

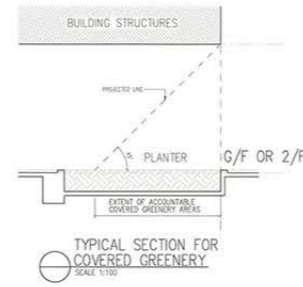
SUSTAINABLE BUILDING DESIGN GUIDELINES (SBDG)

SITE AREA = 2329.000 m² > 2000m²
 HEIGHT OF BUILDING = 59.205 < 60 m
 LEVEL ZERO = 5.795 mPD

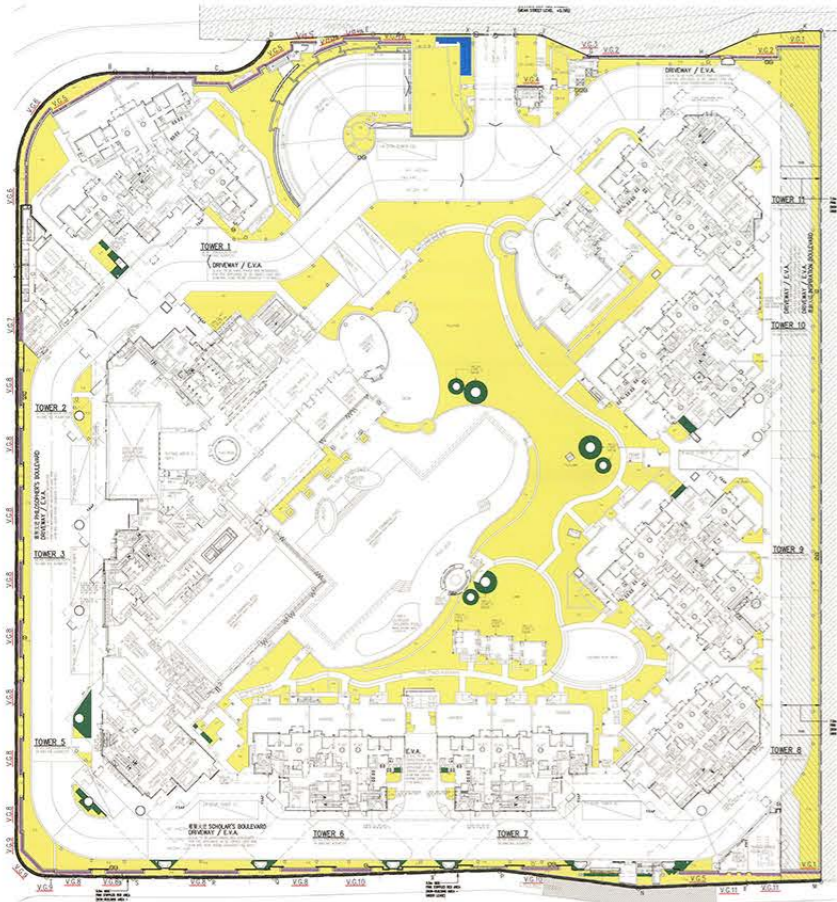
SBDG (PNAP APP-152)		ENG. NO. DEMONSTRATING COMPLIANCE
BUILDING SEPARATION		
PARA.4	SITE AREA > 2000m ² AND H < 60m	MAX. P = 20% ± 2%
APPENDIX B	MAX. CONTIGUOUS PROJECTED PLACED LENGTH (L) OF BUILDINGS ADJACENT ON A STREET	4/GBP/25 4/GBP/34
BUILDING SET BACK		
PARA.7	BUILDING ADJACENT ON A NARROW STREET LESS THAN 15m WID	4/GBP/34
SITE COVERAGE OF GREENERY		
PARA.10	SITE AREA > 2000m ²	MIN. % OF GREENERY > 30% (MIN. 15% AT PRIMARY ZONE)
		4/GBP/34

SITE COVERAGE OF GREENERY
 SCALE 1:500

- LEGEND:
- = GREENERY AT PRIMARY ZONE
 - = COVERED GREENERY AT PRIMARY ZONE
 - = WATER FEATURE
 - = GREENERY AT NON-PRIMARY ZONE
 - = VERTICAL GREENING AREA AT PRIMARY ZONE

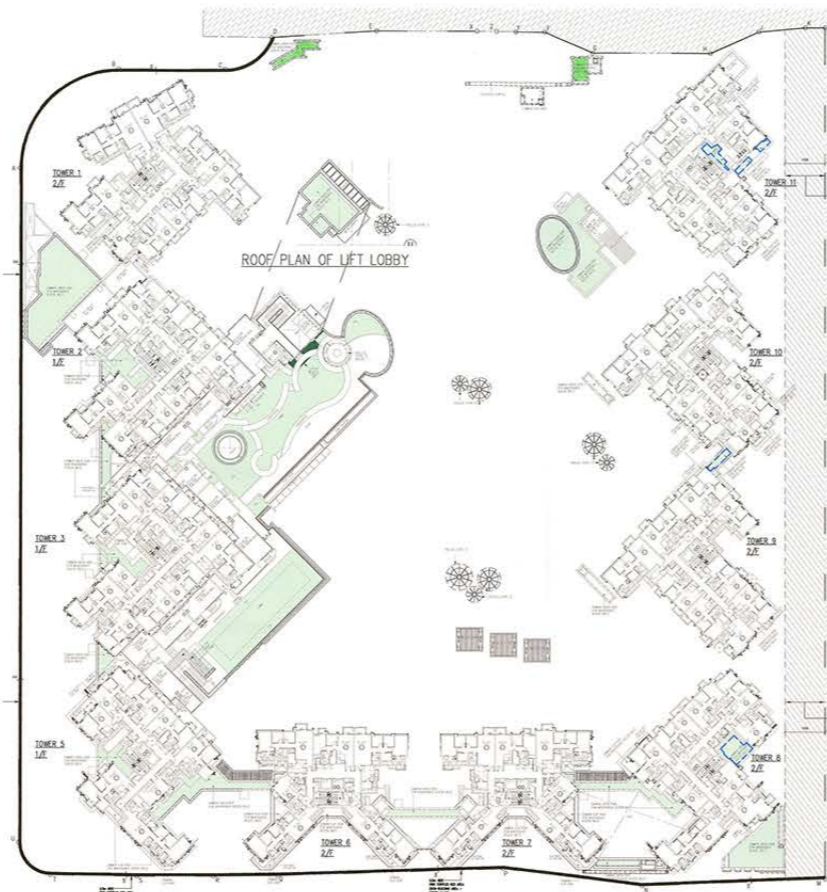


NOTES: IRRIGATION POINTS AND DRAINAGE PROVISION WOULD BE PROVIDED AT GREENERY AREAS TO FACILITATE FUTURE MAINTENANCE



GROUND FLOOR PLAN (1ST OP / 1ST OP + 2ND OP)

 TOTAL GREENERY AREA AT PRIMARY ZONE =	4203.971 m ²
 TOTAL COVERED GREENERY AREA AT PRIMARY ZONE = 124.127 m ² / 2 =	62.064 m ² Ⓞ
 TOTAL WATER FEATURE AT PRIMARY ZONE = 17.334 m ² / 2 =	8.667 m ² Ⓞ
 TOTAL VERTICAL GREENING AREA AT PRIMARY ZONE =	616.953 m ² Ⓞ
TOTAL =	4949.315 m² Ⓞ



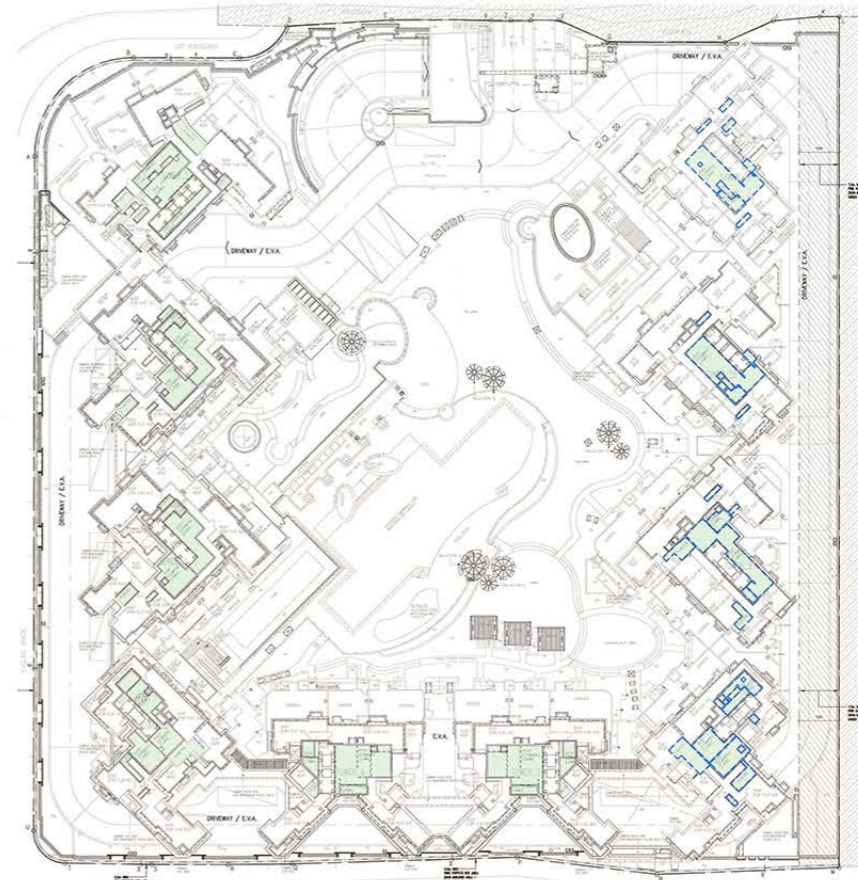
LEV. +13.05 FLOOR PLAN (1ST OP + 2ND OP)

 TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	1120.914 m ²
 TOTAL COVERED GREENERY AREA AT PRIMARY ZONE = 6.783 m ² / 2 =	3.392 m ² Ⓞ
TOTAL =	1124.307 m² Ⓞ

LEV. +13.05 FLOOR PLAN (2ND OP)

 TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	35.958 m ²
TOTAL GREENERY AREA =	1124.307 m² - 35.958 m² = 1088.349 m² Ⓞ

(##) DATA EXTRACTED FROM BD REF: 60 2/8059/15 DRAWING NO. A/GBP/42b APPROVED ON 11 Jun 2019



MASTER LAYOUT FLOOR PLAN (1ST OP + 2ND OP)

 TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	924.870 m ² Ⓞ
---	--------------------------

MASTER LAYOUT FLOOR PLAN (2ND OP)

 TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	356.812 m ²
---	------------------------

MASTER LAYOUT FLOOR PLAN (1ST OP)

TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	924.870 m² - 356.812 m² = 568.058 m² Ⓞ
--	--

SITE COVERAGE OF GREENERY (1ST OP)

SITE AREA	2329.000 m ²	G.F.A. AT PHASE 1	4949.315 m ²
G.F.A. UPON COMPLETION OF PHASE 1 + PHASE 2	4949.315 m ² + 3393.3 m ²		
	8342.615 m ²		

SITE COVERAGE OF GREENERY ON PRIMARY ZONE (1ST OP)

$\frac{4949.315}{8342.615} \times 100\%$	= 59.32% (PROPOSED) > 10% (REQUIRED) I.e. OK
--	--

SITE COVERAGE OF GREENERY ON PRIMARY ZONE (1ST OP + 2ND OP)

$\frac{4949.315}{8342.615} \times 100\%$	= 59.32% (PROPOSED) > 15% (REQUIRED) I.e. OK
--	--

TOTAL SITE COVERAGE OF GREENERY (OVERALL) (1ST OP)

$\frac{1124.307}{8342.615} \times 100\%$	= 13.48% (PROPOSED) > 20% (REQUIRED) I.e. OK
--	--

TOTAL SITE COVERAGE OF GREENERY (OVERALL) (1ST OP + 2ND OP)

$\frac{1124.307}{8342.615} \times 100\%$	= 13.48% (PROPOSED) > 30% (REQUIRED) I.e. OK
--	--

% OF GREENING FEATURES AS PER PNAP APP-52 APPENDIX D PARA.2 (1ST OP)

$\frac{4949.315}{8342.615} \times 100\%$	= 59.32% (PROPOSED) < 30% (REQUIRED) I.e. OK
--	--

% OF GREENING FEATURES AS PER PNAP APP-52 APPENDIX D PARA.2 (1ST OP + 2ND OP)

$\frac{4949.315}{8342.615} \times 100\%$	= 59.32% (PROPOSED) < 30% (REQUIRED) I.e. OK
--	--

Rev.	Description	Drawn	Checked	Approved	Date
1	FOR SUBMISSION	LM	DM	RL	14/06/19
2	FOR APPROVAL	LM	DM	RL	14/06/19



呂元祥建築師事務所

Note: This plan has been prepared in accordance with the provisions of the Building Ordinance (Cap. 123B) and the Building Regulations (Cap. 123B) and is not to be construed as a contract or a statement of fact. The architect and the structural engineer shall not be responsible for any errors or omissions in this plan.



Check of measurements on site. Do not scale off drawings. This drawing is to be read in conjunction with the specification and any discrepancies are to be immediately reported to the Architect. This drawing remains the copyright property of the Architect and is not to be reproduced in whole or in part without permission of the Architect.

Project Title
 PROPOSED RESIDENTIAL DEVELOPMENT AT JUNCTION OF FO CHUN ROAD AND POK YIN ROAD, PAK SHEK KOK, TAI PO, NEW TERRITORIES, TAI PO TOWN LOT NO. 225

Drawing Title
 PHASING PLAN FOR PHASE 1 & 2 SBDG CALCULATION (1)

Drawn By	LM	Date	14/06/19
Checked By	DM	Date	14/06/19
Approved By	RL	Date	14/06/19
Project No.	15038N1	Issue Date	14/06/19

Scale: AS SHOWN
 Drawing No.: A/GBP/PH34

AP's Signature

 LU Yuan Ching Ronald
 Authorized Person (Architect)

Drawing Purpose
 Buildings Department
 Amended Plan

Disclaimer:
 The works shown on these plans are Type I Works (Building) and are not to be construed as a contract or a statement of fact. The architect and the structural engineer shall not be responsible for any errors or omissions in this plan.