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| <b>Site Information :</b>    | The site comprises 6.24 acres of 12.52 acre office development lands at the junction of the 401 and Winston Churchill Boulevard, with full south facing 401 frontages. The physical address is 2727 Meadowpine Blvd, Mississauga, Ontario   |
| <b>Construction :</b>        | 147,716 sq. ft. LEED GOLD 6 Storey Office   |
| <b>Structure:</b>            | <p>Concrete foundations are 20Mpa reinforced concrete. The building is a Structural Steel frame designed on a 9m x 9m without cross bracing and joists of maximum deflection L/360. Clear heights to finished ceiling are 16'9" (5.1m) lobby and 9'0" (2.8m) office floors.</p> <p>Concrete slab on grade is 4" thick 25 Mpa reinforced with 0.6 kg/m<sup>3</sup> polypropylene fibres, with one coat of cure and seal compound. Saw-cuts will be located column to column and at mid points or as directed by the structural engineer and left unfilled.</p> |
| <b>Masonry Walls:</b>        | Service rooms and corridors on the ground floor including mechanical and electrical rooms, receiving and recycling room, service corridor to be painted masonry, full height to the underside of deck. Elevator core full height of the building.   |
| <b>Curtain Wall Glazing:</b> | Aluminum curtain wall to be full perimeter, full-height Alumicor 2500 Series or equal clear anodized interior and exterior finished. Curtain wall to be aluminum-framed with vertical structural silicone butt joint glazing and horizontal mullion caps. Glazing to green or grey insulated units with grey insulated spandrel units with Low-E film and argon fill to provide minimal performance characteristics of U-Value of 0.35, shading Coefficient of 0.35. Commercial grade mesh roller shades installed to glass on each floor.                    |
| <b>Entrance Doors:</b>       | Main entrances to have pairs of power operated .915m wide x 2.135m high (3'0" x 7'0") doors to exterior and interior vestibules, as per Architects elevations. Glass for doors to be 6mm (1/4") tempered type glass. Doors to be complete with closer, aluminum threshold, pull handles, cylinder lock/thumb turn, and security card access.  |
| <b>Loading Door:</b>         | 12'X12' electrically operated insulated coiling steel doors to the loading dock   |
| <b>Exterior Man Doors:</b>   | 18 gauge Hollow metal insulated .915m x 2.13m (3'0" x 7'0") doors and 16 gauge pressed steel frames to mechanical and electrical rooms. Exterior doors weathered stripped with aluminum thresholds. All exterior frames to be prepared for card readers and to include emergency exit devices as required. All fire rated doors and frames to be ULC rated and labeled.   |
| <b>Roof:</b>                 | 6 mil-Vapour barrier, mechanically fastened R30 insulation 60 mil white TPO membrane roof system with walkway reinforcement. Window washing anchors.  |
| <b>Cladding:</b>             | IPE wood siding and glazing to be provided to the main entrance areas and precast panels to be provided to the service areas.   |
| <b>Parking Provided:</b>     | 672 spaces (4.0/1000sf) with 28 covered stalls. 1½" HL3 and 1½ HL8 Asphalt on 14" crushed concrete. Fire routes and heavy duty areas 1½" HL3, 3 ½" HL8, 24" crushed concrete. White traffic paint stall and road markings.  |

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| <b>Site Lighting</b>      | LED pole lights to parking areas. Building feature strip uplighting.  |
| <b>Signage:</b>           | Included is pylon and directional signage. Directory screen in main lobby.  |
| <b>Landscaping:</b>       | The site is fully landscaped incorporating drought tolerant and native species  |
| <b>Elevators:</b>         | <p>Three (3) total elevators with two (2) passenger elevators with 2,500 lbs capacity and one (1) passenger and freight elevator with 3,500lb capacity. Single sliding 3'6" X 7'0" doors with satin stainless steel finish, one cab will be provided with a rear entry opening on the ground floor to the service area. Landing doors and frames are to have a stainless steel finish. Digital floor indicators to 6 stops, prepared for installation of security card readers.</p> <p>Cab finishes to elevator manufacturers veneer and stainless steel finishes to walls and ceiling, LED lighting, Cab floor finish to match lobby floor finishes.</p> |
| <b>Stairs:</b>            | Steel with pans for concrete infill with non-slip high visibility tread edging  |
| <b>Finishes:</b>          | <p>White fissured type 20"x60"acoustical tile in ceiling grid, to entire building area except mechanical and electrical rooms, drywall ceilings to ground floor lobby, elevator lobbies and washrooms. Drywall valances to washrooms.</p> <p>Drywall to all perimeter walls and columns. Prime paint office perimeter, finish paint lobbies and washrooms. Wood paneling feature in main lobby.</p>   |
| <b>Washroom finishes:</b> | Porcelain ceramic tiles to floors and wall tiles full height to all walls in the washrooms. Solid wood doors in pressed steel frames into washrooms and solid surface Corian vanities with back splash and full length mirrors over. Fully recessed, automated chrome finished combination paper towel dispenser, disposal Sanitary napkin disposal unit to woman's washroom, vanity mounted automated soap dispenser and handicap grab bars, as required   |
| <b>HVAC:</b>              | Central chiller four pipe fan coil system. Energy efficiency to LEED Gold standards ASHRAE 90.1 – 2004 (improved) zoning as determined by the engineer heating and ventilation system to the office to Code. Heating at_Outside Ambient -20° C D.B. Inside Temperature (Office Areas) 22°C D.B., 25-30% RH. Cooling Load at Outside Ambient 30° C D.B. and 74° F W.B. Inside Temperature. 24°C D.B  |
| <b>Ventilation:</b>       | <p>25 cfm per person based on 1 person per 200 sf</p> <p>Ductwork shall noise reduction on the roof and the space shall meet or exceed NC35 in all areas.</p>   |
| <b>Fire Protection:</b>   | <p>Wet pipe sprinkler system in accordance with N.F.P.A. 13 and the Ontario Building Code. System shall be complete with connection to water provision, distribution piping, sprinkler heads, to office area and penthouse, fire department connection and supervisory and alarm devices. Concealed sprinkler heads provided to washrooms and elevator lobbies.</p> <p>Included is a single stage fire alarm.</p>   |
| <b>Electrical system:</b> | Electrical distribution and lighting system , 2000 amp 600/347 volt main service with pad mount transformer, Primary disconnect, transformer, main switchboard, distribution panel board and breaker panel boards, lighting distribution panels (347V) and power distribution panels (120V) to electrical room on each floor. Complete with 120/208 transformers.   |
| <b>Electrical Supply:</b> | 120V receptacles to core area and perimeter wall outlets to each floor as per code requirements. GFCI receptacles to washrooms (1) outlets to mechanical room, (1) outlets to electrical room and (1) outlets to garbage room. Power to hybrid vehicle charging stations as per by LEED requirements and  |

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|                         | power to exterior pedestal sign.   |
| <b>Back-Up Supply:</b>  | <p>Battery powered emergency and exit lighting to illuminate routes of egress as required by local and provincial codes.</p> <p>“Quick connect” distribution board for the plug in connection of a temporary generator allowing capability for full power up of the building in the event of longer term power interruptions.</p>  |
| <b>Lighting:</b>        | <p>Office lighting to be lay-in fluorescent fixtures 20” x 60” 347 volt complete T-8 3500K lamps, high efficiency electronic ballasts and K-12 lenses. Lighting levels to be approximately 35FC (maintained) at desk height. Lighting to be controlled through BAS.</p> <p>Washroom lights to be recessed fluorescent down lights to 20FC light levels</p> <p>Entrance lobby, exit corridors and elevator lobby to include recessed low voltage pot lights to 35FC light levels.</p> <p>Emergency lighting is to be provided as per the Local Building Code and tied in emergency generator.</p> |
| <b>Security System:</b> | Security system to building entries and roughed in to stairway doors, elevators and all external doors.  |
| <b>Communications:</b>  | Riser and conduit from street for future fibre optic and telephone cabling (by others).  |
| <b>BAS System:</b>      | Designed and connected to control the programming of all mechanical equipment  |