

## ELEVATORS

The building floors are supplied by three hydraulic elevators. Two are passenger elevators with 3,500 pound capacities located near the center of the building while the third is a freight elevator with a 4,000 pound capacity. The units were manufactured by Shindler. Equipment is located in a dedicated room on the first floor for the two passenger elevators and in parking garage for the freight elevator.

## PLUMBING

In King of Prussia, domestic water is provided through a double back-flow prevention/check valve device in a 3-in. metered line. Domestic water enters the building through the middle of the CMU block wall on the east side of the parking garage in copper piping. Sewer piping is cast iron. Roof drainage flows to drain scupper locations which have cast iron drains in 6-in. sets of 6-in. leaders for drain and overflows to the municipal storm water collection system. Natural gas is provided in a metered 4-in. low-pressure black steel pipeline. Meter is located at the southwest corner of the building.

## HOT WATER

Domestic hot water is produced in a rooftop gas-fired boiler (2000) rated at 624,000-Btu/Hour with 100-gallon insulated storage tank and circulation pumps.

## FIRE SPRINKLERS

The building and garage are fully covered with Oliver fire water sprinklers. Main valves and backflow prevention device are located along West Valley Forge Road. Firewater enters from the west in a buried 6-in. main line which reduces to 4-in. upon entering the garage level. There are three (3) 4-in. firewater risers: wet sprinkler in central stairwell, garage riser, each with flow and tamper alarms plus a standpipe to roof in the south stairwell. Firewater is served at line pressure; no booster pumps are present. Distribution piping is steel.

## ALARM SYSTEMS

Life safety equipment includes hardwired smoke detectors, heat detectors, pull stations, illuminated exit signs, alarm horn/strobes and portable fire extinguishers. Emergency lighting is also provided by means of battery backup circuits in some of the light fixtures. The smoke detectors, pull stations, and flow switches in the sprinkler system are monitored by a central fire alarm control panel located in the utility room on the ground floor. The panel has remote dialing capacity. An annunciator panel for the system is located in the main lobby.



## TOPOGRAPHY

The site just east of Valley Forge Park and one mile north of the King of Prussia Mall. The terrain is gently sloping engineered to seat four level separate buildings.

## CENTRAL PARK/SWIMMING POOL

A central park plaza is beautifully landscaped. A swimming pool area and park gardens with firepits in the common area are encompassed by four buildings on the perimeter.

## FLATWORK

Outdoor area is provided along the entry of the lobby as well as the central park plaza which is finished with decorative concrete pavers. Concrete steps lead to the main building entrance in the center of the south building. Exposed aggregate Portland cement concrete is used in front of the main building entrance with sections of flatwork on the east and west of the entrance.

## LANDSCAPING

Landscaping is provided at all areas not designed with hardscaping. It includes primarily shrubs and trees. Crushed rock and mulch ground cover is located in the landscaped areas to deter unwanted vegetation. All areas are irrigated by an in-ground sprinkler system. Adjacent to the terraced pool area, a park campus is landscaped with planted containers and decorative structures with gathering areas with firepits provided.

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