

# BUILDING SPECIFICATIONS\*

## GENERAL

### Building Height

16 storeys, comprised of ground level commercial retail units, 14 office floors and a penthouse shared boardroom on the 16<sup>th</sup> floor complete with roof terraces.

### Design Load

20 PSF partition load, 10 PSF building services load, 80 PSF live load (150 PSF live load in designated storage areas).

### Ceiling Height

Slab-to-slab heights on office floors average 11'-6" Standard floor to ceiling height is 9'-0".

### Mullion Spacing

5'-0" vertical on centre (no horizontals).

### Interior Column Spacing

Approximately 30' x 30' structural grid.

### Heating, Ventilation & Air Conditioning

The Building Automation and Energy Management System will be digital. In addition to equipment operation and control, the system will perform demand totalization, load shedding, duty cycling, time of day scheduling, historical trending, etc..

HVAC system will offer 27% savings in energy cost over ASHRAE 90.1 2007. It is also designed to meet the City of Vancouver's Green Buildings Policy for Rezoning.

### Heat

Heat is supplied by two high efficiency condensing gas boilers and recovered heat via heat pumps from condenser water and chilled water loops. The boilers will have a thermal efficiency of up to 97%.

### Air Conditioning

Cooling is supplied by two high-efficiency centrifugal magnetic bearing chillers with a minimum COP of 7.0.

Supplemental HVAC is available 24 hours a day.

### HVAC Hours

Monday to Friday 7:00am to 6:00pm, excluding statutory holidays.

After hours HVAC is available upon tenant request at then current rates.

## ELECTRICITY

### General

There are two (2) main transformers located in the parkade. Power is distributed from the main transformers to each tenant floor at 600Y/347V via a plug-in bus duct riser running in the building core.

### Plug-In Bus Duct

This bus duct will be a totally enclosed type with full capacity neutral. There will be three (3) plug-in ports per floor. The bus duct is sized based on fluorescent lighting at 1.0 watt/ft<sup>2</sup> and tenant plug-in power at 5.0 watt/ft<sup>2</sup>.

### Building Emergency Power & Systems

An emergency generator will be located in the parkade. In addition to required central systems components and elevators, the generator will service emergency lighting, exit signage, and a fire alarm system which the Landlord provides on an open plan basis.

### Tenant Back Up Generator

The landlord may provide a location for a separate back up generator for up to 24 hrs (800 kW) for use by tenants for critical items such as servers, telephone switches, etc.. Access to this system is not included in basic rent. UPS, if required, would be by tenant.

### Base Building Lights

Building standard light fixtures are recessed 24" x 24" fixtures. There will be one fixture for every 8' by 8' ceiling grid module, which will provide an average of 35' candles at the desktop. Code compliant lighting is provided within the elevator lobby per floor.

### Lighting Control

Energy saving LED lighting is controlled on relays within a low-voltage lighting control system. The lighting system will be automated using day lighting controls, zone-switched luminaires, occupancy sensors and dimming ballasts on perimeter fixtures tied to daylight sensors.

### Electricity Closet

An electrical room is provided on every floor to serve the loads on that floor.

### Telephone Closet

A riser closet is provided on every floor to allow tenants to bring backbone cabling to their floor from main communication room.

\* Information presented above is subject to change.

## BUILDING SPECIFICATIONS (CONT'D)\*

### PASSENGER ELEVATORS (MAIN CORE)

#### Number of Elevators

A bank of five (5) at the main core, grouped in two (2) and three (3) opposite arrangement, programmed with "Destination Dispatch".

#### Elevator Capacity / Type

3,500 lbs / gearless overhead.

#### Elevator Speed

700 feet per minute.

#### Passenger Cab Size

6'-8" wide, 5'-5" deep, 8'0" high.

### SERVICE ELEVATOR (MAIN CORE)

#### Number of Elevators

One (1) located at the main core; a swing passenger car in heavy traffic.

#### Elevator Capacity / Type

3,500 lbs / gearless MRL service elevator size 6'-3" wide, 5'-8" long, 9'-0" high at front and 12'-0" at rear.

### PARKING SHUTTLE ELEVATOR

#### Number of Elevators

Two (2) servicing the underground parkade.

#### Elevator Capacity / Type

2,500 lbs / gearless MRL passenger cab size 6'-8" wide, 4'-3" deep, 8'-0" high.

### UNDERGROUND PARKING

217 stalls, ±54 designated small car parking, 11 designated accessible parking and seven (7) designated electric vehicle parking. Drivers access the underground parking from the laneway east of the building. Dedicated parking elevators connect to the main floor lobby.

### AMENITIES

#### Fitness Centre

Latest cardio and strength training equipment, complete with change rooms and showers for exclusive tenant use.

#### Gym & Change Rooms (±2,650 SF)

Men's and women's change rooms with full shower facilities and lockers located adjacent to the second floor fitness facility.

#### Balcony Outside Gym Area (± 500 SF)

#### Bicycle Storage & End-of-Trip Facilities

55 secured bicycle parking spaces with storage and lockers.

Men's and women's change rooms with lockers and showers on the ground floor (each change room is ± 1,400 SF).

#### Penthouse Meeting Facility & Terrace

Penthouse garden terrace (4,500 SF) includes soft seating and Wi-Fi. Enclosed meeting and tenant lounge space (860 SF), complete with televisions, tables and seating, microwaves and refrigerator.

#### Conference Facilities

Located on second floor. Can accommodate 20 to 110+ people with removable wall system that can divide conference facility to a variety of configurations. Equipped with state-of-the-art voice and data capabilities.

### ENVIRONMENTAL INITIATIVES

#### Targeting LEED® GOLD – Core & Shell

Harvested rainwater will be used for irrigation and toilet flushing. The outdoor air system will be controlled by CO2 sensors and will increase and reduce the outdoor air requirements based on CO2 requirements. There will be 85% filtration efficiency of the air stream. Office lighting will be controlled by occupancy sensors.

#### Energy Savings

High-tech HVAC system and heat recovery modules. High-performance curtain wall system enabling full height (floor to floor) glass. Provision for dedicated parking stalls serving electric vehicles complete with charging stations.

#### Additional Environmental Initiatives

Implementation of green housekeeping services and in-house waste/recycling audits conducted annually.

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