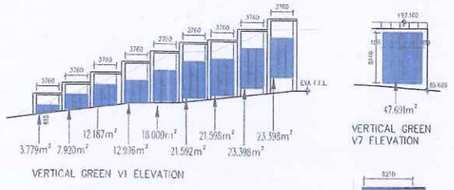
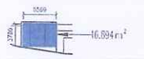
SITE COVERAGE OF GREENERY & COVERED LANDSCAPE

LEGEND:
= GREEN FEATURE
= OTHER GREENERY [DESIGNATED AS "COMMON AREAS" INCORPORATED INTO DEEDS OF NOTIONAL COVENANT (DMC)]
= GREENERY AT PEDESTRIAN ZONE & GROUND LEVEL (S) [DESIGNATED AS "COMMON AREAS" INCORPORATED INTO THE DEEDS OF NOTIONAL COVENANT (DMC)]
= GREENERY UNDER PLANNING BRIEF & LEASE
= VERTICAL GREENING
COVERED LANDSCAPE
IRRIGATION POINT
PLANTER DRAIN



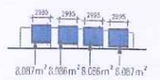
VERTICAL GREEN V1 ELEVATION

VERTICAL GREEN V7 ELEVATION

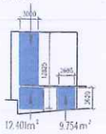


VERTICAL GREEN V2 ELEVATION

VERTICAL GREEN V9 ELEVATION

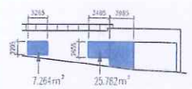


VERTICAL GREEN V3 ELEVATION

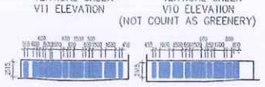


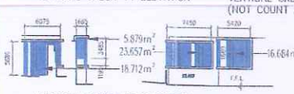
VERTICAL GREEN V11 ELEVATION

VERTICAL GREEN V10 ELEVATION (NOT COUNT AS GREENERY)

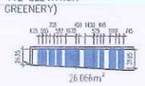


VERTICAL GREEN V4 ELEVATION


VERTICAL GREEN V12 ELEVATION (NOT COUNT AS GREENERY)

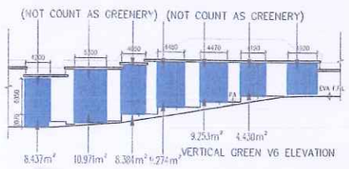


VERTICAL GREEN V5 ELEVATION

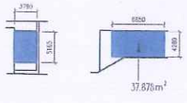


VERTICAL GREEN V13 ELEVATION

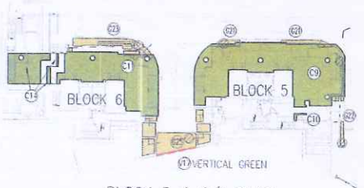
(NOT COUNT AS GREENERY) (NOT COUNT AS GREENERY)



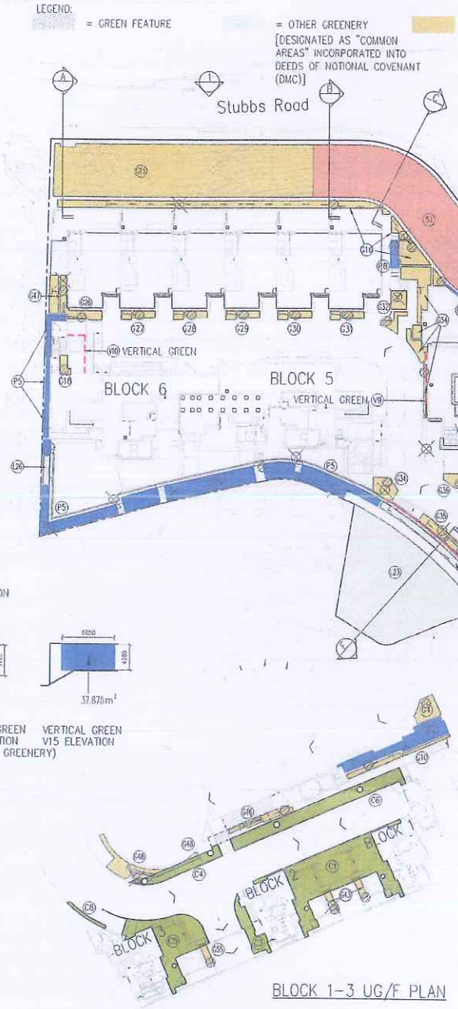
VERTICAL GREEN V6 ELEVATION (NOT COUNT AS GREENERY)



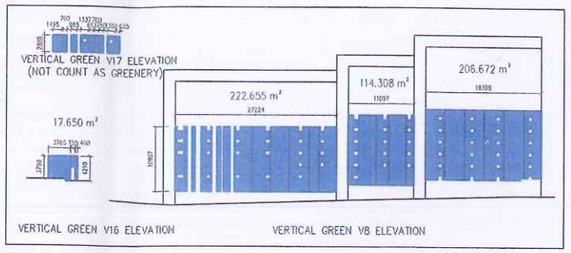
VERTICAL GREEN V14 ELEVATION (NOT COUNT AS GREENERY)
VERTICAL GREEN V15 ELEVATION



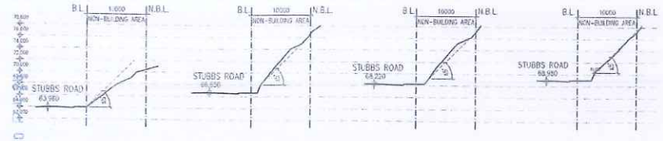
BLOCK 5-6 G/F PLAN



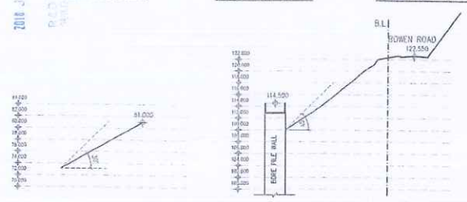
BLOCK 1-3 UG/F PLAN



VERTICAL GREEN V16 ELEVATION
VERTICAL GREEN V8 ELEVATION

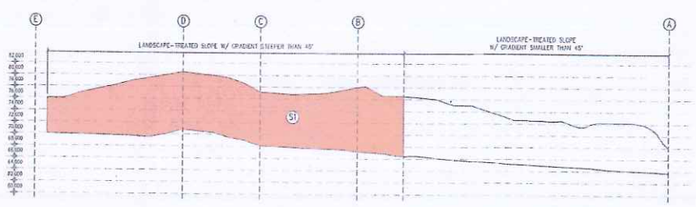


SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D



SECTION F-F
SECTION E-E

SECTION G-G



ELEVATION 1-1

UNDER BUILDINGS ORDINANCE

GREENERY AREA AT PEDESTRIAN ZONE (EASILY ACCESSIBLE TO PEDESTRIANS AT STREET LEVEL AND AT LEVEL ABOVE STREET IF SUCH LEVEL DIRECTLY FROM STREET)	GREENERY AREA AT OTHER LOCATION	COVERED LANDSCAPE
G1 = 109.609 m² · G2 = 4.367 m² · G3 = 70.671 m² · G4 = 13.537 m² · G5 = 7.233 m² · G6 = 3.958 m² · G7 = 5.211 m² · G8 = 5.476 m² · G9 = 35.638 m² · G10 = 11.826 m² · G11 = 22.305 m² · G12 = 28.155 m² · G13 = 55.896 m² · G15 = 392.553 m² · G16 = 88.085 m² · G17 = 19.513 m² · G18 = 4.924 m² · G19 = 3.317 m² · G21 = 8.569 m² · G22 = 5.494 m² · G23 = 17.740 m² · G25 = 42.261 m² · G28 = 7.162 m² · G29 = 7.162 m² · G30 = 7.162 m² · G31 = 7.162 m² · G32 = 14.423 m² · G33 = 18.924 m² · G34 = 12.121 m² · G35 = 69.443 m² · G36 = 6.324 m² · G37 = 6.407 m² · G38 = 8.446 m² · G39 = 11.531 m² · G40 = 13.793 m² · G41 = 22.830 m² · G42 = 158.290 m² · G43 = 8.012 m² · G44 = 35.848 m² · G46 = 10.222 m² · G47 = 15.633 m² · G48 = 25.850 m² · G49 = 68.243 m² · G50 = 4.209 m² · G52 = 3.635 m² · G53 = 3.492 m² · G54 = 36.729 m² · G55 = 4.006 m² · GREENING FEATURES: (LANDSCAPE TREATED SLOPES/ RETAINING STRUCTURES W/ GRADIENT STEEPER THAN 45°) S1 = 553.258 m² · S2 = 58.044 m² · (WATER FEATURES) (COTS) W1 = 5.977 m² (2.988m²) · SUB-TOTAL = 2194.167 m² · IRRIGATION POINT = 0.2 X 0.2 X 31NOS. = -1.240m² · LANTERN LIGHT AT PLANTER = 0.3 X 0.3 X 11NOS. = -0.990m² · TOTAL = 2191.937 m²	G20 = 173.138 m² · G21 = 322.865 m² · GREENING FEATURES: (LANDSCAPE TREATED SLOPES/ RETAINING STRUCTURES W/ GRADIENT STEEPER THAN 45°) G26 = 224.805 m² · G25 = 29.665 m³ · G26 = 5.164 m² · TOTAL = 755.717m²	G1 = 139.362 m² · G22 = 3.493 m² · G23 = 19.728 m² · G24 = 24.304 m² · G25 = 76.020 m² · G26 = 66.687 m² · G8 = 4.126 m² · G9 = 185.599 m² · G10 = 0.980 m² · G11 = 105.527 m² · G14 = 32.928 m² · TOTAL = 656.261 m²

UNDER APP-152 : SBDG

SITE COVERAGE OF GREENERY AT PEDESTRIAN ZONE

= GREENERY AREA AT PEDESTRIAN ZONE / SITE AREA x 100%

= 2191.937 / 14700 x 100% = 14.911% (PROPOSED) > 10% (REQUIRED) i.e. OK

TOTAL SITE COVERAGE OF GREENERY

= GREENERY AREA AT PEDESTRIAN ZONE + GREENERY AT OTHER LOCATION / SITE AREA x 100%

= 2191.937 + 755.717 / 14700 x 100% = 20.052% (PROPOSED) > 20% (REQUIRED) i.e. OK

GREENING FEATURE (S1) + (S2) + (G24) + (G25) + (G26) + (W1)

= LANDSCAPE TREATED SLOPES/ RETAINING STRUCTURES W/ GRADIENT STEEPER THAN 45DEGREE + WATER FEATURE (50%) / 20% OF SITE AREA x 100%

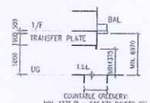
= 611.302 + 259.654 + 2.989 / 20% X 14700 x 100% = 29.726% (PROPOSED) < 30% (CAP) i.e. OK

UNDER APP-42 : AMENITY FEATURES

% OF COVERED LANDSCAPE OF THE TOTAL DOMESTIC GFA

= COVERED LANDSCAPED AREA / TOTAL DOMESTIC GFA x 100%

= 656.261 / 16779.864 x 100% = 3.911% (PROPOSED) < 5% (PERMISSIBLE) i.e. OK



SECTION FOR UNDERCOVERED GREENERY AREA AT PEDESTRIAN ZONE (LOBBY)

UNDER TOWN PLANNING ORDINANCE & LEASE (NOT FOR B.D. APPROVAL)

GREENERY AREA AT GROUND LEVEL (VISIBLE TO PEDESTRAINS /ACCESSIBLE BY ANY PERSON OR PERSONS ENTERING THE LOT)	GREENERY AREA AT OTHER LOCATION	GREENERY UNDER PLANNING & LEASE
GREENERY AREA : G1 = 109.609 m² · G17 = 19.513 m² · G34 = 12.121 m² · G50 = 4.209 m² · G2 = 4.367 m² · G18 = 4.924 m² · G35 = 69.443 m² · G52 = 3.635 m² · G3 = 70.671 m² · G19 = 3.317 m² · G36 = 6.324 m² · G53 = 3.492 m² · G4 = 13.537 m² · G21 = 8.569 m² · G37 = 6.407 m² · G54 = 36.729 m² · G5 = 7.233 m² · G22 = 5.494 m² · G38 = 8.446 m² · G55 = 4.006 m² · G6 = 3.958 m² · G23 = 17.740 m² · G39 = 11.531 m² · G7 = 5.211 m² · G25 = 42.261 m² · G40 = 13.793 m² · G8 = 5.476 m² · G28 = 7.162 m² · G41 = 22.830 m² · G9 = 35.638 m² · G29 = 7.162 m² · G42 = 158.290 m² · G10 = 11.826 m² · G30 = 7.162 m² · G43 = 8.012 m² · G11 = 22.305 m² · G31 = 7.162 m² · G44 = 35.848 m² · G12 = 28.155 m² · G32 = 14.423 m² · G46 = 10.222 m² · G13 = 55.896 m² · G33 = 18.924 m² · G47 = 15.633 m² · G15 = 392.553 m² · G48 = 25.850 m² · G16 = 88.085 m² · G49 = 68.243 m² · (VERTICAL GREENING) V1 = 144.868 m² · V2 = 16.894 m² · V3 = 32.346 m² · V4 = 33.046 m² · V5 = 64.932 m² · V6 = 50.749 m² · V7 = 47.691 m² · V8 = 543.625 m² · V9 = 31.814 m² · V10 = N/A · V11 = 48.555 m² · V12 = N/A · V13 = 26.066 m² · V14 = N/A · V15 = 37.878 m² · V16 = 17.650 m² · V17 = N/A · GREENING FEATURES: (LANDSCAPE TREATED SLOPES/ RETAINING STRUCTURES W/ GRADIENT STEEPER THAN 45°) S1 = 553.258 m² · S2 = 58.044 m² · SUB-TOTAL OF V.C. = 1096.124 m³ · IRRIGATION POINT = 0.2 X 0.2 X 31NOS. = -1.240m² · LANTERN LIGHT AT PLANTER = 0.3 X 0.3 X 11NOS. = -0.990m² · TOTAL = 3285.072m²	G20 = 173.138 m² · G21 = 322.865 m² · GREENING FEATURES: (LANDSCAPE TREATED SLOPES/ RETAINING STRUCTURES W/ GRADIENT STEEPER THAN 45°) G24 = 224.805 m² · G25 = 29.665 m² · G26 = 5.164 m² · TOTAL = 755.717m²	G(P1) = 37.034 m² · G(P2) = 52.993 m² · G(P3) = 8.343 m² · G(P4) = 94.439 m² · G(P5) = 136.306 m² · G(P6) = 52.335 m² · G(P7) = 19.973 m² · G(P8) = 5.616 m² · G(P9) = 83.363 m² · G(P10) = 9.310 m² · G(P11) = 2.491 m² · TOTAL = 481.633 m²

UNDER PLANNING BRIEF

SITE COVERAGE OF GREENERY AT GROUND LEVEL

= GREENERY AREA AT GROUND LEVEL / PLANNING APPLICATION SITE AREA x 100%

= 3285.072 / 15977 x 100%

= 20.561% (PROPOSED) > 20% (REQUIRED UNDER PLANNING BRIEF) i.e. OK

TOTAL SITE COVERAGE OF GREENERY

= GREENERY AREA AT GROUND LEVEL + GREENERY AT OTHER LOCATION + GREENERY UNDER PLANNING BRIEF/LEASE / PLANNING APPLICATION SITE AREA x 100%

= 3285.072 + 755.717 + 481.633 / 15977 x 100%

= 28.306% (PROPOSED) > 28.3% (REQUIRED UNDER APPROVED LMP) i.e. OK

Note: This plan has been processed on a customised check basis under the centralised processing system as promulgated in PNAP ADM-19. The duties of the authorised persons, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 3(1)(b) and the provision of section 14(2)(b) of the Buildings Ordinance and all practice notes as are recent.

Record Drawing

UNDER LEASE

GREENERY AREA VISIBLE TO PEDESTRAINS / ACCESSIBLE BY ANY PERSON OR PERSONS ENTERING THE LOT

= 3285.072 / 14700 x 100%

= 22.347% (PROPOSED) > 2/3 OF REQUIRED GREENERY (REQUIRED UNDER LEASE CLAUSE 13(a)) (i.e.20%) i.e. OK

TOTAL SITE COVERAGE OF GREENERY

= 3285.072 + 755.717 + 481.633 / 14700 x 100%

= 30.765% (PROPOSED) > 30% (REQUIRED UNDER LEASE CLAUSE 13(a)) i.e. OK

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) Regulation.

Buildings Department | **Amended Plan**

RECEIVED BY
2018 JUL 10

Rev.	Description	Drawn	Checked	Approved	Date
A	1ST SUBMISSION	ANC/BAL	PHC	KL/PCC	30 / 07 / 12
B	RE-SUBMISSION	ANC/BAL/KEY	KL/PHC	KL/PCC	08 / 09 / 13
C	RE-SUBMISSION	ANC/BAL	KL/PHC	KL/PCC	12 / 09 / 13
D	1ST AMENDMENT	ANC/BAL	KL/PHC	KL/PCC	05 / 11 / 13
E	2ND AMENDMENT	ANC/BAL/KEY	KL/PHC	KL/PCC	11 / 11 / 14
F	3RD AMENDMENT	ANC/BAL/KEY	KL/PHC	KL/PCC	30 / 04 / 15
G	4TH AMENDMENT	ANC/BAL/KEY	KL/PHC	KL/PCC	13 / 10 / 15
H	5TH AMENDMENT	ANC/BAL/KEY	KL/PHC	PCC	24 / 01 / 16
I	6TH AMENDMENT	ANC/BAL	KL/PHC	PCC	23 / 05 / 16
J	8TH AMENDMENT	ANC/BAL/SAI/WL	KL/PHC	PCC	20 / 10 / 16
K	9TH AMENDMENT	ANC/BAL/KEY	KL/PHC	PCC	24 / 04 / 17
L	10TH AMENDMENT	BAL	KL/PHC	PCC	25 / 08 / 18
M	11TH AMENDMENT	ANC/BAL/KEY	KL/PHC/DKC	PCC	06 / 04 / 18
N	12TH AMENDMENT	BAL	KL/PHC/DKC	PCC	30 / 07 / 18

Details of 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. This drawing is subject to the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

B.D. REF : BD 2/3057/11
F.S.D. REF : FP 8/9282 <90>
D.L.O. REF :
Drawn By ANC/BAL/KEY
Checked By PHC
Approved By KL/PCC

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Fax : (852) 2834 5442

Project Title: COMPREHENSIVE RESIDENTIAL DEVELOPMENT AT NO. 18 STUBBS ROAD, INLAND LOT NO. 8963, WANCHAI, H.K.

Drawing Title: SBD CALCULATION (3)

Project No. 11051HK | Issue Date. JULY 2012
Cad File No. U:\....STUDIO_S\....\SUB\BD\3rd_Amendment\
SCALE. 1 : 500
Drawing No. A/11051/GBP-79

Authorised Person's Signature
LU Yuen Cheung Ronald
Authorized Person (Architect)

Authority's / Client's Approval
MA Ho-wai
Senior Building Surveyor
for BUILDING AUTHORITY
- 7 AUG 2018