

BLOCK PLAN 1:500

BOUNDARY	COORDINATES HONG KONG	F 1980 GRID COORDINATES
POINT	E(m)	N(m)
A	844820.178	817802.386
В	844866.178	817802.386
C	844866.178	817735.386
D	844820.178	817735.386

GENERAL NOTES:

1. THE GENERAL BUILDING PLANS ARE PREPARED IN COMPLIANCE WITH a.) CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 (FS CODE 2011) b.) DESIGN MANUAL : BARRIER FREE ACCESS 2008

FIRE SERVICE NOTES

FSD FSI SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT (FSI CODE), RELEVANT FSD CIRCULAR LETTERS AND

INTERNATIONAL CODES AS SPECIFIED.

AUDIO/VISUAL ADVISORY SYSTEM AUDIO/VISUAL ADVISORY SYSTEM SHALL BE PROVIDED FROM G/F TO 2/F WHERE THE AREA OCCUPIED BY ANY ONE SINGLE OCCUPANCY / FOR INSTITUTIONAL PURPOSES ON ANY ONE FLOOR EXCEEDS 2000 SQUARE METRES AND WHERE THE OCCUPANTS, DUE TO THEIR TRANSIENT PRESENCE EITHER AS SHOPPERS, AUDIENCE OR GUESTS / GUESTS OR VISITORS, ARE EXPOSED TO RISKS TO REQUIRE ADDITIONAL ADVICE THROUGH SUCH SYSTEMS.

FIRE HYDRANT/HOSE REEL SYSTEM

1. FIRE HYDRANT/HOSE REEL SYSTEM SHALL BE PROVIDED FOR THE ENTIRE BUILDING IN ACCORDANCE WITH FSI CODE AND CIRCULAR LETTER NO. 2/2013.

REACHED BY A LENGTH OF NOT MORE THAN 30m OF FIRE SERVICES

2. ONE 36m³ FS TANK WITH FS PUMP SET SHALL BE PROVIDED ON G/F. 3. THERE SHALL BE SUFFICIENT HYDRANTS AND HOSE REELS ON EACH FLOOR TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE

4. ALL FS INLETS SHALL BE INTER-CONNECTED.

HOSE AND HOSE REEL TUBING.

1. SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE LPC RULES INCORPORATING BS EN 12845: 2003, CIRCULAR LETTERS NO.3/2006 AND 3/2012 TO PROTECT THE ENTIRE BUILDING G/F - R/F

- EXCEPT E & M PLANT ROOMS. 2. THE HAZARD GROUP OF THE SPRINKLER SYSTEM:-
- OH 1 FOR G/F TO R/F. 3. ONE 84m³ SPRINKLER WATER TANK AND SPRINKLER PUMP SET SHALL BE PROVIDED ON G/F.
- 4. SPRINKLER SYSTEM SIGNAL SHALL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATIONS CENTRE VIA A DIRECT TELEPHONE LINK.
- 5. THE INTERMEDIATE BOOSTER PUMPS SHALL BE PROVIDED ON G/F. / THE FIXED SPRINKLER PUMPS SHALL BE UTILIZED AS THE SPRINKLER INTERMEDIATE BOOSTER PUMPS.

FIRE ALARM SYSTEM

FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHALL BE PROVIDED AT EACH HOSE REEL POINT. VISUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT DESIGN MANUAL: BARRIER FREE ACCESS 2008 AND CIRCULAR LETTER NO. 2/2012. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.

FIRE DETECTION SYSTEM

1. FIRE DETECTION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART I: 2002 + A2: 2008, CIRCULAR LETTERS NO. 1/2009, 3/2010

AND 2/2012 AS FOLLOWS: -- SMOKE DETECTORS SHALL BE PROVIDED IN AREA NOT COVERED BY

AUTOMATIC FIXED INSTALLATION. - HEAT DETECTORS SHALL BE PROVIDED FOR ALL E/M PLANT ROOMS ON NON-DOMESTIC FLOOR.

2. MAIN FIRE ALARM PANEL SHALL BE PROVIDED INSIDE THE FIRE CONTROL CENTRE. ALL FIRE ALARM SIGNALS INCLUDING MANUAL AND

ACCORDANCE WITH FSI CODE AND CIRCULAR LETTER NO. 5/2008.

AFA SIGNALS SHALL BE CONNECTED TO FIRE SERVICES COMMUNICATIONS CENTRE THROUGH DIRECT TELEPHONE LINK. SECONDARY POWER SUPPLY

THE SECONDARY ELECTRICITY SUPPLY SHALL BE ARRANGED TO BE TEE-OFF BEFORE THE INCOMING MAIN SWITCH FOR THE ESSENTIAL FSI SERVICE.

SUFFICIENT DIRECTIONAL SIGN AND EXIT SIGN SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING / PUBLIC AREAS TO STAIRCASES ARE CLEARLY INDICATED IN

SUFFICIENT EMERGENCY LIGHTINGS SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL

EMERGENCY LIGHTING

EXIT ROUTES LEADING TO GROUND LEVEL / TO ALL STAIRCASES, PASSAGES AND PUBLIC AREAS INCLUDING LIFT LOBBIES ON ALL FLOORS AND REFUGE AREAS IN ACCORDANCE WITH FSI CODE, BS 5266 PART I: 2011 AND BS EN 1838: 2013.

PORTABLE HAND-OPERATED APPROVED APPLIANCE

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLAN.

VENTILATION/AIR CONDITIONAL CONTROL SYSTEM

A VENTILATION / AIR CONDITIONING CONTROL SYSTEM SHALL BE PROVIDED TO STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

ABBREVIATION AND LEGEND

AFFL ABOVE FINISHED FLOOR LEVEL AIR HANDLING UNIT ROOM **BOUNDARY LINE**

@HL AT HIGH LEVEL

BUILDING LINE ABOVE CC COVERED CHANNEL CL CAT LADDER CRP CAR PARK

ACPF AIR CONDITIONER PLATFORM

DOOR MARKS

(AP4) ACCESS PANEL

COLOUR INDICATION

HARDCORE OR DRY FILL

CONCRETE SLAB (LIGHTER WASH)

SOLID CONCRETE BLOCKS

HOLLOW CONCRETE BLOCKS

PLASTER OR CEMENT RENDERING

IMPERMEABLE / NON-ABSORBENT FLOOR OR WALL

DEMOLISHED WORKS / DELETION OF APPROVED WORKS

FIRE SERVICES INSTALLATION LEGEND

LIGHTWEIGHT PARITION

METAL WORK OR STEEL

—— UNDERLINE FOR REVISION

CONCRETE (PLAIN OR REINFORCED)

BRICK

GLASS

TIMBER

EXIT EXIT SIGN

☐ FIRE BLANKET

FIRE HYDRANT

DIRECTIONAL EXIT SIGN

FIRE DAMPER WITH FRR -/60/-

FIRE SERVICES INLET

4.5 KG CO₂ FIRE EXTINGUISHER

δ STREET FIRE HYDRANT

FIRE SERVICE ACCESS POINT

FIREMAN'S LIFT

9 LITRE H₂O/CO₂ FIRE EXTINGUISHER

STONE FINISH

SANITARY FITTINGS

-/60/60 FRR SELF-CLOSING DOOR WITH FRR TRANSPARENT GLASS

025) -/30/30 FRR SELF-CLOSING DOOR WITH FRR TRANSPARENT GLASS UPPER PANEL AND SMOKE SEAL

UPPER PANEL AND SMOKE SEAL

(D12) -/-/- FRR GLASS PANEL DOOR

(D20) -/120/- FRR LIFT LANDING DOOR

(D8) -/120/120 FRR SELF-CLOSING DOOR WITH SMOKE SEAL

- DTD DEADEND TRAVEL DISTANCE ELR ELECTRIC ROOM EXTRA LOW VOLTAGE ENTRANCE
- EMERGENCY VEHICULAR ACCESS FLAT ROOF
- FIREMAN'S LIFT LOBBY FIRE CONTROL CENTRE
- FS FIRE SERVICE FSI FIRE SERVICE INLET FSSPRPR FIRE SERVICE SPRINKLER PUMP ROOM
- FIRE SERVICE WATER TANK GLASS BALUSTRADE GROSS FLOOR AREA

GLASS WALL

- LAVATORY LOCKABLE CAT LADDER LIFT LOBBY MB METAL BALUSTRADE
- ML METAL LOUVRE MEAN SITE FORMATION LEVEL MEAN STREET LEVEL MAIN SWITCH ROOM
- PLANTER PD(E) PIPE DUCT (MANDATORY OR ESSENTIAL) PRPW PARAPET WALL PFWTPR POTABLE AND FLUSHING WATER TANK & PUMP ROOM
- REINFORCED CONCRETE SC SITE COVERAGE
- SPRINKLER INLET SPRINKLER SPRINKLER WATER TANK
- STAIRCASE SEPARATION DISTANCE TRAVEL DISTANCE TOP OF SOIL TOP ROOF
- TEMPORARY REFUGE SPACE TX RM TRANSFORMER ROOM USABLE FLOOR AREA VERTICAL SMOKE BARRIER 450H WITH FRR -/30/-
- WMC WATER METER CABINET WPR WATERPROOF WT WATER TANK
- STRUCTURAL FLOOR LEVEL FINISHED FLOOR LEVEL MECHANICAL VENTILATION & ARTIFICIAL LIGHTING ARTIFICIAL LIGHTING
- ACCESSIBLE FACILITIES FOR PERSONS WITH A DISABILITY ACCESSIBLE UNISEX TOILET ACCESSIBLE URINAL

TABLE 1 - COLOUR CODE SYSTEM FOR GFA DIAGRAMS

TYPES OF GFA	PRE-DEFINED COLOUR	RGB COLOUR SYSTEM
ACCOUNTABLE DOMESTIC GFA		ORANGE 255,164,25
2. ACCOUNTABLE NON-DOMESTIC GFA		RED 227,100,102
3. DISREGARDED GFA NOT SUBJECT TO THE OVERALL	CAP OF 10%	
a) CONCESSION ITEMS SPECIFIED IN PNAP APP-151 (OTHER THAN CARPARK, LOADING AND UNLOADING AREAS)		PURPLE 191,000,255
b) CARPARK, LOADING AND UNLOADING AREAS AND OTHERS		WOOD 222,184,135
4. DISREGARDED GFA SUBJECT TO THE OVERALL CAP	OF 10%	
a) CONCESSION ITEMS SPECIFIED IN PNAP APP-151		DEEP BLUE 30,144,255
b) OTHERS		LIGHT BLUE 144,214,236

		DRAWING LIST	BD REF	: 2/9876/19
DRAWING NUMBER	REV.	DRAWING TITLE	BIM REF	: 2-9876-19-R1
A001	Α	BLOCK PLAN, NOTES AND LEGEND	1 JD KEI	. 11 0/
A002	Α	G/F PLAN	1	
A003	Α	1/F PLAN		
A004	Α	2/F PLAN		
A005	Α	R/F PLAN	1	
A006	Α	SECTIONS A AND B		
A007	Α	ELEVATIONS 1 AND 2		
A008	Α	ELEVATIONS 3 AND 4		
C001	Α	SITE COVERAGE, PLOT RATIO AND DEVELOPMENT SCHEDULE		
C002	Α	GFA DIAGRAMS AND CALCULATIONS]	
C003	Α	SC DIAGRAM AND CALCULATION AND GFA CONCESSION SUMMARY		
C004	Α	UFA DIAGRAMS AND CALCULATIONS		
C005	Α	COMPARTMENT DIAGRAMS AND CALCULATIONS	1	
C006	Α	EVA SERVED FACADE DIAGRAMS AND CALCULATIONS		
C007	Α	SCHEDULES		
C008	Α	SUSTAINABLE BUILDING DESIGN GREENERY AREA CALCULATIONS		

GBP SUBMISSION AMENDMENT BD SAMPLE - PROPOSED INSTITUTIONAL

BIM REF : 2-9876-19-R19-01

DRAWING TITLE

BLOCK PLAN, NOTES AND LEGEND

DEVELOPMENT AT KOWLOON

SCALE AS SHOWN@A0 REV. NO.

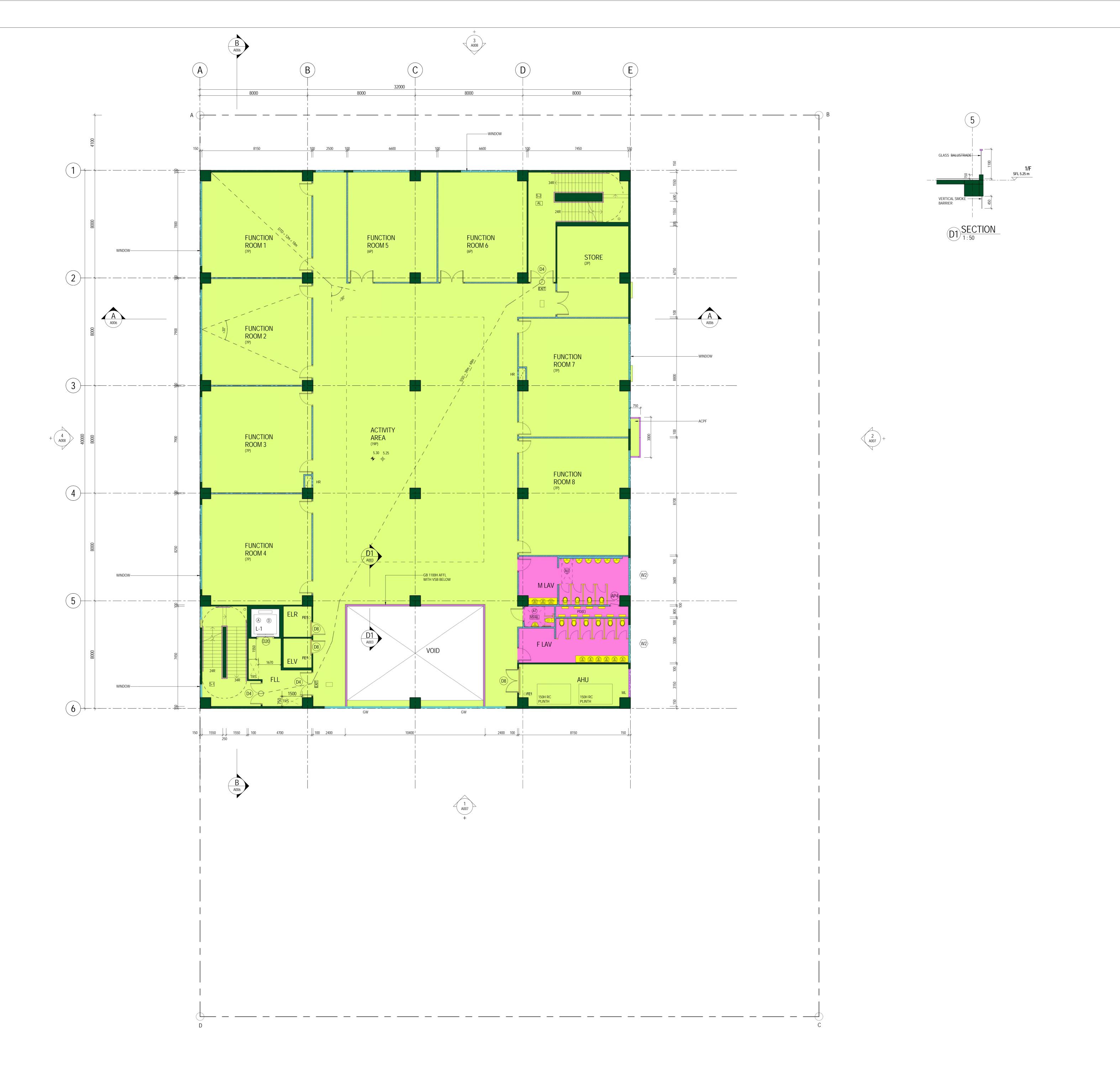
> 90mm (W) x 40mm (H) space for COMPANY LOGO

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

BD's OFFICIAL

SORUC ---





A DATE 1 GBP SUBMISSION
REV. DATE AMENDMENT
PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL

DEVELOPMENT AT KOWLOON

DRAWING TITLE

1/F PLAN

BD REF : 2/9876/19

FSD REF : FP 8/

BIM REF : 2-9876-19-R19-01

SCALE 1:100@A0

DRAWING REV. NO.

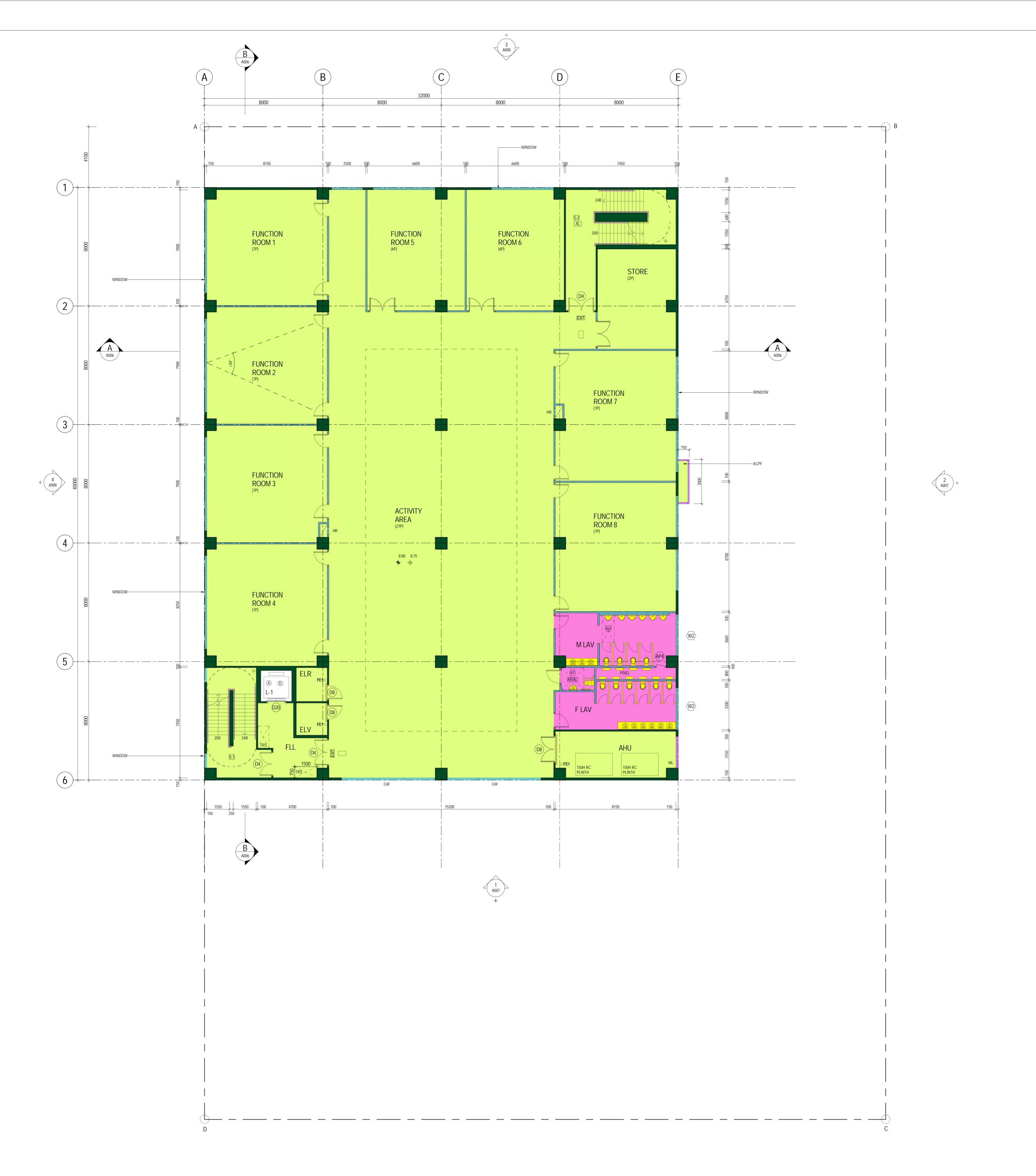
A003 A

SORUC ---

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

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

BD's OFFICIAL



BD REF : 2/9876/19

BIM REF : 2-9876-19-R19-01 FSD REF : FP 8/

GBP SUBMISSION
AMENDMENT

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE 2/F PLAN

SORUC ---

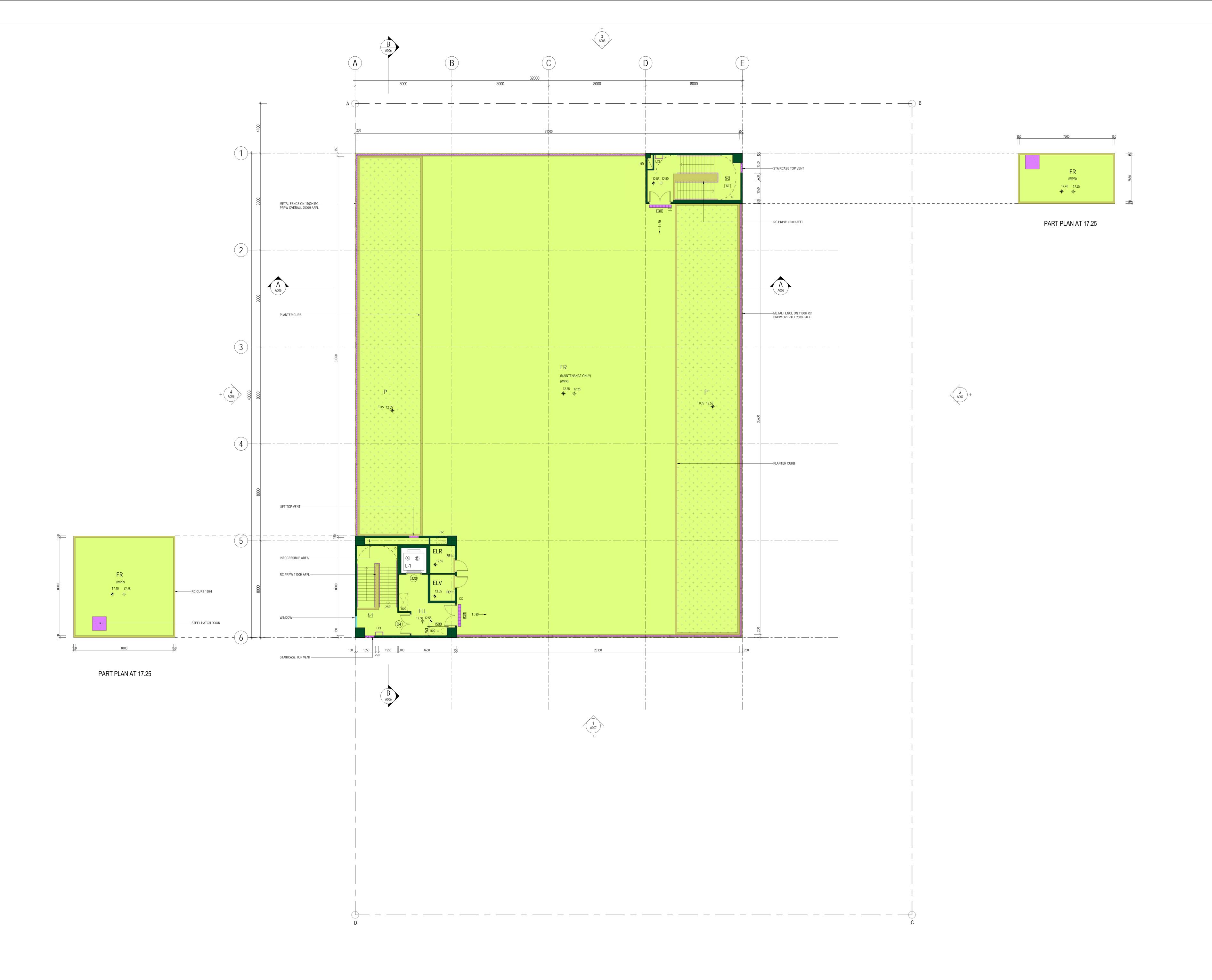
SCALE 1:100@A0 REV. NO. A004

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

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

signature/ and stamp chop

BD's OFFICIAL



BD REF : 2/9876/19

BIM REF : 2-9876-19-R19-01

FSD REF : FP 8/

A DATE 1 GBP SUBMISSION
REV. DATE AMENDMENT

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE R/F PLAN

SCALE 1:100@A0

DRAWING REV. NO.

A005 A

SORUC ---

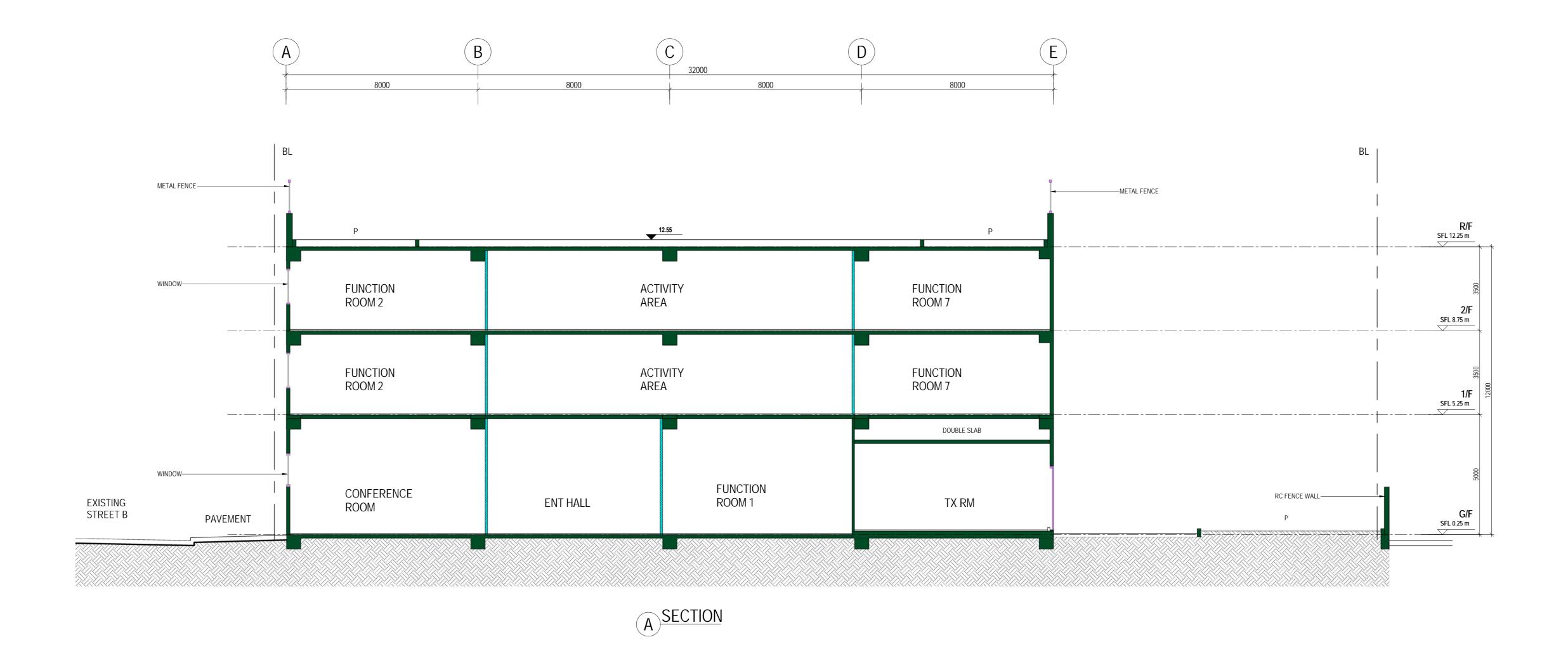
90mm (W) x 40mm (H) space for COMPANY LOGO

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

BD's OFFICIAL

TR/F
SFL 17.25 m METAL FENCE-R/F SFL 12.25 m FUNCTION ROOM 3 FUNCTION ROOM 1 FUNCTION ROOM 2 FUNCTION ROOM 4 2/F SFL 8.75 m FUNCTION ROOM 2 FUNCTION ROOM 3 FUNCTION ROOM 4 FUNCTION ROOM 1 1/F SFL 5.25 m RC FENCE WALL— CONFERENCE EXISTING STREET C EXISTING STREET A OFFICE ROOM PAVEMENT

BSECTION



BD REF : 2/9876/19 BIM REF : 2-9876-19-R19-01 FSD REF : FP 8/

GBP SUBMISSION
AMENDMENT

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE

SECTIONS A AND B

SCALE 1:100@A0

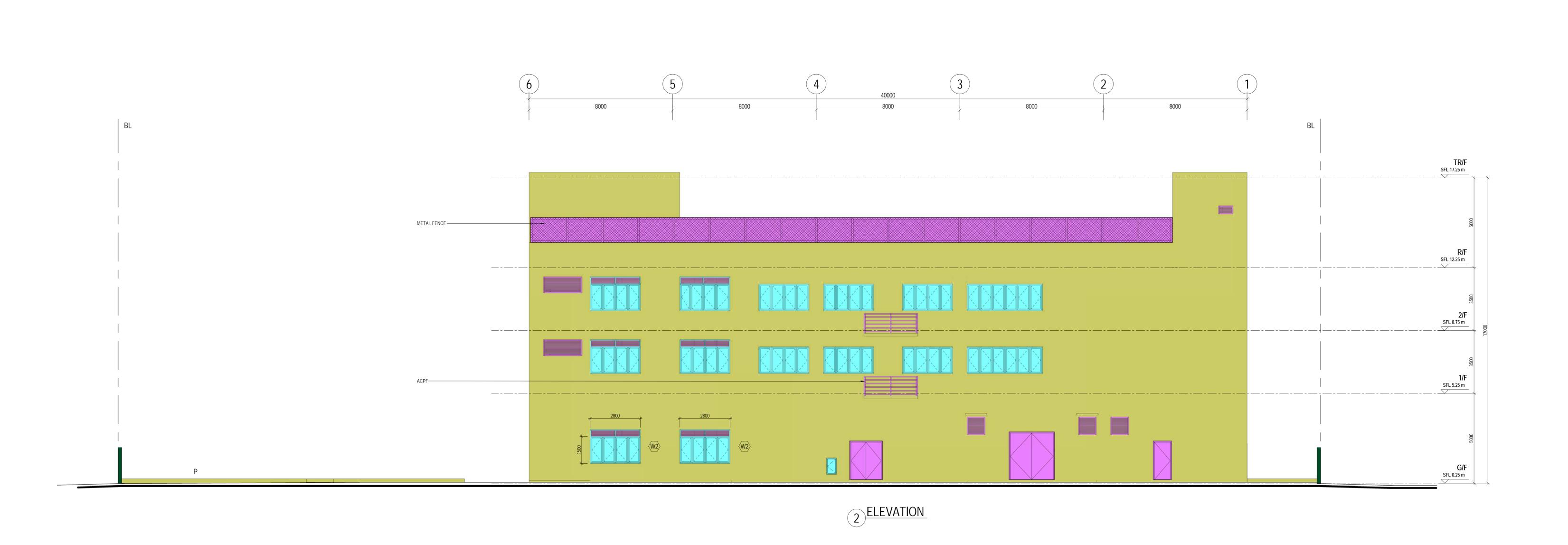
A006 SORUC ---

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

REV. NO.

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

BD's OFFICIAL





BIM REF : 2-9876-19-R19-01

FSD REF : FP 8/

GBP SUBMISSION
AMENDMENT BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE ELEVATIONS 1 AND 2

SCALE 1:100@A0

SORUC ---

REV. NO.

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

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

BD's OFFICIAL

TR/F SFL 17.25 m METAL FENCE—— SFL 12.25 m **2/F** SFL 8.75 m EXTERNAL ———— TEXTURE PAINT 1/F SFL 5.25 m RC FENCE WALL-RC FENCE WALL **G/F** SFL 0.25 m 4 ELEVATION



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

BD's OFFICIAL

SORUC ---

ELEVATIONS 3 AND 4

BIM REF : 2-9876-19-R19-01

FSD REF : FP 8/

SCALE 1:100@A0

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

GBP SUBMISSION
AMENDMENT

REV. NO.

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

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

SITE COVERAGE AND PLOT RATIO CALCULATION

UNDER BUILDINGS ORDINANCE

CLASS OF SITE : C

USE CLASSIFICATION : INSTITUTIONAL SITE AREA : 3082 m² **BUILDING HEIGHT** : 12.15 m

PERMISSIBLE SITE COVERAGE (SC)

: 100 % NON-DOMESTIC SC PERMISSIBLE PLOT RATIO (PR) NON-DOMESTIC PR : 5

PROPOSED SITE COVERAGE AREA : 1280.000 m²

PROPOSED SITE COVERAGE : $1280.000 \text{ m}^2 / 3082.000 \text{ m}^2 \times 100 \% = 41.531 \%$

: 3519.081 m² PROPOSED NON-DOMESTIC GFA

PROPOSED NON-DOMESTIC PLOT RATIO : 3519.081 m² / 3082.000 m² = 1.142

Development Schedule

A. LOCATION & LOT NO. : K.I.L. 38

B. SITE AREA: 3082 m² (approx)

C. HEIGHT OF BUILDING

Block	No. of Storeys	Proposed Height of Building	Height Restrictions under Lease	Special Condition Referred	AP's Confirmation (Dwg. No.)
1	3	17.35m	NIL	SC	A006

D. LEASE REQUIREMENTS

D. LEAC	SE REQUIREMENTS		Required/Permitted	Relevant	Social Condition	AP's Confirmation
	<u>Items</u>	<u>Proposed</u>	under the Lease	<u>Departments</u>	Referred	(Dwg. No.)
1	User	Institutional	NIL	NIL	SC	C001
2	Type of Building	Assembly	NIL	NIL	SC	C001
3	Gross Floor Area	3519.081 m ²	NIL	NIL	SC	C001
4	Site Coverage	41.53%	NIL	NIL	SC	C001
5	Building Separation	NIL	NIL	NIL	SC	NIL
6	Building Setback	NIL	NIL	NIL	SC	NIL
7	Greenery requirement	31.054%	NIL	NIL	SC	C008
8	Design and Disposition / Design, Disposition and Height	NIL	(Please refer to the aspects that will be generally considered under DDH/DD clause stated in the LAO Practice Note 3/2014)	NIL	SC	NIL
9	Carpark	6 nos.	NIL	NIL	SC	A002
10	Loading and Unloading Requirements	NIL	NIL	NIL	SC	NIL
11	Vehicular Access	Between Points X and Y through Z for vehicular ingress and egress	NIL	NIL	SC	A002
	Caretaker's	NIL	NIL	NIL	SC	NIL
12	- Office Accommodation	NIL	NIL	NIL	SC	NIL
	- Quarters	NIL	NIL	NIL	SC	NIL
13	Owners' Corporation and Owners' Committee Office	NIL	NIL	NIL	SC	NIL
14	Recreational Facilities	NIL	NIL	NIL	SC	NIL
15	Non-building Area (e.g. Drainage Reserve Area and Waterworks Reserve Area, etc.)	NIL	NIL	NIL	SC	NIL
16	Formation Areas (e.g. Green, Yellow etc.)	NIL	NIL	NIL	SC	NIL
17	Tree Preservation	NIL	NIL	NIL	SC	NIL
18	Landscaping	NIL	NIL	NIL	SC	NIL
19	Other Special Requirements under Lease (e.g. footbridge, open space provision)	NIL	NIL	NIL	SC	NIL

E. IN COMPLIANCE WITH THE MASTER LAYOUT PLANS APPROVED ON

BD REF : 2/9876/19

BIM REF : 2-9876-19-R19-01 FSD REF : FP 8/

GBP SUBMISSION
AMENDMENT

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE SITE COVERAGE, PLOT RATIO AND DEVELOPMENT SCHEDULE

C001 SORUC ---

SCALE NIL@A0

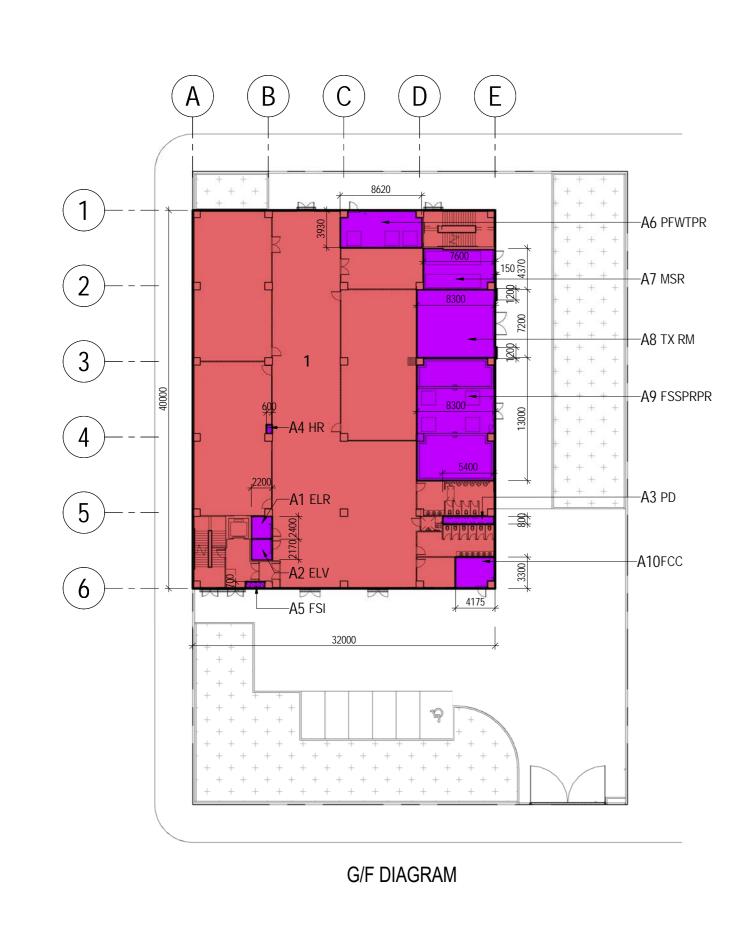
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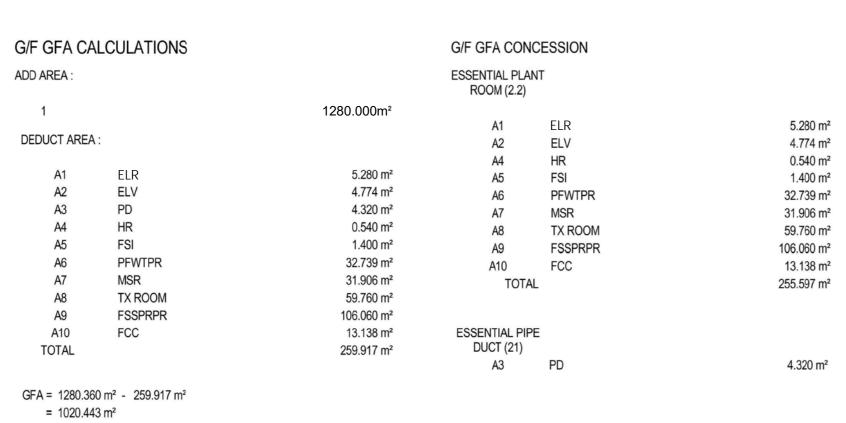
90mm (W) x 40mm (H) space for COMPANY LOGO

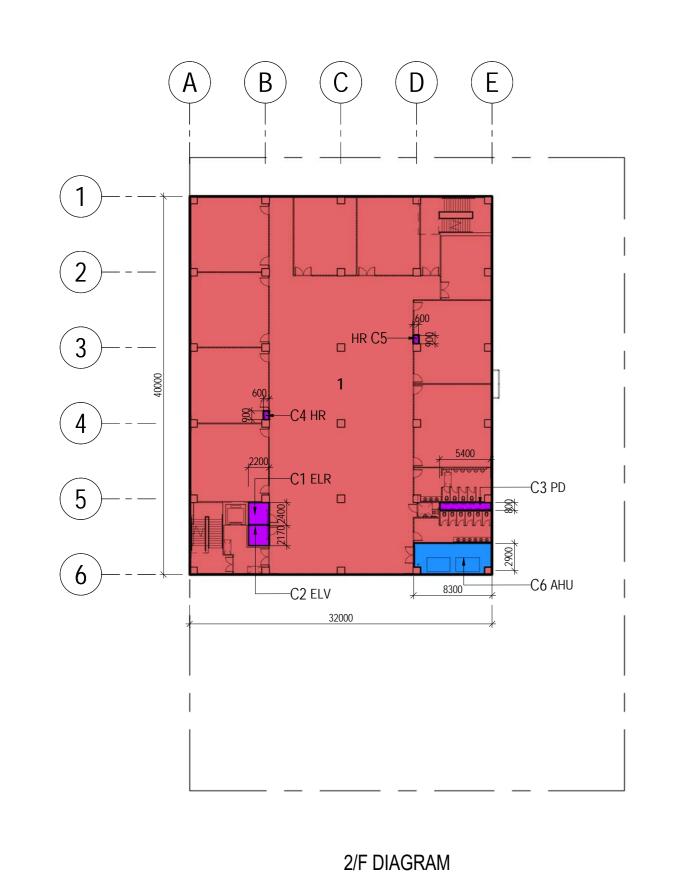
REV. NO.

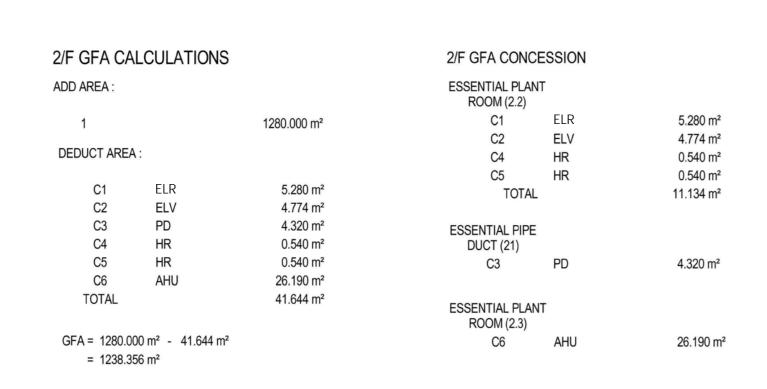
90mm (W) x 60mm (H) space for AP/RSE/RGE's signature/ and stamp chop

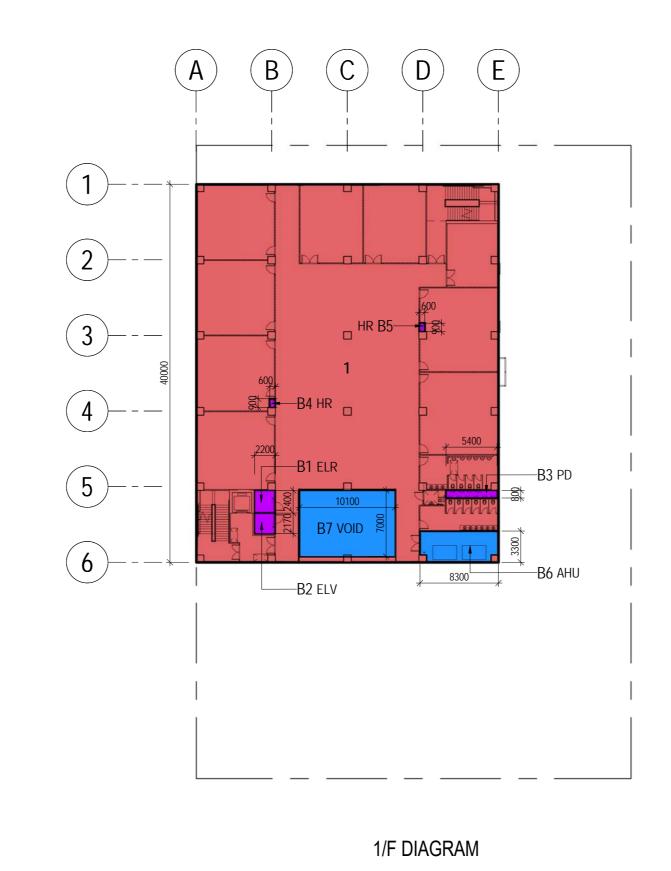
BD's OFFICIAL

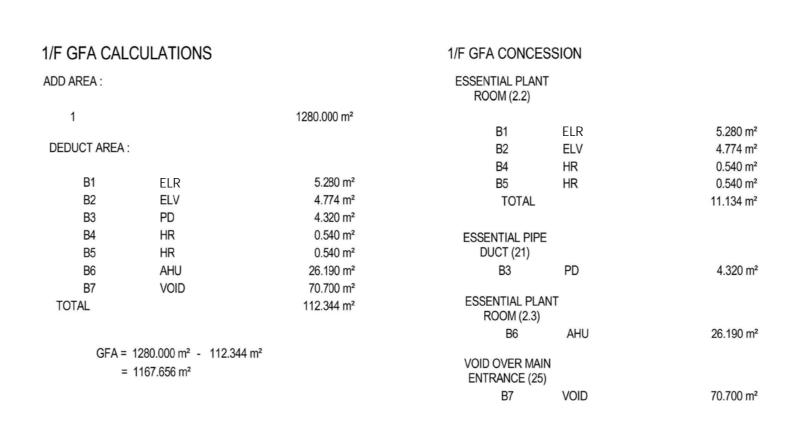


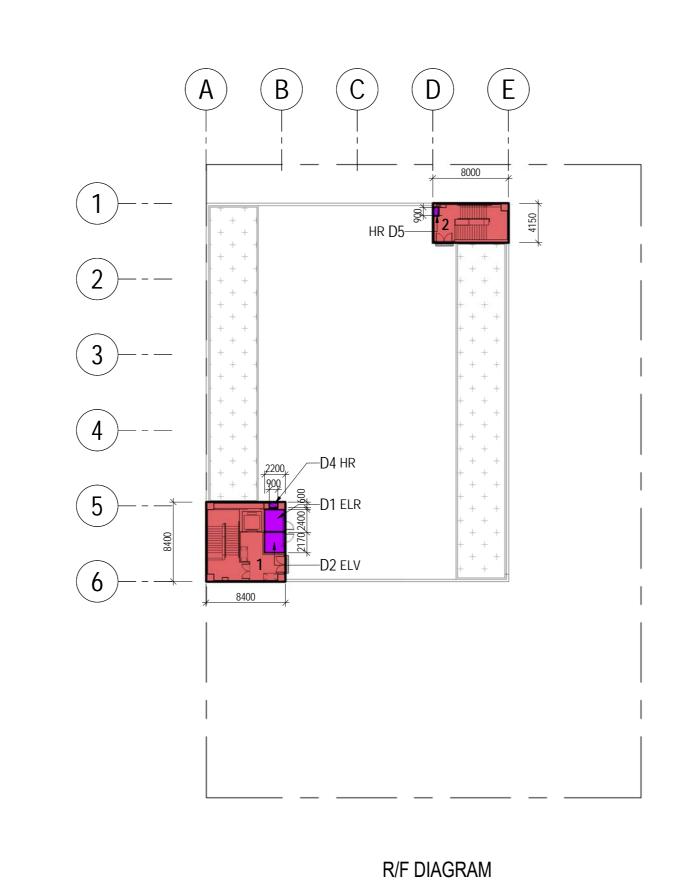












R/F GFA CA	ALCULATIO	NS	R/F GFA CON	CESSION	
ADD AREA :			ESSENTIAL PLA ROOM (2.2)	NT	
1		70.560 m ²	D1	ELR	5.280 m ²
2		33.200 m ²	D2	ELV	4.774 m ²
TOTAL		103.760 m ²	D4	HR	0.540 m ²
			D5	HR	0.540 m ²
DEDUCT AREA	A:		TOTA	AL.	11.134 m²
D1	ELR	5.280 m ²			
D2	ELV	4.774 m ²			
D4	HR	0.540 m ²			
D5	HR	0.540 m ²			
TOTAL		11.134 m ²			

= 92.626 m²

GFA SU	IMMARY
R/F	92.626 m²
2/F	1238.356 m ²
1/F	1167.656 m ²
G/F	1020.443 m ²
TOTAL	3519.081 m ²

BD REF : 2/9876/19

FSD REF : FP 8/

BIM REF : 2-9876-19-R19-01

A DATE 1 GBP SUBMISSION
REV. DATE AMENDMENT
PROJECT

BD SAMPLE - PROPOSED INSTITUTIONAL

DRAWING TITLE

GFA DIAGRAMS AND CALCULATIONS

DEVELOPMENT AT KOWLOON

SCALE 1:400@A0

DRAWING REV. NO.

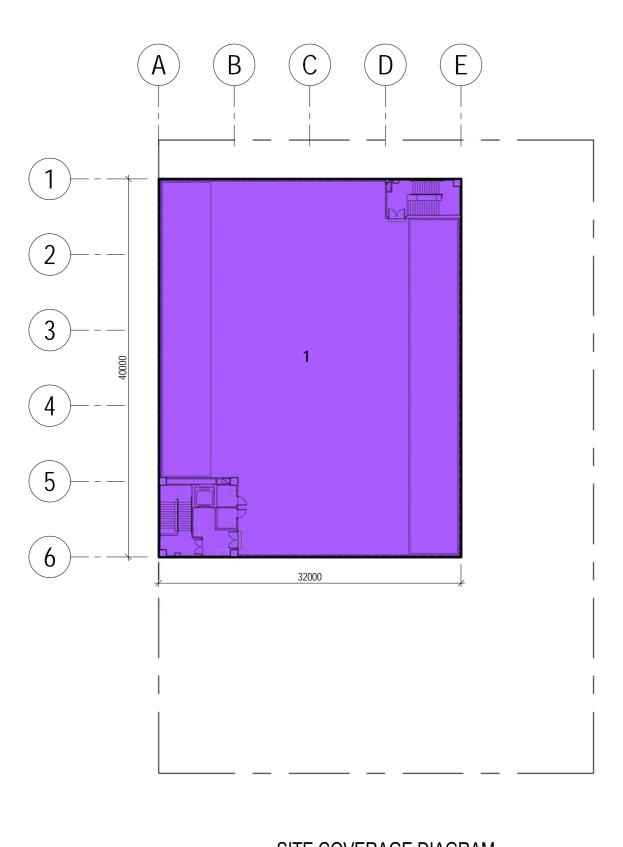
C002 A

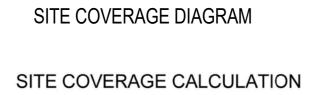
SORUC ---

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

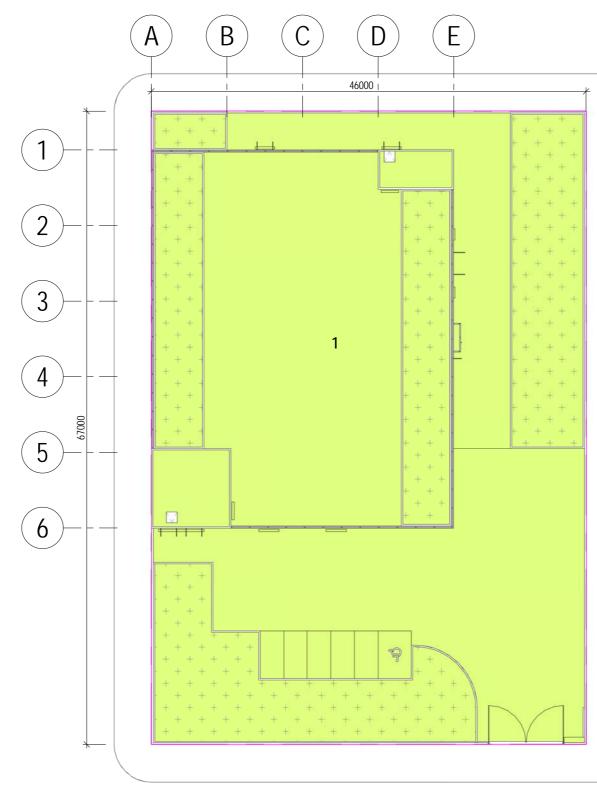
90mm (W) x 60mm (H) space for AP/RSE/RGE's signature/ and stamp chop

BD's OFFICIAL





1 = 1280.000 m²



SITE AREA DIAGRAM

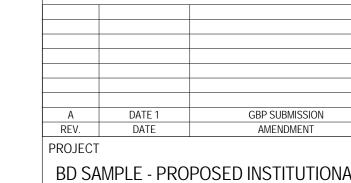
SITE AREA CALAULATION

SIIL AIL	N UAL	AULATION
1	=	3082.000 n

	Summary of GFA Concessi		Floo	or			Subject to overall cap
Item	Function of Rooms / Areas	G/F	1/F	2/F	R/F	No Cap	under APP-151
Disrega	arded GFA under Regulation 23(3)(b) of the Building (Planning) Regulations (B(P)R)	O/I	1/1	2/1	IVI		
	Carpark and loading/unloading area excluding public transport terminus	-	-	_	-	_	
	coms and similar services						
	Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation,						
2.1	such as lift machine room, TBE room, refuse storage chamber, etc.	-	-	-	-	-	-
	Mandatory feature or essential plant room, areas of which is NOT limited by any PNAP or regulation,						
2.2	such as room occupied solely by FSI and equipment, meter room, transformer room, potable and	255.597	11.134	11.134	11.134	288.999	-
	flushing water tank, etc.						
2.3	Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc.	-	26.190	26.190	-	-	52.380
Disrega	arded GFA under Regulation 23A(3) of the B(P)R						
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	-	-	-	-	-	-
	Supporting facilities for a hotel	-	-	-	-	-	-
Green	Features under Joint Practice Notes (JPNs)						
	Balcony for residential buildings	-	-	-	-	-	-
6	Wider common corridor and lift lobby	-	-	-	-	-	-
7	Communal sky garden	-	-	-	-	-	-
	Communal podium garden for non-residential buildings	-	-	-	-	-	-
	Acoustic fin	-	-	-	-	-	-
	Wing wall, wind catcher and funnel	-	-	-	-	-	-
11	Non-structural prefabricated external wall	-	-	-	-	-	-
12	Utility platform	-	-	-	-	-	-
	Noise barrier	-	-	-	-	-	-
	y Features						
14	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	-	-	-	-	-	-
45	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered						
15	walkway etc serving solely the recreational facilities	-	-	-	-	-	-
16	Covered landscaped and play area	-	-	-	-	-	-
17	Horizontal screen/covered walkway, trellis	-	-	-	-	-	-
18	Larger lift shaft	-	-	-	-	-	-
19	Chimney shaft	-	-	-	-	-	-
20	Other non-mandatory or non-essential plant room, such as boiler room, SMATV room	-	-	-	-	-	-
21	Pipe duct, air duct for mandatory feature or essential plant room	4.320	4.320	4.320	-	12.960	-
22	Pipe duct, air duct for non-mandatory or non-essential plant room	-	-	-	-	-	-
23	Plant room, pipe duct, air duct for environmentally friendly system and feature	-	-	-	-	-	-
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development	-	-	-	-	-	-
25	Void over main common entrance (prestige entrance) in non-domestic development	-	70.700	-	-	-	70.700
26	Void in duplex domestic flat and house	-	-	-	-	-	-
27	Sunshade and reflector	-	-	-	-	-	-
28	Minor projection such as AC box, window cill, projecting window	-	-	-	-	-	-
20	Other projection such as air-conditioning box and platform with a projection of more than 750mm from						
	the external wall				-		
Other I							
	Refuge floor including refuge floor cum sky garden	-	-	-	-	-	-
31	Covered area under large projecting/overhanging feature	-	-	-	-	-	-
32	Public transport terminus (PTT)	-	-	-	-	-	-
33	Party structure and common staircase	-	-	-	-	-	-
34	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	-	-	-	-	-	-
	Public passage	-	-	-	-	-	-
	Covered set back area	-	-	-	-	-	-
Bonus				1		ı	
37	Bonus GFA	-	-	-	-	-	-
Additio	nal Green Features under JPN		-	1			
38	Buildings adopting Modular Integrated Construction	-	-	-	-	-	-
					Total:	301.959	123.080
					Total Acc	outable GFA:	3519.081
					% of GEA	A concession :	3.498%

	GFA CONCESSION SUMMARY (PNAP ADM-2 APPENDIX H)																										
	TOTAL APPROVED DOMESTIC & NON-			DISREGAR	RDED G	FA UNDER	B(P)R	23(3)(b)		DISREGARDED GFA UNDER B(P)R 23A(3) EXEMPTED GFA UNDER JPN 1 & 2							EXEMP	TED GFA		PONII	S GEA	FEATURE SUBJECT TO THE					
BUILDING NAME	BUILDING DOMESTIC GROSS CARPARK A FLOOR AREA (GFA) UNLO		CARPARK AND LOADING / UNLOADING			PLANT ROOM AND SIMILAR SERVICES		HOTEL		GREEN FEATURES			AMENITY FEATURES AND OTHER EXEMPTED ITEMS				EMPTED ITEMS	BONUS GFA		OVERALL CAP (#)							
	(m2)	ARI	EA (m2)	%		AR	EA (m	2)	%	,	AREA (m	12)	%	AF	REA (m2)	Α	REA (m2)	%	А	REA (m2)	AF	REA (m2)	%	AREA (m2)	%	AREA (m2)	%
	A		В	C=B/A		D		D#	E=(D+D#)/A		F		G=F/A		Н		H#	I=(H+H#)/A		J		J #	K=(J+J#)/A	L	M=L/A	N=D#+H#+J#	O=N/A
	3519.081	1-	0		2.1-	0	2.	3- 52.380		3-	(0		7-	0	5-	0		16-	0	14-	0		0			
N _O					2.2-	288.999				4-		0		8-	0	6-	0		17-	0	15-	0					
Ĕ														9-	0	11-	0		21-	12.960	18-	0					
¥ տ														10-	0	12-	0		23-	0	19-	0					
ΣŽ														13-	0		-		24-	0	20-	0					
요그																			28-	0	22-	0					
프핑																			29-	0	25-	70.700					
<u>១</u> ៦																			30-	0	26-	0					
<u>∠</u> ≥																			31-	0	27-	0.000					
⊒																			32-	0		-					
BUILDING INFORMATION MODELLING]]						33-	0		-					
				1					7				1						34-	0		-	1				
SUB-TOTAL	-		-	-		-		-	-		-		-		-		-	-		-		-	-	-	-	-	-
TOTAL	3519.081		0	0%	1	288.999		52.380	9.701%		0%		0%		0%		0%	0%		12.960	7	70.700	2.377%	0%	0%	123.080	3.498%

I. Item Number Please Refer to Appendix G of PNAP ADM-2.
 Item # are Subject to the Overall CAP at 10% of the Total GFA (PNAP APP-151)



BD REF : 2/9876/19

FSD REF : FP 8/

BIM REF : 2-9876-19-R19-01

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

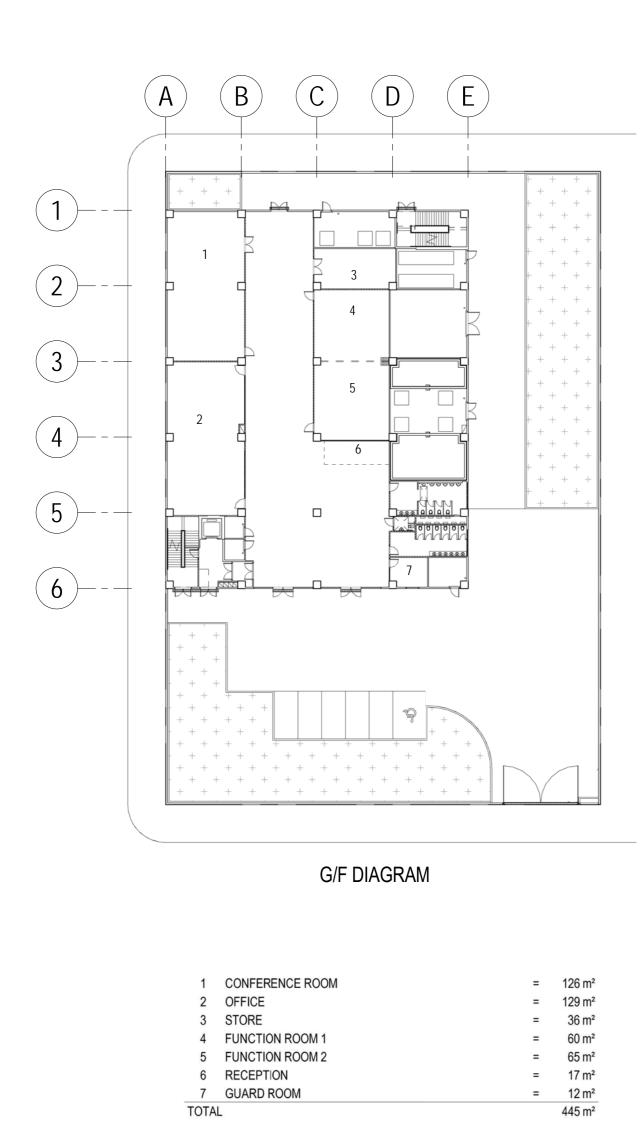
DRAWING TITLE SC DIAGRAM AND CALCULATION AND GFA CONCESSION SUMMARY

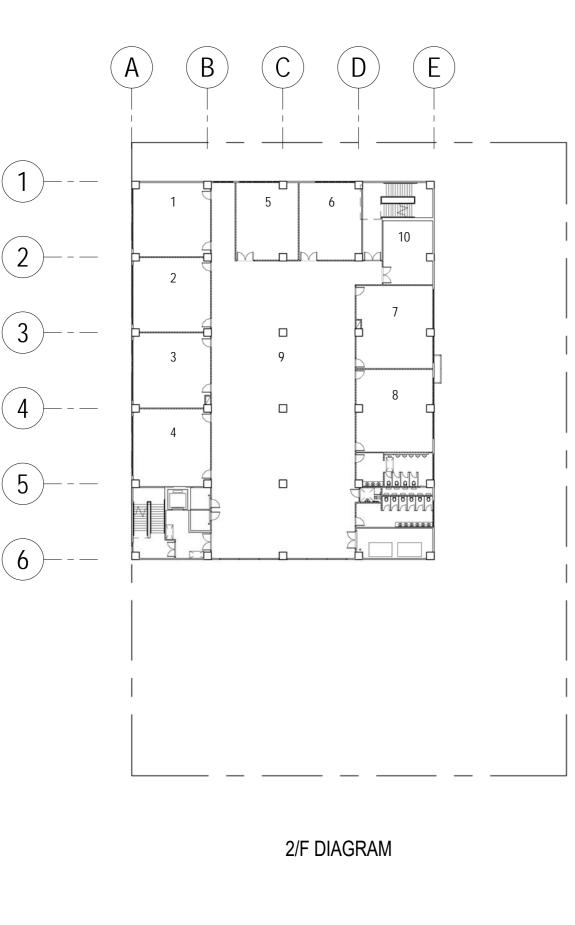
SCALE 1:400@A0 REV. NO. DRAWING C003 SORUC ---

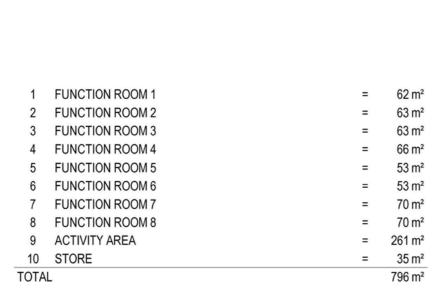
90mm (W) x 40mm (H) space for COMPANY LOGO

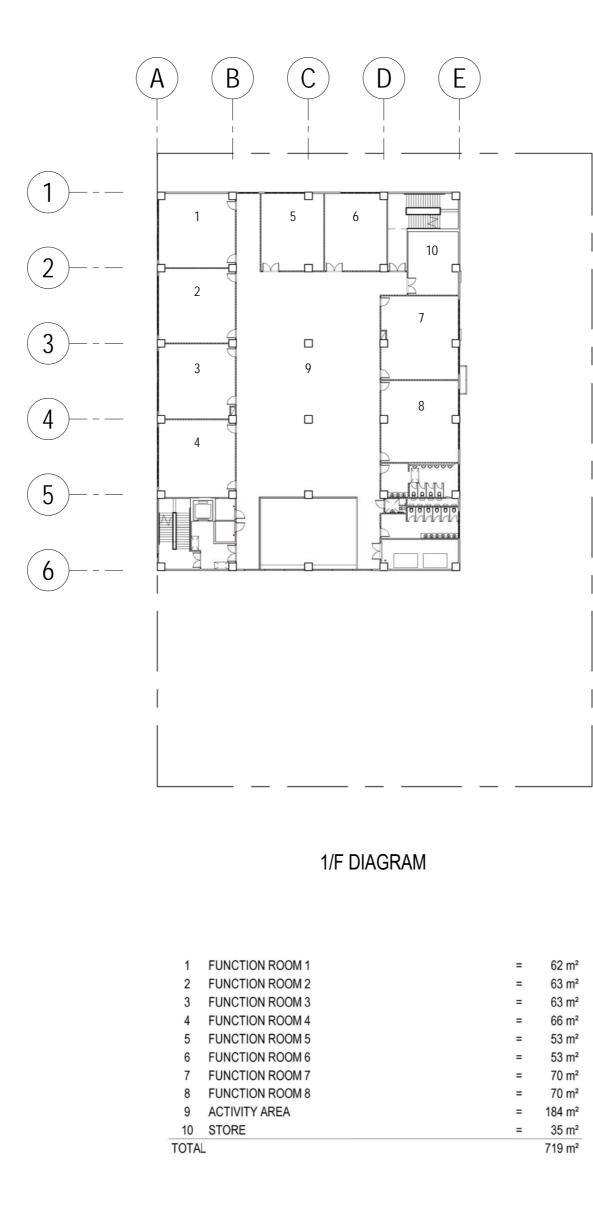
90mm (W) x 60mm (H) space for AP/RSE/RGE's signature/ and stamp chop

BD's OFFICIAL









BD REF : 2/9876/19

FSD REF : FP 8/

BIM REF : 2-9876-19-R19-01

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

GBP SUBMISSION
AMENDMENT

UFA DIAGRAMS AND CALCULATIONS

SCALE 1:400@A0

DRAWING REV. NO.

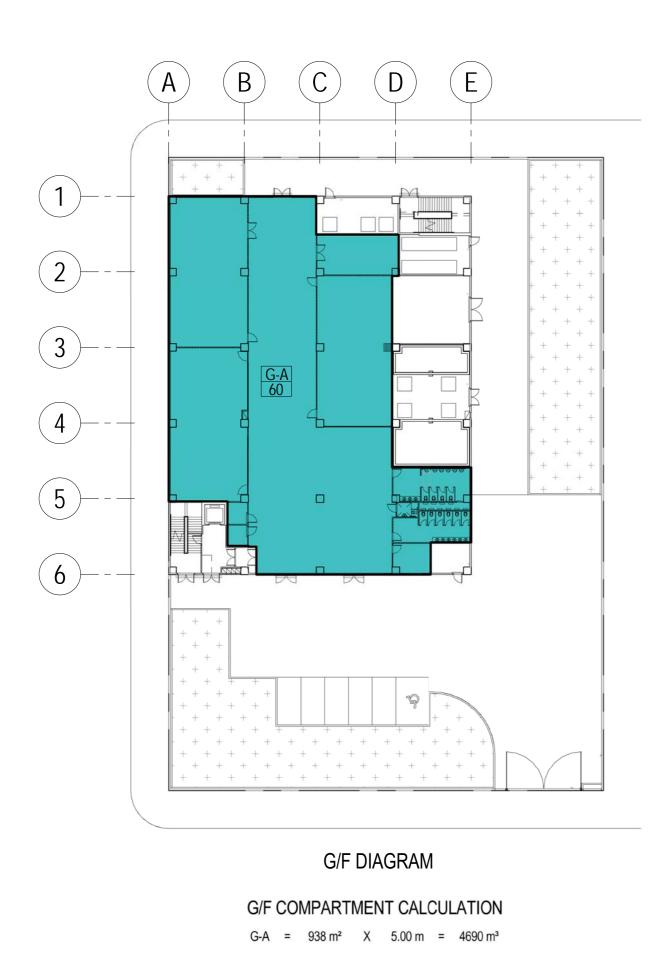
C004 A

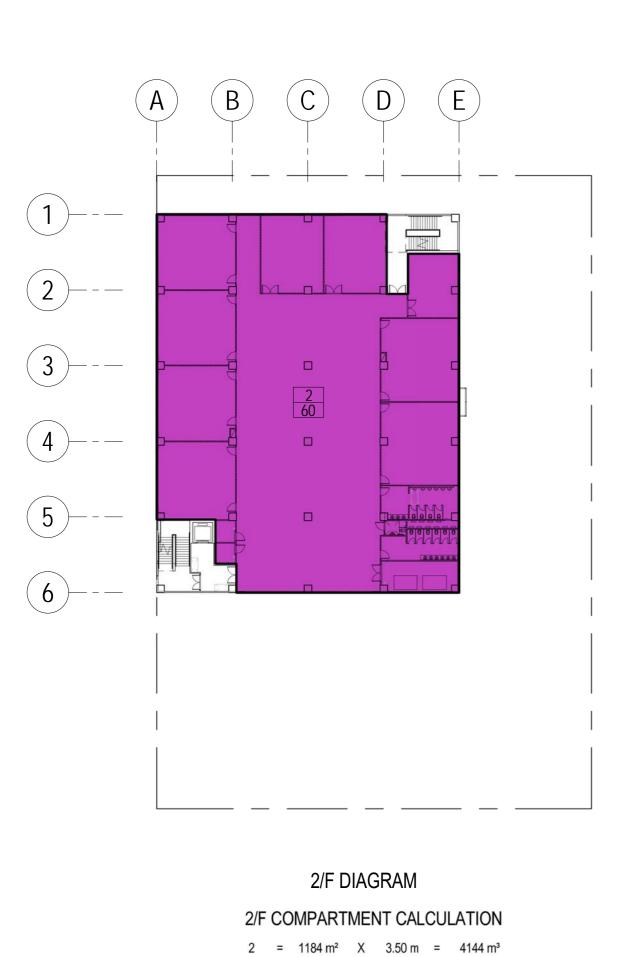
SORUC ---

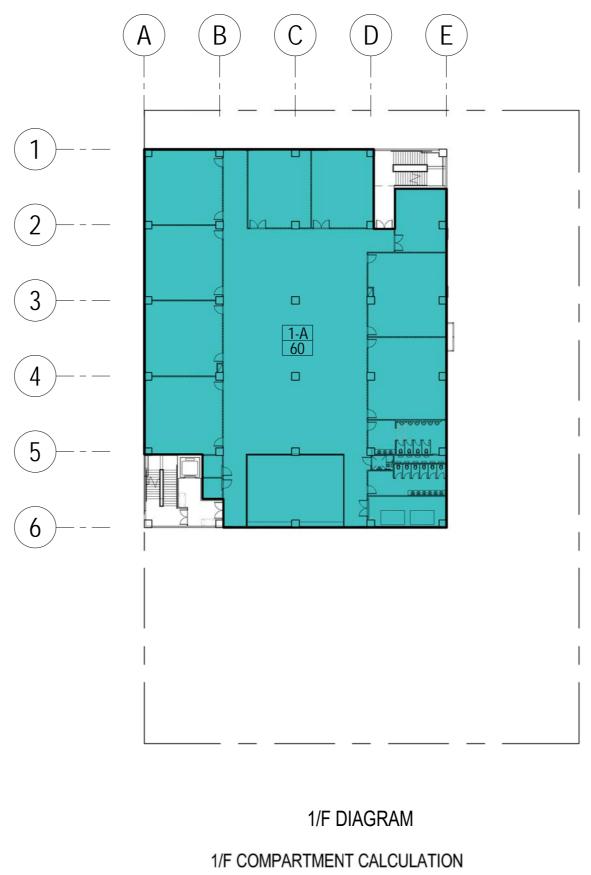
90mm (W) x 40mm (H) space for COMPANY LOGO

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

BD's OFFICIAL







 $1-A = 1184 \text{ m}^2 \times 3.50 \text{ m} = 4144 \text{ m}^3$

GBP SUBMISSION
AMENDMENT BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

BD REF : 2/9876/19

FSD REF : FP 8/

BIM REF : 2-9876-19-R19-01

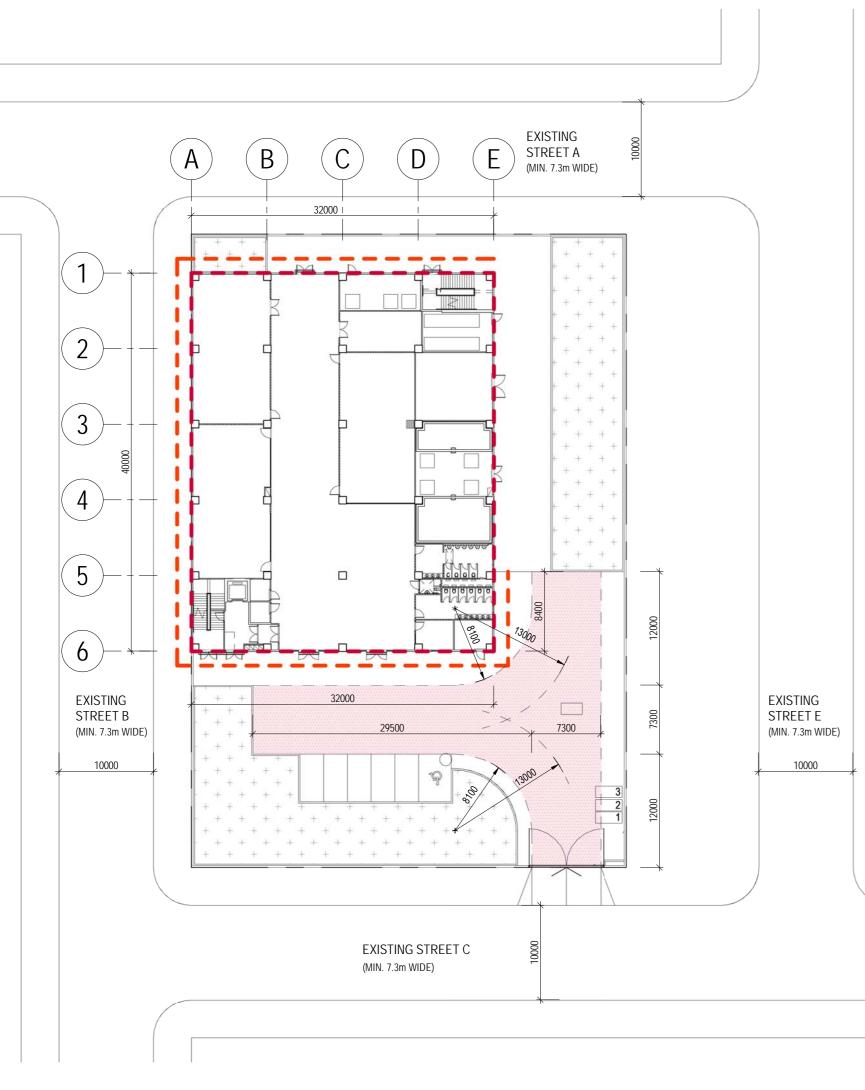
COMPARTMENT DIAGRAMS AND CALCULATIONS

SCALE 1:400@A0 REV. NO. C005 SORUC ---

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

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

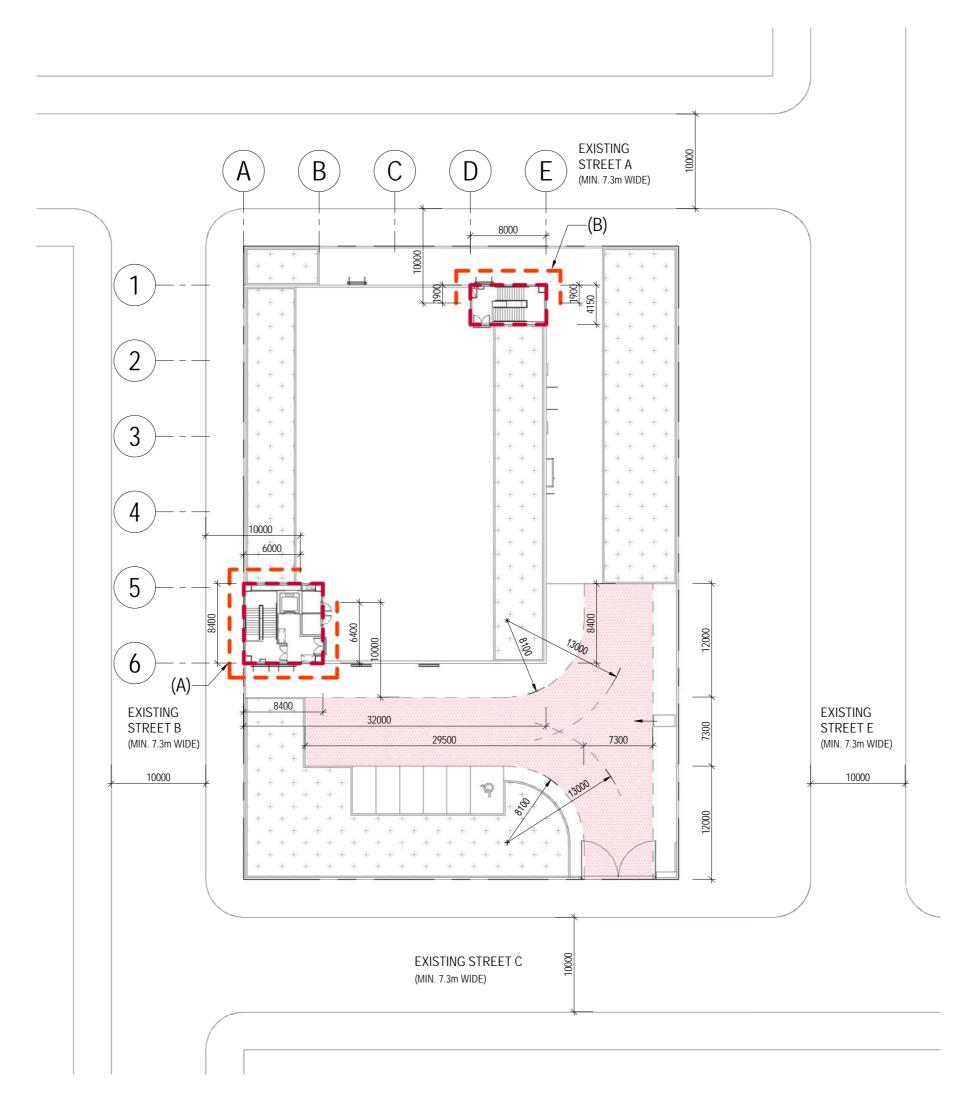
BD's OFFICIAL



G/F DIAGRAM 1/F AND 2/F ARE IDENTICAL

G/F EVA SERVED FACADE CALCULATION

TOTAL BUILDING PERIMETER = 144.0 m BUILDING FACADE SERVED BY EVA = 112.4 m PERCENTAGE OF THE MAJOR FACADE OF THE BUILDING = 112.4 m / 144.0 m X 100% = 78.056% > 25%



R/F DIAGRAM

R/F EVA SERVED FACADE CALCULATION

TOTAL BUILDING PERIMETER = 33.60 m + 24.30 m = 57.90 mBUILDING FACADE SERVED BY EVA = (A) + (B) = 29.20m + 11.80m = 41.0m PERCENTAGE OF THE MAJOR FACADE OF THE BUILDING = 41.0 m / 57.9 m X 100% = 70.812% > 25%

BD REF : 2/9876/19

BIM REF : 2-9876-19-R19-01 FSD REF : FP 8/

LEGEND:

BUILDING PERIMETER BUILDING FACADE SERVED BY EVA

MIN. 7.3m WIDE AND 4.5mH HEADROOM LOADING = 30,000kg MIN. 1 ENTRANCE SIGN

2 EVA INDICATION SIGN AT 100m INTERVALS "NO PARKING" SIGN AT 50m INTERVALS

> GBP SUBMISSION
> AMENDMENT BD SAMPLE - PROPOSED INSTITUTIONAL

DEVELOPMENT AT KOWLOON

DRAWING TITLE EVA SERVED FACADE DIAGRAMS AND CALCULATIONS

SCALE 1:400@A0 REV. NO. DRAWING C006 SORUC ---

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

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

BD's OFFICIAL

PROVISIONS OF EXIT DOORS AND EXIT ROUTES FROM A ROOM, FIRE COMPARTMENT OR STOREY

EL OOD	COMPARTMENT	LICACE	USABLE	FACTOR	CAF	PACITY (P)	MINIMUM NO. OF EXIT ROUTES		MIN	IIMUN TOTAL	. WIDTH OF (r	mm)	MIN	IIMUM WIDTI	H OF EACH (n	nm)
FLOOR	COMPARTMENT	USAGE	FLOOR AREA (s.m.)	FACTOR	ROOM	TOTAL FOR DV	DEOLUDED	DDOVIDED	EXIT D	OORS	EXIT R	OUTES	EXIT [OOOR	EXIT F	ROUTE
			(3.111.)		ROOM	TOTAL FOR DV	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
2/F		ACTIVITY AREA	261 m²	10	27		1	2	-	-	-	-	750	900	1050	1050
2/F		FUNCTION ROOM 1	62 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
2/F		FUNCTION ROOM 2	63 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
2/F		FUNCTION ROOM 3	63 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
2/F	2	FUNCTION ROOM 4	66 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
2/F		FUNCTION ROOM 5	53 m²	10	6		1	2	-	-	-	-	750	900	1050	1050
2/F		FUNCTION ROOM 6	53 m²	10	6		1	2	-	-	-	-	750	900	1050	1050
2/F		FUNCTION ROOM 7	70 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
2/F		FUNCTION ROOM 8	70 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
2/F		STORE	35 m²	30	2		1	1	-	-	-	-	750	900	1050	1050
TOTAL						83	2	2	1750	1800	2100	2100	850	900	1050	1050
1/F		ACTIVITY AREA	184 m²	10	19		1	2	-	-	-	-	750	900	1050	1050
1/F		FUNCTION ROOM 1	62 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
1/F		FUNCTION ROOM 2	63 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
1/F		FUNCTION ROOM 3	63 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
1/F	1-A	FUNCTION ROOM 4	66 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
1/F		FUNCTION ROOM 5	53 m²	10	6		1	2	-	-	-	-	750	900	1050	1050
1/F		FUNCTION ROOM 6	53 m²	10	6		1	2	-	-	-	-	750	900	1050	1050
1/F		FUNCTION ROOM 7	70 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
1/F		FUNCTION ROOM 8	70 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
1/F		STORE	35 m²	30	2		1	1	-	-	-	-	750	900	1050	1050
TOTAL						75	2	2	1750	1800	2100	2100	850	900	1050	1050
G/F		CONFERENCE ROOM	126 m²	10	13		1	2	-	-	-	-	750	900	1050	1050
G/F		FUNCTION ROOM 1	60 m²	10	6		1	2	-	-	-	-	750	900	1050	1050
G/F		FUNCTION ROOM 2	65 m²	10	7		1	2	-	-	-	-	750	900	1050	1050
G/F	G-A	GUARD ROOM	12 m²	9	2		1	2	-	-	-	-	750	900	1050	1050
G/F		OFFICE	129 m²	9	15		1	2	-	-	-	-	750	900	1050	1050
G/F		RECEPTION	17 m²	9	2		1	2	-	-	-	-	750	900	1050	1050
G/F		STORE	36 m²	30	2		1	1	-	-	-	-	750	900	1050	1050
TOTAL						47	2	2	1750	1800	2100	2100	850	900	1050	1050

NOTES:

1. UFA AREA ROUNDED OFF TO THE NEAREST SQUARE METER.

	DISCHARGE VALUES (DV) (S	PRINKLER	PROTE	CTED E	BUILDING)					
FLOOR	TOTAL CAPACITY TO BE SERVED BY STAIRCASE (PERSONS)	S-1 (15	00 WIDE	:) 1/F T	O 2/F = 2	S-2 (150	00 WIDE) 1/F TC) 2/F = 2	
2/F	83	83	1	2	42	83	1	2	42	
1/F	75	75	1	2	38	75	1	2	38	
TOTAL DISCHARGE VALUE OF STAIR	160		8	0		80				
PERMISSIBLE DISCHARGE VALUE OF STAIR	1302		6	51			6	51		

WINDOW AREA CALCULATIONS														
					REQUIRED	PROVIDED								
FLOOR	USE	AREA	NOTIONAL AREA	10% OF WINDOW AREA	10% OF OPENABLE AREA	6.25% OF OPENABLE AREA	WINDOW AND OPENABLE AREA	WINDOW MARK						
G/F TO 2/F	F LAV	25 m²	-	2.500 m ²	2.500 m ²		1.5 x 2.8 x 0.75 = 3.15 m ²	W2						
G/F TO 2/F	M LAV	27 m²	-	2.700 m ²	2.700 m ²		1.5 x 2.8 x 0.75 = 3.15 m ²	W2						
G/F	CONFERENCE ROOM	126 m²	-	12.600 m²		7.875 m ²	1.4 x 6.3 x 2 x 0.75 = 13.23 m ²	W3						
G/F	GUARD ROOM	12 m²	-	1.200 m ²		0.750 m ²	1.4 x 1.4 x 0.75 = 1.47 m ²	W4						
G/F	OFFICE	129 m²	-	12.900 m²		8.063 m ²	1.4 x 6.3 x 2 x 0.75 = 13.23 m ²	W1						

					FIRE RESIS	STANCE RE	QUIREMEN	T FOR ELEM	ENTS OF C	ONSTRUCTIO	N								
						CONNECTED COMPARTMENT			MINIMUM DIMENSION OF ELEMENTS (mm)										
LOCATION	USE	CLASSIFICATION	COMPARTMENT	Γ AREA	VOLUME			FRR (MINS.)	R.C. WALL		R.C. SLAB		R.C. COLUMN		R.C. BEAM		R.C. STAIR		
						AREA	VOLUME	(Will VO.)	THK.	COVER TO STEEL	THK.	COVER TO STEEL	THK.	COVER TO STEEL	THK.	COVER TO STEEL	THK.	COVER TO STEEL	
2/F	FUNCTION ROOM	INSTITUTIONAL	2	1184 m²	4144 m³	-	-	60	75	15	100	20	200	25	200	30	95	20	
1/F	FUNCTION ROOM	INSTITUTIONAL	1-A	1184 m²	4144 m³	2122 m²	8834 m³	60	75	15	100	20	200	25	200	30	95	20	
G/F	FUNCTION ROOM	INSTITUTIONAL	G-A	938 m²	4690 m³			60	75	15	100	20	200	25	200	30	95	20	
	TS SEPARATION BETWEETS SEPARATION BETWEE	120	100	25	125	35	300	35	200	50*	125	35							
ALL ELEMEN	TS SEPARATION BETWEE	EN SPECIAL HAZARD	240	180	25	170	55*	450	35	280	80*	170	55*						

NOTES:

1. FRC REQUIREMENTS FOR ELEMENTS OF CONSTRUCTION BASED ON FS CODE 2011 PART C SUBSECTION C3 TABLE C1 AND PART E TABLE E2 TO E7 2. R.C. WALL SHALL CONTAIN NOT LESS THAN 1 PER CENT OF VERTICAL REINFORCEMENT.

2. R.C. WALL SHALL CONTAIN NOT LESS THAN 1 PER CENT OF VERTICAL REINFORCEMENT.
3. REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.5 kg/m WITH 2mm DIAMETER

WIRE AT NOT MORE THAN 100mm CENTRES OR A CONTINUOUS ARRANGEMENT OF LINKS AT NOT MORE THAN 200mm CENTRES SHOULD BE INCORPORATED IN THE CONCRETE COVER AT A DISTANCE NOT EXCEEDING 20mm FROM THE FACE.

4. SEE DWG. NO. C005 FOR COMPARTMENT AREA CALCULATIONS.

	SCHEDULE OF SANITARY FITMENTS																										
	SANITARY FITMENTS																										
LOCATION	LICACE	۸۵۵۸	FACTOR	CAPACITY	,									V	V.C.			BA	SIN		URIN	AL		BATH / SH	OWER		DEMARKS
LOCATION	USAGE	AREA	FACTOR	(P)	RATIO	IO MALE	FEMALE	MALE		FEM	IALE	M	MALE		FEMALE		MALE		MALE		//ALE	REMARKS					
								REQUIRE	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED F	ROVIDED	REQUIRED	PROVIDED F	REQUIRED	PROVIDED						
2/F	FUNCTION ROOM	796	9	89	1:1	44	45	2	4	3	6	2	3	2	6	1	6	-	-	-	-	1 NO. ACCESSIBLE TOILET IS PROVIDED					
1/F	FUNCTION ROOM	719	9	80	1:1	40	40	2	4	3	6	2	3	2	6	1	6	-	-	-	-	1 NO. ACCESSIBLE TOILET IS PROVIDED					
G/F	FUNCTION ROOM	445	9	50	1:1	25	25	1	4	2	6	1	3	1	6	1	6	-	-	-	-	1 NO. ACCESSIBLE TOILET IS PROVIDED					
							TOTAL	5	12	8	18	5	9	5	18	3	18	-	-	-	_	-					

BD REF : 2/9876/19

BIM REF : 2-9876-19-R19-01 FSD REF : FP 8/

A DATE 1 GBP SUBMISSION EEV. DATE AMENDMENT
OJECT

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE
SCHEDULES

SCALE @A0

DRAWING REV. NO.

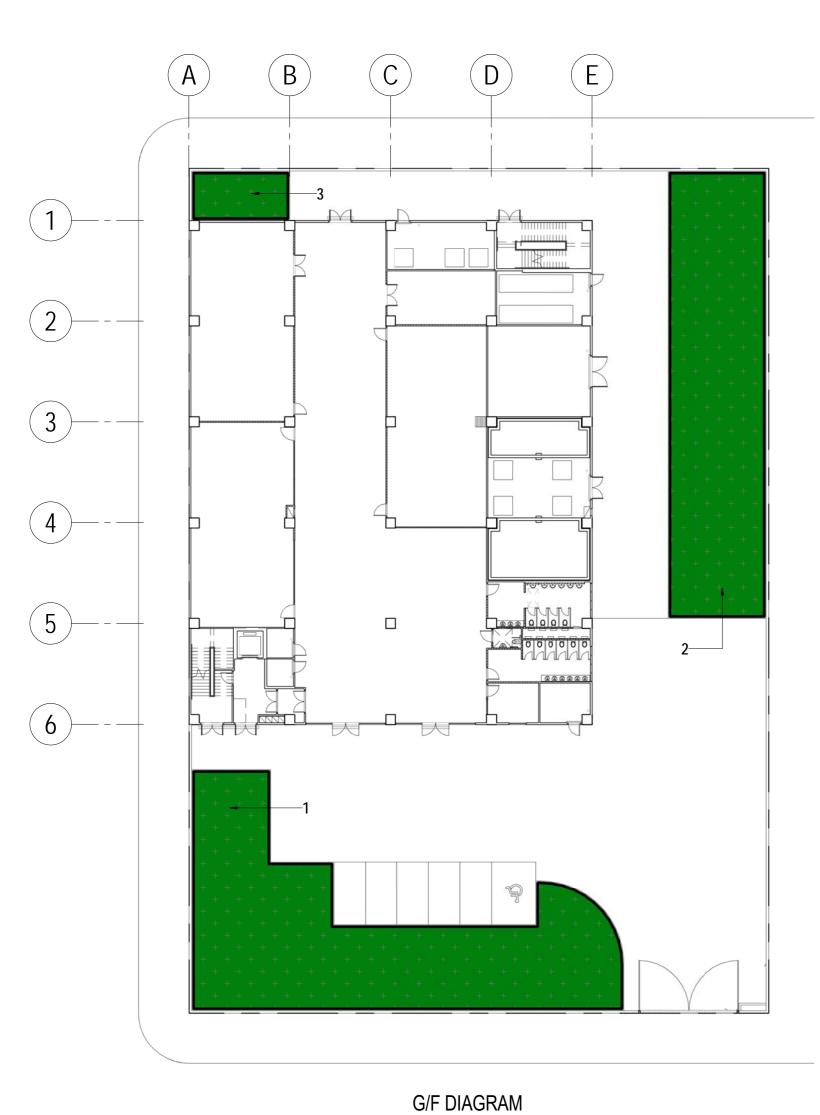
C007 A

SORUC ---

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

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

BD's OFFICIAL



G/F GREENERY CALCULATIONS



SITE COVERAGE OF GREENERY

 AREA OF THE SITE = 3082 m²

2. TOTAL GREENERY AREA REQUIRED = 3082 m² X 20 % = 616.40 m²

PROPOSED GREENERY AREA FOR THE WHOLE SITE G/F GREENERY AREA = 625.322 m² = 331.750 m² R/F GREENERY AREA

TOTAL GREENERY SITE COVERAGE FOR THE WHOLE SITE = 957.072 m² / 3082 m² x 100% = 31.054 % > 20 %

TOTAL SITE COVERAGE OF GREENERY AT PRIMARY ZONE = 625.322 m² / 3082.000 m² x 100 % = 20.289 % > 10 %

3. TOTAL GREENERY AREA AT PRIMARY ZONE = 3082 m² X 10 % = 308.20 m²

PROPOSED GREENERY AREA AT PRIMARY ZONE

G/F GREENERY AREA = 625.322 m^2

2 ---R/F DIAGRAM R/F GREENERY CALCULATIONS

PLANTER AREAS : 155.250 m² 176.500 m²
331.750 m² TOTAL

> GBP SUBMISSION
> AMENDMENT

BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE SUSTAINABLE BUILDING DESIGN GREENERY AREA CALCULATIONS

BD REF : 2/9876/19

FSD REF : FP 8/

BIM REF : 2-9876-19-R19-01

SCALE 1:300@A0 REV. NO. DRAWING C008 SORUC ---

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

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

BD's OFFICIAL