

Architectural Design Established as Foster Associates in 1967 the practice, now known as Foster and Partners, has project offices worldwide with a main studio in London. Foster and Partners is an international studio for architecture, planning and design led by Lord Norman Foster and a group of Senior Partners.

The portfolio includes masterplans for cities, the design of buildings, interior and product design, graphics and exhibitions. Their work may be found throughout the world, from Britain, Europe and Scandinavia to the United States, Hong Kong, Japan, China, Malaysia, Saudi Arabia and Australia. Jameson House is the practice's first residential project in North America.

The studio has established an international reputation with buildings such as the Swiss Re Headquarters in London, Millau Viaduct in France, the Reichstag (new German Parliament) in Berlin, The Great Court for the British Museum, Headquarters for HSBC in Hong Kong and London, Commerzbank Headquarters in Frankfurt, the Metro Bilbao, the Carré d'Art Nîmes, Research Centres for Stanford University, California and the Hearst Headquarters, New York.

DESIGN PHILOSOPHY Jameson House is a mixed-use, residential scheme that will champion sustainable living. A celebration of the dynamism between old and new, the building will represent its own age with integrity, while sensitively engaging with the scale and the fabric of its historic counterparts.

The context of downtown Vancouver has been a powerful influence and an exciting challenge to work within a historic setting. Jameson House continues Foster and Partners' philosophy of contemporary interventions in historical structures, which was established with projects like the Reichstag and the Great Court at the British Museum. The ambition has been to refer to, rather than defer to the historic legacy, creating symbiotic schemes where the old inspires the new, and the new enriches the old.

SUSTAINABILITY As a residential building in close proximity to workplaces, shops and leisure facilities, Jameson House is an ideal model of sustainability, as carbon emissions resulting from transport are largely removed. Mixed-use also presents a strong case for energy balance, with residential components using energy at different times to office and retail buildings. By combining a mix of uses, Jameson House will pioneer sustainable architecture and will reinforce the economic and social activity of the precinct area by bringing in new shops and services for existing businesses and residents.

Sustainable design highlights include:

- Under floor heating and cooling systems that are silent, energy efficient, clean and healthy.
- Designed to respect the aspirations of LEED (Leadership in Energy and Environmental Design) standards.
- A waste- and energy-conscious approach will be upheld in construction and site management.
- Mixed-use sharing of heating, cooling and electricity allows simultaneous generation of energy on-site.
- Environmental systems maximize comfort while delivering efficient, low-energy operation.
- Passive thermal systems and free cooling, natural ventilation will require little or no additional energy use, as climate allows.
- Building massing and envelope designed to be in tune with the local climate.
- A high-performance thermal envelope minimizes unwanted solar gains and heat loss.
- Water use is minimized through the design of low waste systems and selection of water-wise appliances.

- Ambient office lighting controls offers 30 - 40% savings in energy.

INTERIOR FEATURES

- Overheight, nine-foot ceilings.
- Imported travertine 'Osso' stone flooring throughout the residences with high quality carpet in bedrooms.
- 'Place' kitchen designed by Foster and Partners for Dada Cucina of Italy.
- Finest quality window shades with woven sun control fabric. All shade material throughout the building is the same to create a unified appearance inside and out.

KITCHEN 'Place' kitchen designed by Foster and Partners for Dada Cucina of Italy, available in two finishes with a kitchen island (stationary or moveable) in some suites.

Choose from the following kitchen finishes (choice of floor may be alternated, if desired).

- **COOL WHITE** – Polished white glass with travertine stone floor.
- **WARM NATURAL** – Natural oak panels with travertine stone floor.
- In some suites, the glass or stone-topped cantilevered island countertop may be lowered or raised for bar seating or dining.
- Custom, stainless steel countertop.
- Stainless steel backsplash with built-in illuminated glass lighting panel.
- Integrated stainless steel sink.
- Hidden integrated power outlets.
- Dornbracht pull-and-spray kitchen faucet from Germany.
- Gaggenau stainless steel gas cooktop.
- Gaggenau 24" or 30" stainless steel oven.
- Gaggenau fully integrated stainless steel dishwasher.
- Gaggenau espresso coffee machine (optional).
- Built-in stainless steel microwave.
- Sub-Zero 27" or 36" integrated refrigerator/freezer.
- Bosch washer and dryer.

BATHROOMS AND POWDER ROOMS

- Imported oversized stone flooring and tiles.
 - Built-in frameless mirrored vanity units with two colour schemes and corresponding feature materials.
- Choose from:**
- **COOL WHITE** – white glass + Italian onyx verde
 - **WARM NATURAL** – off-white glass + translucent Turkish marble
 - Stone deck and tub surround.
 - Separate frameless glass walk-in showers with stainless steel floor grills or integrated bath and shower.
 - Dornbracht faucets from Germany.
 - Foster designed wall-hung concealed tank toilet from Duravit, Germany.
 - Foster-designed wall-hung basins from Duravit, Germany.
 - Hansgrohe rain shower head with separate handheld shower spray.
 - Bathroom accessories by Hansgrohe Axor steel range.

ENTRANCE AND LOBBY

- A striking, translucent stone entrance leads to a soaring, double-height foyer.
- High quality finishes make a strong impression throughout the modern lobby and common areas.
- The pristine waiting area is appointed with beautiful designer furnishings.

SECURITY

- 24-hour concierge service is available for all residents.
- Video entry system allows identification and screening of guests.
- Electronic access of all common area

points in the building via a single encrypted security device.

- Restricted floor access for residential elevators.

ELEVATORS

- High quality finishes distinguish the lifts.
- Three dedicated residential elevators direct from Parkade to Penthouse, with restricted floor access.
- Two dedicated office elevators.

AMENITIES & SERVICES

Complimentary membership* to Terminal City Club affords residents access to every exclusive amenity and service of this notable private club including:

- Club open 24 hours a day, seven days a week for breakfast, lunch and dinner.
- Formal and casual dining rooms, restaurants, pub.
- Optional housekeeping services.
- Room service and catering.
- A 15,800 sf fully appointed Fitness Centre including three international size squash courts, and a stunning glass topped 25-metre ozonated indoor pool, whirlpool, steam room, saunas and outdoor leisure deck with incredible views of Vancouver's Coal Harbour and beyond.
- Massage and spa services (for additional fee) as well as supervision by professional fitness instructors for aerobics and nutritional programs.
- Nine private meeting/banquet rooms at no extra charge when utilised with food and beverage services.
- Discounted rates on social events and overnight accommodation.
- World-class billiards room with six snooker and two pool tables at no extra charge.
- Games room for playing bridge and mah-jong at no extra charge.
- Library and reading room with financial, international periodicals and magazines.
- An extensive list of affiliations with the finest reciprocal clubs around the world.
- Affiliation with nine local golf clubs with special booking privileges and discounts for Club Members.
- Exclusive right to extend limited guest privileges to family members, friends and associates.
- At Jameson House, a media room, large boardroom and strata meeting room will also be available for booking by residents.
- Recycling capability for Jameson House managed by concierge.

AUTOMATED PARKING AND BICYCLE STORAGE

Jameson House features an innovative, high tech automated parking system. You never have to enter the depths of the parkade searching for a spot. Simply pull in and your car will be safely and automatically whisked away. The parking areas are completely secured from access to people, protecting your vehicle and belongings from damage and theft.

- Fully secured access to Jameson House parkade from the lane way.
- Parking is double gated for security.
- Fully secured bicycle storage for residential units.

TECHNOLOGY OPTIONS

Jameson House has partnered with Commercial Electronics, considered by many to be the premier electronics company in Western Canada, to provide home entertainment and automation solutions for our owners. Commercial Electronics offers the finest in design, engineering and installation of customized electronic systems for homes through its Residential Systems Integration Group. All Jameson House suites offer a pre-wired sound systems that provides for

speaker and control panel pre-wire in all great rooms and bedrooms.

Commercial Electronics Ltd

Commercial Electronics will be pleased to discuss the various options with you. Some will require specific wiring. It is therefore important that these discussions take place early before the residences are completed:

Distributed Audio Package

Enjoy fully-integrated audio system in great room and sleeping area, along with convenient touch-pad controls.

Home Media Room Option

Inform, entertain and escape with style and comfort into the dramatic world of home cinema. Enjoy stunning high-definition cinematic experiences from world-class systems that are specifically designed by Commercial Electronics experts. Easily select a program or movie of your taste via a simple touch screen icon.

Distributed Media Options

Enjoy the pleasure audio and video provides within your living spaces. Access centralized media sources with simple keypad controls. Select the music, video, or program you want in each room through speaker and display screen solutions that integrate and blend seamlessly into your particular interior décor.

Home Control Integration Option

Simplify your lifestyle with the "electronic butler" of home control. Colour touch screens that enable access and monitoring of all your entertainment, communications and home management needs such as climate, lighting, security and away/vacation modes. So simple, all of your family and friends will easily access all home conveniences.

Smart Climate Control Option

Save on energy costs and rid yourself of thermostat wall clutter. Centralized temperature control with hidden temperature sensors and an automated climate control system. Adjust or review temperature settings and readings on wired or wireless touch panels.

Security Option

- Centralized panel option with wired perimeter and interior detection security.
- Arming and disarming of security from convenient keypads.
- 24-hour/7-day monitoring of your security system.
- Future compatibility for connecting with an optional central home control system.

Motorized Window Treatment Optional Upgrade

Choose to control ambient light through the simple touch of a button and/or an automated event that closes or opens draperies due to sun conditions and the time of day. This option offers energy savings.

*Terminal City Club applications are subject to the normal entrance requirements as outlined in the TCC rules and regulations.

The developer reserves the right to make modifications and changes to the information contained herein. Renderings, photos and sketches are representational and are not accurate E. & O.E.

Bosa Properties (JH Mgr) Inc. is a shareholder in and development manager for Jameson House Ventures Ltd.