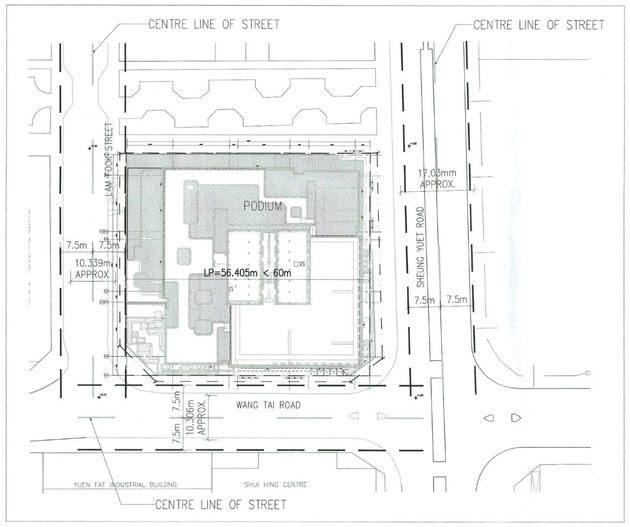
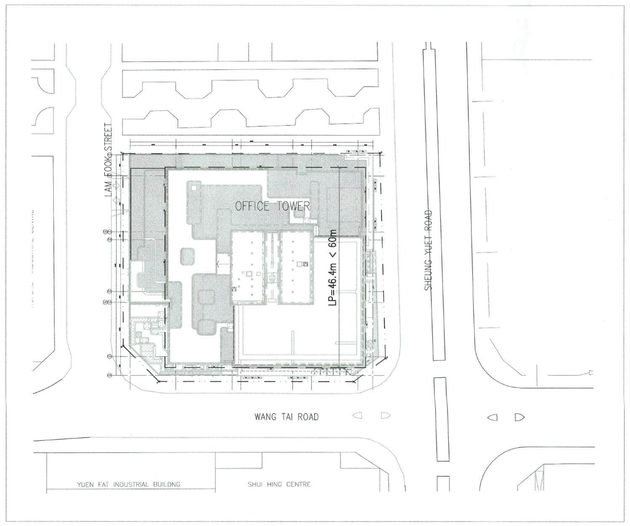
SUSTAINABLE BUILDING DESIGN GUIDELINES (SBDG)

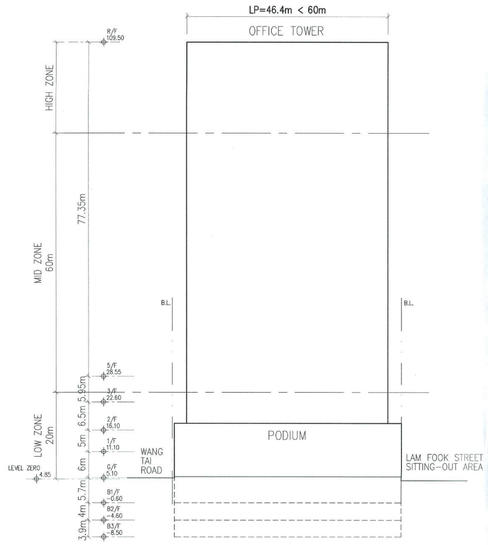
SCALE 1:500



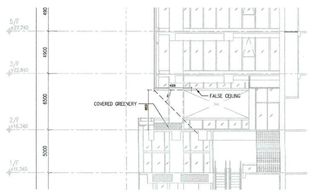
LOW ZONE



HIGH ZONE



SCHEMATIC SECTION



TYPICAL SECTION 'X' OF ACCOUNTABLE COVERED GREENERY AREAS N.T.S.

SUSTAINABLE BUILDING DESIGN GUIDELINES (SBDG)

SITE AREA : = 3120 m^2 < 20000m^2

HEIGHT OF BUILDING = 105.90 − 4.850 = 101.05 m > 60m

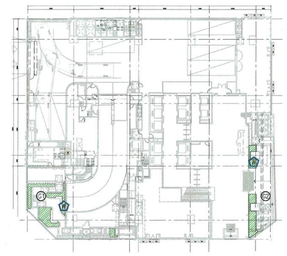
SHEUNG YUET ROAD (MEAN STREET LEVEL) = (4.9 + 4.8) / 2 = 4.850 mPD

SBDG (PNAP APP-152)			DWG NO. DEMONSTRATING COMPLIANCE
BUILDING SEPARATION			
PARA. 4	SITE AREA ≤ 20,000m^2 AND LP LESS THAN 60M	NO BUILDING SEPARATION REQUIRED	A/GBP/23
BUILDING SET BACK			
PARA. 7	BUILDING ABUTS ON A NARROW STREET LESS THAN 15m WIDE	~~YES~~	--
		NO	A/GBP/23
SITE COVERAGE OF GREENERY			
PARA. 10	1000m^2 ≤ SITE AREA < 20,000m^2	MIN. S.C. OF GREENERY = 20% (MIN. 10% AT PRIMARY ZONE)	A/GBP/23

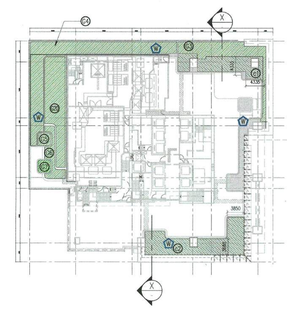
RECEIVED BY 2021 AUG 21 P 1:00 BUILDINGS DEPARTMENT

GREENERY CALCULATION DIAGRAM

SCALE 1:500



G/F FLOOR PLAN



2/F FLOOR PLAN

R/F FLOOR PLAN

LEGEND

OTHER GREENERY

GREENERY AT PRIMARY ZONE

COVERED LANDSCAPED AREA

WATER POINT

NOTES : MIN. SOIL DEPTH OF 300mm WOULD BE PROVIDED FOR ALL GREENERY AREAS

CALCULATIONS FOR SITE COVERAGE OF GREENERY AREA

SITE AREA = 3120 m^2

TOTAL GREENERY AREA REQUIRED = 3120 m^2 x 20%
= 624.000 m^2

ACTUAL TOTAL GREENERY AREA TO BE PROVIDED (PRIMARY AND OTHER GREENERY ZONE) = 412.489 m^2 (PRIMARY ZONE) +
516.564 m^2 (OTHER LOCATION) +
90.013 m^2 (COVERED GREENERY AT PRIMARY ZONE)
= 1019.066 m^2 > 624.000 m^2

GREENERY AREA CALCULATIONS OF 2/F & 3/F

(REFER CALCULATION DIAGRAM)

GREENERY AREA AT PRIMARY ZONE (15m)		GREENERY AREA AT OTHER LOCATIONS	
GREENERY AREA : G/F G1 30.524 m^2 G2 21.176 m^2 2/F G3 72.592 m^2 G4 152.988 m^2 G5 8.572 m^2 G6 23.197 m^2 G7 8.488 m^2 G8 94.952 m^2	COVERED GREENERY AREA 2/F C1 72.026 m^2 x 50% C2 108.000 m^2 x 50%	GREENERY AREA : R/F O6 119.482m^2 O7 29.33 m^2 O8 25.617 m^2 O9 9.236 m^2 O10 3.946 m^2 O11 56.483 m^2 O12 26.348 m^2 O13 19.682 m^2	O14 18.677 m^2 O15 155.543m^2 O16 13.421 m^2 O17 10.054 m^2 O18 10.054 m^2 O19 18.691 m^2
TOTAL = 412.489 m^2	TOTAL = 90.013 m^2	TOTAL = 516.564m^2	

SITE COVERAGE OF GREENERY AT PRIMARY ZONE

$$= \frac{\text{GREENERY AREA}}{\text{SITE AREA}} \times 100\%$$

$$= \frac{502.502}{3120} \times 100\% = 16.106\% \text{ (PROPOSED)} > 10\% \text{ (REQUIRED) i.e. OK}$$

COVERED GREENERY AT PRIMARY ZONE

$$= \frac{\text{COVERED GREENERY AREA}}{\text{TOTAL REQUIRED GREENERY}} \times 100\%$$

$$= \frac{90.013}{624.000} \times 100\% = 14.425\% \text{ (PROPOSED)} < 30\% \text{ (MAXIMUM) i.e. OK}$$

TOTAL SITE COVERAGE OF GREENERY

$$= \frac{\text{GREENERY AREA AT PRIMARY ZONE + COVERED GREENERY AT PRIMARY ZONE + GREENERY AT OTHER LOCATION}}{\text{SITE AREA}} \times 100\%$$

$$= \frac{412.489 + 90.013 + 516.564}{3120} \times 100\% = 32.662\% \text{ (PROPOSED)} > 20\% \text{ (REQUIRED) i.e. OK}$$

GREENERY VISIBLE TO PEDSTRIAN OR ACCESSIBLE (UNDER LEASE)

$$= \frac{\text{GREENERY AREA AT PRIMARY ZONE + COVERED GREENERY AT PRIMARY ZONE + GREENERY AT OTHER LOCATION}}{\text{TOTAL PROPOSED GREENERY}} \times 100\%$$

$$= \frac{412.489 + 90.013 + 516.564}{1019.066} \times 100\%$$

= 100.000 % > 50%

Note: This plan has been processed on a partially check basis under the centralized processing system as promulgated in PNAP ADM-11. The duties of the authorised person, registered structural engineer and/or registered geotechnical engineer concerned as specified under sections 42(1)(b) and the provision of section 14(2)(b) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
NG Wun-yin, Natalie
Senior Building Surveyor
for BUILDING AUTHORITY
17 SEP 2021

Rev.	Description	Drawn	Checked	Approved	Date
-	1st_BD_SUBMISSION	SZO	DG	CSC	01/09/2017
A	1st_BD_RESUBMISSION	SZO	DS	CSC	07/12/2017
B	2nd_BD_RESUBMISSION	SZO	LLA	DS	27/02/2018
C	1st_BD_AMENDMENT	SZO	JEY	MAN	22/06/2018
D	1st_BD_AMENDMENT_RESUBMISSION	SZO	JEY	MAN	22/11/2018
E	2nd_BD_AMENDMENT_SUBMISSION	SZO	LLA	MAN	14/06/2019
F	3rd_BD_AMENDMENT_SUBMISSION	SZO	LLA	MAN	21/10/2019
G	4th_BD_AMENDMENT_SUBMISSION	HKO	Jl	MAN	23/01/2020
H	5th_BD_AMENDMENT_SUBMISSION	HKO	Jl	MAN	19/06/2020
J	6th_BD_AMENDMENT_SUBMISSION	HKO	Jl	MAN	14/10/2022
K	7th_BD_AMENDMENT_SUBMISSION	LP	NF	RL	08/03/2023
L	8th_BD_AMENDMENT_SUBMISSION	LP	NF	RL	08/06/2023
M	9th_BD_AMENDMENT_SUBMISSION	LP	NF	RL	21/12/2023
N	10th_BD_AMENDMENT_SUBMISSION	LP	NF	RL	07/06/2024
O	11th_BD_AMENDMENT_SUBMISSION	LP	NF	RL	20/09/2024

Check all measurements on site. Do not scale off drawings.

This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect.

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B.D. Ref. BD 2/4030/17
F.S.D. Ref. FP 8/18513<208>
B.L.O. Ref. -

Drawn	LP	Date	08/03/2023
Checked	NF	Date	08/03/2023
Approved	RL	Date	08/03/2023
Cad File No.	–		

LTL
LU TANG LAI ARCHITECTS LTD.
呂鄧黎建築師有限公司

Project Title: PROPOSED REDEVELOPMENT OF AT NKIL5948 SA & RP NO.15 SHEUNG YUET ROAD, KOWLOON BAY, KOWLOON

Drawing Title: SBD CALCULATION

Project No. 4313
Scale 1:500 Issue Date 21/12/2023
Drawing No. A/GBP/23

AP's Signature: Lai Siu Kin, Authorized Person (Architect)

Drawing Purpose: Buildings Department Amended Plan