

SPECIFICATIONS

Building Access and Security

The main lobby will be accessible to the public during regular operating hours, Monday to Friday from 7:00am – 7:00pm (except holidays) and Saturdays from 8:00am – 1:00pm

Enterphone access is available for after hour visitor access and secure card readers for tenant access

Secure restricted floor access provided through integrated elevator card readers

24-hour digital video recording surveillance of all building entry points

Connection to the Granville Street Bridge for bicycle access with a potential future pedestrian connection

Elevators

Two (2) centre opening 3,500 lb elevators with access to all below and above grade levels and interiors designed by BIG

Dedicated bicycle elevator with access to bicycle parking, end-of-trip shower/change room facilities, ground level lobby and the Level 5 connection to the Granville Street Bridge

Exterior Facade

Stainless steel exterior façade panels integrated into a high-performance triple-glazed curtain wall system

The enhanced performance of the exterior façade system reduces heating and cooling demands by over 20%

Full height glazed windows for increased access to daylight

Juliette balconies to provide natural ventilation

Exterior Courtyard

Ipe wood clad exterior courtyard, some with direct access from each Creative Space

Exterior access to the courtyard from Pacific Street and the Granville Street Bridge. The courtyard will be secured after hours but still available for use by the Creative Spaces

Sustainability

The development has been designed to LEED Platinum Neighborhood Development standards

Connection to Creative Energy's district energy heating and cooling system

Fully landscaped green roofs

High efficiency lighting and HVAC systems to reduce energy demands and improve occupant comfort

Air filtration system

Loading and Service

Building Manager for operations and maintenance

Dedicated at-grade Class B and below-grade Class A loading spaces; Building 3 at-grade loading is accessible off Continental Street and Building 4 at-grade loading is accessible off Rolston Street

Garbage and recycling room

Structure

Flat slab cast-in-place concrete structure with post-tension cables

Floor loading capacity of 80 psf

Mechanical

Ventilation designed for open concept layout with a density of 0.1 cfm per square foot

Multiple control zones for added thermal comfort

Low flow plumbing fixtures for enhanced water conservation.

BIG designed Kallista by Kohler faucets in chrome finish

Duravit toilets and sinks

100% fresh air supply to high-efficiency 4-pipe heating and cooling fan coils

CO2 sensors

Separate metering of heating, cooling, hot and cold water

Electrical

208/120V 3 phase 4 wire electrical panel located on each floor

Electrical outlet distribution within the Creative Spaces integrated into the underside of the glazing for ease of access to power

High-efficiency, low mercury LED fixtures

LED fixtures will be suspended direct/indirect lights complete with occupancy sensors, dimming and daylighting controls

High-speed fiber optic and cable service feeds

Separate metering of electricity

450 kVa diesel emergency power generator for the backup of essential base building systems

Interior Design

Designed by Bjarke Ingels Group (BIG), the Creative Spaces at Vancouver House are conceived in deep relation to the overall architecture and materiality

Common Space Interiors by BIG

The main lobby areas will have Ipe wood clad walls, mirrored ceilings and linear light fixtures to provide a minimalist and expansive aesthetic

Elevator lobbies will have a similar aesthetic but are contrasted with architectural concrete walls

Elevator cabs are appointed with metal grating with mirrored wall and integrated television

Washrooms are designed with Italian tile floors and walls, stone countertops and wall-sconce lighting

Creative Space Interiors by BIG

Glazed entry doors with custom signage

White oak hardwood flooring throughout

Exposed concrete ceilings with architecturally designed enclosures around the ceiling HVAC units for added acoustic comfort

Exposed concrete columns

Linear LED light fixtures in 4' and 8' lengths.

Juliette balconies with single and dual operable sliding doors

Matte black kitchenette with Kohler plumbing fixtures and European appliances

Manual and automated roller shades to allow for privacy and solar shading while not obstructing views

Double height spaces with feature metal stairs