



Spacious living areas, award-winning craftsmanship and luxurious amenities are hallmarks of Lépine's luxury apartments. SUPPLIED PHOTOS

# The quality of the air you breathe is vital — and is just one element of Lépine's high-tech apartments

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Air distribution. It may not have been the first thing prospective renters would necessarily have prioritized a few short months ago but, in these times, it's top of mind. We're all spending more time at home these days. But just how pure is that air you're breathing indoors? Good living doesn't get any more fundamental than that. At Lépine Apartments, clean, fresh air is hardly new. It is an important basic feature. Lépine properties are constructed to stringent regulatory requirements. Their safety, quality, performance and environmental standards are second to none. Right down to the air you breathe.

The Lépine standard is that all their buildings are built of solid concrete and steel framing. Their metallic partitions and extra-thick drywall combine to provide durable, non-combustible protection against fire and smoke damage.

Lépine buildings are designed in a series of self-contained compartments, including each unit, the garages and the common areas. This greatly enhances fire safety — and air quality. "Every unit has its own fresh-air intake and all the exhaust is vented directly through the walls to the exterior," says Francis Lépine, the company's president. "So every unit is compartmentalized and air self-sufficient. There is no air transfer from one unit to another. "They're all fully separated and individualized."

Older apartment buildings tended to pump fresh air into hallways. It would seep under doorways and pressurize each apartment. In many office buildings and shopping centres, windows don't open and air is recirculated. Filters catch dust and some particulate, but not typically bacteria.

Lépine has been pursuing the ways of the future for years, employing cutting-edge technologies —

many of its own design — to ensure its residents are safe, comfortable and as healthy as can be.

It starts from the bottom up.

Lépine is an acknowledged expert in the formation and use of concrete. Family-owned and operated for over half a century, it is an established designer, engineer and builder of exceptional precision. Its signature concrete construction not only extends the life of Lépine buildings, potentially for centuries, it is fire resistant, energy efficient, sound vibration absorbent and it provides outstanding sound insulation.

These same measures — nine-inch-thick partition walls, double acoustic insulation between units and standard-exceeding fire resistance — also contribute to air quality and security in Lépine buildings.

"You are protected within your living space," says Lépine. "New residents moving into a Lépine apartment would be no worse off than they would be living in their former house in terms of air quality and, in many cases, better off."

Lépine units provide an impressive degree of space, solitude, security and comfort.

Lépine windows strike a balance between glazed surfaces and solid walls to optimize the building envelope's thermal performance. They provide bright, natural light while the extruded frame design insulates and limits convection, and discourages potential water leakage or damage.

State-of-the-art, eco-friendly heating and cooling plants in every Lépine development further ensure residents are cool in summer and warm in winter.

In warmer months, Lépine's internal climate control systems use refrigerants — with zero ozone depletion potential — and a dry-cooling chiller process that uses less water and fewer chemicals than wet-cooling systems. HVAC water

loops are designed to blend temperature levels and minimize the load on power plants.

Thermal conductivity delivered by the building's slabs, beams and columns helps reduce energy loads and eliminates temperature variations, providing indoor comfort year-round.

The Ontario Building Code requires so-called party walls — those shared by two suites — to be designed and built with a Sound Transmission Class rating of at least 50. With two layers of acoustical insulation, a typical wall in a Lépine building reaches a code-eclipsing rating of 64.

The building code also requires walls between neighbouring apartments to be capable of preventing fire from spreading for at least an hour. Lépine walls can prevent fire from spreading for up to two hours.

Each unit, the garages and common areas are also compartmentalized, meaning if a fire starts in one unit or common area, it will not spread to another.

"Every box — every unit — is separated from the next unit and from the common areas," says Lépine. "If there's a fire, it isolates the fire within that space. So you don't have a fire in the building; you have a fire in Unit X, Y or Z."

There is no wood in the core structure of a Lépine building, nor is it supported by steel, so key vulnerabilities are eliminated in the case of fire. Non-structural metallic partitions and dry-wall combine to provide durable, non-combustible protection against fire and smoke damage.

Lépine buildings are equipped with reliable state-of-the-art fire and smoke detection and alarm systems, including public address capabilities, along with fire-suppression technology.

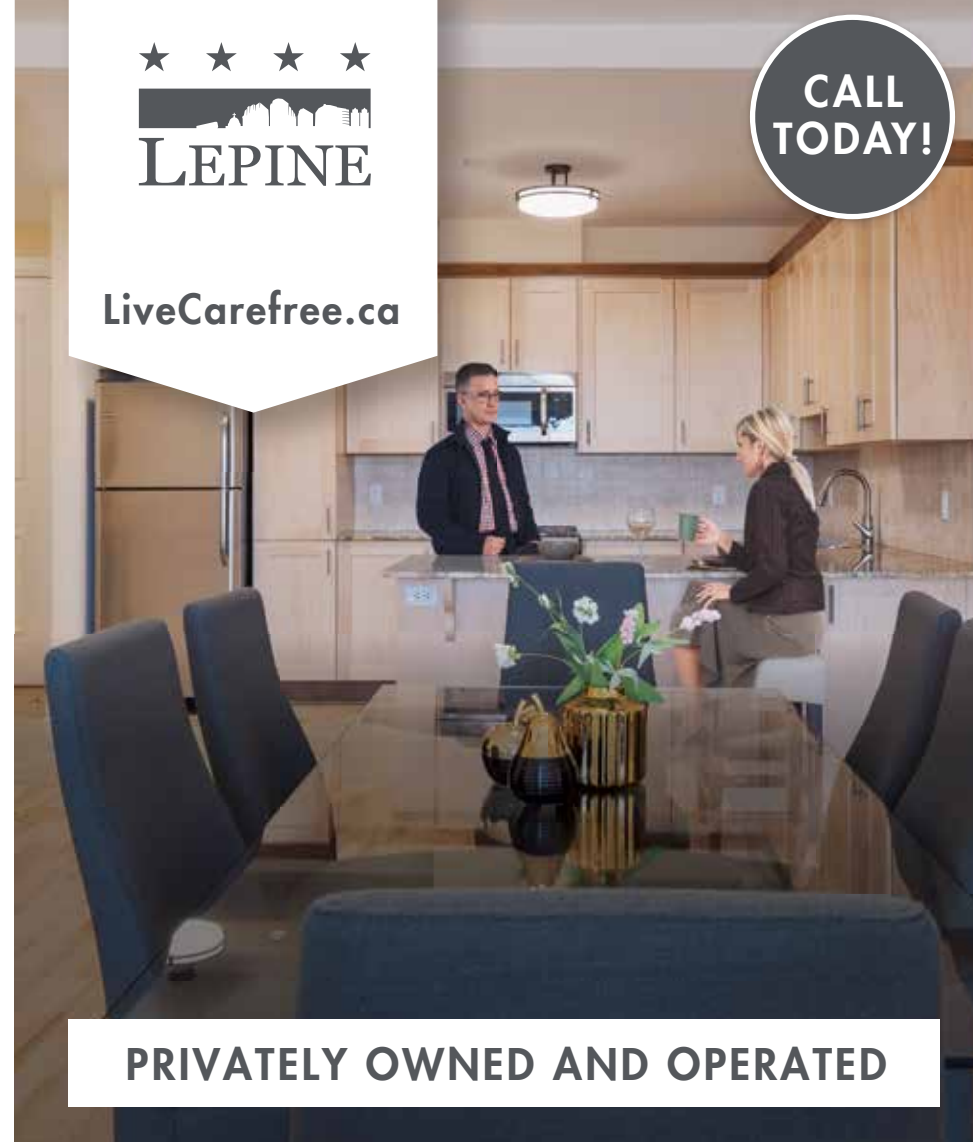
Says Lépine: "The treatment of fire prevention and air quality in our buildings is something that is extremely important."

For more information, visit [www.lepineapartments.com](http://www.lepineapartments.com).



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