

Axis

SAN JOSE, CALIFORNIA

Services

MEP Engineering
Lighting
Building Technologies
Energy Services
Fire/Life Safety

FAST FACTS

Architect

Ankrom Moisan Associated
Architects

General Contractor

Webcor

Completion

September 2008

Building Size

650,000 sf

Project Cost

\$108 million

Contact

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When you build a high-rise in the flight path of an airport, certain things must be taken into consideration. Height and noise come to mind. These were a couple of the guiding principles Interface Engineering used when providing the schematic design, then design-build specifications for mechanical and electrical services for the San Jose mixed-use project.

Since the windows could not be relied upon to provide ventilation due to the noise of jets flying overhead, air is ducted to and from the roof. The mechanical system's height is limited to six feet to meet the city's stringent building height ceiling. High-efficiency gas boilers, supplying domestic hot water and a water-source heat pump system, help to control capital and operating costs for the 320 condominiums on 22 floors.

Ensuring a secure living environment, Interface prescribed:

- » On-site fire suppression water storage tank and pump.
- » Firefighter breathing air system every third floor where CBA (self-contained breathing apparatus) tanks can be refilled.
- » Pressurized stairs for negative air flow to control smoke buildup.
- » An emergency diesel generator available for emergency power.
- » Carbon monoxide sensors in the parking garage to activate ventilation fans while saving energy.



The 650,000 sf structure also accommodates five levels of parking, two above ground and three below grade.