

Shenzhen QIANHAI DISTRICT 03

CHINA

Preface

Introduction

The City of Shenzhen seeks to develop Quinhai District 03 as a new mixed-use business center utilizing an integrated approach within the new design guidelines to promote a new eco-friendly modern city with commercial and cultural assets. The 373,200 SM development site is comprised of nine undeveloped parcels adjacent the Shenzhen Waterfront within the Unit 9 CBD. It is currently envisioned that Block 09-03-03 will be utilized for the Phase I development of 140,000 SM of IT Office, Hotel, and Commercial Retail. Future phases will include additional offices,, public facility, limited residential, commercial retail, open space, and cultural facilities with below grade parking. The proposed master plan encourages the joint development of Block 09-03-03 and 09-03-04 a single complex. This design brief booklet offers a summary of the master plan vision and the Phase I design for the Block 09-03-03 a new sustainable business community formulated by the City of Shenzhen Qianhai District 03, site opportunities and constraints, and suggested development program.

前言

介绍

深圳市寻求发展前海区03街坊利用在新的设计准则的综合方法，以促进新的生态友好型的现代城市商业，文化资产新的混合用途的商业中心。373200平米开发场地，在城市中心商务区单元9内，毗邻深圳滨海包含9个未开发地块。根据目前的设想，09-03-03地块将被用于一期开发14万平米的IT办公，酒店，商业零售。未来阶段将包括额外的办公室，公共设施，有限的住宅，商业零售，开放空间，并与地下停车结合的文化设施。这个总体规划鼓励一期地块09-03-03和09-03-04联合开发城一个综合体。这种设计简单的小册子，提供03街坊总体规划愿景的总结和一期地块09-03-03概念方案设计，由深圳市前海地区03街坊的愿景，场地的机遇和制约因素决定的，创建一个新的可持续发展的企业社会，并建议发展内容。

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Vision

Shenzhen City Qianhai Unit 9

The vision for the Shenzhen Qianhai Unit 9 is to develop a new high-end Commercial Business District (CBD) comprised of 73.3 hectares within the Bay Area Development Plan. The business plan is to promote the development of new international high-end industrial business clusters integrated within a contemporary CBD that promotes commercial and cultural vitality within the qualities of an eco-friendly natural environment.

目标

深圳市前海开发单元9

深圳前海开发单元9的愿景是在湾区发展计划内发展由73.3公顷构成的新的高端商业商务区（CBD）。商业计划书是推动发展一个新的国际高端产业企业集群结合现代中央商务区，在保证生态友好型的自然环境质量前提，促进的商业和文化的活力。

District 03 Vision for Development

The goals for the 7.79 hectare Neighborhood District 03 is to develop a 0.4 million square meter multi-functional urban complex that supports information technology, culture, and creative industries. The master plan vision for the site is for a natural contemporary image. One that is efficient, eco-friendly, and maximizes interconnectivity through a variety of cultural spaces. The design opportunity is to create integrated urban landmarks, including the Blk. 09-03-03 super highrise tower and dynamic public opens spaces where pedestrians can enjoy the qualities of the modern City life.

03区发展远景

7.79公顷03街坊的目标是开发一个40万平米的多功能城市综合体，支持信息技术，文化和创意工业。总体规划设想该场地是一个自然的当代形象。一个是高效的，环保的，并通过各种文化空间的最大化互联互通。该设计的机会是创造城市综合地标，包括地块09-03-03超高层塔楼和活力的公共开放空间，让行人可以享



Project Understanding

The 7.79 hectare Neighborhood District 03 is comprised of nine city blocks within a larger 73.3 hectare CBD Master Plan of Unit 9. It appears to be a primary development site centrally located within the CCB and Shenzhen waterfront. The unique development site benefits from 1) a major subway connection at the eastern corner, 2) a strong mixed-use development program, 3) zoning for the tallest office tower within the CBD, and 4) is located at the intersection of two open space green networks that connect the CBD to the waterfront and river natural environments.

项目理解

该7.79公顷03街坊是由九个城市街区构成。是73.3公顷中央商务区总体规划开发单元九的一部分。这似乎是一个主要发展用地，位于市中心的建设银行和深圳海滨内。1) 在东北角的一个主要的地铁连接，2) 强大的综合开发项目充分发挥用地效益，3) 在中央商务区分区的最高办公大楼，以及4) 坐落在两个开放的绿色空间网络的交集处，将中央商务区连接到海滨和河流的自然环境中。

The 9-block site is uniquely comprised with four blocks of public open space and five blocks of commercial development. Of the five blocks, Blk. 09-03-06 is zoned for a new public facility. The four commercial blocks include Blk. 90-03-03 zoned for a 320-meter landmark tower for office and hotel, Blk. 09-03-04 zoned for 250-meter office and residential building, Blk. 09-03-01 and Blk. 09-03-02 zoned for 120-meter office buildings, and Blk. 09-03-05 zoned for a 50 meter high public facility. Blk. 09-03-03 will be the tallest tower within the entire CBD.

9块地的场地很独特，由公共开放空间四个地块和商业发展的五个地块构成。在5个地块中，09-03-06划为一个新的公共设施。这四个商业街区，包括地块 09-03-03划为320米的标志性塔楼为写字楼和酒店，地块09-03-04划为250米的写字楼和住宅楼，地块09-03-01和地块09-03-02划为120米的写字楼，和地块09-03-05划为50米高的公共设施。地块09-03-03将是整个前海CBD内最高的塔。

The development program of approximately 0.4 million square meters is largely centralized on blocks Blk. 09-03-03 and Blk. 09-03-04, with 0.25 million square meters. The mixed-use development program proposes commercial office, hotel, residential, commercial retail, and public facility & open space. The office is envisioned to support IT business clusters while the hotel and residential is envisioned to internally support the office users. There is a strong program of approximately 32,000 square meters of underground commercial retail interconnected on all nine block of the master plan development.

发展计划中约为40万平方米的开发项目是基本上集中在地块09-03-03和地块09-03-04，约有25万平方米。混合用途发展功能，建议商业办公，酒店，住宅，商业零售，以及公共设施和开放空间。办公室设想以支持IT业务群，而酒店和住宅的设想，以支持内部办公用户。还有就是大约32,000平方米的地下商业零售，与总体规划发展的九个区块互连的强大的发展计划。



Approach

Based upon the project understanding and strong vision for Shenzhen Qianhai District 03 with many opportunities and site constraints the design response identifies five major issues to address in the development of the master plan.

- _Create an iconic business community with a variety of sustainable eco-friendly urban landmarks (including towers, atria, courtyards, opens space that are efficient and provide for strong cultural experiences at the pedestrian level.
- _Organize the development program to leverage strong development synergies that maximize real estate value.
- _Provide strong urban connectivity of the nine-parcel development at street & park level, podium, and underground levels, including connection to subway and public transit.
- _Integrate the strong 4-block open space with natural environment assets throughout the master plan.
- _Incorporate intelligent building features as part of the smart development strategy.

方法

根据该项目的理解和强大的愿景，深圳前海区03街坊有很多设计相关的机会和场地限制，在总体规划的发展中集中解决五大问题。

- _创造一个标志性的商业社区提供各种可持续发展的生态友好的城市标志性建筑（包括塔，中庭，院落，有效的开敞空间），在行人高度提供了很强的文化经验。
- _组织发展计划，充分利用强大的开发协同效应最大化的房地产价值。
- _提供强烈的都市连通 9块地在园区层面，裙房，和地下层面，包括连接地铁和公交。
- _结合 4块空地 整个总体规划的提供的强大的自然环境资产。
- _结合智能建筑功能做为智能发展 战略 的一部分



Development Program

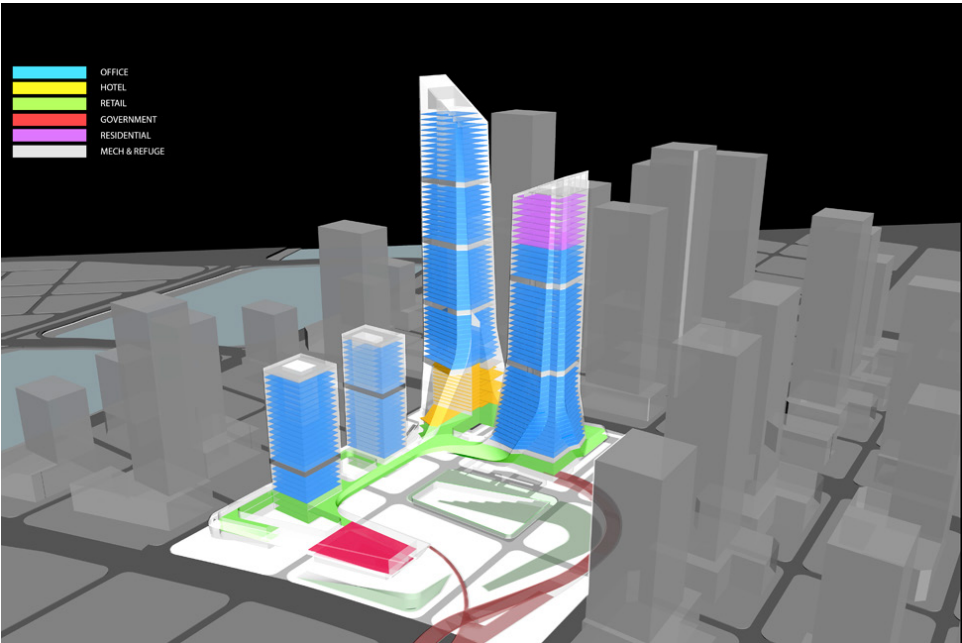
The proposed development seeks to create a large mixed-use complex that provides for a place for live, work and play within a new contemporary 24-hour city. The large portion of the development program is IT and mulit-tenant offices supported by commercial retail and public open spaces. A smaller portion of the program calls for both short-term and long- term stay, hotel and residential, intended to be used by corporations within the complex. The nine-block development program outlines is as follows:

Blk. 09-03-01	Office (36,000 SM); Commercial (4,000); Underground (5,000 SM)
Blk. 09-03-02	Office (32,000 SM); Commercial (3,000); Underground (2,000 SM)
Blk. 09-03-03	Office (100,000 SM); Commercial (7,700); Underground (3,000 SM)
Blk. 09-03-04	Office (79,630 SM); Residential (17,370 SM); Commercial(13,000SM); Underground (5,800 SM)
Blk. 09-03-05	Park and Sunken Plaza; Underground (2,900 SM)
Blk. 09-03-06	Government Facility (10,000 SM); Underground (4,900SM)
Blk. 09-03-07	Park; Commercial (1,000 SM); Underground (2,300SM)
Blk. 09-03-08	Park; Commercial (1,000 SM); Underground (2,000 SM)
Blk. 09-03-09	Park; Service Facilities (4,000 SM); Underground (2,900 SM)

发展计划

拟议发展的目的是建立一个大型的混合用途综合体，它提供了一个生活，工作和娱乐的场所，在新的现代的24小时不夜城。该开发计划的很大一部分是IT和不同租户办公空间，由商业零售和公共开放空间来支持服务。该计划的一小部分要求短期和长期逗留，酒店及住宅，拟给综合体内的公司使用。九块地开发内容概述如下：

地块 09-03-01	办公（36,000 SM）;商业（4000 SM）;地下空间（5000 SM）
地块 09-03-02	办公（32,000 SM）;商业（3000 SM）;地下空间（2000 SM）
地块 09-03-03	办公（100000 SM）;商业（7700 SM）;地下空间（3000 SM）
地块09-03-04	办公室（79630 SM）;住宅（17,370 SM）;商业（13,000SM）;地下空间（5,800 SM）
地块09-03-05	公园下沉广场; 地下空间（2,900 SM）
地块09-03-06	政府设施（10,000 SM）;地下空间（4,900SM）
地块09-03-07	公园;商业（1,000 SM）;地下空间（2,300SM）
地块09-03-08	公园;商业（1,000SM）;地下空间（2000SM）
地块09-03-09	公园;服务市政（4,000SM）;地下空间（2900SM）



Office Concept_The office concept to all four blocks, including Blk 09-03-03, is to create the most efficient buildings utilizing a central core utilizing intelligent building features. The Blk. 09-03-03 office is off-set to the north to optimize space planning for IT users with shallow lease depth for conference rooms, support spaces, and communicating stairs while the south area is increased to maximize workstation efficiency.

Hotel Concept_The hotel concept for Blk. 09-03-03 is a 3-4 Star Business Hotel to support IT Tenants in the office building. It is located at the lower portion of the tower for efficiency and connectivity to hotel amenities and commercial retail.

Loft Concept_The residential concept for Blk. 09-03-04 is to provide luxury residences within the mixed-use development. It is located at the top to maximize price point and return on investment. Lower-class residential will be provided within the greater CBD and surrounding areas.

Public Facility_The public facility is envisioned to be a government municipal courts building. The design concept will consider an atrium office building to maximize natural light and ventilation as well as integration of the natural environment.

Commercial Retail Concept_The commercial retail concept is to support and activate public area within the project and provide a variety of goods and services. (See Business Plan Strategy Section for additional detail).

办公理念_所有四快地的办公室概念，包括地块09-03-03，是利用智能建筑特色的中央核心筒来建造最有效的建筑。该地块 09-03-03办公室北部偏移，以优化空间布局为IT用户提供深度较浅为会议室，支持空间和逃生楼梯，而南部地区增加至最大限度，提高摆放工作台的效率。

酒店的概念_地块09-03-03 酒店的概念是3-4星级商务酒店，以支持它的客户接待在总部办公楼。它坐落在塔的下半部以提高效率以及与酒店设施和商业零售的下部联系。

阁楼概念_住宅概念地块 09-03-04是为综合体提供豪华的住宅。它位于顶部最大化的价格和投资回报率。低下阶层的住宅将在更大的CBD及周边地区范围内提供。

公共设施_公共设施的设想是政府市法院大楼。其设计理念将考虑中庭办公楼最大化自然采光和通风，以及集成的自然环境。

商业零售概念_商业零售概念是在项目中支持和带动公共场所并提供各种商品和服务。（见商业计划策略部分以获得更多细节）。

Business Plan Strategy

Strategic to the realization and successful development of the Shenzhen Qianhai District 03 master plan is to leverage “value” through integration of planning and architectural solutions. The proposed master plan maximizes synergies and interconnectivity of the program elements to activate with dynamic but efficient design solutions in conformance with the City zoning constraints.

Within the Blk. 09-03-03 the office will incorporate intelligent building features including but not limited to structure, exterior enclosure, Environmental Controls, IT, vertical transportation, security to attract high-quality tenants and provide infrastructure efficiencies and flexibility as smart building. Also within Blk. 09-03-03 the Business Hotel is located at the lower portion of the building to provide ease of access and synergies with the commercial retail as well as security controls. The hotel is envisioned as a “workers hotel” and not luxury or high-end business hotel that might benefit from being located at the top of the building.

Blk. 09-03-04 is envisioned as an office and residential tower. The residential units are located at the top and envisioned as a high price-point product to maximize return on investment.

In addition, the business plan strategy is to activate commercial retail through strong pedestrian flow and connectivity to the underground subway and podium areas and adjacent blocks. In addition, the retail strategy is to provide a variety of retail products at strategic locations within the master plan. The master plan is envisioned to provide strong retail anchors at each end of the site to help activate the specialty retail pedestrian connections. Due to large and distant location of the underground commercial on Blk. 09-03-07, 08, +09 the retail strategy is to locate outlet or discount retail center with playful interconnectivity to the public open space, including restaurants and cafes.

商业策划

实现和成功的发展深圳前海地区03街坊总体规划的战略，是通过整合规划与建筑解决方案，以充分利用其“价值”。所提出的总体规划，在符合城市区划的限制内，通过开发元素最大的协同效应的互联互通，以激活并带动其发展，产生最有效的设计方案。

在地块09-03-03该办公室将整合智能建筑特色，包括但不限于结构，外装，环境控制，信息技术，垂直运输，安全性，以吸引优质租户，并提供基础设施的效率和灵活性，为智能建筑。同样在地块09-03-03的商务酒店位于大楼底部，以提供四通八达的交通网络和协同效应的商业零售，以及安全控制。酒店设想为一个“总部招待酒店”，而不是奢侈品或高端商务酒店，可能会被设在大楼的顶部受益。

地块09-03-04设想作为办公和住宅楼。住宅单位分别位于顶部和设想为高的价格点的产品，以最大限度地提高投资回报率。

此外，商业计划的策略是通过强大的人流，并连接到地下的地铁站和裙房区和相邻块来激活商业零售。此外，零售策略是在总体规划中的战略要地提供各种零售产品。总体规划设想，以提供强大的零售旗舰店在现场的每一端，以帮助激活专业零售行人连接。由于地下商业规模大和位置较远的地块09-03-07，09-08，09的零售战略是放置厂家直销店或折扣零售中心，灵动地互联互通的公共



Shenzhen Qianhai District 03

CHINA

SITE ANALYSIS

场地分析

Shenzhen Qianhai District 03

CHINA

Analysis

Site Analsis

The 7.79 hectares site identified as Neighborhood District 03 is within the new 73.3 hectare Bay Area Development Unit 9 of south Shenzhen. It is comprised of 9 city blocks centrally located within Unit 9 with the benefit of a major subway connection as well as open space green networks.

The land use zoning strictly defines the location, FAR, and height constraints.

The site orientation is approximately 45 degrees off of a north south axis. As a result consideration will be given to limit the western solar exposure as a passive sustainable design solution.

The site affords high visibility within the CBD, both street and open space view of the buildings was well as commanding water views and adjacent mountain views from the office tower top floors.

分析

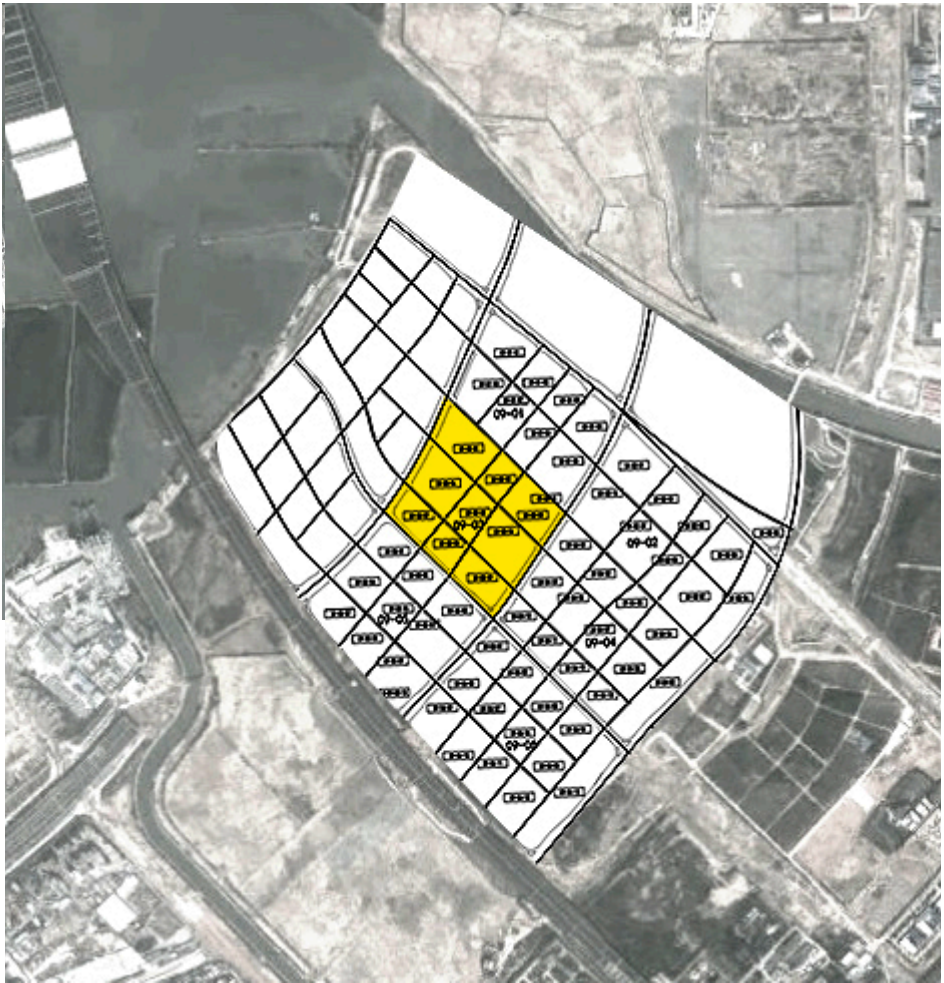
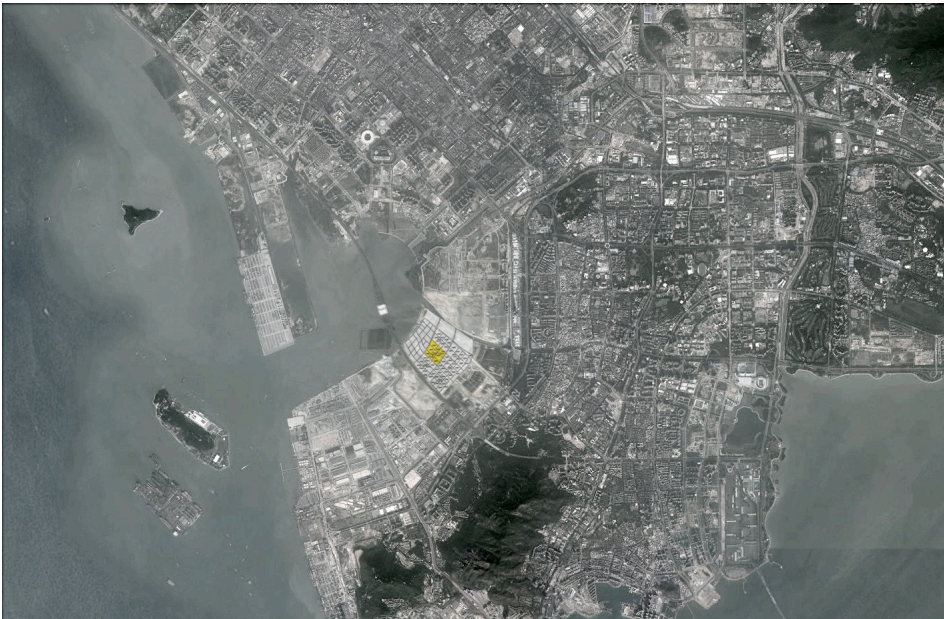
场地分析

37.79公顷场地是深圳市以南的新73.3公顷湾区开发单元九内的03街坊。它位于开发单元九的中心区由9个街区构成， 并有与一个主要的地铁站以及开放空间的绿化系统连接的优势。

土地使用分区严格定义的位置，容积率，和高度的限制。

该地块定位是大约45度偏移了南北轴线。因此将考虑限制西部太阳暴晒作为一个被动的可持续设计解决方案。

该地块能提供较高识别度的中央商务区内，街道和建筑物的空地为建筑物提供很好的可视点，和办公楼顶层一览无遗的水景和邻近的山景。



Analysis

Site Analysis

Plots of land located in central Nanshan District in city of Shenzhen, Guangdong Province, has a geographical advantage and traffic advantage, and Nanshan District important port area is in the range of 10KM, at the same time, with the urban area of Shenzhen, Hongkong area are closely linked, are in the range of 20KM, if by the major water and road transportation, 30 minutes can cover all the important nodes in the region, including the airport.

分析

场地分析

地块位于广东省深圳市南山区中部，具有良好的地理环境优势和交通优势，与南山区重要的港口区域都在10KM范围内，同时与深圳市区、香港地区联系紧密，都在20KM范围内，若通过市区主要的水路陆路交通，30分钟的车程便可覆盖包括机场在内的该区域的所有重要节点。



Shenzhen Qianhai District 03

Analysis

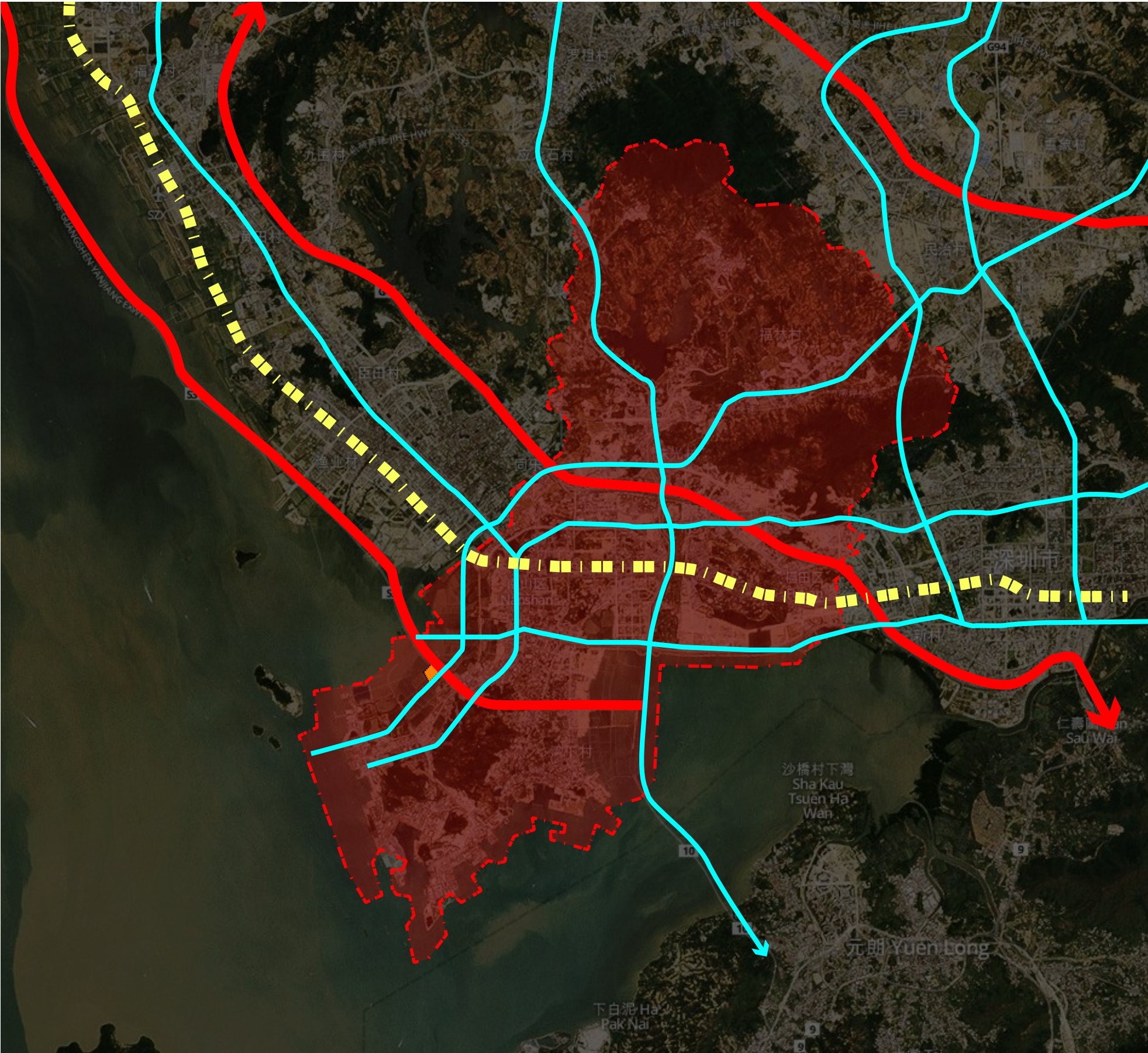
Traffic analysis

Plots of land located in the city fast road and highway interchange, traffic is convenient. Commute to downtown Shenzhen, Shenzhen International Airport, ShenZhen West Railway Station and Hongkong area can be convenient, the site has convenient traffic advantage.

分析

交通分析

地块位于城市快速车道与高速公路交汇处，交通便利。与深圳市区、深圳国际机场、深圳西站以及香港地区都能便利的联系，具有便捷交通的先天优势。



Shenzhen Qianhai District 03

Analysis

Space Nodes

The plot is located at the junction of cultural center and the nature center in Shenzhen, to the north is influenced by ShenZhen West Railway Station, Shenzhen University, Baoan Center and other humanities concentration region, the land has become a dynamic region. To the south is surrounded by Shenzhen Bay park and Nanshan Park, guarantee the plot with good natural vision.

分析

空间节点

地块位于深圳人文中心和自然中心的交界处，北面受到深圳西站、深圳大学、宝安中心等人文集中区域的影响，使得整个地块成为一个具有活力的区域，地块南面南山公园、深圳湾公园的环抱又保证了地块内拥有良好的自然视野。



Shenzhen Qianhai District 03

Analysis

Site Analsis

Shenzhen Qianhai Shenzhen Hong Kong cooperation area is planning construction “two area and three zones”
Laurel Bay -- focus on the development of the financial industry, create a concentrated display of whole city Qianhai cooperation zone image of the core business district;
Chan Bay Area -- focus on the development of science and technology and information services, production services, to create a comprehensive development area of composite function;
Mom Bay -- focus on the development of modern logistics industry, to create the bonded port area with regional production center and international supply chain management center function.
The core area of base is located in Qianhai District of Shenzhen Hong Kong cooperationCBD of Chan Bay Area.

地块分析
深圳前海深港合作区规划构建“三区两带”
桂湾片区——重点发展金融等产业，打造集中展示前海合作区整体城市形象的核心商务区；
铲湾片区——重点发展科技及信息服务等生产性服务业，打造功能复合的综合发展区；
妈湾片区——重点发展现代物流等产业，打造具备区域生产组织中枢和国际供应链管理功能中心的保税港区。

基地位于前海深港合作区的 铲湾片区的核心地段。



Analysis

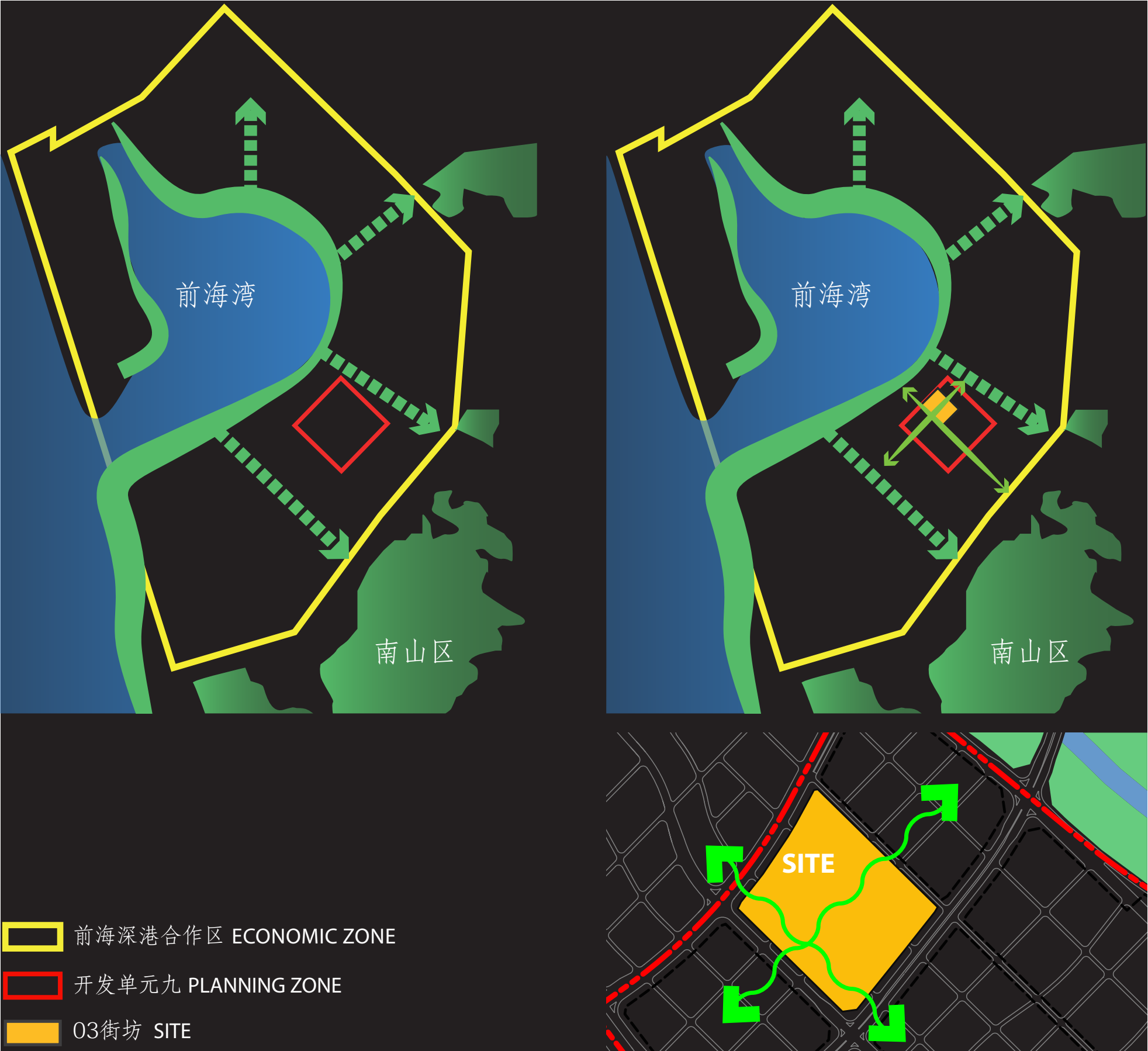
Site Analsis

The green axis by the Qian Hai Bay is like inland extension, in the formation of radiation type. Base on the Chan Bay Area, between the green axis continue to the site.

分析

地块分析

绿轴由前海湾像内陆延伸，形成放射型。基地位于铲湾片区，绿网之间，将绿轴继续延续到基地内。



Analysis

Site Analsis

Planning the overall development to advocate neighborhood as the basic unit, divided into 6 residents, 03 neighbourhood with a total area of 7.79 hectares, is located in the middle of the ninth unit development on the west side, Qian Hai No.2 Road to the North, Linhai avenue to the East, the Sea Avenue Road to West, and the planning Metro Line 9 to the south.

分析

地块分析

规划倡导以街坊为基本单位的整体开发，共划分6个街坊，其中03街坊用地面积7.79公顷，位于第9开发单元西侧中部，前湾二路以北、临海大道以东，听海大道路以西，规划地铁9号线以南。



Analysis

Zoning and Land Use

The nine-block site is uniquely comprised with four blocks of public open space and five blocks of commercial development. Of the five blocks, Blk. 09-03-06 is zoned for a new public facility. The four commercial blocks include Blk. 09-03-03 zoned for a 320-meter landmark tower for office and hotel. This will be the tallest building within the Unit 9 CBD. The adjacent Blk. 09-03-04 is zoned for 250-meter office and residential building. It will be of equal height of the taller buildings in the district. Blk. 09-03-01 and Blk. 09-03-02 are 120-meter office buildings while Blk. 09-03-05 is 50 meters high public facility.

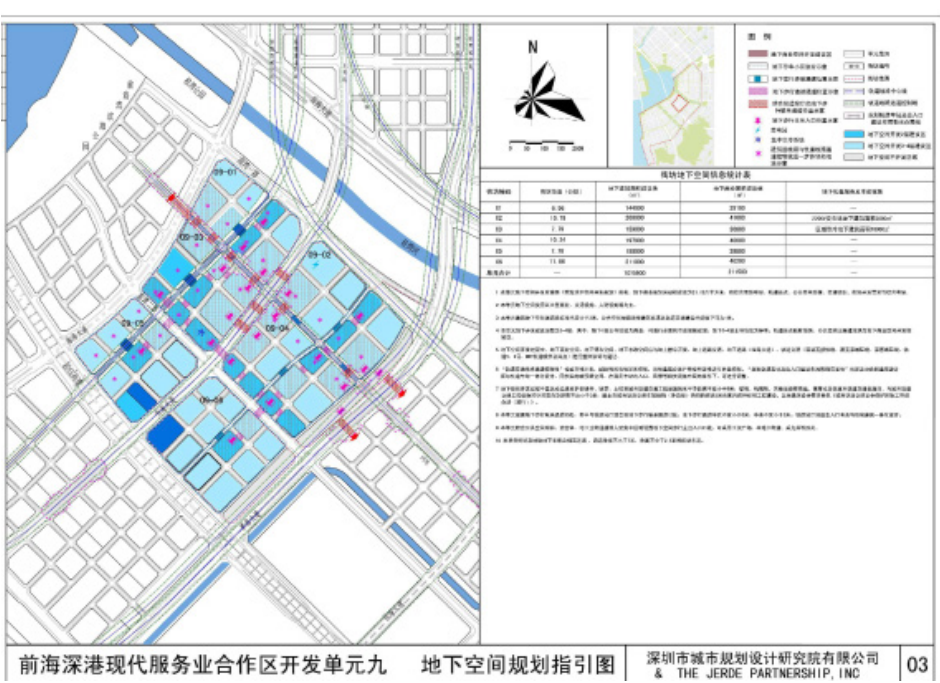
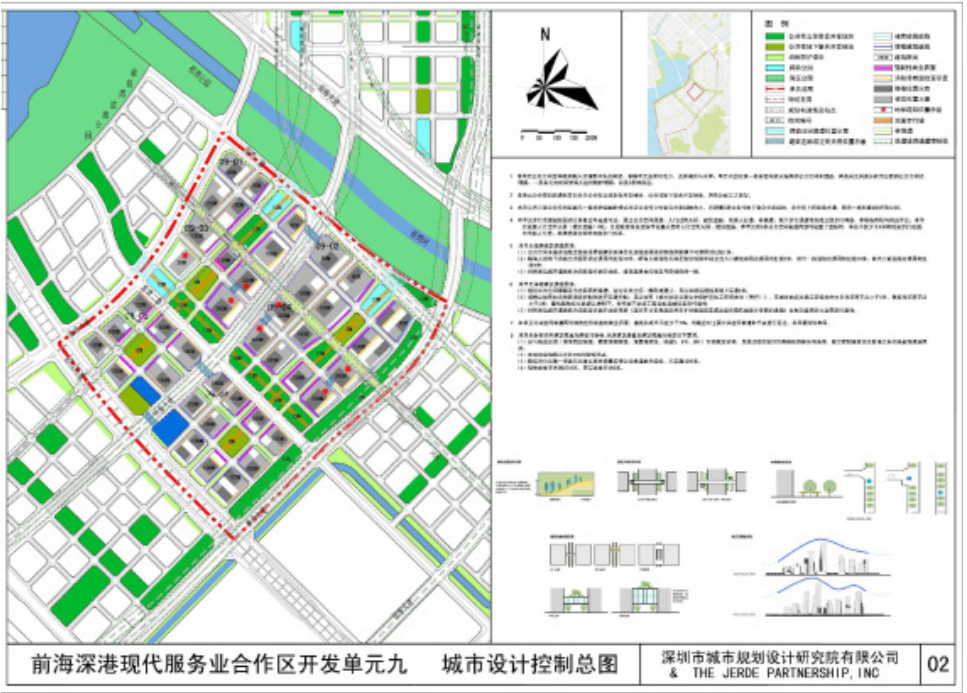
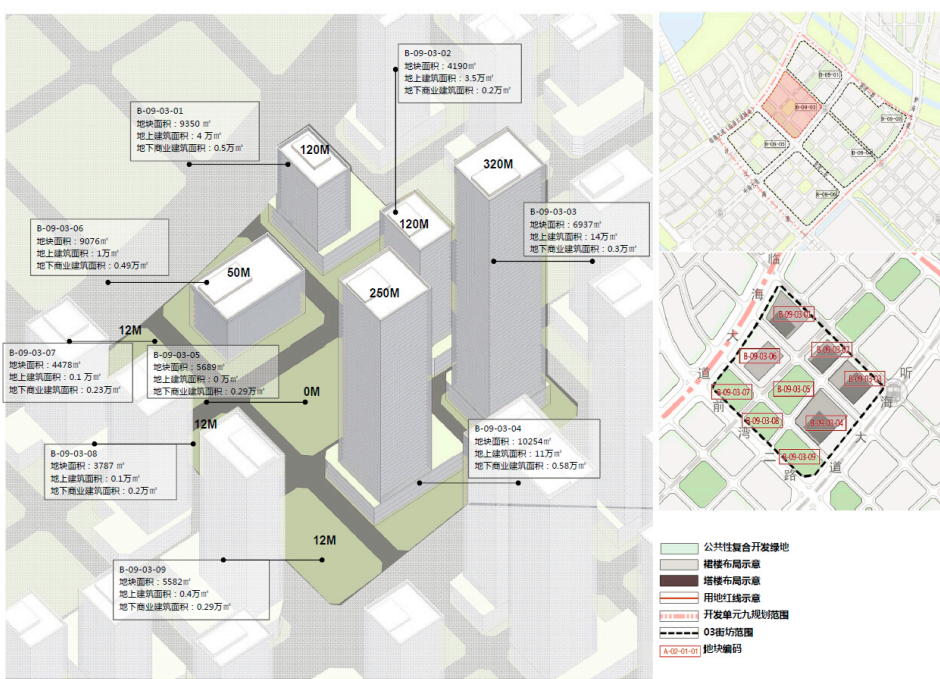
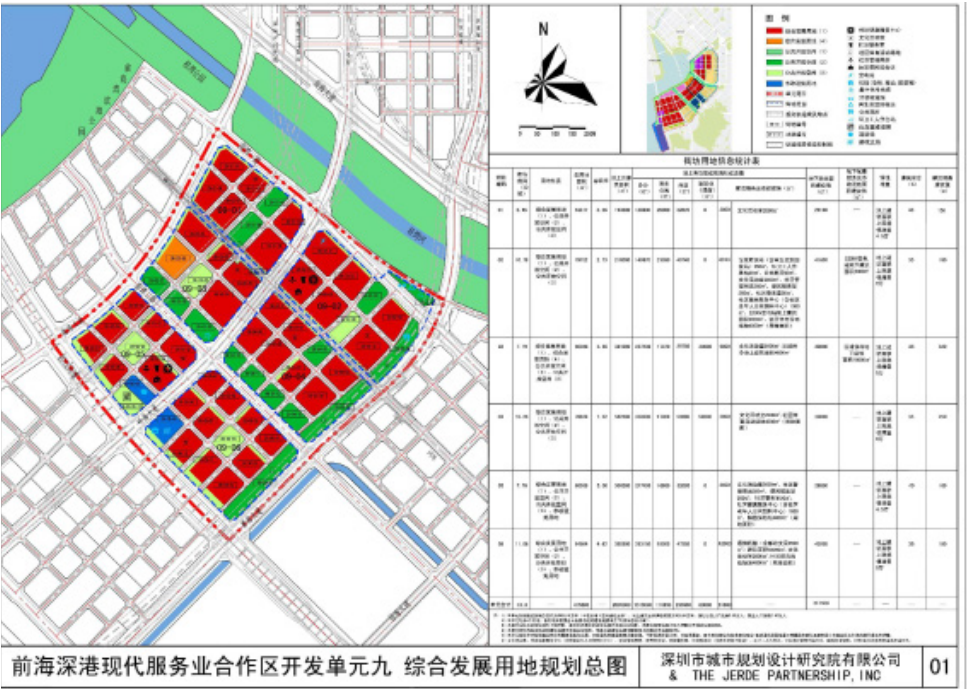
Unique to the site is the adjacency of two highrise towers of 320 and 250 meters connected to lower rise office and commercial retail. The relationship of these two towers is an opportunity to create an urban landmark within the district. Also, unique to the site is the confluence of two linear open space green networks central to the District 03 development. With the commercial development requirements for podium level retail this creates an opportunity for a green network portal.

分析

区域规划和土地使用

九块的场地是绝无仅有地由四个公共开放空间地块和五个商业开发地块组成。在5块地中，地块09-03-06划为一个新的公共设施。这四个商业街区，包括地块 90-03-03划为320米的标志性塔楼为写字楼和酒店。这将是前海开发单元九CBD内最高的建筑。相邻的地块09-03-04被划为250米的写字楼和住宅楼。这将是区内的高层建筑的高度相等。地块09-03-03 和09-03-02是120米的写字楼，而地块 09-03-05是50米高的公共设施。

场地的独特性是在320米高层塔楼至250米相邻，并与较低的高层写字楼和商业零售相连接。这两个塔之间的关系是一个机会，创造社区内的城市地标。此外，独有的场地特点是两个线性开放空间， 03 街坊核心区绿色的网络的交汇处。随着裙房的零售商业发展要求，这创造了一个绿色的网络门户的机会。



Analysis

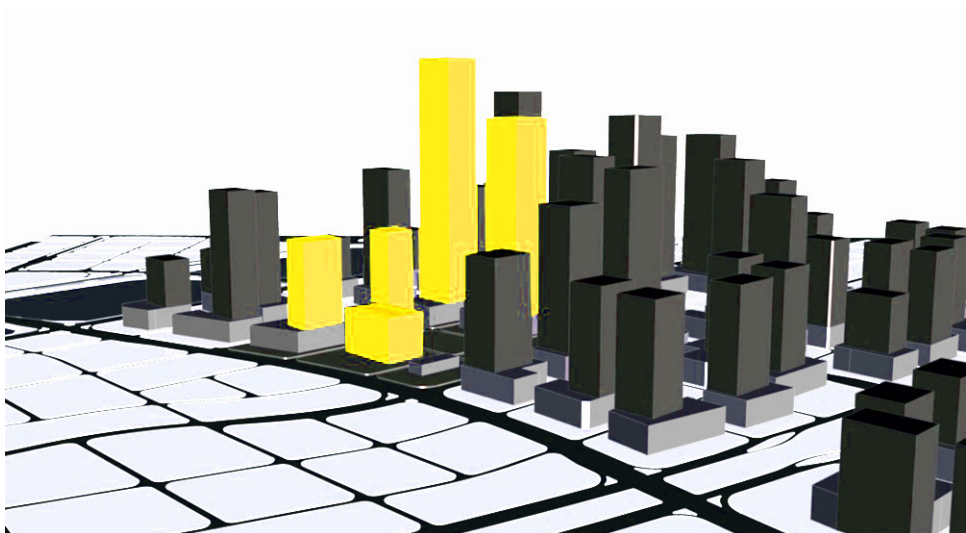
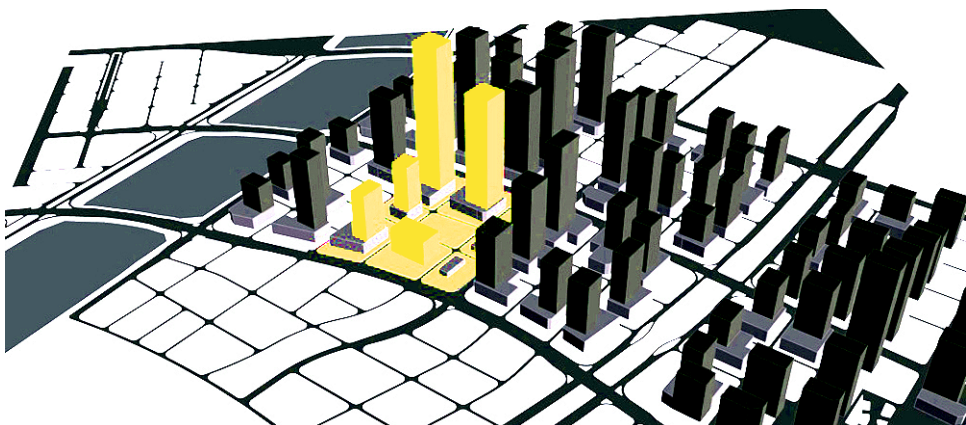
Zoning and Land Use

The following massing diagrams illustrate the zoning envelopes as determined by the City Urban Design Guidelines for Unit 9. The highlighted massing represents the District 03 zoning envelopes for the proposed development.

分析

区域规划和土地使用

以下的体量分析图说明了前海合作区开发单元九城市设计指导。亮光的体量突出代表03街坊本项目待开发区域的区域规划容量限制。



Analysis

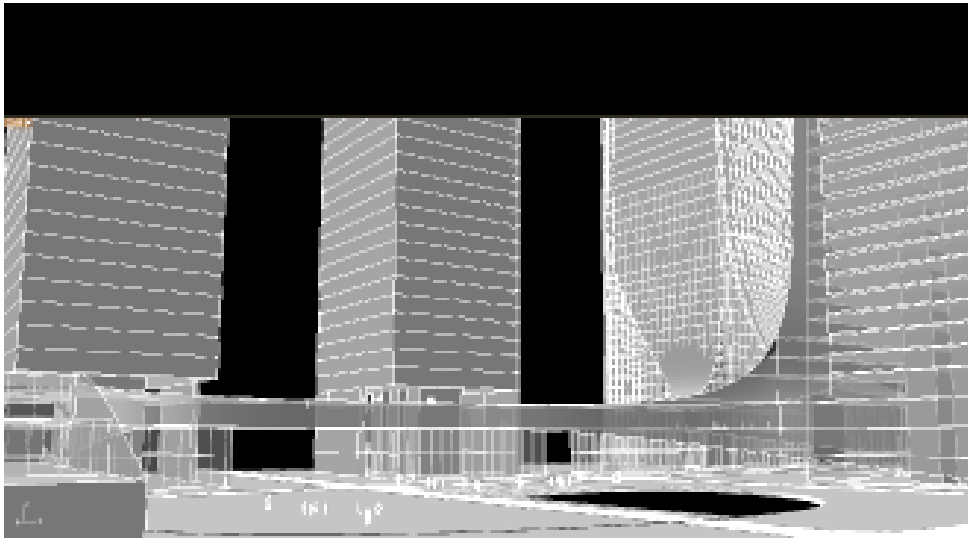
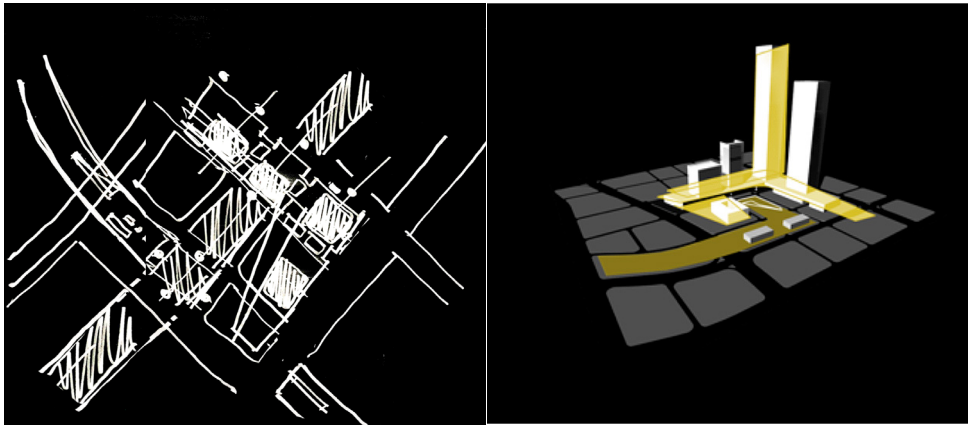
Shenzhen Qianhai Unit 9 Master Plan

The Unit 9 CBD master plan vision and City Urban Design Guidelines promote a highly interconnected green landscape network. The site benefits from the intersection of two primary green networks. Design consideration will be given to the opportunity to pull the waterfront green network into the Blk. 90-03-05 central park. In addition, landscape network extending from the river through the CBD provides an opportunity for a landscape portal at the podium area of the master plan.

分析

深圳前海开发单元九总体规划

单元九CBD总体规划设想和城市设计指引推动高度互联的绿色景观网络。地块受益于两个主要的绿色网络的交叉点。设计将考虑到把海滨绿色网络拉进地块90-03-05中心公园的机会。此外，河流一直延伸到中央商务区的景观网络，为总体规划裙房提供了创建一个景观门户的机会。



Anlysis

Development Program

The development program for the site appears to be very clear. The only major considerations within the development are the hotel and residential components on Blk. 09-03-03 and Blk. 09-03-04 respectively. Initial consideration was given for the placement of the hotel at the top as a luxury brand. However, feedback was that the development strategy is for a medium-priced business hotel that wants to be located on the lower floors. The residential opportunity for Blk 09-03-04 is high-end residential located at the top of the building to maximize return on investment.

Initial Urban Concepts

Based upon the urban design analysis there were two primary urban concepts that were explored: 1) Open “L-shape” interconnected podium which links the four blocks of commercial development while creating a dialog of the public facility and central public park and 2) Enclosed “U-shape” courtyard that links all development program around the center public park.

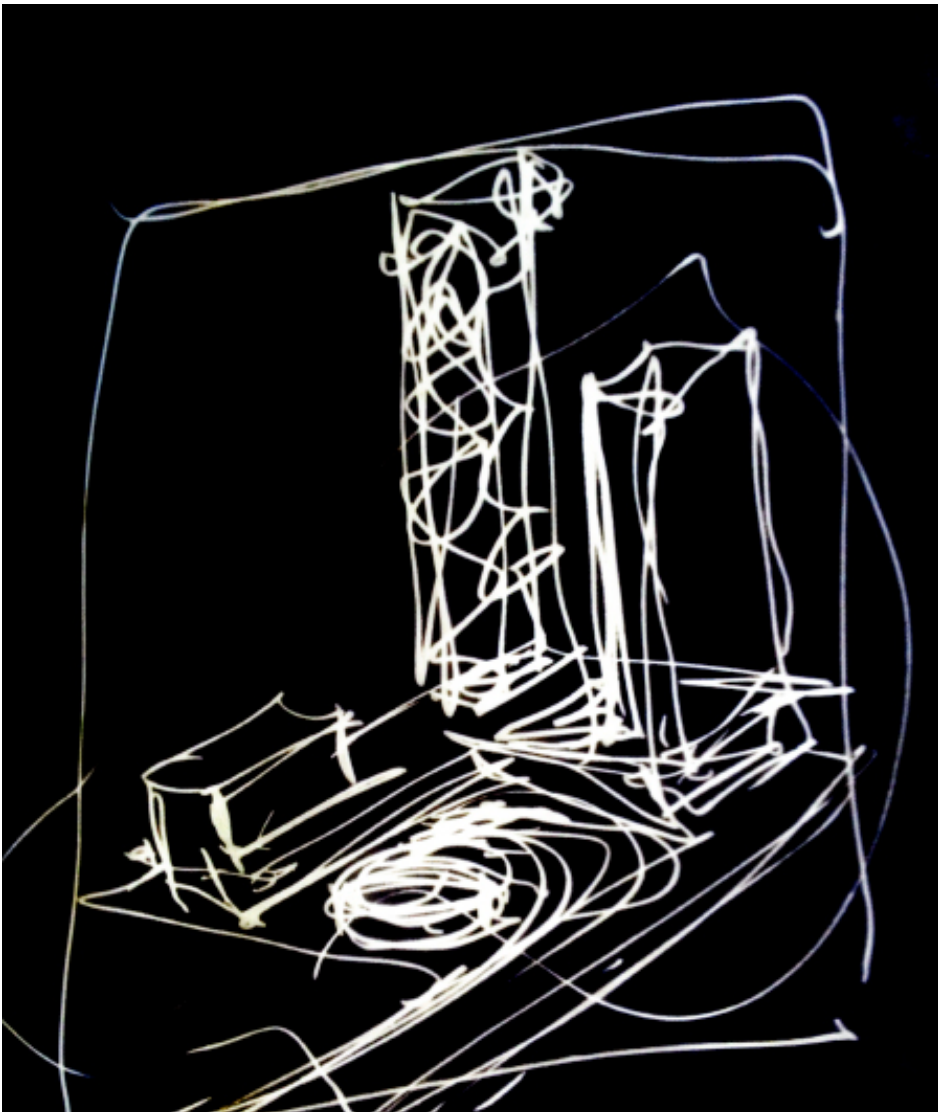
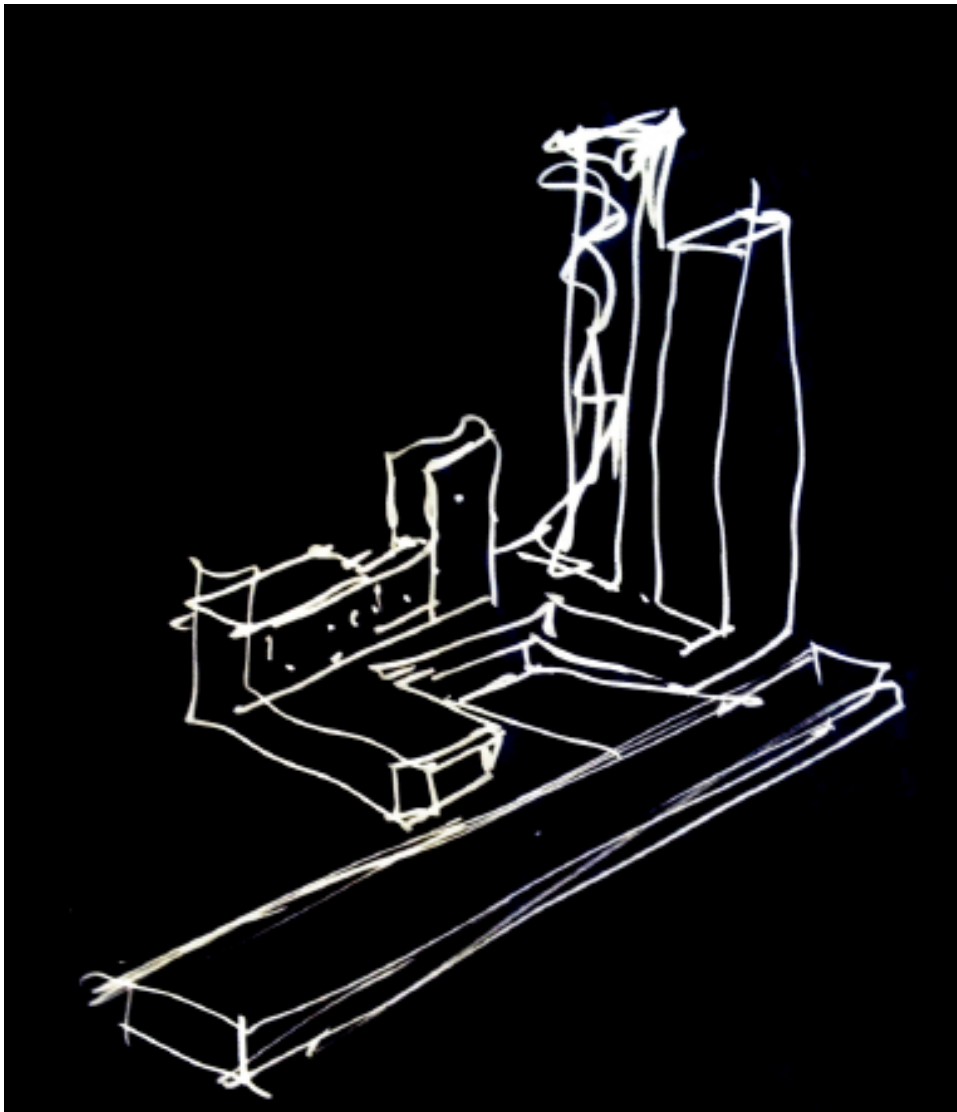
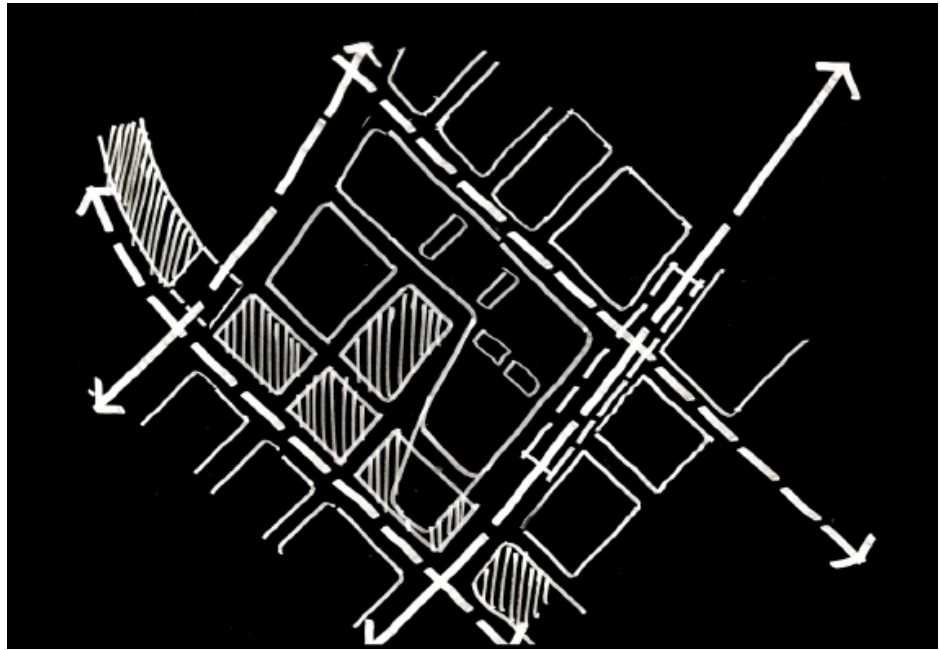
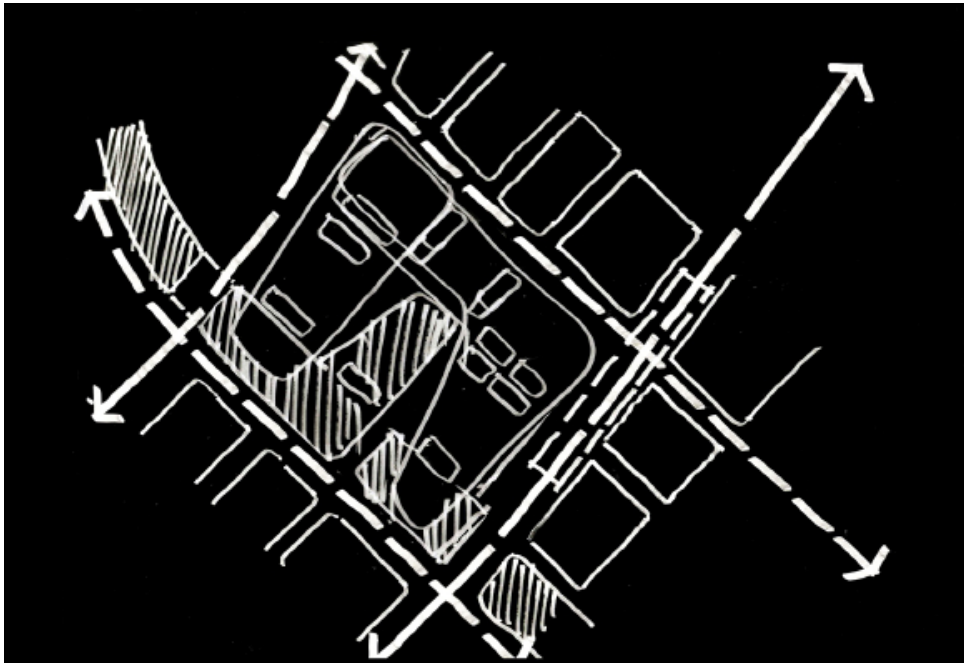
分析

发展计划

对于这个地块的发展计划似乎是很清楚的。开发中的唯一的主要考虑是酒店和住宅的构成分别在地块90-03-03和地块09-03-04。最初步考虑了在顶部作为奢侈品牌的安置酒店。然而，反馈是，发展战略，是一个中等价位的商务酒店，将位于较低的楼层。对于地块09-03-04住宅的定位是高档住宅位于大楼以最大限度地提高投资回报率的首位。

最初的城市概念

基于城市设计的分析有两个主要城市的概念进行了探讨：
1) 打开 “L形” 互联平台，连接商业发展的四大地块，同时创造了公共设施和中央公园的对话
2) 封闭 “马蹄形” 四合院围绕中心公园链接所有开发内容。



Anlysis

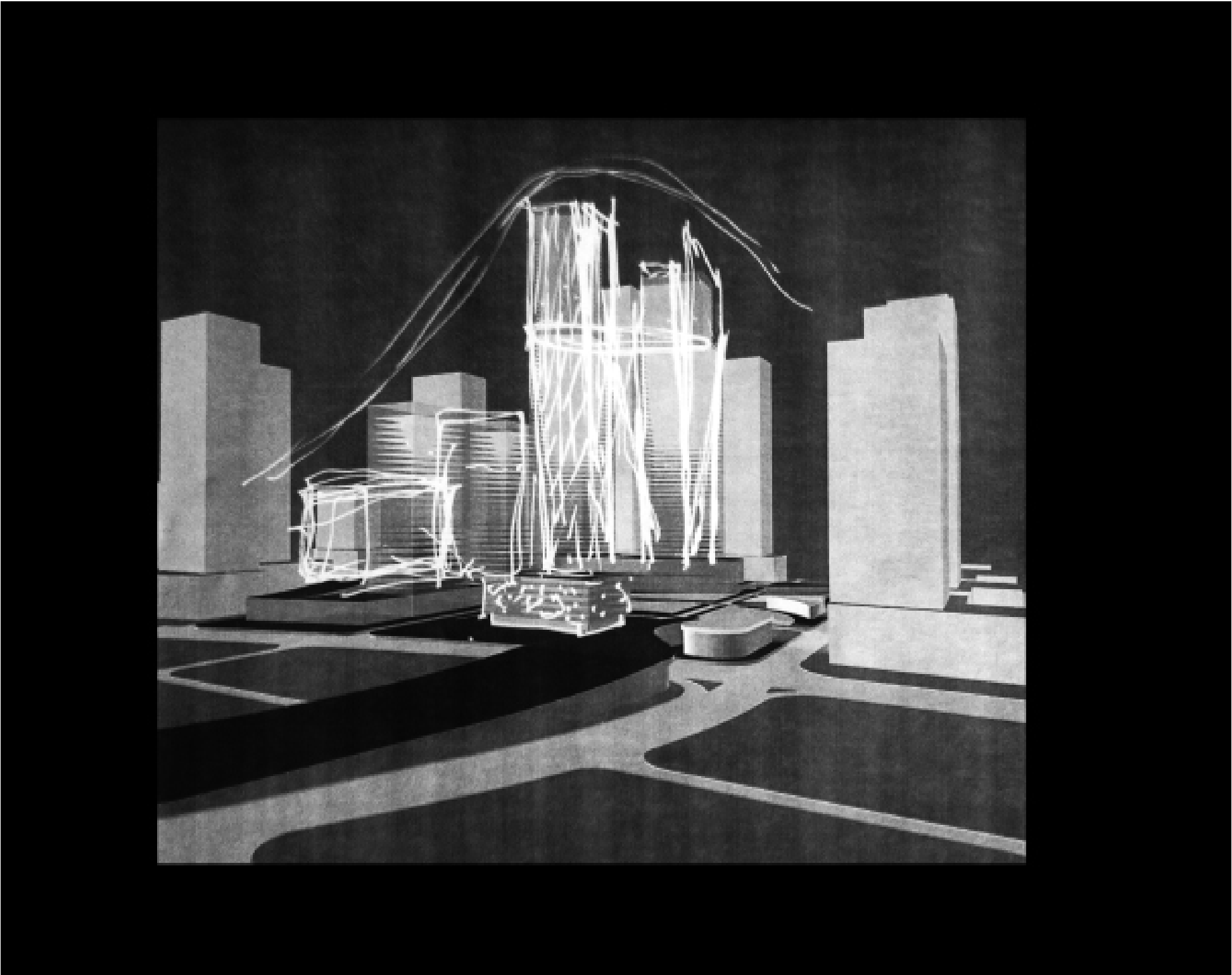
Urban Context and Skyline

The Neighborhood District 03 design guideline and height and bulk zoning controls enusre a strong urban skyline that ascends to the tallest point at the 320-meter Blk 90-03-03 super highrise tower. The proposed location of the office towers appear to have adequate setbck from each other and will not present any signifiant issues of shadow impact on the public open space.

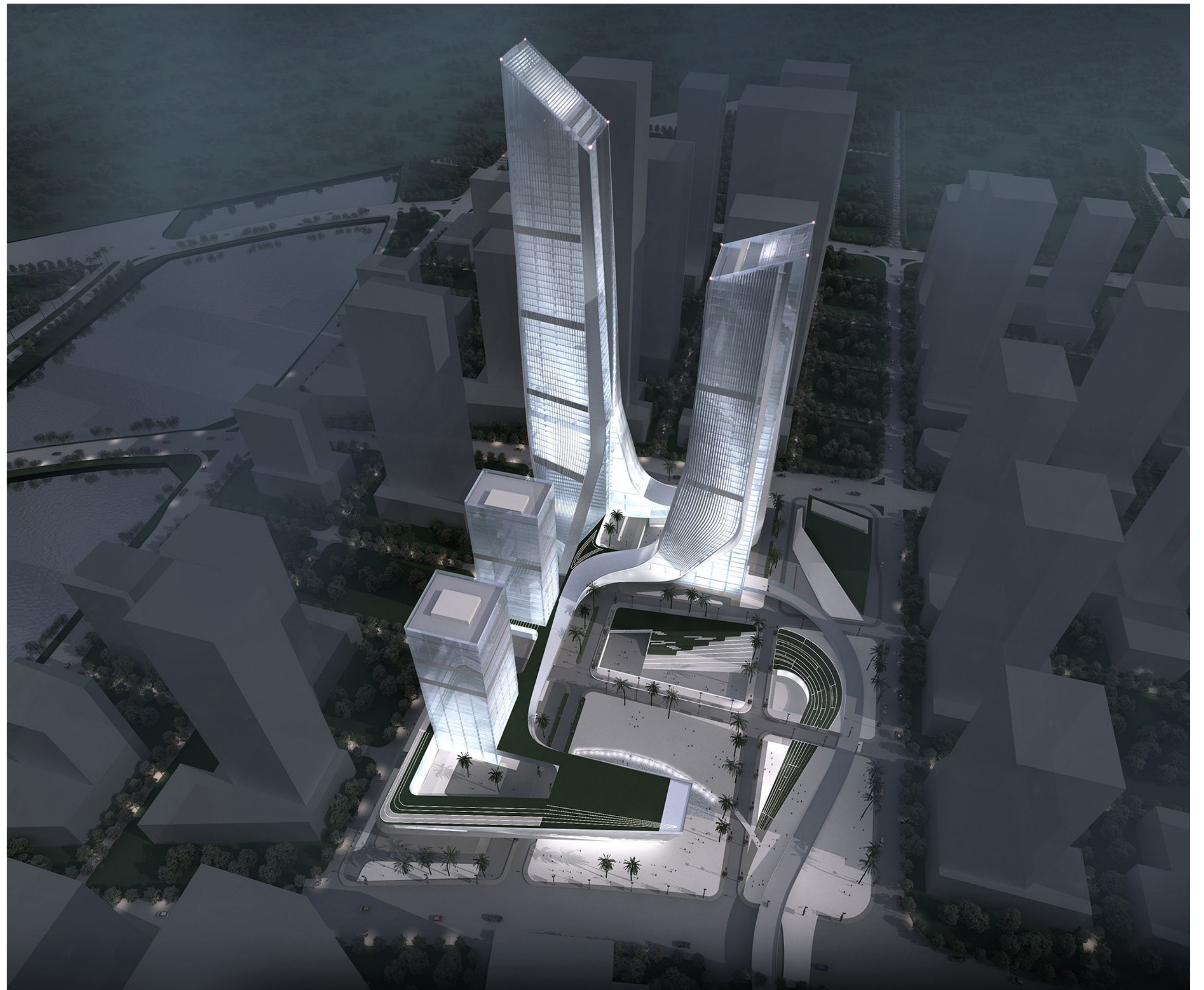
分析

城市机理和天际线

03街坊设计开发导控方针，高度和体积分区控制确保一个强大的城市天际线的上升到地块90-03-03的320米超高层塔楼的最高点。提议办公大楼所在位置有相互充足退让，不会在公众休憩用地出现的阴影影响而导致任何明显问题。



Shenzhen Qinhai District 03 - CBD Skyline



Aerial Perspective

Shenzhen Qianhai District 03

CHINA

Design Goals

As a design competition, the team has done our best to understand the design brief, City zoning control and design guidelines and seeks to add “value” through our design. Value to the project including but not limited to the creation of a timeless + strong image, unique placemaking, efficient design, quality of environment and materials, and incorporation of eco-technologies and intelligent building features. Some of the key design goals include the following:

- _Create a Landmark Mixed-use Destination
- _Create Landmark CBD towers on blk 09-03-03 and 04
- _Create a Civic Landmark Public Facility on Blk 09-03-06
- _Provide Dymnaic Flow and Interconnectivity of Scapes to Create
 - * a vibrate pedestrian experience
 - * activate commercial retail
 - * engage public open space
- _Maximize FAR with Efficiency Buildings
- _Embrace Smart Eco-technologies and Green Concepts
- _Modern and Contemporary Design with Shenzhen Qualities
- _Insure the development amenities, including open space, benefit the entire business community and general public and add real estate value.

设计目标

作为一个设计比赛，团队已经尽了最大努力理解设计说明，城市分区控制和设计指导方针，力求通过我们的设计，增加了“价值”。该项目价值包括，但不限于创造永恒+强大的形象，独特的场景，高效的设计，环境和材料的质量，环保技术和智能建筑的特点结合的。一些关键的设计目标包括以下内容：

- _创造地标式的城市综合体的目的
- 在地块09-03-03, 04 创造CBD地标塔
- _在地块09-03-06, 创造城市公共设施的地标
- _提供动态流线和互联互通的绿化系统
 - *一个活跃的行人体验
 - *激活商业零售
 - *参与公共开放空间
- 有效建筑_和最大的容积率
- _充分采用智能生态技术和绿色理念
- 与深圳品质_Modern和现代设计
- _确保开发设施，包括开放式的空间，有利于整个企业界和广大市民和增加房地产的价

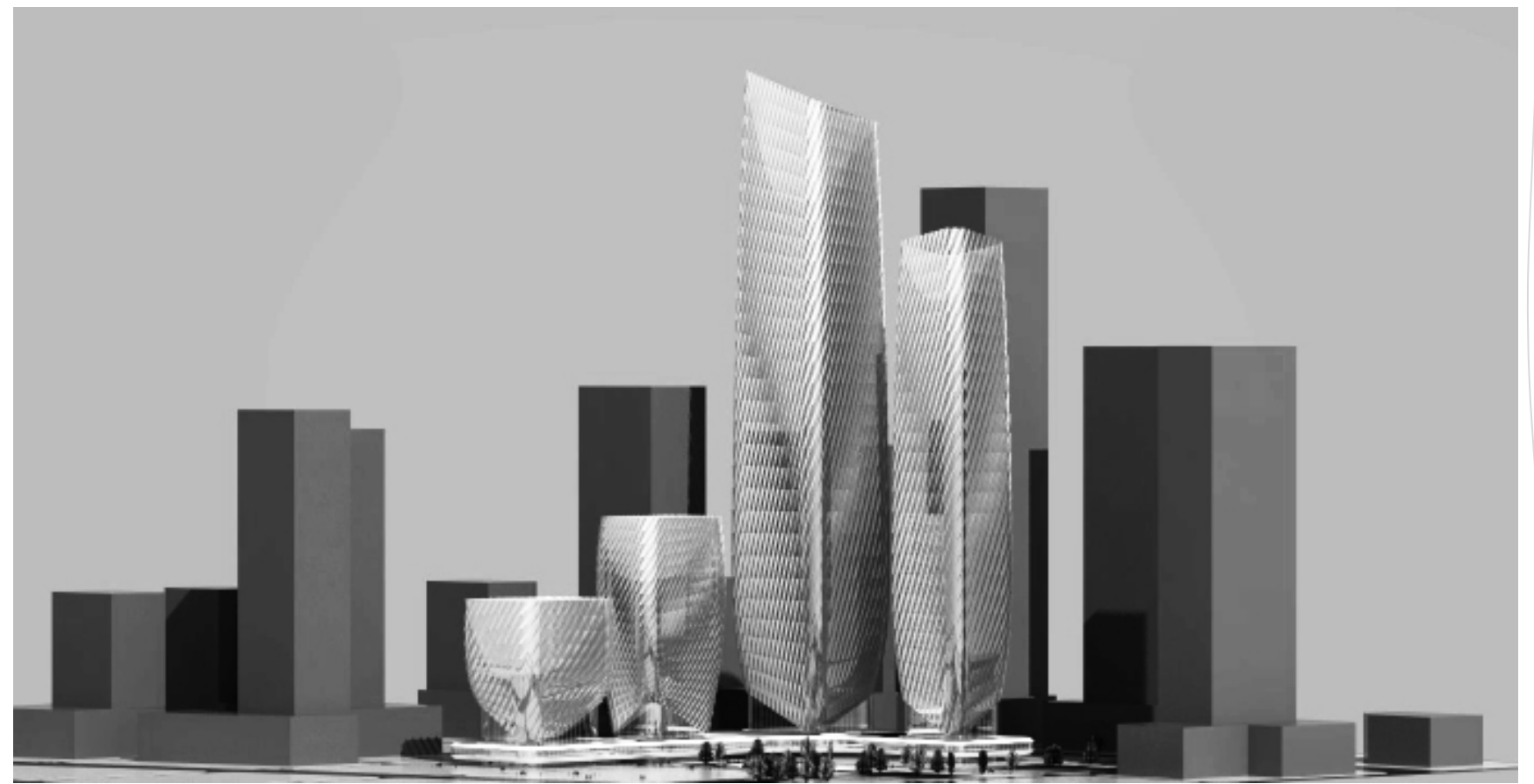
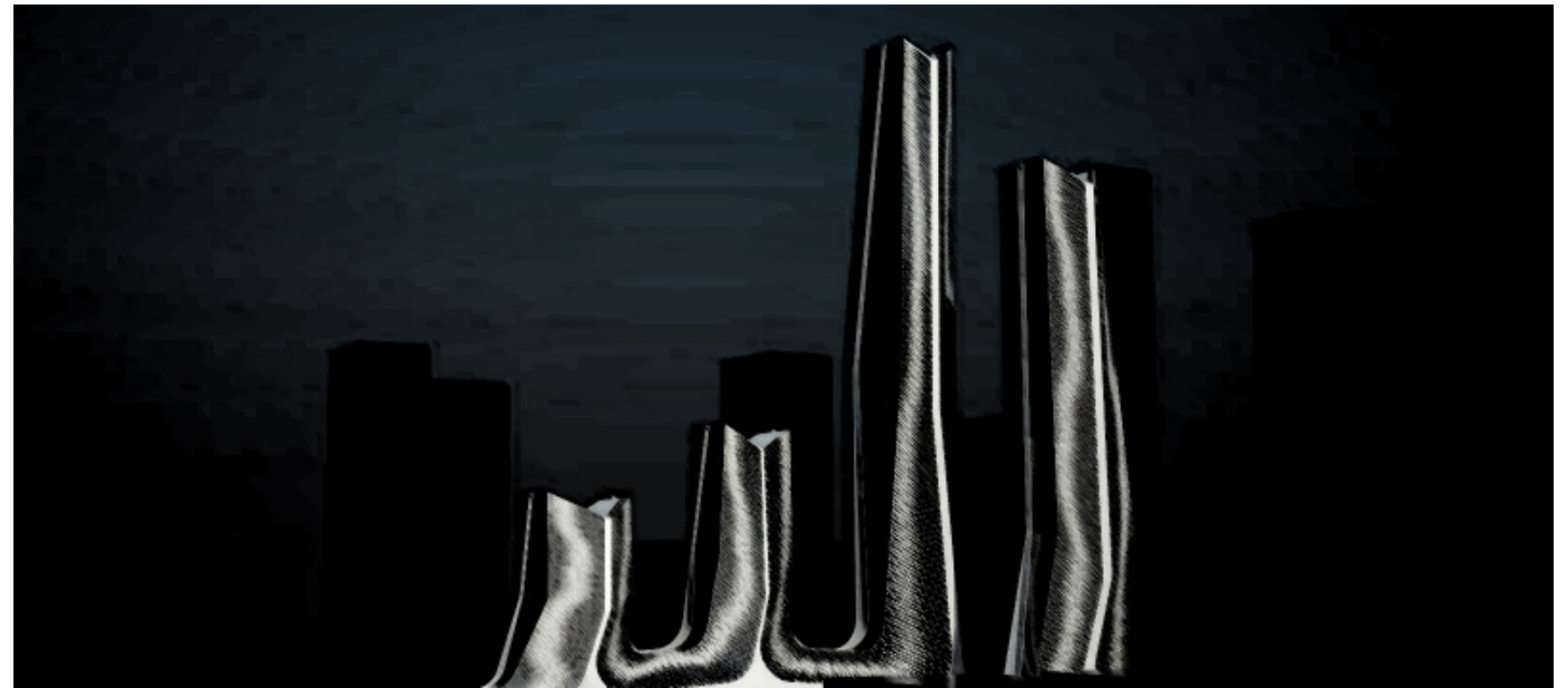
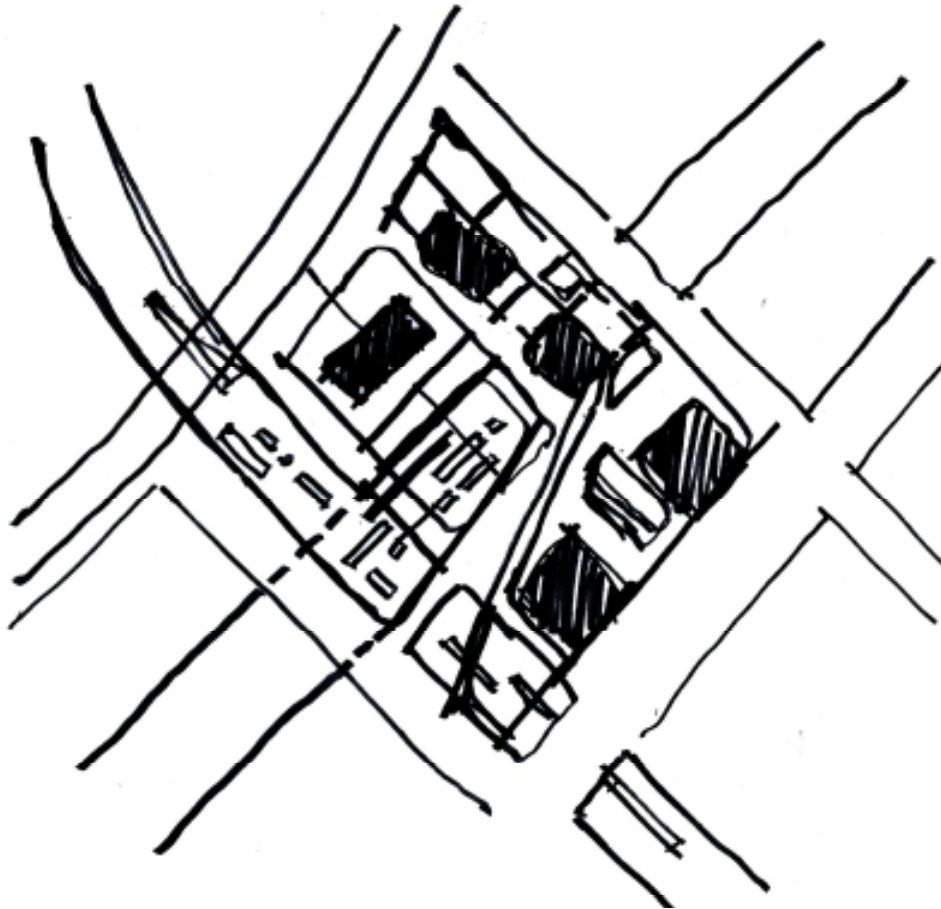


Design Explorations

The exploration of design alternatives for the Shenzhen Qianhai District 03 project test the interrelationship and form to maximize the value of each of the program elements. Based upon the urban design analysis there were two primary urban concepts that were explored: 1) Open “L-shape” interconnected podium which links the four blocks of commercial development while creating a dialog of the public facility and central public park and 2) Enclosed “U-shape” courtyard that links all development program around the center public park. In addition, within these two configurations design alternatives explore a common architectural language, separate unique identities, strong landmark tower forms and related forms of adjacent building as well as hotel concepts.

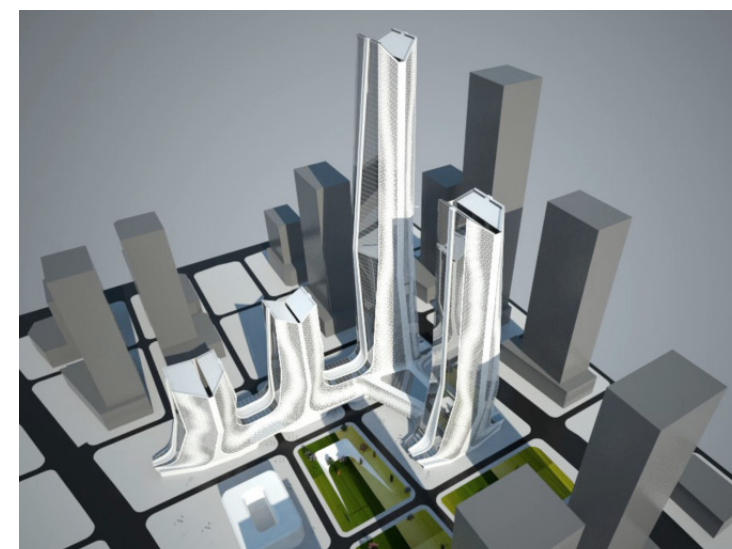
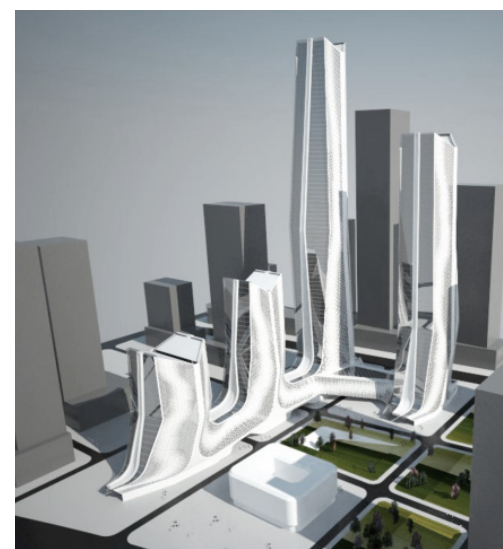
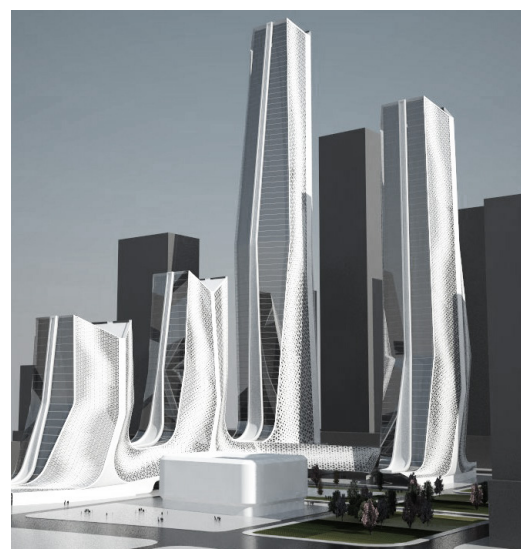
设计探索

为深圳前海区03街坊项目设计设计探索不同的方案，试验的相互关系和形体以最大限度地发挥每个功能的价值。基于城市设计的分析有两个主要城市的概念进行了探讨：1) 打开“L形”互联平台，连接商业发展的四大地块，同时创造了公共设施和中央公园的对话和2) 封闭“马蹄形”四合院链接所有发展内容，围绕中心公园。此外，这两种配置中的设计方案，探讨共同的建筑语言，不同的独特身份，强大的地标塔的形式和相关的相邻建筑以及酒店的概念。



Shenzhen Qianhai District 03

CHINA

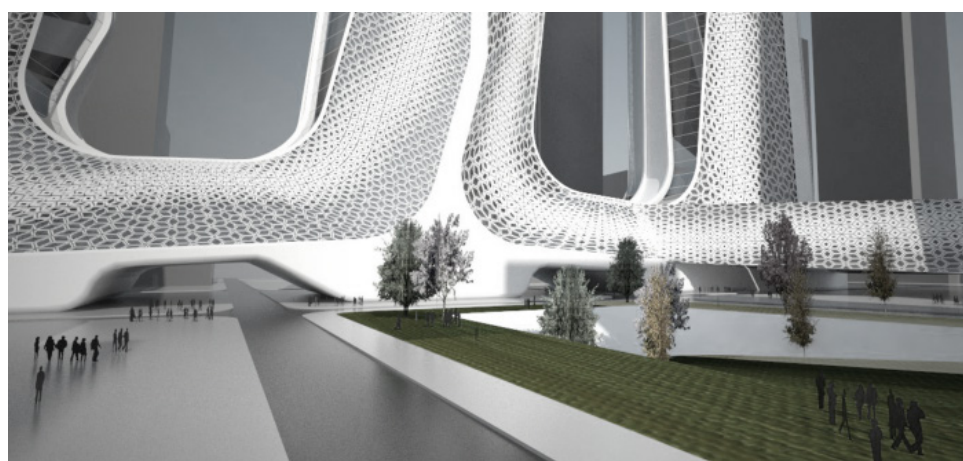
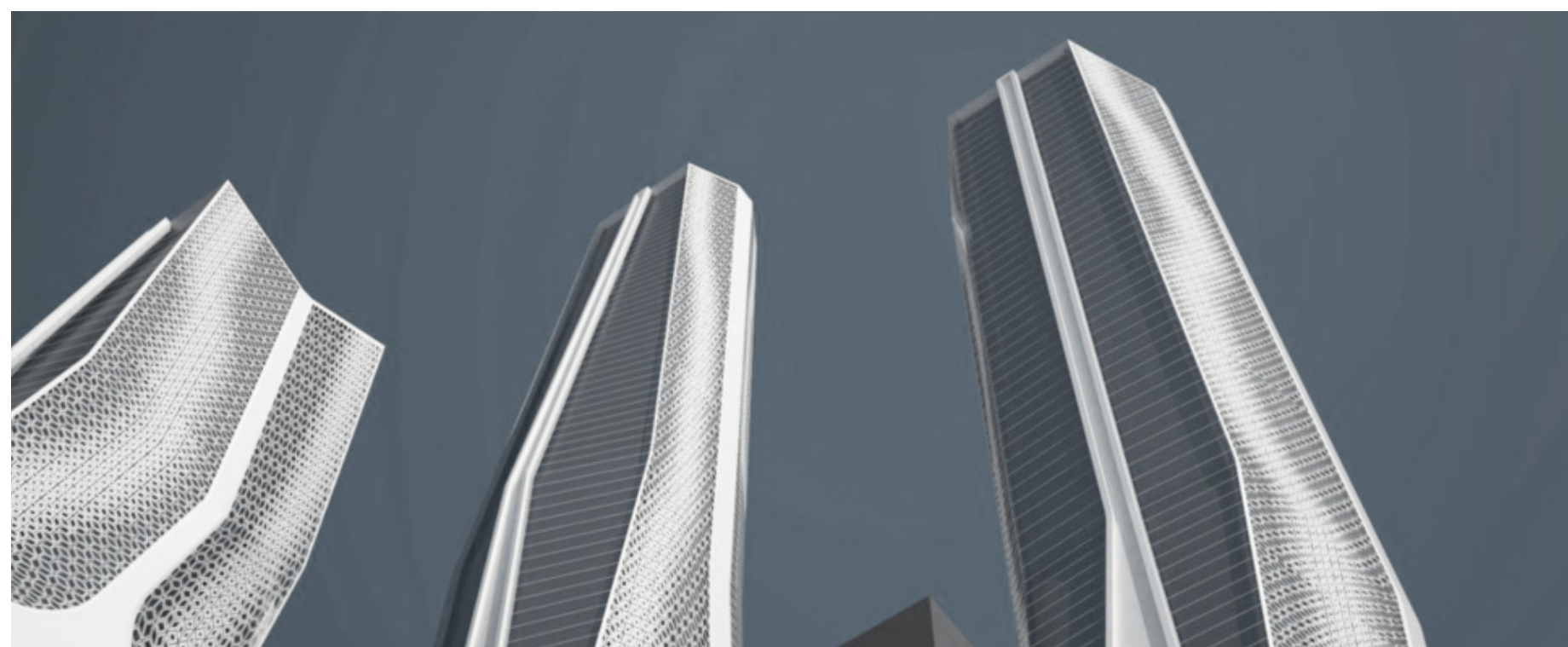


DESIGN EXPLORATION 1

FLUIDITY

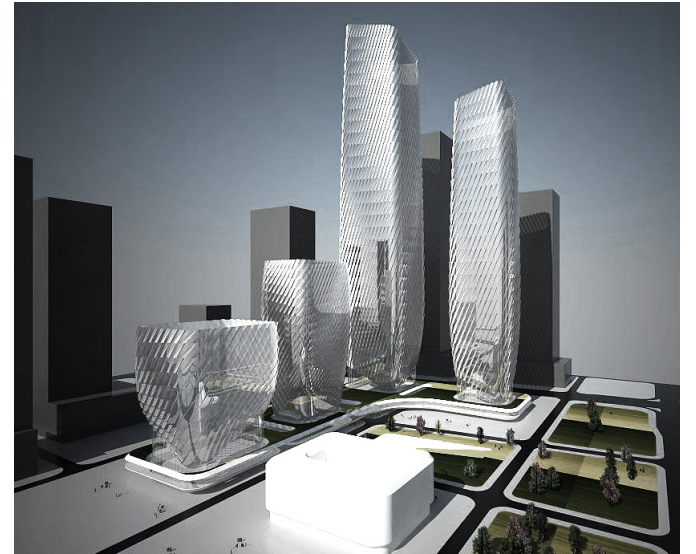
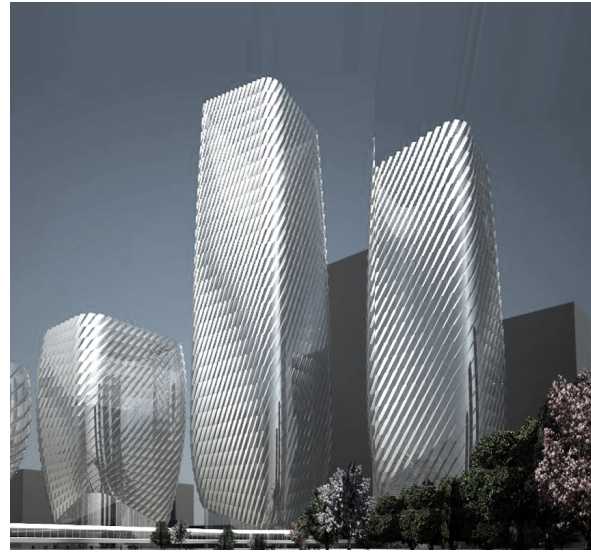
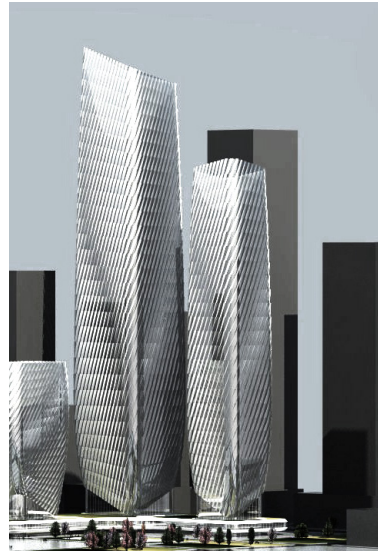
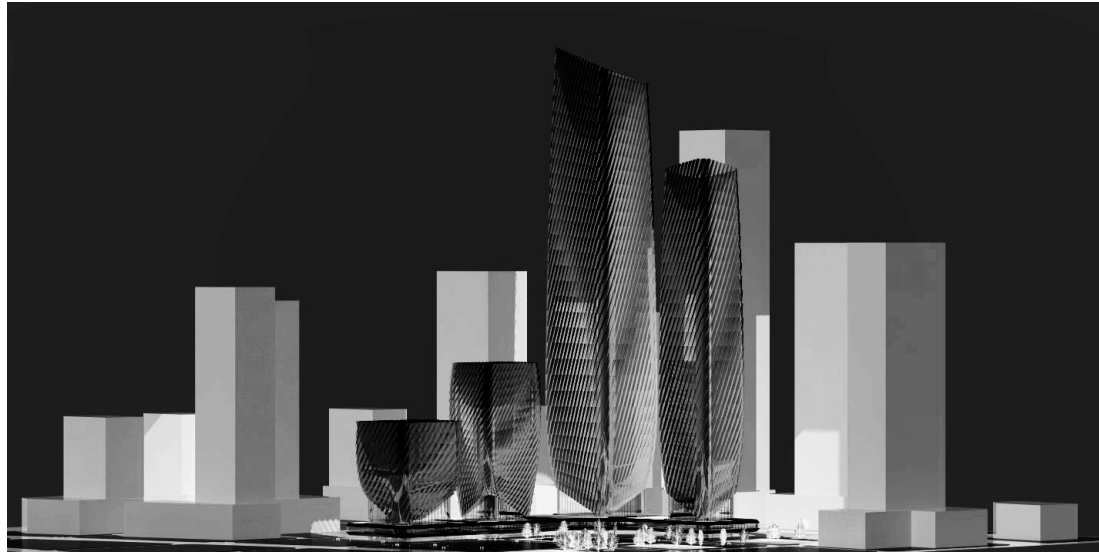
Design Exploration 1 explores the fluid connectivity of the master plan of the office towers to create a landmark composition for Neighborhood District 03.

探索设计1探究的总体规划的流体连通 该办公大楼营造03街坊的标志性。



Shenzhen Qianhai District 03

CHINA

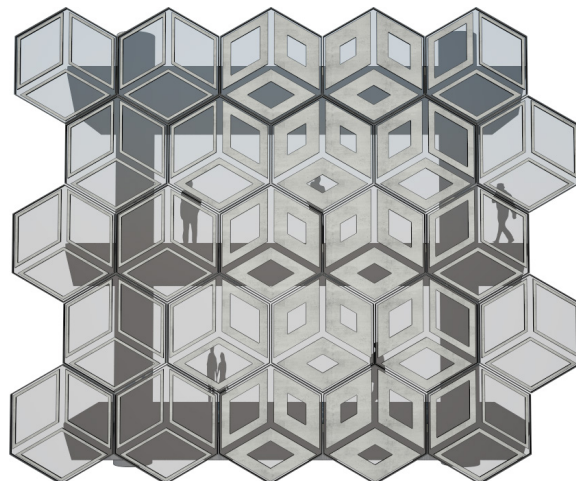
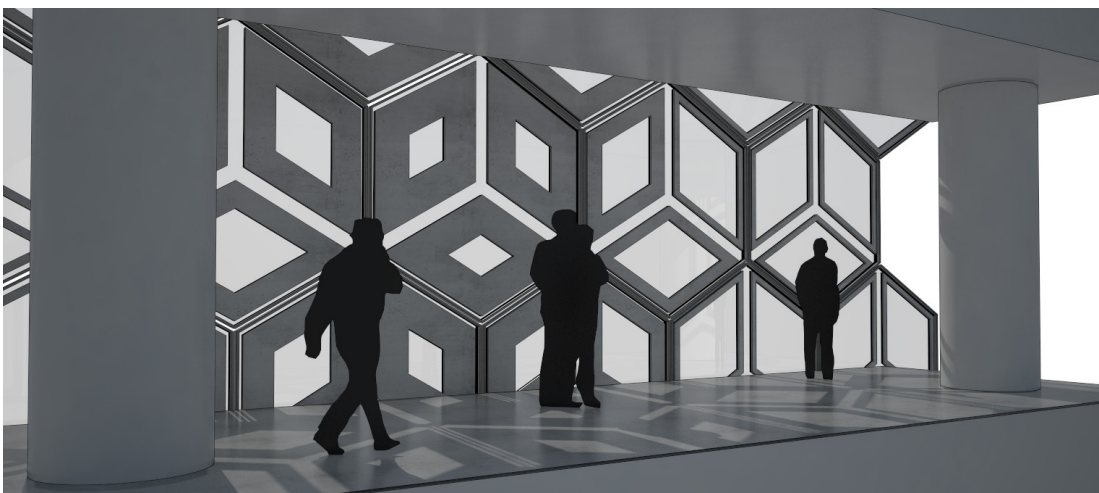
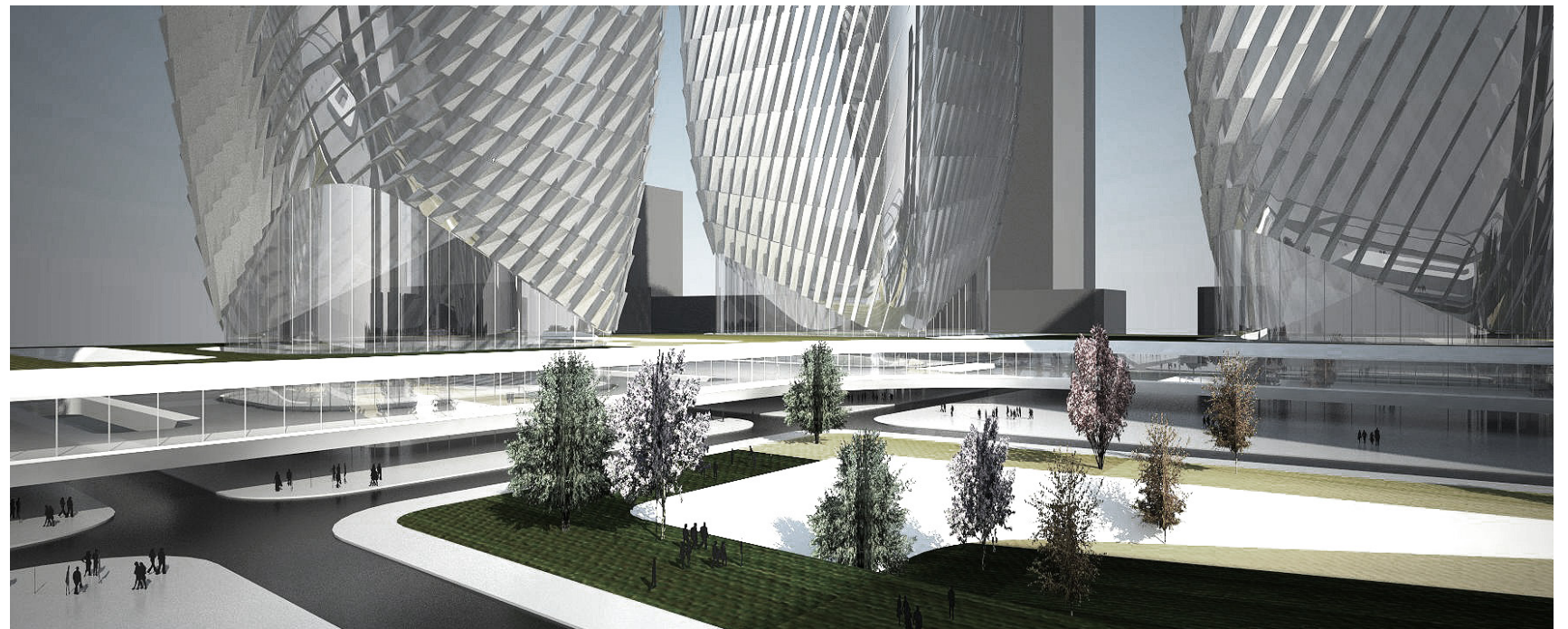


DESIGN EXPLORATION 2

MACHINE IN NATURE

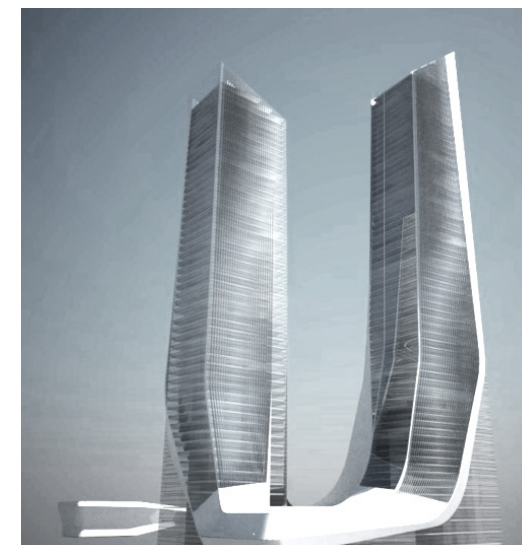
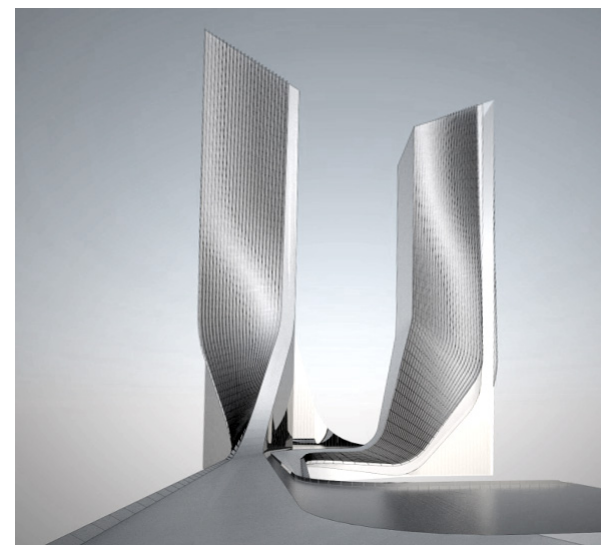
Design Exploration 2 explores a tectonic approach to create a modern sustainable complex as a symbol of Shenzhen's progress. Common eco-systems and materials are utilized within the variety of building forms.

设计探索2探讨了构造方法创建一个现代化的可持续综合体，作为深圳的进步的象征。常见生态系统和材料中体现在各种建筑形式中。



Shenzhen Qianhai District 03

CHINA

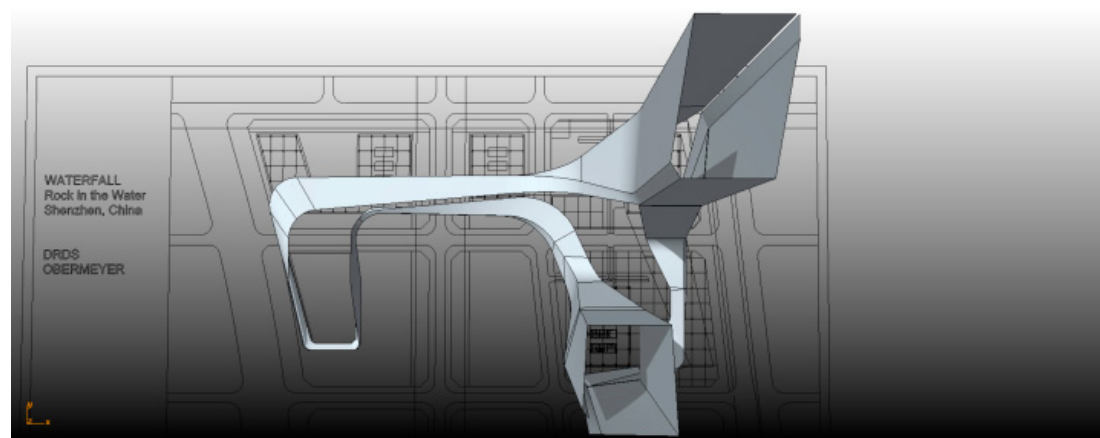


DESIGN EXPLORATION 3

WATERFALL

As a watertown, Design Exploration 3 explores the poetry of water as a timeless symbol of power and strength, inspired by the Chinese waterfall. It borrows some fluid connectivity of Design Exploration 1 and would utilize a vertical solar fin system which is inspired by Design Exploration 2.

作为一个水城，设计探索3探讨水的诗意作为一种永恒的力量和实力的象征，灵感来自于中国的瀑布。它借用了设计探索1部分流体连通，并会利用vertical太阳能电池片系统，它是由设计探索2的启发。同时水的流动与连续性体现的现代互联网数码流的特质与建筑群的功能特点紧密相扣。

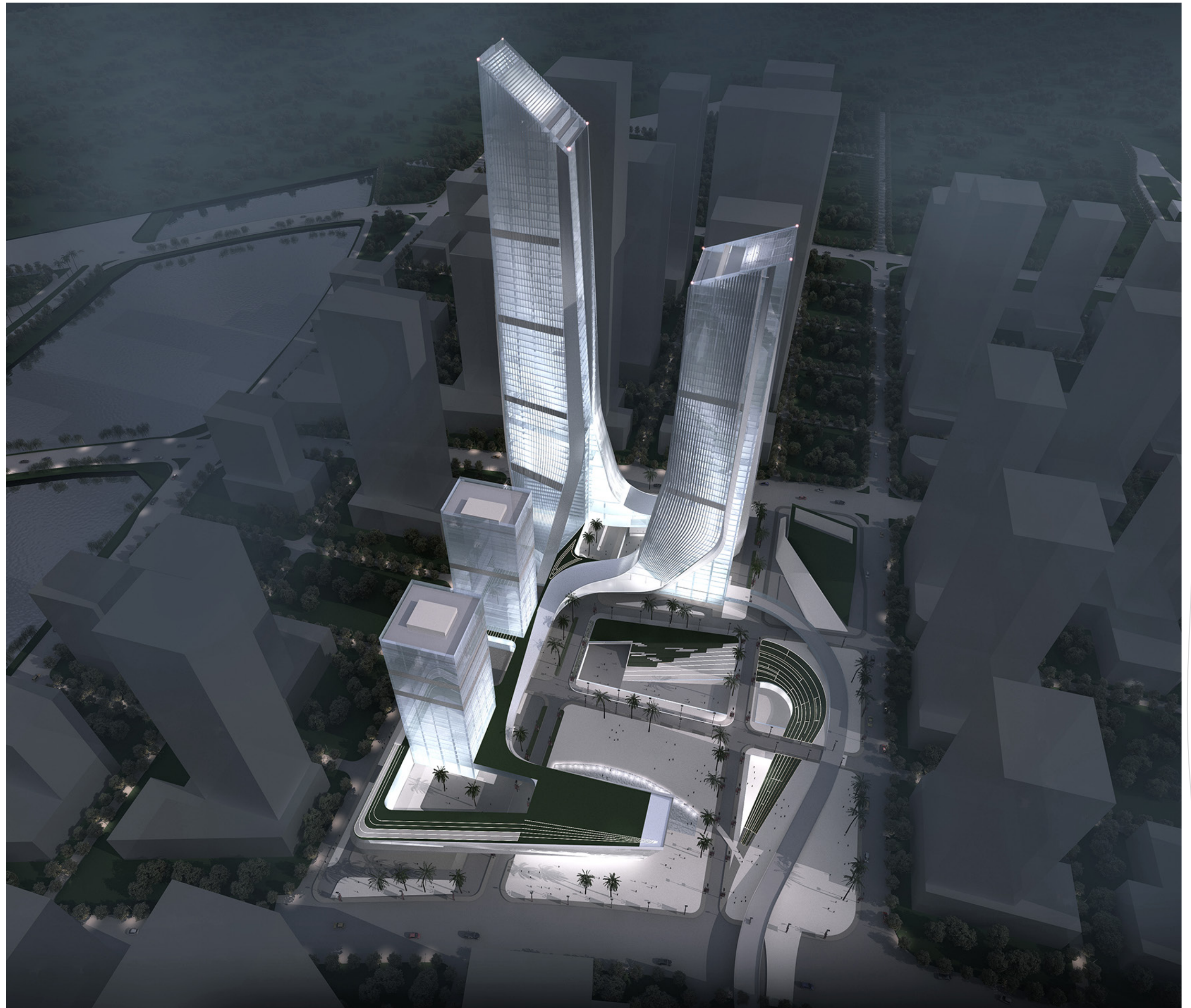


MASTER PLAN DESIGN CONCEPT

规划概念

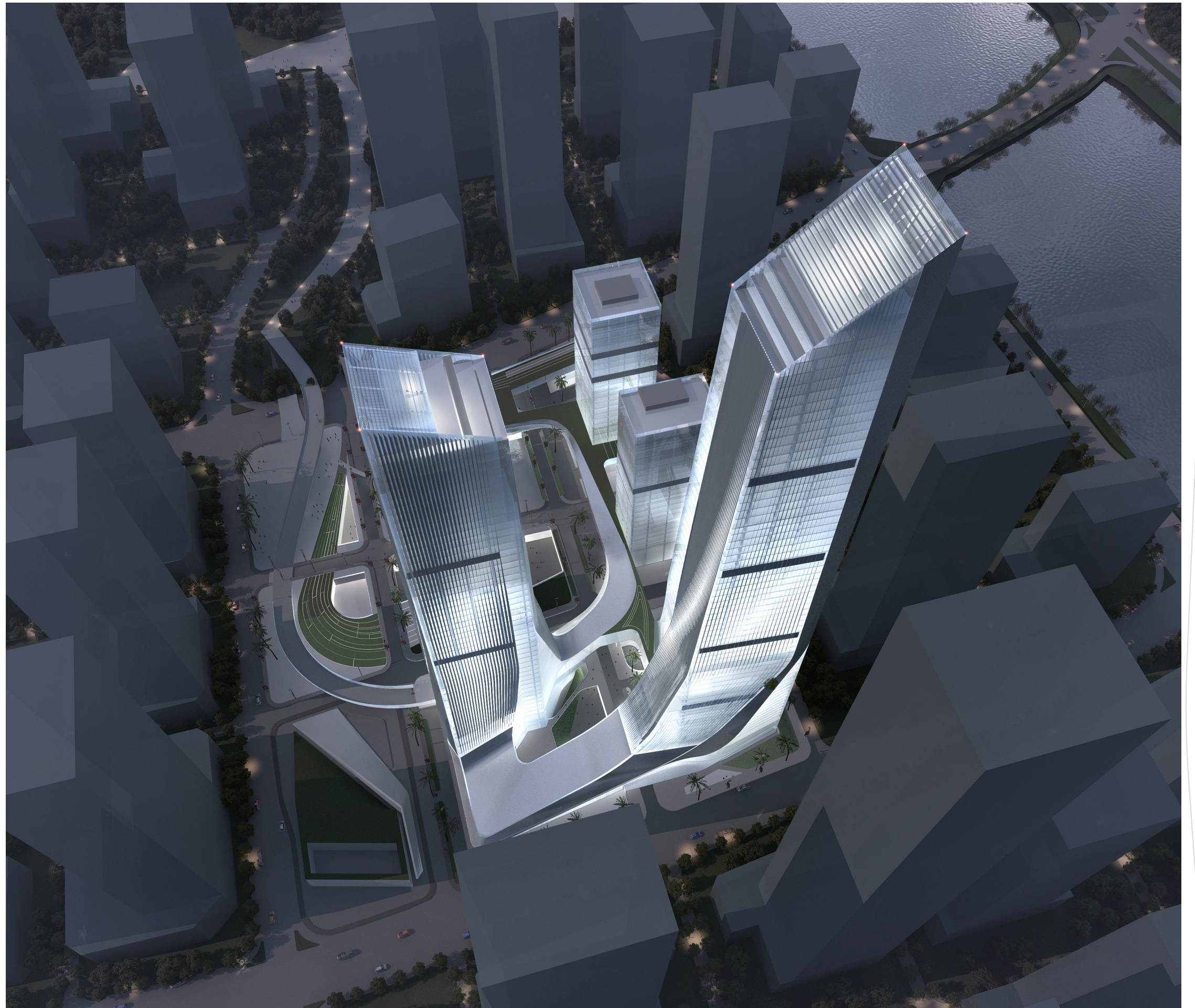
Shenzhen Qianhai District 03

CHINA



Shenzhen Qianhai District 03

CHINA



Shenzhen Qianhai District 03

CHINA



Shenzhen Qianhai District 03

CHINA

Design Concept

Based up on the design explorations summarized above, the design concept for the project capitalizes on the strengths of each design approach to develop the architecture and placemaking attributes. The master plan embraces this unique charater of Shenzhen through the poetry of flow, water, and form.

设计概念

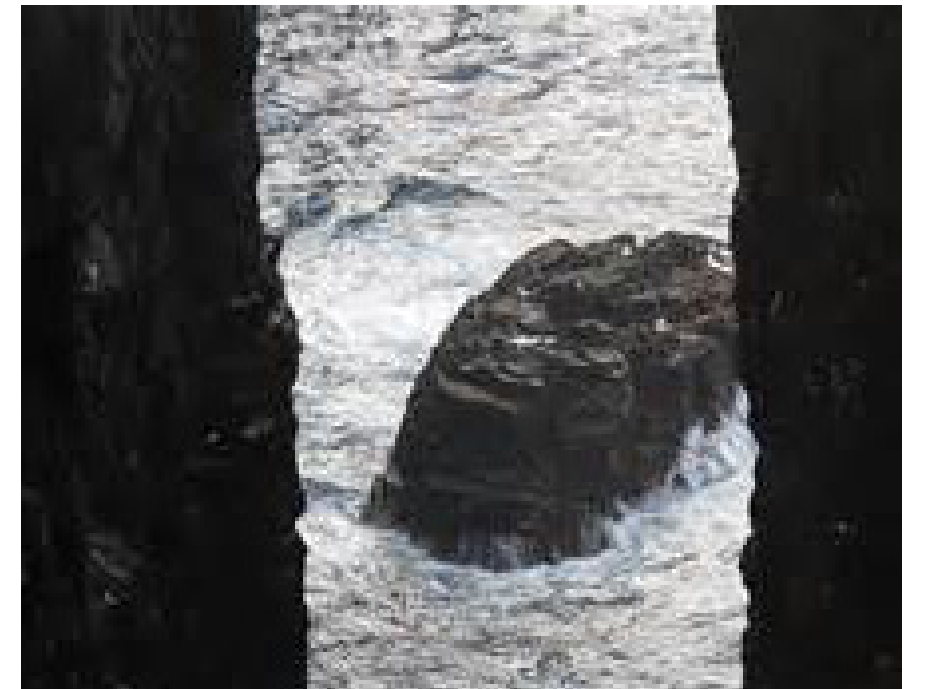
以上的设计探索总结的基础上，设计理念为项目获得的每个设计方法发展建筑和和场景制造属性的优势。总体规划采用方案三，水流， 数码流和形式的诗意体现了深圳独特个性。

FLOW

The overall master plan concept is the creation of a highly fluid and interconnection of the development program symbolizing the “flow of information” for IT Business Clusters as well as the theme of water. Shenzhen has a long history as a “watertown” dating back over 5,000 years to its salt monopoly. Shenzhen literally means “deep drains” as the area was once crisscrossed with rivers and streams in the rice field networks. As a modern cityscape it has achieved rapid growth since 1979 as a Special Economic Zone as an experimental ground for the practice of market capitalism within the China. In 2013 Shenzhen GDP totaled \$237 Billion and home of some of China’s most successful high-tech companies as well as foreign high-tech companies. Due to its unique status, Shenzhen is also extremely fertile ground for start-up companies. The target tenants for this project are Information Technology companies.

流

总体规划的概念是建立一个高流动性和互连的发展计划，象征着 IT企业集群的 “信息流 “， 以及以水为主题。深圳市有着悠久的历史作为一个 “水城” 距今已有 5000年的历史了食盐专营。深圳的字面意思是 “深水渠” 作为该地区曾经有纵横交错的河流和溪流稻田网络。作为一个现代的城市景观已经自1979年划为经济特区作为一个实验性地对市场资本主义在中国的实践，深圳市取得了快速的增长。 2013年深圳市生产总值为2370亿美元和一些中国最成功的高科技公司以及外国的高科技公司的总部和分部。由于其独特的地位，深圳也为的创业公司提供了非常肥沃的土壤。这个项目目标租户为信息技术公司的总部。



Landmark + Powerful + Timeless + Flowing Connectivity

Design Concept

WATER

The master plan embraces this history through the poetry of water and it's attributs of fluidity and form. The urban landmark towers are inspired by China's grandest flow of water, waterfalls. The office towers on Blk. 90-03-03 and 09-03-04, 320 and 250 meters in height respectively, are designed with strong flowing vertical façade which terminate in a fluid podium base, much like a stream. Within the stream, are buildings, much like rocks in a stream that represent strong and timeless elements within the cityscape. The flow subsides in the calm of the central park and sunken plaza much like a pond or lake to capture the energy that stimulates the cultural public spaces. The source of this energy is the super highrise tower of Blk. 09-03-03.

设计概念

水

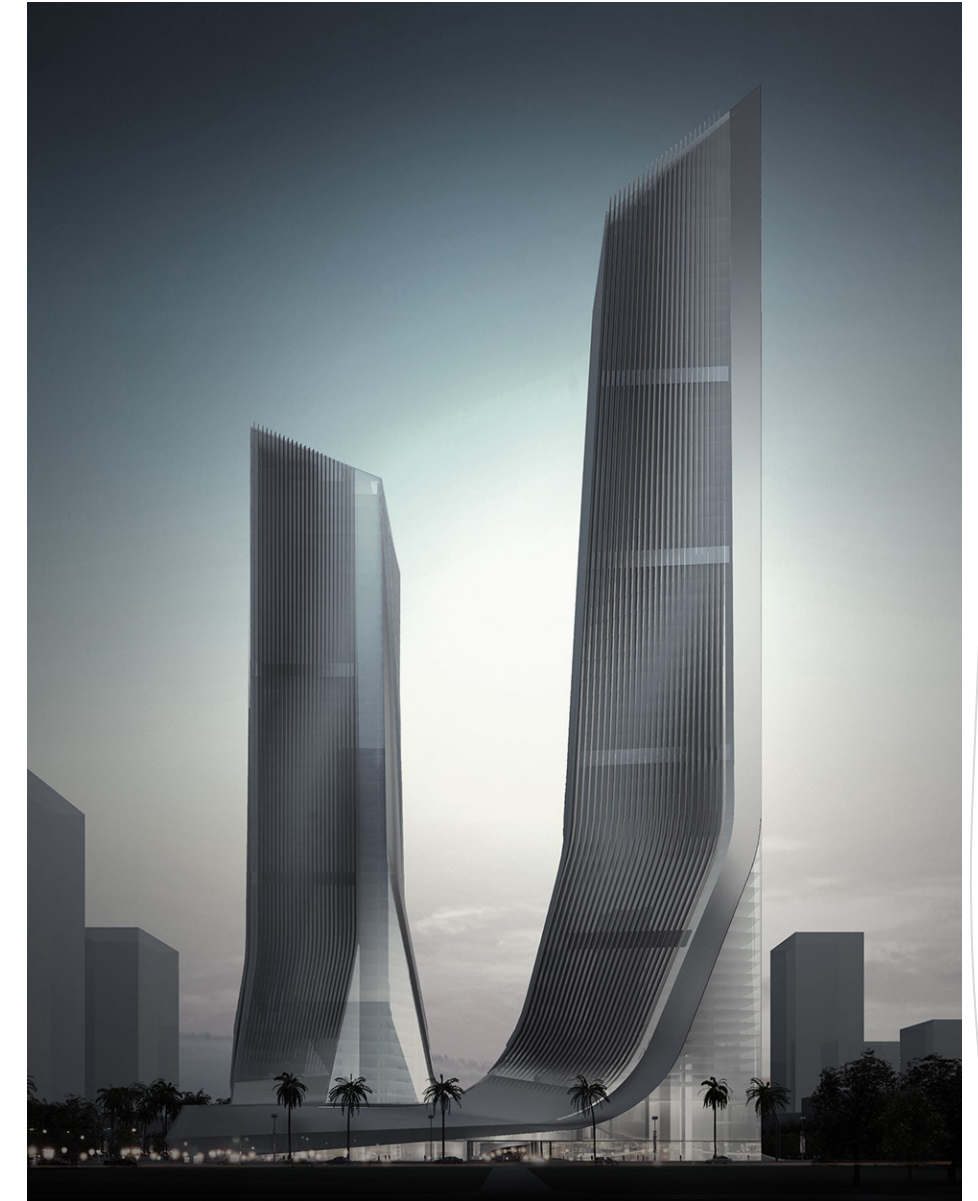
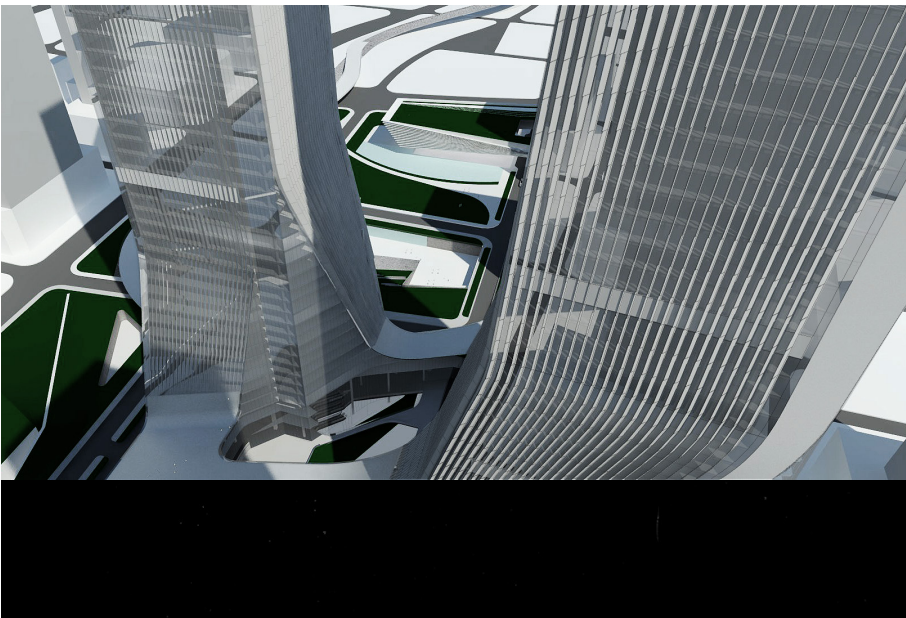
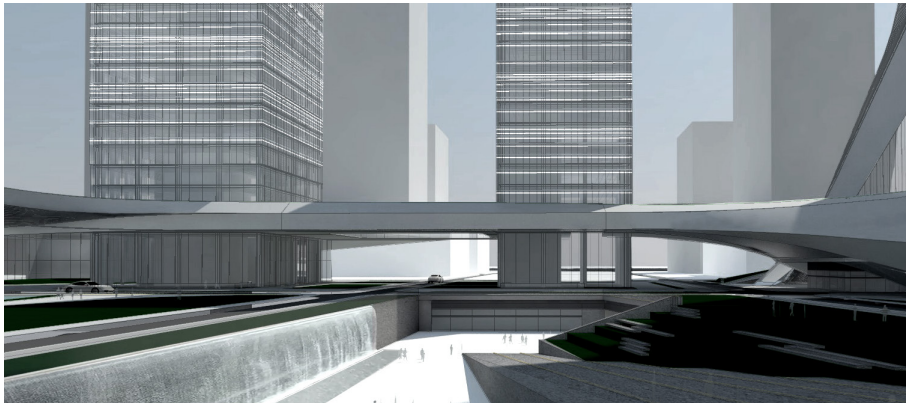
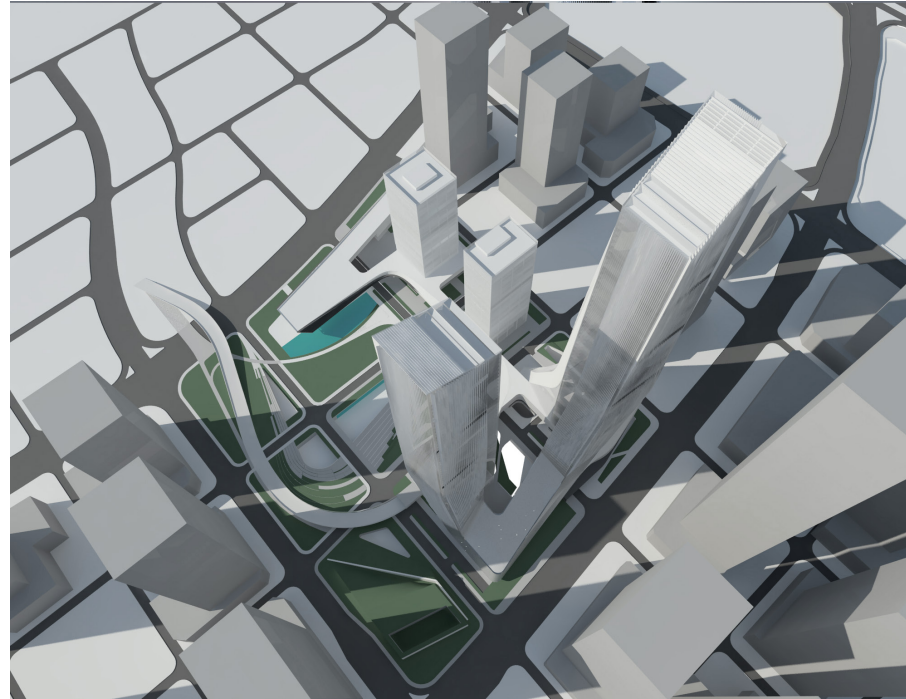
总体规划包含了这段历史，通过水的诗意，和它的流动性和形式的特质。城市标志性大厦是由中国最宏伟的水，瀑布流的启发。在地块90-03-03和09-03-04，分别320米和250米高度的办公楼，设计很象一个流量很强的垂直面，终止于一流体平台的基座上，很象一个条河流。在河流里，是建筑，很像岩石代表的城市景观中的强大和永恒的元素。在中央公园，下沉广场激流消退，就像一个池塘或湖泊的平静捕捉，刺激文化公共空间的能量。这种能量的来源是地块09-03-03的超高层塔楼。

FORM

The landmark form of the two high-rise towers as well as the government facility area in harmony with the overall master plan composition. The two interconnected highrise towers of Blk 09-03-03 and 04 tower have a strong architectural language that unifies the project into a single landmark image. The flowing nature of the tower forms allow for efficiency of tower floor-plates and structure while creating a dynamic public podium area for the hotel and commercial retail with courtyards, pedestrian bridges, and public atria.

形式

两个高层塔楼以及政府设施区的标志性建筑形式与整体的总体规划和谐构成。地块09-03-03和04的两个相互关联的高耸的大厦有强烈的想通的建筑语言，把项目统一成一个单一的具有里程碑意义的形象。塔形式的流动性使塔楼平面和结构的效率可行，同时创造一个充满活力的公共裙房包括酒店和商业零售，还有庭院，人行天桥和公共大堂。

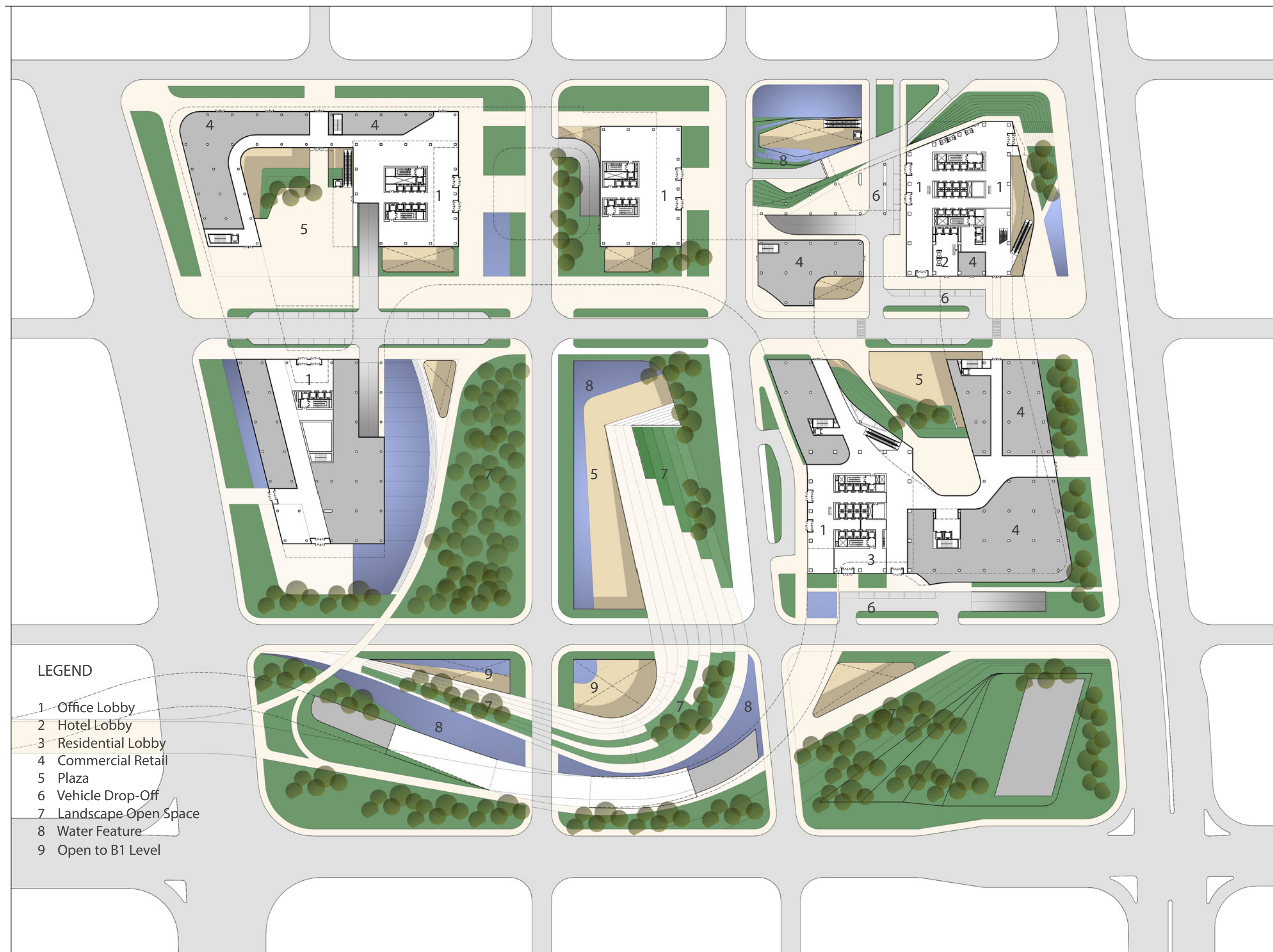


MASTER PLAN

总体规划

Shenzhen Qianhai District 03

CHINA



Illustrative Master Plan

Shenzhen Qianhai District 03

CHINA

Functional Layout TABULATIONS

功能分布表格

Block 09-03-01

	SM	FAR	SM	SM	Ratio
Site Area	9,350	4.28	40018		
Program					
Office	3600				
Commercial Retail	4000				
Basement Commercial	5000				

	Levels	Area	Flr/Flr	Height	Area	Total Area	Allowable Area
Basement							Parking Stalls
Level B3	1	3,000	1	5		0	60
Level B2	1	6,000	1	5		0	120
Level B1	1	6,000	1	5		0	0
Podium							180
Level 1	1	2000	6	6	2000	4000	
Level 2	1	2000	6	6	2000		
Level 3	0	0	6	0	0		
Mechanical	1	1800	6	6	0		
Lower Office Tower	20	1800	4.5	90	36000		36000
Mechanical	2	1800	6	12	0		
	25	9400	34.5	120	40000	4000	36000
				120			

Block 09-03-02

	SM	FAR	SM	SM	Ratio
Site Area	4,190	8.35	34986.5		
Program					
Office	3200				
Commercial Retail	3000				
Basement Commercial	2000				

	Levels	Area	Flr/Flr	Height	Area	Total Area	Allowable Area
Basement							Parking Stalls
Level B3	1	4,000	1	4		0	100
Level B2	1	4,000	1	5		0	80
Level B1	1	4,000	1	5		0	0
Podium							180
Level 1	1	2000	6	6	2000	4000	3000
Level 2	1	2000	6	6	2000		
Level 3	1	0	6	6	0		
Mechanical	1	1600	6	6	0		
Lower Office Tower	20	1600	4.5	90	32000	32000	32000
Mechanical	1	1600	6	6	0		
	25	8800	34.5	120	36000	36000	35000
				120			

Block 09-03-03

	SM	FAR	SM	SM	Ratio
Site Area	6,737	20.18	135952.66		
Program					
Hotel	30,000	Note: Less 2 rooms per floor with lounge area			
Lobby	800				
Ameneties	5000				
Rooms	24200	242 Rooms	100.00	40	40.0%
Standard		198 Rooms			
Suites		44 Rooms			18.2%
Office	100,000				
Commercial Retail	7,700				
Mechanical	10,000				
Basement Commercial	3,000				
Basement Mech	NIC				
Basement Parking	20211				



Shenzhen Qianhai District 03

Functional Layout TABULATIONS

功能分布表格

Block 09-03-03 Matrix

	Levels	Area	Flr/Flr	Height	Area	Total Area	Allowable Area
Basement							Parking Stalls
Level B4	1	6,500	4	4		0	156
Level B3	1	6,500	4	4		0	156
Level B2	1	6,500	5	5		0	127
Level B1	1	6,500	5	5		0	0
Commercial Retail		3,000					
Podium	3						439
Level 1	1	4,500	6	6	4,500	15,000	7,700
Hotel Lobby					0		
Office Lobby							
Commercial Retail		1,500					
Level 2	1		6	6	5000		
Hotel Banquet/ Meeting							
Hotel Business Center							
Commercial Spa/Fitness		2,000					
Level 3	1		6	6	5500		
Hotel Dinning							
Hotel Lounge							
Commercial Restaurants		2,000					
Mechanical	1	2,200	6	6	0		
Hotel Rooms	11	2200	3.6	39.6	24200	24,000	30000
Lower Office Tower	25	2175	4.5	112.5	54375	100625	100000
Mechanical	1	2200	6	6	0		
Upper Office Tower	25	1850	4.5	112.5	46250		
Mechanical	2	1,500	6	12	0		
Parapet				12			
	68			318.6	139,825	139,625	140,000
				320			

Block 09-03-04

	SM	FAR	SM	SM	Ratio
Site Area	10,254	10.73	110025.42		
Program					
Office	79630				
Loft	17375				
Commercial Retail	13000				
Underground Commercial	5800				

	Levels	Area	Flr/Flr	Height	Area	Total Area	Allowable Area
Basement							Parking Stalls
Level B3	1	10,000	1	4		0	250
Level B2	1	10,000	1	5		0	200
Level B1	1	10,000	1	5		0	0
Podium							450
Level 1	1		6	6	5000	13000	13000
Office Lobby		1500					
Residential Lobby		500					
Commercial Retail		5000					
Level 2	1		6	6	4000		
Office Lobby		500					
Residential Offices		500					
Commercial Retail		4000					
Level 3	1		6	6	4000		
Office Lobby		500					
Residential Amenities		500					
Commercial Retail		4000					
Mechanical	1	2200	6	6	0		
Lower Office Tower	19	2175	4.5	85.5	41325	78325	79630
Mechanical	1	2175	6	6	0		
Upper Office Tower	20	1850	4.5	90	37000		
Loft	9	1750	3.6	32.4	15750	15750	17370
Mechanical	2	1750	6	12	0		
	55			249.9		107075	110000
				250		4000	
						111075	110000

42 SM/Stall
42
51

Block 09-03-05

	SM	FAR	SM	SM	Ratio
Site Area	5,689	0.00	0		
Program					
Commercial Retail	0				
Basement Retail	2900				
Basement Parking	12				

Block 09-03-06

	SM	FAR	SM	SM	Ratio
Site Area	9,076	1.10	9983.6		
Program					
Office	10000				
Commercial Retail	0				
Basement Retail	4900				
Basement Parking	49				

Block 09-03-07

	SM	FAR	SM	SM	Ratio
Site Area	4,478	0.22	985.16		
Program					
Commercial Retail	1000				
Basement Retail	2300				
Parking	13				

Block 09-03-08

	SM	FAR	SM	SM	Ratio
Site Area	3,787	0.26	984.62		
Program					
Commercial Retail	1000				
Basement Retail	2000				
Parking	12				

Block 09-03-09

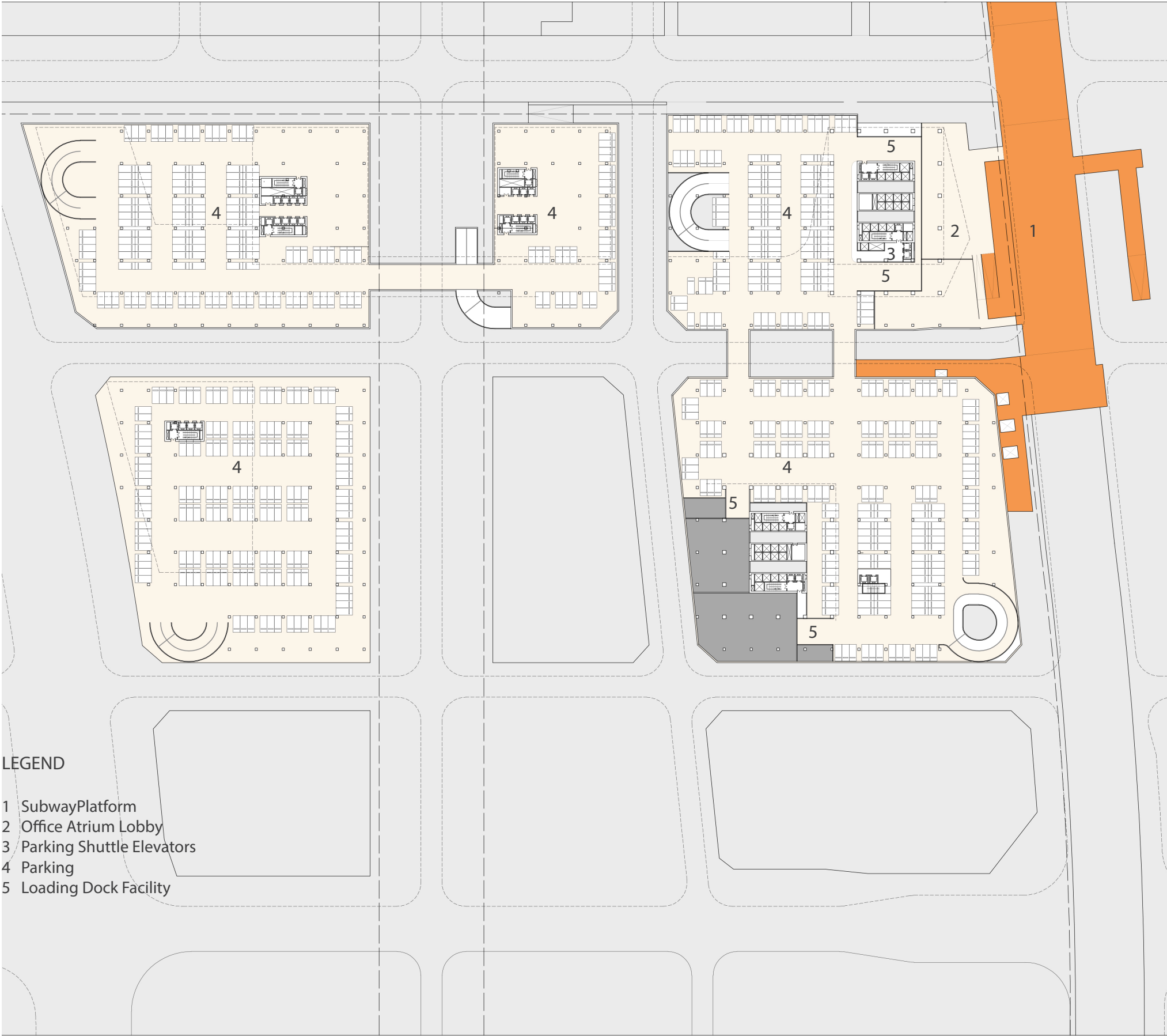
	SM	FAR	SM	SM	Ratio
Site Area	5,689	0.72	4096.08		
Program					
Commercial Retail	0				
Central Plant	4000				
Basement Retail	2900				
Parking	12				

Urban Master Plan: Level B2

In master plan vision provieds for the below grade parking and service access and loading dock facilities. To maximize efficiency and net rentable area for the basement underground each site include one vehicular ramp and secondary access via underground service vehicle tunnel between sites. Further traffic studies may optimize the configuation further. In addition to parking the B2 has a strong underground connection to the subway and adjancet block. Level B2 also support back of house facilities for the hotel operations as well as loading dock area s for the entire project.

总体城市设计：B2层

在总体规划的愿景为提供地下停车场和服务入口和装卸区设施。为了最大限度地提高效率和增大地下室净可出租面积，每个地块包括一个车辆坡道，并通过地块间地下服务车隧道提供规范规定的第二个出口。而且以后交通研究可进一步优化配置。除了停车B2具有很强的连接地铁和相邻块的地下连接的功能。B2层还包括酒店业务后勤服务部分，以及为整个项目提供卸货区面。



Urban Master Plan: Level B1

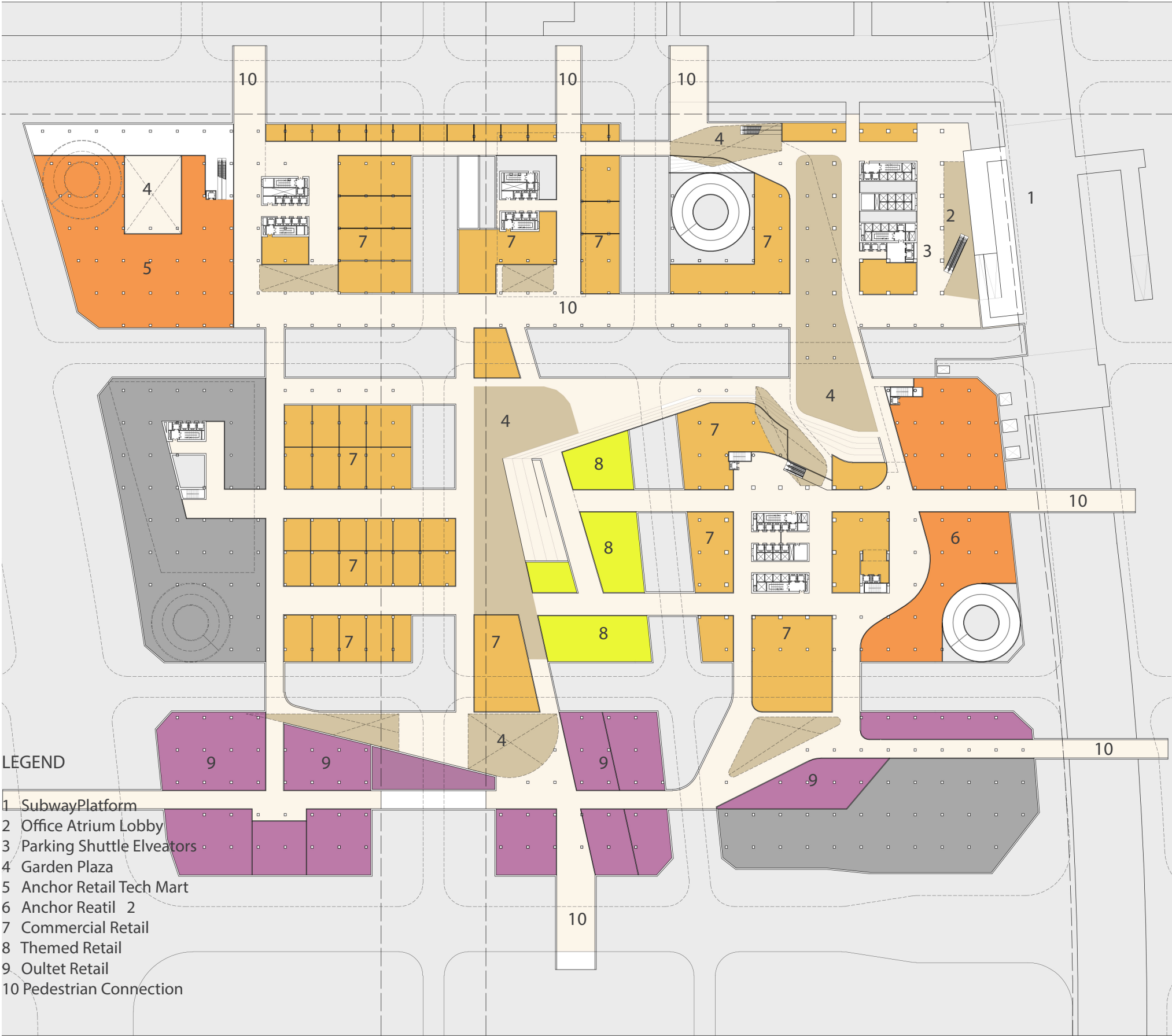
In master plan vision provieds for a significant B1 level to support underground commercial retail as outlined in the project tablulations. The goal for the retail strategy is to provide strong vertical and horizontal connections. Several sunken plazas are introduce including the main central park, and two major plazas at Block 90-03-03 and 90-03-04 connection and Block 09-03-01 and 09-03-06 connection. This enhances the pedestrian flow and ciruclation and access to natural light and air.

The commercial retail strategy is to place anchor retail tenants at either end of the major commercial network connected with specialty retail and sunken courtyards. Due to the strong podium street presence it is invisioned that Blk 09-03-01 could support a TechMart retail anchor. This would be consistent with the intended co-location of tenants. A themed food court with restaurants are planned for Blk 09-03-03 and 09-03-05. Due to the location and quality of space immediately adjacent to the linear open space Blks 90-03-07,8,and 9 are invisioned to support a retail outlet or discount retail center activated by restaurant and cafe pavilions in the park.

总体城市设计：B1层

在总体规划的愿景有显著B1层地下商业如该项目的表格所列出。对于零售策略是提供一种强的垂直和水平的连接。采用下沉的几个广场都包括主中心公园，和地块90-03-03和90-03-04的连接，还有地块09-03-01和09-03-06连接的两大广场。这不仅提高了人流和交通流通，并带来自然光线和空气。

商业零售的战略是把旗舰店租户放到主要商业网络的两端，与专业零售和凹陷庭院连接。由于裙房沿街有很明显的沿街展示面，我们预测地块09-03-03可以支持科技电子零售旗舰店。这与上位建筑租户的预期定位是一致的。计划于地块09-03-03 和09-03-05 是一个主题美食广场和餐厅。由于其位置和空间紧邻的线性开放空间地块90-03-07,8和9质量的设想，以支持零售商店或折扣零售中心，由餐厅和咖啡馆的展馆在园区内带活人流。

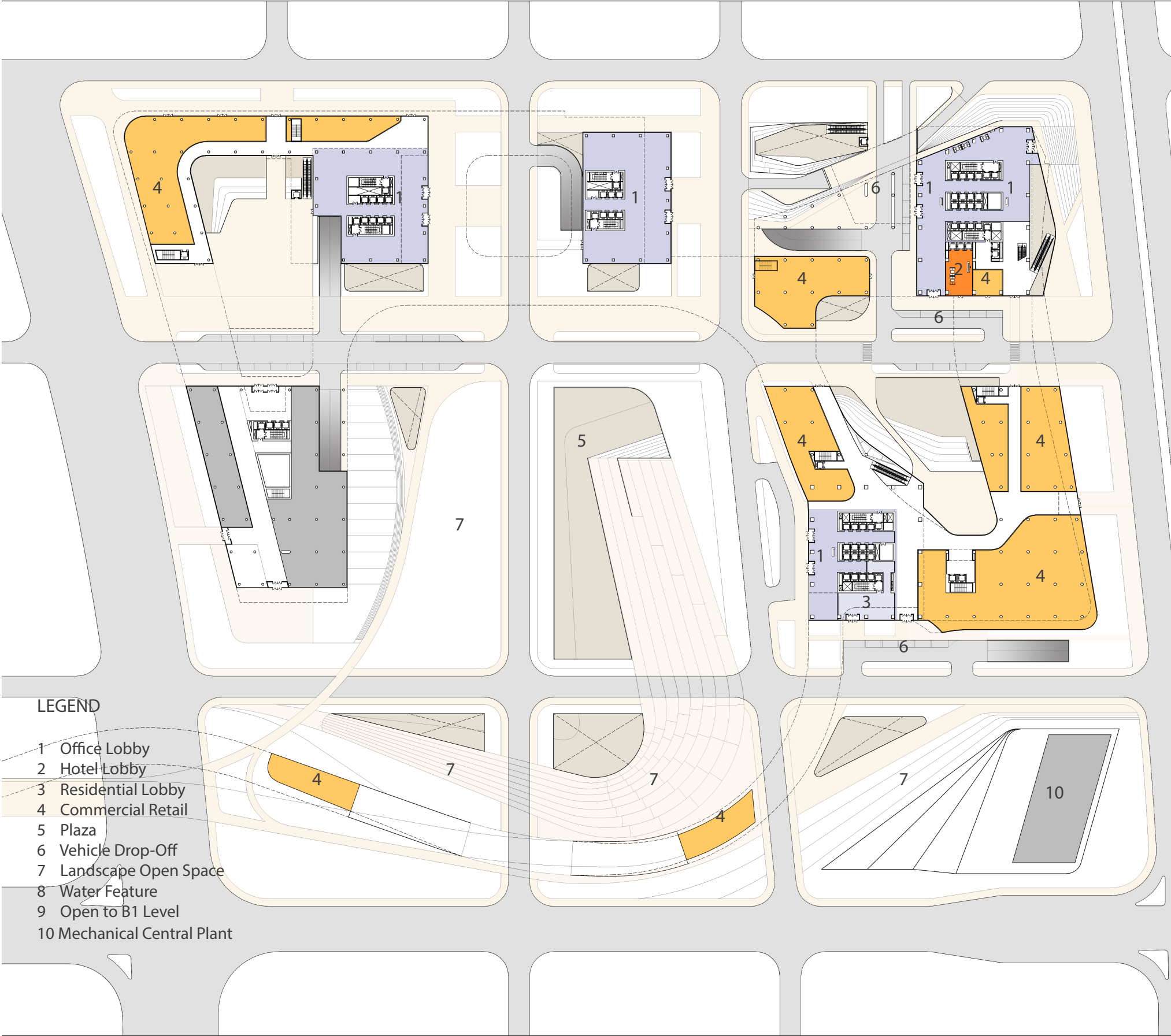


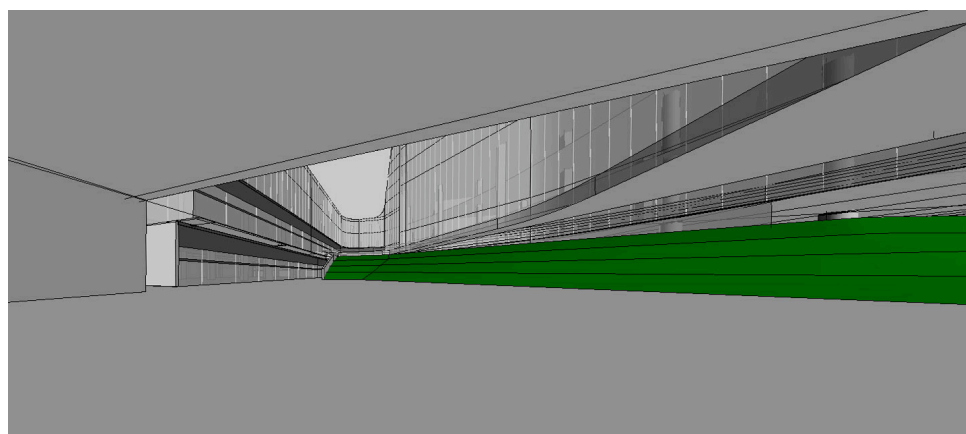
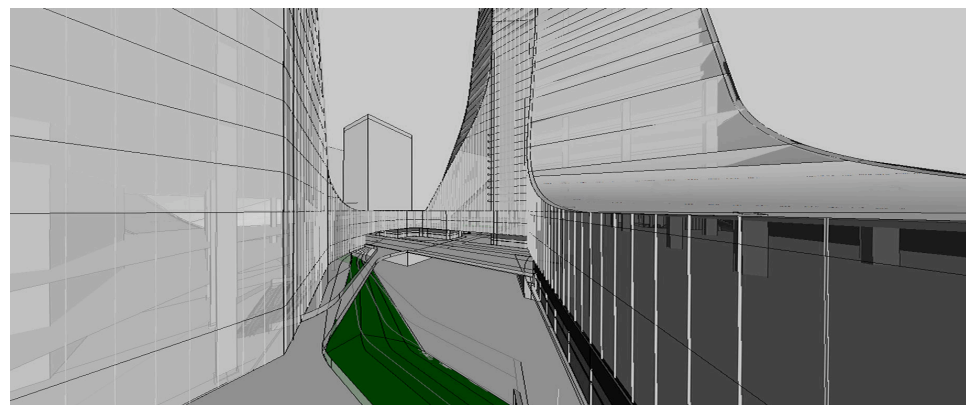
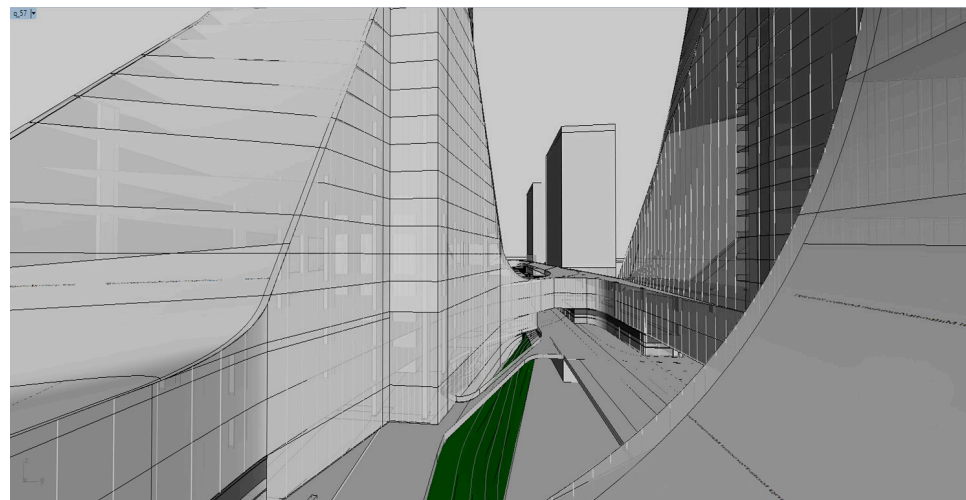
Urban Master Plan: Level 1

The Street Level Plan 1 illustrates a exciting mixed-use development complex with strong building addressand highly connected pedestrian open space enviroinments that embrace the natural environment of Shenshen. Each of the major office towers has clear separation of office, hotel, and residential lobbies to provide clear vehicular and pedetrian circulation. Level 1 also illustrates the introduction of major sunken plazas in addiition to the central plaza that help organize the commerical retail within wonderfully lanscaped intemate environments.

总体城市设计：L1层

街道层面一层平面展示出了一个令人兴奋的多功能综合体的开发，即带有强烈的识别性，并且在深圳的自然环境中与行人开放空间紧密相联。各个主要写字楼明确的分离办公，酒店和住宅大堂，提供清晰的车辆和人流。L1层平面也说明，除了中央广场，还引进几个主要的下沉广场，以帮助在奇妙景观和尺度怡人的环境中组织商业零售店。





LEGEND

- 1 Office Lobby
- 2 Hotel Lobby
- 3 Residential Lobby
- 4 Commercial Retail
- 5 Plaza
- 6 Vehicle Drop-Off
- 7 Landscape Open Space
- 8 Water Feature
- 9 Open to B1 Level

Shenzhen Qianhai District 03

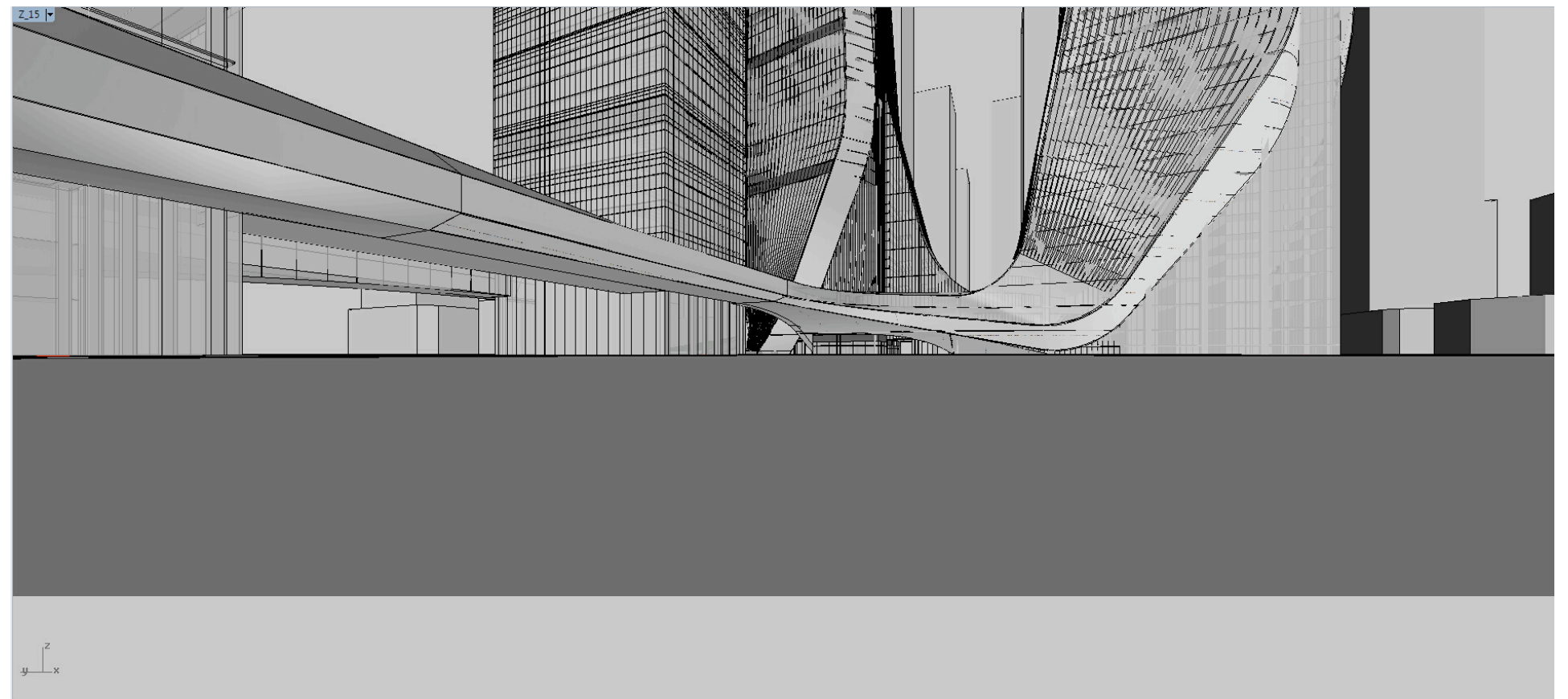
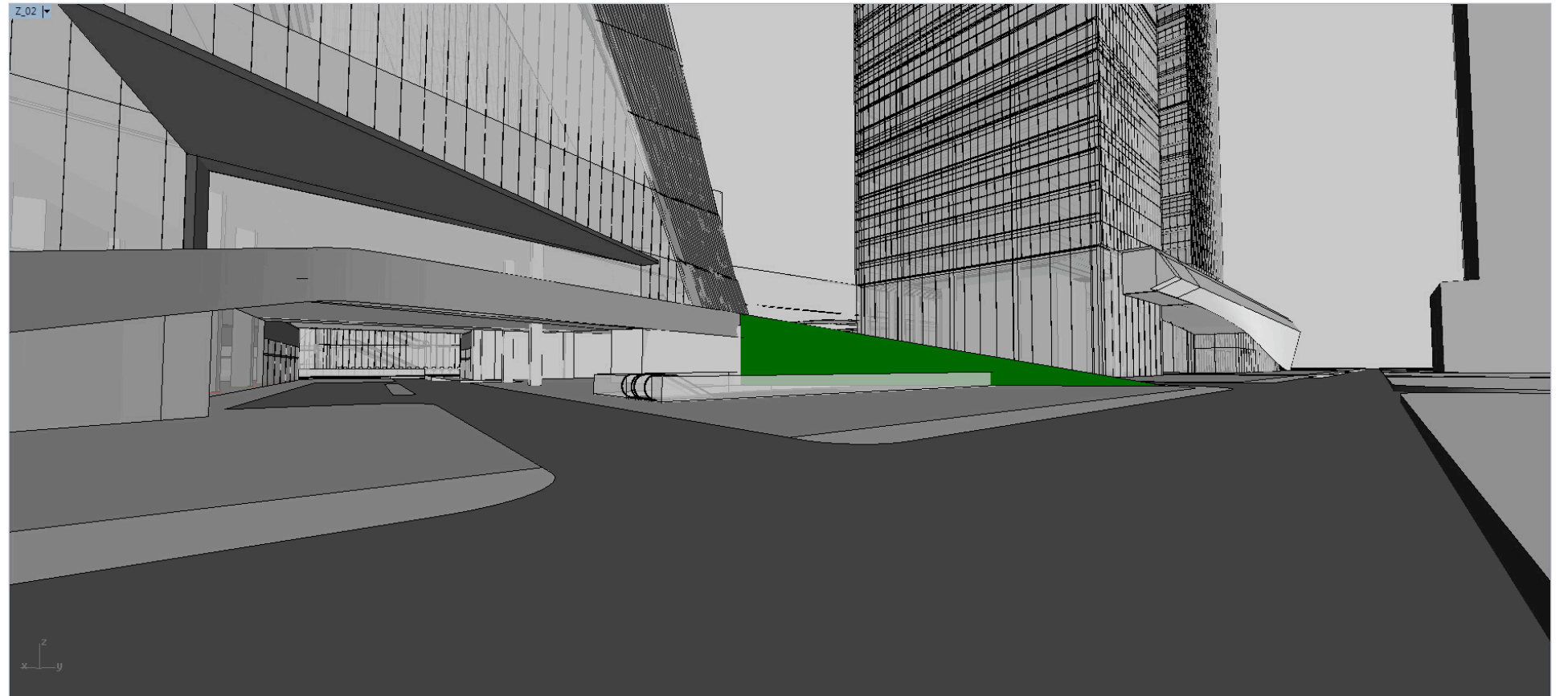
CHINA

Urban Master Plan: Level 1

The following perspective views help to illustrate the quality of urban environment for both the commercial retail podium which helps to create a pedestrian gateway highly integrated with the public open space and the hotel VIP drop off for Blk 09-03-03.

总体城市设计：L1层

下面的透视图有助于说明城市环境质量为商业零售商场，有助于创建一个与公共开放空间和 和地块09-03-03酒店的VIP载客区紧密结合的人行入口。



Shenzhen Qianhai District 03

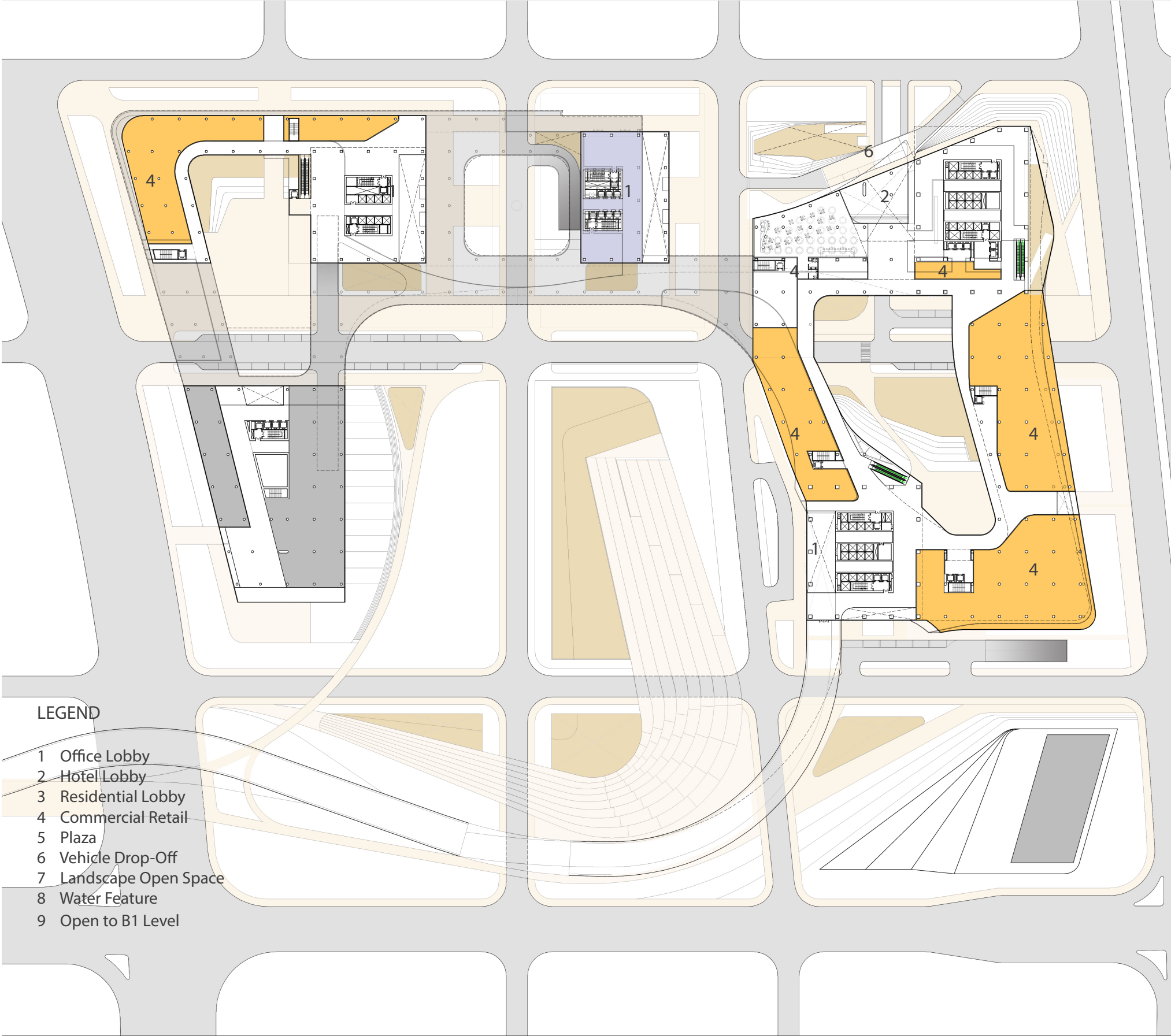
CHINA

Urban Master Plan: Level 2

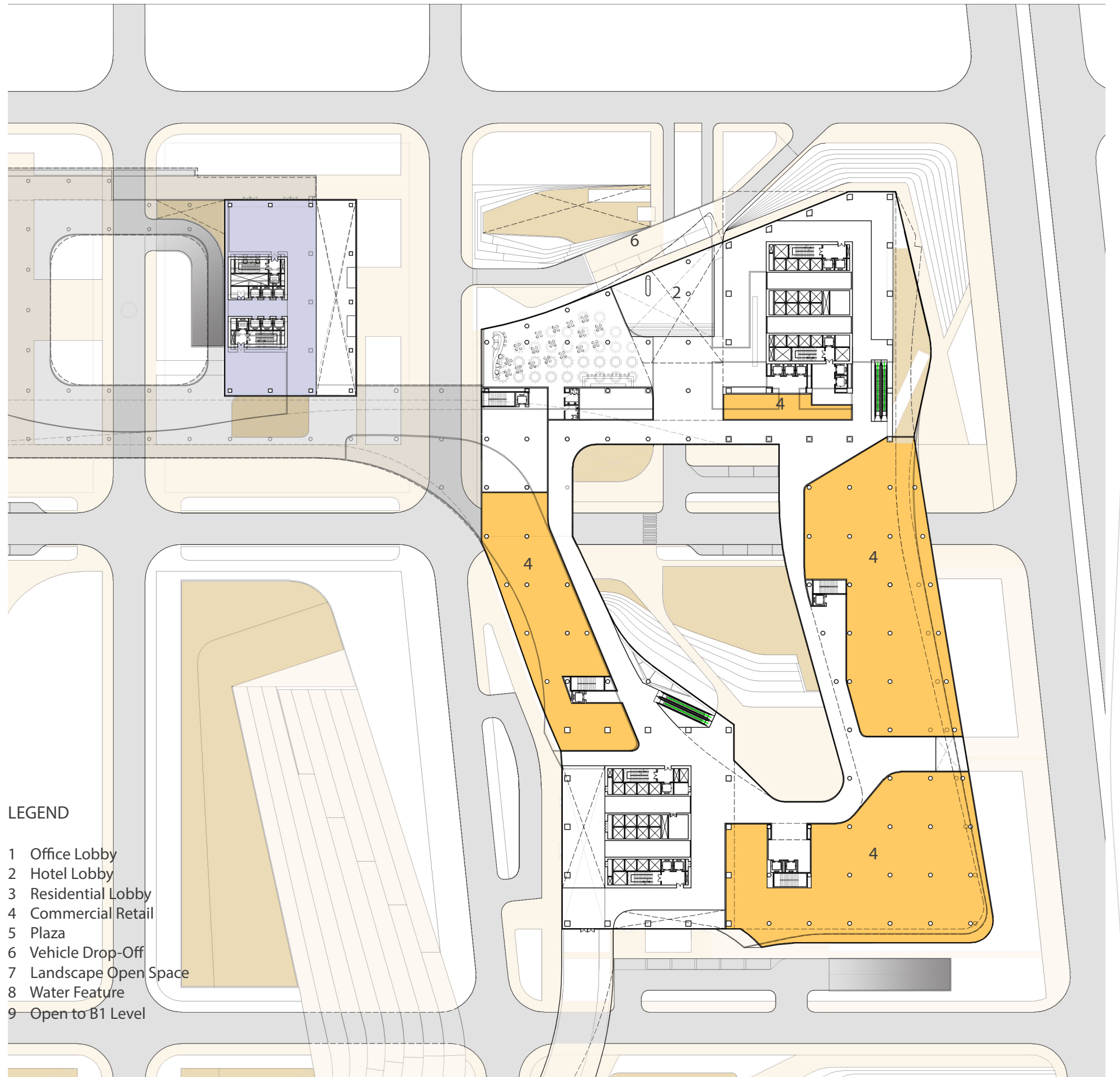
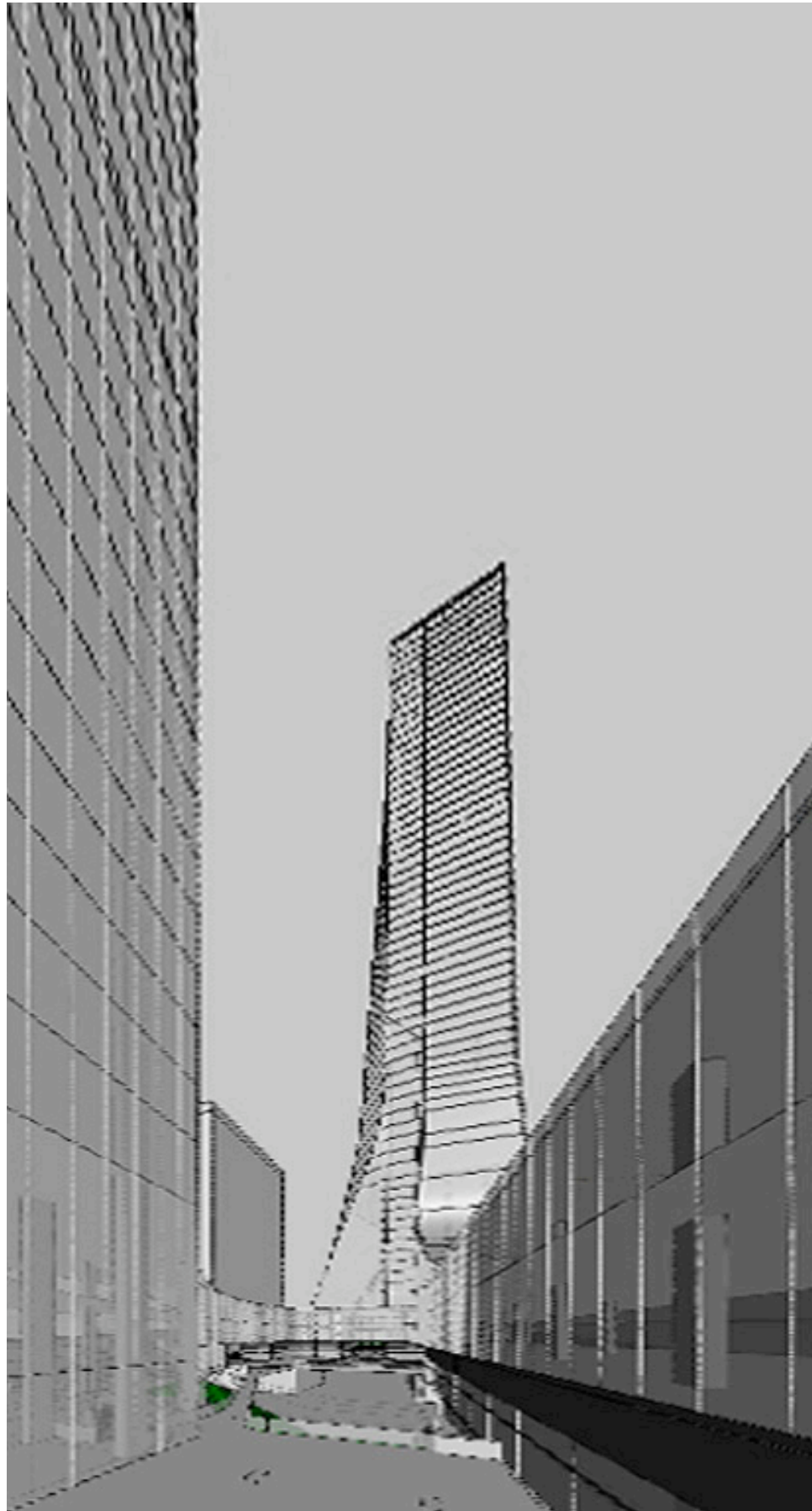
The Level 2 Plan continues to illustrate a exciting mixed-use development complex with strong connected pedestrian network of commercial retail around open space environments. The design vision was to invest in the pedestrian level of the complex to help define placemaking of the mixed-use complex. The main hotel lobby on Blk 09-03-03 is located a Level 2 to separate from the office tower.

总体城市设计：L2层

2层平面继续展示激动人心的多功能综合体的开发围绕着开敞式的中庭与商业零售行人网络的强列的联系。该设计理念是投资于综合体的步行人的层面，以帮助定义综合体的场所感。在地块09-03-03 的酒店主大堂位于2层，与办公楼垂直分开。

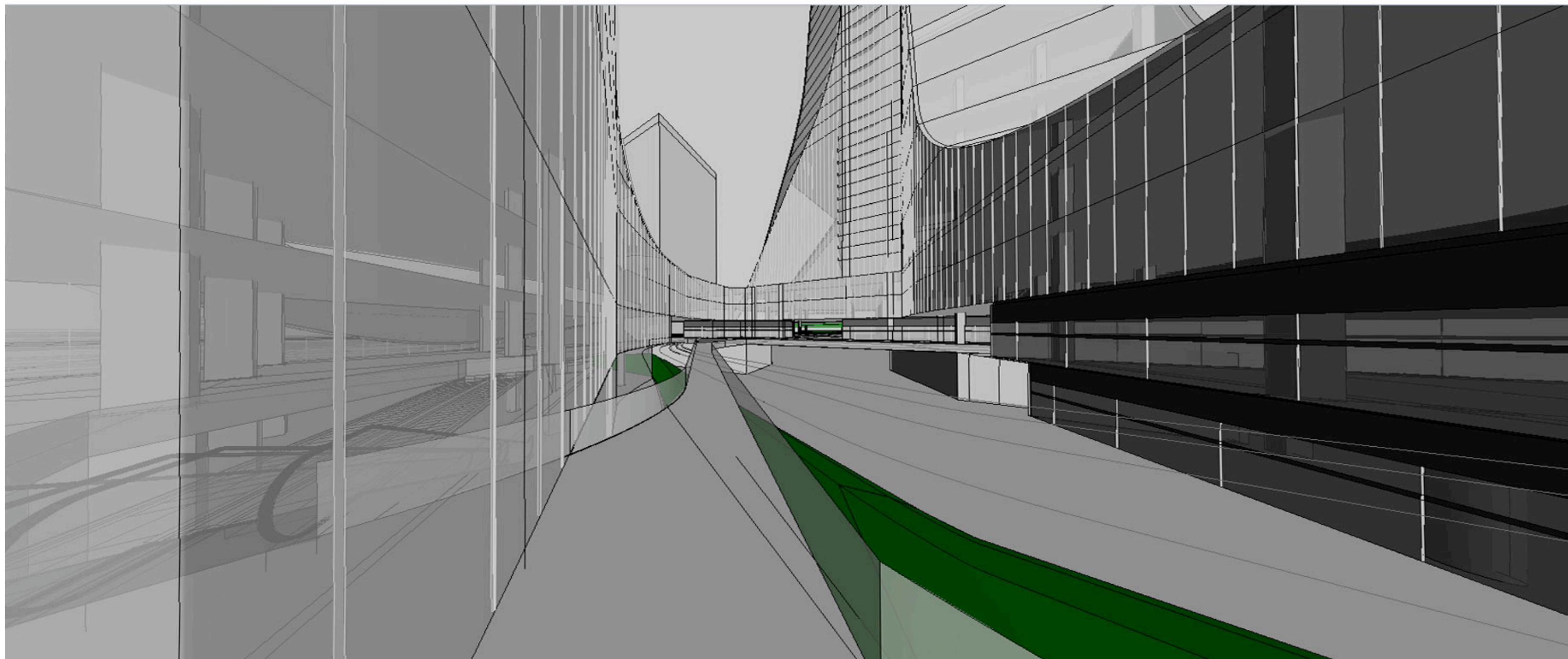


- LEGEND
- 1 Office Lobby
 - 2 Hotel Lobby
 - 3 Residential Lobby
 - 4 Commercial Retail
 - 5 Plaza
 - 6 Vehicle Drop-Off
 - 7 Landscape Open Space
 - 8 Water Feature
 - 9 Open to B1 Level



Shenzhen Qianhai District 03

CHINA

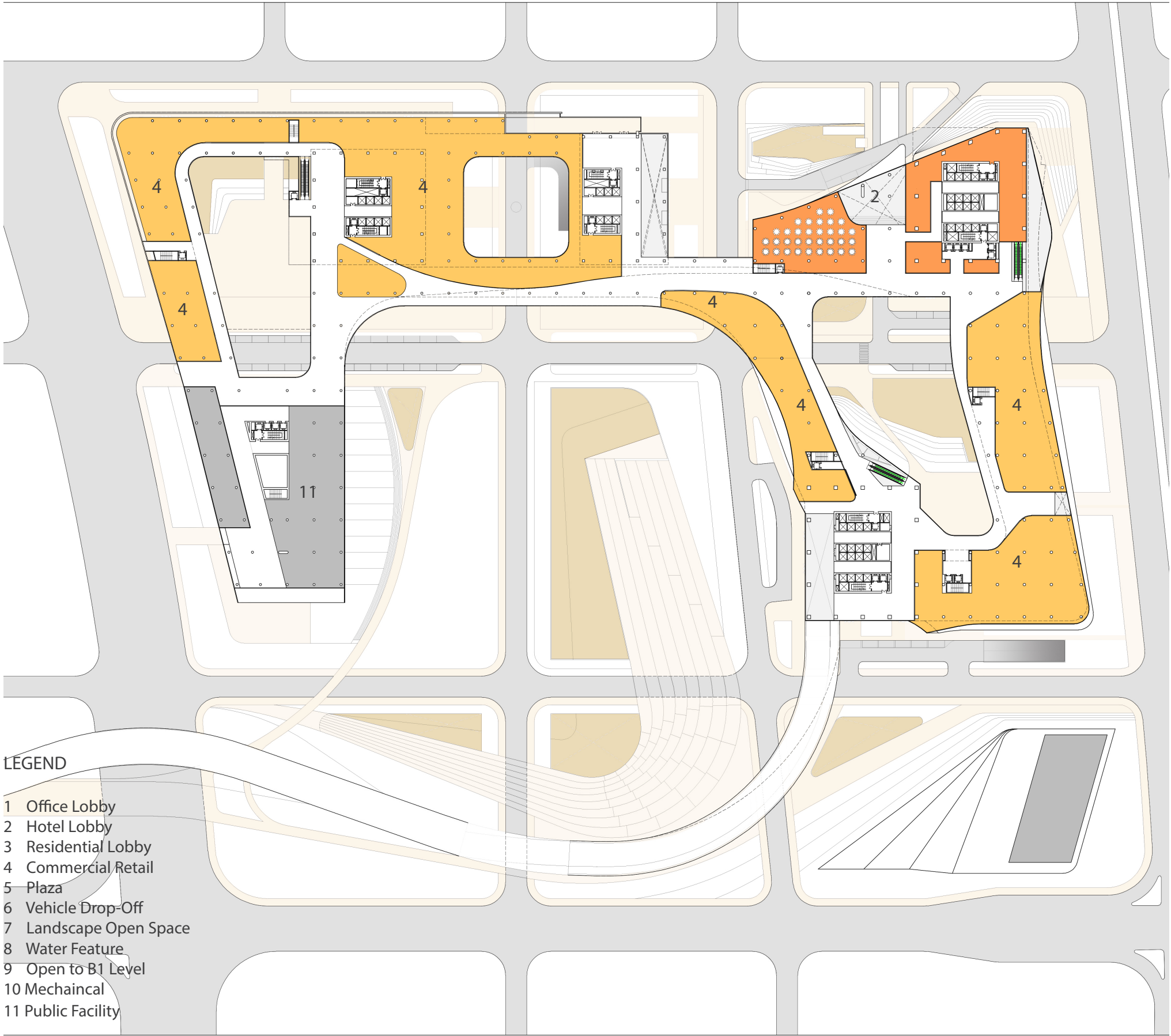


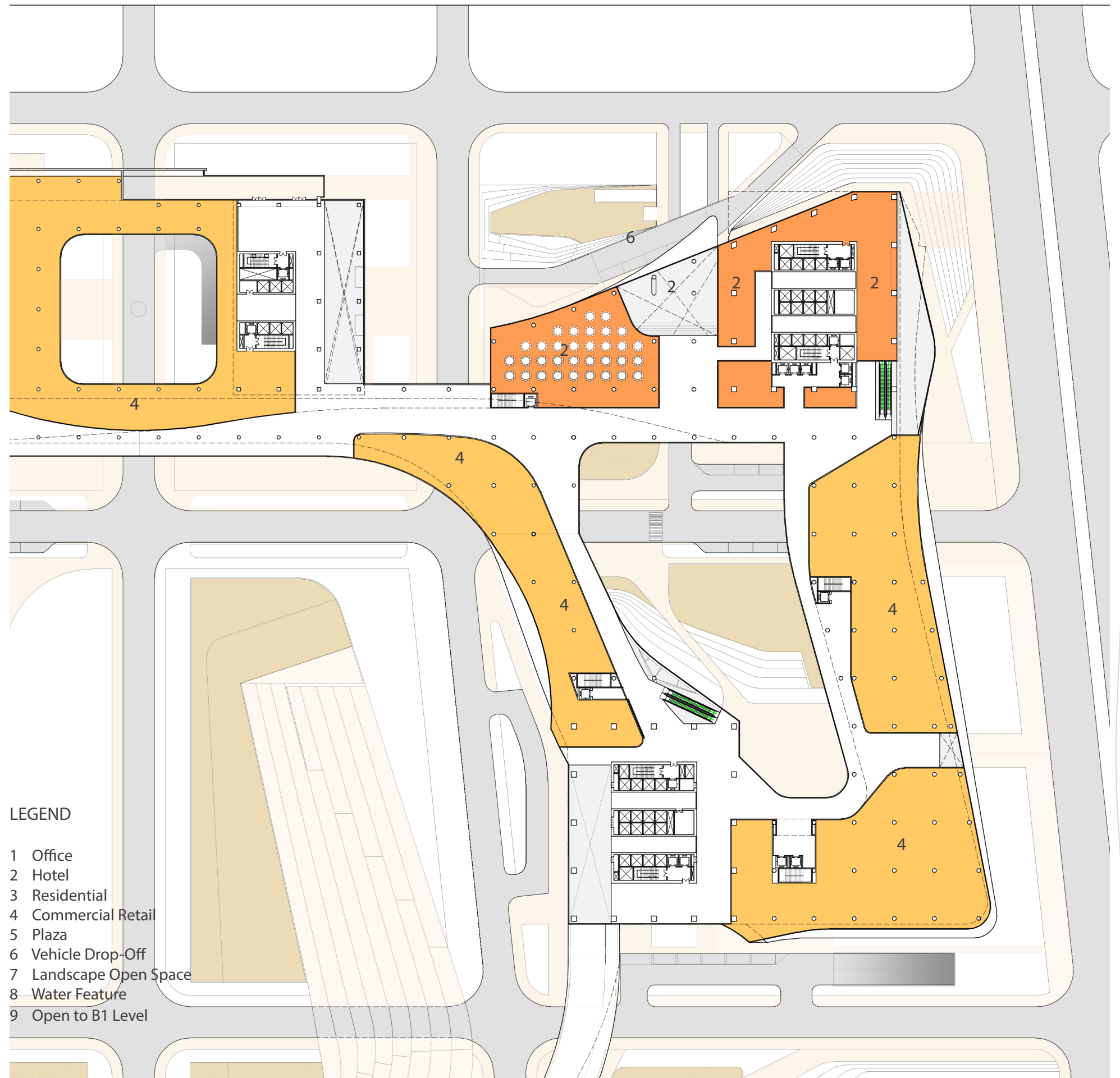
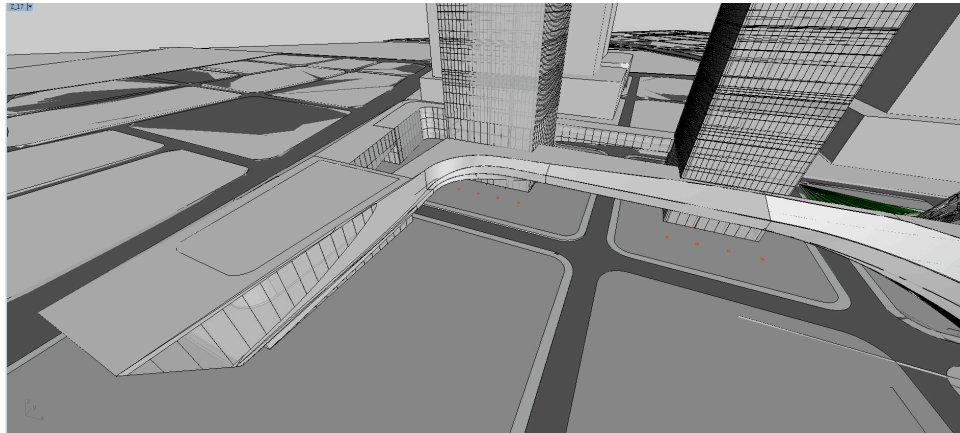
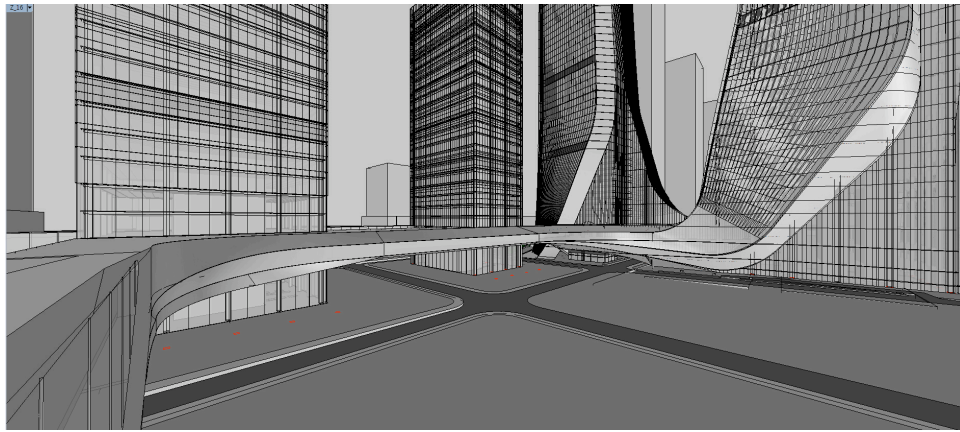
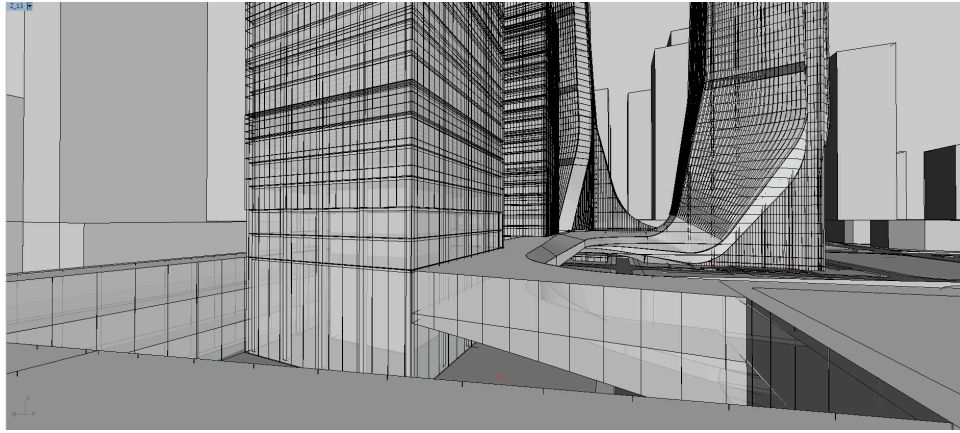
Urban Master Plan: Level 3

The Level 3 Plan illustrates the strong commercial retail program connectivity throughout the site. Vercical circulation is efficiently handle with strategicly located pedestrian escalators. Pedstrian circulation has stong visual connect to the central park and visitors and tenant will have a strong feeling of connetivity to the natural environment and open space.

总体城市设计：L3层

3层平面说明整个场地很多种商业零售项目相互的连接。垂直交通由于战略性地布置的步行扶梯变得更加有效地。人流交通与中央公园有很强的视线连接，游客和租户将有一个强与自然环境和开放空间紧密相连的感觉。





LEGEND

- 1 Office
- 2 Hotel
- 3 Residential
- 4 Commercial Retail
- 5 Plaza
- 6 Vehicle Drop-Off
- 7 Landscape Open Space
- 8 Water Feature
- 9 Open to B1 Level

Shenzhen Qianhai District 03

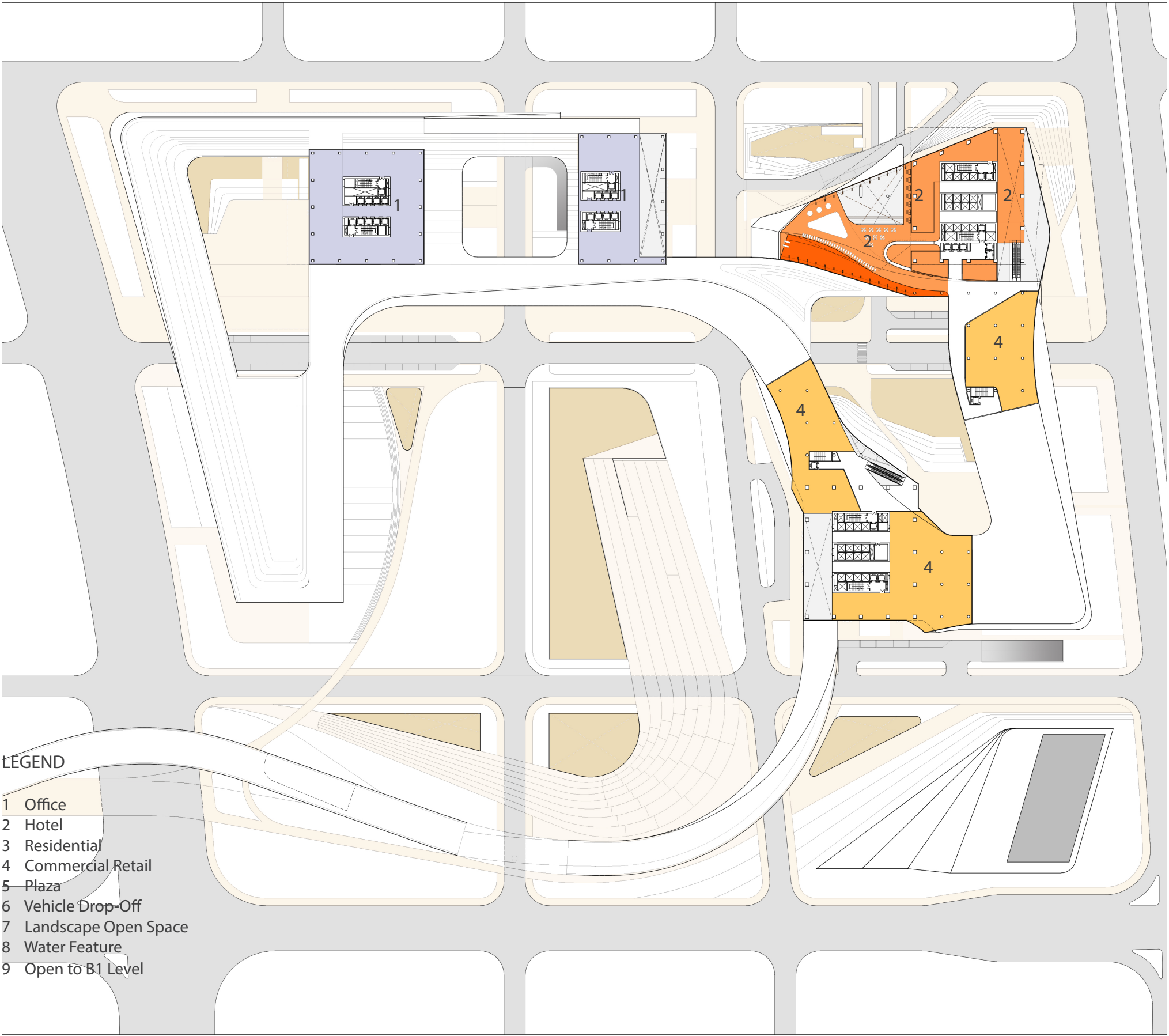
CHINA

Urban Master Plan: Level 4

The Level 4 Plan illustrates the strong landscaped podium roof amenity to the mixed-use complex. Primary commerical retail tenants are invisioned to be high-quality restaurants and servces that can take advantage of this lanscape amenity and view of the urban cityscape and central park.

总体城市设计：L4层

4层平面显示了多功能综合体很突出的屋顶平台绿化和设施。主要商业零售租户设想是高品质的餐厅和服务，可以充分发挥景观设施，和俯瞰城市市容和中央公园的优势。

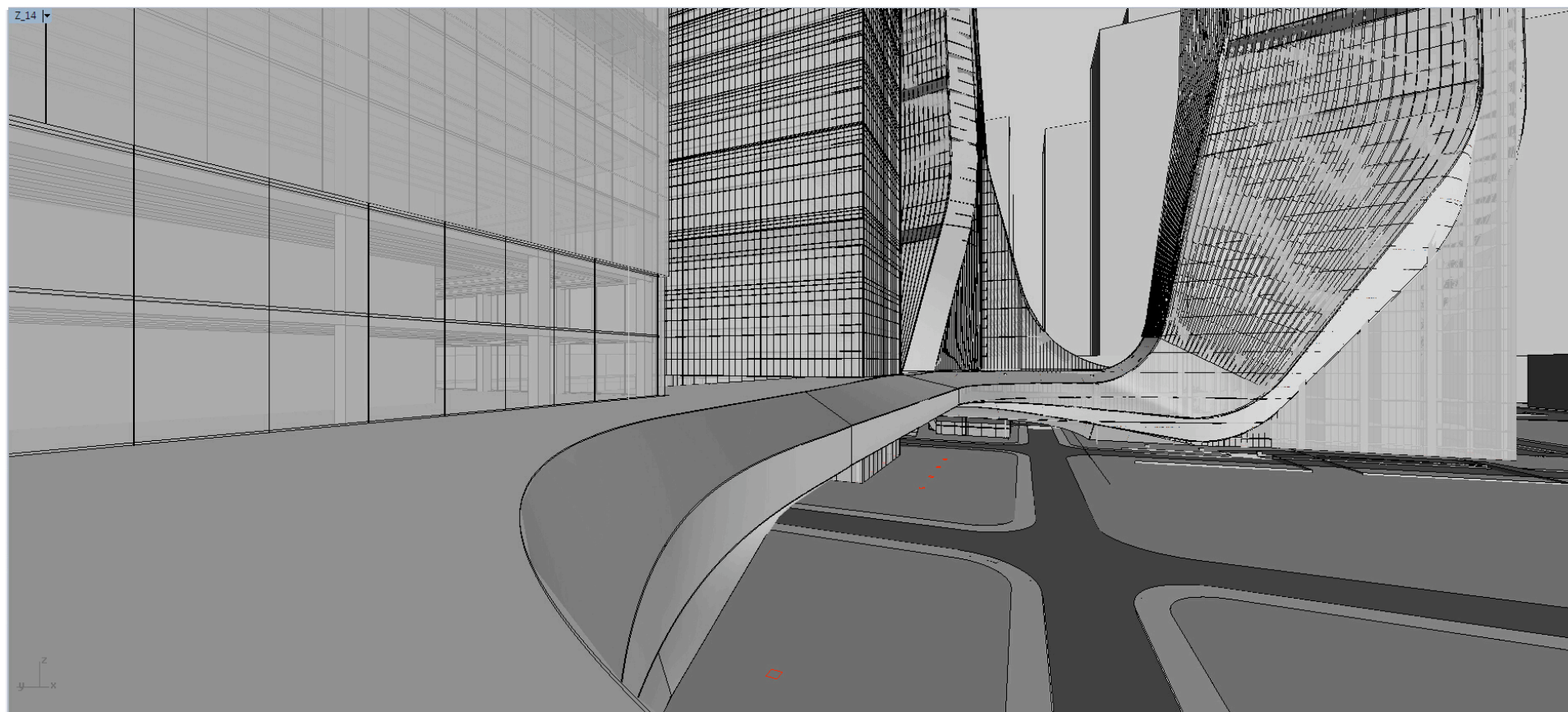
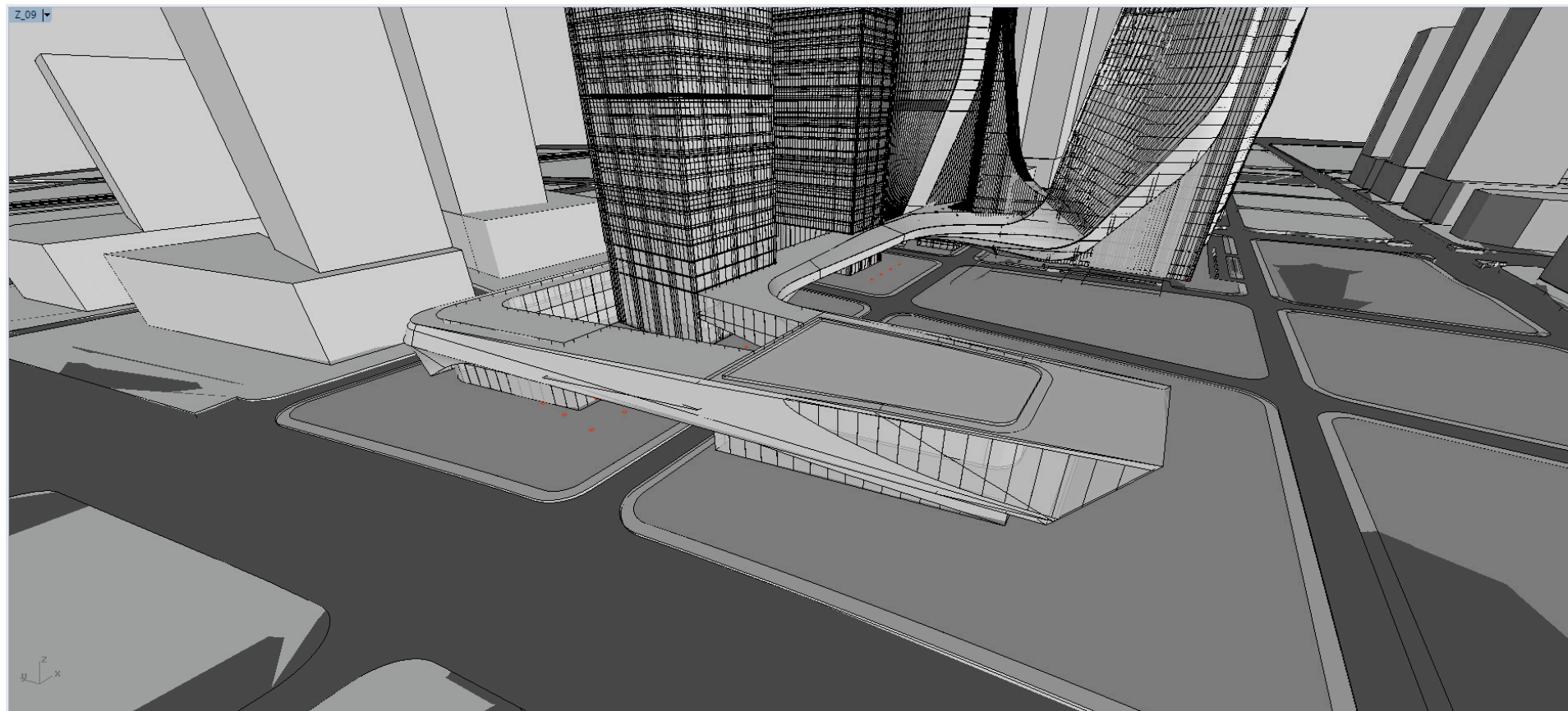


Urban Master Plan: Level 4

The following perspective views help to describe the qualities of the commercial retail podium that provides exciting pedestrian spaces and network highly integrated with the natural environment and public open space.

总体城市设计：L4层

下面的透视图有助于描述商业零售裙房环境质量，提供了令人兴奋的步行空间和网络系统与自然环境和公共开放空间高度融合。

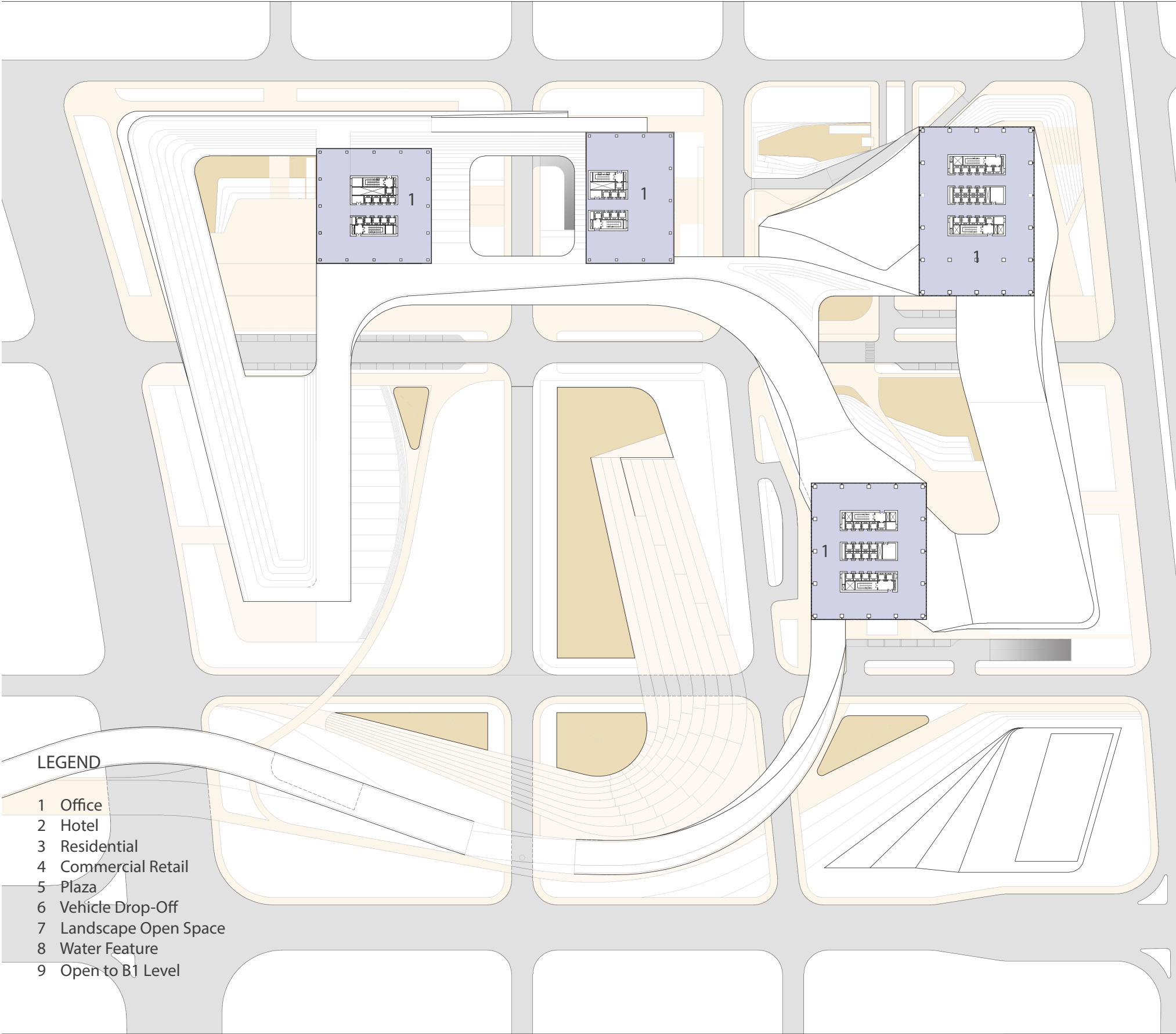


Urban Master Plan: Level 15

The Level 15 lower floor plan illustrates the location and relationship of the 5 office building within the nine block development. Blk. 09-03-03 and 09-03-04 tower and situated to minimize solar heat gain orientation of the western facade as well as position to look past each other an maintain commanding urban and waterfront views.

总体城市设计：L15层

在15层下的平面图所示5办公楼的位置和九块开发地块的关系。地块09-03-03 和09-03-04塔楼，位于尽量减少西部立面以及太阳西晒，同时塔楼的位置布置使两个塔楼不会相互视线遮挡，保持城市和海滨一览无余的景色。

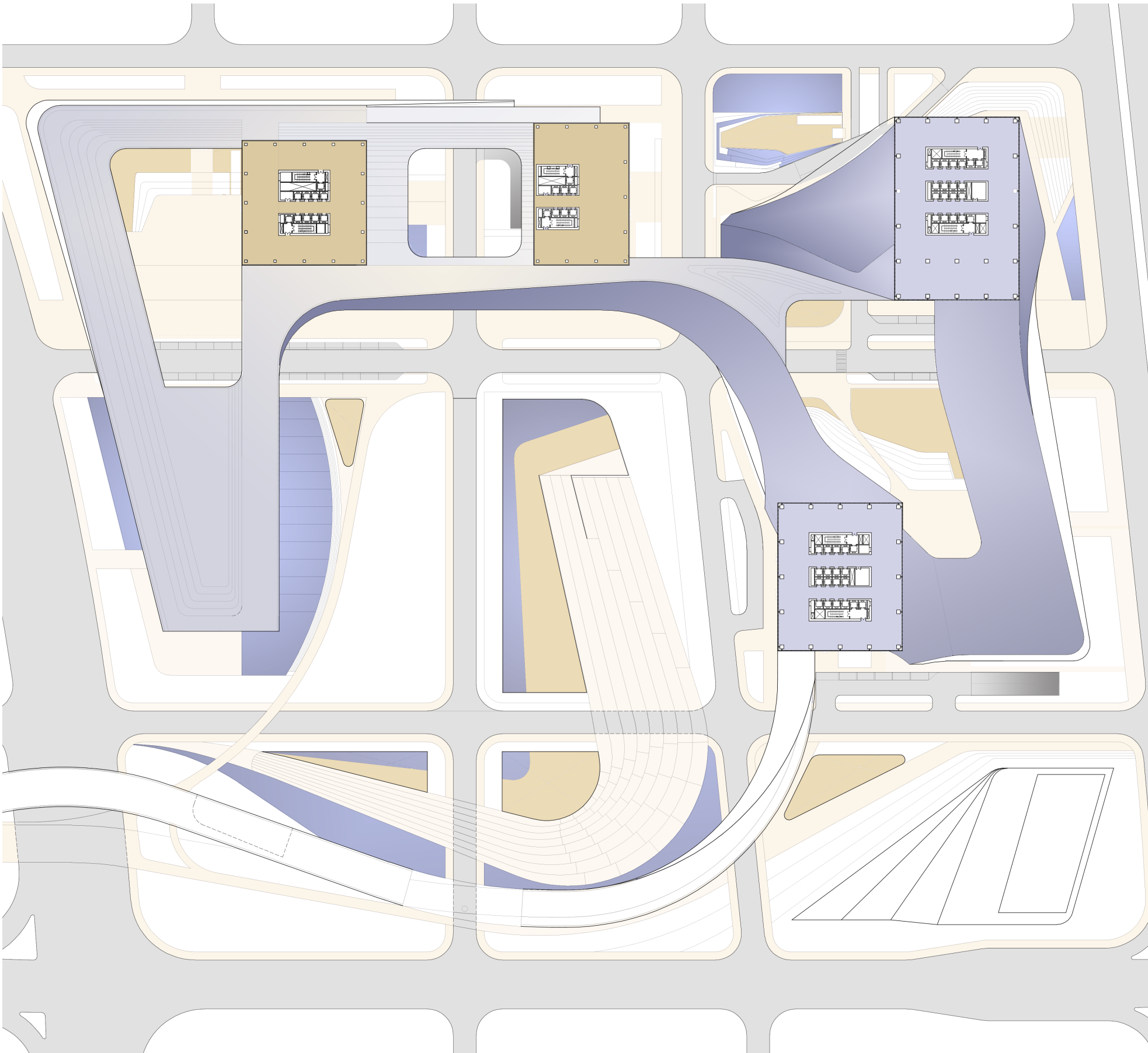
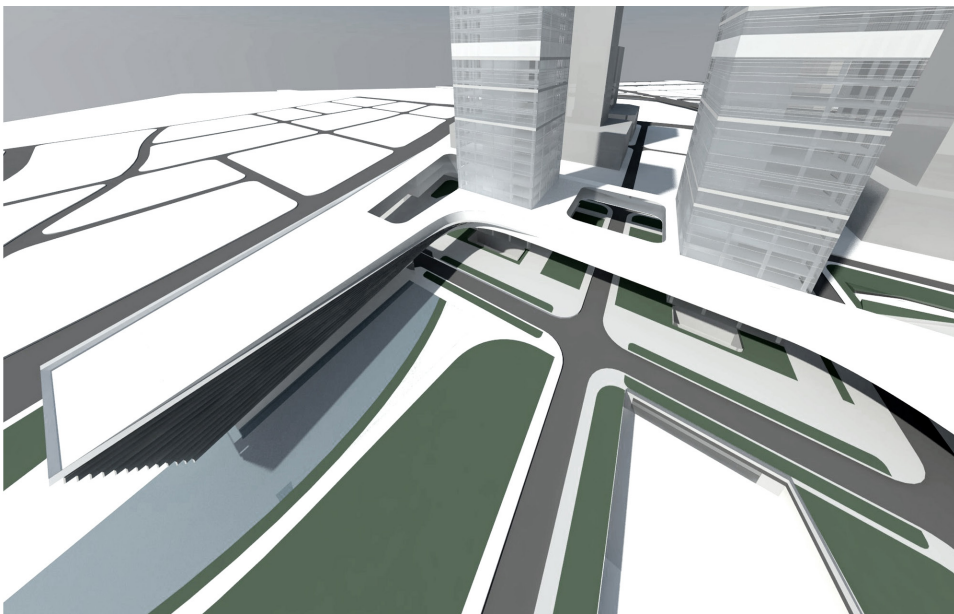


Urban Master Plan: Level 15

This unique master plan concept treats the two low-rise office tower of Blk 09-03-01 and 09-03-02 as “rocks in the stream.” They are background building anticipated to support multi-tenant users. They add to the composition an help to frame an urban pedestrian gateway of the linear open space networks.

总体城市设计：L15层

这种独特的总体规划理念把两个在地块09-03-01和09-03-02低层办公楼当作“水流中的岩石。”他们是配合的建筑预计将提供多租户的用户的办公。它们还在构图中起了在线性的开敞空间里城市步行系统中形成进入本地块的门户的作用。

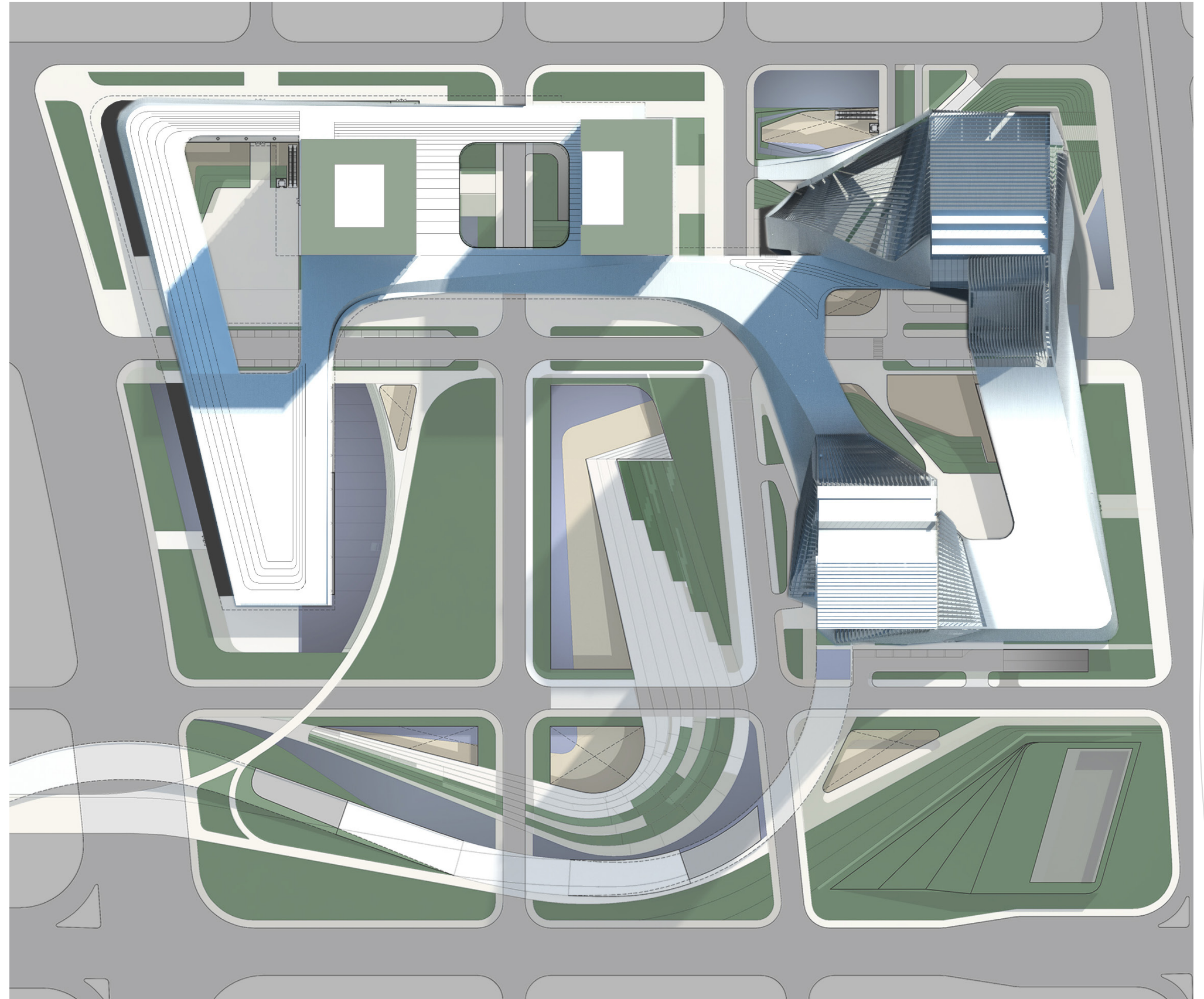


Urban Master Plan: Roof Plan

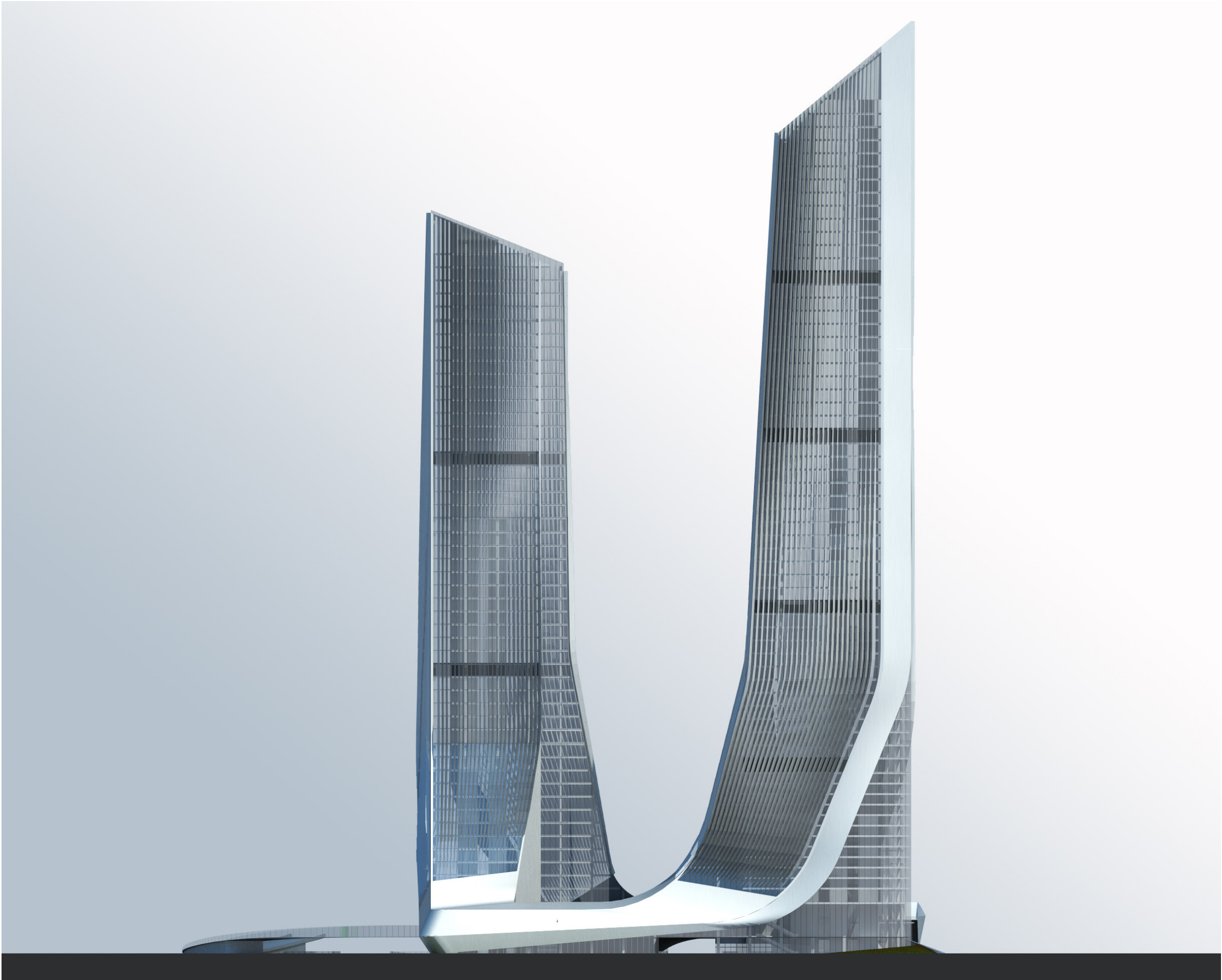
The roof plan provides an overall view of the entire mixed- use complex. It is envisioned that Blk. 09-03-03 will have a secure publicly accessible rooftop space for executives and tenants within the building. The roof plan also illustrates the green footprint of both the street level opent space as well as podium and roof top landscape and green roofs.

总体城市设计：屋顶层

屋顶层平面提供了整个多功能综合体的整体视图。可以想象到的是地块09-03-03将会对建筑物内的管理人员和住户提供一个安全的公共屋顶空间。屋顶平面也说明了这两个路边空地以及裙房和屋顶景观和绿化屋顶的绿色足迹。



Urban Elevations
场地立面

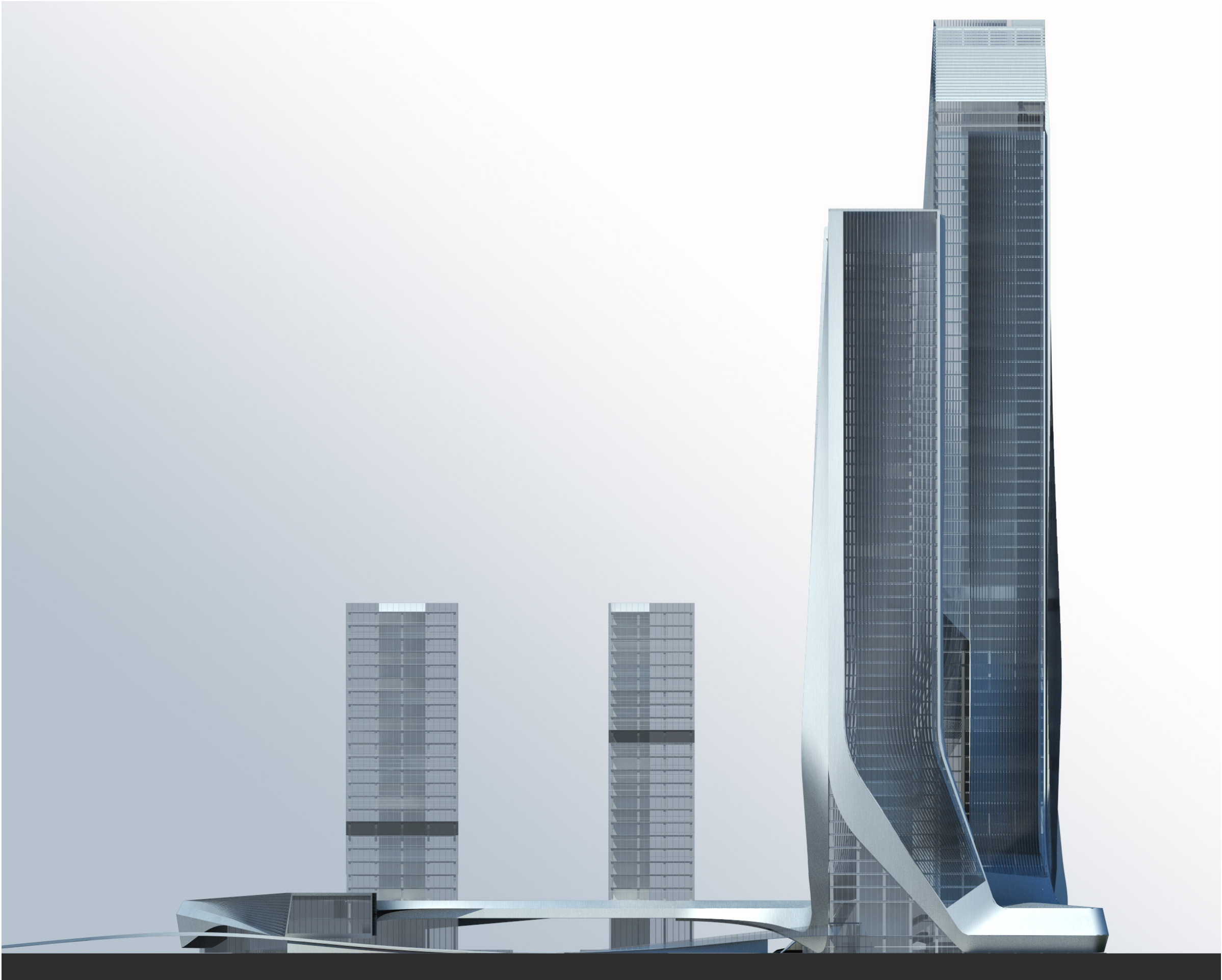


Shenzhen Qianhai District 03

CHINA

Urban Elevations

场地立面

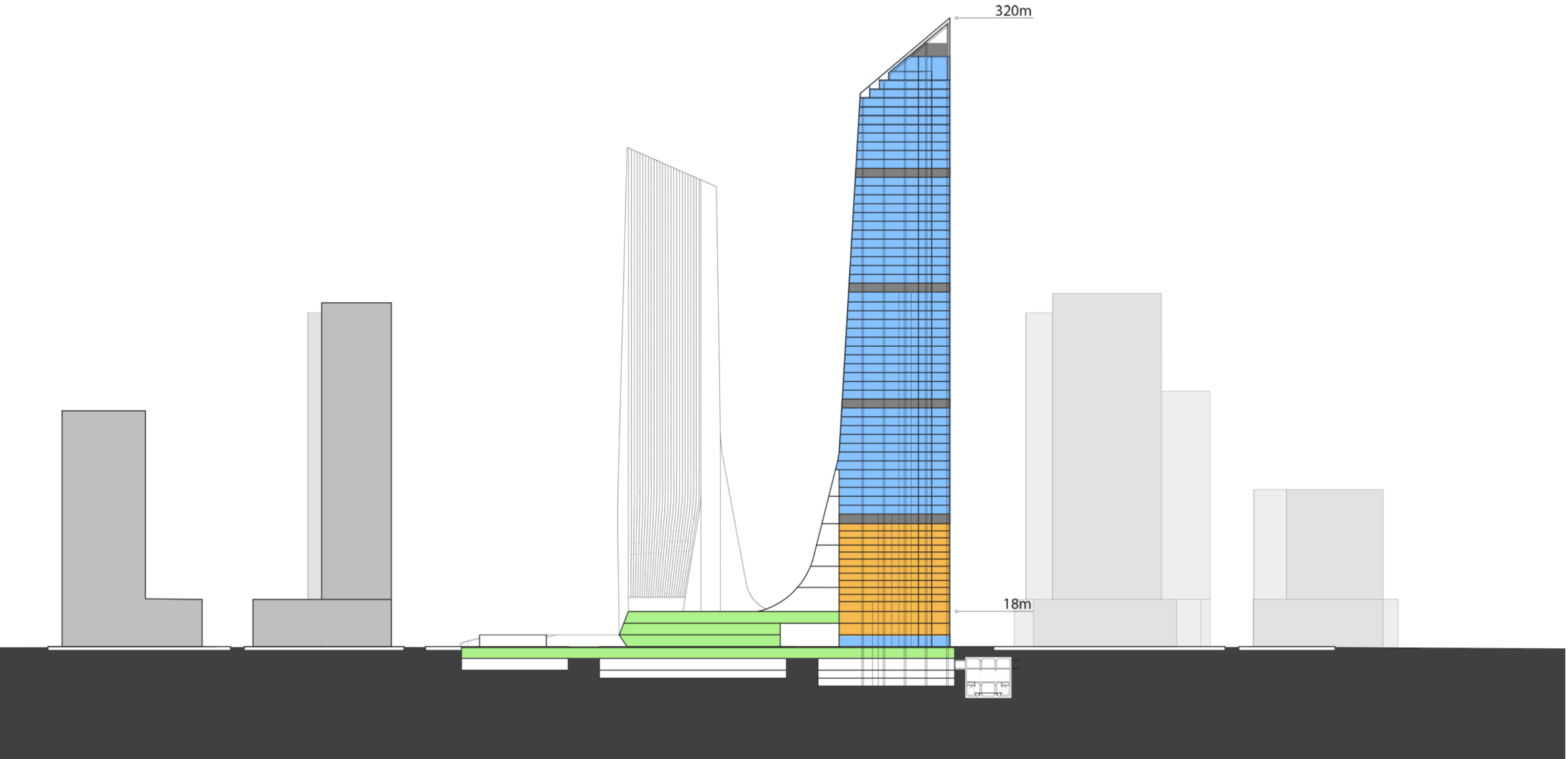


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Site Sections 场地剖面

- OFFICE
- HOTEL
- RETAIL
- MECH & REFUGE

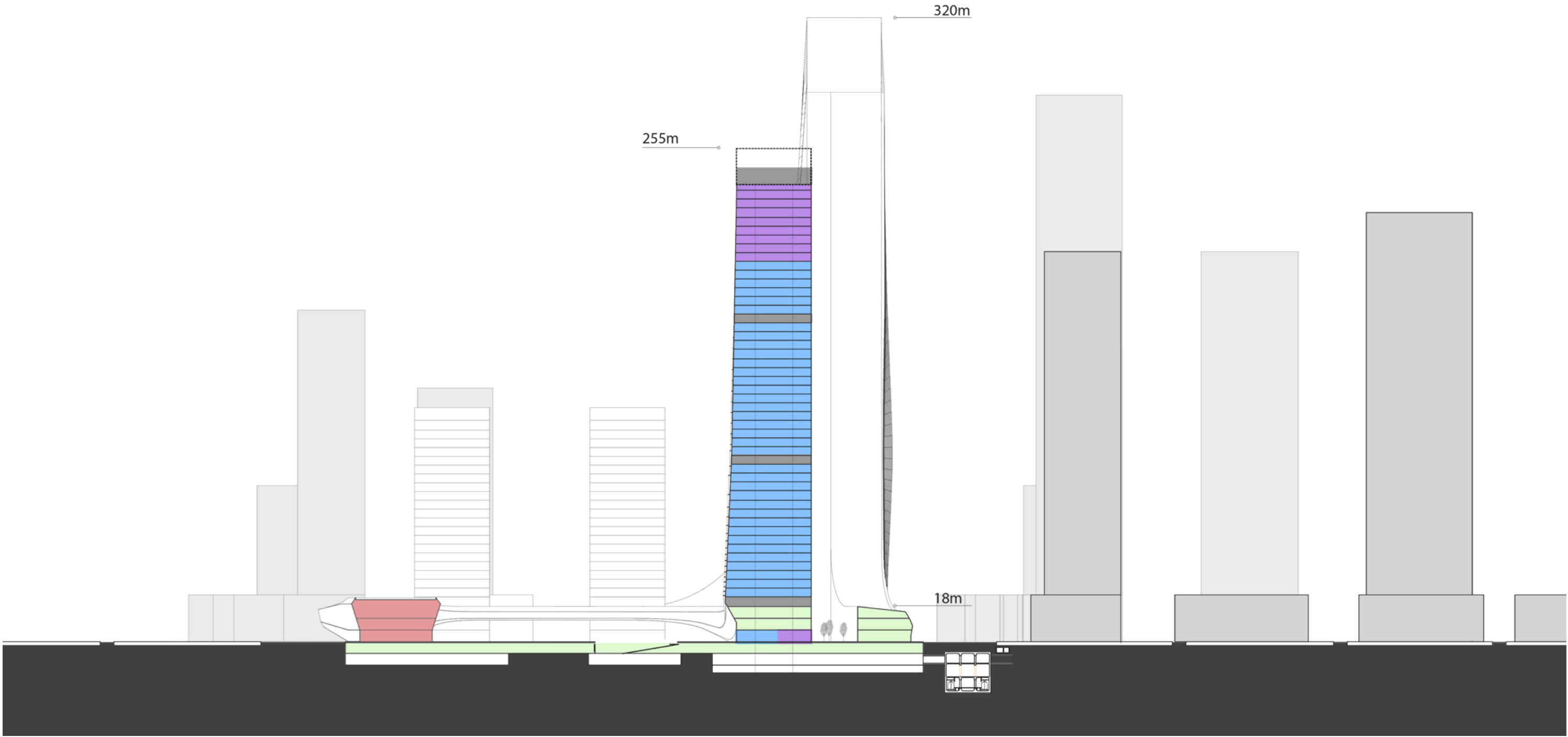


Shenzhen Qianhai District 03

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Site Sections 场地剖面

- OFFICE
- HOTEL
- RETAIL
- GOVERNMENT
- RESIDENTIAL
- MECH & REFUGE

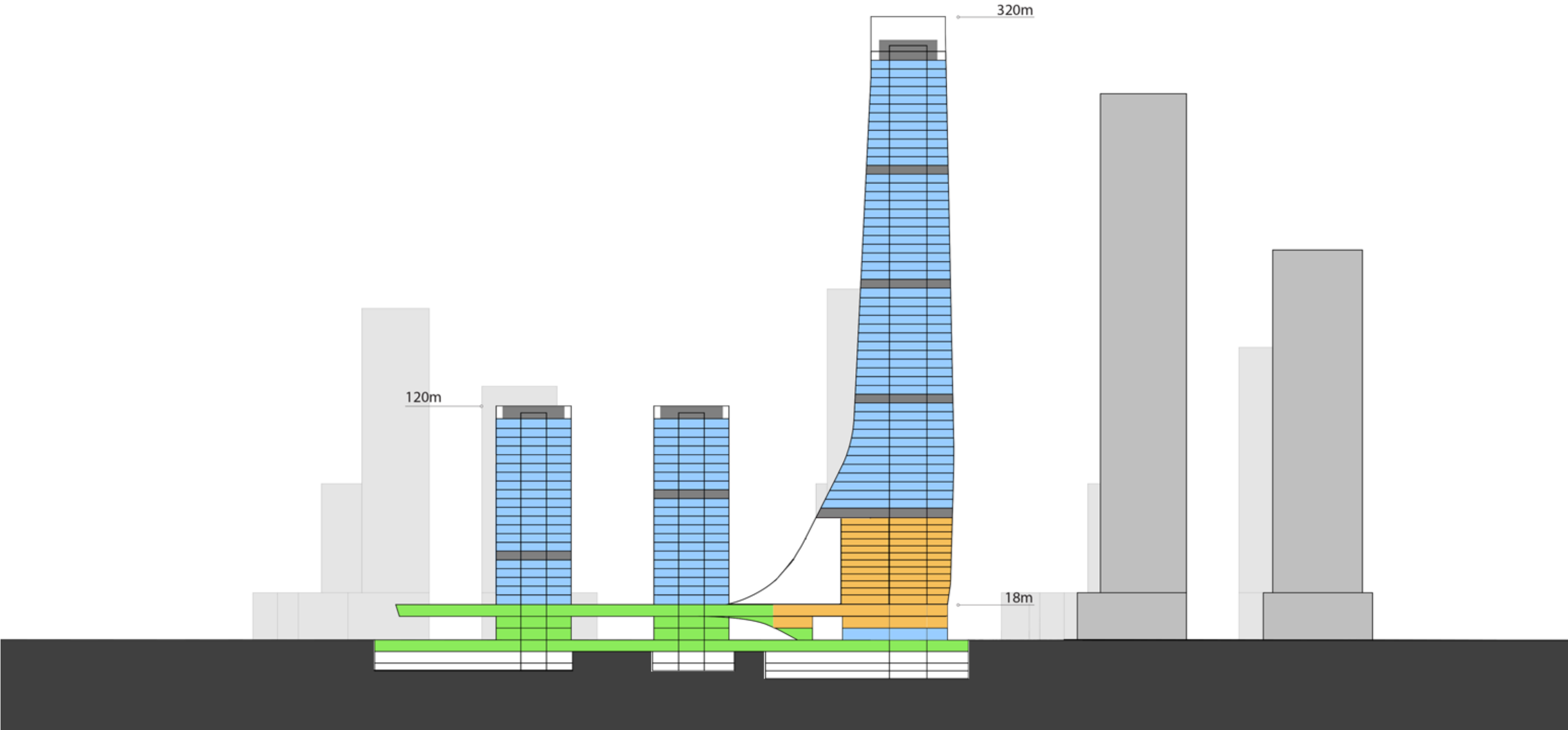


Shenzhen Qianhai District 03

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Site Sections 场地剖面

- OFFICE
- HOTEL
- RETAIL
- MECH & REFUGE



Shenzhen Qianhai District 03

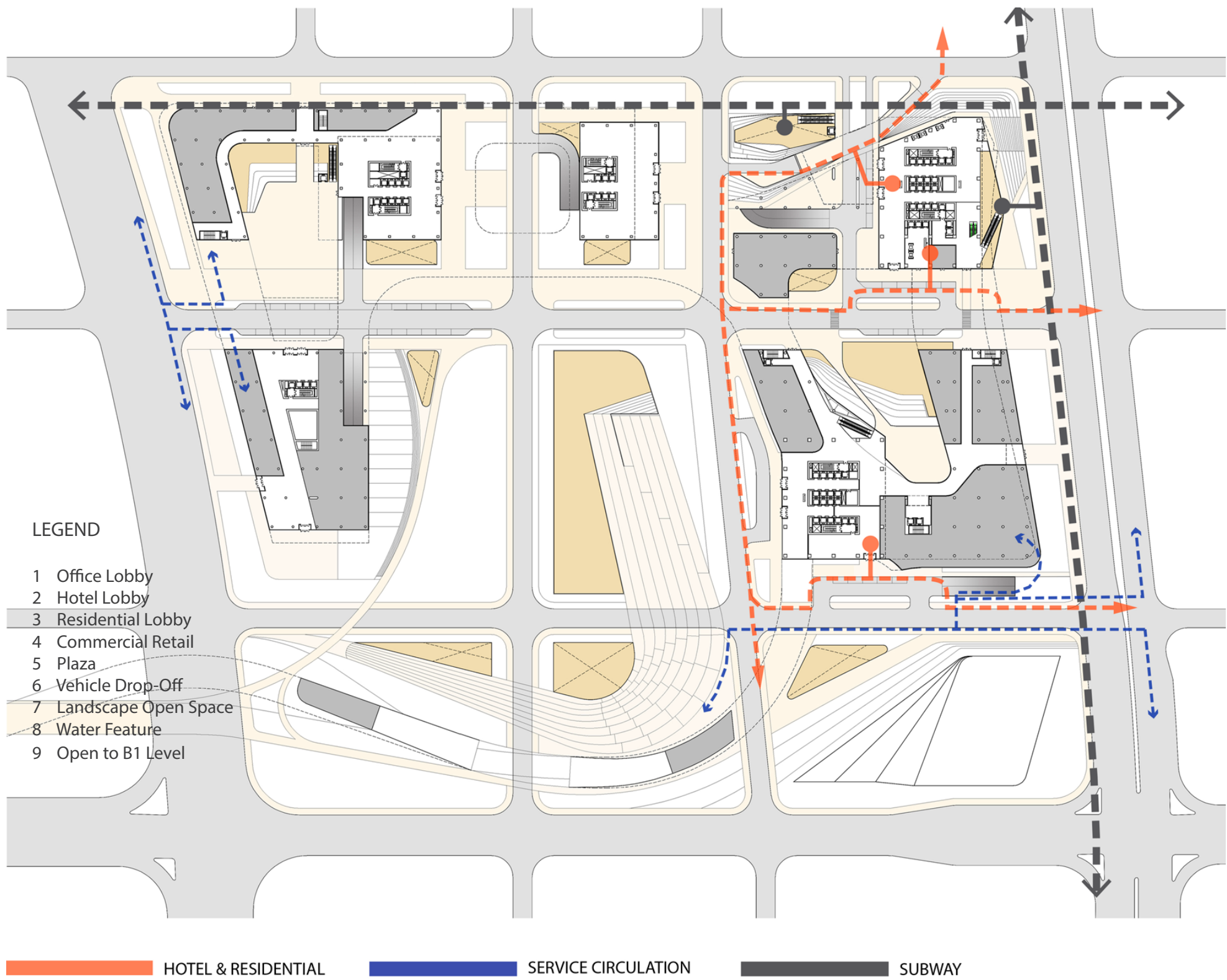
CHINA

Vehicular Site Circulation

The master plan vision creates clear address, flow and vehicular circulation throughout the site. Primary addresss for all of the bulilding face the main street with strong urban address. In addiiton, the super highrise office building and hotel on Blk 09-03-03 and residential and office on Blk. 09-03-04 are provided with vehicular drop-off areas with ease of lobby connection and with ease of circulation to the basement parking levels. The vehicular circulation on Blk 09-03-03 separates the office from hotel on levels 1 and level 2. Below-grade facilities for parking and service vehicles are provided in accordance with the program requiements. Service access area provide from a common service vehicle ramps with tunnel access to loading dock and support services areas such as Blk. 09-03-03 hotel service elevators, kitchen, laundry, and employee facilities.

场地的车流系统

总体规划的愿景建立明确的识别性，和清晰的组织人流和车流整个场地。所有建筑物的主要识别性是所面临的主要街道，具有较强的城市的地址可识别性。此外，超高层写字楼和酒店在地块09-03-03和住宅及办公室在地块09-03-04提供了落客区，可以轻松连接大堂和轻松流通到地下室停车场。在地块09-03-03的车流把办公和酒店通过1层和2层。地下停车和货车按照设计要求来提供。设施业务接入区，服务通道提供了一个共同的服务车坡道并通过隧道连接到卸货区和后勤服务区，如地块09-03-03的酒店服务电梯，厨房，洗衣房和员工设施。



Pedestrian Site Circulation

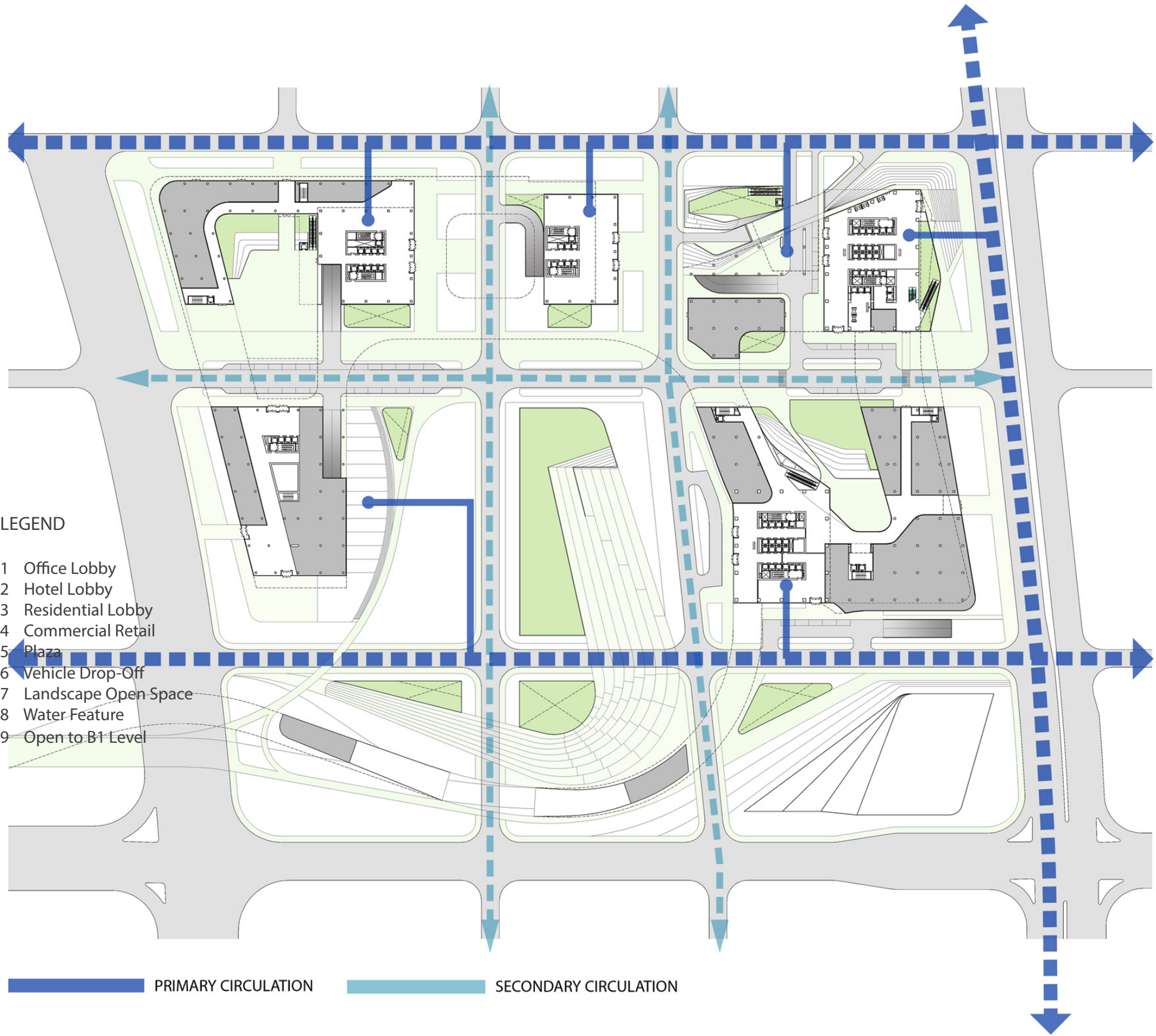
The master plan vision creates clear address, flow and pedestrian circulation throughout the site and underground connection to the subway. Very important to the design design of Blk. 09-03-03 is the clear separation of office and hotel address on first and second floors repectively to ensure efficient pedestrian circulation as well as secure separation of program within a single tower footprint.

The office lobby of all building are at street level with a strong urban address. The Blk. 09-03-03 office lobby is provided with both street and VIP drop-off to the north. The master plan provides ease of pedestrain flow and circulation between the 9 block complex. The creation of the two courtyards on Blk. 09-03-01/ 09-03-02 and Blk. 09-03-03/ 09-03-04 in addition to the major sunken plaza in Bk 09-03-05 provide high-value enviroments with clear wayfinding spaces that are activate commercial retail with the podium and basement 1 levels.

场地的人流系统

总体规划的愿景建立明确的识别性，和清晰的组织人流和车流整个场地。所有建筑物的主要识别性是所面临的主要街道，具有较强的城市的地址可识别性。

所有建筑的办公大厅都在街道的水平高度，与很强地址可识别性。该座地块09-03-03的办公大厅设有北侧的街道入口和贵宾下车区。总体规划要求为9块地之间提供了方便的人流和交通。在地块09-03-02、09-03-02设计的两个院落，为这个区域提供了，除了在地块09-03-05主要的中心下沉广场之外的高价值的环境，有明确的导向空间，有利于激活裙楼及地下室一层的商业零售。



Concept of underground space

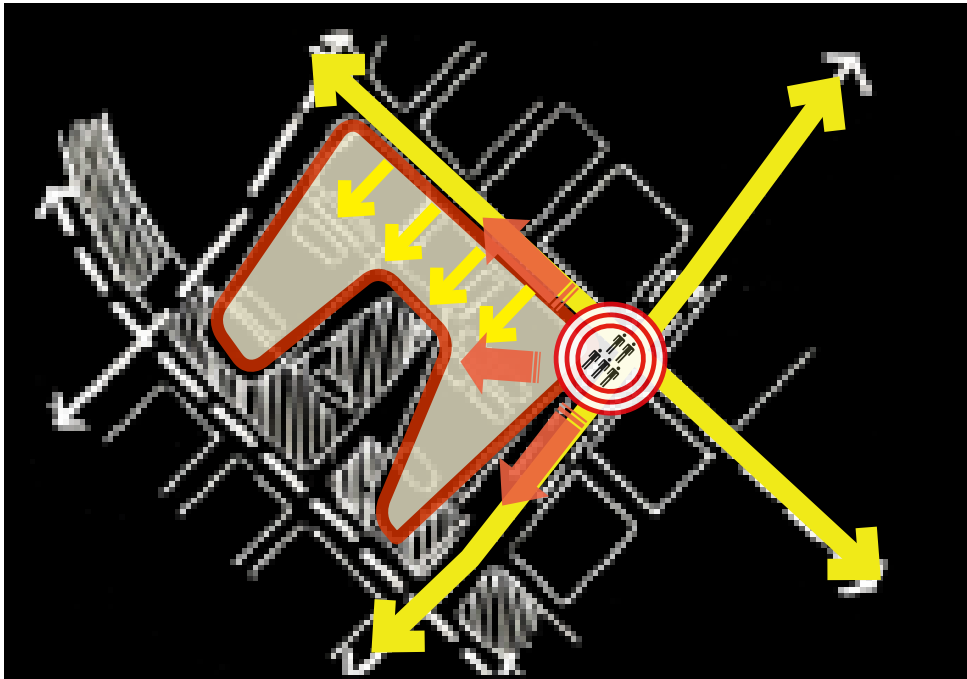
地下空间设计概念

Underground space design should follow the above urban design
2 underground form:
hard U form City function zone
soft T form landscape zone

- 1. 地下空间的设计首先要延续地上设计概念。
- 2. 两种地下空间形态：
 - 硬性的城市U型区域
 - 软性的景观T型区域



Combination of Urban & Landscape
城市与景观相咬合



Urban function zone **U** Form
城市功能为主区域



Landscape function zone **T** form
景观功能为主区域



Hard zone
硬-城市主导

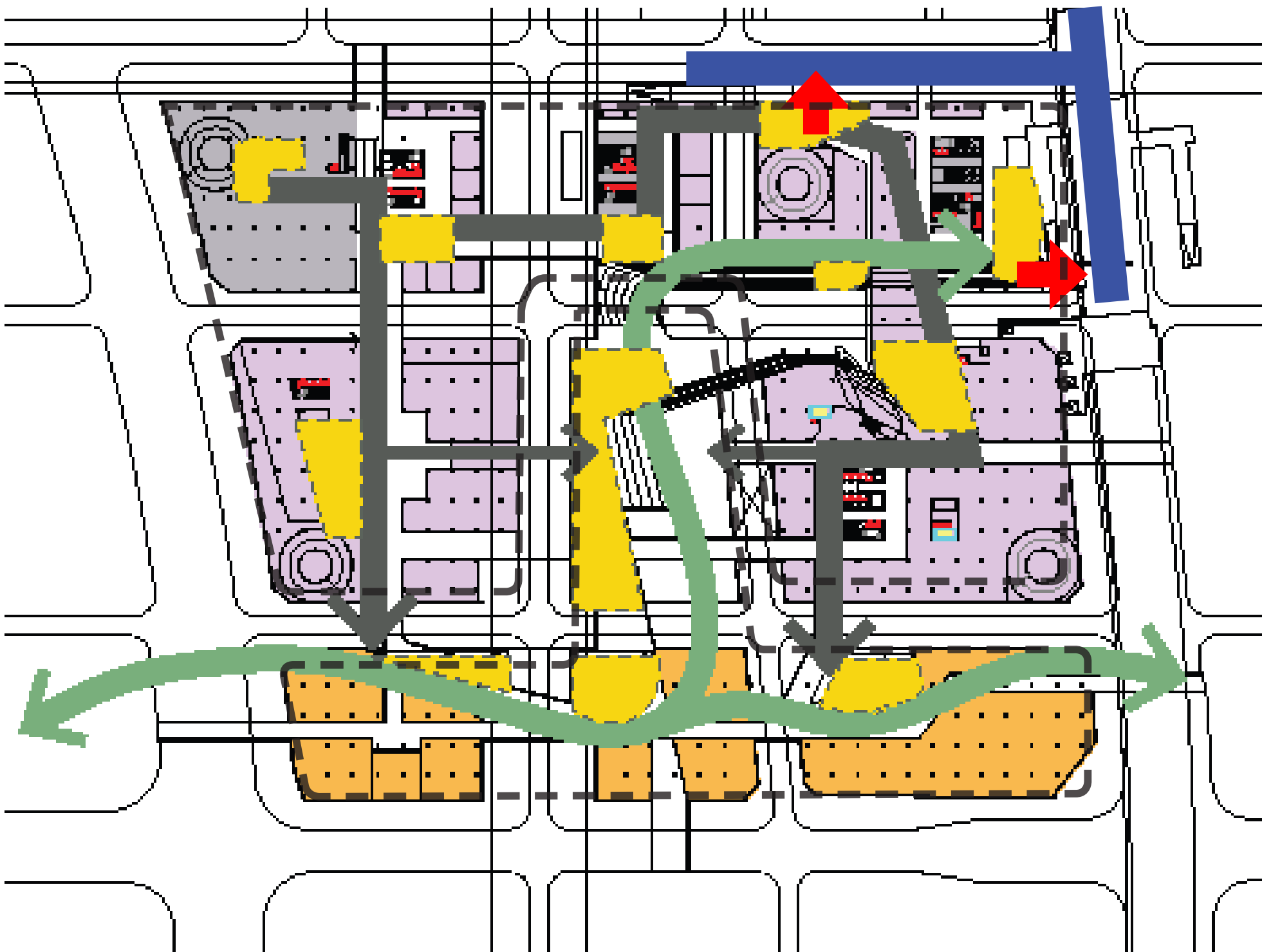
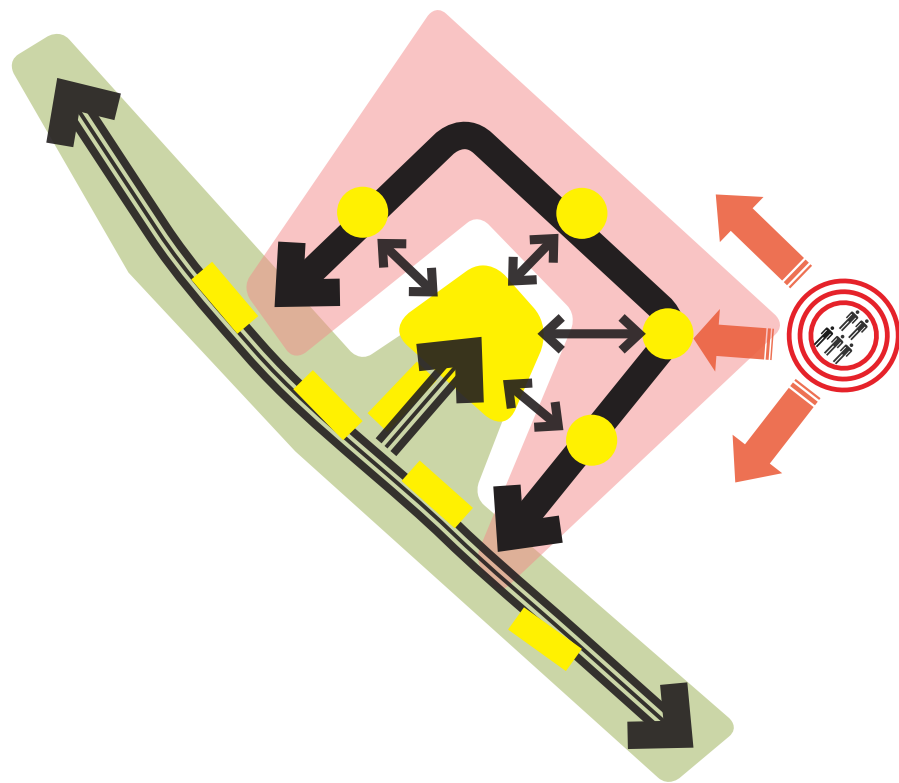
Soft zone
软-景观主导

Concept of underground space

地下空间设计概念

Pedestrian flow line is very important in underground space design,the main underground axis should combine with above also the public traffic like metro station together.

地下空间设计不能忽略人流的主要走向，既要加强与地面的联系，又要加强与地铁等公共交通设施的联系。



- | | |
|---------|-------------------|
| 地铁站 | metro station |
| 地下软性主轴线 | soft main axis |
| 地下硬性主轴线 | Hard main axis |
| 下沉广场 | Sunken plaza |
| 与地铁站相连 | connect to subway |

Concept of underground space

地下空间设计概念

Landscape function zone **T** form

At the T form part should be focus on the construction of 3D space interconnection of above and underground.

景观功能为主区域 **T**

设计中多运用自由曲线构筑软性轴线，强调地上和地下的联系。
地下空间的结构和地面景观有效结合。



Case study 相关案例

Qianjiang new city's underground city, Hangzhou
杭州市钱江新城核心区地下空间

Hangzhou Qianjiang New Town area is transportation center of this city, close to the north bank of Qiantang River. It has a total planned area of 21 square kilometers, including a core area of about 4 square kilometers. Underground space of 2.58 square kilometers.

Functions

Square, leisure and tourism service center, commercial pedestrian street

Characteristic

- 1. Dimensional continuous underground pedestrian space, which is a "T" shape, connecting important buildings in underground pathway.
- 2. Achievement of a natural transition of large public area in the city central axis from above to below the underground.

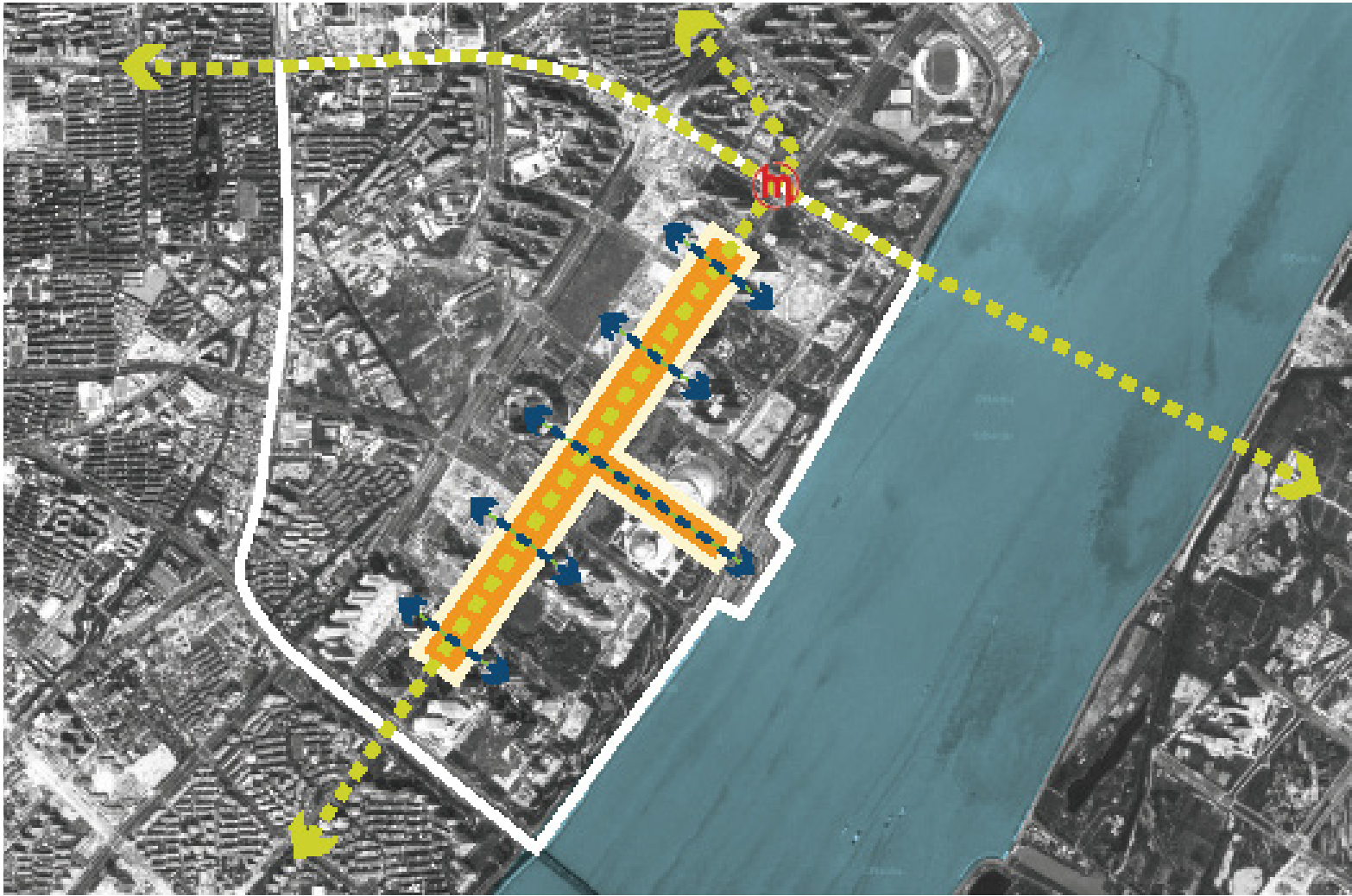
杭州钱江新城位于杭州交通中心, 紧依钱塘江北岸, 总规划面积21平方公里, 核心区约4平方公里, 地下空间面积2.58平方公里。

功能

广场, 休闲旅游服务中心, 商业步行街

特色

- 1. 立体连续地下步行空间, 呈一个 "T" 字形, 从地下贯重要建筑及地铁站点。
- 2. 实现了城市主轴线上大型公共区域地上与地下空间的自然过渡。



地下空间 地下通道 地铁交通 地铁换乘
untenground space underpass metro line subway of change



Shenzhen Qianhai District 03

Case study 相关案例

Les Halles,Paris,France
法国巴黎列•阿莱地区

at the same time of maintaining the tradition, using the development of underground space to succeed in enlarging the capacity of the central region, and achieving the modernization.

Scale:
Around the square, some houses, hotels, shops and a hall are newly built, the building area is 85000 square meters.In the the west side of the square,there is a sunken plaza sets up,with an area of about 3000 square meters, 13.5 meters deep.

Revelation:
The three-dimensional redevelopment has been achived, and the trade center overground has transfered into a multi-functional public square. At the same time of keeping the traditional architectural art features, a plaza which emphasis on an opening pedestrian with green space is given priority to, adding a pleasant open space for the city centre.In the meanwhile, the traffic, commerce, entertainment, sports and other functions are arranged in the underground space of a square, forming a large underground urban complex.

保持了历史传统的同时，利用地下空间的开发，成功扩大了中心区的容量，实现了现代化改造。

规模:
在广场周围，新建一些住宅、旅馆、商店和一个会堂，建筑面积共8.5万平方米。在广场西侧设一个面积约3000平方米、深13.5米的下沉式广场。

启示:
实行立体化再开发，把地面上单一的贸易中心改造成多功能的公共活动广场，在强调保留传统建筑艺术特色的同时，开辟一个以绿地为主的步行广场。同时，把交通、商业、文娱、体育等多种功能安排在广场的地下空间中，形成一个大型的地下城市综合体。



Shenzhen Qianhai District 03

Concept of underground space

地下空间设计概念

Urban function zone U form

The connection of public and private underground space should be considered. Also connection with the subway station.

城市功能为主区域 U

设计中要考虑该区域地下空间与地铁沿线可能的公共地下开发空间的结合。



Concept of underground space

地下空间设计概念

Vertical Function separation
竖向分区



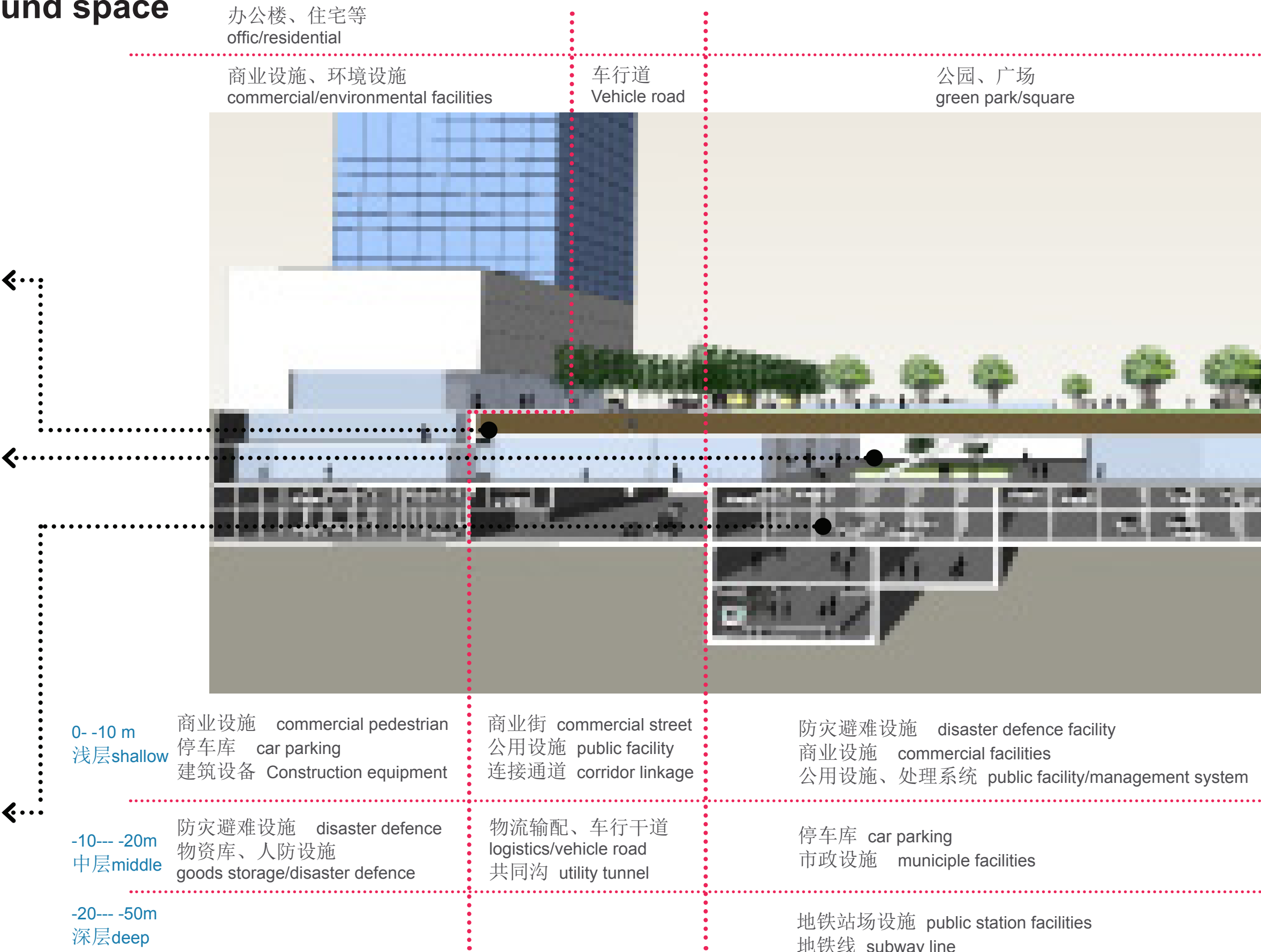
覆土层 Soil cover



地下空间入口 Underground space entrance



地下停车 Underground parking



Shenzhen Qianhai District 03

Case study 相关案例

Montreal's underground city, Canada
加拿大蒙特利尔地下空间

The underground city of Montreal Canada, was established around Montreal center.It is an interconnected body of the ground and underground.About 12 square kilometers, 10 subway stations and 30000 meters underground path.

Function

Indoor public square, large commercial, residential, offices, Banks, colleges and universities, traffic, bell centre open-air theatre and arena.

characteristic

- 1. The underground railway system is situated in 10 to 15 feet underground, which is surrounded by rocks.
- 2. he space which located at underground 1st and 2nd floors of surrounding buildings is used as a corridor or pedestrian free activity area, making it possible to get into the station by passing through underground nearby buildings.

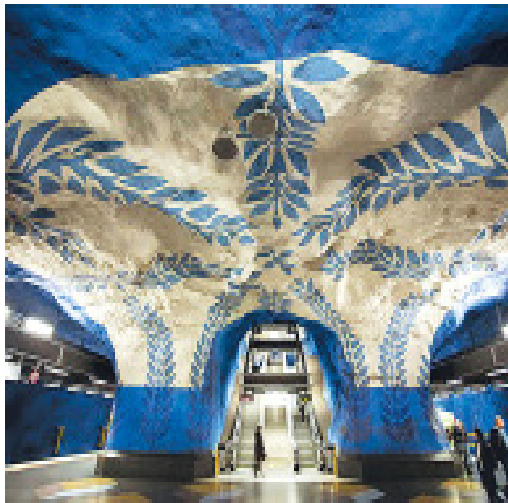
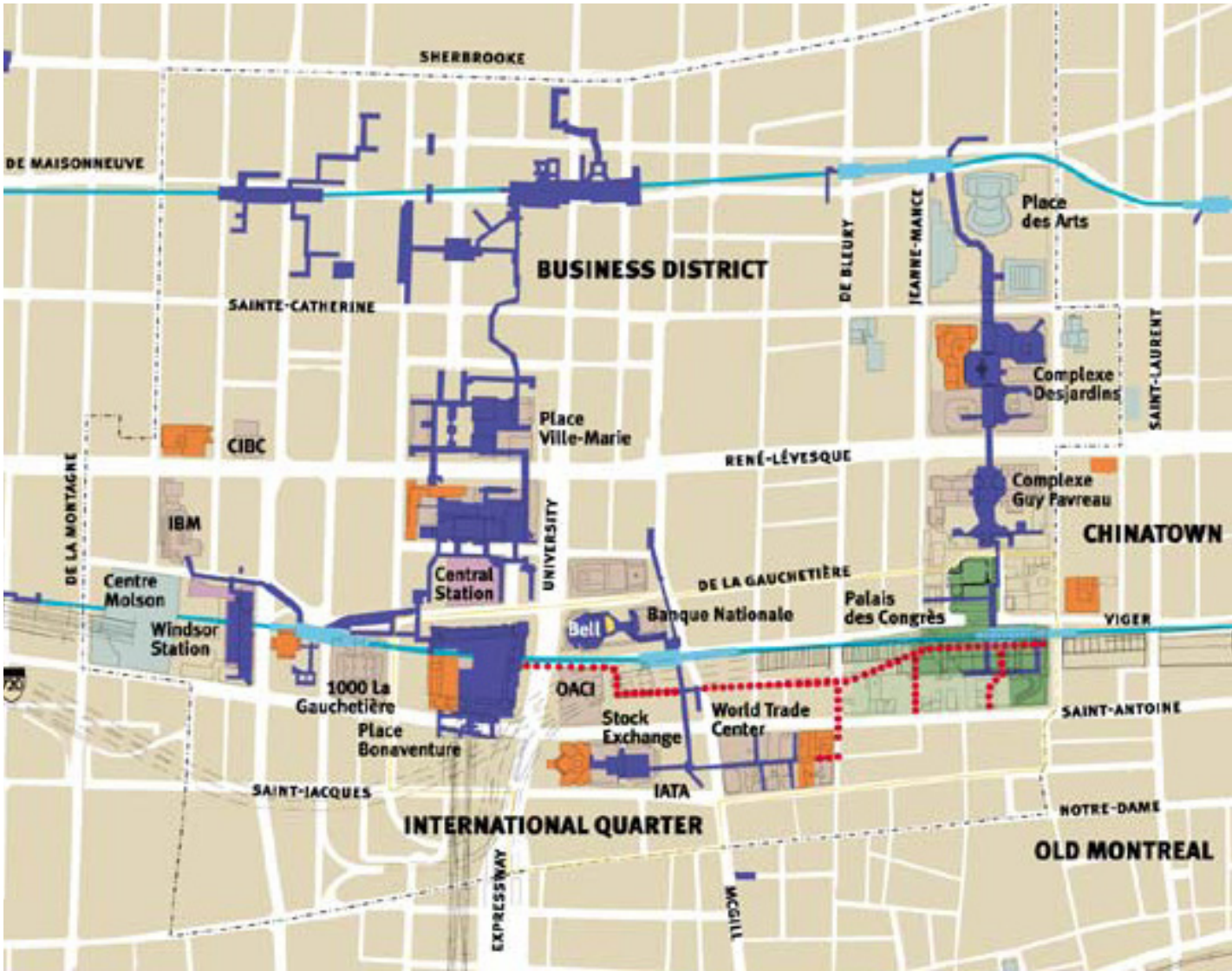
加拿大蒙特利尔地下城是围绕蒙特利尔市中心建立的一个地上与地下互联体, 约12KM², 10个地铁站, 3万米的地下通道。

功能

室内公共广场、大型商业，住宅区，办公区，银行，高校，交通，贝尔中心露天剧场及竞技场

特色

- 1. 地下铁路系统位于地下10到15英尺, 周围布满岩石
- 2. 位于周边建筑物地下一、二层的中层空间用来作为过道或者行人自由活动区域, 穿越邻近建筑物的地下层就可以进入车站



Case study 相关案例

Osaka's umeda kita Underground Space, Japan
日本大阪梅田地下空间

Osaka's Umeda Kita, is the local economic center. Corresponding to the "South" which takes Namba, Shinsaibashi as a center, Umeda is called "North".The total area is 17,786 square meters.

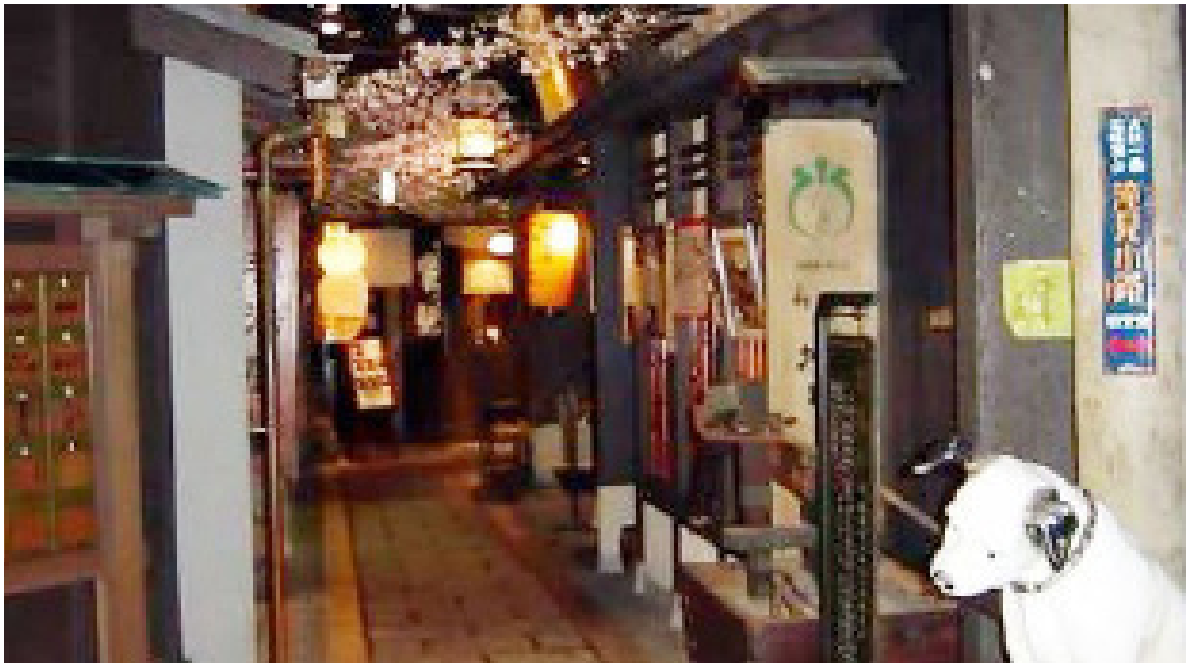
- Function
Casual dining, business travelling, Sky City and other large integrated commercial.
- Characteristic
- 1.Underground layer is to show food street Osaka street view the Showa period
 - 2.Underground Space Center "Spring Square".

大阪市北区的梅田是当地的经济中心。与以难波、心斋桥为中心的“南”相对应,梅田被称为“北”,总面积17786M²

功能
休闲餐饮，商业旅游，天空之城等大型综合商业

特色

- 1. 地下一层是展现昭和初期大阪街道风景的饮食街
- 2. 大板商业圈重要交通枢纽，地下商业空间以“泉水广场”为中心

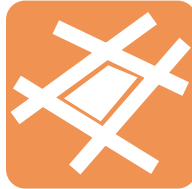


Key points for underground space design

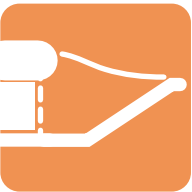
设计要点



INCREASE
NATURAL LIGHT
增加自然光线



ENLARGE CIRCULA-
TION SPACE
加强公共空间尺度



ADD FACADE TO
OUTSIDE
地下建筑对外立面



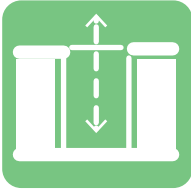
不推荐：空间封闭，无吸引力。
Not recommended: Space is closed feeling, no attractive

推荐：引入自然光，公共空间丰富，增加对外建筑立面。
Recommended: The introduction of natural light, abundant public space, increasing the building facades facing the outside.

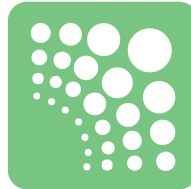


Key points for underground space design

设计要点



USING OUTSIDE SPACE
利用室外空间定位



USING DESIGN CHARACTER
利用设计特征特征定位



USING SIGNAGE SYSTEM
利用指示标志定位



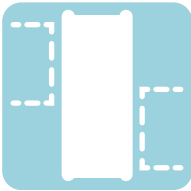
不推荐：无导向性，缺乏标志物。
Not recommended: No orientation, lack of signage.

推荐：特色化设计，指示标志明显。
Recommended: Characteristic design, clear signages.



Key points for underground space design

设计要点



24/7 INDEPENDENT OPERATION
全天候全时段独立运营



MULTIFUNCTIONAL USE
多功能的设计



CONVENIENT / INVITING ACCESS
出入口的便捷设计



HIGH-QUALITY DESIGN
高质量的建筑设计



不推荐：地下空间缺乏安全感。
Not recommended: Insecurity underground space.

推荐：有吸引力的设计，丰富的地下空间体验。
Recommended: Attractive design, high quality experience of underground space.



Key points for underground space design

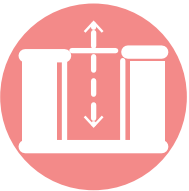
设计要点



SPECIALY DE-SIGNED ENTRANCE
地下空间出入口具有标志性运营



NO CONFLICT BETWEEN UNDER GROUND AND ABOVE GROUND
解决地面层与地下层的冲突

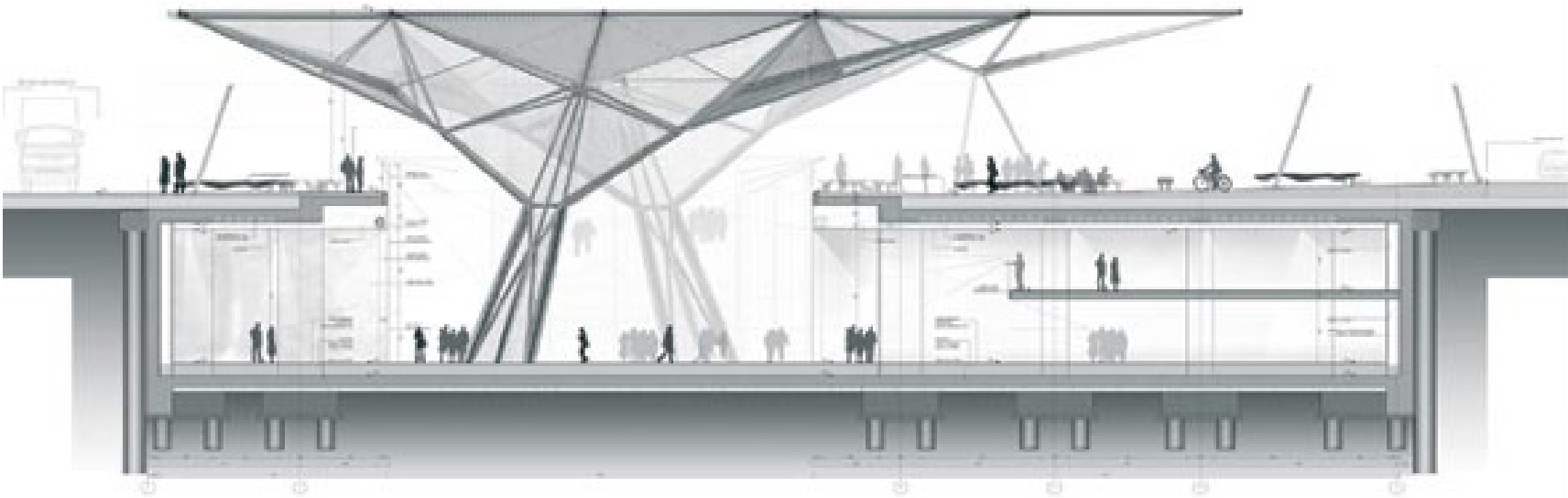


“SHARED” DESIGN ELEMENTS
共同利用设计元素



不推荐：出入口无吸引力，与地下无呼应。
Not recommended: The entrance is unattractive with no visual connection.

推荐：优美大气的入口，地上地下一体化设计。
Recommended: Attractive access, integrated design of above and below ground.



Landscape Green Network

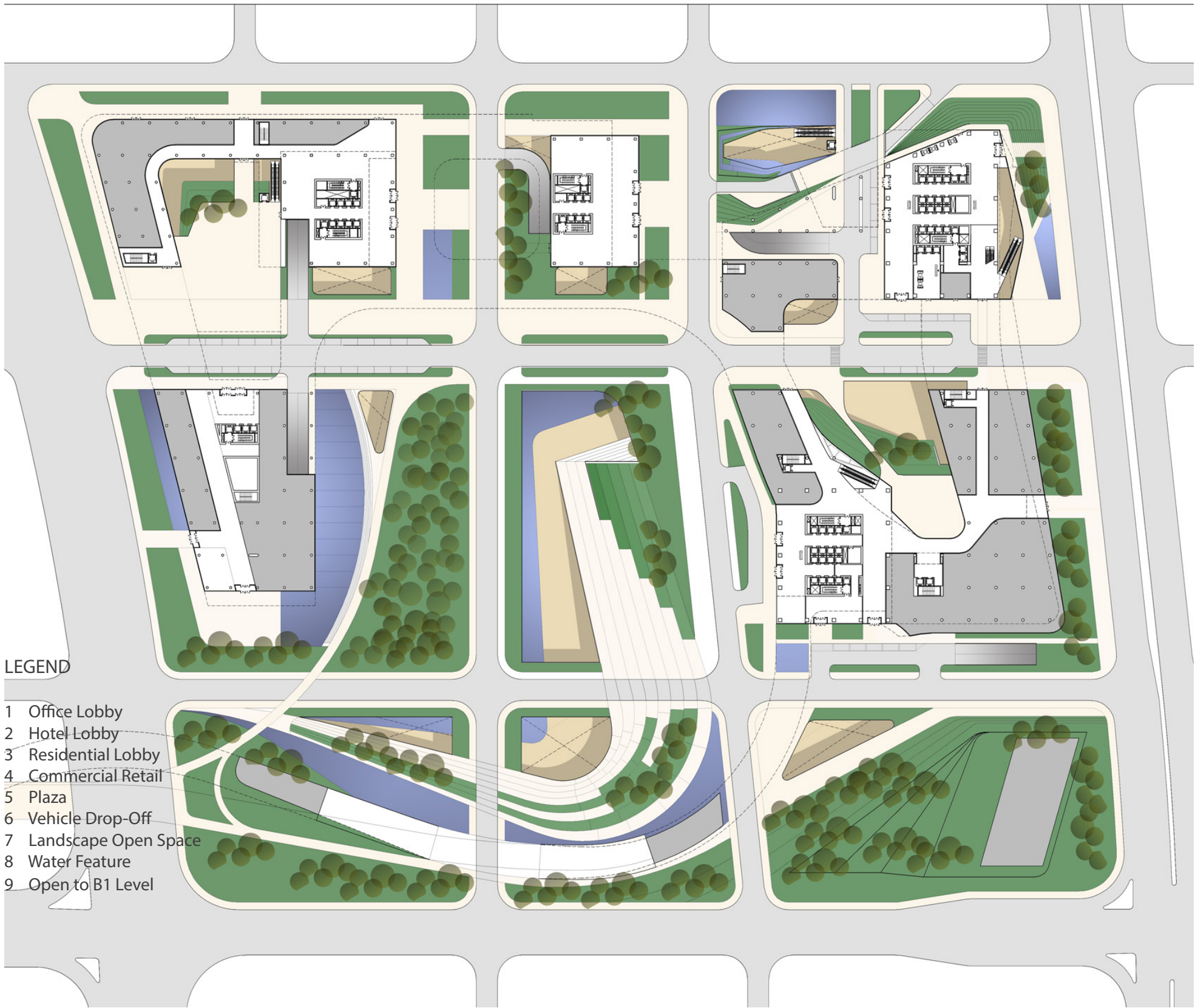
The master plan vision for the landscape is to enhance the site with the natural green charater of Shenzhen while providing predestrian street cooridors, public open space and plaza in accordance with the urban design guidelines. The overall master plan massing lifts at the podium area and allows green flow and connectivity of key landscape coorridor and green networks.

In addition, the introduction of major sunken plazas and landscape areas as well as green roof to the podium area extend the site landscape throughout the pedestrian environment of the project. The green natural qualities will help define the natural quality of this development complex. In addition, this provides a variety of places that allow for informal and formal cultural internations. Introduction of key water elements, located at Blk. 09-03-03 super highrise, the two landscape courtyards between and the central park Blk. 09-03-05, public facility on Blk. 09-03-06, and within the linear park of Blk 09-07,8,&9 add to the natural charater of this waterfront CBD.

场地的绿化系统

景观总体规划远景，是强化场地突出深圳的自然绿色的特点，同时按照城市设计导则提供步行街走廊，公共开放空间及广场。整个总体规划体量在裙房处抬起，允许地块的绿地在下面与关键景观长廊和绿色的网络相连接。

此外，采用大型下沉式的广场和景观区，以及裙房处的绿色屋顶延伸了场地在整个项目的行人尺度的景观。绿色自然的品质将有助于确定这一综合体的自然品质。此外，这提供了一个不同的地方，允许在正式和非正式的文化交流。另外位于地块09-03-03的超高层建筑，和两个高层间的两个景观庭院，地块09-03-05中央公园，地块09-03-06的公共设施，并在地块09-03-07,08，09的线性公园都加入水元素，添加到这个海滨中央商务区的天然风貌。



Landscape Green Network

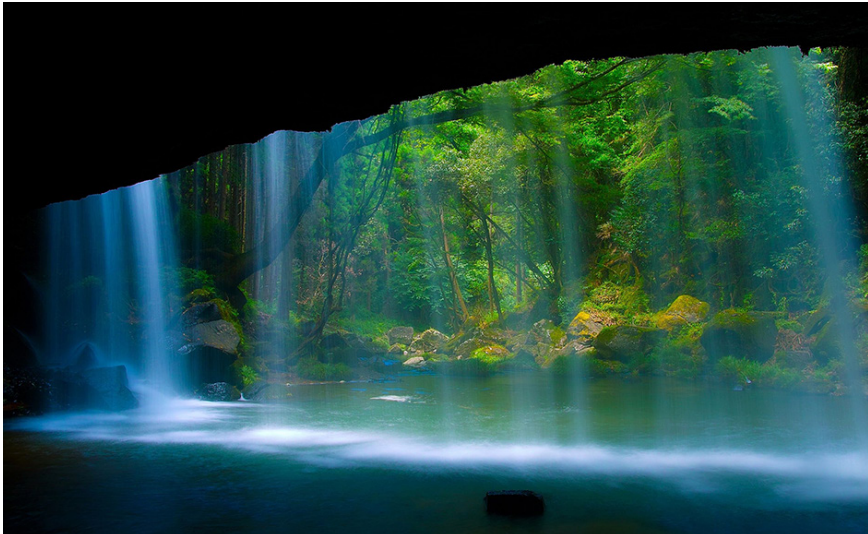
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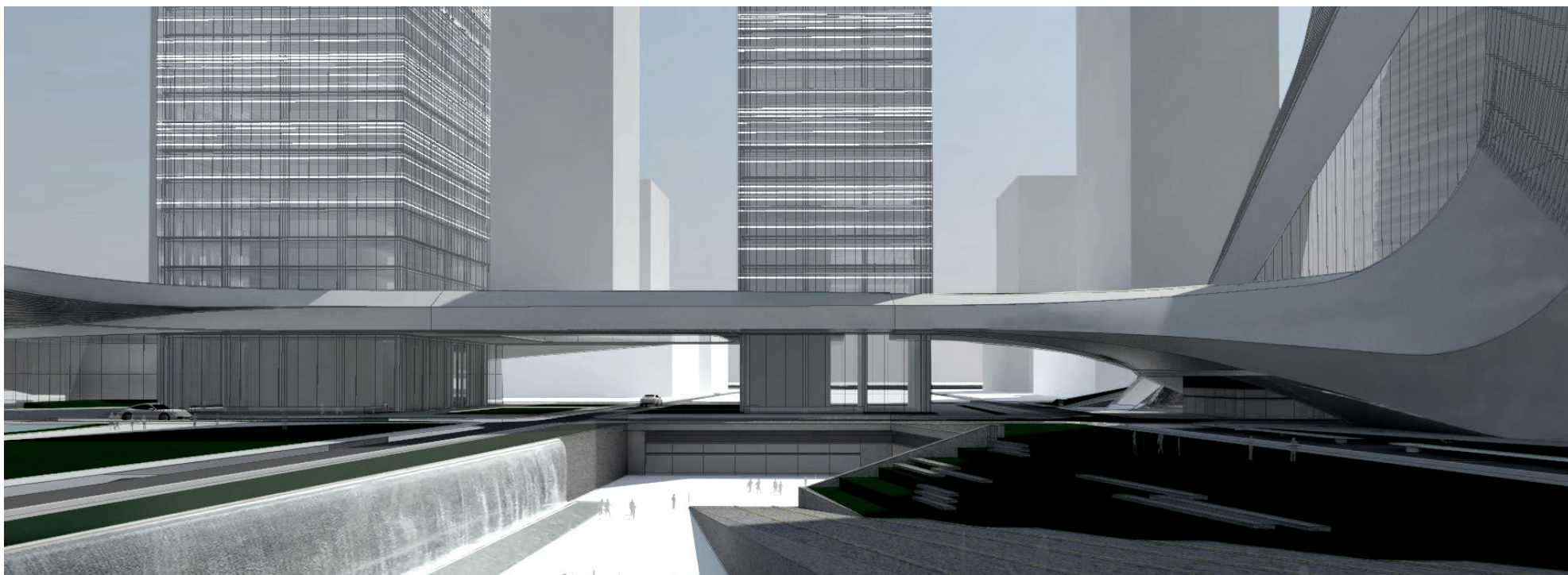
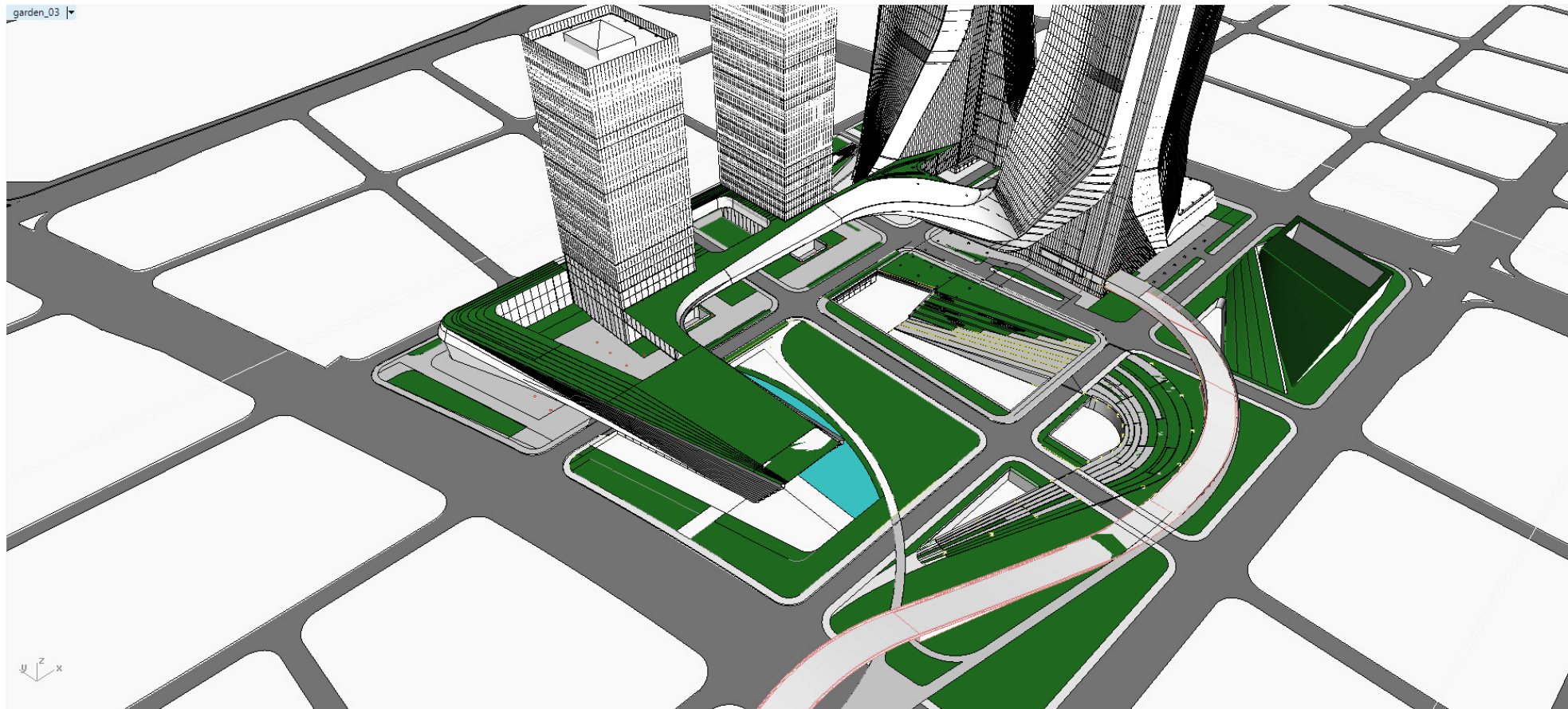


Landscape Green Network

The landscape concept for the site is to integrate the design within the master plan, including urban design guidelines while providing a strong but tranquil environment for the front doors to the office and hotel. Landscape hardscape areas provide for VIP drop-off while smaller landscape berms, street trees and sunken garden with water feature provide a natural framework common to Shenzhen. The podium area is seen to have landscape atria and green roofs as well as green atria lobbies on upper floors.

场地的绿化系统

场地的景观概念是在总体规划中整合设计，包括城市设计导则，同时为办公室和酒店的入口提供一个壮观，但宁静的环境。景观包括为贵宾落客区的硬质景观区，而较小的景观护堤，行道树和下沉式花园，水景提供了自然框架在深圳很常见。裙房区域具有景观中庭和屋顶绿化，以及上层的绿色中庭大堂。



Shenzhen Qianhai District 03

CHINA

Sustainable Design

The master plan for the Shenzhen Qianhai District 03 Complex embraced the development goals for the CBD that promote a low carbon and highly sustainable green urban environment. One of the largest impacts to overall sustainability is the placement and orientation and configuration of buildings and public atria to manage solar height gain. As a result, the configuration of the major highrise office building minimize the west facing facades as well as orientation of courtyards and atria public spaces. The building west exposures of Blk 09-03-03 has green atria lobby to ventilate heat-gain buffers with natural ventilation.

In addition to the overall orientation and massing is the development of major space is the integration of active and passive systems to manage control of the indoor environment. Green roofs at building commercial retail podium and Public Facility provide opportunities for reclaimed water collection as well as insulation from solar heat gain and reduction in reflective light. Significant landscape planting on BLK. 09-05, 07,08, &09 as well as courtyards and the major pedestrian streets provide shade, reduced heat gain and cooling effect with green planting and water features.

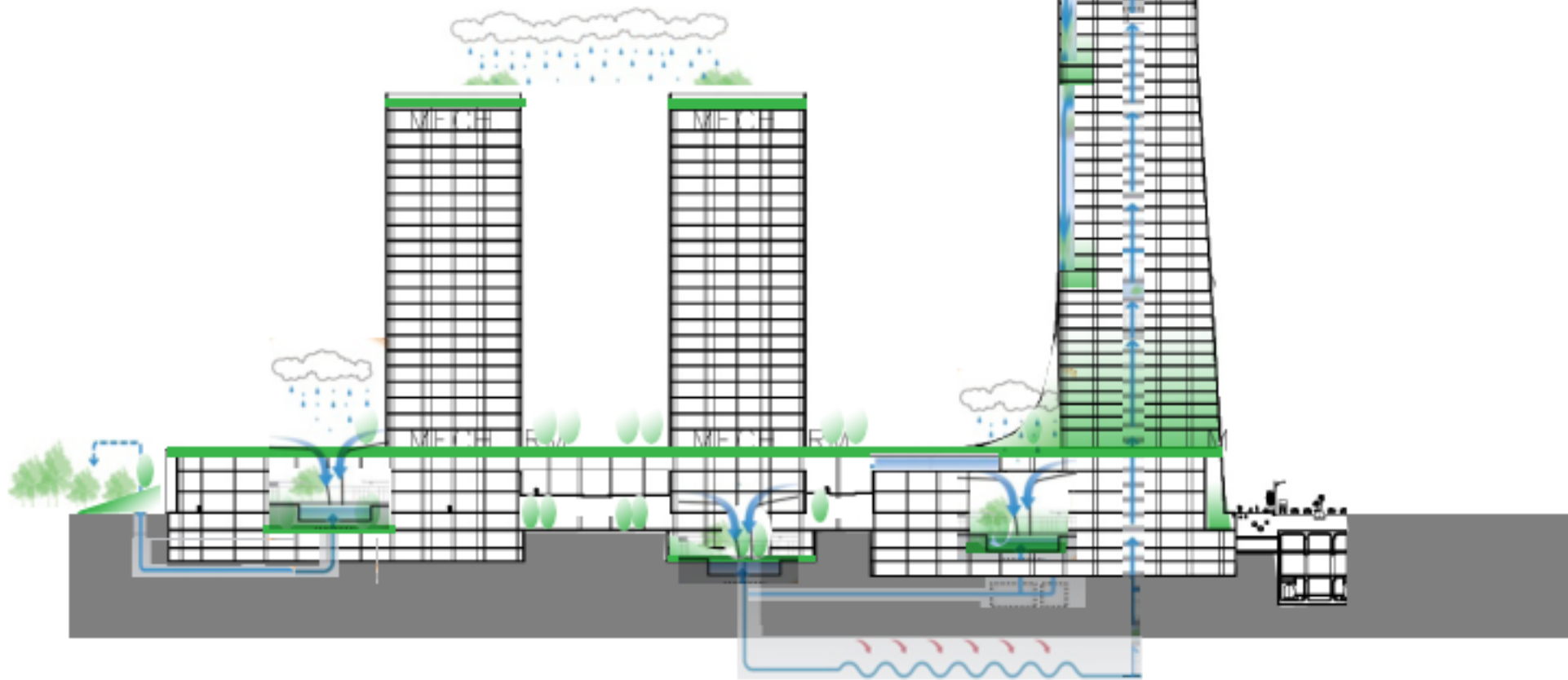
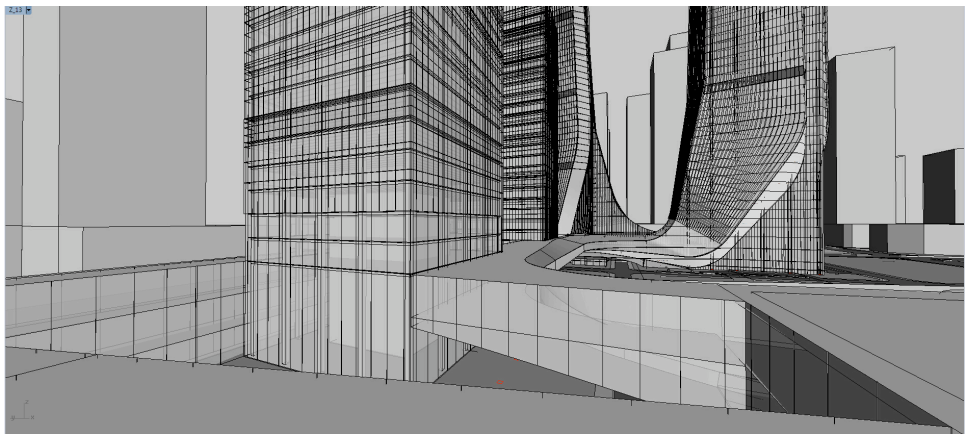
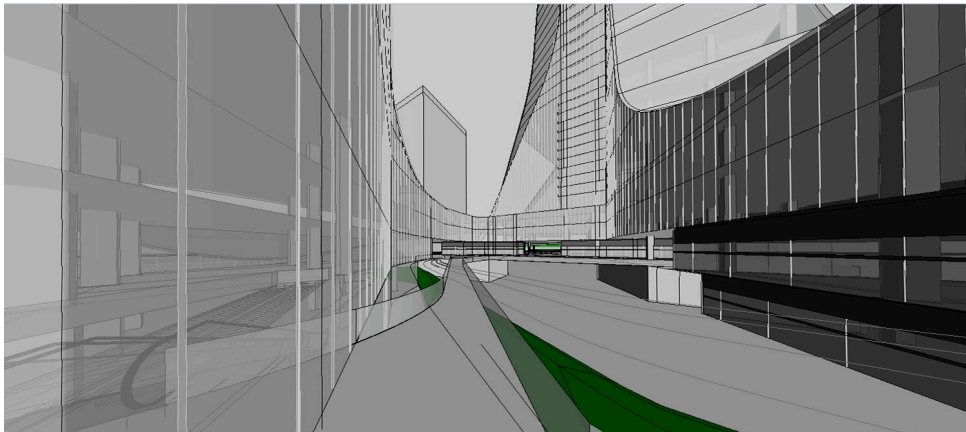
While sunken plazas provide interconnectivity they also provide significant sustainable solutions for natural light, ventilation, and wayfinding. The strong underground connection to the subway and adjacent blocks maximize public access and circulation to promote the use of public transportation including the adjacent subway, bus, and taxi drop-offs.

绿色建筑设计

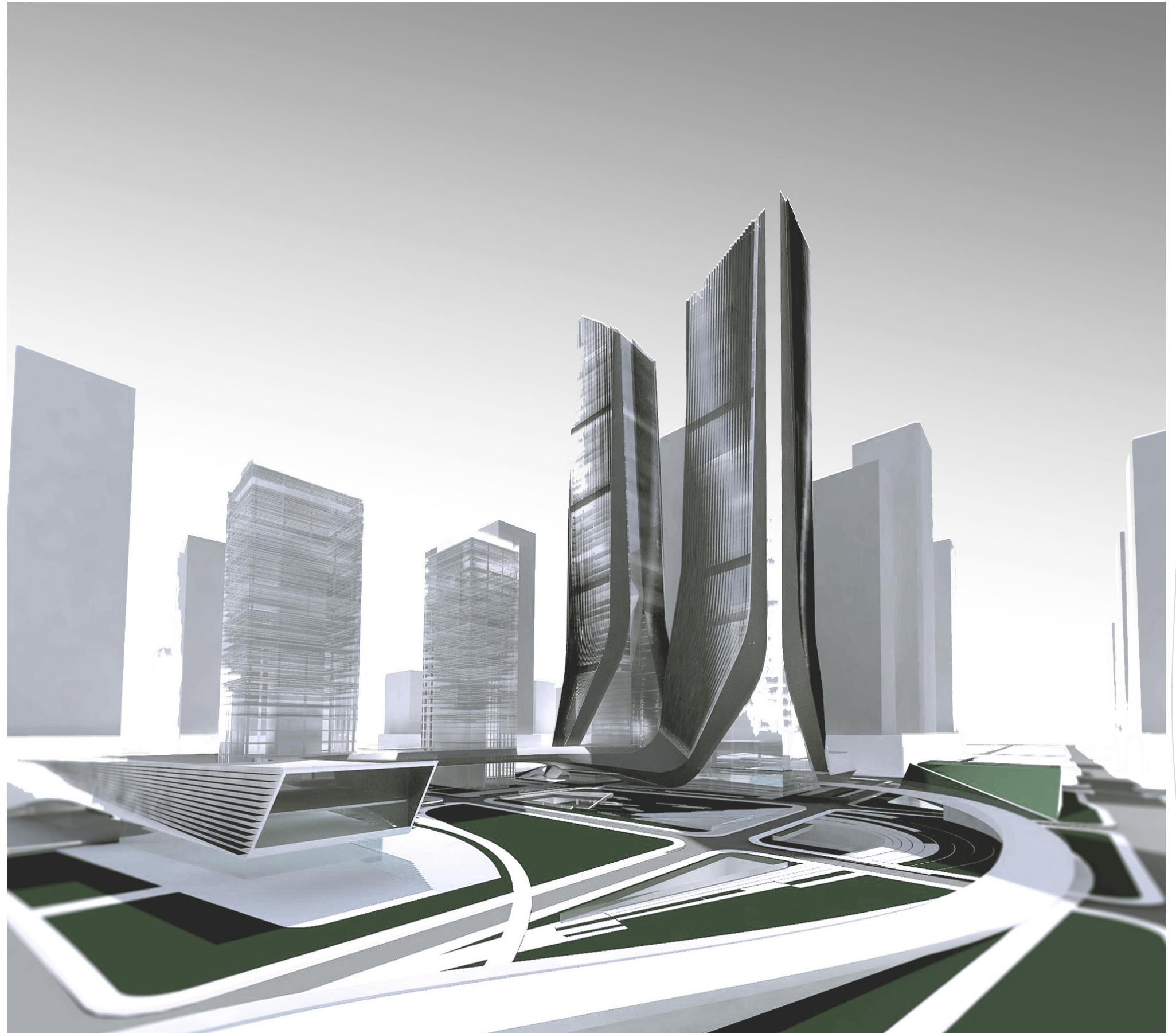
在深圳前海地区03街坊的综合体拥护总体规划涵盖的发展目标，成为促进低碳和高度可持续发展的绿色城市环境的点睛之笔。

对整体的可持续性的最大影响是建筑物和公共中庭的位置和方向，控制太阳辐射。因此，各大高层办公楼的平面布置以及庭院的方向和中庭公共场所的都最大限度地减少面西的外墙。地块09-03-03的大楼西侧设有绿色的中庭大堂，用自然通风的方法散热减少热能。

除了整体的方向和体量，是开发主要的空间采用主动和被动系统的集成管理室内环境的控制权。在商业零售商场裙房和公共设施的屋顶绿化提供了隔热，和降低反射光和雨水回收再利用的机会。在地块09--03-05，07,08，和09以及庭院和主要步行街道上显著景观绿化为人们提供遮荫，绿色种植和水景起到减少热量的吸收和冷却的效果。而下沉式的广场提供互联互通，他们还为自然光，通风和寻路提供显著可持续的解决方案。与地铁和相邻地块很强的连接，最大化公众的可达性，和易于流通，推动了使用公共交通，包括邻近的地铁，公交车和出租车载客区。



Shenzhen Qianhai District 03



Shenzhen Qianhai District 03

CHINA

Design Concept

The design concept for Blk. 09-03-03 is about the poetry of water, flow, and form. Block 09-03-03 is the 320-meter super highrise tower. As the tallest building within the Unit 9 and District 3 CBD it will become an urban landmark for Shenzhen. As such, the tower form must command a strong but timeless architecture image. The tower's mixed-use program affords the placemaking opportunities of numerous high-quality public spaces.

The design inspiration for the tower is the Waterfall; a strong Chinese icon and metaphor of power and strength. The creation of a highly fluid and interconnected design symbolizes the “flow of information” and icon for the IT Industry.

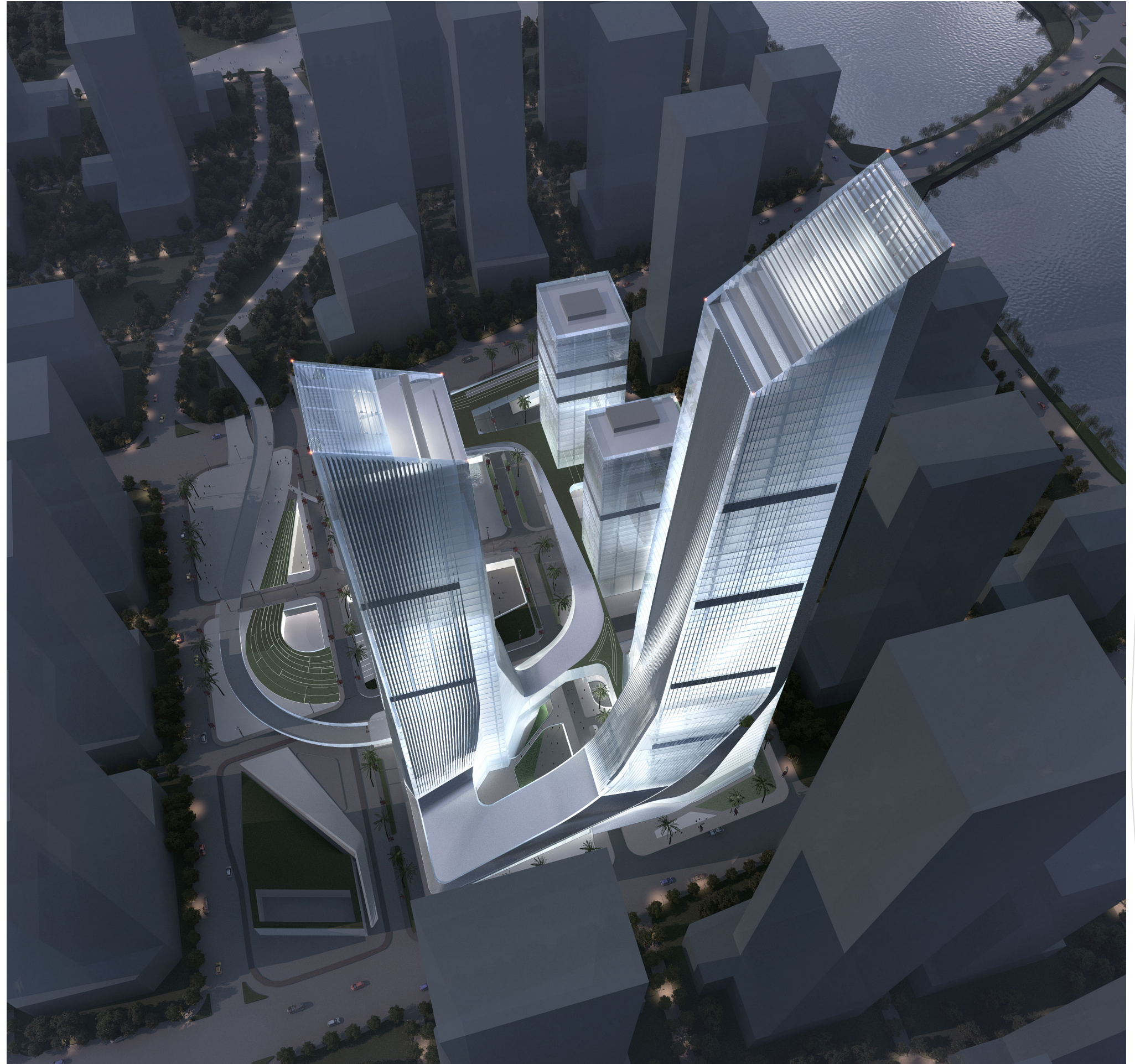
Within the context of the overall master plan, Blk 09-03-03 become the main “urban anchor” that through its design activates and integrates with the entire complex. Master plan design illustrates the strong public connectivity throughout including the subway underground, commercial retail, sunken public courtyards, building lobbies, commercial retail podium, hotel amenities, and green roofs.

设计理念

地块09-03-03的设计理念为水，流动和形式的诗意。地块09-03-03是320米的超高层塔楼。由于它不仅是03街坊，9单元和也是前海CBD内最高的建筑，将成为深圳城市的地标之一。因此，塔的形式必须采用一个强大的，但永恒的建筑形象。塔混合使用的方案为提供众多高品质的公共空间和制造场所感带来了难得的机会。

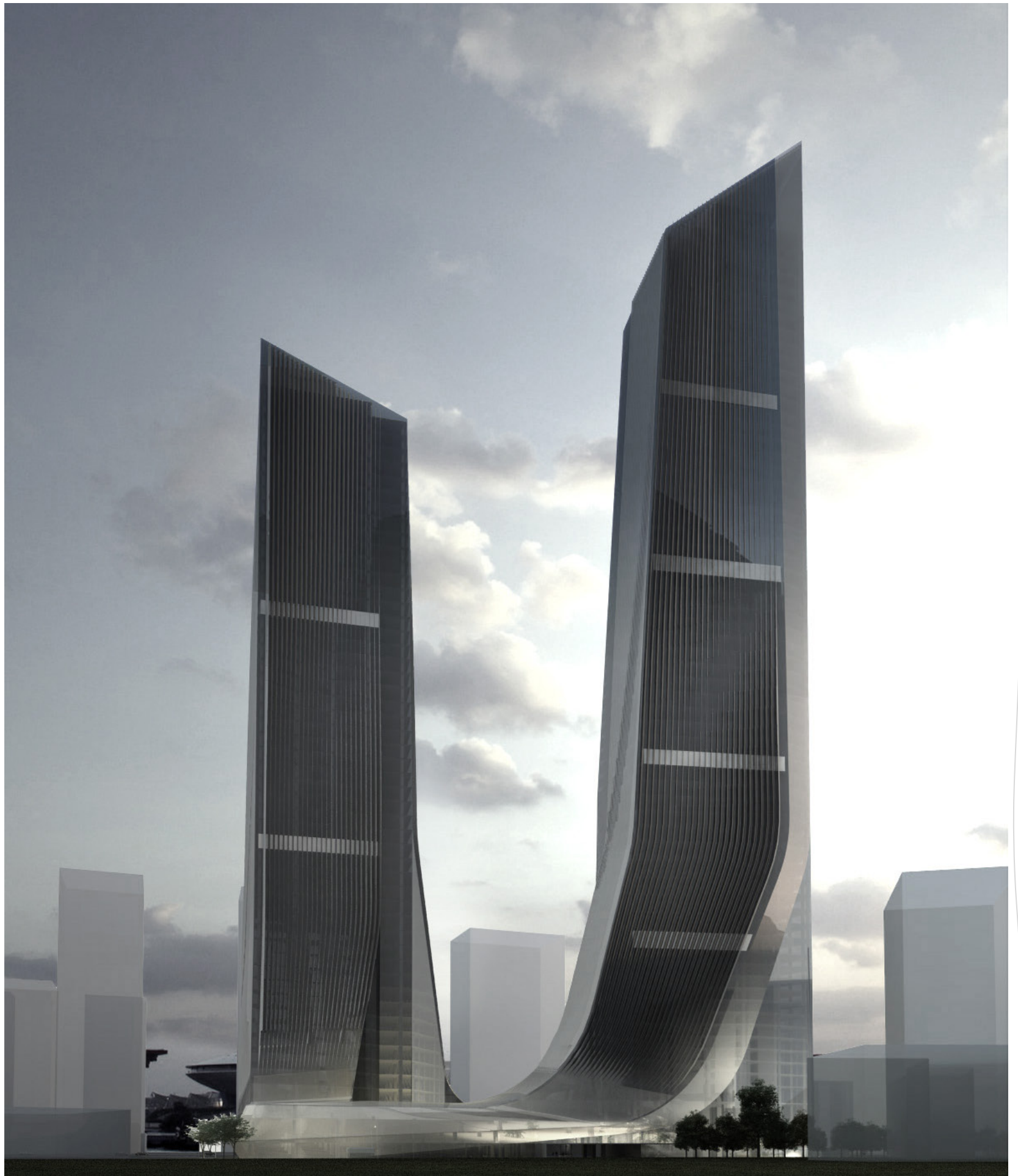
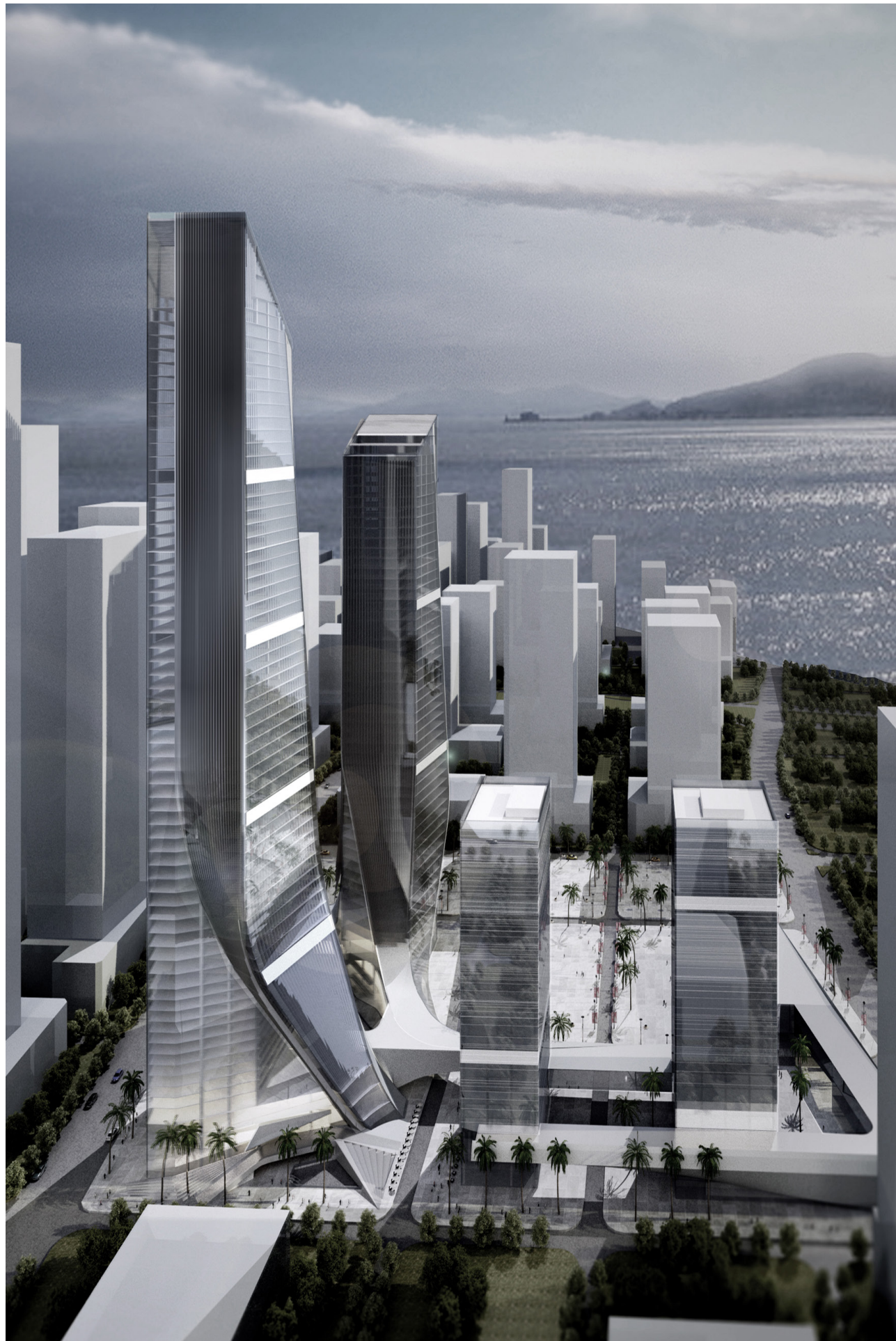
塔的设计灵感是瀑布;一个强大的中国的图标，代表权力和力量。同时非常流动的和互相关联的设计，也象征着“信息流”和IT产业的标志。

在整体总体规划的背景下，地块09-03-03成为主要的“城市锚”，通过它的设计激活并集成了整个综合体。总体规划设计体现了包括整个地铁的地下，商业零售，公共下沉广场，楼宇大堂，商业零售商场，酒店设施，以及屋顶绿化的很强的公众空间的连续性。



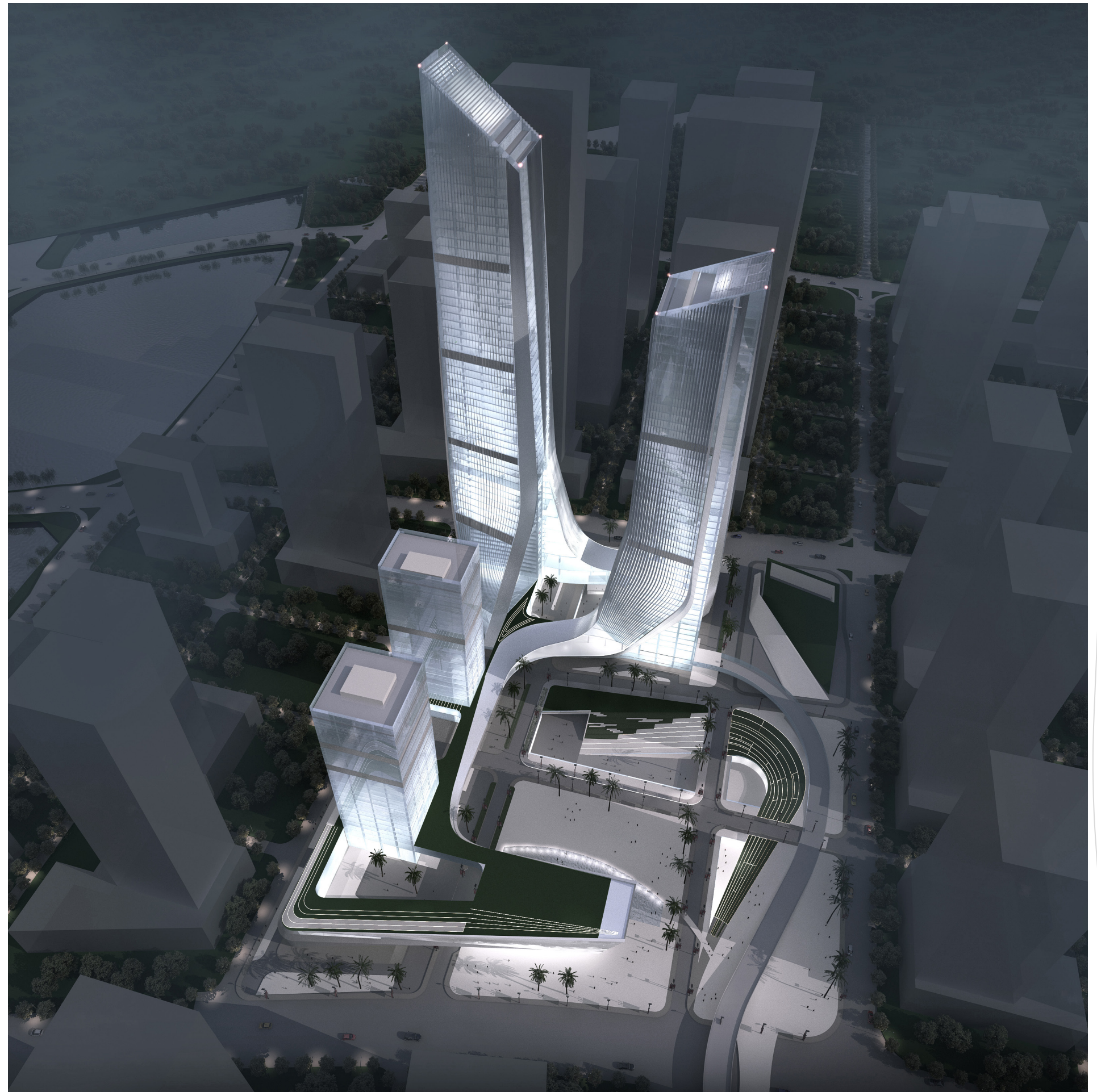
Shenzhen Qianhai District 03

CHINA



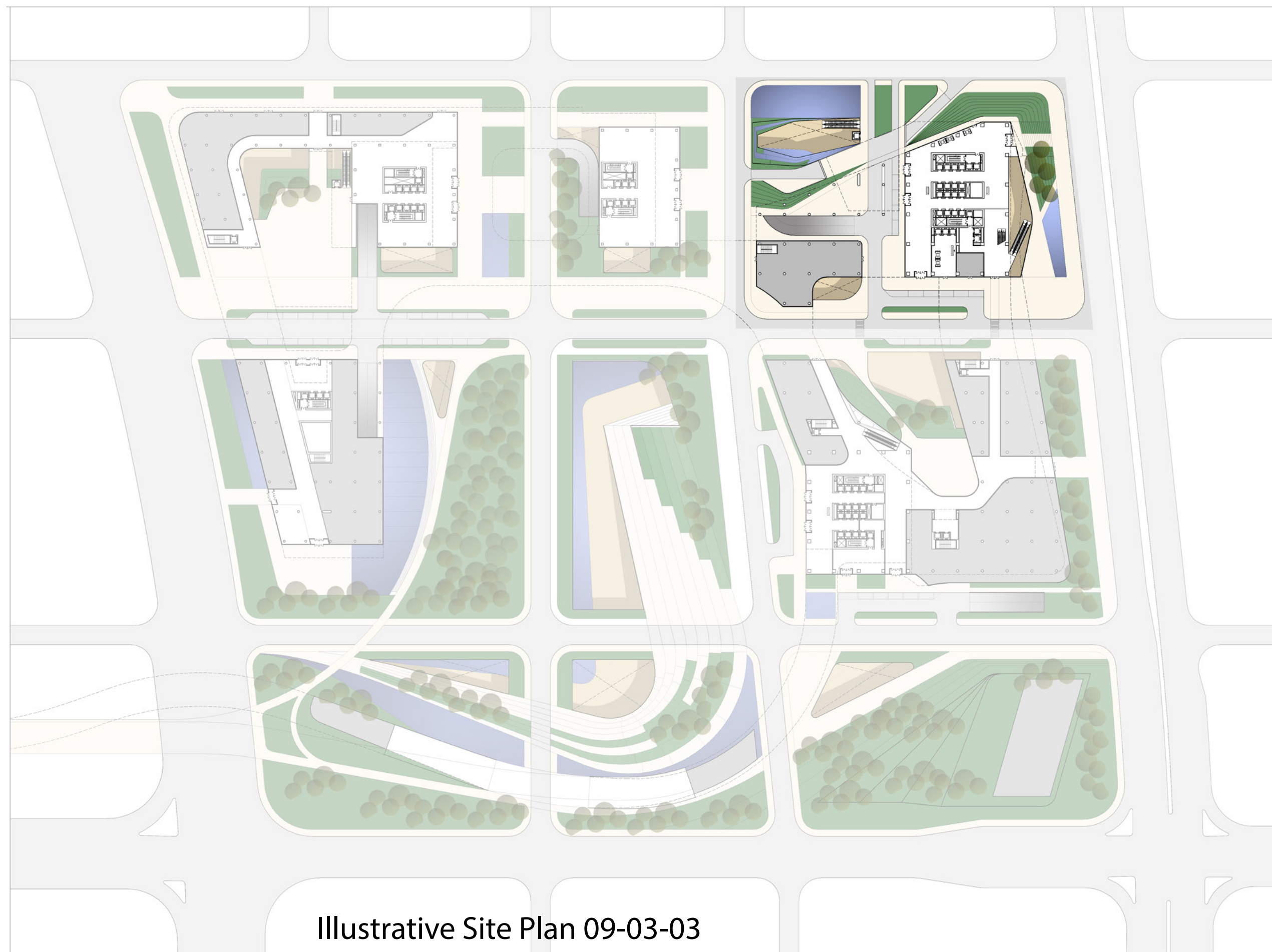
Shenzhen Qianhai District 03

CHINA



Shenzhen Qianhai District 03

CHINA



Illustrative Site Plan 09-03-03

Shenzhen Qianhai District 03

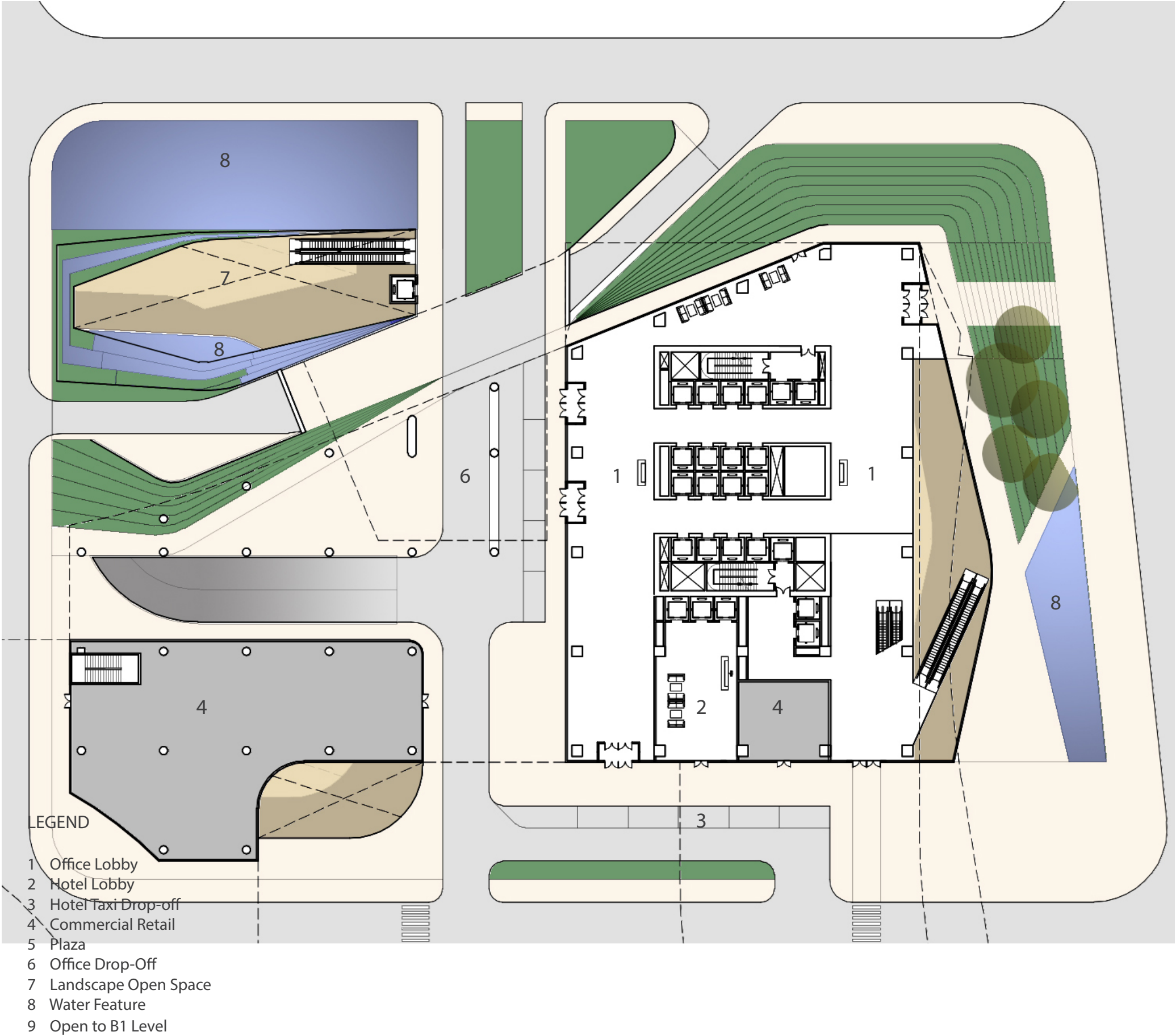
CHINA

Design Concept: Site

As an urban landmark, the super highrise office/hotel tower is strategically located at the corner to hold the urban street edge. It provides for a strong building address as well as a strong below-grade connection to the subway. The balance of the site, solves clear separation of vehicular office, hotel, and below-grad parking vehicular circulation. Commercial retail activates the streetfront facing the central public park. Street trees will continue to support the urban landscape. A sunken garden is provided as an additional amenity. It provides additional access an connectivity to the underground subway as well as natural light and ventilation to the underground commercial retail environment. A water wall feature is proposed as part of the composition as a site landscape amenity.

设计理念：场地

作为一个城市的标志性建筑，超高层写字楼/酒店大楼地理位置优越，占据主要城市街道的拐角处。它提供了一个强大的建筑地址识别性，以及与地下地铁便捷连接。该场地的平衡，解决了办公，酒店，及地下停停车场车流清晰的分离。商业零售激活了面向中央公园商业沿街面。行道树将延续了城市景观。下沉花园是作为一个额外的设施。它增强了与地铁连接，为地下地下商业零售环境带来自然采光，通风。提议的水幕墙园林小品成为城市景观的一个组成部分。



Illustrative Site Plan 09-03-03

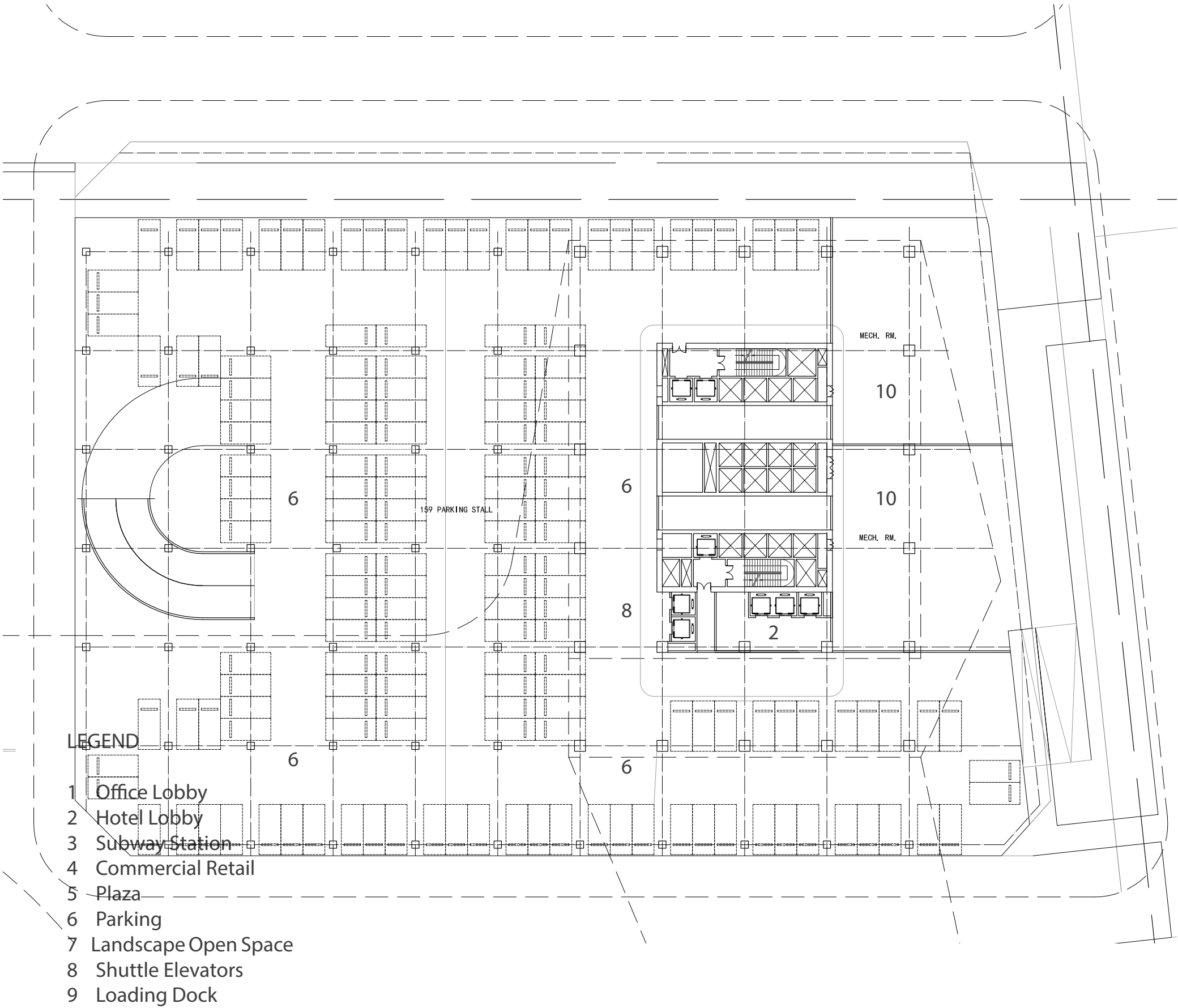
Shenzhen Qianhai District 03

Design Concept: Level B4

The floor plan for Level B 4 illustrates the configuratrion of below grade parking for 156 stalls, vehicular circulation, super highrise core elements, and space allocation for mechanical support areas. Parking shuttle elevators provide access between lower parking levels and the ground floor lobby. As illustrated the underground is setback 3 meters from the subway right-of-way and is planned on a 10.8 meter structural grid.

设计理念：地下4层

对于B4平面图说明了地下可停放156辆车，车流，超高层建筑的核心元素，机电服务区空间分配。停车场穿梭电梯提供更低的停车层及地面大堂之间的联系。如图所示，地下退离地铁控制红线3米，计划采用10.8米结构柱网。



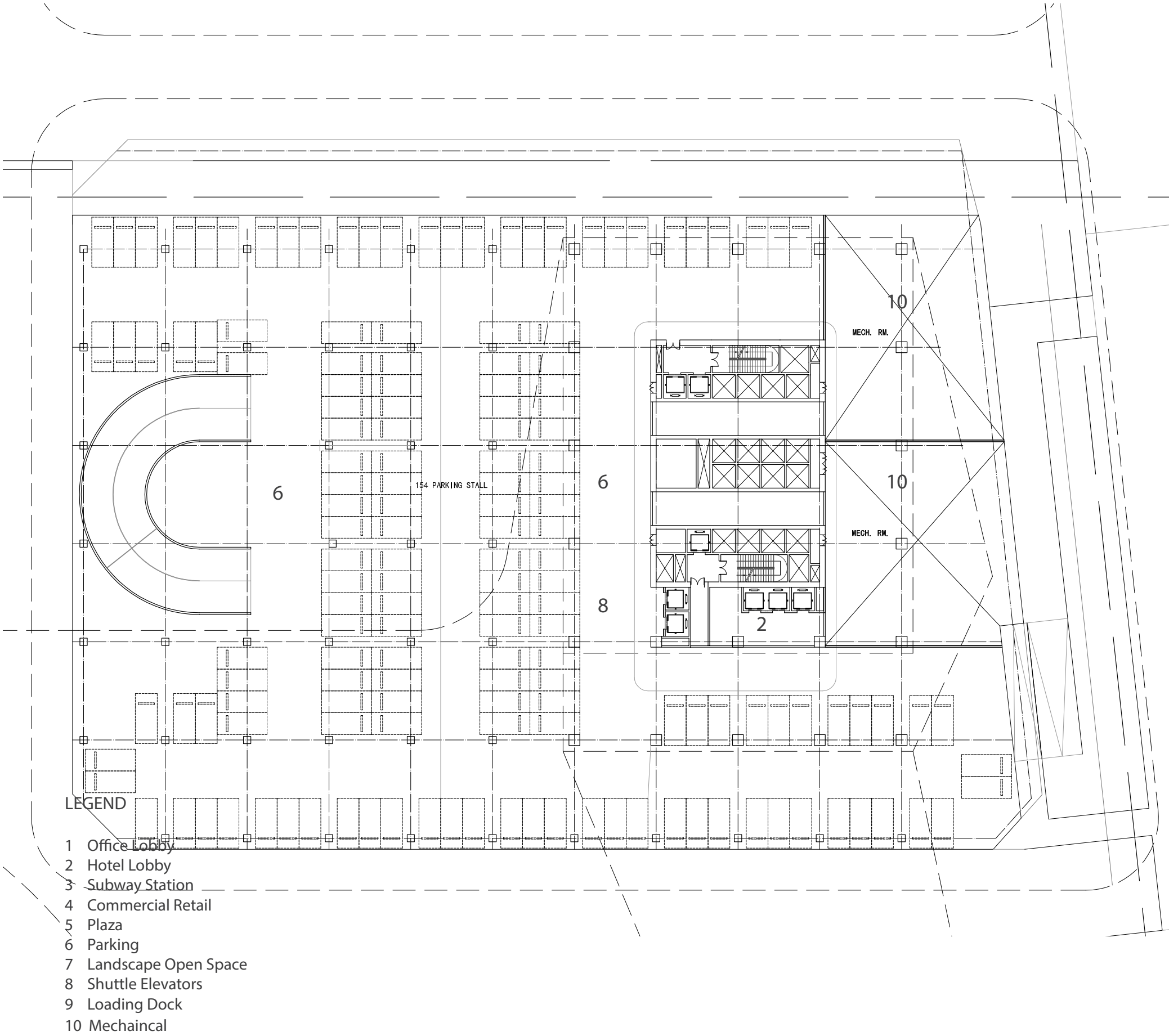
LEVEL B4

Design Concept Level B3

The floor plan for Level B3 illustrates the configuratrion of below grade parking for 156 stalls, vehicular circulation, super highrise core elements, and space allocation for mechanical support areas. Parking shuttle elevators provide access between lower parking levels and the ground floor lobby. As illustrated the underground is setback 3 meters from the subway right-of-way and is planned on a 10.8 meter structural grid.

设计理念：地下3层

对于地下4层平面图说明了地下可停放156辆车，车流，超高层建筑的核心元素，机电服务区空间分配。停车场穿梭电梯提供更低的停车层及地面大堂之间的联系。如图所示，地下退离地铁控制红线3米，计划采用10.8米结构柱网。



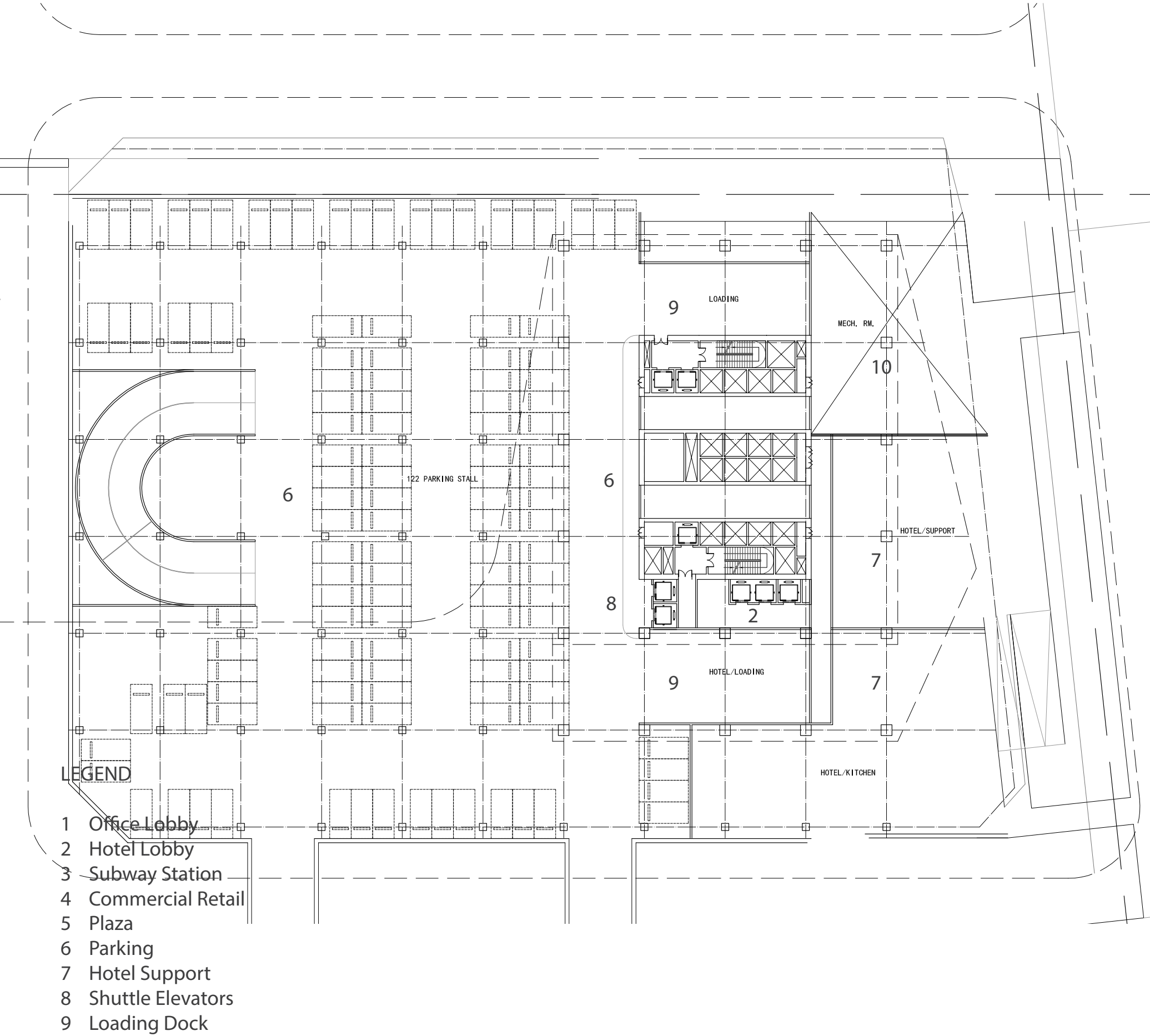
LEVEL B3

Design Concept Level B2

The floor plan for Level B2 continues to illustrate the configuration of below grade parking for 127 stalls, vehicular circulation, super highrise core elements, and space allocation for support areas. In addition to below-grade parking, two loading dock areas for the building are located at this level immediately adjacent the service elevators. One loading dock area is planned for the hotel use and commercial retail operations while the other service service area is planned for the office buliding. Support areas are planned at this level for hotel operations including kitchen, laundry, and staff facilities. The hotel kitchen has access to both service elevator banks to provide ease of access to hotel rooms above.

设计理念：地下2层

对于地下B2平面图继续说明了地下可停放127辆车，车流，超高层建筑的核心元素，和服务区的空间配置。除了地下停车，用于建筑物的2个卸货区设置在这层，紧邻的服务的电梯。一个装卸码头区规划为酒店用途和商业零售业务，而其他业务服务区规划为写字楼。服务区域规划在这层为酒店业务服务，包括厨房，洗衣房，工作人员和设施。酒店的厨房里有同时连接两个服务电梯厅，与上面的酒店客房联系更加便捷。



LEVEL B2

Shenzhen Qianhai District 03

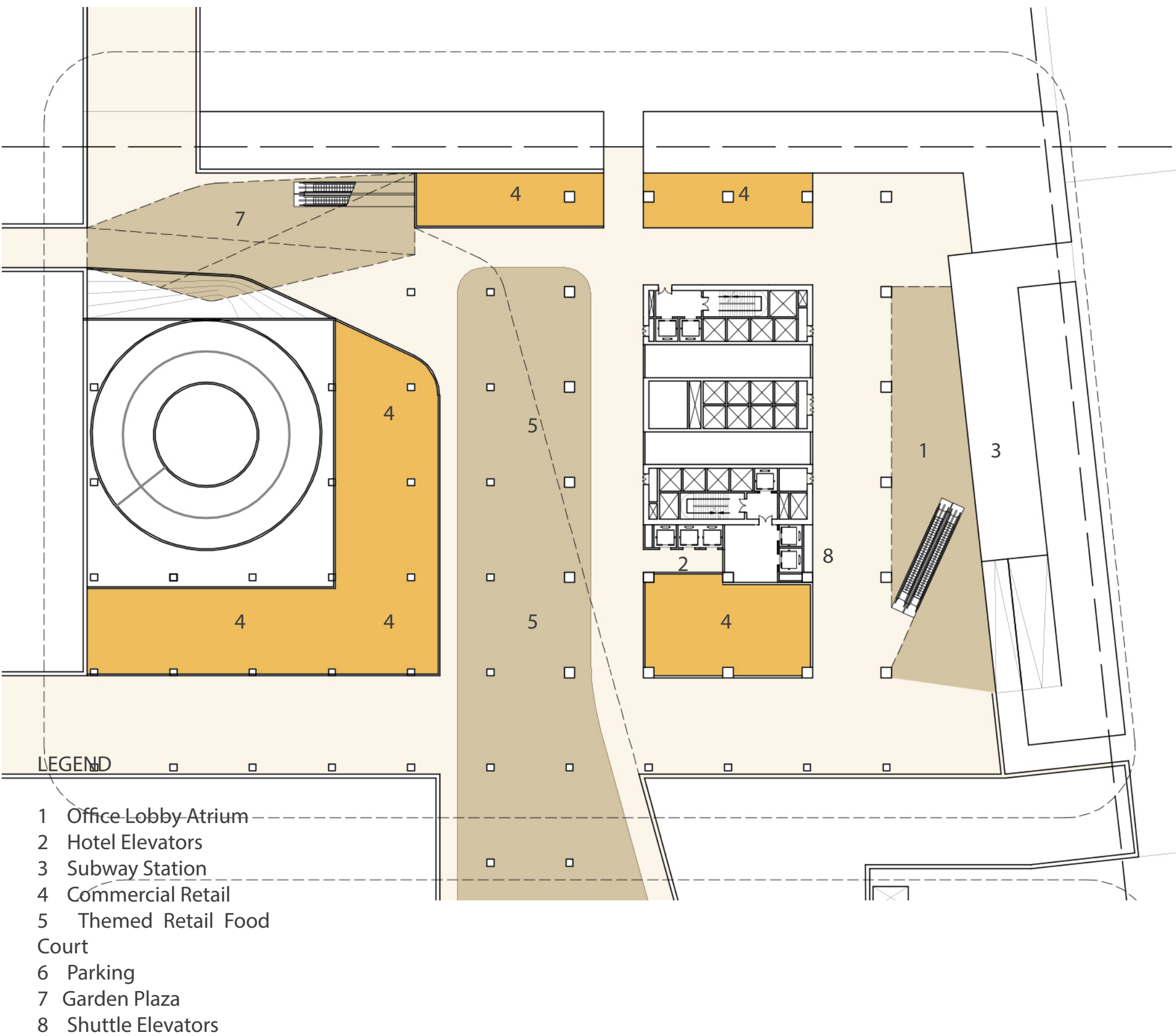
CHINA

Design Concept: Level B1

The first below grade Level B1 is primarily allocated to provide the office tower with support commercial retail and the main pedestrian connection to the subway. The B1 Level is accessed via vertial escalator systems immediately adjacent the subway connection as well as shuttle and hotel elevators. Office elevators do not access this floor or parking levels below grade for both sercurity and performance. The sunken garden to the north provides additional access to the subway and plaza above as well as natural light and ventilation to the B1 Level. A themed restaurant food court is proposed as a major anchor for the commerical retail of the underground. Additional support commercial retail is invisioned to provide amenities to the tenants of the office buliding as well as hotel. As illustrated in the Master Plan Section II the underground commercial retail is connected via tunnels to the adjacent block as a seamless retail complex.

设计理念：地下1层

B1层主要是布置支持办公塔楼的商业零售和连接到地铁主要的步行通道。到B1层是通过垂直自动扶梯系统，紧邻地铁连接通道以及接送车和酒店的电梯。由于安全性和性能原因，办公室的电梯或地下停车场在B1层不设置。北部的下沉式花园为地下一层提供其他的到达方式以及自然采光和通风。一个主题餐厅美食广场被提议作为地下的商业零售的主要支撑点。附加商业零售设想为办公楼的租户以及酒店提供的服务设施。如图所示，在总体规划第二节，地下商业零售通过隧道连接到相邻块作为一个无缝的零售商场。



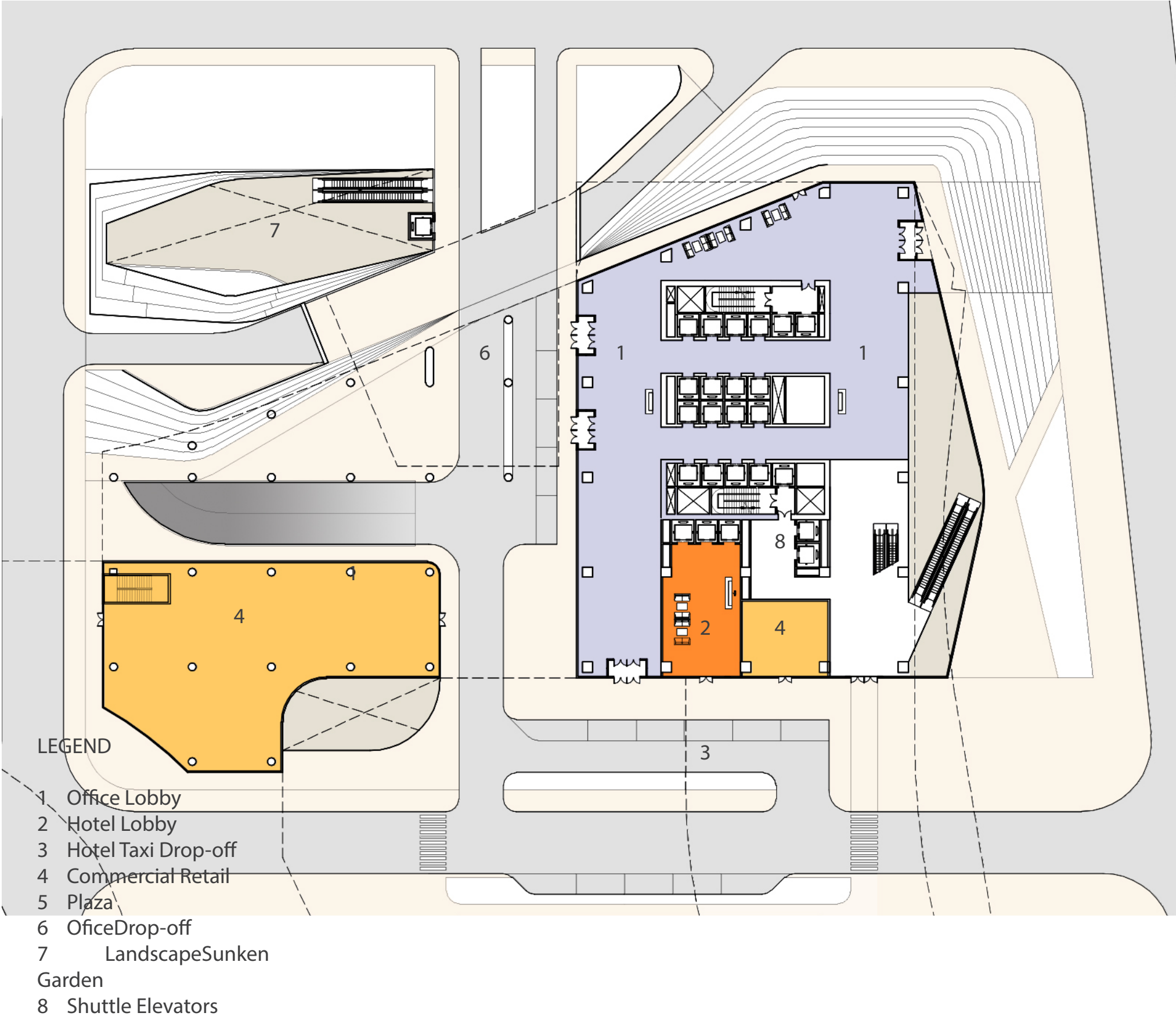
LEVEL B1

Design Concept Level 1

The ground floor of the office building is primarily dedicated to the lobby of the office tenants of the building. Due to the grandure of the super highrise tower primarily occupied by office tenant a vehicular VIP Drop-off is provided at grade on an internal garden plaza area with direct vehicular ramp access to below grade parking. A secondary drop-off is provide to taxi access to the hotel shuttle lobby to the second floor. Level 1 design concept also illustrates two strong connections to the underground subway and commercial retail. The triple-height lobby is connected via secured vestibule to a vertical escaltor system as well as sidewalk and drop-off plaza entries. The office floors are accessed via low-rise and high-rise elvator cores. Security controls are provided at this level. Shuttle elevators access the below grade parking and commercial retail. A large sunken garden with water feature is provided at the secondary subway connection to the north. Commercial retail is provided at the south pedestrian streetfront to help activate the pedestrian evnironemnt.

设计理念：1层

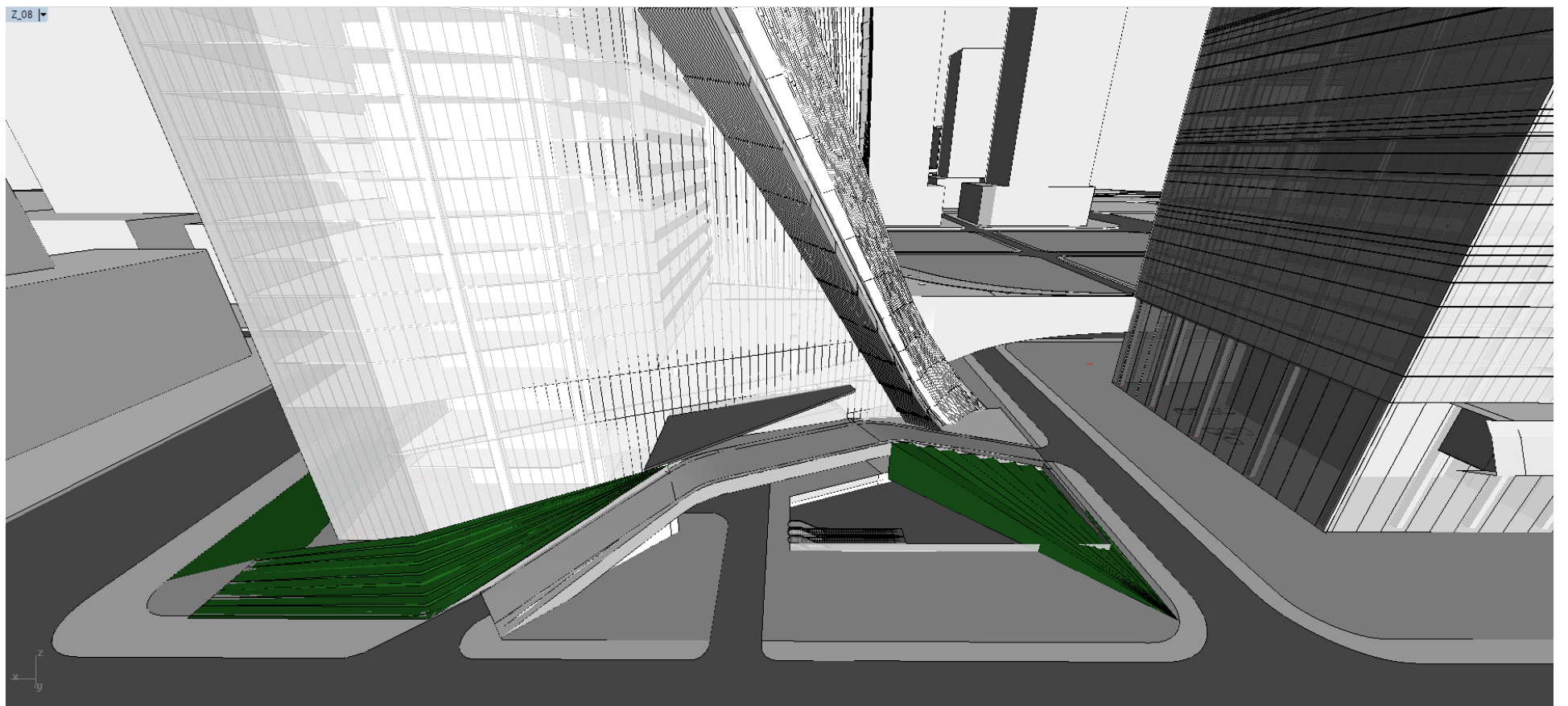
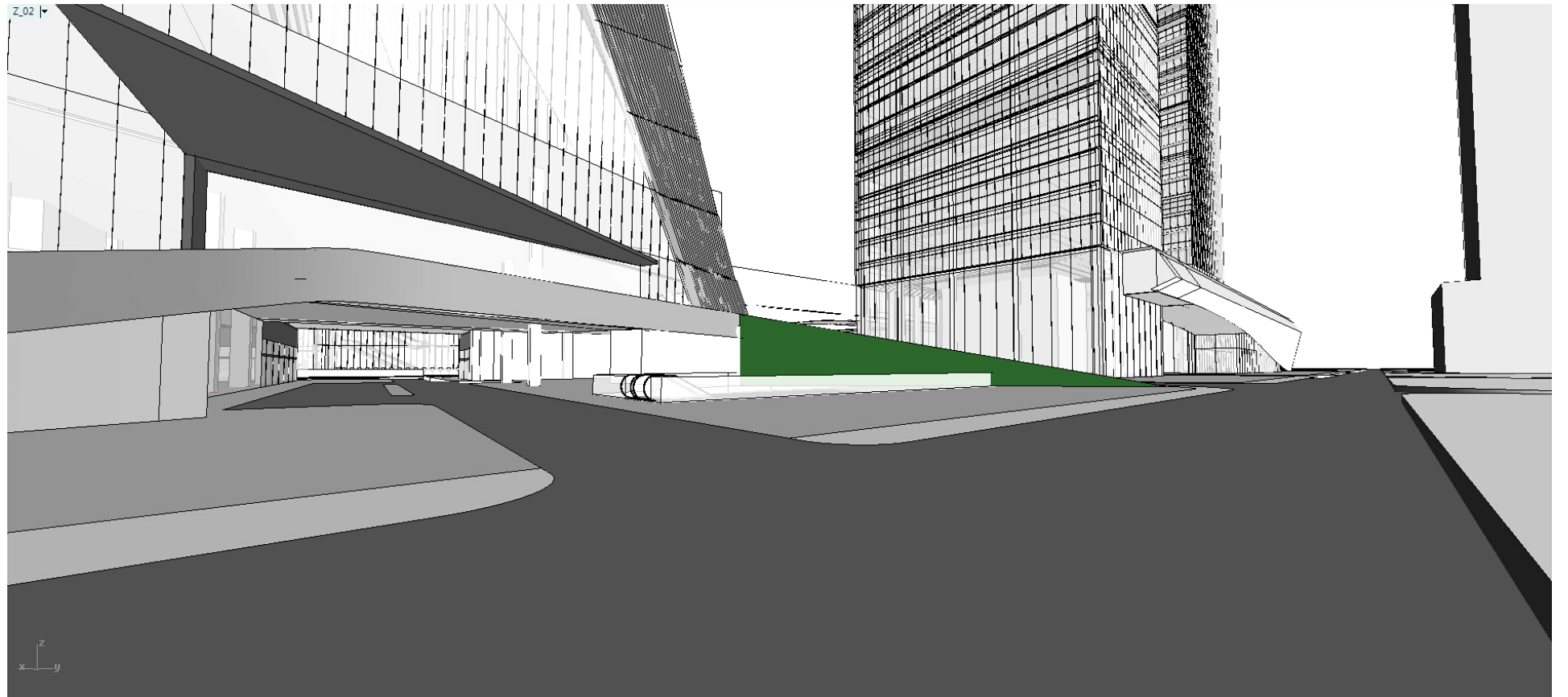
办公楼的一楼主要用于本写字楼租户的大堂。为了不破坏主要由写字楼租户占用的超高层塔楼的宏伟外立面，VIP车辆的载客区设置在内部的花园广场一层，并有坡道直接进入地下停车场。第二个载客区是提供给出租车前往二楼酒店接送大厅。1层的设计理念也体现了两个与地下地铁和商业零售紧密的联系。三层高的大堂是通过安全的玄关到达垂直自动扶梯系统，以及人行道上，落客广场入口。办公楼层都通过低层和高层电梯核心筒到达。在这个楼层提供了安全控制。穿梭电梯访问地下停车场和商业零售。带水幕的大型下沉式花园在北侧紧邻第二个地铁连接口。商业零售设在南步行街前面，以帮助带活行人街道气氛。



LEVEL 1

Shenzhen Qianhai District 03

CHINA



Shenzhen Qianhai District 03

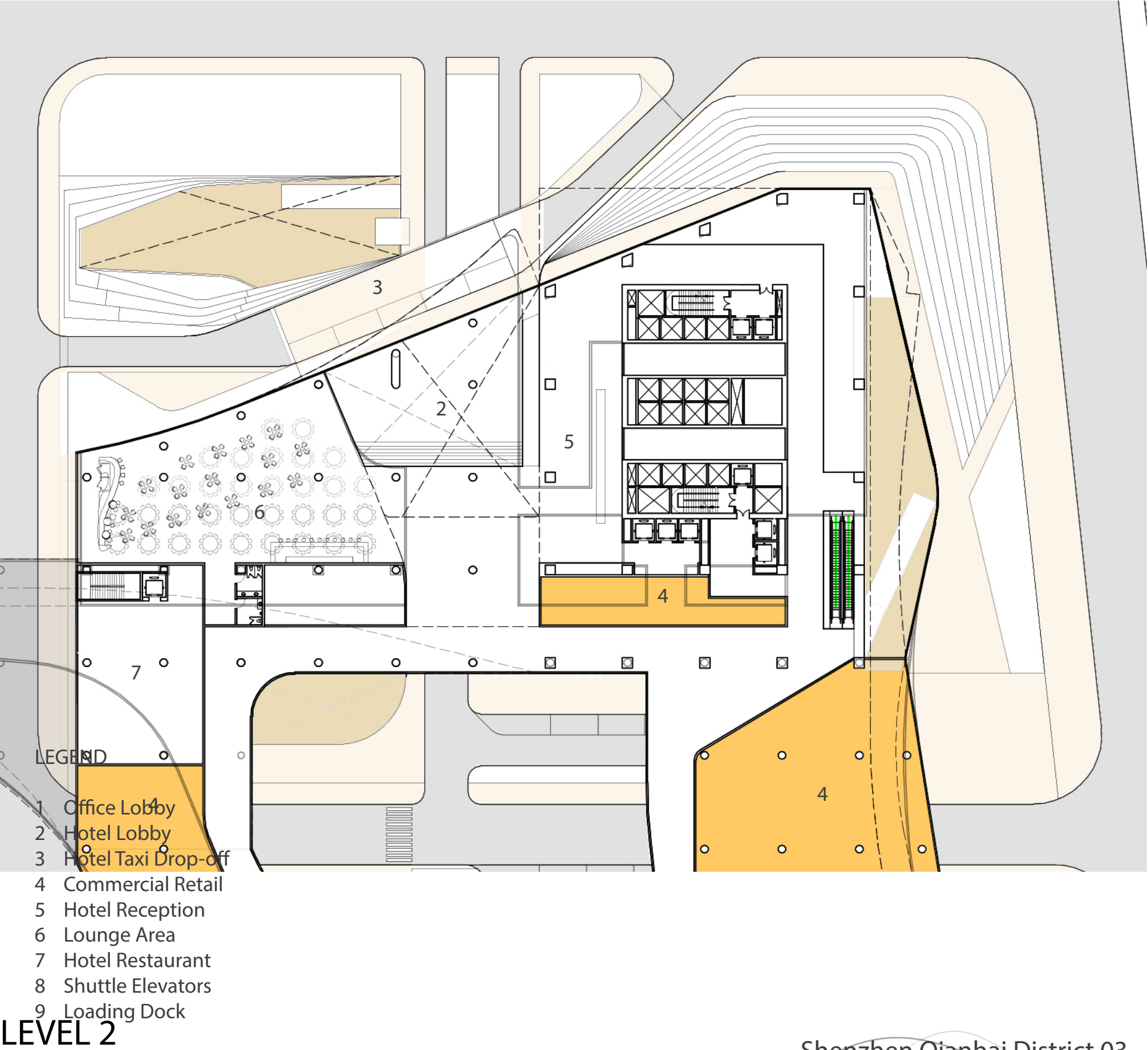
CHINA

Design Concept Level 2

The second level is primarily dedicated to the hotel lobby and VIP Drop-off. A grand lobby and adjacent seating area create a strong arrival point for guest and vistors. The second level provides hotel reception and concierge services with hotel dining restaurant. Commercial retial is connected via pedestrian bridge to the adjancet Blk. 09-03-04 with commericl retail center around a central courtyard.

设计理念：2层

二层平面主要是为酒店大堂和贵宾落客。气派的大堂和邻近的休息区为客人和游客营造浓厚的归属感。二层平面提供酒店接待和礼宾服务，酒店餐厅。商业零售是通过人行天桥环绕中央庭院连接到邻近的地块09-03-04的商业零售中心。

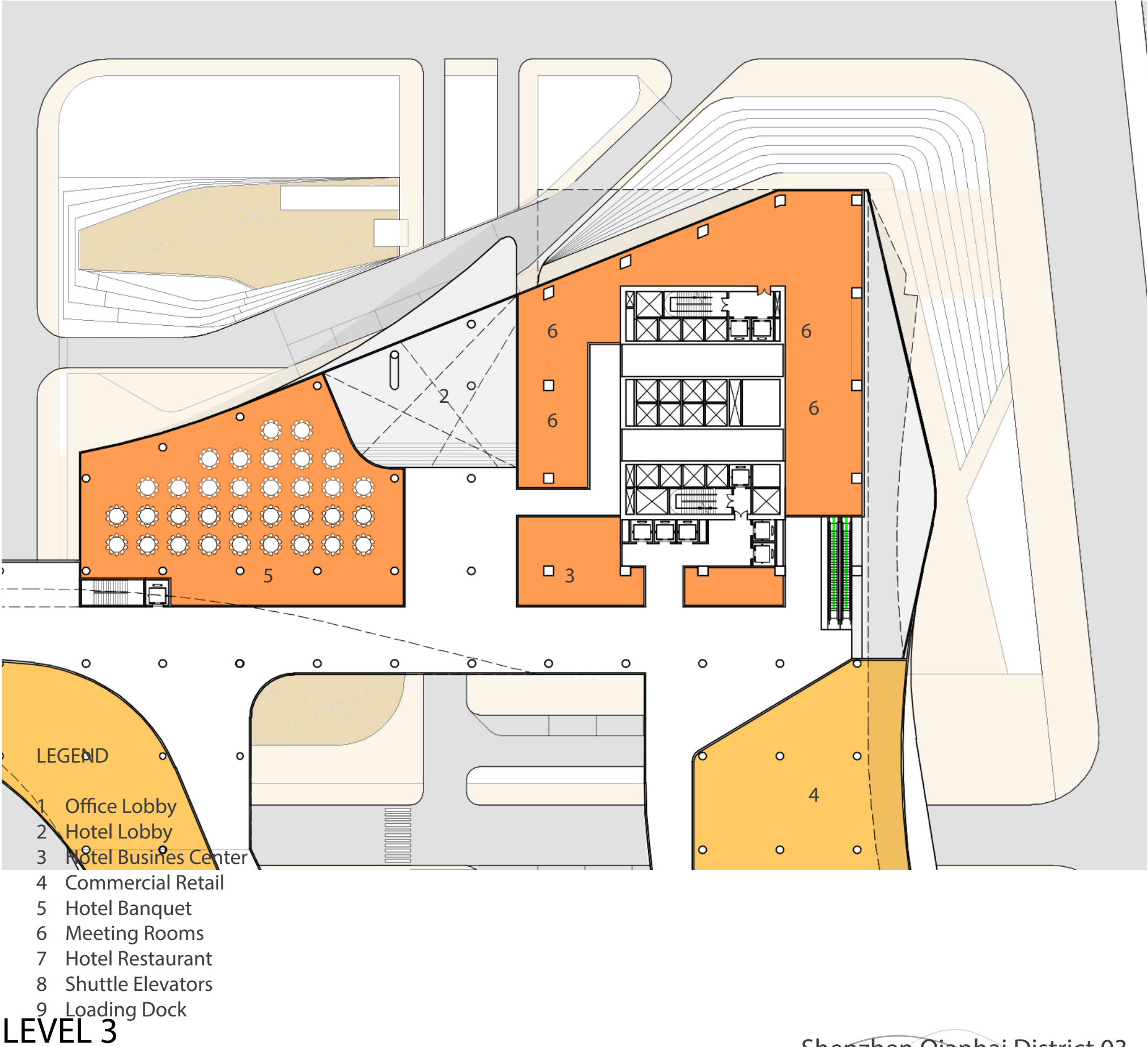


Design Concept Level 3

The third level contiues to primarily support the hotel operations with business center, meeting rooms and large banquet facitliy. However, the third level is design as the primary podium commercial reail area which is seamlessly connected to adjacent blocks within the complex. The commercial retail is envisioned to have premiium restaurant and amenities. The design allows the pedestrian circulation to have beautiful views to the central plaza on Blk 09-03-05 to help create a sense of place.

设计理念：3层

第三层平米，继续提供主要的酒店经营的商务中心，会议室和大型宴会设施。然而，在第三层是设计作为综合体裙房主要的商业零售区，无缝地连接到相邻的块的。商业零售设想有高档的餐厅和配套设施。该设计使行人看到地块09-03-05中央广场的美丽景色，以帮助创建一个场所感。

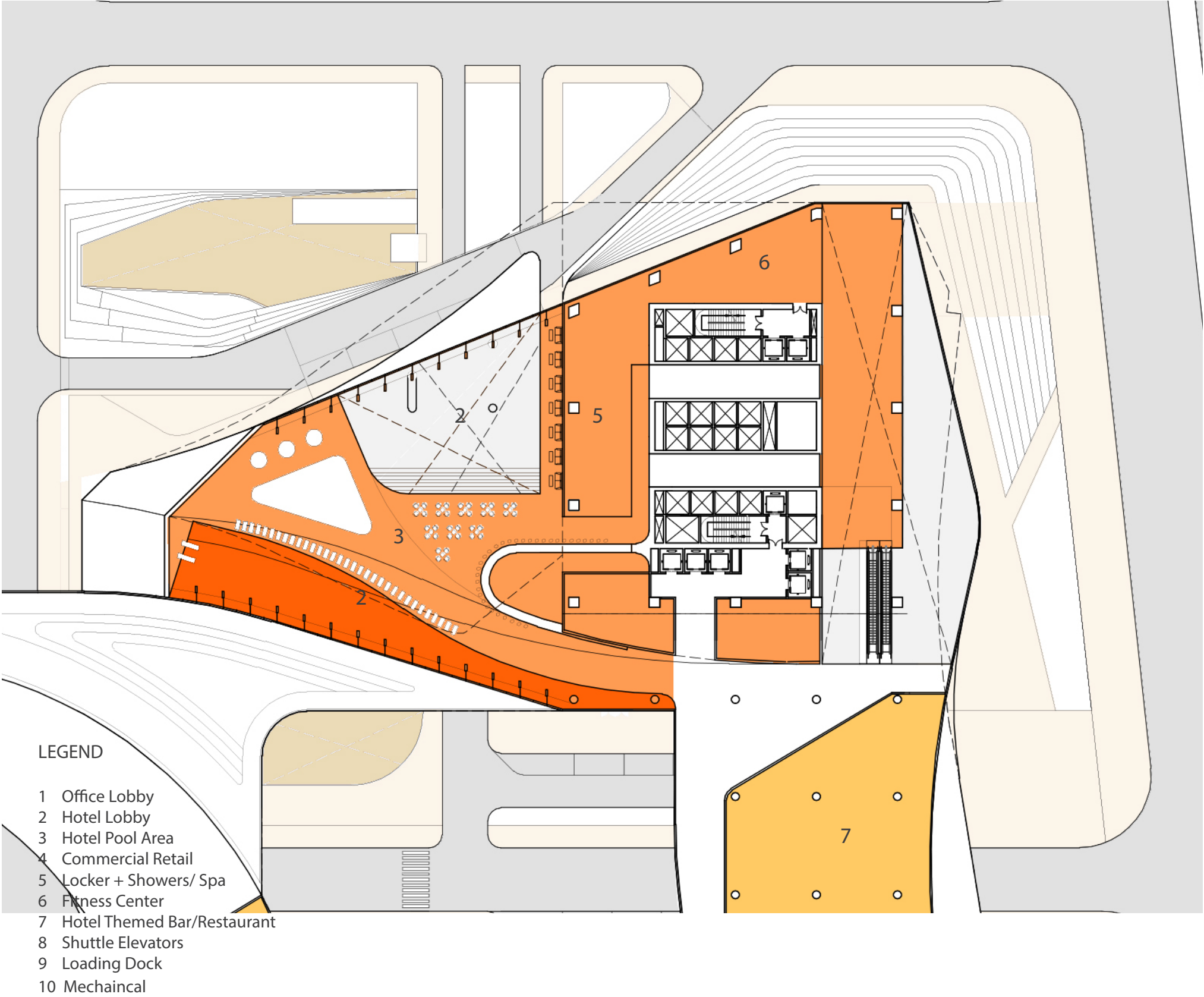


Design Concept Level 4

The fourth level continues to support the hotel with additional amenities with two powerful atrium spaces. Immidately above the hotel publice spaces is a pool area, with adjacent fitness center, lockers and showers and spa. The second atria area is envisioned to support a theme venue, nightclub or hotel lounge. These dyamic space access the podium green roof garden and provide for an externtion of Shenzhen’s natural environment.

设计理念：4层

第四个层次继续提供酒店与额外的设施并有两个令人震撼的中庭空间。紧邻上述酒店公共空间是泳池，与邻近的健身中心，更衣室和淋浴和水疗中心。第二个中庭空间设想，支持一个主题会场，夜总会或酒店休息。这些动态的空间可到达裙房绿色屋顶花园，成为深圳的自然环境的延伸。

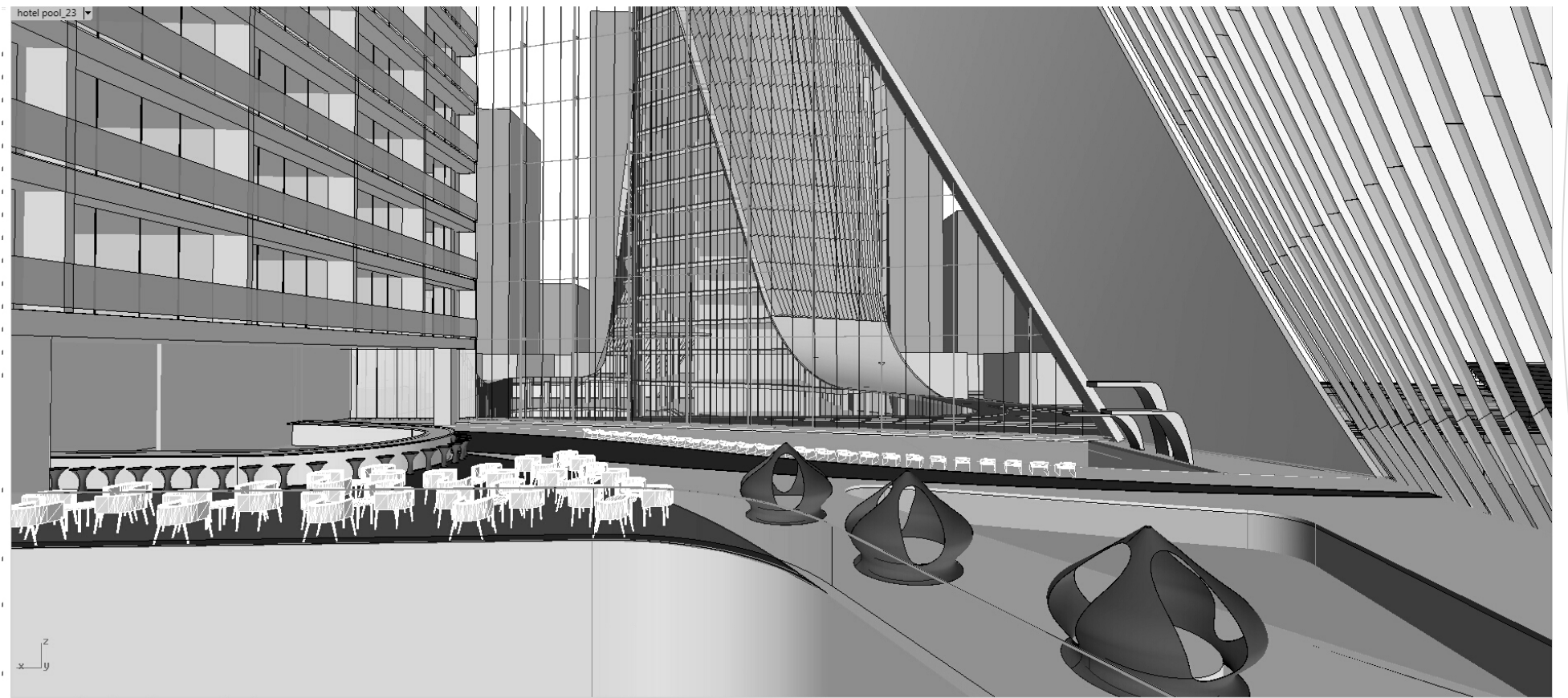
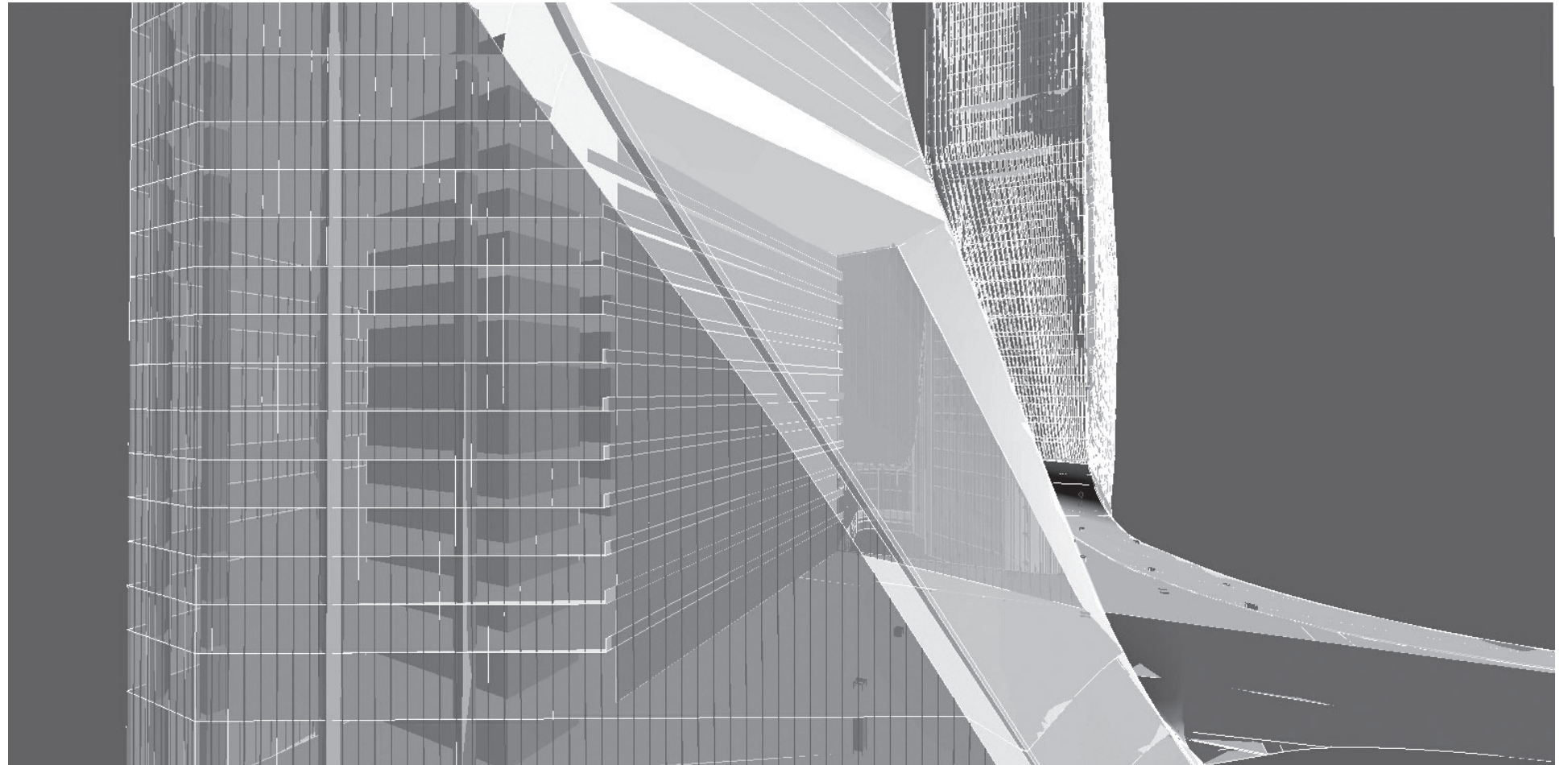


LEVEL 4

Shenzhen Qianhai District 03

CHINA





Shenzhen Qianhai District 03

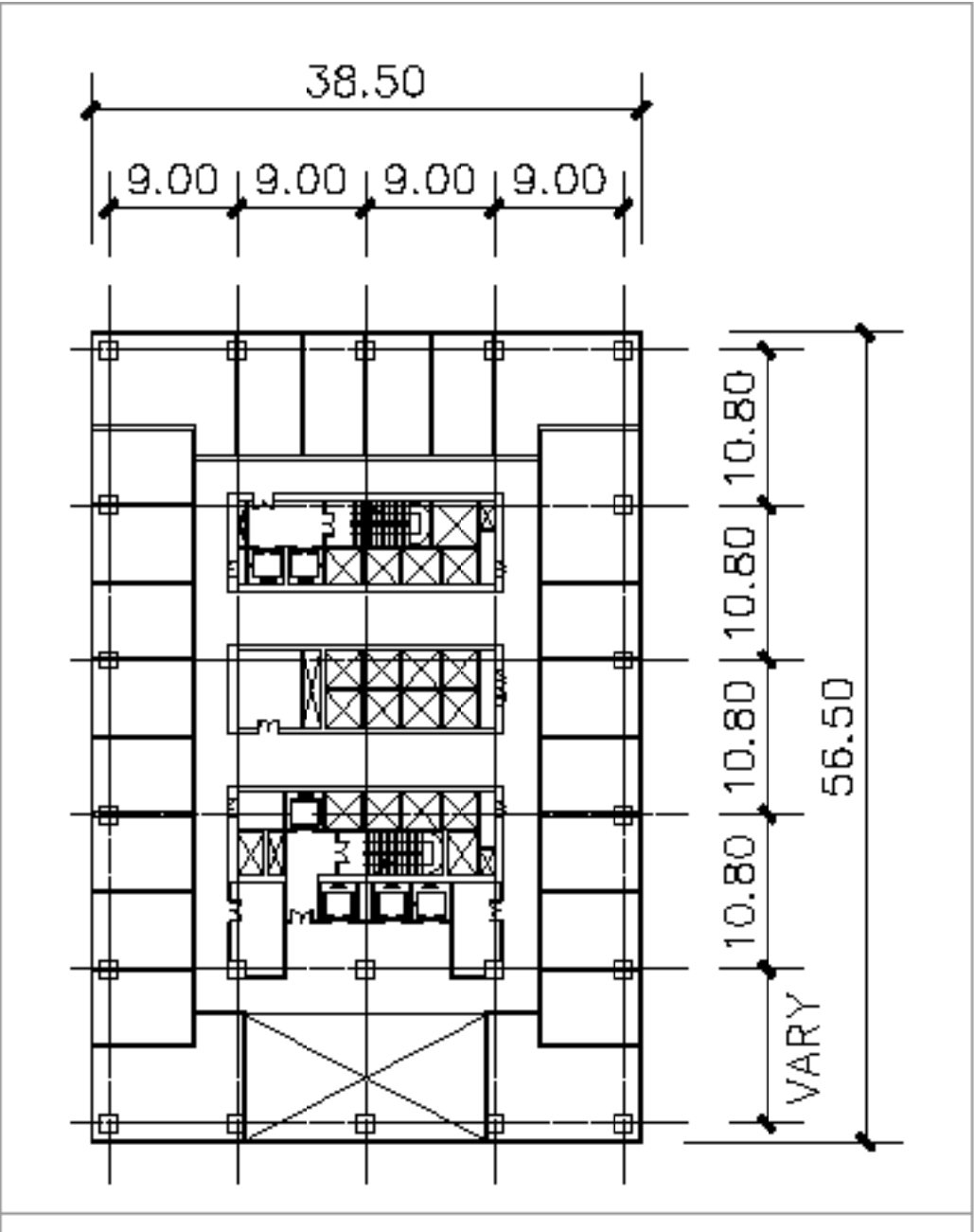
CHINA

Design Concept

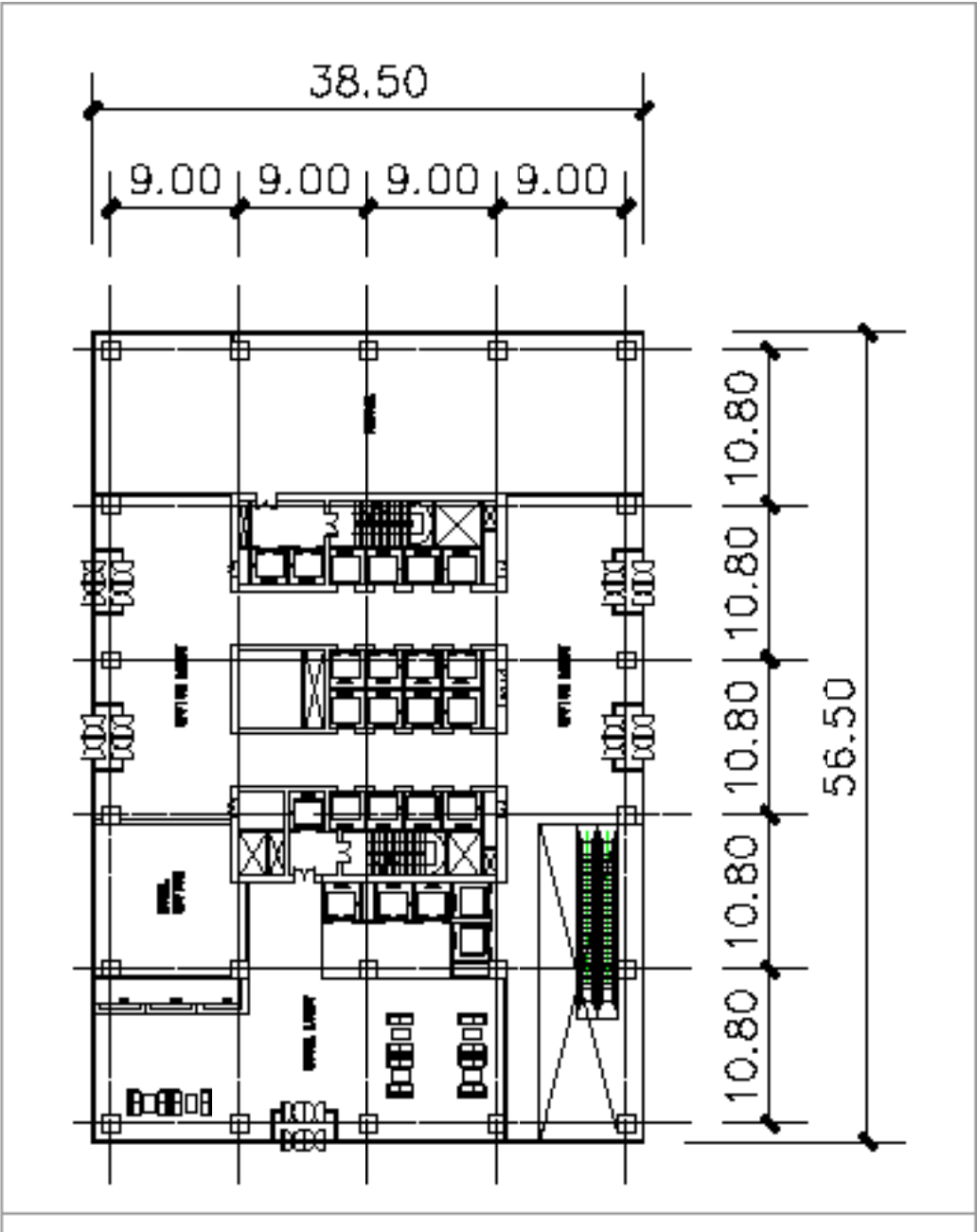
The following plans illustrates the design and techincal aspects of the lower floors of the super highrise tower. The ground floor plan illustrates again the dedication of vertical transporation systems for the office, low-rise and high-rise, hotel, parking shuttle, service, and commercial retail escalators off a secured lobby. The typical hotel floor illustrates the room configuration that supports approximately 242 rooms with approximately 20% suites.

设计理念：

如下平面图展示超高层大楼的较低楼层的设计和技术方面。一楼的计划再次说明垂直运输系统，用于办公，低层和高层，酒店，停车场穿梭，服务和商业零售扶梯紧邻一个安全的大堂。典型的酒店楼层可布置约242间客房，其中大约20%的套房。



TYPICAL HOTEL LEVEL



LEVEL 1

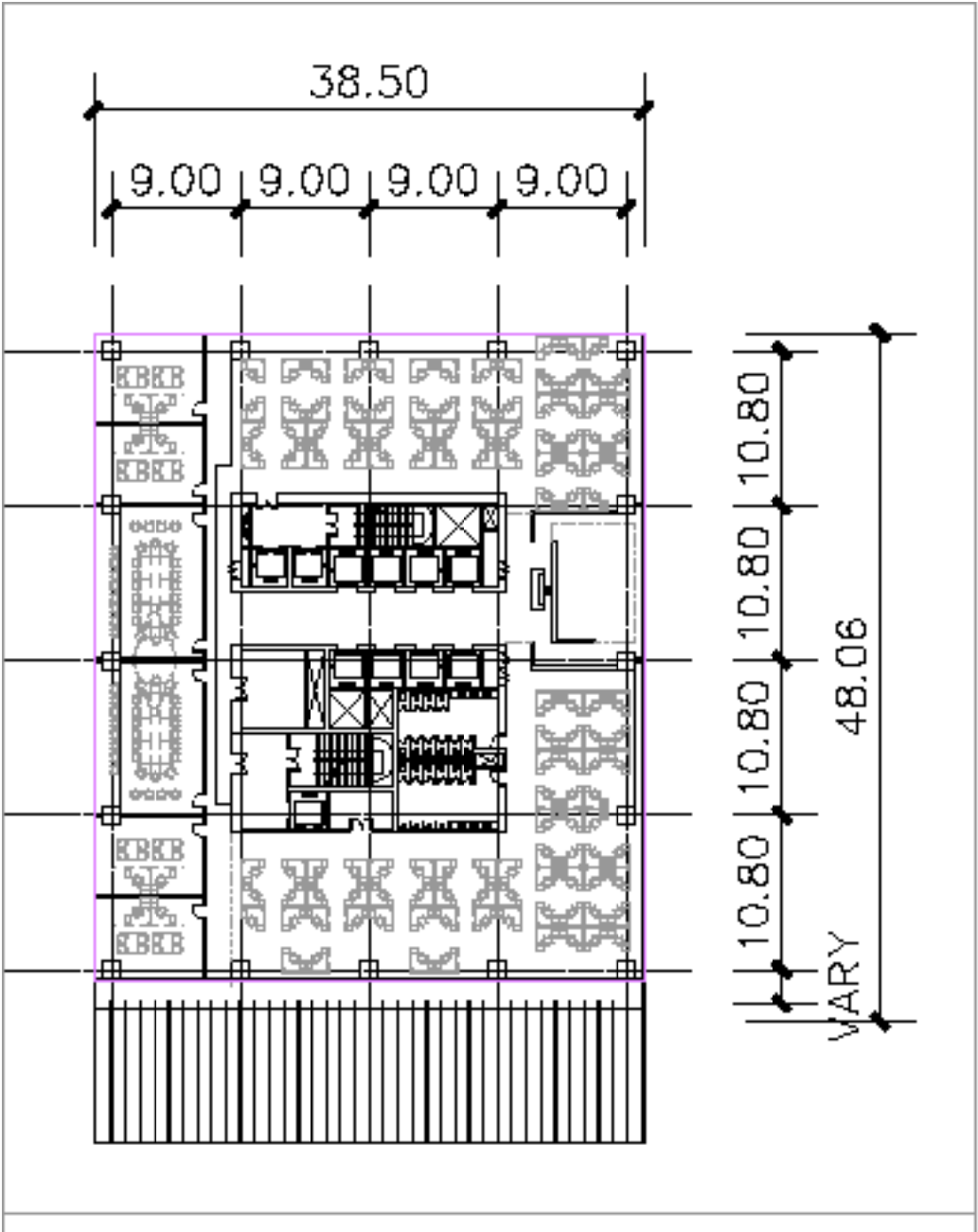
LEVEL 1 + LEVEL 10

Design Concept Office Levels

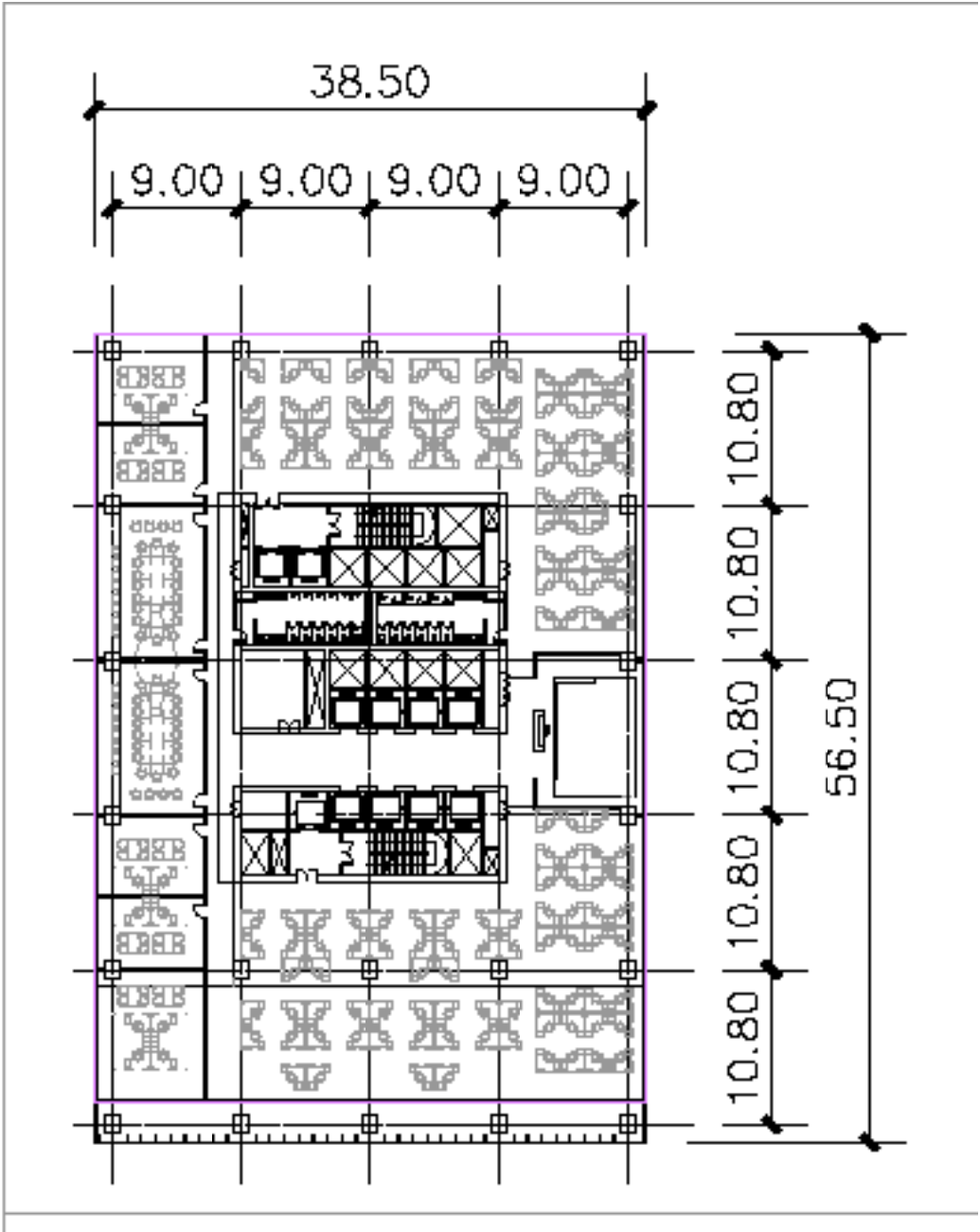
The following plans illustrates the design and techincal aspects of the typical lower and upper floors of the super highrise tower. The floor plate is develped with efficient structural column spacing and central core. The office planning concept is to place the public meeting and vertical connections to the north where natural light is most desirable and the balance of the floor plate open to support office IT workstations all on a raised floor. The tapering of the tower happens in the long dimension with sloped perimeter columns.

设计理念 办公层

如下平面图展示超高层大楼的较低楼层的设计和技术方面。一楼的计划再次说明垂直运输系统，用于办公，低层和高层，酒店，停车场穿梭，服务和商业零售扶梯紧邻一个安全的大堂。典型的酒店楼层可布置约242间客房，其中大约20%的套房。



OFFICE UPPER TOWER



OFFICE LOWER TOWER

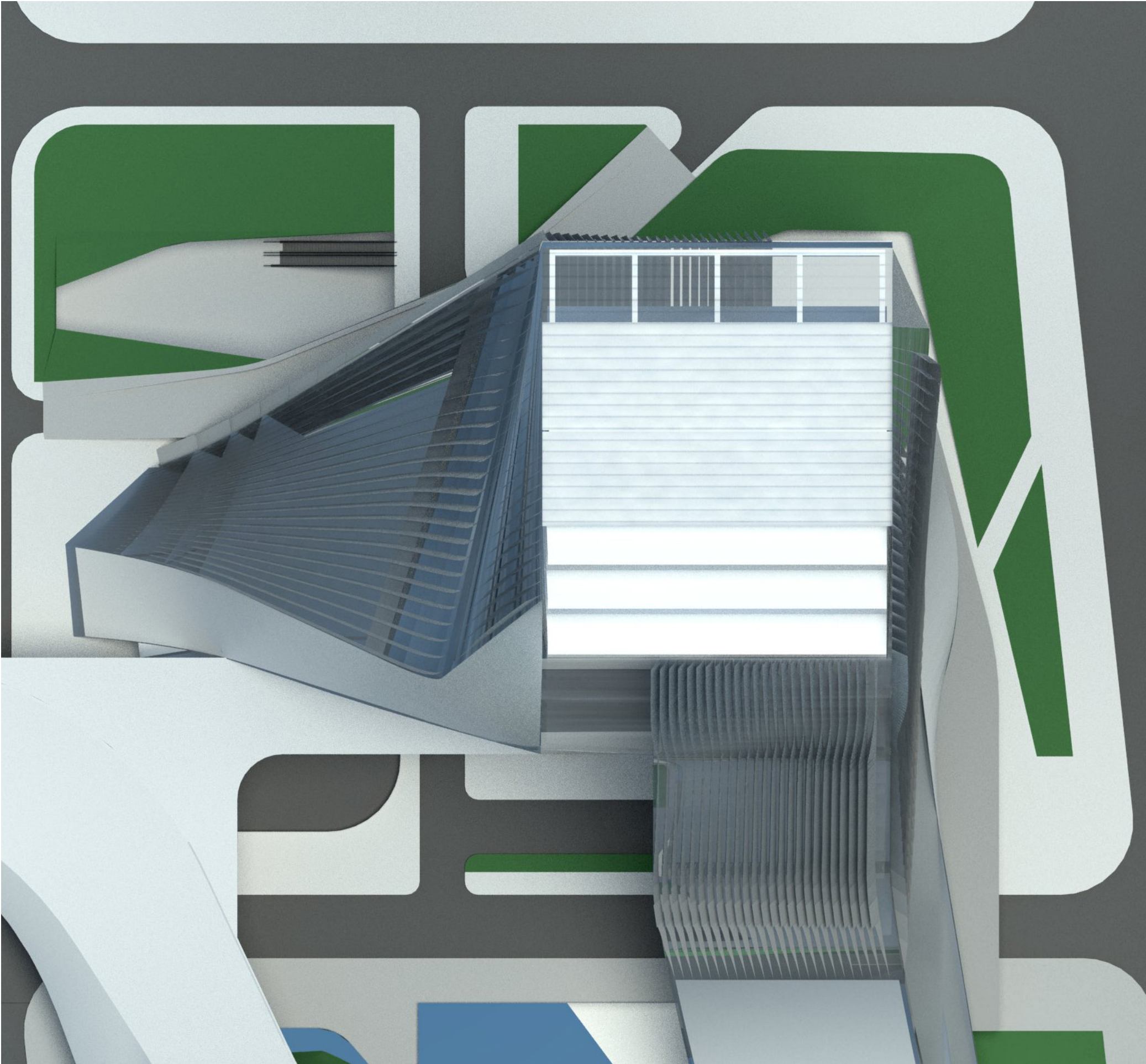
LEVEL 30 + 60

Design Concept Roof Plan

The roof plan is provided to illustrate the extension of the green open space to the green roof of the podium level as well as the roof connections to the adjacent parcel commerical retail areas.

设计理念屋顶平面

屋顶平面是为了说明绿色开放空间的扩展到裙房的绿色屋顶以及屋顶延伸到相邻地块的商业零售领域。

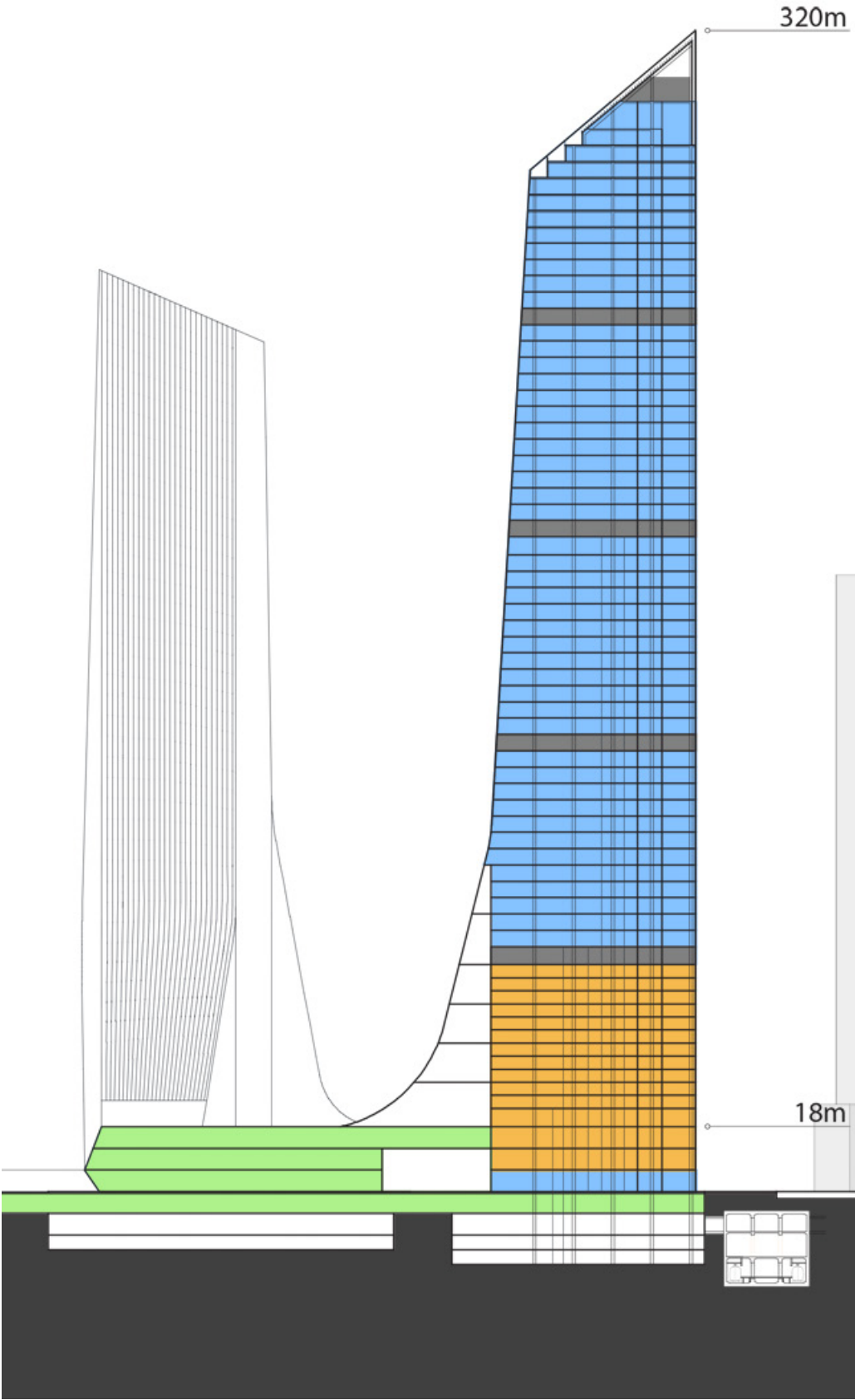


Design Concept

The building section of the super highrise tower is provided to assist in illustrating the vertical transporation system providing access to the office, low-rise and high-rise floor, hotel, service, commerical retail and parking shuttles elevators. In addition, the tower recommends a central HVAC system with mechaincal level prodided at the base, middle and top floors to minimize the size of vertial air shafts. Life-cycle analysis may consider alternate HVAC alternatives. In addition, life-safetly areas of refuge are provded in accordance with local buildilng codes. Highlighted in the section are the public areas including atria at level 4 and the rooftop observation area.

设计理念

超高层塔楼的建筑剖面部分协助说明垂直运输系统，提供到达办公室，低层和高层楼，酒店，服务，商业零售和停车场穿梭电梯。此外，该塔建议使用中央空调系统与设备层设置在基座，中间和顶部层，以尽量减少空气的垂直井的尺寸。生命周期分析可以考虑空调的替代品。此外，安全逃生的避难所按照当地的建筑法规提供。剖面突出的部分是公共区，包括4层中庭和屋顶观景区域。



BUILDING SECTION

Shenzhen Qianhai District 03

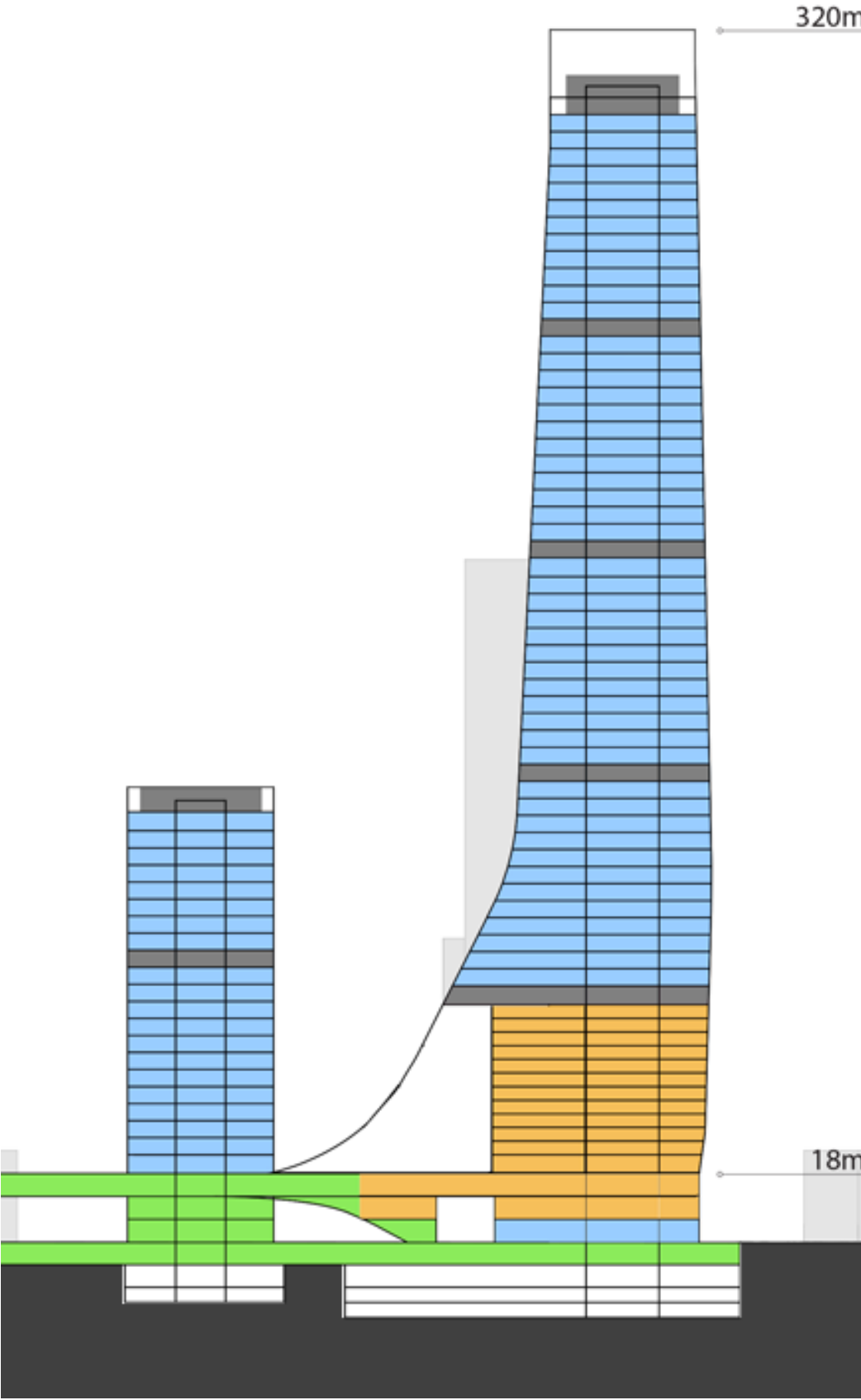
CHINA

Design Concept

The building section of the super highrise tower is provided to assist in illustrating the vertical transporation system providing access to the office, low-rise and high-rise floor, hotel, service, commerical retail and parking shuttles elevators. In addition, the tower recommends a central HVAC system with mechaincal level prodided at the base, middle and top floors to minimize the size of vertial air shafts. Life-cycle analysis may consider alternate HVAC alternatives. In addition, life-safetly areas of refuge are provded in accordance with local buildilng codes. Highlighted in the section are the public areas including atria at level 4 and the rooftop observation area.

设计理念

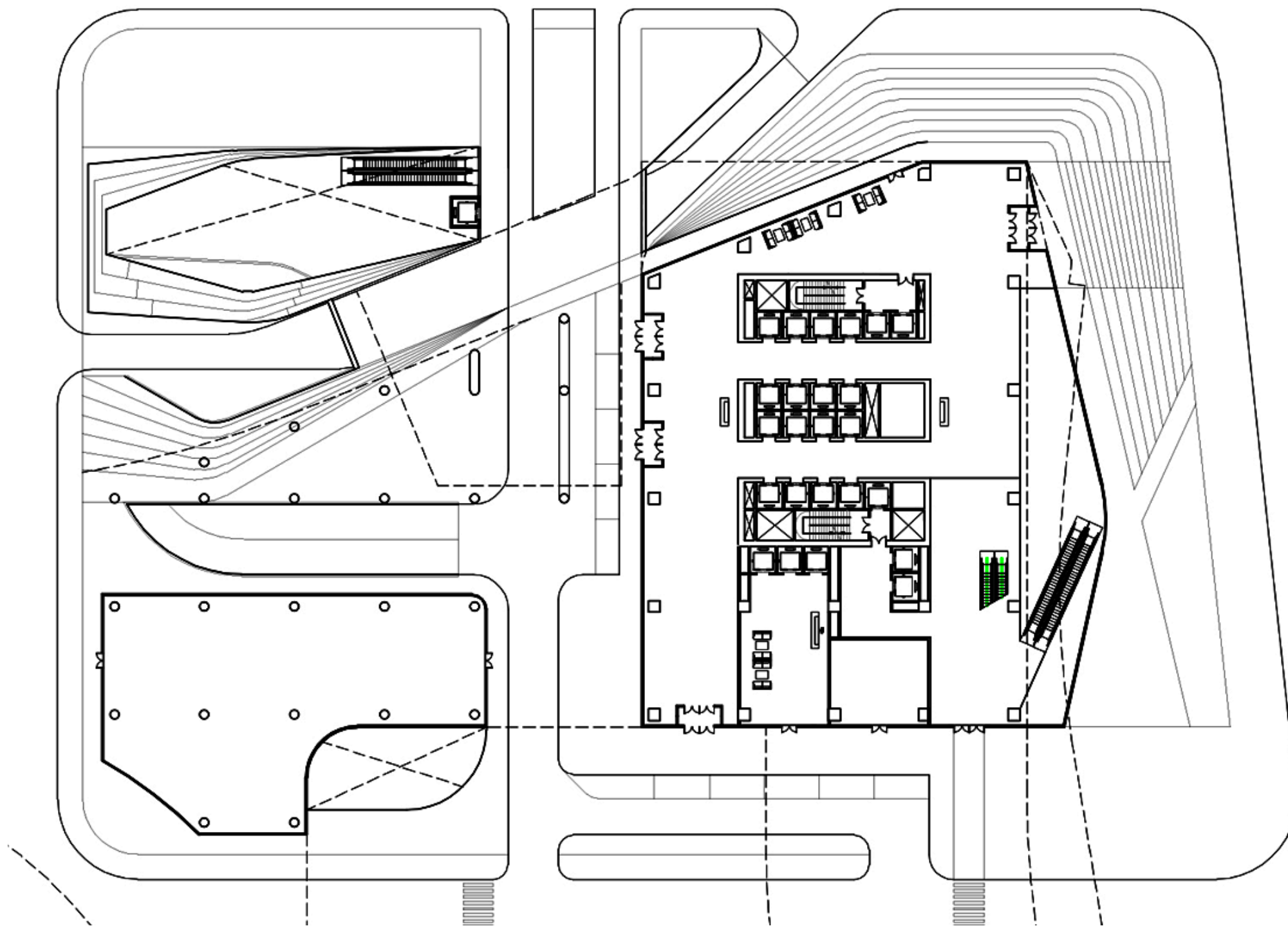
超高层塔楼的建筑剖面部分协助说明垂直运输系统，提供到达办公室，低层和高层楼，酒店，服务，商业零售和停车场穿梭电梯。此外，该塔建议使用中央空调系统与设备层设置在基座，中间和顶部层，以尽量减少空气的垂直井的尺寸。生命周期分析可以考虑空调的替代品。此外，安全逃生的避难所按照当地的建筑法规提供。剖面突出的部分是公共区，包括4层中庭和屋顶观景区域。



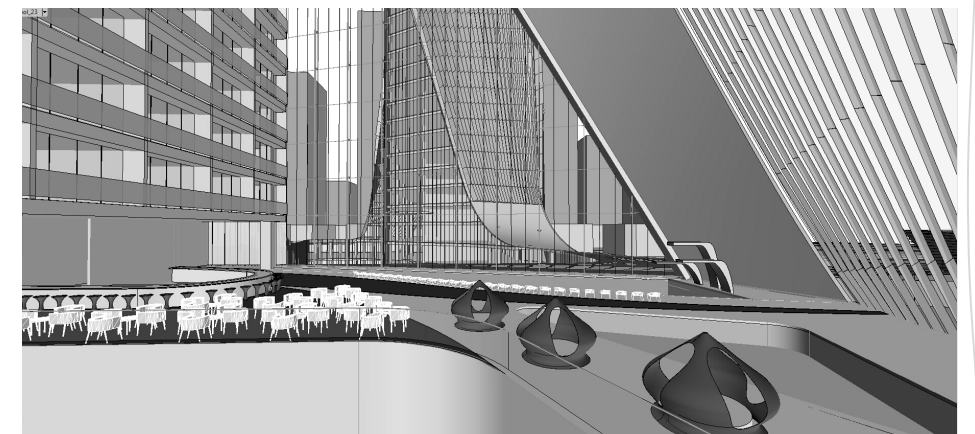
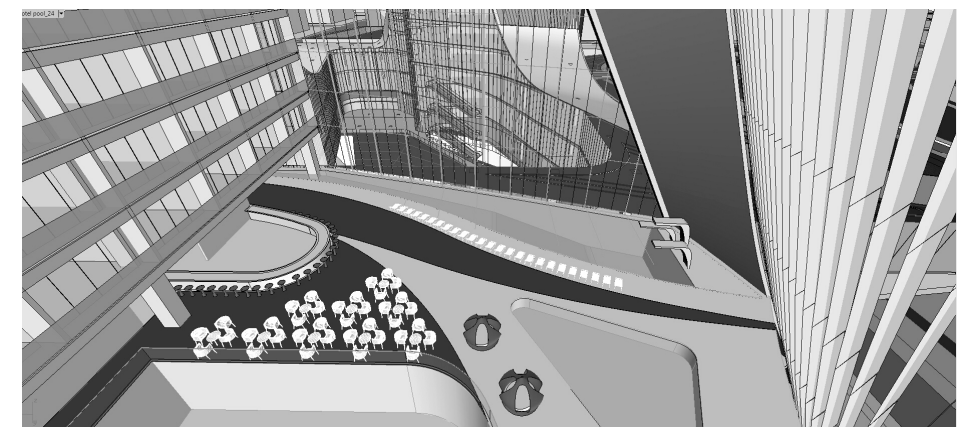
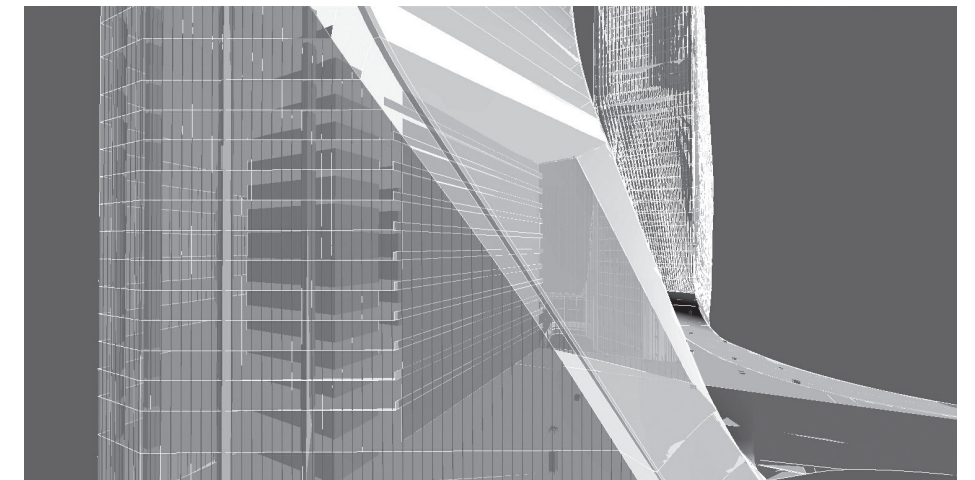
BUILDING SECTION

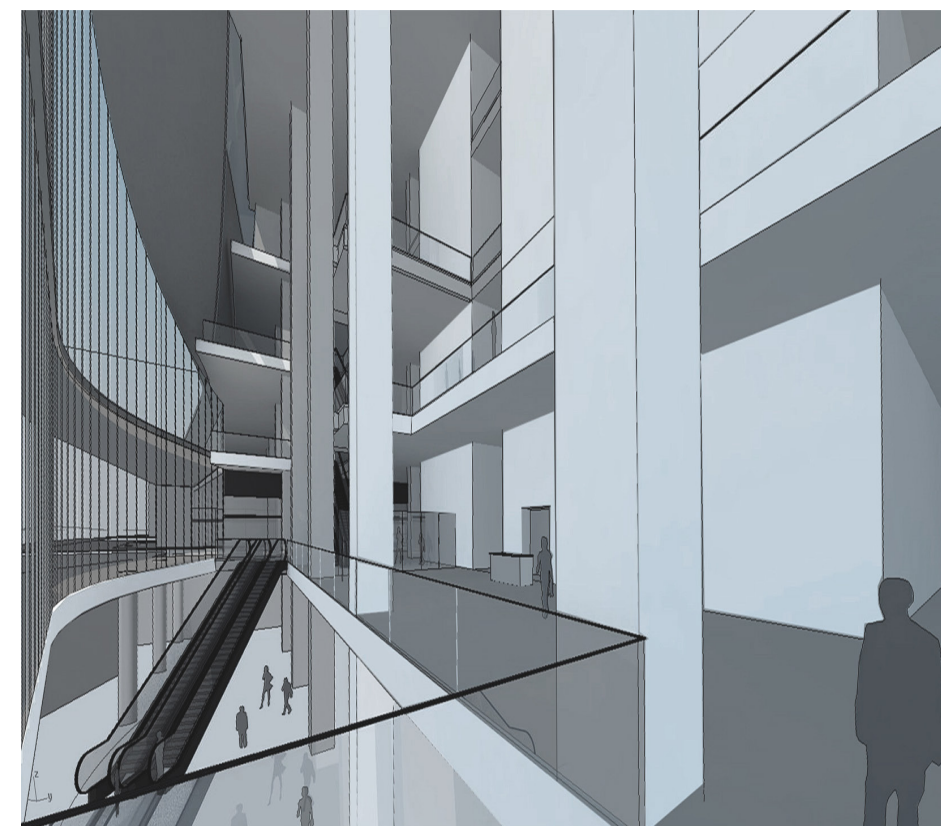
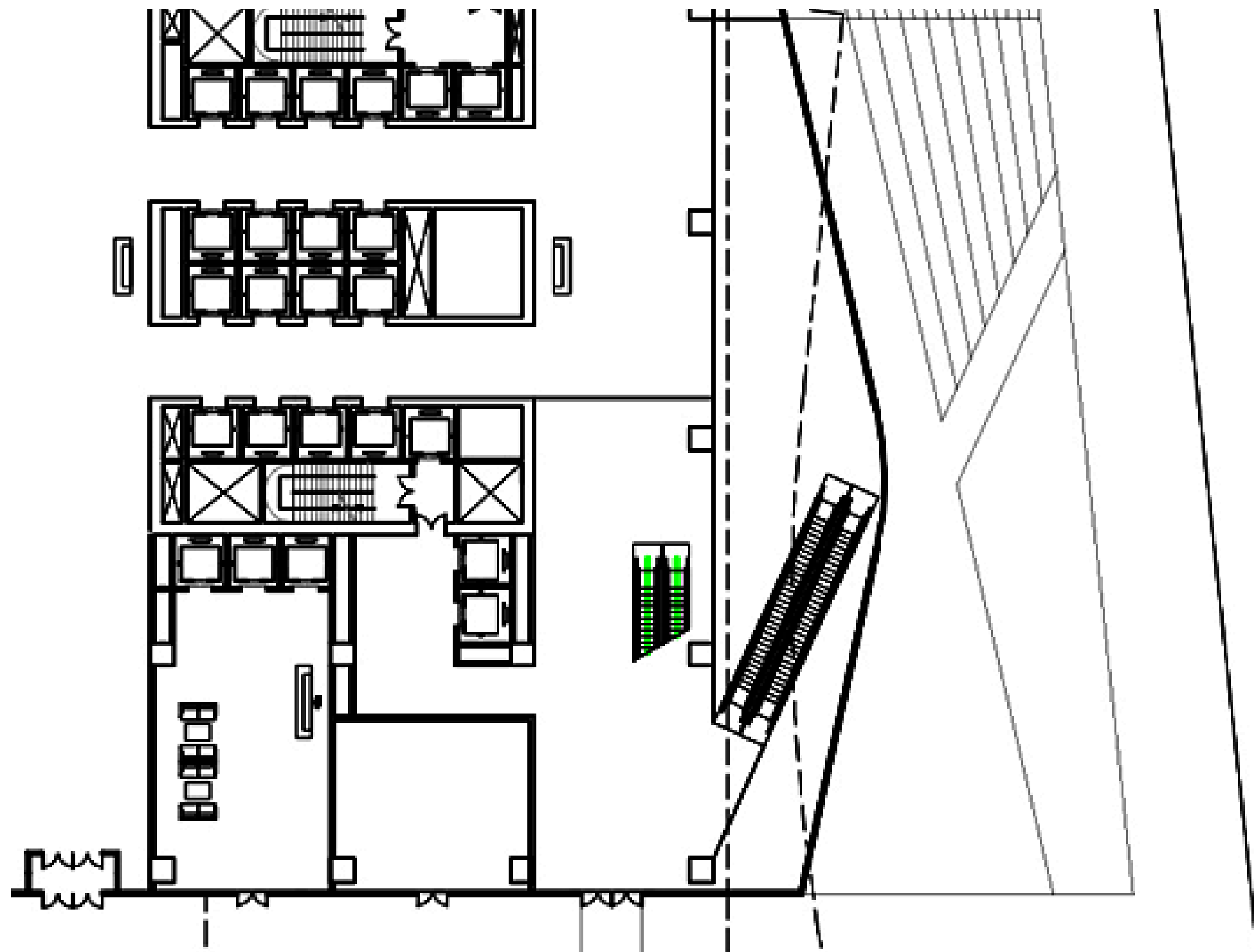
Shenzhen Qianhai District 03

CHINA



ENLARGED PLAN: HOTEL ATRIUM





ENLARGED PLAN: ATRIUM OFFICE LOBBY

EXTERIOR DESIGN

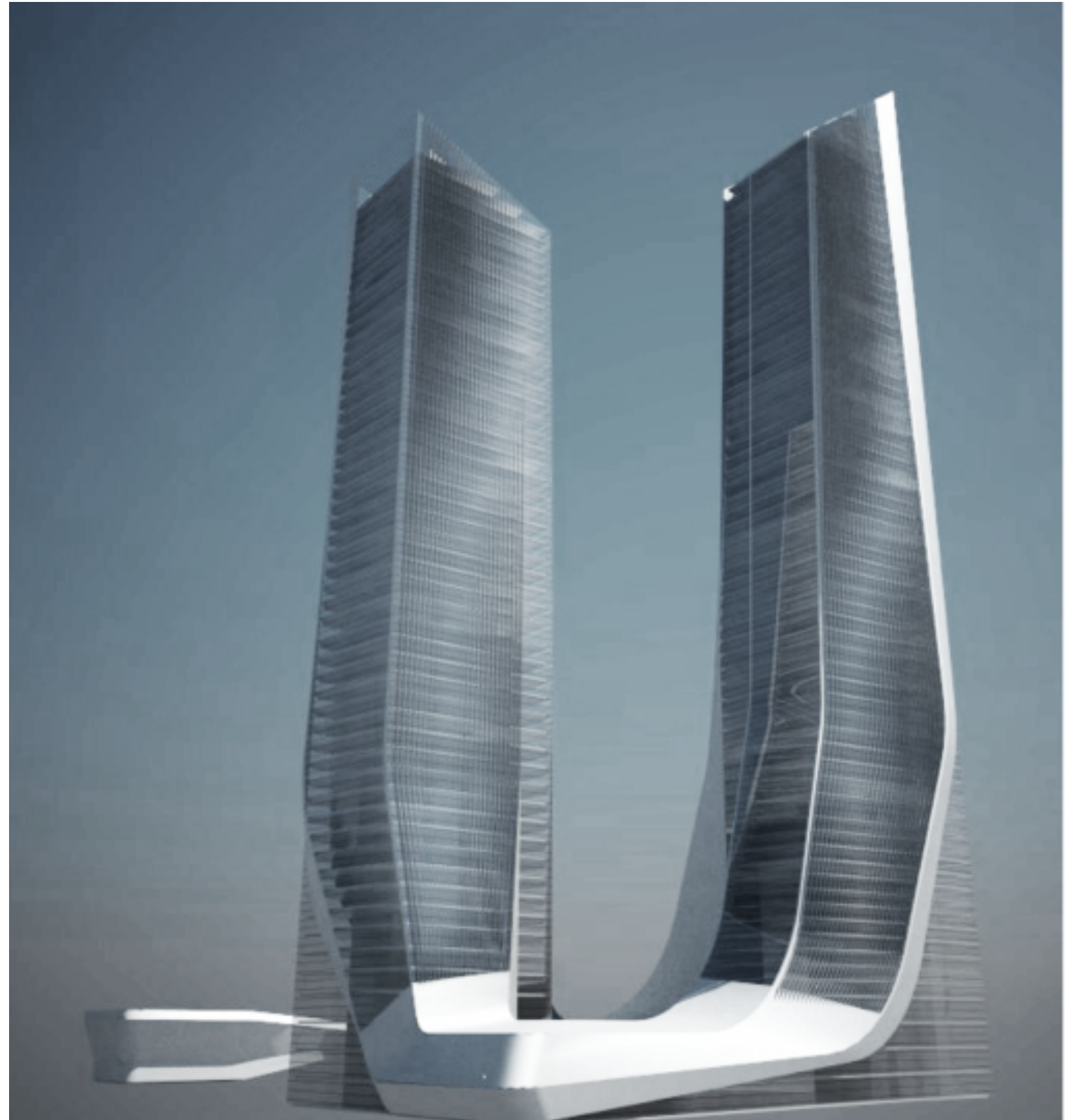
The exterior form and massing of the design highly integrates the composition of the two high-rise towers within the complex. In lieu of being two adjancet towers, the flowing connectivity creates a composition as an entire complex and not just a series of indenedent addresses. In addition, the flowing connectivity of the podium base provides for a strong integrated complex with seemeless pedestrian connectivity. The rooftop landscape, atria landscape, and lobby atira bring the natural environment into the build environment and help to connect to the natural charater of Shenzhen.

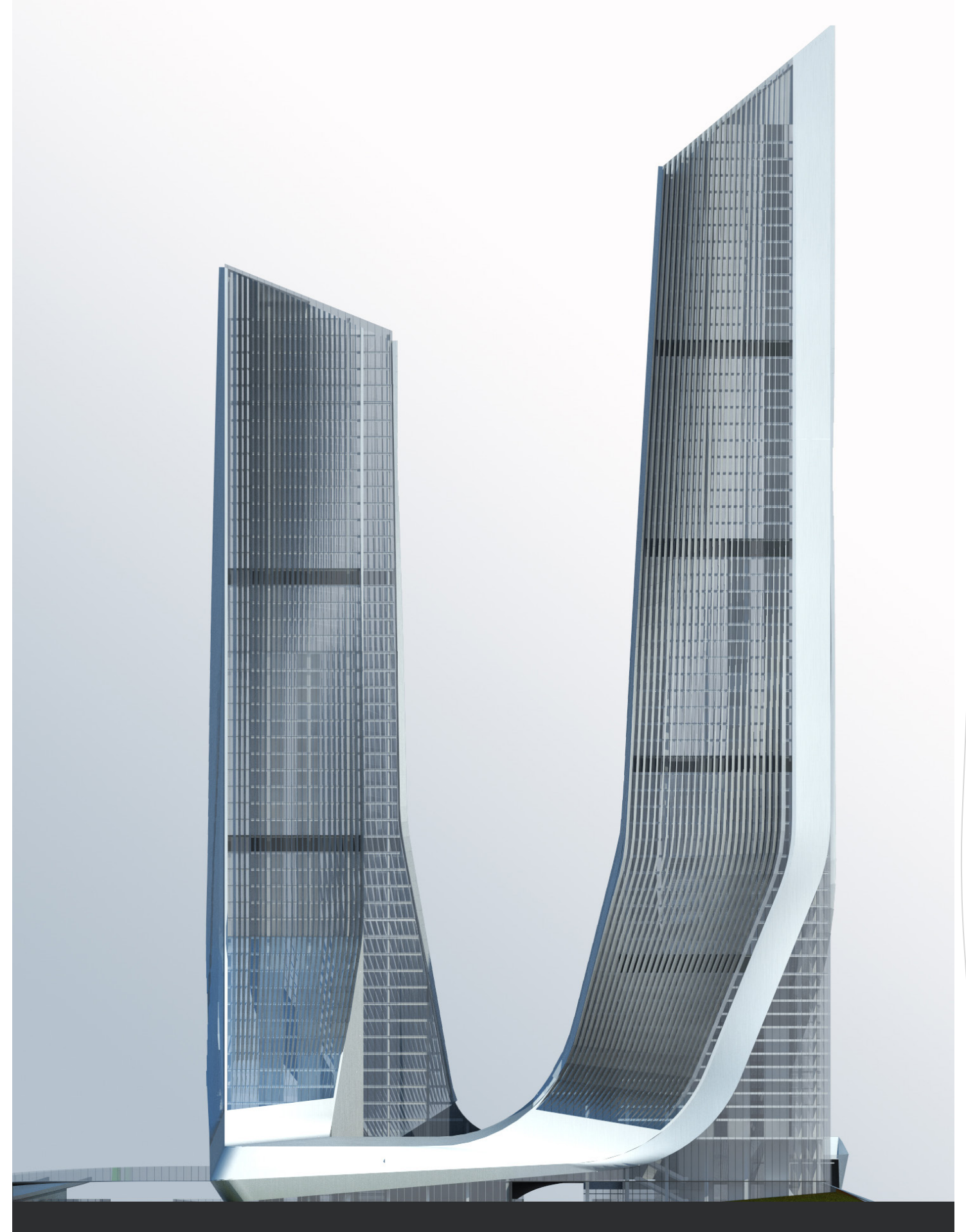
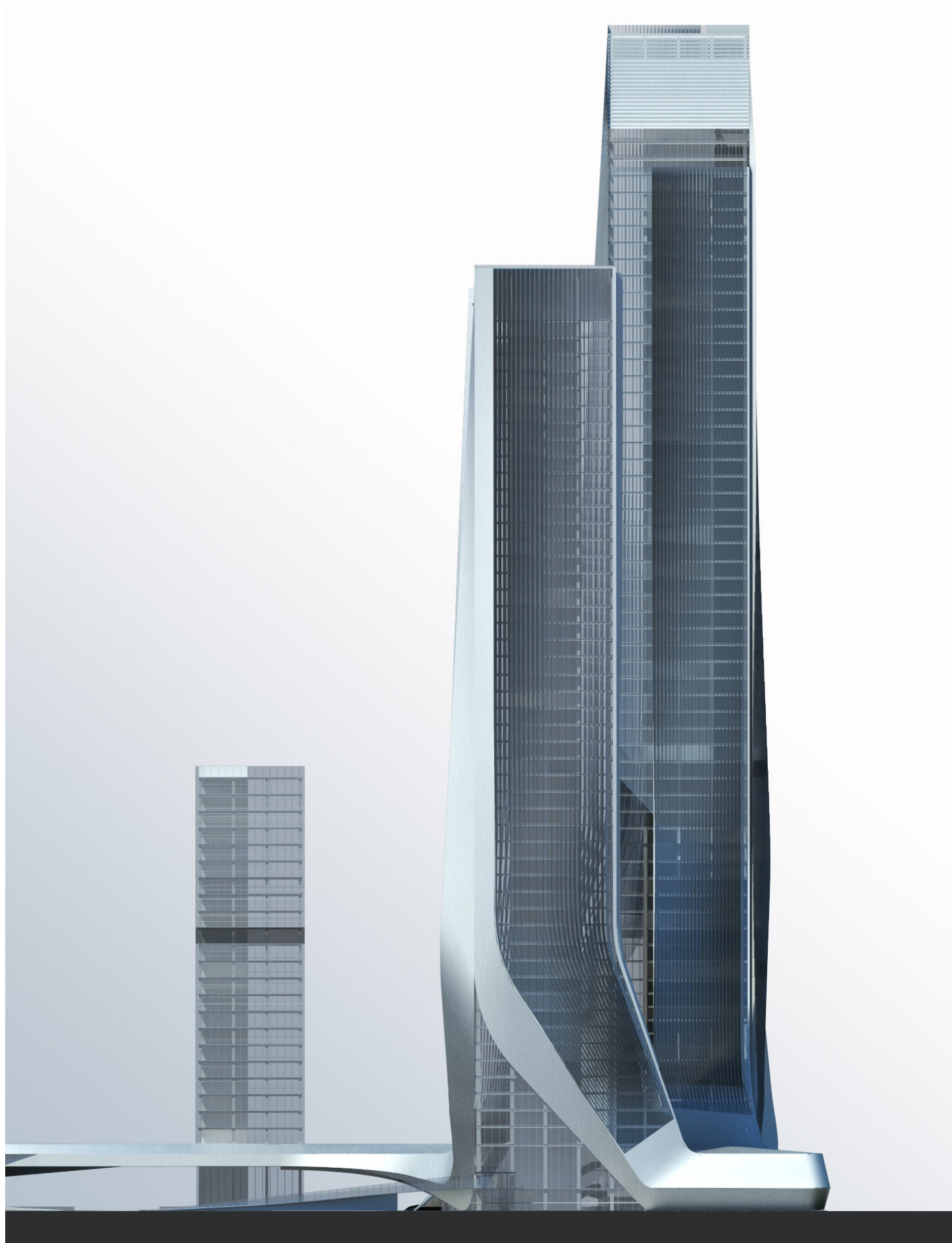
The exterior of the super highrise tower is seen as a high-performance curtain wall system with integration of solid spandrel and vertial solar shading fins. The vertical solar shading fins provide opimal performance based upon a majority of the building orientation and provide the strong vertical elements in the spirt of the “waterfall.” Variations in the curtainwall glazing continues to provide an eligant form on the urban skyline. In addition to the soloar fins, the introduction of west facing lobby atria create environmental buffer to manage western heat gain to the building. The flowing connectivity of the podium base provides for a strong integrated complex with seemeless pedestrian connectivity. The rooftop landscape, atria landscape, and lobby atira bring the natural environment into the build environment and help to connect to the natural charater of Shenzhen.

外立面设计

设计方案将两栋高层塔楼的外部造型整合在一起，而非两个独立体量。此外，外观流动性的裙房提供了与周边无缝对接的人行通道。屋顶花园景观，中庭景观和大堂设计充分考虑了深圳当地的自然环境风貌。

大楼的外表皮高性能幕墙系统是由垂直遮阳百叶以及拱肩系统组成。垂直遮阳百叶根据建筑朝向以及日晒提供最佳的遮阳性能，并在人文精神上表达了拥有强大力量的“瀑布”的意向。从不同角度看变化的垂直百叶形象中更好的衬托出大楼的优雅形态。对于位于西面的酒店大堂，设计除了采用垂直遮阳百叶外，还将自然环境引入大堂来缓冲西晒带来的影响。此外，外观流动性的裙房提供了与周边无缝对接的人行通道。屋顶花园景观，中庭景观和大堂设计充分考虑了深圳当地的自然环境风貌。综合复杂





Shenzhen Qianhai District 03

CHINA

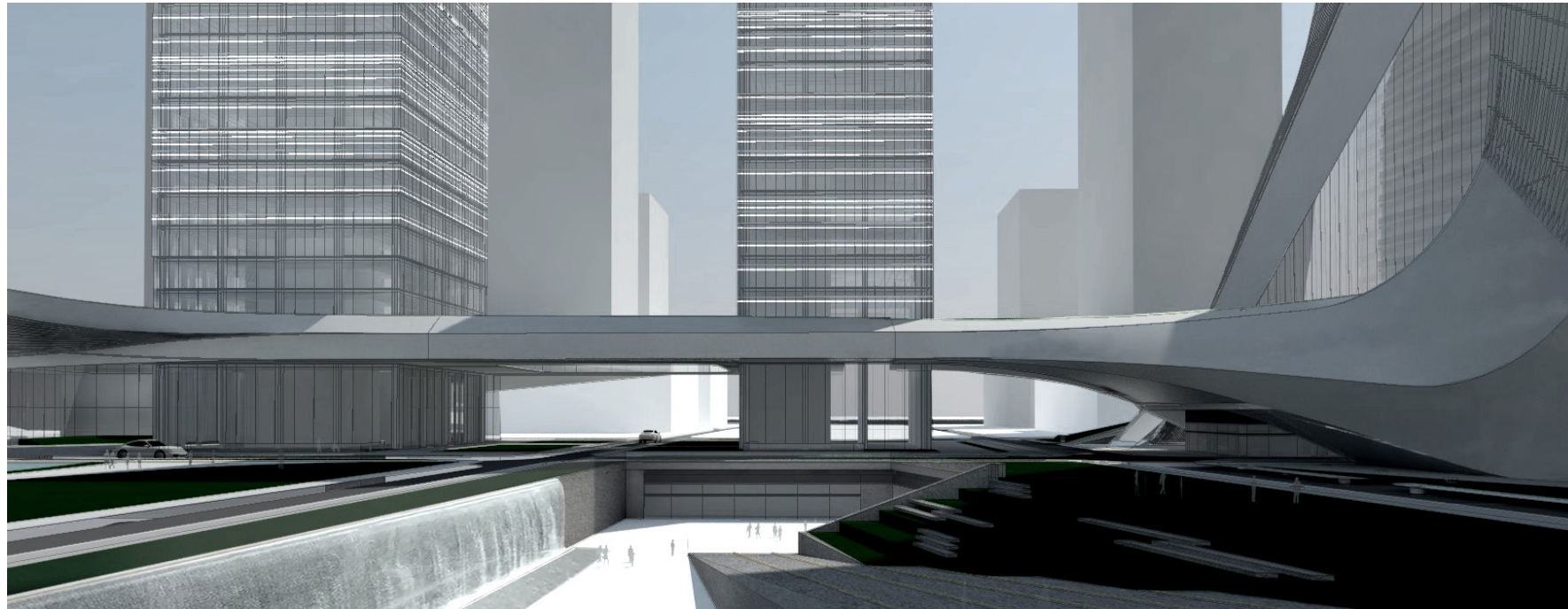
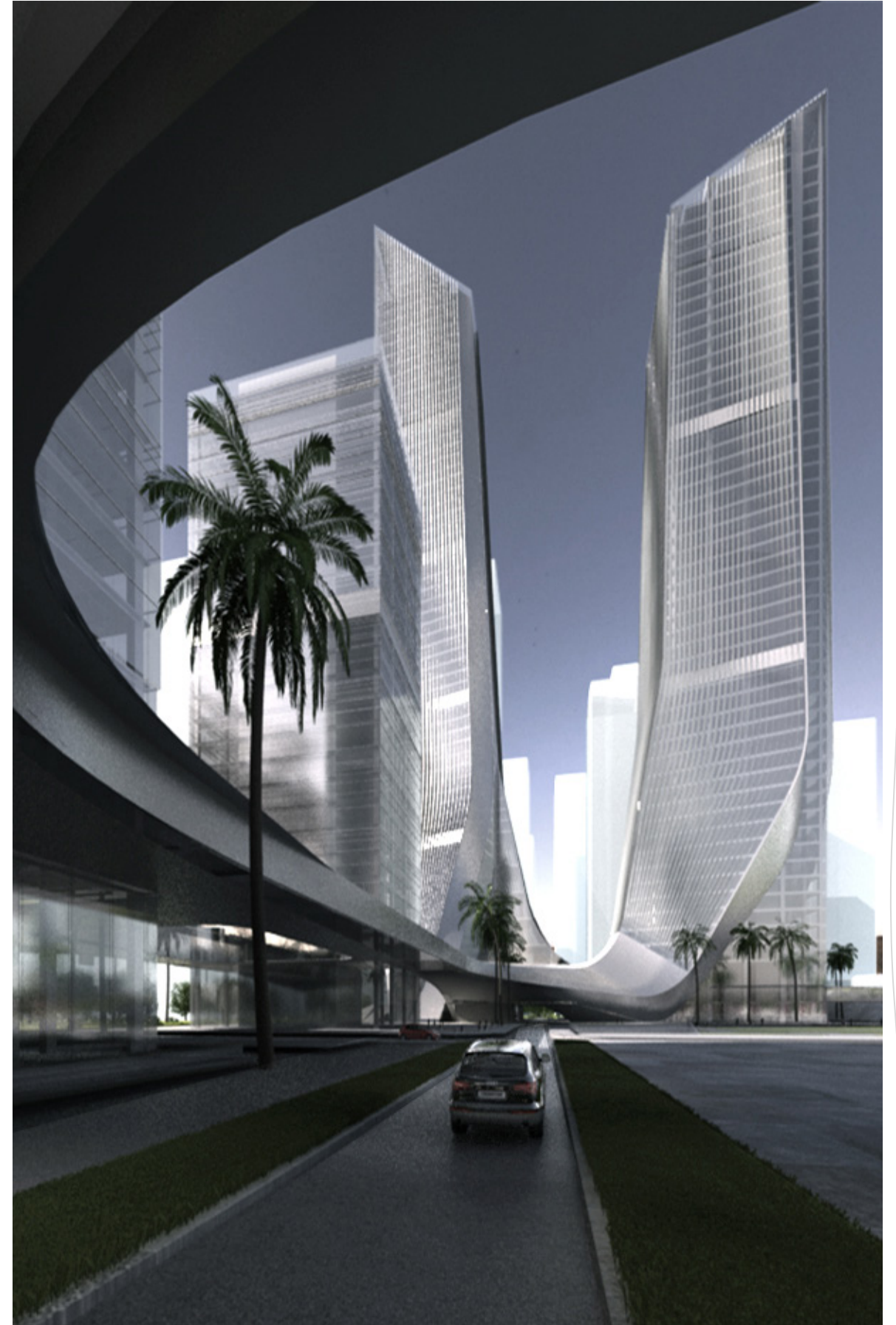
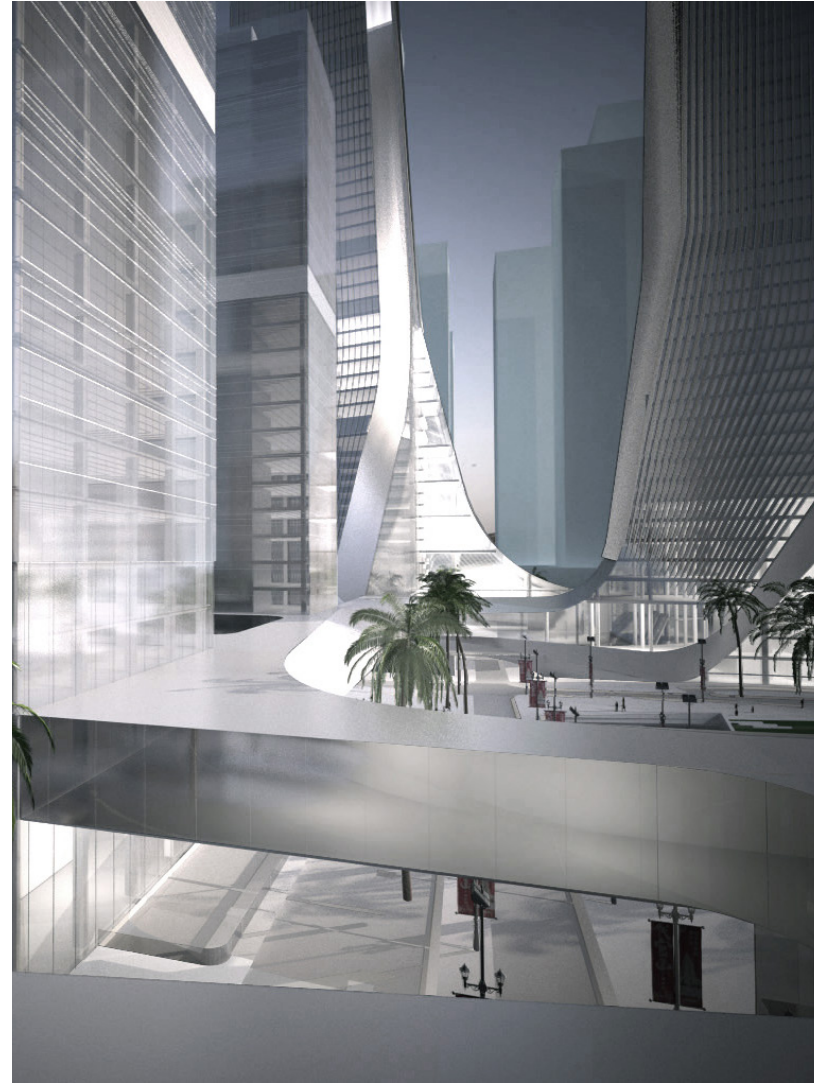
EXTERIOR DESIGN: Podium

As previously described, the flowing connectivity of the podium base provides for a strong integrated complex with seamless pedestrian connectivity. In addition, the lifting and shaping of the podium area, as well as the provision for sunken public garden areas allows for natural air flow and natural light as well as flow and connectivity of the landscape green networks. As a result, the podium shape creates a strong welcoming gateway to the complex.

The commercial retail which occupies a majority of the podium is organized around two central courtyards which continue to integrate the project within the natural environment. These landscape areas provide for a variety of scale of public interaction and green amenity which will enhance the vitality of the commercial retail. The green elements, including podium rooftop help to buffer retail signage that will be provided within the urban design guidelines.

如先前所述，外观流动性的裙房提供了与周边无缝对接的人行通道。屋顶花园的景观，中庭景观和大堂设计充分考虑了深圳当地的自然环境风貌。通过将部分人行通道抬离地面有利于空气流通，更可以使得设计整体和城市更加紧密的融合，为城市带来一个激动人心的门户形象。

商业零售主要围绕两个中央庭院布置，为人们提供各种互动的可能性和绿色宜人的尺度，同时可以加强对商业零售的活力。绿色元素，包括裙楼屋顶有助于缓冲日后设置广告牌所带来的影响。



Shenzhen Qianhai District 03

CHINA

5. INTELLIGENT BUILDING SYSTEMS

Site + Building Orientation + Form

The master plan for the Shenzhen Qianhai District 03 Complex embraced the development goals for the CBD that promote a low carbon and highly sustainable green urban environment. One of the largest impacts to overall sustainability is the placement and orientation and configuration of buildings and public areas to manage solar heat gain. As a result, the configuration of the major highrise office building minimize the west facing facades as well as orientation of courtyards and atria public spaces. The building west exposures of Blk 09-03-03 has green atria lobby to ventilate heat-gain buffers with natural ventilation.

In addition to the overall orientation and massing is the development of major space is the integration of active and passive systems to manage control of the indoor environment. Green roofs at building commercial retail podium and Public Facility provide opportunities for reclaimed water collection as well as insulation from solar heat gain and reduction in reflective light. Significant landscape planting on BLK. 09-05, 07,08, &09 as well as courtyards and the major pedestrian streets provide shade, reduced heat gain and cooling effect with green planting and water features.

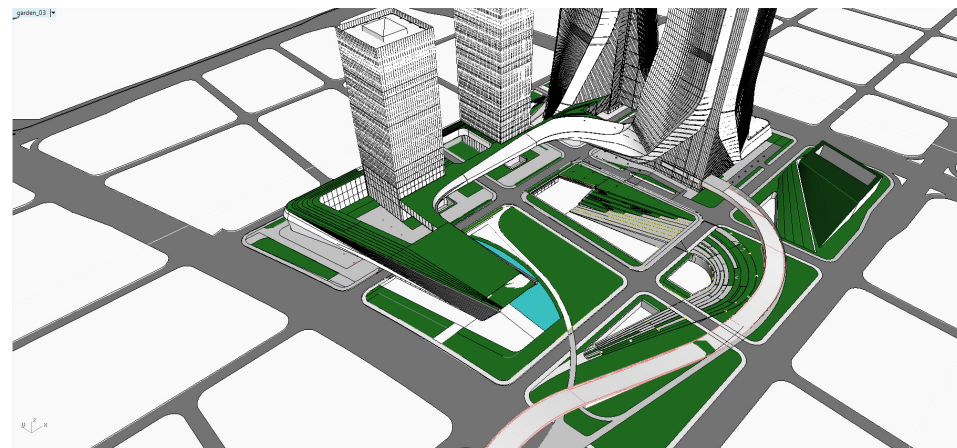
While sunken plazas provide interconnectivity they also provide significant sustainable solutions for natural light, ventilation, and wayfinding. The strong underground connection to the subway and adjacent blocks maximize public access and circulation to promote the use of public transportation including the adjacent subway, bus, and taxi drop-offs.

深圳前海合作区03地块的总体规划涵盖了城市CBD的发展目标，为要求促进低碳和高度可持续发展的绿色城市环境中的点睛之笔。

设计对于大楼体量的布置充分考虑了当地的自然环境因素，办公楼的配置最大限度地减少西面的面积并将绿色中庭放置在西面，同时09-03-03地块大楼的西侧通过抬高部分裙房创造敞口以及绿色中庭大堂的设置来实现基地的自然通风。

除了设计之初结合环境进行体量布置外，设计还集成了主动和被动系统来管理控制室内环境。商业零售裙房上屋顶绿化整合了太阳能能源利用和再生水回收系统。地块09-03-05，地块09-03-07,地块09-03-08以及地块09-09-09通过自然庭院（绿色种植，水景冷却）和为行人街道提供遮荫，来减少炎热气候下热量的吸收。

基地下沉式的广场的设置除了提供与城市公共交通的无缝链接外，还能有效提供可持续发展的解决方案，例如自然光和自然通风。



INTELLIGENT BUILDING SYSTEMS

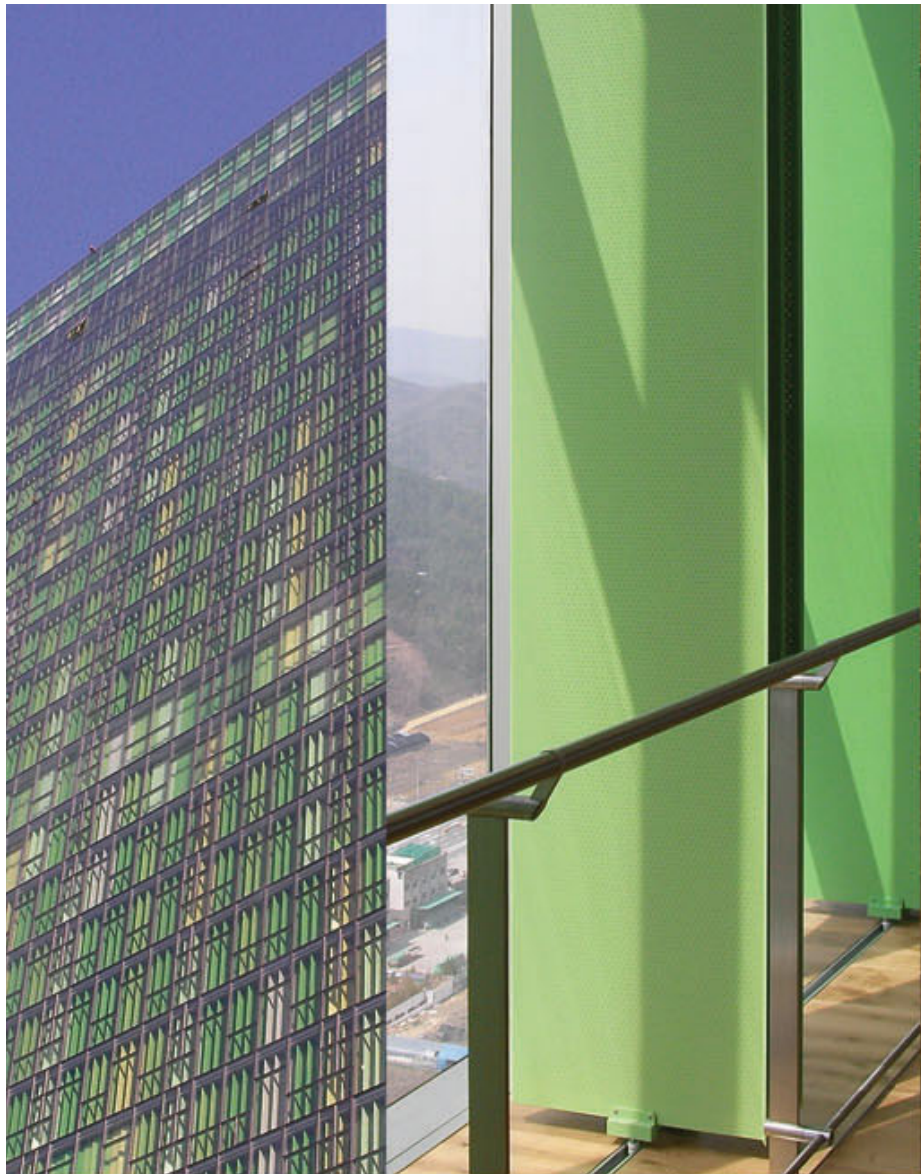
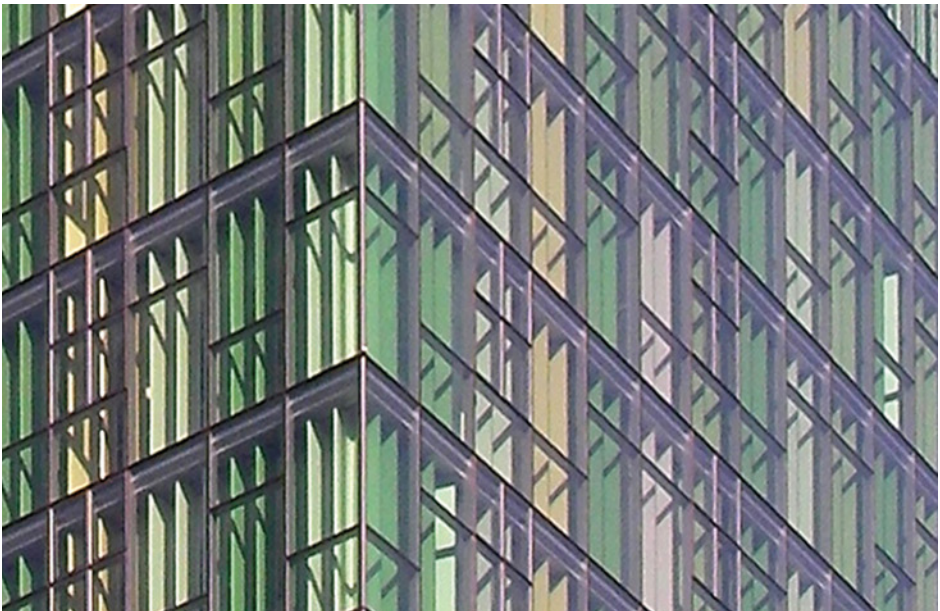
Facade

The exterior of the super highrise tower is designed with a high-performance curtain wall system with integration of vertial louvers and solid spandrels. The vertical solar shading louvers provide both performance as well as strong vertical elements in the spirt of the “waterfall.” Variations in the curtainwall glazing types continues to provide an eligant tower form on the urban skyline of Shenzhen Quinhai CBD.

Also, the introduction of west facing lobby atria create environmental buffers to manage western heat gain to the building and extend the green open space network. The hotel lobby atria benefits from a north facing orientation for natural light and minimizes solar heat gain.

大楼的外表皮高性能幕墙系统是由垂直遮阳百叶以及拱肩系统组成。垂直遮阳百叶根据建筑朝向以及日晒提供最佳的遮阳性能，并在人文精神上表达了拥有强大力量的“瀑布”的意向。从不同角度看变化的垂直百叶形象中更好的衬托出大楼的优雅形态。

对于位于西面的酒店大堂，设计除了采用垂直遮阳百叶外，还将自然环境引入大堂来缓冲西晒带来的影响。



Shenzhen Qianhai District 03

INTELLIGENT BUILDING SYSTEMS

Structural

The intelligent building features include the structural system. As a super highrise the Shenzhen Qianhai District 03 Blk 09-03-03 tower requires an efficient and cost effective structural solution. The overall master plan and Blk. 09-03-03 design concept relies on dynamic lower podium elements with rational office tower floor plates. No expensive twisting towers, which do not plan well for hotel rooms and plumbing risers, or major cantilevers within the concept. The premium dynamic spaces within the design are located within the lower pedestrian environment.

The floor plate size, configuration, and column spacing the structure as very efficient and benefits from a concrete central elevator core for lateral control and stiffness. The infill floor-plates may be constructed of concrete or steal. As an office building intended for IT Tenants on a raised floor steal may be the best solution. Floor-to-floor heights vary between the hotel, at 3.6 meters, and the office floor at 4.5 meters. The podium is design with 6 meter floor-to-floors with some bridging between blocks.

智能建筑中包含了结构体系。作为一栋超高层建筑，深圳前海合作地区09-03-03地块大楼需要拥有一个有效和符合成本效益的结构解决方案。大楼整体设计概念依赖于动态的裙房布置以及理性的办公大楼结构布置。设计中没有造价昂贵的扭曲结构和平面，同时这也不利于酒店平面和管道设备布置。设计中的动态的空间与行人环境紧密结合。

设计中建筑楼板的布置，结构都是非常高效的，并通过位于中央的混凝土核心筒来增加整体结构的强度。楼板未来可以使用混凝土或者钢结构来构造。设计根据未来作为办公楼主要租户的IT租户提供了最好的层高解决方案。酒店层高在3.6米，写字楼为4.5米，裙楼的层高为6米，并通过布置人行天桥和相邻地块连接。

Energy Management

The design for Blk. 09-03-03 proposed highly sustainable and economical mechanical systems solutions for the project with energy management controls. Energy is typically 50% of the design challenge to manage for an eco-friendly building. Energy management systems will allow optimal performance and control of comfort.

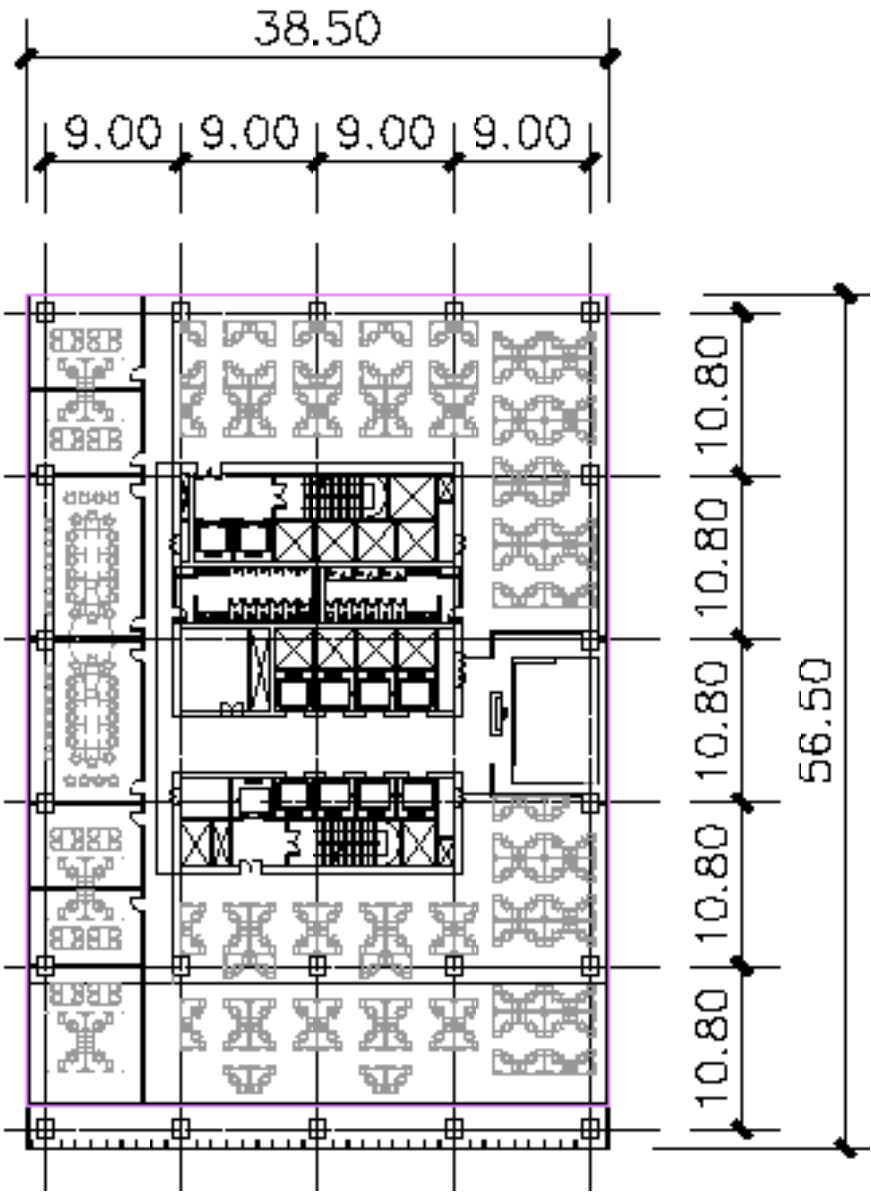
The overall master plan for Shenzhen Qianhai District 03 will benefit by the central chilled water plan facility located on Blk. 09-03-09. Blk. 09-03-03 super highrise has been planned for a central HVAC distribution systems with mechanical rooms on multiple floor to minimize the core size and vertical shafts. The basement level as illustrated has adequate area to accommodate all major systems. Water collection, storage, and reuse are envisioned within the site and podium green roof landscape areas.

The efficient planning of the building connection to the public subway and transportation systems also help to optimize and reduce vehicle trips with contribute to the carbon footprint.

09-03-03地块大楼的设计具有高度可持续性，机械系统经济的解决方案，能源管理控制系统。生态友好型建筑的能源管理目标通常是50%。能源管理系统将提供大楼生态环境最佳的性能和舒适性控制。

基地通过总体规划设置中央冷冻水设施。09-03-09地块大楼通过在多个楼层设置设备层以及中央空调配电系统可以减少核心筒的尺寸。如右图所示，地下一层特定区域可以容纳所有主要系统。水的收集，存储和再利用是该网站和平台屋顶绿化的景观区域内的设想。

大楼与周边公共交通的无缝链接可以有效减少车辆使用，减少碳排放量。



INTELLIGENT BUILDING SYSTEMS

Security

One of the most important features of the Blk..... 090-03-03 tower is security. Major considerations for highly control IT Tenants within the office floor are handled through a number of passive and active systems.

The building is designed with a secured lobby with secured access to office mid-rise and high-rise floors. The lobby anticipates a information and security desk for guest and visitors. Tenants who enter the building from the VIP drop-off, parking shuttle elevators, subway connection escalators, or the street have controlled access to the building via card key access monitored by personnel.

Integrated into the building automation controls is security control. Security access controls at the first level, including concierge guest support, card key access, camera systems, elevator card key access. Vertical transportation systems do not allow access without entering control points.

Also,a major aspect of the design is the location of hotel primary access on the second floor. This allows the office security to be controlled more efficiently. The hotel vertical circulation design provides a secured environment between hotel guest, events, facilities, and the general public.

Also considered within the planning to enhance security controls for the project are taken into consideration within the design for public courtyards and plaza, below-grade commercial retail, and parking facilities.

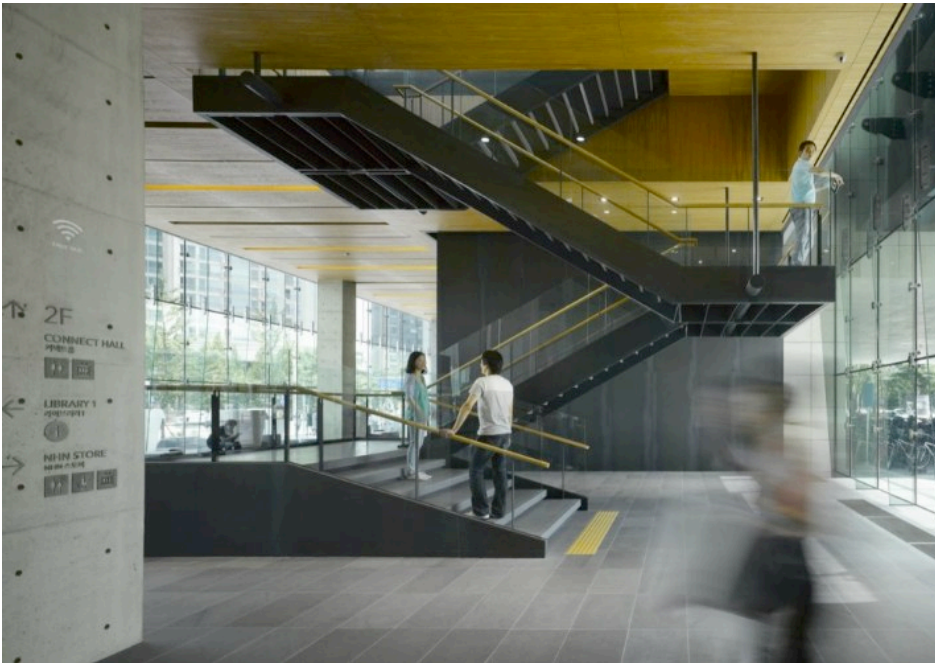
09-03-03地块大楼的一个显著特征是安全性。大楼内的IT行业用户通过一些被动和主动系统的处理来达到对大楼安全性的高度控制。

建筑设计通过设置一个具有安保检查功能的大堂来实现租户办公区域的高度安全。大堂预计为访客提供信息和安全服务。此外，通过从贵宾落客区域以及地下停车等区域意图进入建筑办公区域的人流必须使用安全控制卡才能使用电梯。

大楼集成了高度自动化安全控制系统。大楼一层大堂设置有安保检查设施，并配备有钥匙卡，摄像系统，电梯钥匙卡。垂直运输系统必须通过使用安全控制卡才能使用。

此外，该设计的一个重要方面是将酒店大堂设置于二层，这样的设置可以使得办公区域安全得到更有效地控制。酒店垂直循环设计为住宿者使用活动设施提供一个更安全的环境。

设计还充分考虑到了对于室外公共庭院和广场，地下商业零售和停车场设施的安全控制。



INTELLIGENT BUILDING SYSTEMS

Vertical Transportation

The building is organized with separate vertical transportation for office, low-rise and high-rise, hotel, shuttle and service elevators as well as subway and commercial retail connection via escalators.

The Office is supported by two eight passenger elevator cores, one low-rise and one high-rise allowing for reduced core size and floor plate efficiency on upper levels. Upon award of the project future consideration of a double elevator cab system will be evaluated based upon cost and performance. It is envisioned that office floor will benefit from communicating stairs through a green atria area.

Service elevators are provided for office and hotel with B2 level loading dock areas. Shuttle elevators support pedestrian access to the basement and podium to increase main elevator performance and more importantly security controls for the office buildings. Office tenant or guest must shuttle from parking and go through security on the first level.

Hotel elevators provide separate controls for hotel operations and security. Separate service elevator is provide with access to the second main service core. Escalators provide ease of flow and maximize performance to move pedestrians from the basement subway and commercial retail connection to the commercial and hotel podium.

该建筑通过独立的垂直交通来组织办公区，大楼低层和高层区域，酒店以及地铁站之间的关系，并通过自动扶梯实现与商业零售的连接。

大楼核心筒由两组八部乘客电梯组成，并分为低层以及高层区域电梯。这样可以显著减小核心筒的尺寸并在大楼高层区域增加办公面积，并有效减少能源使用。

专门为酒店提供的电梯可以使贵宾直接从B2层下客区达到酒店大堂。设计重点考虑了怎样提高大楼的安保性能，人流必须经过大楼一层的安保设施才能乘坐电梯到达办公区域。

酒店的电梯为酒店经营和安全独立的控制。单独的服务电梯是可访问的第二主服务核心提供。自动扶梯为地铁站人流最大限度地提高流动性能，以便更好的和商业和酒店裙房连接。

IT Features

It is anticipated that a majority of the office tenants it the Blk. 09-03-03 Building will be IT Tenants. As such, the design has anticipated a number of illelgent bulding features to support these tenants including but not limited to the following:

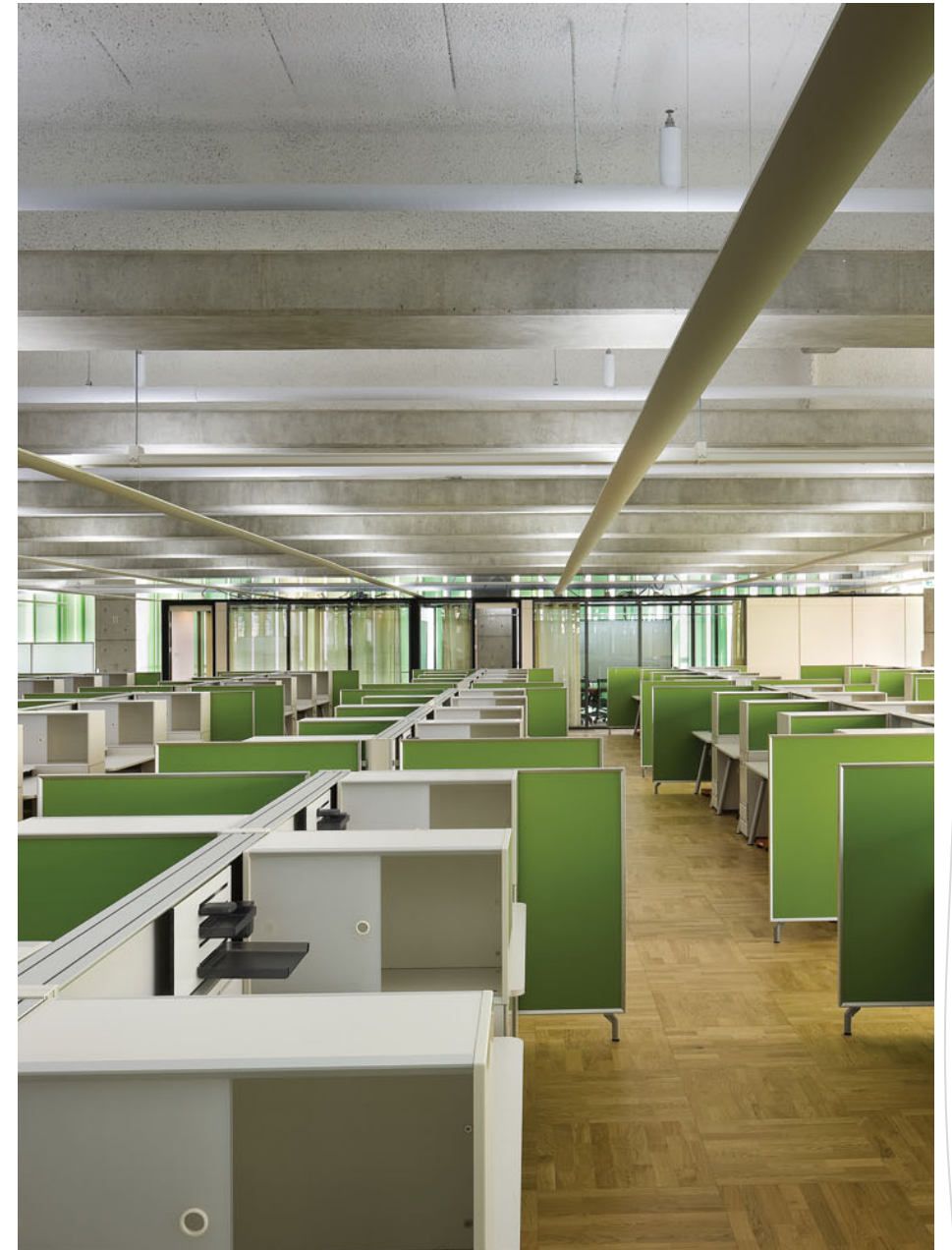
- Floor Plan Configuration
- Raised access floors for cable management and flexibility
- Efficiency of main infrastructure and building “risers” to distribution panels
- UPS System for clean power
- Adequate Mechaincal Systems
- Manage direct sunlight and lighting systems

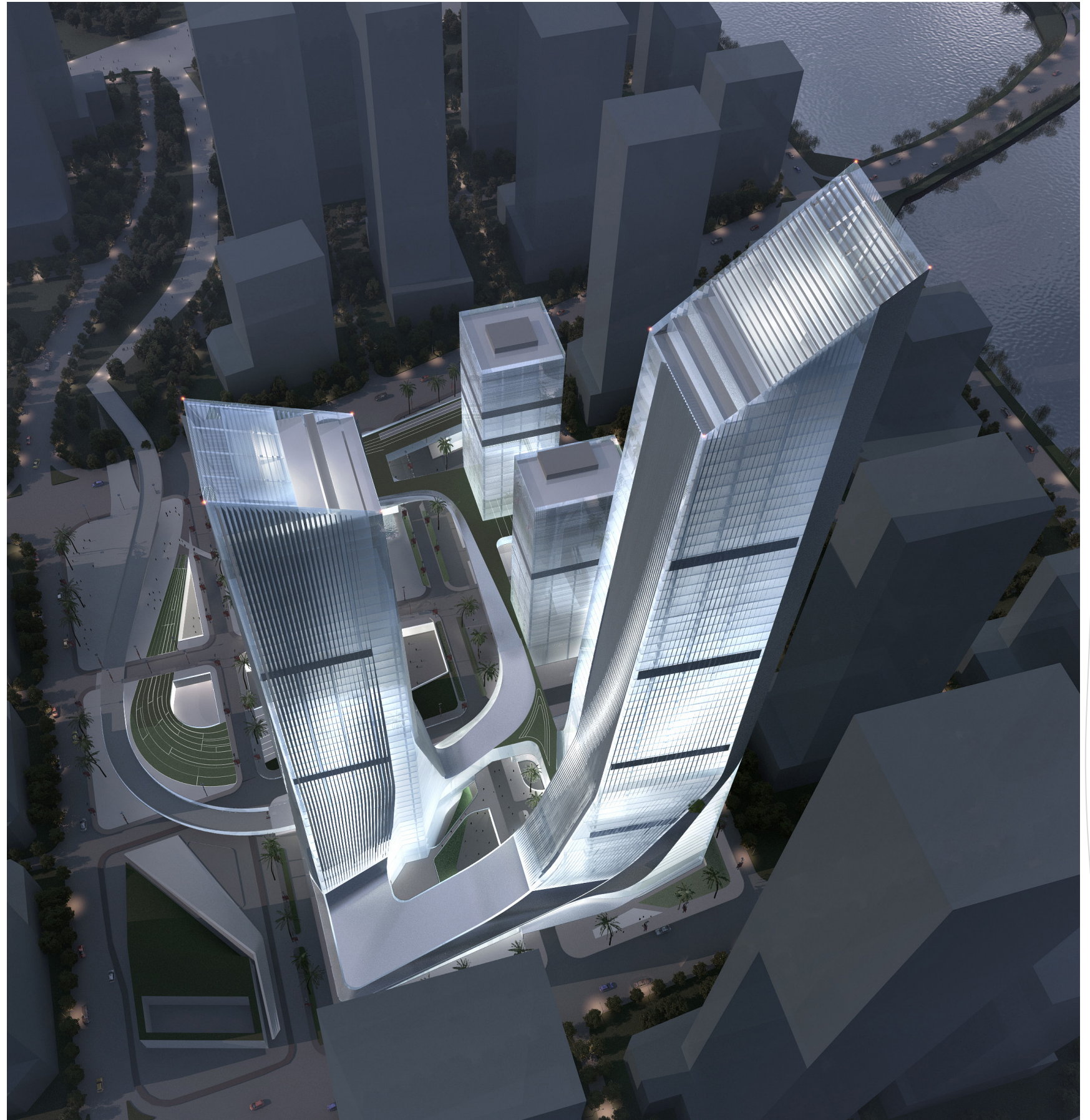
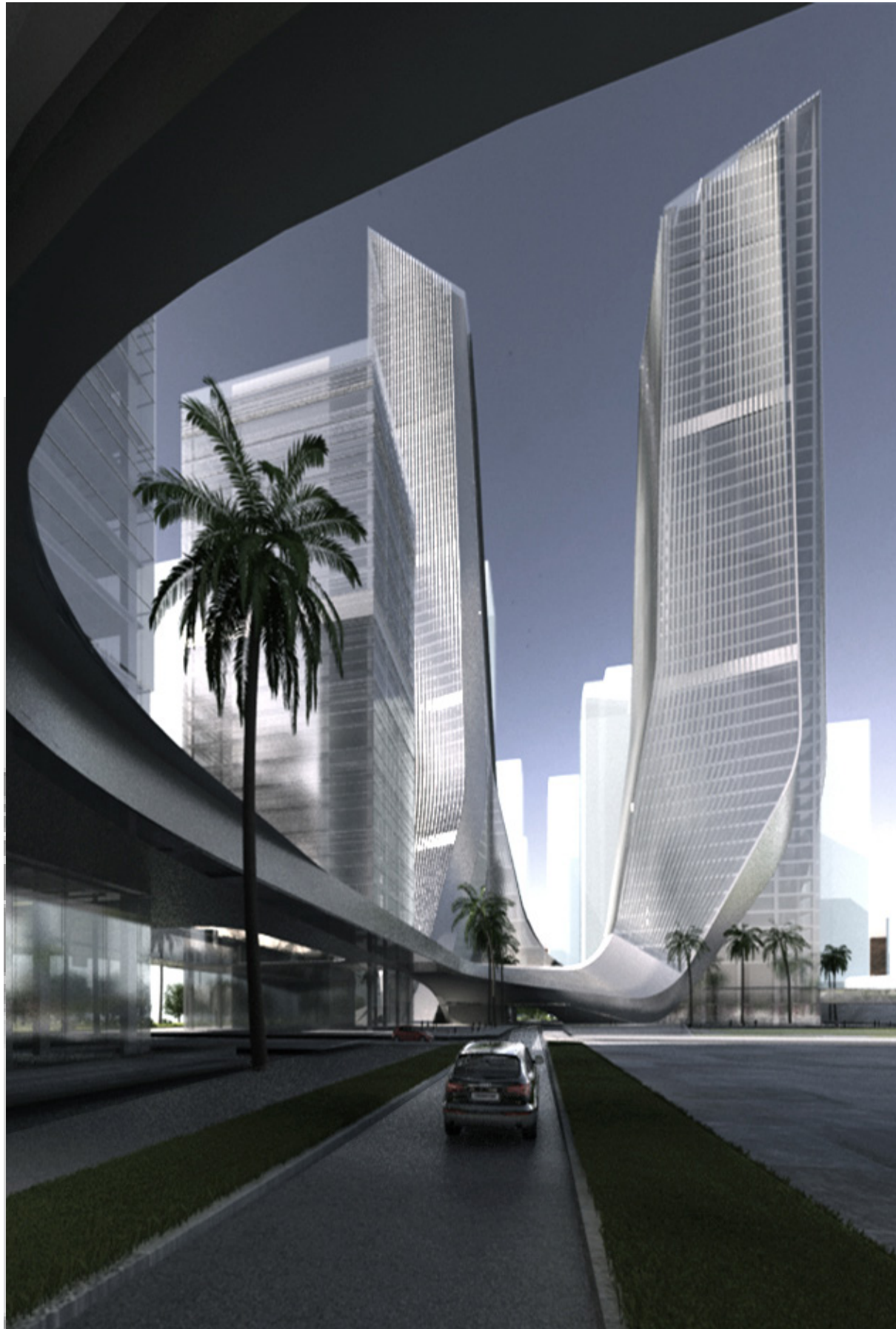
This smart building design includes structure efficiency in configuration with optimal lease depths to support workstation areas, office, conference and teaming spaces as well as support areas.

据了解，3号地块大楼的主要租户为IT行业。因此，设计上通过设置多项智能建筑的功能来支持这些租户，包括但不限于以下内容：

- 与结构一体化考虑的平面配置
- 额外增加的天花高度可以使得管线布置更加具有灵活性
- 电缆管理和灵活性高架地板面板
- UPS系统的清洁电力
- 足够的机械系统
- 智能阳光直射控制管理和灯光系统

这种智能建筑设计通过与结构一体化考虑来设置的工作办公，会议和公共交流空间，以及配套设施的平面布置可以最大的增加办公效率。





Shenzhen Qianhai District 03

CHINA

