



LUMINA 2

星瀚广场

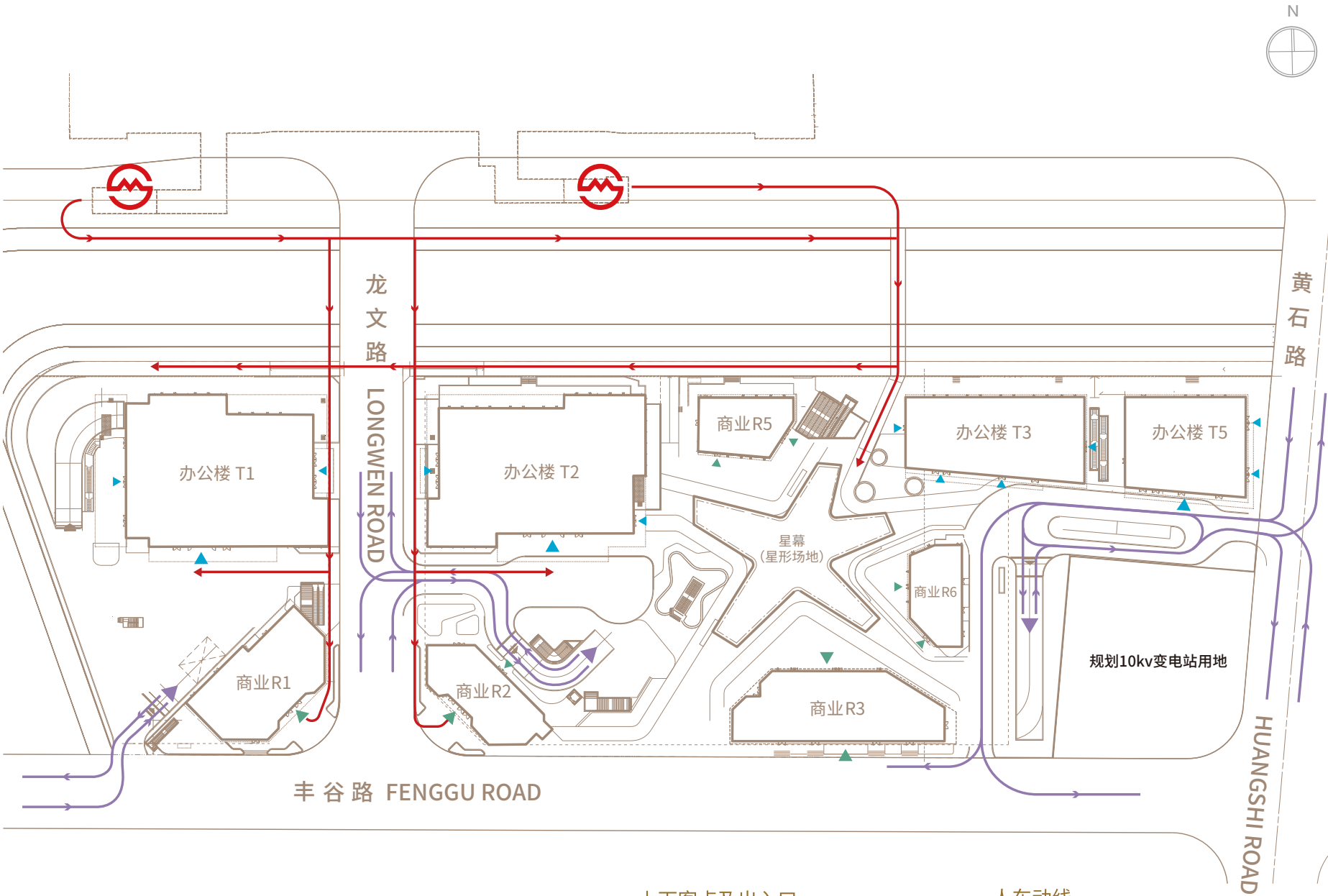
技术手册

TECHNICAL BOOK





项目总平面图  
MASTER LAYOUT PLAN



上下客点及出入口  
DROP OFF & ENTRANCE

- Office Entrance & Drop Off  
OFFICE ENTRANCE & DROP OFF
- Shopping Mall Entrance  
SHOPPING MALL ENTRANCE
- Car Park Entrance  
CAR PARK ENTRANCE

人车动线  
PEDESTRIAN & CAR CIRCULATION

- 人流动线 (地上)  
FOR PEDESTRIAN (ABOVE GROUND)
- 车流动线  
FOR CAR
- 地铁11号线  
龙耀路站 (1号出口)  
METRO LINE 11  
LONGYAO ROAD STATION (EXIT 1)

楼层平面图  
FLOOR PLAN

办公楼 OFFICE TOWER TI  
标准楼层 TYPICAL FLOOR

单层面积：1,993.87m²



非按比例绘制，只作方便识别之用。  
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY.



标准楼层平面图  
TYPICAL FLOOR PLAN

办公楼 OFFICE TOWER T2  
低区 LOW ZONE

单层面积：2,350.16m²



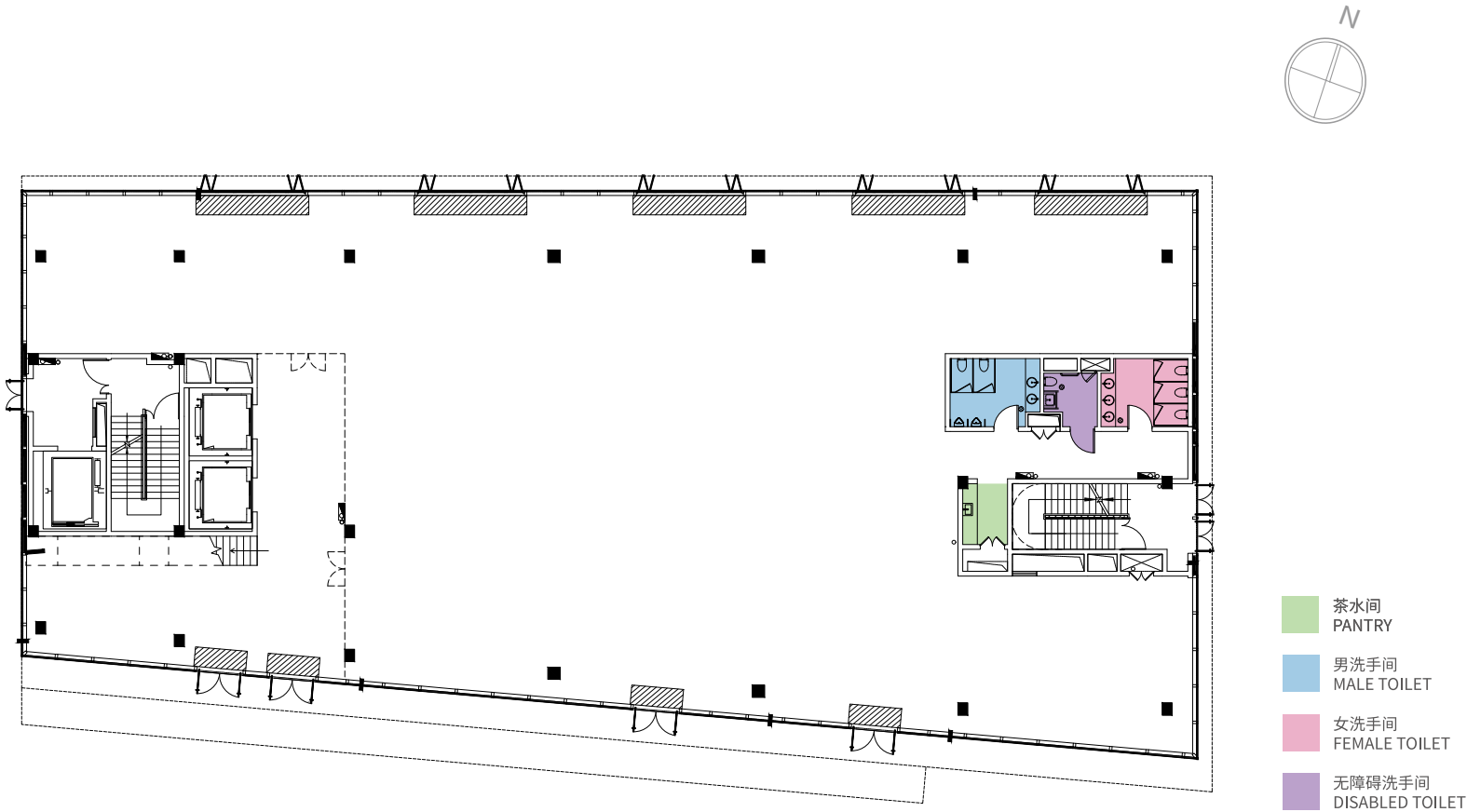
标准楼层平面图  
TYPICAL FLOOR PLAN

办公楼 OFFICE TOWER T2  
高区 HIGH ZONE

单层面积：2,350.16m²

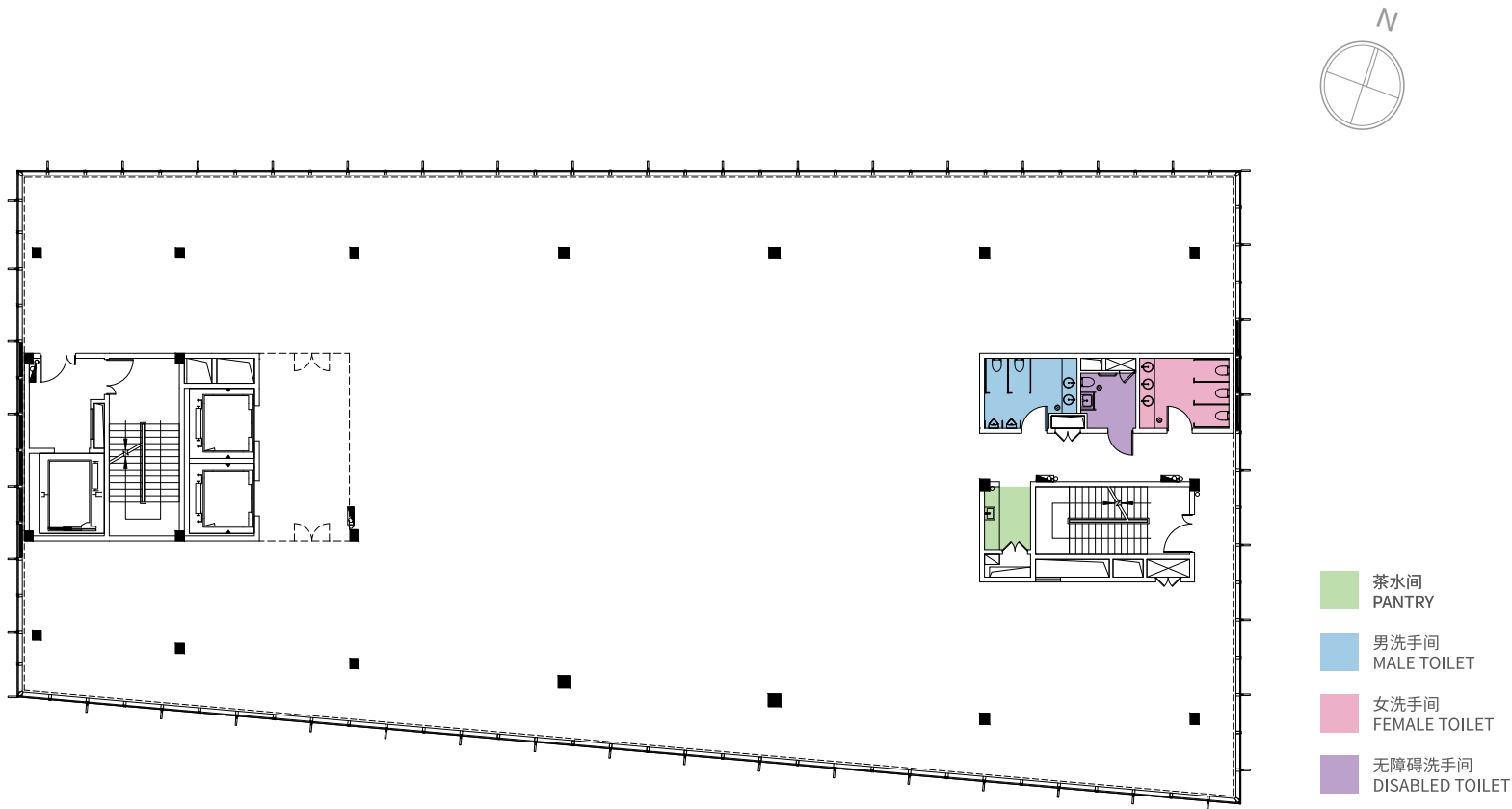


单层面积：1,134.20m²





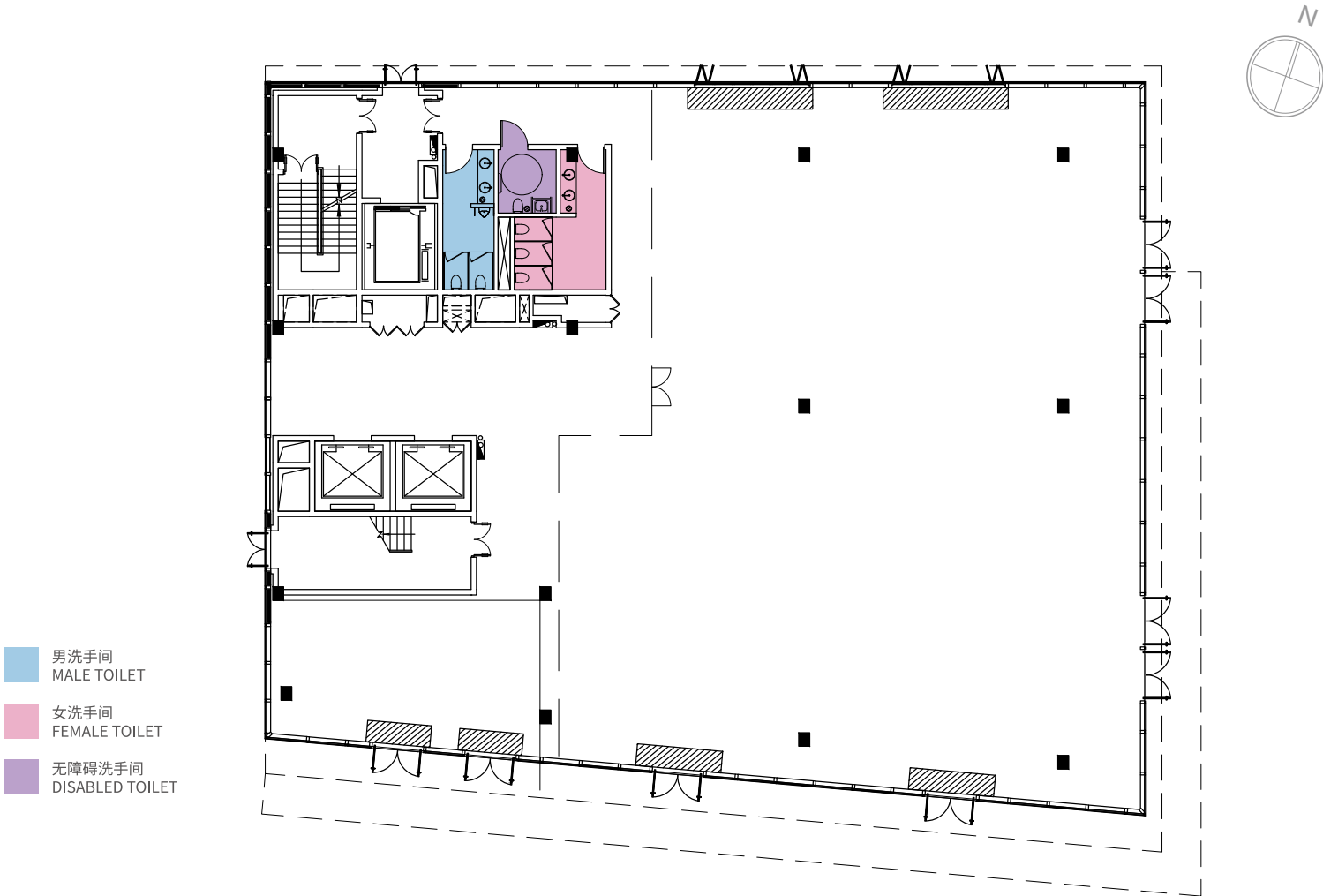
单层面积：1,134.20m<sup>2</sup>



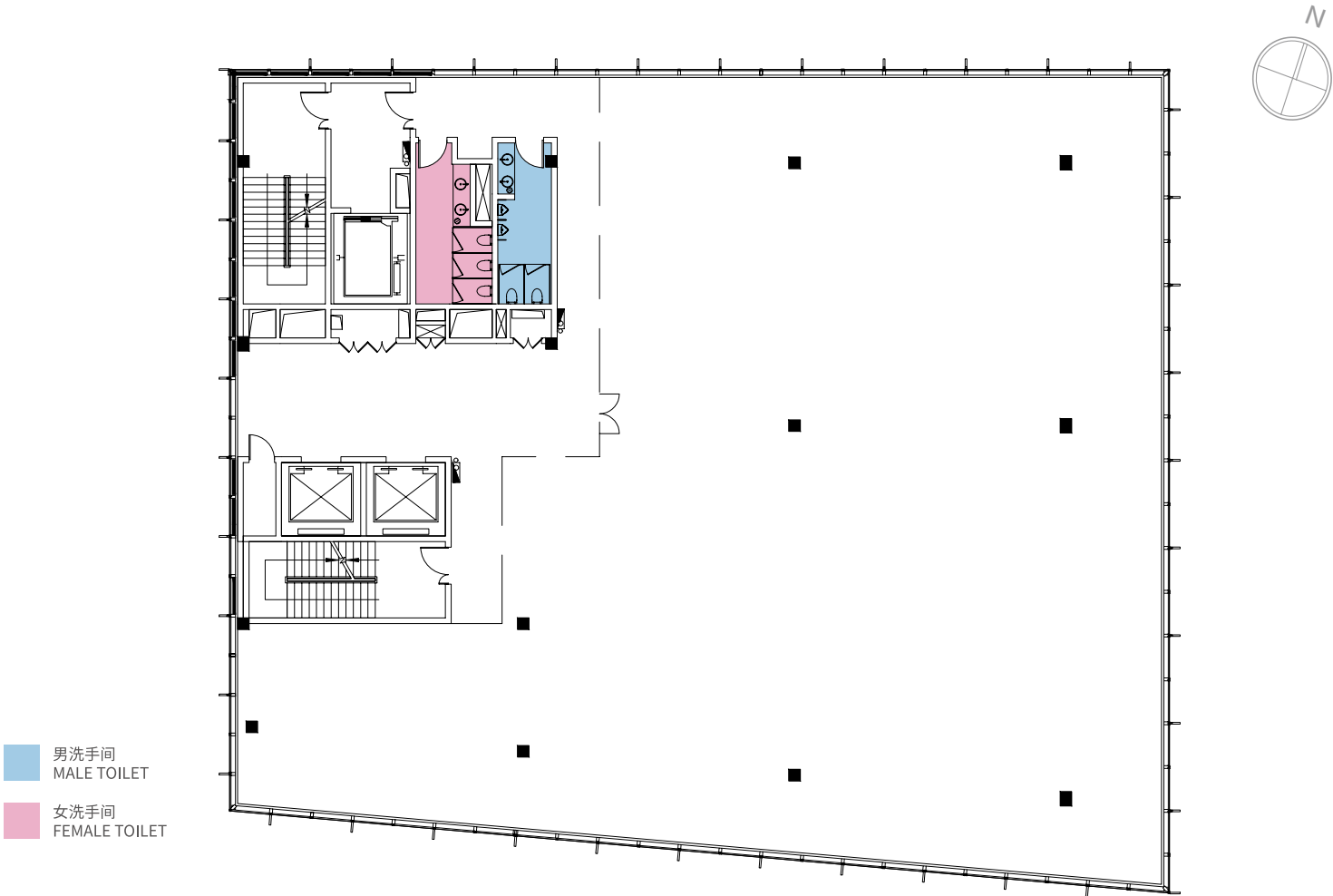
楼层平面图  
FLOOR PLAN

办公楼 OFFICE TOWER T5  
一层 1/F

单层面积：917.50m²



单层面积：917.50m<sup>2</sup>



项目规格

PROJECT SPECIFICATIONS

|                                     | T1                          | T2                                                           |
|-------------------------------------|-----------------------------|--------------------------------------------------------------|
| 建筑高度<br>Building Height             | 60m                         | 100m                                                         |
| 办公楼可出租总建筑面积<br>Office Area          | 约 Approx. 22,252m²          | 约 Approx. 48,368m²                                           |
| 总楼层数<br>Volumetric Plan             | 11层 Floors                  | 20层 Floors<br>低区Low zone: 2/F-10/F<br>高区High zone: 11/F-20/F |
| 标准楼层面积<br>Typical Office Floor Area | 1,993.87m²                  | 2,350.16m²                                                   |
| 室内天花净高<br>Clear Ceiling Height      | 3m                          |                                                              |
| 架空地台<br>Raised Floor System         | 150mm                       |                                                              |
| 楼板承重/荷载<br>Floor Loading            | 400 kg/m²                   |                                                              |
| 空调系统<br>Air Conditioning System     | 新风机组+风机盘管<br>PAU+FCU        |                                                              |
| 制冷/制热<br>Cooling & Heating Capacity | 134 W/m²   70 W/m²          | 129 W/m²   62 W/m²                                           |
| 新风量<br>Air-exchange Rate            | 30m³/小时/人<br>30m³/hr/person |                                                              |

项目规格

PROJECT SPECIFICATIONS

|                                      | T1                                                                                        | T2                                                                                                                                                          |
|--------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 电梯系统<br>Lift System                  | 共6部 6 lifts in total<br><br>客梯：<br>Passenger lift: 5<br><br>消防电梯：<br>Fire service lift: 1 | 共14部 14 lifts in total<br><br>低区：<br>Low zone: 5<br><br>高区：<br>High zone: 6<br><br>消防电梯：<br>Fire service lift: 1<br><br>停车场转换电梯：<br>Parking shuttle lift: 2 |
| 运行速度<br>Speed                        | 客梯 Passenger lift: 2.5m/s<br>消防电梯 Fire service lift: 2m/s                                 | 客梯 Passenger lift<br>低区 Low zone: 2.5m/s<br>高区 High zone: 3.5m/s<br>消防电梯 Fire service lift: 2.5m/s<br>停车场转换电梯 Parking shuttle lift: 1.5m/s                  |
| 停车位<br>Car Parking Space             | 184                                                                                       | 660 ( 含100个社会车位<br>included 100 social parking )                                                                                                            |
| 双回路供电系统<br>Dual Feeders Power Supply | 有<br>Yes                                                                                  |                                                                                                                                                             |
| 办公区域供电标准<br>Power Supply             | 100w/m²                                                                                   |                                                                                                                                                             |
| 备用电力/发电机<br>Emergency Generators     | 有<br>Yes                                                                                  |                                                                                                                                                             |
| 24小时冷冻水<br>24h Chilled Water System  | 有<br>Yes                                                                                  |                                                                                                                                                             |
| 智能保安闸机<br>Intelligent Security Gate  | 有<br>Yes                                                                                  |                                                                                                                                                             |



项目规格

PROJECT SPECIFICATIONS

|                                     | T3                                                                                          | T5                 |
|-------------------------------------|---------------------------------------------------------------------------------------------|--------------------|
| 建筑高度<br>Building Height             | 24m                                                                                         |                    |
| 办公楼可出租总建筑面积<br>Office Area          | 约 Approx. 5,541m²                                                                           | 约 Approx. 4,451m²  |
| 总楼层数<br>Volumetric Plan             | 5层 Floors                                                                                   |                    |
| 标准楼层面积<br>Typical Office Floor Area | 1,134.20m²                                                                                  | 917.50m²           |
| 室内天花净高<br>Clear Ceiling Height      | 2.9m                                                                                        |                    |
| 架空地台<br>Raised Floor System         | 150mm                                                                                       |                    |
| 楼板承重/荷载<br>Floor Loading            | 400 kg/m²                                                                                   |                    |
| 空调系统<br>Air Conditioning System     | 新风机组+风机盘管<br>PAU+FCU                                                                        |                    |
| 制冷/制热<br>Cooling & Heating Capacity | 150 W/m²   60 W/m²                                                                          | 129 W/m²   53 W/m² |
| 新风量<br>Air-exchange Rate            | 30m³/小时/人<br>30m³/hr/person                                                                 |                    |
| 电梯系统<br>Lift System                 | 共3部 3 lifts in total<br><br>客梯：<br>Passenger lifts: 2<br><br>消防电梯：<br>Fire service lifts: 1 |                    |

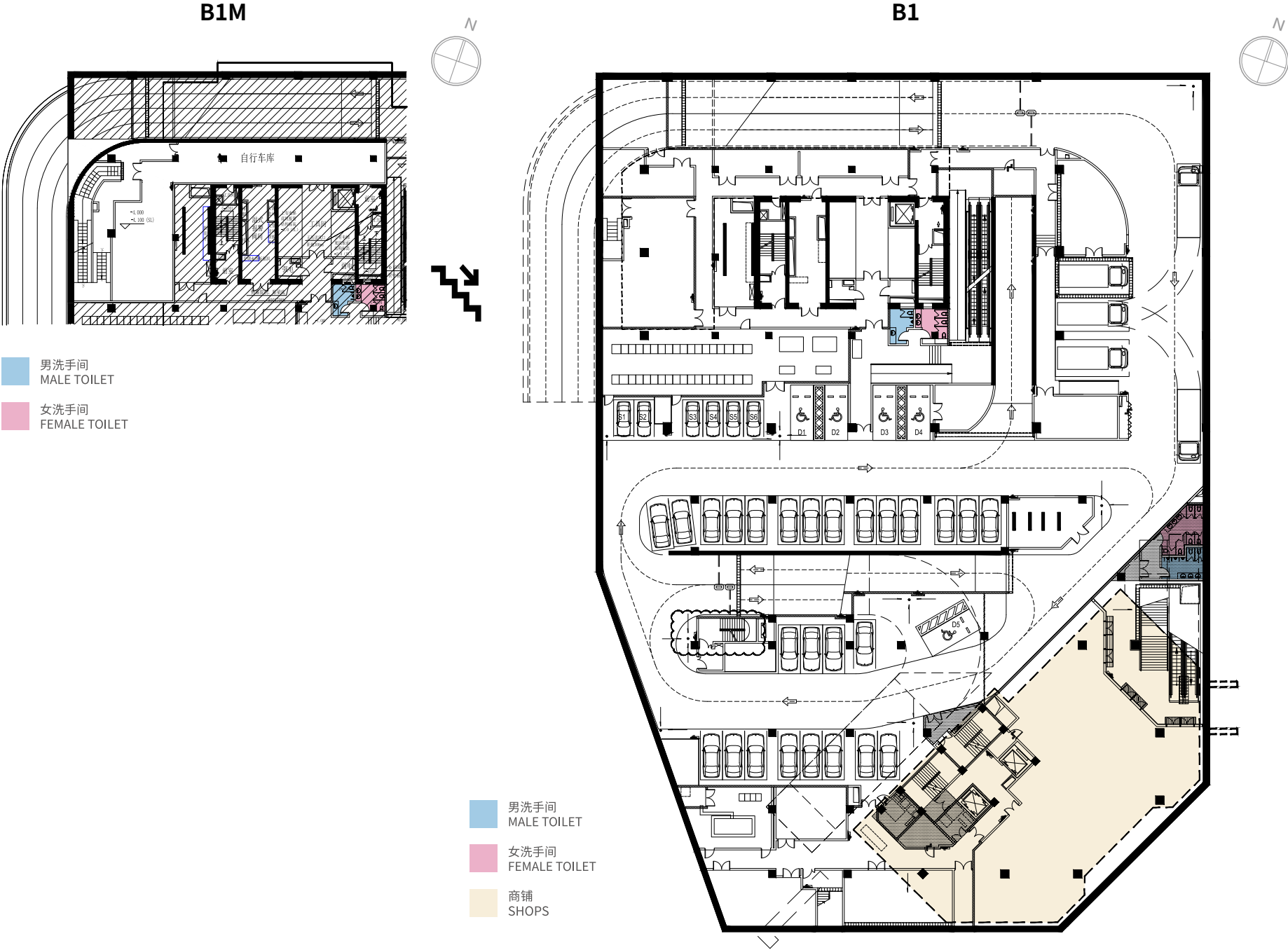
项目规格

PROJECT SPECIFICATIONS

|                                      | T3                                                          | T5 |
|--------------------------------------|-------------------------------------------------------------|----|
| 运行速度<br>Speed                        | 客梯 Passenger lift: 1.5m/s<br>消防电梯 Fire service lift: 1.5m/s |    |
| 停车位<br>Car Parking Space             | 660 ( 含100个社会车位<br>included 100 social parking )            |    |
| 双回路供电系统<br>Dual Feeders Power Supply | 有<br>Yes                                                    |    |
| 办公区域供电标准<br>Power Supply             | 90w/m²                                                      |    |

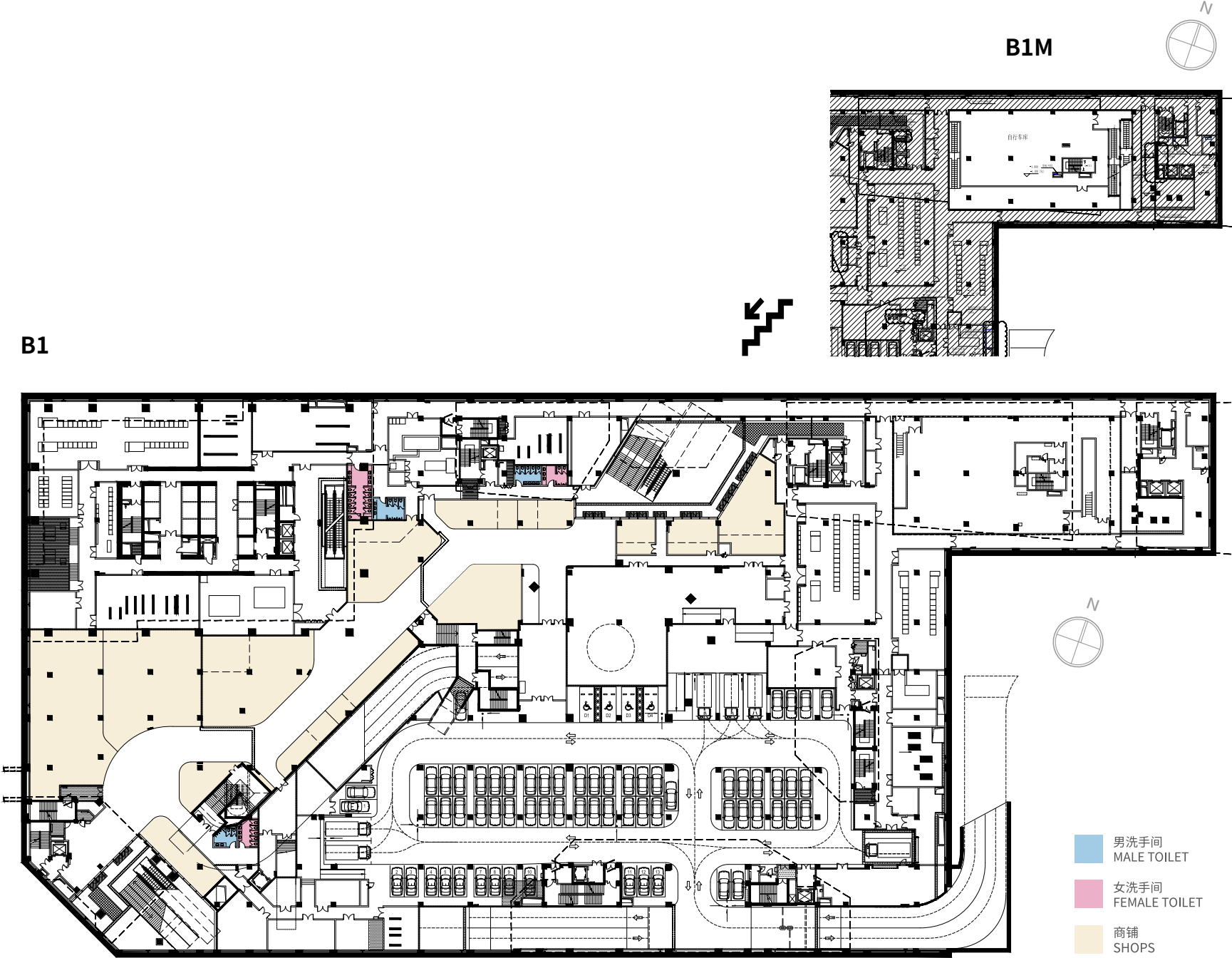
# 地下一层及地下一夹层平面图

BI/BIM FLOOR PLAN

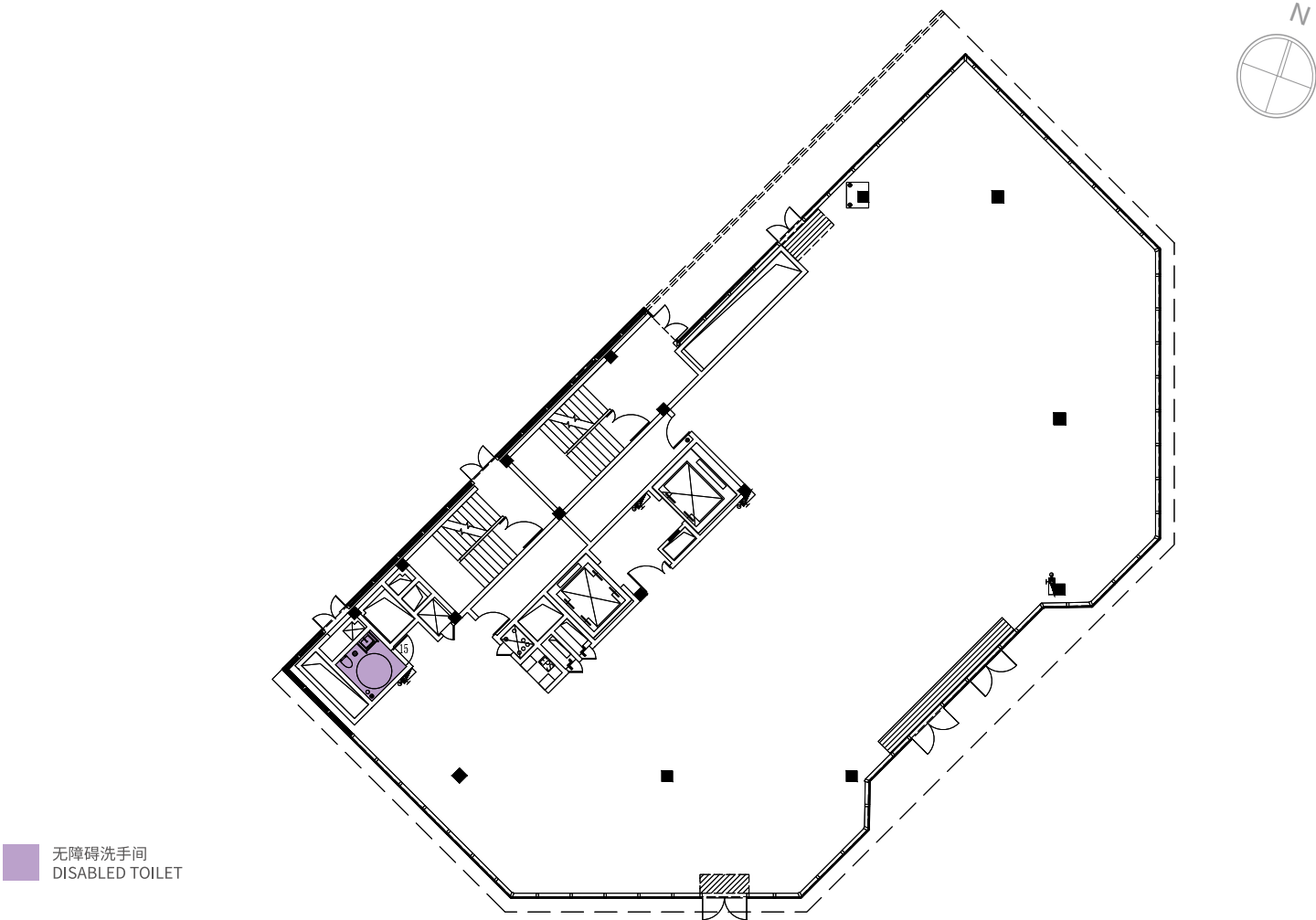


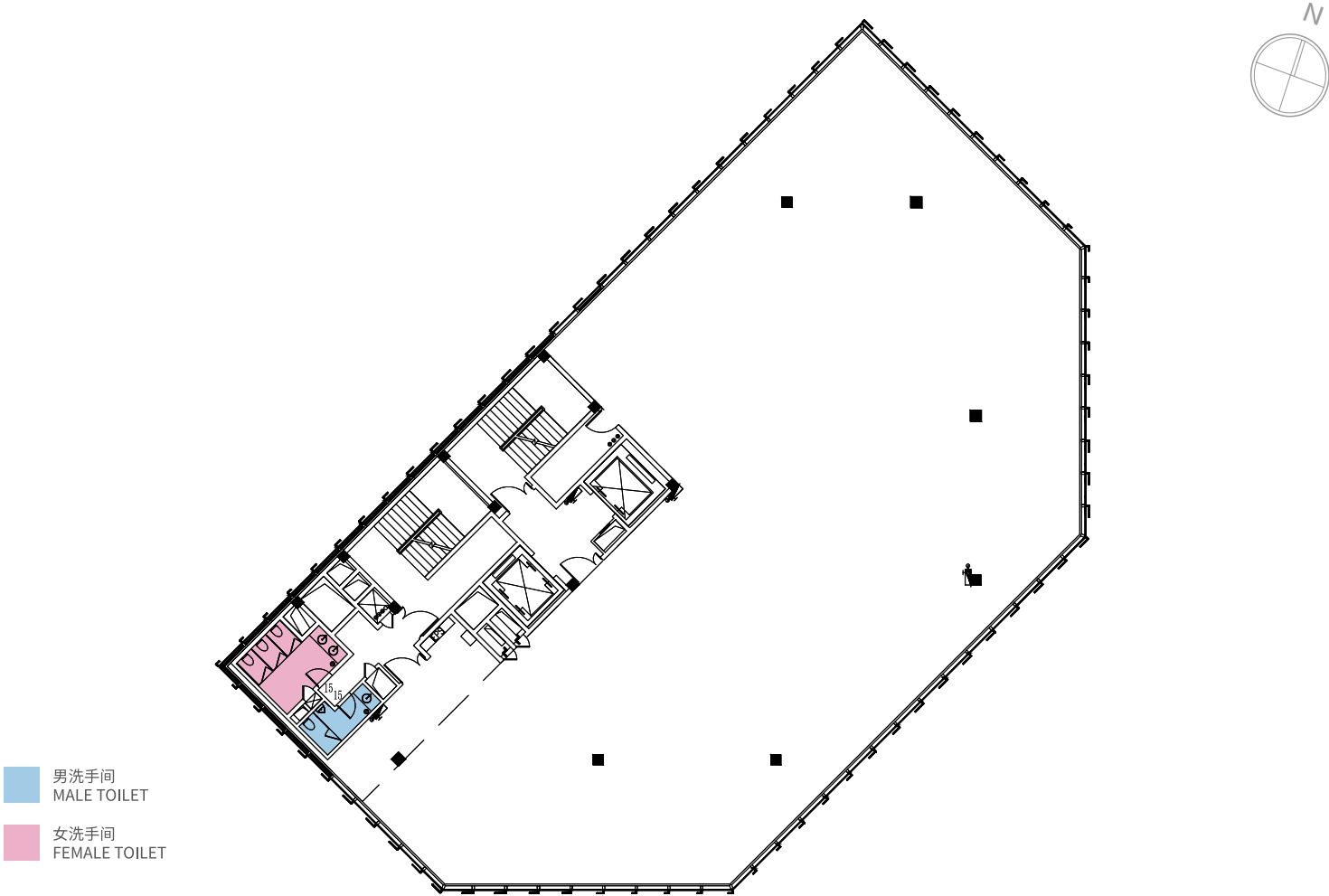
地下一层及地下一夹层平面图

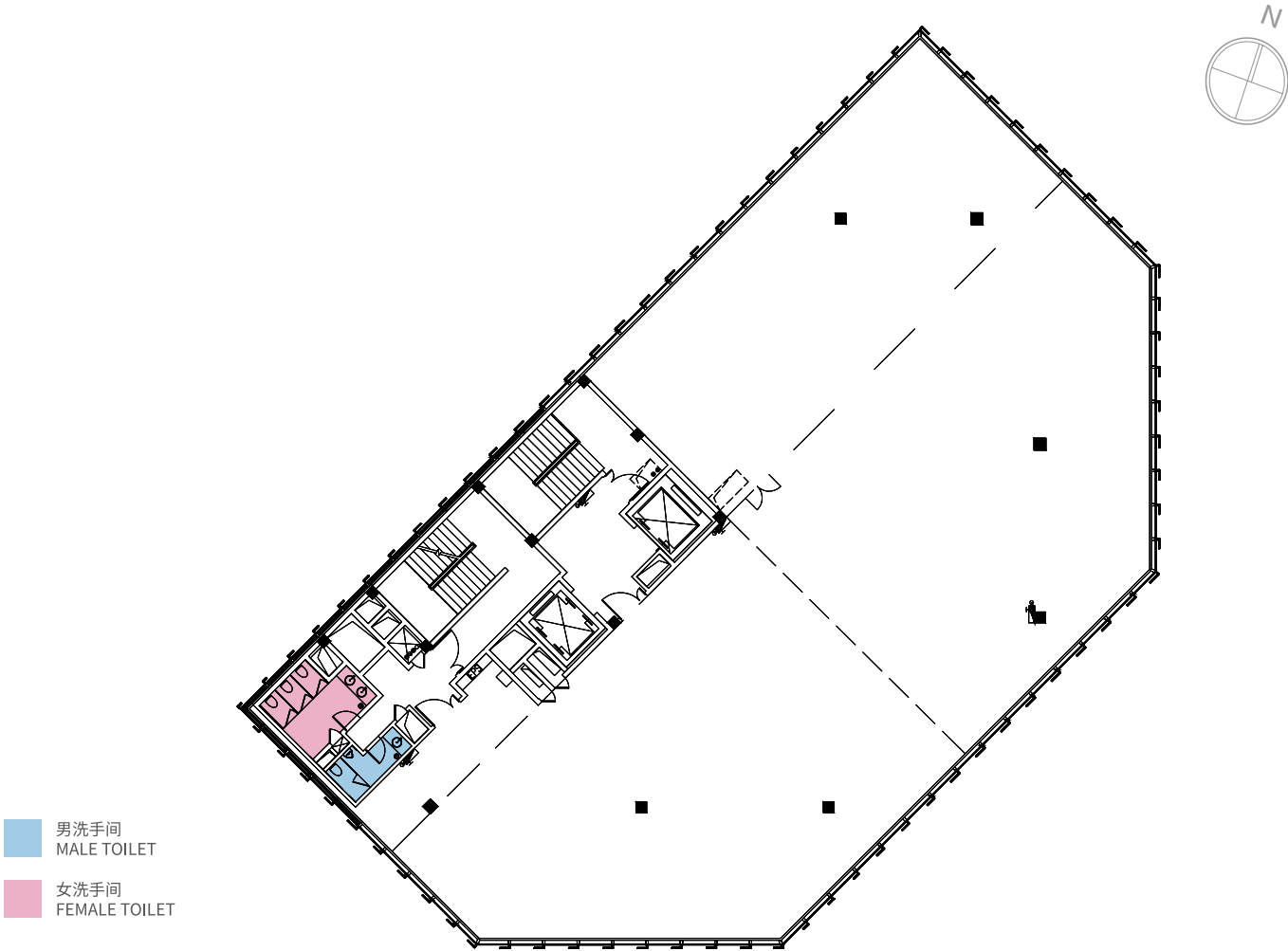
BI/BIM FLOOR PLAN



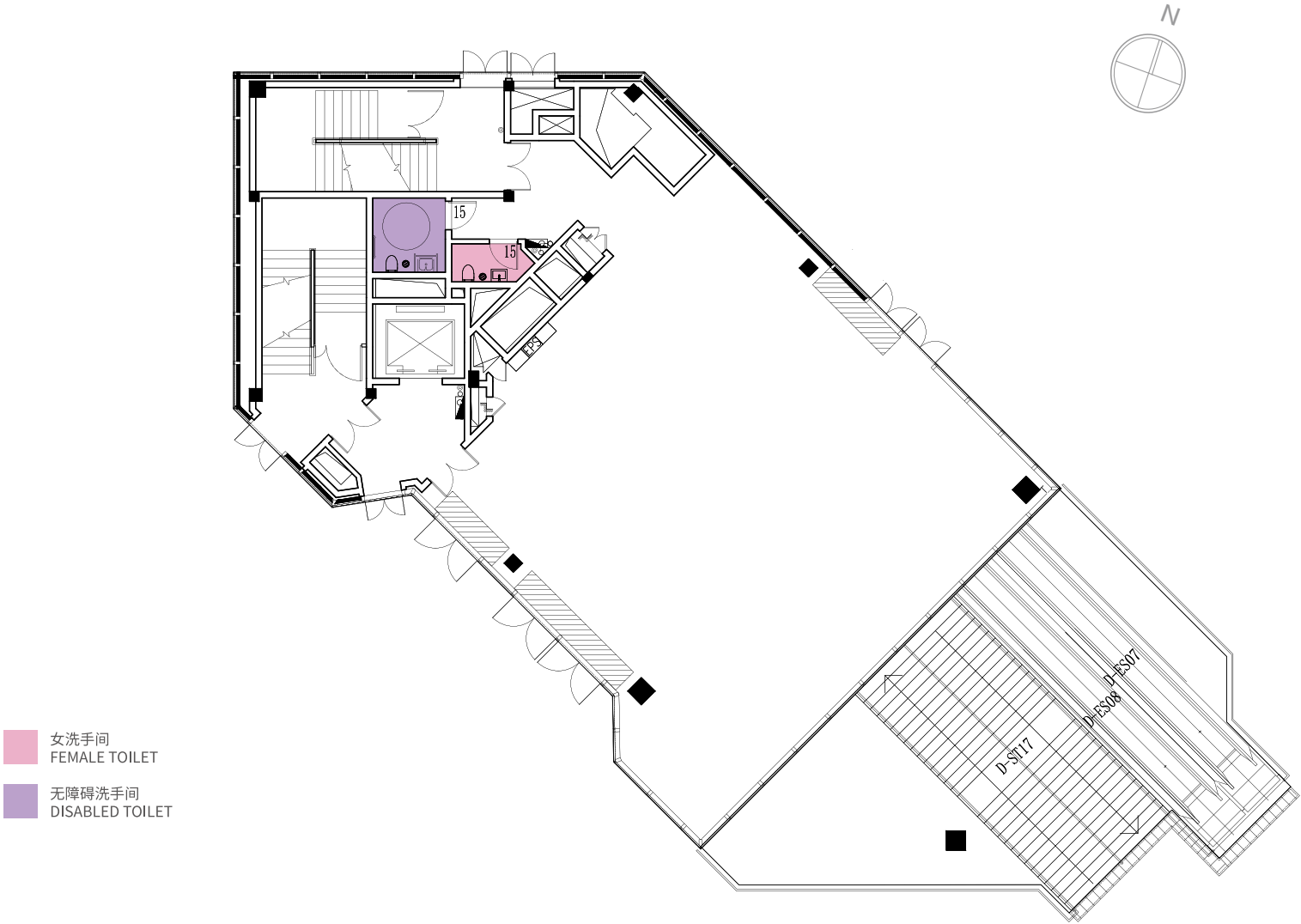
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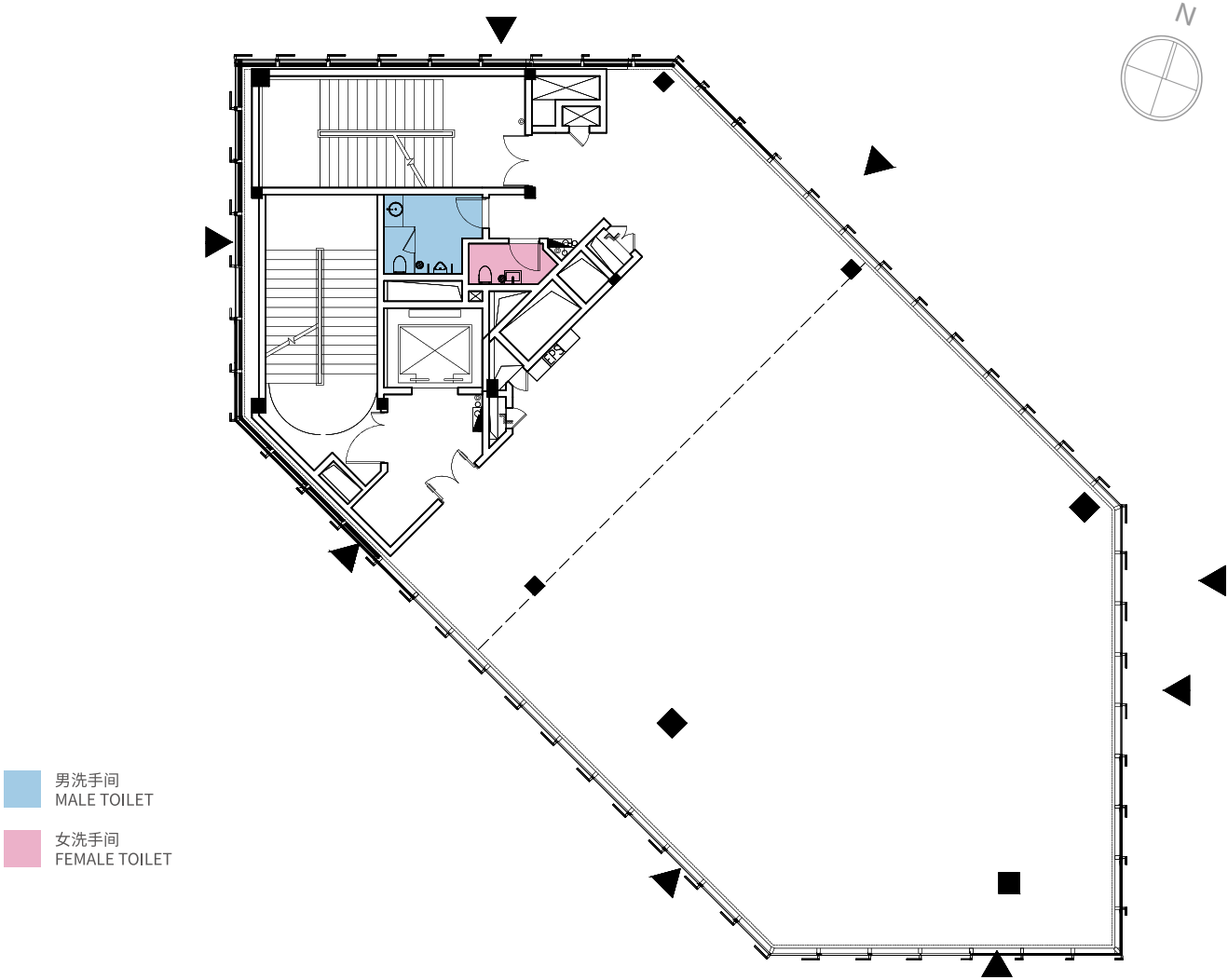


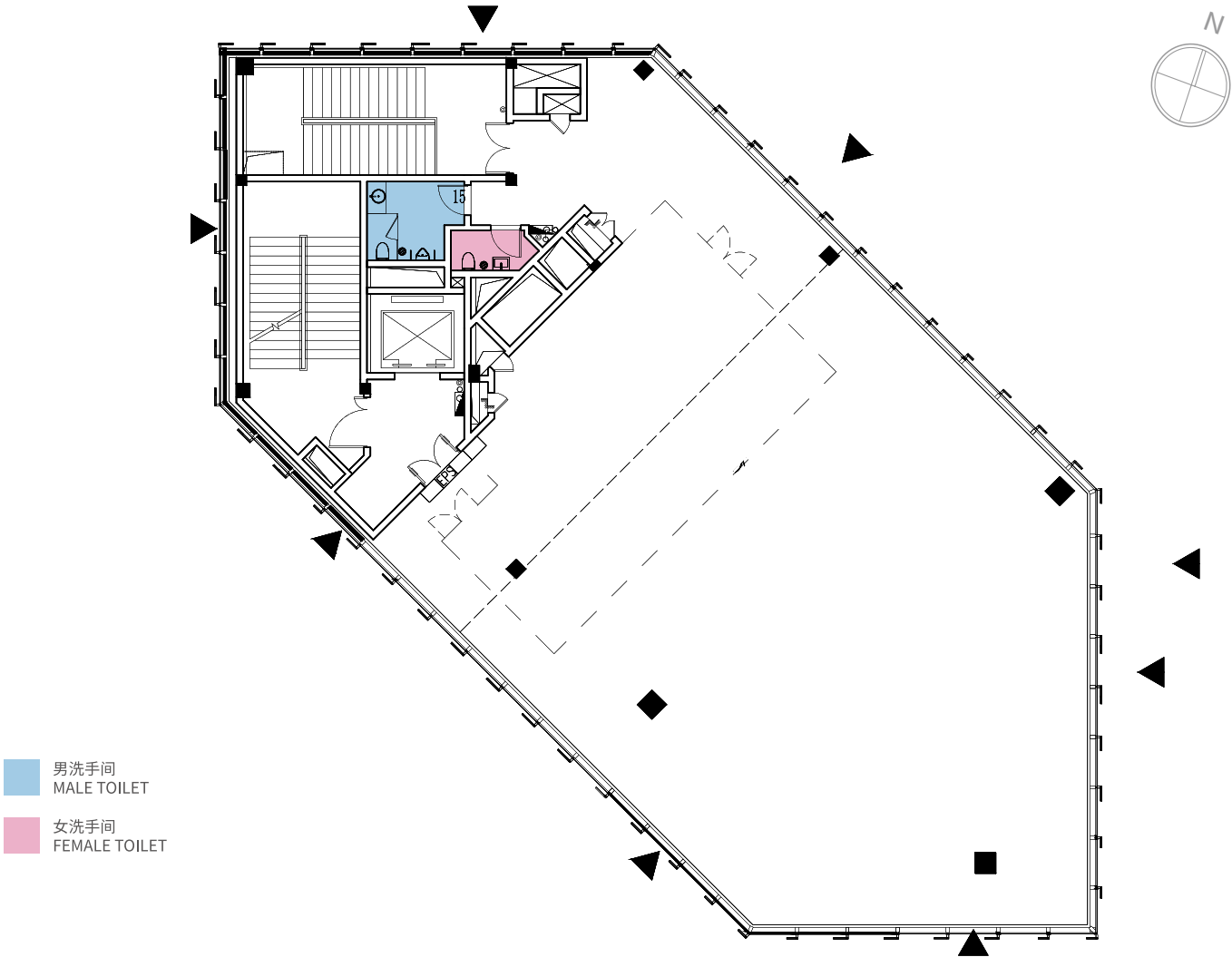


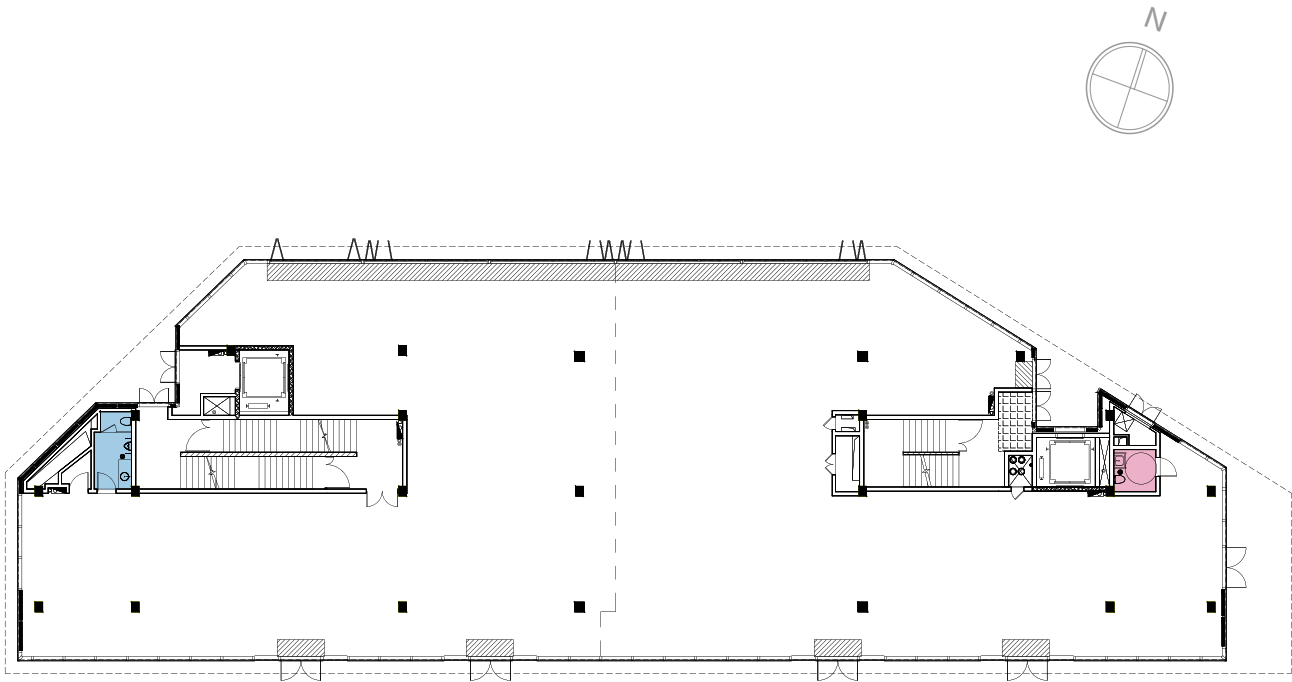




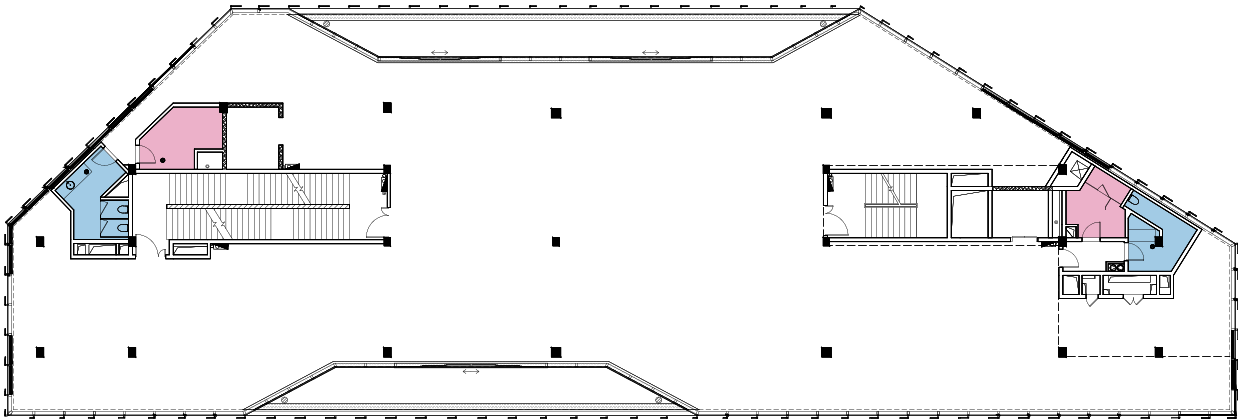




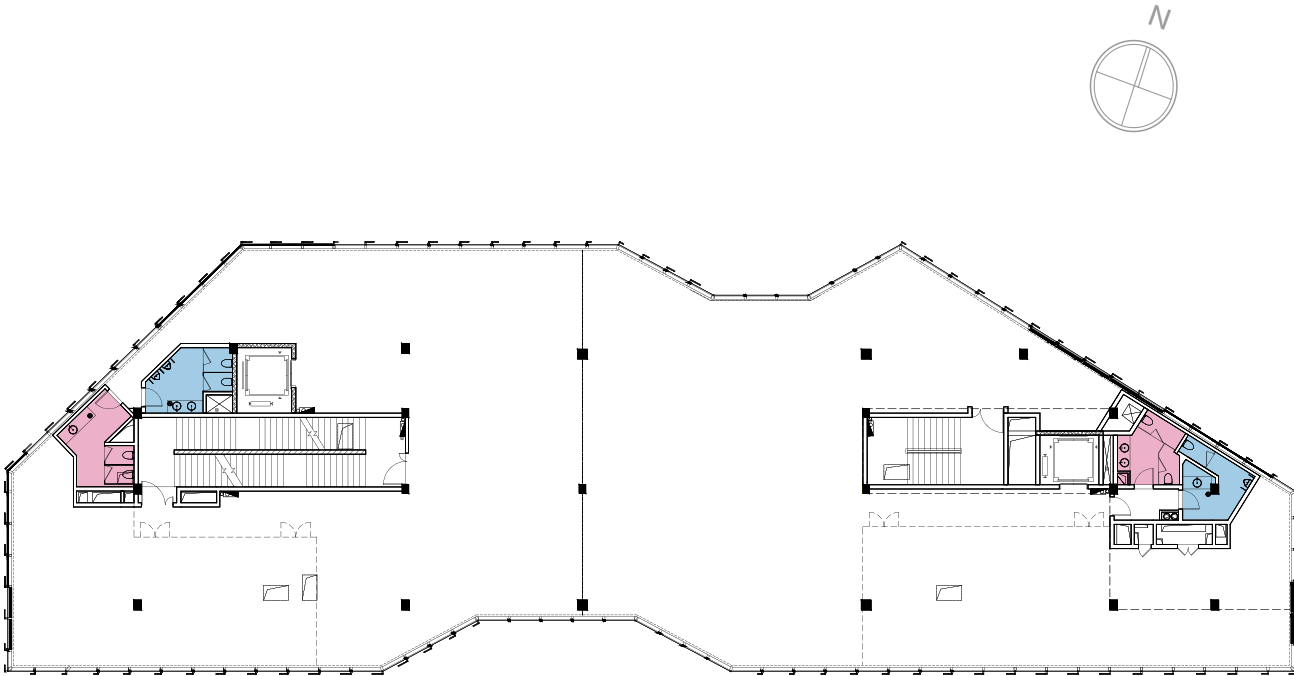




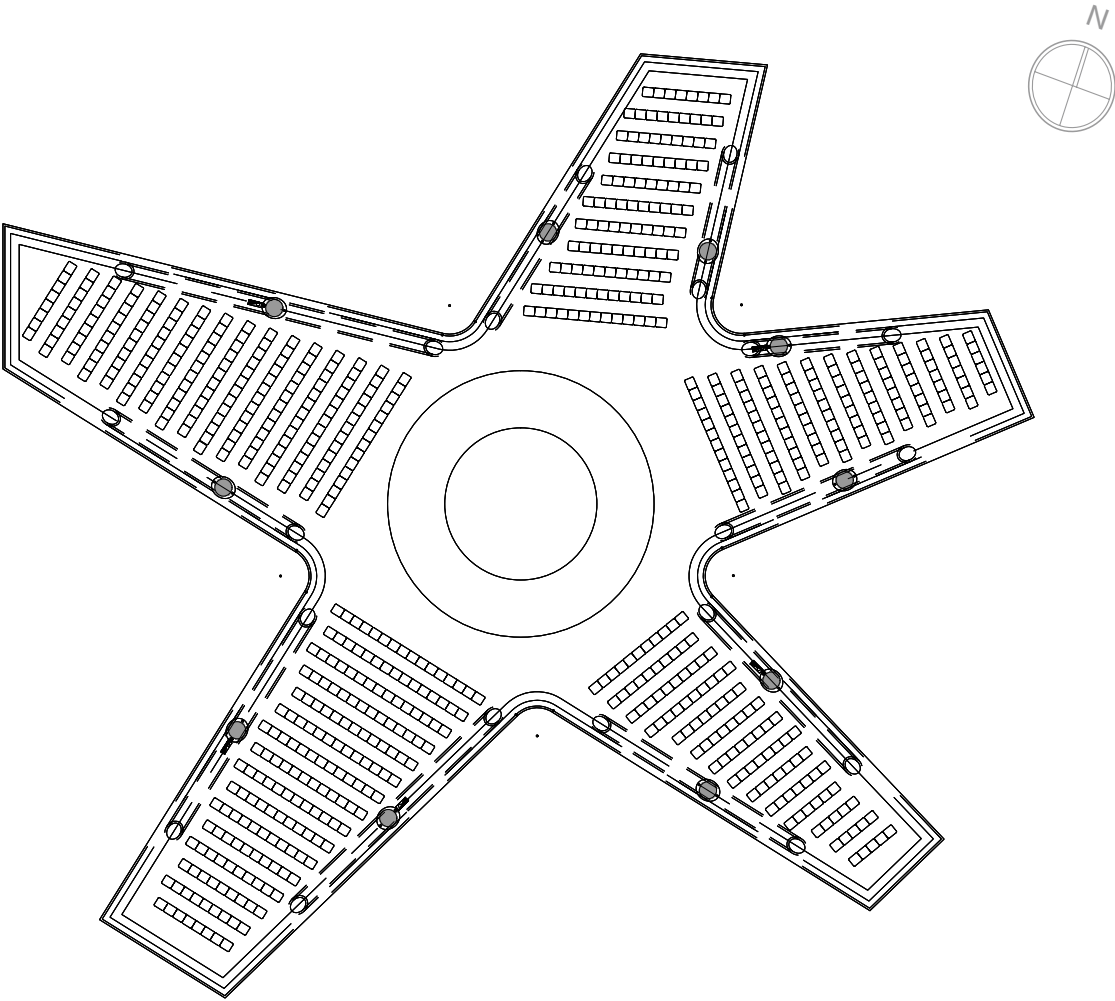
- 男洗手间  
MALE TOILET
- 女洗手间  
FEMALE TOILET

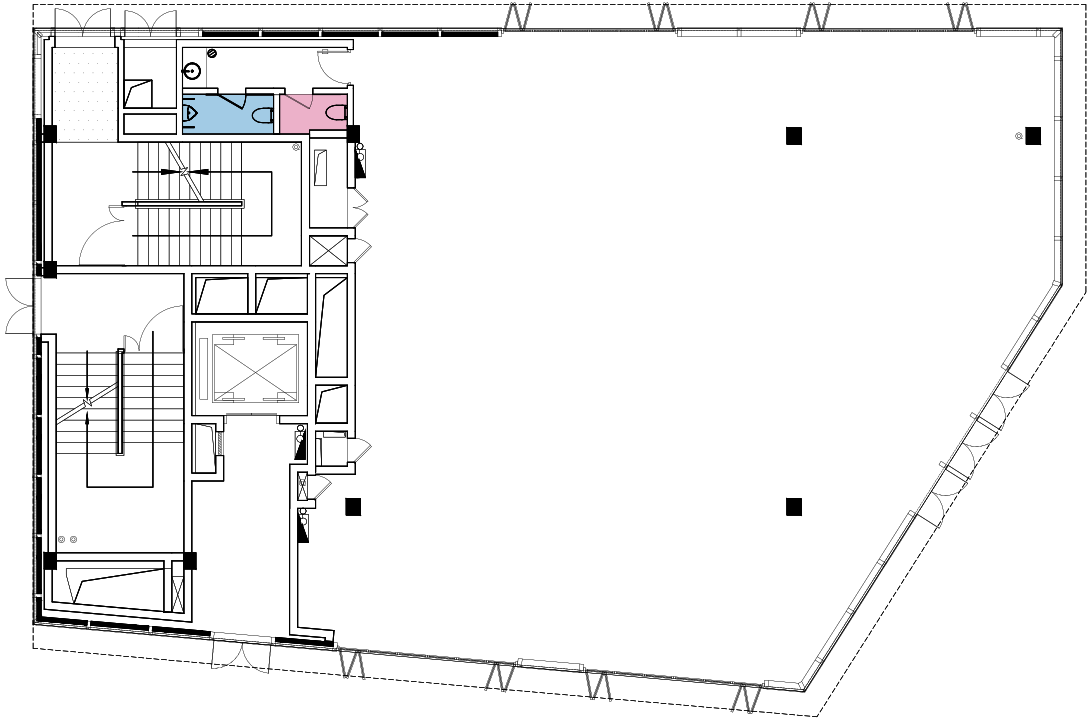


- 男洗手间  
MALE TOILET
- 女洗手间  
FEMALE TOILET



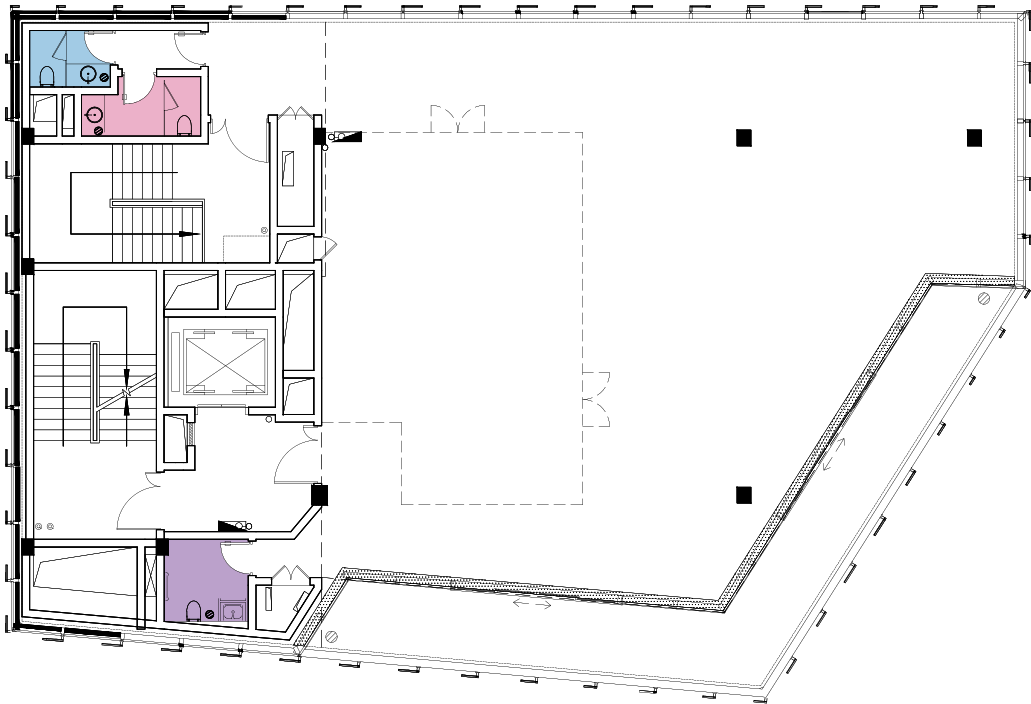
- 男洗手间  
MALE TOILET
- 女洗手间  
FEMALE TOILET



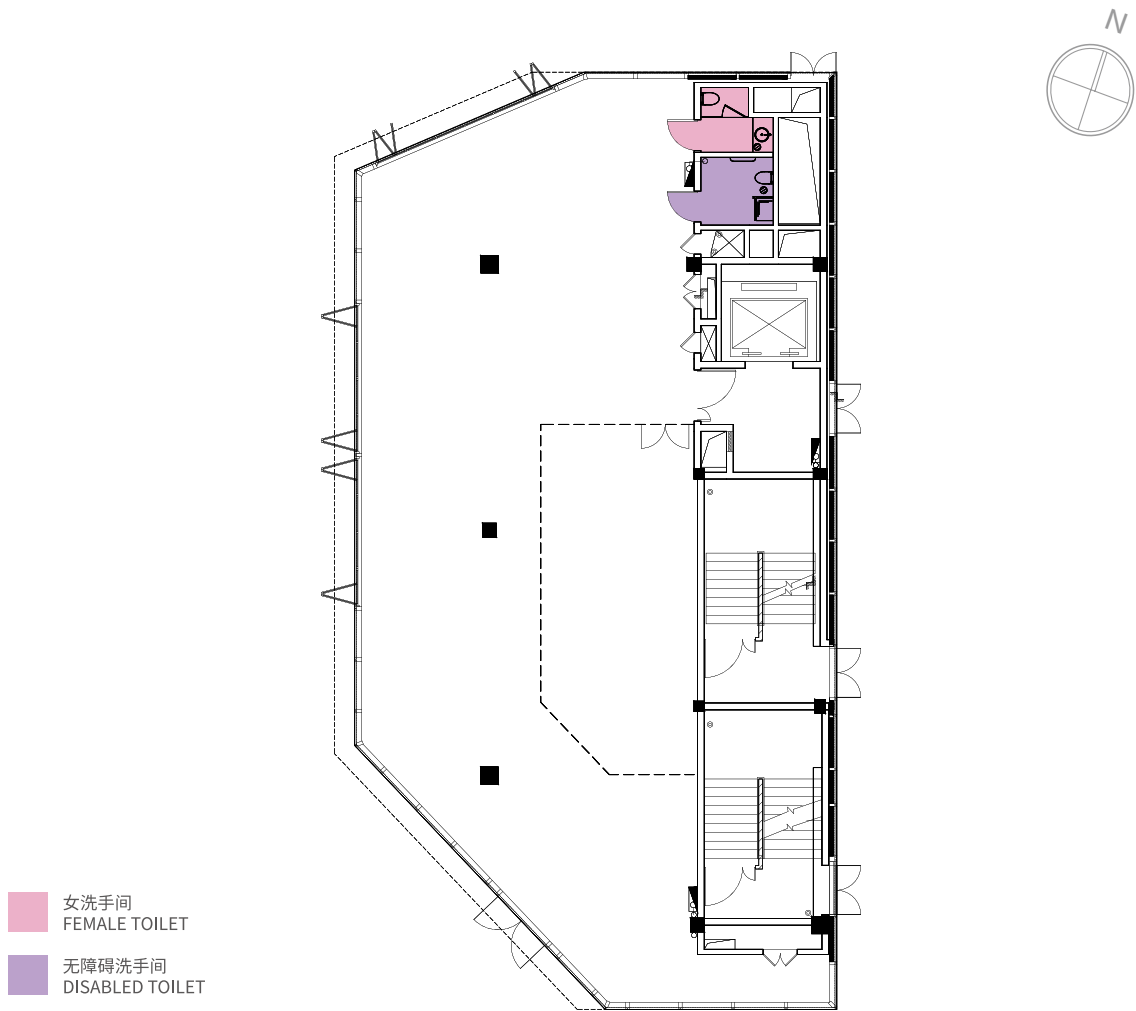


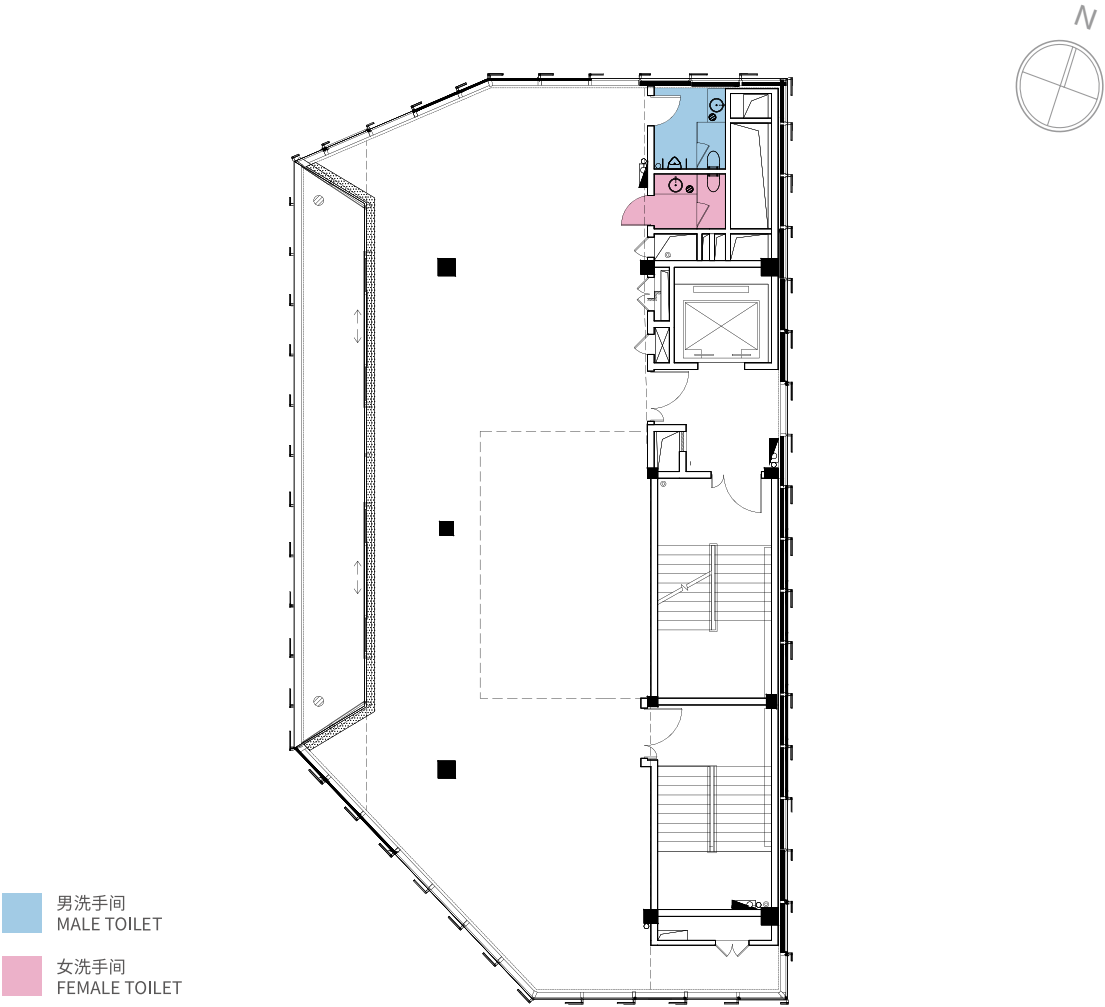
- 男洗手间  
MALE TOILET
- 女洗手间  
FEMALE TOILET





- 男洗手间  
MALE TOILET
- 女洗手间  
FEMALE TOILET
- 无障碍洗手间  
DISABLED TOILET





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