

## **Echelon Pointe @ Carillon**

920 Lake Carillon Drive  
St. Petersburg, Florida

### **Technical Overview**

<b>BUILDING NAME AND LOCATION</b>	Echelon Pointe @ Carillon 920 Lake Carillon Drive St. Petersburg, Florida 33716
<b>LISTING AGENT</b>	<b>Michael Talmadge (727) 409-3801</b> Echelon Real Estate Services, LLC mtalmadge@echelonre.com
<b>BUILDING INFORMATION</b>	
Completion date	2007
Number of floors in building	5
Total building Rentable SF (BOMA definition)	125,000 (approximately)
Total building Usable SF (BOMA definition)	118,750 (approximately)
Usable SF per floor (BOMA definition)	25,000 (approximately)
Common area factor	1.05 Single Tenant Floor 1.15 Multi-Tenant Floor
Ceiling height (finished)	10 feet
Height of slab to bottom of lowest structure element	3.5" Concrete/Structural Beam Varies
Parking ratio (spaces/RSF)	4 to 1,000 using ULI shared parking
Exterior signing/signage rights	Yes, as approved per Code/CPOA/Owner
<b>ELECTRICAL SPECIFICATIONS</b>	
Watts/RSF available for lighting (277v)	3.5w/sf
Watts/RSF available for all other usage (120v)	6w/sf

<b>Total Building Service (Amps)</b>	Total: 3,200A Main #1: 2,000A General Service Main #2: 1,200A RTUs and Elevators
<b>Type of Service</b>	Main #1: 277/480v 3-phase/4-wire Main #2: 480v 3-phase/3-wire
<b>“Clean” power source available?</b>	Yes
<b>Emergency lighting</b>	Battery Ballasts

#### VOICE & DATA

<b>Service to building</b>	Verizon
<b>Risers</b>	Six (6)
<b>Fiber optics available?</b>	Yes

#### HVAC

##### Describe HVAC System

<b>Type</b>	10 Roof Top Units
<b>Manufacturer</b>	York or Equal
<b>Capacity</b>	300 tons
<b>Outside Air</b>	20 CFM per person @ 147 SF per person
<b>Cooling System capable of maintaining a maximum of 78 °F with outdoor temperature of 95 °F?</b>	Yes
<b>Ventilation System capable of providing minimum make up fresh air of 20%?</b>	Yes
<b>Capable of providing rest room ventilation - 10 air changes per hour?</b>	Yes
<b>Supplemental (Spot) cooling</b>	No
<b>Number of Zones</b>	100 Zone DDC Control System

## PLUMBING

Nominal pressure of domestic hot and cold water at lavatories (PSI) 35 PSI

Per code, the rest rooms can accommodate on each floor Men's: 1 HC, 1 Standard, 2 Urinals  
Women': 1 HC, 3 Standard

## ELEVATORS AND DOCKS

Passenger elevators 3 Passenger: 3,500 lb. cap. @ 350 FPM  
1 Passenger/Freight: 3,500 lb. cap. @ 350 FPM  
*All Elevators Traction Elevators*

Floors served per bank 5

## STRUCTURAL

Design live load capacity: 80 lbs./SF

## LIFE SAFETY

### Fire Towers/Stairs

Number of rated enclosures 2

Number of towers that lead directly to the exterior or through rated areas directly to the exterior 1 (Southern Stair also has roof access)

### Sprinklers

Building Sprinkler Light Hazard based on NFPA 13 & 24

Are Fire Dept. connections provided? Yes

Is a Fire Pump included? Yes

### Hydrant Protection and Water Supply

Two fire hydrants within 500 feet of property? Yes

Do they each supply a minimum of 1,000 gallons per minute and pressure of at least 40lbs. per sq. inch? Yes

## Alarms

<b>Automatic Fire/Smoke detection Provided?</b>	Yes
<b>At core?</b>	Yes
<b>Throughout?</b>	Yes
<b>Are connection points for tie into the building System?</b>	Yes
<b>Are manual pull stations provided at all exit routes?</b>	Yes
<b>Manual pull stations alarmed?</b>	Local (Yes) Remote (Yes)