

REVISIONS		
No.	DESCRIPTION	DATE
-	FIRST SUBMISSION (DISAPPROVED)	06/2018
-	FIRST SUBMISSION	09/2018
A	GENERAL REVISION	06/2019
B	GENERAL REVISION	03/2020
C	GENERAL REVISION	01/2021
D	GENERAL REVISION	10/2021
E	GENERAL REVISION	03/2022
F	GENERAL REVISION	11/2022

NOTES

B. D.

AMENDED PLAN

DATE - 9 NOV 2022

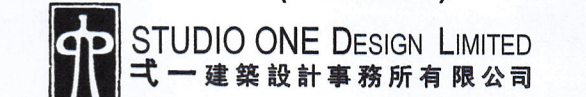
CLIENT



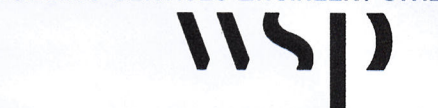
AP & RSE



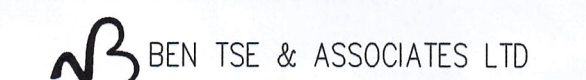
EXECUTION ARCHITECT (ORIGINATOR)



BUILDING SERVICES ENGINEER / CIVIL ENGINEER



RGE/ GEOTECHNICAL & STRUCTURAL ENGINEER



LANDSCAPE ARCHITECT



QUANTITY SURVEYOR



PROJECT No.

PROPOSED INDUSTRIAL DEVELOPMENT AT MA KOK STREET, TSUEN WAN, NEW TERRITORIES, T.W.T.L. NO. 428.

DRAWING TITLE

S.B.D. GUIDELINES

DRAWING No.	REV.
B-24	F

SCALE 1 : 600 PRINT DATE 11.22

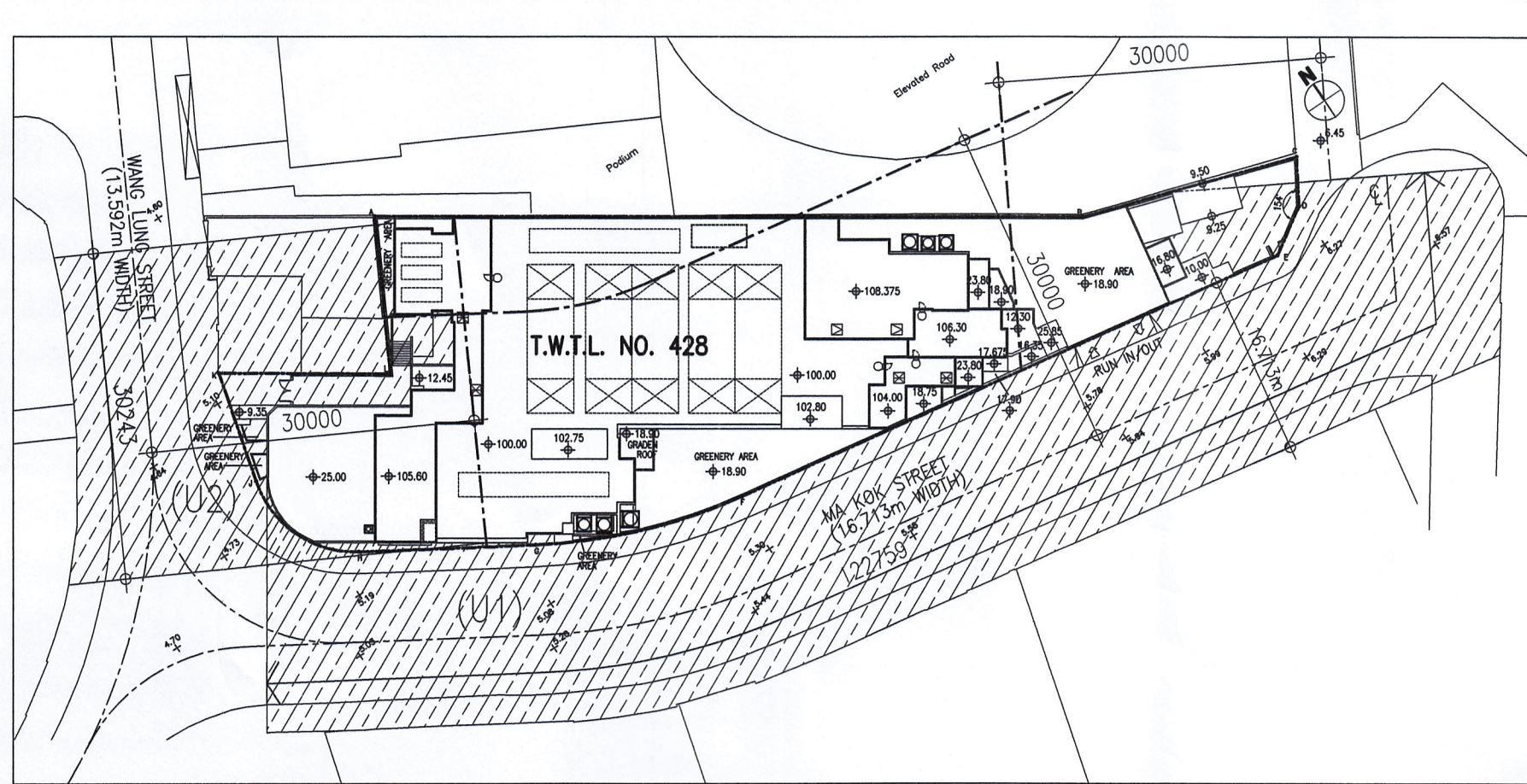
DRAWN BY G.P.O. DATE

CHECKED BY G.P.O. DATE

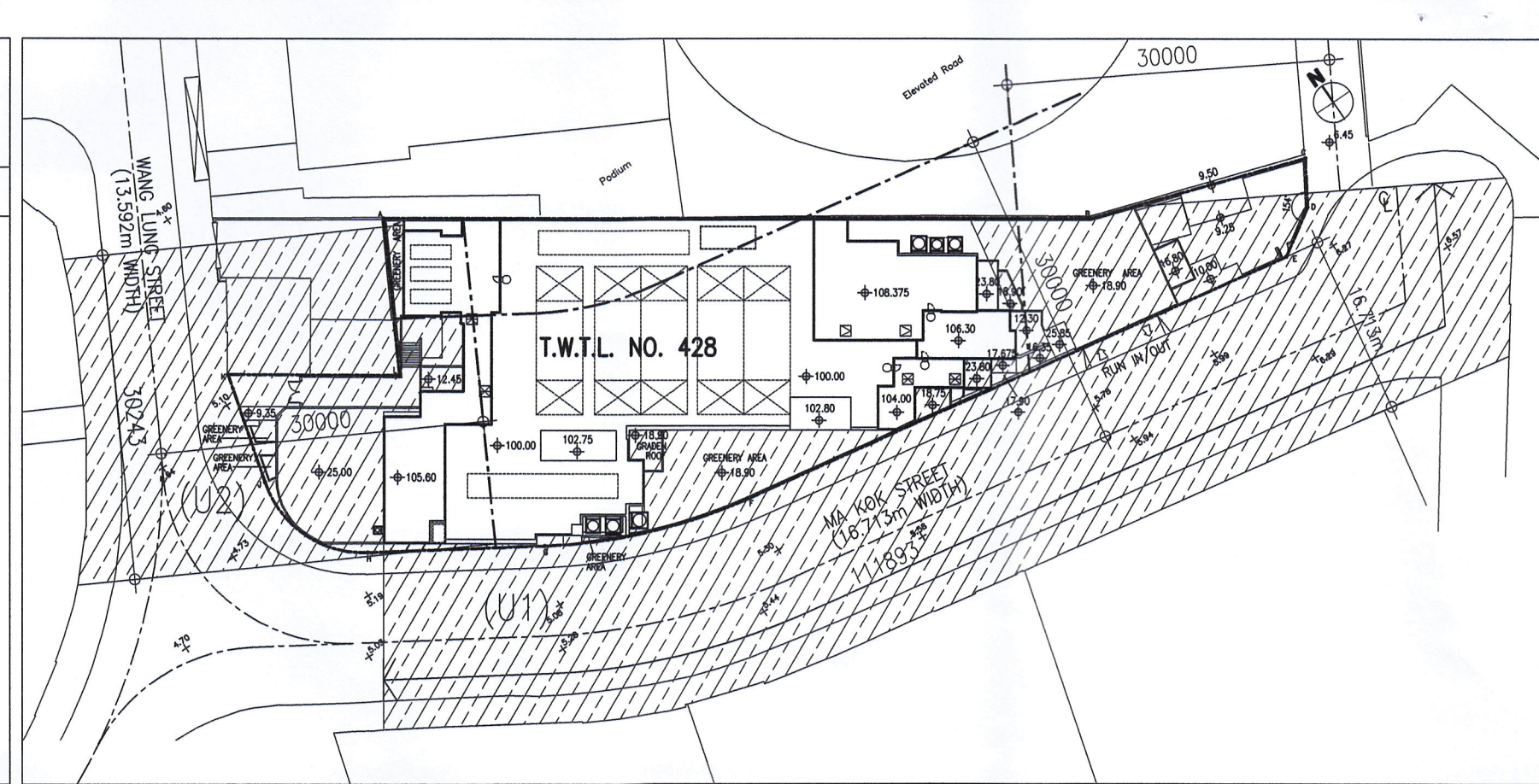
ENDORSED BY DATE

DATE

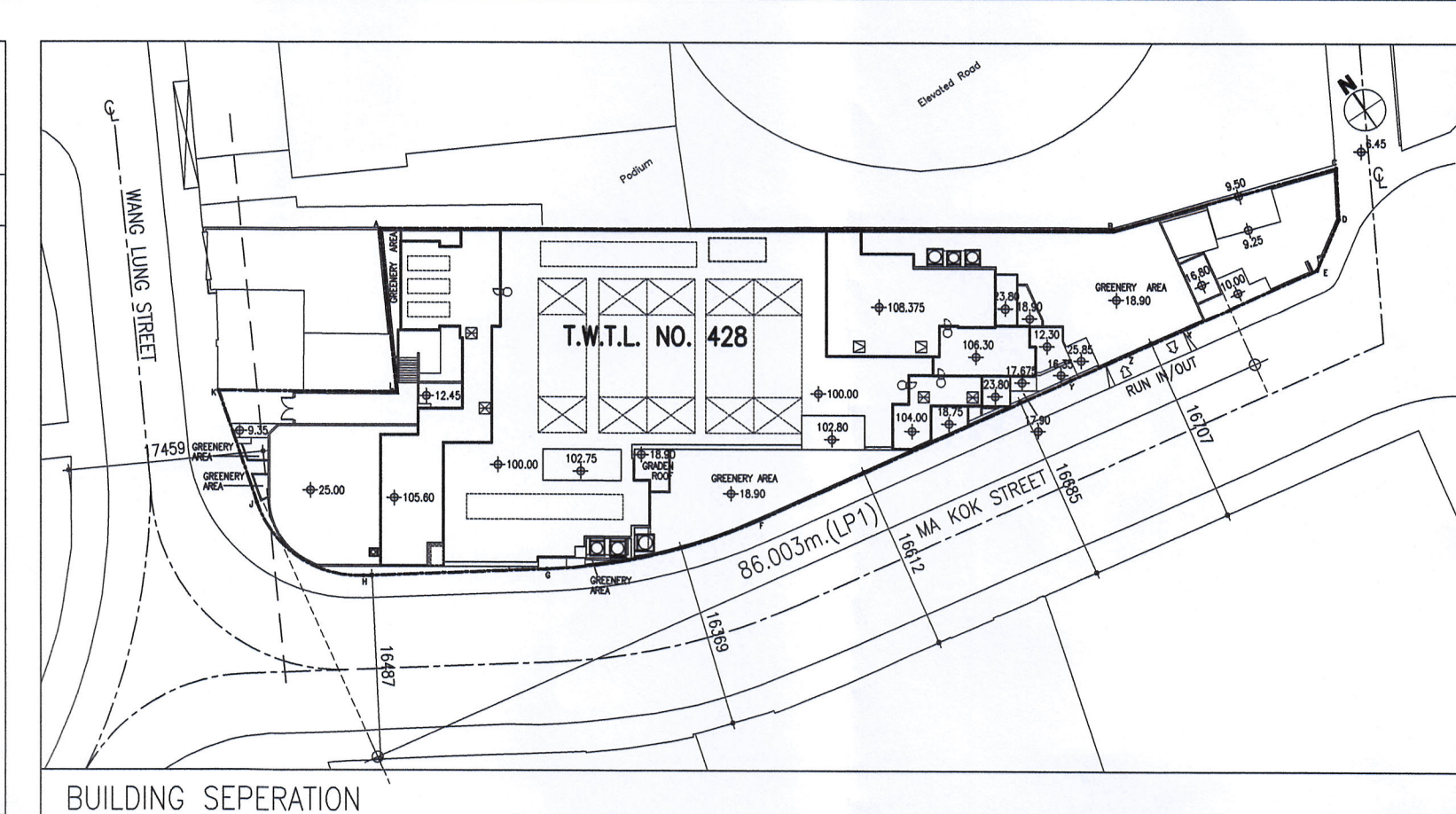
DO NOT SCALE OFF DRAWING. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY STUDIO ONE DESIGN LIMITED



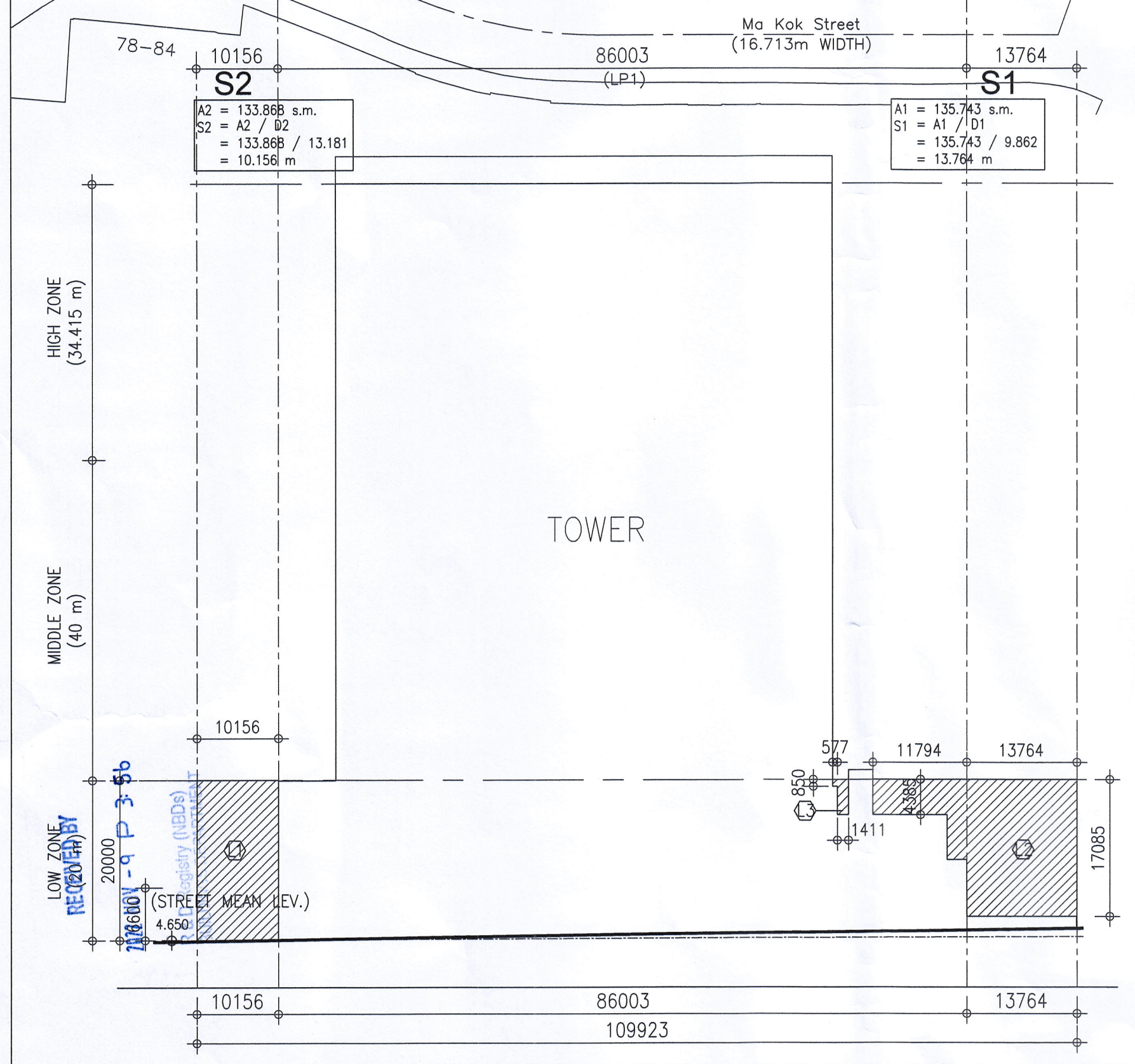
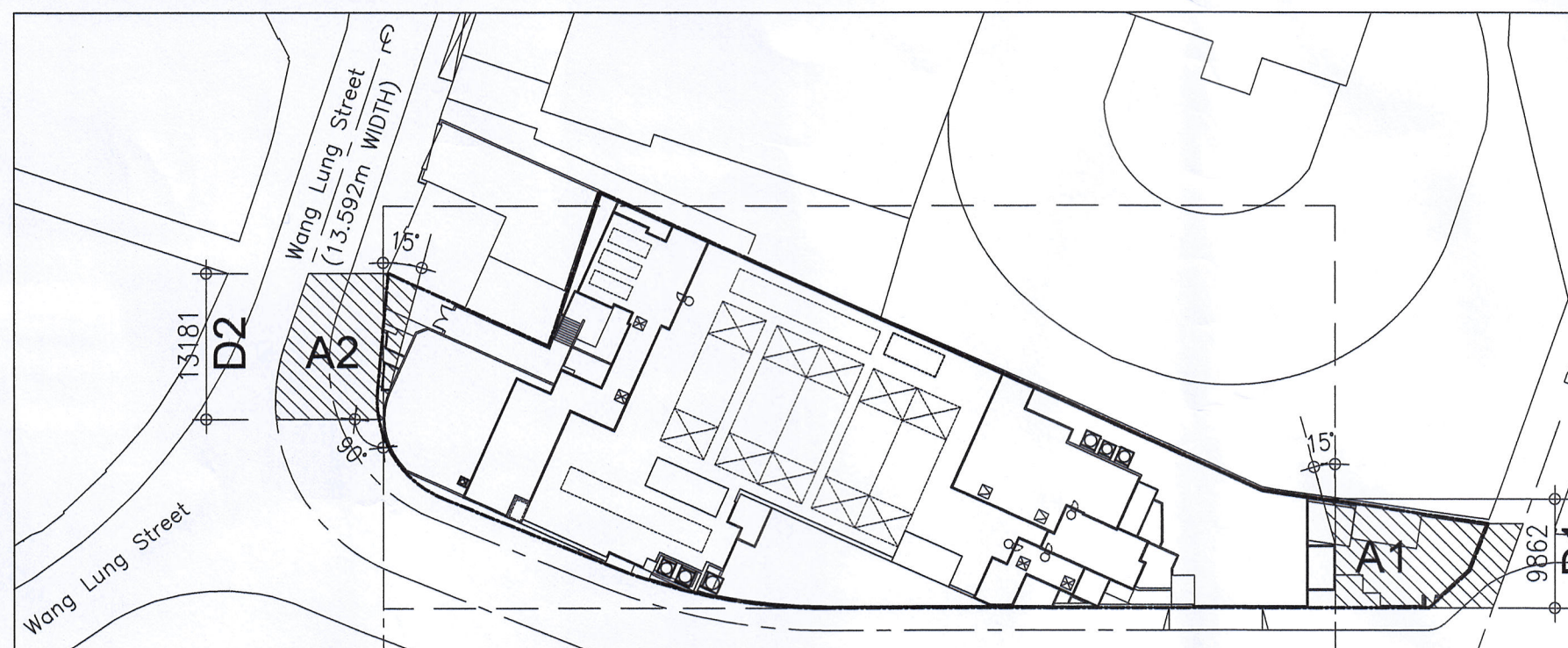
SITE PLAN SHOWING PROJECTION PLANE X FOR LOW ZONE



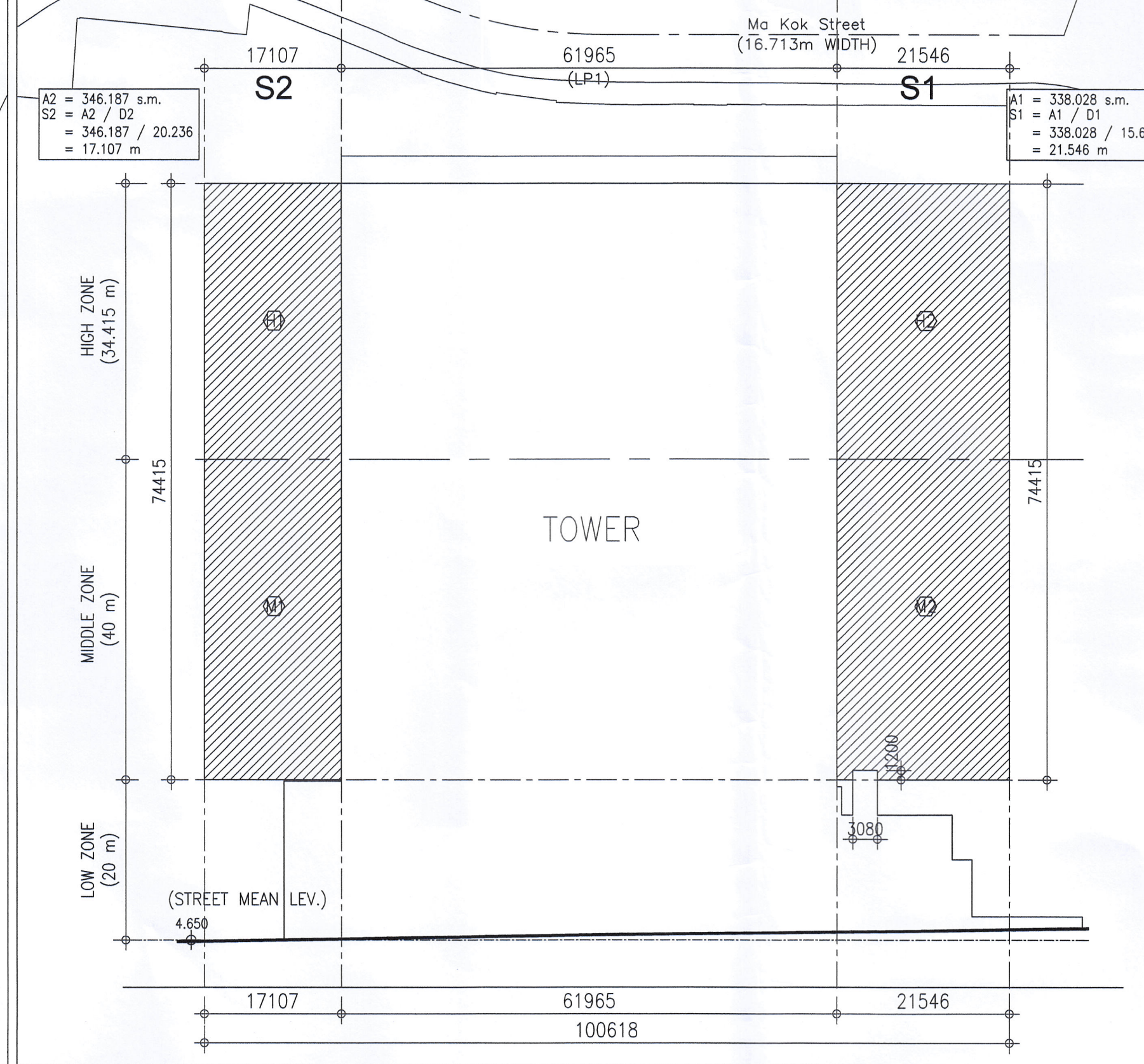
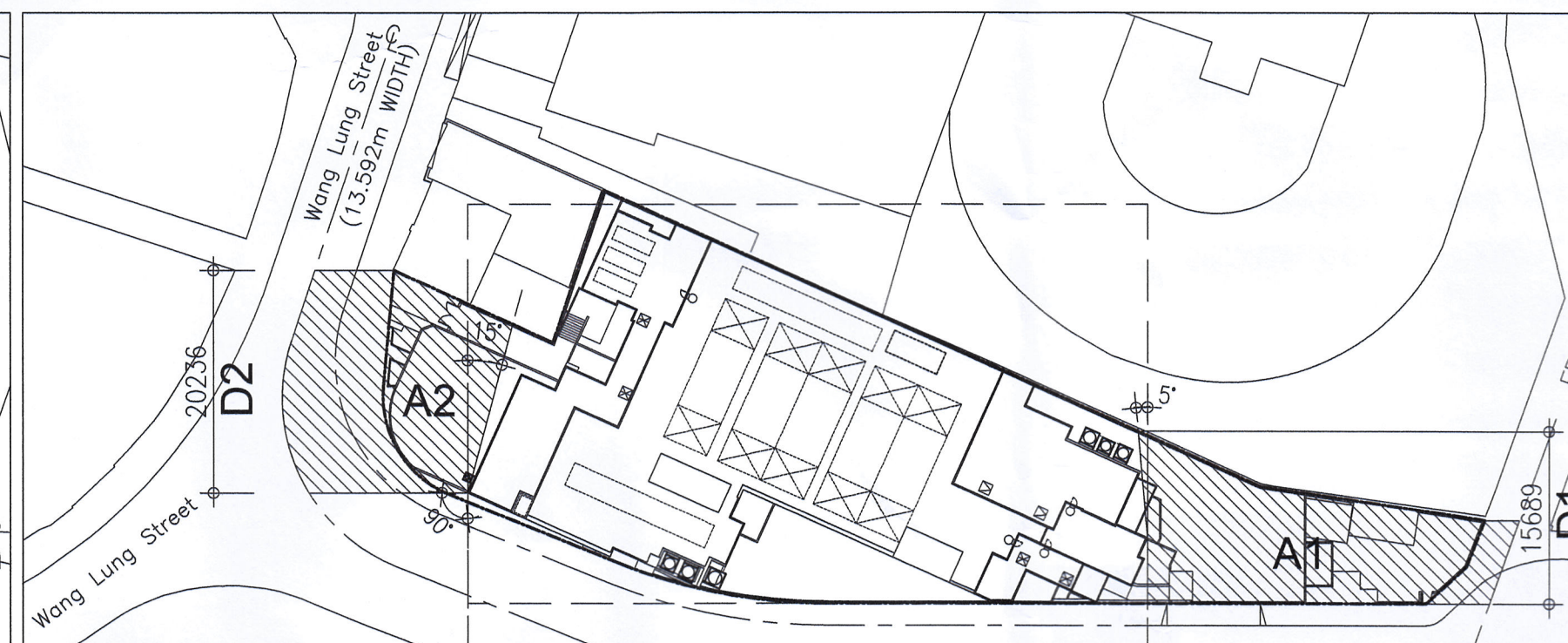
SITE PLAN SHOWING PROJECTION PLANE X FOR MIDDLE ZONE AND HIGH ZONE



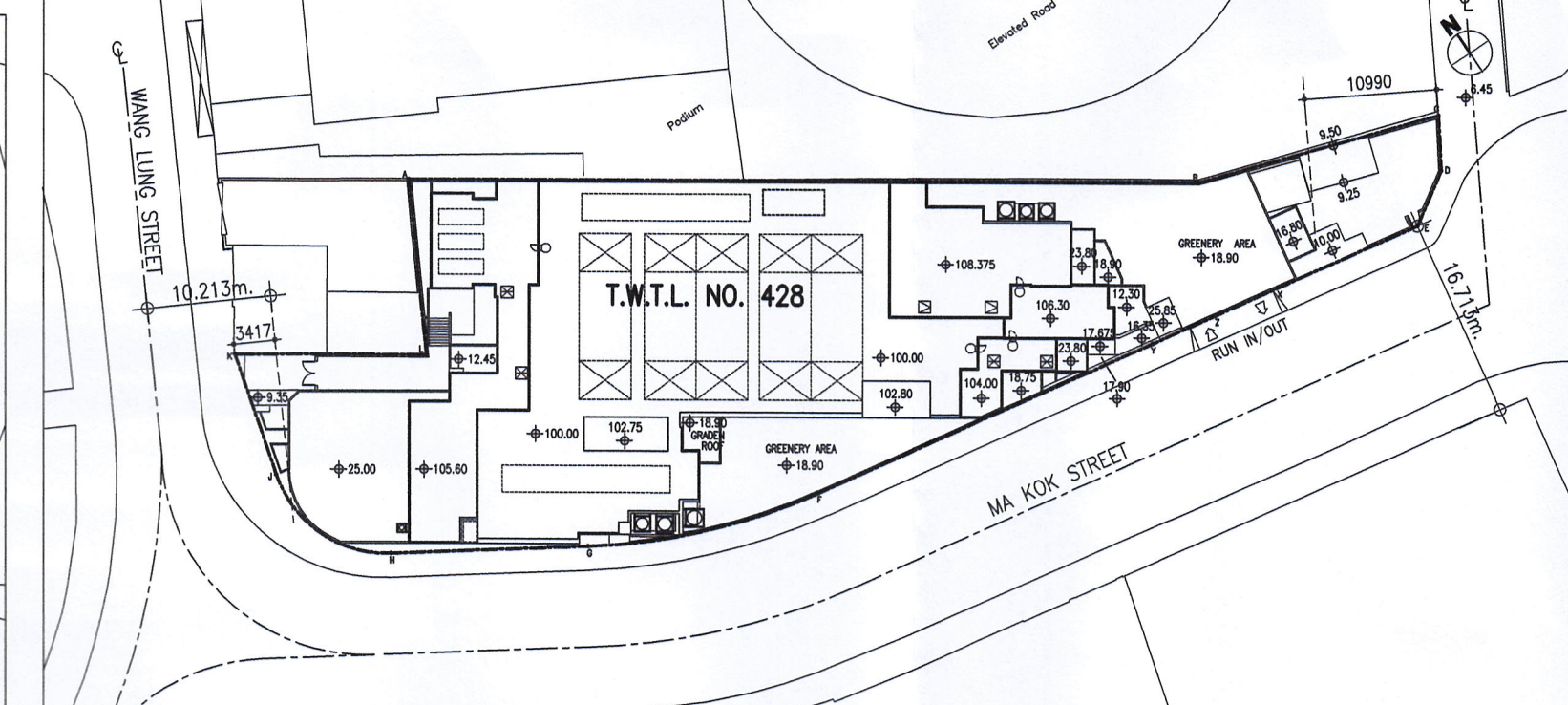
BUILDING SEPERATION



DESIGN REQUIREMENT - LOW ZONE



DESIGN REQUIREMENT - MIDDLE / HIGH ZONE



BUILDING SET BACK

PROPOSED INDUSTRIAL DEVELOPMENT AT T.W.T.L. NO. 428, MA KOK STREET, TSUEN WAN

COMPLIANCE WITH SITE COVERAGE OF GREENERY (PNAP APP-152)

SITE AREA = 1972.9 s.m.

SUSTAINABLE BUILDING DESIGN (SBD)

SITE AREA = 1972.9 s.m. < 20000 s.m.

SUSTAINABLE BUILDING DESIGN (SBD)

SITE AREA = 1972.9 s.m. < 20000 s.m.

BUILDING HEIGHT = 100.00mPD - 4.65mPD = 95.350 m > 60 m

- BUILDING SEPERATION REQUIRED
- BUILDING SET BACK NOT REQUIRED
- BUILDING SET BACK REQUIRED

BUILDING SEPERATION ASSESSMENT - DESIGN REQUIREMENT (1) - LOW ZONE

BUILDING AT LOW ZONE

MIN. (U1) (MA KOK STREET) = 2155.745 m² / 122.759 m = 17.561 m

MAX. PROJECTION FACADE LENGTH PERMITTED OF PODIUM = 17.561 m x 5 = 87.805 m

PROJECTION FACADE LENGTH OF PODIUM (Lp1) = 86.003 m < 87.805 m

MIN. (U2) (WANG LUNG STREET) = 798.796 m² / 30.243 m = 26.413 m

MAX. PROJECTION FACADE LENGTH PERMITTED OF PODIUM = 26.413 m x 5 = 132.065 m

PROJECTION FACADE LENGTH OF PODIUM (Lp1) = 86.003 m < 87.805 m (U1 < U2, MAX. (Lp1) = 5 x U1)

BUILDING SEPERATION ASSESSMENT - DESIGN REQUIREMENT (1) - MIDDLE ZONE & HIGH ZONE

BUILDING AT MIDDLE ZONE & HIGH ZONE

MIN. (U1) (MA KOK STREET) = 2330.074 m² / 111.893 m = 20.824 m

MAX. PROJECTION FACADE LENGTH PERMITTED OF TOWER = 20.824 m x 5 = 104.120 m

PROPOSED LENGTH OF TOWER = 61.965 m < 104.120 m

MIN. (U2) (WANG LUNG STREET) = 934.411 m² / 30.243 m = 30.897 m

MAX. PROJECTION FACADE LENGTH PERMITTED OF TOWER = 30.897 m x 5 = 154.485 m

PROJECTION FACADE LENGTH OF TOWER = 61.965 m < 104.120 m (U1 < U2, MAX. (Lp1) = 5 x U1)

BUILDING SEPERATION ASSESSMENT - DESIGN REQUIREMENT (2) - LOW ZONE

MINIMUM P = 20%

TOTAL FACADE AREA OF THE IS AT LOW ZONE = 203.120 m² + 300.593 m² + 6.679 m² = 510.392 m²

P ACHIEVED BY THE IS AT LOW ZONE = 510.392 m² / (109.923 x 20)m² x 100% = 23.216 % > 20 %

BUILDING SEPERATION ASSESSMENT - DESIGN REQUIREMENT (2) - MIDDLE ZONE

MINIMUM P = 20%

TOTAL FACADE AREA OF THE IS AT MIDDLE ZONE = 681.769 m² + 858.144 m² = 1539.913 m²

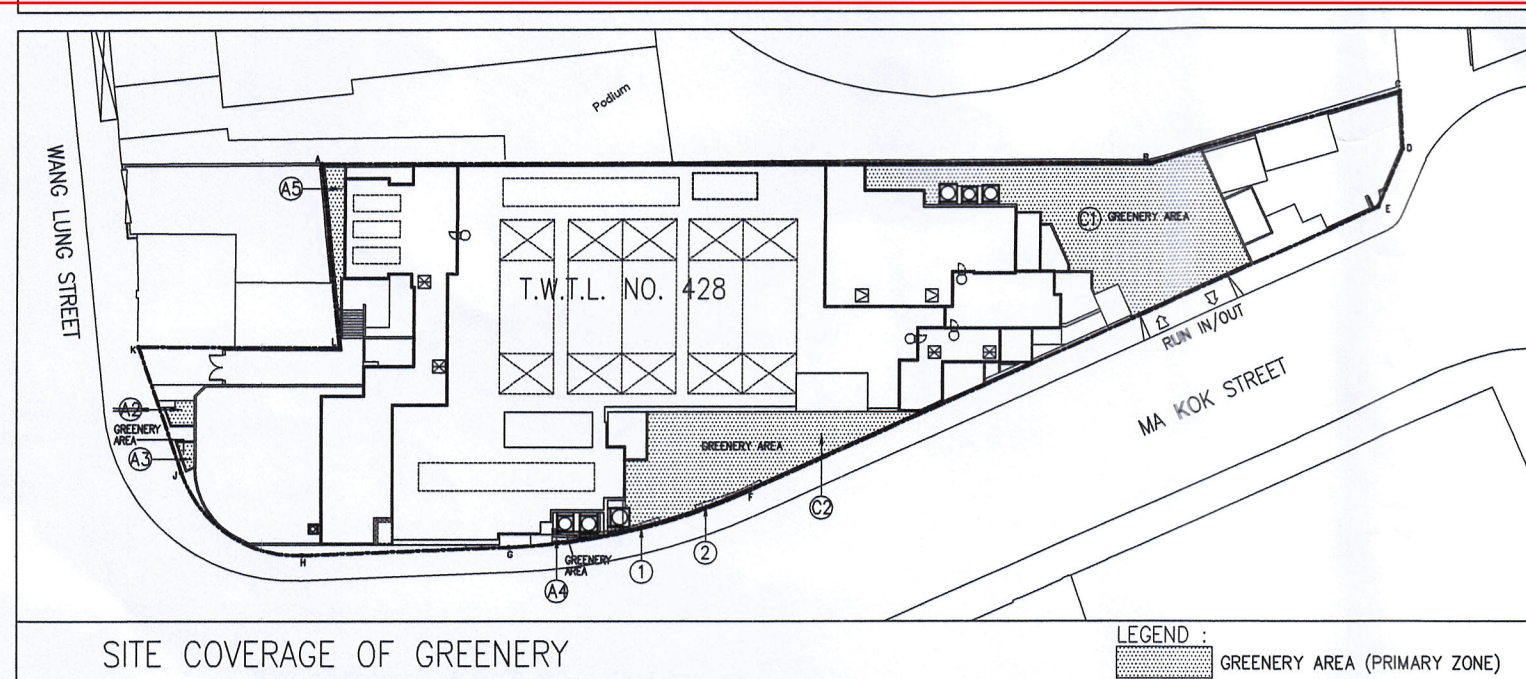
P ACHIEVED BY THE IS AT MIDDLE ZONE = 1539.913 m² / (100.618 x 40.000)m² x 100% = 38.261 % > 20 %

BUILDING SEPERATION ASSESSMENT - DESIGN REQUIREMENT (2) - HIGH ZONE

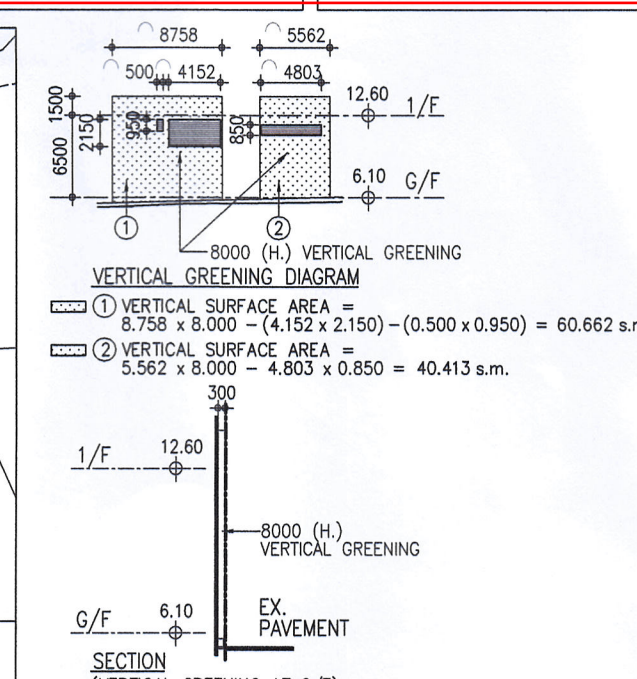
MINIMUM P = 20%

TOTAL FACADE AREA OF THE IS AT HIGH ZONE = 588.737 m² + 741.506 m² = 1330.243 m²

P ACHIEVED BY THE IS AT HIGH ZONE = 1330.243 m² / (100.618 x 34.415)m² x 100% = 38.416 % > 20 %



SITE COVERAGE OF GREENERY



SECTION (VERTICAL GREENING AT G/F) (MOUNTED ON EXTERNAL WALL)

REQUIRED SITE COVERAGE OF GREENERY

MIN. S.C. OF GREENERY (PRIMARY ZONE) = 10% OF SITE AREA (197.290 s.m.)

MIN. REQUIREMENT OF OVERALL GREENERY AREA = 20% OF SITE AREA (394.580 s.m.)

PROPOSED S.C. OF GREENERY AT PRIMARY ZONE

GROUND FLOOR	2nd FLOOR
① GREENERY AREA = 4.557 s.m.	① GREENERY AREA = 171.918 s.m.
② GREENERY AREA = 2.104 s.m.	② GREENERY AREA = 111.953 s.m.
③ GREENERY AREA = 0.649 s.m.	③ GREENERY AREA = 10.826 s.m.
④ GREENERY AREA = 10.826 s.m.	TOTAL GREENERY AREA AT 2/F = 283.871 s.m.
TOTAL GREENERY AREA AT G/F = 2.753 s.m.	

NON-PRIMARY ZONE
⑤ GREENERY AREA = 10.826 s.m.

VERTICAL GREENING
① VERTICAL GREENING = 60.662 s.m.
② VERTICAL GREENING = 40.413 s.m.
TOTAL VERTICAL GREENING AT G/F = 101.075 s.m.

GRAND TOTAL OF GREENERY AT PRIMARY ZONE : 2.753 s.m. + 283.871 s.m. + 101.075 s.m. = 387.699 s.m. > 197.290 s.m. (10% OF SITE AREA)

PROPOSED S.C. OF GREENERY FOR OVERALL GREENERY AREA

2.753 s.m. + 283.871 s.m. + 101.075 s.m. + 10.826 s.m. = 398.525 s.m. > 394.580 s.m. (20% OF SITE AREA)

*PROPOSED GREEN FEATURE AT PRIMARY ZONE

TOTAL VERTICAL GREENING AREA = 101.075 s.m.

MAX. S.C. OF GREENERY FOR VERTICAL GREENING = 1972.9 s.m. x 20% x 30% = 118.374 s.m.

Wong Ka-Man, Registered Architect, Authorized Person (HoK)