

[illegible]

EX. TOTAL SITE COVERAGE AREA = 154.480m²

GROSS FLOOR AREA CALCULATION

The diagrams illustrate the gross floor area calculation for a building with a sloped roof. The left diagram shows the building footprint with a sloped roof section labeled 'UPPER PART OF G/F'. The middle diagram shows the building footprint with a rectangular section added, representing the 'UPPER PART OF G/F'. The right diagram shows the building footprint with a rectangular section added, representing the 'UPPER PART OF G/F'.

G/F GFA = 6.210 m³

LEVEL 1 GFA = 146.136 m²

LEVEL 2 GFA = 148,270 m²

A. ZONE: R(C)2
B. SITE AREA : 618 m²
C. HEIGHT OF BUILDING : =9.0 m (MAXIMUM)
D. PERMITTED SITE COVERAGE =25% (MAXIMUM)
E. PERMITTED PLOT RATIO =0.5 (MAXIMUM)

MEAN FORMATION LEVEL : 13.40 mPD
PITCH ROOF TOP LEVEL : 22.40 mPD
ACTUAL HEIGHT OF BUILDING = 22.40mPD - 13.4mPD
= 9m OK (UNDER OZP)

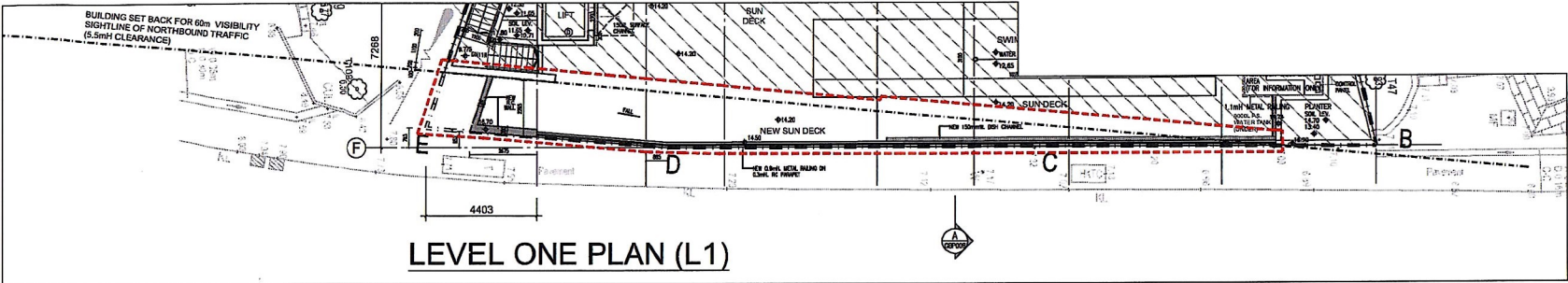
GROUND FLOOR (G/F) GFA : 6.210 a.m.
 LEVEL 1 (L1) GFA : 146.136 a.m.
 LEVEL 2 (L2) GFA : 148.270 a.m.
 TOTAL GROSS FLOOR AREA = 6.210 + 146.136 + 148.270
 = 300.616 a.m.

ACTUAL PLOT RATIO = 300.616 / 618
 = 0.486
 < 0.5 O.K. (UNDER OZP)

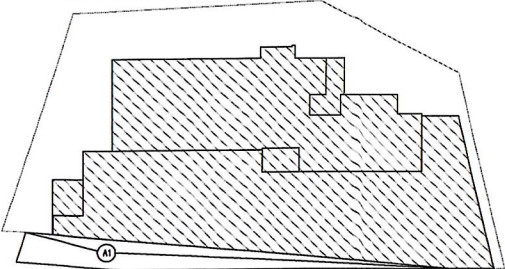
ACTUAL SITE COVERAGE AREA
LEVEL 2 (L2) AREA + LIFT AREA : 6.210 + 148.270 = 154.480 s.m.
ACTUAL SITE COVERAGE = 154.480 / 618
= 24.997 %
< 25% O.K. (UNDER 02P)

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INTEGRATED DESIGN AND CONSTRUCTION SERVICES

PROPOSED NEW SUN DECK PLAN



SITE COVERAGE CALCULATION

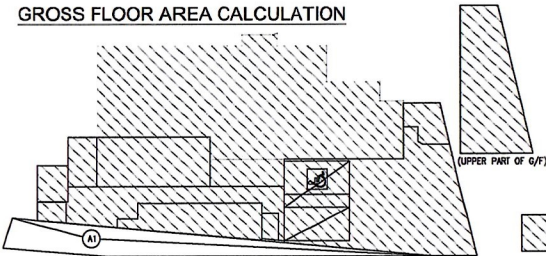


SITE COVERAGE DIAGRAM

SITE COVERAGE AREA CALCULATIONS

EX. TOTAL SITE COVERAGE AREA	= 154.480m ²
NEW SUN DECK	(A1) = 44.152 m ²
NEW SITE COVERAGE	= 198.632m ²

GROSS FLOOR AREA CALCULATION



GFA DIAGRAM FOR GROUND FLOOR (G/F)

GFA CALCULATION FOR GROUND FLOOR

G/F GFA	= 6.210 m ²
NEW SUN DECK	(A1) = 44.152 m ²
NEW GROUND FLOOR (G/F) GFA	= 50.362 m ²

GFA DIAGRAM FOR LEVEL 1 (L1)

GFA CALCULATION FOR LEVEL 1

LEVEL 1 GFA	= 146.136 m ²
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GFA DIAGRAM FOR LEVEL 2 (L2)

GFA CALCULATION FOR LEVEL 2

LEVEL 2 GFA	= 148.270 m ²
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DEVELOPMENT PARAMETERS (FOR OZP)

A. ZONE: R(C)2	
B. SITE AREA	: 618 m ²
C. HEIGHT OF BUILDING	: ~8.0 m (MAXIMUM)
D. PERMITTED SITE COVERAGE	: ~25% (MAXIMUM)
E. PERMITTED PLOT RATIO	: ~0.5 (MAXIMUM)

HEIGHT OF BUILDING (FOR OZP)

MEAN FORMATION LEVEL	: 13.40 mPD
PITCH ROOF TOP LEVEL	: 22.40 mPD
ACTUAL HEIGHT OF BUILDING	: ~9m OK (UNDER OZP)

GROSS FLOOR AREA CALCULATION (FOR OZP)

GROUND FLOOR (G/F) GFA	: 50.362 s.m.
LEVEL 1 (L1) GFA	: 146.136 s.m.
LEVEL 2 (L2) GFA	: 148.270 s.m.
TOTAL GROSS FLOOR AREA	= 50.362 + 146.136 + 148.270
	= 344.768 s.m.
ACTUAL PLOT RATIO	= 344.768 / 618
	= 0.558
	> 0.5 NOT O.K. (UNDER OZP)

SITE COVERAGE CALCULATION (FOR OZP)

ACTUAL SITE COVERAGE AREA	: 6.210 + 148.270 = 154.480 s.m.
LEVEL 2 (L2) AREA + LIFT AREA	: = 44.152 s.m.
NEW SUN DECK	: = 198.632 s.m.
TOTAL	= 198.632 / 618
ACTUAL SITE COVERAGE	= 32.141 %
	> 25% NOT O.K. (UNDER OZP)

LEGEND:	
	PROPOSED NEW SUN DECK
	NON-CHANGE AREA

FIGURE NO.	2	FIGURE TITLE:	PROPOSED NEW SUN DECK PLAN & CALCULATION
SCALE:			
DATE:	18.10.23		

LOCATION:	LOT 859 IN D.D.216 NO. 101 TAI MONG TSAI ROAD, SAI KUNG, N.T.
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PREPARED BY	LEADTOPS RAYMOND LTD.
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