



DENTON
CORKER
MARSHALL

T2 Vita Living, St John's
FAÇADE REPORT

VITA GROUP

May 2022

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T2-DCM-Z100-Rp-XX-005	00	Façade Report	First draft, Issued to Client	20.05.2022	GS/MS	JR

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1.0 EXECUTIVE SUMMARY



DCM PPC aluminium precedent project - ANZ Bank – Melbourne



DCM PPC aluminium precedent project -Shepparton Art Museum - Shepparton

This document has been prepared by DCM to support the proposed façade material and construction for Union T2, which have been presented to officers in the form of Visual Mock Up on 15 December 2021 and 8 March 2022 with reference to Union T1. As twin buildings, it is essential that the aesthetic and finish on both T1 and T2 is identical, meaning the same façade build-up, materials and construction is employed on each building. As such, the façade approach for Union T2 is exactly the same as that for Union T1, which was confirmed as acceptable by the local authority via email on 21 April 2022

On this basis, this report seeks to underline the appropriateness of using these materials for T2 as has been agreed for T1.

1. From the outset, Vita Group has sought to ensure that the Union T2 planning application was founded on a fully coordinated and deliverable proposition that met the expectations of the City Council, Vita, and Allied London.

- 2. The PPC material selected has been selected through an exhaustive design-led options appraisal. This has not been cost driven as alternatives, such as anodised finish, were available from Focchi at a similar price point.
- 3. The colour consistency and exact reflectivity available in the selected PPC – augmented by a special colour RAL selection and enhancements to the material build-up – results in the optimum solution to deliver the design intent of the building as detailed in the approved planning application. DCM are delighted with the results, both in terms of the materials properties and the quality of VMU build-up.
- 4. The T2 building and façade approach represents a completely different architectural style to Trinity Riverview, such that they are not considered to be in any way comparable. It is constructed in a different material and the detailed façade build-up differs in a number of fundamental ways that are detailed in this document.
- 5. The VMU presented on-site represents the fully costed and coordinated design for the façade. Vita and Renaker have confirmed that there will be no amendments or changes to the façade presented. What is presented is what will be delivered.
- 6. The principal contractor is Renaker Build Ltd. The specialist façade contractor is Focchi. Together these organisations provide an unparalleled record in delivering the highest quality bespoke façades in Manchester City Centre.
- 7. Vita Group, DCM, Renaker and Focchi all have a deep invested interest in the architectural quality of the building and the longevity of its façade. This is the first Union building in Vita’s portfolio and it will benefit from their market-leading in-house management regime to maintain the building into the future.

2.0 LOCAL AUTHORITY ENGAGEMENT TO DATE

From the outset, Vita Group has sought to ensure that the Union T1 and T2 planning application was founded on a fully coordinated and deliverable proposition. Consequently, they worked with their design team and contractors to identify and develop proposals around a suitable cladding solution. This process was the subject of close consultation with the LPA to deliver a building that met the expectations of the City Council, Vita, and Allied London (St John’s masterplan developer).

Following early feedback from the Council regarding the quality of finish required on a scheme of this scale and prominence, the design team undertook an exhaustive options appraisal during October 2019 to identify the optimum solution that delivers on the requisite quality whilst meeting required performance and deliverability.

On 25 October 2019, DCM presented a package of information and physical samples to support a silver-grey aluminium composite panel (ACM) solution, comprising a painted aluminium panel with backing composite board. This ACM solution was agreed in principle with officers in early November 2019, subject to formal presentation of a VMU and

material sample submissions as would be required as a condition of planning permission.

Shortly following that agreement, reputational risks associated with the use of ACM arising from Grenfell gave rise to a company decision to no longer use this material on any of their buildings. As ACM was no longer a viable option, the design team determined that a shift to a high quality PPC material that delivered the equivalent finish and quality as the ACM, as presented to officers at the October meeting, should be progressed. The change of direction and rationale was explained to the LPA at that time with assurance that the quality would be undiminished from that agreed and that samples would be presented accordingly, in order to formally secure approval in-line with the anticipated planning condition.

A Visual Mock-Up (VMU) was prepared by the Principal Contractor, Renaker Build, and Focchi, the specialist façade contractor, for inspection and review by MCC. The VMU incorporated horizontal and vertical elements of the expressed silver/grey ‘grid’, solid black spandrel

panels and a glazing unit. The review took place on 07 December ’21 at Renaker’s Greengate office. Following feedback from that meeting, a document setting out the material characteristics and quality was issued on 23 December 2021.

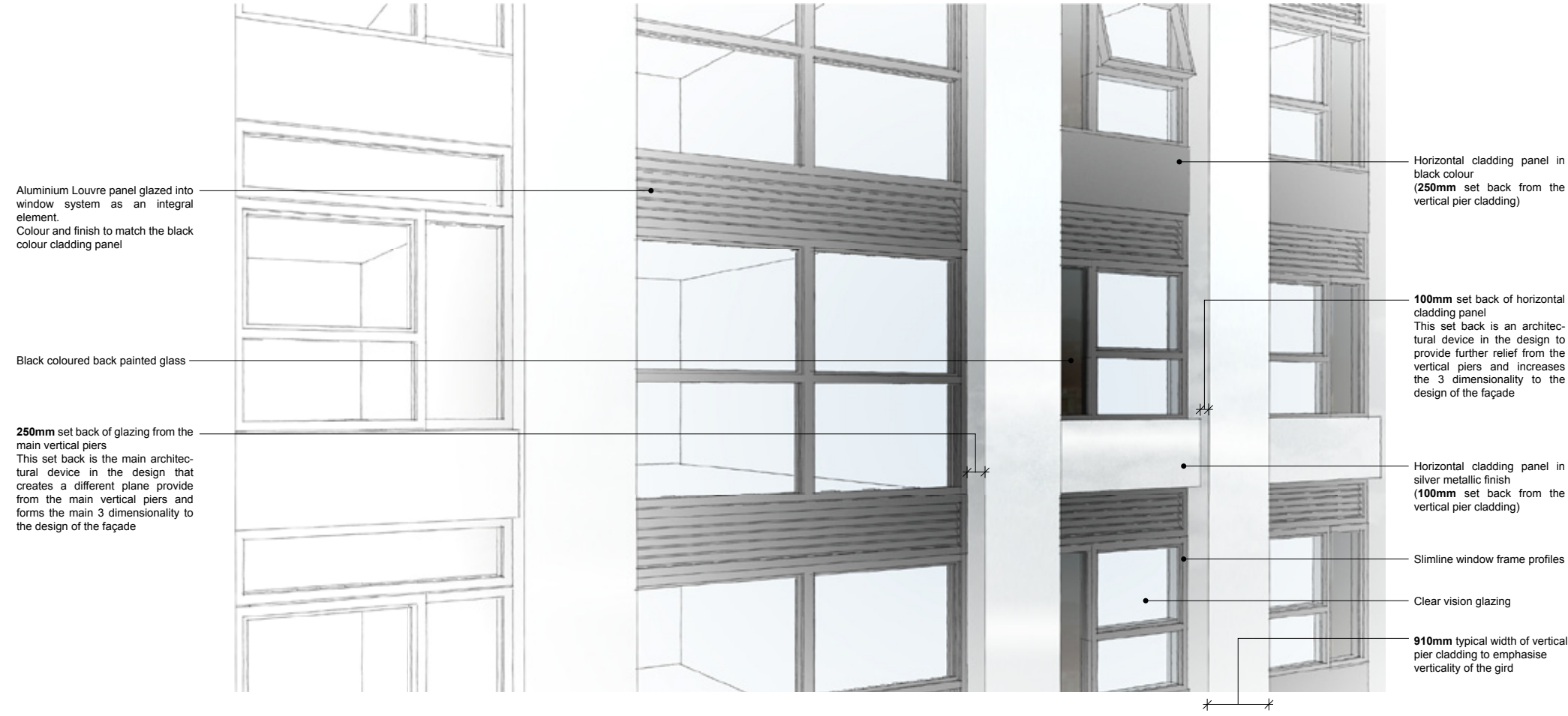
An additional design rationale document was then issued to Council officers on 3 February 2022 to assist with understanding how the proposed façade would integrate into the context of the Masterplan. The VMU was relocated to the ‘T1’ site and installed on the building’s structural frame.

Locating the VMU on site allowed for the colour and finish of the aluminium ‘grid’ and spandrel panels to be viewed ‘in-situ’ and to assess it against the adjacent Manchester Goods Yard (MGY) building.

A visit was carried-out by MCC on 10 March ’22 to view the relocated VMU. A follow-up request was made for clarification on the technical and aesthetic qualities of the proposed PPC finishes with specific comparison to be made to the façade on Trinity Riverview, a residential tower in Salford commissioned by Vita and designed by Denton Corker Marshall.



Visual Mock-up



Pre-App Facade Presentation



Manchester Goods Yard to the east of Union



OGS



The Factory and Factory place



Globe & Simpson



Bonded Warehouse

3.0 RELATIONSHIP TO ST. JOHN’S

3.1 BUILDINGS WITHIN ST. JOHN’S MASTERPLAN

The new buildings across St. John’s exert a robust and rugged external appearance that specifically sets out to be reminiscent of the industrial typology of around the end of the 19th century.

A predominant feature of the architectural language is the facade ‘grid’ which reflects the industrial warehouses of Brooklyn and is inspired by the historic use of the site as warehousing for goods that arrived at the landing quays off the River Irwell.

The combination of T1 and T2 with MGY, along with the surrounding Factory, Globe and Simpson, and Old Granada Studios, creates a distinctive new city centre neighbourhood with a unique character that will set it apart from all the other established and emerging developments in Manchester.

The expressed grid on the T1 and T2 facade is designed to complement and expand on this architectural approach and has been developed to specifically visually connect with the adjacent Manchester Goods Yard (MGY).



3.2 MANCHESTER GOODS YARD (MGY)

The facade of Vita T2 has sought to maintain a familial link with MGY.

The conceptual approach for the MGY façade incorporates a regular, naturally coloured, expressed concrete grid which visually acts as a structural frame for the infill Crittall windows.

With a large floor by floor footprint and bold façade design, this nine-storey building comfortably reflects the industrial reference.

In comparison, T2 is designed as a tall, slender block with a simple, refined, form. The architectural expression is a metallic black core wrapped in a metal silver/grey grid or frame.

The grid provides a human scale to the overall mass of the tower and the double/quadruple vertical bays produce an elegant proportion over the height of the building.

The variation in the scale of these two buildings and their different uses in some way determines the overall geometry and extent of the expressed grid on each of them. This should also be apparent in the materiality of the grids with MGY incorporating a heavier concrete feel and T2 having a lighter metallic look.

The finish to the T2 grid should, therefore, aim to reflect metal properties and not mimic the concrete grid of MGY whilst maintaining the visual link between the two buildings.

T2 is the twin to T1 and as such adopts an identical façade and material approach, creating a pair of sister buildings that complement and enhance the St John's Masterplan.



Marketing CGI for St John's

4.0 THE FACADE SYSTEM

4.1 FULL SIZE MOCK-UP SAMPLES

A full size Visual Mock-up (VMU) of key parts of the facade which incorporated the selected colours and gloss levels was developed by the construction team. This allowed the client and design team to assess the broader quality of the facade panel, its detail, construction and finish.

It is in the interests of all project stakeholders that the facade installation is consistent with the design details that have been defined in the consented planning drawings; in particular the client and architect want to ensure the finished product is as faithful to the original concept as possible.

The project team carried-out an involved process where design drawings for the mock-ups were reviewed in detail, logistics agreed, and careful assembly of the agreed materials was undertaken by the specialist facade contractor in their factory in Italy. Once in place in the intended viewing location it was then offered for review by Manchester City Council (MCC) as part of the planning conditions discharge process.

Further smaller-scale sample mock-ups are being prepared for other key facade interfaces (for T1 and, by extension, T2) and these are to be offered for review by MCC as the detailed design of the facade progresses.

If acceptable, the all of the full size and smaller-scale sample mock-ups will become the quality benchmark for the key elements of the facade.

To further underline a commitment to facade material and finish quality, a larger scale full size double-bay Performance Mock-up (PMU) was assembled at the Vinci Technology Centre in Leighton Buzzard to support full testing for impact, watertightness, airtightness and durability.

The VMU and PMU consequently present a faithful and fully tested representation of the façade build-up of the final building. They will be as built on the final building – there are no further processes of testing or value engineering required that could alter the finish. They illustrate not only the quality of the materials, but also the craftsmanship which combine to deliver a clean, crisp façade that perfectly captures our design intent at the planning stage. The following pages detail how this quality has been achieved



Top: Photo of Performance Mock-up (PMU) in January 2022; Bottom: Photo of Visual Mock-up (VMU) in December 2021

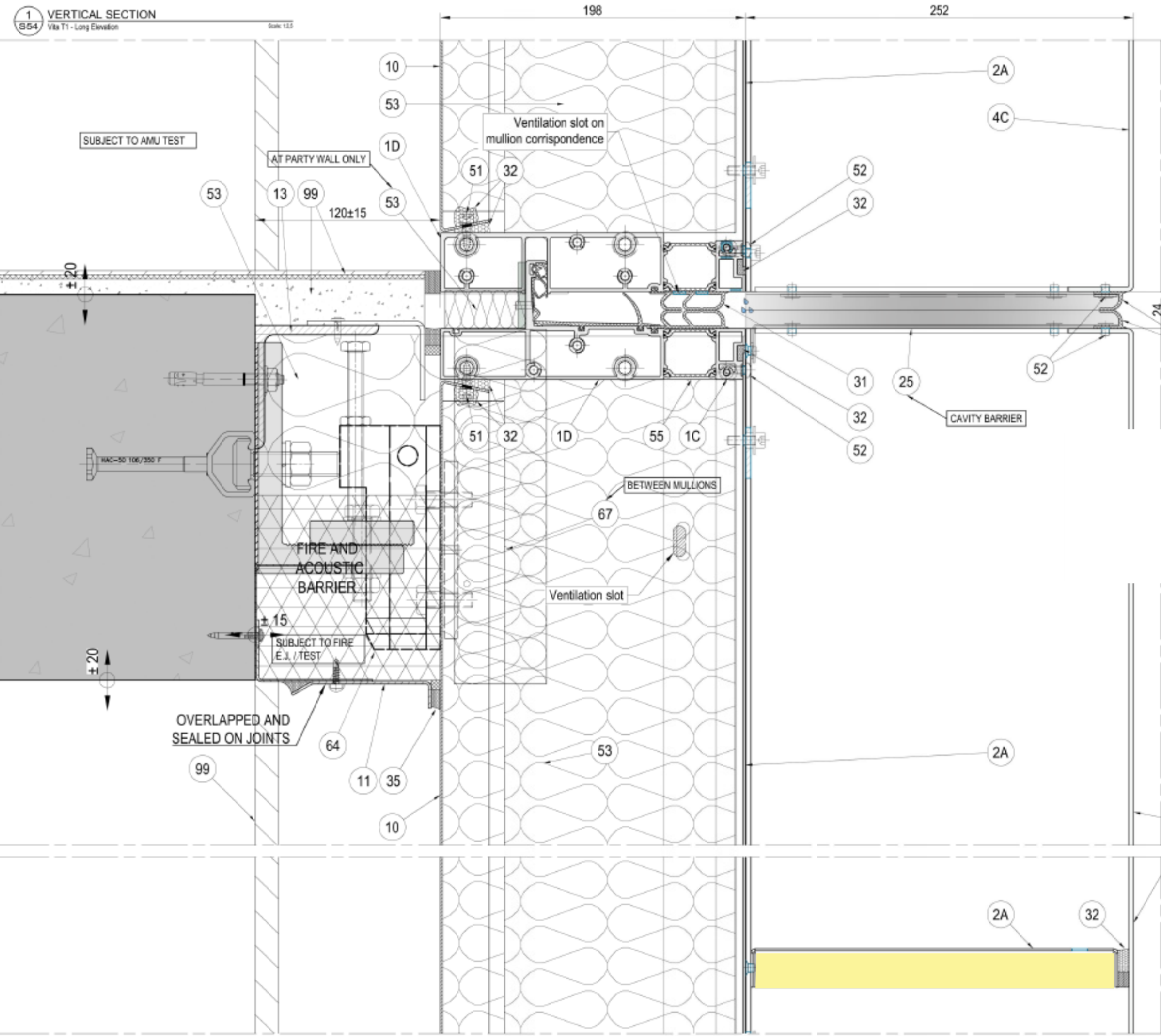
4.2 PRE-FABRICATED UNITISED PANELS

With the facade being such a critical and prominent feature of the scheme, there was a clear commitment to ensure the facade was designed, fabricated and assembled to the highest standards.

Off-site prefabrication of the facade panel system, incorporating high quality system components by Focchi, an internationally respected and experienced supplier (see Section 5.1), gives the project the necessary level of provenance, robustness and quality control under factory conditions. This approach helps ensure that the concept design and installation of the facade is very closely aligned.

Specific product specifications we have agreed with Focchi to deliver the requisite quality include:

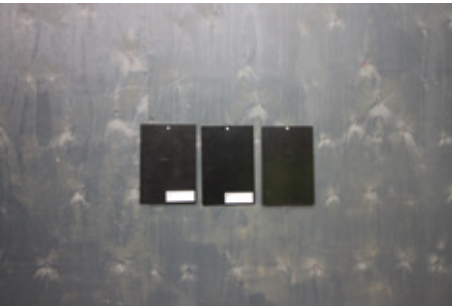
- 1. ‘Slimline’ opening window casements were provided to meet the technical performance specifications in consideration of their size and location on a 36 storey building;
- 2. Colour-coordinated gasketry used to fill the joints between silver/grey unitised panel sections and help the expressed grid appear as a contiguous element;
- 3. Aluminium panels manufactured to very precise tolerances with particular attention to pre-formed corners with tight radiuses to achieve a seamless PPC finish;
- 4. Panels to be installed with a robust and comprehensive concealed support/panel reinforcement system to help prevent any surface irregularities



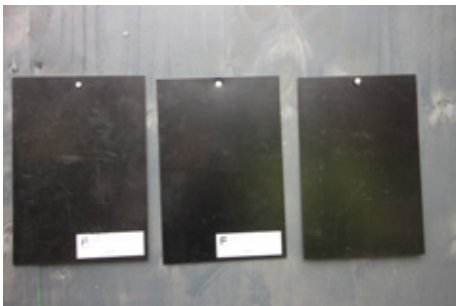
Technical Facade Detail indicating additional reinforcement to all ‘grid’ PPC panel for flatness and rigidity - Component 2A



Review of silver/grey PPC samples



Review of black PPC samples



Review of special (left) and standard (right) silver/grey samples

4.3 MATERIAL SELECTION PROCESS

The principal façade material primarily comprises:

- 1. Windows Frames & Panels Inserts – Ral 9005 (30% Gloss)
- 2. External Expressed Grid – Argento 601 (Ral 9006 Special, 30% Gloss)

Following a rigorous review process of various material samples, the finishes were selected on the basis that they would provide the most optimal solution to align with the original design intent as described in the consented scheme drawings. For the expressed frame specifically, the requirement was for a uniform and highly consistent silver/grey colour with a minimal, and yet still noticeable, gloss finish across all four elevations.

Once ACM had been discounted, surface coating treatments such as PPC and anodising were assessed and PPC was considered the most appropriate treatment in consideration of its proposed use on the facade (see Section 3.0) and in relation to its context (see section 6.0).

Samples were provided in mid 2021 where DCM and Vita assessed the colour and gloss levels with due consideration of its colour consistency, surface regularity and overall quality in achieving the original design intent. Samples were always viewed in natural daylight and at various distances to give a rounded assessment on the suitability of the colour and finish. For example, when selecting the silver/grey samples, standard RAL colours were viewed but it was determined that a special custom-batched metallic RAL colour (Argento 601) was the most appropriate choice for the expressed grid element of the facade.

Argento 601 was compared against RAL 9006 (the nearest equivalent standard RAL colour) and it was agreed by the project team that the special colour displayed greater visual depth, giving a subtle iridescence when viewed at different angles and under different lighting conditions compared to the more ‘flat’ appearance of the standard colour.

In the review process, great care was taken to strike the right balance between providing a material finish with the right level of metallic sheen but also harmonise with the immediate surroundings. The special coating was procured as part of the detailed facade engineering design package at an additional cost to the project.

4.4 POLYESTER POWDER COATING (PPC)

Based on experience and aesthetic considerations, PPC was taken forward as the preferred surface treatment.

Super/highly durable PPC was specified on this project for the following reasons:

- A very wide range of finishes are available to suit the building location and demanding technical specification;
- Surface coating film and thickness is closely controlled to ensure the maximum possible colour coverage and consistency is achieved;
- PPC offers the widest range of colour so the facade can most closely align with the original design intent.



4.5 MATERIAL QUALITY AND LONGEVITY

The selected PPC product is to a Qualicoat Class 2 standard. In the manufacturing process for PPC, this,embodies a quantum leap in product development and manufacture for the finished colour and gloss retention. It also provides assurance that the finish will be applied by a qualified and competent applicator who will achieve clearly defined quality control and performance criteria as set out by the Qualicoat registration scheme. The Class 2 standard is known as a ‘Super Durable’ advanced polyester powder coating technology.

Class 1 is used extensively in the UK, it is an economical formulation which offers good life expectancy with minimal maintenance. Class 2 powders, sometimes referred to as ‘Superdurable’, are being recognised by a growing number of specifiers and used on prestigious projects across the UK. Class 2 powders offer a superior resistance to UV and are formulated with different compounds. More expensive, these powders can offer extended life expectancy with reduced maintenance. Class 3, sometimes referred to as ‘Hyperdurable’ tend to be specified for use in more inhospitable regions of the globe where even more robust finishes are required.

The service life for the selected PPC is 50 years (maintainable) to match the design life of the building and aligns this product with other aluminium panel finishes in the high durability category such as anodisation. This is more than the typical standard which is typically 25 years. The coating is backed with a 15-year warranty as per standard industry practice. The technical specification sets out that the PPC is subject to rigorous durability and accelerated weather testing and conforms with the highest test standard that would be expected for an inland urban site in the UK.

The proposed PPC product for the facade is typically used in the UK where high weathering is required. The proposed product is currently being used on the Peel Manchester Water project.

Technical Specifications are provided on the following page.

Details of the Performance Mock-Up (PMU) of T2 Facade

4.6 PPC TECHNICAL SPECIFICATIONS

TIGER Drylac®	68/80037 RAL 9005	
Application	Super Durable	
Surface finish	smooth	
Gloss 60°	matte 20 – 35	60° gloss level acc. to ISO 2813
Recommended film thickness	60 – 80 µm	acc. to ISO 2360
Cure parameters	10 min / 200 °C – 20 min / 170 °C	substrate temperature
Processing	Corona, Tribostatic	
Product data sheet	Datasheet No. 1153 in the latest version	
Reaction to fire classification	A2-s1, d0	acc. to EN 13501-1: 2018
Processing instructions	Datasheet No. 1213 in the latest version	
Storage stability	18 months at no more than 25 °C	
Safety data sheet	TIGER Drylac® powder coatings are made for industrial applications and should be applied according to guidelines as set forth in our product and safety data sheets which are made available upon inquiry.	

Test results

Checked on a pretreated aluminum test panel which is 0.7 mm thick. Cure conditions according to the cure parameters.

test method	test	test result
ISO 2409	cross cut test 1 mm cutting distance	0
ISO 1520	cupping test cracking of coating adhesive tape removal	≥ 5 mm permitted no removal of coating
ISO 1519	mandrel bending test cracking of coating adhesive tape removal	≤ 5 mm permitted no removal of coating
ASTM D 2794	ball impact test cracking of coating adhesive tape removal	20 inch/pound permitted no removal of coating
ISO 6270-1	determination of resistance to humidity 1000 h	delamination around scribe max.1 mm
ISO 9227	salt spray test 1000 h	delamination around scribe max.1 mm

Date of print : 18/01/2022	This Product Specification Sheet has been produced electronically and is valid without signature.	Date: 18/01/2022
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TIGER Drylac®	68/90046 Argento 601	
Application	Highly Durable, Do not use for primer and e-coat application	
Surface finish	Smooth, metallic	
Gloss 60°	mat	visual
Recommended film thickness	60 – 80 µm	acc. to ISO 2360
Cure parameters	10 min / 200°C - 20 min / 170°C	substrate temperature
Processing	Corona	
Classification of reaction to fire according to EN 13501-1:	A2-s1, d0	tested on substrate aluminium film thickness: 115µm
Product data sheet	Datasheet No. 1153 in the latest version	
Processing instructions	Datasheet No. 1213, No. 36, no. 44 in the latest version	
Metallic Application Category:	Cat. B	
Storage stability	18 months at no more than 25 °C	
Safety data sheet	TIGER Drylac® powder coatings are made for industrial applications and should be applied according to guidelines as set forth in our product and safety data sheets which are made available upon inquiry.	

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ISO 9227	salt spray test 1000 h	delamination around scribe max.1mm

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5.0 COMMITMENT TO QUALITY

5.1 FACADE ENGINEERING & INSTALLATION

Focchi Ltd. were selected as the Facade Contractor, following an extensive tender process involving four leading façade sub-contractors. The rationale for their selection being that the qualitative aspects of their proposals specific to T2; coupled with the first-hand experience of them delivering the highest quality facades across multiple projects; best aligned with the high standards generally required by Vita, Renaker and MCC, particularly so in consideration of the project’s prominent and prestigious setting.

“Opportunity, evolution and innovation”, this is the formula of the Focchi family, in the service of architecture since 1914. Specialised in project management, from design to manufacturing and on-site installation, Focchi design bespoke façade solutions that are unique for every building. Their track record of over 100 years of designing specialist facade systems, ensuring strict quality control through fabrication and of managing every process until installation, was also a critical factor in making them the preferred partner for this project’s success.

Thanks to a well-structured organisation and its R&D department constantly working in cooperation with research institutes and universities, Focchi utilise these partnerships to test innovative solutions enabling the systems to reach the best performance in terms of comfort, aesthetics and energy sustainability.

Focchi have a long track record of working in NW England and have recently been involved in many successfully completed projects in Central and Greater Manchester and the rest of the UK.

Focchi and Renaker Build have combined to deliver the four residential towers that make up the highly prestigious Deansgate Square residential development. They are currently working together on Crown Street Phase 2 residential towers C4 and C5 and Greengate Plot H/J residential tower in Salford with Denton Corker Marshall.

The detailed design of the facade by Focchi is taking place over a period of approximately 12 months prior to installation of the first facade panels during which time in depth reviews are undertaken with the client design team, including architect, facade, fire, acoustic engineering disciplines. In order to ensure the unitised façade is manufactured to the required performance standards and specifications established in their detailed design, Focchi Ltd follow a robust 4 Stage, 40 step production quality control plan (copies of which can be supplied on request) which is reviewed and monitored by the project Principal Contractor, Renaker.



Deansgate Square



Crown Street Towers



5.2 PROJECT DELIVERY & CONSTRUCTION

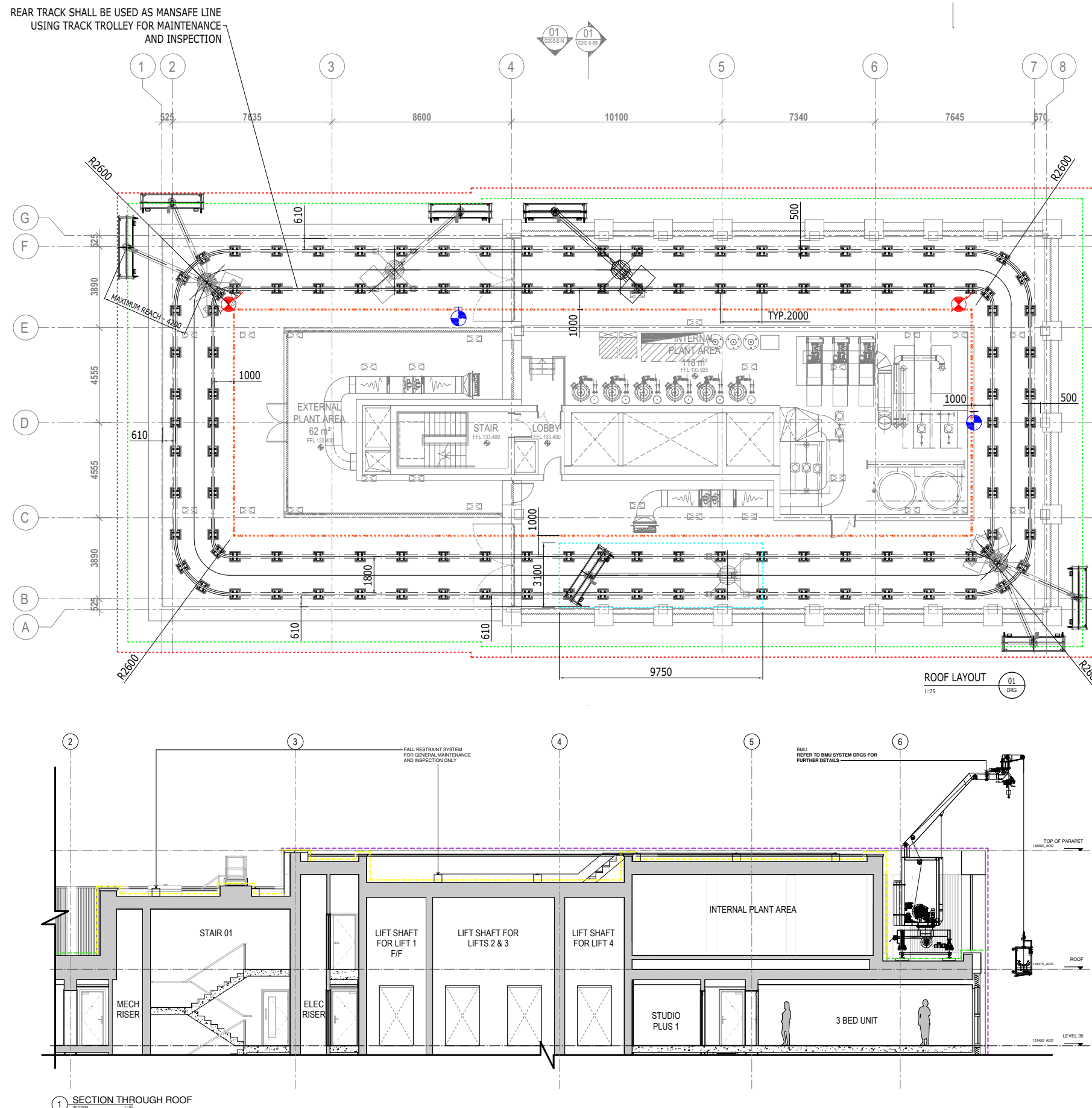
Renaker are one of the North Wests premium developers/contractors with extensive experience of high rise developments utilising unitised curtain wall facades. Renaker have developed a enviable reputation in conceiving and delivering some of the most notable recent developments in the Greater Manchester area, with over 5000 new homes having been constructed or in detailed planning phases.

In their capacity as Principal Contractor on this project, Renaker bring their well-proven project management and construction delivery experience, working with a design and project delivery team which have worked very successfully on previous local projects.

Each project employs industry leading façade experts and specialist contractors to design and manufacture the building's facade systems to ensure that the technical and aesthetic design standards are upheld. Their compliance is further checked and insured by industry leading building warranty providers.

Renaker and Focchi work together on site to undertake daily monitoring of all façade works as the installation progresses and is backed up with a robust and rigorous audit trail in relation to the Quality Control of all phases of the works. Reference is always made, where necessary, to ensure the build complies with the approved design, consultant specification together with the relevant standards and Centre for Window & Cladding Technology (CWCT) industry-standard technical notes.

Quality Control and Assurance are further validated through continuous inspection from the Building control officer, Façade Consultants, Fire Consultants and Architect throughout the lifecycle of the works.



BMU and Cradle Arrangements (not to scale)

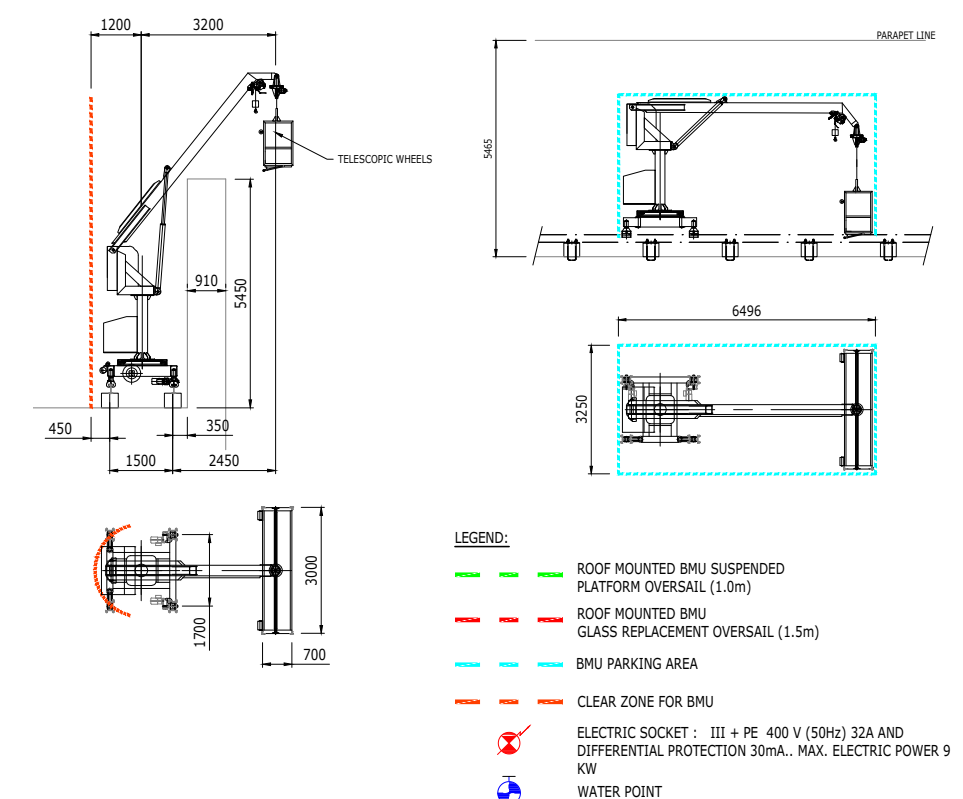
5.3 BUILDING HANDOVER & AFTERCARE

On completion of the project, the design and delivery team have committed to ensure Vita have sufficient provision to enable the building facade to be effectively and efficiently maintained.

Robust strategies have been put in place at the early design stages so that specialist access and cleaning equipment can be utilised across the whole building in a safe manner which does not compromise the overall aesthetic appearance of the facade.

The principle means of cleaning and maintaining the facade can be undertaken by a suspended cradle system which is supported by a track-mounted Building Maintenance Unit (BMU) situated on the roof. Lower level parts of the facade can be simply accessed by a commonly-used 'reach and wash' or Mobile Elevated Working Platform (MEWP) systems.

T2 is being delivered by Vita Group which has been in operation since 2013. Vita Group's mission is to create and operate environments in which people can flourish; of which it has significant experience with over 7,000 beds currently under management. A central core of this mission is delivered by the in-house Building Management Team whose objective is to keep the built infrastructure at its best to ensure that the social and financial value of the environments under management are maintained and enhanced. This long-term commitment from Vita should give comfort that building will be proactively operated and managed including regular maintenance and cleaning of the building's facade.

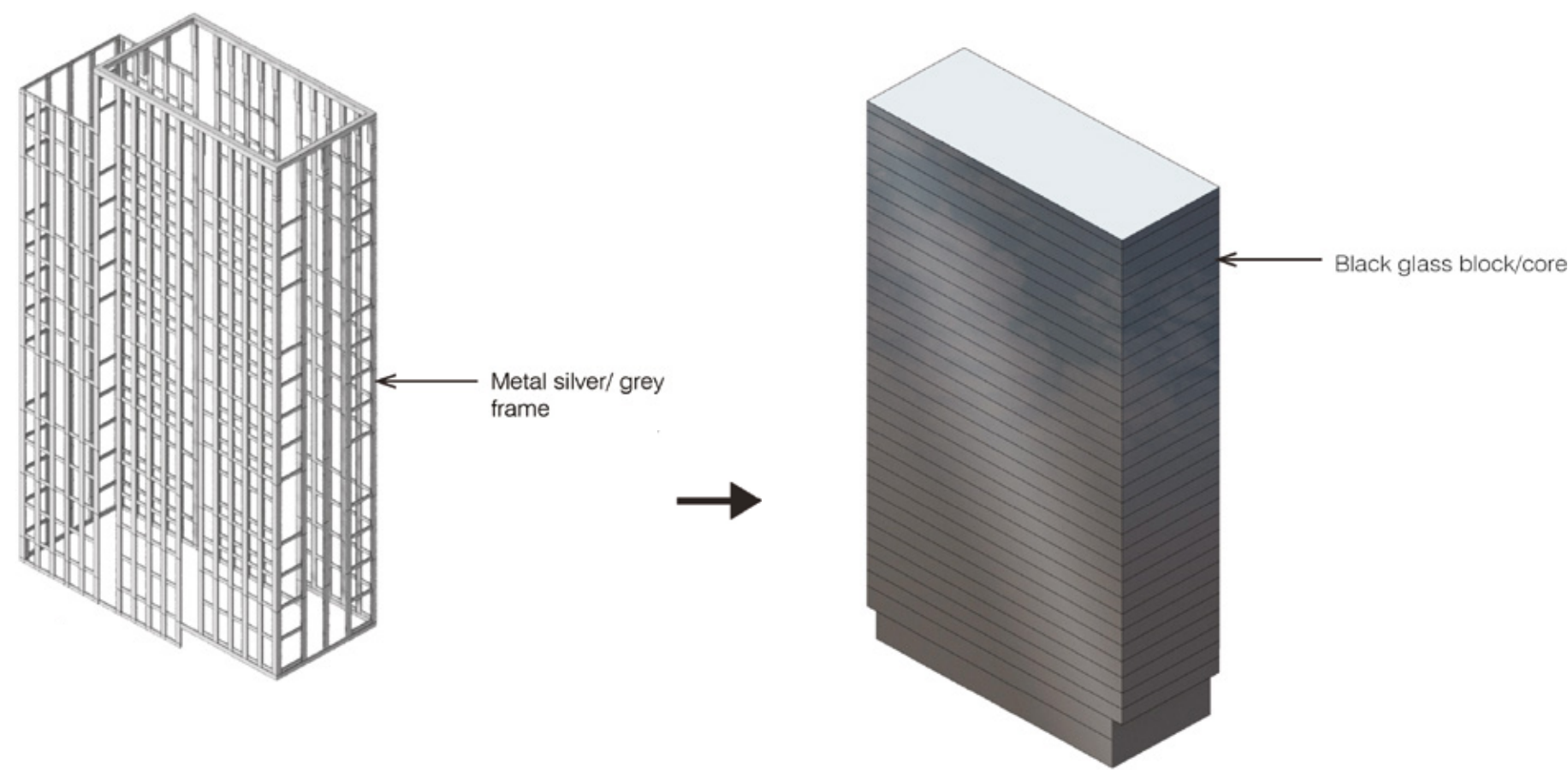


6.0 FACADE DESIGN APPROACH

6.1 VITA T2 AND TRINITY RIVERVIEW FACADE CONCEPT

The T1 and T2 building and façade approach represents a completely different architectural style to Trinity Riverview, such that they are not considered to be in any way comparable: Trinity seeks to create a simple sculptural form and identify the building as a single “object”; T2 amplifies the cellular nature of the building by wrapping its mass with an expressed grid.

The grid approach to T1 and T2 has been developed to give outward expression to Vita’s Union living concept within the buildings, to visually integrate them with the existing and emerging context of the St John’s masterplan, and help characterise this evolving new Manchester city centre neighbourhood.



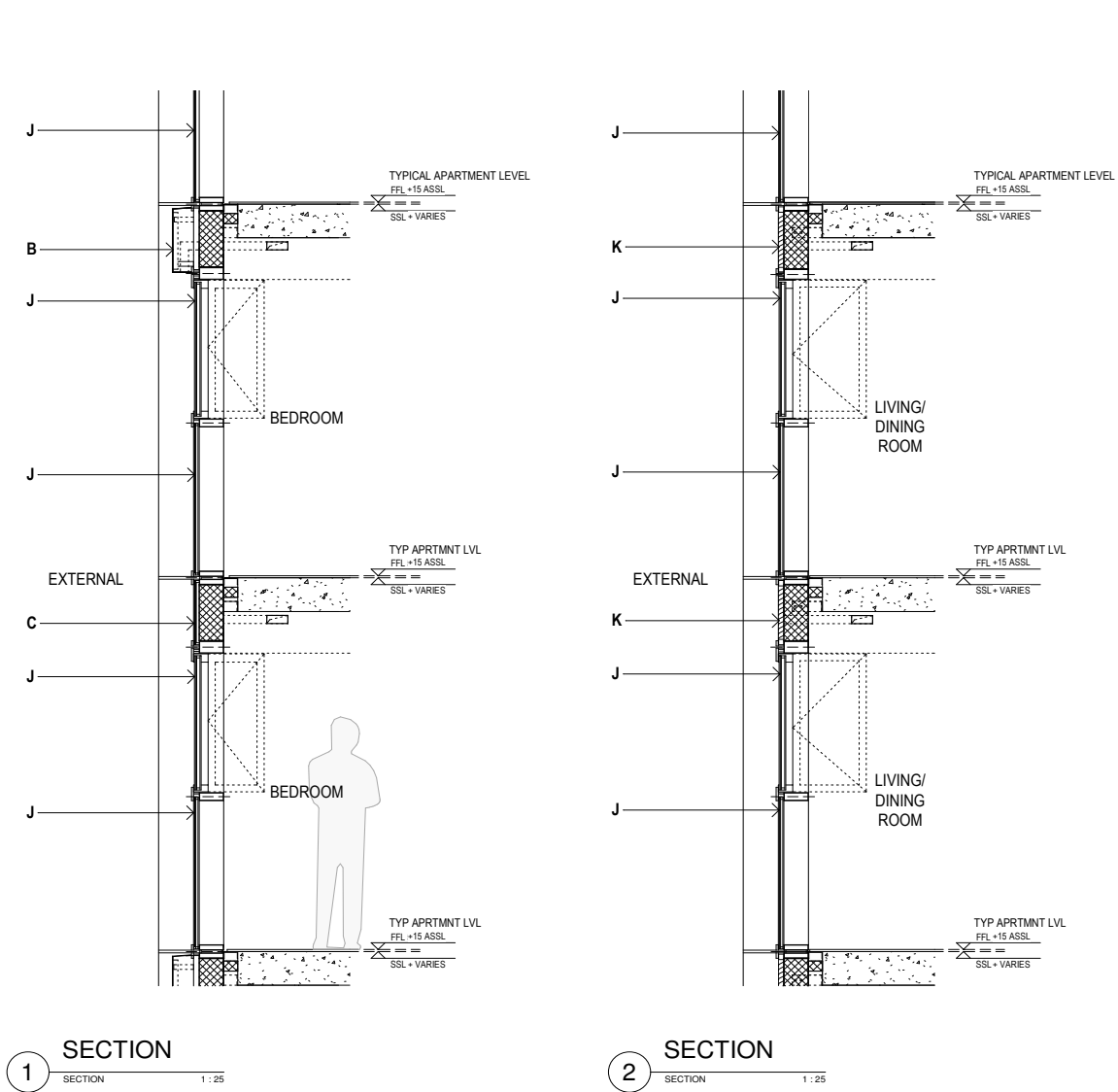


Trinity Riverview

Specifically, the two buildings are fundamentally different in the following ways, as illustrated on the following pages:

1. Riverside Trinity has a flush relationship between the window frame, glazing and external face of the metallic panels; T2’s “grid” is visually expressed as a separate component laid over the contrasting inner solid black “box”. The “grid” is a solid silver / grey metallic colour and the black “box” is a combination of solid matt black painted aluminium panels, matt black painted aluminium louvres and clear glazing. The black box itself also has an articulated relationship between the window, spandrel and louvre panels.
2. The T2 grid is set forward of the face of the black “box” by 250mm in the primary vertical plane and 150mm in the secondary horizontal plane. Extending the vertical panels, or columns, out further than the horizontal spandrels emphasises the verticality of the building; the verticality of Riverside Trinity is expressed by aluminium fins, which increase in frequency up the building.
3. The T2 façade expresses a classic tripartite approach, typical of Manchester’s buildings, with a stretched grid creating the “crown” at the top and a solid, ceramic base grounding the building and revealing the black inner “box” at street level; this is expressed on Riverside Trinity through a 3-storey glazed set-back with metal-clad columns to define the base of the building with a feature “box” on the roof.
4. Riverside Trinity and T2 facades are constructed of different materials and to different specifications.
5. The façade build up and detailing is different. For example, Riverside Trinity has a standard contrasting black gasket stack joint, whilst T2 has grey horizontal gaskets, coloured to match and blend in to the silver/grey façade.

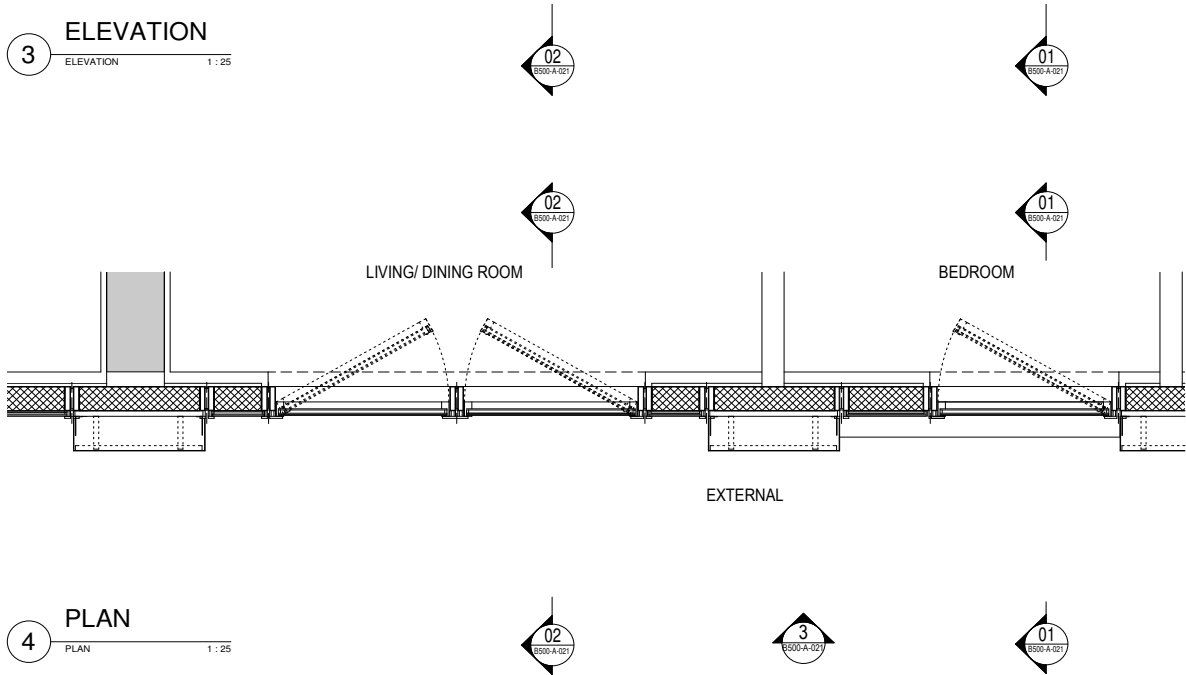
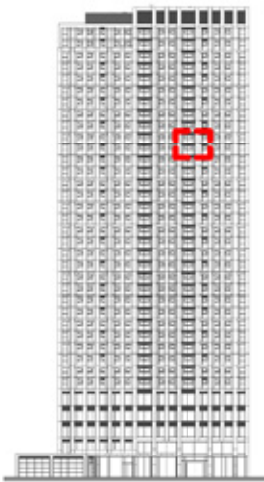
6.2 TYPICAL FACADE DETAIL - VITA T2



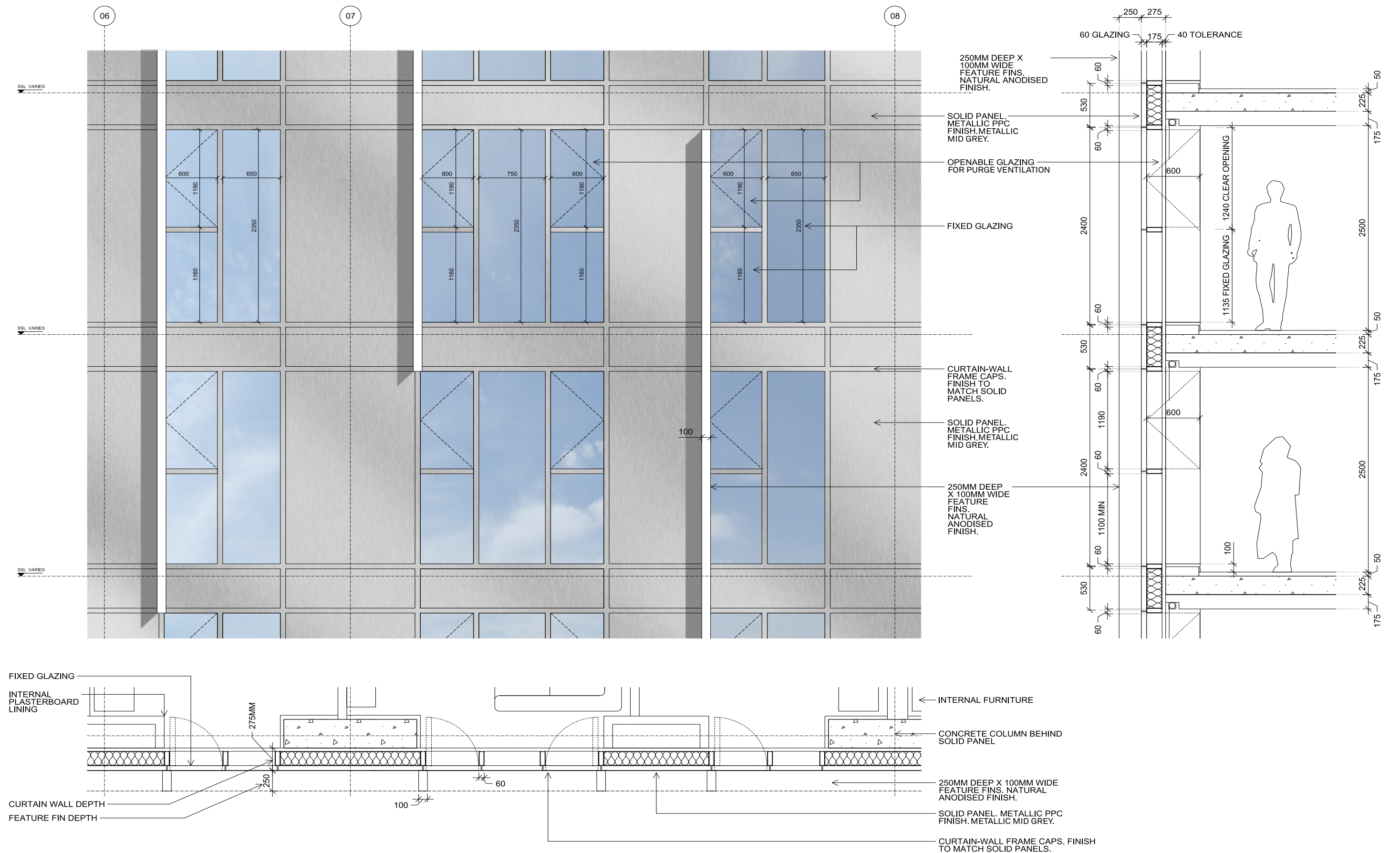
FACADE SCOPE LEGEND:

A	EXPRESSED GRID TO APARTMENT LEVELS - TYPICALLY VERTICAL PIER CLADDING	L	ALUMINIUM WINDOW / CW SYSTEM WITH CLEAR VISION GLAZING & VENT TO FEATURE BOX, LEVELS 34 -35
B	EXPRESSED GRID TO APARTMENT LEVELS - TYPICALLY HORIZONTAL SPANDREL CLADDING - SECONDARY ARCHITECTURAL RELIEF	M	ALUMINIUM CURTAIN WALL SYSTEM WITH CLEAR VISION GLAZING TO LEVEL 00 - 04 [NON APARTMENT LEVELS]
C	ALUMINIUM OPAQUE SPANDREL CLADDING PANEL GLAZED INTO WINDOW/ CW SYSTEM TO APARTMENT	N	ALUMINIUM CURTAIN WALL SYSTEM WITH BACK PAINTED GLASS SPANDREL TO LEVEL 00 & 01 [NON APARTMENT LEVELS]
D	EXPRESSED GRID TO LEVEL 01 [NON APARTMENT LEVEL] - PRIMARY ARCHITECTURAL RELIEF	O	ALUMINIUM ARCHITECTURAL LOUVRE GLAZED INTO CURTAIN WALL SYSTEM TO LEVEL 00 & 01 [NON APARTMENT LEVELS]
E	EXPRESSED GRID TO ROOF LEVEL - PRIMARY ARCHITECTURAL RELIEF	P	ALUMINIUM OPAQUE CLADDING TO LEVEL 01-05 [NON APARTMENT LEVELS]
F	EXPRESSED GRID TO LEVEL 00 & 01 [NON APARTMENT LEVEL] - 'THE BOX'	Q	ALUMINIUM CLADDING TO WET RISER INFILL POINT TO LEVEL 00 [NON APARTMENT LEVELS]
G	VERTICAL LOUVRES TO ROOF LEVEL	R	GREEN CERAMIC FACED BRICKWORK TO LEVEL 00 [COMMERCIAL UNIT]
H	PLANT SCREEN TO ROOF LEVEL	S	ALUMINIUM ARCHITECTURAL LOUVRE GLAZED INTO CURTAIN WALL SYSTEM TO COMMERCIAL UNIT
I	CLADDING TO LIFT OVERRUN & PLANT ROOM AT ROOF LEVEL	BAL-01	GLAZED BALUSTRADE TO ROOF TERRACE
J	ALUMINIUM FRAMED WINDOW / CW SYSTEM WITH CLEAR VISION GLAZING & VENT TO APARTMENT LEVELS	CAN-01	SUSPENDED CANOPY TO COMERCIAL UNIT OUTSIDE SEATING
K	ALUMINIUM ARCHITECTURAL LOUVRE GLAZED INTO WINDOW/ CW SYSTEM TO APARTMENT AND CO-WORKING LEVELS	CAN-02	LIGHT WEIGHT CANOPY STRUCTURE TO COMMERCIAL UNIT MAIN ENTRANCE AND TOWER MAIN ENTRANCE

FACADE ELEVATION KEY:



6.3 TYPICAL FACADE DETAIL - TRINITY RIVERVIEW



6.4 FACADE DETAILS COMPARISON

Figures 1 & 2 indicate differing finishes to silver/grey coloured metal cladding panels between T2 and Riverview.

The T2 concept is clearly shown as an expressed grid over the black inner 'box'. Riverview has flush panels and window frames over the full extent of the facade, with vertical aluminium fins emphasising the verticality of the building.



Figure 1: Vita T2 cladding panel finish



Figure 2: Trinity Riverview cladding panel finish



Figure 3: Unitised panel interface for Vita T2



Figure 4: Unitised panel interface for Trinity Riverview

Figures 3 & 4 indicate differing interface details between unitised panels; T2 has an expressed frame stack joint detail and Riverview has a flush stack joint.



Figure 5: Coloured joint gaskets between facade panels



Figure 6: Standard black gaskets between facade panels

Figures 5 indicates grey-coloured horizontal gasket stack joint between silver/grey panels; Figure 6 shows standard black gasket stack joint between grey panels.



Figure 7: Vita T2 interface with ground floor public realm



Figure 8: Trinity Riverview interface with ground floor public realm

Figures 7 & 8 illustrate differing facade treatments where the buildings interface with the public realm at ground level.

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