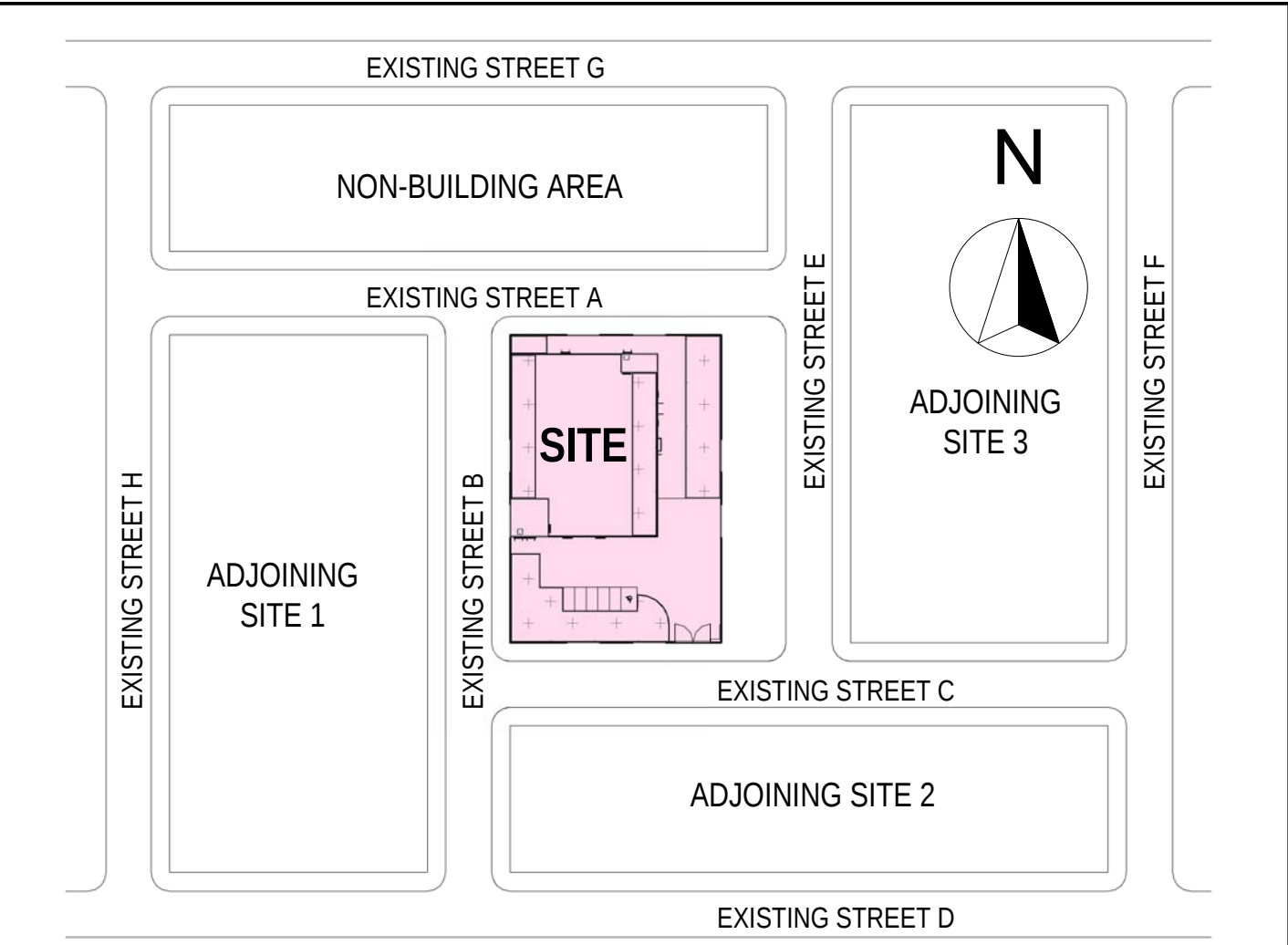
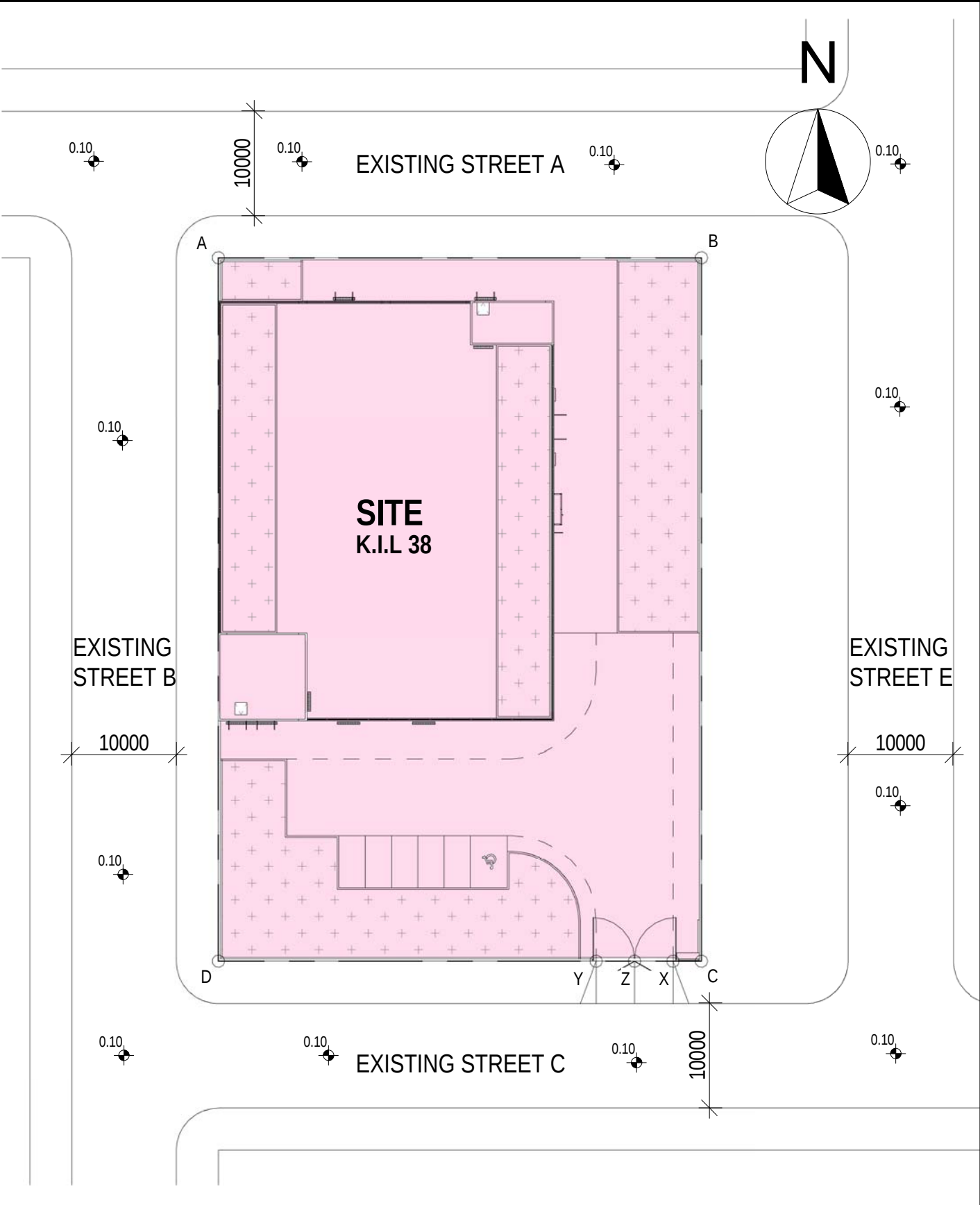




LOCATION PLAN 1 : 1500



BLOCK PLAN 1:500

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

GENERAL NOTES :

- 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 2009

FIRE SERVICE NOTES :

FSD FS3 SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT (FS3 CODE), RELEVANT FSD CIRCULAR LETTERS AND INTERNATIONAL CODES AS SPECIFIED.

AUDIOVISUAL ADVISORY SYSTEM

AUDIOVISUAL ADVISORY SYSTEM SHALL BE PROVIDED FROM GF TO 2F 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

- FIRE HYDRANT/HOSE REEL SYSTEM SHALL BE PROVIDED FOR THE ENTIRE BUILDING IN ACCORDANCE WITH FS3 CODE AND CIRCULAR LETTER NO. 20003.
- ONE 360° FS TANK WITH FS PUMP SET SHALL BE PROVIDED ON GF.
- THERE SHALL BE SUFFICIENT HYDRANTS AND HOSE REELS ON EACH FLOOR TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF FIRE SERVICES HOSE AND HOSE REEL TUBING.

- ALL FS INLETS SHALL BE INTER-CONNECTED.

SPRINKLER SYSTEM

- SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE UPC RULES INCORPORATING BS EN 13241:2003, CIRCULAR LETTERS NO.2008 AND 20010 TO PROTECT THE ENTIRE BUILDING G/F, R/F EXCEPT E & M PLANT ROOMS.

- THE HAZARD GROUP OF THE SPRINKLER SYSTEM:-
GH / FOR G/F TO BE.

- ONE 840° SPRINKLER WATER TANK AND SPRINKLER PUMP SET SHALL BE PROVIDED ON GF.

- SPRINKLER SYSTEM SIGNAL SHALL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATIONS CENTRE VIA A DIRECT TELEPHONE LINK.

- THE INTERMEDIATE BOOSTER PUMPS SHALL BE PROVIDED ON GF. / 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. 20002. THIS ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIOVISUAL WARNING DEVICE INITIATION.

FIRE DETECTION SYSTEM

- FIRE DETECTION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1:2002 / AS 2008, CIRCULAR LETTERS NO. 20008, 20002 AND 20002 AS FOLLOWS :-

- SMOKE DETECTORS SHALL BE PROVIDED IN AREA NOT COVERED BY AUTOMATIC FIRED INSTALLATION.

- HEAT DETECTORS SHALL BE PROVIDED FOR ALL EM PLANT ROOMS ON NON-DOMESTIC FLOOR.

- MAIN FIRE ALARM PANEL SHALL BE PROVIDED INSIDE THE FIRE CONTROL CENTRE. ALL FIRE ALARM SIGNALS INCLUDING MANUAL AND 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 FS3 SERVICE.

EXIT SIGN

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 ACCORDANCE WITH FS3 CODE AND CIRCULAR LETTER NO. 50008.

EMERGENCY LIGHTING

SUFFICIENT EMERGENCY LIGHTINGS SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL 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 FS3 CODE, BS 5266 PART 1: 2011 AND BS 5266 PART 2: 2011.

PORTABLE HAND-OPERATED APPROVED APPLIANCE

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED ON PLAN.

VENTILATION/MECHANICAL 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

ØHL	AT HIGH LEVEL
ACPF	AIR CONDITIONER PLATFORM
APFL	ABOVE FINISHED FLOOR LEVEL
AHU	AIR HANDLING UNIT ROOM
BL	BOUNDARY LINE
B/A	BUILDING LINE ABOVE
CC	COVERED CHANNEL
CL	CAT LADDER
CRP	CAR PARK
DTD	DEADEND TRAVEL DISTANCE
ELR	ELECTRIC ROOM
ELV	EXTRA LOW VOLTAGE
ENT	ENTRANCE
EVA	EMERGENCY VEHICULAR ACCESS
FR	FLAT ROOF
FL	FIREMAN'S LIFT LOBBY
FCC	FIRE CONTROL CENTRE
FS	FIRE SERVICE
FSI	FIRE SERVICE INLET
FSPRFR	FIRE SERVICE SPRINKLER PUMP ROOM
FSWT	FIRE SERVICE WATER TANK
GB	GLASS BALUSTRADE
GFA	GROSS FLOOR AREA
GW	GLASS WALL
LAV	LAVATORY
LCL	LOCKABLE CAT LADDER
LL	LIFT LOBBY
MB	METAL BALUSTRADE
ML	METAL LOUVRE
MSFL	MEAN SITE FORMATION LEVEL
MSL	MEAN STREET LEVEL
MSR	MAIN SWITCH ROOM
P	PLANTER
PO(E)	PIPE DUCT (MANDATORY OR ESSENTIAL)
PRPW	PARAPET WALL
PRWPR	POTABLE AND FLUSHING WATER TANK & PUMP ROOM
PRM	PUMP ROOM
RC	REINFORCED CONCRETE
SC	SITE COVERAGE
SI	SPRINKLER INLET
SPR	SPRINKLER
SPWRT	SPRINKLER WATER TANK
SSD	STAIRCASE SEPARATION DISTANCE
TD	TRAVEL DISTANCE
TOS	TOP OF SOIL
TR	TOP ROOF
TSS	TEMPORARY REFUGE SPACE
TX RM	TRANSFORMER ROOM
UFA	USABLE FLOOR AREA
VSB	VERTICAL SMOKE BARRIER 400W WITH FRR - 20V
WMC	WATER METER CABINET
WPR	WATERPROOF
WT	WATER TANK
FL	FINISHED FLOOR LEVEL
ME	MECHANICAL VENTILATION & ARTIFICIAL LIGHTING
AL	ARTIFICIAL LIGHTING
Ⓢ	ACCESSIBLE FACILITIES FOR PERSONS WITH A DISABILITY
ⒶT	ACCESSIBLE WASH TOILET
ⒶL	ACCESSIBLE LIPINAL

DOOR MARKS

Ⓢ	Ⓢ000 FRR SELF-CLOSING DOOR WITH FRR TRANSPARENT GLASS UPPER PANEL AND SMOKE SEAL
Ⓢ	Ⓢ100 FRR SELF-CLOSING DOOR WITH SMOKE SEAL
Ⓢ	Ⓢ100 FRR GLASS PANEL DOOR
Ⓢ	Ⓢ100 FRR LIFT LANDING DOOR
Ⓢ	Ⓢ000 FRR SELF-CLOSING DOOR WITH FRR TRANSPARENT GLASS UPPER PANEL AND SMOKE SEAL
Ⓢ	ACCESS PANEL

COLOUR INDICATION

■	HARDWARE OR DRY FILL
■	BRICK
■	CONCRETE SLAB (LIGHTER WASH)
■	CONCRETE (PLAIN OR REINFORCED)
■	SOLID CONCRETE BLOCKS
■	HOLLOW CONCRETE BLOCKS
■	LIGHTWEIGHT PARTITION
■	PLASTER OR CEMENT RENDERING
■	IMPERMEABLE / NON-ABSORBENT FLOOR OR WALL
■	GLASS
■	TIMBER
■	METAL WORK OR STEEL
■	STONE FINISH
■	SWANTRY FITTINGS
---	DEMOLISHED WORKS / DELETION OF APPROVED WORKS
---	UNDERLINE FOR REVISION

FIRE SERVICES INSTALLATION LEGEND

Ⓢ	HOSE REEL
EXIT	EXIT SIGN
→	DIRECTIONAL EXIT SIGN
■	FIRE BLANKET
■	FIRE DAMPER WITH FRR - 80V
○	FIRE SERVICES INLET
○	FIRE HYDRANT
○	4.5 KG CO ₂ FIRE EXTINGUISHER
○	9 LITRE FLOCO ₂ FIRE EXTINGUISHER
○	SAND BUCKET
○	STREET FIRE HYDRANT
○	FIREMAN'S LIFT
○	FIRE SERVICE ACCESS POINT

TABLE 1 - COLOUR CODE SYSTEM FOR GFA DIAGRAMS

TYPES OF GFA	PRE-DEFINED COLOUR	RGB COLOUR SYSTEM
1. 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%	■	PURPLE 191,000,255
a) CONCESSION ITEMS SPECIFIED IN PNAP APP-151 (OTHER THAN CARPARK, LOADING AND UNLOADING AREAS)	■	WOOD 222,184,135
b) CARPARK, LOADING AND UNLOADING AREAS AND OTHERS	■	WOOD 222,184,135
4. DISREGARDED GFA SUBJECT TO THE OVERALL CAP OF 10%	■	DEEP BLUE 30,144,255
a) CONCESSION ITEMS SPECIFIED IN PNAP APP-151	■	DEEP BLUE 30,144,255
b) OTHERS	■	LIGHT BLUE 144,214,255

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

BD REF : 29879/19

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

FSD REF : FP 8/

PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE
BLOCK PLAN, NOTES AND LEGEND

SCALE AS SHOWN@A0

DRAWING A001 REV. NO. A

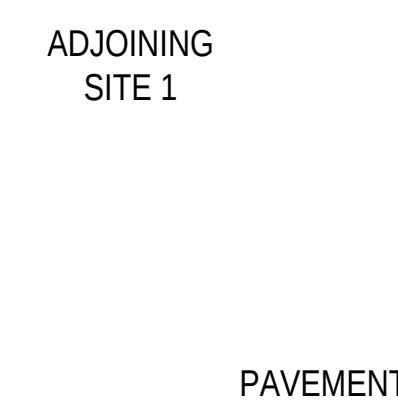
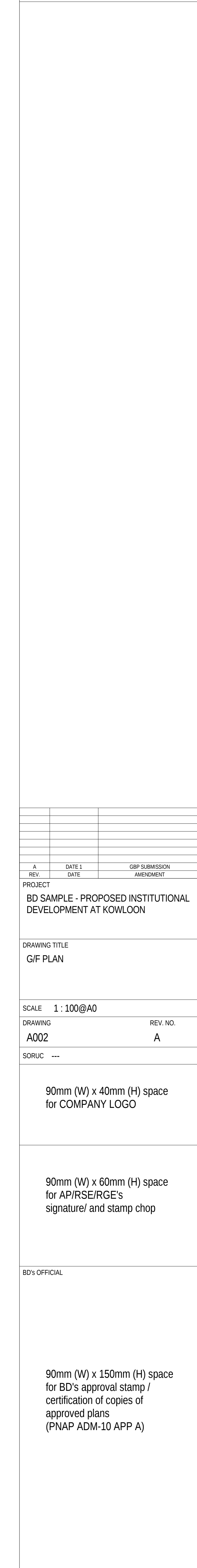
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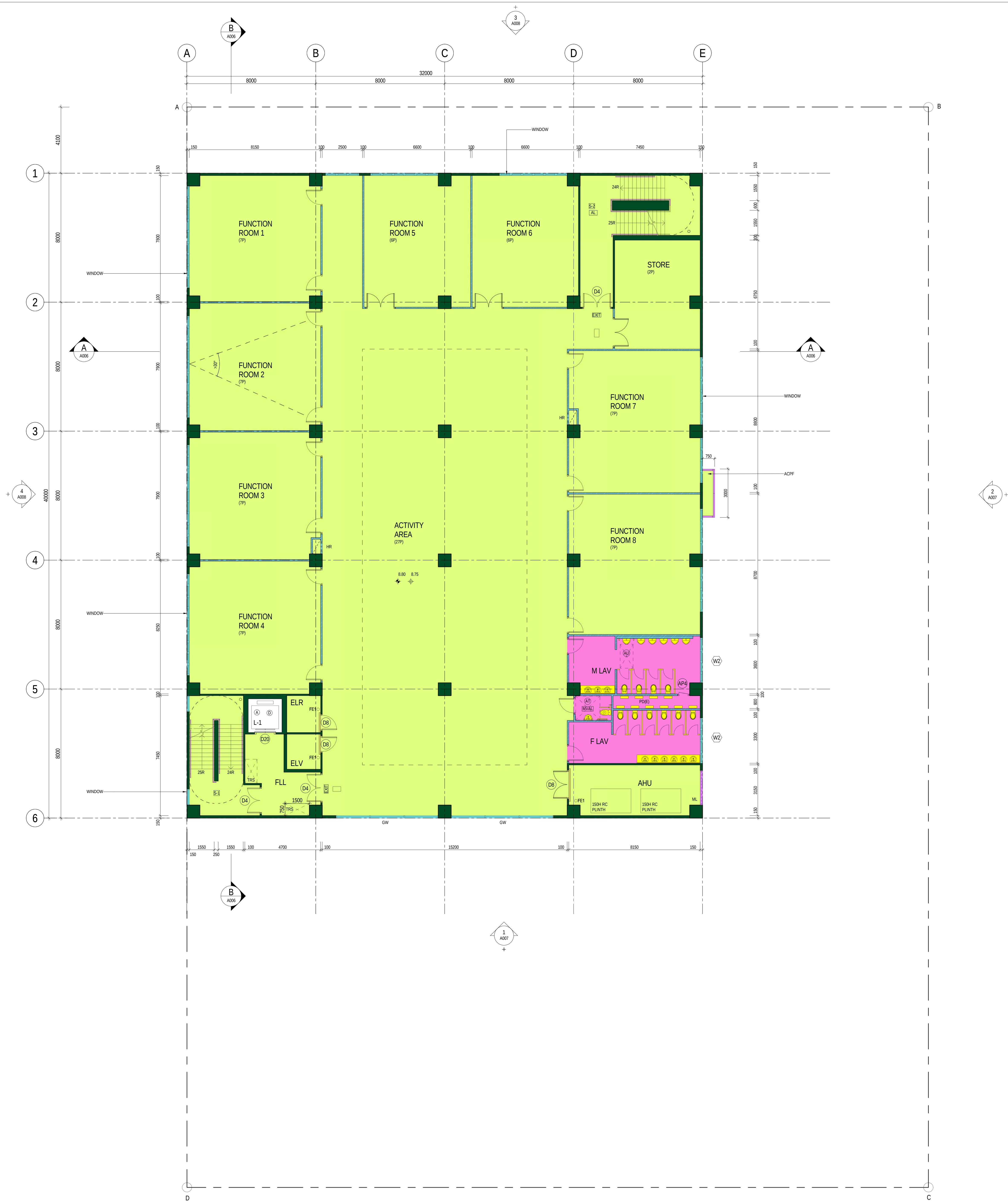
90mm (W) x 40mm (H) space for COMPANY LOGO

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

BD's OFFICIAL

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





BD REF : 29876/19
BIM REF : 2-9876-19-R19-01
FSD REF : FP 8

PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

DRAWING TITLE
2/F PLAN

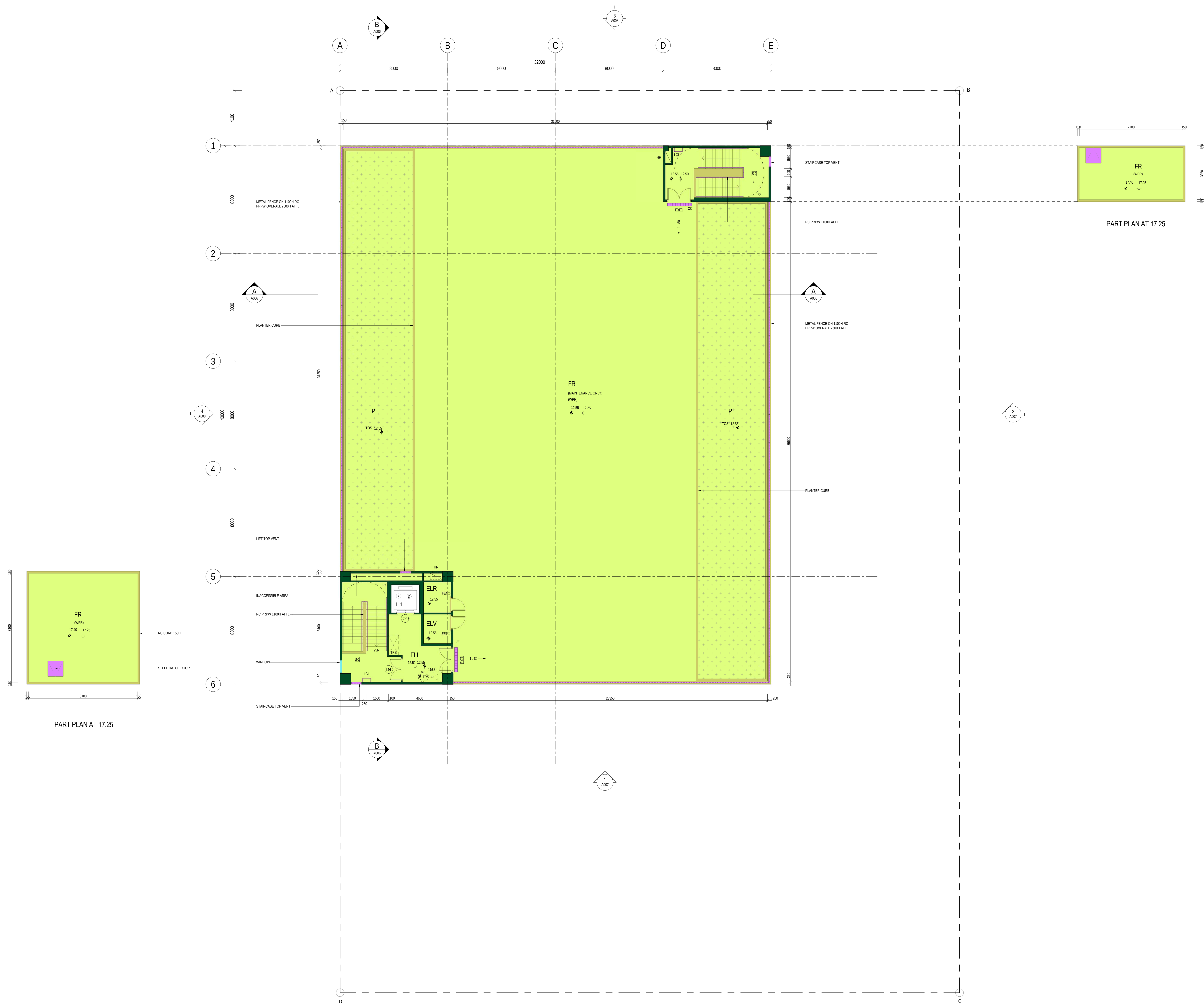
SCALE 1 : 100@A0
DRAWING A004
SORUC ---

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

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



BD REF	: 25876/19
BIM REF	: 2-9876-19-R19-01
FSD REF	: FP 8/

A	DATE 1	GBP SUBMISSION
REV.	DATE	AMENDMENT

PROJECT

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

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



PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

SECTIONS A AND B

DRAFTING REV. NO.

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)



PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

ELEVATIONS 1 AND 2

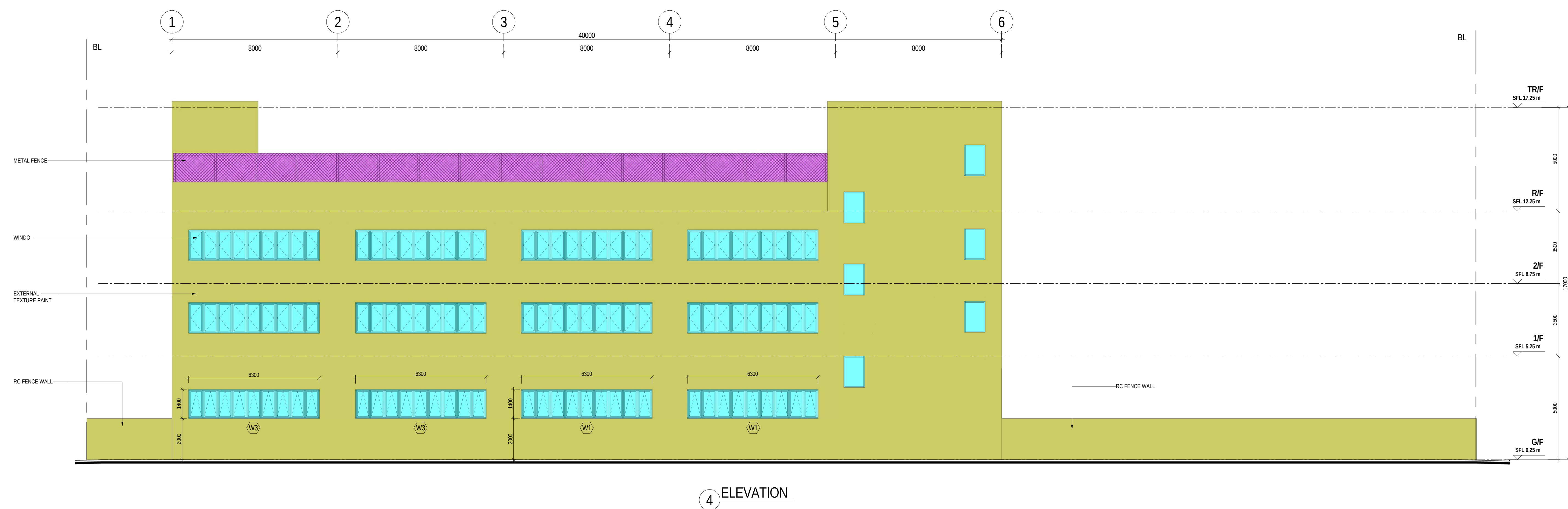
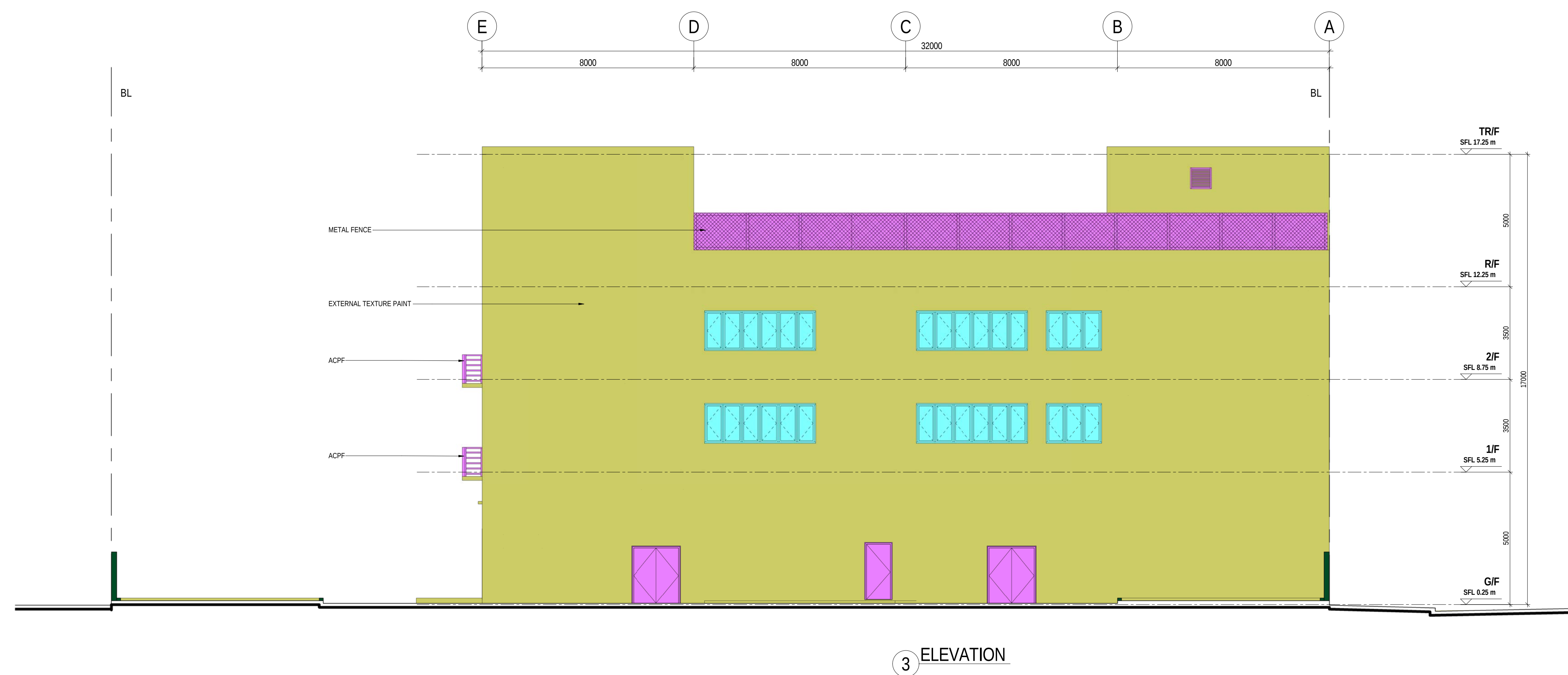
DRAWING	REV. NO.
A007	A

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

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

BD's OFFICIAL

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



A	DATE 1	GBP SUBMISSION

REV.	DATE	AMENDMENT
PROJECT		
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON		

DRAWING TITLE
ELEVATIONS 3 AND 4

SCALE 1:100@A0

DRAWING	REV. NO.
A008	A

SORUCU

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

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

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)		
NON-DOMESTIC SC	:	100 %
PERMISSIBLE PLOT RATIO (PR)		
NON-DOMESTIC PR	:	5
PROPOSED SITE COVERAGE AREA	:	1280.000 m²
PROPOSED SITE COVERAGE	:	1280.000 m² / 3082.000 m² x 100 % = 41.531 %
PROPOSED NON-DOMESTIC GFA	:	3519.081 m²
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						
	Items	Proposed	Required/Permitted under the Lease	Relevant Departments	Social Condition Referred	AP's Confirmation (Dwg. No.)
1	User	Institutional	NIL	NIL	SC	C001
2	Type of Building	Assembly	NIL	NIL	SC	C001
3	Gross Floor Area	3519.081 m²	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 DDHDD clause stated in the LAG Practice Note 3.20(4))	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
12	Caretaker's	NIL	NIL	NIL	SC	NIL
	- 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 _____ NIL _____ (if applicable).

A	DATE I	GBP SUBMISSION
REV.	DATE	REVIEWMENT

PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE
SITE COVERAGE, PLOT RATIO AND DEVELOPMENT SCHEDULE

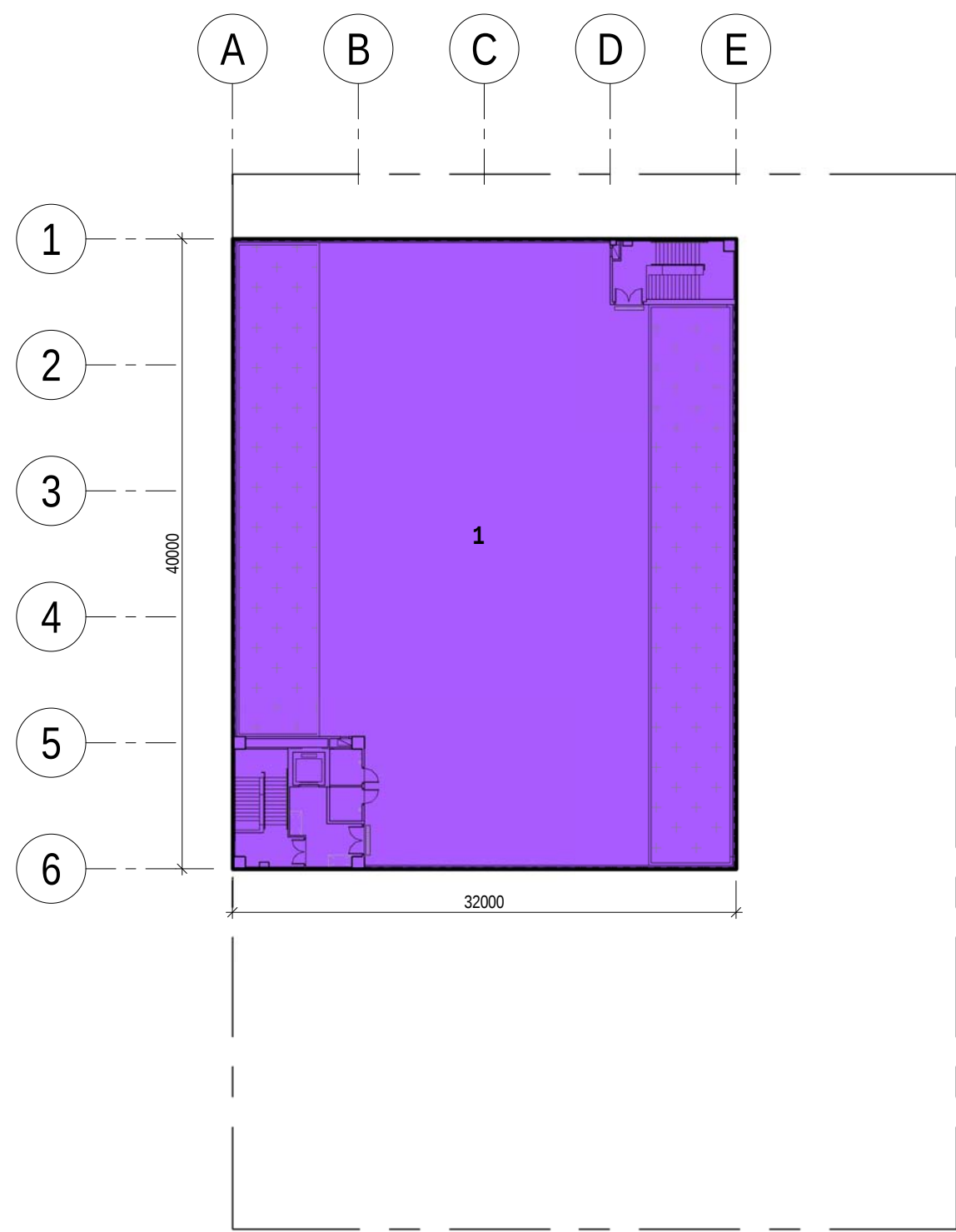
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REV. NO. A
SORUC ---

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

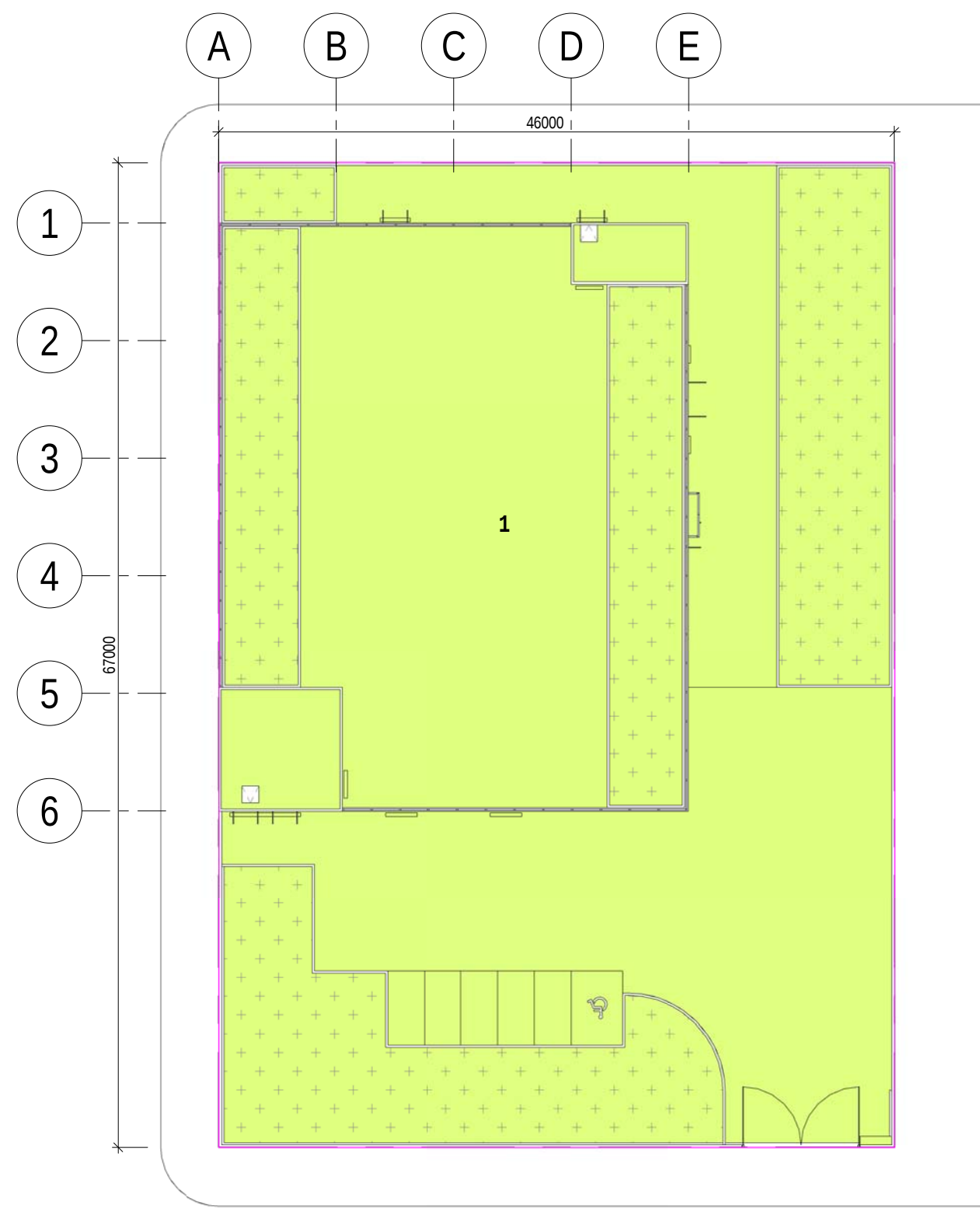
90mm (W) x 150mm (H) space
for BD's approval stamp /
certification of copies of
approved plans
(PNAP ADM-10 APP A)



SITE COVERAGE DIAGRAM

SITE COVERAGE CALCULATION

1 = 1280,000 m²



SITE AREA DIAGRAM

SITE AREA CALAULATION

1 = 3082,000 m²

Summary of GFA Concessions								
Item	Function of Rooms / Areas	Floor				No Cap	Subject to overall cap under APP-151	
		G/F	1/F	2/F	R/F			
Disregarded GFA under Regulation 23(3)(b) of the Building (Planning) Regulations (B(P)R)								
1 Carpark and loading/unloading area excluding public transport terminus								
Plant rooms and similar services								
2.1 Mandatory feature or essential plant room, area of which is limited by respective PNAP or regulation, such as lift machine room, TBE room, refuse storage chamber, etc.								
2.2 such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc.								
2.3 Non-mandatory or non-essential plant room, such as A/C plant room, AHU room, etc.								
Disregarded 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								
4 Supporting facilities for a hotel								
Green Features under Joint Practice Notes (JPNs)								
5 Balcony for residential buildings								
6 Wider common corridor and lift lobby								
7 Communal sky garden								
8 Communal podium garden for non-residential buildings								
9 Acoustic fin								
10 Wing wall, wind catcher and funnel								
11 Non-structural prefabricated external wall								
12 Utility platform								
13 Noise barrier								
Amenity Features								
14 Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office								
15 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered 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								
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								
26 Void in duplex domestic flat and house								
27 Sunshade and reflector								
28 Minor projection such as AC box, window cill, projecting window								
29 Other projection such as air-conditioning box and platform with a projection of more than 750mm from the external wall								
Other Items								
30 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								
35 Public passage								
36 Covered set back area								
Bonus GFA								
37 Bonus GFA								
Additional Green Features under JPN								
38 Buildings adopting Modular Integrated Construction								
						Total :	301,959	123,080
						Total Accountable GFA :		3519,081
						% of GFA concession :		3.498%

GFA CONCESSION SUMMARY (PNAP ADM-2 APPENDIX H)																			
BUILDING NAME	TOTAL APPROVED DOMESTIC & NON-DOMESTIC GROSS FLOOR AREA (GFA) (m²)	DISREGARDED GFA UNDER B(P)R 23(3)(b)			DISREGARDED GFA UNDER B(P)R 23A(3)			EXEMPTED GFA UNDER JPN 1 & 2			EXEMPTED GFA			BONUS GFA			FEATURE SUBJECT TO THE OVERALL CAP (6)		
		CARPARK AND LOADING / UNLOADING		%	PLANT ROOM AND SIMILAR SERVICES		%	HOTEL		%	GREEN FEATURES		%	AMENITY FEATURES AND OTHER EXEMPTED ITEMS			%	AREA (m²)	%
		A	B		D	D #		F	G=F/A		H	H #		J	J #	K=(J+H#)/A		L	M=L/A
		3519.081	1-	0	2.1-	0	2.3-	52.380	3-	0	7-	0	5-	16-	0	14-	0	0	
BUILDING INFORMATION MODELLING					2.2-	288.999		4-	0		8-	0	4-	15-	0	15-	0		
											9-	0	11-	21-	12,960	15-	0		
											10-	0	12-	23-	0	18-	0		
											13-	0	-	24-	0	20-	0		
														25-	0	22-	0		
														29-	0	25-	70,700		
														30-	0	26-	0		
														31-	0	27-	0,000		
														32-	0	-			
														33-	0	-			
														34-	0	-			
	SUB TOTAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	3519.081	0	0%	288.999	52.380	9.701%	0%	0%	0%	0%	0%	0%	12,960	70,700	2,377%	0%	0%	123,080
Notes:																			
1. Item Number Please Refer to Appendix G of PNAP ADM-2.																			
2. Item # are Subject to the Overall CAP at 10% of the Total GFA (PNAP APP-151)																			



1	CONFERENCE ROOM	=	126 m²
2	OFFICE	=	129 m²
3	STORE	=	36 m²
4	FUNCTION ROOM 1	=	60 m²
5	FUNCTION ROOM 2	=	65 m²
6	RECEPTION	=	17 m²
7	GUARD ROOM	=	12 m²
TOTAL			445 m²



1	FUNCTION ROOM 1	=	62 m ²
2	FUNCTION ROOM 2	=	63 m ²
3	FUNCTION ROOM 3	=	63 m ²
4	FUNCTION ROOM 4	=	66 m ²
5	FUNCTION ROOM 5	=	53 m ²
6	FUNCTION ROOM 6	=	53 m ²
7	FUNCTION ROOM 7	=	70 m ²
8	FUNCTION ROOM 8	=	70 m ²
9	ACTIVITY AREA	=	184 m ²
10	STORE	=	35 m ²
TOTAL			719 m ²



1	FUNCTION ROOM 1	=	62 m ²
2	FUNCTION ROOM 2	=	63 m ²
3	FUNCTION ROOM 3	=	63 m ²
4	FUNCTION ROOM 4	=	66 m ²
5	FUNCTION ROOM 5	=	53 m ²
6	FUNCTION ROOM 6	=	53 m ²
7	FUNCTION ROOM 7	=	70 m ²
8	FUNCTION ROOM 8	=	70 m ²
9	ACTIVITY AREA	=	261 m ²
10	STORE	=	35 m ²
TOTAL			796 m ²

A	DATE 1	GBP SUBMISSION
REV.	DATE	AMENDMENT

PROJECT

BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

DRAWING TITLE

UFA DIAGRAMS AND CALCULATIONS

SCALE 1:400@A0

DRAWING	REV. NO.
C004	A

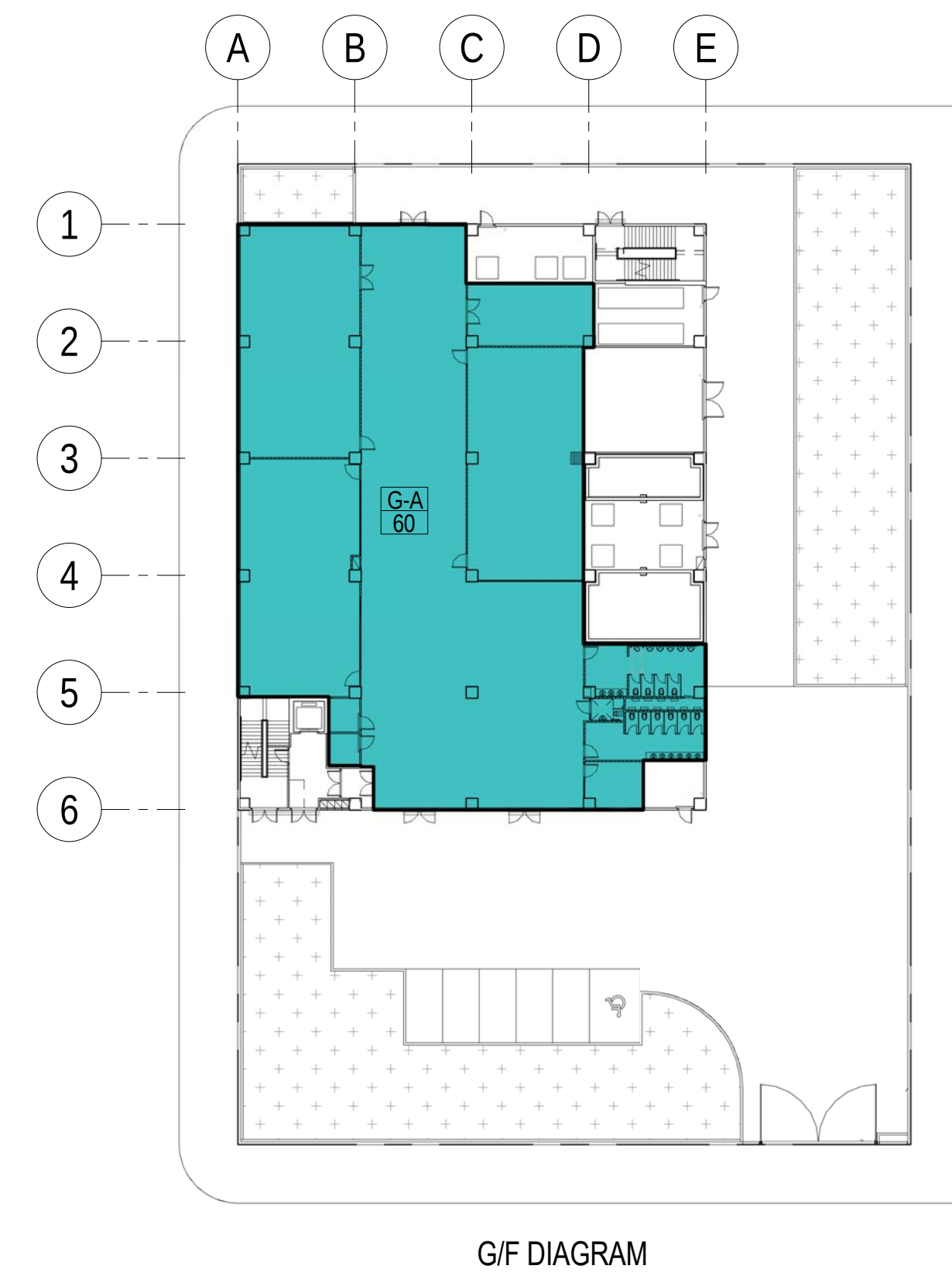
SORUCU ...

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

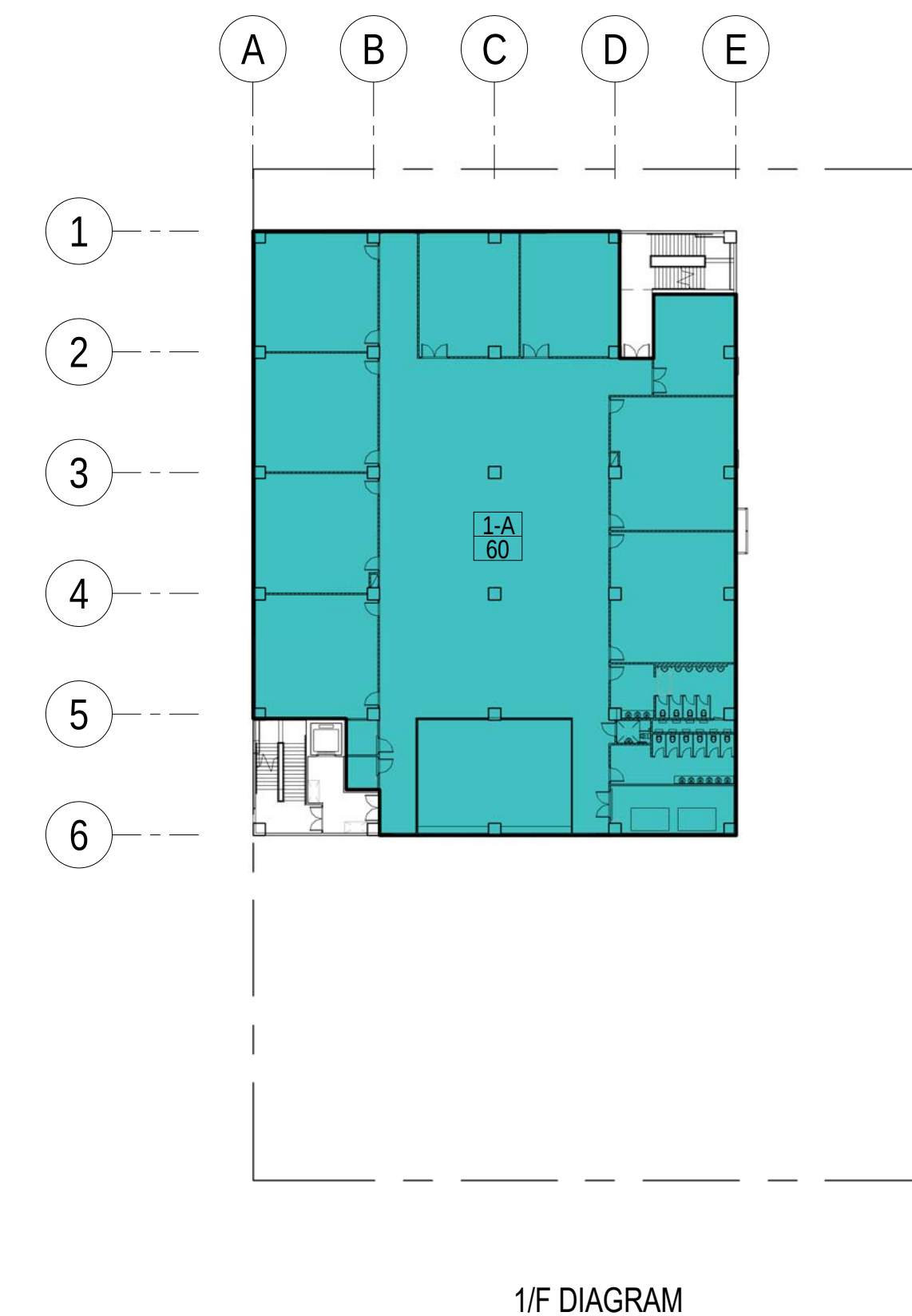
90mm (W) x 60mm (H) space
for AP/RSE/RGE's
signature/ and stamp chop

BD's OFFICIAL

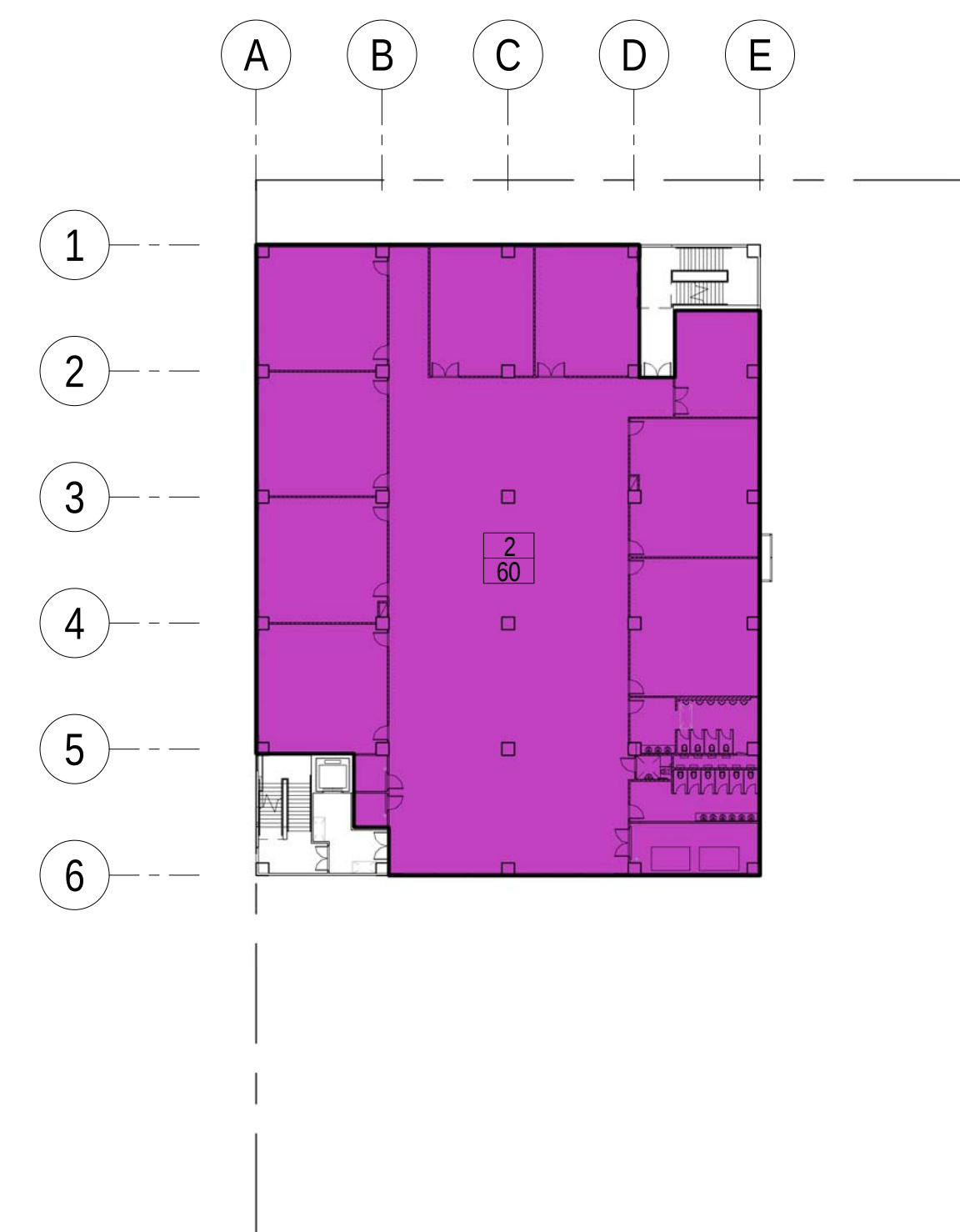
90mm (W) x 150mm (H) space
for BD's approval stamp /
certification of copies of
approved plans
(PNAP ADM-10 APP A)



G/F COMPARTMENT CALCULATION
G-A = 938 m² X 5.00 m = 4690 m³



1/F COMPARTMENT CALCULATION



2/F DIAGRAM

2/F COMPARTMENT CALCULATION

2 = 1184 m² X 3.50 m = 4144 m³

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

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

A	DATE 1	GBP SUBMISSION
REV.	DATE	AMENDMENT

[illegible]BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

DRAWING TITLE

COMPARTMENT DIAGRAMMS AND
CALCULATIONS

SCALE	1:400@A0
DRAWING	REV. NO.

DRAWING	REV. NO.
C005	A

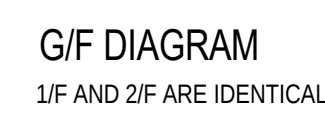
SORUCU ---

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

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



R/F DIAGRAM

R/F EVA SERVED FACADE CALCULATION

TOTAL BUILDING PERIMETER = 33.60 m + 24.30 m = 57.90 m

BUILDING 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%

LEGEND:

-  BUILDING PERIMETER
-  BUILDING FACADE SERVED BY EVA
-  MIN. 7.3m WIDE AND 4.5mH HEADROOM
LOADING = 30,000kg MIN.
-  ENTRANCE SIGN
-  EVA INDICATION SIGN AT 100m INTERVALS
-  "NO PARKING" SIGN AT 50m INTERVALS

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

A	DATE 1	GBP SUBMISSION
REV.	DATE	AMENDMENT

PROJECT	BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON
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DRAWING TITLE
EVA SERVED FACADE DIAGRAMS AND
CALCULATIONS

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

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

PROVISIONS OF EXIT DOORS AND EXIT ROUTES FROM A ROOM, FIRE COMPARTMENT OR STOREY																
FLOOR	COMPARTMENT	USAGE	USABLE FLOOR AREA (s.m.)	FACTOR	CAPACITY (P)		MINIMUM NO. OF EXIT DOORS OR EXIT ROUTES REQUIRED		MINIMUM TOTAL WIDTH OF (mm)				MINIMUM WIDTH OF EACH (mm)			
					ROOM	TOTAL FOR DV	REQUIRED	PROVIDED	EXIT DOORS		EXIT ROUTES		EXIT DOOR		EXIT ROUTE	
									REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
2/F	2	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		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	1-A	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		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	G-A	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		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) (SPRINKLER PROTECTED BUILDING)										
FLOOR	TOTAL CAPACITY TO BE SERVED BY STAIRCASE (PERSONS)		S-1 (1500 WIDE) 1/F TO 2/F = 2				S-2 (1500 WIDE) 1/F TO 2/F = 2			
2/F	83		83	/	2	42	83	/	2	42
1/F	75		75	/	2	38	75	/	2	38
TOTAL DISCHARGE VALUE OF STAIR	160		80				80			
PERMISSIBLE DISCHARGE VALUE OF STAIR	1302		651				651			

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

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION																		
LOCATION	USE	CLASSIFICATION	COMPARTMENT	AREA	VOLUME	CONNECTED COMPARTMENT		FRR (MINS.)	MINIMUM DIMENSION OF ELEMENTS (mm)									
						AREA	VOLUME		R.C. WALL		R.C. SLAB		R.C. COLUMN		R.C. BEAM		R.C. STAIR	
									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
ALL ELEMENTS SEPARATION BETWEEN SPECIAL HAZARD AREAS AND GENERAL ACCOMMODATION.								120	100	25	125	35	300	35	200	50*	125	35
ALL ELEMENTS SEPARATION BETWEEN ELECTRICAL & MECHANICAL PLANT ROOMS AND GENERAL ACCOMMODATION.																		
ALL ELEMENTS SEPARATION BETWEEN SPECIAL HAZARD AREAS AND REQUIRED STAIRCASES.								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.
3. REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.5 kg/m WITH 20mm 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																						
LOCATION	USAGE	AREA	FACTOR	CAPACITY (P)	RATIO	MALE	FEMALE	SANITARY FITMENTS												REMARKS		
								W.C.				BASIN				URINAL		BATH / SHOWER				
								MALE		FEMALE		MALE		FEMALE		MALE		FEMALE				
								REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	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 : 29876/019
BIM REF : 2-9876-19-R19-01
FSD REF : FP 8/

PROJECT
BD SAMPLE - PROPOSED INSTITUTIONAL DEVELOPMENT AT KOWLOON

DRAWING TITLE
SCHEDULES

SCALE @A0
DRAWING C007
REV. NO. A

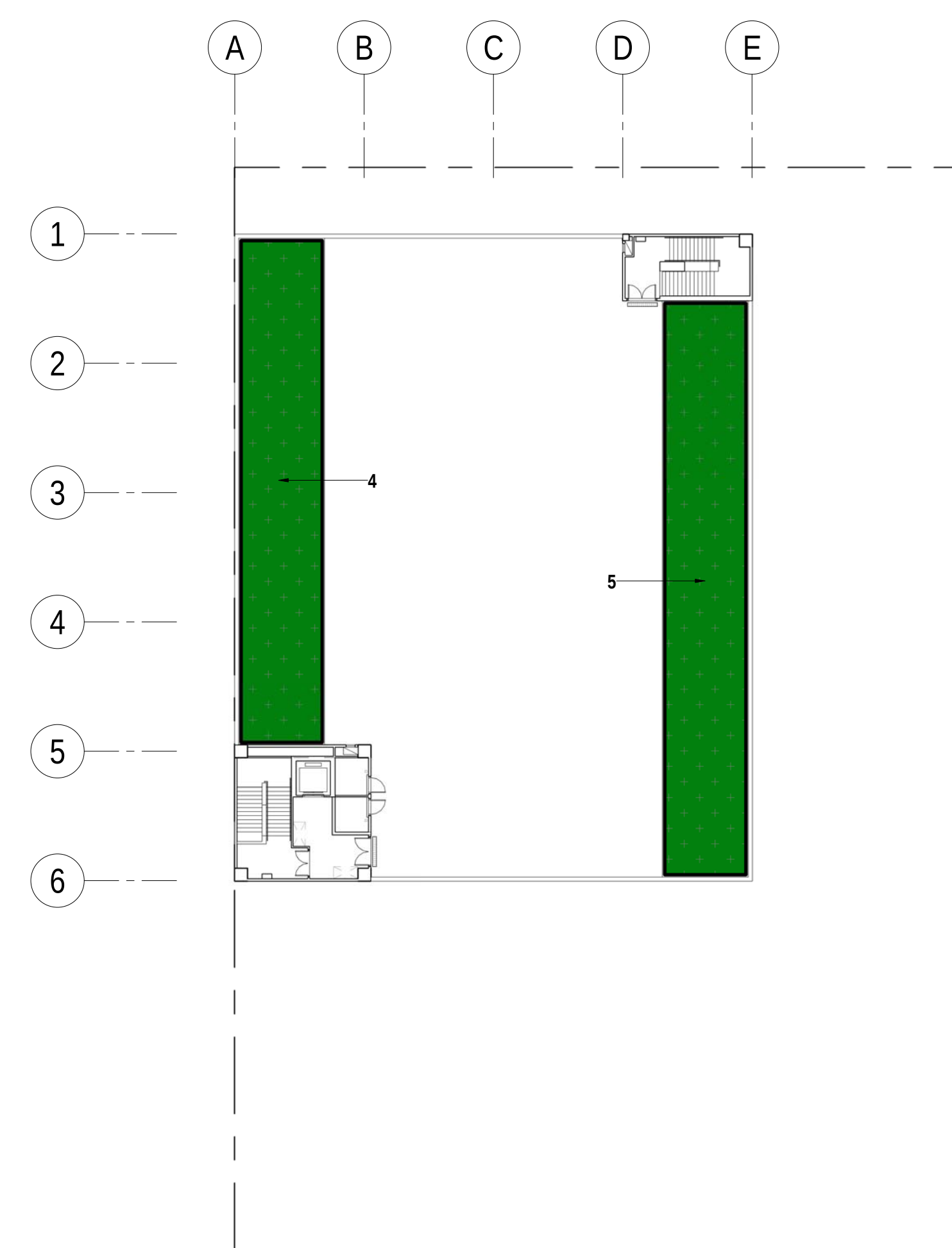
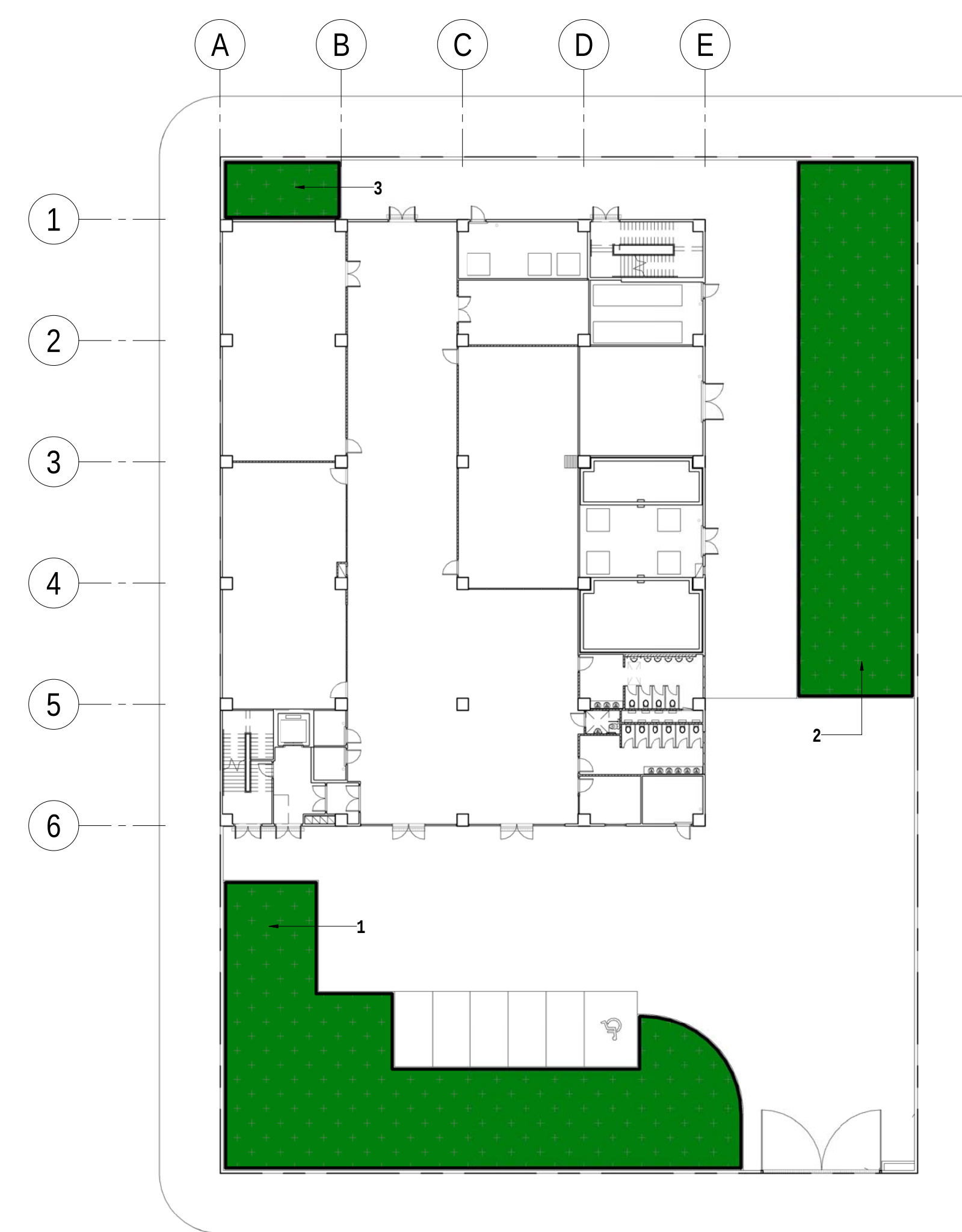
SORUC ---

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

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



SITE COVERAGE OF GREENERY

A	DATE 1	GBP SUBMISSION
REV	DATE	#/SUBMIT

REV.	DATE	AMENDMENT
PROJECT		

BD SAMPLE - PROPOSED INSTITUTIONAL
DEVELOPMENT AT KOWLOON

SCALE 1:300@A0

SORUCU 11

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

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