

specifications

Exterior

High performance, low-E coated curtainwall system with aluminum frames

Distinctive façade showcases a high-performance building envelope to improve thermal comfort

Glass veil at exterior created from glass disks hung from steel cables positioned to create an element of motion. Glass artist John Hogan developed the veil as one of the glass art pieces throughout the project

Structural Design

Concrete structure with a level of finish which enhances exposed ceilings and walls

Concrete lateral core system

Centralized floor loading for increased load

Interior

LED lighting throughout

Interior inner-connecting stair within glass enclosure for tenant access between floors

Interiors custom-designed by James KM Cheng Architects with Revery Architecture

Amenities

Westbank Cycle Club e-bike share program and amenity lounge for workspace tenants

The Orchard — Level 7 outdoor amenity space for individual and group meetings under an orchard

Dedicated end-of-trip facilities on P1 Mezzanine

Architecture

Architectural concrete, light oak and glass finishings throughout

Full height sliding doors for natural ventilation on each office floor and positioned on two sides of the floor plate to create cross ventilation

Building Systems and Security

Designed to LEED standards, with emphasis on water conservation, energy reduction and storm water management

Smart-metering system

Building-wide electronic control system with encrypted fob access

24-hour digital video recording surveillance of building entry points

Destination dispatch elevators with restricted floor access

Sustainability

High performance envelope and efficient mechanical system combine to reduce carbon emissions by 30% each year relative to a benchmark building in climate-conscious Seattle

40% reduction in the use of potable water consumption through water-wise plumbing fixtures, and a rainwater capture system

Embodied carbon emissions 20% lower at First Light than a benchmark building, through efficient architectural and structural design, and post-tensioned slabs that minimize concrete volumes in the building

Designed to accommodate a future connection to Creative Energy's zero-carbon district energy system

First Light

Overall GFA:	550,000 sf
Residential (Condo):	459 Homes
Retail:	6,356 sf
Number of Floors:	48 (1 Retail/6 Collaboration Space/ 41 Residential)

Construction Completion: Q1 2024

Collaboration Space

Office Area:	114,740 sf	Parking Ratio:	0.68 Stalls/1,000 sf
Floorplate Size:	17,000 sf	Slab to Slab:	Levels 2-5 12'-3"
Orchard Terrace:	9,344 sf		Level 6 13'-8"
Collaboration Space (Office):	6 Floors		Level 7 12'-4"
Commercial Parking Stalls:	78	Typical Bay Depth:	25' by 25'6"
Commercial Elevators	3	Core Type:	Concrete core with concrete columns



The Orchard
Level 7 outdoor office amenity terrace.



Westbank Cycle Club
E-bikeshare program and amenity lounge for workspace tenants.