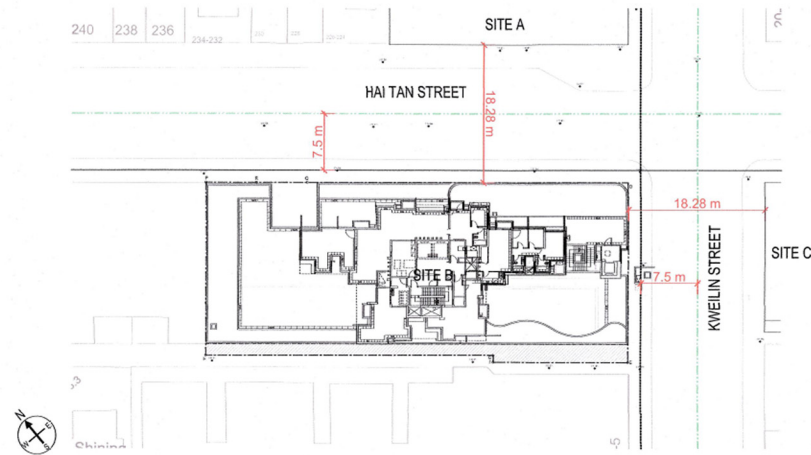


SUSTAINABLE BUILDING DESIGN DEMONSTRATION

BUILDING SET BACK
(SHALL COMPLY WITH PNAP APP-152)

IN ORDER TO IMPROVE AIR VENTILATION, ENHANCE THE ENVIRONMENTAL QUALITY AT PEDESTRIAN LEVEL AND MITIGATE DEEP STREET CANYON EFFECT, BUILDINGS ABUTTING A NARROW STREET LESS THAN 15M WIDE SHALL BE SET BACK

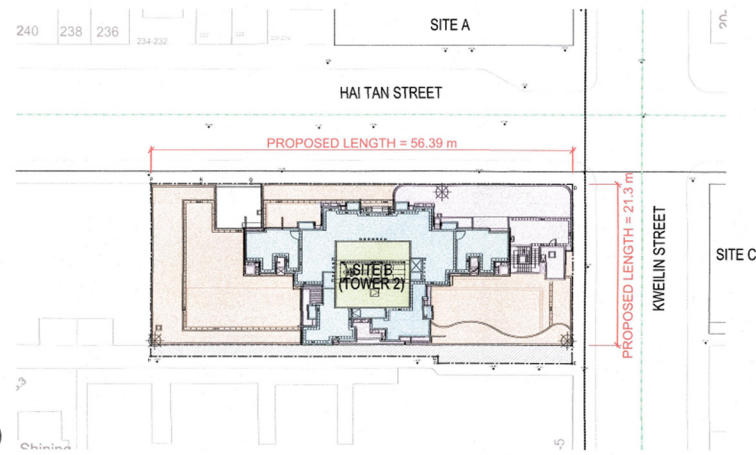


LEGEND:
 - - - - - SITE BOUNDARY
 - - - - - CENTRE LINE OF STREET

SUSTAINABLE BUILDING DESIGN DEMONSTRATION

BUILDING SEPARATION
(SHALL COMPLY WITH PNAP APP-152)

IN ORDER TO IMPROVE AIR VENTILATION, ENHANCE THE ENVIRONMENTAL QUALITY AT PEDESTRIAN LEVEL AND MITIGATE HEAT ISLAND EFFECT ARISING FROM THE UNDESIRABLE WALLING EFFECT OF "LONG BUILDINGS", BUILDINGS IN LARGE DEVELOPMENT SITES SHOULD BE SEPARATED BY INTERVENING SPACES.



LEGEND:
 - - - - - SITE BOUNDARY
 - - - - - CENTRE LINE OF STREET

CALCULATION OF LEVEL ZERO

MEAN LEVEL = 3.75 (MAIN ENTRANCE)
 SITE AREA = 1305 s.m. (< 20000 s.m.)
 BUILDING HEIGHT = 113.20 m (> 60m)

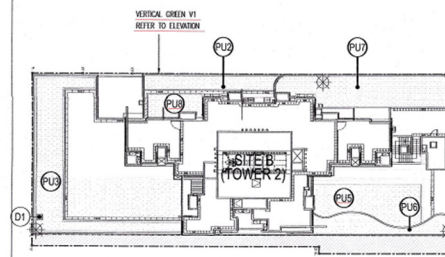
PROJECTED FACADE LENGTH(Lp) CALCULATION

THE PROJECTED FACADE LENGTH = 56.39 m (< 60 m)
 i.e. THE BUILDING SEPARATION REQUIREMENT IS NOT APPLICABLE.

SUSTAINABLE BUILDING DESIGN DEMONSTRATION

SITE COVERAGE OF GREENERY

(SHALL COMPLY WITH PNAP APP-152)



FOR BD GREENERY AREA CALCULATION (SITE B):

(SHALL BE COMPLIED WITH APP-152)
 SITE AREA = 1305.5 s.m. < 20000 s.m.
 REQUIRED GREENERY AREA AT PRIMARY ZONE = 10% (UNDER APP-152)
 REQUIRED TOTAL SITE COVERAGE OF GREENERY = 20% (UNDER APP-152)
 FOR PRIMARY ZONE:
 PU1 = 76.468 s.m. GREENERY ON 2/F
 PU2 = 32.440 s.m. GREENERY ON 2/F
 PU3 = 94.282 s.m. GREENERY ON 2/F
 PU4 = 34.673 s.m. GREENERY ON 2/F
 PU5 = 64.708 s.m. GREENERY ON 2/F
 PU6 = 35.886 s.m. GREENERY ON 2/F
 PU8 = 20.246 s.m. GREENERY ON 2/F
 SUB-TOTAL = 247.562 s.m.
 DEDUCT AREA:
 D1 = 0.562 s.m. - 2/F
 TOTAL = 247.562 - 0.562 s.m.
 = 247.000 s.m. GREENERY ON 2/F

LEGENDS:
 □ GREENERY FOR PRIMARY ZONE
 ▨ SITE COVERAGE FOR OTHER ZONE
 ☼ IRRIGATION POINT LOCATION

CAL. OF VERTICAL GREEN & COVERED GREENEERY & INACCESSIBLE FLAT ROOF (MAX 30 %)
 TOTAL AREA = $\frac{18,000}{1305.5} \times 100\%$
 = $\frac{18,000}{261.100} \times 100\%$
 = 6.894% < 30%

PU7 = 84.000 s.m. GREENERY ON 3/F
 AREA OF VERTICAL GREENEERY:
 V1 = 18,000 s.m.

TOTAL PRIMARY ZONE
 = 247.000 + 84.000 + 18.000 s.m.
 = 349.000 s.m.

FOR BD COVERAGE OF GREENERY ON PRIMARY ZONE (SITE B):

(SHALL BE COMPLIED WITH APP-152)
 ACTUAL SITE COVERAGE OF GREENERY = $\frac{\text{GREENERY AREA ON 2/F \& 3/F}}{\text{SITE AREA}} \times 100\%$
 = $\frac{349.000}{1305.5} \times 100\%$
 = 26.733% > 10% (REQUIRED COVERAGE ON PRIMARY ZONE)

FOR BD SITE COVERAGE OF GREENERY (SITE B):

(SHALL BE COMPLIED WITH APP-152)
 ACTUAL SITE COVERAGE OF GREENERY = $\frac{\text{GREENERY AREA ON 2/F \& 3/F}}{\text{SITE AREA}} \times 100\%$
 = $\frac{349.000}{1305.5} \times 100\%$
 = 26.733% > 20% (REQUIRED TOTAL SITE COVERAGE OF GREENERY)

FOR LEASE CONDITION GREENEERY AREA CALCULATION

(SHALL BE COMPLIED WITH LAND GRANT)
 SITE AREA = 1305.5 s.m. < 20000 s.m.
 REQUIRED TOTAL SITE COVERAGE OF GREENERY = 20% (UNDER LEASE CONDITION)
 REQUIRED GREENERY AREA AT PEDESTRIAN ZONE = 50% OF 20% REQUIRED COVERAGE OF GREENERY (UNDER LEASE CONDITION)

SITE COVERAGE OF GREENEERY:

(SHALL BE COMPLIED WITH LAND GRANT)
 ACTUAL SITE COVERAGE OF GREENEERY = $\frac{\text{GREENEERY AREA ON 2/F \& 3/F}}{\text{SITE AREA}} \times 100\%$
 = $\frac{349.000}{1305.5} \times 100\%$
 = $\frac{349.000}{1305.5} \times 100\%$
 = 26.733% > 20% (REQUIRED TOTAL SITE COVERAGE OF GREENEERY)

COVERAGE OF GREENEERY ON PRIMARY ZONE:

(SHALL BE COMPLIED WITH LAND GRANT)
 ACTUAL SITE COVERAGE OF GREENEERY = $\frac{\text{GREENEERY AREA ON 2/F \& 3/F}}{\text{SITE AREA} \times 20\%} \times 100\%$
 = $\frac{349.000}{1305.5 \times 20\%} \times 100\%$
 = $\frac{349.000}{261.1} \times 100\%$
 = 133.665% > 50% (REQUIRED COVERAGE ON PRIMARY ZONE)

Rev.	Date	Amendment	Purpose
C	20160727	GENERAL REVISION	SUBMISSION
D	20170331	GENERAL REVISION	AMENDMENT
E	20180423	GENERAL REVISION	AMENDMENT
F	20190201	GENERAL REVISION	AMENDMENT
G	20190423	GENERAL REVISION	AMENDMENT

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.



For B.D. SUBMISSION
 Dated: 24 APR 2019

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

PAUL K. F. NG
 B.A. (A.S.) MARCH
 HKIA
 Registered Architect (HK)
 Authorized Person (Architect)

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 - Check and verify all dimensions on site.
 - Read this drawing in conjunction with the specifications and all other related drawings.
 - Notify the Architect immediately of any discrepancy found herein.

Client
SWISS INVESTMENTS LIMITED

Project
PROPOSED COMPOSITE DEVELOPMENT BUILDING AT HAI TAN STREET / KWELIN STREET/ PEI HO STREET, SHAM SHUI PO NKIL 6506, HONG KONG

Drawing Title
SUSTAINABLE BUILDING DESIGN DEMONSTRATION (SITE B - TOWER 2)

Job No.	Drawing No.	Revision No.
8155	(B) GB016	G
Scale	Date	CAD Ref.
1:500	DEC, 2015	8155 (B) GB016
Drawn	Checked	Approved
AL	Roy	KL

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