

## OVERVIEW

Floors (above grade)	27 plus mechanical penthouse
Parking levels (below grade)	5
BOMA standard	1996
Total building rentable area	564,350 SF
Avg. mixed use floor size (1-3)(gross)	24,240 SF
Avg. office floor size (4-27)(gross)	22,700 SF
Ceiling height with T-bar installed	9 ft (2.75 m)
Structural grid	29.5 ft (9 m)
Core to exterior glass distance	39.4 ft (12 m)
Clearance under major beams	11 ft (3.4 m)
Interior columns	3 ft (900 mm) diameter with painted finish
Code compliance & accessibility	2006 Alberta Building Code
Sustainability	Targeting LEED Gold CS

## LEED® CS SCORE CARD

CATEGORY	TARGETED
Sustainable Sites	20
Water Efficiency	3
Energy & Atmosphere	18
Materials & Resources	6
Indoor Environmental Quality	10
Innovation & Design	5
Regional Priority	2
Total Targeted Points	64

## AMENITIES

Green space	Landscaped Winter Garden
+15 connection	Connected via Encor Place, Barron Building and the Watermark Tower
LRT	East Bound 7 Ave SW at 6 St SW LRT Station
Conference centre	Located on L3
Fitness centre	Located on L3 including men's and women's changing rooms with showers

## PARKING

Driver access	Drivers access underground parking from the laneway south of the building. Parking shuttles connect to the office passenger elevator lobbies via the ground floor
Total spaces	402
Parking ratio	1 space per 1,404 SF rentable
Barrier free parking	6 stalls provided on P1
Tenant charging stations	12 provided on P2

## BICYCLE PARKING

Bicycle parking spots	132
Bicycle rider showers	13

## BUILDING EXTERIOR

Finishes	Unitized glazed curtain wall and metal panel system Granite plaza paving
Glazing	Full-height, clear, triple pane, structurally glazed, aluminum curtain wall
Window size	Floor to floor glazing, curtain wall modules (1.5 m, 5" module)

## GENERAL

Ground floor lobby walls	Marble
Lobby flooring	Granite
Lobby ceiling	Custom design with indirect lighting
Lobby lighting	LED

## VERTICAL TRANSPORTATION

Passenger elevator	Destination Dispatch call system
Elevator ratio (cabs / SF)	1 cab per 40,311 SF rentable
Low Rise floors	6 elevators servicing G, 3 to 15 at speed of 700 feet per minute (fpm)
High Rise floors	7 elevators servicing G, 16 to 27 at speed of 1,000 fpm
Parking elevators	2 dedicated parking shuttles servicing B5 to +15 at speed of 350 fpm
+15 elevator	1 dedicated service shuttle servicing G and +15 at speed of 150 fpm
Service elevators	1 elevator servicing B1 to 27 at speed of 1,000 fpm
Cab finishes	Stainless steel doors Stone, glass & stainless steel walls
Escalators	2 escalators servicing G to +15

## TYPICAL OFFICE FLOORS

Service core walls	Painted gypsum
Doors	Wood
Floors	Concrete ready for tenant floor finish
Columns	3 ft (900 mm) diameter with painted finish
Elevator lobby	Stone tile floors
Ceilings	2 x 2 ACT with concealed grid Recessed LED lighting
Window coverings	Fabric roller shades

**WASHROOMS**

Vanity	Granite
Walls	Porcelain tile
Floor	Porcelain tile
Ceiling	Painted gypsum board
Lighting	LED
Fixtures	Dual-flush, low flow fixtures with automatic faucets and soap dispensers. 4wc + 2 lavatories (Women) 2 wc + 2 urinals + 2 lavatories (Men) each floor
Occupancy load capacity	1 person per 14m <sup>2</sup>
Accessibility	Accessible public toilet rooms

**STRUCTURAL**

Superstructure	Concrete and steel
Live load (incl. allowances for lightweight partitioning)	Typical office live load is 2.9 kPa plus 1.0 kPa allowance for partitions. File room live load of 7.2 kPa at west end of the core

**MECHANICAL**

HVAC system	Compartment Units feeding Fan Powered Boxes with heating coils on exterior and VAV boxes to interior zones (VAV by tenant)
Zones	18 perimeter zones /floor with interior zones by tenant
Fresh air	CO <sub>2</sub> based demand ventilation control
Additional cooling	50 mm (2") diameter tenant condenser water capped connections on each floor. 13.2 watts/square meter available, based on usable floor area

**ELECTRICAL**

Electrical supply	480V/3ph/60Hz
Available power supply	7600A/480V from 4 x 2MVA Enmax transformers
Distribution	480V/3ph/60Hz vertical riser distribution and 280V/120V floor distribution
Lighting	LED fixtures
Lighting Controls	Addressable Network Lighting Control
Sub-Metering	Smart Metering System

**SECURITY**

Lobby	After hours card access throughout
Other security measures	Concessions are being made to install a security system that would make the building keyless
CCTV locations	CCTV locations are proposed throughout the parkade, public areas and exterior areas as well as the ability to monitor almost any location within the building
Parking garage	CCTV monitoring throughout

**LIFE SAFETY**

Emergency power system (Base Building)	1500 KW 480V/3ph/60hz Diesel Generator Base building generator is for life safety and building use
Number of stairwells	2-stairwells
Stairwell occupancy load design	137 per stair. 274 per typical floor
Fire Alarm System	Addressable 2 Stage Fire alarm system with smoke management and signal actuation graphic panels
Smoke exhaust	Smoke exhaust fully controlled by Fire alarm system
Pressurized stairwells	To code requirements
Emergency power in stairwells	Emergency lights with motion sensors
Sprinklers	To NFPA and code requirements

**TECHNOLOGY**

Voice communication	The building has a voice communications distribution network to provide all base building, elevator and life safety systems the necessary connectivity within the building and to the outside world
Telephone room on each floor	There are typically two telecommunications rooms per floor. The equipment located within these rooms will be for the Security System, all inter-floor telecommunications risers and base building communications risers
Telecommunications services	There are Point of Presence (POP) rooms for each of the Service Providers within the building. These rooms are connected to the underground distribution networks of each of the providers as well as to the communications risers rooms throughout the building