

CASSEL CENTRE

2603 Ellwood Drive SW, EDMONTON, ALBERTA

Interior Amenities

- Open, attractively decorated elevator lobby
- Insulated, fire and sound rated demising walls to meet or exceed Code requirements
- Well appointed washrooms on each office floor
- Easy access to underground parking
- 6'-0" wide common corridors
- Minimum 9'-0" high finished interior Offices floors/minimum 12'-0" to Ground floors.

Mechanical Systems

Plumbing

- Site services as required for sanitary, storm and water services as provided by City
- Roof drainage to storm sewer system where provided by City
- Each single storey bay to have rough in for a two piece bathroom
- Each bay to have a separate water meter

Sprinkler

- All building areas are protected by sprinklers meeting NFPA Building Code Standards.

Ventilation and Air Conditioning

- Variable Air Volume mechanical ventilation system to modulate ventilation and cooling
- Excellent energy efficient characteristics and approach to Sustainable Design
- Each space will provide for thermostatic controls.

Heating

- All single storey units will off standard gas fired energy efficient roof mounted heating and cooling roof top units that will incorporate fresh air for the space.
- The Office building will have a central mid to high efficient boiler servicing perimeter radiation heating units or radiant ceiling panels.
- Unit heaters and force flow heater units for entry vestibules.

Electrical Systems

Distribution System

- Main distribution system to be not less than 347/600 volts
- Multiple tenant metering through distribution transformers allowing for flexibility and cost control

Lighting

- Common area lighting to corridors, stairwells and other Utility Rooms. All lighting to meet IES Standards to ensure efficient distribution of illumination.
- Energy efficient and current standard light fixtures meeting energy efficient criteria
- Zoning of lighting with motion or photocell sensors will be incorporated for energy efficiency

Exterior Electrical Systems

- Exterior parking lot receptacles will be on temperature/timer cycle controllers
- Efficient parking lot lighting standards will be night sky compliant for energy efficiency

All items subject to change without notice.

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