

HOPSCA

商业综合体

佳图文化 / 编



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Preface

HOPSCA, composed of the first capital letters of words or phrases of hotel, office building, park, shopping mall, convention, apartment, represents a kind of composite commercial real estate —— the city complex. Each HOPSCA project, including at least three of the above functions, is an advanced complex of buildings with one as its core. HOPSCA is also called “a city inside a city”. One kind of HOPSCA is a new urban commercial complex based on a shopping mall. Another is a complex of buildings further developed into leisure complex and tourism complex. The third one is the office complex.

“HOPSCA” mainly selects the first kind of commercial complexes together with some office complexes, leisure complexes and business hotels, including Wanda Plazas of Wanda Group, the Mixc Malls of China Resources, the office and hotel complexes of R&F Properties, and other renowned commercial complexes. All the selected projects are elaborately introduced with the exquisite pictures of rendering, floor plan, elevation, and section, which make this book a masterpiece worth collecting.

前言

商业综合体(英文为HOPSCA)是一种复合型地产,其英文是由酒店(Hotel)、写字楼(Office Building)、公园(Park)、购物中心(Shopping Mall)、会议中心(Convention)、公寓(Apartment)等的英文单词或词组的首个单词的首个英文字母构成的。每个商业综合体至少组合了上述功能中的三种,在各部分间建立一种相互依存、相互助益的能动关系,是以一种功能为主、多种功能配套的多功能、高效率的建筑群落,往往也被称为“城中之城”。商业综合体第一种是以大型购物中心为载体,逐步发展新型的城市商业综合体;第二种是原来的建筑综合体进一步分化为以休闲为业态的休闲综合体、旅游设施综合体;还有就是以写字楼为主体的写字楼综合体。

本书精选以购物中心为主的商业综合体,同时对写字楼、休闲商务酒店等综合体也有挑选,主要有商业地产巨头万达各地的最新万达广场、华润的各地万象城、富力地产的以酒店和写字楼为主的综合体以及各地知名的商业综合体。这些案例图片精美,介绍详尽,配以详细的效果图、平面图、立面图、剖面图等宝贵设计资料,实为一部难得的值得收藏的商业综合体大作。

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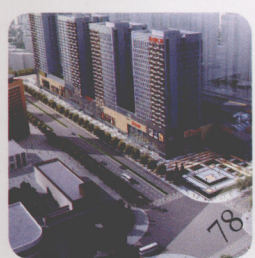
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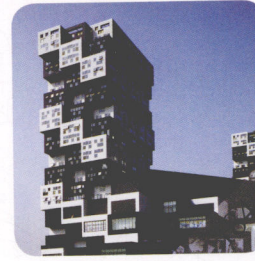
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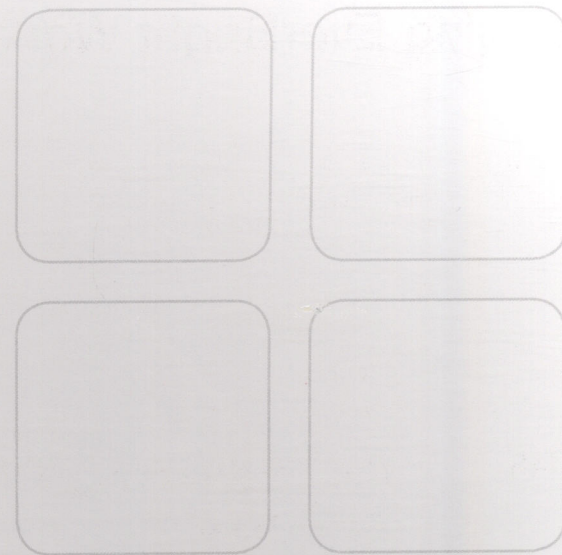
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Beijing EverBright World Center

Location: Xincheng District, Beijing

Developer: Beijing EverBright Real Estate Development Co., Ltd.
Developer: Beijing EverBright Real Estate Development Co., Ltd.

Designed by: China IPPR International Engineering Corporation

Beijing Institute of Architectural Design, Chinese Academy of Sciences

Photographer: Xiao Kaixiong

Land area: 22,000m²

Total floor area: 160,000m²

Structure: Frame-shear wall

Facade: Glass curtain wall + stone, LOW-E Sealed insulating glass unit

Floor/wall of public area: High-grade stone

Drop ceiling of public area: High-grade aluminum sheet

Elevator: Hitachi

HVAC system: DFA(Shuangliang), Circulating Water Pump (Kaiquan)

Fresh air handling unit: Trane

Fan coil unit: Trane

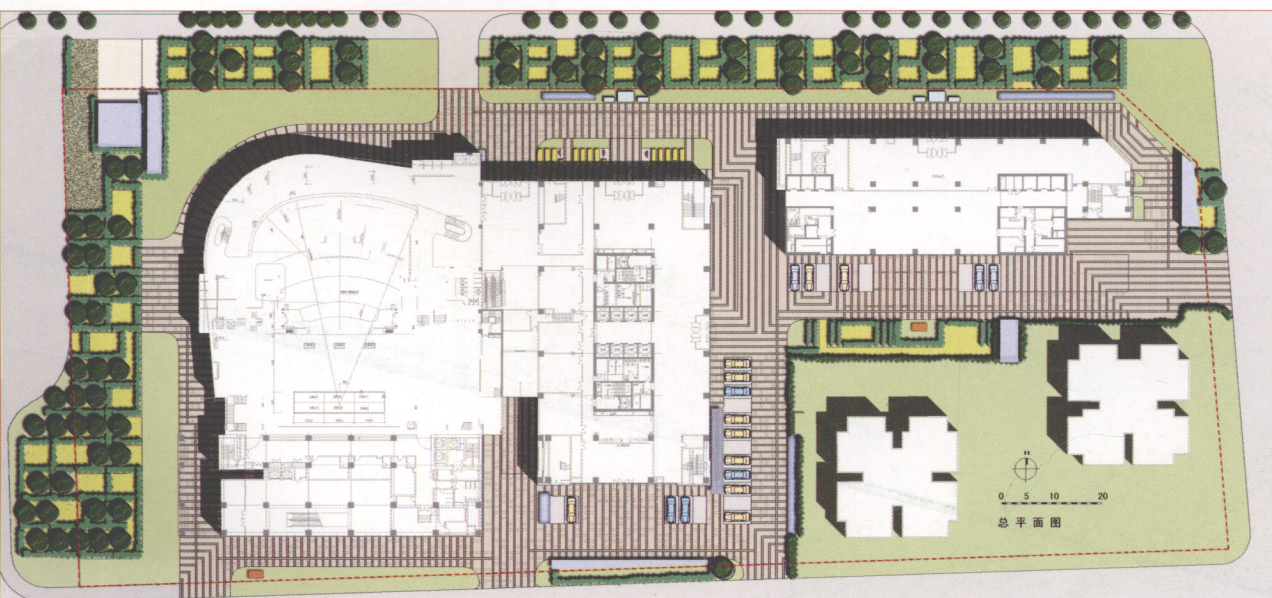
Fire fighting equipment: Bosch Emergency Broadcast

Sanitary ware: Kohler

EverBright World Center is a landmark business complex located at No.28 Ping'anli West Street, Xicheng District, Beijing. The project is superbly situated at the junction of West 2nd Ring Road and Ping'an Street, and to the southeast of MTR L2 Chegongzhuang Station. With total floor area of 160,000 square meters, the project consists of offices, commercial space, a hotel and a theater.

The Tower 1 of EverBright World Center is a Grade A office building, with floor area of 64,917.06 square meters. The building combines banks, business centers and restaurants on the first to third floors for commercial use. The office building, which exceeds the "5A" intelligent office standards, features the world-class building control system to intelligently manage its mechanical and electrical facilities, and its powerful network expansion capability enables the internal mechanical and electrical facilities to work together for superior safety, comfort and energy efficiency.

The building also adopts the 4/4 optimized elevator group control mechanism to allow the effective, high-speed operation of the ten Hitachi elevators, hence enhancing the productivity of offices. In addition, with state-of-the-art basic and value-added telecom services, the building's telecom operation system delivers one-stop services seven days a week, 24 hours a day, as well as custom turnkey telecom solutions. A world's renowned four-star hotel is located adjacent to the Tower 1 office building, creating an international business and social network. At the same time, the signature national Peking opera theater combines business with culture, providing a stage for customers and business partners.



总平面图





光大国际中心

梅兰芳大剧院

梅兰芳大剧院



梅兰芳大剧院

梅兰芳大剧院



中国新时代集团

车公庄大街(西三环)
西二环 西二环
西直门桥 西直门桥



金
融
国
际
大
酒
店

金
融
国
际
大
酒
店



北京光大国际中心

项 目 位 置: 北京市西城区

开 发 商: 北京光大房地产开发有限公司

建 筑 设 计: 中元国际工程设计研究院

中科院北京建筑设计研究院

摄 影: 肖凯雄

占 地 面 积: 22 000m²

总建筑面积: 160 000m²

建 筑 结 构: 框架剪力墙

光大国际中心是一个地标性综合商务建筑群, 位于北京西城区平安里西大街28号, 地处西二环路与平安大街交叉路口, 项目西北角是地铁二号线车公庄站。总建筑面积16万m², 整体规划有写字楼、商业、酒店、剧院等物业形式。

光大国际中心1号楼为甲级写字楼, 建筑面积64 917.06m², 标准层层高为3.8m, 20层, 总高度为82.6m, 标准层面积为2 429.11m², 其一至三层为商业, 特设银行、商务中心、餐饮等。采用超5A智能办公标准。国际知名楼控系统智能控制大厦机电设备, 强大的网络拓展能力, 使大厦内

外 立 面: 玻璃幕墙+石材, LOW-E中空双层玻璃

公共区域地面/墙面: 高档石材

公共区域吊顶: 高档铝板

电 梯: 日立

空调系统: 直燃机江苏双良牌、循环水泵上海凯泉牌

新风机组: 特灵牌

风机盘管: 特灵牌

消 防: 博世紧急广播

洁具品牌: 科勒

不同的机电系统通过楼控系统组成一个集群, 更安全、舒适及节能。

电梯系统采用4/4电梯优化群控, 10部日立电梯高速高效运行, 提升办公效率。电信运营方面通过高端电信基础和增值服务, 提供一站式“7×24小时”服务、定制化全业务电信解决方案。与1号写字楼相邻, 有国际四星级酒店入驻, 构筑国际商务社交空间。同时, 坐享区域人文标志——中国国家级京剧院, 亦商亦赏, 与客户及商务伙伴共演永不落幕的商务大戏。





