SUSTAINABLE BUILDING DESIGN GUIDELINES (SBDG)

SITE AREA : = 23239.000 m² > 20000m²
HEIGHT OF BUILDING : = 59.205 < 60 m
LEVEL ZERO : = 5.795 mPD

SBDG (PNAP APP-152)		DWG. NO. DEMONSTRATING COMPLIANCE
BUILDING SEPARATION		
PARA.4	SITE AREA > 20,000m² AND H < 60m	MIN. P = 20% ; 25%	A/GBP/S5 A/GBP/S6
APPENDIX B	MAX. CONTINUOUS PROJECTED FACADE LENGTH (Lp) OF BUILDING(S) ABUTS ON A STREET	YES	A/GBP/S4a
BUILDING SET BACK		
PARA.7	BUILDING ABUTS ON A NARROW STREET LESS THAN 15m WIDE	NO	A/GBP/S4
SITE COVERAGE OF GREENERY		
PARA.10	SITE AREA > 20,000m²	MIN. S.C. OF GREENERY =30% (MIN.15% AT PRIMARY ZONE)	A/GBP/S4

SITE COVERAGE OF GREENERY
SCALE 1:500

LEGEND:

■ = GREENERY AT PRIMARY ZONE (yellow)
■ = COVERED GREENERY AT PRIMARY ZONE (dark green)
■ = WATER FEATURE (blue)
■ = GREENERY AT NON-PRIMARY ZONE (light green)
— = VERTICAL GREENING AREA AT PRIMARY ZONE (pink)

BUILDING STRUCTURES

PLANTER G/F OR 2/F

PROJECTED LINE

EXTENT OF ACCOUNTABLE COVERED GREENERY AREAS

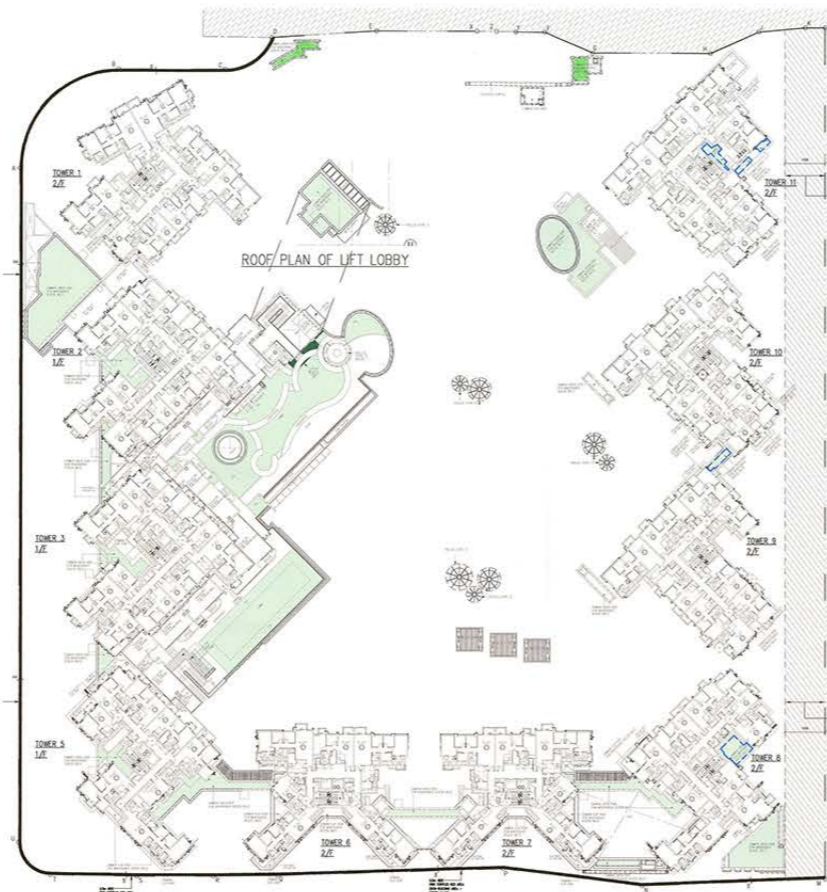TYPICAL SECTION FOR COVERED GREENERY
SCALE 1:100
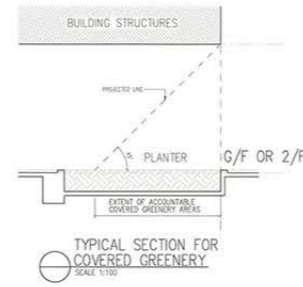
NOTES : IRRIGATION POINTS AND DRAINAGE PROVISION WOULD BE PROVIDED AT GREENERY AREAS TO FACILITATE FUTURE MAINTENANCE
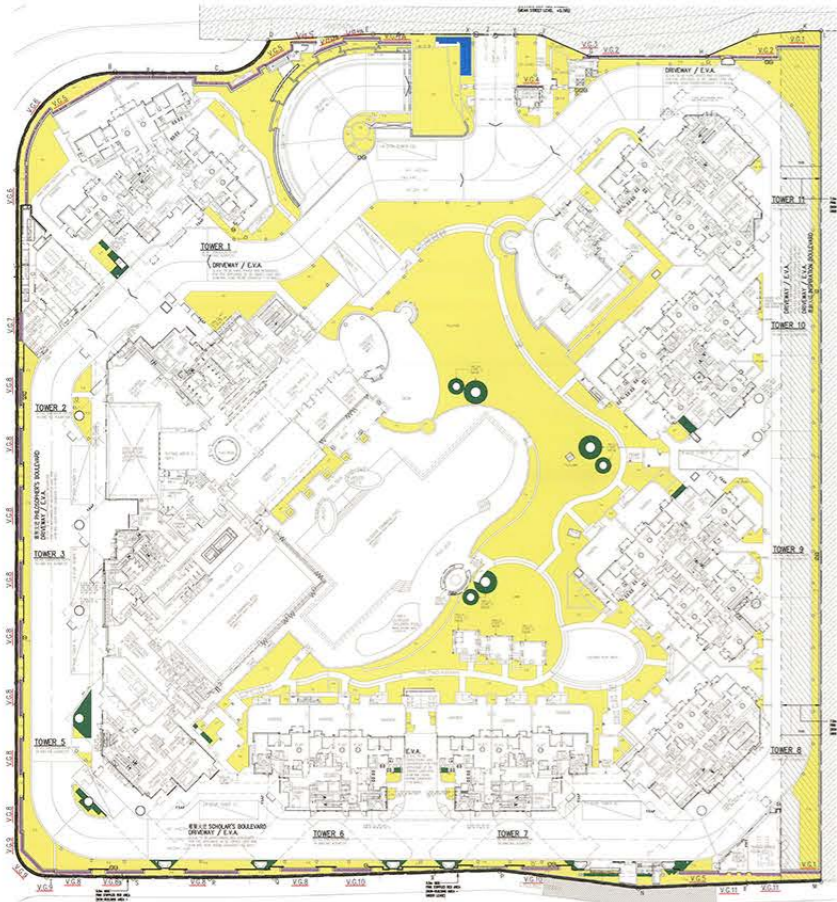
GROUND FLOOR PLAN (1ST OP / 1ST OP + 2ND OP)

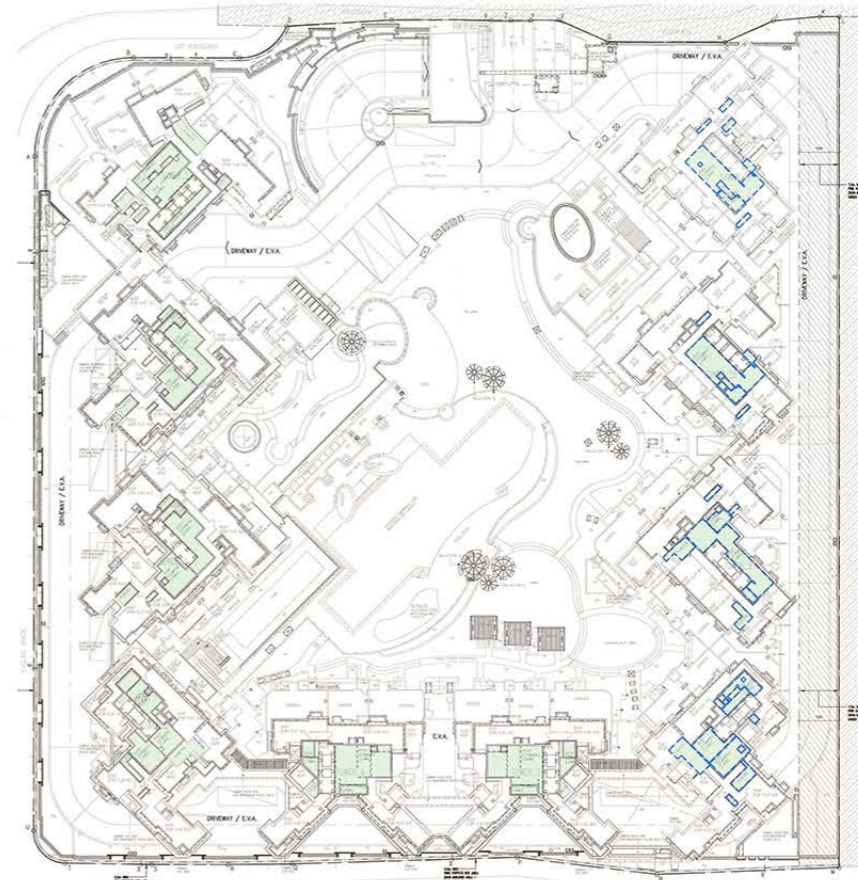|	
TOTAL GREENERY AREA AT PRIMARY ZONE =	4205.995
TOTAL COVERED GREENERY AREA AT PRIMARY ZONE = 124.127 m² / 2 =	62.064
TOTAL WATER FEATURE AT PRIMARY ZONE = 17.334 m² / 2 =	8.667
TOTAL VERTICAL GREENING AREA AT PRIMARY ZONE =	616.493
TOTAL =	4943.215

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

TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	1170.916 m²
TOTAL COVERED GREENERY AREA AT PRIMARY ZONE = 6.785 m² / 2 =	3.393 m²
TOTAL =	1103.35

LEV. +13.05 FLOOR PLAN (2ND OP)

TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	35.959

LEV. +13.05 FLOOR PLAN (1ST OP)

TOTAL GREENERY AREA = 1109.315 m² - 35.959 m² =	1088.398 m²

(##) DATA EXTRACTED FROM BD REF: BD 2/9059/15 DRAWING NO. A/GBP/42b APPROVED ON 11 JAN 2019

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

TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	924.870 m²

MASTER LAYOUT FLOOR PLAN (2ND OP)

TOTAL GREENERY AREA AT NON-PRIMARY ZONE =	356.817

MASTER LAYOUT FLOOR PLAN (1ST OP)

TOTAL GREENERY AREA = 924.870 m² - 356.817 m² = 568.053 m²

SITE COVERAGE OF GREENERY (1ST OP)

SITE AREA (PRORATA FIGURES) = 23239.000 x G.F.A. AT PHASE 1 / G.F.A. UPON COMPLETION OF PHASE 1 + PHASE 2

= 23239.000 x 49047.908 / 83684.633 (A/GBP/P60)
= 13620.474 m²

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

= (①②③) / SITE AREA (PRORATA FIGURES) X 100%

= (4943.215 m² + 3.393 m²) / 13620.474 m² X 100%

= 36.3% % (PROPOSED) > 10% (REQUIRED) i.e. OK

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

= (①②③) / SITE AREA X 100%

= (4943.215 m² + 3.393 m²) / 23239.000 m² X 100%

= 21.4% % (PROPOSED) > 15% (REQUIRED) i.e. OK

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

= (①②③) / SITE AREA X 100%

= (4943.215 m² + 1088.398 m² + 568.053 m²) / 13620.474 m² X 100%

= 48.30% % (PROPOSED) > 20% (REQUIRED) i.e. OK

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

= (①②③) / SITE AREA X 100%

= (4943.215 m² + 1103.35 m² + 924.870 m²) / 23239.000 m² X 100%

= 30.00% % (PROPOSED) > 30% (REQUIRED) i.e. OK

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

= (①②③) / TOTAL REQ. OF GREENERY AREAS X 100%

= 742.7 m² / 13620.474 m² X 100%

= 18.4% % (PROPOSED) < 30% (REQUIRED) i.e. OK

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

= (①②③) / TOTAL REQ. OF GREENERY AREAS X 100%

= 742.7 m² / 23239.000 m² X 100%

= 10.67% % (PROPOSED) < 30% (REQUIRED) i.e. OK