

"Sanctuary"

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Project Overview

- 20 story commercial and residential building
- Dimensions 660' X 330'
- Parking garage for residential and commercial tenants
- Building foot print 102,000 ft²
- Green Belt Park covering 24.2%
- Total Landscaping > 28.8%

Parking Garage

- Will go below the existing wood contamination
- Will house enough parking for every person in the building
- House all the Haz-Mat
- Storage for laboratories
- Delivery access for lab supplies
- Access to safety elevator
- Water Cisterns
- Passive Cooling System
- Back-Up Generators

Tenant Parking

- Valet Parking for tenants
- Security provided for tenants cars
- Loading and unloading zone near elevators
- Reservations for car pick up

Building below water table

- Injection of Plastics into ground
- Dig moat around perimeter of excavation site
- Settlement ponds prior to dumping into storm
- Geotextile Sacks to prevent mixing of materials
- French drain system under bottom floor
- Minimal pumping
- Build a raft out of Garage

Greenbelt Park

- Park covers 24.2% of overall project site
- Man made creek running length of park
- Created recoverable wetlands
- Weir drain control for creek
- Drainage from river back towards the creek
- Concrete Terrace into river
- Docking available for yachts

Main floor of Complex

- Exhibition of historical discoveries
- Espresso stands
- Sport's bar
- Cigar bar
- French café
- Formal restaurant
- Art store
- Clothing Boutiques
- Man made creek

Laboratories

- Sealed from retail and residential floors
- Separate Sealed Elevators
- Separate HVAC system
 - Own filtration
- Each Lab has its own controls
- Separate Controls for fire system

Residential Units

- 2500 sq ft – 5000 sq ft
- Privacy Glass on top 1.5 ft of walls
- Exterior Windows “Smart” Windows
- Photo-Sensors for interior lighting
- Swimming Pool on roof

Green Building

- Photo Cells on Roof for Renewable Energy
- "Sky Lights" for lighting of Retail Floors
- Gray water for irrigation and non potable use
- Rain Water collected from roof for Non potable use
- Changing room for cyclists
- Separate parking for alternative fuel cars

Contaminated Wood Products

- Since the wood is remediation waste, apply for Corrective Action Management Unit (CAMU)
- Allows for disposal of Haz-mat at a licensed site



Questions ?