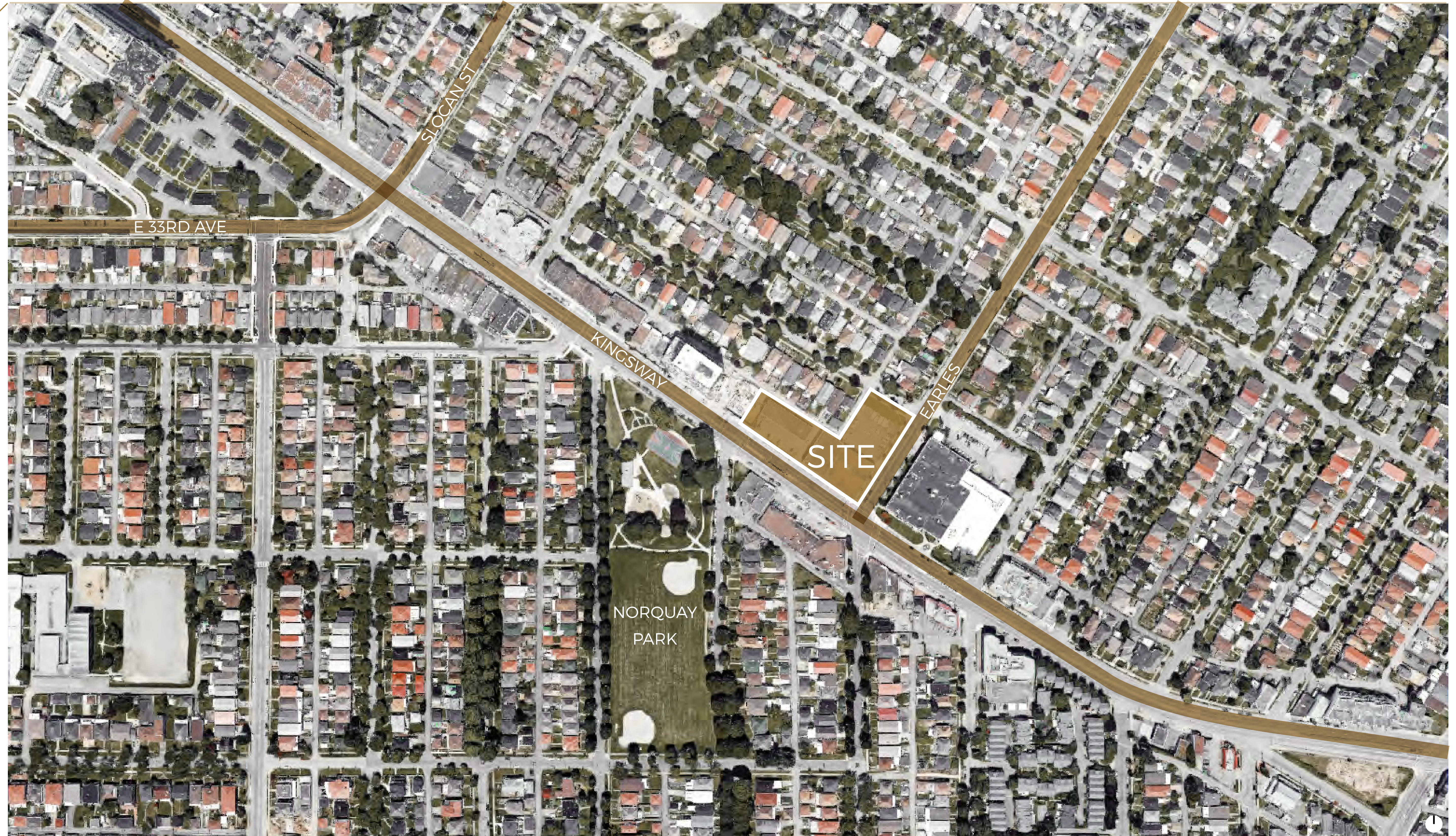
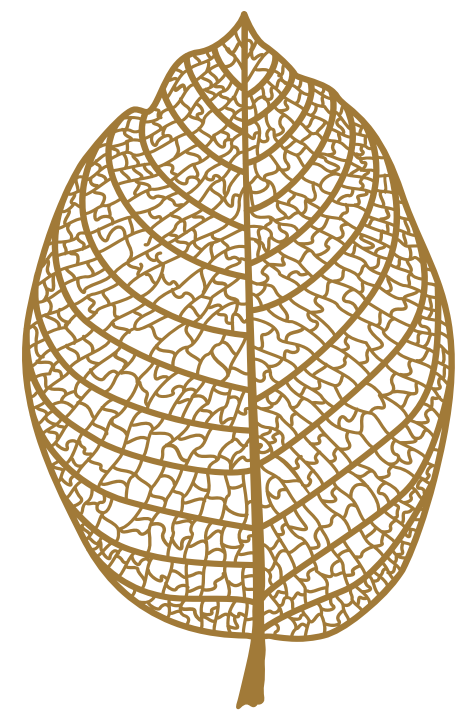


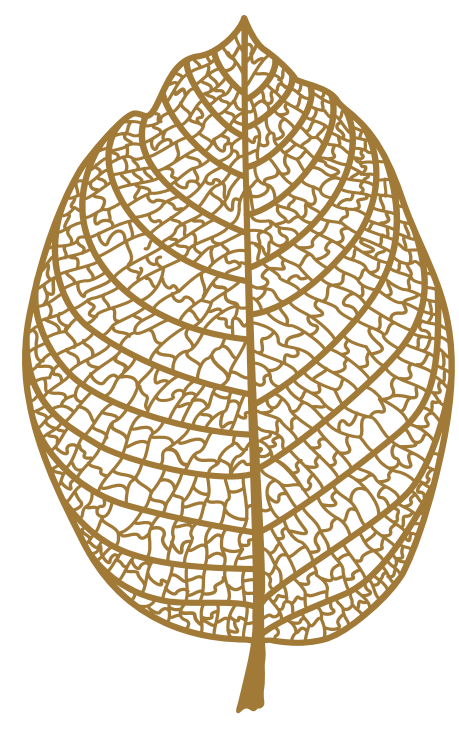
# NEIGHBOURHOOD





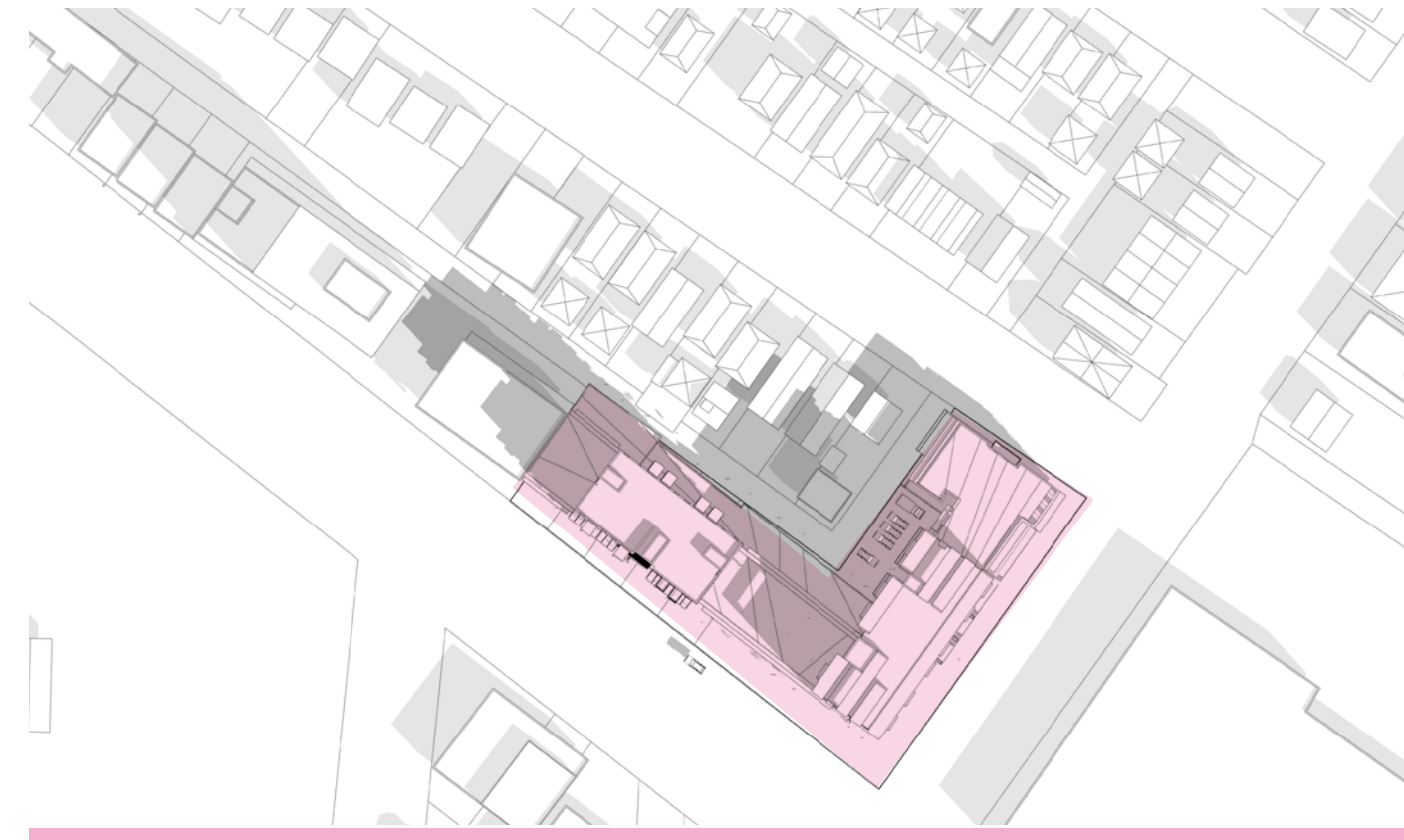
# CONTEXT PLAN





# SHADOW STUDIES

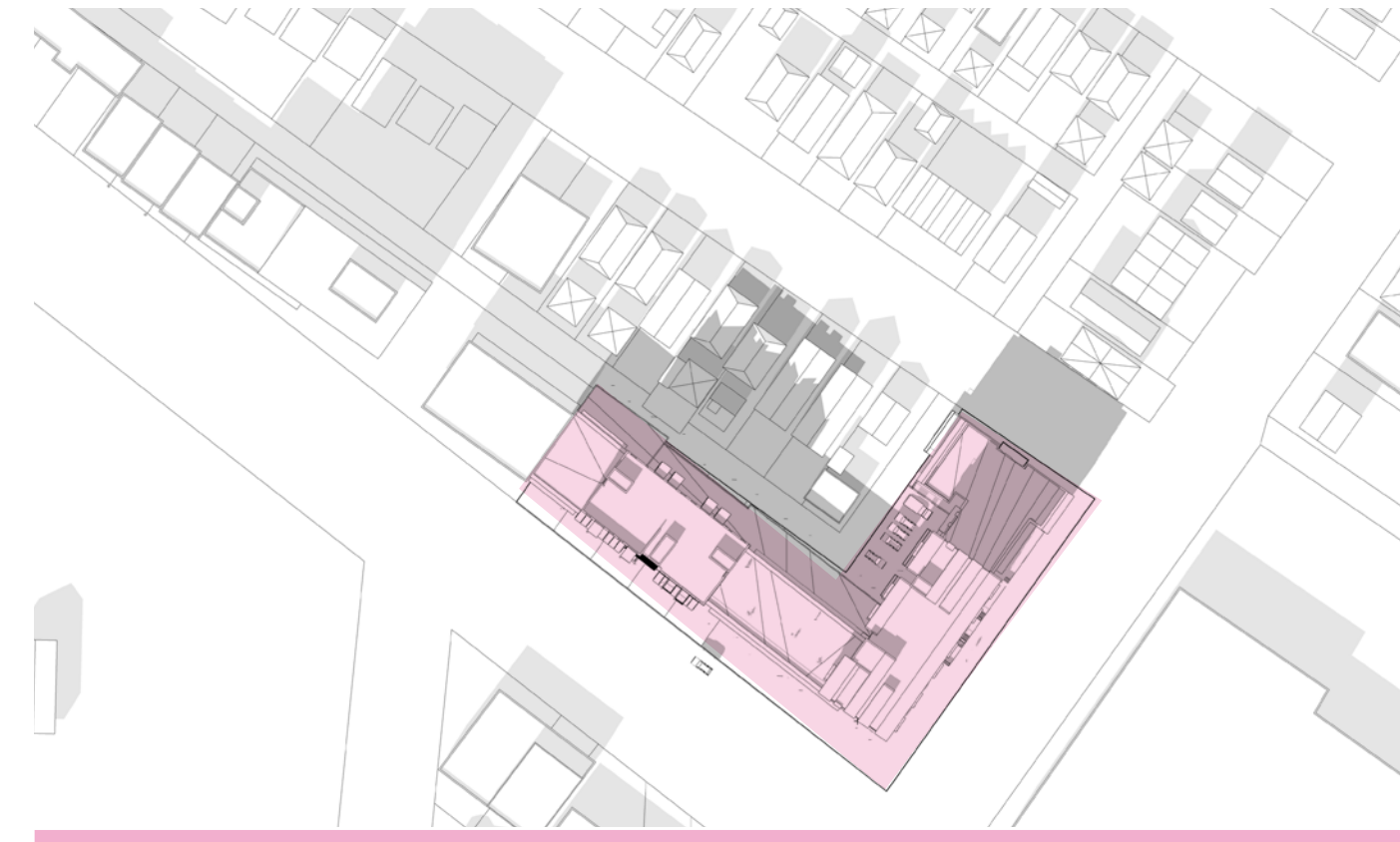
MARCH/SEPTEMBER 21



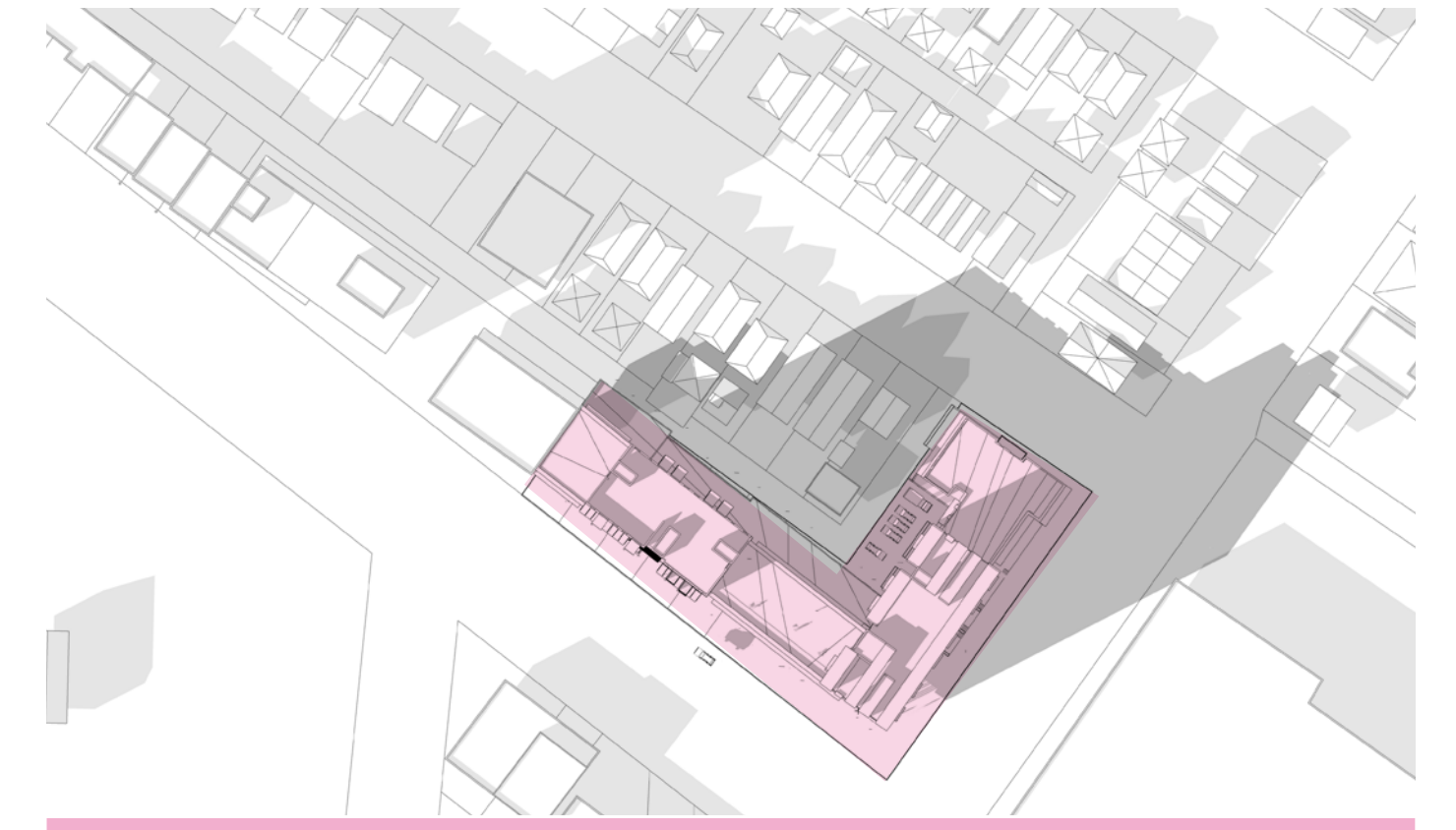
EQUINOX 10AM



EQUINOX NOON



EQUINOX 2PM

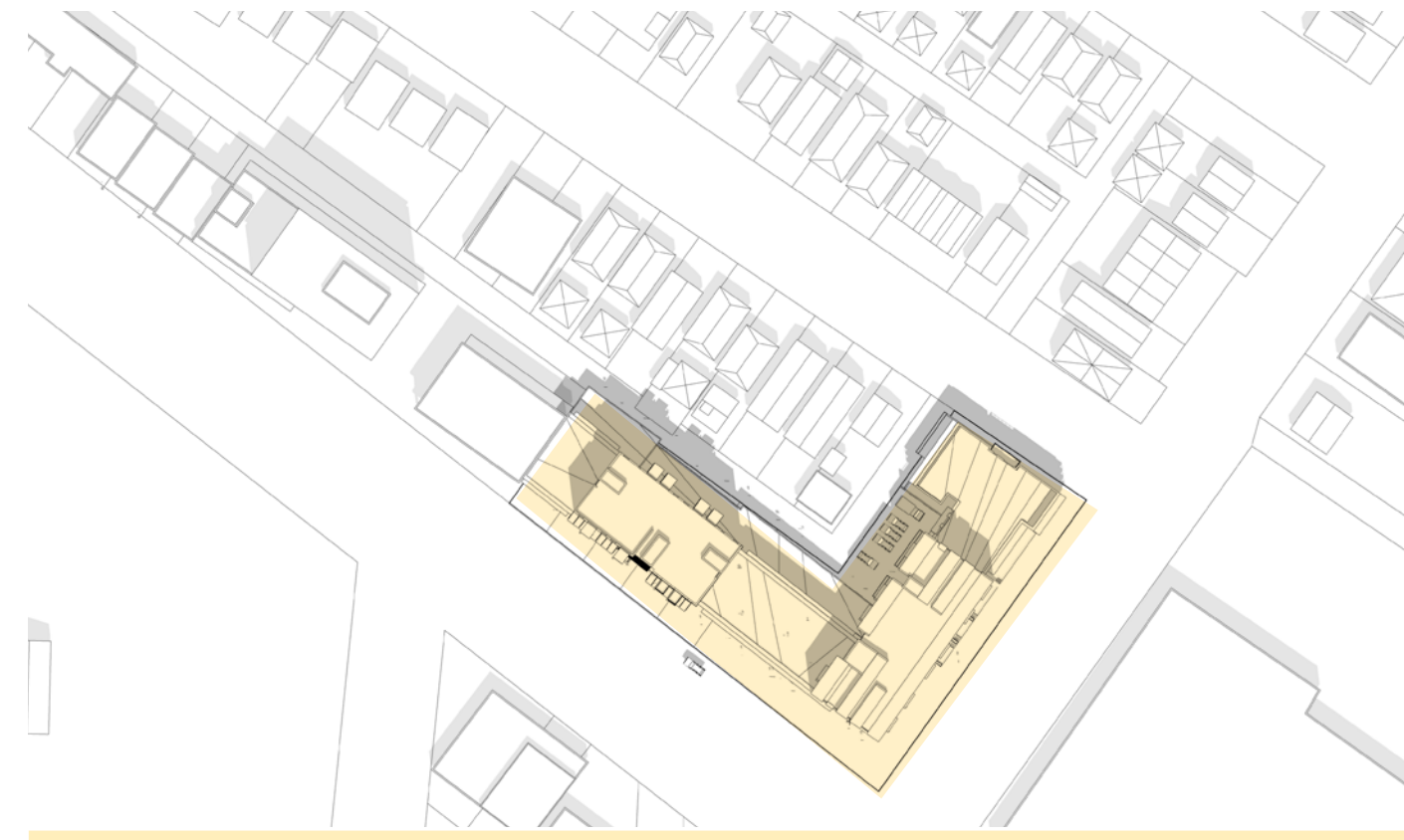


EQUINOX 4PM

JUNE 21



SUMMER 10AM



SUMMER NOON



SUMMER 2PM



SUMMER 4PM

DECEMBER 21



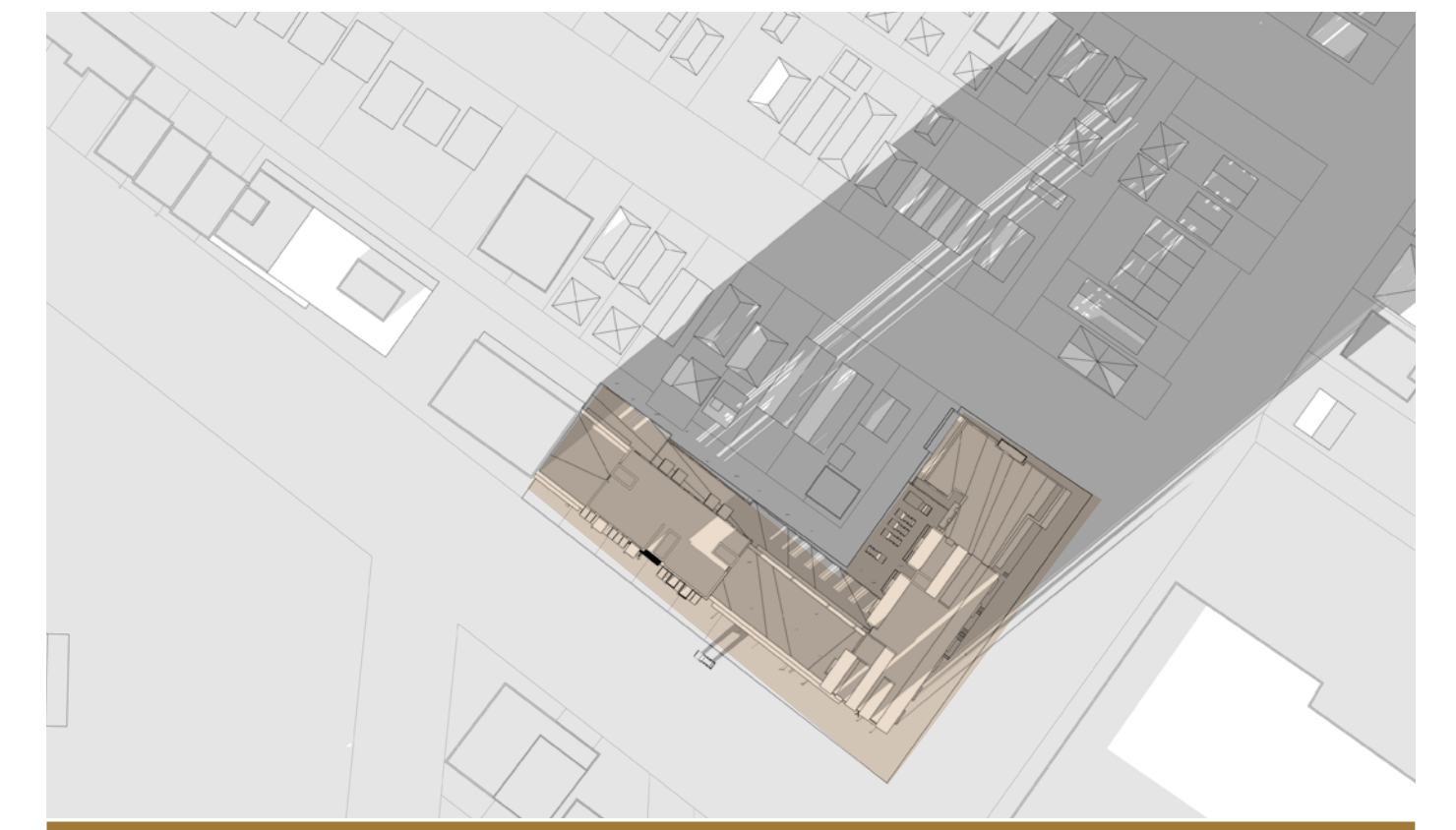
WINTER 10AM



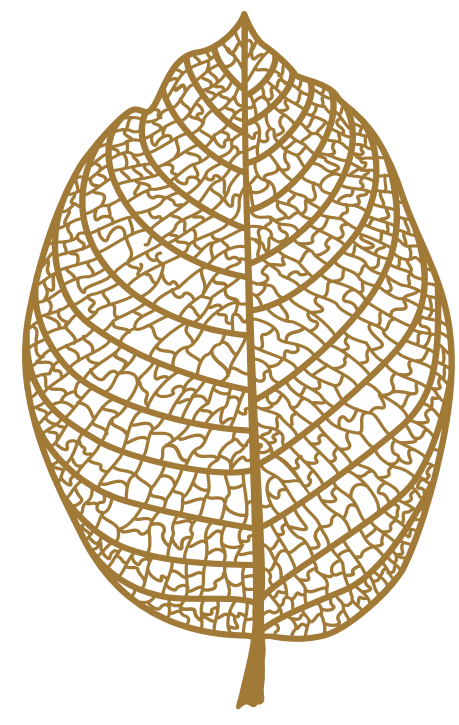
WINTER 12PM



WINTER 2PM



WINTER 4PM



# PROJECT OVERVIEW



SOLID PORTIONS OF BALCONY GUARDS TO ARTICULATE FORM (YOUTH HOUSING / SCHEIWILLER SVENSSON)



NON-ORTHOGONAL BALCONY FORM CREATES BUILDING DEFINITION (PAXTON HOUSE / ALMA-NAC)



ARTICULATED AND COLORED BALCONIES (SUMMERTIME HOUSING / SEARCH)



NON-ORTHOGONAL BALCONY FORM CREATES BUILDING DEFINITION (THE MOUNTAIN / BIG)

## BALCONIES ANIMATION

THE STARTING INTENTION OF THE DESIGN OF THE PROJECT WAS TO UTILIZE THE SIMPLEST OF FORM FACTORS TO MINIMIZE THE OVERALL AMOUNT OF ENVELOPE AND CORRESPONDINGLY, REDUCE THE TOTAL AMOUNT OF HEAT LOSS AREA. TO HELP BREAK DOWN THE SCALE OF THESE BLOCK-LIKE MASSES, A FRAMEWORK OF BALCONIES WERE UTILIZED TO HELP ARTICULATE AND ANIMATE THE BUILDING. THE INTENTION OF THESE BALCONIES, BESIDES THE OBVIOUS INCREASE TO THE LIVABILITY OF THE UNIT IN THE TEMPERATE VANCOUVER CLIMATE, IS TO CREATE VISUAL INTEREST ALL WHILE REMAINING AS ENERGY EFFICIENT AS POSSIBLE WITH MINIMAL THERMAL BREAKS EITHER WITH INTEGRATED THERMAL CONCRETE ISOLATION (ISOKORB), OR BY HANGING THE BALCONY FROM THE STRUCTURE. UNIQUE COLOURS, MATERIALS AND FORMS FOR THE BALCONIES WERE CHOSEN TO HELP DIFFERENTIATE THE TOWERS FROM ONE ANOTHER, AS WELL AS CREATE VISUAL INTEREST FOR BOTH PEDESTRIANS AND MOTORISTS TRAVELING ALONG KINGSWAY AND SECONDARILY, ALONG EARLES.



VERNAULAR COMMERCIAL SIGNAGE ALONG KINGSWAY



HISTORICAL COMMERCIAL KINGSWAY SIGNAGE



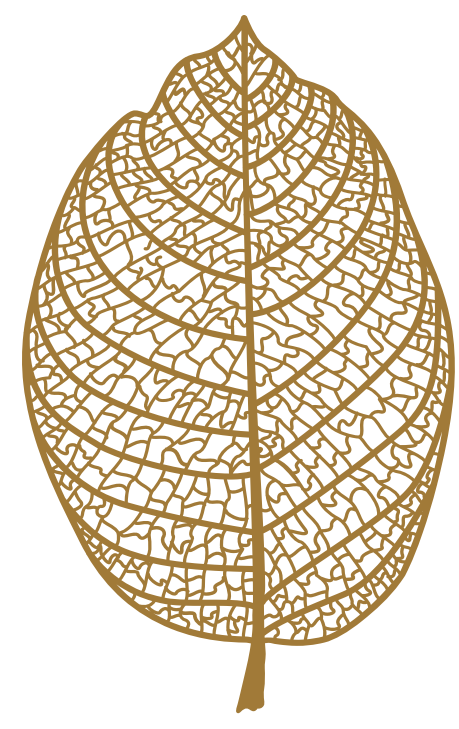
HISTORICAL COMMERCIAL KINGSWAY SIGNAGE



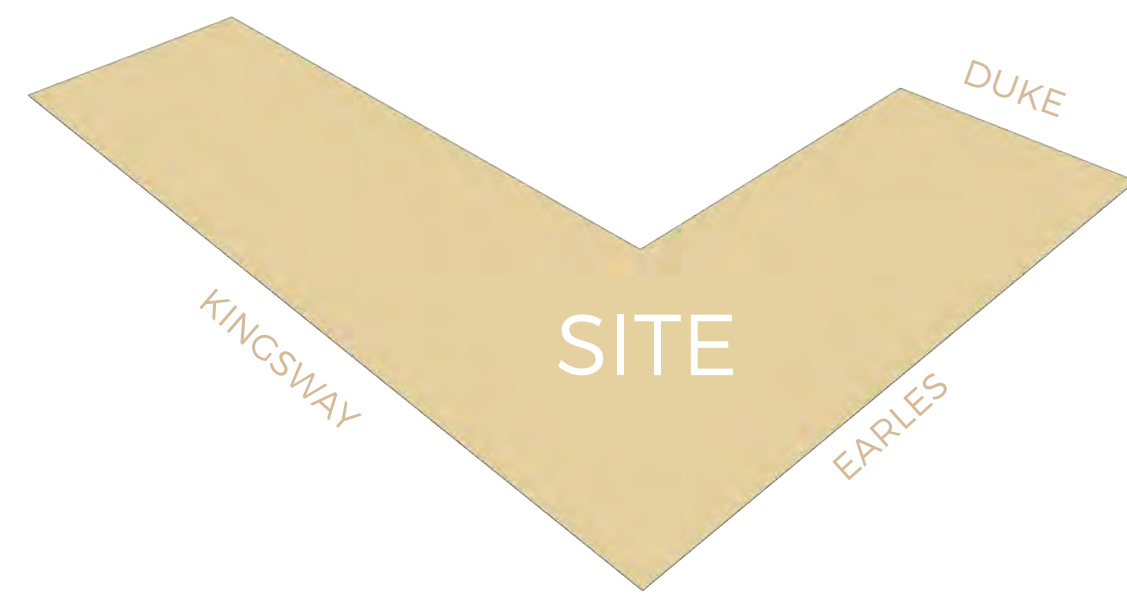
UNIQUE COMMERCIAL KINGSWAY SIGNAGE

## BALCONIES AS SIGNAGE

THE HISTORICAL PATH OF KINGSWAY (THE KING'S WAY) WHICH CONNECTED THE OLD BC CAPITAL OF NEW WESTMINSTER AND THE PORT OF VANCOUVER WAS AN INDIGENOUS TRAIL FOR HUNDREDS OF YEARS AND BECAME AN IMPORTANT COMMERCIAL ROUTE STARTING IN 1860. WHEN THE TRAIL WAS FORMALIZED BY THE BRITISH ROYAL ENGINEERS. KINGSWAY AVENUE IS A REMNANT OF THAT ROUTE AND REMAINS TO THIS DAY, A STRONG COMMERCIAL SPINE ACROSS THE LOWER MAINLAND. ALONG THIS COMMERCIAL ROUTE, A CERTAIN VERNACULAR OF SIGNAGE FOR MOTELS, RETAIL AND RESTAURANTS HAS BEEN ESTABLISHED. THE CONCEPT OF THE BALCONIES ALONG KINGSWAY ARE TO ACT AS A TYPE OF SIGNAGE FOR THE BUILDING. THE INTENTION OF THESE BALCONIES ARE TO BE A 'MODERN INTERPRETATION' OF THE VERNACULAR SIGNAGE OF THE PAST WHICH LITTERED (AND ARE STILL FOUND) ALONG THIS MAJOR ROUTE THROUGH VANCOUVER.

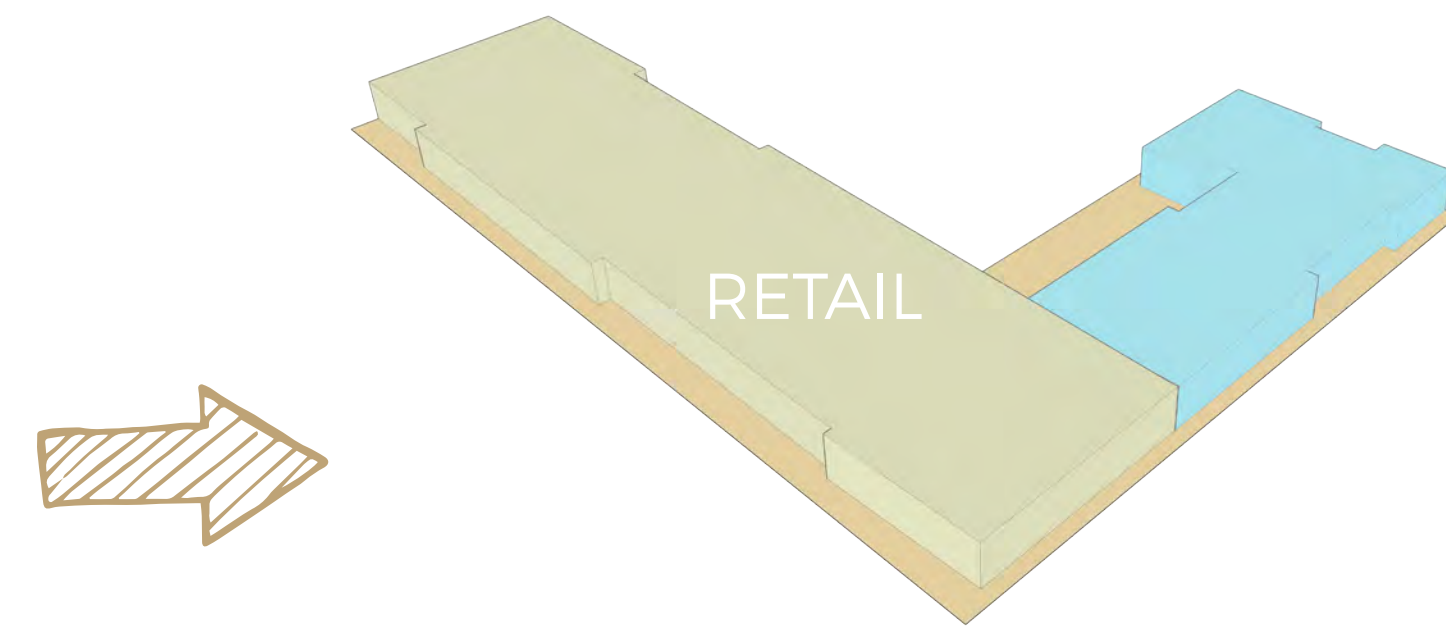


# DESIGN DIAGRAMS



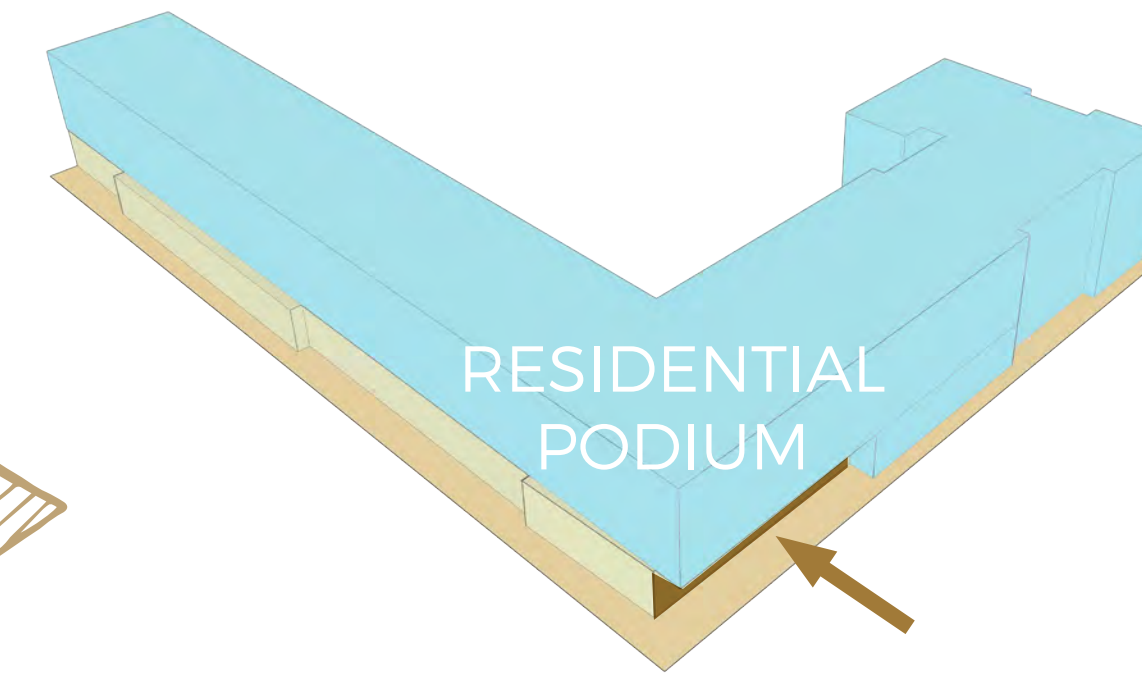
## 1 SITE BOUNDARIES

THE SITE IS BOUNDED BY KINGSWAY (TO THE SOUTHWEST), EARLES STREET (TO THE SOUTHEAST), DUKE (TO THE NORTHEAST), AND TWO LANES ON THE NORTHERN SIDES. THERE IS AN EXISTING 4-STOREY MIXED-USE DEVELOPMENT NORTH ALONG KINGSWAY.



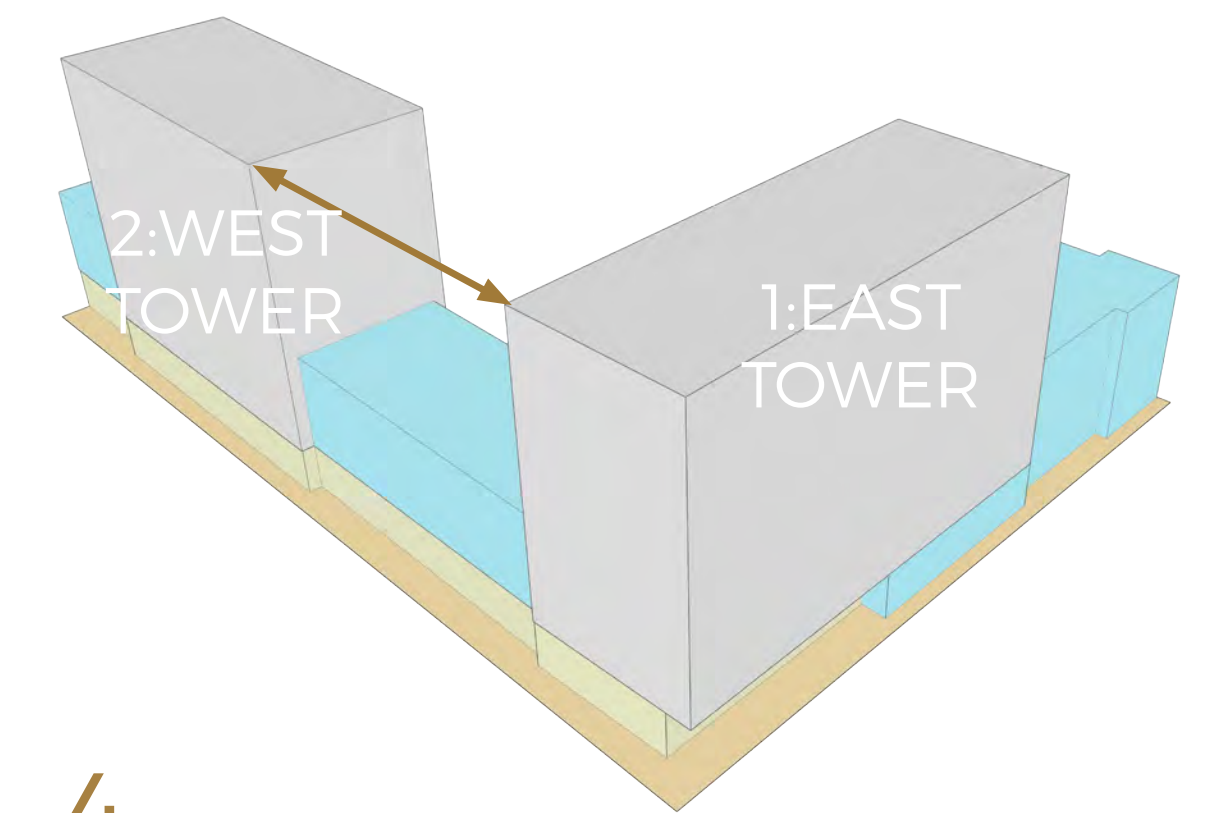
## 2 GROUND FLOOR

COMMERCIAL PROGRAM IS SET TO FACE KINGSWAY AND WRAP AROUND THE CORNER TO THE EARLES FACADE. ALONG EARLES TOWARDS DUKE IS TO STAY RESIDENTIAL TO TRANSITION TO THE EXISTING SINGLE-FAMILY RS-1 ZONE ALONG EARLES.



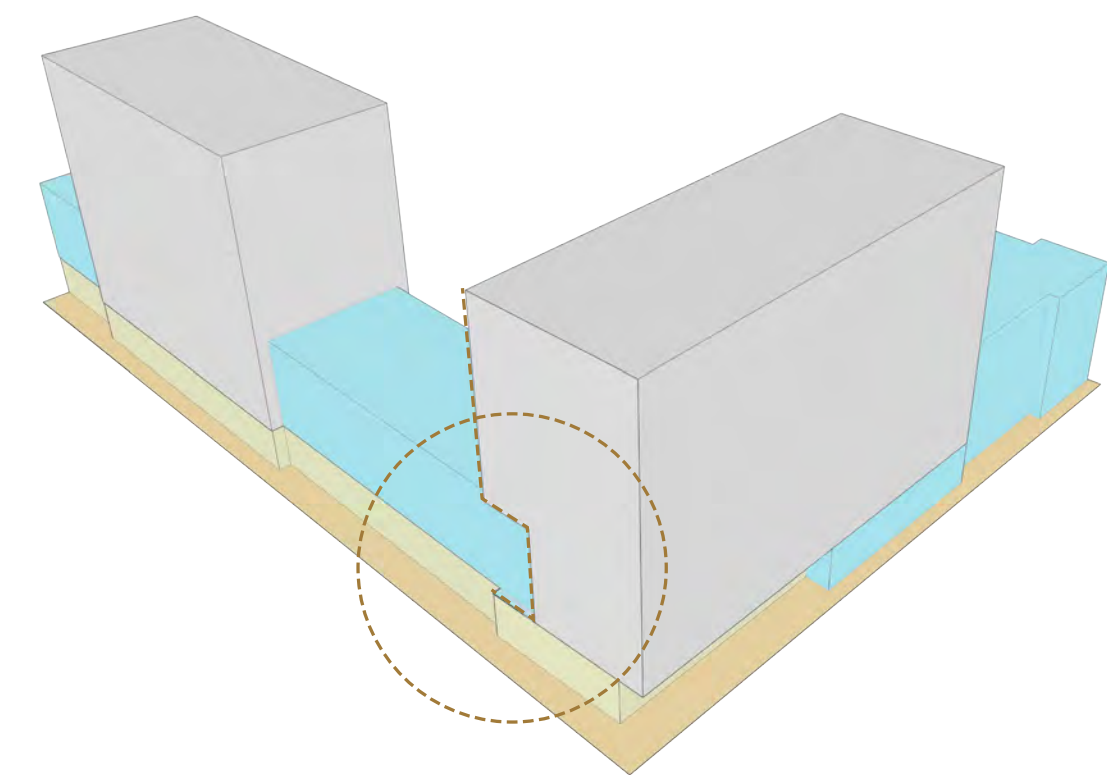
## 3 PODIUM

PODIUM LEVELS (LEVELS 2 TO 4) ARE RESIDENTIAL WITH CONTINUOUS MATERIAL/ARTICULATION. RETAIL AT GRADE FACING EARLES. FACING THE FUTURE PURDY'S DEVELOPMENT SITE IS SET BACK TO EXTEND MAJOR FUTURE PLAZA.



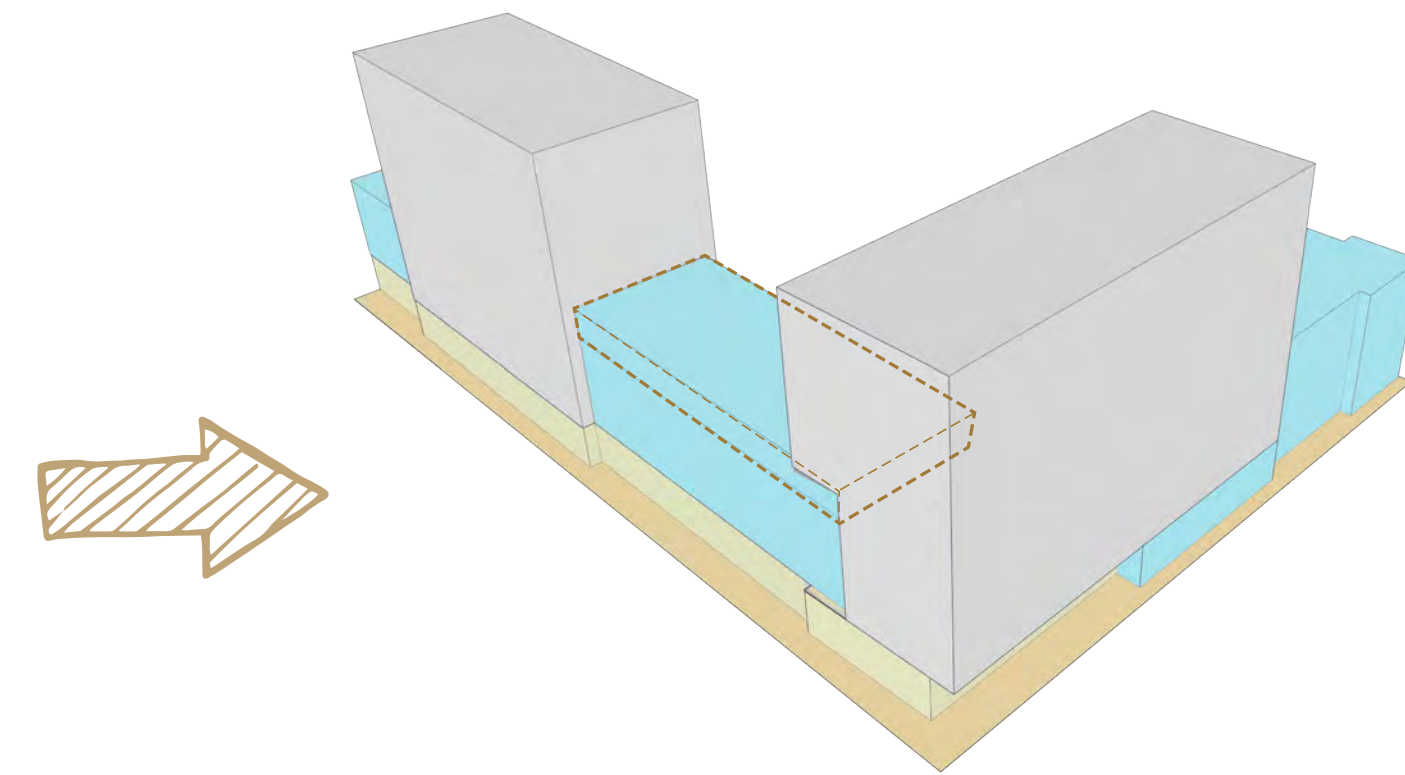
## 4 TOWERS

TOWER 1 (WEST TOWER) IS INSERTED AT CORNER OF KINGSWAY + EARLES WITH TOWER 2 (EAST TOWER) SET AT 80' MINIMUM SEPARATION. THE TWO TOWERS DESIGN LANGUAGE SUPERSEDES THE PODIUM LANGUAGE. THE INTENTION IS TO HAVE TWO DISTINCT DESIGN LANGUAGES - ONE FOR THE TOWERS AND ONE FOR THE PODIUM.



## 5 INTERLOCK

TO REDUCE THE STATIC NATURE OF HAVING FORMS ADJACENT TO ONE ANOTHER. THE PODIUM PORTION ALONG KINGSWAY IS ALLOWED TO SUPERSEDE THE TOWER FORM - THIS CREATES AN INTERLOCKED FORM.



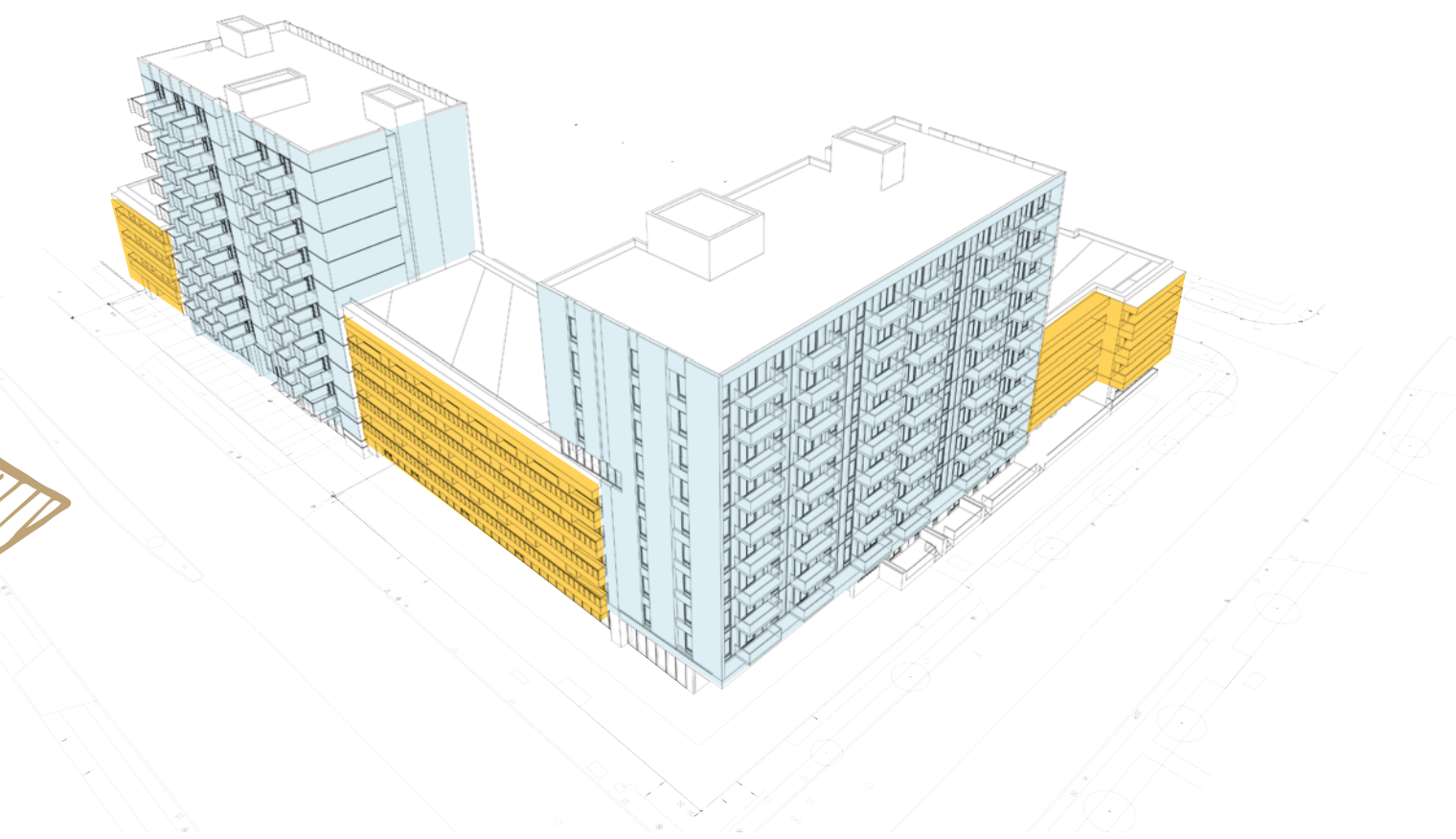
## 6 PODIUM MODULATION

TO MODULATE THE PODIUM FORM, AN ADDITIONAL FORM IS ADDED BETWEEN THE TWO TOWERS AT THE IMPORTANT INTERSECTION OF KINGSWAY AND EARLES.



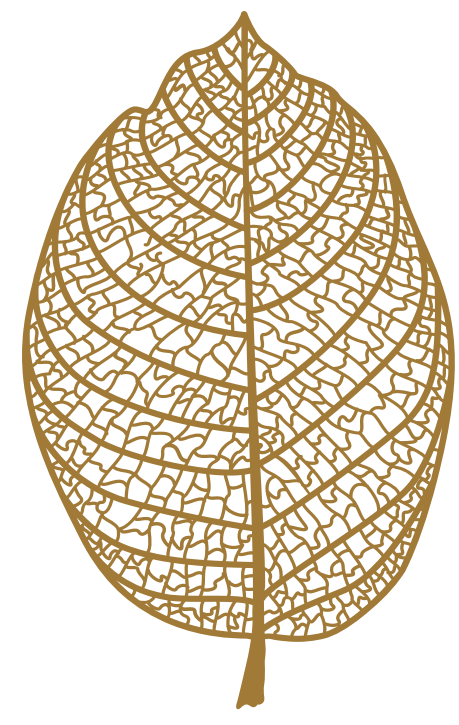
## 7 SIBLINGS NOT TWINS

THE LANGUAGE AND ARTICULATION OF THE KINGSWAY FACING TOWER (PUNCHED FACADE LANGUAGE WITH SIGNAGE BALCONIES) DIFFERS FROM THE EARLES STREET ELEVATION (FRAME/INFILL LANGUAGE). SIMILAR MATERIALS AND FORMS ARE UTILIZED TO CREATE A BALANCE OF THE TOWERS, BUT THE INTENTION IS NOT TO DUPLICATE THE TWO TOWERS.

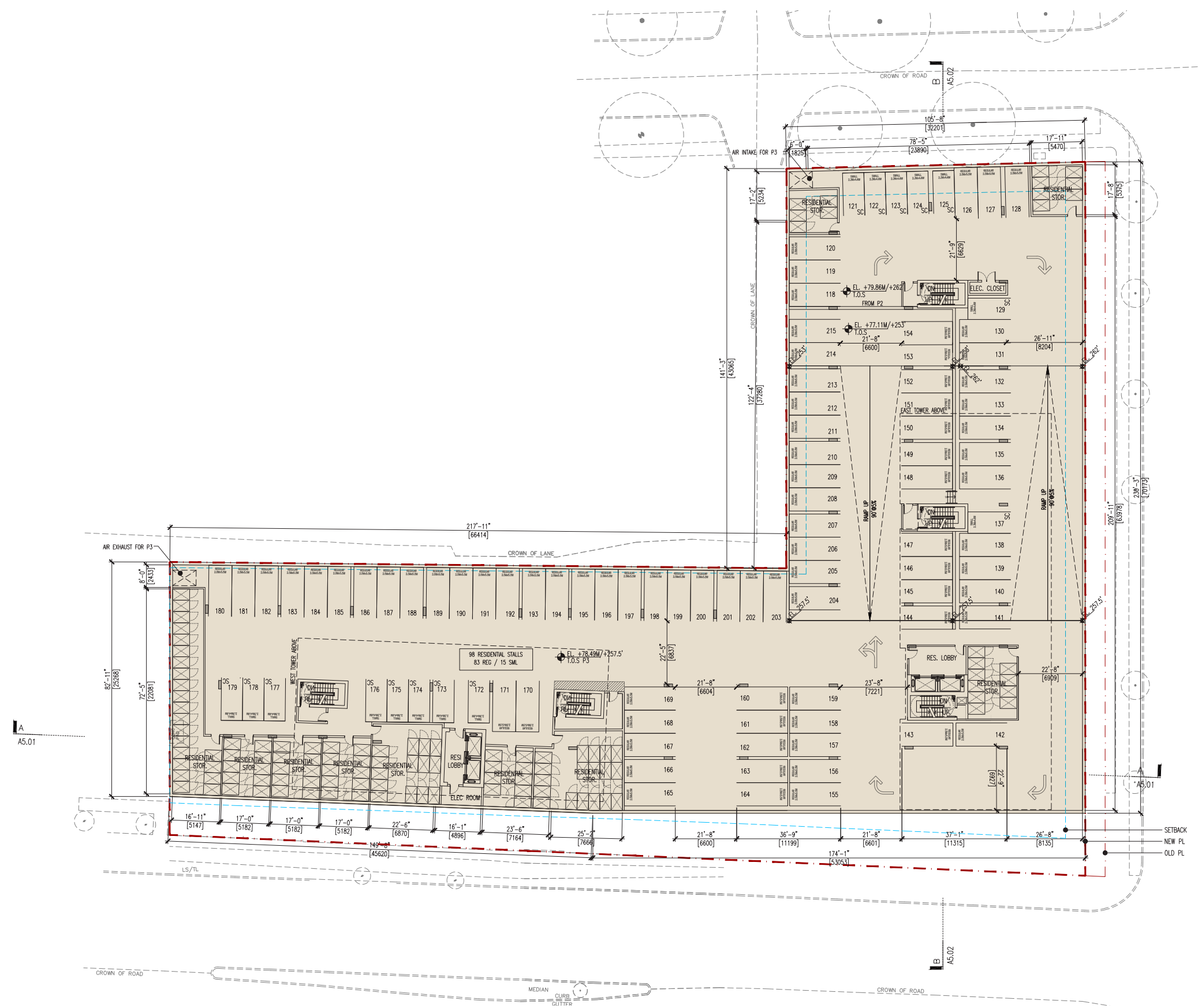


## 8 MATERIAL LANGUAGE

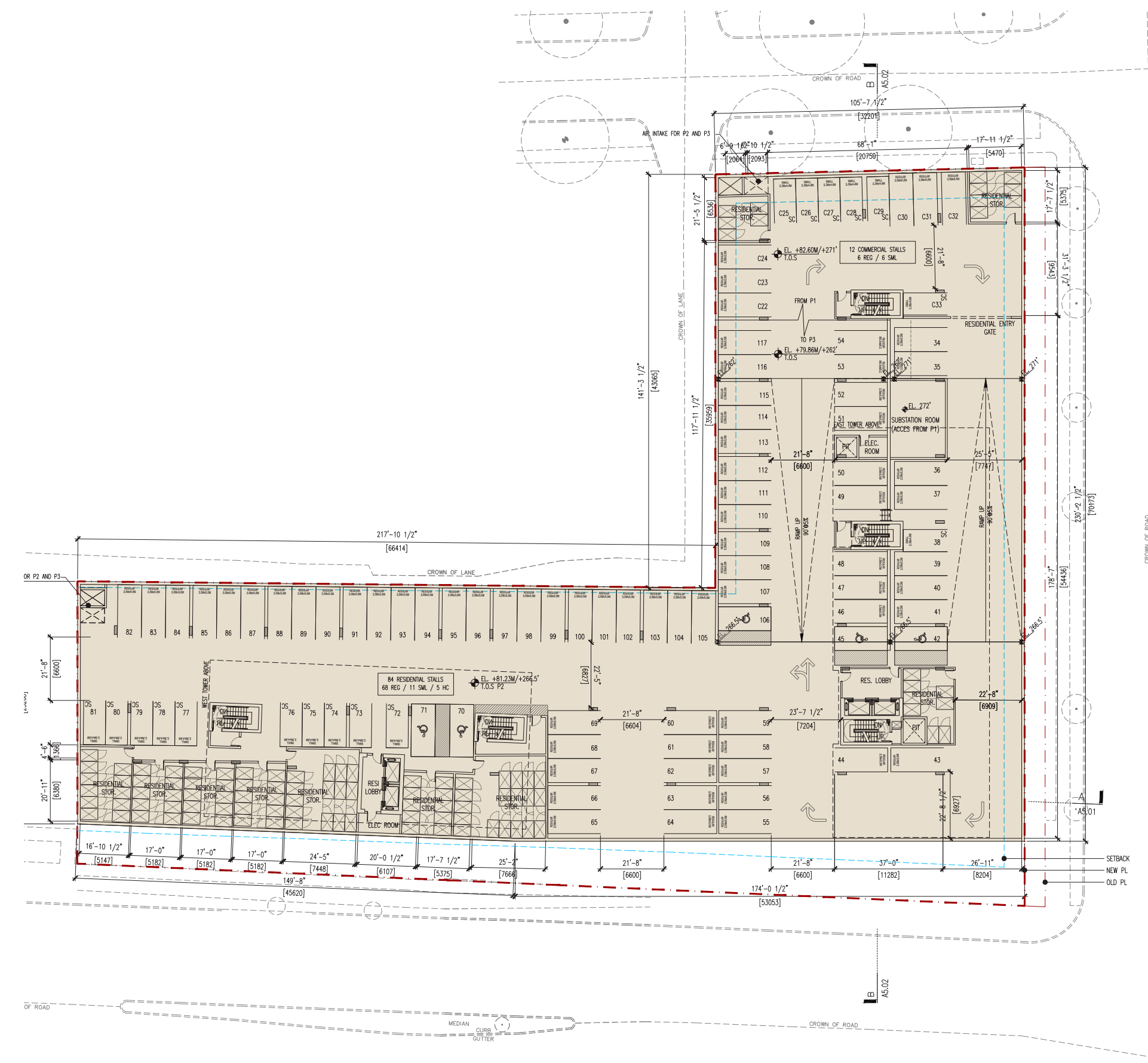
- TOWER: METAL OR FRC PANELS  
BALCONIES ARE INDIVIDUAL HUNG FROM THE STRUCTURE.
- PODIUM: BRICK  
BALCONIES ARE CONTINUOUS STRIPS.



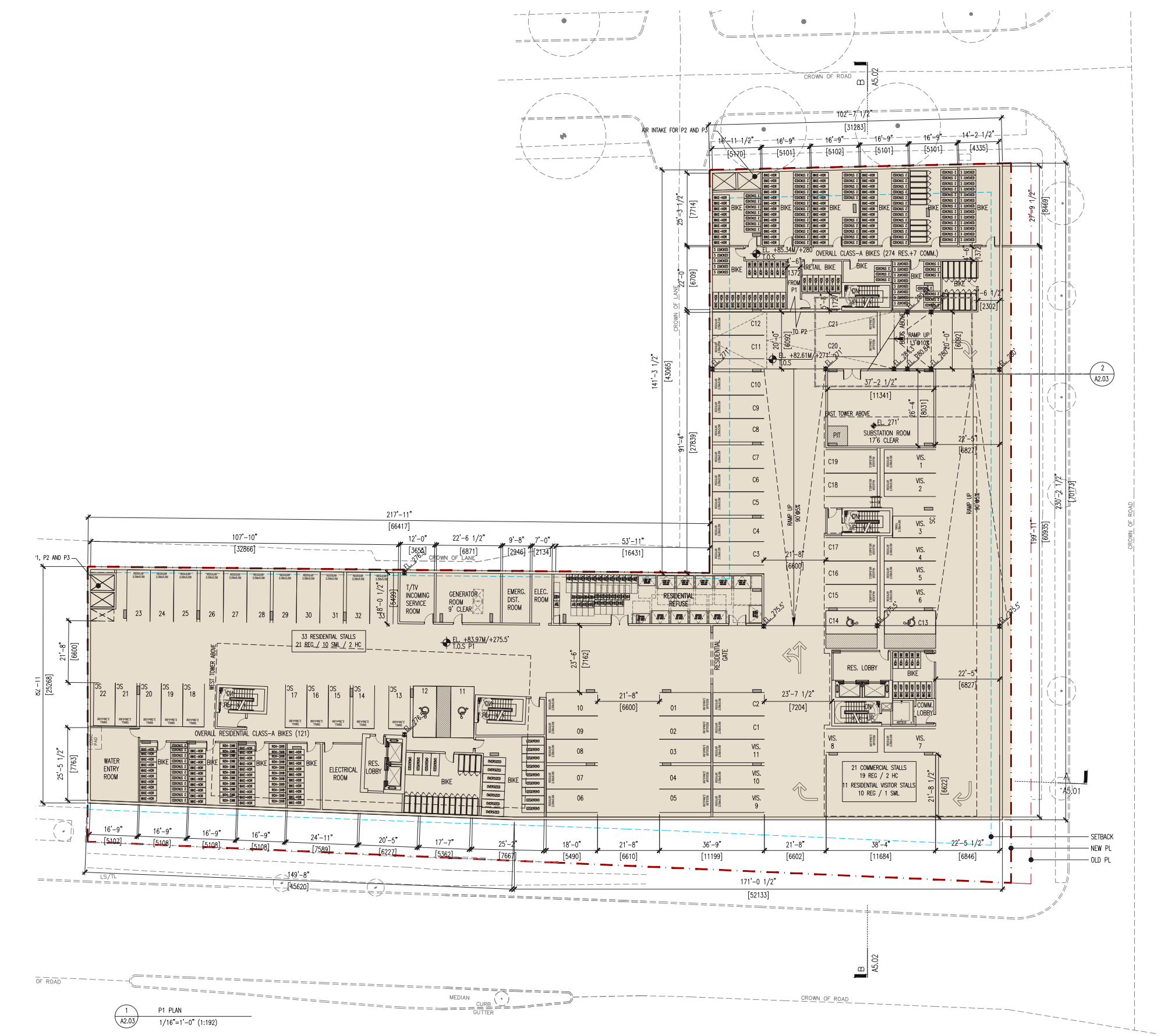
# UNDERGROUND PARKING PLANS



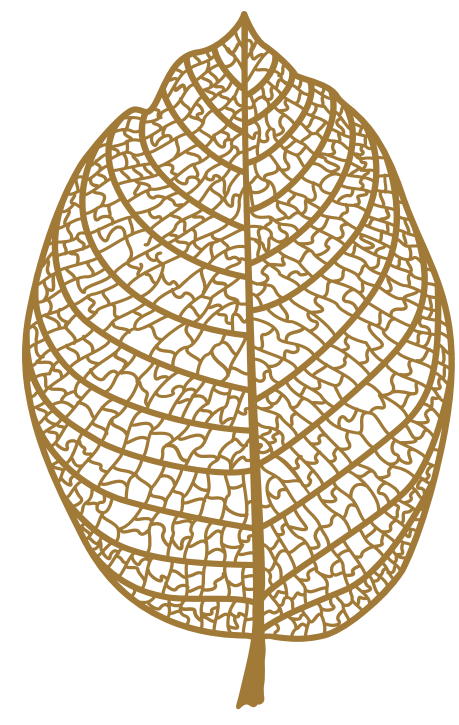
LEVEL P3  
(-30'-0")



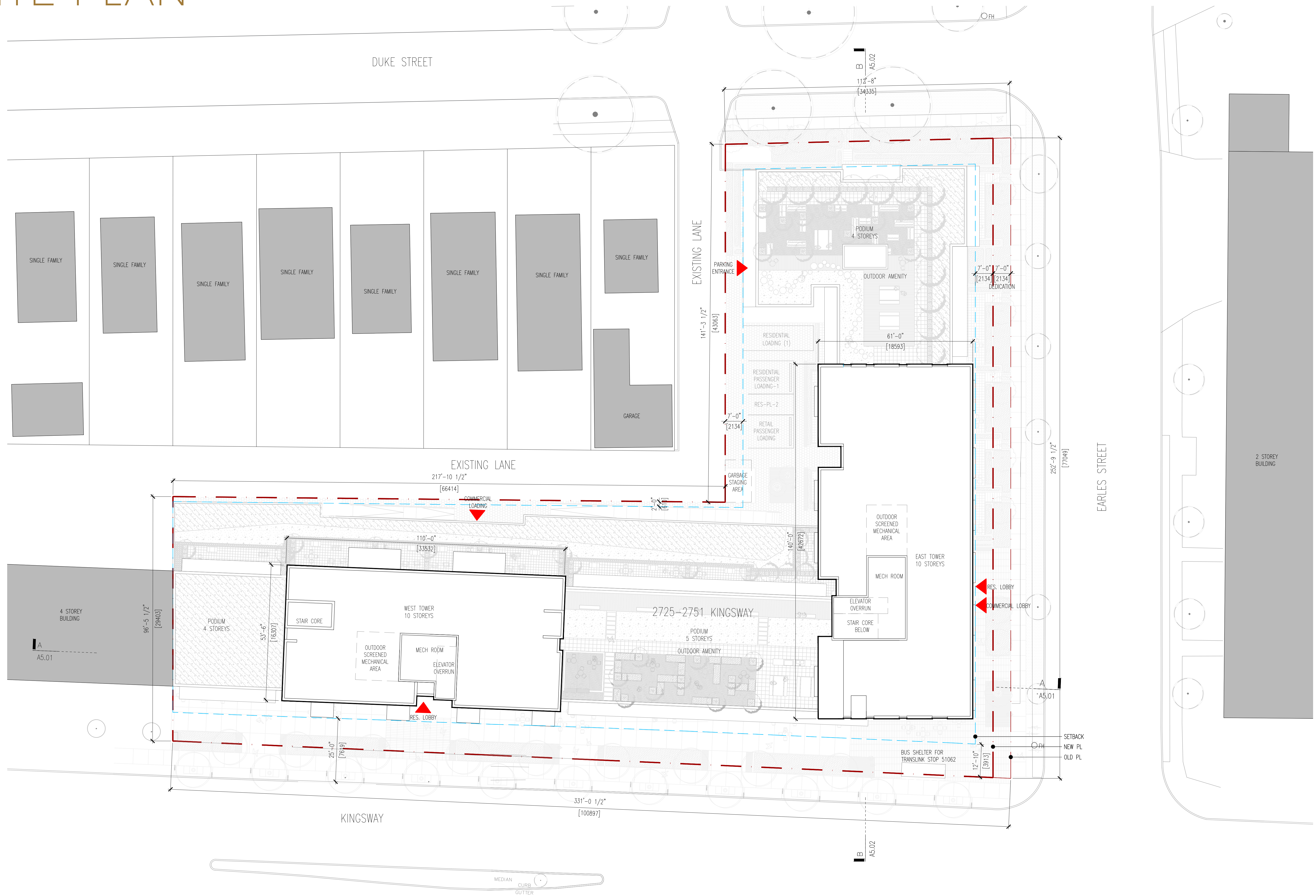
LEVEL P2  
(-20'-0")

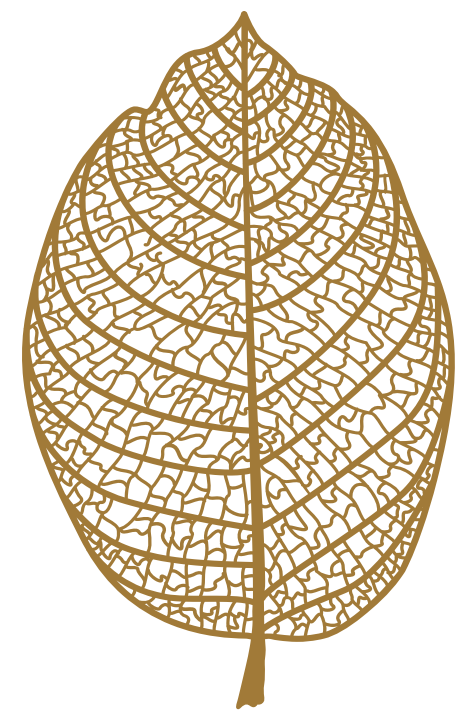


LEVEL P1  
(-10'-0")

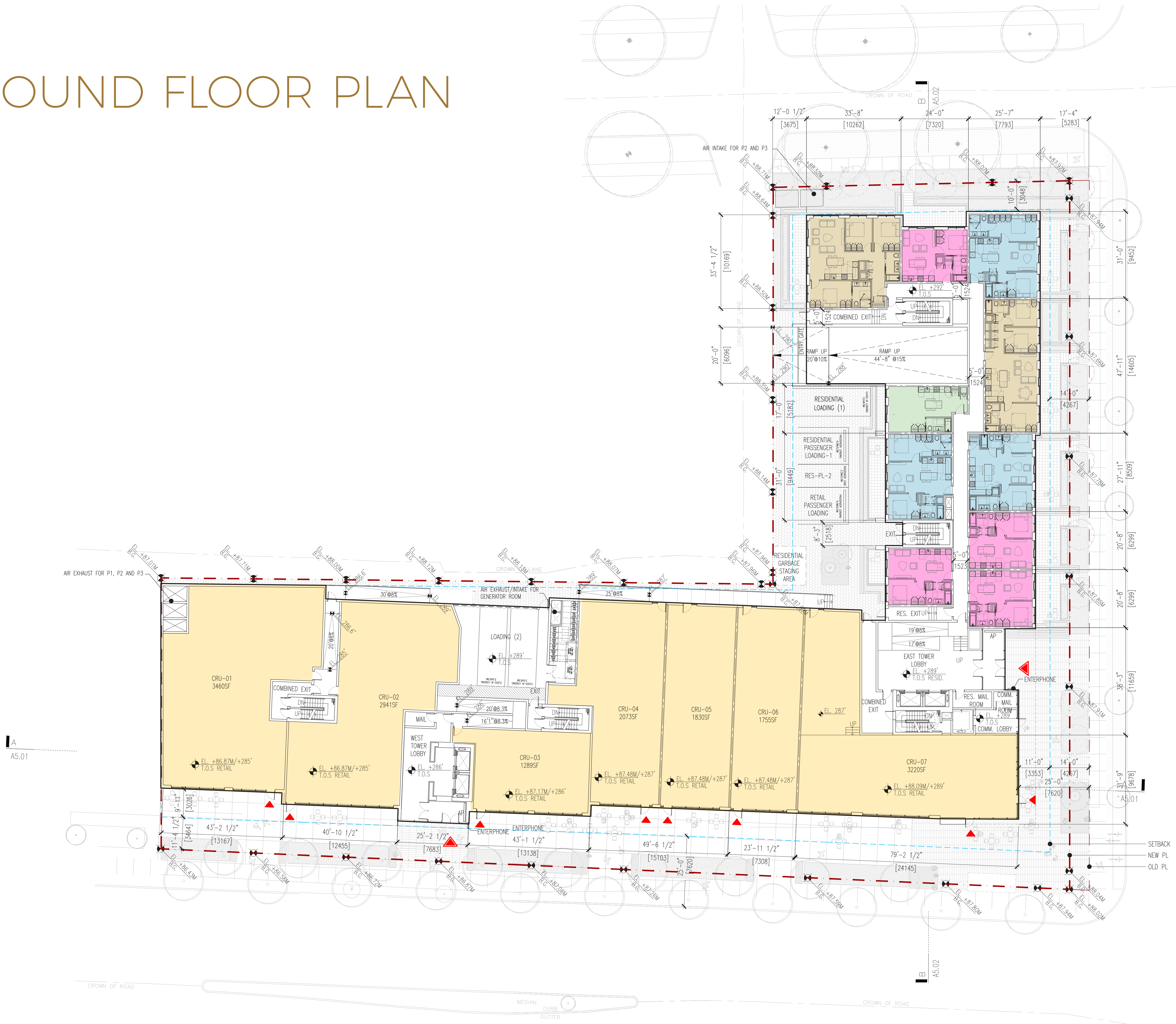


# SITE PLAN

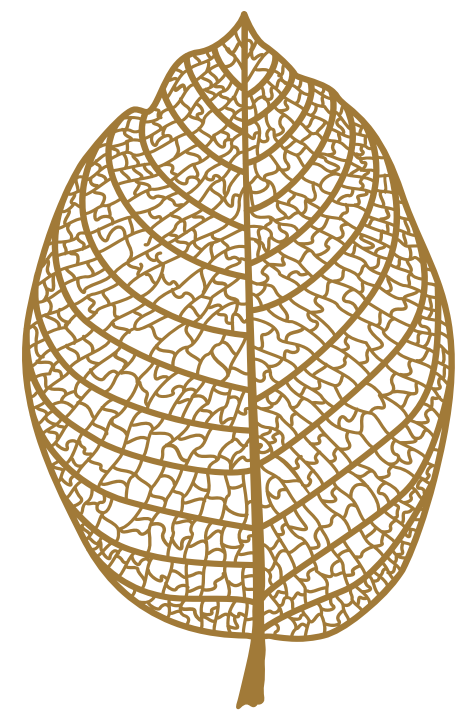




# GROUND FLOOR PLAN





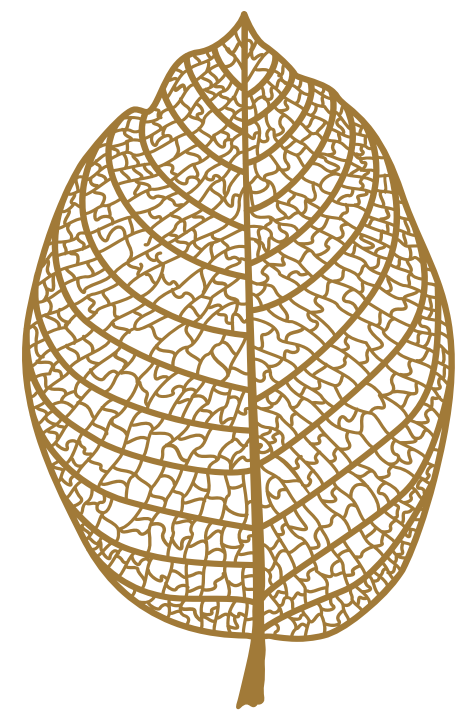


# LEVELS 2 TO 5 (PODIUM)



LEVELS 2, 3 AND 4

LEVEL 5



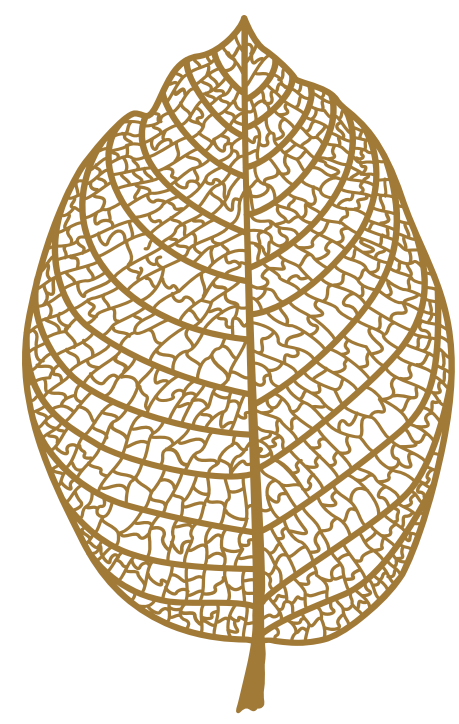
# LEVELS 6 TO 10 PLANS (TOWER)



LEVEL 6



LEVEL 7-10



# LANDSCAPED SITE PLAN



LEVEL 5 - STEPPING PATH



LEVEL 6 - BOARDWALK AND FRAMED NORTHERN VIEWS



LEVEL 5&6 - URBAN AGRICULTURE AND 'GATHERING POD' AREAS



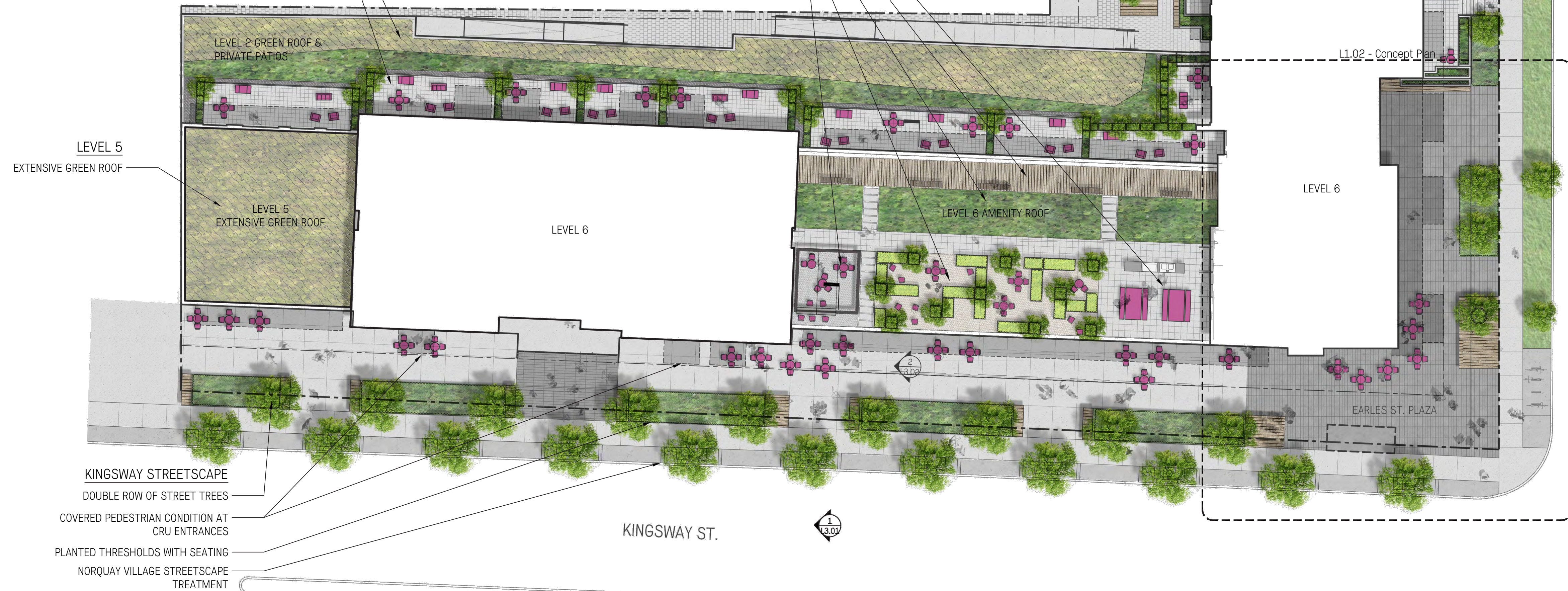
LEVEL 6 - COVERED OUTDOOR SOCIAL SPACE

**LEVEL 2 PRIVATE PATIOS**  
 EXTENSIVE AND INTENSIVE GREEN ROOF PLANTING  
 PRIVATE PATIOS WITH NORTHERN VIEWS SEPARATED BY RAISED PLANTERS

**LEVEL 6 SHARED AMENITY ROOF**  
 OUTDOOR KITCHEN AND DINING AREA  
 BOARDWALK WITH NORTHERN VIEWS  
 INTENSIVE GREEN ROOF 'MEADOW'  
 LOUNGE FURNITURE IN SMALLER GATHERING PODS  
 COVERED OUTDOOR SOCIAL SPACE

**LEVEL 5 SHARED AMENITY ROOF**  
 EXTENSIVE GREEN ROOF AND RAISED PLANTERS ALONG DUKE ST. TO PROVIDE BUFFER BETWEEN AMENITY ROOF AND ADJACENT HOMES  
 RAISED VEGETABLE PLANTERS OF DIFFERENT SIZES AND CONFIGURATIONS TO CREATE DIVERSE GARDENING AND GATHERING OPPORTUNITIES  
 FLEXIBLE DECK SPACE  
 STEPPING PATH THROUGH GREEN ROOF 'MEADOW'  
**LANEWAY FRONTAGE**  
 PAVED RESIDENTIAL LOADING AREA  
 PRIVATE PATIOS SCREENED FROM PARKING  
 RAISED DECK WITH TREES FRAMING RESIDENTIAL EXIT

**GROUND LEVEL RESIDENTIAL THRESHOLD**  
 PRIVATE PATIOS WITH ACCESS TO EARLES ST. SIDEWALK  
 PLANTING PROVIDES STORMWATER INFILTRATION AND CONTINUOUS SOFTSCAPE  
 LAWN PLANTING IN BOULEVARD  
 RAISED PLANTERS SEPARATE PATIOS



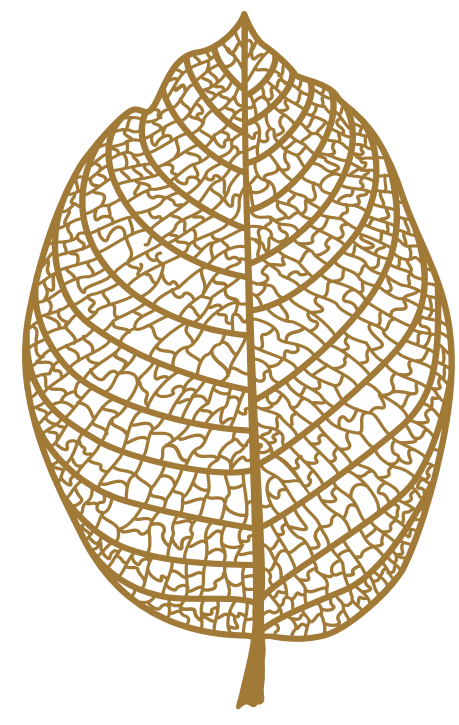
**KINGSWAY STREETSCAPE**  
 DOUBLE ROW OF STREET TREES  
 COVERED PEDESTRIAN CONDITION AT CRU ENTRANCES  
 PLANTED THRESHOLDS WITH SEATING  
 NORQUAY VILLAGE STREETSCAPE TREATMENT

EARLES ST.

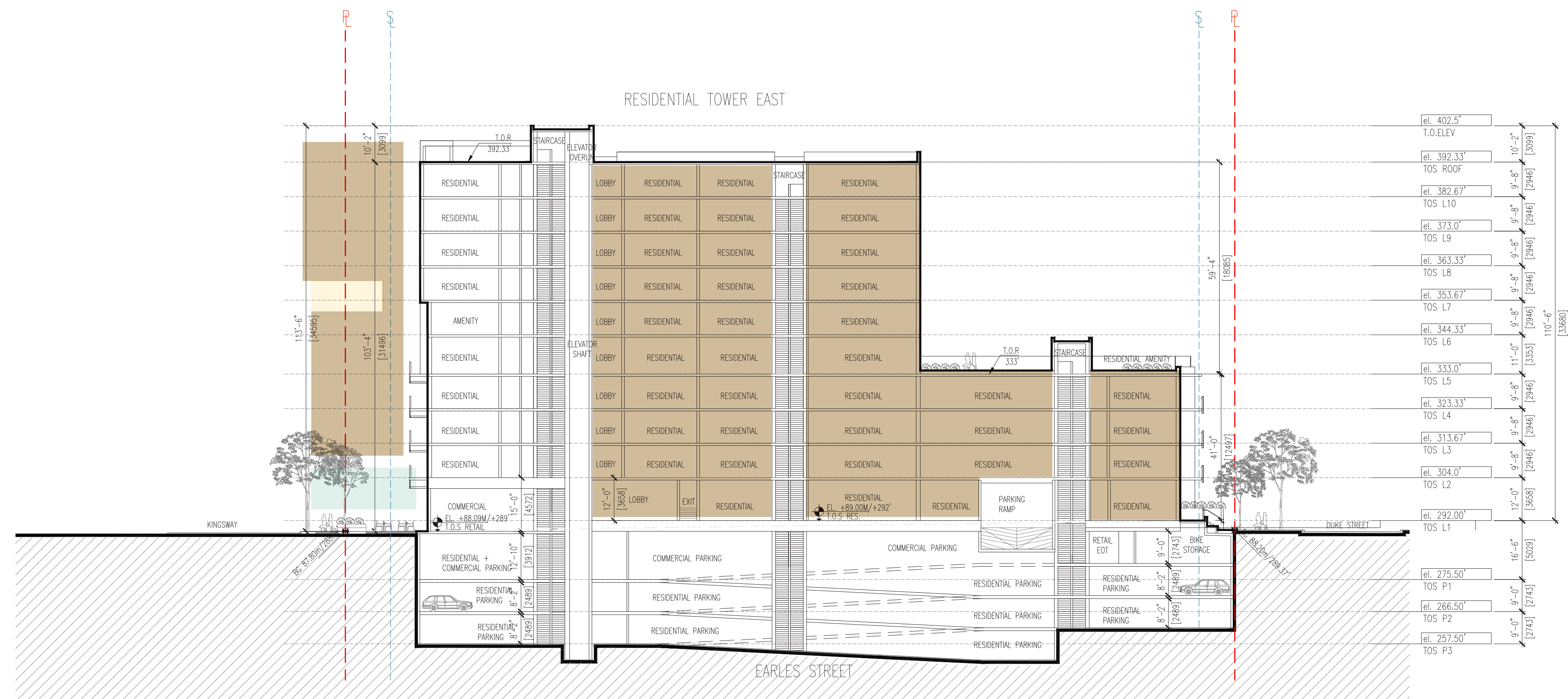
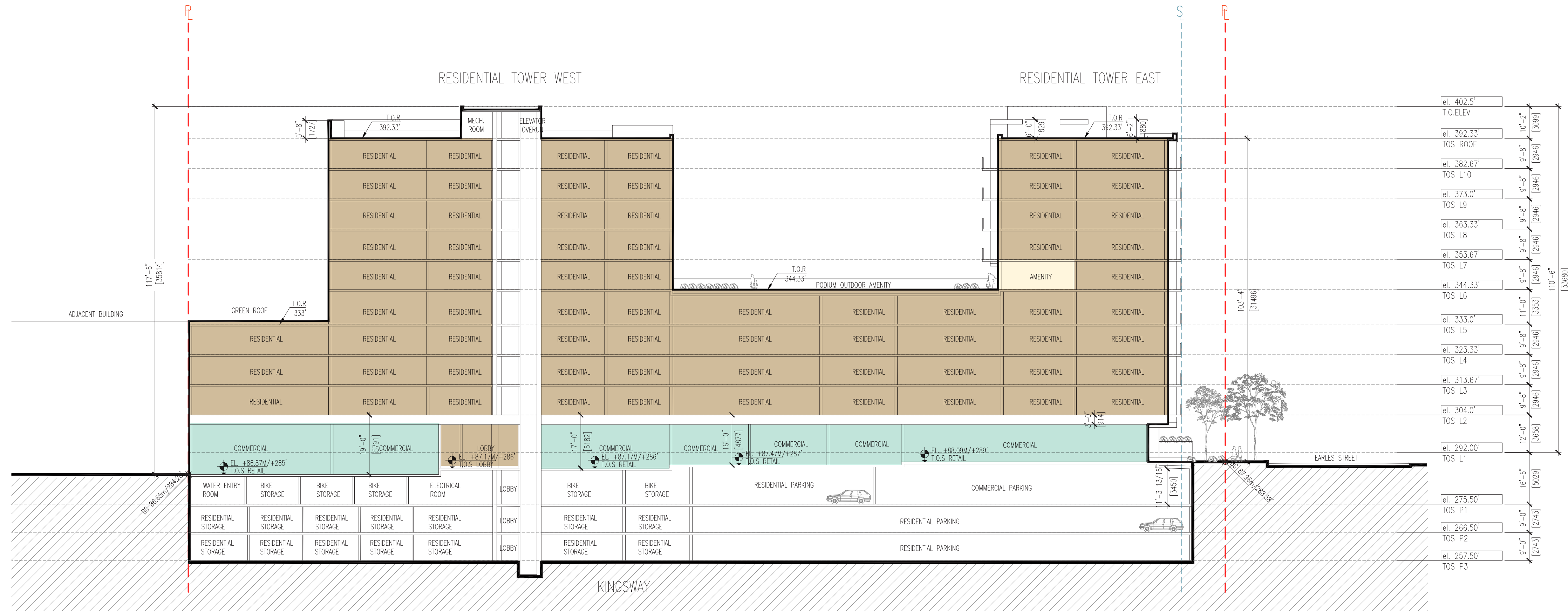
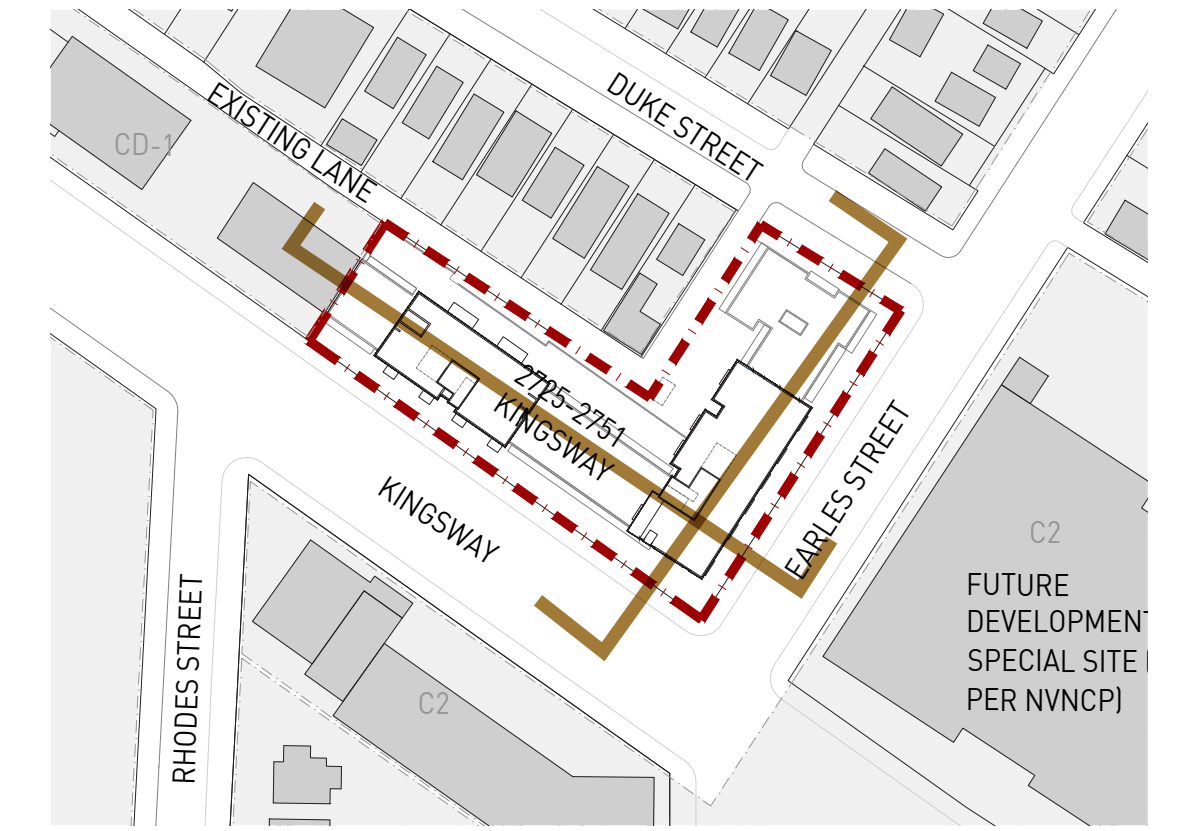
DUKE ST.

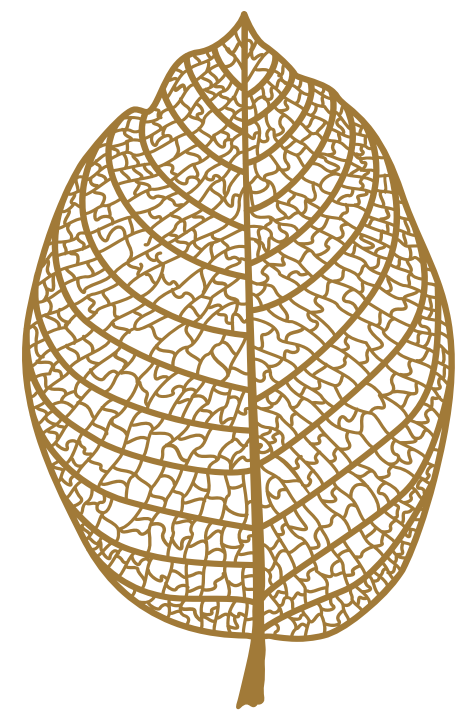
KINGSWAY ST.



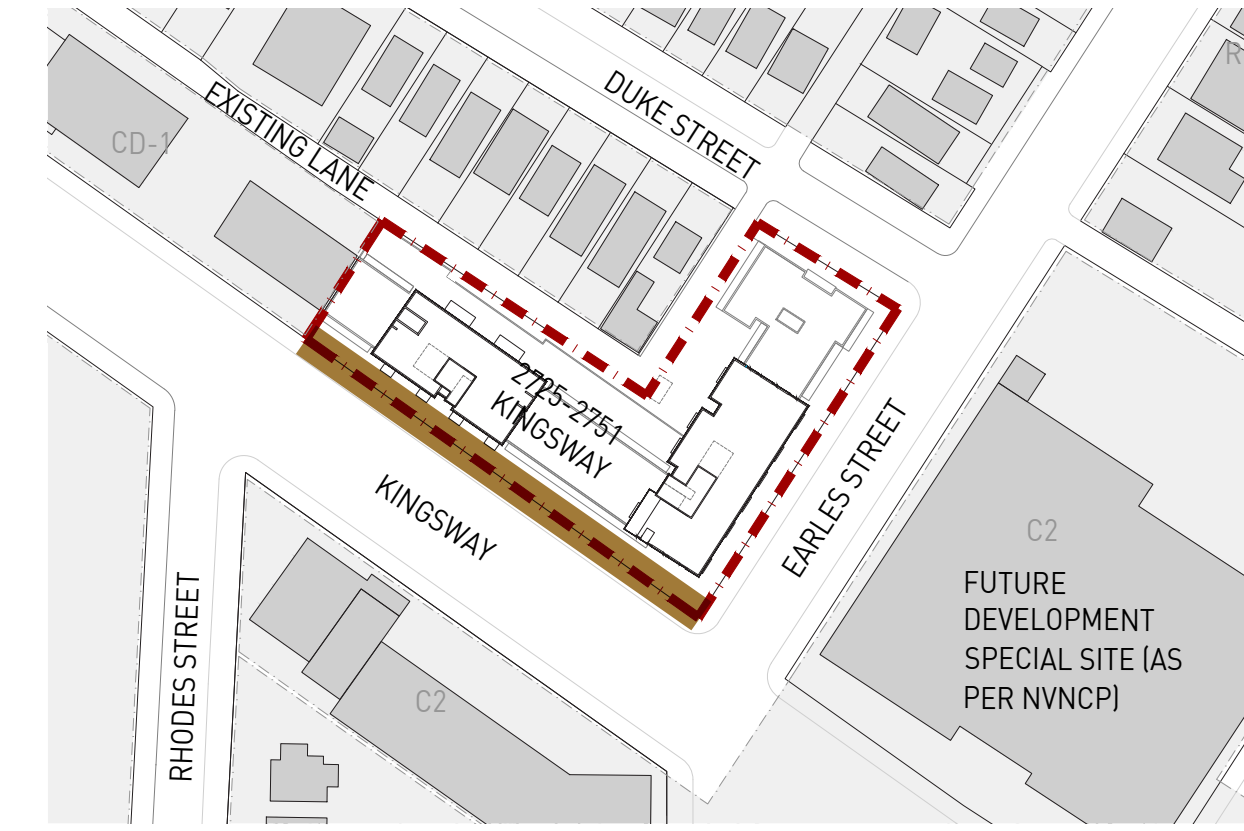


# SECTIONS

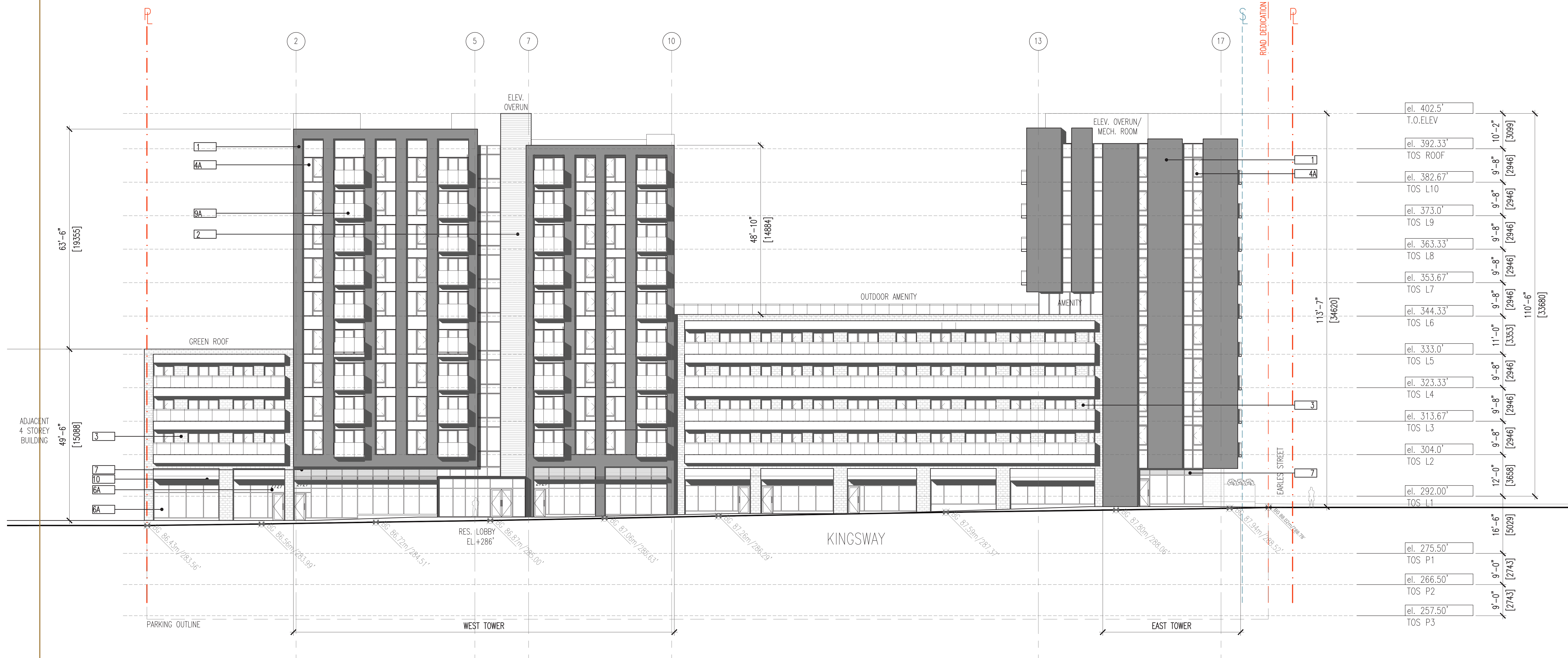


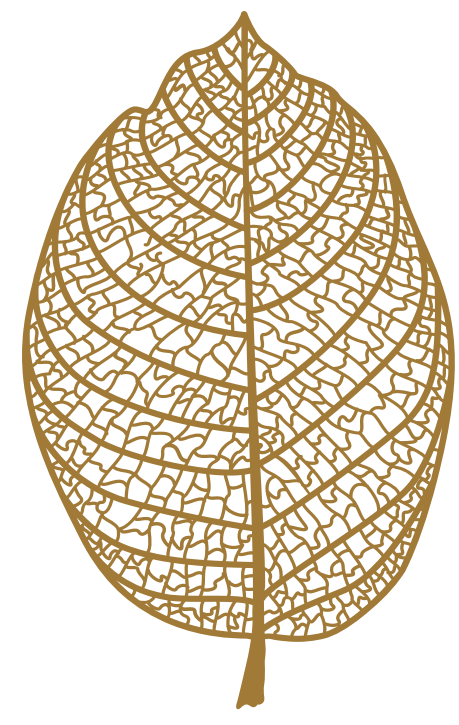


# KINGSWAY ELEVATION

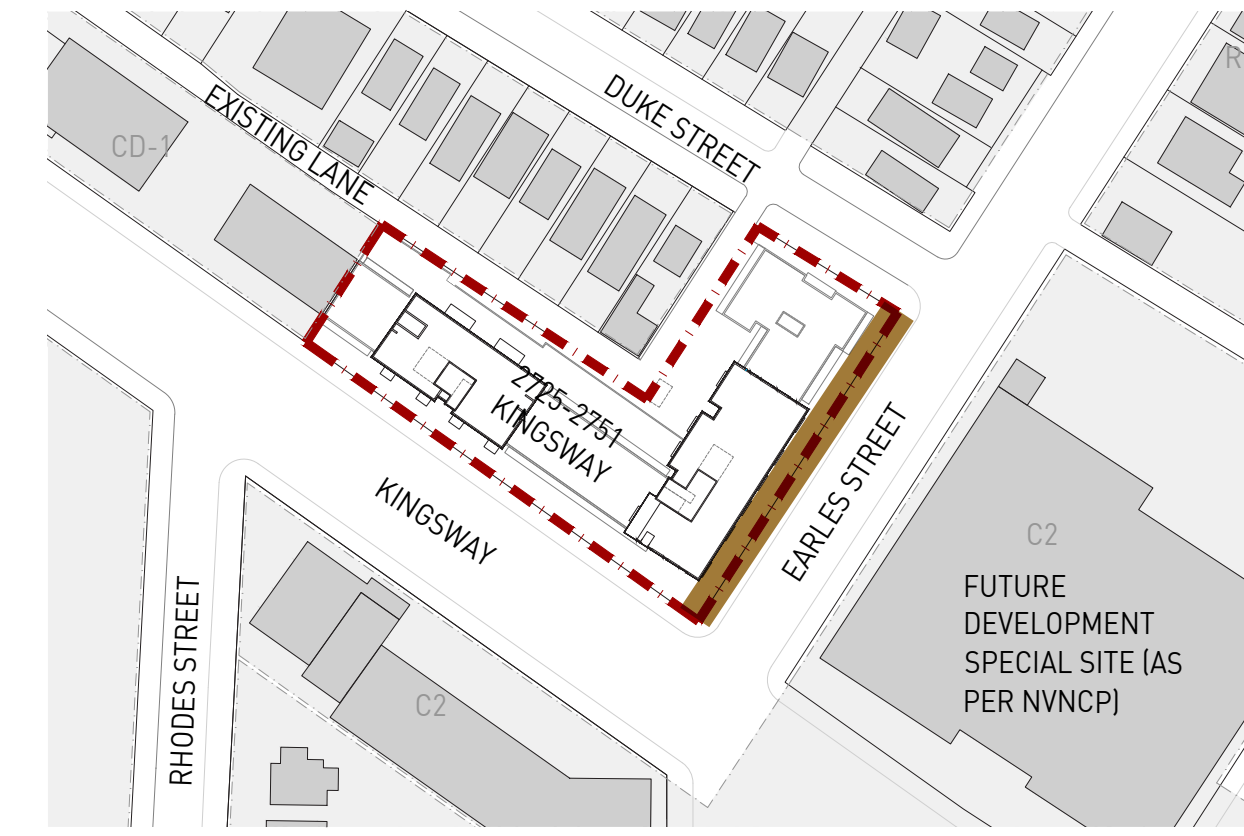


- ### MATERIAL LEGEND
- 1 TYPE 1 PANEL PRODUCT CLADDING
  - 2 TYPE 2 PANEL PRODUCT CLADDING
  - 3 BRICK
  - 4A WINDOW WALL CLEAR GLAZING
  - 4B WINDOW WALL SPANDREL PANEL
  - 5 CLEAR GLAZING WINDOW
  - 6A STOREFRONT CLEAR GLAZING
  - 6B STOREFRONT SPANDREL PANEL
  - 7 LOUVERS
  - 8A CAST IN PLACE CONCRETE
  - 8B CAST IN PLACE CONCRETE W/FORMLINER
  - 9A FACE MOUNTED BALCONY
  - 9B TOP MOUNTED BALCONY
  - 10 AWNING
  - 11 METAL PULL-UP GATE



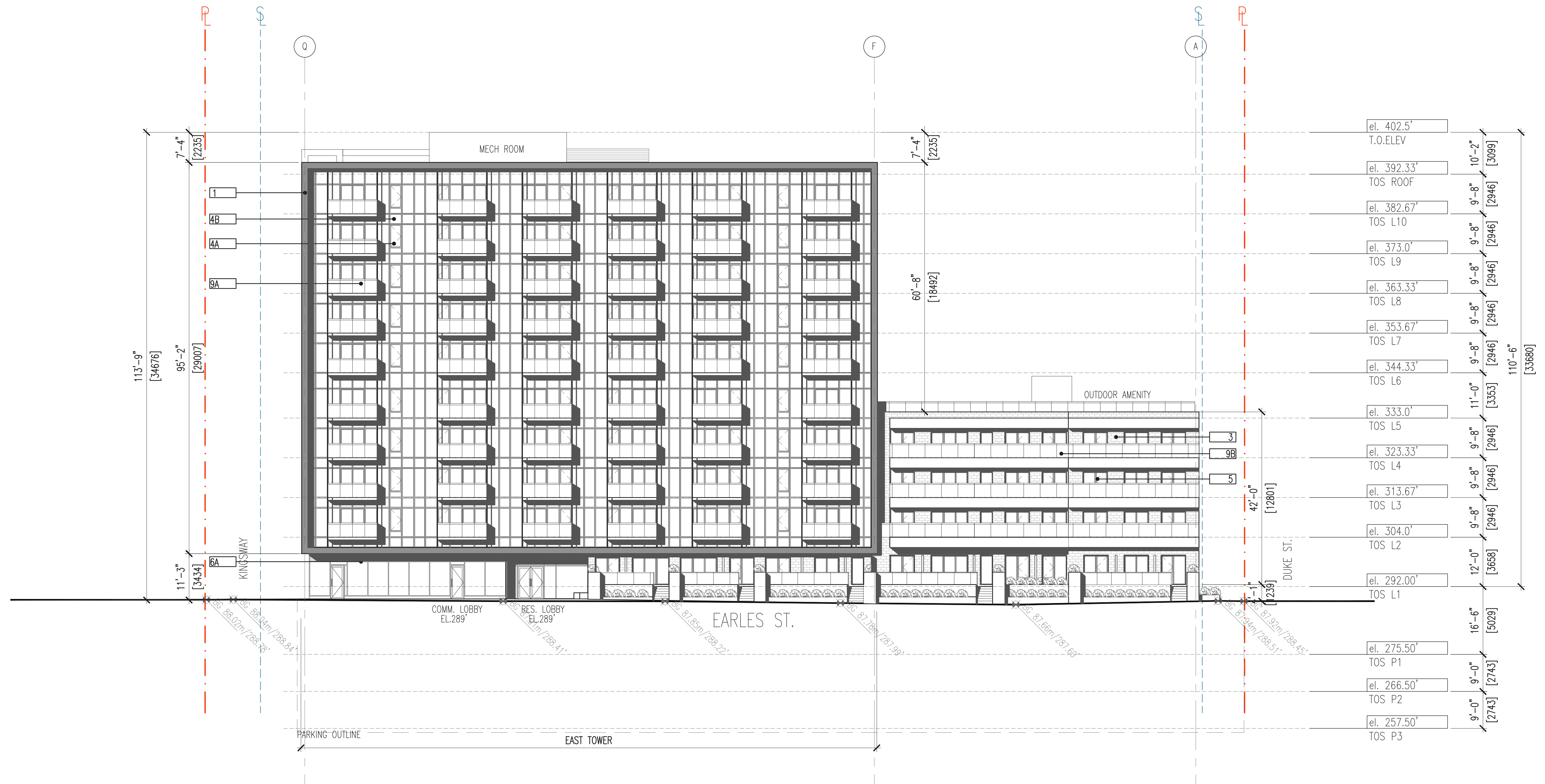


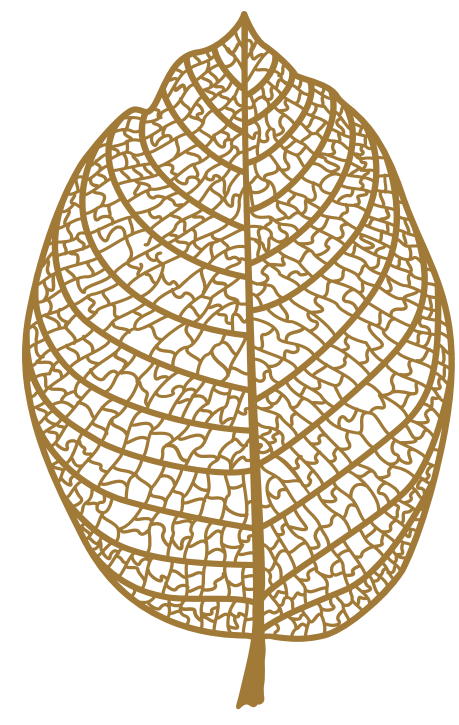
# EARLES ST ELEVATION



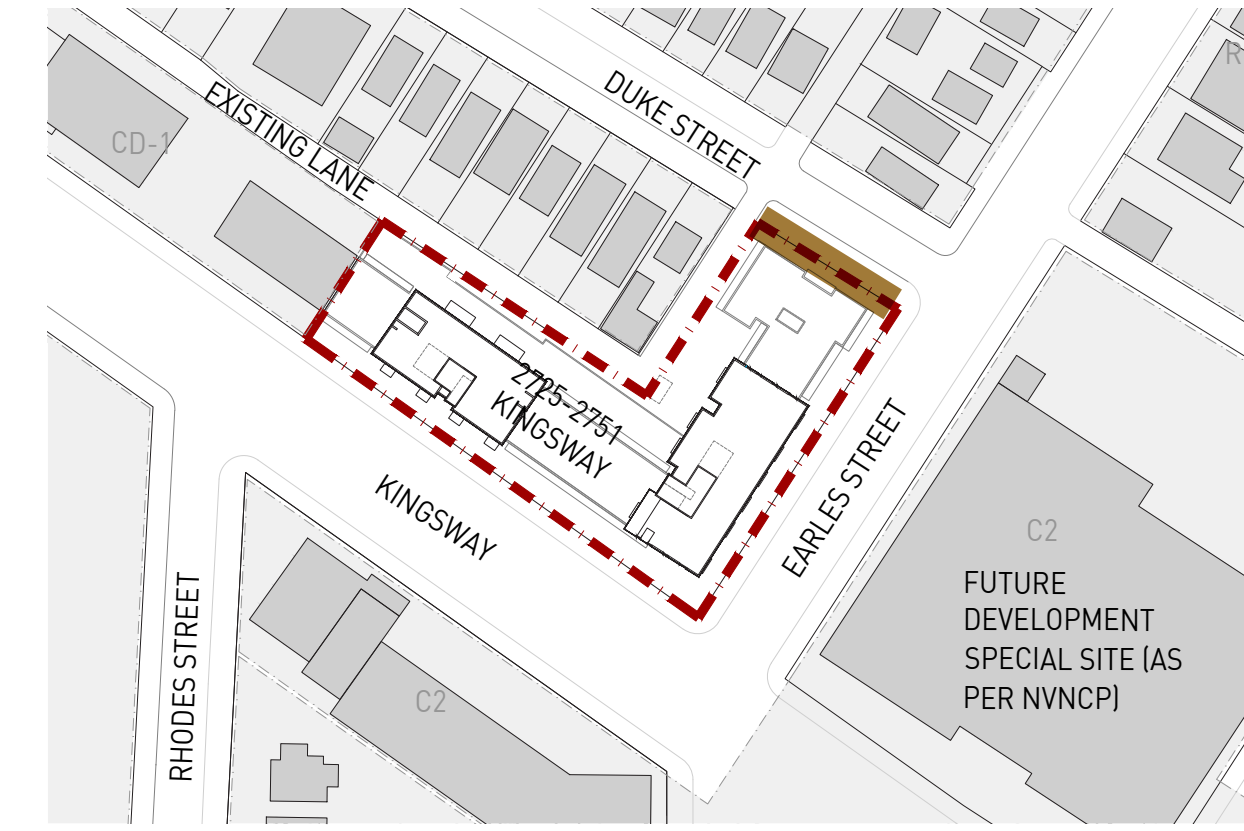
## MATERIAL LEGEND

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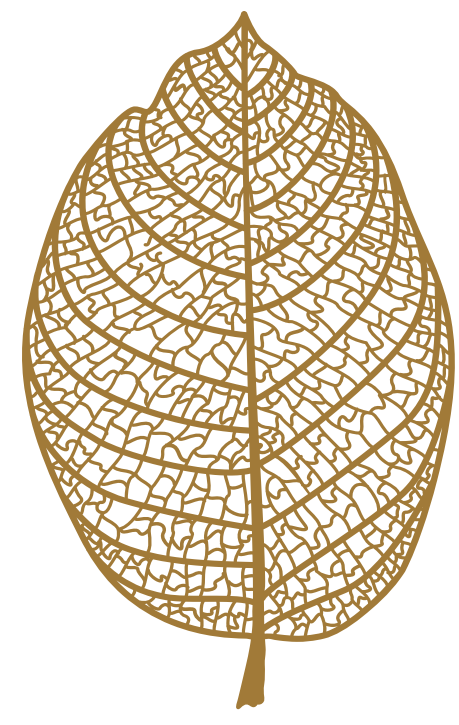


# DUKE ST ELEVATION

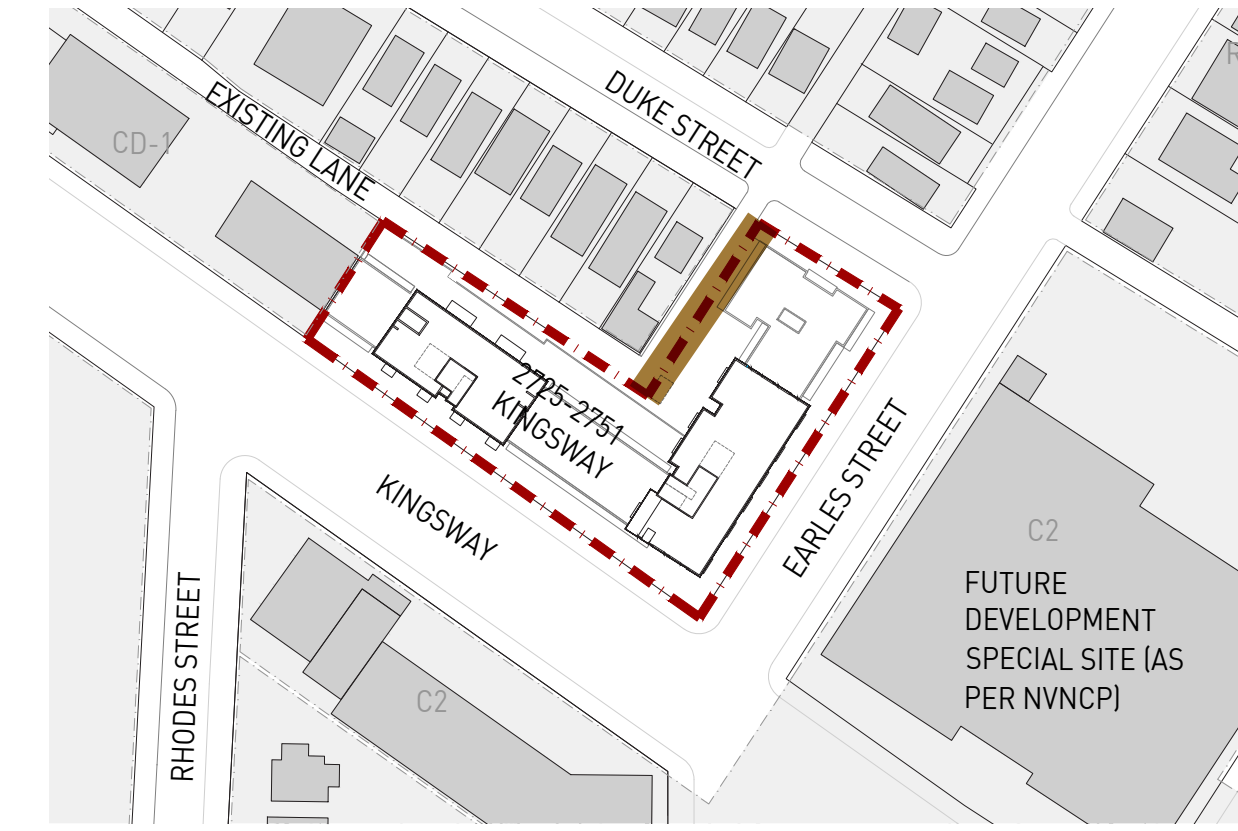


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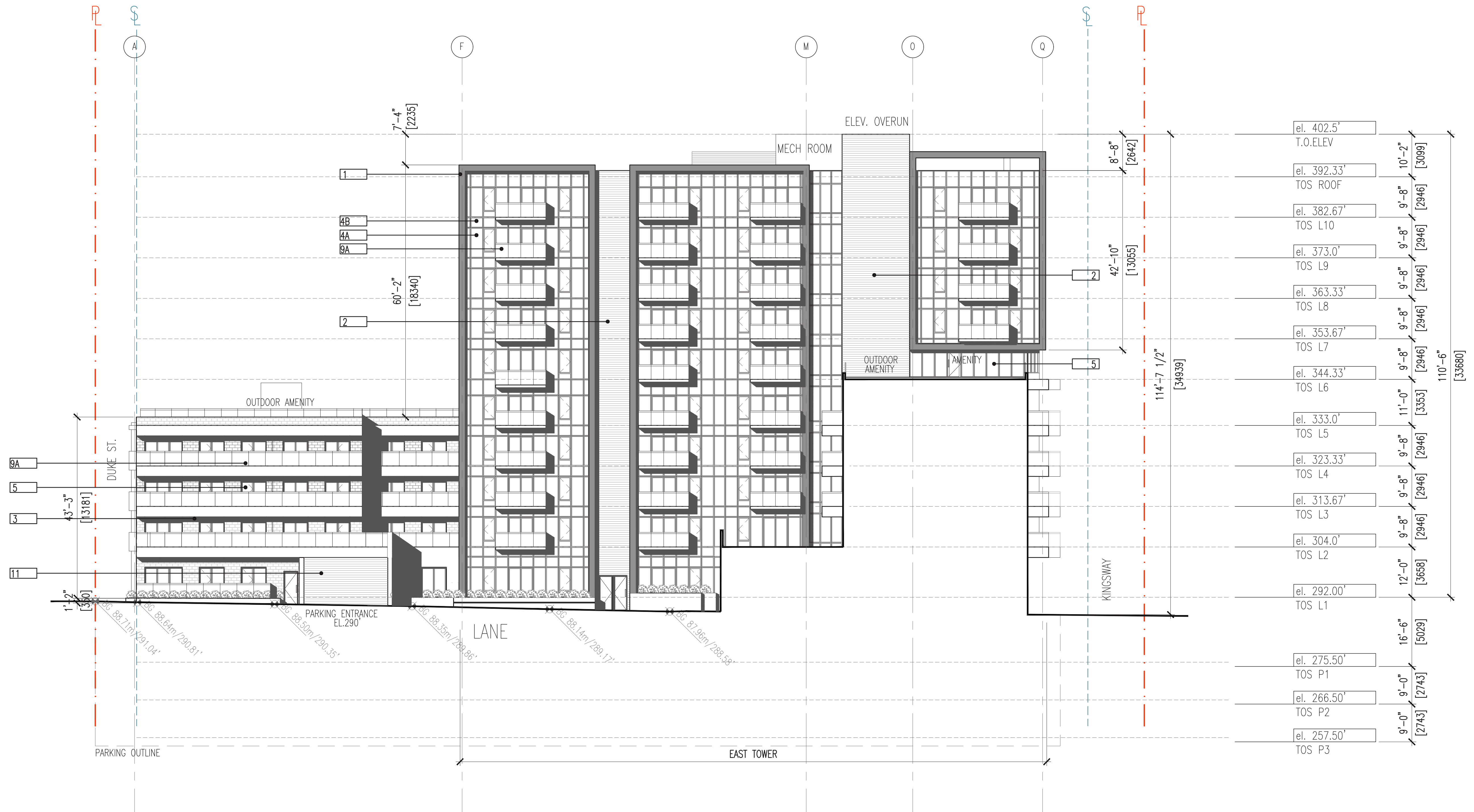


# LANE ELEVATION

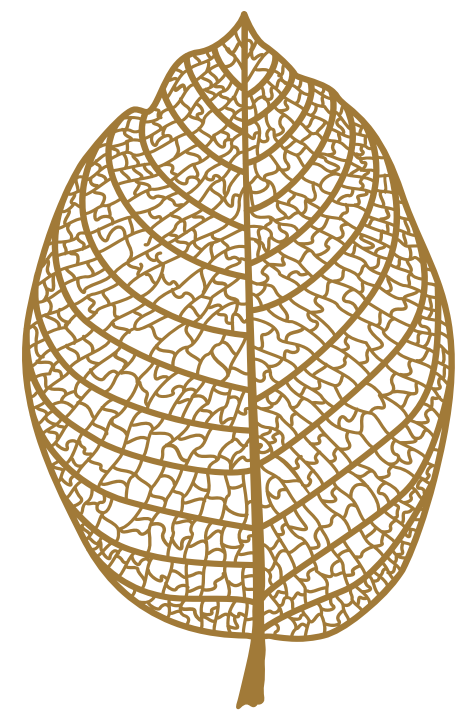


## MATERIAL LEGEND

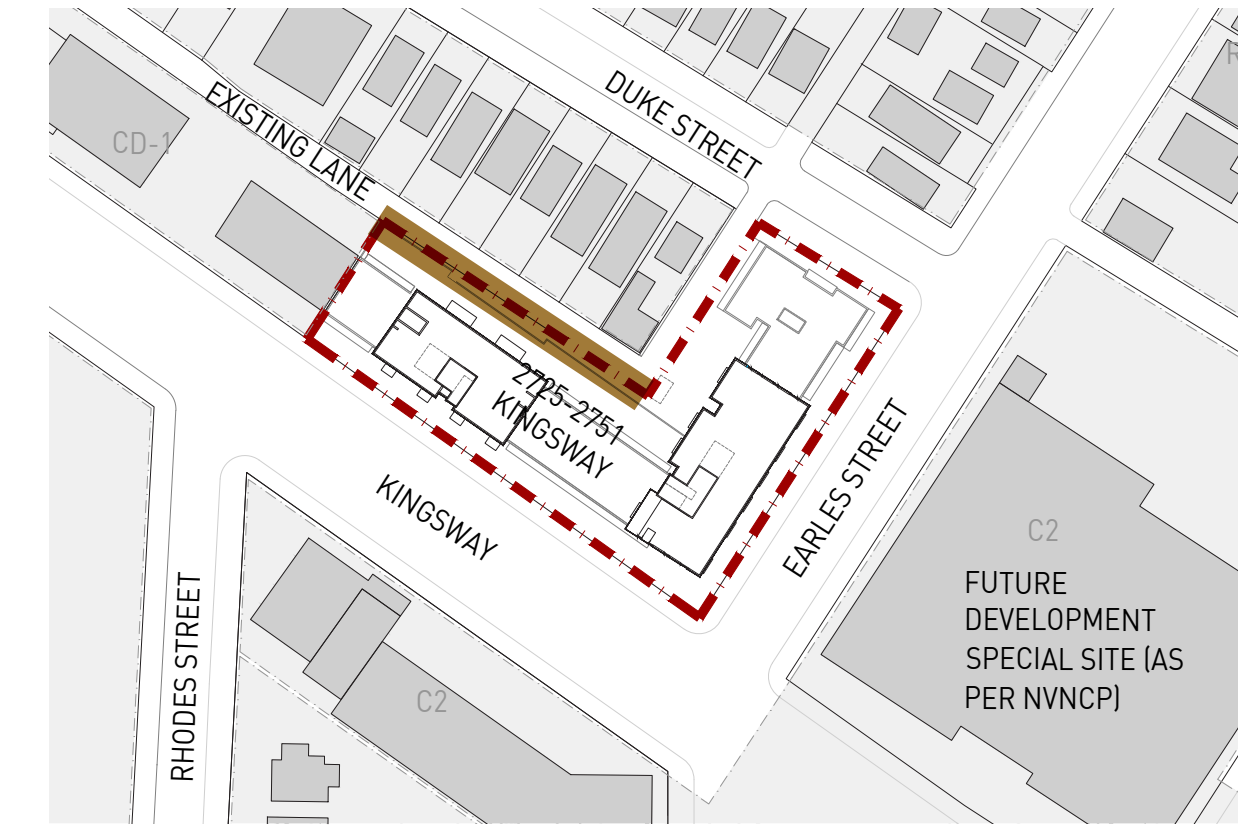
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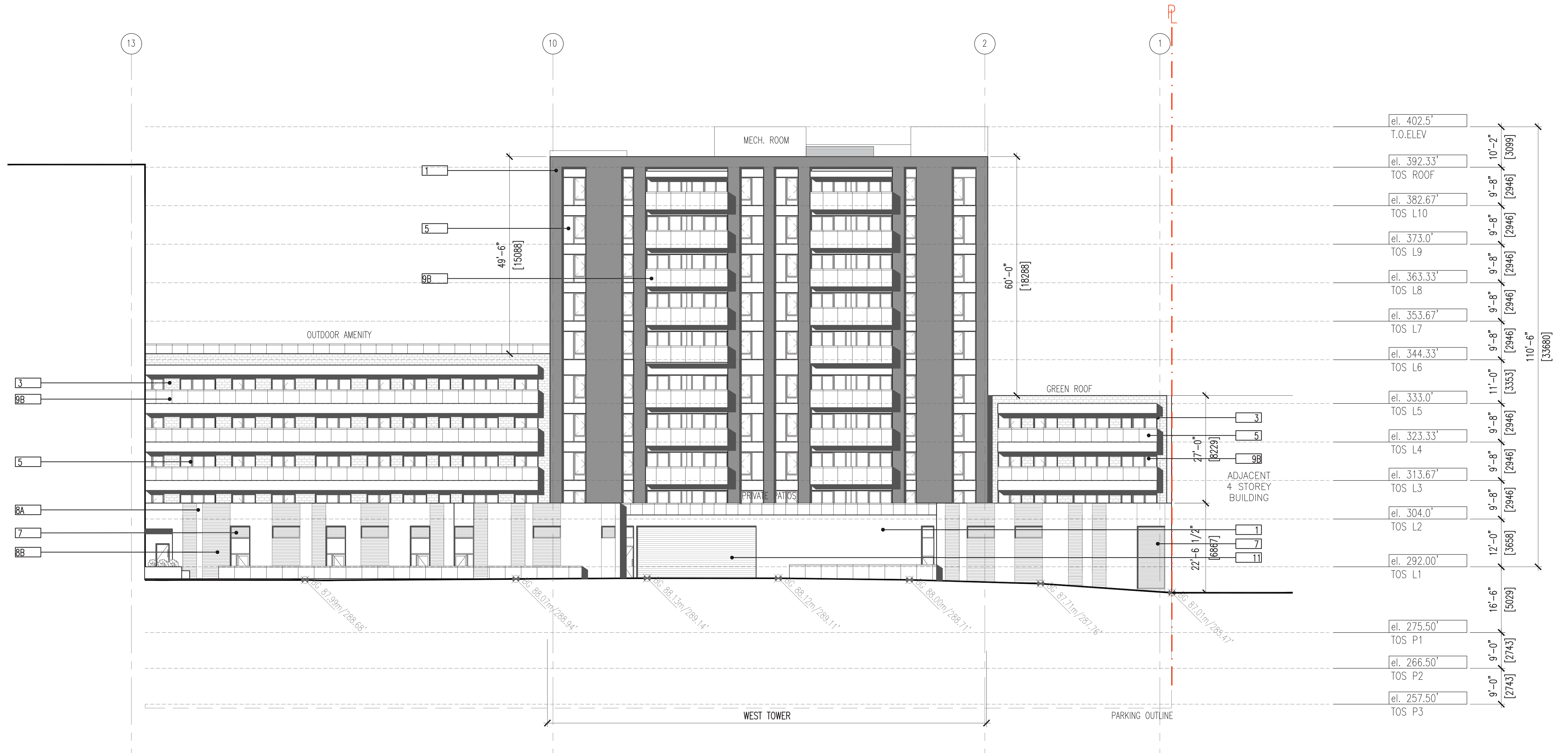


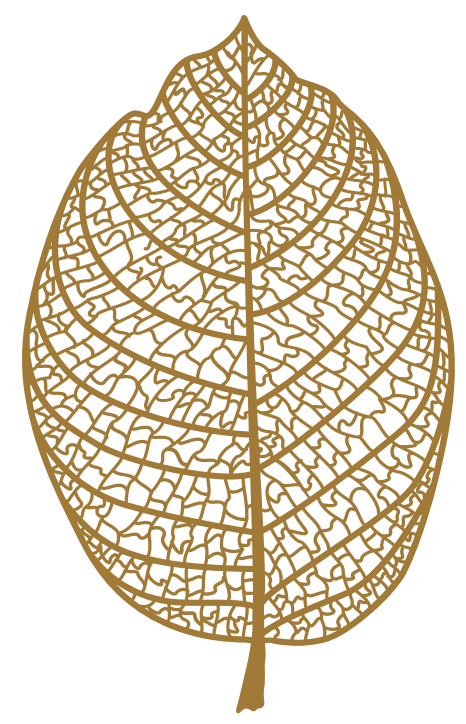
# LANE ELEVATION



## MATERIAL LEGEND

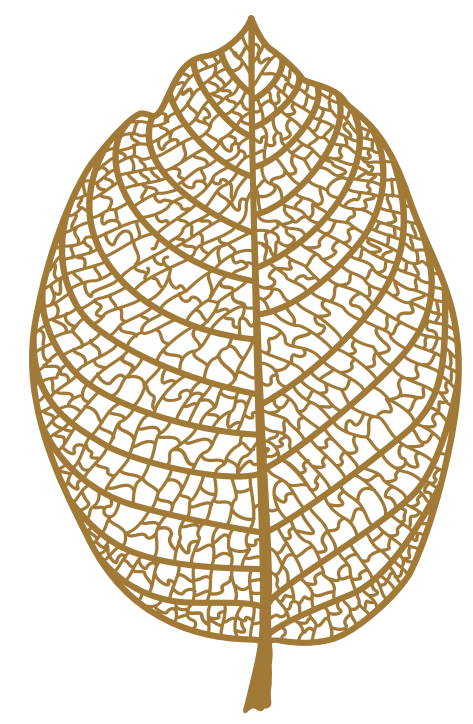
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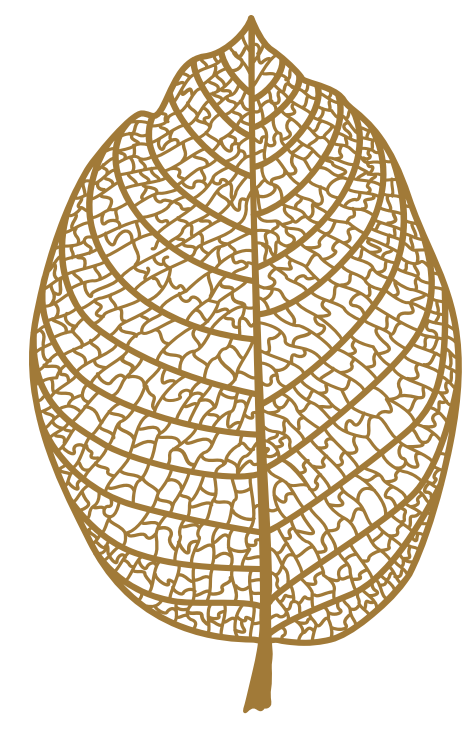
# KINGSWAY+EARLES





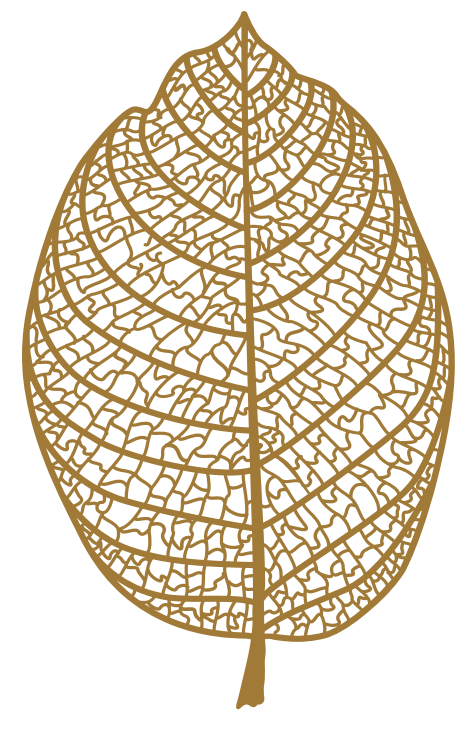
# ALONG KINGSWAY





# ALONG EARLES





# FROM THE LANE

