

SCOTIA PLAZA

Building Specifications

GENERAL DESCRIPTION

The heart of the Financial District combining the essence of business, history and personality, Scotia Plaza provides a world of distinction to the downtown core. Dedicated to growth and success, Scotia Plaza provides its tenants with an uncompromising and secure business environment. Impressive details including the 130-ft Atrium that links the past with the present showcase the magnitude of Scotia Plaza Complex. Consisting of three integrated buildings, with a combined 2,000,000 square feet of office and retail space, it is the destination of choice for world-class businesses.

40 King Street West's signature appearance is iconic on the Toronto skyline. At 68 storeys, it is the second tallest office building in Canada, the 25th tallest office building in North America and offers some of the most stunning views in Toronto. Its elegant exterior and interior common areas, featuring rich Napoleon red granite, are visible indications of its superior quality.

Adjoining the tower through a splendid atrium is 44 King Street West, which opened in 1951 to serve as Scotiabank's headquarters. Originally a multi-tenant building, the building's historic appearance dominates the intersection of King and Bay Streets, and its stunning banking hall highlights the grandeur of its architecture.

LOCATION:

Scotia Plaza is located at the core of the Financial District, connecting work, play, convenience and business. Located at the corner of King and Bay, it's just steps away from fine dining, entertainment and sporting venues. It's a place where you and your valued customers can connect.

The complex is directly linked to both the TTC and the 17 kilometer PATH underground pedestrian walkway system that connects to Union Station which provides access to GO Train and bus systems and VIA Rail for added convenience for both tenants and visitors. Major highways and Billy Bishop International Airport are just minutes away.

DESIGN ARCHITECT: 40 King/11Adelaide/104 Yonge - WZMH Architects
44 King – Architects Mathers and Haldenby (with Beck and Eadie)

COMPLETION DATE: 1988 (40 King/11Adelaide/104 Yonge)
1951 (44 King)

LAST RENOVATED: 2011 (40 King/11Adelaide/104 Yonge)

BUILDING HEIGHT: 40 King - 68 storeys, 7 levels below grade
11Adelaide - 5 storeys above grade, plus below grade concourse
104 Yonge - 3 storeys above grade, plus below grade concourse
44 King - 26 storeys, 2 levels below grade

RENTABLE AREA: 40 King/44King/11Adelaide/104 Yonge

Office	1,831,927 sf
Retail	144, 766 sf
Total Space	1,976,693 sf

TYPICAL FLOOR AREA: 40 King - Approximately 21,600 sf to 22,800 sf
44 King – Approximately 13,000 sf to 16,000 sf

CEILING HEIGHTS: 8’8” to suspended ceiling system

HEATING, VENTILATION AND AIR CONDITIONING: 40 King/11Adelaide/104 Yonge

Each floor of Scotia Plaza is provided with compartment units servicing only that floor. Scotia Plaza supplies conditioned air to each floor by means of a Variable Air Volume (V.A.V.) ceiling duct system to perimeter slot diffusers and interior zone troffers over light fixtures.

44 King

Floors 6 through 25 each have a compartmental unit, and floors 5 and below are ventilated by seven built up air handling units. There is one make-up air unit located on the roof in a metal enclosure with a closed-loop heat recovery system installed.

DESIGN CRITERIA:

HEAT:

40 King

Heating is provided by heat reclaimed from the cooling systems, and supplemented by electric boilers.

11 Adelaide

The heating system that serves 11 Adelaide and all floors below the 3rd floor at 40 King is located on the P2 level. It is separated by HE3 from the heat reclaim system. Boiler 1 (ACME, 1,500 kW) provides supplementary heating.

104 Yonge

The heating system is located in the 3rd floor mechanical room. It consists of two electric boilers (ACME, 255 kW each) which provide supplementary heating to the perimeter radiators and heating coils in the air handling units.

44 King

Heating is provided by steam supplied to the building by Enwave through a supply line on the basement level. Various pressure reducing valves adjust the pressure (to 25 psi (high) and 10 psi (low)) for local distribution to the various heat exchangers, reheat coil, air handling units (5th floor and lobby), air handling unit humidification sections, unit heaters and perimeter steam baseboard heaters on the ground through 5th floors.

Heating on floors 6 to 25 is provided by hydronic radiant ceiling panels located around the perimeter. Heating on floors 5 and below is provided by steam radiators.

AIR CONDITIONING:

40 King

Cooling is provided by six York centrifugal chillers (model # YTK 1L 3E- CWAS) located in the P4 level mechanical room. They were converted to operate with R123 refrigerant and have a rated capacity of about 650 tons each.

11 Adelaide

Cooling to the building is provided by the central cooling plant which supplies chilled water to the cooling coils inside of the three air handling units which supply the occupied area VAV boxes.

104 Yonge

Cooling is provided by three McQuay chillers.

44 King

Cooling is provided by the central cooling plant located on the sub-basement level consisting of two 375-ton Trane centrifugal chillers and one 250-ton McQuay chiller. Heat rejection is provided by two cooling towers located on the roof.

STANDARD HOURS OF HVAC OPERATION:

7:00 AM-11:00 PM (Monday to Friday)
7:00 AM-1:00 PM (Sat)

ELECTRICITY GENERAL:

40 King and 11 Adelaide

Scotia Plaza has an incoming electrical power service at 13.8kV (from Toronto Hydro), which terminates in a high voltage switchboard (15kV class, manufactured by Brown Boveri (now known as ABB Inc.)) located on the P1 level in a main-tie-main-tie-main configuration. This switchboard supplies eight main transformers (Federal Pioneer Electric, copper winding, dry-type, 4000kVA, 13.8 kV to 600/347V) and feeds up to a secondary high voltage switchboard (15kV class) located on the 68th level. This second switchboard supplies four additional main transformers (also dry-type, 4000kVA, 13.8kV to 600/347V) located on the same level.

There are two main low voltage (600V) distribution switchboards. Switchboard 'AAA', located on level P1, supplies the P1 to 38th floors. Switchboard 'BBB', located on the 68th floor, supplies floors 39 to 68. (Switchboard 'BBB' is actually two switchboards: 'BBB1' and 'BBB2', connected by a 5,000A aluminum tie bus duct).

Switchboard 'CCC' is located on level P2. It is fed from the P1 level high voltage switchboard and serves the primarily mechanical loads.

Tenant distribution is provided through three main bus duct risers (a 4,000A power bus duct and two 3,000 A lighting bus ducts).

There are a total of eight main motor control centers (MCCs). These are located in the mechanical penthouse (1), 26th floor

(1), 3rd floor (2), P1 mechanical room (1), north end of 4th floor at 11 Adelaide (1), and at 11 Adelaide (2).

104 Yonge

Two Toronto Hydro 13.8kV incoming feeds serve the building. They supply a 600A, 15kV primary switchgear unit, which in turn feeds two 600kVA, 13.8kV to 120/208 dry transformers which supply the low voltage distribution panels.

44 King

The building has an incoming electrical service rated at 13.8 kV. There is one main low voltage (4,000A, 347/600 V) switchboard ("Switchboard-AAA") located in the main electrical room. A second low voltage (6,000 A, 120/208 V) switchboard ("Switchboard-BBB") is located in the secondary electrical room.

OFFICE ELEVATORS

NUMBER OF ELEVATORS:

40 King

High-Rise	5 (Floors Concourse, Ground, 55 to 68)
Mid-High	5 (Floors Concourse, Ground, 41 to 54)
Mid-Low	6 (Floors Concourse, Ground, 23 to 40)
Low-Rise	6 (Floors Concourse, Ground, 3, 5 to 22)

44 King

High-Rise	6 (Floors B to 2, 4, 6, 13 to 24)
Low-Rise	3 (Floors B to 13)

ESCALATORS:

12 Escalators

- 2 serving South Lobby Ground to Concourse
- 2 serving North Lobby Ground to Concourse
- 2 serving East Lobby Ground to Podium
- 2 serving West Lobby Ground to Podium
- 2 serving West lobby Podium to Level 2
- 2 serving Concourse down

ELEVATOR CAPACITY:

40 King - 2720 kg / 38 persons rated car carrying capacity

44 King - 1,134 kg/15 person rated car carrying capacity

ELEVATOR SPEED:

40 King

- High Rise Bank car speed is 7.0 metres per second
- Mid High Bank car speed is 6.0 metres per second
- Mid Low Bank car speed is 5.0 metres per second
- Low Rise Bank car speed is 3.5 metres per second

44 King

- Low Rise Bank car speed is 2.5 meters per second
- High Rise Bank car speed is 2.5 meters per second

PARKING ELEVATORS

NUMBER OF ELEVATORS:

Parking 3

ELEVATOR CAPACITY:

1,361kg/19 persons

ELEVATOR SPEED:

1.78 meters per second

SERVICE ELEVATORS

NUMBER OF ELEVATORS:

40 King - 2

ELEVATOR CAPACITY:

Each have a 2,495 kg rated car carrying capacity/28 person.

BUILDING AMENITIES:

- 24/7 Security System Monitoring
- After Hours Heating Ventilation and Air Conditioning (HVAC)
- After Hours Security
- Banking Facilities
- Bicycle Racks
- Scotia Plaza Management Emergency Alert System
Emergency Communications
- Captivate Elevator Display Screens for Information and Advertising
- Housekeeping Services
- In-house Car Wash and Detailing
- P.O. Box Mail Pick Up & Delivery
- PATH underground pedestrian access
- Direct TTC Subway Access
- Pest Control Services
- Plumbing
- Security Officer Services and Covert Surveillance
- Service Elevators
- Shops and Food Court
- Signage and Business Directory Listing
- Storage Facilities

- Telephone Activated Computerized Lighting System (after hours)
- Daycare on-site

SUSTAINABILITY FEATURES:

- Scotia Plaza - LEED Gold Certification - Leadership in Energy Environmental Design
- On June 17, 2011 CaGBC confirmed that Scotia Plaza had achieved a LEED Gold status.
- Waste diversion rate in 2012 - 84%
 - Total Material Recovered: 2405.75 Metric Tonnes
 - Landfill Reduction: 12,636.40 Cubic Yards
 - Energy Saved: 29,302,270 kWh
 - Carbon Dioxide Emission Reduction: 9,151 Tonnes
 - Water Saved: 44,819,900 Litres
 - Oil (Petroleum) Saved: 17273.5 Barrels
 - Trees Saved: 26,446 Mature Trees