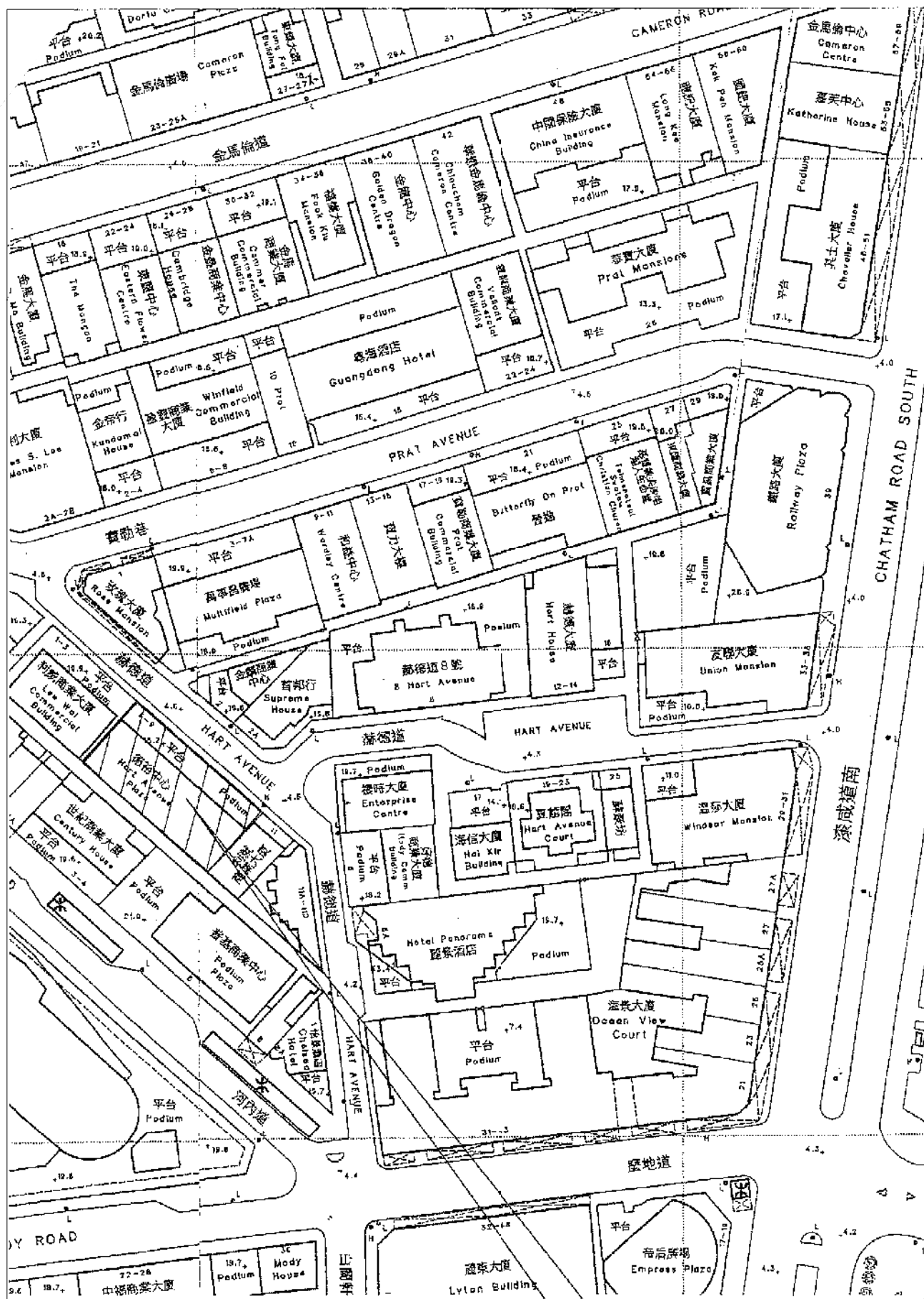




PROPOSED LOCATION PLAN OF COMMERCIAL BATH HOUSE & MASSAGE ESTABLISHMENT
AT 2/F, HART AVENUE PLAZA, 5-9A HART AVENUE, TSIMSHATSUI, KOWLOON.

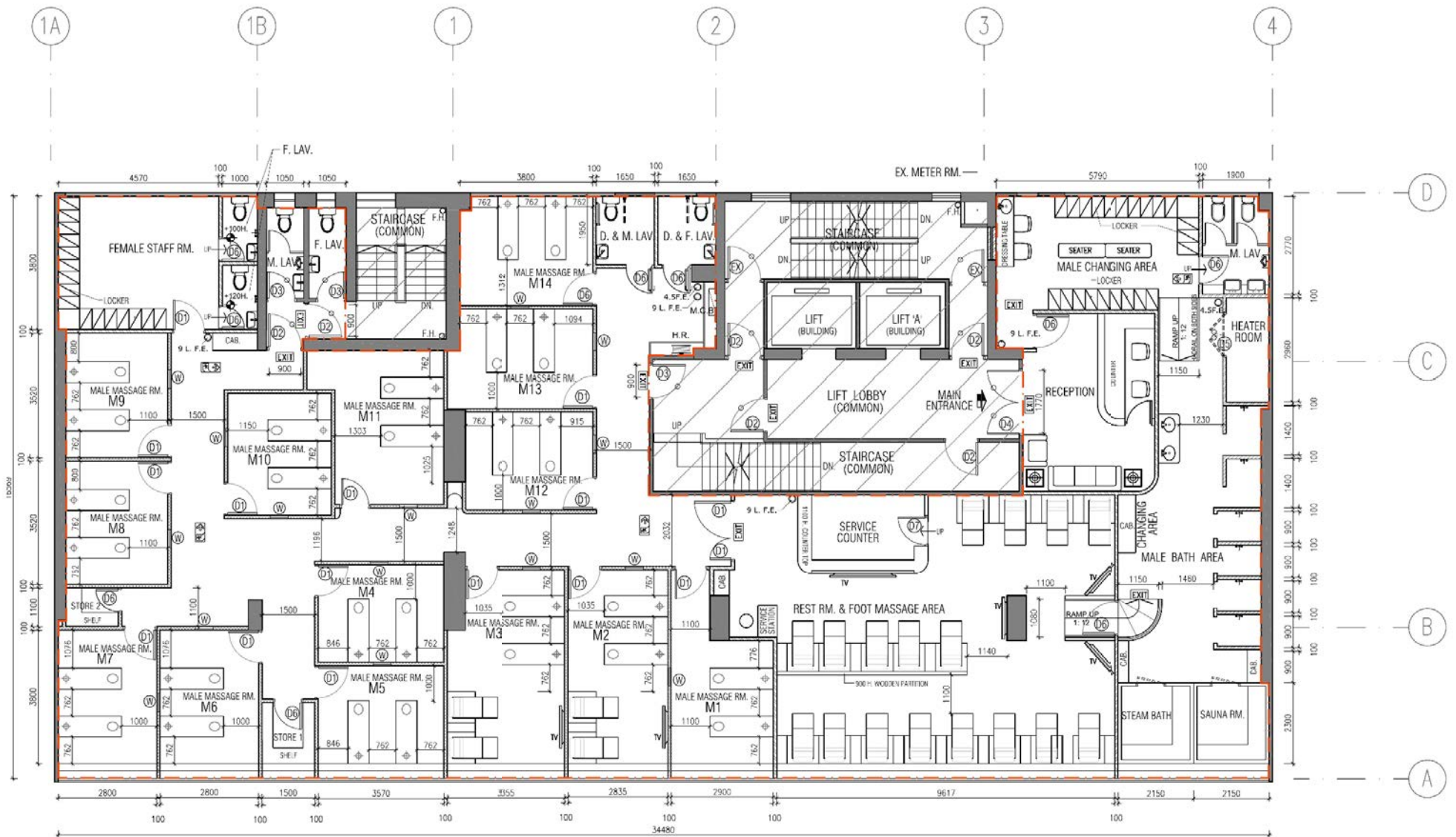
SUBJECT BUILDING

參考編號
REFERENCE No.

A/K1/257

繪圖
DRAWING
A - 1

(資料來源：摘自由申請人提供的附件I)
(Source : Extract from Appendix I submitted by the Applicant)



Designpro 專業設計

TEL: 6794 1888 FAX: 3585 3825 email: as.designpro@gmail.com

FACING HART AVENUE
2/F LAYOUT PLAN
G.F.A. = 472.62 M²

SCALE: 1:100

LEGEND

EXCLUDED PORTION FROM SITE
 SUBJECT PREMISES

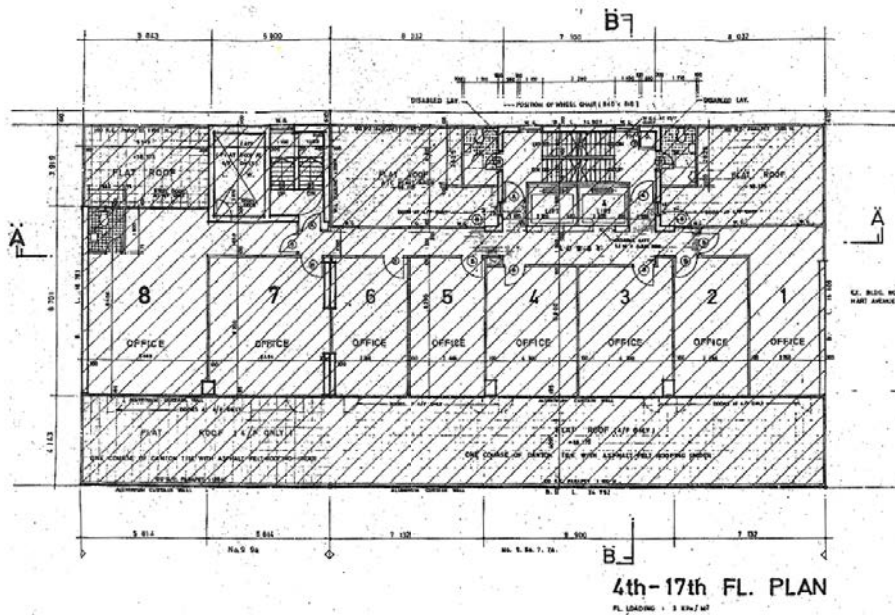
Project: 瑪沙水療	Drawing Title: 2/F LAYOUT PLAN
Address: 2/F, HART AVENUE PLAZA, 5-9A HART AVENUE, TSIMSHATSUI, KOWLOON.	Scale: 1:100
S.D. Ref.: F.E.M.D. Ref.: F.S.D. Ref.:	Date: 4.1.2010
	Drawing No.: P11-1
	Project No.: Q1109005

PROPOSED LAYOUT PLAN FOR COMMERCIAL BATH HOUSE & MASSAGE ESTABLISHMENT
at 2/F, HART AVENUE PLAZA, 5-9A HART AVENUE, TSIMSHATSUI, KOWLOON.

參考編號
REFERENCE No.
A/K1/257

繪圖
DRAWING
A - 2

(資料來源: 摘自由申請人提供的附件1a)
(Source: Extract from Appendix 1a submitted by the Applicant)

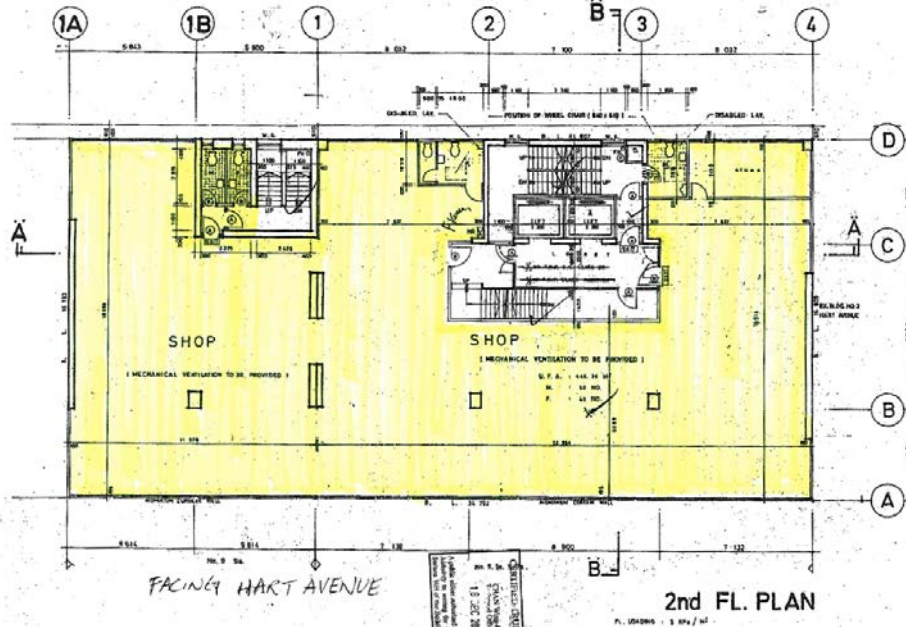
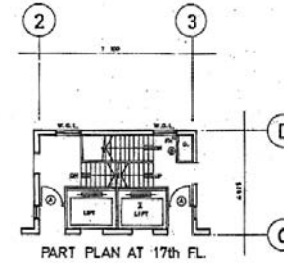


USABLE FL. AREA CALC.

OFFICE NO.	1	2	3	4	5	6	7	8
No. 5 Sa 7.5 Tn	20.40 x 3.31 = 67.32m²	4.300 x 5.900 = 25.37	3.464 x 6.900 = 23.90	3.368 x 6.200 = 20.88	6.200 x 5.464 = 33.88	5.435 x 8.456 = 45.95	1.612 x 4.200 = 6.75	1.815 x 6.535 = 11.82

WINDOW AREA CALCULATIONS:

OFFICE	WINDOW AREA REQD.	PROVIDED	REMARKS	PROVIDED
1	20.00 x 5.1 x 2m²	3960x1375x0.8x3.226m²	820m²	1120 x 1500 x 1.70m²
2, 9	2.15m²	3460x1375x0.8x3.81m²	0.71m²	1120 x 1500 x 1.70m²
3, 4	1.04m²	3800x1375x0.8x4.21m²	0.29m²	1120 x 1500 x 1.70m²
5	2.04m²	3960x1375x0.8x3.226m²	0.20m²	1120 x 1500 x 1.70m²
7	3.39m²	5100x1375x0.8x5.81m²	0.34m²	1162 x 1450 x 1.60m²
8	4.98m²	5400x1375x0.8x5.54m²	0.50m²	1162 x 1450 x 1.60m²



USABLE FL. AREA CALC.	
NO. 5 Sa 7.5 Tn	22.856 x 18.514 = 423.23 m ²
	- 4.800 x 7.700 = -37.16
	- 3.900 x 8.200 = -32.00
	- 2.828 x 3.900 = -11.13
	- 1.800 x 2.775 = -5.00
	- 2.878 x 0.228 = -0.66
	- 11.528 x 16.488 = -189.84m ²
	- 6.800 x 4.475 = -30.43
	444.36 m² (13 = 55 NO. OF PERSONS)

WINDOW AREA CALCULATIONS:	
REQD.	489.74 x 5.10 = 4.897m ²
PROVIDED:	34592 x 2050 x 0.8 = 56.71m ²

OPENABLE WINDOWS:	
REQD.	489.74 x 5.81 = 4.50m ²
PROVIDED:	1120 x 1425 x 4 = 6.44 m ²
	1200 x 1425 x 2 = 3.42 m ²
	1162 x 1450 x 2 = 3.37 m ²
	13.23 m²



LEGEND
SUBJECT PREMISES

R.L.D. REF. NO. 3 / 1000 / 87
P.P.A. NO. 8 / 1938

PROPOSED CHANGES ARE TO BE MADE IN PREFERENCE TO RECALCULATED ALL VALUES

BEFORE COMMENCING ANY WORK ON DRAWINGS, ANY MATERIALS OR CONSTRUCTION MUST BE IN ALL MEASUREMENTS OF THE BUILDING, IF ANY DISCREPANCY IS FOUND, THE DRAWING MUST BE IMMEDIATELY TO THE NOTICE OF THE ARCHITECT.

IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE ACT AND THE GOVERNMENT, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

TO: B. L. D.

PROPOSED COMMERCIAL BLDG. ON NO. 5, Sa. 7, 9, 8, 6a HART AVENUE.
R.L.D. 10023, 10321, 10379, 10380, 8796 & 9160

PLAN
ALTERATIONS & ADDITIONS

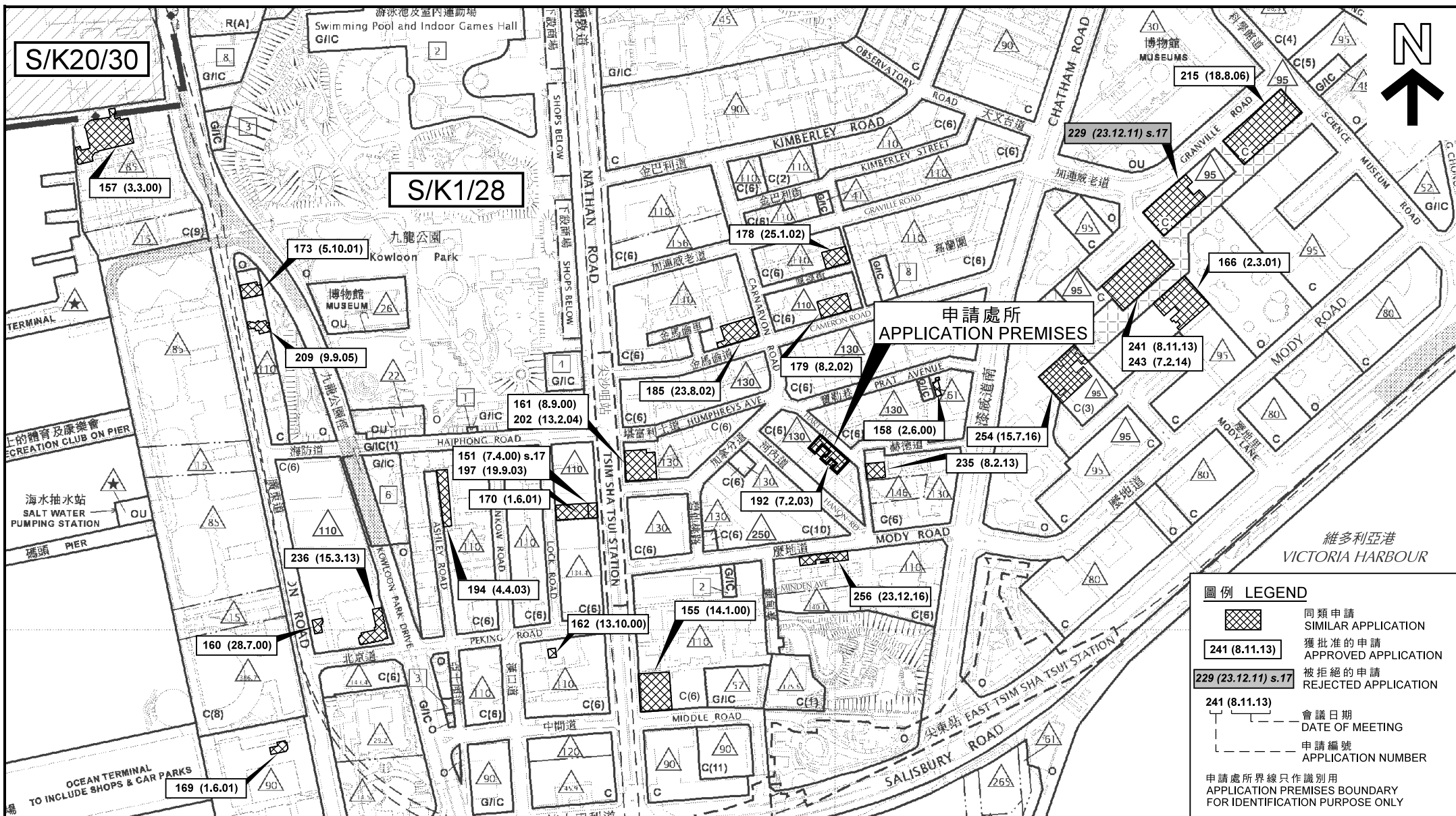
SCALE
1:100

Amended PLAN

Frederick Kung & Associates
Architects, Engineers, Development Consultants
黃子基建築師事務所
FKA
Suite 207, 20 Queen's Rd. Central
Tel: 2-8190333 Fax: 2-8190333

DATE
19 OCT 1991

PROJECT APPROVAL
AA-03



本摘要圖於2018年2月7日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/K1/28
及於2014年9月23日核准的分區計劃
大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 7.2.2018
BASED ON OUTLINE ZONING PLAN No.
S/K1/28 APPROVED ON 3.12.2013 AND
S/K20/30 APPROVED ON 23.9.2014

位置圖 LOCATION PLAN

擬議商營浴室及按摩院
尖沙咀赫德道5-9A號德裕中心2樓
PROPOSED COMMERCIAL BATHHOUSE AND MASSAGE ESTABLISHMENT
2/F, HART AVENUE PLAZA, 5-9A HART AVENUE, TSIM SHA TSUI

SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT

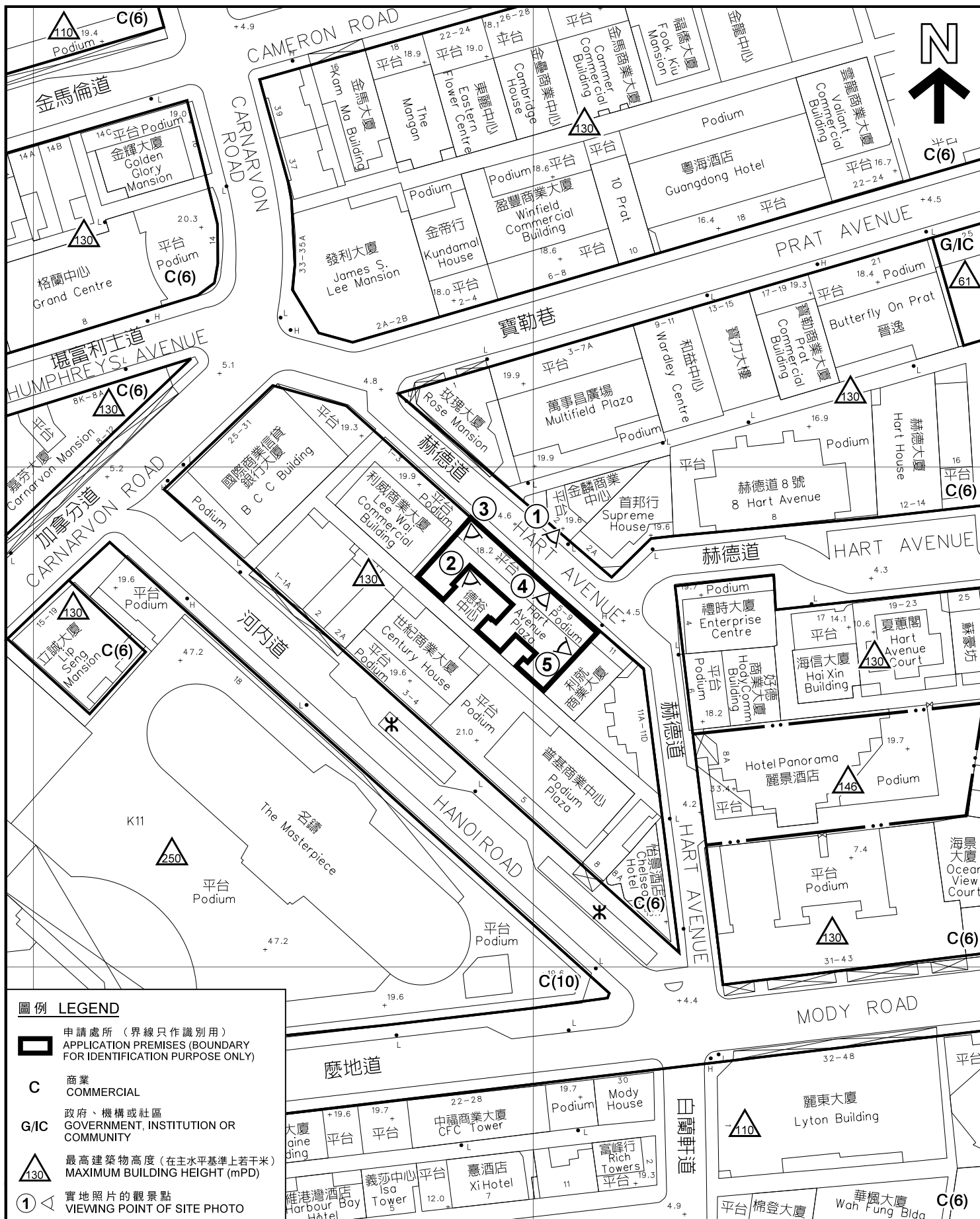


參考編號
REFERENCE No.

A/K1/257

圖 PLAN

A - 1



圖例 LEGEND

申請處所 (界線只作識別用)
APPLICATION PREMISES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

C 商業
COMMERCIAL

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (mPD)

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2018年1月31日擬備，
所根據的資料為測量圖編號
11-SW-4B及5A

EXTRACT PLAN PREPARED ON 31.1.2018
BASED ON SURVEY SHEETS No.
11-SW-4B & 5A

平面圖 SITE PLAN

擬議商營浴室及按摩院
尖沙咀赫德道5-9A號德裕中心2樓
PROPOSED COMMERCIAL BATHHOUSE
AND MASSAGE ESTABLISHMENT
2/F, HART AVENUE PLAZA, 5-9A HART AVENUE, TSIM SHA TSUI

SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K1/257

圖 PLAN
A - 2



照片 1 — 申請處所
PHOTO 1 - APPLICATION PREMISES



照片 2 — 電梯大堂
PHOTO 2 - LIFT LOBBY

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本摘要圖於2018年2月9日擬備，
所根據的資料為攝於2018年1月23日
及2018年1月24日的實地照片
PLAN PREPARED ON 9.2.2018
BASED ON SITE PHOTOS
TAKEN ON 23.1.2018 & 24.1.2018

實地照片 SITE PHOTOS

擬議商營浴室及按摩院
尖沙咀赫德道5-9A號德裕中心2樓
PROPOSED COMMERCIAL BATHHOUSE
AND MASSAGE ESTABLISHMENT
2/F, HART AVENUE PLAZA, 5-9A HART AVENUE, TSIM SHA TSUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K1/257

圖 PLAN
A - 3



照片 3 — 申請處所
PHOTO 3 - APPLICATION PREMISES



照片 4 — 申請處所
PHOTO 4 - APPLICATION PREMISES



照片 5 — 申請處所
PHOTO 5 - APPLICATION PREMISES

本摘要圖於2018年2月9日擬備，
所根據的資料為攝於
2018年1月24日的實地照片
PLAN PREPARED ON 9.2.2018
BASED ON SITE PHOTOS
TAKEN ON 24.1.2018

實地照片 SITE PHOTOS

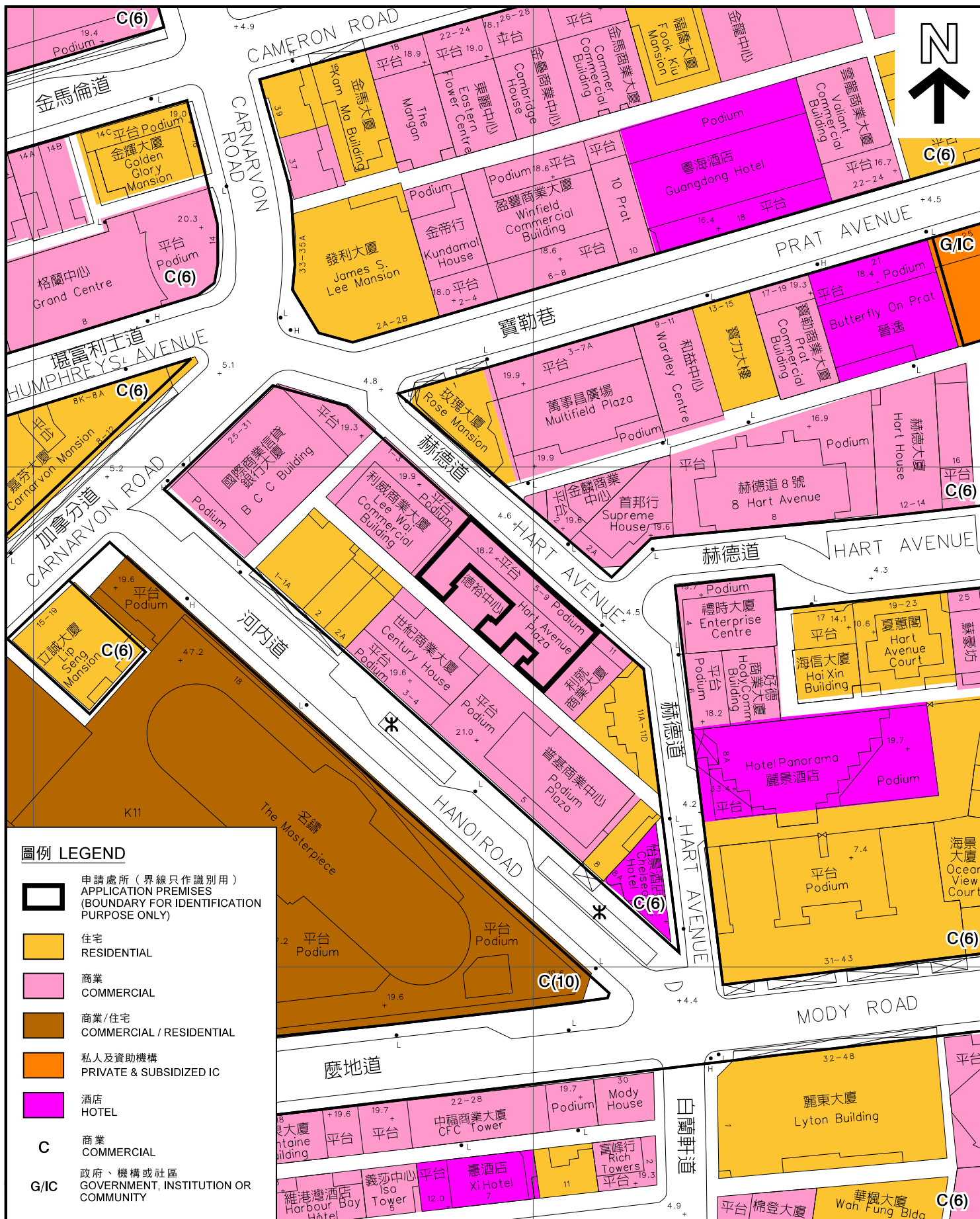
擬議商營浴室及按摩院
尖沙咀赫德道5-9A號德裕中心2樓
PROPOSED COMMERCIAL BATHHOUSE
AND MASSAGE ESTABLISHMENT
2/F, HART AVENUE PLAZA, 5-9A HART AVENUE, TSIM SHA TSUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K1/257

圖 PLAN
A - 4



圖例 LEGEND

-  申請處所 (界線只作識別用)
APPLICATION PREMISES
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
-  住宅
RESIDENTIAL
-  商業
COMMERCIAL
-  商業 / 住宅
COMMERCIAL / RESIDENTIAL
-  私人及資助機構
PRIVATE & SUBSIDIZED IC
-  酒店
HOTEL
- C** 商業
COMMERCIAL
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY

周邊現有土地用途 EXISTING LAND USES IN THE SURROUNDING AREAS

擬議商營浴室及按摩院
尖沙咀赫德道5-9A號德裕中心2樓
PROPOSED COMMERCIAL BATHHOUSE
AND MASSAGE ESTABLISHMENT
2/F, HART AVENUE PLAZA, 5-9A HART AVENUE, TSIM SHA TSUI

SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K1/257

圖 PLAN
A - 5

本摘要圖於2018年2月5日擬備，
所根據的資料為測量圖編號
11-SW-4B及5A
EXTRACT PLAN PREPARED ON 5.2.2018
BASED ON SURVEY SHEETS No.
11-SW-4B & 5A