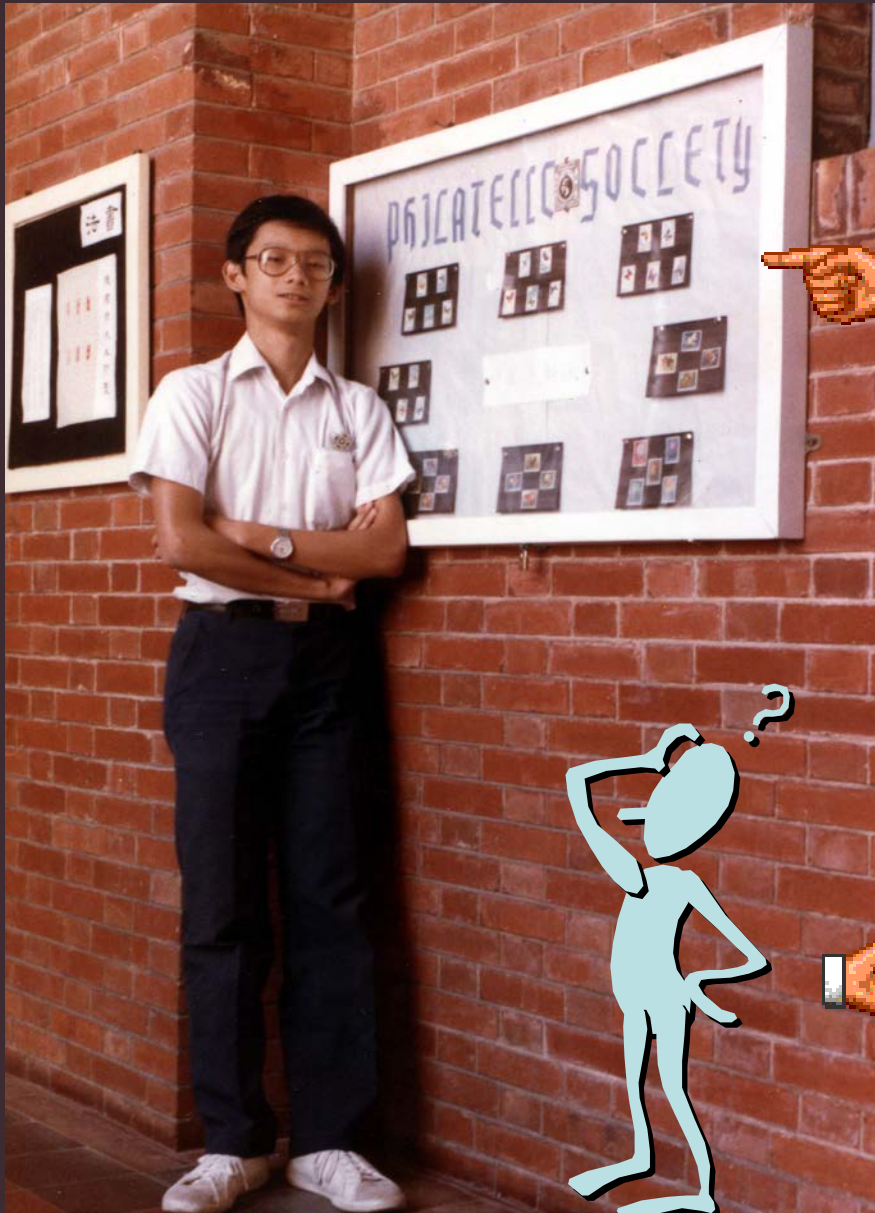


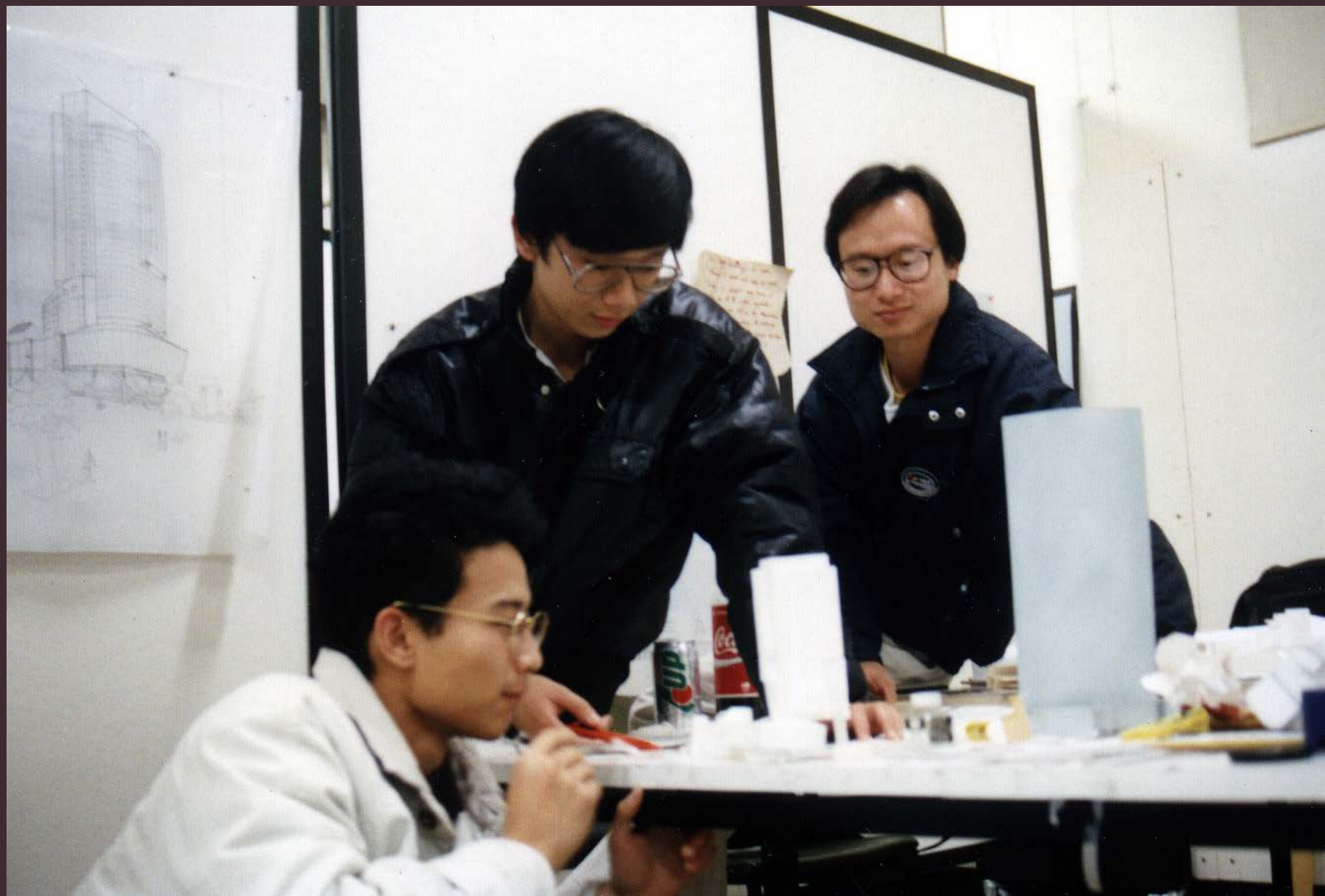
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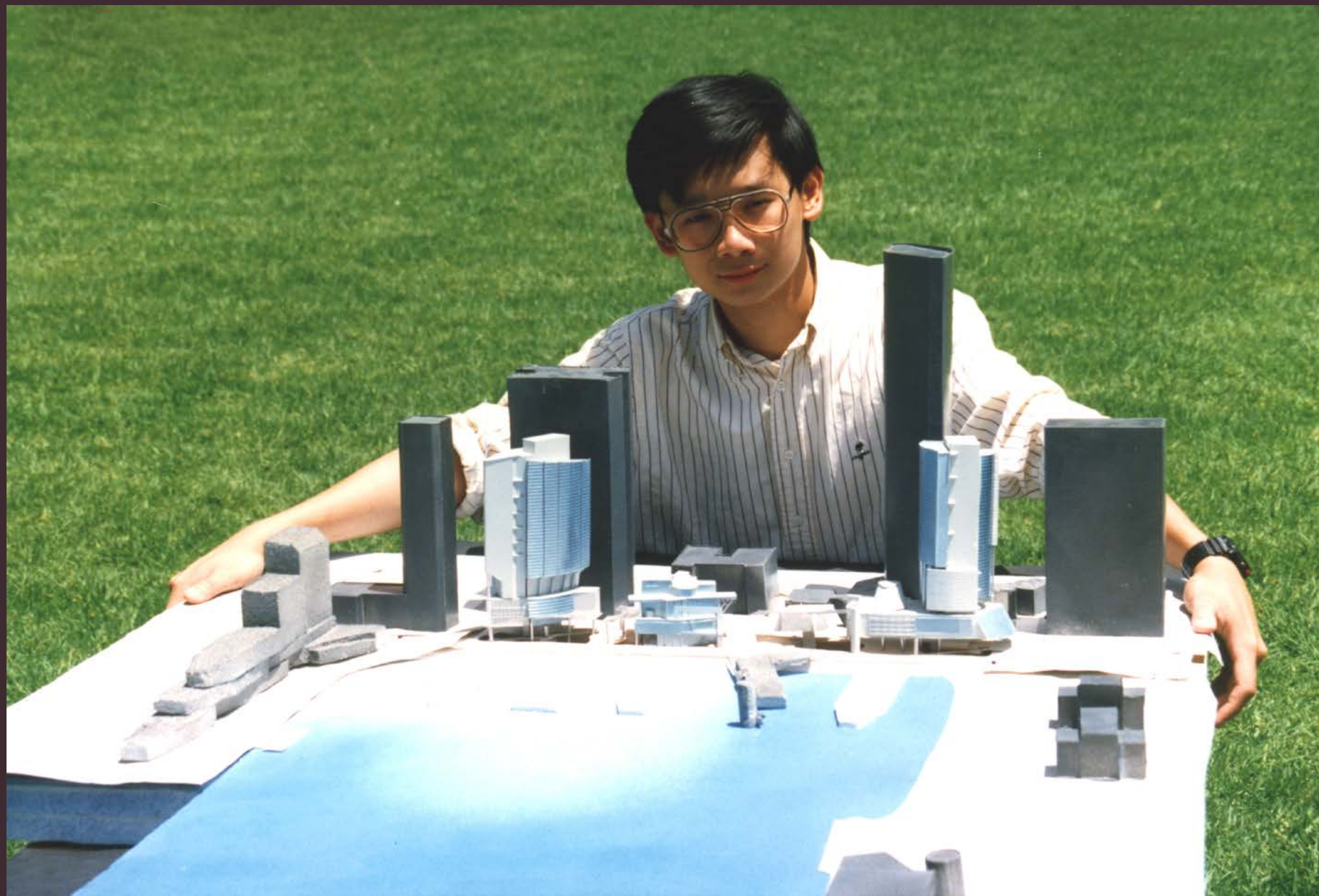
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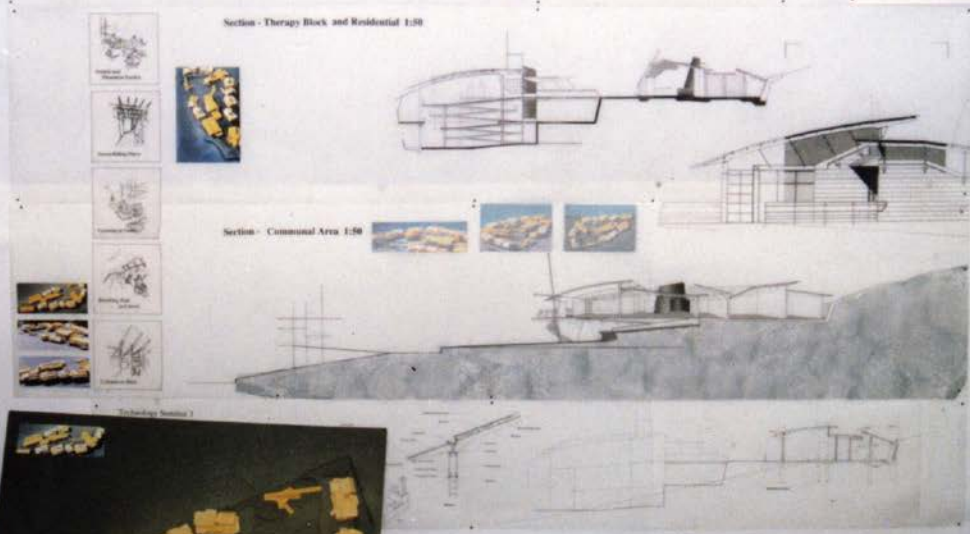
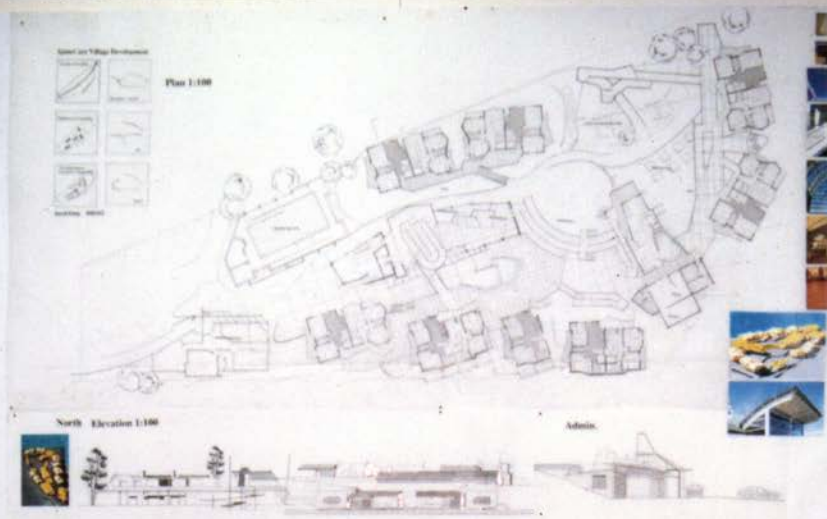








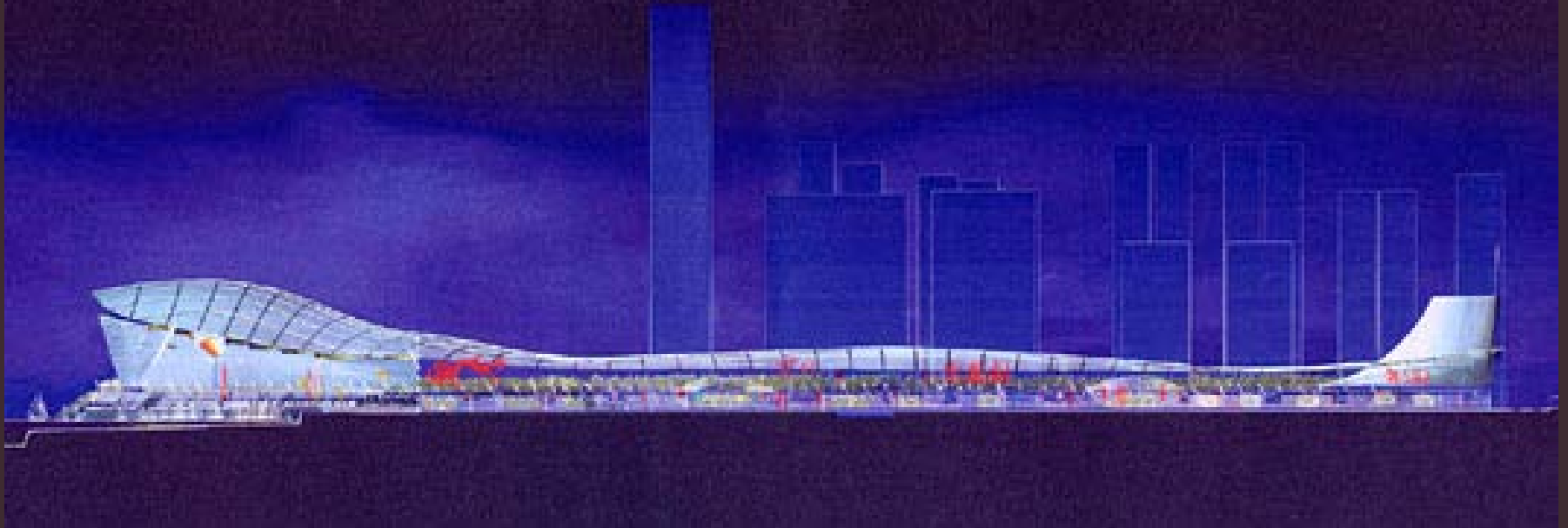
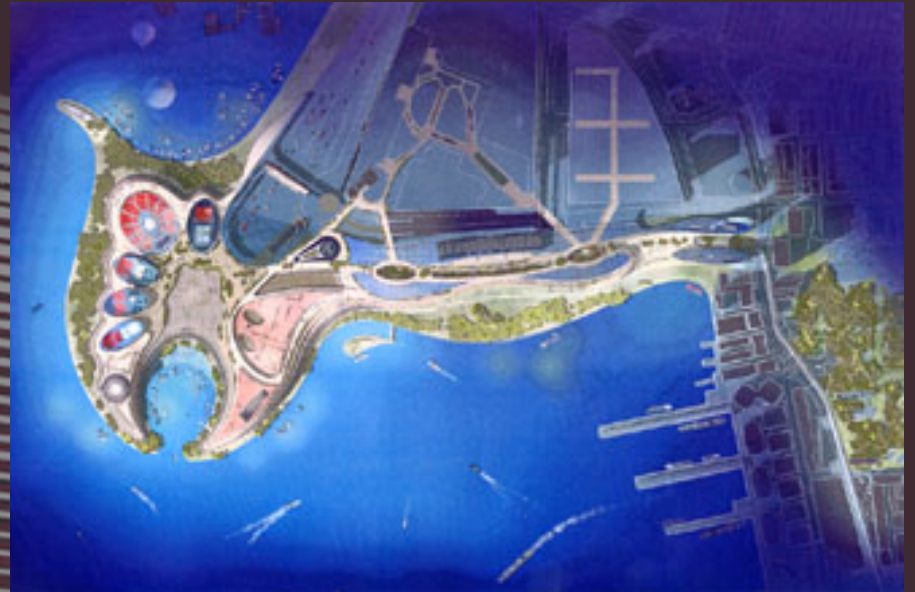
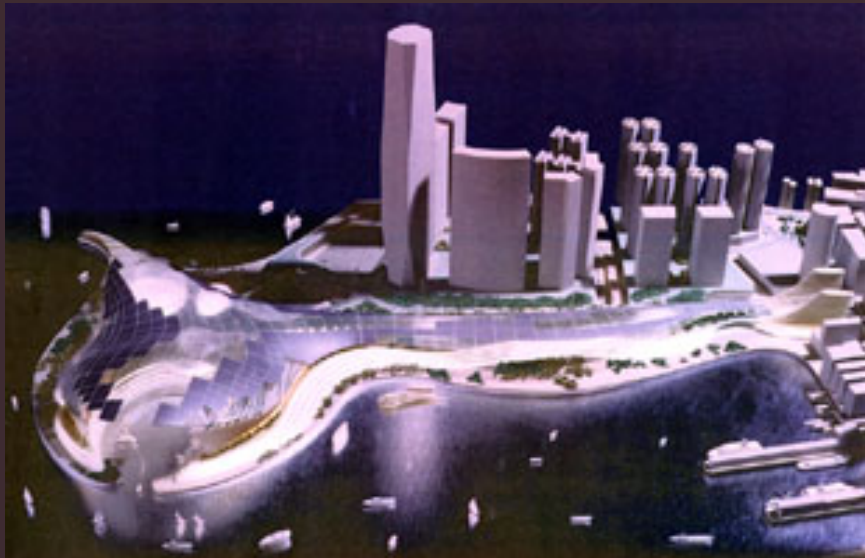




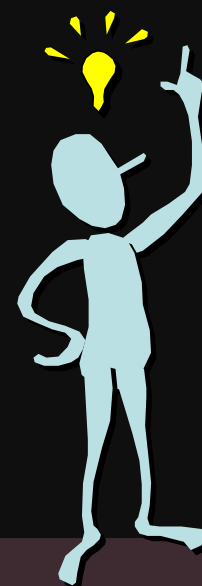
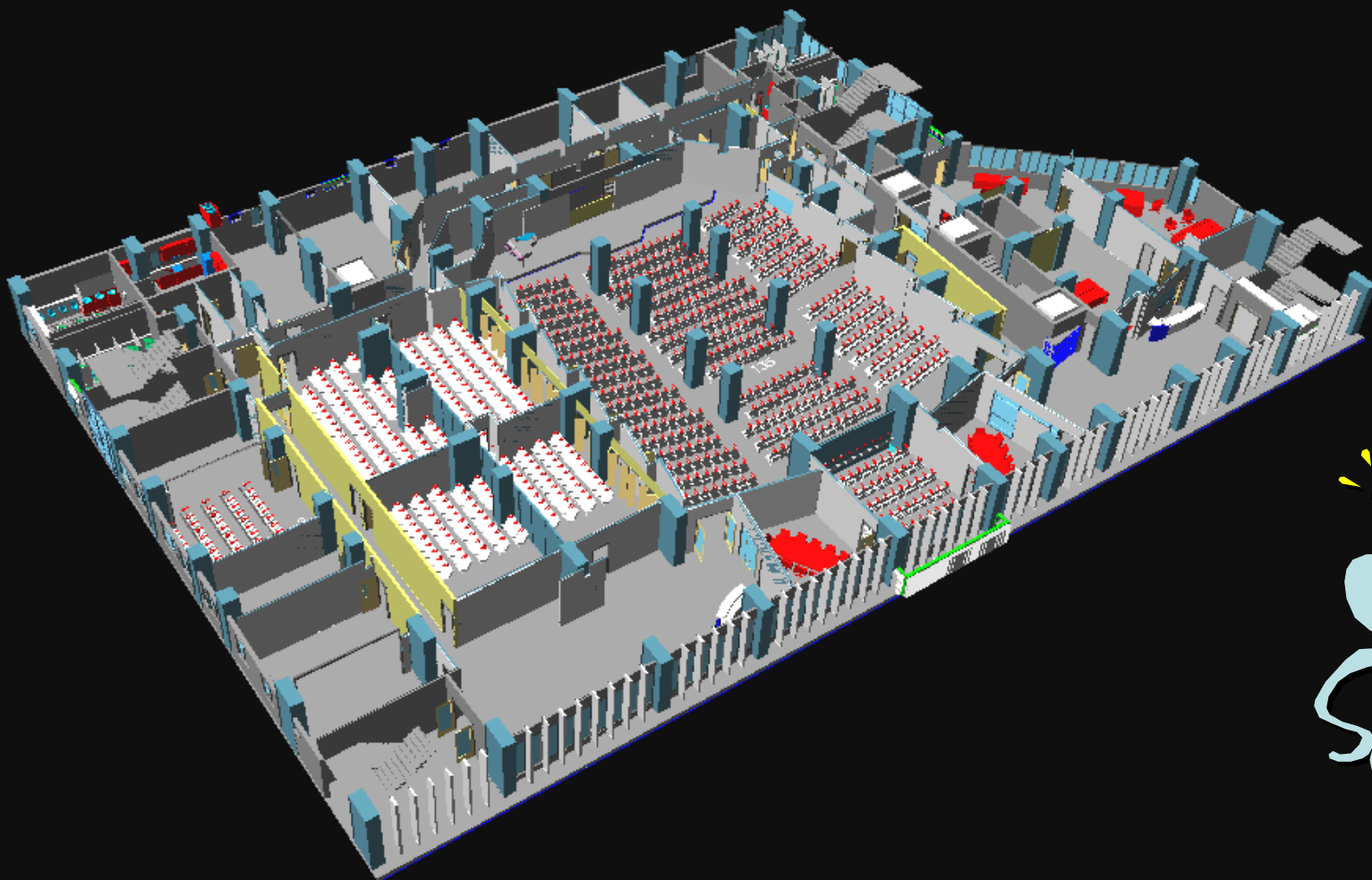


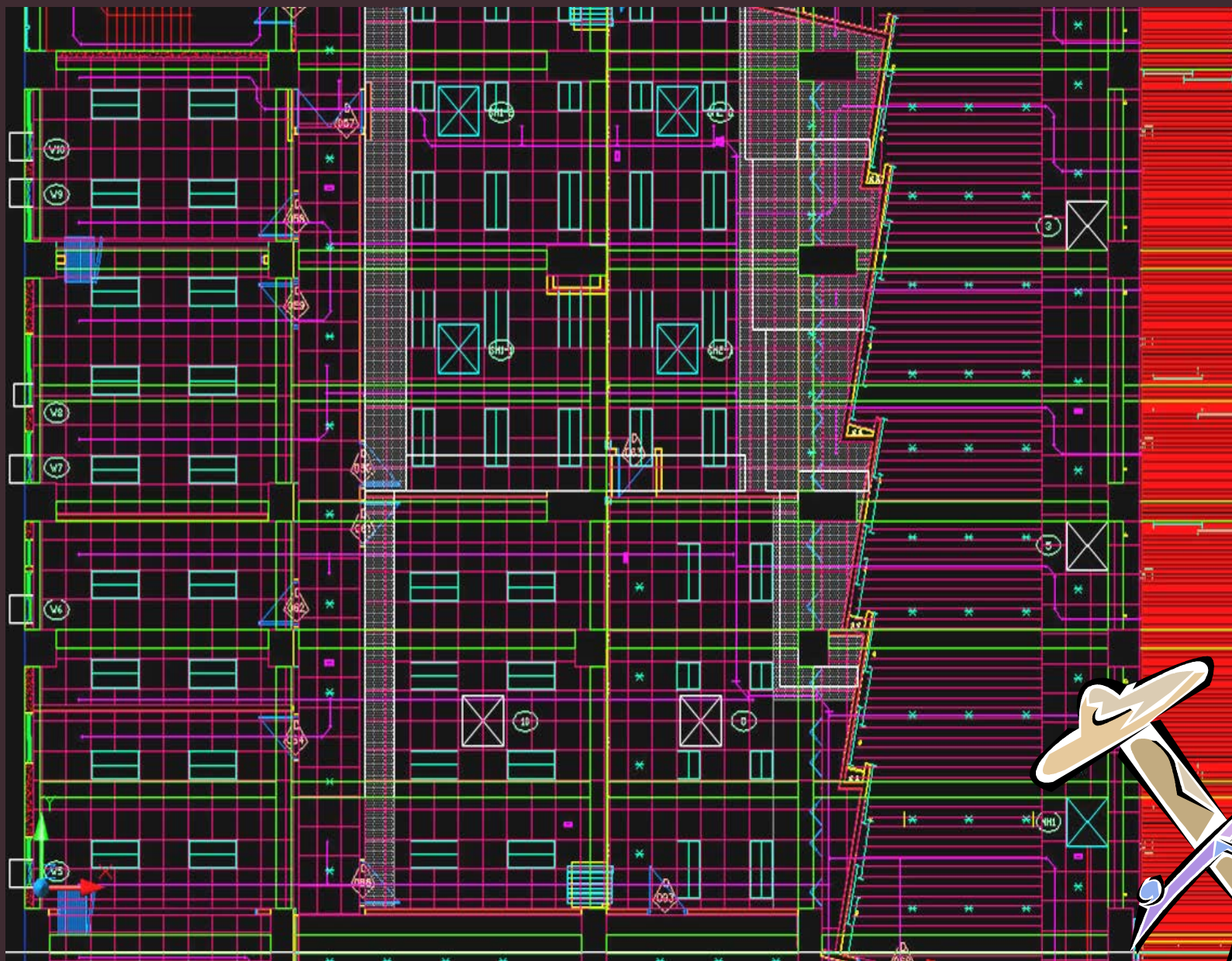














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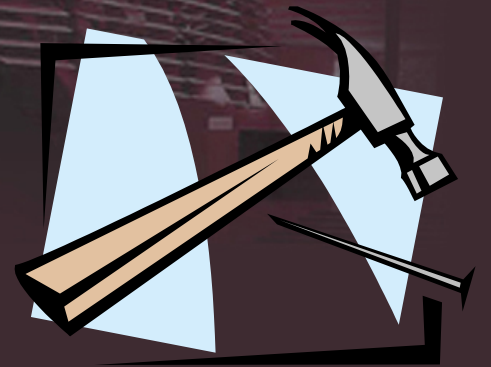
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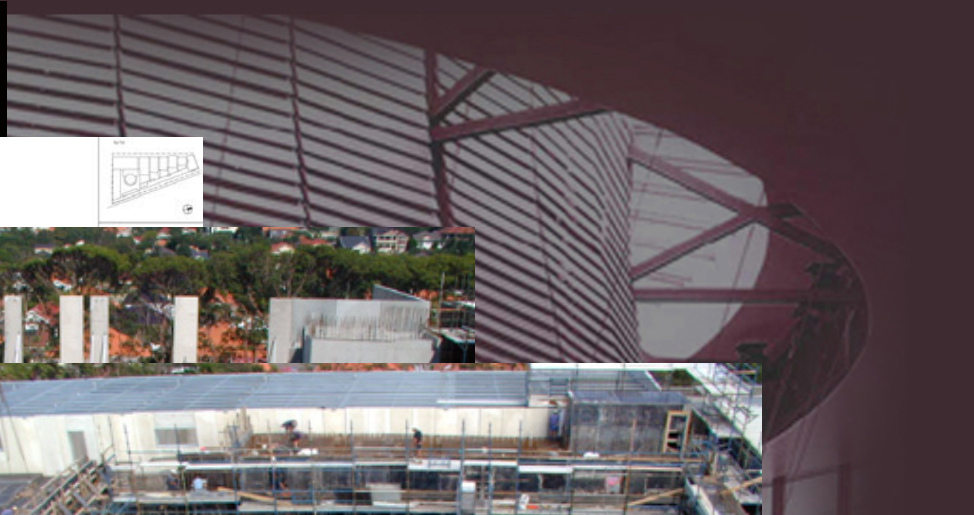
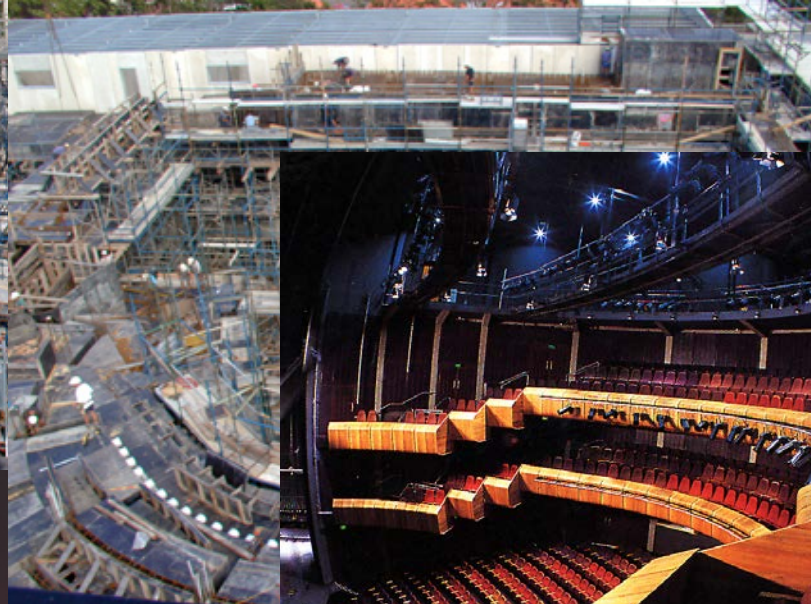
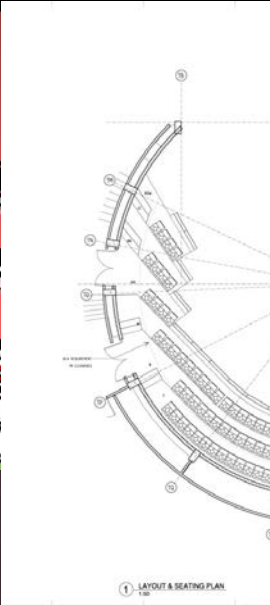
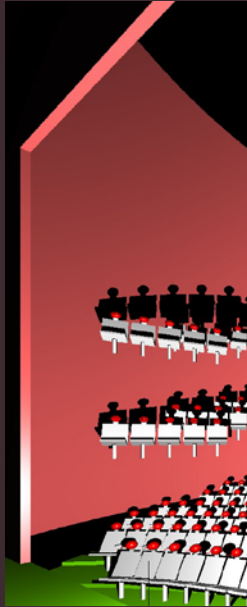
Version Date

- ▼ Chapter 123 BUILDINGS ORDINANCE
 - ▶ CAP 123 BUILDINGS ORDINANCE
 - ▶ CAP 123A BUILDING (ADMINISTRATION) REGULATIONS
 - ▶ CAP 123B BUILDING (CONSTRUCTION) REGULATIONS
 - ▶ CAP 123C BUILDING (DEMOLITION WORKS) REGULATIONS
 - ▶ CAP 123D (Repealed 43 of 1993 s. 12)
 - ▶ CAP 123E (Repealed 43 of 1993 s. 12)
 - ▶ CAP 123F BUILDING (PLANNING) REGULATIONS
 - ▶ CAP 123G BUILDING (PRIVATE STREETS AND ACCESS ROADS) REGULATIONS
 - ▶ CAP 123H BUILDING (REFUSE STORAGE AND MATERIAL RECOVERY CHAMBERS AND REFUSE CHUTES) REGULATIONS
 - ▶ CAP 123I BUILDING (STANDARDS OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS AND LATRINES) REGULATIONS
 - ▶ CAP 123J BUILDING (VENTILATING SYSTEMS) REGULATIONS
 - ▶ CAP 123K BUILDING (OIL STORAGE INSTALLATIONS) REGULATIONS
 - ▶ CAP 123L BUILDING (APPEAL) REGULATION
 - ▶ CAP 123M BUILDING (ENERGY EFFICIENCY) REGULATION
- ▶ Chapter 124 LANDS RESUMPTION ORDINANCE
- ▶ Chapter 125 GOVERNMENT RENT AND PREMIUM (APPORTIONMENT) ORDINANCE
- ▶ Chapter 126 GOVERNMENT RIGHTS (RE-ENTRY AND VESTING REMEDIES) ORDINANCE
- ▶ Chapter 127 FORESHORE AND SEA-BED (RECLAMATIONS) ORDINANCE
- ▶ Chapter 128 LAND REGISTRATION ORDINANCE
- ▶ Chapter 129 (Repealed 58 of 1995 s. 28)
- ▶ Chapter 130 LAND ACQUISITION (POSSESSORY TITLE) ORDINANCE
- ▶ Chapter 131 TOWN PLANNING ORDINANCE







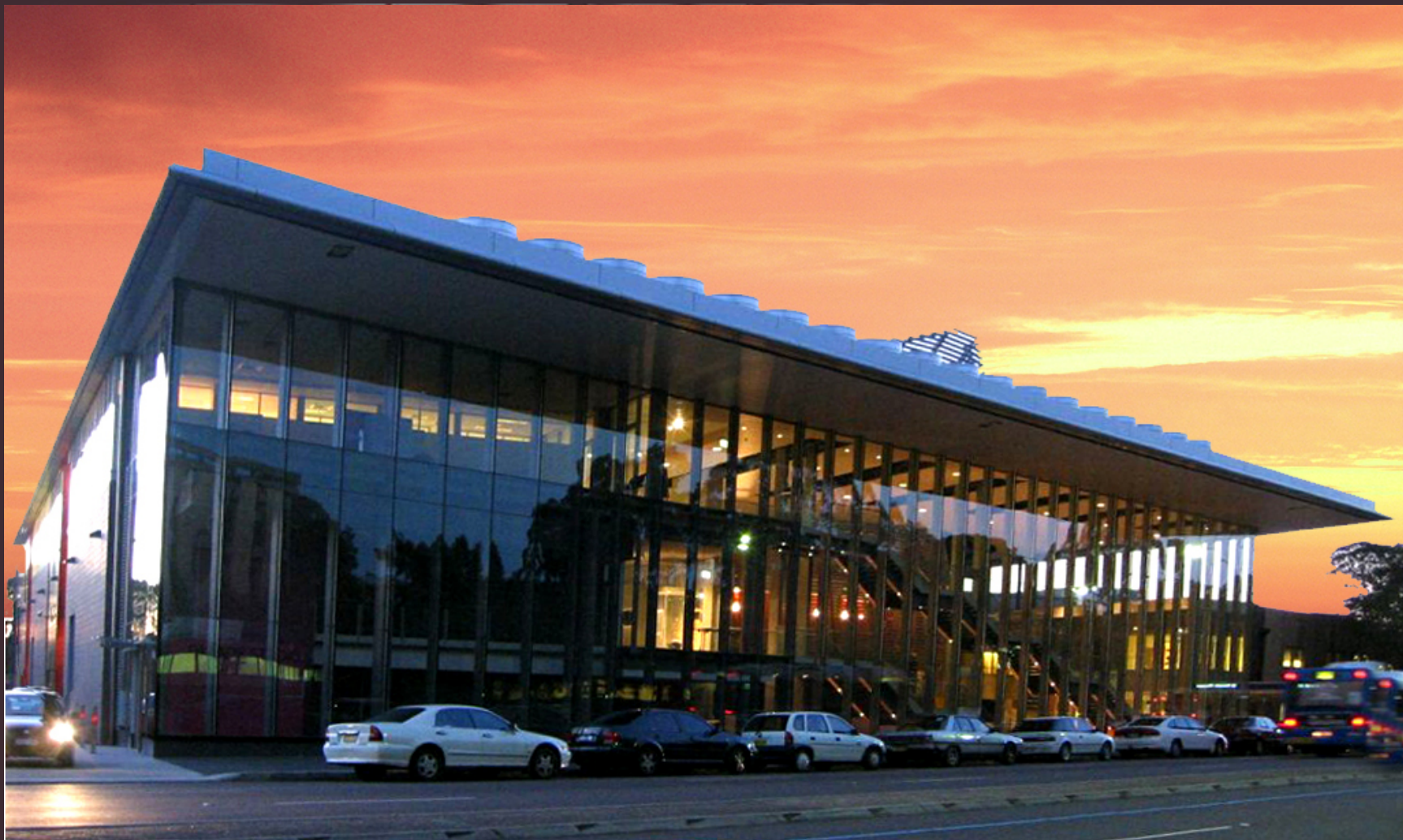




















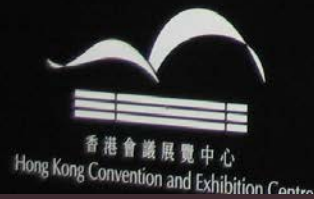






Autodesk Revit 4.5
Launch Seminar
October 8, 2002

autodesk



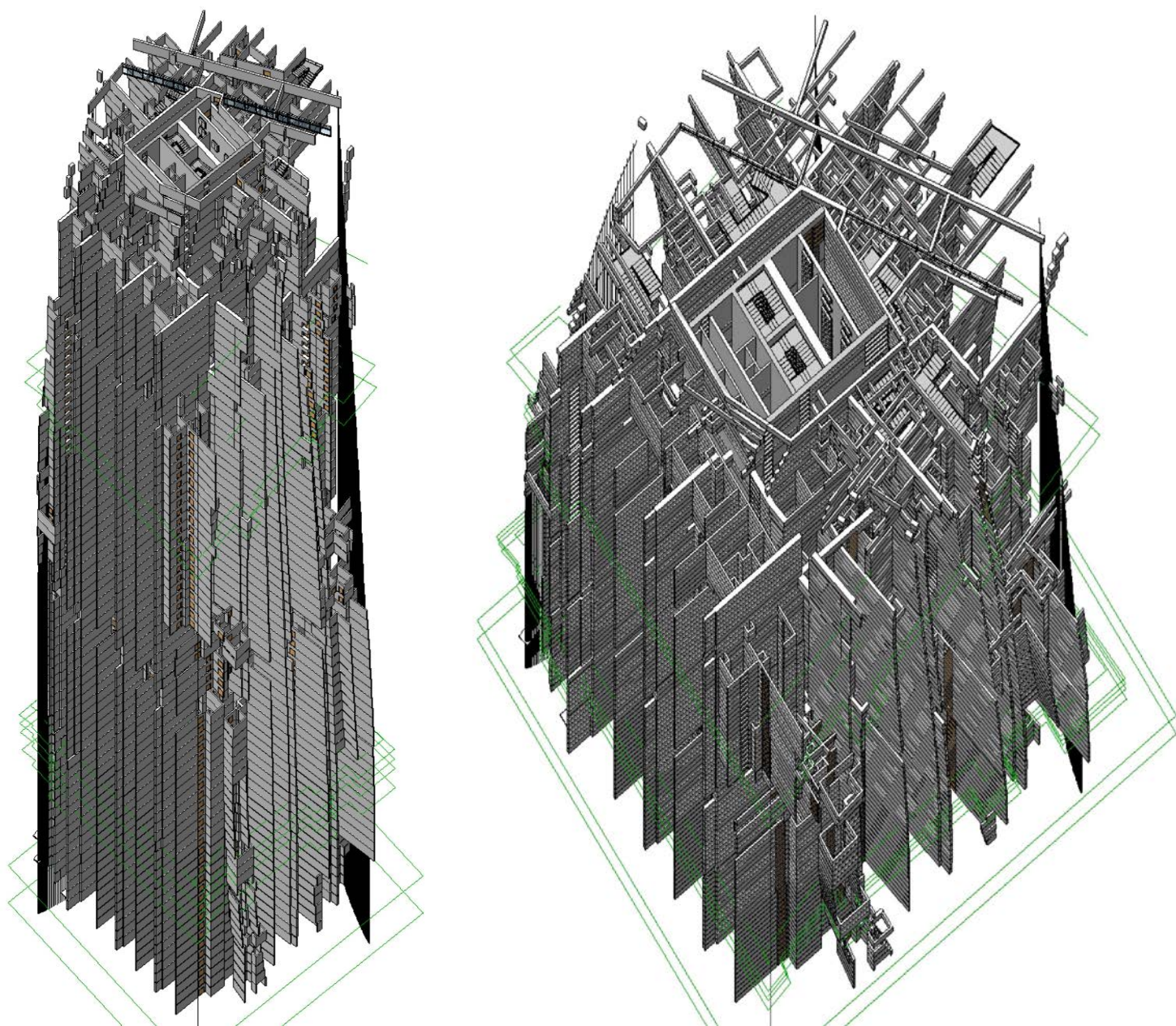










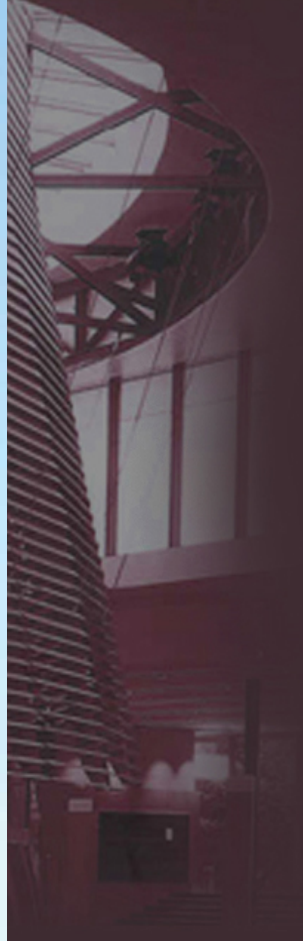


VERTICAL CO-ORDINATION

Program Residential Site Area 3,746 sqm
Floor Area 659,659 sqm Building Height 345 m



Dubai **Ocean Heights One**

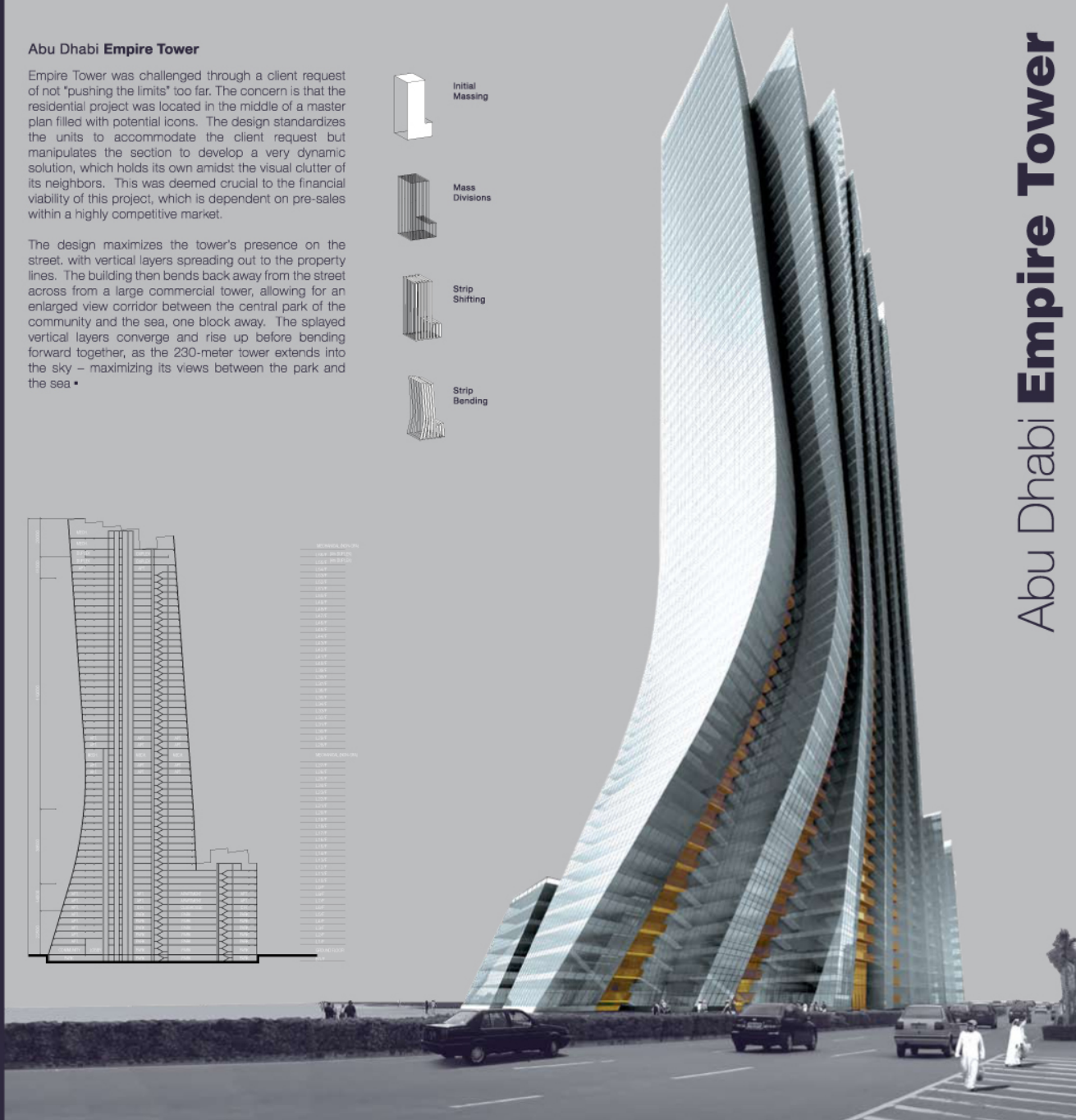
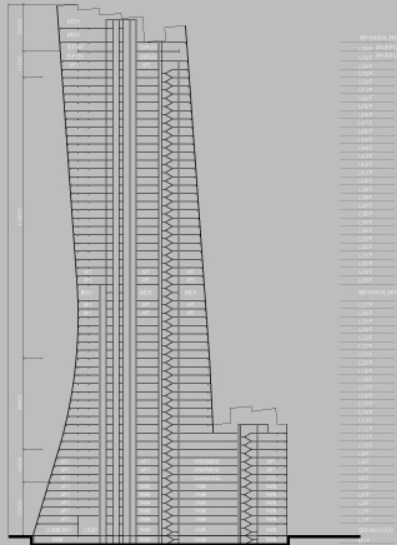
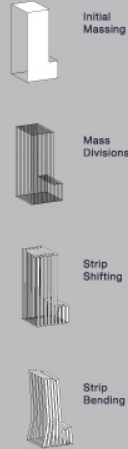


Program: Residential, Site Area 7,007 sqm
 Floor Area 90,206 sqm Building Height 225 m

Abu Dhabi Empire Tower

Empire Tower was challenged through a client request of not "pushing the limits" too far. The concern is that the residential project was located in the middle of a master plan filled with potential icons. The design standardizes the units to accommodate the client request but manipulates the section to develop a very dynamic solution, which holds its own amidst the visual clutter of its neighbors. This was deemed crucial to the financial viability of this project, which is dependent on pre-sales within a highly competitive market.

The design maximizes the tower's presence on the street, with vertical layers spreading out to the property lines. The building then bends back away from the street across from a large commercial tower, allowing for an enlarged view corridor between the central park of the community and the sea, one block away. The splayed vertical layers converge and rise up before bending forward together, as the 230-meter tower extends into the sky – maximizing its views between the park and the sea •



Abu Dhabi Empire Tower

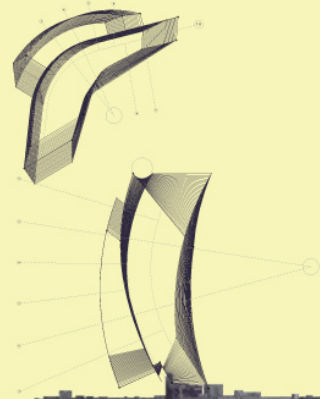
Abu Dhabi Dancing Towers

Located in the heart of Abu Dhabi, Dancing Towers was designed to appropriately fit its surrounding neighbors in scale.

The challenge was how to achieve this when the project was only 70,000 square meters and adjacent properties were relatively small, averaging 900 square-meter floor plates. Two slender towers as opposed to one singular tower was the first step, but the site itself was constrained, forcing a close proximity between the two buildings.

This site constraint is intensified in achieving a viable connective retail podium between the commercial and residential towers, drop-offs to the lobbies and access to supporting functions. The buildings were placed deliberately to maximize the uses down below.

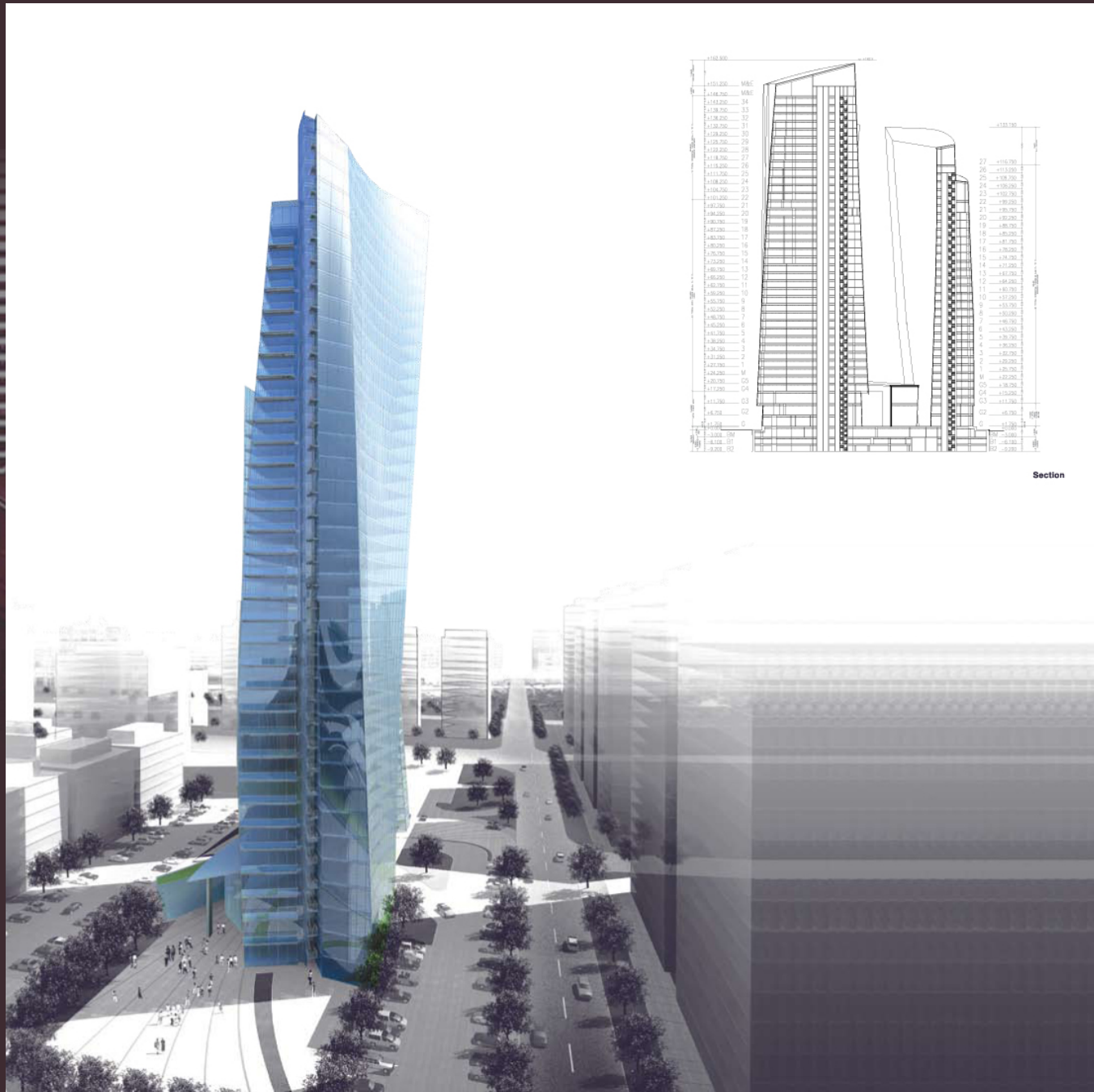
However, the two towers quickly lean, rotate, bend and warp to respond to each other, the adjacent sites and ultimately the view to the ocean at their horizon. These two figures fluidly respond to each other, dynamically engaged and flowing – and ultimately tied together in a passionate dance •



Program Mixed Use Site Area 4,160 sqm
Floor Area 44,235 sqm Building Height 160 m



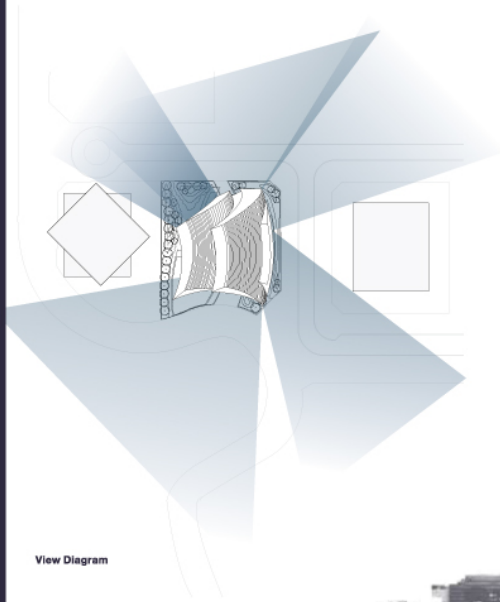
Abu Dhabi **Dancing Towers**



Dubai Ocean Heights Two

Ocean Heights Two is also located in Dubai Marina, UAE, along with its sister project, Ocean Heights One. At 460 meters in height and 105 floors, it will be the tallest tower in its vicinity. However, unlike its predecessor, the requirements for more modulated units up to the 60th floor, forced a different approach while intending to maintain the spirit of its sister.

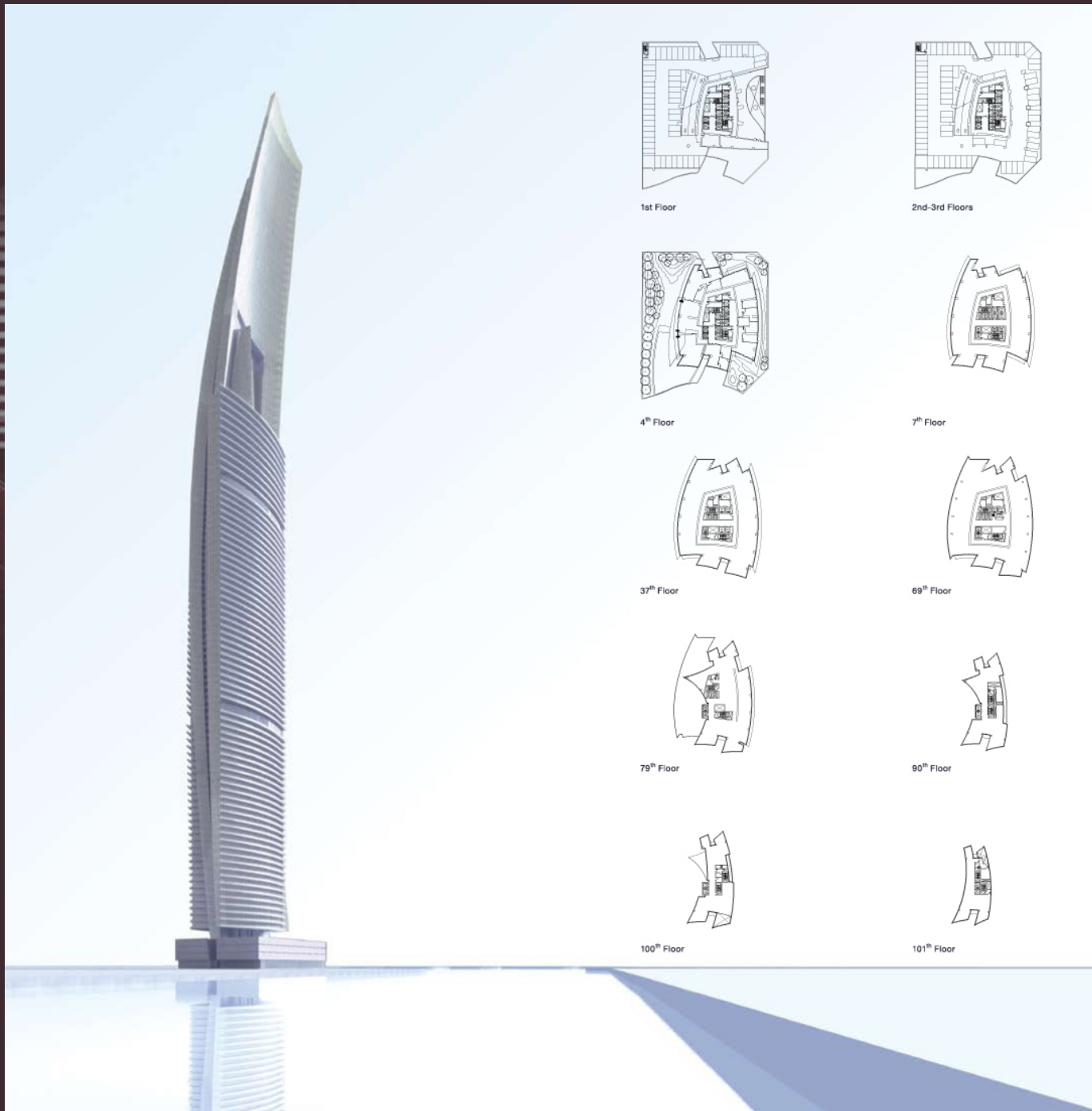
The first 60th floors of the tower are intended to be service apartments, which in order to be marketable, needed to have the majority of units standardized. The curved shape of the tower improves views past its densely located neighbors. The playfulness of this tower was concentrated into the two most visible faces, allowing units to bend up the tower in two blades. These blades were still modulated up to the 60th floor before the tight restrictions of unit area fluctuations become more relaxed. At this point, the modules drop off and the blades continue, tapering and bending into the sky ■



View Diagram



Dubai Ocean Heights Two



建築師 = 見. 觸. 思





