

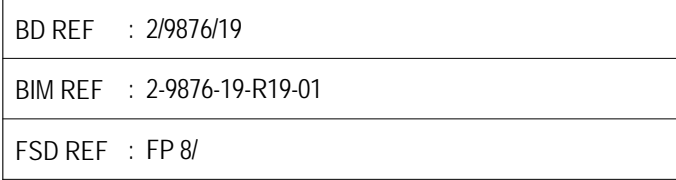
A	DATE 1	GBP SUBMISSION
REV	DATE	AMENDMENT

DRAWING TITLE
1/F PLAN

90mm (W) x 40mm (H) space
for COMPANY LOGO

BD's OFFICIAL

90mm (W) x 150mm (H) space
for BD's approval stamp /
certification of copies of
approved plans
(PNAP ADM-10 APP A)



PROJECT	BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON
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SCALE	1:100@A0
DRAWING	REV. NO.
A004	A

SÖRUC 10-10-10

90mm (W) x 40mm (H) space
for COMPANY LOGO

90mm (W) x 60mm (H) space
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signature/ and stamp chop

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A	DATE 1	GBP SUBMISSION
REV.	DATE	AMENDMENT

DRAWING TITLE
R/F PLAN

SORUC ...

90mm (W) x 40mm (H) space
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PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

SECTIONS A AND B

REV. NO.

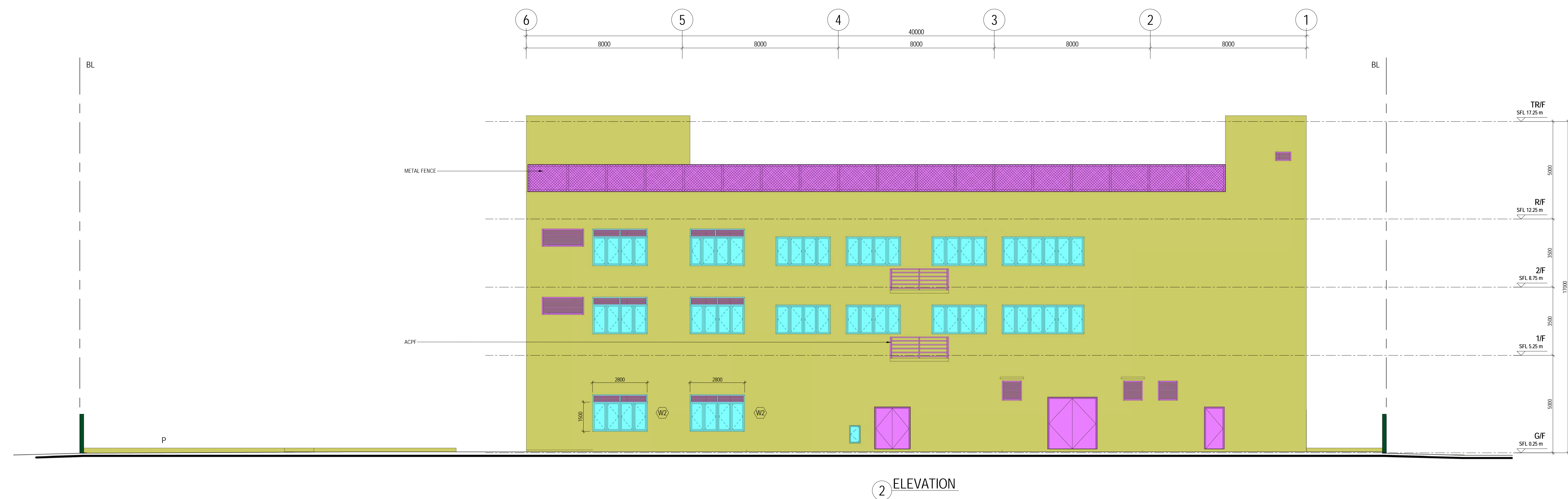
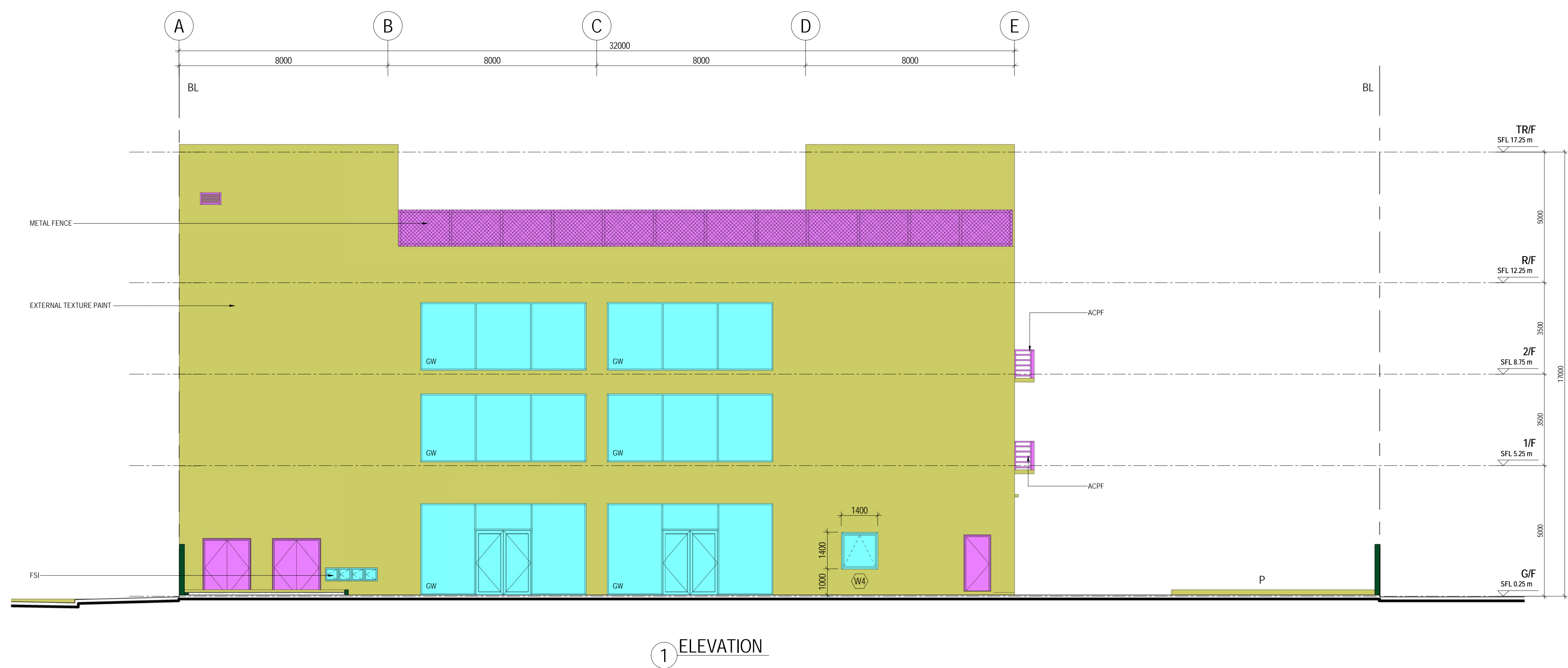
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A	DATE 1	GBP SUBMISSION
REV	DATE	AMENDMENT

REV.	DATE	APPROVAL
PROJECT		
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON		

DRAWING TITLE
ELEVATIONS 1 AND 2

SCALE 1:100@A0

DRAWING	REV. NO.
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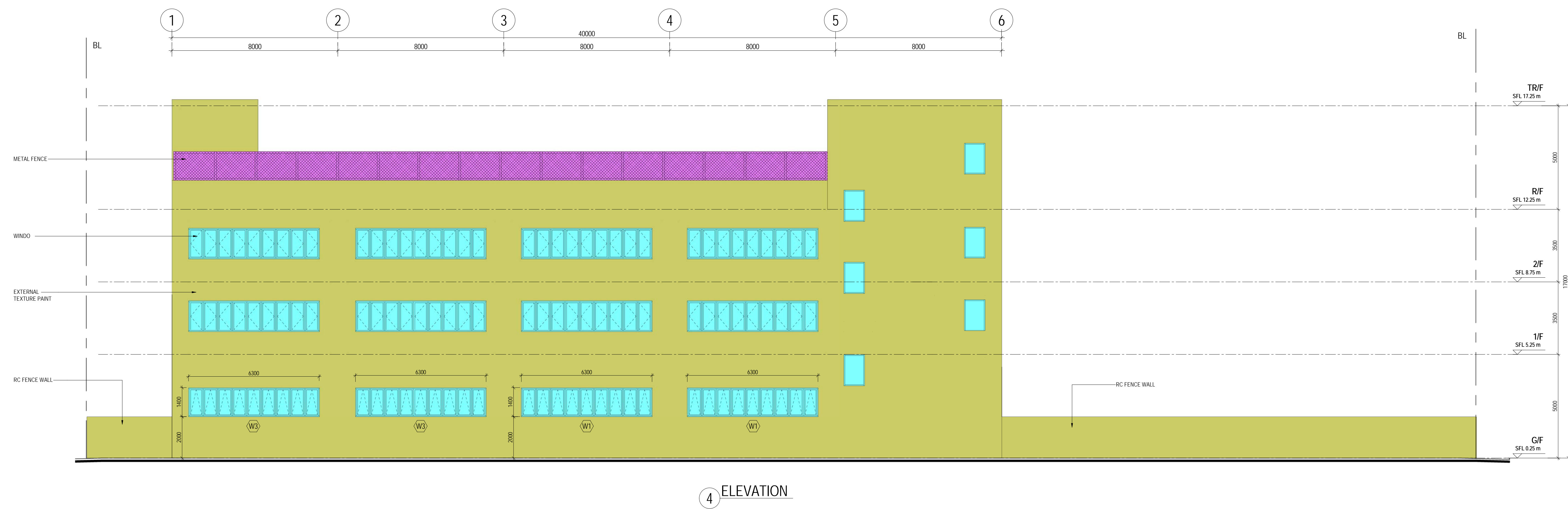
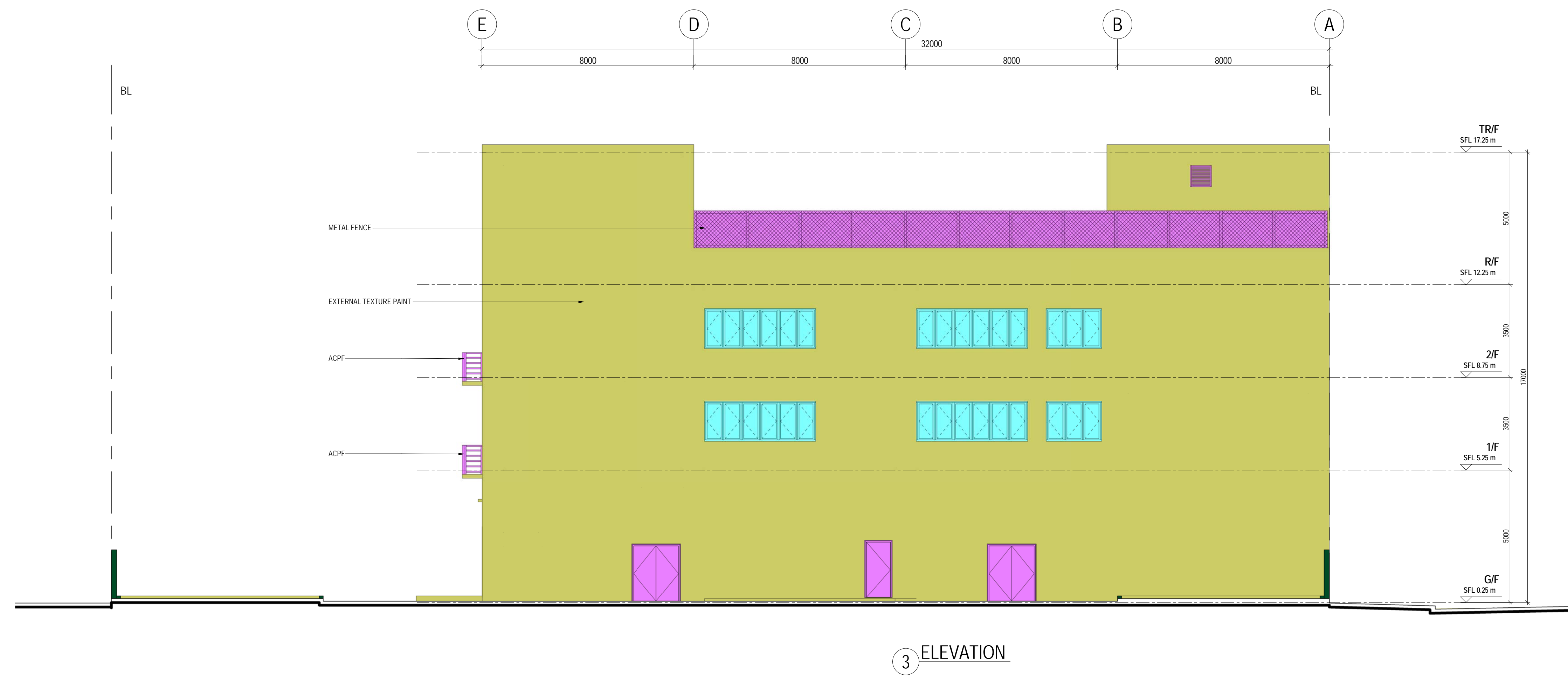
SORUCU ...

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approved plans
(PNAP ADM-10 APP A)



A	DATE 1	GBP SUBMISSION
REV	DATE	AMENDMENT

PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

DRAWING TITLE
ELEVATIONS 3 AND 4

SCALE 1:100@A0

DRAWING	REV. NO.
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SÖRÜC 100-100

90mm (W) x 40mm (H) space
for COMPANY LOGO

90mm (W) x 60mm (H) space
for AP/RSE/RGE's
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(PNAP ADM-10 APP A)

SITE COVERAGE AND PLOT RATIO CALCULATION
UNDER BUILDINGS ORDINANCE

CLASS OF SITE	:	C
USE CLASSIFICATION	:	INSTITUTIONAL
SITE AREA	:	3082 m²
BUILDING HEIGHT	:	12.15 m
PERMISSIBLE SITE COVERAGE (SC)		
NON-DOMESTIC SC	:	100 %
PERMISSIBLE PLOT RATIO (PR)		
NON-DOMESTIC PR	:	5
PROPOSED SITE COVERAGE AREA	:	1280.000 m²
PROPOSED SITE COVERAGE	:	1280.000 m² / 3082.000 m² x 100 % = 41.531 %
PROPOSED NON-DOMESTIC GFA	:	3519.081 m²
PROPOSED NON-DOMESTIC PLOT RATIO	:	3519.081 m² / 3082.000 m² = 1.142

Development Schedule
A. LOCATION & LOT NO. : K.I.L. 38
B. SITE AREA : 3082 m² (approx)
C. HEIGHT OF BUILDING

Block	No. of Storeys	Proposed Height of Building	Height Restrictions under Lease	Special Condition Referred	AP's Confirmation (Dwg. No.)
1	3	17.35m	NIL	SC	A006

D. LEASE REQUIREMENTS						
	Items	Proposed	Required/Permitted under the Lease	Relevant Departments	Social Condition Referred	AP's Confirmation (Dwg. No.)
1	User	Institutional	NIL	NIL	SC	C001
2	Type of Building	Assembly	NIL	NIL	SC	C001
3	Gross Floor Area	3519.081 m²	NIL	NIL	SC	C001
4	Site Coverage	41.53%	NIL	NIL	SC	C001
5	Building Separation	NIL	NIL	NIL	SC	NIL
6	Building Setback	NIL	NIL	NIL	SC	NIL
7	Greenery requirement	31.054%	NIL	NIL	SC	C008
8	Design and Disposition / Design, Disposition and Height	NIL	(Please refer to the aspects that will be generally considered under DDHDD clause stated in the LAG Practice Note 3.20(4))	NIL	SC	NIL
9	Carpark	6 nos.	NIL	NIL	SC	A002
10	Loading and Unloading Requirements	NIL	NIL	NIL	SC	NIL
11	Vehicular Access	Between Points X and Y through Z for vehicular ingress and egress	NIL	NIL	SC	A002
12	Caretaker's	NIL	NIL	NIL	SC	NIL
	- Office Accommodation	NIL	NIL	NIL	SC	NIL
	- Quarters	NIL	NIL	NIL	SC	NIL
13	Owners' Corporation and Owners' Committee Office	NIL	NIL	NIL	SC	NIL
	Recreational Facilities	NIL	NIL	NIL	SC	NIL
15	Non-building Area (e.g. Drainage Reserve Area and Waterworks Reserve Area, etc.)	NIL	NIL	NIL	SC	NIL
16	Formation Areas (e.g. Green, Yellow etc.)	NIL	NIL	NIL	SC	NIL
17	Tree Preservation	NIL	NIL	NIL	SC	NIL
18	Landscaping	NIL	NIL	NIL	SC	NIL
19	Other Special Requirements under Lease (e.g. footbridge, open space provision)	NIL	NIL	NIL	SC	NIL

E. IN COMPLIANCE WITH THE MASTER LAYOUT PLANS APPROVED ON _____ NIL _____ (if applicable).

A	DATE 1	GBP SUBMISSION
REV	DATE	REVIEWMENT

PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE
SITE COVERAGE, PLOT RATIO AND DEVELOPMENT SCHEDULE

SCALE NIL@A0
DRAWING C001
REV. NO. A

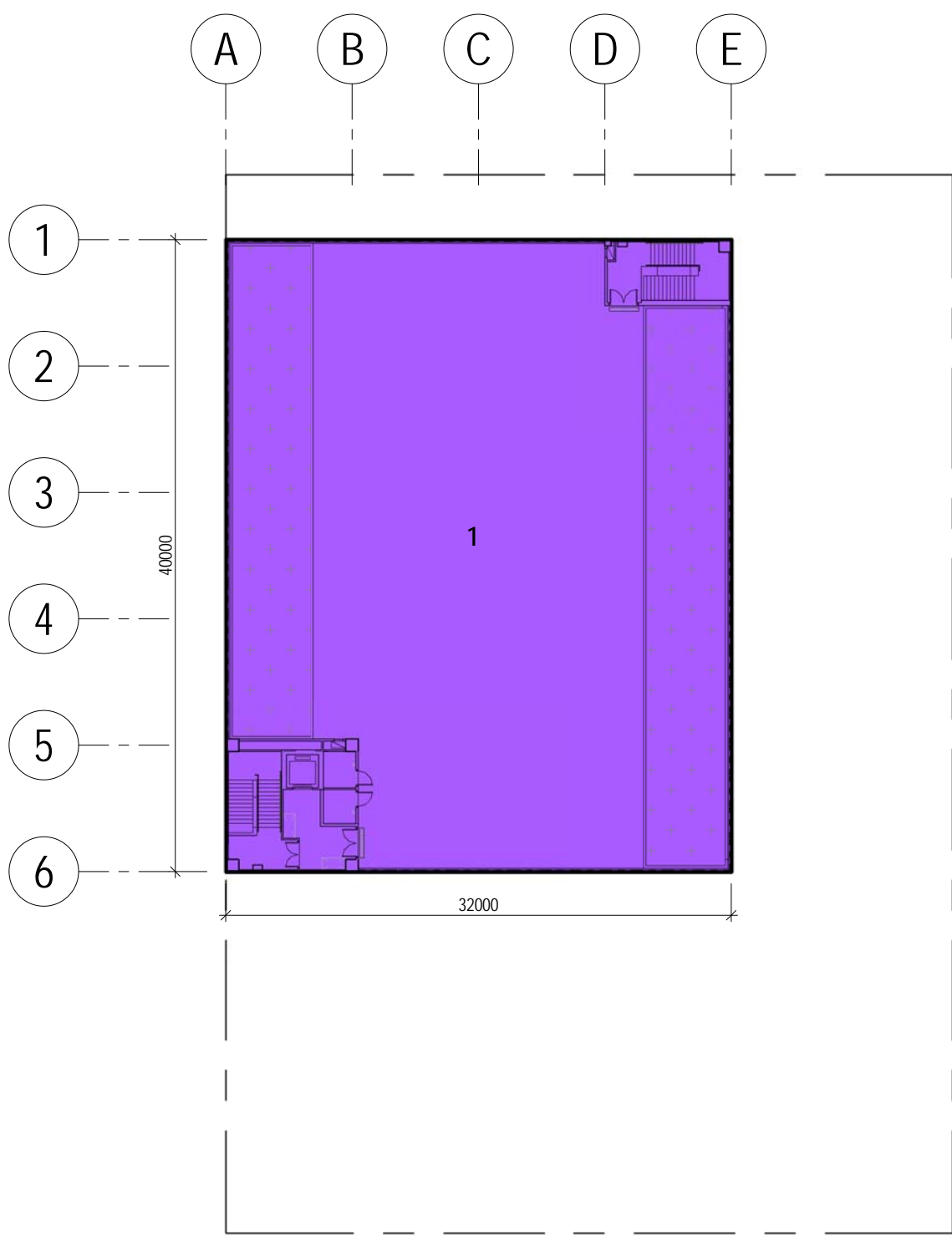
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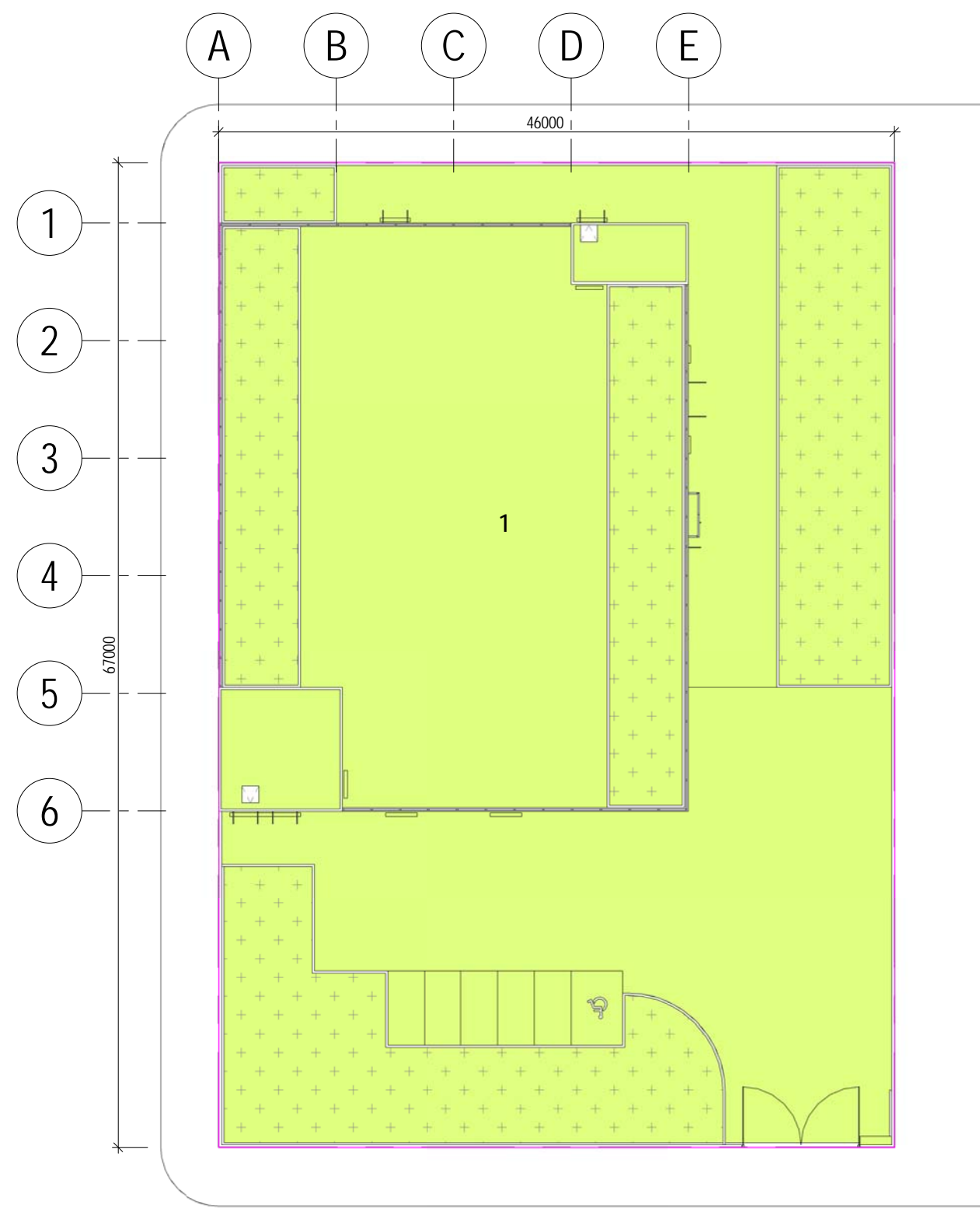
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SITE COVERAGE DIAGRAM

SITE COVERAGE CALCULATION

1 = 1280,000 m²



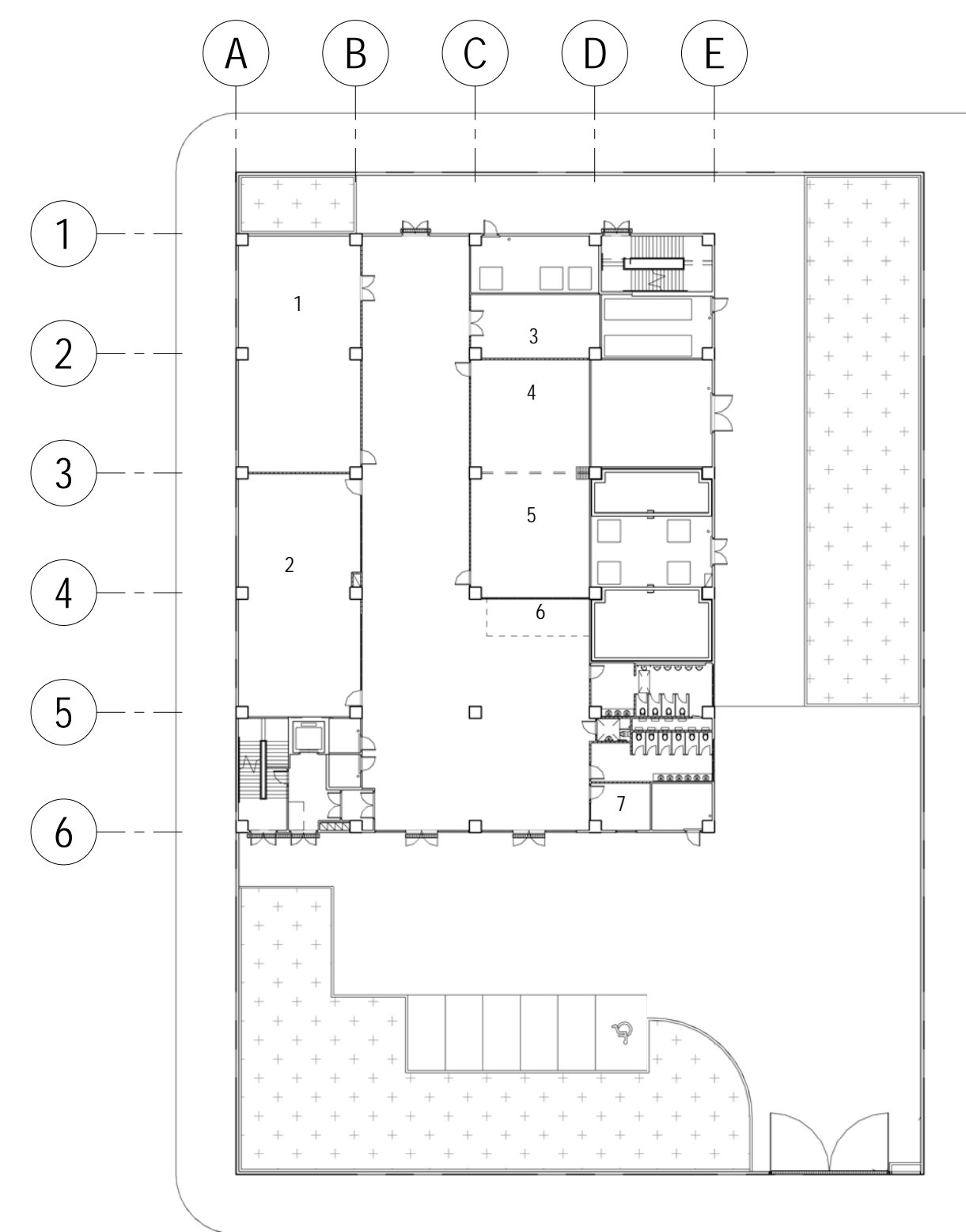
SITE AREA DIAGRAM

SITE AREA CALAULATION

1 = 3082,000 m²

Summary of GFA Concessions							Subject to overall cap under APP-151
Item	Function of Rooms / Areas	Floor				No Cap	
		G/F	1/F	2/F	R/F		
Disregarded GFA under Regulation 23(3)(b) of the Building (Planning) Regulations (B(P)R)							
1 Carpark and loading/unloading area excluding public transport terminus							-
Plant rooms and similar services							-
2.1 Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, such as lift machine room, TBE room, refuse storage chamber, etc.							-
2.2 Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation, such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.							255.597
2.3 Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc.							11.134
Disregarded GFA under Regulation 23A(3) of the B(P)R							11.134
3 Area for picking up and setting down persons departing from or arriving at the hotel by vehicle							11.134
4 Supporting facilities for a hotel							288.999
Green Features under Joint Practice Notes (JPNs)							
5 Balcony for residential buildings							-
6 Wider common corridor and lift lobby							-
7 Communal sky garden							-
8 Communal podium garden for non-residential buildings							-
9 Acoustic fin							-
10 Wing wall, wind catcher and funnel							-
11 Non-structural prefabricated external wall							-
12 Utility platform							-
13 Noise barrier							-
Amenity Features							
14 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office							-
15 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities							-
16 Covered landscaped and play area							-
17 Horizontal screen/covered walkway, trellis							-
18 Larger lift shaft							-
19 Chimney shaft							-
20 Other non-mandatory or non-essential plant room, such as boiler room, SMATV room							-
21 Pipe duct, air duct for mandatory feature or essential plant room							4.320
22 Pipe duct, air duct for non-mandatory or non-essential plant room							4.320
23 Plant room, pipe duct, air duct for environmentally friendly system and feature							4.320
24 High headroom and void in front of cinema, shopping arcade etc. in non-domestic development							12.960
25 Void over main common entrance (prestige entrance) in non-domestic development							-
26 Void in duplex domestic flat and house							70.700
27 Sunshade and reflector							-
28 Minor projection such as AC box, window cill, projecting window							-
29 Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall							-
Other Items							
30 Refuge floor including refuge floor cum sky garden							-
31 Covered area under large projecting/overhanging feature							-
32 Public transport terminus (PTT)							-
33 Party structure and common staircase							-
34 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA							-
35 Public passage							-
36 Covered set back area							-
Bonus GFA							
37 Bonus GFA							-
Additional Green Features under JPN							
38 Buildings adopting Modular Integrated Construction							-
						Total :	301.959
						Total Accountable GFA :	3519.081
						% of GFA concession :	3.498%

GFA CONCESSION SUMMARY (PNAP ADM-2 APPENDIX H)																			
BUILDING NAME	TOTAL APPROVED DOMESTIC & NON-DOMESTIC GROSS FLOOR AREA (GFA) (m²)	DISREGARDED GFA UNDER B(P)R 23(3)(b)			DISREGARDED GFA UNDER B(P)R 23A(3)			EXEMPTED GFA UNDER JPN 1 & 2			EXEMPTED GFA			BONUS GFA			FEATURE SUBJECT TO THE OVERALL CAP (6)		
		CARPARK AND LOADING / UNLOADING		%	PLANT ROOM AND SIMILAR SERVICES		%	HOTEL		%	GREEN FEATURES		%	AMENITY FEATURES AND OTHER EXEMPTED ITEMS			%	AREA (m²)	%
		AREA (m²)	C=B/A		AREA (m²)	D #		AREA (m²)	G=F/A		AREA (m²)	H #		AREA (m²)	J #	K=(J+H#)/A		L	M=L/A
		A	B		D	D #	E=(D+D#)/A	F			H	H #	I=(H+H#)/A	J	J #			N=D#H#H#J#F	O=N/A
BUILDING INFORMATION MODELLING	3519.081	1-	0		2.1- 0	2.3- 52.380		3- 0			7- 0	5- 0		16- 0	14- 0		0		
					2.2- 288.999			4- 0			8- 0	4- 0		15- 0	15- 0				
											9- 0	11- 0		21- 12,960	15- 0				
											10- 0	12- 0		23- 0	18- 0				
											13- 0			24- 0	20- 0				
														25- 0	22- 0				
														29- 0	25- 70,700				
														30- 0	26- 0				
														31- 0	27- 0,000				
														32- 0					
														33- 0					
														34- 0					
	SUB TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	3519.081	0	0%	288.999	52.380	9.701%	0%	0%	0%	0%	0%	0%	12,960	70,700	2,377%	0%	0%	123,080 3.498%
Notes:																			
1. Item Number Please Refer to Appendix G of PNAP ADM-2.																			
2. Item # are Subject to the Overall CAP at 10% of the Total GFA (PNAP APP-151)																			



G/F DIAGRAM

1	CONFERENCE ROOM	=	126 m²
2	OFFICE	=	129 m²
3	STORE	=	36 m²
4	FUNCTION ROOM 1	=	60 m²
5	FUNCTION ROOM 2	=	65 m²
6	RECEPTION	=	17 m²
7	GUARD ROOM	=	12 m²
TOTAL			445 m²



1/F DIAGRAM

1	FUNCTION ROOM 1	=	62 m ²
2	FUNCTION ROOM 2	=	63 m ²
3	FUNCTION ROOM 3	=	63 m ²
4	FUNCTION ROOM 4	=	66 m ²
5	FUNCTION ROOM 5	=	53 m ²
6	FUNCTION ROOM 6	=	53 m ²
7	FUNCTION ROOM 7	=	70 m ²
8	FUNCTION ROOM 8	=	70 m ²
9	ACTIVITY AREA	=	184 m ²
10	STORE	=	35 m ²
TOTAL			719 m²



2/F DIAGRAM

1	FUNCTION ROOM 1	=	62 m ²
2	FUNCTION ROOM 2	=	63 m ²
3	FUNCTION ROOM 3	=	63 m ²
4	FUNCTION ROOM 4	=	66 m ²
5	FUNCTION ROOM 5	=	53 m ²
6	FUNCTION ROOM 6	=	53 m ²
7	FUNCTION ROOM 7	=	70 m ²
8	FUNCTION ROOM 8	=	70 m ²
9	ACTIVITY AREA	=	261 m ²
10	STORE	=	35 m ²
TOTAL			796 m²

A	DATE 1	GBP SUBMISSION
P&L	DATE	AMENDMENT

REV.	DATE	APPROVAL/REMARK
PROJECT		
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON		

DRAWING TITLE

UFA DIAGRAMS AND CALCULATIONS

SCALE	1:400@A0
DRAWING	REV. NO.
C004	A

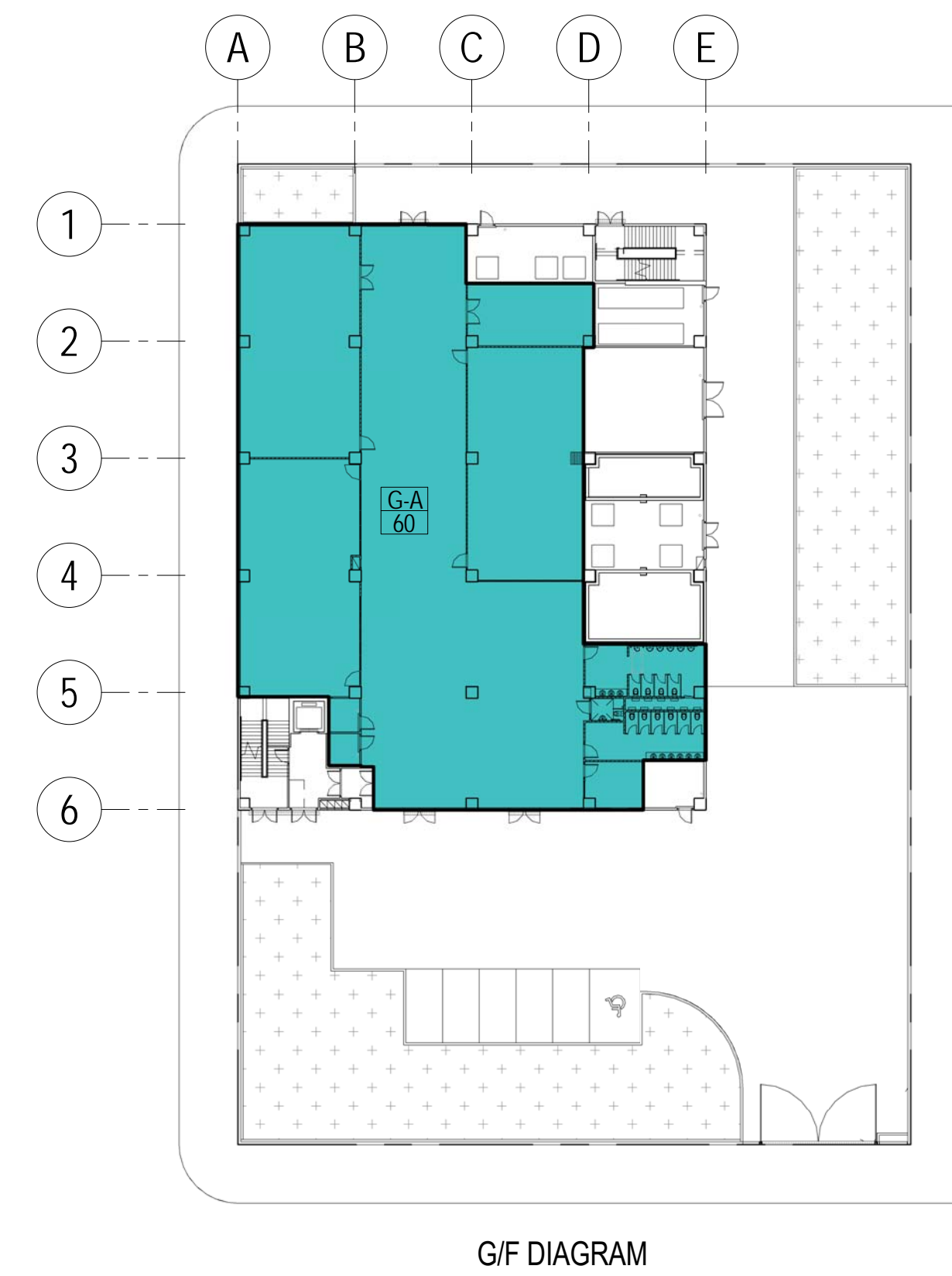
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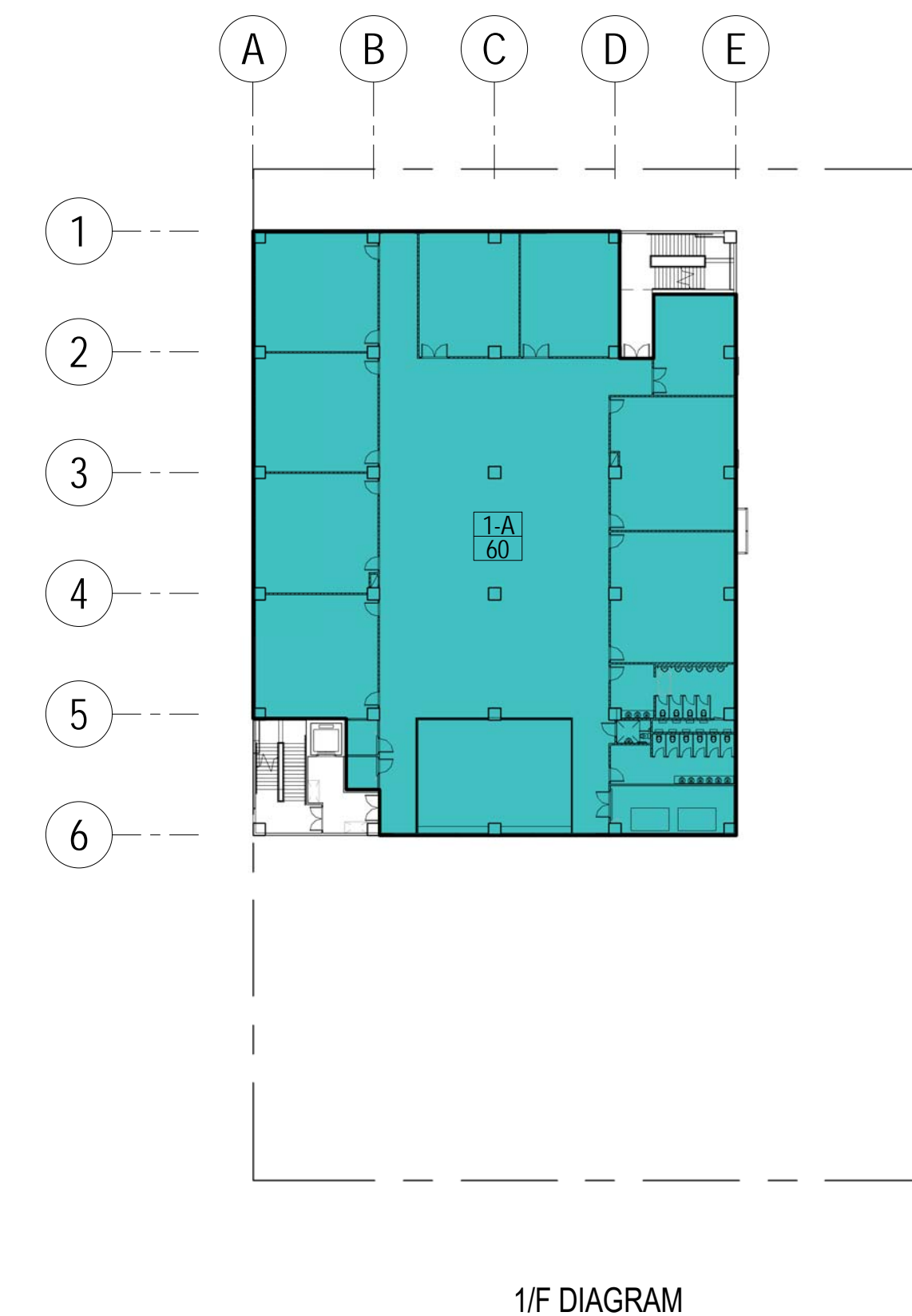
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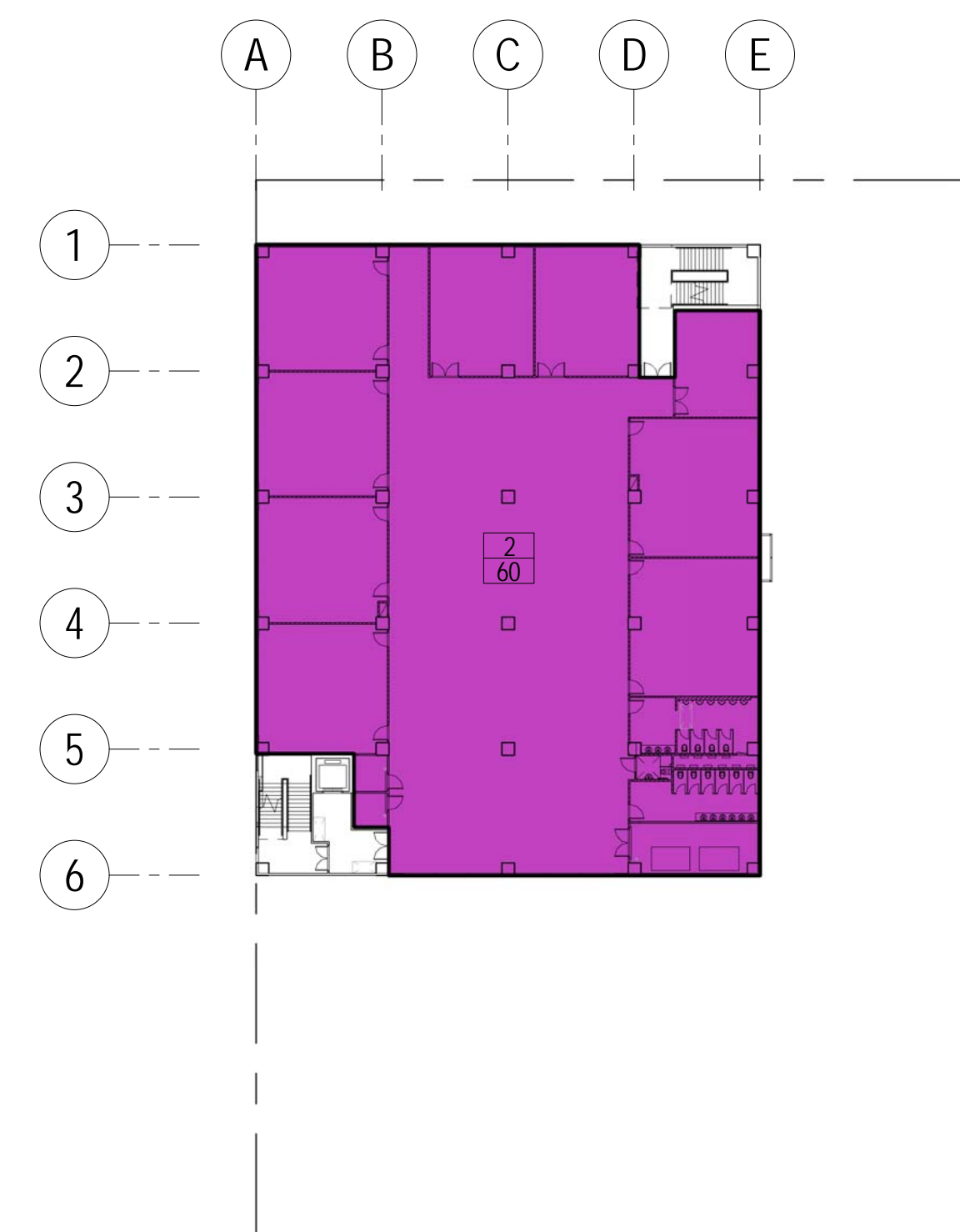


G/F COMPARTMENT CALCULATION

G-A = 938 m² X 5.00 m = 4690 m³



1/F COMPARTMENT CALCULATION



2/F DIAGRAM

2/F COMPARTMENT CALCULATION

2 = 1184 m² X 3.50 m = 4144 m³

BD REF : 2987619
BIM REF : 2-9876-19-R19-01
FSD REF : FP 8/

BIM REF : 2-9876-19-R19-01FSD REF : FP 8/

A	DATE 1	GBP SUBMISSION
REV.	DATE	AMENDMENT

[illegible]BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

DRAWING TITLE

COMPARTMENT DIAGRAMS AND
CALCULATIONS

SCALE 1:400@A0

DRAWING	REV. NO.
C005	A

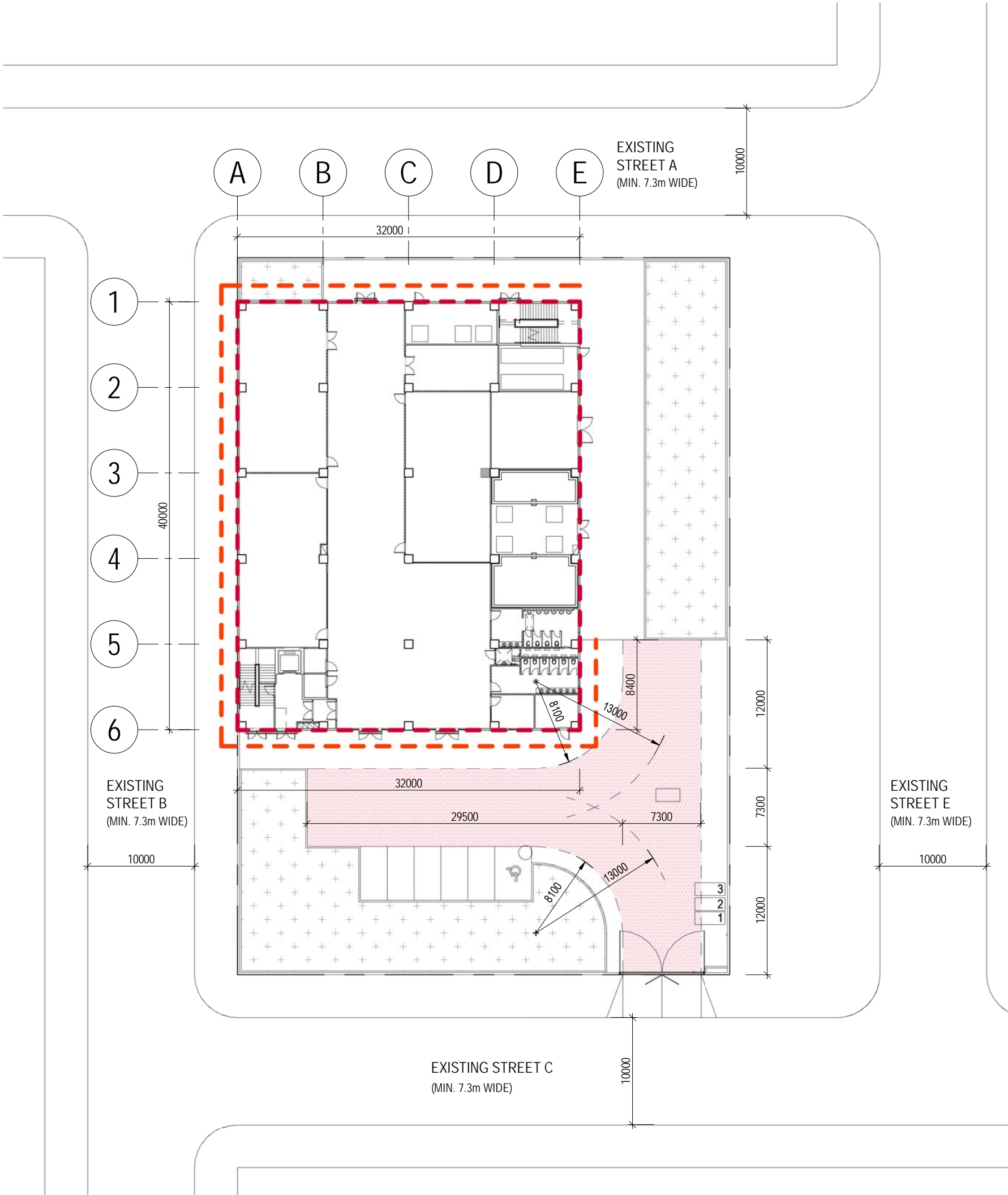
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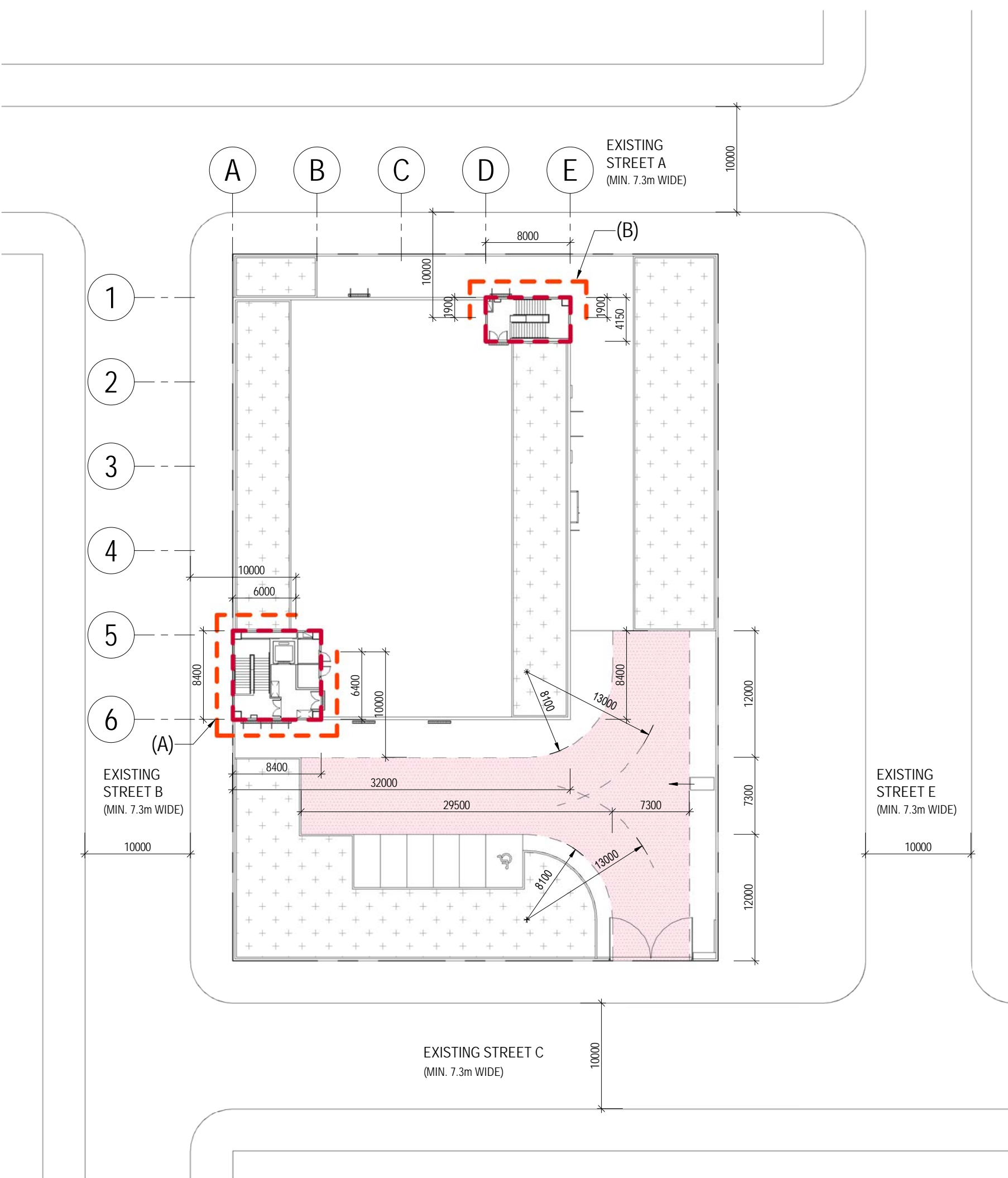
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(PNAP ADM-10 APP A)



G/F DIAGRAM
1/F AND 2/F ARE IDENTICAL

G/F EVA SERVED FACADE CALCULATION
TOTAL BUILDING PERIMETER = 144.0 m
BUILDING FACADE SERVED BY EVA = 112.4 m
PERCENTAGE OF THE MAJOR FACADE OF THE BUILDING
= 112.4 m / 144.0 m X 100%
= 78.056% > 25%



R/F DIAGRAM

R/F EVA SERVED FACADE CALCULATION
TOTAL BUILDING PERIMETER = 33.60 m + 24.30 m = 57.90 m
BUILDING FACADE SERVED BY EVA = (A) + (B) = 29.20m + 11.80m = 41.0m
PERCENTAGE OF THE MAJOR FACADE OF THE BUILDING
= 41.0 m / 57.9 m X 100%
= 70.812% > 25%

- LEGEND
- BUILDING PERIMETER
 - BUILDING FACADE SERVED BY EVA
 - MIN 7.3m WIDE AND 4 SHH HEADROOM LOADINGS > 9000kg MIN
 - ENTRANCE SIGN
 - EVA INDICATION SIGN AT 100m INTERVALS
 - "NO PARKING" SIGN AT 50m INTERVALS

BD REF : 2/9876/19
BIM REF : 2/9876-19-R19-01
FSD REF : FP 8

PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE
EVA SERVED FACADE DIAGRAMS AND CALCULATIONS

SCALE 1 : 400@A0
DRAWING C006
SORUC ---

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A	DATE T	GBP SUBMISSION	
REV.	DATE	AMENDMENT	
PROJECT BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON			
DRAWING TITLE SCHEDULES			
SCALE @A0			
DRAWING C007		REV. NO. A	
SORUC ---			
90mm (W) x 40mm (H) space for COMPANY LOGO			
90mm (W) x 60mm (H) space for AP/RSE/RGE's signature/ and stamp chop			
BD's OFFICIAL			
90mm (W) x 150mm (H) space for BD's approval stamp / certification of copies of approved plans (PINAP ADM-10 APP A)			

NOTES:

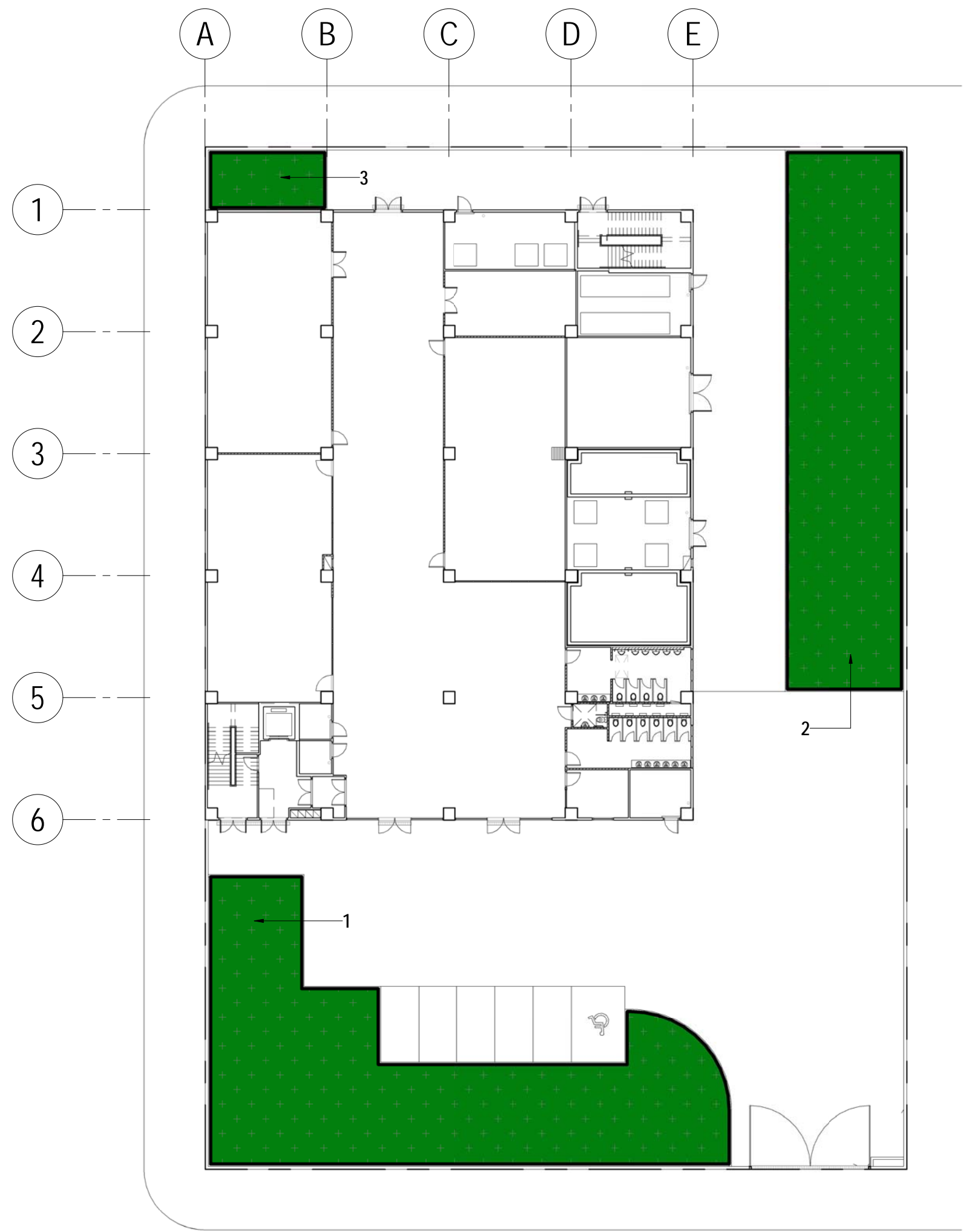
1. UFA AREA ROUNDED OFF TO THE NEAREST SQUARE METER.

WINDOW AREA CALCULATIONS								
FLOOR	USE	AREA	NOTIONAL AREA	REQUIRED			PROVIDED	
				10% OF WINDOW AREA	10% OF OPENABLE AREA	6.25% OF OPENABLE AREA	WINDOW AND OPENABLE AREA	WINDOW MARK
G/F TO 2/F	F LAV	25 m²	-	2,500 m²	2,500 m²		1.5 x 2.8 x 0.75 = 3.15 m²	W2
G/F TO 2/F	M LAV	27 m²	-	2,700 m²	2,700 m²		1.5 x 2.8 x 0.75 = 3.15 m²	W3
G/F	CONFERENCE ROOM	126 m²	-	12,600 m²		7,875 m²	1.4 x 6.3 x 2 x 0.75 = 13.23 m²	W4
G/F	GUARD ROOM	12 m²	-	1,200 m²		0.750 m²	1.4 x 1.4 x 0.75 = 1.47 m²	W4
G/F	OFFICE	129 m²	-	12,900 m²		8,063 m²	1.4 x 6.3 x 2 x 0.75 = 13.23 m²	W1

NOTES:

1. FRC REQUIREMENTS FOR ELEMENTS OF CONSTRUCTION BASED ON FS CODE 2011 PART C SUBSECTION C3 TABLE C1 AND PART E TABLE E2 TO E7
2. R.C. WALL SHALL CONTAIN NOT LESS THAN 1 PER CENT OF VERTICAL REINFORCEMENT.
3. REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.5 kg/m With 2mm DIAMETER WIRE AT NOT MORE THAN 100mm CENTRES OR A CONTINUOUS ARRANGEMENT OF LING AT NOT MORE THAN 20mm CENTRES SHOULD BE INCORPORATED IN THE CONCRETE COVER AT A DISTANCE NOT EXCEEDING 20mm FROM THE FACE.
4. SEE DWG. NO. C005 FOR COMPARTMENT AREA CALCULATIONS.

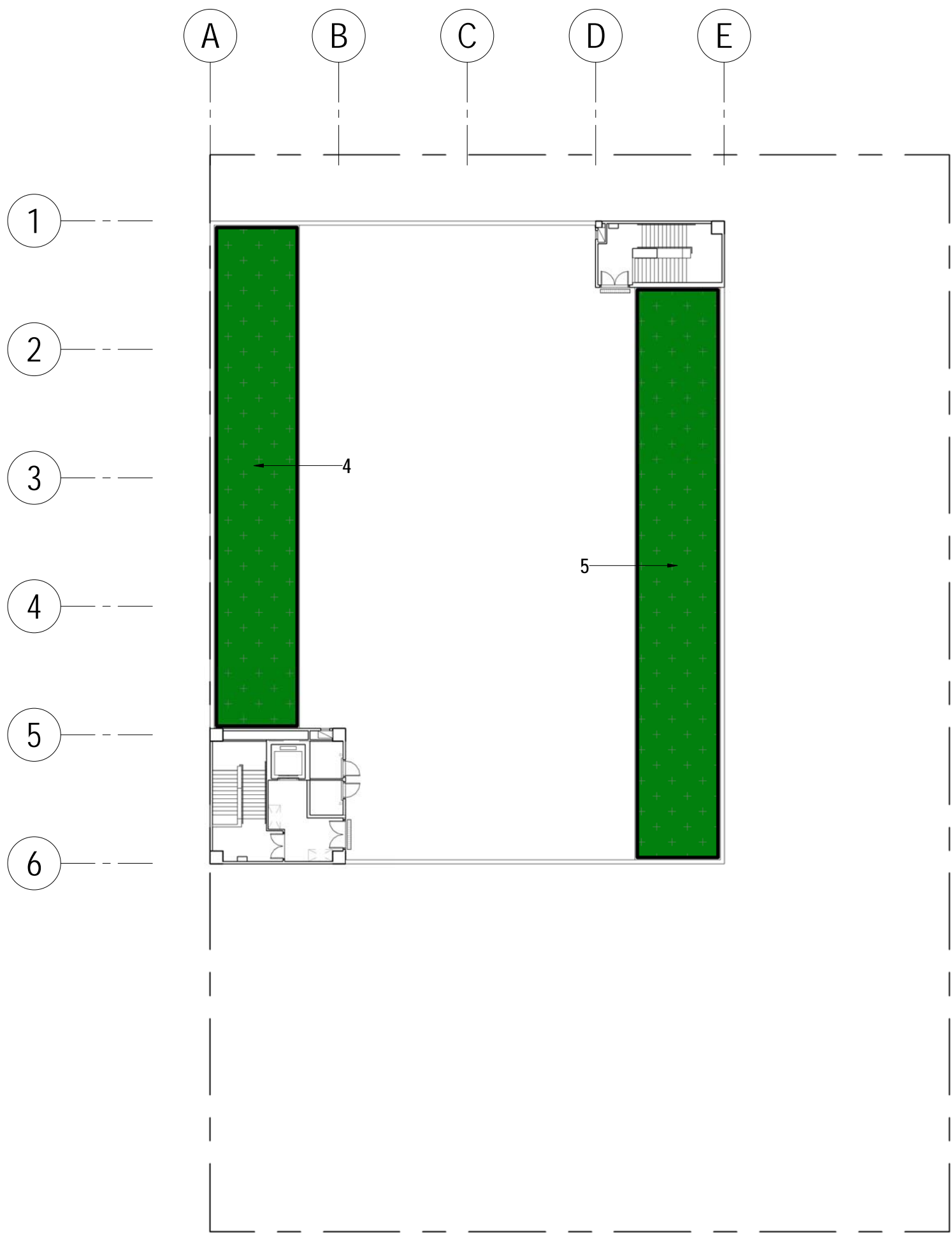
SCHEDULE OF SANITARY FITMENTS																						REMARKS
LOCATION	USAGE	AREA	FACTOR	CAPACITY (P)	RATIO	MALE	FEMALE	SANITARY FITMENTS														
								W.C.				BASIN				URINAL		BATH / SHOWER				
								MALE		FEMALE	MALE		FEMALE	MALE		FEMALE	MALE		FEMALE			
								REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
2/F	FUNCTION ROOM	796	9	89	1 : 1	44	45	2	4	3	6	2	3	2	6	1	6	-	-	-	-	1 NO. ACCESSIBLE TOILET IS PROVIDED
1/F	FUNCTION ROOM	719	9	80	1 : 1	40	40	2	4	3	6	2	3	2	6	1	6	-	-	-	-	1 NO. ACCESSIBLE TOILET IS PROVIDED
G/F	FUNCTION ROOM	445	9	50	1 : 1	25	25	1	4	2	6	1	3	1	6	1	6	-	-	-	-	1 NO. ACCESSIBLE TOILET IS PROVIDED
TOTAL								5	12	8	18	5	9	5	18	3	18	-	-	-	-	-



G/F DIAGRAM

G/F GREENERY CALCULATIONS

PLANTER AREAS:	
1	334,322 m²
2	264,000 m²
3	27,000 m²
TOTAL	625,322 m²



R/F DIAGRAM

R/F GREENERY CALCULATIONS

PLANTER AREAS:	
4	155,250 m²
5	176,500 m²
TOTAL	331,750 m²

SITE COVERAGE OF GREENERY

1. AREA OF THE SITE = 3082 m²

2. TOTAL GREENERY AREA REQUIRED = 3082 m² X 20 % = 616.40 m²
PROPOSED GREENERY AREA FOR THE WHOLE SITE
G/F GREENERY AREA = 625,322 m²
R/F GREENERY AREA = 331,750 m²
TOTAL GREENERY SITE COVERAGE FOR THE WHOLE SITE = 957,072 m² / 3082 m² x 100% = 31.054 % > 20 %

3. TOTAL GREENERY AREA AT PRIMARY ZONE = 3082 m² X 10 % = 308.20 m²
PROPOSED GREENERY AREA AT PRIMARY ZONE
G/F GREENERY AREA = 625,322 m²
TOTAL SITE COVERAGE OF GREENERY AT PRIMARY ZONE = 625,322 m² / 3082,000 m² x 100 % = 20.289 % > 10 %

A	DATE 1	GBP SUBMISSION
REV	DATE	AMENDMENT

PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE
SUSTAINABLE BUILDING DESIGN GREENERY AREA CALCULATIONS

SCALE	1 : 300@A0
DRAWING	REV. NO.
C008	A

SORUC ---

90mm (W) x 40mm (H) space
for COMPANY LOGO

90mm (W) x 60mm (H) space
for AP/IRSE/IRGE's
signature/ and stamp chop

BD's OFFICIAL

90mm (W) x 150mm (H) space
for BD's approval stamp /
certification of copies of
approved plans
(PNAP ADM-10 APP A)