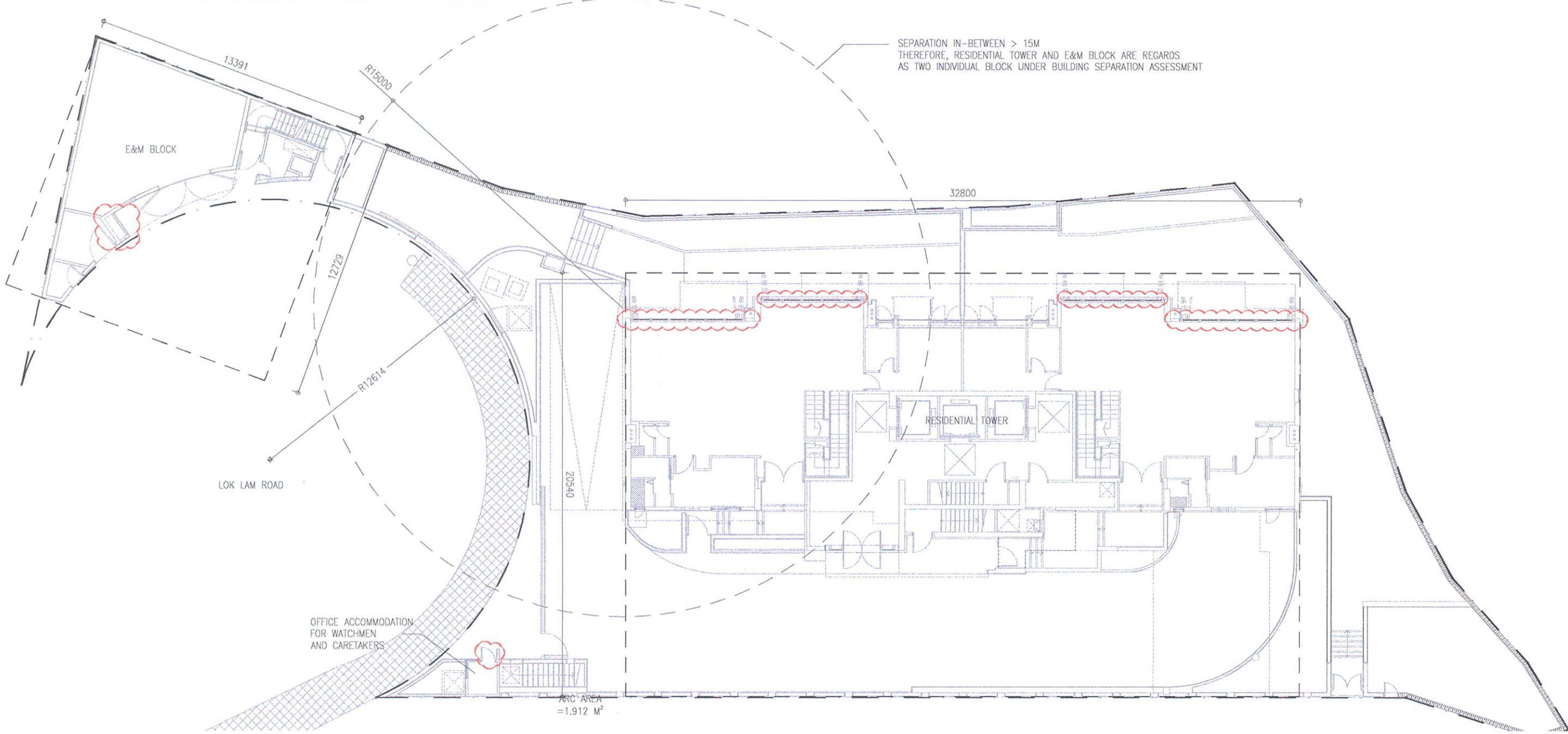


SUSTAINABILITY BUILDING DESIGN CALCULATIONS



BUILDING SEPARATION DIAGRAM & CALCULATIONS - G/F PLAN (1:200)

BUILDING SEPARATION - UNDER PNAP APP-152 PARAGRAPH 4-11 (FOR BUILDINGS DEPARTMENT)

NET SITE AREA	=	1190	S.M.	<	20000	S.M.
MEAN STREET LEVEL	=	37.20	MPD			
MAIN ROOF LEVEL	=	66.25	MPD			
BUILDING HEIGHT	=	66.25	M	<	37.20	M
	=	29.05	M	<	60.00	M

WIDTH OF ABUT STREET (LOK LAM ROAD)	=	6.307	M	+	6.307	M
	=	12.614	M	<	15.00	M

INDIVIDUAL LP OF RESIDENTIAL TOWER	=	32.80	M	<	60.00	M
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THEREFORE, BUILDING SEPARATION AND PERMEABILITY OF BUILDING ASSESSMENT FOR RESIDENTIAL TOWER IS NOT REQUIRED.

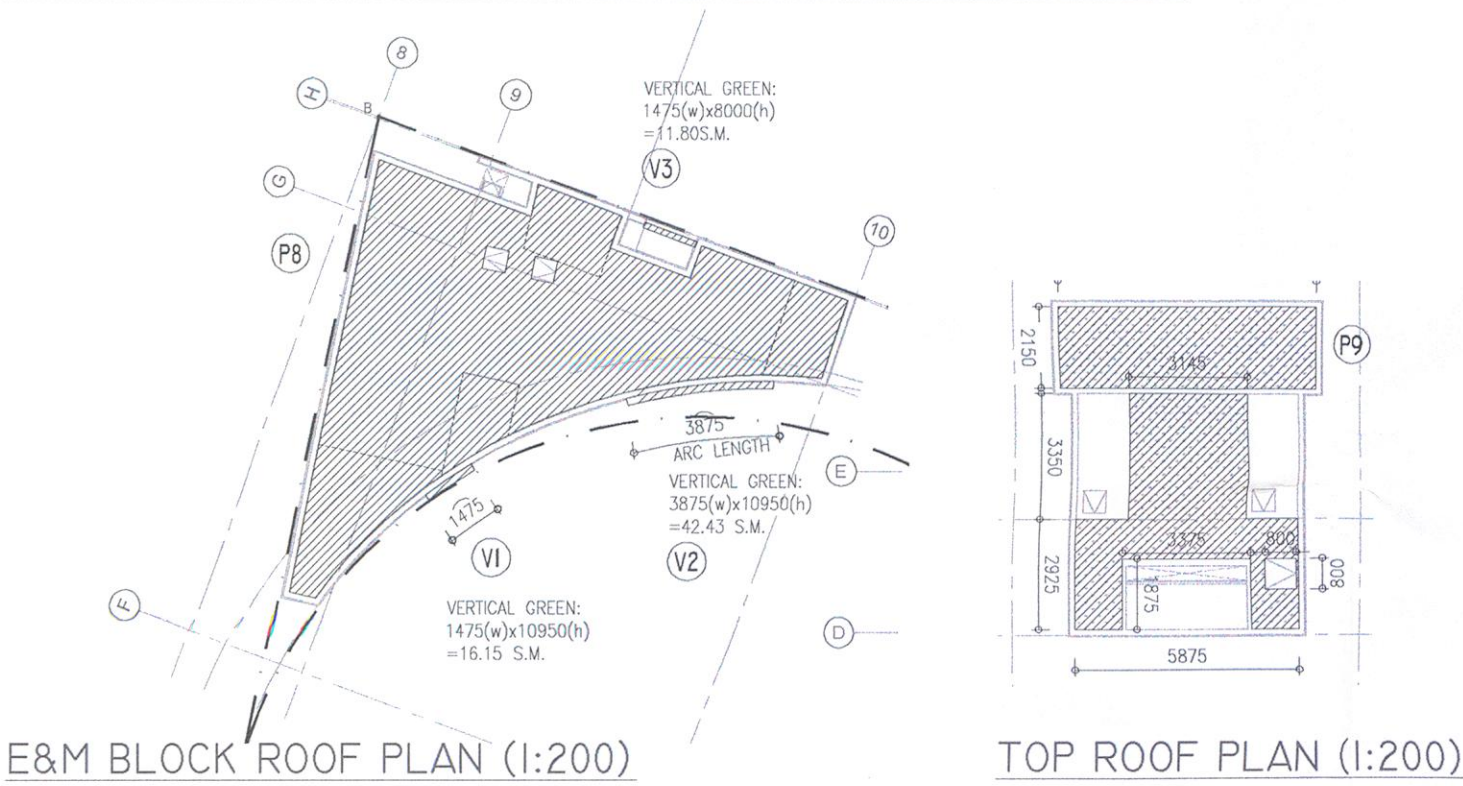
ACCORDING TO APP-152 PARA. 10, BUILDINGS WITH MIXED USES AND/OR VARYING BUILDING HEIGHTS NOT EXCEEDING 15 METERS CAN BE DISREGARDED IN THE ASSESSMENT, PROVIDED THAT THESE ARE NOT CONNECTED TO OTHER BUILDINGS. THEREFORE,

BUILDING HEIGHT (E&M BLOCK)	=	52.20	M	<	37.20	M
	=	15.00	M	≤	15.00	M

BUILDING HEIGHT (GUARD HOUSE)	=	40.25	M	<	37.20	M
	=	3.05	M	≤	15.00	M

THEREFORE, BUILDING SEPARATION AND PERMEABILITY OF BUILDING ASSESSMENT FOR E&M BLOCK AND GUARD ROOM ARE NOT REQUIRED.

GREENERY AREA DIAGRAM & CALCULATIONS - G/F (1:200)



E&M BLOCK ROOF PLAN (1:200)

TOP ROOF PLAN (1:200)

GREENERY AREA SCHEDULE

LOCATION	GREENING FEATURES	GREENERY AREA	GREENERY AREA PROVIDED (S.M.)
GROUND FLOOR	HORIZONTAL GREEN	P1	1.936
		P2	9.598
		P3	3.509
		P4	2.371
		P5	18.489
		P6	36.345
E&M BLOCK ROOF	HORIZONTAL GREEN	P8	70.699
TOP ROOF		P9	35.372
		SUB-TOTAL	178.319
E&M BLOCK FAÇADE (UNDER 15M)	VERTICAL GREENERY	V1	16.150
		V2	42.430
		V3	11.800
		SUB-TOTAL	70.380
		MAX. (30%)	71.400
		TOTAL	248.699

SITE COVERAGE OF GREENERY CALCULATION (UNDER PNAP-152)

SITE AREA = 1,190,000 S.M. > 1000 S.M.

TOTAL GREENERY AREAS (20% OF SITE AREA)
1,190,000 x 20% = 238,000 S.M.

TOTAL GREENERY REQUIRED AT PEDESTRAIN ZONE (10% OVER SITE AREA)
1,190,000 x 10% = 119,000 S.M.

MAXIMUM VERTICAL GREENERY (30% OF TOTAL GREENERY AREA)
238,000 x 30% = 71,400 S.M.

LANDSCAPE AREA CALCULATION (UNDER SC(12) OF CONDITIONS OF GRANT)

LOT AREA = 1,190,000 S.M.

TOTAL GREENERY AREAS (20%)
1,190,000 x 20% = 238,000 S.M.

VISIBLE TO PEDESTRAINS OR ACCESSIBLE BY ANY PERSONS ENTERING THE LOT (50% OF THE GREENERY AREA)

TOTAL GREENERY AREA PROVIDED
P1 + P2 + P3 + P4 + P5 + P6 + P8 + P9 + V1 + V2 + V3 = 248.699 (PROVIDED) > 238,000 S.M. (REQUIRED)

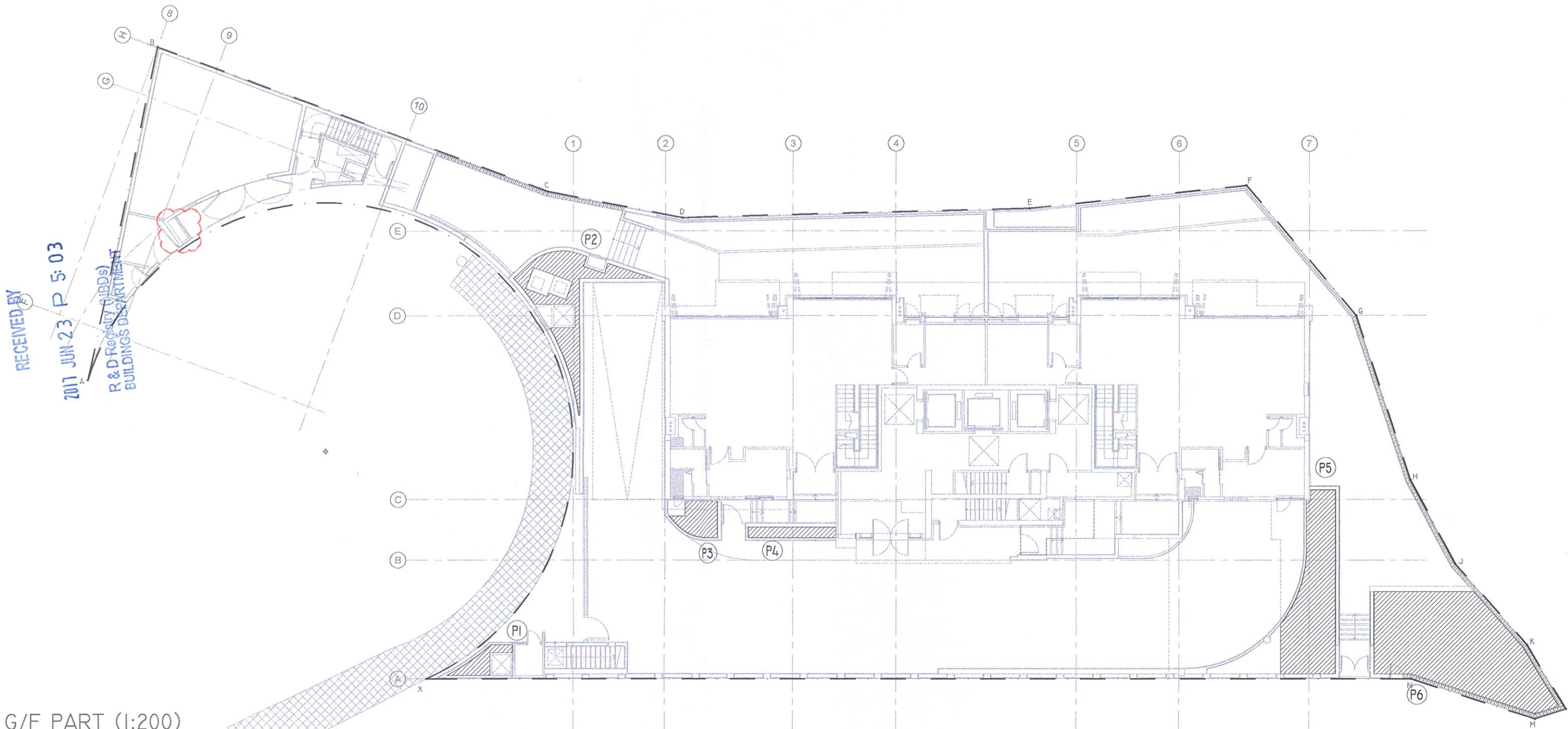
VISIBLE TO PEDESTRAINS OR ACCESSIBLE BY ANY PERSONS ENTERING THE LOT
P1 + P2 + P3 + P4 + P5 + P6 + V1 + V2 + V3 = 142.628 (PROVIDED) > 119,000 S.M. (REQUIRED)

MAXIMUM PERMITTED VERTICAL GREENERY PROVIDED
V1 + V2 + V3 = 70.380 (PROVIDED) ≤ 71,400 S.M. (MAX. PERMITTED)
(ONLY 70.38 S.M. GREENERY CALCULATION ACCOUNTABLE)

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.

Plan Approved

LAW Pui-sze, Anny
Senior Building Surveyor
for BUILDING AUTHORITY
25 JUL 2017



G/F PART (1:200)

BD
23 JUN 2017

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

RD. REF. NO.	RD. 2/00/3/11	NOTES:	REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION	ARCHITECT	PROJECT	DRAWING TITLE	AUTHORIZED PERSON	PROJECT REFERENCE	SCALE
F.S.D. (F.S. INSTALLATION) REF. NO.		DO NOT SCALE DRAWING FIGURED DIMENSIONS ARE TO BE FOLLOWED. READ THIS DRAWING IN CONJUNCTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN. COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.	-	APR 2014	GBP SUBMISSION	G	DEC 2016	GBP 8TH AMENDMENT					1402	1 : 250 (A1)
F.S.D. (VENTILATION) REF. NO.			A	AUG 2014	GBP RE-SUBMISSION	H	JUN 2017	GBP 10TH AMENDMENT						
F.E.H.D. REF. NO.			B	JAN 2015	GBP 1ST AMENDMENT									
			C	MAY 2015	GBP 3RD AMENDMENT									
			D	JUL 2015	GBP 4TH AMENDMENT									
			E	MAY 2016	GBP 6TH AMENDMENT									
			F	JUL 2016	GBP 7TH AMENDMENT									

Handi architects limited

PROPOSED RESIDENTIAL DEVELOPMENT
AT LOK LAM ROAD, FO TAN,
S.T.T.L. NO. 603, SHATIN, N.T.

CALCULATIONS 4 -
BUILDING SEPARATION & GREENERY AREA

SSYM
Authorized Person (Architect)
Registration No. AP(A)1187

DATE
JUL 2015

DRAWN
FAI

CHECKED
KC

APPROVED
SS

DRAWING NO.
1402 / B0/ A15

REVISION NO.
1