

Specifications

DESIGN PHILOSOPHY

Designed by renowned James KM Cheng Architects Inc.

At a height of 457 feet, the Estates, Fairmont Pacific Rim Vancouver is a vibrant, well-scaled neighbour to the celebrated Marine Building and adjacent Shaw Tower, offering a collection of ultramodern luxury residences above a five-star hotel on the Coal Harbour waterfront.

Architecturally, each façade features a distinctive expression to complement its unique orientation and context. The façades respond to solar and view orientations and offer a rich and varied experience as one meanders around the building. Purposely divided into smaller elements, the design achieves optimal scale and texture. Colour is an integral part of the architectural concept and is used on every façade and in concert with the proposed public art installation, which will dramatically wrap the ceremonial corner at Burrard and Cordova.

EXTERIOR

- High performance, double-glazed, low-E coated, clear curtainwall glazing system

BUILDING SYSTEMS AND SUSTAINABILITY

- Building systems are designed for both the comfort of the users and for energy efficiency
- Control plan heating and seawater cooling are used throughout the project to minimize energy consumption

LANDSCAPING

- Designed by Vancouver's leading landscape architecture firm, Phillips Farevaag Smallerberg
- A playful composition of architectural forms including landscaping, water and art create a dynamic urban experience
- Extensive landscaping connects the building with its surroundings
- The inviting arrival plaza provides a seamless transition to adjacent Shaw Tower
- Engaging outdoor spaces include a public plaza for multi uses and a contemporary outdoor fireplace for gathering
- Double rows of stately street trees create a lush green edge along Burrard Street
- Sculptural seating animates the Burrard Street public realm
- A resort-like mood is enhanced by a spectacular swimming pool with poolside bar; entry pool for water play; private cabanas with gas fire pits and a sundeck with lounge chairs overlooking the North Shore mountains and Coal Harbour
- Green roof landscape patterns respond to the architectural form to offer privacy and protection to the outdoor patio

PUBLIC ART

The Estates, Fairmont Pacific Rim Vancouver will offer one of the most significant and impressive public art commissions in the City of Vancouver. The building's Burrard and Cordova façades will feature compelling light bands that wrap the form, providing a highly visible artistic element that brings light and movement to the lower third of its most public corner.

- Designed to enhance the acclaimed installation of public art commissioned by Westbank at Shaw Tower
- Local and international artists will be sought to create the work

STRUCTURAL DESIGN

- Post tension reinforced concrete construction
- Long-span flat floor plates minimize columns and maximize ceiling heights in suites
- High strength 10,000 psi concrete columns minimize size and impact on the suites
- Increased depth 9" 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 wall thickness up to 36"

MECHANICAL AND ELECTRICAL DESIGN

- Centralized low energy air conditioning system uses heat pumps connected to seawater as the cooling source
- Heating through a central steam utility system provided by Central Heat Distribution Limited
- Separate transformers to power the Estates and Fairmont Pacific Rim Vancouver Hotel
- Standby generator set for base building backup
- 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 residential buildings in Vancouver, 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 are 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
- Durable construction material minimizes maintenance requirements and increases long-term performance
- Envelope design and installation reviewed by the developer's consultant as well as warranty provider's consultant

THE ESTATES *Floors 23 to 48*

INTERIORS

- Designed by James KM Cheng Architects Inc.
- Luxurious leather-bound oversized suite entry door with dark oak surround
- Generous stone threshold at suite entry

- Overheight ceilings in residences
- Three gorgeous colour options to choose from include:
 - English Bay – a soothing creamy palette of natural stone, wood and tile for bathroom and kitchen
 - Stanley Park – a mid tone palette of natural stone, wood and tile for bathroom and kitchen
 - City Lights – a dramatic palette of natural stone, wood and tile for bathroom and kitchen
- Rich wood flooring in a unique stacked pattern throughout living areas
- Romantic 33” electric flame fireplace
- Finest quality window shades with woven sun control fabric
- Matching shade material throughout the building to create a unified appearance
- Plush designer wool carpet in bedrooms
- Uniquely designed and integrated wood interior entry and master closet systems by Poliform from Italy

KITCHENS

Each kitchen includes:

- Pristine European cabinets by Boffi from Italy
- Self-closing precision soft-touch cabinet drawers and doors
- Contemporary built-in under-cabinet lighting
- Polished granite slab countertop and full-height backsplash
- Stainless steel Kohler double sink with built-in garburator under the counter
- Dornbracht Tara Classic faucet
- Optional Dornbracht Tara Classic pivotable faucet
- Coordinating soap dispenser
- Unique built-in LCD TV which descends from a hidden compartment in most suites; not included in one bedroom units.

The Boffi ‘enclosed’ kitchen features a floating kitchen island as well as a sandblasted glass sliding wall/partition on suspended tracks.

The Boffi ‘gallery’ kitchen wall features integrated appliances and a convenient island for culinary activities or multi-tasking.

APPLIANCES

- Miele 36” MasterChef stainless steel five-burner gas cooktop with linear grate design in most suites; Miele 30” MasterChef stainless steel five-burner gas cooktop with linear grate design in smaller units
- Miele 24” MasterChef multi-functional stainless steel convection wall oven
- Miele 24” Advanta fully-integrated dishwasher with cutlery tray, quiet performance and low water consumption
- Miele 42” stainless steel designer four-speed hood fan
- Miele 24” MasterChef stainless steel speed oven/convection microwave with 11 operating modes including auto-roast. This is the first residential tower in North America to be equipped with Miele’s new speed oven/convection microwave.
- Miele built-in coffee machine with cup/plate warming drawer in most units
- Sub-Zero 36” fully-integrated refrigerator with bottom freezer drawers
- Sub-Zero full-height integrated 78-bottle wine storage with two auxiliary refrigerator drawers or Sub-Zero under-counter 46-bottle wine storage in most units
- Miele front-loading Touchtronic washer and ventless condenser dryer
- Optional Miele 24” stainless steel steam oven in place of the speed oven/convection microwave

BATHROOM AND POWDER

- Streamlined European wood vanities by Boffi from Italy
- Polished natural stone slab countertop for master ensuite and second bath
- Marble or travertine flooring in gracious oversized tiles
- Kohler white cast iron tub with marble deck and tub surround
- Separate glass shower enclosures in all bathrooms with soothing Kohler WaterTile, rain shower and body spray
- One piece Kohler water closet
- Contemporary Kohler undercounter basins
- Sleek bathroom fixtures by Dornbracht MEM series in polished chrome from Germany
- Modern bathroom accessories by Dornbracht MEM series in polished chrome from Germany

ENTRANCE LOBBY

- Separate private lobby for residents
- Soaring 20-foot ceilings
- Guest lounge complete with designer furniture
- Convenient access to Fairmont Pacific Rim Vancouver Hotel lobby and services

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

AMENITIES AND SERVICES

- Traditional doorman and concierge services
- Heated outdoor pool, hot tub and patio deck managed by Fairmont
- Fitness Centre with up to date Techno Gym equipment, professionally managed by Fairmont
- Resort-style locker, changing facilities
- Fairmont’s Willow Stream Spa offering an array of personal indulgences*
- Corporate-quality multi-function rooms with high-resolution video projection, wireless Internet and video conferencing capabilities*
- Business centre with semi-private work stations and a private office*
- 18-seat multi-media theatre

- Access to Fairmont's hotel lounge, fine dining restaurant and bistro
- Limousine service provided within the downtown peninsula
- Optional housekeeping and other hotel services, including room service*

PARKING AND BICYCLE

- Valet parking services
- Entrances to parking from Canada Place Way and Waterfront Road
- Gated parking for security
- Secured common bicycle storage rooms
- Storage lockers available to purchase

SECURITY

- Main lobby offers 24-hour concierge/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 system, fully installed, tested and programmed

TECHNOLOGY

Techcierge™

The Techcierge electronic concierge system also allows residents to access a full range of services and amenities via their own personal Web interface including valet, room service, spa appointments and more.

*ECS Network™ – Entertainment * Communications * Security*

- Carefully designed and fully integrated telecommunications cabling package designed by project Technology Integration Consultants, Millson Multi-Media Inc.
- State of the art design allows you to easily and reliably connect to the latest entertainment and information services
- Cabling architecture provides simplified maintenance today and the ability to upgrade tomorrow
- Attractive, integrated multi-media outlets provide convenient connections for multiple phone/fax lines, extreme speed Internet access, digital television services, Shaw Phone, Telus TV, VOIP services and in-home Local Area Networking

In-suite Computer Networking

- Fully-operational 100Mbps computer network is built in
- Provides convenient wall connections throughout your home, allowing you to easily connect several computers together, share a printer or surf the web
- System architecture provides connectivity for wireless networking equipment

Extreme Speed Internet

- Extreme speed Internet connection is "always on"
- Extreme speed Internet services are included, delivering connection speeds of 10Mbps and higher the day you move in

Window Shades

- Premium Sun Shades included throughout
- Finest motorized window shades available
- Features exclusive quiet electronic drive system, which raises and lowers the window shades in virtual silence
- Wall-mounted designer keypads allow adjustment of shades to desired position with precision every time
- Options available to add blackout shades to bedrooms or throughout

Built-In LCD TV

- Premium LCD TV built in to kitchen cabinetry in most suites
- TV descends on motorized mechanism from hidden compartment to just above counter height
- Completely invisible installation providing maximum counter space

iPod™ docking station

- Stylish built-in docking station allows connection of your iPod to audio and video equipment
- Enjoy music, photos, videos and movies on your TV and stereo
- Includes convenient remote control allowing operation from across the room

Residential Technology Options™ by Millson

Systems can be purchased à la carte or combined to create a customized solution.

Options include:

- Three levels of dedicated home cinema featuring customized matching cinema millwork, Sony flat screen technology, premium audio components and professional installation and programming
- Distributed music system provides beautiful music throughout your home
- Fully integrated in-home Security System
- Lighting control system lets you control lighting levels in each room at the touch of a button
- Blackout window shades available for bedrooms only or throughout your home
- Residential automation system lets you control your entire home with simple, convenient touch screen control panels

WARRANTY

The Estates offer a 2-5-10 warranty provided by National Home Warranty, one of the world's largest insurance brokers and risk consultants including:

- 2 Years Materials and Workmanship Protection
- 5 Years Building Envelope Warranty
- 10 Years Structural Defect Warranty