

Appendix I
FSIs proposal

DEVELOPMENT PARAMETERS

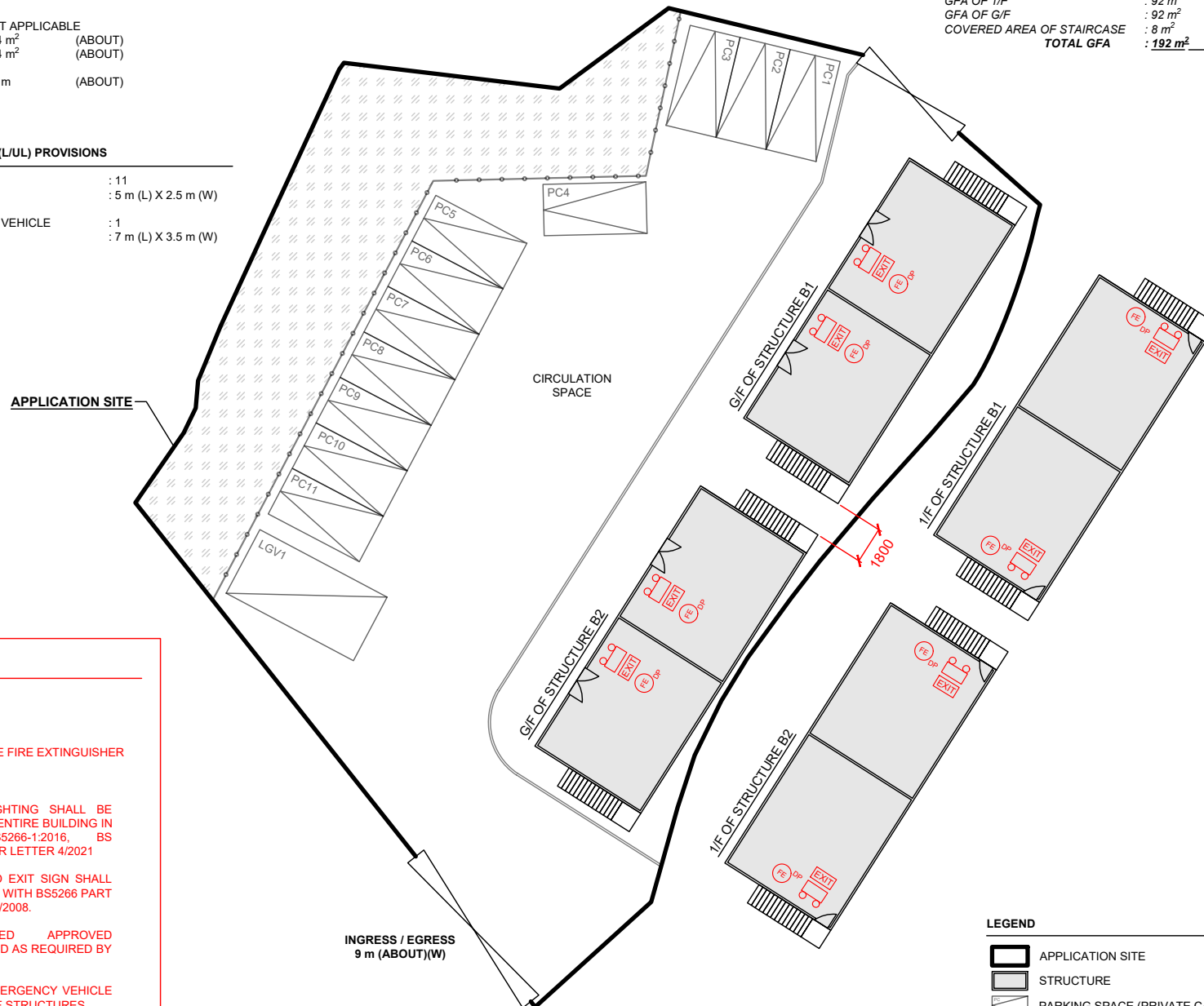
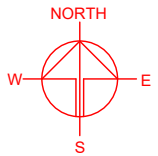
APPLICATION SITE AREA	: 1,210 m ²	(ABOUT)
COVERED AREA	: 200 m ²	(ABOUT)
UNCOVERED AREA	: 1,010 m ²	(ABOUT)
PLOT RATIO	: 0.32	(ABOUT)
SITE COVERAGE	: 17 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 384 m ²	(ABOUT)
TOTAL GFA	: 384 m ²	(ABOUT)
BUILDING HEIGHT	: 7.2 m	(ABOUT)
NO. OF STOREY	: 2	

PARKING AND LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSIONS OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES / EATING PLACE	100 m ² (ABOUT)	192 m ² (ABOUT)*	7.2 m (ABOUT)(2-STOREY)
TOTAL		200 m ² (ABOUT)	384 m ² (ABOUT)	

* GFA OF 1/F	: 92 m ²	(ABOUT)
GFA OF G/F	: 92 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 192 m ²	(ABOUT)



FIRE SERVICE INSTALLATIONS

	EMERGENCY LIGHT
	EXIT SIGN
	4KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266 PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/U/L SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY MN DATE 25.7.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSI PROPOSAL

DWG NO. VER.

APPENDIX I 003

Appendix II
Drainage plan

PROPOSED DRAINAGE LAYOUT PLAN FOR
VARIOUS LOTS IN D.D. 109, KAM TIN, YUEN
LONG, N.T.

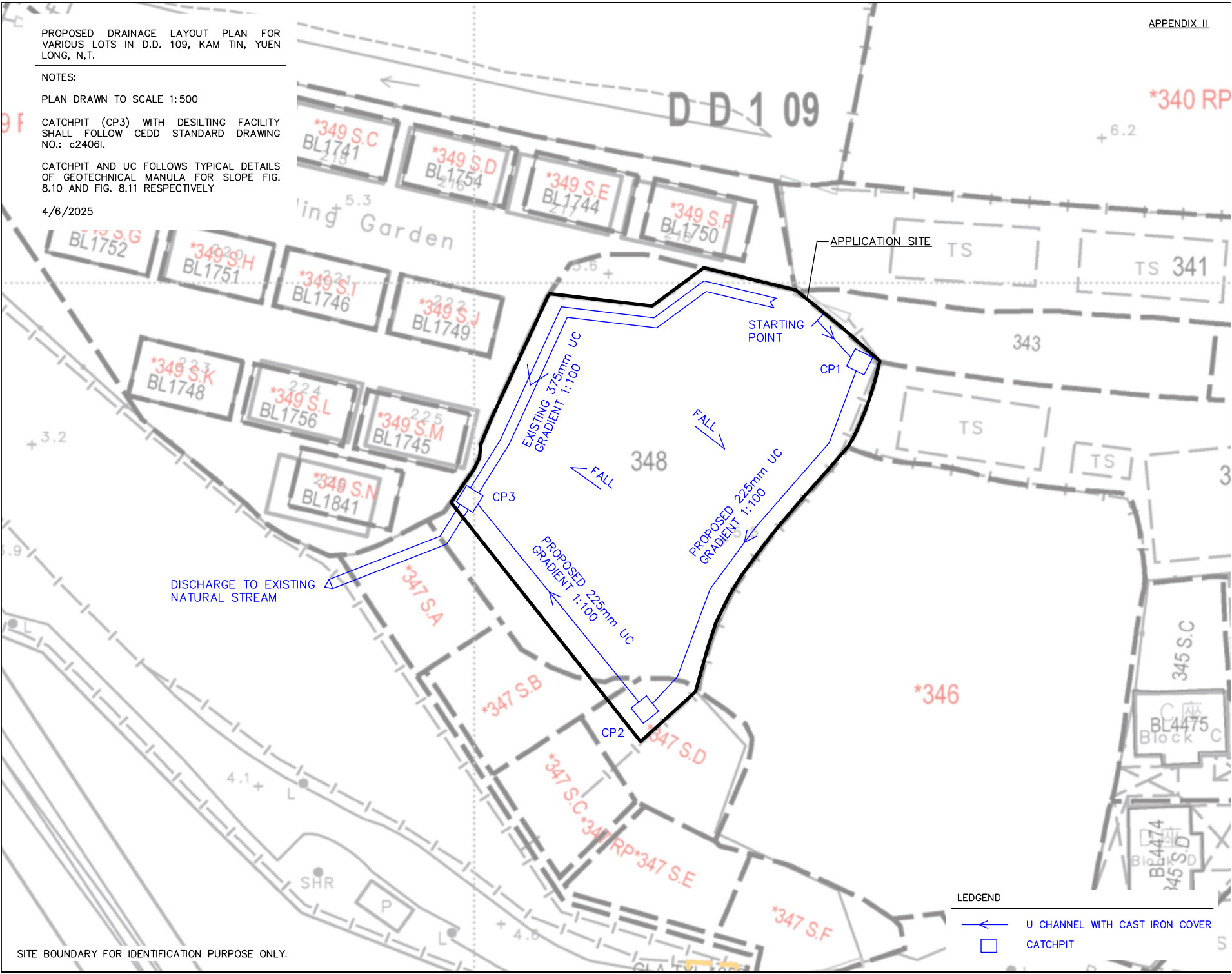
NOTES:

PLAN DRAWN TO SCALE 1:500

CATCHPIT (CP3) WITH DESILTING FACILITY
SHALL FOLLOW CEDD STANDARD DRAWING
NO.: c2406I.

CATCHPIT AND UC FOLLOWS TYPICAL DETAILS
OF GEOTECHNICAL MANULA FOR SLOPE FIG.
8.10 AND FIG. 8.11 RESPECTIVELY

4/6/2025



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEDGEND

- U CHANNEL WITH CAST IRON COVER
- CATCHPIT