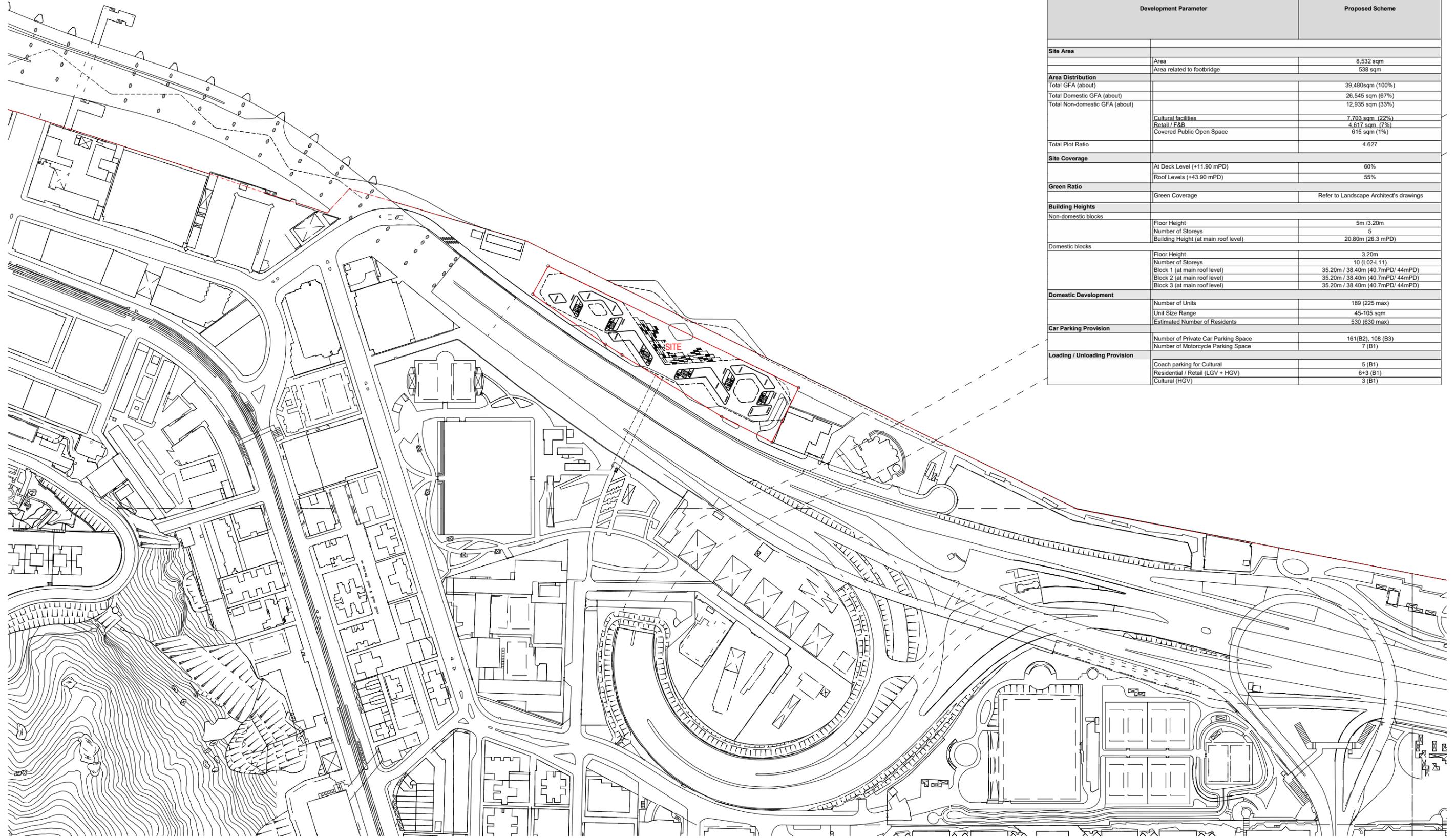


Appendix 3

The Proposed Conceptual Scheme and Alternative
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		
	Green Coverage	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



Client
Marine Riches

Project
Quarry Bay Waterfront
Hoi Yu Street

Title
Site Plans
Ground Floor Site Plan

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.

Foster + Partners
 Riverside, 22 Hester Road
 London SW11 4AN
 T +44(0)20 7738 0455
 F +44(0)20 7738 1107
 www.fosterandpartners.com

Client Project No.
-
Sketch Number
SKA01-002

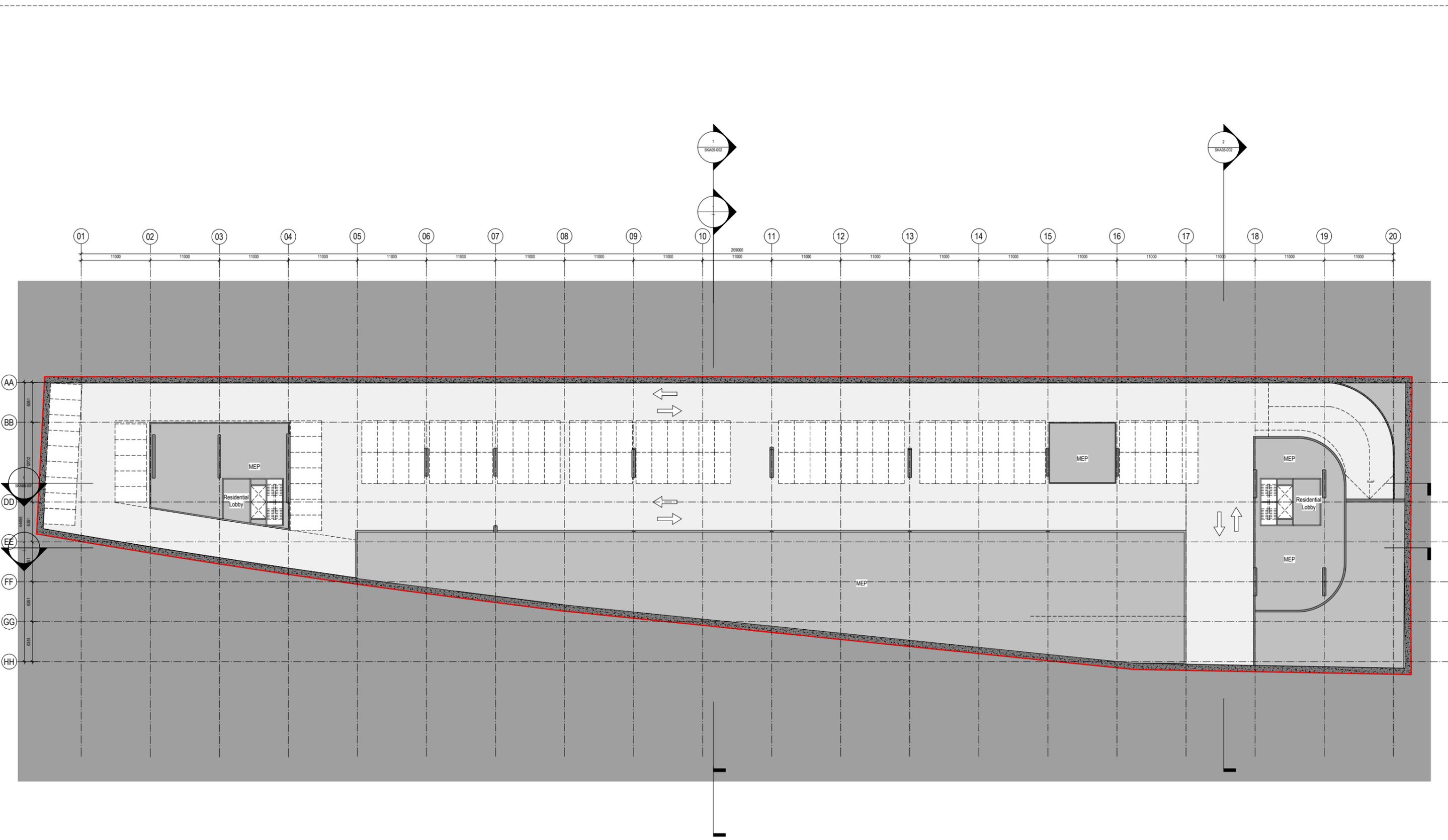
F+P Project No.
3639

Date
20/12/24
Scale at A0
As indicated



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

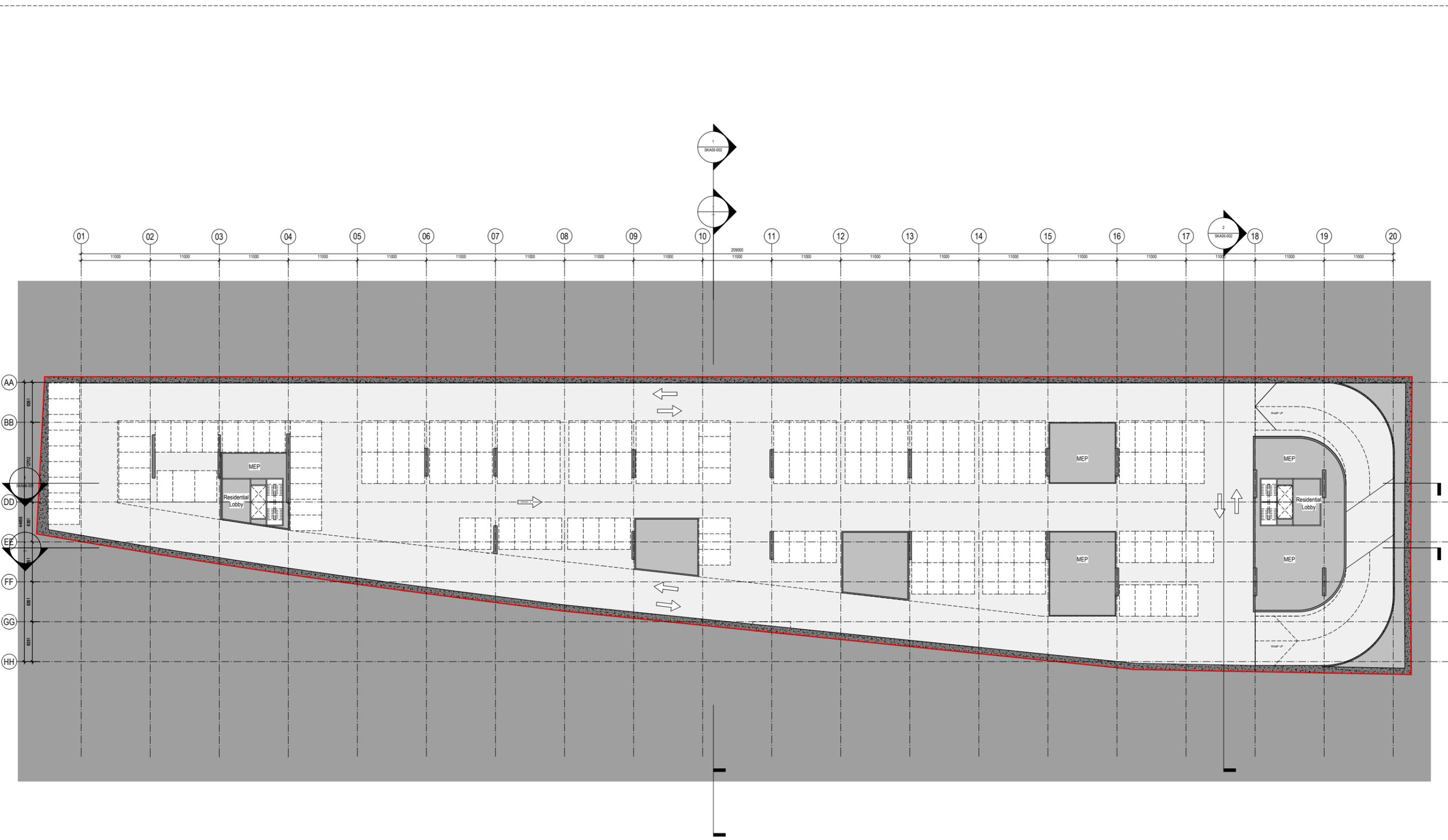




Note:- Please refer to landscape architect drawings for all landscape design and details

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

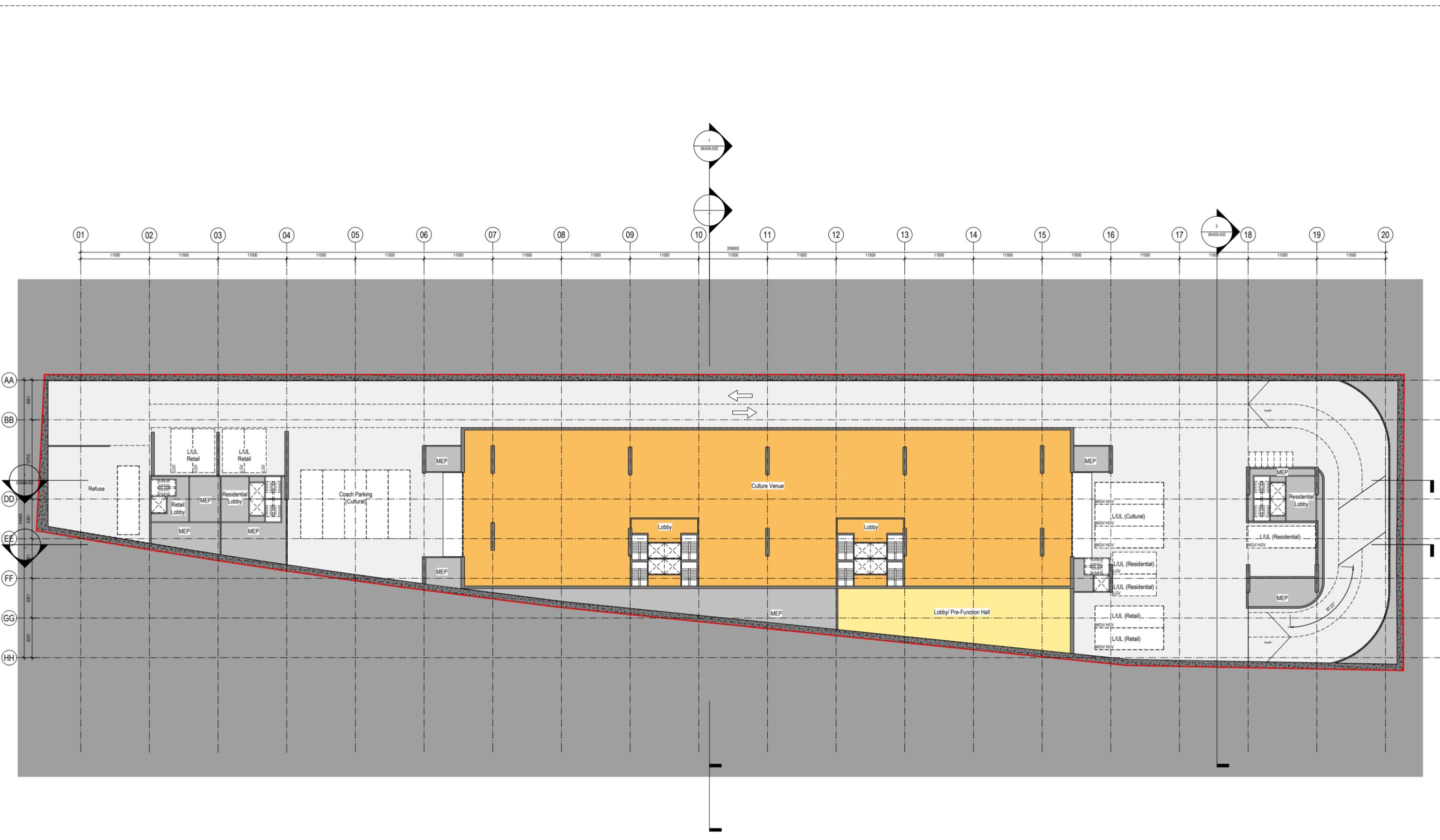




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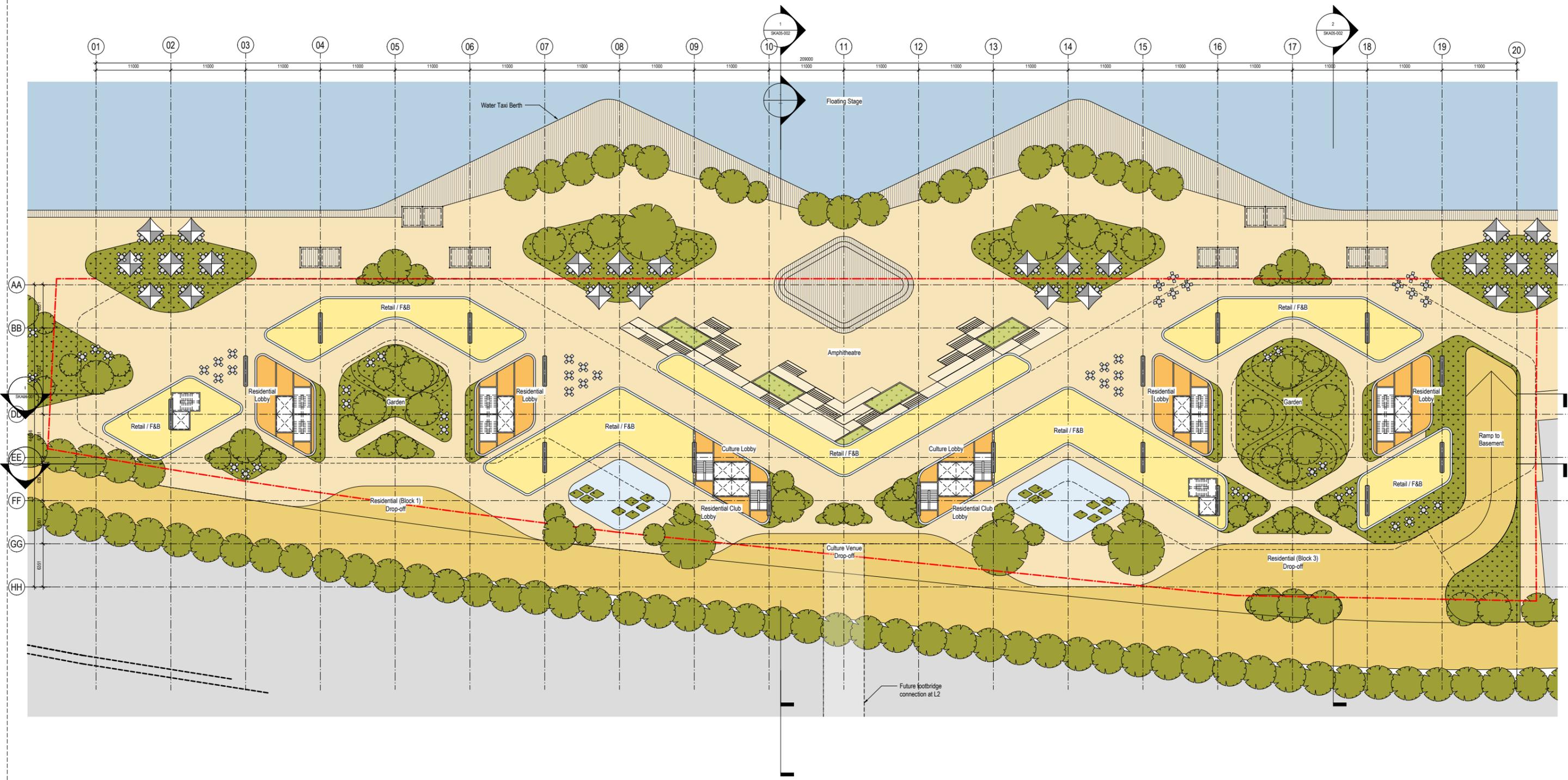




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- Residential
- Residential Clubhouse
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- Carpark

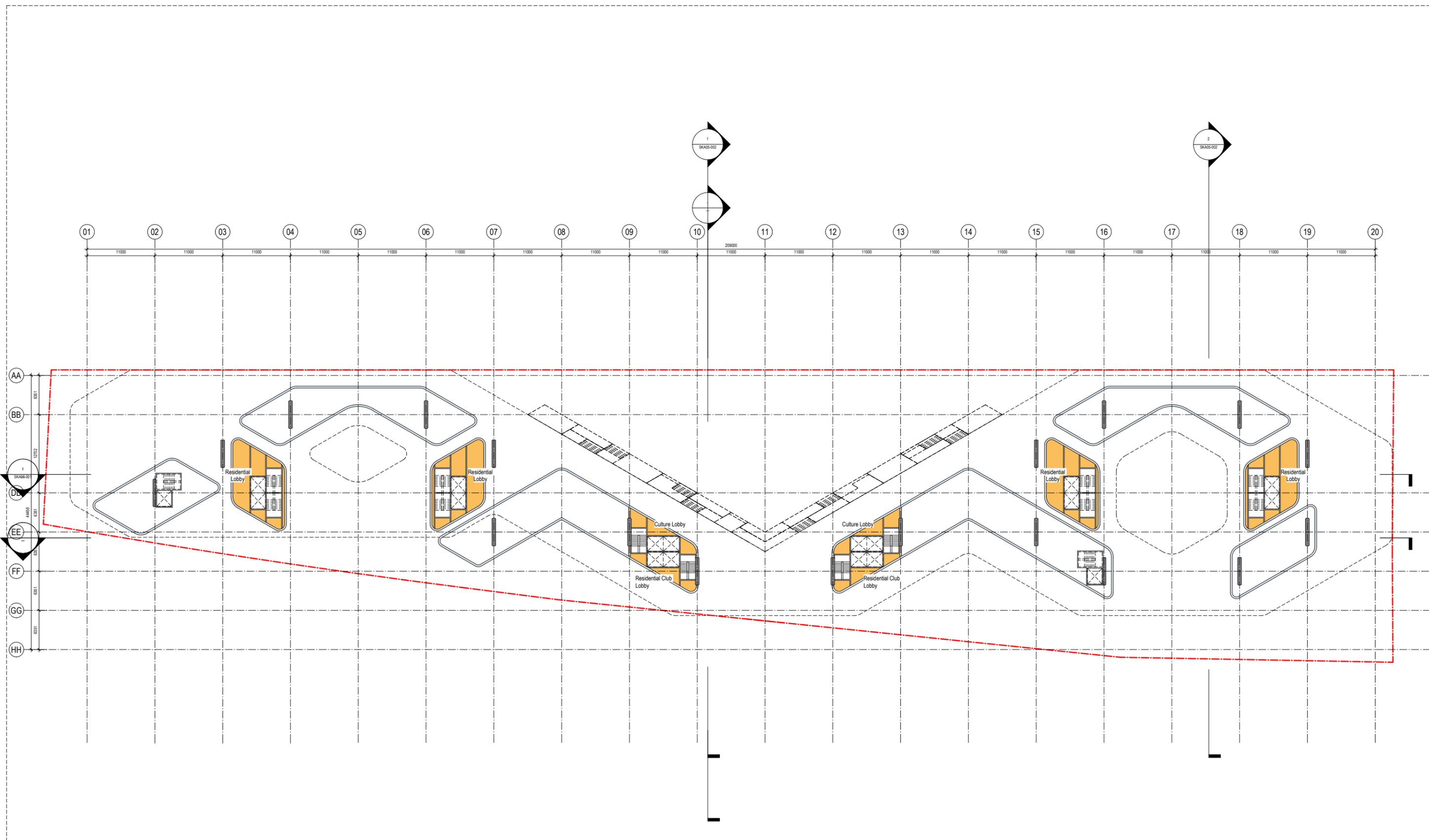




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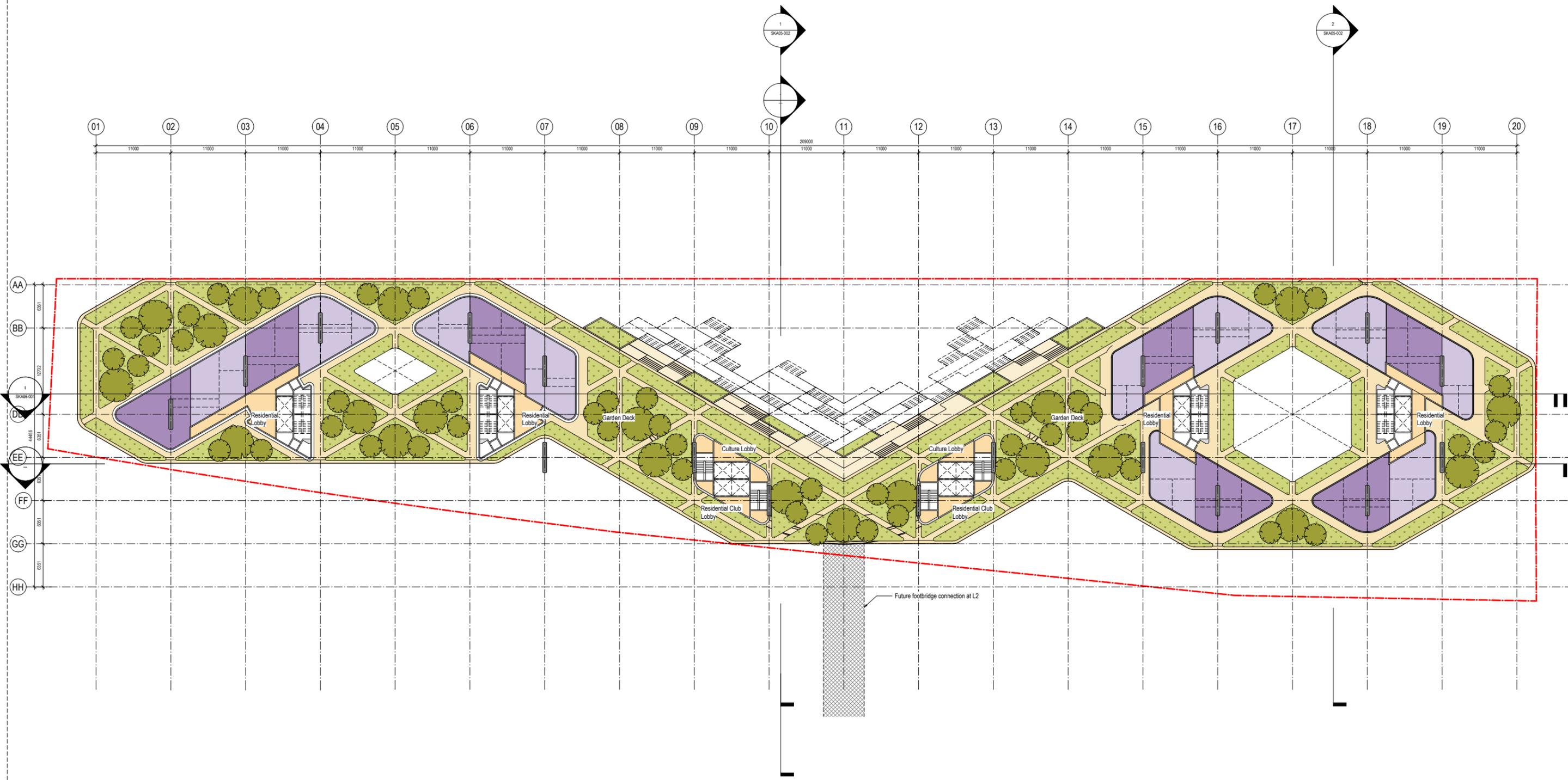




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- Green Deck
- Carpark

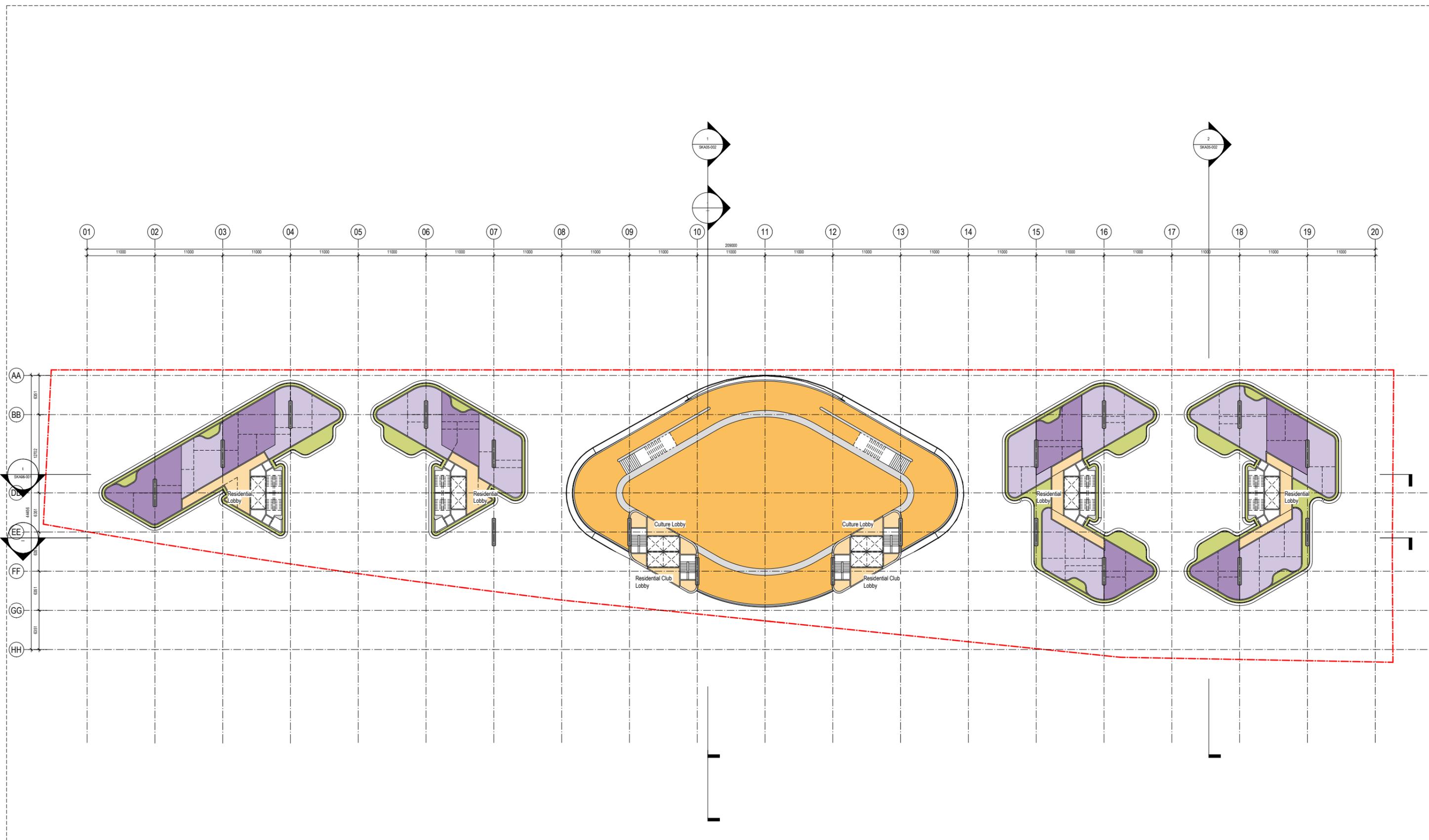




Note:- Please refer to landscape architect drawings for all landscape design and details

- Retail
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- Residential
- Residential Clubhouse
- Green Deck
- Carpark

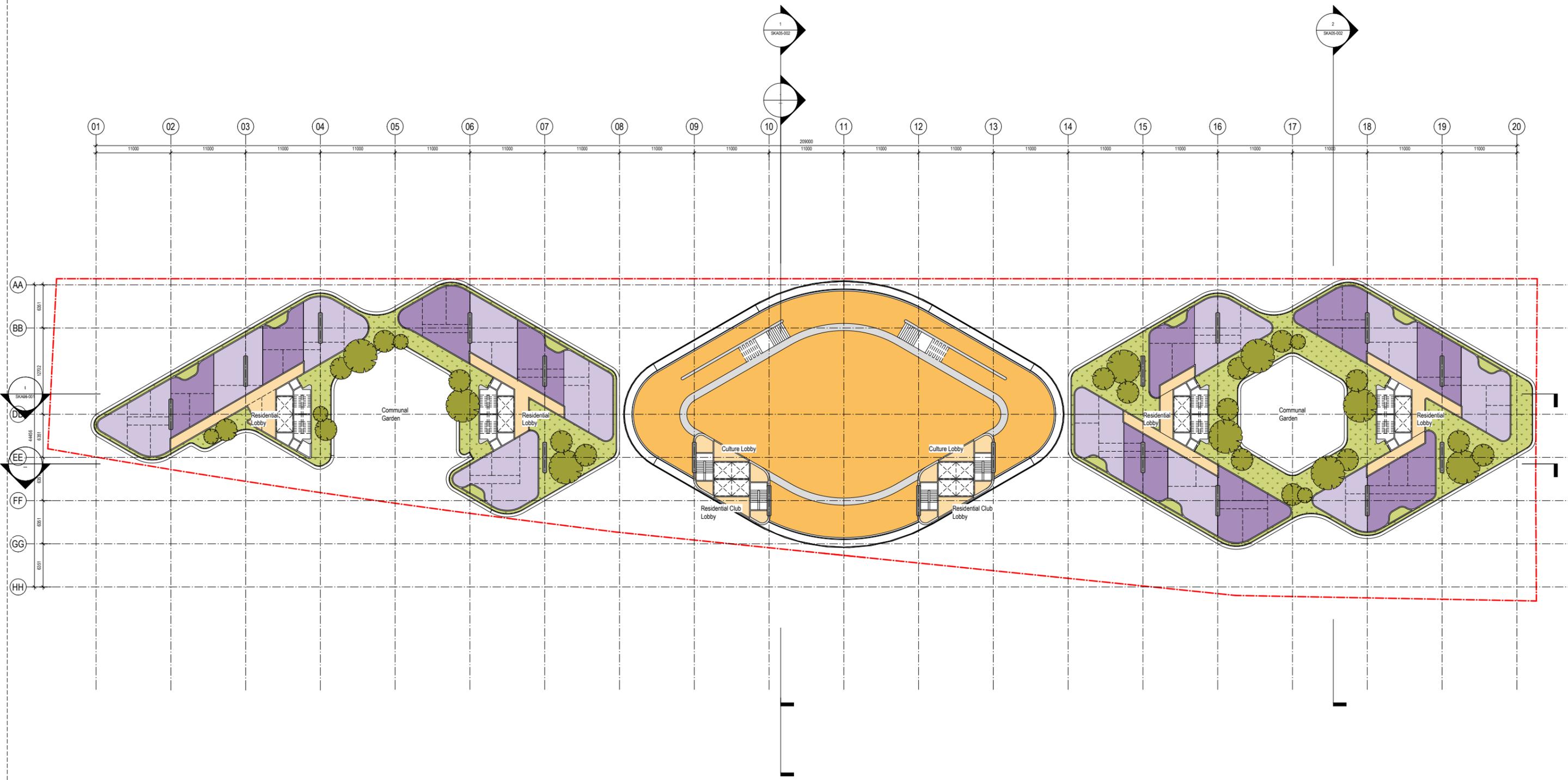




Note:- Please refer to landscape architect drawings for all landscape design and details

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

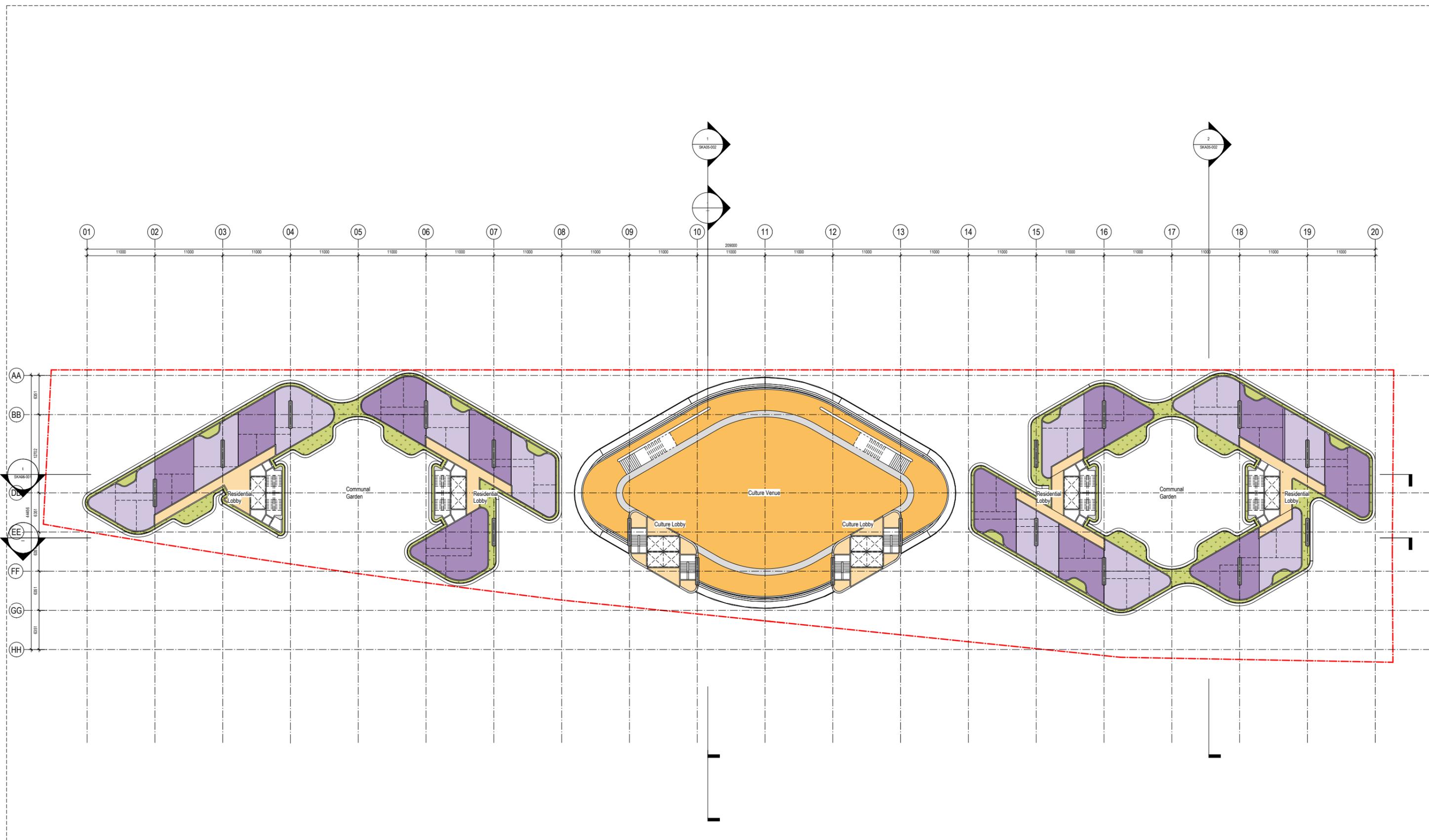




Note:- Please refer to landscape architect drawings for all landscape design and details

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

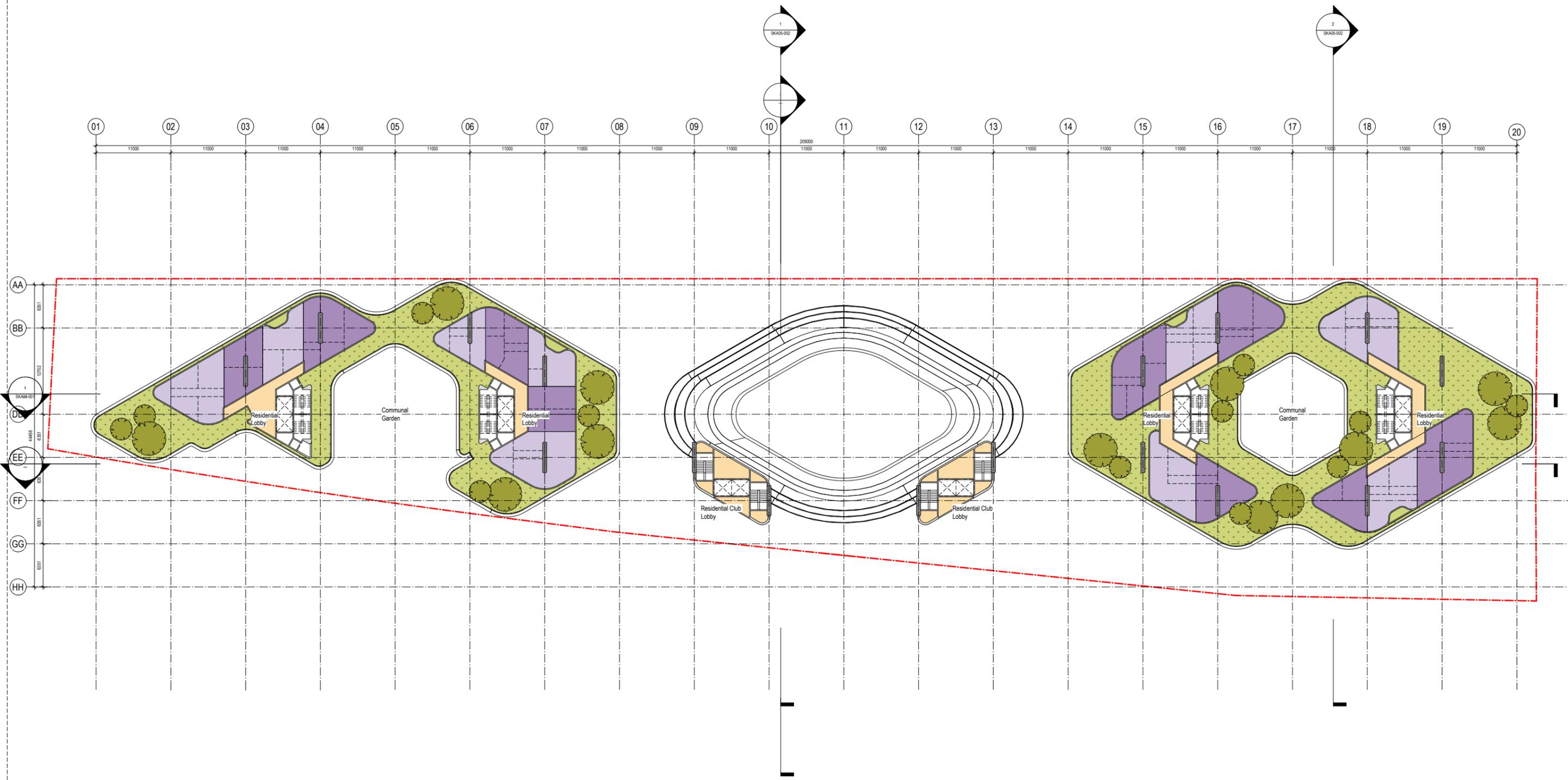




Note:- Please refer to landscape architect drawings for all landscape design and details

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

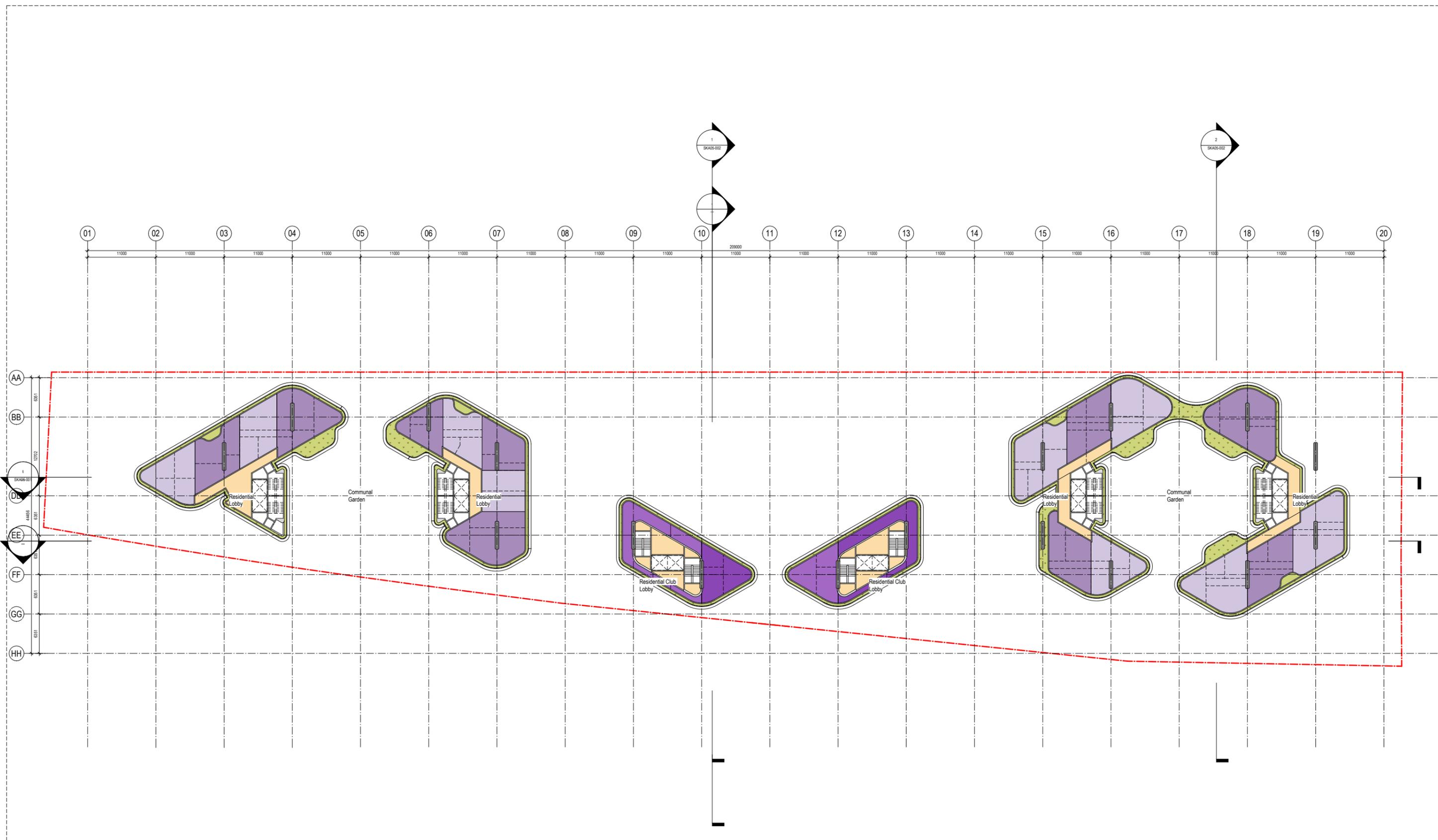




Note:- Please refer to landscape architect drawings for all landscape design and details

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

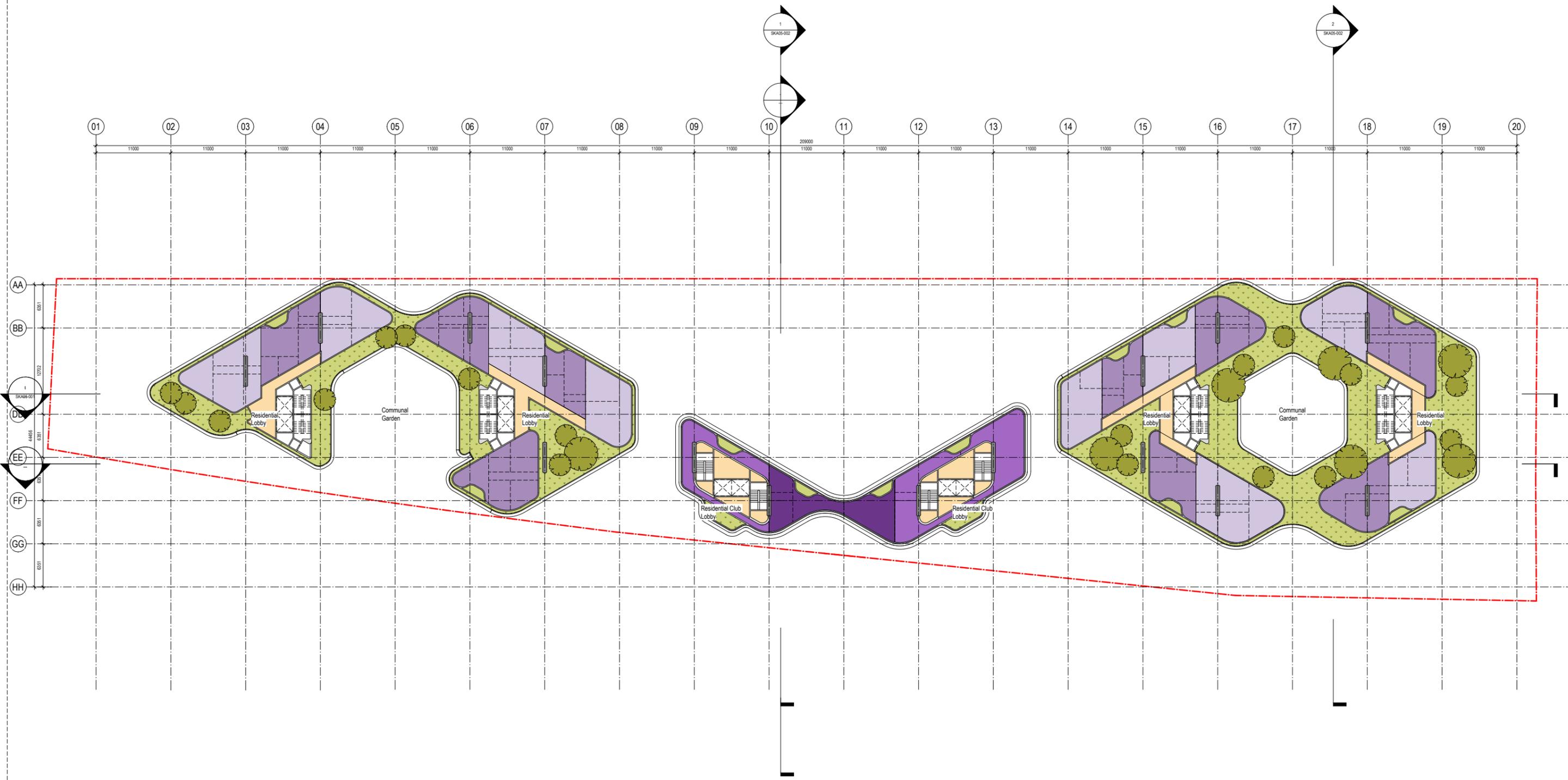




Note:- Please refer to landscape architect drawings for all landscape design and details

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

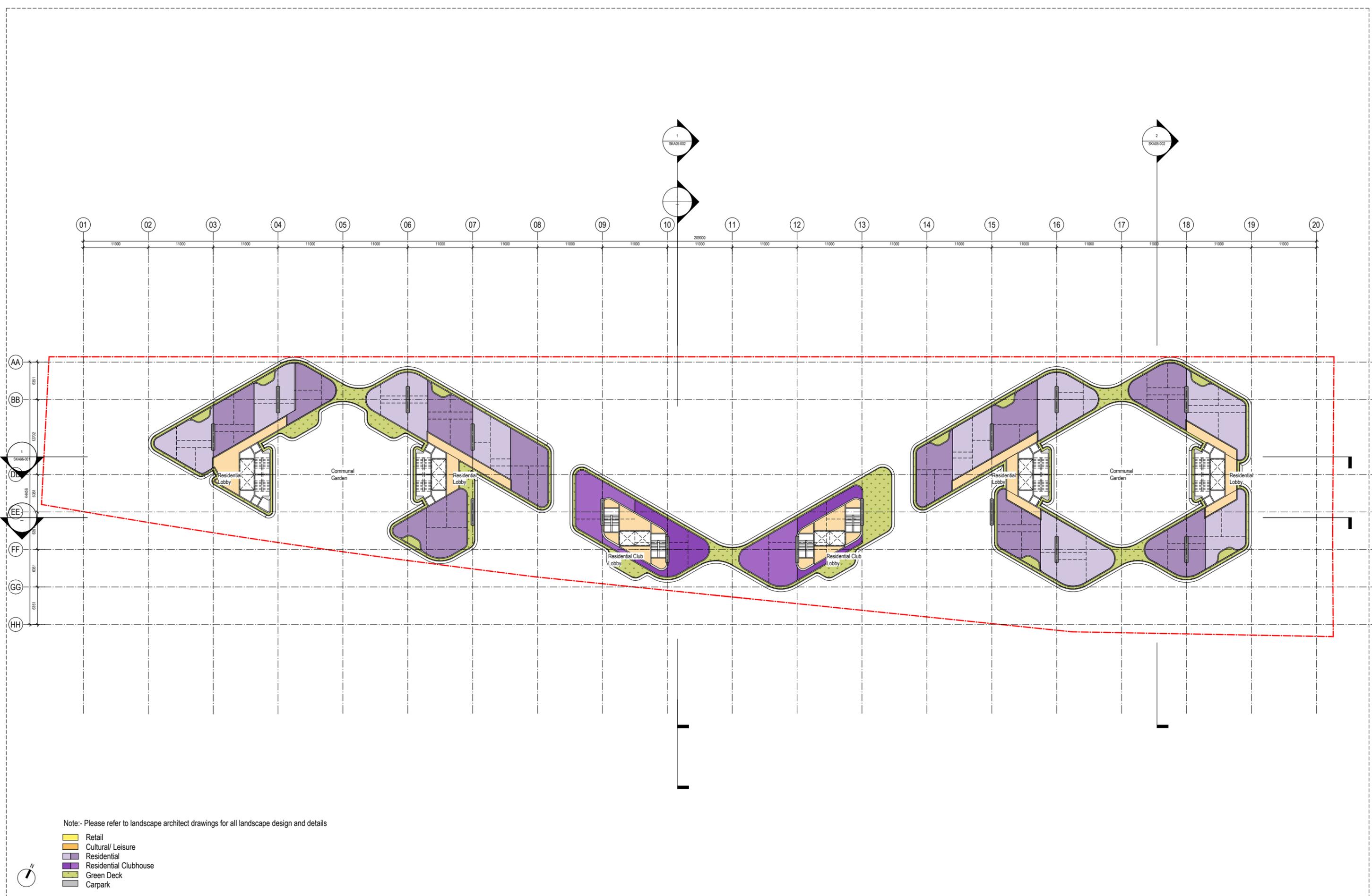




Note:- Please refer to landscape architect drawings for all landscape design and details

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

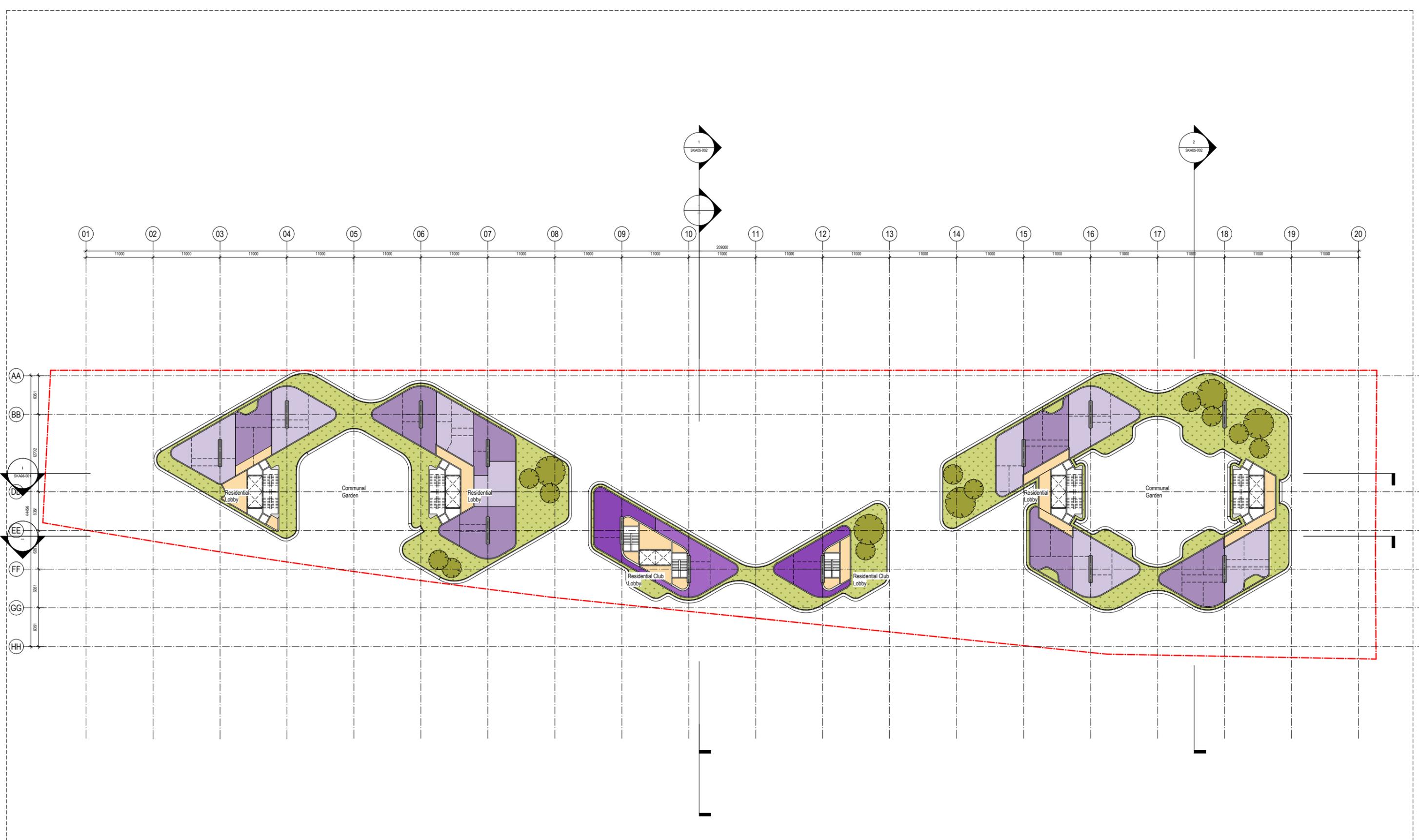




Note:- Please refer to landscape architect drawings for all landscape design and details

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

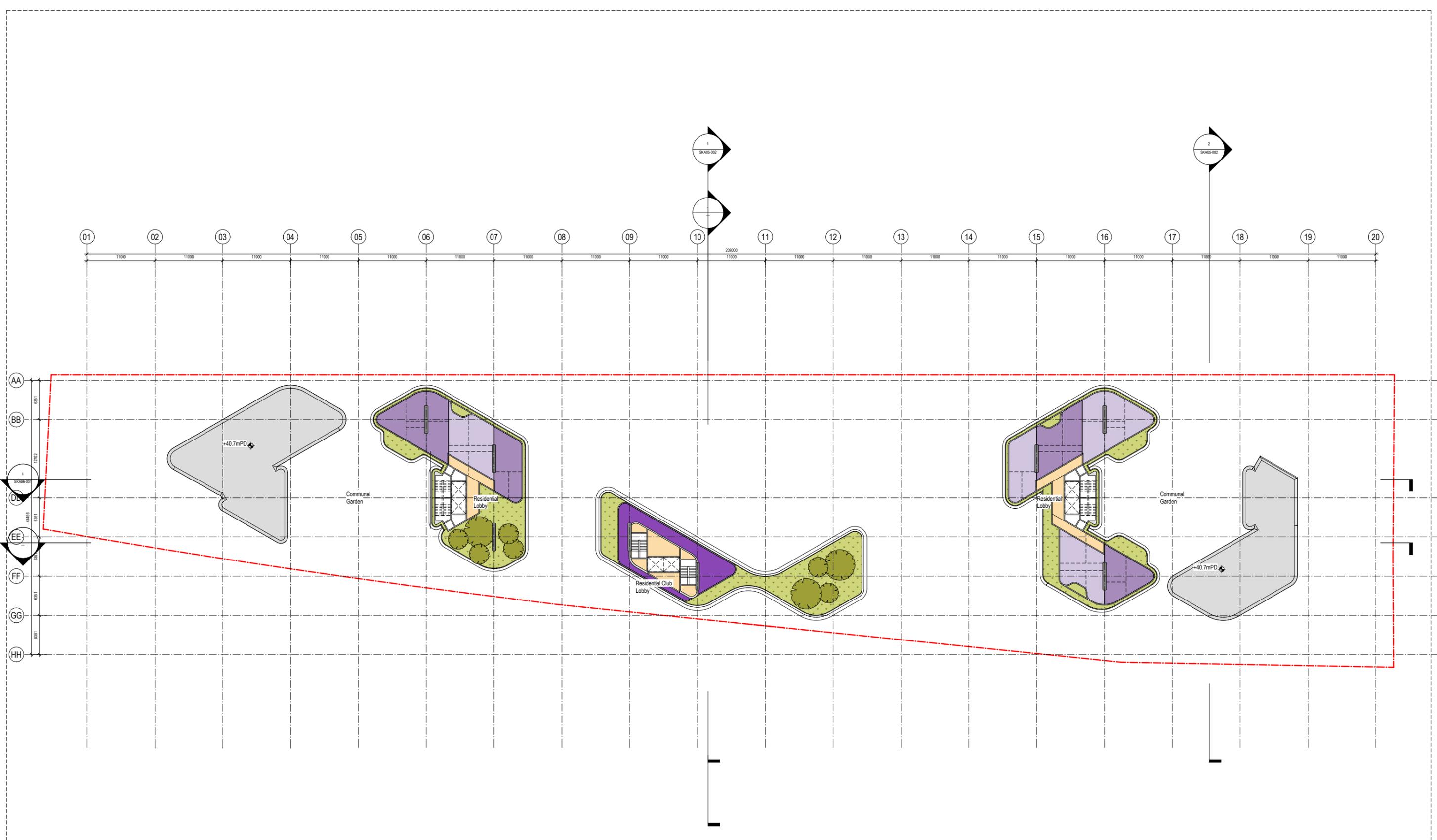




Note:- Please refer to landscape architect drawings for all landscape design and details

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

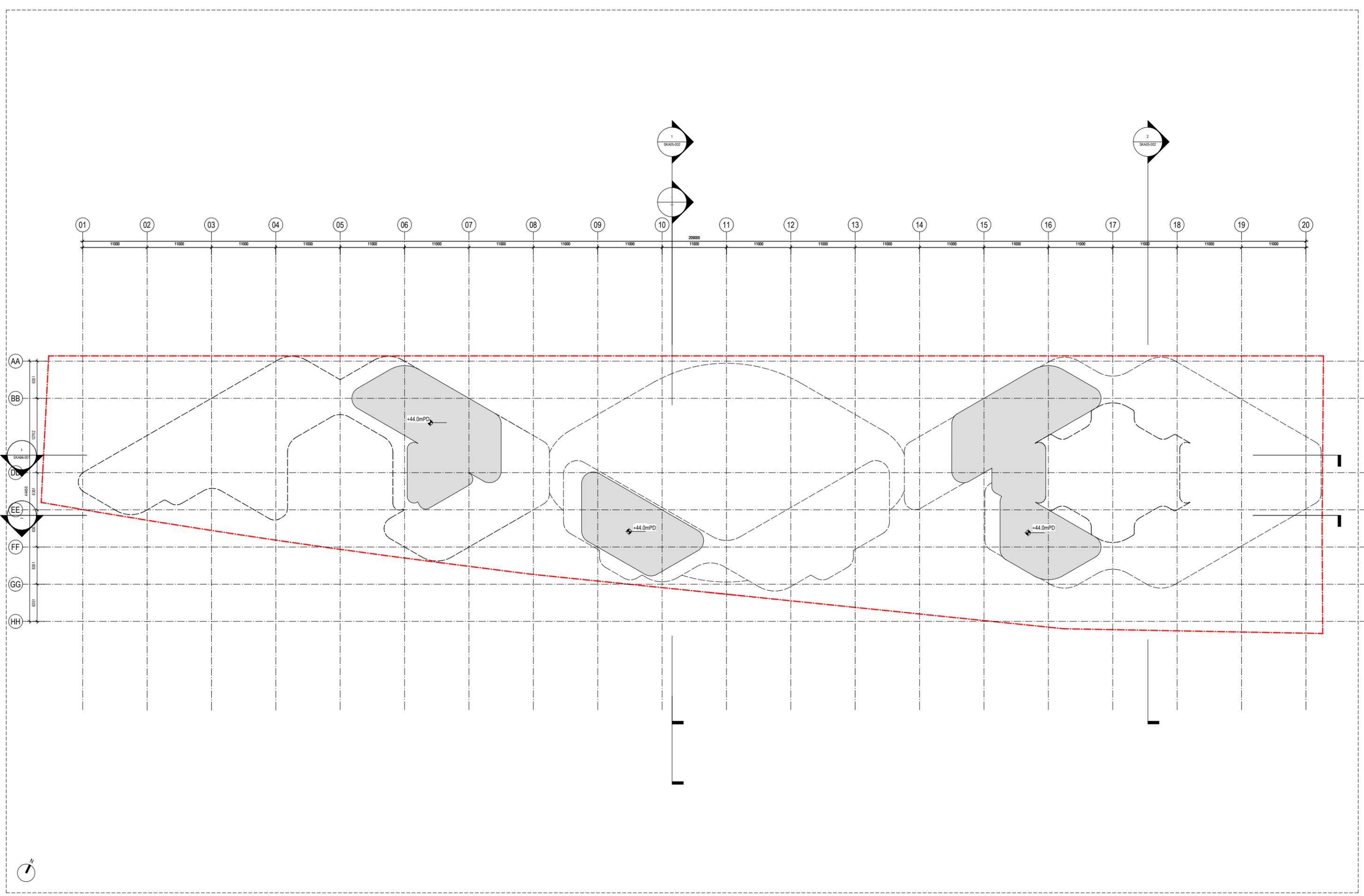


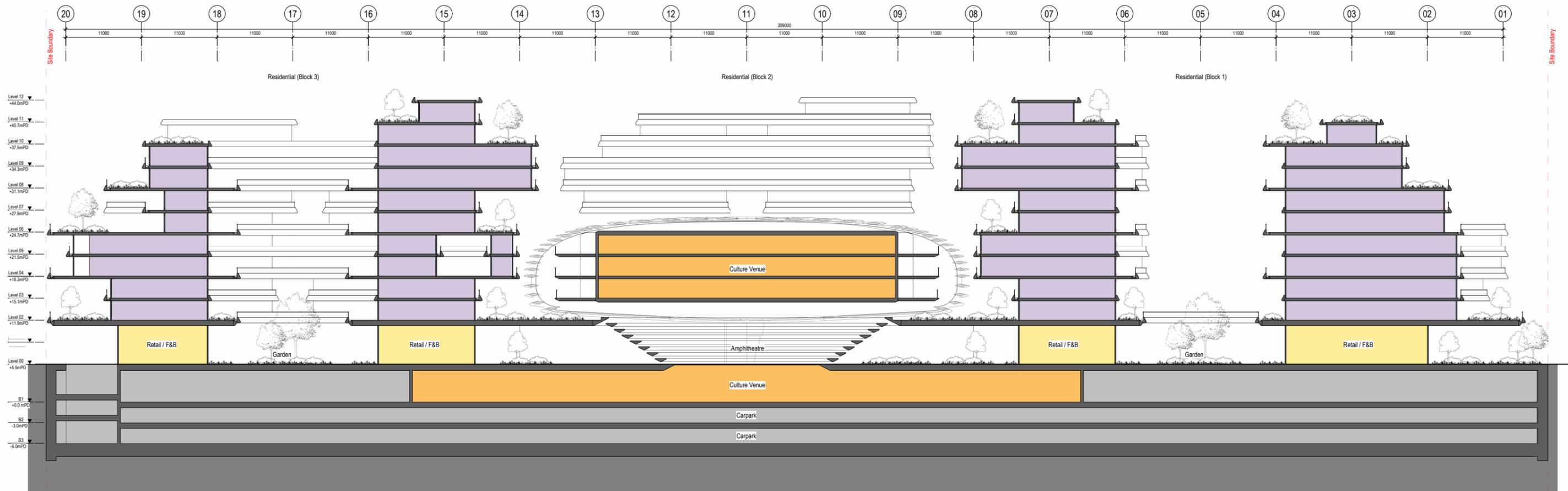


Note:- Please refer to landscape architect drawings for all landscape design and details

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



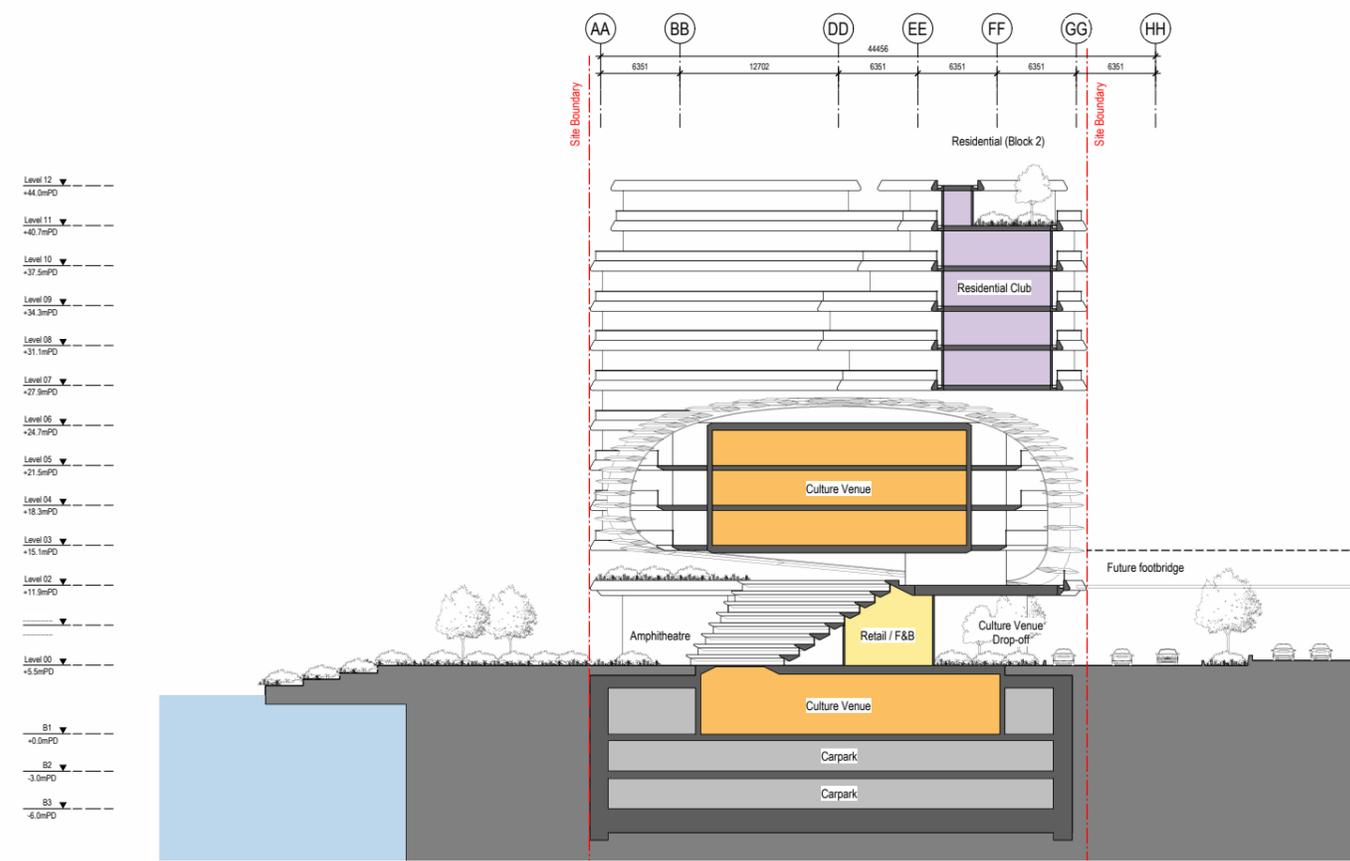




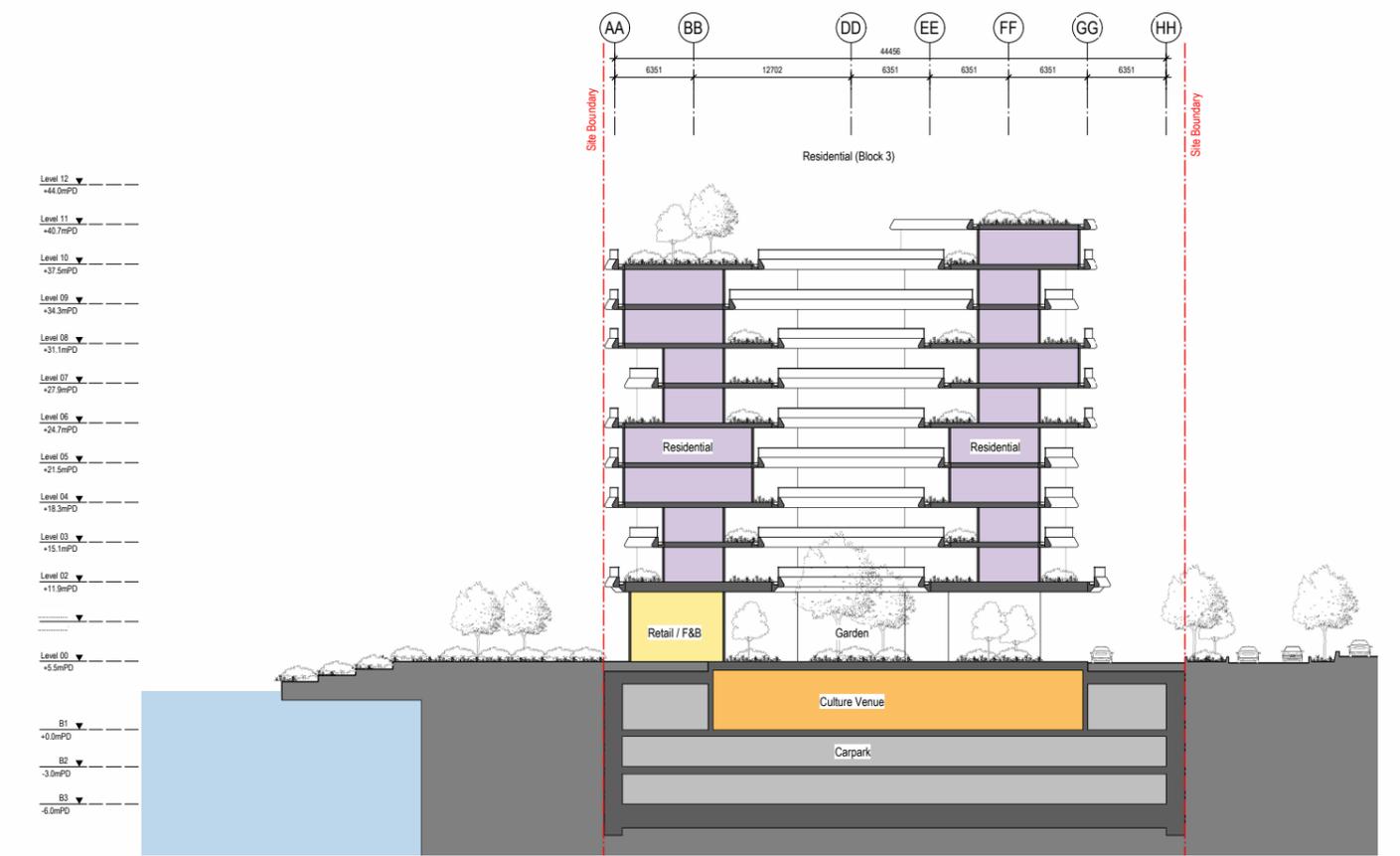
Note:- Please refer to landscape architect drawings for all landscape design and details

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





1 Short Section 1
1:200

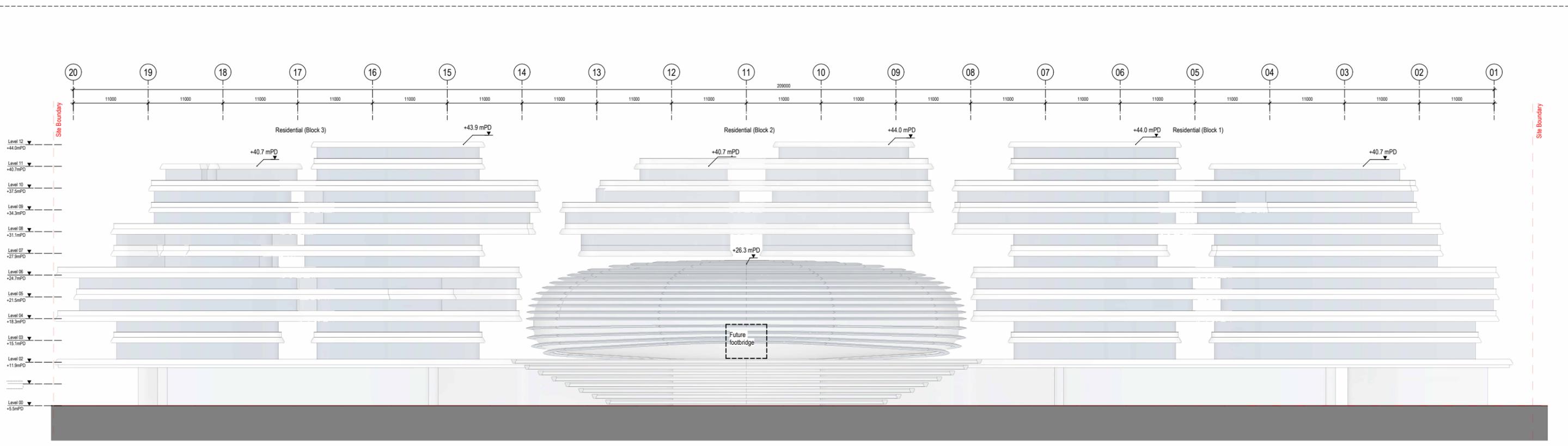


2 Short Section 2
1:200

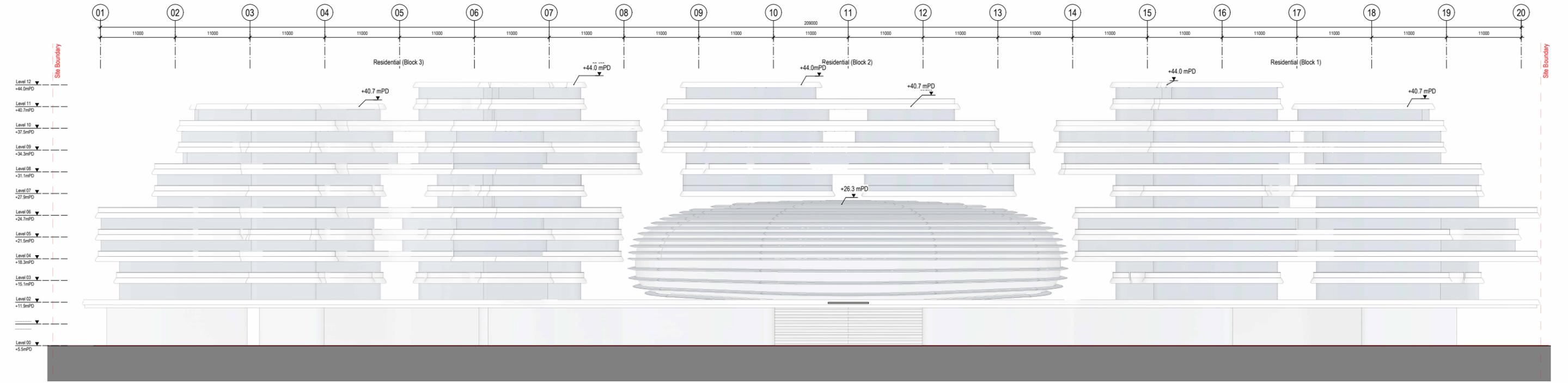
Note:- Please refer to landscape architect drawings for all landscape design and details

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





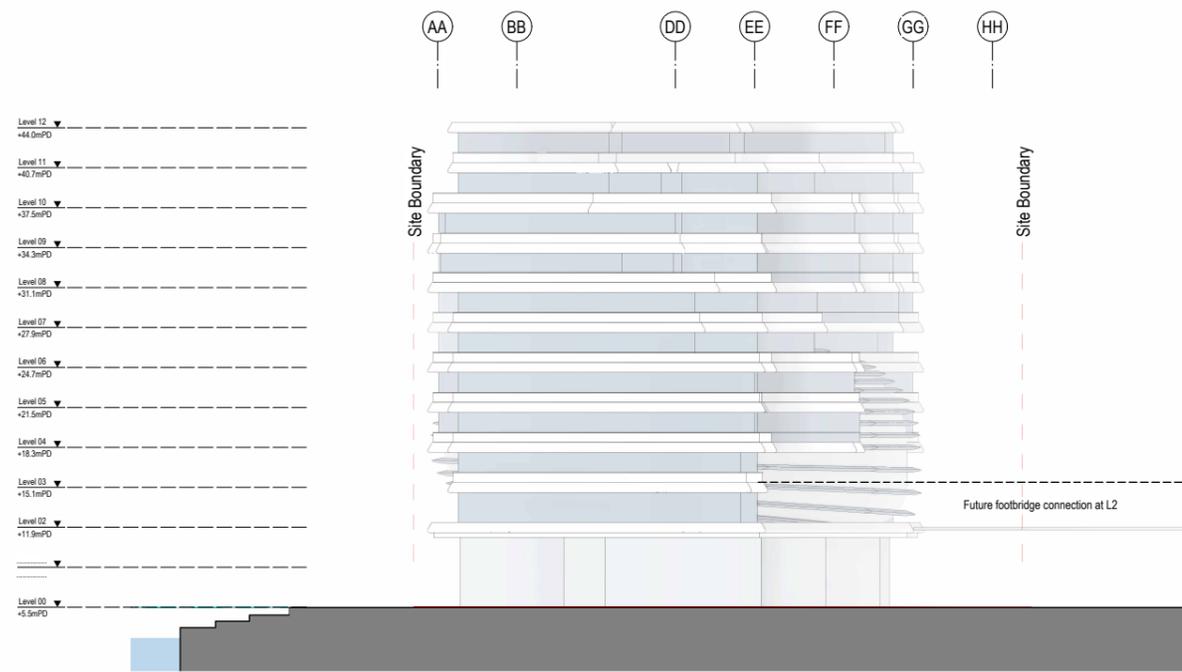
1 North Elevation
1:200



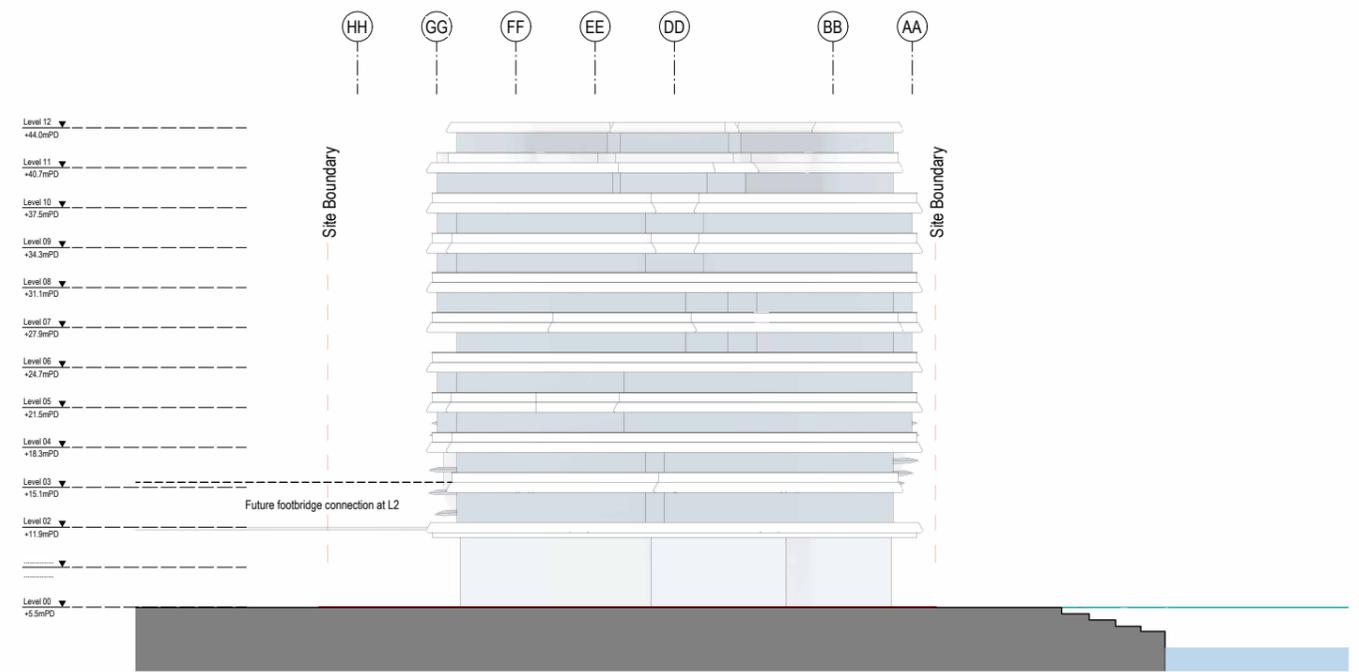
2 South Elevation
1:200



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



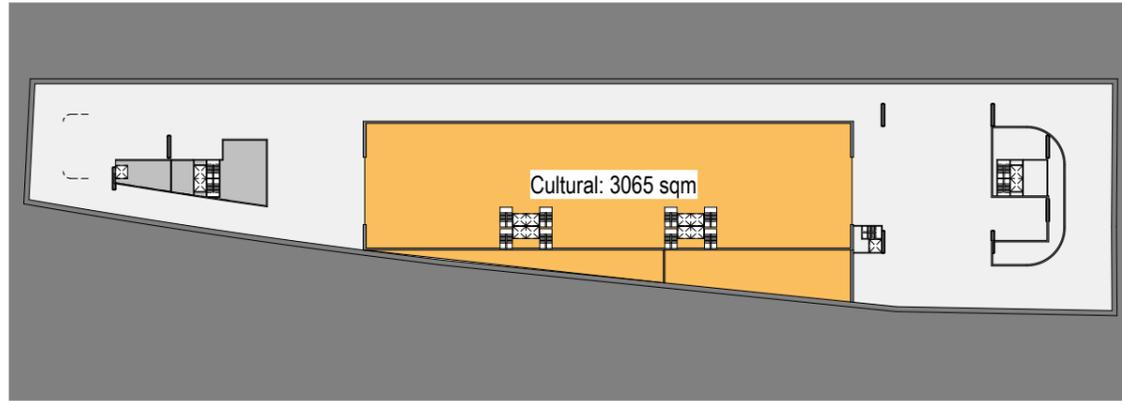
1 West Elevation
1:200



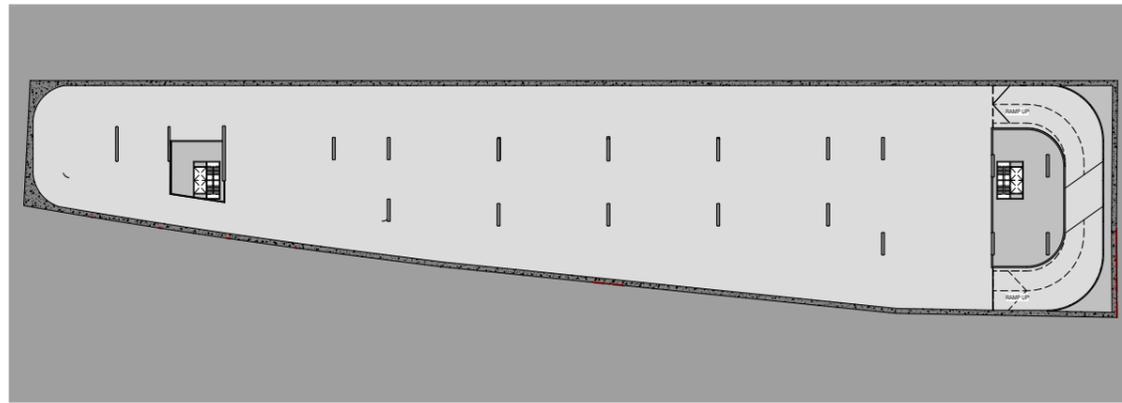
2 East Elevation
1:200



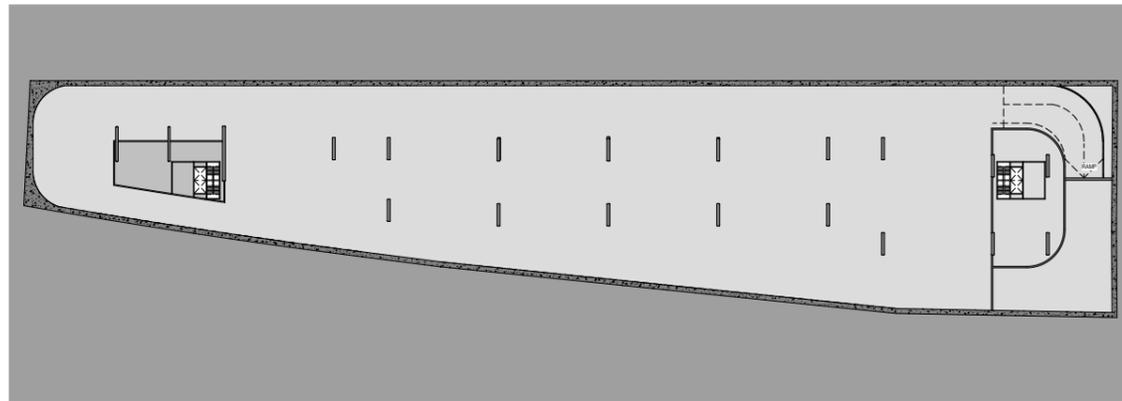
Note:- Please refer to landscape architect drawings for all landscape design and details



1 Level B1 Area
1:500



2 Level B2 Area
1:500



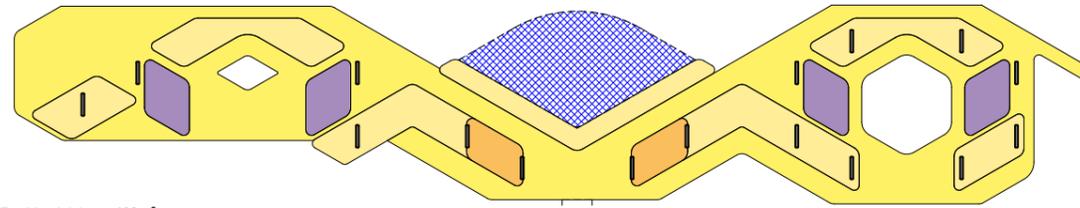
3 Level B3 Area
1:500

Note: Area information as illustrated is approximate and indicative. Such area information only serves as supplementary information to the design intent, as part of the architectural development studies. Areas should be calculated and verified by the Local Architect (Authorised Person) for any forms of statutory submission.

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

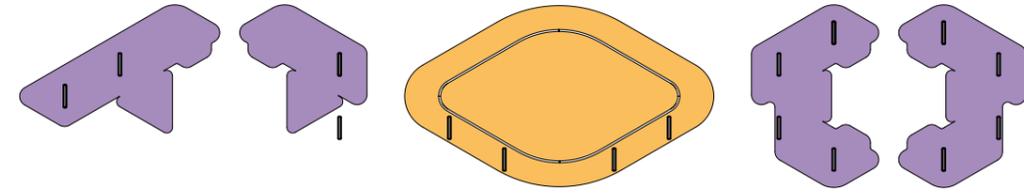
Estimated Excavation Volume:- 98,118 m3 Approx.

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



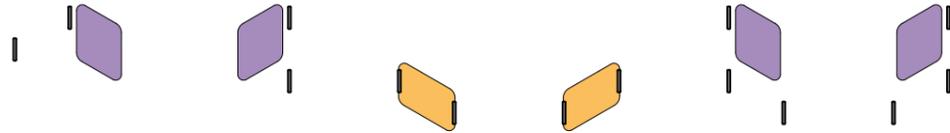
Residential Area: 408m²
 Residential Club Area: --
 Culture Area: 191m²
 Retail Area: 4,617m²
 Covered POS Area: 615m²

1 Level GF Area
 1:500



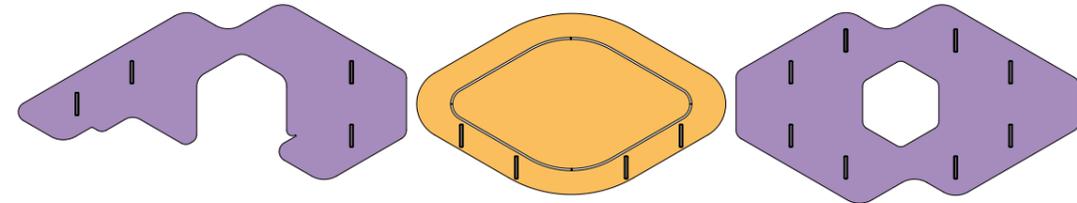
Residential Area: 2,038m²
 Residential Club Area: --
 Culture Area: 1,538m²
 Retail Area: --

4 Level 03 Area
 1:500



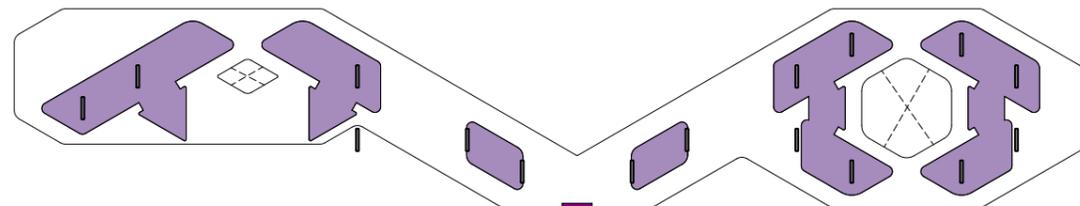
Residential Area: 408m²
 Residential Club Area: --
 Culture Area: -
 Retail Area: -

2 Level 01 Area
 1:500



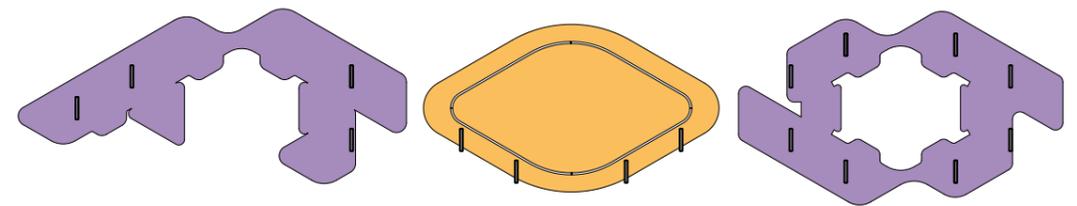
Residential Area: 3,029m²
 Residential Club Area: --
 Culture Area: 1,538m²
 Retail Area: --

5 Level 04 Area
 1:500



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

3 Level 02 Area
 1:500

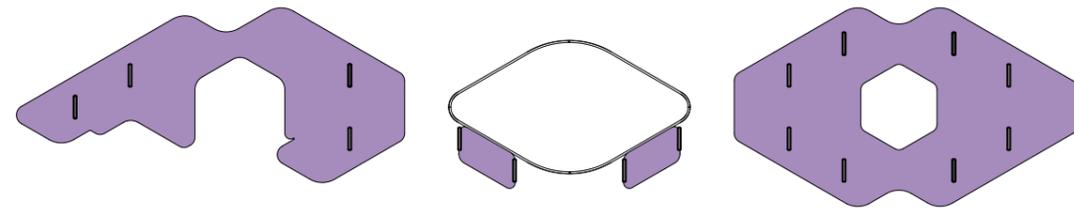


Residential Area: 2,403m²
 Residential Club Area: --
 Culture Area: 1,341m²
 Retail Area: --

6 Level 05 Area
 1:500

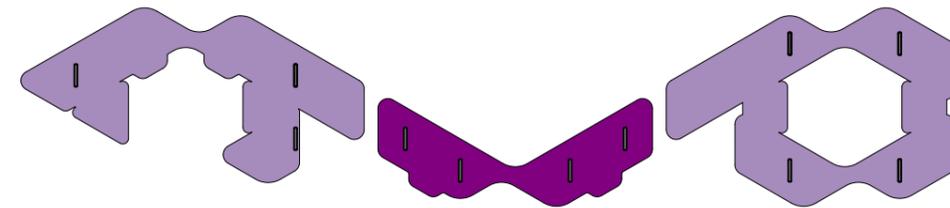


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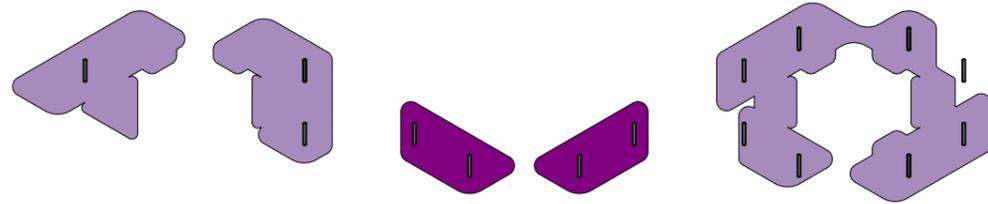
Residential Area: 3,246m²
 Residential Club Area: --
 Culture Area: --
 Retail Area: --

1 Level 06 Area
 1:500



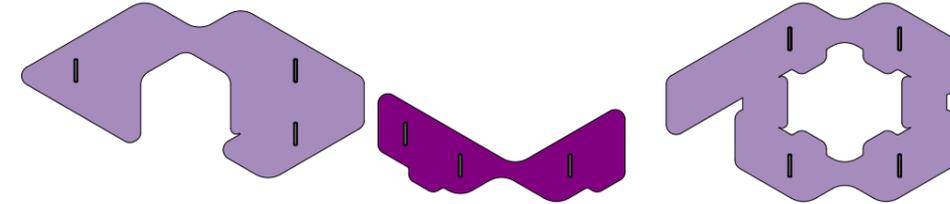
Residential Area: 2,232m²
 Residential Club Area: 615m²
 Culture Area: --
 Retail Area: --

4 Level 09 Area
 1:500



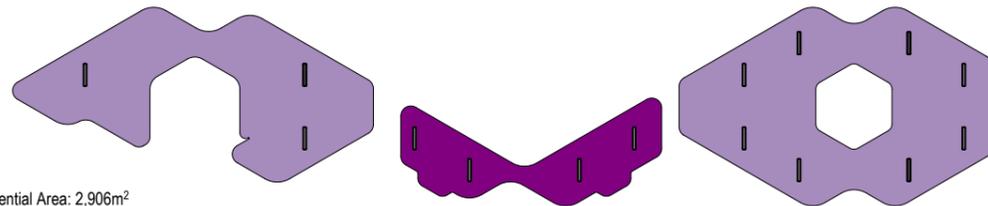
Residential Area: 1,994m²
 Residential Club Area: 475m²
 Culture Area: --
 Retail Area: --

2 Level 07 Area
 1:500



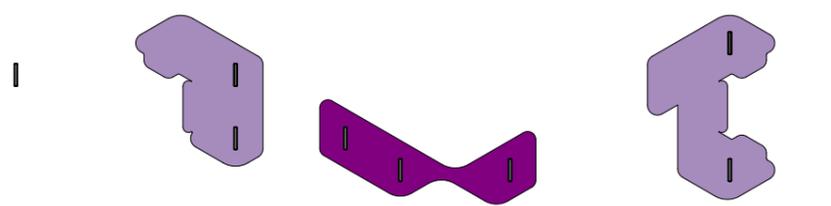
Residential Area: 2,482m²
 Residential Club Area: 547m²
 Culture Area: --
 Retail Area: --

5 Level 10 Area
 1:500



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

3 Level 08 Area
 1:500

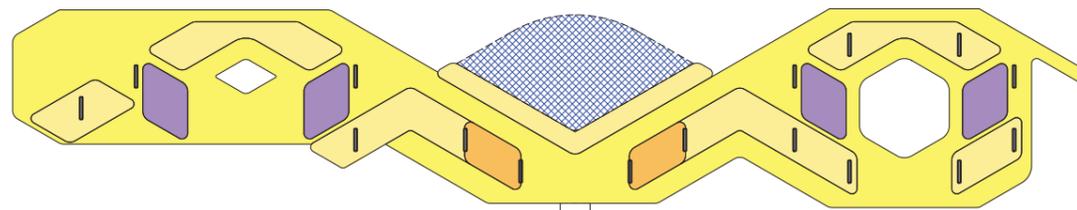


Residential Area: 1,034m²
 Residential Club Area: 407m²
 Culture Area: --
 Retail Area: --

6 Level 11 Area
 1:500

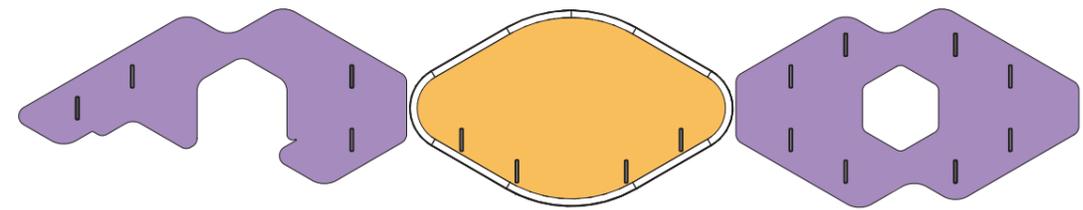


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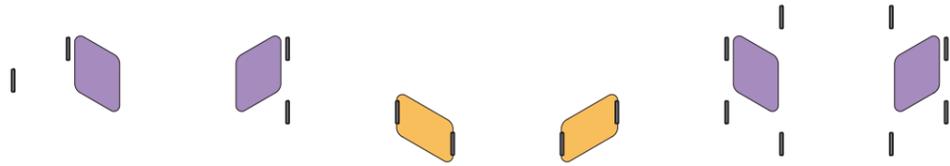
Residential Area: 408m²
 Residential Club Area: --
 Culture Area: 191m²
 Retail Area: 4,617m²
 Covered POS Area: 615m²

1 Level GF Area Alternative Massing
 1:500



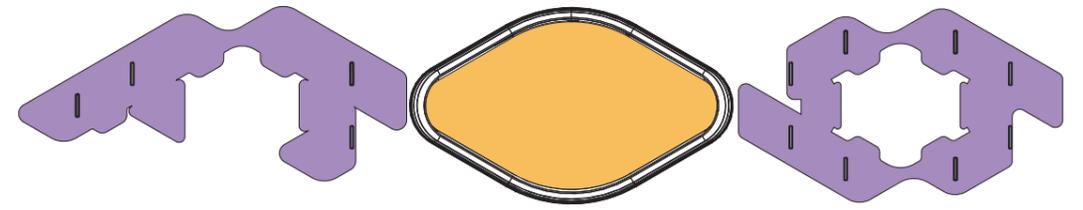
Residential Area: 3,027m²
 Residential Club Area: --
 Culture Area: 1,538m²
 Retail Area: --

5 Level 04 Area Alternative Massing
 1:500



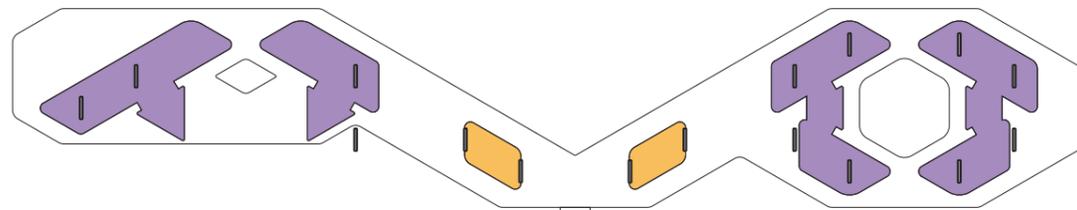
Residential Area: 408m²
 Residential Club Area: --
 Culture Area: 191m²
 Retail Area: -

2 Level 01 Area Alternative Massing
 1:500



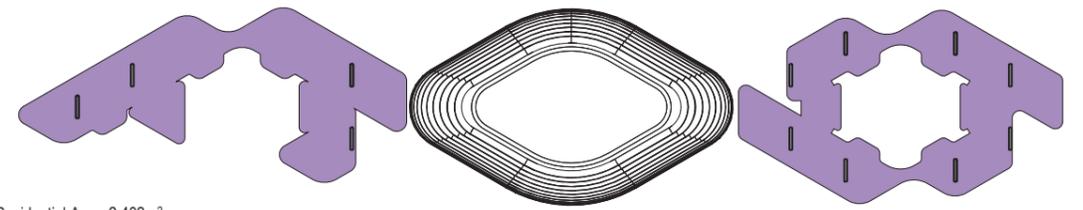
Residential Area: 2,402m²
 Residential Club Area: --
 Culture Area: 1,340m²
 Retail Area: --

6 Level 05 Area Alternative Massing
 1:500



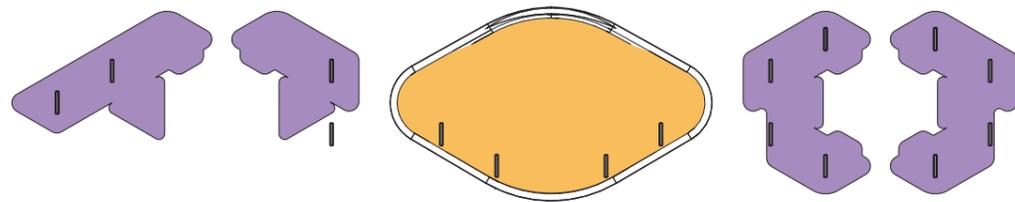
Residential Area: 1,546m²
 Residential Club Area: --
 Culture Area: --
 Retail Area: --

3 Level 02 Area Alternative Massing
 1:500



Residential Area: 2,402m²
 Residential Club Area: --
 Culture Area: --
 Retail Area: --

7 Level 06 Area Alternative Massing
 1:500



Residential Area: 2,037m²
 Residential Club Area: --
 Culture Area: 1,538m²
 Retail Area: --

4 Level 03 Area Alternative Massing
 1:500

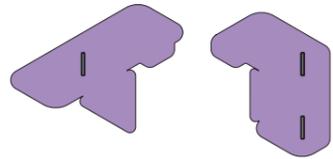


Residential Area: 3,080m²
 Residential Club Area: --
 Culture Area: --
 Retail Area: --

8 Level 07 Area Alternative Massing
 1:500

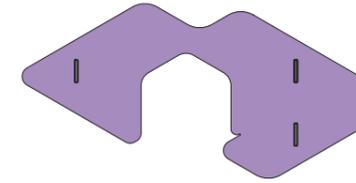
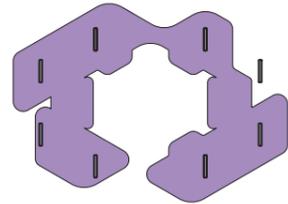


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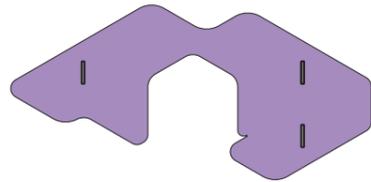
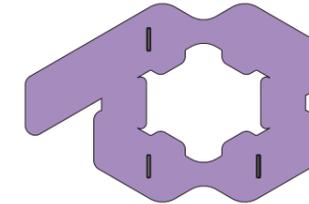
Residential Area: 2000m²
 Culture Area: --
 Retail Area: --

1 Level 08 Area Alternative Massing
 1:500



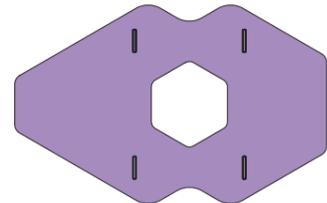
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 Culture Area: --
 Retail Area: --

4 Level 11 Area Alternative Massing
 1:500



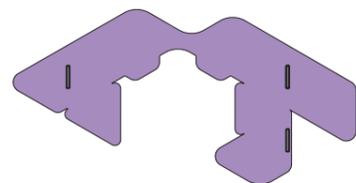
Residential Area: 2,906m²
 Culture Area: --
 Retail Area: --

2 Level 09 Area Alternative Massing
 1:500



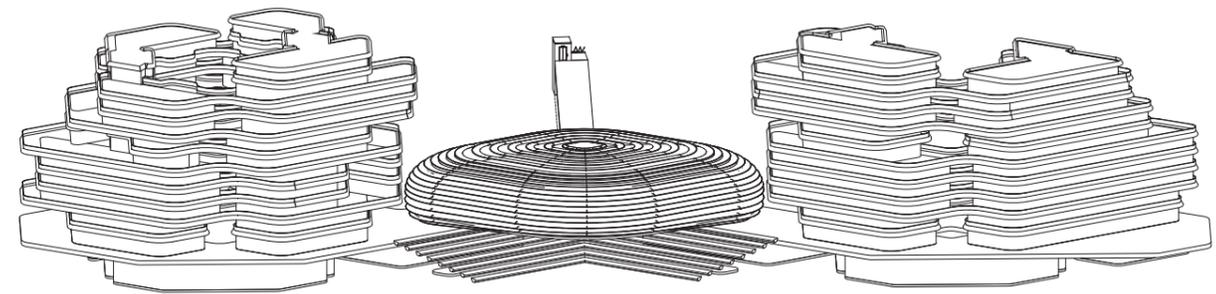
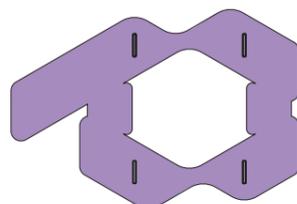
Residential Area: 1034m²
 Culture Area: --
 Retail Area: --

5 Level 12 Area Alternative Massing
 1:500



Residential Area: 2231m²
 Culture Area: --
 Retail Area: --

3 Level 10 Area Alternative Massing
 1:500



Note: Area information as illustrated is approximate and indicative. Such area information only serves as supplementary information to the design intent, as part of the architectural development studies. Areas should be calculated and verified by the Local Architect (Authorised Person) for any forms of statutory submission.