

BUILDING SUSTAINABILITY

ENERGY RESOURCE MANAGEMENT

1. PASSIVE ELEMENTS (ADDRESSING EACH FAÇADE)

NORTH. TRIPLE GLAZING TO REDUCE HEAT LOSS.

EAST. THERMAL BREAKS IN BALCONY, DOUBLE GLAZED AND ACOUSTIC TREATMENT.

SOUTH. DOUBLE GLAZED WITH INVESTIGATION INTO LOW AND HIGH WINDOW OPENINGS FOR SUMMER HEAT GAINS.

WEST. THERMALLY BROKEN BALCONIES WITH SHADING FROM BALCONIES.

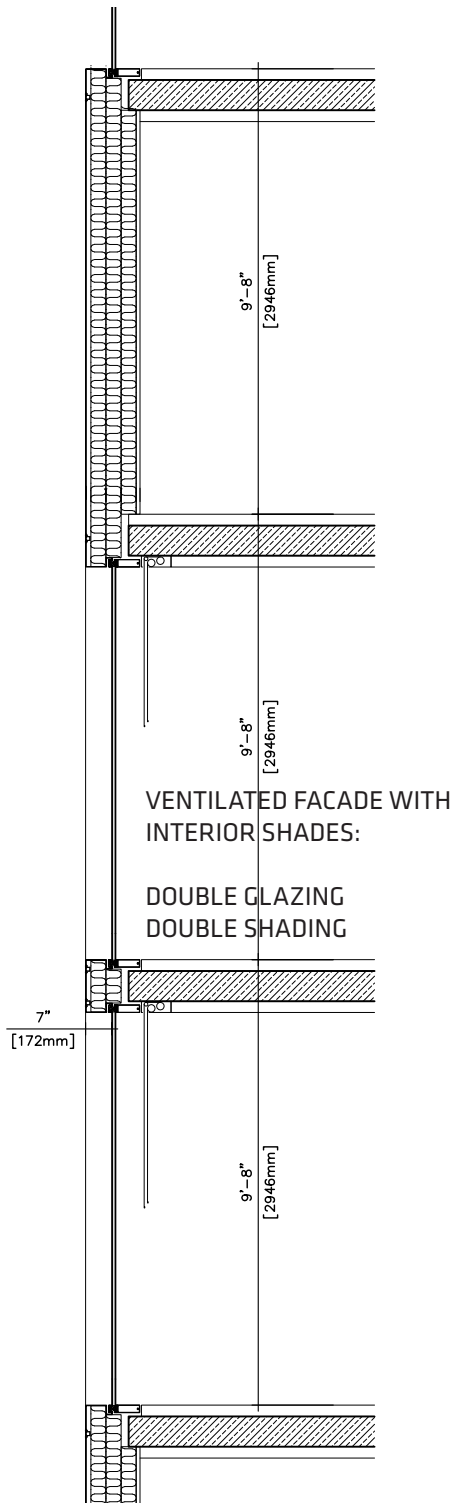
2. MECHANICAL SYSTEMS - HYDRONIC SYSTEM FROM LOW GRADE ENERGY SOURCE.

3. INTERCONNECTIONS BETWEEN BUILDINGS - FEED FROM COOLING DOMINANT AND HEATING DOMINANT BUILDINGS.

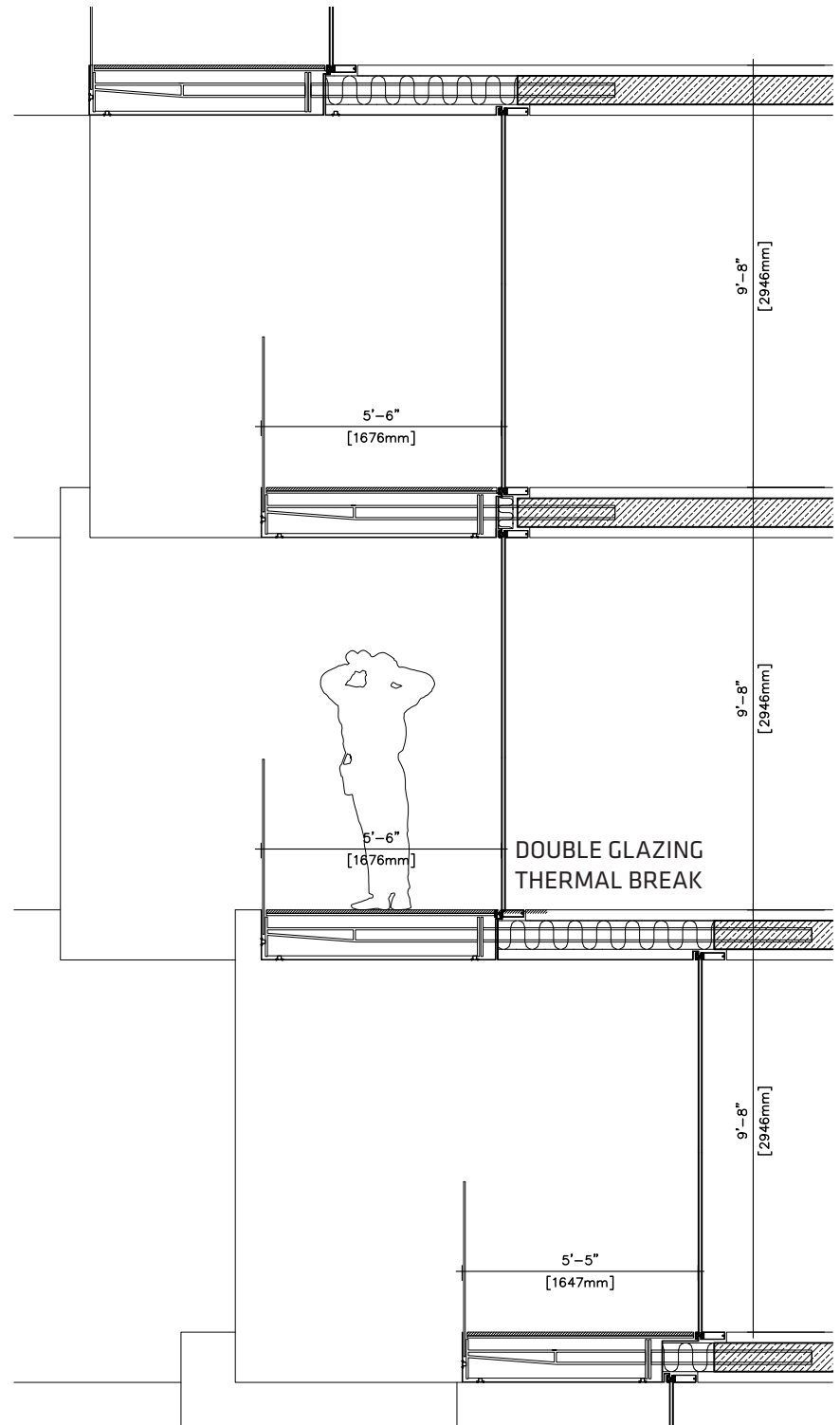
4. DISTRICT ENERGY SYSTEM - POTENTIAL LOW CARBON ENERGY SOURCE.



12 PM LIGHT FALL EQUINOX



SOUTH FACADE. 1/50



EAST FACADE. 1/50

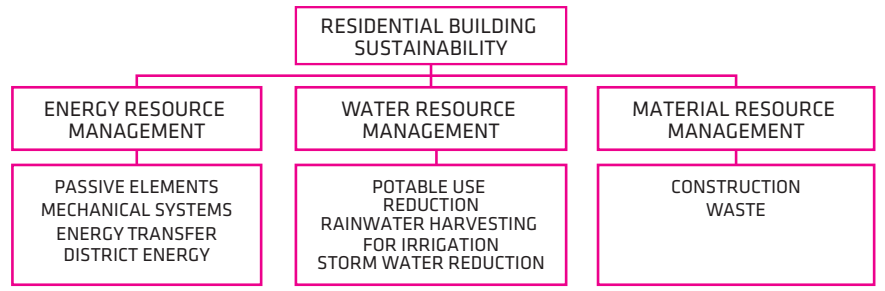
WATER RESOURCE MANAGEMENT

A POTABLE WATER USE REDUCTION OF 40% IS TARGETED. IRRIGATION DEMAND WILL BE MET BY RAINWATER HARVESTING. STORM WATER REDUCTION WILL BE INVESTIGATED WITH CISTERNS AND GREEN ROOFS.

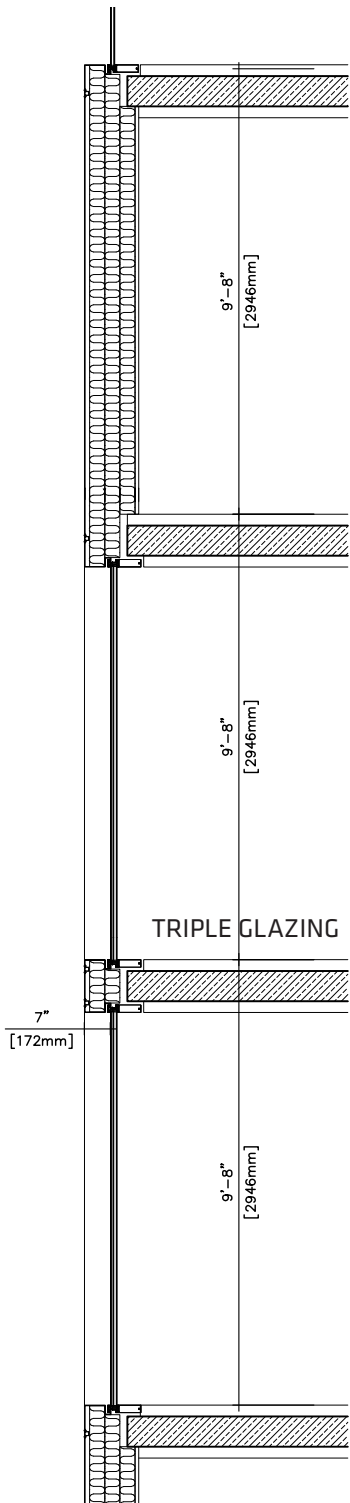
MATERIAL RESOURCE MANAGEMENT

TWO STREAMS:
CONSTRUCTION - MATERIALS USED WILL CONTAIN RECYCLED CONTENT AND AVAILABLE REGIONAL CONTENT AS WELL AS MATERIALS TO PROMOTE HEALTHY INDOOR ENVIRONMENT

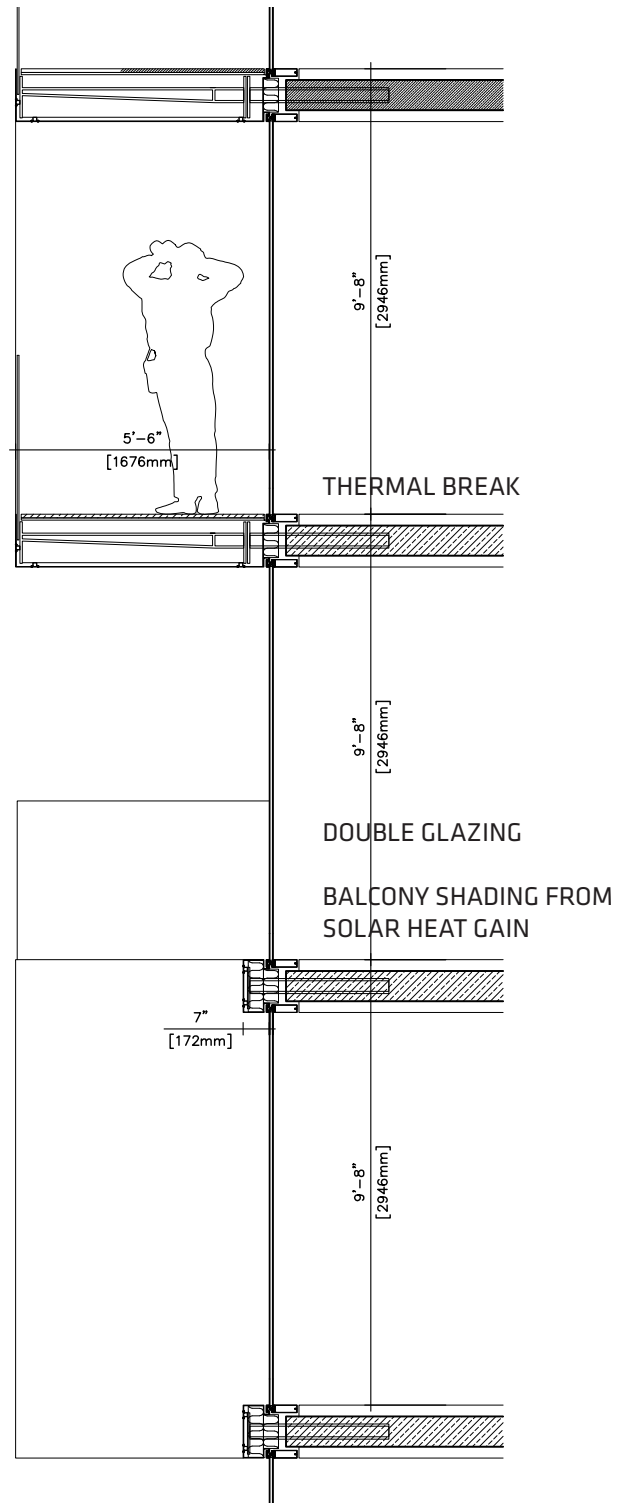
WASTE - DURING CONSTRUCTION OVER 75% OF MATERIALS WILL BE DIVERTED FROM THE LANDFILL. BUILDINGS WILL ALSO INCLUDE A RECYCLING INFRASTRUCTURE FOR COLLECTIONS



12 PM LIGHT FALL EQUINOX



NORTH FACADE. 1/50



WEST FACADE. 1/50

BALCONIES / TOWER FACADE SYSTEM

THE FACADE FOR BEACH AND HOWE IS BASED ON ONE REPEATED ITEM, A BALCONY, DESIGNED AS AN OPEN BOX THAT FILLS BOTH EAST AND WEST FACADES.

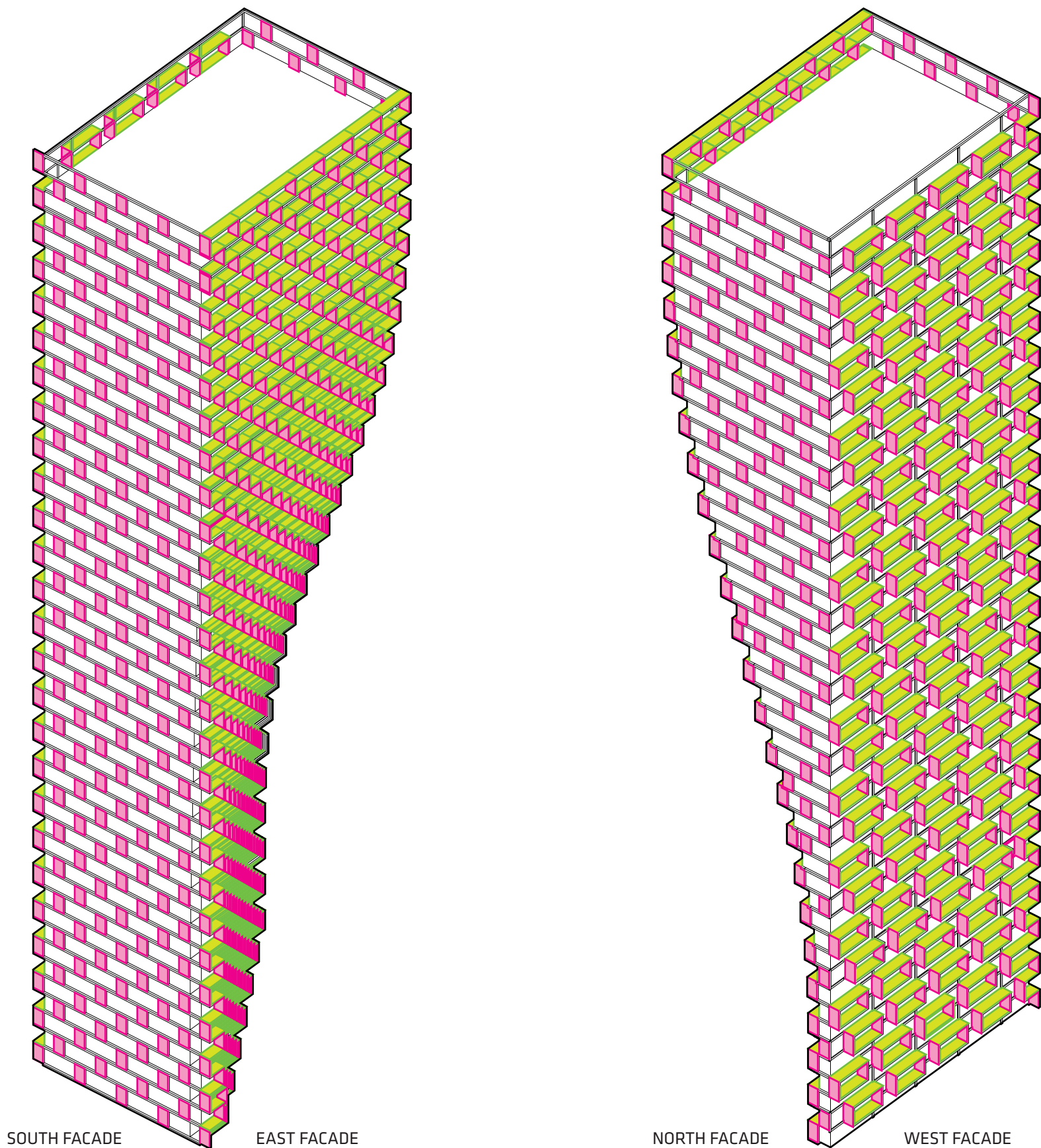
IN THE EAST FACADE, THE BALCONIES FOLLOW A BRICK PATTERN THAT CREATES A PIXELATED FACADE. THIS SYSTEM ALLOWS A SMOOTH VERTICAL TRANSITION FROM THE TOP TO THE BOTTOM THAT RESEMBLES A CURTAIN BEING DRAWN ASIDE AS YOU PASS BY.

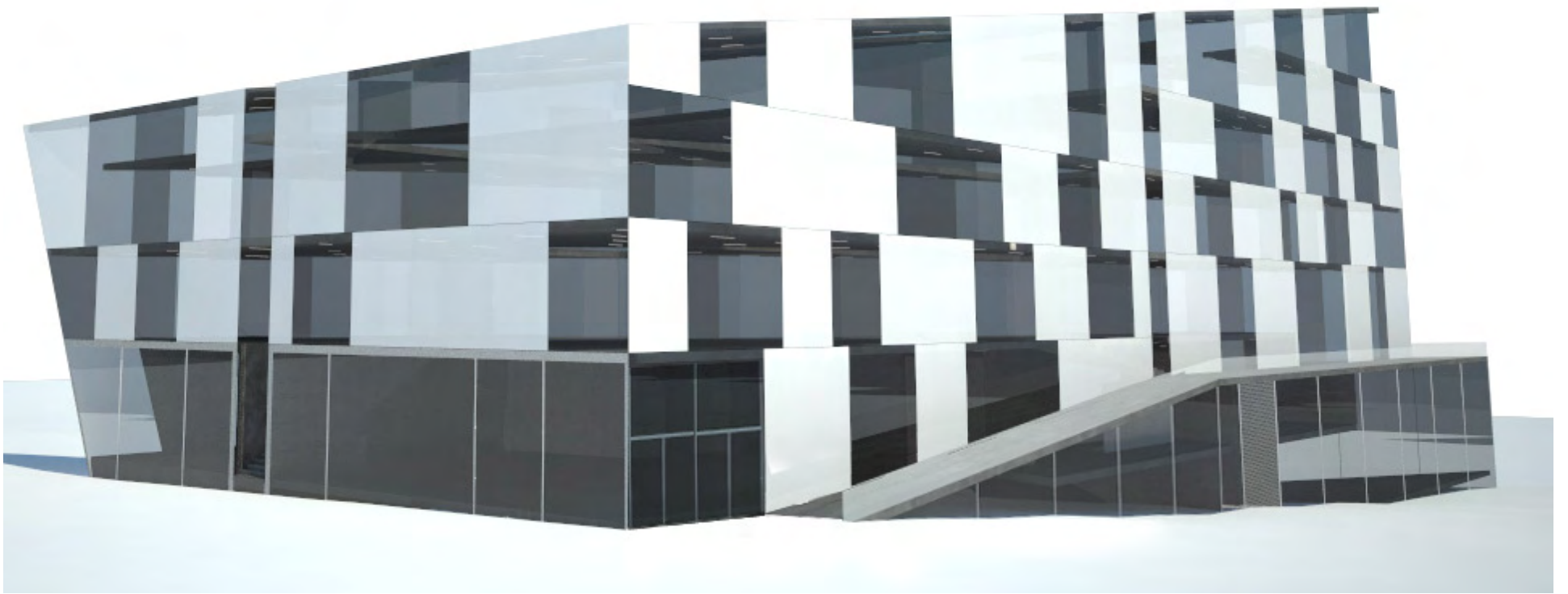
THE WEST FACADE, IN CONTRAST, CREATES A VIBRATING PATTERN THAT ALTERNATES THE BALCONIES EVERY SECOND FLOOR. THIS WAY, ONE FLOOR HAS

“FRAMED” BALCONIES WHILE THE ONE ON TOP HAS ITS OUTDOOR SPACES OVER THE BALCONIES BELOW.

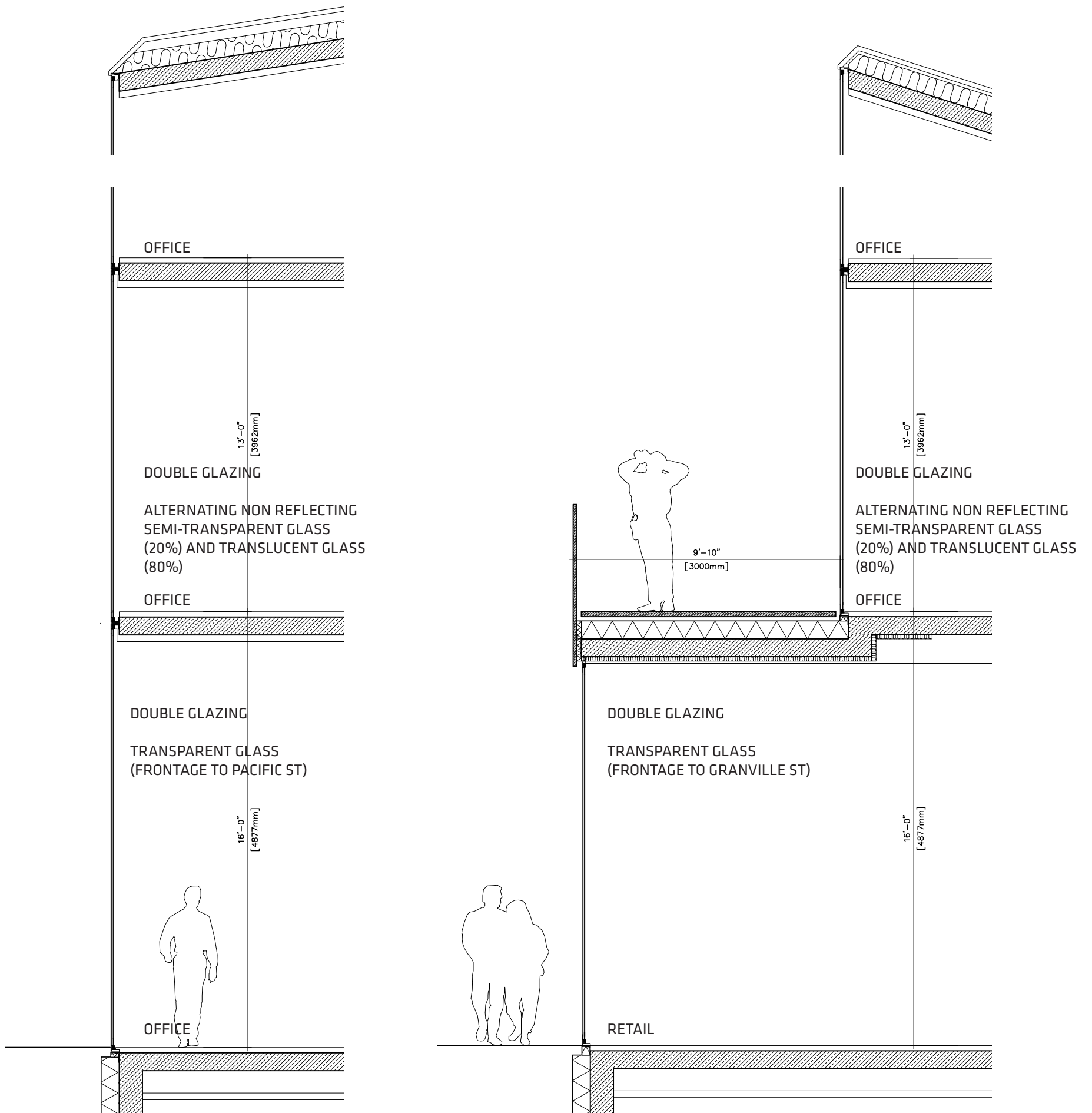
THE PATTERN OF THESE TWO FACADES JUMPS NATURALLY FROM ONE FACADE TO THE NEXT ONE USING JUST THE VERTICAL ELEMENTS OF THE BALCONIES. IN BOTH NORTH AND SOUTH FACADES THE RHYTHM IS THE SAME.

THIS SYSTEM ALLOWS THE TOWER TO HAVE A SEAMLESS FACADE ALONG ITS VERY DIFFERENT SIDES, SHARING THE SAME VERTICAL ELEMENTS AT THE 4 CORNERS OF THE TOWER.





12 PM LIGHT FALL EQUINOX



NORTH FACADE. 1/50

GRANVILLE STREET FACADE. 1/50 (UNDER THE GRANVILLE BRIDGE)