



SITE COVERAGE OF GREENERY AT GF & L2-L3

SCALE 1:300

LEGEND:

XX.XX = FINISH FLOOR LEVEL/
TOP SOIL LEVEL

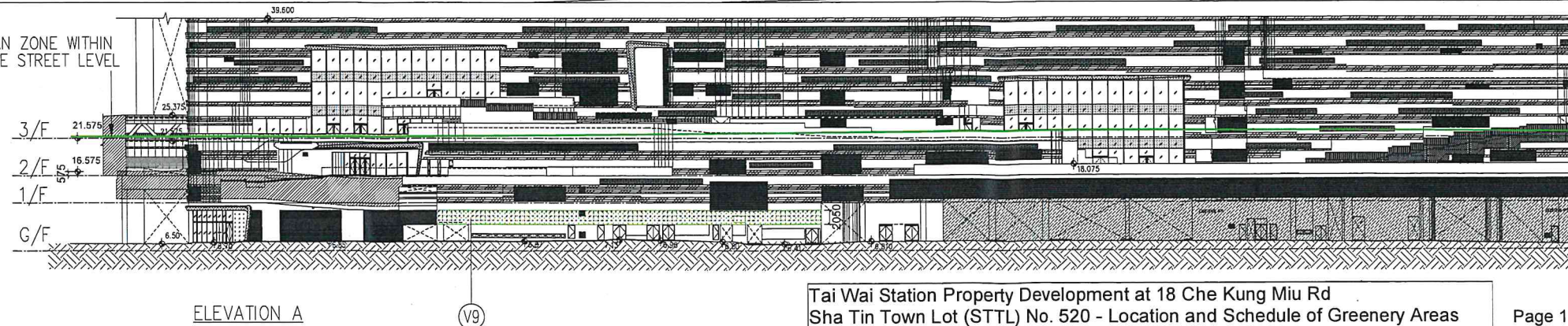
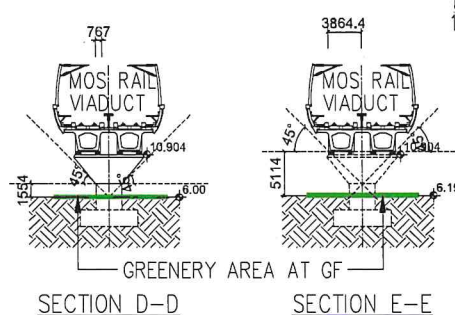
[Hatched pattern] = COVERED GREENERY
AT PRIMARY ZONE

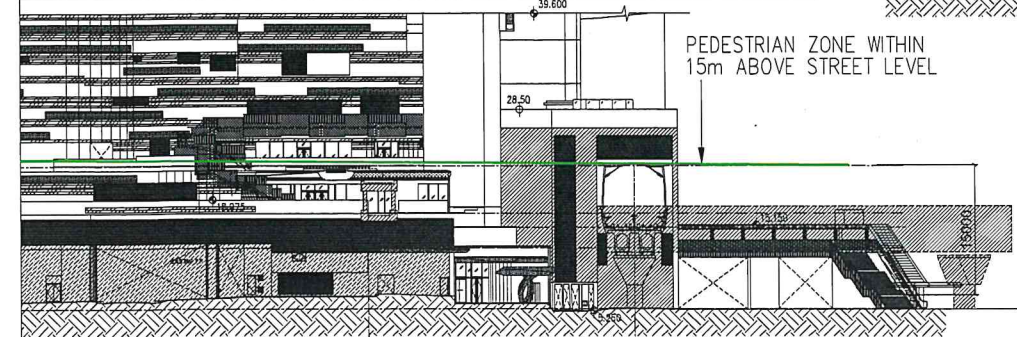
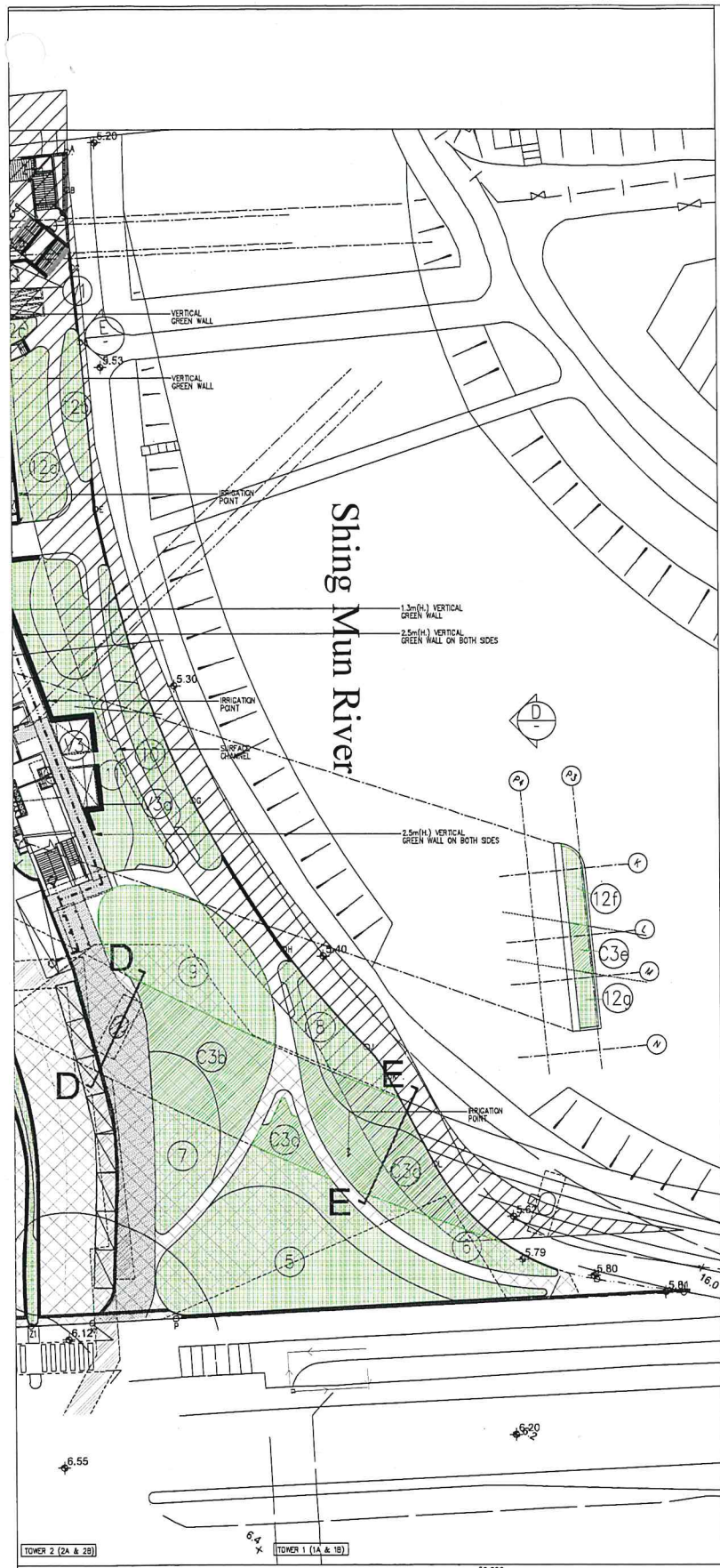
[Green hexagon pattern] = GREENERY AT PRIMARY ZONE
(GRASS PAVER)

[Solid green pattern] = GREENERY AT PRIMARY ZONE

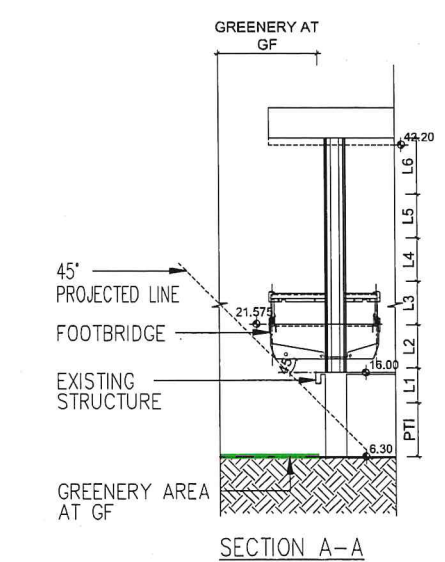


GREENERY AREA AT GF
COVERED BY MOS RAIL VIADUCT
HORIZONTAL WIDTH OF COVERED AREA(W1):
0.767m
CLEAR HEIGHT ABOVE THE COVERED AREA:
1.364m $\geq$ 0.767m
(WITHIN 45° PROJECTED LINE, PERMITTED)
HORIZONTAL WIDTH OF COVERED AREA(W2):
3.865m
CLEAR HEIGHT ABOVE THE COVERED AREA:
5.114m $\geq$ 3.865m
(WITHIN 45° PROJECTED LINE, PERMITTED)

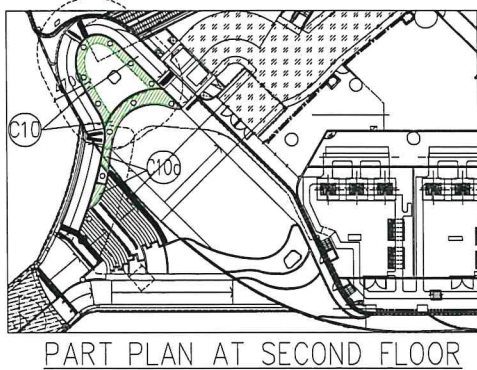




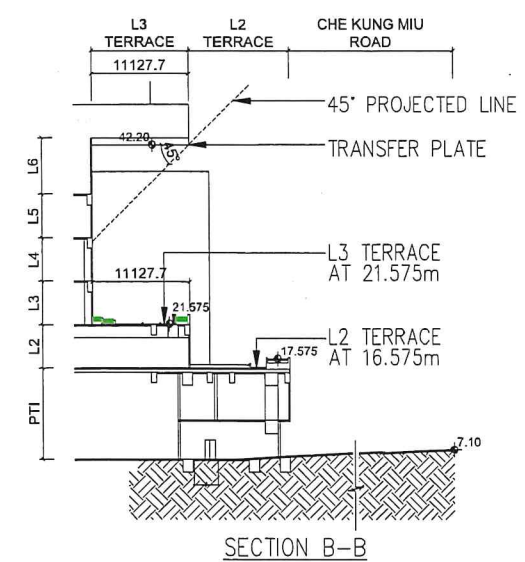
ELEVATION A



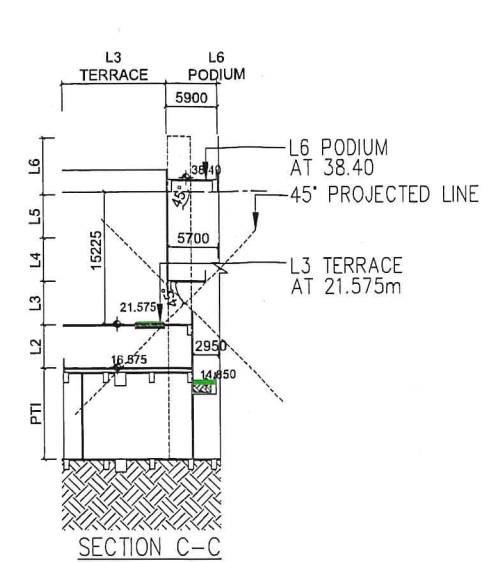
SECTION A-A



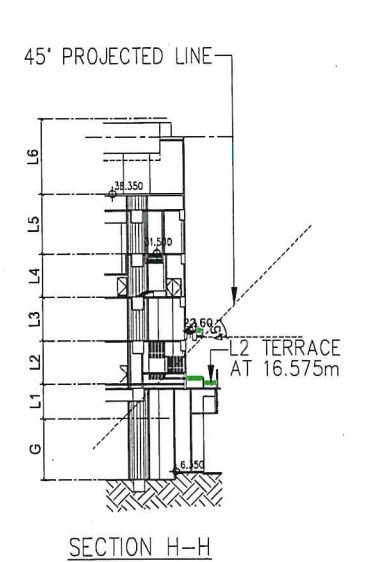
PART PLAN AT SECOND FLOOR



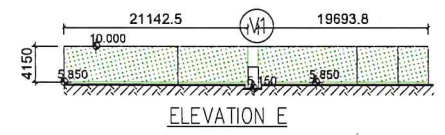
SECTION B-B



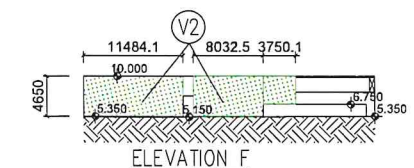
SECTION C-C



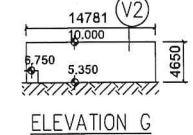
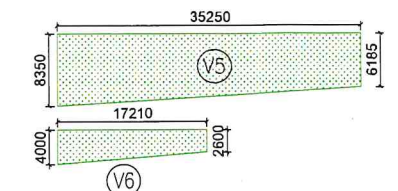
SECTION H-H



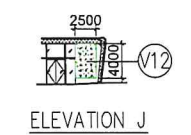
ELEVATION E



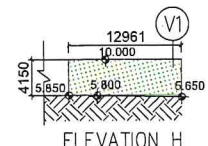
ELEVATION F



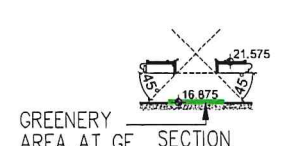
ELEVATION H



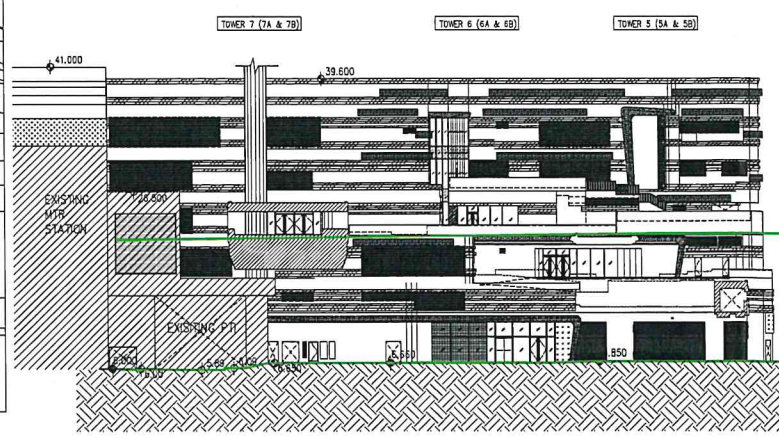
ELEVATION J



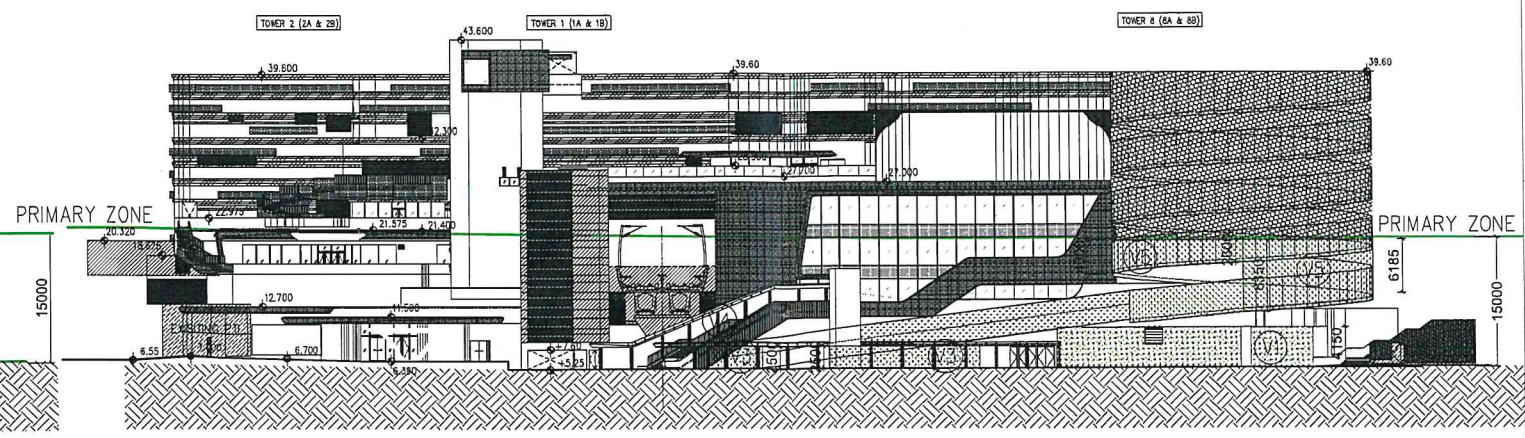
ELEVATION I



ELEVATION K



ELEVATION C



ELEVATION D



SITE COVERAGE OF GREENERY AT L6 (PODIUM)

SCALE 1:300

LEGEND:

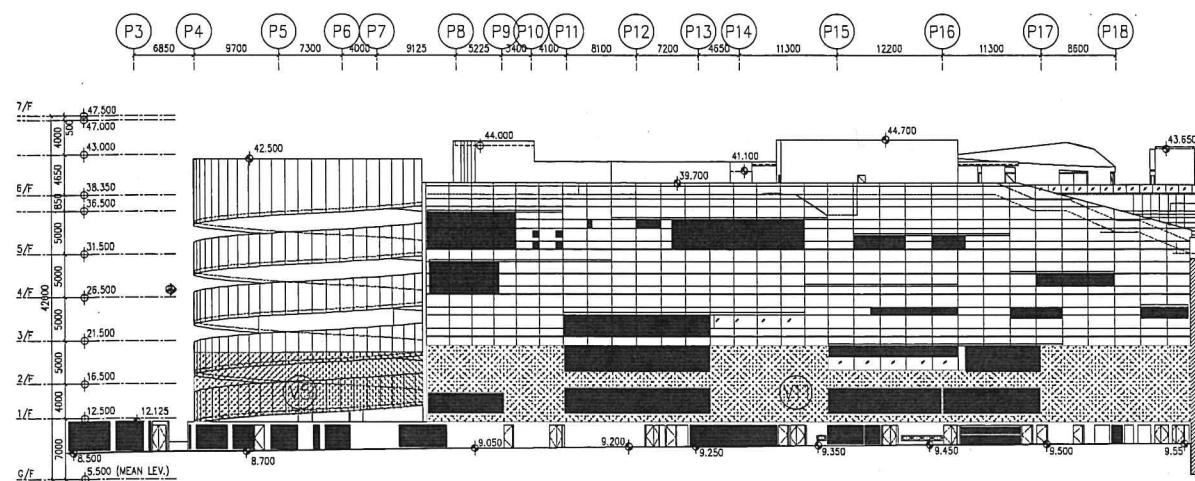
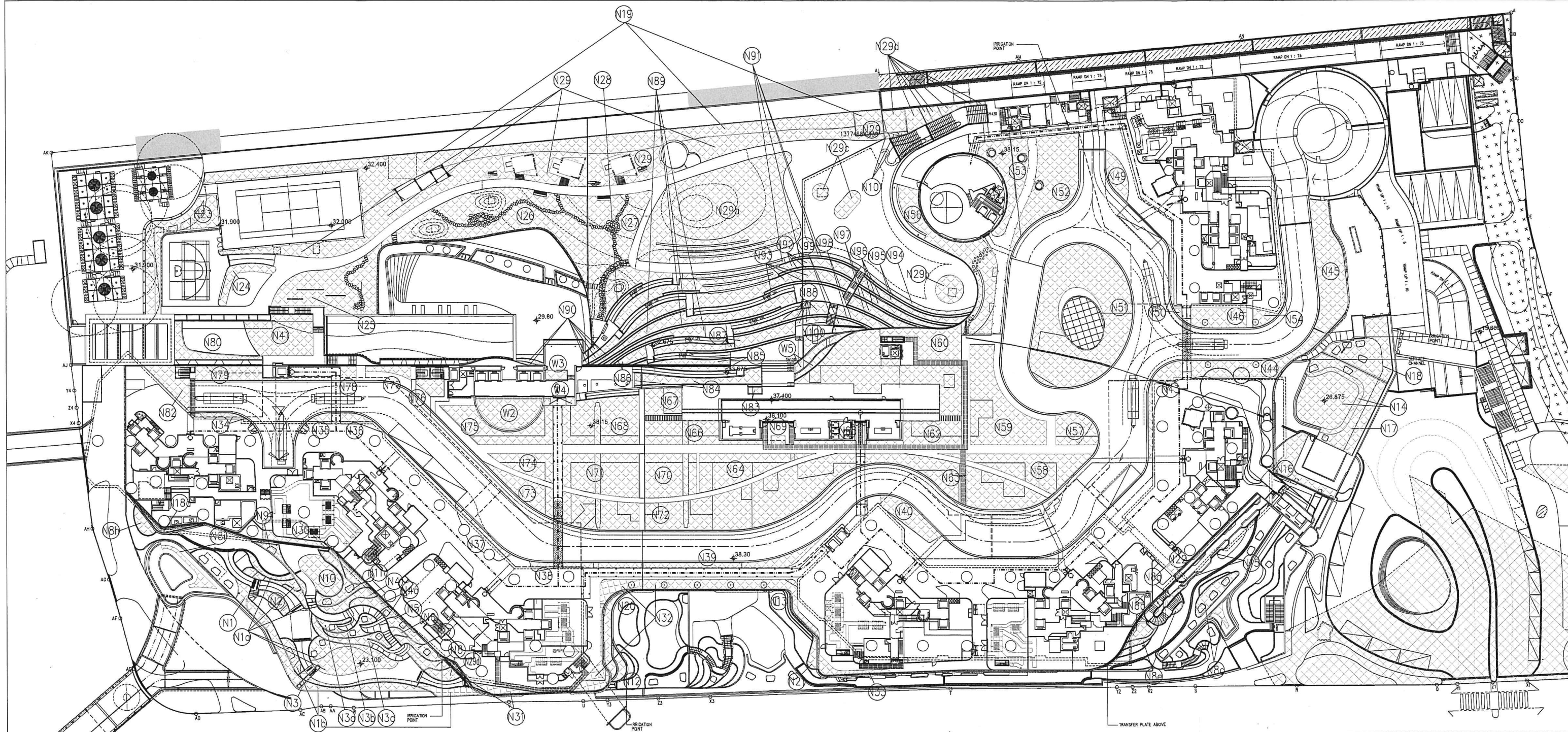
XX.XX = FINISH FLOOR LEVEL/
TOP SOIL LEVEL



= GREENERY AT NON-PRIMARY ZONE
(GRASS PAVER)



= GREENERY AT NON-PRIMARY ZONE



ELEVATION H

PRIMARY ZONE GREENERY AREA

GROUND LEVEL			
① = 66.893 m ²	⑥ = 76.179 m ²	⑫a = 123.089 m ²	⑫i = 71.354 m ²
①a = 64.299 m ²	⑦ = 110.322 m ²	⑫b = 49.841 m ²	⑫o = 9.069 m ²
② = 65.929 m ²	⑧ = 95.757 m ²	⑫c = 19.856 m ²	⑬ = 16.790 m²
③ = 202.122 m ²	⑨ = 270.487 m ²	⑫d = 17.666 m²	⑭ = 12.777 m²
④ = 323.858 m ²	⑩ = 127.778 m ²	⑫f = 23.160 m ²	
④a = 5.090 m ²	⑪ = 287.853 m ²	⑫g = 17.499 m ²	
⑤ = 525.937 m ²	⑫ = 50.760 m²	⑫h = 8.945 m ²	

TOTAL = 2545.317 m²

VERTICAL GREENING AT GROUND LEVEL
(LENGTH x HEIGHT)

V1 = 12.961 x 4.15+ 40.836 x 4.15	= 223.258 m ²
V2 = 19.517 x 4.65+ 3.750 x 3.25	= 102.942 m ²
V3 = (73.053 m x 2.5 m)	= 182.633 m ²
V3a = (21.161 m x 2.5 m)	= 52.903 m ²
V9 = 112.828 m ²	
V10 = (15.366x1.3+ 6.598 x 2.6)=	37.131 m ²
V12 = (2.500 m x 4.000 m) =	10.000 m ²

TOTAL = 721.695 m²

TOTAL GREENERY AREA AT GROUND LEVEL

2545.317 m² + 312.417 m² + 721.695 m² = 3579.429 m²

2ND FLOOR (+16.575mPD, WITHIN 15m ABOVE ADJOINING STREET LEVEL)

⑬ = 5.938 m ²	⑰ = 18.918 m ²	⑳ = 28.956 m ²
⑬a = 32.124 m ²	⑮ = 25.632 m ²	⑳a = 13.560 m ²
⑬b = 20.089 m ²	⑮a = 13.235 m ²	⑱b = 0.595 m ²
⑬c = 0.279 m ²	⑮b = 6.979 m ²	⑱c = 3.498 m ²
⑬d = 0.774 m ²	⑮c = 9.576 m ²	⑱d = 5.209 m ²
⑬e = 8.186 m ²	⑮d = 7.927 m ²	⑱e = 1.678 m ²
⑬f = 13.506 m ²	⑮e = 8.596 m ²	⑱f = 4.473 m ²
⑬g = 24.404 m ²	⑮f = 6.781 m ²	⑱g = 8.693 m ²
⑬h = 14.700 m ²	⑮g = 10.034 m ²	⑱h = 1.887 m ²
⑬i = 24.447 m ²	⑮h = 16.819 m ²	⑱i = 1.218 m²
⑬j = 9.190 m ²	⑮i = 244.291 m ²	⑲ = 7.750 m ²
⑬k = 3.778 m ²	⑮j = 15.773 m²	⑲a = 6.143 m ²
⑬l = 13.126 m ²	⑮k = 47.208 m ²	⑲b = 21.441 m ²
		⑲c = 5.440 m ²
		⑲d = 3.383 m ²
		⑲e = 3.578 m ²

TOTAL = 876.980 m²

VERTICAL GREENING AT CAR RAMP
(LENGTH x HEIGHT)

V4 = (40.684 m x 2.5 m) =	101.710 m ²
V5 = (8.350m + 6.185m) x 35.250m / 2 =	256.179 m ²
V6 = (4.000m + 2.600m) x 17.210m / 2 =	56.793 m ²
V11 = 506.646 m ²	

TOTAL = 921.328 m²

TOTAL GREENERY AREA AT 2ND FLOOR

876.980 m² + 24.050 m² + 921.328 m² = 1822.358 m² (48.099 m² x 50%) = 24.050 m²

3RD FLOOR (+21.575mPD, WITHIN 15m ABOVE ADJOINING STREET LEVEL)

GREENERY AREA AT 3RD FLOOR			
⑳ = 89.160 m ²	㉔a = 7.139 m ²		
㉑ = 12.563 m ²	㉕ = 2.117 m ²		
㉒ = 33.825 m ²	㉔b = 1.096 m ²		
㉓ = 6.384 m ²	㉖ = 0.899 m ²		
㉔a = 8.931 m ²	㉗ = 11.202 m ²		
㉔b = 99.847 m ²	㉘ = 105.281 m ²		
㉔c = 19.574 m ²	㉙ = 6.300 m ²		
㉔d = 5.016 m ²	㉚ = 0.902 m ²		
㉔e = 35.703 m ²	㉛ = 2.736 m ²		
㉔f = 22.181 m ²			

TOTAL = 470.856 m²

TOTAL GREENERY AREA AT 3RD FLOOR

470.856 m² + 3.656 m² + 33.909 m² = 508.421 m²

NON-PRIMARY ZONE GREENERY AREA

3RD FLOOR (+23.100mPD)			
㉑ = 11.874 m ²	㉓a = 11.279 m ²	㉕ = 18.072 m ²	㉗c = 40.791 m ²
㉑a = 146.325 m ²	㉓b = 21.756 m ²	㉕a = 4.323 m ²	㉗d = 12.890 m ²
㉑b = 58.810 m ²	㉓c = 27.945 m ²	㉕b = 20.329 m ²	㉗e = 6.926 m ²
㉑c = 16.390 m ²	㉓d = 20.323 m ²	㉕c = 32.805 m ²	㉗f = 4.407 m ²
㉑d = 73.856 m ²	㉓e = 18.302 m ²		㉗g = 16.344 m ²
			㉗h = 19.088 m ²
TOTAL = 582.835 m ²			

4TH FLOOR (+26.875mPD)

㉑ = 14.426 m ²	㉓a = 36.163 m ²	㉕a = 164.774 m ²	㉗i = 114.812 m ²
㉑a = 58.022 m ²	㉓b = 13.689 m ²	㉕b = 1.399 m ²	㉗j = 116.361 m ²
㉑b = 9.994 m ²	㉓c = 4.272 m ²	㉕c = 52.769 m ²	㉗k = 1.218 m ²
TOTAL = 587.899 m ²			

5TH FLOOR (+31.575mPD)

㉑ = 498.150 m ²	㉓a = 132.499 m ²	㉕a = 263.007 m ²	㉗a = 32.071 m ²
㉑a = 38.712 m ²	㉓b = 31.487 m ²	㉕b = 3.890 m ²	㉗b = 34.184 m ²
㉑b = 17.902 m ²	㉓c = 230.155 m ²	㉕c = 517.214 m ²	㉗c = 63.893 m ²
㉑c = 4.233 m ²	㉓d = 418.178 m ²	㉕d = 665.698 m ²	
TOTAL = 2951.273 m ²			

TOTAL GREENERY AREA AT 5TH FLOOR

6TH FLOOR (PODIUM) (+38.15mPD)

㉑ = 13.987 m ²	㉓a = 34.568 m ²	㉕a = 176.425 m ²	㉗a = 70.303 m ²
㉑a = 17.163 m ²	㉓b = 6.899 m ²	㉕b = 6.435 m ²	㉗b = 47.572 m ²
㉑b = 150.764 m ²	㉓c = 474.335 m ²	㉕c = 114.625 m ²	㉗c = 126.048 m ²
㉑c = 18.485 m ²	㉓d = 192.684 m ²	㉕d = 156.774 m ²	㉗d = 61.828 m ²
㉑d = 7.170 m ²	㉓e = 111.979 m ²	㉕e = 504.170 m ²	㉗e = 34.536 m ²
㉑e = 5.940 m ²	㉓f = 18.270 m ²	㉕f = 62.991 m ²	㉗f = 123.307 m ²
㉑f = 10.251 m ²		㉕g = 58.914 m ²	㉗g = 100.034 m ²
㉑g = 12.384 m ²	㉓g = 187.184 m ²	㉕h = 118.640 m ²	㉗h = 21.948 m ²
㉑h = 4.945 m ²	㉓h = 60.351 m ²	㉕i = 19.914 m ²	㉗i = 38.806 m ²
㉑i = 75.319 m ²	㉓i = 143.230 m ²	㉕j = 16.953 m ²	㉗j = 38.576 m ²
㉑j = 56.853 m ²	㉓j = 224.655 m ²	㉕k = 10.986 m ²	㉗k = 28.658 m ²
㉑k = 125.366 m ²	㉓k = 372.478 m ²	㉕l = 56.937 m ²	㉗l = 24.816 m ²
㉑l = 36.231 m ²	㉓l = 10.785 m²	㉕m = 35.932 m ²	㉗m = 12.514 m ²
㉑m = 100.185 m ²	㉓m = 78.874 m ²		㉗n = 13.874 m ²
㉑n = 158.292 m ²	㉓n = 217.743 m ²	㉕n = 45.535 m ²	㉗o = 4.070 m ²
㉑o = 56.729 m ²	㉓o = 125.031 m ²	㉕o = 5.222 m ²	
	㉓p = 11.988 m ²	㉕p = 54.197 m ²	
	㉓q = 98.741 m ²	㉕q = 21.602 m ²	
	㉓r = 52.169 m ²	㉕r = 18.172 m ²	
TOTAL = 5492.557 m ²			

WATER FEATURES AT 6TH FLOOR
(AREA x 50%)

W2 = (84.729 m ² x 50%) = 42.365 m ²	W5 = (33.408 m ² x 50%) = 16.704 m ²
W3 = (10.449 m ² x 50%) = 5.225 m ²	
W4 = (7.248 m ² x 50%) = 3.624 m ²	

TOTAL = 67.918 m²

TOTAL GREENERY AREA AT 6TH FLOOR

5492.557 m² + 67.918 m² = 5560.475 m²

PRIMARY ZONE VERTICAL GREENING AREA

TOTAL VERTICAL GREENING PROVIDED AT GROUND LEVEL

= 721.695 m²

TOTAL VERTICAL GREENING PROVIDED AT CAR RAMP & ELEVATION H

= 921.328 m²

CALCULATIONS FOR SITE COVERAGE OF GREENERY AREA

SITE AREA	= 47750.241 m ²
ACTUAL GREENERY AREA PROVIDED	= (3579.429 + 1822.358 + 508.421 + 582.835 + 587.899 + 2951.273 + 5560.475) m ²
	= 15592.689 m ²
PERCENTAGE OF ACTUAL GREENERY AREA PROVIDED	= 15592.689 / 47750.241 x 100% = 32.655 % > 30% (REQUIRED)

TOTAL GREENERY AREA AT PRIMARY ZONE (ENQUIRY SUBMISSION IN 2013)	= 5140 m ²
* ACTUAL GREENERY AREA PROVIDED AT PRIMARY ZONE	= (3579.429 + 1822.358 + 508.421) m ² = 5910.207 m ² > 5140 m ² (REQUIRED)
* PERCENTAGE OF ACTUAL GREENERY AREA PROVIDED AT PRIMARY ZONE	= (5910.207 / 47750.241 x 100%) = 12.377 %

REMAINING PERCENTAGE OF MIN. PROVISION OF GREENERY AREA AT PRIMARY ZONE	= (15 % - 12.377 %) = 2.623 %
COMPENSATORY PROVISION OF GREENERY AREA AT NON-PRIMARY ZONE	= (32.655% - 30 %) = 2.655 % > 2.623 % (REQUIRED)

VERTICAL GREENING PROVIDED AT PRIMARY ZONE	= (721.695 + 921.328) m ² = 1643.023 m ²
PERIMETER PLANTER PROVIDED AT PRIMARY ZONE	= 33.909 m ²
WATER FEATURES PROVIDED AT NON-PRIMARY ZONE	= 67.918 m ²
COVERED GREENERY PROVIDED AT PRIMARY ZONE	= (312.417 + 24.050 + 3.656) m ² = 340.123 m ²
PERCENTAGE OF OTHER GREENING FEATURES PROVIDED	= ((1643.023 + 33.909 + 67.918 + 340.123) / 15592.689 X 100%) m ² = (2084.973 / 15592.689 X 100%) m ² = 13.371 % < 30% (REQUIRED)

* IN ACCORDANCE WITH ENQUIRY SUBMISSION FOR SITE COVERAGE OF GREENERY AT PRIMARY ZONE FOR PROPOSED TAI WAI STATION PROPERTY DEVELOPMENT AT S.T.T.L.520, N.T. (BD 2/7924/00) DATED ON 8 FEBRUARY 2013, BUILDING DEPARTMENT HAS NO IN-PRINCIPLE OBJECTION TO ACCEPT MINIMUM SITE COVERAGE OF GREENERY AREA AT PRIMARY ZONE TO BE LESS THAN 15% OF THE SITE AREA.