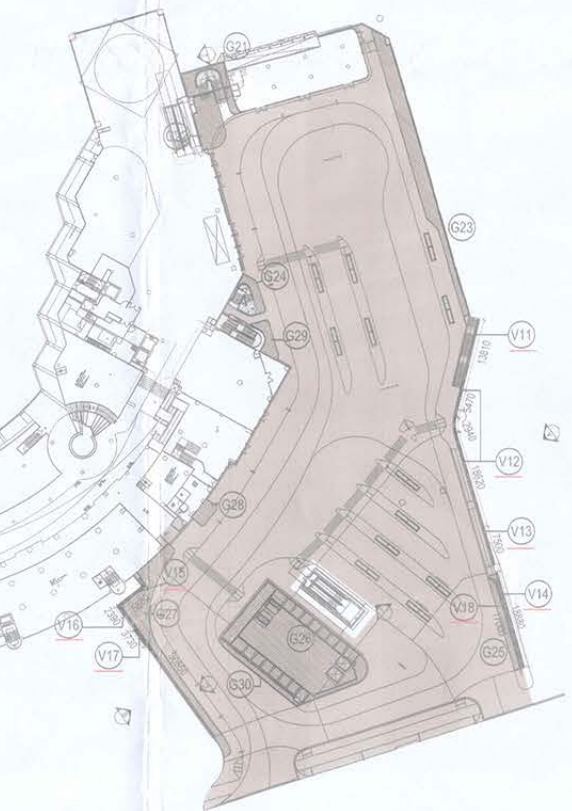
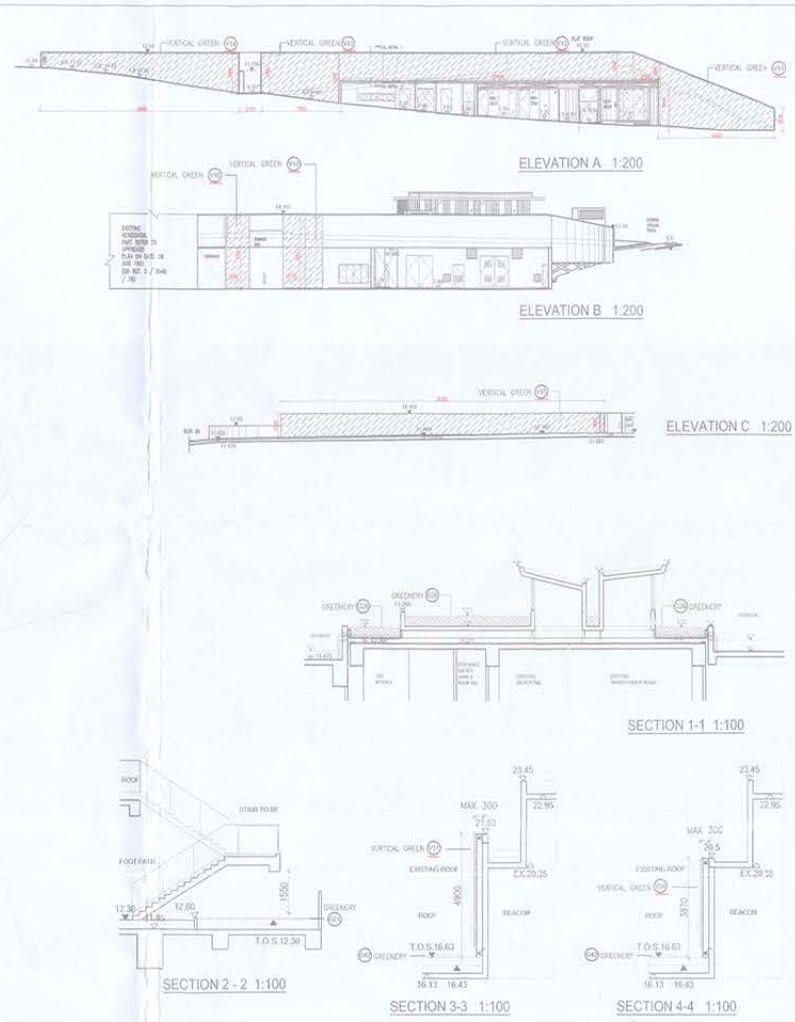


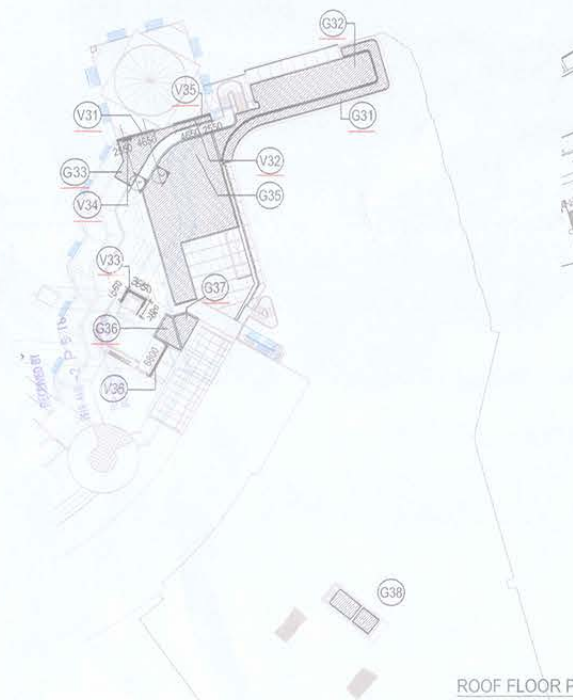
**SUSTAINABLE BUILDING DESIGN DEMONSTRATION
SITE COVERAGE OF GREENERY**
(SMALL COMPLY WITH PNAP APP-152)



GROUND FLOOR PLAN



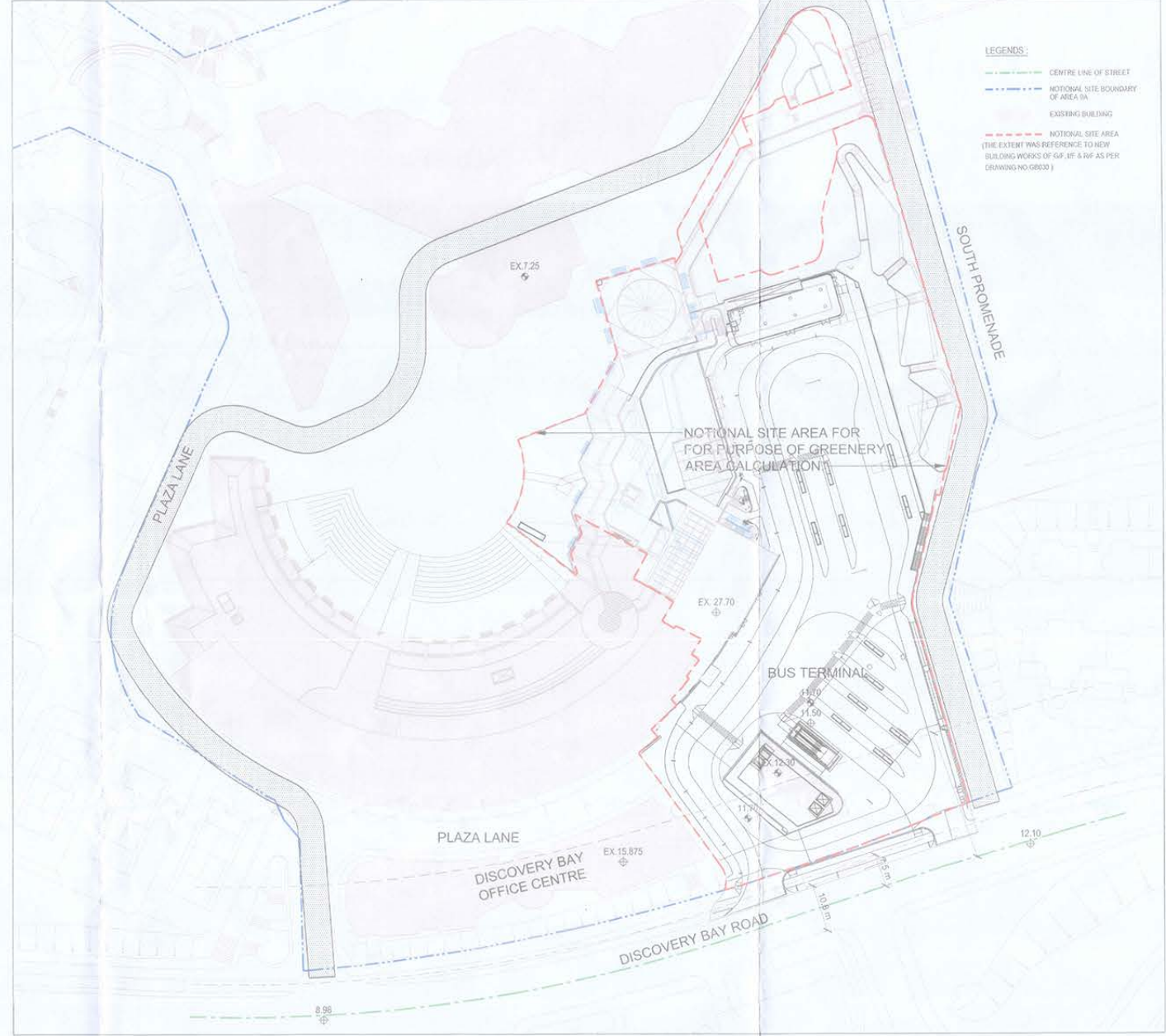
FIRST FLOOR PLAN



ROOF FLOOR PLAN

**SUSTAINABLE BUILDING DESIGN DEMONSTRATION
BUILDING SETBACK AND BUILDING SEPERATION**
(SMALL COMPLY WITH PNAP APP-152)

IN ORDER TO IMPROVE AIR VENTILATION, ENHANCE THE ENVIRONMENTAL QUALITY AT PEDESTRIAN LEVEL AND MITIGATE DEEP STREET CANYON EFFECT, BUILDINGS ABUTTING A NARROW STREET LESS THAN 15M WIDE SHALL BE SET BACK.



BUILDING SEPERATION

MAX. LP ASSESSMENT

MEAN LEVEL OF LOWEST STREET:
LOWEST STREET = DISCOVERY BAY ROAD
LEVEL ZERO = (8.54 + 12.10) / 2 = 10.54 mPD
- ACCORDING TO PARA 2.4 OF APPENDIX B, PNAP-APP152, PART OF BLDG. WITHIN LOW ZONE AND OF A HEIGHT NOT MORE THAN 6.67m MAY BE DISREGARDED = 15.875 mPD
i.e. LOWER THAN ((10.54 mPD + 6.67m) = 17.21mPD)
- HEIGHT OF BUILDINGS (WITHIN 30 M) FROM CENTRE LINE OF DISCOVERY BAY ROAD
- I.E. THE NEW PROPOSED BUILDING MAY BE DISREGARDED IN LP MEASUREMENT.

SEPARATING DISTANCE (S) & PERMEABILITY (P) OF BUILDINGS

- BUILDING HEIGHT FROM LEVEL 0 = 33.650 mPD - 10.5400 mPD
i.e. H < 60 m AND SITE AREA > 20,000 s.m.
i.e. REQUIRED (P)
DETAIL ASSESSMENT REFER TO GB-031

BUILDING SET BACK

NO PART OF BUILDING WAS ERECTED UP TO A LEVEL OF 15m ABOVE STREET
LEVEL WITHIN 7.5m FROM THE CENTRELINE OF THE STREET.

GREENERY AREA CALCULATION
(SMALL BE COMPLIED WITH APP-152)

THE PROPOSED WORK INVOLVE EXTENSION BUILDING (NEW BUILDING) AND AREA WORKS FOR EXISTING BUILDING AT PODIUM. GREENERY REQUIREMENT TO BE APPLIED IN NEW BUILDING. [EXTENSION PORTION ONLY]
REQUIRED TOTAL SITE COVERAGE OF GREENERY AREA FOR 9a:
SITE AREA OF AREA 9a x 30% = 38950 s.m. x 30% = 11685 s.m.
NOTIONAL SITE AREA IN THIS SUBMISSION = 10883.232 s.m.
REQUIRED TOTAL SITE COVERAGE OF GREENERY AREA FOR THE NEW EXTENSION
NOTIONAL SITE AREA x REQUIRED TOTAL SITE COVERAGE OF GREENERY AREA FOR WHOLE SITE
10883.232 s.m. x 11685 s.m. = 3264.970 s.m.
38950 s.m.

VERTICAL GREENING CALCULATION FOR PRIMARY ZONE :

MAX. SITE COVERAGE OF VERTICAL GREENING
= 3264.970 s.m. x 30 %
= 979.491 s.m.

V11= (5.86+2.07) x 10.950 / 2 + (2.70+1.860) x 2.350 / 2	= 48.540 s.m.
V12= 27.980 x 2.700	= 75.492 s.m.
V13= (3.70 + 4.70) x 7.50 / 2	= 31.500 s.m.
V14= (3.70 + 1.400) x 18.880 / 2	= 48.144 s.m.
V15= 5.880 x 1.900 + (1.900 + 2.900) x 30.550 / 2	= 75.327 s.m.
V16= 7.107 x 2.390	= 16.986 s.m.
V17= 7.107 x 3.730	= 26.509 s.m.
V18= (13.50 - 12.00) x 17.00	= 25.500 s.m.
V31= 4.90 x 4.650	= 22.755 s.m.
V32= 4.90 x 4.650	= 22.755 s.m.
V33= (7.135 - 16.10) x (2.68 + 3.65 + 1.65)	= 41.945 s.m.
V34= 3.87 x 2.550	= 9.869 s.m.
V35= 3.87 x 2.550	= 9.869 s.m.
V36= (17.73 - 16.10) x 6.800	= 11.084 s.m.
TOTAL SITE COVERAGE OF VERTICAL GREENING	= 461.336 s.m.

TOTAL SITE COVERAGE OF GREENERY

GREENERY ON G/F: G01	= 51.419 s.m.
GREENERY ON G/F: G02	= 44.028 s.m.
GREENERY ON G/F: G03	= 27.641 s.m.
GREENERY ON G/F: G04	= 95.015 s.m.
GREENERY ON G/F: G05	= 84.173 s.m.
GREENERY ON G/F: G06	= 78.547 s.m.
GREENERY ON G/F: G07	= 295.820 s.m.
GREENERY ON G/F: G08	= 139.886 s.m.
GREENERY ON G/F: G09	= 32.862 s.m.
GREENERY ON G/F: G10	= 78.853 s.m.
GREENERY ON G/F: G11	= 35.799 s.m.
GREENERY ON G/F: G12	= 74.019 s.m.
GREENERY ON G/F: G13	= 161.274 s.m.
GREENERY ON G/F: G14	= 213.965 s.m.
GREENERY ON G/F: G15	= 23.106 s.m.
GREENERY ON G/F: G16	= 23.106 s.m.
TOTAL	= 1458.533 s.m.
VERTICAL GREENING ON 1/F: V11 - V18	= 347.998 s.m.
GREENERY ON 1/F: G31	= 43.432 s.m.
GREENERY ON 1/F: G32	= 47.146 s.m.
GREENERY ON 1/F: G33	= 174.455 s.m.
GREENERY ON 1/F: G34	= 38.501 s.m.
GREENERY ON 1/F: G35	= 267.538 s.m.
GREENERY ON 1/F: G36	= 264.538 s.m.
GREENERY ON 1/F: G37	= 94.058 s.m.
GREENERY ON 1/F: G38	= 13.001 s.m.
GREENERY ON 1/F: G39	= 15.585 s.m.
GREENERY ON 1/F: G30	= 16.797 s.m.
TOTAL	= 1034.677 s.m.
VERTICAL GREENING ON R/F: V31-V36	= 117.390 s.m.
GREENERY ON R/F: G31	= 83.745 s.m.
GREENERY ON R/F: G32	= 157.508 s.m.
GREENERY ON R/F: G33	= 38.387 s.m.
GREENERY ON R/F: G34	= 131.195 s.m.
GREENERY ON R/F: G35	= 302.550 s.m.
GREENERY ON R/F: G36	= 15.532 s.m.
GREENERY ON R/F: G37	= 15.783 s.m.
GREENERY ON R/F: G38	= 29.276 s.m.
TOTAL	= 779.717 s.m.
TOTAL = 3272.921 s.m. > 3264.970 s.m. (REQ.)	

Rev. No.	Description	By
1	ISSUED FOR PERMIT	CHC
2	FOR PERMIT	CHC
3	FOR PERMIT	CHC
4	FOR PERMIT	CHC
5	FOR PERMIT	CHC
6	FOR PERMIT	CHC
7	FOR PERMIT	CHC
8	FOR PERMIT	CHC
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16	FOR PERMIT	CHC
17	FOR PERMIT	CHC
18	FOR PERMIT	CHC
19	FOR PERMIT	CHC
20	FOR PERMIT	CHC

Plan Approved
TONG Ping-Ing, Fiona
Senior Building Supervisor
for BUILDING AUTHORITY
30 AUG 2019

RECORD PLAN
AMENDMENT

THE WORKS SHOWN ON THESE PLAN ARE TYPE II WORKS
For B.D. SUBMISSION
Date: 01-08-2019

CHAN HO CHUNG
Registered Architect (HK)
Industrial Town (Architect)

PROPOSED COMMERCIAL CENTER
EXTENSION AT AREA 9a, DISCOVERY BAY,
LANTAU ISLAND, LOT 308 IN P. 100 D. 302 &
THE EXTENSION THEREOF

DATE	Drawing No.	Revision No.
01/15/2019	GR010	1
1/20/2019	NOV 2018	1
1/20/2019	Checked	Approved
1/20/2019	CM/ARW	APR/19