

TD Bank Tower/
66 Wellington St. W.
Technical
Specification





INTRODUCTION

The Toronto-Dominion Centre (TDC) Technical Specification guide has been prepared to provide our valued Tenants, their Agents, Consultants and Contractors with the most current property information. Specifically, this guide contains information on the building's design, structure, features, amenities, and services.

The Landlord reserves the right to amend, add or delete the information contained herein at any time without recourse. Please visit www.tdcentre.com for further information.



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CONTENTS

INTRODUCTION	i
CONTENTS	ii
BUILDING DATA	1
Design Consultants.....	1
Physical Properties	1
Main Lobby Finishes.....	2
Passenger Elevator Finishes	2
Typical Floors	2
ARCHITECTURAL PLANNING INFORMATION	3
TECHNICAL INFORMATION	4
System Design Considerations	4
Air Distribution Systems	5
Hydronic Systems.....	8
Plumbing Systems.....	9
Building Automation System (BAS).....	9
Special Considerations For Mechanical Rooms	9
Electrical System	10
Lighting System	12
Communication Facilities	13
Elevators & Escalators	14
Life Safety.....	15
Building Security System	17
FACILITY INFORMATION	18
Freight Handling	18
Parking Services.....	18
Building Services.....	18
Building Amenities.....	19
Construction Services.....	20



BUILDING DATA

Design Consultants

Architect	Mies van der Rohe
Associate Architects	John B. Parkin Associates, Bregman + Hamann Architects
Structural	Carruthers & Wallace Ltd.
Mechanical	H.H. Angus and Associates
Electrical	H.H. Angus and Associates

Physical Properties

Date Built	1969
Total Site Area	22,260 m ² (239,500 ft ²)
Total Rentable Area	123,870 m ² (1,332,800 ft ²)
Storeys	56 above ground 3 below ground
Building Height	220 m (731' 0")
Washrooms/Floor	2
Elevators	Passenger 32 Freight 2 Shuttle 3
Structure	Structural steel core and exterior framing, 140 mm (5½") concrete composite floor composed of 64 mm (2½") topping on 76 mm (3") corrugated deck
Stairs	Structure can accommodate interconnected floor areas
Exterior Cladding	Steel and glass curtain wall, matte black finish.

Main Lobby Finishes

Walls	Unfilled roman classic travertine
Floors	Oxford brown granite with a honed finish
Ceiling	Glass mosaic tiles
Doors	Anodized aluminum
Glazing	Clear and full height

Passenger Elevator Finishes

Walls	Rosewood panels with Oxford brown granite rail
Floors	Oxford brown granite with a honed finish
Ceiling	Mirrored stainless steel with indirect incandescent lighting
Doors	Brushed stainless steel

Typical Floors

Walls/Columns	Prime painted drywall
Floors	Steel trowel concrete finish
Ex. Ceiling Standard	Extruded aluminum grid and tile system in a 1.52 m x 1.52 m (5' x 5') module features a 0.38 m x 1.52 m (15" x 60") air handling fluorescent fixture
New Ceiling Standard	Painted galvanized aluminum grid and tile system in a 1.52 m x 1.52 m (5' x 5') module featuring a 0.51 m x 1.52 m (20" x 60") direct/indirect fluorescent light fixture with integrated air handling
Doors	Painted steel doors and frames
Windows	25 mm (1") horizontal, narrow Venetian blinds



ARCHITECTURAL PLANNING INFORMATION

Lobby/Corridor Width	3.05 m (10') wide elevator lobby and 1.52 m (5') wide corridor	
Ceiling Height	2.74 m (9') slab to finished ceiling; 3.66 m (12') floor to floor	
Planning Module	1.52 m x 1.52 m (5' x 5')	
	Each module is subdivided into two 0.57 m x 1.52 m (22½" x 60") ceiling tile sections and one 0.38 m x 1.52 m (15" x 60") light section	
	Performance standard: NRC – 0.55CAC	
Column Spacing	9.14 m x 12.19 m (30' x 40')	
Core-perimeter Depth	12.19 m (40')	
Window Shades	Narrow Venetian; ability to add solar shades without affecting HVAC delivery	
Window Dimensions	1.52 m wide x 2.74 m high (5' x 9')	
Tenant Doors	Rosewood veneer over solid wood core	
Hardware	Sargeant brushed stainless steel	
Design Load	2.4 kPa (50 psf) Live Load, 1.2 kPa (25 psf) Dead Load	
Maximum Occupancy	Tenant occupant load per floor: 254 persons	
Restrooms	Women's	1/floor
	Lavatories	4
	Water Closets	4+1 Barrier Free
	Men's	1/floor
	Lavatories	4
	Water Closets	2+1 Barrier Free
	Urinals	2
	Capacity	Per 2006 OBC: one person/100 square feet of rentable area
Devices	Electronic flush sensors, touchless water faucets	
Drawings	As-built mechanical and electrical drawings in CAD or PDF formats available	
Cross-over Floors	3, 6, 9, 14, 19, 24, 29, 33, 38, 39, 44, 49 & 54	
	Tenant space on cross-over floors can be made secure	
Severability	Floor plates are divisible to accommodate multiple tenancies by magnetic locking devices ONLY	

TECHNICAL INFORMATION

System Design Considerations

Design Conditions	Summer Outdoor: 33.8°C (93°F) DB Winter Outdoor: -23.4°C (-10°F) DB Summer Indoor: 23.4°C (75°F) DB, 45–55% RH Winter Indoor: 22.2°C (72°F) DB
Window System	Original hollow steel mullions and structural components (no thermal break) Insulated Glass Unit: <ul style="list-style-type: none">(a) ¼" Outer glass: PPG Solarbronze with Solarban 60(b) ½" Spacer: Air fill with I-spacer (warm spacer)(c) ¼" Inner glass: Clear H/S(d) Thermal Properties:<ul style="list-style-type: none">• Visible Light – Transmittance: 42%• Visible Light – Reflectance: 7%• Total Solar Energy – Transmittance: 20%• Total Solar Energy – Reflectance: 16%• U-Value – Winter: 0.29• Solar Heat Gain Coefficient: 0.27• Shading Coefficient: 0.31• LSG Ratio: 1.55



Air Distribution Systems

Hours of Operation	<p>Generally air-handling systems operate on the following schedule:</p> <ul style="list-style-type: none">• Monday through Friday: OFF between the hours of 12:00 am–7:00 am, ON between the hours of 7:00 am–8:00 pm (“normal business hours”), and OFF between the hours of 8:00 pm–11:59 pm;• Saturday: OFF between the hours of 12:00 am–7:00 am, ON between the hours of 7:00 am–1:00 pm (“normal business hours”), and OFF between the hours of 1:00 pm–11:59 pm;• Sunday: OFF between the hours of 12:00 am–11:59 pm. <p>Service is available 24 hours per day, 7 days per week at request of the Tenant. Additional charges apply.</p>
Indoor Air Quality	<p>A minimum supply of outdoor air is maintained at all times when the central fans are operating in occupied mode (“normal business hours”).</p> <p>Outdoor air quantities are provided in accordance with ASHRAE standard 62.1-2010 <i>Ventilation for Acceptable Indoor Air Quality</i>. Note that this does not account for specific types of spaces where occupant densities exceed “office space” as designated by ASHRAE. Design Engineer should confirm outdoor air quantities with Cadillac Fairview Operations.</p> <p>All primary air is filtered using MERV 13 filter media and is independently tested on an annual basis to ensure that minimum industry standards are achieved or exceeded.</p>
Supply Air System	<p>There is a total of six (6) zones per floor consisting of two (2) interior zones (North and South) and four (4) perimeter zones (North, East, South, and West).</p> <p>Refer to the following drawings in Archidata.</p> <ul style="list-style-type: none">• HVAC New Plan 29th Floor Mech – Project code: CD-TDC-368, File 2112001-27_M6• HVAC New Plan 30th Floor Mech – Project code: CD-TDC-368, File 2112001-27_M8 <p>Interior zones are served by overhead air supply controlled via variable-air-volume (VAV) terminal units with associated zone temperature sensors. All VAV terminal units are controlled by electronic sensors integrated with the Building Automation System (BAS).</p> <p>Interior Supply Air Temperature is maintained between 12.8°C (55°F) and 18.3°C (65°F) depending on the season and ambient conditions. The schedule is set at the discretion of Cadillac Fairview Operations. Contact Cadillac Fairview Operations for further information.</p>

Refer to the following drawings in Archidata.

- 2nd & 3rd floor – Project code: BB-TDC-001, File 6280-345
- 4th to 12th and 13th – Project code: BB-TDC-001, File 6280-346
- 14th floor – Project code: BB-TDC-001, File 6280-348
- 15th floor – Project code: BB-TDC-001, File 6280-350
- 16th to 18th & 19th – Project code: BB-TDC-001, File 6280-351
- 20th to 21st & 22nd – Project code: BB-TDC-001, File 6280-352
- 23rd to 26th & 27th – Project code: BB-TDC-001, File 6280-353
- 28th & 29th to 30th – Project code: BB-TDC-001, File 6280-354
- 31st to 33rd floor – Project code: BB-TDC-001, File 6280-355
- 34th & 35th to 41st – Project code: BB-TDC-001, File 6280-356
- 42nd floor – Project code: BB-TDC-001, File 6280-357
- 43rd floor – Project code: BB-TDC-001, File 6280-359
- 44th & 45th floor – Project code: BB-TDC-001, File 6280-360
- 46th & 47th to 52nd – Project code: BB-TDC-001, File 6280-361
- 53rd & 54th – Project code: BB-TDC-001, File 6280-362
- 55th floor – Project code: BB-TDC-001, File 6280-363
- 56th floor – Project code: BB-TDC-001, File 6280-364
- Riser Diagram – Project code: BB-TDC-001, File 6280-365

Interior ductwork is classified as medium pressure upstream of the VAV boxes. Low pressure ductwork is used downstream of all VAV boxes.

A dedicated temperature sensor is provided for all existing VAV terminal units on the tenant floors. There are approximately 32 zone sensors and associated VAV boxes per floor. The exact quantities of VAV boxes and temperature sensors are to be field verified by the Design Engineer.

Perimeter zones are served by floor mounted induction units on occupied floors from level 02 through 39 and level 45 through 55. Ceiling mounted active chilled beams are installed on occupied floors from level 40 through 42. These units only provide either heated or cooled air based on outdoor air temperature and coincident building load. The changeover from cooling mode to heating mode is at the discretion of Cadillac Fairview operations. These units are provided with a constant supply of primary air from central fans located in the 14th floor and 43rd floor. A flow of secondary or 'room air' is induced across integral coils within the induction units that are supplied with secondary water from the base-building systems. Secondary water temperature is also reset in accordance with outdoor air temperatures and coincident building loads. This reset schedule is controlled by Cadillac Fairview Operations. Contact Cadillac Fairview Operations for further information.



The induction units are controlled by sensors located on perimeter columns. Typically one sensor may control up to five (5) perimeter induction units. Additional valves and sensors may be added for precise control of perimeter zones at the expense of the Tenant. The exact quantity of induction unit temperature sensors is to be field verified by the Design Engineer.

Current supply and return fan performance information is as shown below. All data should be verified by the design Engineer with Cadillac Fairview Operations.

Tower	Mech. Room Floor	Fan #	No. of Floors	Fan	Floors Served	Performance			
						Original Capacity [CFM]	Current Conditions		
							Capacity [CFM]	Static Pressure	Capacity [CFM/Floor]
Tower 1	14	32	26	Periphery Supply: North & East	2 to 28	56,784	31,061	3.69	1195
Perimeter	14	35	26	Periphery Supply: North & West	2 to 28	56,784	30,965	3.93	1191
	14	43	26	Periphery Supply: South (West)	2 to 28	44,928	28,380	4.34	1092
	14	46	26	Periphery Supply: South (East)	2 to 28	44,928	28,109	4.30	1081
Tower 1	14	33	12	North Interior Supply	2 to 14	76,680	21,499	1.24	1792
Interior	14	34	14	North Interior Supply	15 to 28	93,660	30,965	1.41	2212
	14	44	14	South Interior Supply	15 to 28	90,740	47,474	1.79	3391
	14	45	12	South Interior Supply	2 to 14	75,670	26,131	1.41	2178
	14	36	12	Return Air West Core (North)	2 to 14	39,200	39,200	2.25	3267
	14	38	14	Return Air West (North)	2 to 28	57,700	51,888	1.02	3706
	14	39	14	Return Air West (South)	2 to 28	57,700	54,119	1.10	3866
	14	42	12	Return Air West Core (South)	2 to 14	36,250	39,600	2.25	3300
	14	47	14	Return Air East Core (South)	15 to 28	55,940	53,196	1.20	3800
	14	50	26	Return Air East (South)	2 to 28	89,685	80,142	0.87	3082
	14	51	26	Return Air East (North)	2 to 28	89,685	50,822	0.39	1955
	14	54	14	Return Air East Core (North)	15 to 28	53,400	56,771	1.20	4055
Tower 1	43	56	26	Periphery Supply: North & East	29 to 55	56,760	33,341	4.48	1282
Perimeter	43	58	26	Periphery Supply: North & West	29 to 55	56,760	37,489	5.00	1442
	43	66	26	Periphery Supply: South (West)	29 to 55	44,000	25,618	4.66	985
	43	68	26	Periphery Supply: South (East)	29 to 55	44,000	22,477	5.82	865
Tower 1	43	55	11	North Interior Supply	44 to 54	82,665	42,090	2.27	3826
Interior	43	57	14	North Interior Supply	29 to 42	96,680	50,780	2.25	3627
	43	67	14	South Interior Supply	29 to 42	95,820	39,985	1.24	2856
	43	69	11	South Interior Supply	44 to 54	81,165	40,518	1.70	3683
	43	59	23	Return Air West (North)	29 to 51	111,850	158,628	1.00	6897
	43	60	23	Return Air West (South)	29 to 51	111,850	122,494	1.10	5326
	43	70	23	Return Air East (North)	29 to 51	99,750	123,806	0.92	5383
	43	71	23	Return Air East (South)	29 to 51	99,750	94,315	0.90	4101

Humidification

Base building air-handling systems provide humidification in accordance with ASHRAE requirements.

Return air Relative Humidity set point is continuously monitored by the BAS and adjusted and scheduled in accordance with the outdoor air temperature.

The humidification reset schedule is controlled by Cadillac Fairview Operations. Contact Cadillac Fairview Operations for further information.

Hydronic Systems

Hours of Operation	Chilled water is available 24 hours per day, 7 days per week.
Chilled Water System	<p>Summer:</p> <ul style="list-style-type: none">• Supply Temperature: generally 6.1°C to 10°C (43°F to 50°F) depending upon system performance. <p>Winter:</p> <ul style="list-style-type: none">• Supply Temperature: generally ranges from 7.7°C (46°F) to 10°C (55°F). <p>Chilled water supply temperature is reset based on actual building load and Enwave return temperature requirements per agreement for Deep Lake Water Cooling (DLWC).</p> <p>Supply Pressure: generally 360 psig at base of riser (basement).</p>
Supplemental Chilled Water System	<p>Capped 2" chilled water supply and return services are located at the building core.</p> <p>The maximum supplemental chilled water service available for tenant use is 1.5 liters per second (24 US Gallons per minute) from the chilled water risers (approximately 10 tons nominal). Contact Cadillac Fairview Operation for proposed connected loads in excess of 10 tons.</p> <p>Chilled water systems are controlled using two-way valves.</p>
Secondary Water Systems	<p>Secondary Chilled Water (Summer Operation Only)</p> <ul style="list-style-type: none">• Secondary chilled water is available for the perimeter zone induction units only.• Scheduled in accordance with return air temperature for condensation control. <p>Secondary Hot Water (Winter Operation Only)</p> <ul style="list-style-type: none">• Secondary hot water is available for the perimeter zone induction units only.• Scheduled in accordance to building demand and outside air temperature. <p>Secondary water temperatures may be reset at the discretion of Cadillac Fairview Operations. Reset schedule should be confirmed by the Design Engineer.</p>



Plumbing Systems

Plumbing Connections Capped drain and vents are provided at core areas for tenant use.

Capacity exists for additional tenant washrooms or private washrooms.

Sanitary Exhaust Systems Typically two (2) capped sanitary exhaust ducts at core washrooms per floor can each provide up to 120CFM for supplemental sanitary exhaust for private washrooms.

Refer to the following drawings in Archidata.

- Plumbing Layout Mechanical – Project code: CD-TDC-368, File 2112001-27_M7
- Plumbing Layout Mech. 30th Floor – Project code: CD-TDC-368, File 2112001-27_M9

Building Automation System (BAS)

The Building Automation System (BAS) performs environmental, energy management, and lighting control functions. It also monitors the overall facility to provide the building occupants with an energy efficient and comfortable environment.

The BAS provides control of the base-building equipment. Tenant equipment is not permitted to be connected to the BAS without approval from Cadillac Fairview.

Special Considerations For Mechanical Rooms

The mechanical rooms are protected with an epoxy floor covering. In instances where work is required to take place in the mechanical room, the epoxy flooring shall be restored to original condition to prevent water leakage to tenants below.

Electrical System

Design Capacities	<p>21.5 W/m² (2 W/ft²) for lighting, 21.5W/m² (2 W/ft²) for power; 43 W/m² (4 W/ft²) of additional power available through supplemental transformers. Site verification required.</p> <p>Refer to the following drawings in Archidata for power distribution:</p> <ul style="list-style-type: none"> • Single line diagram – Project code BB-TDC-001, Files 6280-568 and 6280-567. • High voltage Single line diagram – Project code BB-TDC-I-B22, File E-1. <p>Refer to the following drawings in Archidata.</p> <ul style="list-style-type: none"> • Electrical 29th Floor New – Project code: CD-TDC-368, File 2112001-27_E4 • Electrical 30th Floor New – Project code: CD-TDC-368, File 2112001-27_E6
Voltage	<p>347/600 volt power for lighting, 120/208 volt three-phase four wire for power at panels located in each of 4 electrical rooms.</p>
Raceway	<p>An under floor raceway system with 4 cells spaced at 1.52 m (5) c/c serves each floor providing an efficient means of distributing most forms of cabling.</p> <p>Refer to the following drawings in Archidata for under floor raceway layout</p> <ul style="list-style-type: none"> • 2nd floor – Project code: BB-TDC-001, File 6280-542 • 3rd floor – Project code: BB-TDC-001, File 6280-543 • 4th to 10th & 12th, 13th – Project code: BB-TDC-001, File 6280-544 • 11th floor – Project code: BB-TDC-001, File 6280-545 • 15th to 18th floor – Project code: BB-TDC-001, File 6280-547 • 19th floor – Project code: BB-TDC-001, File 6280-548 • 20th floor – Project code: BB-TDC-001, File 6280-549 • 21st & 22nd floor – Project code: BB-TDC-001, File 6280-550 • 23rd to 30th floor – Project code: BB-TDC-001, File 6280-551 • 31st floor – Project code: BB-TDC-001, File 6280-552 • 32nd floor – Project code: BB-TDC-001, File 6280-553 • 33rd & 34th floor – Project code: BB-TDC-001, File 6280-554



	<ul style="list-style-type: none"> • 35th to 41st floor – Project code: BB-TDC-001, File 6280-555 • 42nd floor – Project code: BB-TDC-001, File 6280-556 • 44th floor – Project code: BB-TDC-001, File 6280-558 • 45th floor – Project code: BB-TDC-001, File 6280-559 • 46th floor – Project code: BB-TDC-001, File 6280-560 • 47th to 52nd floor – Project code: BB-TDC-001, File 6280-561 • 53rd floor – Project code: BB-TDC-001, File 6280-562 • 54th floor – Project code: BB-TDC-001, File 6280-563
Emergency Power	Supplied by an auxiliary 1,750kW diesel engine generator for fire and life safety systems only.
Metering	Capability exists to provide on-floor metering of tenant's power consumption. System is metered by a Carma Metering System.
Risers	Space available for limited cabling & site verification requested by Rycom.
EMI	Electric Magnetic interference residuals from outdoors, not affecting internal electrical systems.
Power Grid	Three (3) incoming 13.8 kV feeders from the T.H.E.S. underground distribution network. One is on standby and controlled by T.H.E.S. Pilot Wire Relay system

Lighting System

Light Fixtures (Older Style)	Each 0.38 m x 1.52 m (15" x 60") air handling fixture is equipped with one 32 W energy efficient bulb and comes with an efficient high frequency ballast and electro-connect wiring system for easy relocation. Existing fixtures are refurbished with a light reflector and semi specular parabolic aluminum louvre. The new louvre meets the IES-RPI standard for lighting in computing environments. Glare performance of this light fixture complies with RP-1 for maximum average luminance. New T8 lamps have a CRI (color rendering index) of 85, and a lamp color temperature standard of 3,500 k.
New Building Standard (Where installed)	<p>20" x 60" fixture – 4' long T8 ballast = Metalumen fixture # TC9B-A-N-S air handling luminaire. The program start ballast is Advance # GOP-2PSP32-SC complete with 2 – 28 watt T8 Lamp is Phillips # F32T8-28W-ADV835-Alto 11. This new combination will use 50 watts per fixture.</p> <p>Spacing is in the order of 70 sq.ft. per luminaire 2725 Luminaire per lamp (40 foot candles).</p> <p>20" x 36" long fixture – 22.5" U lamp, 31 watt T8=Metalumen fixture # TC9B-2-A-N-B-02. Lamp is Philips # FB31T8/TL835/Alto. Ballast to be confirmed. This luminaire is used at perimeter where induction units are mounted in ceiling.</p> <p>Designer to confirm luminaire type for specific floors with Cadillac Fairview.</p> <p>Additional luminaires available through Cadillac Fairview.</p>
Light Levels	In the order of 40 foot-candles.
Fixture Layout	Fixtures are arranged in a checkerboard pattern resulting in one fixture/4.65 m ² (50 ft ²) of floor area. Fixtures can be located in any of six positions within the 1.52 m x1.52 m (5' x 5') module or in adjacent modules.
Time Management	Fluorescent lighting is time-managed for energy conservation. Lighting is ON during "normal business hours" and OFF outside of "normal business hours." Floors are subdivided into 20 lighting control zones. Tenants have full control of the on-floor zone switching through the telephone interface.
Re-lamping	Fluorescent lamps are replaced every 5 years; and ballasts every 10 years, all disposed units are recycled.



Communication Facilities

Telephone	Capacity is provided to each one of four (4) on-floor telephone rooms to handle the tenant's tel-co requirements
Cable Television	Cable service is presently in the building and can be accessed by arrangement with the cable supplier
Fibre Optics	Provision is made to bring fibre optic cable to the tenant's floor. Approved providers: AT&T, Bell, Cogent, Shared Technologies, Toronto Hydro Telecom
Satellite Services	Can be individually assessed when requested. Space exists to provide necessary routing of signal cable

Elevators & Escalators

Passenger	Type	Otis
	Security	Intercon Card Access
	Upgrades	"Lambda" Door Safety Edge
Low-Rise	Number of Cars	8
	Speed	4.06 m/s (800 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	6 seconds
	Floors Serviced	Ground to 19th
Low-Mid Rise	Number of Cars	8
	Speed	5.08 m/s (1,000 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	9 seconds
	Floors Serviced	19th to 31st
High-Mid Rise	Number of Cars	8
	Speed	6.10 m/s (1,200 ft/min)
	Capacity	1,814kg (4,000 lbs)
	Average wait	12 seconds
	Floors Serviced	Ground, 31st to 42nd
High-Rise	Number of Cars	8
	Speed	7.11 m/s (1,400 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	8 seconds
	Floors Serviced	Ground, 44th to 54th
Cross-Over Floors	19 and 31 – No cross-over for High-Mid or High Rise floors	
Freight Elevator	Number of Cars	2
	Capacity	3630 kg (8000 lbs) and 2720 kg (5,000 lbs)
	Size	2.50 m x 2.07 m x 3.05 m (100" x 83" x 120") 2.35 m x 1.65 m x 3.05 m (94" x 65" x 120") (depth, width, height)
	Floors Serviced	P3 to 55 and P2 to 55
	Parking Shuttle	Number of Cars
	Floors Serviced	Concourse, P1 and P2
Escalators	Manufacturer	Otis
	Quantity	4



Floors Serviced 2 for Concourse to Ground
2 for link from Concourse to TD South Tower/79 Wellington St. W.

Life Safety

Type of System	Edwards EST-3 Fire Alarm System
Monitoring	24/7 Proprietary Monitoring Station
Sprinklers	<p>Pendant type automatic sprinklers are located throughout the floor to provide coverage to meet NFPA and Provincial Fire Code Requirements. Shut-off valves are located in on-floor mechanical rooms</p> <p>Refer to the following drawings in Archidata.</p> <ul style="list-style-type: none"> • 29th Floor – Fire Protection & Sprinkler– Project code: CD-TDC-368, File: QFP_ASBUILT_29TH_TENANT • 30th Floor – Fire Protection & Sprinkler– Project code: CD-TDC-368, File QFP_ASBUILT_30TH_TENANT
Fire Detection	Heat and smoke detection devices are provided to meet code requirements
Smoke Evacuation	Fully automated smoke control system with firefighter override capabilities
Fire Hose Cabinets	Four (4) cabinets per floor with capped connections to permit installation of additional cabinets to suit tenant layout
Emergency Exits	Four (4) clearly marked stairwells per floor
Voice Notification	EVC speakers for communicating with the public in emergency situations are located throughout the complex to meet all code requirements
Firefighters' Elevator	The Service elevator is designated as the Firefighters' elevator and is equipped for this purpose. All other passenger elevators are equipped with automatic Phase I emergency recall and Phase II (in car) controls
Life Safety Personnel	The Emergency Response Team consists of a Manager, Fire & Life Safety and two Emergency Response Officers. Their core expertise involves handling emergency evacuation drills, emergency preparedness, responding to all medical calls and conducting tenant evacuation sessions. The Emergency Response Team members are certified WHMIS, First Aid and CPR Instructors with background in fire prevention, medical and Automatic External Defibrillator (AED) training
Automatic Wet	Pendant type automatic sprinklers are located throughout the floor.

Sprinklers	<p>Coverage is in accordance with NFPA and Provincial Fire Code Requirements.</p> <p>Isolation valves are located on each floor within mechanical rooms. Isolation valves are fully supervised by the Fire Alarm System.</p>
Standpipe and Hose Systems	<p>The building is equipped with a standpipe providing fire protection water to Fire Hose Cabinets located throughout the floor.</p> <p>Fire hoses are 75 feet in length.</p> <p>Four (4) fire hose cabinets per floor. Fire hose cabinets contain one 2½" valve connection and one 1½" hose connection.</p> <p>Additional fire hoses cabinets may be added to suit the tenant's layout. The Design Engineer must provide calculations indicating that sufficient pressure exists to supply added fire hose cabinets</p>
Smoke Evacuation	<p>Fully automated smoke control system with firefighter override capabilities.</p>



Building Security System

Type of System	The Command duress system has the ability to connect or have tenant tie-ins. System and technology improvements are continuously implemented
Personnel	The complex has a full complement of in-house security supervisors and security officers on patrol duty
CC Cameras	250 cameras throughout the TDC complex monitor exit, entry points and all public areas
Hours per Day	Full security service on a 24-hour-per-day basis
Alarms	All critical exit/entry points are monitored by Lenel Security Systems The building has an emergency annunciation system with a paging system tenant tie-in. All staff is equipped with two way radios
After-Hours Access	Elevator access points are card controlled to designated floors areas only
Tenant Security	The base building security system can incorporate fully integrated access control and alarm monitoring software packages for the tenant
Personal Safety	All parking areas have Duress alarm stations, and Digital CCTV system with 24 hour security officer coverage
Monitoring	A centralized Security Operations Centre (SOC) provides 24/7 monitoring for base building and tenant CCTV, passcard, duress, fire alarm, elevator, and control systems
Riser Security	Key access control and third party management are standard services for controlled access of approved Telco's and contractors to all risers

FACILITY INFORMATION**Freight Handling**

Shipping/Receiving	Loading access through the Toronto-Dominion Centre central loading dock accessed from Wellington Street
Loading Dock	The maximum vehicle height is 3.66 m (12'); length of 7.92 m (26') for trucks, 13.72 m (45') trailers. The Toronto-Dominion Centre central loading dock services TD Bank Tower, TD North Tower, TD West Tower, and 222 Bay Street.
Hours of Operation	8 am to 5 pm Monday to Friday
After-Hours Access	Available upon request. Costs will apply for after-hours loading and should be confirmed with TD Centre Management

Parking Services

Capacity	1748 cars total between all levels of parking for all Towers
Customer Service	Valet assisted service upon request.
Rates	\$5 per 20 minutes, daily maximum of \$30; evening is flat \$10 or \$20 during ACC event nights or as posted
Monthly Parking	\$422 unreserved space \$643 reserved space
Hours of Operation	24/7

Building Services

Recycling	Recycling program in place for recovery of fibre, bottles, cans, wooden pallets, batteries and organic food waste – Diversion of 81% (August, 2015)
Concierge	Staffed Concierge Desk (24/7). A directory identifying tenant's key access floors is located on the ground floor of TD Bank Tower/66 Wellington St. W. at the concierge desk
Barrier-Free Access	Barrier Free access on P1, P2 level, accessible to Parking elevator to office tower and exceeds OBC requirements. Improvements to barrier-free accessibility are part of on-going program. Restrooms are barrier-free
Storage	Storage units located below grade are available for tenant needs. Rental rates are based on market conditions
Shredding	Shredding services available in compliance with Privacy laws at Tenant cost



Building Amenities

Restaurants	Bymark and Canoe – five star – both located in the TD Bank Tower/66 Wellington St. W. Stratus Restaurant, part of the Toronto Athletic Club, located in the TD South Tower/79 Wellington St. W. Duke of Devon – upscale pub, located in the TD Bank Tower/66 Wellington St. W. on the concourse level
Food Court	The TD Centre food court offers seating for 725 and over 18 restaurants, with several additional food retailers throughout the TD Centre concourse
Toronto Athletic Club	Toronto’s most prestigious fitness centre. Situated on the 36th floor of TD South Tower/79 Wellington St. W., Toronto Athletic Club is open 363 days a year and provides members with a complete range of fitness facilities and services
Postal Services	For the convenience of the tenants, a postal station is located on the concourse level of TD North Tower/77 King St. W. This unit provides full postal service and is operated by Canada Post. Each tenant is allocated a Post Office Box Number
Customer Service	<p>toAssist is one of the front lines of communication with TD Centre tenants. As the direct link between our tenants and building operations, the Centre’s function is to receive and direct responses to tenant calls inquiries and work requests</p> <p>Each office tower has an enthusiastic Tenant Relations Representative who coordinates events, provides information about services, and answers questions about happenings in the Centre and surrounding area</p>
e-Concierge Services	We are pleased to offer all tenants a vast array of specially priced tickets to local attractions and events. We have partnered with Eservus to provide this very popular service. Tickets can be ordered via tdcentre.com or telephone and are promptly delivered to the tenant office
Bike Racks	Bike racks are located at the entrance of each tower. Secured racks are available in the interior cages at TD South Tower/79 Wellington St. W.
Retail retailers	TD Centre offers a shopping concourse of over 70 retail stores, services and food
Subway/Path	PATH system located underneath towers on the concourse level
Day Care	Day care services located at 95 Wellington St. W.
Event Facilities	Conference and/or event facilities available at the Design Exchange, Canoe Restaurant & Bar, Bymark and Duke of Devon
Car Wash	Dove Car Wash operates in the 222 Bay St. and is open to tenants and the general public using TD Centre’s parking facility
Zipcar	Car sharing is available through Zipcar, who have 5 vehicles located in the parking area (P1) of the TD Bank Tower/66 Wellington St. W.



Electrical Vehicle
Charging Stations

EVCs are located at spots 183 to 187 in P1 Red. This complimentary service is available to all TD Centre Parkers.

Dry Cleaning

TD Centre offers two conveniently located dry cleaning services - Flair Cleaners, located in the Concourse Level of the 222 Bay Street and Dove Cleaners located in the P2 Level of the 222 Bay Street

Construction Services

Construction Manual

Tenant Construction Manual available at www.tdcentre.com, or from property management personnel. A complete list of contractors and consultants, along with property guidelines and procedures can be found therein. Moreover, the manual contains critical design criteria to which all projects must adhere

Contractors

Union contractors only (Cadillac Fairview is bound to Provincial agreements). Please refer to the TDC Construction Manual for Recommended and Required Contractor trade lists