1 SECTION X–X
1 : 200

4 SECTION Y–Y
1 : 200

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

5 ELEVATION OF V.G.
1:300

8 ELEVATION OF V.G.
1:300

9 ELEVATION OF V.G.
1:300

10 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 m²	(13)	= 15.320 m²
(2)	= 170.741 m²	(14)	= 27.286 m²
(3)	= 178.565 m²	(15)	= 16.733 m²
(4)	= 108.514 m²	(16)	= 29.580 m²
(5)	= 136.077 m²	(17)	= 33.900 m²
(6)	= 136.377 m²	(18)	= 293.393 m²
(7)	= 58.894 m²	(19)	= 33.060 m²
(8)	= 23.929 m²	(20)	= 42.445 m²
(9)	= 176.372 m²	(21)	= 205.328 m²
(10)	= 174.094 m²		
(12)	= 54.006 m²		

TOTAL = 2,309.192 m²

COUNTABLE COVERED AREA OF PLANTER/LAWN:

(b) 58.050 / 2	= 29.025 m²	(b) 21.221 / 2	= 10.611 m²
(b) 51.374 / 2	= 25.687 m²		

TOTAL = 65.323 m²

COUNTABLE AREA OF VERTICAL GREENING :

(a) 2.740W x (0.61 + 2.219H) /2	= 3.876 m²
(c) (16.181W x 2.875H) – (2.714W x 2.250H)	= 40.142 m²
(d) (0.325W x 4) x 2.863H	= 5.587 m²
(e) (7.604W x 2 + 3.286W x 2) x 2.875H	= 54.926 m²
(f) (6.707W x 2.004H) – (4.00W x 1.175H)	= 8.714 m²
(g) (11.50W x 5.925H) – (1.50W x 1.50H x 3)	= 61.386 m²
(h) (41.495W x 4.425H) – [(2.20W x 1.30H) + (4.025W x 2.63H) +(2.725 x 1.525)W x0.801 + 0.437W x (2.50+0.70)H + (0.075W x 4.425H x 22)]	= 157.859 m²
(i) (2.450 + 1.950)W x 1.40H	= 6.090 m²
(j) 19.593W x 2.422H	= 47.454 m²
(k) (10.449+1.332)W x 3.55H – (5.625W x 0.85H)	= 36.447 m²
(l) 2.955W x 3.55H – 1.50W x 2.50H	= 6.740 m²
(m) 30.63W x 3.15H	= 96.500 m²
(n) (5.12 + 3.73 + 6.165)W x 3.55H	= 53.587 m²
(o) (12.40W x 2.830H)	= 35.114 m²
(p) (1.092H + 2.475H) x 2.501W /2 + (6.039W + 3.411W) x 2.475H + 10.023W x 2.875H – (3.20W x 1.675H) – (1.05W x 2.875H)	= 43.014 m²
(q) (2.90W x 1.10H) x 2 + (2.075W x 4.32H)	= 15.356 m²
(r) (7.600W x 2.524H)	= 19.182 m²
(s) (5.80+4.30+3.30+2.20+0.50)W x 3.55H	= 58.930 m²

TOTAL = 780.949 m²

COUNTABLE AREA OF VERTICAL WIRE GREENING :

(t) (2.135 + 0.55 +[illegible]) x 2.875H	= 14.996 m²
(u) 4.25W x 1.4H	= 5.950 m²
(v) (4.750W x 2.248W) x 2.90H	= 20.375 m²
(w) 5.170W x 3.10H	= 16.027 m²
(x) [(6.675)W + 3.955W + 3.955W) x 2.01H] = 0.06m²	= 42.362 m²
(y) 4.78W x 3.1H	= 14.756 m²
(z) 5.8W x 3.4H	= 19.720 m²
(aa) (5.749+3.87)H x 3.306W/2 + (3.82+1.375)H x 4.202W /2 + (4.347+3.03)H x 2.256W/2 + (3.01+0.53)H x 4.48W/2 + 1.27W x 3.60H + 1.27W x 3.03H + 0.254W x 0.53H	= 53.214 m²
(ab) (4.778+4.132)H x 1.056W/2 + (4.132+1.63)H x 4.48W /2 + (5.532+3.03)H x 4.48W/2 + (3.03+0.53)H x 4.48W/2 + 1.27W x 4.53H + 1.27W x 3.03H + 1.27W x 1.63H + 0.254W x 0.53H	= 56.079 m²
(ac) (3.01+0.53)H x 3.53W/2 + (5.53+3.03)H x 4.48W /2 + (3.01+0.53)H x 4.48W/2 + 0.946W x 2.50H + 0.82W x 3.53H + 0.82W x 3.03H + 0.254W x 0.53H	= 64.396 m²

TOTAL = 335.503 m²

COUNTABLE AREA OF WATER FEATURE :

(ad) 58.493 / 2	= 29.247 m²

TOTAL = 29.247 m²

AREA OF ALL PLANTER DRAINS

(b1) 0.9375 x 10	= 9.375 m²
(b2) 1.333 x 1	= 1.333 m²
(b3) 0.562 x 4	= 2.248 m²

TOTAL = 12.956 m²

AREA OF SITE COVERAGE OF GREENERY AT 2/F (PRIMARY ZONE) :
= (2,309.192 + 65.323 + 780.949 + 335.503 + 29.247) - 12.956
= 3,507.317 m²

Note: This plan has been prepared on a curtained basis under the simplified processing system as contemplated in PNAP ADM-12. The duties of the authorized persons, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 42(2) and 42 (3) respectively of section 14(2)(c) of the Buildings Ordinance are in principle exercised in PNA mode.

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

COUNTABLE UNCOVERED AREA OF PLANTER/LAWN:

(1)	= 26.259 m²
(2)	= 98.195 m²

TOTAL = 124.454 m²

COUNTABLE COVERED AREA OF PLANTER/LAWN:

(a) (99.281 + 8.660) / 2	= 53.971 m²

TOTAL = 53.971 m²

COUNTABLE AREA OF VERTICAL GREENING :

(1) 3.310W x 0.675H	= 2.234 m²
(2) 2.00W x 0.475H	= 0.95 m²
(3) (7.263+1.473+23.305+3.14)W x 0.869H	= 30.590 m²
(4) (1.381+1.047)H x 6.700W/2 + (0.728+0.365)H x 6.000W/2	= 11.419 m²

TOTAL = 45.193 m²

AREA OF SITE COVERAGE OF GREENERY AT 3/F (PRIMARY ZONE) :
= 124.454 + 53.971 + 45.193
= 223.617 m²

TOTAL GREENERY COVERAGE AT PRIMARY ZONE :
(UNDER BUILDING PLANNING REGULATION)
= TOTAL GREENERY AREA (INCL. WATER FEATURE & VERTICAL GREENERY WALL) AT PRIMARY ZONE / SITE AREA x 100%
= (2,476.921 + 690.543 + 3,503.317 + 223.617) / 40,410.754 x 100%
= 6,913.398 / 40,410.754 x 100%
= 17.058% (>15%)

TOTAL GREENERY COVERAGE AT PRIMARY ZONE :
(UNDER LEASE CONDITION)
= TOTAL GREENERY AREA (INCL. WATER FEATURE & VERTICAL GREENERY WALL) AT PRIMARYZONE / SITE AREA x 100%
= (2,476.921 + 690.543 + 3,503.317 + 223.617) / 42,870.00 x 100%
= 6,913.398 / 42,870.00 x 100%
= 16.126 % (>15%)

Rev	Date	Description
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

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

Jubilee Year Investments Limited

HEN YEH ARCHITECTS & ENGINEERS LTD.

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

GREENERY COVERAGE CALCULATION (SHEET 2 OF 3)

1:500 A/GRP/03 J

Plan Approved
HUI Hung-yung
Senior Building Surveyor
for BUILDING AUTHORITY
- 5 DEC 2017

1 GREENERY LAYOUT AT PRIMARY ZONE – G/F (MTR FLOOR)
1:500

2 GREENERY LAYOUT AT PRIMARY ZONE – 1/F (UPPER MTR FLOOR)
1:500

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 m²	13	= 25.062 m²
2	= 54.196 m²	14	= 74.109 m²
3	= 80.446 m²	15	= 0.498 m²
4	= 77.916 m²	16	637.518m² - 88.527m² = 548.992 m²
5	= 30.357 m²	17	= 117.787 m²
6	= 15.011 m²	18	= 63.634 m²
7	= 18.441 m²	19	= 30.652 m²
8	= 20.087 m²	20	= 29.005 m²
9	= 12.043 m²	21	= 25.179 m²
10	= 45.916 m²	22	= 34.978 m²
11	= 165.173 m²	23	= 42.070 m²
12	= 67.064 m²	24	= 27.727 m²

TOTAL = 1,646.711 m²

COUNTABLE COVERED AREA OF PLANTER/LAWN :

14.094 / 2	= 7.047 m²
1.628 / 2	= 0.814 m²
15.039 / 2	= 7.520 m²

TOTAL = 17.381 m²

COUNTABLE AREA OF VERTICAL GREENING :

5.613W. x 15.000H.	= 87.195 m²
(5.813W. x 14.975H.) – (1.500W. x 2.875H.)	= 82.805 m²
5.827W. x 15.000H.	= 87.315 m²
(1.0W. x 12.005H.) + (0.566W. x 11.955H.)	= 19.235 m²
(5.443W. x 14.300H.	= 220.835 m²
3.016W. x (4.149H. + 4.424H.) / 2	= 15.198 m²
4.101W. x (2.086H. + 2.353H.) / 2	= 9.111 m²
(5.75 + 14.70 + 4.653W. x 3.35H. + (2.70 + 2.70 + 1.75)W. x 1.05H.	= 91.593 m²
(5.30+4.60+3.35+2.20+0.50)W. x 5.725H.	= 92.173 m²

TOTAL = 705.560 m²

COUNTABLE AREA OF VERTICAL WIRE GREENING :

(7.200+11.700+4.200)W. x 4.10H. – (0.100W. x 4.10H.) x 13	= 89.360 m²

TOTAL = 89.360 m²

COUNTABLE AREA OF WATER FEATURE :

33.458 m² / 2	= 16.729 m²

TOTAL = 16.729 m²

AREA OF SITE COVERAGE OF GREENERY AT G/F (MTR FLOOR) (PRIMARY ZONE) :
= 1,646.711 + 17.381 + 705.560 + 89.360 + 16.729
= 2,476.421 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 m²

TOTAL = 27.776 m²

COUNTABLE AREA OF VERTICAL GREENING :

(10.440W.x1.332H.) + 3.50H. – (0.95W. x 2.380H.)	= 64.246 m²
[(5.261W. x 5.925H.) + (11.911W. x 2.865H./2) + (12.496W. x 2.375H.) – (3.700W. x 6.025H.) + [(2.00 + 0.20) x 4.401H./2] – [(5.79W. x 4.645H.) + (3.50W. x 6.000H.) + (4.40W. x 2.250H.) + (6.776W. x 2.225H.)]	= 299.420 m²
(2.100W. x 9.300H.) – (2.100W. x 2.375H.)	= 14.858 m²
(1.660W. +0.722W.) x 11.110L	= 26.443 m²
(1.508W. x 9.100H.)	= 13.723 m²
(10.503W. x 1.827H.)	= 35.796 m²
[(0.325W.x3+1.328W.)x3.925H. + (1.63W.x4+0.816W.x1.33W.)x1.594H.]	= 23.903 m²
(5.803+1.803+3.50+2.20+0.50)W. x 5.00H.	= 93.000 m²
(5.813 +5.813 + 0.508)W. x 1.02H.	= 18.622 m²
(5.120 + 3.79) + 6.185 + 4.160)W. x 4.35H.	= 83.756 m²

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

3 SECTION B
1:200

5 ELEVATION OF VERTICAL GREENERY
1:300

5a ELEVATION OF VERTICAL GREENERY
1:300

8 TYPICAL VERTICAL GREENERY WALL ,CLIMBING PLANTS ON VERTICAL FRAME DETAIL
1:7.5

9 TYPICAL VERTICAL GREENERY WALL ,CLIMBING PLANTS ON VERTICAL FRAME DETAIL
1:7.5

10 TYPICAL VERTICAL GREEN PANEL TRAY TYPE DETAIL
1:10

5 TYPICAL GREEN PANEL DETAIL
1:7.5

No.	Date	Description
-	03-09-2013	EO AMENDMENT (MAIN BUILDING)
A	17-01-2014	EO REVISION
B	21-05-2014	EO REVISION
C	22-08-2014	EO REVISION
D	08-06-2015	EO AMENDMENT
E	29-04-2016	EO AMENDMENT
F	30-12-2016	EO AMENDMENT
G	14-01-2017	EO AMENDMENT
H	13-07-2017	EO AMENDMENT
I	06-10-2017	EO AMENDMENT

Statement B : 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: JY | Checked by: KC | Approved by: CNL

Developer: Jubilee Year Investments Limited
14 Cheung Hung Street, No. 3 Country Hotel Central, Hong Kong
Tel.: (852) 2120 8888
Fax.: (852) 2120 8888

Architect: HON YEH ARCHITECTS & ENGINEERS LTD.

Project: West Rail Tsuen Wan West Station TWS Bayside Property Development Tsuen Wan Town Lot No. 401

JOB NO.: 171001

Drawing Title: GREENERY COVERAGE CALCULATION (SHEET 1 OF 3)

Scale: 1:500 | Drawing No.: A/GRP/04 | Revision: J

Authorised Person's Signature: HON YEH ARCHITECTS & ENGINEERS LTD.

Authority's Approval: Plan Approved — HON Hung-yung, Senior Building Surveyor, for BUILDING AUTHORITY — 5 DEC 2017

Wall Ref.: J-GRP-04(1/3)

Rev.	Date	Description
[illegible]	[illegible]	[illegible]

LEGEND

- UNCOVERED GREENERY AREA
- COVERED GREENERY AREA
- WATER FEATURE

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:

③	= 14.646 m²	⑦	= 42.843 m²
④	= 45.199 m²	⑧	= 26.048 m²
⑤	= 21.243 m²	⑨	= 146.033 m²
⑥	= 25.191 m²		

TOTAL = 321.243 m²

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

= 321.243 m²

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

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

COUNTABLE AREA OF PLANTER/LAWN:

① = 154.820 m²

TOTAL = 154.820 m²

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

= 154.820 m²

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

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

COUNTABLE AREA OF PLANTER/LAWN:

①	= 90.442 m²		
②	= 137.643 m²		
③	= 340.975 m²		
④	= 255.657 m²		
⑤	= 125.936 m²		
⑥	= 144.074 m²		
⑦	= 144.131 m²		

TOTAL = 1,248.855 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):

= 1,248.855 + 16.088
= 1,264.943 m²

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

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

COUNTABLE AREA OF PLANTER/LAWN:

①	= 117.052 m²	⑱	= 23.735 m²	㉟	= 56.945 m²	㊲	= 236.837 m²				
②	= 98.417 m²	⑲	= 24.962 m²	㊱	= 49.134 m²	㊳	= 28.635 m²				
③	= 17.559 m²	⑳	= 65.418 m²	㊲	= 44.750 m²	㊴	= 57.930 m²				
④	= 13.745 m²	㉑	= 47.292 m²	㊳	= 106.096 m²	㊵	= 31.051 m²				
⑤	= 71.246 m²	㉒	= 33.869 m²	㊴	= 57.843 m²	㊶	= 49.959 m²				
⑥	= 35.848 m²	㉓	= 64.891 m²	㊵	= 63.261 m²	㊷	= 111.178 m²				
⑦	= 82.138 m²	㉔	= 33.737 m²	㊶	= 93.256 m²	㊸	= 54.128 m²				
⑧	= 13.263 m²	㉕	= 68.516 m²	㊷	= 47.640 m²	㊹	= 89.805 m²				
⑨	= 19.619 m²	㉖	= 62.117 m²	㊸	= 75.784 m²	㊺	= 118.338 m²				
⑩	= 10.649 m²	㉗	= 22.374 m²	㊹	= 90.992 m²	㊻	= 27.657 m²				
⑪	= 106.946 m²	㉘	= 44.133 m²	㊺	= 43.910 m²	㊼	= 51.481 m²				
⑫	= 102.324 m²	㉙	= 93.257 m²	㊻	= 42.177 m²	㊽	= 84.546 m²				
⑬	= 19.125 m²	㉚	= 68.750 m²	㊼	= 30.535 m²	㊾	= 178.053 m²				
⑭	= 53.462 m²	㉛	= 173.033 m²	㊽	= 150.272 m²	㊿	= 18.296 m²				
⑮	= 9.579 m²	㉜	= 317.695 m²	㊾	= 110.949 m²	(51)	= 23.740 m²				
⑯	= 3.238 m²	㉝	= 14.554 m²	㊿	= 138.391 m²	(52)	= 23.000 m²				
⑰	= 3.283 m²	㉞	= 64.291 m²	(51)	= 156.966 m²	(53)	= 23.105 m²				

TOTAL = 4,583.432 m²

AREA OF ALL PLANTER DRAINS AND MANHOLE COVERS

(52)	0.840 x 31	=	26.040 m²	(54)	0.600 x 2	=	1.200 m²	(56)	0.303 x 12	=	3.636 m²
(53)	0.490 x 31	=	24.990 m²	(55)	0.700 x 2	=	1.400 m²	(57)	0.203 x 4	=	0.812 m²
(54)	0.300 x 11	=	3.960 m²	(56)	0.238 x 19	=	4.522 m²	(58)	8.787 + 2.402	=	11.189 m²

TOTAL = 120.149 m²

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

= 4,583.432 m² – 128.149
= 4,455.283 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 + 4,455.283 + 1,264.943
= 6,196.289 m²

TOTAL GREENERY COVERAGE OVER THE SITE :
(UNDER BUILDING PLANNING REGULATION)
= (GREENERY AREA AT PRIMARY ZONE + GREENERY AREA AT OTHER ZONE) / SITE AREA x 100%
= 6,873.398 + 6,196.289 / 40,410.754 x 100%
= 13,069.687 / 40,410.754 x 100%
= 32.351% (> 30%)

TOTAL GREENERY COVERAGE OVER THE SITE :
(UNDER LEASE CONDITION)
= (GREENERY AREA AT PRIMARY ZONE + GREENERY AREA AT OTHER ZONE) / SITE AREA x 100%
= 6,873.398 + 6,196.289 / 42,870.00 x 100%
= 13,069.687 / 42,870.000 x 100%
= 30.485% (> 30%)

TOTAL VERTICAL GREENING COVERAGE OVER THE SITE :
(UNDER BUILDING PLANNING REGULATION)
= (705.560+89.380+662.767+780.949+384.423+45.193) / 40,410.754 x 100%
= 2,618.271 / 40,410.754 x 100%
= 6.479% (< 9%)

TOTAL VERTICAL GREENING COVERAGE OVER THE SITE :
(UNDER LEASE CONDITION)
=(705.560+89.380+662.767+780.949+384.423+45.193) / 42,870.00 x 100%
= 2,618.271 / 42,870.00 x 100%
= 6.107% (< 9%)

TOTAL GREENING FEATURES OVER TOTAL PROVIDED GREENERY :
= (2,618.271+17.381+16.729+27.776+65.323+29.247+53.971)/13,069.687 x 100%
= 2,828.698 / 13,069.687 x 100%
= 21.636% (< 30%)

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

Jubilee Year Investments Limited
17/F Shiuang Hong Center
No. 2 Queen's Road Central,
Hong Kong
Tel: (852) 2128 8888
Fax: (852) 2128 8778

HSIN YEH ARCHITECTS & ENGINEERS LTD.

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

GREENERY COVERAGE CALCULATION (SHEET 3 OF 3)

1:500

This Approved
HSU Hung-yung
Senior Building Surveyor
for BUILDING AUTHORITY
– 5 DEC 2017