

Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years

at

Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is served by a vehicular track leading from Tsui Sing Road. Having mentioned that the site is intended for shop and wholesale of construction material and private cars in only 1,470m², traffic generated by the proposed development is extremely insignificant.
- 1.2 The application site is abutting a public vehicle park. The proposed loading/unloading bay at each shop will be available for loading/unloading use. In view of that the loading/unloading of construction material and private cars will be infrequent and short-lived, the proposed loading/unloading bays to serve the proposed use would be sufficient. Clients could park their vehicle at the adjoining public vehicle park before they get into the shop.
- 1.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.2	0.2	1	1
Light goods vehicle	0.15	0.15	1.5	1.5
Total	0.35	0.35	2.5	2.5

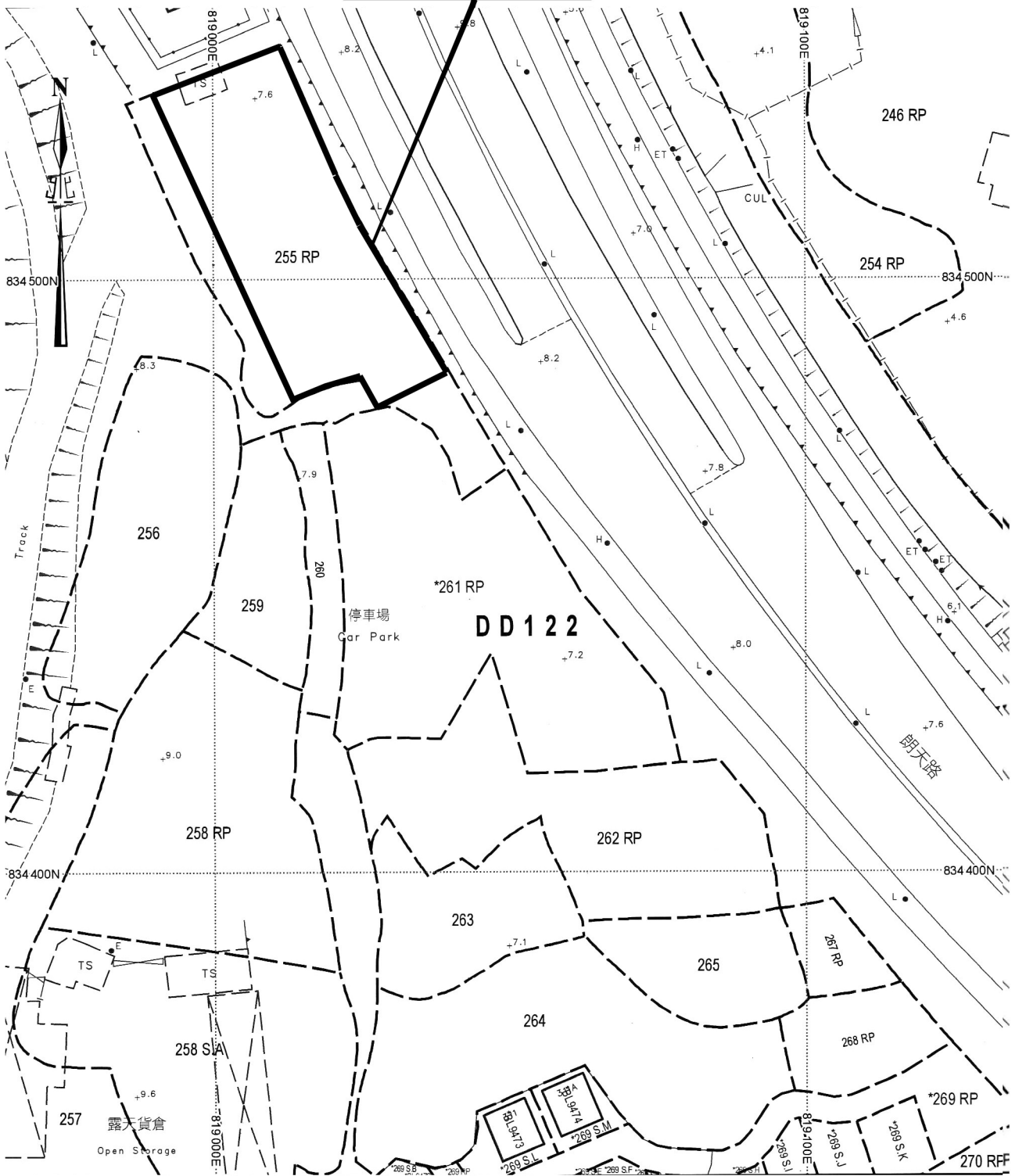
Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays.

Note 2: The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively.

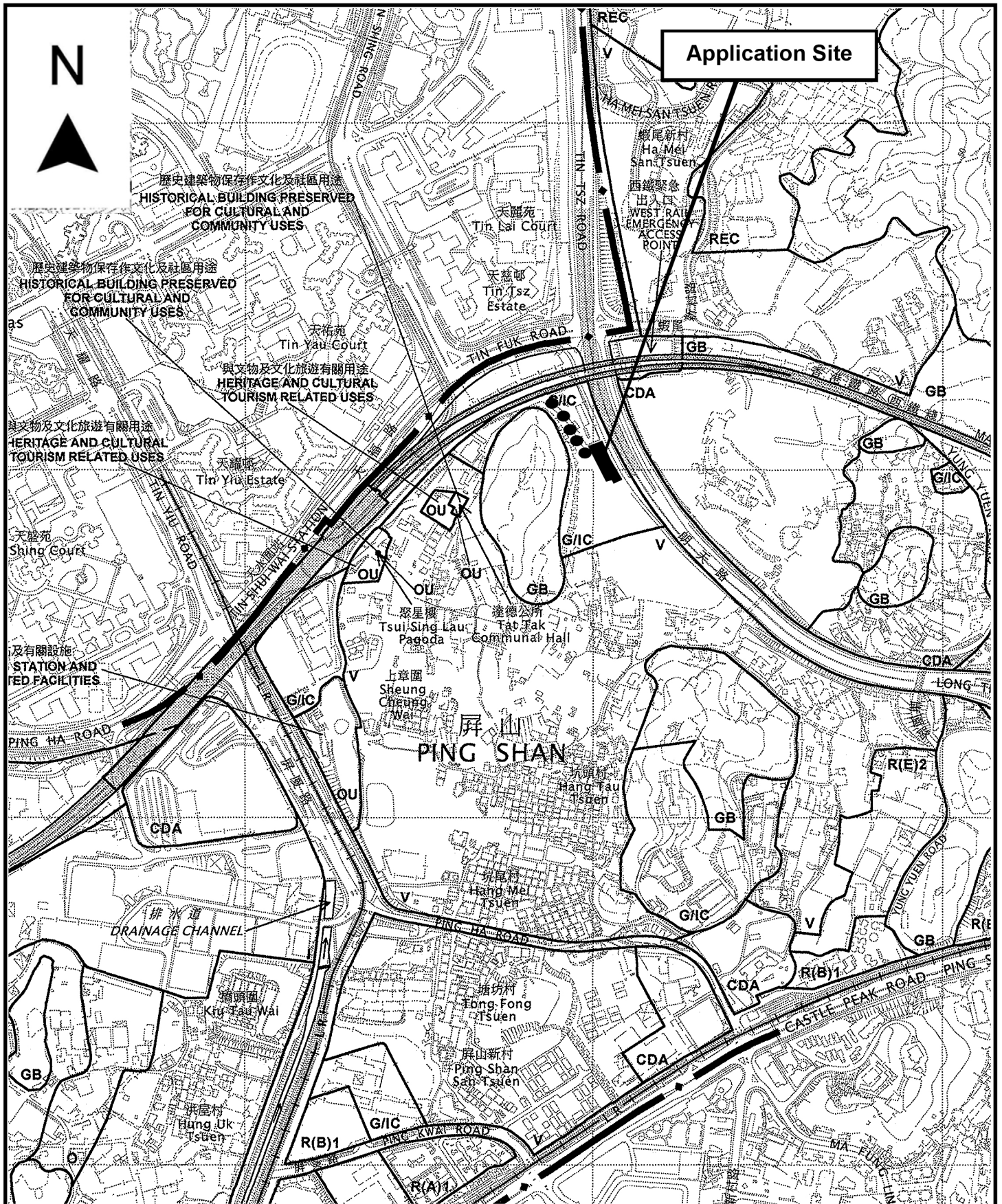
Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Tsui Sing Road.
- 1.5 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided and queueing up of traffic would not be the result especially that the traffic generated is insignificant.

Application Site



<p>Project 項目名稱:</p> <p>Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years at Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p style="text-align: center; font-size: 1.2em;">Site Plan</p> <p>Drawing No. 圖號:</p> <p style="text-align: center; font-size: 1.2em;">Figure 1</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p style="text-align: center; font-size: 1.2em;">1:1000</p>
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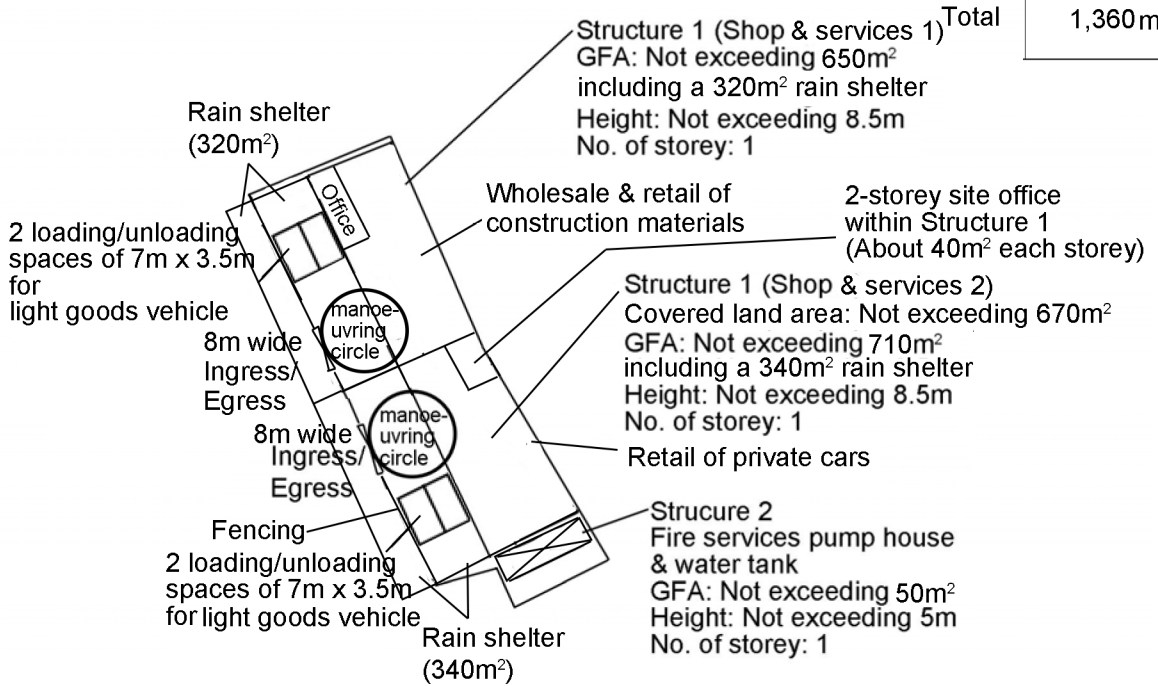


<p>Project 項目名稱:</p> <p>Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years at Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Vehicular Access Plan</p>	<p>Remarks 備註:</p> <p>●●● Vehicular access leading from Tsui Sing Road</p>
	<p>Drawing No. 圖號:</p> <p>Figure 2</p>	<p>Scale 比例:</p> <p>1:7500</p>



Breakdown of GFA of Structure 1

	Shop 1	Shop 2	GFA Sub-total
Size of the shop	310m ²	290m ²	600m ²
Size of the rain shelter	320m ²	340m ²	660m ²
Office	20m ²	80m ² (2-storeys)	100m ²
Total			1,360m²



Project 項目名稱:

Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years at Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

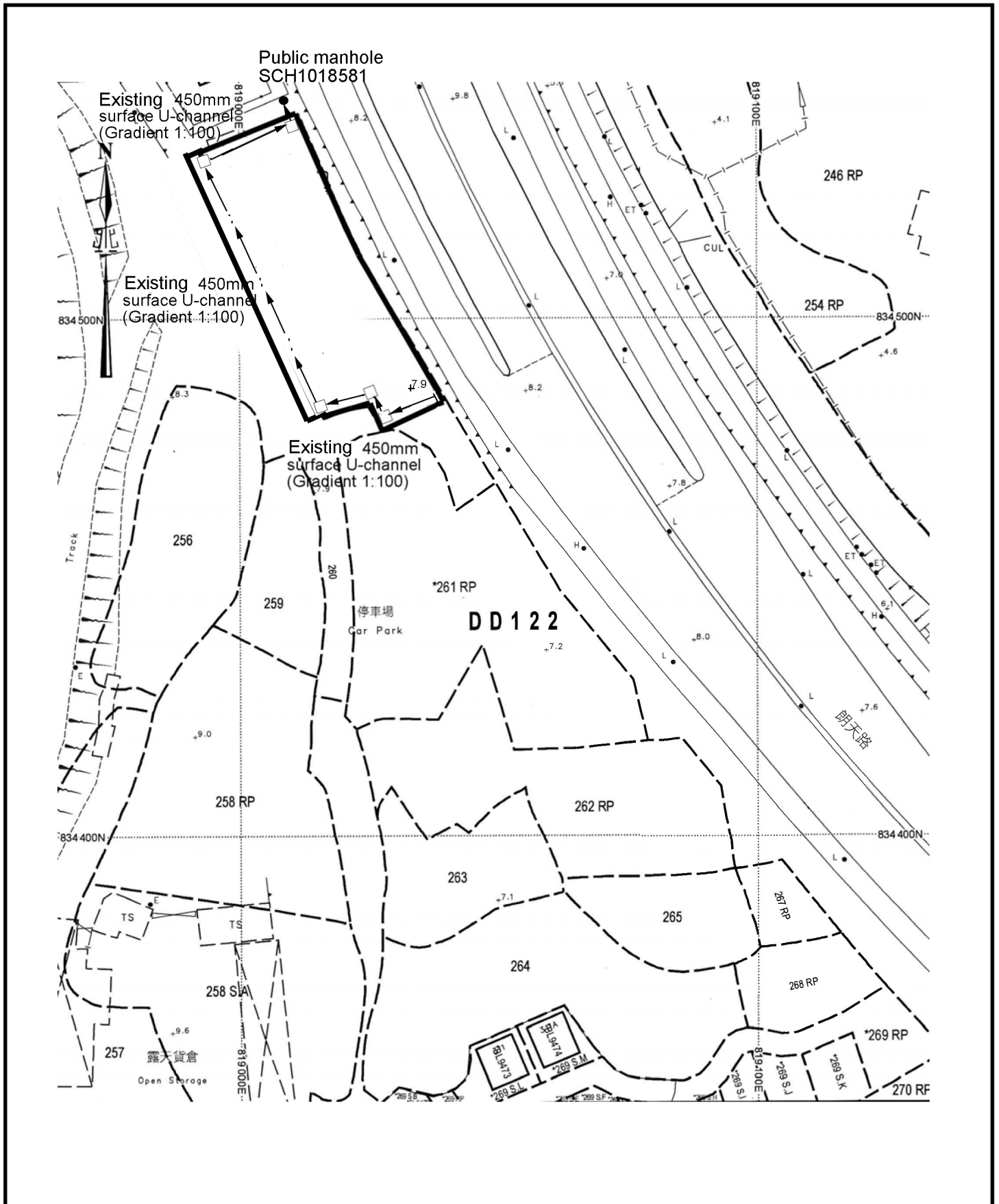
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



<p>Project 項目名稱: Temporary Shop & Services (Retail Shop for Selling Construction Material & Private Cars) and Wholesale of Construction Material for a Period of 3 Years at Lot 255 RP (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: As-built Drainage Plan</p> <p>Drawing No. 圖號: Figure 4</p>	<p>Remarks 備註: +8.3 Level (in mPD) Flow of surface runoff Existing catchpit</p> <p>Scale 比例: 1:1000</p>
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F.S. NOTES:

- A. HOSE REEL SYSTEM TO PROVIDED AND INSTALLED FOR THE STRUCTURE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
1. THERE SHALL BE SUFFICIENT HOSE REEL TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
 2. AN MODIFIED HOSE REEL SYSTEM WITH 2000 L F.S. WATER TANK SHALL BE PROVIDED. THERE SHALL BE SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN. THE LOCATION OF THIS F.S. WATER TANK AND F.S. PUMP ROOM ARE CLEARLY MARKED ON PLANS.
 3. TWO FIXED FIRE PUMP (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
 4. NO F.S. INLET TO PROVIDED IN THIS AREA.
 5. AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATIONS OF HOSE REEL.
- B. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845:2015 AND FSD CIRCULAR LETTER 5/2020.
1. MAXIMUM STORAGE AREA FOR ANY SINGLE-BLOCK SHALL BE 50M² FOR SPRINKLER SYSTEM WITH HAZARD GROUP OF OH3 ACCORDING TO LPC RULES INCORPORATING BS EN 12845:2015.
 2. THE MATERIAL ARE STORED IN FREE-STATING STORAGE (ST1), THE MAXIMUM STORAGE HEIGHT NOT EXCEEDING 4M & POST-PALLET STORAGE (ST2). THE MAXIMUM STORAGE HEIGHT NOT EXCEEDING 3.5M AND SINGLE ROW WITH 2.4M AISLES.
 3. STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4 WIDE.
 4. A 135,000 L SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON THE PLAN. SINGLE END WATER SUPPLY WILL BE FEED FROM TOWN MAIN.
 5. SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.
 6. TWO FIXED FIRE PUMP (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
 7. UNLESS OTHERWISE SPECIFIED. ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD 68°C
- FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE AREA IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTER NO.6/2021 ONE ACTUATION POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT . THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARMING DEVICE INITIATION.
- C. SUFFICIENT EMERGENCY LIGHTING IN ACCORDANCE WITH BS 5266 - 1:2016, BS EN 1838:2013 AND FSD CIRCULAR LETTER NO.4/2021 SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING /STRUCTURES.
- D. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266 - 1:2016 AND FSD CIRCULAR LETTER 5/2008.
- E. AN CONVENTIONAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATION INSIDE PUMP ROOM.
- F. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AT LOCATIONS CLEARLY INDICATED ON PLANS.
AND 5 KG CO₂ TYPE FIRE EXTINGUISHER SHALL PROVIDED FOR PUMP ROOM.
- G. 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.
- H. NO SMOKE EXTRACTION SYSTEM WILL BE PROVIDED FOR THE WAREHOUSE AS THE AGGREGATE AREA OF OPENABLE WINDOWS FOR THE STRUCTURE IS 660M² (IE. 660M²X 6.25% = 42M² WHICH IS GREATER THAN THE REQUIRED 6.25% OF THE COMPARTMENT.)
WHICH IS GREATER THAN THE REQUIRED 6.25% OF THE COMPARTMENT.
- I. THE LOCATION OF THE OPENABLE WINDOWS SHALL BE ALSO BE DELINEATED ON PLANS.
- J. WHEN A VENTILATION /AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED. IT SHELL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

PUMP SCHEDULE

PUMP DESCRIPTION	DESIGNATION	PUMP HEAD (bar)	FLOW RATE (L/min)	PUMP MOTOR POWER RATING (kW)
DUTY SPRINKLER PUMP	S.P.1	2250/1350/1100	140/290/320	15
STANDBY SPRINKLER PUMP	S.P.2	2250/1350/1100	140/290/320	15
SPRINKLER JOCKEY PUMP	S.J.P	450	60	2.2
DUTY FIXED FIRE PUMP	F.P.1	-	-	2.2
STANDBY FIXED FIRE PUMP	F.P.2	-	-	2.2

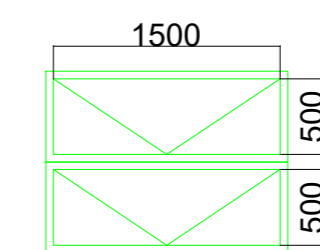
COLOUR CODE FOR PIPE SIZES

PIPE SIZE	COLOUR CODE
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	LIGHT BLUE
ø100mm	LIGHT BROWN

OPENABLE GLASS WINDOW SCHEDULE

DESIGNATION	AREA (M ²)	OPENABLE WINDOW DESIGNATION	AREA (M ²)
A	4.5	F	4.5
B	4.5	G	4.5
C	4.5	H	4.5
D	6.0	I	4.5
E	4.5	J	6.0

SHOP 1 TOTAL OPENABLE WINDOW AREA: 24M²
SHOP 2 TOTAL OPENABLE WINDOW AREA: 24M²



OPENABLE WINDOW AREA:
1.5M X (0.5+0.5)M=1.5M²

OPENABLE WINDOW ELEVATION (TYPICAL)
(N.T.S.)

LEGEND:

- | | | | | | | | |
|--|---|--|---|--|---|--|----------------------------------|
| | SPRINKLER PUMP/ JOCKEY PUMP/ HOSE REEL PUMP | | MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE) | | SPRINKLER CONTROL VALVE (SCHEMATIC) | | EXIT SIGN |
| | CHECK VALVE | | VISUAL FIRE ALARM | | SPRINKLER INLET | | FLOW METER |
| | GATE VALVE | | SPRINKLER WATER MOTOR ALARM GONG | | ZONE SUBSIDIARY STOP VALVE WITH ELECTRICAL MONITORING | | OPENABLE WINDOWS (FOR REFERENCE) |
| | HOSE REEL | | FLOW SWITCH | | PERMANENT PROVING PIPE | | |
| | 68°C PENDENT TYPE SPRINKLER HEAD UNDER STRUCTURAL CEILING | | EMERGENCY LIGHTING | | PRESSURE SWITCH | | |
| | 5kg CO ₂ PORTABLE FIRE EXTINGUISHER | | SAND BUCKET | | | | |

F.S.I. CONTRACTOR:

RICH
ENGINEERING LIMITED

PROJECT :

元朗屏山丈量約份第122約地段第255號(部分)
LOT 255 R.P (PART) IN D.D.122 PING SHAN, YUEN LONG. N.T.

DRAWN BY :

SC

CHECKED BY :

VW

DATE :

11-2025

SCALE :

NTS

DRAWING NO.:

FS/001

TITLE :

臨時商店及服務行業及批發建築材料用途-消防裝置平面圖
FIRE SERVICE INSTALLATION LAYOUT PLAN

Structure (Shop 1)
 GFA: Not exceeding 330 sq.m
 Height, Not exceed 8.5m
 The aggregate area of openable windows about 21 sq.m
 exceeding 6.25% Of the floor area of the structure
 Installed pendent type, of the temperature rating 68°C Sprinkler Heads
 Each sprinkler head coverage did not exceed 12 square meters.

2-STOUREY STORAGE RACKS

RAIN SHELTER
 (320m²)

2 LOADING/UNLOADING
 SPACES OF 7m X 3.5m
 FOR LIGHT GOODS VEHICLE

Ø80 SP PIPE T/B

EXHIBITION OF
 CONSTRUCTION MATERIAL

8m WIDE INGRESS/
 EGRESS

8m WIDE INGRESS/
 EGRESS

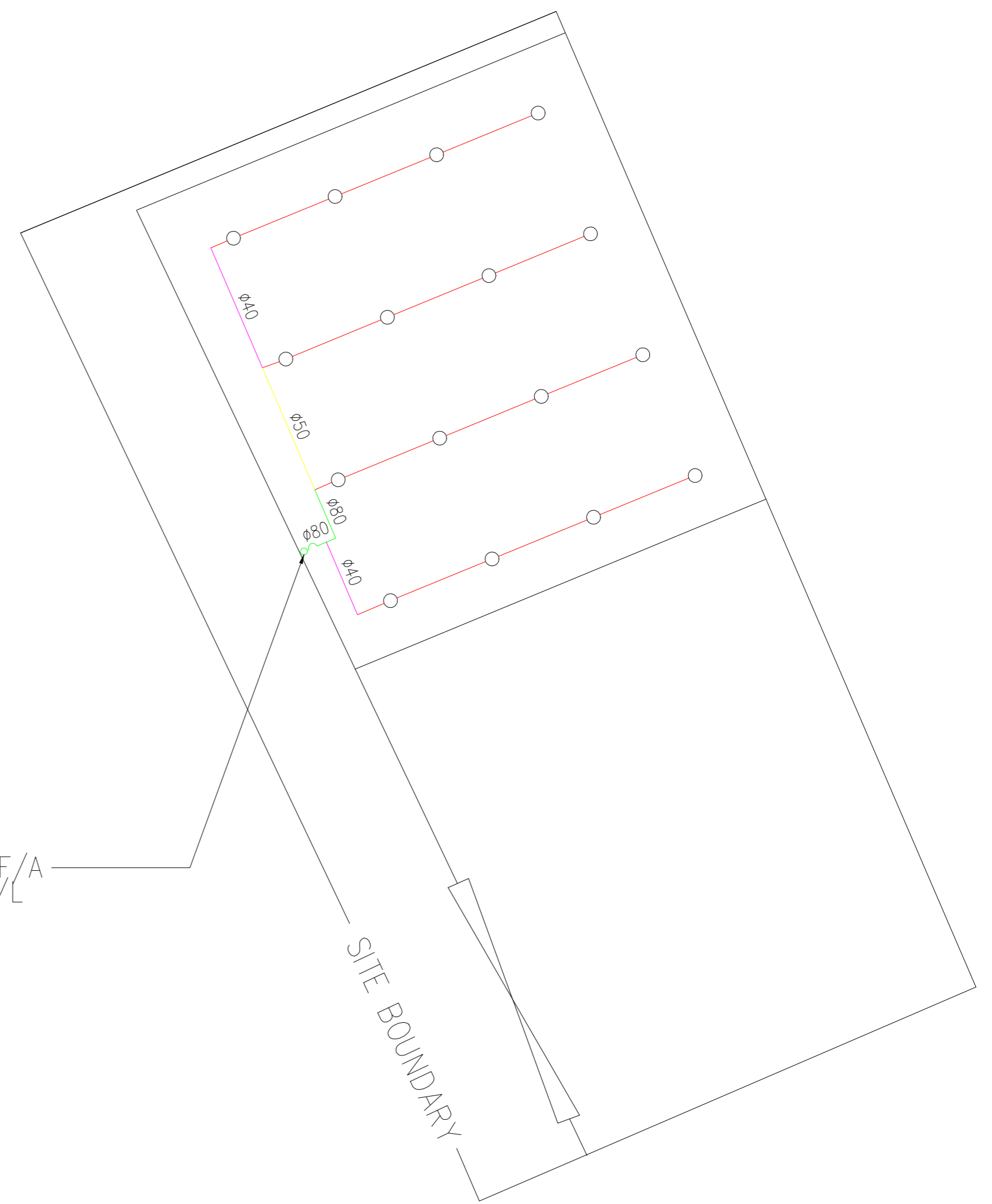
FENCING

2 LOADING/UNLOADING
 SPACES OF 7m X 3.5m
 FOR LIGHT GOODS VEHICLE

RAIN SHELTER
 (320m²)

SPRINKLER INLET FOR STRUCTURE 1 AND 2

CONNECTION TO CHECK METER



STRUCTURE (SHOP 1) UNDER STORAGE RACKS

Structure 3 (Site office)
 No. of 2 Story.

G/F: Not exceeding 15 sq.m for Retail.

Height: Not exceeding 4.5m.

Cockloft: Not exceeding 15 sq.m for Site office.

Height: Not exceeding 3m.

G/F and Cockloft are installed pendent type of the temperature rating 68°C Sprinkler heads &
 The fire hose heel can be stretch out to the entire cockloft office area.

Structure (Shop 2)
 GFA: Not exceeding 330 sq.m
 Height, Not exceed 8.5m

The aggregate area of openable windows about 21 sq.m
 exceeding 6.25% Of the floor area of the structure

Installed pendent type, of the temperature rating 68°C Sprinkler Heads

Each sprinkler head coverage did not exceed 12 square meters.

EXHIBITION OF
 CONSTRUCTION MATERIAL

CONNECTION TO STRUCTURE 1 AND
 STRUCTURE 2 SPRINKLER HEAD SYSTEM

CONNECTION TO STRUCTURE 1 AND
 STRUCTURE 2 HOSE REEL SYSTEM

BRICK STRUCTURE FIRE PUMP ROOM

STRUCTURE 2
 FIRE SERVICES PUMP HOUSE
 & WATER TANK
 GFA: NOT EXCEEDING 50m²
 HEIGHT: NOT EXCEEDING 5m
 NO. OF STOREY: 1

2,000L GRP WATER TANK
 FOR HOSE REEL SYSTEM

135,000L R.C.C. SPRINKLER
 WATER TANK

RETAIL AND WHOLESALE GROUND FLOOR PLAN

F.S.I. CONTRACTOR:

RICH
 ENGINEERING LIMITED

PROJECT :

元朗屏山丈量約份第122約地段第255號(部分)
 LOT 255 R.P (PART) IN D.D.122 PING SHAN, YUEN LONG. N.T.

TITLE :

臨時商店及服務行業及批發建築材料用途-消防裝置平面圖
 FIRE SERVICE INSTALLATION LAYOUT PLAN

DRAWN BY : SC

CHECKED BY : VW

DATE : 11-2025

SCALE : 1:100(A1)

DRAWING NO.: FS/002