

Brookfield

FIGUEROA AT WILSHIRE 601 SOUTH FIGUEROA

General Description	Class A Institutional quality 52 story office building with 5 subterranean parking levels
Design Architect	Albert C. Martin & Associates
General Contractor	Swinerton & Walberg
Mechanical Engineer	I.A. Naman & Associates
Structural Engineer	CBM Engineers, Inc.
Completion Date	December 1990
Building Height	52 stories
Design Load	120 pounds per square foot partition load 80 pounds per square foot live load
Rentable Area	Approximately 1,050,012 SF
Typical Floor Area	Approximately 22,144 SF
Ceiling Heights	Slab-to-slab heights on office floors average 13'6" Standard floor to ceiling height is 9'0" (exceptions do exist)
Mullion Spacing	7 feet
Interior Column Spacing	None
HEATING, VENTILATION AND AIR CONDITIONING	<p>The Building Automation and Energy Management System is primarily a Direct Digital Control (DDC) system, fully automated to control all aspects of building operation. Field devices include ASI/2 controllers operated through a Wonderware based software. In addition to the Central Plant, Cooling Towers, Air Handlers and related equipment control, the system performs temperature monitoring, alarming and leak detection from a centralized location.</p>
Design Criteria	The building's HVAC systems are designed to meet or exceed the Los Angeles City Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.
Heat	Heat is supplied by electrical duct strip heaters.
Air Conditioning	Cooling is provided by four 750 ton TRANE centrifugal chillers, one 400 ton TRANE centrifugal chiller (after hours) supplying 32 Fan Powered Terminal Units(FPTUs) per floor. Supplemental HVAC is available 24 hours a day.

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Standard Hours of HVAC Operation	7:00 AM to 7:00 PM, Monday through Friday 9:00 AM to 1:00 PM, Saturday
ELECTRICITY	
General	Building-standard power consists of 7 watts per usable square foot, connected load, provided by Los Angeles Department of Water & Power. Additional power is available based upon demonstrated need.
Electric Closet	one per floor
Telephone Closet	one per floor
PASSENGER ELEVATORS	
Number of Elevators	25 elevators organized into 6 banks: Floors 1 – 18 freight (service) Floors 1-51 Floors 1, 18-29 parking 1, P1-P5 Floors 1, 30-43 Floors 1, 44-50
Elevator Capacity	3,500 lbs. depending on elevator bank
Elevator Speed	450 – 1,400 FPM (ft. per minute), depending on bank
SERVICE ELEVATORS	
Number of Elevators	2
Elevator Capacity	4,500 lbs.
Elevator Size	63 in. long, 102.5 in. wide, 120 in. high freight cab #18 97 in. long, 65.5 in. wide, 120 in. high freight cab #17
BUILDING AMENITIES	<ul style="list-style-type: none">• Pacific Grille (a highly acclaimed, full-service restaurant)• Outdoor seating and dining• Convenience store• Strategic location at Wilshire Boulevard and Figueroa Street• Adjacent to the Jonathan Club and close proximity to California Club (just steps from major cultural attractions, such as Staples Center and Disney Concert Hall)• Five-level parking structure• On-site shoe shine, car wash/detail service, and vehicle repair