

La Jolla Commons Phase II Office Tower

San Diego , California | LPL Financial Office Tower

Primary Project Team

Owner | Hines
Tenant | LPL Financial
Architect | AECOM
Structural Engineer | Nabih Youssef Associates
MEP Engineer | WSP Flack + Kurtz
Civil Engineer | Leppert Engineering

General Building Data

Construction Dates | April 2012 – May 2014
Building Cost | \$78,000,000
Delivery Method | Design-Bid-Build
Height | 198' – 8" | 13 Stories
2 Levels | Underground Parking
Size | 462,301 GSF

Architecture

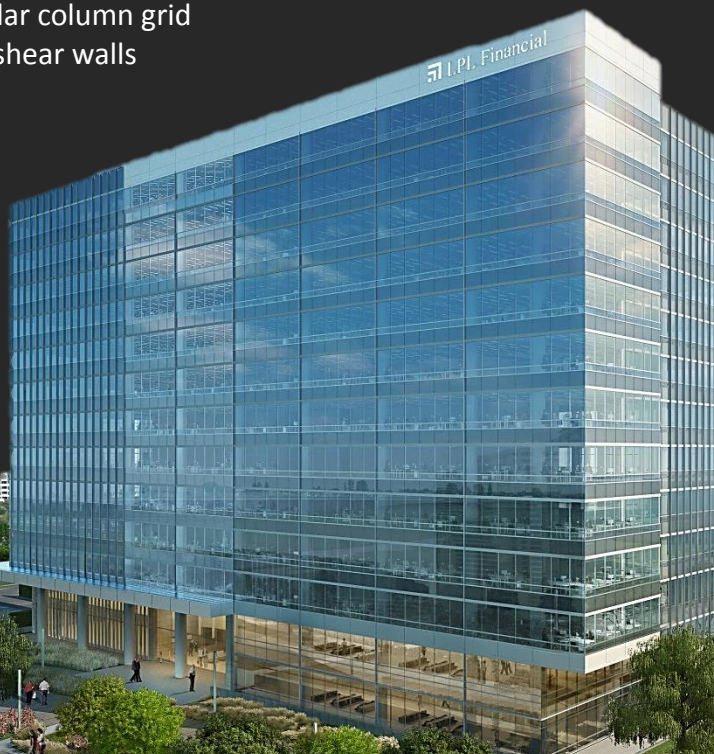
- Modern style building with glass curtain wall
- 12 foot floor-to-floor height
- Very open and spacious office area
- Interior features and build out by tenant

Sustainability Features

- First Class A, NetZero Office Building in the USA
- Building returns more energy to the grid than it uses on an annual basis
- LEED – CS Gold Certification

Structural

- Two-way, flat plate , reinforced concrete slab
- Concrete columns on a regular column grid
- Special reinforced concrete shear walls
- Mat foundation system



Mechanical



- Chilled Water, floor-by – floor VAV Dual Path Air Handling Units
- Ventilation and cooling through underfloor air distribution, overhead air to perimeter zones.

Lighting and Electrical

- High efficiency, low glare lighting fixtures
- High power factor electronic ballasts
- Lighting control system integrated with Building Management System, local override at each floor
- Two 400 Amp, 480/277V, 3-phase, 4 wire switchboards service building
- One services the lower level bus riser and the other services the upper level bus riser
- One diesel fuel standby engine generator.