

OUR PROJECTS



SECTORS: RESIDENTIAL

TRICAR AZURE

505 Talbot Road, London, Ontario

DESCRIPTION:

Project consists of a new 29 storey residential condominium, with 8 levels of parking, ground floor commercial space, 24 levels of residential suites. The buildings has a total of 198 residential suites. The building features a penthouse amenity level which includes a library, fitness room, dining room and golf simulator. The building is currently targeting a LEED Silver certification.

CONSULTING SERVICES:

Callidus Engineering provided the plumbing, HVAC, electrical and fire protection design. All disciplines were design with functionality and efficiency in mind, in order to meet the targeted LEED Silver certification.

The electrical system design for the building includes high efficiency LED and fluorescent lighting throughout, electrical distribution, an emergency generator for back-up and life safety systems, voice communication, fire alarm system, occupancy lighting control for common areas and parking garage, and a building security system. Callidus designed exterior accent lighting of the building façade using color changing LED up-lights, to provide a unique touch, standing out in London's skyline.

The HVAC system design included a 4-pipe hydronic heating/cooling system, with in-space vertical fan coils served by a high-efficiency boiler and chiller plant. Suite fan coils include integral energy recovery cores for improved ventilation and higher building efficiency, as well as high-efficiency variable speed ECM fan motors. The central boiler and chiller plant was designed with high efficiency in mind, including variable speed drives on the chiller, cooling tower and major pumping systems, and high efficiency chiller and boilers. The plumbing system design included a 2-zone, variable speed booster pump system, and central domestic hot water heating systems. Plumbing fixtures were designed to be high efficiency, using low flow fixtures throughout. The fire protection

STATUS:

Under Construction

system design included a fire pump, a dry-sprinkler and standpipe system serving the parking garage and ground floor levels, and a wet sprinkler and standpipe system serving the residential and amenity levels.