

# Base Building Specifications

## KEY BUILDING FACTS

Floors (above grade)	39 (40 excluding 13) plus mechanical penthouse
Parking levels (below grade)	5
BOMA standard	1996
Total building rentable area	905,722 SF
Avg. podium floor size (2 to 5)	27,713 SF
Avg. typical floor size	23,378 SF
Avg. full floor gross-up	18%
Avg. multi-tenant floor gross-up	23% (est.)
Building planning module	1.5 metres (approx. 5 ft)
Ceiling height with T-bar installed	2.9 metres (approx. 9'-6")
Structural grid	9 metres (approx. 30 ft)
Core to exterior glass distance	E / W sides: 12.2m (40 ft) N / S sides (Podium) : Varies from 14.2m (46'-7") to 26.0m (85'-2") N / S sides (Tower): Varies from 7.7m (25'-3") to 14.2m (46'-7")
Clearance under major beams	3.2 metres
Interior columns	4 per floor (2 to 5); 3 per floor (6 to 12); 2 per floor (14 to 33); 4 per floor (34 to 40)
Number of corner offices	5 per floor (2 to 12); 4 per floor (14 to 40)
Code compliance	Ontario Building Code 2006
Accessibility	Barrier-free
Sustainability	LEED Platinum CS

## AMENITIES

Green space	South facing landscaped plaza on west side of the building; South facing terrace on 14 <sup>th</sup> floor and atrium on 40 <sup>th</sup> floor; and North facing terrace on 6 <sup>th</sup> floor
PATH	Connected via the Richmond-Adelaide Centre retail concourse
Subway	Osgoode Station at Queen and University Avenue PATH connected to St. Andrew, Queen, King and Union stations
On-site daycare facility	Located at 130 Adelaide Street West

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## PARKING

Drivers' experience upon arrival at work	Drivers will access the underground parking facility from either York St. or Sheppard St. Drivers will then enter the parking elevator vestibules through clear glazed doors with barrier-free access. Elevator lobbies will have gypsum board ceiling, stone finish on the elevator wall, stone tile floor and recessed pot lights.
Total spaces	288 below 100 Adelaide; 601 at Richmond-Adelaide Centre
Unreserved rate (2015)	\$338.07 per month + HST
Reserved rate (2015)	\$480.21 per month + HST
Parking ratio	1 space per 3,900 SF for the Richmond-Adelaide Centre

## HOURS OF OPERATION

Monday – Friday	7:30 a.m. to 6:30 p.m.
Saturday	8:00 a.m. to 4:00 p.m.

## BUILDING EXTERIOR

Finishes	High quality glass and metal curtain wall, stainless steel clad columns, stone pavers and concrete sidewalks.
Glazing	Thermally broken unitized aluminum framing and double glazed clear glass with low-E coating.
Window size	1.5 metres by 2.75 metres

## LOBBY DESIGN

General	Two storey office lobby with double glazed clear glass, aluminum mullions with structural support
Interior walls	Stone finish – limestone (or equivalent), with metal and/or glass
Flooring	Honed granite and/or limestone slabs
Ceiling	Painted gypsum board and/or metal, and glass
Lighting	Recessed pot lights and indirect cove lighting

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## VERTICAL TRANSPORTATION

Passenger elevators	Destination Dispatch elevator system with 22 passenger cabs
Low Rise floors	G, 2 – 9 at speed of 500 feet per minute (fpm)
Low-Mid Rise floors	G, 10 – 12, 14 – 21 at speed of 800 fpm
High-Mid Rise floors	G, 22 – 31 at speed of 1,000 fpm
High Rise floors	G, 32 – 40 at speed of 1,400 fpm
Elevator ratio (cabs / SF)	1 cab per 41,200 SF rentable
Parking elevators	2 dedicated parking elevators at speeds of 200 fpm
Service elevators	1 dedicated service elevator at speed of 700 fpm
Cab finishes	Brushed stainless steel doors, glass / stone walls, cove lighting and downlights at ceiling, stone floor and base and brushed stainless steel handrails.
Elevator transfer floors	Floors 9, 21, and 31

## TYPICAL OFFICE FLOORS

Service core walls	Prime painted gypsum board ready to receive tenant's finishes.
Doors	Base building doors (complete with frame, trim and hardware) to be installed on washrooms, exit stairwells and service core rooms. Door surfaces will be prime painted only on tenant side.
Floors	Floors beyond building core to be exposed concrete slab with smooth trowel finish in broom swept condition.
Columns	Concrete columns to receive metal stud and prime painted gypsum board, except exterior face which will be painted concrete. Exterior face colour to be specified by base building architect.
Elevator lobby	Unfinished core walls, exposed structure ceiling and unfinished floor with slab depression, ready to receive tenant finishes. Elevator doors, frames, hall lanterns and call stations to be installed. Elevator surround and doors to be prime painted to receive tenant finishes.
Ceilings	Base building standard T-bar ceiling suspension system. Ceiling tiles installed where required for life safety and other devices. Remainder of tiles, in sufficient quantity for the premises, to be stacked on the floor. Perimeter gypsum board band to be provided to reduce cutting of tiles.
Window coverings	Manually operated roll-up perforated solar shades. Pre-finished housing to match interior curtain wall colour. Shade fabric to be two tones, base building architect to specify colour.

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## WASHROOMS

Vanity	Marble or granite, with 150 mm deep front apron
Walls	Wet walls to be full height glazed ceramic or glass tile, all other walls paint or wallcovering finish.
Floor	Honed granite or porcelain tile
Ceiling	Suspended painted gypsum board
Lighting	Recessed pot lights and/or cove lighting and vanity lighting
Fixtures	High quality touchless fixtures
Occupancy load capacity	Average 92 usable SF/person levels 6 to 40, 119 usable SF/person levels 2 to 5
Accessibility	One accessible stall per washroom

## STRUCTURAL

Superstructure	Cast-in-place reinforced concrete flat slab structure with outboard columns
Live load (incl. allowances for lightweight partitioning)	Typical office floor is 4.80 kN/m <sup>2</sup> (100 per SF) with 80 m <sup>2</sup> (860 SF) floor area for high density storage at 8.80 kN/m <sup>2</sup> (175 per SF)

## MECHANICAL

HVAC system	Variable air volume (VAV) system with on-floor air compartment units. Main ring duct, VAV and FPVAV boxes installed to open layout. Diffusers stacked on the floor. Downstream distribution by tenant. Temperature control sensors to be provided coiled up in the ceiling for placement by tenant.
Zones	One electronic FPVAV box per perimeter bay ( $\pm 450$ SF) and one electronic VAV box per $\pm 900$ SF for interior space. Temperature control achieved through local sensors.
Air circulation (CFM / SF)	0.2 to 1.2 cfm per SF average supply air recirculation rate.
Fresh air	25 cfm per person (based on 1 occupant per 125 SF) capability. Perimeter Dedicated Outdoor Air System (DOAS) with 8 VAV boxes serving the perimeter on each podium floor and 6 VAV boxes serving the perimeter on each tower floor. One VAV box in each compartment room for control of outside air for interior space. Ventilation control achieved through local CO <sub>2</sub> sensors.
Additional cooling	Condenser water connections will be located at the core on each floor to accommodate two (2) watts PSF of supplementary cooling load for tenant use.

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## ELECTRICAL

Electrical supply	347/600V service via bus duct or cable risers to each floor base building electrical room.
Available power supply	6 watts per square foot, including: <ul style="list-style-type: none"> <li>- 1 watts per square foot for lighting</li> <li>- 2 watts per square foot for plug load</li> <li>- 3 watts per square foot for supplementary loads including any additional cooling required</li> </ul>
Distribution	120/208 volt power panel located inside each floor base building electrical room for distribution to leased premises. Transformers supplying the 120/208V panels for tenant power will be harmonic mitigating type to limit harmonic distortion created by non-linear loads. Power junction boxes recessed in ceiling slab at 1 per 900 SF.
Lighting	Basket style 750 x 750 mm direct/indirect recessed LED fixture, complete with DALI LED driver and LED array modules to meet 40 foot candles at desk height on an open floor basis. Emergency lighting fixtures to be installed, balance of fixtures stacked on the floor.
Sensors	Occupancy sensors to be provided for open office areas based on one (1) sensor for every 900 SF. Daylight sensors to be provided along perimeter windows (typically installed 4' to 5' inbound from glazing).
Metering	A microprocessor based digital metering system to meter all base building lighting and receptacle electrical loads is provided. The system shall be capable of adding future tenant meters on a floor-by-floor basis.

## SECURITY

Lobby	Perimeter and elevator card access after-hours with a 24-hour manned security desk.
Other security measures	Integrated intelligent distributed architecture utilizing a central control with stand-alone remote processing units located throughout the project.
CCTV locations	CCTVs provided at critical points including public areas, parking areas, loading areas and main building entrances.
Parking garage	Duress stations

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## LIFE SAFETY

Emergency power system	An electrical generator plant will supply power to essential building systems and selected building critical loads in the event of a power failure.
Diesel generator available for tenant's use	Generator rooms for installation of two (2) tenant generators
Number of stairwells	Two
Stairwell occupancy load design	Two 1350mm wide stairs accommodating 338 persons (approx. 1 person per 58 USF average)
Smoke detection	An addressable zoned, non-coded, two stage fire alarm system will be provided. This system will incorporate audible and visual alarms, emergency voice paging, fire fighters telephone and control of smoke exhaust system.
Smoke exhaust	A general exhaust system air riser extending vertically through the tower shall be provided.
Pressurized stairwells	Yes
Emergency power in stairwells	Yes
Sprinklers	Base building sprinklers to be installed to an open plan with coverage in accordance with NFPA 13, Light Hazard Coverage. Sprinklers to be installed with upright heads. Tenant to modify sprinkler layout to suit plan.

## TECHNOLOGY

Integrated building system	Integrated base building fibre backbone for BAS, lighting controls, security system and tenant telecommunications requirements.
Voice communication	Building will have a main telecommunications P.O.P. room to facilitate connection of the main feeds from the service providers to the occupants. Conduit will run from the P.O.P. room to the property line for connection to the service providers at the street. The P.O.P. room will be serviced by conduits to the riser rooms on the P1 level and to the North and south Riser rooms on the 2 <sup>nd</sup> floor for connection to the integrated base building fibre backbone.
Telephone room on each floor	Two secured dedicated base building communication rooms located on each level from the 2 <sup>nd</sup> to 40 <sup>th</sup> floors for tenant IT services to enter tenant premises. A single communication room is provided on the penthouse levels.
Telecommunications services	Telecommunications service providers will be provided access to the base building fibre backbone. Current service providers at the Richmond-Adelaide Centre include Bell, Telus, Rogers, Allstream, Cogeco, Cogent, Terago, Epik, Videotron and Beanfield.