

innovate

## 2 Queen | Building Specifications

<b>General Description</b>	<p>2 Queen Street East is located in Toronto's financial core, and the "Downtown Yonge" area of the city at the corner of Queen Street East and Yonge Street. The project is a 20-storey office tower completed in 2003 and contains 463,790 rentable square feet of office space, with retail shops located on the ground floor. The building is directly linked to the TTC Queen St. Subway Station. The building is also linked to the PATH underground pedestrian system.</p> <p>The building is distinctive from an aesthetic and technical perspective. The building is equipped with the leading edge technology and architectural finishes of the highest quality setting it apart from neighboring buildings.</p>
<b>Design Architect</b>	WZMH
<b>General Contractor</b>	Ellis Don
<b>Mechanical Engineer</b>	The Aquila Group

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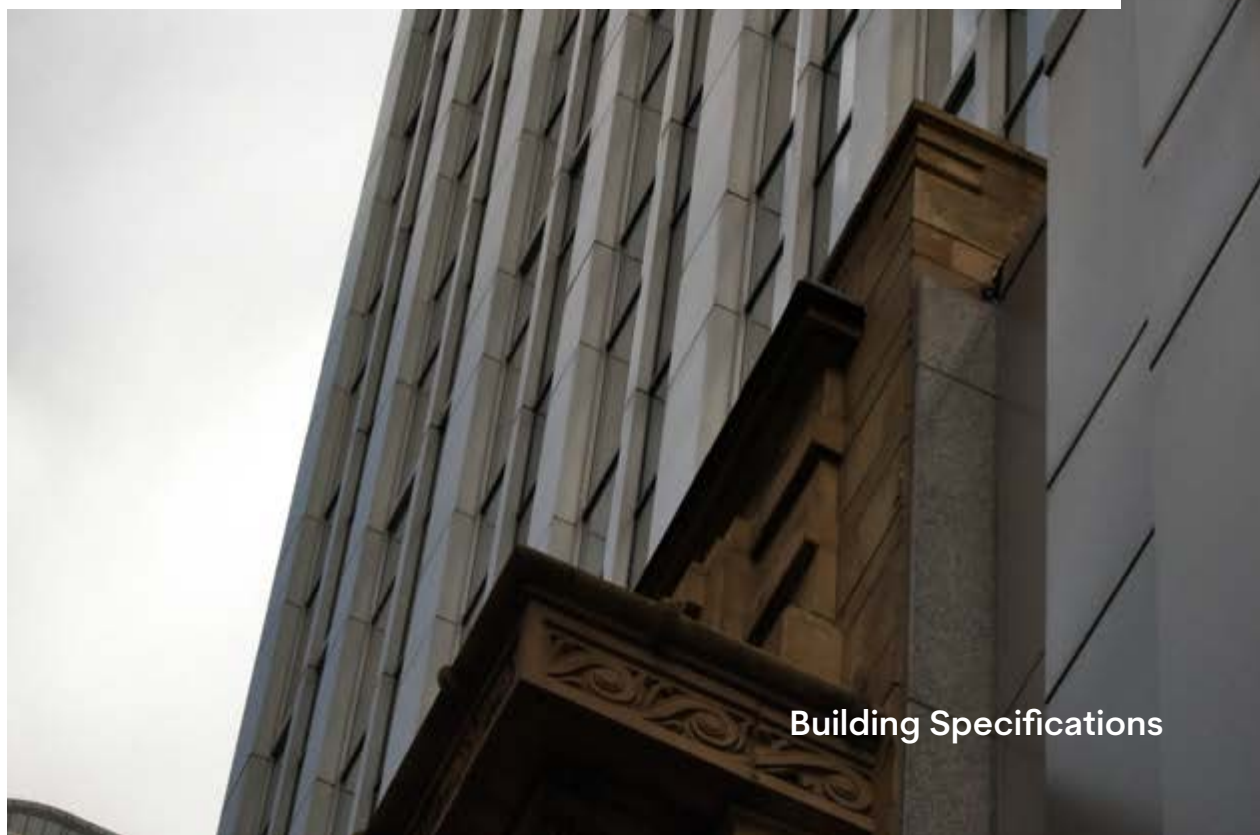


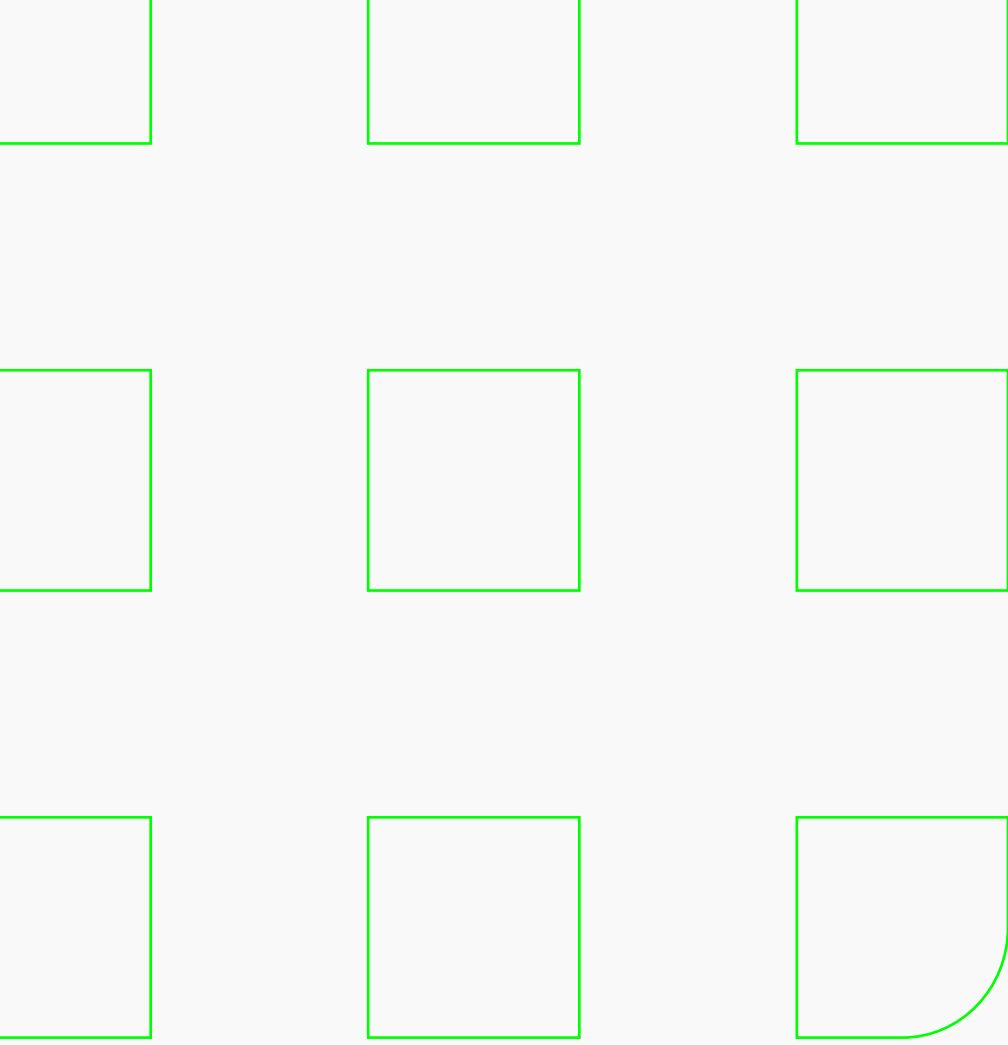
<b>Electrical Engineer</b>	Mulvey & Banani
<b>Structural Engineer</b>	Engineering Link
<b>Completion Date</b>	Built 2003
<b>Building Height</b>	92.420 meters (303.21'), 20 office floors with two mechanical penthouse levels and 2.5 levels of underground parking
<b>Design Load</b>	30 pounds per square foot partition, ceiling and mechanical/electrical loads 80 pounds per square foot live load
<b>Rentable Area</b>	Approximately 463,790 square feet
<b>Typical Floor Area</b>	Approximately 24,648 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 11'6" Standard floor to ceiling height is 9'0"
<b>Mullion Spacing</b>	750 x 750mm planning grid, mullion spacing varies
<b>Interior Columns</b>	4 per floor immediately adjacent to building core
<b>Heating, Ventilation and Air Conditioning</b>	The Building Automation and Energy Management System is comprised of digital equipment. In addition to equipment operation and control, the system performs demand totalization, load shedding, duty cycling, time of day scheduling, historical trending, etc.
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed Building Code requirements and to exceed ASHRAE 6-99 criteria. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.
<b>Heat</b>	Heat is supplied by two low condensing boilers, and three atmospheric hot water heating boilers
<b>Air Conditioning</b>	Cooling is provided by two Trane Centravac chillers
<b>Standard Hours of HVAC Operation</b>	7:00 AM to 6:00 PM, Monday through Friday. Supplemental HVAC is available 24 hours a day.





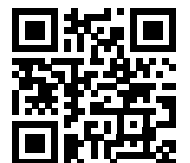
<b>Electricity</b>	Building-standard power consists of 6 watts per usable square foot, connected load, provided by Toronto Hydro.
<b>Electric Closet</b>	1 per floor
<b>Telephone Closet</b>	1 per floor
<b>Number of Passenger Elevators</b>	9 elevators organized into 2 banks: 4 low rise elevators serve floors 2 to 10 5 high rise elevators serve floors 10 to 20
<b>Passenger Elevator Capacity</b>	1600 kg (3500lbs.)
<b>Passenger Elevator Speed</b>	700 FPM (ft. per minute) for the low rise elevators and 800fpm for the high rise elevators
<b>Number of Service Elevators</b>	2 hydraulic elevators for parking garage 1 hydraulic elevator for the lower heritage hall/TTC station level 1 freight elevator for levels P2 to Penthouse
<b>Service Elevator Capacity</b>	1100kg. (2500lbs.) – Hydraulic elevators 1815kg. (4000lbs.) – Freight elevator
<b>Service Elevator Size</b>	8'3" long, 5'4". wide, 10'3" high at front 12'6" at rear





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