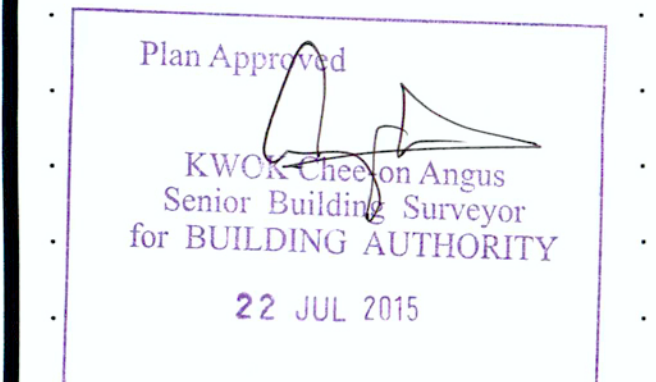


B.D.  
F.S.D.

備註 REMARKS



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.

L	JUN 2015	GENERAL REVISION
K	APR 2015	GENERAL REVISION
J	FEB 2015	GENERAL REVISION
H	OCT 2014	GENERAL REVISION
G	APR 2014	GENERAL REVISION
F	APR 2014	GENERAL REVISION
E	JAN 2014	GENERAL REVISION
D	JAN 2013	GENERAL REVISION
C	AUG 2012	GENERAL REVISION
B	JUN 2012	GENERAL REVISION
A	FEB 2012	RESUBMISSION

PROPOSED RESIDENTIAL DEVELOPMENT AT LOT NO. 2129 in D.D.121, PING SHAN, YUEN LONG NEW TERRITORIES

**DANIEL LIN HSIEN WEN**  
AUTHORIZED PERSON-ARCHITECT

FOR B.D. APPROVAL

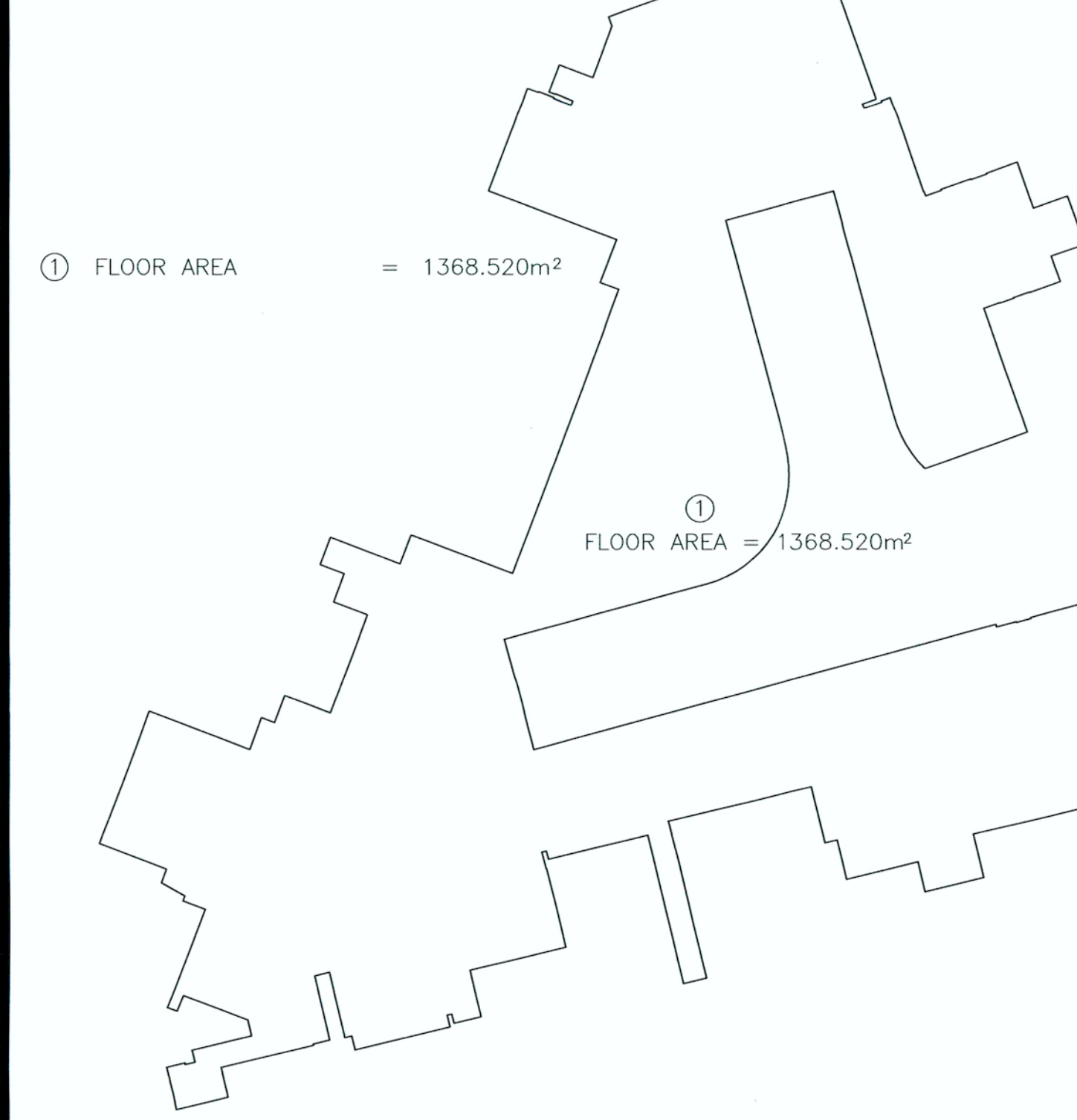
圖列 DRAWING TITLE

CALCULATION 2

繪圖 DRAWN	核准 APPROVED
校對 REVIEWED	業務號 JOB NO.
出圖 ISSUED FOR	日期 DATE
圖號 DRAWING NO.	比例 SCALE

20115  
APR., 2014  
212(L) AS SHOWN

**FIRE COMPARTMENT CALCULATION DIAGRAM OF BASEMENT**



① FLOOR AREA = 1368.520m<sup>2</sup>

FLOOR AREA = 1368.520m<sup>2</sup>

THE GREENERY AREA

**LANDSCAPE AREA CALCULATION**

LANDSCAPE AREA REQUIRED :  
6076.000m<sup>2</sup> x 20% = 1215.200m<sup>2</sup>  
VISIBLE / ACCESSIBLE AREA REQUIRED :  
1215.200m<sup>2</sup> x 50% = 607.600m<sup>2</sup>  
LANDSCAPE AREA PROVIDED FOR GROUND FLOOR (PEDESTRIAN ZONE)

①	= 9.640m <sup>2</sup>	⑩b	= 6.865m <sup>2</sup>
②	= 9.956m <sup>2</sup>	⑪	= 6.212m <sup>2</sup>
③	= 2.250m <sup>2</sup>	⑫a	= 2.614m <sup>2</sup>
④	= 19.652m <sup>2</sup>	⑬	= 23.003m <sup>2</sup>
⑤	= 30.268m <sup>2</sup>	⑭a	= 9.115m <sup>2</sup>
⑥	= 60.552m <sup>2</sup>	⑮b	= 24.662m <sup>2</sup>
⑦	= 2.249m <sup>2</sup>	⑯	= 11.937m <sup>2</sup>
⑧	= 19.664m <sup>2</sup>	⑰	= 8.964m <sup>2</sup>
⑨	= 2.250m <sup>2</sup>	⑱	= 10.394m <sup>2</sup>
⑩	= 19.662m <sup>2</sup>	⑲	= 12.846m <sup>2</sup>
⑪	= 2.249m <sup>2</sup>	⑳	= 7.219m <sup>2</sup>
⑫	= 19.968m <sup>2</sup>	㉑	= 101.865m <sup>2</sup>
⑬	= 30.727m <sup>2</sup>	㉒	= 4.020m <sup>2</sup>
⑭	= 62.586m <sup>2</sup>	㉓	= 5.430m <sup>2</sup>
⑮	= 116.582m <sup>2</sup>	㉔	= 11.740m <sup>2</sup>
⑯a	= 44.848m <sup>2</sup>	㉕	= 2.437m <sup>2</sup>
⑯b	= 71.919m <sup>2</sup>	㉖	= 3.376m <sup>2</sup>
⑰	= 51.590m <sup>2</sup>	㉗	= 2.318m <sup>2</sup>
⑱	= 46.448m <sup>2</sup>	㉘	= 2.592m <sup>2</sup>
⑳	= 109.493m <sup>2</sup>	㉙	= 10.963m <sup>2</sup>
㉑a	= 44.469m <sup>2</sup>	㉚	= 10.963m <sup>2</sup>
㉑b	= 40.698m <sup>2</sup>	㉛	= 4.913m <sup>2</sup>
㉒a	= 18.517	㉜	= 8.370m <sup>2</sup>
㉒b	= 9.809m <sup>2</sup>	㉝	= 2.731m <sup>2</sup>
㉓a	= 5.527m <sup>2</sup>	㉞	= 15.229m <sup>2</sup>

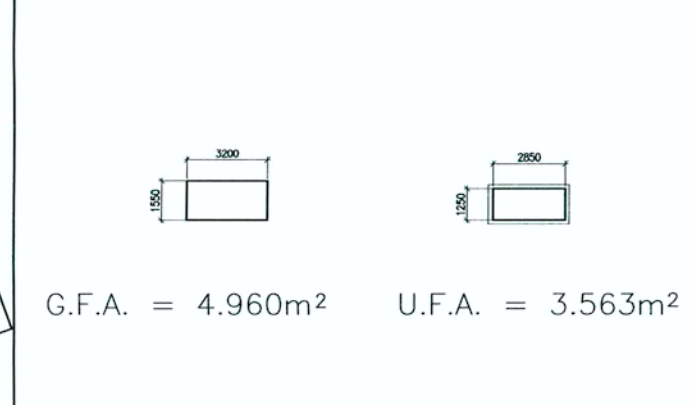
TOTAL = 1160.101m<sup>2</sup>

LANDSCAPE AREA PROVIDED FOR FIRST FLOOR  
⑳ = 65.067m<sup>2</sup>

TOTAL : 1160.101 + 65.067 = 1225.168m<sup>2</sup>

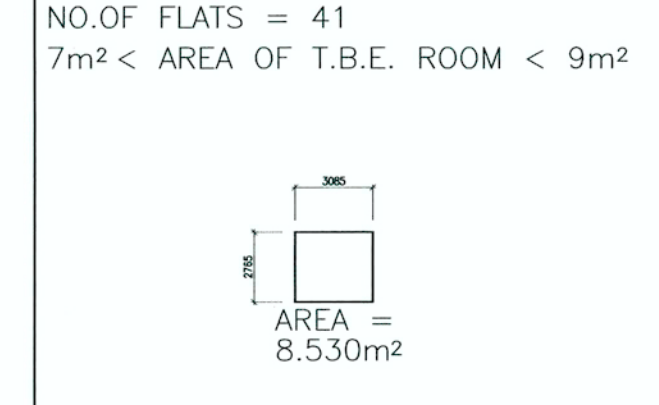
TOTAL LANDSCAPE AREA PROVIDED :  
1225.168m<sup>2</sup> > 1215.200m<sup>2</sup>  
TOTAL VISIBLE / ACCESSIBLE AREA PROVIDED :  
1225.168m<sup>2</sup> > 607.600m<sup>2</sup>

**OFFICE ACCOMODATION FOR WATCHMEN CALCULATION**  
SCALE 1:100



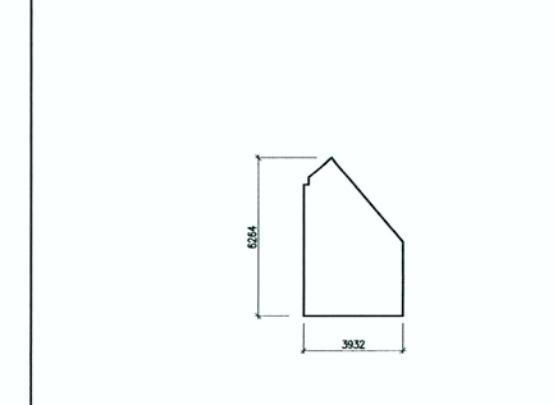
G.F.A. = 4.960m<sup>2</sup> U.F.A. = 3.563m<sup>2</sup>

**T.B.E. RM CALCULATION**  
SCALE 1:100

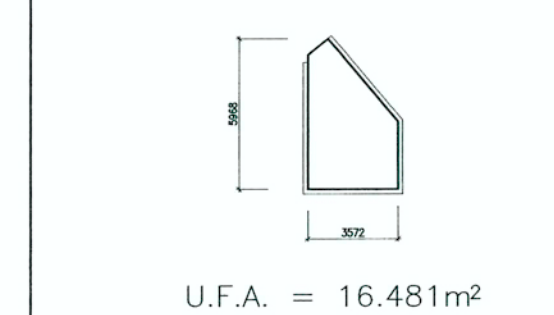


T.B.E. ROOM REQUIRED:  
NO.OF FLATS = 41  
7m<sup>2</sup> < AREA OF T.B.E. ROOM < 9m<sup>2</sup>  
AREA = 8.530m<sup>2</sup>

**OWNER'S CORPORATION OFFICE CALCULATION**  
SCALE 1:100

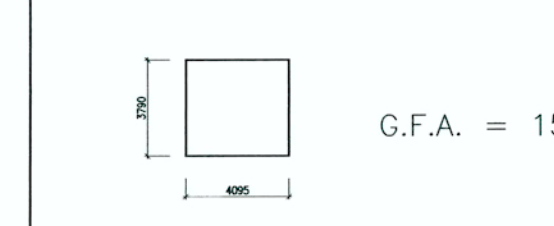


G.F.A. = 19.362m<sup>2</sup>



U.F.A. = 16.481m<sup>2</sup>

**IRRIGATION WATER PUMP ROOM CALCULATION**



G.F.A. = 15.520m<sup>2</sup>

**UNDER BUILDING (PLANNING) REGULATION**

CLASS OF SITE	:	A
SITE AREA	:	6076m <sup>2</sup>
PERMITTED PLOT RATIO	:	3.3 (20050.800m <sup>2</sup> )
PERMITTED SITE COVERAGE	:	66.6% (4046.616m <sup>2</sup> )
MEAN STREET LEVEL = (7.42 + 6.81)/2	:	7.115 mPD
BUILDING HEIGHT = 17.765 - 7.115	:	10.65m < 15m
ACTUAL G.F.A. PROVIDED :		
GROUND FLOOR	=	2172.936m <sup>2</sup>
FIRST FLOOR	=	2158.032m <sup>2</sup>
SECOND FLOOR	=	1644.636m <sup>2</sup>

CARPARK = 12.500 x 8 = 100.000m<sup>2</sup>  
TOTAL = 6075.604m<sup>2</sup> (0.9999 P.R.) < 20050.800m<sup>2</sup>  
ACTUAL SITE COVERAGE PROVIDED :  
= 2352.454m<sup>2</sup> (38.717%) < 4046.616m<sup>2</sup>

**UNDER LEASE**

CLASS OF SITE	:	A
SITE AREA	:	6076m <sup>2</sup>
PERMITTED PLOT RATIO	:	1 (6076.000m <sup>2</sup> )
PERMITTED SITE COVERAGE	:	40% (2430.400m <sup>2</sup> )
BUILDING HEIGHT = 17.765 - 4.100	:	13.655m < 15m
ACTUAL G.F.A. PROVIDED :		
GROUND FLOOR	=	2172.936m <sup>2</sup>
FIRST FLOOR	=	2158.032m <sup>2</sup>
SECOND FLOOR	=	1644.651m <sup>2</sup>

CARPARK = 12.500 x 8 = 100.000m<sup>2</sup>  
TOTAL = 6075.604m<sup>2</sup> (0.9999 P.R.) < 6076.000m<sup>2</sup>  
ACTUAL SITE COVERAGE PROVIDED :  
= 2352.454m<sup>2</sup> (38.717%) < 2430.400m<sup>2</sup>

G.F.A. PROVIDED FOR TYPE A (MAX. AREA H1B)	=	53.736m <sup>2</sup>	G.F.A. PROVIDED FOR TYPE B (MIN. AREA H2)	=	53.031m <sup>2</sup>
GROUND FLOOR	=	53.170m <sup>2</sup>	GROUND FLOOR	=	54.382m <sup>2</sup>
FIRST FLOOR	=	39.639m <sup>2</sup>	FIRST FLOOR	=	54.382m <sup>2</sup>
SECOND FLOOR	=	146.545m <sup>2</sup>	SECOND FLOOR	=	161.795m <sup>2</sup>

**CARPARK PROVISION**

RESIDENTIAL CARPARKING SPACE		
NO. OF RESIDENTIAL UNITS >160m <sup>2</sup>	= 3 UNITS (TYPE B)	= 3 UNITS
NO. OF CARPARK REQUIRED UNDER LEASE SC 22(a)(i)	= 3 UNITS / 0.915	= 4
NO. OF RESIDENTIAL UNITS >100m <sup>2</sup> BUT <160m <sup>2</sup> (TYPE A)	= 38 UNITS	
NO. OF CARPARK REQUIRED UNDER LEASE SC 22(a)(i)	= 38 UNITS / 1.647	= 24
TOTAL CARPARK REQUIRED		= 28

DESIGN FLEXIBILITY UNDER LEASE SC 25(a)	= 28 x 5%	= 1
DEMAND FLEXIBILITY UNDER LEASE SC 25(b)	= 28 x 5%	= 1
TOTAL CARPARK REQUIRED UNDER LEASE	= 28 + 2	= 30

TOTAL CARPARK PROVIDED UNDER LEASE = 30  
GFA-ACCOUNTABLE CARPARK (P03 TO P06, P18, P19, P29 & P30) = 8  
= 38 Nos.

VISITOR CARPARKING SPACE		
NO. OF RESIDENTIAL UNITS	= 41	
VISITOR CARPARK PROVIDED UNDER LEASE SC 22(a)(iii)	= 41 / 15	= 3 Nos.

MOTORCYCLE PARKING SPACE		
NO. OF RESIDENTIAL PARKING SPACE	= 30	
MOTORCYCLE PARKING SPACE PROVIDED UNDER LEASE SC 22(c)(i)	= 30 / 10	= 3 Nos.

LOADING & UNLOADING SPACE		
NO. OF RESIDENTIAL UNITS	= 41	
LOADING & UNLOADING SPACE PROVIDED UNDER LEASE SC 23(a)	= 41 / 800 = 0.05125	= 1 Nos.

**G.F.A. CONCESSION**

CLUBHOUSE G.F.A.	=	298.038m <sup>2</sup>
PREFABRICATED EXTERNAL WALL AREA	=	189.017m <sup>2</sup>
OFFICE ACCOMODATION FOR WATCHMEN/ CARETAKER'S OFFICE	=	4.960m <sup>2</sup>
OWNER'S CORPORATION OFFICE	=	19.362m <sup>2</sup>
IRRIGATION WATER PUMP ROOM	=	15.520m <sup>2</sup>
TOTAL	=	526.897m <sup>2</sup> (8.672%) < 607.600m <sup>2</sup> (10% OF 6076.000m)

CARPARK REQUIREMENT UNDER HKPSG FOT UNITS BETWEEN 100m<sup>2</sup> & 160m<sup>2</sup>  
GPS x R1 x R2 = (1/7) x 5 x 0.850 = 0.607  
PARKING SPACE REQUIRED = 0.607 x NO. OF UNITS (BETWEEN 100m<sup>2</sup> & 160m<sup>2</sup>) = 0.607 x 38 = 23

"STATEMENT II : THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR"

RECEIVED BY  
2015 JUL 24 P 2:54  
R.S.O. Section  
BUILDINGS DEPARTMENT