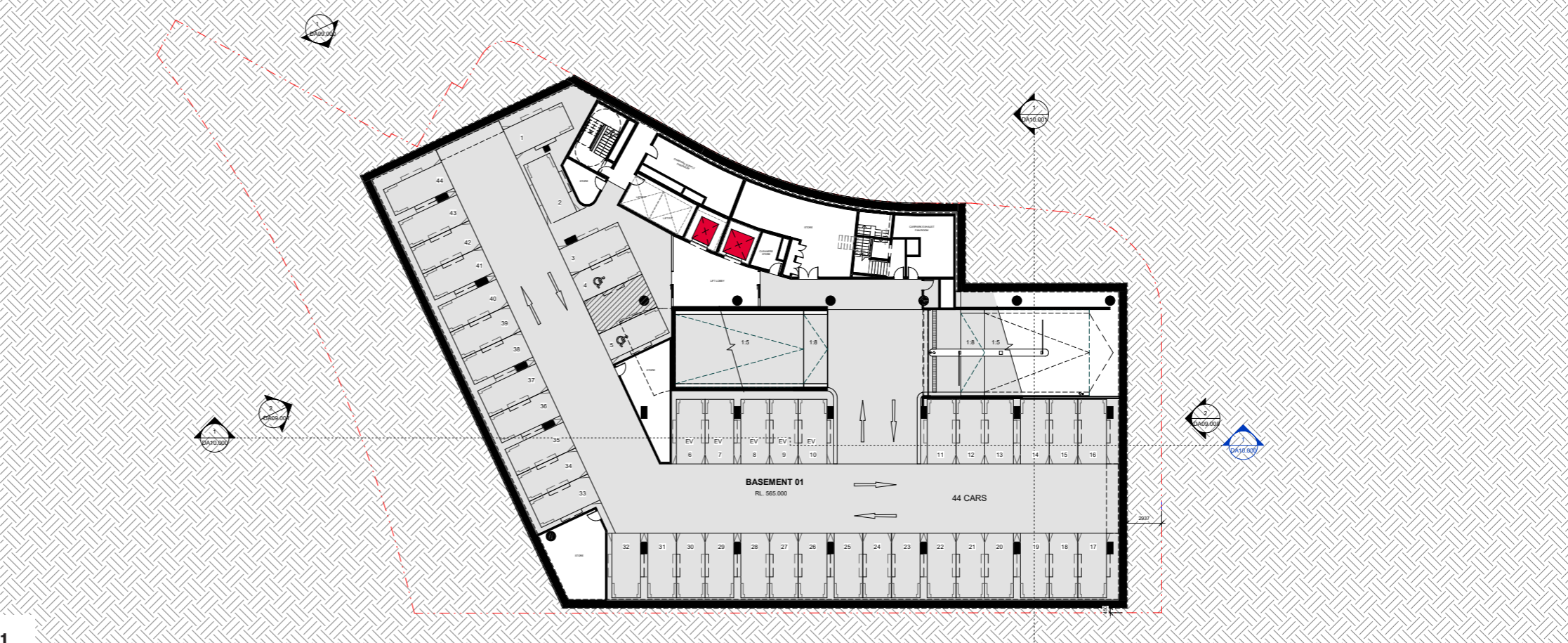


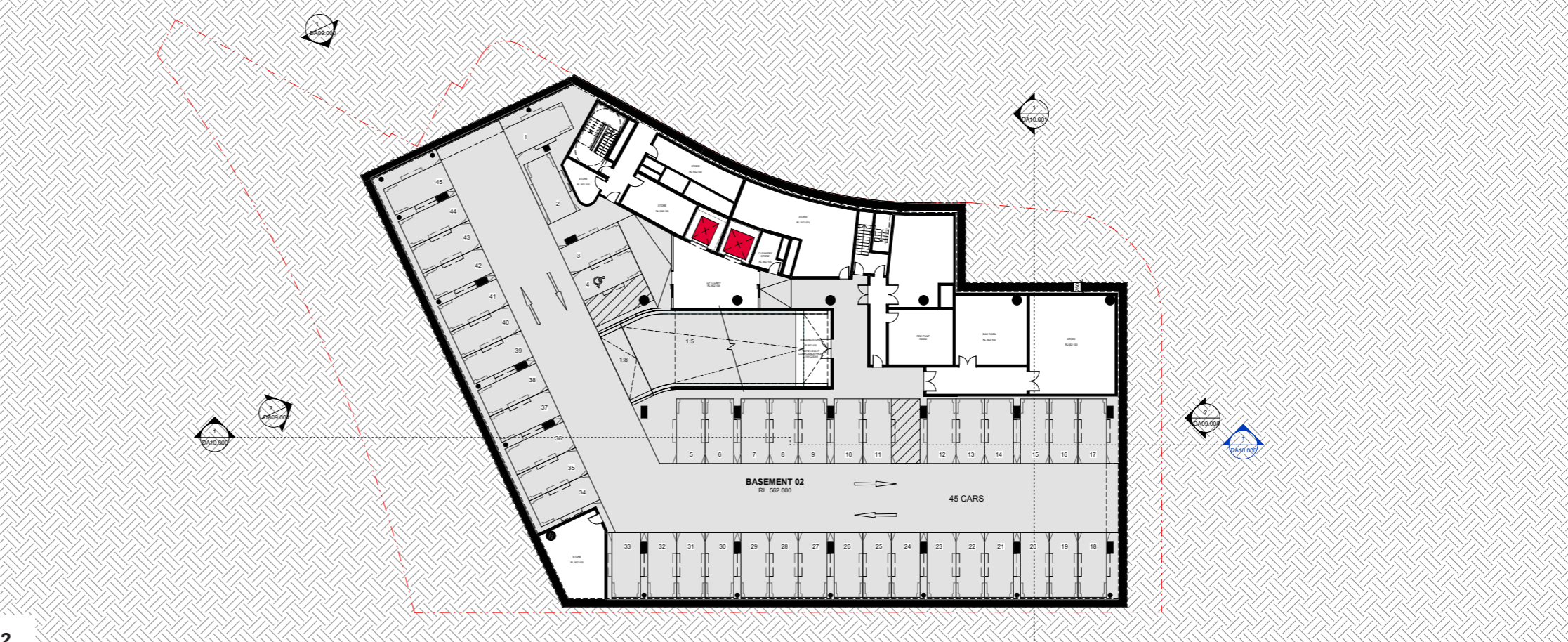
Basement 01 & 02

We have sought to keep the footprint of the basement to the minimum to reduce the amount of excavation required.

The structural grid widths have been designed to accommodate 3 spaces within a bay and therefore reducing the need for major structural transfers.



1



2

- Pictured**
- 1. Basement 01 Plan
 - 2. Basement 02 Plan



5.0 Design Description

Materials + Finishes

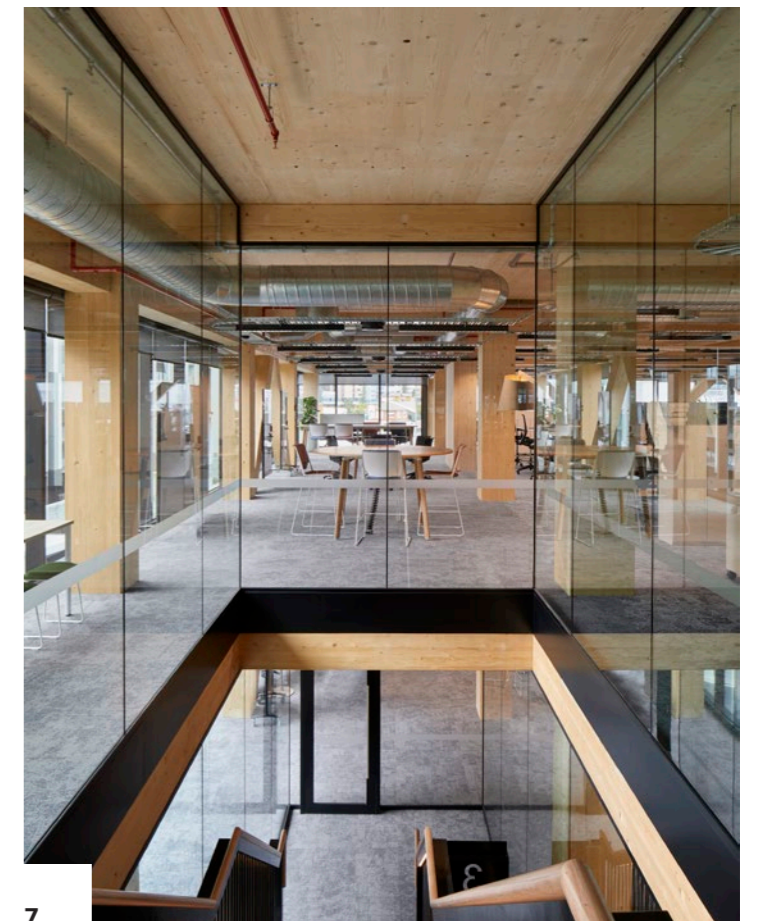
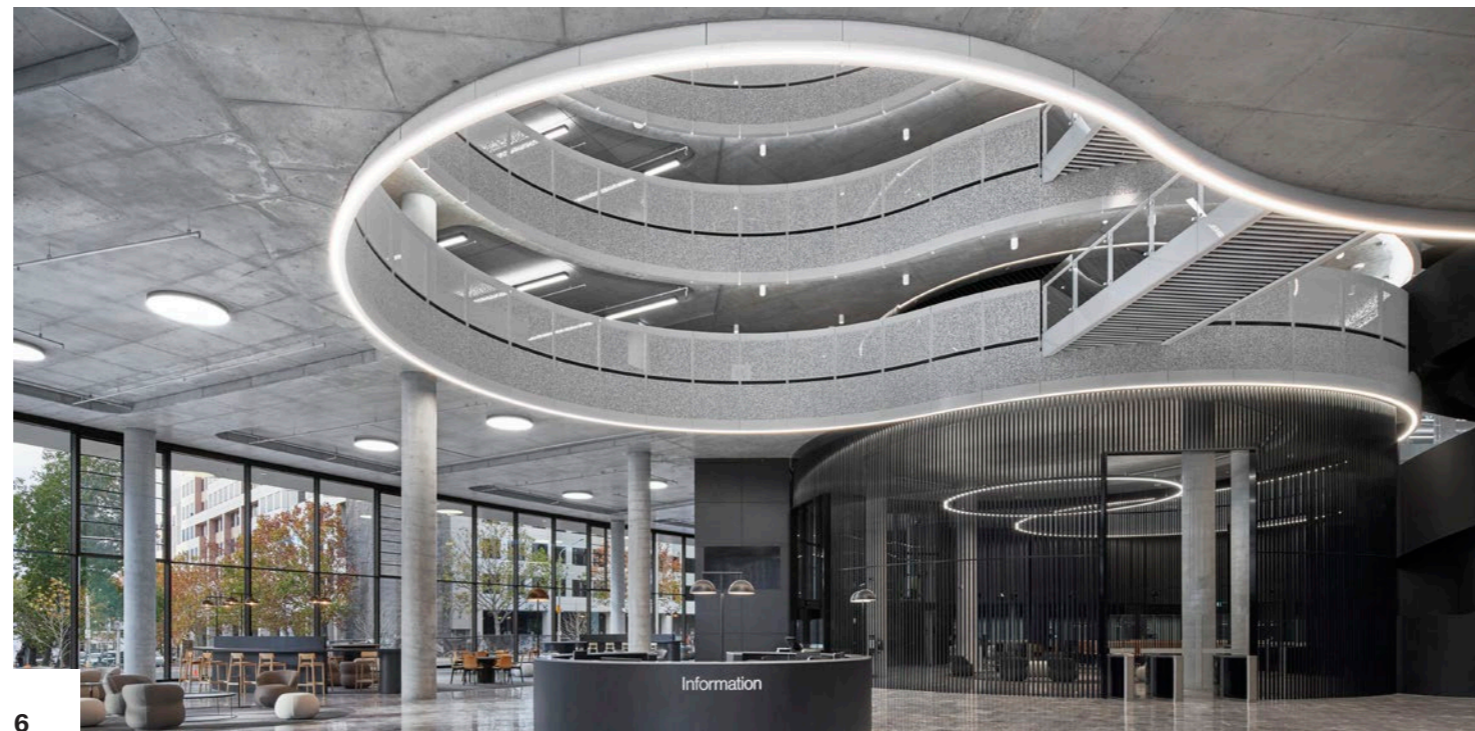
Innovations in hybrid timber-concrete structural systems seamlessly integrate strength and aesthetics, transforming the conventional notions of building design.

The structure itself serves as both the backbone and the facade, blurring the lines between internal support and external expression. The warmth and natural beauty of timber blend harmoniously with the robustness of concrete, creating a dynamic and visually striking exterior.

The structural elements become the integral part of the overall design language.

Pictured

1. Raw concrete finish
2. GRC
3. CLT Timber
4. Timber batten soffit
5. Gallery of Stapleton Library, Andrew Berman Architect
6. Constitution Place, Canberra, Bates Smart
7. 25 King, Sydney, Bates Smart
8. CLT timber joints
9. BioCruces Institute, Riventi
10. 25 King, Sydney, Bates Smart
11. Charcoal External Stone Paving
12. Warm Stone Paving in Lobby
13. Oregon State University Collage of Forestry, Michael Green Architecture
14. GRC Facade
15. GRC Stone colonnade base





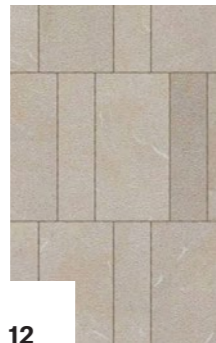
8



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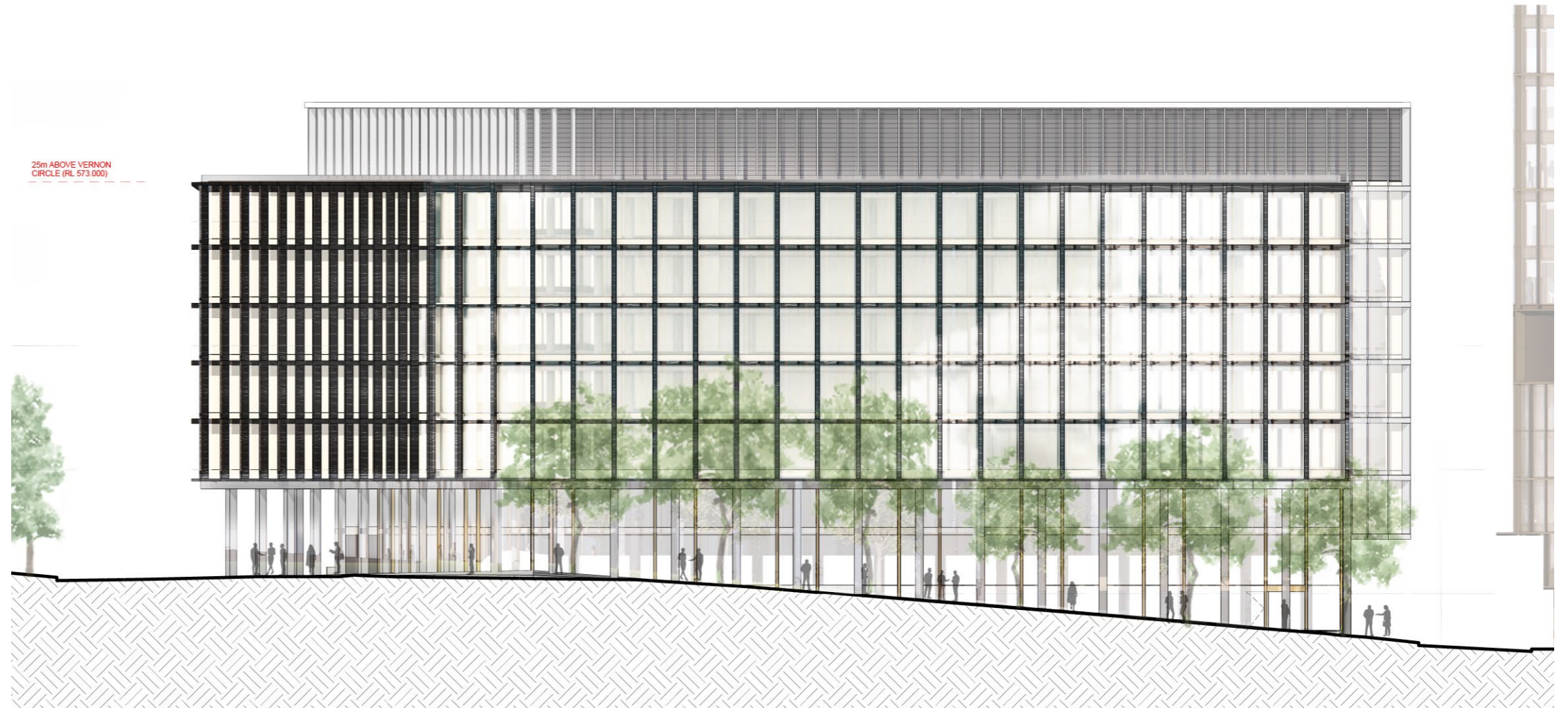
15

5.0 Design Description

Typical Facade

The 6m wide mass timber sleeve is proposed to be constructed out of CLT floor panels supported by Glulam beams.

The sleeve is supported by a row of columns while being tied back to the main concrete structure of the building. It has a double height undercroft space beneath which forms an awning structure and a colonnade.



CONSTITUTION AVENUE ELEVATION

Pictured

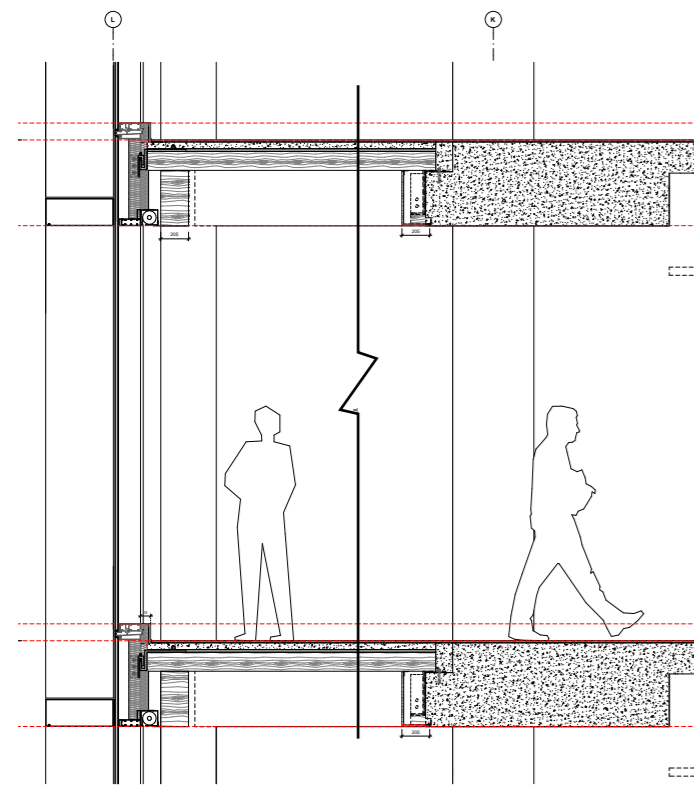
1. 80 Atlantic, Toronto, Canada, BDP Quadrangle
2. 25 King, Sydney, Bates Smart
3. Interior view looking out timber verandah facade
4. External view of typical floorplate facade



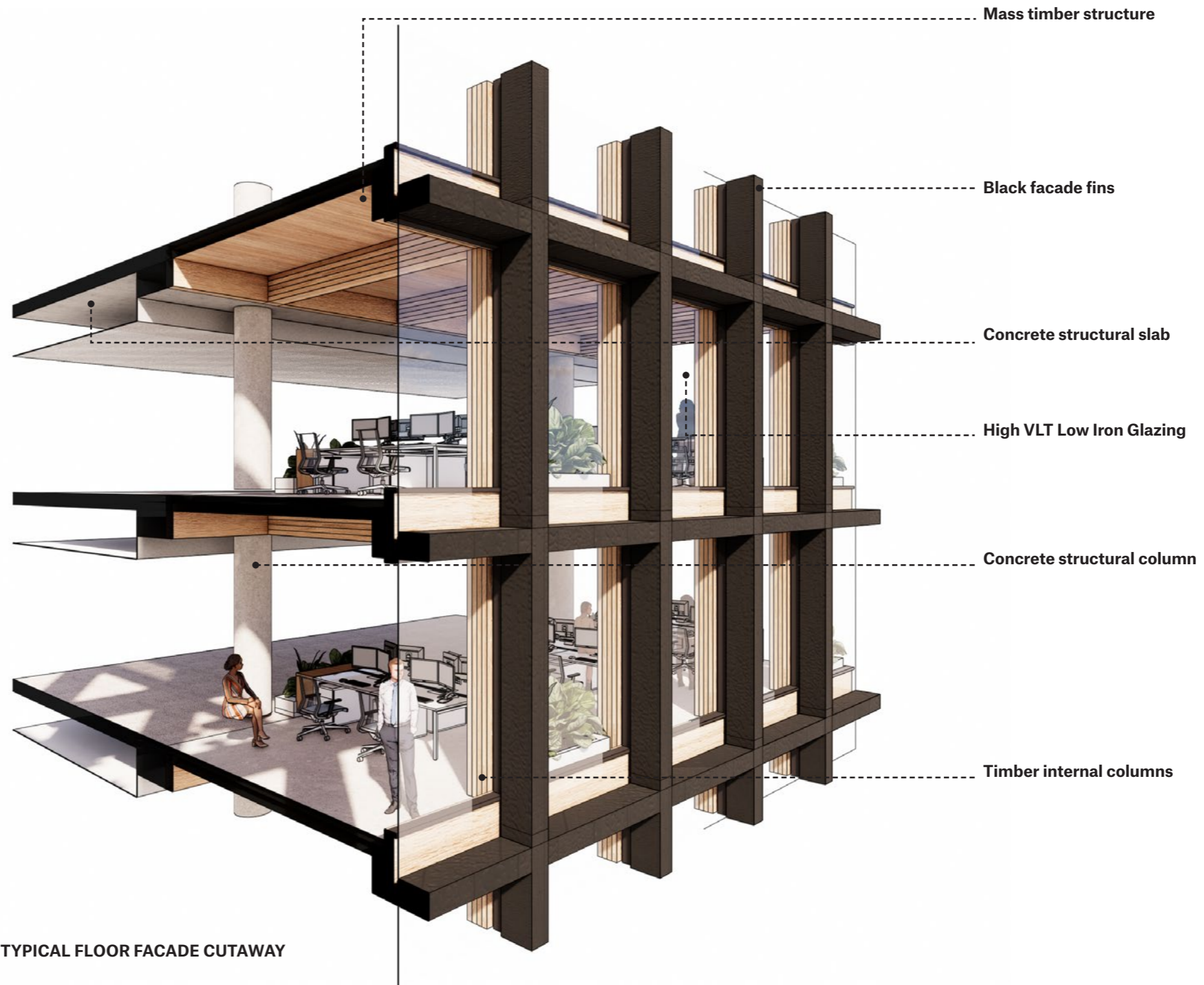
As a symbol of eco-friendly architecture, the mass timber verandah not only enhances the overall visual charm of the structure but also promotes responsible building practices.

The glulam beams are connected to the concrete structure via a movement joint along the edge beam. These glulam beams then support a series of CLT panels on top.

A curtain wall system encapsulates the mass timber structure and through the use of low e vision glazing, the warmth of the timber becomes highly visible from the exterior. Black facade fins sit at each CLT panel junction to provide good shading from the western sun.



TYPICAL FLOOR FACADE SECTION



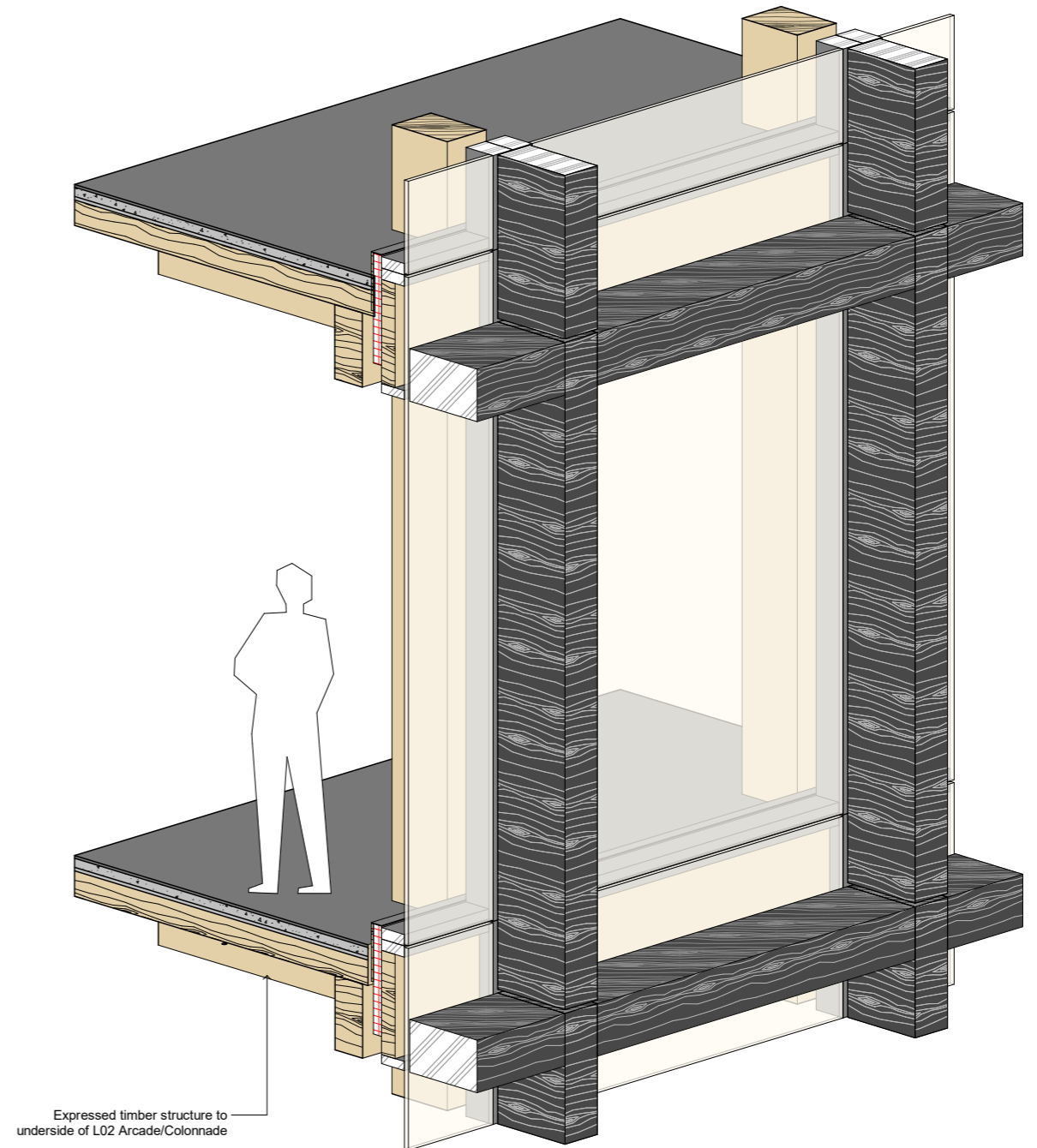
TYPICAL FLOOR FACADE CUTAWAY

5.0 Design Description

Facade Type 01 - FT01

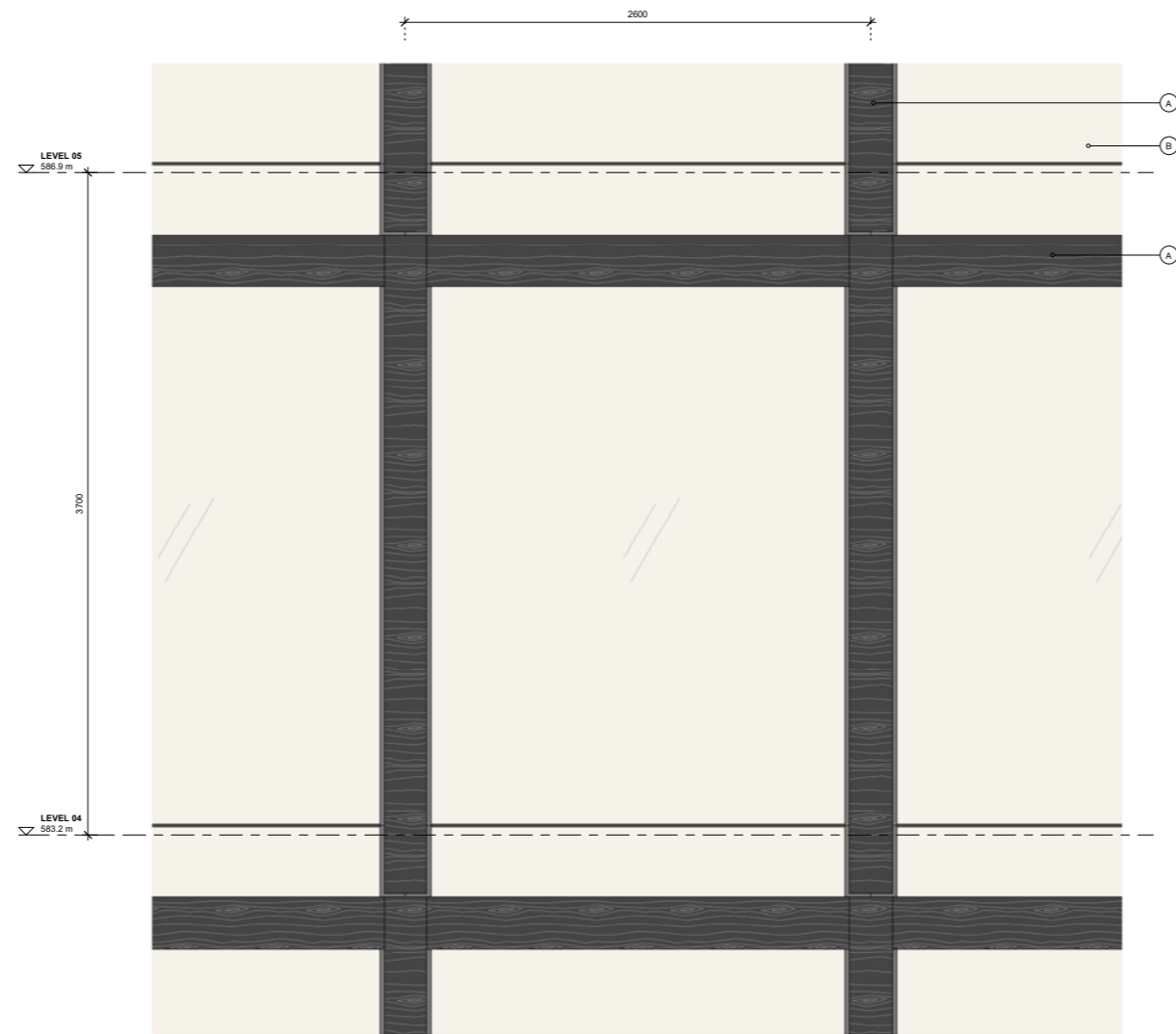
We propose an expressed mullion that functions as a facade fin and shading device on the, northern, western and south western facades. These dark fins contrast the warm interior of the mass timber verandah.

The system comprises a rear glazed panel to the back of the mullion and a 500mm deep expressed fin that provides texture and shading to the facade.

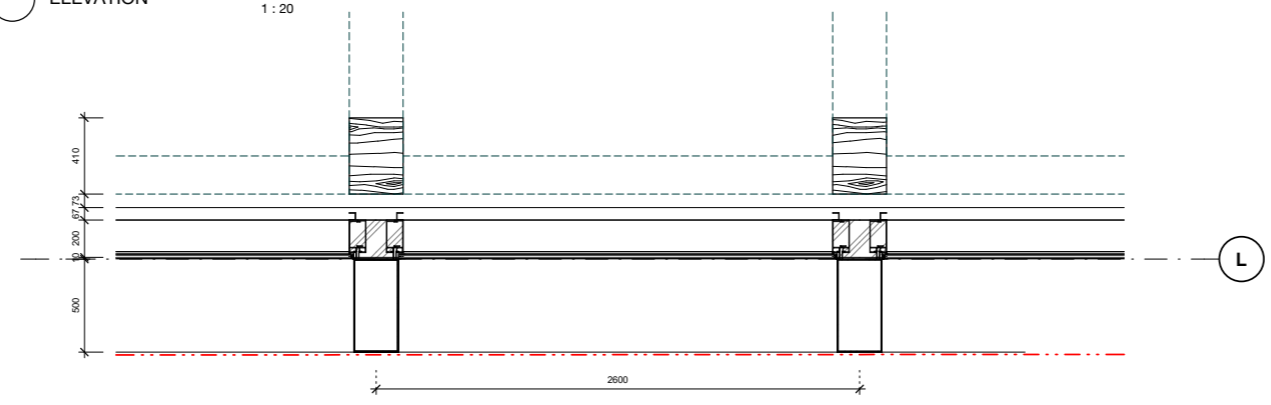


8.0 Design Description

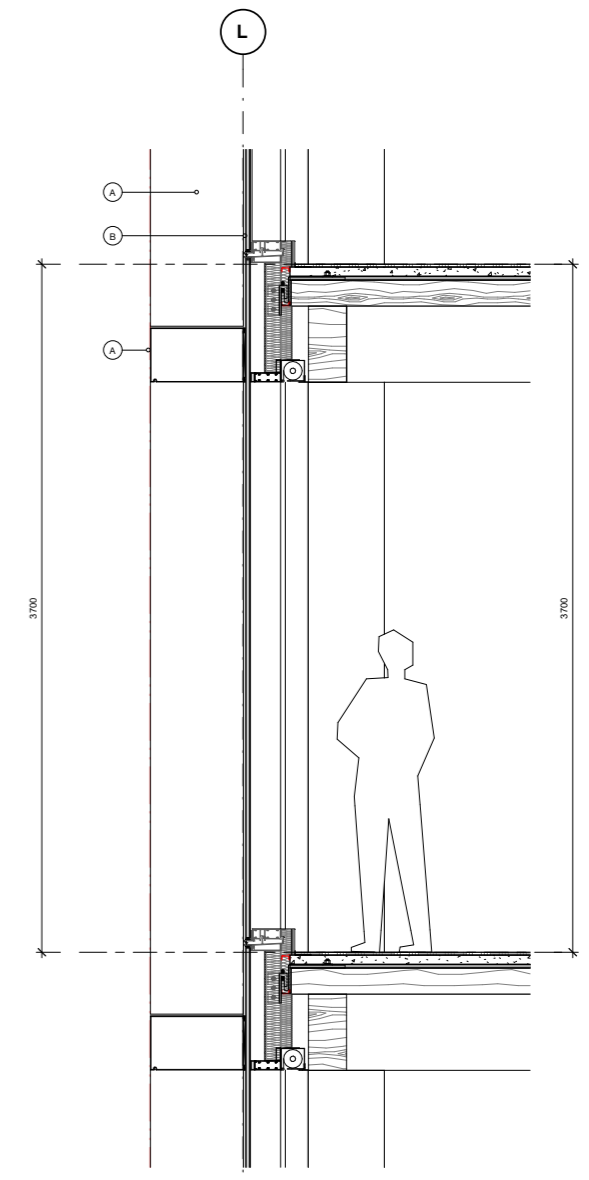
Facade Type 01 - FT01



2 FT01 - DETAIL ELEVATION 1:20



3 FT01 - DETAIL PLAN 1:20



4 FT01 - DETAIL SECTION 1:20

5.0 Design Description

Breakout Spaces

At the ends of the timber verandah, a fully glazed facade with expressed horizontal sunshades provide opportunities for tenants to include breakout spaces or quiet zones.

These social spaces help activate the corners of the building and provide views out to City Hill and Lake Burley Griffin.



KNOWLES PLACE ELEVATION

Pictured

1. Workshop, Sydney, Bates Smart
2. Top Hung Operable Window
3. External view of Southern wintergarden
4. Interior view looking towards operable facade



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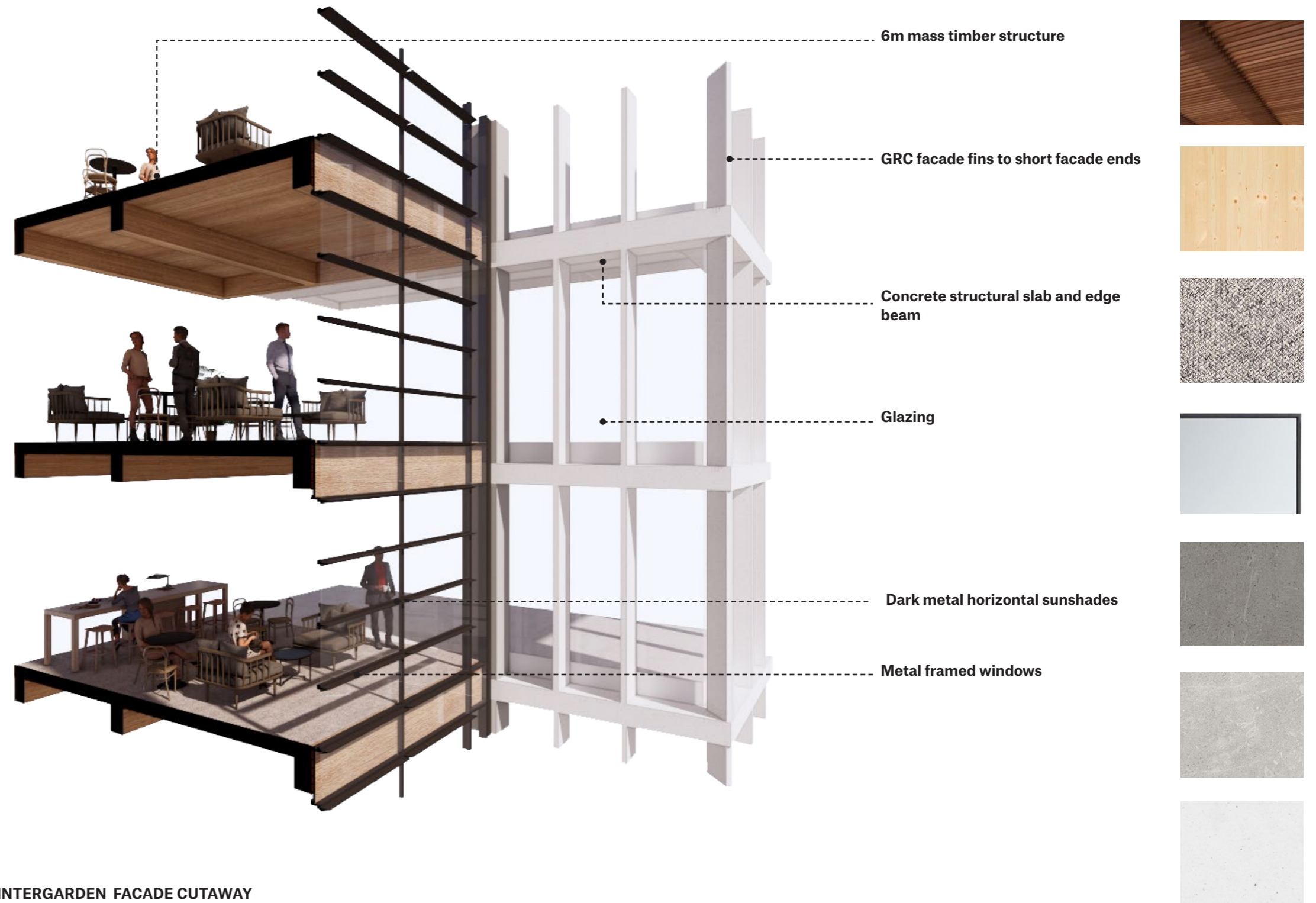


4

The mass timber verandah ends become social spaces activating the primary corners of the building.

A series of glazed horizontal windows demarcate the ends of the verandah and form a threshold junction between the 2 main facade types.

These corners could be enclosed to form a quiet space or a meeting room.

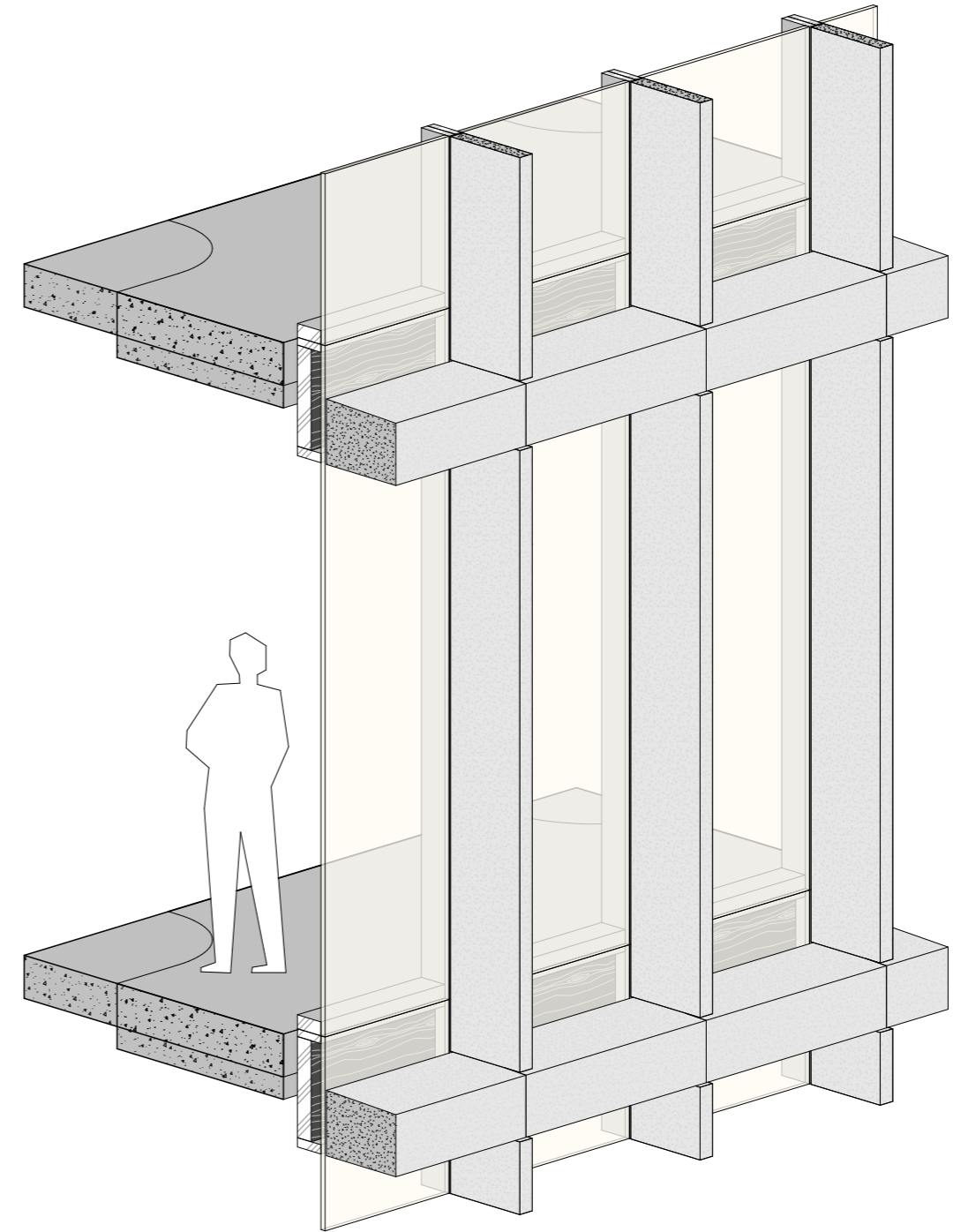
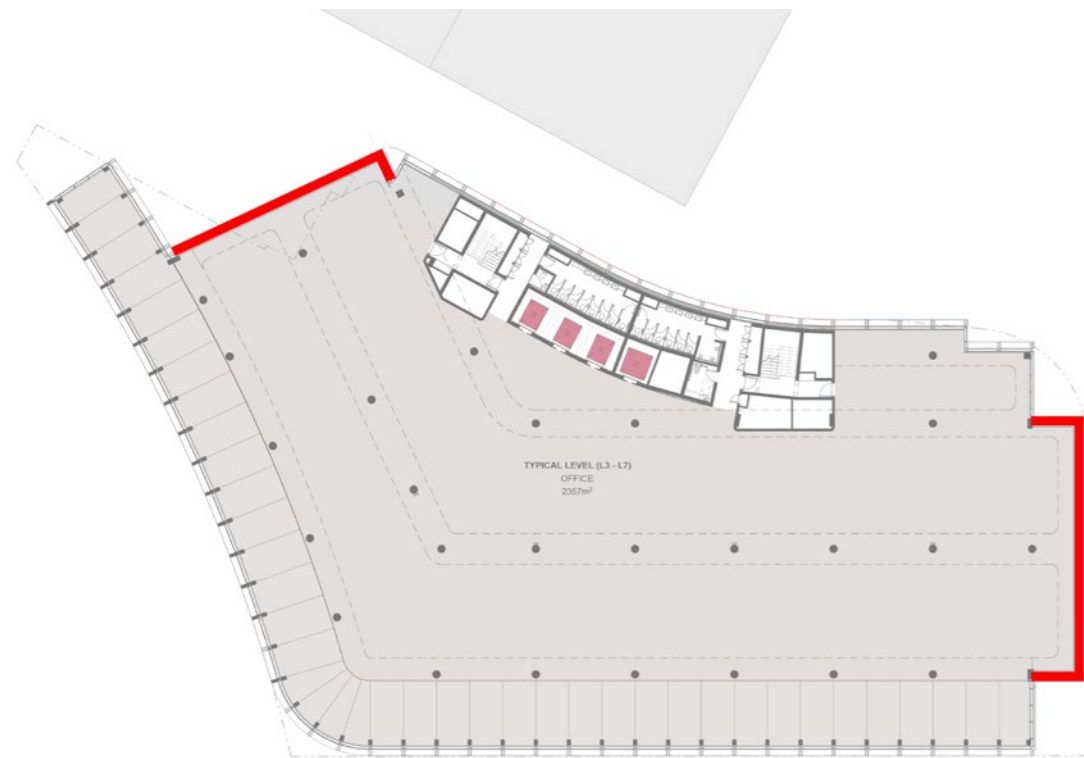


5.0 Design Description

Facade Type 02 - FT02

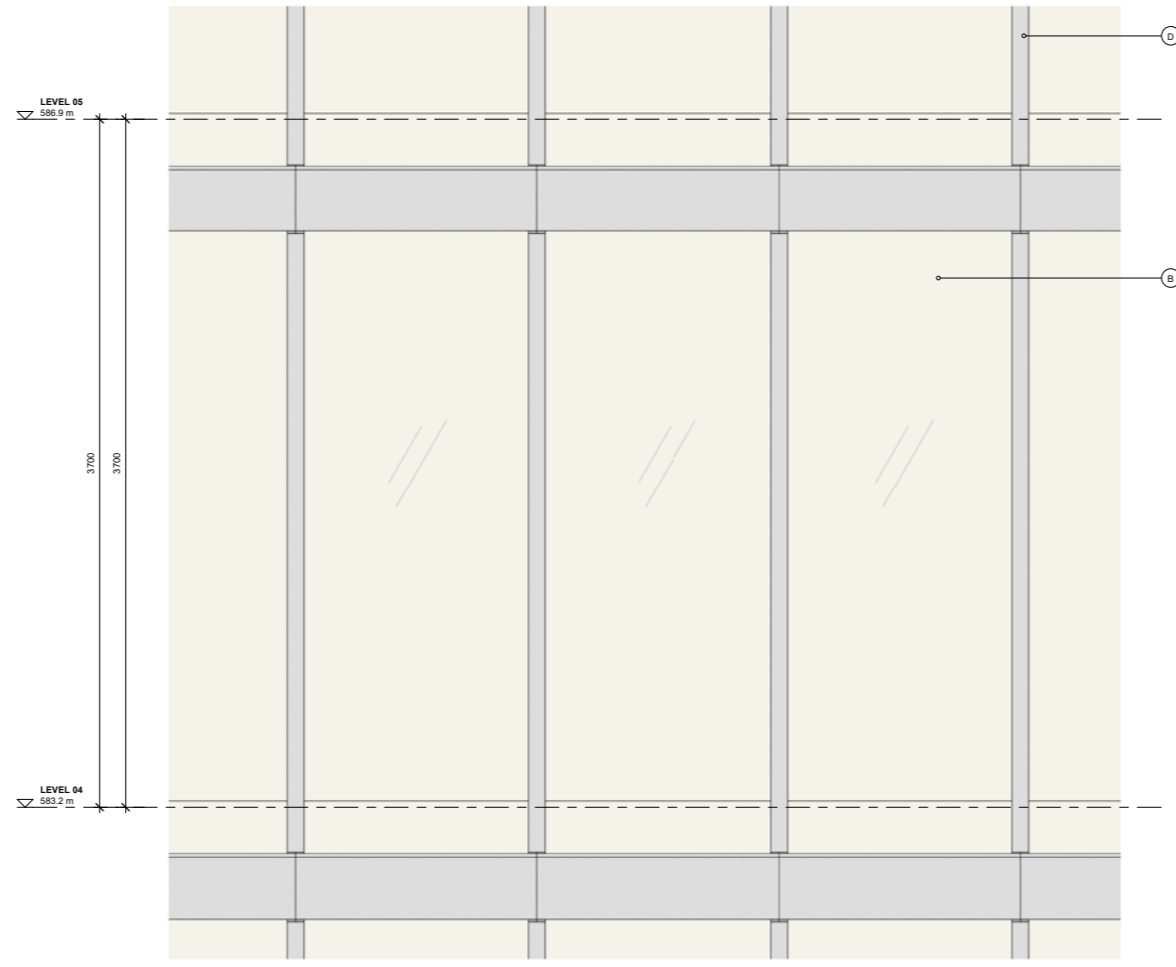
The ends of the central bar of the boomerang form have their concrete structural columns expressed as part of the facade.

In between these columns, GRC fins are proposed to provide design continuity between the verandah facade and the rest of the building.

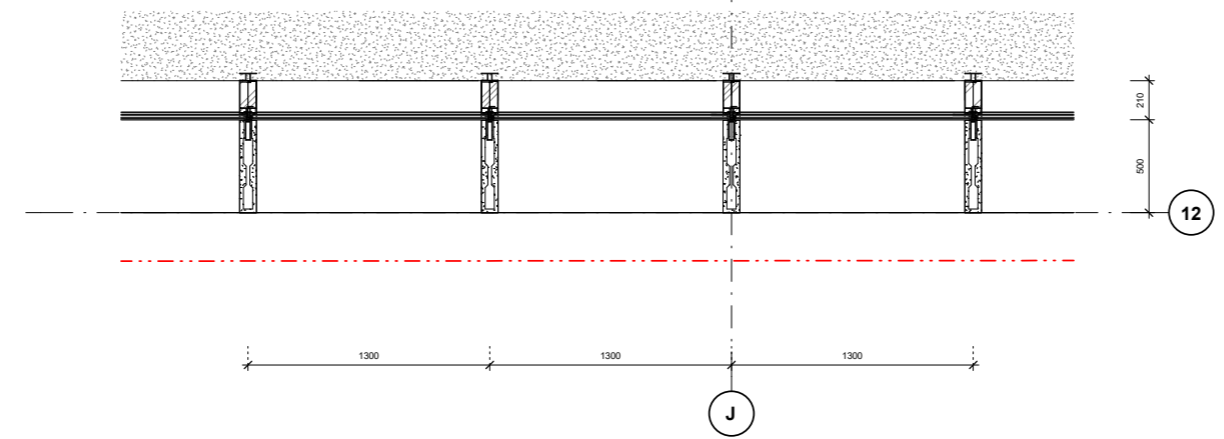


8.0 Design Description

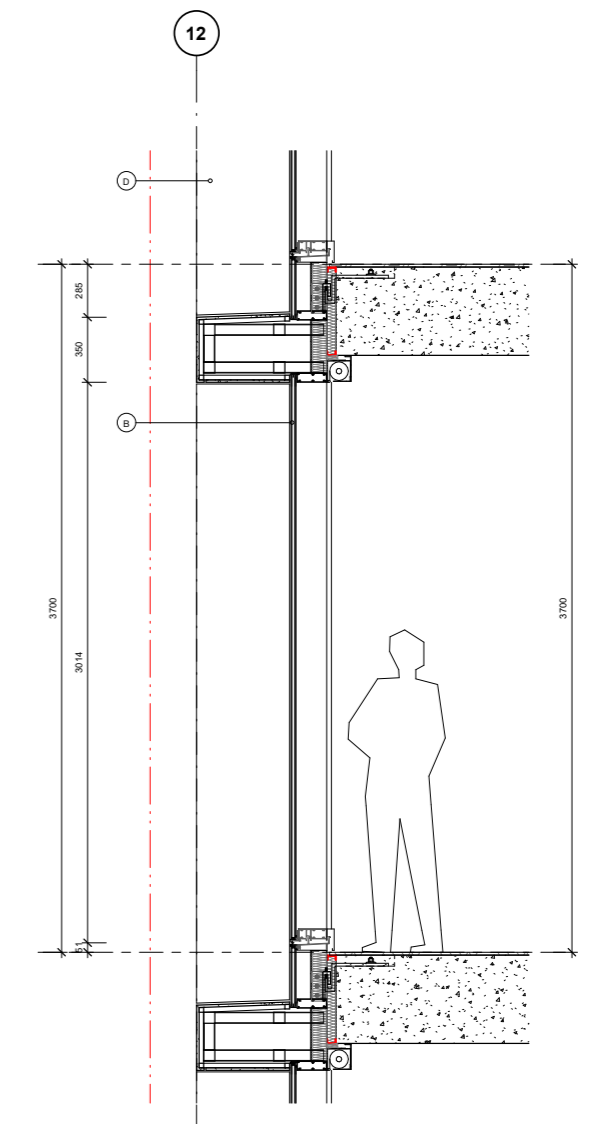
Facade Type 02 - FT02



2 FT02 - DETAIL ELEVATION 1:20



3 FT02 - DETAIL PLAN 1:20



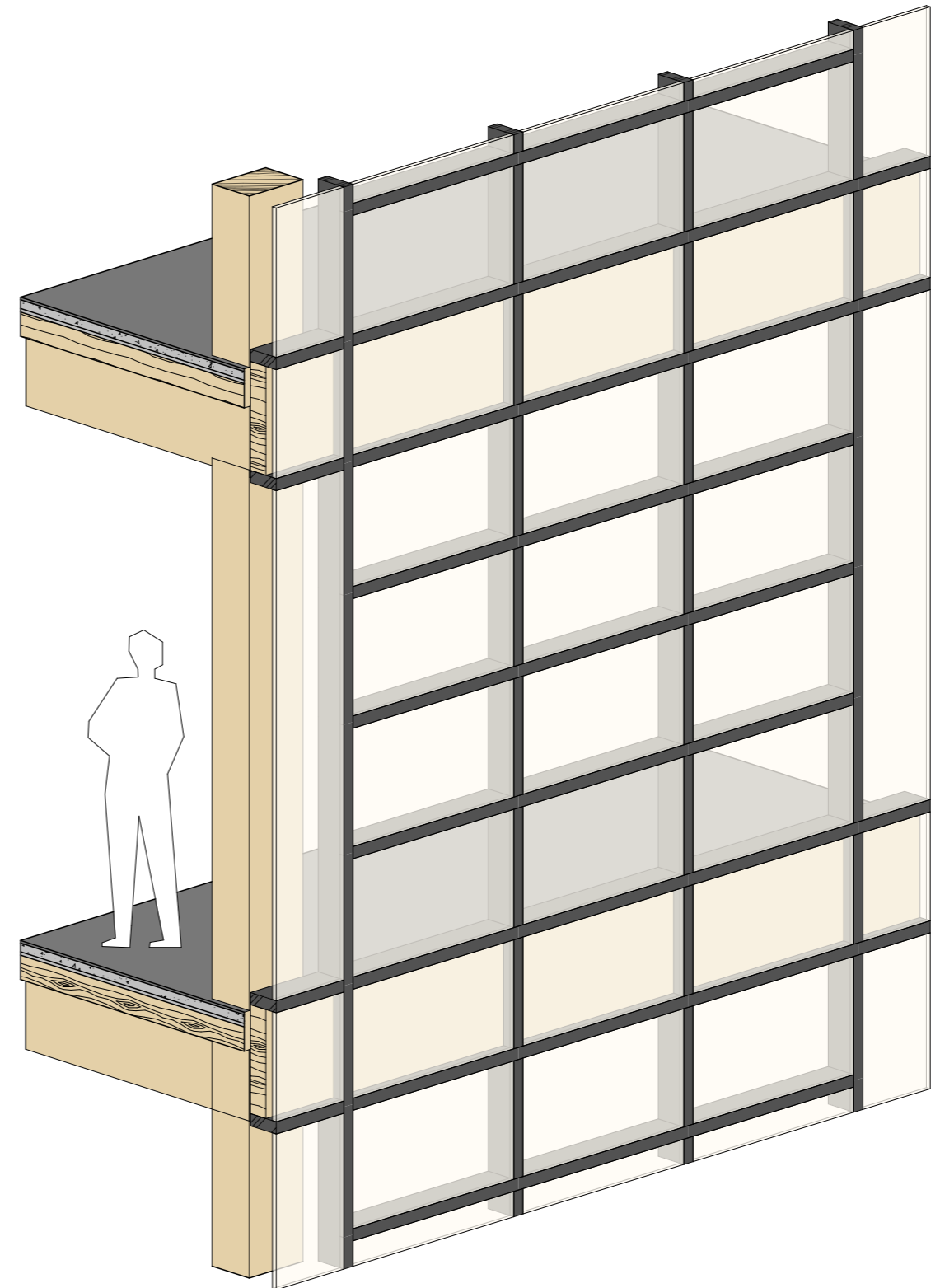
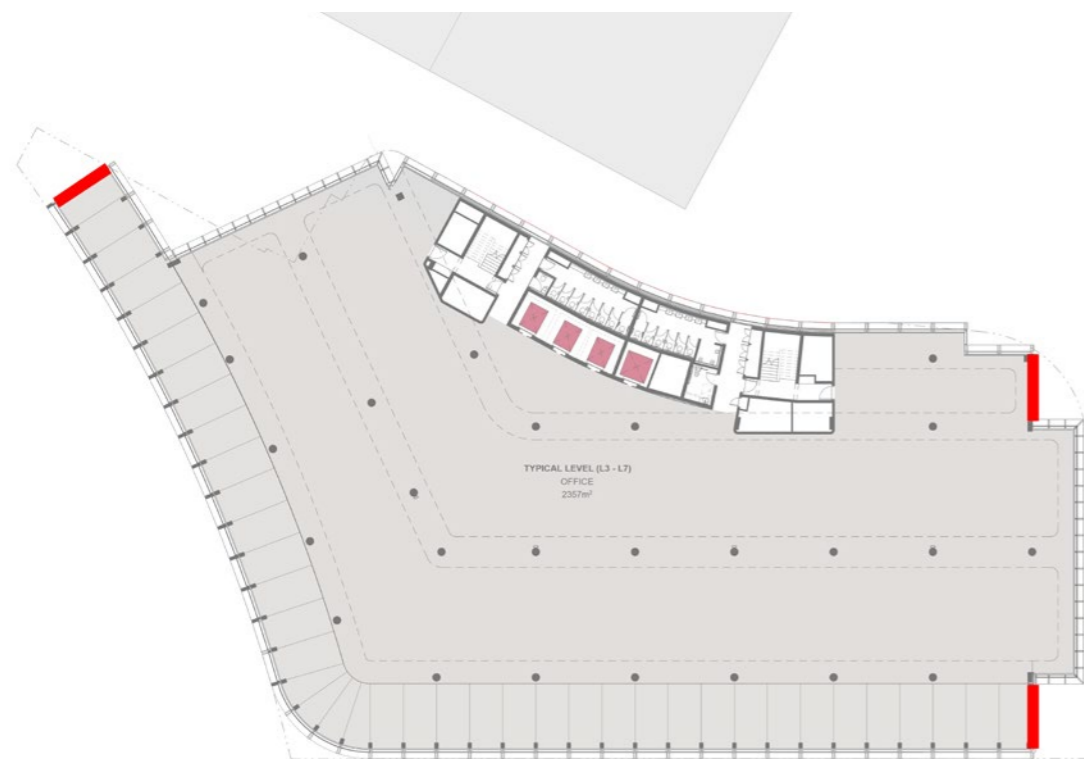
4 FT02 - DETAIL SECTION 1:20

5.0 Design Description

Facade Type 03 - FT03

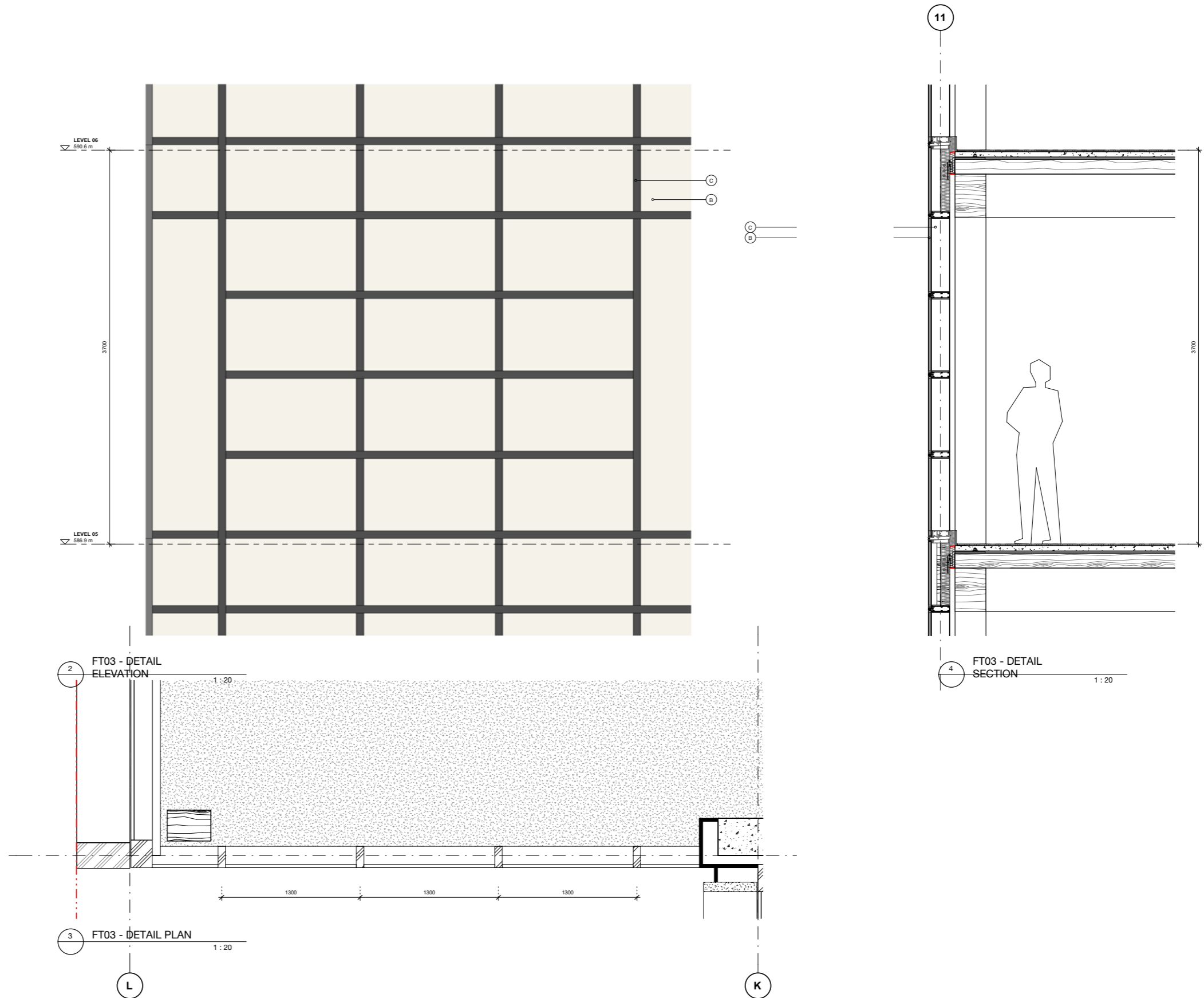
While most of the building adopts a vertical expression, the ends of the timber verandah have contrasting horizontal panels.

These are broken up into divisions of 5 per floor providing 740mm high panels. At each transom line, a horizontal sunshade is expressed to channel views out.



8.0 Design Description

Facade Type 03 - FT03



5.0 Design Description

Colonnade

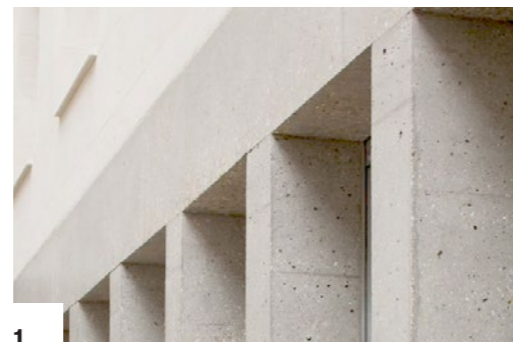
The exterior edge of the mass timber sleeve is supported by a row of concrete terazzo columns forming an elegant colonnade along Constitution Avenue and Vernon Circle.

The colonnade offers shelter and respite for pedestrians within the precinct. It also provides a buffer from the vehicular centric streets.

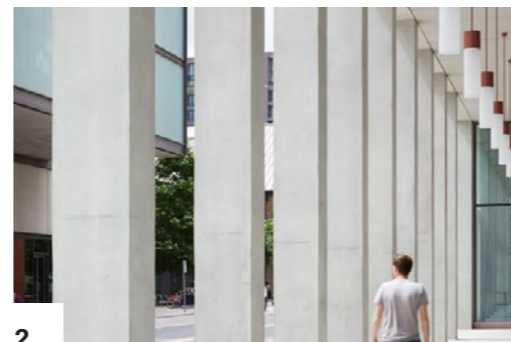


Pictured

1. Concrete post and beam colonnade
2. R7 Kings Cross office building, London, Duggan Morris
3. Pentecost Parish Complex, Italy
4. Exterior view looking towards Constitution Ave colonnade



1



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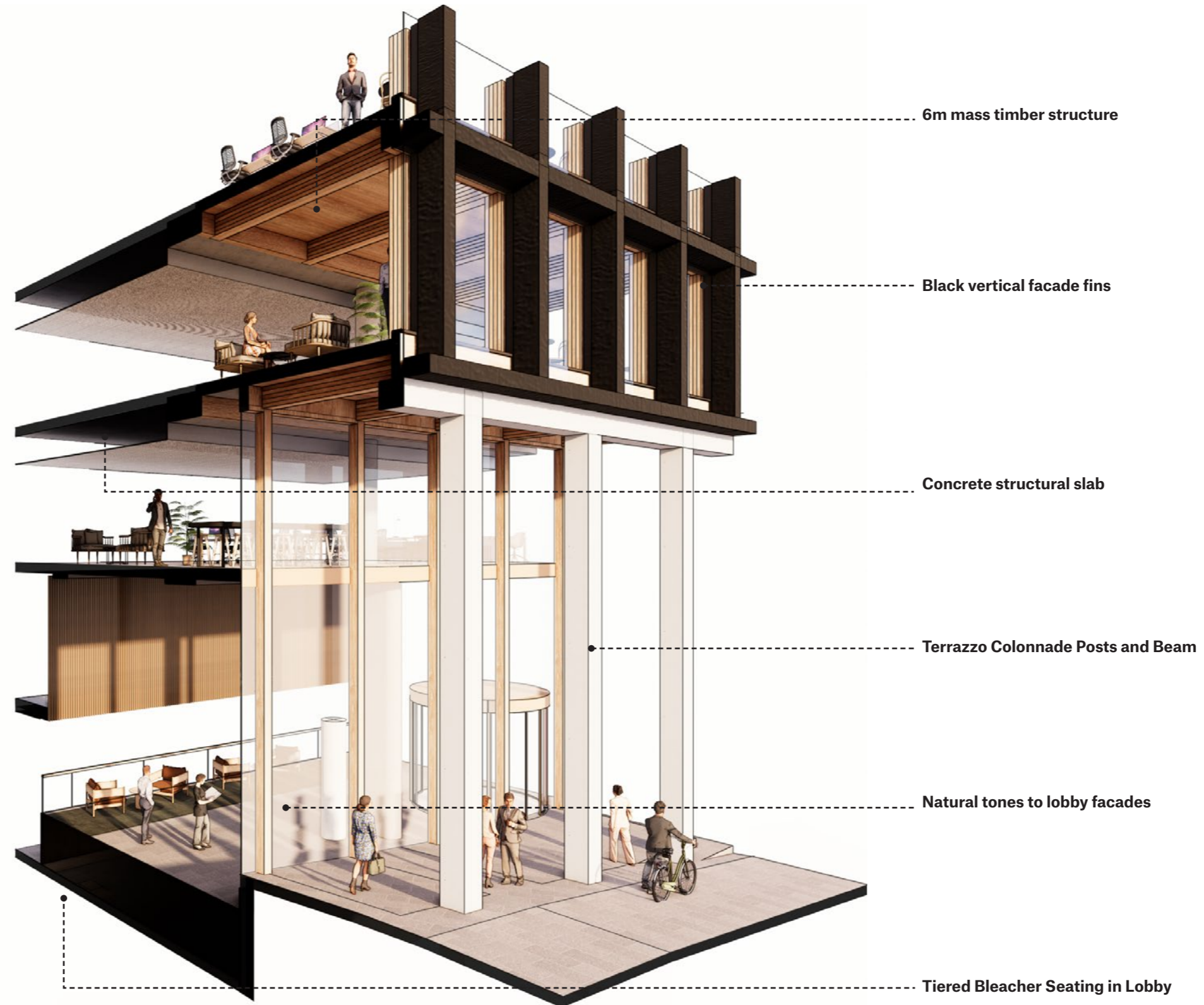


4

The colonnaded space becomes not just a structural urban feature but a testament to the marriage of architectural grandeur and eco-conscious design.

Due to the steep level changes along Constitution Avenue, the colonnade ranges from being a double height volume to a triple height one at the building entries.

These heights create a sense of grandeur to the entrances and lobby spaces. The CLT floors and glulam beams are exposed within the soffit of the colonnade, showcasing the warmth of the timber within the public domain.



GROUND FLOOR COLONNADE FACADE CUTAWAY

5.0 Design Description

Vernon Circle

The colonnade extends the public domain from Knowles Place and Constitution Avenue into Vernon Circle.

Gracefully reaching from the building's structural façade, the timber verandah serves as more than just an architectural element; it becomes a public urban gesture, a bridge between the structure of the building and the public realm.

This urban verandah beckons visitors to engage with the building not merely as a structure but as part of the urban fabric of Canberra.



This urban verandah beckons visitors to engage with the building not merely as a structure but as part of the urban fabric of Canberra.



6.0 Shadow Diagrams

21st June - Winter Solstice



June 21st - 9am



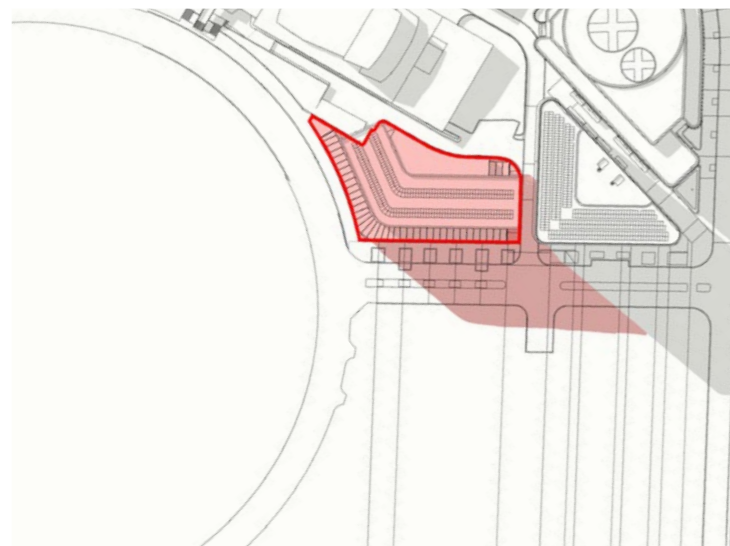
June 21st - 10am



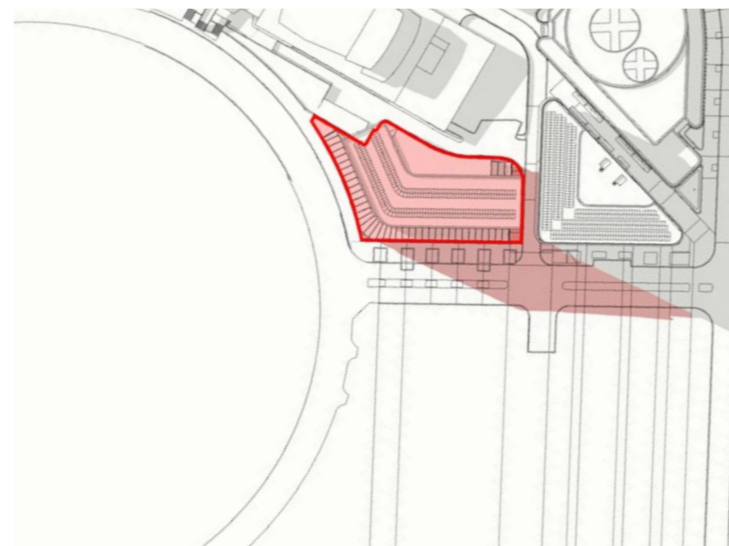
June 21st - 11am



June 21st - 12pm



June 21st - 1pm



June 21st - 2pm



June 21st - 3pm

LEGEND

- SITE BOUNDARY
- ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING



6.0 Shadow Diagrams

21st September - Spring Equinox



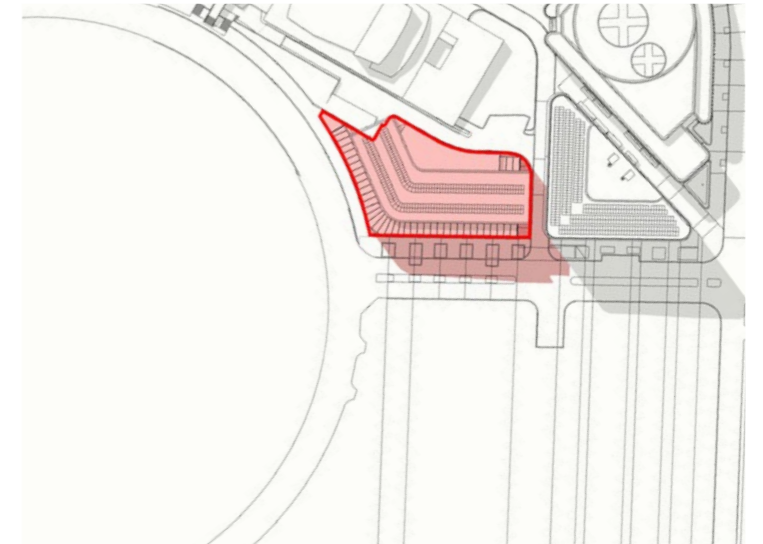
September 21st - 9am



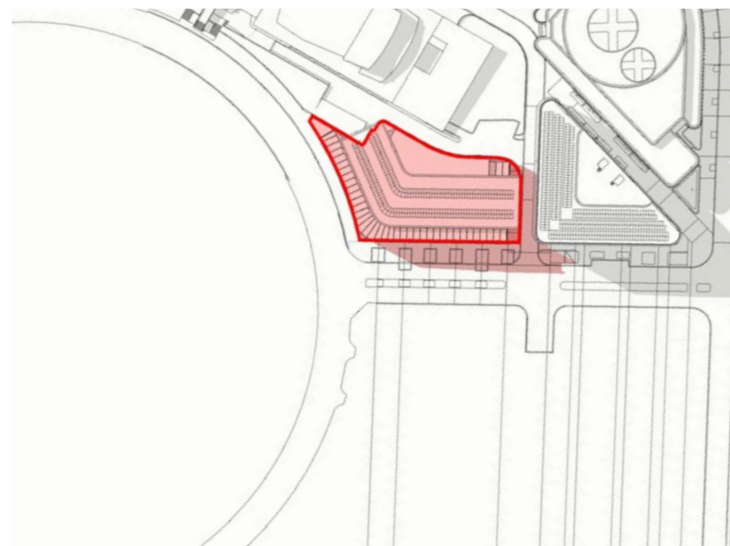
September 21st - 10am



September 21st - 11am



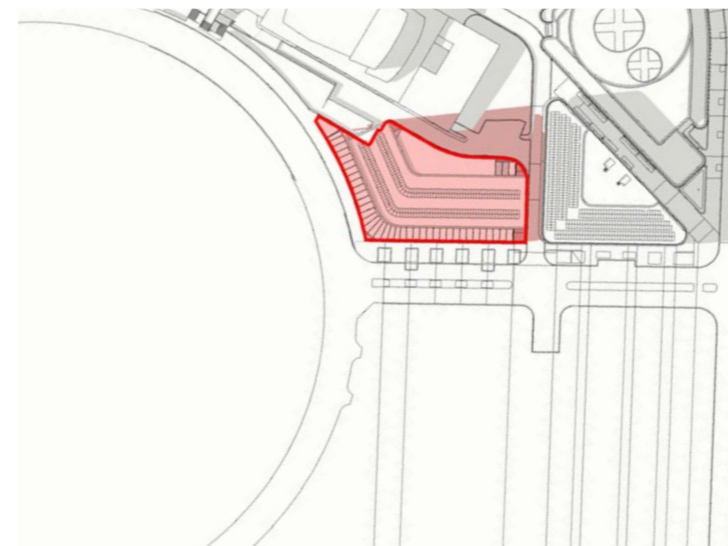
September 21st - 12pm



September 21st - 1pm





September 21st - 2pm



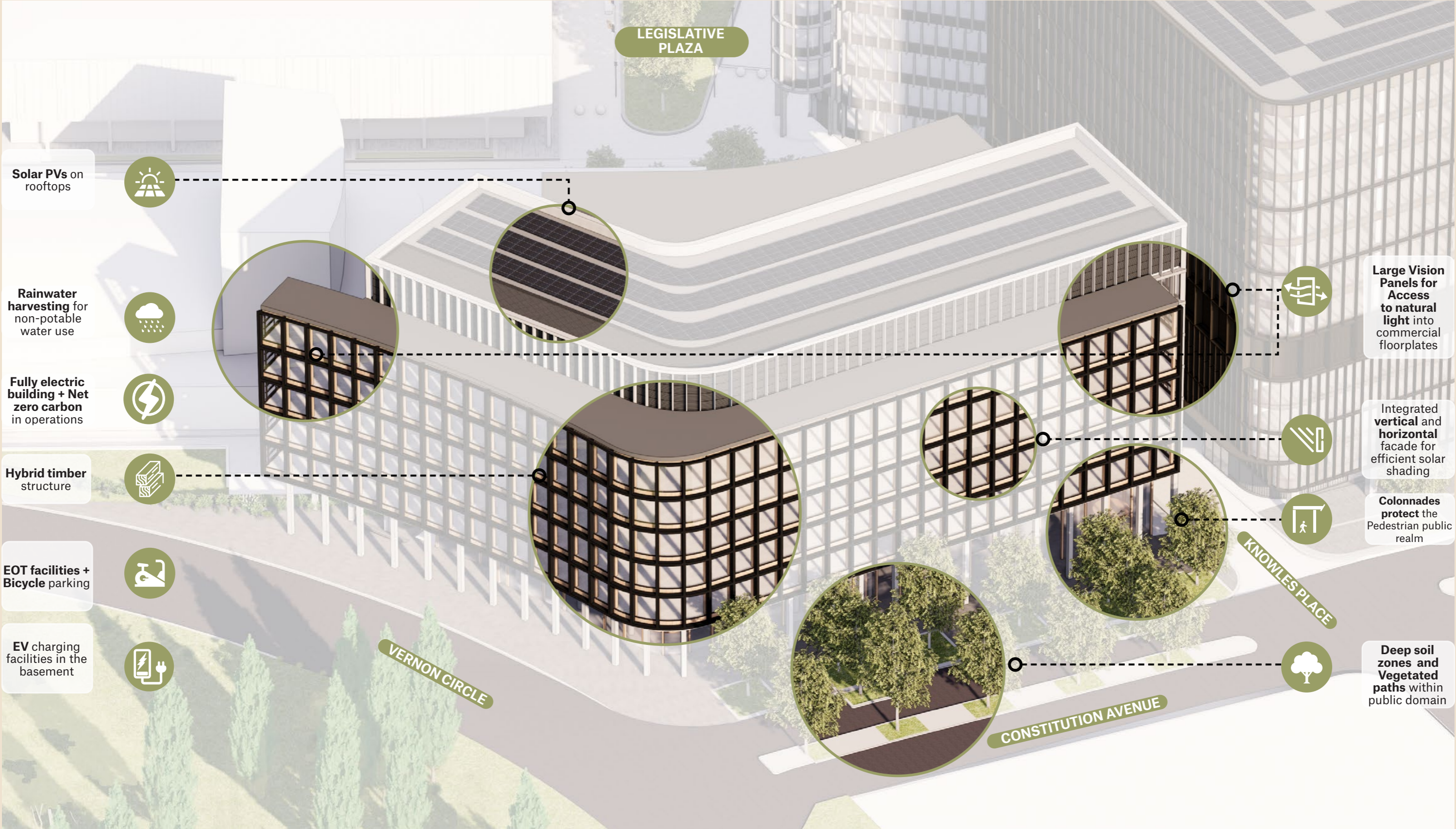
September 21st - 3pm

LEGEND

-  SITE BOUNDARY
-  ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING



7.0 Sustainability Strategy





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