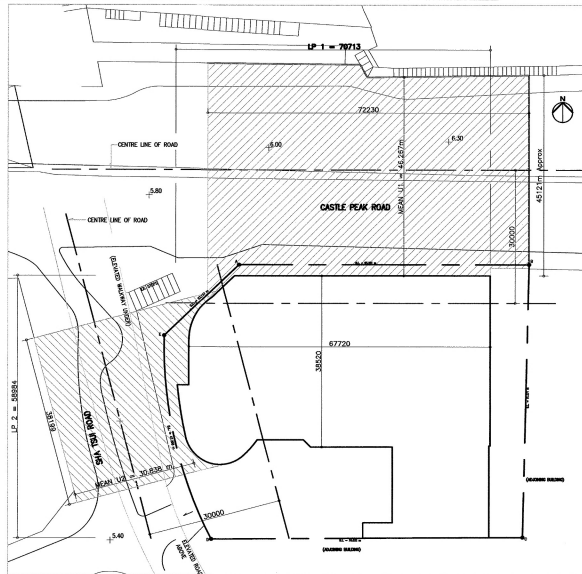


BUILDING SEPARATION ASSESSMENT



PROJECTED FACADE LENGTH (Lp) OF BUILDING (AT LOW ZONE)

SCALE 1 : 600

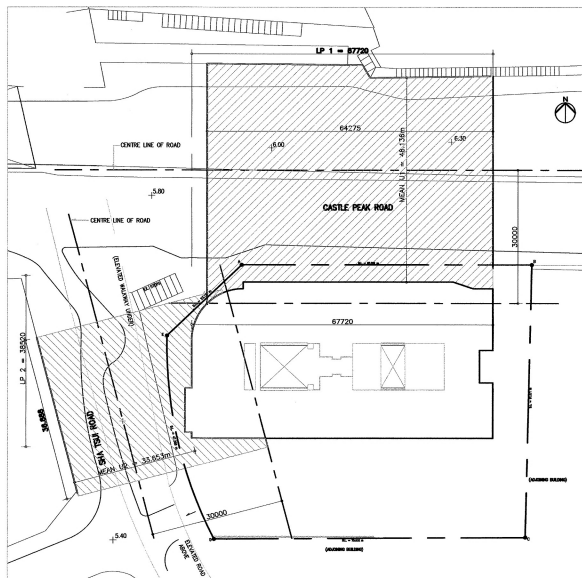
MAXIMUM (Lp) = U x 5
 3,341.805 s.m. / 72.230 = 46.266 (mean u1)

1,196.598 s.m. / 38.199 = 31.325 (mean u2)

LEAST u = mean u2 = 31.325 m

MAX. (Lp) u x 5 = 31.325 x 5 = 156.625 m

CONTINUOUS PROJECTED FACADE LENGTH PROVIDED = 72.230 m < 156.625 m



PROJECTED FACADE LENGTH (Lp) OF BUILDING (AT MID & HIGH ZONE)

SCALE 1 : 600

3,102.958 s.m. / 64.275 = 48.276 (mean u1)

1,226.543 s.m. / 36.888 = 33.245 (mean u2)

LEAST u = mean u2 = 33.245 m

MAX. (Lp) u x 5 = 33.245 x 5 = 166.225 m

CONTINUOUS PROJECTED FACADE LENGTH = 64.275 m < 166.225 m

* PROJECTED FACADE LENGTH OF SHA TSUI ROAD IS LESS THAN 60M
 HENCE, THE REQUIREMENT OF BUILDING SEPARATION UNDER PHMP
 NO. APP-152 IS NOT APPLICABLE.

SITE COVERAGE OF GREENERY AREA CALCULATION

SITE COVERAGE OF GREENERY CALCULATION

SITE AREA = 4,719.850 s.m.
 MIN % OF GREENERY REQUIRED UNDER 15m = 10% (471.985 s.m.)
 TOTAL % OF GREENERY REQUIRED = 20% (943.970 s.m.)
 PERMITTED VERTICAL GREENERY REQUIRED = 30% OF 943.970 = 283.191 s.m.

ACTUAL VERTICAL GREENERY AREA

(VG1) (VG2) (VG3) (VG4)
 127.005 + 22.459 + 129.039 + 18.886 = 297.389 s.m. > 283.191 s.m. (30%)

GREENERY PROVIDED UNDER 15M

G/F (G1) = 27.754 s.m.
 (G2) = 18.642 s.m.
 (G3) = 34.446 s.m.
 (G4) = 27.564 s.m.
 (G5) = 10.670 s.m.
 (G6) = 29.073 s.m.
 (G7) = 7.329 s.m.
 (G8) = 7.605 s.m.
 (G9) = 88.319 s.m.
 VG1-4, 30% OF 943.970 = 283.191 s.m.
 TOTAL = 334.583 s.m. > 471.985 s.m. (10%)

3/F (G10) = 96.854 s.m.
 (G11) = 318.510 s.m.
 TOTAL = 949.957 s.m. > 943.970 s.m. (20%)

G/F VERTICAL GREENERY OF (VG2)

AREA = 22.459 s.m. (by computer calculation)

G/F VERTICAL GREENERY OF (VG1)

AREA = 127.005 s.m. (by computer calculation)

(REFER TO DWG NO. 206 (j))

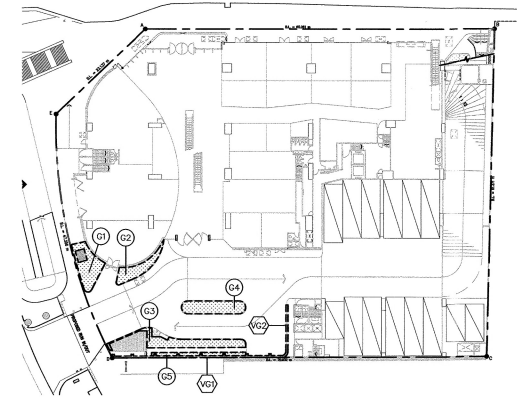
1/F VERTICAL GREENERY OF (VG3)

AREA = 129.039 s.m. (by computer calculation)

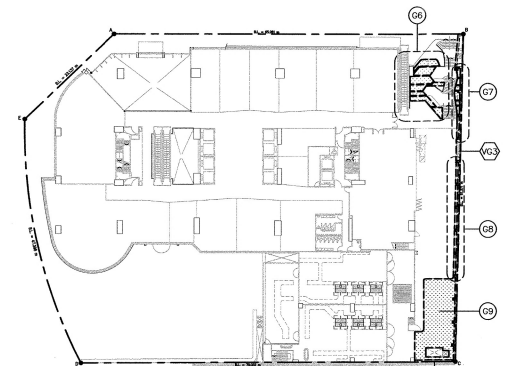
(REFER TO DWG NO. 205 (j))

1/F VERTICAL GREENERY OF (VG4)

AREA = 18.886 s.m. (by computer calculation)

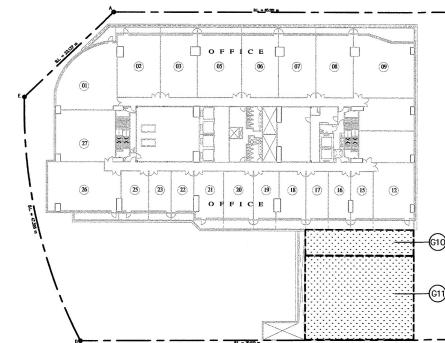


G/F GREENERY AREA DIAGRAM



1/F GREENERY AREA DIAGRAM

Note: This plan has been processed in accordance with the provisions of the Building Ordinance and the provisions of section 142(2)(c) of the Buildings Ordinance as of particular relevance in this regard.



3/F GREENERY AREA DIAGRAM

Plan Approved
 NGUYEN CHI-MING
 Senior Building Surveyor
 for BUILDING AUTHORITY
 18 JUL 2022

B. D. REFERENCE :
 2/9022/18
 F. S. D. REFERENCE :
 8/4173

NO.	REVISION	MN/	JA/	DATE
	GENERAL REVISION			06/2022
PL/	MN/	JA/		
	AS APPROVED BY BD ON 21/03/2022			
	AS APPROVED BY FSD ON 07/03/2022			
k	GENERAL REVISION			01/2022
	PL/signed MN/ signed JA/signed			
	AS APPROVED BY BD ON 06/12/2021			
	AS APPROVED BY FSD ON 20/12/2021			
j	GENERAL REVISION			11/2021
	PL/signed MN/ signed JA/signed			
	AS APPROVED BY BD ON 16/09/2021			
	AS APPROVED BY FSD ON 23/09/2021			
h	GENERAL REVISION			07/2021
	PL/signed MN/ signed JA/signed			
	AS APPROVED BY BD ON 01/09/2020			
	AS APPROVED BY FSD ON 07/10/2020			
g	GENERAL REVISION			07/2020
	ML/signed MN/ signed EC/signed			
	AS APPROVED BY BD ON 31/03/2020			
	AS APPROVED BY FSD ON 05/05/2020			
f	GENERAL REVISION			03/2020
	ML/signed MN/ signed EC/signed			
	AS APPROVED BY BD ON 07/11/2019			
	AS APPROVED BY FSD ON 20/11/2019			
e	GENERAL REVISION			10/2019
	ML/signed MN/ signed EC/signed			
	AS APPROVED BY BD ON 16/07/2019			
	AS APPROVED BY FSD ON 06/08/2019			
d	GENERAL REVISION			05/2019
	ML/signed MN/ signed EC/signed			
	AS APPROVED BY BD ON 01/04/2019			
	AS APPROVED BY FSD ON 17/05/2019			
c	GENERAL REVISION			03/2019
	ML/signed MN/ signed EC/signed			
	AS APPROVED BY BD ON 19/10/2018			
	AS APPROVED BY FSD ON 26/09/2018			
b	GENERAL REVISION			08/2018
	ML/signed MN/ signed EC/signed			
	FSD APPROVED ON 22-06-2018			
a	GENERAL REVISION			06/2018
	ML/signed MN/ signed EC/signed			

ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR.
 ON A 1:500 SCALE DRAWINGS, THIS DRAWING IS NOT FOR CONTRACTOR'S PURPOSES UNLESS EXPRESSLY SO STATED.
 THIS DRAWING SPECIFICALLY IDENTIFIES ARRANGEMENTS FOR THE PROVISION AND MAINTENANCE OF THE PROPOSED GREENING WORKS. THE CONTRACTOR AND OTHERS SHALL BE RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF THE PROPOSED GREENING WORKS IN CONNECTION WITH ANY WORK UNDER THE PROVISIONS OF THE BUILDING ORDINANCE AND THE PROVISIONS OF SECTION 142(2)(c) OF THE BUILDINGS ORDINANCE AS OF PARTICULAR RELEVANCE IN THIS REGARD.

YING SAT HUNG
 HKIA AUTHORIZED PERSON

FOR B. D. SUBMISSION
 Stage II : The works shown on these plans are Type II works

General Building Works
 (Amendments)

In respect of which case: is applied for the purpose of Part 2A of the Building Ordinance under regulation 33 of the Building (Administration) Regulations.

ISSUED DATE :

PROJECT :

PROPOSED COMMERCIAL REDEVELOPMENT ON R.P. OF T.W.I.L. NO.28, NO.1 SHA TSUI ROAD TSUEN WAN N.T.

TITLE :
 DEMONSTRATION OF SBD GUIDELINES COMPLIANCE
 BLDG SEPARATION PERMEABILITY, GREENERY

DRAWN BY : PL/signed	JOB NO. : 1803
CHECKED BY : MN/signed	
APPROVED BY : EC/signed	DRAWING NO. : 218
SCALE : AS SHOWN	
DATE : 01/2018	REVISION : ()

MLA ARCHITECTS (HK) LTD
 馬理建築師事務所 (香港) 有限公司

RECEIVED BY
 2022 JUL 12 A 9:14
 R.A.D. (Building) (SBDPA)
 BUILDINGS DEPARTMENT