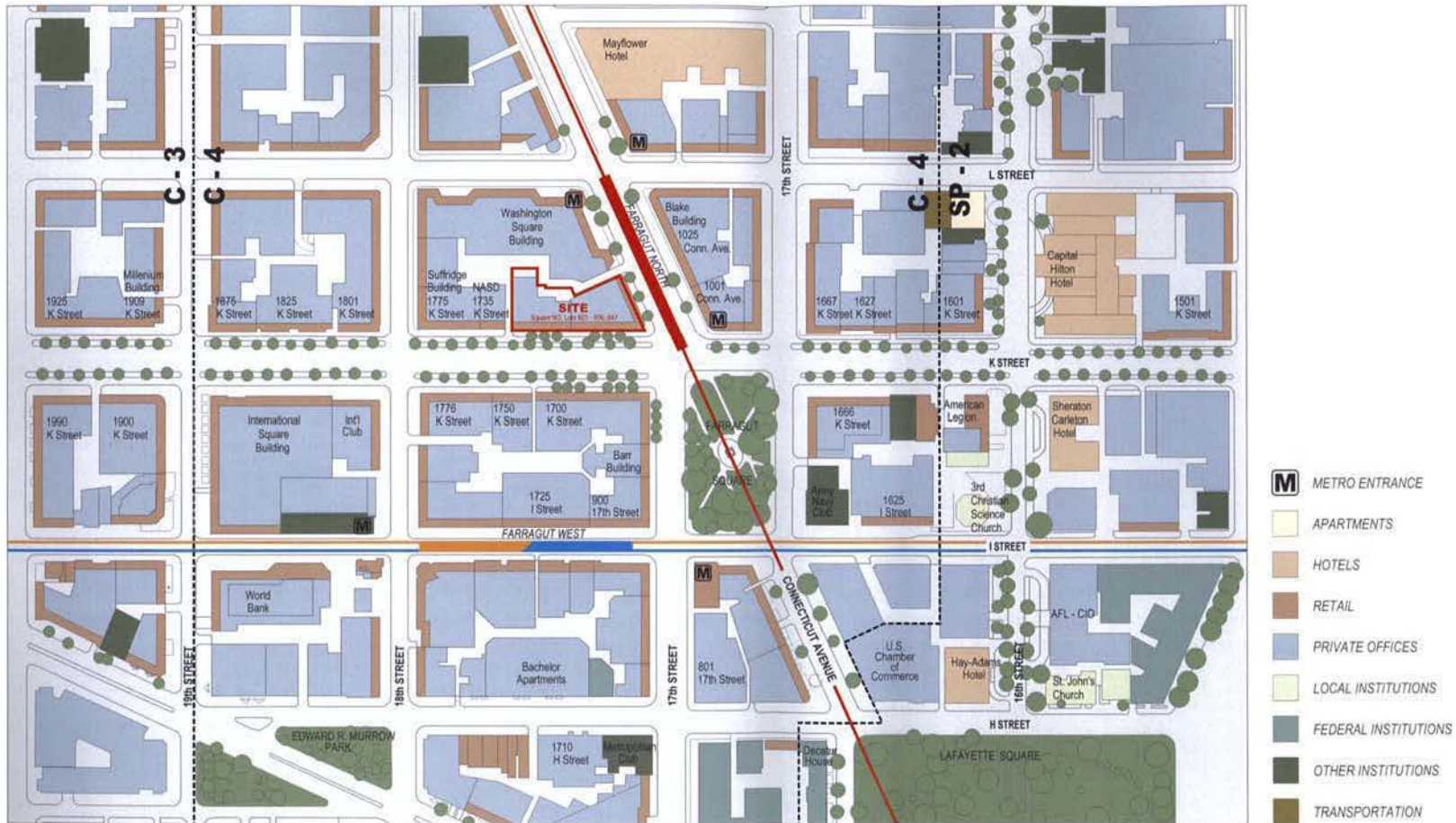
1000 Connecticut Avenue NW

Washington, D.C.

Zoning Tabulations

Z-1

October 2005



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1000 Connecticut Avenue NW Washington, D.C.

LOCATION PLAN

October 2005

S-1

scale: N.T.S.



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Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

SITE PHOTOGRAPHS  
Key Plan

October 2005

S-2

scale: N.T.S.



1: View Northwest Towards Square 163 From Farragut Square



2: View West Towards Square 126, 163



3: View North Towards Square 126, 163 from 17th Street

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Associated Architect

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Washington, D.C.

SITE PHOTOGRAPHS

October 2005

**S-3**

scale: N.T.S.



4 View Southwest of Square 126 from Connecticut Avenue at K Street



5 View West of Square 163 from Connecticut Avenue at L Street



6 View East of Square 164 from Connecticut Avenue at L Street



7 View Northeast of Square 164 from K Street at Connecticut

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**1000 Connecticut Avenue NW**

Washington, D.C.

SITE PHOTOGRAPHS

**S-4**

**WDG**  
ARCHITECTS

Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

October 2005

scale: N.T.S.



8: View Northeast of Square 163 from K Street to 15 Alley



9: View North of Square 163 from K Street to 15 Alley



10: View West of Square 163 from Conn. Ave. to 20 Alley



11: View South of Square 163 from Connecticut Avenue at L Street

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ARCHITECTURE

Associated Architect

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**1000 Connecticut Avenue NW**

Washington, D.C.

SITE PHOTOGRAPHS

October 2005

**S-5**

scale: N.T.S.



12. View of 20' Alley at Square 163 from Connecticut Avenue Looking West



13. View of 20' Alley at Square 163 Looking Southeast



14. View of 30' Alley at Square 163 Looking East



15. View of 30' Alley at Square 163 Looking West



16. View of 15' Alley at Square 163 Looking South to K Street



## UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPREHENS THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN-SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

| UTILITY COMPANY                                                   | PLAN # / SHEET #                                                     |
|-------------------------------------------------------------------|----------------------------------------------------------------------|
| VERIZON                                                           | PLAN PROVIDED FOR K STREET ONLY                                      |
| 3901 Calverton Boulevard - 3rd Floor<br>Baltimore, Maryland 21205 |                                                                      |
| DISTRICT CABLE VISION                                             | NO REPLY AT THIS TIME                                                |
| 800 Michigan Avenue, NE<br>Washington, DC 20017                   |                                                                      |
| WASHINGTON GAS/NO REPLACEMENT SECTION                             | ROUGH PLAN PROVIDED                                                  |
| 8901 Industrial Road<br>Springfield, VA 22151                     |                                                                      |
| NET WORLDWIDE                                                     | LINES IN CONNECTICUT AVE. AND K STREET<br>CAN NOT DETERMINE LOCATION |
| 2250 Lakeside Road<br>Richardson, TX 75082                        |                                                                      |
| PERCO                                                             | ROUGH PLAN PROVIDED                                                  |
| 1000 Pennsylvania Ave<br>Room 308<br>Washington, DC 20068         |                                                                      |
| WATER & SEWER PLANS - WASA                                        | APPEARS TO BE COMBINATION STORM DRAIN AND SEWER                      |
| AT&T                                                              | NO FACILITIES IN THIS AREA                                           |
| 11025 Fingboard Road<br>Monrovia, MD 21770                        |                                                                      |

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

## NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED AS TAX ASSESSMENT NO. 5163 0803 AND 0163 0847. THE SITE ADDRESS IS 1000 CONNECTICUT AVENUE, N.W.
- 2.) THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- 3.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001 0620 B, FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC., DATED NOVEMBER 15, 1985.
- 4.) THE VERTICAL DATUM IS BASED ON THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA BENCHMARK MAP 9-35 TOP OF SOUTHWEST CORNER OF CONGRESSIONAL STATUE BASE AT THE NORTHEAST CORNER OF 19TH STREET AND M STREET, N.W. ELEVATION 63.39.
- 5.) NO TITLE REPORT FURNISHED.

## D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIRMATION FOR THIS PROPERTY.

## ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE ZONING MAP OF THE DISTRICT OF COLUMBIA (MAP #10).

THE SITE IS ZONED C-4 (COMMERCIAL).

HEIGHT OF BUILDING = 130' (NO LIMIT ON STORES) FACING STREETS NOT LESS THAN 110' WIDTH.  
FLOOR AREA RATIO = 10.0 (IF A R.) MAXIMUM PERMITTED FOR BUILDINGS IN EXCESS OF 110' HEIGHT.

PERCENTAGE OF LOT OCCUPANCY = 100%

REAR YARDS = 2-12" INCH PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12 FEET.

SIDE YARD = NONE REQD FOR OFFICE BUILDINGS.

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT THE SUBJECT OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

## SURVEYOR'S CERTIFICATION

(TO BE DETERMINED)

I ALSO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 8, 7(A), 8, 9, 10, 11, 14, 15 AND 16 OF TABLE A, HEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

FEBRUARY 9, 2005

DATE:

HARRY L. JENKINS  
LICENSED LAND SURVEYOR  
DISTRICT OF COLUMBIA #13 990405



VICINITY MAP  
SCALE: 1" = 200'



LOT 803 thru 806 & 847  
SQUARE 163  
WASHINGTON, D.C.

TOPOGRAPHIC AND  
ALTA / ACSM  
LAND TITLE SURVEY

VIA REVISIONS  
REV. 02/24/05  
ACSM SURVEY TO  
VIA

DWG. FEB 2004  
DES. [initials]  
CHKD. [initials]  
PROJECT FILE NO. 1001  
SHEET NO. 1

PEI COBB FREED & PARTNERS Architects LLP



Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW Washington, D.C.

SITE SURVEY NOTES

October 2005

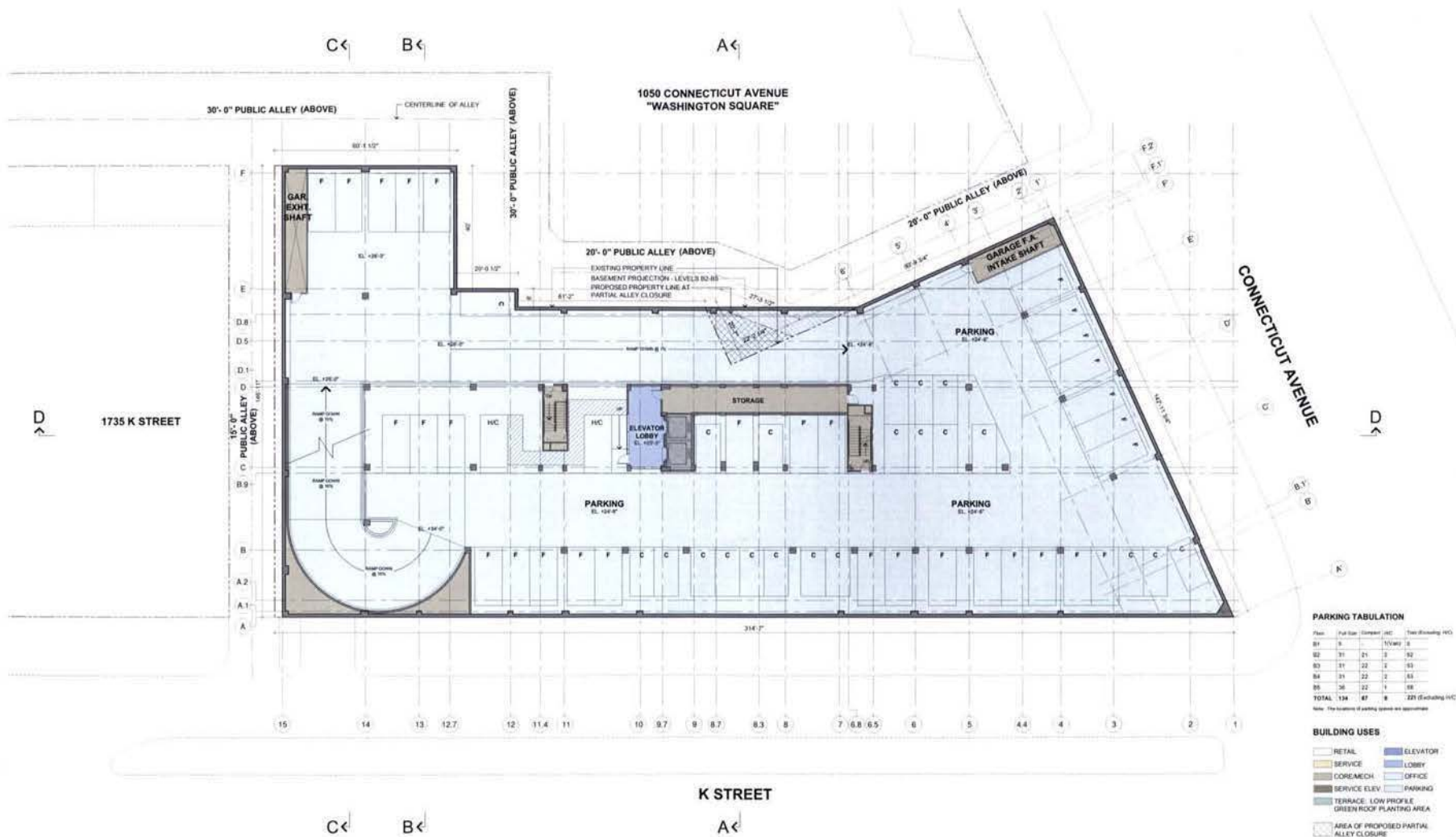
C-1.1

scale: NA









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WDG  
ARCHITECTURE

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW Washington, D.C.

LEVEL B3 PLAN

October 2005

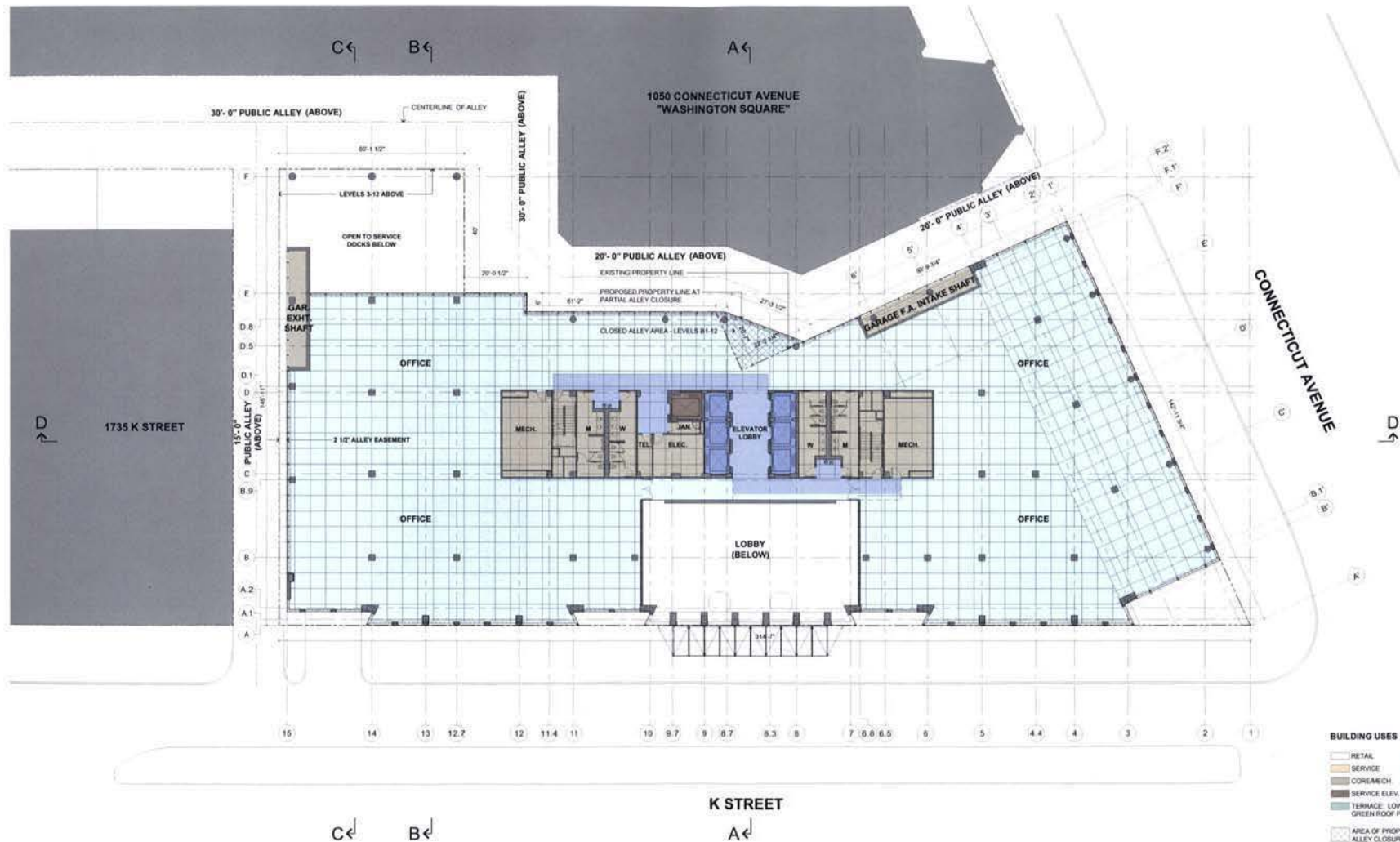
A-3

scale: 1" = 30'









#### BUILDING USES

- RETAIL
- SERVICE
- CORE/MECH
- SERVICE ELEV.
- TERRACE: LOW PROFILE GREEN ROOF PLANTING AREA
- AREA OF PROPOSED PARTIAL ALLEY CLOSURE
- ELEVATOR
- LOBBY
- OFFICE
- PARKING

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1000 Connecticut Avenue NW Washington, D.C.

LEVEL 2 PLAN

October 2005

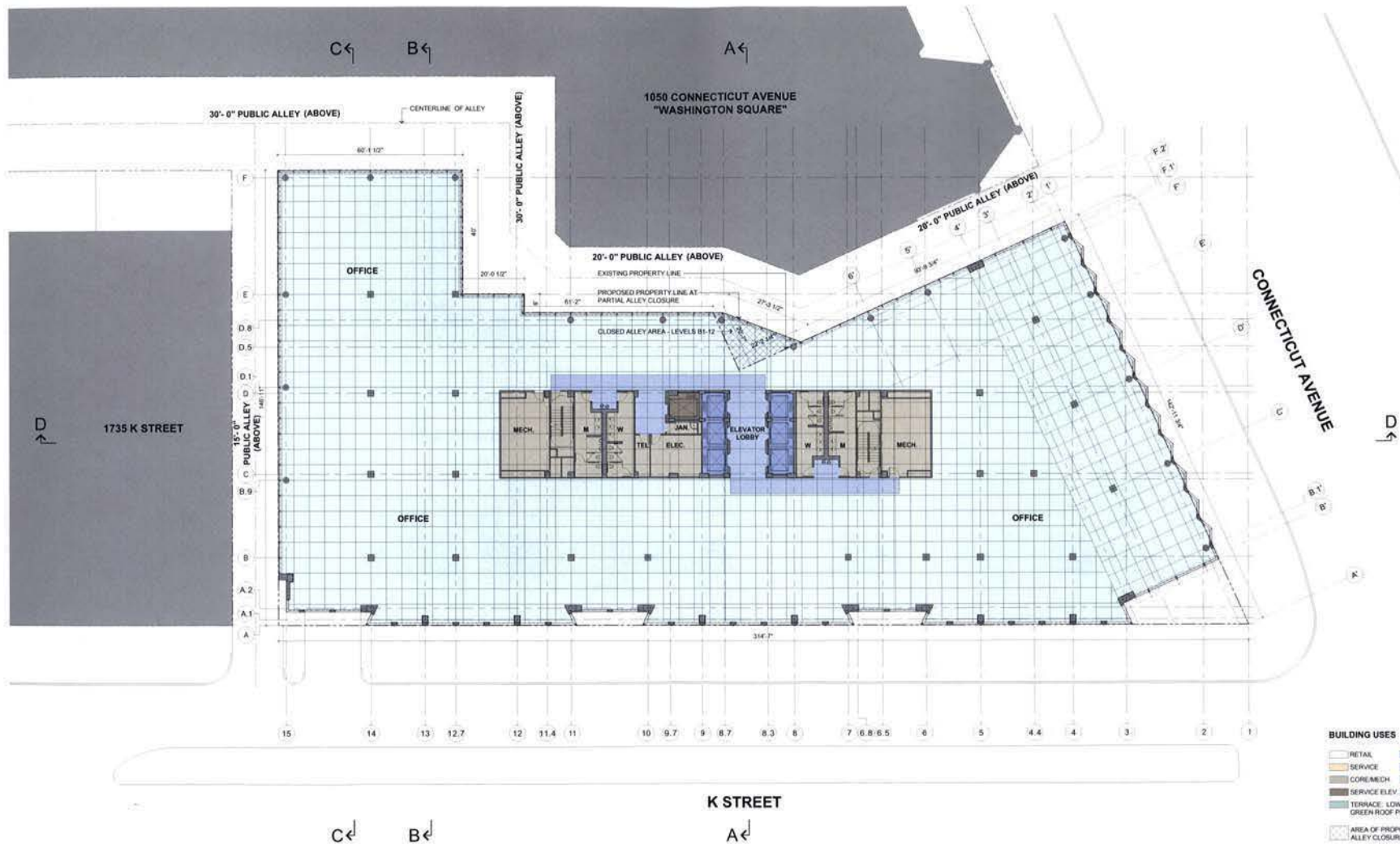
A-7

scale: 1" = 30'

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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES



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LEVEL 3-12 PLAN

A-8

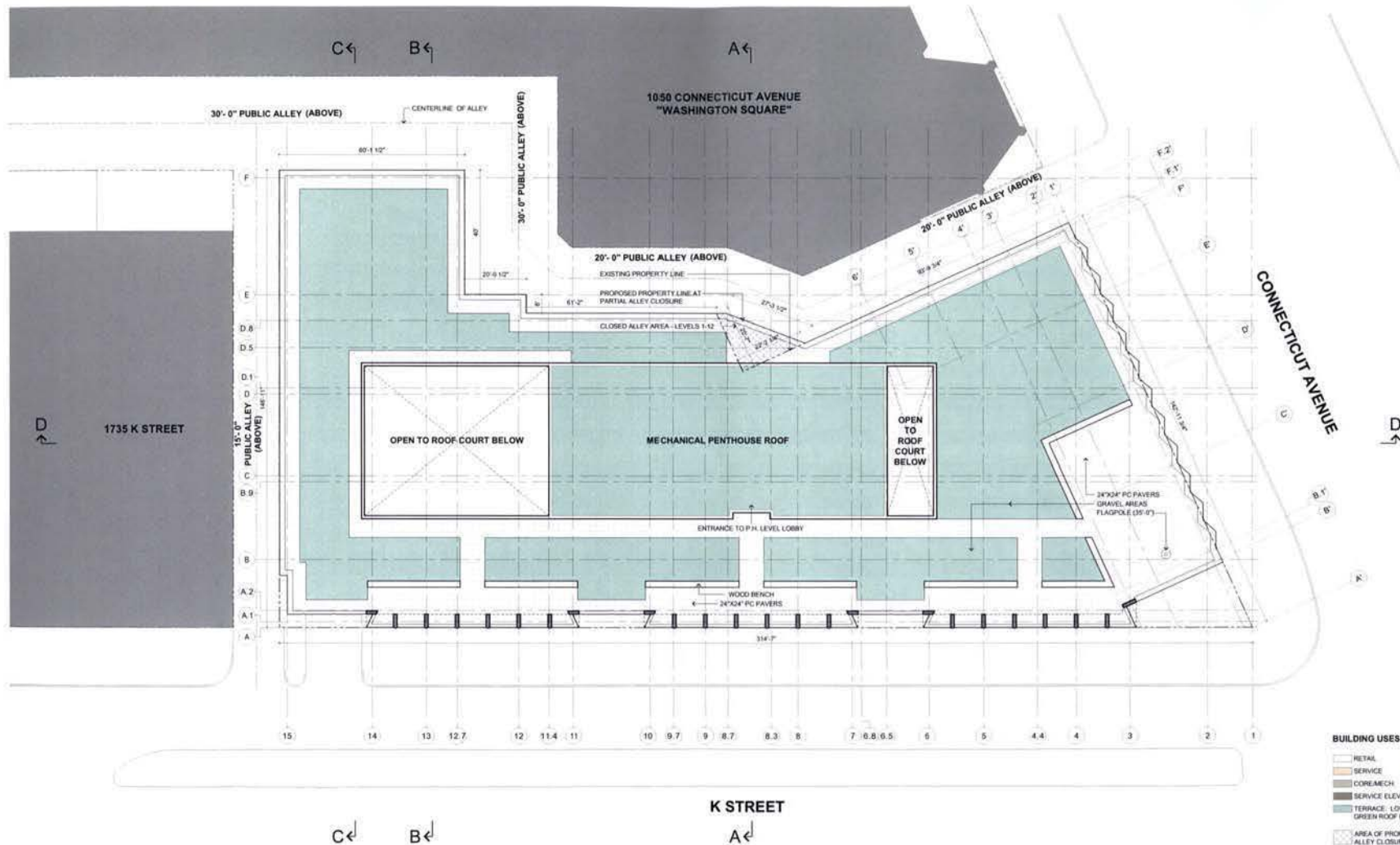
October 2005

scale: 1" = 30'

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ARCHITECTS

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES



**BUILDING USES**

|                                        |                          |
|----------------------------------------|--------------------------|
| RETAIL                                 | ELEVATOR                 |
| SERVICE                                | LOBBY                    |
| CORE/ARCH                              | OFFICE                   |
| SERVICE ELEV.                          | PARKING                  |
| TERRACE: LOW PROFILE                   | GREEN ROOF PLANTING AREA |
| AREA OF PROPOSED PARTIAL ALLEY CLOSURE |                          |

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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

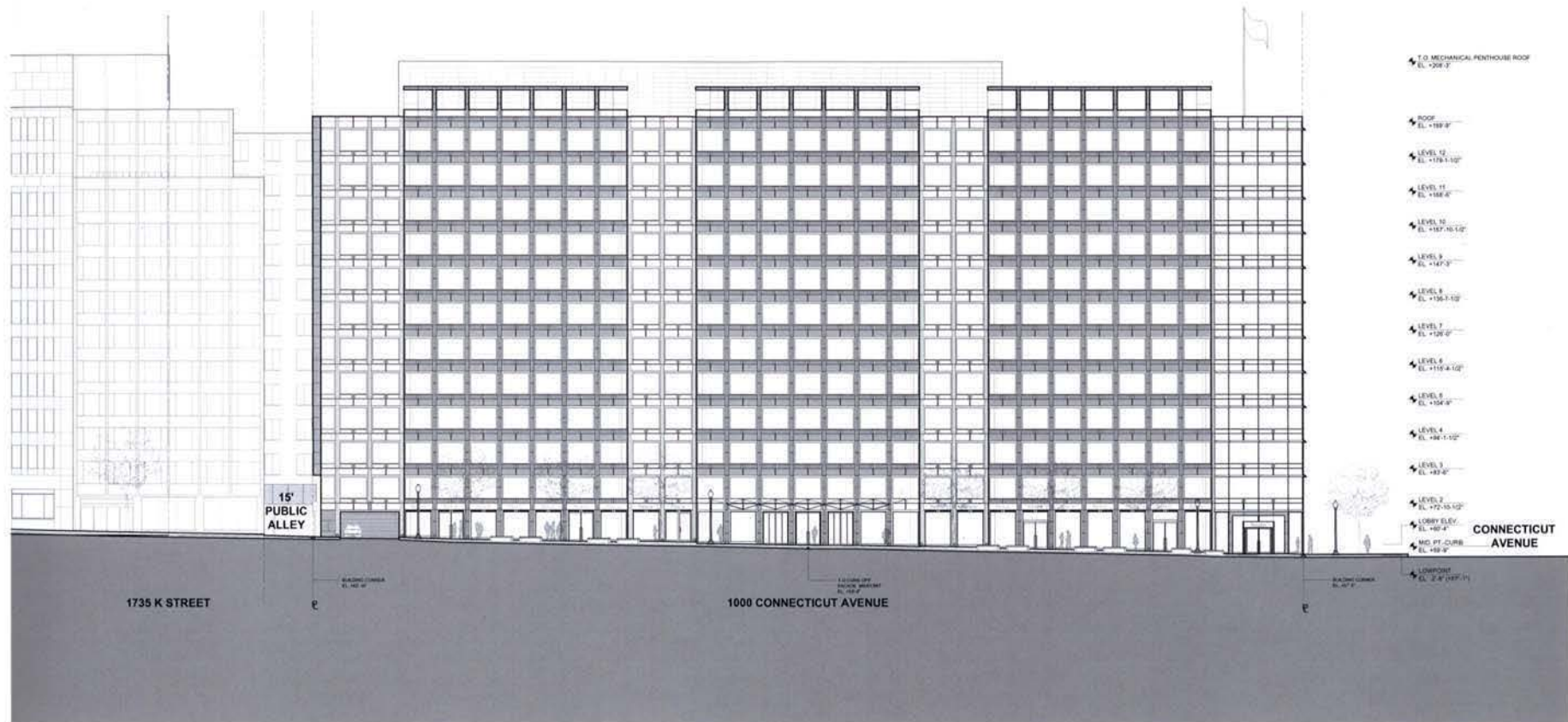
1000 Connecticut Avenue NW Washington, D.C.

ROOF LEVEL PLAN/ Mechanical Penthouse Roof Level

A-9

October 2005

scale: 1" = 30'



PEI COBB FREED & PARTNERS Architects LLP



José J. Sanchez / CONTOUR STUDIOS

**PEI COBB FREED & PARTNERS** Architects LLP



Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

**1000 Connecticut Avenue NW**

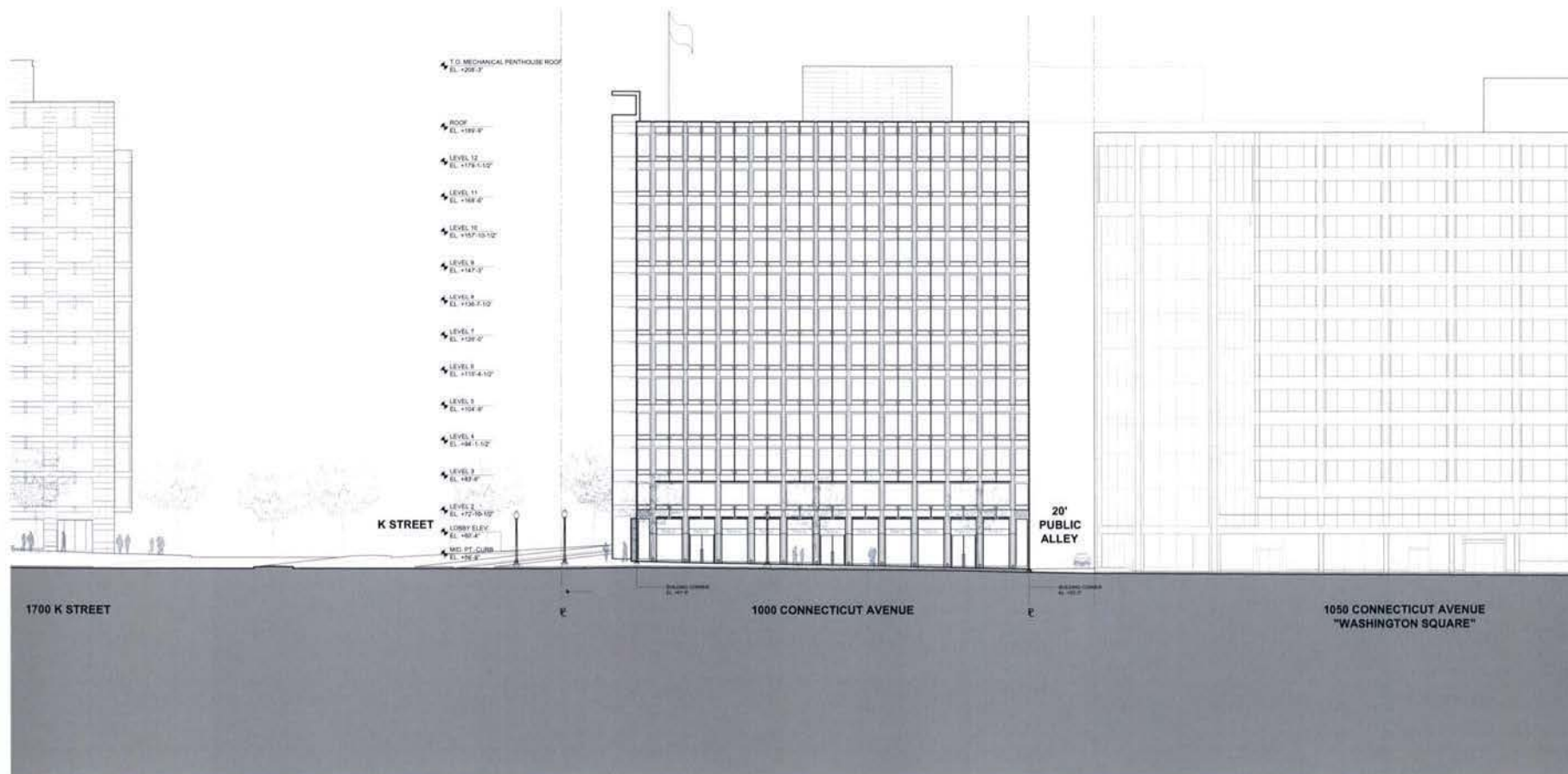
Washington, D.C.

ELEVATION RENDERING  
K Street

October 2005

**A-10.1**

scale: N.T.S.



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1000 Connecticut Avenue NW Washington, D.C.

CONNECTICUT AVENUE ELEVATION

A-11

WDG  
ARCHITECTS

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

October 2005

scale: 1" = 30'



Jose I. Sanchez / CONTOUR STUDIOS

**PEI COBB FREED & PARTNERS** Architects LLP



Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

**1000 Connecticut Avenue NW**

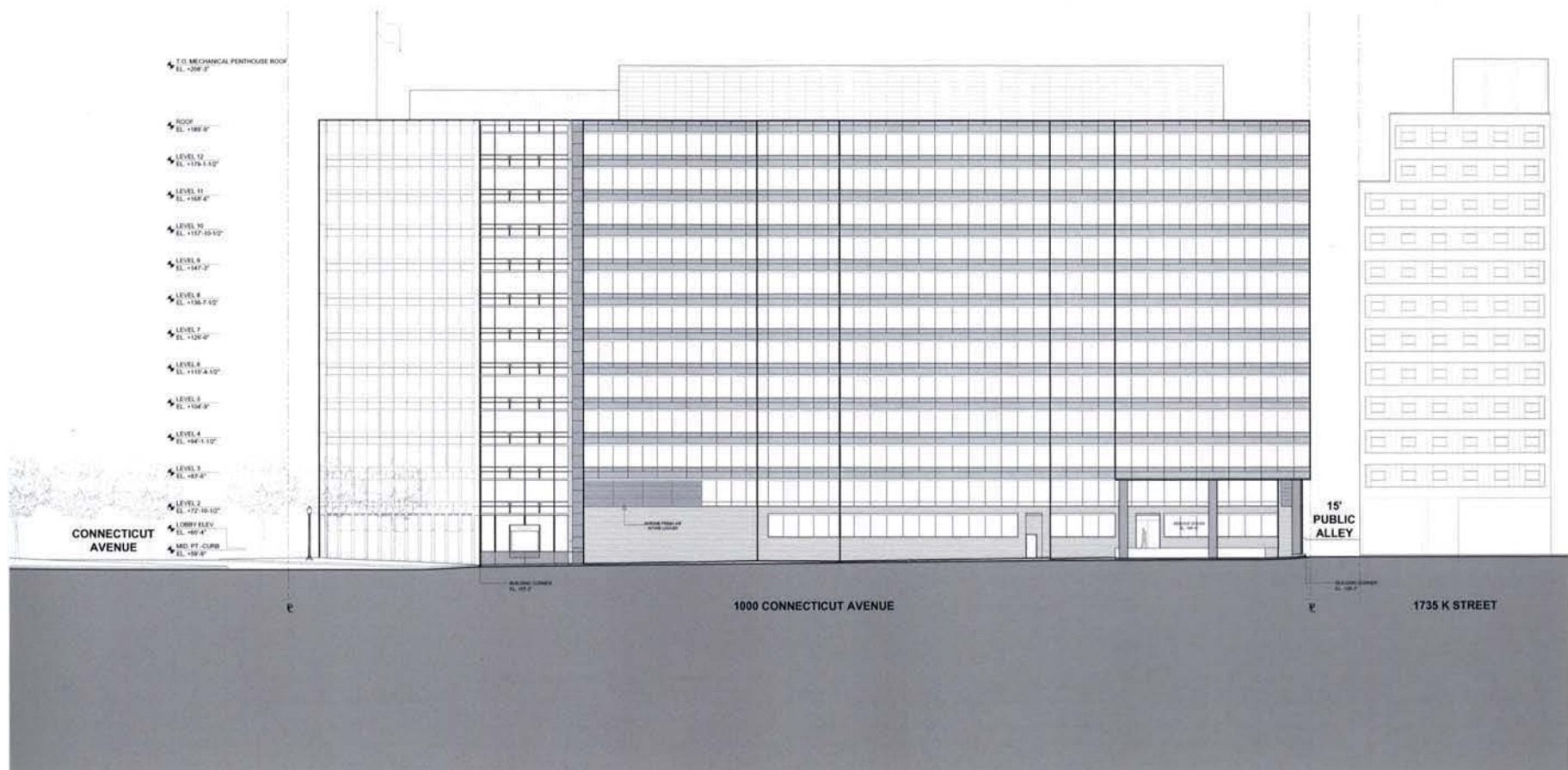
Washington, D.C.

ELEVATION RENDERING  
Connecticut Avenue

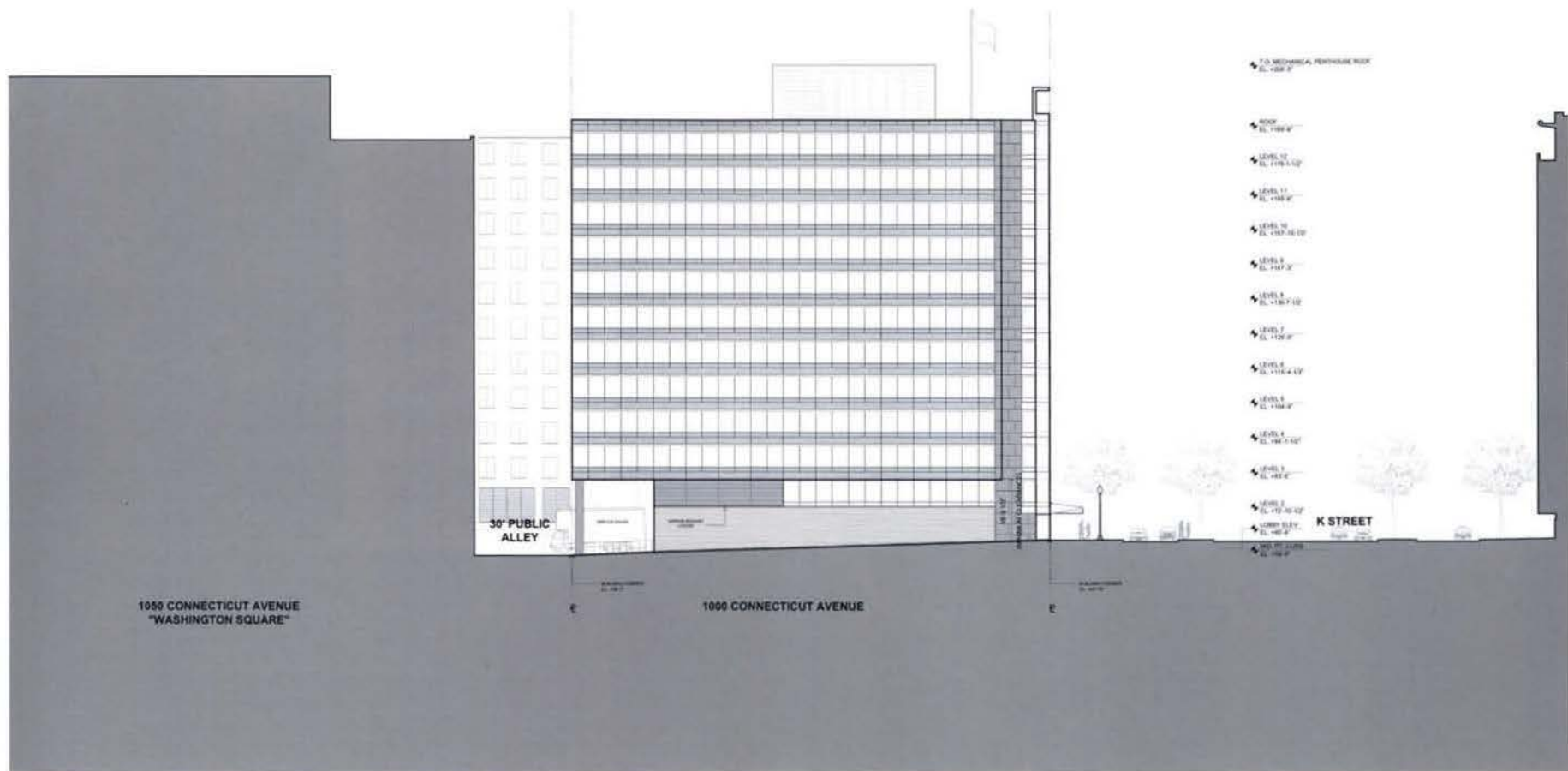
October 2005

**A-11.1**

scale: N.T.S.



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1000 Connecticut Avenue NW

Washington, D.C.

WEST ALLEY ELEVATION

A-13

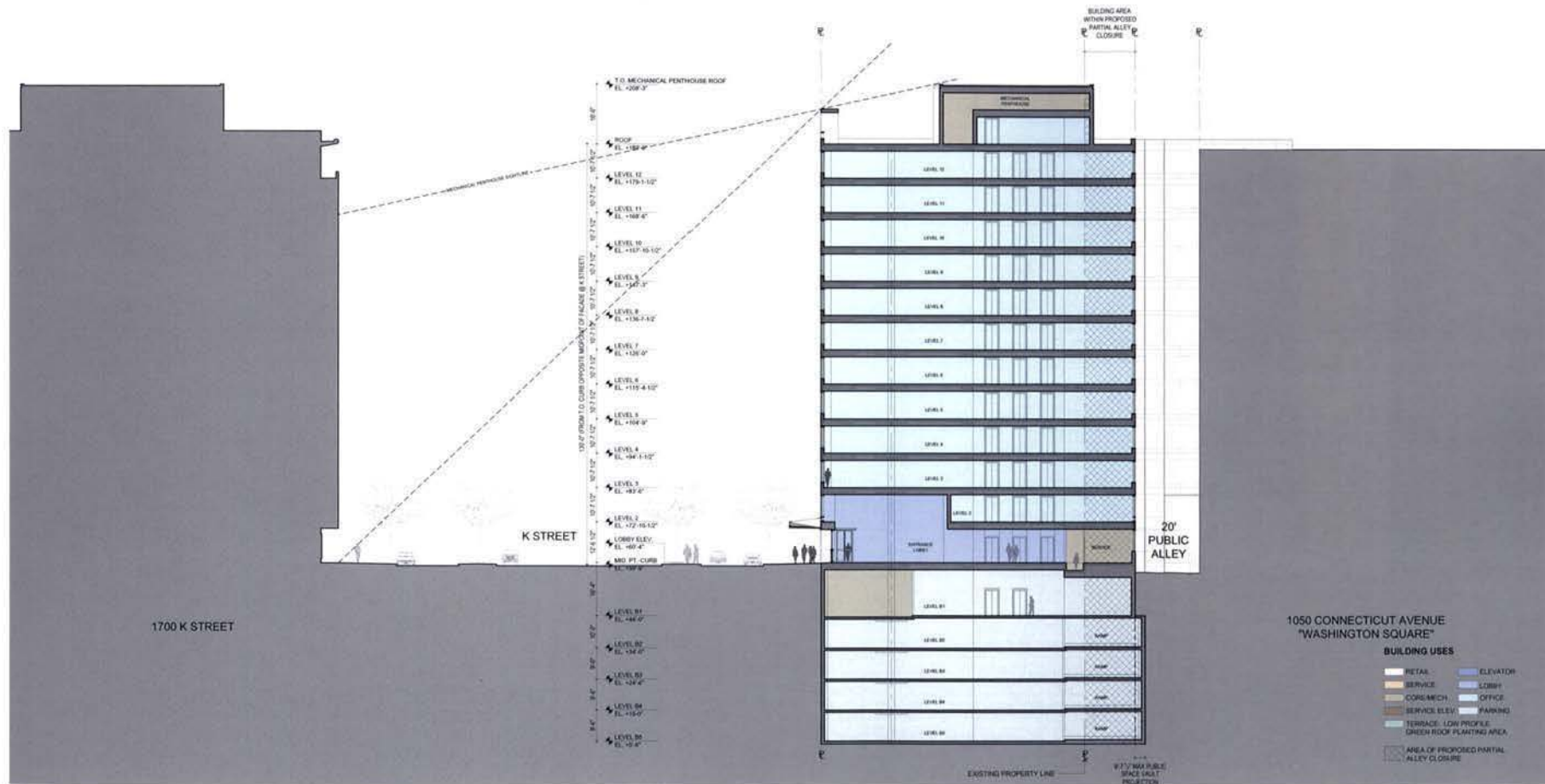
WDG  
WASHINGTON  
DESIGN GROUP

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

October 2005

scale: 1" = 30'



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Owner & Developer: 1000 CONNECTICUT ASSOCIATES

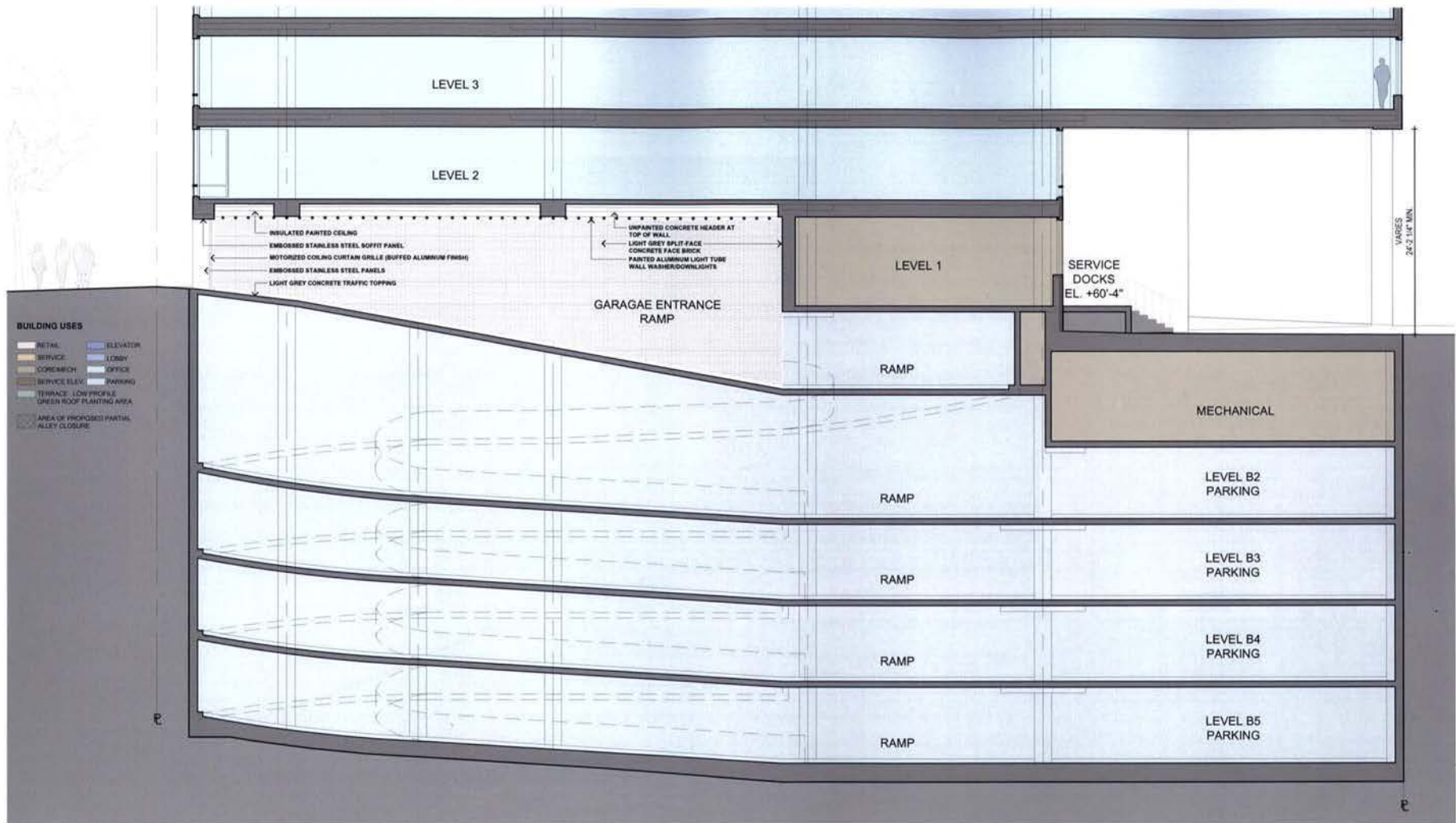
1000 Connecticut Avenue NW Washington, D.C.

BUILDING SECTION AA  
Transverse at K Street Lobby  
October 2005

A-14

scale: 1" = 30'





PEI COBB FREED & PARTNERS Architects LLP

1000 Connecticut Avenue NW

Washington, D.C.

PARTIAL SECTION CC  
Transverse @ Garage Entrance

A-16

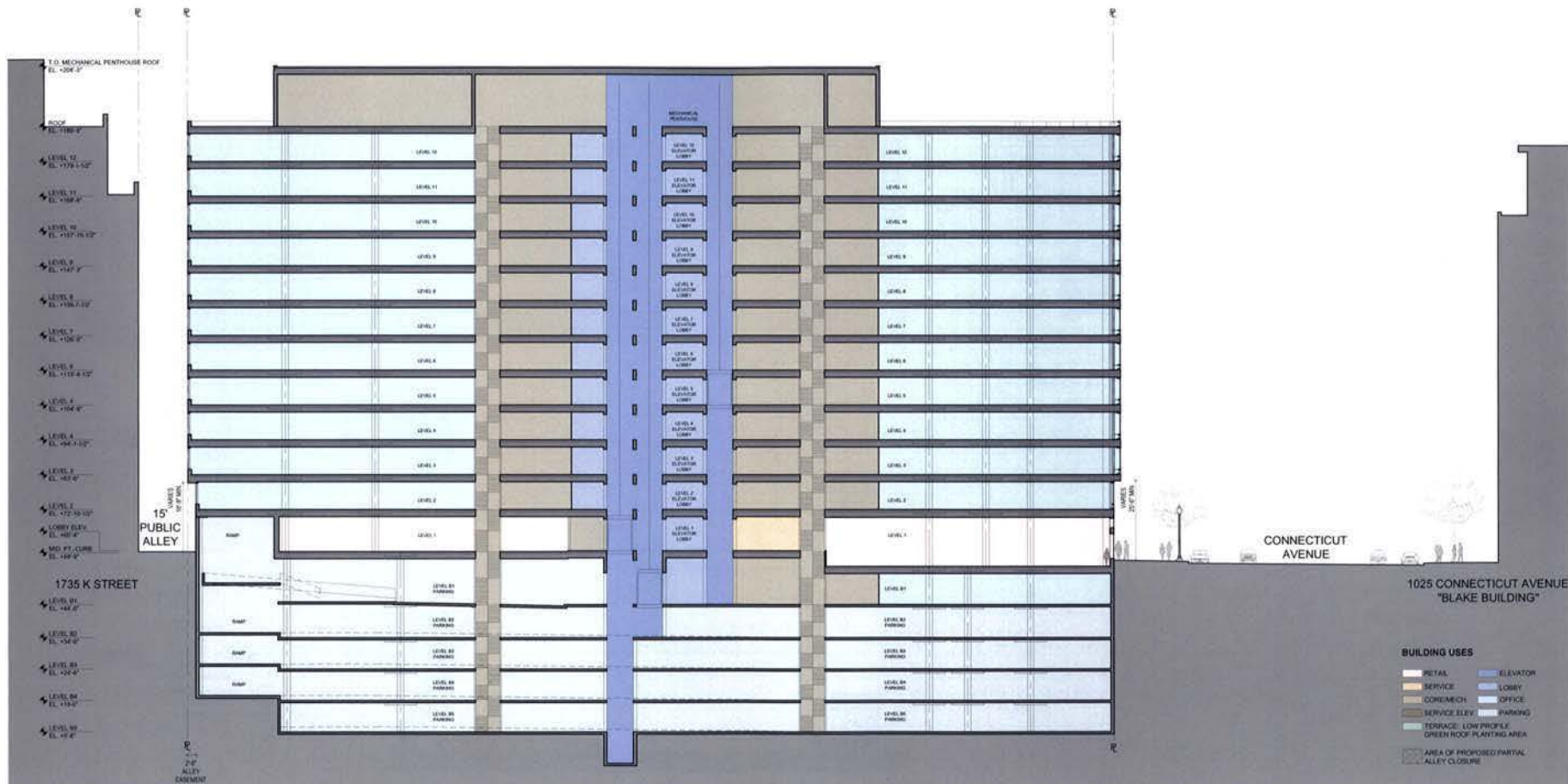
WDG  
ARCHITECTS

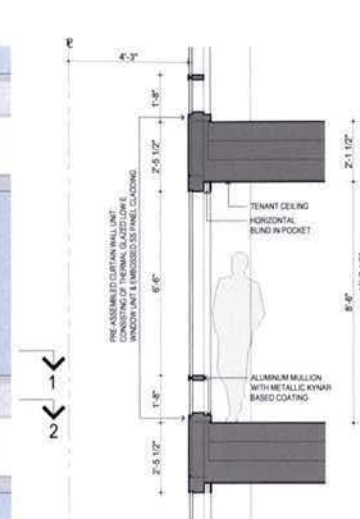
Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

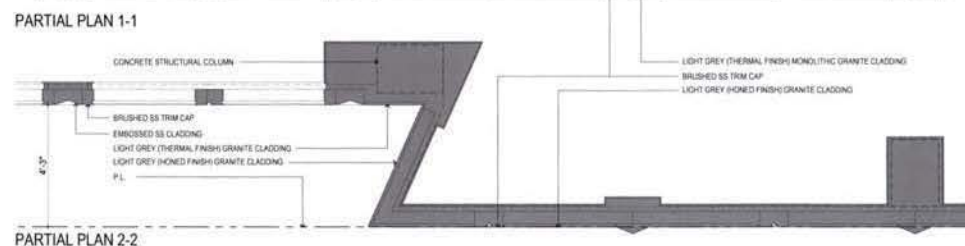
October 2005

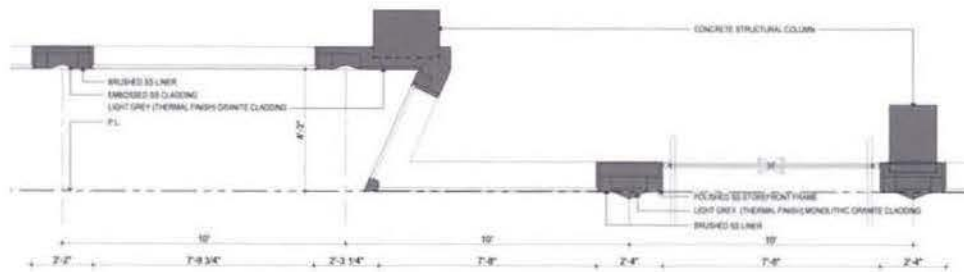
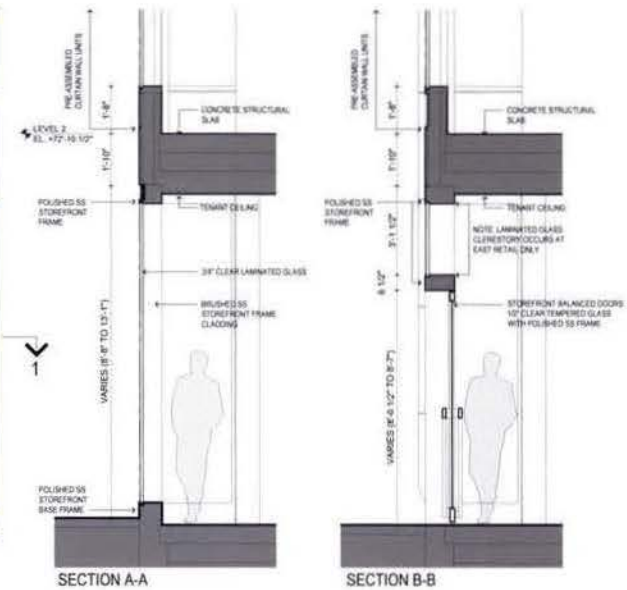
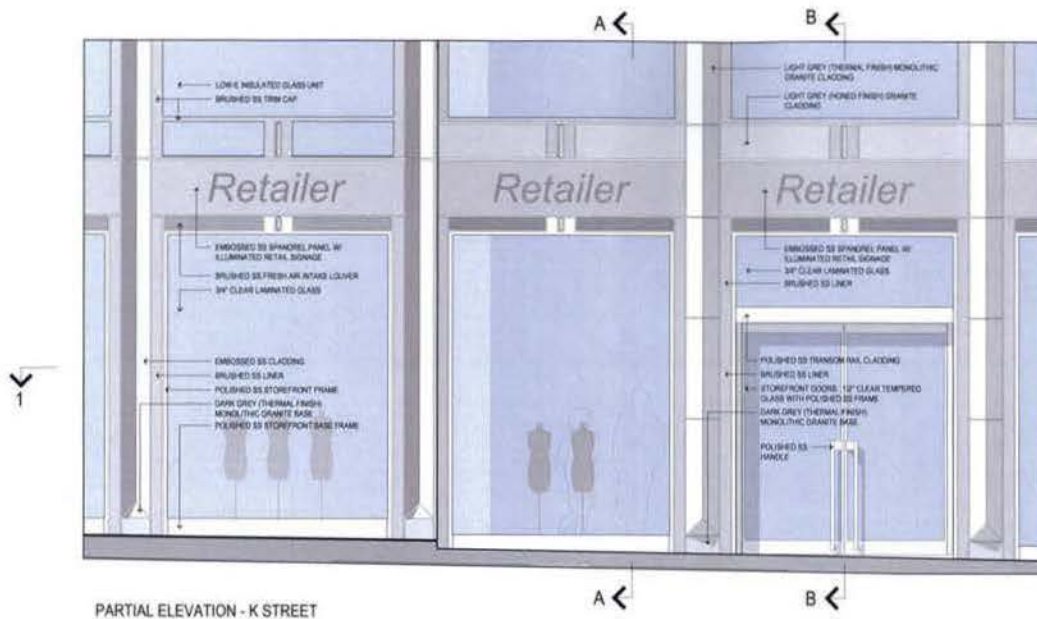
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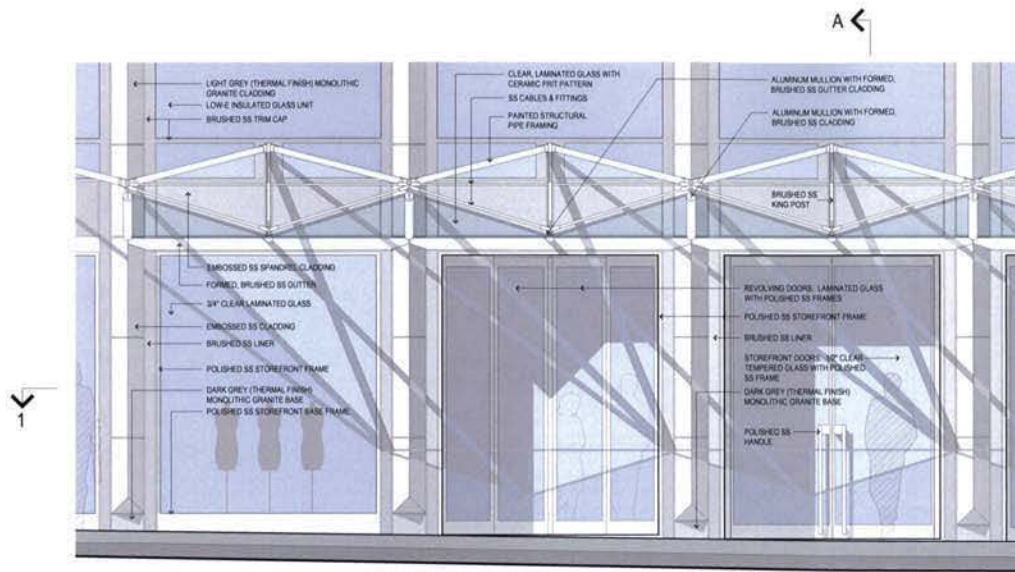




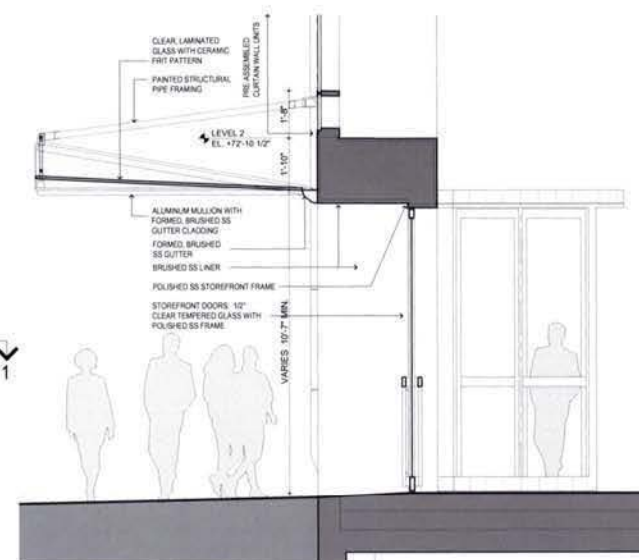
SECTION B-B



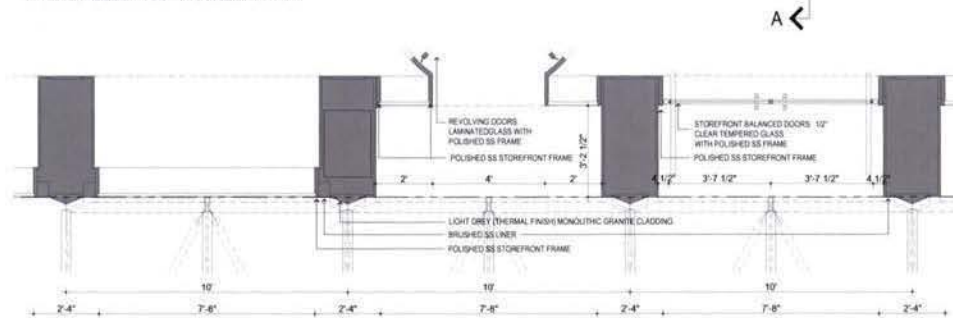




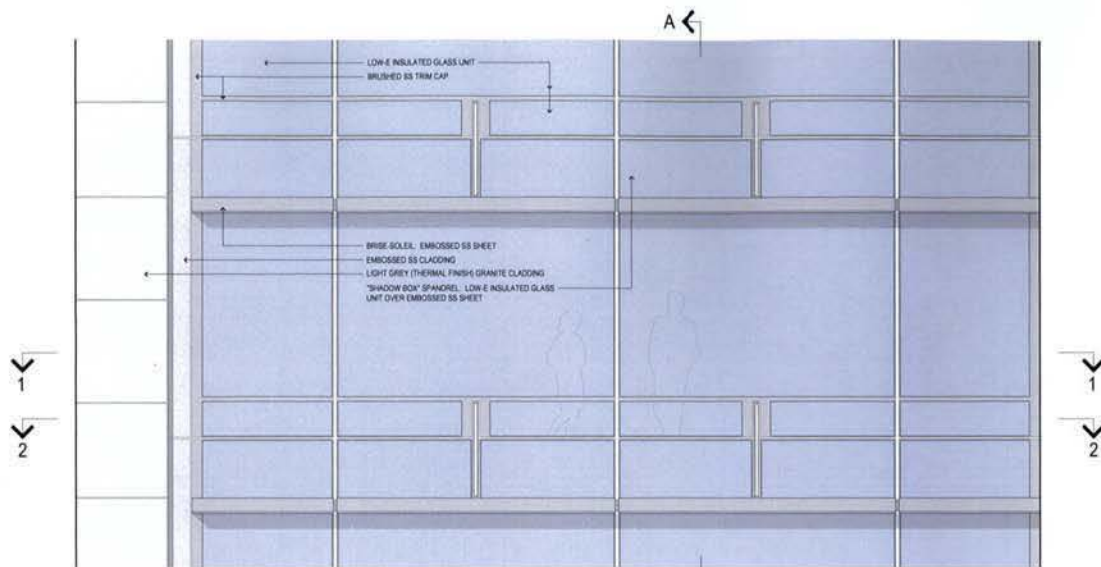
PARTIAL ELEVATION - K STREET LOBBY



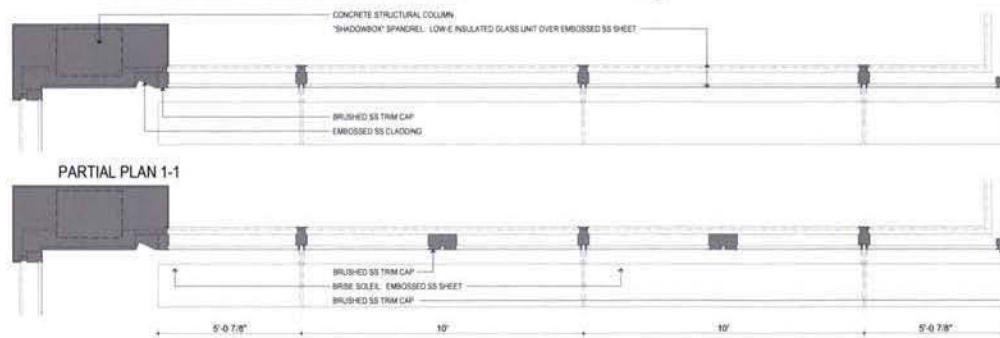
SECTION A-A



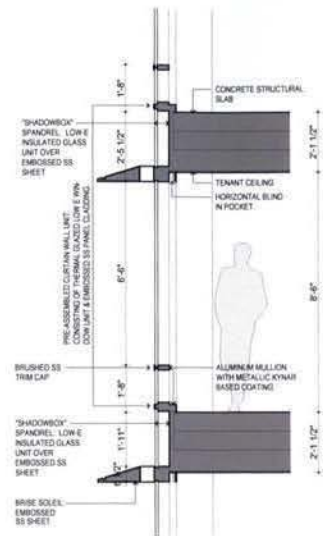
PARTIAL PLAN 1-1



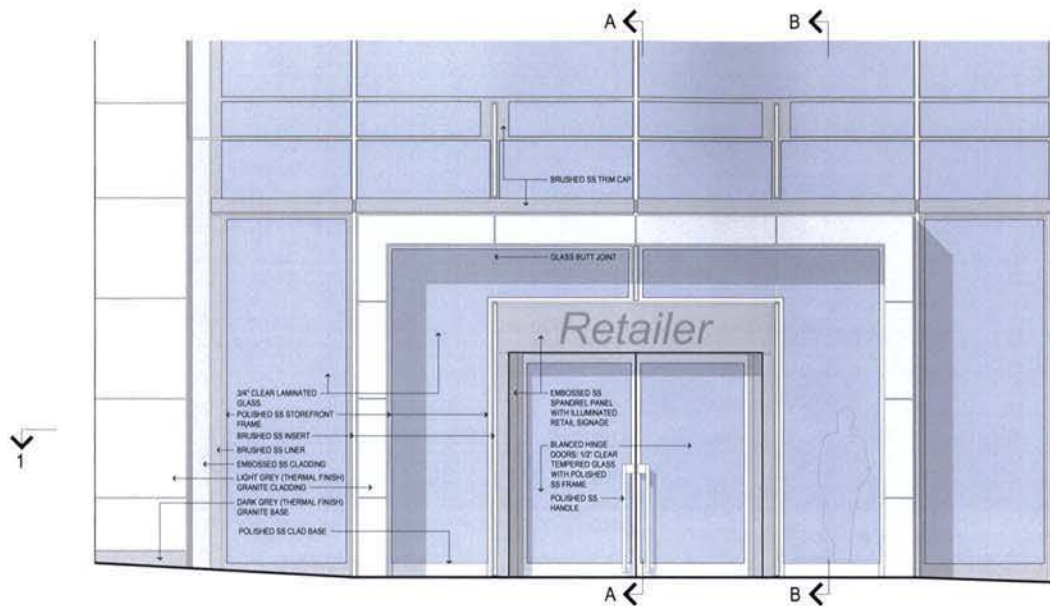
PARTIAL ELEVATION - K STREET AT CONNECTICUT AVENUE



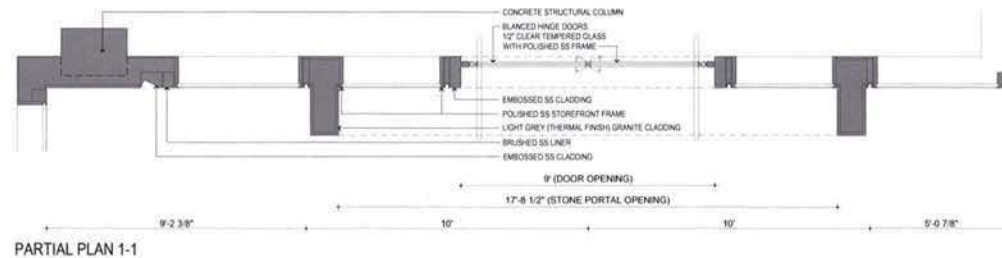
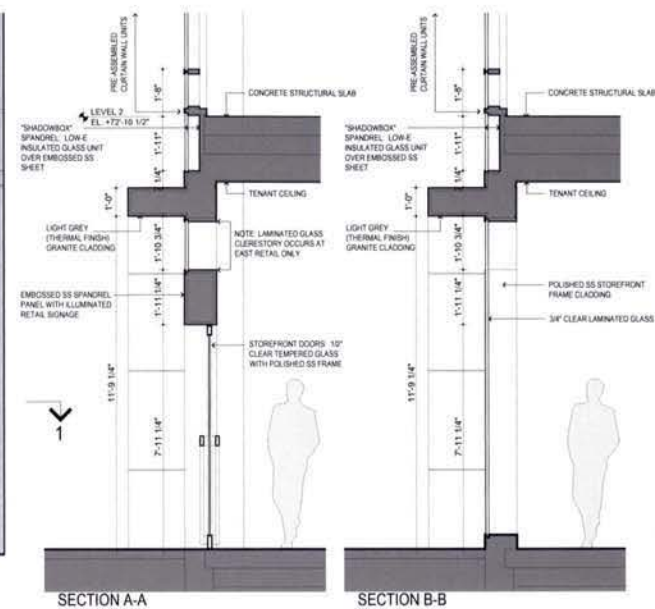
PARTIAL PLAN 2-2



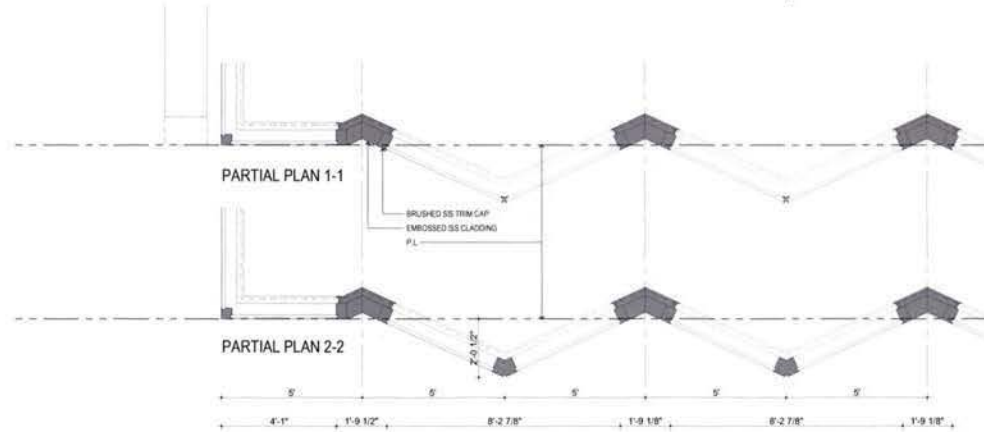
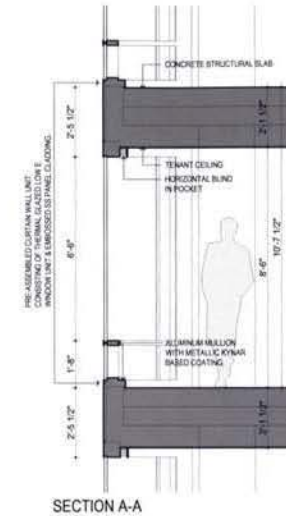
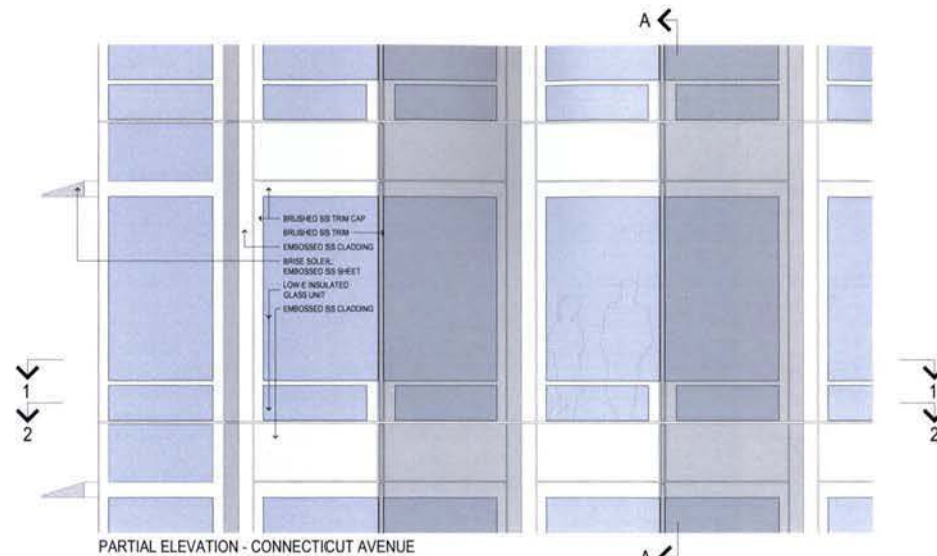
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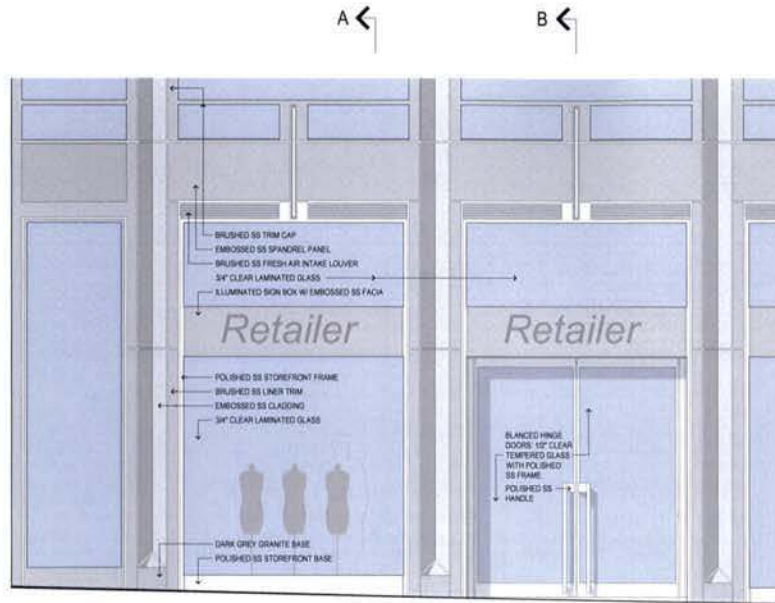


PARTIAL ELEVATION - STREET AT CONNECTICUT AVENUE

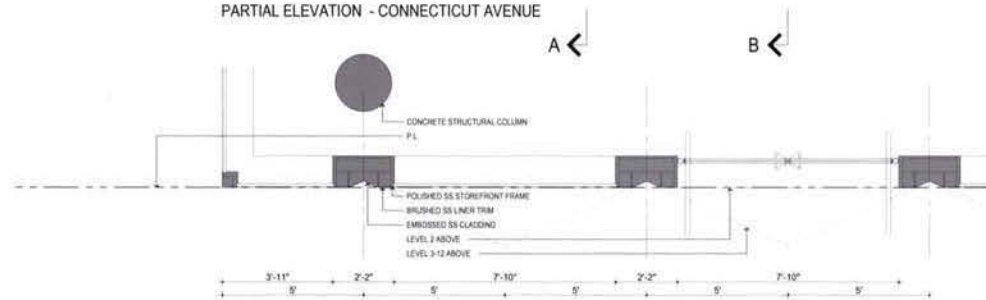


PARTIAL PLAN 1-1

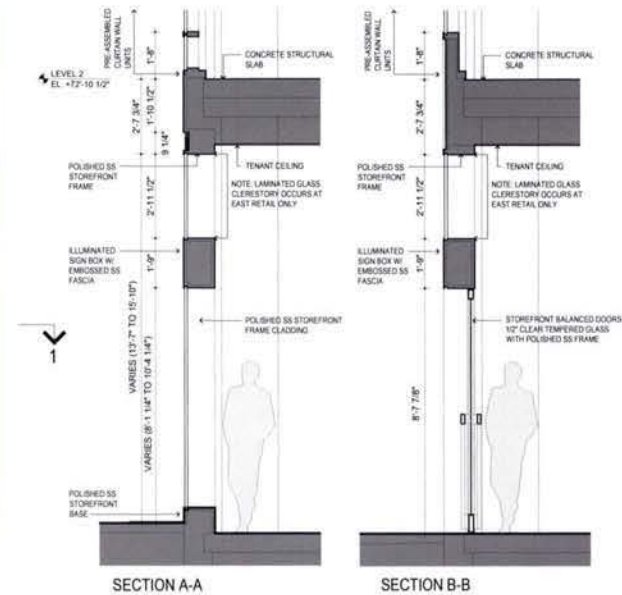




PARTIAL ELEVATION - CONNECTICUT AVENUE

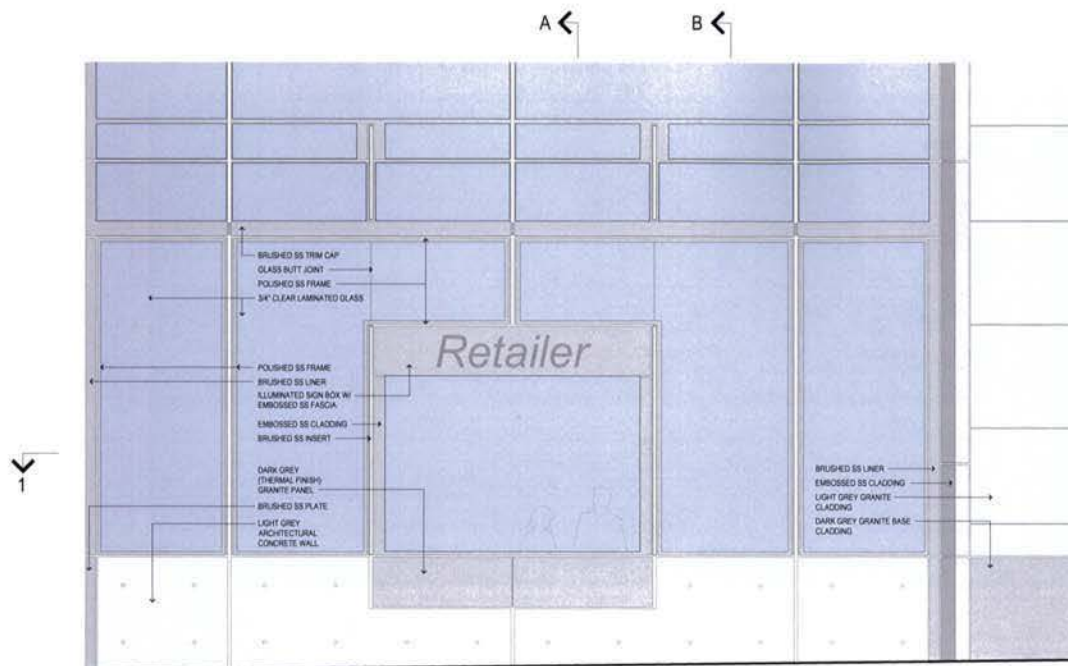


PARTIAL PLAN 1-1

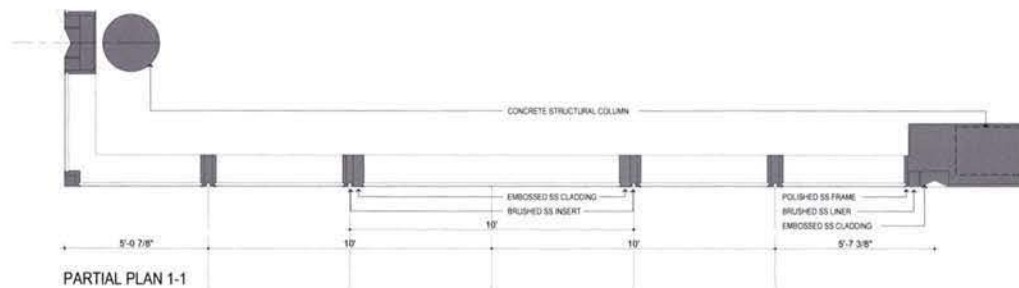


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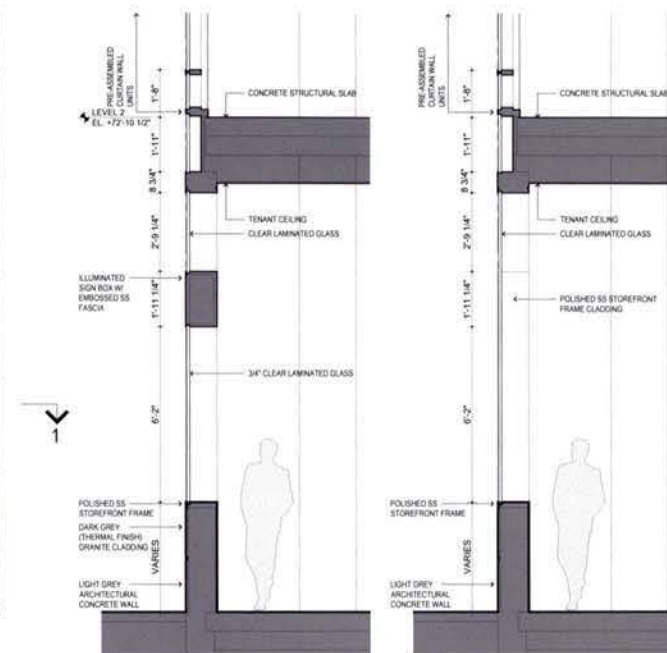
SECTION B-B



PARTIAL ELEVATION - ALLEY AT CONNECTICUT AVENUE



PARTIAL PLAN 1-1



SECTION A-A

SECTION B-B

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1000 Connecticut Avenue NW

Washington, D.C.

PARTIAL ELEVATIONS  
Storefront Window @ Connecticut Avenue Alley

A-25

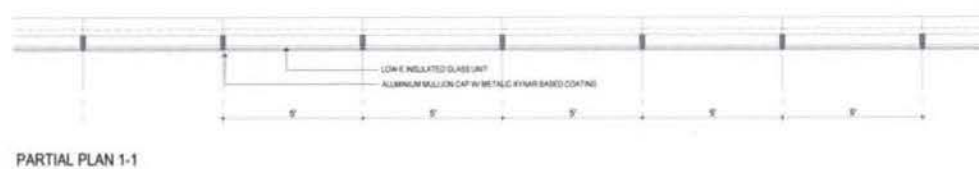
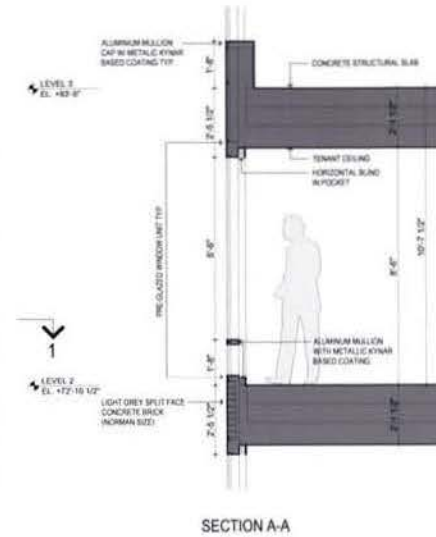
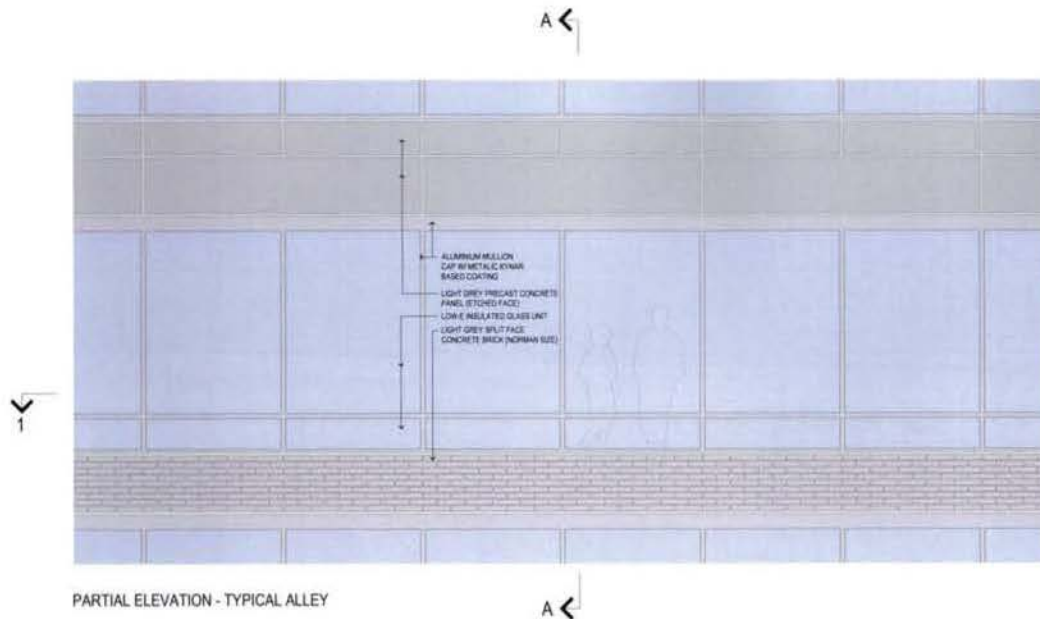
October 2005

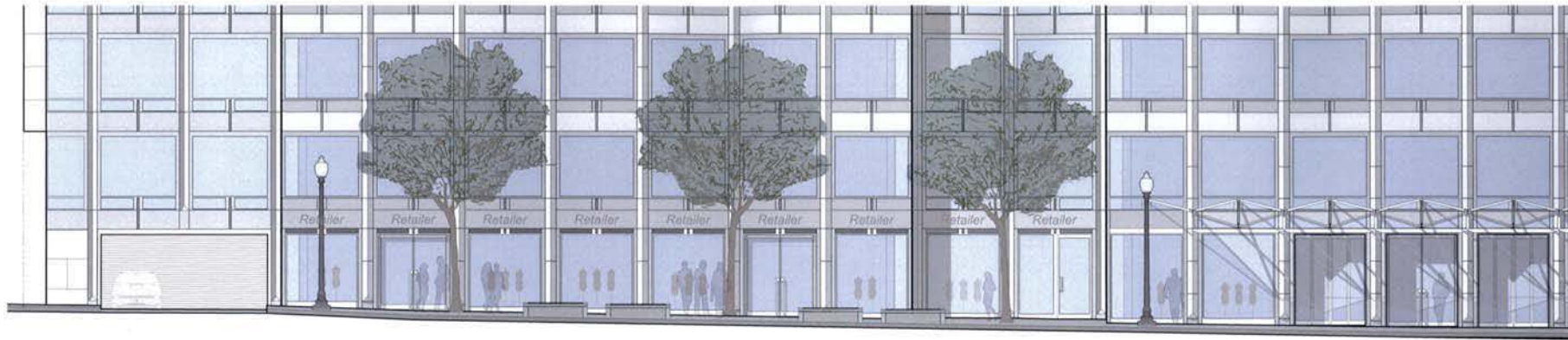
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WDG  
ARCHITECTS

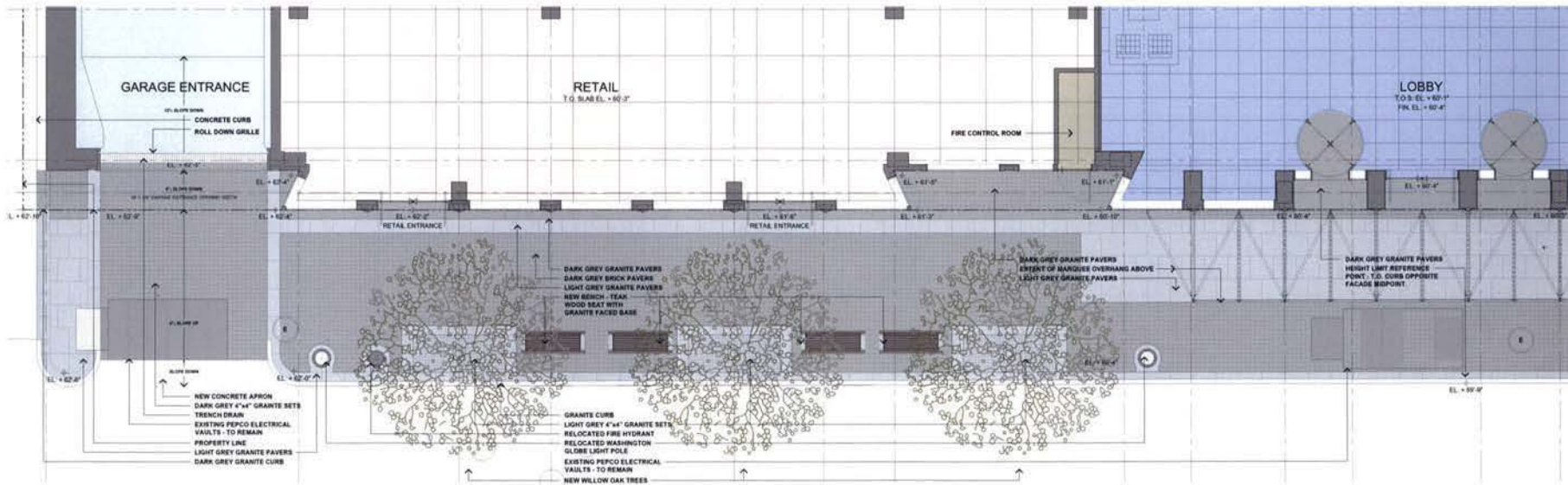
Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES





K STREET ELEVATION - West



K STREET PLAN - West

NOTE: RETAIL ENTRANCE LOCATIONS MAY VARY

PEI COBB FREED & PARTNERS Architects LLP

1000 Connecticut Avenue NW Washington, D.C.

STREETSCAPE PLAN & ELEVATION  
K Street - West

A-27

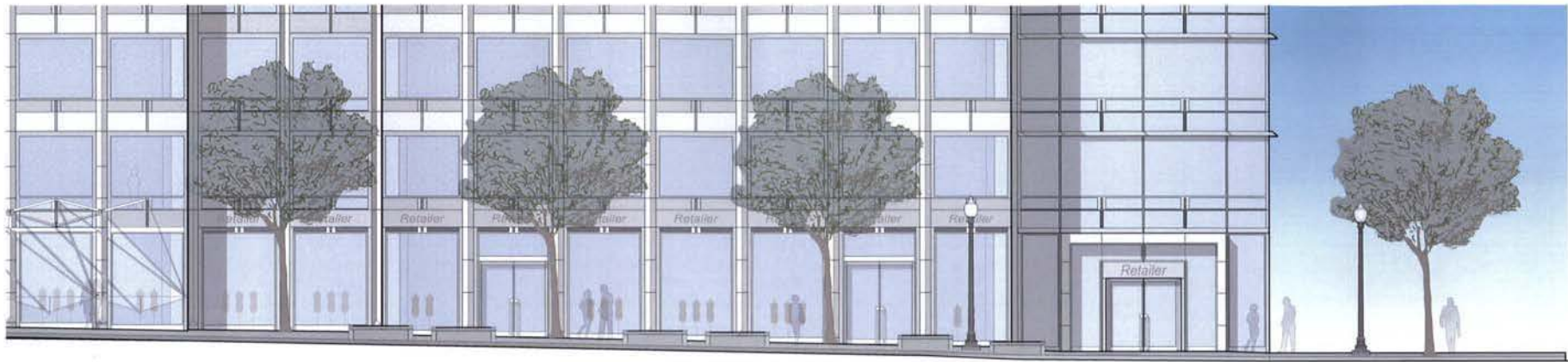
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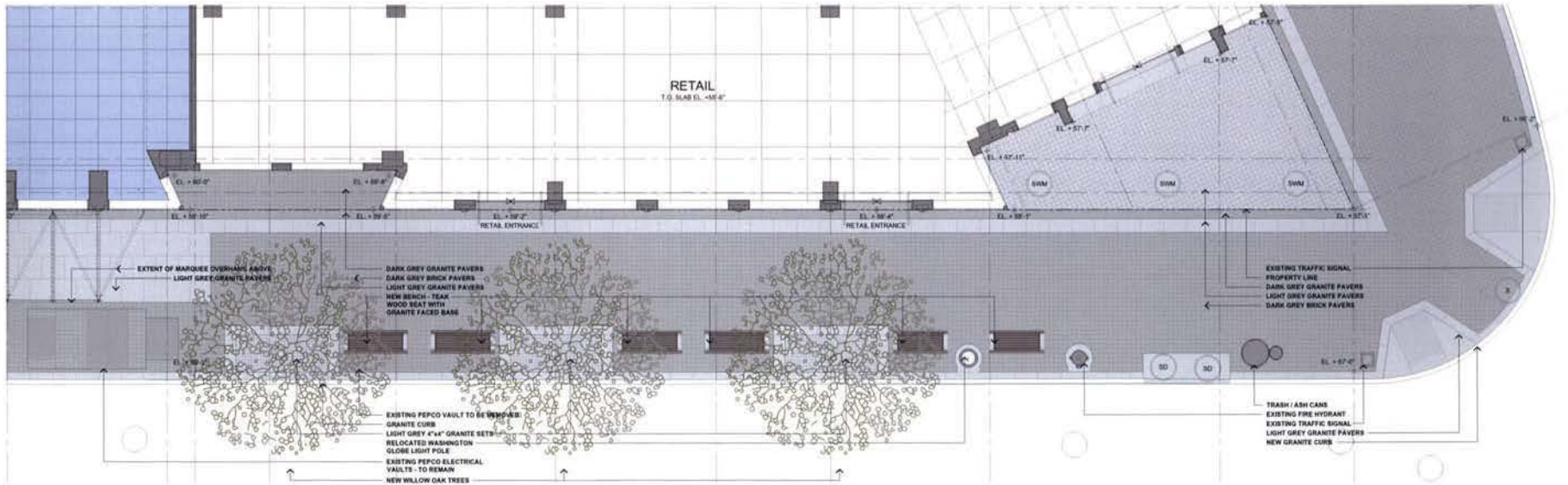
WDG  
ARCHITECTS

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES



K STREET ELEVATION - West



K STREET PLAN - West

NOTE: RETAIL ENTRANCE LOCATIONS MAY VARY

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1000 Connecticut Avenue NW Washington, D.C.

STREETSCAPE PLAN & ELEVATION  
K Street - East

A-28

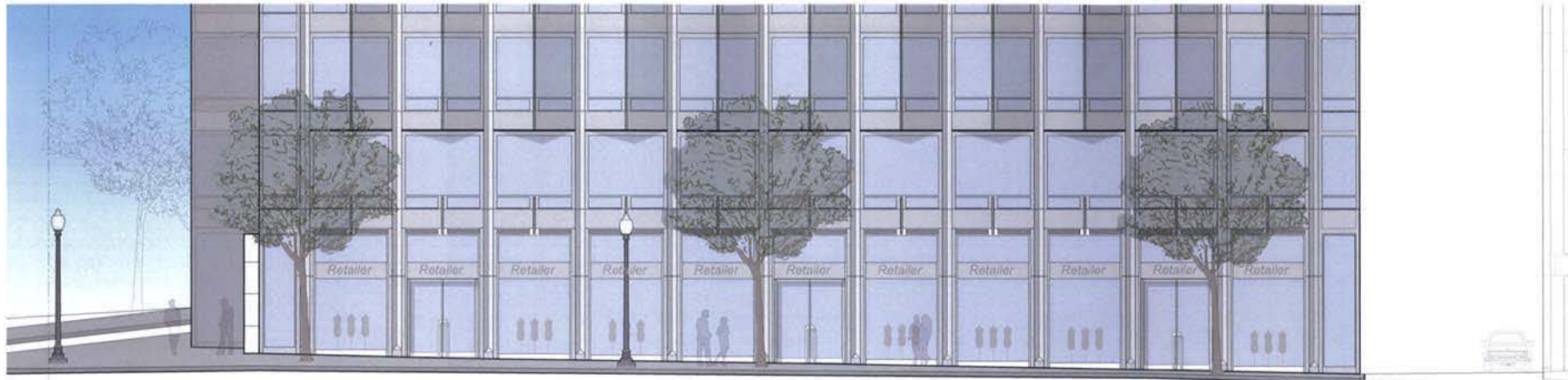
October 2005

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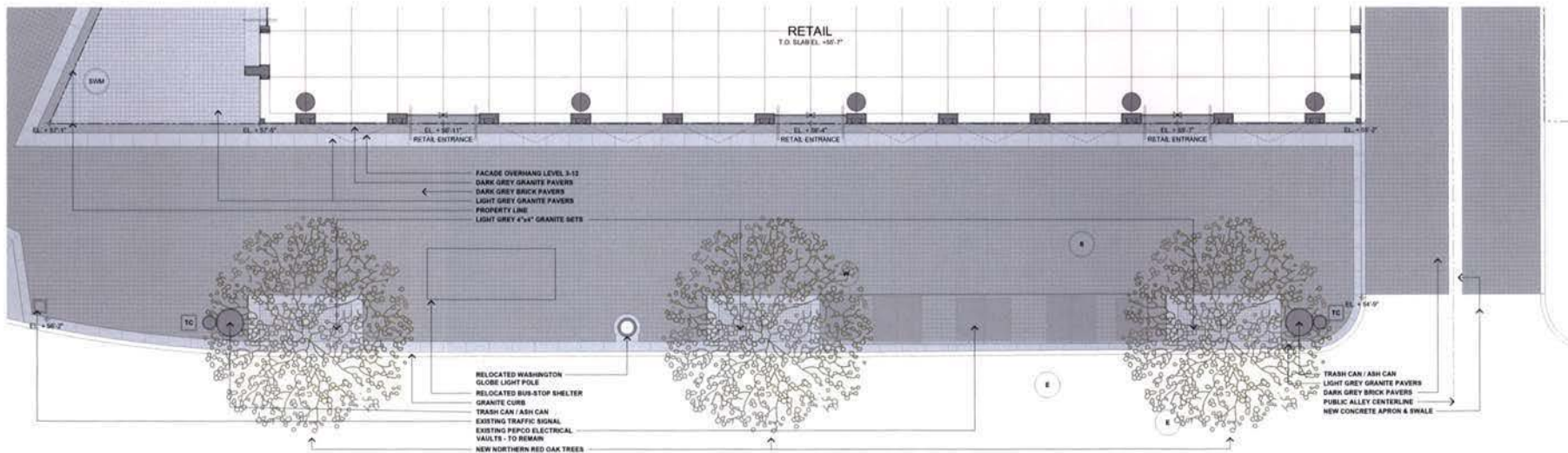
WDG  
ARCHITECTS

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Owner & Developer: 1000 CONNECTICUT ASSOCIATES



CONNECTICUT AVENUE ELEVATION



CONNECTICUT AVENUE PLAN

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NOTE: RETAIL ENTRANCE LOCATIONS MAY VARY

1000 Connecticut Avenue NW

Washington, D.C.

STREETSCAPE PLAN  
Connecticut Avenue

October 2005

A-29

scale: 3/32" = 1'-0"

WDG  
ARCHITECTS

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES



Alan Sanchez / CONTOUR STUDIOS

**PEI COBB FREED & PARTNERS** Architects LLP

**WDG**  
ARCHITECTURE

Associated Architect:

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

**1000 Connecticut Avenue NW**

Washington, D.C.

PERSPECTIVE RENDERING  
Aerial View

October 2005



**A-30**

scale: N.T.S.



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Associated Architect

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**1000 Connecticut Avenue NW**

Washington, D.C.

PERSPECTIVE RENDERING  
Corner View @ Connecticut Avenue & K Street

October 2005

**A-31**

scale: N.T.S.



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Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

**1000 Connecticut Avenue NW**

Washington, D.C.

PERSPECTIVE RENDERING K Street View  
PERSPECTIVE RENDERING Connecticut Avenue View  
October 2005

**A-32**

scale: N.T.S.



**PEI COBB FREED & PARTNERS** Architects LLP

**WDG**  
ARCHITECTURE

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

## 1000 Connecticut Avenue NW

Washington, D.C.

PERSPECTIVE RENDERING  
Streetscape Corner View @ Connecticut Avenue & K Street  
October 2005

**A-33**

scale: N.T.S.



Jose J. Sanchez / CONTOUR STUDIOS

**FEI COBB FREED & PARTNERS** Architects LLP

**WDG**  
ARCHITECTS

Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

**1000 Connecticut Avenue NW** | Washington, D.C.

PERSPECTIVE RENDERING  
Streetscape Corner View @ Connecticut Avenue Alley  
October 2005

**A-34**

scale: N.T.S.



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**WDG**  
ARCHITECTURE  
Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

**1000 Connecticut Avenue NW**

Washington, D.C.

PERSPECTIVE RENDERING  
K Street Lobby Entrance View

October 2005

**A-35**

scale: N.T.S.

The building known as 1000 Connecticut Avenue will occupy an important corner in downtown Washington, where it connects a park and two commercial frontages. The building is located northwest of the intersection defined by K Street and Connecticut Avenue, its prominent corner focused towards Farragut Square, where it forms both a boundary defining corner to the park and a gateway to the avenue extending north. The building's exposed façades frame the corner individually, and at the same time complement each other in a variety of ways, converging to turn the corner in a distinctive and unexpected fashion.

Stone, masonry and pre-cast buildings dominate Connecticut Avenue; their façades rarely articulated in response to views up or down that very broad street. In order to complement the area, but not disappear into it, we have proposed a change in materials, an expression to distinguish the new building in a way that would reinforce the block while shaping the façade into shallow bay windows that add reflections and shadows to the street wall. The skin is folded into reflective pleats of glass and stainless steel, increasing its dimension and character, as well as its prospect of the Avenue and its visual interest from the park.

The K Street façade, by contrast, is the building's more formal, composed primarily of granite and glass. It is very long, dominating most of the block visible from the park. In order to bring its scale back to that of neighboring buildings, modulating elements have been introduced. Oversized windows are distinctively framed by pilasters of granite beveled to add shadow and dimension, and by spandrels composed of granite panels in compound finishes. Recessed bays 22 ft. wide and 4 1/4 ft. deep, of windows framed entirely in stainless steel, divide the street wall into three 70 ft. wide pavilions. Each pavilion is bordered by a column free glazed corner, the windows folded back acutely in resonance with the geometry of the site. The center pavilion defines the breadth of the lobby, whose frontage is enlivened by a crystalline glass narquoise.

The two façades meet the sky, again, in individual ways. The granite pilasters of the K Street pavilions extend above the roof line, providing depth and mass to the granite frame, while composing a cornice above the top floor, through which the sky can be seen. By contrast, the zig and zag of the facets composing the Connecticut Avenue façade create a visual staccato along the roof-line through silhouette alone.

At the prominent corner, the Connecticut Avenue façade folds perpendicular to the Avenue, yielding a broad weave of glass wall layered with brise soleil. Here is the building's most transparent frontage, focused towards the cone of Farragut Square and Lafayette Square beyond. To the north, a façade of symmetrical figure and quality (less sunscreens) folds well down the alley, in response to its prominence from the Avenue. The park facing façade eventually slides behind the corner windows of the easternmost K Street pavilion. The layered planes and roof-lines collectively change and enrich the impression of the building's appearance from different vantage points, adding sculptural mass and greater urban variety. From a distance the building can be read as separate yet interrelated structures, unique, but comfortable within the existing fabric.

At pedestrian level, the façades are both transparent and well defined. A cadence of carefully tailored 10 ft. wide glazed bays gradually attain a height of 15 ft. above Connecticut Avenue. Storefronts are trimmed in stainless steel, accomplished in multiple finishes, and enlivened with illuminated signage. An especially important feature is the setback of the façade at the corner. Here the recessed storefront creates a forecourt for a prime retail entrance, while easing the flow of pedestrians at this acute urban intersection. In order to alleviate the protracted K Street frontage, the extent of three façade pavilions is distinguished through corner show windows at each pavilion end. The streetscapes are simple in design, but rich in material and furnishing. The building façade stone will carpet the full length of sidewalk fronting the lobby pavilion. Elsewhere, a weave of contrasting brick pavers will be used for the sidewalk fields, with the building stone re-introduced as surrounding borders. A threefold increased complement of trees, alternating with distinctive benches between, further enriches the pedestrian experience. Using a simple and synchronized palette of means, our aim is to create an animated street-front without reducing qualitative elegance.

We have designed a building with a very good skin and more – the result of a number of rigorous investigations that penetrate far beyond the surface. We investigated the view from the park and what it would take to focus upon it, we explored appropriate responses to the shopping streets and studied how to amplify and enrich their activity. We carefully investigated the requirements of a building that is 1/2 of a square wide and 2/3 of a square long. How to break it up? How to maximize its key downtown site? How to turn the corner? And how, on the site, to articulate the mass when one side gets its liveliness from reflectivity while the other side relieves its extent through a balance of formal gesture, symmetry and layering?

Our solution provides a new business address and a distinguished design that is unique among other buildings in Washington. At the same time, this building remains quite respectful of its context, and maintains a strong commitment to urban continuity.

Poi Cobb Freed & Partners Architects LLP  
October 2005

**PEI COBB FREED & PARTNERS** Architects LLP

WDC  
ARCHITECTS

Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

**1000 Connecticut Avenue NW**

Washington, D.C.

**Architect's Statement**

October 2005

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**PEI COBB FREED & PARTNERS** Architects LLP



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**1000 Connecticut Avenue NW** | Washington, D.C.

**Project Credits**

October 2005