

# Brookfield

## PLACE DE VILLE, PHASE I

<b>General Description</b>	<p>Place de Ville is a major office complex consisting of two phases, covering two city blocks, linked underground both by a retail service concourse and the first level of a multi-level parking garage.</p> <p>Phase I located between Kent and Lyon Streets (east to west) and Queen and Albert Streets (north to south), comprises of Towers A &amp; B, two twenty two (22) storey buildings, a below grade Shops area which includes office space, retail/food outlets, and a five-level underground parking facility with nine hundred and seventy six (976) parking stalls and storage facilities.</p>
<b>Design Architect</b>	Campeau Corporation
<b>General Contractor</b>	Campeau Corporation
<b>Mechanical Engineer</b>	Campeau Corporation
<b>Electrical Engineer</b>	
<b>Structural Engineer</b>	Adjelian & Associates
<b>Completion Date</b>	1966
<b>Building Height</b>	22 stories - Towers A & B
<b>Design Load</b>	30 pounds per square foot partition load 50 pounds per square foot live load
<b>Rentable Area</b>	Approximately 254,000 SF - Tower A 307, 000 SF - Tower B    25,000 SF Concourse (Shops)
<b>Typical Floor Area</b>	Approximately 12,000 SF - Tower A 14,000 SF - Tower B
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 11'0" Standard floor to ceiling height is 8' 0"
<b>Mullion Spacing</b>	5 feet
<b>Interior Column Spacing</b>	Generally every 15 feet

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## HEATING, VENTILATION AND AIR CONDITIONING

The Building Automation and Energy Management System is primarily Siemens Apogee equipment. In addition to equipment operation and control, the system performs demand totalization, load shedding and duty cycling functions.

### Design Criteria

The building's HVAC systems are designed to meet or exceed Ontario Building Code requirements. Design conditions are based upon occupancy of not more than one person per 130 usable square feet.

### Heat

Heat is supplied by a central heating plant. Our centralized heating plant supplies all of the buildings at Place de Ville. Conditioned air is delivered from central air handlers to the tenant spaces via diffusers with built-in thermostats. Additional, heating and ventilation is provided on the perimeter of the building through induction units. Computerized building automation systems are used to ensure temperatures, humidity and fresh air levels are maintained for maximum tenant comfort.

### Air Conditioning

Our centralized cooling plant supplies all of the buildings at Place de Ville. Conditioned air is delivered from central air handlers to the tenant spaces via diffusers with built-in thermostats. Additional cooling and ventilation is provided on the perimeter of the building through induction units. Computerized building automation systems are used to ensure temperatures, humidity and fresh air levels are maintained for maximum tenant comfort. Supplemental HVAC is available 24 hours a day.

### Standard Hours of HVAC Operation

6:30 AM to 6:00 PM, Monday through Friday

## ELECTRICITY General

Building-standard power consists of 2 watts per usable square foot, connected load, provided by Ottawa Hydro. Additional power is available based upon demonstrated need.

### Electric Closet

1 per floor

### Telephone Closet

2 per floor

## PASSENGER ELEVATORS Number of Elevators

Tower A - 5 elevators  
Tower B - 6 elevators  
Shops - 4 elevators

### Elevator Capacity

Towers A & B - 3,500 lbs.  
Shops - 3,500 lbs

### Elevator Speed

Tower A & B - 700 FPM (ft. per minute)  
Shops - 350 FPM

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## SERVICE ELEVATORS

**Number of Elevators**

Tower A - 1 elevator

Tower B - 1 elevator

**Elevator Capacity**

Towers A & B - 3,500 lbs

**Elevator Size**

Towers A & B (w x d x h) 87"X56"x98"

## BUILDING AMENITIES

- Views of Parliament Hill and the Ottawa River
- Steps away from Transit-way
- Underground Parking Facility for 976 vehicles
- 24-hour manned security with Key-Card-access
- On-site Food Court/ATMs / Newsstand
- Building entrances located on Kent, Queen, and Albert Streets
- Concourse connects to Marriott and Delta Hotels

## GREEN AMENITIES

- Annual Earth Hour participant
- Annually reports emissions to the Carbon Disclosure Project
- Annually report to Global Real Estate Sustainability Benchmark (GRESB) survey
- BOMA 360 Certification
- FSC Certified paper products
- Green Cleaning practices
- Public bike-sharing system
- Recycling Council of Ontario 2014 Gold in Marketing & Communications and Silver in Facilities