2941 FAIRVIEW PARK

Building Specifications

1. **Location:**
   Fairview Park North is located at the northeast corner of Rt. 50 and Rt. 495 (Beltway), Falls Church, Fairfax County, Virginia
2. **Total Building Size:**
   Approximately 360,000 rentable square feet.
3. **Stories:**
   Fifteen (15), plus lower level.
4. **Typical Floor Size (4-13):**
   Approximately 22,156 rentable square feet.
5. **Typical Column Spacing:**
   40' x 20'.
6. **Typical Mullion Spacing:**
   Five (5) feet.
7. **Finished Ceiling Height:**
   a. Level 1 and B-1 – 10'0".
   b. Office Floors – 9'0".
8. **Structure:**
   a. Steel Frame
   b. Loading capacity: 80 psf dead load, plus 20 psf partition load.
9. **Roofing:**
   Inverted roof membrane system using a 1/8" thick, hot rubberized asphalt membrane applied directly on the concrete roof slab, covered by Styrofoam board insulation, filter fabric and topped with stone ballast at the main roof and pavers at the motor court.
10. **Exterior Wall Assembly/Glass & Glazing:**
    a. Glass curtainwall system with metal panel spandrels at the East and West elevations.
    b. B. Aggregate precast concrete panels with strip (ribbon) windows at the North and South elevations.
    c. Interior side of exterior wall assembly (sills, column enclosures) shall be drywalled, taped, spackled, and ready for painting to 6" above the ceiling line.

d. Nominal 5'0" wide by 6'6 high, vision glass system. Thirty (30) inch finished sill height at inside of exterior walls. One (1) inch thick insulated glass with thermally broken mullion system.

11. Parking/Parking Structure:

a. Five levels of parking in the adjacent structure.
b. Parking ratio: 3.5 parking spaces per 1,000 rentable square feet.
c. Open access at the entrances to the parking structure.

12. Main Lobby

Three-story Atrium featuring full height storefront windows on two (2) elevations. The main wall in the Atrium is a combination of 'Anigre" millwork paneling, stainless steel panels and clear glass railing on the Second and Third Floors. A multi-colored terrazzo flooring will be used. A built in concierge desk will also be provided.

13. Elevators:

a. Nine (9) gearless, high-speed traction elevators. Four serving floors B-1, L, 9-15. Four (4) serving B-1, L, 2-9; and one (1) separate service elevator accessing all tenant floors.
b. Individual floor lock-off capability.

14. Telephone and Access Control:

a. Access control: Kastle Perimeter Security system provided for a perimeter doors. Also, each elevator cab will have a card reader.
b. Telephone: The main telephone service for the building will consist of conduits from the utility service point to the main building telephone closet available for feeds to serve the tenant space.
c. Tenant Areas: Base building systems shall be installed to allow for installation of a nominal 9' finish ceiling throughout, with clearance for installation of supply/return airboots and lighting fixtures at all locations within tenant spaces.

15. Window Covering:

Adjustable 1" miniblinds on all exterior vision glass within the tenant spaces.

16. Mechanical: Five (5) VAV boxes will be provided per floor as part of base building.

a. Air Conditioning System:
    1) System description: HVAC system will consist of chilled water VAV air conditioning unit for each tenant floor. Each floor will be served by one (1) 65-ton unit located in the mechanical room on the floor. Two (2) 650-ton chillers

will supply 42^{0}F chilled water to the HVAC units on the floor. The main condenser system will consist of a double cell induced-draft cooling tower with connected sumps and two main condenser water pumps each sized at 100% of the total cooling load. After-hours cooling will be provided by one 650-ton chiller running at part load via VFD. Series fan-powered VAV boxes will be provided for interior areas. VAV boxes will be controlled to ensure that minimum ventilation air will be provided during occupied cycle.

2) Each VAV box will be controlled by a DDC space sensor.

b. Automatic Temperature Control System: The automatic temperature control system will be electronic solid-state DDC with BACNet compliant devices. All devices shall be Year 2000 compliant.

ATC system scope of work includes the following:

- Chillers and pumps
- Cooling towers
- Power connections for ATC
- VAV box controls
- Stairwell pressurization
- Exhaust fans
- VAV HVAC unit controls are provided by equipment manufacturer

17. Fire Protection Systems:

a. Automatic Sprinklers: The entire building will be provided with an automatic sprinkler system. The system will be hydraulically designed. Systems not exposed to freezing will be wet pipe, Garage, Loading dock, and Overhangs (where required) will be provided with dry pipe systems. Sprinkler systems will be fed from stand-pipe connections at each floor level.

b. Tenant area sprinklers: A grid consisting of a main loop and branch piping will be provided under the base building contract.

c. Sprinkler heads will be the semi-recessed type with chrome finish.

18. Plumbing:

a. Potable Water System: One domestic water heater shall be provided for each three floors serving the Men's and Women's rooms. The heater shall be provided on the middle floor and serve the floor above and below in addition to the middle floor.

b. Wet Stacks: Four (4) wet stacks will be provided for future connection of tenant plumbing fixtures on the 2nd through 15th

floors. Wet stacks will contain sanitary waste, vent, potable cold water, and air conditioning condensate drain.

19. Electrical:

a. Typical floor electrical closets provide 480/277 panelboards supplying 2 watts per square foot for lighting; 208/120 panelboards will be provided supplying 5 watts per square foot on each floor with K-4 rated transformers for computer and receptacle loads. Mechanical equipment and large motor loads will operate at 480 volts, lighting at 277 volts, and convenience receptacles at 120 volts. Equipment will be sized with approximately 25% spare capacity for future growth. 208/120 volt panels used for office equipment shall be equipped with 200% neutrals and isolated ground bus. Floors shall be fed from an aluminum plug-in bus duct riser.

b. The fire alarm system will be a fully supervised, addressable, non-coded, voice alarm system conforming to requirements of BOCA High Rise Code and ADA requirements. A fireman's control room will be provided for fire alarm control panels and related equipment.

c. A ground riser will be provided from the electric service ground to each floor electric closet. This riser can be used for the tenant's low impedance ground requirements. A separate ground wire will be provided in all feeder conduits.

20. Building Security:

Card Key Access System, by Kastle, all perimeter doors of the base building and a card reader in each elevator cab.