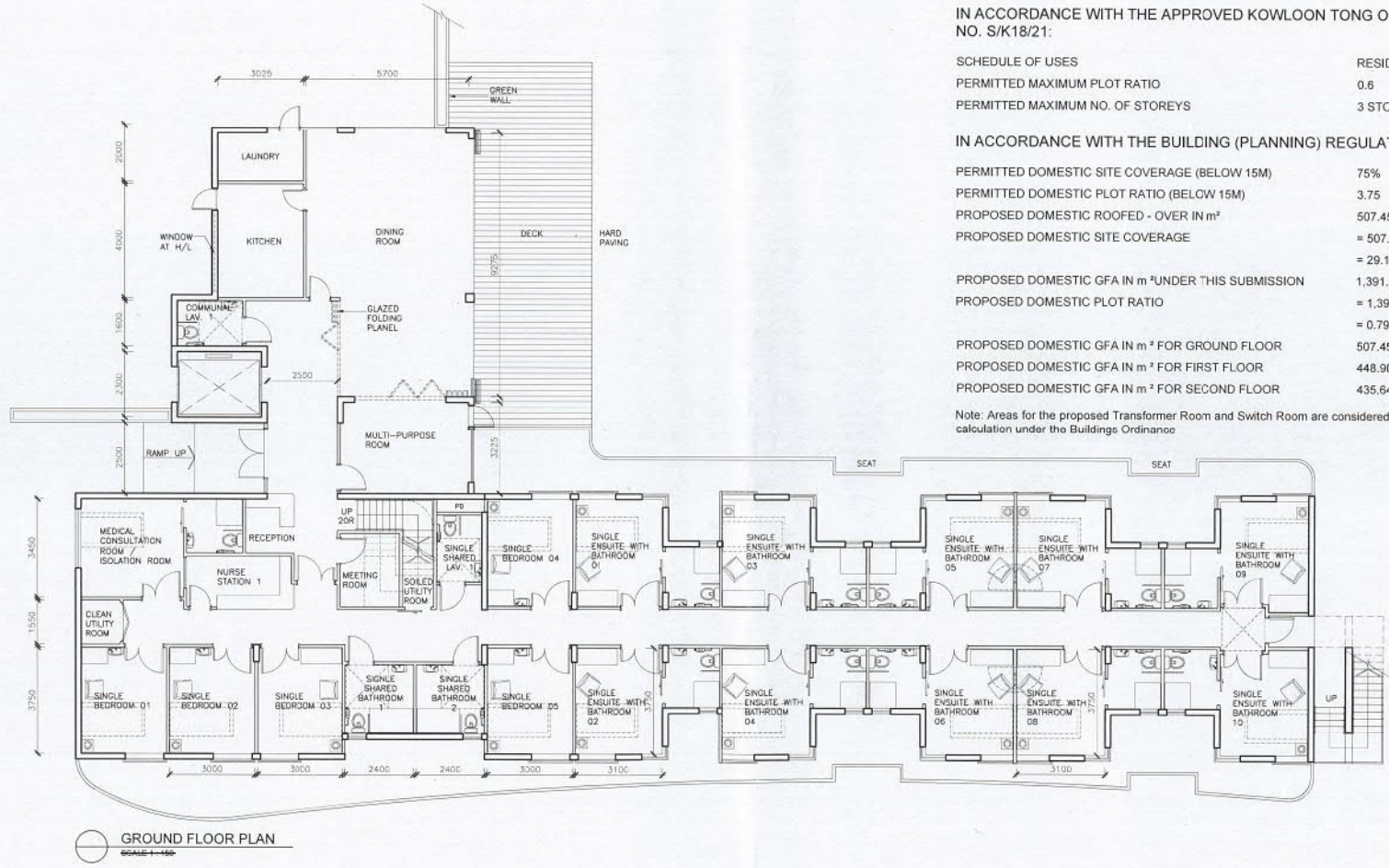


KWONG & ASSOCIATES LIMITED
ARCHITECTURE URBAN DESIGN INTERIORS
鄺穎文建築師事務所有限公司

(資料來源: 於2018年12月31日收到申請人提交的資料)
(SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 31.12.2018)

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING A - 1
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GROUND FLOOR PLAN
SCALE 1:100

PLOT RATIO AND SITE COVERAGE CALCULATION -

SITE AREA	= 1740 m ²
SITE CLASSIFICATION	CLASS B
PROPOSED USE	DOMESTIC
PROPOSED BUILDING HEIGHT	9.9 m

IN ACCORDANCE WITH THE APPROVED KOWLOON TONG OUTLINE ZONING PLAN NO. S/K18/21:

SCHEDULE OF USES	RESIDENTIAL (GROUP C) 1
PERMITTED MAXIMUM PLOT RATIO	0.6
PERMITTED MAXIMUM NO. OF STOREYS	3 STOREYS

IN ACCORDANCE WITH THE BUILDING (PLANNING) REGULATION:

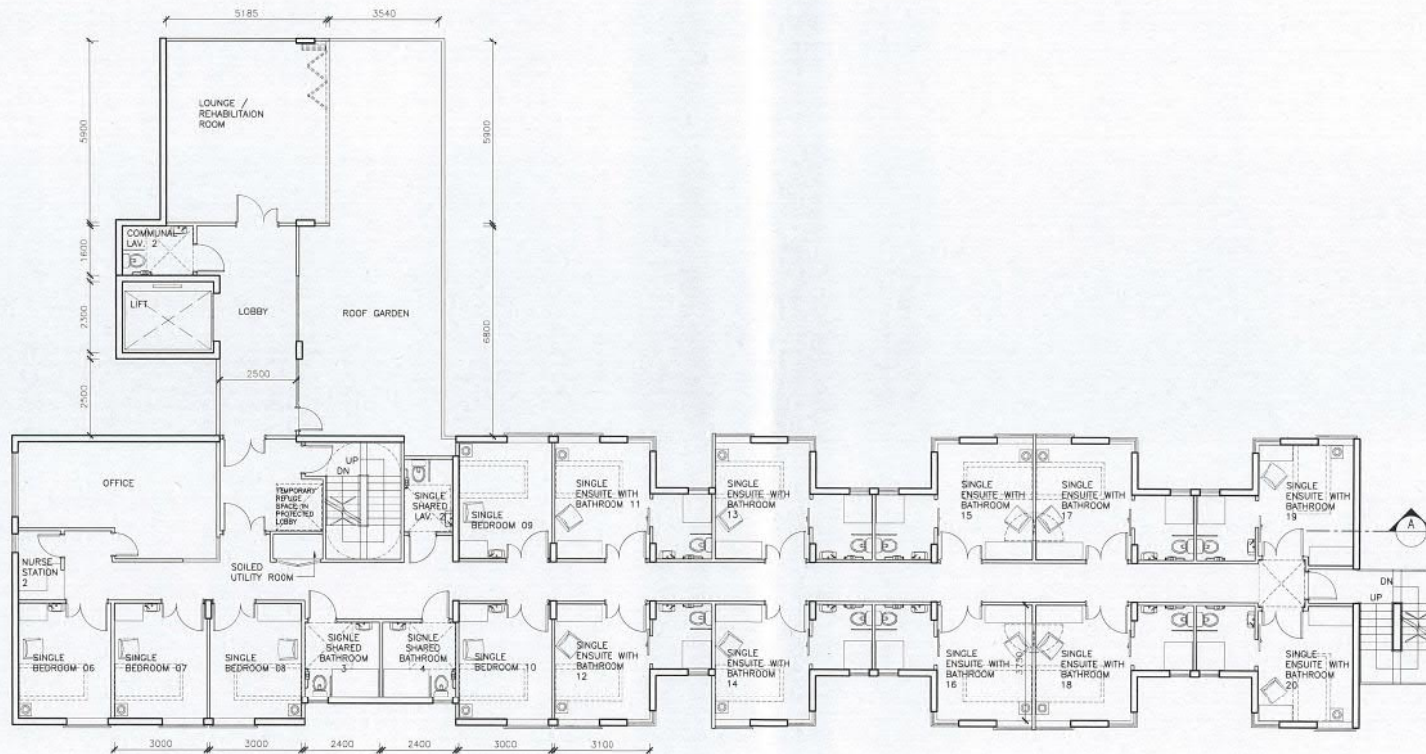
PERMITTED DOMESTIC SITE COVERAGE (BELOW 15M)	75%
PERMITTED DOMESTIC PLOT RATIO (BELOW 15M)	3.75
PROPOSED DOMESTIC ROOFED - OVER IN m ²	507.450 m ²
PROPOSED DOMESTIC SITE COVERAGE	= 507.450 / 1740
	= 29.164% < 75% O.K.
PROPOSED DOMESTIC GFA IN m ² UNDER THIS SUBMISSION	1,391.999 m ²
PROPOSED DOMESTIC PLOT RATIO	= 1,391.999 / 1740
	= 0.799 < 3.750 O.K.
PROPOSED DOMESTIC GFA IN m ² FOR GROUND FLOOR	507.450m ²
PROPOSED DOMESTIC GFA IN m ² FOR FIRST FLOOR	448.901m ²
PROPOSED DOMESTIC GFA IN m ² FOR SECOND FLOOR	435.648m ²

Note: Areas for the proposed Transformer Room and Switch Room are considered disregarded from GFA calculation under the Buildings Ordinance

	REVISION		PROJECT					TITLE			
	A	Minor Revision	13 Sept 18	REDEVELOPMENT OF CHINA COAST COMMUNITY	63 CAMBERLAND ROAD, KOWLOON TONG				GROUND FLOOR PLAN		
	B	Minor Revision	8 Oct 18	PROJECT NO.	DRAWING NO.	REV.					
				150601	SK-30a	B					
				DATE	SCALE	DATE					
				2 Nov 2018	1:100	2 Nov 2018					

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING A - 2
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(資料來源：於2018年10月10日收到申請人提交的資料)
 (SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 10.10.2018)

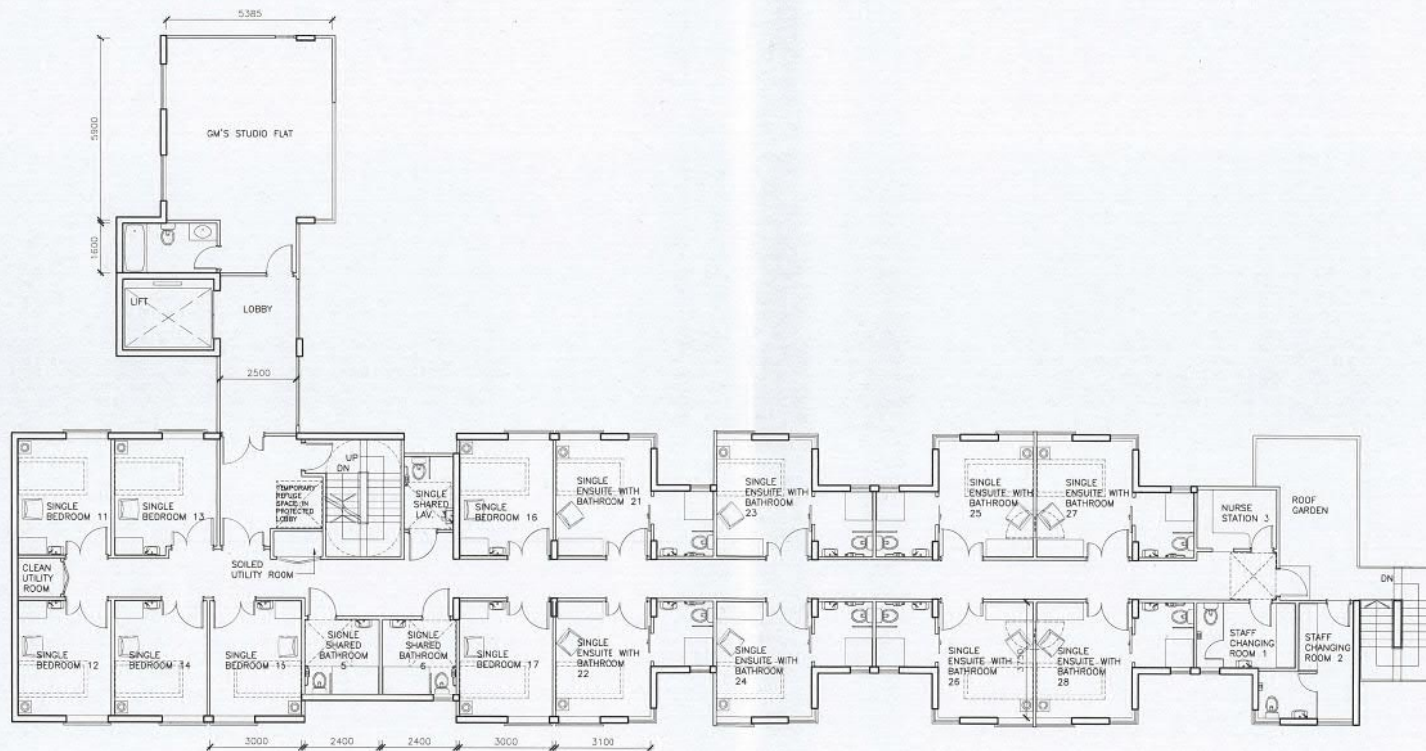


FIRST FLOOR PLAN
SCALE 1:100

 KWONG & ASSOCIATES LIMITED ARCHITECTURE URBAN DESIGN INTERIORS 鄭 穎 文 建 築 師 事 務 所 有 限 公 司	REVISION		PROJECT	FIRST FLOOR PLAN			
	A	Minor Revision	8 Oct 18	REDEVELOPMENT OF CHINA COAST COMMUNITY 63 CUMBERLAND ROAD, KOWLOON TONG	PROJECT NO. 1506001	DRAWING NO. SK-31a	REV. A
				DRAWN BY	CHECKED BY	SCALE	DATE
				<small>1:10000 Data Coord: Demetrius Chan/011_Sun/02_06_18_11_12_13_14_15_16_17_18_19_20_21_22_23_24_25_26_27_28_29_30_31_32_33_34_35_36_37_38_39_40_41_42_43_44_45_46_47_48_49_50_51_52_53_54_55_56_57_58_59_60_61_62_63_64_65_66_67_68_69_70_71_72_73_74_75_76_77_78_79_80_81_82_83_84_85_86_87_88_89_90_91_92_93_94_95_96_97_98_99_100</small>			

(資料來源:於2018年10月10日收到申請人提交的資料)
 (SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 10.10.2018)

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING A - 3
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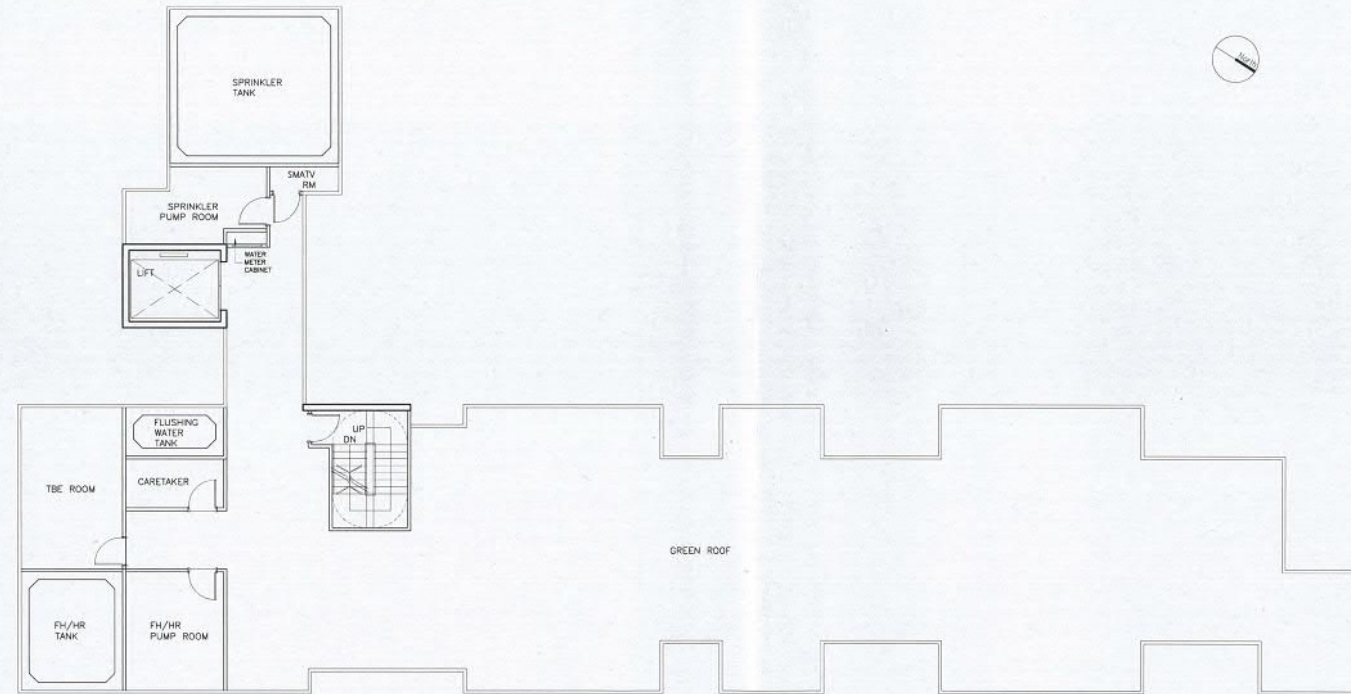
○ SECOND FLOOR PLAN
SCALE 1:100

	REVISION		PROJECT		DRAWING NO.		REV.
	A	Minor Revision	8 Oct 18	REDEVELOPMENT OF CHINA COAST COMMUNITY 63 CUMBERLAND ROAD, KOWLOON TONG	180801	SK-32a	A
					DR: []	SC: []	DATE: 2 Aug 2018

參考編號
REFERENCE No.
A/K18/328

繪圖
DRAWING
A - 4

(資料來源：於2018年10月10日收到申請人提交的資料)
(SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 10.10.2018)

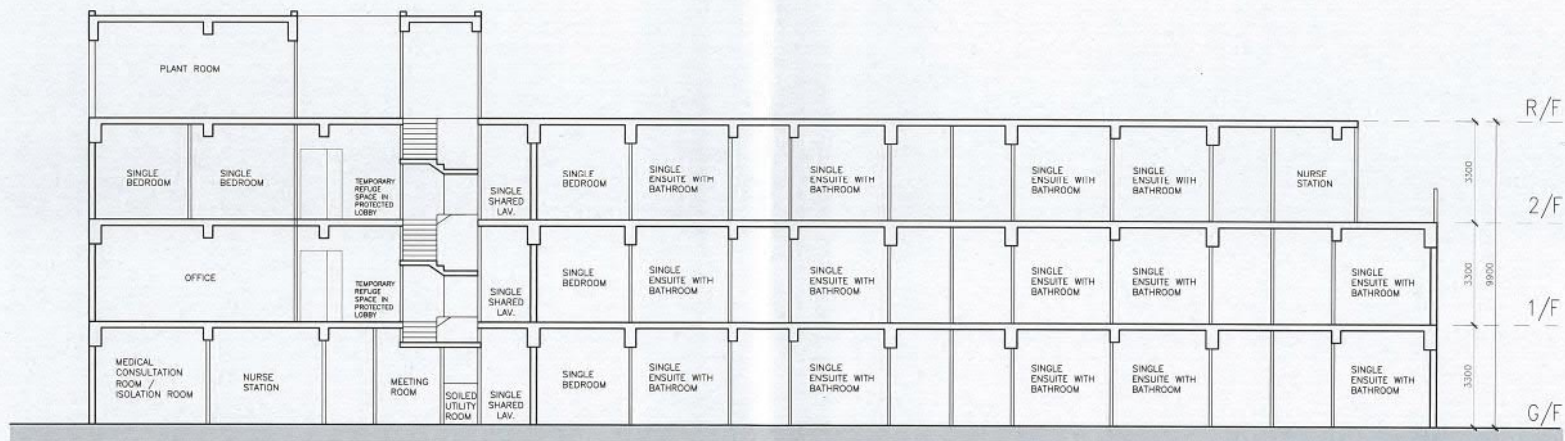


ROOF PLAN
SCALE 1:150

	REVISION													PROJECT REDEVELOPMENT OF CHINA COAST COMMUNITY 63 CUMBERLAND ROAD, KOWLOON TONG	TITLE ROOF PLAN	
														PROJECT NO. 150601	DRAWING NO. SP-35a	REV. 1
														DRAWN BY	CHECKED BY	SCALE
T:\VARI\Bhoi\Def\Comm\Drawing\Comm\150601\SP-35a.dwg																

(資料來源:於2018年10月10日收到申請人提交的資料)
(SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 10.10.2018)

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING A - 5
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SECTION A

<p>KWONG & ASSOCIATES LIMITED ARCHITECTURE URBAN DESIGN INTERIORS 鵬穎文建築師事務所有限公司</p>	REVISION:											PROJECT:	REDEVELOPMENT OF CHINA COAST COMMUNITY 63 CUMBERLAND ROAD, KOWLOON TONG				
	A	Minor Revision	8 Oct 18									TITLE:	SECTION A				
												PROJECT NO.:	150601	DESKING NO.:	SK-34a	REV.:	A
												DRAWN BY:	CK	CHECKED BY:	SCALE:	DATE:	2018.10.18

(資料來源：於2018年10月10日收到申請人提交的資料)
(SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 10.10.2018)

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING A - 6
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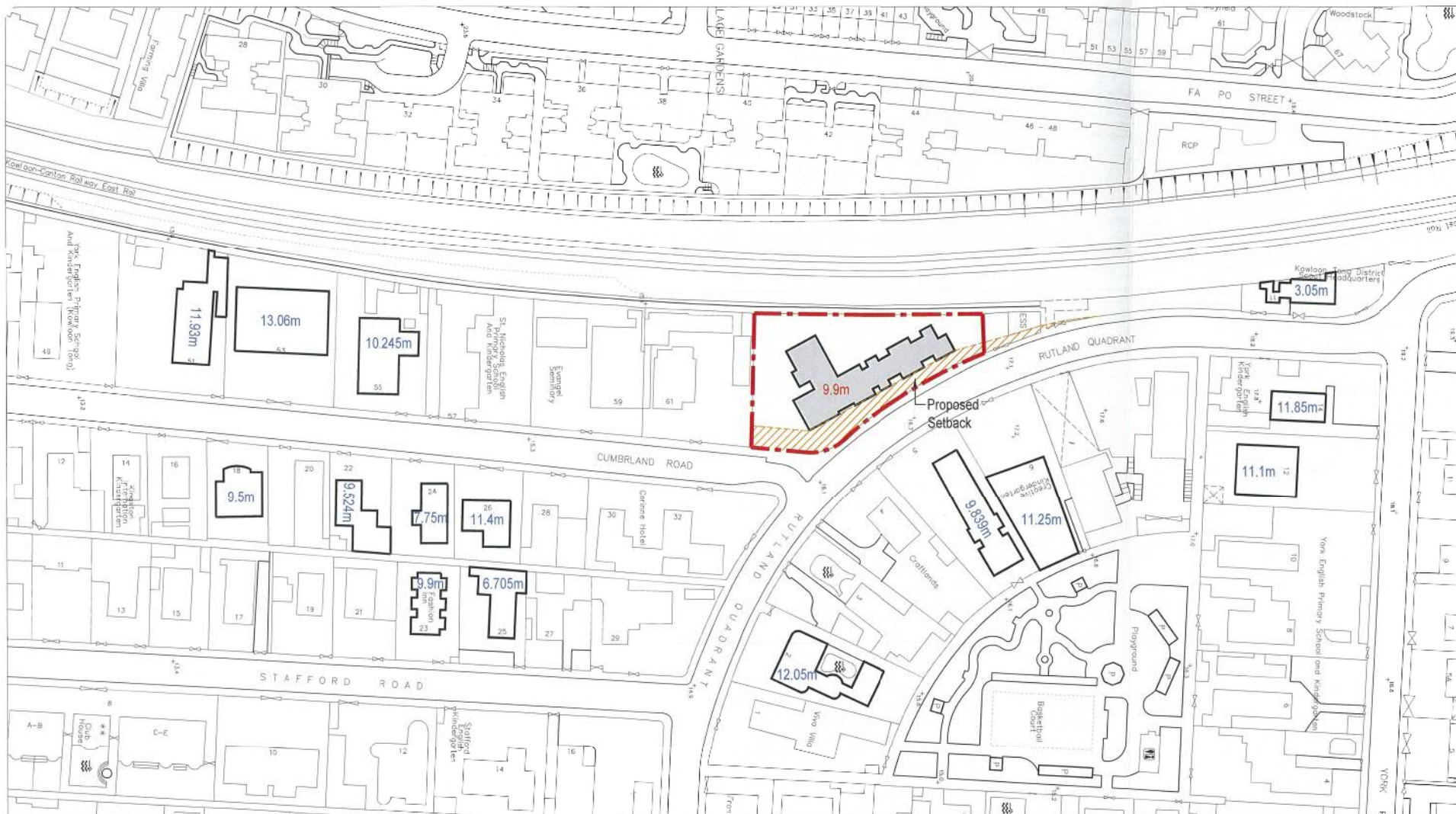


- LEGEND:**
- PROPOSED SETBACK
 - - - SITE BOUNDARY
 - FOOTPATH
 - PLANTING STRIP / LAWN
 - FLOWER BEDS
 - OUTDOOR EXERCISE AREA
 - PROPOSED BUILDING
 - SITTING AREA
 - EXISTING TREES
 - TREE CLUSTERS
 - ORNAMENTAL TREE
 - FISH POND
 - GREEN WALL (2100mmH.)
 - PAGODA

<p>KWONG & ASSOCIATES LIMITED A MEMBER FIRM OF THE HONG KONG INSTITUTE OF ARCHITECTS 鄭穎文建築師事務所有限公司</p>	REVISION	NO.	DATE	BY	CHKD.	PROJECT	REDEVELOPMENT OF CHINA COAST COMMUNITY 63 CUMBERLAND ROAD, KOWLOON TONG	SITE LOCATION DIAGRAM			
						PROJECT NO.	150605	DRAWING NO.	SI-36	REV.	
							DRAWN BY	SA	CHECKED BY	SA	DATE

參考編號 REFERENCE No. A/K18/328	繪圖 DRAWING A - 7
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(資料來源:於2018年12月31日收到申請人提交的資料)
 (SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 31.12.2018)



 APPLICATION SITE:
 ES CUMBERLAND ROAD,
 KOWLOON TONG
 XX m EXISTING BUILDINGS HEIGHT
 XX m PROPOSED BUILDING HEIGHT



KWONG & ASSOCIATES LIMITED
 ARCHITECTURE URBAN DESIGN INTERIORS
 鄭穎文建築師事務所有限公司

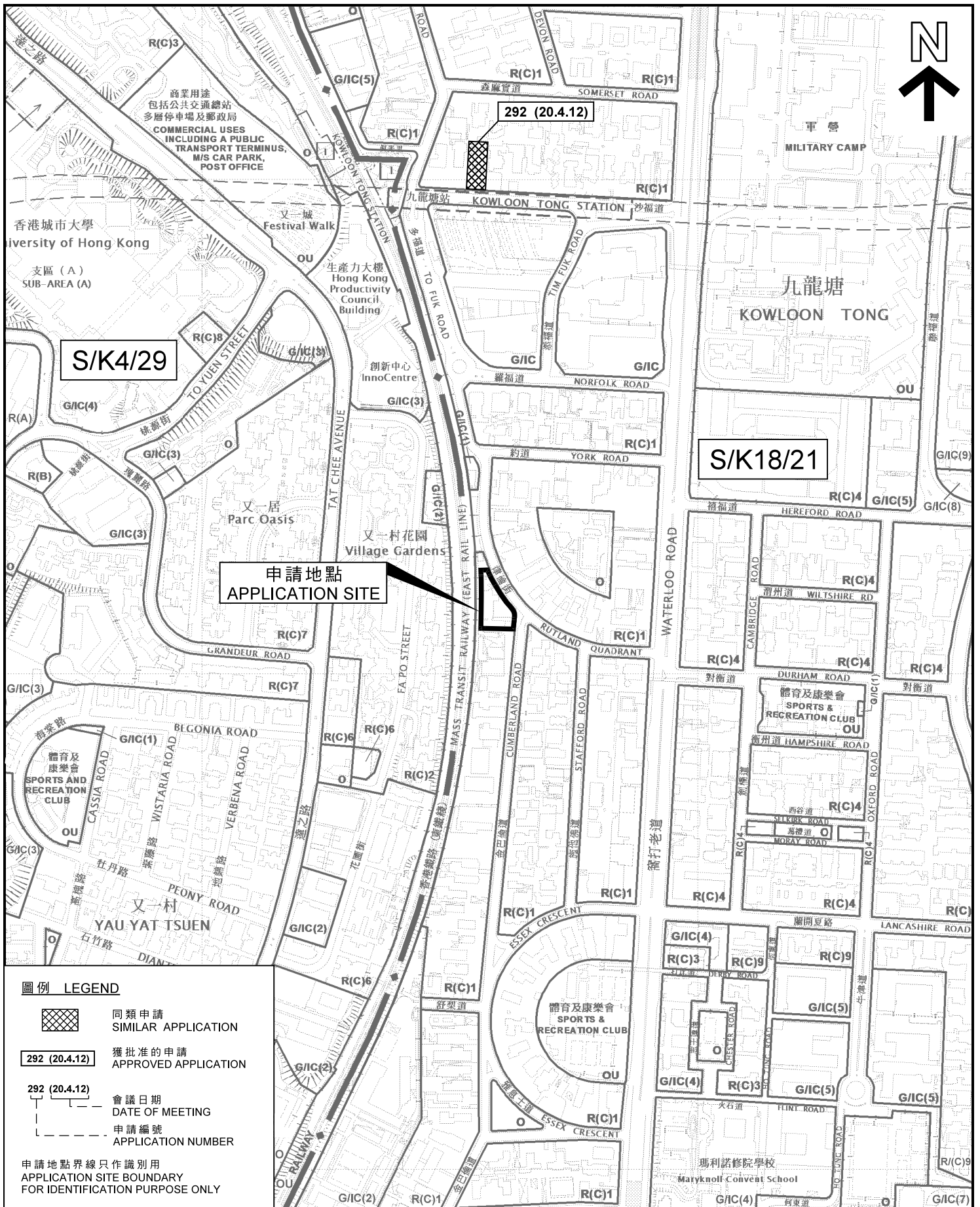
REVISION:	PROJECT
	Re-development of China Coast Community 63 Cumberland Road

TITLE		
BUILDING HEIGHT AND SET BACK		
PROJECT NO.	DRAWING NO.	REV.
160501	SK-35	-
DRAWN BY	CHECKED BY	SCALE
CL	CK	1:1000(AS)
DATE	NOV 2018	


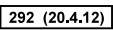
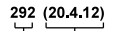

(資料來源：於2018年12月31日收到申請人提交的資料)
 (SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 31.12.2018)

參考編號
 REFERENCE No.
A/K18/328

繪圖
 DRAWING
A - 8



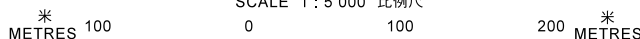
圖例 LEGEND

-  同類申請
SIMILAR APPLICATION
-  獲批准的申請
APPROVED APPLICATION
-  會議日期
DATE OF MEETING
-  申請編號
APPLICATION NUMBER
- 申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

社會福利設施 (安老院) 並略為放寬地積比率限制
九龍九龍塘金巴倫道 63 號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

SCALE 1:5 000 比例尺



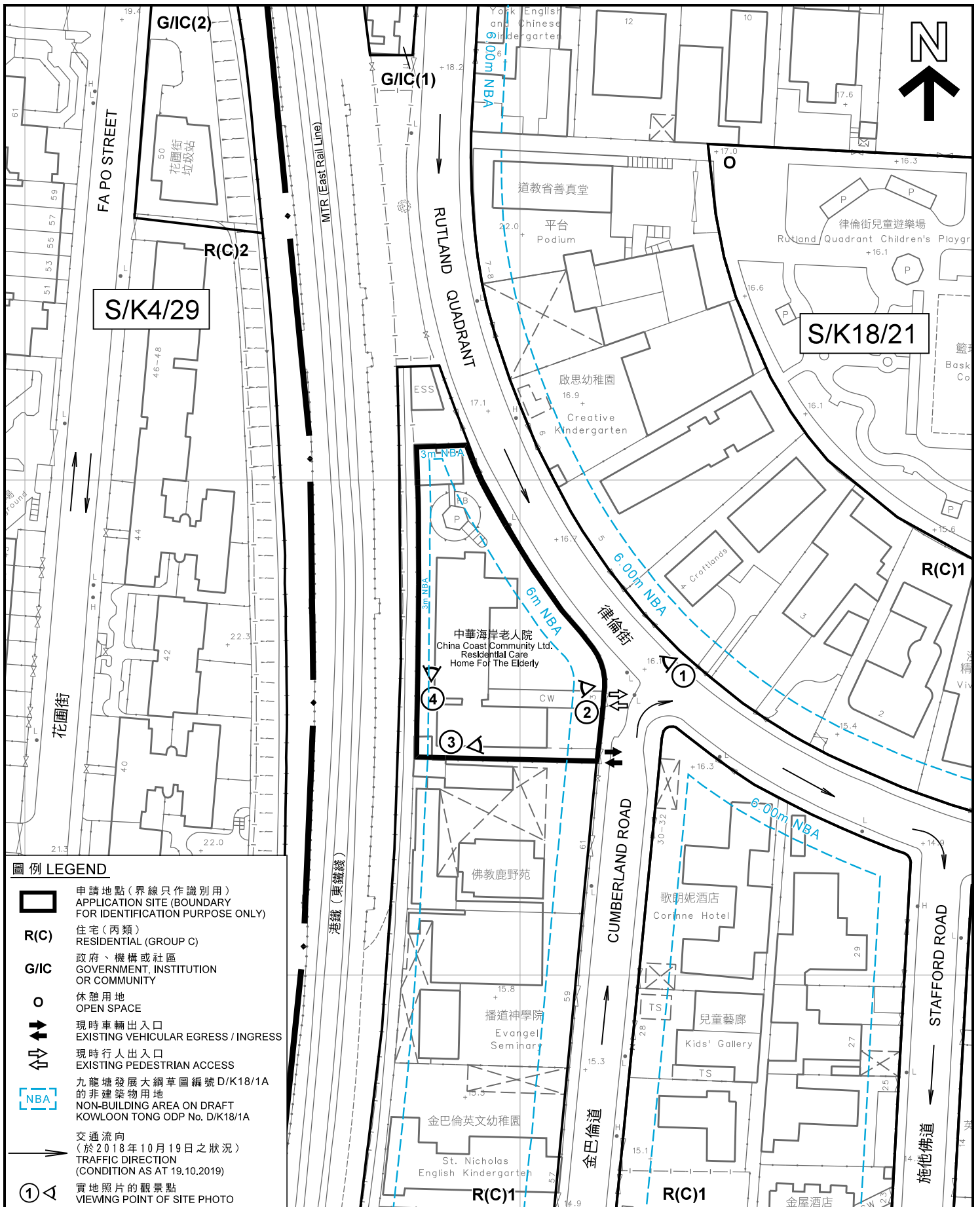
**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/K18/328

圖 PLAN
A - 1

本摘要圖於2019年2月1日擬備，所根據的資料為
於2015年7月21日核准的分區計劃大綱圖編號S/K4/29及
於2017年12月5日核准的分區計劃大綱圖編號S/K18/21
EXTRACT PLAN PREPARED ON 1.2.2019
BASED ON OUTLINE ZONING PLANS NO.
S/K4/29 APPROVED ON 21.7.2015 AND
S/K18/21 APPROVED ON 5.12.2017



平面圖 SITE PLAN

本摘要圖於2019年2月13日擬備，
所根據的資料為測量圖編號
11-NW-10C及11-NW-15A

EXTRACT PLAN PREPARED ON 13.2.2019
BASED ON SURVEY SHEET No.
11-NW-10C AND 11-NW-15A

社會福利設施(安老院)並略為放寬地積比率限制
九龍九龍塘金巴倫道63號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

SCALE 1:1,000 比例尺

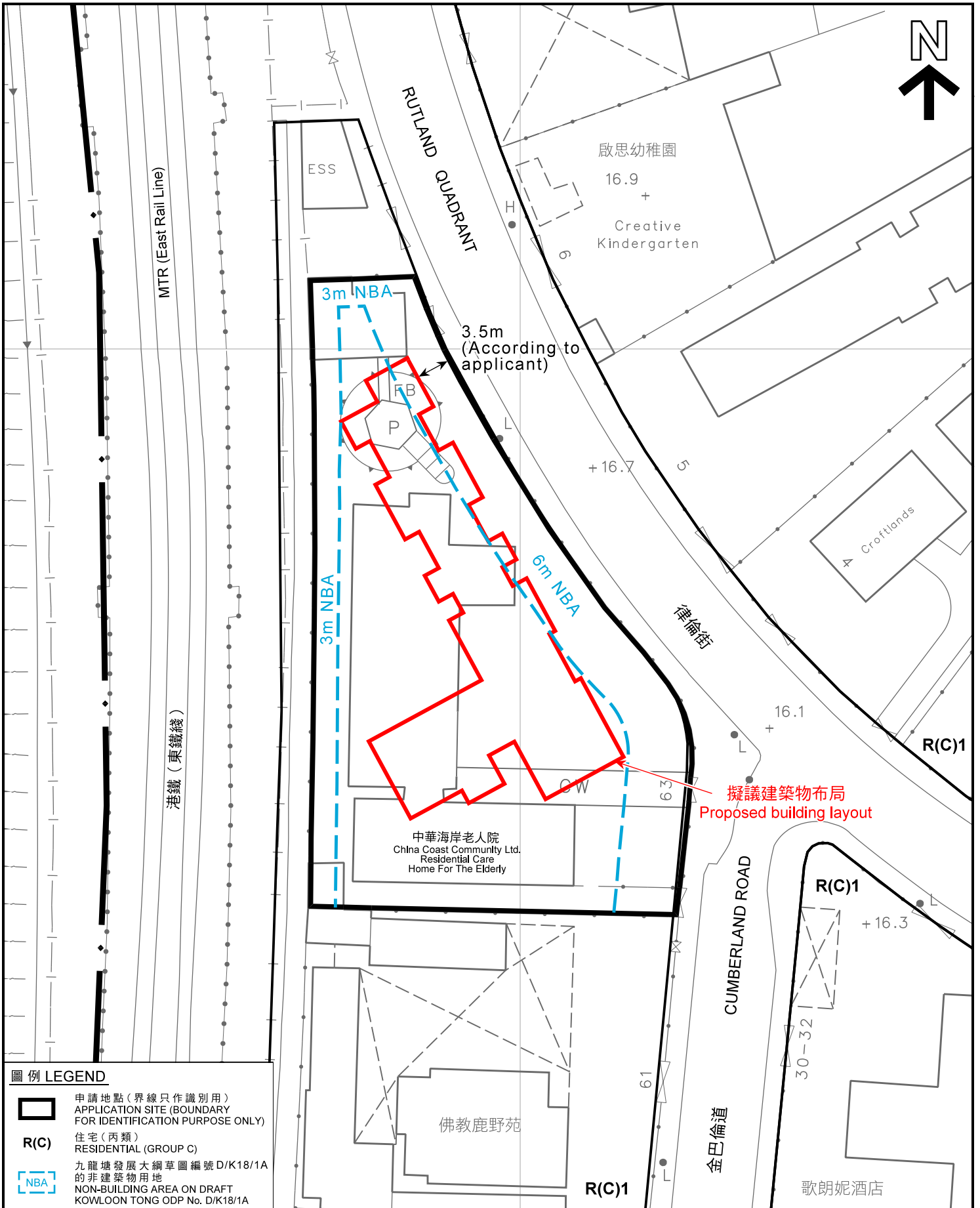
0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K18/328

圖 PLAN
A - 2



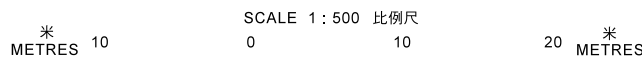
圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)
- 九龍塘發展大綱草圖編號 D/K18/1A 的非建築物用地
NON-BUILDING AREA ON DRAFT KOWLOON TONG ODP No. D/K18/1A

本摘要圖於2019年1月31日擬備，
所根據的資料為測量圖編號
11-NW-10C及11-NW-15A
EXTRACT PLAN PREPARED ON 31.1.2019
BASED ON SURVEY SHEET No.
11-NW-10C AND 11-NW-15A

平面圖 SITE PLAN

社會福利設施 (安老院) 並略為放寬地積比率限制
九龍九龍塘金巴倫道 63 號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON



規劃署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/K18/328

圖 PLAN
A - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2019年2月13日擬備，所根據的資料為攝於2018年10月19日的實地照片
PLAN PREPARED ON 13.2.2019
BASED ON SITE PHOTOS
TAKEN ON 19.10.2018

實地照片 SITE PHOTOS

社會福利設施（安老院）並略為放寬地積比率限制
九龍九龍塘金巴倫道63號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/K18/328

圖 PLAN

A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

社會福利設施（安老院）並略為放寬地積比率限制
九龍九龍塘金巴倫道 6 3 號
SOCIAL WELFARE FACILITY
(RESIDENTIAL CARE HOME FOR THE ELDERLY)
WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION
63 CUMBERLAND ROAD, KOWLOON TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K18/328

圖 PLAN
A - 5

本圖於2019年1月22日擬備，所根據的資料為攝於2018年10月19日的實地照片
PLAN PREPARED ON 22.1.2019
BASED ON SITE PHOTOS
TAKEN ON 19.10.2018