

# Brookfield

## PLACE DE VILLE, PHASE II

### General Description

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.

Phase II located in between Kent and Lyon Streets (east to west) and Sparks and Queen Street (north to south), comprises of Tower C a twenty nine (29) storey building, the Podium, a smaller four (4) storey building, the Shops a below grade retail service concourse which includes office space, retail outlets, a food court, storage space and, a four-level underground parking facility with six hundred and eighty-one (681) parking stalls and storage facilities.

### Design Architect

Campeau Corporation

### General Contractor

Campeau Corporation

### Mechanical Engineer

Campeau Corporation

### Electrical Engineer

### Structural Engineer

Adjelian & Associates

### Completion Date

1971

### Building Height

29 stories - Towers C  
4 stories - Podium

### Design Load

Tower C - 30 pounds per square foot partition load  
- 70 pounds per square foot live load

Podium - 30 pounds per square foot partition load  
- 50 pounds per square foot live load

### Rentable Area

Approximately 532,000 SF - Tower C  
84,000 SF - Podium 32,000 SF Concourse (Shops)

### Typical Floor Area

Approximately 20,000 SF - Tower C  
18,000 SF - Podium

### Ceiling Heights

Slab-to-slab heights on office floors average 12' 10"  
Standard floor to ceiling height is 8' 0"

### Mullion Spacing

5 feet

### Interior Column Spacing

Generally every 15 feet

# Brookfield

## 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 150 usable square feet.

### Heat

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 computerized thermostats. Additional heating is provided on the perimeter of the building via fan coil units supplemented with additional ventilation air. 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 plants supply all of the buildings at Place de Ville. Conditioned air is delivered from central air handlers to the tenant spaces via diffusers with computerized thermostats. Additional cooling is provided on the perimeter of the building via fan coil units supplemented with additional ventilation air. 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 ELECTRICITY General

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

Building-standard power consists of 3 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

1 per floor

## PASSENGER ELEVATORS

### Number of Elevators

Tower C - 6 elevators (floors 1-15)  
6 elevators (floors 1 & 15-29)  
Shops - 4 elevators (2 servicing Podium Building)

### Elevator Capacity

Towers C - 4,000 lbs.  
Shops - 3,500 lbs

### Elevator Speed

Tower C Hi-rise - 1,000 FPM (ft. per minute)  
Low-rise - 700 FPM  
Shops - 350 FPM

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## SERVICE

### ELEVATORS

Number of Elevators

1

Elevator Capacity

4,000 lbs

Elevator Size

Door 4' X 7'

## BUILDING

### AMENITIES

- Views of Parliament Hill and the Ottawa River
- Steps away from Transit-way
- Underground Parking Facility for 681 vehicles
- 24-hour manned security with Key-Card-access
- On-site Food Court/ATMs / Newsstand
- Building entrances located on Lyon and between Queen and Sparks 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 2012 Gold in Marketing & Communications and Silver in Facilities