

5. The requirement for urban design

The area is strategically located with the bus station to its south, the railway station to its north and Sanzhan Market to its west. As the traffic is very congested at the nearby area, the traffic in the area shall be analyzed and demonstrated in the design plan. The underground spaces shall be utilized in concert with underpass and underground rails. In addition, north-south and east-west roads shall be built in accordance with The Specifications on Planning of Both Sides of Nandajie in Zhifu District, Yantai to make traffic free of jam. The emphasis shall be put on the visual landscape and skylines of North Road and Qingnian Road with regard to urban landscape to make it blend naturally with the railway station and the surrounding buildings. The elementary school shall be set up by taking into consideration of the Gongren Zidi Elementary School to the east and the overall plan of the whole district.

6. The requirement on building design

6.1 The underground and parking

The underground spaces shall be fully utilized. The parking lot will be established based on The Provisions for Urban Planning and Administration in Yantai. The underground parking will be applicable for residence buildings and be established based on 1.0 for each 100sqm of floor area. The parking for business will be no less than 1.5 for each 100sqm, and that for commerce no less than 1.0 for each 100sqm. The underground parking lot shall not be used for any other purposes. The underground business spaces at the nearby shall be linked up with each other. The underground spaces shall be used in connection with civil defense works. The lighting, ventilation as well as exits for evacuation shall be developed in accordance with national rules and regulations and be submitted for approval with the planning proposals.

6.2 Building styles

The buildings can be varied in styles, and can merge into the urban culture by combining classicism and modernism cleverly. The emphasis will be placed upon the harmony between human and the nature with new technologies and materials being adopted. The golden ratio shall be applied for local designs and features of the building to make the building sustainable and to represent the open historical style of Yantai.

6.3 The colour of buildings

Being quietly elegant and can match up with each other in a natural way

6.4 Traffic design of buildings

The buildings shall meet the needs for timely evacuation and fire-fighting in its traffic design, and be centered on humanity.

6.5 Vertical design

The buildings shall live in harmony with surrounding areas and advocate for

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the nature. The buildings should be designed according to local conditions to make sure drainage and flood prevention work well. Any changes to the mountains are not allowed.

6.6 Energy conservation of the buildings

The buildings shall take into use of energy-saving and environmental-friendly materials and apparatus.

6.7 Lighting work

The design plans for lighting of public buildings along the street and high-rise buildings will be developed to achieve that all the public buildings are bright and the high-rise buildings for residence are bright in their roofs. The plan will be submitted for approval and put into execution together with the planning proposals.

6.8 Spacing of buildings

The spacing shall meet the requirement as stipulated in The Provisions for Urban Planning and Administration in Yantai.

All matters not contained herein shall meet national specifications and The Provisions for Urban Planning and Administration in Yantai. The sunlight analysis that meets specified requirements will be made available.

6.9 The setback of the buildings from the lot lines

The setback of buildings along the lot lines shall meet following requirements and shall not be less than setback distances for fire safety.

6.9.1 The setback for newly built low-rise and multi-story buildings will be half as much as the spacing from the buildings in the front and at the both sides. The setback distance for newly built high-rise buildings will be in accord with relevant planning and shall not less than the distance for multi-story buildings.

6.9.2 The distance which underground buildings are set back from the lot lines shall not be less than 0.7 times as much as the underground depth of the building (the distance between the outdoor floor and the bottom side of the bottom board of the underground buildings). The minimum setback from the urban major roads shall not be less than 15m, and that from the secondary roads not less than 10m.

Other matters not contained herein shall meet the national standards and The Provisions for Urban Planning and Administration in Yantai

7. Requirements for transport designing

7.1 The direction of entrances and exits

The roads will be planned to make sure that road intersections are channelized.

7.2 Accessible design

When urban roads, large public buildings as well as urban residence areas are

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newly built, changed or expanded, they will be designed and built to be accessible in accordance with national and provincial stipulations.

7.3 The public parking lot shall be designed to meet the requirements as stipulated in The Stipulations on Setup of Public Parking Lots in Shandong Province (Trial).

7.4 The lands for bus stations will be reserved based on the urban overall planning and The Planning for Public Transportation in Yantai.