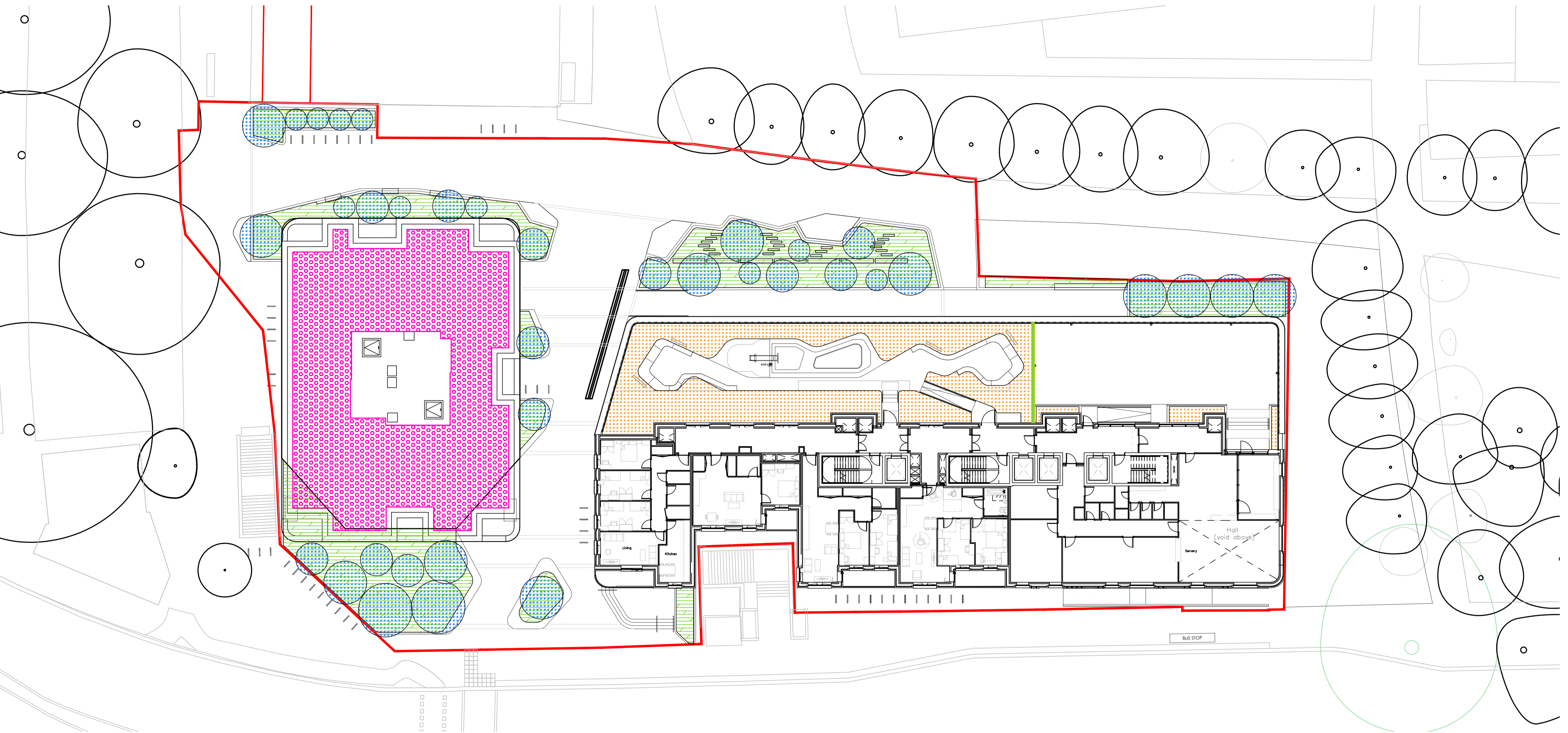


- NOTES:
1. This drawing is to be read in conjunction with all relevant contract documentation from the design team, with any conflicting information to be brought to the attention of Turkington Martin Landscape Architects in writing before commencing on site.
  2. The contractor is to check and verify all levels and dimensions before construction. Any discrepancies are to be brought to the attention of Turkington Martin Landscape Architects in writing before commencing on site.
  3. All dimensions in mm, unless otherwise stated.
  4. Do not scale from this drawing.
  5. All sub base and concrete design and specification to engineer's details. All diagrams provided here are purely indicative.
  6. Waterproofing of any element to be specified by others.
  7. All proprietary products shall be installed in accordance with manufacturers written instructions.
  8. Plant numbers are an indication only and plants should be ordered to suit site areas in accordance with scheduled plant densities.
  9. Any proposed plant substitution shall be agreed with the landscape architect prior to ordering.



Urban Greening Measures m <sup>2</sup>		
Surface Cover Type	Factor	Area (m <sup>2</sup> )
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1.0000	0
Wetland or open water (semi-natural, not chlorinated) maintained or established on site.	1.0000	0
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8000	217
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8000	306
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014.	0.7000	428
Flower-rich perennial planting.	0.7000	455
Rain gardens and other vegetated sustainable drainage elements.	0.7000	0
Hedges (line of mature shrubs one or two shrubs wide).	0.6000	0
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature trees.	0.6000	0

Green wall - modular system or climbers rooted in soil.	0.6000	9mx2.5m=22.5
Groundcover planting.	0.5000	0
Amenity grassland (species-poor, regularly mown lawn).	0.4000	0
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3000	0
Water features (chlorinated) or unplanted detention basins.	0.2000	0
Permeable paving.	0.1000	0
<b>Total contribution</b>		
<b>Total Site Area Total site area (m<sup>2</sup>)</b>		<b>4148.7</b>
<b>Urban Greening Factor</b>		<b>0.2500</b>

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
2024.03.07	NG	01. For planning	P01	JT
2024.12.12	NG	For planning draft	P02	JT
2024.11.17	NG	For information	P03	JT

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CLIENT  
**Regal**

PROJECT TITLE  
**100 Avenue Road**

DRAWING TITLE  
**Urban Greening Factor Plan**

DRAWING STATUS  
**For Planning**

DRAWING SCALE: 1:250  
PAPER SIZE: A1

DRAWN BY: NG  
CHECKED BY: JT

DRAWN DATE: 2024.12.04  
CHECKED DATE: 2024.12.04

DRAWING NUMBER: AR657-TML-ZZ-DR-L-0260  
REVISION: P03

Turkington Martin LANDSCAPE ARCHITECTS