FIRE SERVICES NOTES:

A ventilation / air conditioning control system shall be provided to stop mechanically induced air movement within a designated area.

Portable fire extinguishers shall be provided as indicated on plans and operated by smoke detectors and the manual control devices on both sides of wall partitions.

The secondary electricity supply shall be arranged to be tee connected to the main electricity supply at the main switchboard location.

The main fire alarm panel shall be provided inside the Fire Control Centre and shall be connected to a direct telephone link to the Fire Services Communications Centre.

The fire hydrant/hose reel system shall be provided inside the Fire Control Centre and shall be connected to a direct telephone link to the Fire Services Communications Centre.

The sprinkler water tank and sprinkler pump set shall be provided and arranged to be interconnected to the water main as indicated on plans.

The alarm signal of the smoke detector(s) fitted with sounder base shall be provided inside the flat with open kitchen. The alarm signal shall be transmitted to the Fire Services Communications Centre via a direct telephone link.

All FS inlets shall be interconnected to the water main as indicated on plans.

The water level shall be provided as indicated on plans and operated by smoke detectors and the manual control devices on both sides of wall partitions.

The first aid kit shall be provided as indicated on plans and arranged to be interconnected to the water main as indicated on plans.
BASEMENT 2 FLOOR PLAN

1. Exposed lint for 8 & 9 rooms - 1.8 ft
2. Exposed lint for carpark - 4.5 ft
3. Automatic sprinkler system to be provided in accordance with the L.E.C. rules for automatic sprinkler installations and relevant circular letters issued by the department.
4. Automatic sprinkler system to be provided in accordance with the L.E.C. rules for automatic sprinkler installations and relevant circular letters issued by the department.
5. Mechanical ventilators to be provided for carpark.
6. Exit of private car parking space to be 3.6 m (2 x 1.8 m for 2 x 1.8 m)
7. Exit of motor vehicle parking space to be 3.6 m (2 x 1.8 m)
8. All motor vehicle parking space to be provided for all carparking spaces in accordance with the requirement under the technical guidelines on charging facilities for electric vehicles.
9. Minimum electric vehicle charging space to be provided for 0.75 m x 3.6 m.
10. Concrete core to exit rooms to be provided as indicated on the plans.
11. All locking device which is electrically operated should be capable of automatic release upon power failure. The electric locking device should be released automatically.

BASEMENT FLOOR PARKING SCHEDULE

Total NOS. of Carpark for Residential
= 13
NOS.
(1 ~ 13)
(2500 W. x 5000 L. x 2400 H.)

Total NOS. of Motorcycle for Retail
= 2
NOS.
(M4 ~ M5)
(1000 W. x 2400 L. x 2400 H.)

C2F BASEMENT FLOOR PARKING SCHEDULE

Total NOS. of Carpark for Residential
= 13
NOS.
(1 ~ 13)
(2500 W. x 5000 L. x 2400 H.)

Total NOS. of Motorcycle for Retail
= 2
NOS.
(M4 ~ M5)
(1000 W. x 2400 L. x 2400 H.)

Notes:
1. The electric locking device should be released automatically upon power failure. The electric locking device should be released automatically.
BASEMENT 1 FLOOR PLAN

SMOKE VENT SIZE SHALL REFER TO CALCULATIONS WITH THE REQUIREMENT UNDER THE TECHNICAL GUIDELINES ON CHARGING FACILITIES FOR ELECTRIC VEHICLES.

REQUIRED AREA:

- B1-A AREA FOR SMOKE VENT
- B1-B AREA FOR SMOKE VENT

TOTAL NOS. OF LOADING / UNLOADING FOR RETAIL

= 3

NOS.

(3500 W. x 7000 L. x 3600 H.)
UNOBSTRUCTED VISION AREA (UVA) REQUIREMENT

IN OPERATION AT TIME WHEN THE BATHROOM IS IN USE

SPRINKLER INSTALLATIONS AND RELEVANT CIRCULAR LETTERS ISSUED BY THE HKFSD

L2 & L2682

SERVED ALL FLOORS

M ROOMS TO BE PROVIDED AS INDICATED ON THE PLAN

=   C1 x 4
=   261.507 s.m. x 4
=   1046.028 s.m. > 873 s.m. (10% of UFA)
90mm (W) x 40mm (H) space for COMPANY LOGO

90mm (W) x 60mm (H) space for AP/RE/ROG's signature and stamp chop

90mm (W) x 150mm (H) space for BD's approval stamp / certification of copies of approved plans (PNAP ADM-10 APP A)
REPEATED 6/F - 18/F = 13 STOREYS
REPEATED 6/F - 18/F = 13 STOREYS

90mm (W) x 40mm (H) space for COMPANY LOGO

90mm (W) x 60mm (H) space for AP/RE/RE's signature and stamp chop

90mm (W) x 600mm (H) space for BD's approval stamp / certification of copies of approved plans (PNAP ADM-10 APP A)
BD SAMPLE - PROPOSED 20-STOREY RESIDENTIAL BUILDING OVER 3-STOREY PODIUM AT TKO

PODIUM SECTION 2-2

SCALE: 1:100 (A1)

DRAWING NO: 220010R-103.001

PROJECT:

90mm (W) x 40mm (H) space for COMPANY LOGO

90mm (W) x 60mm (H) space for AP/RESE/SEG's signature/and stamp chop

90mm (W) x 150mm (H) space for BD's approval stamp / certification of copies of approved plans (PNAP ADM-10 APP A)

SECTION 2-2
### Development Schedule

<table>
<thead>
<tr>
<th>Location</th>
<th>Proposed Height of Building</th>
<th>Permitting Requirements</th>
<th>Development Method</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>T.K.O.T.L. 39.SS.6 S.Q.R.P.</td>
<td>20.814 s.m.</td>
<td>20 - 26.694 s.m.</td>
<td>Not applicable</td>
<td>Not specified</td>
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### RESIDENTIAL RECREATIONAL FACILITIES (R.R.F.) CALCULATION

<table>
<thead>
<tr>
<th>Site Area</th>
<th>2327.720 s.m.</th>
<th>5% of Act GFA = 9985.781 x 5%</th>
<th>PROPOSED DOMESTIC G.F.A. (OZP)</th>
</tr>
</thead>
</table>

### RESIDENT’S RECREATIONAL FACILITIES (R.R.F.)

**Calculation Method:**

- **Domestic:**
  - 71.802 s.m. (Approx. 10% Cap on G.F.A. Concessions Table Item 15)
- **Common Area:**
  - 40 s.m.
- **Retail & Arcade:**
  - 3251.578 s.m.

### Calculation of Area

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<tr>
<th>Level</th>
<th>Area Calculation</th>
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<tbody>
<tr>
<td>1/F</td>
<td>685.553 s.m.</td>
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<tr>
<td>2/F</td>
<td>1415.101 s.m.</td>
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<tr>
<td>3F</td>
<td>293.895 s.m.</td>
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<tr>
<td>4/1F</td>
<td>8041.940 s.m.</td>
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<tr>
<td>SUB-TOTAL</td>
<td>1662.140 s.m.</td>
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</table>

### Additional Notes

- **Site Coverage & Plot Ratio Calculation (Under TPO):**
  - **Actual Total Greener Area of the Lot:** 2507.730 m²
  - **Required Total Greener Area of the Lot:**
    - Domestic: 75% of Act GFA = 9985.781 x 75%
    - Residential & Retail: According to Lease Requirements

- **Open Space Required:**
  - ACTION SPACE PROVIDED:
    - Domestic: 26.694 s.m.
    - Retail & Arcade: 8041.940 s.m.
    - Common: 40 s.m.

### Special Condition

- For Approval by A003, A004, C041

### Certification

- COMPLIANCE WITH TS (16)
- APPROVAL STAMP
- DRAWING NO 20/07/2014

---

### Calculation of Domestic G.F.A. (Before Exemption of Lift Shaft Area Under PNAP APP-89)

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<th>Net GFA</th>
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<td>3251.578 s.m.</td>
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<tr>
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<tr>
<td>4/1F</td>
<td>8041.940</td>
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<tr>
<td>SUB-TOTAL</td>
<td>2327.720 s.m.</td>
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### Site Area

- **20.814 s.m.**

### Referee

- **C041, C042**

---

**Nota Bene:**

- **Compliance with Ts (16)**
- **Approval Stamp**
- **Drawing No 20/07/2014**
- **Certification with company logo**

---

**Additional Notes:**

- **Calculation of Domestic G.F.A. (Before Exemption of Lift Shaft Area Under PNAP APP-89):**
  - **Total Domestic G.F.A. Calculations:**
    - **Domestic G.F.A. (OZP):**
      - **Domestic:**
        - 71.802 s.m. (Approx. 10% Cap on G.F.A. Concessions Table Item 15)
      - **Common Area:**
        - 40 s.m.
      - **Retail & Arcade:**
        - 3251.578 s.m.
  - **Permitted Domestic Plot Ratio (Residue Method):** 10% Cap on G.F.A. Concessions Table Item 15
  - **PROPOSED DOMESTIC G.F.A.:**
    - **Domestic:**
      - 71.802 s.m.
      - **Retail & Arcade:**
        - 3251.578 s.m.
      - **Common Area:**
        - 40 s.m.

---

**Special Condition:**

- For Approval by A003, A004, C041

---

**Certification with company logo**

---

**Nota Bene:**

- **Compliance with Ts (16)**
- **Approval Stamp**
- **Drawing No 20/07/2014**
- **Certification with company logo**
### Total Exempted GFA

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<th>GFA (s.m.)</th>
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</table>

### Bonus GFA

- Refuge floor including refuge floor cum sky garden
- Void over main common entrance (prestige entrance) in non-domestic development
- Pipe duct, air duct for non-mandatory or non-essential plant room
- Chimney shaft
- Horizontal screen/covered walkway, trellis
- Corporation Office
- Noise barrier
- Wider common corridor and lift lobby
- Supporting facilities for a hotel
- Area for picking up and setting down persons departing from or arriving at the hotel by vehicle

### Carpark and Loading / Unloading Area

- NOT LIMITED
- NOT EXCEEDING 2500 PERSONs.m. OF UFA PER FLOOR
- TOTAL USABLE FLOOR AREA (m²)
  - RETAIL & ARCADE
  - CARPARK

### Summary of Sanitary Conformities

- BASIN
  - MALE: 1.1.5
  - FEMALE: 1.1.5
- W.C. PAN
  - MALE: 1.1.5
  - FEMALE: 1.1.5
- URINAL
  - MALE: 1.1.5
  - FEMALE: 1.1.5
- BATH / SHOWER
  - MALE: 1.1.5
  - FEMALE: 1.1.5

### Compliance with SBD Guidelines

- Plant rooms and similar services
- Refuge floor including refuge floor cum sky garden
- Void over main common entrance (prestige entrance) in non-domestic development
- Pipe duct, air duct for non-mandatory or non-essential plant room
- Chimney shaft
- Horizontal screen/covered walkway, trellis
- Corporation Office
- Noise barrier
- Wider common corridor and lift lobby
- Supporting facilities for a hotel
- Area for picking up and setting down persons departing from or arriving at the hotel by vehicle

### Additional Notes

- Certification of copies of approved plans (PNAP ADM-10 APP A)
- BID's approval stamp / certification of copies of approved plans
- 90mm (W) x 40mm (H) space for COMPANY LOGO
- 90mm (W) x 60mm (H) space for AP/RSE/Reg's signature and stamp chop
- 90mm (W) x 150mm (H) space for BID's approval stamp / certification of copies of approved plans (PNAP ADM-10 APP A)
DOMESTIC & NON-DOMESTIC G.F.A. DIAGRAM OF G/F

DOMESTIC & NON-DOMESTIC G.F.A. DIAGRAM OF 1/F
AREA CALCULATION OF A/C PLANT ROOM AT 2/F (CONCESSION ITEM 2.3)

**CALCULATION AT 2/F**

**AREA NO.**

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**100% AREA**

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**50% AREA**

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**DOMESTIC G.F.A.**

CALCULATION AT 2/F

CONCESSION CALCULATION AT 2/F

CONCESSION ITEM 2.2

CONCESSION ITEM 2.3

CONCESSION ... OF TOTAL NON-DOMESTIC GFA FOR A/C PLANT RM.

= 4163.493

s.m. x 1%

= 41.635

s.m. > 35.454 s.m.

AREA

DOMESTIC
PROJECT
BD SAMPLE - PROPOSED 20-STORY RESIDENTIAL BUILDING OVER 3-STORY PODIUM AT TKO

DRAWING TITLE
UFA CALCULATION DIAGRAM OF B1/F

SCALE
1:200 (A1)

AREA NO.
S-B1-01
NAME
RETAIL-B1
(S.M.)
565.752

TOTAL UFA AT B1F =
565.752

AREA NO.
A-GF-01
NAME
ARCADE-G1
(S.M.)
141.475

AREA NO.
S-GF-01
NAME
RETAIL-G1
(S.M.)
121.852

AREA NO.
S-GF-02
NAME
RETAIL-G2
(S.M.)
206.995

AREA NO.
S-GF-03
NAME
RETAIL-G3
(S.M.)
373.048

AREA NO.
S-GF-04
NAME
RETAIL-G4
(S.M.)
171.957

AREA NO.
S-GF-05
NAME
RETAIL-G5
(S.M.)
39.995

TOTAL UFA AT G/F =
1055.322

UFA CALCULATION DIAGRAM OF G/F

90mm (W) x 40mm (H) space for COMPANY LOGO

90mm (W) x 60mm (H) space for AP/RSE/RGE's signature/ and stamp chop

90mm (W) x 150mm (H) space for BD's approval stamp / certification of copies of approved plans
(PNAP ADM-10 APP.A)
TOTAL U.F.A. (3/F~22/F) = 261.69 x 20 Storeys

## TOTAL U.F.A./ U.F.S. PER EACH FLOOR (3/F - 22/F)

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## U.F.A. OCCUPANCY CAPACITY

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## MEANS OF ESCAPE

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<th>Floor</th>
<th>U.F.S. Calculation</th>
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## SOURCE

- 90mm (W) x 40mm (H) space for COMPANY LOGO
- 90mm (W) x 60mm (H) space for AP/RE’s signature and stamp chop
- 90mm (W) x 150mm (H) space for BD’s approval stamp / certification of copies of approved plans (PNAP ADM-10 APP-A)
90mm (W) x 40mm (H) space for COMPANY LOGO

90mm (W) x 60mm (H) space for AP/RSE/RGE’s signature/ and stamp chop

90mm (W) x 150mm (H) space for BD’s approval stamp / certification of copies of approved plans (PNAP ADM-10 APP A)
FIRE COMPARTMENT DIAGRAM OF 2/F

<table>
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<tr>
<th>AREA NO. (s.m.)</th>
<th>Height (m)</th>
<th>(cu.m.)</th>
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<tr>
<td>F-2F-1</td>
<td>2/F (RRF &amp; LOBBY)</td>
<td>= 494.963</td>
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<tr>
<td></td>
<td>4.050</td>
<td>2004.600</td>
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<tr>
<td>TOTAL</td>
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<td>= 2004.600</td>
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FIRE COMPARTMENT B1-1 = 2004.6 < 7000 cu.m.

90mm (W) x 40mm (H) space for COMPANY LOGO

90mm (W) x 60mm (H) space for AP/RSE/RGE's signature/ and stamp chop

90mm (W) x 150mm (H) space for BD's approval stamp / certification of copies of approved plans (PNAP ADM-10 APPA)
LP = 52.120m < 60m

In order to improve air ventilation, enhance the environmental quality at pedestrian level and mitigate the deep street canyon effect, buildings abutting a narrow street less than 15m wide shall set back.

Building setback diagram

Building separation diagram
90mm (W) x 40mm (H) space for COMPANY LOGO

90mm (W) x 60mm (H) space for AP/RS/REG’s signature/ and stamp chop

90mm (W) x 150mm (H) space for BD’s approval stamp / certification of copies of approved plans
(PNAP ADM-10 APPA)
LENGTH CALCULATION OF FACADE TO BE SERVED BY E.V.A.

TOWER (FROM 3/F TO 22/F)

TOTAL LENGTH OF PERIMETER WALL FOR TOWER

SERVED BY THE XX ROAD & XX STREET

(35.062 / 137.70) x 100% = 25.463%

> 25%

LENGTH CALCULATION OF FACADE TO BE SERVED BY E.V.A.

TOTAL LENGTH OF PERIMETER WALL FOR PODIUM PORTION (G/F~2/F)

SERVED BY THE XX ROAD & XX STREET

(102.40 / 178.22) x 100% = 57.46%

> 25%