

5.6 TYPICAL MID RISE PLAN

The mid rise floorplate comprises 12 residential units consisting of 6 one bedrooms and 6 two bedroom units. The landscaped garden 'slots' alternate positions as they rise throughout the building to provide a variety of orientations and outlook as well as a mix of apartment types with unique orientations and views. The shifting 'slots' also create changes in bulk and articulation which are visible at a city scale. At the lowest level within each stack, these gardens can be accessed from the lobby corridor, as shown on the adjacent drawing.

The corner 2 bedroom apartments on all tower floors are designed with glazed wintergardens to provide protection from wind conditions which are highest at the curved ends of the floorplate. Apartments with wintergardens are also planned with external juliet balconies to provide residents with a variety of external amenity alternatives in varying wind conditions. Wintergardens are not provided on the linear portions of the facade as balconies are recessed and less impacted by wind.

