



LEGEND

HORIZONTAL GREENERY AREA

VERTICAL GREENERY AREA

GREENERY AREAS AT THE PEDESTRIAN ZONE CALCULATION FOR PNAP APP-132 AND APP-152

1) FULL HEIGHT SET BACK UNDER PNAP APP-152 APPENDIX E FOR ALTERNATIVE APPROACH FOR BUILDING SET BACK

SITE AREA : 650.300 m²
 REQUIRED % SET BACK AREA = 15% (PNAP APP-152 APPENDIX E ALTERNATIVE APPROACH)
 650.300 m² x 15% = 97.545 m²
 PROPOSED SETBACK AREA = 97.590m²

REQUIRED % GREENERIES WITHIN THIS SET BACK = 50%
 = 97.545 m² x 50%
 = 48.775 m²

HORIZONTAL GREENERY AREA PROVIDED AT GROUND FLOOR LEVEL AT SET BACK AREA :
 GREENERY SOIL AREA PROVIDED : GP1
 = 48.841 m² (PROVIDED) > 48.775 m² (REQUIRED)

GREENERY AREA TO BE COMMON AREA ACCORDING TO APPENDIX D OF PNAP APP-151

2) SET BACK UNDER PNAP APP-132 TO ENJOY LARGER SITE COVERAGE

SITE AREA : 650.300 m²
 REQUIRED % SET BACK (NON-DOM) = 8%
 650.300 m² x 8% = 52.024 m²

GREENERY SOIL AREA PROVIDED : GP10
 PROVIDED SET BACK AREA = 56.967 m²
 = 56.967 m² (PROVIDED) > 52.024 m² (REQUIRED)
 THIS AREA OVERLAPS WITH ITEM (1), GREENERY AREA

THIS SETBACK AREA TO BE COMMON AREA TO ADDRESS PNAP-132 PARA. 3(C)

(FOR INFORMATION ONLY)

VERTICAL GREENERY AREA AT 2/F (VG1) = 32.318 s.m.
 VERTICAL GREENERY AREA AT G-2/F (VG2) = 40.543 s.m.

GREENERY AREA AT 7/F:
 GREENERY SOIL AREA PROVIDED (GP2) = 33.223 s.m.

GREENERY AREA AT 10/F:
 GREENERY SOIL AREA PROVIDED (GP3) = 10.686 s.m.

HORIZONTAL GREENERY AREA PROVIDED AT TOP ROOF LEVEL :
 GREENERY SOIL AREA PROVIDED (GP4) = 143.880 s.m.

TOTAL PROVIDED GREENERY AREA TO COMPLY WITH BEAM PLUS REQUIREMENT:
 REQUIRED GREENERY AREA = SITE AREA X 40% = 260.12m²
 (JUST FOR INFORMATION ONLY)
 = GP1 + GP2 + GP3 + GP4 + VG1 + VG2
 = 48.841 + 33.223 + 10.686 + 143.880 + 32.318 + 40.543
 = 309.491 m² (> 260.12m² REQUIRED)

THE WORKS SHOWN ON THIS PLAN ARE TYPE II WORKS (GENERAL BUILDING WORKS) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.

FOR OFFICIAL USE

B.D. REFERENCE	屋宇署檔案
BD 2/3001/1	
F.S.D. REFERENCE	消防處檔案
FP 8/29050<55>	
W.W.O. REFERENCE	水務署檔案
CAD FILE NAME	檔案編號
NOTES	法釋

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Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP APP-15. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Arthur Au Kin-tung
 Authorized Person (List of Architects), Registered Architect

Plan Approved
 LAM Tsz-fung
 Senior Building Surveyor
 for BUILDING AUTHORITY
 30 SEP 2022

Arthur Au Kin-tung
 Authorized Person (List of Architects), Registered Architect

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR
 所有尺寸應由承建商於工地核實
 DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度

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PROJECT	項目名稱
PROPOSED OFFICE DEVELOPMENT AT 228 ELECTRIC ROAD, NORTH POINT OF I.L. 1618	
DRAWING TITLE	標題
GREENERY DIAGRAMS	
SCALE 比例	DATE 日期
1:200(A1)	JAN. 2019
DRAWN BY 製件人	CHECKED BY 檢查
EC	CF
JOB NO. 工程項目	DRAWING NO. 圖號
N2648-H	2017 G

2 Sept 2022

RECORD PLAN

FOR B.D. APPROVAL