

REQUIREMENTS UNDER SBD GUIDELINES

(IN ACCORDANCE WITH PNAF APP-152)

BUILDING SEPARATION

CONTINUOUS PROJECTED FACADE LENGTH (L_p) = $39.220 < 60m^*$

*EXEMPTED FROM BUILDING SEPARATION REQUIREMENT (APP-152)

BUILDING SET BACK

THE WIDTH OF LUK HOP STREET = APPROX. 13.264

BUILDING SET BACK = $3.420 + 13.264 / 2$
 = $10.052 > 7.500$ (FROM CENTRE LINE ON LUK HOP STREET)

SITE COVERAGE OF GREENERY

SITE COVERAGE OF GREENERY IS NOT REQUIRED UNDER SBD GUIDELINES

SITE AREA = $780.4m^2 < 1000m^2$
 (IN ACCORDANCE WITH PNAF APP-152)

SITE COVERAGE OF GREENERY

(FOR PLANNING DEPARTMENT INFORMATION)

GREENERY PROVISION :

G/F SUNKEN PLANTER
 (A) + (B) + (C) + (I) = $24.052m^2$

VERTICAL GREEN WALL
 (G/F TO 5/F)
 (D) = $42.860m^2$

PLANTER BOX OF
 (1/F & 2/F)
 (E) 0.351×2 = $0.702m^2$

PLANTER BOX OF
 (3/F - R/F)
 (F) 0.416×18 = $7.488m^2$

GREENERY AT 6/F
 (G) = $19.447m^2$

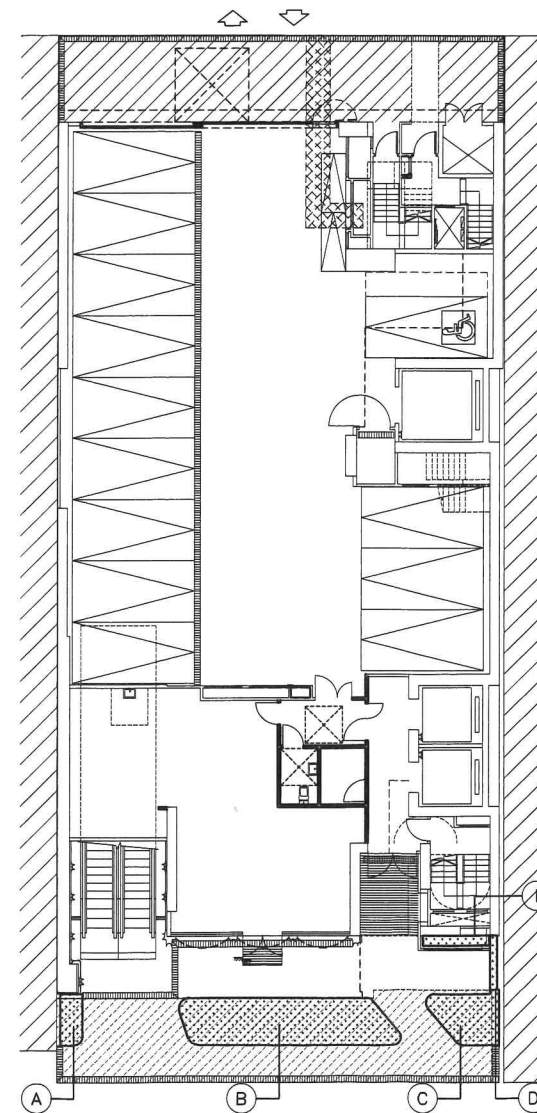
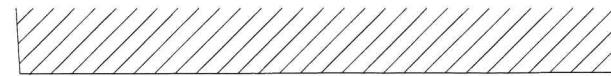
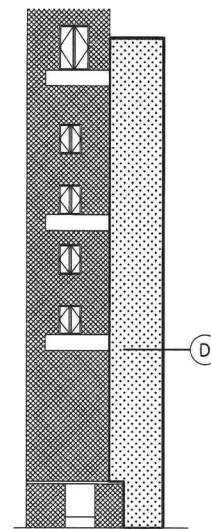
GREENERY AT ROOF
 (H) + (J) + (K) + (L) = $159.315m^2$

PROVIDED OVERALL TOTAL GREENERY :

$24.052 + 42.860 + 0.702 + 7.488 + 19.447 + 159.315$

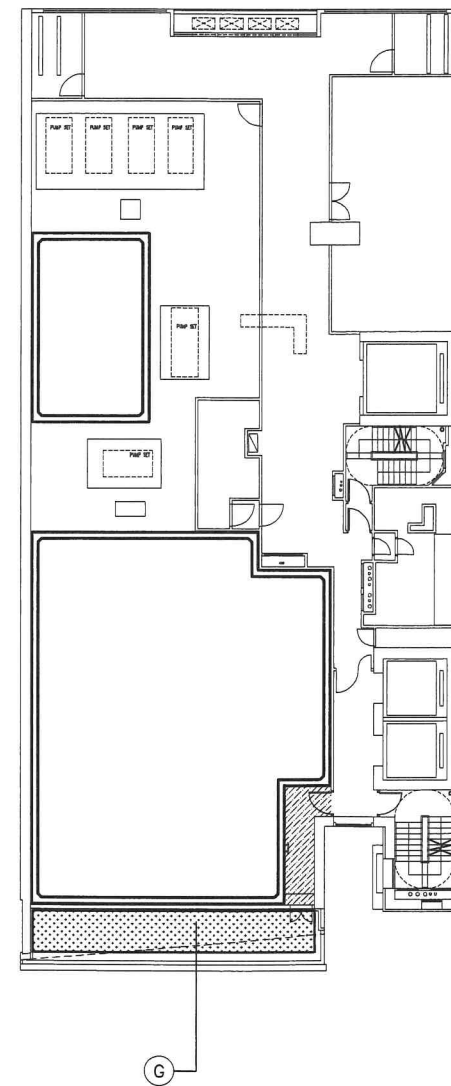
= $253.864m^2$ (ABOUT)

$253.864 / 780.4$ (SITE AREA) $\times 100\%$ = 32.529%



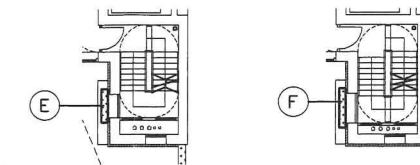
GREENERY AREA AT G/F

SCALE 1:300



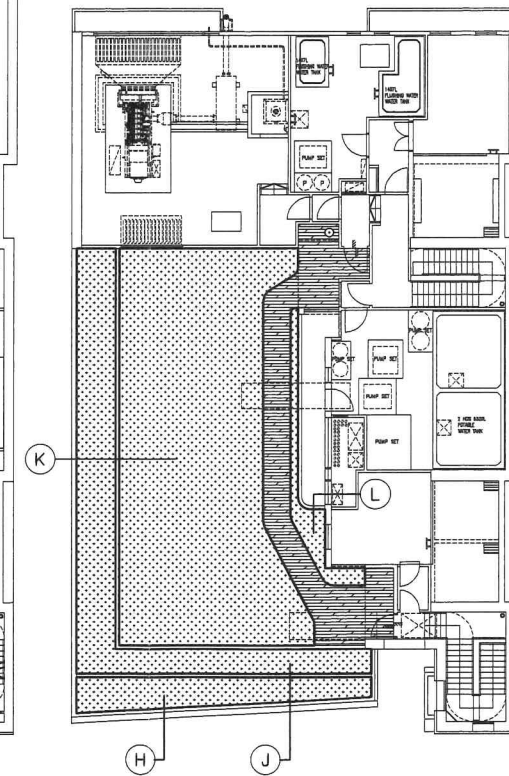
GREENERY AREA AT 6/F

SCALE 1:300



PART PLAN AT
 1/F - 2/F

PART PLAN AT
 3/F - R/F



GREENERY AREA AT ROOF

SCALE 1:300