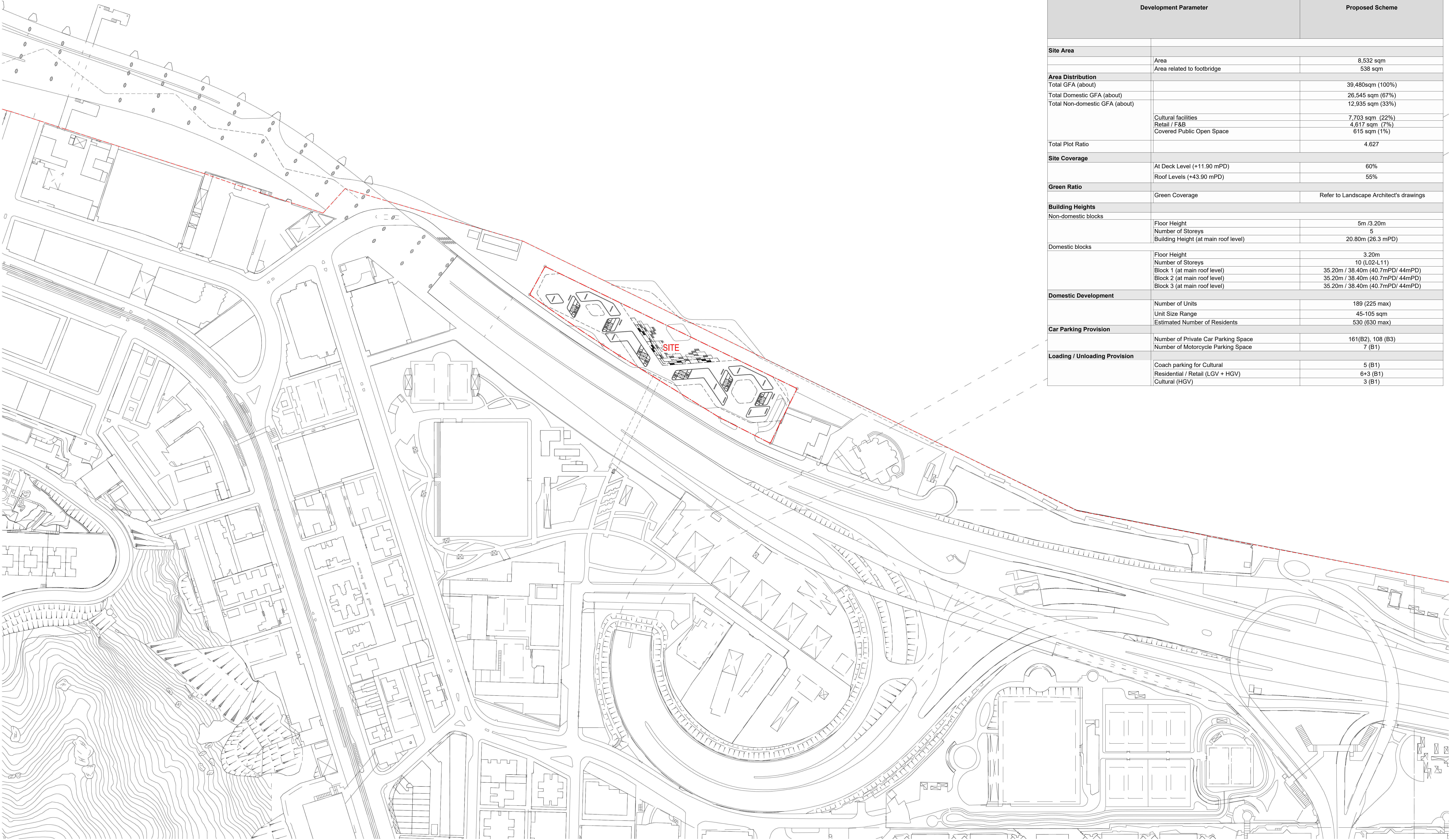


Appendix 3

The Proposed Conceptual Scheme:
Architectural Drawings



Development Parameter		Proposed Scheme
Site Area	Area	8,532 sqm
	Area related to footbridge	538 sqm
Area Distribution		
Total GFA (about)		39,480sqm (100%)
Total Domestic GFA (about)		26,545 sqm (67%)
Total Non-domestic GFA (about)		12,935 sqm (33%)
	Cultural facilities	7,703 sqm (22%)
	Retail / F&B	4,617 sqm (7%)
	Covered Public Open Space	615 sqm (1%)
Total Plot Ratio		4.627
Site Coverage		
	At Deck Level (+11.90 mPD)	60%
	Roof Levels (+43.90 mPD)	55%
Green Ratio		Refer to Landscape Architect's drawings
Building Heights		
Non-domestic blocks	Floor Height	5m /3.20m
	Number of Storeys	5
	Building Height (at main roof level)	20.80m (26.3 mPD)
Domestic blocks	Floor Height	3.20m
	Number of Storeys	10 (L02-L11)
	Block 1 (at main roof level)	35.20m / 38.40m (40.7mPD/ 44mPD)
	Block 2 (at main roof level)	35.20m / 38.40m (40.7mPD/ 44mPD)
	Block 3 (at main roof level)	35.20m / 38.40m (40.7mPD/ 44mPD)
Domestic Development		
	Number of Units	189 (225 max)
	Unit Size Range	45-105 sqm
	Estimated Number of Residents	530 (630 max)
Car Parking Provision		
	Number of Private Car Parking Space	161(B2), 108 (B3)
	Number of Motorcycle Parking Space	7 (B1)
Loading / Unloading Provision		
	Coach parking for Cultural	5 (B1)
	Residential / Retail (LGV + HGV)	6+3 (B1)
	Cultural (HGV)	3 (B1)





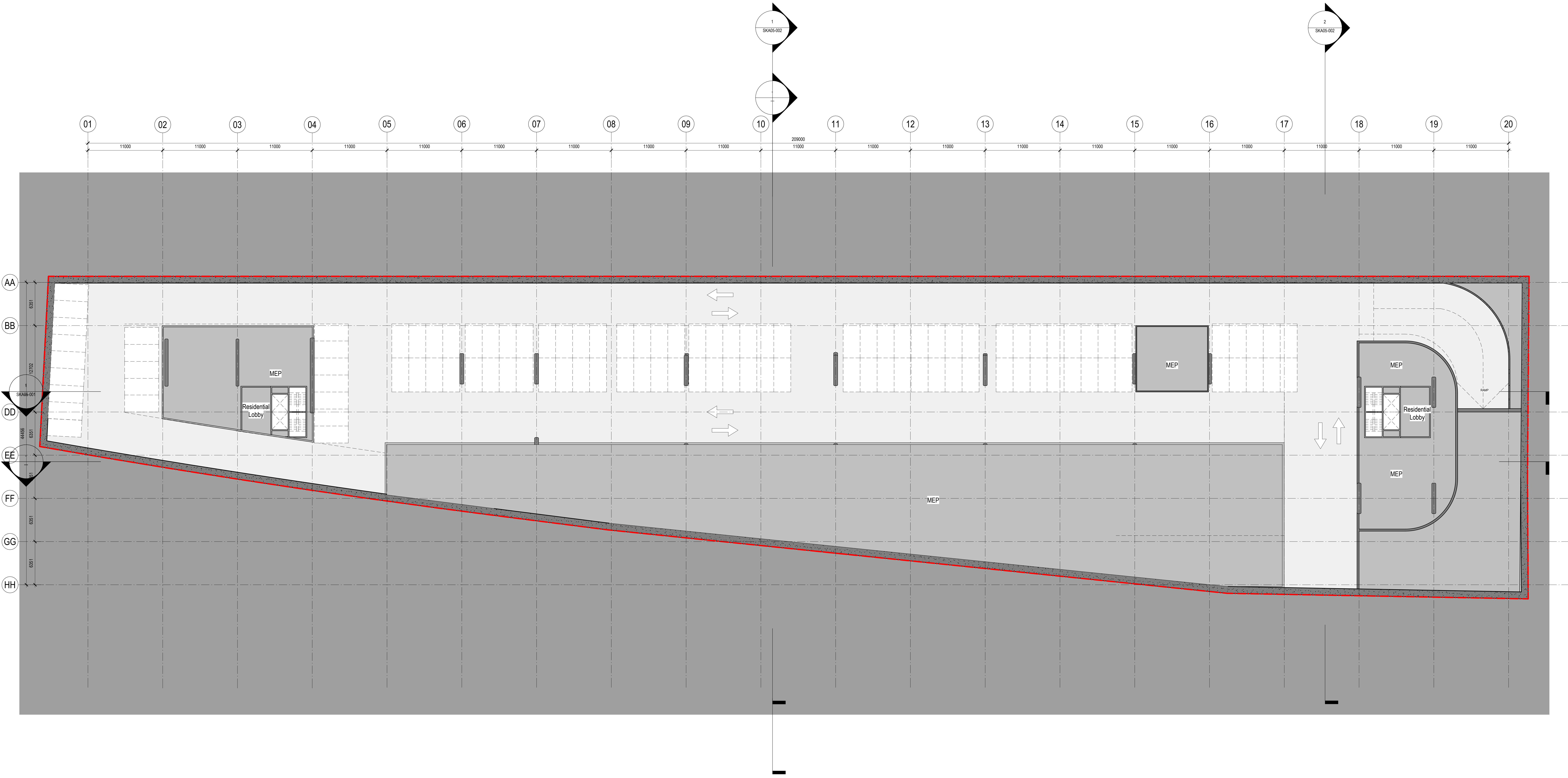
Note:- Please refer to landscape architect drawings for all landscape design and details





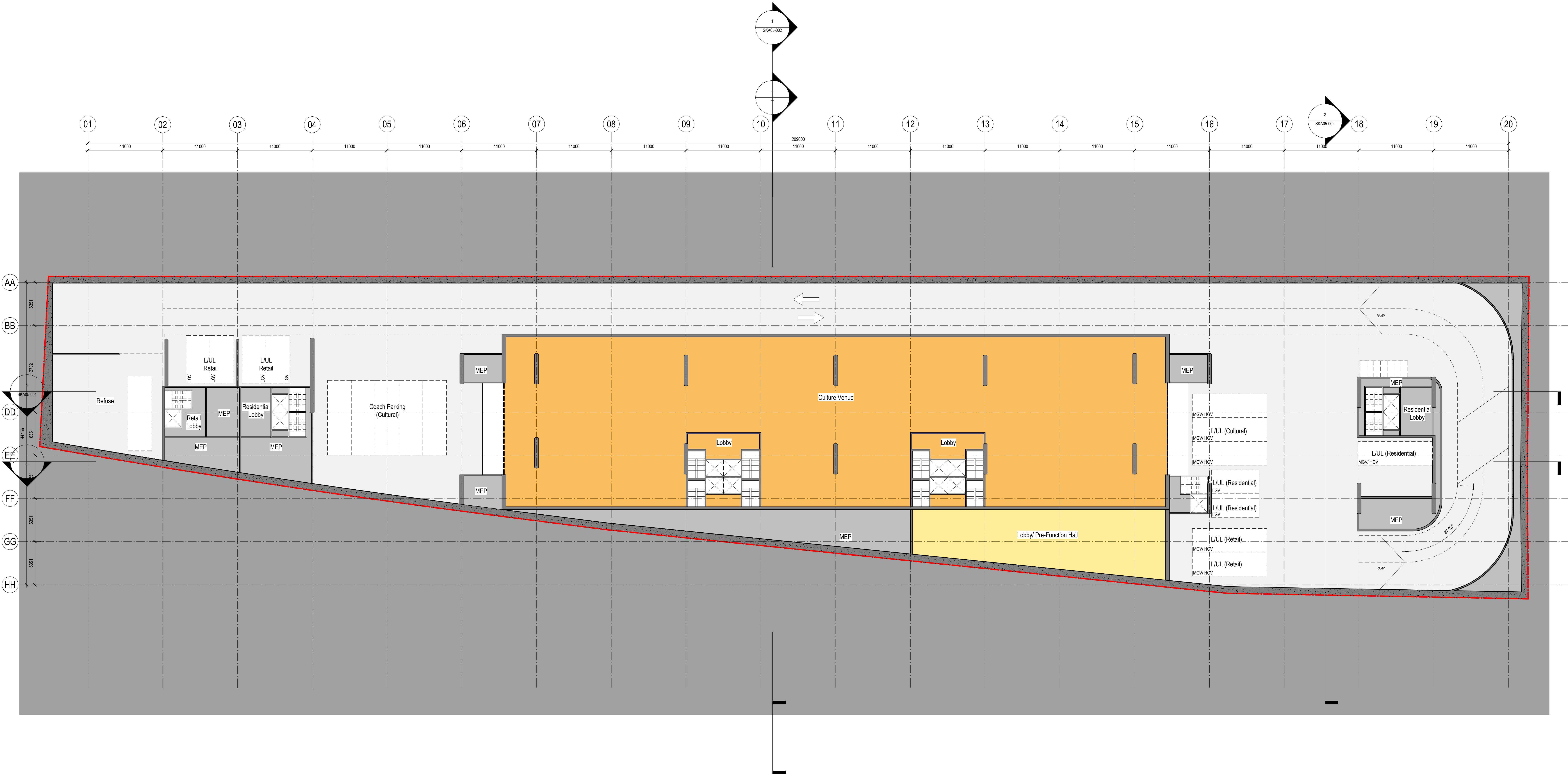
Note:- Please refer to landscape architect drawings for all landscape design and details





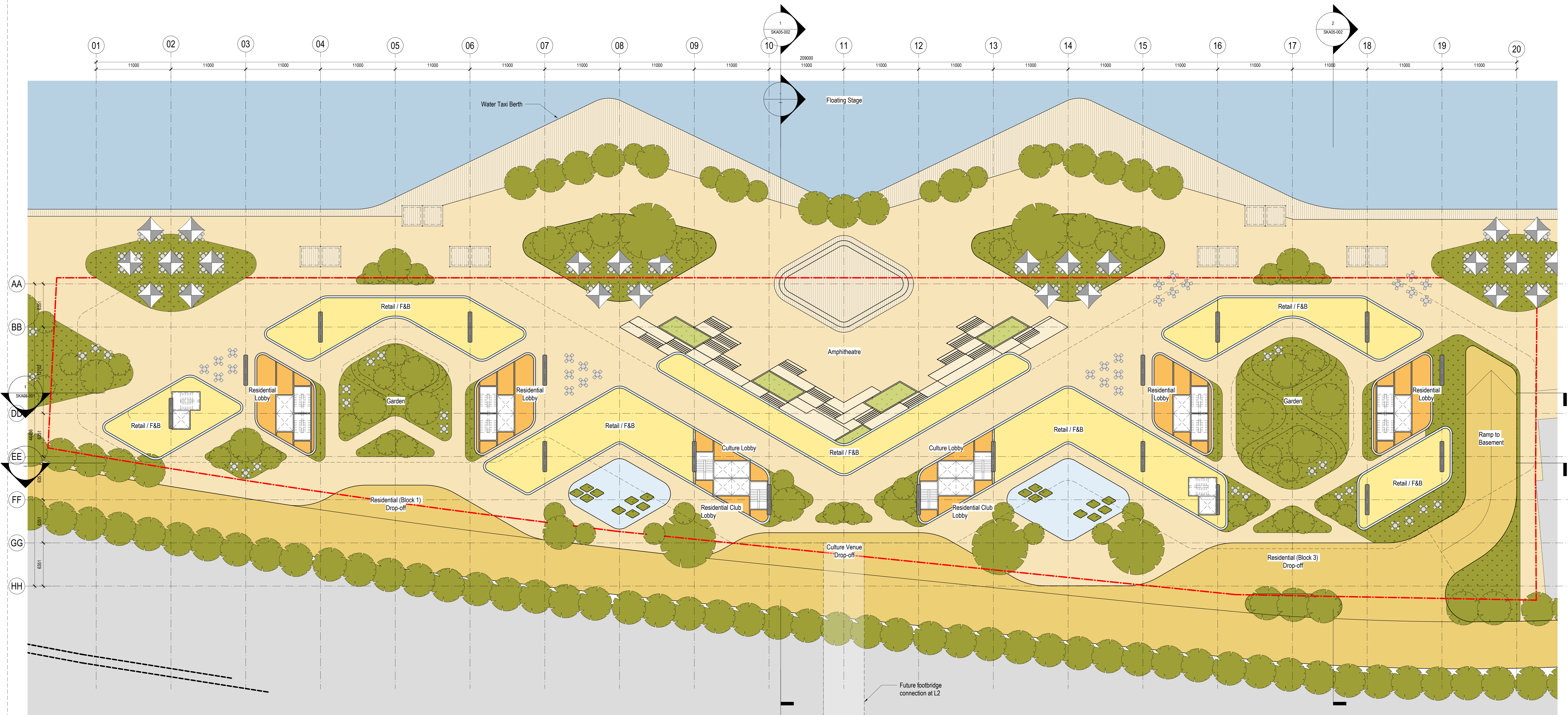
Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



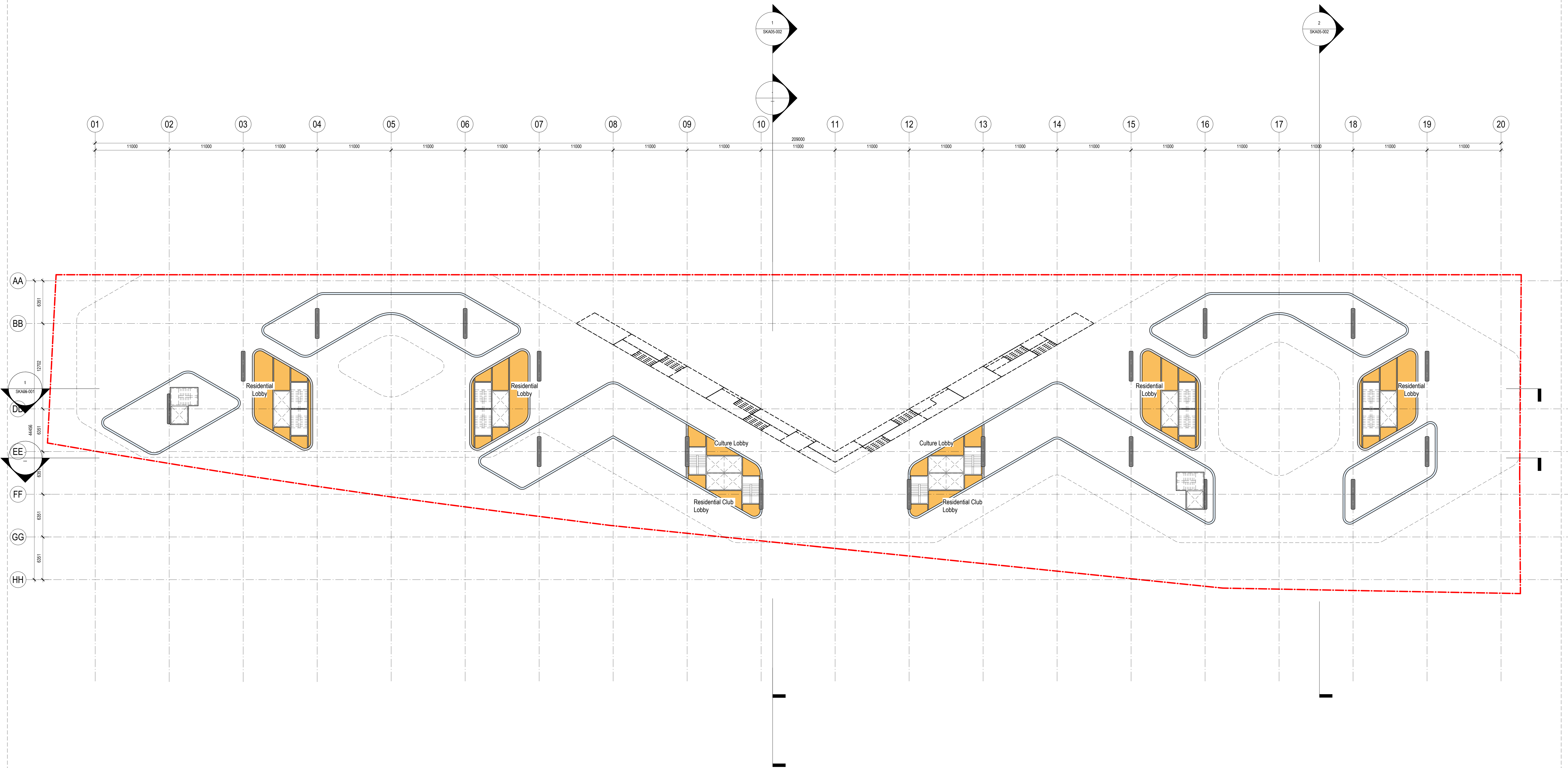
Note:- Please refer to landscape architect drawings for all landscape design and details

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- Residential
- Residential Clubhouse
- Green Deck
- Carpark



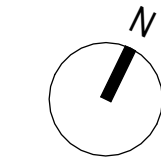
Note:- Please refer to landscape architect drawings for all landscape design and details

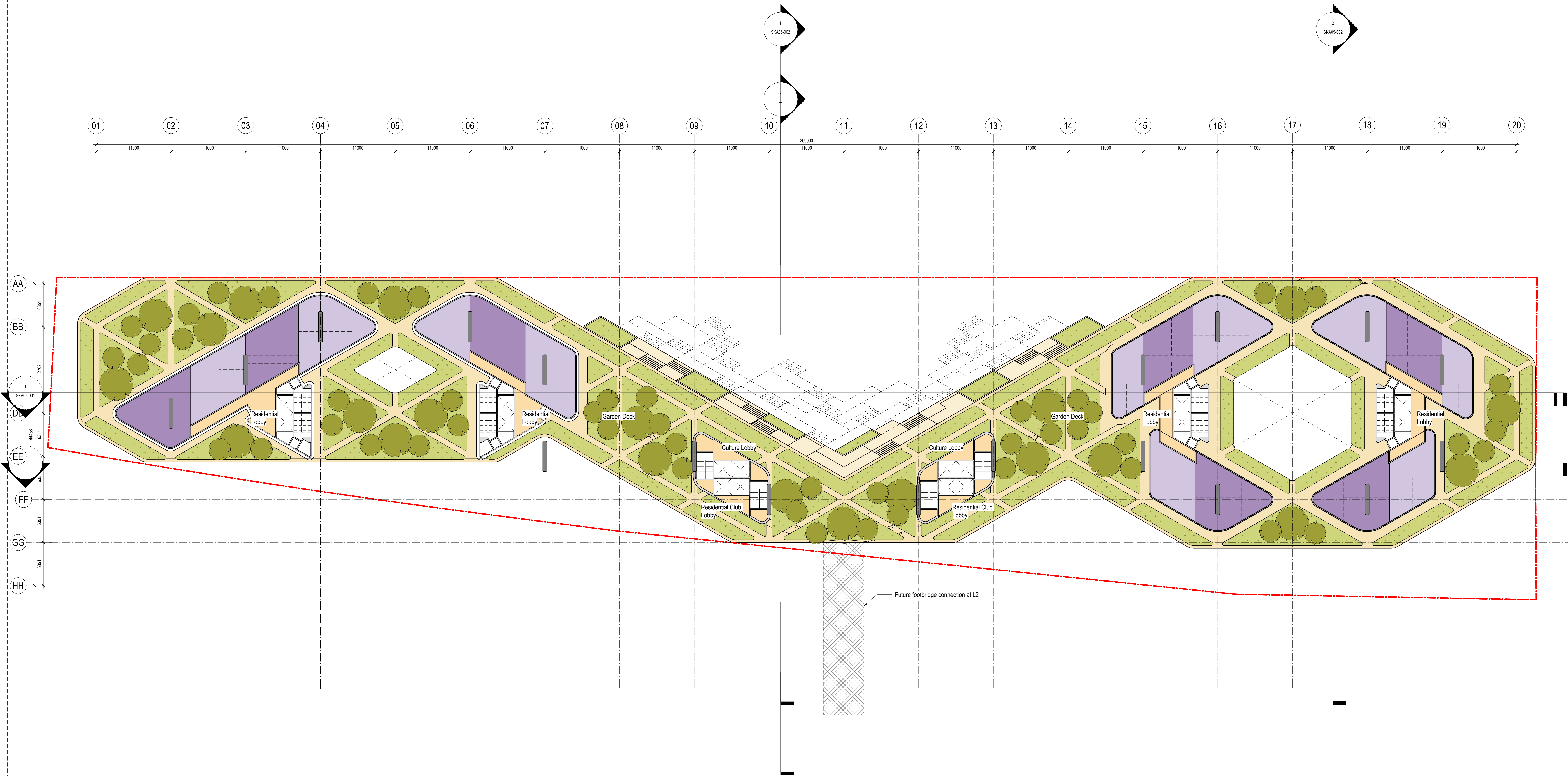
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- Carpark



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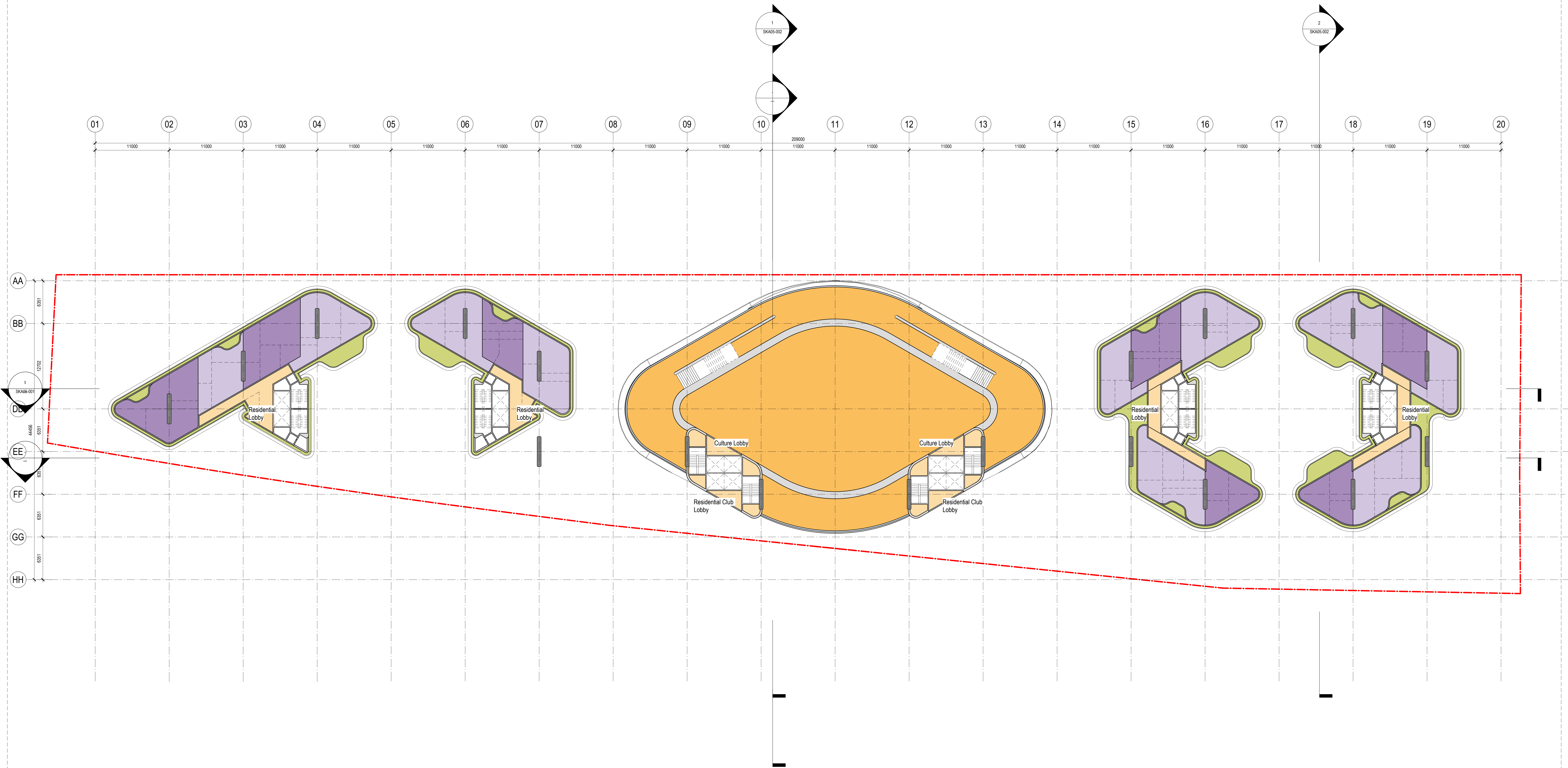
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- Residential
- Residential Clubhouse
- Green Deck
- Carpark





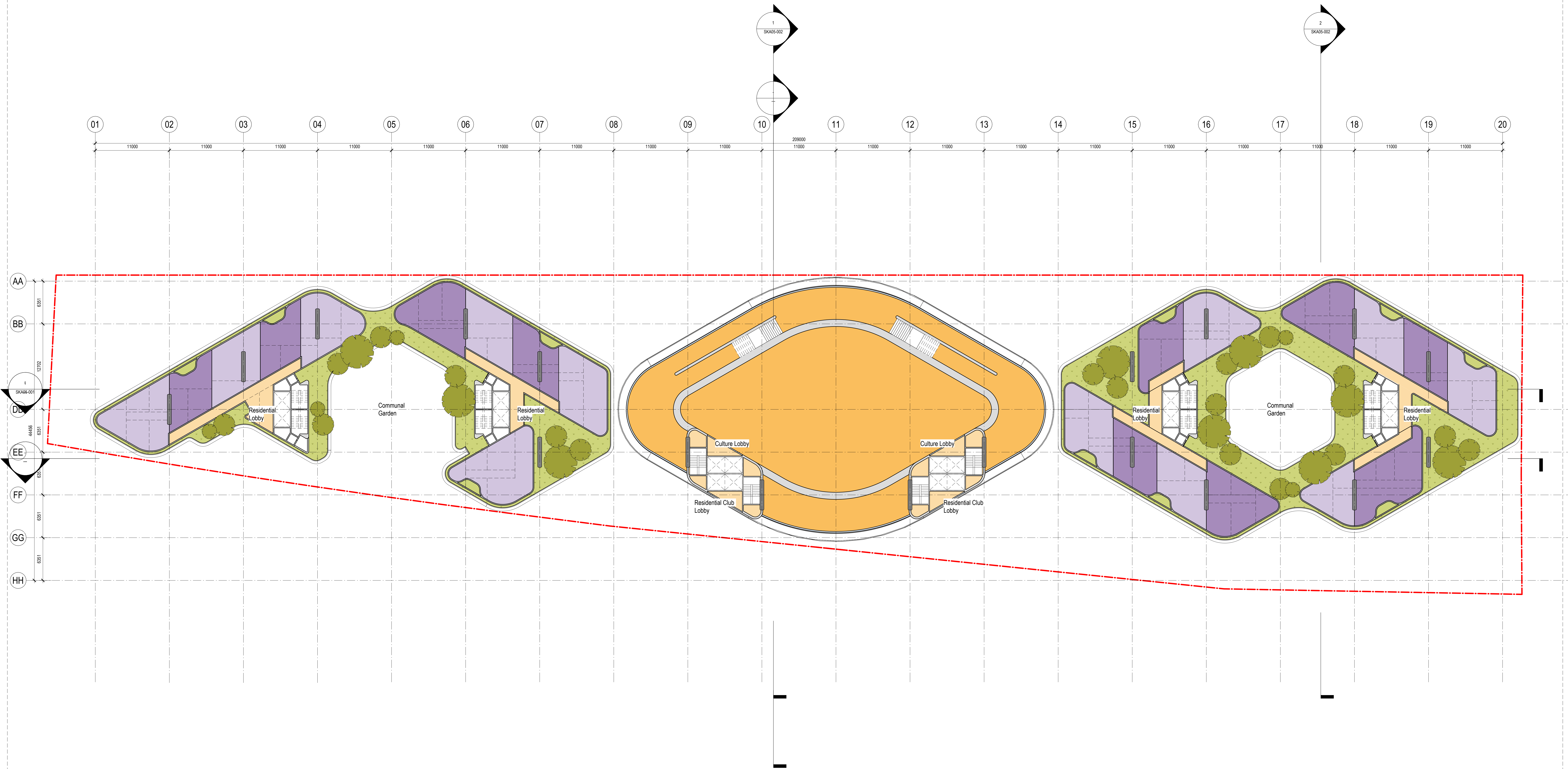
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- Carpark



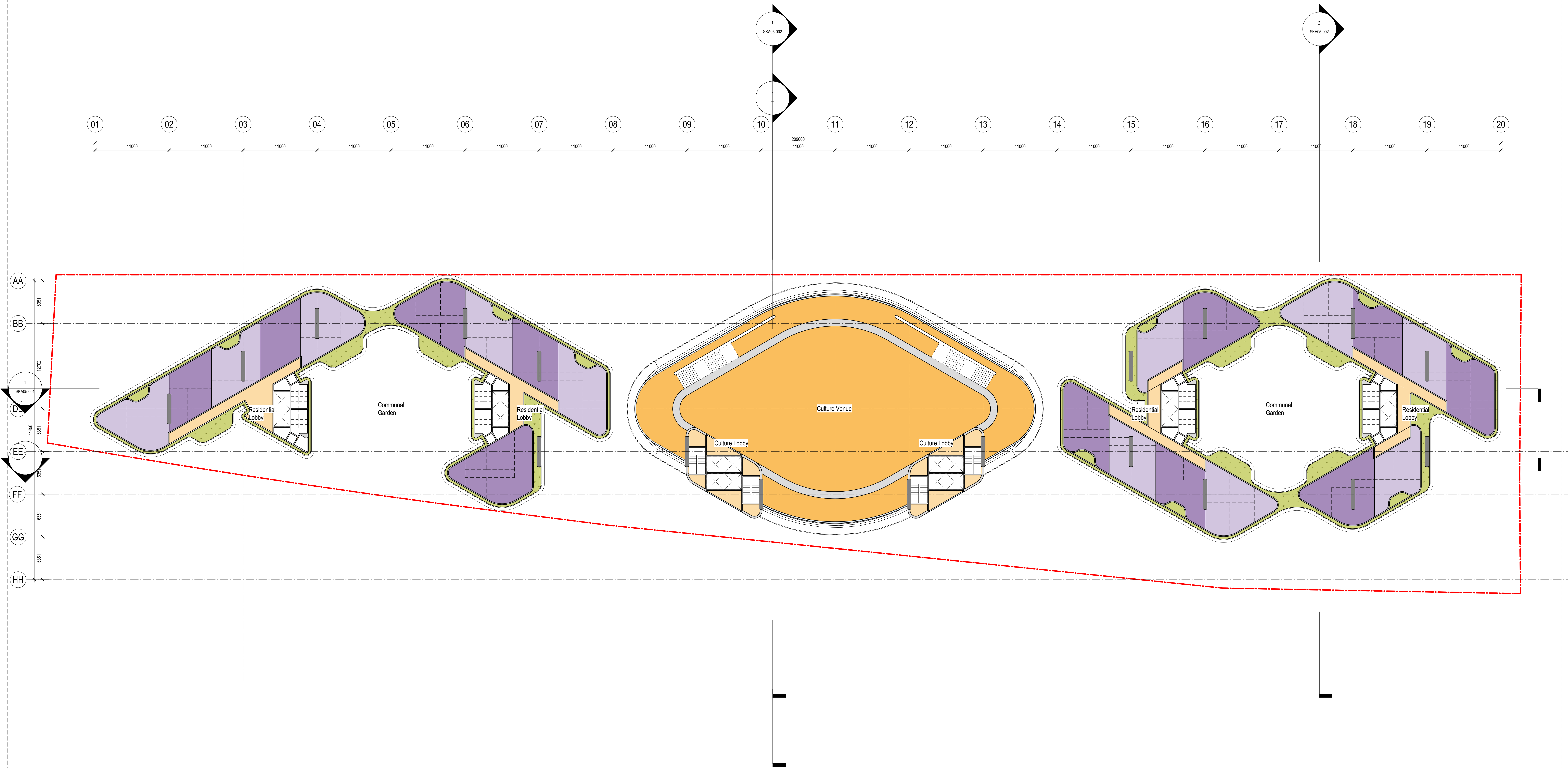
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- Green Deck
- Carpark



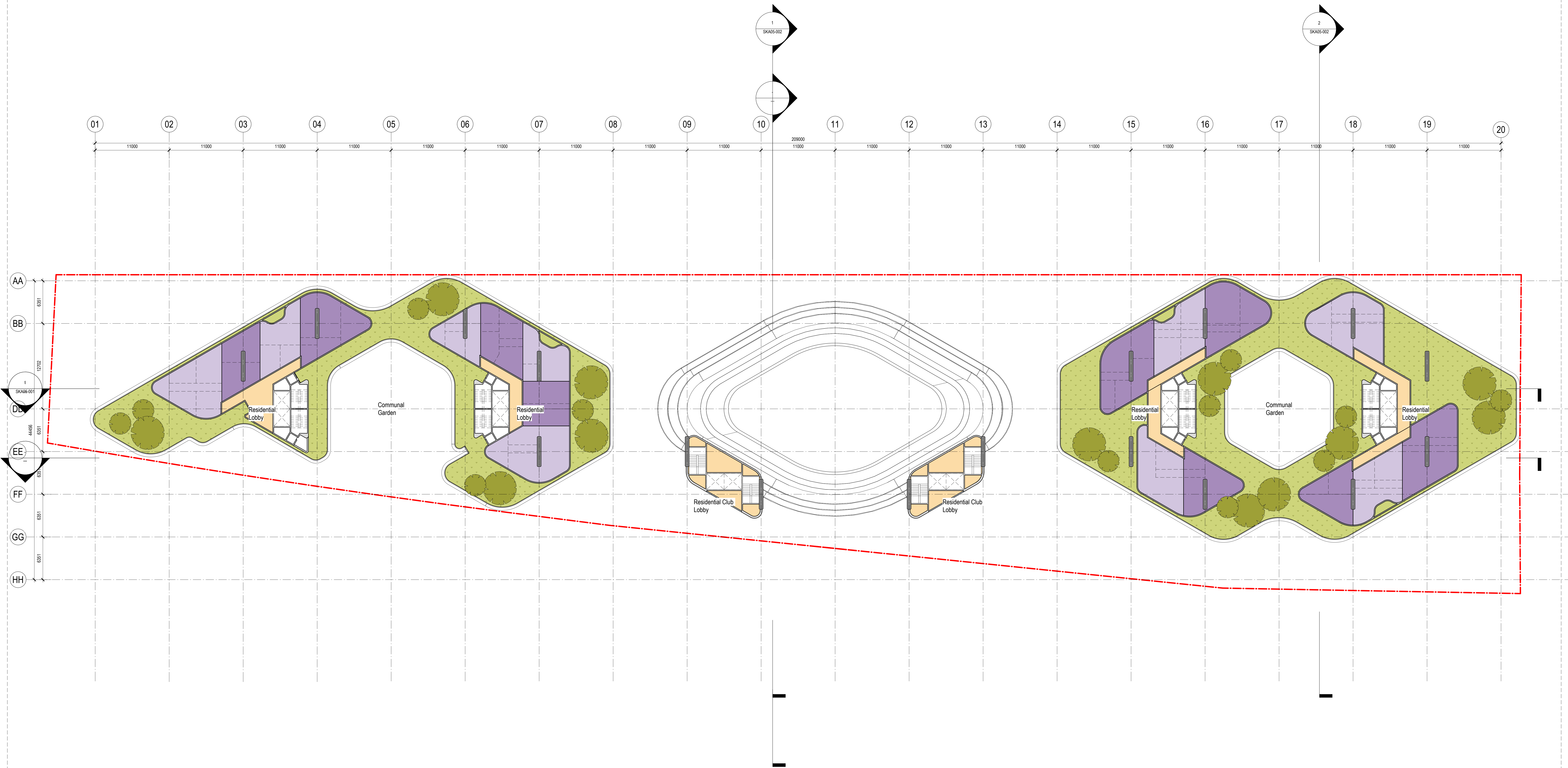
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- Residential
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- Carpark



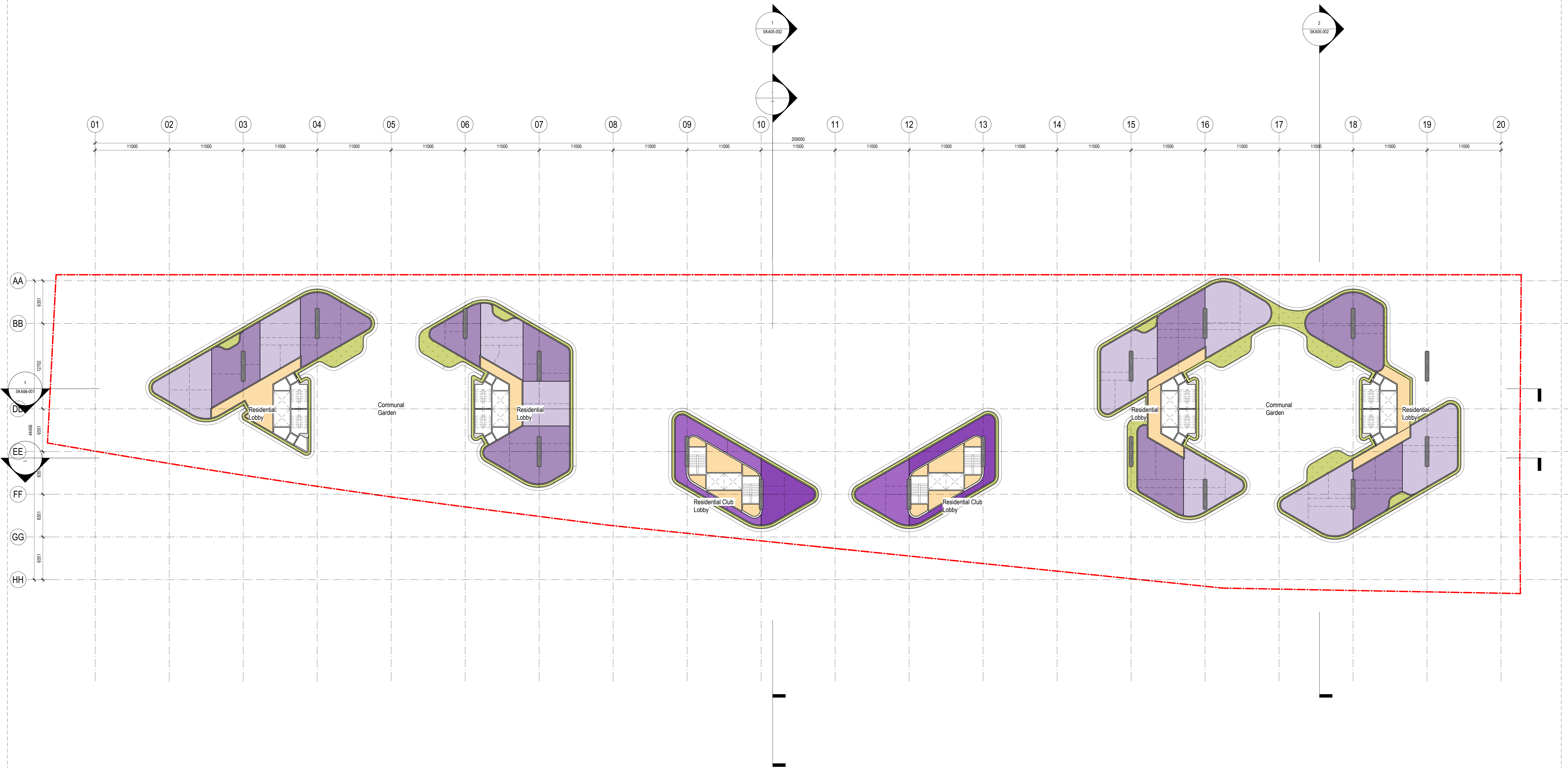
Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
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- Green Deck
- Carpark

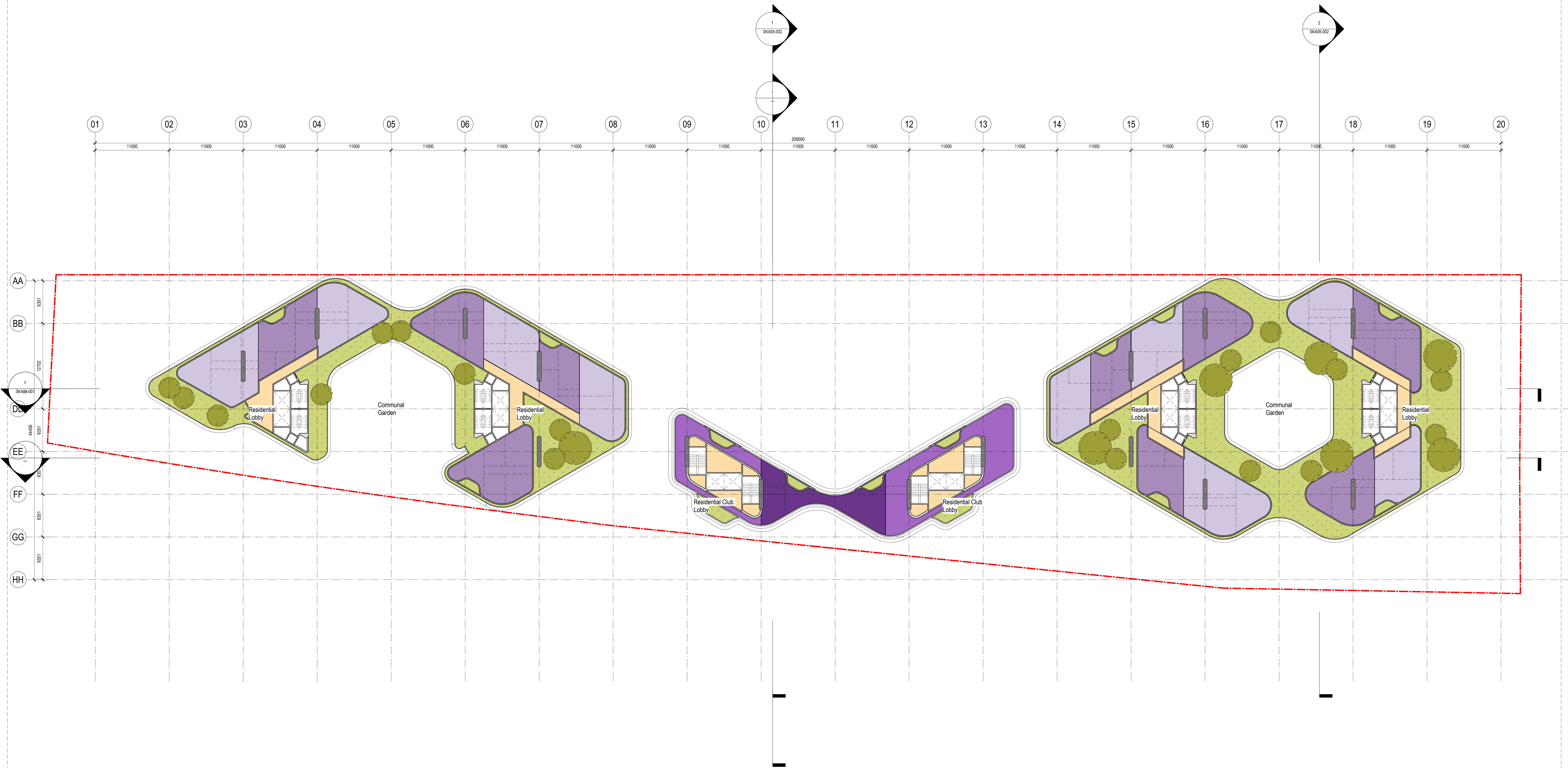
General Notes
1. Do not scale drawings. Dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. All levels are in metres unless noted otherwise.
4. All dimensions shall be verified on site before proceeding with the work.
5. Any discrepancies on these drawings shall be brought to the immediate attention of Foster + Partners.
6. Any areas indicated on this sheet are approximate and indicative only.

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-
Sketch Number
SKA03-107

F+P Project No
3639

Date
20/12/24
Scale at A0
1 : 200



Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark

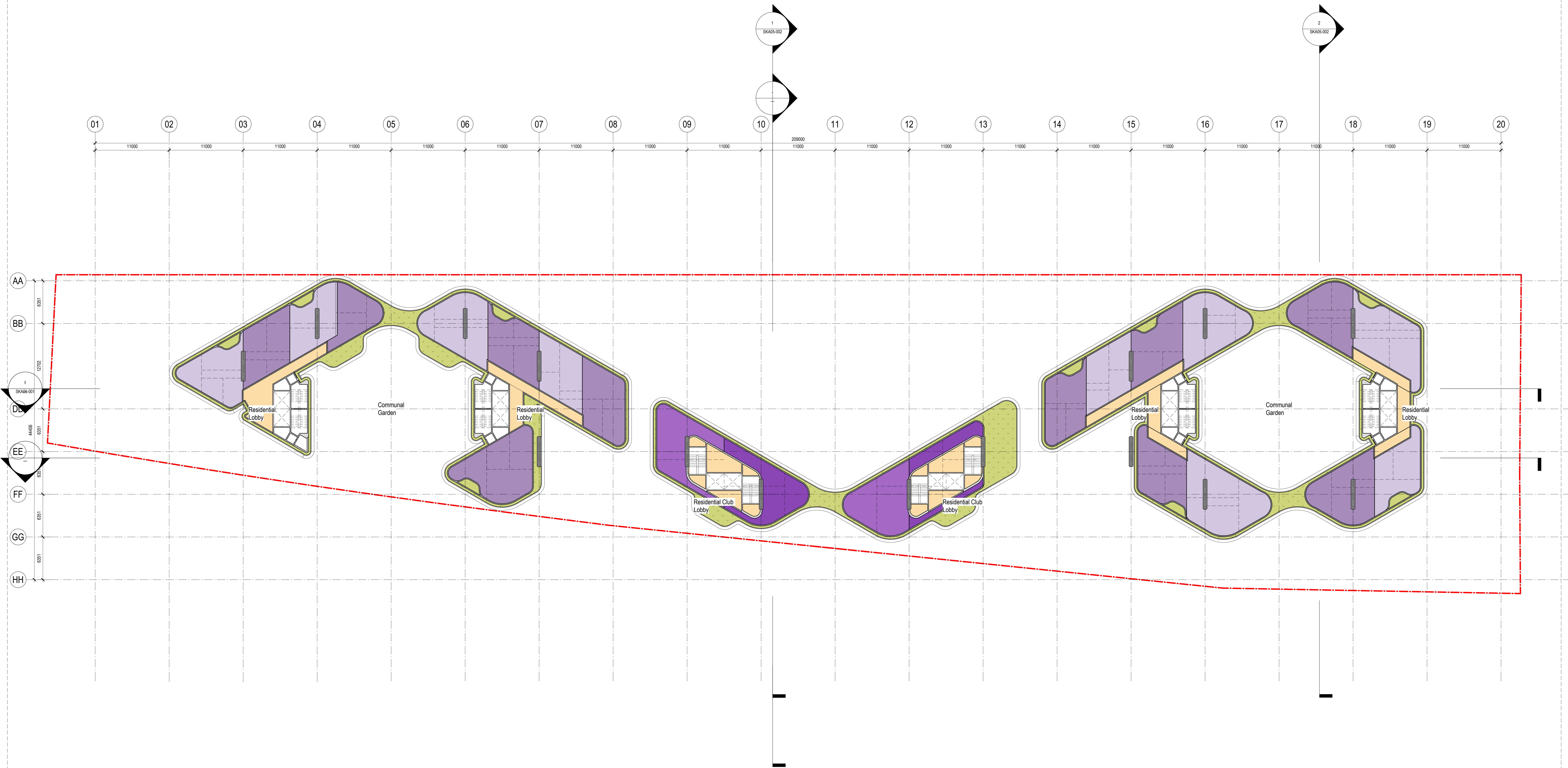
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Sketch Number
SKA03-108

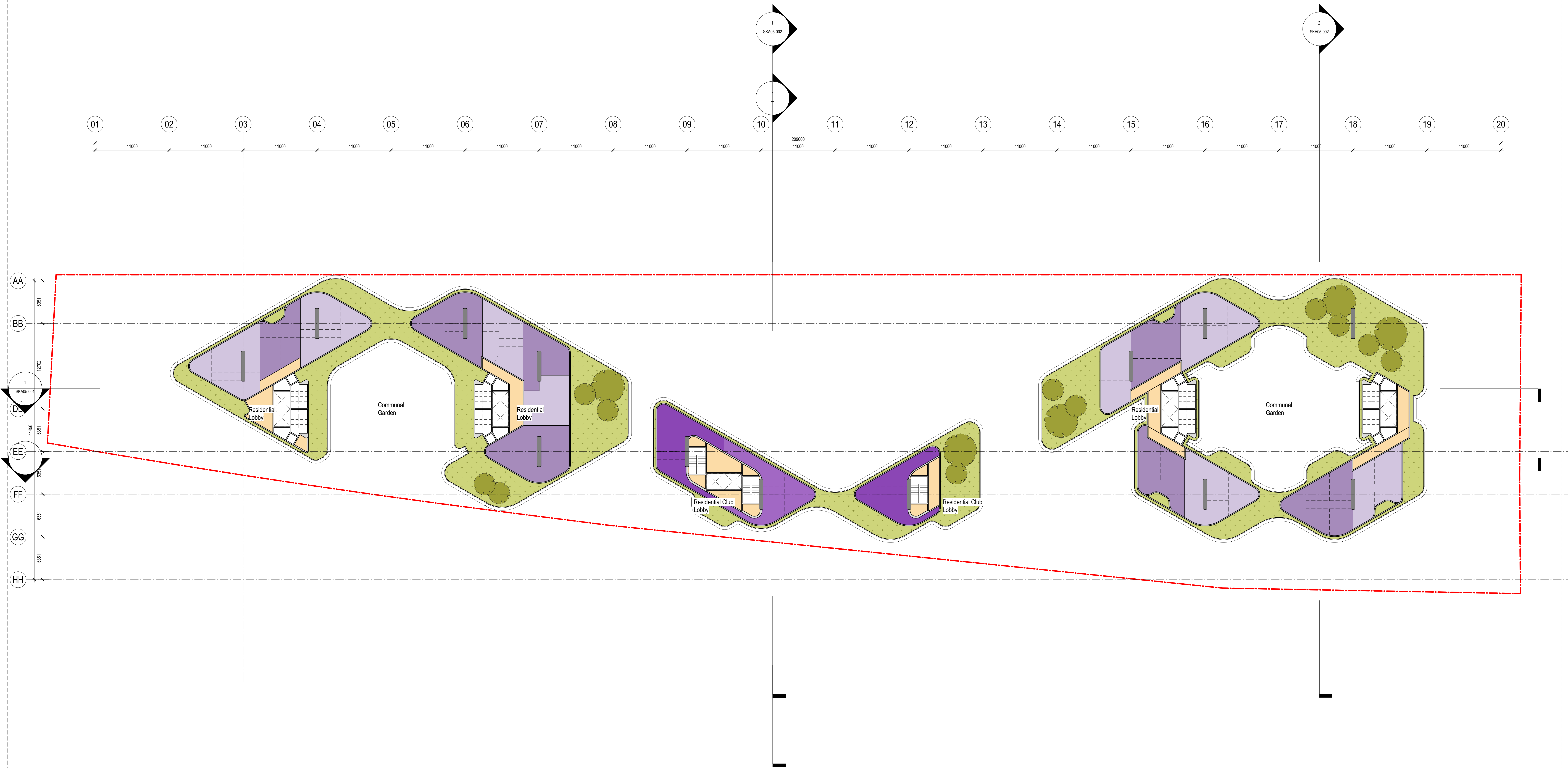
F+P Project No
3639

Date
20/12/24
Scale at A0
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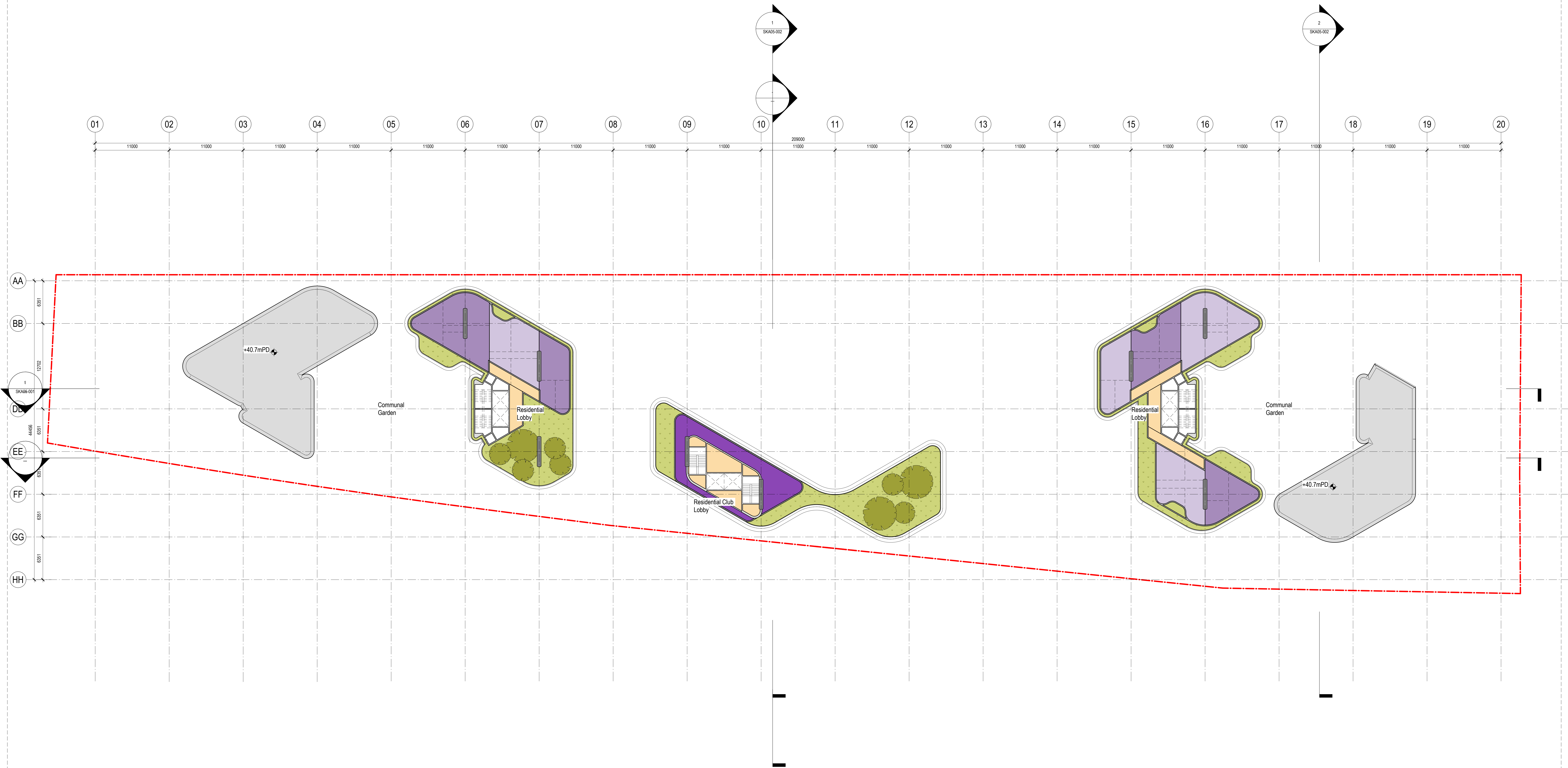
Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



Note:- Please refer to landscape architect drawings for all landscape design and details

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- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark



Note:- Please refer to landscape architect drawings for all landscape design and details

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- Carpark

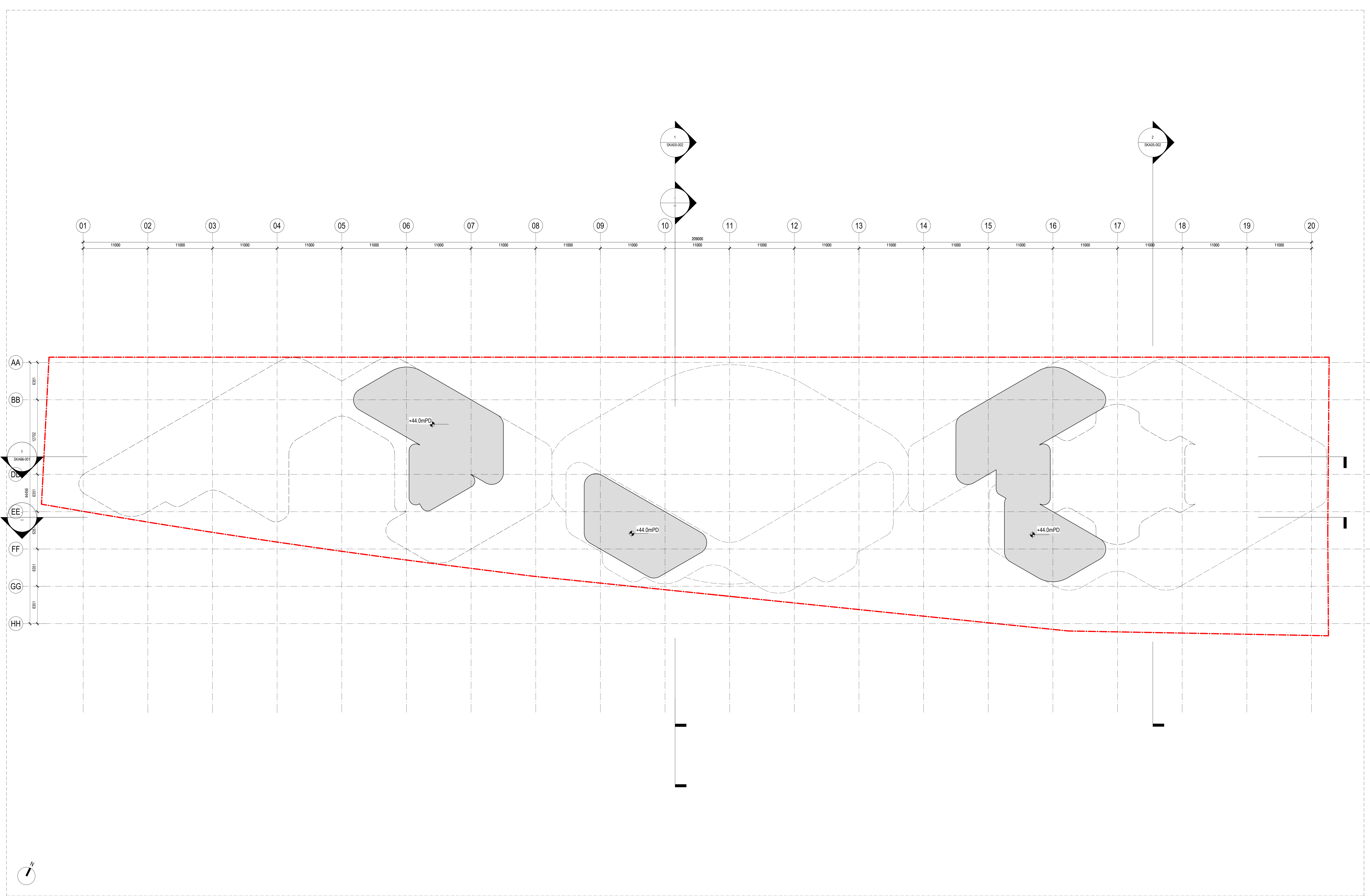
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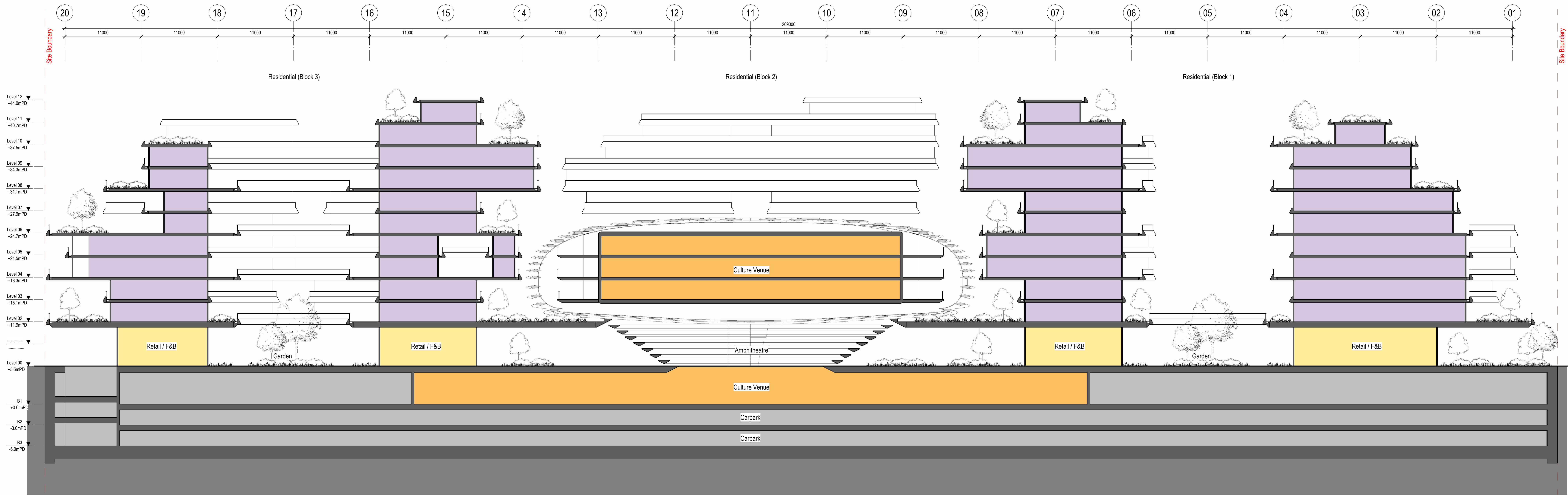
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Client Project No
-
Sketch Number
SKA03-111

F+P Project No
3639

Date
20/12/24
Scale at A0
1 : 200





Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark

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Sketch Number
SKA05-001

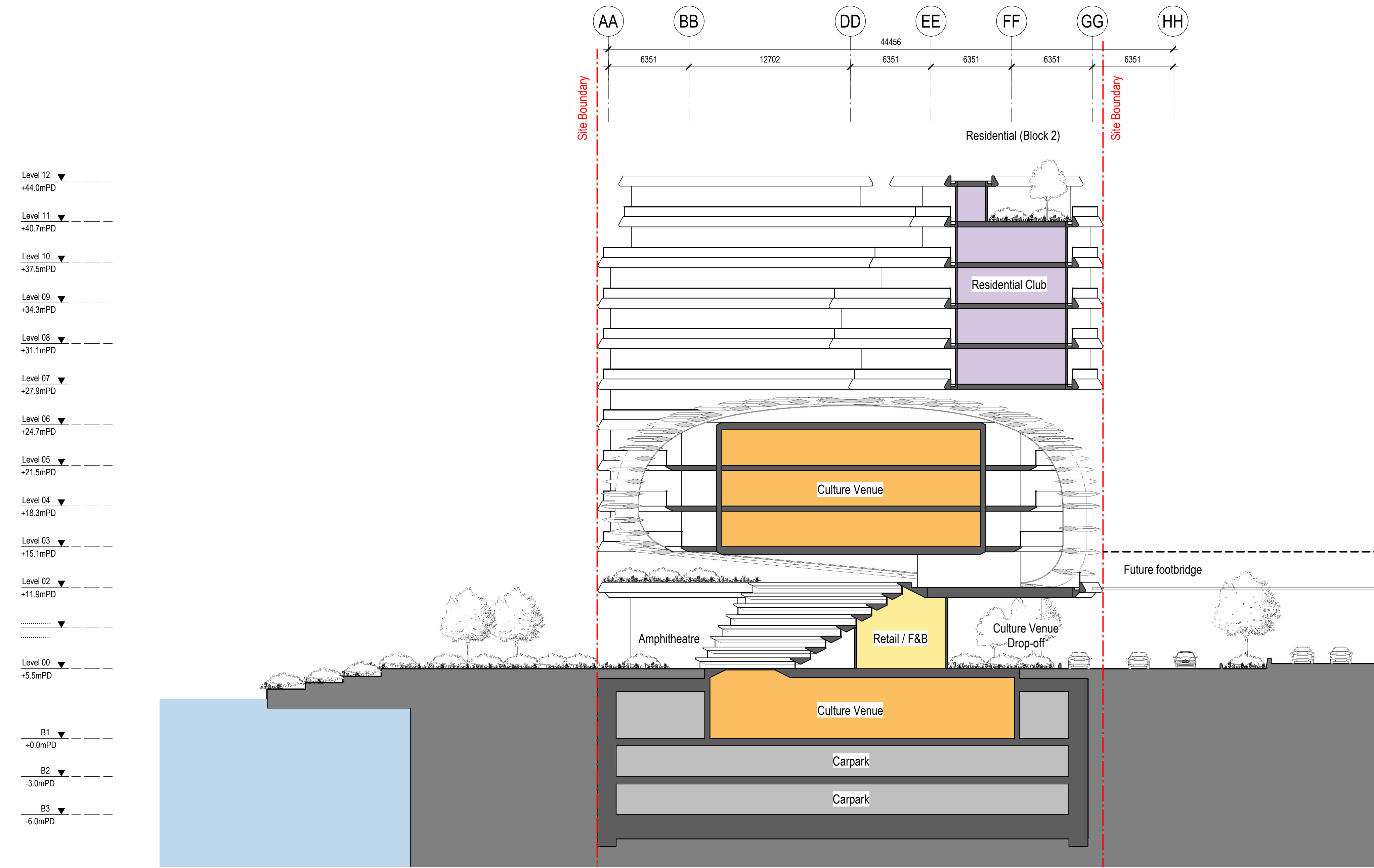
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Date
16/10/24
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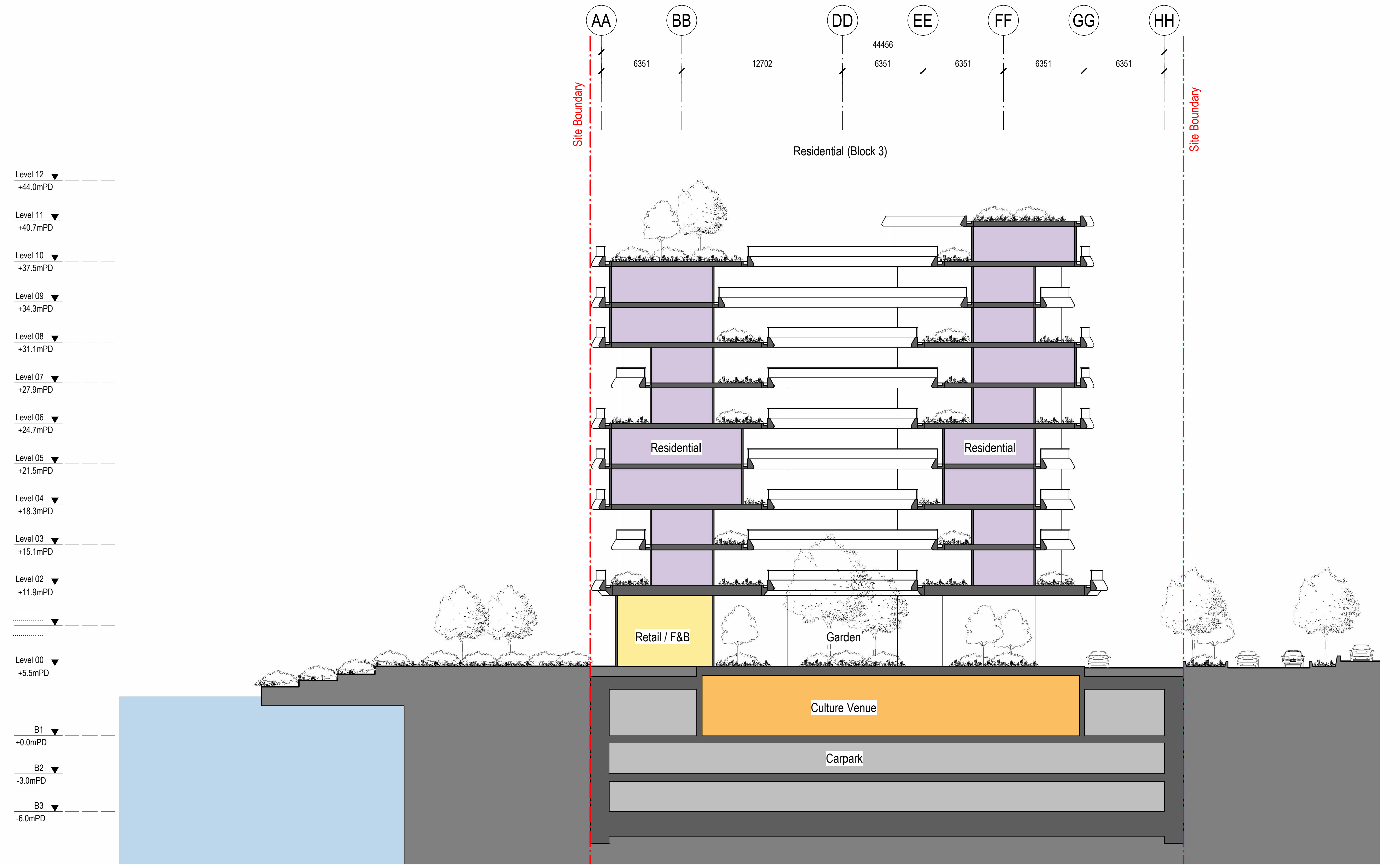
Client
Marine Riches

Project
**Quarry Bay Waterfront
Hoi Yu Street**

Title
**General Sections
Long Section**



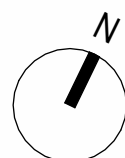
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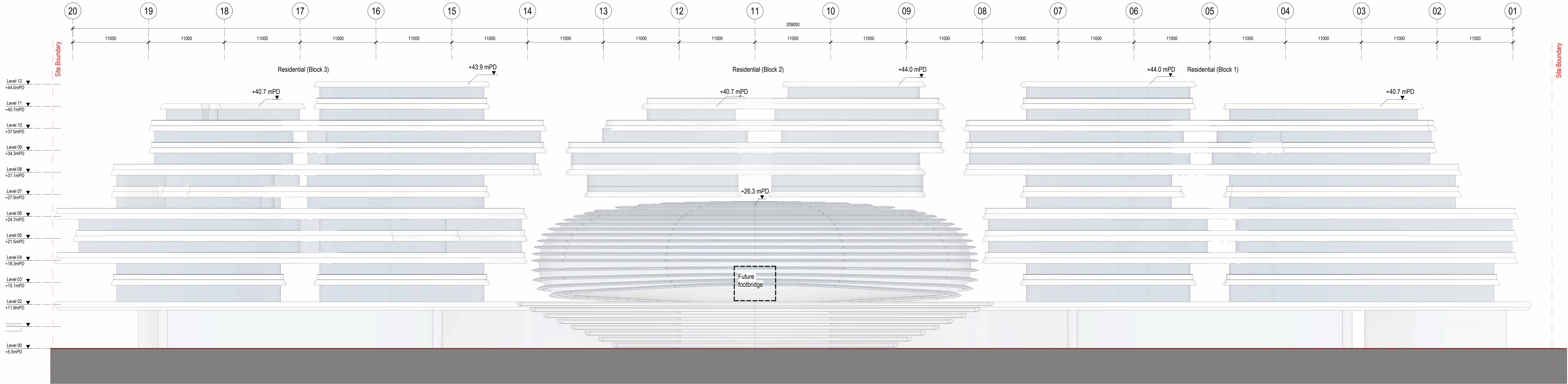


2 Short Section2
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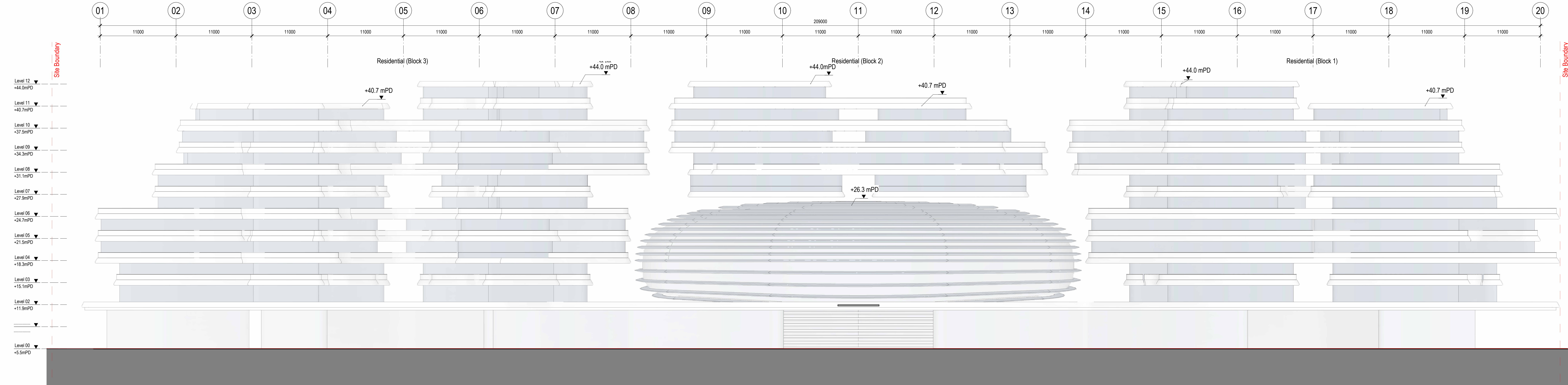
Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
- Cultural/ Leisure
- Residential
- Residential Clubhouse
- Green Deck
- Carpark

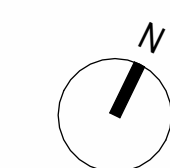




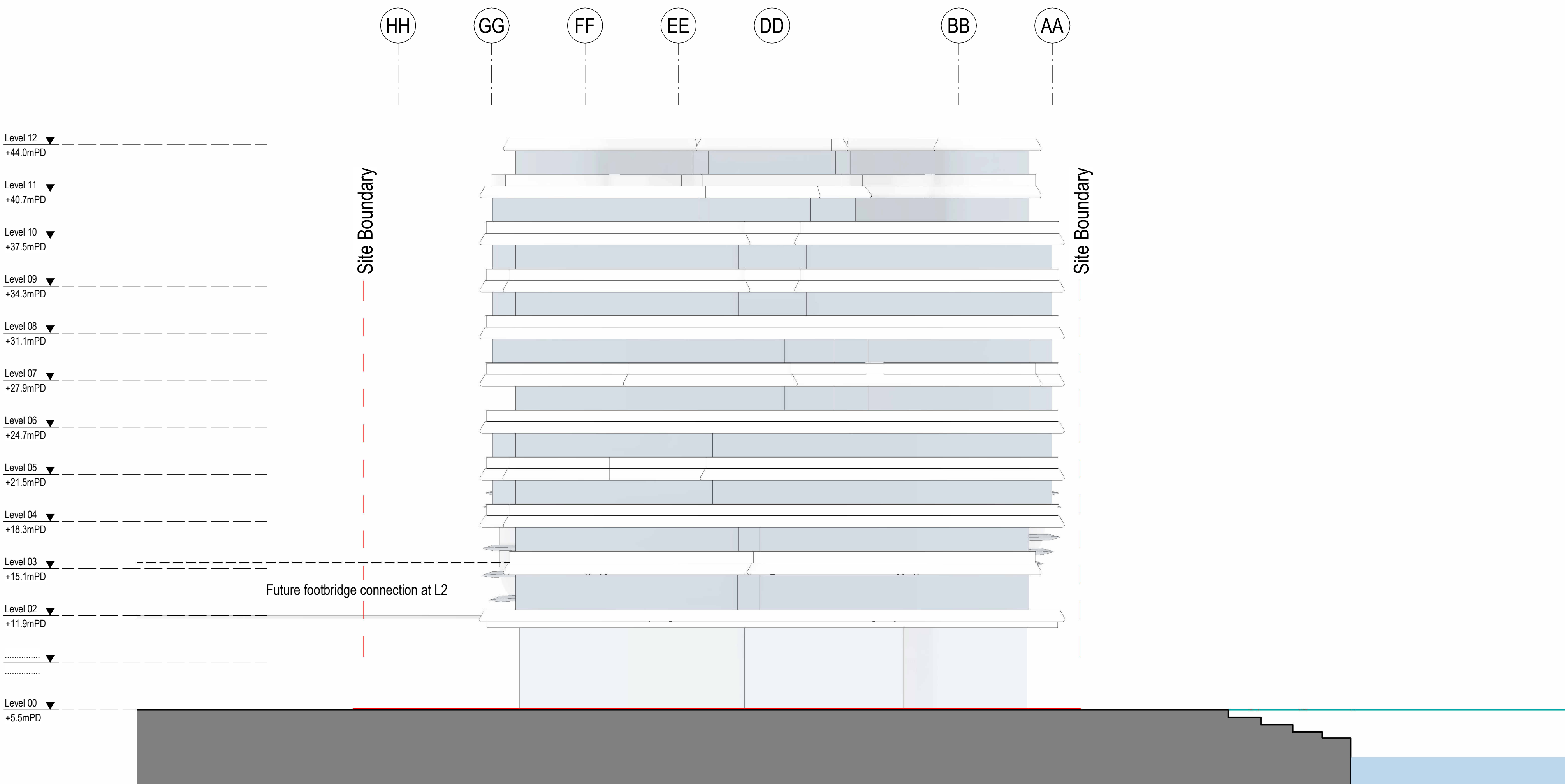
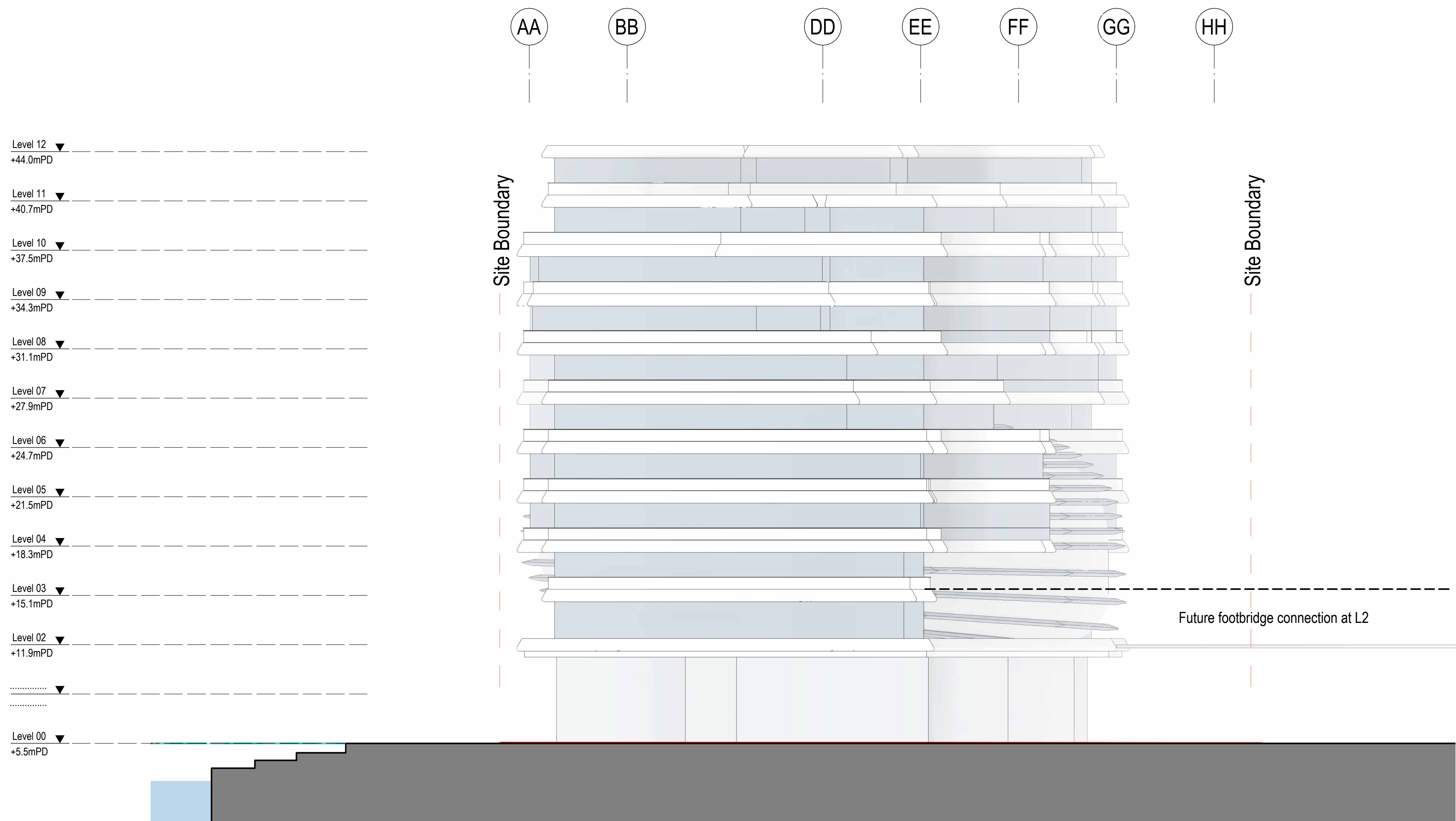
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1:200



2 South Elevation
1:200

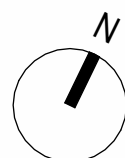


Note:- Please refer to landscape architect drawings for all landscape design and details



1 West Elevation

2 East Elevation



Note:- Please refer to landscape architect drawings for all landscape design and details

Client
Marine Riches

Project
Quarry Bay Waterfront
Hoi Yu Street

Title
General Elevations
East & West Elevations

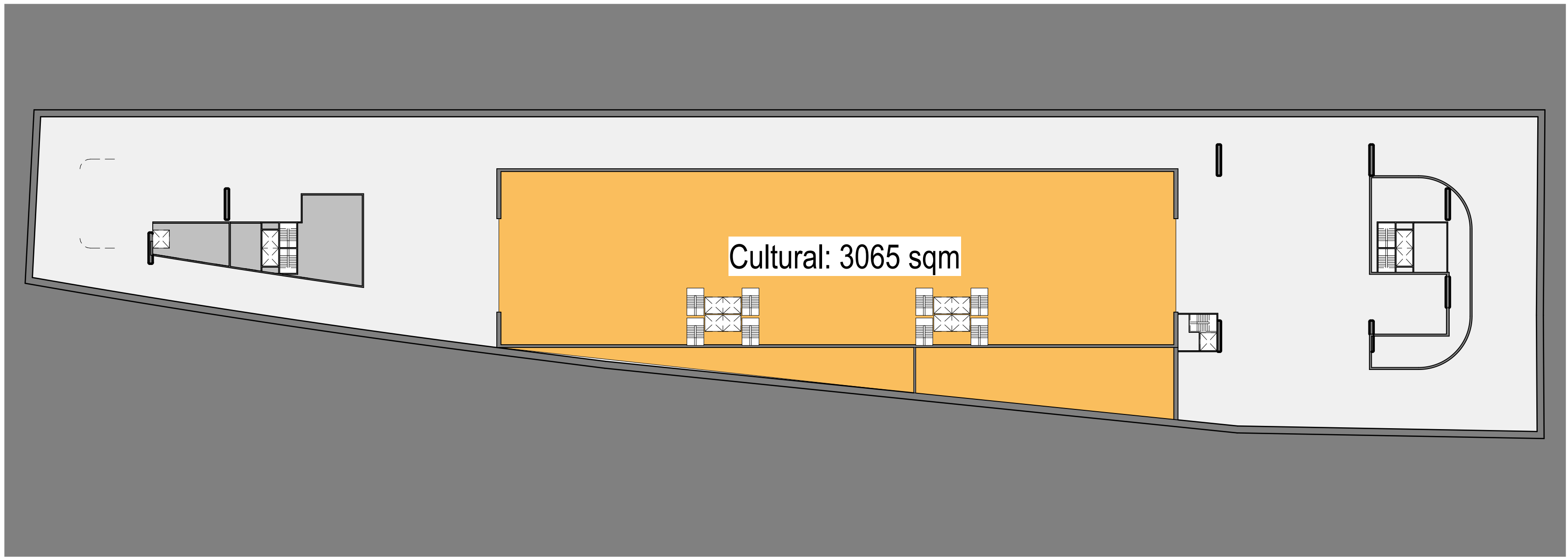
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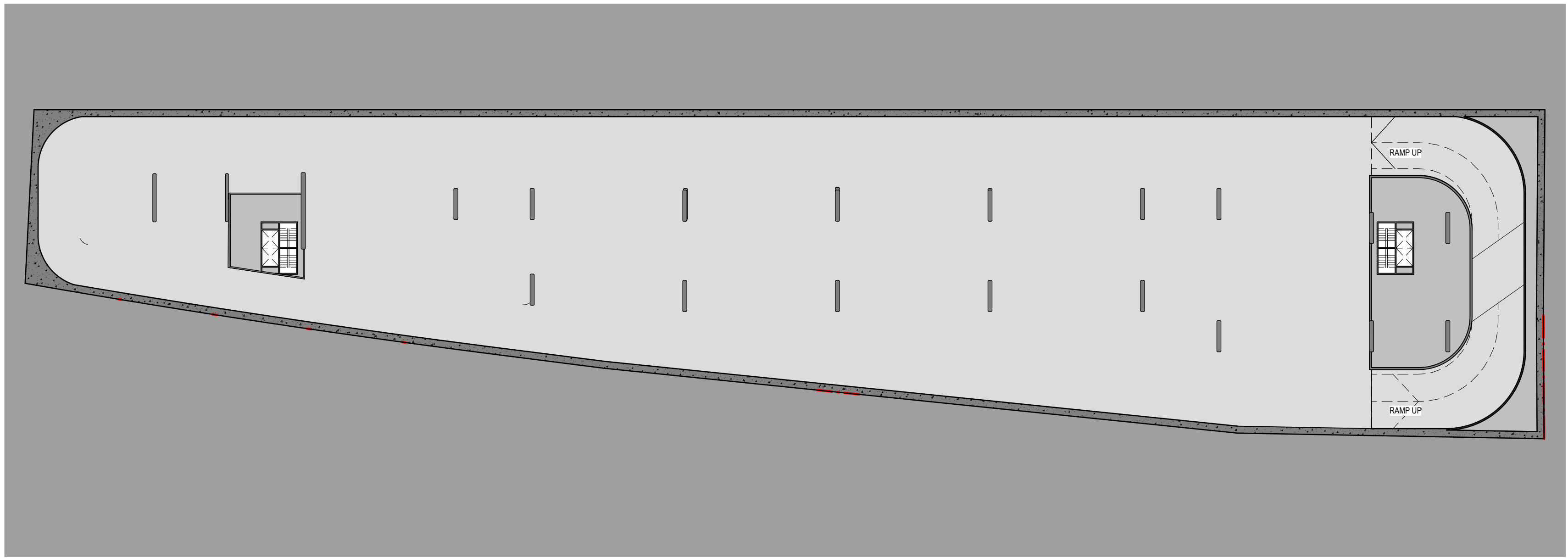
Client Project No
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Sketch Number
SKA06-002

F+P Project No
3639

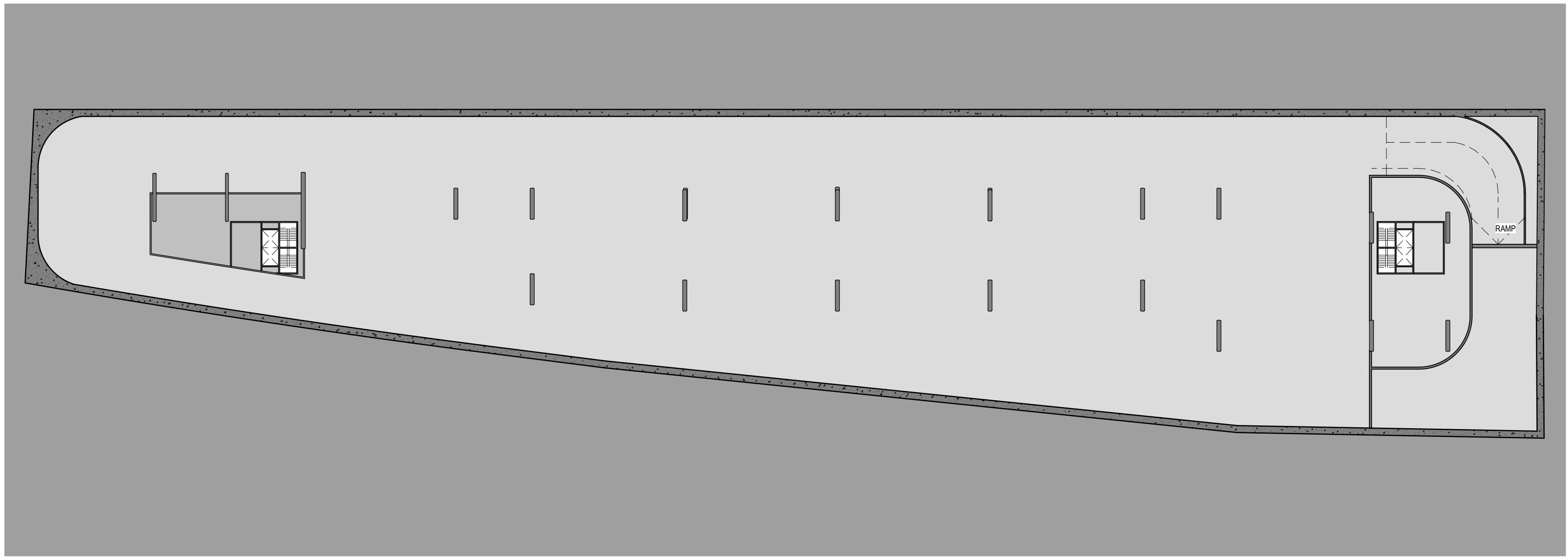
Date
20/12/24
Scale at A0
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1 Level B1 Area
1 : 500



2 Level B2 Area
1 : 500



3 Level B3 Area
1 : 500

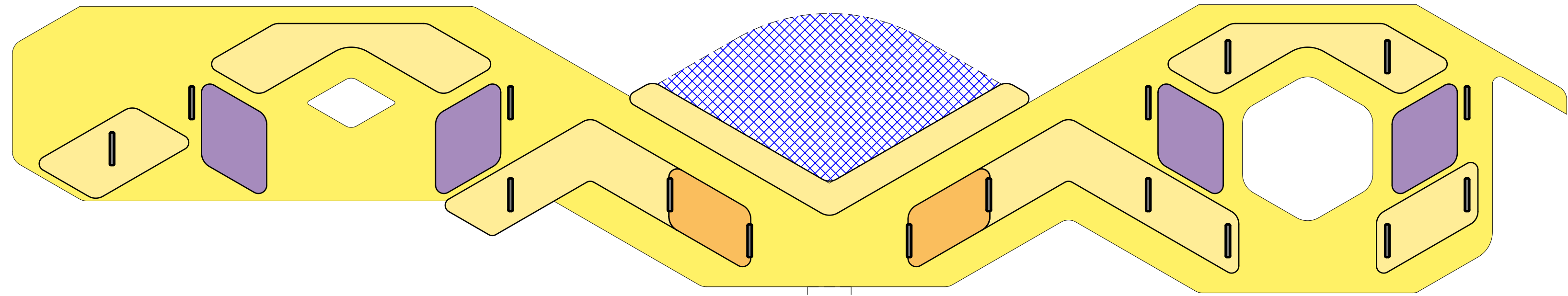


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Site area:- 8532sqm
Basement Excavation Level :- 11.5m
(from +5.5mPD to -6.0mPD)

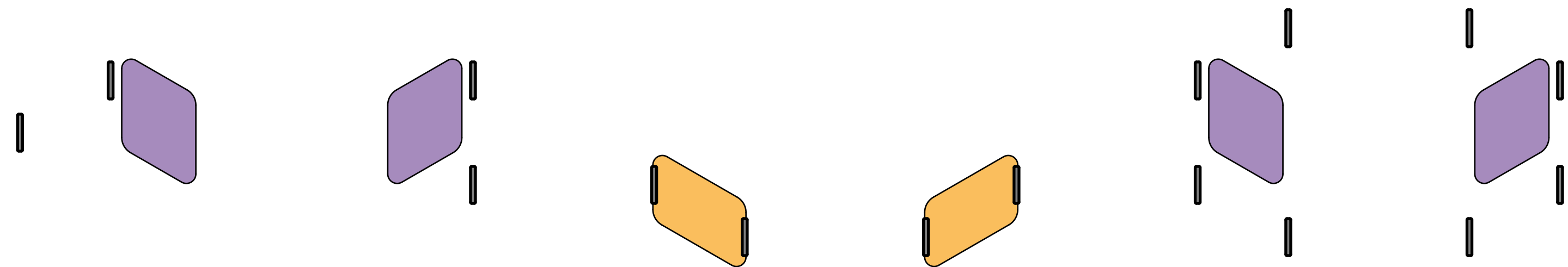
Estimated Excavation Volume:- 98,118 m3 Approx.

Excavation extent and details subject to detail design with geotechnical and civil engineers verification and design



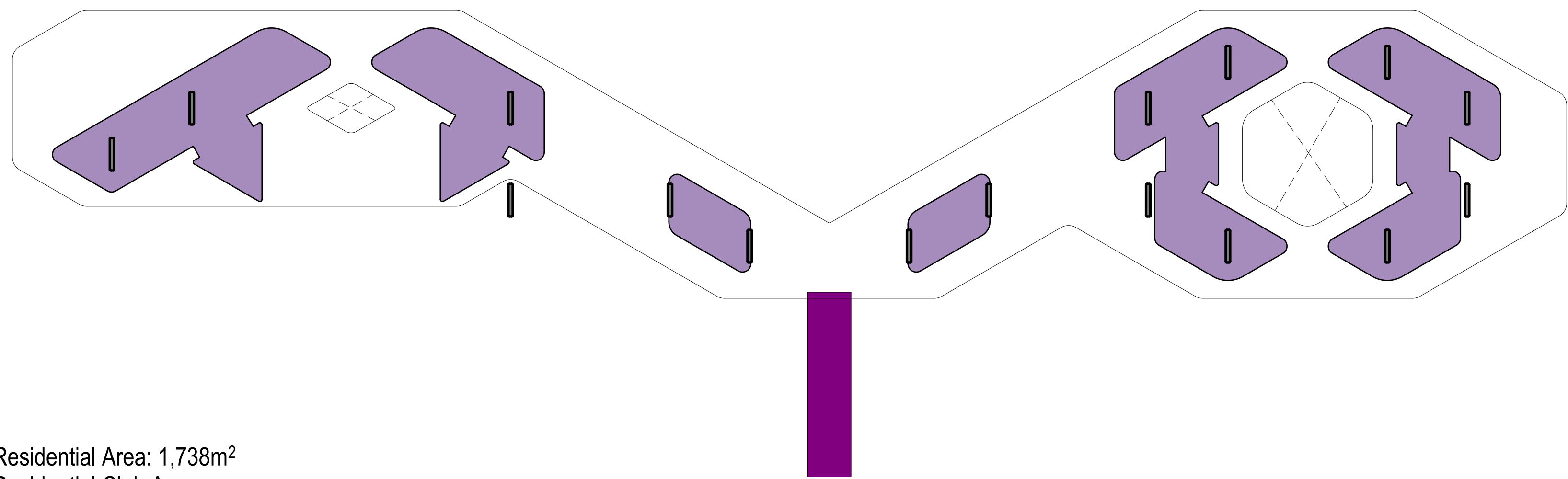
Residential Area: 408m²
Residential Club Area: --
Culture Area: 191m²
Retail Area: 4,617m²
Covered POS Area: 615m²

1 Level GF Area
1 : 500



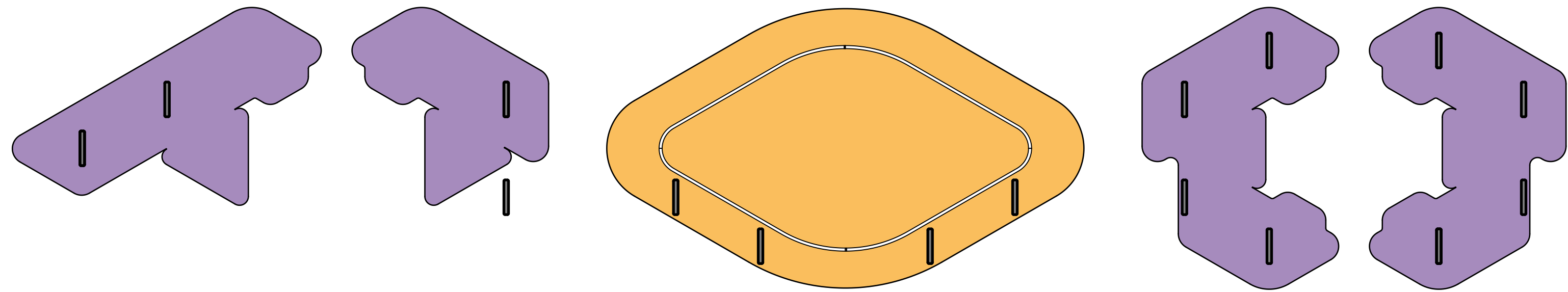
Residential Area: 408m²
Residential Club Area: --
Culture Area: -
Retail Area: -

2 Level 01 Area
1 : 500



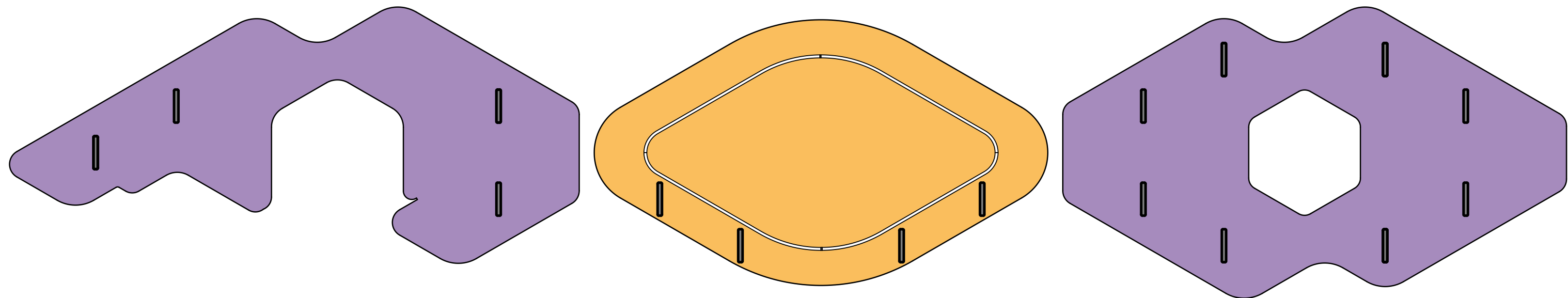
Residential Area: 1,738m²
Residential Club Area: --
Culture Area: --
Retail Area: --

3 Level 02 Area
1 : 500



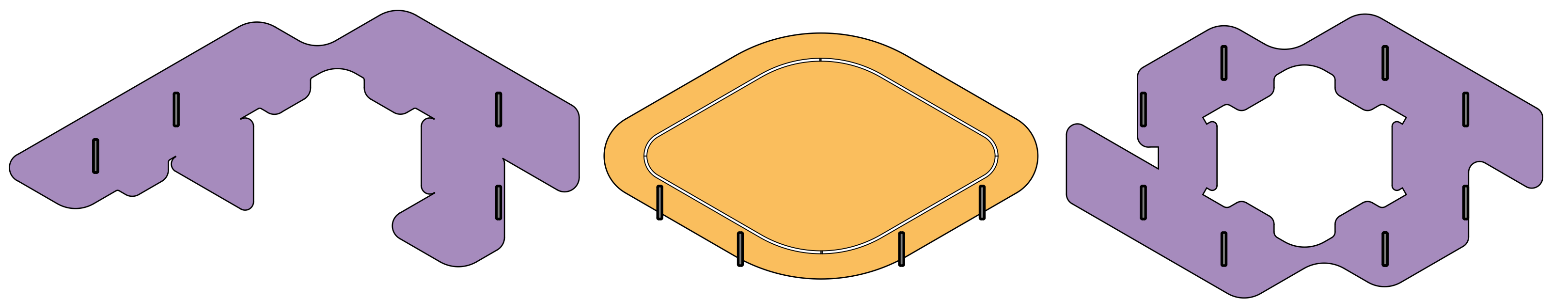
Residential Area: 2,038m²
Residential Club Area: --
Culture Area: 1,538m²
Retail Area: --

4 Level 03 Area
1 : 500



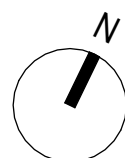
Residential Area: 3,029m²
Residential Club Area: --
Culture Area: 1,538m²
Retail Area: --

5 Level 04 Area
1 : 500

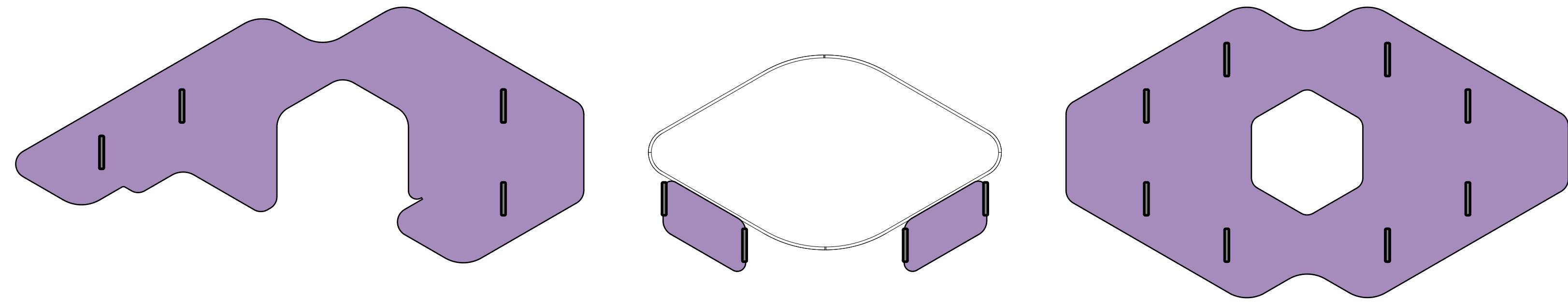


Residential Area: 2,403m²
Residential Club Area: --
Culture Area: 1,341m²
Retail Area: --

6 Level 05 Area
1 : 500



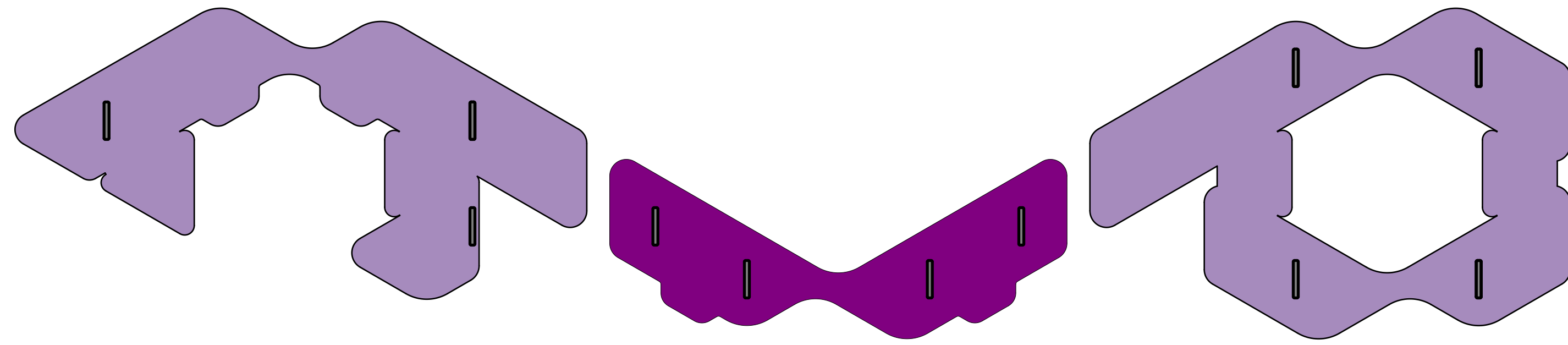
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Residential Area: 3,246m²
Residential Club Area: --
Culture Area: --
Retail Area: --

1 Level 06 Area

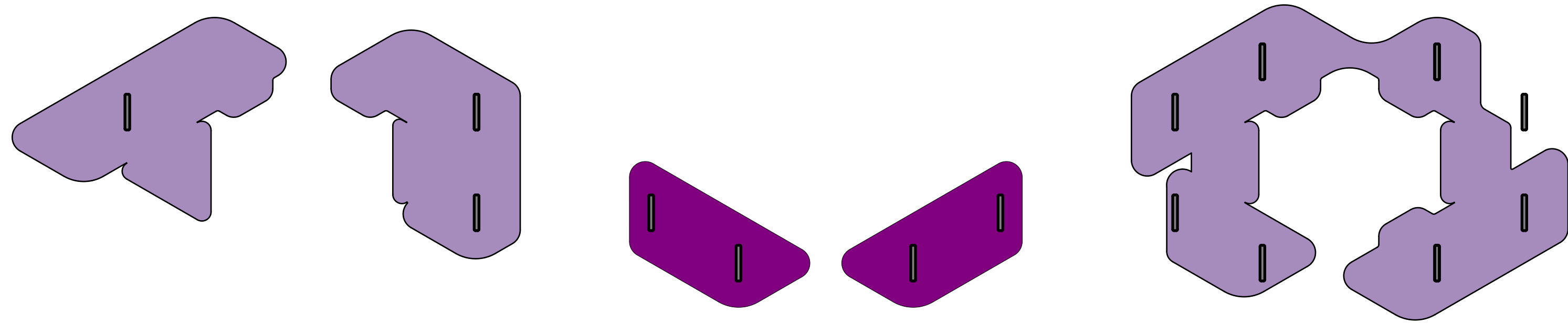
1 : 500



Residential Area: 2,232m²
Residential Club Area: 615m²
Culture Area: --
Retail Area: --

4 Level 09 Area

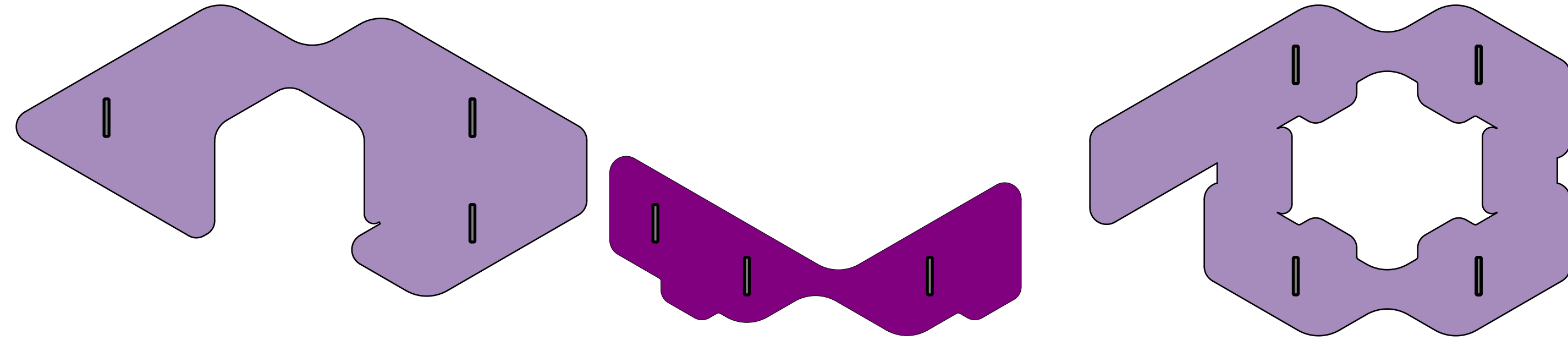
1 : 500



Residential Area: 1,994m²
Residential Club Area: 475m²
Culture Area: --
Retail Area: --

2 Level 07 Area

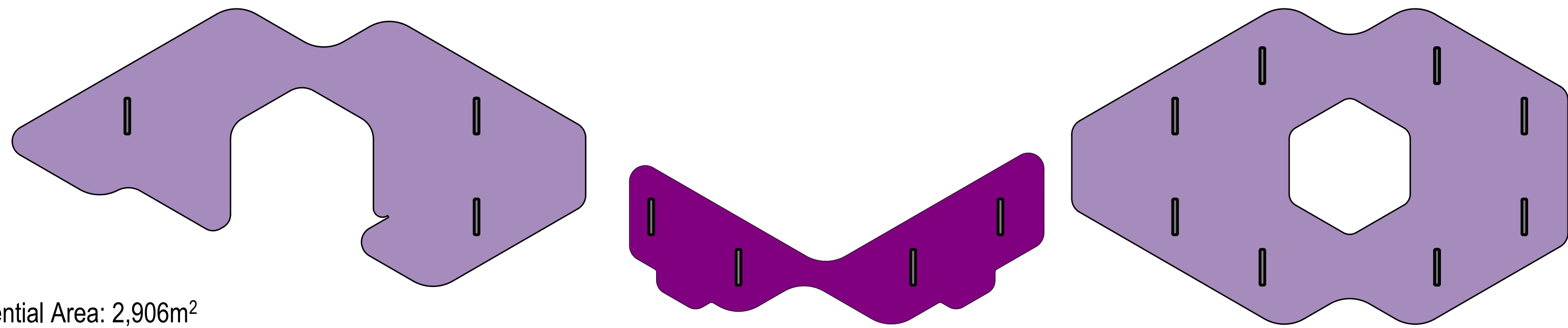
1 : 500



Residential Area: 2,482m²
Residential Club Area: 547m²
Culture Area: --
Retail Area: --

5 Level 10 Area

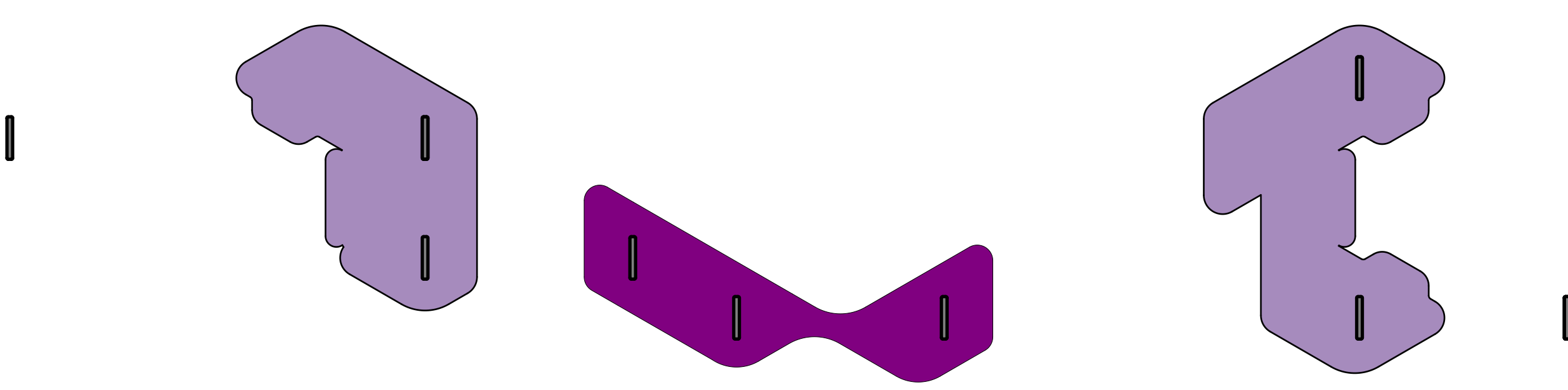
1 : 500



Residential Area: 2,906m²
Residential Club Area: 580m²
Culture Area: --
Retail Area: --

3 Level 08 Area

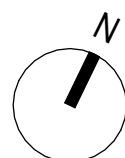
1 : 500



Residential Area: 1,034m²
Residential Club Area: 407m²
Culture Area: --
Retail Area: --

6 Level 11 Area

1 : 500



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