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.

Alyssa Stangl [ Structural Option ]
http://www.engr.psu.edu/ae/thesis/portfolios/2014/ams6158