

**CMAE**  
**城脉设计**

1998-2005

深圳市城脉建筑设计有限公司 编著  
[原深圳市招商建筑设计有限公司]

中国建筑工业出版社

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前衛而經典  
 激情而典雅  
 融古今中外之字  
 創神州大地  
 建築之新  
 為深圳城脈設計寫  
 吳良鏞  
 癸丑年九月三日

吳良鏞

中國科學院院士

中國工程院院士

清華大學建築學院教授

Inscription for CMAE by Wu Liang Yong

Academician-China Science Academy

Academician-China Engineering Academy

Professor-Architecture School of Tsinghua University

# 序一

## FOREWORD I

《城脉设计》出版前夕，毛晓冰学长诚邀我作序。作为毛晓冰、金逸群、钟兵三位董事在清华读书时的系主任及授课老师，我惟有欣然应允。金逸群、毛晓冰系清华建筑系78、79级学生。我曾经在2004年夏季79级同学毕业20周年返校师生联欢会上讲过：这两届学生是最值得信赖的学生，因为他们大多出生于“三年困难时期”并成长于“十年动乱”期间，经历过生活的磨难，感受过政治斗争的无情，亲身体验了社会环境的飞跃性变迁。他们在清华学习时过着清教徒式的艰苦生活，百分之百地倾心于学习过程，练就了扎实的基本功，培养了严谨的学术和工作作风。

城脉设计作为中国南部地区最大的民营建筑设计企业之一，其创办者走的是一条应时代变迁而生之路径。他们未曾在大设计机构中担任要职，出道之时，既无后台，也无背景，白手起家。他们在中国这个特殊背景下闯出了由设计院建筑师一个体经营者—国有控股企业管理者—民营设计企业主这条具有中国特色的道路。

他们是成功的，因为他们的企业已发展成拥有逾200名技术人员的深圳知名品牌设计机构；

他们是幸运的，因为他们赶上了一个经济飞速发展、建筑师得以施展才华的大好时代；

他们是明智的，因为他们选择了一条可以摆脱一切束缚、能够自由发挥的道路；

他们是艰辛的，因为他们在创业过程中度过了各个方面——财政上、体制上……的难关。

更为难能可贵的是，作为一个商业性的建筑设计机构，又处在一个房地产市场最为发达和活跃的大都市——深圳，他们的作品仍然能够坚守住建筑师自我信念的

底线，即建筑文化品位及社会责任的底线。在市场经济方兴未艾的年代，很多建筑师出于生计不得不沦为开发商的绘图员而落入媚俗的陷阱且忽略了对自然、对城市、对公众、对使用者所应承担的责任和义务。城脉设计能够守住这条底线说明他们有坚定的社会责任感，在专业性方面具备了令开发商信服的技术实力和职业道德。

毛晓冰同学向我提到，城脉设计要成为中国的KPF！以他们的发展速度，他们的专业素质，他们的实践和理论积累，他们的爱才和创新精神，他们的勤奋和拼搏，处在我们这样的时代，这不是不可能的。衷心祝愿他们成功！他们的理想一定会实现！



(中国工程院院士、清华大学建筑学院教授 辛道强)

As former Dean of Architecture Department at Tsinghua University and a tutor for Mao Xiao Bing, Jin Yi Qun and Zhong Bing, the three directors of Citymark Architects and Engineers Ltd Co., I write to introduce their company and the men behind it.

Messrs Jin and Mao began their studies at the University Architecture Department in 1978 and 1979 respectively, their secondary school education was during the turmoil of the Great Cultural Revolution, a period of considerable hardship and political conflict, their formative educational experiences of this time and during the great social and economic changes since have developed the hardworking and considered attitudes of both men toward their design work.

CMAE was founded in a time and in a place of opportunity, the two founders beginning with only their good reputation and considerable diligence have within seven years, built a company that ranks as one of the largest corporate Architectural practices in southern China.

Each of the founding partners had already developed a solid standing in the Architectural profession, gained during their past experiences in the state owned system, before embarking on this successful journey.

Building upon each success, CMAE has in a comparatively short time earned an enviable reputation with both clients and the public alike and has steadily grown to a current staff of over 200 highly skilled designers and technicians.

The wisdom of its founders, their courage, integrity and toughness combined with the boundless opportunities of this modern era in China have made this company one of the most dynamic and successful in the region.

Shenzhen is a success story of modern China, it has a demanding, fully developed and highly active

property market. It is a freewheeling, free market city where one faces a constant temptation to just go for the money and to be merely become a servant to single development interests.

Having taken the bold step to make the most of their considerable individual skills, the five partners of CMAE have maintained their personal and design integrity in a difficult business environment. Their personal and steadfast commitment to a larger social responsibility, the environment, the city and their clients is well known and is a testament to their own social values and to the corporate values embodied in their company.

Mao Xiao Bing recently told me that CMAE aimed to be the 'KPF (Kohn Pederson Fox) of China'. I believe that this admirable goal is already coming to fruition, their commitment to excellence, professionalism and rapidly growing experience as a company is already well known amongst their peers. These noble attributes along with their nurturing of talented staff, innovative design solutions and a simple hardworking approach to all projects will undoubtedly bring them greater success in the coming years.

I wish them the very best for the future.

Li Dao Zeng

Academician-China Engineering Academy

Professor-Architecture School of Tsinghua University

## 序二 FOREWORD II

当我在电话中听到毛晓冰学友告之《城镇设计》一书即将出版的消息后，我感到由衷地高兴并深受鼓舞。

《城镇设计》记录了由毛晓冰、金逸辉、钟兵学友及王一曼、周忠彦等中青年建筑师们为祖国建设所奉献的成果——设计作品。从这些作品中，可以感受到他们在建筑创作设计实践过程中所付出的辛勤劳动和不懈努力。

他们的作品首先是理性的，妥善地解决了各种复杂情况下的功能要求，满足了使用者的需求，他们的作品也是继承城市文脉的，他们能够从城市的整体环境考虑建筑作为构成元素所应具备的取向；他们的作品是富于时代感的，他们对于当代审美观的追求以及对各种新型材料运用的尝试使建筑作品深深地烙上了时代的印记；他们的作品是经典的，他们用创新但实际的手法表达了他们对建筑——作为人类的场所的客观认识并以扎实的专业功底使建筑达到了经久、耐看的美学意象。

作为晓冰学友在清华攻读研究生时的导师，我对晓冰学友非常了解。他为人宽厚、坦诚、热爱专业、刻苦学习。晓冰学友是以当年清华建筑系研究生入学考试总分第一名的成绩考取我的研究生的，在1985—1987年期间，他就提出了“要从人的需要出发来研究居住空间”的观点，他学习并借鉴国内外心理学、社会学、环境心理学、现代城市规划学和建筑空间学等方面的理论，较高质量地完成了他的硕士学位论文。毕业后，晓冰学友虽然不再从事理论研究，但当时打下的理论功底依然对他们的设计实践产生着影响，他们为房地产开发项目创作的工程设计基本体现了这些理论的指导。

毫无疑问，他们是这个时代中青年建筑师中的佼佼者，他们以坚强的意志、执

着的专业精神，仅用7年的时间，将CMAE打造成逾二百人规模的民营建筑设计企业，这体现了在日趋激烈的市场竞争环境下他们的设计作品所获得的认同和赞许。

衷心希望CMAE继续他们在建筑风格、工程技术、企业管理和市场经营方面的创新和探索，为我国人居环境的建设，为建筑师执业和创作环境的建设闯出一条新路子。

李德雄

(清华大学建筑学院教授 李德雄)



I was delighted to hear from phone of my former student Mao Xiao Bing that a book CMAE is to be published.

The book CMAE documents the works undertaken by the Architects - Mao Xiao Bing, Jin Yi Qun, Zhong Bing, Wang Yi Ming, Kan Zhong Yan and their associates, demonstrating the hard work and solid endeavor that they devote to their craft.

We see in the many works of CMAE an essentially rational design approach, effectively mastering the complicated technical and design issues of each project and demonstrably meeting the needs and aspirations of their client's and their eventual end users - the residents. Their completed projects form a coherent part of the ongoing narrative of the new city of Shenzhen and manage to simultaneously stimulate and integrate into the overall planning fabric of the urban environment.

Their innovative works will clearly mark their era by their courageous use of modern materials and construction techniques, however the projects will always reflect a well considered and balanced design approach with grace and style.

At a detail level, CMAE employ a design technique that engages sustainable ecological initiatives, practical constructability, innovative material use which combines with a clear understanding of Architecture and of humanbeing's place in the environment.

In essence, this talented group manage to craft very desirable, sensitive and extremely habitable places for humans to live work and play in harmony with the environment.

As a tutor for Mao Xiao Bing during his postgraduate studies at Tsinghua University, I know him well; he is kind, honest, hardworking and passionate about Architecture and design.

His commitment to education and design rewarded him with the highest examination score in his post graduate studies.

Mao's 1985-1987 post graduate thesis research into studying the 'Residential Space for Human Needs' enriched him with a wide understanding of the history and contemporary theories of Psychology, Sociology, Environmental Psychology and their practical effect on contemporary Urban Planning and the Design of Architectural Spaces in both China and abroad. The impact of this far ranging post graduate research is clearly evident in the built work of CMAE.

I am in no doubt that these few men are some of the most outstanding young Architects at their age. Their strong will and persistent professional spirit has grown their small design practice into a corporate success story with over 200 staffs in just seven short years. This strong growth is also a clear indicator of their formidable design skills and marketing prowess in a competitive business environment.

I congratulate CMAE on their achievements to date and wish them well in continuing their creative exploration and development of Architectural design, innovative engineering techniques, business management and successful marketing to forge a new era in design.

With CMAE I look forward to an exciting time for the construction of the built environment in China.

Li De Yao

Professor - Architecture School of Tsinghua University

# 前言 PREFACE

《城脉设计》在深圳市城脉建筑设计有限公司(CMAE)成立7周年之际终于面世。

感谢所有CMAE客户,所有在CMAE工作和曾经工作过的员工,所有支持和帮助过CMAE成长的专家、同行和行政部门官员,没有他们,CMAE既没有参与书中编录的工程项目建设的机会也没有能使大多数项目设计得以实现的可能。

CMAE是一个商业性的建筑工程综合甲级设计公司,今后仍将以商业性开发工程设计作为CMAE的主业。选择这样的道路是现实的,因为我们的国家正在进行的大规模基本建设中,商业性的开发已成为城市建设开发的主流。选择这样的道路是无奈的,没有官方的背景也没有强大的实业机构支持,我们惟有以自身的实力去争取开发商的信任,有时还不得不有限度地适应其偏好;选择这样的道路也是快乐的,我们有机会与各种文化和经济背景的客户成为彼此信赖的真诚朋友。使我们的专业技能成为他们成功道路上的基石。

在选择本集收录作品时,我们感到了困难,因为我们无法提供给读者我们自身

满意的作品。作为商业性的设计公司,在设计商业性开发项目时,我们往往不得不放弃很多专业方面的追求,而更多的是寻求一种平衡以取得城市、市民、使用者、开发商、建筑师、工程师多方共赢的结局。因此,我们的作品肯定不是完美的,但我们可以自豪地说我们绝大多数作品是取得了共赢的圆满结果的。

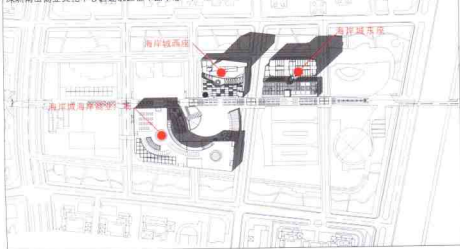
我们暂不想对这些作品作出自我评价和理论总结,因为在各种限制条件下,作为一个志在建立民族品牌的商业性建筑设计公司,我们要走的路还很长。

吴良镛院士教导我们:今后要在加强理论与实践的结合及形成创作风格个性方面多加探索。这正是我们努力的方向,如果有这样的机会,以我们现有的人才、经济、技术条件,我们是不会让大家失望的。

我们愿意倾听各界对这些作品的反应,无论是共鸣还是批判,它们都将是激励和鞭策我们的动力,请通过我们的网站[www.cmae.cn](http://www.cmae.cn)留下宝贵意见或与我们联系。

深圳市城脉建筑设计有限公司

深圳南山商业文化中心建筑区位平面示意



CMAE is the celebration of seven years of exciting, hard and rewarding work for our company Citymark Architects and Engineers Ltd.Co (CMAE).

We owe special thanks to our clients, past and current staff, specialist consultants, government administrative officials and our professional colleagues who have given us so much encouragement and loyal support over the past years. Without their help and dedication along the way we would not be the success that we are today.

CMAE is an A-Grade Architectural and Engineering Design Company, with a core business in the design and management of premium quality large scale property developments throughout China.

Our success is due to an ongoing commitment to always achieve the best result for all stakeholders in a project. The essence of a successful development is one which can properly address and balance the competing and often conflicting interests of all involved: the government, city planners, clients, residents, Architects, engineers and the general public. It is our role to carefully evaluate both the real needs and the creative aspirations of all involved stakeholders and to synthesize an innovative and productive balance to best meet the requirements of all.

The end result is always a careful equilibrium; we continually strive to ensure that our projects represent not as simply an easy achieved compromise, but the optimum solution for all involved.

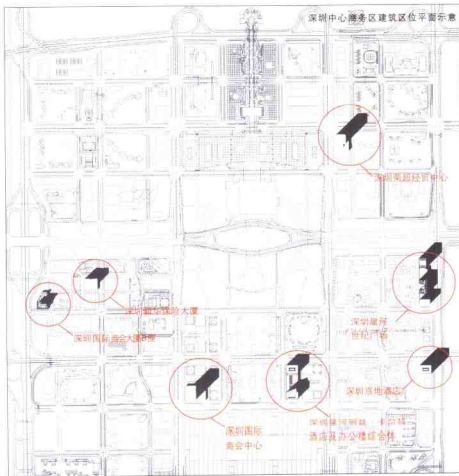
As a company, we see the design and development process as a collaboration between equals, where all stakeholders in a project have an important view and voice in the debate.

The balance between theory and practice is an ongoing learning process and is constantly in flux, to this end we welcome all alternate viewpoints and see the need to continually explore both the practical and theoretical realms of design for us to grow and develop as a successful company.

At CMAE our commitment to our development partners is clear - we aim to simply commit the best of our technical and intellectual resources to each and every project, resulting in a specific and unique design solution to the complex issues inherent in a successful development.

In this book we have chosen a number of projects to represent the abilities of our company, it is not a comprehensive monologue and in any single aspect the projects are not perfect, however they do indicate what can be achieved by careful thought, a commitment to the values of our clients and the considered balancing of the views and aspirations of all stakeholders to achieve a successful development solution.

We welcome your views and invite you to contact us at [www.cmae.cn](http://www.cmae.cn) <<http://www.cmae.cn>>



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Shenzhen Gelanqingtian Apartment  
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Shenzhen Tianjiao Garden  
Shenzhen Milano Apartment  
Shenzhen Spring Four Seasons Garden  
Shenzhen Galaxy · Danti

# THE SQUARE

THE  
SQUARE  
OF  
THE  
CIRCLE



办公及办  
公综合体  
建 筑

Offices and Office Complexes

# 深圳国际商会中心 Shenzhen International Chamber Centre

建设地点：深圳市中心商务区（CBD）

总用地面积：6192m<sup>2</sup>

总建筑面积：134081.38m<sup>2</sup>

建筑容积率：11.0

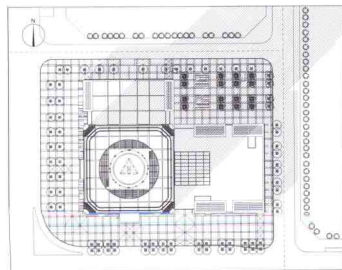
设计时间：2002.06

竣工时间：2004.10

开发商：深圳市深地房地产开发有限公司

深圳国际商会中心位于深圳中心商务区（CBD）南区，毗邻深圳国际会展中心。建筑高度216m，是深圳中心区目前已建成的最高建筑。建筑造型设计严格遵循德国欧博迈亚公司所做的中心区城市设计。通过简洁的体块、面的处理形成一气呵成的建筑意象，塔楼四个面的造型则源自对风帆的意境概括，从而构成了本建筑在CBD中的地标地位；核心筒为流线合理、紧凑的十字形平面；结构采用内筒外框钢筋混凝土大小柱体系，十分利于办公区平面的划分。整个建筑的造价控制十分严格，而标志性的形象加上实用的布局使本建筑物的售价达到本区域的首高。

This 216 metre high tower, the tallest one in the South CBD of Shenzhen, is a simple sculptured building with four sides theme taken from the sail which symbolized its landmark position. The lift core is crisscross shaped. The structure of reinforced concrete core inside frame outside left flexibility for zoning in office. Despite of its strict cost restrain, the landmark image and practical solution has made it most expensive development to sell in the CBD.



0 50m





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