



Operational Energy [BETA]

Proposal custom

Window-to-wall ratio: 60 %

Wall construction: Wood: R11.63

Roof construction: Wood: R38.46

Window construction: Trp LoE

Climate zone: Warm, marine

Help

### Project Pitch

This high-density proposal creates pockets of public space surrounded by commercial use on the ground floor to activate the interstitial space underneath a viaduct. The footprint of the building is intended to carve interesting circulation paths that lead through the site and intersect at the viaduct, encouraging pedestrian travel under the bridge. The development will be the tallest wood construction project in the area with high window-to-wall ratios for panoramic views. The form of the building is erected on a grid that is rotated to align to the cardinal points and allows the residential units to capture maximum daylight. To mitigate glare and excessive solar heat gain, there is further articulation done on the southern facades, which also formally speak to the angular design language of the building's massing.

