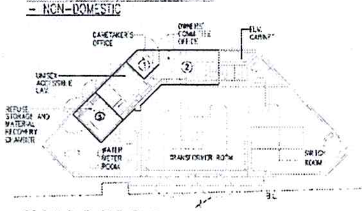
B.D. 4/0 SD 2/9062/13
FSD REF. FP 8/20336

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



GROUND FLOOR PLAN

G.F.A. CALCULATION OF CARETAKER'S OFFICE (NON-DOMESTIC)

1 × ① = 1.943

TOTAL = 1.943

MAXIMUM GFA ALLOW FOR CARETAKER'S OFFICE EXEMPTING UNDER PNAP APP 42

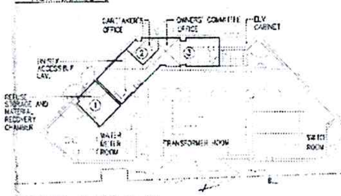
GFA OF CARETAKER'S OFFICE PROVIDED

G.F.A. CALCULATION OF OWNERS' COMMITTEE OFFICE (NON-DOMESTIC)

1 × ② = 12.650

TOTAL = 12.650

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



GROUND FLOOR PLAN

CALCULATION OF REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER

1 × ①

TOTAL = 3.183

U.F.A. CALCULATION OF CARETAKER'S OFFICE (NON-DOMESTIC)

1 × ②

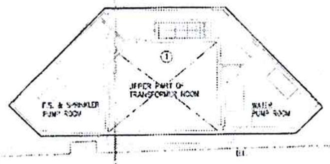
TOTAL = 1.535

U.F.A. CALCULATION OF OWNERS' COMMITTEE OFFICE (NON-DOMESTIC)

1 × ③

TOTAL = 10.519

DIAGRAMS FOR S.C. CALCULATIONS – NON-DOMESTIC



1/F PLAN

S.C. CALCULATION OF E & M BLOCK (NON-DOMESTIC)

1 × ①

TOTAL = 89.660

SUSTAINABLE BUILDING DESIGN

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

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

DEVELOPMENT PARAMETERS UNDER BUILDINGS ORDINANCE

SITE AREA	:	1,780.3 m² (ABOUT)
CLASS OF SITE	:	A
USE	:	DOMESTIC
HEIGHT OF BUILDING	:	NOT EXCEEDING 15m
MAIN STREET LEVEL		+5.00
PERMISSIBLE PLOT RATIO		DOMESTIC 3.3 (< 15m); NON-DOMESTIC 5 (< 15m)
PERMISSIBLE SITE COVERAGE		DOMESTIC 66.6% (< 15m); NON-DOMESTIC 100% (< 15m)
PROPOSED S.C. FOR NON-DOMESTIC		89.660 / 1780.3 × 100% = 5.035% ≤ 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% − 5.035%) × 66.6% / 100%
= 63.246%

PROPOSED S.C. FOR DOMESTIC : 619.020 / 1780.3 × 100% = 27.017% < 63.246%

PROPOSED G.F.A. FOR DOMESTIC = 1335.166 m²

PROPOSED P.R. FOR DOMESTIC : 1335.166 / 1780.3 = 0.7499 ≤ 3.30

DEVELOPMENT PARAMETERS UNDER LEASE

SITE AREA	:	1780.3 m² (ABOUT)
MEAN FORMATION LEVEL (DOMESTIC UNITS)	:	+5.40mPD
HEIGHT OF BUILDING	:	(+11.40) − (+5.40) = 6m
PERMISSIBLE SITE COVERAGE	:	40% MAX
PERMISSIBLE G.F.A.	:	801m² MIN. & 1335.2m² MAX.
PROPOSED S.C. FOR DOMESTIC	:	619.020 / 1780.3 × 100% = 27.017% ≤ 40%
PROPOSED G.F.A. FOR DOMESTIC	:	1335.166 m² ≤ 1335.2 m²

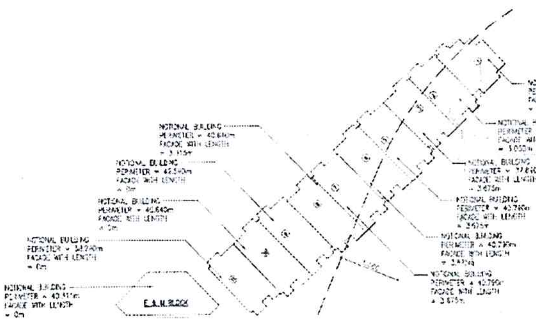
FOR PLANNING DEPARTMENT'S REFERENCE ONLY

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	:	619.020 / 1780.3 × 100% = 27.017%
PROPOSED BUILDING HEIGHT	:	(+11.40) − (+5.40) = 6m ≤ 6m
PROPOSED BUILDING HEIGHT OF E/M BLOCK		(+11.00) − (+5.00) = 6m ≤ 6m

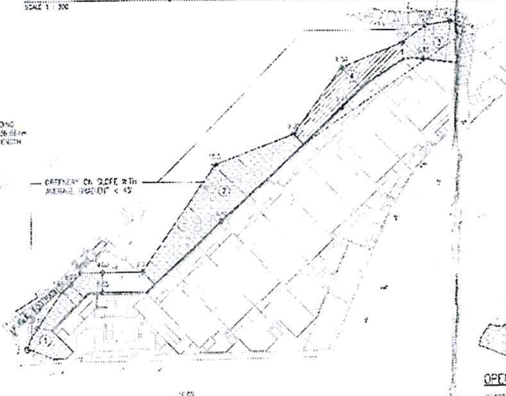
EVA SERVED BUILDING FACADE DIAGRAM



EVA SERVED BUILDING FACADE CALCULATION

(FOR INFORMATION ONLY)

LANDSCAPING AREA (GREENERY AREA) DIAGRAMS AND CALCULATIONS



ELEVATION OF SLOPE WITH AVERAGE GRADIENT > 45°

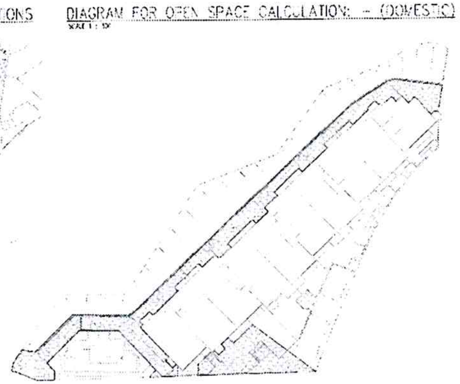
LANDSCAPING AREA (GREENERY AREA) CALCULATIONS

1 × ①
1 × ②
1 × ③
1 × ④

TOTAL = 379.167

TOTAL = 379.167 SQ.M.

DIAGRAM FOR OPEN SPACE CALCULATION: – (DOMESTIC)



OPEN SPACE CALCULATION

TOTAL = 347.958 S.M. > 344.765 SQ.M.

AREAS OF GFA CONCESSIONS (PNAP ADM-2 APPENDIX G) (DOMESTIC)

DISREGARDED GFA UNDER BO(R) 23(3)(B)	
PLANT ROOMS AND SIMILAR SERVICES	
DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATION 23A(3)	
GREEN FEATURES UNDER JPN 1 & 2	
AMENITY FEATURES	
OTHER ITEMS	
BONUS GFA	
TOTAL GFA CONCESSIONS FOR OVERALL CAP OF 10% TOTAL G.F.A.	
TOTAL DOMESTIC G.F.A.	= 1335.166 m²
PERCENTAGE	≤ 10%

SCHEDULE FOR SITE COVERAGE OF GREENERY:

SITE AREA (SQ.M.)	MINIMUM SITE COVERAGE OF GREENERY (i.e. PERCENTAGE OF GREENERY AREA OVER SITE AREA) (%)	
	PEDESTRIAN ZONE	TOTAL GREENERY AREAS
1,000 ≤ 1,780.3 < 20,000	204.028 / 1,780.3 × 100% = 11.460% > 50% OF TOTAL GREENERY AREA > 10% OF TOTAL SITE AREA	379.167 / 1,780.3 × 100% = 21.298% > 20% OF TOTAL SITE AREA

STATEMENT II: THE WORKS SHOWN ON THESE PLANS ARE TYPE B WORKS
NAME OF WORKS: GENERAL BUILDING WORKS IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR
NOTE: FIRST CONSENT DATE: APRIL 15, 2015

B.D. SUBMISSION AMENDMENT

C Y S Associates (H K) Ltd.
Architects & Urban Designers.

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT LOT 674 IN DD PENG CHAU, TUNG WAN, PENG CHAU, N.T.

DRAWING TITLE: CALCULATION 2

PROJECT NO: 12-475
DRAWING NO: A-05

CYS