

B.D. REF. BO 2/9256/17
 F.S.D. REF. FP 8/31077

LEGEND:
 F. FIXED WINDOW
 O. OPENABLE WINDOW
 PLANTER

TYPICAL FENCE WALL DETAIL 1
 SCALE 1:100

TYPICAL FENCE WALL DETAIL 2
 SCALE 1:100

NO.	DESCRIPTION AND DATE	DWN	CHK	AUTH
-	1ST SUBMISSION 05-06-2018			
A	1ST AMENDMENT 29-10-2018			
B	1ST AMENDMENT RESUBMISSION 21-12-2019			
C	2ND AMENDMENT SUBMISSION 17-07-2019			
D	5TH AMENDMENT SUBMISSION 19-05-2020			
E	6TH AMENDMENT SUBMISSION 24-07-2020			
F	7TH AMENDMENT SUBMISSION 27-10-2020			

NAME	SIGNED	DATE
CL		05-06-18
ML		05-06-18
JK		05-06-18
ML		05-06-18

PROJECT NO.: 18036
 PROJECT: HKSTP INNOCELL RESIDENTIAL INSTITUTION JUNCTION OF CHONG SAN ROAD AND SCIENCE PARK ROAD, PAK SHEK KOK, TAI PO, NEW TERRITORIES, TP14 245

DRAWING TITLE: GROUND FLOOR PLAN
 SCALE: 1:100 @A1
 DRAWING NO.: L05-AR-103 (F)

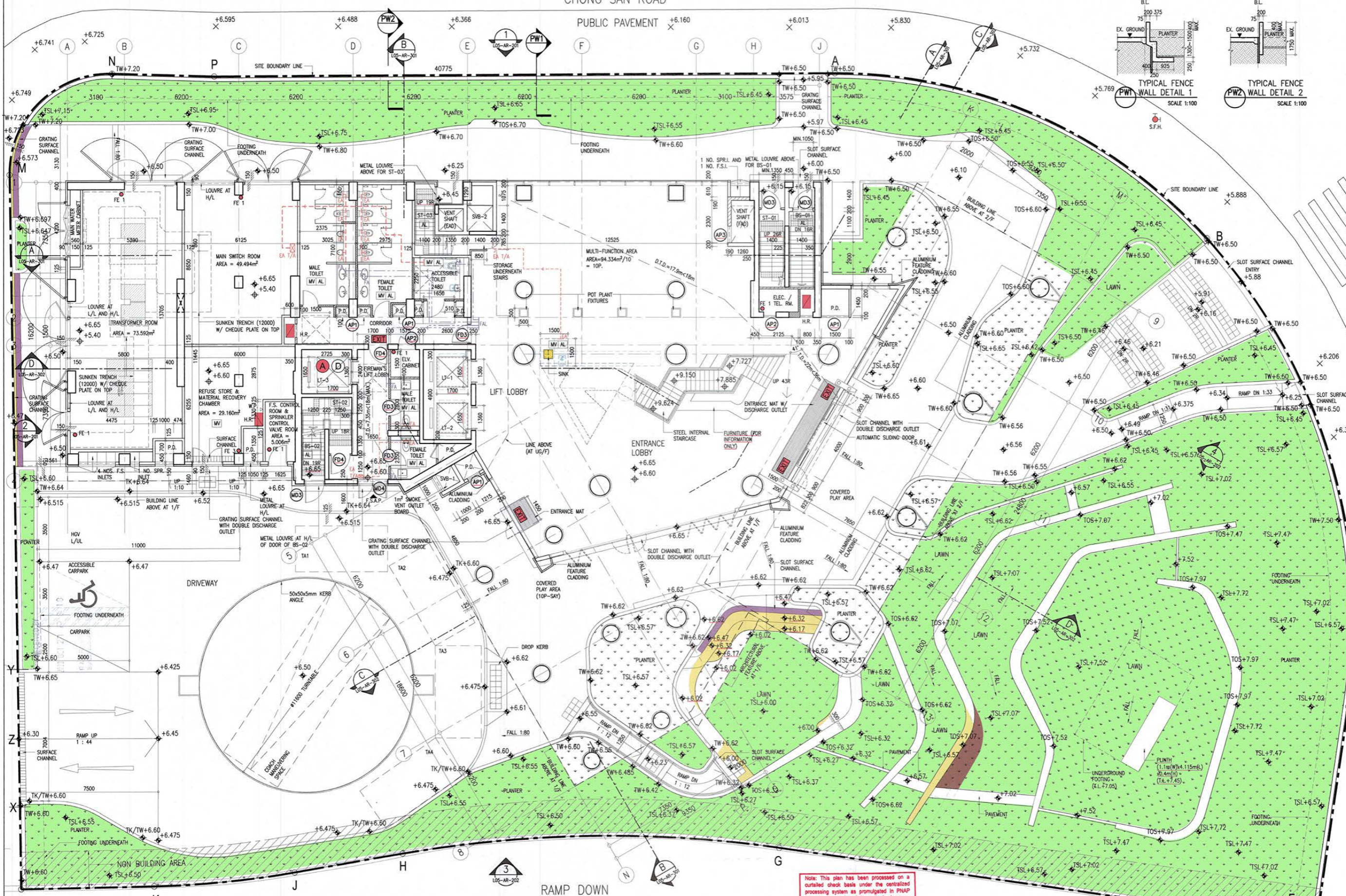
CLIENT: HONG KONG SCIENCE & TECHNOLOGY PARKS CORPORATION
 8/F, 80 INFORMATICS CENTER, NO.2 SCIENCE PARK WEST AVENUE, HONG KONG
 T: 852 2699 8000 F: 852 2699 8333 E: info@hkstp.org.hk

ARCHITECT / AUTHORIZED PERSON: LEIGH & ORANGE LTD.
 801 DORSET HOUSE, TAICOO PLACE, 97A KING'S ROAD, HONG KONG
 T: 852 2869 8000 F: 852 2869 0343 E: info@leigo.com

STRUCTURAL CONSULTANT / RSE: WSP
 7/F, ONE HONGKONG, 1 WANG YUEN STREET, HONGKONG, HONG KONG
 T: 852 278 8888 F: 852 2868 9082 E: www.wsp.com

MEP CONSULTANT: ARUP
 ARUP, 801 AT CHEE AVENUE, HONGKONG, HONG KONG
 T: 852 2538 1818 F: 852 2868 9418 E: www.arup.com

Signature of AP / RSE / RSE's
 Designer: Leigh & Orange Ltd.
 LAI Kai-fan, Malvern
 AUTHORIZED PERSON FOR AND ON BEHALF OF LEIGH & ORANGE LTD.
 BO'S OFFICIAL USE



CARPARK SPACE PROVIDED	SIZE	NUMBER
PRIVATE CAR	2.5m x 5.0m	1
ACCESSIBLE CARPARK	3.5m x 5.0m	1
HEAVY GOOD VEHICLES	3.5m x 11.0m	1
COACH MANEUVERING SPACE	3.5m x 12.0m	1
PRIVATE CAR / TAXI QUEENING (TA)	2.5m x 5.0m	4

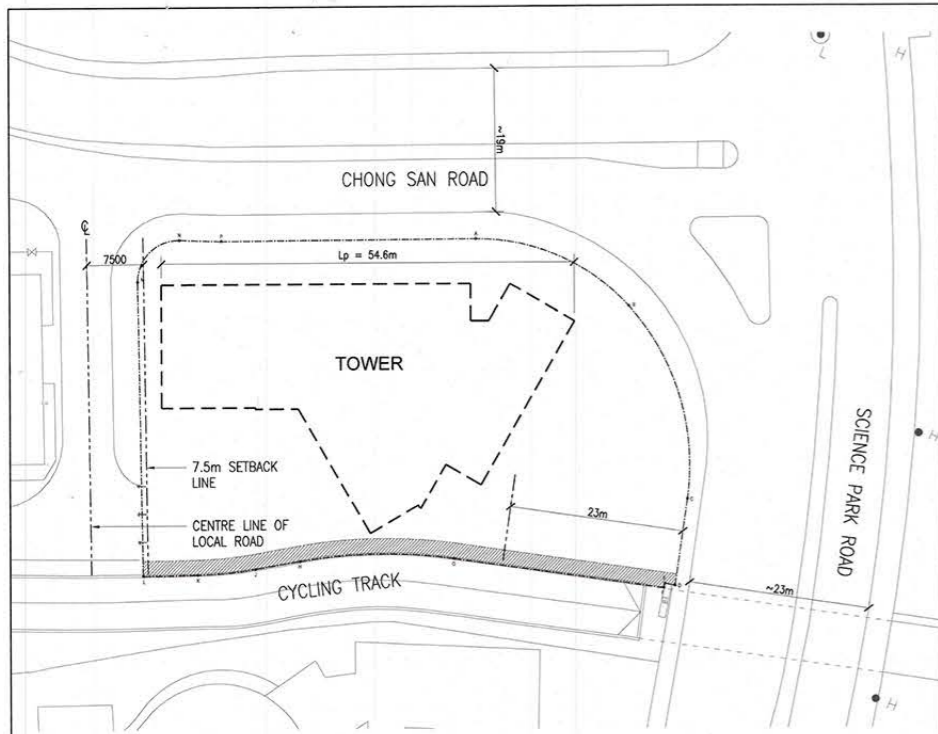
GROUND FLOOR PLAN

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)(a) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
 TSE Kam-ming, Franco
 Senior Building Surveyor
 for BUILDING AUTHORITY
 30 OCT 2020

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

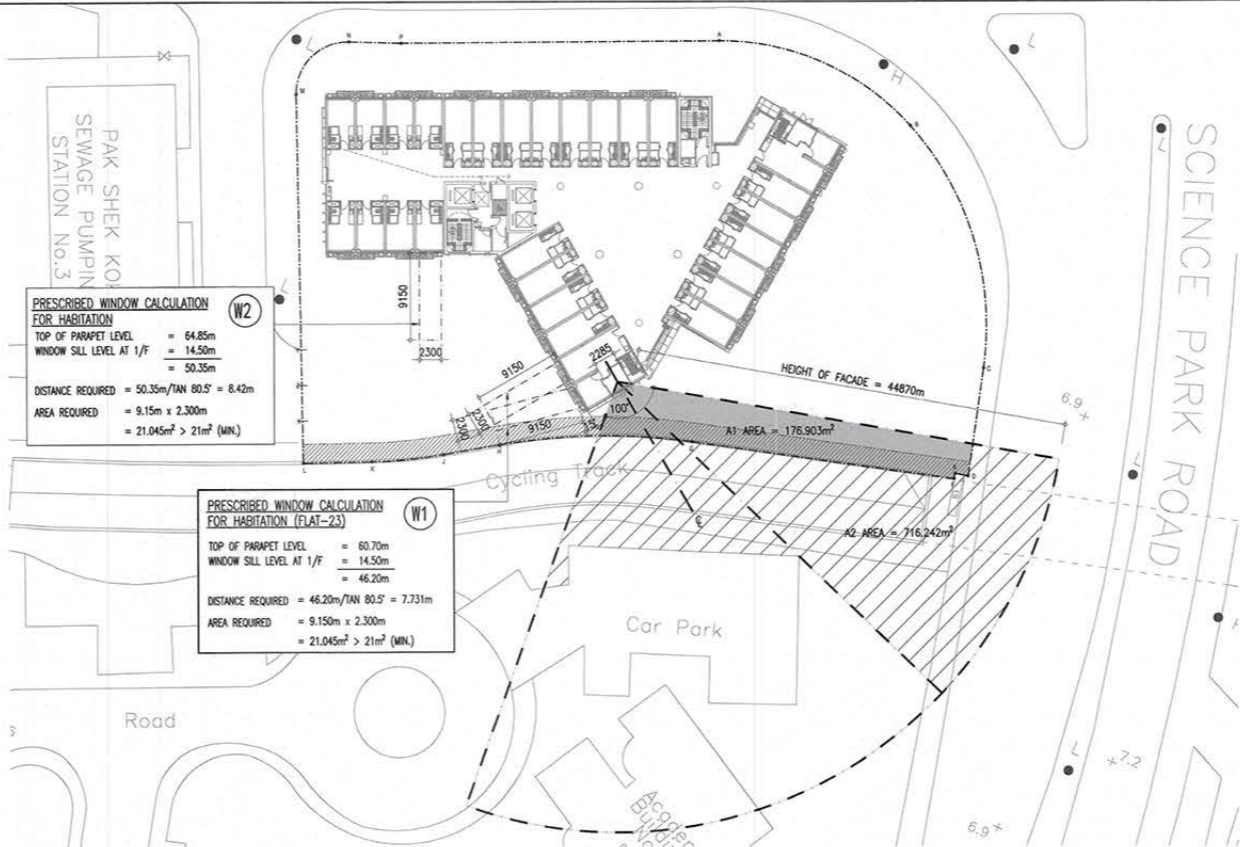
AMENDMENT
B.D. SUBMISSION



BUILDING SETBACK DIAGRAM

BUILDING SEPARATION

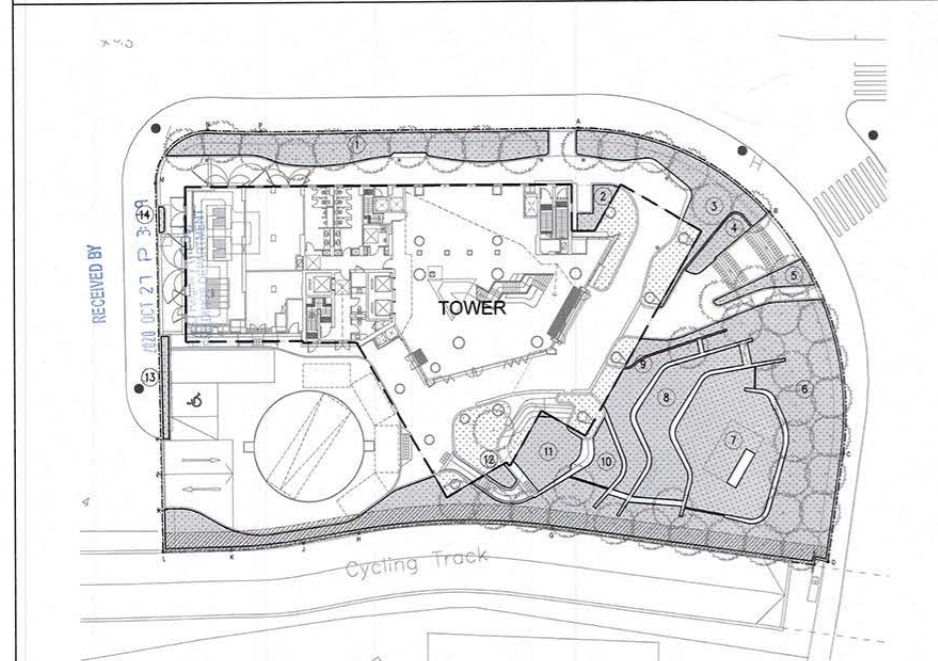
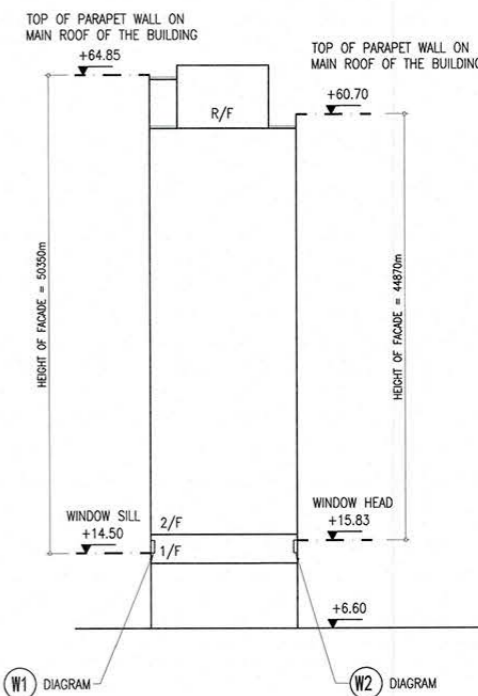
- a) SITE AREA = 2,948m² < 20,000m²
- b) CONTINUOUS PROJECTED FACADE LENGTH (Lp) = 54.6m < 60m
- THE SITE AREA IS NOT MORE THAN 20,000m² & THE Lp IS LESS THAN 60m
- BUILDING SEPARATION REQUIREMENTS IN PNAP APP-152 IS NOT APPLICABLE



PRESCRIBED WINDOW CALCULATION

PRESCRIBED WINDOW CALCULATION

ROOM	UFA (m ²)	HEIGHT OF FACADE (m)	MINIMUM LVA(m ²) GLAZING AREA: 20% OF FLOOR AREA OF THE ROOM	GLAZING AREA (m ²) PROVIDED	COSE AREA (m ²)	LVA OF WINDOW PROVIDED (m ²)
FLAT-23 B.R.1	5,070	44.870	HEIGHT OF FACADE 50m = 400 HEIGHT OF FACADE 40m = 200 (400-200) x 44.870 100 + 200 = 289.740 (BY PORTION)	(0.762x1.250x0.75) x 3 = 2.143 (2.143 / 5.070) x 42.27% > 20%	LVA A1 = 176.903 LVA A2 = 716.242	176.903 x 4 = 707.612 (IS THE LESS) 176.903 + 716.242 = 893.145
						707.612 > 289.740



SITE COVERAGE OF GREENERY DIAGRAM

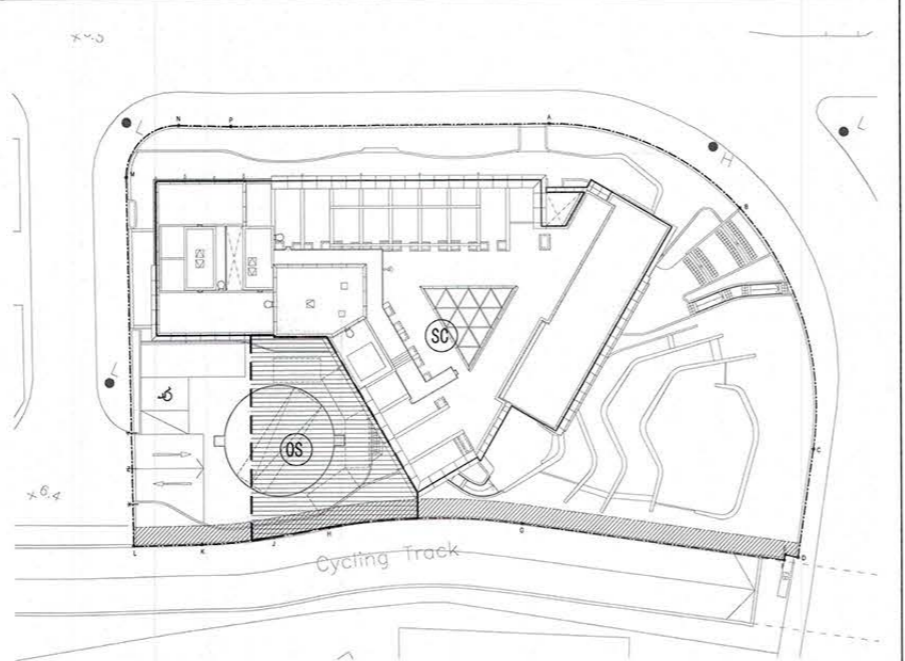
CALCULATIONS OF GREENERY AREA PROVIDED

- a) SITE AREA = 2,948m² < 20,000m²
- SITE COVERAGE OF GREENERY AT PEDESTRIAN ZONE REQUIRED = 2948m² x 10% = 294.8m²
- TOTAL SITE COVERAGE OF GREENERY REQUIRED = 2948m² x 20% = 589.6m²
- GREENERY PROVIDED = 924.467m² (x 20% REDUCTION FACTOR) = 739.574m² > 294.8m² (REQUIRED AREA AT PEDESTRIAN ZONE) > 589.6m² (REQUIRED AREA FOR OVERALL)

REMARKS: REDUCTION FACTOR INCL. MANHOLE COVER / DRAWPITS, ETC THAT HAD REDUCED THE GREENERY AREA

GREENERY AREA (UNCOVERED PLANTER)

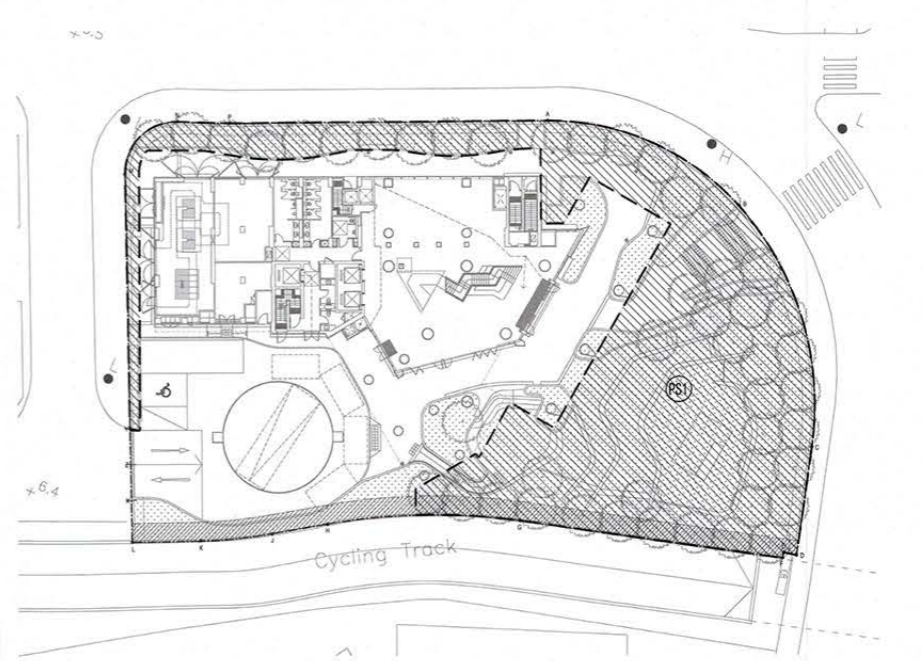
1	106.455 m ²
2	10.177 m ²
3	72.632 m ²
4	14.877 m ²
5	14.835 m ²
6	402.502 m ²
7	128.150 m ²
8	65.332 m ²
9	42.774 m ²
10	18.112 m ²
11	35.261 m ²
12	4.363 m ²
13	7.509 m ²
14	1.488 m ²
TOTAL	= 924.467 m ²



OPEN SPACE DIAGRAM

OPEN SPACE REQUIREMENT CALCULATION

- TOTAL DOMESTIC ROOF COVERED AREA (REFER TO DRAWING No. L05-AR-401) = 1095.867 m²
- OPEN SPACE REQUIRED: 25% OF THE ROOF - OVER AREA OF THE BUILDING (FOR CLASS C SITE) = 1095.867 m² x 25% = 273.967 m²
- OPEN SPACE PROVIDED FOR DOMESTIC: = 275.367 m² > 273.967 m² (OK)



PUBLIC OPEN SPACE DIAGRAM

(REQUIRED UNDER SPECIAL CONDITION NO.14 OF THE LEASE)

- TOTAL PUBLIC OPEN SPACE PROVIDED ON GF = (PS1) = 1178.329 m² > 1000m² (REQUIRED)

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
TSE Kam-ming, Franco
Senior Building Surveyor
for BUILDING AUTHORITY
30 OCT 2020

TYPE II WORKS STATEMENT

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

RECORD PLAN

AMENDMENT

B.D. SUBMISSION

B.D. REF. BD 2/9256/17
F.S.D. REF. FP 8/31077

NO.	DESCRIPTION AND DATE	DWN	CKD	AUTH
-	1ST SUBMISSION 05-06-2018			
A	1ST AMENDMENT 29-10-2018			
B	1ST AMENDMENT RESUBMISSION 21-01-2019			
C	2ND AMENDMENT SUBMISSION 17-07-2019			
D	5TH AMENDMENT SUBMISSION 19-05-2020			
E	6TH AMENDMENT SUBMISSION 24-07-2020			
F	7TH AMENDMENT SUBMISSION 22-10-2020			

DRAWN	CL	SIGNED	DATE
DESIGNED	---		05-06-18
CHECKED	JK		05-06-18
APPROVED	ML		05-06-18

PROJECT NO.: 18036
PROJECT: HKSTP INNOCELL RESIDENTIAL INSTITUTION JUNCTION OF CHONG SAN ROAD AND SCIENCE PARK ROAD, PAK SHEK KOK, TAI PO, NEW TERRITORIES, TP14 245

DRAWING TITLE: OPEN SPACE, COMPLIANCE TO SBD GUIDELINE & PRESCRIBED WINDOW CALCULATIONS

SCALE: 1:100 @A1
DRAWING NO. L05-AR-406 (F)

CLIENT: HONG KONG SCIENCE & TECHNOLOGY PARKS CORPORATION
8/F, BIO-INFORMATICS CENTER, NO.2 SCIENCE PARK WEST AVENUE, HKSTP
T 852 2029 1818 F 852 2029 1833 www.hkstp.org.hk

ARCHITECT / AUTHORIZED PERSON: LEIGH & ORANGE LTD.
851 CORNET HOUSE, TAKO PLACE, 879 KINGS ROAD HONG KONG
T 852 2899 8000 F 852 2808 0343 E info@leigo.com www.leigo.com

STRUCTURAL CONSULTANT / RSE: WSP
25F ONE KOWLOON, 1 WANG HEE STREET, KOWLOON, HONG KONG
T 852 2579 8899 F 852 2866 9902 www.wsp.com

MEP CONSULTANT: ARUP
801 AT CHEE AVENUE, KOWLOON TONG, HONG KONG
T 852 2328 3031 F 852 2865 4453 www.arup.com

Signature of AP / RSE / RGE's
Designer: Leigh & Orange Ltd.
LAI Kai-fan, Melynn
FOR AND ON BEHALF OF LEIGH & ORANGE LTD.
BO'S OFFICIAL USE