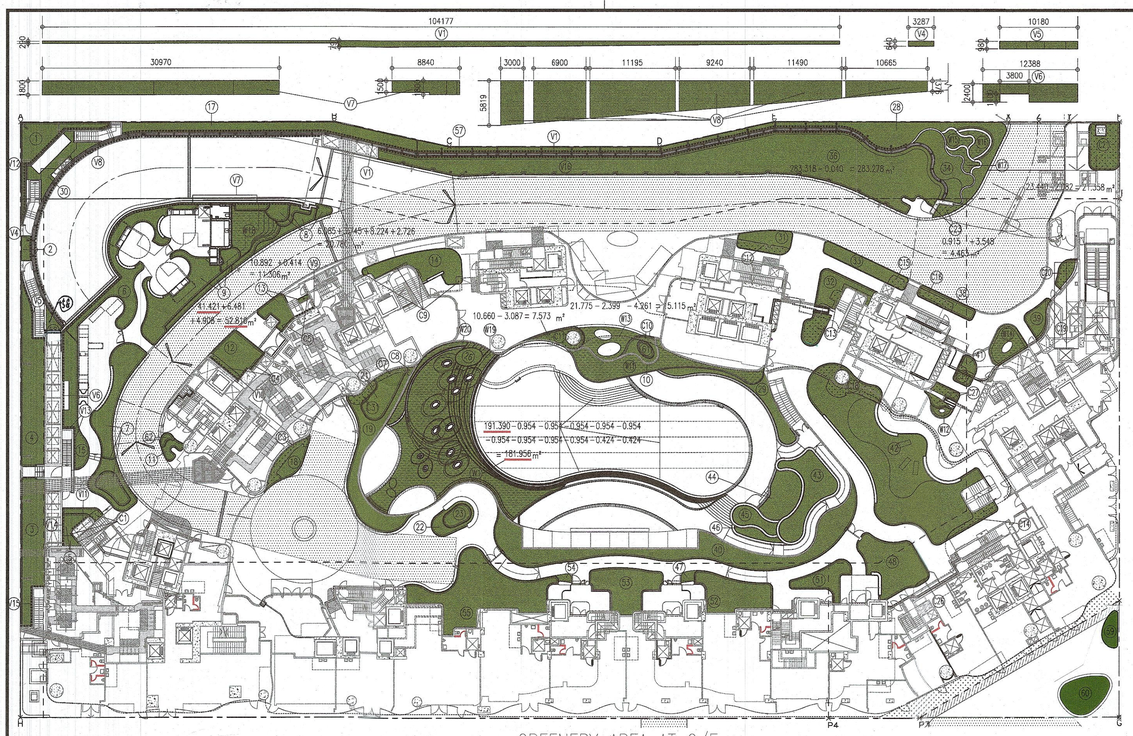
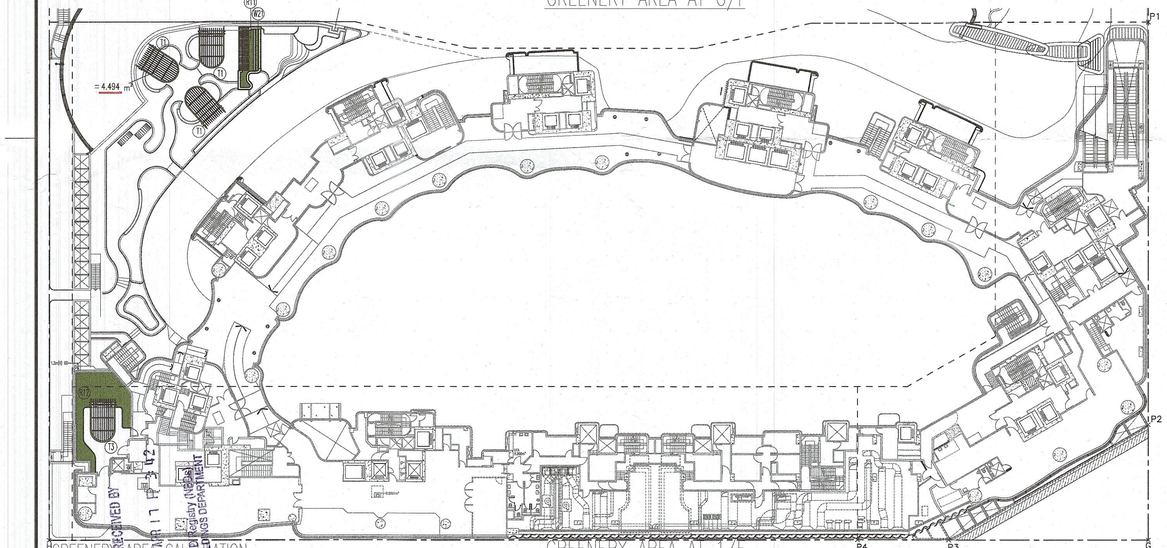
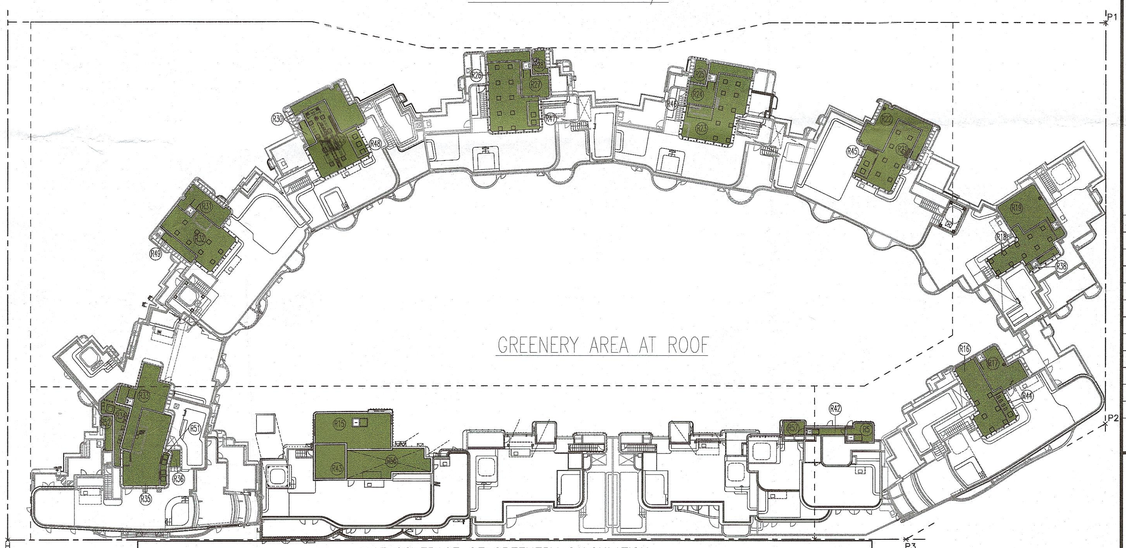


GREENERY AREA AT G/F

GREENERY AREA AT 2/F



GREENERY AREA AT 1/F



GREENERY AREA AT ROOF

VERTICAL GREENING DIAGRAMS

PART SECTION OF 1/F

LEGENDS:

- GREENERY AREA (PEDESTRIAN ZONE)
- GREENERY AREA (GRASS PAVER)
- COVERED GREENERY AREA
- VERTICAL GREENERY AREA (PEDESTRIAN ZONE)
- GREENERY AREA (WATER FEATURE)
- GREENERY AREA OF HORIZONTAL SCREEN

GREENERY AREA CALCULATION

PROVIDED GREENERY AREA AT PEDESTRIAN ZONE AT G/F:

(1) GREENERY AREA = 29.766 m²	(2) GREENERY AREA = 4.199 m²	(3) GREENERY AREA = 49.079 m²	
(4) GREENERY AREA = 57.430 m²	(5) GREENERY AREA = 11.610 m²	(6) GREENERY AREA = 55.074 m²	
(7) GREENERY AREA = 58.725 m²	(8) GREENERY AREA = 20.780 m²	(9) GREENERY AREA = 52.810 m²	
(10) GREENERY AREA = 4.687 m²	(11) GREENERY AREA = 4.119 m²	(12) GREENERY AREA = 20.774 m²	
(13) GREENERY AREA = 11.306 m²	(14) GREENERY AREA = 29.969 m²	(15) GREENERY AREA = 29.276 m²	
~~(16) GREENERY AREA = 5.004 m²~~	(17) GREENERY AREA = 52.613 m²	(18) GREENERY AREA = 8.401 m²	
(19) GREENERY AREA = 38.905 m²	(21) GREENERY AREA = 17.560 m²	(22) GREENERY AREA = 7.863 m²	
(23) GREENERY AREA = 7.176 m²	~~(24) GREENERY AREA = 6.323 m²~~	~~(25) GREENERY AREA = 5.451 m²~~	
(26) GREENERY AREA = 6.324 m²	(28) GREENERY AREA = 55.756 m²	(29) GREENERY AREA = 20.561 m²	
(30) GREENERY AREA = 16.687 m²	(31) GREENERY AREA = 3.953 m²	(32) GREENERY AREA = 14.879 m²	
(33) GREENERY AREA = 16.366 m²	(34) GREENERY AREA = 27.272 m²	(36) GREENERY AREA = 283.278 m²	
(38) GREENERY AREA = 6.529 m²	(39) GREENERY AREA = 7.812 m²	(40) GREENERY AREA = 103.910 m²	
(41) GREENERY AREA = 3.091 m²	(42) GREENERY AREA = 168.100 m²	(43) GREENERY AREA = 36.579 m²	
(44) GREENERY AREA = 22.943 m²	(45) GREENERY AREA = 10.720 m²	(46) GREENERY AREA = 4.995 m²	
(47) GREENERY AREA = 2.296 m²	(48) GREENERY AREA = 44.688 m²	~~(49) GREENERY AREA = 12.140 m²~~	
(51) GREENERY AREA = 18.497 m²	(52) GREENERY AREA = 35.458 m²	(53) GREENERY AREA = 35.438 m²	
(54) GREENERY AREA = 1.716 m²	(55) GREENERY AREA = 88.633 m²	(57) GREENERY AREA = 36.284 m²	
(58) GREENERY AREA = 2.302 m²	(59) GREENERY AREA = 7.927 m²	(60) GREENERY AREA = 24.190 m²	
(61) GREENERY AREA = 2.810 m²	(62) GREENERY AREA = 1.605 m²		

DEDUCT R.C. PLINTH, F.S. ITEMS, R.C. PLINTH FOR ANTENNA/AC, ETC.= 10.065 m²

TOTAL G/F GREENERY AREA = 1679.607 m²

PROVIDED VERTICAL GREENERY AREA AT PEDESTRIAN ZONE AT G/F:

(V1) GREENERY AREA = 49.538 m²	(V4) GREENERY AREA = 2.104 m²	(V5) GREENERY AREA = 9.976 m²
(V6) GREENERY AREA = 25.552 m²	(V7) GREENERY AREA = 70.193 m²	

Sub-TOTAL = 157.363 m²

(V8) GREENERY AREA = 186.381 m²	(V9) GREENERY AREA = 19.482 m²	(V10) GREENERY AREA = 52.953 m²
(V11) GREENERY AREA = 16.072 m²	(V12) GREENERY AREA = 10.639 m²	(V13) GREENERY AREA = 3.420 m²
(V14) GREENERY AREA = 12.326 m²	(V15) GREENERY AREA = 6.378 m²	(V16) GREENERY AREA = 32.629 m²

Sub-TOTAL = 339.280 m²

TOTAL VERTICAL GREENERY AREA = 496.643 m²

PROVIDED COVERED GREENERY AREA AT LG/F–1/F:

(C1) GREENERY AREA = 1.832 m²	~~(C2) GREENERY AREA = 0.106 m²~~	(C3) GREENERY AREA = 7.466 m²
(C4) GREENERY AREA = 3.688 m²	(C5) GREENERY AREA = 0.884 m²	~~(C6) GREENERY AREA = 3.699 m²~~
(C7) GREENERY AREA = 2.369 m²	(C8) GREENERY AREA = 0.586 m²	(C9) GREENERY AREA = 2.184 m²
(C10) GREENERY AREA = 1.576 m²	(C11) GREENERY AREA = 7.573 m²	(C12) GREENERY AREA = 6.630 m²
(C13) GREENERY AREA = 14.776 m²	(C14) GREENERY AREA = 7.415 m²	(C15) GREENERY AREA = 2.774 m²
(C16) GREENERY AREA = 5.106 m²	(C17) GREENERY AREA = 4.735 m²	(C18) GREENERY AREA = 18.571 m²
(C19) GREENERY AREA = 1.445 m²	(C20) GREENERY AREA = 5.514 m²	(C21) GREENERY AREA = 21.358 m²
~~(C22) GREENERY AREA = 5.659 m²~~	(C23) GREENERY AREA = 4.463 m²	~~(C24) GREENERY AREA = 5.644 m²~~
~~(C25) GREENERY AREA = 3.701 m²~~	(C26) GREENERY AREA = 0.620 m²	(C27) GREENERY AREA = 6.698 m²
(C28) GREENERY AREA = 1.033 m²	(C29) GREENERY AREA = 1.927 m²	(C30) GREENERY AREA = 2.165 m²
(C31) GREENERY AREA = 0.254 m²		

(DEDUCTION FACTOR OF 50%) = 133.642 x 50%

TOTAL COVERED GREENERY AREA = 66.821 m²

PROVIDED GREENERY AREA AT PEDESTRIAN ZONE AT G/F:
(WATER FEATURE)

(W1) GREENERY AREA = 181.956 m²	~~(W2) GREENERY AREA = 3.471 m²~~	~~(W3) GREENERY AREA = 6.322 m²~~
~~(W4) GREENERY AREA = 6.132 m²~~	~~(W5) GREENERY AREA = 5.154 m²~~	~~(W6) GREENERY AREA = 6.323 m²~~
~~(W7) GREENERY AREA = 4.604 m²~~	~~(W8) GREENERY AREA = 3.292 m²~~	(W9) GREENERY AREA = 41.320 m²
(W10) GREENERY AREA = 2.530 m²	(W13) GREENERY AREA 15.115 m²	(W14) GREENERY AREA 15.112 m²
(W15) GREENERY AREA = 5.538 m²	(W16) GREENERY AREA 6.888 m²	(W17) GREENERY AREA 4.463 m²
(W18) GREENERY AREA = 28.383 m²	(W19) GREENERY AREA 5.641 m²	(W20) GREENERY AREA 8.704 m²

TOTAL G/F WATER FEATURE AREA = 315.650 m²

PROVIDED GREENERY AREA AT PEDESTRIAN ZONE AT 1/F:
(WATER FEATURE)

(W21) GREENERY AREA = 2.154 m²

TOTAL 1/F WATER FEATURE AREA = 2.154 m²

TOTAL WATER FEATURE AREA OF G/F & 1/F (DEDUCTION FACTOR OF 50%) = 317.804 x 50%

TOTAL WATER FEATURE AREA = 158.902 m²

PROVIDED GREENERY AREA OF HORIZONTAL SCREEN AT 2/F:

(H1) GREENERY AREA = 16.896 m²

TOTAL = 16.896 m²

PROVIDED GREEN ROOF AREA:

(R2) GREENERY AREA = 5.220 m²	(R3) GREENERY AREA = 2.158 m²	(R4) GREENERY AREA = 1.171 m²
(R5) GREENERY AREA = 6.137 m²	(R6) GREENERY AREA = 5.380 m²	(R7) GREENERY AREA = 44.997 m²
(R8) GREENERY AREA = 101.912 m²	~~(R9) GREENERY AREA = 0.575 m²~~	(R10) GREENERY AREA = 4.888 m²
(R11) GREENERY AREA = 9.123 m²	(R12) GREENERY AREA = 38.823 m²	(R13) GREENERY AREA = 36.056 m²
(R14) GREENERY AREA = 2.393 m²	(R15) GREENERY AREA = 40.341 m²	(R16) GREENERY AREA = 29.767 m²
(R17) GREENERY AREA = 20.298 m²	(R18) GREENERY AREA = 28.134 m²	(R19) GREENERY AREA = 27.126 m²
(R20) GREENERY AREA = 31.028 m²	(R22) GREENERY AREA = 25.300 m²	(R23) GREENERY AREA = 41.987 m²
(R24) GREENERY AREA = 16.314 m²	(R25) GREENERY AREA = 5.100 m²	(R26) GREENERY AREA = 42.058 m²
(R27) GREENERY AREA = 16.963 m²	(R28) GREENERY AREA = 4.412 m²	(R29) GREENERY AREA = 38.958 m²
(R30) GREENERY AREA = 25.265 m²	(R33) GREENERY AREA = 15.541 m²	(R34) GREENERY AREA = 39.170 m²
(R35) GREENERY AREA = 30.621 m²	(R36) GREENERY AREA = 14.412 m²	(R37) GREENERY AREA = 42.353 m²
(R38) GREENERY AREA = 2.302 m²	(R39) GREENERY AREA = 70.092 m²	(R40) GREENERY AREA = 2.855 m²
(R43) GREENERY AREA = 7.195 m²	(R44) GREENERY AREA = 11.446 m²	(R45) GREENERY AREA = 3.426 m²
(R47) GREENERY AREA = 3.454 m²	(R48) GREENERY AREA = 16.655 m²	(R49) GREENERY AREA = 5.042 m²
(R50) GREENERY AREA = 5.873 m²	(R51) GREENERY AREA = 5.362 m²	(R52) GREENERY AREA 5.037 m²
(R53) GREENERY AREA = 5.681 m²	(R54) GREENERY AREA = 5.736 m²	(R55) GREENERY AREA = 3.447 m²
(R56) GREENERY AREA = 5.158 m²	(R58) GREENERY AREA = 35.304 m²	(R57) GREENERY AREA = 4.744 m²

DEDUCT

GONDOLA, RC PLINTH, FS ITEMS, RC PLINTH FOR ANTENNA/AC/SATELITE, FLAG POLE, ETC. = 157.416 m²

TOTAL GREEN ROOF AREA = 992.218 m²

ACTUAL GREEN ROOF AREA = 840.802 m²

PROVIDED COVERED GREEN ROOF AREA AT 2/F:

(RC1) GREENERY AREA = 7.515 m²	(RC2) GREENERY AREA = 5.409 m²	(RC3) GREENERY AREA = 1.445 m²
(RC6) GREENERY AREA = 1.146 m²	(RC7) GREENERY AREA = 1.501 m²	(RC8) GREENERY AREA = 5.450 m²
(RC9) GREENERY AREA = 4.127 m²		

(DEDUCTION FACTOR OF 50%) = 26.593 x 50%

TOTAL COVERED GREENERY ROOF AREA = 13.297 m²

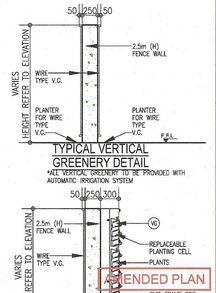
PROVIDED GREEN ROOF AREA AT TRELLIS:

(T1) GREENERY AREA (4.494 × 3) = 13.482 m²	~~(T2) GREENERY AREA = 6.035 m²~~
(T3) GREENERY AREA = 5.451 m²	

TOTAL GREEN ROOF AREA AT TRELLIS = 18.933 m²

SITE COVERAGE OF GREENERY CALCULATION (m²)

SITE AREA 1000 < 10956 < 20000		UNDER BD (PNAP APP–152)			UNDER LEASE REQUIREMENT		
		PEDESTRIAN ZONE 10% OF SITE AREA	OVERALL GREENERY 20% OF SITE AREA	GREENING FEATURE MAX. 30% OF TOTAL GREENERY REQUIRED	[S.C. (8)(b)(i)] OVERALL GREENERY 30% OF SITE AREA	[S.C. (8)(b)(ii)] PEDESTRIAN ZONE NOT LESS THAN 66% OF THE 30% OF [(8)(b)(i)]	[(8)(b)(iii)] GREEN ROOF AREA NOT LESS THAN 20% OF THE ROOF AREA OF ANY BUILDING
		REQUIRED = 10% OF 10956 = 1095.600	REQUIRED = 20% OF 10956 = 2191.200	MAX. = 30% OF 2191.200 = 657.360	REQUIRED = 30% OF 10956 = 3286.800	REQUIRED = 66% OF 3286.800 = 2169.288	THE ROOF AREA OF BUILDINGS (REQUIRED) = 20% x 4374.974 = 874.995
GREENERY AREA AT PEDESTRIAN ZONE AT G/F		1679.607	1679.607	1679.607	----	1679.607	1679.607	----
COVERED GREENERY AREA AT G/F – 1/F		66.821	66.821	66.821	66.821	66.821	66.821	----
WATER FEATURE AREA AT PEDESTRIAN ZONE AT G/F–1/F		158.902	158.902	158.902	158.902	158.902	158.902	----
VERTICAL GREENERY AREA AT PEDESTRIAN ZONE AT G/F	VERTICAL GREENERY AREA REQUIRED TO FULFILL 20% OF SITE AREA (UNDER APP–152)	157.363	157.363	157.363	157.363	157.363	157.363	----
	ADDITIONAL VERTICAL GREENERY AREA REQUIRED TO FULFILL 30% OF SITE AREA (UNDER LEASE)	339.280	----	----	----	339.280	339.280	----
GREENERY AREA AT HORIZONTAL SCREEN AT 2/F		16.896	----	----	----	16.896	----	16.896
GREENERY AREA AT ROOF		840.802	----	840.802	----	840.802	----	840.802
COVERED GREEN ROOF AREA AT 2/F		13.297	----	----	----	13.297	----	13.297
GREEN ROOF AREA AT TRELLIS		18.933	----	----	----	18.933	----	18.933
TOTAL AREA PROVIDED		2057.693	2898.995	383.086	3286.901	2396.973		889.928



TYPICAL VERTICAL GREENERY DETAIL

WALL VERTICAL GREENERY TO BE PROVIDED WITH AUTOMATIC IRRIGATION SYSTEM

AMENDED PLAN

"Statement II: The works shown on these plans are Type II works (GENERAL BUILDING WORKS) in respect of which consent is applied for the purpose of a consent application under regulation 33 of the Building (Planning) Regulations."

B.D. REFERENCE NUMBER:
BD 2/4023/19

FSD REFERENCE NUMBER:
FP 8/31274(1)

NOTES

DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.
COPYRIGHT OF THIS DRAWING RESERVED BY ARCHITECT.

RECORD PLAN

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
Nor Yasmin Flora
Senior Building Surveyor
for BUILDING AUTHORITY
15 MAY 2025

NO.	DATE	REVISIONS	DRAFTED	CHECKED	DESIGNED	REVIEWED
12	04/2025	GENERAL REVISION	CLC	SKY	SKY	YPC
11	11/2024	GENERAL REVISION	CLC	SKY	SKY	YPC
10	07/2024	GENERAL REVISION	CLC	SKY	SKY	YPC
09	11/2023	GENERAL REVISION	CLC	SKY	SKY	YPC
08	08/2023	GENERAL REVISION	CLC	SKY	SKY	YPC
07	05/2023	GENERAL REVISION	CLC	SKY	SKY	YPC
06	11/2022	GENERAL REVISION	CLC	SKY	SKY	YPC
05	12/2021	GENERAL REVISION	CLC	SKY	SKY	YPC
04	06/2021	GENERAL REVISION	CLC	SKY	SKY	YPC
03	03/2021	GENERAL REVISION	CLC	SKY	SKY	YPC
02	07/2020	RESUBMISSION	CLC	SKY	SKY	YPC
01	04/2020	RESUBMISSION	CLC	SKY	SKY	YPC

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PROJECT:
PROPOSED RESIDENTIAL/ COMMERCIAL DEVELOPMENT AT NKIL NO. 6551 KAI TAK AREA 4C, SITE 3 KAI TAK, KOWLOON

TITLE:
SUSTAINABLE BUILDING DESIGN ASSESSMENT – SITE COVERAGE OF GREENERY

DATE: 07/2020	SCALE: 1:400	
DRAFTED: (CLC)	CHECKED: (SKY)	DESIGNED: (SKY)	REVIEWED: (YPC)
JOB NO. 32290	DRAWING NO. B/A10/304	REV. NO. 12

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