

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture", "Government, Institution or Community", and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

Annex I

Revised Fire Service Installations Proposal

FS NOTES:

1. AUTOMATIC SPRINKLER SYSTEM

- 1.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 1.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP II.
- 1.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 1.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 1.5 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.
- 1.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) HAZARD CLASS: ORDINARY HAZARD GROUP III
 - (B) TYPE OF STORAGE: POST-PALLET (ST2)
 - (C) STORAGE CATEGORY: CATEGORY (I)
 - (D) STORAGE HEIGHT: NOT EXCEEDING 3.5 m
 - (E) MAXIMUM STORAGE AREAS SHALL BE 50 m² FOR SINGLE BLOCK
 - (F) MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE BLOCK: 2.4 m

2. FIRE DETECTOR SYSTEM

- 2.1 THE STANDALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION AND MAINTENANCE [SEP 2021].
- 2.2 IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

3. EMERGENCY LIGHTING

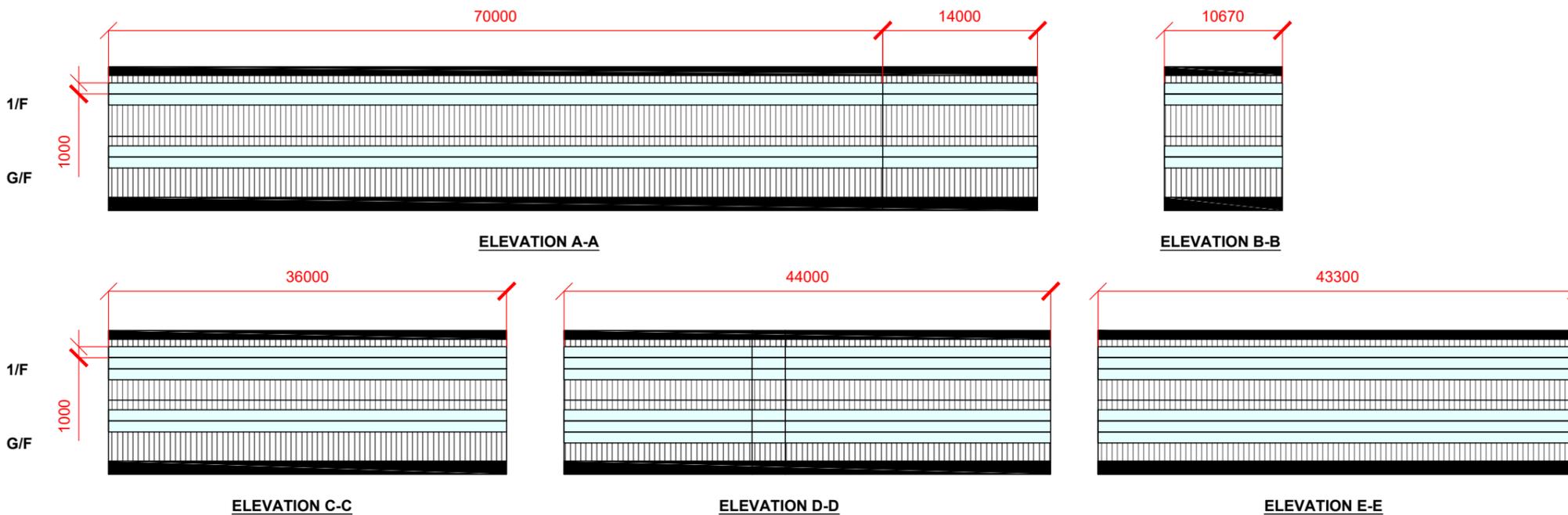
- 3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021

4. DIRECTIONAL AND EXIT SIGN

- 4.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.

5. MISCELLANEOUS F.S. INSTALLATION

- 5.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 5.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 5.3 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 5.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 5.5 ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³	
LOCATION	G/F OF STRUCTURES B1
GFA	8,408 m ²
OPENABLE WINDOW AREA REQUIRED	8,408 m ² X 6.25% = 525.5 m ²
OPEN-ABLE WINDOW AREA PROVIDED AT G/F OF STRUCTURE B1	REFER TO ELEVATION - (A-A) = 168 m ² REFER TO ELEVATION - (B-B) = 22 m ² REFER TO ELEVATION - (C-C) = 90 m ² REFER TO ELEVATION - (D-D) = 132 m ² REFER TO ELEVATION - (E-E) = 130 m ²
TOTAL = 542 m ² > 525.5 m ²	

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³	
LOCATION	1/F OF STRUCTURES B1
GFA	8,408 m ²
OPENABLE WINDOW AREA REQUIRED	8,408 m ² X 6.25% = 525.5 m ²
OPEN-ABLE WINDOW AREA PROVIDED AT 1/F OF STRUCTURE B1	REFER TO ELEVATION - (A-A) = 168 m ² REFER TO ELEVATION - (B-B) = 22 m ² REFER TO ELEVATION - (C-C) = 90 m ² REFER TO ELEVATION - (D-D) = 132 m ² REFER TO ELEVATION - (E-E) = 130 m ²
TOTAL = 542 m ² > 525.5 m ²	

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

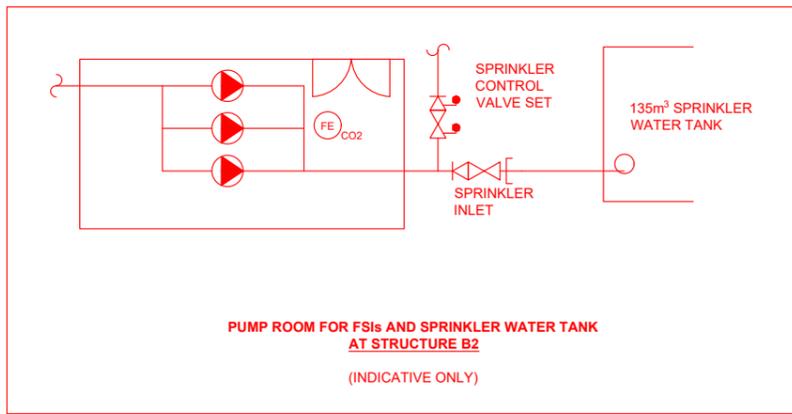
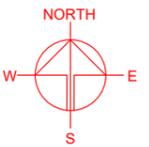
SCALE 1 : 500 @ A3	
DRAWN BY MN	DATE 5.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL (1/2)	
DWG. NO. ANNEX I	VER. 002

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



FIRE SERVICE INSTALLATION

HR	HOSE REEL		GATE VALVE
	EMERGENCY LIGHT		SPRINKLER INLET
	EXIT SIGN		SPRINKLER CONTROL VALVE SET
	STAND-ALONE BATTERY TYPE SMOKE DETECTOR		PUMP SET
	5KG CO2 FIRE EXTINGUISHER		NON-RETURN VALVE
	20 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER		

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	PARKING SPACE (PC)
	L/UL SPACE (MGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS

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SCALE 1 : 800 @ A3	
DRAWN BY MN	DATE 5.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL (2/2)	
DWG. NO. ANNEX I	VER. 002