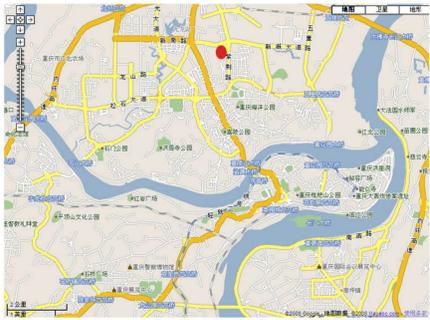


The Maya project is actually a “vertical neighbourhood” rather than just a simple building as it employs the detached levels principle. Common high-rise residential building includes three levels: building, flat interior, and furnishing. In contrast, the Maya project has four levels: base building, flat, room level (flat interior), and furnishing. What is originally the building level in common projects is divided into the base building and infill flat in the Maya project. The base building level is controlled by the architect and the developer, while the flat level is mainly controlled by the architect and the developer but guided by market information. Customers who are future dwellers reveal their preference for a specific flat type through their selections identified in the pre-sale. On the other hand, both the room level and furnishing levels are still under the dweller’s control.

The process of decision-making and design are divided into two levels: base building and flat. When the developer pre-sold units from the Maya project, the base building was still under construction. It only had a generic frame with several floors. The detached levels made it possible for the developer and architect to modify the flat’s design and proportion according to new information. Vertical variety on the Maya’s façade reflected a real process of synchronized design and sale. It recalls the vivid sense of vernacular villages. Dwellers can easily find their flats from faraway. In addition, the communal sky courtyards filled with plants also added to its friendly atmosphere.

Summary





Location

Project Information

Name:	MAYA
Use Type, if applicable:	HOUSING, RETAIL
Newly Built or Other:	NEW
Location:	CHONGQING, CHINA
Gross Floor Area:	50000 SQUARE METERS
Completed Project Cost:	\$8,600,000
Client:	RONGDA GROUP
Start/Completion Year:	2006-2008
Sustainability Rating, if any:	

File Name as Submitted:
LI Haile EOA PROJECT.pdf

Firms Involved:

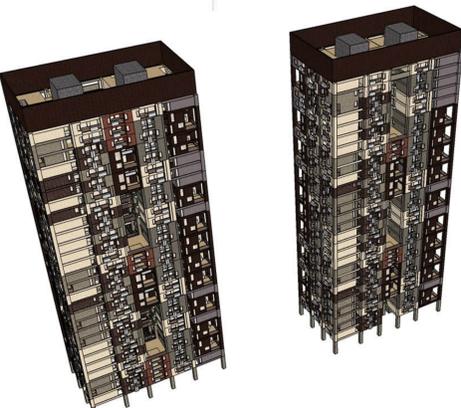
Principal Design Firm Name:	ZCHS ARCHITECTS
Consulting Firms:	STRATEGY ARCHITECTURAL DESIGN CO.,LTD
General Contractor:	RONGDA GROUP

Principal Design Firm Information:

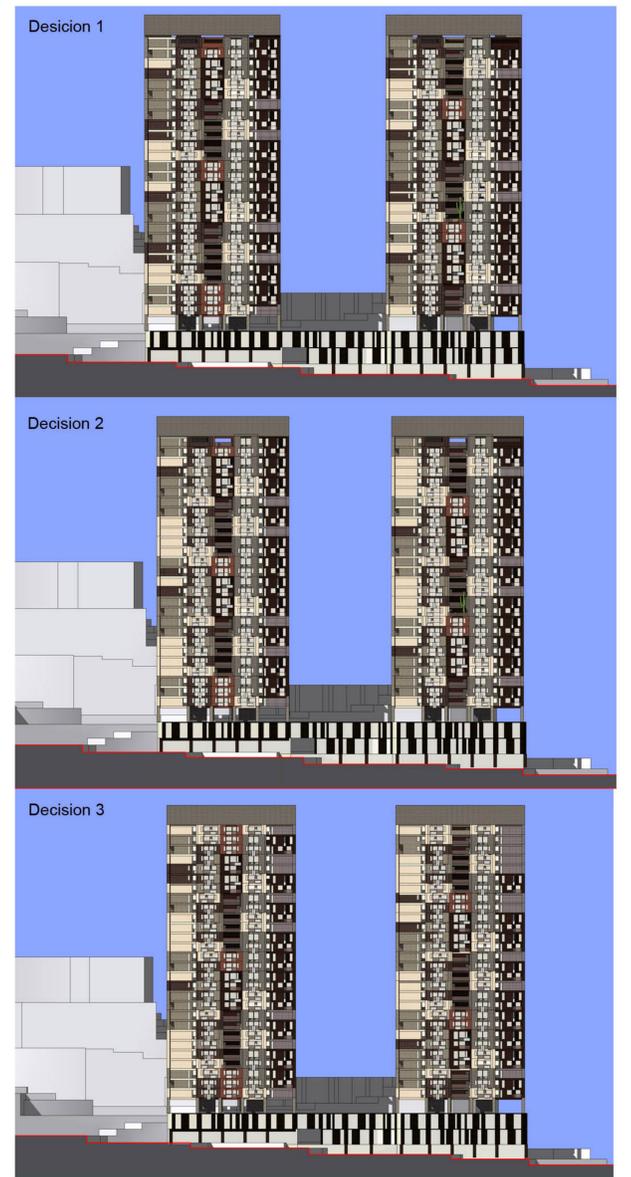
Firm Type:	ARCHITECT
Principal Firm Address:	JINYUAN STREET 7 JUNHAO OFFICE TOWER 1004 CHONGQING, 400020, CHINA
Telephone Number:	86-23-67002118
Fax Number:	86-23-63003361



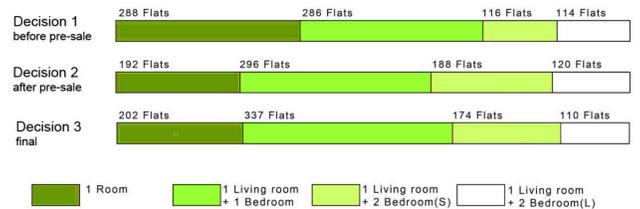
Site Plan



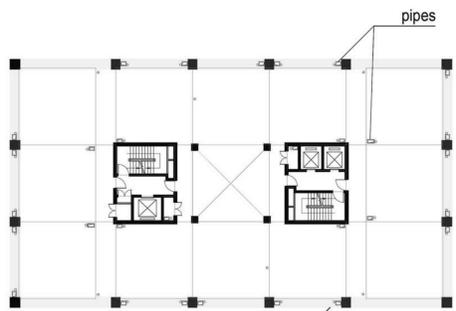
Vertical Neighbourhood



Changing Facade



Decisions for Flat Proportion

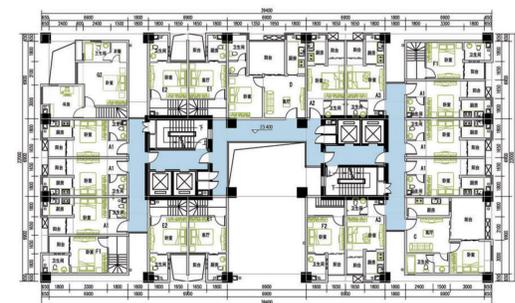
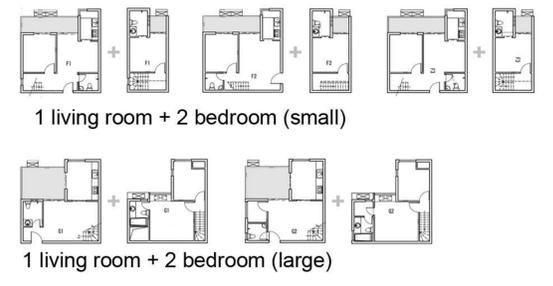


Equipment layer for air conditioners and pipes

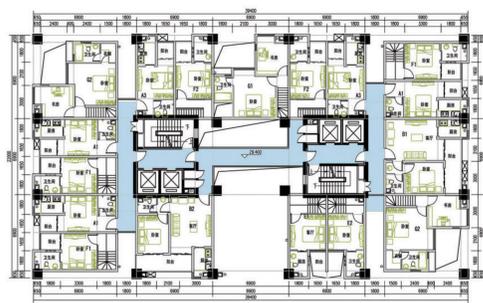
Base Building



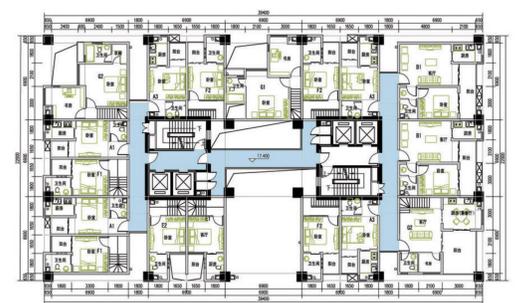
Infill Flats



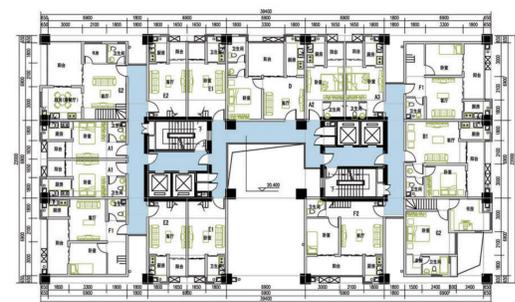
6, 12, 18, 24, 30



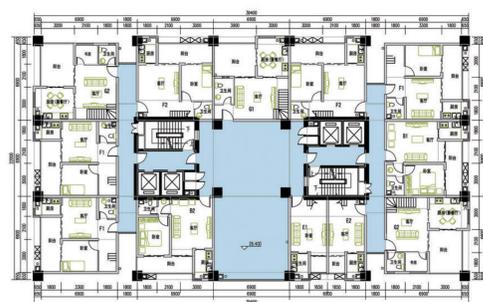
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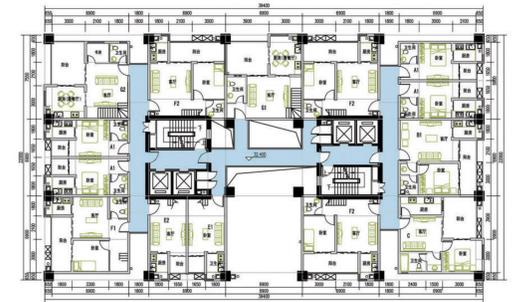
10, 16, 22, 28



5, 11, 17, 23, 29



7, 13, 19, 25



9, 15, 21, 27

Typical Floor Plan