



CEILING HEIGHTS:

Floors 2 to 24	9'-0" clear
Floor 25	10'-6" clear
Parking	6'-7"
Ceiling Type:	Open

MECHANICAL SYSTEMS (HVAC):

Space Ventilation:

100% filtered outdoor air providing a cleaner air. Air quality is monitored through carbon dioxide sensors and filtered to ensure good air quality throughout.

Space Heating & Cooling:

Variable air volume direct outdoor air system for increased air quality combined with a four-pipe fan coil system (complete with variable speed ECM for energy conservation) with 10 zones per floor (6 Exterior + 4 interior), averaging 740 sq.ft. per heating and cooling control zone for increased comfort and air quality.

HVAC BENEFITS:

Improved indoor air quality; increased tenant layout flexibility; smaller temperature control zones for higher occupant comfort; reduced energy consumption and carbon emissions, lower energy costs (approximately 20% less).

MECHANICAL PLANT:

Combination of high efficiency heat recovery chiller, condensing boilers and centralized heat recovery ventilator.

PLUMBING SYSTEMS:

Plumbing per Vancouver Building Bylaw. Water conserving fixtures with automatic sensors.

ELECTRICAL SYSTEMS:

- Electrical riser room on each floor of the tower fed from the bus duct riser
- Power for tenant space will be 120/208V
- Tenant Power allowance: 6.08 watts psf allowance for power and lighting
- Typical tenant space power watts/sq.ft:
 - Capacity for tenant (plug load): 3.6 W/sq.ft
 - HVAC Power: 1.5 W/sq.ft
 - Lighting: 0.98 W/sq.ft (max per ASHRAE 90.1)
 - Metering infrastructure for LEED M&V

ELEVATORS:

- Destination Dispatch System
- 5 High speed elevators servicing Floors 2-25 (1000 fpm; 3500 lbs)
- Parking: 1 shuttle elevator (500 fpm; 3500 lbs)

SHIPPING RECEIVING:

Dedicated loading area accessed off the lane for Class "A" vehicles (4 stalls) Class "B" vehicles (2 stalls). All have direct access to the service elevator. Extra class "B" stall available for use across the lane at 333 Seymour.

COMMUNICATION SYSTEMS:

Data and voice communication lines supplied on each floor, distribution by tenant. Vertically aligned communication closets, one per floor, sleeves thru floor down to main telephone room.

LIGHTING SYSTEMS:

- Tenant lighting design is flexible, subject to meeting ASHRAE 90.1
- Lighting control panel is provided for tenant to tie in.

WASHROOMS PER FLOOR:

5 individual washrooms per floor including one barrier free washroom.

EXTERIOR WINDOWS:

Full height glazing (1'-4" high sill for electrical distribution) with high performance double glazed curtain wall (thermally broken, unitized curtain wall system).

SAFETY & SECURITY:

- Card access control, Intrusion detection and video monitoring
- Doors/Elevator Monitoring, etc.

FIRE DETECTION SYSTEM:

Fire Alarm system primary detection is Sprinkler Flow. Smoke, heat and pull station also provide signals for the Fire Alarm system.

SPRINKLER SYSTEM:

Fully sprinklered building to NFPA 13

FLOOR LOAD:

- Dead load: 30 psf with increased loading zones for high density storage
- Live load: 50 psf

EMERGENCY GENERATOR:

- Yes, sized per code for life safety for building with additional spare capacity for tenant's use.
- Generator power panel (non-life safety) is available upon request.
- Tenant exclusive/separate emergency generator(s) is possible

SATELLITE DISH CAPABILITY: Yes

FIBRE OPTIC CAPABILITY: Yes

SPECIFICATIONS

BUILDING SIZE	Approximately 210,000 square feet	
CIVIC ADDRESS	601 West Hastings Street, Vancouver, BC	
FLOOR SIZES	Average Floor Plate:	L2: 3,660 sf L3: 8,360 sf L4 – L25: 8,858 sf – 9,186sf
	Crossover Floors:	3, 8, 13, 18, 23
TIMING	Q3 2021	
PARKING	<ul style="list-style-type: none">• Below ground stalls: shared parkade with 333 Seymour• EV charging stations: 3 located on P1 (ability to increase to 12)	
PARKING RATIO	1 per 2,5000 SF	
SUSTAINABILITY	LEED Gold Systems Features: <ul style="list-style-type: none">• High efficiency heating and cooling system• 33% less energy and 20% less cost per annum• Natural daylight and views• Water conserving washroom fixtures• Low Emitting finishes• LED light fixtures• Excellent access to public transit	
SKYTRAIN	Rapid Transit - 1/2 block from Waterfront Station. Services include: <ul style="list-style-type: none">• Expo/Millennium Line station, Canada Line station, Seabus terminal, West Coast Express Terminal• Multiple bus routes within 1 block	
AMENITIES	<ul style="list-style-type: none">• Secure bike storage area for up to 71 bikes• Storage lockers, showers, change rooms• Bike work station• Access to 333 Seymour Fitness Facility (first class upgrade coming 2019/2020)	
OPERATING COSTS & TAXES	Operating Expenses	\$13.00 per square foot
	Realty Taxes	\$8.25 per square foot
	Total Estimated (2018)	\$21.25 per square foot
DEVELOPER	PCI DEVELOPMENTS	