

Specifications

Design Philosophy

The 640 foot glass tower is an understated, elegant form respectful of its setting along Vancouver's prestigious Georgia Street. The angled form responds to city views of the North Shore mountains and opens the landscaped lower level amenities to sunlight and the pedestrian activities of the Robson Street corridor. A green belt of bamboo angles across the site, linking both Georgia and Alberni to the upper level garden and restaurants. The greening on the lower levels extends up the tower's southwest façade to a garden crown at the roof, reflecting the natural surroundings of Vancouver.

Exterior

- High performance, double-glazed, low-E coated, clear curtainwall glazing system is accented with a textured veil of buttons that conceals the tower ventilation system and adds a sparkle to the Georgia and Thurlow facades
- The angled southwest façade is finished in the same high-performance curtainwall system with a tinted glass to address the heightened sun exposure
- Stone cladding accents the walls at the base of the tower as an extension of the stone finish over the entire ground plane. Glazed canopies provide weather protection along the street edge

Building Systems and Sustainability

- The building systems are designed for both the comfort of the users and for energy efficiency
- Geothermal heating and cooling are used throughout the project to minimize energy consumption
 - The project is targeted for a Canada Green Building Council CAGBC, Leadership in Energy and Environmental Design LEED – Silver certification
 - Sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality and innovation and design process are key factors to LEED certification
 - 57,000 trees will be planted in British Columbia as an environmental contribution in order to offset the carbon dioxide released into the atmosphere from building energy

Landscaping

- Designed by Vancouver's leading landscape architect firm of Phillips Farevaag Smallemberg
- A playful composition of architectural forms, landscaping, water and art create a dynamic urban experience at street level
- Outdoor spaces include a bamboo grove, dining at the water's edge and water features
- Compelling green connection between ground, walls and roofs; herb and rooftop gardens, green walls and the folded planes of the bamboo garden reinterpret notions of the urban garden

Public Art

- The first designated public outdoor exhibition space to be curated by Vancouver Art Gallery
- A private and civic initiative created in partnership between the Vancouver Art Gallery, the Development Team and the City of Vancouver
- Rotating Exhibits feature innovative contemporary art
- Local and international artists will be commissioned to create projects in a variety of mediums

Structural Design

- Reinforced concrete construction
- Long span flat plate floors minimize columns and maximize ceiling heights in suites
- High strength 10,000 psi concrete columns minimize their size and impact on the suites
- Increased depth 8" floor slabs reduce low frequency floor-to-floor noise transmission
- Wind and seismic forces carried by a central tapered and stepped reinforced concrete core with shear walls up to 60" in thickness
- Wind design based on special Wind Tunnel Study by wind consultants Rowan Williams Davis & Irwin Inc.

Mechanical and Electrical Design

- Centralized low energy air-conditioning system using water source heat pumps connected to underground geothermal piping

- Heating source from underground geothermal piping and from central downtown steam utility
- Separate transformers to power Living Today homes, Private Access estates and Shangri-La Hotel
- Standby generator set for base building back up
- Two-stage fire alarm system
- Common area lighting will be designed to exceed ASHRAE 90.1 and City of Vancouver Energy By-law
- Energy efficient LED lighting

Building Envelope

- Fully tested commercial curtainwall system, rarely available in a Vancouver residential building, is custom-designed for the project and offers:
- Tubular framing sections for additional rigidity, strength and durability with maximized vision sealed panels for minimal obstruction of views
 - Pre-glazed modules factory assembled under strict quality controls
 - Fully engineered system with increased performance against wind-driven rainfall
 - Exterior glazed assembly providing an interior continuous air and water barrier protected from the exterior elements
 - Fully compartmentalized individual modules
 - Durable construction material minimizes maintenance requirements and increases long-term performance
 - Envelope design and installation reviewed by Developer's consultant as well as warranty provider's consultant

Security

- Main lobby with 24-hour concierge and security
- Building-wide electronic Access Control system
- 24-hour digital video recording surveillance of building entry points
- Electronic access using a single encrypted security device
- Video Entry System allows identification and screening of guests
- Elevators include restricted floor access
- Optional In-Suite security systems, fully installed, tested and programmed

Warranty

- Living Shangri-La offers a 2-5-10 warranty provided by National Home Warranty, one of the world's largest insurance brokers and risk consultants
- 2 Years Materials and Workmanship Protection
 - 5 Years Water Penetration Protection
 - 10 Years Structural Protection

Living Today Homes Floors 16 to 42

Interiors

- Designed by James KM Cheng Architects Inc.
- Overheight stained oak suite entry door
- Basalt stone at suite entry
- Overheight ceilings
- Wood flooring in living areas
- Marble stone flooring in bathrooms
- Tailored designer wool carpet in bedrooms
- Kitchen cabinets and bathroom vanities by Eggersmann from Germany available in two colour schemes
- 30" or 36" Dimplex Opti Flame electric fireplace
- Finest quality Lutron window shades with woven sun control fabric. All shade material throughout the building is the same to create a unified appearance
- Architect's Series upgrade package with basalt stone flooring, stainless steel kitchen counters and backsplash

Appliances

- Miele 30" or 36" gas stainless steel cooktop with high speed burners and double ring wok superburners
- Miele 24" Novotronic stainless steel oven with true European convection, AutoRoast and Intensive Baking modes
- Miele Novotronic stainless steel dishwasher with low water consumption and quiet performance
- Miele stainless steel designer four speed hood fan with up to 625 cfm motor and heavy duty grease filters
- Panasonic stainless steel microwave 1.6 cubic feet, 1200-watts, with inverter technology even heat system and turbo defrost
- Subzero 30" or 36" stainless steel refrigerator

- Bosch H-Axis front-loading washer and Bosch ventless condensation dryer
- Optional Miele 24" under-counter wine cooler and built in Miele coffee maker

Kitchens

- European wood cabinets by Eggersmann from Germany
- Self-closing cabinet drawers
- Contemporary built-in under-cabinet lighting
- Polished granite slab countertop and full-height backsplash
- Stainless steel double sink with built-in garburator
- KWC Domo Sink mixer with rinsing spray and swivel spout

Bathroom and Powder

- European wood vanities by Eggersmann from Germany
- Polished European marble slab countertop for master ensuite and second bath
- White glass countertop for powder rooms
- Marble flooring in oversize tiles
- Kallista white cast iron tub in marble deck and tub surround
- Separate glass shower enclosures in all bathrooms
- Caroma Walvit wall-hung concealed tank water closet
- Caroma Leda Vasque above counter basins
- Bathroom fixtures by Hansgrohe Axor – Philippe Starck
- Bathroom accessories by Cosmic 'Minimalist' series

Entrance Lobby

- Separate lobby for Living Today homes
- Soaring, 18 foot ceilings
- Waiting areas with furniture

Elevators

- Centre opening, gearless elevators with high quality finishes
- Flush mounted video displays inside each elevator cab deliver up-to-the-minute information on breaking news, weather and the markets
- Three high-speed 700 fpm state-of-the art 3000 lb. cabs
- Shared 3500 lb. high performance 700 fpm service elevator
- Additional three elevators to service Shangri-La Hotel and two glass elevators service the food store and restaurants

Amenities and Services

- Concierge service
- Infinity pool and hot tub
- 4,200 square foot Fitness Centre with Techno Gym equipment and yoga and pilates room
- Resort style locker, changing facilities and steam rooms
- Chi Spa treatments available
- Corporate quality function rooms with high-resolution video projection, wireless Internet and video conferencing capabilities
- Business Centre with four, semi-private work stations, a private office plus an eight-seat boardroom available for booking
- Library
- Games Room
- 40 seat multi-media Screening Room
- Access to Shangri-La Hotel lounge and fine dining restaurant, two restaurants, Spa Juice Bar and Urban Fare gourmet market
- Optional valet parking
- Optional classes and private training in the Fitness Centre by appointment

Parking and Bicycle Storage

- One parking stall is provided per unit
- Entrance to parking for all uses is from Alberni Street via a landscaped drive court
- Separate internal parking ramp
- Lower valet lobby services both residents and Shangri-La Hotel guests
- Parking is gated for security
- Secured common bicycle storage rooms

Technology

Engineered Cabling Solution (ECS)

- Carefully designed and fully integrated Telecommunications Cabling package designed by Millson Multi Media

- State-of-the-art design allows you to stay connected to entertainment and information technologies
- Cabling provides simplified maintenance today and ability to upgrade tomorrow
- Attractive, integrated “Multi-Media” outlets provide convenient connections for multiple phone, fax and modem lines, Cable modem and DSL high-speed Internet access, Digital Cable TV, Satellite TV services and in-home Local Area Computer Networking

In-Suite Computer Networking

- Fully operational 100Mbps computer network built-in
- Provides convenient wall connections throughout your home allowing you to easily connect several computers together, share a printer or surf the Web
- Supports wireless networking

Extreme Speed Internet

- Extreme Speed Internet connection, “always on”
- “High-Speed Internet” delivering connection speeds of 5Mbps and higher

Lutron Window Shades

- Lutron manual residential shading system throughout
- Includes premium Sun Shades in every room
- Option to substitute Lutron QED motorized shades to all rooms
- Option to add Lutron blackout shades to bedrooms or other rooms

Residential Technology Options by Millson™

- Systems can be purchased a la carte or combined to create a customized solution
- Available Living Today Homes Technology Options include:
 - > Three levels of dedicated Home Cinema featuring matching custom Cinema millwork, Sony Wega Flat Screen technology and THX Ultra II certified audio components
 - > Distributed Music System provides music throughout your home
 - > Automated Lighting Control System lets you control lighting levels in each room at the touch of a button
 - > Sony’s LocationFree™ TV™ provides the definitive wireless TV experience. Enjoy your favorite TV programs, movies, even Internet and e-mail anywhere in your home, all without wires
 - > The Residential Automation System lets you control your entire home with simplified TouchScreen control technology

Private Access Estates Floors 43 to 60

Interiors

- Designed by James KM Cheng Architects Inc.
- Overheight stained oak suite entry door
- Basalt stone at suite entry
- Overheight ceilings
- Wood flooring in all living areas
- Imported marble stone flooring in bathrooms
- Tailored designer wool carpet in bedrooms
- Kitchen cabinets and bathroom vanities by Boffi from Italy available in three colour schemes
- 36” Dimplex Opti Flame electric fireplace
- Finest quality Lutron QED window shades with woven sun control fabric. All shade material throughout the building is the same to create a unified appearance
- Architect’s Series upgrade package with basalt stone flooring, stainless steel kitchen counters and backsplash

Appliances

- Miele 42” gas stainless steel cooktop with high speed burners and double ring wok superburners
- Two Miele 24” Novotronic stainless steel ovens with true European convection, AutoRoast and Intensive Baking modes
- Miele Novotronic stainless steel dishwasher with low water consumption and quiet performance
- Miele stainless steel designer four speed hood fan with up to 625 cfm motor and heavy duty grease filters
- Panasonic stainless steel microwave 1.6 cubic feet, 1200-watts, with inverter technology even heat system and turbo defrost

- Subzero 36” or 48” custom-paneled refrigerator
- Subzero 27” custom-paneled wine cooler with lower refrigerated beverage drawers
- Miele stainless steel coffee maker with built-in design and fully automatic one-button grinding, measuring and brewing
- Miele washer and Miele ventless condensation dryer side by side

Kitchens

- European wood cabinets by Boffi from Italy
- Contemporary built-in under-cabinet lighting
- Polished European granite slab countertop and full-height backsplash
- Franke stainless steel double sink with built-in garburator
- KWC Domo Sink mixer with rinsing spray and swivel spout
- Self-closing cabinets and drawers
- Cantilevered island countertop for bar seating

Bathroom and Powder

- Wall-hung wood vanities by Boffi from Italy
- Polished European marble slab countertop for master ensuite and second bath
- White glass countertop for powder rooms
- Marble flooring in oversize tiles
- Kallista white cast iron tub in marble deck and tub surround
- Separate glass shower enclosures in master ensuite
- Oversize glass showers in second bathrooms
- Caroma Walvit wall-hung concealed tank water closets
- Caroma Leda Vasque above counter basins
- Bathroom fixtures by Hansgrohe Axor – Philippe Starck
- Bathroom accessories by Hansgrohe Axor – Philippe Starck
- Glass toilet enclosure in master ensuite

Entrance Lobby

- Private Access lobby
- Soaring, 21 foot ceilings
- Waiting areas with designer furniture

Elevators

- Centre opening, gearless elevators with high quality finishes
- Two super high-speed 1200 fpm state-of-the art 3500 lb. cabs
- Shared 3500 lb. high performance 700 fpm service elevator
- Additional three elevators to service Shangri-La Hotel and two glass elevators service the food store and restaurants
- Flush mounted video displays inside each elevator cab deliver up-to-the-minute information on breaking news, weather and the markets

Amenities and Services

- Doorman and concierge services
- Valet parking
- Limousine service provided within the downtown peninsula
- Infinity pool and hot tub
- 4,200 square foot Fitness Centre with Techno Gym equipment and yoga and pilates room
- Resort style locker, changing facilities and steam rooms
- Chi Spa treatments available at preferred rates
- Corporate quality function rooms with high-resolution video projection, wireless Internet and video conferencing capabilities
- Business Centre with four, semi-private work stations, a private office plus an eight-seat boardroom available for booking
- Library
- Games Room
- 40 seat multi-media Screening Room
- Access to Shangri-La Hotel lounge and fine dining restaurant, two restaurants, Spa Juice Bar and Urban Fare gourmet market
- Optional classes and private training in the Fitness Centre by appointment
- Optional housekeeping and other hotel services

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Extreme Speed Internet

- Extreme Speed Internet connection, “always on”
- “High-Speed Internet” delivering connection speeds of 5Mbps and higher

Sony’s LocationFree™ TV

- Sony wireless 12” Flat Panel LCD Display LocationFree™ TV
- Enjoy your favorite TV programs, movies, even Internet and e-mail anywhere in your home, all without wires
- Built-in speakers, stand and carrying handle

Lutron Window Shades

- Finest motorized window shades available
- Feature Lutron’s exclusive “Quiet Electric Drive” which smoothly raises and lowers the shades in virtual silence
- Wall mounted keypads allow adjustment of shades to desired position with precision
- Includes Lutron QED Sun Shades in every room
- Option to add Lutron blackout shades to bedrooms or other rooms

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