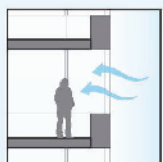
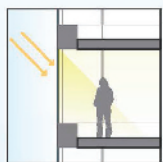




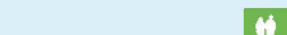
HIGH PERFORMANCE FACADE

- MITIGATE HEAT LOSS ON NORTH FACADE VIA INCREASED SPANDREL
- IMPROVE DAYLIGHT & BENEFICIAL HEAT GAIN ON SOUTH FACADE VIA INCREASED GLAZING
- OPERABLE WINDOWS ALLOW ACCESS TO FRESH AIR
- SPACES PROGRAMMED TO INCREASE DAYLIGHT TO LIVING AREAS AT PERIMETER



ENERGY STRATEGIES

- HIGH-EFFICIENCY BOILERS & CHILLERS
- EFFICIENT HEATING & COOLING SYSTEM
- COGENERATION REDUCES ENERGY COSTS & CARBON FOOTPRINT
- VENTILATION AIR TAKEN ON COMMON FLOORS & EFFICIENTLY DISTRIBUTES TO FOUR FLOORS IN BOTH DIRECTIONS, REDUCING SHAFT SIZE



ENVIRONMENTALLY RESPONSIVE

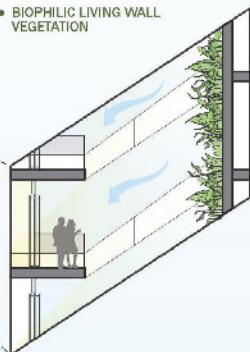


RESILIENT & RESPONSIBLE



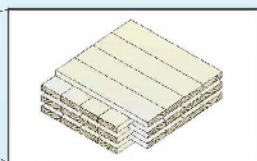
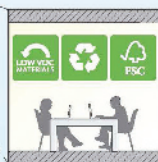
VERTICAL GARDENS

- CONNECTION TO OUTDOORS WHILE PROTECTED FROM ELEMENTS
- NATURALLY VENTILATED IN SUMMER (CLOSED IN WINTER)
- BIOPHILIC LIVING WALL VEGETATION



MATERIALS

- ENHANCED IAQ
 - LOW VOC MATERIALS
 - NATURAL VENTILATION
 - INCREASED OUTSIDE AIR
- REDUCED EMBODIED CARBON
 - SELECT MATERIALS LIKE CLT WHICH PROVIDE A CARBON ADVANTAGE OVER TYPICAL POURED CONCRETE SLABS



CLT WOOD SLABS

WATER STRATEGIES

- LOW FLOW FIXTURES REDUCE POTABLE DEMAND
- STORMWATER COLLECTION FROM ROOF
- GRAYWATER & BLACKWATER SYSTEM
- WATER REUSE FOR IRRIGATION, FLUSHING & COOLING TOWER
- UPDATED FEMA 100-YEAR GROUND LEVEL STORM SURGE MITIGATION MEASURES



A VERTICAL NEIGHBORHOOD

