

1 EVA DIAGRAM FOR PODIUM
1:400@A1

EXTENT OF AREA NON-PROVISION OF TURNING SPACE AT DEAD-END EVA IS ACCEPTABLE SHOULD THE F.S. APPLIANCES NEED NOT TO REVERSE MORE THAN 30M FOR TURNING SPACE

CALCULATION OF E.V.A. FOR PODIUM

TOTAL PERIMETER OF THE BUILDING
 43.13 + 6.30 + 0.55 + 11.11 + 1.50 + 4.80 + 1.21 + 7.46 + 1.57 + 5.70 + 2.36 + 6.31 + 1.57 + 0.55 + 6.54 + 13.79 + 4.44 + 1.53 + 0.75 + 4.15 + 0.76 + 1.85 + 6.91 + 1.56 + 5.13 + 1.44 + 5.19 + 5.46 + 1.39 + 1.68 + 1.47 + 4.42 + 10.86 + 4.08 + 0.93 + 2.58 + 7.33 + 14.31 + 1.48 + 0.68 + 0.20 + 0.70 + 6.45 + 8.49 + 7.65 + 0.13 + 3.47 + 0.67 + 7.89 = 240.34 M

MAJOR FACADE OF THE BUILDING
 36.90 + 1.48 + 6.30 + 0.13 + 3.47 + 0.67 + 7.89 + 6.45 = 63.16 M

% OF THE MAJOR FACADE PROVIDED
 $\frac{53.16}{240.34} \times 100\% = 26.28\% > 25\%$

Greenery Area Calculation:
 25% Area = 225,000 S.M.
 10% X 225,000 = 22,500 S.M.
 20% X 225,000 = 45,000 S.M.

GREENERY AREA AT PRIMARY ZONE PROVIDED (BELOW 15%)

USE	Area	SM
GGs Greenery area	6,702	S.M.
GGC Greenery area	8,421	S.M.
GGD Greenery area	7,709	S.M.
GGE Greenery area	10,365	S.M.
GGF Greenery area	0,366	S.M.
GGG Greenery area	5,991	S.M.
GGH Greenery area	7,941	S.M.
GGI Greenery area	2,805	S.M.
GGJ Greenery area	11,687	S.M.
GGK Greenery area	3,141	S.M.
GGL Greenery area	6,530	S.M.
GGM Greenery area	25,709	S.M.
GGN Greenery area	0,555	S.M.
GGO Greenery area	6,288	S.M.
GGP Greenery area	24,392	S.M.
GGQ Greenery area	2,266	S.M.
GGR Greenery area	3,149	S.M.
GGs Greenery area	3,167	S.M.
GGt Greenery area	17,212	S.M.
GGu Greenery area	0,471	S.M.
SUB-TOTAL	184,921	S.M.

OVERALL COUNTABLE GREEN FEATURES > 20% MORE THAN 20% OF OVERALL GREENERY PROVISION

Category	Value	SM		
GGs Greenery area	13,971	0.500	6,986	S.M.
GGt Water feature	10,571	0.500	5,286	S.M.
GGu Water feature	58,836	0.500	29,418	S.M.
GGv Water feature	7,000	0.500	3,500	S.M.
SUB-TOTAL	89,378	1.000	45,190	S.M.

VERTICAL GREENERY AREA PROVIDED

Category	Value	SM
GGv Vertical Green area	41,138	S.M.
SUB-TOTAL	41,138	S.M.

TOTAL GREENERY WITH REDUCTION FACTOR = 82,328 S.M.
 30% REQUIRED GREENERY (130,000 S.M.)

TOTAL GREENERY AREA AT PRIMARY ZONE PROVIDED (BELOW 15%) = 268,879 S.M. (11.08%)
 25% REQUIRED GREENERY (225,000 S.M.)

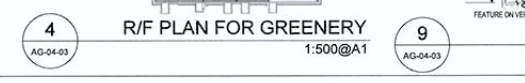
GREENERY AREA AT OTHER LOCATIONS PROVIDED

Category	Value	SM
GGw Roof	0,821	S.M.
GGx Greenery area	6,152	S.M.
GGy Greenery area	2,060	S.M.
GGz Greenery area	2,990	S.M.
GGAA Greenery area	12,593	S.M.
GGAB Greenery area	2,252	S.M.
GGAC Greenery area	2,009	S.M.
GGAD Greenery area	4,354	S.M.
GGAE Greenery area	23,104	S.M.
GGAF Greenery area	10,928	S.M.
GGAG Greenery area	20,443	S.M.
GGAH Greenery area	29,303	S.M.
GGAI Greenery area	28,130	S.M.
GGAJ Greenery area	42,530	S.M.
GGAK Greenery area	47,174	S.M.
GGAL Greenery area	5,132	S.M.
SUB-TOTAL	248,863	S.M.

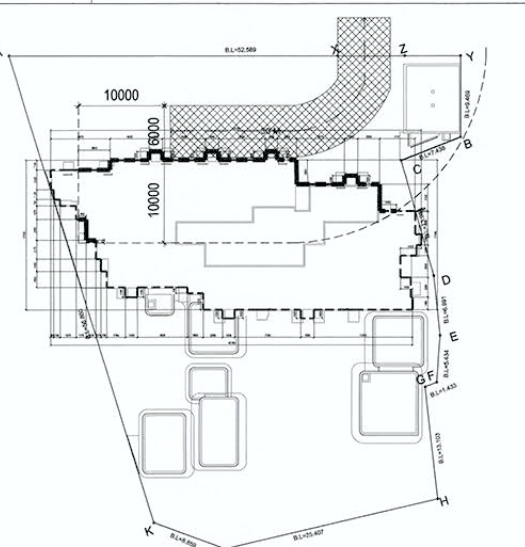
TOTAL GREENERY AREA = 517,842 S.M. (23.06%)
 450,000 S.M. OK (Land Use/Leisure/Recreation Clause SC(17))
 80% visible to pedestrian SC(12 & 13)

SUMMARY FOR GREENERY AREA CALCULATION

Category	Value	SM
Required 10% of Site Area	225,000	S.M.
Provided	268,879	S.M.
Other Locations	250,085	S.M.
Total Greenery Area	518,964	S.M.



4 R/F PLAN FOR GREENERY
1:500@A1



2 EVA DIAGRAM FOR TOWER
1:400@A1

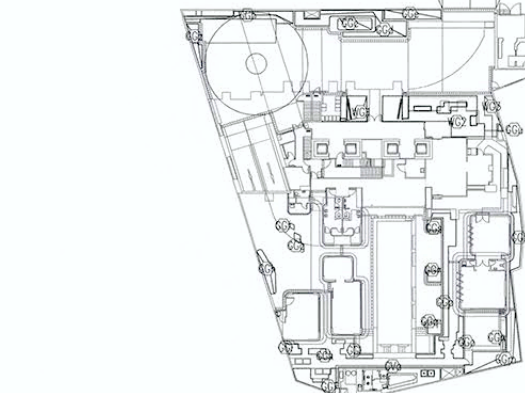
EXTENT OF AREA NON-PROVISION OF TURNING SPACE AT DEAD-END EVA IS ACCEPTABLE SHOULD THE F.S. APPLIANCES NEED NOT TO REVERSE MORE THAN 30M FOR TURNING SPACE

CALCULATION OF E.V.A. FOR TOWER

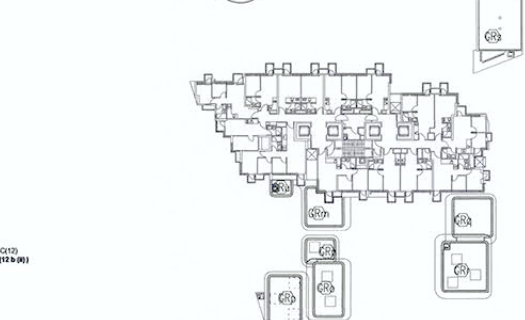
TOTAL PERIMETER OF THE BUILDING
 17.46 + 42.10 + 17.46 + 43.12 + 1.15 + 1.15 + 1.00 + 1.00 + 1.00 + 1.00 + 1.40 + 2.42 + 1.00 + 1.00 + 1.00 + 1.00 + 1.00 + 1.00 + 1.00 + 1.00 + 1.00 = 138.24 M

MAJOR FACADE OF THE BUILDING
 1.14 + 3.66 + 4.52 + 1.00 + 1.55 + 1.00 + 5.03 + 1.00 + 1.55 + 1.00 + 5.45 + 1.00 + 1.40 + 1.00 + 2.25 + 1.94 + 1.18 + 1.13 + 2.45 + 0.90 + 0.33 = 56.93 M

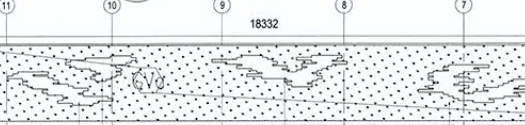
% OF THE MAJOR FACADE PROVIDED
 $\frac{56.93}{138.24} \times 100\% = 41.18\% > 25\%$



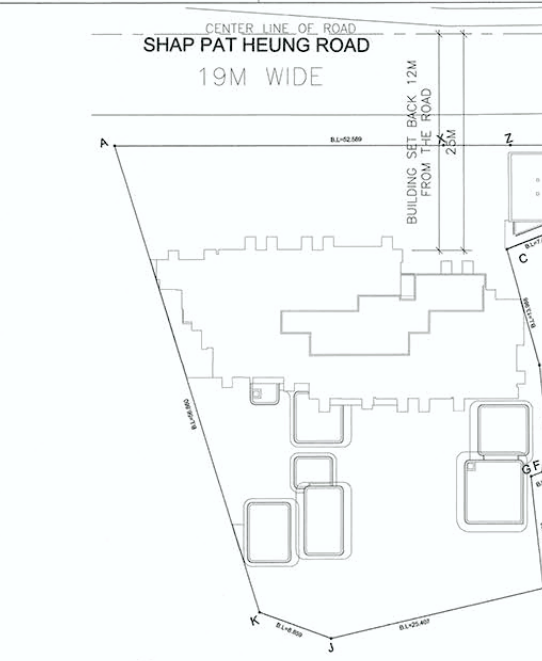
3 G/F PLAN FOR GREENERY
1:500@A1



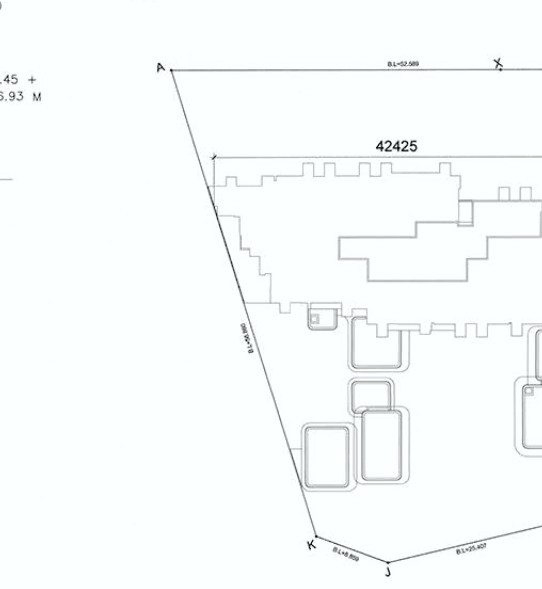
5 1/F (ROOF PLAN) FOR GREENERY
1:500@A1



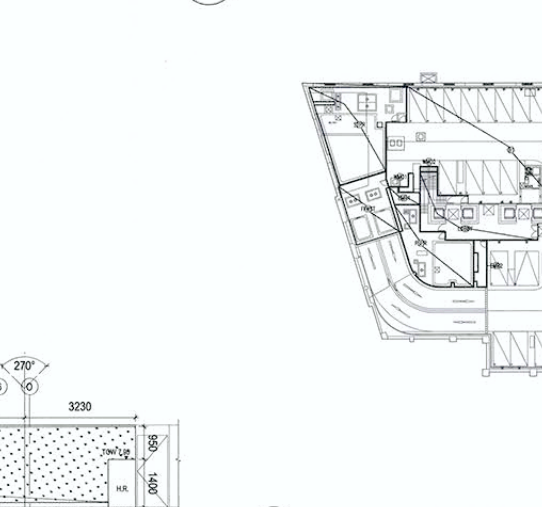
9 VERTICAL GREEN WALL ELEVATION
1:100@A1



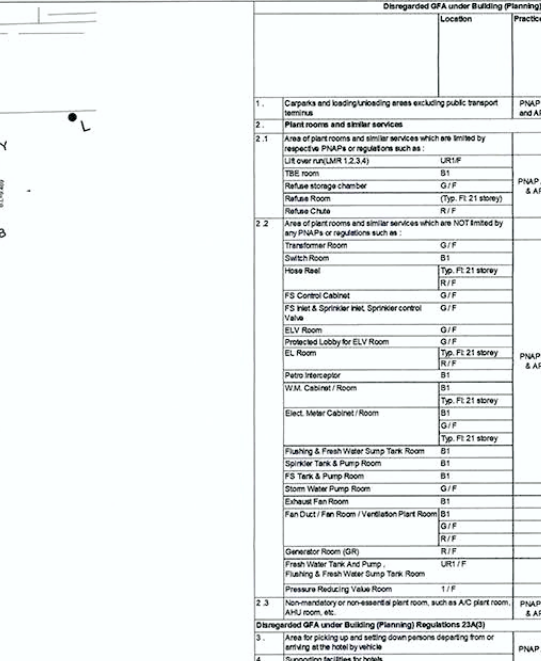
6 SET BACK DIAGRAM
1:400@A1



7 BUILDING SEPERATION DIAGRAM
1:400@A1



10 GFA DIAGRAM FOR BASEMENT
1:500@A1



8 GFA DIAGRAM FOR MAIN ROOF, UR1
1:250@A1

Disregarded GFA under Building (Planning) Regulations 23(2)(b)

Location	Practice Notes	Area	Features subject to compliance with the provisions of PNAP APP-151	Features subject to the Overall Cap of 15% in para. 4 of PNAP APP-151
1. Carpark and loading/unloading areas excluding public transport terminals	PNAP APP-2 and APP-111	1120.194 m ²		NA
2. Plant rooms and similar services				
2.1 Area of plant rooms and similar services which are limited by respective PNAPs or regulations such as:				
Lift over run (ULMIR 1.2.3.4)	UR1/F		NA	
TRE room	B1	34.361 m ²		
Refuse storage chamber	G/F	29.851 m ²		
Refuse room	(Typ. Fl. 21 storey)	89.859 m ²		
Refuse Chute	R/F	0.390 m ²		
2.2 Area of plant rooms and similar services which are NOT limited by any PNAPs or regulations such as:				
Transformer Room	G/F	53.397 m ²		
Switch Room	B1	33.135 m ²		
Hose Reel	(Typ. Fl. 21 storey)	1.113 m ²		
Fire Control Cabinet	R/F	0.860 m ²		
Fire Alarm & Sprinkler Panel, Sprinkler control Valve	G/F	3.906 m ²		
ELV Room	G/F	7.946 m ²		
Protected Lobby for ELV Room	G/F	3.624 m ²		
EL Room	G/F	1.803 m ²		
EL Room	(Typ. Fl. 21 storey)	18.816 m ²		
Patio Interceptor	B1	1.738 m ²		
W.M. Cabinet / Room	B1	0.000 m ²		
W.M. Cabinet / Room	(Typ. Fl. 21 storey)	15.915 m ²		
Elect. Meter Cabinet / Room	B1	30.908 m ²		
Elect. Meter Cabinet / Room	(Typ. Fl. 21 storey)	4.889 m ²		
Flushing & Fresh Water Sump Tank Room	B1	62.508 m ²		
Sprinkler Tank & Pump Room	B1	60.246 m ²		
FG Tank & Pump Room	B1	156.800 m ²		
Storm Water Pump Room	G/F	81.689 m ²		
Exhaust Fan Room	B1	11.078 m ²		
Fan Duct / Fan Room / Ventilation Plant Room	B1	27.054 m ²		
Generator Room (GR)	R/F	4.881 m ²		
Flushing & Fresh Water Sump Tank Room	UR1/F	13.923 m ²		
Pressure Reducing Valve Room	1/F	3.440 m ²		
2.3 Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc.	PNAP APP-2 & APP-42	22.688 m ²		
Disregarded GFA under Building (Planning) Regulations 23A(2)				
3. Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	PNAP APP-40	NA		
4. Supporting facilities to hotels		NA		
Green Features under JPN 1 and 2				
5. Balcony & area under (GF / Typ. Fl. 21 storey)	JPN1	338.956 m ²		338.956 m ²
6. Wider common corridor and lift lobby	JPN1 & 2	74.278 m ²		74.278 m ²
7. Communal sky garden	PNAP APP-122	NA		
8. Communal podium garden	JPN1	NA		
9. Acoustic fit	JPN1	NA		
10. Wing wall, wind catcher and funnel	JPN1	NA		
11. Non-structural prefabricated external wall (Typ. Fl. 21 storey)	JPN2	88.605 m ²		88.605 m ²
12. Utility platform & area under at GF	JPN2	86.381 m ²		86.381 m ²
13. Noise barrier	JPN2	NA		
Amenity Features				
14. Courtyard, offices, stores, guard rooms and lavatories for watchmen and management staff	PNAP APP-42	18.864 m ²		18.864 m ²
15. Residential/recreational facilities including void plant room, swimming pool filtration plant room, covered walkway etc serving Club House	PNAP APP-2, APP-42 and APP-104	366.334 m ²		366.334 m ²
16. Filtration Pump Pit	G/F	NA		NA
17. Covered landscaped and play areas (Partially double counted in Item 5 & 12)	PNAP APP-42	154.238 m ²		154.238 m ²
18. Horizontal aerials/covered walkways	PNAP APP-42	NA		NA
19. Larger lift shaft	PNAP APP-49	151.246 m ²		151.246 m ²
20. Chimney shaft	PNAP APP-2	NA		NA
21. Other non-mandatory or non-essential plant room, such as boiler room, SMA/TV room	PNAP APP-2	NA		NA
22. Pipe duct, air duct for mandatory feature or essential plant room	PNAP APP-2 & APP-63	NA		NA
23. Pipe duct, air duct for non-mandatory or non-essential plant room	PNAP APP-2	2.727 m ²		2.727 m ²
24. High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	PNAP APP-2	14.835 m ²		14.835 m ²
25. Void near main common entrance (greatly entrance) in non-domestic development	PNAP APP-2 & APP-42	255.420 m ²		255.420 m ²
26. Void in duplex domestic flat and house	PNAP APP-2	1.418 m ²		1.418 m ²
27. Sunshade and reflector	PNAP APP-19 & APP-47	NA		NA
28. Minor projection such as AC box, window cill, projecting window	PNAP APP-19 & APP-42	NA		NA
29. Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall (Typ. Fl. 21 storey)	PNAP APP-19	NA		NA
Other Exempted Areas				
30. Refuge floor including refuge floor cum sky garden	PNAP APP-2 & APP-122	NA		NA
31. Covered area under large projecting overhanging feature	PNAP APP-19	9.087 m ²		9.087 m ²
32. Large Projection Feature	PNAP APP-2	NA		NA
33. Public Transport terminus (PTT)	PNAP APP-2	NA		NA
34. Public structure and common staircase	PNAP APP-2	NA		NA
35. Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	B1/F, UR1/F, UR2/F	107.999 m ²		107.999 m ²
36. Area accepted as not being accountable for GFA	UR1/F	78.806 m ²		78.806 m ²
37. Bonus GFA	UR1/F	5.961 m ²		5.961 m ²
38. Public passage	PNAP APP-108	5.716 m ²		5.716 m ²
39. Covered set back area	PNAP APP-152	6.749 m ²		6.749 m ²
40. Bonus GFA	PNAP APP-108	NA		NA
41. Bonus GFA	PNAP APP-108	NA		NA

BD 2/9199/15
 FP 8/31056 <1>

BD

Liam Chung Mei
 AEC Design Ltd.
 Authorized Person
 (List of Architects)

"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."

AGC DESIGN LTD
 CHENG Hong-on, Colin
 Senior Building Surveyor
 for BUILDING AUTHORITY
 - 7 SEP 2020

PROPOSED RESIDENTIAL DEVELOPMENT AT
 TOWN LOT NO. 4056
 IN D.D. 120, LUNG TIN TSUEN
 YUEN LONG

EVA, GREENERY
 & SC CALCULATION

SCALE	1:100	DATE	11/4/2020	CAD REF		QUANTIFYING	AG-04-03	REV	K
DRAWN	CC	DESIGNED	LKY						
CHECKED	CCW	APPROVED	TL						

RECEIVED BY
 AG-04-03 P 3-39
 R & D DEPARTMENT
 BUILDINGS DEPARTMENT