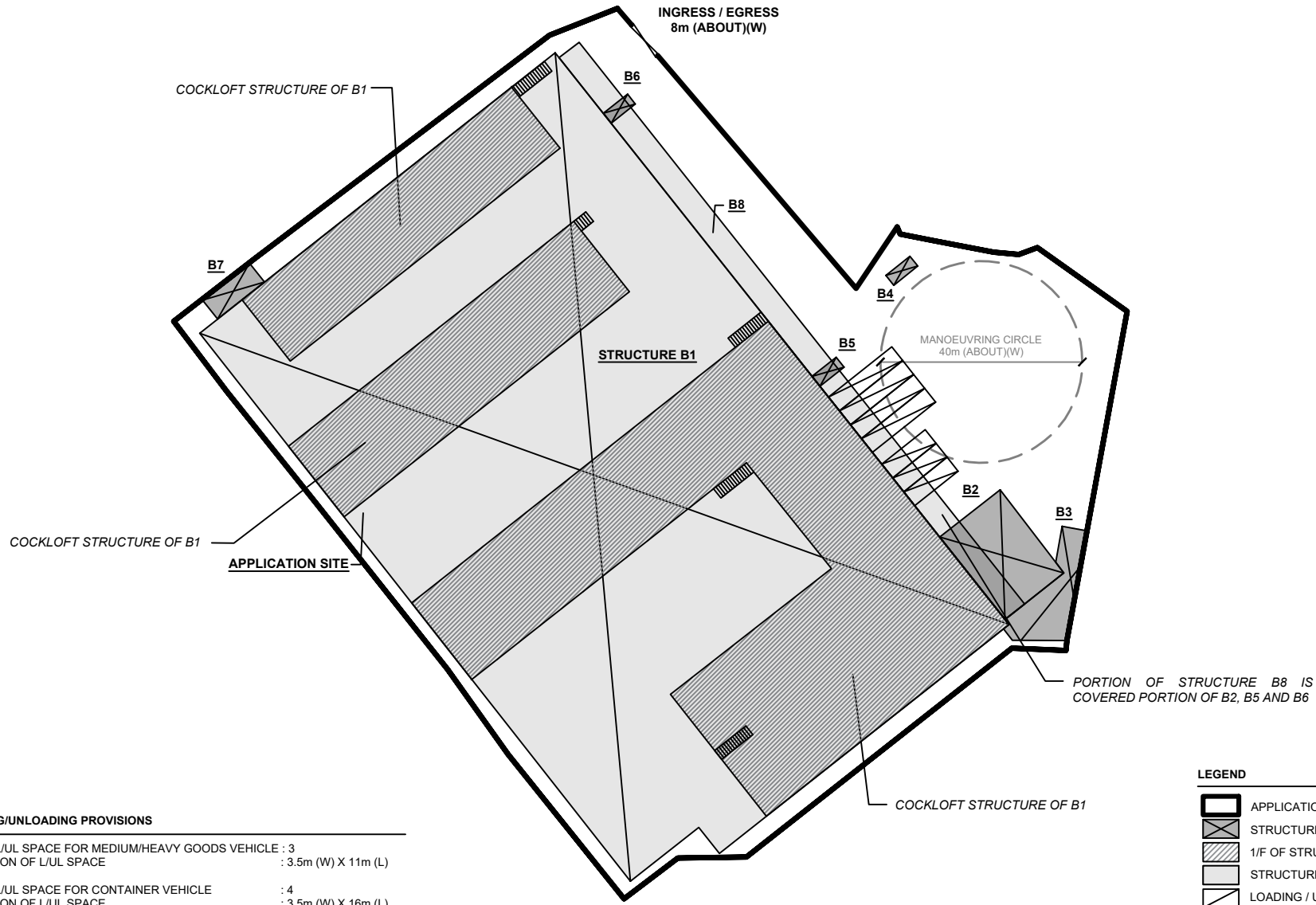
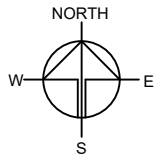


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 18,505m ² (ABOUT)
COVERED AREA	: 14,076m ² (ABOUT)
UNCOVERED AREA	: 4,429m ² (ABOUT)
PLOT RATIO	: 0.96 (ABOUT)
SITE COVERAGE	: 76% (ABOUT)
NO. OF STRUCTURE	: 8
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 17,759m ² (ABOUT)
BUILDING HEIGHT	: 3m - 12m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	12,917m ² (ABOUT)	16,287m ² (ABOUT)	12m (ABOUT)(2-STOREY)
B2	SITE OFFICE	313m ² (ABOUT)	626m ² (ABOUT)	6m (ABOUT)(2-STOREY)
B3	STAFF CANTEEN	167m ² (ABOUT)	167m ² (ABOUT)	3.5m (ABOUT)(1-STOREY)
B4	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B5	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B6	SITE OFFICE	15m ² (ABOUT)	15m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B7	FS WATER TANK	56m ² (ABOUT)	56m ² (ABOUT)	5m (ABOUT)(1-STOREY)
B8	RAIN SHELTER	578m ² (ABOUT)**	578m ² (ABOUT)**	6.2m (ABOUT)(1-STOREY)
		14,076m ² (ABOUT)	17,759m ² (ABOUT)	

**EXCLUDING COMMON AREA OF B2, B5 AND B6



LOADING/UNLOADING PROVISIONS

NO. OF L/U/L SPACE FOR MEDIUM/HEAVY GOODS VEHICLE	: 3
DIMENSION OF L/U/L SPACE	: 3.5m (W) X 11m (L)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 4
DIMENSION OF L/U/L SPACE	: 3.5m (W) X 16m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	1/2 OF STRUCTURE B1
	STRUCTURE (CANOPY)
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT

R-RICHES PROPERTY CONSULTANTS LIMITED

PROJECT

PROPOSED LOGISTIC CENTRE WITH ANCILLARY OFFICE AND CANTEEN FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, AND ADJOINING GL LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY	DATE
MN	15.12.2021
REVISED BY	DATE
LT	10.04.2024
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	003

F. S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m³ F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
 HAZARD CLASS : ORDINARY HAZARD GROUP III
 TYPE OF STORAGE : POST-PALLET (ST2)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 THE MAXIMUM STORAGE AREAS SHALL BE 50m FOR SINGLE BLOCK
 THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND FSD CIRCULAR LETTERS NO. 6/2021.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL³ NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013', AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

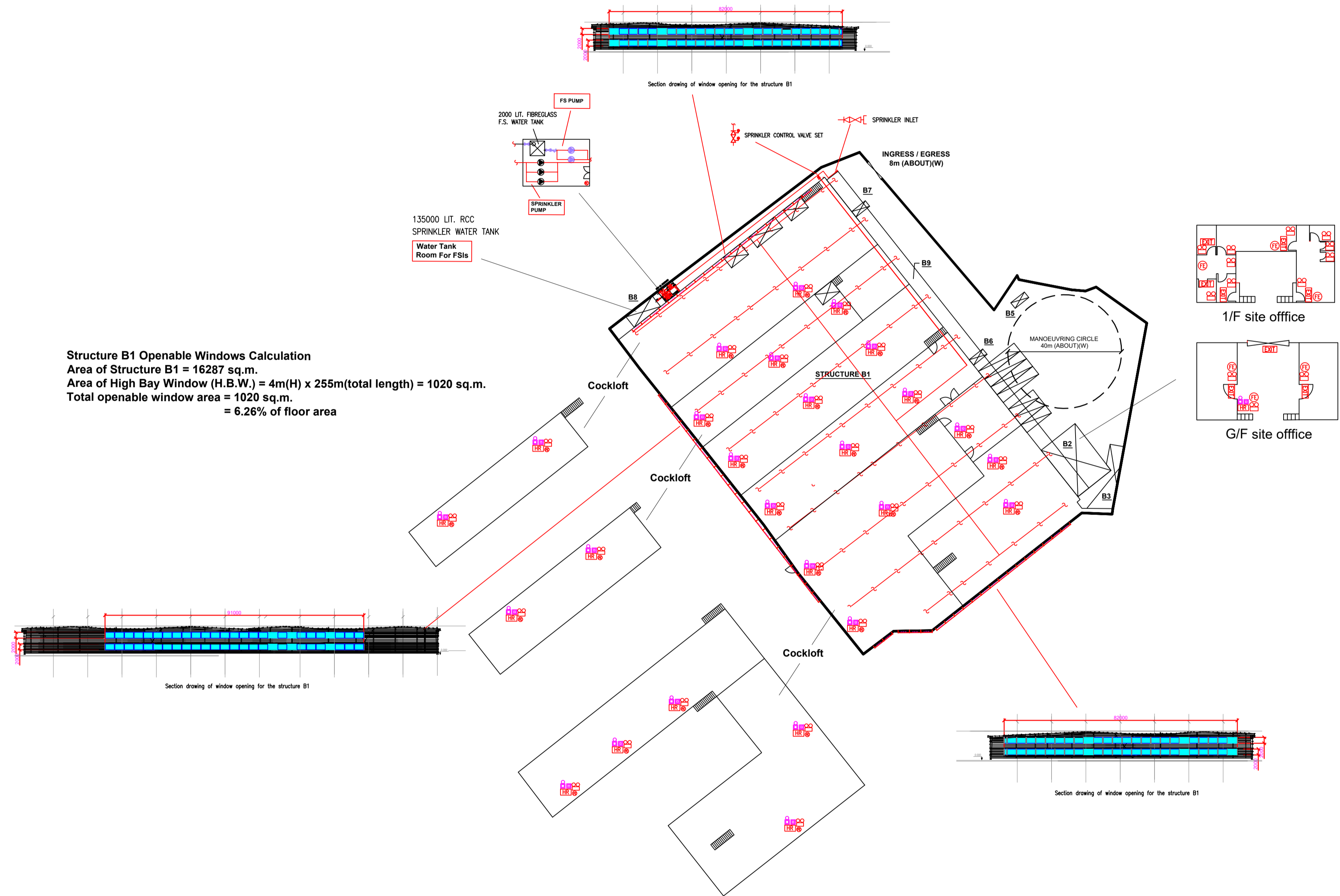
7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

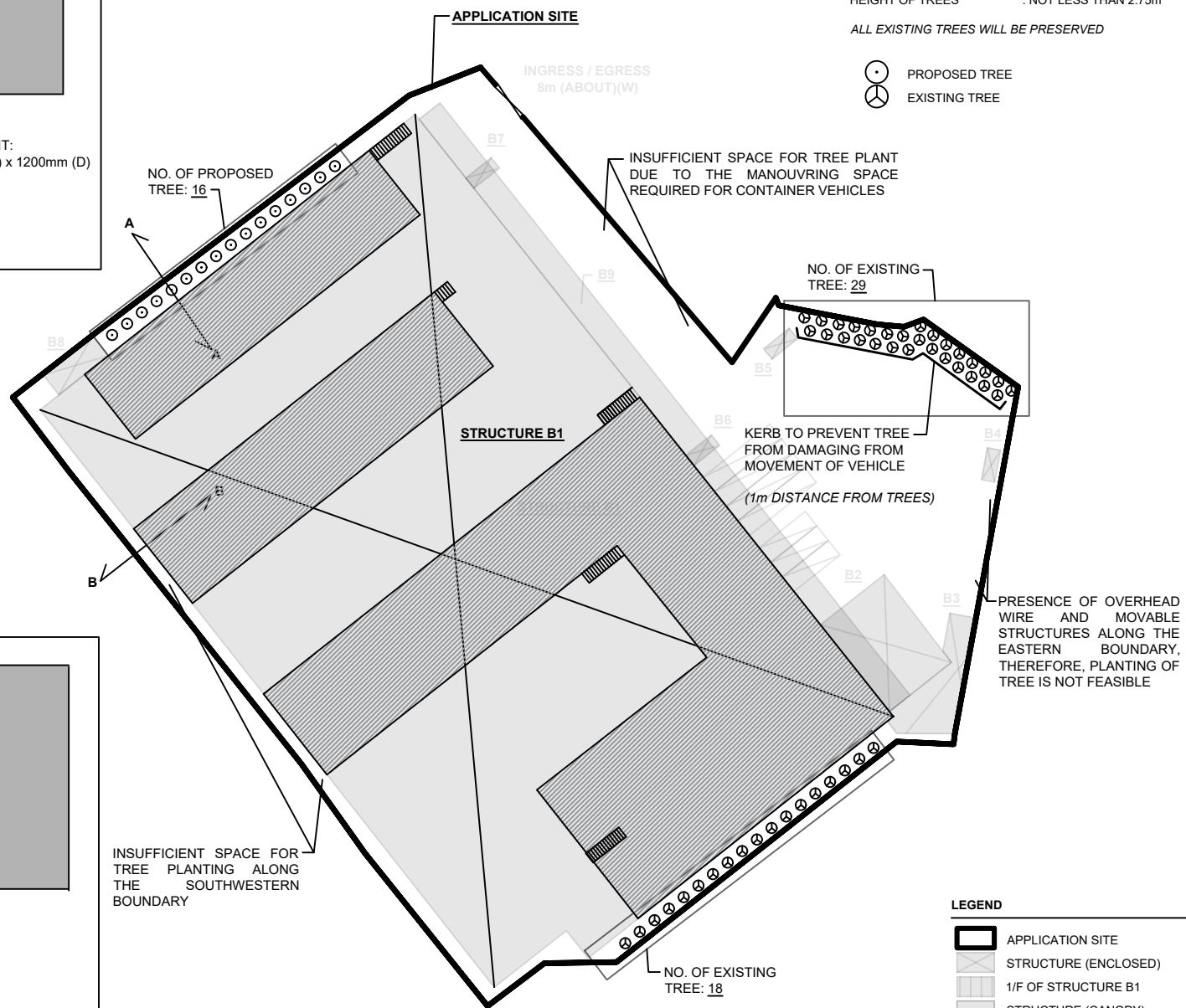
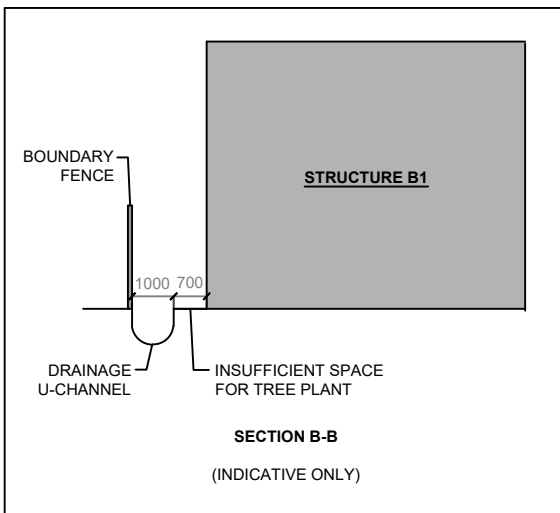
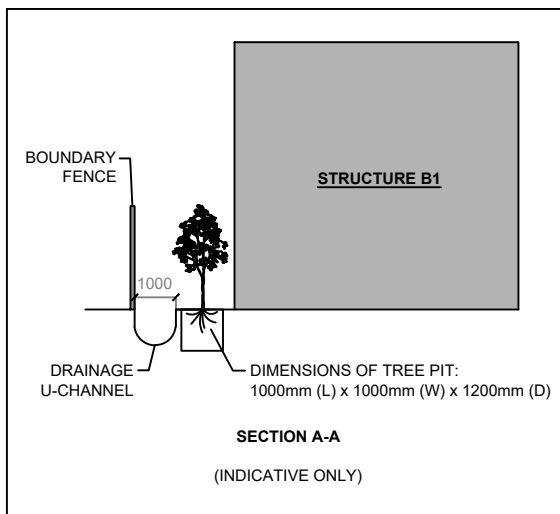
HOSE REEL	EMERGENCY LIGHT	5KG CO2 FIRE EXTINGUISHER	SPRINKLER CONTROL VALVE SET	PUMP SET	PRESSURE GAUGE
BREAK GLASS UNIT	EXIT SIGN	SAND BUCKET	GATE VALVE	Y-TYPE STRAINER	SPRINKLER HEAD (ON PLAN)
FIRE ALARM BELL	NON-RETURN VALVE	SUBSIDIARY VALVE / FLOW SWITCH	GATE TYPE (With MONITORING)	SPRINKLER INLET	5KG DRY POWDER FIRE EXTINGUISHER

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	LOGISTIC CENTRE	12.917m2 (ABOUT)	16.287m2 (ABOUT)	12m (ABOUT)(2-STOREY)
B2	SITE OFFICE	313m2 (ABOUT)	626m2 (ABOUT)	6m (ABOUT)(2-STOREY)
B3	STAFF CANTEEN	167m2 (ABOUT)	167m2 (ABOUT)	3.5m (ABOUT)(1-STOREY)
B5	SITE OFFICE	15m2 (ABOUT)	15m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B6	SITE OFFICE	15m2 (ABOUT)	15m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B7	SITE OFFICE	15m2 (ABOUT)	15m2 (ABOUT)	3m (ABOUT)(1-STOREY)
B8	FS WATER TANK	56m2 (ABOUT)	56m2 (ABOUT)	5m (ABOUT)(1-STOREY)
B9	RAIN SHELTER	578m2 (ABOUT)**	578m2 (ABOUT)**	6.2m (ABOUT)(1-STOREY)
		14.076m2 (ABOUT)	17.759m2 (ABOUT)	



Structure B1 Openable Windows Calculation
 Area of Structure B1 = 16287 sq.m.
 Area of High Bay Window (H.B.W.) = 4m(H) x 255m(total length) = 1020 sq.m.
 Total openable window area = 1020 sq.m.
 = 6.26% of floor area

PROJECT : PROPOSED TEMPORARY LOGISTIC CENTRE ANCILLARY OFFICE CANTEEN FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 129, AND ADJOINING GL LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME C.K. NG	DATE 27 Mar 2024	DRAWING NO : FS-01	REV. 0
				DRAWN BY			SCALE : 1 : 1000 (A1)	
				CHECKED BY			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
				APPROVED BY				
REV	DESCRIPTION	DATE						



LANDSCAPE PROPOSAL

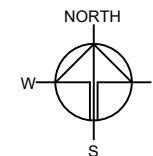
APPLICATION SITE AREA : 18,505m² (ABOUT)

NO. OF EXISTING TREES : 47
SPECIES OF TREES : *FICUS MICROCARPA*

NO. OF PROPOSED TREES : 16
SPECIES OF TREES : *BAUHINIA BLAKEANA*
SPACING OF TREES : NOT MORE THAN 4m
HEIGHT OF TREES : NOT LESS THAN 2.75m

ALL EXISTING TREES WILL BE PRESERVED

- PROPOSED TREE
- EXISTING TREE



PLANNING CONSULTANT

**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT

PROPOSED LOGISTIC CENTRE WITH
ANCILLARY OFFICE AND
CANTEEN FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 129, AND
ADJOINING GL LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY : MN DATE : 15.12.2021

CHECKED BY : LT DATE : 11.04.2024

APPROVED BY : DATE :

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO. : **ANNEX V** VER. : 001

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- 1/F OF STRUCTURE B1
- STRUCTURE (CANOPY)
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS