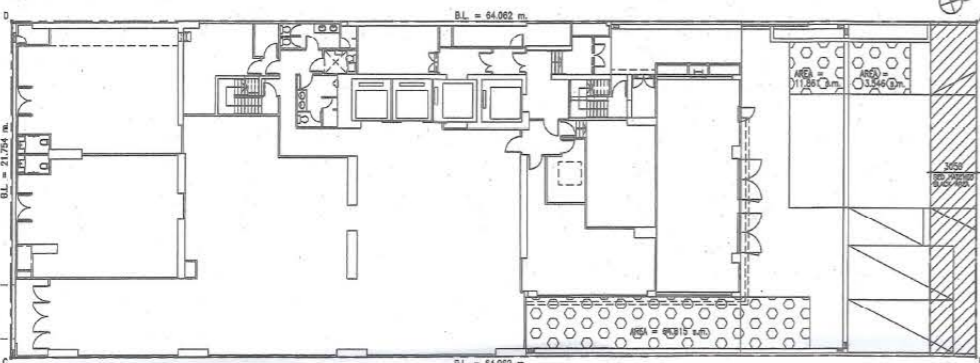
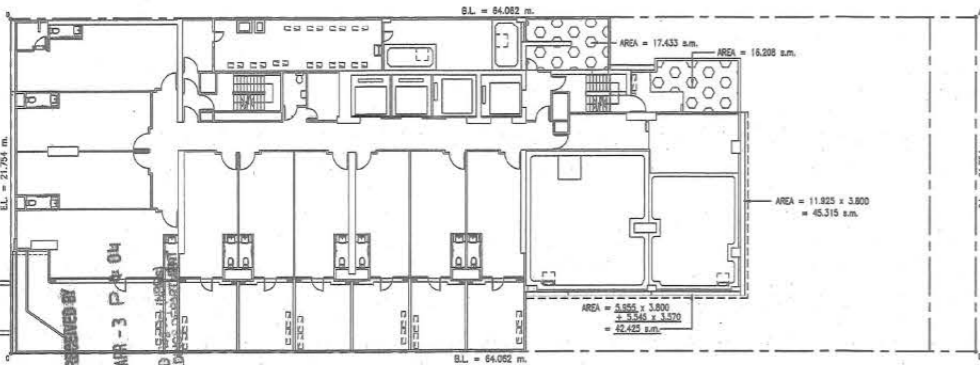


G/F GREENERY DIAGRAM



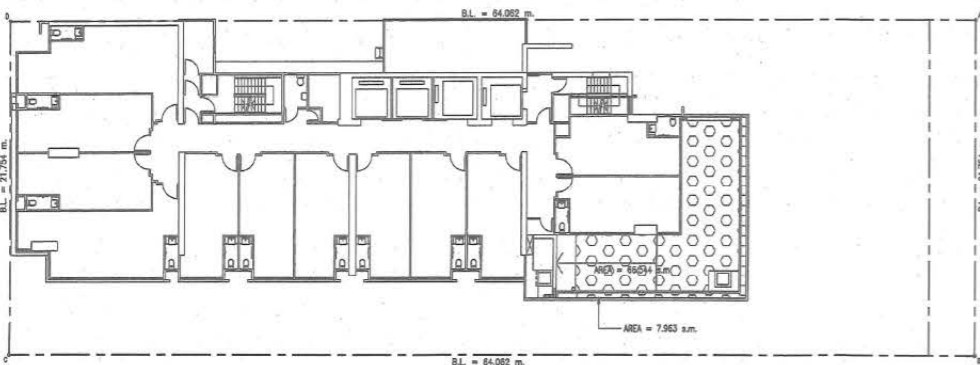
G/F GREENERY CALCULATIONS (PRIMARY ZONE)

GREENERY AREA
 ① 64.815 s.m. + ② 11.861 s.m. + ③ 13.546 s.m. = 90.222 s.m.



1/F GREENERY CALCULATIONS (PRIMARY ZONE)

GREENERY AREA
 ④ 16.206 s.m. + ⑤ 17.433 s.m. = 33.641 s.m.
 ⑥ 42.425 s.m. + ⑦ 45.315 s.m. = 87.740 s.m. (VERTICAL GREENING)



2/F GREENERY CALCULATIONS (PRIMARY ZONE)

GREENERY AREA
 ⑧ 66.544 s.m. + ⑨ 7.963 s.m. = 74.507 s.m.

SUSTAINABLE BUILDING DESIGN (SBD)

- BUILDING SEPARATION NOT REQUIRED
 PROJECTION FACADE LENGTH (Lp) = 48.460 m < 60 m
- BUILDING SET BACK NOT REQUIRED
 MIN. WIDTH OF STREET ABUTTING BUILDING > 15 m WIDE (TEXACO ROAD)
- BUILDING SET BACK REQUIRED
 MIN. WIDTH OF STREET ABUTTING BUILDING < 15 m WIDE (MA KOK LANE)
 WIDTH OF MA KOK LANE = 8.0m
 REQUIRED SET BACK DISTANCE 15m / 2 = 7.5m
 ACTUAL SET BACK DISTANCE = 8m / 2 + 15.602m = 19.602m > 7.5m

PROPOSED INDUSTRIAL DEVELOPMENT ON LOT 289 IN D.D.446 AT 212-214 TEXACO ROAD, TSUEN WAN

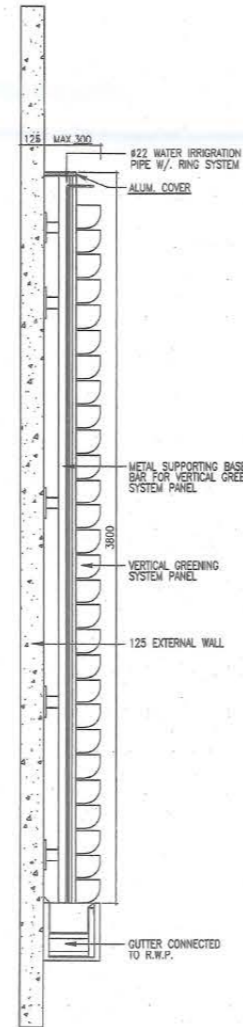
COMPLIANCE WITH SITE COVERAGE OF GREENERY (PNAP APP-152)
 SITE AREA = 1393.6 s.m.

SITE COVERAGE OF GREENERY REQUIRED

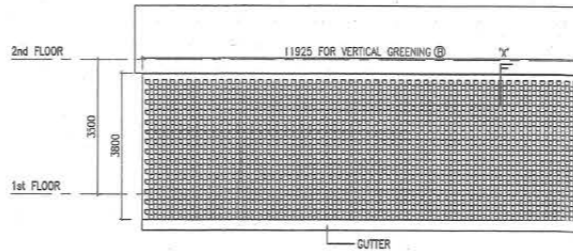
1393.600 s.m. x 20% = 278.720 s.m. (MIN. 10% AT PRIMARY ZONE = 139.360 s.m.)

SITE COVERAGE OF GREENERY AT PRIMARY ZONE PROVIDED

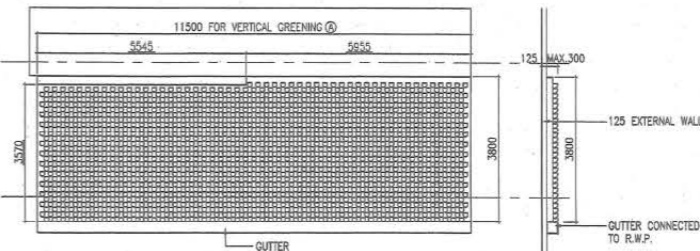
① 64.815 s.m. + ② 11.861 s.m. + ③ 13.546 s.m. + ④ 16.206 s.m. + ⑤ 17.433 s.m. + ⑥ 42.425 s.m. + ⑦ 45.315 s.m. (VERTICAL GREENING AREAS) = 261.986 s.m. > 278.720 s.m.



DETAIL OF SECTION X SCALE 1:20



ELEVATION FOR VERTICAL GREENING (B) SCALE 1:100



ELEVATION FOR VERTICAL GREENING (A) SCALE 1:100

SECTION 'X' SCALE 1:100

PERMITTED VERTICAL GREENING AREAS FOR TOTAL GREENERY CALCULATION = 278.720 s.m. x 30% = 83.616 s.m.
 PROPOSED VERTICAL GREENING AREAS = ⑧ 42.425 s.m. + ⑨ 45.315 s.m. = 87.740 s.m. > 83.616 s.m.
 MAX. VERTICAL GREENING AREAS COUNTED = 83.616 s.m.

GFA CONCESSION SCHEDULE			
	TO BE SPECIFIED ON PLANS IN ORDER OF APPLICATION FOR GFA CONCESSION	TO BE SPECIFIED IN THE FINAL AMENDMENT PLANS PRIOR TO THE APPLICATION FOR OCCUPATION PERMIT	SUBJECT TO THE OVERCAP (PNAP APP-151)
DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATION 23(3)(b)			
1.	CARPARK AND LOADING/UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS	N/A	
2.	PLANT ROOMS AND SIMILAR SERVICES		
2.1	MANDATORY FEATURE AND ESSENTIAL PLANT ROOM AREA OF WHICH IS LIMITED BY RESPECTIVE PNAP OR REGULATION SUCH AS LIFT MACHINE ROOM, TEE ROOM, REFUSE STORAGE CHAMBER, ETC.	PNAP APP-35 AND APP-34	9/F ROOF = 50.071 s.m. = 63.120 s.m. TOTAL = 113.191 s.m.
2.2	MANDATORY FEATURE AND ESSENTIAL PLANT ROOM AREA OF WHICH IS NOT LIMITED BY ANY PNAP OR REGULATION SUCH AS ROOM OCCUPIED SOLELY BY FS AND EQUIPMENT, METER ROOM, TRANSFORMER ROOM, POISSON AND FLUSHING WATER TANK, ETC.		6/F = 140.403 s.m. 1/F = 191.353 s.m. 2/F = 7.641 s.m. 3/F-10/F = 55.122 s.m. 11/F-26/F = 103.974 s.m. ROOF = 83.216 s.m. TOTAL = 581.708 s.m.
2.3	NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM SUCH AS A/C-PLANT ROOM, AHU ROOM, ETC.	PNAP APP-2 AND APP-42	1/F = 6.353 s.m. 2/F = 8.353 s.m. 3/F-10/F = 56.471 s.m. 11/F-26/F = 108.589 s.m. ROOF = 3.650 s.m. TOTAL = 187.286 s.m.
DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATION 23A(3)			
3.	AREA FOR PICKING UP AND SETTING DOWN PASSENGERS DEPARTING FROM OR ARRIVING AT THE HOTEL BY VEHICLE	N/A	
4.	SUPPORTING FACILITIES FOR A HOTEL	N/A	
GREEN FEATURES UNDER JPN 1 & 2			
5.	RANCOY FOR RESIDENTIAL BUILDINGS	N/A	N/A
6.	WIDER COMMON CORRIDOR AND LIFT LOBBY	N/A	N/A
7.	COMMUNAL SKY GARDEN	N/A	N/A
8.	COMMUNAL POOL/GARDEN FOR NON-RESIDENTIAL BUILDINGS	N/A	N/A
9.	ACOUSTIC FIN	N/A	N/A
10.	WIND WALL, WIND CATCHER AND FUNNEL	N/A	N/A
11.	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL	N/A	N/A
12.	UTILITY PLATFORM	N/A	N/A
13.	NOISE BARRIER	N/A	N/A
AMENITY FEATURES			
14.	COUNTER, OFFICE, STORE, GUARD ROOM AND LAUNDRY FOR WATCHMEN AND MANAGEMENT STAFF, OWNER'S CORPORATION OFFICE	N/A	N/A
15.	RESIDENTIAL RECREATIONAL FACILITIES INCLUDING VOID, PLANT ROOM, SWIMMING POOL, FILTERING PLANT ROOM, COVERED WALKWAY ETC SERVING SOLELY THE RECREATIONAL FACILITIES	N/A	N/A
16.	COVERED LANDSCAPED AND PLAY AREA	N/A	N/A
17.	HORIZONTAL SCREEN / COVERED WALKWAY, TRELIS	N/A	N/A
18.	LARGER LIFT SHAFT	N/A	N/A
19.	CHIMNEY SHAFT	N/A	N/A
20.	OTHER NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM SUCH AS BOILER ROOM, SMYTY ROOM	N/A	N/A
21.	PIPE DUCT, AIR DUCT FOR MANDATORY FEATURE OR ESSENTIAL PLANT ROOM		9/F = 3.016 s.m. 1/F = 5.426 s.m. 2/F = 5.426 s.m. 3/F-10/F = 32.837 s.m. 11/F-26/F = 60.983 s.m. TOTAL = 107.886 s.m.
22.	PIPE DUCT, AIR DUCT FOR NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM	N/A	N/A
23.	PLANT ROOM, PIPE DUCT, AIR DUCT FOR ENVIRONMENTALLY FRIENDLY SYSTEM AND FEATURE	N/A	N/A
24.	HIGH HEADROOM AND VOID IN FRONT OF CHINA, SHOPPING PORCH ETC. IN NON-DOMESTIC DEVELOPMENT	N/A	N/A
25.	VOID OVER MAIN COMMON ENTRANCE (PRESTIGE ENTRANCE) IN NON-DOMESTIC DEVELOPMENT	N/A	N/A
26.	VOID IN DUPLEX DOMESTIC FLAT AND HOUSE	N/A	N/A
27.	OTHER PROJECTIONS SUCH AS AIR-CONDITIONING BOX AND PLATFORM WITH A PROJECTION OF MORE THAN 750mm FROM THE EXTERNAL WALLS	PNAP APP-19	3/F = 8.340 s.m. 3/F-10/F = 107.023 s.m. 11/F-26/F = 198.757 s.m. TOTAL = 314.120 s.m.
OTHER ITEMS			
28.	REFUSE FLOOR INCLUDING REFUSE FLOOR CUM SKY GARDEN		N/A
29.	OTHER PROJECTIONS		N/A
30.	PUBLIC TRANSPORT TERMINUS (PTT)	N/A	N/A
31.	PARTY STRUCTURE AND COMMON STAIRCASE		N/A
32.	HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA		ROOF = 21.369 s.m.
33.	PUBLIC PASSAGE		N/A
36.	COVERED SET BACK AREA	N/A	N/A
BONUS GFA			
37.	BONUS GFA	N/A	N/A

NOTE: FLOOR NOS. 4, 13, 14 & 24 TO BE OMITTED

AREA OF FEATURES SUBJECT TO THE OVERCAP (PNAP APP-151) :-

ITEM = 187.286 s.m. (ITEM 2.3) + 314.120 s.m. (ITEM 27) = 501.406 s.m.
 ACTUAL GFA OF THE BUILDING = 13239.182 s.m.
 PERCENTAGE OF CONCESSION AREA = 501.406 s.m. / 13239.182 s.m. x 100% = 3.787 % < 10%

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

B.D. REF. BD 2/9184/93

F.S.D. REF. FP 8/10534

REVISIONS:

NUMBER	DESCRIPTION	DATE
-	B.D. SUBMISSION	01-2014
A	GENERAL REVISION	02-2015
B	GENERAL REVISION	08-2015
C	GENERAL REVISION	03-2016
D	GENERAL REVISION (DISAPPROVED)	07-2016
D	GENERAL REVISION	09-2016
E	GENERAL REVISION	01-2017
F	GENERAL REVISION	06-2017
G	GENERAL REVISION	11-2017
H	GENERAL REVISION	10-2018
J	GENERAL REVISION	04-2019

RECORD PLAN

DATE: 1 APR 2019

NOTE: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP APP-16. The duties of the authorized person, registered structural engineer 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.

B. D.

AMENDED PLAN

DATE: - 3 APR 2019

SUN HUNG KAI
 ARCHITECTS AND ENGINEERS LIMITED
 SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
 TEL. 28278111 FAX. 28272884

This drawing and design are copyright of the authorized person. No portion may be reproduced without his written permission. Use written dimensions. Measurements to existing works to be verified on site. This drawing shall be read in conjunction with specification and condition of contract.

PROJECT
 PROPOSED INDUSTRIAL DEVELOPMENT ON LOT 289 IN D.D.446 AT 212-214 TEXACO ROAD, TSUEN WAN

DRAWING TITLE
 G.F.A. CONCESSION SCHEDULE, GREENERY DIAGRAMS & CALCULATIONS

FILE NAME: F:\PLAN\212-214 TEXACO RD\BPA\BDD-1

DRAWN BY: G.P.O.

CHECKED BY: G.P.O.

PRINTED DATE: 09-2016

SCALE: 1:250

JOB NO. DRAWING NO. REV.
 B-15 J

ARCHITECT / R.S.E.
 Wong Ka-Man, Carmen HKA Registered Architect
 Wong Ka-Man, Carmen HKA Registered Architect

FOR APPROVAL USE

Plan Approved
 CHAN Tsz-chung
 Senior Building Surveyor
 for BUILDING AUTHORITY
 30 APR 2019