

RESIDENTIAL CAR PARKING SPACE CALCULATION UNDER LEASE

TOWER	FLOOR	NO. OF STOREY (A)	FLAT	NET FLAT GFA	BALCONY GFA	UTILITY PLATFORM GFA	TOTAL NET FLAT GFA	TOTAL NET FLAT GFA x (A)	PRO-RATA GFA	PRO-RATA GFA x (A)	FLAT CFA = TOTAL NET FLAT GFA + PRO-RATA GFA	TOTAL CFA = FLAT CFA x (A)	TOTAL NO. OF FLAT	X < 40	40 < X < 70	70 < X < 100	100 < X < 130	130 < X < 160	X > 160	TOTAL GFA
TOWER	3/F TO 19/F	14	A	20.896	1.003	0.750	22.649	317.086	7.414	103.791	30.063	420.877	14	0	0	0	0	0	0	3490.480
	3/F TO 19/F	14	B	20.725	1.003	0.750	22.478	314.692	7.358	103.008	29.836	417.700	14	0	0	0	0	0	0	3490.480
	3/F TO 19/F	14	C	22.875	1.016	0.750	24.641	344.974	8.066	112.920	32.707	457.894	14	0	0	0	0	0	0	3490.480
	3/F TO 19/F	14	D	22.384	1.016	0.750	24.150	338.100	7.905	110.670	32.055	448.700	14	0	0	0	0	0	0	3490.480
	3/F TO 19/F	14	E	22.384	1.016	0.750	24.150	338.100	7.905	110.670	32.055	448.700	14	0	0	0	0	0	0	3490.480
	3/F TO 19/F	14	F	22.875	1.016	0.750	24.641	344.974	8.066	112.920	32.707	457.894	14	0	0	0	0	0	0	3490.480
	3/F TO 19/F	14	G	20.725	1.003	0.750	22.478	314.692	7.358	103.008	29.836	417.700	14	0	0	0	0	0	0	3490.480
	3/F TO 19/F	14	H	20.896	1.003	0.750	22.649	317.086	7.414	103.791	30.063	420.877	14	0	0	0	0	0	0	3490.480
TOTAL							2629.704		860.776		3490.480	112	112	0	0	0	0	0	0	3490.480

\* FLOOR NUMBER 4/F, 13/F & 14/F OMITTED

CAR PARKING SPACE CALCULATION  
RESIDENTIAL PARKING SPACE (UNDER LEASE)

SIZE OF EACH RESIDENTIAL UNIT X (SQ.M.)	REQUIRED NOS. OF RESIDENTIAL PARKING SPACES
X < 40	ONE SPACE FOR EVERY 15 RESIDENTIAL UNITS OR PART 112 / 15 = 8
40 ≤ X < 70	ONE SPACE FOR EVERY 8.5 RESIDENTIAL UNITS OR PART 0 / 8.5 = 0
70 ≤ X < 100	ONE SPACE FOR EVERY 2.8 RESIDENTIAL UNITS OR PART 0 / 2.8 = 0
100 ≤ X < 130	ONE SPACE FOR EVERY 1 RESIDENTIAL UNITS OR PART 0 / 1 = 0
130 ≤ X < 160	ONE SPACE FOR EVERY 0.8 RESIDENTIAL UNIT OR PART 0 / 0.8 = 0
X ≥ 160	ONE SPACE FOR EVERY 0.6 RESIDENTIAL UNIT 0 / 0.6 = 0
TOTAL	8 + 0 + 0 + 0 + 0 + 0 = 8

GFA OF RESIDENTIAL COMMON AREA :  
= TOTAL DOMESTIC GFA -  
TOTAL NET AREA OF ALL RESIDENTIAL UNITS  
= 3,490.700 - 2,629.704  
= 860.996 SM

PRO-RATA RATIO :  
= GFA OF RESIDENTIAL COMMON AREA /  
TOTAL NET AREA OF ALL RESIDENTIAL UNITS  
= 860.996 / 2,629.704  
= 0.3274

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

LEE MING YEN JENNIFER  
AUTHORIZED PERSON - ARCHITECT

NO.	DATE	REVISION
E	01/2023	GEN. REV.
D	05/2022	GEN. REV.
C	05/2021	GEN. REV.
B	02/2021	GEN. REV.
A	06/2020	GEN. REV.

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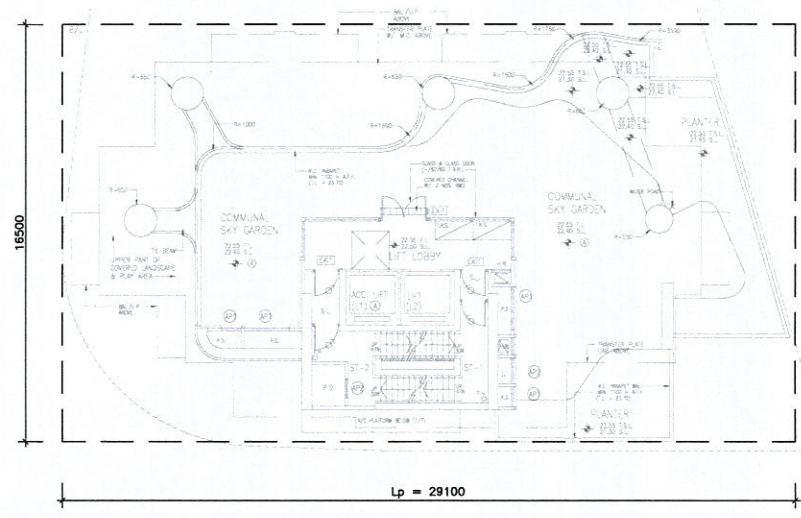
PROJECT / 工程項目  
PROPOSED RESIDENTIAL DEVELOPMENT AT  
TMTL 549, 2 KING SAU LANE,  
TUEN MUN, N.T.  
DRAWING / 圖名  
CAR PARK SCHEDULE & S.B.D. CALCULATION

SCALE / 比例	JOB NUMBER / 工程編號	
1 : 300	5750	
DATE / 日期	DRAWING NUMBER / 圖號	
02/2020	C - 03	
DESIGNED / 設計	CHECKED / 審核	APPROVED / 審定
E. HO	J. YU	

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BD'S OFFICIAL USE

S.B.D. GUIDELINE  
(UNDER REQUIREMENTS OF PNAP APP-152)

PART A : BUILDING SEPARATION



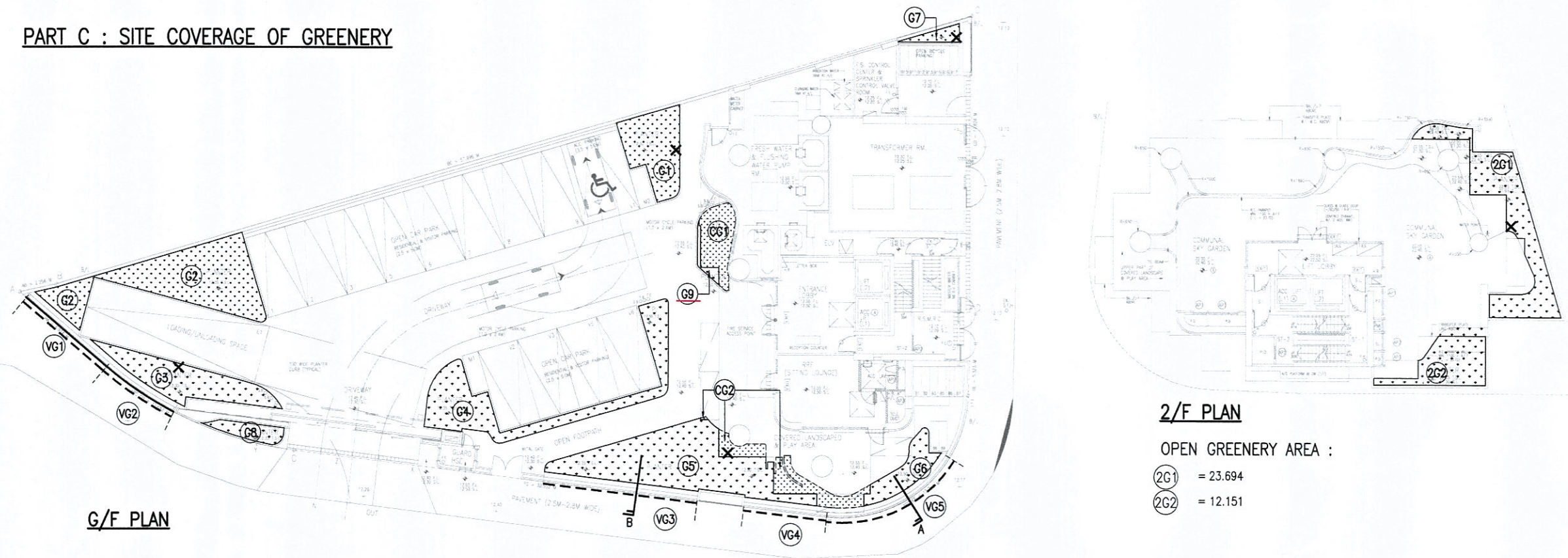
2/F PLAN

- (a) SITE AREA = 1057.8 M<sup>2</sup>
- (b) (Lp) OF THE BUILDING = 29.100 M (< 60m)  
HENCE, ASSESSMENT NOT REQUIRED.

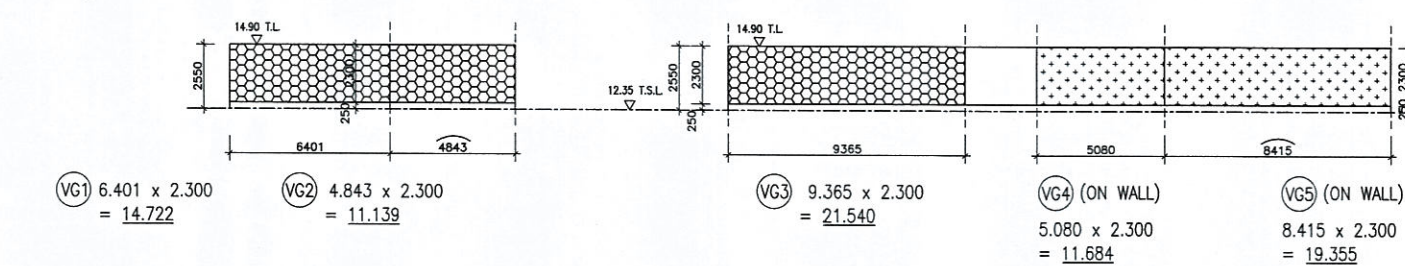
PART B: BUILDING SET BACK

- WIDTH OF KING SAU LANE FROM CENTRELINE OF STREET = 11 M > 7.5 M (REFER DWG. NO. LA-02)
- WIDTH OF KING FUNG PATH FROM CENTRELINE OF STREET = 10.5 M > 7.5 M (REFER DWG. NO. LA-02)
- i.e. BUILDING SET BACK REQUIREMENT NOT REQUIRED

PART C : SITE COVERAGE OF GREENERY



G/F PLAN



- OPEN GREENERY AREA :  
 (G1) = 14.570 (G6) = 7.417 (G7) = 2.161 (G8) = 4.004 (G9) = 1.105  
 (G2) = 32.848 (G3) = 16.724 (G4) = 24.893 (G5) = 38.956  
 (G10) = 7.295 (G11) = 2.161 (G12) = 8.985
- SHADOWED GREENERY AREA :  
 (V1) = 14.722 (V2) = 11.139 (V3) = 21.540 (V4) = 11.684 (V5) = 19.355
- VERTICAL GREENERY AREA :  
 (V1) = 14.722 (V2) = 11.139 (V3) = 21.540 (V4) = 11.684 (V5) = 19.355

GREENERY AREA CALCULATION :

- SITE AREA (UNDER LEASE) = 1,057.8 M<sup>2</sup> < 20,000 M<sup>2</sup>
- REQUIRED OVERALL GREENERY AREAS UNDER SBD GUIDELINE = 20% OF SITE AREA (MIN.) = 1,057.8 x 20% = 211,560 M<sup>2</sup>
- REQUIRED OVERALL GREENERY AREAS AT PRIMARY ZONE = 10% OF SITE AREA (MIN.) = 1,057.8 x 10% = 105,780 M<sup>2</sup>

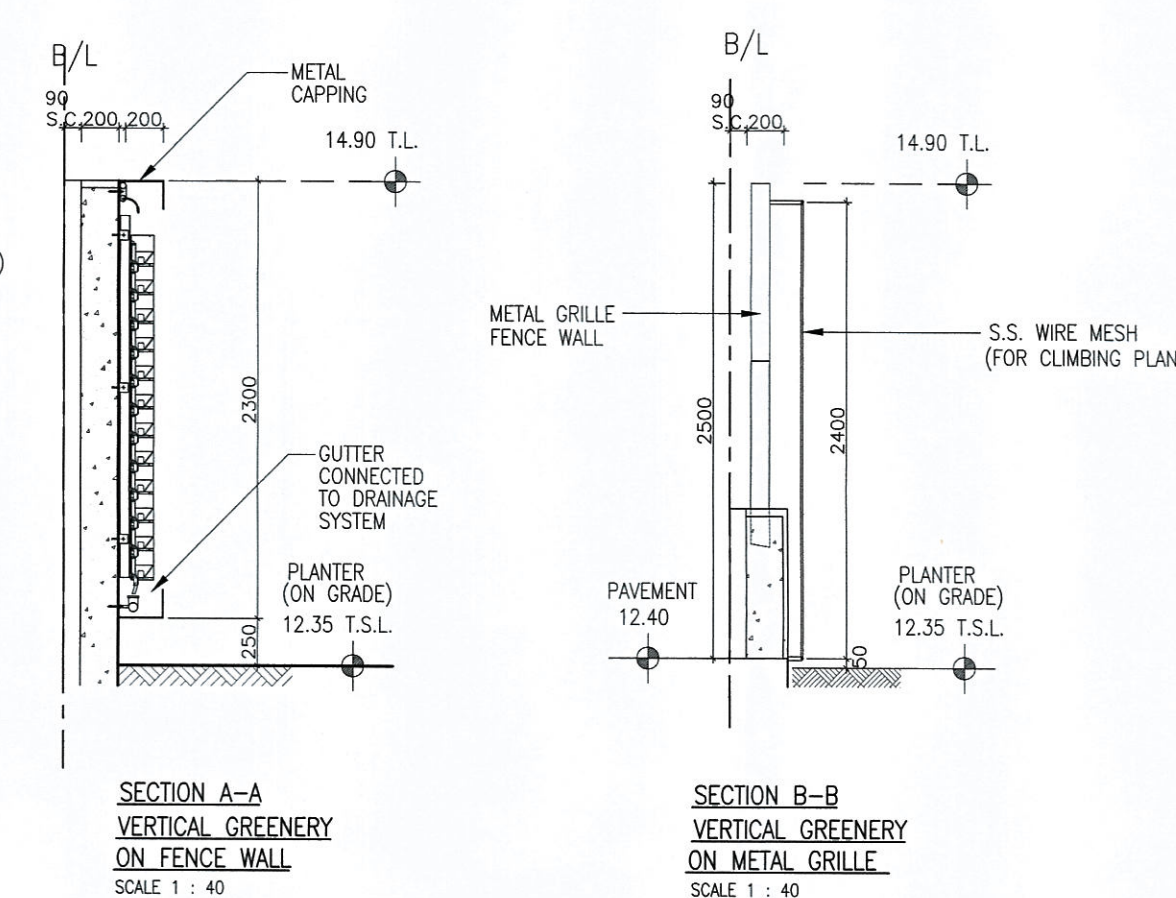
TOTAL GREENERY AREAS PROVIDED AT PEDESTRIAN ZONE (PRIMARY ZONE - G/F & 2/F) :

- (G1) + (G2) + (G3) + (G4) + (G5) + (G6) + (G7) + (G8) + (G9) = 140.678 M<sup>2</sup> (G/F - OPEN GREENERY AREA)
- (G10) + (G11) = 35.845 M<sup>2</sup> (2/F - OPEN GREENERY AREA)
- (G12) + (G13) = 16.780 M<sup>2</sup> (G/F - SHADOWED GREENERY AREA)
- (V1) + (V2) + (V3) + (V4) + (V5) = 78.440 M<sup>2</sup> (G/F - VERTICAL GREENERY AREA)

- TOTAL OPEN GREENERY AREA PROVIDED : 140.678 + 35.845 = 176.523 M<sup>2</sup>
- TOTAL SHADOWED GREENERY & VERTICAL GREENERY AREA PROVIDED : (176.523 / 2) + 78.440 = 86.830 M<sup>2</sup> (86.830 / 211,560 x 100% = 41.043% > 30%)
- PERMITTED COUNTABLE GREENERY : SUB TOTAL (B) = (211,560 x 30%) = 63,468 M<sup>2</sup> MAX.

- OVERALL GREENERY AREA PROVIDED AT PRIMARY ZONE : SUB TOTAL (A) + SUB TOTAL (B) = 176.523 + 63,468 = 239,991 M<sup>2</sup> (239,991 / 1,057.80 x 100% = 22.688% > 20%)

- LEGEND :
- Site coverage of greenery at pedestrian zone (G/F & 2/F) (PRIMARY ZONE, WITHIN 15M VERTICAL ZONE OF A SITE ALONG THE ABUTTING STREET LEVEL)
  - IRRIGATION POINT AND DRAINAGE POINT
  - VERTICAL GREENERY ON METAL GRILLE
  - VERTICAL GREENERY ON R.C. FENCE WALL



SECTION A-A  
VERTICAL GREENERY ON FENCE WALL  
SCALE 1 : 40

SECTION B-B  
VERTICAL GREENERY ON METAL GRILLE  
SCALE 1 : 40

NO. OF CAR PARKING SPACES PROVIDED :-

CAR PARKING	RESIDENTIAL	VISITOR	TOTAL NO. PROVIDED :	CAR PARKING SIZE : (2.5M x 5.0M)	ACC. CAR PARKING SIZE : (3.5M x 5.0M)
	CAR PARKING PROVIDED : 8 NOS.	CAR PARKING PROVIDED : 5 NOS. (1 ACC. PARKING SPACE INCLUDED)	13 NOS. (1 ACC. PARKING SPACE INCLUDED)		
MOTOR CYCLE PARKING	MOTOR PARKING PROVIDED : 2 NOS.			MOTOR CYCLE PARKING SIZE : (1.0M x 2.4M)	
LOADING/UNLOADING	LOADING/UNLOADING SPACE PROVIDED : 1 NO.			LOADING/UNLOADING PARKING SIZE : (3.5M x 11M)	
BICYCLE PARKING	BICYCLE PARKING PROVIDED : 15 NOS.				

ALL DRIVEWAY, CAR PARKING & LOADING/UNLOADING SPACES ARE PROVIDED ON G/F OPEN AREA

OTTV AND RTTV OF THE BUILDING

PODIUM	OTTV ref	W/m <sup>2</sup>			
	OTTV ref	47.73 (<=56)			
TOWER	RTTV WALL	DEEMED TO SATISFY			
	NE	SE	SW	NW	
	AVERAGE ABSORPTIVITY	0.8	0.8	0.8	0.8
	AVERAGE WIN. TO WALL RATIO	0.23	0.06	0.23	0.41
	AVERAGE S.C. OF FACADE	0.36/0.66	0.36	0.36/0.66	0.36/0.66
	RTTV roof	2.76 (<=4)			

GLASS DATA

PODIUM	GLASS TYPE	SHADING COEFFICIENT	VLT GLASS (%)	ER GLASS (%)
	CLEAR GLASS	0.9	72 (>=50)	7 (<=20)
	TINTED GLASS	0.66	50 (>=50)	5 (<=20)
	CLEAR GLASS	0.36	55 (>=50)	15 (<=20)

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. 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.

Plan Approved  
TANG Kin-keung  
Senior Building Surveyor  
for BUILDING AUTHORITY  
30 JAN 2023

AMENDED

RECEIVED BY  
2023 JUN 10 P 4: 21  
R&D P&T (INDIA)  
BUILDING DEPARTMENT