



### OUTDOOR PLAZA & SITE CONSTRUCTION

- » An olive tree lined grove, with integral colored concrete paving, flanked by terraces with precast concrete pavers will support tenant supplied furnishing. This Esplanade will have a focal art piece
- » Planting will be characterized by a strong spatial strategy of bosque, hedge row, hedge, and ground plane treatments
- » Landscape pottery, 28 bicycle lockers, 19 bicycle racks, provided
- » Custom wood bench seating provided along the olive tree lined esplanade

### SUSTAINABILITY

- » The Project is registered with the United States Green Building Council's LEED for Core and Shell rating system, Version 4, and is targeting the Gold certification level

### PARKING

- » Parking, including accessible parking, will be provided by surface parking and a Parking Structure
- » 4.5-level Parking Structure
- » Parking Ratio: 3.0/1,000
- » Spaces at grade: 49 Spaces
- » Spaces within Parking Structure: 360 Spaces
- » Total Parking Spaces: 409 Spaces
- » Loading stalls (food truck): +2
- » Drop-off stalls (lobby entry): +2
- » Electric Vehicle Charging Stations: 8 garage + 4 site stalls

### OVERALL DIMENSIONS

- » 134,765 RSF
- » Building Dimensions: 260'-0" x 150'-0"
- » Building Height: 60'-0" max. (top of mech. screen)
- » Building Area: 134,765 GSF

### BUILDING ENVELOPE

- » 5' / 10' wide x 12' to 14'-6" high unitized curtain wall system with Alpolic MTLC BX SLVR "Bright Silver" finish or similar
- » Viracon VZRE 13-54 insulated glazing unit or similar with 3" x 8" extruded aluminum mullions

### FLOOR PLATE

- » First floor: ± 34,000 SF
- » Typical floor size: ± 38,000 SF
- » Rooftop patios: 2; ± 4,750 SF per patio

### FLOOR / CEILING HEIGHTS

- » First Floor: 16'-0"
- » Second Floor: 14'-3"
- » Top Floor to Roof: 14'
- » Typical Tenant finished Ceiling Height: 10'-0" (12'-0" ground floor)

### GROUND FLOOR ENTRY AREAS

- » Painted metal clad canopy at ground floor front entry
- » Glazing Viracon VZRE 13-54
- » Balanced pivot glass doors with stainless steel hardware, panic device, and closures

### MAIN LOBY

- » Build-to-suit by tenant
- » Long Grain #4 Stainless Steel finished elevator doors and frames

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## ELEVATORS

- » Number of Cabs Per Building: Three (3)
- » Type: Gearless Traction
- » Speed: Up to 350 feet per minute

## HEATING, VENTILATION AND AIR CONDITIONING

- » Base core and shell mechanical system for heat & cooling to be a VRV/VRF System as follows: Air cooled VRV/VRF heat recovery condensing units (318 total nominal tons) to be located on the roof within a mechanical screen. Refrigerant line sets from the condensing units will be routed to each floor for future connection to distribution boxes and fan coils as part of the tenant improvement
- » Base core and shell ventilation to be provided on each floor for future tenants. Outside air and floor relief air will be provided via two (2) roof mounted energy recovery ventilators (ERV) with full energy recovery wheels

## FIRE PROTECTION

- » The buildings shall be completely protected by a hydraulically designed automatic wet pipe fire protection sprinkler system and Class I manual wet standpipe system designed to meet the requirements of the NFPA 13, 14 State and local codes as amended by the AHJ
- » An automatic, addressable, fire alarm system will be provided to meet the requirements of the adopted editions of the California Building Code, California Fire Code, and NFPA 72

## ELECTRICAL SYSTEM

- » 3000A, 277/480 volt, 3 phase, 4 wire PGE service, via pad-mounted transformer, terminates at switchboard located within main electrical room of the 4-story office building
- » Egress lighting shall be served by a new emergency inverter 40 KVA, 277/480 volt, 3 phase, 4 wire located within inverter room
- » Power distribution to stacked sub-electrical rooms provided via busduct, wiring and conduit
- » Tenant electrical power provided via 277/480V distribution panels located on every tenant floor
- » 120/208V house power provided via step-down dry-type transformers

## TELECOMMUNICATION SYSTEM

- » One (1) 4" underground conduit from AT&T
- » Conduits shall be routed from site service provider infrastructure to the main electrical room at the ground level of the building
- » Additionally, there shall be one (1) 4" conduits provided from the main electrical room out to the garage for interconnect

## PROJECT TEAM

- » Developer: Irvine Company
- » Design Architect, Executive Architect: Korth Sunseri Hagey
- » Office Structural Engineer: Nishkian Menninger
- » Landscape Architect: SWA

FOR LEASING INFORMATION CALL **408.330.0126** OR VISIT **275MATHILDA.COM**