



EARLS HEAD OFFICE

VANCOUVER, BC



QUICK FACTS

- + Company Headquarters
- + Office Space
- + 14,890 square feet
- + \$5-million Budget
- + Smith + Andersen Electrical

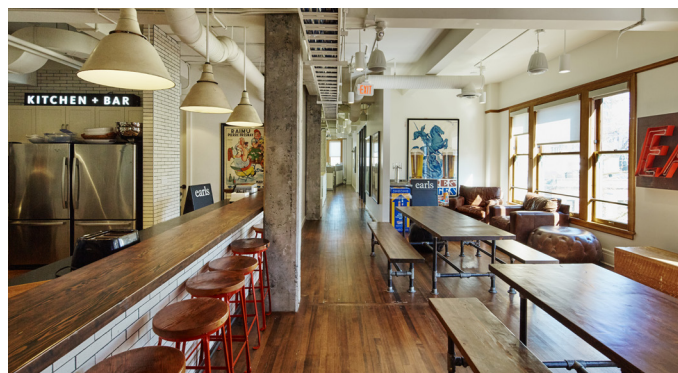


PHOTO CREDIT: Alina Cornea Architectural Photography



EARLS HEAD OFFICE

ABOUT THIS PROJECT

- + Designed with the goal to create an office environment on this heritage site, that reflects the brand displayed within Earls' restaurants.
- + Originally home to the BC Electric Company and a former bank, the building presented the challenge of retaining the inherent historic character of the space, while interchanging modern elements on an as-needed basis.
- + Obstacles such as insufficient available power, the existing structure columns and beams, as well as the unconventionally shaped floor created challenges for the electrical infrastructure.
- + Placed importance on the design and equipment selection process to work around the amount of available power.
- + Leveraged LED lighting, low energy consumption equipment and performed load testing to make certain of adequate loads.
- + With daylight harvesting, step dimming, and vacancy features, the office space meets, and exceeds, the current ASHRAE standards for lighting efficiency.
- + Lounge area features a DJ booth and is designed to be used as a staff lunch room, as well as a large multipurpose room for company events.

LOCATION
Vancouver, BC

**SMITH + ANDERSEN
SERVICES PROVIDED**
Electrical

KEY TEAM MEMBERS
DIALOG

SIZE
14,890 sq. ft. (1,380 sq. m.)

BUDGET
\$5 Million

COMPLETION YEAR
2013

HOT BUTTONS

OFFICE SPACES

TENANT

HERITAGE

EMERGENCY SYSTEMS

ELECTRICAL DESIGN



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