

PRISM PLACE – BUILDING SPECIFICATIONS

ARCHITECTURAL / STRUCTURAL SPECIFICATIONS

NO. OF STORIES

- 10 Stories + Executive Area Penthouse

TOTAL RENTABLE AREA

- Approximately 190,000 square feet (subject to BOMA ANSI Z65.1 1996 measurements)

	Area (square meters)	Area (square feet)
MAIN FLOOR - WEST	368	3965
MAIN FLOOR - EAST	469	5044
SECOND FLOOR	1878	20215
THIRD FLOOR	1925	20719
FOURTH FLOOR	1922	20686
FIFTH FLOOR	1793	19297
SIXTH FLOOR	1699	18291
SEVENTH FLOOR	1711	18419
EIGHTH FLOOR	1711	18419
NINTH FLOOR	1711	18419
TENTH FLOOR	1711	18419
PENTHOUSE FLOOR	622	6700
SUBTOTAL	17521	188594

PARKING

- 175 parking spaces (3 levels of underground parking)
- 5 surface parking stalls
- Parking ratio = 1:1050

ENERGY EFFICIENCY FEATURES

- Fixed window shading on south elevation
- Additional insulation in wall sections and roof to improve energy efficiency
- High efficiency HVAC and controls
- Ultra efficient washroom fixtures and landscaping
- Highly reflective (TPO) roofing

FENESTRATION

- Sealed double glazed units with argon gas for energy efficiency
- Reflective glass with low "E" coating
- Energy efficiency window shades
- "Sputter" glazing on the south elevation
- Shading co-efficient as low as 0.17 to improve energy efficiency

INDOOR AIR QUALITY (IAQ)

- Construction work to LEED certification IAQ requirements
- Low toxicity indoor paints, coatings, adhesives, sealants, carpets, and wood products

CEILINGS

- 24" x 48" recessed fluorescent luminaries
- 4' planning grid
- Typical Ceiling height = 9' - 0"
- Penthouse Ceiling height = 10'-0"

WALLS

- Prime painted drywall finish at core areas

COMMON AREA DOORS

- Painted hollow metal doors in pressed steel frames to core areas

TENANT DOORS

- Full height solid core wood (where applicable for multi-tenant floors)

FLOOR LOADING

- 2.5 kPa / 52 lbs per sq.ft. (total live load and partitions) for typical floor areas
- 4.8 kPa / 100 lbs per sq.ft. (total live load and partitions) for ground floor

ELEVATORS

- Two 2500 lbs capacity, 8'-0" cab height
- One 4000 lbs capacity, 9'-7" cab height
- Speed 350 feet per minute, geared elevators

FREIGHT HANDLING

- Interior loading area located at ground floor

ENVIRONMENTAL

- Bicycle racks provided
- Showers and lockers provided on ground floor for bicycle commuters
- Exterior amenity space (roof terraces) on 5th, 6th and penthouse floors

MECHANICAL SPECIFICATIONS

- Variable air volume air conditioning system with overhead perimeter hot water heating
- Individual floor by floor mechanical system for optimum tenant control and flexibility
- Perimeter air supply by standard VAV terminal units for superior comfort
- Air supply and return through ceiling slots at perimeter and through standard square plaque diffusers

- Monitoring and control from central computerized facility including continual air quality sensing
- 24 hour condenser water system with additional cooling capacity for special tenant loads; to be on emergency power

HEATING

- High efficiency gas fired boilers

MECHANICAL DESIGN PARAMETERS

- 4.0 watts /sq.ft. base cooling capacity for lighting and receptacle power loads
- 2.0 watts /sq.ft. additional cooling available via tenant condenser water provisions
- 0.2 cubic feet of fresh air per minute per sq.ft.
- 100% fresh air exchange once every 45 minutes
- Winter humidification to 30% relative humidity
- Approximately 10-12 interior temperature control zones for tenant comfort

ELECTRICAL SPECIFICATIONS DESIGN PARAMETERS

- 1.5 watts per sq.ft. lighting
- 2.5 watts per sq.ft. “clean” office power

METERING

- A microprocessor based electronic metering system on a floor-by-floor basis

LIGHTING SYSTEM

- Recessed 24”x48” fluorescent fixtures complete with acrylic lens
- Two energy efficient 4-foot white 32 watts T-8 lamps with 120 volts electronic ballasts delivering an average illumination of 50 foot candles based on an open office area and maintaining energy consumption below 1.0 watt per sq.ft.
- Energy management system integrated with the occupancy sensors

TELEPHONE AND CABLE

- Capacity is provided in each on-floor telephone room to handle the tenant's telephone riser requirements and cable service can be accessed by arrangement with the supplier

FIBRE OPTICS

- Available at ground floor communications room
- Vertical sleeves available for tenant distribution

BUILDING SECURITY

- Close circuit camera monitoring of the common areas (public spaces) will be provided. Closed circuit TV cameras view the interior main lobby and perimeter of the building
- After hours access will be provided with entry phone system for visitors after hours
- The building has a card entry system for all entrances, elevators and stairs
- The card access system is designed to have future tenant tie-ins for stairs and entry to their leased space