

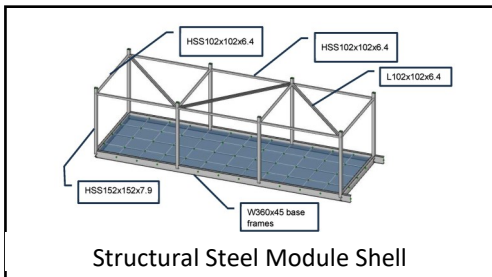


Affordable, Sustainable
Standard Design Mid/Hi-Rise Buildings
using
Standard Design, Off-Site, Pre-fabricated
Structural Steel Modules

A development model for building...
more housing
in less time
at a lower cost
with better & more consistent quality

MAKING HOUSING MORE AFFORDABLE & MORE QUICKLY

- Using Standard Steel Modules & Standard Building (1—21 Storeys)
- Overlapping On-Site Construction & Off-site Modular Fabrication



MERCIDIAN STANDARD BUILDING - DESIGN FEATURES

- 3 years of research & development to reach an integrated design for both standard module and standard building design
- HSS structural steel fabrication designed for low-rise, mid-rise, or high-rise construction
- A standard design which enables construction of buildings from 1 to 21 storeys, all with the same floorplate & footprint
- Code Compliant across Canada, including up to Zone 5 Seismic regions (*which is the highest zone in Canada - Victoria, BC*)
- Highly configurable building siting (*the modular residential tower can be placed: on slab on grade with surface parking, or on a commercial/retail podium with surface parking, and with or without underground parking*)
- Highly configurable floor plate, for virtually any mix of 6 standard suite configurations using the same standard core design (*Studio, One Bedroom, Bedroom & Den, Two Bedroom, Two Bedroom & Den or Three Bedroom*)
- Highly fabrication simplified (*only 3 standard steel module types are required to fabricate any of the standard suites*)
- Conventional construction components include: elevator/stairwell/services core, retail commercial podium (*if applicable*) and Under-ground Parkade (*if applicable*)
- 16 modules per floor (*112 modules in an 7 storey residential tower*)
- 8 to 12 suites per floor (*depending on the mix of suite types*)
- Highly configurable for different municipality demographics and uses (*affordable housing, market housing, student housing, seniors living, hotels/motels or any hybrid combination*)
- Highly Fire Resistant (*incorporation of mostly non-flammable materials, inside and out - except cabinetry*)
- Super insulated air tight suites (*utilizing fire retardant spray in foam*)
- Highly energy efficient Mitsubishi HYBRID CITY MULTI “smart” HVRF Heating & Cooling System (*which can provide heating & cooling to different suites at the same time, as required, on demand, using air source heat pump(s) and backup boiler(s) in colder regions*)
- High efficiency Mitsubishi Heat Recovery Air Exchange System (*75% efficient*)
- Advanced sound, smoke and fire barrier (*all modules have a 16 inch deep “basement” which contains all plumbing, HFAC, Mechanical and electrical equipment, with a concrete “basement” floor*)
- Highly self contained (*each module is highly leak proof with a tapered concrete “basement” floor to drain any water leaks toward plumbing risers in the central core*)
- Each off-site fabricated module includes balcony & common area hallway attaching to central core (*to minimize placement and connection time to complete*)
- DP sign-off and BP compliance verifications across Canada by Kumlin Sullivan Architecture Studio
- Efficient off-site fabrication (*18 to 20 days for the first module and 1 to 2 per day thereafter - per line*)
- Fast on-site erection time (*1 to 2 storeys per week using Mercurian’s proprietary “Quick Connect” structural & utilities connections*)
- Short & long term construction benefits (*attention to both cost to purchase and cost of ownership*)
- Sustainable materials and energy efficient systems for low overall cost of ownership (*low cost of construction, maintenance, & operation*)
- Conventional & CMHC financing available for purchasers by **National Bank, Alberta Treasury Branch & BMO Bank of Montreal.**

392 sq. ft. Studio Suite (*including motorized “wall bed/bookshelf unit”*) starting at \$149,900. to purchase (*in some municipalities*) or under **\$795./mo.** mortgage payment (*rent-to-own option may also be available*).

* One Suite in every building built by Mercurian will be donated to a person or persons in most need.
(*as selected by the municipality or non-profit intake agency where the building is constructed*)

Mercurian
GROUP

STANDARD FLOOR-PLATE TEMPLATE



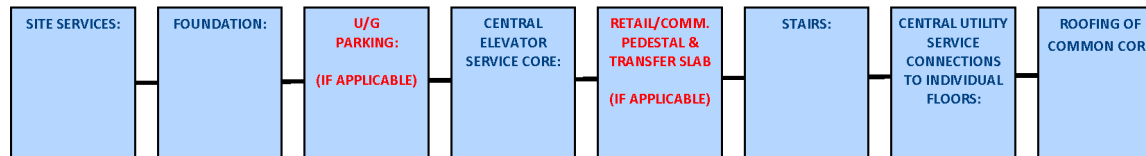
When setting an appropriate building design for any particular municipal demographics, the Standard Suite Configurations can be used to set a floor-plate that can be laid out with various mixtures of 6 Standard Suite styles (*Studio, 1 Bedroom, 1 Bedroom + Den, 2 Bedroom, 2 Bedroom + Den, 3 Bedroom*)

For example: 2 Studio Suites can be replaced by one 1 Bedroom Suite, a 1 Bedroom Suite can be replaced by 2 Studio Suites. A 2 Bedroom can be replaced with a 1 Bedroom + Den or vice versa. A 3 Bedroom Suite can be replaced by a 2 Bedroom + Den or vice versa.

GENERAL CONSTRUCTION PROCESS IN BUILDING A MODULAR RESIDENTIAL MULTI-STOREY DEVELOPMENT

ON-SITE SITE CONVENTIONAL CONSTRUCTION & OFF-SITE RESIDENTIAL MODULE FABRICATION OVERLAPS (*for significant time saving*)

ON-SITE CONVENTIONAL CONSTRUCTION IN PREPARATION FOR MODULAR RESIDENTIAL TOWER



FINISHED RESIDENTIAL TOWER



OFF-SITE FABRICATION OF COMPLETELY FINISHED RESIDENTIAL TOWER BUILDING MODULES

