

PROJECTED FACADE LENGTH (Lp) OF BUILDING  
SCALE 1 : 500

DESIGN REQUIREMENT 1

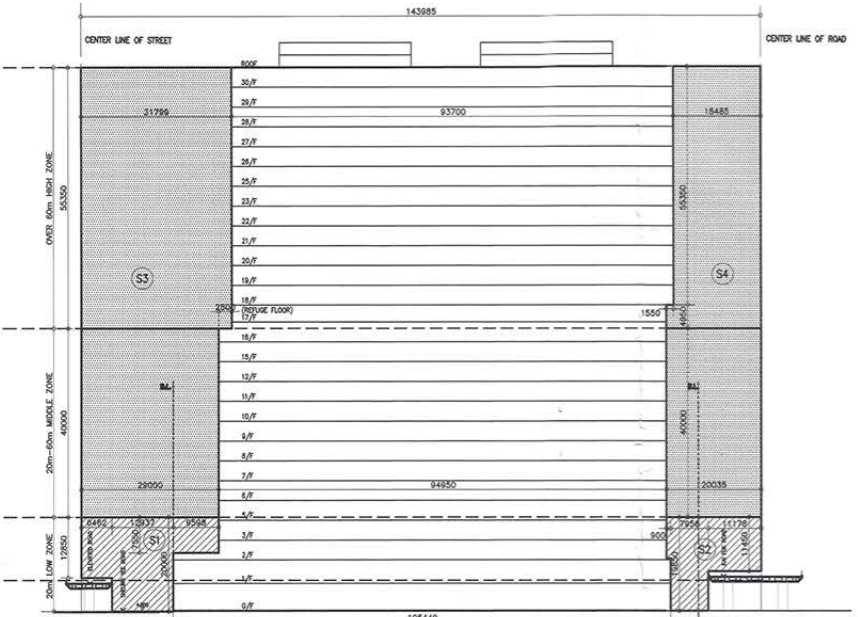
MAXIMUM (Lp) = 5 x U  
 MEAN WIDTH OF STREET CANYON (U) (WAI YIP STREET)  
 U = AREA / LENGTH  
 = 2906.125 / 74.852 = 38.825 m  
 U = 38.825 m, MAX. (Lp) = U x 5 = 194.125 m  
 PROJECTED FACADE LENGTH = 85.450 m < 194.125 m

DESIGN REQUIREMENT 1a

MAXIMUM (Lp) = 5 x Up  
 MEAN WIDTH OF ADJOINING STREET CANYON (CHEUNG YIP STREET) BUILDING FOR PODIUM  
 UP = 23.279m, MAX. (Lp)p = 23.279 x 5 = 116.395m  
 PROJECTED FACADE LENGTH = 105.449 m < 116.395m  
 MAXIMUM (Lp) = 5 x Up

MEAN WIDTH OF ADJOINING STREET CANYON (CHEUNG YIP STREET) BUILDING FOR TOWER

Up = 23.279m, MAX. (Lp)p = 23.279 x 5 = 116.395m  
 PROJECTED FACADE LENGTH = 96.500 m < 116.395m



PROJECTION FACADE THROUGH PROJECTION PLANE X (FOR BOTH 0-20m ZONE & 20m-60m ZONE)  
1:800

DESIGN REQUIREMENT (2) LOW ZONE

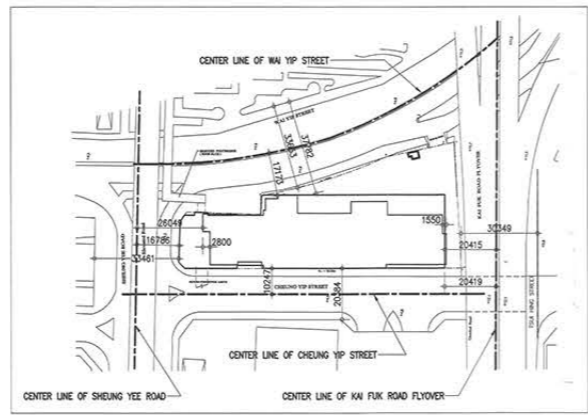
INTERVENING SPACE & SEPARATING DISTANCE  
 (Lp)p = 105.449 m (< 116.395 m, O.K.)  
 TOTAL FACADE AREA OF THE INTERVENING SPACES  
 (S1) = (6.462 x 12.850) + (12.937 x 20.000) + (9.998 x 7.550) = 414.242 S.M.  
 (S2) = (0.900 x 8.750) + (7.958 x 20.000) + (11.178 x 11.450) = 295.023 S.M.  
 435.389 + 295.023 = 730.412 S.M.

(P) ACHIEVED BY THE INTERVENING SPACES  
 = 730.412 / (20 x 143.985) x 100 %  
 = 24.63 % > 20% ( O.K. )

DESIGN REQUIREMENT (2) MIDDLE ZONE / HIGH ZONE

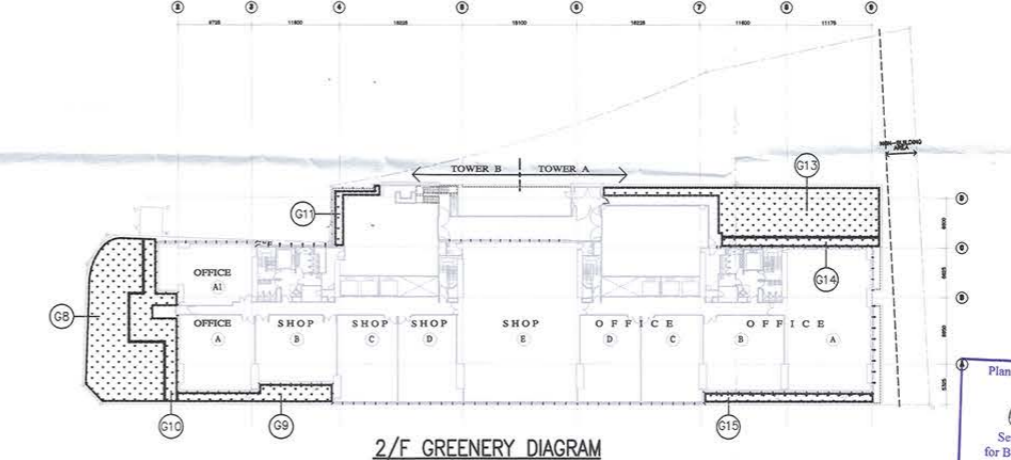
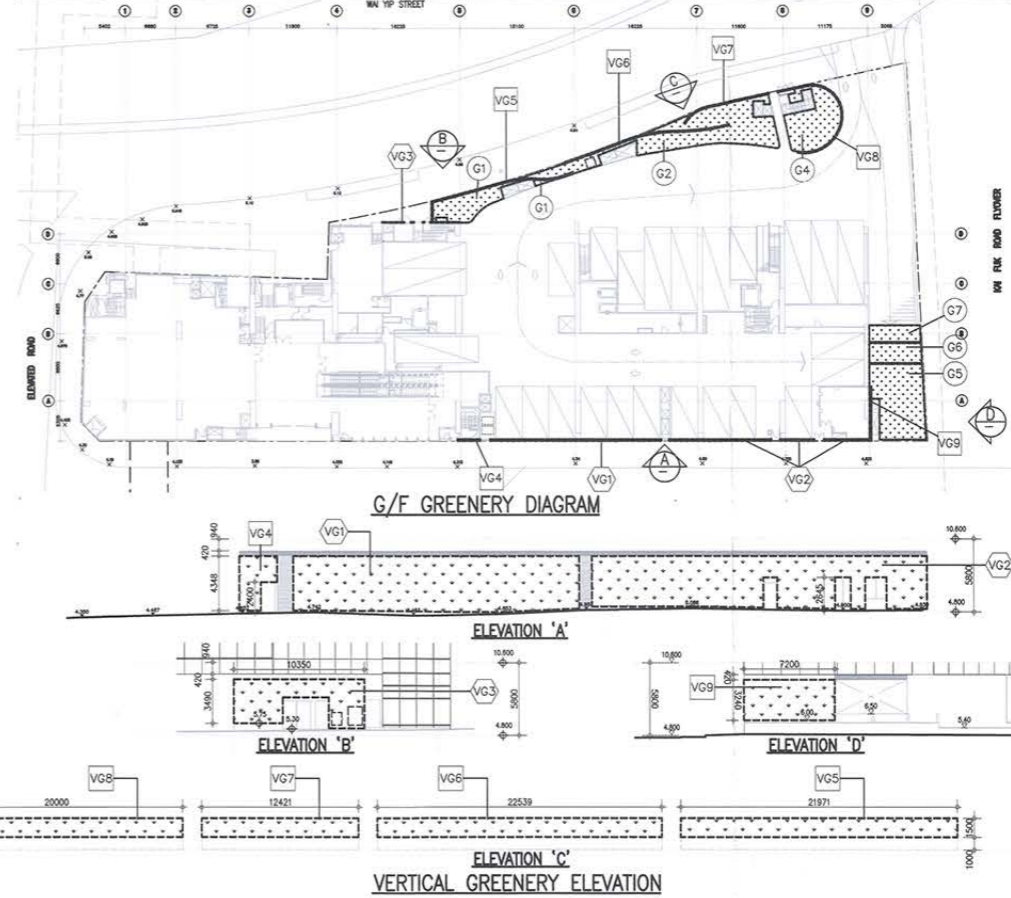
INTERVENING SPACE & SEPARATING DISTANCE  
 (Lp)p = 93.700 m (< 116.395 m, O.K.)  
 TOTAL FACADE AREA OF THE INTERVENING SPACES  
 (S3) = (29.000 x 40.000) + (31.799 x 55.350) = 2920.075 S.M.  
 (S4) = (20.035 x 44.950) + (18.485 x 55.350) = 1923.718 S.M.  
 2920.075 + 1,923.718 = 4,843.793 S.M.

OVERALL (P) ACHIEVED  
 = 4,893.793 / (143.985 x 95.350) x 100 %  
 = 35.646 % > 20% ( O.K. )



BUILDING SETBACK DIAGRAM  
 NOTES: ALL WIDTH OF ABUTTING ROADS FROM THE SITE IS GREATER THAN 15m THEREFORE, NO BUILDING SETBACK IS REQUIRED

SITE COVERAGE OF GREENERY AREA CALCULATION



UNDER LEASE CONDITION (13)(i)(ii)

Greenery Area Required at Primary Zone	Site Area	Total % of Greenery Area Required
3,795.000 s.m.	3,795.000 s.m.	30 % (1,138.50 s.m.)
Greenery Area Provided at Primary Zone (G/F and 2/F)		
G1	26.882 + 1.106 = 27.988 s.m.	
G2	92.394 s.m.	
G3	2.027 s.m.	
G4	44.983 s.m.	
G5	64.309 s.m.	
G6	18.054 s.m.	
G7	14.834 s.m.	
G8	157.322 s.m.	
G9	31.775 s.m.	
G10	55.844 s.m.	
G11	9.047 s.m.	
G12	50.000 s.m.	
G13	150.150 s.m.	
G14	22.847 s.m.	
G15	23.284 s.m.	
G16	98.909 s.m.	
G17	98.922 s.m.	
G18	27.355 s.m.	
G19	10.108 s.m.	
G20	32.957 x 2(BOTH SIDES) = 65.914 s.m.	
G21	33.809 x 2(BOTH SIDES) = 67.618 s.m.	
G22	18.632 x 2(BOTH SIDES) = 37.264 s.m.	
G23	30.000 x 2(BOTH SIDES) = 60.000 s.m.	
G24	23.328 s.m.	
G25	3,202.251 s.m.	
<b>TOTAL % OF GREENERY AREA</b>	<b>1,202.251 / 3,795 = 31.680 %</b>	<b>&gt; 30 %</b>

UNDER B.D. (PNAP APP-152)

Greenery Area Required at Primary Zone	Site Area	Total % of Greenery Area Required
3,795.000 s.m.	3,795.000 s.m.	20 % (759.000 s.m.)
Greenery Area Provided at Primary Zone (G/F)		
G1	26.882 + 1.106 = 27.988 s.m.	
G2	92.394 s.m.	
G3	2.027 s.m.	
G4	44.983 s.m.	
G5	64.309 s.m.	
G6	18.054 s.m.	
G7	14.834 s.m.	
G8	157.322 s.m.	
G9	31.775 s.m.	
G10	55.844 s.m.	
G11	9.047 s.m.	
G12	50.000 s.m.	
G13	150.150 s.m.	
G14	22.847 s.m.	
G15	23.284 s.m.	
G16	98.909 s.m.	
G17	98.922 s.m.	
G18	27.355 s.m.	
G19	10.108 s.m.	
G20	32.957 x 2(BOTH SIDES) = 65.914 s.m.	
G21	33.809 x 2(BOTH SIDES) = 67.618 s.m.	
G22	18.632 x 2(BOTH SIDES) = 37.264 s.m.	
G23	30.000 x 2(BOTH SIDES) = 60.000 s.m.	
G24	23.328 s.m.	
G25	225.186 s.m.	
<b>TOTAL % OF GREENERY AREA</b>	<b>938.019 / 3,795 = 24.717 %</b>	<b>&gt; 20 %</b>
<b>TOTAL VERTICAL GREENING AREA</b>	<b>(98.909 + 98.922 + 27.355) = 225.186 s.m.</b>	<b>= 225.186 / 759.000 = 29.668 % &lt; 30 % OF TOTAL GREENERY AREA</b>

NO.	REVISION	DATE
f	GEN. REV.	01/19
	P.L./ M.N./ J.C./	
	AS APPROVED BY BD ON 18/12/18	
	AS APPROVED BY FSD ON --/--/18	
e	GEN. REV.	11/18
	P.L./SIGNED M.N./SIGNED J.C./SIGNED	
	AS APPROVED BY BD ON 18/10/18	
	AS APPROVED BY FSD ON 12/10/18	
d	GEN. REV.	09/18
	P.L./SIGNED M.N./SIGNED J.C./SIGNED	
	AS APPROVED BY BD ON 10/04/18	
	AS APPROVED BY FSD ON 17/04/18	
c	GEN. REV.	03/18
	P.L./SIGNED M.N./SIGNED J.C./SIGNED	
	AS APPROVED BY BD ON 14/02/18	
	AS APPROVED BY FSD ON 23/02/18	
b	GEN. REV.	01/18
	P.L./SIGNED M.N./SIGNED J.C./SIGNED	
	AS APPROVED BY BD ON 13/09/17	
	AS APPROVED BY FSD ON 06/09/17	
a	GEN. REV.	08/17
	P.L./SIGNED M.N./SIGNED J.C./SIGNED	
	AS APPROVED BY BD ON 22/09/16	
	AS APPROVED BY FSD ON 19/09/16	

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR  
 DO NOT SCALE DRAWINGS. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED.  
 THIS DRAWING SPECIFICATIONS OR AS SHOWN ARRANGEMENTS AND THEIR COPYRIGHT ARE AND SHALL REMAIN THE PROPERTY OF M/LA & ASSOCIATES AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK. ALL PRINTS SHALL BE RETURNED TO M/LA & ASSOCIATES ON COMPLETION OF THE WORK.

Plan Approved  
 WAT Ngai-keung  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 21 FEB 2019

Wesley P. POON  
 Authorized Person (Architect)

FOR B. D. SUBMISSION  
 Statement II : The works shown on these plans are Type II works

General Building Works  
 (Amendments)  
 in respect of which the Building Authority's consent is applied for.

ISSUED DATE :  
 PROJECT :

PROPOSED COMMERCIAL DEVELOPMENT ON N.K.I.L. NO.6313, WAI YIP STREET, KOWLOON BAY, KOWLOON

TITLE : DEMONSTRATION OF SBD GUIDELINES COMPLIANCE  
 BLG SEPARATION, PERMEABILITY, GREENERY

DRAWN BY : P.L./SIGNED  
 CHECKED BY : M.N./SIGNED  
 APPROVED BY : J.C./SIGNED  
 SCALE : A.S.  
 DATE : 06/2015  
 JOB NO. : 1501  
 DRAWING NO. : 221  
 REVISION : ( )

