

长安意匠——张锦秋建筑作品集

My Artistic Conception Practised
in Chang an — Selection of Zhang
Jinqiu's Architectural Creation

中国建筑工业出版社

现代民居群贤庄

西安群贤庄小区规划设计

MODERN

FOLK

QUNXIAN

MANOR

PLANNING DESIGN OF THE

RESIDENTIAL QUARTERS,

QUNXIAN MANOR IN XI'AN

李渔：「人之不能无屋，犹体之不能无衣。」

柯布西耶：「住宅是居住的机器。」

肖伯纳：「世界上最不平凡的美是家里的美。」

歌德：「人无国王、庶民之分，只要家有和平，便是最幸福的人。」

陶渊明：「引壶觞以自酌，眄庭柯以怡颜，倚南窗以寄傲，审容膝之易安。」

刘禹锡：「无丝竹之乱耳，无案牍之劳形。」

赵鑫洲：「家虽然也要以多少平方米面积、家具、柴米油盐和家电为前提，但更着重灵魂的安顿和内心的充实。所以，家多半是现代人的做梦的好去处，是月光底下的东西，有浪漫色彩。」

长安意匠——张锦秋建筑作品集

张锦秋 著

My Artistic Conception Practised in Chang'an -
Selection of Zhang Jinqiu's Architectural Creation

现代民居群贤庄

西安群贤庄小区规划设计

MODERN

FOLK QUNXIAN

MANOR

PLANNING DESIGN OF THE

RESIDENTIAL QUARTERS,

QUNXIAN MANOR IN XI'AN

My Artistic Conception Practised in Chang'an-Selection of
Zhang Jinqiu's Architectural Creation

MODERN

FOLK QUNXIAN

MANOR

目录

Contents

编者的话	1	Editor's Words
张锦秋简历	2	Resume of Zhang Jinqiu
代前言	4	Preface:
——和谐建筑之探索		Exploration on Harmonious Architecture
现代民居群贤庄	9	Modern Folk Qunxian Manor
彩照	22	Colour Photos
概貌	23	Overall View
南区	27	South Zone
中区	49	Central Zone
北区	61	North Zone
人性化、生态化的环境设计	67	Environmental Design of Human Nature and Ecology
建筑细部	81	Architectural Details
绿化配置	87	Landscaping
住户的再创造	95	Re-creation by Residents
设计图	117	Design Drawings
后记	128	Postscript

■出于建筑传媒机构的敏感,本刊一直关注着中国建筑师及其建筑作品的城市形象这一宏大主题,而张锦秋院士用她大唐风格的作品与思索,成为一个能感染城市、能诠释公众心灵的设计大师。从近年来《建筑创作》杂志对她的跟踪采访中,从编撰《第一、二届梁思成建筑奖获奖者作品集》及《中国女建筑师的作品与思想记录》等书的过程中,我们愈发感悟到张锦秋院士可贵的成功之路及她和她的建筑作品对中外建筑界、文化界的特别影响力。事实上,几年来我们一直希望为张院士编撰作品集,她总是以作品还需完善、理性有待梳理等“借口”没有答应。2005年3月末我们在西安再次提出要为她编撰作品集时,得到了她的应允。自2006年4月初陆续推出的共七卷本的《长安意匠——张锦秋建筑作品集》正是她用作品见证时代、书写建筑春秋的精品与佳作。

■张锦秋大师是我国首批命名的15位全国建筑设计大师中惟一的女性,是首批中国工程院院士,也是首批中国建筑学术最高奖——“梁思成建筑奖”的获得者。她师承梁思成先生,已在建筑设计领域工作了近五十载,创作主持了许多获国内外奖项的作品。正是为此,2005年7月她又获得了由西安市委、市政府颁发的首届科技杰出贡献奖。一位建筑师能以其作品、理念及对城市的特殊影响力获科技人物大奖,确成为轰动中国建筑界的“大事”。而面对自己的成就,她总是谦虚地说,成绩应该归功于更多的建筑师。解读张院士作品的成功之处,不单纯是创作技巧,更多地来自于她本人对中国建筑文化的独特理解与修养之功力。“不积跬步无以至千里,不积小流无以成江河”,张锦秋院士正是靠积累及不断地开阔创作的新视野,使她能洋洋洒洒,成为腹有诗书气自华的著名建筑大师。

■这是一套要在一年多时间内出齐的建筑作品经典系列,为此《建筑创作》杂志社十分珍惜这个机会,组织了精干的文字、美术、图片编辑,并在中国建筑西北设计研究院、北京市建筑设计研究院各级领导及专家的大力支持下,依靠中国建筑学会建筑摄影专业委员会建筑摄影师们和西安的摄影师们的再创作,忠实记录并表现了张锦秋院士有代表性的作品。愿我们的努力在能够准确地反映张锦秋院士的创作理念的同时,也为青年建筑师及学子们留下丰富的建筑创作经典作品的宝库。

《建筑创作》杂志社

2006年2月

■Thanks to the sensitivity of being architectural media, we always pay much attention to the great theme of city image formed by Chinese architects and their architectural designs. Zhang Jinqiu, based on her designs and thoughts on the style of Tang Dynasty, is an architectural design master being able to affect the city and present the spirit of the public. Through follow-up interviews by “Architectural Creation” in recent years and editing of “Works Selection of the Winners of the First & Second Liang Sicheng

Architectural Award” and “Record of Designs and Thoughts of Chinese Women Architects” as well as other books, we further realized her successful experiences and special influence on architectural and cultural field at home and abroad. In fact, we had been wishing to compile a book collecting her designs for years, and she did not accept our proposal for the reasons that her designs and theories still need further improvement. However, she finally agreed when we put forward it again in March, 2005. The 7-volume “My Artistic Conception Practiced in Chang’an - Selection of Zhang Jinqiu’s Architectural Creation”, to be published one after another since April, 2006, would be a record of her excellent designs reflecting the times and architectural history.

■Zhang Jinqiu is the only woman among the first batch of 15 National Architectural Design Masters. She is also a member of the Chinese Academy of Engineering, and winner of Liang Sicheng Architectural Award, which is the top award of Chinese architecture in the first group. She followed the teaching of Liang Sicheng and has worked in architectural designs for 50 years. And she has also designed and taken charge of tens of famous and award-winning projects during these years. Because of her excellent works, she was awarded the Outstanding Technological Contribution Prize by Xi’an municipal CCPC and municipal government in July, 2005. It is a big event for Chinese architectural field that an architect is able to win the great prize for technology by her designs, conception and special influence on city. Facing her success, she always said modestly that the fruits should be owed to more architects. The success of the designs of Zhang Jinqiu is not only based on her skills but also her unique understanding on Chinese culture. “Step by step reaches thousands mile away, and numerous streamlets join to make a big river”, based on continuous accumulation and broad new sight on design creation, Zhang Jinqiu grows into a reputed architectural design master with profound cultural understanding in her heart.

■That is a book series recording and presenting 16 projects designed by Zhang Jinqiu, to be completed within more than one year. “Architectural Creation” Magazine Publishing House takes it as a valuable chance and organizes a strong editing team for text, art design and photos with the supports of the leaders and experts of China Northwest Building Design Research Institute and Beijing Institute of Architectural Design, as well as the re-creating works by photographers of the Architectural Photographing Committee of Architectural Society of China. We sincerely hope that our efforts will not only show the conception of Zhang Jinqiu’s architectural creation, but also become classics treasures of architectural creation for young architects and students.

Architectural Creation Magazine Publishing House

February, 2006



张锦秋简历 | Resume of Zhang Jinqiu

张锦秋

女，1936年10月生于四川成都。1954~1960年在清华大学建筑系学习，1961~1966年在清华大学攻读建筑历史与理论专业研究生。1966年至今在中国建筑西北设计研究院从事建筑设计。1987年任该院总建筑师，1988年晋升为教授级高级建筑师，1997年获准为国家特批一级注册建筑师，2005年当选亚太经合组织（APEC）建筑师。

主要获奖作品:

三唐工程	1992年国家优秀勘察设计铜奖
陕西历史博物馆	1993年国家优秀勘察设计铜奖 1993年中国建筑学会首届建筑创作奖
大慈恩寺玄奘法师纪念院	2002年国家优秀勘察设计铜奖
群贤庄小区	2004年全国优秀勘察设计金奖
陕西省图书馆	2004年全国优秀勘察设计铜奖
阿倍仲麻吕纪念碑	1981年国家建工总局优秀工程奖
陕西省体育馆	1986年陕西省优秀设计一等奖
法门寺工程	1991年建设部优秀设计表扬奖
西安钟鼓楼广场及地下工程	2000年建设部优秀规划设计二等奖
西安国际会议中心、曲江宾馆	2003年陕西省优秀设计一等奖
黄帝陵祭祀大殿（院）	2004年中国建筑学会建筑创作优秀奖
大唐芙蓉园	2006年建设部优秀规划设计一等奖

Zhang Jinqiu, female, born in Chengdu, Sichuan Province in October, 1936, graduated from the Architectural Department of Tsinghua University (1954-1960), majored in architectural history and theory for Tsinghua University post graduate (1961-1966). She started to work in China Northwest Building Design Research Institute since 1966 for architectural design. She took charge of a chief architect in 1987, promoted to be a professor-grade senior architect in 1988, approved to be a registered architect of state class 1 in 1997, and elected to be an architect of APEC in 2005.

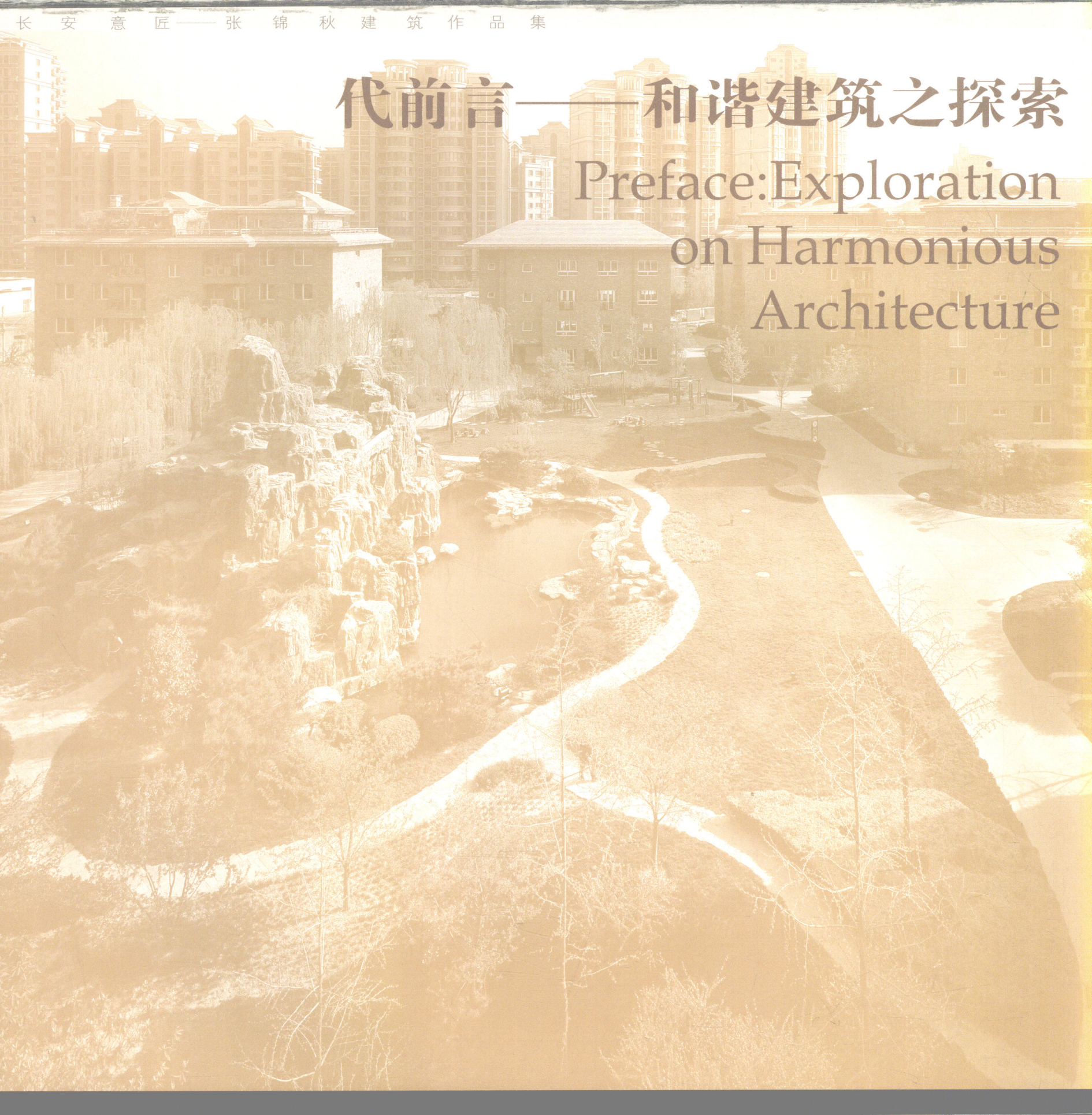
Significant Awarded Design Works:

Three-Tang-Dynasty-Style Project	1992, Bronze Prize of National Excellent Investigation & Design
Historical Museum of Shaanxi Province	1993, Bronze Prize of National Excellent Design. 1993, First Architectural Creation

Master Monk Xuanzang's Memorial Hall of Daci'en Temple	Prize of Architectural Society of China 2002, bronze prize of National Excellent Investigation & Design
Qunxianzhuang (Wisdoms Manor) Residential Quarters	2004, Gold Prize of National Excellent Investigation & Design
Library of Shaanxi Province	2004, Bronze Prize of National Excellent Investigation & Design
Monument to Abenonakamaro	1981, Excellent Project Prize of National General Construction Bureau
Stadium of Shaanxi Province	1986, First Prize of Excellent Design of Shaanxi Province
Project of Famen Temple	1991, Praising Prize of Excellent Design of the Ministry of Construction
Square of the Bell and Drum Tower of Xi'an and its Underground Work	2000, Second Prize of Excellent Planning Design of the Ministry of Construction
Xi'an International Congress Center and Qujiang Hotel	2003, First Prize of Excellent Design of Shaanxi Province
Sacred Palace (Courtyard) of the Mausoleum of the Yellow Emperor	2004, Excellent Prize of Architectural Creation of Architectural Society of China
Tang Lotus Garden	2006, First Prize of Excellent Planning Design of the Ministry of Construction

鉴于她的学术贡献，1991年张锦秋获首批“中国工程建设设计大师”称号，1994年被遴选为中国工程院首批院士，2001年获首届“梁思成建筑奖”，2005年获西安市首届科学技术杰出贡献奖。

Because of her academic contribution, Zhang Jinqiu was entitled "Design Master of Chinese Project and Construction" as the first group in 1991, elected to be member of Chinese Academy of Engineering in the first group in 1994, won the first Liang Sicheng Architectural Prize in 2001 and the Outstanding Contribution Prize of Science and Technology of Xi'an in 2005.



代前言——和谐建筑之探索

Preface: Exploration
on Harmonious
Architecture

世纪之交，东方正面临现代与传统、外来文化与本土文化的碰撞与融合。具有鲜明文化属性的建筑也不例外地卷入了这一浪潮。

At the turn of the centuries, the east world is facing the collision and fusion between the modern and the tradition, and between alien culture and local culture. Architecture, with its distinct cultural nature, is inevitably involved.

从哲学思潮来看，当代城市建设体现了科学主义思潮和人文主义思潮的汇合。在这个汇合点上，物质的与精神的，传统的与创新的，地域的与世界的等两极的东西必然会神奇般地统一起来，从而构成一种洋溢着生命气息和生活朝气的综合美。越来越多的建筑师认识到当代城市艺术的最大特征是综合美。这种美具有多元性和多层次性，其最重要的特性是和谐。

In the light of philosophic trends, contemporary urban construction reflects the converging of both scientism and humanism thinking, in which miraculous harmony is expected to be established between such opposite poles as the physical and the spiritual, the conventional and the innovative, the local and the global, and hence a synthetic beauty full of life and vitality is created. More and more architects realize that the most distinctive feature of modern urban arts is synthetic beauty. This beauty is of diversities and multiple strata with harmony as its most significant character.

建筑是人与人、人与城市、人与自然的中介，作为城市的主要组成，其文化取向当然应该与它所处的城市、环境相协调。优秀的建筑应该促进人与人的和谐，人与城市的和谐，人与自然的和谐。因此，我的建筑创作可以说是在追求一种“和谐建筑”。

Architecture is the medium between man and man, man and his city, and man and nature. As the main component of a city, the cultural orientation of architecture in a city should go with the city and the environment. Fine architecture is expected to promote the harmony between man and man, man and his city, and man and nature. In this sense, the endeavor in my career has been a pursuit of "harmonious architecture".

我在设计实践中，逐渐体会到“和谐建筑”的理念包含两个层次。第一个层次是“和而不同”，第二个层次是“唱和相应”。中国古代哲人孔子说：“君子和而不同，小人同而不和”。“和”是指相异因素的统一，“同”是指相同因素的统一。我们赞赏前者，提倡“海纳百川，有容乃大”，主张吸纳百家优长，兼集八方精义；第二个层次“唱和相应”是讲相异的因素怎样才能达到“和”的境界。古笈《新书·六术》上说：“唱和相应而调和”。这是讲音虽有高低不同，只要有主次、有节奏、有旋律地组织起来可成和谐的乐曲。先人的智慧给我们以启迪，有助于我们建筑师开扩设计思路，提高创作境界。在国际化的浪潮中，一方面勇于吸取来自国际的先进科技手段、现代化的功能需求、全新的审美意识，一方面善于继承发扬本民族优秀的建筑传统，突显本土文化特色，努力通过现代与传统相结合、外来文化与地域文化相结合的途径，创造出具有中国文化、地域特色和时代风貌的和谐建筑。

During my practice as a designer I have gradually come to realize that the idea of "harmonious architecture" consists of two strata. The first stratum is "diversified unification other than unified identicalness", the second stratum is "precenting and chorusing in unison". The ancient Chinese philosopher Confucius once said: "the noble seek diversified unification other than unified identicalness, while the mean follow the opposite way". Here "Unification" refers



to the uniformity of diversified factors while "identicalness" refers to the uniformity of identical factors. We agree with the former and promote the idea that "it is taking in all waters with all-embracing generosity that makes the immenseness of the ocean." We insist that we should adopt the essences and excellences of various schools and opinions. The second stratum "precenting and chorusing in unison" addresses how to achieve the harmonious 'unification' with these diversified factors. The Ancient Chinese book *New Book • Six Skills* reads: "precenting and chorusing in unison brings consonance of tunes." It explains that though there are different musical scales sounds they may be rhythmically and melodiously organized into consonant music with clear differentiation of the primary and secondary tunes. Wisdom of the forefathers gives us inspiration and contributes to the widening of our design vision and upgrading of creativity levels for architects. In the process of globalization, harmonious buildings with distinctive Chinese cultural, local and epochal features can be created by courageously adopting advanced technological means, modern function requirement and new aesthetic notion from abroad on one hand, and on the other hand, by carrying forward the excellent national architectural tradition and giving prominence to the local cultural features via integration of modernity and tradition, alien culture and local culture.

作为一名从业建筑师，我长期生活工作在古都西安。那是一座具有3100年城龄的古都，曾有13个王朝在这里建都。中华民族盛世王朝周、秦、汉、唐建都于此，达千年之久。这里是著名的丝绸之路的起点。西安是中华民族的精神故乡，至今保存着伟大的遗址、完整的城垣、重要的古迹，它们生动地述说着古都光辉的历史；西安现在是西部重镇，是我国现代化建设中西部大开发的中心城市，

现代化建设正在迅猛发展。科技开发区、经济开发区、旅游开发区体现着当今城市的活力。就在这片古今交融、新旧相辉的热土之上，正在回荡起民族文化复兴的壮丽乐章。这一切成为我们进行建筑创作的广阔背景。“和谐建筑”的理念就由此而萌生。

As an architect, I have been living and working in Xi'an for quite a long period. Xi'an is an old city with the history of 3100 years, which served as the capital of 13 dynasties. Over the past thousand years the prosperous dynasties of Chinese nation like Zhou, Qin, Han and Tang, all established their capitals here. It is also here that the famous Silk Road starts. Xi'an is the spiritual hometown of Chinese nation where still preserves the great historic sites, integral city walls, and important antiquities which vividly retell the glorious history of this ancient capital. Xi'an now is the center of the development of west China with its rapid growth in modern construction. Scientific development zones, economic development zones and the tourist development zones reflect the vitality of the city nowadays. It is on this hot land where the sublime music of national cultural renaissance resounds, with the antiquity and modernity blending, also with the old and new adding brilliance to each other. All these have composed a vast background against which we proceed with our architectural creation. The idea of "harmonious architecture" hereupon comes into being.



Zhang jinqiu

注：此文为作者在2006年第十二届亚洲建筑师大会上所作主题报告的一部分

This article was part of author's theme report at the 12th Conference of the Asian Architects, 2006



MODERN
FOLK
QUNXIAN
MANOR

PLANNING AND DESIGN OF
THE RESIDENTIAL QUARTERS,
QUNXIAN MANOR IN XI'AN

现代民居群贤庄

西安群贤庄小区规划设计

群贤庄小区位于西安市南二环西段,占地61.5亩(约4.1hm²),建筑面积73580m²(其中地下车库11060 m²,地面建筑62520 m²),住宅301户,建筑层数以5层为主,容积率1.51。由于地处唐长安群贤坊旧址,而其规模较小,故命名为群贤庄。小区南侧为发展迅速的高新技术开发区,北侧为规划城市绿地,西临拥有唐长安城墙遗址绿带的唐延路,环境优美,交通便捷,定位中高档住宅,主要服务对象是热爱文化和从事与文化有关工作的住户。1999~2001年设计,2002年竣工。

The Residential Quarters, Qunxian Manor is situated in the western section of the south second ring road of Xi'an, occupying 61.5 mu land, about 4.1ha, and having 73580 sq.m. floor area (11060 sq.m. for underground car park and 62520 sq.m. for floors above the ground). Most of the houses have 5 floors accommodating 301 households. Its floor area ratio is 1.51. The site is in the Qunxian Lane. The residential quarters has Qunxian (virtuous persons) as its name. To the south of the quarters is the new high-tech zone, which is developing fast, and to the north is the planned green area. It is surrounded by Tangyan Road of the old city wall site. It is a middle/high class project for people who have a deep love for culture or those who work in relation with culture. The project was designed in 1999-2001 and completed in 2002.

群贤庄小区按照建造面向21世纪的中国换代住宅的要求,力图在大都市之中营建具有良好宜居性的绿色家园。在更全面地提高住宅性能,更大幅度地改善住宅装备,更合理地增加住宅功能,更明显地改善住宅环境,更有效地延长住宅寿命等五个方面,进行了有效的探索。小区规划设计获2002年中国建筑工程总公司优秀设计方案一等奖。小区建成后,获2002年建设部住宅产业化促进中心“AAA”认证,同年荣获陕西省环保绿色文明社区称号。2003年获建设部优秀设计一等奖,2004年获国家优秀勘察设计金奖。

Quxian Manor is designed to meet requirements for houses of a new generation in the 21st century and to build a green comfortable residential quarters. Explorations have been made in upgrading house performances, providing household appliances, enforcing house functions, improving residential environment and prolonging working life of houses. The planning design of the Residential Quarters was given Certificate of "AAA" by the Promotion Centre of Housing Industry by the ministry of Construction and entitled Green Environment and Civilized Community. It was awarded the first prize of Excellent Design by the ministry of Construction in 2003, the gold medal of the National Excellent Survey and Design in 2004.

一、适应居家生活的套型

住宅的意义说得最直白的是明代的李渔，他说：“人之不能无屋，犹体之不能无衣”。人们都说家庭生活是一大堆细枝末节，住宅首要就是解决这些细枝末节的问题。难怪西方现代主义建筑大师柯布西耶说：“住宅是居住的机器”，这是从物质功能上对住宅最好的表述。另一方面，人们对家有着种种美好的愿望。英国艺术大师肖伯纳说：“世上最不平凡的美是家里的美。”德国文豪歌德说：“人无国王、庶民之分，只要家有和平，便是最幸福的人。”古今中外人们都把家作为避开社会的喧闹、拼搏而得以自在地抒发个性本色、求得心灵安宁的绿洲或港湾。无怪乎晋代陶渊明歌颂的是在自己家中“引壶觞以自酌，眄庭柯以怡颜；倚南窗以寄傲，审容膝之易安。”唐代刘禹锡，为在他的陋室中“无丝竹之乱耳，无案牍之劳形”而引以为慰。现代人在激流般的社会中似乎这种要求更加迫切，赵鑫洲说：“家虽然也要以多少平方米面积、家具、柴米油盐和家电为前提，但更着重灵魂的安顿和内心的充实。所以，家多半是现代人做梦的好去处，是月光底下的东西，有浪漫色彩”。“它既是我的身也是我的心的归宿”。作为家的容器或载体的住宅，怎样才能承载起这样神

圣的任务，对建筑师来说是真正的难题。

I.Units suitable for household life

The meaning of a house was explained clearly by Li Yu of the Ming Dynasty. He said "Man can not live without a house as the body can not bear without clothes". People agree that home life comprises a large lot of daily trifles. Houses are to deal with these trifles. This is why modernist architect Le Corbusier said "House is a machine of life." It is the best interpretation of a house in its function. Furthermore people would have all kinds of beautiful dreams on houses. British artist George Bernard Shaw said "The most extraordinary beauty is that at home." German literary giant Johann Wolfgang von Goethe maintained "People have no differences no matter if they are kings or citizens. So long as there is peace at home they are the happiest." People all over the world in the present time and history take home as a shelter to avoid noises and struggles, to express their own feelings and characters and to seek for a peaceful oasis or harbor. Tao Yuanming of the Jin Dynasty praised his home life in such words "to drink wine with comfort, to look at the court yard with admiration, to lean against the south window with satisfaction, to see children with contentment".

Liu Yuxi of the Tang Dynasty was pleased with his simple house "to be without the trouble of being disturbed by noises and bothered by official affairs". People in modern times are eager for this kind of life in the turbulent society. Zhao Xinzhou explained "although there must be floor area, furniture, foodstuffs and electrical appliances in the house, ease and satisfaction are the most important. Home is a good place for modern people to have dreams, to enjoy moon light and romantic colours." "Home is a shelter for my body and for my heart as well." House is a container or carrier of home. To realize this sacred aim is really a difficult mission.

在群贤庄住宅单元之套型设计上从生活方式、习俗、情趣、品位几方面着眼，根本之点是突出“以人为本”，吸取我国传统四合院住宅内外有序、动静合宜的布局精神。设计为家庭中不同的成员提供舒适、方便、公共的和私密的生活空间，为家庭内人与人之间的和谐共处创造条件。另一方面，考虑到居住区内公寓式住宅，毕竟不可能像独立式私人住宅那样一户一个模式。因此除了设计较多类型的单元套房以外，还尽量使同一单元平面能适应不同住户作个性化处理的灵活性。户型简介如下：

In designing of the housing units of the project life styles, customs, interests and levels of artistry have been considered with man as the dominating factor. Sequences of outdoor and indoor spaces and coordination of movements and quietness in Chinese traditional quadrangle houses are referred to. The housing units will provide comfort, convenience, shared and private spaces and harmonious living conditions for family members. It is impossible to have one different unit type for each household as those in independent private houses. Efforts have been made to make one unit plan to be flexible for uses of different households.

甲类：含A、B、C三个户型，套内使用面积198~248 m²，4室2厅2卫1厨1储1洗熨。家庭内部的功能分区首先在于内外有别和动静分离。第一层次是门厅或相当于此的入口空间，其旁有厨房和多功能居室（可作接待室、保姆室、客房等）；第二层次是起居室、餐厅共同构成的家庭公共活动空间，是家庭聚会和接待宾客的主要场所，起居室与餐厅之间可开敞，亦可灵活隔断，是所谓“动区”；第三层是以内部过厅为核心、卧室为主的私密性空间，包括带有专用卫生间的主卧室、次卧室、卫生间、储藏室、洗熨，是所谓“静区”，是家人内部生活的区域，家庭不同成员还各有其私密空间。这种户型功能齐全，起居室、主卧室及一个次卧室均为南向，有大、小阳台，除单元拼接处外全部明厕，厨房北侧另有杂务阳台。在平

面组合上能适应不同构成的多种家庭类型，有聚有分，动静相宜，各得其所而互不干扰。

The unit types are as follows:

Type A: Type A has A, B and C plans with usable floor area of 198-248m² for 4 bedrooms, 2 living, 2 toilets, 1 kitchen, 1 storage and 1 ironing room. The floor area is arranged in an order to differ from outdoor space and to have separation of quietness from movement. On the 1st floor are entrance lobby, kitchen and multi-function room (reception, maid or guest room), on the 2nd floor are living and dining rooms for family gathering and reception. The living and dining rooms can be combined or divided to have "a movement area". On the 3rd floor are bedrooms with the corridor as the core including master bedroom with a separate toilet, bedrooms, toilet, store room and ironing room. These rooms form an area of "quietness" to provide internal living space and privacy for family members. This unit type has rooms of different functions. The living room, master bedroom and one secondary bedroom all have big and small balconies. The toilets have natural light coming in and the kitchen has a balcony for storage in the north. The layout plan can meet requirements of different households to have a gathering or individual activities. Activities of family members will not interfere with each other's.

乙类：含D、E两个户型，套内使用面积155~167 m²，3室2厅2卫1厨。这是群贤庄面积最小的两个户型。除面积尺寸较小以外，其布局的三个层次划分与甲类基本相同。起居室、餐厅和主卧室同处南向，没有专设储藏室和洗熨间。

Type B: Type B has D and E plans with usable floor area of 155-167m² for 3 bedrooms, 2 living, 2 toilets and 1 kitchen. These are the

smallest unit types in the project. The layout plan is basically the same as that of Type A. The living, dining and master bedrooms all face south. There are no special storage and ironing rooms.

丙类: 这是跃层式住宅, 在各种户型的第五层与第六层。例如, 当甲类A型在五层时, 在它的六层局部增加一套居室和一个屋顶花园, 套内使用面积 270 ~ 346 m², 6室2厅3卫1厨1储1洗熨和屋顶花园, 它所包含的内容相当于一座小型别墅式住宅, 但却有小区住宅的多种功能和更有安全感的环境。六层的两室及阳光浴室可用作主卧, 亦可作为书斋、画室、棋室、茶厅, 与屋顶花园共同形成个性化环境。还要提及的是这套居室的楼梯安排在门厅旁边, 便于单独出入, 并不干扰五层的起居和餐厅, 这与在厅室中布置楼梯的做法相比, 更为适用并符合中国家庭生活方式和审美习惯。其他户型在顶层都有跃层单元, 不一一细述, 这种多厅室, 布局有立体的变化, 又有灵活的屋顶花园, 是销售中最受欢迎的套型。

Type C: Type C is on the 5th and 6th floor and has a skip floor. Whereas Type A is on the 5th floor it will have a suit of bedrooms and a roof garden on the 6th floor. The total floor area is 270-346 m², including 6 bedrooms, 2 living, 3 toilets, 1 kitchen, 1 storage, 1 ironing room and 1 roof garden. It contains rooms as a villa house does. Besides it has more functions and safer environment. The 2 rooms and sun bathing room on the 6th floor can be used as a mater bedroom, or a studio, chess room and tea room to form a special environment with the roof garden. The units of this kind have stairs in the side of the entrance lobby for convenience of coming in and going out without interference with others. This arrangement is in line with habits of Chinese aesthetics and suitable for Chinese family life. All the other types of units will have a skip floor where they are on the top floor. These units are more popular on the market for having more rooms and vertical variations of spaces.

丁类, 这是双户套型, 是结合建筑的错台处理专门为两代家庭合住而设计的套型, 含 F、G 两个户型, 套内使用面积 282 ~ 349 m²。面积较大的一种为 5 室 4 厅 (3 室 3 厅 + 2 室 1 厅), 有 3 卫、1 厨、2 储、1 洗熨、1 保姆。大小两户分合随意, 各有起居室, 另有一个面积较大的厅作为共同的会客厅, 两户共用餐厨, 在小户一侧另设保姆室和储藏室。面积较小的一种为 5 室 3 厅, 3 卫、1 厨、1 保姆及其工作房间, 与前者相比较, 没有共同的会客厅。两个套型均有宽阔的屋顶花园。双户套型的设置完全是从社会需求出发, 极具中国“大家庭”的特色。

Type D: Type D is designed at the setbacks of the building for families of two generations. It has F and G plans with a floor area of 282-349 m². The larger unit has 5 bedrooms and 4 living rooms (3 bedrooms and 3 living rooms + 2 bedrooms and 1 living room), 3 toilets, 1 kitchen, 2 storage rooms, 1 ironing room and 1 room for the housemaid. The unit has two sub-units which can be combined or divided with respective living rooms. There is a large shared room for reception. The two households have one common dining room and a kitchen. There are a housemaid room and a storage room on the side of the smaller sub-unit. The smaller unit has 5 bedrooms, 3 living rooms, 3 toilets, 1 kitchen, 1 housemaid room and 1 work room. There is no shared reception hall in this unit. Both units of the two kinds have spacious roof gardens. Type D consisting of two sub-units for two generations is typical for demand of big families in Chinese society.

在甲、乙、丙、丁四种基本类型基础上, 根据单元的不同组合, 一些户型作了适当变化, 或增开外窗, 或增设阳台, 总之, 尽量利用有利条件使户型更为实用, 作为商品房也就增加若干卖点。这里不再一一赘述。在西安特定条件下, 黏土空心砖是具有优势的地方