

## 1.0 DEVELOPMENT PARAMETER:-

### 1.1 SITE INFORMATION

- 1.1.1 LOT NO. :No.604 IN D.D.21  
(PREVIOUSLY KNOWN AS LOT 523 DD21)
- 1.1.2 ADDRESS :NO.3 PUN SHAN CHAU VILLAGE, TAI PO
- 1.1.3 SITE AREA 90 feet X 90 feet = 8100 sq. ft  
1 sq.m = 10.7639 sq.ft  
8100 sq.ft = 752.5 sq.m

### 1.2 UNDER BUILDING (PLANNING) REGULATIONS

- 1.2.1 CLASS OF SITE
- 1.2.2 PERMISSIBLE SITE COVERAGE (DOMESTIC USE)
- 1.2.3 PERMISSIBLE PLOT RATIO (DOMESTIC USE)
- TO BE DETERMINED BY THE BUILDING AUTHORITY

### 1.3 UNDER OUTLINE ZONING PLAN

TOWN PLANNING BOARD APPROVAL REF. TPB/A/TP 389

- 1.3.1 USE UNDER OZP S/TP/23 :GREEN BELT
- 1.3.2 PERMITTED USE UNDER SECTION 16 APPROVAL :A 2-STOREY HOUSE
- 1.3.3 PERMITTED SITE COVERAGE :97.545 sq.m (12.96%)
- 1.3.4 PERMITTED GROSS FLOOR AREA :195.09 (P.R. 0.259)

### 1.4 PROPOSED DEVELOPMENT

- 1.4.1 A 2-STOREY DETACHED HOUSE FOR A SINGLE FAMILY
- 1.4.2 PROPOSED BUILDING HEIGHT :7.6 m

## 2.0 SITE COVERAGE CALCULATION:-

- 2.1 PERMITTED SITE COVERAGE (UNDER PLANNING) = 97.545 m<sup>2</sup>
- 2.2 PROPOSED SITE COVERAGE = 97.23 sq.m
- 2.3 PROPOSED PERCENTAGE SITE COVERAGE =  $(97.23/752.5) \times 100\%$   
= 12.92%

## 3.0 GROSS FLOOR AREA CALCULATION:-

- 3.1 UNDER BUILDING (PLANNING) REGULATION  
PROPOSED GROSS FLOOR AREA = 97.23X2 = 194.46sq.m.  
PROPOSED PLOT RATIO = 194.46/752.5  
= 0.2584

## 4.0 OPEN SPACE CALCULATION:-

- 4.1 PROPOSED ROOFED OVER AREA:  
=SITE COVERAGE  
=97.23 sq.m.
- 4.2 PROVIDED OPEN SPACE AREA:  
=14 X 4=56 sq.m
- 4.3 REQUIRED OPEN SPACE : 97.23/2  
=48.615 sq.m < 56 sq.m (OK)

## 5.0 REFUSE CHAMBER PROVISION:-

TOTAL USABLE FLOOR SPACE: 90.538+67.671=158.209sq.m

UFA LESS THAN 1,320 sq.m.  
NO REFUSE CHAMBER IS REQUIRED UNDER THE BUILDING (REFUSE STORAGE CHAMBERS AND CHUTES) REGULATION.

## 6.0 GENERAL NOTES:-

- 6.1 ALL LEVELS SHOWN ARE IN METER ABOVE P.D.
- 6.2 ALL DIMENSION SHOWN ARE STRUCTURAL AND IN MINIMETER (mm) UNLESS OTHERWISE STATED.
- 6.3 CORRESPONDING FOUNDATION AND STRUCTURAL PLANS TO BE SUBMITTED BY THE REGISTERED STRUCTURAL ENGINEER UNDER SEPARATE COVER.
- 6.4 ALL REINFORCED CONCRETE WORKS TO BE IN ACCORDANCE WITH THE APPROVED STRUCTURAL PLANS.
- 6.5 CORRESPONDING DRAINAGE PLANS AND DETAILS TO BE SUBMITTED SEPARATELY.
- 6.6 ALL DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE PLANS UNDER SEPARATE SUBMISSION.
- 6.7 ALL LEVEL DROPS OVER 600mm SHALL BE PROVIDED WITH PARAPET OR RAILING 1100mm HIGH MIN. ABOVE FINISHED FLOOR LEVEL.
- 6.8 ALL RISERS OF STAIRCASES TO BE NOT MORE THAN 175mm AND TREADS NOT LESS THAN 225mm.
- 6.9 ALL FIRE RATED DOORS INCLUDING FRAMES TO BE TESTED AND CERTIFIED IN ACCORDANCE WITH BS 476 PART 20 & 22.
- 6.10 CORRESPONDING SITE FORMATION PLAN ARE TO BE SUBMITTED UNDER SEPARATE COVER
- 6.11 CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 SHALL BE COMPLIED WITH

## 7.0 FIRE SERVICES NOTES:-

- 7.1 THE PROPOSED DEVELOPMENT IS A 2-STOREY DOMESTIC BUILDING FOR A SINGLE FAMILY
- 7.2 PORTABLE HAND OPERATED FIRE EXTINGUISHER TO BE PROVIDED AS INDICATED ON PLANS.
- 7.3 ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTING AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 & 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- 7.4 ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSE WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 & 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476: PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
- 7.5 ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES
- 7.6 AN AUTOMATIC SPRINKLER SYSTEM (APPLICABLE TO SMALL HOUSES) IN ACCORDANCE WITH LPC RULES T.B. 14 TO BE PROVIDED WITH A SPRINKLER WATER TANK OF 6,000 LITERS CAPACITY.

## 9.0 SANITARY FITMENT:-

	USABLE FLOOR AREA (sq.m.)	CAPACITY	SANITARY FITMENT					
			W.C. REQ. RRO.	BASIN REQ. RRO.	BATH OR SHOWER REQ. RRO.			
G/F	86.663	154.334	2	3	2	4	2	3
1/F	67.671							

## 10.0 FIRE RESISTING CONSTRUCTION:-

USE	CLASS	COMPARTMENT OF BUILDING	F.R.R. REQUIRED	MIN. DIMENSION OF ELEMENT OF CONSTRUCTION							
				R.C.C. SLAB THICKNESS (mm)	R.C.C. BEAM COVER TO STEEL (mm)	R.C.C. COLUMN THICKNESS (mm)	R.C.C. WALL THICKNESS (mm)	R.C.C. SLAB COVER TO STEEL (mm)	R.C.C. BEAM COVER TO STEEL (mm)	R.C.C. COLUMN COVER TO STEEL (mm)	R.C.C. WALL COVER TO STEEL (mm)
DOMESTIC	1	(LESS THAN 28,000 cu.m.)	60 min.	100	20	200	30	200	25	75	15

## 11.0 PROVISION OF EXIT DOORS & EXIT ROUTES FROM ROOM OR STOREY:-

FOR REFERENCE ONLY, MEANS OF ESCAPE PROVISION EXEMPTED FOR SINGLE FAMILY HOUSE NOT EXCEEDING 3-STOREY

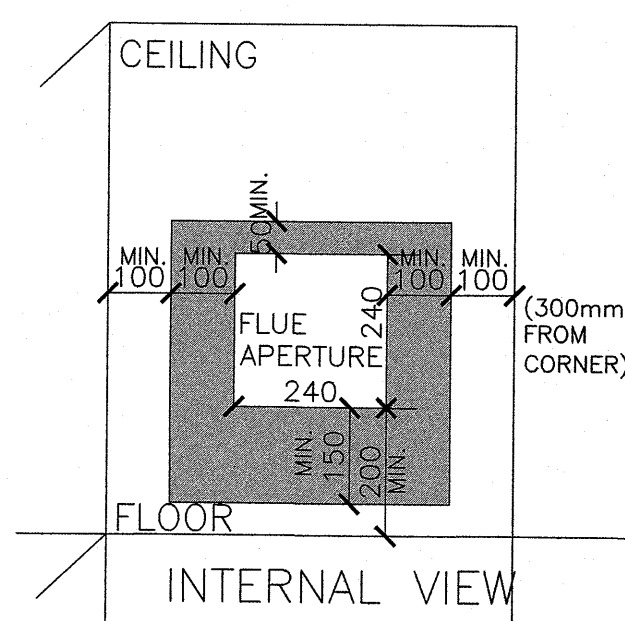
LOCATION	USE	UFA (m <sup>2</sup> )	CAPACITY OF RM. OR STOREY	MIN. NO. OF EXIT DOOR (FROM ROOM) OR EXIT ROUTE (FROM STOREY)	MINI. WIDTH OF EACH			
					EXIT DOOR REQ'D	EXIT DOOR PROV'D	EXIT ROUTE REQ'D	EXIT ROUTE PROV'D
G/F	DOMESTIC	86.663	10	1	750	750	1050	1100
1/F	DOMESTIC	67.671	10	1	750	750	1050	1100

## 12.0 DOOR MARK:-

- (D1) SELF CLOSING DOOR WITH FRR -/30/30 mins. WITH VISION PANEL AND SMOKE CONTROL

## 13.0 HEIGHT OF BUILDING:-

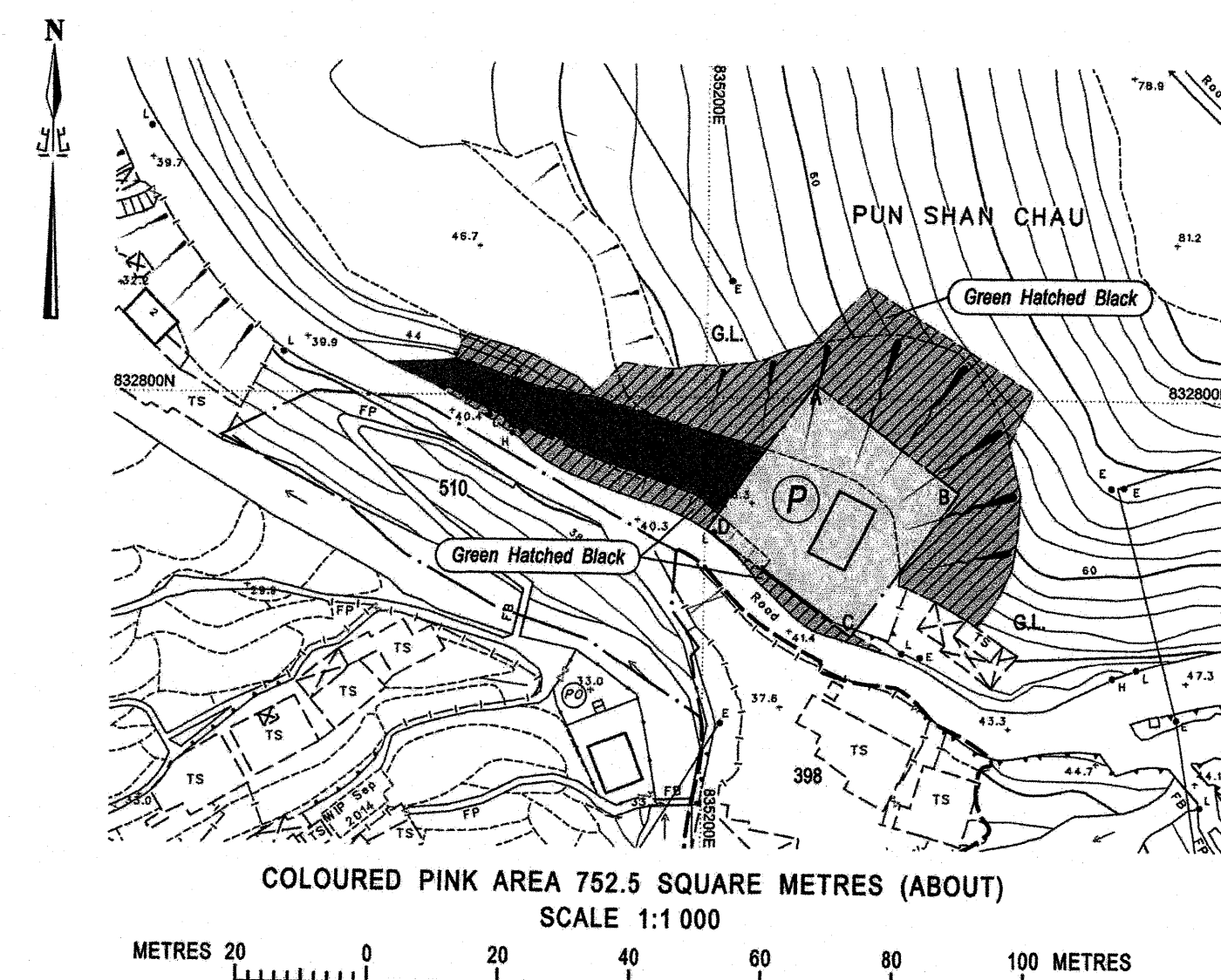
BLOCK	NO. OF STOREYS	PROPOSED HEIGHT OF BUILDING	HEIGHT RESTRICTIONS UNDER LEASE	SPECIAL CONDITION REFERRED
1	2	7.6 METERS FROM GROUND LEVEL	NOT EXCEEDING 2-STOREY	7 (e)



TYPICAL GAS HOT WATER HEATER FLUE APERTURE (F.A.) DETAIL

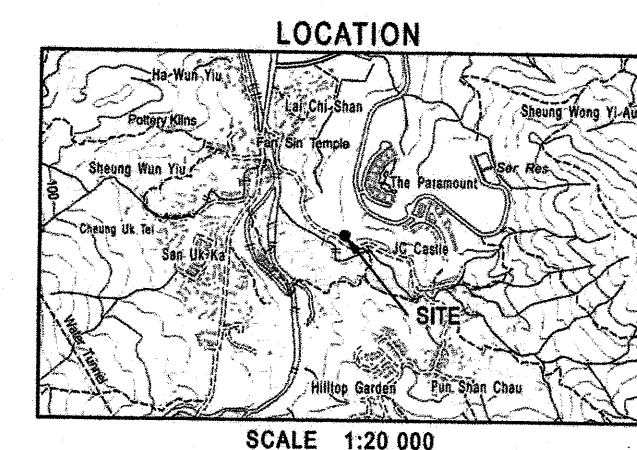
## 8.0 LEGEND & COLOR CODE:-

- MARK DESCRIPTION
- CONCRETE WORK
- LIGHT WEIGHT CONCRETE BLOCK WALL
- CEMENT RENDERING
- SANITARY FITTINGS
- CERAMIC FLOOR TILES
- CERAMIC WALL TILES
- METAL
- CONCRETE DRIVEWAY
- INTERNAL C/S RENDERING
- GLASS
- TIMBER
- RENDERED AND PAINTED
- DOOR MARK
- SECTION MARK
- LEVEL MARK ON PLAN
- LEVEL MARK ON ELEVATION & SECTION
- PRESCRIBED WINDOW MARK



SPECIAL CONDITIONS REFER

- BROWN
- GREEN HATCHED BLACK



LOCATION PLAN (SCALE: AS SHOWN)

## 14.0 SCHEDULE OF ACCOMMODATION (FOR DLO):-

	ACCOMMODATION	PROPOSED	REQUIRED/ PERMITTED UNDER THE LEASE	SPECIAL CONDITION REFERRED
1	USE	A 2-STOREY DETACHED HOUSE FOR A SINGLE FAMILY USE	PRIVATE RESIDENTIAL	6
2	GROSS FLOOR AREA	194.46 sq. m. PLOT RATIO 0.2581	NOT LESS THAN 118 sq. m. NOT MORE THAN 195.09 sq. m.	7 (c)
3	SITE COVERAGE	97.23 sq. m. (12.9%)	NOT EXCEEDING 13%	7 (d)
4	EXTERIOR ELEVATIONS	AS PER ELEVATION DRAWINGS	DESIGN, DISPOSITION & HEIGHT	7 (f)
5	CAR PARKING PROVISION	2 NOS. OPEN PRIVATE CAR PARKING SPACE (2.5m x 5m EACH)	2 NOS. PRIVATE CAR PARKING SPACE NOT COVERED	16 (a)
6	LOADING & UNLOADING	NIL	N/A	N/A
7	VEHICULAR ACCESS POINT	EXISTING ACCESS ROAD	N/A	N/A
8	GUARD ROOM	NIL	NO REQUIREMENT	N/A
9	RECREATIONAL FACILITIES	NIL	NO REQUIREMENT	N/A
10	NON-BUILDING AREA	NIL	NO REQUIREMENT	N/A
11	FORMATION AREAS (GREEN, YELLOW ETC.)	COMPLIED WITH	21 & 26	N/A
12	TREE PRESERVATION	COMPLIED WITH	8	N/A
13	LANDSCAPING	COMPLIED WITH	9	N/A
14	OTHER SPECIAL REQUIREMENTS UNDER LEASE (E.G. FOOTBRIDGE, OPEN SPACE PROVISION)	NIL	NO REQUIREMENT	N/A

B.D.: BD 2/9189/11

F.S.D.: FP 8/29807

### TYPE II WORKS STATEMENT

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS (BUILDING) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.

Plan Approved  
HO Man-ming, Carol  
Senior Building Surveyor  
for BUILDING AUTHORITY  
26 APR 2019

REV.	DESCRIPTIONS	
D	GENERAL AMENDMENT	JUL. 2018
C	GENERAL AMENDMENT	FEB. 2017
B	GENERAL AMENDMENT	JUL. 2013
A	GENERAL AMENDMENT	DEC. 2011
-	BD SUBMISSION (1 ST)	SEP. 2011

CLIENT

PINEBERG LIMITED

ARCHITECT

KTO ARCHITECTS LTD.

508, 5/F, TECHNOLOGY PLAZA  
29-35 SHA TSUI ROAD, KWUN TONG, KOWLOON  
keithto@netvigtor.com

STRUCTURAL ENGINEER

K C WONG & ASSOCIATES LTD

UNIT A3, 5/, YIN DA COMMERCIAL BUILDING  
181 WAI YIP STREET, KWUN TONG, KOWLOON  
TEL: 2345 5185 FAX: (852) 2345 9726

PROJECT  
PROPOSED DETACHED HOUSE  
REDEVELOPMENT AT  
No.3 PUN SHAN CHAU VILLAGE,  
TAI PO, LOT 604 IN D.D. 21.

DRAWING TITLE  
GENERAL BUILDING PLANS  
NOTES, LOCATION & SCHEDULES

DESIGNED K.T. SCALE AS SHOWN  
CHECKED K.T. DRAWING NO. PSC-GP01  
DRAWN BY C.M.  
DATE 7/2018 REV. A B C D

FOR BUILDINGS DEPARTMENT  
Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved  
NG Tsz-kei  
Senior Structural Engineer  
for BUILDING AUTHORITY  
29 APR 2019

BUILDING PLANS  
FOR  
BUILDINGS DEPARTMENT