

COMPETITIVE BIDDINGS COLLECTION OF CHINESE ARCHITECTURE

中国建筑竞标方案集成

• 住宅篇

广州佳图文化传播有限公司 主编



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**COMPETITIVE
BIDDINGS
COLLECTION OF
CHINESE
ARCHITECTURE**

住宅篇

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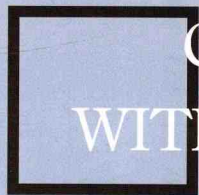
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COMMUNITY
WITH HIGH-RISE
BUILDINGS

高层住宅

Wuxi Huarun Super high-rise

Location: Binhu district, Wuxi city, Jiangsu province

Planning Design: Japanese M.A.O First-class Architect Office

Architecture Design: Shanghai Sunyat Architecture Design Co., Ltd

Land Area: 104 314.1 m²

Floor Area: 312 015.06 m²

Floor Area Ratio: 2.5

Building Density: 6.29%

Greening Ratio: 40.50%

Number of Households: 1457

Parking Space: 1851

Wuxi Huarun ultra-high-rise residential project, located in Binghu Area of Wuxi City, is in the prime piece of downtown. It is a high-grade residential area in the form of ultra-high-rise and high-rise residential house, the unique design concept of which elaborates and further establishes the theory of habitat science, creating a vibrant ecological landscape.

Ultra-high-rise residential house has the advantage of unique landscape. Xishan and Huishan, taken as the main landscape elements, are brought into the plan control. To guarantee a max field



of vision when having an overlook of the mountain scenery, four ultra-high-rise residential houses are unfolded around the landscape faces in an orderly manner. According to the instruction principle





of regional planning, the height of the base from south to north is controlled, with the highest in the north and falling in sequence towards the south. This kind of skyline with low in the south and high in the north conforms to the entire ecological climatic environment, which is beneficial for such ecological elements as lighting and ventilating of the residential house. The residential house in the north along the Liangxi Road are four ultra-high-rise residential house respectively with 49 stories, 48 stories, 47 stories and 44 stories, and high-rise residential house with 31 stories and 29 stories in sequence towards the south.

South-north falling structure is adopted in the design of the plant landscape in accordance with height and gradient. Tall and dense trees are planted in the north to highlight the "forest" theme and strong privacy, and water and green trees of "Water/Forest" in the central islands are interweaved, which is the area of the most publicity. The "plain" area in the north side creates a wide field of vision in the form of the forestation "carpet". The huge green belt in the south segregates the disturbance of noise and vision of the original block of buildings, and accomplishes the initial establishment of the regional ecological environment.

To carry through the concept of "Habitation Island", the massif is divided into eight relatively independent cluster spaces, which pushes the central islands. The large-spaced groups are connected with the Baroque festive island with large water surface and take the central footpath as the main traffic link, which forms another ecological feature of buildings stepping aside and the "islands" being dependent from the central heart, namely "facing the water and being towards the north"





无锡华润超高层

项目地址：江苏无锡市滨湖区
 规划设计：日本M.A.O一级建筑士事务所
 建筑设计：上海三益建筑设计有限公司

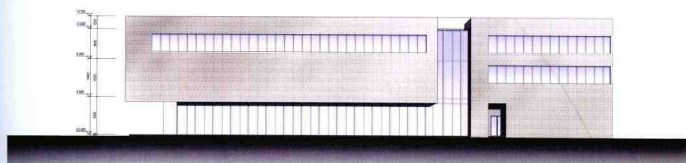
用地面积：104 314.1 m²
 总建筑面积：312 015.06 m²
 容积率：2.5
 建筑密度：6.29%
 绿化率：40.50%
 总户数：1457
 停车位：1851

无锡华润超高层项目位于无锡市滨湖区，地块占据了市中心黄金地段，为超高层和高层住宅形式的高档居住小区，其设计构思新颖独到，诠释了人居学的理论并加以创造，营造了生机盎然的生态园景。

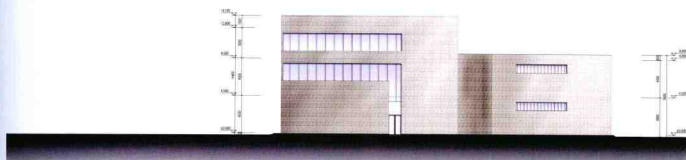
超高层住宅具有独特的景观优势，锡山与惠山作为主要景观要素纳入规划控制，为了保证获得眺望山景的最大视野，四幢超高层住宅围绕景观面有序展开。根据区域规划的指导原则，基地从南至北高度都有控制，北部最高，向南依次跌落，这种南低北高天际线，顺应了整体生态气候环境，有利于住宅的采光、通风等生态要素。北部住宅沿梁溪路分别为49层、48层、47层，44层四幢超高层住宅，向南依次为31层、29层高层住宅。

与高度梯度呼应，植物景观设计成南北降落，北部种植高大密集树木，突出“森林”主题与强私密性；中央岛的“水/林”水绿交织，是公共性最强的区域；南侧“平原”区域，以绿化“地毯”形成开阔视野；南部高大的绿色屏障，隔离了地块原有建筑群的噪音与视线干扰，完成了区域生态环境的初步营造，形成“背山负阴”之势。

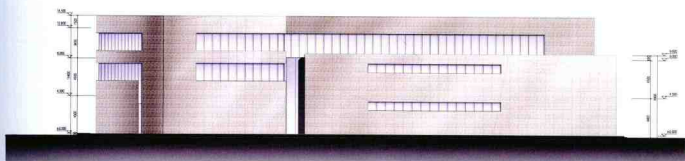
为贯彻“居住岛”理念，地块被划分为八个相对独立的组团空间，对中央岛屿形成推进之势。这些大空间的组团与中央巴洛克式喜庆岛以大片水面联系起来，以社区的中央步行道作为主要交通联系，形成了建筑退居一旁，“岛”独立于环心的“面水抱阳”的又一生态特征。



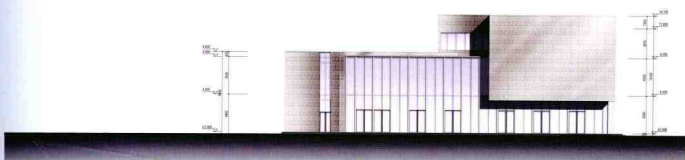
南立面



东立面



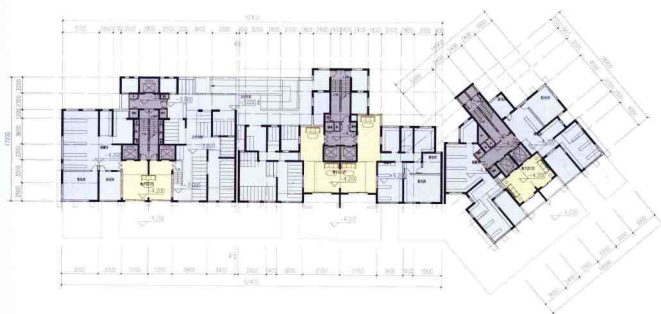
北立面



西立面

景观界面规划构成





一号楼负一层平面
自行车库面积115平方米



Huarun · Hai China

Location: Plot 3, New Binhai District, South of Development Zone

Designed by: Ronald Lu & Partners (HK) Office

Zhongjian International Design and Consulting Limited

American URBANUS (Beijing) Architect Office

Land Area: 456 000m²

Floor Area: 1 310 000m²

Floor Area Ratio: 2.87

Greening Ratio: 45%

Number of Households: 12 000

Huarun · Hai China project is located in Plot No.3 of Southern Seaside New Area of Dalian Economic Technical Development Area. It is close to Seaside Avenue and Seaside Strap-shaped Tourist Greenbelt in the south, which straightly face the vast waters of Dalian Bay. It is connected with Zhenxing Road, the main road from the Development Area to downtown of Dalian, and with Zhenlian Road in the west which is still being planned. Golf-course, tennis court and artificial lake are available in the north. There stand the maritime leisure plaza and Dongshan Scenic Spot which provides the exclusive panorama seascape of Huarun Hai (China). There are numerous facilities for sports, culture and leisure, including Tongniuling Natural Scenic Spot, golf-course and tennis court

established beside Huarun Hai (China). The Seaside Road in front of it leads to the Jinshitan Tourist Resort, the 5A grade State Scenic Spot. Relying on the mature supporting resources of the Business District on Jinma Road, furthermore, it enjoys the convenient life of the Development Area which is increasingly being perfected.

Huarun Hai China is planned to be developed from seven phases during nine years. It is able to provide approximately 12,000 households with comfortable and superior dwelling space after it is entirely completed. The buildings of the first phase have an area of about 220,000 square meters and the area of the house types range from 88 to 260 square meters. They are composed of small high-rise and high-rise residential houses.

Huarun Hai China is established by the collaborative participation of the renowned corporations within the industry engaged in planning, architecture, design and landscape, including Hongkong Lv Yuanxiang Architect Office, Zhongjian International Design Consultant Co., Ltd. which designed "the Water Cube" for Beijing Olympic Games in 2008 and America Metropolis Practice(Beijing) Architect Office, etc.. They aim to build a marker of advanced seaside residential community for Dalian Development Area. High-quality multi-configured residential houses, complete facilities for

