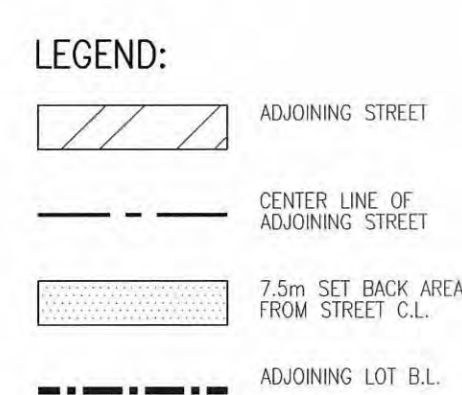
**PROVISION OF SUSTAINABLE BUILDING DESIGN (SBD)**

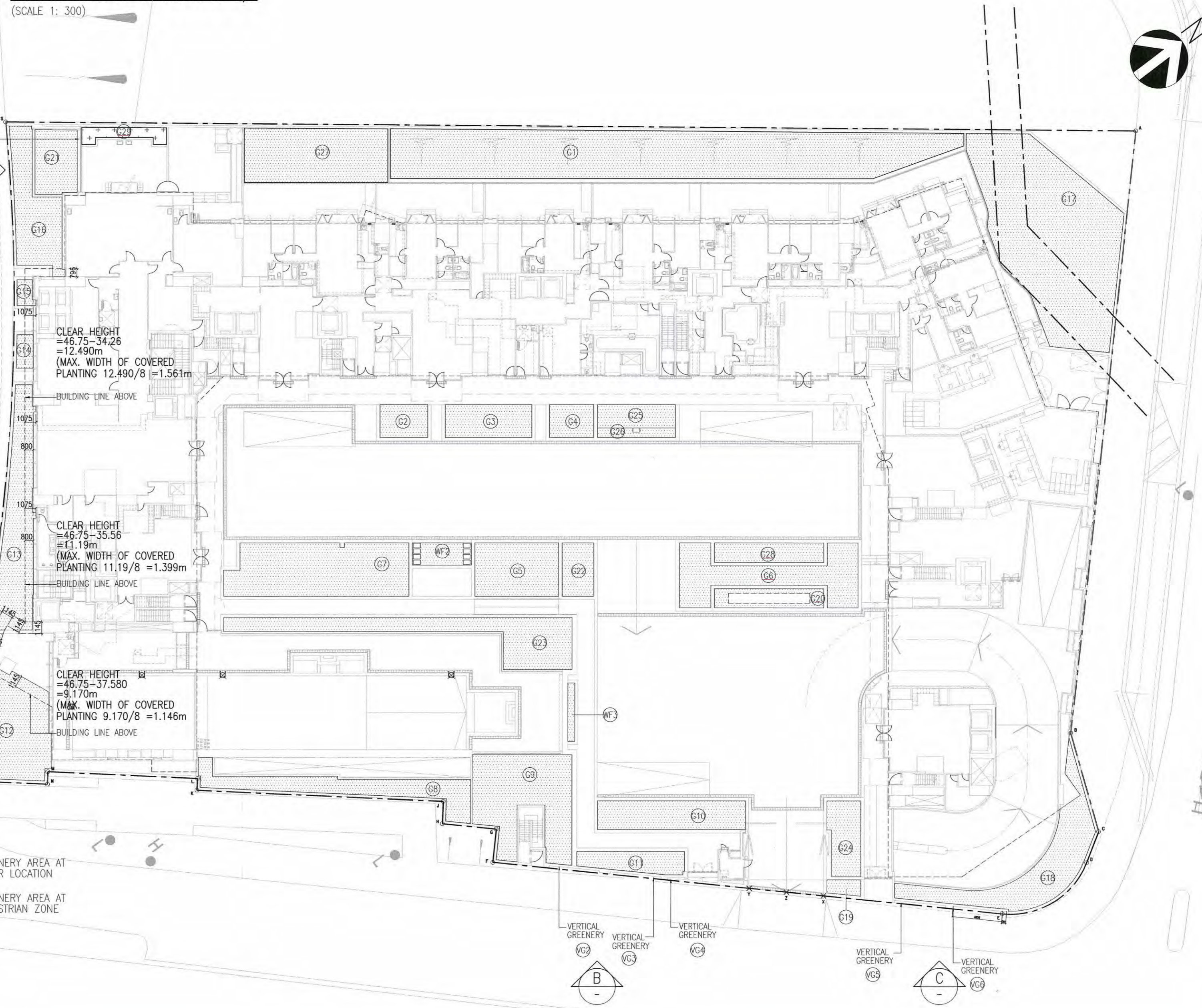
LEGEND:

SBD (PNAP APP-152)

PARA	DESCRIPTION	REQUIREMENT
7	SITE AREA	7714 sq.m. AND IF > 40m AND LP >= 60m
13	BUILDING SET BACK	BUILDING SET BACK 7.5m FROM CENTER LINE OF ALL THREE STREETS
13	SITE AREA BETWEEN	1000sq.m. & 20,000sq.m.
13	SITE COVERAGE OF GREENERY	MIN. SITES COVERAGE OF GREENERY = 20% (MIN. 10% AT PEDESTRIAN ZONE)

SITE PLAN**BUILDING SET BACK**

ALL ADJOINING STREET WIDTH IS MORE THAN 15m; NO PART OF BUILDING (INCL. PODIUM ABOVE GROUND) IS WITHIN THE 7.5m OFFSET ZONE FROM THE CENTER LINES OF THE ADJOINING STREETS. I.e. BUILDING SET BACK COMPLES WITH PNAP APP-152 PARA. 12.13.

AREA DIAGRAM OF GREENERY AT G/F**LEGEND:**

SITE COVERAGE OF GREENERY CALCULATION
(UNDER PNAP APP-152 APPENDIX A8 PARA. 2.)

Category	Value
SOLID AREA (PEDESTRIAN ZONE)	
G1	= 250.070
G2	= 15.271
G3	= 27.802
G4	= 14.290
G5	= 43.737
G6	= 61.573
G7	= 92.382
G8	= 49.857
G9	= 79.823
G10	= 41.217
G11	= 20.584
G12	= 75.562
G13	= 66.772
G14	= 5.563
G15	= 5.287
G16	= 41.610
G17	= 210.212
G18	= 66.720
G19	= 4.931
G20	= 12.658
G21	= 26.066
G22	= 16.372
G23	= 74.151
G24	= 23.294
G25	= 17.803
G26	= 6.795
G27	= 75.545
G28	= 20.657
Vertical Greenery (Pedestrian Zone)	
VG1	= 24.669
VG2	= 14.807
VG3	= 13.187
VG4	= 4.320
VG5	= 8.910
VG6	= 6.910
WF2 (Water Feature) x 0.5	= 5.143
WF3 (Water Feature) x 0.5	= 1.995
Solid Area (Other Locations)	
G29	= 10.013
Min. Greenery Area of S.C. Required (sq.m.)	7714
Pedestrian Zone 10 %	771.400
Other Locations No Limit	1542.800
Total Greenery Area 10 %	1542.800

TOTAL GREENERY IN PEDESTRIAN ZONE

1134.139	x	0.5	=	567.070	(sq.m.)
975.730	x	0.5	=	487.865	(sq.m.)
20.000	x	0.5	=	10.000	(sq.m.)
464.935	(sq.m.)				
464.935	(sq.m.)				

TOTAL GREENERY FEATURE

464.935	(sq.m.)				
20.000	(sq.m.)				
484.935	(sq.m.)				

MAX. 30% OF TOTAL REQUIRED GREENERY AREAS

484.935	(sq.m.)				
x	20%	x	30%		
464.935	(sq.m.)				

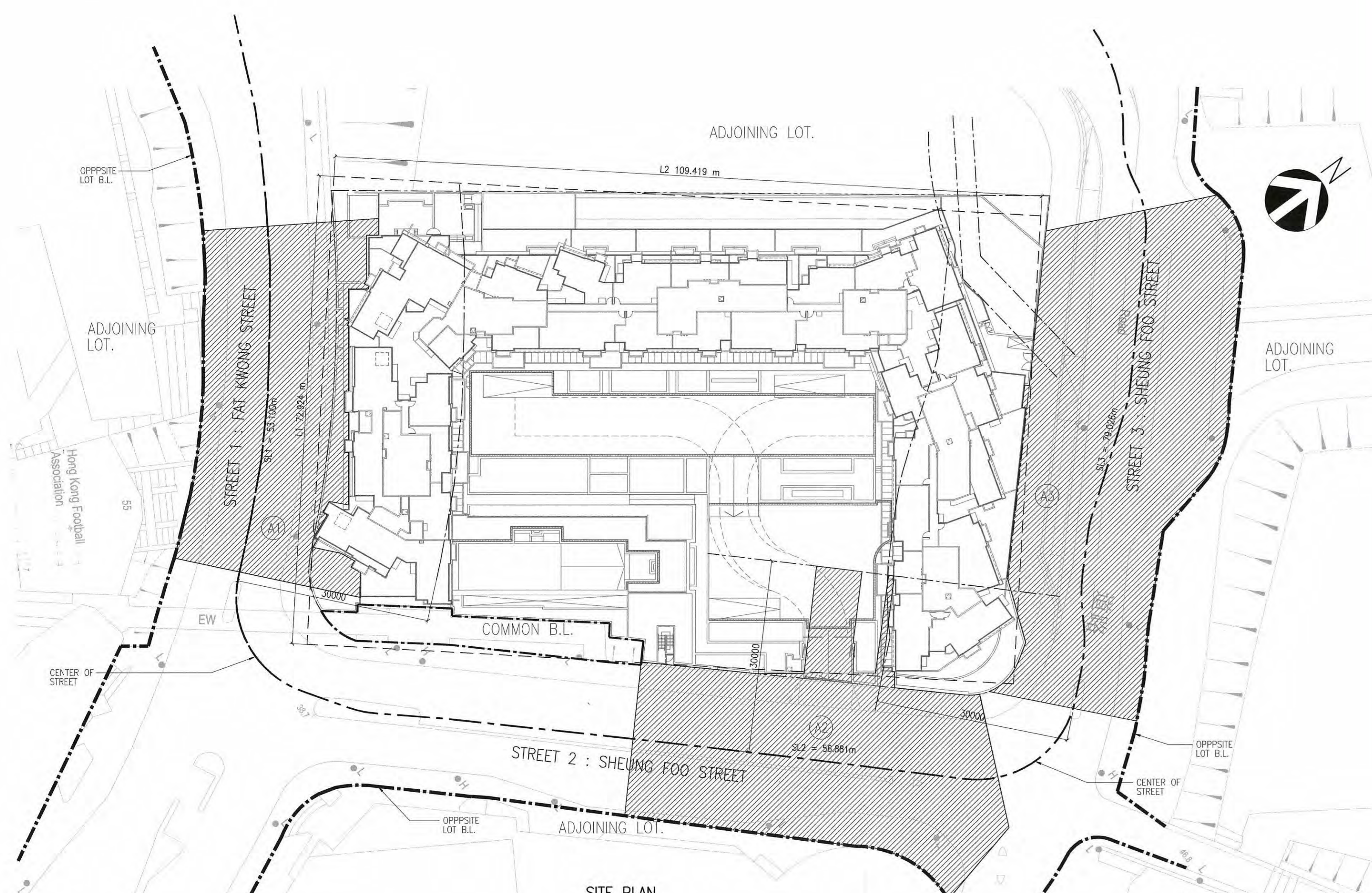
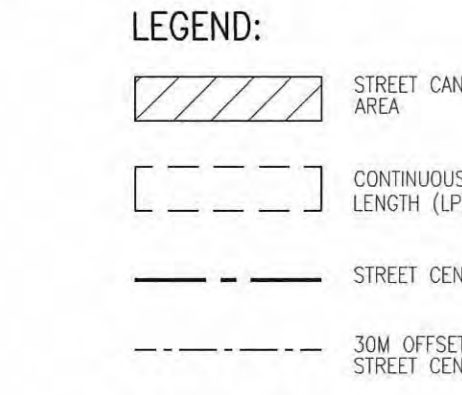
TOTAL GREENERY AREA

484.935	(sq.m.)				
464.935	(sq.m.)				
949.870	(sq.m.)				

PERCENTAGE OF SITE COVERAGE OF GREENERY

949.870	(sq.m.)					
x	100%	=	123.042	(sq.m.)		
x	7714	x	100%	=	28.433	(sq.m.)

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

**SITE PLAN**

BUILDING SEPARATION - DESIGN REQUIREMENT (1) CONTINUOUS PROJECTED FACADE LENGTH (LP) OF BUILDING ABUTTING A STREET
(UNDER PNAP APP-152 APPENDIX B PARA.2.)

Street	LP	LP	LP
U1	> 12	> 12	> 12
U2	> 12	> 12	> 12
U3	> 12	> 12	> 12

GBP - MODIFICATION/EXEMPTIONS GRANTED AND AMENDMENT TO LOCATION (any) IN THE CURRENT SUBMISSION

Designation	Condition	Location with Modification/Exemption Granted	Month	Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
A	Building Ordinance Section 36(1) and Building (Planning Regulation 32(2a)) (To permit a number of existing plots, street shown as 'Pink Shaded Block Area' on the Lease Plan to be developed, built, re-use, open, and used as a common area)	Pink Shaded Block Area on a suitable conveyance and battery providing a free and unobstructed vehicular and pedestrian right of way to be maintained prior to the demolition and delivery of the Major public road 'Green Area' to the Government	Month	Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
B	Building (Planning Regulation 28 and 28(1a)) (Subsection of site coverage and GFA calculation)	1. Location of the balcony, restricted to the balcony, dining room or bedroom 2. There is no protruding element on the balcony 3. It is at least 1.5m away from a utility platform 4. It is at least 40% of the width of the balcony, and the second area underneath the lowest balcony floor into the open air and is not enclosed above each parapet height 5. There is a minimum of 150mm drop to level from the room which leads to the balcony 6. The exhaust outlets for the central air conditioning and kitchen gas do not open into the balcony, and the covered area underneath the balcony 7. The summation of area to be excavated for each balcony including portion of such balcony per residential unit is 10% or 2% of the U.P. of the unit whichever is the greater subject to a max. of 20m ² 8. The floor area of any balcony, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² 9. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 10. The utility platform is not less than 1.5m away from the balcony 11. The utility platform is not less than 1.5m away from the balcony 12. The utility platform is not less than 1.5m away from the balcony 13. The utility platform is not less than 1.5m away from the balcony 14. Excavated area shall be provided to the utility platform, its longer side runs into the open air and is not enclosed above each parapet height 15. There is a minimum of 150mm drop to level from the adjacent interior space which leads to the utility platform 16. The exhaust outlets for the central air conditioning and kitchen gas do not open into the utility platform 17. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 18. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 19. Not more than 50% of the area of the utility platform is to be excavated from GFA and site coverage calculation 20. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 21. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 22. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 23. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 24. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 25. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 26. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 27. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 28. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 29. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 30. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 31. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 32. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 33. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 34. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 35. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 36. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 37. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 38. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 39. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 40. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 41. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 42. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 43. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 44. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 45. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 46. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 47. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 48. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 49. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 50. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 51. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 52. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 53. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 54. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 55. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 56. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 57. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 58. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 59. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 60. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 61. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 62. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 63. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 64. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 65. 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The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 72. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 73. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 74. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 75. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 76. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 77. 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The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 96. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 97. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area 98. The area shall be 30% of the total area of the balcony, and the second area underneath the lowest utility platform is attached laterally to another utility platform and the separator 99. The maximum area to be excavated for each platform including portion of such platform per residential unit is 20m ² 100. The area of any utility platform, including part of which is to be excavated from GFA and site coverage calculation, is not less than 20m ² in area																			

Chan Wan Ming
Authorised Person (Architect)
B.D. COPY
AMENDED
20 JAN 2017

Rev	Date	Description
1	01-2017	AMENDMENT
2	09-2016	AMENDMENT
3	06-2016	AMENDMENT
4	04-2016	AMENDMENT
5	12-2015	AMENDMENT
6	10-2015	AMENDMENT

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PROJECT / 工程項目
PROPOSED DEVELOPMENT AT
AT "K" NO. 11228
HO MAN TIN, KOWLOON

DRAWING / 圖名
GREENERY SET BACK & CALCULATIONS, BUILDING SET BACK & PROVISION OF SUSTAINABLE BUILDING DESIGN (SBD) SHEET (1 OF 3)

SCALE / 比例
1:500 (A4)

DATE / 日期
10-2013

J	B	C	D	E	F	G	H	I	J	K
---	---	---	---	---	---	---	---	---	---	---

DESIGNED / 設計 | **CHECKED / 校核** | **APPROVED / 審定**

* ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED
* ALL DIMENSIONS SHOULD BE CHECKED ON SITE
* ALL WORKS SHOULD BE COMPLETED WITHIN THE SPECIFIED TIME FRAME
* THE CLIENT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY INFORMATION AND DOCUMENTATION
* THE ARCHITECTS AND ENGINEERS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORKS SHOWN ON THESE PLANS
* THE ARCHITECTS AND ENGINEERS SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY APPROVALS AND PERMITS
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