

CALCULATIONS OF GREENERY AREA REQUIRED.

SITE AREA = 9,742m²
1,000m² < 9,742m² < 20,000m²

REQUIRED SITE COVERAGE OF GREENERY AT PEDESTRIAN ZONE

= 10% x 9,742m² = 974.2m²

REQUIRED TOTAL GREENERY AREAS

= 20% x 9,742m² = 1,948.4m²

ALLOWABLE GREENERY AREA OF GRASS CRETE AND VERTICAL GREEN

= 30% x 1,948.4m² = 584.52m²

PROVIDED SITE COVERAGE OF GREENERY AT PEDESTRIAN ZONE

= (27.884 (H) + 52.161 (G) + 57.811 (D) + 482.451 (C) + 406.103 (B) + 17.385 (A) + 14.796 (E) + 4.886 (J))m²
= 1,063.476 m² > 974.2m² (REQUIRED) = OK

PROVIDED VERTICAL GREEN AREA

= 19.358 m² (F) + 8.3485 m² (I) + (27.1 x 1.5)m² (K) + (12 x 4)m² (L) + (108 x 1.5)m² (M) + (23 x 1.5)m² (P)
= 19.358 m² (F) + 8.3485 m² (I) + 40.65 m² (K) + 48 m² (L) + 162 m² (M) + 34.5 m² (P)
= 312.8565 m² (ACTUAL) < 584.52m² (MAX.)

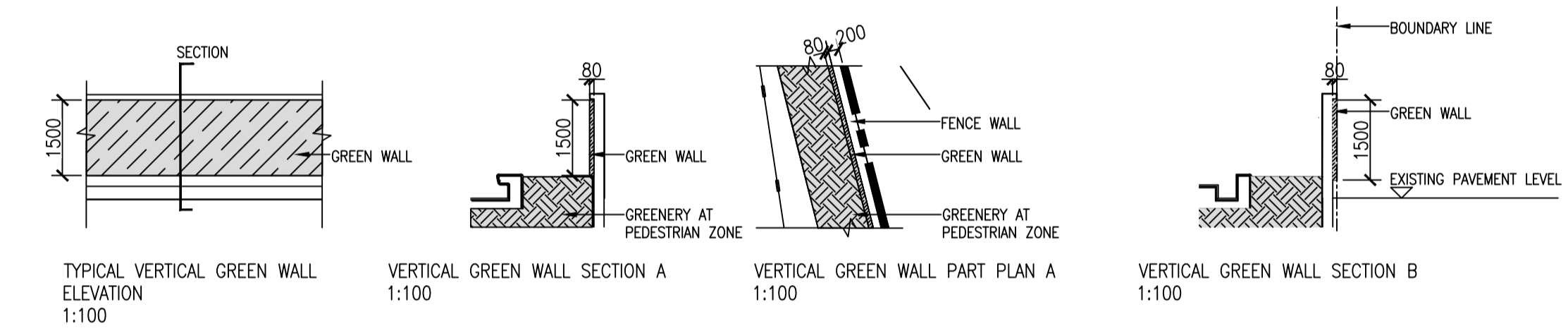
PROVIDED SITE COVERAGE OF GREENERY AT OTHER AREAS (AT ROOF)

= 584.942 m² (N)

PROVIDED TOTAL GREEN AREA

= 1,063.476 m² + 312.8565 m² + 584.942 m²
= 1,961.2745 m² > 1,948.4m² (REQUIRED) = OK

GREEN WALL CALCULATION



CALCULATIONS OF BUILDING SET BACK

BUILDING SET BACK REQUIRED = SECTIONAL AREA 15M X 15M ALONG THE STREET

REQUIRED MIN BUILDING SET BACK DISTANCE TO CENTER LINE OF STREET = 7.5m

PROVIDED MIN BUILDING SET BACK DISTANCE TO CENTER LINE OF STREET = MIN 17.422m > 7.5m = OK

MEAN WIDTH OF ADJOINING STREET CANYON (U) & MAXIMUM INDIVIDUAL (LP)

STREET CANYON (U)_a = A1 / LENGTH A1
= 2,572.437m² / 94.000m
= 27.366m

STREET CANYON (U)_b = 45.382m

STREET CANYON (U)_c = C1 / LENGTH C1
= 3,179.892m² / 83.498m
= 38.083m

MAX PERMISSIBLE LP = 5 x (U)_a = 5 x 27.366m
= 136.830m

BUILDING LENGTH LP = 94m < 136.830m = OK

SITE AREA = 9,742m² < 20,000m² AND WITH A BUILDING OF LP ≥ 60m LONG
MAX BUILDING HEIGHT = 57.53m < 60m

PERMEABILITY OF BUILDING = 20%; 20%

NOTE:

STATEMENT II
THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS (BUILDING WORKS) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.

LAI Kai-fan, Melvin
AUTHORIZED PERSON
FOR AND ON BEHALF OF
LEIGH & ORANGE LTD.

REV. NO.	DATE	DESCRIPTION REVISIONS
R	8-01-2014	RD AMENDMENT SUBMISSION
A	27-09-2013	RD AMENDMENT SUBMISSION
-	31-05-2013	RD AMENDMENT SUBMISSION

EMPLOYER / CLIENT

ARCHITECTS AND PLANNERS

L&O
ARCHITECTS
TEL : 28999000
FAX : 28871565

PROJECT MANAGER / MECHANICAL AND ELECTRICAL ENGINEERS / LEED CONSULTANT

TEL : 25798899
FAX : 28569902

GEOTECHNICAL, CIVIL & STRUCTURAL ENGINEER:

AECOM
TEL : 39229000
FAX : 23177609

QUANTITY SURVEYOR:

LOGO NEW.jpg TEL : 28303500
FAX : 25760416

COMMISSIONING CONSULTANT

COMMTECH.jpg

SECURITY CONSULTANT

ARUP Ove Arup & Partners
Hong Kong Limited
奧雅納工程顧問香港有限公司
TEL : 25234411

PROJECT ADDRESS:
GLOBAL NETWORK CENTRE
INDUSTRIAL ESTATE
TSEUNG KWAN O

TITLE:
BUILDING PERMEABILITY
STUDY 1

AUTHORIZED:	CHECKED BY:	DRAWN BY:
ML	AP	JW

JOB NO.: 11065 DRAWING NO.: AG-509

SCALE: 1:500@A1 DATE: 31/05/2013 REVISION: B

B.D. AMENDMENT