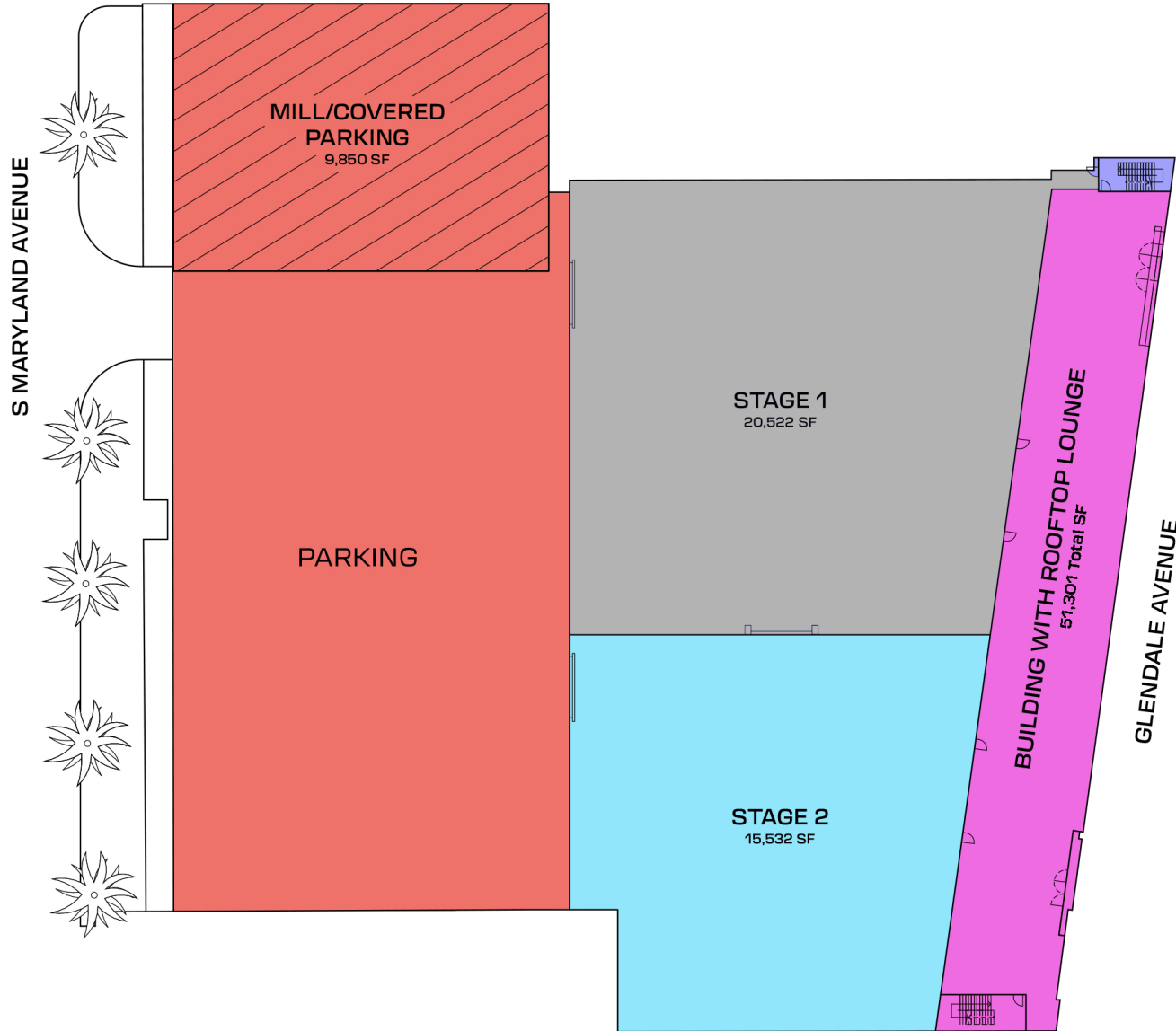




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97,000 SF Approx.

# CAMPUS

## General

- 2 stages
- 5 floors, including mezzanine & rooftop terrace
- Office Floor Plates - 14,400 SF
- High performance exterior glazing
- Elevators serving all office floors and an oversized freight elevator

## Stage HVAC

- 150 ton/SF provided via 11 rooftop units with 10,000 CFM supply fans
- 6 additional theatrical exhaust fans sit atop the stages
- Vibration isolators and in-line silencers provide near silent operations
- Flex-duct connections

## Power & Distribution

- **Stages:** Each stage in 3 stage layout has a 2000A 120/208V, 3 phase 4 wire panel providing service via:

Cam Lock #1		600A
Cam Lock #2		400A
Cam Lock #3		200A

+800 amps of distributed power

- **Office & support:** 120/208V at all convenience outlets
- **Rooftop Terrace & Mill:** Outfitted with camlocks and convenience power

## Plumbing

- Private shower rooms and separate hair washing stations provided in makeup rooms at each stage
- Break rooms, water fountains/dispensers, bathrooms and janitor closets provided on all floors

## Code Compliance

- **Fire Protection:** fully addressable central fire alarm system
- **ADA:** accessible parking spaces, ramps, and restrooms throughout (including rooftop lounge)



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- 3 Wardrobe Rooms
- 3 Hair Makeup Rooms
- 2 Flex / Storage Rooms
- 4 Restrooms
- 6 Private Baths With Shower
- 3 Green Rooms
- 1 Mail Room
- 1 Electrical Room

Support Space: 6,649  
 Stage 1 & 2: 36,054 SF

# STAGES

## Stage Spaces

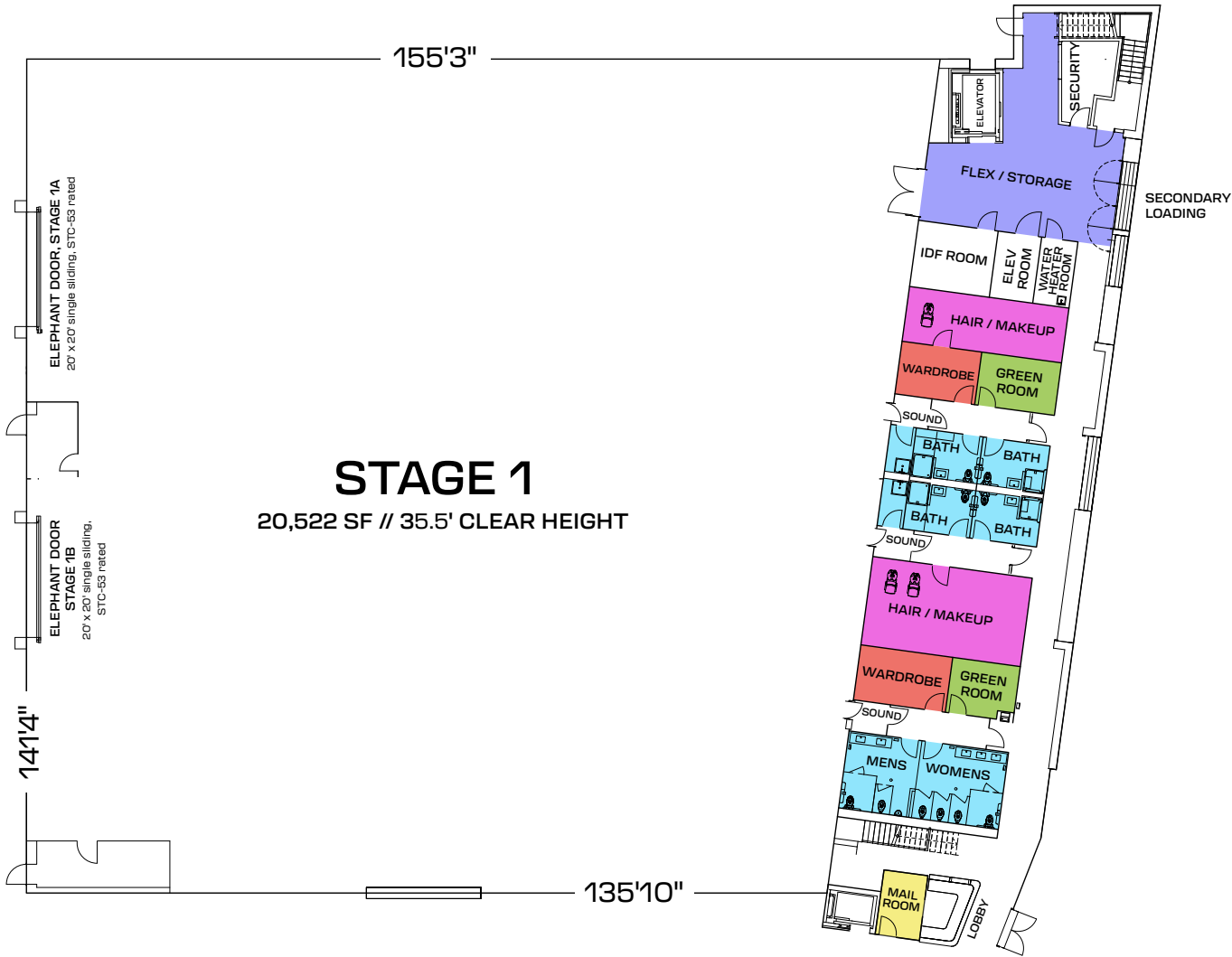
- 2 stages
- 39' clear height
- Acoustically designed NC-25 rating
- 20' x 20' elephant doors at each stage
- **Power per stage (three stage configuration):** 2000 amps 120/208V, with two 3 phase 4 wire panels servicing via 600A, 400A and 200A cam locks; 800 amps of distributed power
- **HVAC:** near-silent 150/ton via rooftop units with 10,000 CFM supply fans; separate theatrical exhaust fans; flex duct connections

## Office & Production Spaces

- 60,647 leasable SF
- 22 private offices
- 118 workstations
- 6 conference rooms, including 2 acoustically insulated to facilitate screening room conversion
- Kitchen pantries with break room located at each of Mezzanine, Floor 2 and Floor 3

## Support Space

- 12,519 leasable SF
- Support space located on the 1st floor, adjacent to stage access doors
- All stages have direct access to the production support spaces and are housed in one building
- **Specialized support spaces:**
  - 3 hair/makeup stations
  - 3 wardrobe rooms with washer and dryers
  - 6 private baths with showers
  - 3 green rooms
  - 2 flex space/multi-purpose rooms



**Support Space 4,117 SF**

- 2 Wardrobe Rooms
- 2 Hair Makeup Rooms  
(14 Hair/Makeup Stations)
- 1 Flex / Storage Room
- 2 Restroom  
4 Private Baths With Shower
- 2 Green Rooms
- 1 Mail Room

**Structure**

- 6" thick concrete slab-on-grade for a stage floor max load of 500 lbs/sf
- Open-web steel joist roof, with steel joists spaced 8' on-center
- Truss supports 2000 lbs. at each pick point spaced on 8' x 12' grid
- Clear span
- 24" sound mitigated rathole

**Power**

- Each stage has a 2000A 120/208V, 3 phase 4 wire panel providing service via:
 

Cam Lock #1		600A
Cam Lock #2		400A
Cam Lock #3		200A

 +800 amps of distributed power

**Sound**

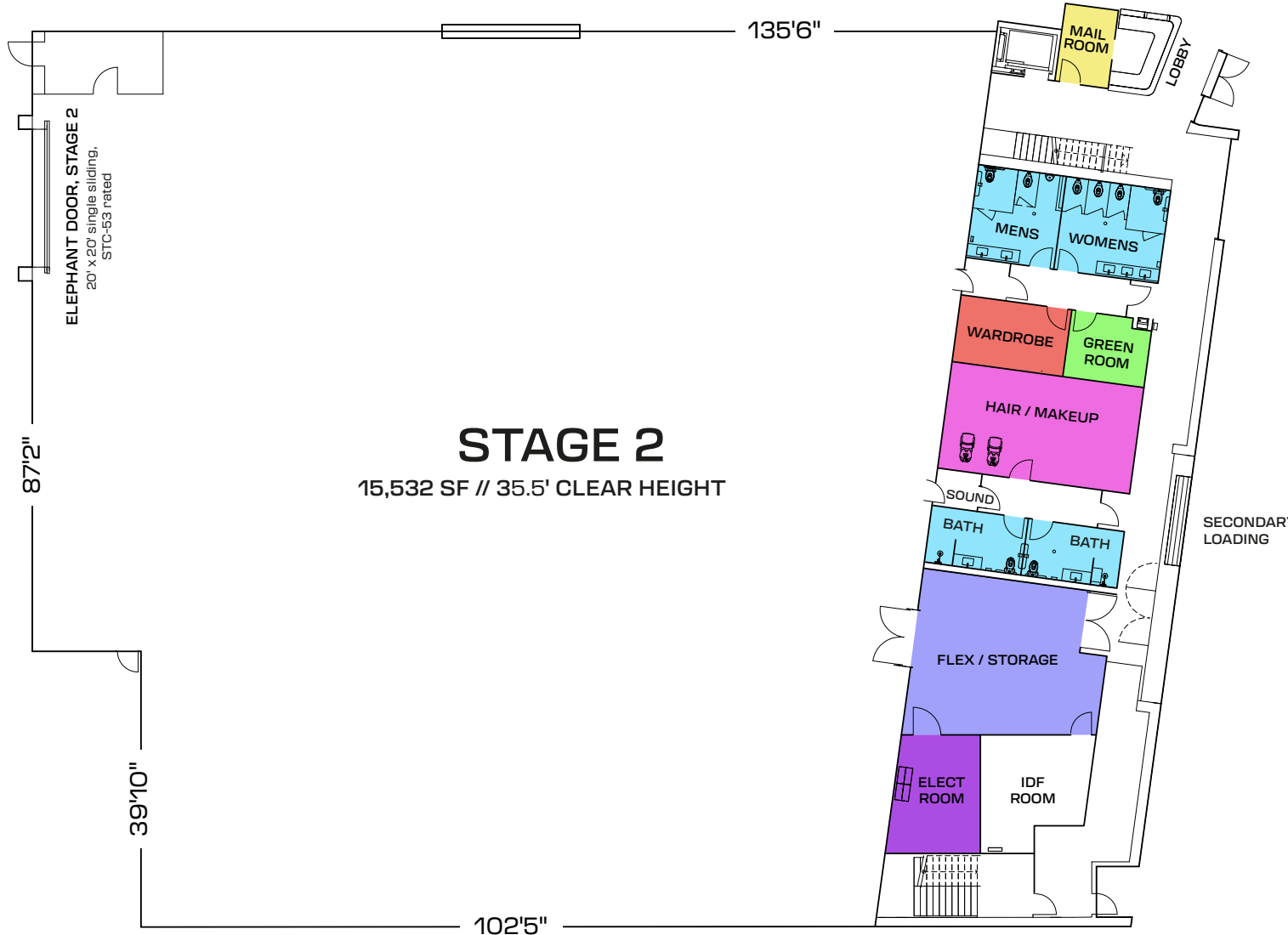
- Acoustically designed with 12"-thick insulated concrete walls; InsuQuilt lined walls, black
- Wall assembly achieves STC Rating of 65+
- Designed to minimum noise criteria rating of NC-25, all openings are rated NC 55
- 20' x 20' single sliding elephant door, STC-53 rated (x2)
- Personnel access via STC rated hollow metal doors with sound locks

**Air/HVAC**

- 150 ton/SF provided via 11 rooftop units with 10,000 CFM supply fans
- 6 additional theatrical exhaust fans sit atop the stages
- Vibration isolators and in-line silencers provide near silent operations
- Flex-duct connections



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**STAGE 2**  
 15,532 SF // 35.5' CLEAR HEIGHT

**Support Space 2,527 SF**

- 1 Wardrobe Room
- 1 Hair Makeup Room  
(9 Hair/Makeup Stations)
- 1 Flex / Storage room
- 1 Green Room
- 2 Restrooms  
2 Private Baths With Shower
- 1 Mail Room
- 1 Electrical Room

**Structure**

- 6" thick concrete slab-on-grade for a stage floor max load of 500 lbs/sf
- Open-web steel joist roof, with steel joists spaced 8' on-center
- Truss supports 2000 lbs. at each pick point spaced on 8' x 12' grid
- Clear span
- 24" sound mitigated rathole

**Power**

- Each stage has a 2000A 120/208V, 3 phase 4 wire panel providing service via:
 

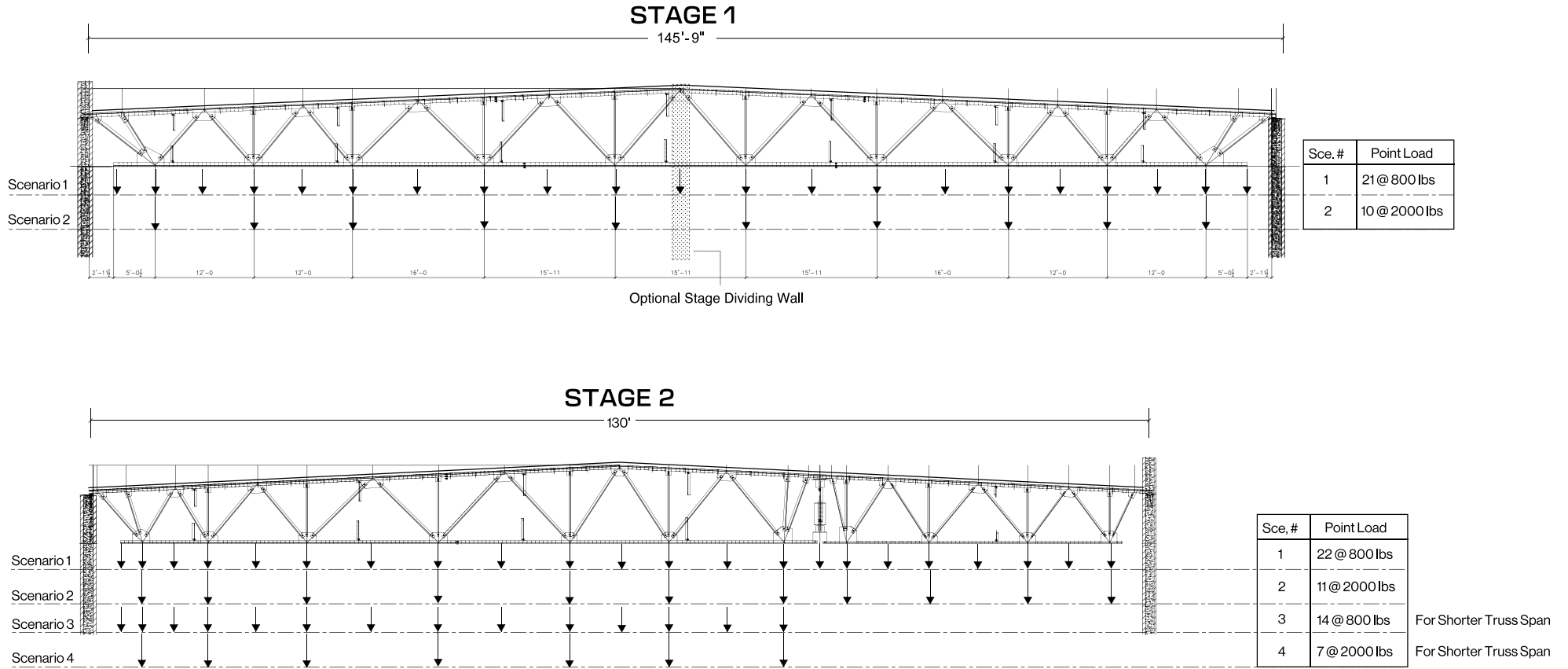
Cam Lock #1	600A
Cam Lock #2	400A
Cam Lock #3	200A
- +800 amps of distributed power

**Sound**

- Acoustically designed with 12"-thick insulated concrete walls; InsulQuilt lined walls, black
- Wall assembly achieves STC Rating of 65+
- Designed to minimum noise criteria rating of NC-25, all openings are rated NC 55
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**Air/HVAC**

- 150 ton/SF provided via 11 rooftop units with 10,000 CFM supply fans
- 6 additional theatrical exhaust fans sit atop the stages
- Vibration isolators and in-line silencers provide near silent operations
- Flex-duct connections

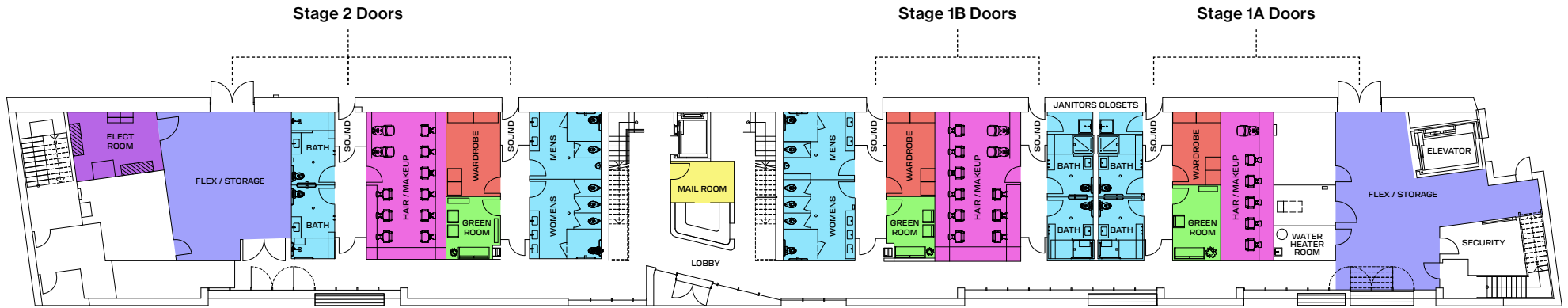


# TYPICAL TRUSS LOADING DIAGRAM

- Max permissible truss load based on 20 psf
- Loading Scenarios are not to be loaded simultaneously, any deviation must be reviewed by a CA licensed engineer
- All loads greater than 800 lbs must be located at panel points
- In-plane bridles are limited to 45 degrees
- All out of plant bridles to be reviewed by CA licensed engineer
- Loads shown are static loads. If dynamic loads are anticipated the loading must be reviewed by a CA licensed engineer.



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FIRST FLOOR | 6,649 LEASABLE SF

# SUPPORT SPACE

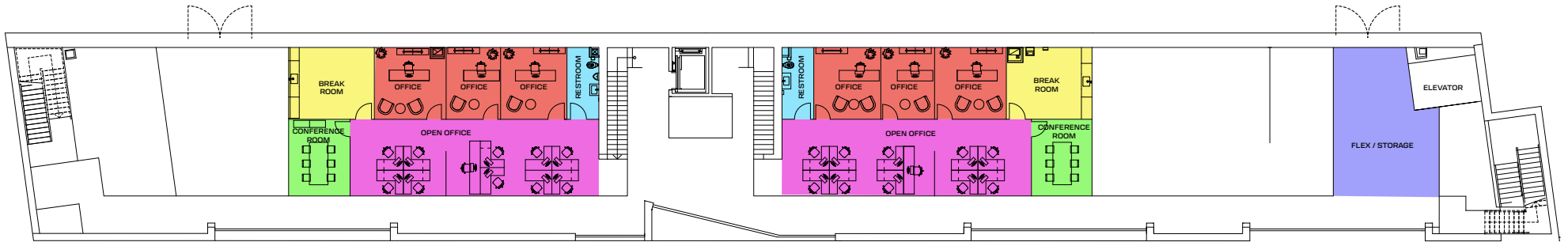
## General

- Support space is located principally on the 1st floor immediately adjacent to stage access doors
- All stages have direct access to the production support spaces and are housed in one building

- 3 Wardrobe Rooms
- 3 Hair Makeup Rooms  
*(23 Hair/Makeup Stations)*
- 2 Flex / Storage Rooms
- 1 Electrical Room
- 3 Green Rooms
- 1 Mail Room
- 4 Restrooms  
6 Private Baths With Shower



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MEZZANINE FLOOR OFFICES | 5,662 LEASABLE SF

# OFFICE & PRODUCTION

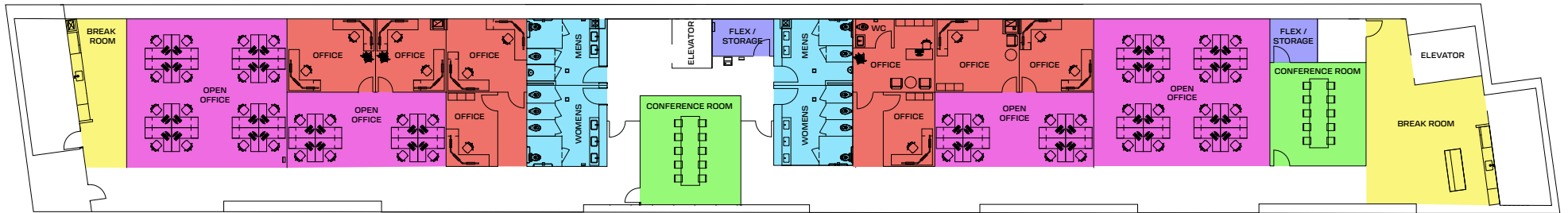
Offices are designed with a mix of open and private offices for production services.

The spaces are finished with carpet tile in all offices and conference rooms and tile in all break and bathrooms. Each office floor features 9'6" ceilings.

- 6 Private Offices
- 2 Open Offices (22 workstations)
- 2 Flex / Storage Rooms
- 2 Restrooms
- 2 Conference Rooms
- 2 Break Rooms



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SECOND FLOOR OFFICES | 14,260 LEASABLE SF

# OFFICE & PRODUCTION

Offices are designed with a mix of open and private offices for production services.

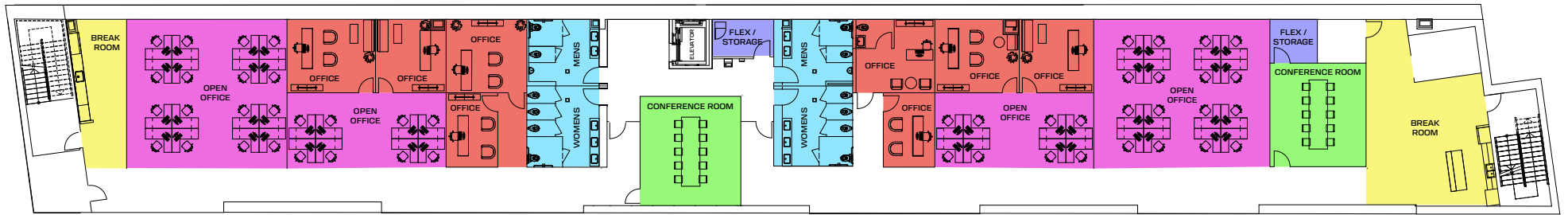
The spaces are finished with carpet tile in all offices and conference rooms and tile in all break and bathrooms. Each office floor features 9'6" ceilings.

- 8 Private Offices
- 4 Open Offices (48 workstations)
- 2 Flex / Storage Rooms
- 4 Restrooms
- 2 Conference Rooms
- 2 Break Rooms





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THIRD FLOOR OFFICES | 14,313 LEASABLE SF

# OFFICE & PRODUCTION

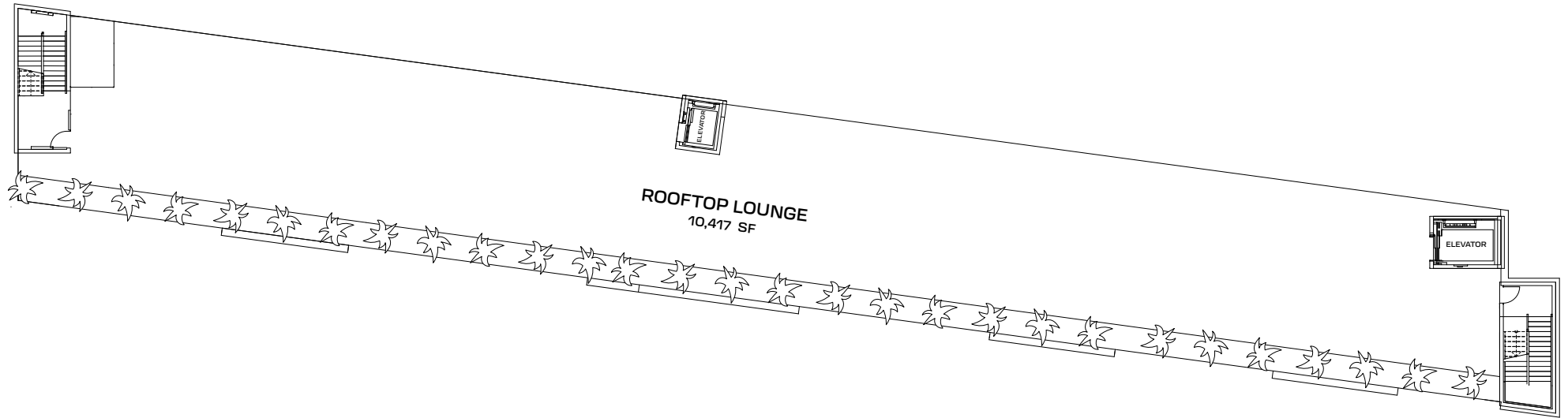
Offices are designed with a mix of open and private offices for production services.

The spaces are finished with carpet tile in all offices and conference rooms and tile in all break and bathrooms. Each office floor features 9'6" ceilings.

- 8 Private Offices
- 4 Open Offices (48 workstations)
- 2 Flex / Storage Rooms
- 4 Restrooms
- 2 Conference Rooms
- 2 Break Rooms



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10,417 LEASABLE SF

# ROOFTOP LOUNGE

## General

- Elevator access
- Partially covered outdoor
- **Power and outlets:**  
200A – 120/208V 3-Phase,  
4 Wire Cam Lock; 10 Individual  
GFCI Duplexes