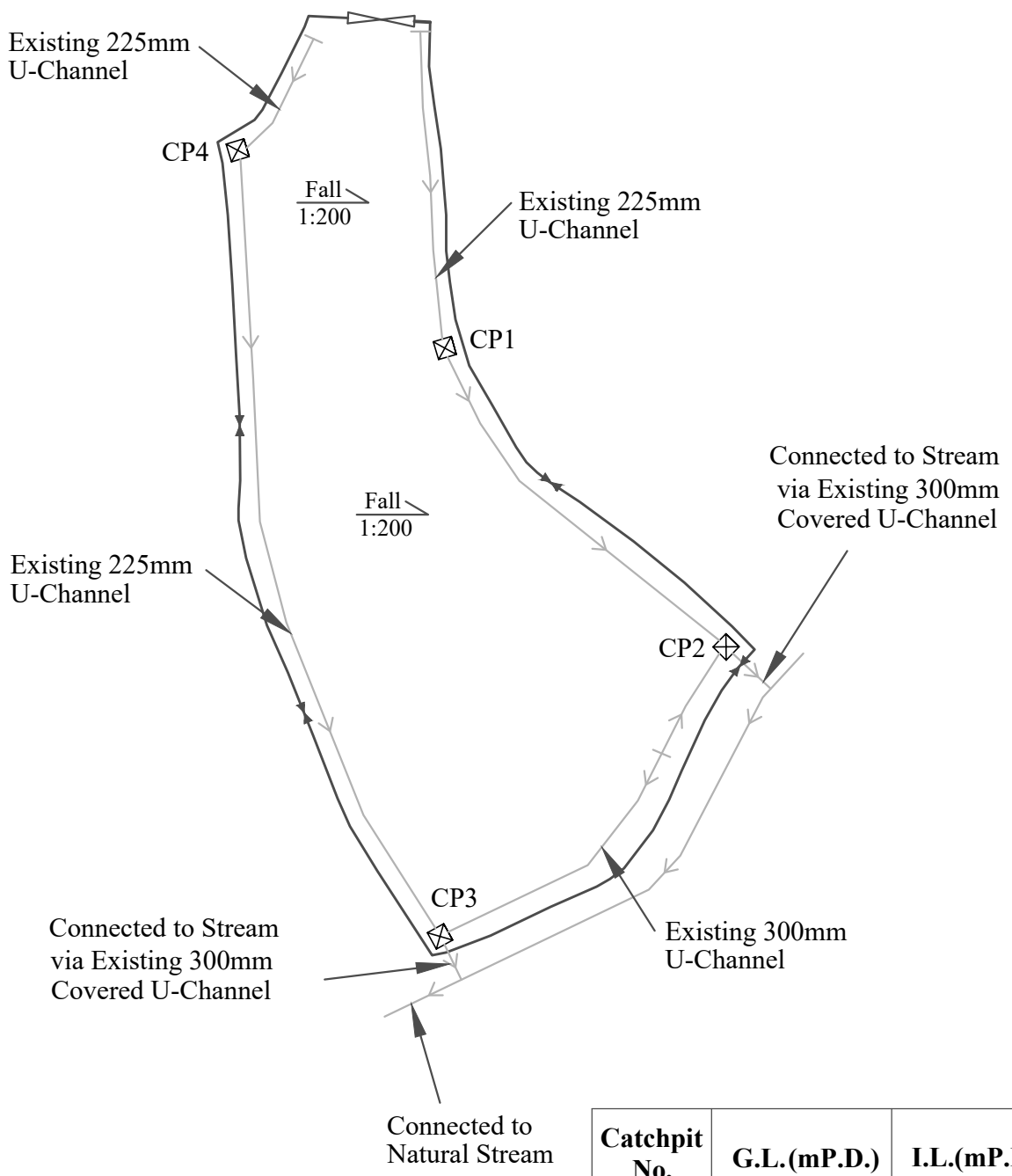


Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Not to scale	<b>Location Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
February 2024	Lots 989 (Part) and 990 (Part) in D. D. 119, Yuen Long, New Territories	<b>Plan 1 (P10046)</b>

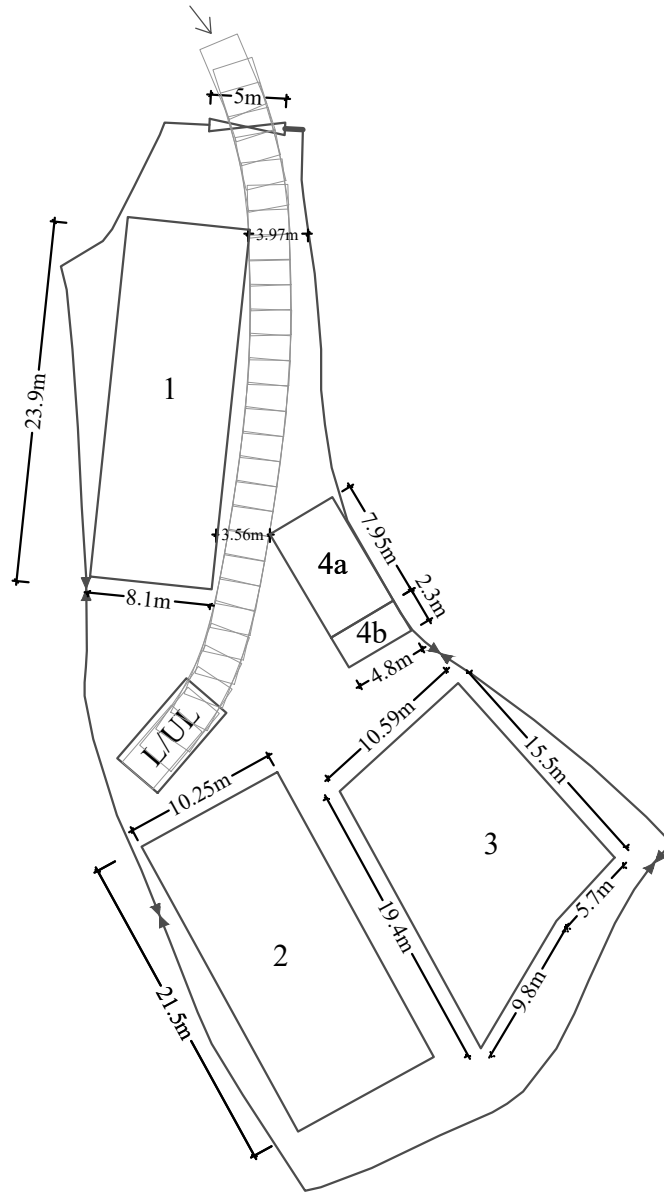


**Legend**

- ☒ Existing Catchpit
- Existing U-Channel

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP1	20.8	20.5
CP2	20.5	20.2
CP3	20.5	20.2
CP4	20.8	20.5

<b>1:500</b>	<b>Drainage Proposal</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
February 2024	Lots 989 (Part) and 990 (Part) in D. D. 119, Yuen Long, New Territories	<b>Plan 5 (P10046)</b>



**Legend**



Loading and unloading space  
(3.5m x 7.5m)

1:500

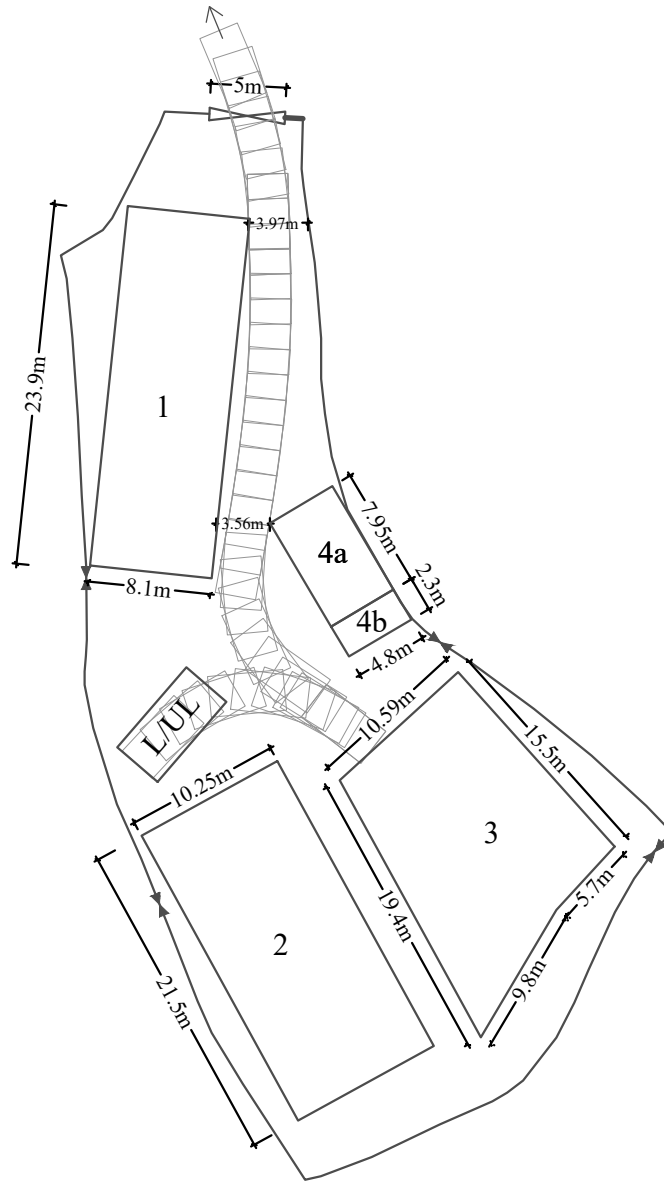
**Swept Path Analysis - Vehicle In**

**Goldrich Planners &  
Surveyors Ltd.**

February 2024

Lots 989 (Part) and 990 (Part) in D. D. 119  
Yuen Long, New Territories

**Plan 6  
(P10046)**



**Legend**



Loading and unloading space  
(3.5m x 7.5m)

1:500

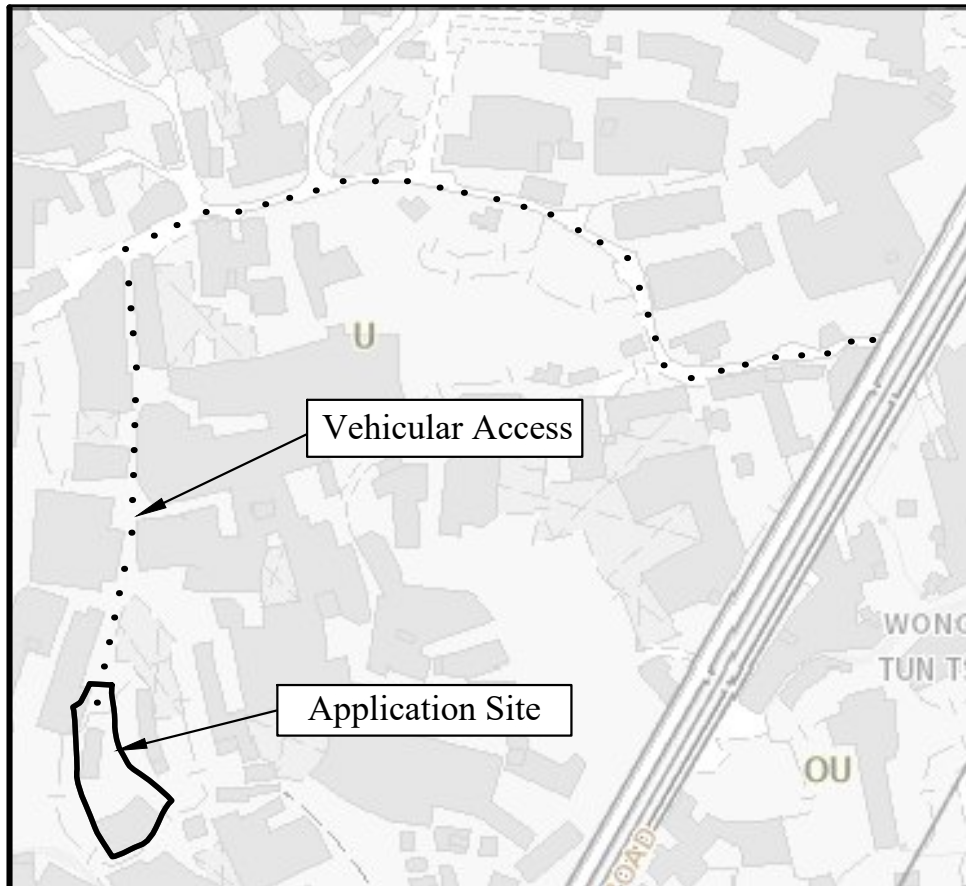
**Swept Path Analysis - Vehicle Out**

**Goldrich Planners &  
Surveyors Ltd.**

February 2024

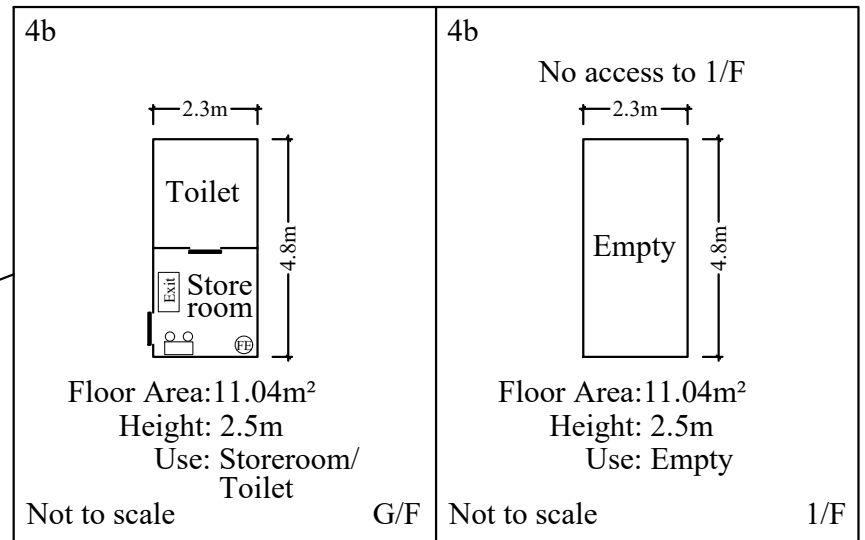
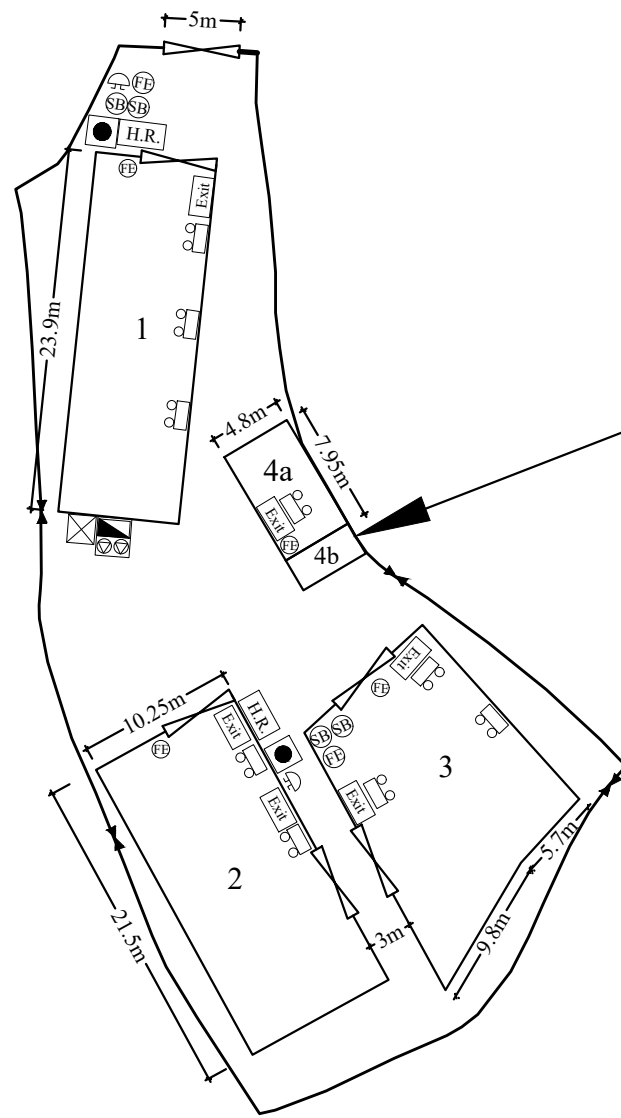
Lots 989 (Part) and 990 (Part) in D. D. 119  
Yuen Long, New Territories

**Plan 7  
(P10046)**



Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14

Location Plan (Not to scale)



Structures	Uses	Floor Area	Height
1	1-Storey Container for Storage of construction material	193.59sqm	6.2m
2	1-Storey Container for Storage of private cars	220.37sqm	6.2m
3	1-Storey Container for Storage of aquarium fishes	210.60sqm	6.2m
4a	1-Storey Guardroom/ Site Office/ Storeroom	38.16sqm	2.5m
4b	2-Storey Storeroom	<u>22.08sqm</u>	5.0m
Total		<u>684.80sqm</u>	

**FS NOTES:**

(i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021

(ii) Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.

(iii) Portable hand-operated approved appliances shall be provided as required by occupancy.

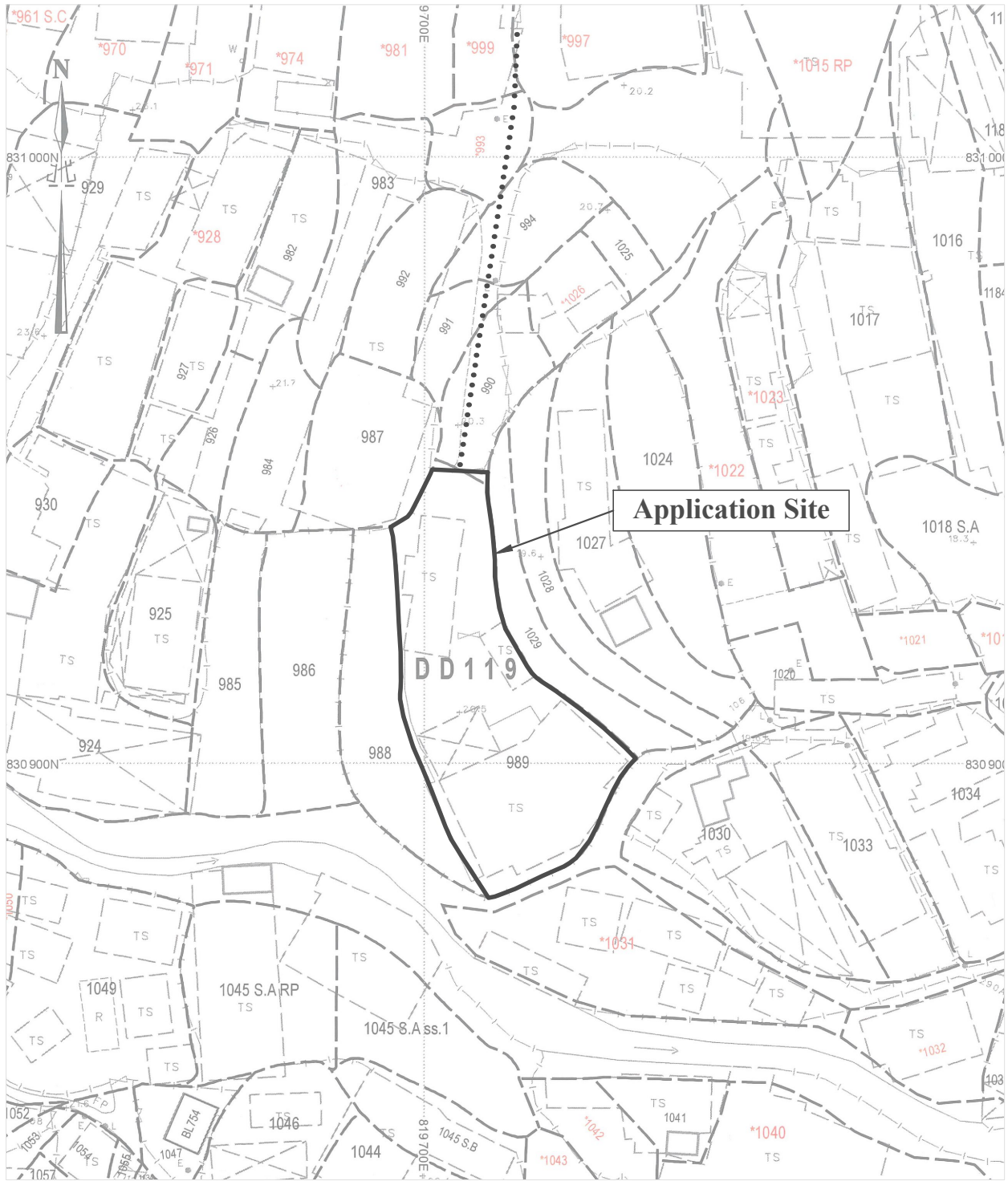
(iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.

(v) A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.

(vi) Duplicated power supplies for all fire Service Installations comprising a cable connected from electricity mains and other teed off before the main switch shall be provide.

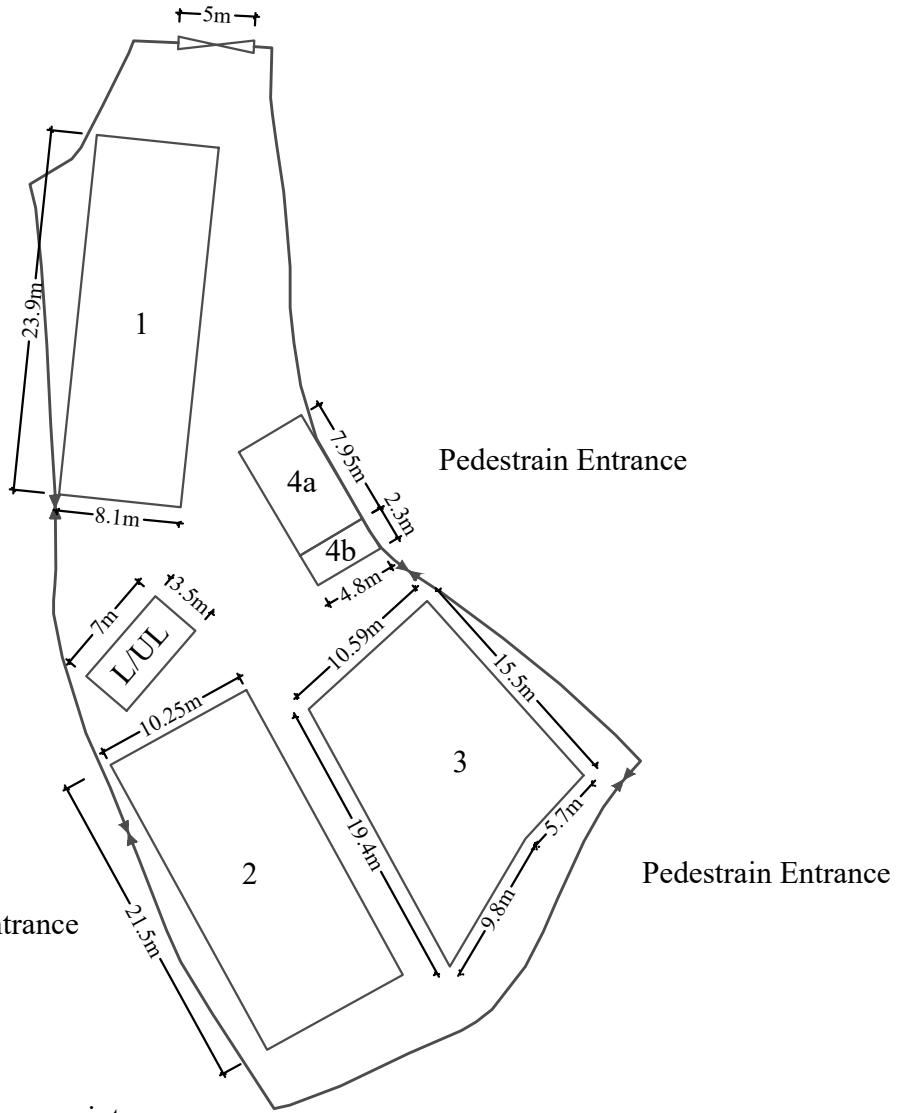
**Legend :**

	消防泵	Hose Reel Pump	x2
	消防水缸	FS Water Tank	x1
	消防喉轆泵控制箱	Fire Alarm Hosereel Pump Control Panel	x1
	消防喉轆	Hosereel	x2
	5.0公斤二氧化碳氣體滅火筒	5.0kg CO2 Gas type Fire Extinguisher	x7
	沙筒	Sand Bucket	x4
	警鐘	Fire Alarm Bell	x2
	手動報警按鈕	Manual Fire Alarm Call Point	x2
	出口	Exit sign	x7
	緊急照明燈	Emergency Light	x10



Total Site Area : 1,467.3m<sup>2</sup>

<p><b>1:1000</b></p>	<p><b>Lot Index Plan</b></p>	<p><b>Goldrich Planners &amp; Surveyors Ltd.</b></p>
<p><b>February 2024</b></p>	<p>Lots 989 (Part) and 990 (Part) in D. D. 119, Yuen Long, New Territories</p>	<p><b>Plan 2 (P10046)</b></p>



Legend:



Pedestrian Entrance



5m Vehicle ingress/ egress point



Loading/Unloading space for light goods vehicle (7m (L) x 3.5m (W))

No.	Uses	Floor Area	Covered Area	No. of storey(s)	Height
1	Warehouse for Storage of construction material	193.59m <sup>2</sup>	193.59m <sup>2</sup>	1	6.2m
2	Warehouse for Storage of construction material	220.37m <sup>2</sup>	220.37m <sup>2</sup>	1	6.2m
3	Warehouse for Storage of spare parts	210.60m <sup>2</sup>	210.60m <sup>2</sup>	1	6.2m
4a	Guardroom/ Site Office/ Storeroom	38.16m <sup>2</sup>	38.16m <sup>2</sup>	1	2.5m
4b	Guardroom/ Site Office/ Storeroom	22.08m <sup>2</sup>	11.04m <sup>2</sup>	2	5.0m
Total		684.80m <sup>2</sup>	673.76m <sup>2</sup>		

1:500

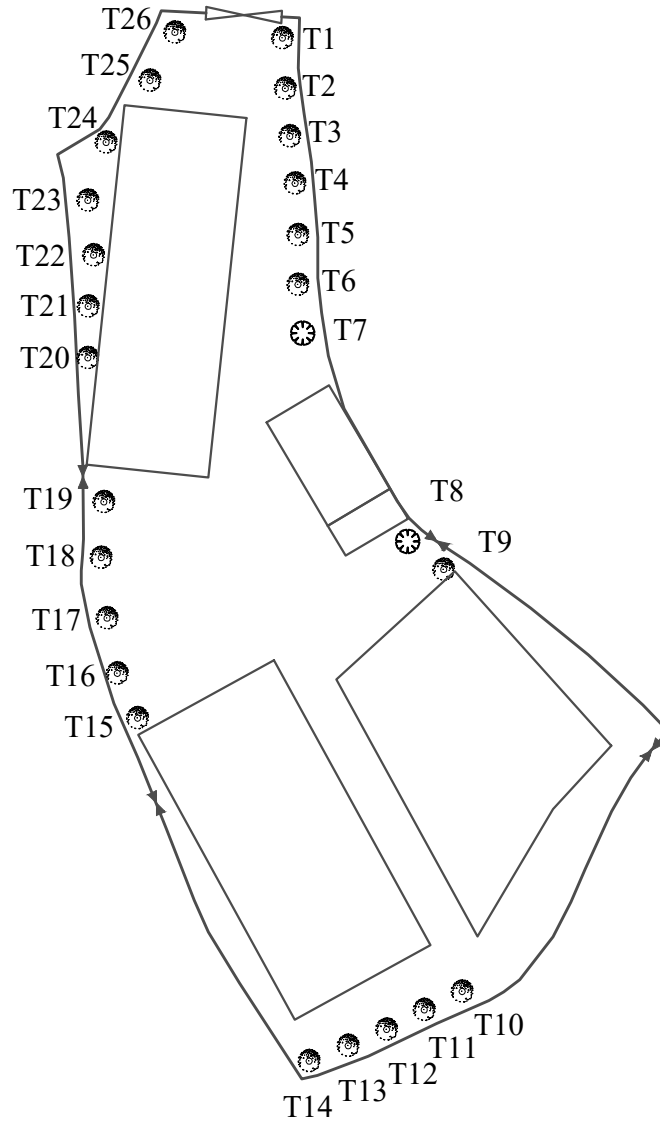
**Site Plan**

**Goldrich Planners & Surveyors Ltd.**

February 2024

Lots 989 (Part) and 990 (Part) in D. D. 119,  
Yuen Long, New Territories

**Plan 3  
( P10046 )**



	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
Existing Lagerstroemia speciosa (大花紫薇)	4m	2.75m	24
Existing Phellodendron chinense Schneid (黄柏)	4m	2.75m	2
		Total	26

<b>1:500</b>	<b>Tree Preservation Proposal</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
February 2024	Lots 989 (Part) and 990 (Part) in D. D. 119, Yuen Long, New Territories	<b>Plan 4 (P10046)</b>