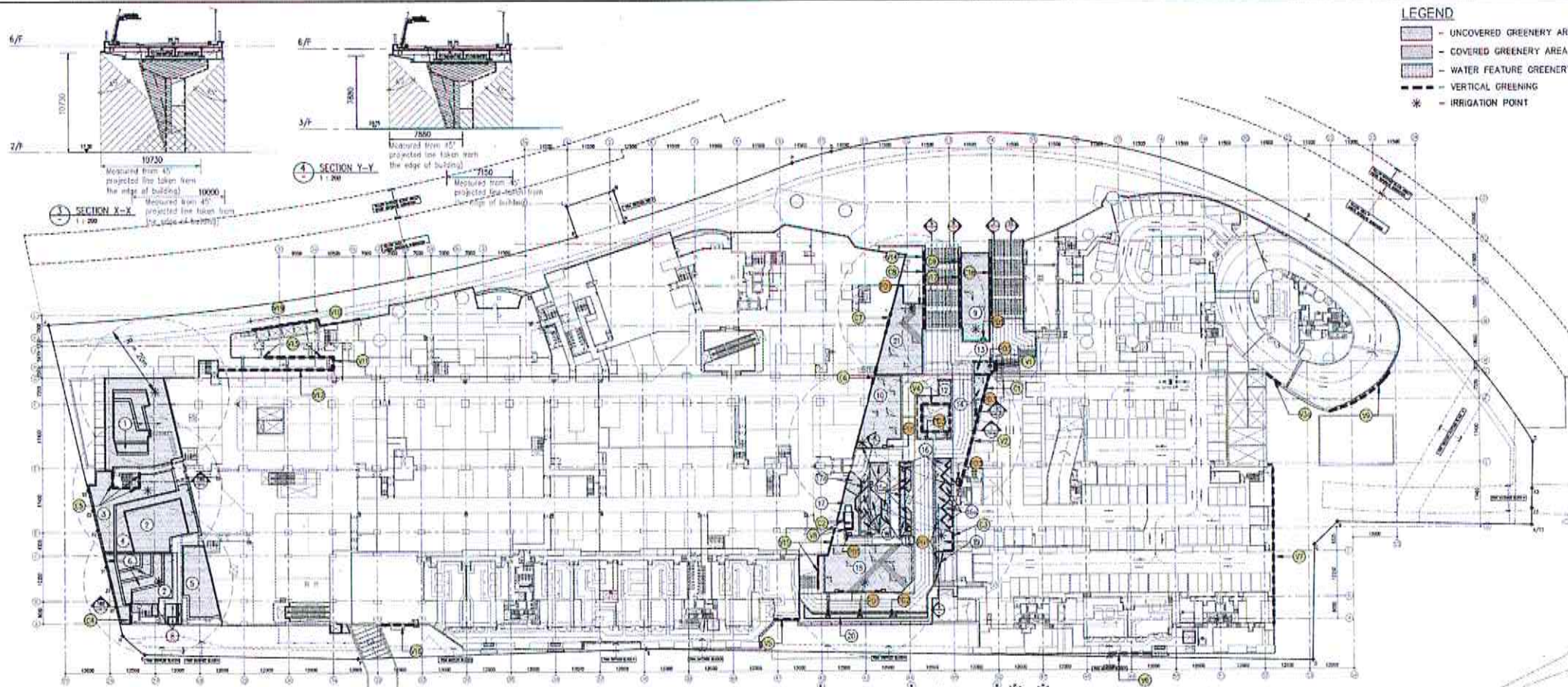
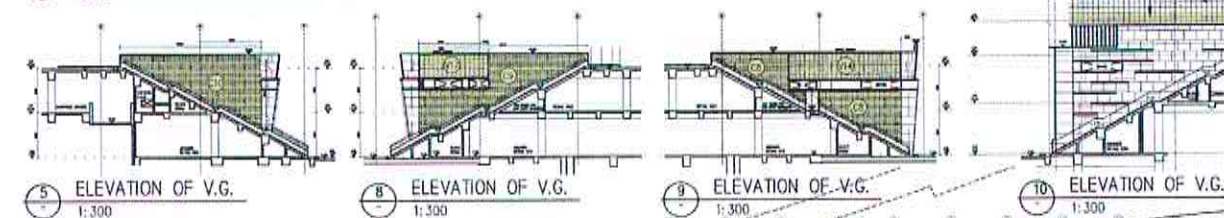




1 GREENERY LAYOUT AT PRIMARY ZONE - 2/F
1:500

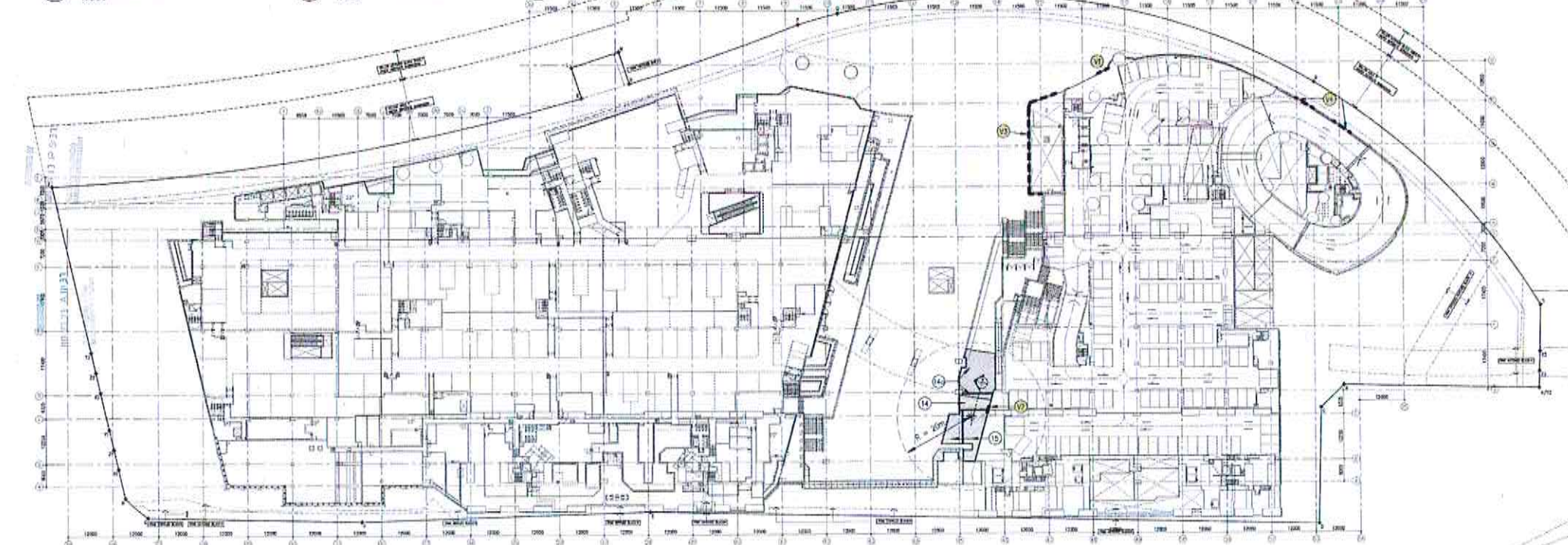


5 ELEVATION OF V.G.
1:300

6 ELEVATION OF V.G.
1:300

7 ELEVATION OF V.G.
1:300

8 ELEVATION OF V.G.
1:300



2 GREENERY LAYOUT AT PRIMARY ZONE - 3/F
1:500

LEGEND

- UNCOVERED GREENERY AREA
- COVERED GREENERY AREA
- WATER FEATURE GREENERY AREA
- VERTICAL GREENING
- IRRIGATION POINT

CALCULATION OF SITE COVERAGE OF GREENERY AT 2/F (PRIMARY ZONE)

COUNTABLE UNCOVERED AREA OF PLANTER/LAWN

1	= 302.191 m ²	11	= 15.300 m ²
2	= 170.741 m ²	12	= 27.265 m ²
3	= 178.545 m ²	13	= 16.723 m ²
4	= 108.555 m ²	14	= 29.580 m ²
5	= 136.077 m ²	15	= 33.000 m ²
6	= 136.372 m ²	16	= 293.393 m ²
7	= 58.896 m ²	17	= 33.000 m ²
8	= 23.929 m ²	18	= 42.445 m ²
9	= 126.372 m ²	19	= 206.338 m ²
10	= 174.094 m ²		
20	= 56.006 m ²		

TOTAL = 2,501.192 m²

COUNTABLE COVERED AREA OF PLANTER/LAWN

21	= 38.000 m ²	22	= 29.000 m ²
23	= 51.374 m ²		

TOTAL = 65.374 m²

COUNTABLE AREA OF VERTICAL GREENING

24	= 2.740W x (0.61 + 2.210W) / 2	= 3.876 m ²
25	= (16.181W + 2.875H) - (2.714W + 2.250H)	= 40.147 m ²
26	= (0.305W + 0.305H)	= 5.587 m ²
27	= (7.68W + 3.28W) x 2.875H	= 34.928 m ²
28	= (6.10W + 2.03H) - (4.00W + 1.175H)	= 8.714 m ²
29	= (11.50W + 5.925H) - (1.50W + 1.50H + 3)	= 81.388 m ²
30	= (41.85W + 4.425H) - [(2.20W + 1.50H) + (4.00W + 2.63H)]	
31	= (2.22 + 1.02W) x 0.61H + 6.437W + (2.50 + 0.70H) x 2	= 157.809 m ²
32	= (0.075W + 4.425H + 23)	= 6.000 m ²
33	= (2.45W + 1.90W) x 1.40H	= 47.454 m ²
34	= 18.553W + 2.422H	= 36.417 m ²
35	= (10.44W + 3.32W) x 3.55H - (5.425W + 0.65H)	= 7.740 m ²
36	= 3.955W + 3.55H - 1.50W + 2.50H	= 96.500 m ²
37	= 30.655W + 3.55H	= 53.587 m ²
38	= (0.15 + 1.15W + 6.165W) x 3.55H	= 35.154 m ²
39	= (12.40W + 2.330H)	
40	= (1.02W + 2.475H) + 2.501W / 2 + (0.02W + 3.411W) x 2.475H + 10.023W + 2.875H - (3.20W + 1.675H) - (1.25W + 2.875H)	= 43.014 m ²
41	= (2.90W + 1.10H) x 2 + (2.075W + 4.320H)	= 15.356 m ²
42	= (7.600W + 2.524H)	= 19.182 m ²
43	= (5.80 + 4.80 + 1.50 + 2.00 + 0.50W) x 3.55H	= 56.930 m ²

TOTAL = 780.949 m²

COUNTABLE AREA OF VERTICAL WIRE GREENING

44	= (2.15 + 0.55 + 2.31 + 1.03) x 2.875H	= 32.893 m ²
45	= 4.25W + 1.45H	= 5.950 m ²
46	= (4.700W + 2.24H) x 2.30H	= 20.375 m ²
47	= 5.170W + 3.10H	= 16.027 m ²
48	= (6.67W + 3.955H + 3.955H) x 2.51H - 0.06W	= 42.562 m ²
49	= 4.78W + 3.16H	= 14.796 m ²
50	= 5.08W + 5.41H	= 18.320 m ²
51	= (0.71W + 3.97H) x 3.55W / 2 + (3.40 + 1.775H) x 2.875H / 2 + (4.347 + 3.057H) x 2.250W / 2 + (3.01 + 0.555H) x 4.00W / 2 + 1.27W + 3.65H + 1.27W + 2.03H + 0.254W + 0.53H	= 52.314 m ²
52	= (4.775W + 1.02W) x 0.61H / 2 + (4.332 + 6.331H) x 4.00W / 2 + (5.53 + 1.075H) x 4.00W / 2 + (5.01 + 0.555H) x 4.00W / 2 + 1.27W + 4.332H + 1.27W + 3.035H + 1.27W + 1.631H + 0.254W + 0.53H	= 56.079 m ²
53	= (7.50 + 5.53H + 3.50W) / 2 + (5.53 + 1.075H) x 4.00W / 2 + (5.01 + 0.555H) x 4.00W / 2 + 0.94W + 2.524H + 0.85W + 5.555H + 0.67W + 3.03H + 0.254W + 0.53H	= 64.308 m ²

TOTAL = 335.932 m²

COUNTABLE AREA OF WATER FEATURE

54	= 18.453 / 2	= 29.247 m ²
----	--------------	-------------------------

TOTAL = 29.247 m²

AREA OF ALL PLANTER DRAINS

55	= 0.3375 x 10	= 3.375 m ²
56	= 1.333 x 1	= 1.333 m ²
57	= 0.562 x 4	= 2.248 m ²

TOTAL = 12.956 m²

AREA OF SITE COVERAGE OF GREENERY AT 2/F (PRIMARY ZONE)

$$= (2,501.192 + 65.374 + 780.949 + 335.932 + 29.247) - 12.956 = 3,599.727 \text{ m}^2$$

CALCULATION OF SITE COVERAGE OF GREENERY AT 3/F (PRIMARY ZONE)

COUNTABLE UNCOVERED AREA OF PLANTER/LAWN

1	= 26.259 m ²
2	= 98.195 m ²

TOTAL = 124.454 m²

COUNTABLE COVERED AREA OF PLANTER/LAWN

3	= 53.971 m ²
4	= 53.971 m ²

TOTAL = 107.942 m²

COUNTABLE AREA OF VERTICAL GREENING

5	= 2.214 m ²
6	= 0.05 m ²
7	= 30.500 m ²
8	= 11.419 m ²

TOTAL = 43.193 m²

AREA OF SITE COVERAGE OF GREENERY AT 3/F (PRIMARY ZONE)

$$= 124.454 + 107.942 + 43.193 = 275.589 \text{ m}^2$$

TOTAL GREENERY COVERAGE AT PRIMARY ZONE

(UNDER BUILDING PLANNING REGULATION)

$$= \text{TOTAL GREENERY AREA (INCL. WATER FEATURE \& VERTICAL GREENERY WALL) AT PRIMARY ZONE} / \text{SITE AREA} \times 100\%$$

$$= (2,476.921 + 690.543 + 3,599.727 + 223.617) / 40,410.754 \times 100\%$$

$$= 6,990.808 / 40,410.754 \times 100\%$$

$$= 17.054\% (>15\%)$$

TOTAL GREENERY COVERAGE AT PRIMARY ZONE

(UNDER LEAF COVER CONDITION)

$$= \text{TOTAL GREENERY AREA (INCL. WATER FEATURE \& VERTICAL GREENERY WALL) AT PRIMARY ZONE} / \text{SITE AREA} \times 100\%$$

$$= (2,476.921 + 690.543 + 3,599.727 + 223.617) / 42,870.00 \times 100\%$$

$$= 6,990.808 / 42,870.00 \times 100\%$$

$$= 16.308\% (>15\%)$$

Statement II: The works shown on these plans are TYPE II WORKS (general building work) in respect of which the Building Authority's consent is applied for.

AMENDED PLAN

The part of the Building Authority's consent is applied for.

100% YES! 100% YES! 100% YES!

100% YES! 100% YES! 100% YES!

100% YES! 100% YES! 100% YES!

100% YES! 100% YES! 100% YES!

100% YES! 100% YES! 100% YES!

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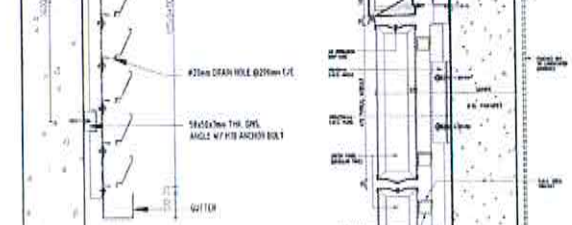
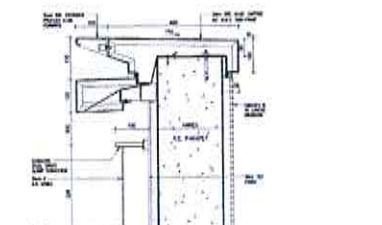
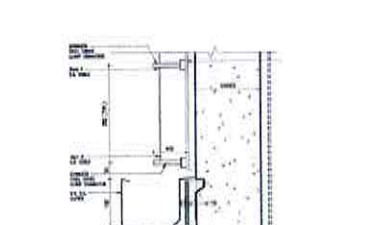
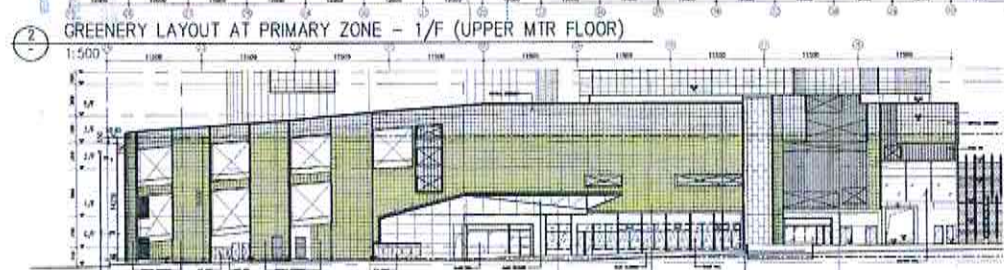
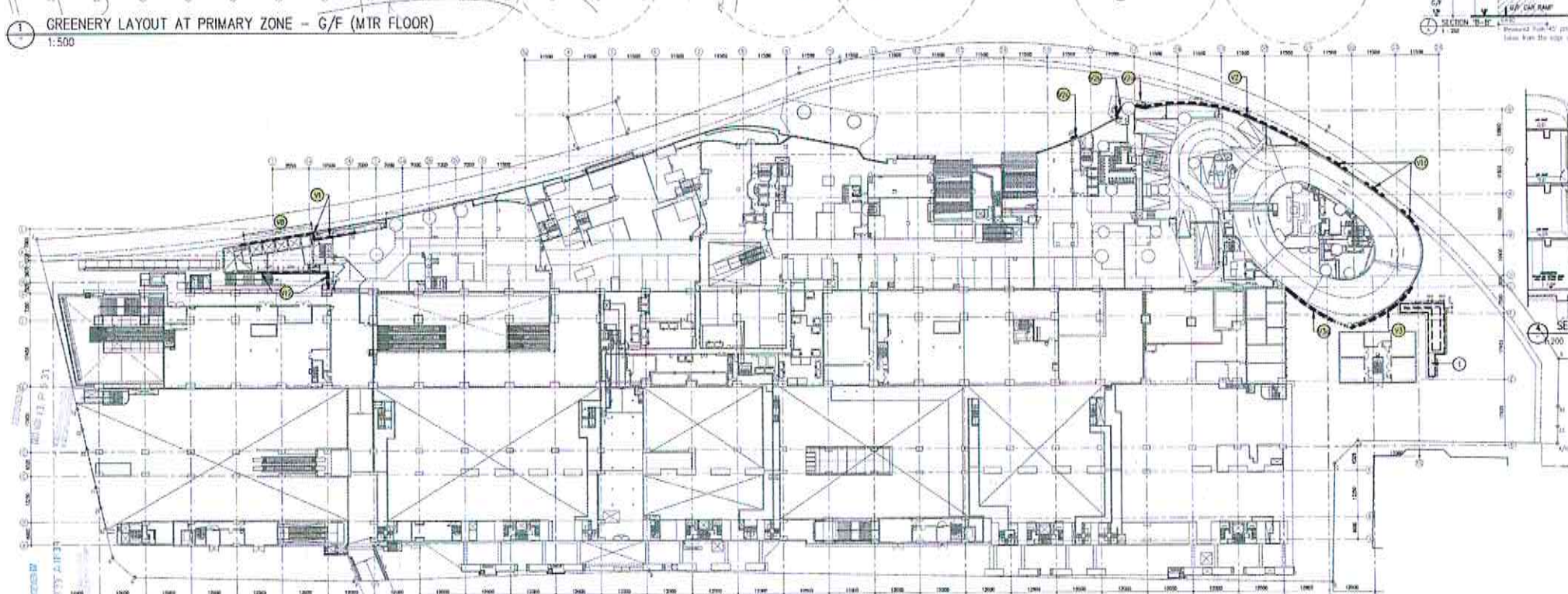
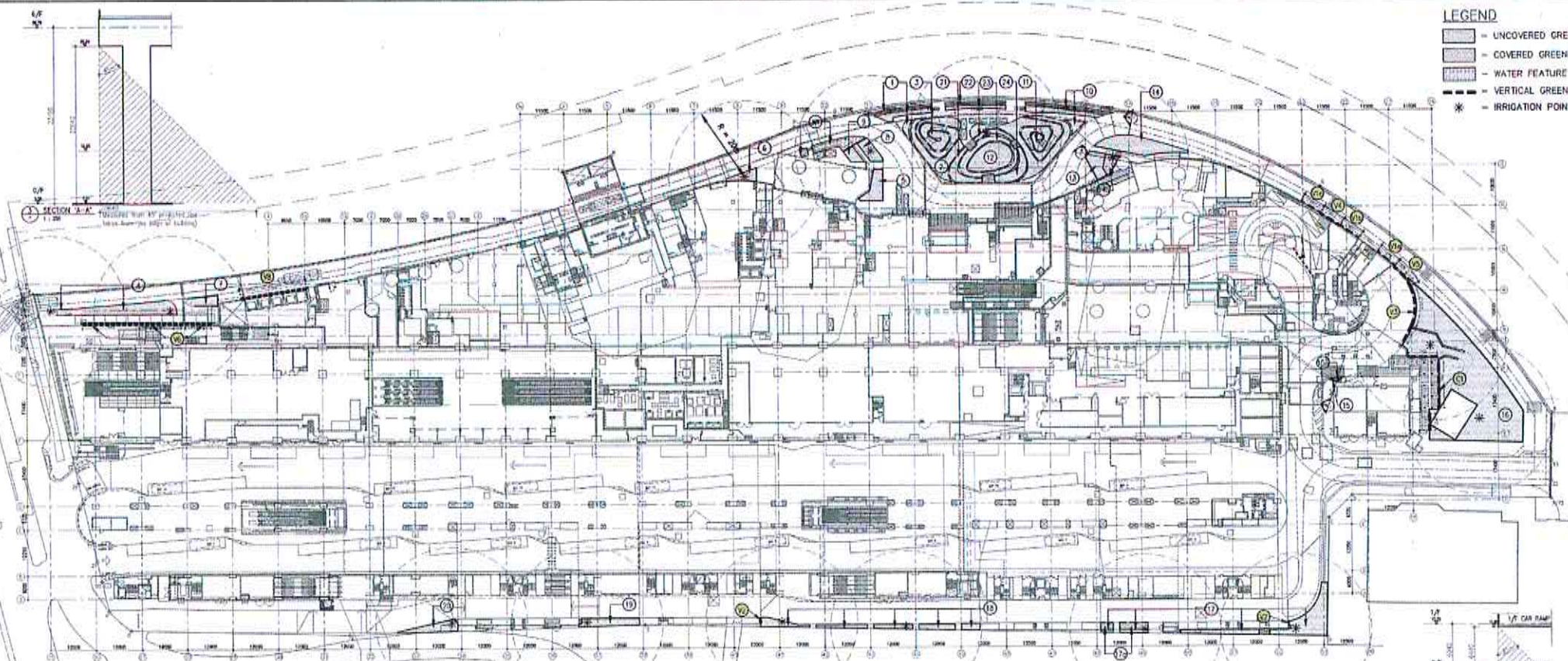
100% YES! 100% YES! 100% YES!

100% YES! 100% YES! 100% YES!

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100% YES! 100% YES! 100% YES!



- LEGEND**
- UNCOVERED GREENERY AREA
 - COVERED GREENERY AREA
 - WATER FEATURE GREENERY AREA
 - VERTICAL GREENING
 - IRRIGATION POINT

CALCULATION OF SITE COVERAGE OF GREENERY AT G/F (MTR FLOOR) (PRIMARY ZONE)

COUNTABLE UNCOVERED AREA OF PLANTER/LAWN:

1	34,853 m ²	20,062 m ²
2	54,196 m ²	74,109 m ²
3	80,446 m ²	9,438 m ²
4	27,318 m ²	848,992 m ²
5	30,557 m ²	117,787 m ²
6	15,011 m ²	63,654 m ²
7	18,441 m ²	30,652 m ²
8	20,687 m ²	29,005 m ²
9	12,843 m ²	25,179 m ²
10	45,918 m ²	34,918 m ²
11	165,173 m ²	47,070 m ²
12	67,064 m ²	27,727 m ²
TOTAL		1,645,171 m²

COUNTABLE COVERED AREA OF PLANTER/LAWN:

13	14,094 / 2	7,047 m ²
14	1,828 / 2	914 m ²
15	15,039 / 2	7,519.5 m ²
TOTAL		17,480.5 m²

COUNTABLE AREA OF VERTICAL GREENING:

16	5,832K x 15,000K	87,495 m ²
17	(5,832K x 14,974K) - (1,550K x 2,875K)	82,805 m ²
18	5,832K x 15,000K	87,495 m ²
19	(1.0K x 12,305K) + (0.688K x 11,555K)	19,230 m ²
20	15,435K x 14,300K	220,835 m ²
21	3,018K x (4,149K + 4,244K) / 2	15,198 m ²
22	4,100K x (2,094K + 2,354K) / 2	9,111 m ²
23	(3.75 x 14.70 x 4.65)K + 3.50K x (2.70 x 2.70 x 1.75)K + 0.003K	91,803 m ²
24	(3.30 x 4.00 x 3.30) + 2.20 x 0.50K + 5.725K	92,173 m ²
TOTAL		705,560 m²

COUNTABLE AREA OF VERTICAL WIRE GREENING:

25	(7,200K x 11,700K + 4,200K x 4,101K) - (0.000K x 4,101K) x 13	89,350 m ²
TOTAL		89,350 m²

COUNTABLE AREA OF WATER FEATURE:

26	33,458 m ² / 2	16,729 m ²
TOTAL		16,729 m²

AREA OF SITE COVERAGE OF GREENERY AT G/F (MTR FLOOR) (PRIMARY ZONE):
= 1,645,171 + 17,480.5 + 705,560 + 89,350 + 16,729
= **2,464,291 m²**

CALCULATION OF SITE COVERAGE OF GREENERY AT 1/F (UPPER MTR FLOOR) (PRIMARY ZONE)

COUNTABLE UNCOVERED AREA OF PLANTER/LAWN:

1	55,552 / 2	27,776 m ²
TOTAL		27,776 m²

COUNTABLE AREA OF VERTICAL GREENING:

2	(10,400K x 1,522K) + 5,504K - (0.95K x 3,300K)	64,246 m ²
3	(45,201K x 5,929K) + (11,911K x 2,804K) / 2 + (12,456K x 2,375K) + (0.700K x 6,025K) + (2.00 x 0.20 x 4,401K) / 2 + (15,79K x 4,041K) + (3,528K x 5,500K) + (4,40K x 2,254K) + (6,755K x 2,225K)	298,410 m ²
4	(2,100K x 9,300K) - (2,100K x 2,775K)	14,400 m ²
5	(1,650K x 2,722K) + 11,310K	15,723 m ²
6	(1,500K x 9,100K)	13,650 m ²
7	(0.500K x 1,275K)	35,796 m ²
8	(1,325K x 1,128K) + (0.925K x 1,674K) + (0.810K x 1,325K) + 1,504K	23,903 m ²
9	(0.80K x 1,80K) + 1,30K x 2.20 + 0.50K x 5.00K	93,030 m ²
10	(5,812 x 5,812 + 8,500K) x 1.027K	61,778 m ²
11	(5,120 x 3,790 + 6,185K x 4,600K) x 4.35K	61,778 m ²
TOTAL		662,767 m²

AREA OF SITE COVERAGE OF GREENERY AT 1/F (UPPER MTR FLOOR) (PRIMARY ZONE):
= 27,776 + 662,767
= **690,543 m²**

AMENDED PLAN

Statement II: The works shown on these plans are TYPE II WORKS (general building work) in respect of which the Building Authority's consent is applied for.

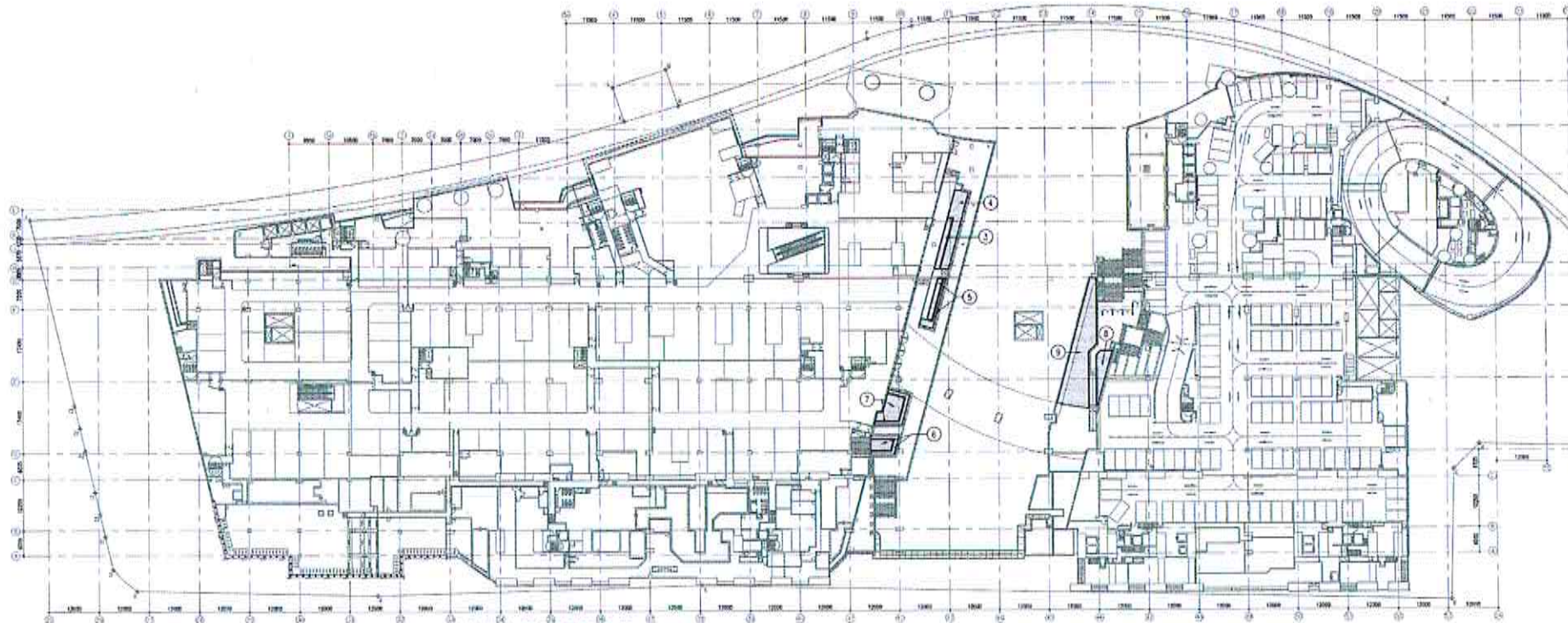
Jubilee Year Investments Limited
14, Victoria Street, Suite 201, Tsim Sha Tsui, Hong Kong
Tel: (852) 2111 9999
Fax: (852) 2111 9999

West Rail Tsuen Wan West Station TW5 Bayside Property Development Tsuen Wan Tsuen Lot No. 401

GREENERY COVERAGE CALCULATION (SHEET 1 OF 3)

Scale: 1:500
Drawing No: A/2017/001
Date: 5 DEC 2017

File Approved: HKS Engineering
Scales Building Services
By BUILDING AUTHORITY



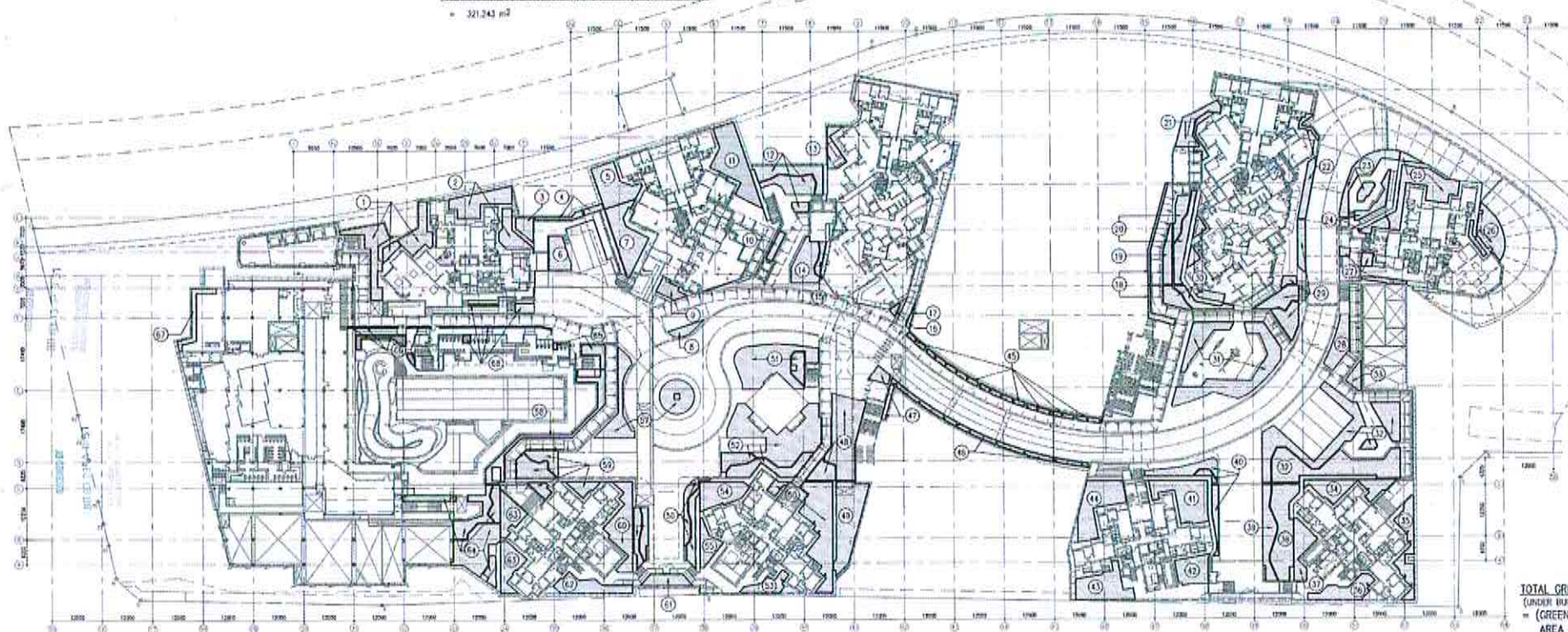
① GREENERY LAYOUT AT OTHER ZONE - 3/F
1:500

CALCULATION OF SITE COVERAGE OF GREENERY AT 3/F (OTHER ZONE)

COUNTABLE UNCOVERED AREA OF PLANTER/LAWN

①	14,646 m ²	②	42,883 m ²
③	45,199 m ²	④	25,146 m ²
⑤	21,243 m ²	⑥	146,673 m ²
⑦	25,191 m ²		
TOTAL	321,243 m²		

AREA OF SITE COVERAGE OF GREENERY AT 3/F (OTHER ZONE)
= 321,243 m²



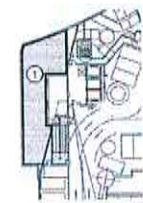
③ GREENERY LAYOUT AT OTHER ZONE - 6/F
1:500

TOTAL GREENERY COVERAGE OVER THE SITE:
(UNDER BUILDING PLANNING REGULATION)
= (GREENERY AREA AT PRIMARY ZONE + GREENERY AREA AT OTHER ZONE) / SITE AREA × 100%
= $\frac{6,813.36 + 6,196.289}{40,410.754} \times 100\%$
= $\frac{13,009.649}{40,410.754} \times 100\%$
= 32.19% (> 30%)

TOTAL GREENERY COVERAGE OVER THE SITE:
(UNDER LEASE CONDITION)
= (GREENERY AREA AT PRIMARY ZONE + GREENERY AREA AT OTHER ZONE) / SITE AREA × 100%
= $\frac{6,813.36 + 6,196.289}{42,870.00} \times 100\%$
= $\frac{13,009.649}{42,870.00} \times 100\%$
= 30.35% (> 30%)

LEGEND

- UNCOVERED GREENERY AREA
- COVERED GREENERY AREA
- WATER FEATURE



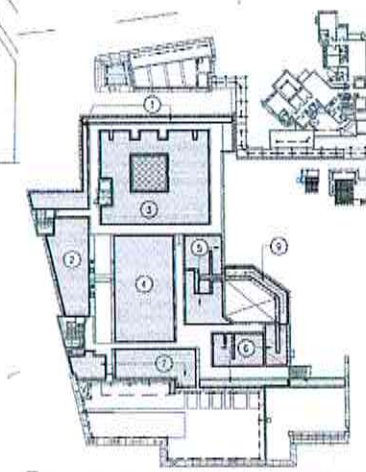
CALCULATION OF SITE COVERAGE OF GREENERY AT 5/F (OTHER ZONE)

COUNTABLE AREA OF PLANTER/LAWN

①	154,820 m ²
TOTAL	154,820 m²

AREA OF SITE COVERAGE OF GREENERY AT 5/F (OTHER ZONE)
= 154,820 m²

② GREENERY LAYOUT AT OTHER ZONE - 5/F
1:500



CALCULATION OF SITE COVERAGE OF GREENERY AT 7/F (OTHER ZONE)

COUNTABLE AREA OF PLANTER/LAWN

①	10,442 m ²
②	137,643 m ²
③	340,975 m ²
④	255,657 m ²
⑤	125,936 m ²
⑥	144,074 m ²
⑦	143,151 m ²
TOTAL	1,248,858 m²

COUNTABLE COVERED AREA OF WATER FEATURE:
⑧ 32,176/2 = 16,088 m²
TOTAL = 16,088 m²

AREA OF SITE COVERAGE OF GREENERY AT 7/F (OTHER ZONE)
= 1,248,858 + 16,088
= 1,264,946 m²

④ GREENERY LAYOUT AT OTHER ZONE - 7/F
1:500

CALCULATION OF SITE COVERAGE OF GREENERY AT 6/F (OTHER ZONE)

COUNTABLE AREA OF PLANTER/LAWN

①	117,022 m ²	⑩	23,735 m ²	⑲	56,545 m ²	⑳	236,637 m ²
②	96,417 m ²	⑪	24,562 m ²	⑳	49,134 m ²	㉑	26,635 m ²
③	17,559 m ²	⑫	65,416 m ²	㉒	44,750 m ²	㉓	57,930 m ²
④	13,745 m ²	⑬	47,293 m ²	㉔	106,096 m ²	㉕	31,051 m ²
⑤	71,246 m ²	⑭	33,969 m ²	㉖	57,040 m ²	㉗	43,958 m ²
⑥	30,840 m ²	⑮	18,891 m ²	㉘	63,261 m ²	㉙	111,178 m ²
⑦	82,136 m ²	⑯	33,731 m ²	㉚	33,256 m ²	㉛	54,128 m ²
⑧	13,293 m ²	⑰	66,516 m ²	㉜	47,650 m ²	㉝	88,805 m ²
⑨	16,619 m ²	⑱	62,117 m ²	㉞	75,184 m ²	㉟	116,358 m ²
⑩	10,649 m ²	㉑	22,374 m ²	㊱	109,992 m ²	㊲	27,857 m ²
⑪	16,640 m ²	㉒	44,125 m ²	㊳	43,910 m ²	㊴	51,421 m ²
⑫	10,324 m ²	㉓	53,257 m ²	㊵	42,177 m ²	㊶	84,546 m ²
⑬	15,125 m ²	㉔	68,750 m ²	㊷	20,536 m ²	㊸	178,053 m ²
⑭	53,462 m ²	㉕	173,653 m ²	㊹	150,272 m ²	㊺	18,296 m ²
⑮	9,570 m ²	㉖	37,609 m ²	㊻	110,949 m ²	㊼	23,740 m ²
⑯	3,339 m ²	㉗	14,524 m ²	㊽	158,391 m ²	㊾	23,000 m ²
⑰	3,261 m ²	㉘	84,291 m ²	㊿	156,966 m ²	㊿	23,100 m ²
TOTAL	4,263,432 m²						

AREA OF ALL PLANTER DRAINS AND MANHOLE COVERS:
① 0.940 × 91 = 70,440 m² ② 0.650 × 2 = 1,200 m² ③ 0.303 × 12 = 3,636 m²
④ 0.490 × 51 = 24,990 m² ⑤ 0.700 × 2 = 1,400 m² ⑥ 0.703 × 4 = 2,812 m²
⑦ 0.300 × 11 = 3,960 m² ⑧ 0.758 × 19 = 4,522 m² ⑨ 0.757 × 2,402 = 11,129 m²
TOTAL = 120,149 m²

AREA OF SITE COVERAGE OF GREENERY AT 6/F (OTHER ZONE)
= 4,263,432 m² - 120,149 m²
= 4,143,283 m²

GREENERY COVERAGE AT OTHER ZONE:
= TOTAL GREENERY AREA (INCL. WATER FEATURE) AT OTHER ZONE (FROM 3/F TO 7/F)
= 321,243 + 154,820 + 4,143,283 + 1,264,946
= 5,196,289 m²

TOTAL VERTICAL GREENING COVERAGE OVER THE SITE:
(UNDER BUILDING PLANNING REGULATION)
= $\frac{(705,560 + 89,350 + 662,767 + 780,949 + 359,432 + 45,193)}{40,410.754} \times 100\%$
= $\frac{2,618,211}{40,410.754} \times 100\%$
= 6,479% (< 9%)

TOTAL VERTICAL GREENING COVERAGE OVER THE SITE:
(UNDER LEASE CONDITION)
= $\frac{(705,560 + 89,350 + 662,767 + 780,949 + 359,432 + 45,193)}{42,870.00} \times 100\%$
= $\frac{2,618,211}{42,870.00} \times 100\%$
= 6,113% (< 9%)

TOTAL GREENING FEATURES OVER TOTAL PROVIDED GREENERY:
= $\frac{(2,618,211 + 17,385 + 10,729 + 27,776 + 65,523 + 29,247 + 53,971) / 13,087,517}{5,196,289} \times 100\%$
= $\frac{2,828,058}{5,196,289} \times 100\%$
= 21.61% (< 30%)

Statement 2: The works shown on these plans are TYPE II WORKS (general building work) in respect of which the Building Authority's consent is applied for.

AMENDED PLAN



Prepared by: JYB, JTC, JTB
Checked by: JYB, JTC, JTB
Approved by: JYB, JTC, JTB

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Checked by: JYB, JTC, JTB
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