

COLOR INDICATION

	HARDWARE OR DRY FILL		IMPERMEABLE / NON-ABSORBENT FLOOR OR WALL
	BRICK		GLASS
	CONCRETE SLAB (LIGHTER WASH)		TIMBER
	CONCRETE (PLAIN OR REINFORCED)		METAL WORK OR STEEL
	SOLID CONCRETE BLOCKS		STONE FINISH
	HOLLOW CONCRETE BLOCKS		SANITARY FITTINGS
	LIGHTWEIGHT PARTITION		PROVISION FOR THE DISABLED (e.g. TOILETS, LIFTS, PUMPS)
	PLASTER OR CEMENT RENDERING		DUCTS, LIGHT-WELLS
			E.V.A.

DOOR INDICATION

FR : -70/80 SELF-CLOSING DOOR WITH SMOKE SEAL

GENERAL NOTES :

- ALL DIMENSIONS SHALL BE READ BUT DO NOT SCALE.
- ALL DIMENSIONS ARE SHOWN IN MILLIMETERS (mm) AND ARE STRUCTURAL TO STRUCTURAL UNLESS OTHERWISE STATED.
- ALL LEVELS INDICATED ON DRAWINGS ARE IN METERS (m) AND THE LEVELS MARKED ARE STRUCTURAL CONCRETE LEVELS, UNLESS OTHERWISE STATED.
- STRUCTURAL PLANS, CALCULATION & DETAILS SHALL BE SUBMITTED SEPARATELY.
- DRAINAGE PLANS, CALCULATION & DETAILS SHALL BE SUBMITTED SEPARATELY. ALL FOUNDATION TO BE CARRIED DOWN TO SOLID GROUND OR ON PILES, FOUNDATION PLAN AND SITE FOUNDATION PLAN TO BE SUBMITTED SEPARATELY.
- FIRE SERVICES REQUIREMENTS TO BE COMPLIED WITH.
- ALL V-CONCRETE BLOCK AND BRICK WORKS TO BE BUILT IN 1:3 CEMENT MORTAR.
- MINIMUM CLEAR HEIGHT FROM FLOOR TO UNDERSIDE OF BEAM TO BE 2300mm AND MINIMUM CLEAR HEIGHT FROM FLOOR TO CEILING TO BE 2500mm.
- ALL STAIRCASES SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 2000mm, RISERS NOT MORE THAN 175 mm AND TREADS NOT LESS THAN 225mm. HANDRAILS TO BE PROVIDED ON BOTH SIDES FOR STAIRCASE WIDER THAN 1050mm.
- ALL KITCHENS, BATHROOMS AND LAVATORIES TO HAVE TILED FLOORS AND GLAZED TILED DAPO OF NOT THAN LESS 1200mm.
- INTERNAL BATHROOMS AND LAVATORIES TO BE MECHANICALLY VENTILATED PROVIDING 5 AIR CHANGES PER HOUR MIN. AND TO HAVE ARTIFICIAL LIGHTING.
- HOT WATER PIPE ROUTING IN COMPLIANCE WITH BUILDING (PLANNING) REGULATION 35 (A).
- PARAPETS AND RAILINGS TO BE A MINIMUM OF 1100mm FROM THE FINISHED FLOOR LEVEL.
- ALL ROOF SHALL BE WEATHERPROOF IN ACCORDANCE TO BCR48.
- NO DANGEROUS GOODS TO BE STORED WITHOUT THE CONSENT OF THE DIRECTOR OF F.S.D.
- WATER AUTHORITY'S REQUIREMENTS TO BE COMPLIED WITH.
- PLANT/ EQUIPMENT TO BE INSTALLED PRIOR TO OP APPLICATION FOR ALL W/E RM INCLUDING FILTRATION PLANT RM, A/C RM, CENTRAL WATER HEATER RM, PUMP RM AND ELECT. RM.

FIRE SERVICES NOTES :

- THE FIRE SERVICES INSTALLATION TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE FSD CURRENT EDITION (SEPTEMBER 2022) OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT, THE CURRENT ISSUE OF THE FSD CIRCULAR LETTERS AND THE BO CURRENT EDITION (2011) OF THE CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS. THE PARTICULARS OF THE FIRE SERVICES INSTALLATIONS TO BE PROVIDED FOR THE BUILDING ARE AS FOLLOWS:
- ONLY FE IS NEEDED

DEVELOPMENT WITH 40% SITE COVERAGE		DEVELOPMENT WITH 50% SITE COVERAGE	
SITE AREA	423.545		
AVAILABLE SITE COVERAGE AREA	169.418		211.773
TOTAL G.F.A.	338.836		423.545
PLOT RATIO	0.800		1.000

LEGEND :

B.L.	BOUNDARY LINE	F.W.	FIXED WINDOW
R.C.	REINFORCED CONCRETE	F.A.	FLUE APERTURE
mm	MILLIMETRE	C.L.	CAT LADDER
A.F.F.L.	ABOVE FINISHED FLOOR LEVEL	C.D.	CABLE DUCT
DN	DOWN	P.D.	PIPE DUCT
H.R.	HOSE REEL	R.H.P.	RECTANGULAR HORIZONTAL PLANE SHOWER
S.B.	SAND BUCKET	S.A.	SHOWER
F.H.	FIRE HYDRANT		
F.E.	4.5 kg CO ₂ FIRE EXTINGUISHER		
S.F.L.	STRUCTURAL FLOOR LEVEL		
F.F.L.	FINISHING FLOOR LEVEL		
T.S.L.	TOP SOIL LEVEL		
M.L.	METAL LOUVER		
A.P.	ACCESS PANEL		
O.W.	OPENING WINDOW		
M.V.	MECHANICAL VENTILATION & ARTIFICIAL LIGHTING		
S.F.H.	STREET FIRE HYDRANT		

G.F.A. & U.F.A. DIAGRAM

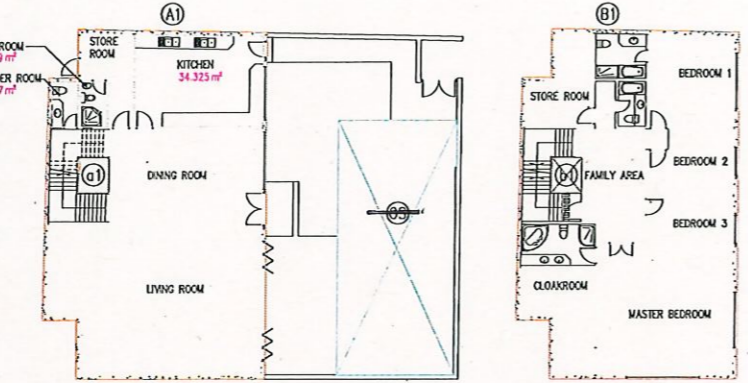


DIAGRAM FOR G/F SCALE 1:200

DIAGRAM FOR 1/F SCALE 1:200

DOMESTIC G.F.A. CALCULATION

① G/F PLATE AREA	= 214,198 m ²
DEDUCT	
② LIGHTWELL	= 2,808 m ²
SUB-TOTAL	= 211,390 m ²
③ 1/F PLATE AREA	= 214,198 m ²
DEDUCT	
④ LIGHTWELL	= 2,808 m ²
SUB-TOTAL	= 211,390 m ²
TOTAL	= 422,780 m ²

DOMESTIC SITE COVERAGE CALCULATION:-

FLOOR PLATE AREA	= G/F DOMESTIC G.F.A.	= 211,390 m ²
ACTUAL DOMESTIC SITE COVERAGE	= 211,390 / 423,545	= 0.499 X

U.F.A. CALCULATION (m²)

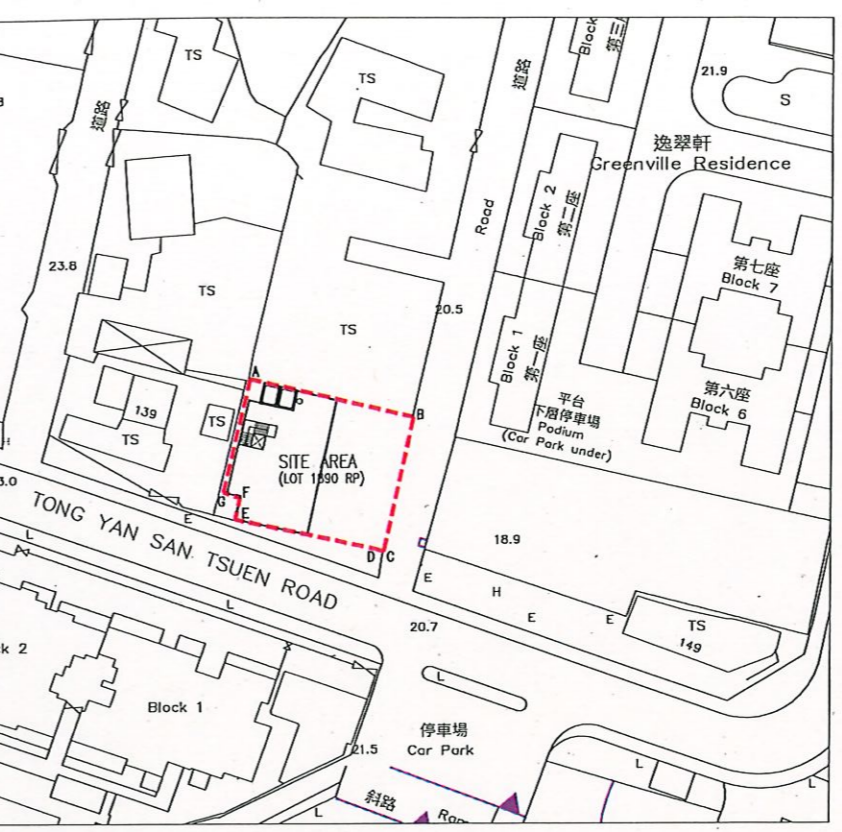
FLOOR	ROOM	U.F.A.
G/F	STORE ROOM	9,407
	DINING ROOM	42,860
	LIVING ROOM	68,239
	TOTAL	140,506
1/F	MASTER BEDROOM	46,891
	CLOAKROOM	17,781
	FAMILY AREA	20,347
	BEDROOM 1	22,876
	STORE ROOM	14,356
	BEDROOM 2	14,834
BEDROOM 3	16,396	
TOTAL	153,491	

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED (UNDER BPR FOR CLASS 'B' SITE) = 211,390 x 1/3 = 70,463
 OPEN SPACE PROVIDED = 211,936 m²

DEVELOPMENT SCHEDULE (UNDER LEASE)

SPECIAL CONDITIONS	UNDER LEASE	CURRENT PROPOSAL
BUILDING HEIGHT	NOT EXCEEDING 25M (7.62 m)	NOT EXCEEDING 25M (7.62 m)
GARDEN AREA	50% OF THE SITE AREA	50% OF THE SITE AREA
CAR PARK	N/A	N/L
SITE COVERAGE	50%	50% OF THE SITE AREA
PLOT RATIO	ON 364 I.e. PR 1.33	PR 1:1
STOREY	MAX. 2 FLOOR	2 FLOOR



BLOCK PLAN SCALE 1:500

SETTING OUT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	832623.871	819159.758
LOT 1890 RP				
A	103° 09' 18"	22.858	832618.669	819182.015
B	192° 22' 16"	18.625	832600.477	819178.025
C	288° 43' 22"	0.881	832600.759	819177.191
D	282° 00' 52"	19.810	832604.883	819157.815
E	12° 03' 57"	2.982	832607.800	819158.439
F	288° 36' 38"	2.384	832608.560	819156.180
G	13° 09' 12"	15.723	832623.871	819159.758

MEANS OF ESCAPE REQUIREMENT :

PROPOSED BUILDING HAVING NOT MORE THAN 3 MAX DOMESTIC STOREYS, LEVEL OF THE HIGHEST FLOOR IS 11.500m LESS THAN 13m ABOVE GROUND LEV. EACH RESIDENTIAL UNIT TO BE USED FOR OCCUPATION BY A SINGLE FAMILY. THEREFORE REQUIREMENT UNDER FIRE SAFETY CODE 2011 IS NOT APPLICABLE.

SCHEDULE OF SANITARY FITMENTS

FLOOR	U.F.A. / U.F.S. (m ²)	AREA / PERSON	CAPACITY	No. OF REQD.			No. OF PROV'D				
				W.C.	BASIN	BATH/ SHOWER	URINAL	W.C.	BASIN	BATH/ SHOWER	URINAL
G/F	140,506	9	16 34	3	3	3		6	7	7	
1/F	153,491		18								

FIRE RESISTANCE RATING AND FIRE COMPARTMENT LIMITATIONS

FLOOR	USE CLASSIFICATION	COMPARTMENT AREA/VOLUME	CLASS	F.R.R. (MINUTES)	R.C. SLAB THICKNESS	R.C. BEAM THICKNESS	R.C. COLUMN THICKNESS	*R.C. WALL THICKNESS
G/F	RESIDENTIAL	< 28000 m ³	1e	60	100	200	300	200
1/F								25

* REINFORCED CONCRETE CONTAINING NOT LESS THAN 1 PER CENT OF VERTICAL REINFORCEMENT.
 * REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.5 kg/sq.m WITH 2mm DIAMETER WIRE AT NOT MORE THAN 100mm CENTRES.

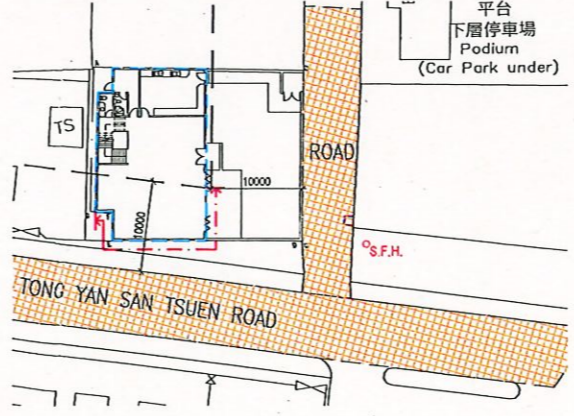
SCHEDULE OF EXIT DOOR & ROUTE

FLOOR	ROOM	USE	U.F.A. (m ²)	FACTOR	CAPACITY	MIN. TOTAL WIDTH OF (mm)		MIN. WIDTH OF EACH (mm)	
G/F	STORE ROOM		9,407		1	REQ'D	PROV'D	REQ'D	PROV'D
	DINING ROOM		42,860		5	1	1	900	1100
	LIVING ROOM		68,239		10	1	1	1800	1100
	MASTER BEDROOM		46,891		5	1	1	1300	1100
1/F	CLOAKROOM	DOMESTIC	17,781		2	1	1	1100	750
	FAMILY AREA		20,347		2	1	1	1100	750
	BEDROOM 1		22,876		3	1	1	900	1100
	STORE ROOM		14,356		2	1	1	900	1100
	BEDROOM 2		14,834		2	1	1	900	1100
	BEDROOM 3		16,396		2	1	1	900	1100

WINDOWS SCHEDULE FOR NATURAL LIGHTING AND VENTILATION

FLOOR	ROOM	AREA (m ²)	MIN. WINDOW GLAZING AREA REQUIRED (m ²)	PROVIDED WINDOW GLAZING AREA (m ²)	MIN. WINDOW OPENABLE AREA REQUIRED (m ²)	PROVIDED WINDOW OPENABLE AREA (m ²)	WINDOW MARK
G/F	DINING ROOM	42,860	42,860 x 1/8 = 5,358	1,750 x 3,100 x 0.8 = 4,340	42,860 x 1/8 = 5,358	1,750 x 1,950 x 0.8 = 2,730	⊙
	LIVING ROOM	68,239	68,239 x 1/8 = 8,530	1,750 x 6,400 x 0.8 = 8,960	68,239 x 1/8 = 8,530	1,750 x 6,400 x 0.8 = 8,960	⊙
	POWDER ROOM	3,527	3,527 x 1/8 = 0,441	1,225 x 0.5 x 0.8 = 0,490	3,527 x 1/8 = 0,441	1,225 x 0.5 x 0.8 = 0,490	⊙
	BATHROOM	3,469	3,469 x 1/8 = 0,434	1,225 x 0.5 x 0.8 = 0,490	3,469 x 1/8 = 0,434	1,225 x 0.5 x 0.8 = 0,490	⊙
1/F	KITCHEN	34,325	34,325 x 1/8 = 4,291	1,600 x 2,700 x 0.8 = 3,456	34,325 x 1/8 = 4,291	1,200 x 2,700 x 0.8 = 2,592	⊙
	BEDROOM 1	22,876	22,876 x 1/8 = 2,859	2,050 x 3,005 x 0.8 = 4,928	22,876 x 1/8 = 2,859	1,925 x 1,530 x 0.8 = 2,356	⊙
	BEDROOM 2	14,834	14,834 x 1/8 = 1,854	2,050 x 1,500 x 0.8 = 2,460	22,876 x 1/8 = 2,859	1,925 x 1,500 x 0.8 = 2,310	⊙
	BEDROOM 3	16,396	16,396 x 1/8 = 2,049	2,050 x 1,500 x 0.8 = 2,460	22,876 x 1/8 = 2,859	1,925 x 1,500 x 0.8 = 2,310	⊙
	MASTER BEDROOM & CLOAKROOM	46,891 + 17,781 = 64,672	64,672 x 1/8 = 8,084	2,050 x 4,005 x 0.8 = 6,568	64,672 x 1/8 = 8,084	1,925 x 1,370 x 0.8 = 2,110	⊙
				2,050 x 3,005 x 0.8 = 4,928		1,925 x 1,530 x 0.8 = 2,356	⊙

EVA FACADE PLAN



CALCULATION OF LENGTH OF MAJOR FACADE SERVED BY EVA:

TOTAL LENGTH OF PERIMETER OF MAJOR FACADE: 61.471m
 TOTAL LENGTH OF PERIMETER OF MAJOR FACADE TO BE SERVED BY EVA: (1.869+3.197+10.160+5.792)m = 21.018m
 (21.018 / 61.471) x 100% = 34.192 X > 25 X

NO. DATE AMENDMENT
 PDC CONSTRUCTION MANAGEMENT LTD

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 Authorised Person (Architect), HKIA Registered Architect (HK) ,H.K.I.P.

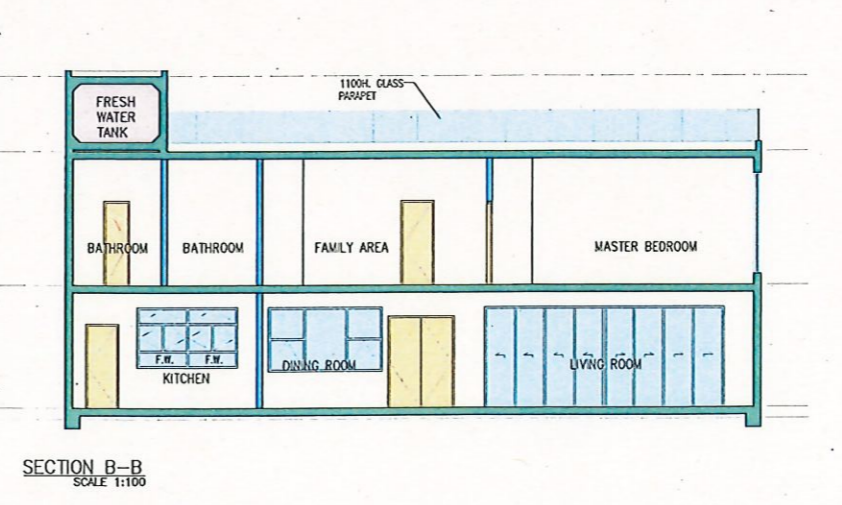
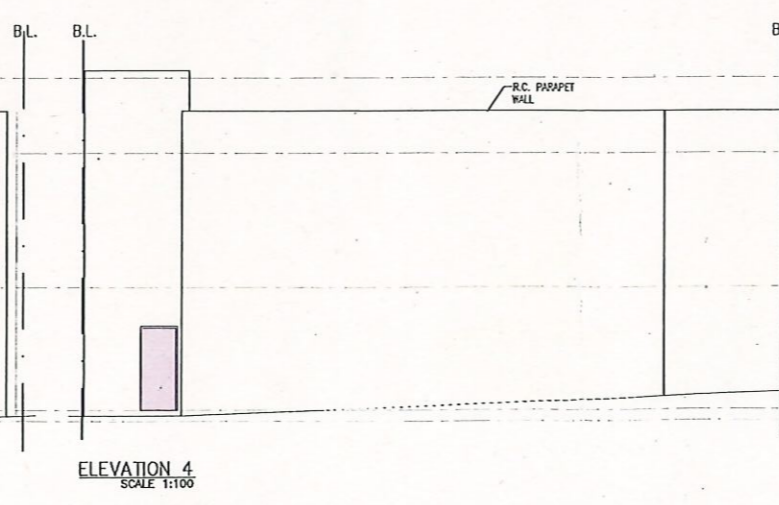
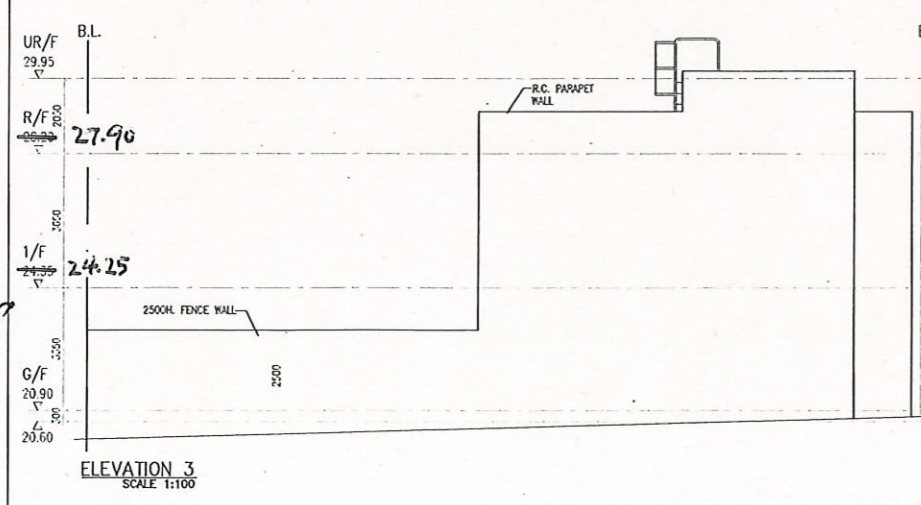
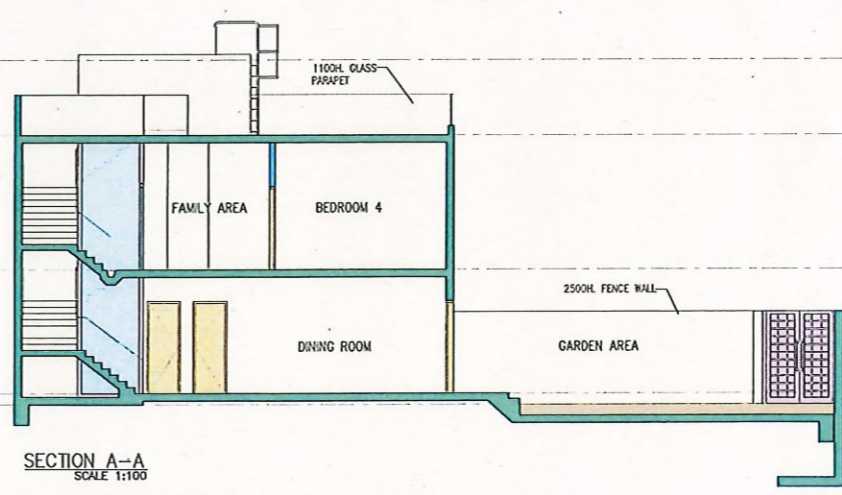
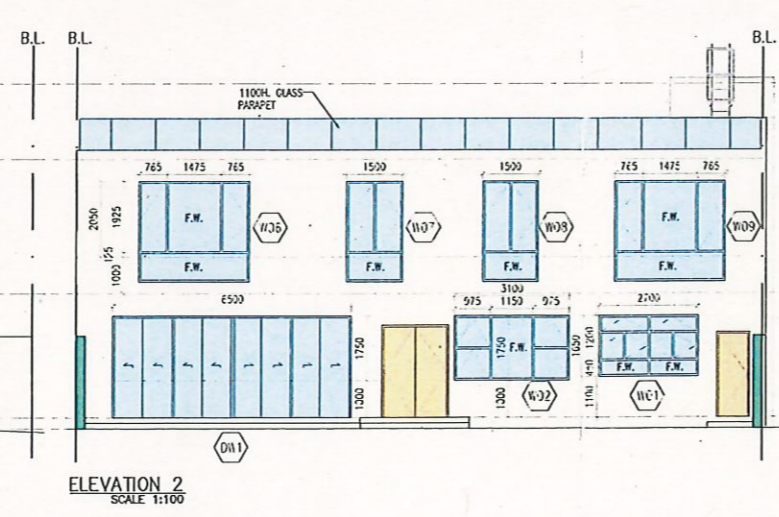
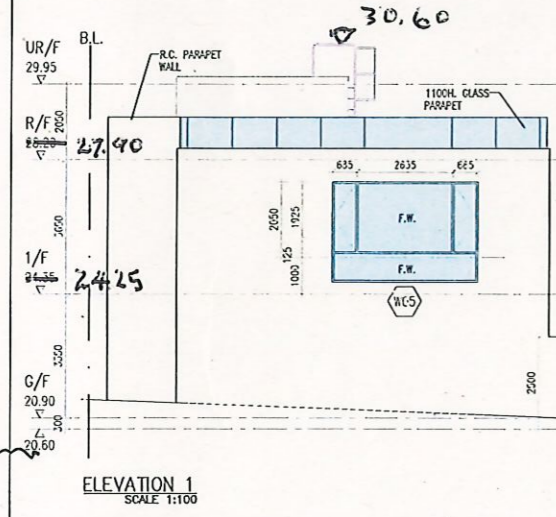
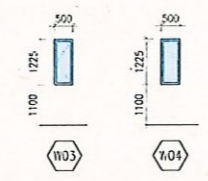
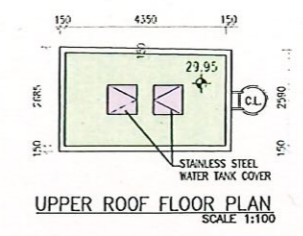
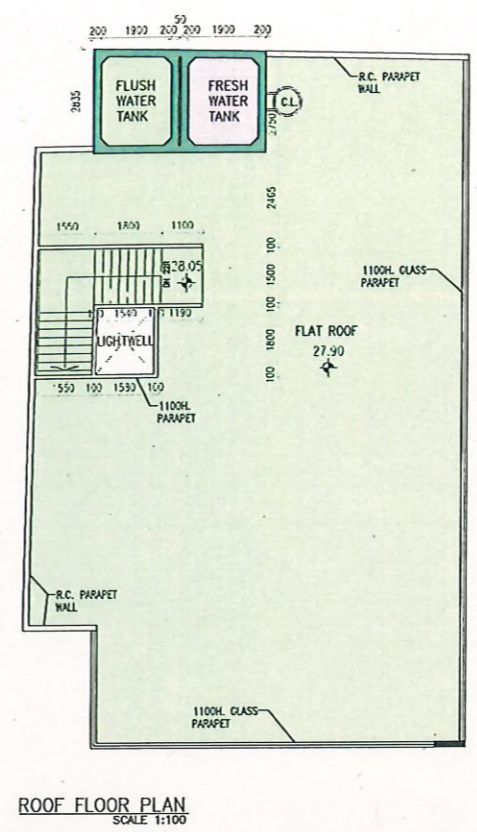
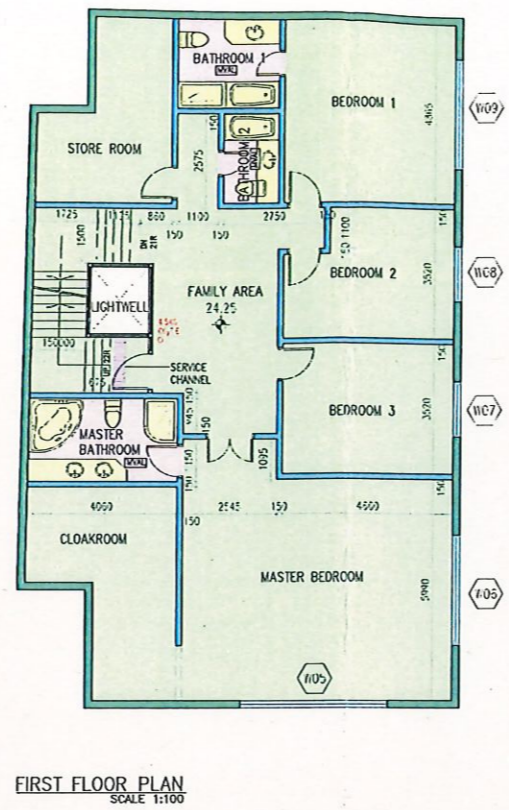
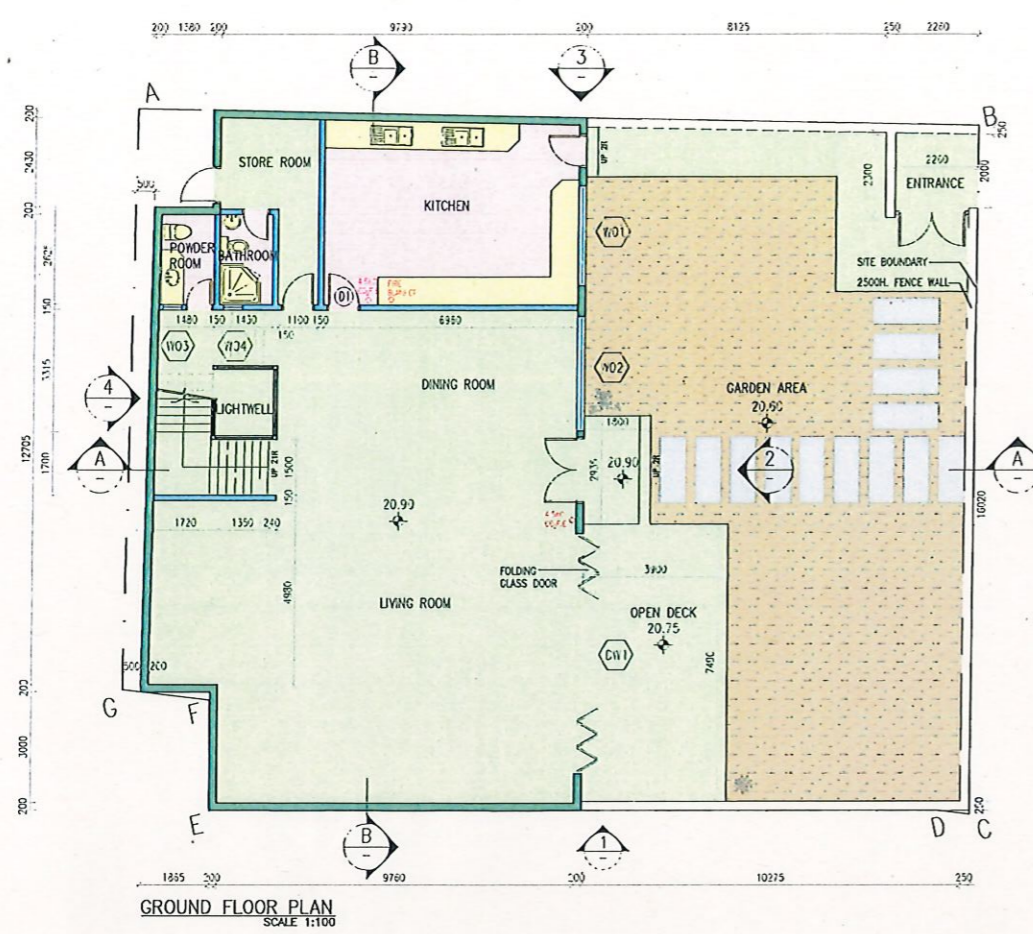
PROJECT
 RESIDENTIAL REDEVELOPMENT
 AT Lot 1890 RP, in DD121
 TONG YAN SAN TSUEN ROAD,
 PING SHAN, HONG KONG

DRAWING
 BLOCK PLAN, NOTES,
 SCHEDULES & CALCULATION

SCALE 1 : 100 @ A3	NUMBER
DATE 08/2025	GBP-01-01
DRAWN	
CHECKED	APPROVED

* ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 * DO NOT SCALE DRAWING
 * ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE

D.D. REF. :
 F.S.D. REF. :
FOR B.D.



NO. DATE AMENDMENT
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PROJECT
 RESIDENTIAL REDEVELOPMENT
 AT Lot 1890 RP, in DD121
 TONG YAN SAN TSUEN ROAD,
 PING SHAN, HONG KONG

DRAWING
 PLAN, ELEVATION &
 SECTION

SCALE 1 : 100 @ A3	NUMBER
DATE 08/2025	GBP-01-02
DRAWN	
CHECKED	APPROVED

• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
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