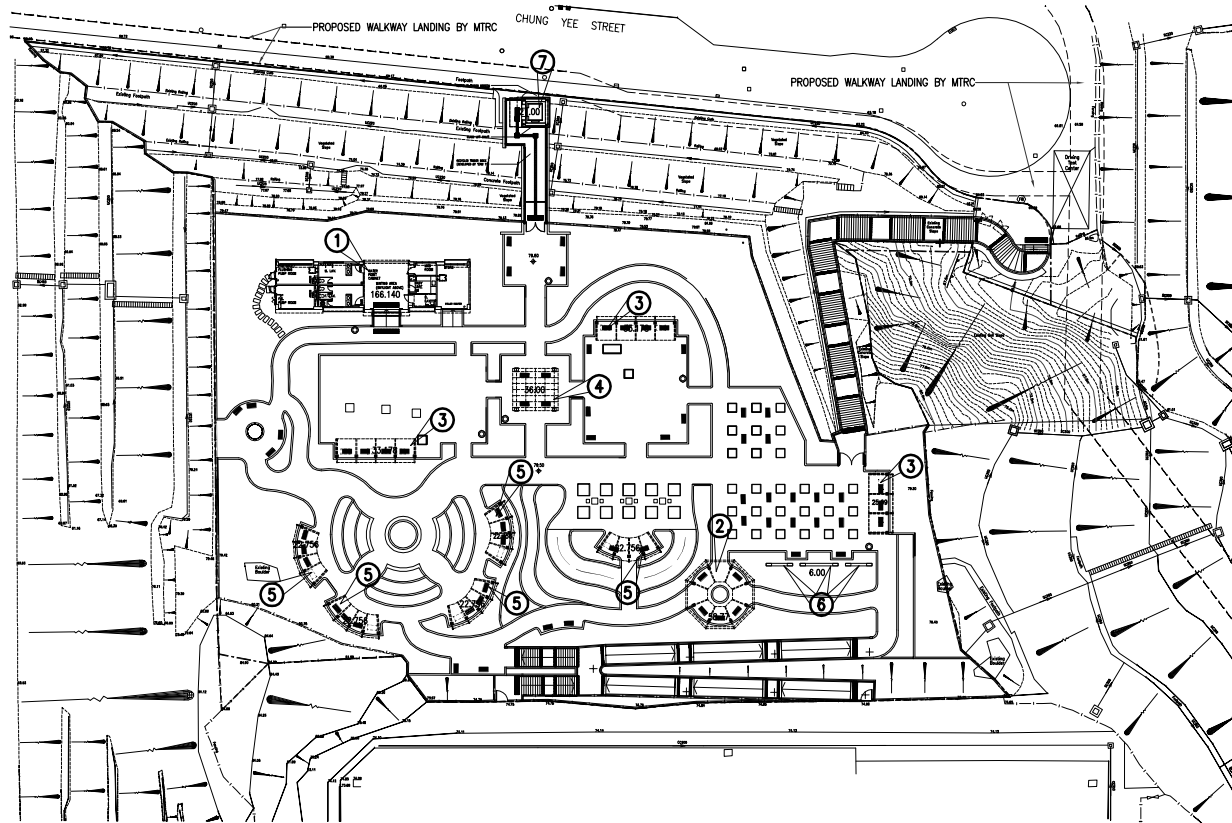


**DIAGRAM FOR SITE COVERAGE CALCULATION**



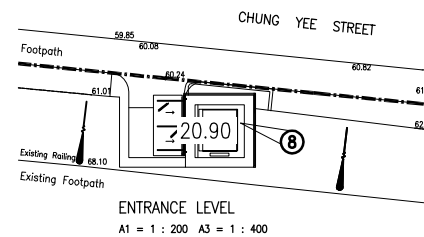
SERVICE AREA (SERVICE BLOCK + LIFT TOWER)  
 BUILT STRUCTURES (PAVILION + CIRCULAR ARBOUR + CURVED ARBOUR STRAIGHT ARBOUR + FEATURE WALL)

SITE COVERAGE CALCULATION		
SERVICE AREA		
1	166.140 x 1	= 166.140 SQ.M
7	21.000 x 1	= 21.000
		<b>= 187.140</b>
BUILT STRUCTURES		
2	58.770 x 1	= 58.770
3	33.178 x 2 + 25.09	= 91.446
4	36.000 x 1	= 36.000
5	22.756 x 5	= 113.780
6	6.000 x 1	= 6.000
		<b>= 305.996</b>
		<b>TOTAL = 493.136 SQ.M</b>
GFA CALCULATION		
SERVICE AREA		
1	166.140 x 1	= 166.140 SQ.M
7	21.000 x 1 + 54.441 x 1	= 75.441
8	20.900 x 1	= 20.900
9	25.354 x 1	= 25.354
10	15.200 x 1	= 15.200
		<b>= 303.035</b>
BUILT STRUCTURES		
2	58.770 x 1	= 58.770
3	33.178 x 2 + 25.09	= 91.446
4	36.000 x 1	= 36.000
5	22.756 x 5	= 113.780
6	6.000 x 1	= 6.000
		<b>= 305.996</b>
		<b>TOTAL = 609.031 SQ.M</b>

**PLOT RATIO AND SITE COVERAGE CALCULATION (UNDER B.D.)**

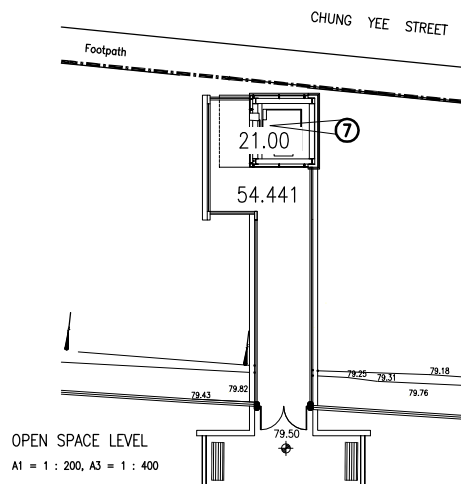
SITE AREA	= 7 739.302 M <sup>2</sup>
CLASS OF SITE	= A
STREET MEAN LEVEL (55.90 MPD + 64.51 MPD) / 2	= 60.205 MPD
BUILDING HEIGHT (MEASURE FROM LOWER STREET MEAN LEVEL)	
84.45 MPD (LIFT TOWER) - 60.205 MPD	= 24.245 M (UNDER 27M)
PERMITTED NON-DOMESTIC PLOT RATIO UNDER BUILDING (PLANNING) REGULATION	= 8.0 (61914.416 M <sup>2</sup> )
PERMITTED SITE COVERAGE UNDER BUILDING (PLANNING) REGULATION (UNDER 24M)	= 89% (6887.98 M <sup>2</sup> )
<b>PROPOSED DEVELOPMENT</b>	
TOTAL G.F.A. OF PROPOSED BUILDING PROVIDED	
SERVICE BLOCK & LIFT TOWER	= 303.035 M <sup>2</sup>
PAVILION & CIRCULAR ARBOUR & CURVED ARBOUR & STRAIGHT ARBOUR & FEATURE WALL & LIFT TOWER	= 305.996 M <sup>2</sup>
<b>TOTAL</b>	<b>= 609.031 M<sup>2</sup></b>
ACTUAL PLOT RATIO PROVIDED	609.031 M <sup>2</sup> / 7739.302 M <sup>2</sup> = 0.0787 < 8.0
ACTUAL PERCENTAGE OF SITE COVERAGE PROVIDED	
SERVICE BLOCK & LIFT TOWER	= 187.140 M <sup>2</sup>
PAVILION & CIRCULAR ARBOUR & CURVED ARBOUR & STRAIGHT ARBOUR & FEATURE WALL	= 305.996 M <sup>2</sup>
<b>TOTAL</b>	<b>= 493.136 M<sup>2</sup></b>
ACTUAL PERCENTAGE OF SITE COVERAGE PROVIDED	493.136 M <sup>2</sup> / 7739.302 M <sup>2</sup> x 100% = 6.372% < 89%

**DIAGRAM FOR LIFT TOWER GFA CALCULATION**



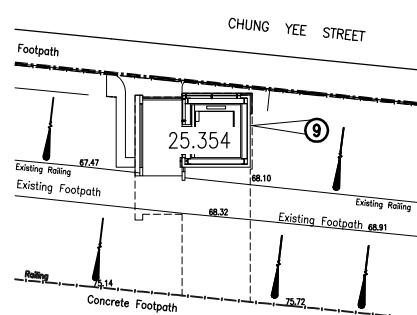
GFA CALCULATION FOR LIFT TOWER

ENTRANCE LEVEL	= 20.900 S.M.
OPEN SPACE LEVEL (21.000 + 54.441 S.M.)	= 75.441 S.M.
EMERGENCY EXIT LEVEL	= 25.354 S.M.
MTRC WALKWAY LEVEL	= 15.200 S.M.
<b>TOTAL</b>	<b>= 136.895 S.M.</b>



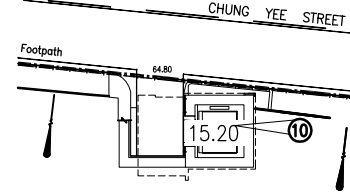
OPEN SPACE LEVEL

A1 = 1 : 200, A3 = 1 : 400
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EMERGENCY EXIT LEVEL

A1 = 1 : 200, A3 = 1 : 400
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MTRC WALKWAY LEVEL

A1 = 1 : 200, A3 = 1 : 400
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**SITE COVERAGE CALCULATION (UNDER ENGINEERING CONDITION) (FOR REFERENCE ONLY)**

PERMITTED BUILDING HEIGHT UNDER ENGINEERING CONDITION	= 10.5 M
PERMITTED SITE COVERAGE UNDER ENGINEERING CONDITION	= 7% ( 541.751 M <sup>2</sup> )
<b>PROPOSED DEVELOPMENT</b>	
BUILDING HEIGHT (MEASURE FROM MEAN FORMATION LEVEL)	
84.45 MPD (LIFT TOWER) - 79.50 MPD	= 4.95 M < 10.5 M
ACTUAL COVERED AREA PROVIDED	
SERVICE BLOCK & LIFT TOWER	= 187.140 M <sup>2</sup>
PAVILION & CIRCULAR ARBOUR & CURVED ARBOUR & STRAIGHT ARBOUR & FEATURE WALL	= 305.996 M <sup>2</sup>
<b>TOTAL</b>	<b>= 493.136 M<sup>2</sup></b>
ACTUAL PERCENTAGE OF SITE COVERAGE PROVIDED	493.136 M <sup>2</sup> / 7739.302 M <sup>2</sup> x 100% = 6.372% < 7%

**SCHEDULE OF SANITARY FITMENTS REQUIREMENT**

LOCATION	USABLE FL. SPACE (M <sup>2</sup> )	SANITARY FITMENTS REQUIREMENT								
		WATER CLOSET		BASIN		URINAL		SINK		
		REQ.	PRO. *	REQ.	PRO. *	REQ.	PRO. *	REQ.	PRO. *	
TOILET BLOCK	N/A	M	-	1	-	2	-	2	-	-
		F	-	3	-	2	-	-	-	-
		D (UNISEX)	-	1	-	1	-	-	-	-
		BABY CARE RM.	-	-	-	-	-	-	-	-

NOTE: \* THE PROVISION WAS BASED ON LCSD'S REQUIREMENT

**SERVICE BUILDING OPENABLE WINDOW AREA CALCULATION:-**

LOCATION	U.F.A. (S.M.)	REQUIRED (S.M.)	PROVIDED (S.M.)
BABY CARE ROOM	7.875	/10 = 0.788	M. V. A. L.
D. LAV.	4.720	/10 = 0.472	2.80 x 0.85 x 80% = 1.904
M. LAV.	16.380	/10 = 1.638	2.60 x 0.95 x 80% = 1.976
F. LAV.	16.380	/10 = 1.638	2.60 x 0.95 x 80% = 1.976

**SCHEDULE OF FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION**

LOCATION	USE	CLASS	COMPARTMENT OF BUILDING		F.R.P. (HOURS)	MINIMUM DIMENSION OF ELEMENTS OF CONSTRUCTION							
			FLOOR AREA (M <sup>2</sup> )	VOLUME (M <sup>3</sup> )		R.C.C. SLAB		R.C.C. BEAM		R.C.C. COLUMN		R.C.C. WALL	
						THICKNESS	COVER TO STEEL	MIN. WIDTH	COVER TO STEEL	MIN.DIMENSION	COVER TO STEEL	MIN.THICKNESS	COVER TO STEEL
TOILET BLOCK	STORE ROOM, LAVATORY & BABY CARE ROOM	-	-	(BELOW 7000 CU.M.)	1	100	20	200	30	200	25	** 75	15
			-	(BELOW 7000 CU.M.)	2	125	35	200	*50	300	35	** 100	25

\* REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.5kg/m<sup>2</sup> WITH 2mm DIAMETER WIRE AT NOT MORE THAN 100mm CENTRES OR A CONTINUOUS ARRANGEMENT OF LINKS AT NOT MORE THAN 200mm CENTRES SHALL BE INCORPORATED IN THE CONCRETE COVER AT A DISTANCE NOT EXCEEDING 20mm FROM THE FACE  
 \*\* R.C. WALL : CONTAINING NOT LESS THAN 1% OF VERTICAL REINFORCEMENT NOT APPLY TO ALL PAVILIONS AND COVERED WALKWAYS.

Notes :

No.	Date	Description	Initial
Revision			
Consultant Project No. 080101			
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<b>TEAM 73 HK Limited</b> urban design urban planning landscape architecture 4/F China Hong Kong Tower 8 Harmony Road Shaan Tin Hong Kong Tel: 2885-8713 Fax: 2885-4829 Email: design@team73.com.hk			
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<b>THOMAS ANDERSON &amp; PARTNERS (H.K.) LIMITED</b> CONSULTING ENGINEERS, BUILDING SERVICES 湯瑪士(香港)有限公司			
Designed	PT/EL	<i>PT/EL</i>	DEC 2011
Drawn	WS/YA	<i>WS/YA</i>	DEC 2011
Checked	TH	<i>TH</i>	DEC 2011
Approved	AL	<i>AL</i>	DEC 2011

Contract No.	SS T320
File No.	
Project No.	420 R0
Consultant Agreement No.	9AS022
Contract	LOCAL OPEN SPACE AT CHUNG YEE STREET, KOWLOON CITY DISTRICT
Drawing Title	SCHEDULE & CALCULATIONS
Drawing No.	AB/2263/GP007
Scale	A1 = 1 : 1500 A3 = 1 : 3000
	(Date)

**ARCHITECTURAL SERVICES DEPARTMENT**