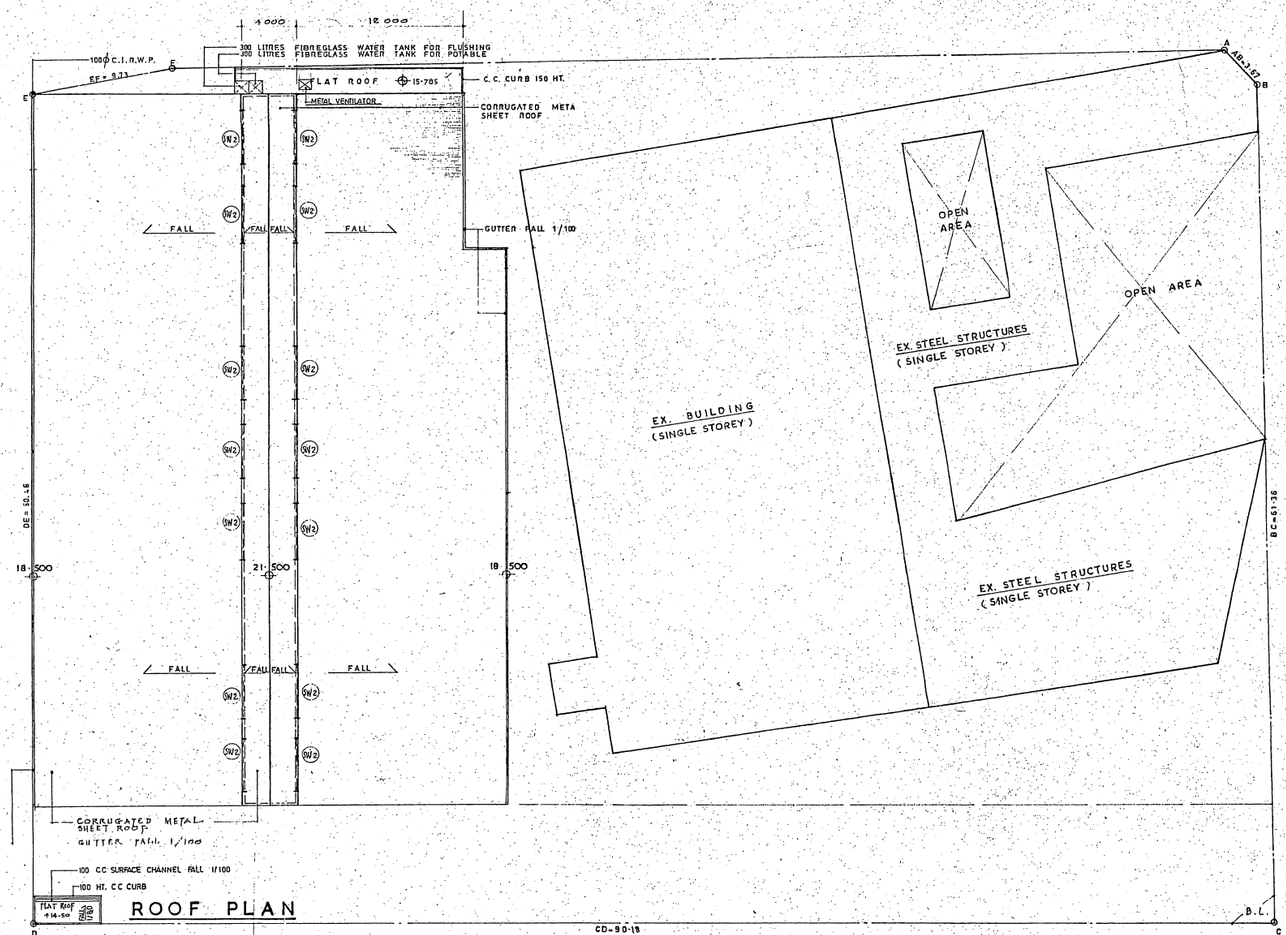
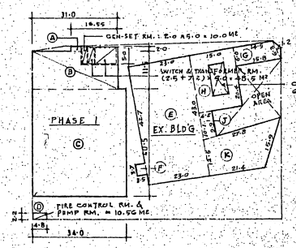
COPY
TONG Man-lai
18 JAN 2013
A public officer authorized by the Building Authority in writing for the purpose of Section 36G(1) of the Buildings Ordinance



ROOF PLAN

DIAGRAM FOR G.F.A. CALCULATION
(PHASE I & EX. BUILDING)



GROUND FLOOR (PHASE I)

A')	16.55 X 2.0	=	33.10 M²
B)	31.0 X 11.5	=	356.50 M²
C)	34.0 X 40.5	=	1377.00 M²
D)	2.2 X 4.8	=	10.56 M²
	PHASE I. G.F.A.	=	1,777.16 M²

(EX. BUILDING)

E)	$\frac{42.7+43}{2}$ X 23	=	985.55 M²
F)	3.5 X 3.7	=	12.95 "
G)	$[\frac{(14.5+15.8)}{2} \times 6 + \frac{(6.3 \times 1.2)}{2}]$	=	94.68 "
H)	(15 X 20.4) − 72 (O.A)	=	234.00 "
J)	$\frac{(10.1+9.9)}{2}$ X 4.2	=	42.00 "
K)	$\frac{[(27.8+21.4) \times (12.5+15.9)]}{2}$	=	349.32 "
	EX. BLD'G. G.F.A.	=	1,718.50 M²

TOTAL USED G. F. A. :-

(PHASE I)	=	1,777.16 M²
(EX. BUILDING)	=	1,718.50 "
TOTAL	=	3,495.66 M²

CAR PARKING SPACE CALCULATION

PHASE I GROSS FL. AREA = 1,777.16 M²

CAR PARKING SPACE REQ'D. = ONE VEHICLE: PER EACH 900 M² (1/2 FOR PRIVATE CAR 5.0 X 2.5) (1/2 FOR LORRY 11.0 X 3.5)

Nº OF VEHICLE REQ'D. 1,777.16 M² / 900 M² = 2 Nºs.

ACTUAL Nºs OF VEHICLE PROVIDED. = 1 Nº FOR PRIVATE CAR
= 1 Nº FOR LORRY
= 1 Nº FOR CONTAINER

SITE COVERAGE & PLOT RATIO CALCULATION

PHASE I & EX. BUILDING

SITE

CLASS OF SITE	=	'A'
AREA OF SITE (UNDER LEASE)	=	5,625.00 M²
HEIGHT OF BUILDING	=	10.M

SITE COVERAGE

PERMISSIBLE % SITE COVERAGE
NON-DOM. COVERAGE BELOW 15M = 100%

PROV. NON-DOM. COVERAGE

GRD. FL. (PHASE I)	=	1,777.16 M²
(EX. BLD'G.)	=	1,718.50 "
TOTAL	=	3,495.60 M²
i.e.	=	62.15 %
	<	100%

PLOT RATIO

PERMISSIBLE NON-DOM. P. R. = 5.0

PROV. NON-DOM. G. F. A.

GRD. FL. (PHASE I)	=	1,777.16 M²
FUNCTIONAL SERVICE AREA DEDUCTION:-		
SWITCH RM. & TRANSFORMER RM.	=	48.50 "
GEN. SET RM.	=	10.00 "
FIRE CONTROL RM. & PUMP RM.	=	10.56 "
(PHASE I) G.F.A.	=	1,708.10 M²
(EX. BLD'G.) G.F.A.	=	1,718.50 "
TOTAL	=	3,426.60 M²

USED NON-DOM. PLOT RATIO

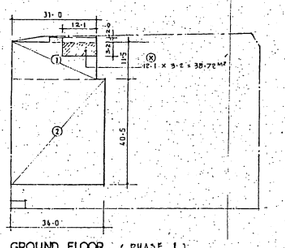
3,426.60 M² / 5,625.00 M² = 0.609
< 5.0

Plan Approved
E. LOK Che-leung
FOR BUILDING AUTHORITY
17 SEP 1992

AMENDMENTS PLAN

17 AUG 1992

DIAGRAM FOR USABLE FL. AREA CAL
(PHASE I)



GROUND FLOOR (PHASE I)

1)	31 X 11.5 − (Ⓧ 38.72 M²)	=	317.78 M²
2)	34.0 X 40.5	=	1377.00 M²
	TOTAL	=	1,694.78 M²

TOTAL USABLE FL. AREA OF WHOLE BLD'G. = 1,694.78 M²

TOTAL USABLE FL. AREA OF WHOLE BLD'G. 1,694.78 M²

∴ NO PROVISION OF REFUSE STORAGE CHAMBER IS REQUIRED.

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION

LOCATION	USE	CLASS	COMPARTMENT OF BUILDING		F.R.P. REQ'D. (HRS.)	MIN. DIMENSION OF ELEMENT OF CONSTRUCTION					STRUCTURAL STEEL BEAM & COLUMN
						R. C SLAB		R.C. BEAM	R.C. COLUMN		
			FL. AREA (M²)	VOLUMN (M³)		THICKNESS	COVER TO ST.	COVER TO ST.	MIN. SIZE	COVER TO ST.	COVER TO STEEL
GRD FL.	FACTORY	2	1,777.16	13772.99	2	125 MM	15 MM				2 HRS. F.R.P PROTECTION

REQUIREMENT & PROVISION OF EXIT DOOR & EXIT ROUTE

STOREY	USE	CAPACITY OF EACH FL.			MIN. Nº OF EXIT DOORS OR EXIT ROUTES		MIN. TOTAL WIDTH OF (MM)				MIN. WIDTH OF EACH (MM)			
							EXIT DOORS		EXIT ROUTES		EXIT DOORS		EXIT ROUTES	
		USABLE FL. AREA (M²)	FACTOR	CAPACITY OF PERS.	REQ'D.	PROV'D.	REQ'D.	PROV'D.	REQ'D.	PROV'D.	REQ'D.	PROV'D.	REQ'D.	PROV'D.
GRD. FL.	FACTORY	1,708.10	SAY	20	1	3		4500		4500	750	1500	900	1500

SCHEDULE OF SANITARY FITTING

LOCATION	USE	USABLE FL. AREA (M²)	NUMBER OF PERSON (PROVIDED)		SANITARY FITTING REQUIRED			SANITARY FITTING PROVIDED			
					W. C.	URINAL	H. BASIN	W. C.	URINAL	H. BASIN	SHOWER
GRD. FL.	FACTORY	1708.10	20	M 10	1	1	1	1	1	1	
				F 10	1		1	1		1	

OPENABLE WINDOW AREA REQ'D BY F.S. DEPT. (PHASE I)

GROUND FLOOR

USABLE FL. AREA: = 1,694.78 M²
OPENABLE WINDOW AREA REQ'D BY F.S. DEPT. 1,694.78 X 6.25 % = 105.92 M²

PROVIDED OPENABLE WINDOW & LOUVER AREA :

i) 5 X 1 X 90 % X 18 = 81.00 M²
ii) 5 X 1 X 40 % X 18 = 36.00 M²
TOTAL = 117.00 M²
> 105.92 M²

HO SAI LEUNG Dip. Arch. A.R.I.B.A., A.R.C.U.K.
CHARTERED ARCHITECT
15TH FLOOR SINO TOWER, 2 OTTAWA ROAD,
HONG KONG TEL. NO. 852 2832 (4 LINES)

PROJECT
PROPOSED FACTORY BUILDING – PHASE I
AT ON LOK TSUEN, FANLING SHEUNG SHUI TOWN LOT NO. 91.

SCALE	DATE	JOB NO.
1 : 200	APRIL, 1991	125
DRAWN BY HOWARD HO	CHECKED BY	DRG. NO. G1–3/3 B