SBD DIAGRAM

BUILDING SEPARATION :-

- SITE AREA = 1180.080s.m. < 20000s.m. AND PROJECTED FACADE LENGTH = 54.289m < 60m
- NO BUILDING SEPARATION SHALL BE PROVIDED IN ACCORDANCE WITH PNAP APP-152 (PARA. 3)

BUILDING SETBACK :-

- BUILDING SETBACK MORE 7.5m THAN FROM THE CENTRELINE OF THE STREET (FACING SHELL STREET , MERLIN STREET & KING'S ROAD)
- BUILDING SETBACK COMPLIES WITH PNAP APP-152 (PARA. 7 & 8)

Notes:

SUBJECT LOT COORDINATES & DIMENSIONS

Boundary Point	Bearing	Distance	N	E
I.L. 2273 S.A ss.1				
Q			816506.713	837889.653
M	191°56'00"	22.754	816484.451	837884.948
L	309°25'30"	10.432	816491.076	837876.890
Q	39°13'00"	20.184	816506.713	837889.653
I.L. 2273 RP & EXTENSION				
A			816521.794	837901.962
B	129°23'10"	11.620	816514.421	837910.943
C	(Chord) 192°25'45"	26.808	816488.241	837905.173
D	(Chord) 185°21'5.3"	19.038	816469.286	837903.393
M	309°25'30"	23.879	816484.451	837884.948
Q	11°56'00"	22.754	816506.713	837889.653
A	39°13'00"	19.467	816521.794	837901.962

Curve Data

Arc	Arc Len.	Radius	Incl' Angle	N	E
B–C	26.832	185.800	8°16'27"	816461.431	837089.028
C–D	19.047	185.800	5°52'25"	816461.431	837089.028

Point	Bearing	Distance	N	E
I.L. 2273 S.D ss.1 RP, 2273 S.D RP, 2273 S.O ss.1 RP and 2273 S.O RP				
K			816497.497	837869.080
N	129°25'30"	23.312	816482.693	837887.088
H	219°51'50"	21.167	816466.446	837873.520
J	309°25'30"	23.312	816481.250	837855.512
K	39°51'50"	21.167	816497.497	837869.080
I.L. 2273 S.G ss.2 RP & I.L. 2273 S.G RP				
P			816475.284	837896.100
D	129°25'30"	9.443	816469.286	837903.393
E	176°59'00"	17.636	816451.674	837904.320
F	266°55'20"	21.337	816450.529	837883.014
G	356°45'50"	8.521	816459.036	837882.533
P	39°51'50"	21.167	816475.284	837896.100
I.L. 8858				
N			816482.693	837887.088
P	129°25'30"	11.668	816475.284	837896.100
G	219°51'50"	21.167	816459.036	837882.533
H	309°25'30"	11.668	816466.446	837873.520
N	39°51'50"	21.167	816482.693	837887.088

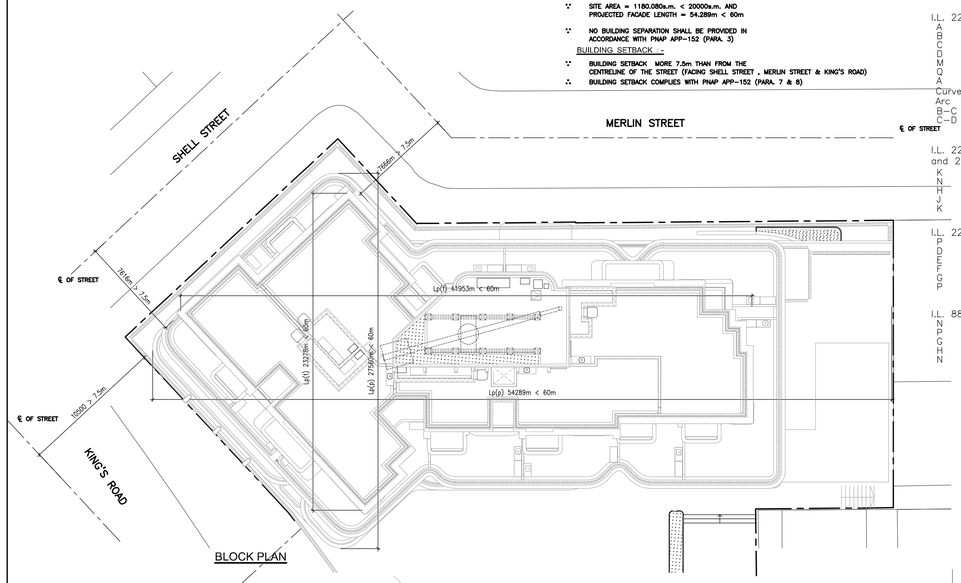
TRAVERSE:

Station	Bearing	Distance	N	E
OUSM2067.070			816447.428	837940.294
Nail1	258°04'07"	32.788	816440.649	837908.215
Nail2	290°12'21"	37.629	816453.645	837872.902
Nail3	324°52'28"	31.469	816479.383	837854.797
Nail4	311°09'56"	36.371	816503.323	837827.417
Nail5	38°17'55"	21.727	816520.374	837840.883
Nail6	40°24'44"	115.573	816608.369	837915.809
Nail7	133°00'46"	48.790	816575.085	837951.485
Nail8	222°06'51"	72.690	816521.162	837902.740
OUSM2067.071	50°58'38"	30.549	816540.396	837926.474
OUSM2067.071			816540.396	837926.474
Nail9	195°22'43"	65.348	816477.385	837909.146
Nail1	181°27'16"	36.746	816440.649	837908.215
Nail5			816520.374	837840.883
Nail10	130°14'42"	54.778	816484.983	837882.694
Nail11	309°08'28"	51.733	816517.637	837842.569
Nail4	226°37'42"	20.844	816503.323	837827.417

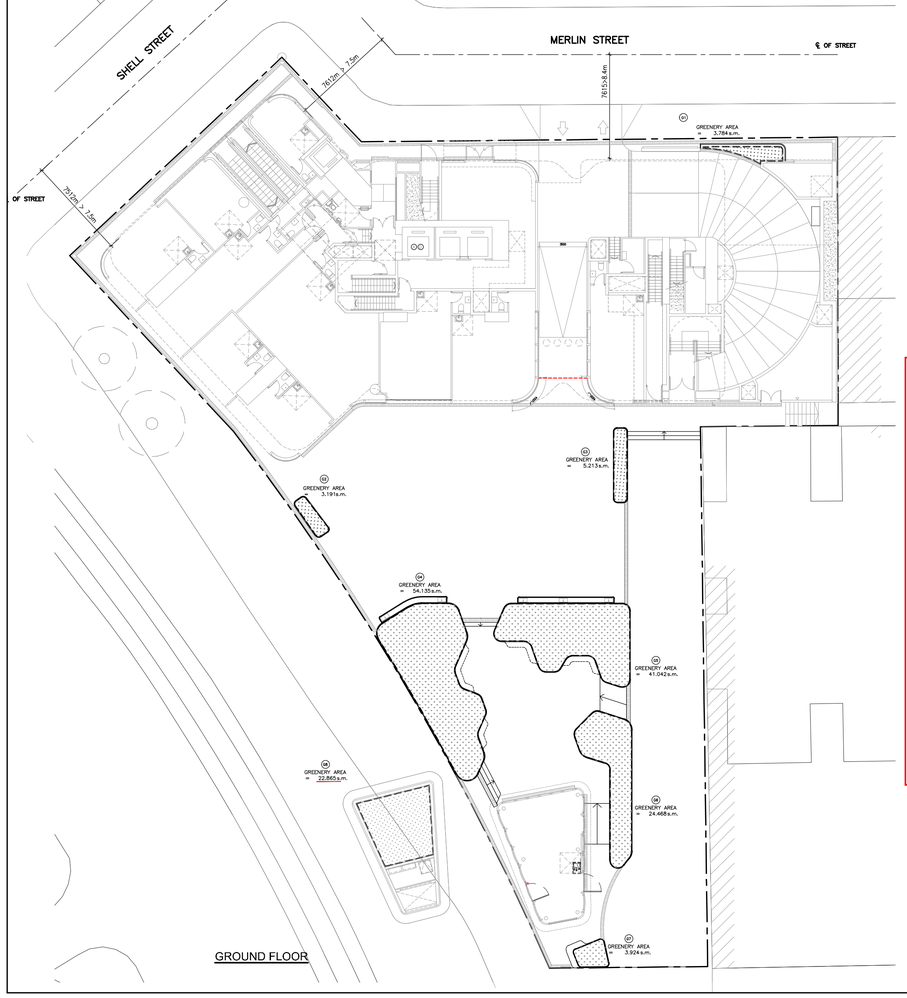
RADIATIONS:

Point	Bearing	Distance	N	E
Fr. Nail3 To 2	306°04'04"	34.334	816 479.383	837 854.797
	26°33'46"	2.104	816 481.231	837 855.803
3	22°24'02"	1.989	816 481.222	837 855.555
Fr. Nail10 To 4	82°06'36"	27.398	816 484.983	837 882.694
	307°42'36"	18.495	816 496.296	837 868.062
5	307°26'26"	18.270	816 496.090	837 868.188
6	312°34'16"	17.920	816 497.106	837 869.497
7	316°08'21"	8.359	816 491.010	837 876.902
14	125°45'46"	16.448	816 475.370	837 896.041
Fr. Nail8 To 8	40°35'39"	39.708	816 521.162	837 902.740
	315°07'31"	0.971	816 521.850	837 902.055
Fr. Nail9 To 9	170°56'21"	45.027	816 477.385	837 909.146
	214°48'28"	9.938	816 469.225	837 903.473
Fr. Nail1 To 10			816 440.649	837 908.215
	344°07'18"	14.532	816 454.627	837 904.239
11	327°33'46"	12.760	816 451.418	837 901.371
12	291°17'02"	27.059	816 450.471	837 883.002
Fr. Nail2 To 13	287°26'45"	10.587	816 453.645	837 872.902
	60°12'24"	11.117	816 459.169	837 882.550

FOR LANDSD ONLY



BLOCK PLAN



GROUND FLOOR

ELEVATION FACING KING'S ROAD

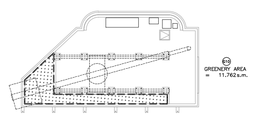
GREENERY AREA CALCULATION

SITE COVERAGE OF GREENERY

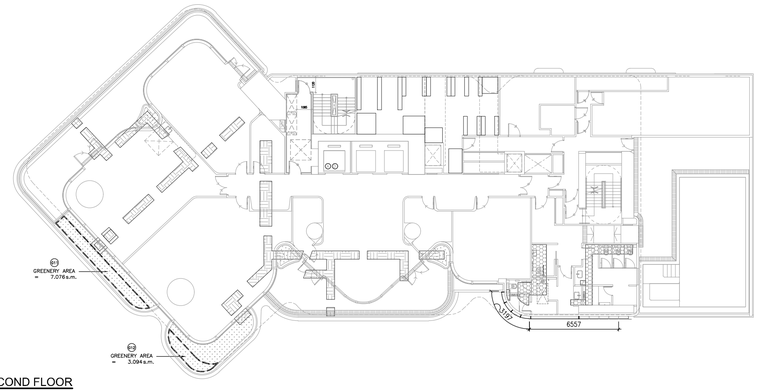
SITE AREA = 1180.080s.m. > 1000s.m.

THEREFORE, GREENERY AREA SHALL BE PROVIDED IN ACCORDANCE WITH PNAP APP-152

TOTAL GREENERY AREA REQUIRED	=	SITE AREA x 20%
	=	1180.080s.m. x 20%
	=	236.016s.m.
GREENERY AREA REQUIRED AT PRIMARY ZONE	=	SITE AREA x 10%
	=	1180.080s.m. x 10%
	=	118.008s.m.
PERMITTED VERTICAL GREEN WALL (PRIMARY ZONE)	=	GREENERY AREA x 30%
	=	236.016s.m. x 30%
	=	70.805s.m.
PROPOSED VERTICAL GREEN WALL (PRIMARY ZONE)	=	74.129s.m. > 70.805 s.m.
ACCOUNTIABLE GREENERY AREA	=	70.805 s.m.
GREENERY AREA PROVIDED AT PRIMARY ZONE		
(G1) GREENERY AREA AT GROUND FLOOR	=	3.784s.m.
(G2) GREENERY AREA AT GROUND FLOOR	=	3.191s.m.
(G3) GREENERY AREA AT GROUND FLOOR	=	5.213s.m.
(G4) GREENERY AREA AT GROUND FLOOR	=	54.135s.m.
(G5) GREENERY AREA AT GROUND FLOOR	=	41.042s.m.
(G6) GREENERY AREA AT GROUND FLOOR	=	24.468s.m.
(G7) GREENERY AREA AT GROUND FLOOR	=	3.924s.m.
(S1) GREENERY AREA AT SECOND FLOOR	=	7.076s.m.
(S2) GREENERY AREA AT SECOND FLOOR	=	3.094s.m.
(V1) VERTICAL GREEN WALL	=	70.805s.m.
TOTAL PRIMARY ZONE GREENERY AREA	=	216.732s.m. > 118.008 s.m.
GREENERY AREA PROVIDED		
(G8) GREENERY AREA AT GROUND FLOOR	=	22.865s.m.
(S3) GREENERY AREA AT TOP ROOF FLOOR (VISABLE TO PUBLIC FROM KING'S ROAD)	=	11.762s.m.
TOTAL FLAT ROOF GREENERY AREA	=	34.627s.m.
PERCENTAGE OF OVERALL GREENERY AREA		
251.359/1180.080 X 100	=	21.300% > 20%



TOP ROOF FLOOR



SECOND FLOOR

SITE PLAN
1:300

Statement II : The works shown on these plans are Type II works (BUILDING AMENDMENT) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations

B.D. Ref. No. BD 2/3061/11
F.S.D. Ref. No. FP 8/14269

Do not scale drawing. All dimensions are to be verified on site, any discrepancy found shall be notified to the Architect immediately. This drawing is to be read in conjunction with the Specifications & Conditions.

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Buildings Department
Amended Plan

Client
宏安地產
WANG ON PROPERTIES

Project Architect
LU TANG
LAI ARCHITECTS LTD.

Drawn	Checked	Approved
F.T.	NF	NF
Job No.	Scale	Date
4097	AS SHOWN	MAY 2025

Project
PROPOSED COMPOSITE REDEVELOPMENT
AT No. 101 KING'S ROAD,
NORTH POINT, HONG KONG
IL2273 sA ss1, sD RP,
sD ss1 RP, sO RP,
sO ss1 RP, sG ss2 RP,
sG RP, RP & EXT & IL8858

Drawing Title:
S.B.D. CHECKING

Drawing Number:
G-015-1

Revision Number:
K

Digitally signed by LAI Siu Kin
AP(A) 79/83
10 June 2025

Received on
10 June 2025

Plan Approved
(Digitally Signed)
LAM TSZ-FUNG
Senior Building Surveyor
for BUILDING AUTHORITY
12 June 2025

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.