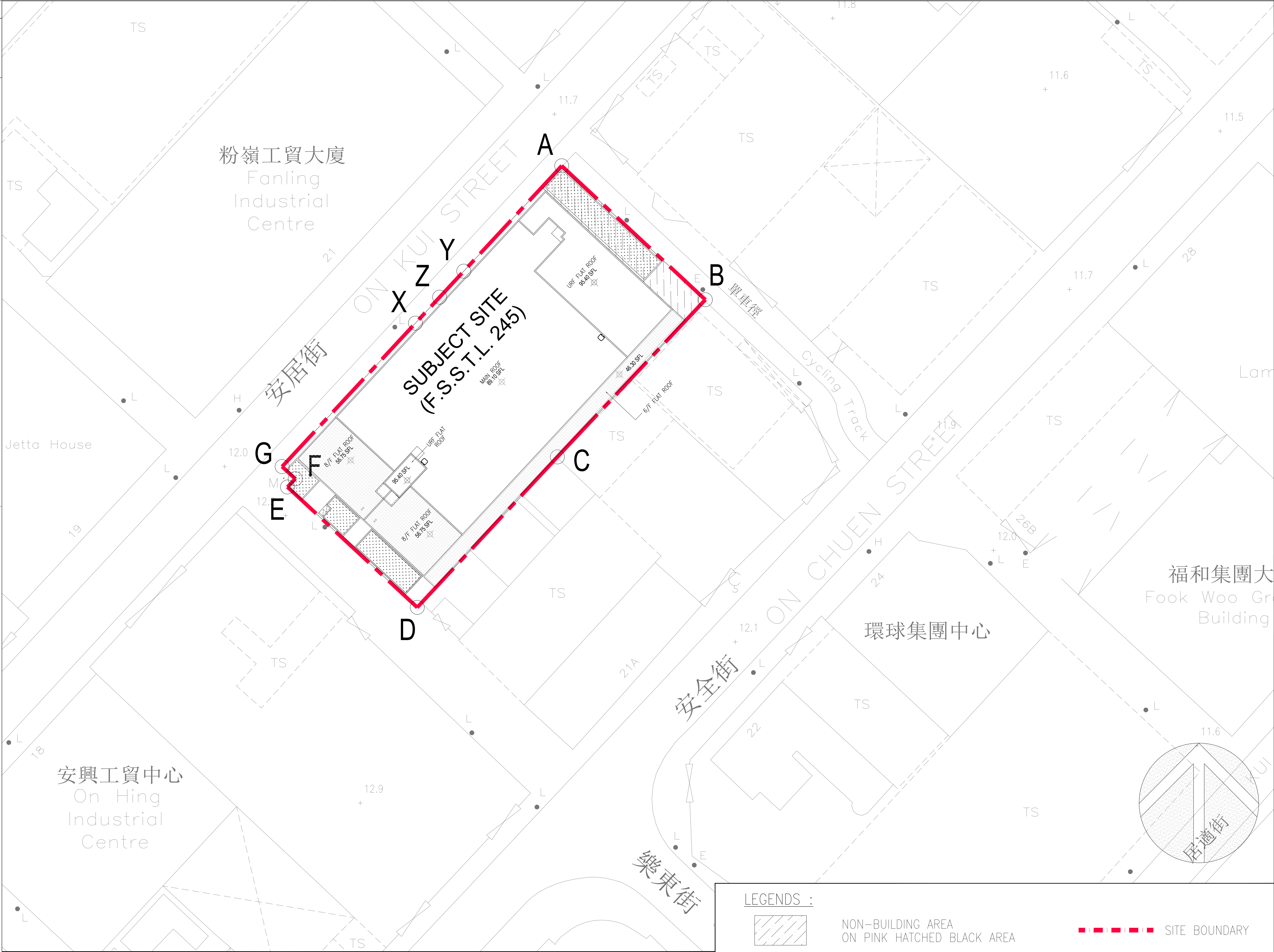


Appendix 1

Schematic Architectural Drawings



-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

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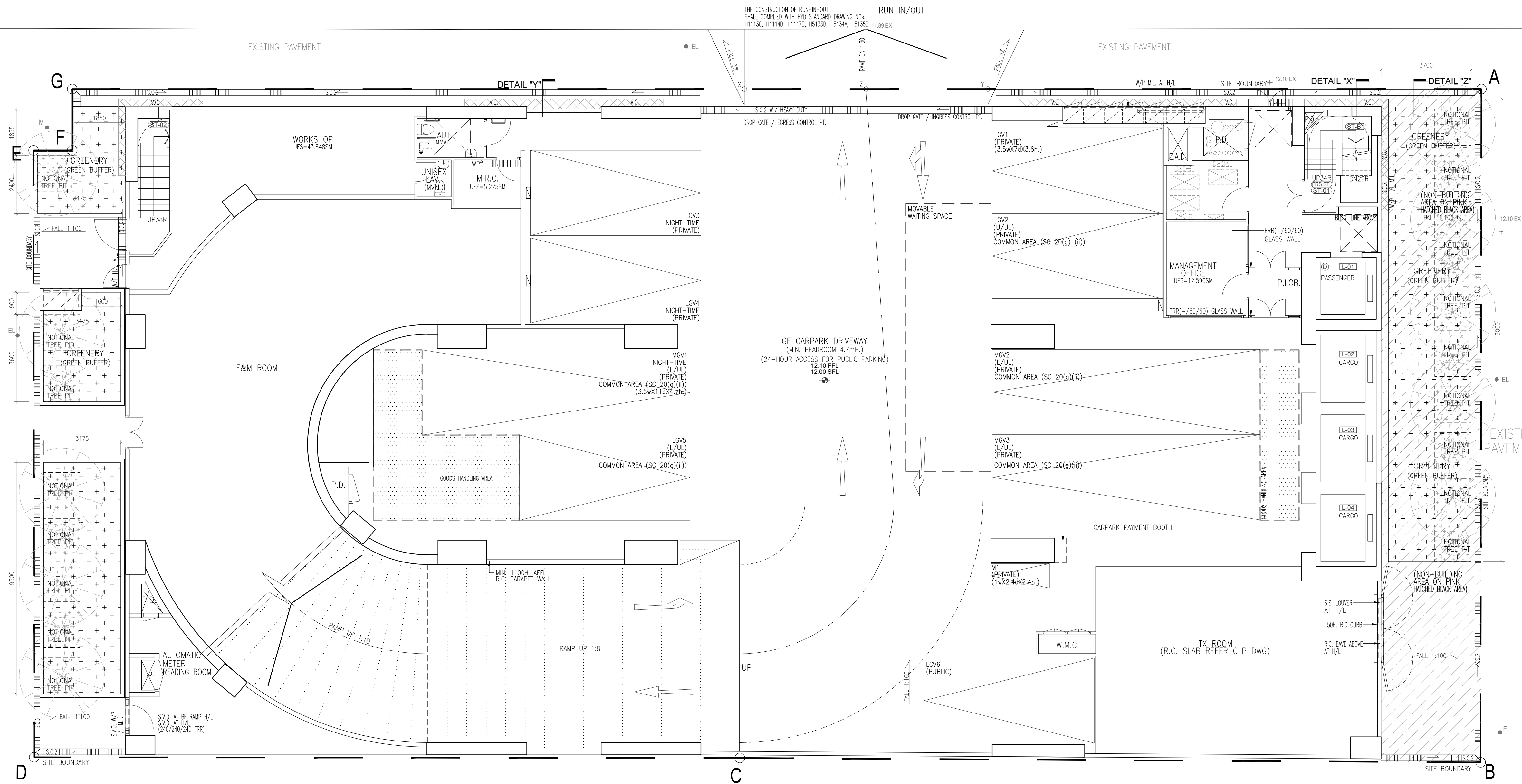
Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE	MASTER LAYOUT PLAN S16 SCHEME
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DRAWN	KWY	DATE	JUN 2023	CAD REF	X:\BBA Finding\DWG\Section 16 Submission AG-00-01.dwg	
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-00-02	
DESIGNED	LSC	APPROVED	TL		REV —	

安居街 ON KUI STREET

EXISTING PAVEMENT



單車徑 CYCLING TRACK

GROUND FLOOR PLAN
1:100 @A1

REVISION	DESCRIPTION	BY	DATE	APPROVED
—	1st SUBMISSION	LCYT	JUN26	TL

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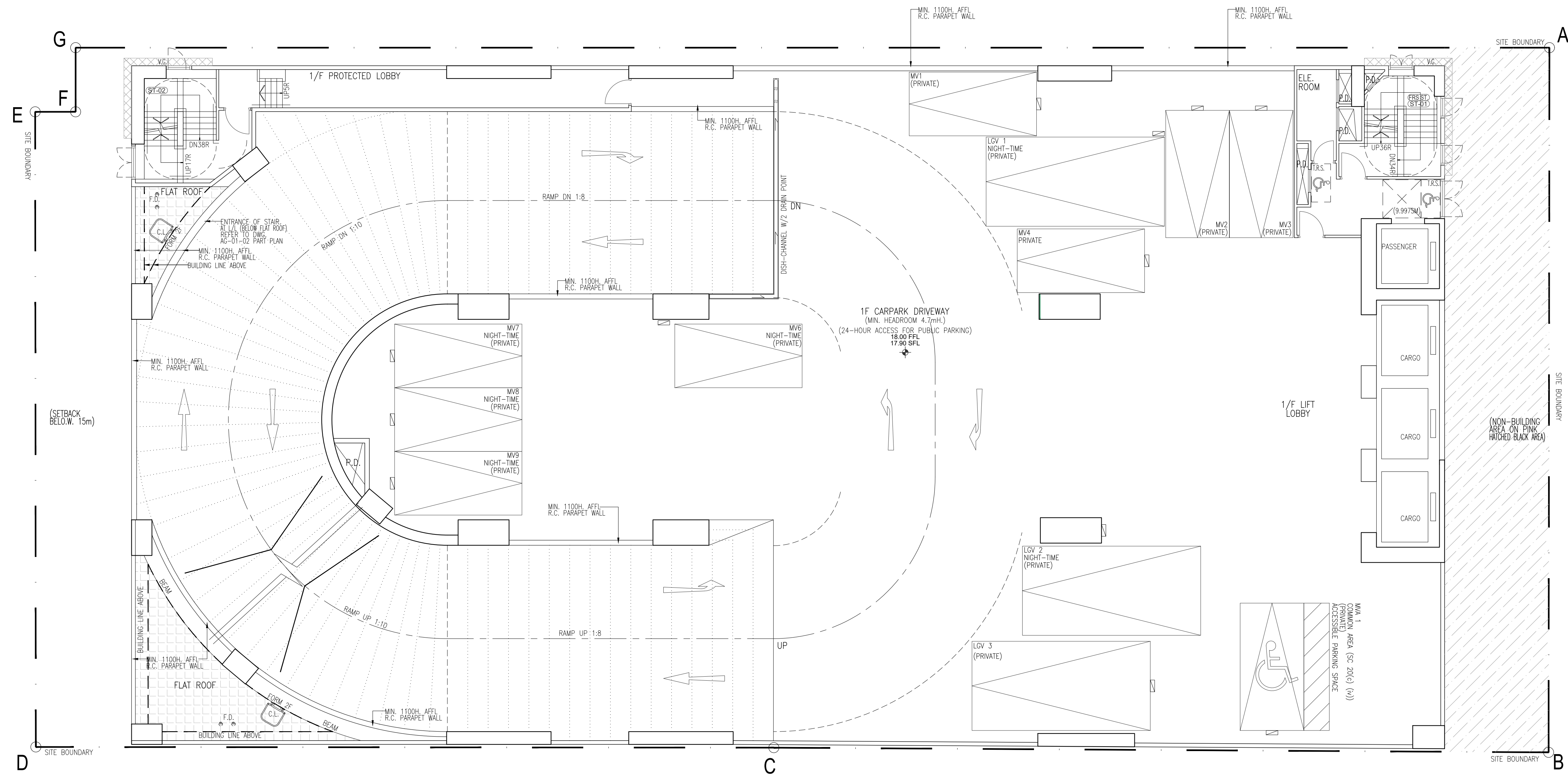
PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

GROUND FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	LCYB84 Fanling/UNIS/Section 16 Submission
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-01-02
DESIGNED	LSC	APPROVED	TL	REV	—



1 FIRST FLOOR PLAN
1:100 @A1

-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

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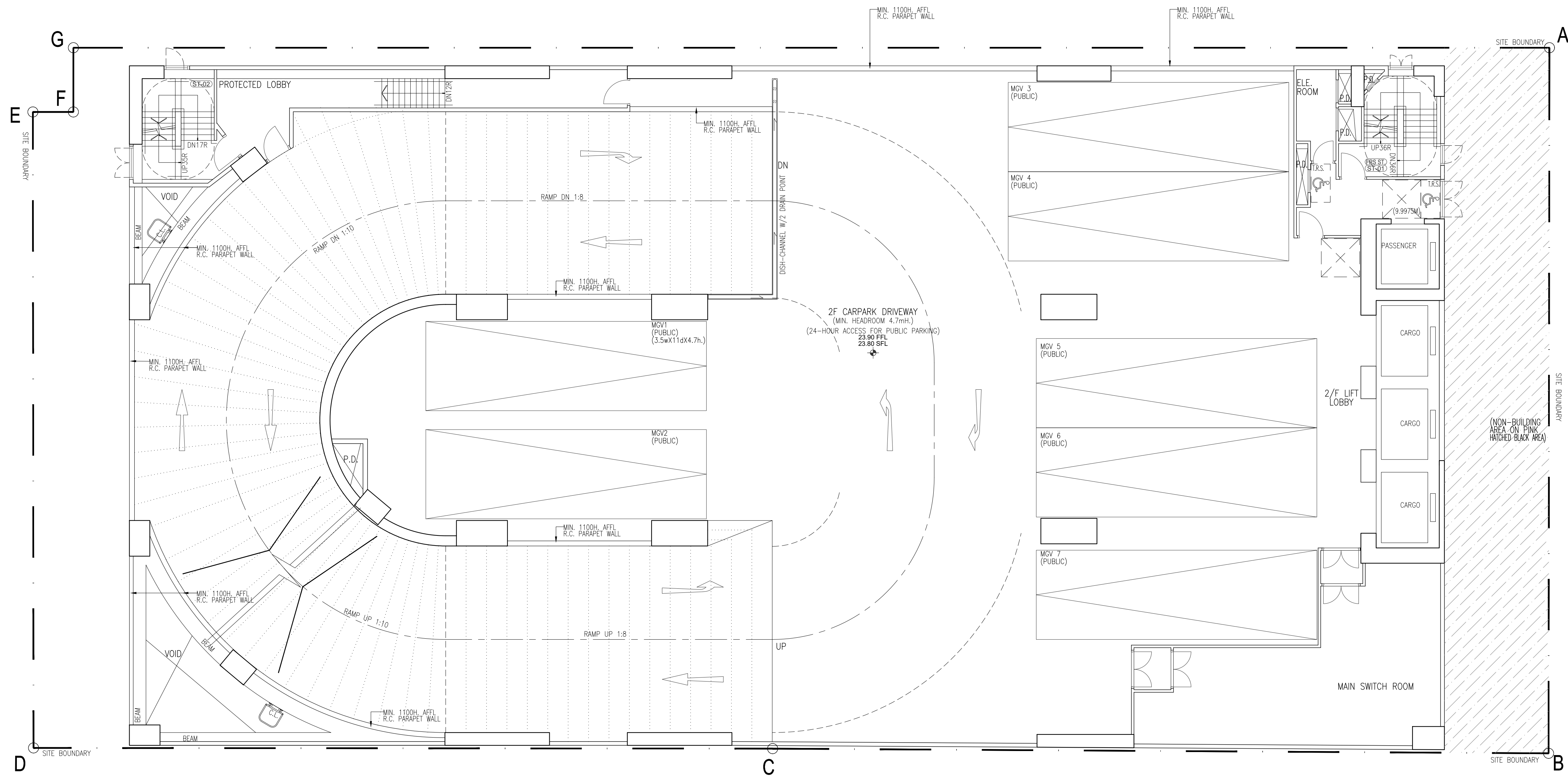
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Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE
FIRST FLOOR PLAN

DRAWN	KWY	DATE	JUN 2023	CAD REF	141484 Faring [DWG] Section 16 Submission AG-01-03_1F.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-01-03	—



1 SECOND FLOOR PLAN
1:100 @A1

-	1st SUBMISSION	LCYT	JUL25	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

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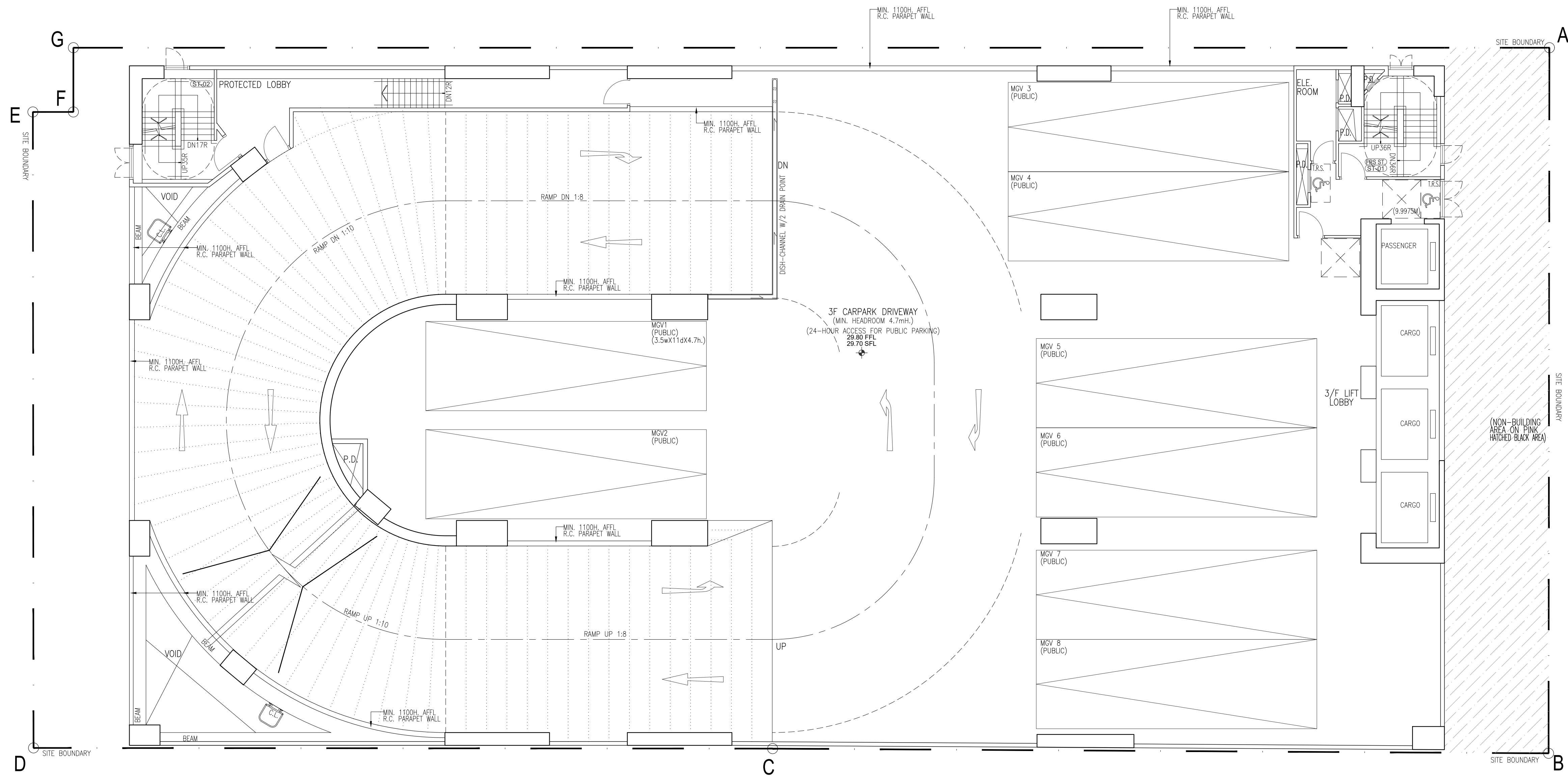
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PROJECT

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Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

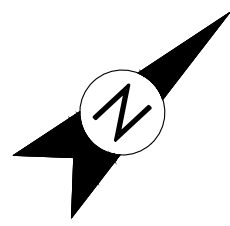
TITLE
SECOND FLOOR PLAN

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CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-01-04	—



THIRD FLOOR PLAN

1:100 @A1



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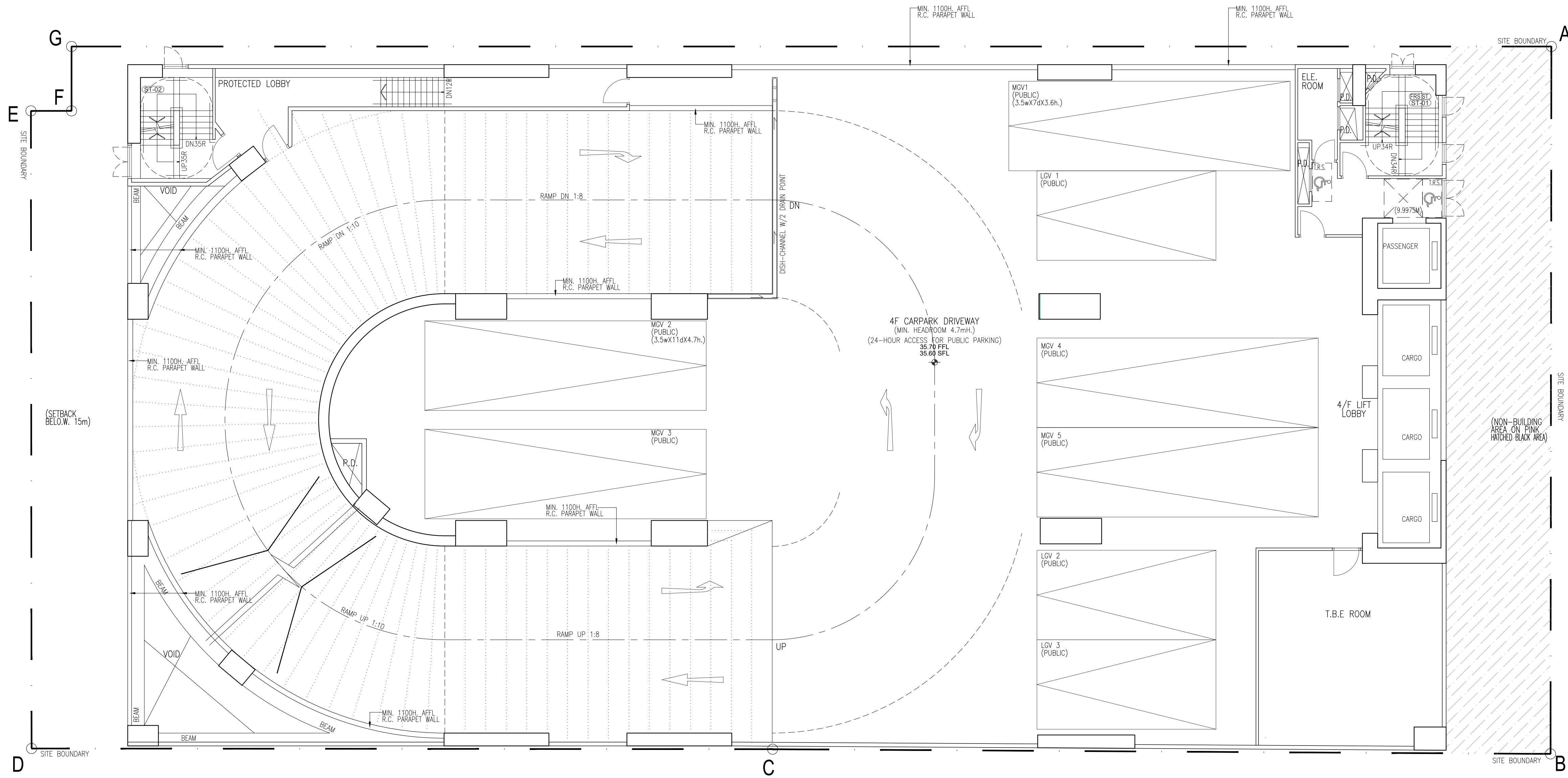
PROJECT

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Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

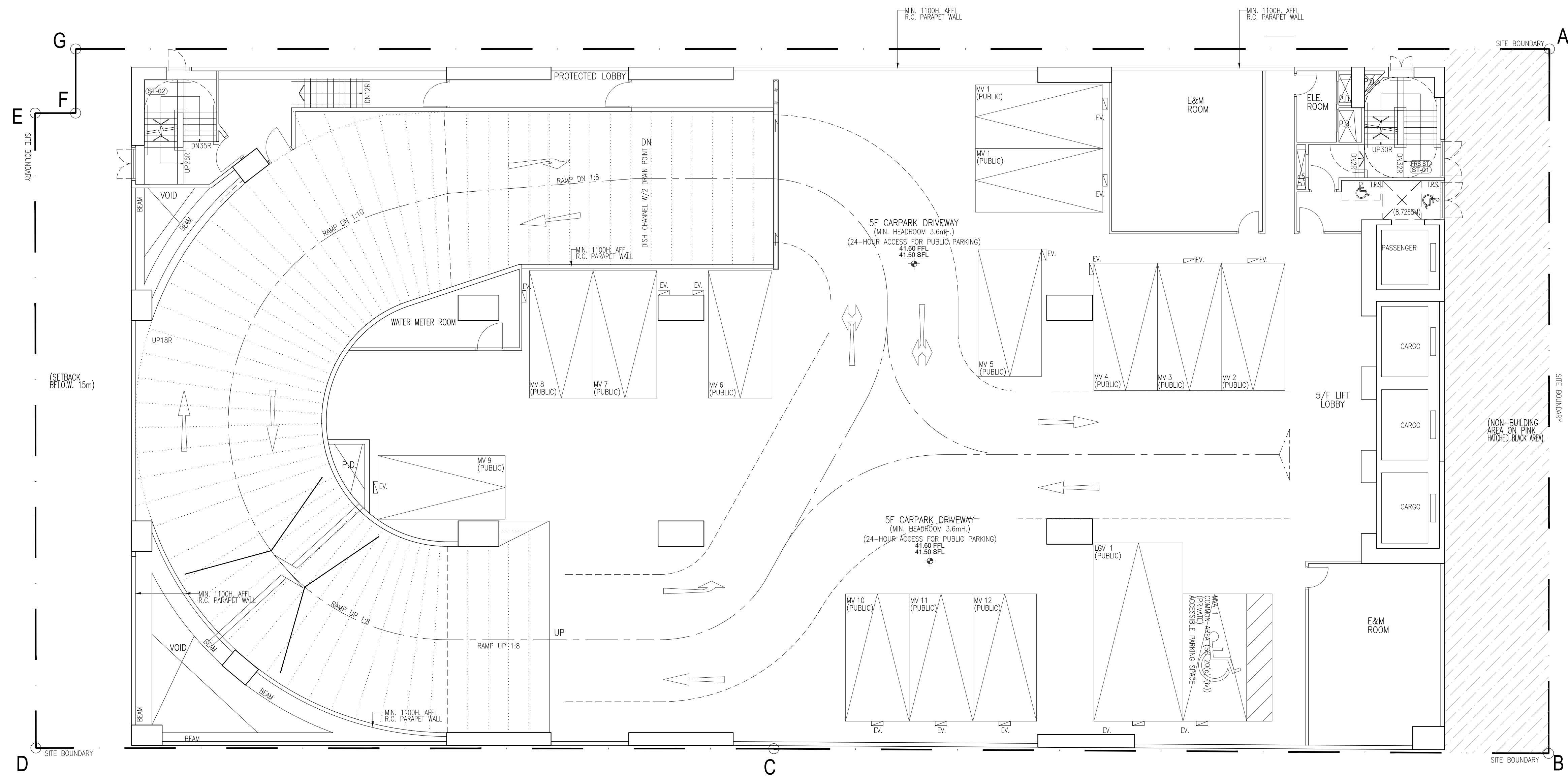
THIRD FLOOR PLAN

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CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-01-05
DESIGNED	LSC	APPROVED	TL		REV —



1
—
FOURTH FLOOR PLAN
1:100 @A1

—	1st SUBMISSION	LCYT	JUL23	TL	
REVISION	DESCRIPTION	BY	DATE	APPROVED	
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PROJECT					
Proposed Development of Industrial Building at On Kui Street, Fanling, New Territories (FSSTL 245)					
TITLE					
FOURTH FLOOR PLAN					
DRAWN	KWY	DATE	JUN 2023	CAD REF	CUJ684 Fanling/MS/Section 16 Submission
CHECKED	WSC	SCALE	A.S. 0A1	DRAWING NO	AG-01-06
DESIGNED	LSC	APPROVED	TL	REV	—



1
- FIFTH FLOOR PLAN
1:100 @A1

-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

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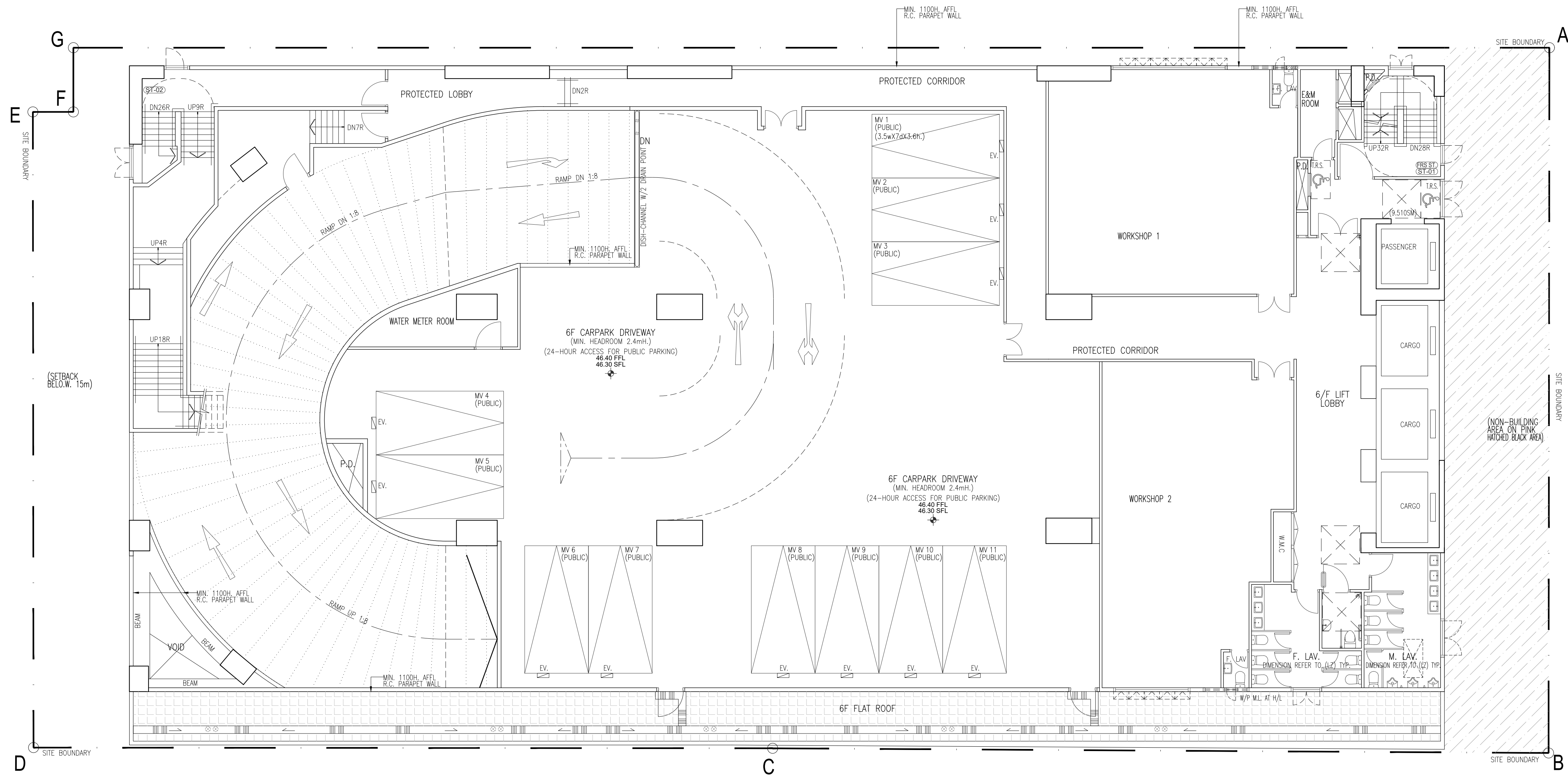
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On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE	FIFTH FLOOR PLAN
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DRAWN	KWY	DATE	JUN 2023	CAD REF	X:\1884_Fastings\DWG\Section 16 Submittal\WG-01-06A_SF.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-01-06A	—



-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

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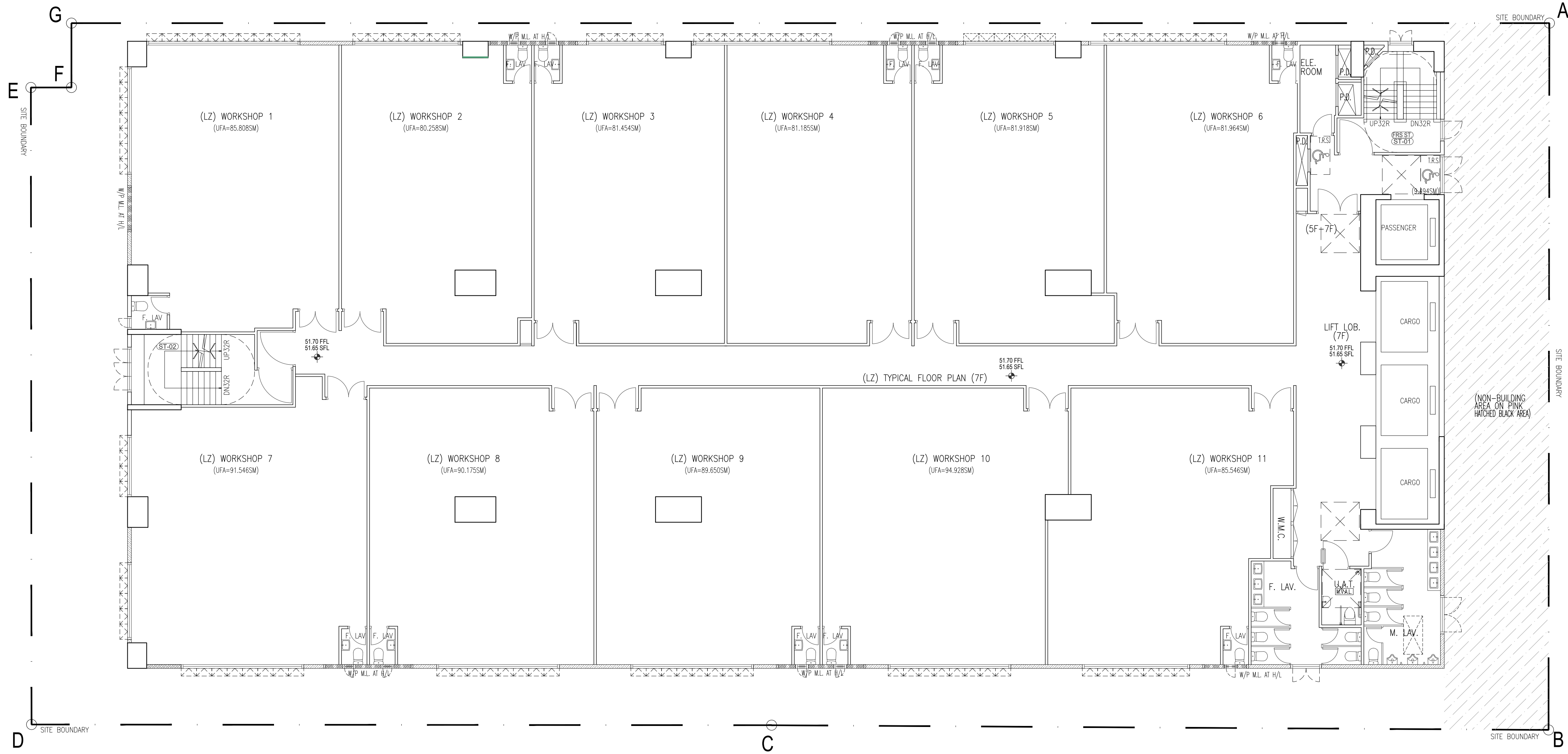
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Industrial Building at
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New Territories (FSSTL 245)

TITLE	SIXTH FLOOR PLAN
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DRAWN	KWY	DATE	JUN 2023	CAD REF	4-1064 Framing (003) Section 16 Submission AG-01-06B-01.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-01-06B	—



1
-

7TH FLOOR PLAN
1:100 @A1

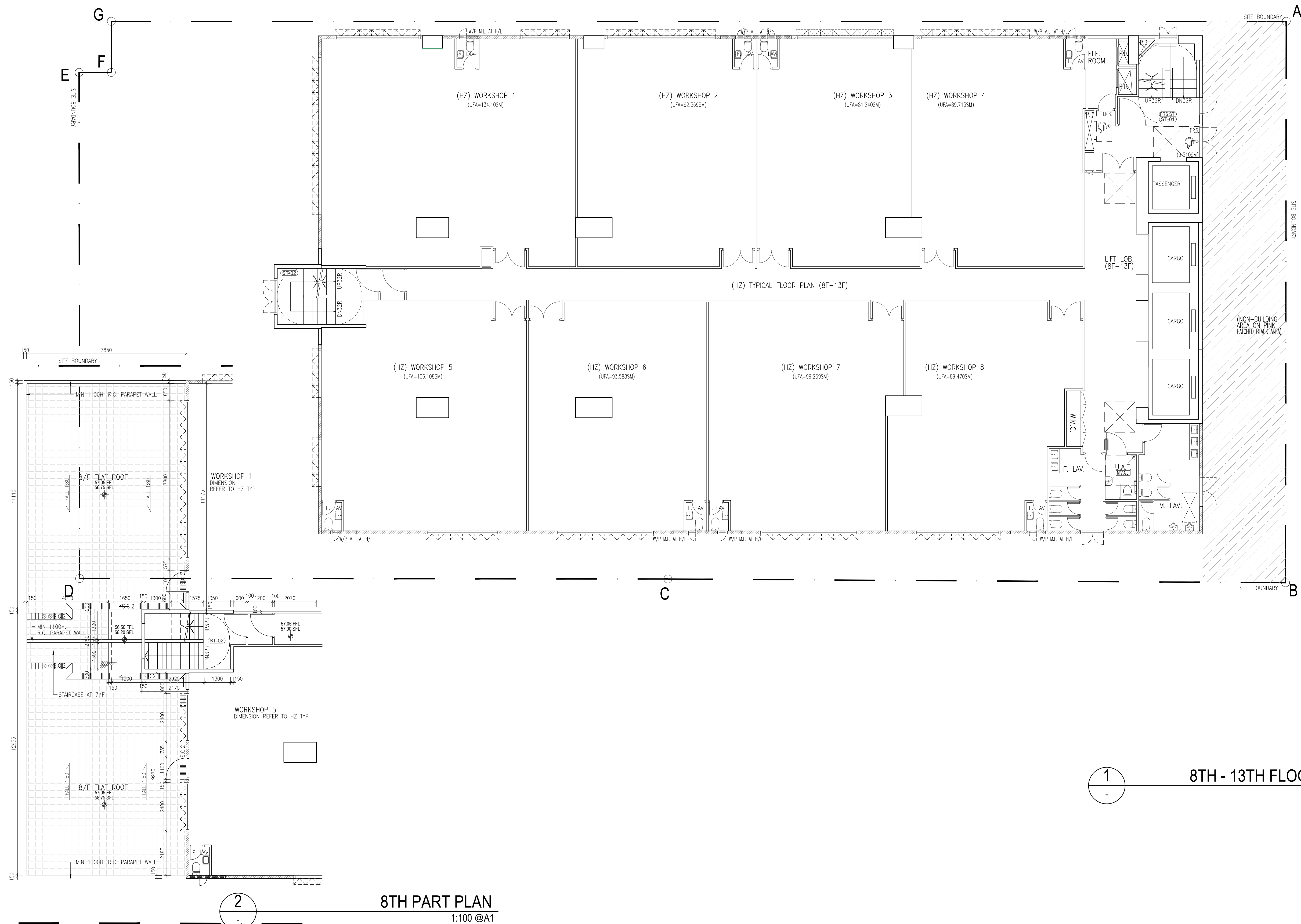
REVISION	DESCRIPTION	BY	DATE	APPROVED
—	1st SUBMISSION	LCYT	JUL23	TL

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Proposed Development of
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TITLE
LOW ZONE FLOOR PLAN
(7TH FLOOR)

DRAWN	KWY	DATE	JUN 2023	CAD REF	LA/BB4 Fanling/005/Section 16 Submission AG-01-07_7f.dwg
CHECKED	WSC	SCALE	A.S. 0A1	DRAWING NO	AG-01-07
DESIGNED	LSC	APPROVED	TL	REV	—



-	1st SUBMISSION	LCYT	JUL23	TL
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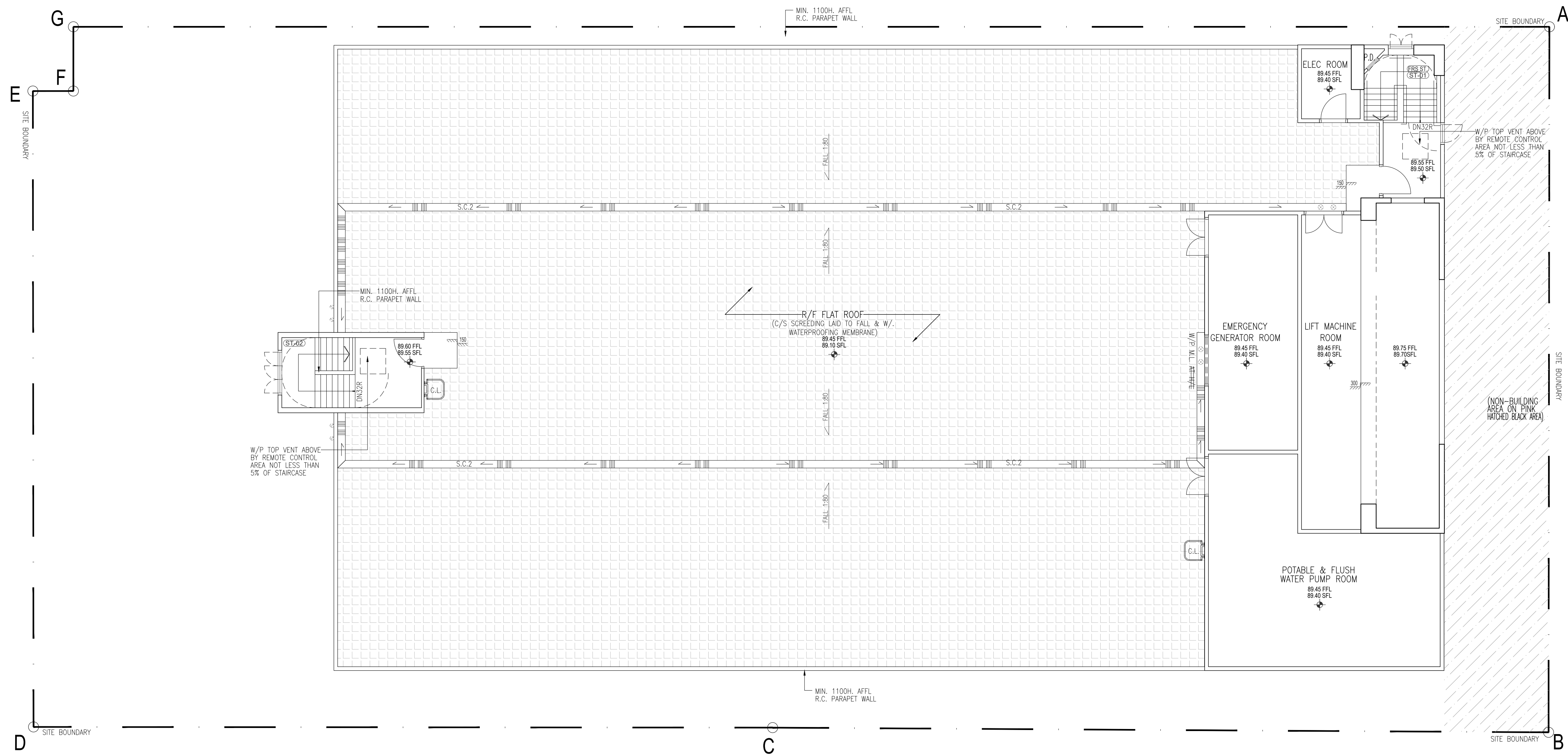
PROJECT

Proposed Development of
Industrial Building at
On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE

TYPICAL HIGHT ZONE FLOOR PLAN
(8TH-13TH FLOOR)

DRAWN	KWY	DATE	JUN 2023	CAD REF	V:\0044 Fanning\DWG\Section 16 Submittal AG-01-08_08-11F.dwg	
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-01-08	REV
DESIGNED	LSC	APPROVED	TL			—



1 ROOF FLOOR PLAN 1:100 @A

-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

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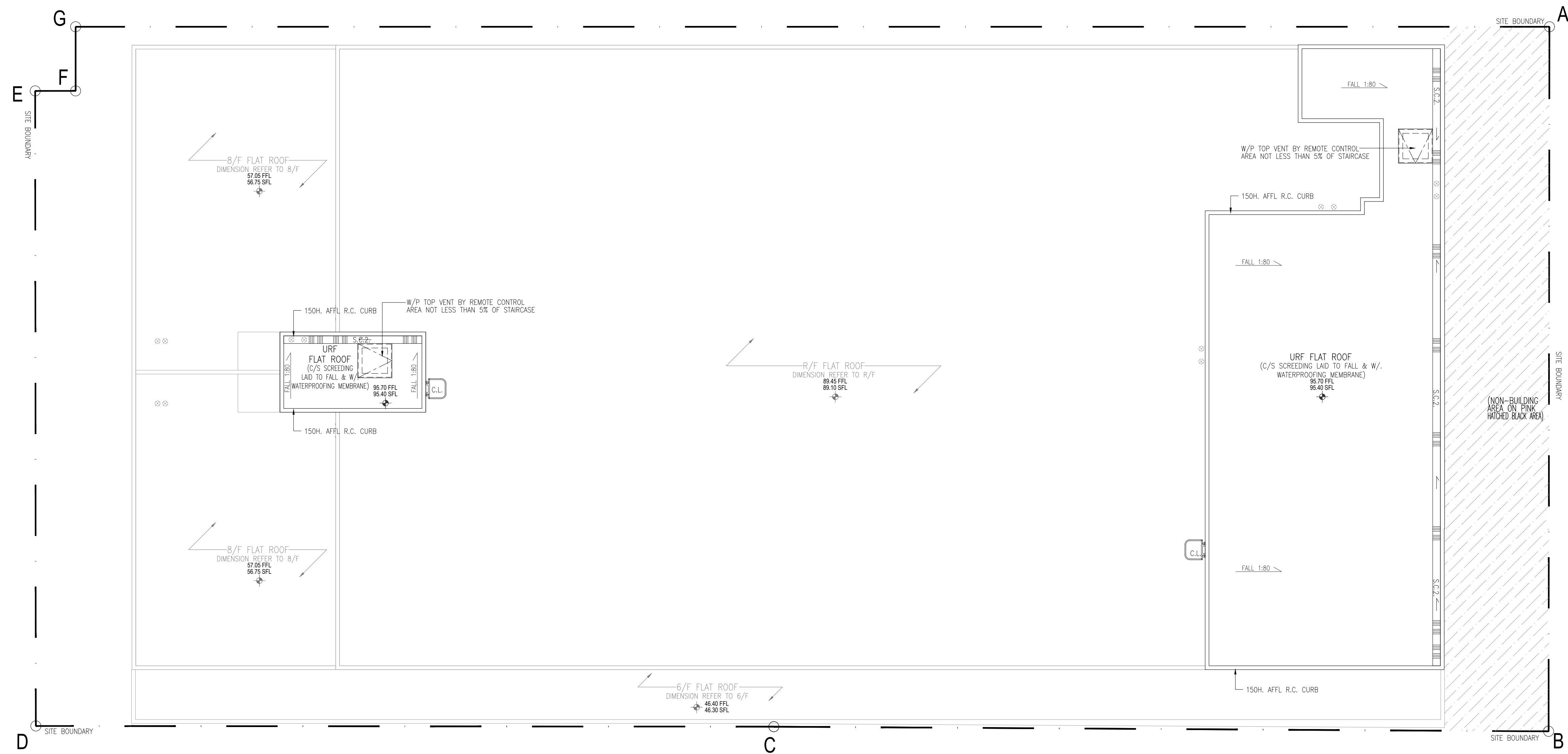
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On Kui Street, Fanling,
New Territories (FSSTL 245)

TITLE	ROOF FLOOR PLAN
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DRAWN	KWY	DATE	JUN 2023	CAD REF	P:\0044 Fanning\0044\Section 16 Submission\AG-01-09_Rf.dwg
CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	AG-01-09
DESIGNED	LSC	APPROVED	TL		REV —



1
-
UPPER ROOF FLOOR PLAN
1:100 @A

-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

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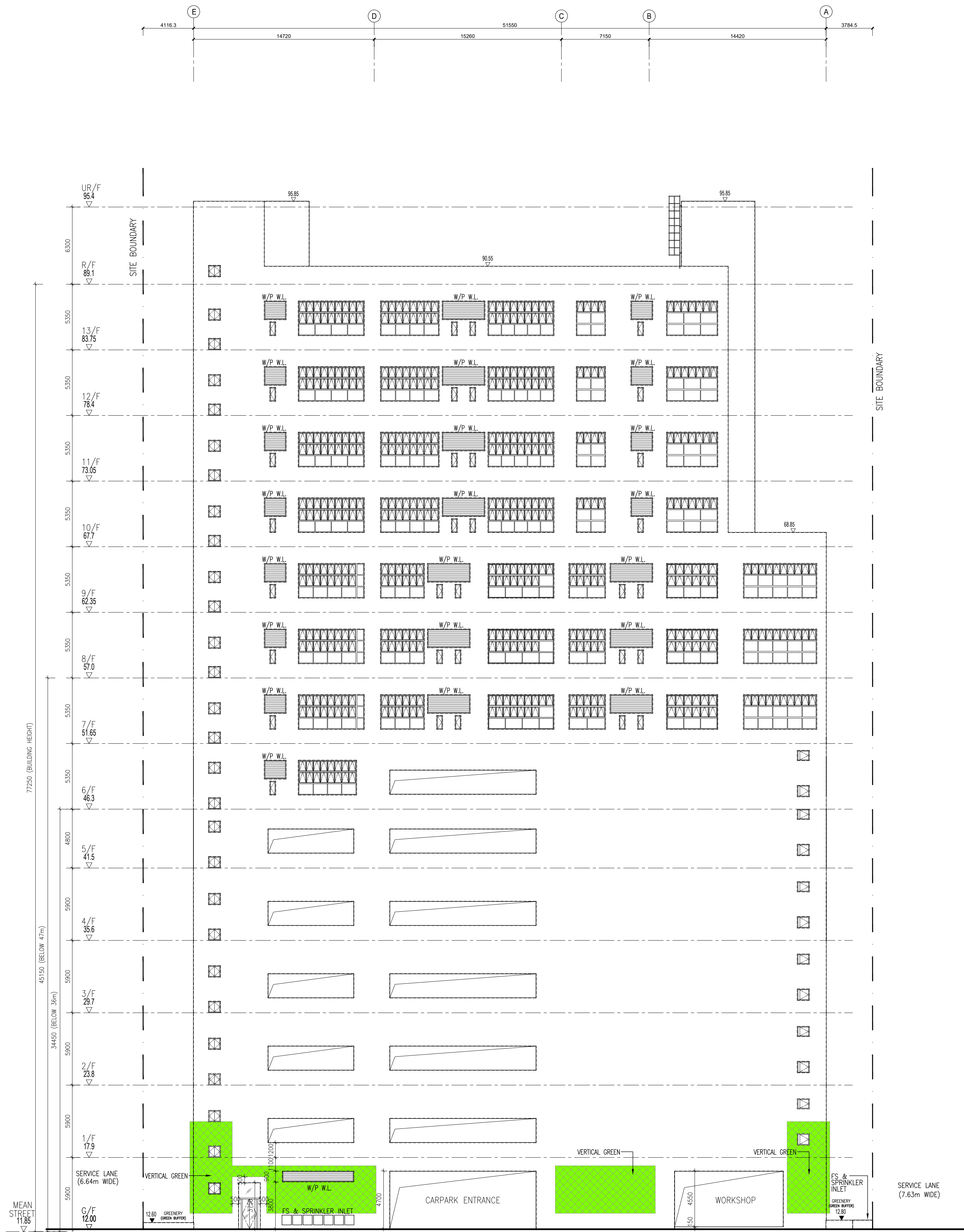
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Industrial Building at
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TITLE	UPPER ROOF FLOOR PLAN
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CHECKED	WSC	SCALE	A.S. @A1	DRAWING NO	REV
DESIGNED	LSC	APPROVED	TL	AG-01-10	—



ELEVATION C
1:200 @A1

-	1st SUBMISSION	LCYT	JUL23	TL
REVISION	DESCRIPTION	BY	DATE	APPROVED

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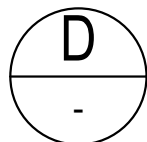
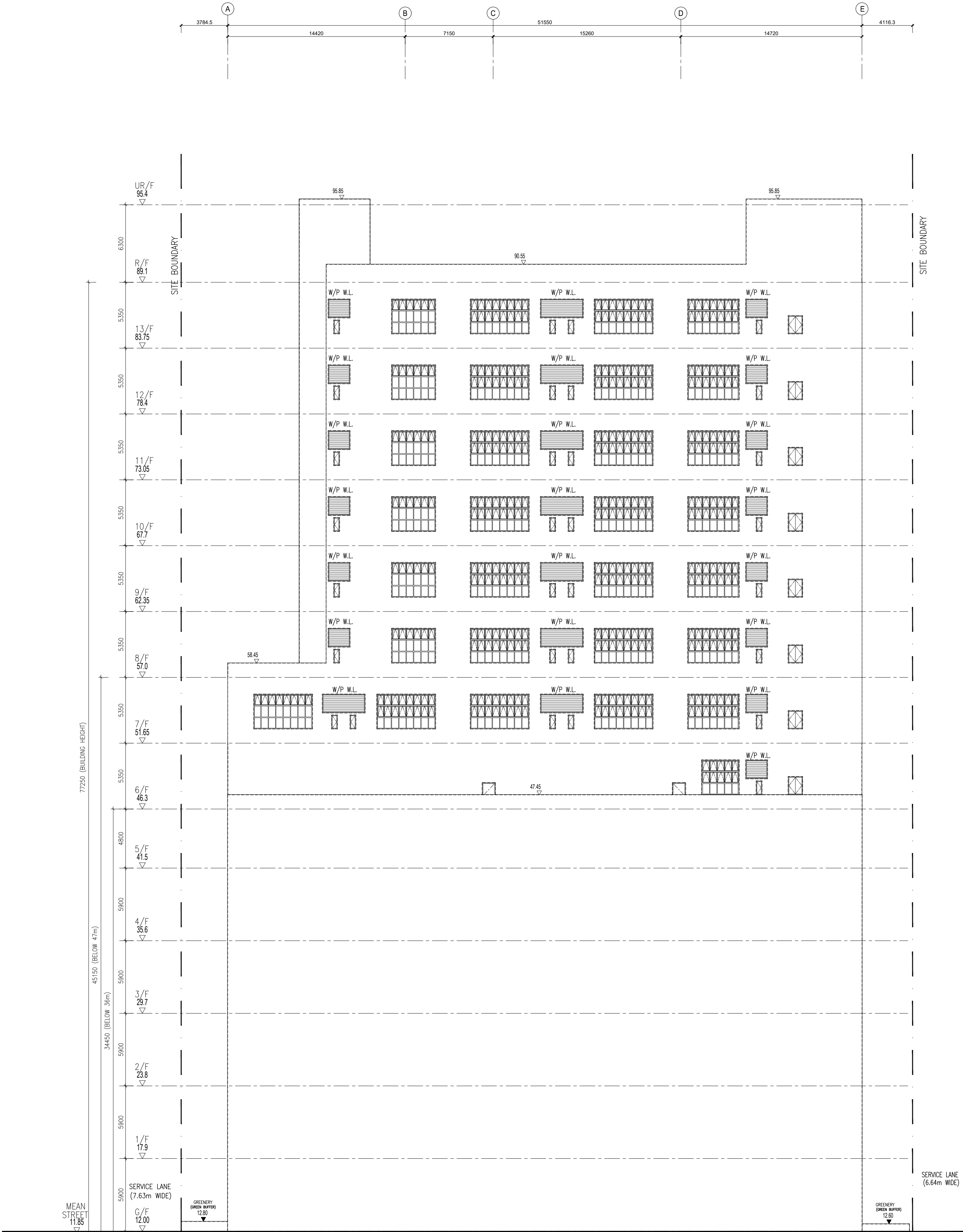
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TITLE	ELEVATION C
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DRAWN	KWY	DATE	JUN 2023	CAD REF	X:\B84 Fasting\DWG\Section 16 Submission\AG-02-02.dwg
CHECKED	WSC	SCALE	1:200	DRAWING NO	AG-02-02
DESIGNED	LSC	APPROVED	TL	REV	—



ELEVATION D
1:200 @A1

—	1st SUBMISSION	LCYT	JUL23	TL
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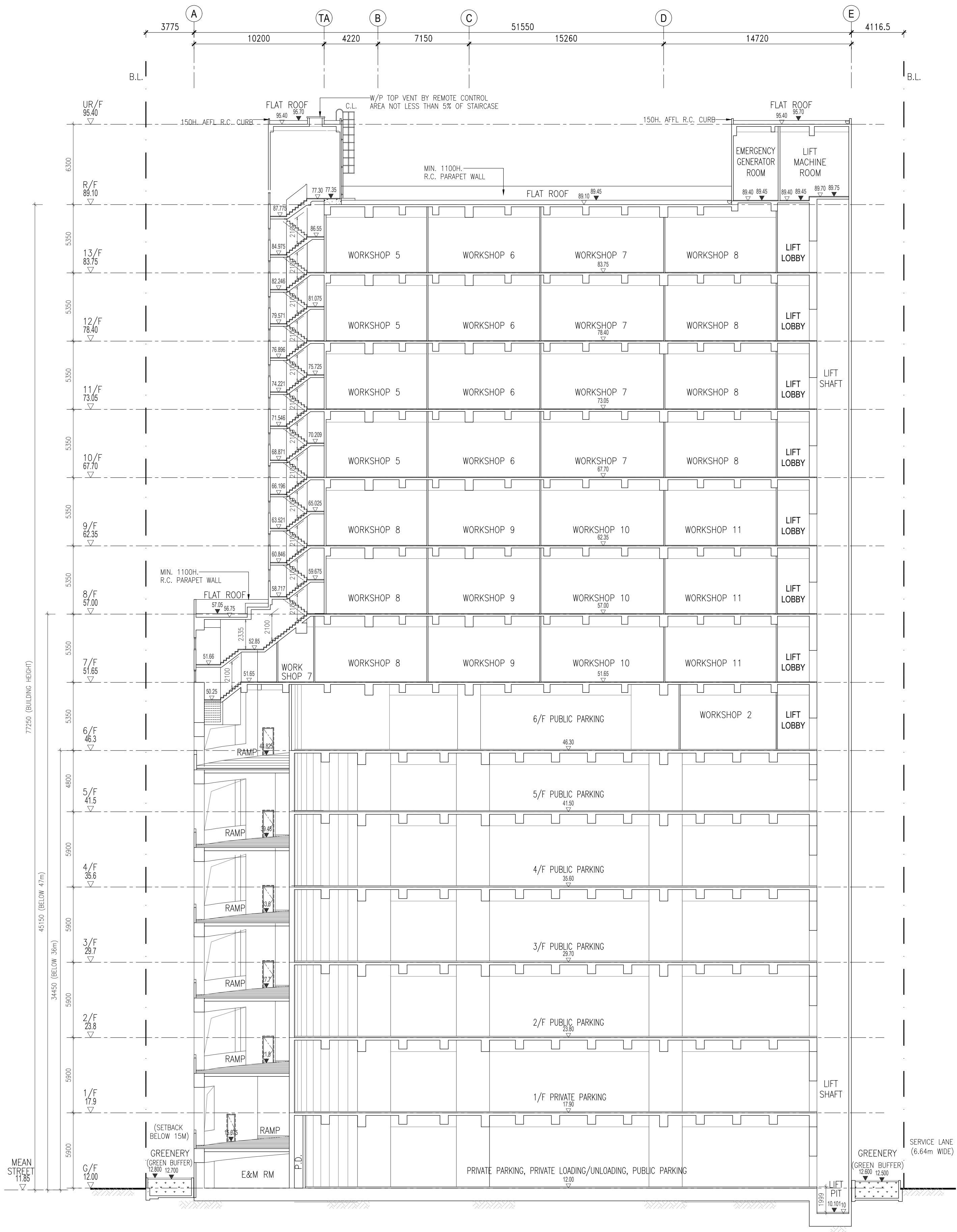
PROJECT

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Industrial Building at
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TITLE

ELEVATION D

DRAWN	KWY	DATE	JUN 2023	CAD REF	13/J684 Fanling/0103/Section 16 Submission
CHECKED	WSC	SCALE	1:200 @A1	DRAWING NO	AG-02-03
DESIGNED	LSC	APPROVED	TL	REV	—



1 SECTION 1
- 1:200 @A1

-	1st SUBMISSION	LCYT	JUL23	TL
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 1601, 16/F, Olympia Plaza, 255 King's Road, North Point, Hong Kong
 Tel: (852)22197188, Fax: (852)22197133, Email: sgc@ogcdesign.com.hk

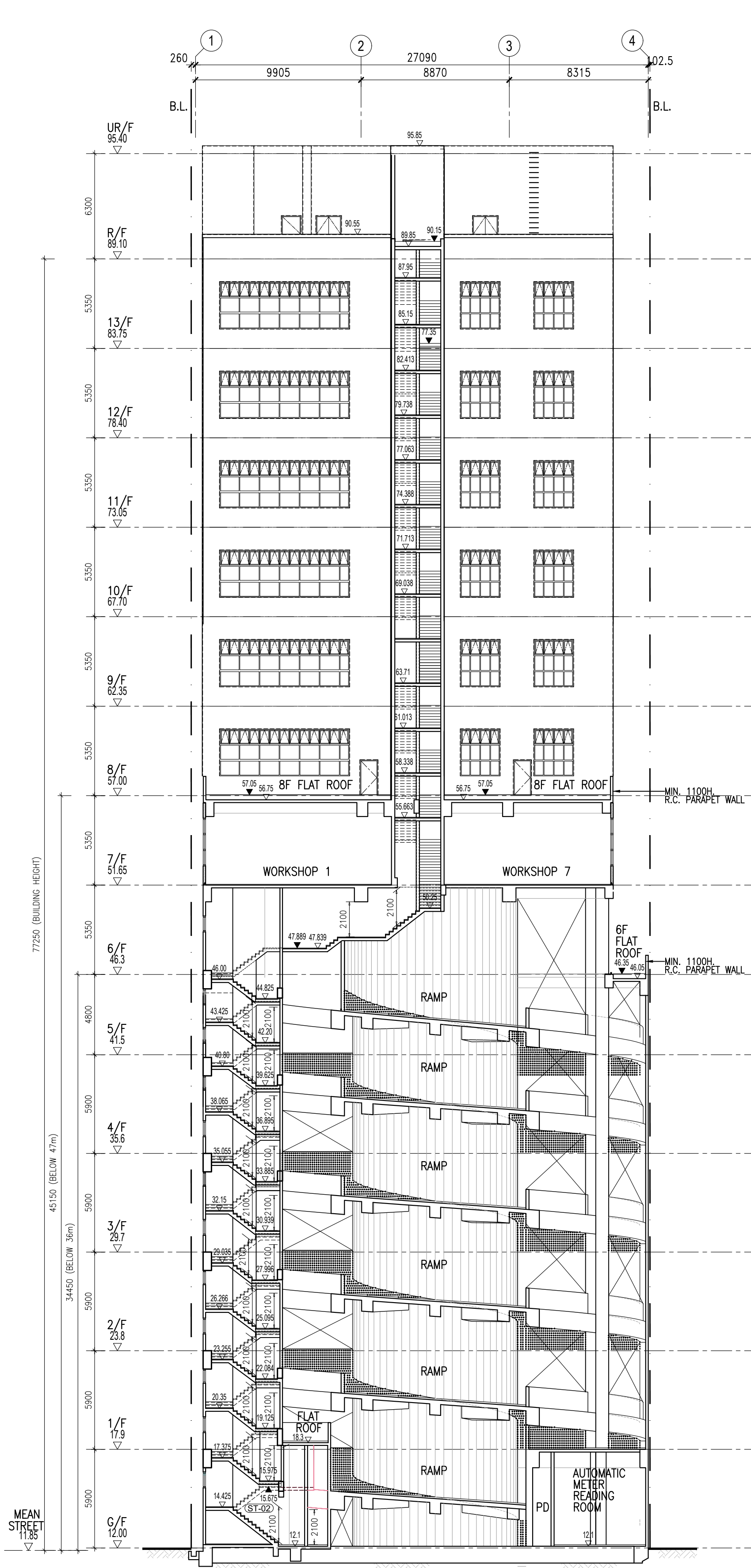
PROJECT

Proposed Development of
Industrial Building at
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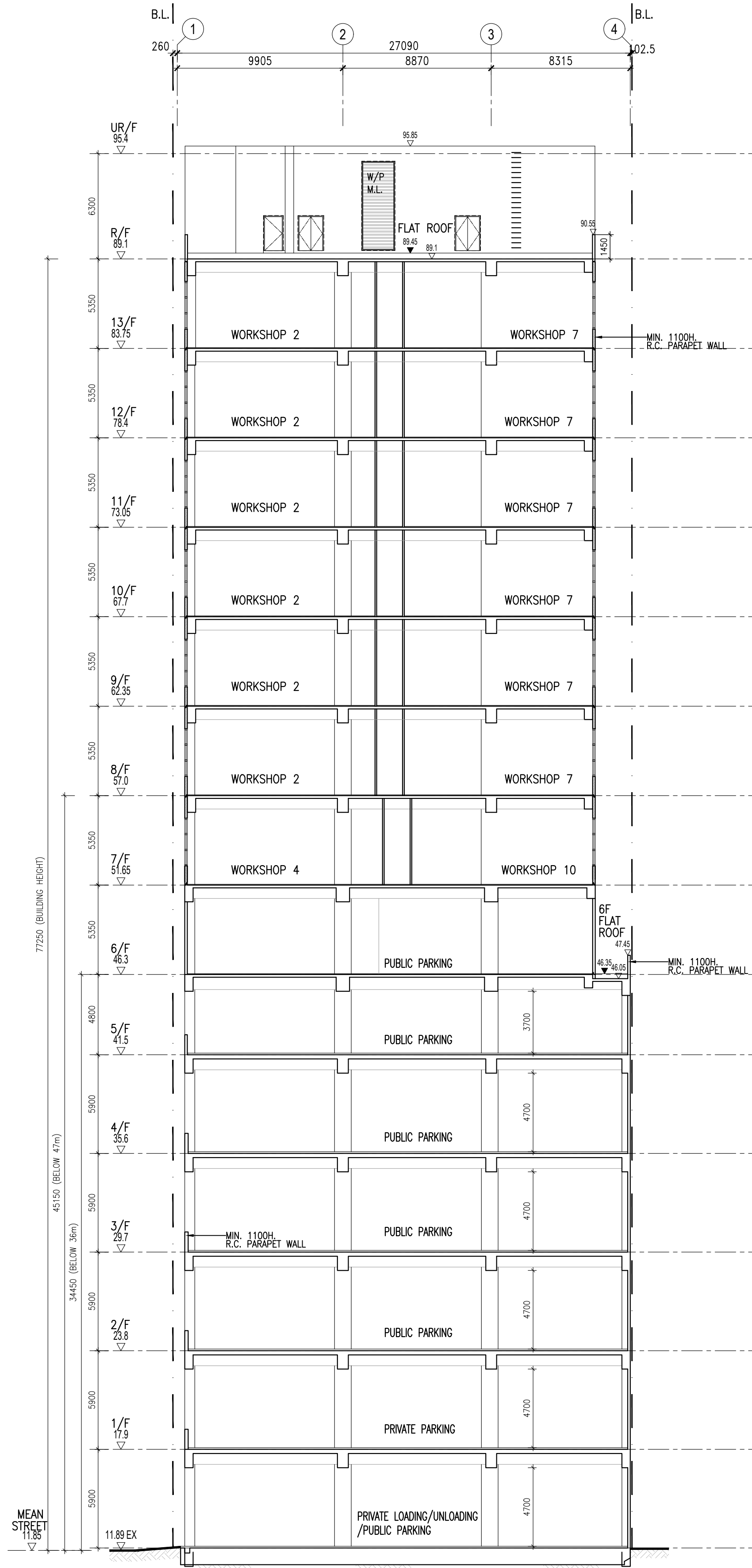
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SECTION 1

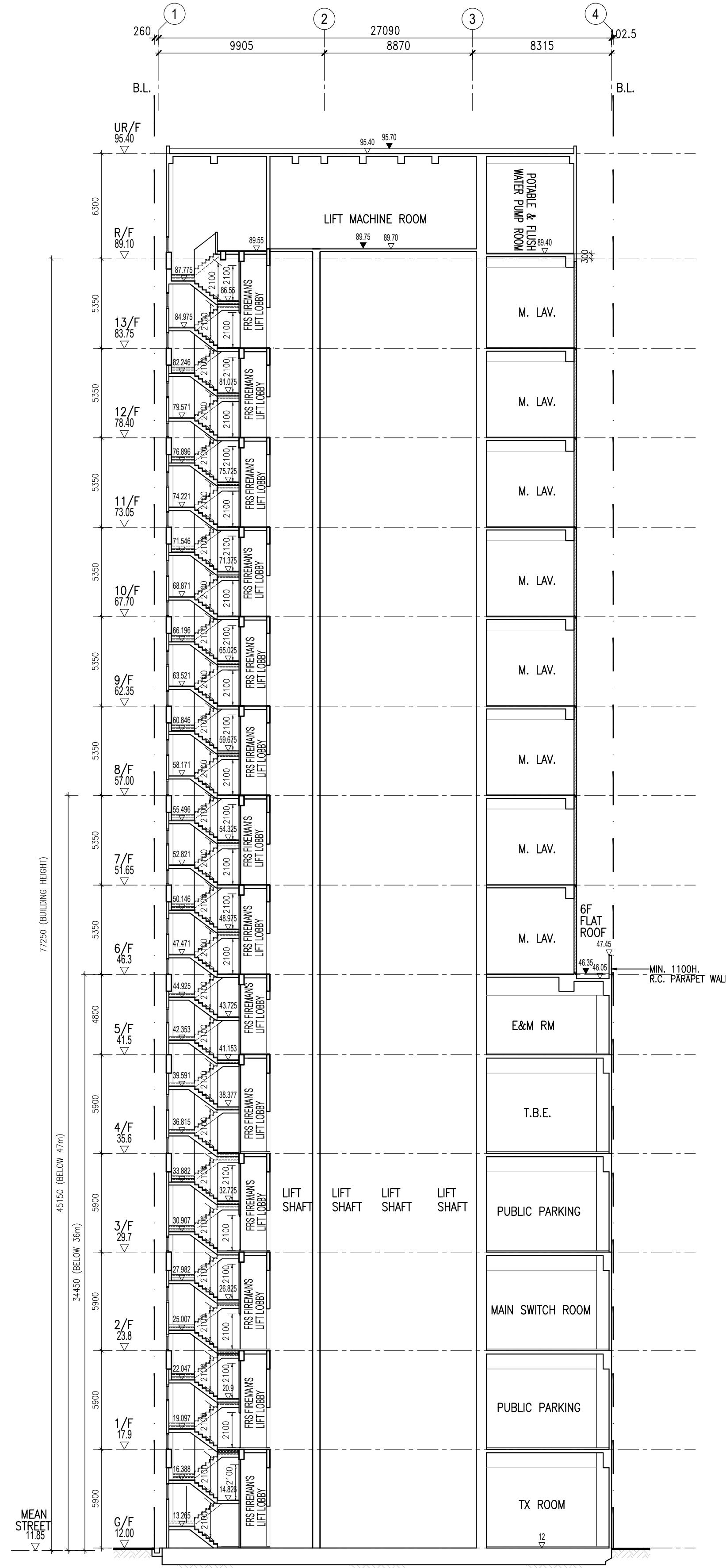
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CHECKED	WSC	SCALE	1:200 @A1	DRAWING NO		REV
DESIGNED	LSC	APPROVED	TL	AG-03-01		—



2 SECTION 2
1:200 @A1



3 SECTION 3
1:200 @A1



4 SECTION 4
1:200 @A1

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REVISION	DESCRIPTION	BY	DATE	APPROVED

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1001, 16/F, Olympic Plaza, 255 King's Road, North Point, Hong Kong
Tel: (852)2191788, Fax: (852)2191733, Email: agc@agcdesign.com.hk

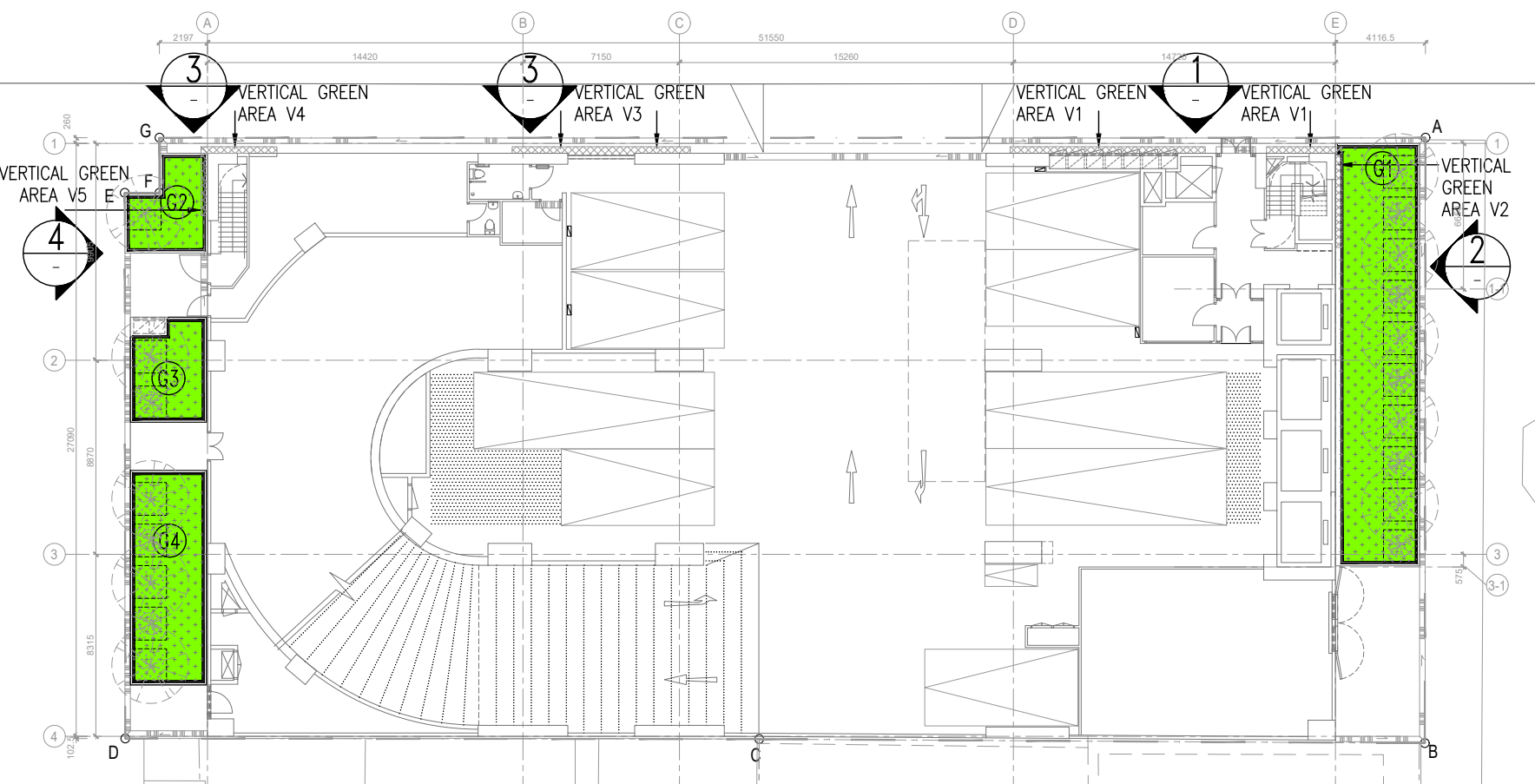
PROJECT

Proposed Development of
Industrial Building at
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TITLE

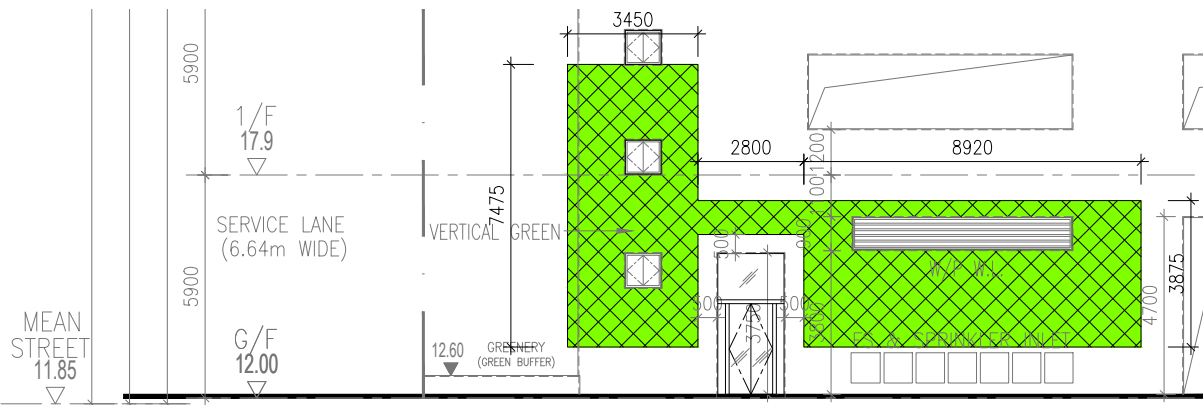
SECTION 2 - 4

DRAWN	KWY	DATE	JUN 2023	CAD REF	AG-03-02.dwg	Section 16 Submission
CHECKED	WSC	SCALE	1:200 @A1	DRAWING NO	AG-03-02	REV
DESIGNED	LSC	APPROVED	TL			-



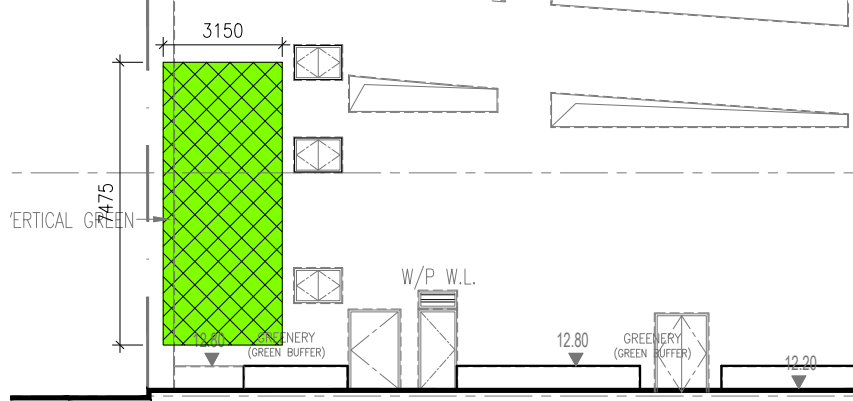
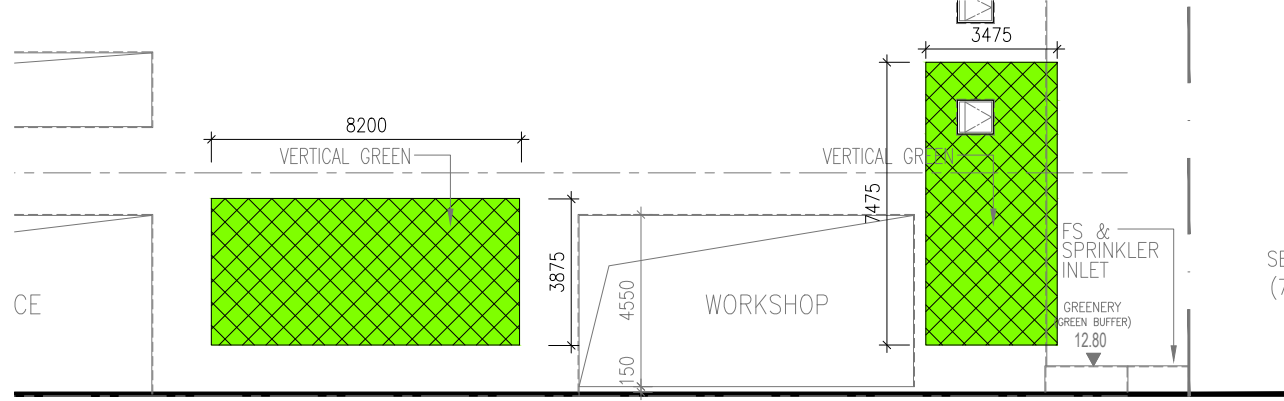
SITE COVERAGE OF GREENERY (APP-152)			
PRIMARY ZONE SITE COVERAGE OF GREENERY			
REQUIRE NOT LESS THAN :			
10% x 1631.300 (SITE AREA)	=	163.130 s.m	
PROVISION OF PLANTERS ON PRIMARY ZONE :			
= 119.685 s.m. x 2 (GREEN BUFFER)	=	239.37 s.m	
PROVISION OF VERTICAL GREEN ON PRIMARY ZONE :			
= 97.878 s.m.			
SITE COVERAGE OF GREENERY ON PRIMARY ZONE :			
= 239.370 + 97.878 s.m. / 1631.3 x 100%			
= 20.67 % > 10%			
OVERALL SITE COVERAGE OF GREENERY			
REQUIRE NOT LESS THAN :			
20% x 1631.3 (SITE AREA)	=	326.260 s.m	
PROVISION OF OVERALL GREENERY :			
= 239.370 + 97.878 s.m. / 1631.3 x 100%			
= 20.67 % > 20%			
ACCOUNTABLE SITE COVERAGE OF GREENING FEATURES (APP-152 APPENDIX D)			
REQUIRE NOT MORE THAN :			
20% x 30 % x 1631.300 (SITE AREA)	=	97.878 s.m.	
PROVISION OF VERTICAL GREEN :			
= 168.804 s.m.			
ACCOUNTABLE VERTICAL GREEN AREA FOR OVERALL SITE COVERAGE OF GREENERY :			
= 97.878 s.m. ≤ 97.878 s.m.			

- GREENERY CALCULATION DIAGRAM OF G/F 1:300 @ A1



GREENERY AT G/F =		119.685	TREE PITS TO BE PROVIDED IN GREENERY (GREEN BUFFER) PURSUANT TO APP-152 APPENDIX D (2) AND APP-151 APPENDIX C1 (8)&(9)		
AREA NO.	AREA (S.M.)	AREA NAME	FACTOR (EACH 6 S.M. PRO. 1 TREE PITS)	REQ. (NO. OF TREE PITS)	PRO. (NO. OF TREE PITS)
G1	64.645	GREENERY (GREEN BUFFER)	6	10	10
G2	11.772	GREENERY (GREEN BUFFER)	6	1	1
G3	13.106	GREENERY (GREEN BUFFER)	6	2	2
G4	30.162	GREENERY (GREEN BUFFER)	6	5	5

OTHER GREEN FEATURES CALCULATION VERTICAL GREEN (UNDER 15m) =			168.804
AREA NO.	AREA (S.M.)	AREA NAME	
V1	56.234	VERTICAL GREEN	
V2	32.322	VERTICAL GREEN	
V3	31.581	VERTICAL GREEN	
V4	25.121	VERTICAL GREEN	
V5	23.546	VERTICAL GREEN	



2 GREENERY CALCULATION DIAGRAM OF G/F VERTICAL GEEEN AREA V2 1:200 @ A1

3 GREENERY CALCULATION DIAGRAM OF G/F VERTICAL GEEEN AREA V3 & 4 1:200 @ A1

4 GREENERY CALCULATION DIAGRAM OF G/F VERTICAL GEEEN AREA V5 1:200 @ A1

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TITLE				
GREENERY DIAGRAM				
DRAWN	KWY	DATE	JUN 2023	CAD REF
CHECKED	WSC	SCALE	A.S. 0A1	DRAWING NO
DESIGNED	LSC	APPROVED	TL	AG-04-04
				REV
				-