

# BUILDING SPECIFICATIONS

<b>OWNER-MANAGERS</b>	<ul style="list-style-type: none"><li>• Marcarko Ltd. (since construction).</li></ul>
<b>YEAR BUILT</b>	<ul style="list-style-type: none"><li>• 1982. Renovated in 2000 to 2010</li></ul>
<b>TYPE OF CONSTRUCTION</b>	<ul style="list-style-type: none"><li>• concrete structure;</li><li>• exterior cladding: precast / aggregate;</li><li>• Fenestration: bronze tinted thermo pane units (5' high x 3' wide) uniformly distributed, every 2', on each side of the building.</li></ul>
<b>NUMBER OF STOREYS</b> <b>BUILDING AREA</b>	<ul style="list-style-type: none"><li>• 15 storeys plus one parking level (basement).</li><li>• Construction area: 985,803   Leasable area: 731,185 s.f.</li></ul>
<b>FLOOR AREA (3<sup>RD</sup> TO 15<sup>TH</sup>)</b>	<ul style="list-style-type: none"><li>• Approximately 60 000 square feet.</li></ul>
<b>MAIN LOBBY</b>	<ul style="list-style-type: none"><li>• Renovated in 1999, the luxurious two storey high lobby (approx. 28' high) is ornamented with travertine and comprises a fully equipped welcome station (security guard on duty 24 hours / 7 days).</li></ul>
<b>HEIGHT (SLAB TO SLAB)</b>	<ul style="list-style-type: none"><li>• 11' 1" clearing (<i>from the 3rd to 15 th floor</i>).</li></ul>
<b>SUSPENDED CEILING HEIGHT</b>	<ul style="list-style-type: none"><li>• 8' 6" (<i>on upper storeys</i>).</li></ul>
<b>PARKING</b>	<ul style="list-style-type: none"><li>• interior: 372 spaces   exterior: available</li></ul>
<b>QUICK DELIVERY AREA (INDOOR)</b>	<ul style="list-style-type: none"><li>• 25 vehicles near the freight elevators.</li></ul>
<b>LOADING DOCKS (INDOOR)</b>	<ul style="list-style-type: none"><li>• 16 tractor-trailers under surveillance near the freight elevators.</li></ul>
<b>FREIGHT ELEVATORS</b>	<ul style="list-style-type: none"><li>• 7 (<i>capacity of 4,000 to 6,000 pounds</i>).</li></ul>
<b>SERVICE ELEVATOR FOR COURIERS</b> <b>PASSENGER ELEVATORS</b>	<ul style="list-style-type: none"><li>• 1 (<i>capacity of 2,500 pounds</i>)</li><li>• Ground floor to 15th: 4 (capacity of 2,500 pounds); Express (mezz., 14th and 15th): 1 (capacity of 4,000 pounds); Ground floor to parking level (basement): 1 (capacity of 2,000 pounds).</li></ul>
<b>SECURITY</b>	<ul style="list-style-type: none"><li>• 1 security guard (24 hours / 7 days) in the main lobby;</li><li>• 1 loading dock supervisor;</li><li>• 2 interior parking supervisors;</li><li>• Complete network of surveillance cameras and monitors.</li></ul>
<b>MAINTENANCE AND SERVICES</b>	<ul style="list-style-type: none"><li>• On-site team including the manager of technical services in constant contact with the owner-managers.</li></ul>

## **HVAC**

- complying with ASHRAE standards, the HVAC system, a variable air volume, is controlled by computer for maximum comfort and energetic effectiveness; it is equipped with air quality control units, high performance filtration supply, air humidifier and individual thermostats;
- minimum fresh air level: 20%;
- humidity level: 30%;
- peripheral heating is supplied by electrical baseboards;
- Possibility of water-cooling supply for special technical uses (24 hours/7 days).

## **LIGHTING**

- Fluorescent lighting fixtures (2' x 4') integrated in the suspended ceiling structure.

## **TELECOMMUNICATIONS**

- building linked up to the fibre-optic network;
- large telecommunication room on each floor;
- Complete vertical shaft network and satellite room to facilitate the supply, distribution and maintenance of the telecommunication wires and cables.

## **BUILDING ELECTRICAL SUPPLY**

- two different electric lines for better autonomy;
- electric supply input: 25 000 volts;
- Total building electrical availability: 10 000 Amps at 600 volts.

## **EMERGENCY ELECTRICAL SUPPLY**

- Ensured by a 250 KVA generator.

## **FIRE PROTECTION**

- complete emergency communication system;
- automatic sprinklers installed throughout the building;
- 5 fire hoses + 2 additional water connections per floor;
- built-in smoke detectors within the ventilation system;

## **EMERGENCY STAIRWAYS**

- Fire pump linked-up with the emergency generator.
- Two separate stairways (6' wide).

## **COMMON AREAS (UPPER-STOREYS)**

- Progressive renovation of common areas on the upper floors initiated in March 1999.

## **WASHROOMS**

- New washrooms will be built in the common area on the upper-floors.