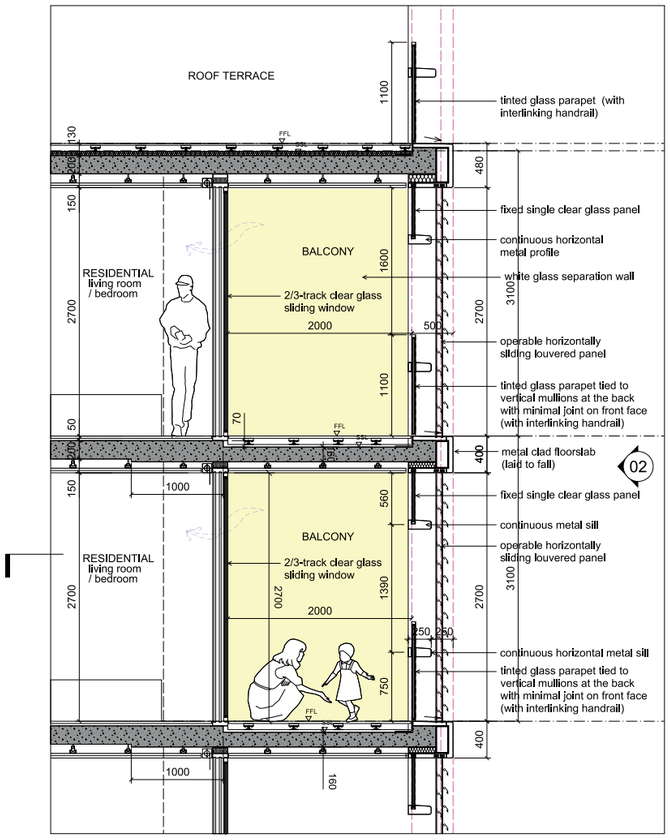
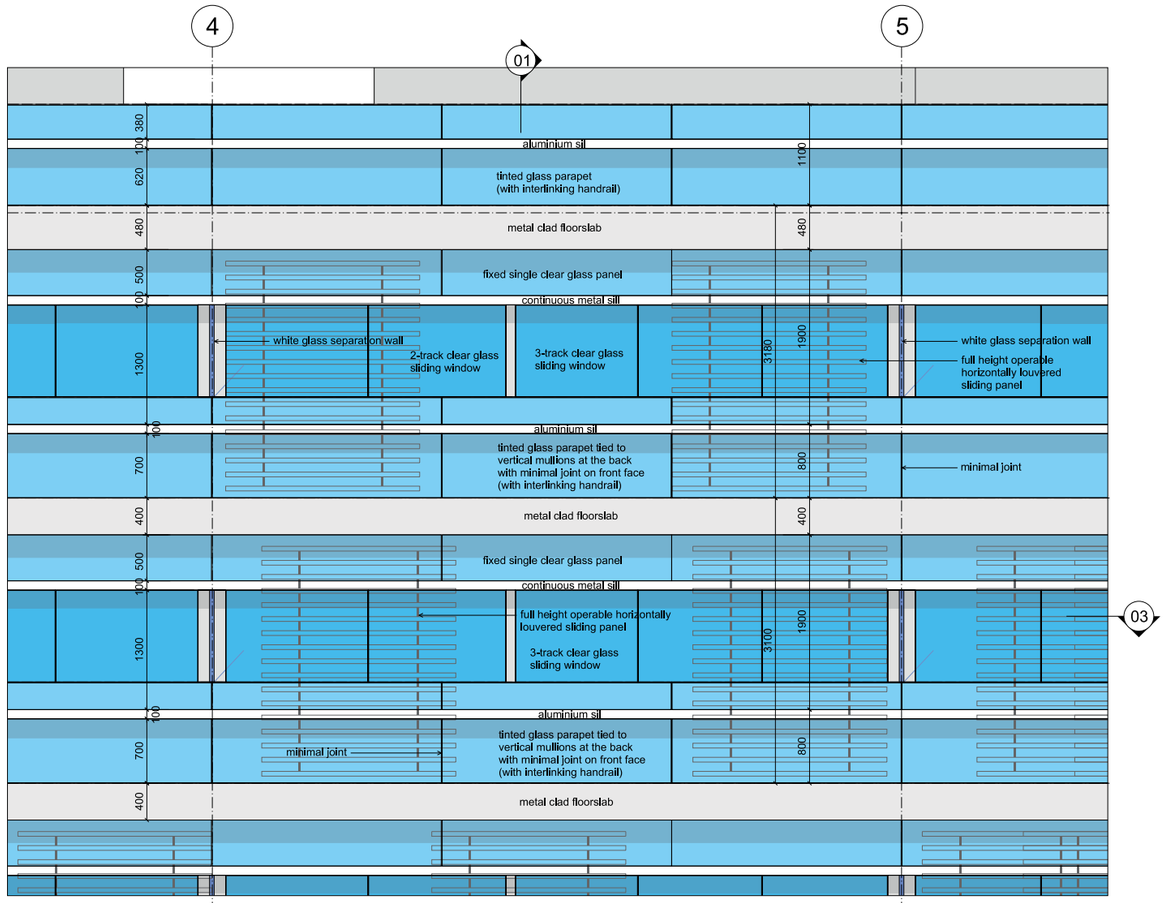
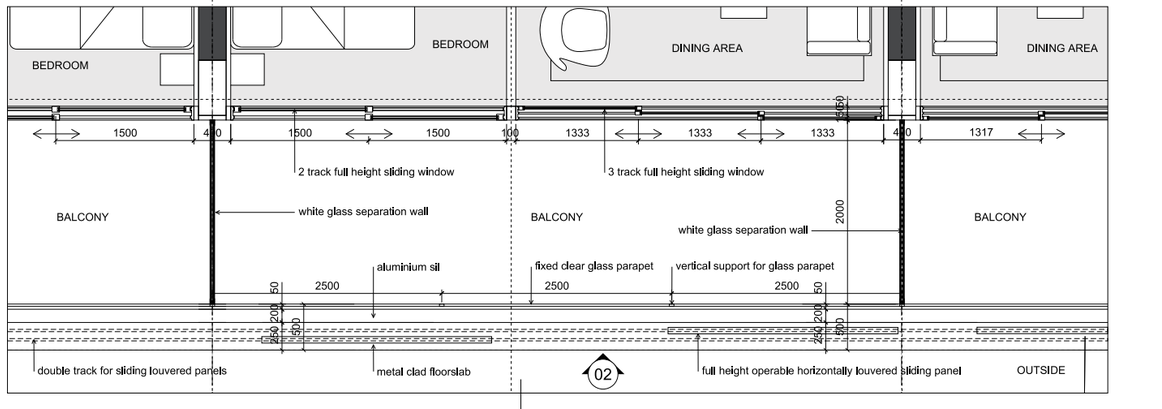


01 Cladding Type R2 - Typical Residential Balcony Facade - Section
1:20



02 Cladding Type R2 - Typical Residential Balcony Facade - Elevation
1:20



03 Cladding Type R2 - Typical Residential Balcony Facade - Plan
1:20

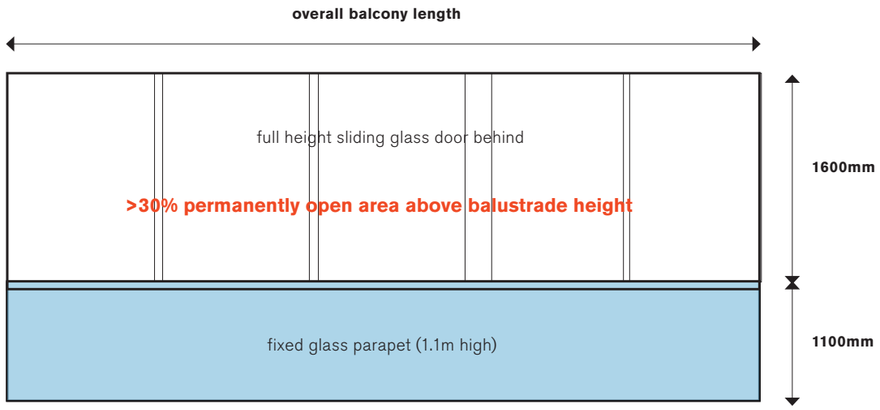
Façade Design

Revised Tower Façade Desig - Residential

General Concept Residential Balcony Neck Façades - Cladding Type R3

The façade design for the balconies is made up of a fixed glazed upstand of a height of 1.1m above FFL. The glazed upstand shall be completed with an interlinking handrail. The horizontality of the neck elevations is further emphasised by minimising the impact of mullions. Vertical joints in the glass ribbon windows will be butted / structurally glazed with any mullion minimised and set entirely behind the glass.
This means that the facade has a permanently open area that is a minimum of 30 % above balustrade height and the balcony floor area has therefore been excluded from all GFA calculations.

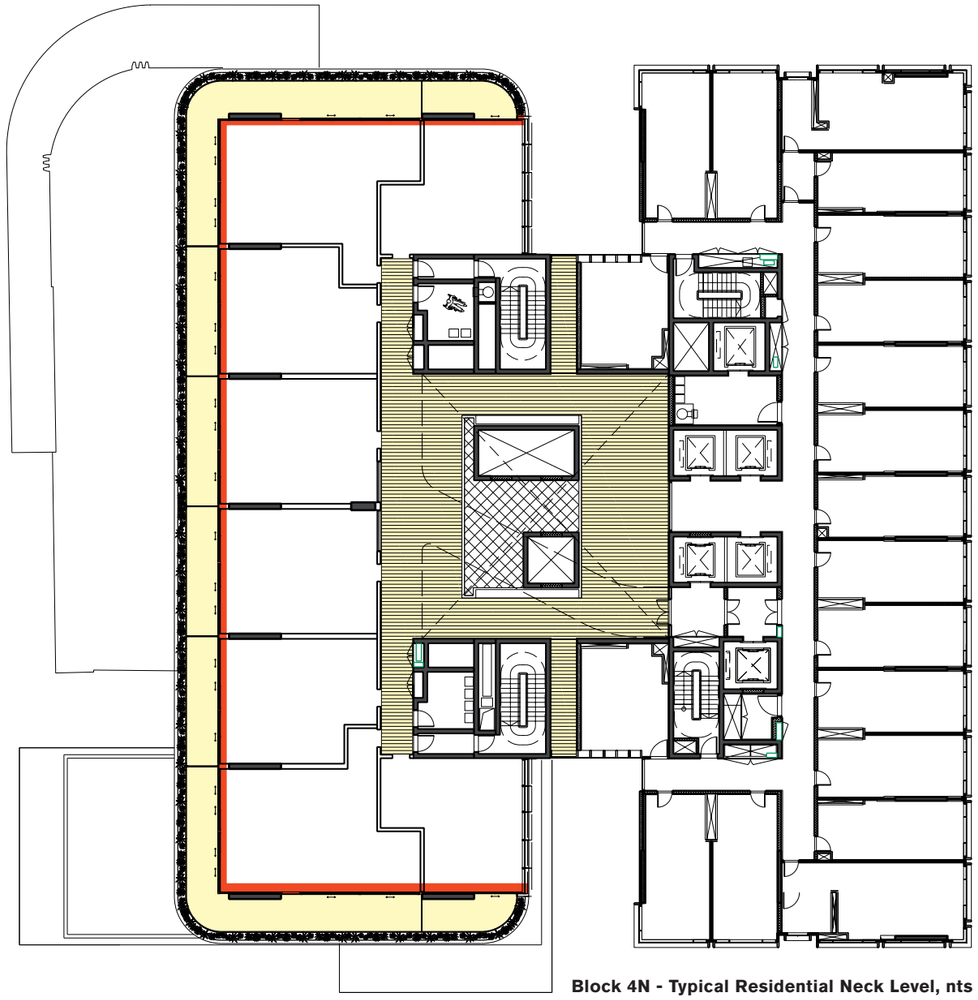
The balcony area is thus separated from the main living area by two or three full height sliding glass doors depending on the width of the room behind.



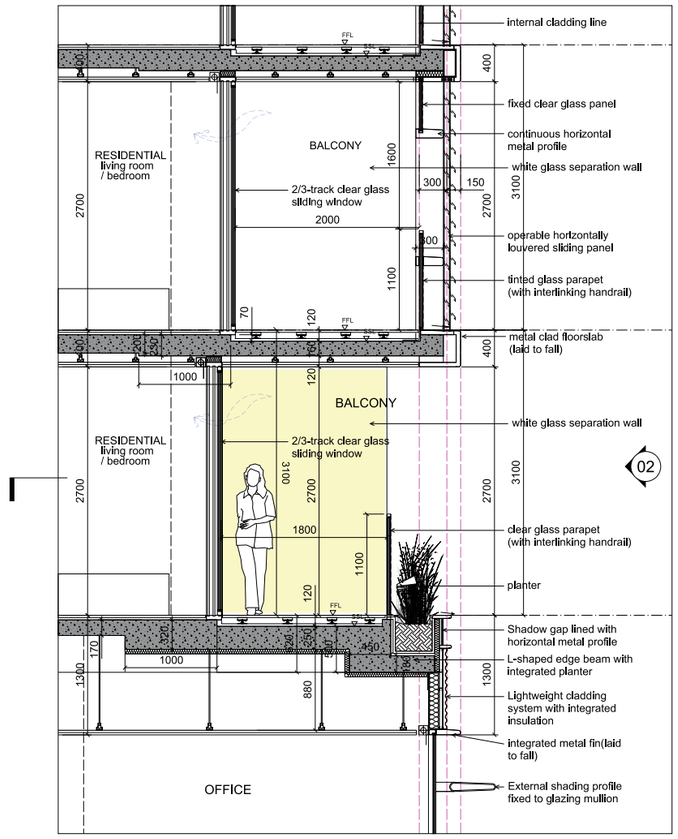
Typical Residential Balcony Elevation Diagram (NECK - L11) , NTS

Balcony to Residential units

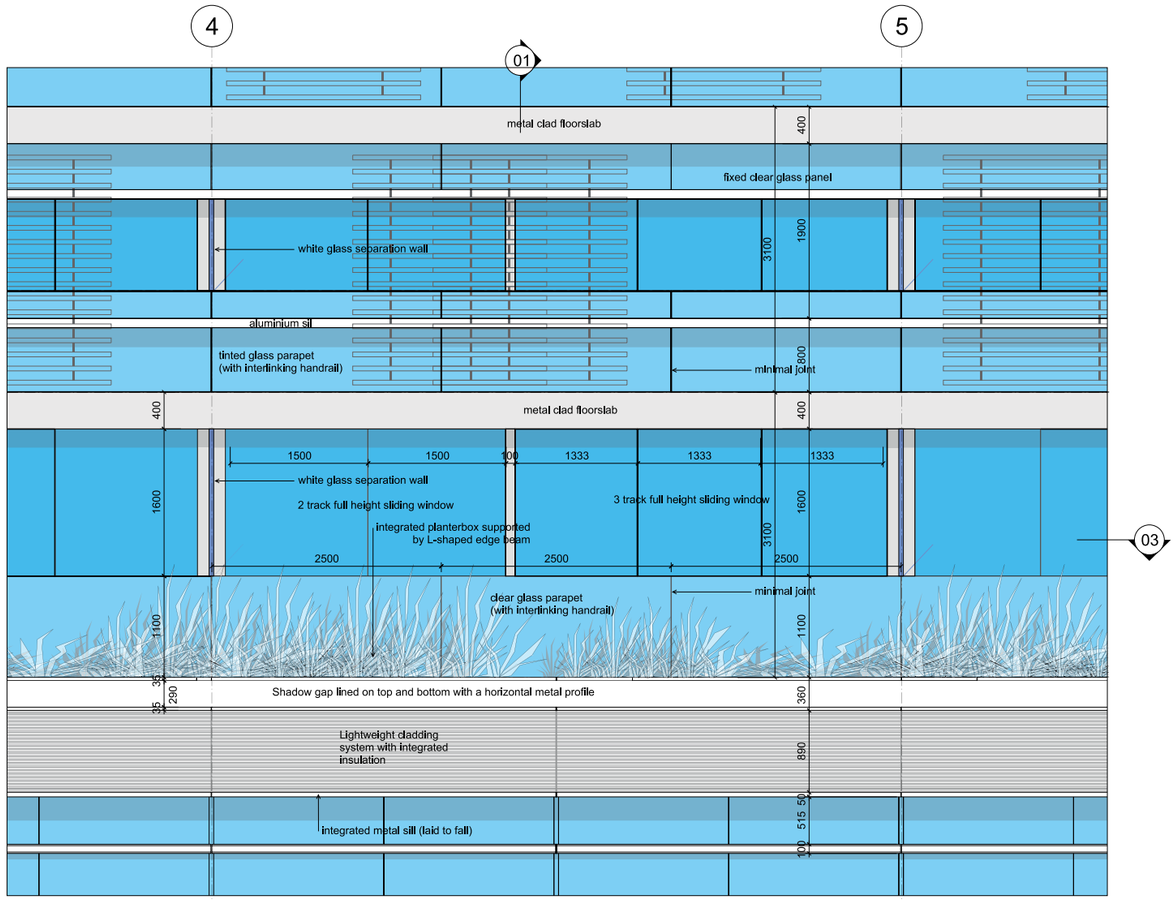
Performance / Weather line



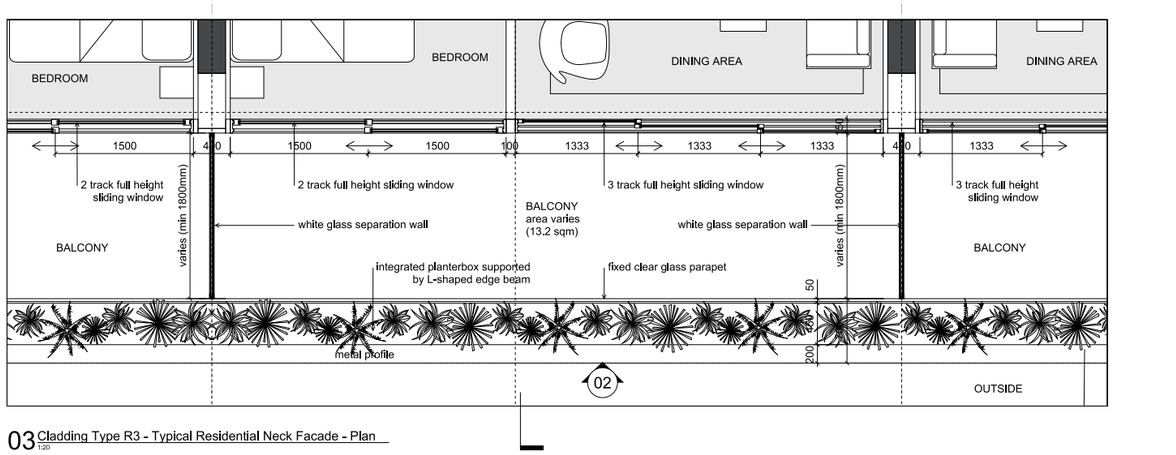
Block 4N - Typical Residential Neck Level, nts



01 Cladding Type R3 - Typical Residential Neck Facade - Section
1:20



02 Cladding Type R3 - Typical Residential Neck Facade - Elevation
1:20



03 Cladding Type R3 - Typical Residential Neck Facade - Plan
1:20

Façade Design

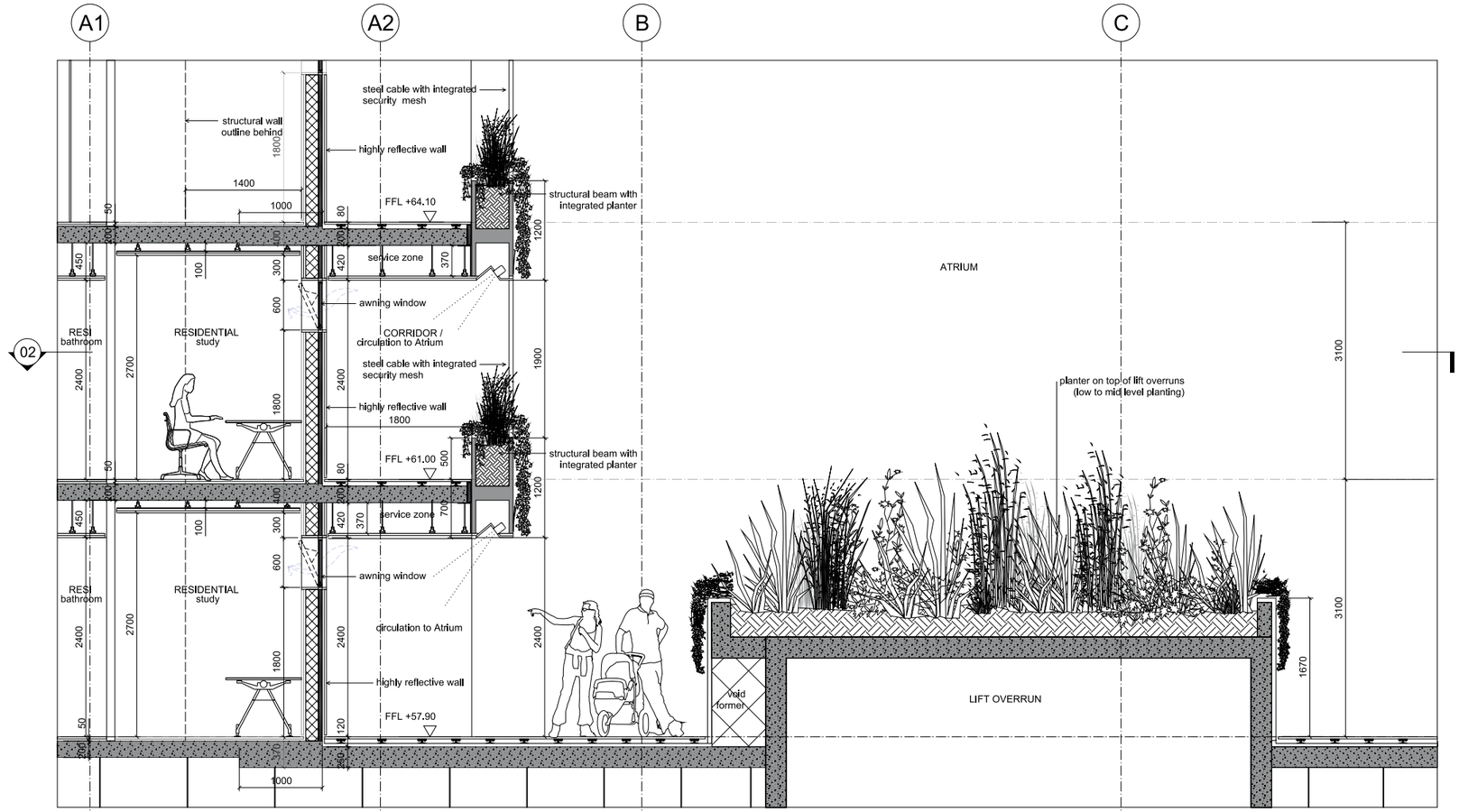
Revised Tower Façade Design - Residential

General Concept Residential Void Facades - Cladding Type R4

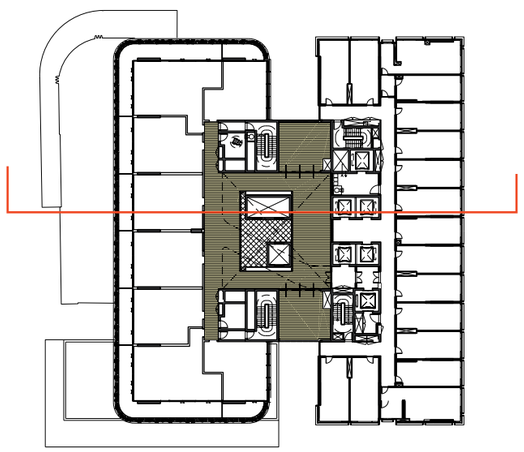
The Residential Void forms the connection between the residential vertical circulation -located within the Hotel massing- and the actual apartments on the west side of B4N. This connection is created by green bridges that span diagonally within the Residential Void. Planters are integrated onto steel beams and all bridges are suspended from the top.

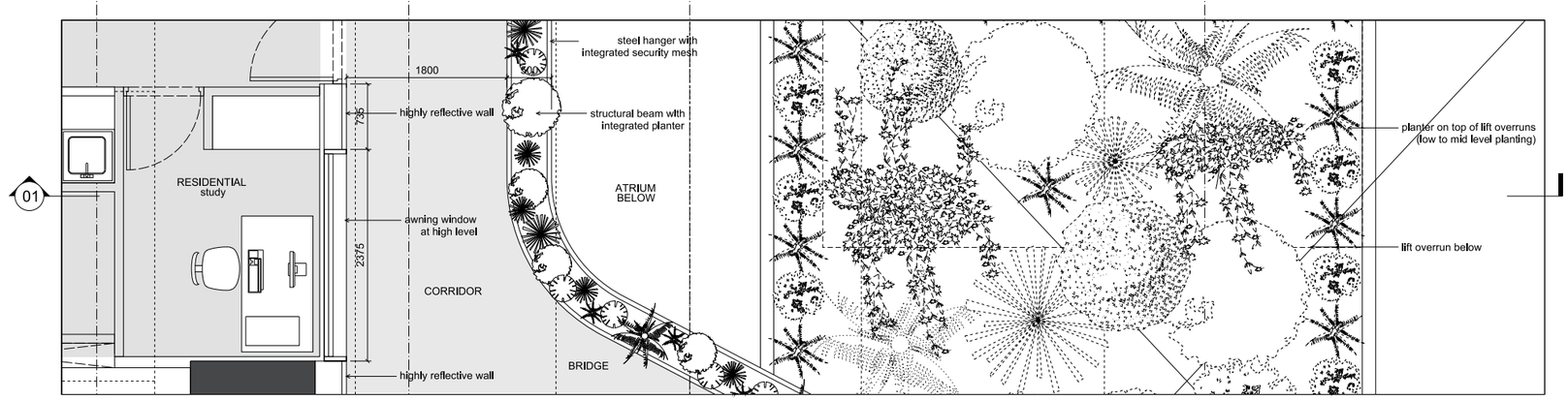
The facades that face the private Residential Void and corridor feature full height doors, while the remainder of the facades consists of a solid upstand of 1800mm above FFL with a 600mm high awning window above.

These windows are located within the 'study' spaces of the residential unit, in order to not only provide daylight access into these space but also to allow for natural cross ventilation throughout the whole apartment.



01 Cladding Type R4 - Typical Residential Atrium Facade - Section
1:20





02 Cladding Type R4 - Typical Residential Atrium Facade - Plan
1:20

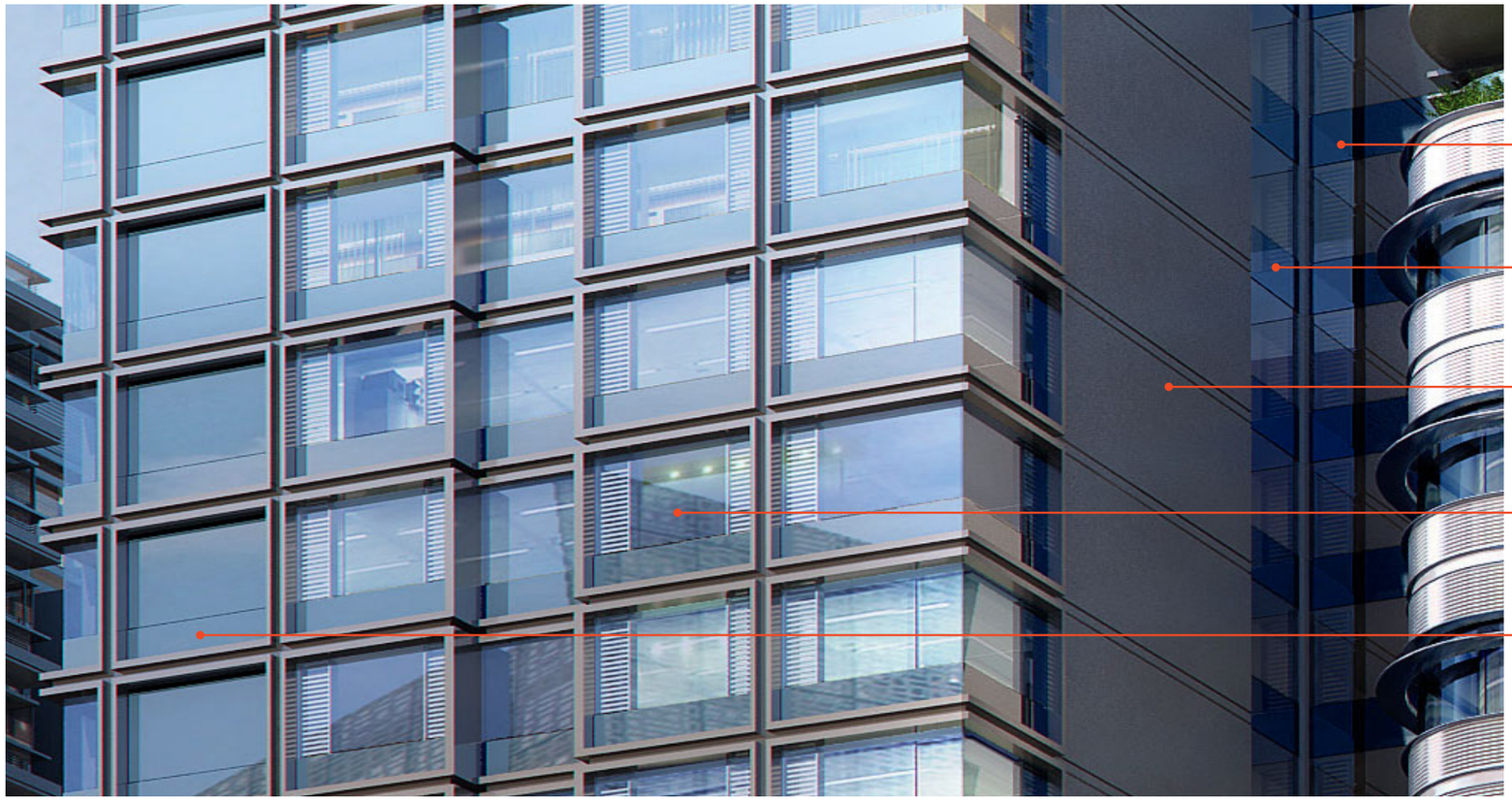
Façade Design

Revised Tower Façade Design - Hotel

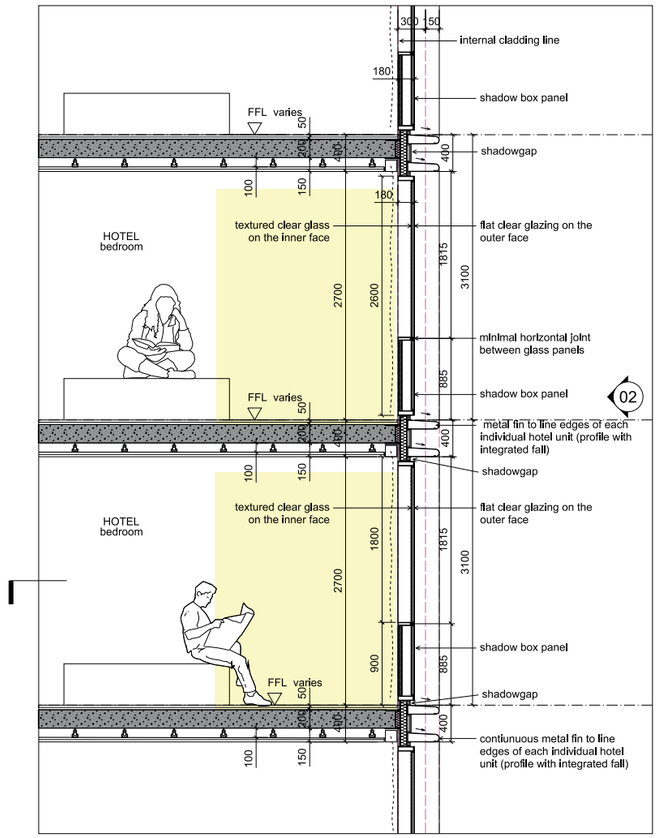
General Concept Hotel Façades - Cladding Type H1

The initial approach for the design of the hotel facades has slightly moved away from the strictly horizontal expression of the residential and commercial facades, this has been done in order to give the hotel its own identity. This more modular approach not only gives the hotel it's own unique feel, it will also simplify the construction of this cladding type, which makes up about 40% of the overall tower facades.

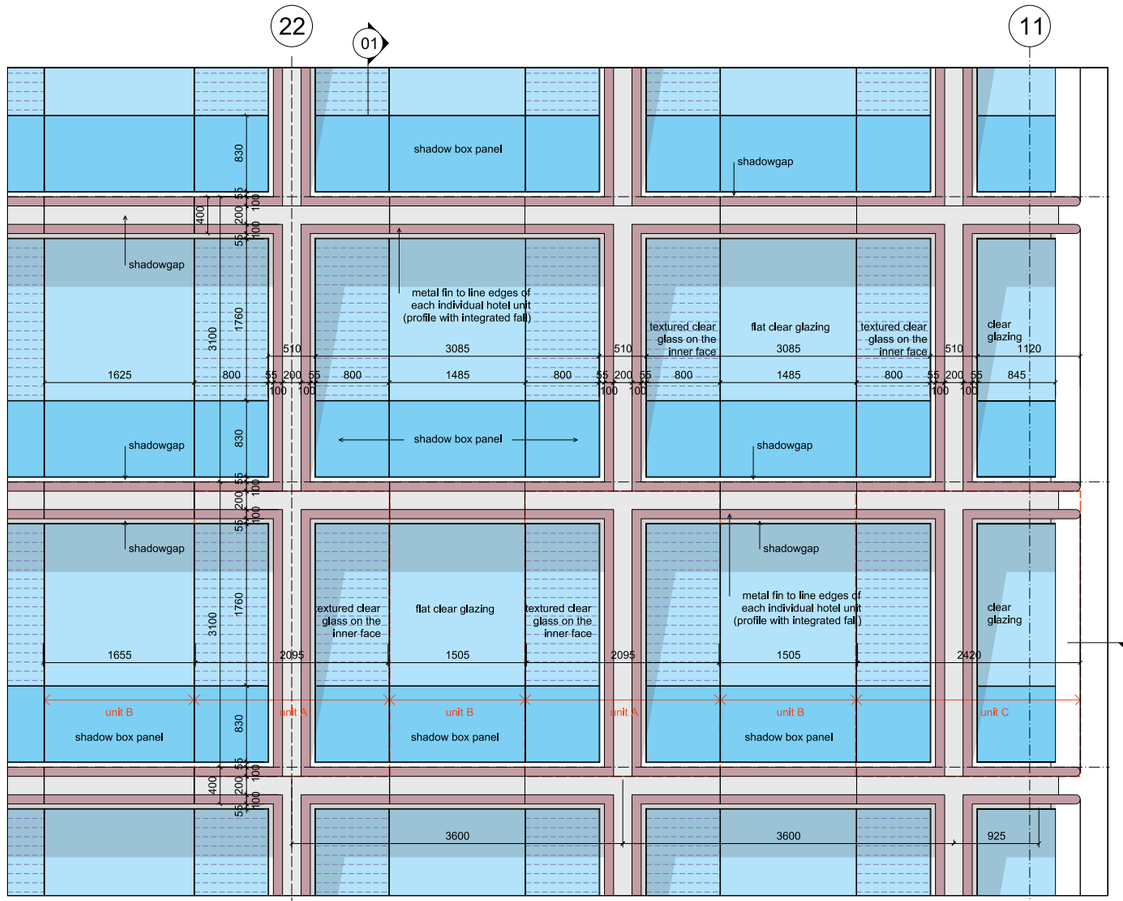
The location of every individual Hotel Suite has been expressed on the Facades of the tower by a continuous metal profile, which has been laid to fall. Between each individual unit a continuous recessed shadow gap runs both vertically as horizontally along the elevations.
The full height infill panel consists of different types of glass systems; a shadow box panel of a height of 900mm above FFL with a fixed glass panel above. This upper part has been divided up into 3 parts, with a clear glass panel in the middle and two textured glass panels on either side. The exact profile and privacy level of these panels will be further studied in the next design phase.
The impact of mullions is minimzed by placing them on the inside face of the glazing. Vertical and horizontal joints in the glass windows will be butted / structurally glazed.



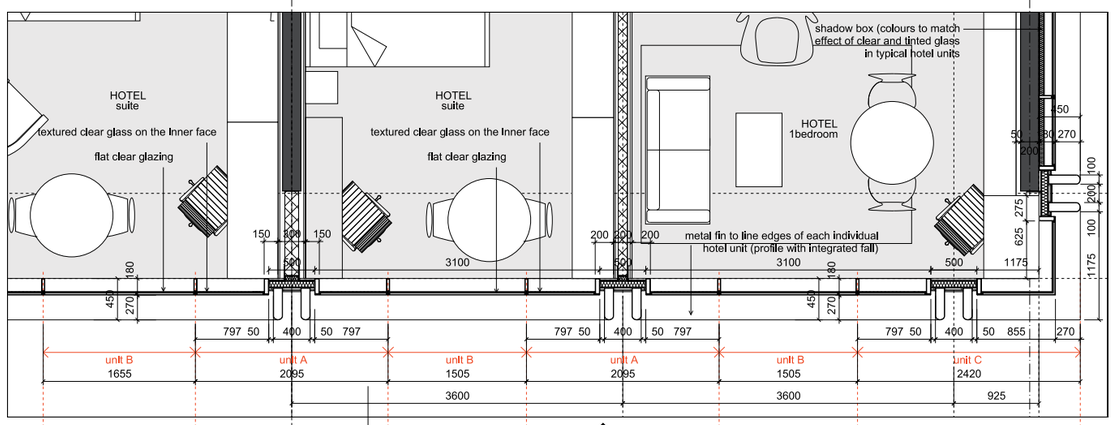
TYPE H: Typical Hotel Facade, nts



01 Cladding Type H1 - Typical Hotel Unit Facade - Section
1:20



02 Cladding Type H1 - Typical Hotel Unit Facade - Elevation
1:20



03 Cladding Type H1 - Typical Hotel Unit Facade - Plan
1:20

Façade Design

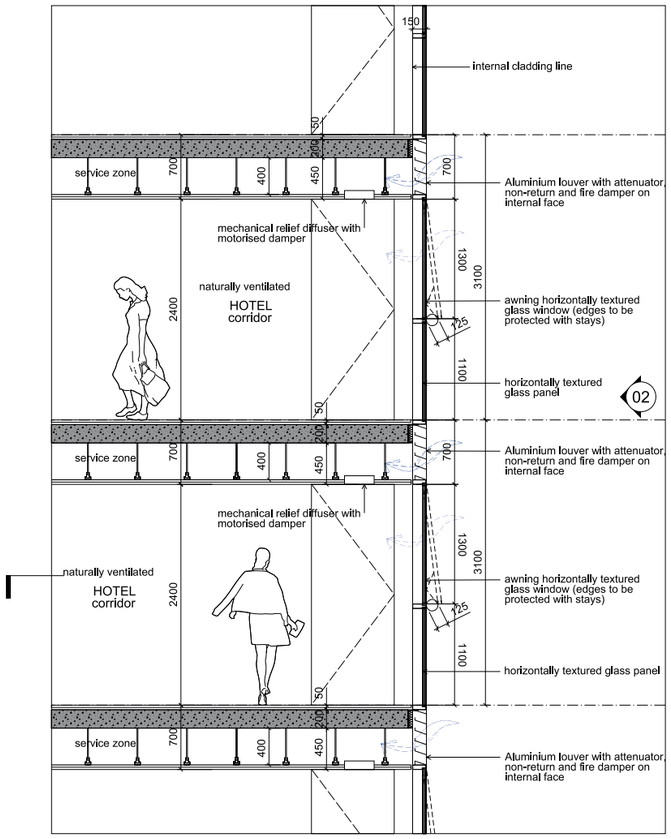
Revised Tower Façade Design - Hotel

General Concept Hotel Corridor Façades - Cladding Type H2

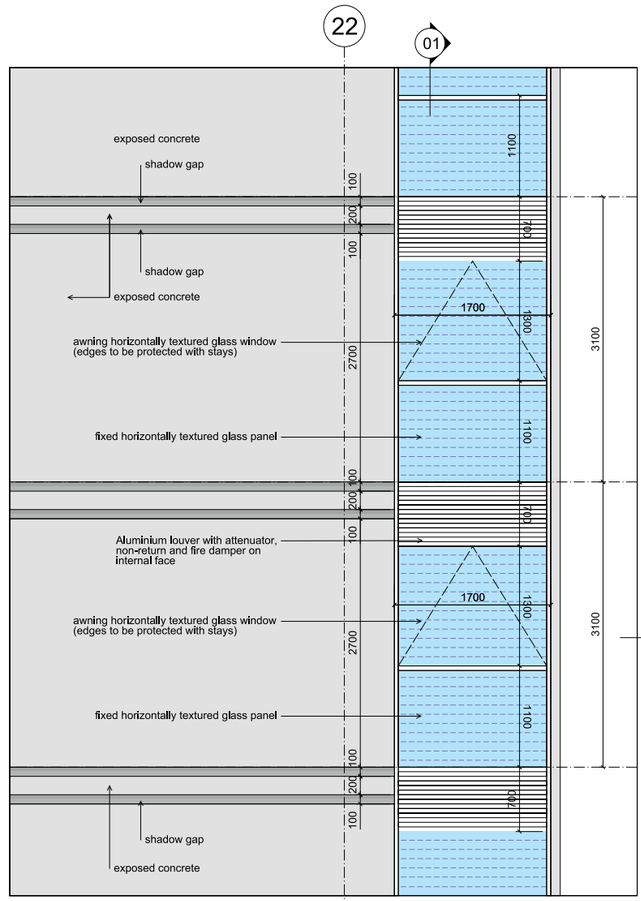
The facades comprise a fixed textured laminated glass panel to 1.1m above FFL, with an awning windows above to provide natural ventilation to the hotel corridor behind. The awning windows are restrained to a maximum 125mm opening, with protective stays on the sides.
The clear textured glass panel allows daylight access while also providing a high privacy level to exclude any overlooking issues from the hotel corridor towards the adjacent residential and commercial floors.

The corridors also have a metal louvered zone between finished floor and finished ceiling level to provide make-up air to the corridor and serve as a mechanical relief. The Aluminium louver is fitted with an attenuator, non-return and fire damper on the internal face.

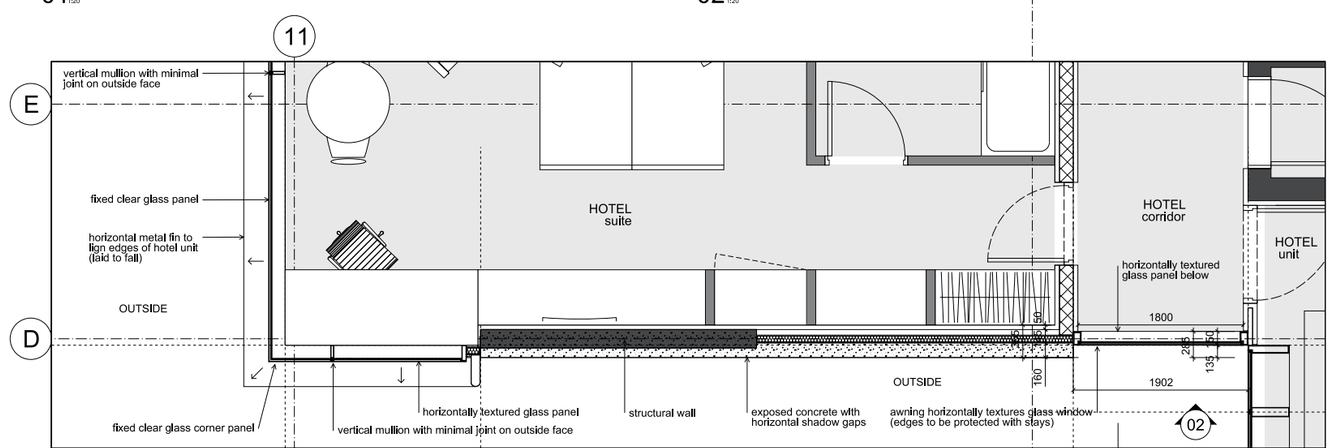
(Also refer to following pages on privacy requirements between adjacent functions)



01 Cladding Type H2 - Typical Hotel Corridor Facade - Section
1:20



02 Cladding Type H2 - Typical Hotel Corridor Facade - Elevation
1:20



03 Cladding Type H2 - Typical Hotel Corridor Facade - Plan
1:20