PHARM CORP.

DELAWARE



STRUCTURAL

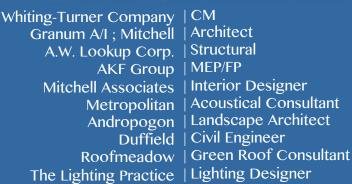
- Structural offsets create space for green roofs.
- Structural steel framing supporting light-weight concrete on 20 GA composite deck.

SUSTAINABILITY

- Green roof
- ❖ LEED energy usage requirements met.
- ❖ Economizer use for energy savings.

ARCHITECTURE

- Grand staircase connecting all four floors through main atrium. (below)
- Sawtooth ceiling, concealing linear diffusers in dining and kitchen area.
- Parking garage connecting to main building, utilizing parking garage roof for entertainment.







LIGHTING/ELECTRICAL

- Vacancy sensors located in all office spaces.
- ❖ Natural lighting and shading is utilized show the sloping curtain walls; allowing light on the East to enter with an inward sloping wall while shading the West with an outward sloping wall.

MFCHANICAL

- The indoor airside system is a water-cooled, vertical self-contained VAV air conditioning unit.
- Capacities are based on 350 SF per ton for office space and 250 SF per ton for kitchen and dining.
- Air-side economizer and enthalpy-based temperature reset utilized when ambient temperature permits.

Function | Office

Footprint | 154,000 SF

Stories | 4

Delivery Method | Design-Bid-Build

Cost | \$90 million