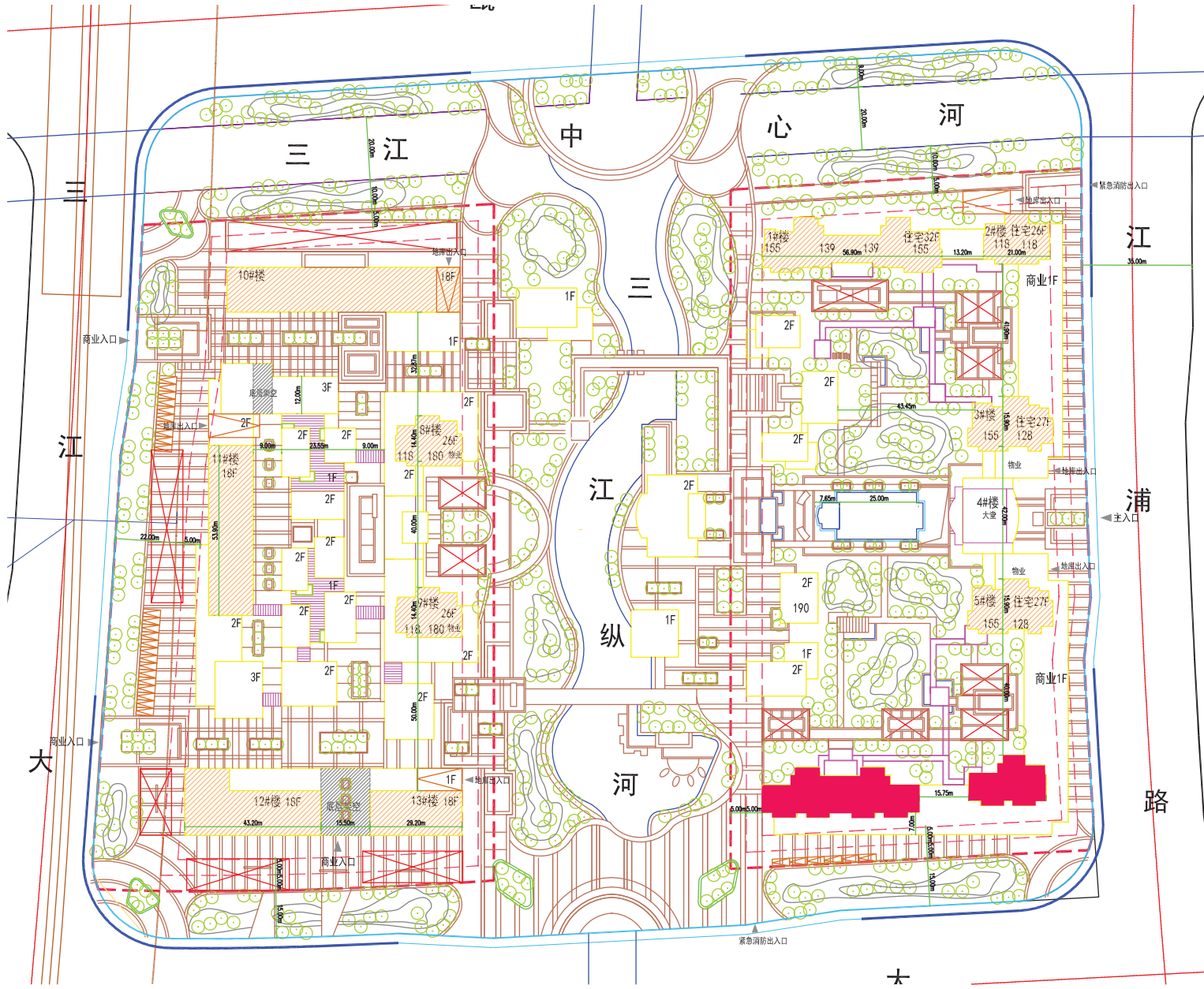


温州永嘉世贸中心 | WENZHOU YONGJIA WORLD TRADE CENTER

| Design Booklet

| March 3rd, 2016

# THE MASTERPLAN



## 设计概念 | 当地参考

## DESIGN CONCEPT | LOCAL REFERENCES

### 当地艺术和周边自然环境

温州的优美自然风光是一个灵感来源并且是我们设计的借鉴元素。粗旷富有个性并且披盖绿色植被的山脉营造出一个在我们的塔楼设计里可以找到垂直的层面。当地陶器和瓷器的成色融入到整体概念中去。



清朝雁荡山绘画  
PAINTING OF YANDANG MOUNTAIN FROM QING DYNASTY



温州雁荡山  
WENZHOU YANDANG MOUNTAINS



温州雁荡山  
WENZHOU YANDANG MOUNTAINS



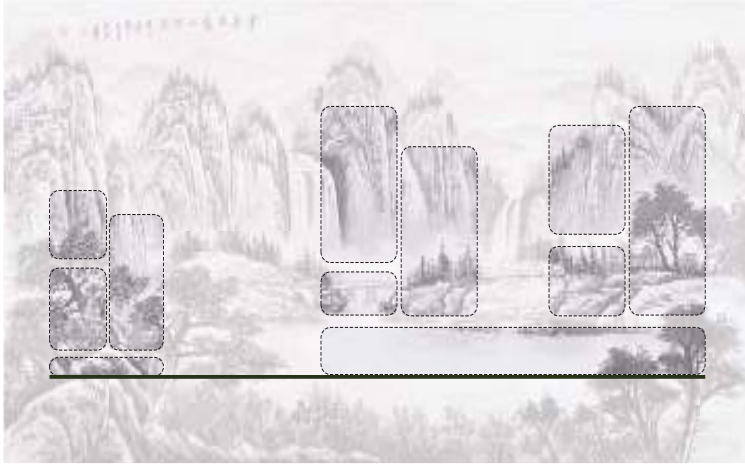
温州雁荡山  
WENZHOU YANDANG MOUNTAINS



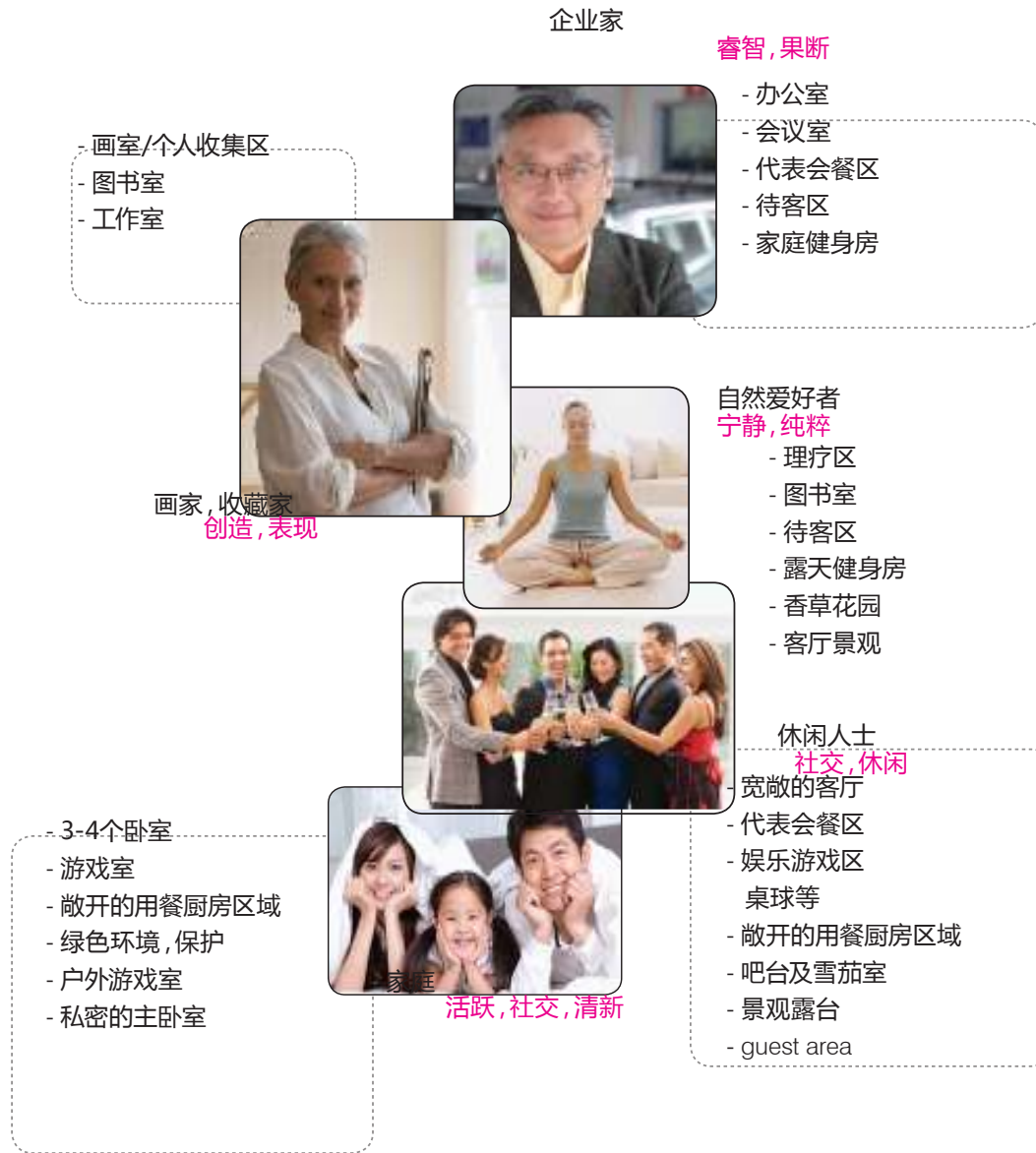


What are the most desired elements in high luxury living?  
高质量的居住环境中有哪些构成元素?

# SHAN-SHUI DWELLING | 依山傍水而居的生活



# INDIVIDUAL CHARACTERS | 住户个体各有特色



## INDIVIDUALITY OF LIFESTYLE

Every residence has its own individual lifestyle and should be able to express it in his/her living environment.

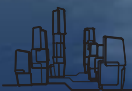
### 专属的生活方式

每个用户都有一个属于自己的生活方式, 并且会被他的居住环境展现出来。

楼层的轻微错动创造了不同的公寓形态。而视觉上公寓变得更独特, 而更易识别。

每个公寓都有一个私密的环境, 而同时他们也可以根据不同用户的需求来定制。

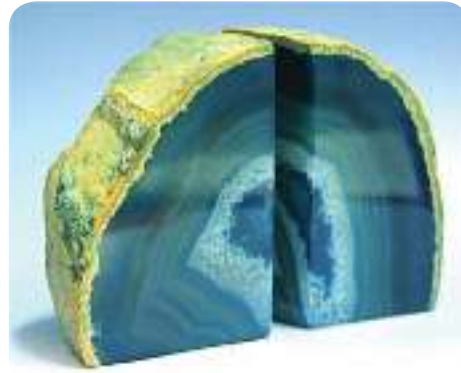
温州世贸中心 | 地标中心  
WTC WENZHOU | ICONIC CENTER



# MASTERPLAN | RESIDENTIAL HEART







宝石剖面  
Section Through Gemstones

立面：

立面设计在空中邻居的设计概念之下。立面边框视觉上丰富了住宅或者是办公单元并保持了整体邻里性。办公塔楼和居住塔楼的最大区别在于东西立面的开敞，边框在这里被极大的强调以便控制热辐射和光辐射。住宅高层用阳台创造立面上纹样的变化。不同尺寸和颜色的阳台营造出一种活跃的气氛和小尺度的纹理。

FACADE

The facade design underlines the concept of neighborhoods in the sky. Facade frames combine visually various apartment or office units to neighborhoods and give them a distinct identity. Differing from office towers residential towers are mostly closed at east-west facades. The frames are here stronger articulated to control solar radiation and heat gain. The residential towers make use of balconies in a graphical manner to create differentiated facade patterns. Various dimensions and colors create a lively and small scaled texture.

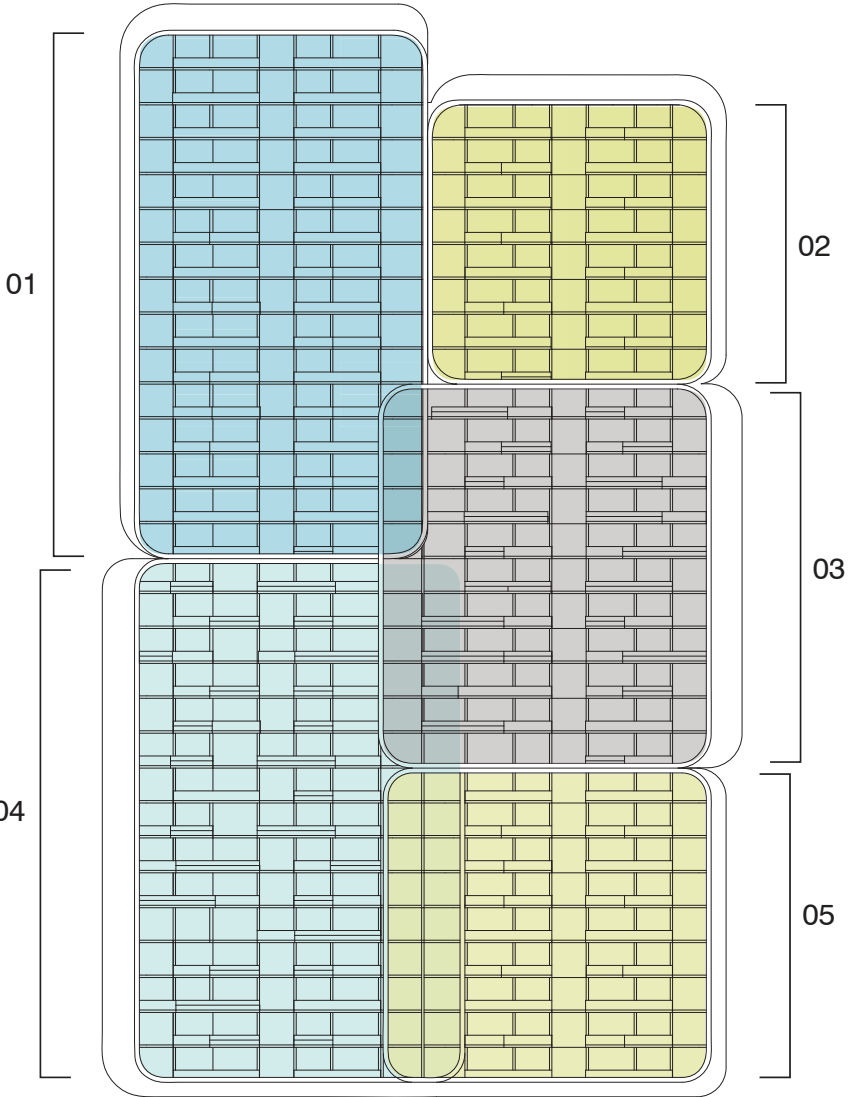


Wooden facade finish relates the towers to the green and natural aspects of the podium landscape. Natural materials create a seamless transition from inside to outside and strongly enhance the living quality.

木制立面完成面使塔楼与绿色裙房景观相联系。自然材料制造出从室内到室外的无缝连接并且极大的腔调了生活品质

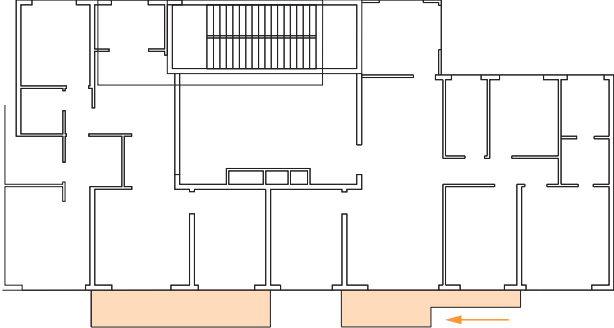
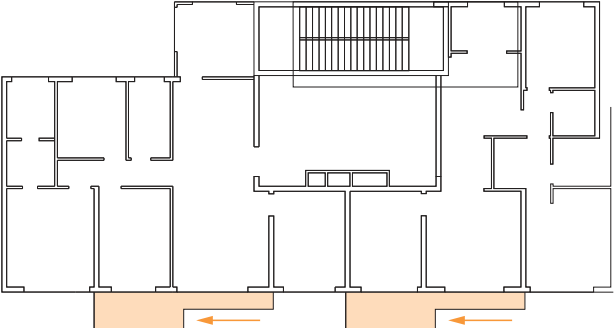
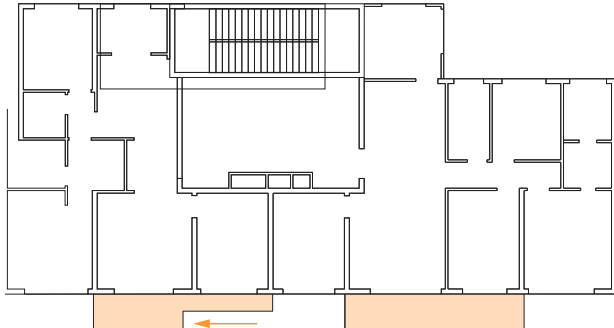
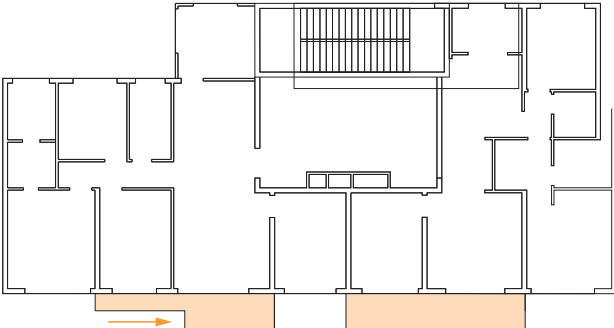
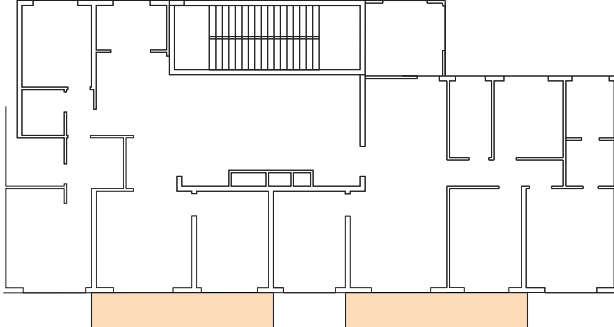
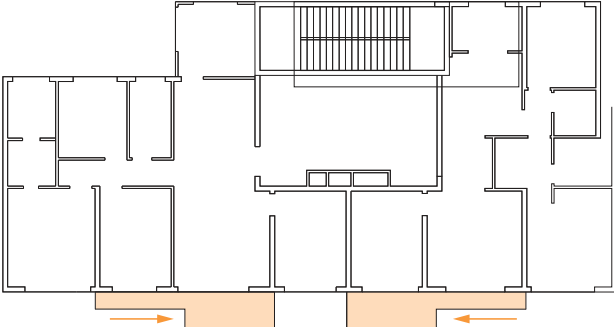


# RESIDENTIAL TOWER



# RESIDENTIAL TOWER

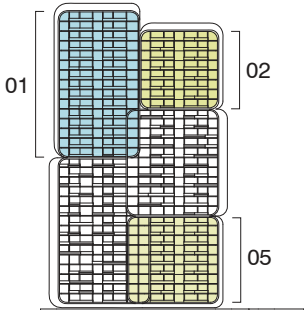
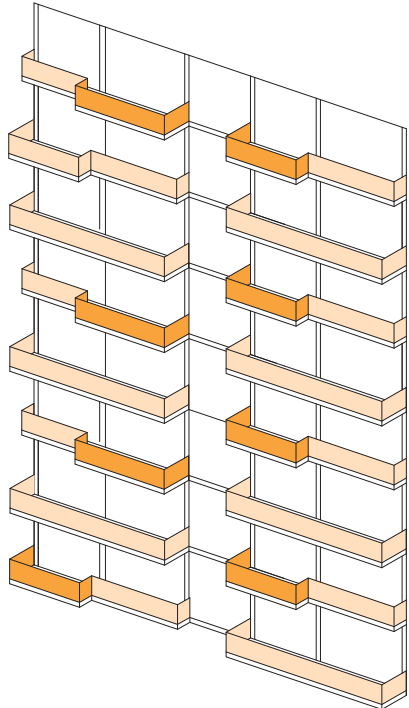
## SHIFTED BALCONIES BASED ON TYPICAL FLOORPLAN



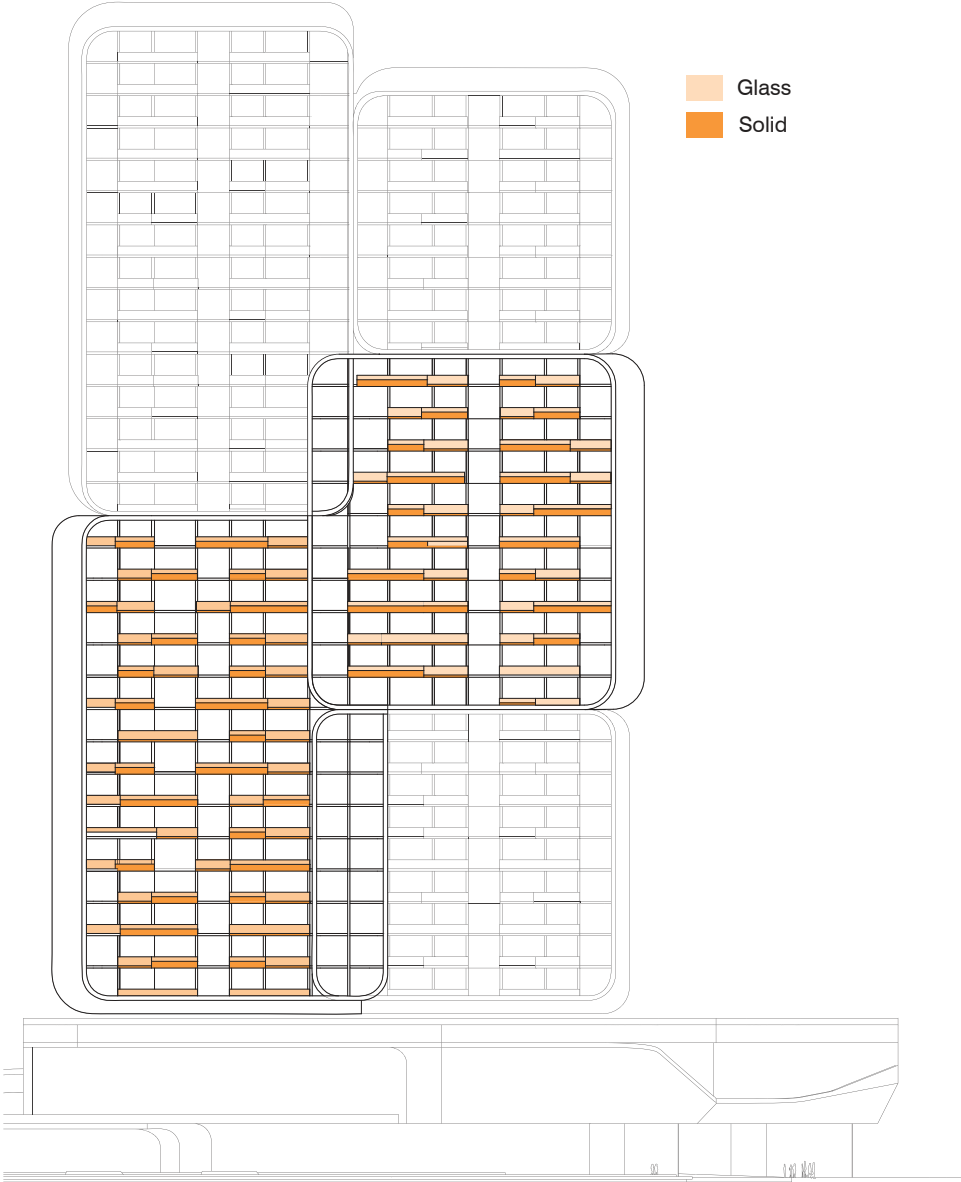
# RESIDENTIAL TOWER



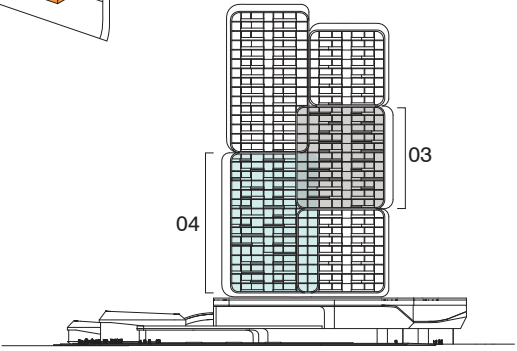
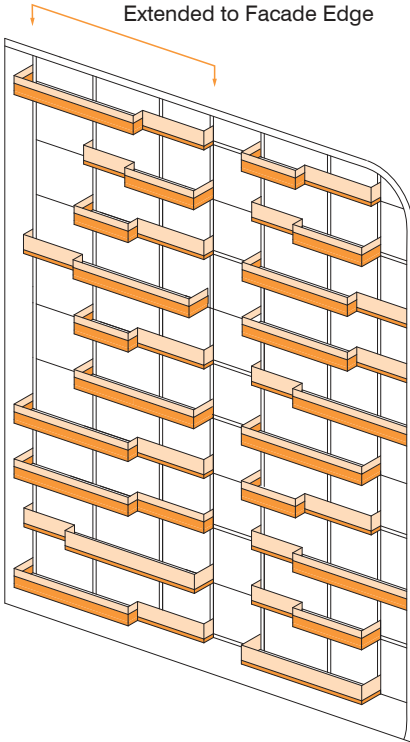
Light orange square: Glass  
Dark orange square: Solid



# RESIDENTIAL TOWER



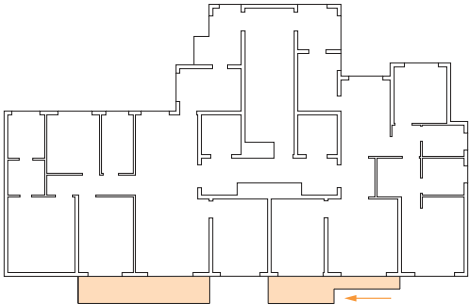
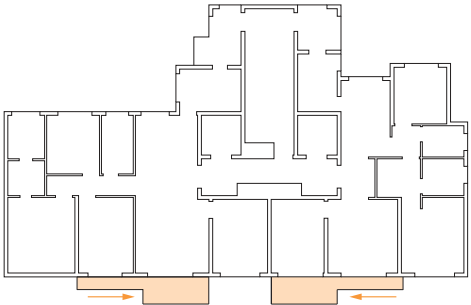
- Light orange square: Glass
- Dark orange square: Solid



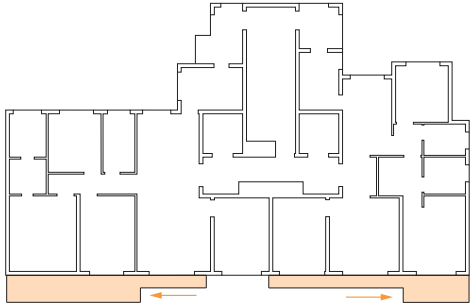
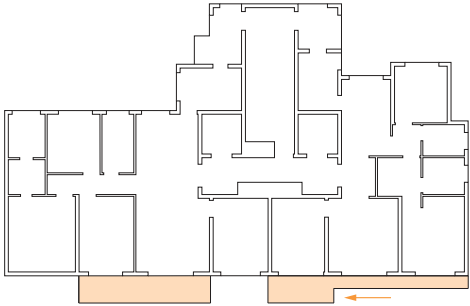
# SOHO TOWER

## SHIFTED BALCONIES BASED ON TYPICAL FLOORPLAN

01



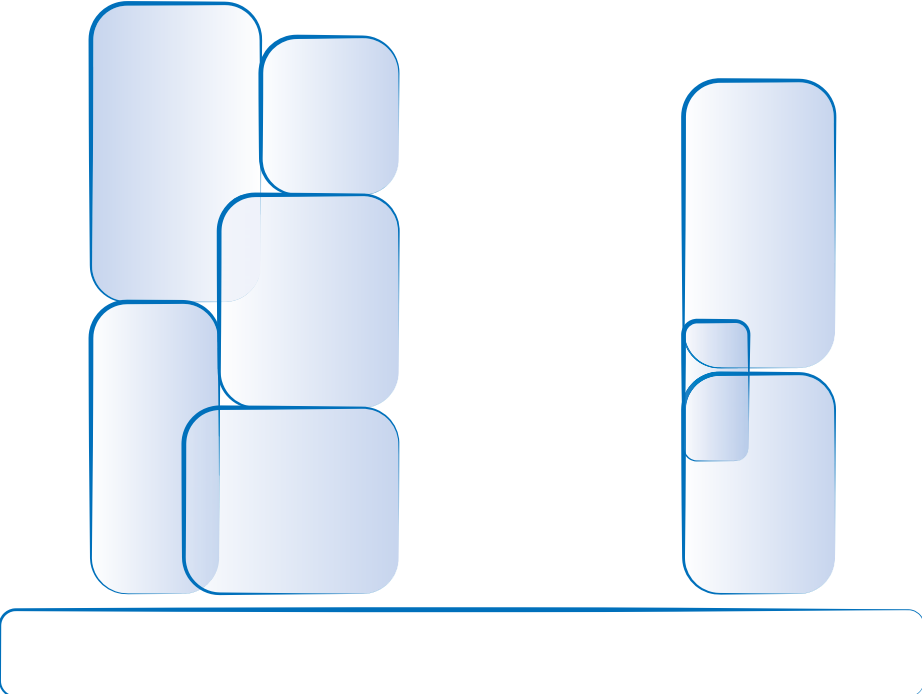
02



# SOHO TOWER



FACADE CONCEPT 01 | NEIGHBORHOODS IN THE SKY



FACADE CONCEPT 01  
OPTION 01A | STRAIGHT FRAMES



FACADE CONCEPT 01  
OPTION 01A | STRAIGHT FRAMES



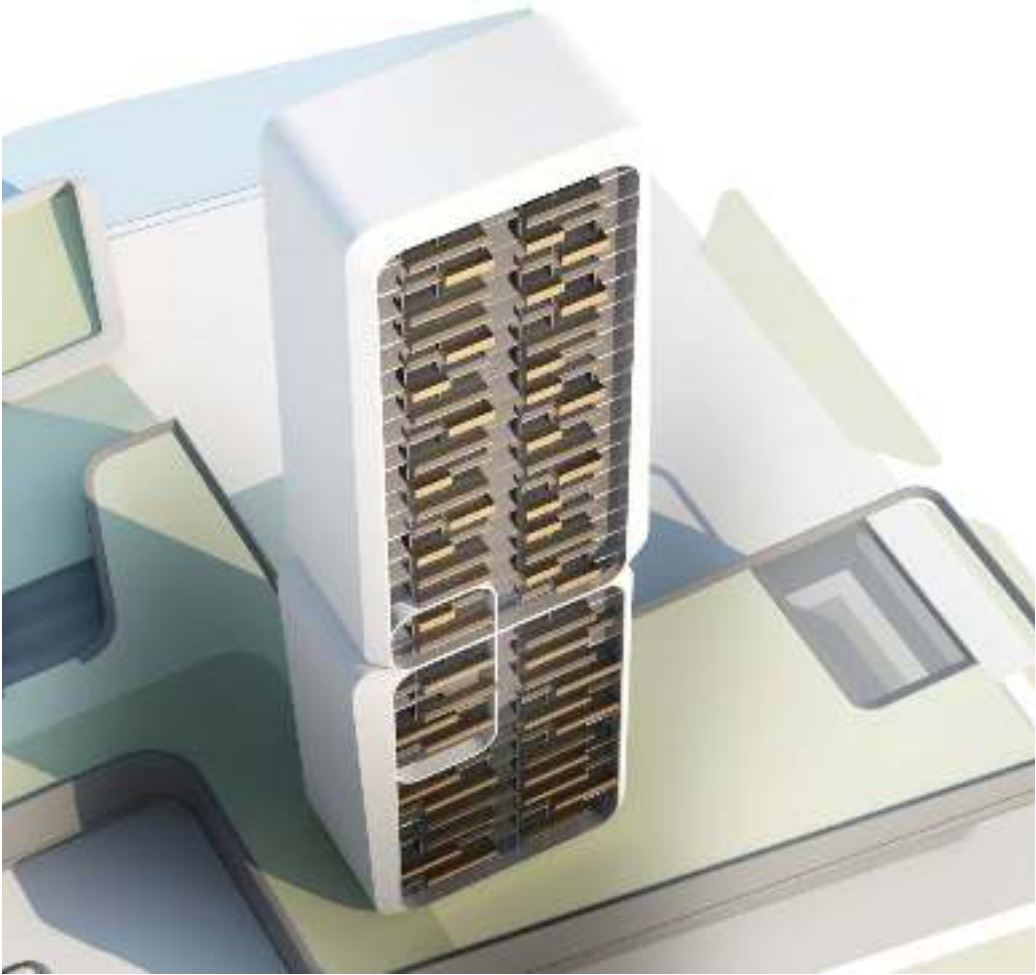
Residential facade frame - lower parcel  
Window wall system with metal screen.  
Apperance of punched window wall.

住宅外墙轮廓框线-  
窗墙系统，玻璃窗与金属屏或隔栅。



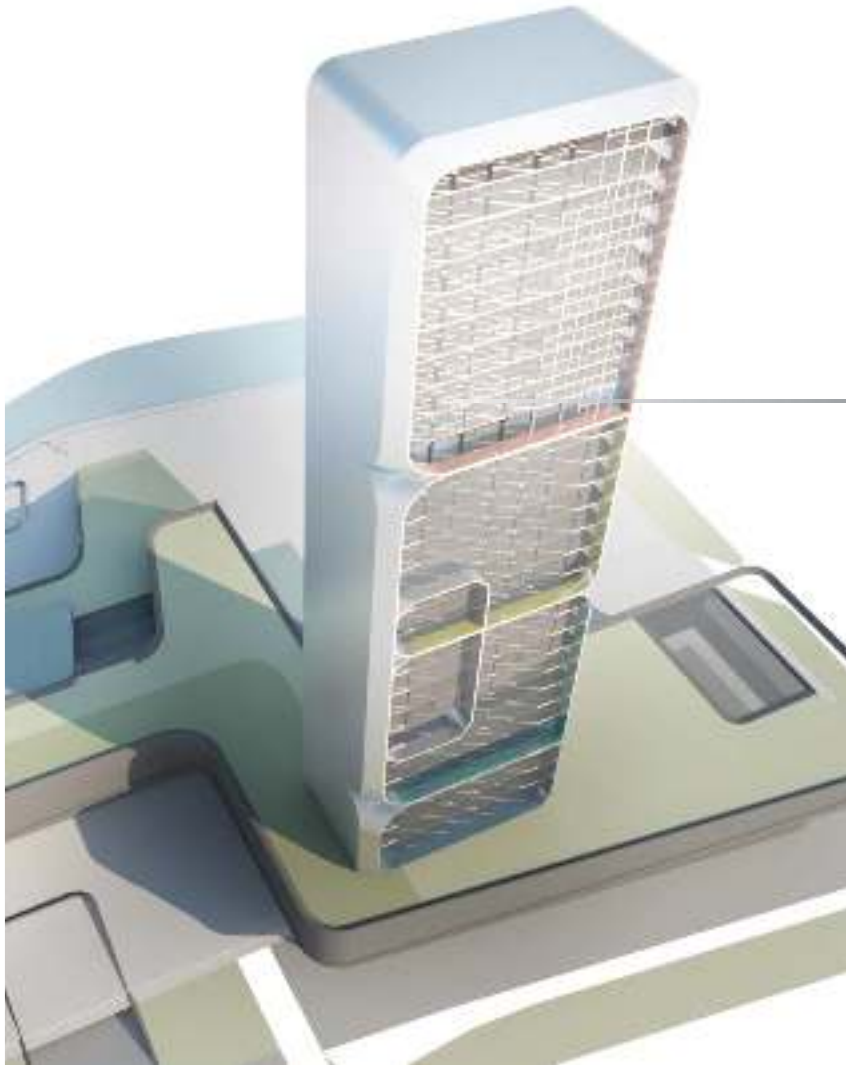
varying colours/materials of the inner frame create different identities for each neighborhood

FACADE CONCEPT 01  
OPTION 01B | A SYMETTRICAL FRAMES



# FACADE CONCEPT 01

OPTION 01C | NO BALCONIES,



different glass panels



Fukoku Tower, Dominique Perrault



City Lights, Dominique Perrault



One Central Macau, KPF



Meinel Optical Sciences Building, Richard + Bauer



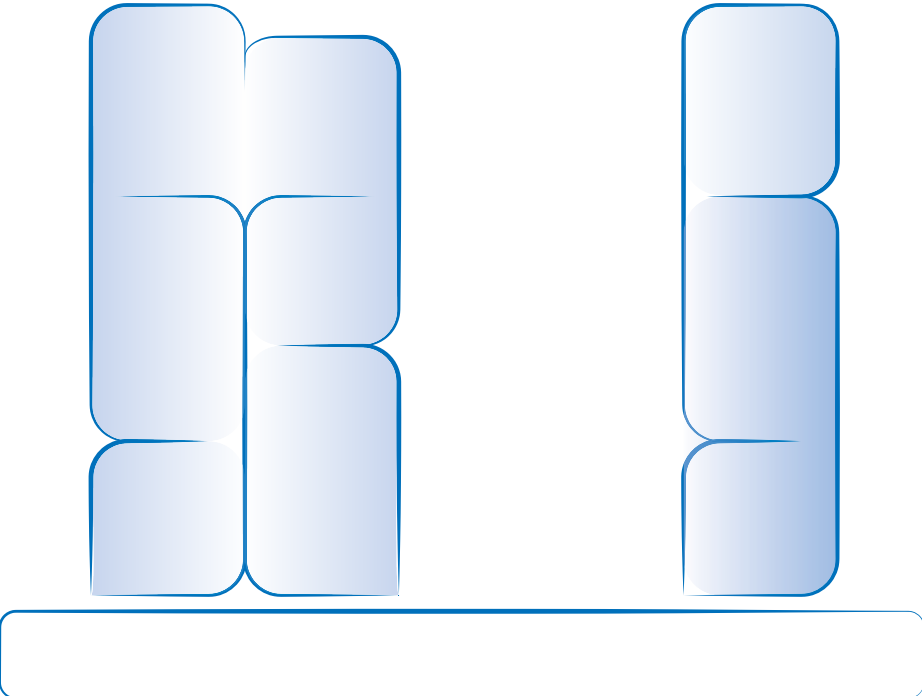
FACADE REFERENCES



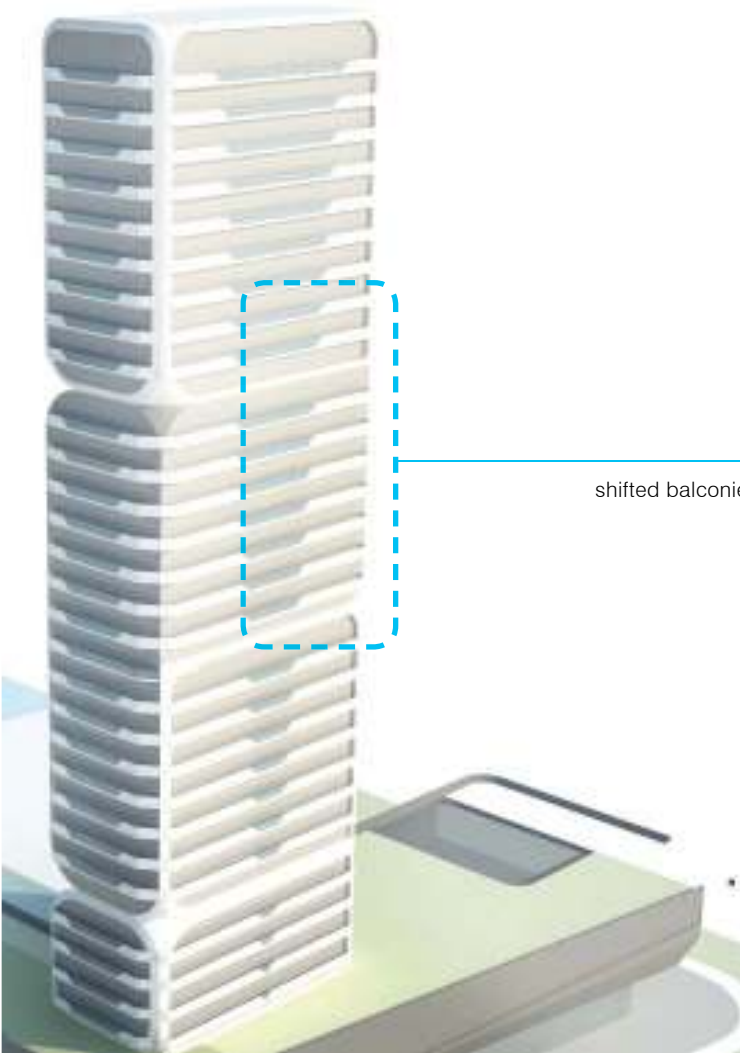
FACADE REFERENCES



FACADE CONCEPT 02



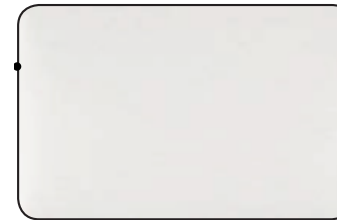
FACADE CONCEPT 02



shifted balconies



## FACADE CONCEPT 02



Horizontal Facade Bands:  
Coated Metal Cladding.

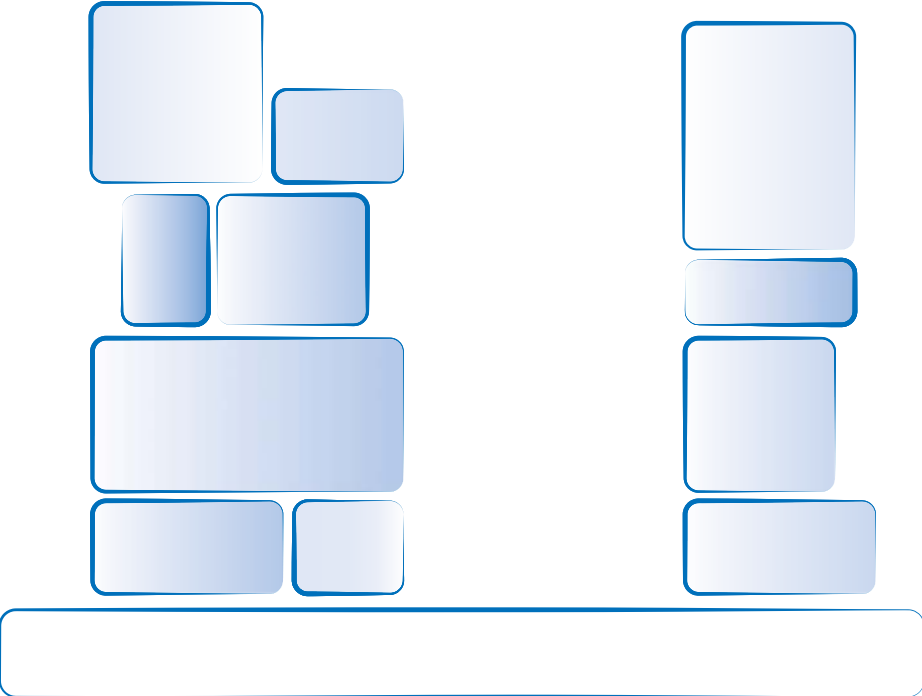
横向外墙饰板：  
金属喷涂饰板



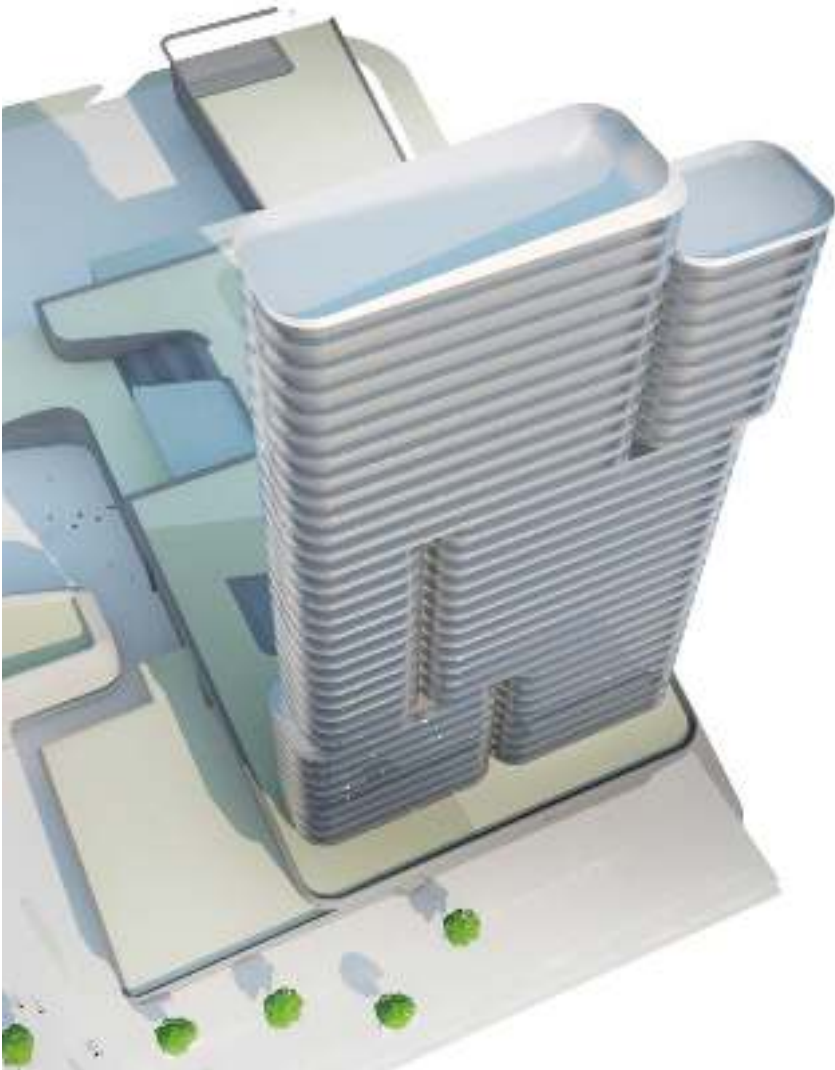
Fixed Vision Glass.  
固定式透视玻璃



# FACADE CONCEPT 03



FACADE CONCEPT 03



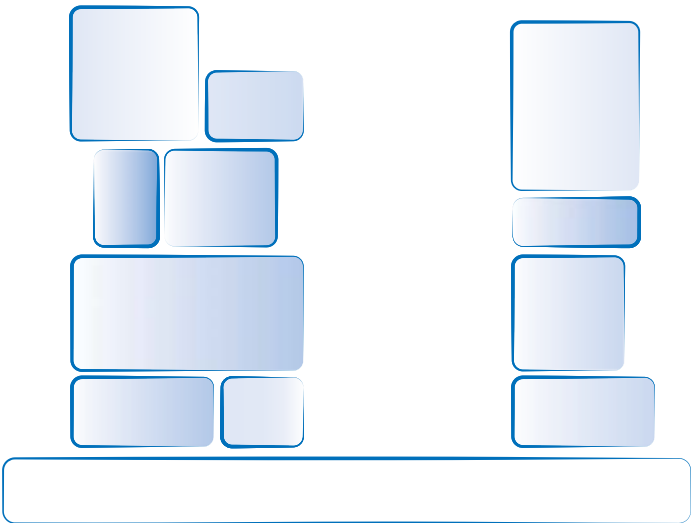
FACADE CONCEPT 03

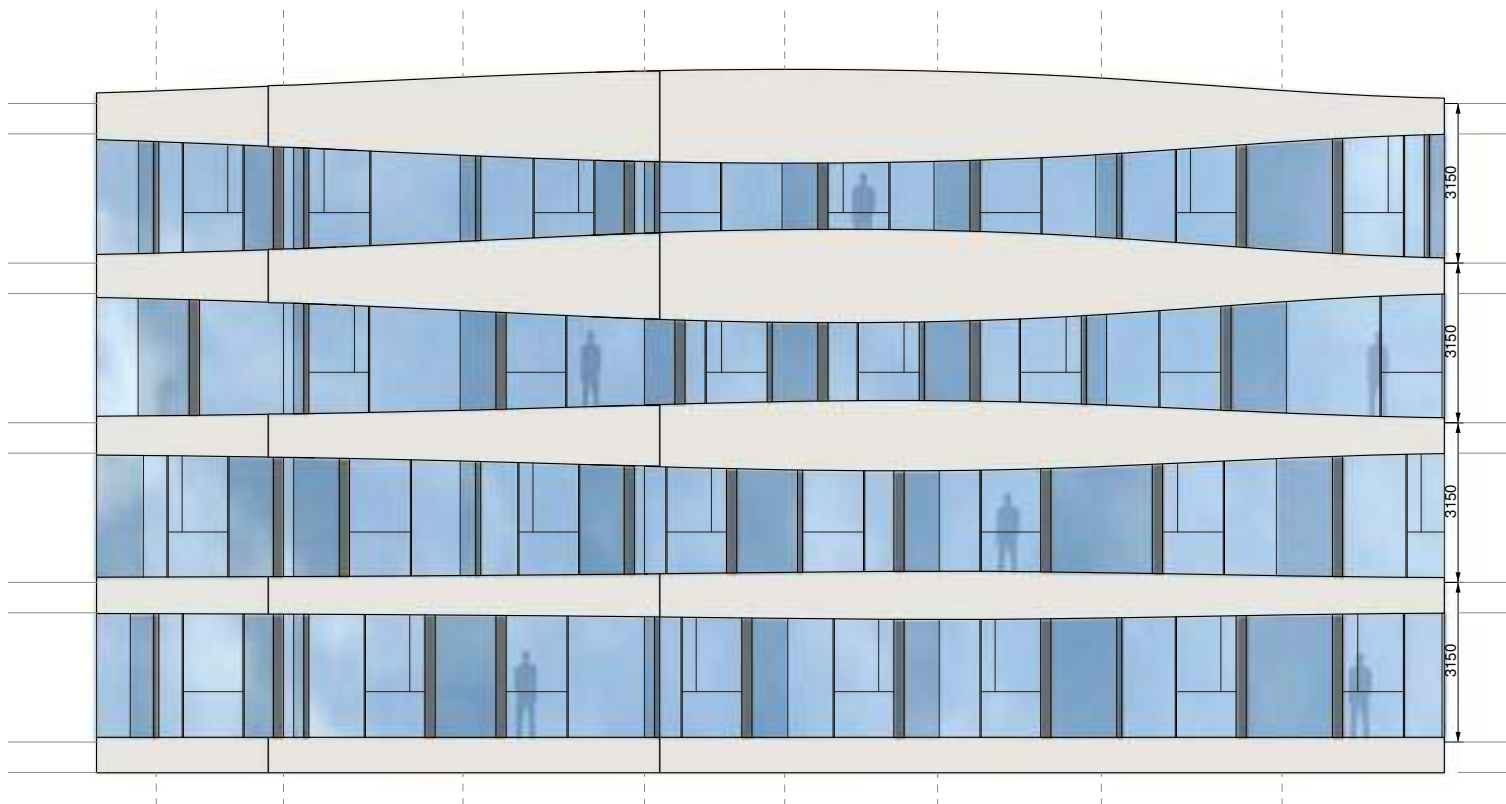


integration of the core into a middle 'spine'

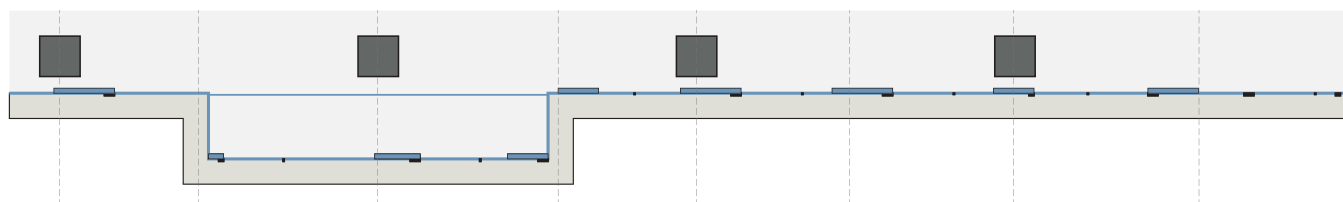


FACADE CONCEPT 03





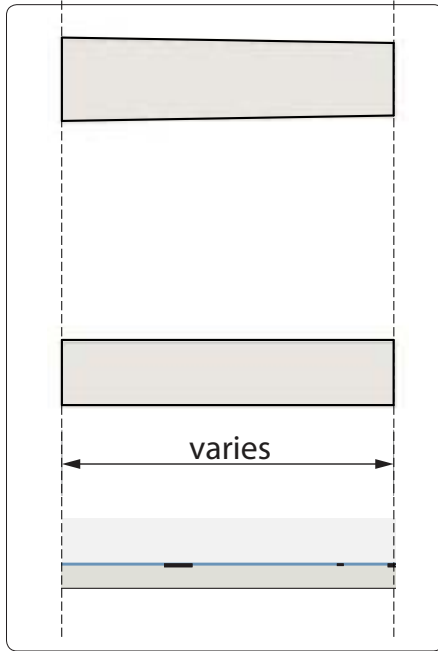
Schematic Elevation  
概念立面/局部



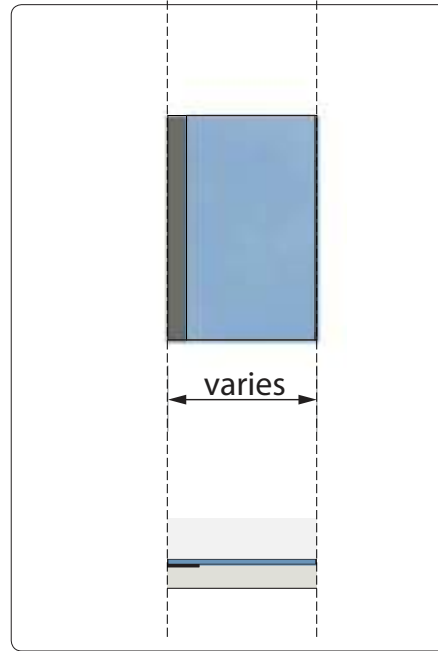
Schematic FloorPlan  
概念平面/局部



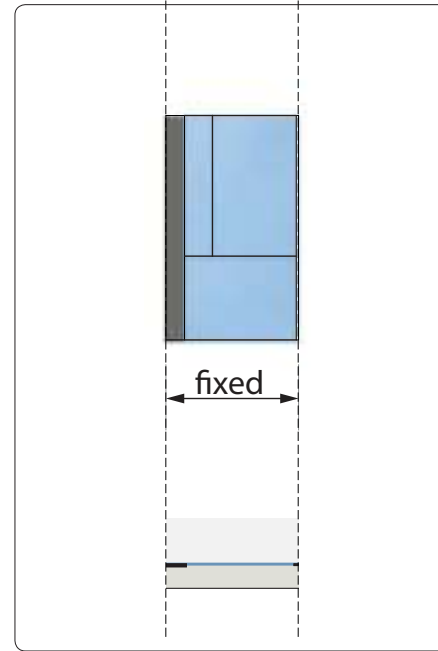
Overview Panel Types:  
总览外墙组成元素类型:



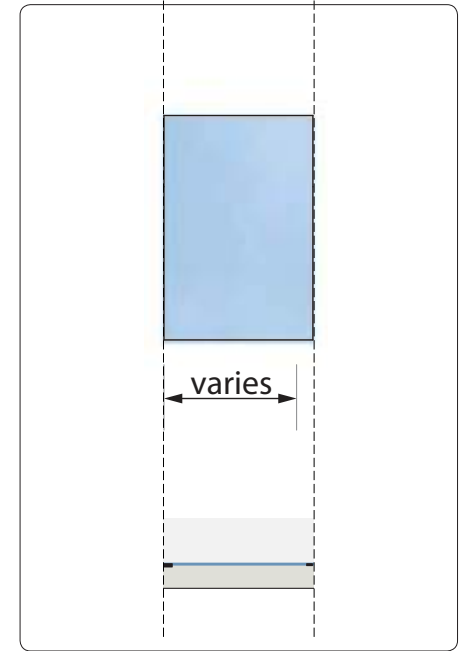
Horizontal Facade Band  
横向外墙饰板



Glazing with Opaque Shadow Box Element  
玻璃板块与不透明背盒



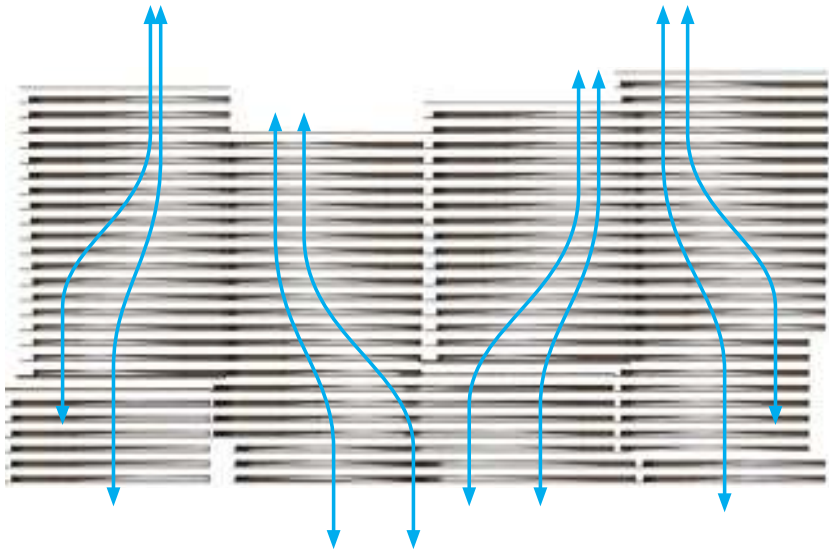
Elements with Operable Windows  
可活动玻璃系统

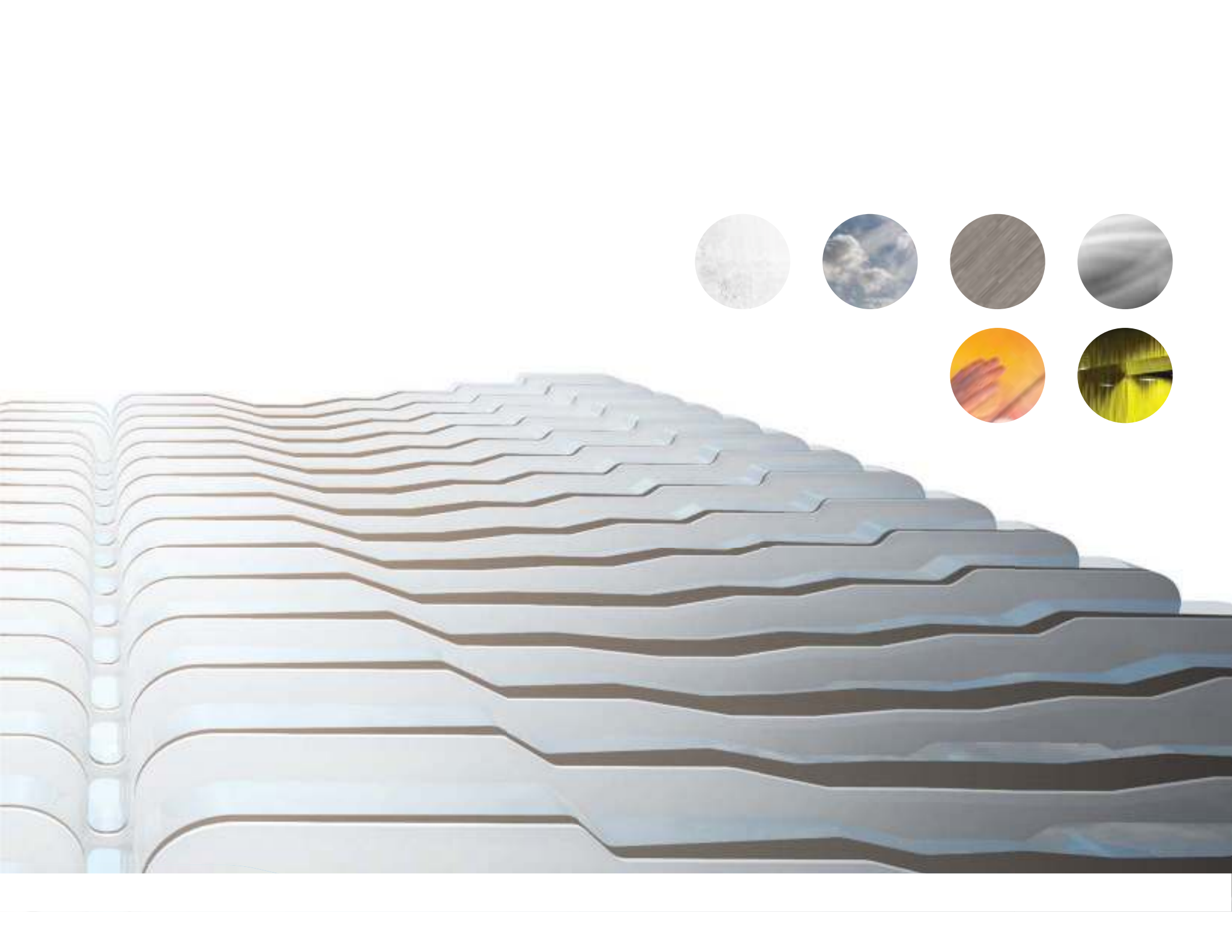


Fixed Vision Glass  
固定式透视玻璃



# FACADE CONCEPT | 外立面概念



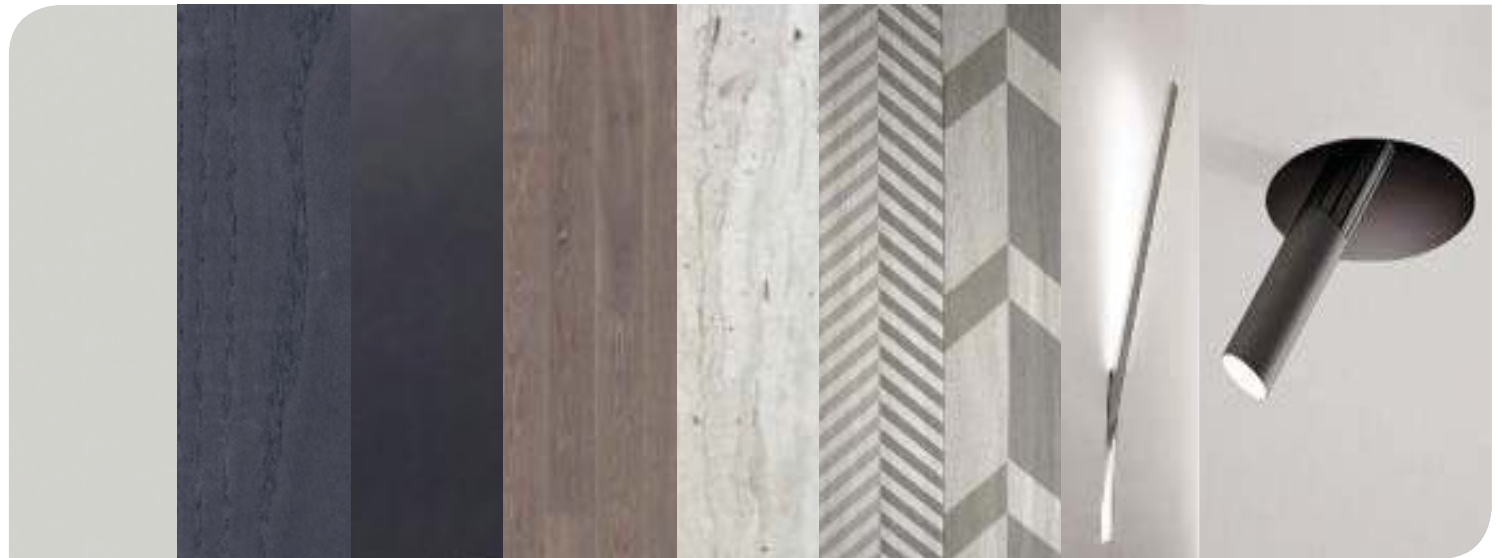




*Maximise view lines, pulling the bay into the interior*



## BASE PACKAGE FINISHES



Paint

Joinery Finish

Timber Floor

Printed Tile

Lighting

# UNIT INTERIOR FITTING SELECTIONS | 套内装修选项

基本

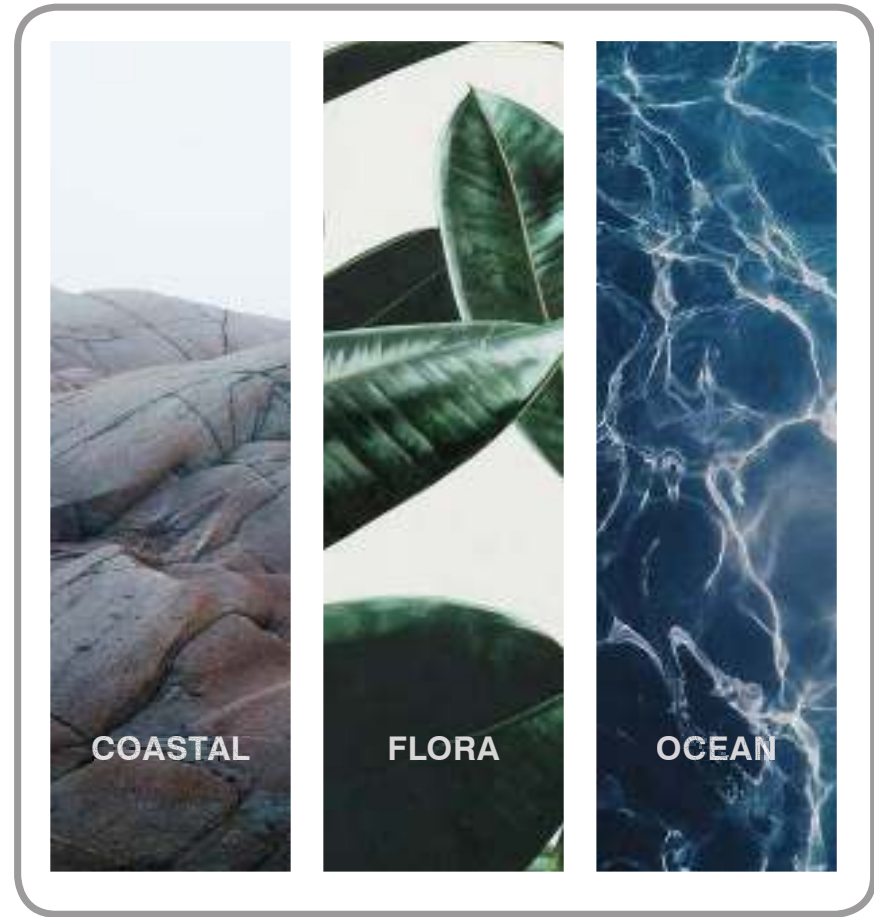
**BASE**



The residences will feature a muted and sophisticated palette that evokes costal living, with the highest quality timber and stone and the option to upgrade.

高尚

**UPGRADE**





## BASE PACKAGE

### DESIGN ITEMS

Full height Joinery  
Benchtop Joinery  
Overhead Joinery



## UPGRADE PACKAGE

### DESIGN ITEMS

Full height Joinery  
Benchtop Joinery  
Overhead Joinery  
Dining Nook  
Custom Pendant Light to Island Bench



KITCHEN/  
DINING



LIVING

Timber Built-in Shelf

Timber Built-in Shelf  
Custom Wall Covering to 1x Wall  
Timber Entertainment Unit



TERRACE

Built-in BBQ Bench with Integrated Sink

Built-in BBQ Bench with Integrated Sink  
Custom Outdoor Dining Bench  
Outdoor Planter with Concealed Irrigation  
Jacuzzi



BEDROOM

Built-in Robe with Mirrored Sliders

Built-in Robe with Mirrored Sliders  
Custom Internal Fittings to Robe Chosen by Purchaser  
Double Wall Sconce to 1x Wall  
Dimmable Lighting



BATHROOM

Hob with Integrated Basin  
His + Hers Mirror Cabinets  
His + Hers Towel Rails/Hooks  
His + Hers Shower Shelf

Hob with Integrated Basin  
His + Hers Mirror Cabinets  
His + Hers Towel Rails/Hooks  
His + Hers Shower Shelf  
His + Hers Custom Full Length Mirror

# 3 BED + 3 BATH

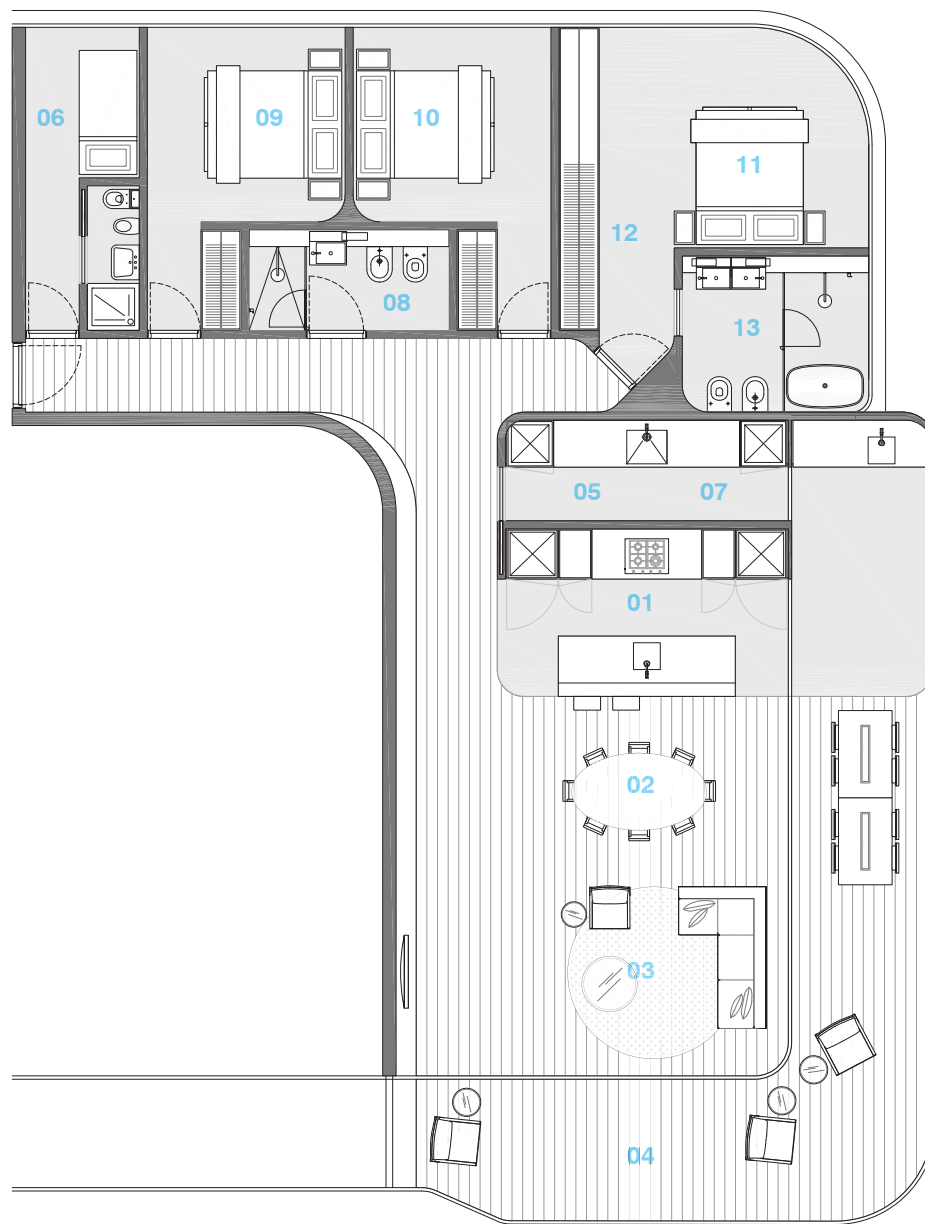
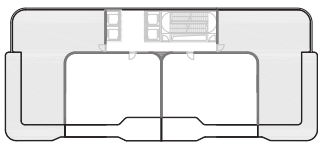
LUXURY PRODUCT

155 SQM



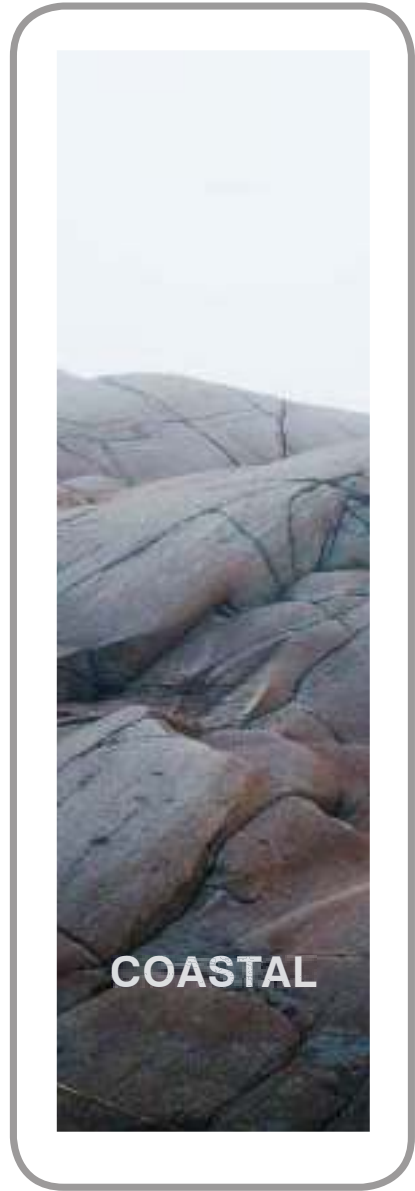
CORNER STACK  
SWEEPING VIEWS

- 01 Kitchen
- 02 Dining
- 03 Living
- 04 Terrace
- 05 Butlers Pantry
- 06 Maid
- 07 Laundry
- 08 Bathroom
- 09 Bedroom 1
- 10 Bedroom 2
- 11 Master Bedroom
- 12 Wardrobe
- 13 Ensuite



高尚三房户型





## UPGRADE PACKAGE 01 FINISHES



Sandblasted Blackened Steel

Ocean Travertine

Stacked Bush Hammered Stone

Metal Detailing



**FLORA**

## UPGRADE PACKAGE 02 FINISHES



Gradient Drapery

Woven Wall Covering

Metal Inlay Flooring

Soft Furnishing



## UPGRADE PACKAGE 03 FINISHES



Glass Brick

Terrazzo

Embroidery

Drapery

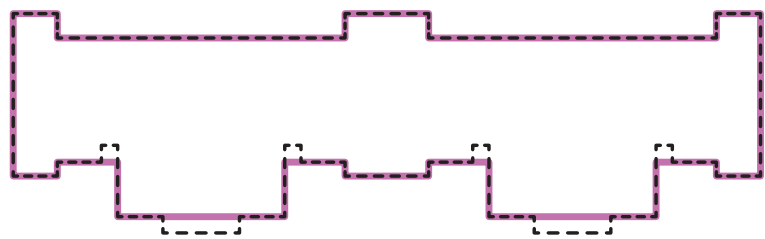


*Permeable boundaries*

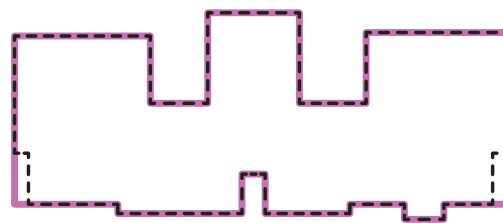


# APPENDIX

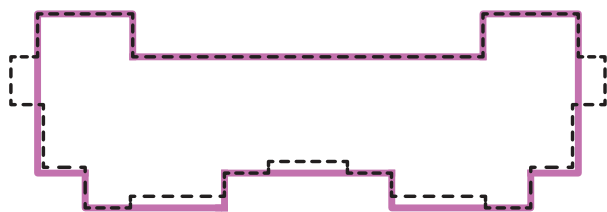




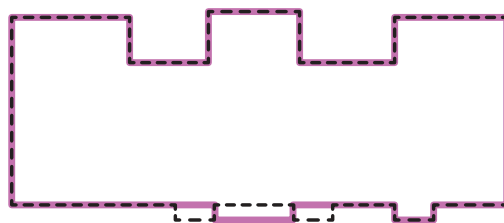
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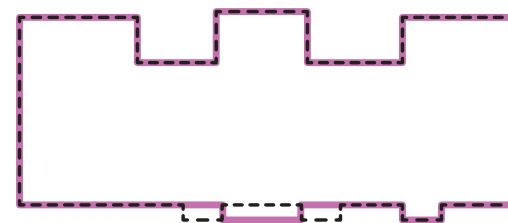
11





12



13



14

 LDI Outline      设计院平面轮廓  
 Adjusted Outline      调整后平面轮廓



T 14-1



T 13-1



T 12-1

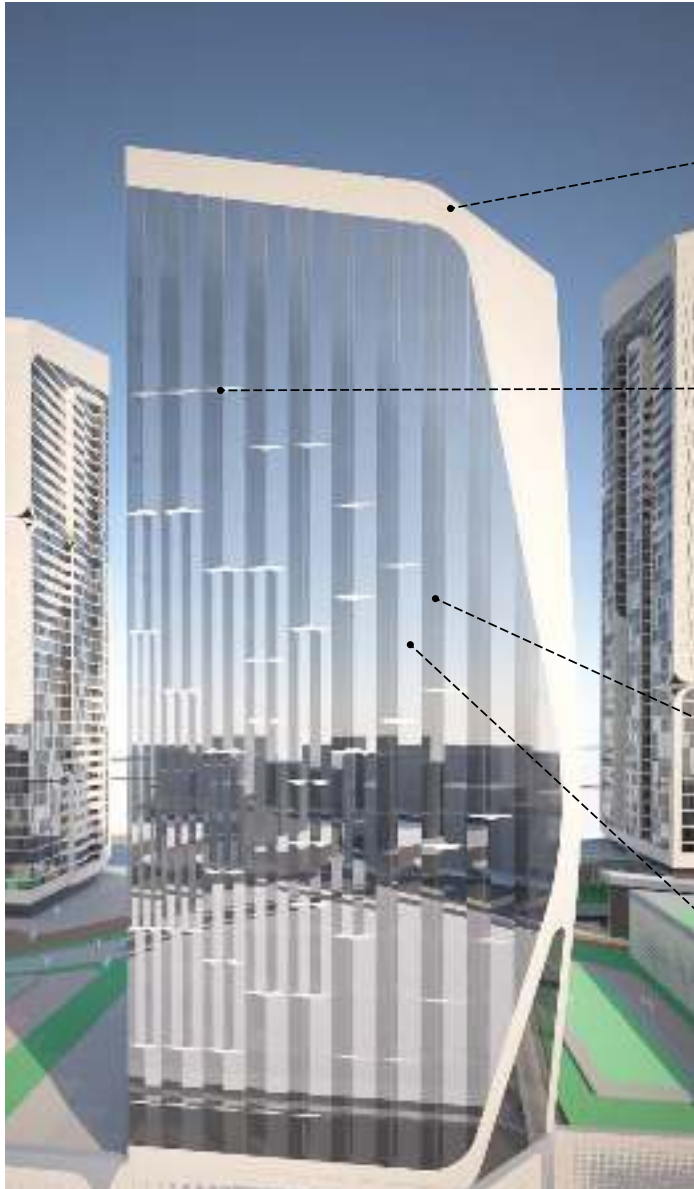


T 11-1



T 10-1





Primary Frame:  
Metal cladding.  
Off-White aluminium panels.  
主框架:  
金属面板  
浅白铝饰板。



Adaptor triangle Panels:  
Metal cladding.  
Light grey aluminum panels,  
color matched with glass color.  
转接三角型面板:  
金属面板  
浅灰色铝板, 颜色贴近玻璃。



Folded Glass Panels, transparent :  
Facade system with multiple glazing  
type such as ultra white, fritted, tinted, or  
colour coated glass panels.  
玻璃折板:  
外墙系统具备几种玻璃板类型, 如超白  
玻, 釉点, 染色, 或烤漆等玻璃种类。



Glazing with Opaque Shadow Box  
Element  
Facade system with multiple glazing  
type such as ultra white, fritted, tinted, or  
colour coated glass panels.  
玻璃板块与不透明背盒使横向表皮外观  
一致。几种玻璃板类型, 例如超白玻,  
釉点, 染色, 或烤漆等玻璃种类。

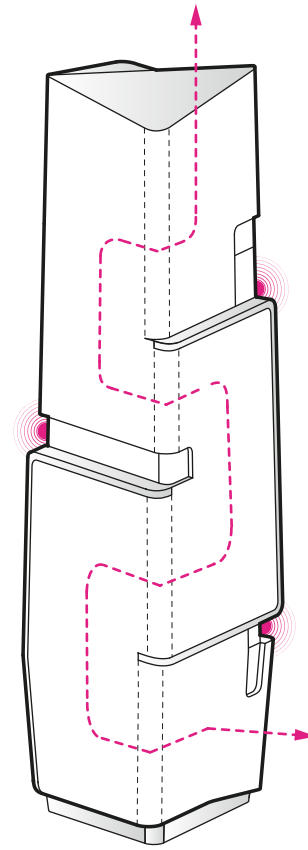
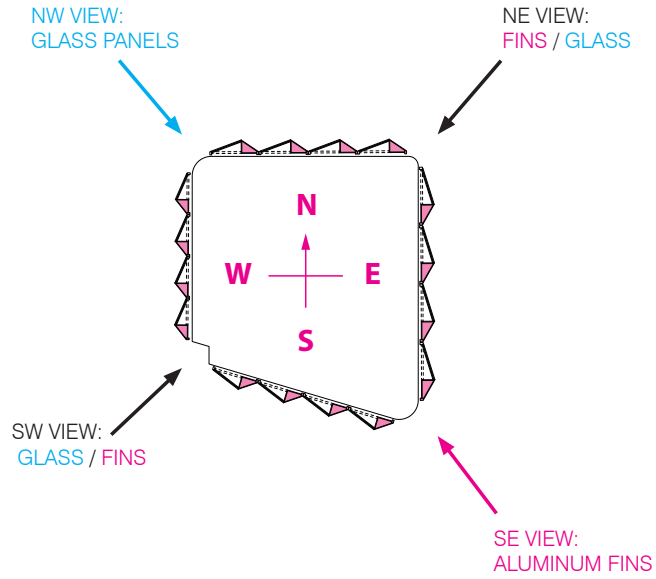




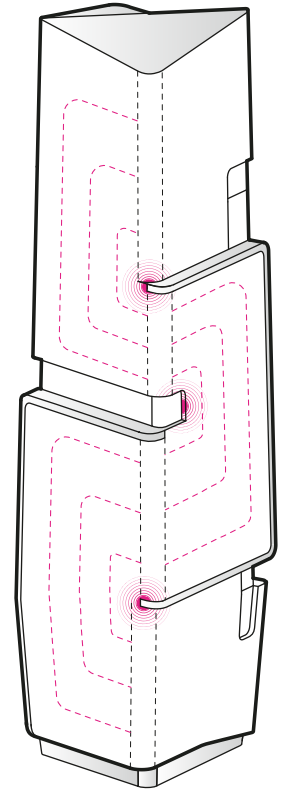


WTC Wenzhou

# FACADE VARYING QUALITIES



*Geometric S-Form continuation across Facade Fold visually connects separate tower elevations vertically*



*Facade Skin patterning reinforces this notion of a continuous folded facade that guides the eyesight vertically*

