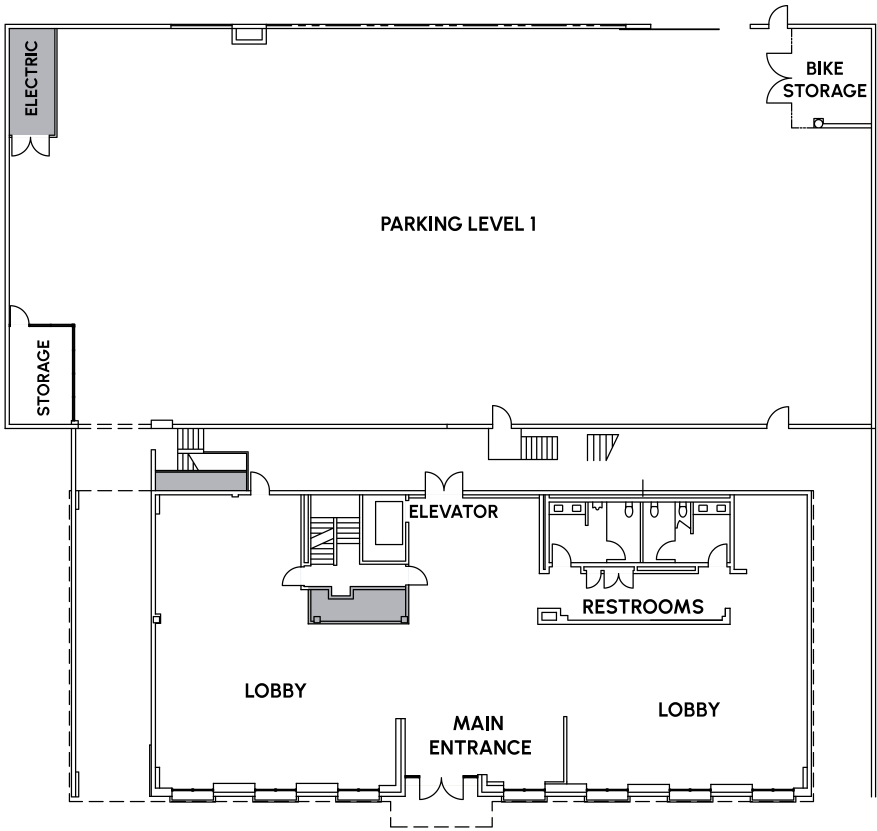


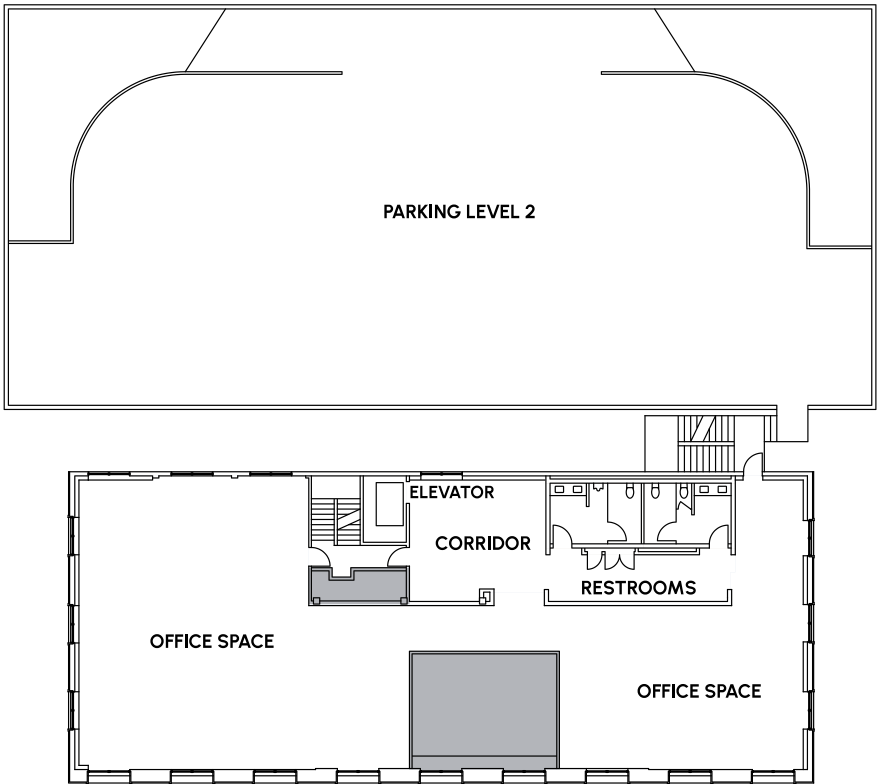


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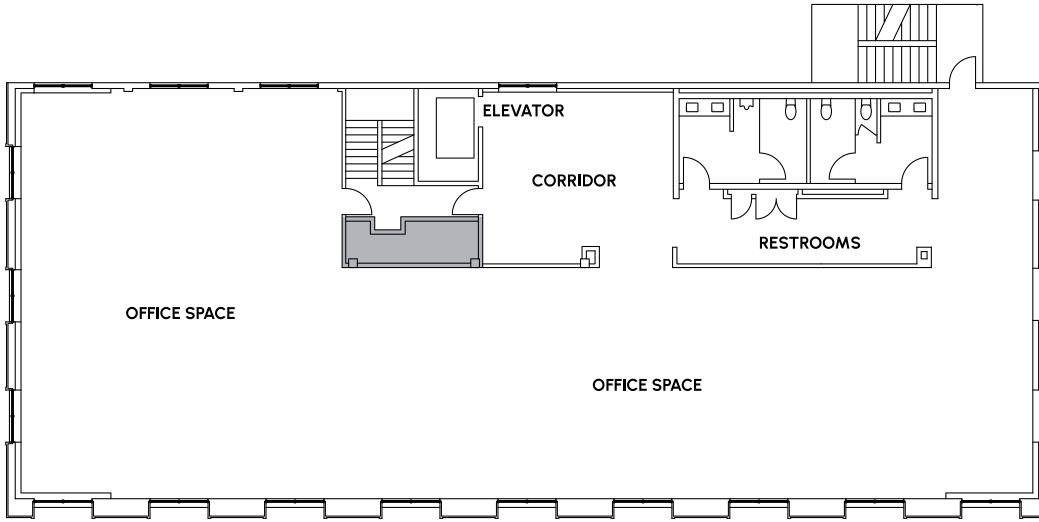
FLOOR
PLANS



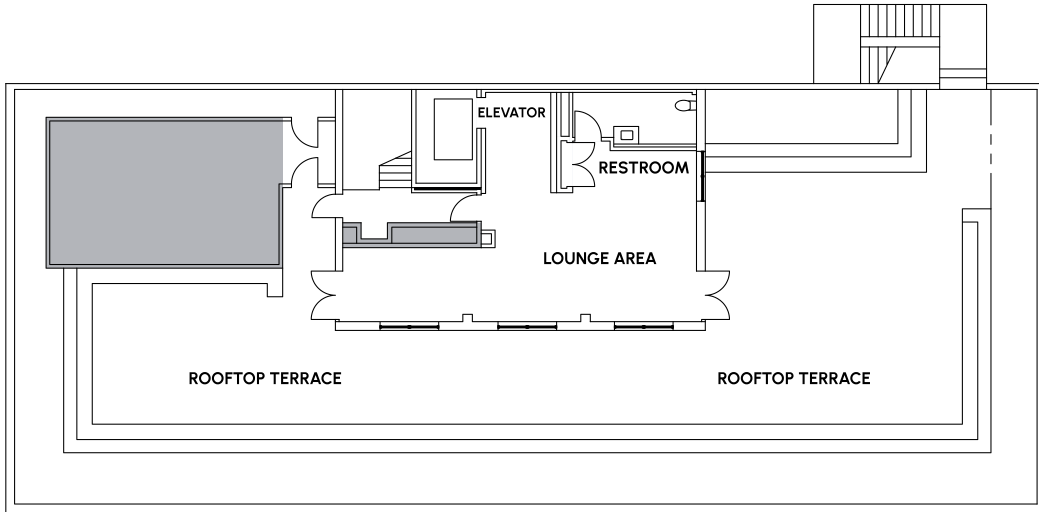
FLOOR 1
RSF - 5,731



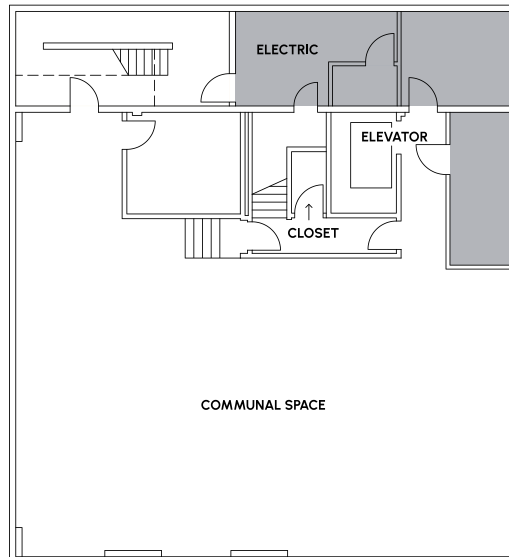
FLOOR 2
RSF - 5,435



FLOORS 3-4
RSF - 5,901 (each)



PENTHOUSE
RSF - 3,707



BELOW GROUND
RSF - 2,928

EXTERNAL FEATURES

EXTERIOR ENVELOPE

Existing board formed cast in place 8" thick concrete walls with exterior Mo-Sai precast panel; front façade with dark granite spandrels within a frame of granite trim; parapet clad in black granite. Historic restoration of façade, including cleaning and repointing existing black granite and terracotta. New fixed framed NFRC rated energy efficient Marvin dual glazed windows and doors throughout. New TPO "cool" roof membrane with R-30 rigid insulation. Building upgraded to meet all requirements of latest edition California Energy Code.

EXTERNAL AREAS

Roof deck amenity with new parapet railings, raised stone pavers surface, architectural trellis, new mechanical enclosure, improvements to the existing penthouse structure, decorative planters, fire pit, and outdoor lounge furniture. Roof terrace is for exclusive use of building tenant and will be used as outdoor lounge/employee relaxation area. New amenity space between parking structure and office building.

INTERNAL FEATURES

PENTHOUSE

Newly renovated penthouse structure to be used as a lounge space with a full open kitchen featuring Calacatta Gold Marble counters, backsplash, and Sub-Zero/Wolf appliances.

LOBBY

Renovated 2-story lobby with Pelle Grigio vein cut honed marble lobby floor tile, built-in planters, Venetian plaster walls, and Bianco Alanur marble plinth featuring an impressive art piece, the "Fin", by Alex Israel.

FLEXIBLE LAYOUT

Open floor plans with restrooms on every floor, and a fully transformable subterranean level to fit any need.

STRUCTURAL DETAIL

STRUCTURE

Exterior reinforced concrete walls, floors, and roof with interior steel columns and beams. Voluntary seismic retrofit with shotcrete shear walls and moment frames to meet anticipated local jurisdiction ordinance. Garage is a reinforced concrete parking garage with Sika Vehicular Traffic Deck Coating accessed by two openings on El Camino Drive and an additional exit point off the back alley.

BUILDING HEIGHT | POPULATION

47'2" + Penthouse

1 Person/100SF

STAIRS

Access via two staircases, including a new five-story exterior epoxy coated steel stair structure connecting the existing office building and parking structure. Card access on each floor.

LIFTS

New ADA lift at parking structure. New machine room less traction elevator with gurney access by Kone. Voluntary upgrade to 350 FPM.

EXTERNAL LIGHTING AND SECURITY

CCTV system monitors parking structure and all building entrances.

LIGHTING

Energy efficient LED lighting throughout with automatic daylight lighting controls (automatic dimming), occupancy sensors, manual dimming, multi-level lighting controls, and photocell controls.

FIXTURE SPEC

Low-flow toilets, urinals, and lavatories to meet stringent California Green Building Code requirements.

MECHANICAL & ELECTRICAL

BUILDING MANAGEMENT SYSTEM

Latest generation Niagara building automation system using open communication protocols. Full automation capability with scheduling, alarming, historical data collection, data sharing, energy management, totalization, etc. Web-based graphical user interface with remote access capabilities.

MECHANICAL SERVICES DESIGN

Space heating and cooling provided by a Variable Refrigerant Volume (VRV) ultra-high efficiency HVAC system. System was able to achieve a 43% energy improvement over similar buildings.

HEATING AND COOLING

Heating and cooling are provided by distributed fan coil units with localized temperature control connected to rooftop heat pump condensing units.

IRRIGATION

Native drought tolerant vegetation with water-efficient drip irrigation system.

VENTILATION

Rooftop outdoor supply fan provides filtered air (MERV 13) to occupied spaces at a rate 30% above ASHRAE 62.1 standards while achieving a LEED credit for Enhanced Indoor Air Quality Strategies credit. A rooftop relief fan and various exhaust fans maintain a slightly positive building pressurization to keep out outdoor contaminants.

ENERGY RECOVERY

The VRV system utilizes heat recovery technology to transfer heat from places where cooling is required to places where heating is required (virtually free heating). The technology adapts to building dynamics allowing the system to optimize energy performance.

SPECIFICATIONS

- First floor and Penthouse kitchen cabinets with Sub-Zero/Wolf appliances
- Calacatta Marble counters and backsplash in the Penthouse
- Kone Elevator, 2,500 lb, 6 stop. MonoSpace 500 gearless traction elevator
- Lobby Floor Tile: Pelle Grigio Vein Cut Honed Marble
- Lobby Plinth: Bianco Alanur Marble Stone Slab
- HVAC: LG VRF & DOAS system
- 8 EnelX Charging stations

FIT-OUT OPTIONS

OPTION 1 - Creative & Collaborative floor plan with open offices

OPTION 2 - Private Offices with large windows and interior common space

MISCELLANEOUS

TYPE II-A CONSTRUCTION

LOT AREA - 17,498 SF

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