

600 MASSACHUSETTS AVENUE, NW
BUILDING SHELL DEFINITION – DESIGN DEVELOPMENT

- General:** 600 Massachusetts Avenue will be a 400,000 square foot trophy office building in downtown Washington, DC with a signature location and unique design incorporating two historic townhouses. Approximate floor plate sizes will range from 28,000 to 43,000 square feet.
- The design features extensive landscaped terraces on many floors and the main roof.
- The design and construction of this building will have a goal of LEED Gold Certification.
- Structure:** Reinforced Concrete Frame, 100-lbs./sq.ft with 80-lbs./sq.ft. Live load and 20 lbs./sq. ft. dead load capacity. Structure can be designed for 200/150-lbs./sq. ft. file loading at pre-selected areas in concourse level, or other areas as required.
- Exterior:** Natural stone, brick, precast concrete, metal panel, and energy efficient glass wall systems. Metal and glass sun screens may be utilized on the south and west upper façade.
- Lobby:** Lobby will feature stone flooring, wood and stone walls, metal and glass detailing.
- Column Spacing:** 30' column spacing along building perimeter.
- Roof:** Ballasted IRMA roofing system with large planted areas on the accessible roof.
- Slab to Slab Height:** 15'-4" on first floor, 12'-6" on the 2nd floor, 11'-4" on typical floors (3-9), and 12'-8" on the top floor. A separate diagram with the concourse level heights is attached.
- Finished Ceiling Height:** 13'-0" on first floor, 9'-0" on office floors, 10'-0" on the 2nd floor.
- Perimeter Walls/Columns:** Perimeter walls and columns shall be insulated and drywalled ready to receive standard paint finishes (interior columns remain exposed concrete).



HVAC System:

Mechanical equipment rooms and cooling towers utilizing direct digital controls on rooftop penthouse. Two high efficiency air handling VAV air handling units per floor serving all Tenant VAV zones and providing the equivalent capacity ratio of one ton for each 325 square feet of usable floor area. Floor units and all medium pressure trunk ducts will be installed with the base building. VAV boxes, VAV inlet and discharge ducts, volume dampers, round, rigid and flex ducts and diffusers will be installed under tenant work and will be paid for out of the tenant improvement allowance.

Mechanical system will permit two zones of operation per floor. Perimeter series fan powered VAV boxes with electric resistance heaters per 450 sq. ft. and interior VAV boxes per 1200 sq. ft. with thermostats will be installed with the tenant work. VAV Boxes shall have direct digital controls.

Building HVAC design criteria shall be: Summer - 75 degrees F, dry bulb and 50% RH, up to 95 degrees dry bulb exterior temperature.

Winter - 72 degrees F. dry bulb and 40% RH, down to 10 degrees dry bulb exterior temperature.

Outside air for ventilation will be provided at the rate of 20CFM per person and a density of 7 people per 1,000 square feet (consistent with current ASHRAE Guidelines). 25 percent spare capacity will be provided for each riser.

A separate cooling tower with supplemental condenser water risers serving each floor will be installed with the base building and be available for use by the Tenants in the 24 hour operation of Tenant supplied air conditioning units.

Electrical System:

A single electrical service entrance, with vault mounted transformers outside of building, will supply three phase, four-wire, 480/277 volt service. Main service will be approximately 5,000 amps. Transient Voltage Surge Suppression (TVSS) will be provided at the electrical service entrance. Typical building electrical distribution system will include 480V plug-in bus risers with step down dry type, K-rated transformers for 120/208V for Tenant power distribution at each floor. 4.0 watts per square is available for Tenant receptacle and equipment use and 2.0 watts per square foot is provided for Tenant lighting. Power systems/capacities can be upgraded for Tenant flexibility. An additional 4.0 watts per square foot will be available at the bus-ducts on an as needed basis. Associated distribution will be provided by tenant at tenant's expense.



Telecommunications:	The building will have telecommunications service entrance capable of receiving services from multiple telecommunication vendors.
Emergency Power:	The building will have a diesel driven emergency generator.
Life Safety:	Fire standpipe and base building fire alarm system will be installed per high-rise building code. The building's main sprinkler risers and loop system will be sized to support a sprinkler head density of 150 sq.ft. per head. Uprturned sprinkler heads will be provided with the base building at a spacing of one head per 225 sq. ft. The addition and relocation of sprinkler heads and branch lines will be at Tenant's cost.
Wet Columns:	6 wet columns per floor ready for connection of Tenant's added plumbing work.
Energy management:	Automated, direct digital Base building energy management system.
Elevators:	8 passenger (MRL) high speed elevators, with 3,500 lbs. capacity and 1 freight high speed elevator, with 4,500 lbs. capacity. 2 parking shuttle elevators, with 3,500 lbs. capacity, serving the three parking levels. Additionally, the building will have 1 street access parking/concourse shuttle elevator.
Rest Rooms:	Women's and men's restrooms will be fully finished on each floor with base building. Restroom finishes will include stone countertops, porcelain tile floors and base, and tile and painted walls. Ceilings will be gypsum wallboard painted.
Access System:	24 hr guard service will be supported by video surveillance, card reader controls on elevators and at perimeter.
Fiber Optics:	Fiber optics service via trunklines located adjacent to the property.
Parking:	3 levels of access controlled underground parking.