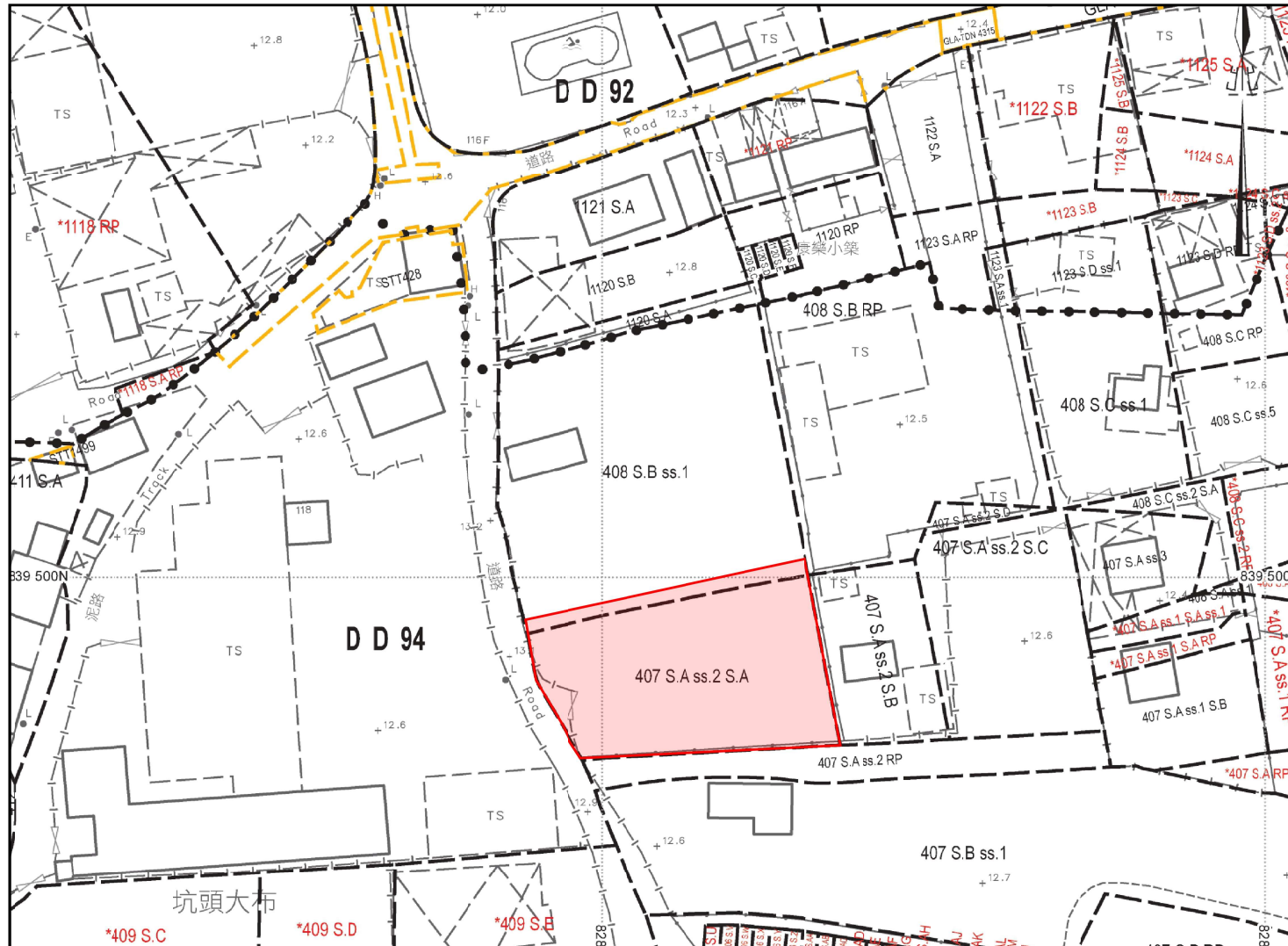


地段索引圖 LOT INDEX PLAN



Legend

 Subject Site

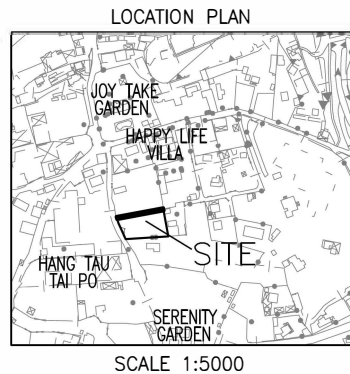
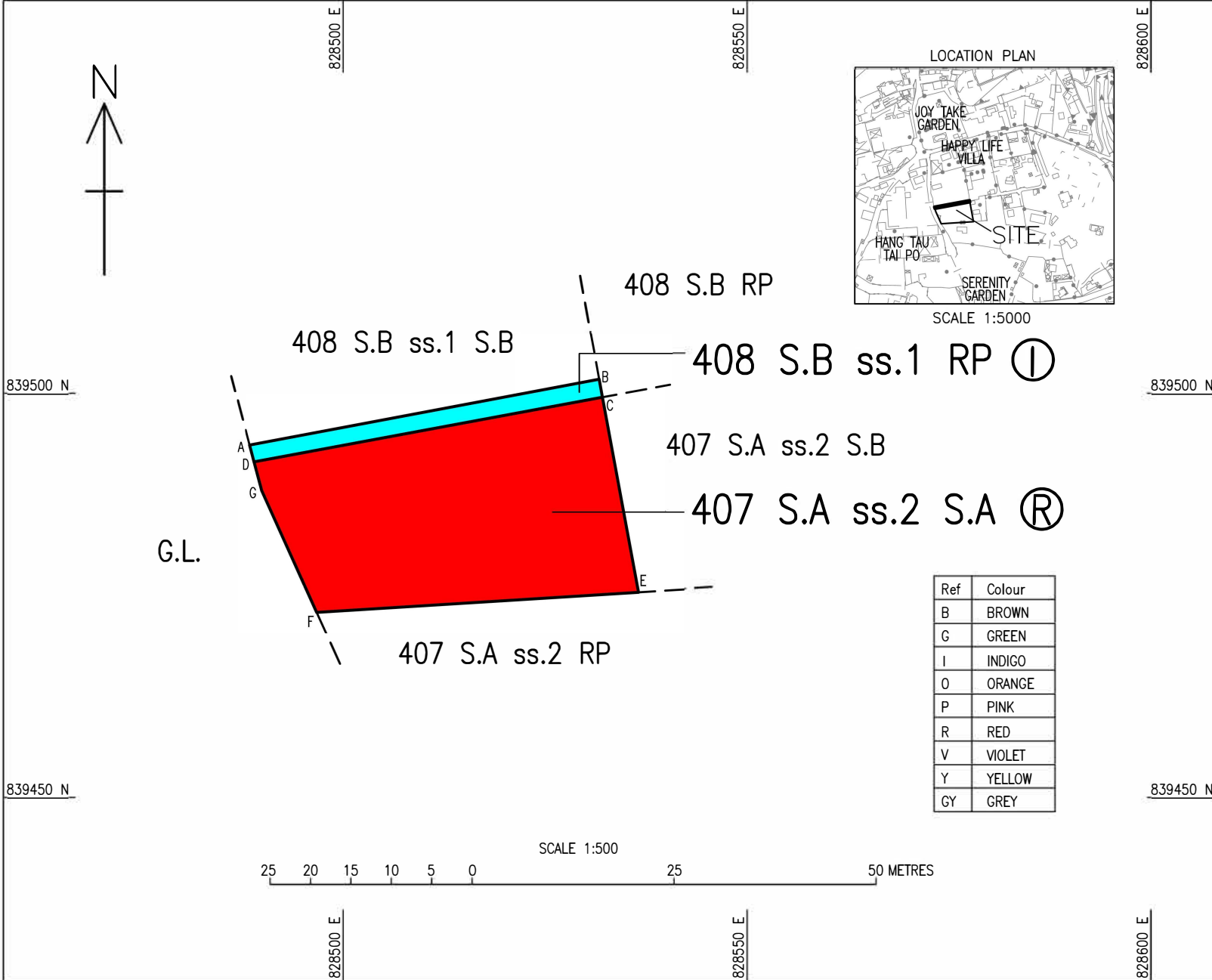
Lot Index Plan of the Subject Site
 (Base Plan Extracted from the Lot Index Plan
 No. ags_S00000111041_0001)

Figure 2

1 : 1 000



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 Unit C, 20/F., Seabright Plaza, 9-23 Shell Street, North Point, Hong Kong.
 Tel : (852) 2566 9988 Fax: (852) 2566 9978 Email: vision@visionplanning.com.hk



LOT COORDINATES & DIMENSIONS

Boundary Point	Bearing	Distance in metres	Northing	Easting
SUBJECT LOT NO. - LOT 407 S.A ss.2 S.A IN D.D.94				
D			839491.591	828488.990
C	79°31'10"	43.826	839499.563	828532.085
E	169°31'10"	24.486	839475.486	828536.539
F	266°26'22"	39.886	839473.009	828496.730
G	335°40'08"	16.497	839488.041	828489.933
D	345°07'26"	3.673	839491.591	828488.990

AREA = 921.0 sq.m. (about)

SUBJECT LOT NO. - LOT 408 S.B ss.1 RP IN D.D.94

A			839493.671	828488.438
B	79°21'11"	43.998	839501.800	828531.678
C	169°41'33"	2.273	839499.563	828532.085
D	259°31'10"	43.826	839491.591	828488.990
A	345°08'07"	2.152	839493.671	828488.438

AREA = 97.0 sq.m. (about)

Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY

TABLE OF AREA

LOT	AREA
LOT 407 S.A ss.2 S.A (colored red)	921.0 sq. m (About)
LOT 408 S.B ss.1 RP (colored indigo)	97.0 sq. m (About)

I, WONG YIU CHO JOSEPH, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land survey plan has been prepared from land boundary surveys that were carried out by me or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the day of 20 .

Dated this day of 20 .

.....
Authorized Land Surveyor

Survey District : NORTH
Date of Survey : AUGUST 2023
Survey Sheet No. : 2-SE-14B, 2-SE-15A
Survey Record Plan : SRP/DN/057/66213/D1

PLAN OF LOT 407 S.A ss.2 S.A
and LOT 408 S.B ss.1 RP in D.D.94

Figure 3
Lot Plan of the Subject Site



The Site and its Surroundings

(Extracted from Government Survey Sheet Nos.: 2-SE-9D & 2-SE-10C & 2-SE-14B & 2-SE-15A and Aerial Photo No. 2022_E146423C taken by Lands Department on 19 Jan 2022)

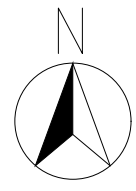


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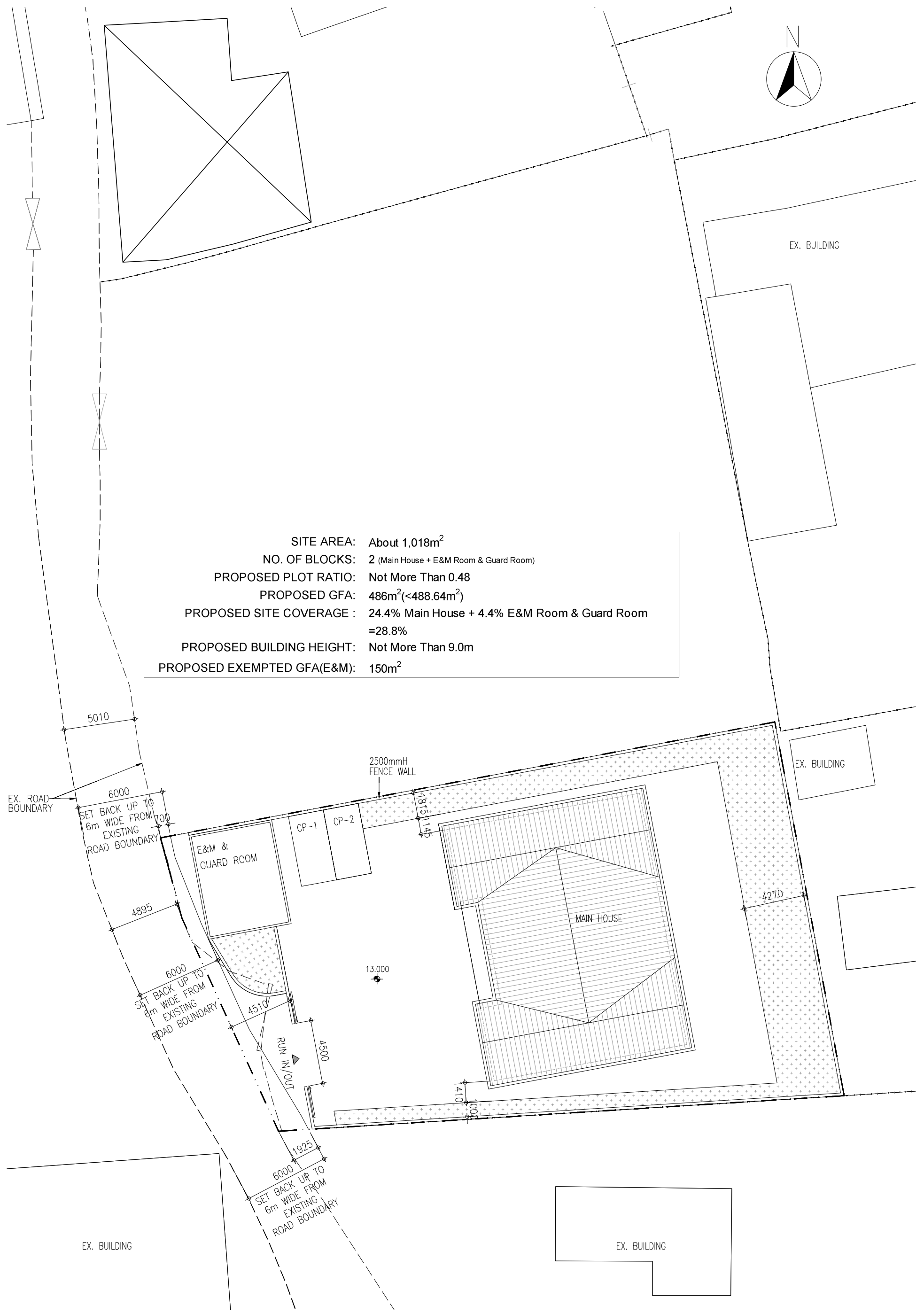
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Tel : (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

Figure 4

1 : 2 000



SITE AREA: About 1,018m²
NO. OF BLOCKS: 2 (Main House + E&M Room & Guard Room)
PROPOSED PLOT RATIO: Not More Than 0.48
PROPOSED GFA: 486m² (<488.64m²)
PROPOSED SITE COVERAGE : 24.4% Main House + 4.4% E&M Room & Guard Room
 =28.8%
PROPOSED BUILDING HEIGHT: Not More Than 9.0m
PROPOSED EXEMPTED GFA(E&M): 150m²



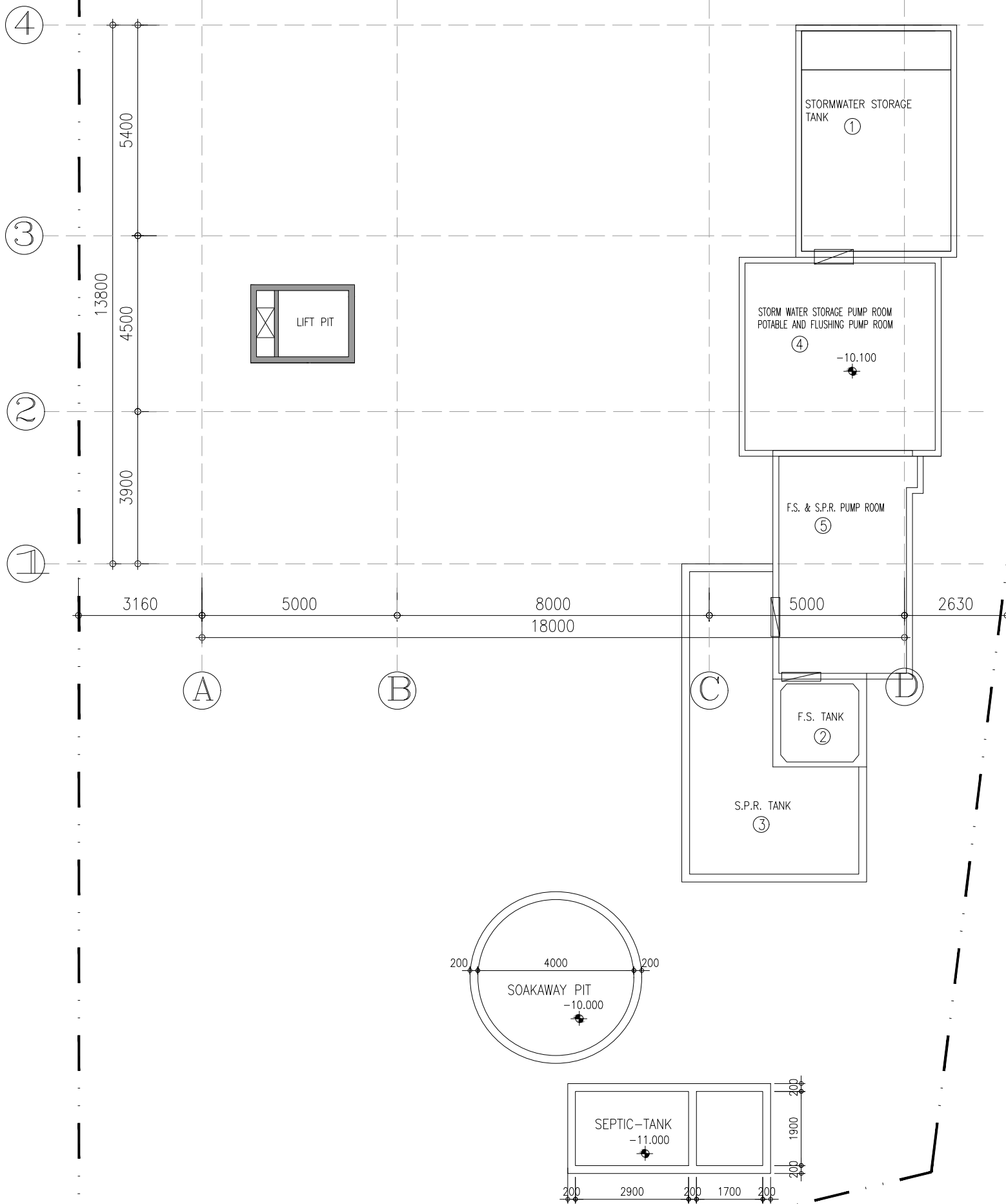
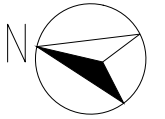
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 INTEGRATED DESIGN AND PROJECT MANAGEMENT SPECIALISTS
 ROOMS, FLOOR 17, CHEUNG TAT CENTRE, 18 CHEUNG LEE STREET,
 CHAI WAN, HONG KONG
 FAX: +852 3891 0118 TEL: +852 2639 0336

DRAWING TITLE **MASTER LAYOUT PLAN**

LEGEND:
 SITE BOUNDARY
 LANDSCAPE AREA

DRAWING NO.	A-01
SCALE	1:250 @ A3
REV.	0
DATE	2024.04.19

Figure 5 - Master Layout Plan



PROPOSED EXEMPTED GFA CALCULATION	
BASEMENT FLOOR	
① STORMWATER STORAGE TANK	About 25 m ²
② F.S. TANK	6 m ²
③ S.P.R. TANK	26 m ²
④ STORM WATER STORAGE PUMP ROOM POTABLE AND FLUSHING PUMP ROOM	27 m ²
⑤ FS/SPRINKLER PUMP ROOM	21 m ²
Total	105 m²

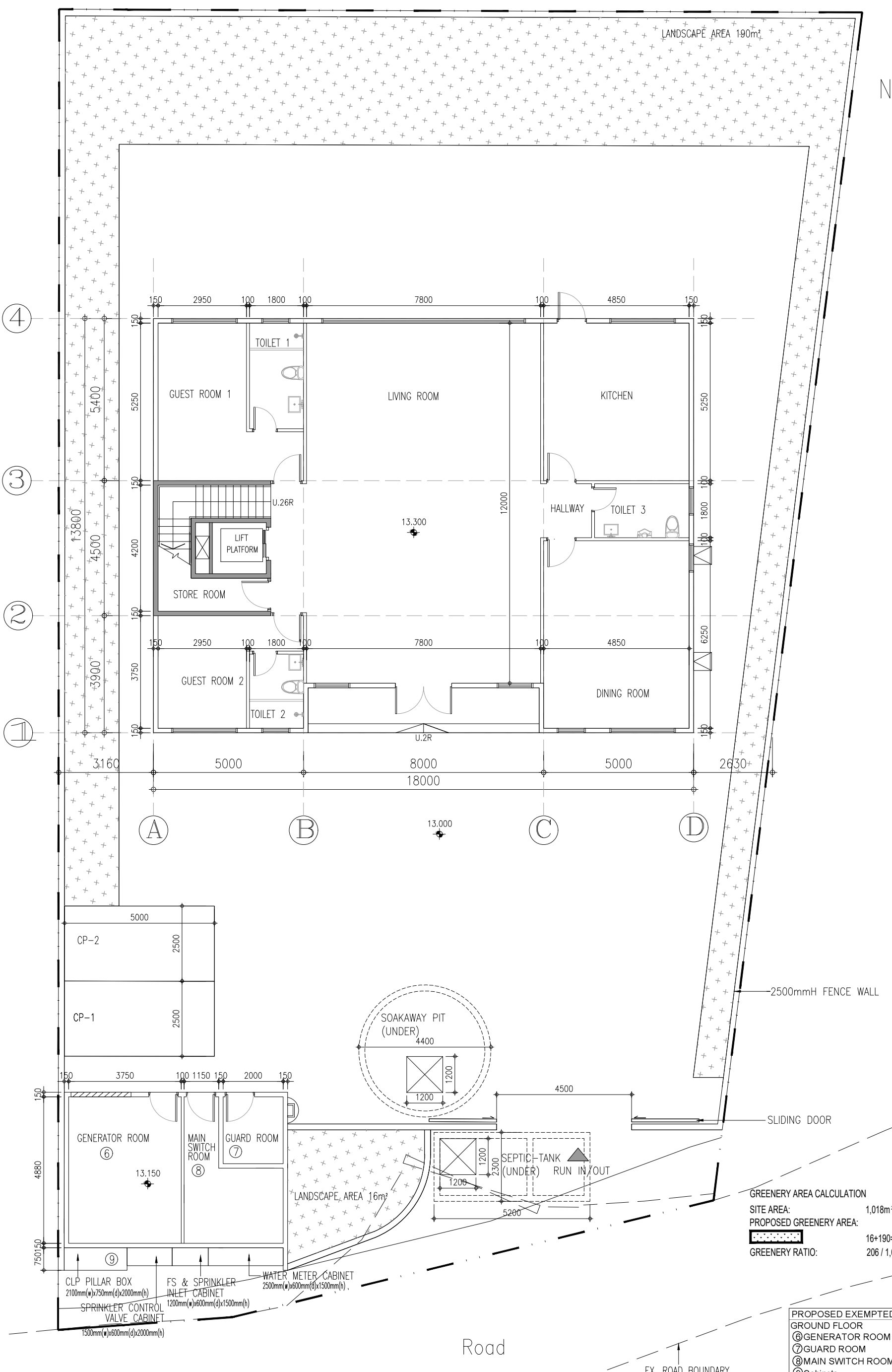
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DRAWING TITLE
BASEMENT FLOOR PLAN

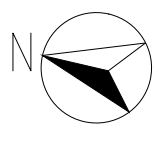
LEGEND:
 SITE BOUNDARY

DRAWING NO.	A-02
SCALE	1:250 @ A3
REV.	0
DATE	2024.04.19

Figure 6 - Basement Floor Plan

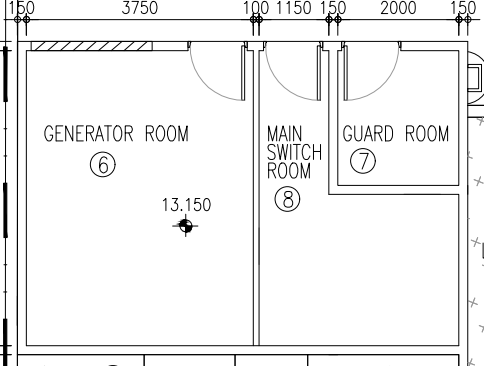
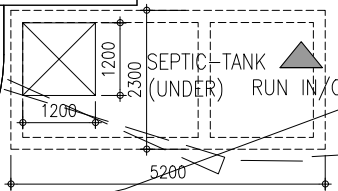
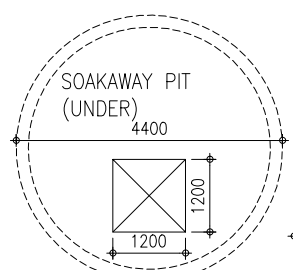
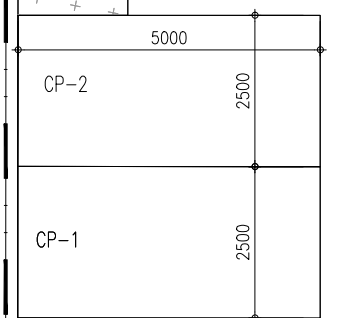


LANDSCAPE AREA 190m²



GREENERY AREA CALCULATION
 SITE AREA: 1,018m²
 PROPOSED GREENERY AREA: 206m²
 GREENERY RATIO: 20.236% > 20%

PROPOSED EXEMPTED GFA CALCULATION	
GROUND FLOOR	About
⑥ GENERATOR ROOM	21 m ²
⑦ GUARD ROOM	6 m ²
⑧ MAIN SWITCH ROOM	12 m ²
⑨ Cabinets	6 m ²
Total	45 m²



2500mmH FENCE WALL
 SLIDING DOOR

Road

EX. ROAD BOUNDARY

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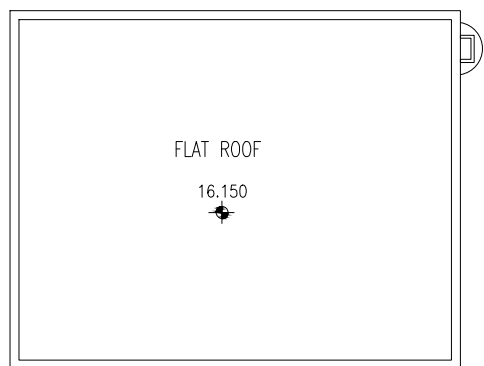
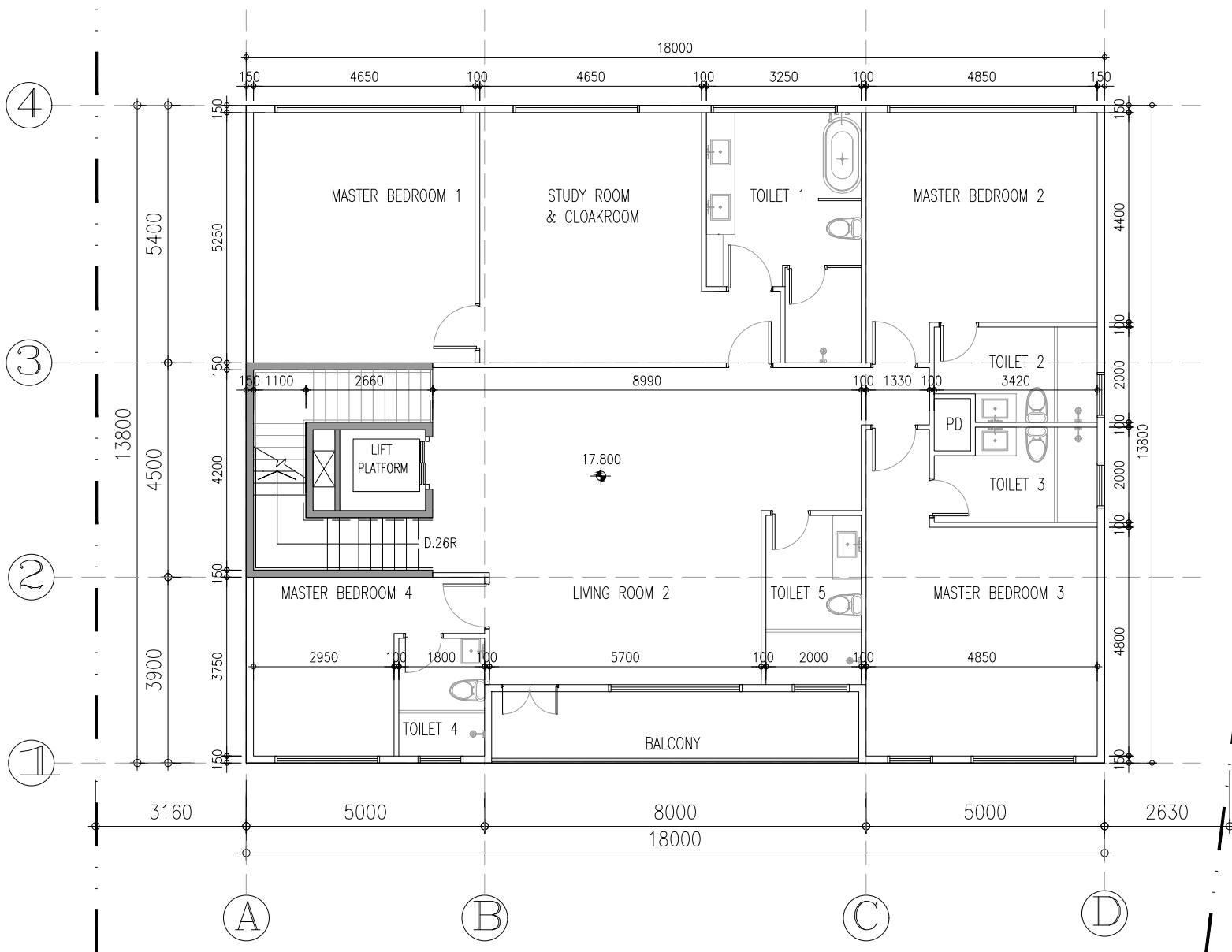
DRAWING TITLE

GROUND FLOOR PLAN

LEGEND:
 SITE BOUNDARY
 LANDSCAPE AREA

DRAWING NO. A-03
 SCALE 1:250 @ A3
 REV. 0
 DATE 2024.04.19

Figure 7 - Ground Floor Plan



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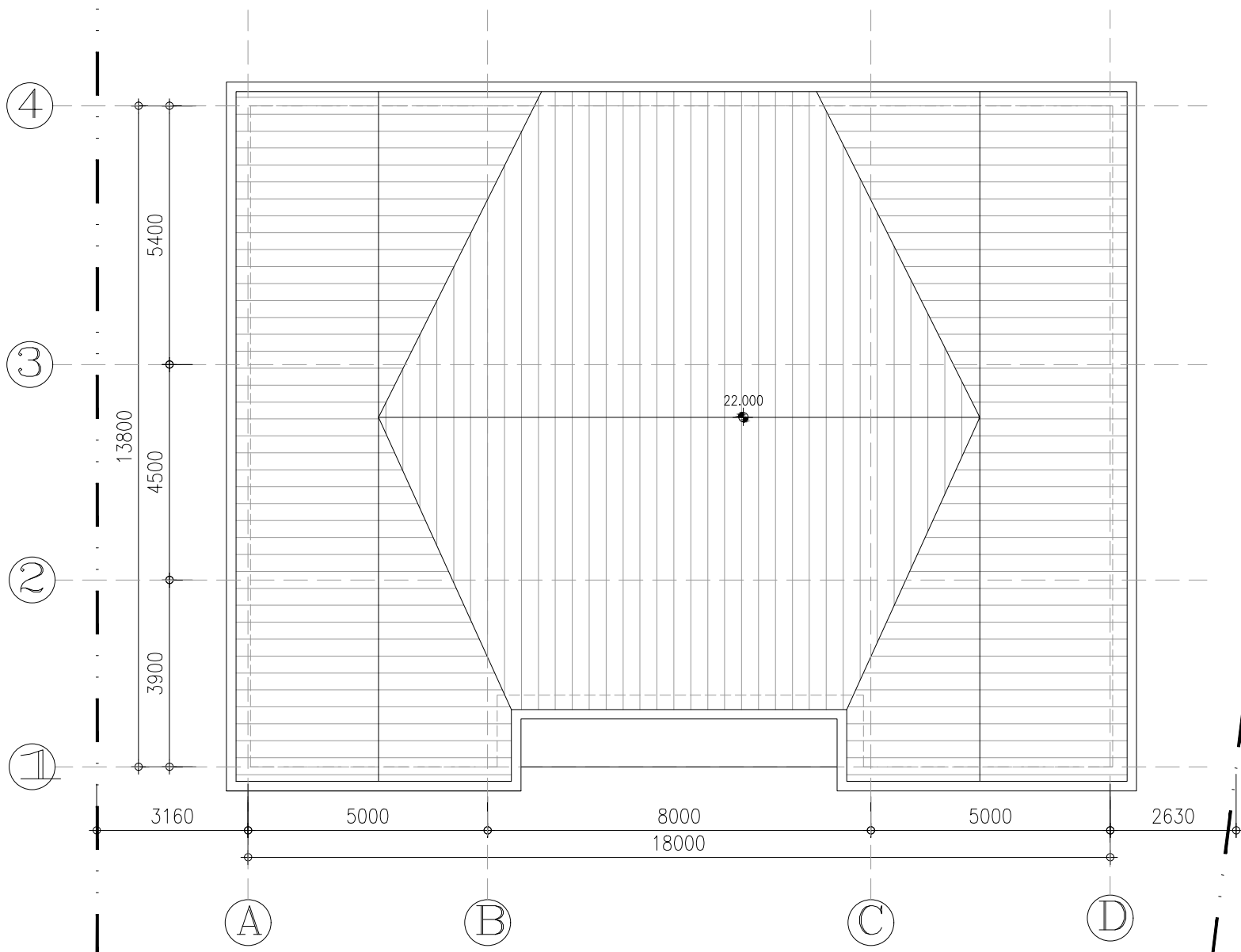
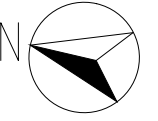
DRAWING TITLE

FIRST FLOOR PLAN

LEGEND:
 SITE BOUNDARY

DRAWING NO.	A-04
SCALE	1:125 @ A3
REV.	0
DATE	2024.04.19

Figure 8 - First Floor Plan



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DRAWING TITLE

ROOF FLOOR PLAN

LEGEND:

 SITE BOUNDARY

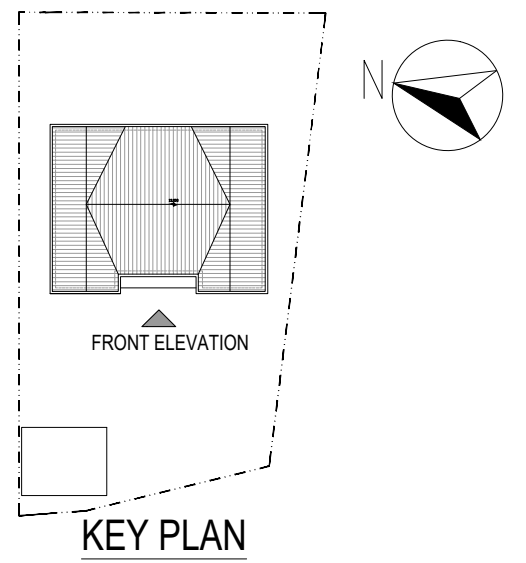
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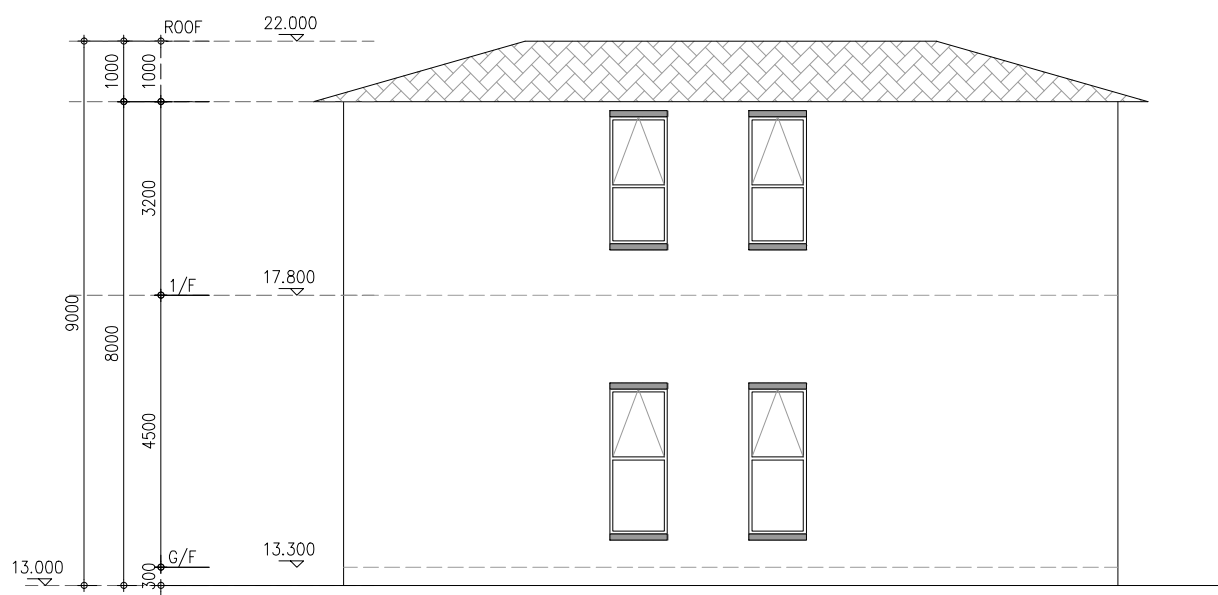
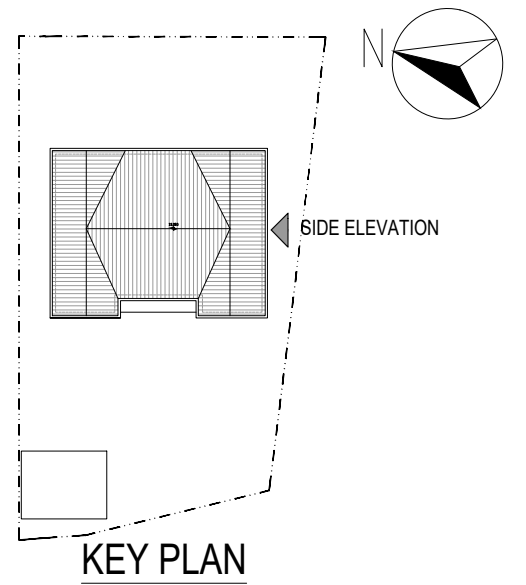
REV. 0

DATE 2024.04.19

Figure 9 - Roof Floor Plan



FRONT ELEVATION



SIDE ELEVATION

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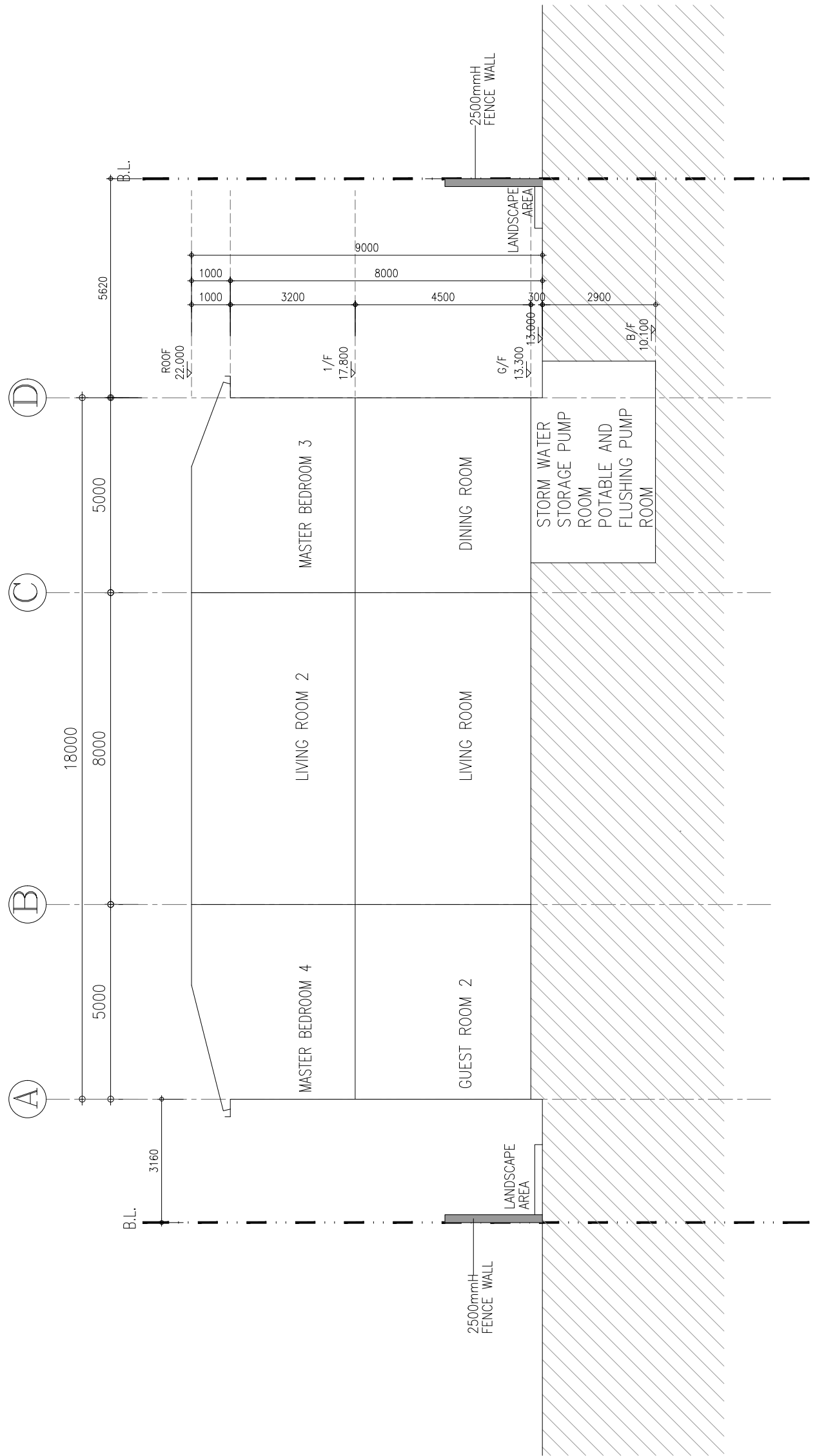
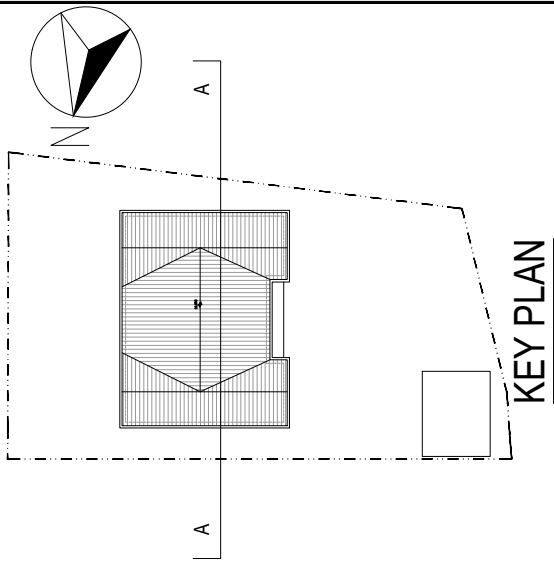
DRAWING TITLE

FRONT ELEVATION & SIDE ELEVATION

LEGEND:

DRAWING NO.	A-06
SCALE	1:125 @ A3
REV.	0
DATE	2024.04.19

Figure 10 - Elevations



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DRAWING TITLE

SECTION A-A

LEGEND:

SITE BOUNDARY

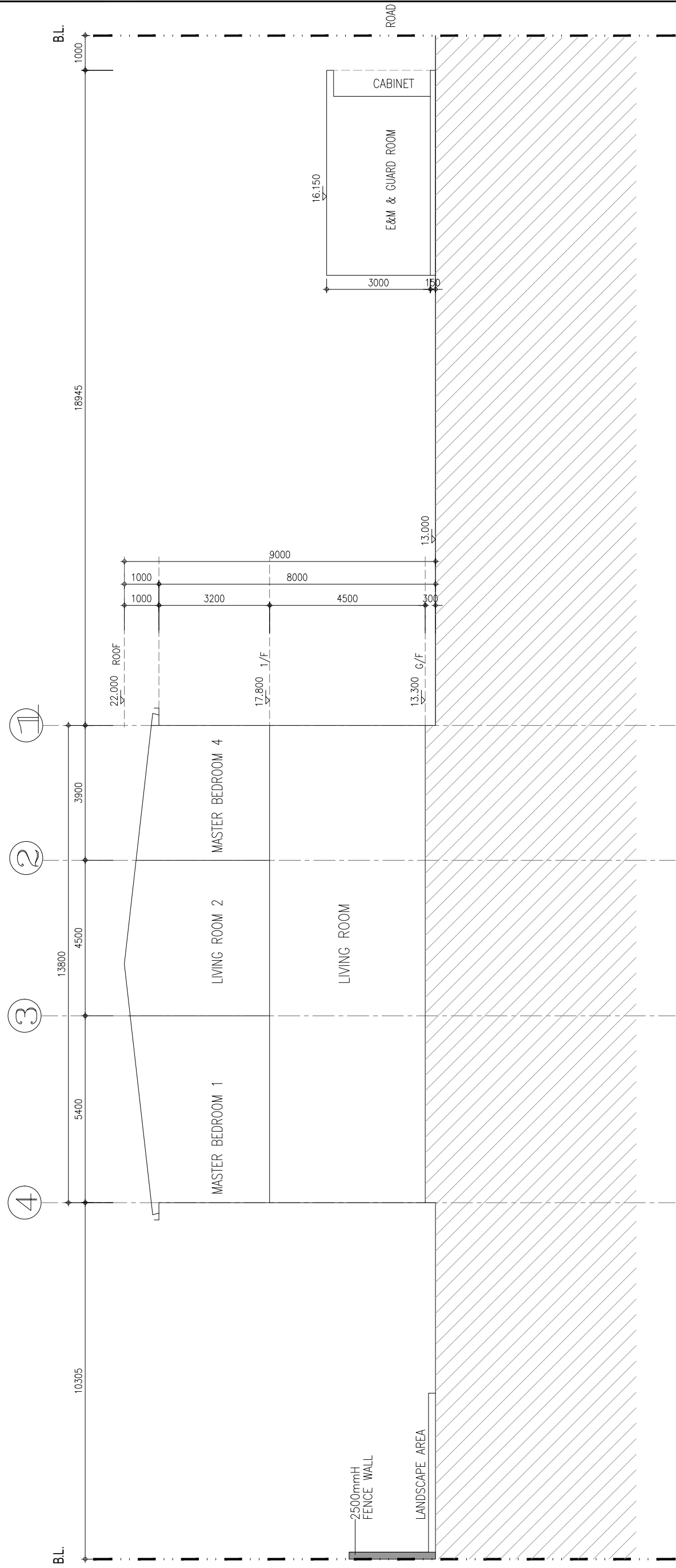
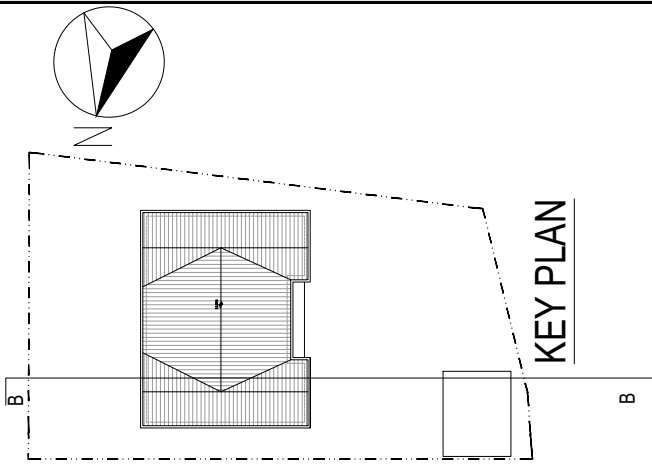
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SCALE 1:125 @ A3

REV. 0

DATE 2024.04.19

Figure 11 - Section



SECTION B-B

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DRAWING TITLE

SECTION B-B

LEGEND:

SITE BOUNDARY

DRAWING NO. A-08

SCALE 1:125 @ A3

REV. 0

DATE 2024.04.19

Figure 12 - Section