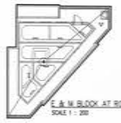
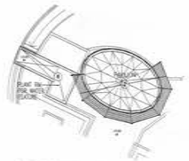
B.D. REF. BD 2/9111/12
FSD REF. FP8/29987

DIAGRAMS FOR G.F.A. CALCULATIONS – NON-DOMESTIC

GUARD ROOM AT GROUND FLOOR PLAN
SCALE 1 : 200



E & M BLOCK AT ROOF FLOOR PLAN
SCALE 1 : 200



& PLANT ROOM FOR WATER FEATURE AT GROUND FLOOR PLAN
SCALE 1 : 200

BLOCK OF TRANSFORMER ROOF FLOOR PLAN
SCALE 1 : 200

GYMNASIUM AT GROUND FLOOR PLAN
SCALE 1 : 200

S.C. CALCULATION OF GUARD ROOM (m²)

1 x ① = 5.063
TOTAL = 5.063

S.C. CALCULATIONS OF PAVILION

1 x ② = 44.299
TOTAL = 44.299

S.C. CALCULATIONS OF E & M BLOCK (m²)

1 x ④ = 88.307
TOTAL = 88.307

S.C. CALCULATION OF TRANSFORMER BLOCK (m²)

1 x ③ = 27.760
TOTAL = 27.760

TOTAL S.C. (NON-DOMESTIC)

① + ② + ④ + ③ = 193.429

G.F.A. CALCULATIONS OF RECREATIONAL FACILITIES (m²)

1 x ② = 44.299
1 x ③ = 34.768
1 x ④ = 12.684
TOTAL = 91.752

ACTUAL DOMESTIC G.F.A. = 3422.504 x 100% = 2.680% ≤ 5%

G.F.A. CALCULATION OF GUARD ROOM (m²)

1 x ① = 5.063
TOTAL = 5.063

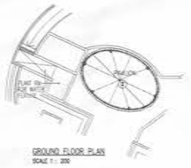
MAXIMUM GFA ALLOWED FOR GUARD ROOM EXEMPTING UNDER PNAP APP-42 = 5.4 S.M. (5 S.M. PER 50 FLATS) (0.2% OF TOTAL DOMESTIC GFA = 3422.504 x 0.2% = 6.845 S.M.)

G.F.A. OF GUARD ROOM PROVIDED = 5.063 S.M. < 5.4 S.M.

DIAGRAMS FOR U.F.A. CALCULATIONS – NON-DOMESTIC

GROUND FLOOR PLAN (m²)
SCALE 1 : 200

GROUND FLOOR PLAN
SCALE 1 : 200



GROUND FLOOR PLAN
SCALE 1 : 200

U.F.S. CALCULATION OF GUARD ROOM (m²)

1 x ① = 2.802
TOTAL = 2.802

U.F.S. CALCULATION OF PAVILION AND GYMNASIUM (m²)

1 x ② = 29.088
1 x ③ = 25.632
TOTAL = 54.720

TOTAL NON-DOMESTIC U.F.S. (m²)

2.802 + 54.720 = 58.522

AREA OF REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER (m²)

1 x ④ = 7.41
TOTAL = 7.41

SUSTAINABLE BUILDING DESIGN

BUILDING HEIGHT = 6M < 15M
BUILDING SEPARATION IS NOT REQUIRED.

MEAN WIDTH OF STREET = 8M
BUILDING HEIGHT = 6M < 2 x MEAN WIDTH OF STREET
BUILDING SET BACK IS NOT REQUIRED.

DEVELOPMENT PARAMETERS UNDER BUILDINGS ORDINANCE

SITE AREA	:	4564m² (ABOUT)
CLASS OF SITE	:	C
USE	:	DOMESTIC
HEIGHT OF BUILDING	:	NOT EXCEEDING 15m
MAIN STREET LEVEL	:	+4.20
PERMISSIBLE PLOT RATIO	:	DOMESTIC 4 (< 15m)
PERMISSIBLE SITE COVERAGE	:	DOMESTIC 80% (< 15m) NON-DOMESTIC 100% (< 15m)
PROPOSED S.C. FOR NON-DOMESTIC	:	193.429 / 4564 x 100% = 4.238% ≤ 100%
REMAINING PERMISSIBLE S.C. FOR DOMESTIC	=	[PERMISSIBLE S.C. FOR NON-DOMESTIC – PROPOSED S.C. FOR NON-DOMESTIC] * PERMISSIBLE S.C. FOR DOMESTIC / PERMISSIBLE S.C. FOR NON-DOMESTIC = (100% – 4.238%) x 80% / 100% = 76.810%
PROPOSED S.C. FOR DOMESTIC	=	1794.657 / 4564 x 100% = 39.322% ≤ 76.810%
PROPOSED G.F.A. FOR DOMESTIC	:	= 3422.504 SQ.M.
PROPOSED P.R. FOR DOMESTIC	:	3422.504 / 4564 = 0.749 ≤ 4

DEVELOPMENT PARAMETERS UNDER LEASE

SITE AREA	:	4564m² (ABOUT)
MEAN FORMATION LEVEL	:	(+4.2mPD) + (+5.40mPD) / 2 = +4.8mPD
HEIGHT OF BUILDING	:	(+10.80) – (+4.80) = 6m
PERMISSIBLE SITE COVERAGE	:	40% MAX.
PERMISSIBLE G.F.A.	:	3056m² MIN. & 3423m² MAX.
PROPOSED S.C. FOR DOMESTIC	:	1794.657 / 4564 x 100% = 39.322% ≤ 40%
PROPOSED G.F.A. FOR DOMESTIC	:	3422.504 SQ.M. ≤ 3423 SQ.M.

DEVELOPMENT PARAMETERS UNDER OZP S/I-PC/12
SUB AREA : R(C) 2

MAXIMUM SITE COVERAGE	:	40%
MAXIMUM PLOT RATIO	:	0.75
MAXIMUM BUILDING HEIGHT	:	2 STOREYS (6m)
PROPOSED S.C. FOR DOMESTIC	:	1794.657 / 4564 x 100% = 39.322% ≤ 40%
PROPOSED G.F.A. FOR DOMESTIC	:	= 3422.504 SQ. I.M.
PROPOSED P.R. FOR DOMESTIC	:	3422.504 / 4564 = 0.749 ≤ 0.75
PROPOSED BUILDING HEIGHT	:	10.8 – 4.8 = 6m ≤ 6m

EVA SERVED BUILDING FACADE CALCULATION

HOUSE 'B'
NOTIONAL BUILDING PERIMETER = 37.73m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 37.73 x 25% = 9.43m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 22.89m > 9.43m

HOUSE 'B'
NOTIONAL BUILDING PERIMETER = 37.94m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 37.94 x 25% = 9.49m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 12.10m > 9.49m

UNIT 1, 2
NOTIONAL BUILDING PERIMETER = 57.96m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.96 x 25% = 14.49m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 14.60m > 14.49m

UNIT 3, 5
NOTIONAL BUILDING PERIMETER = 57.66m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.66 x 25% = 14.42m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 14.88m > 14.42m

UNIT 4, 7
NOTIONAL BUILDING PERIMETER = 57.96m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.66 x 25% = 14.42m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 14.88m > 14.42m

UNIT 6, 9
NOTIONAL BUILDING PERIMETER = 57.96m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.66 x 25% = 14.41m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 15.17m > 14.41m

UNIT 10, 11
NOTIONAL BUILDING PERIMETER = 57.81m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.81 x 25% = 14.45m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 24.81m > 14.45m

UNIT 12, 15
NOTIONAL BUILDING PERIMETER = 57.81m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.81 x 25% = 14.45m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 15.40m > 14.45m

UNIT 13, 17
NOTIONAL BUILDING PERIMETER = 57.96m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.66 x 25% = 14.42m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 14.60m > 14.42m

UNIT 16, 19
NOTIONAL BUILDING PERIMETER = 57.81m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.81 x 25% = 14.45m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 15.40m > 14.45m

UNIT 20, 21
NOTIONAL BUILDING PERIMETER = 57.81m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.81 x 25% = 14.45m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 15.02m > 14.45m

UNIT 22, 23
NOTIONAL BUILDING PERIMETER = 57.81m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.81 x 25% = 14.45m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 14.60m > 14.45m

UNIT 25, 28
NOTIONAL BUILDING PERIMETER = 57.96m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.96 x 25% = 14.49m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 15.40m > 14.49m

UNIT 27, 28
NOTIONAL BUILDING PERIMETER = 57.81m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.81 x 25% = 14.45m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 15.25m > 14.45m

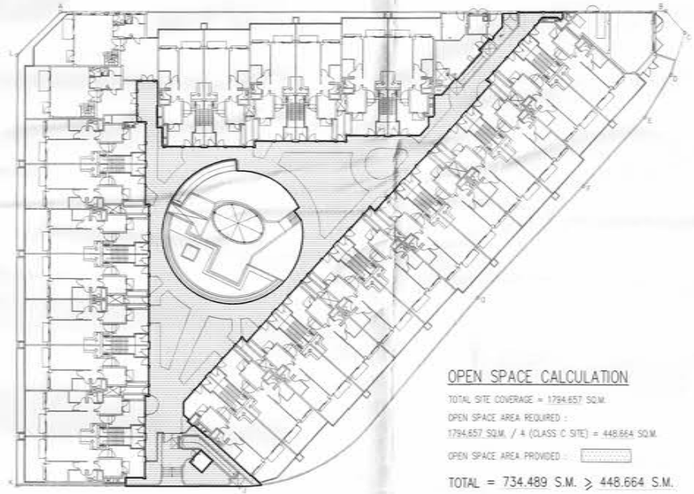
UNIT 26, 30
NOTIONAL BUILDING PERIMETER = 57.81m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 57.81 x 25% = 14.45m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 14.96m > 14.45m

E & M BLOCK
NOTIONAL BUILDING PERIMETER = 37.72m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 37.72 x 25% = 9.43m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 20.87m > 9.43m

TRANSFORMER ROOM
NOTIONAL BUILDING PERIMETER = 59.84m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 59.84 x 25% = 14.96m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 26.50m > 14.96m

CARETAKERS' OFFICE
NOTIONAL BUILDING PERIMETER = 9.92m
REQUIRED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : 9.92 x 25% = 2.48m
PROVIDED EVA SERVED TOTAL LENGTH OF BUILDING FACADE : = 4.96m > 2.48m

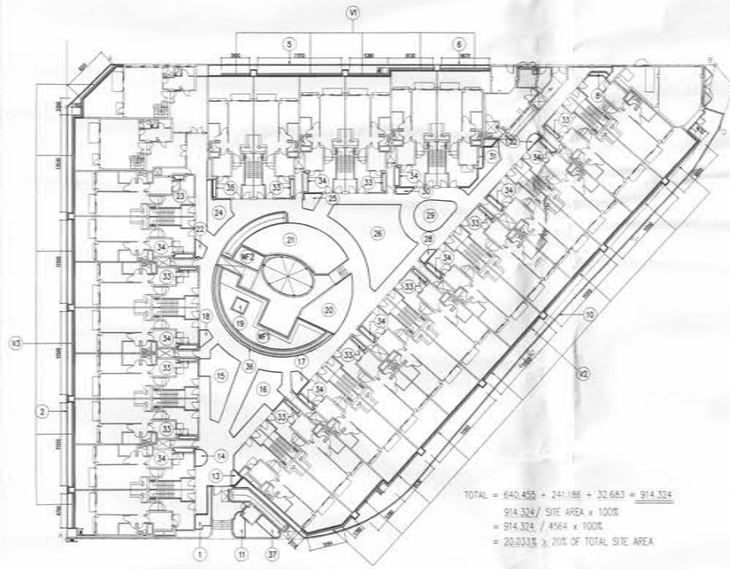
DIAGRAM FOR OPEN SPACE CALCULATION: – (DOMESTIC)



OPEN SPACE CALCULATION

TOTAL SITE COVERAGE = 1794.657 SQ.M.
OPEN SPACE AREA REQUIRED :
1794.657 SQ.M. / 4 (CLASS C SITE) = 448.664 SQ.M.
OPEN SPACE AREA PROVIDED :

TOTAL = 734.489 S.M. ≥ 448.664 S.M.



TOTAL = 640.455 + 241.186 + 32.683 = 914.324
914.324 / SITE AREA x 100%
= 914.324 / 4564 x 100%
= 20.033% ≥ 20% OF TOTAL SITE AREA

LANDSCAPING AREA (GREENERY AREA) CALCULATIONS

	(m²)		(m²)
1 x ①	= 5.825	1 x ㉑	= 59.737
1 x ②	= 59.556	1 x ㉒	= 2.881
1 x ⑤	= 39.630	1 x ㉓	= 0.850
1 x ⑥	= 4.706	1 x ㉔	= 15.363
1 x ⑦	= 6.103	1 x ㉕	= 4.625
1 x ⑧	= 1.119	1 x ㉖	= 74.568
1 x ⑨	= 179.051	1 x ㉗	= 29.246
1 x ⑩	= 4.904	1 x ㉘	= 2.099
1 x ⑬	= 1.949	1 x ㉙	= 19.142
1 x ⑭	= 3.365	1 x ㉚	= 1.879
1 x ⑮	= 31.879	1 x ㉛	= 10.897
1 x ⑯	= 29.630	1 x ㉜	= 2.333
1 x ⑰	= 5.015	10 x ㉝	= 10.410
1 x ⑱	= 3.012	10 x ㉞	= 16.470
1 x ⑲	= 2.890	1 x ㉟	= 1.041
1 x ㉖	= 33.096	1 x ㊱	= 7.774
		1 x ㊲	= 4.759
		SUB-TOTAL	= 640.455

1 x V1	= 32.265	VERTICAL GREENING
1 x V2	= 128.180	VERTICAL GREENING
1 x V3	= 80.741	VERTICAL GREENING
SUB-TOTAL	= 241.186	
1 x WF1 (60.958–4.0)/2	= 28.479	WATER FEATURE
1 x WF2 (8.408/2)	= 4.204	WATER FEATURE
SUB-TOTAL	= 32.683	

PROPOSED PEDESTRIAN ZONE / ACCESSIBLE GREENERY

= (① + ② + ⑤ + ⑥ + ⑩ + ⑪ + ⑬ + ㊲ + V1 + V2 + V3
= 541.566 SQ.M

541.566 SQ.M / SITE AREA x 100%
= 11.866% ≥ 50% OF TOTAL GREENERY ≥ 10% OF TOTAL SITE AREA

VERTICAL GREEN & WATER FEATURE PROVIDED

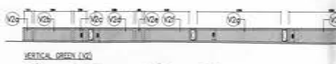
= 241.186 + 32.683
= 273.869 SQ.M

273.869 SQ.M / TOTAL GREENERY x 100%
273.869 SQ.M / 914.324 x 100%
= 29.953% ≤ 30% OF TOTAL GREENERY

VERTICAL GREEN (V1)

VERTICAL GREEN (V2)

VERTICAL GREEN (V3)



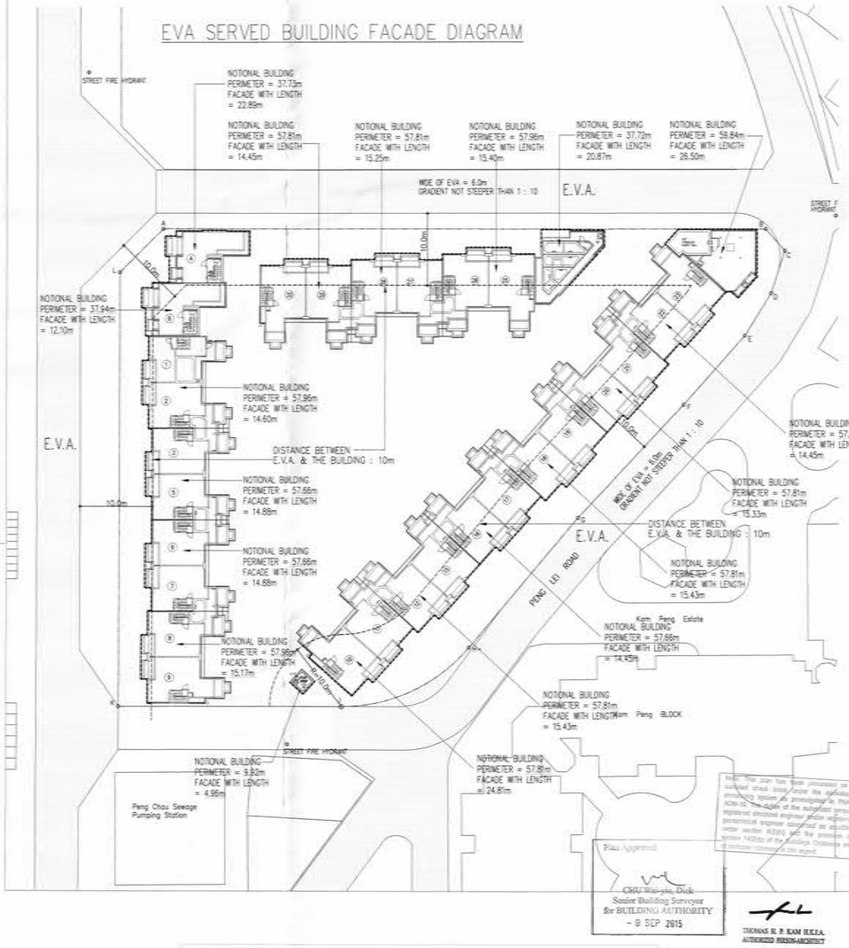
VERTICAL GREEN (V4)

VERTICAL GREEN (V5)

VERTICAL GREEN (V6)

VERTICAL GREEN (V7)

E.V.A SERVED BUILDING FACADE DIAGRAM



STATEMENT II: THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS
(NAME OF WORKS : GENERAL BUILDING WORKS IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.
NOTE: FIRST CONSENT DATE: JULY 25, 2014

AMENDMENT
B.D. SUBMISSION
07 AUGUST 2015

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 676 IN DD PENG CHAU, PENG LEI ROAD, PENG CHAU, N.T.

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NO.	DATE	REVISION	APP.
/	29-08-2012	B.D. SUBMISSION	THK
A	28-09-2012	B.D. RE-SUBMISSION	THK
B	31-01-2013	B.D. AMENDMENT	THK
C	03-09-2013	B.D. AMENDMENT	THK
D	25-02-2014	B.D. AMENDMENT	THK
E	01-03-2014	B.D. AMENDMENT	THK
F	03-09-2014	B.D. AMENDMENT	THK
G	20-09-2014	B.D. AMENDMENT	THK
H	24-09-2014	B.D. AMENDMENT	THK
J	06-01-2015	B.D. AMENDMENT	THK
K	23-03-2015	B.D. AMENDMENT	THK
L	07-08-2015	B.D. AMENDMENT	THK

DESIGNED	-
APPROVED	THK
DATE	JUNE 2014
DRAWN	RE
CHECKED	CT
SCALE	N.T.S.

DRAWING TITLE: CALCULATIONS – 1A

PROJECT NO. : 12-465 L
DRAWING NO. : A-06a
CAD REF. : 465-MLP

CYS