

VERTU

EMPORIUM

PROGRAM: MIXED USE
 SITE AREA: 2500 sqm
 TOTAL FLOOR AREA: 10349 sqm
 FLOOR TO AREA RATIO: 12
 DESIGNERS: FIJI ARCHITECTS
 PROJECTED TIME: 2020

AGAINST THE EXPECTED FABRIC OF CRIPPLING CONCRETE AND GLOSSY STEEL AND GLASS BEHEMOTHS FOR QCBD, **VERTU** IS AN OUTLIER, STEMMING FROM THE ITALIAN TERM FOR *EXCELLENCE & BEING DISTINGUISHED*.

AN OSTENSIBLE **TIMBER** MIXED USE STRUCTURE, THIS HIGH RISE BUILDING EMBODIES A VERTICAL NEIGHBORHOOD DESIGNED FOR INTIMATE EXPERIENCE, PROGRESSIVE COMMUNITY, AND MODERN TROPICAL DESIGN.

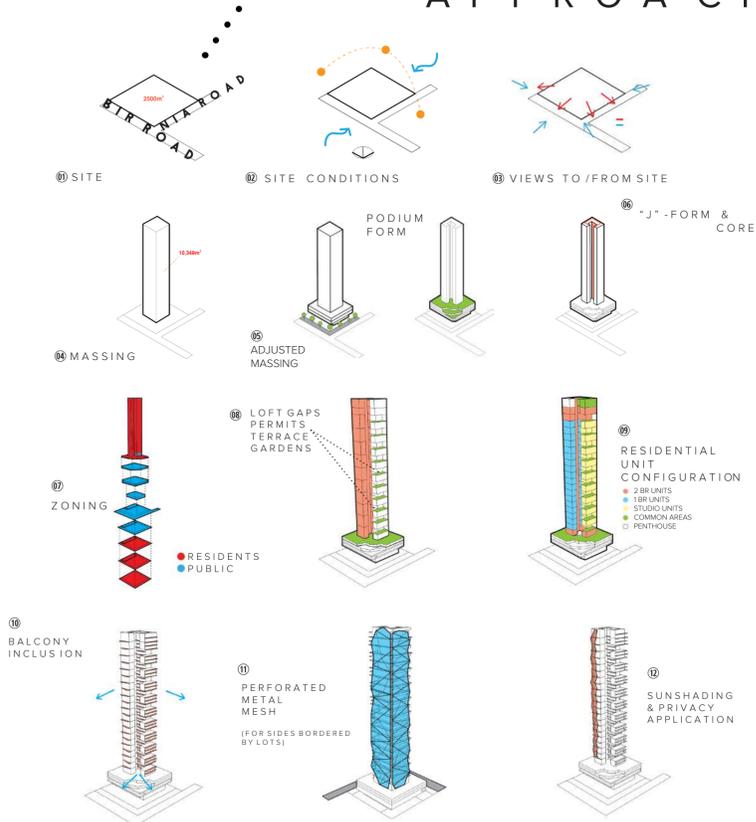
SITE

EMPORIUM, QC TRIANGLE PARK, METRO MANILA, PH

ABOUT EMPORIUM

THE EMPORIUM DISTRICT OF THE NEW QC CENTRAL BUSINESS DISTRICT FOCUSES ON GROUND FLOOR RETAIL AND RESIDENTIAL USE. SITUATED AT CORNER LOT BORDERED BY BIR ROAD AND A SECONDARY ROAD, NIA ROAD, **VERTU** NESTLES AS A VERTICAL NEIGHBORHOOD FOR FUTURE RESIDENTS AND USERS OF THE CBD.

APPROACH



E EXTERIOR PERSPECTIVE (NIGHT)

TIMBER - CLAD

TIMBER - FRAMED

- ALLEVIATES NOISE & POLLUTION
- RESONATES NATURE'S VIBE
- HIGHLY ENGINEERED & SUSTAINABLE

HYBRID STRUCTURAL SYSTEM

TIMBER
 COLUMNS
 PANEL WALLS

STEEL
 BEAMS
 FOR STRENGTH &
 FLEXIBILITY

CONCRETE
 CORE
 FOUNDATIONS
 FOR STABLE BASE

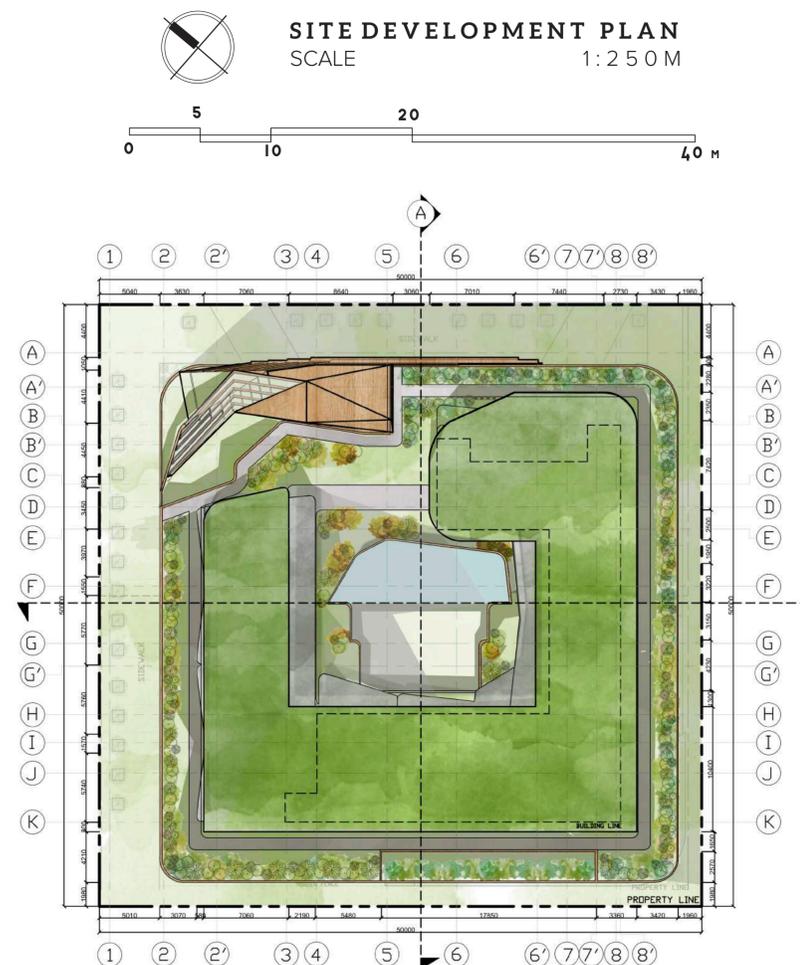
CROSS-LAMINATED TIMBER (CLT)

- CLT is a building technology that utilizes timber as the main structural material.
- LIGHTER THAN CONCRETE
- 'CARBON SINK' - stores carbon dioxide, which can be used for power generators, refrigerants, and fire-suppression agent.
- WHEN WOOD BURNS, IT CHARS, ALTHOUGH REMAINS STABLE WITHIN
- TAKES LESS MANUFACTURING TIME WITH LOW CARBON EMISSION
- REUSABLE, RECYCLABLE, & 100% BIODEGRADABLE

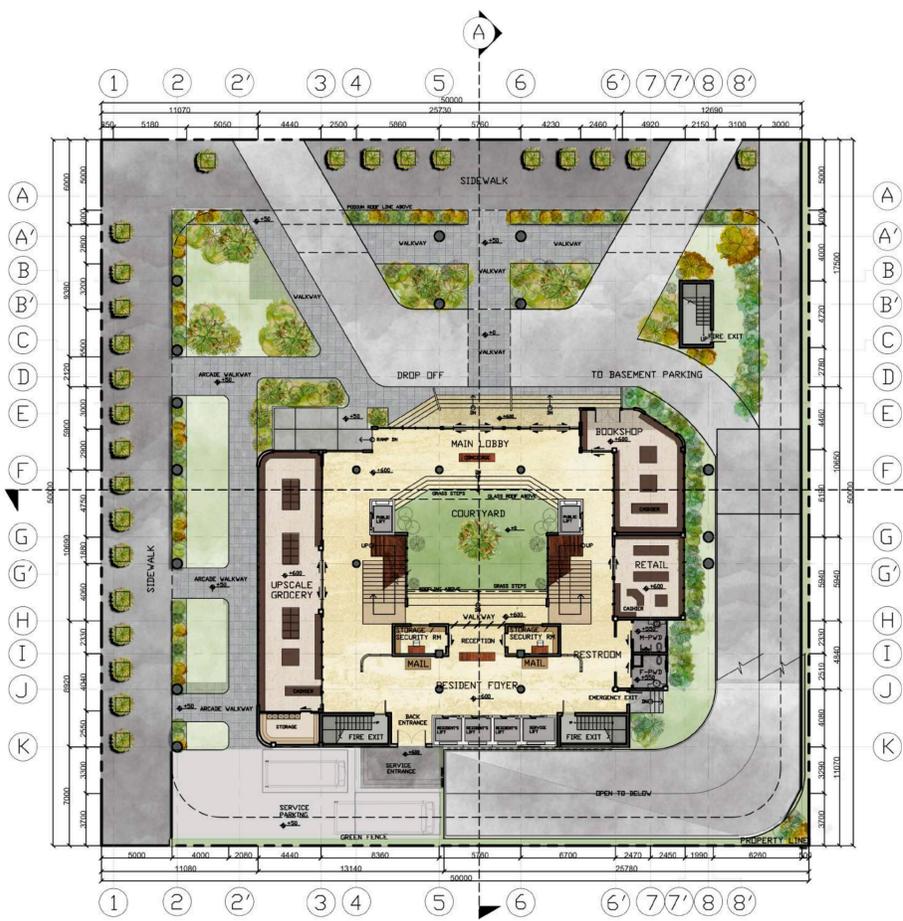
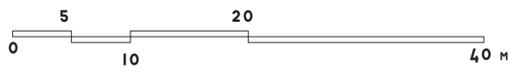
NORTHEAST ELEVATION
 SCALE 1:400M

SITE DEVELOPMENT PLAN

SCALE 1:250M



PODIUM & RETAIL FLOOR PLANS



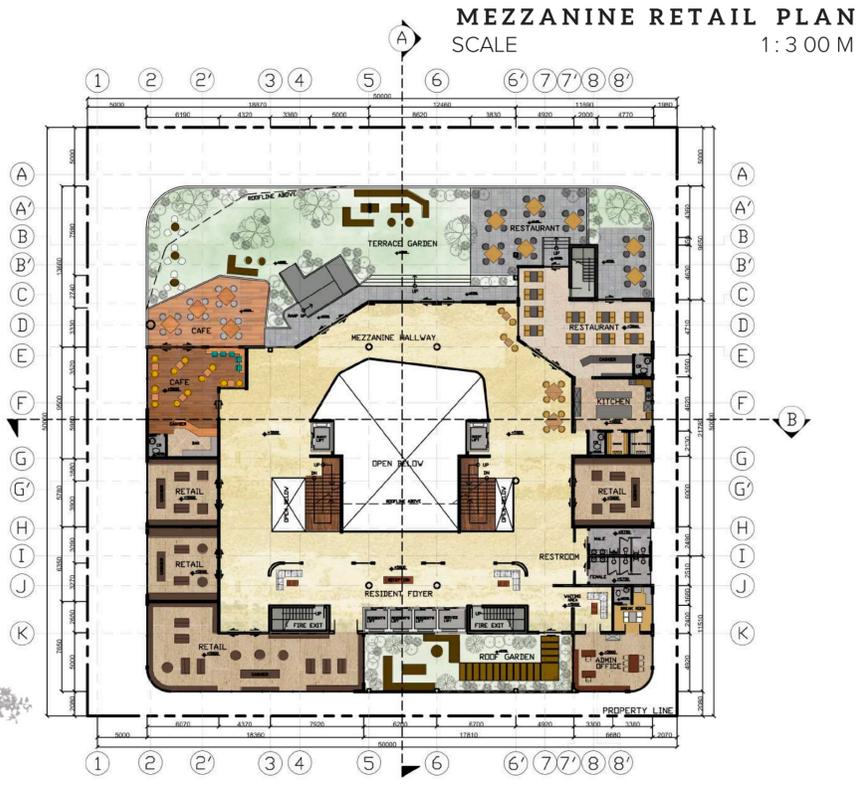
GROUND FLOOR PLAN ON SITE
SCALE 1:250 M

PLUMERIA ALBA / FRANGIPANI TREE

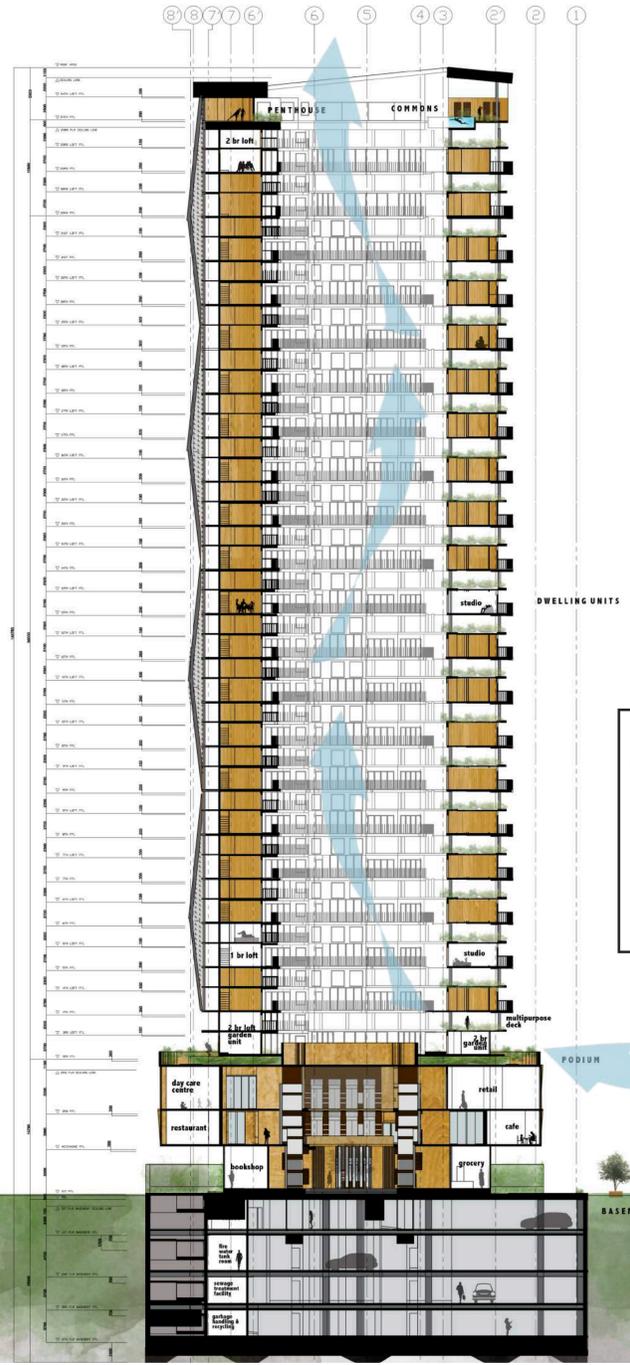
THE PODIUM COURTYARD IS GRACED AT THE CENTER BY A SINGLE FLOWERING TREE CALLED *PLUMERIA ALBA*, A SPECIES ENDEMIC TO THE PHILIPPINES. IT MAY BE VIEWED THROUGH ALL CORNERS OF THE PODIUM OFFERING A VISUAL BREAK TO RESIDENTS & SHOPPERS.



APPROACH PERSPECTIVE



MEZZANINE RETAIL PLAN
SCALE 1:300 M



LONGITUDINAL SECTION
SCALE 1:400 M



COURTYARD LOBBY



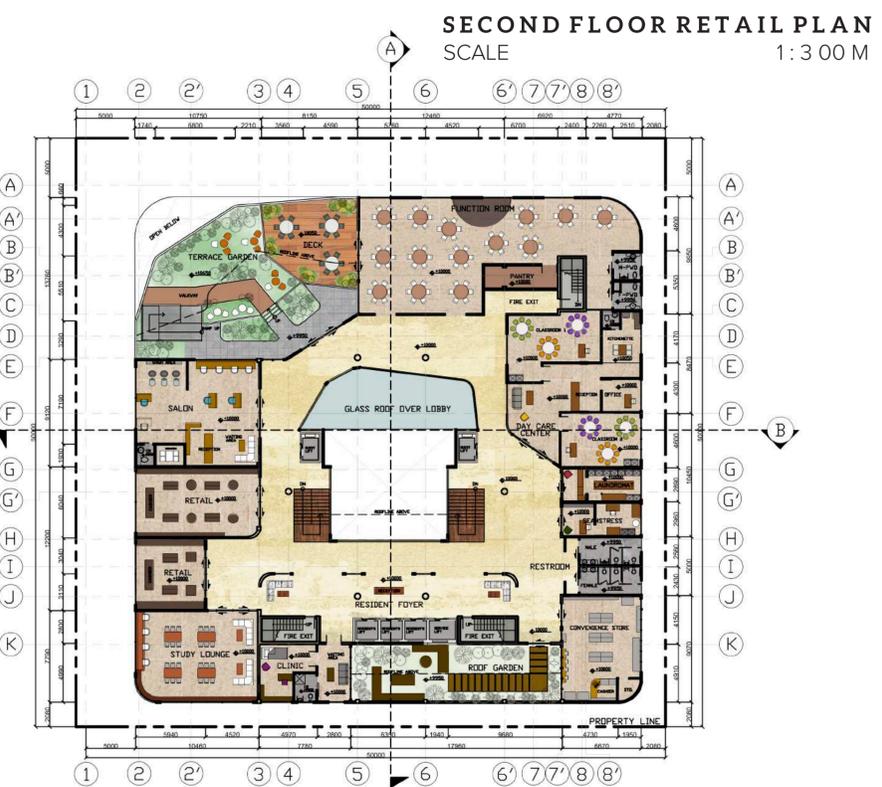
MAIN DROP-OFF & ENTRANCE

**TROPICAL DESIGN
PASSIVE COOLING +
CROSS VENTILATION**

THE COURTYARD FROM THE GROUND FLOOR OPENS UP TO THE CEILING OF THE PODIUM, THROUGH THE GARDEN UNITS, ALL THE WAY TO AN ATRIUM AIR SPACE PROVIDED FOR DWELLING UNITS. AIR AND WIND EASILY PASS THROUGH THE CORNER LOT WITHOUT ANY MASSIVE HINDRANCES, GIVING THE STRUCTURE LUNGS.

**MULTIPLE
COMMUNITY
AREAS**

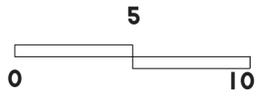
ALONG WITH THE DESIGNERS' VISION FOR CREATING INTIMATE EXPERIENCE AND PROGRESSIVE COMMUNITY, A PLETHORA OF SPACES ARE DEDICATED TO COMPEL RESIDENTS AND USERS TO USE AND MAXIMIZE THESE AREAS FOR THE EFFECTIVE MANIFESTATION OF A VERTICAL NEIGHBORHOOD.



SECOND FLOOR RETAIL PLAN
SCALE 1:300 M

TYPICAL RESIDENTIAL UNITS

SCALE 1:150 M



1 BEDROOM W/ LOFT



MAIN FLR. LOFT FLR.

1 BEDROOM W/ LOFT (CORNER)



MAIN FLR. LOFT FLR.

TYPICAL 2 BEDROOM



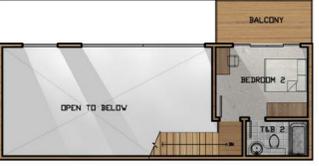
TYPICAL 2 BEDROOM (CORNER WINDOW)



2 BEDROOM W/ LOFT



MAIN FLR. LOFT FLR.



LOFT FLR.

TYPICAL STUDIO



STUDIO (BESIDE FIRE EXIT)



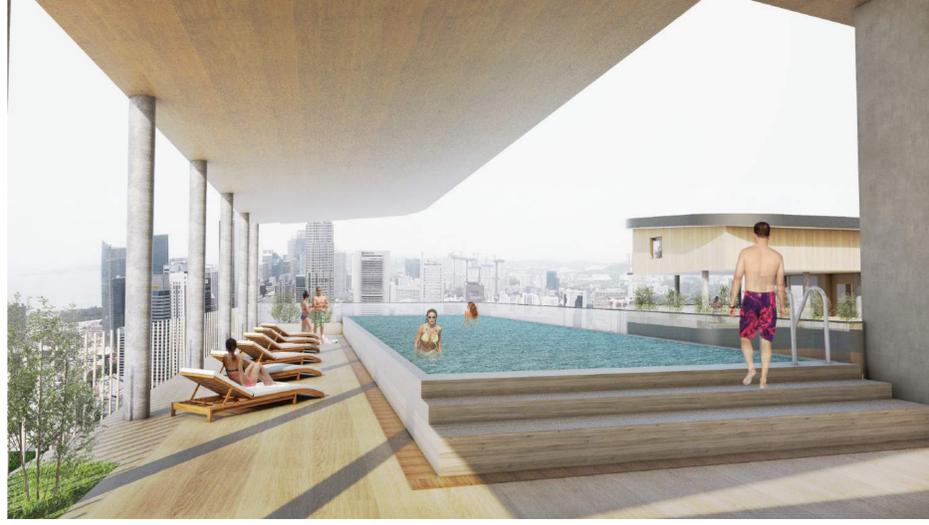
2 BEDROOM CORNER LOFT



MAIN FLR.



LOFT FLR.



ROOFTOP INFINITY POOL PERSPECTIVE

PENTHOUSE

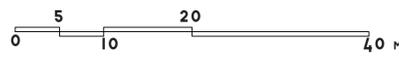


MAIN FLR.

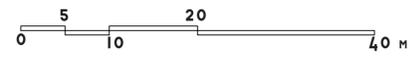
LOFT FLR.



TYPICAL RESIDENTIAL FLOOR PLANS



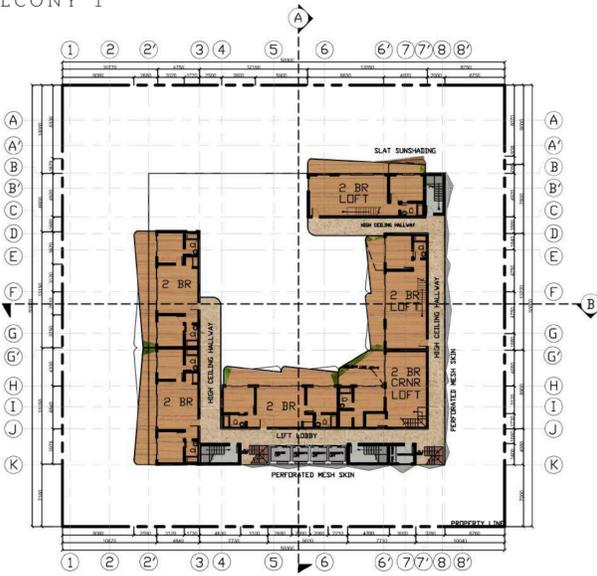
PENTHOUSE FLOOR PLANS



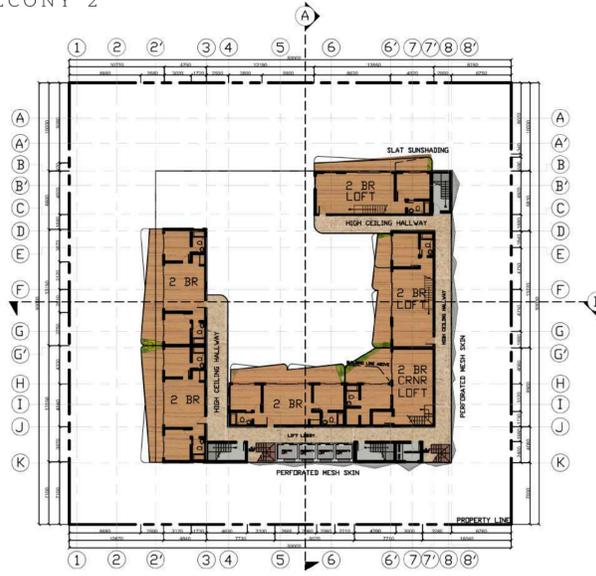
2 BR LOFT PERSPECTIVE

BALCONY 1

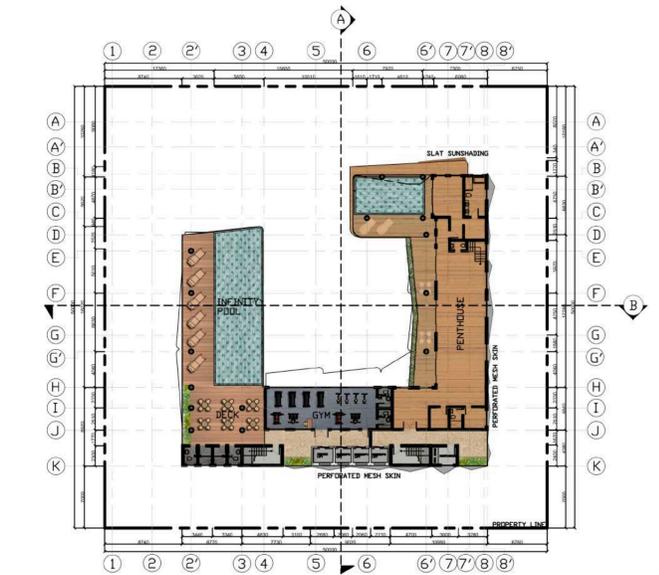
BALCONY 2



22nd FLOOR PLAN SCALE 1:400 M



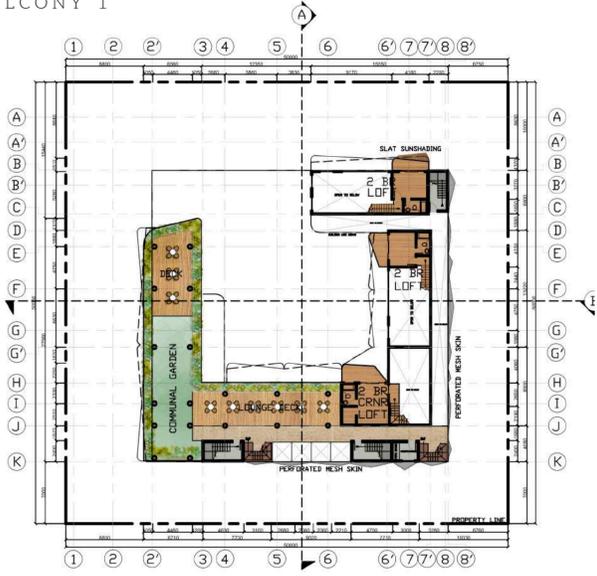
23rd FLOOR PLAN SCALE 1:400 M



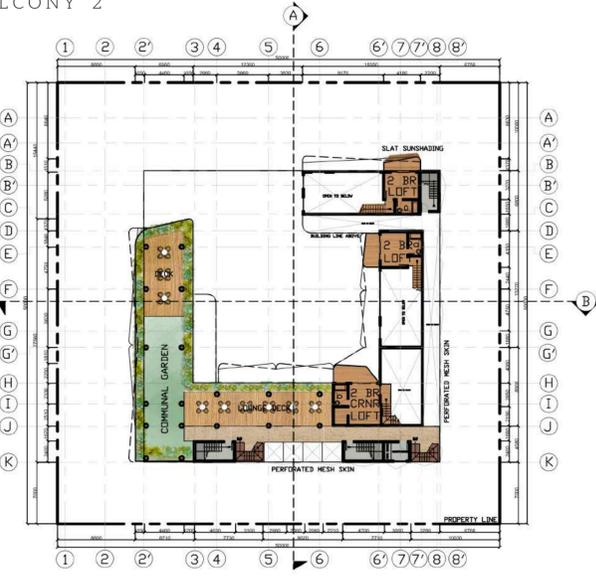
PENTHOUSE FLOOR PLAN SCALE 1:400 M

BALCONY 1

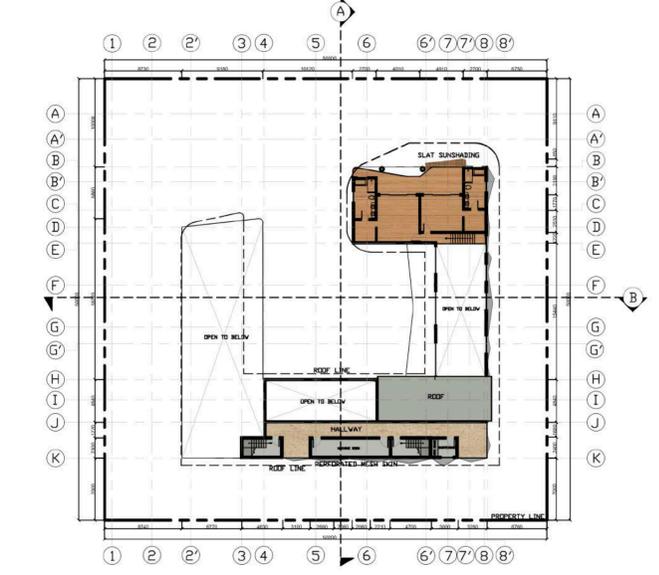
BALCONY 2



22nd FLOOR LOFT PLAN SCALE 1:400 M



23rd FLOOR LOFT PLAN SCALE 1:400 M



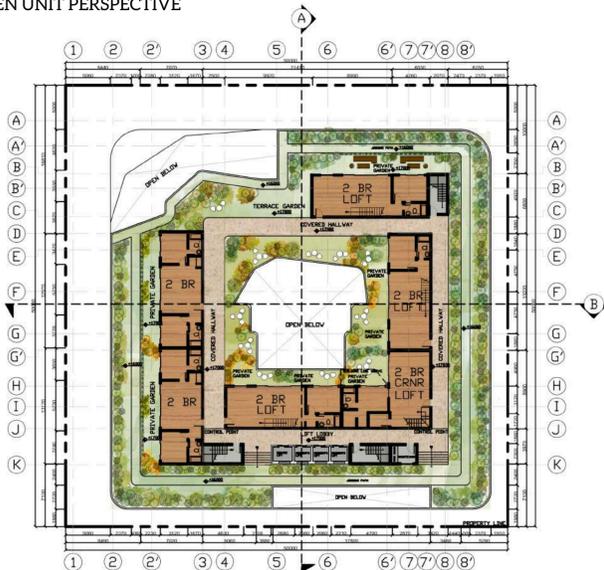
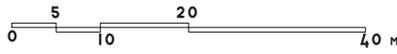
PENTHOUSE LOFT FLOOR PLAN SCALE 1:400 M



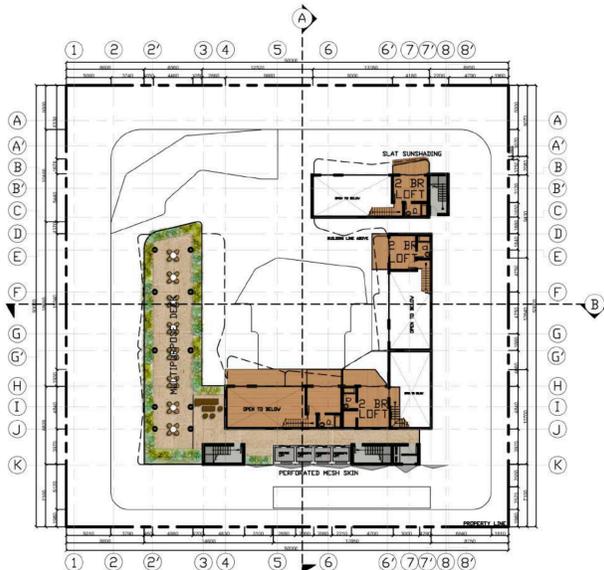
GARDEN UNIT PERSPECTIVE



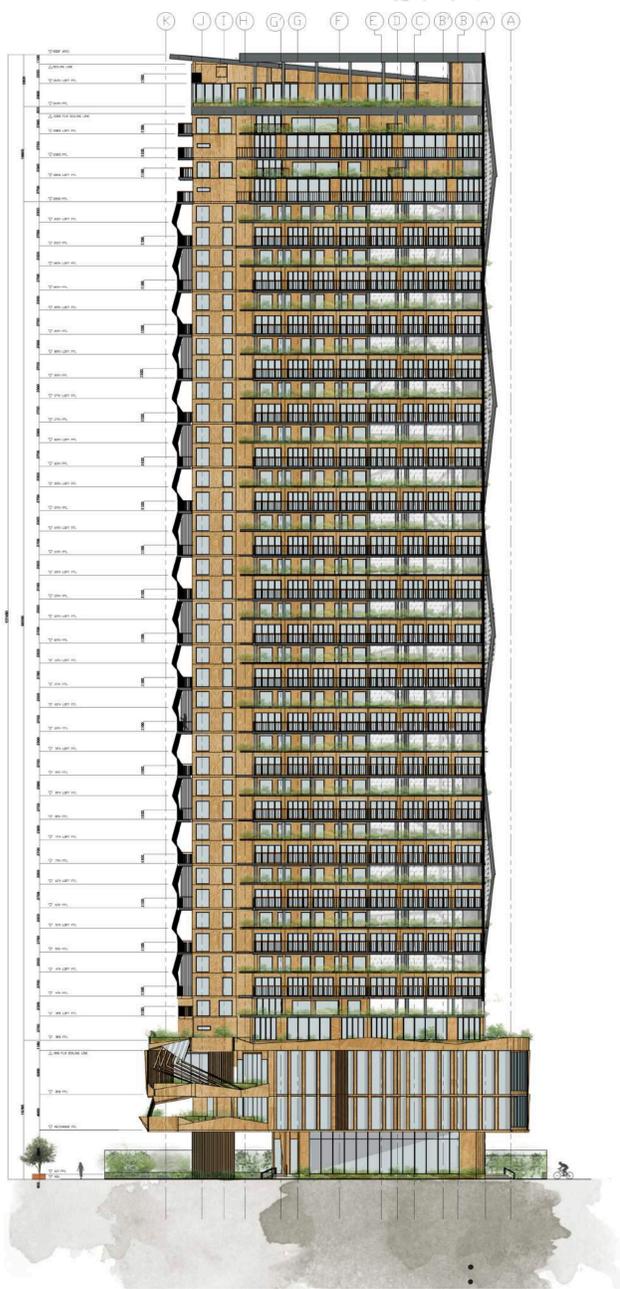
GARDEN UNIT FLOOR PLANS



3rd / GARDEN UNITS FLOOR PLAN
SCALE 1:400 M



3rd / GARDEN UNITS LOFT FLOOR PLAN
SCALE 1:400 M



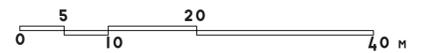
NORTH WEST ELEVATION
SCALE 1:400 M

VIEWS TO THE MAXIMUM

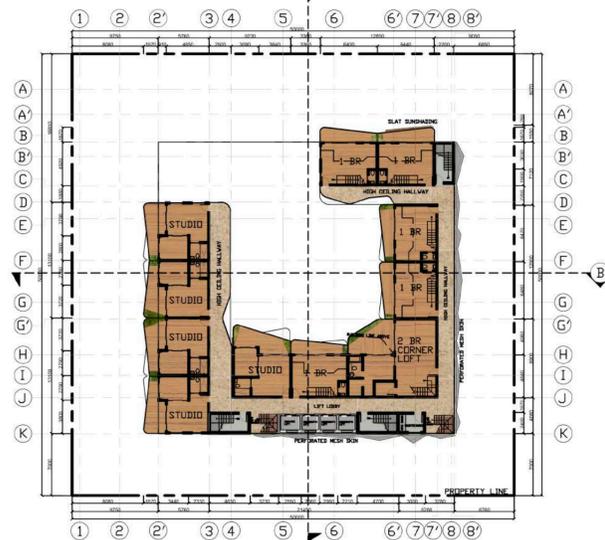
EACH UNIT, BOTH RESIDENTIAL AND COMMERCIAL, ARE ENDOWED WITH WINDOWS WHICH FACE THE MOST INTERESTING OF SIGHTS, AS WELL AS GIVING VENTILATION. AT EVERY OTHER FLOOR, GAPS CARVED OUT BY LOFT LEVELS ARE PROGRAMMED AS COMMON SPACES AND GARDENS.



TYPICAL RESIDENTIAL FLOOR PLANS

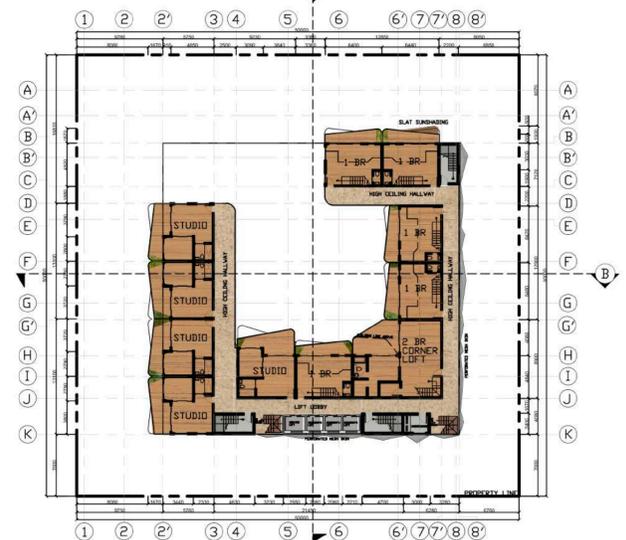


BALCONY 1
FLOORS 4, 6, 8, 10, 12, 14, 16, 18, 20



TYPICAL FLOOR 1 PLAN
SCALE 1:400 M

BALCONY 2
FLOORS 5, 7, 9, 11, 13, 15, 17, 19, 21



TYPICAL FLOOR 1 PLAN
SCALE 1:400 M

BALCONY 1
FLOORS 4, 6, 8, 10, 12, 14, 16, 18, 20



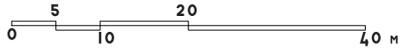
TYPICAL FLOOR 1 LOFT PLAN
SCALE 1:400 M

BALCONY 2
FLOORS 5, 7, 9, 11, 13, 15, 17, 19, 21



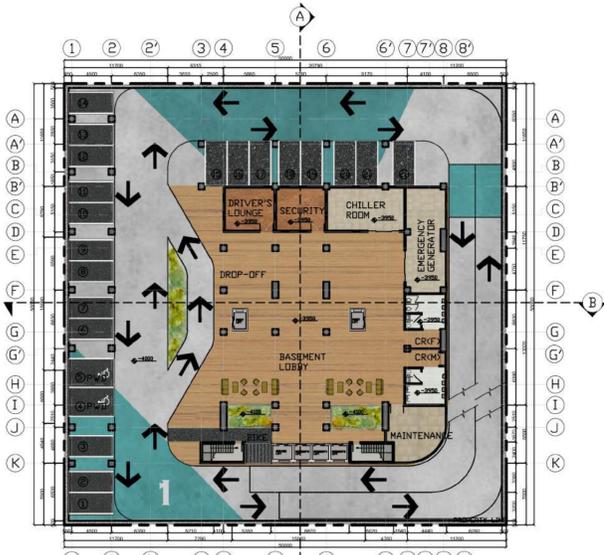
TYPICAL FLOOR 1 LOFT PLAN
SCALE 1:400 M

BASEMENT FLOOR PLANS

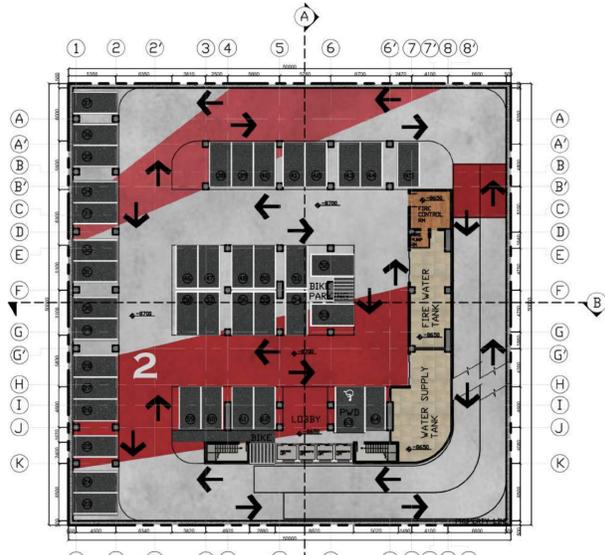


COLOR CODED BASEMENT FLOORS
 PROVIDES FOR EASY FINDING AND AN AESTHETIC THAT SUITS VARIETY FOR THE BUILDING AND ITS USERS.

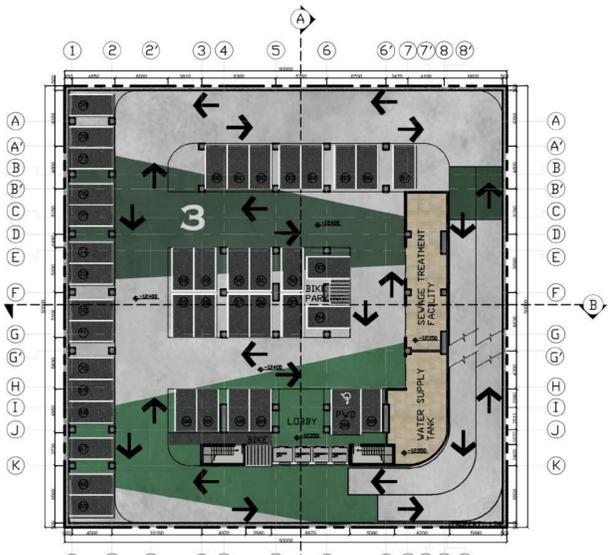
SOUTH WEST ELEVATION
 SCALE 1:400 M



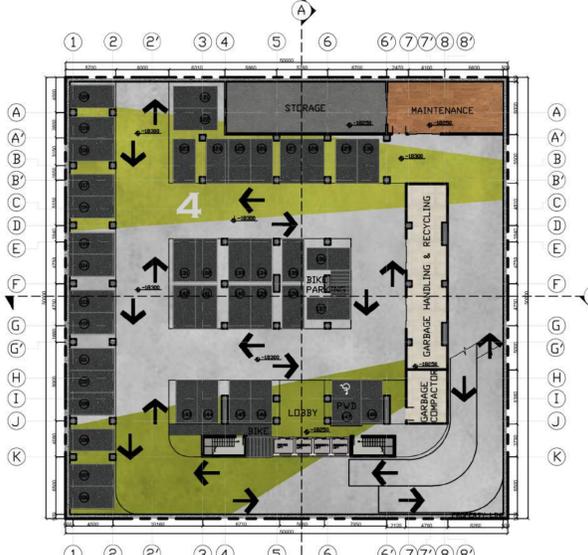
BASEMENT 1 FLOOR PLAN
 SCALE 1:400 M



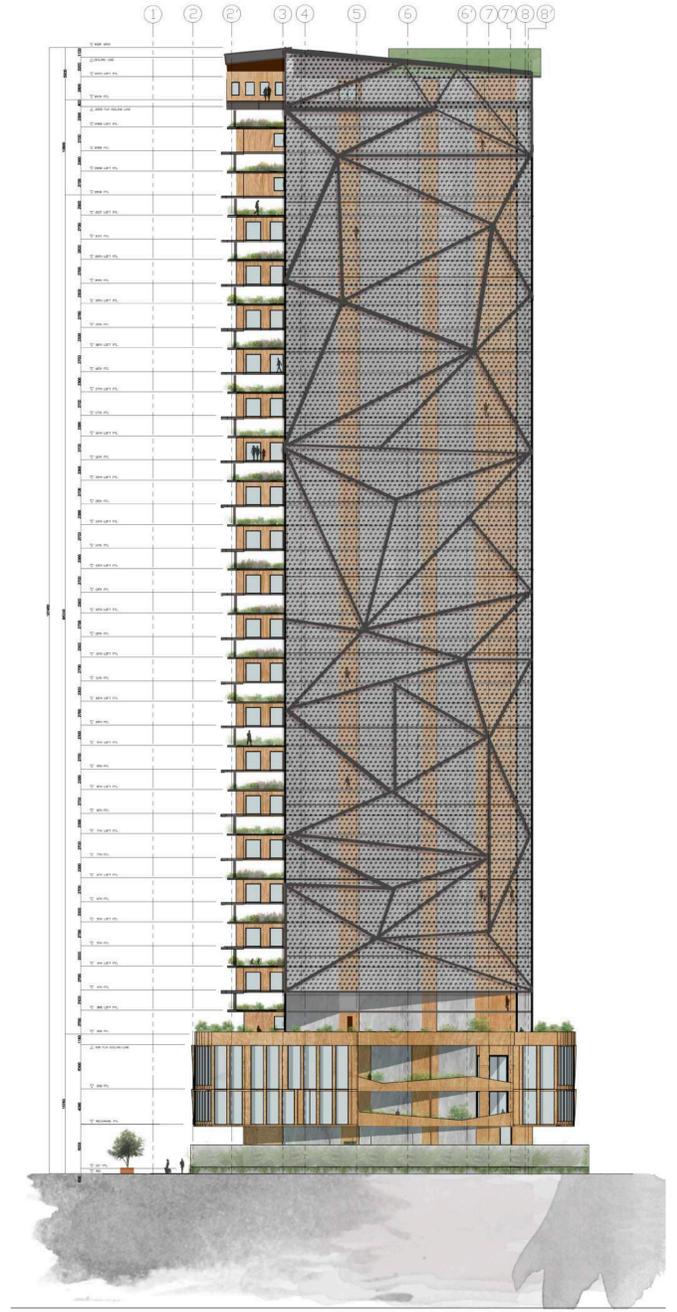
BASEMENT 2 FLOOR PLAN
 SCALE 1:400 M



BASEMENT 3 FLOOR PLAN
 SCALE 1:400 M



BASEMENT 4 FLOOR PLAN
 SCALE 1:400 M



PERFORATED METAL MESH SCREEN

A GEOMETRIC MESH PROTECTS THE LOT-BORDERED FROM EXPECTED DEVELOPMENTS THAT MAY DISRUPT PRIVACY AND VIEWS OF THE RESIDENTS'. IT ALSO SERVES AS PROTECTION, YET MAINTAINS PASSIVE COOLING.

MATERIALS & CROSS SECTION

CROSS-LAMINATED TIMBER (CLT)

CLT is a building technology that utilizes timber as the main structural material.

LIGHTER THAN CONCRETE

'CARBON SINK' - stores carbon dioxide, which can be used for power generators, refrigerants, and fire-suppression agent.

WHEN WOOD BURNS, IT CHARNS, ALTHOUGH REMAINS STABLE WITHIN

TAKES LESS MANUFACTURING TIME WITH LOW CARBON EMISSION

REUSABLE, RECYCLABLE, & 100% BIODEGRADABLE

POLISHED CONCRETE WITH FIRE RETARDANT

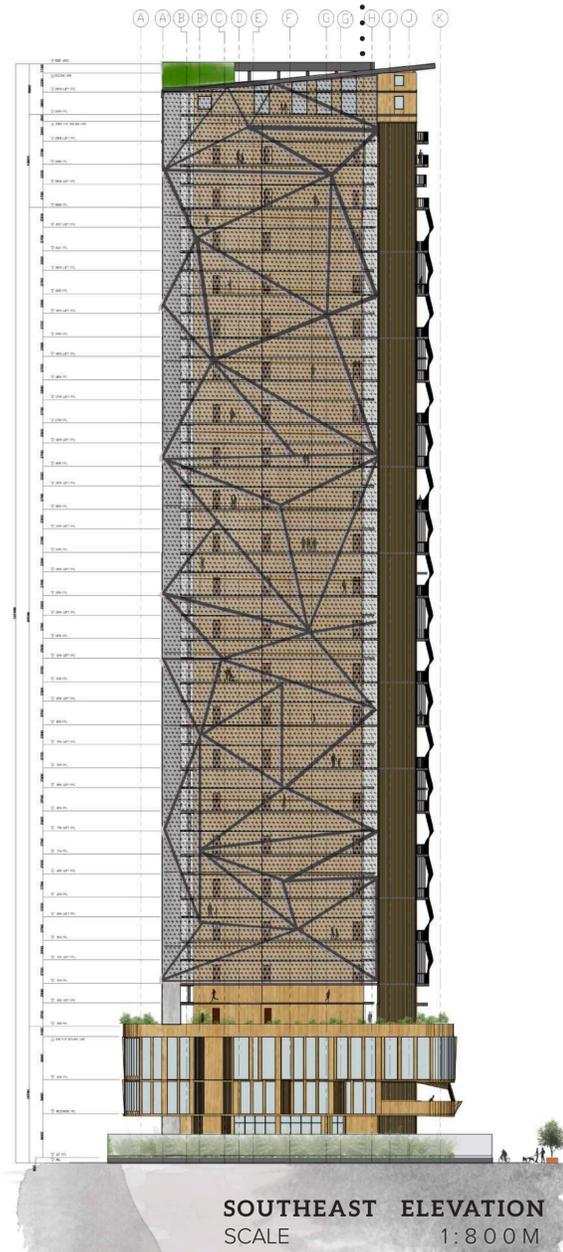
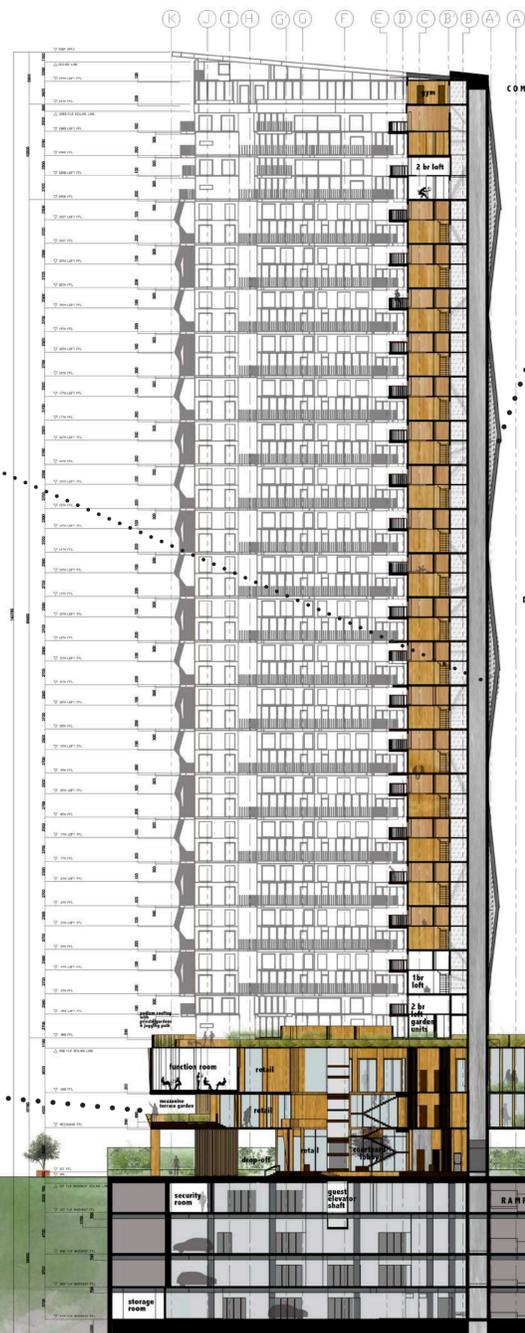
THE VERTICAL CORE OF THE BUILDING IS COMPOSED OF A SHAFTS AND A FIRE EXIT THAT CUTS THROUGH THE WHOLE FROM PENTHOUSE TO BASEMENT WITH A POLISHED CONCRETE FINISH THAT CAN OFFSET THE OVERFLOW OF TIMBER TEXTURE.



MEZZANINE TERRACE GARDEN PERSPECTIVE

TERRACE GARDEN AT THE MEZZANINE RETAIL LEVEL

THESE SO-CALLED 'GOUGES' OF TERRACE GARDENS CREATED THE OPPORTUNITY FOR A DISTINGUISHED FAÇADE, AS WELL AS ALLOW SUNLIGHT TO COME IN FOR THE COURTYARD LOBBY.



SOUTHEAST ELEVATION
 SCALE 1:800 M