

1000 Connecticut Avenue NW

PEI COBB FRIED & PARTNERS Architects LLP

Washington, D.C.

Addendum 1

Proposal for A Consolidated
Planned Unit Development
October 2008 Supplemental Filing

Owner & Developer:
1000 CONNECTICUT ASSOCIATES



ZONING COMMISSION
District of Columbia
CASE NO.06-13
EXHIBIT NO.23



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ZONING COMMISSION
District of Columbia

CASE NO. 06-13
EXHIBIT NO. 23

Filing Req't:	Drawing:
	■ PREFACE TO OCTOBER 2006 REVISION
	* ■ ARCHITECT'S STATEMENT
DCMR 11 Sec.:	Development Plans:
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	S-3 SITE PHOTOGRAPHS
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	S-5 SITE PHOTOGRAPHS
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2406.11(d,e)&12(c,d,f)	C-2 SITE & UTILITY PLAN **

Filing Req't:	Drawing:
DCMR 11 Sec.:	Development Plans:
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PROJECT CREDITS

- * Indicates new or revised drawings in this Pre-hearing Submission
- ** Indicates drawings that describe area of proposed partial alley closure

This revision to the PUD Application for the proposed 1000 Connecticut Avenue Building supplements or replaces selected drawings previously issued in the Exhibit A attachment to the original application dated October 2005. New and updated material included in this revision further illustrates the design, show additional development of the design, and provide additional information in response to comments received from the review authorities during the preliminary review period. The following drawings are new or revised:

Z-1	EDGING TABULATIONS Revised to reflect updated development plan.
A-5	LEVEL B1 PLAN Updated development plan.
A-6	LEVEL 1 PLAN As above. Defined loading platforms.
A-7	LEVEL 2 PLAN Updated development plan.
A-8	LEVEL 3 / L2 PLAN As above.
A-9	ROOF LEVEL PLAN / Mechanical Penthouse As above. Defined accessible terrace area.
A-9.1	ROOF LEVEL PLAN / Mechanical Penthouse Roof New drawing.
A-10	K STREET ELEVATION Revised facade design.
A-10.1	ELEVATION RENDERING As above.
A-11	CONNECTICUT AVENUE ELEVATION Revised facade design.
A-11.1	ELEVATION RENDERING As above.
A-12	NORTH ALLEY ELEVATION Revised facade design.
A-13	WEST ALLEY ELEVATION As above.
A-14	BUILDING SECTION AA / Transverse at K Street Lobby Revised facade design.
A-15	BUILDING SECTION BB / Transverse at Loading Dock As above.
A-16	PARTIAL SECTION CC / Transverse at Garage Entrance Reflects revised garage entrance design.
A-17	BUILDING SECTION DD / Longitudinal Reflects revised facade design.
A-18	PARTIAL ELEVATIONS / Typical Floor Level at K Street Revised facade design.
A-18.1	PARTIAL ELEVATIONS / Roof Level at K Street New drawing. Reflects revised facade design.
A-19	PARTIAL ELEVATIONS / Storefront Window & Entry at K Street Revised facade and storefront design.
A-21	PARTIAL ELEVATIONS / Typical Floor Level at K St. & Connecticut Avenue Revised facade design.

A-21.1	PARTIAL ELEVATIONS / Roof Level at K St. & Connecticut Ave New drawing. Reflects revised facade design.
A-22	PARTIAL ELEVATIONS / Storefront Window & Entry at Connecticut Ave Revised facade design at Level 2.
A-23	PARTIAL ELEVATIONS / Typical Floor Level @ Connecticut Ave Revised facade design.
A-23.1	PARTIAL ELEVATIONS / Roof Level at Connecticut Avenue New drawing. Reflects revised facade design.
A-24	PARTIAL ELEVATIONS / Storefront Window & Entry at Connecticut Ave Revised facade design.
A-25	PARTIAL ELEVATIONS / Storefront Window at Connecticut Ave. Alley Revised facade design.
A-27	STREETSCAPE PLAN & ELEVATION / K Street - West Reflects revised facade design.
A-28	STREETSCAPE PLAN & ELEVATION / K Street - East As above.
A-29	STREETSCAPE PLAN & ELEVATION / Connecticut Avenue As above.
A-30	PERSPECTIVE RENDERING / Aerial View Reflects revised facade design.
A-31	PERSPECTIVE RENDERING / Corner View at Connecticut Ave. & K St. Revised facade design.
A-32	PERSPECTIVE RENDERING / K Street View & Connecticut Ave. Views As above.
A-32.1	PERSPECTIVE RENDERING / Close-up Corner View As above.
A-33	PERSPECTIVE RENDERING / Streetscape Corner View at Conn. Ave. & K St. As above.
A-34	PERSPECTIVE RENDERING / Streetscape Corner View at Conn. Ave. Alley As above.
A-35	PERSPECTIVE RENDERING / K Street Lobby Entrance View As above.
A-35.1	PERSPECTIVE RENDERING / K Street Storefront View New rendering. Close-in view of storefront.
A-35.2	PERSPECTIVE RENDERING / Connecticut Avenue Storefront View New rendering. Close-in view of storefront.
A-36	PERSPECTIVE RENDERING / K St. Garage Entrance View New rendering. Close-in view of revised garage entrance design.
A-37	PERSPECTIVE RENDERING / Corner View from Farnight Square New rendering. Reflects revised facade design.

The building known as 1000 Connecticut Avenue will occupy an important corner in downtown Washington, where it connects park and 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 principal façades frame the corner individually, and at the same time complement each other in a variety of ways, convening to turn the corner in a distinctive and unexpected fashion.

The south facing façade along K Street is the building's more formal, composed primarily of granite and glass as foil to the stainless and glass façade of 1700 K Street opposite. The K Street frontage 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 set in broad stainless frames, and distinctively divided by pilasters of granite beveled to add shadow and dimension, and by spandrels composed of granite panels in two finishes. Recessed façades of contrasting windows framed entirely in stainless steel, divide the street wall into three 70 ft. width pavilions. Each pavilion is bordered by column free glazed corners, where windows are folded back at acute angles in resonance with the geometry of the site. At street level, the center pavilion defines the breadth of the lobby, whose frontage is enlivened by a crystalline glass marquee, while the flanking pavilions to east and west showcase retail tenancies.

Along Connecticut Avenue, stone, masonry and pre-cast buildings dominate, 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 here a change in materials 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. At street level, the entire frontage showcases high ceiling retail.

The two principal façades meet the sky, again, in individual ways. The flanking granite pilasters of each K Street pavilion merge above the top level windows, cantilevering out to the property line to compose a cornice at roof level, providing distinction and depth to the pavilion volumes. 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, a broad weave of glass wall layered with brise soleil is set perpendicular to the Avenue, mediating between the flanking K and Connecticut frontages. Here is the building's most transparent façade, open and focused towards the core of Farragut Square and to Lafayette Square beyond. To the north, a façade of symmetrical figure and quality (less sunscreens) folds well down the alley, in response to its visibility from the Avenue.

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, organized in a cadence of carefully tailored 10' width glazed bays that ultimately attain a height of 15 ft. along Connecticut Avenue. Storefronts are trimmed in stainless steel, accomplished in three types of finish, and enlivened with illuminated signage. At K Street, storefront windows are separated by beveled stone pilasters, and at Connecticut, separated by inversely beveled stainless steel pilasters. In order to alleviate the protracted K Street frontage, the three pavilions are anchored by corner display windows at each pavilion end. An especially important feature is the setback of the façade at the major corner. Here the recessed storefront creates a forecourt for a prime retail entrance (where presently there is no entrance at all), while easing the flow of pedestrians around this acute urban intersection. The streetscapes are simple in design, but rich in material and furnishing. The building façade stone will carpet the corner forecourt and the full length of sidewalk fronting the lobby pavilion. Elsewhere, a weave of contrasting brick pavers will be used for sidewalk fields, with the building stone re-introduced as surrounding borders. A threefold increased complement of trees, alternating with distinctive benches set between, further enriches the pedestrian experience. Using a simple and synchronized palette of means, our aim is to create a lively street-front and lively storefront 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 to and from the park and what it would take to focus upon it. We explored appropriate responses to the two shopping streets and studied how to respectively amplify and enrich their activity. We carefully investigated the requirements of a building that is 2/3 of a square long. How to break it up? How to maximize its key downtown site? How to turn the corner? And ultimately how, on the site, to articulate the mass where 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.

Pei Cobb Freed & Partners Architects LLP
October 2006

PEI COBB FREED & PARTNERS Architects LLP



Owner & Developer : 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

Architect's Statement

October 2006

Zoning Tabulations

PROPERTY: (See Dwg. C-1 for Lot dimensions)			
Square:	163		
Lots:	803-806(16,527 SF) + 847(16,460 SF)		
Property Area:	32,987 + 243 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 Retail Total:	355,313 SF 13,982 SF 369,295 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 97% @ Levels 3-12
Building Height	130 max		130
Roof Structure Height	18.5' max		18.5'
Roof Structure Setback	1:1 setback to height		18.5' minimum, except North Alley, where 7.0' minimum
Side Yard	No requirement		
Rear Yard	Min. Depth, 2 1/2' per ft. vertical height		None provided
Court	Min. Width, 3' per ft. vertical height		Provided in lieu of rear yard
Parking:	Office > 3,000 GSF: 1 per add'l 1,800 GSF; 195 Retail > 30,000 GSF: 1 per add'l 3,000 GSF; 0 -25% Metrolink proximity reduction: -48 Total spaces required: 147		228 self park spaces + 8 H/C spaces
Loading	Office > 200,000 GSF: 3 berths @ 30' 1 space @ 20' Retail < 10% total GSF: No add'l req'd		3 berths @ 30' 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: ²	A + B:
LEVEL 12	31,183	243	31,426
LEVEL 11	31,183	243	31,426
LEVEL 10	31,183	243	31,426
LEVEL 9	31,183	243	31,426
LEVEL 8	31,183	243	31,426
LEVEL 7	31,183	243	31,426
LEVEL 6	31,183	243	31,426
LEVEL 5	31,183	243	31,426
LEVEL 4	31,183	243	31,426
LEVEL 3	31,183	243	31,426
LEVEL 2	25,776	243	26,019
LEVEL 1	14,791 + 13,982 Retail	243	28,016 ³
LEVEL B1	-	(691) ¹	-
LEVEL B2	-	(691) ¹	-
LEVEL B3	-	(691) ¹	-
LEVEL B4	-	(691) ¹	-
LEVEL B5	-	(691) ¹	-
TOTAL GSF:	366,379 GSF	2,916 GSF ³	369,295 GSF
Basement Projection: ²	-	(3,455 GSF) ¹	(3,455 GSF) ¹
Property Area:	32,987 SF	243 SF	33,231 SF
Proposed FAR:	11.11	-	11.11

Notes:

1. Area below grade not included in Gross Floor Area.

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

3. Area of new 2 1/2' vehicular movement easement not included in Gross Floor area.

PEI COBB FREED & PARTNERS Architects LLP



Owner & Developer: 1000 CONNECTICUT ASSOCIATES

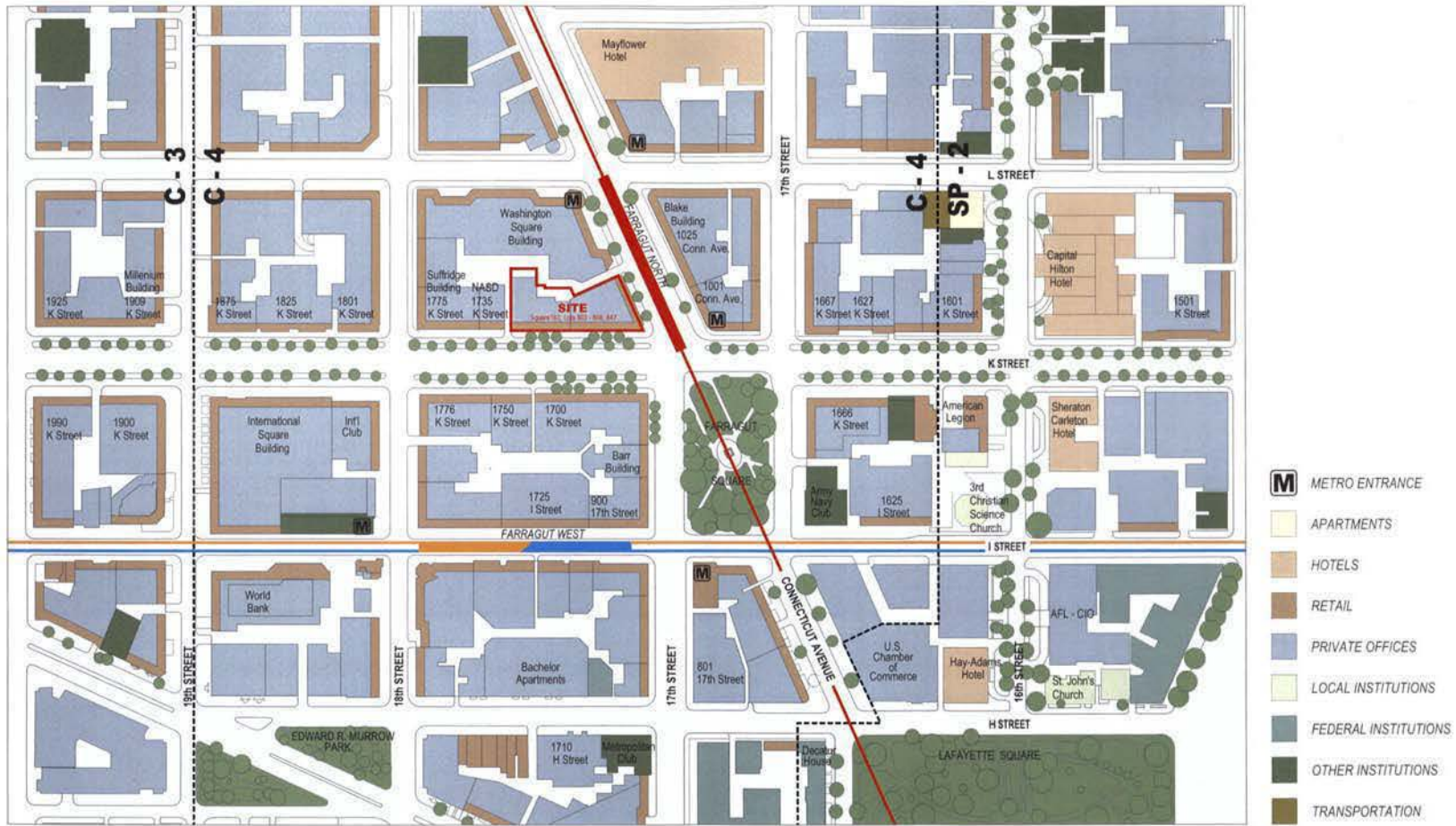
1000 Connecticut Avenue NW

Washington, D.C.

ZONING TABULATIONS

Z-1

October 2006





PEI COBB FREED & PARTNERS Architects LLP

WDG
ARCHITECTURE
Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW Washington, D.C.

SITE PHOTOGRAPHS
Key Plan
October 2006

S-2



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

PEI COBB FREED & PARTNERS Architects LLP

1000 Connecticut Avenue NW

Washington, D.C.

SITE PHOTOGRAPHS

S-3

WDG
WASHINGTON
Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

October 2006

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

PEI COBB FREED & PARTNERS Architects LLP



Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW | Washington, D.C.

SITE PHOTOGRAPHS

October 2006

S-4

scale: NTS



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

PEI COBB FREED & PARTNERS Architects LLP



Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

SITE PHOTOGRAPHS

October 2006

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



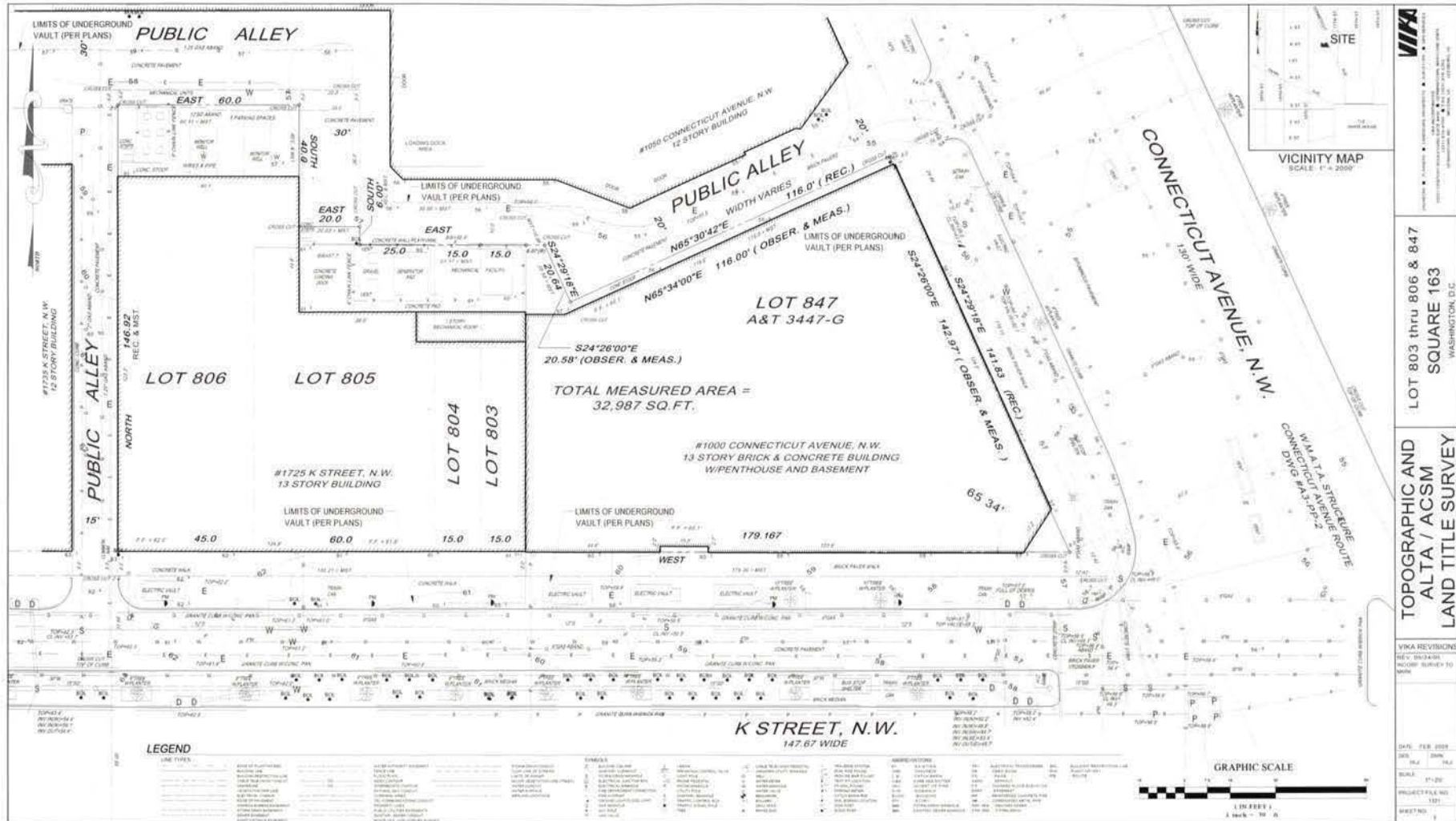
14: View of 30' Alley at Square 163 Looking East



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



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



VIA

TOPOGRAPHIC AND LAND TITLE SURVEY

ALTA / ACSM

LOT 803 thru 806 & 847

SQUARE 163

WASHINGTON, D.C.

VIA REVISIONS

DATE	BY	REVISION
...	...	...

DATE: FEB. 2006

DRAWN BY: [Name]

CHECKED BY: [Name]

PROJECT FILE NO.: 1301

WEST NO.: 1

PEI COBB FREED & PARTNERS Architects LLP



Owner & Developer : 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

SITE SURVEY

October 2006

C-1

scale: 1" = 30'

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 GUARANTEES 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 INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES 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 PLANSHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Calverton Boulevard - 3rd Floor Baltimore, Maryland - 20705	PLAN PROVIDED FOR K STREET ONLY
DISTRICT CABLE VISION 805 Michigan Avenue, NE Washington, DC - 20017	NO REPLY AT THIS TIME
WASHINGTON GASMO REPLACEMENT SECTION 5501 Industrial Road Springfield, VA 22151	ROUGH PLAN PROVIDED
MCWORLD.COM 2250 Lakeside Road Richardson, TX - 75082	LINE IN CONNECTICUT AVE. AND K STREET CAN NOT DETERMINE LOCATION
PEPCO 1500 Pennsylvania Ave Room 308 Washington, DC 20006	ROUGH PLAN PROVIDED
WATER & SEWER PLANS - WASA AT&T 11026 Fishershead Road Montross, MD 21779	APPEARS TO BE COMBINATION STORM DRAIN AND SEWER NO FACILITIES IN THIS AREA

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 0807 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 9020 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 # 38 TOP OF SOUTHWEST CORNER OF LONGFELLOW STATUE BASE AT THE NORTHEAST CORNER OF 19TH STREET AND M STREET, N.W. ELEVATION 62.36
- 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 CONFIGURATION 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) (PACING STREETS NOT LESS THAN 110' WIDTH FLOOR AREA RATIO - 10.0 (F.A.R.) MAXIMUM PERMITTED FOR BUILDINGS IN EXCESS OF 110' HEIGHT.

PERCENTAGE OF LOT OCCUPANCY - 100%

REAR YARDS - 5'-0" (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 FINISHED WALL, BUT NOT LESS THAN 12 FEET.

SIDE YARD - NONE REQ'D 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: (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 "MANIMUM 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, 6, 7(A), 8, 9, 10, 11, 14, 15 AND 18 OF TABLE THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION. UNDESIGNED FURTHER CERTIFY THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MANIMUM" ANGULAR, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR "ALTA/ACSM LAND TITLE SURVEYS".

FEBRUARY 9, 2006

DATE

HARRY L. JENKINS
LICENSED LAND SURVEYOR
DISTRICT OF COLUMBIA #LS 300405



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. NO. DATE
ACCOMP. NUMBER TO
DRAW

DATE: FEB. 2006
DES: H.L.J.
SCALE: 1"=20'
PROJECT FILE NO.: 100
SHEET NO.: 1

PEI COBB FREED & PARTNERS Architects LLP



Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

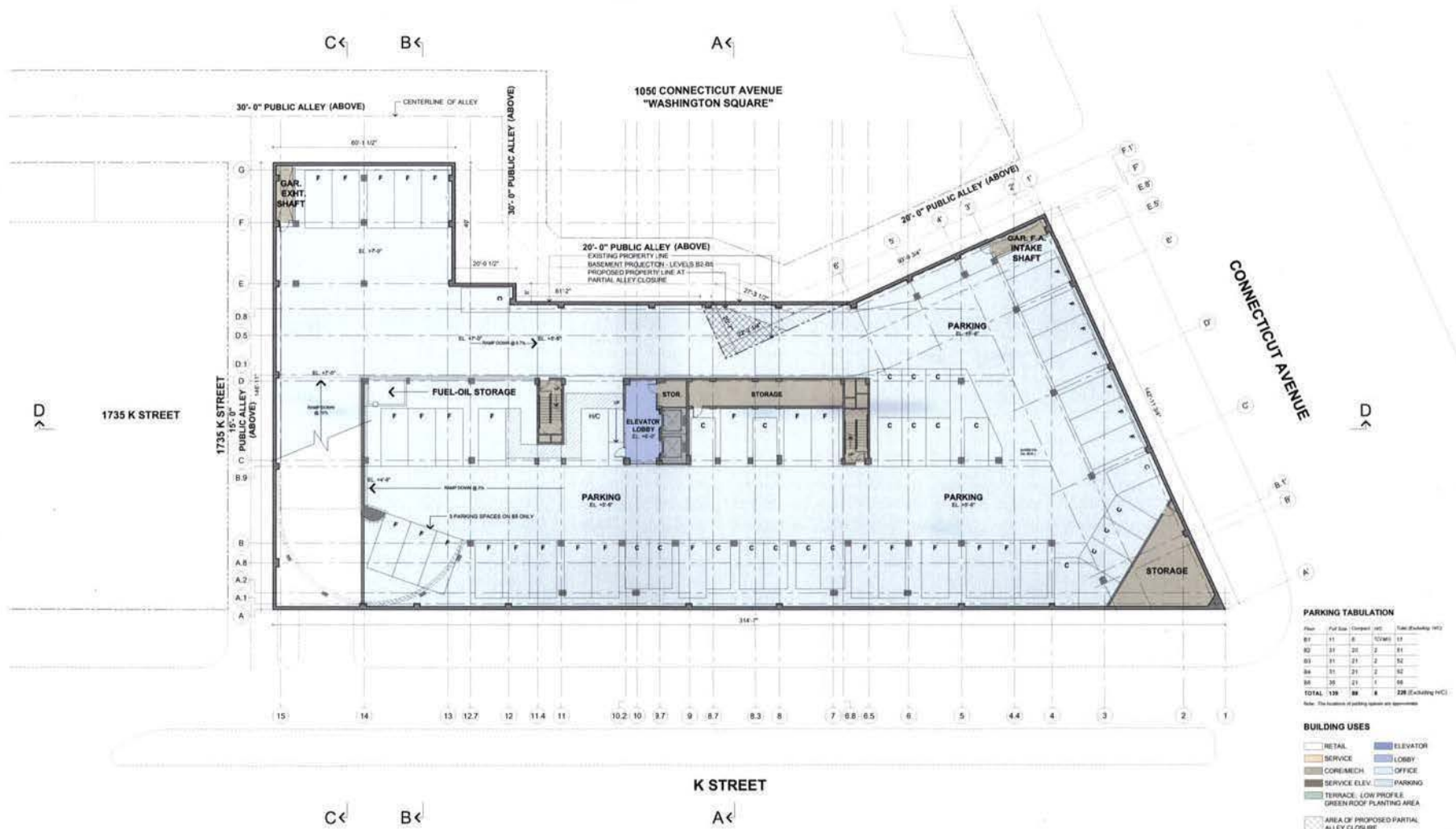
Washington, D.C.

SITE SURVEY NOTES

October 2006

C-1.1

scale: NA



PARKING TABULATION

Room	Full Size	Compact	HS	Total (Excluding H/C)
B1	11	8	10/10/1	19
B2	11	8	2	21
B3	11	8	2	21
B4	11	8	2	21
B5	11	8	2	21
B6	11	8	2	21
B7	11	8	2	21
B8	11	8	2	21
B9	11	8	2	21
B10	11	8	2	21
B11	11	8	2	21
B12	11	8	2	21
B13	11	8	2	21
B14	11	8	2	21
B15	11	8	2	21
TOTAL	138	88	8	234 (Excluding H/C)

Note: The location of parking spaces are approximate.

BUILDING USES

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

PEI COBB FREED & PARTNERS Architects LLP



Owner & Developer: 1000 CONNECTICUT ASSOCIATES

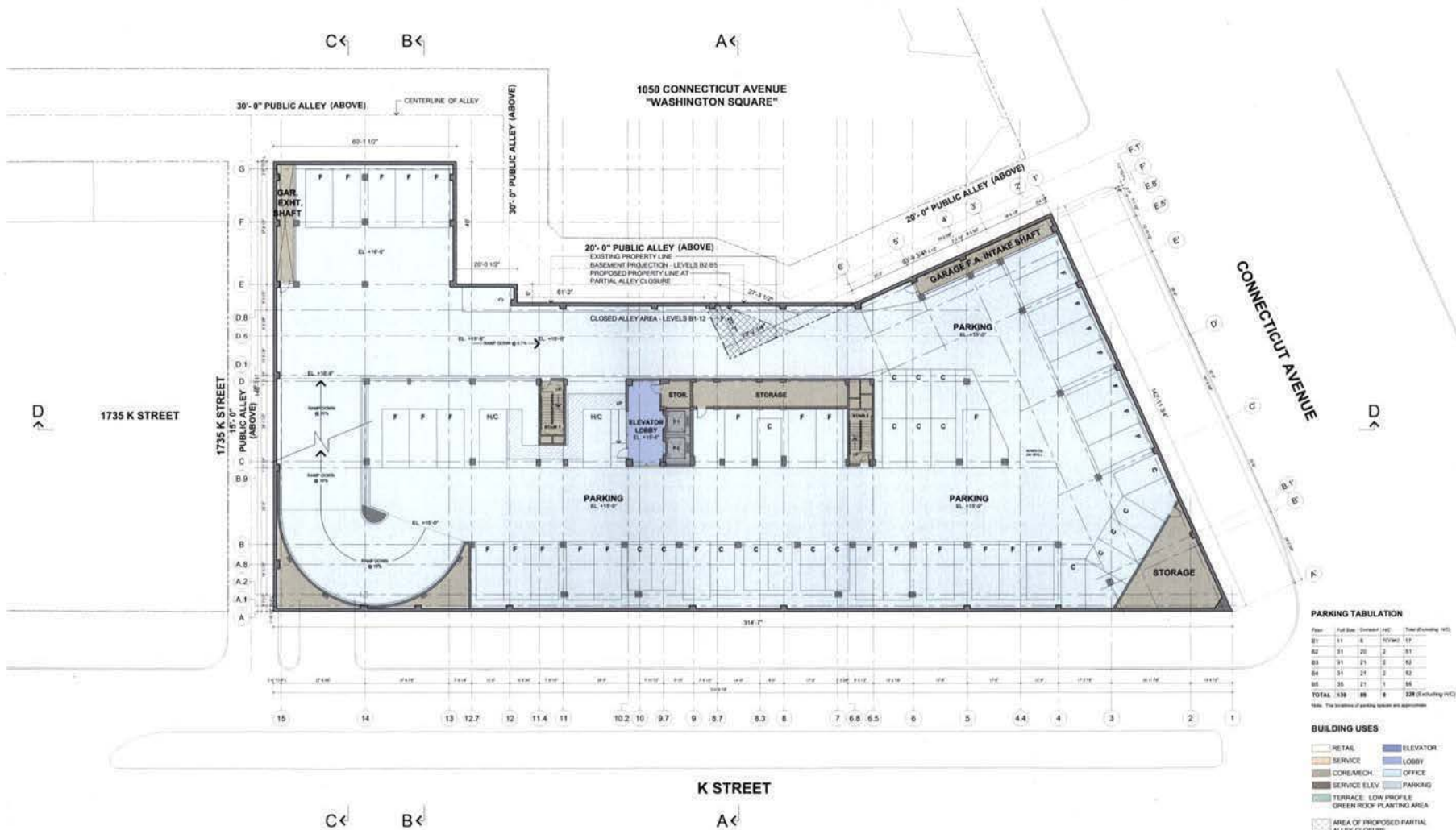
1000 Connecticut Avenue NW Washington, D.C.

LEVEL B5 PLAN

October 2006

A-1

scale: 1" = 30'



PARKING TABULATION

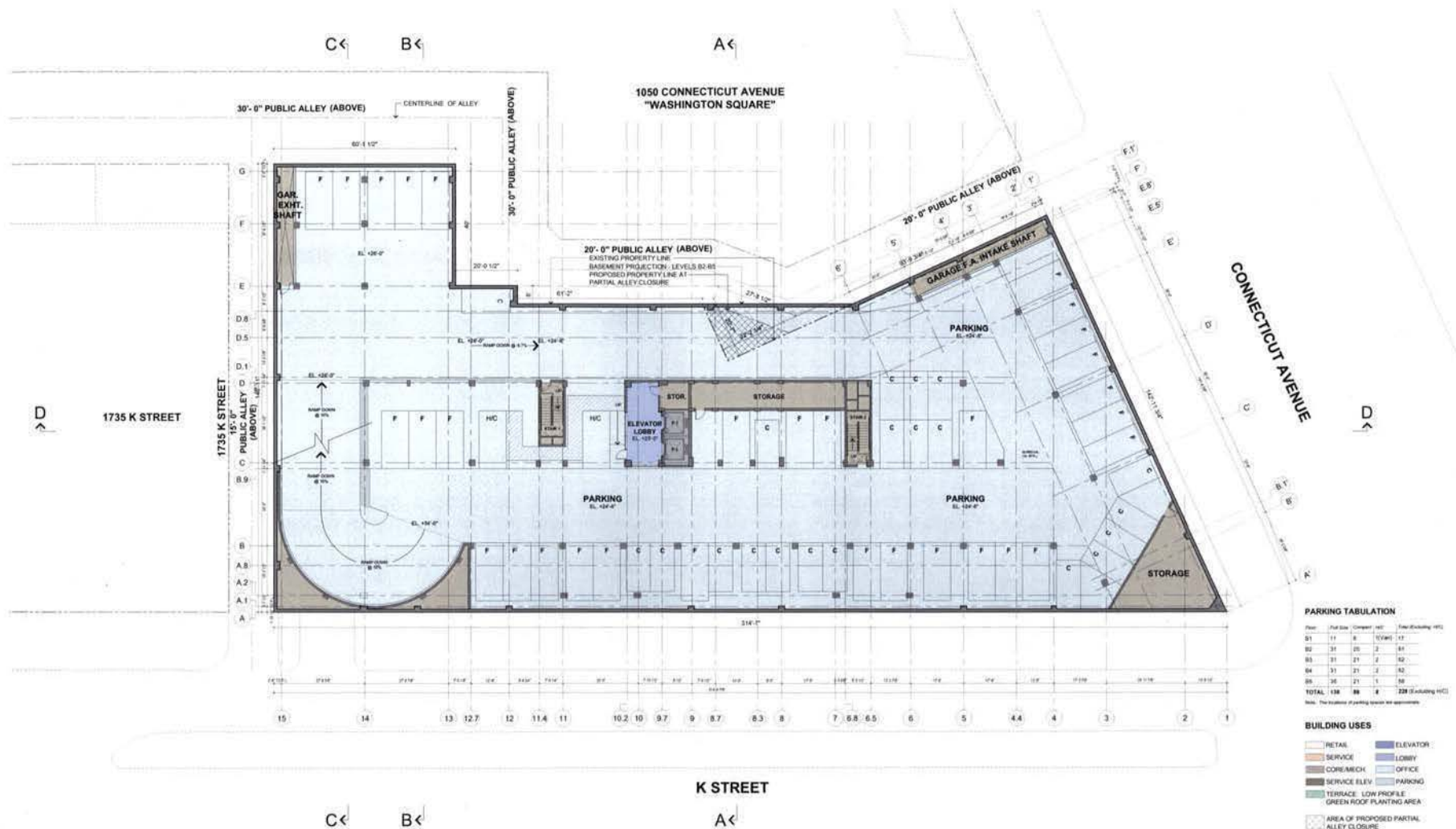
Plan	Full Size	Overhead	NET	Total (Including NET)
B1	11	8	10,960	17
B2	31	20	2	51
B3	31	21	2	52
B4	31	21	2	52
B5	19	21	1	40
TOTAL	133	91	8	228 (Including NET)

Note: The location of parking spaces are approximate.

BUILDING USES

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

PEI COBB FREED & PARTNERS Architects Inc.



PEI COBB FREED & PARTNERS Architects PC

WDG
Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

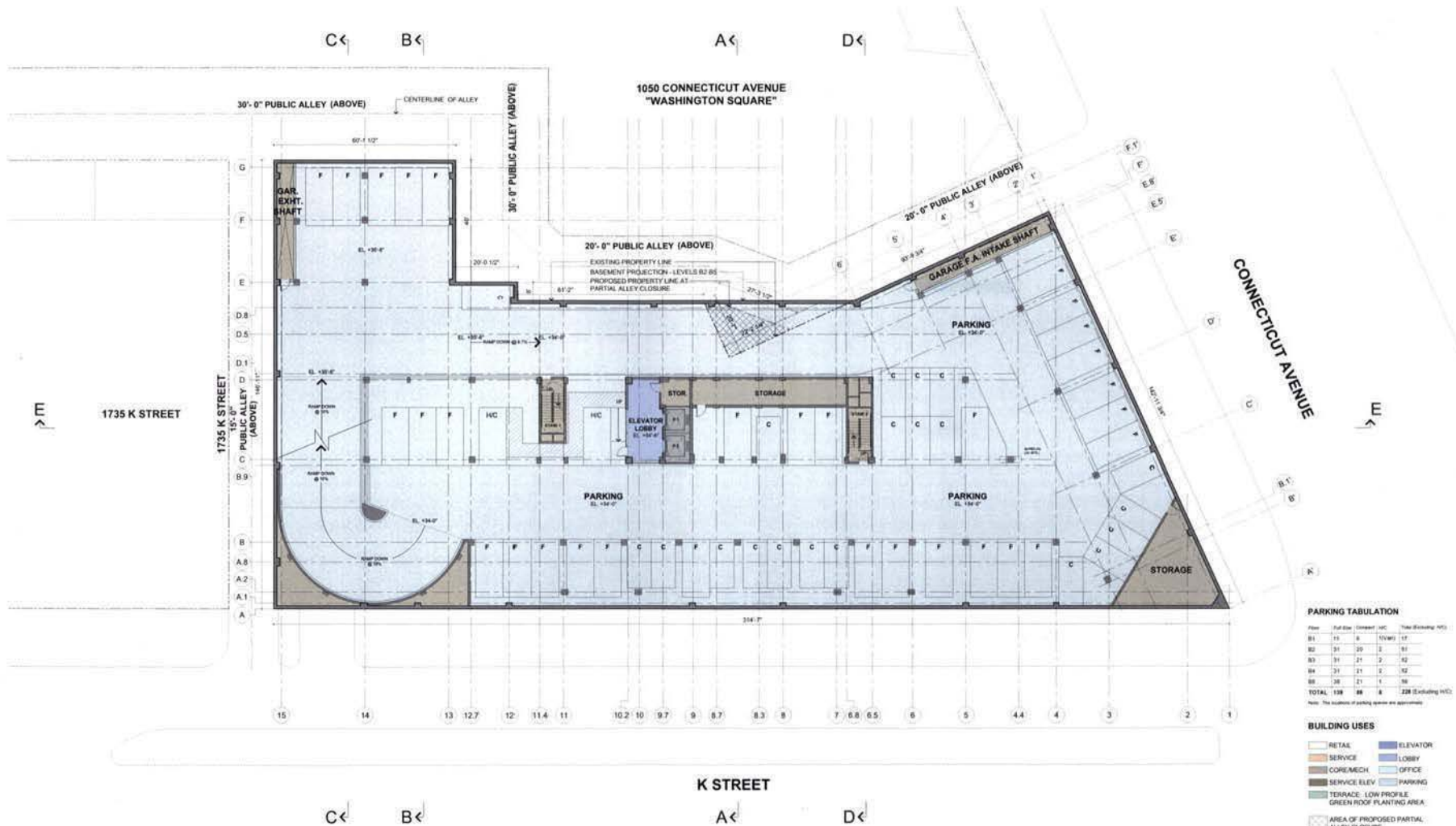
1000 Connecticut Avenue NW Washington, D.C.

LEVEL B3 PLAN

October 2006

A-3

scale: 1" = 30'



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Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

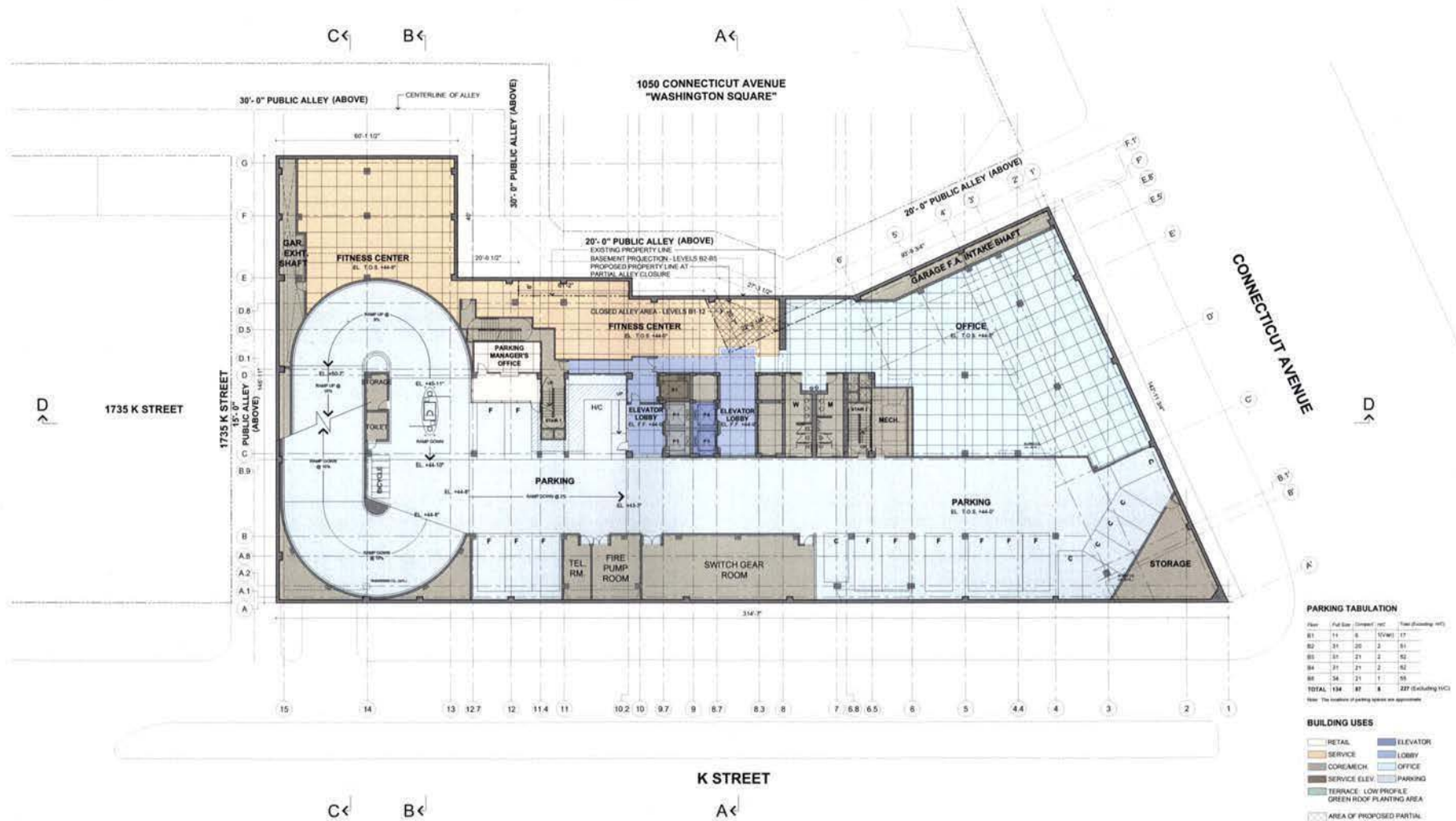
Washington, D.C.

LEVEL B2 PLAN

October 2006

A-4

scale: 1" = 30'



PARKING TABULATION

Level	Full Size	Compact	HC	Total (including HC)
B1	11	8	10W	17
B2	31	25	2	58
B3	20	21	2	43
B4	21	21	2	44
B5	24	21	1	46
TOTAL	134	87	8	229 (including HC)

Note: The number of parking spaces are approximate.

- 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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Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

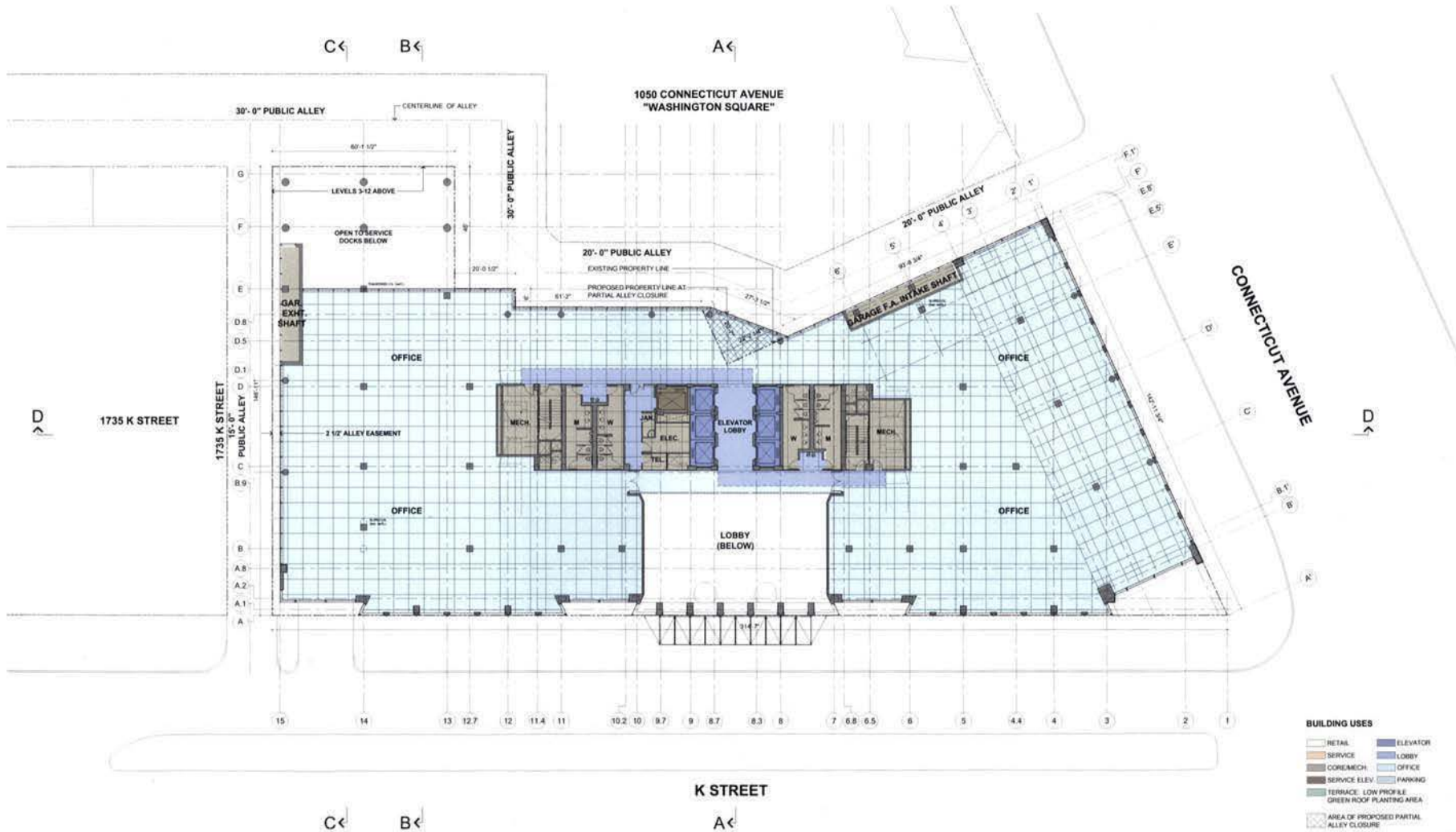
Washington, D.C.

LEVEL B1 PLAN

October 2006

A-5

scale: 1" = 30'



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Owner & Developer : 1000 CONNECTICUT ASSOCIATES

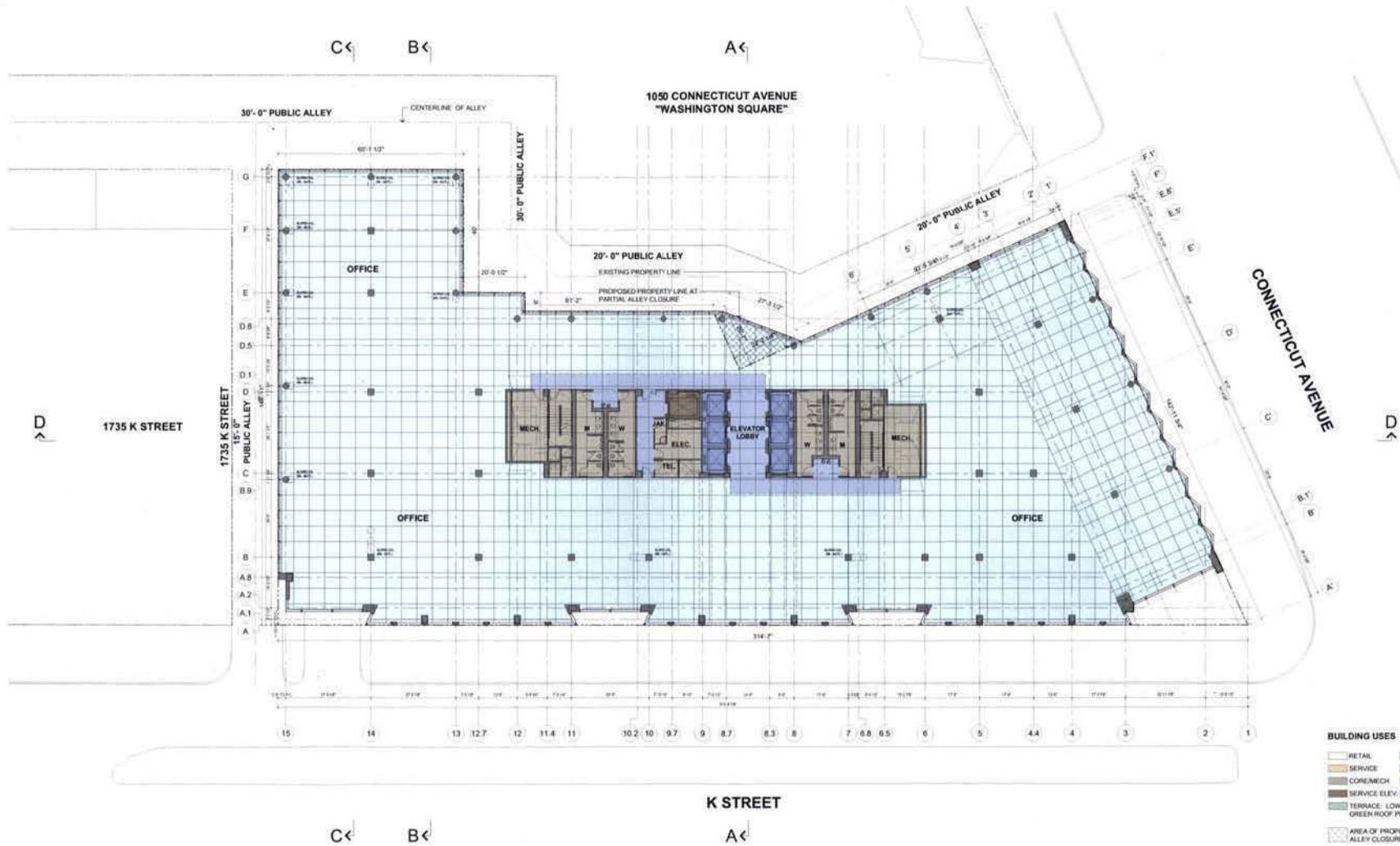
1000 Connecticut Avenue NW Washington, D.C.

LEVEL 2 PLAN

October 2006

A-7

scale: 1" = 30'



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ARCHITECTS
Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

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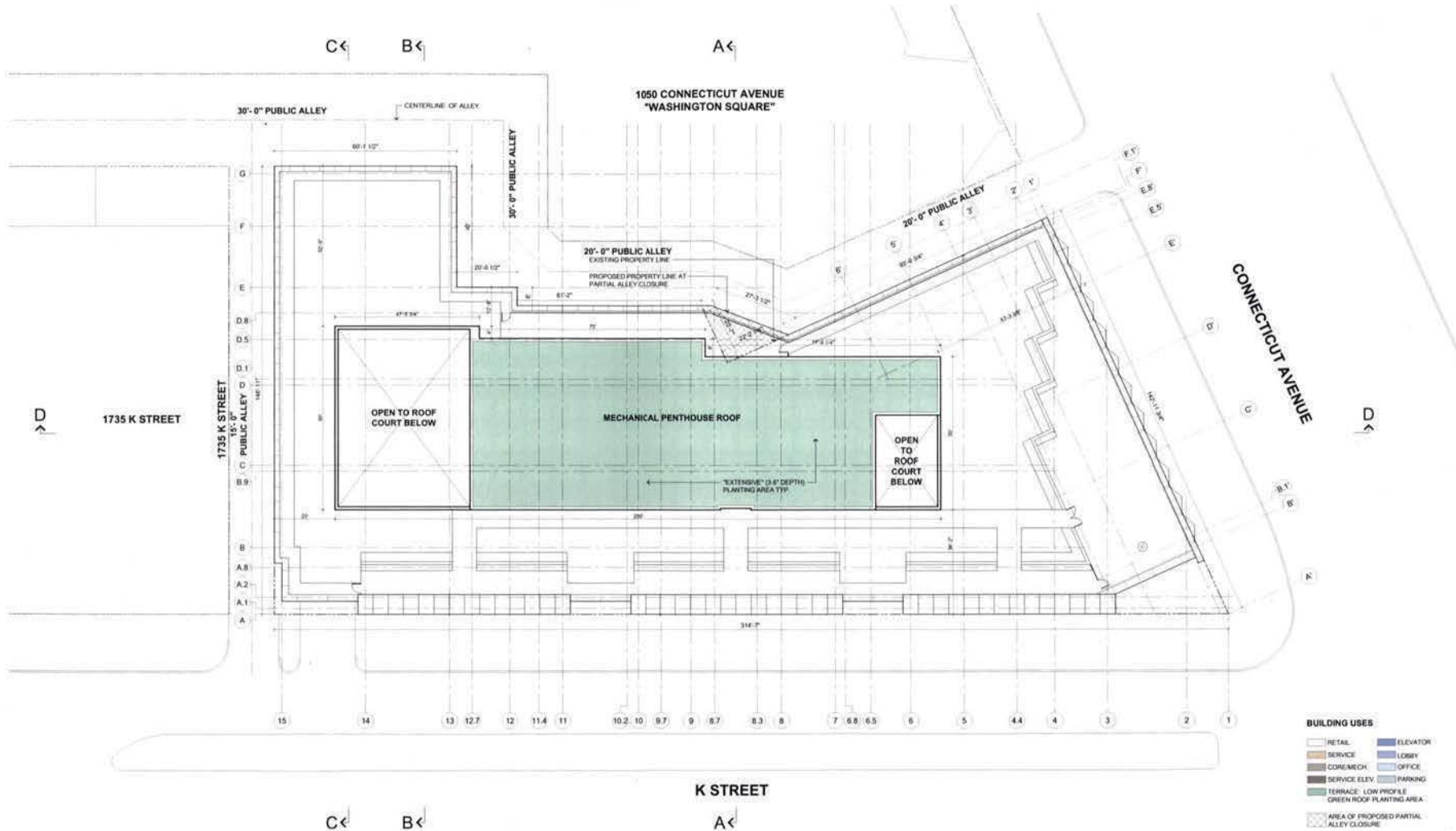
Washington, D.C.

LEVEL 3-12 PLAN

October 2006

A-8

scale: 1" = 30'



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Associated Architect

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ROOF LEVEL PLAN

October 2006

A-9.1

scale: 1" = 30'



Sanctus / CONTOUR STUDIOS

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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

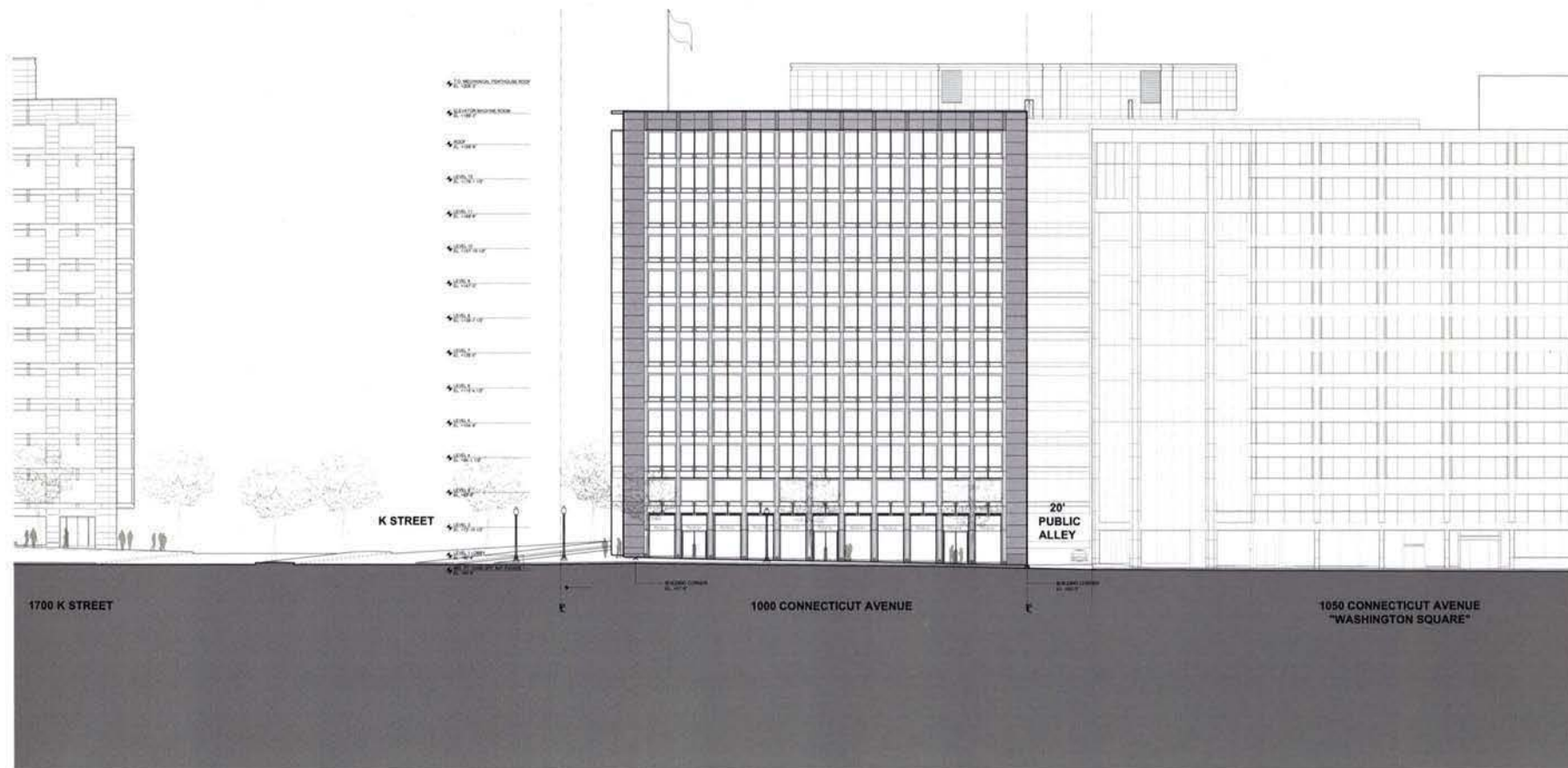
Washington, D.C.

ELEVATION RENDERING
K Street

October 2006

A-10.1

scale: N.T.S.



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A-11



Jose I. Saez / CCATOUR STUDIOS

PEI COBB FREED & PARTNERS Architects LLP

WDG
ARCHITECTS

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

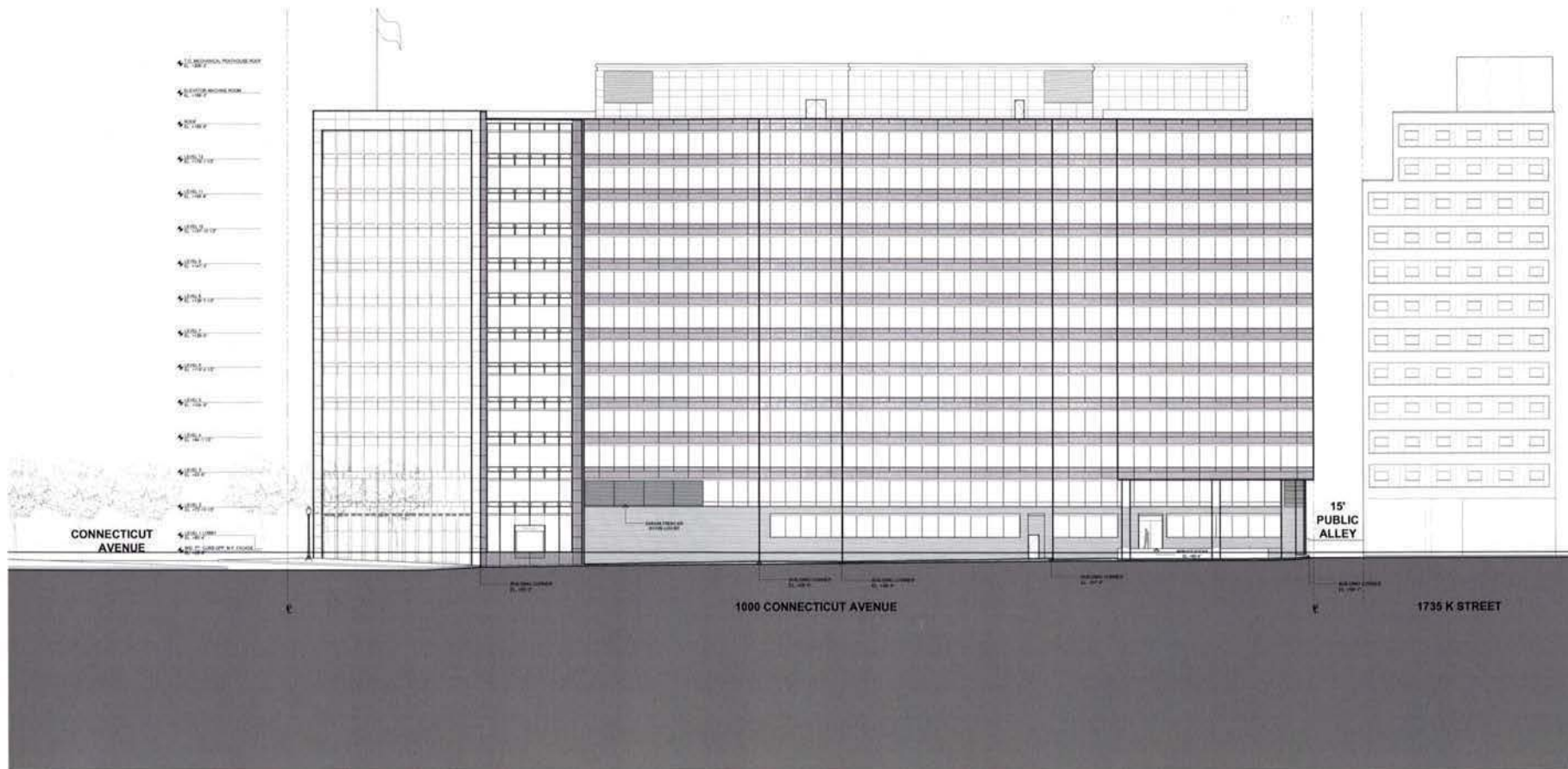
1000 Connecticut Avenue NW | Washington, D.C.

ELEVATION RENDERING
Connecticut Avenue

October 2006

A-11.1

scale: N.T.S.



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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

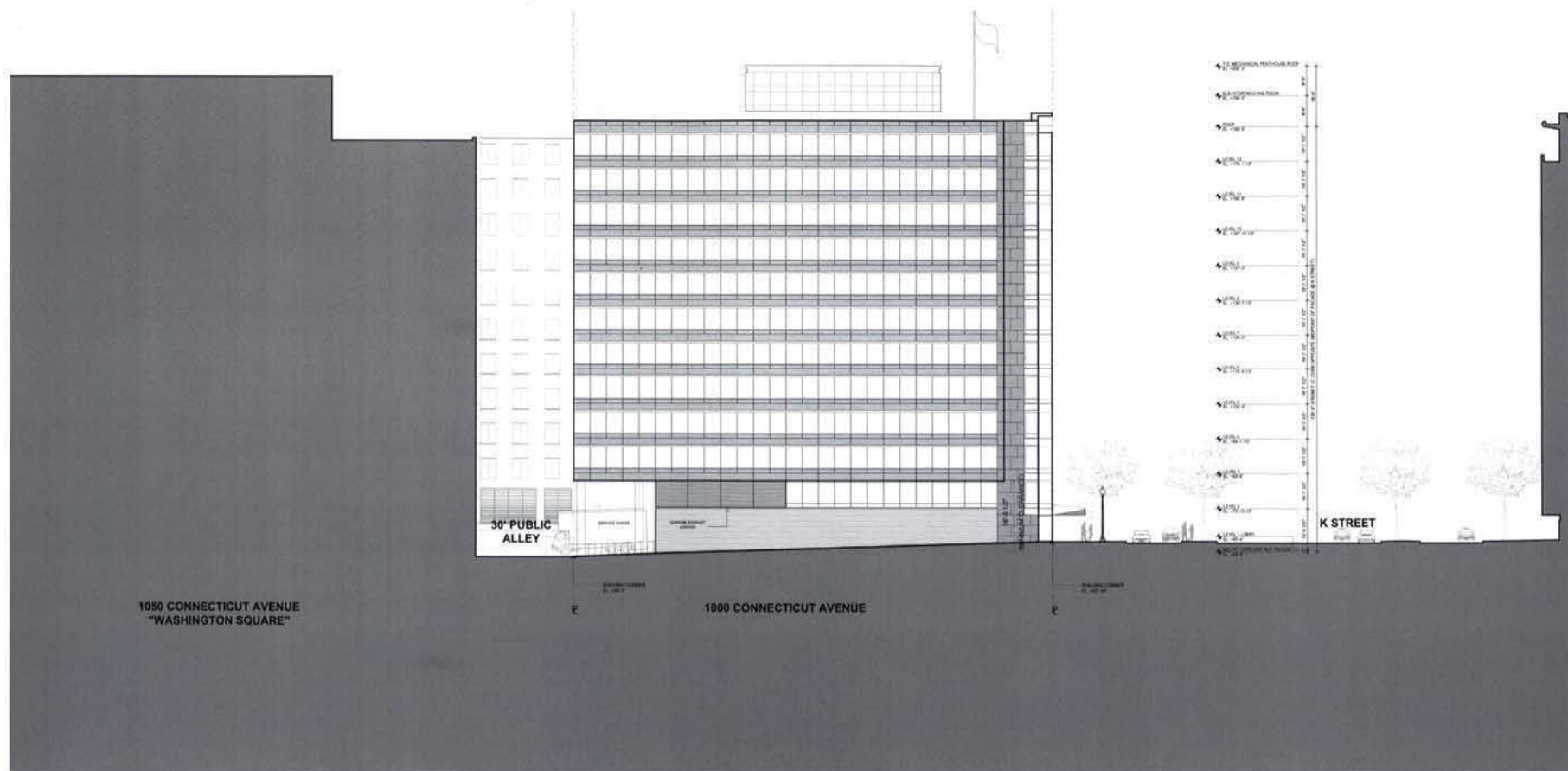
1000 Connecticut Avenue NW Washington, D.C.

NORTH ALLEY ELEVATION

October 2006

A-12

scale: 1" = 30'



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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

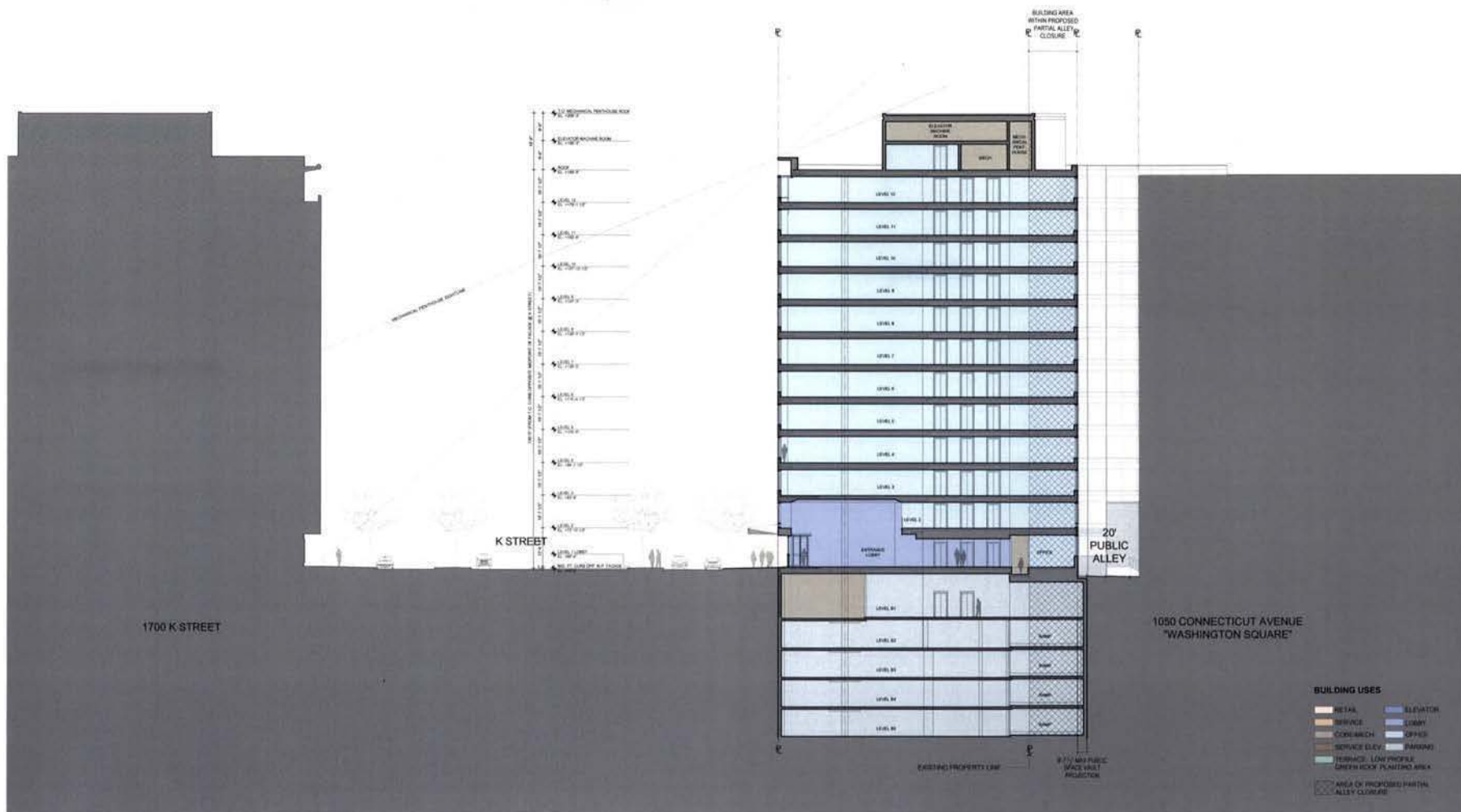
1000 Connecticut Avenue NW Washington, D.C.

WEST ALLEY ELEVATION

October 2006

A-13

scale: 1" = 30'



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ARCHITECTURE

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

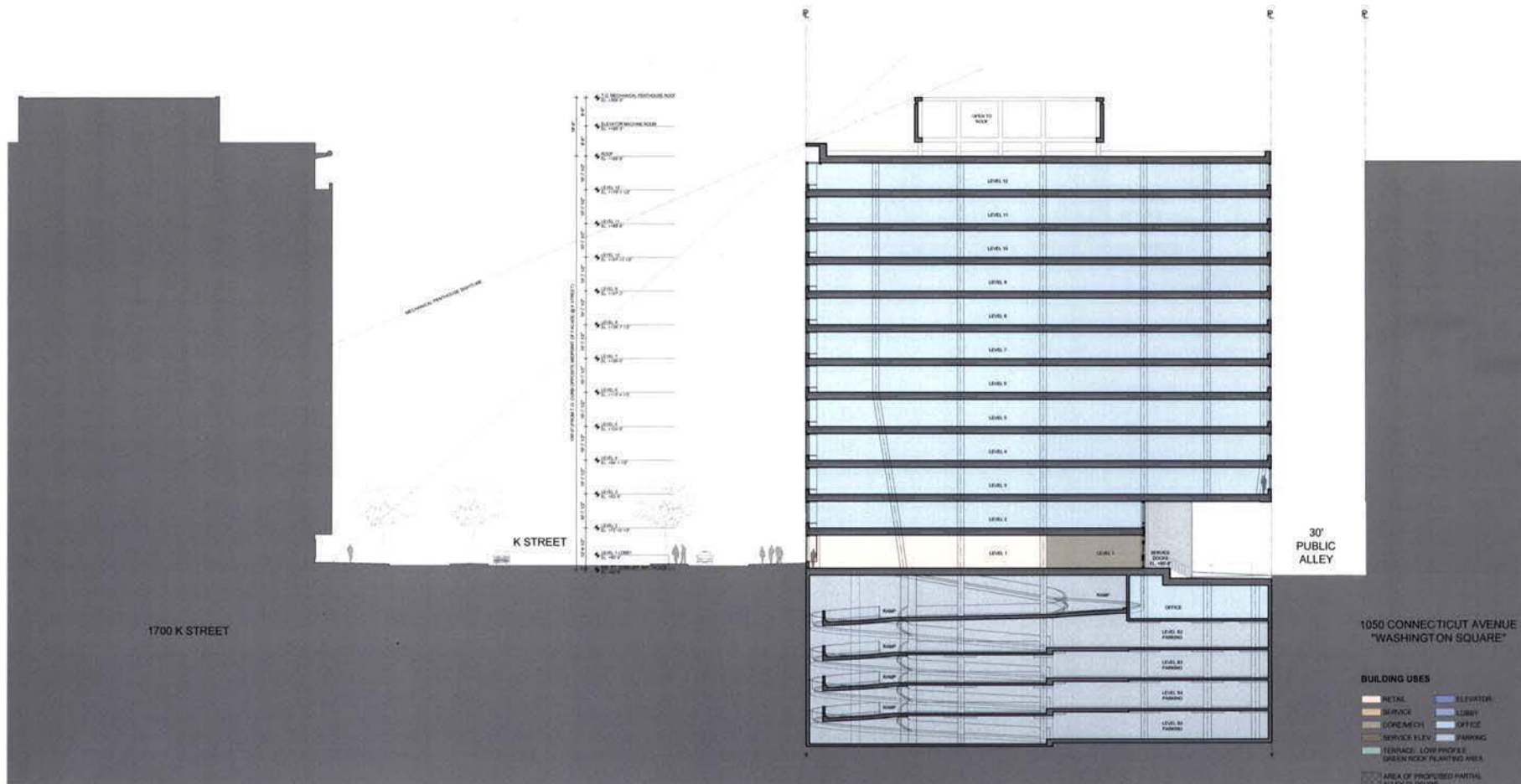
Washington, D.C.

BUILDING SECTION AA
Transverse at K Street Lobby

October 2006

A-14

scale: 1" = 30'



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ARCHITECTURE

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

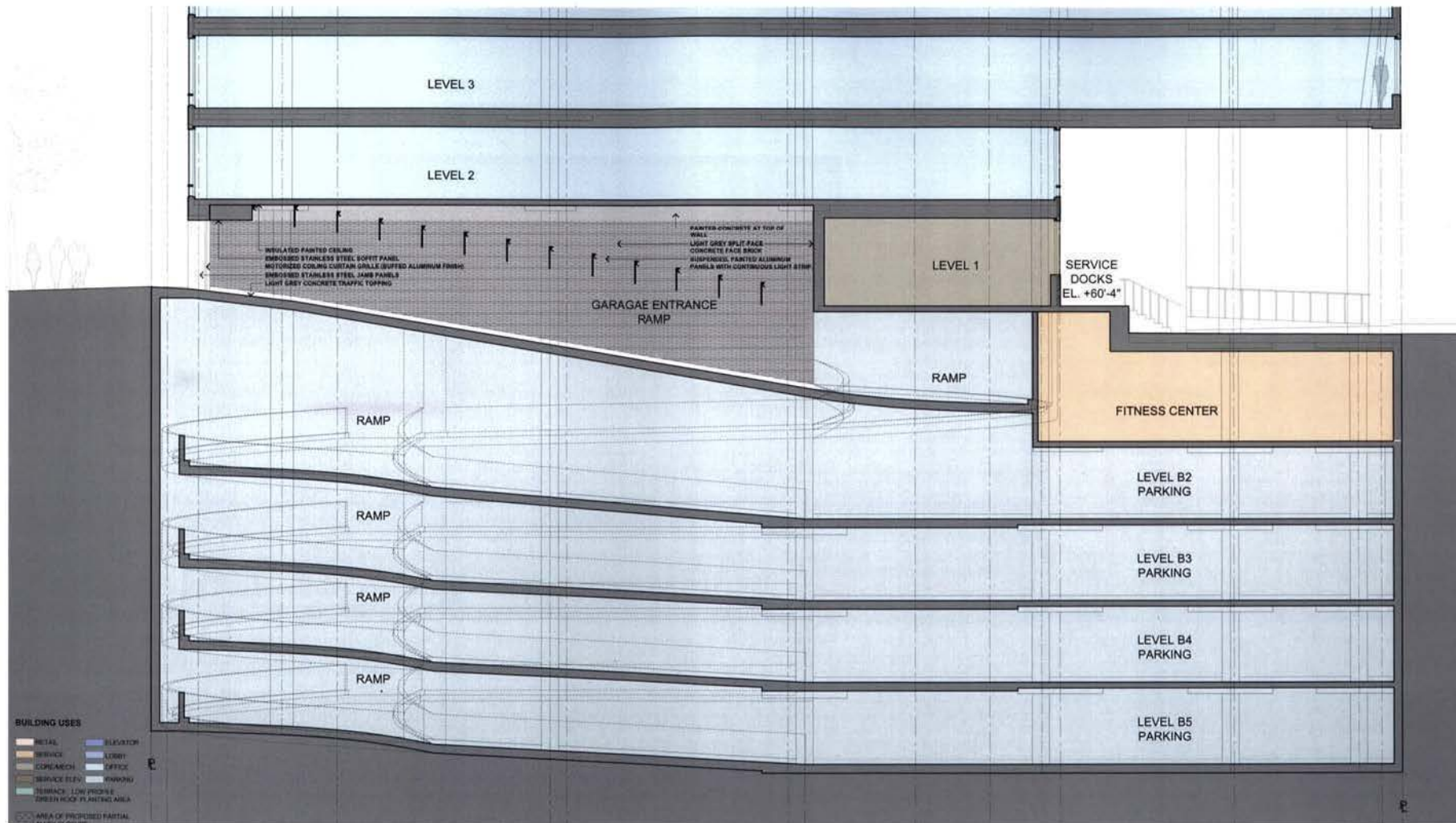
1000 Connecticut Avenue NW Washington, D.C.

BUILDING SECTION AA
Transverse@ Loading Docks

October 2006

A-15

scale: 1" = 30'



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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

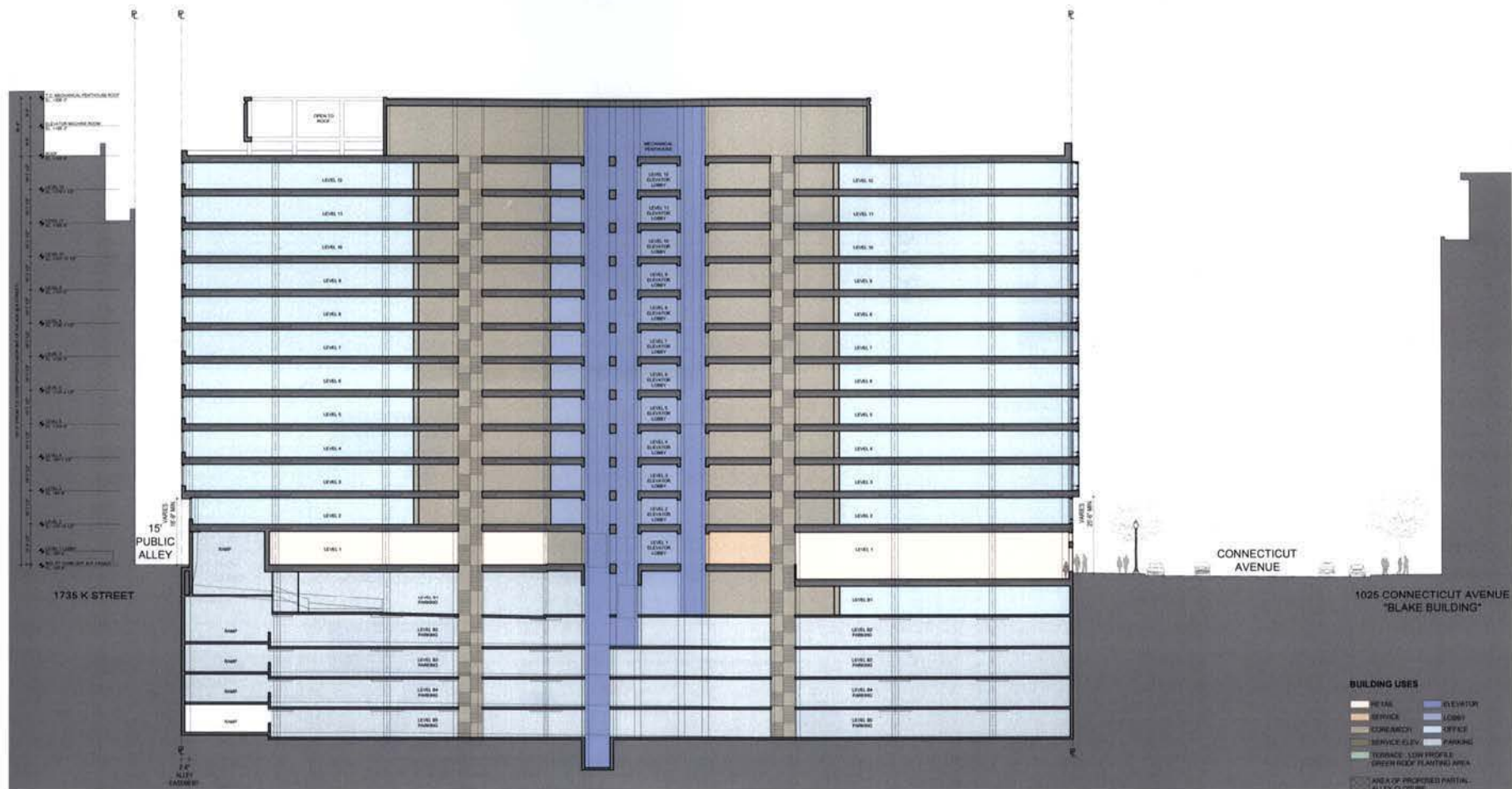
1000 Connecticut Avenue NW

Washington, D.C.

PARTIAL SECTION CC
Transverse @ Garage Entrance

October 2006

scale: 3/32" = 1'



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Owner & Developer: 1000 CONNECTICUT ASSOCIATES

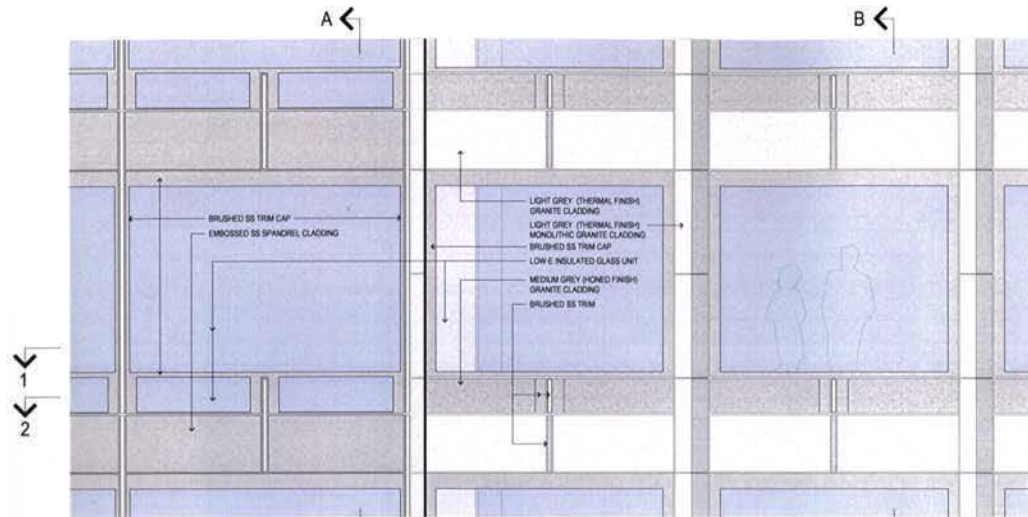
1000 Connecticut Avenue NW Washington, D.C.

BUILDING SECTION D-D
Longitudinal

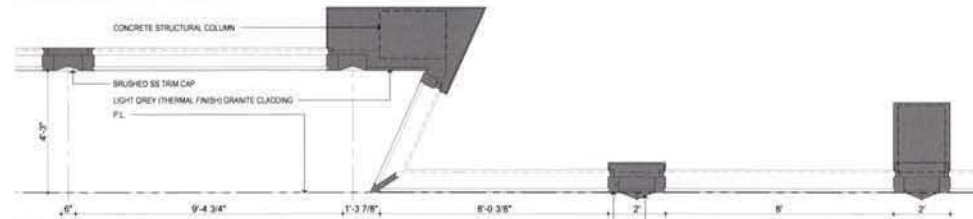
October 2006

A-17

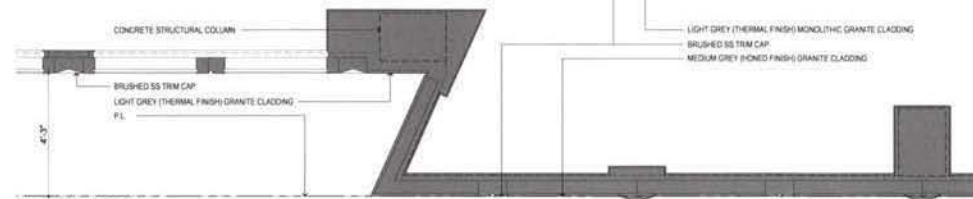
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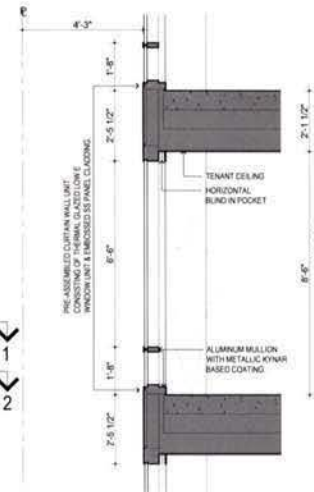
PARTIAL ELEVATION - K STREET



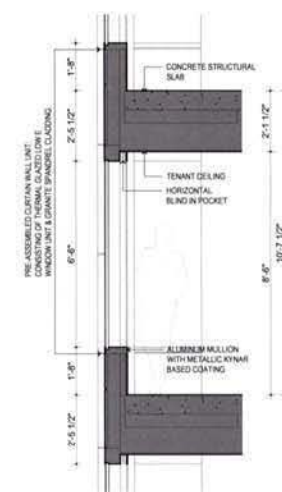
PARTIAL PLAN 1-1



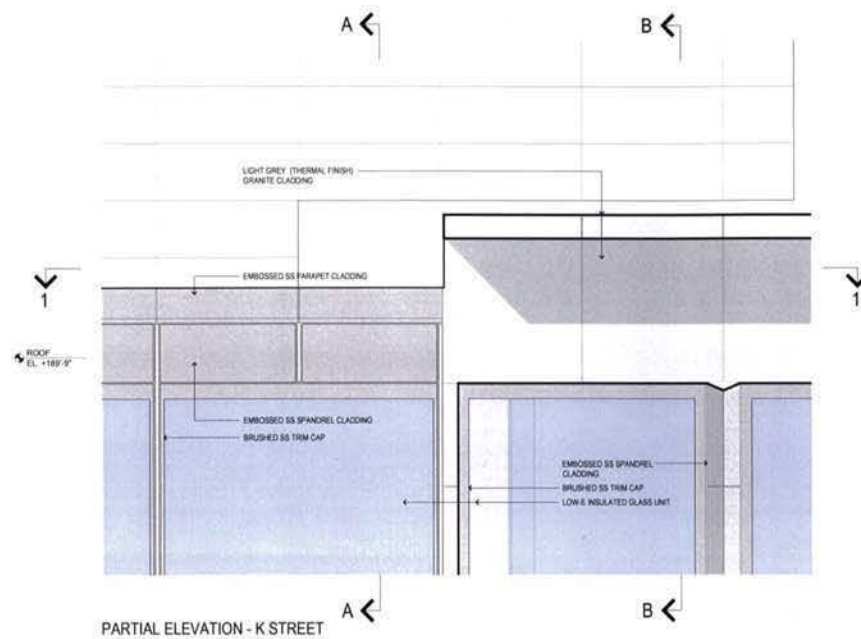
PARTIAL PLAN 2-2



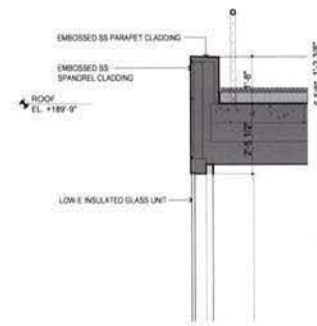
SECTION A-A



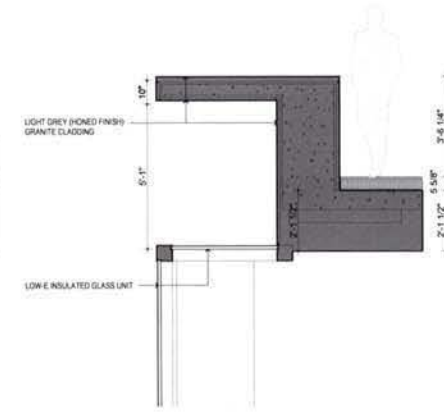
SECTION B-B



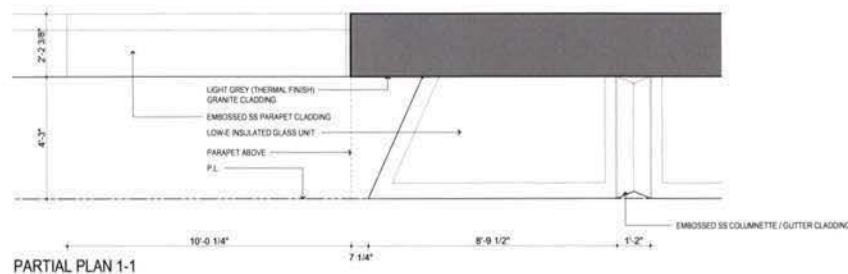
PARTIAL ELEVATION - K STREET



SECTION A-A



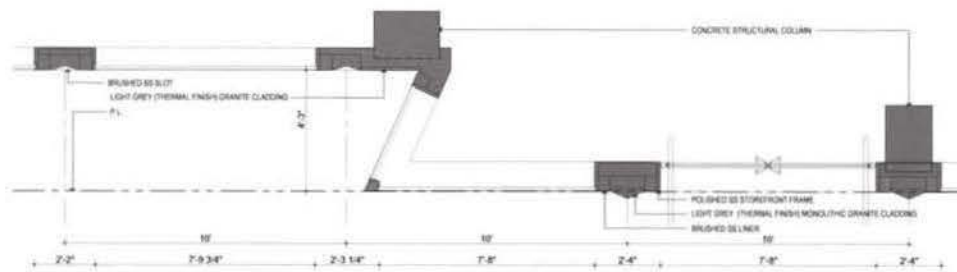
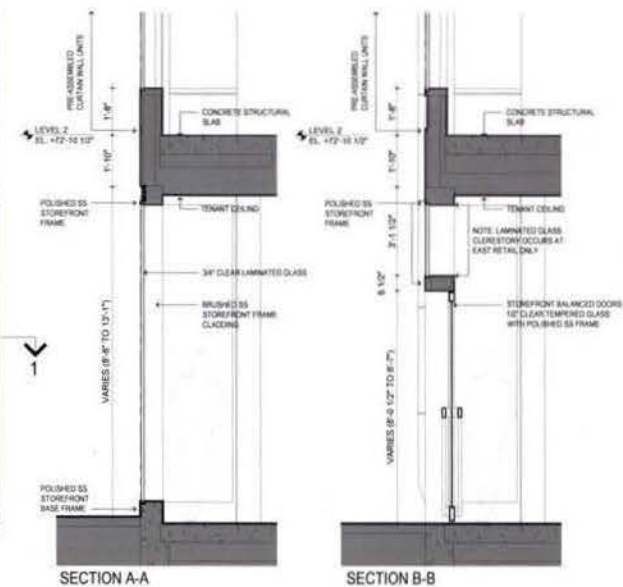
SECTION B-B



PARTIAL PLAN 1-1



PARTIAL ELEVATION - K STREET



PARTIAL PLAN 1-1

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PARTIAL ELEVATIONS
Storefront Window & Entry @ K Street

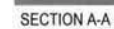
A-19

WDC
ARCHITECTS
Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

October 2006

scale: 1/4" = 1'-0"



1000 Connecticut Avenue NW | Washington, D.C.

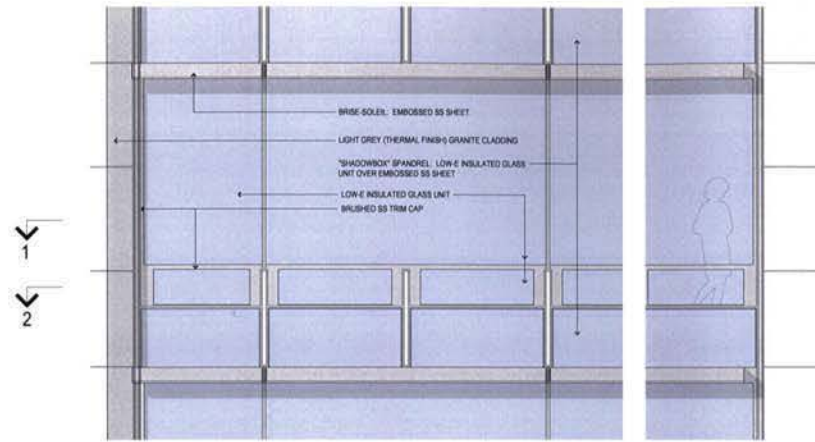
Washington, D.C.

PARTIAL ELEVATIONS
Lobby Entry @ K Street

October 2006

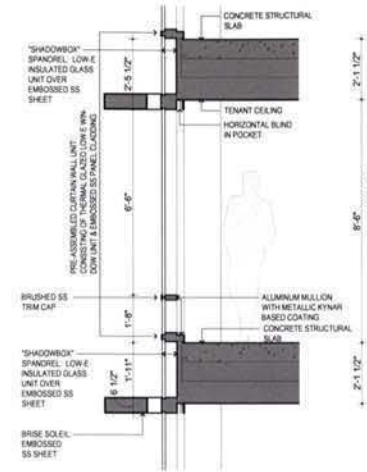
A-20

scale: 1/4" = 1'-0"

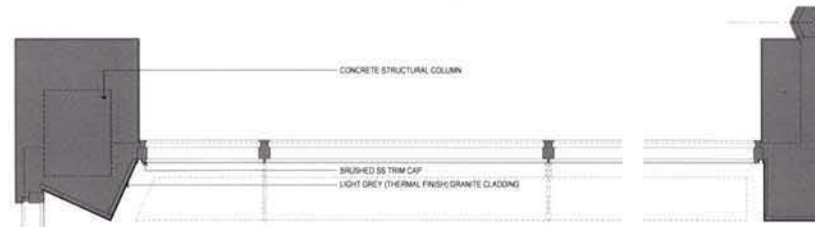


PARTIAL ELEVATION - K STREET

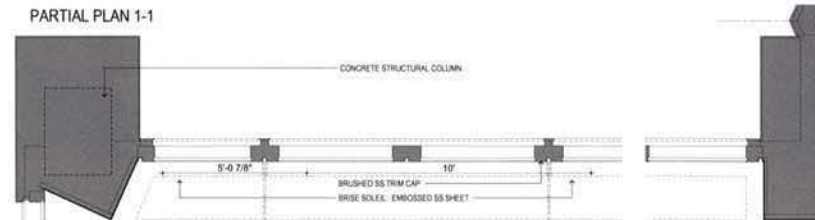
A ←



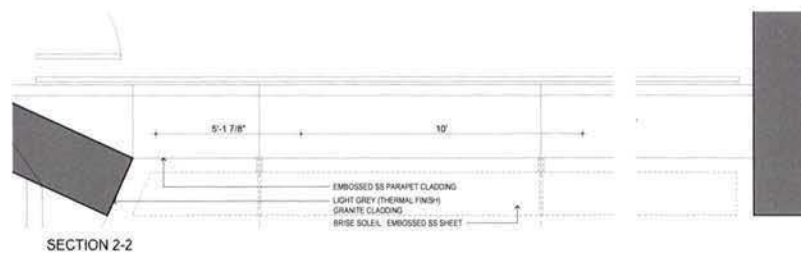
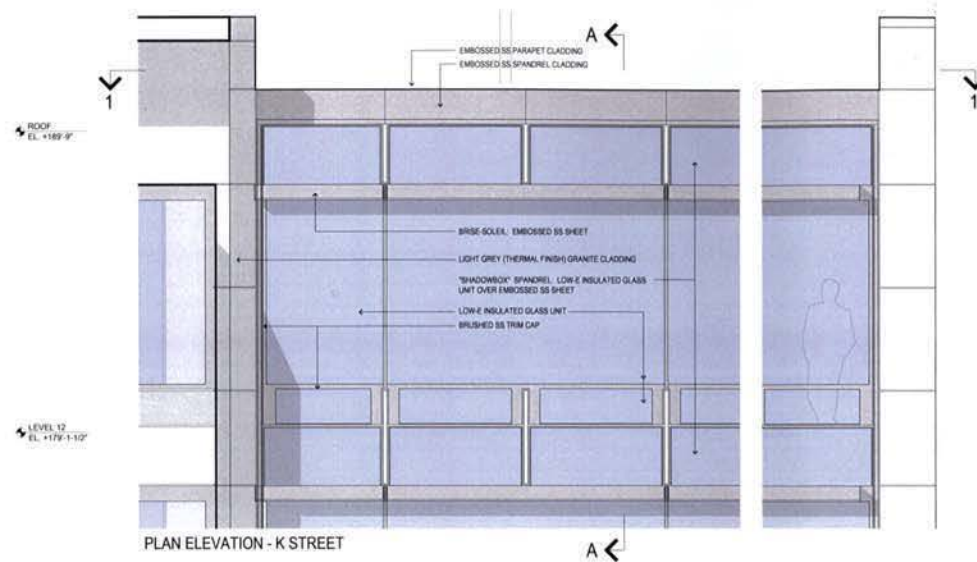
SECTION A-A

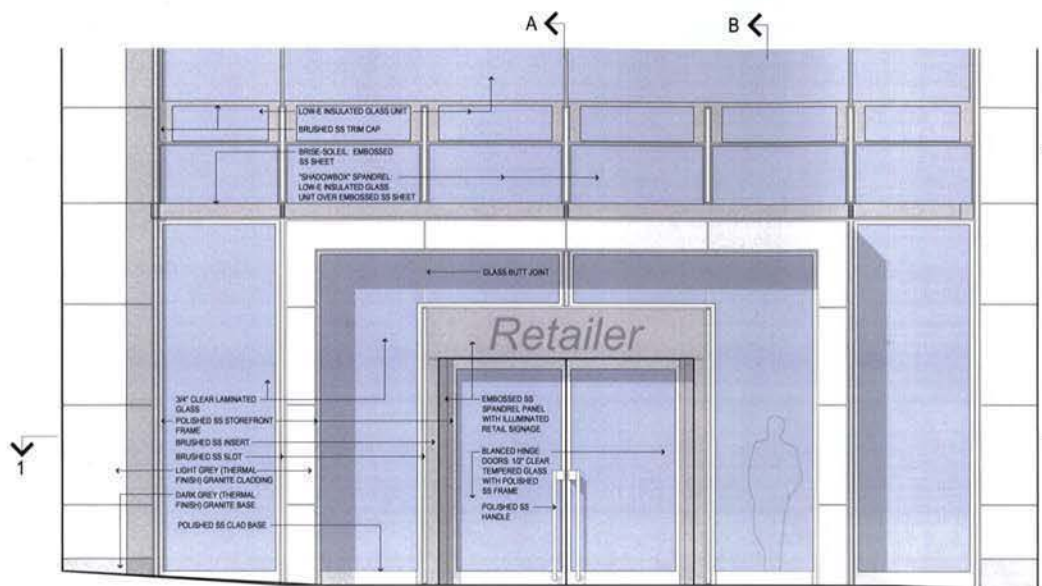


PARTIAL PLAN 1-1

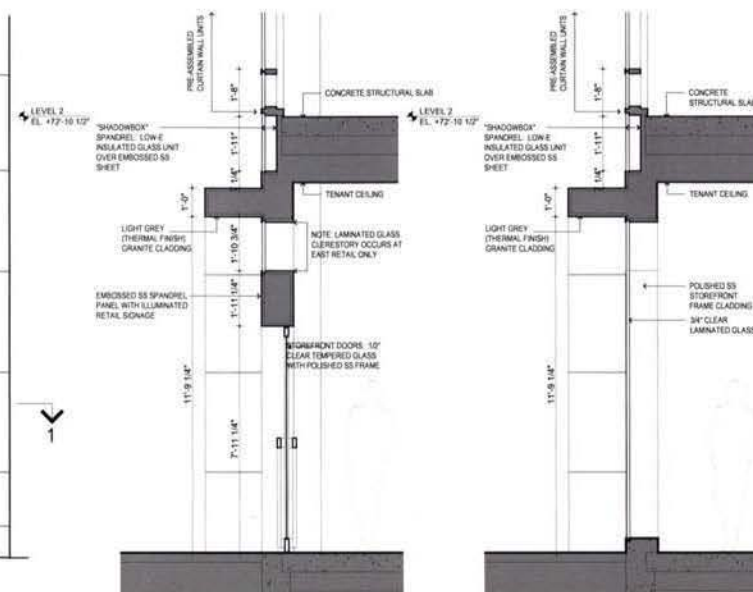


PARTIAL PLAN 2-2



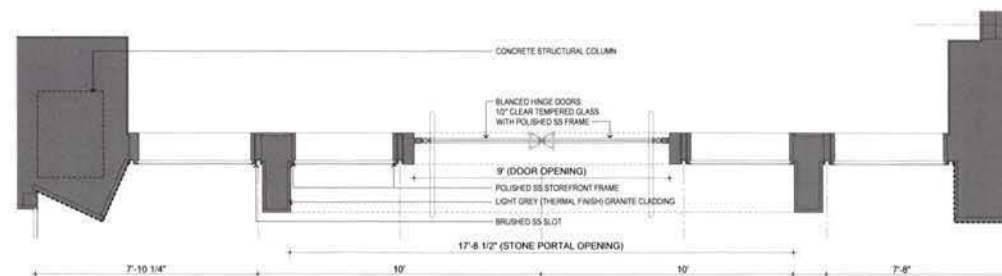


PARTIAL ELEVATION - K STREET

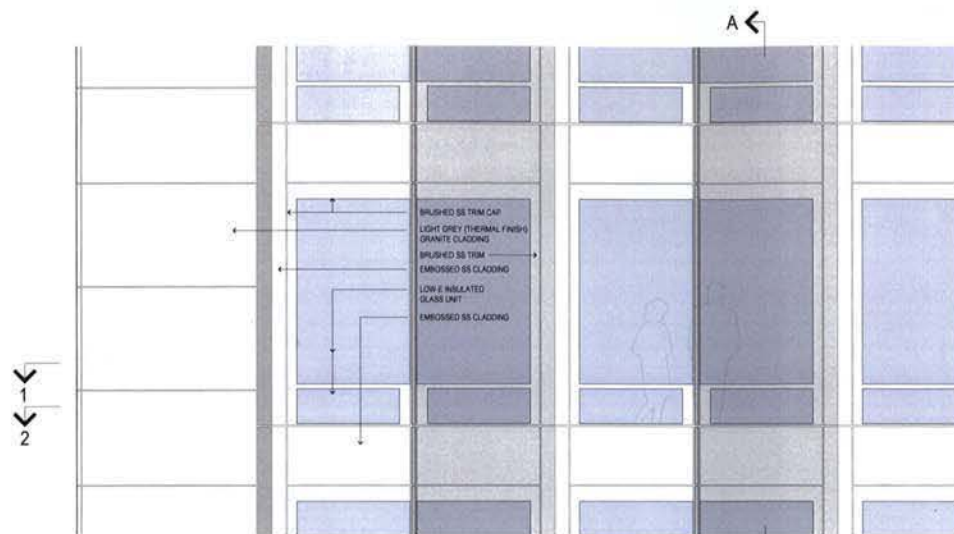


SECTION A-A

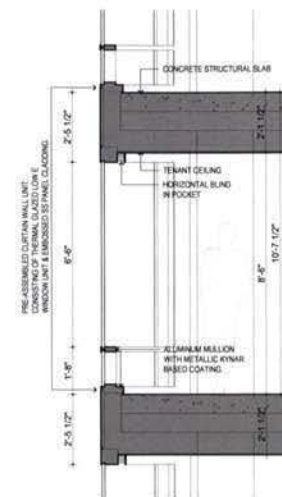
SECTION B-B



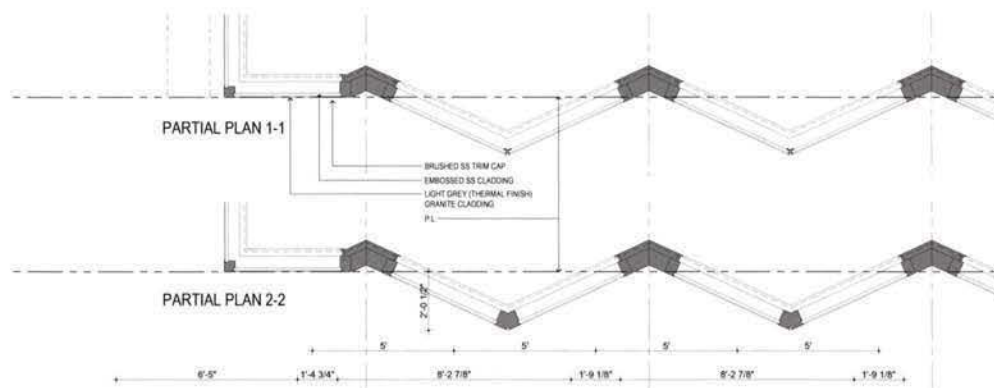
PARTIAL PLAN 1-1



PARTIAL ELEVATION - CONNECTICUT AVENUE

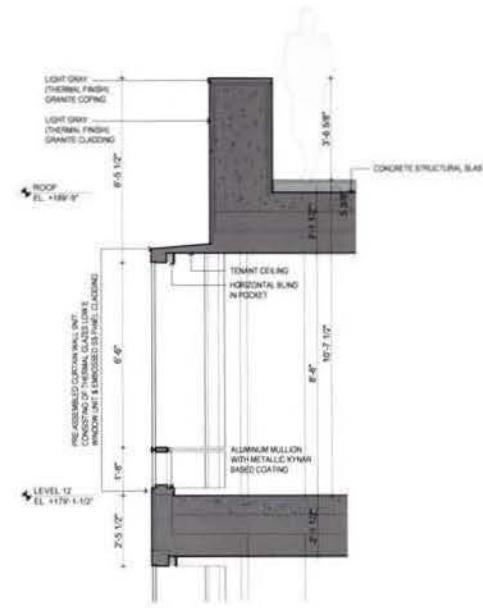
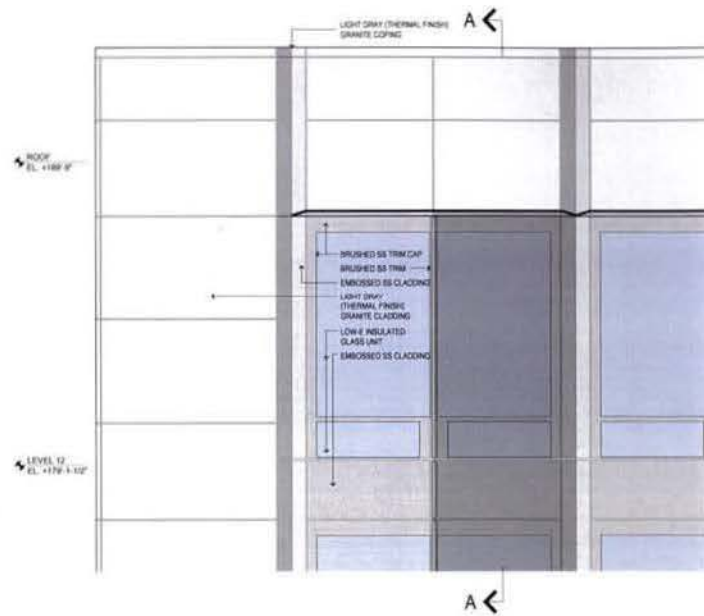


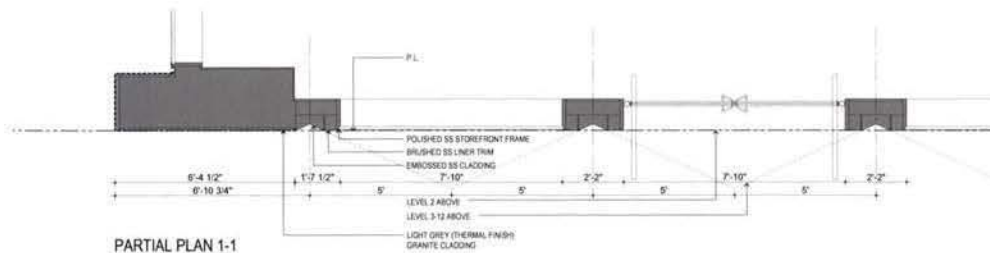
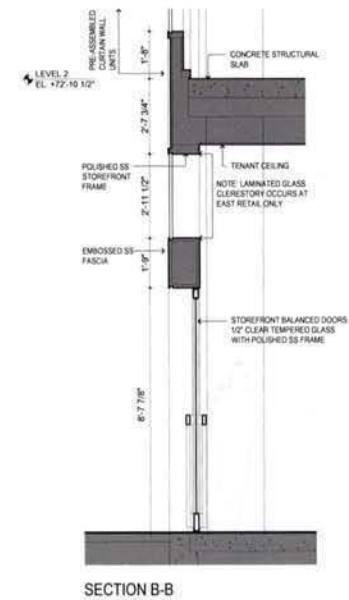
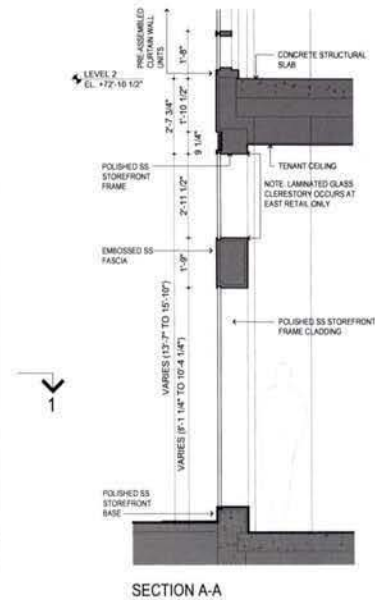
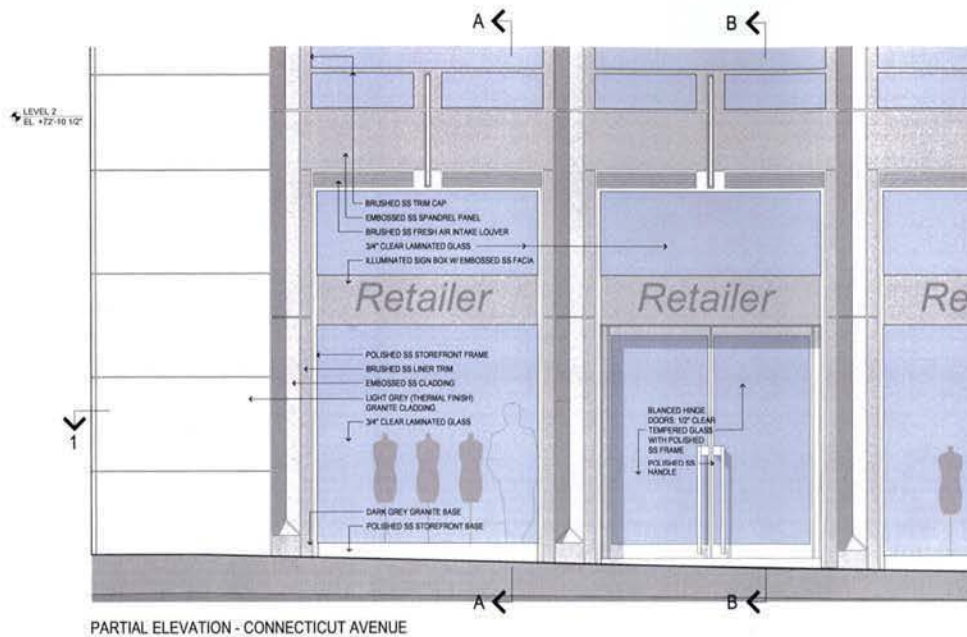
SECTION A-A

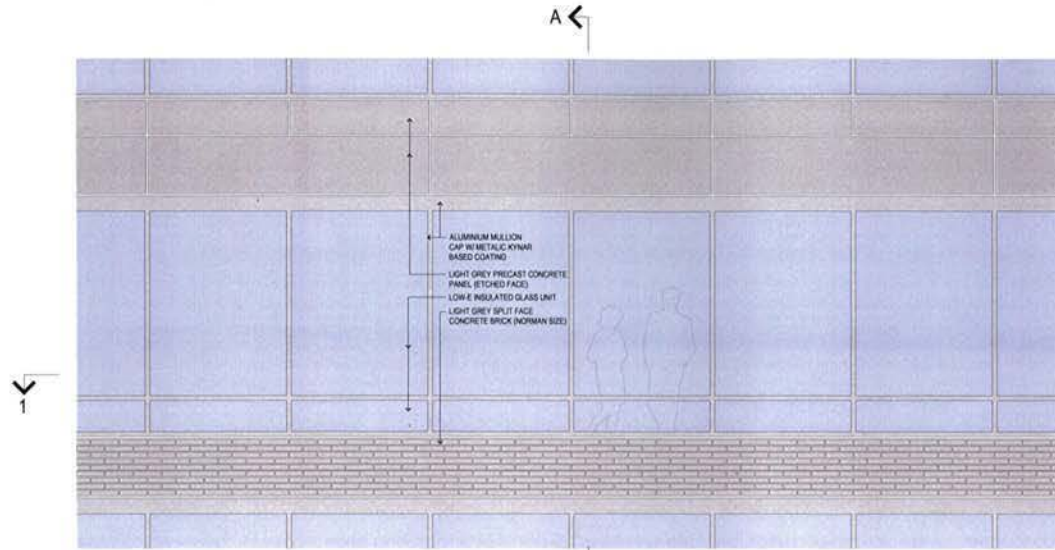


PARTIAL PLAN 1-1

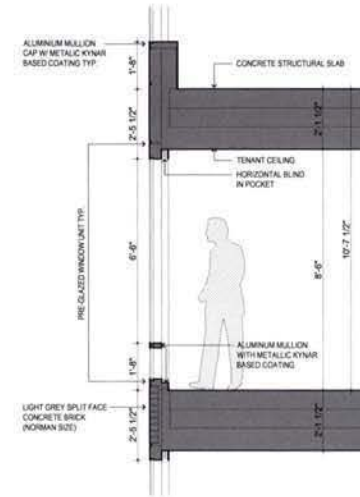
PARTIAL PLAN 2-2







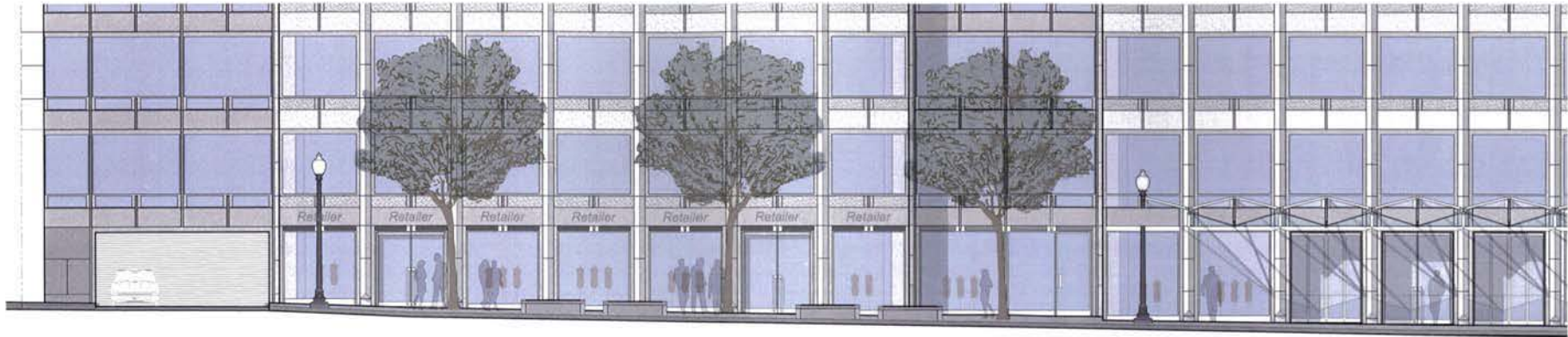
PARTIAL ELEVATION - TYPICAL ALLEY



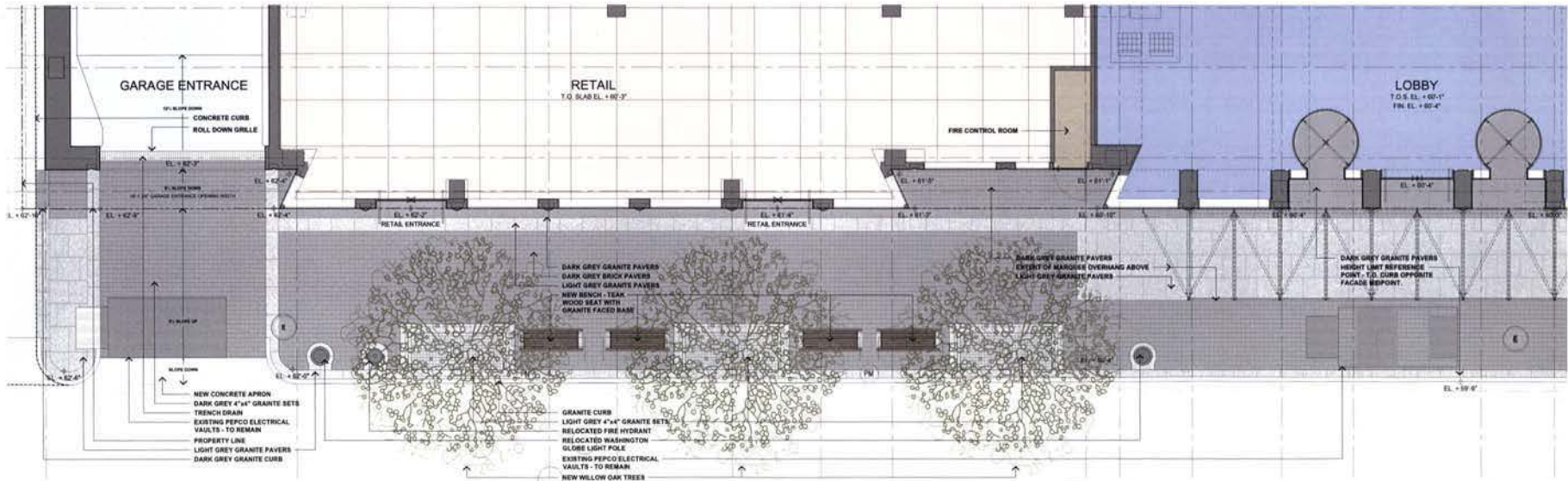
SECTION A-A



PARTIAL PLAN 1-1



K STREET ELEVATION - West



K STREET PLAN - West

NOTE: RETAIL ENTRANCE LOCATIONS MAY VARY

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Washington, D.C.

STREETSCAPE PLAN & ELEVATION
K Street - West

A-27

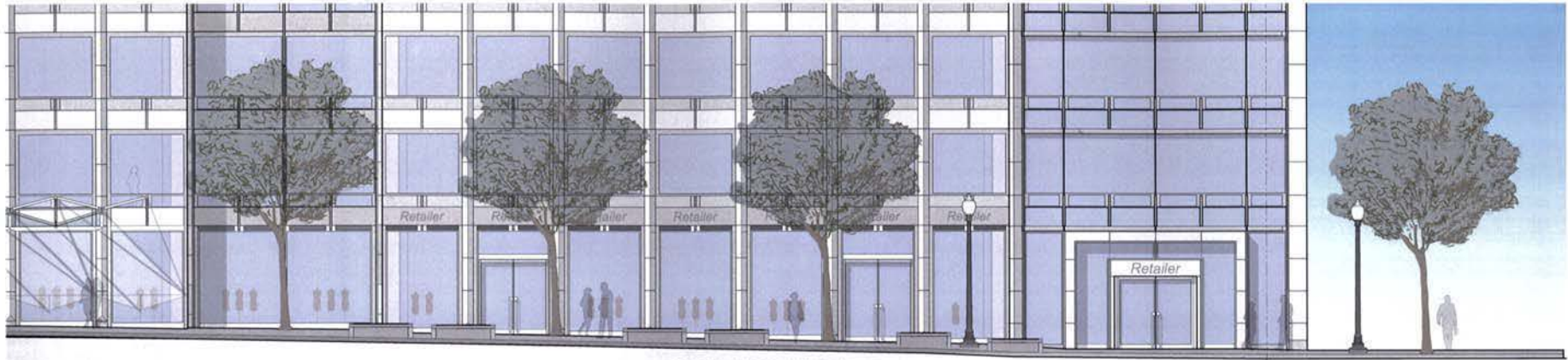
October 2006

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

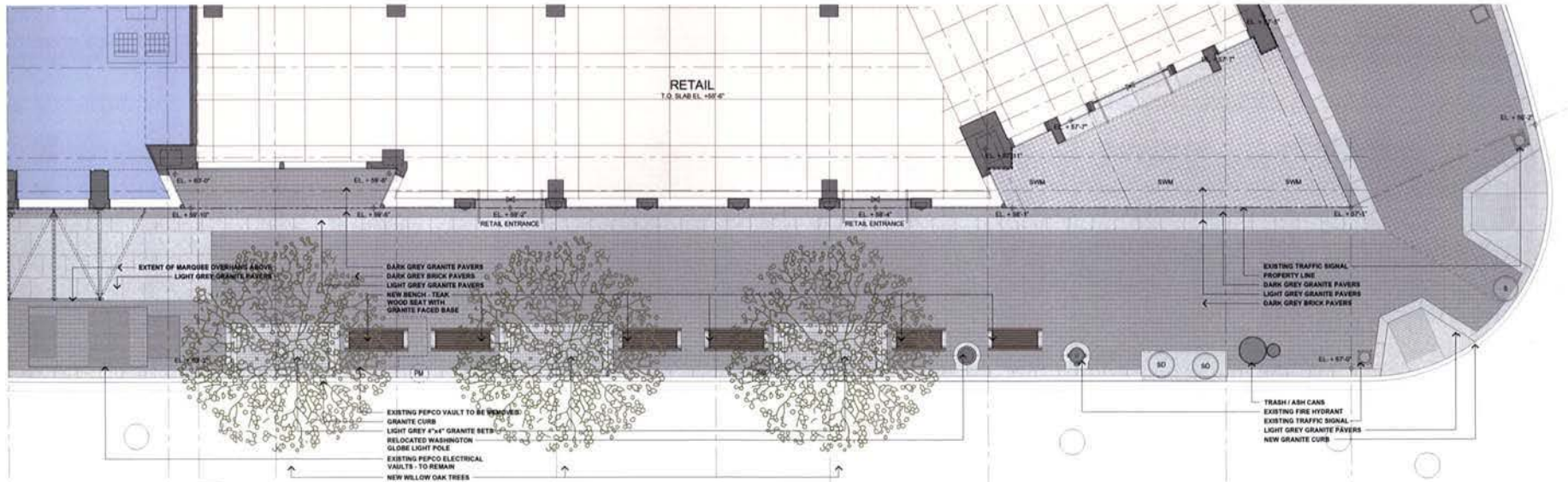
WDG
ARCHITECTS

Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES



K STREET ELEVATION - East



K STREET PLAN - East

NOTE: RETAIL ENTRANCE LOCATIONS MAY VARY

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STREETSCAPE PLAN & ELEVATION
K Street - East

A-28

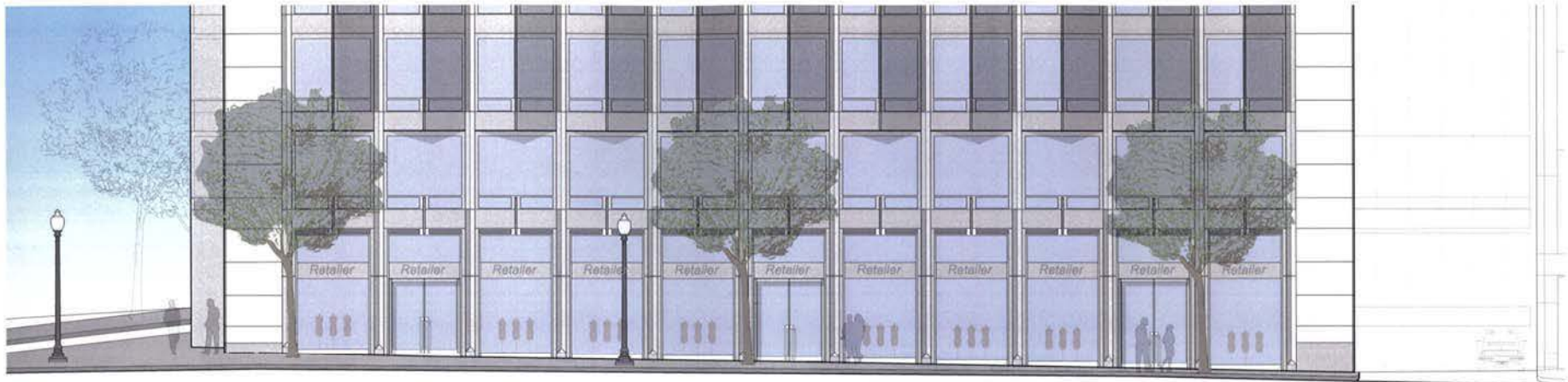
WDG
ARCHITECTS

Associated Architect

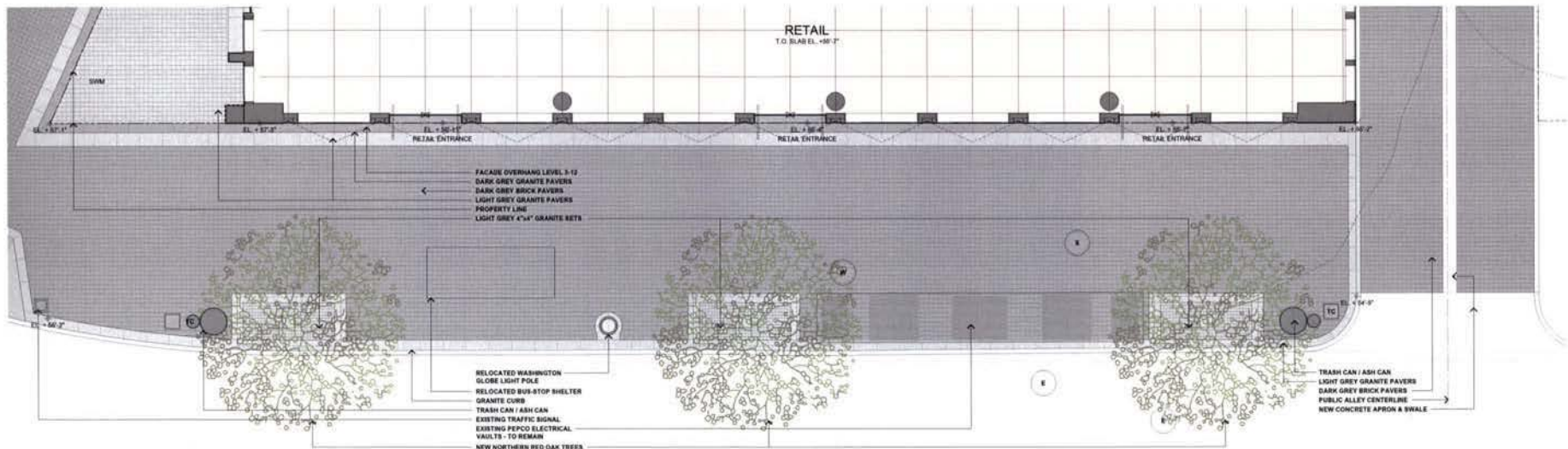
Owner & Developer: 1000 CONNECTICUT ASSOCIATES

October 2006

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



CONNECTICUT AVENUE ELEVATION



CONNECTICUT AVENUE PLAN

NOTE: RETAIL ENTRANCE LOCATIONS MAY VARY

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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW Washington, D.C.

STREETSCAPE PLAN
Connecticut Avenue

October 2006

A-29

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



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Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

PERSPECTIVE RENDERING
Aerial View

October 2006



A-30

scale: N.T.S.



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WDG
ARCHITECTS

Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

PERSPECTIVE RENDERING
Corner View @ Connecticut Avenue & K Street
October 2008

A-31

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 View
PERSPECTIVE RENDERING Connecticut Avenue View
October 2006

A-32

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
Close up Corner View

October 2006

A-32.1

scale: N.T.S.



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WDG
Architects
Associated Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW Washington, D.C.

PERSPECTIVE RENDERING
Streetscape Corner View @ Connecticut Avenue & K Street
October 2006

A-33

scale: N.T.S.



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Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

PERSPECTIVE RENDERING
Streetscape Corner View @ Connecticut Avenue Alley
October 2006

A-34

scale: N.T.S.



PEI COBB FREED & PARTNERS *Architects*



Associate Architect

Owner & Developer: 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

PERSPECTIVE RENDERING
K Street Lobby Entrance View

October 2006

A-35

scale: N.T.S.



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WDG
Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

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PERSPECTIVE RENDERING
K Street Storefront View

October 2006

A-35.1

scale: N.T.S.



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WDG
ARCHITECTURE

Associate Architect

Owner & Developer - 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW

Washington, D.C.

PERSPECTIVE RENDERING
Connecticut Avenue Storefront View

October 2006

A-35.2

SCALE: N.T.S.



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Associated Architect

Owner & Developer : 1000 CONNECTICUT ASSOCIATES

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PERSPECTIVE RENDERING
K Street Garage Entrance Views

October 2006

A-36

scale: N.T.S.



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Owner & Developer : 1000 CONNECTICUT ASSOCIATES

1000 Connecticut Avenue NW | Washington, D.C.

PERSPECTIVE RENDERING
Corner View from Farragut Square
October 2006

A-37

scale: N.T.S.

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Owner & Developer : 1000 CONNECTICUT ASSOCIATES

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Project Credits

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