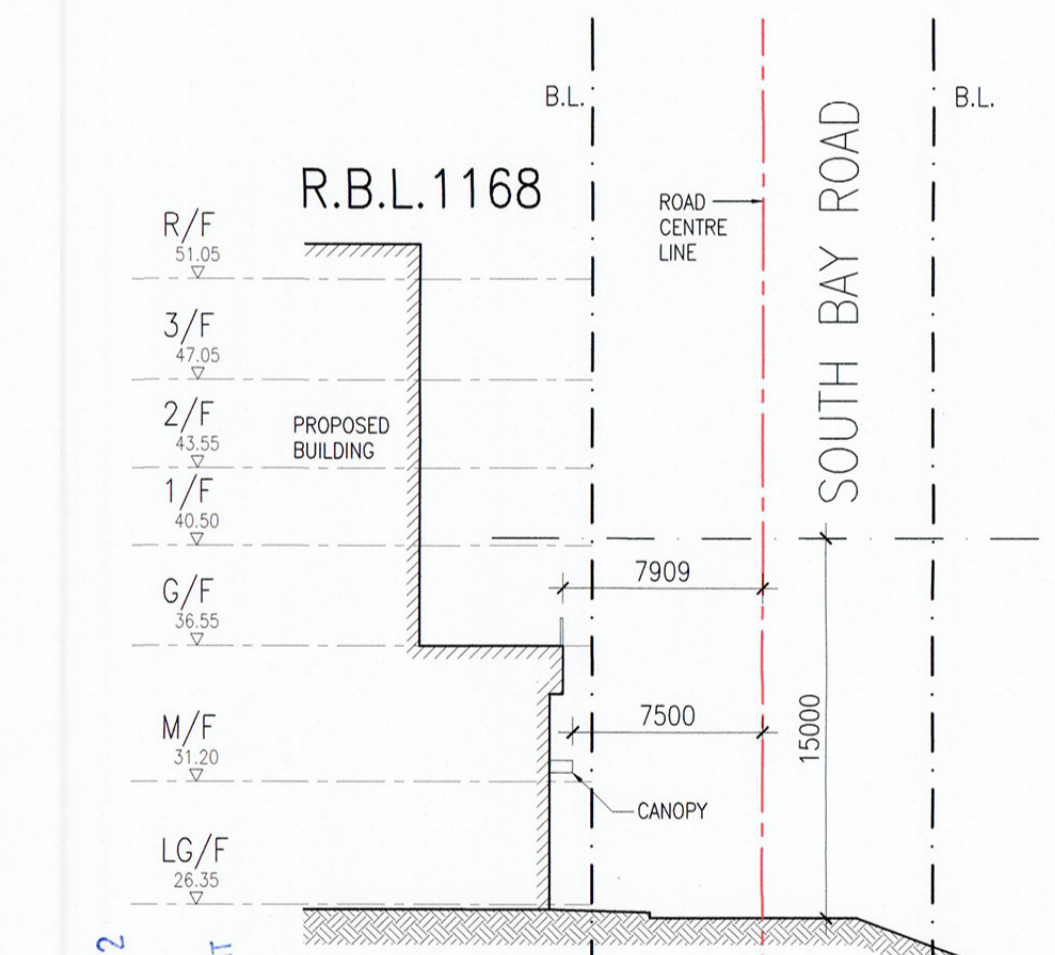


**BUILDING SETBACK AND SEPARATION ASSESSMENT**

**BUILDING SETBACK ASSESSMENT**  
 THE SITE ADJACENT TO A STREET (SOUTH BAY ROAD) OF LESS THAN 15m WIDTH BUILDING SETBACK IS REQUIRED.  
 PROVIDED MIN. BUILDING SETBACK FROM THE CENTRELINE OF THE ROAD = 7.909m > 7.5m (REQ.)

**SUSTAINABLE BUILDING DESIGN ASSESSMENT**  
 SITE AREA = 1338.011 s.m. < 20,000 s.m.  
 PROPOSED BUILDING : ONE TOWER ABOVE A PODIUM  
 MEAN STREET LEVEL (LEVEL ZERO) : 25.925 mPD (REFER TO DWG. NO. AG-04-03)  
 MAX. BUILDING HEIGHT : 25.125 m (REFER TO DWG. NO. AG-04-03)  
 CONTINUOUS PROJECTED FACADE LENGTH (Lp) = 50.092 m < 60m  
 THE SITE AREA IS LESS THAN 20,000 s.m. AND HAVING A CONTINUOUS PROJECTED FACADE LENGTH LESS THAN 60m, THE BUILDING SEPARATION IS NOT REQUIRED.



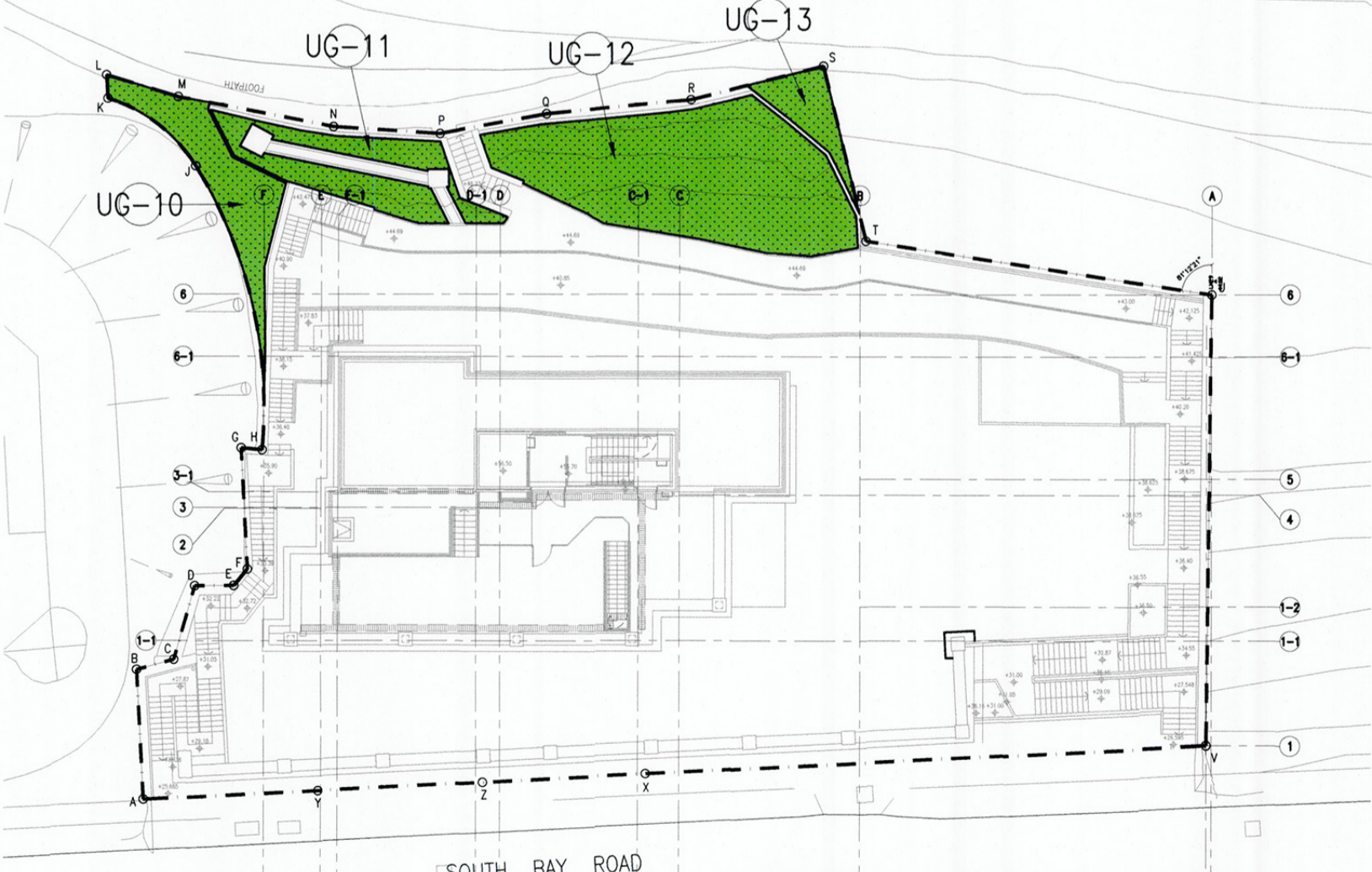
**DIAGRAMMATIC CROSS-SECTION - S1**

RECEIVED BY: 2024 FEB - 1 P 4:12

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.

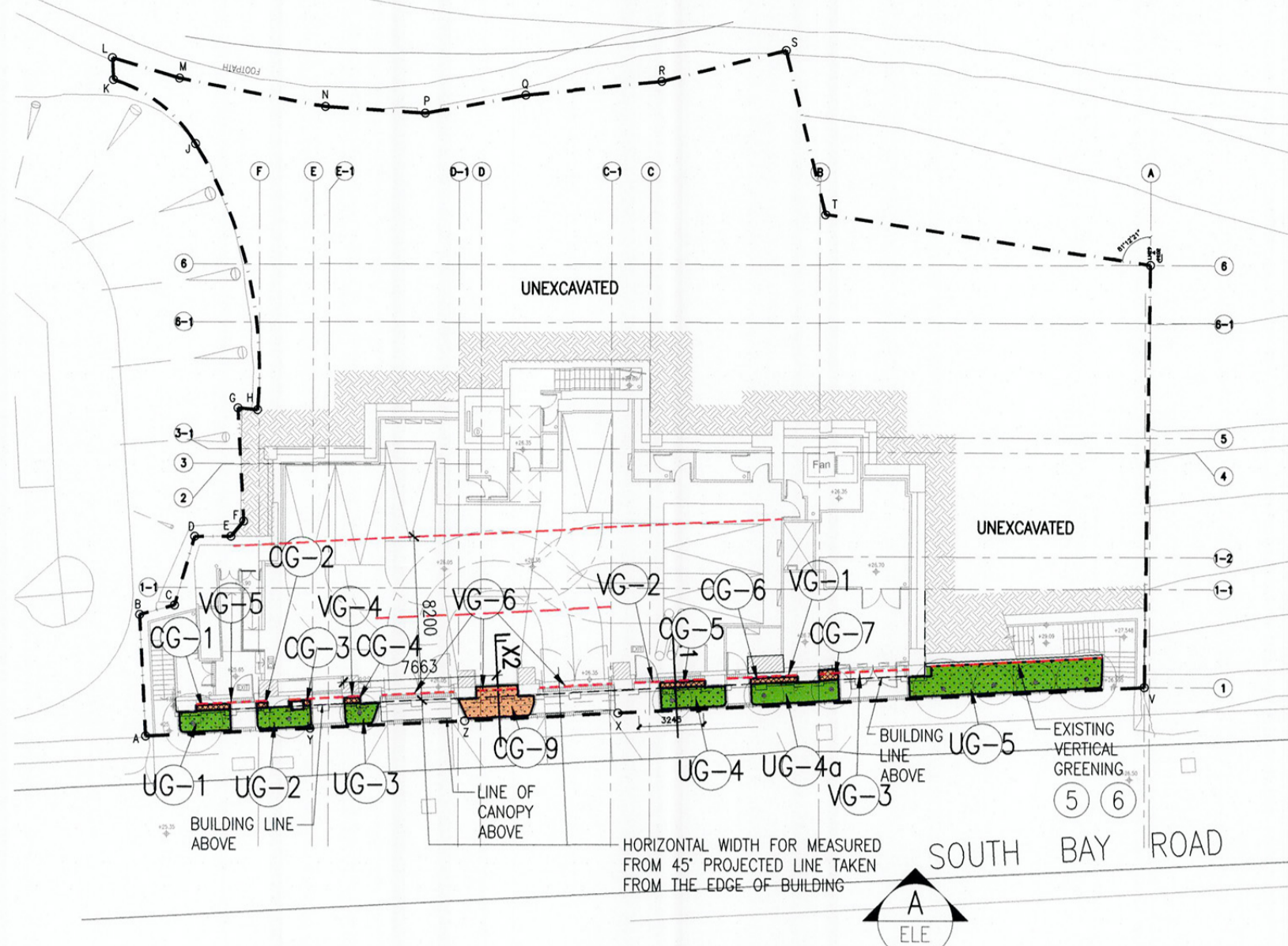
**GREENERY AREA CALCULATIONS ABOVE 15m**

MARK	AREA (s.m.)
UG-10	24.863
UG-11	24.901
UG-12	85.205
UG-13	9.877
<b>SUB-TOTAL</b>	<b>144.846</b>



**GREENERY DIAGRAM ABOVE 15m**

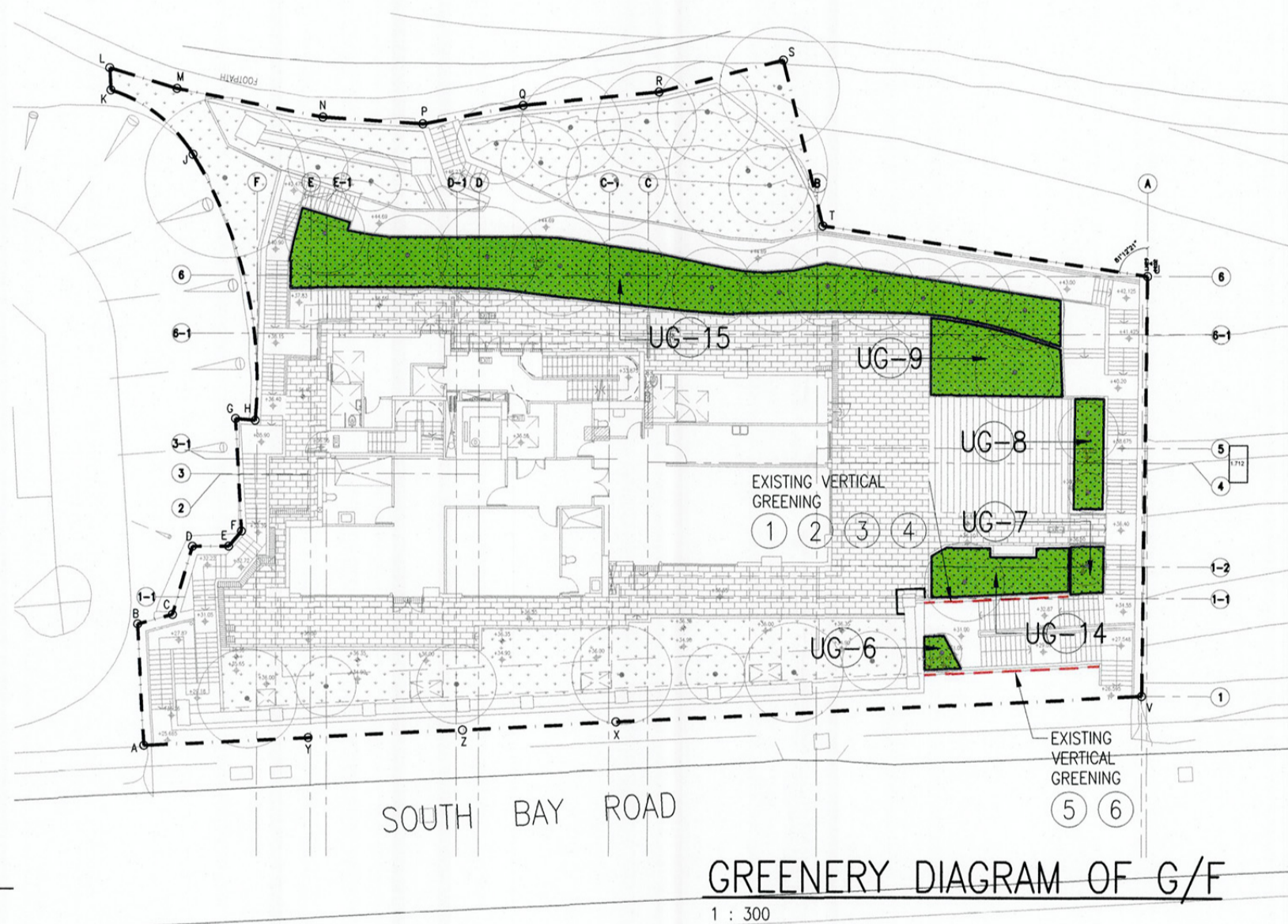
VERTICAL GREENING (ACCOUNTABLE)	=	30% OF TOTAL GREENERY AREA	=	80.280 s.m.	-	50% ACCOUNTABLE GREENERY AREA	=	3.799 s.m.
	=	80.280 s.m.					=	76.481 s.m.



**GREENERY DIAGRAM OF LG/F**

**GREENERY AREA CALCULATIONS ON LG/F**

MARK	AREA (s.m.)
UG-1	2.622
UG-2	2.710
UG-3	1.555
UG-4	3.336
UG-4a	4.537
UG-5	13.945
<b>SUB-TOTAL</b>	<b>28.704</b>

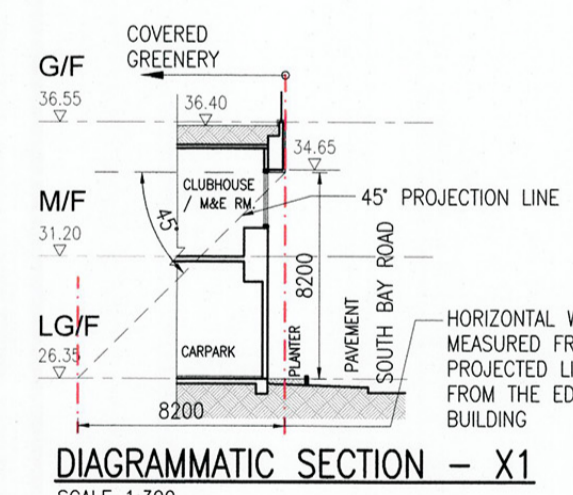


**GREENERY DIAGRAM OF G/F**

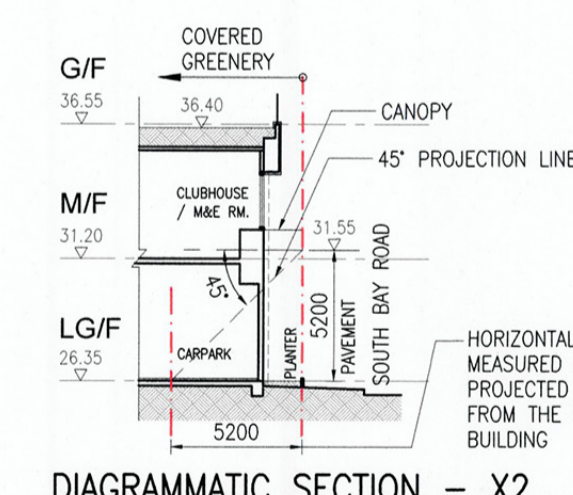
**COVERED GREENERY AREA ON LG/F (FOR 50% ACCOUNTABLE GREENERY AREA) (PARA. 1 (ii) OF APPENDIX D OF PNPAP APP-152)**

CG-1	0.486
CG-2	0.154
CG-3	0.155
CG-4	0.226
CG-5	0.650
CG-6	0.683
CG-7	0.511
CG-9	4.733
<b>SUB-TOTAL</b>	<b>7.598</b>

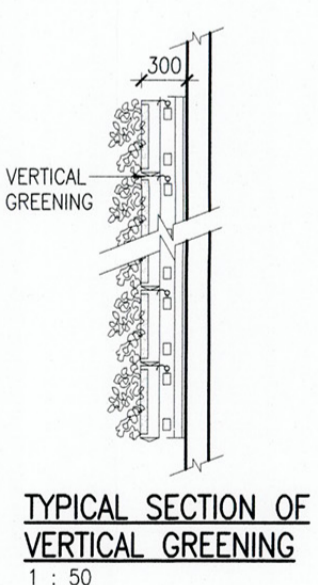
**50% ACCOUNTABLE GREENERY AREA ON LG/F**  
 = 7.598 x 50%  
 = 3.799 s.m.



**DIAGRAMMATIC SECTION - X1**

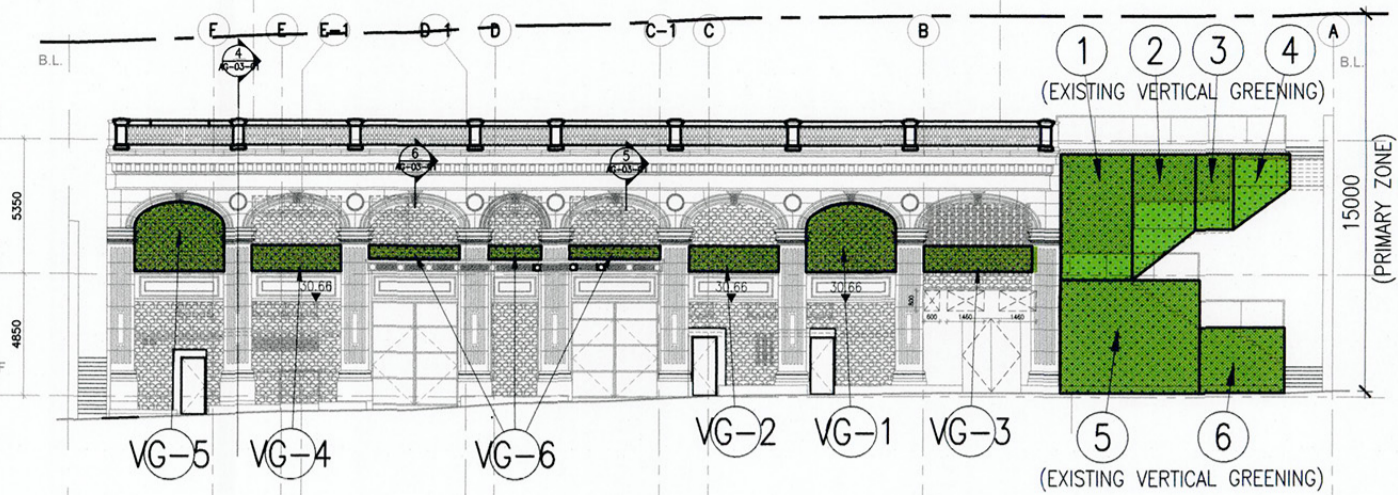


**DIAGRAMMATIC SECTION - X2**

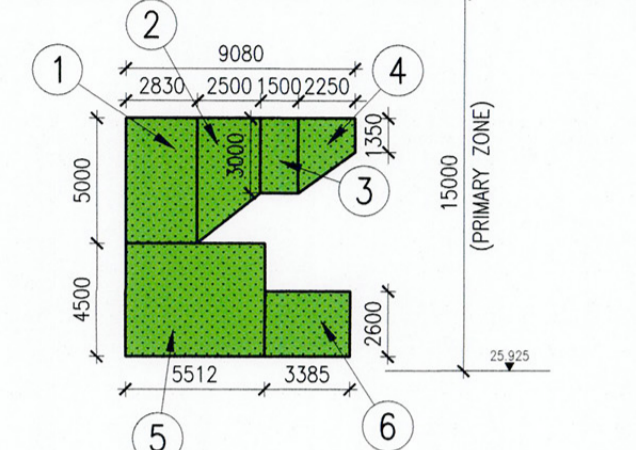


**TYPICAL SECTION OF VERTICAL GREENING**

SITE AREA (s.m.)	REQUIRED MINIMUM SITE COVERAGE OF GREENERY (PRIMARY ZONE)		REQUIRED MINIMUM SITE COVERAGE OF GREENERY (OVERALL SITE)		PERMITTED MAX. VERTICAL GREENING, COVERED GREENERY, WATER FEATURES, ETC. OF TOTAL REQUIRED GREENERY AREA (PARA. 2 OF APPENDIX D OF APP-152) (LESS THAN 30% OF TOTAL GREENERY AREA)	
	PERCENTAGE	AREA (s.m.)	PERCENTAGE	AREA (s.m.)	PERCENTAGE	AREA (s.m.)
1338.000	<	20000.000	10%	133.800	20%	267.600
<b>GREENERY AREA (s.m.)</b>						
FLOOR	UNCOVERED GREENERY AREA	COVERED GREENERY AREA (100% ACCOUNTABLE) (PARA. 1 (i) OF APPENDIX D OF PNPAP APP-152)	COVERED GREENERY AREA (50% ACCOUNTABLE) (PARA. 1 (ii) OF APPENDIX D OF PNPAP APP-152)	VERTICAL GREENINGS (ACCOUNTABLE) (s.m.)	SUB-TOTAL	PERCENTAGE OF ACTUAL GREENERY AREA
	PRIMARY ZONE	28.704	3.799	76.481	254.164	254.164 / 1338.000 x 100% = 18.99% > 10% (REQUIRED)
PODIUM	144.846	-	-	-	144.846	399.010 / 1338.000 x 100% = 29.821% > 20% (REQUIRED)
<b>GRAND TOTAL GREENERY AREA</b>					<b>399.010</b>	<b>399.010 / 1338.000 x 100% = 29.821% &gt; 20% (REQUIRED)</b>
<b>TOTAL COVERED GREENERY / VERTICAL GREENING (ACCOUNTABLE) = 3.799 + 76.481 = 80.280 s.m.</b>						<b>80.280 s.m. (PERMITTED)</b>

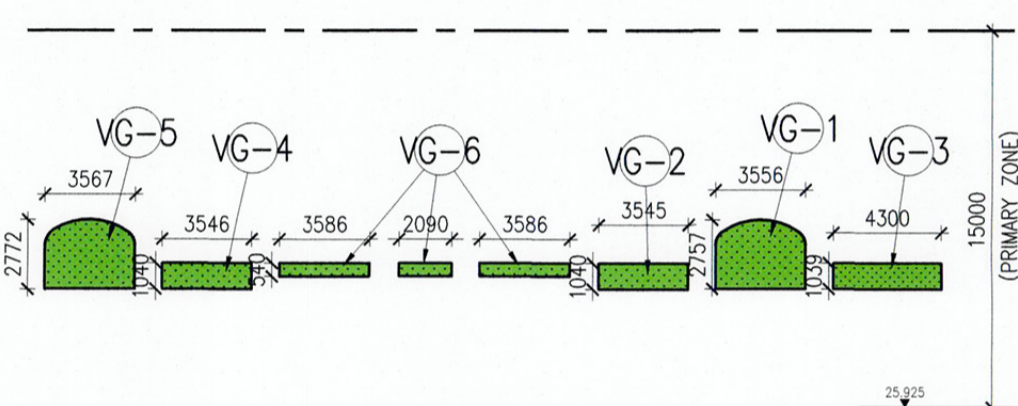


**ELEVATION A OF VERTICAL GREENING**



**DIAGRAM OF VERTICAL GREENING**

1	14.150 s.m.	4	4.894 s.m.
2	10.000 s.m.	5	24.804 s.m.
3	4.500 s.m.	6	8.801 s.m.



**DIAGRAM OF VERTICAL GREENING**

VG-1	9.012 s.m.
VG-2	3.683 s.m.
VG-3	4.468 s.m.
VG-4	3.687 s.m.
VG-5	9.070 s.m.
VG-6	4.990 s.m.

**VERTICAL GREENING AREA CALCULATIONS**

MARK	AREA (s.m.)
1 (EXISTING)	14.150
2 (EXISTING)	10.000
3 (EXISTING)	4.500
4 (EXISTING)	4.894
5 (EXISTING)	24.804
6 (EXISTING)	8.801
VG-1	9.012
VG-2	3.683
VG-3	4.468
VG-4	3.687
VG-5	9.070
VG-6	4.990
<b>TOTAL</b>	<b>102.059</b>

B.D. REF. BD 2/2012/20

F.S.D. REF.

**LEGEND:**  
 UNCOVERED GREENERY AREA  
 COVERED GREENERY AREA (100% ACCOUNTABLE GREEN AREA) (IN COMPLIANCE WITH PARA. 1 (i) OF APPENDIX D OF PNPAP APP-152)  
 COVERED GREENERY AREA (50% ACCOUNTABLE GREEN AREA) (IN COMPLIANCE WITH PARA. 1 (ii) OF APPENDIX D OF PNPAP APP-152)  
 VERTICAL GREENING

DATE	REVISION NO.	DESCRIPTION
07-02-24	J	10TH SUBMISSION
19-10-23	H	9TH SUBMISSION
06-09-23	G	8TH SUBMISSION
12-07-23	F	7TH SUBMISSION
24-05-23	E	6TH SUBMISSION
06-12-22	D	5TH SUBMISSION
17-05-22	C	2ND SUBMISSION
05-05-21	B	RE-SUBMISSION
18-01-21	A	RE-SUBMISSION
12-10-20	-	1ST SUBMISSION

**AGC DESIGN LTD**  
 architecture urban design interior

1801, 16/F, Tung King Plaza, 255 King's Road, North Point, Hong Kong  
 Tel: (852) 2517186; Fax: (852) 2219153; Email: agc@agcdesign.com.hk

STRUCTURAL CONSULTANT:

**SIU YIN-WAI & ASSOCIATES LTD.**  
 Chartered Engineers.  
 Authorized Persons

**邵賢偉 建築工程師**

CIVIL AND E&M SERVICES CONSULTANT:

**THOMAS ANDERSON & PARTNERS CONSULTING ENGINEERS LIMITED**  
 湯瑪士顧問工程有限公司  
 ADDRESS: ROOM 1001, 10/F, HONG KONG AIRPORT CENTRAL, 1 AIRPORT DRIVE, HONG KONG  
 CHINESE BAY BUILDINGS, TEL: 3886 8778 FAX: 2528 5088

This drawing and design are copyright of the authorized person. No portion may be reproduced without his written permission. Use written dimensions. Measurements to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.

**PROJECT**  
 PROPOSED RESIDENTIAL DEVELOPMENT AT RURAL BUILDING LOT NO. 1168, NO. 39 SOUTH BAY ROAD HONG KONG

**DRAWING TITLE**  
 CALCULATIONS BUILDING SETBACK, SEPARATION & GREENERY

FILE NAME : AG-04-01.DWG

DRAWN BY :

CHECKED BY :

PRINTED DATE :

SCALE : AS SHOWN

JOB NO. DRAWING NO. REV.

J582 AG-04-01 J

ARCHITECT / R.S.E.

Cheng Yan Ying Grace  
 Authorized Person (List of Architects) 07 FEB 2024

BD

FOR OFFICIAL USE

Plus Approved  
 TAI Yuesum Senior Building Surveyor for BUILDING AUTHORITY  
 04 MAR 2024

CODE : S:\4892\_South Bay Road\Draw\Ref\Com\A1-TBLK-GBR