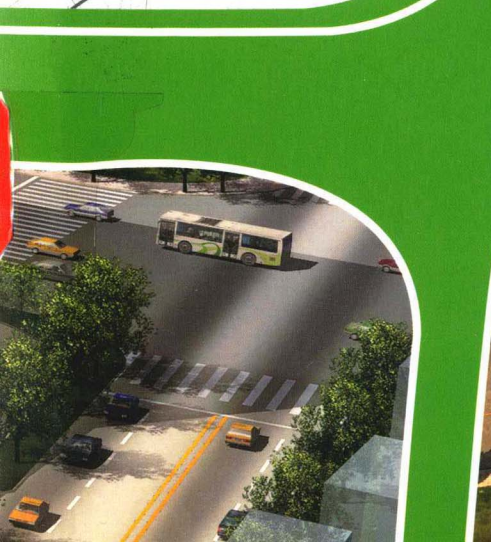
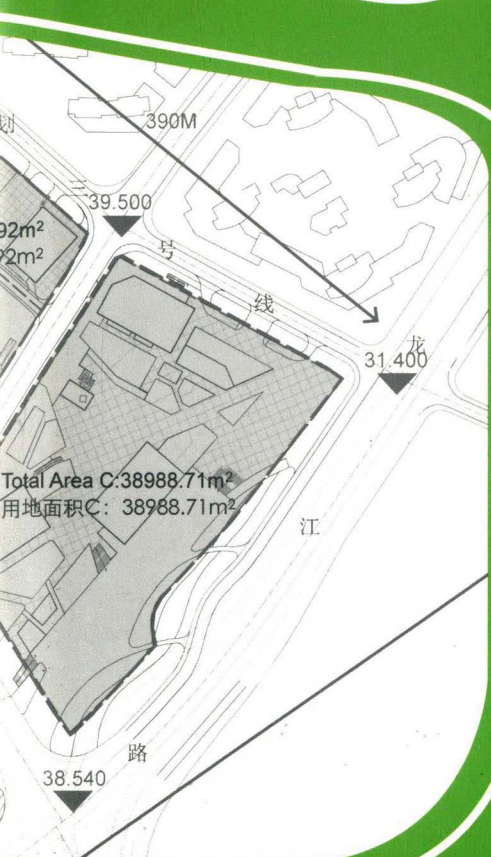


The Whole Record of Bid-winning Buildings IV

中标建筑全程实录 IV

佳图文化 编



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Preface | 前言

Excellent architectures come from the integration of artistry and functionality, with a long and complicated design process bringing the visual enjoyment of beauty. Therefore it is significant for either the architects or the final users to realize and exploit the design process of the architectures.

The book coming out of such a context introduces professionally the whole design record of bid-winning buildings. It arranges the deep and comprehensive interpretation about the bid-winning building cases of most representativeness and quality from the aspects of Analysis, Planning, Renderings, Technical Drawings and Landscape etc. The selected cases cover a number of building types i.e. residence, hotel, retail, office, healthcare and culture buildings etc. with detailed and comprehensive information.

The book is focused and structured, adopting detailed text description about each project aside from the diagrams and drawings. We hope it could be a reference and enlighten to the design fans and bring our readers inspiration and imagination to present more excellent works.

好的建筑往往能给人以美的视觉感受，往往是艺术性与功能性的有机结合体。一个建筑从其初步方案设计到最终的建成亦是一个漫长而又复杂的设计过程，因此，了解和探究建筑的设计历程，无论是对于设计师还是建筑的最终使用者来说都具有非常重要的现实意义。

本书即是在这样的背景之下，形成的一本关于中标建筑设计全程介绍的专业性书籍。全书挑选了当下最具有代表性和极高水准的中标建筑方案进行全程深度解读，分别从分析篇、规划篇、效果图篇、技术图纸篇以及景观篇等多个角度剖析中标建筑的设计全过程。所选案例涵盖了住宅、酒店、商业、办公、医疗以及文化建筑等众多的建筑形态，范围广泛，资料详实全面。

全书在收录和展示中标建筑的效果图和技术图纸的同时，还配以详细的文字说明，重点突出，层次分明。我们希望能透过本书精选案例的介绍给广大的设计爱好者以更多的参考和启发，相信广大的读者定能从中开拓思路、提高想象力，创作出更好的设计作品。

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Commercial Complex Building and Planning

商业综合体建筑及规划

Commercial complex is the complicated and unified complex with multi-function and high efficiency, combining over three functions such as business, office, residence, hotels, exhibitions, caterings, conferences and entertainments. It has changed the unitary commercial development and provided the comprehensive supporting service. The differences between typical urban complex buildings would be introduced in this chapter on the aspects of design concept, structural layout and functions.

商业综合体即是将城市中的商业、办公、居住、旅店、展览、餐饮、会议以及娱乐等城市生活空间的三项以上功能进行组合，形成一个多功能、高效率、复杂而统一综合体，它不仅解决了商业发展单一的问题，而且还提供了一种综合性的配套服务。本章节将介绍一些典型城市综合体建筑在设计理念、结构布局以及建成功效等方面的不同之处。

Qingdao Zhuoyue New-City Core

青岛卓越新都心

Location: Qingdao, Shandong, China

Client: Excellence Group

Planning and Design: AECOM

Site Area: 209,800 m²

Total Floor Area: 843,594.38 m²

项目地点：中国山东省青岛市

开发商：卓越集团

规划设计：AECOM

用地面积：209 800 m²

总建筑面积：843 594.38 m²

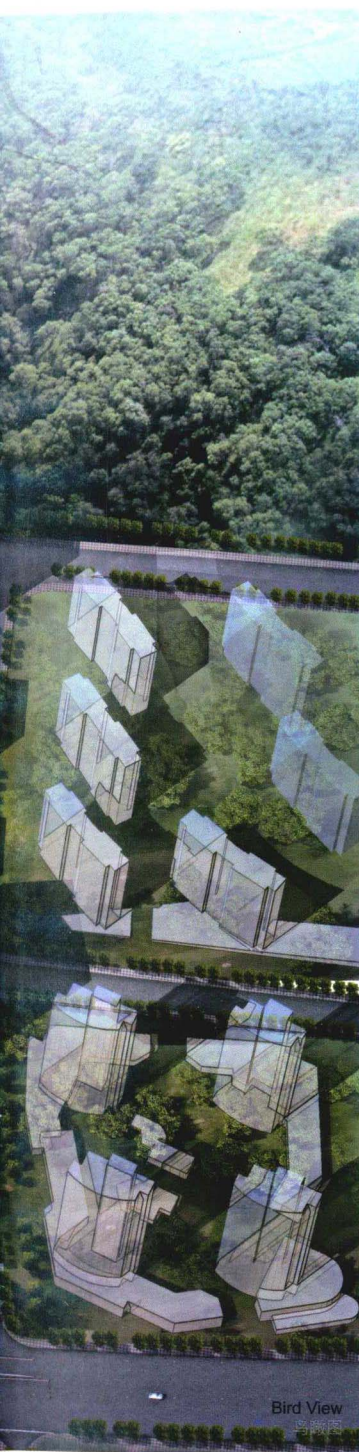
Planning

This urban complex is planning the functions of commerce, office, hotel, apartment and residence. The site is divided into four parts by Fuzhou North Road and Tailiu Road. According to the planning, the whole complex is separated into three functional areas: business area, administrative area and residential area, which are connected by three landscape corridors. Plot C and D are set for commercial center and experience block which are connected with Vanke block on the east. In addition, there will be a large MALL in plot D connected with the metro station. Each plot will have its own commercial square at the center. At the intersection of Heilongjiang Road and Fuzhou Road, commercial squares form the central square connects with the urban nave.

规划篇

项目规划的主要功能为商业、办公、酒店、公寓、住宅。其用地被福州北路与台柳路分成4大块，规划中将其分为商业办公区、政务办公区、配套居住区3大业态区，并设置3条景观通廊汇集于基地核心。C、D地块分别为大型商业中心与休闲体验商业街区，并与东侧万科街区连为一体，形成黑龙江路繁华的商业带，此外在D地块的大型商业MALL中与地铁形成无缝对接。C、D地块中心形成各自的中心商业广场，在黑龙江路与福州路交叉口处，结合开放式商业形成衔接都市的中央广场。





	总用地面积 (m ²)	计容建筑面积 (m ²)	容积率 (%)
总地块	209 795.38	843 594.38	4.02
A地块	81 095.74	354 554.38	4.37
B地块	37 291.92	158 000	4.24
C地块	38 988.71	134 600	3.45
D地块	52 419.01	196 440	3.75



Analysis

This project is located in the center of Qingdao neighboring the Sifang and Shibei District. The project is an ultra-large urban complex integrating commercial offices, government departments, luxury hotels, and residential buildings. With Shuangshan Park on the north, Harbin trunk road on the south, Metro Line 3 on the east and Metro Line 4 on the west, it is envisioned to be the new city core of Qingdao—the core for ecology, culture, innovation trade and business.

分析篇

青岛新都心位于青岛市区中央，四方区与市北区的交接处。项目北靠双山公园，南临黑龙江—哈尔滨路主干道、东至规划地铁三号线、西接规划地铁四号线，是集商务办公、政务、酒店、大型配套商业、居住于一体的巨型城市综合体。项目致力于打造成青岛市新的魅力中心，生态之心，文化之心，创意、商务、商贸之心。

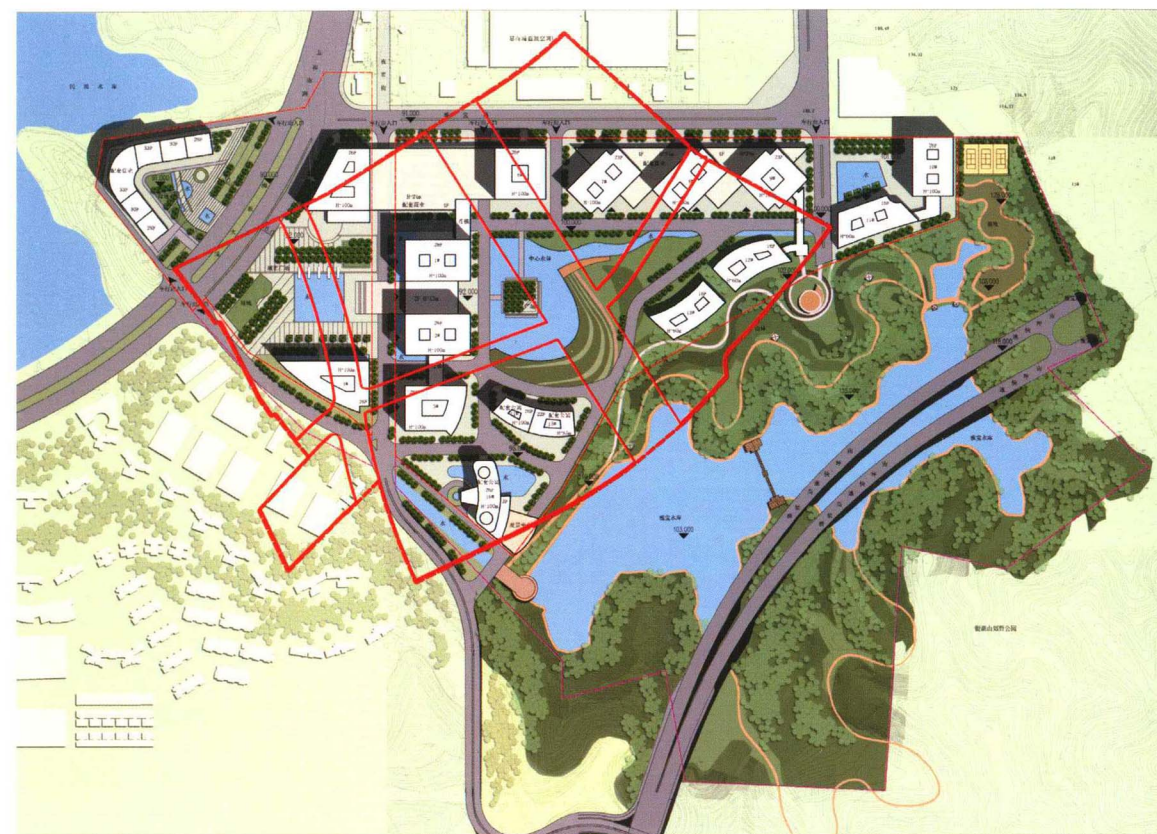
Landscape

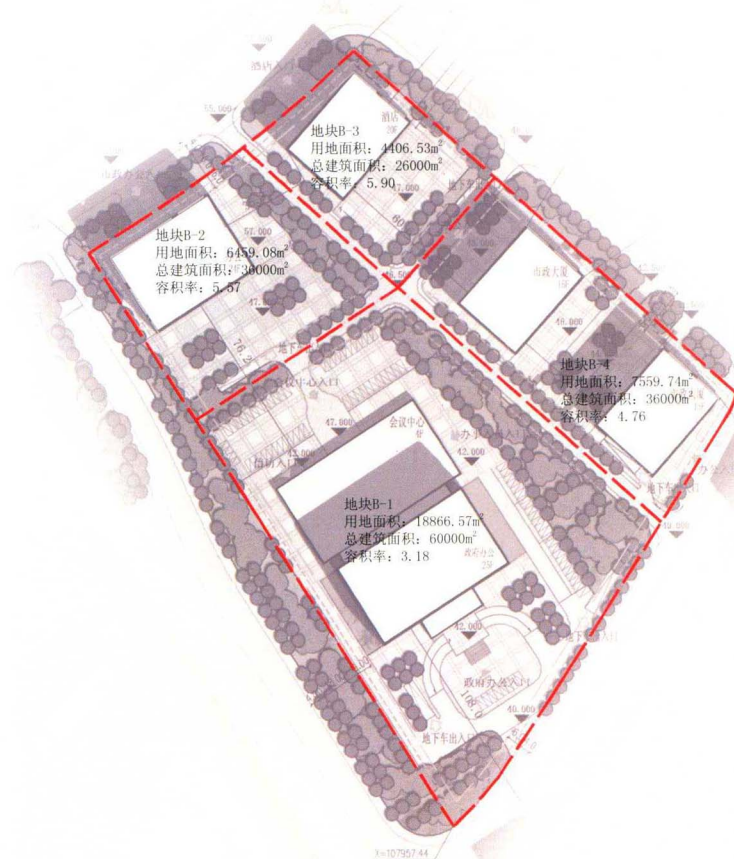
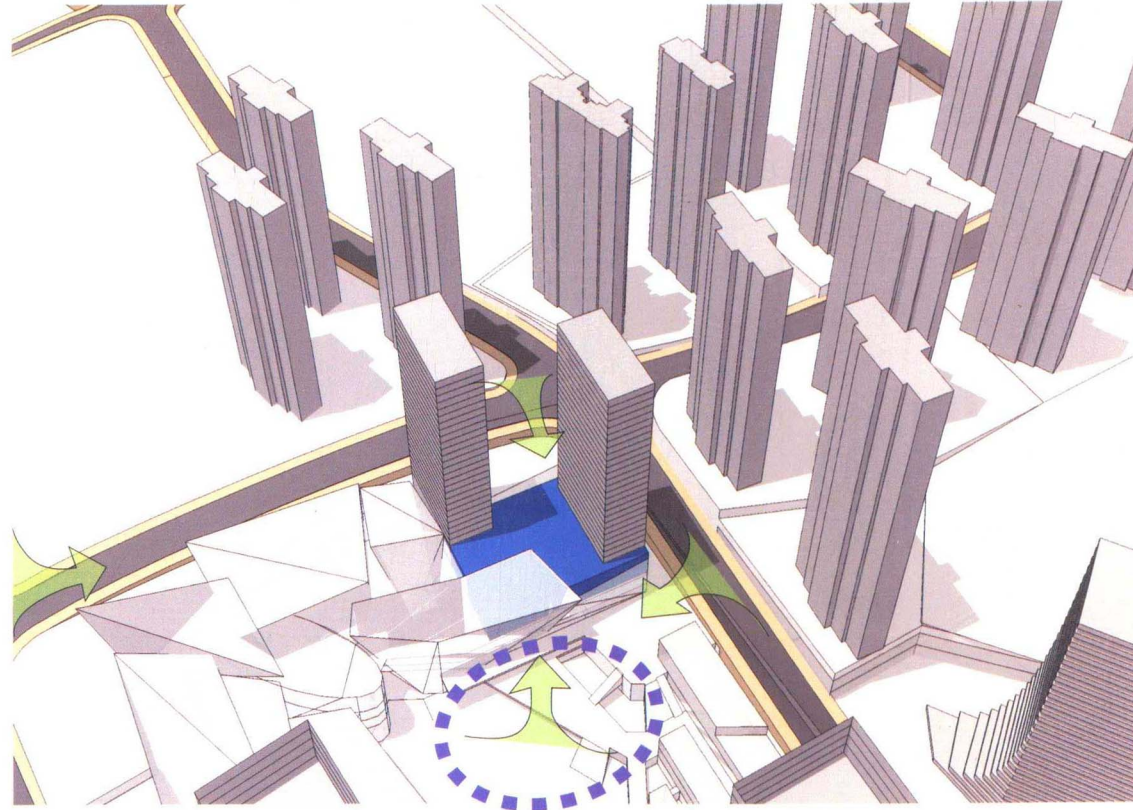
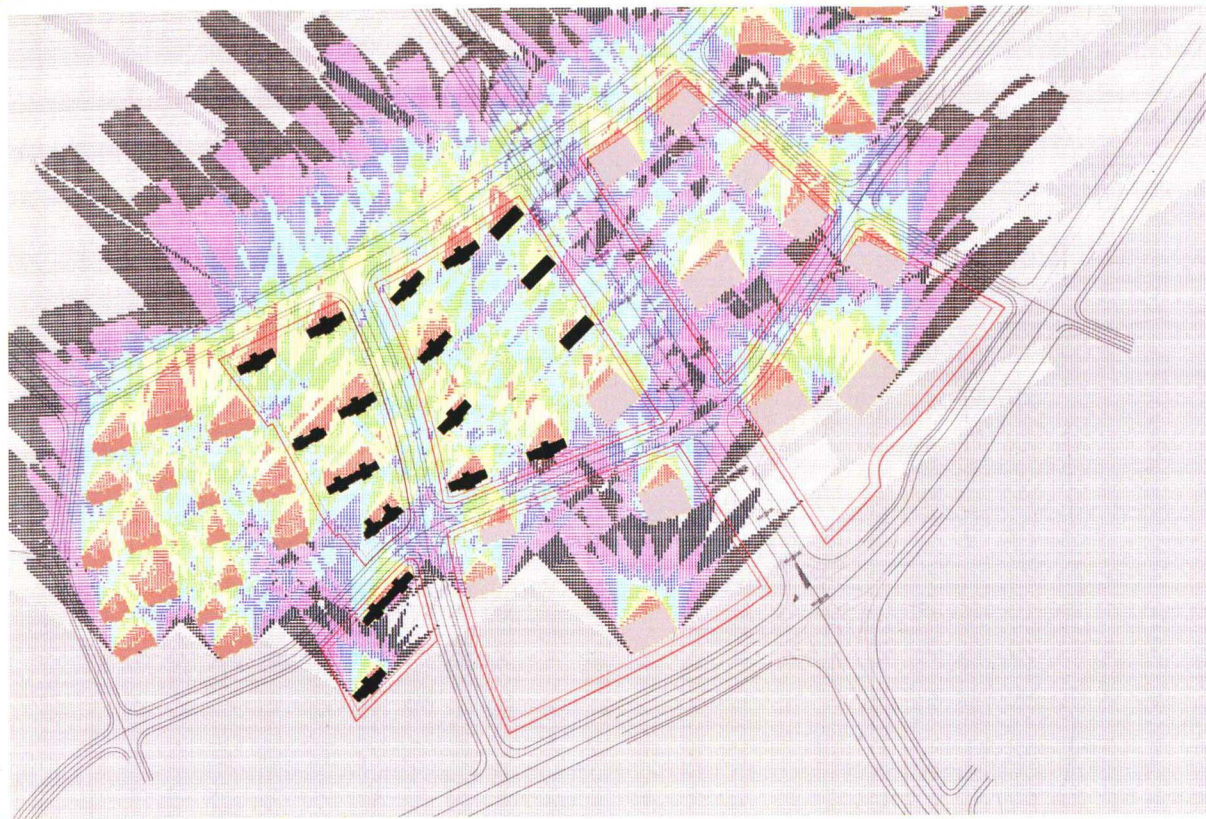
Three landscape corridors cross with each other in the center of the site, presenting three squares. At the intersection of Heilongjiang Road and Fuzhou Road, the central square is formed to connect with the urban nave and Shuangshan Park. Green landscapes originate from the mountain, flow down to the site and gather together in the square. It forms four landscape nodes: square of plot D, central square, water tower square of plot D and axle green belt in plot B. Three areas are connected together to provide three kinds of atmosphere.

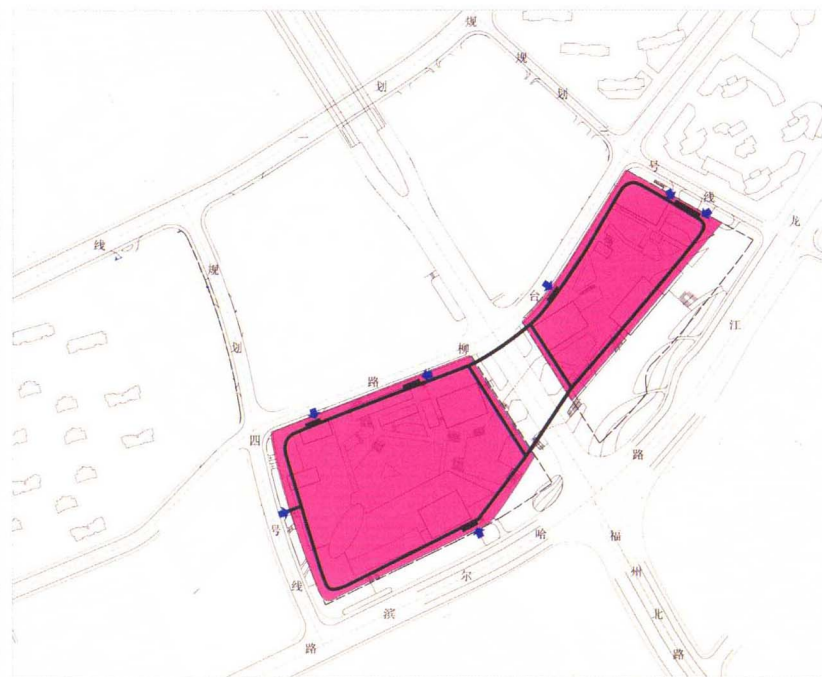
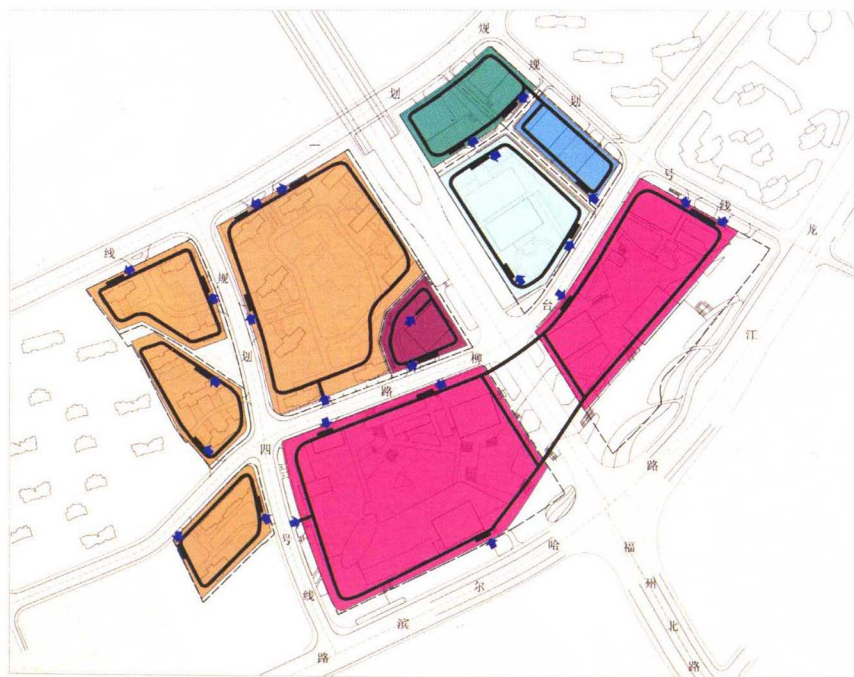
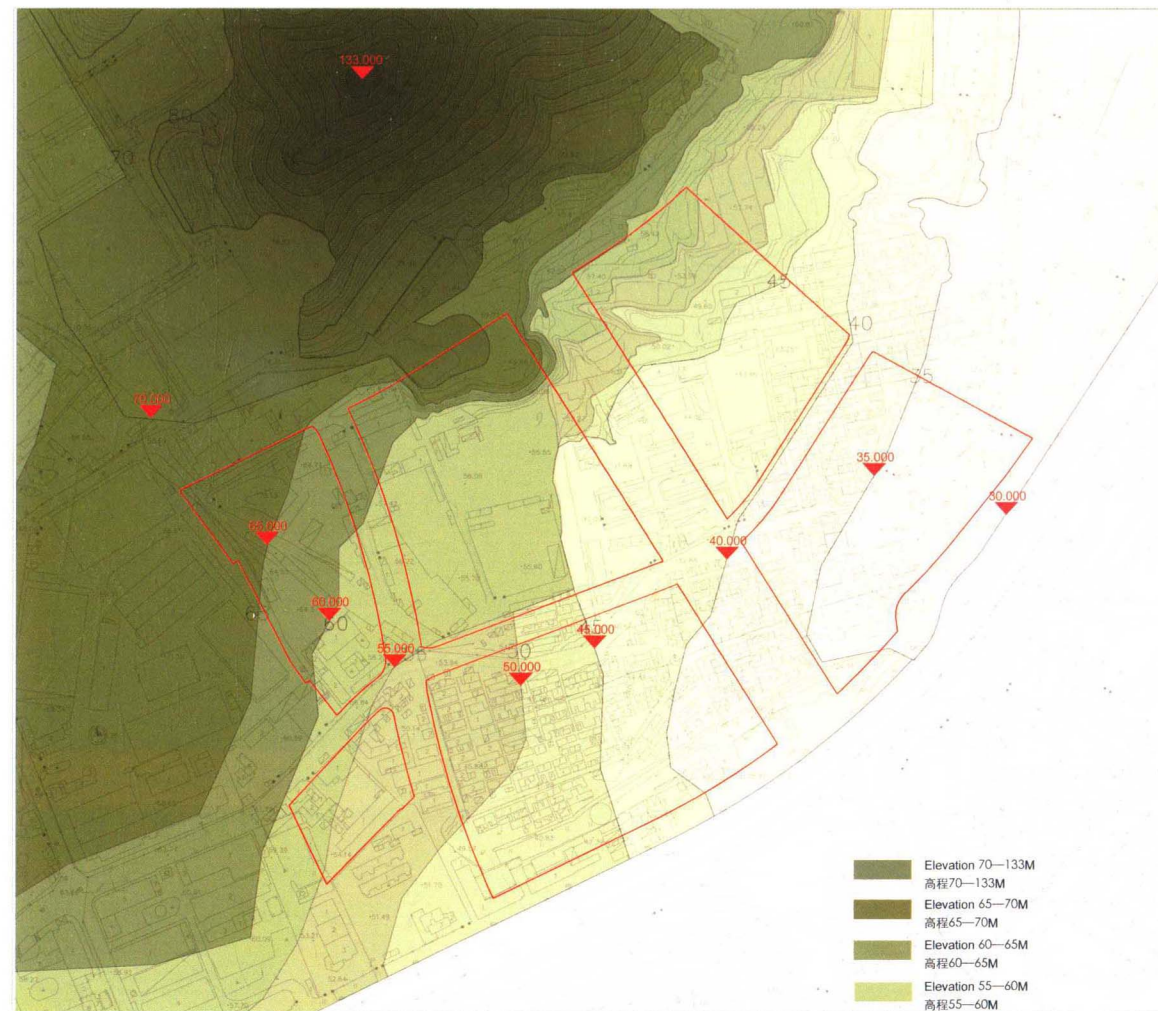
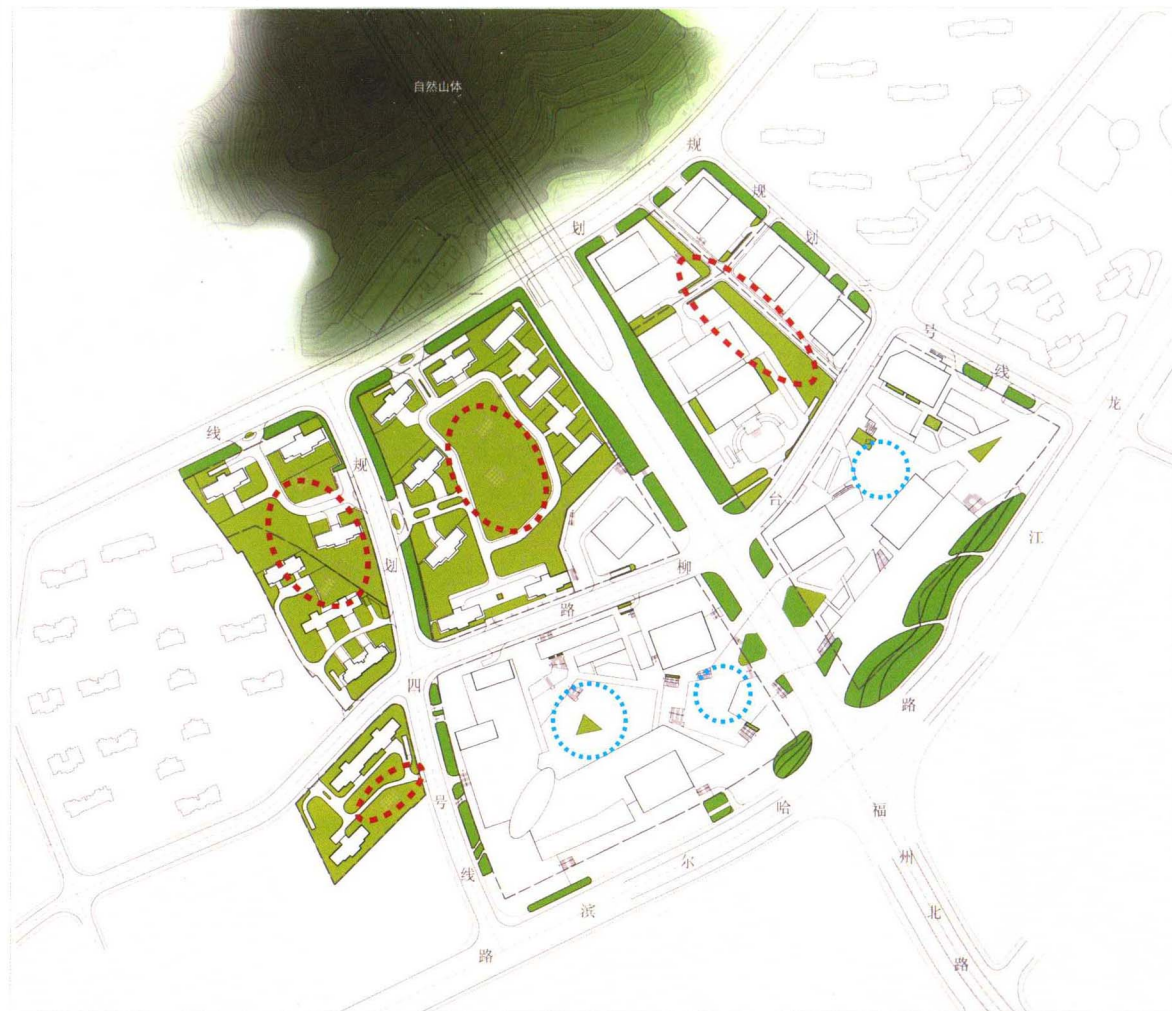
景观篇

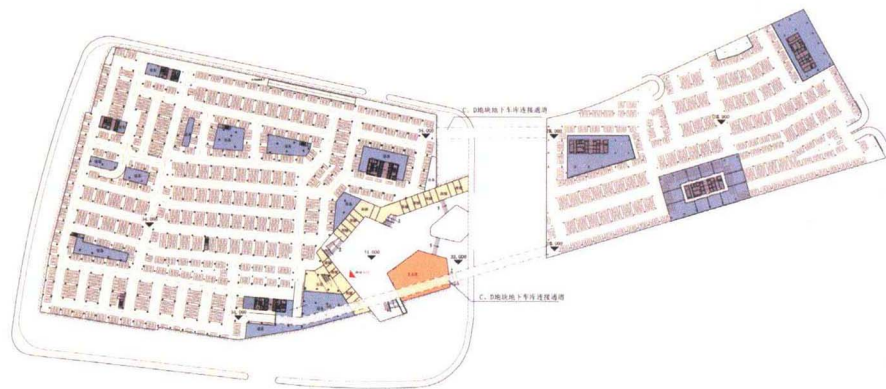
项目规划形成3条景观轴，汇集于新都心的核心，形成3广场。在黑龙江路与福州路交叉口，展开形成都市中央广场，从而无缝衔接了都市与双山公园。景观绿化发源于山，绵延而下经过新都心，汇于广场。同时形成4个景观节点：D地块中心广场—中央广场—C地块水塔广场—B地块中轴绿化带，衔接3个地块，变换3种氛围。



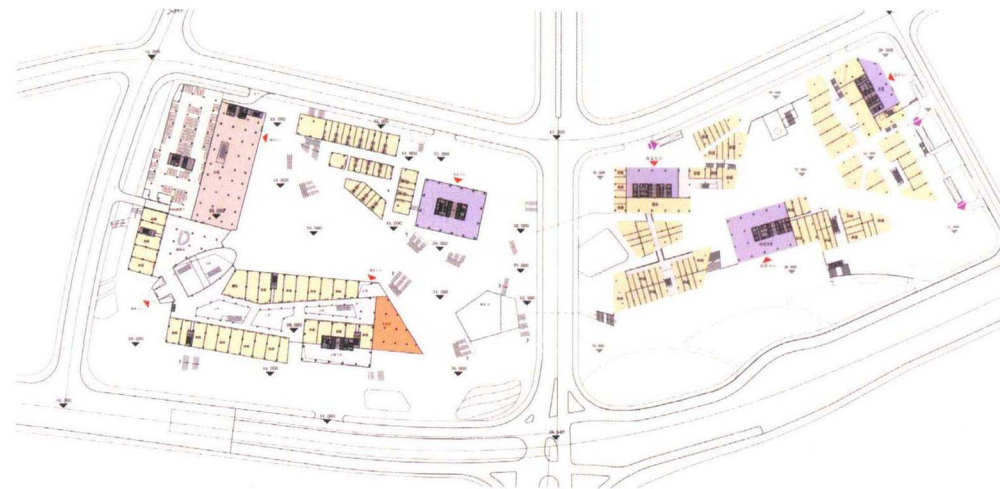




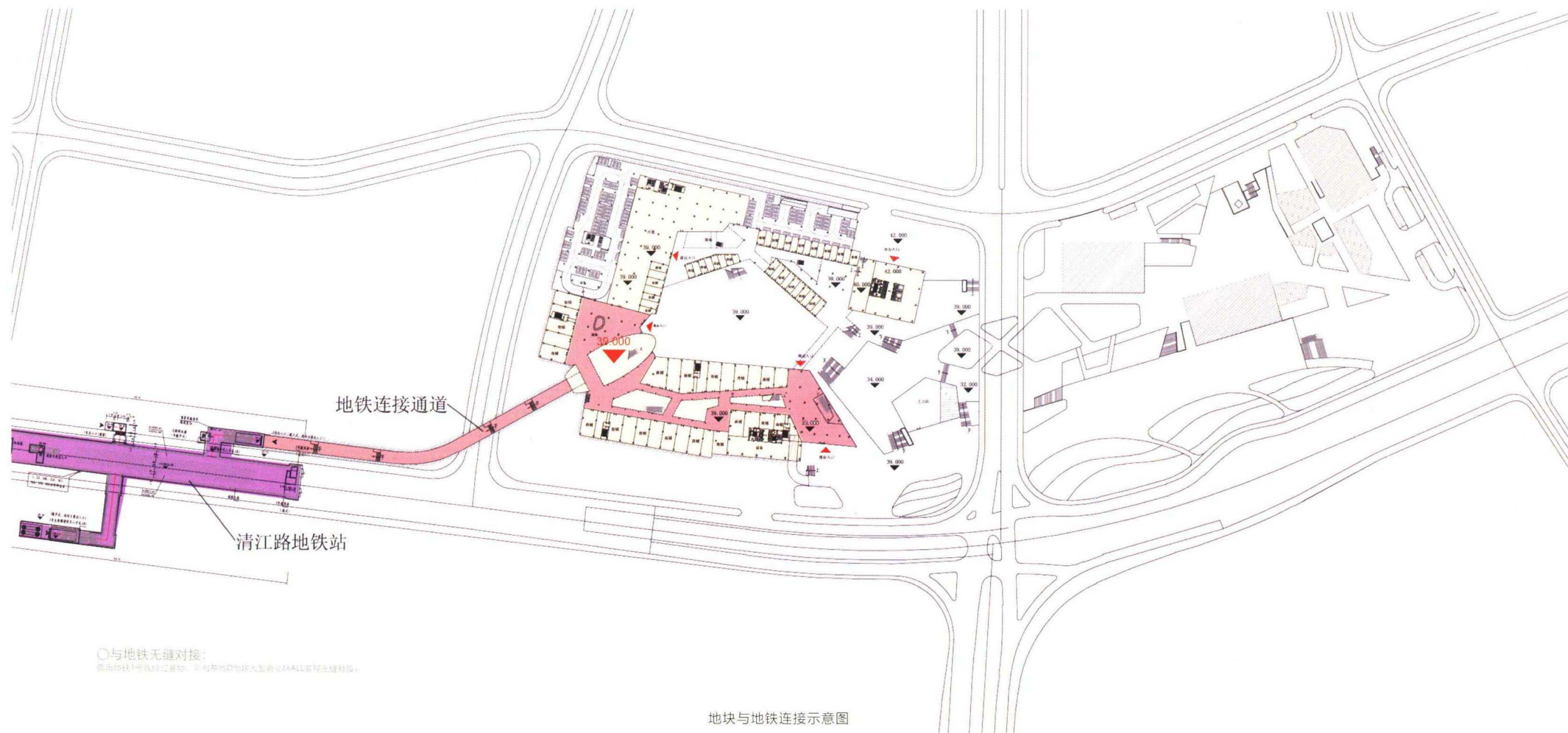




C、D 地块地库连接示意图



C、D 地块标高 39m 平面连接示意图



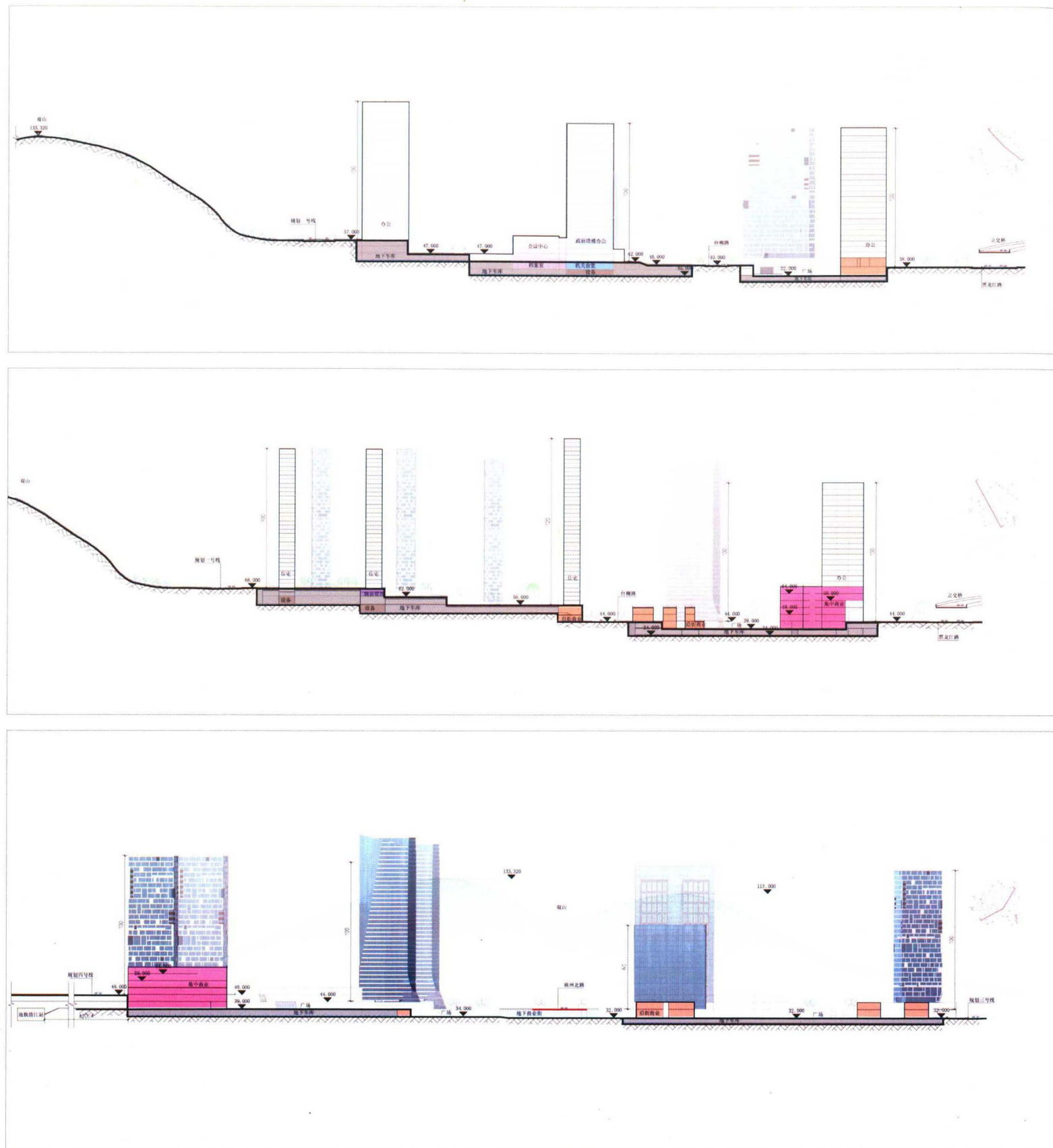
地块与地铁连接示意图

Technical Drawings

Taking advantage of great elevation difference, parking can be realized on the same floor with the MALL. The high-rise office building applies framed core-tube structure according to the request that building plane and structure will against side force, while the high-rise apartment and residential buildings will apply framed shear-wall structure. To fulfill the functional requirements, part of the ground floor applies special-shaped column structure.

技术图纸篇

利用项目高差大的特点, 商业 MALL 实现同层停车, 项目部分为高层办公楼, 根据建筑平面以及结构抗衡侧力要求, 采用框架核心筒结构。部分高层公寓以及高层住宅楼, 拟采用框架剪力墙结构, 以满足建筑功能要求, 部分底层建筑采用异形柱框架结构。





D 地块标高 34m 平面示意图



D 地块标高 39m 平面示意图



D 地块标高 44m 平面示意图



D 地块标高 49m 平面示意图