

3	ISSUED FOR COORDINATION	25 AUG, 2023
2	RE-ISSUED FOR ZBA/OPA	17 MAR, 2023
1	ISSUED FOR ZBA/OPA	14 MAY, 2021
NO.	REVISIONS	DATE

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CORE

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	DRAWING LIST
DWG NO.	
A-001	COVER PAGE
A-002	PROJECT INFORMATION
A-003	REFERENCE PHASING PLAN
A-101	SITE PLAN .
A-200	PRELIMINARY LEVEL P1 PLAN (LEVEL P2, P3 SIM.)
A-201	GROUND LEVEL PLAN
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A-502	MATERIAL DESIGN REFERENCES

OVAL COURT

ISSUED FOR COORDINATION

AUGUST 23, 2023

WITHOUT PREJUDICE

OVAL COURT

720, 735, 740 Oval Ct. & 5135, 5155 Fairview St. Burlington ON, L7L 6A9

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KK	1:2000
HECKED	DATE
CG	JULY 28, 2023
TLE	

COVER PAGE

PROJECT NO. 20-145 PRAWING NO. A-001

								AREA SUMMA	ARY BY TYPE									
	A		8	- 1	C		D		E	E f			6		н		TOTA	
	AREA DAG	AREA (SF)	AREA (SMI	AREA (SF)	AREA (SMI)	AREA (SF)	AREA (SME	AREA (SF)	AREA (SAV)	AREA (SF)	AREA (SMI)	AREA (SF)	AREA (SME	AREA (SF)	AREA (SMI)	AREA (SE)	AREA (SAV)	AREA (SF)
COMMERCIAL/OFFICE	L007.79:5M	11,86250	-		-	-	1.349.D SW	36,740.07	-	-			-	-	1,987,00544	31,38656	4,362,92544	68,492
COMMERCALIBETAL		-		-	281.33.1M	TABLE :	263 ELSM	1,000 10			1.798.00 584	U3.872.50	JBE303W	3,041.16			X341/01/94/	23,046
EMPCARE	444		1000000	201000	100000	347.1114	1112019	100000000000000000000000000000000000000		00000	The State of the Land	10000	Y THE RESERVE		LOW CO MA	31,385 9/	1,049-00 SM	11,085.5
EXCUSION*	E323.33.5M	34,317:97	1,635,56594	19,553.94	E3862A3A6	24,29457	A134363M	44,334 3/	5,636.88 364	39,17639	LASSINAM	38,35119	£139.115W	12,000 10	3,836,585,586	-11,029	38,875,20 SWC	381,642.5
HEFFICE THOSP IS PARADRE	CHARRING	2,8909	333,78504	1,601/9	1	2000	118.11300	3,007.00	2,500 JO UM	33,09434			DESCRIPTION.	3,000.07	100	000000	April 10 Meg.	30,000
HORARY													1.857,74 SM	27.591 97			2,557.24 SM	37,531
PATRICICAMENTY	N(8.273M)	19,997.91	942-275M	100.9	K16 15 Me	300034	L213.09.3M	LICANI IN	785,37500	7,810.9	NICH INC	8,861.55	788,211.104	7,000.00	MR3.375W	3,843.34	A.MEDIANE	75,9617
COMMON MEAST	6,336,363M	45,544.97	ASKEAKSM	44,658 97	5,370,77 IMI	5589698	1,834,8550	63,062 9F	T-0023 AM SAA	34,064.97	X317.30 M	36,379.97	8.518.721M	BCARCSF	SALT 10:5MG	78,65736	36,793.38 SM	396,043.5
RESIDENTIAL UNIT	15506 A6 3M	145,362.50	E4.081.50.5W	251,577.95	25,256.80 SAV	150,65754	JOSSE AT SM	372,139.91	31,145,30 946	117,606.58	10.045.51.5M	109,129 94	34.467.33.500	150,723.95	37,304,40,500	186,479.50	\$34,494.075MG	1,441,6621
FLOXER AREA TOTAL PECA!***	71.500.13 SM	231,47950	23,059:31 99	239,687 3F	32,612,06 5M	341,896.57	33,323.76 SM	358,685 SF	31,850.79 586	342,839.57	18.201.94 SM	195,52434	23,721.86 584	255,540 1F	26,327.29 544	304,912.96	210,042,72 586	2,290,891 1
BASEMENT GEA	16,798.131M	116,544.50	12,799.89 504	137,766 57	34,574,17586	156,875.57	35,760.35 SM	113,463.50	16,166.72 586	174,657.97	5,945,99 SM	381,857 57	25,502.34 584	165,355 5F	17,847,565M	191,309-57	413,722.45 SM	4,453,271.1
RESIGNATIONAL:	16,758 AR 5M	281,976.97	13.091,17.594	205,500 9	25,494.52 SMI	337,476.57	25.462.36.5M	. IN-075 M	34,093.50 (94	385,480-57	25.208.90-3M	JRE.800 (A)	15:331.66324	710,004 SF	23,855-61 SM	254,627.59	\$79,067,66 SAA	1,906,708.1
HOW ASSISTA TOTAL	LEUT.73 8M	11.862 97		- 1	391.32 940	1,116.0	1.017-H-1M	16,333 (4)		-	1.21E.00 SM	16,072,54	124034.94	BEDTH	E400.00:3M	11,669.34	12.100.75 SW	130,3421
BASCMENT GFA	313.92.9M	3,375.97	1,000.63 SM	18,866.97	37.43.940	818.97	342.19.30	E31036	E3.25 9M	573.94	739.06 SM	7,893.95	976.81.9M	1031519	536.38340	5,866.95	3,819.90.944	41,3087
BARRAINT GRA	LIBLATIN	15,623.69	1,648,11.9M	17,740.90	90.0196	4,301.00	475.04.5M	6,014.36	2,086.63 566	32,464 97	LISE SE SM	15,000 50	L911.64 DW	28,079.07	£307.763M	36,890.37	CLEER-AT SM	329,3671
GFA TOTAL****	20,101.14 SM	218,367 57	20,101.26 SM	314,168 97	29,841.37 SM	121,216 07	29,222.08 SM	114,544.97	36,946.60 SM	290,051 07	17,235.96 SM	185,526 97	33,329.01 SM	291,111.00	27,217.19 SM	292,961 07	193,996.51 SM	2,088,161 5
GBFA TOTAL*****	22,706.24 SM	204,000.57	22,556.24 SM	362,791 W	32,433 11 SM	149,507.94	34,075.02 SMI	866,780 SF	31,609.26 SM	140,730,00	19,418.26 SM	209,014.05	25,440.05 SM	273,834.10	30 835 05 SM	\$151, NOS 32	219,073.23 SM	2,258,085 5

	The state of the second state of the second state and the second state of	retry to time to Autorg, and dress above so the	un .				
- 1				AMENITY AREA SU	MMARY		_

AMENITY TYPE								- 1									TOTAL	
	(MA)	(99)	[MAG	(10)	[IM]	(94)	(1946)	(96)	liwi	(M)	: (MI)	(99)	(1995)	[19]	[IM]	(94)	jing	(94)
EXTERIOR AMENITY - OPEN	455.175M	4,899.07	420,61304	K0023F	992.42 JAn	10,290 97	3,081,55 584	12,353 W	1,816.79 SM	10,356.57	476.87 SM	1,155.97	241.70 184	3,679.00	335.37 SAF	Linin	6,781,47 SM	72.99
EXTERIOR AMENITY - PRIVATE	1.701.32 SM	18,961.97	7,003.71 SM	21,000.00	3,567.4E SM	38,300 97	3.703.N6 NW	99.846 M	4,003.21 TM	43,284 18	\$187.0F3W	12,781 0	2,189.00.386	23,371 16	ALTERNATION .	25,095.00	30,701.211 MM	325.61
EXTERIOR AMENITY - SHARED	324.34.54	3.401.57	161.88.04	L250.W	366 00 SM	3,860 97	202.75.564	2.162.97	237.86 SM	1.464 97	390.00 SM	3,767.50	226.13.966	2,454 10	372.90/944	4,00k10F	1.961.94 SM	21.11
INTERIOR AMERITY	RESTRIM	5,957.97	842.57 (84	9.085.12	887.00 SM	9,009 97	1,011,06 104	12,88716	T25.57.9M	7,610.00	835.00 SM	8,881.97	726/81 SM	7,813.00	BRLOSSM	8.513 W	6.78039 DV	73.96
AMERICA TOTAL	2.608.01.5M	311,049.16	3.464.39.564	37,290.1F	5.546.94 SM	56,641.30	7,007.34.594	TLA2616	6,305.683M	71,334 W	EMEAS SM	30,546.50	3,463,70364	17,408.16	E801.271M	40,981.36	96,317,34 SM	190,31

EMPLOYMENT ANALYSIS							
EMPLOYMENT TYPE	EXECUTIVES SHREET FORES	PROPOSED GREET ADMIT*	DIFFERENCE				
PROPERTY MANAGEMENT		- 10	80				
COMMERCIAL/METAIC	- 41	45					
DOMMEROW, STREET	241	408	1466				
MANY		16	26				
SHYCARE	100	36	200				

GL	A SUMMARY
OFFICE	3,998.55 SW
RETAIL	1.835.87 SM
LIBRARY	2,557,00 SAR
DAYCARE	1,048.00 SAV
TOTAL GLA	71.411.07 SM

- HEEDMATE	7.60	
TOWER SALEABLE %	88%	
AVERAGE UNIT SIZE	723 W	
IPMO/ECTED)	47.17 Oct	

FLOOR	AREA RATIO	
	FLOOR	FLOOR AREA RATIO

	AVERAGE UNIT:	SIZE AND COUNT		
LANT TYPE	TABGET AVG. SIZE	TARGET LINET MEN (%)	COUNT	COUNT BY GROUP (18, 29 & 30)
IN IN - DEN	951 SP	39% 50%	984 UNTS	1005 LINES
28 +OEN	1200 W	196	200 LINETS	202 (407)
14	L303 SF	16	EFFLOWTS	179 LINETS

ASSISTED LIV	ING UNIT SUMM	ARY (TOWER B)	
ADDRESS OWN THE	TARGET AVG. SIZE	TARGET UNIT MIX	COUNT
MEMORY CARE	101.9	23%	- 4
ASSITTO CARE	deta ter	21%	- 41
REHTAL APARTMENT/CONDOMINATION	922.04	30%	- 1
TOTAL ASSISTED LIVING UNITS			380
TOTAL UNIT COUNT			3,966
PERCENTAGE OF TOTAL LINET COLINT			9.565

	FSI & UPH CALCULATION	
m	STEICHS TO SW / ASLAND SO SW (PLOCK) AMEA / SVIE ANDAS	4,941
UPH	(1,999,19975 / 4,25.446.)	867.8

FLOOR AREA RATIO						
morx	SALE WARN TANK	SHA (MI)	FAR			
A DELECTION CALL	4,006.00 564	22,796,24 364	3.64			
W (BUILDING H)	6,299 NO MM	REATE AND UNK	4.89			
C WALLDARDS S. CO.	33 187 30 VM	MATTER WAT	5.15			

AMENITY AREA PER UNIT

		·							RIONG SUMMA BY BUILDING	лу								9	
9,61290									4									10	tac.
	HEQUIND NATE	MISSAWED SPACES	PROVIDED SPACES	PEOLISED SPALES	PROVIDE SPACES	REQUESTO SPACES	PROVIDED SPACES.	REQUIRED SPACES	PROVIDED SPACES	NIQURES SPACES	PROVINCE SPACES	MIGUIEED SPACES	PROVIDED SPACES	REQUIRED SPACES	PROVINCE SPACES	REQUIRED SPACES	PROVIDED SPACES	RESUMED SPACES	PROVIDED SPACES
TOTAL DICH RELEASE INC.		\$4.9PACE	90.99430	ASPECE	± SPACE	47.594731	419403	189401	DE 94cm	JS SPACES	25 (940)	62 574(3)	60 SP4CD	- 45 9A05	81940	DE SPACES	126.594(3)	335 (AA/15	TH SPACE
RESERVATION CONTR.	1007UNY:	JUL SPACES	300 SPACES	12 SPACES 114 SPACES	ET-BACES	340 SPACES	SHE SPACES	MS SPACES	BIS SPACES	SIS SPACES	105 MACH	14 PACE	SHERWORK	ZIX SPACES	DEMAND	100 MACHS	260 SPACES	1,798 SPACES	1,790 SPACES 114 SPACES
TOTAL (RESIDENTIAL)		252 SPACES	202 994(0)	126.94(1)	LIM SPACES	PART SPACES	343 SPACES 382 SPACES	905 SPA(E)	RESTRUCTS BEET SPACES	SEE SPACES		346 5F4(E)	146 SPACES	216 SPACES 883 SPACES	THE SPACE	369 5PACES 389 6PACES	HILLDACES MR MACE	LART WALLS	1,912 SPRCE 3,847 SPRCE

	_				MOLEON)					
SENSE	- 1-				9				-	TOTAL
	- 1	2,357 SMI	2,254,586	2.639.500	3.876.94	2,675.586	2,521 SM.	2.115 946	2.838 UA	21,584 06
		562 566	1,014.146	1,790 994	3,585-94	E,421 SM	1,100 SM	1,885 SM	LRIZTIN	13,796 94
	1	1,425 SM	1,675 SM	1,000 SM	3.507 SM	3,796.564	7,162 (Mr.	1,279 SM	1.134 IW	18,794 IN
		£,087184	LEPS SAL	1,330'99	2.007304	1,796 164	X.865 SM	LITTERM	1.219 SM	18,071.06
		1, 1700 YAN	1.538.580	1.959.504	1,027,504	5,750 SM	2.156 SME	£.961.9M	3:216.5M	18,513 966
		E-THE MA	1,538 SAC	1,999.9M	TOTAL SAME	3,750 MH	2.356-5ME	£3633M	3.279 VM	18,713 994
	*	T79.5M	F75 586	775 SM	773.594	775 SM	866 165	713.5M	275.3M	A. SERV. DAY
		278 MAI	775 SM	775 SM	275.504	775 584	886 Md	YTS SMC	TTS SAL	6,500 164
		775 SM	775 SA6	715 SM	775 SM	775 SW	886, 946	775 SM:	775 SM	6,909,564
	18	775 SM	775 SM	775 SM	775 SM	975.568	880 SMC	715 SM	FISSING	8,309 SM
	ts -	779 MM	775 SAN:	719 SM	275 SM	279 tot	899 TAF	YHS SAN	775 IM:	6,000 00
	18	779 SM	175 SAR	713.3M	273 VM	775 184	\$80 D.C.	TTERM	775 SM	A, NOTE THAT
	18	T75 SM	775 SM	775.3M	775 594	775 UM		TOUR	779.5M	5,432 56
	14	775.5ME	775 SM	775 SM	775 SM	775 SM		775/5M	775.5M	5,422 SM
	15	775 SM	775 san	775 SM	775 594	775 584		275 MA	775 SM	5,422 (94
	16	175.566	FIS SMI	775.566	775 SM	275 566		PTS IME	775.5M	3,427 (94
	D	775.5M	YYS SMI	TTS SM	275.9M	Y75.3M		775.3M	779.9M	3,603.96
	18	694.584	TTS SAL	715 SM	775.5M	779.584		775 SM	718 SM	\$,280 SM
	19	694.946	775 SAK	775 SM	775.5W	775 98		775 SMC	214 SM	3,290 SW
	n n	934 MM	F75 SM	775 DM	275.594	275 SM		175.5AA	714 94	3,290 SM
	n.			715.9M	T75 SM	775 SM				2,534 th
	22			715 SM	775 SM	775 SM				2.131 SM
	28			713.5M	775 584	770 184				2.536 584
	.04			775 SM	775.504	775.5M				7, 104 Ma
	25			775 SM	715 SM	775.5M				2,334 tax
	16			775 SM	775 SM	775 tale				2,334 (94
	27			215.5M	275-SM	775 SM				3:334 SM
	29			775 SM	775 MM	775 MM				2,634,96
	19			TTS SM	273.304	779.3M				2,654 (84
	14			775 SM	275.504	775 SM				Z.334 No
	33			375 9M	715-94	775 566				2.324 594
TOTAL		21,809 SM	22.002 SM	\$2,092 WM	80.304 OH	21,803 366	38,302 SM	21.732.5M	28.327 MA	210,043 164

				SALEABLE A					
unn.				P ROLL	1				TOTAL
- 1		198.19	783.00	511.00	812.81	16556		_	2,506.05 1
- 1		797.65	8211.00	736.73	310.30	199.56			3,980305
	1866.27	1333.78	1790.90	246.00	1816.73	1734.90	1656.29	2578.70	12,311.65 5
4	1351.40	1213.79	1700.90	899.77	1110.72	1724.99	1659.29	7364.47	13,135,323
14	1267.39	1532.41	1885.07	3434.32	3277.90	1573.68	23/7.53	2345.52	11,906.921
- 4	126126	1110.41	1410.07	2018	3257.50	1575.80	1377.65	2216.40	13,366.671
- 1	AMENCY	AMENDY	AMENITY	AMENTY	SAMERITY	AMENTY	AMENETY	AMENTY	
	466.12 DA	866.12	866.12	986 TE	666.17	762.38	666.ST	666.17	5,425.661
- 4	666.12	666.13	466.12	666.32	666.17	762.84	666.52	666.13	5.425.091
50	666.12	666.12	666.12	986.12	666.12	NE39	146.12	666.17	5,425,051
11	666.22	866.12	666.12	869.52	666.17	762.18	666.12	868.12	1,623,691
1.0	866.13	NW.17	988.12	466.17	868.12		10.00	946.12	4.142.271
110	666.32	666.13	694.12	866.17	866.12		880.17	646.12	4,642,871
34	666.12	666.12	884.12	664.12	466.32		666.32	666.12	4,662,671
110	666.12	866.17	868.12	966.12	666.32		866.52	866.12	4,662,871
34	866.23	696.12	496.13	996.15	606.13		886.22	866.12	1,663,675
375	968.12	000.12	886.12	409.12	866.32		666,12	868.33	6.882.873
386	556.44	666.12	666.12	866.12	866.33		886.32	804.06	4,141,301
100	256.44	866.12	966.12	466.12	986.32		866.12	614.04	4.581.333
20			806.12	466.12	400.32				1,998.873
.01			664.12	966.12	696.12				1,008,171
205			866.12	966.12	560.17				1,866,871
23			669.12	699.72	866.12				1,006.17
365			866.12	969.25	866.22				1,990,073
25			494.12	406.17	606.22				1.008.277
36			696.17	666.12	666.12				1,996,375
22			666.12	666.12	666.12				1,996.871
28			966.12	999.52	996.12			-	1,399,373
			86k 12	496.72	866.32				1,096,871
80			866.12	466.72	866.32				1,996,177
						(10.00000000000000000000000000000000000		7.000.000	
FAL .	13,506,46 SM	34,081,32 SM	23,296,80 SM	20,636.47 SM	31,145,30 SM	SUMS SUM	14.467.13.500	17,304,49394	134,494,073

TOTAL	181	393	340	305.	313	346	318	350	139
. 11	1116	1.4	0.40	776	100		1115/46		- 111
10			10	19	30				
29			29	13	30				
			19		30			- 1	
27			23	12	30			-	
26			.93	-10	10			-	- 3
25 26 27			19	19	00				
31			33		80			- 4	
25 22 28				13 33 33	50			-	
33			37 35 38	33	00			-	- 1
21			.05	13	30				- 3
26				10	30				- 1
18	- 9	10	15	19	30		33		- 6
18		10	15	10	30		33	- 1	- 4
105		10	19	10	16		18	10	- 7
14	20	10	25	15	- 10		26	100	
130	305	10	22	19	50		29 28 39 30 30 33	10	- 1
16	30	10	33	19	10		10	io	- 1
100	30	16	18	19	- 100		30	10	-
10	- 2	10					10	- 3	- 7
11		160	11	11	- 10	ii D	***	- 2	-
10	- 20	10 10 10		- 1	- 20	- 10	11	- 23	- 1
- 3	200	140	46	- 72	- 100	- 10	200	- 22	- 7

	SITE STATISTICS							
DIVING DESIGNATION LEGAL DESCRIPTION	MAE - MARED USE O	MRE - MIRED USE CORRIDOR - EMPLOYMENT						
	PERMITTED	PROPOSED						
SOT AREA"	-	42,460,10 SM						
COVERAGE		0.51 X						
ASMA RODULT (RORE)		193,99631 SM						
LANDSCAPED AREA		25.433.95 SM						
ASSA CENT		5,519,37564						
PARKING SPACES		2847 SPACES						
LOADING SPACES								
OCT TO STATE OF	INDUSTRIAL/COMMERCIA	4						
ATRA STRAIGHT (AREA		ILASE GESM						
EAR.		0.27 x						
	SETBACKS							
	30,00,5M	10.00 SM						
MORTH (REAR RAILWAY ROW)								
MORTH (REAR RAILWAY ROW) SOUTH LIREONTS	\$100 SM	3.00 500						
		7.90 SM (\$1,00 SM)						
SOUTH (PRONT)	8:00 SM							

NO.	REVISIONS	DATE
1	ISSUED FOR ZBA/OPA	14 MAY, 202
2	RE-ISSUED FOR ZBA/OPA	17 MAR, 202
3	ISSUED FOR COORDINATION	25 AUG, 202
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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

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130 Queens Quay East Suite 700
Toronto ON Canada M5A 0P6

Tel 416 343 0400 Fax 416 343 0401

WITHOUT PREJUDICE

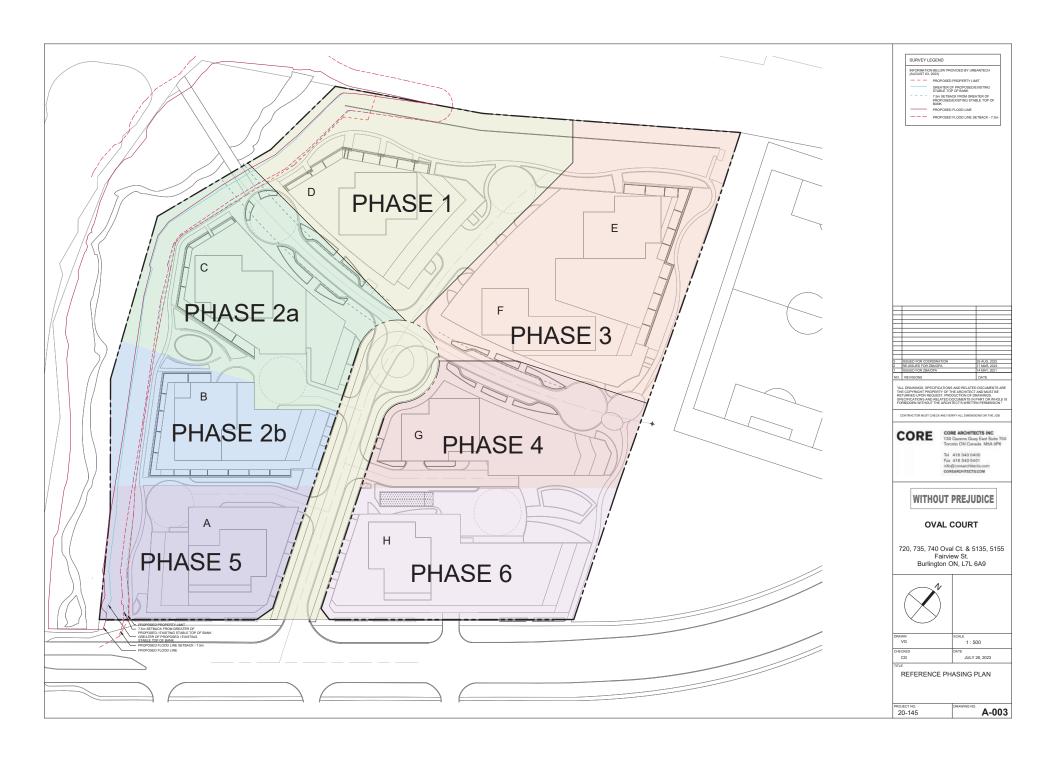
OVAL COURT

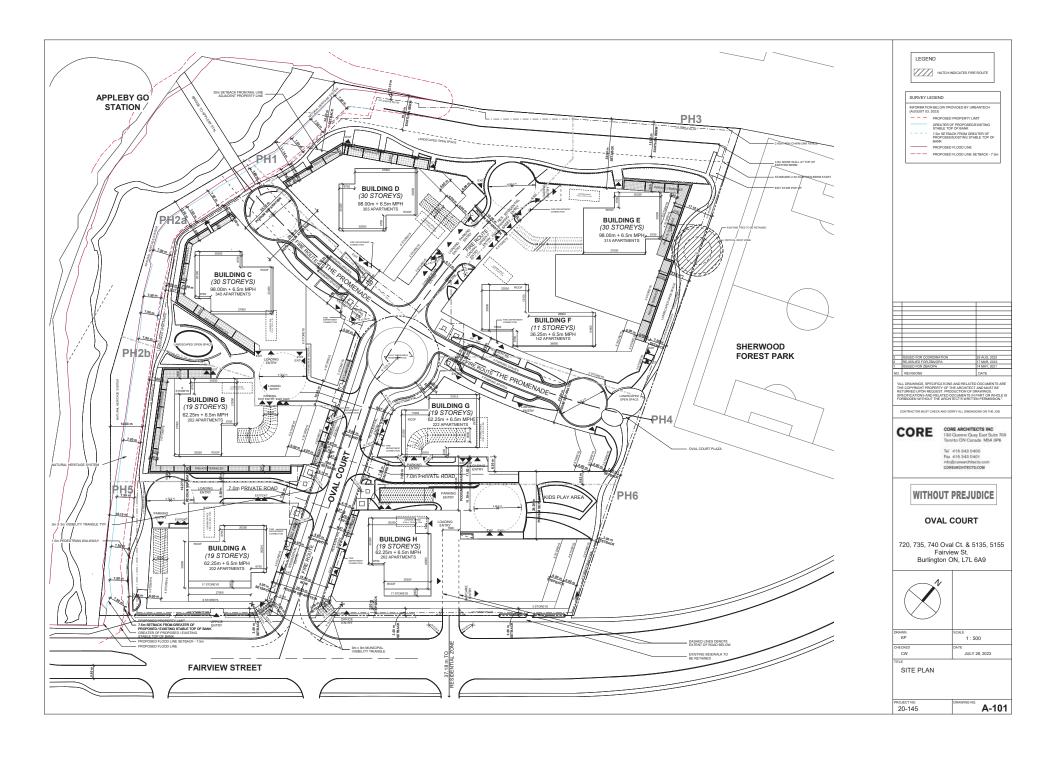
720, 735, 740 Oval Ct. & 5135, 5155 Fairview St. Burlington ON, L7L 6A9

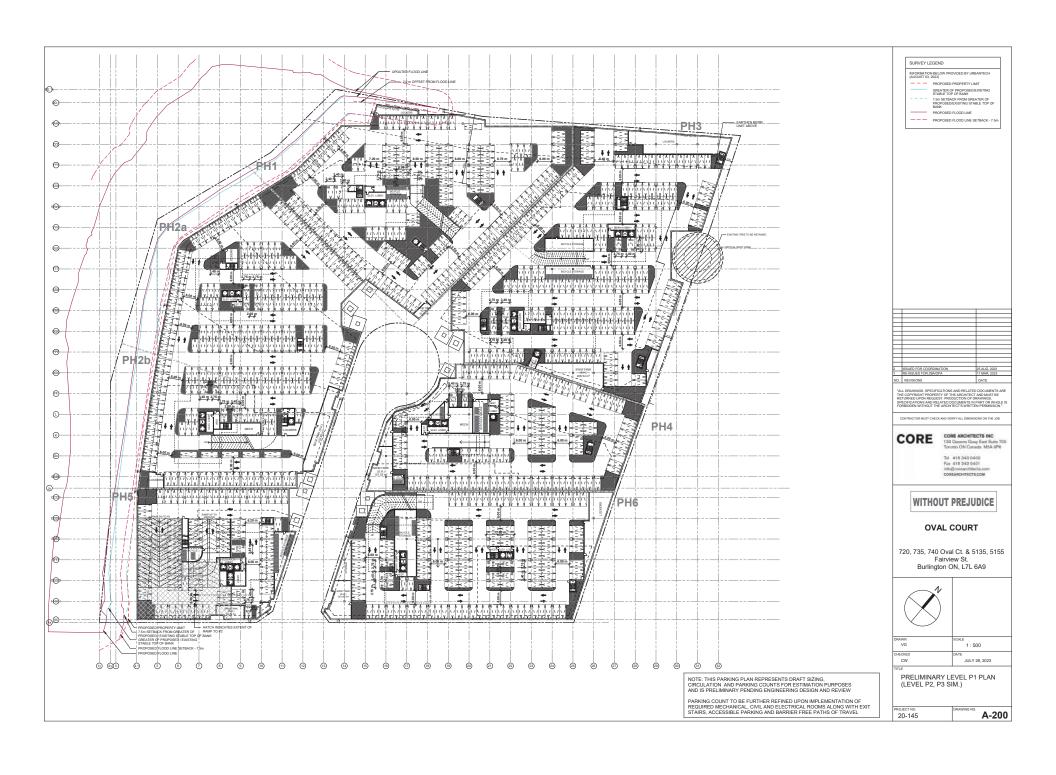
WN KK,VG	SCALE
CKED	DATE
CG	JULY 28, 2023
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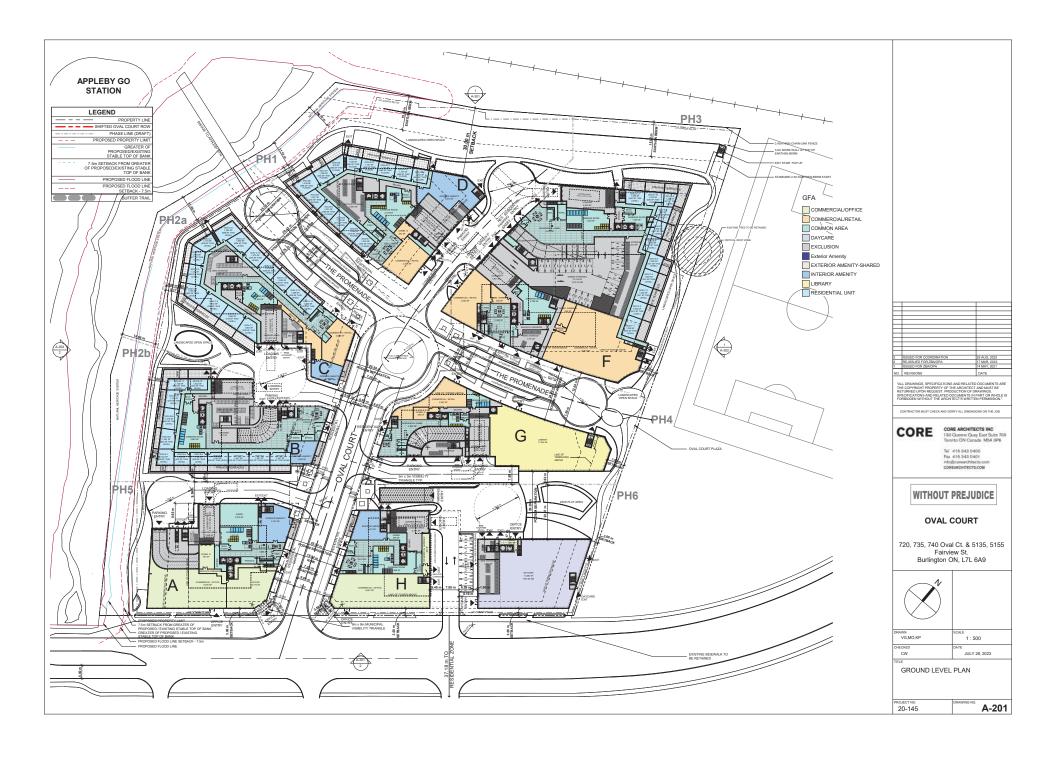
PROJECT INFORMATION

PROJECT NO. 20-145 A-002

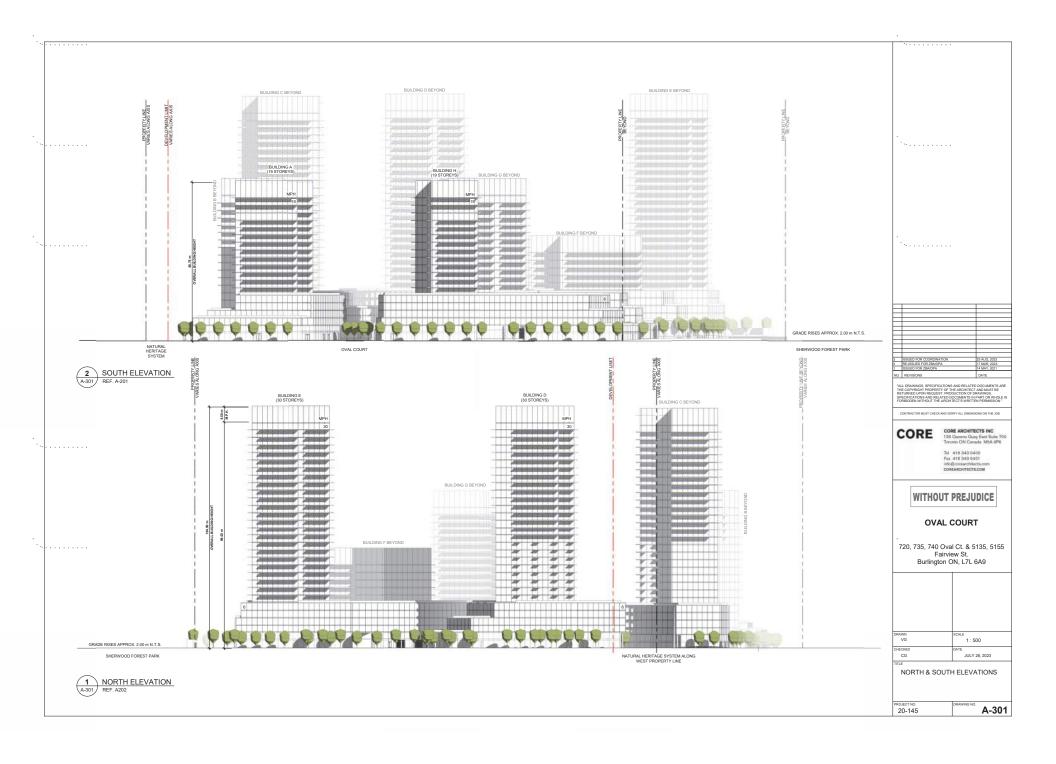


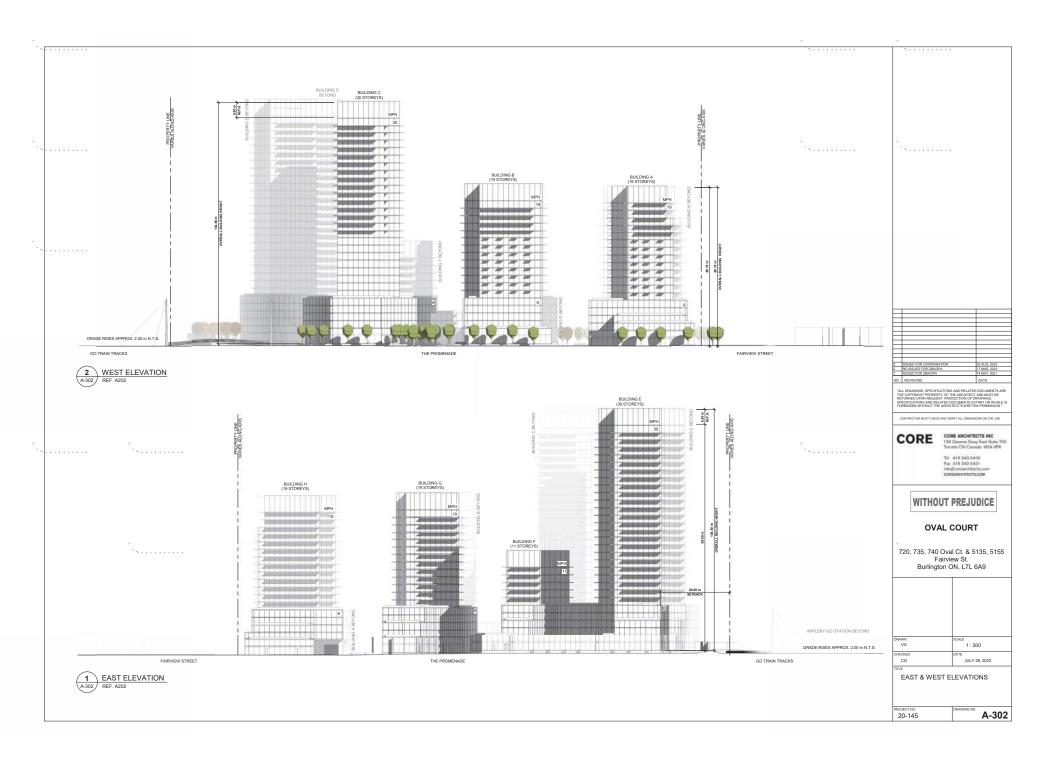


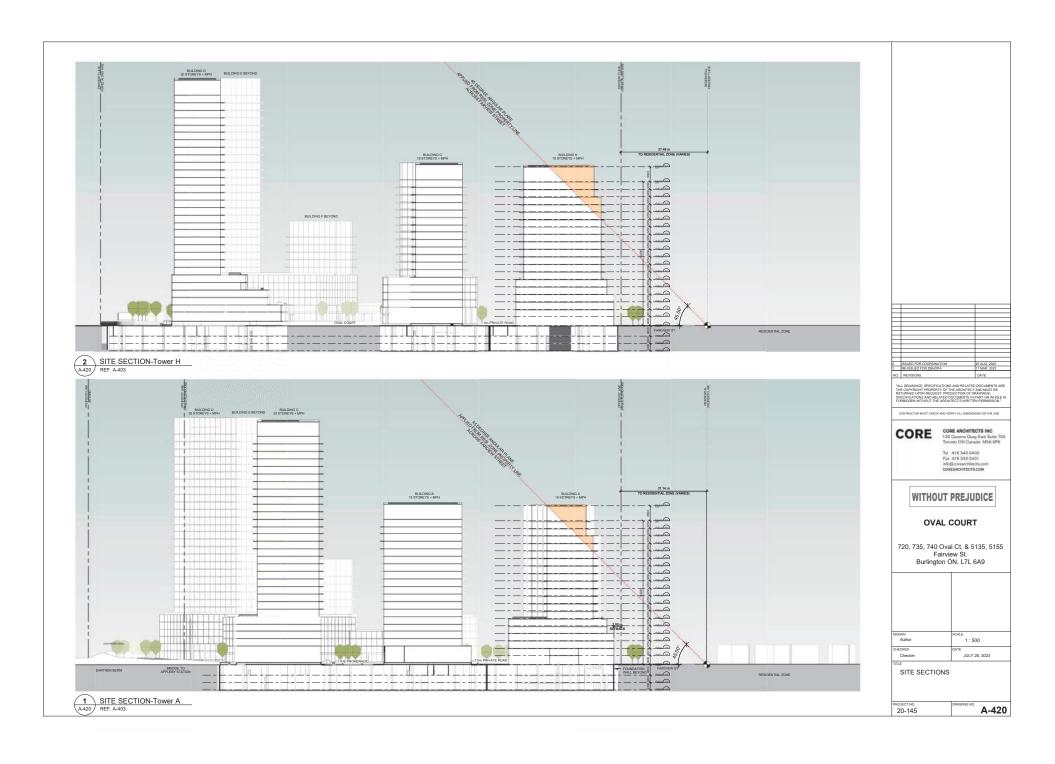


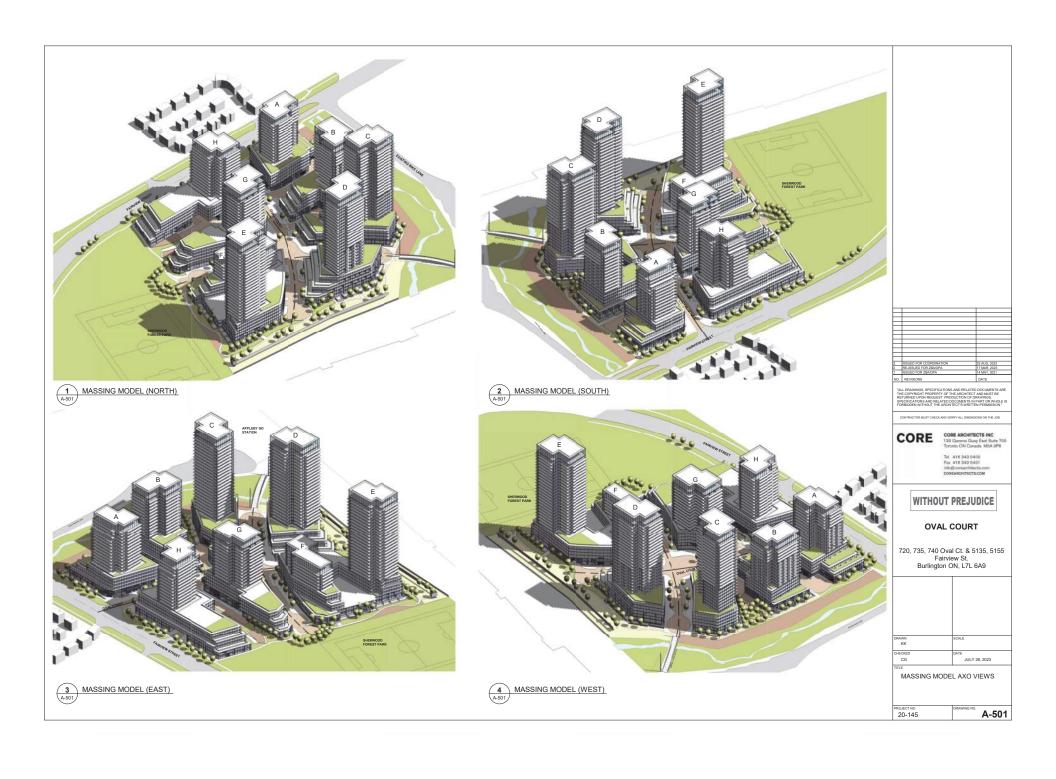














FACADE ARTICULATIONS & STRATEGIC MATERIAL PLACEMENT

A long linear facade can be effectively broken up into more pleasing zones through a combination of material and spatial breaks. Similar strategies to the project above may be employed to break up long facades, especially along Faintive street. Facade articulations permit smooth transitions between residential and non-residential uses, and cohesive paeletic of materials prevents de-coherence of design unit). British, variantion, precisa paries, and a variety of glass and spanderise with topical prote to set each varie apart, within a cylinamic unified whole.

Heavier materials closer to grade anchor the project which then transitions to lighter colours and materials such as glass. This strategy de-emphasizes verticality, and creates a stable, grounded feeling.

Working within a grid and switching between scales and ratios of heights and widths of subordinate elements further breaks up perceptions of uniformity, while preserving a sense of underlying rhythmic order. These are just a selection of strategies to be employed at a design development stage to ensure the coordination between massing and detailing to create a vibrant and active public realm, especially along Fairlew Street.



Choosing materials and utilizing them in ways that create a range of sizes and levels of detail makes for interesting but not overwhelming facades. Large simple areas, and 'low frequency' organizing grids, balance out finer grian high-frequency' details, while notches, setbacks and stepbacks create 'mid-frequency' articulations.

Even in calm, modern colours, a pattern and contrast of texture can spark a little fun, and create a design that is a joy to return to observe again and again



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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

CORE

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WITHOUT PREJUDICE

OVAL COURT

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DRAWN KK	8CALE 1:500
CG	DATE JULY 28, 2023

MATERIAL DESIGN REFERENCES

A-502 20-145



POSSIBLE MATERIALS

GLAZING SYSTEMS

- SMOOTH GLASS CURTAIN WALL
 PANELIZED WINDOW WALL
- TRANSPARENT GLASS PANELS
- · TRANSLUCENT GLASS PANELS
- OPAQUE GLASS SPANDREL PANELS INSULATED METAL SPANDREL PANELS

SOLID FORMS

- NATURAL STONE
- CONCRETE
- BRICK PRE-CAST BANDING
- PRE-FABRICATED COMPOSITES
 METAL PANEL

ACCENTS

- NATURAL WOOD
- BAMBOO
- STEEL
- LAMINATES & COMPOSITES EIFS PANELS

INSPIRED BY CLASSICS

Design of modern buildings can still be rooted in history, without being overly referential. We take inspiration from the many beautiful historical buildings throughout Cretario. Many of these buildings are fine examples of the early to mid 20th oretury inclustrial asseltment, which strikes balance between beauty and pragnatism, and translates well to a modern, but grounded context.

Material choices such as dark metal panels and mullions, and warm brick can work together to create rhythm, and classic clean lines that promise an enduring appeal beyond passing trends.

PLANES & PATTERNS

Breaking up a facade into planes and zones of different kind of materials and treatments can soften the interfacing edge of a project. Here outdoor amenity programming creates a focus, while the light materials and frames de-emphasize the verticality of the design elements to create a lighter, airier feel. Breaking planes of glass up behind terraces, balconies, and frames further dissolves mon building mass into finer grain moments.

Higher ground floor heights, and smooth planes of glass in selected locations create strong connections between the interior and exterior spaces.