

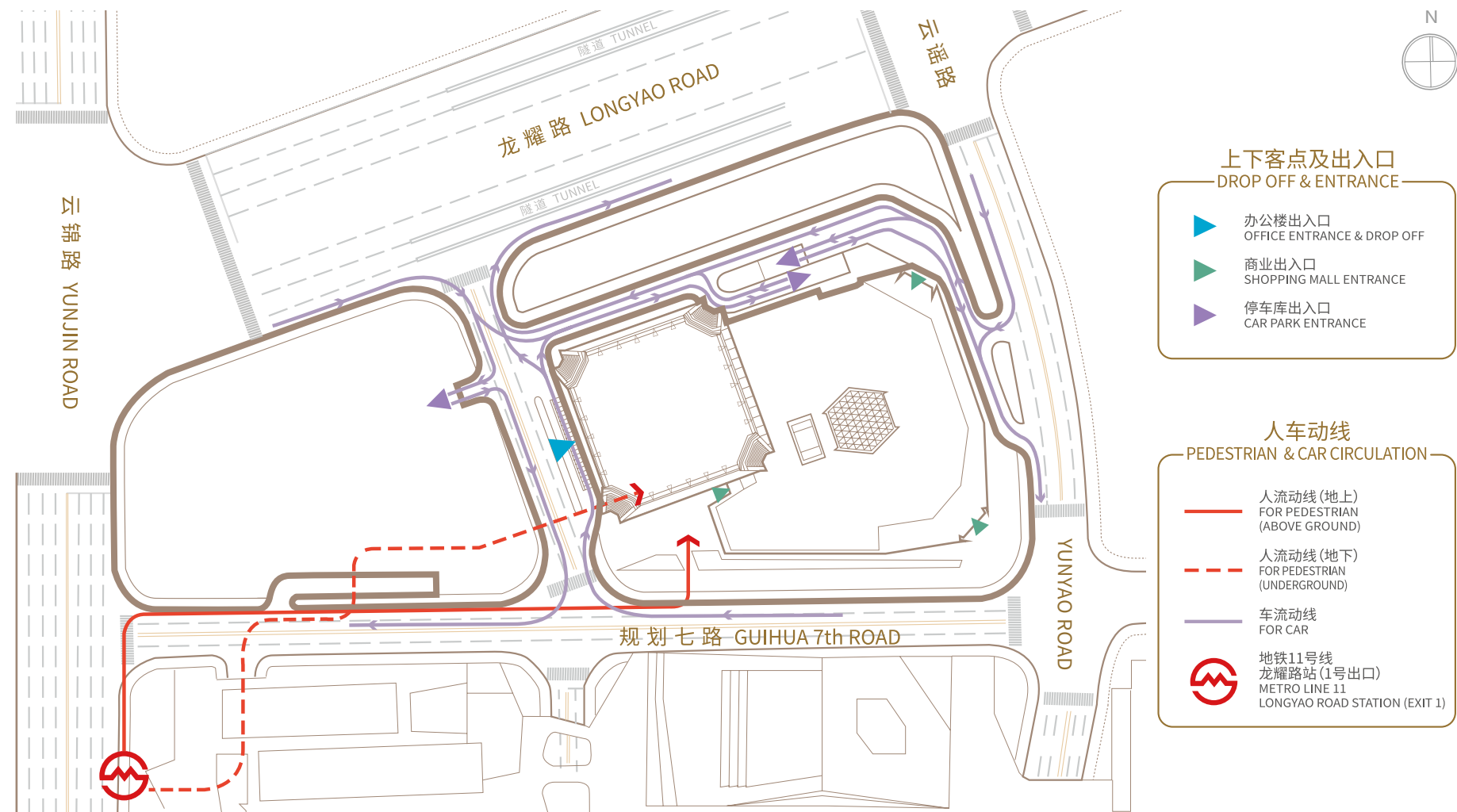


LUMINA

星扬西岸中心

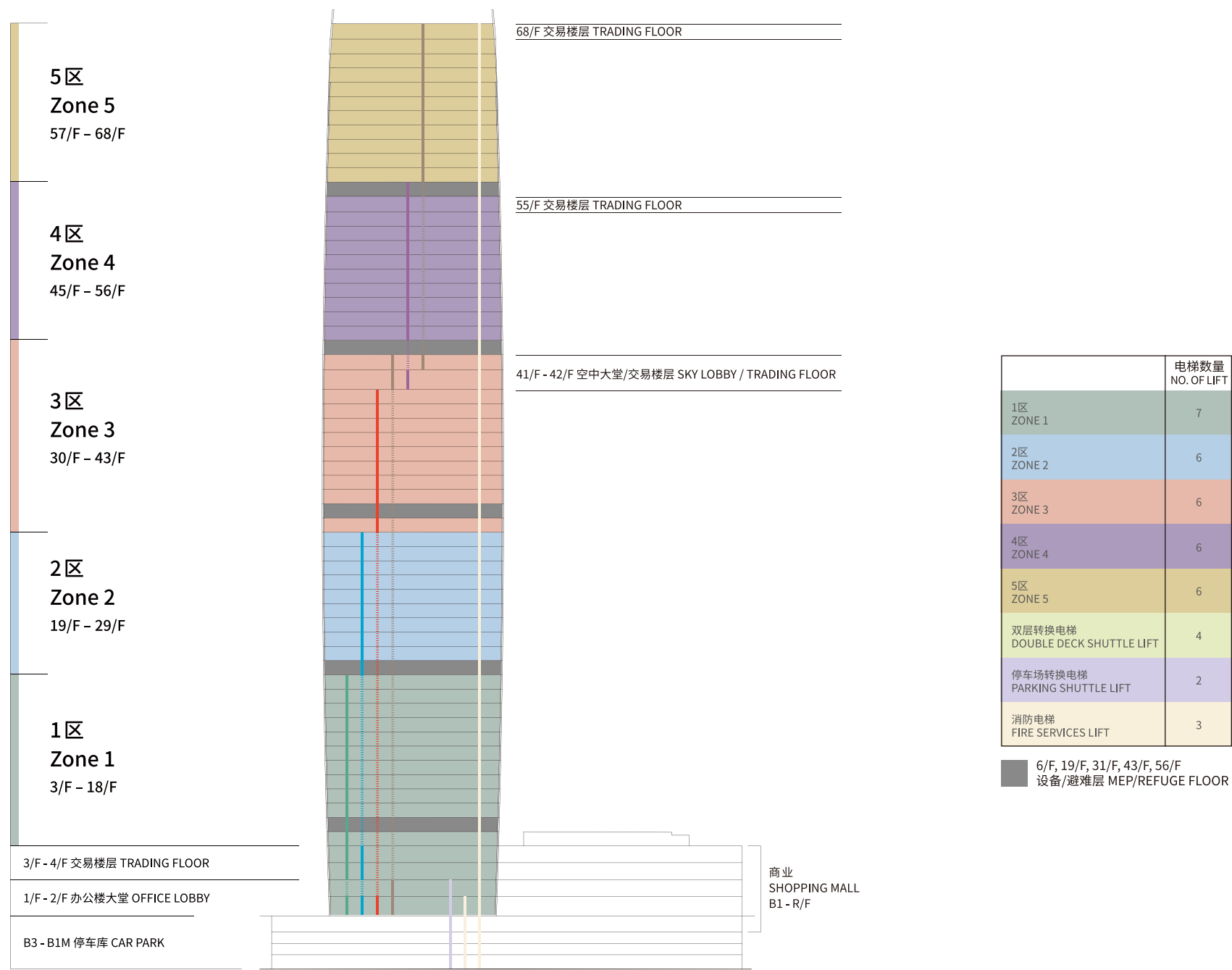
技术手册
TECHNICAL BOOK

项目总平面图
MASTER LAYOUT PLAN



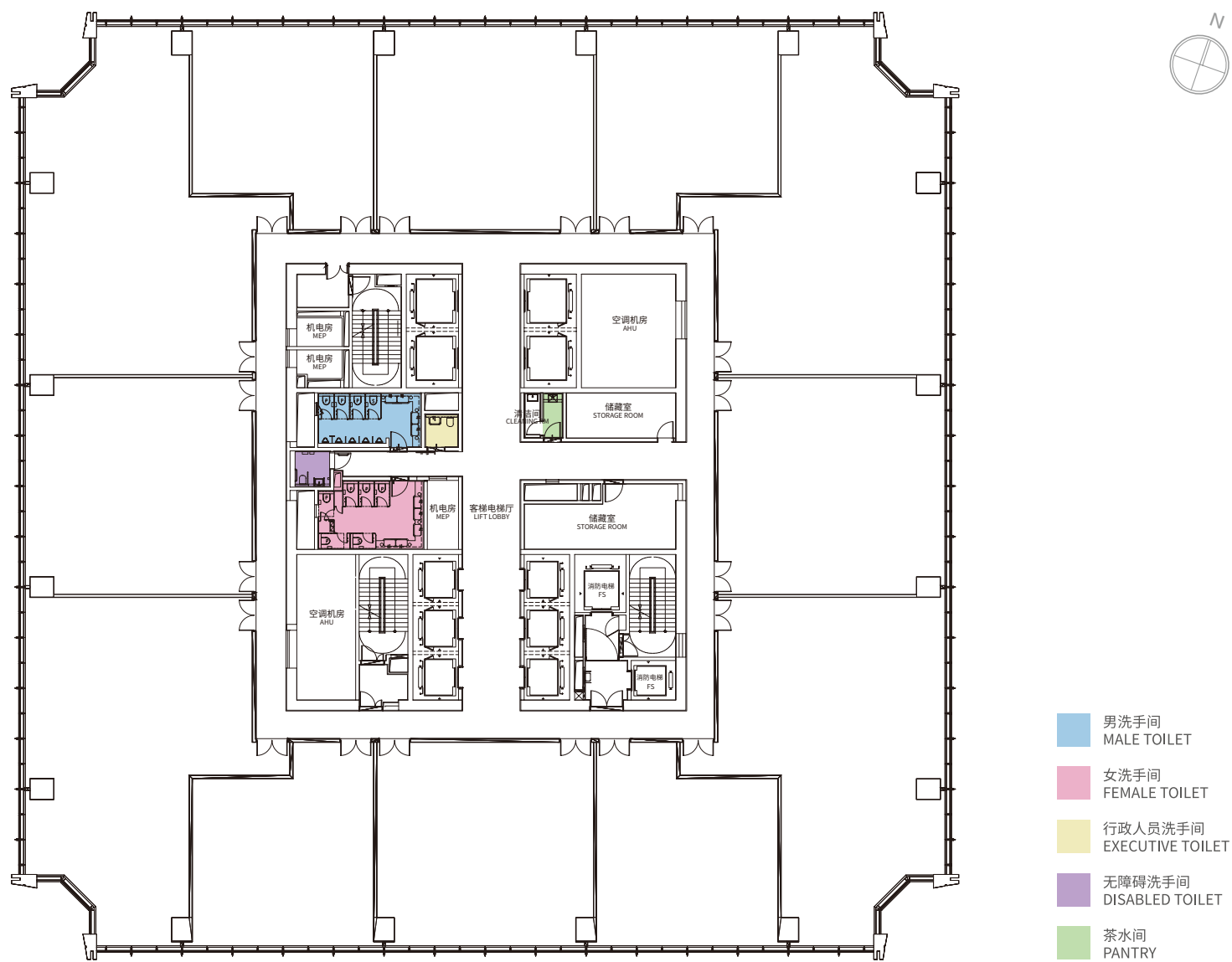
楼层分布图

ZONING PLAN



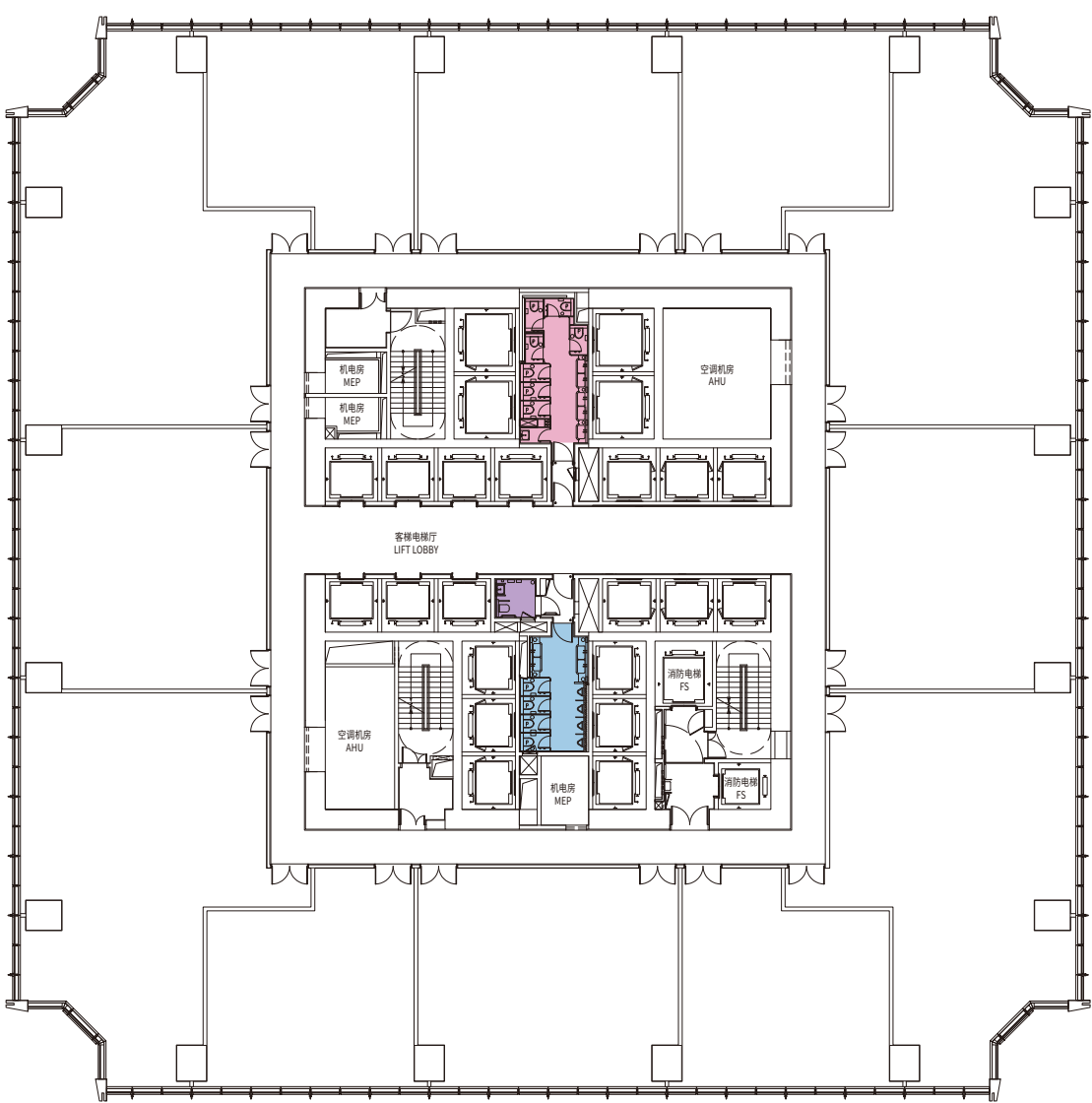
标准楼层平面图 (1)

TYPICAL FLOOR PLAN (I)



标准楼层平面图 (2)

TYPICAL FLOOR PLAN [2]



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

全层高密度平面布置图

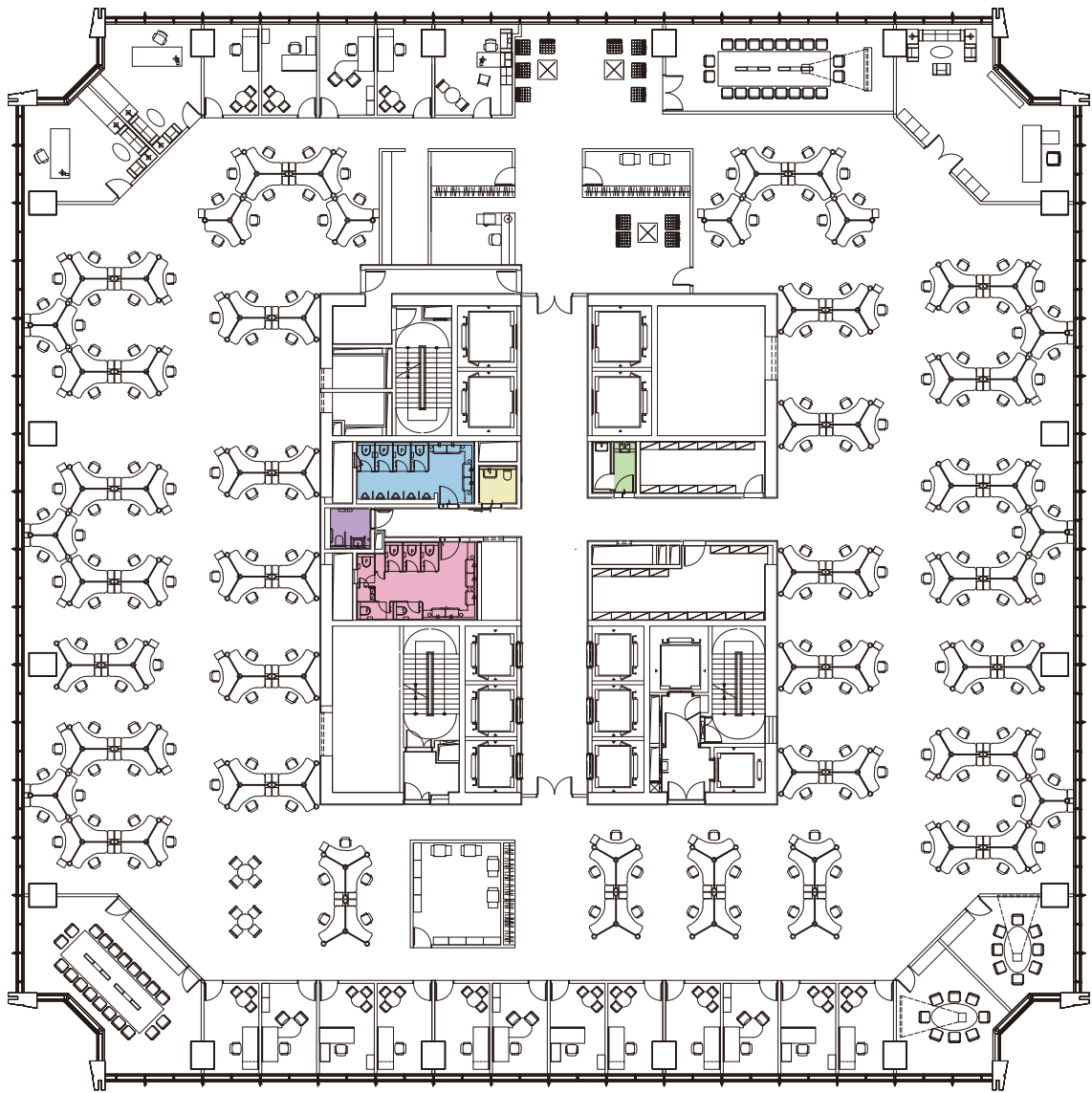
TEST-FIT LAYOUT (WHOLE FLOOR-HIGH DENSITY)



- 男洗手间
MALE TOILET
- 女洗手间
FEMALE TOILET
- 行政人员洗手间
EXECUTIVE TOILET
- 无障碍洗手间
DISABLED TOILET
- 茶水间
PANTRY

	数量 QTY.	人数 HEADCOUNT
接待处 RECEPTION	1	1
董事办公室 DIRECTOR OFFICE	1	1
经理办公室 MANAGER ROOM	19	19
一般员工 GENERAL STAFF	279	279
总人数 TOTAL HEADCOUNT		300
建筑面积 GFA		~3000m ²
人均建筑面积 AVERAGE GFA PER CAPITA		~10m ²

全层低密度平面布置图 TEST-FIT LAYOUT (WHOLE FLOOR-LOW DENSITY)



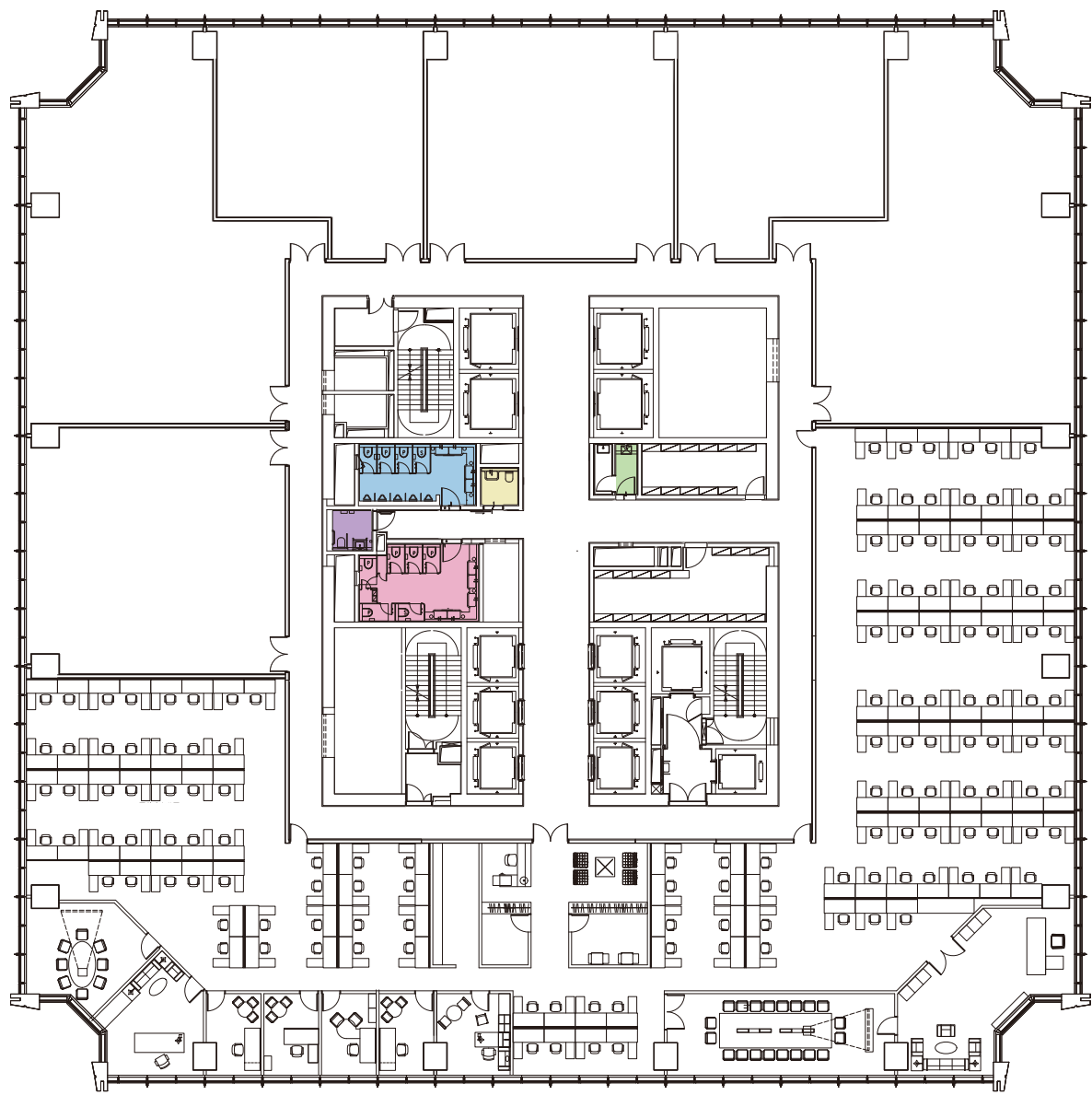
- 男洗手间
MALE TOILET
- 女洗手间
FEMALE TOILET
- 行政人员洗手间
EXECUTIVE TOILET
- 无障碍洗手间
DISABLED TOILET
- 茶水间
PANTRY

	数量 QTY.	人数 HEADCOUNT
接待处 RECEPTION	1	1
董事办公室 DIRECTOR OFFICE	1	1
经理办公室 MANAGER ROOM	19	19
一般员工 GENERAL STAFF	194	194
总人数 TOTAL HEADCOUNT		215
建筑面积 GFA		~3000m ²
人均建筑面积 AVERAGE GFA PER CAPITA		~14m ²

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半层高密度平面布置图

TEST-FIT LAYOUT (HALF FLOOR-HIGH DENSITY)

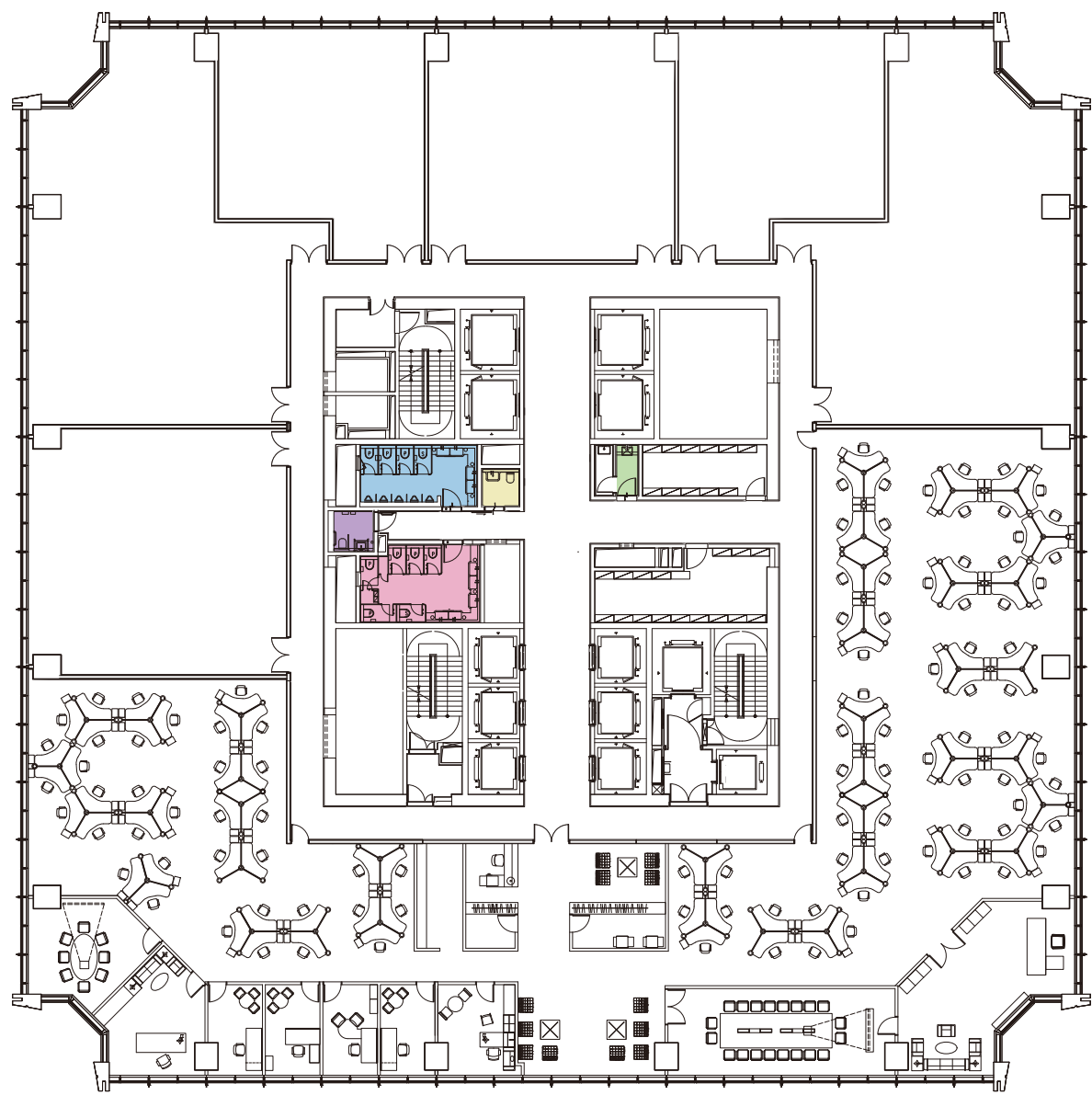


- 男洗手间
MALE TOILET
- 女洗手间
FEMALE TOILET
- 行政人员洗手间
EXECUTIVE TOILET
- 无障碍洗手间
DISABLED TOILET
- 茶水间
PANTRY

	数量 QTY.	人数 HEADCOUNT
接待处 RECEPTION	1	1
董事办公室 DIRECTOR OFFICE	1	1
经理办公室 MANAGER ROOM	6	6
一般员工 GENERAL STAFF	142	142
总人数 TOTAL HEADCOUNT		150
建筑面积 GFA		~1500m ²
人均建筑面积 AVERAGE GFA PER CAPITA		~10m ²

半层低密度平面布置图

TEST-FIT LAYOUT (HAPF FLOOR-LOW DENSITY)



- 男洗手间
MALE TOILET
- 女洗手间
FEMALE TOILET
- 行政人员洗手间
EXECUTIVE TOILET
- 无障碍洗手间
DISABLED TOILET
- 茶水间
PANTRY

	数量 QTY.	人数 HEADCOUNT
接待处 RECEPTION	1	1
董事办公室 DIRECTOR OFFICE	1	1
经理办公室 MANAGER ROOM	6	6
一般员工 GENERAL STAFF	102	102
总人数 TOTAL HEADCOUNT		110
建筑面积 GFA		~1500m ²
人均建筑面积 AVERAGE GFA PER CAPITA		~14m ²

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项目规格

PROJECT SPECIFICATIONS

建筑高度 Building Height	280m
办公楼可出租总建筑面积 Office Area	约 Approx. 170,000m ²
总楼层数 Volumetric Plan	61层 Floors 下列为名义楼层 Below are nominated floors: 1区 Zone 1: 3/F-18/F 2区 Zone 2: 19/F-29/F 3区 Zone 3: 30/F-43/F 4区 Zone 4: 45/F-56/F 5区 Zone 5: 57/F-68/F 空中大堂 Sky lobby: 41/F、42/F (6/F、19/F、31/F、43/F 及 56/F 为避难及设备层) (6/F, 19/F, 31/F, 43/F and 56/F are refuge and mechanical floors) (不设 13/F、14/F、24/F、34/F、44/F、54/F 及 64/F) (13/F, 14/F, 24/F, 34/F, 44/F, 54/F and 64/F omitted)
标准楼层面积 Typical Office Floor Area	约 Approx. 2,600m ² – 3,400m ²
室内天花净高 Clear Ceiling Height	3m
架空地台 Raised Floor System	标准楼层 Typical floors: 150mm 架空地台板配标准地插盒 150mm raised floor with standard floor boxes 3/F, 4/F 交易楼层 Trading floors: 150mm 架空地台板配标准地插盒 150mm raised floor with standard floor boxes 41/F, 42/F, 55/F, 68/F 交易楼层 Trading floors: 300mm 架空地台板配标准地插盒 300mm raised floor with standard floor boxes
楼板承重/荷载 Floor Loading	标准楼层 Typical floors: 400 kg/m ² 交易楼层 Trading floors: 500 kg/m ²
空调系统 Air Conditioning System	VAV 系统 Variable Air Volume (VAV) system

项目规格

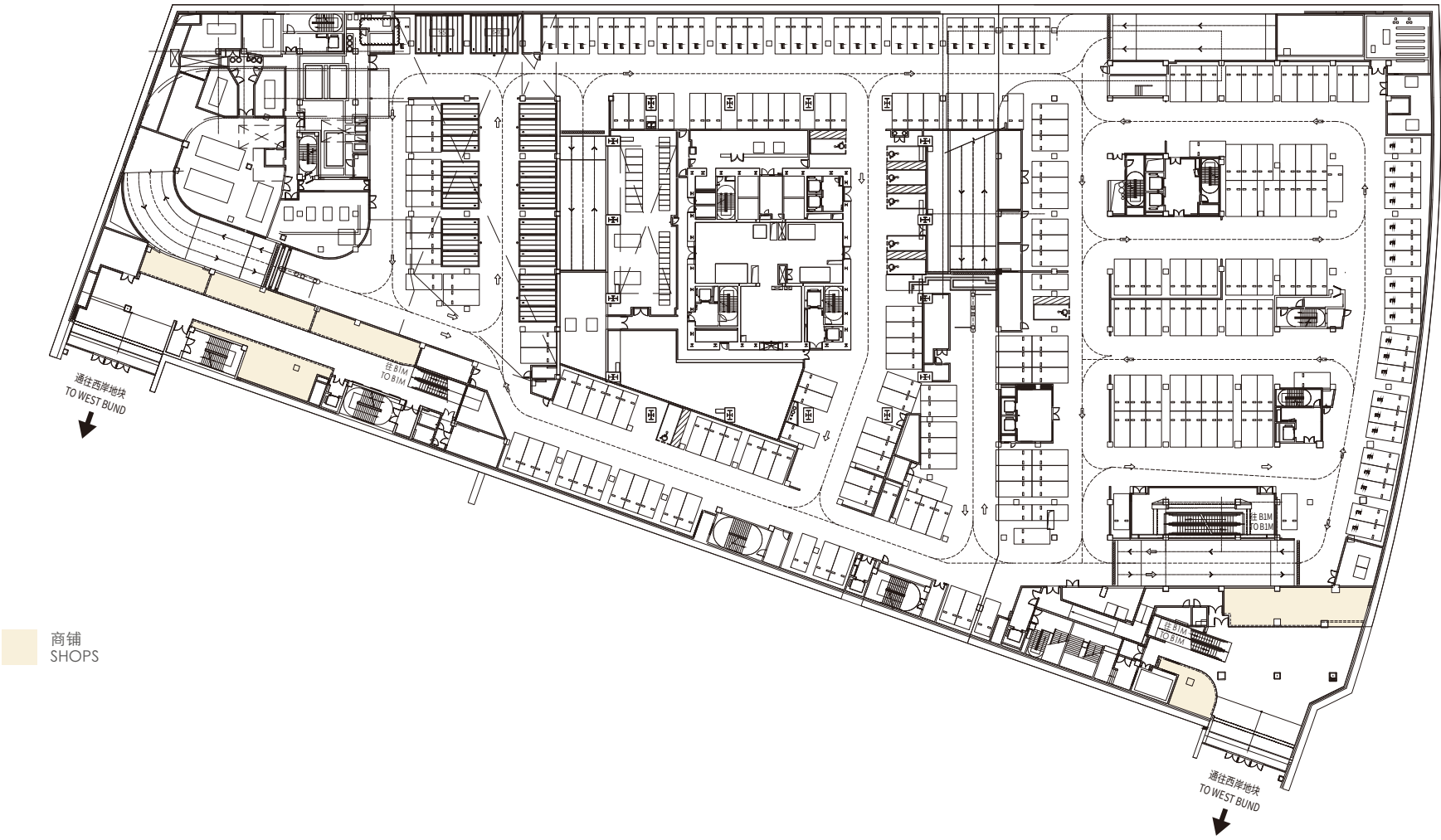
PROJECT SPECIFCATIONS

制冷量 Cooling Capacity	标准楼层 Typical floors: 128W/m ² 3/F, 4/F, 41/F, 42/F, 55/F 交易楼层 Trading floors: 140W/m ² 68/F 交易楼层 Trading floor: 152W/m ²
新风量 Air-exchange Rate	30m ³ /小时/人 30m ³ /hr/person
电梯系统 Lift System	共 40 部 40 lifts in total 1 区：7 部 Zone 1: 7 Lifts 2-5 区：各 6 部 Zone 2-5: 6 Lifts per zone 双层转换电梯：4 部 Double deck shuttle lift: 4 Lifts 停车场转换电梯：2 部 Parking shuttle lift: 2 Lifts 消防电梯：3 部 Fire services lift: 3 Lifts
运行速度 Speed	1 区及 4 区 Zone 1 and 4: 4m/s 2 区、3 区、5 区及穿梭电梯 Zone 2, 3, 5 and shuttle lift: 6m/s
停车位 Car Parking Space	地上 Above ground: 19 个 Vehicles (含大巴车位 Including parking spaces for buses) 地下 Underground: 1,168 个 Vehicles (包括环保电动车车位 Including parking spaces for electric vehicles)
行政人员专用洗手间 Executive Toilet	有 (由 30/F 以上) Yes (From 30/F and all the above floors)
双回路供电系统 Dual Feeders Power Supply	有 Yes
办公区域供电标准 Power Supply	标准楼层 Typical floors: 85W/m ² 交易楼层 Trading floors: 140W/m ²
备用电力/发电机 Emergency Generators	有 Yes
24 小时冷冻水 24h Chilled Water System	有 Yes
智能保安闸机 Intelligent Security Gate	有 Yes

墙身 Unit Interior Decoration	白色乳胶漆 White emulsion paint on walls
单元门 Unit Doors	金属框玻璃门，配地锁 Glass doors with metal frame, provided with door lock
窗帘 Curtains	手动白色卷帘 White roller blind with manual control
天花吊顶 Ceiling System	铝板金属吊顶配标准灯盘及LED模组 (500lux) Aluminum system ceiling tiles with standard lamp panels and LED modules (500lux)
空调系统 Air Conditioning System	VAV-BOX 安装到位 VAV-BOX will be installed in place
消防系统 Fire Control System	消防喷淋系统、消火栓系统及火警自动报警系统安装到位 Fire sprinkler system, hydrant system and AFA system will be installed in place
架空地台 Raised Floor System	标准楼层 Typical floors: 150mm 架空地台板配标准地插盒 150mm raised floor with standard floor boxes 3/F, 4/F 交易楼层 Trading floors: 150mm 架空地台板配标准地插盒 150mm raised floor with standard floor boxes 41/F, 42/F, 55/F, 68/F 交易楼层 Trading floors: 300mm 架空地台板配标准地插盒 300mm raised floor with standard floor boxes

地下一层平面图

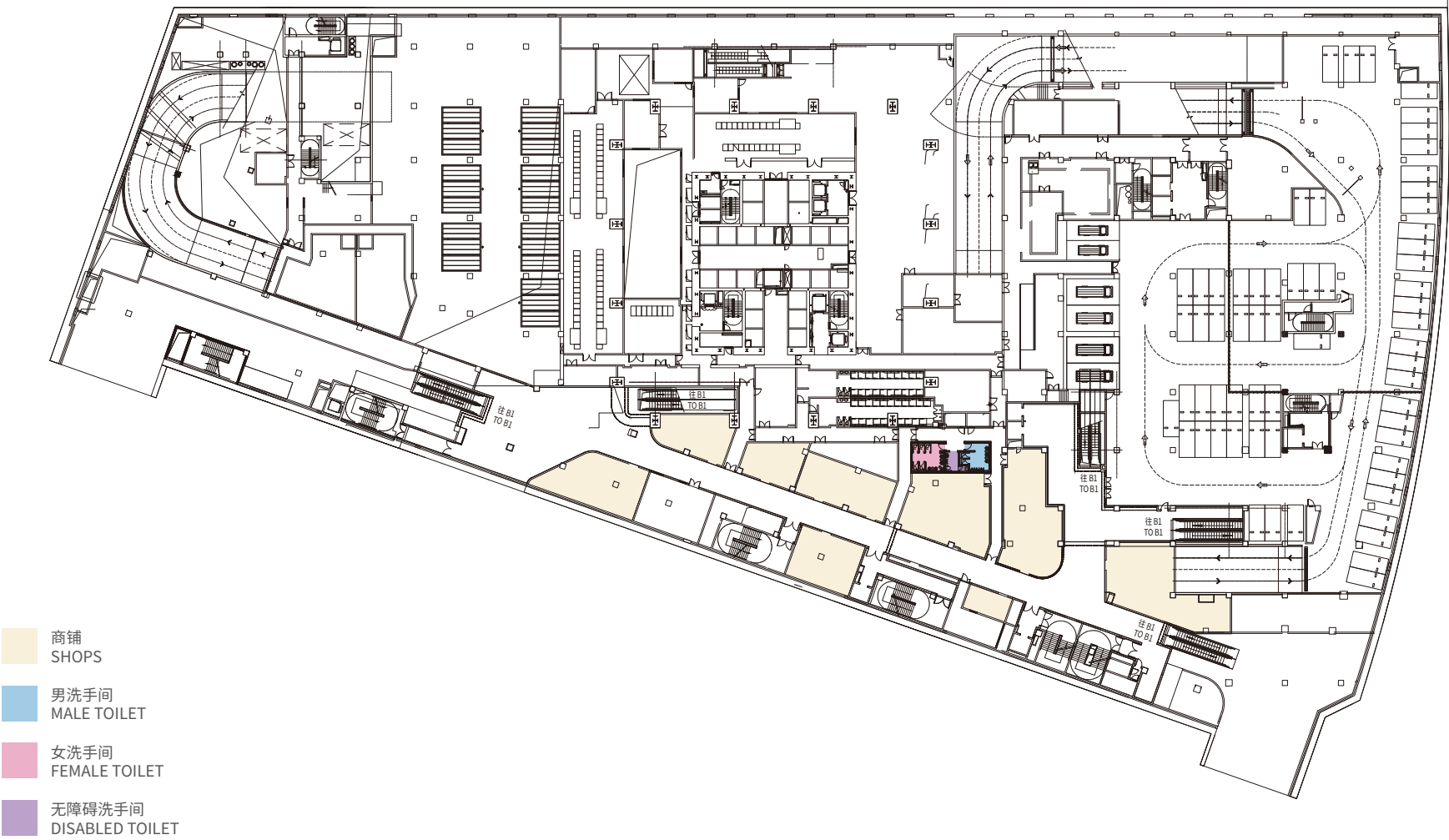
BI FLOOR PLAN



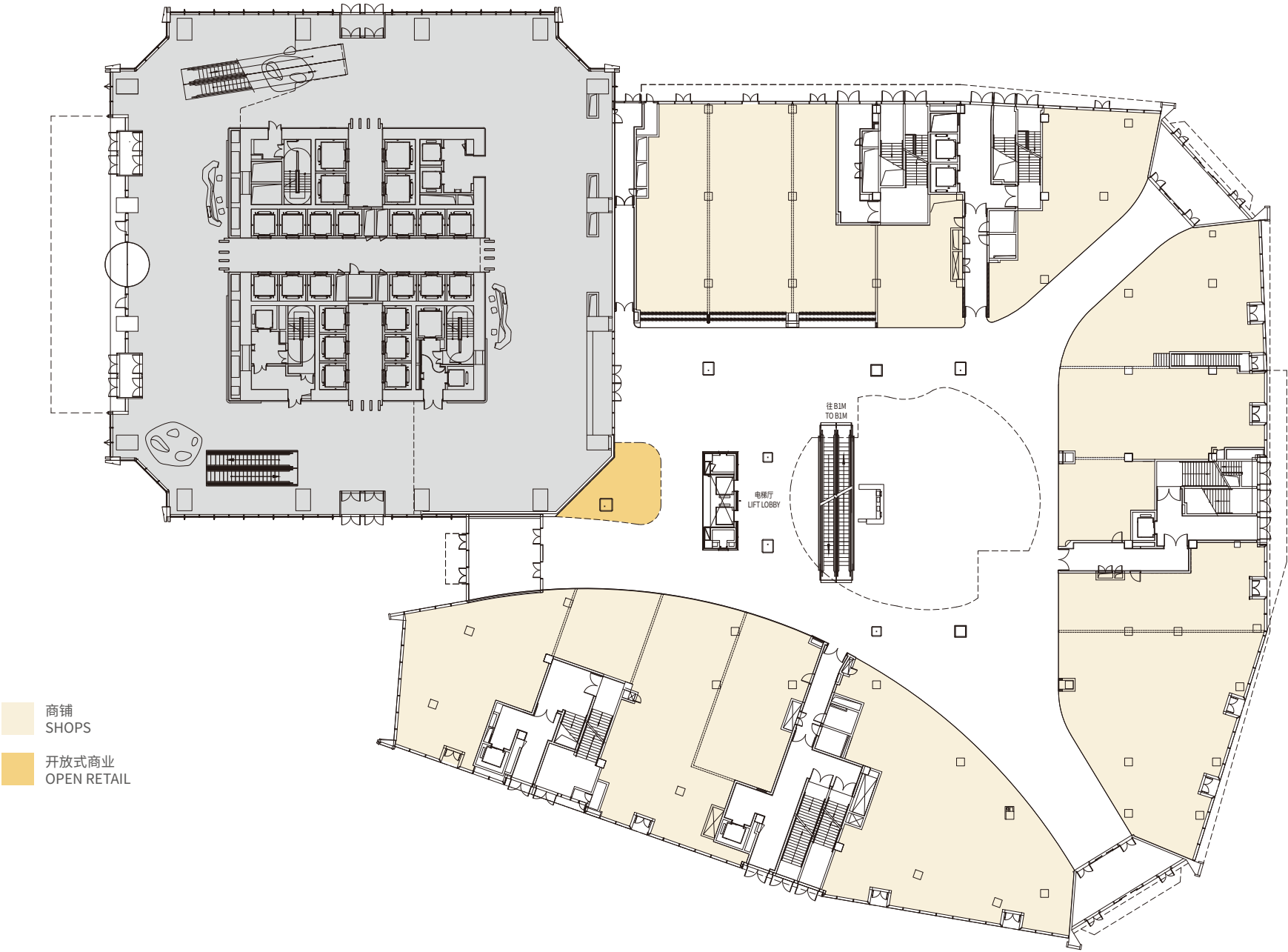
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地下一夹层平面图

BIM FLOOR PLAN

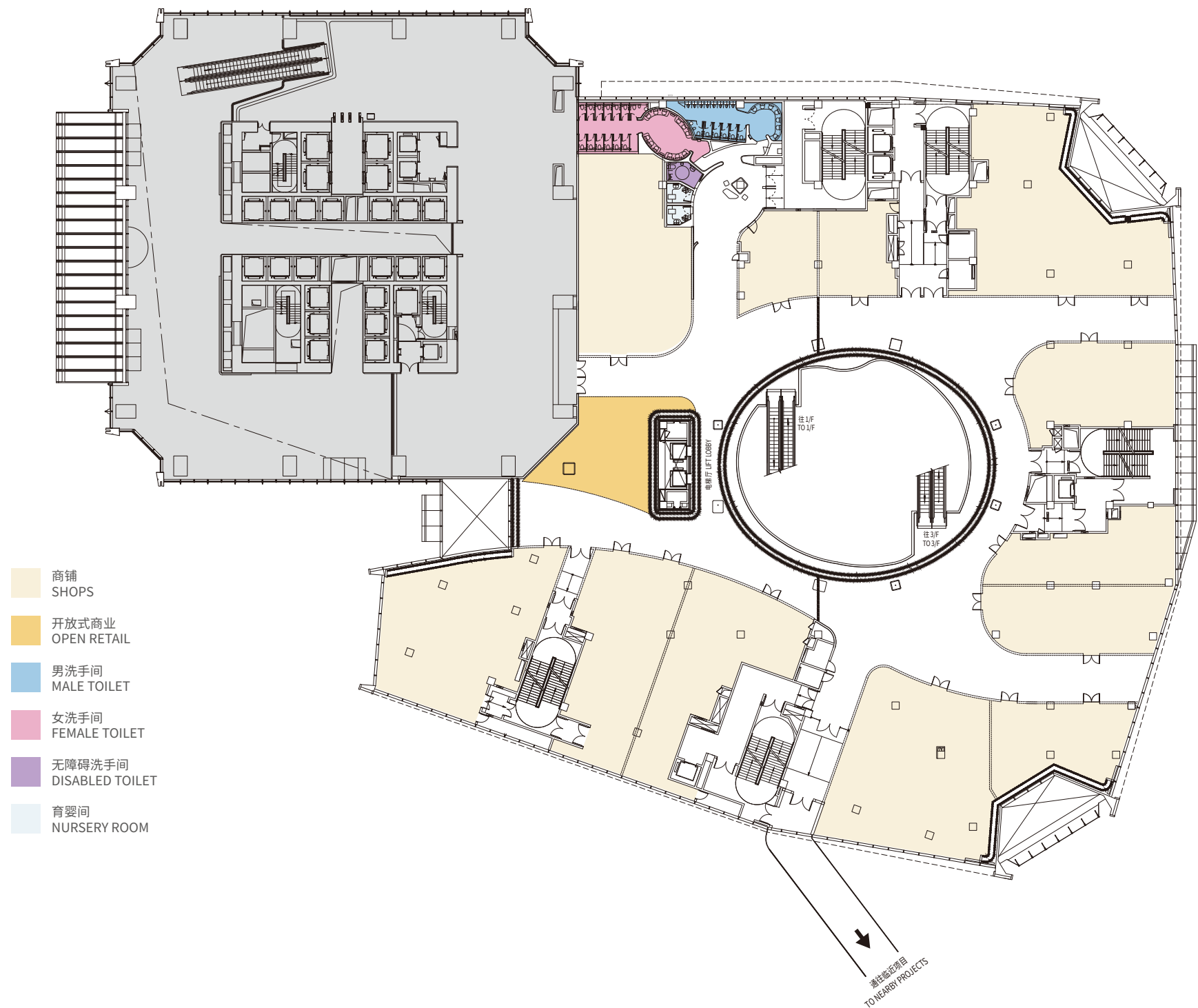


一层平面图
1/F FLOOR PLAN



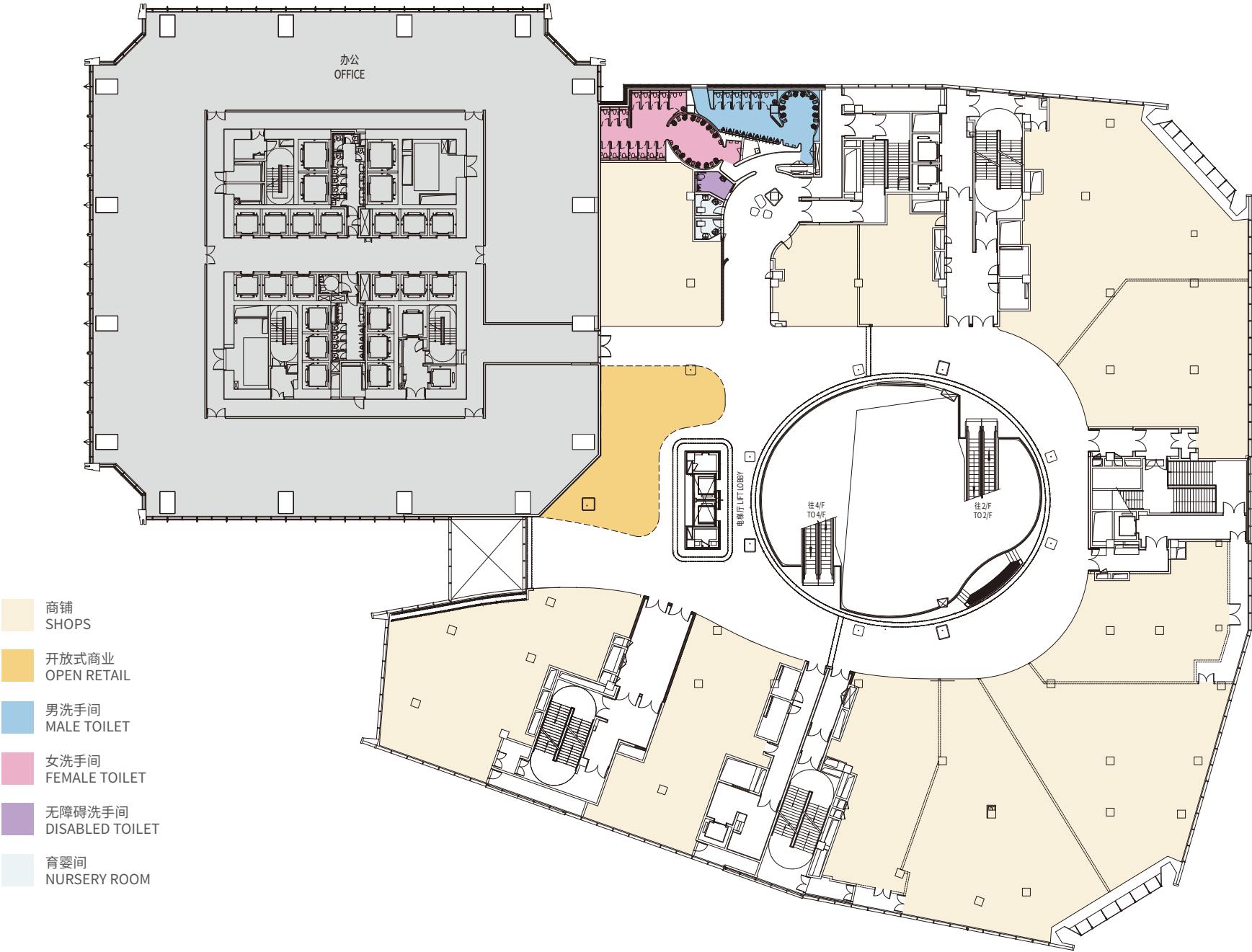
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二层平面图
2/F FLOOR PLAN



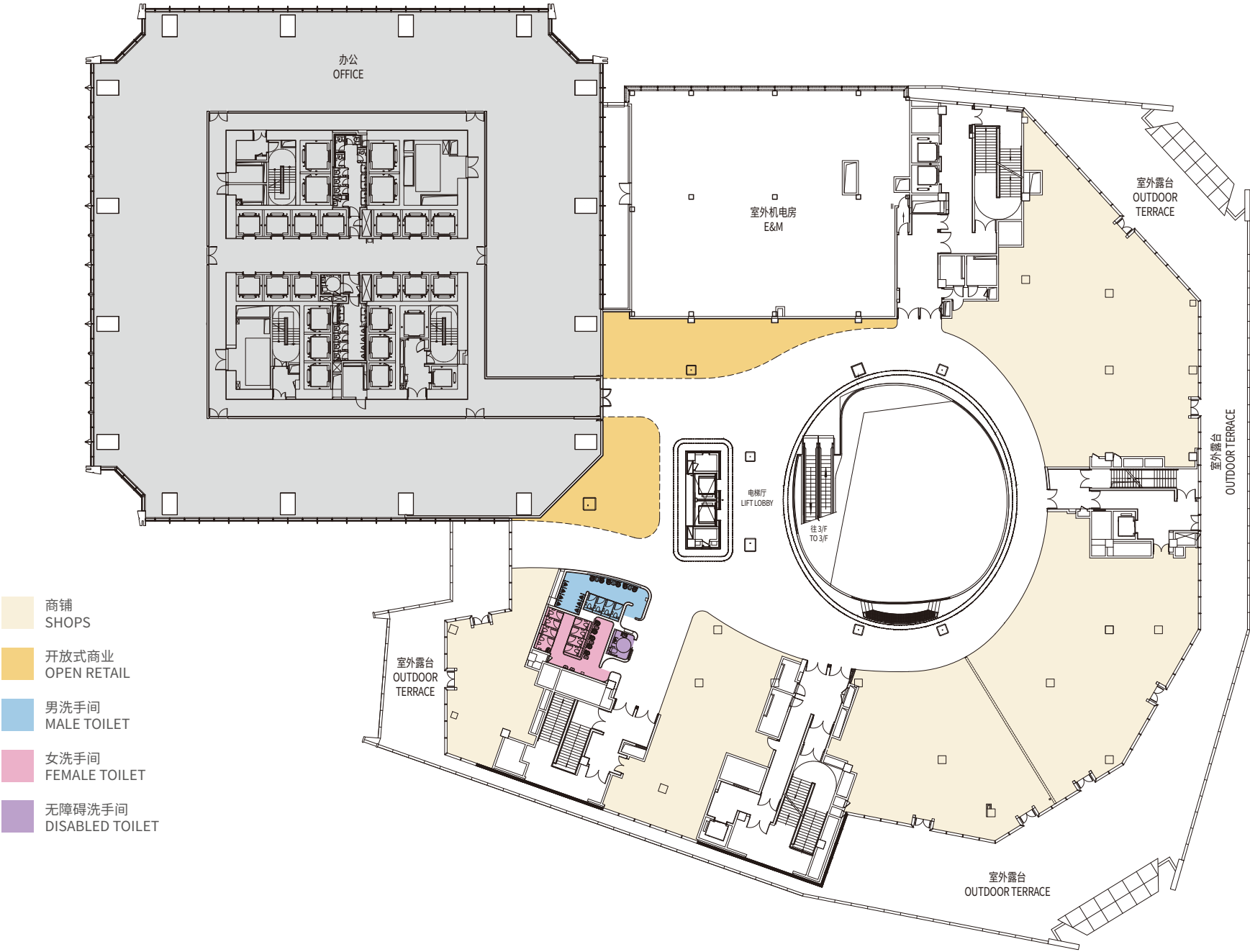
三层平面图

3/F FLOOR PLAN



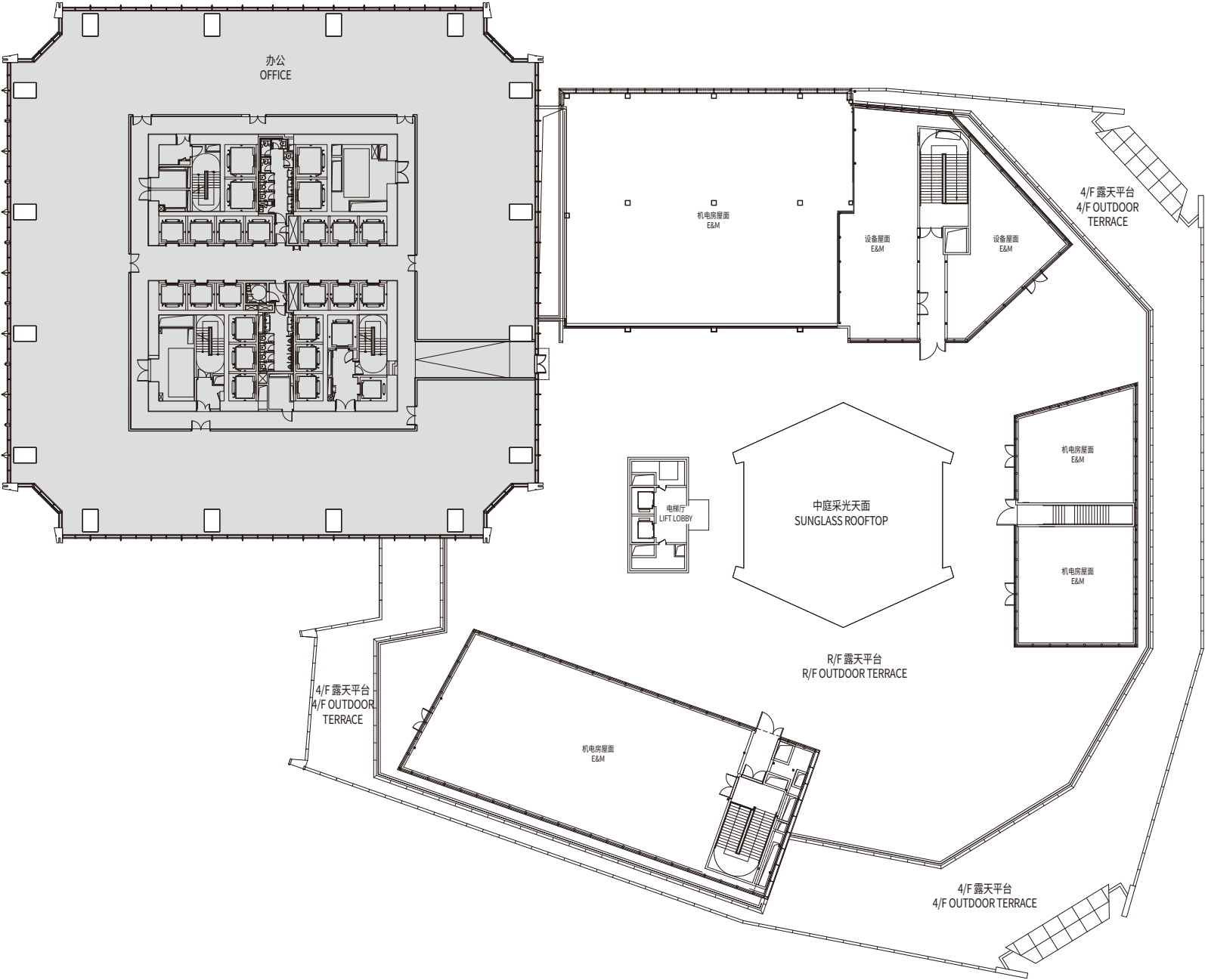
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四层平面图
4/F FLOOR PLAN



天台花园平面图

R/F FLOOR PLAN



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