



**Building SPECs and Highlights**  
1315 North Service Road E., Oakville

**LIUNA  
CENTRE  
AT  
OAKVILLE**

**Parking**

Total parking onsite is 634 cars, including 56 underground spaces

**Structural System**

Reinforced concrete structure, upper floors designed for 100psf live loads

**LEED® Silver**

· Building being targeted for LEED® Silver classification

· LEED® strategy focused on lower overall building operating and life cycle costs, benefiting both tenant and landlord, while also providing a positive contribution to global environmental conservation

· Upgraded building envelope thermal characteristics to reduce both building solar gain and heat loss

· High reflectivity roof material to reduce heat island effect

· Water conservation features

· Stormwater management objective to not increase the discharge rate or quantity over the native condition of the site

· High efficiency mechanical equipment and systems

· Building CO2 sensors

· Enhanced lighting controls/occupancy sensors as well as enhanced HVAC controls to allow for better individual control over the building environment

· Recycled building material content of at least 7.5%

· Construction waste minimization and high diversion of waste from landfill, at least 50%

· Use of low VOC paints, adhesives, sealants and other materials in the construction of the building

· Bicycle storage and shower facilities for occupants

· LEED® best practice commissioning of all building system components

· 3 Elevators at 350 fpm

**Mechanical**

HVAC one zone per 450 sf perimeter, one zone per 1,000sf interior complete with humidification systems; base building design based on open office configuration. Central plant with BAS. LEED® upgrades as follows:

· Heat recovery makeup air for fresh air requirements

· Condensing boilers

· CO2 sensors for each air handler

· VFDs on heating, chiller water pumps and cooling tower

· Water efficient fixtures including dual flush toilets, waterless urinals and sensor or push button controlled lavatories

**Electrical**

Main Service: 2000A, 347/600V 3P 4W

Office Lighting level: 35 FTC Maintained average; 20"x60" ceiling grid

with lighting to suit open concept

Office Power: Typical Floor 2nd through 7th equipped with a 200A 347/600V lighting panel complete with a 45kVA C802 K13 transformer and 84 cct 120/208V panel.

125KW indoor emergency generator with 200A automatic transfer switch to support emergency lighting and elevators.

Parking Lot Lighting: 2 FTC initial average, to suit LEED requirements and controlled from BAS

Miscellaneous power: convenience receptacles will be provided in the common area, in each service room and washroom. Zoned lighting controls, featuring "Fifth Light" technology.

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