

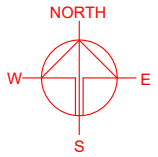
**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 1,217 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 381 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 836 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 31 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 489 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 489 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	



**PARKING AND LOADING/UNLOADING PROVISIONS**

NO. OF PRIVATE CAR	
PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/UL SPACE FOR	
LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7m (L) X 3.5m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	RESTAURANT, KITCHEN & WASHROOM	138 m <sup>2</sup> (ABOUT)	138 m <sup>2</sup> (ABOUT)	3.5m (ABOUT)(1-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES OFFICE AND WASHROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT) 108 m <sup>2</sup> (ABOUT)	8m (ABOUT)(2-STOREY)
B3	SHOP AND SERVICES (REAL ESTATE)	60 m <sup>2</sup> (ABOUT)	60 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
B4	CANOPY FOR PARKING SPACE	75 m <sup>2</sup> (ABOUT)	75 m <sup>2</sup> (ABOUT)	3m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>381 m<sup>2</sup> (ABOUT)</b>	<b>489 m<sup>2</sup> (ABOUT)</b>	






**FIRE SERVICE INSTALLATIONS**

-  EXIT SIGN AND EMERGENCY LIGHT
-  5 KG DRY POWDER TYPE FIRE EXTINGUISHER

**FS NOTES:**

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

**LEGEND**

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE
-  LOADING / UNLOADING SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 390 RP (PART) IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

DRAWN BY OL DATE 20.12.2023

REVISED BY DATE

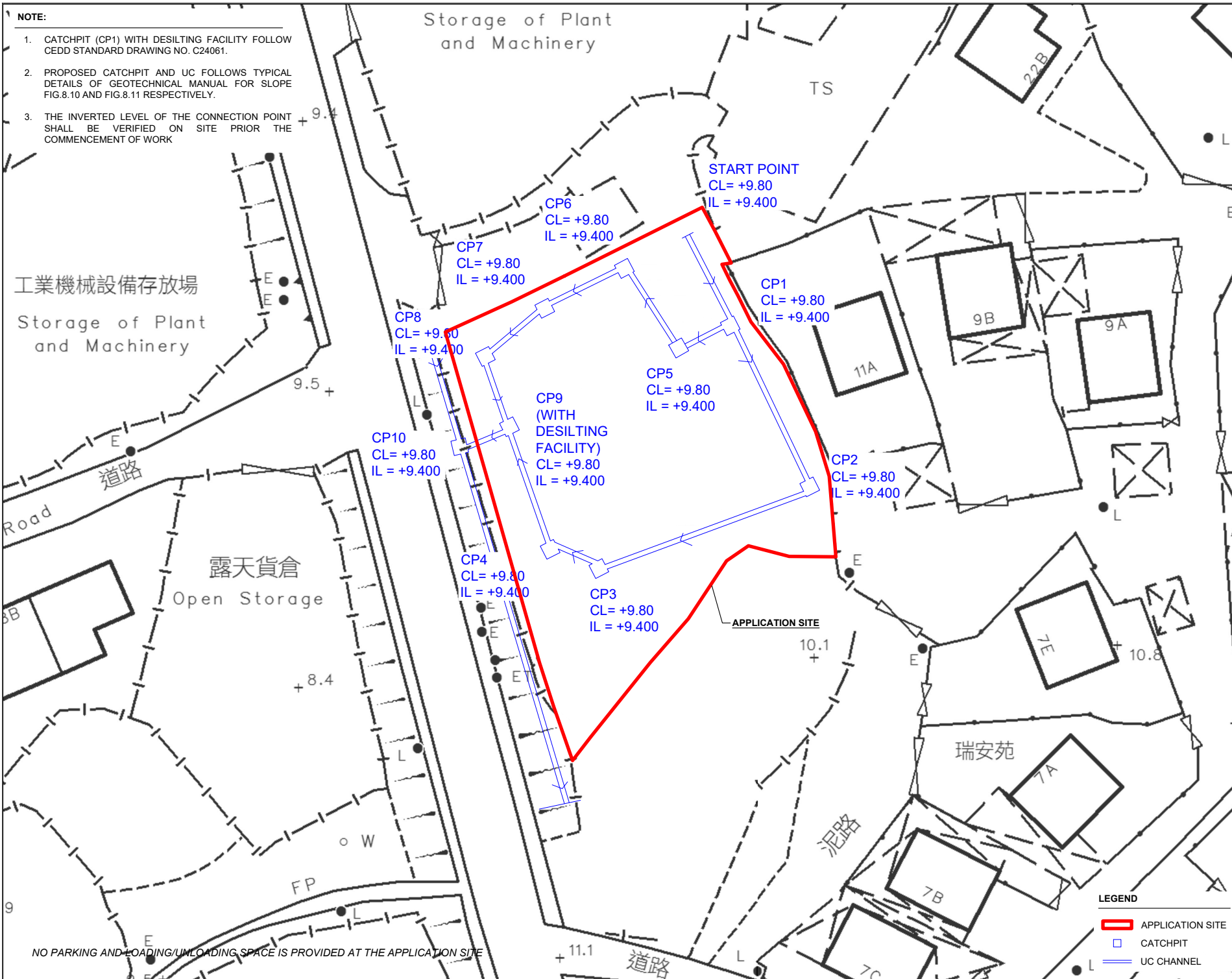
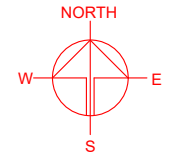
APPROVED BY DATE

DWG. TITLE  
FSIs PROPOSAL

DWG NO. APPENDIX I VER. 001

**NOTE:**

1. CATCHPIT (CP1) WITH DESILTING FACILITY FOLLOW CADD STANDARD DRAWING NO. C24061.
2. PROPOSED CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG.8.10 AND FIG.8.11 RESPECTIVELY.
3. THE INVERTED LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE PRIOR THE COMMENCEMENT OF WORK



工業機械設備存放場

Storage of Plant and Machinery

露天貨倉

Open Storage

Storage of Plant and Machinery

TS

START POINT  
CL=+9.80  
IL=+9.400

CP6  
CL=+9.80  
IL=+9.400

CP7  
CL=+9.80  
IL=+9.400

CP8  
CL=+9.80  
IL=+9.400

CP1  
CL=+9.80  
IL=+9.400

CP5  
CL=+9.80  
IL=+9.400

CP9  
(WITH  
DESILTING  
FACILITY)  
CL=+9.80  
IL=+9.400

CP10  
CL=+9.80  
IL=+9.400

CP2  
CL=+9.80  
L=+9.400

CP4  
CL=+9.80  
IL=+9.400

CP3  
CL=+9.80  
IL=+9.400

APPLICATION SITE

瑞安苑

+8.4

+10.1

+10.8

FP

泥路

+11.1

道路

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION SITE

**LEGEND**

- ▭ APPLICATION SITE
- CATCHPIT
- UC CHANNEL

PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
TEMPORARY SHOP AND SERVICES AND EATING PLACE FOR A PERIOD OF 5 YEARS

SITE LOCATION  
LOT 390 RP (PART) IN D.D. 106, KAM SHEUNG ROAD, YUEN LONG, NEW TERRITORIES

SCALE 1:400 @ A4	
DRAWN BY OL	DATE 20.12.2023
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE AS-BUILT DRAINAGE PLAN	
DWG. NO. APPENDIX II	VER. 001