

# **Revitalising Historic Buildings Through Partnership Scheme**

## **Fong Yuen Study Hall**

### **Resource Kit**

**Date: 27 November 2019**



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## **I. Introduction**

- 1.1 The purpose of the resource kit is to provide applicants with information to prepare the proposals for the historic buildings under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme). Information provided include:

Section I	Introduction;
Section II	Historical Background and Architectural Merits;
Section III	Site Information;
Section IV	Building Information;
Section V	Vicinity and Access;
Section VI	Conservation Guidelines;
Section VII	Town Planning Issues;
Section VIII	Land and Tree Preservation Issues;
Section IX	Slope Maintenance;
Section X	Technical Compliance for Possible Uses;
Section XI	Special Requirements of the Project; and
Section XII	Consultation with Tsuen Wan District Council

- 1.2 In drawing up proposals, applicants should in particular endeavour to:
- bring out the historical significance of the buildings;
  - follow the Conservation Guidelines; and
  - strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory requirements.

We appreciate that 1.2 (c) will be a complex task. We have the following suggestions for the applicants' consideration:

- when undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance (Cap.123). The need for preserving the significant architectural features (**Appendix X**), site constraints and/ or prohibitive upgrading cost may limit the type of uses that may be chosen for the buildings; and
- every effort should be made to preserve the elements of significance and character-defining elements of the historic building. Addition and alteration works, if necessary, should be undertaken at less visually intrusive locations.

- 1.3 For each historic building, there are a number of suggested uses which appear to be pursuable based on information at hand. However, the technical feasibility of such case will need to be further examined.
- 1.4 The dimensions, areas and datum levels presented in this resource kit including the as-built and perspective drawings are for reference only. A thorough cartographic survey for the building and topographic survey for the site should be carried out by authorised specialists to verify the dimensions, areas and datum levels before detailed design is carried out.
- 1.5 The information that has been assembled is to give a general understanding of the site and the historic building. Key parameters available at the time of preparation of the resources kit are for the applicants' convenience and may not be exhaustive. Because of the unique nature and requirements of each proposal, applicants are strongly advised to verify the provided data before finalizing their proposals.
- 1.6 The Secretariat of the Revitalisation Scheme will provide a one-stop service to assist applicants and where necessary, refer them to concerned departments. Applicants may contact the Secretariat at :-

Address:       Commissioner for Heritage's Office,  
                  Development Bureau,  
                  Unit 701B, 7/F, Empire Centre, 68 Mody Road,  
                  Tsim Sha Tsui East, Kowloon, Hong Kong

Email:         rhb\_enquiry@devb.gov.hk  
Phone.:        2906 1560  
Fax:            2906 1574

## II. Historical Background and Architectural Merits

### 2.1 Historical Background

Fong Yuen Study Hall is located in Tin Liu (田寮), Ma Wan (馬灣), which is an island located between Lantau Island and Tsing Yi Island in Hong Kong. Tin Liu Tsuen (田寮村) was established in the late 17<sup>th</sup> century to 18<sup>th</sup> century and was settled by the Chan clan (陳氏), which migrated from Tsing Yi Island. There have been controversies on the ownership of the Study Hall. It was said that a vast area of land in Ma Wan was owned by the Chans. Besides fields, Chans owned properties in Ma Wan and the small business centre at the bay and anchorage. It was believed that the Study Hall was probably built by one of the landlords as a small private school to educate the children in Ma Wan.

There was no land transport to connect Ma Wan and other places until 1997. Only a ferry service linking Ma Wan to Tsing Lung Tau was provided between 1963 and 2003. Owing to the inconvenient transportation, it was quite difficult for students to study outside the island and since Fong Yuen Study Hall was the only school in Ma Wan, the Study Hall became indispensable to the villagers.

Fong Yuen Study Hall adopted the traditional teaching method in the early days. In general, children would stay at schools for three to four years to acquire basic knowledge of reading and writing before leaving school to start earning a living as farmers or fishermen. In 1913, a census of schools and teachers in the New Territories was carried out. It pointed out many educational problems in the New Territories. As a result, the Government began to provide per-annum subsidies to numerous old-style private schools. By 1918, the School in Ma Wan has become a subsidized school.

Located at the original site of the Chan Study Hall (陳氏書齋), Fong Yuen Study Hall was built in the 1920s to 30s with Western influence and renamed as “Fong Yuen Study Hall”. During the Japanese Occupation, the Japanese Army invaded Ma Wan and its troops were stationed in Fong Yuen Study Hall before they were transferred to other stations. The teaching at the Study Hall was then suspended and the Study Hall was reopened after the war.

After World War II, many villagers played an active role in organising village schools in the rural community. To cope with the increasing number of students in Ma Wan, a new village school, Ma Wan Public Fong Yuen School (馬灣公立芳園學校), was erected to the south of the original Fong Yuen Study Hall in 1956.

The old school was nicknamed as “Senior Fong Yuen” (大芳園) and the new one known as “Junior Fong Yuen” (小芳園). Since then they made a remarkable contribution to the education in Ma Wan until they were closed.

Due to the redevelopment of Ma Wan, the land of Tin Liu Tsuen including Fong Yuen Study Hall was resumed and site clearance was subsequently conducted. Ma Wan Public Fong Yuen School was preserved in-situ and converted as a gallery in the Ma Wan Park, whereas Fong Yuen Study Hall was retained but was excluded from the Ma Wan Park development. It is the only surviving pre-war school on the island illustrating Ma Wan’s educational development in the old days, and the transformation from study halls to modern village schools in the New Territories.

Fong Yuen Study Hall was revitalised into a Tourism & Chinese Cultural Centre cum Ma Wan Residents Museum under Batch I of the Revitalisation Scheme launched by the Development Bureau in 2013. The site has been taken over by the Government since 2017.

## 2.2 Architectural Merits

The building is a rectangular two-storey building displaying a combination of Chinese and Western architectural styles. It is generally a one-hall Chinese-styled village house that was very popular at its time of construction. The forecourt and the garden are surrounded by low walls with an arched gateway.

The study hall is in the western part of the village with its entrance facing the east. The two-storey detached building is a Chinese Eclectic building with its gable walls constructed of granite blocks to support its pitched roof. The front façade of the ground floor is recessed with a balcony above. An open balcony at first floor fenced with geometric pattern balustrades. A parapet wall is at the roof end with a pediment in the middle. The name of the study hall (芳園書室) is moulded on the wall with petal and geometric interlocking patterns on either side. The semi-circular pediment is decorated with flower pattern topped with a ball and flanked with a short post.

A new toilet block with ancillary facilities was erected to replace the original independent kitchen and toilet blocks in the last revitalisation project in 2012, a new metal staircase as a means of escape and a glazed lift tower were also added to the historic building to meet the statutory requirements. Consideration on reusing these facilities in future adaptive reuse scheme is encouraged.

### **III. Site Information**

#### **3.1 Location**

Fong Yuen Study Hall is located at Tin Liu Tsuen in Ma Wan, Tsuen Wan. The Location Plan is shown at **Appendix I**.

#### **3.2 Site Description**

The site of this revitalisation project is located on a flat land and surrounded by trees and slopes. The site comprises two buildings, the Main Building and the Toilet Block.

#### **3.3 Site Boundary**

The site of Fong Yuen Study Hall rests on Government land. The Site Boundary Plan is shown at **Appendix II(A)**.

#### **3.4 Site Area**

The site of this revitalisation project includes the Fong Yuen Study Hall and its surrounding piece of land, all owned by the Government. The site area of Fong Yuen Study Hall is approximately 282 sq. metres.

#### **3.5 Major Datum Levels**

The major datum level of the site is approximately +7.8 mPD. Major datum levels around the site are shown at **Appendix III**.

A summary on the site and building information is given at **Appendix IV**.

#### **3.6 Topographic Survey**

The topographic survey drawings as at June 2019 are shown in **Appendix III(B)**. The PDF and AutoCAD format of the survey plans can be obtained at the Scheme Secretariat by submitting a completed request form. A summary of the information on the site of survey area is given in **Appendix IV**.



## **IV. Building Information**

### **4.1 Building Description**

Fong Yuen Study Hall comprises the Main Building, a forecourt surrounded by low walls and a Toilet Block at north of the Main Building.

The Main Building is a two-storey building situated in a sunken area surrounded by slopes. The building construction commenced in the 1920s and completed in the 1930s. Comprehensive renovation was made to the Main Building with construction of the Toilet Block completed in 2012 under Batch I of the Revitalisation Scheme.

From March 2013 to end of 2016, the Yuen Yuen Institute (YYI) had adaptively re-used Fong Yuen Study Hall as a Tourism and Chinese Culture Centre cum Ma Wan Residents Museum. The YYI ceased operation of the project from 1 January 2017. The Government has now taken over the site and the Antiquities and Monuments Office (AMO) has made arrangements to continue opening the site to allow the public to visit and appreciate the historic building. The Main Building's external and internal finishes are in a fair condition.

The as-built drawings for the above mentioned A&A works of Fong Yuen Study Hall, which consists of block plan, floor plans, major elevations and sections, are shown and attached at **Appendix V** and **Appendix VI**. Public could approach the Commissioner for Heritage's Office for inspection of relevant documents.

The photos showing the current general appearance and internal layout of Fong Yuen Study Hall are attached at **Appendix VII**.

### **4.2 Historic Grading**

The Fong Yuen Study Hall and the Gateway for the Study Hall were listed as a Grade 3 Historic Building by the Antiquities Advisory Board in 2010. "Grade 3 historic building" is defined as a "buildings of some merit, preservation in some form would be desirable and alternative means could be considered if preservation is not practicable."

Grading Boundary Plan is shown at **Appendix II (B)**.

### 4.3 Schedule of Accommodation

The approximate floor area of the Fong Yuen Study Hall provided in this section is indicative only. Applicants should verify such information on their own before adopting this information in their proposals.

Schedule of area is listed as follows:

#### 4.3.1 Main Building

<b>Floor</b>	<b>Accommodation</b>	<b>Approximate Construction Floor Area (sq. m.)</b>	<b>Approximate Net Operational Floor Area/ Net Floor Area (sq. m.)</b>
G/F	Exhibition Room and Tourist Centre	96	66
	Staircase (internal)		4
	Staircase (external)		4
	Lift Platform		3
1/F	Administration Office & Learning Area	94	61
	Balcony		8
	Staircase (internal)		4
	Staircase (external)		4
	Lift Platform with landing		11
Total:		190	165

#### 4.3.2 Toilet Block

Floor	Accommodation	Approximate Construction Floor Area (sq. m.)	Approximate Net Operational Floor Area/ Net Floor Area (sq. m.)
G/F	Unisex Toilet	7	4
	Female Toilet		1
	Male Toilet		1
1/F	HR Pump Dog House	7	3
	Roof (with 2m <sup>3</sup> fibre glass FS Tank)		3
Total:		14	12

#### 4.4 Materials of Construction

##### 4.4.1 Main Building

Material	Roof	Chinese roof tiles supported by timber purlins and ridge Flat roof with parapet walls
	Wall	Reinforced concrete column, Gable wall by granite block, Partition wall by brick
	Floor	Reinforced concrete slab and beam
	Staircase (Internal)	Reinforced concrete
	Staircase (External)	Steel frame
	Lift Platform	Steel frame and tempered glass
	Window	Timber frame with glass
	Door	Timber frame and timber door
Finishes	Exterior	Wall: Plaster rendered with paint Lift Platform: Tempered Glass and metal frame with paint External Staircase protective barrier: paint External Staircase steps: Artificial granite floor

		tiles
	Interior	
Finishes (cont'd)	G/F	<u>Wall:</u> Plaster rendered with paint <u>Floor:</u> PVC floor tiles <u>Ceiling:</u> Plaster rendered with paint
	1/F	<u>Wall:</u> Plaster rendered with paint <u>Floor:</u> Carpet tiles <u>Ceiling:</u> No false ceiling. Exposed roof tiles; Timber rafter and ridge purlins with paint

#### 4.4.2 Toilet Block

Material	Roof	Reinforced concrete
	Wall	Reinforced concrete
	Floor	Reinforced concrete
	Door	Metal door
Finishes	Exterior	Wall: Plaster rendered with paint
	Interior	
	G/F Toilets	<u>Wall:</u> Ceramic tiles <u>Floor:</u> Ceramic tiles <u>Ceiling:</u> Plaster rendered with paint

## 4.5 Internal Circulation

### 4.5.1 General Description

There are two staircases in Fong Yuen Study Hall. An internal concrete staircase linking the ground floor and first floor and an external staircase linking the two floors at the rear facade of the building.

The flat roof at the front part of the building could only be accessed by a cat ladder from 1/F balcony.

#### **4.5.2 Barrier Free Access**

There is one vertical lifting platform connected from the ground floor to the first floor of the Main Building to fulfil the barrier free access requirement under the Batch I Revitalisation Scheme.

### **4.6 Major Alterations and Additions**

The premises had undergone major alterations and additions in 2012 under Batch I Revitalisation Scheme. The works included removal of metal pitched roof of the Main Building and restored to a traditional Chinese timber pitched roof, formation of two new door openings in a 300mm thick brick wall dividing the 1/F of the Main Building into 2 main rooms and the erection of the new toilet block, metal staircase and glazed lift tower.

### **4.7 Preliminary Structural Appraisal**

This section contains a preliminary appraisal on structural condition of Fong Yuen Study Hall (FYSH) with reference to an independent Structural Condition Survey (SCS). The SCS can be obtained at the Scheme Secretariat by submitting a completed request form.

#### **4.7.1 Structural Information**

A set of as-built structural drawings is appended as **Appendix V** for reference. Those drawings are for the erection of the new toilet block, metal staircase and glazed lift tower and the following alteration works to the historic building, all of which were carried out in 2012 under Batch I of the Revitalisation Scheme: -

- (a) Removal of a metal pitched roof with restoration to a traditional Chinese timber pitched roof at the Main Building.
- (b) Formation of two new door openings in a 300mm thick brick wall dividing 1/F of the Main Building into 2 main rooms.

## **4.7.2 Structural System**

### 4.7.2.1 Main Building of Study Hall

The Main Building is a two-storey block consists of ground floor, first floor and a roof. The building is vertically supported by reinforced columns and load bearing brick/ granite blocks walls.

Foundation: no information available; assumed to be spread footing (or strip footing) shallow foundation.

Ground floor: assumed to be on-grade reinforced concrete slabs.

First floor: suspended reinforced slab-beam floor, supported by reinforced concrete columns and load-bearing stone/block walls.

Main pitched roof: the existing roof consists of Chinese ceramic roofing tiles resting on a timber battens/purlins structure.

Flat roof (above 1/F balcony on front elevation): suspended reinforced slab-beam roof.

### 4.7.2.2 New Toilet Block, Lift Tower and Steel Staircase

These new features were added to the vicinity of the historic premise in 2012, under Batch I of the Revitalisation Scheme.

Toilet Block: a two-storey reinforced concrete (RC) structure supported by load bearing RC walls, with a shallow raft footing foundation. The ground floor is an on-grade slab.

Lift Tower to the Main Building: structural steel frame (beams and columns), with reinforced concrete shallow spread footing.

Steel Staircase: structural steel frame on reinforced concrete shallow spread footing

### 4.7.2.3 Entrance Gate

The entrance gate consists of two RC posts. The top of the two RC posts are interconnected with a RC arch.

### **4.7.3 Structural Alterations**

There has been no structural alteration/ improvement works done to the entire historical premise since the Batch I of the Revitalisation Scheme carried out back in 2012.

### **4.7.4 Structural Findings**

Minor local spalling and cracks were observed; however, the structural system of the Main Building appears to be in fair condition and poses no structural danger.

### **4.7.5 Structural Recommendations**

#### 4.7.5.1 Structural Repairing Works

The minor structural defects stated in 4.7.4 above shall be repaired to prevent the deterioration developing further.

#### 4.7.5.2 Imposed Loading on Floors

Based on the SCS, the following maximum imposed live load values are believed to be reasonable for the utilization of the premise under the intended use or purpose.

#### Main Building

Main Roof:	0.75kPa
1/F:	3.0kPa
G/F:	3.0kPa

#### Toilet Block

Main Roof:	7.5kPa
1/F:	10kPa
G/F:	3.0kPa

Note that the above imposed load values are only estimated from the limited available information. Before adopting these imposed load figures for the proposed use(s), it should be further verified.

#### 4.7.6 Recommendation

A fairly comprehensive structural assessment of Fong Yuen Study Hall was carried out prior to restoration works in 2012, under Batch I of the Revitalisation Scheme. From recent visual inspection, the historical premise appears to be well taken care of since the restoration works. In addition, there has been no structural alteration works done to it. In light of the above, Fong Yuen Study Hall is considered to be in fair structural condition at the time of writing, with normal wear and defects which shall be repaired in order to prevent further deterioration.

The selected applicant should verify validity of the above imposed loads before adopting them for the design of their proposed use of the building blocks. Should the applicant's proposed use involves greater imposed loads on floors, the applicant shall carry out sufficient tests and detailed analysis to assess the structural capacity and to implement necessary strengthening works depending on the finding of the structural assessment and proposed use.

#### 4.8 Building Services and Utilities

The existing building services installation was installed in 2012 and applicants should check and consider if they can be reused in their design. A list of existing provisions of building services and utilities for the site and buildings of Fong Yuen Study Hall is as follows:

##### (A) Main Building

Building Services	Existing Provision
Lift Installation	<ul style="list-style-type: none"><li>- Lifting Platform (Reference: Lift No.1) for disabled is provided for the Main Building.</li><li>- Lifting Platform travels from G/F to 1/F of the Main Building.</li><li>- Rated load: 700kg.</li><li>- Internal platform dimension: 1100mm (W) x 1400 mm (L).</li></ul>



Building Services	Existing Provision
Mechanical Ventilation and Air-Conditioning System Installation	<ul style="list-style-type: none"> <li>- Variable refrigerant flow (abbreviated as VRF hereafter) system air-conditioning (abbreviated as A/C hereafter) is provided for the G/F exhibition room, tourist centre/education centre and 1/F administrative office &amp; learning area.</li> <li>- Outdoor unit with cooling/heating capacity at 50kW/56kW is installed at back of Main Building on G/F.</li> <li>- Wall mount type indoor units (cooling/heating capacity at 5.6kW/6.3kW) are installed at G/F and 1/F (4 nos. at each floor).</li> <li>- Fresh air fans are provided at G/F and 1/F (2 nos. at each floor). They are controlled by control panels connected to carbon dioxide (abbreviated as CO<sub>2</sub> hereafter) sensors.</li> </ul>
Gas Installation	<ul style="list-style-type: none"> <li>- No liquefied petroleum gas (abbreviated as LPG hereafter) or town gas provision is provided for the building.</li> </ul>
Plumbing Installation	<ul style="list-style-type: none"> <li>- No fresh water and flushing water supply are provided in this building</li> </ul>
Drainage Installation	<ul style="list-style-type: none"> <li>- No soil fitment or washing basin is provided in the building.</li> <li>- Rainwater from the roof is collected by a 65mm dia. rain water pipe and discharged to flat channel with pipe shoe.</li> <li>- 80mm dia. rain water pipe is provided for the balcony and discharged to flat channel with pipe shoe.</li> </ul>

Building Services	Existing Provision
Fire Services Installation	<ul style="list-style-type: none"> <li>- An incoming 80mm dia. water pipe is connected to the sprinkler water supply and F.S. water supply to the premise. Check meter positions are installed in the check meter cabinet in the forecourt.</li> <li>- Improvised sprinkler system, hose reel system, visual fire alarm, automatic fire detection and alarm system, manual fire alarm system, emergency lighting and exit signs are provided in the Main Building.</li> <li>- The source of water supply for the sprinkler system is directly connected to Town's Main Connection. The classification of the occupancies for the sprinkler system is Ordinary Hazard Group 1 for the whole building. The sprinkler system serves the Main Building and Toilet Block.</li> <li>- Fast response type sprinklers are provided in the sprinkler system.</li> <li>- Sprinkler control valve and sprinkler inlet are provided close to the site boundary.</li> <li>- An indirect water supply system is provided for the hose reel system. A 2,000L fibreglass FS water tank with hose reel pump sets after the storage tank are equipped at the 1/F of Toilet Block.</li> <li>- The fire alarm panel is provided at G/F of exhibition room &amp; tourist centre with direct link to Fire Services Communication Centre.</li> </ul>

Building Services	Existing Provision
Electrical Installation	<ul style="list-style-type: none"> <li>- A 160A TPN China Light and Power Co. Ltd. (abbreviated as CLP hereafter) cut out is provided at the stainless steel electrical meter cabinet close to the site boundary.</li> <li>- CLP tariff meter (#CLP3252152) is installed for premises normal power supply.</li> <li>- CLP tariff meter (#CLP3599865) is installed for premises essential power supply.</li> <li>- A 160A 4 Way TPN MCCB Board “DB-NLP” is installed at switch cabinet under external staircase. It distributes power to lifting platform, A/C system (VRF system) and normal power to MCB board “DB-ELP”</li> <li>- A 100A 4 Way TPN MCCB Board “DB-ELP” is installed at switch cabinet under external staircase. It distributes power to drainage sump pump system, F.S. pump system and lighting &amp; small power of the Main Building and Toilet Block.</li> <li>- A 100A 4P automatic changeover is installed for switching from normal supply to essential supply for “DB-ELP” in case of normal power supply failure.</li> <li>- The circuits distribute through cable duct and conduit to different rooms of the Main Building and Toilet Block.</li> <li>- Socket outlets are provided in rooms of the Main Building.</li> <li>- Electric lightings are provided in each room of the Main Building.</li> <li>- No public lightings are connected to the power supply of this premise.</li> <li>- No lightning protection is provided in the Main Building.</li> </ul>

<b>Building Services</b>	<b>Existing Provision</b>
Tele-communication Network	<ul style="list-style-type: none"> <li>- The master telephone point junction box is located in exhibition room at G/F, 2 tee-off telephone point junction box are installed in Office for Exhibition Room at 1/F.</li> </ul>
Burglar Alarm & Security Installation	<ul style="list-style-type: none"> <li>- Closed-circuit television (CCTV) is provided with 3 surveillance cameras located in the tourist centre at G/F, main entrance at G/F and the office for exhibition room at 1/F respectively.</li> <li>- The CCTV system is not functioning during the inspection</li> </ul>

**(B) Toilet Block**

<b>Building Services</b>	<b>Existing Provision</b>
Mechanical Ventilation and Air-Conditioning System Installation	<ul style="list-style-type: none"> <li>- Mechanical ventilation system is provided in the toilet and hose reel pump room.</li> </ul>
Gas Installation	<ul style="list-style-type: none"> <li>- No LPG or town gas provision for the building.</li> </ul>
Plumbing Installation	<ul style="list-style-type: none"> <li>- There is no independent salt water provision to the premise.</li> <li>- An incoming 28mm dia. fresh water main is connected to potable water supply and flushing water supply of the premises.</li> <li>- A fresh water tariff meter (#M08-101145) and a flushing water tariff meter (#M08-101146) are installed at the metal cage in the forecourt.</li> <li>- 28mm dia. potable water pipe and 40mm dia. flushing water pipe are laid underground to the Toilet Block.</li> <li>- Indirect water supply system is adopted for the flushing water supply. A 250L fibreglass water tank is found on top of the Toilet Block. The 40mm dia. flushing water pipe connected to the flushing water tank and 25mm dia. flushing water pipe supplied to the water closets in the Toilet Block by gravity.</li> <li>- 22mm dia. potable water pipe connected to the washing basins inside the accessible lavatory and outside the Toilet Block.</li> <li>-</li> </ul>

Building Services	Existing Provision
Drainage Installation	<ul style="list-style-type: none"> <li>- 100mm dia. soil waste pipe connected from the water closets in the lavatories to the foul water manholes.</li> <li>- 40mm dia. waste pipe connected from the washing basins in the lavatories to the foul water drainage system.</li> <li>- 65mm dia. rain water pipe collected the rain water from the flat roof and discharged to the flat channel with pipe shoe.</li> <li>- 50mm dia. vent pipe connected to soil waste pipe in the lavatories.</li> <li>- The foul water of the Toilet Block is collected in a sump pit and discharged to the public sewer by sump pumps.</li> </ul>
Fire Services Installation	<ul style="list-style-type: none"> <li>- Automatic sprinkler system is provided to the lavatories and is connected to the improvised sprinkler system serving for the Main Building. Fast response type sprinklers are provided in the sprinkler system.</li> <li>- Visual fire alarm are provided in the lavatories. Fire detectors are provided in the FS pump room and connected to the fire alarm panel in the Main Building.</li> <li>- Emergency lightings are provided in the lavatories and FS pump room.</li> <li>- 2,000L fibre glass FS water tank and hose reel pumps are located at 1/F of the Toilet Block.</li> </ul>
Electrical Installation	<ul style="list-style-type: none"> <li>- There is no MCB board found for G/F.</li> <li>- Power supply for the Toilet Block is supplied from the MCCB board at the Main Building.</li> <li>- No lightning protection is provided in the Toilet Block.</li> </ul>
Tele-communication Network	<ul style="list-style-type: none"> <li>- No tele-communication network is provided.</li> </ul>
Burglar Alarm & Security Installation	<ul style="list-style-type: none"> <li>- No burglar alarm &amp; security installation is provided.</li> </ul>

**(C) Forecourt**

<b>Building Services</b>	<b>Existing Provision</b>
Electrical Installation	- There is no electric lighting installation at forecourt.
Drainage Installation	- The surface water in the forecourt is collected by surface channel and discharged to the storm water catch pit.

All as-built building services installation drawings are provided in **Appendix VI**. The drawings were obtained from the previous user, the applicant shall check the correctness of these drawings before carrying out their design.

A location plan of nearest street fire hydrant is provided in **Appendix VI**.

A summary of the information of the building is given in **Appendix IV**.

## **V. Vicinity and Access**

### **5.1 Immediate Surrounding**

Fong Yuen Study Hall is situated in a sunken area surrounded by retaining walls and slopes on three sides. At north of Fong Yuen Study Hall, there is a construction New Territories rural houses and site formation works. A slope and a raised platform reserved for village relocation houses are situated to south of the site. A plan showing immediate surroundings of the site is shown in **Appendix VIII**.

### **5.2 Access**

Access to the site is shown in the Access Plan at **Appendix IX**.

#### **5.2.1 Vehicular Access**

The site cannot be directly accessed by vehicles.

#### **5.2.2 Emergency Vehicular Access (EVA)**

There is no EVA for the building.

#### **5.2.3 Loading and Unloading Area**

No loading/unloading area is available within the site.

#### **5.2.4 Parking**

Car park is not available within the site.

#### **5.2.5 Pedestrian Access**

There is one pedestrian access leading from street level of Ma Wan Rural Committee Road at around +13.5 mPD to the main entrance of the site level at around +7.8 mPD.

#### **5.2.6 Barrier Free Access (Site)**

The footpath leading to the building has a level difference of 5 meters between its two ends. Its gradient could be steeper than 1 in 12 at some locations and modification works may be required to comply with the requirements of barrier free access.

#### **5.2.7 Refuse Collection Point**

There is no refuse collection point within the site.

### 5.2.8 Transportation

The only road access to Ma Wan is a road connecting from Tsing Ma Bridge. The road is a restricted road and only vehicles with valid permits issued by Transport Department are allowed except the followings:

- ◆ Urban Taxi: 24 hours
- ◆ Private Coach: Daily 10:00 – 16:00
- ◆ Goods vehicle: Daily 10:00 – 16:00

Main transport to Ma Wan includes Ferry from Central/ Tsuen Wan to Park Island Ferry Pier, buses from Tsing Yi, Tsuen Wan, Tsuen Wan West, Kwai Fong, HK Airport and Central. A plan showing piers and bus stops near Fong Yuen Study Hall is shown in **Appendix IX**.



## VI. Conservation Guidelines

### 6.1 General Conservation Approach

- 6.1.1 All applicants are advised to give due regard to the latest editions of Venice Charter (ICOMOS), the Burra Charter (Australia ICOMOS) and the Principles for the Conservation of Heritage Sites in China (ICOMOS China), which give the established international principles in heritage conservation in preparing their proposals for the restoration works.
- 6.1.2 We understand it will be a complex issue to strike a balance between maintaining the architectural authenticity of historic buildings and complying with the current statutory requirements under the Buildings Ordinance. On this issue, we would advise:
- (a) when undergoing major alteration works and change of use, the historic building should be properly upgraded to meet the same level of safety in respect of the new use as in the case of new buildings. The need for preserving the significant architectural features (**Appendix X(A)** refers), site constraints or prohibitive upgrading cost may limit the type of use that may be chosen for the building; and
  - (b) every effort should be made to preserve the original facades of the historic building except unauthorized building structures, if any. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the building concerned. The original external façades of the building should generally be left unaltered and must not be disturbed; i.e., no major external additions or alterations to the premise will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the building and the paint system is to be reversible<sup>1</sup>. Any fixed signage should match the age and character of the external of the building(s) and is to be approved by the Antiquities and Monuments Office (AMO) prior to installation.
- 6.1.3 For the renovation works to comply with statutory building control requirements, the following general guidelines are given to the applicants for reference. However, they should not be treated as exhaustive and it is essential for the selected applicant to refer to the full requirements imposed

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<sup>1</sup> “Reversibility” is an act or process which can be undone or removed at a later date without causing material injury, loss, damage or change to the historic site or the historic building as the case may be.

by the relevant authorities in respect of their proposals, including the Buildings Department, Fire Services Department, Drainage Services Department, etc.

<b>Possible Building Works</b>	<b>Conservation Guidelines</b>
a) Means of Escape (MOE)	Any improvement works recommended to doorway openings, steps, etc. require the prior approval of the AMO. The existing provision of MOE staircase should be reused as far as practicable.
b) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings must respect the historical integrity of the building(s), and carry out at less prominent area.
c) Barrier Free Access	Any proposed access improvement for persons with disability must respect historical integrity of the building and its surrounding, in particular, the external elevation(s) of the building. The existing provisions of accessible lift, removable inclined platform at the G/F entrance and accessible toilet should be reused as far as practicable.
d) Fire Resisting Construction to Floors, Doors, Walls and Staircase	Any necessary upgrading works proposed to meet current requirements must respect the historical integrity and materials of the element concerned, which will probably be required to be retained in-situ.
e) Floor Loadings	Any proposed upgrading works necessary to meet “change of use” requirements must respect the historical integrity and materials of the floor concerned.
f) Building Services	Any proposed upgrading of electrical supply, air conditioning, fire services and plumbing installations should ensure that no “non-reversible” works are carried out to the historic building.

Possible Building Works	Conservation Guidelines
g) Plumbing and Sanitary Fittings	No existing fittings are considered to be “historic features” and therefore they may be re-used, replaced or increased in number as required.
h) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; the capacity of the existing system and adequacy of authorised waste disposal methods should also be confirmed and upgraded as necessary.

- 6.1.4 The conditions of each historic building are unique. As such, the problems encountered in the renovation works of each historic building should be tackled on a case-by-case basis. If compliance with the conservation requirements as listed in these Conservation Guidelines cannot be achieved because of statutory requirements arising from the proposed adaptive re-uses, AMO’s approval should be sought.
- 6.1.5 As the renovation works will inevitably cause impact on the historic building, the selected applicant should submit a Heritage Impact Assessment (HIA) to the AMO for agreement before the commencement of the works. Consultation with the Antiquities Advisory Board for the agreement may be necessary.
- 6.1.6 The selected applicant should engage a building contractor, for the renovation works, who is included in the Development Bureau’s “List of Approved Contractors for Public Works – Buildings category” of appropriate group according to the estimated value of the works contract (<https://www.devb.gov.hk/Contractor.aspx?section=80&lang=1> for the list) and a Registered General Building Contractors of Buildings Department ([https://www.bd.gov.hk/en/resources/online-tools/registers-search/registrationsearch.html?reg\\_type=GBC](https://www.bd.gov.hk/en/resources/online-tools/registers-search/registrationsearch.html?reg_type=GBC) for the list). If the contractor to be appointed for the renovation works is not itself an approved specialist contractor included in the “List of Approved Suppliers of Materials and Specialist Contractors for Public Works – Repair and Restoration of Historic Buildings category” (RRHB specialist contractor), the appointed contractor must engage a RRHB specialist contractor from the Approved List as its specialist sub-contractor for carrying out the repair and restoration works of the “Architectural Features to be Preserved” to the historic building. All other specialist sub-contractors for the renovation works should also be engaged from the relevant categories/groups in the Development Bureau’s

“List of Approved Suppliers of Materials and Specialist Contractors for Public Works” ([http://www.devb.gov.hk/en/construction\\_sector\\_matters/contractors/supplier/index.html](http://www.devb.gov.hk/en/construction_sector_matters/contractors/supplier/index.html) for the list).

## 6.2 Specific Conservation Requirements

- 6.2.1 Fong Yuen Study Hall is a rectangular two-storey building built in around 1920-30s and is the only surviving pre-war school on Ma Wan Island. Being the only school in Ma Wan before World War II, the study hall became indispensable to villagers. It provided education of basic knowledge of reading and writing to the children before they started earning a living as farmers or fishermen. It is also an example that could reflect the history of the transformation of private study halls to modern village school in New Territories. Its historic value as a private study hall which associated with the history and development of the island and its social value associated with the villagers are important to be interpreted and presented to the public.
- 6.2.2 The significance of Fong Yuen Study Hall also lies in its architectural form, features and decorations of mixed Chinese and western styles displaying the transformation of traditional Chinese-styled buildings into architecture of modern era. Therefore, these architectural form, features, and decorations should be preserved and the façades should be generally kept intact and presented to the public. The façade treatment in the adaptive re-use scheme should respect its original architectural design intention and should not overwhelm the appearance of the building.
- 6.2.3 Upon upgrading and improvement works carried out during the revitalisation in 2012, there are currently one internal and original staircase and one new external metal staircase. Besides, a new accessible lift platform and a new toilet block accommodated with ancillary building services are provided. These facilities are recommended to be reused as far as practicable to minimize impact to the historic building which may be created through new works in future.
- 6.2.4 A number of character defining elements must be preserved in-situ and maintained as necessary. They are listed in **Appendix X(A)**. Their corresponding required and recommended conservation treatments are listed in **Appendix X(B)** and **Appendix X(C)** respectively.
- 6.2.5 Every effort should be made to carry out all “required treatment” set out at **Appendix X(B)** of the Conservation Guidelines. If compliance with the “required treatment” cannot be achieved, justifications should be given to the AMO for their consideration. **Appendix X(C)** of the Conservation Guidelines set out the “recommended treatment” to the historic building, which should be carried out as far as practicable.

## **VII. Town Planning Issues**

Fong Yuen Study Hall falls within an area zoned “Village Type Development” (“V”) on the Ma Wan Outline Zoning Plan (OZP) No. S/I-MWI/14. The full set of the OZP including the plan, Notes and Explanatory Statement is available at the Town Planning Board’s (TPB’s) website (<http://www.info.gov.hk/tpb/>). Relevant extract of the OZP and Notes for the “V” zone are shown at **Appendix XI**.

The planning intention of the “V” zone is primarily for the provision of land for development of Small Houses. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted. Other commercial, community and recreational uses may be permitted on application to the TPB.

The Notes for the “V” zone (**Appendix XI**) set out the uses or developments that are always permitted (the “Column 1” uses) and those requiring permission from the TPB (the “Column 2” uses). The application for Column 2 uses should be made to the TPB under section 16 of the Town Planning Ordinance. If the use proposed by an applicant is not in Column 1 or Column 2, an application for amendment of the zoning on the OZP under section 12A of the Town Planning Ordinance will be required to be submitted to the TPB for consideration.

Prior to the submission of an application, advice could be sought from the Tsuen Wan & West Kowloon District Planning Office of the Planning Department at 27/F, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories (Tel: 2417 6261).

All applications for permission under section 16 of the Town Planning Ordinance will be considered by the TPB within 2 months of their receipt. The TPB may reject or approve an application, with or without conditions. The applicant will be notified in writing of the TPB’s decision after confirmation of the minutes of the meeting at which the decision is made (normally 2 weeks after the meeting).

## **VIII. Land and Tree Preservation Issues**

### **8.1 Land Issues**

A Site Boundary Plan is shown in **Appendix II(A)**. The successful applicant shall at his own expense and in all respects to the satisfaction of the District Lands Officer or the appropriate authority form, keep and maintain the non-exclusive pedestrian right-of way via Ma Wan Rural Committee Road as shown at **Appendix II(A)** throughout the term to be granted.

A set of engineering conditions together with the allocation plan for adaptive re-use of this premise can be obtained from the Commissioner for Heritage's Office.

### **8.2 Tree Issues**

Based on the tree survey schedule prepared in July 2019, there are currently seven trees located in the vicinity of the site. One of them is a dead tree and some trees in poor health condition or poor form. The tree schedule is in **Appendix XII**. The plan showing the locations of these trees is in **Appendix III(B)**.

The selected applicant shall be responsible for the horticultural maintenance of vegetation and maintenance of trees within the site.

## **IX. Slope Maintenance**

9.1 According to the Systematic Identification of Maintenance Responsibility of Slopes in the Territory (SMRIS) Unit, there are three slope features within and adjoining the site of Fong Yuen Study Hall. Information on the slope features as on 13 June 2019 is summarised below:

### Slope Feature 1:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
10NE-A/C6	--	Partly Within GLA-TW473 and Partly on Unallocated Government Land	Development Bureau	Architectural Services Department

### Slope Feature 2:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
10NE-A/C37	--	To the South of GLA-TW473	Architectural Services Department	Architectural Services Department

### Slope Feature 3:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
10NE-A/FR58	--	Within and adjoining STT1339TW, Tin Liu	Architectural Services Department	Architectural Services Department

Location plan of the above slope feature is shown in **Appendix XIII**.

The selected applicant should allow the Government to gain access to the slope feature concerned to carry out required slope maintenance works. Should the selected applicant's proposal for adaptive re-use of the site affects the existing slope features, geotechnical assessment and corresponding slope upgrading works as required by the Building Authority and other government departments should be carried out by the selected applicant to suit his proposal. The selected applicant shall be responsible at their own cost for the repair and maintenance of the slope affected by the revitalisation works.

Any slope upgrading works should not alter the existing external appearance of the Fong Yuen Study Hall or cause adverse impact on the stability of any slopes and structures within or in the vicinity of the site.



## **X. Technical Compliance for Possible Uses**

### **10.1 Uses that could Possibly be Considered**

Possible adaptive re-use of Fong Yuen Study Hall includes:

- (a) Museum
- (b) Eating Place;
- (c) Shop and Services;
- (d) School; and
- (e) Library.

The technical feasibility of each case will need to be further examined. Applicants are welcome to come up with suggestions on possible uses that they consider the most suitable for the site. Applicant should make reference to the “Definition of Terms” under the Town Planning Board’s web site to ascertain if a particular use is permitted. Applicants are required to ascertain the technical feasibility, including the structural adequacy and conservation requirements, of their proposed uses.

### **10.2 Technical Considerations**

Technical considerations to be given due regard include:

- (a) Compliance with the requirements under the Buildings Ordinance and relevant ordinances. These requirements include but are not limited to:

<b>Requirement</b>	<b>Remarks</b>
Means of Escape	In 2012 upgrade, a MOE staircase is erected. Review is required to comply with the current safety requirements under the proposed use.
Fire Resisting Construction	A fire engineering study and related upgrade works were completed in 2012. Review is required to comply with the current safety requirements under the proposed use.
Means of Access for Firefighting and Rescue	Compensatory measures and a fire engineering study may be required for non-provision or deficient EVA for any new proposed use.

<b>Requirement</b>	<b>Remarks</b>
Barrier Free Access and Facilities	Accessible lift, removable inclined platform at the G/F entrance and accessible toilet are provided. The facilities should be reused as far as practical.
Protection against Falling from Height	Existing balustrades or parapets may need to be upgraded to comply with current requirements.
Structural Adequacy	A preliminary structural appraisal for the existing buildings is under Section 4.7 of this Resource Kit. Strengthening works may be required depending on the finding of the structural appraisal and the proposed use.
Fire Services Installation Requirements	A fire engineering study and related upgrade works were completed in 2012. Review is required to comply with the current fire safety requirements under the proposed use.
Natural Lighting and Ventilation	Compensatory measures may be required for any deficiency. The Main Building is provided with mechanical ventilation (fresh air fan). Modification may be required with some future specific usages such as eating place. Associated A/C system should also be modified as number of occupants and fresh air provision will be changed with different usage.
Provision of Sanitary Fitments	Additional sanitary fitments may be required depends on the intended use to comply with current requirements.
Building Services	Any proposed upgrading of electrical supply, air conditioning, fire services and plumbing installations should ensure that no “non-reversible” works are carried out to the historic building.
Plumbing and Sanitary Fitments	No existing fittings are considered to be “historic features” and therefore they may be re-used, replaced or increased in number as required.
Sewage and Drainage System	All drainage services that are to be retained should be checked and overhauled as necessary Grease traps are required for kitchen, if any.

- (b) Compliance with licensing requirements (for uses requiring issue of licence for their operation);
- (c) Compliance with planning requirements (Approval by TPB is required for any proposed uses not falling under Column 1 in the Notes to the OZP); and
- (d) Compliance with the Conservation Guidelines in Section VI of this resource kit.

The technical aspects listed above might not be exhaustive. Applicants should pay attention that they may need to address other technical considerations in preparing their proposals. They may make reference to guidelines stated in PNAP APP-69 and Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2019 Edition).

### **10.3 Further Information on Possible Uses**

For illustration purpose, preliminary study has been carried out for uses listed in paragraph 10.1 above. Some information that can be useful to the applicants is listed below:

**(a) Heritage Conservation**

Applicant shall follow the Conservation Guidelines listed in Section VI of the Resource Kit when resolving technical issues.

**(b) Planning**

With reference to the examples of uses in paragraph 10.1, uses as Eating Place, Shop and Services, School, and Library are always permitted on the ground floor of the building. The above mentioned uses on the first floor and uses as Museum are under Column 2 of the Notes to the OZP in which case approval from the TPB is required. However, please note that the nature of the proposed uses can only be ascertained when the details of the proposal are available to the TPB.

**(c) Emergency Vehicular Access (EVA)**

EVA is not provided for the building.

**(d) Licensing**

- (i) If Fong Yuen Study Hall is to be used as a Museum, the selected applicant should obtain a license from the Food and Environmental Hygiene Department (FEHD) if he intends to carry out:
- Any exhibition of any one or more of the followings, namely pictures, photographs, books, manuscripts or other documents or other things;
  - A sporting exhibition;
  - A cinematograph or laser projection display.

For details on the application of places of public entertainment license for places other than cinemas and theatres and related matters, the applicant can visit the website of FEHD (<http://www.fehd.gov.hk/english/licensing/index.html>)

- (ii) If Fong Yuen Study Hall is to be used as an Eating Place, the selected applicant shall make an application to FEHD if he intends to carry out any food business which involves, generally, the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea for consumption on Site.

Relevant information on application procedures and forms can be downloaded from the FEHD website (<http://www.fehd.gov.hk/english/licensing/index.html>).

- (iii) If Fong Yuen Study Hall is to be used as a School, the successful applicant may be required to register under the Post-secondary Colleges Ordinance or the Education Ordinance, depending on the nature of educational courses provided. Guidelines for registration of a new school under the Education Ordinance can be found on the website of the Education Bureau.

**(e) Structural Loading Requirement**

The distributed loads to be applied uniformly on the plan for the possible uses under the Building (Construction) Regulations are listed in the table below.

Possible Adaptive Re-use	Minimum Uniformly Distributed Imposed Load (kPa)	(B(C)R) Class No.	Usage stated in (B(C)R)
(i) Museum	5.0	5	– Art galleries and exhibition
(ii) Eating Place	4.0	3	– Restaurants, cafes and fast food shops
(iii) Shop and Services	5.0	4	– Shops for display and sale of merchandise
(iv) School	3.0	3	– Classrooms, lecture rooms, tutorial rooms, computer rooms and reading rooms without book storage
(v) Library	5.0	5	– library rooms with book storage (excluding library stack rooms)

**(f) Surrounding Tourist Attractions**

Surrounding tourist attractions include Ma Wan Park, Noah’s Ark, Heritage Centre, Solar Tower, Ma Wan Rock Inscription, Kowloon Pass

Custom's Tablets, Ma Wan Old Customs Station and Tin Hau Temple. Applicant is encouraged to consider the possibility of linking up the site with surrounding tourist attractions in their proposals. Locations and names of surrounding tourist attractions are shown in **Appendix VIII**.

#### **10.4 Recurrent Expenditure**

The selected applicant is responsible for the future maintenance of the site, including the buildings/ structures, open space and trees within the site, and the associated building services facilities at their own cost with the exception of the structural repairs of the existing monument buildings, which are to be borne by the Government. The selected applicant will also be responsible for repair and maintenance of all slopes and retaining walls affected by the proposed revitalisation works.

To facilitate the applicants in forecasting their operating expenses and filling in the required information in Section (2) of Part D under Chapter III of the application form, we have estimated the respective expenditures on some common recurrent items including electricity fee, water and sewage charge, and rates and rent at **Appendix XIV**. Please note that the estimated expenditures have been made on the basis of some possible uses with assumption, and are for reference only. Applicants are advised to make necessary adjustments with regard to their own proposals and specific operational requirements.

## **XI. Special Requirements of the Project**

Applicants are required to take the special requirement into account in formulating their proposals and explain in their applications how the requirement has been incorporated in their proposals.

### **11.1 Fire Safety Requirements**

The current fire safety provisions in existing building are in compliance with the recommendations, enhanced fire safety measures and the Fire Safety Management Plan in the approved Fire Engineering Report, in case there are any changes, the applicant shall seek approval from the Buildings Department and Fire Services Department before any alteration works can start. Public could approach the Commissioner for Heritage's Office for arrangement of inspection of the Fire Engineering Report if required.

### **11.2 Public Access on 1/F**

The previous user submitted a Fire Engineering Report based on his revitalisation proposal. The report was approved by the Buildings Department in December 2011. Application of A&A works for revitalisation of the building was approved by the Buildings Department based on the approved Fire Engineering Report. Public could approach the Commissioner for Heritage's Office for arrangement of inspection of the Fire Engineering Report if required.

Since a number of non-compliance items were identified according to the report, currently there has been certain restriction against large scale unfettered public access on to the 1/F. The capacity of 1/F was limited whereas its use was restricted to administrative office & learning centre only. However, applicants should be aware that some of the building facilities might have been upgraded since then, the previous report may not reflect the current provision and condition of the building.

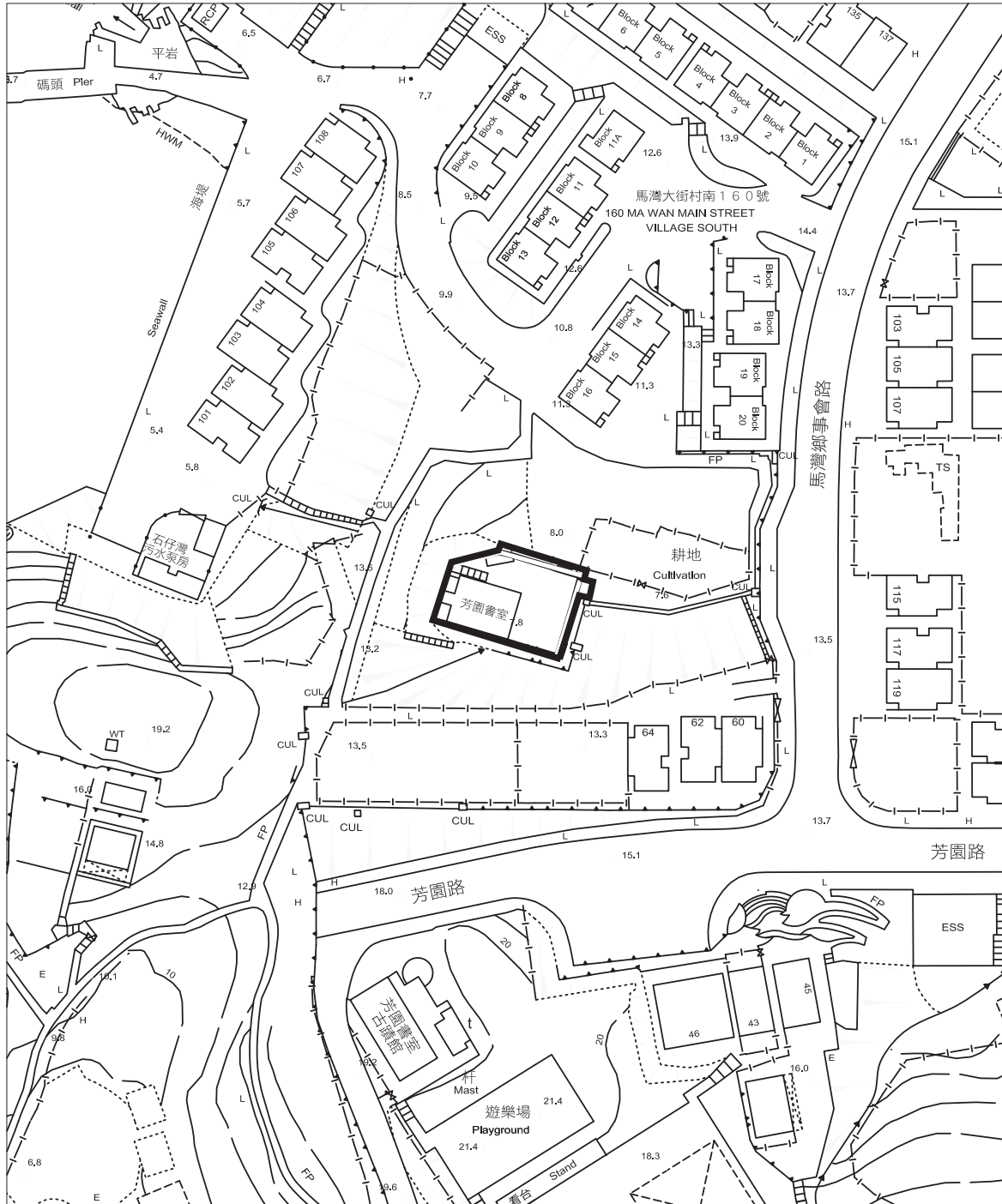
If the selected applicant would like to provide an unrestricted public access of 1/F in future use of the building, or if there would be any proposed change of use on the building, the selected applicant is required to enter a new application of the proposal, obtain all necessary approval from the relevant authorities, including but not limited to the Buildings Department, Town Planning Board etc. The proposal should also comply with all relevant Ordinances, including but are not limited to the Buildings Ordinance (Cap. 123) and the Town Planning Ordinance (Cap. 131).

## **XII. Consultation with Tsuen Wan District Council**

Tsuen Wan District Council was consulted on the inclusion of Fong Yuen Study Hall into Batch VI of the Revitalisation Scheme at its meeting on 28 May 2019. Members' view and suggestions on the adaptive re-use of Fong Yuen Study Hall can be found in the minutes of the 22<sup>nd</sup> meeting of the Tsuen Wan District Council, which is available in the following link. ([https://www.districtcouncils.gov.hk/tw/doc/2016\\_2019/en/dc\\_meetings\\_minutes/TWDC\\_Summary\\_Tran\\_22nd\\_Meeting\\_20190528.pdf](https://www.districtcouncils.gov.hk/tw/doc/2016_2019/en/dc_meetings_minutes/TWDC_Summary_Tran_22nd_Meeting_20190528.pdf)).



**Appendix I**  
**Location Plan**



**THE SITE**

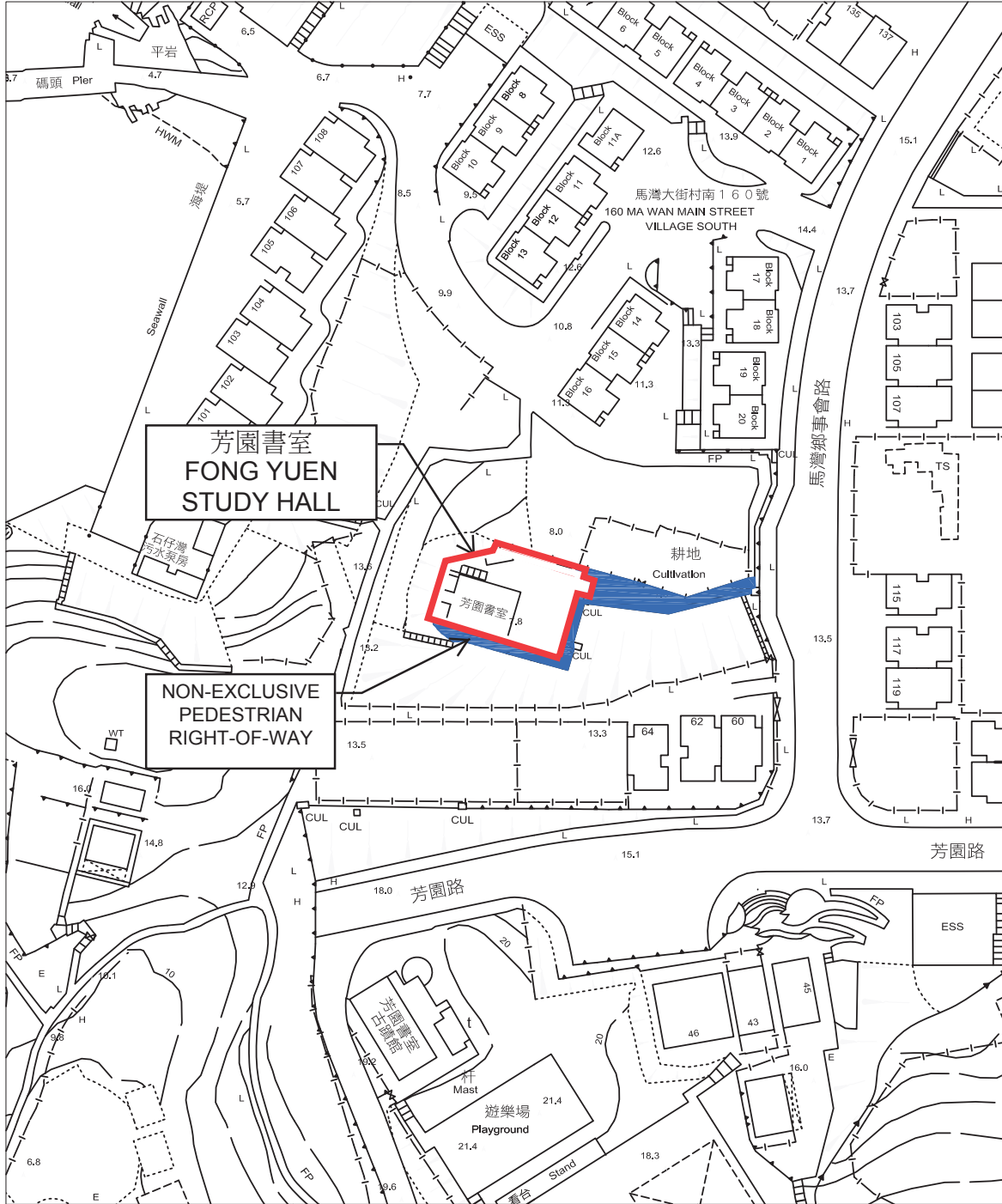
EXTRACT PLAN BASED ON SURVEY  
 SHEET NO. 10NE1B (DATE: 2017-09-05)  
 10NE1D (DATE: 2019-04-17)  
 10NE2A (DATE: 2018-03-14)  
 10NE2C (DATE: 2019-06-27)


**FONG YUEN STUDY HALL**

TIN LIU TSUEN  
 MA WAN  
 TSUEN WAN

DRAWING NO.:  
**APPENDIX I**  
**LOCATION PLAN**  
 1:1000

**Appendix II (A)**  
**Site Boundary Plan**



 **THE SITE**  
 EXTRACT PLAN BASED ON SURVEY  
 SHEET NO. 10NE1B (DATE: 2017-09-05)  
 10NE1D (DATE: 2019-04-17)  
 10NE2A (DATE: 2019-03-14)  
 10NE2C (DATE: 2019-06-27)

**FONG YUEN STUDY HALL**  
 TIN LIU TSUEN  
 MA WAN  
 TSUEN WAN

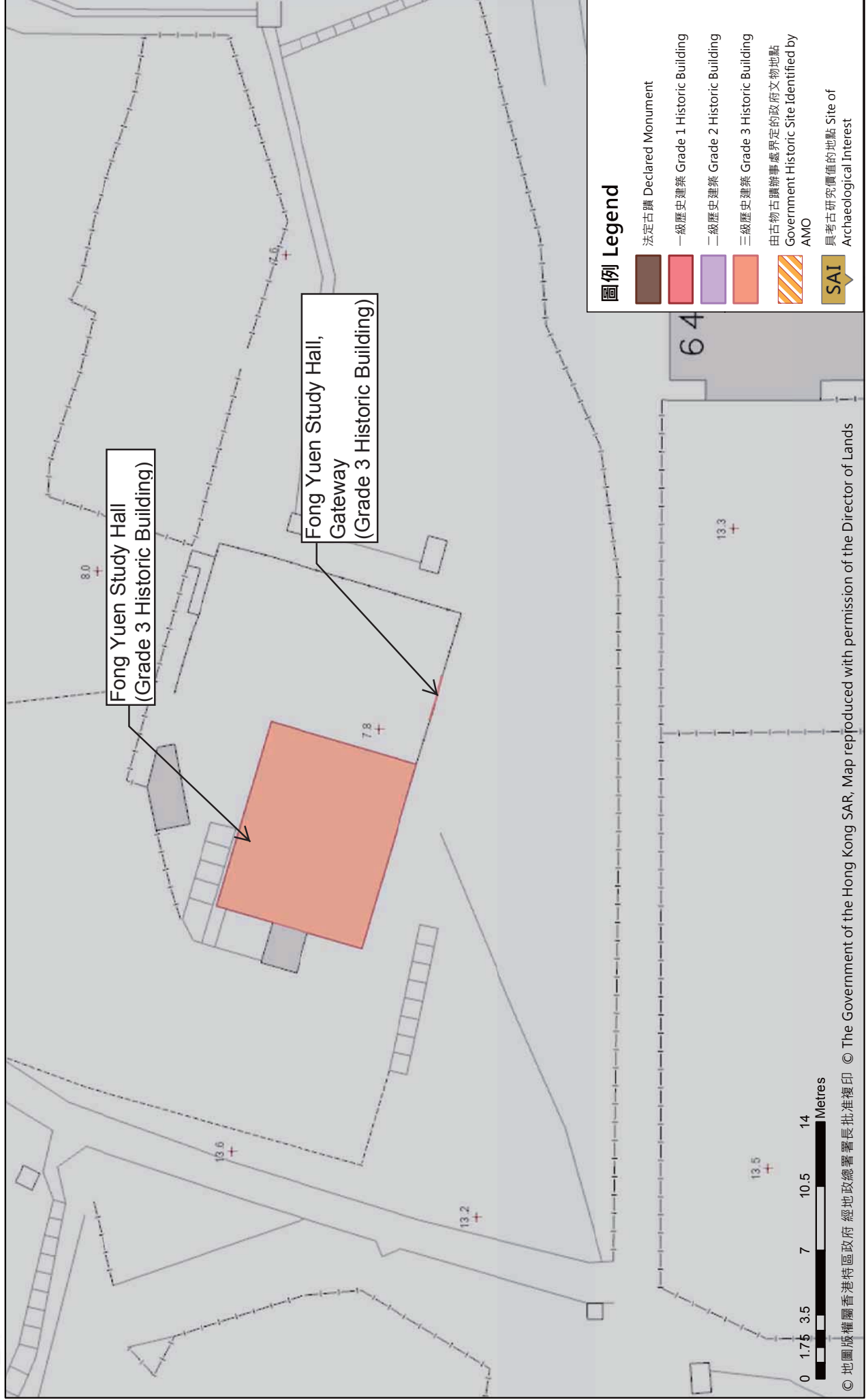
DRAWING NO.:  
**APPENDIX II(A)**  
**SITE BOUNDARY PLAN**  
 1:1000

**Appendix II (B)**  
**Grading Boundary Plan**



# 香港文物地理資訊系統

Geographical Information System  
on Hong Kong Heritage



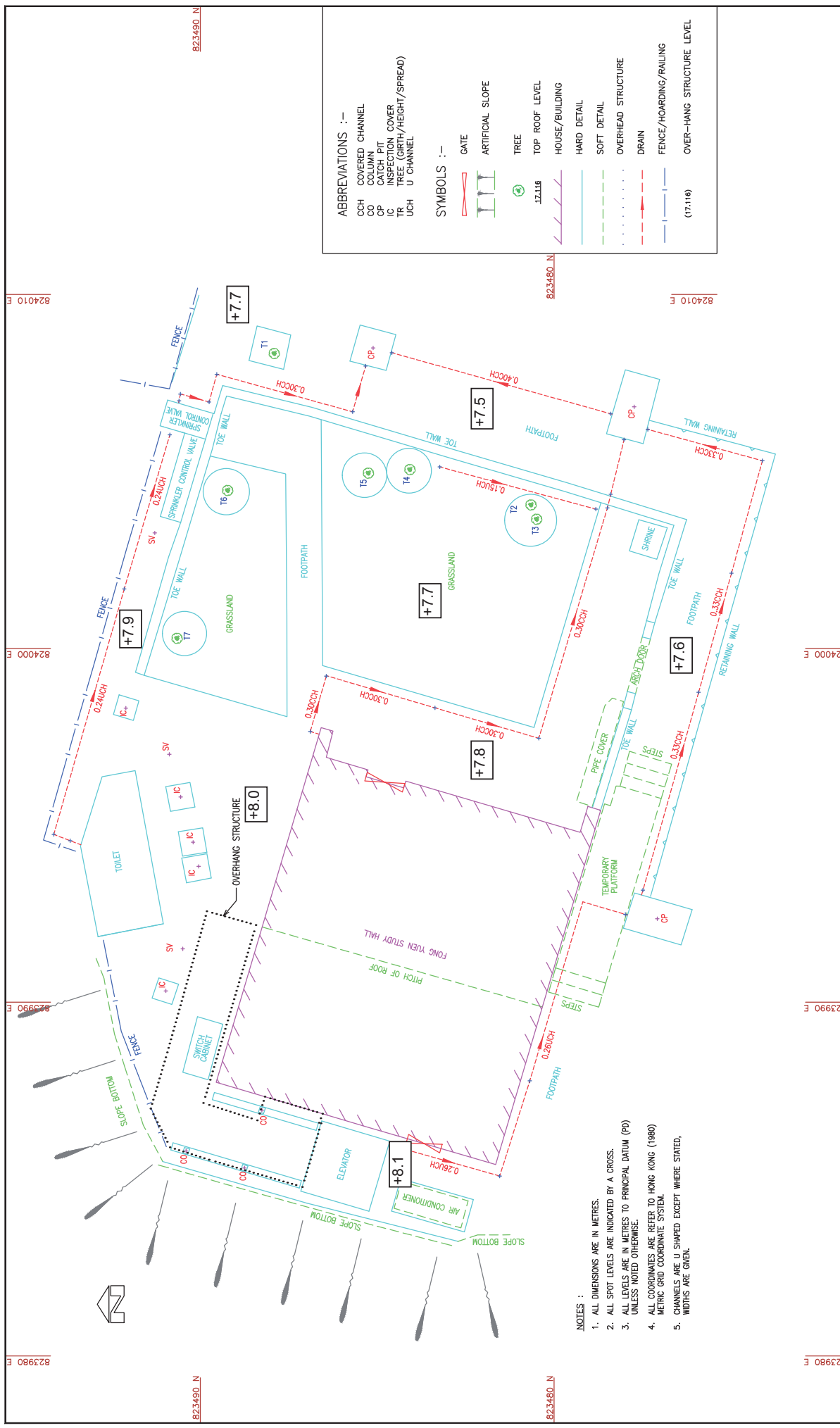
## 圖例 Legend

- 法定古蹟 Declared Monument
- 一級歷史建築 Grade 1 Historic Building
- 二級歷史建築 Grade 2 Historic Building
- 三級歷史建築 Grade 3 Historic Building
- 由古物古蹟辦事處界定的政府文物地點  
Government Historic Site Identified by  
AMO
- 具考古研究價值的地點 Site of  
Archaeological Interest

© 地圖版權屬香港特區政府 經地政總署署長批准複印 © The Government of the Hong Kong SAR, Map reproduced with permission of the Director of Lands

只作識別用 FOR IDENTIFICATION PURPOSES ONLY

**Appendix III (A)**  
**Datum Levels Plan**



**ABBREVIATIONS :-**

CCH	COVERED CHANNEL
CO	COLUMN
CP	CATCH PIT
IC	INSPECTION COVER
TR	TREE (GIRTH/HEIGHT/SPREAD)
UCH	U CHANNEL

**SYMBOLS :-**

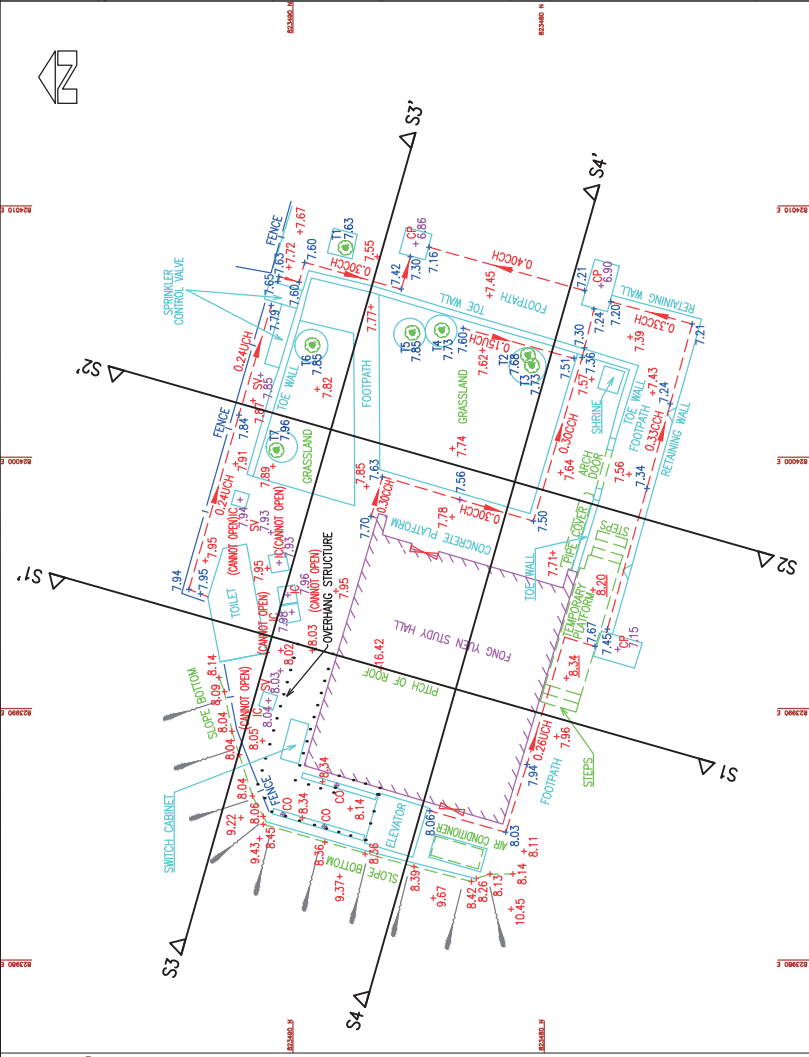
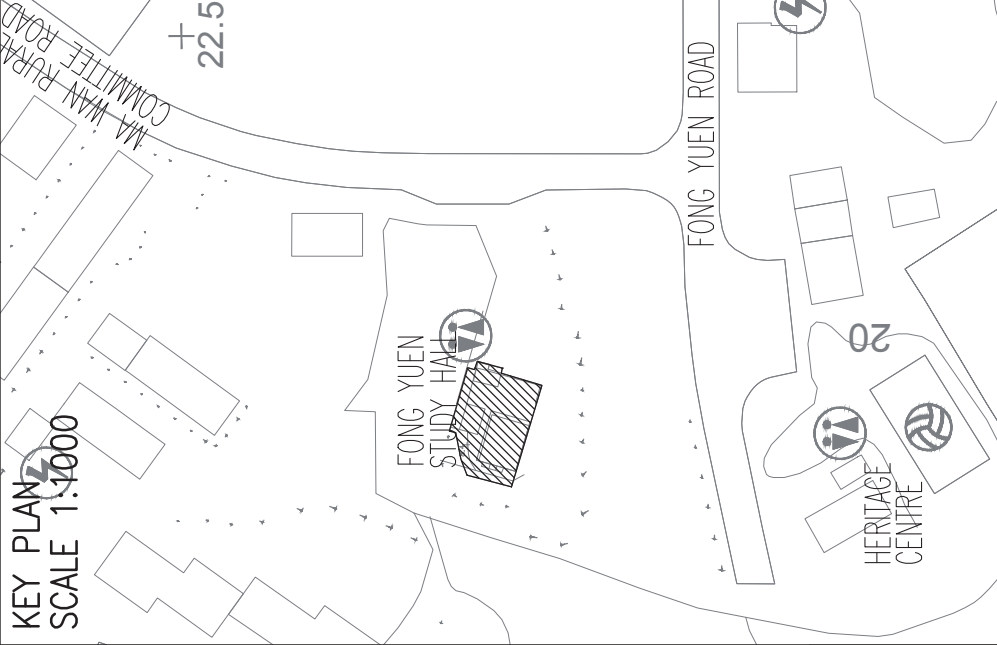
	GATE
	ARTIFICIAL SLOPE
	TREE
	TOP ROOF LEVEL
	HOUSE/BUILDING
	HARD DETAIL
	SOFT DETAIL
	OVERHEAD STRUCTURE
	DRAIN
	FENCE/HOARDING/RAILING
	OVER-HANG STRUCTURE LEVEL (17:116)

- NOTES :**
1. ALL DIMENSIONS ARE IN METRES.
  2. ALL SPOT LEVELS ARE INDICATED BY A CROSS.
  3. ALL LEVELS ARE IN METRES TO PRINCIPAL DATUM (PD) UNLESS NOTED OTHERWISE.
  4. ALL COORDINATES ARE REFER TO HONG KONG (1980) METRIC GRID COORDINATE SYSTEM.
  5. CHANNELS ARE U SHAPED EXCEPT WHERE STATED. WIDTHS ARE GIVEN.

<p>SCALE 1:100</p> <p>DATE OF SURVEY : JUNE 2019</p>	<p>AMPLE SURVEYOR SERVICES LIMITED</p> <p>FONG YUEN STUDY HALL, MA WAN</p> <p>DATUM LEVELS PLAN</p>	<p>PLAN NO. 5492 / 01</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0</td> <td></td> <td style="text-align: center;">21-06-2019</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION	DESCRIPTIONS	DATE	0		21-06-2019																											
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**Appendix III(B)**  
**Topographic Survey and Building Schedule**



**TREE SCHEDULE**

TREE NO.	TREE GIRTH	HEIGHT	SREAD	NORTHING	EASTING	LEVEL
T1	1.4	7	7	823487.910	824008.333	7.63
T2	0.5	6	6	823480.655	824004.054	7.68
T3	1.0	10	4	823480.494	824003.650	7.73
T4	1.5	7	6	823484.077	824005.053	7.73
T5	0.4	6	4	823483.576	824004.992	7.85
T6	1.0	4	4	823483.226	824004.283	7.85
T7	1.0	5	5	823480.658	824000.283	7.96

- NOTES :**
1. ALL DIMENSIONS ARE IN METRES.
  2. ALL SPOT LEVELS ARE INDICATED BY A CROSS.
  3. ALL LEVELS ARE IN METRES TO PRINCIPAL DATUM (PD) UNLESS NOTED OTHERWISE.
  4. ALL COORDINATES ARE REFER TO HONG KONG (1980) METRIC GRID COORDINATE SYSTEM.
  5. CHANNELS ARE U SHAPED EXCEPT WHERE STATED. WIDTHS ARE GIVEN.

- ABBREVIATIONS :-**
- CCH COVERED CHANNEL
  - CO COLLUM
  - CP CATCH PIT
  - IC INSPECTION COVER
  - TR TREE (GIRTH/HEIGHT/SPREAD)
  - UCH U CHANNEL

- SYMBOLS :-**
- GATE
  - ARTIFICIAL SLOPE
  - TREE
  - TOP ROOF LEVEL
  - HOUSE/BUILDING
  - HARD DETAIL
  - SOFT DETAIL
  - OVERHEAD STRUCTURE
  - DRAIN
  - FENCE/HOARDING/RAILING
  - OVER-HANG STRUCTURE LEVEL (17.116)

MA WAN RURAL COMMITTEE ROAD

FONG YUEN STUDY HALL

HERITAGE CENTRE

FONG YUEN ROAD

PLAN NO. 5492 / 01

REVISION	DESCRIPTIONS	DATE
0		21-06-2019

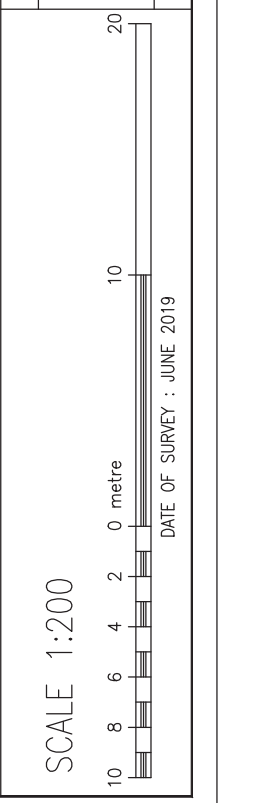
DRAWN BY: JEFFREY AU  
 SURVEYED BY: JAMES CHEUNG  
 APPROVED BY:

WONG YIU CHO JOSEPH  
 AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)

AMPLE SURVEYOR SERVICES LIMITED

FONG YUEN STUDY HALL, MA WAN

TOPOGRAPHIC SURVEY



**BUILDING SURVEY REPORT**

Job No.: 5492

Refer to Drawing No.: 5492/01

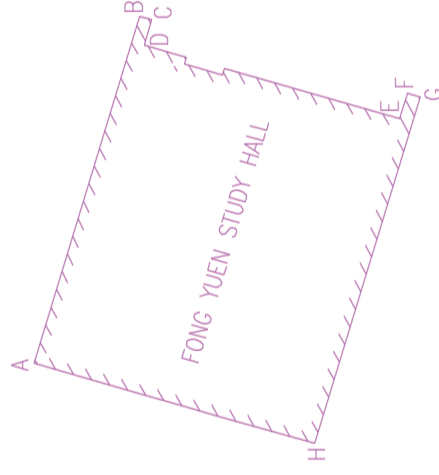
Project Name: Fong Yuen Study Hall, Ma Wan

Date of Survey: June 2019

**Fong Yuen Study Hall**

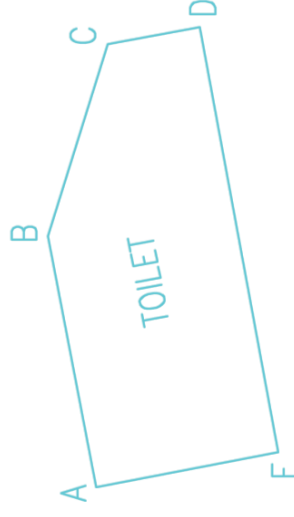
Building Corner	Northing	Easting	Building Line	Distance(m)
A	823489.551	823987.734	A-B	10.453
B	823486.585	823997.757	B-C	0.349
C	823486.249	823997.662	C-D	0.768
D	823486.440	823996.919	D-E	7.483
E	823479.263	823994.799	E-F	0.765
F	823479.045	823995.532	F-G	0.376
G	823478.685	823995.423	G-H	10.445
H	823481.653	823985.409	H-A	8.234

Index:

**Toilet**

Building Corner	Northing	Easting	Building Line	Distance(m)
A	823492.890	823991.854	A-B	2.609
B	823493.383	823994.416	B-C	2.047
C	823492.777	823996.372	C-D	0.951
D	823491.841	823996.543	D-E	4.404
E	823491.045	823992.212	E-A	1.880

Index:



**Appendix IV**  
**Summary of Site and Building Information**

**Summary of site information is listed below:**

Site	Fong Yuen Study Hall
Address	Tin Liu Tsuen, Ma Wan, Tsuen Wan
Site Area	Approximately 282 sq. m
Major Datum Level	Approximately +7.8mPD
Zoning	Village Type Development (V)

**Summary of buildings information in the site of Fong Yuen Study Hall is listed below:**

**(A) Main Building**

Year of Completion		1930
Construction Floor Area		Approximately 190 sq. m
Historic Grading		Grade 3
Original and Current Uses		Original: Study Hall Current: Exhibition Room and Tourist Centre
Schedule of Accommodation		G/F: Exhibition Room, Tourist Centre 1/F: Administrative office and learning area
Material	Roof	Chinese roof tiles supported by timber purlins and ridge Flat roof with parapet walls
	Wall	Reinforced concrete column, Gable wall by granite block, Partition wall by brick
	Floor	Reinforced concrete slab and beam
	Staircase (Internal)	Reinforced concrete
	Staircase (External)	Steel frame
	Lift Platform	Steel frame and tempered glass

	Window	Timber frame with glass
	Door	Timber frame and timber door
Finishes	Exterior	Wall: Plaster rendered with paint Lift Platform: Tempered Glass and metal frame with paint External Staircase protective barrier: paint External Staircase steps: Artificial granite floor tiles
	Interior	
	G/F	<u>Wall:</u> Plaster rendered with paint <u>Floor:</u> PVC floor tiles <u>Ceiling:</u> Plaster rendered with paint
	1/F	<u>Wall:</u> Plaster rendered with paint <u>Floor:</u> Carpet tiles <u>Ceiling:</u> No false ceiling. Exposed roof tiles; Timber rafter and ridge purlins with paint

**(B) Toilet Block**

Year of Completion		2012
Construction Floor Area	Approximately 14 sq. m	
Historic Grading		N/A
Original and Current Uses		Toilets
Schedule of Accommodation		G/F: Female Toilet, Male Toilet, Unisex Toilet R/F: HR Pump Dog House
Material	Roof	Reinforced concrete
	Wall	Reinforced concrete
	Floor	Reinforced concrete
	Door	Metal door
Finishes	Exterior	Wall: Plaster rendered with paint
	Interior	
	G/F Toilets	<u>Wall:</u> Ceramic tiles <u>Floor:</u> Ceramic tiles <u>Ceiling:</u> Plaster rendered with paint

## **Appendix V**

### **As-built Drawings and Perspectives**



**Appendix V**  
**As-built Drawings and Perspectives**

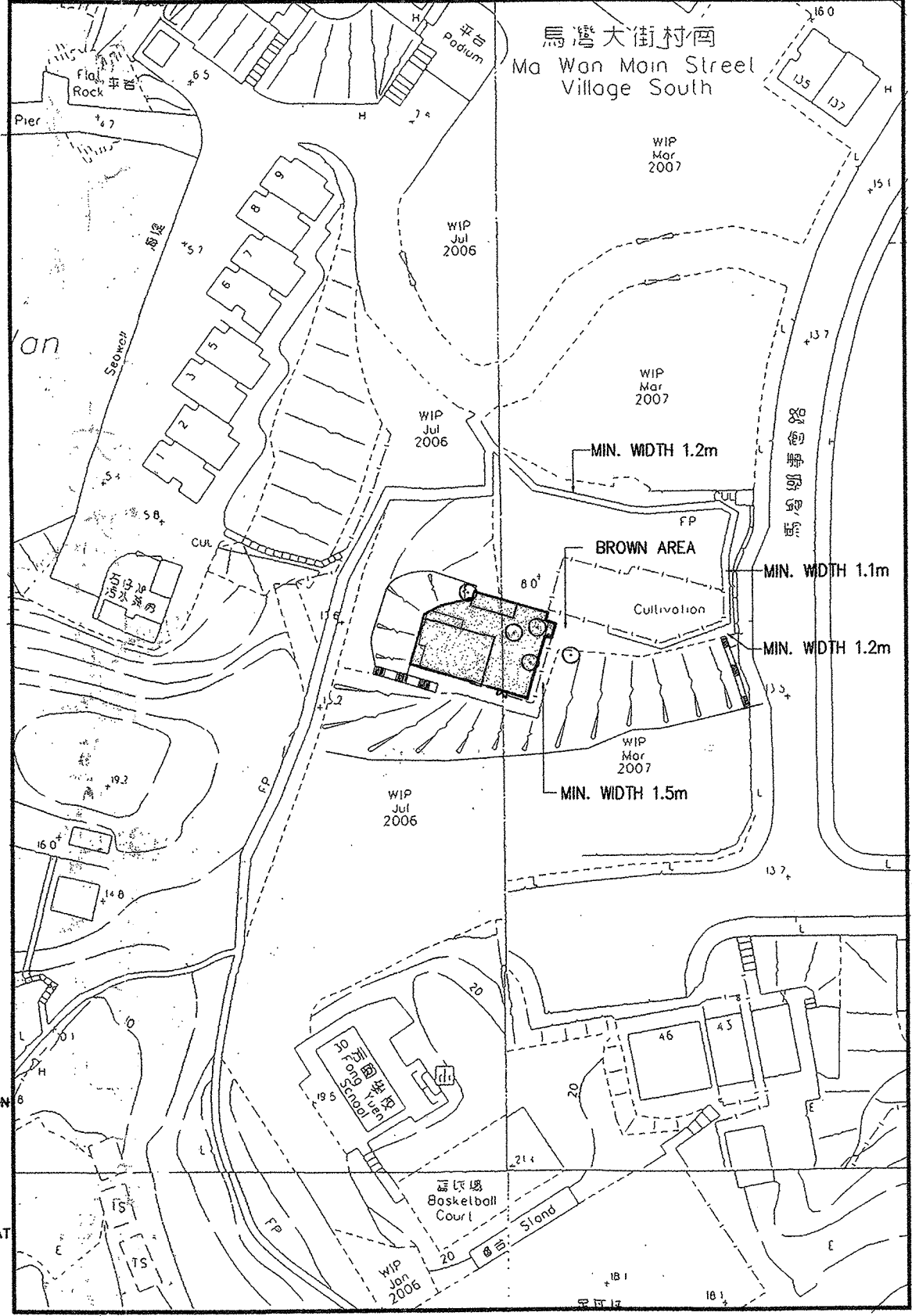
<b>Drawings No.</b>	<b>Drawing Title</b>
201(B)	General Notes, Schedule & Block Plan, Calculations & Development Schedule
202(B)	G/F Plan, 1/F Plan & Roof Plan, Section & Elevations
0928-AA-01(D)	G/F & 1/F Framing Plan & New Structure Details
0928-AA-02(G)	New Structure Details
0928-AA-03(R)	Re-Construction of New Roof
0928-TP-01(C)	Typical R.C. Details & General Notes
55448 S1(R)	Glass Enclosure to Vertical Lifting Platform Structural Details
56238 S1(A)	New Metal Railing and Aluminum Screen
FYSH-0GE-0000	Cover Page
FYSH-4PR-4001	3D Perspective 01
FYSH-4PR-4002	3D Perspective 02
FYSH-4PR-4003	3D Perspective 03

**GENERAL NOTES:**

- STRUCTURE PLANS, R.C. DETAILS AND CALCULATION TO BE SUBMITTED SEPARATELY.
- DRAINAGE PLANS AND DETAILS TO BE SUBMITTED SEPARATELY.
- ALL DIMENSIONS TO BE SHOWN IN MILLIMETERS UNLESS SPECIFIED OTHERWISE.
- ALL BRICK/BLOCK WORK TO BE SHOWN IN MILLIMETERS UNLESS SPECIFIED OTHERWISE.
- MIN. HEADROOM OF ESCAPE STAIRCASE TO BE 2000mm CLEAR FROM FINISHED FLOOR LEVEL.
- MIN. HEIGHT MEASURED FROM FLOOR TO CEILING NOT LESS THAN 2000mm.
- MIN. HEIGHT MEASURED FROM FLOOR TO UNDERSIDE OF BEAM NOT LESS THAN 2000.
- ALL ESCAPE STAIRCASES TO HAVE MIN. 850mm & MAX. 1100mm HIGH HANDRAIL ON BOTH SIDES, AND SUCH HANDRAIL SHALL NOT PROJECT MORE THAN 90mm TO REDUCE THE WIDTH OF STAIRCASE.
- ALL RISERS OF ESCAPE STAIR TO BE NOT MORE THAN 175mm & TREADS TO BE NOT LESS THAN 225mm.
- ALL BATHROOMS AND KITCHENS TO HAVE TILES ON FLOOR AND 1200mm HEIGHT TO WALL FROM FLOOR LEVEL.
- ALL PARAPET WALL OR RAILING TO BE NOT LESS THAN 1100mm HIGH ABOVE FINISHED FLOOR LEVEL.
- ALL DOORS INCLUDING FRAMES REQUIRED TO HAVE FPP SHOULD BE TESTED IN ACCORDANCE WITH BS474 : PART 20 AND 22:1987 AND CERTIFIED AS BEING CAPABLE OF RESISTING THE ACTION OF FIRE FOR THE SPECIFIED PERIOD.
- A FIRE ENGINEERING REPORT IS SUBMITTED IN CONNECTION WITH THE GBP FOR THE APPROVAL OF PLANS.

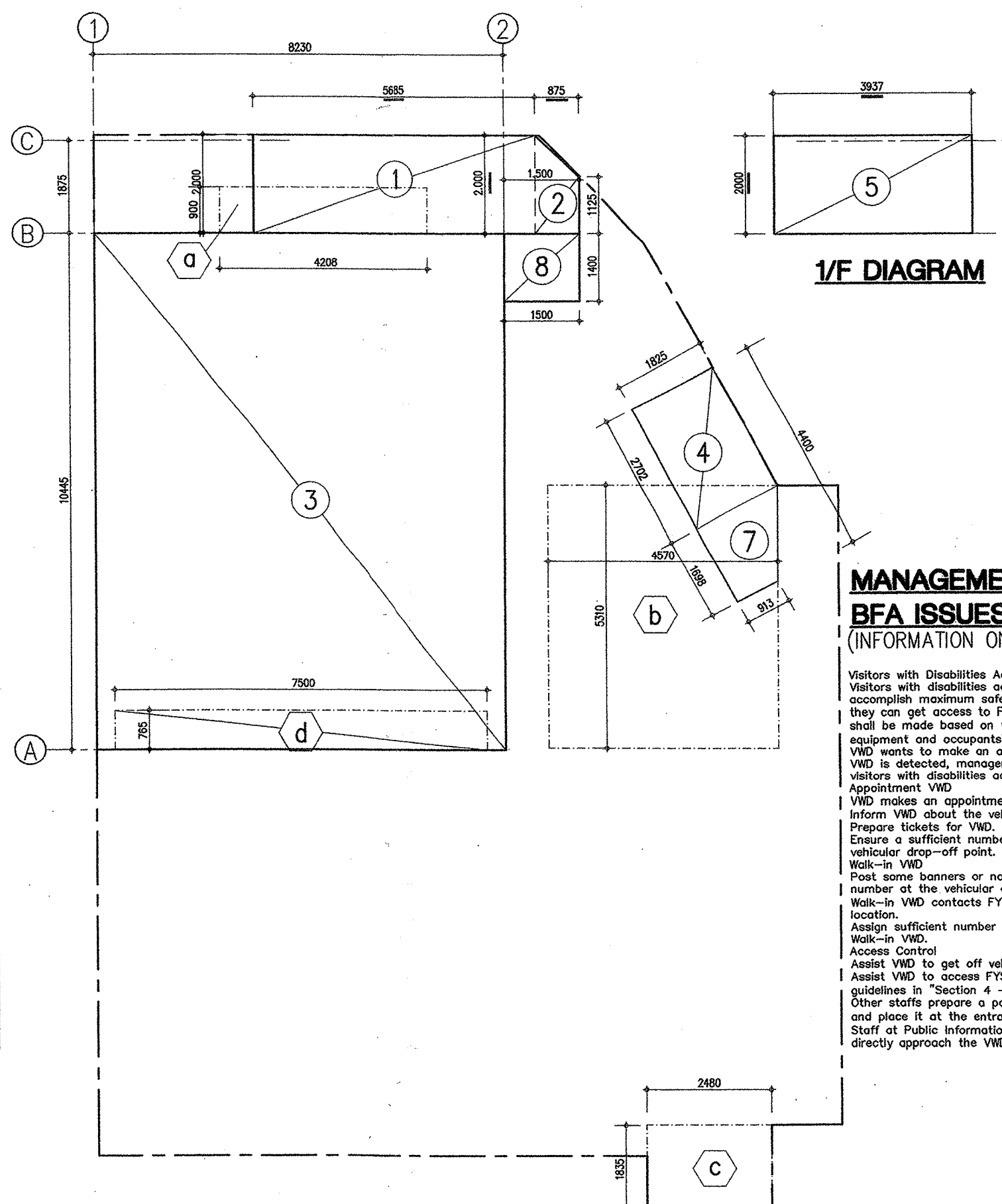
**FIRE SERVICES NOTES:**

- SECONDARY POWER SUPPLY FOR ESSENTIAL LOADS**  
A SECONDARY ELECTRICITY SUPPLY SHALL BE TEE-OFF AT THE SUPPLY SIDE OF THE MAIN SWITCH (i.e. TEE-OFF BEFORE MAIN SWITCH) TO MAINTAIN ALL ESSENTIAL LOADS, SUCH AS FIRE SERVICES, EMERGENCY LIGHTINGS AND EXT/DIRECTIONAL SIGNS IN THE EVENT OF NORMAL POWER FAILURE. EMERGENCY GENERATOR SHALL NOT BE PROVIDED.
- EMERGENCY LIGHTING**  
SUFFICIENT EMERGENCY LIGHTING TO BS 5286: PT.1 AND BS EN 1838 SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND LAYS. SO AS TO ENSURE ALL ROUTES LEADING TO GROUND LEVEL ARE COVERED. THE POWER SUPPLY OF THE EMERGENCY LIGHTING SHALL ALSO BE BACKED UP WITH 2 HOURS BATTERY AND FED FROM THE SECONDARY POWER SUPPLY.
- EXIT SIGNS**  
SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING AND LAYS. ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING. THE POWER SUPPLY OF THE EMERGENCY LIGHTING SHALL ALSO BE BACKED UP WITH 2 HOURS BATTERY AND FED FROM THE SECONDARY POWER SUPPLY.
- FIRE ALARM SYSTEM**  
A MANUALLY OPERATED FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING AND SHALL BE INCORPORATED IN HOSE REEL SYSTEM. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHALL BE PROVIDED TO LOCATE AT EACH HOSE REEL POINT. THIS ACTUATING POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE OPERATION. VISUAL ALARM SIGNALS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH CURRENT DESIGN MANUAL OF BARRIER FREE ACCESS (VERSION 2008) & COMPULSED WITH CLAUSE 8.7 OF BS 5839: PT.1. THE MANUAL-FIRE-ALARM-INSTALLATION SHALL NOT BE PROVIDED FOR THE AREAS NOT ACCESSIBLE TO THE PUBLIC (i.e. ALL EAM PLANT & PUMP ROOMS AND STORES). THE MANUAL FIRE ALARM SYSTEM SHALL BE LINKED TO THE AUTOMATIC FIRE ALARM SYSTEM PANEL AS INDICATED ON PLAN.
- HOSE REEL SYSTEM**  
A SYSTEM HOSE REEL WATER TANK (FIRE CLASS TYPE) WITH CAPACITY OF 2,000 LR. AND PUMPS (ONE DUTY & ONE STANDBY) SHALL BE PROVIDED FOR THE BUILDING WITH HOSE REELS INSTALLED AT EXHIBITION ROOMS ON G/F AND THE OFFICE ON 1/F SO AS TO ENSURE THAT EVERY PART OF THE BUILDING (G/F & 1/F) CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF FIRE SERVICE HOSE OR HOSE REEL TUBING.
- SPRINKLER SYSTEM**  
A NEW INDEPENDENT FAST RESPONSE TYPE IMPROVED SPRINKLER SYSTEM TO BE PROVIDED FOR THE BUILDING AS PER SECTION 4.10-10-10 LPC RULE INCORPORATING WITH BS EN 12848 : 2002 & BS EN 12848 : 2002. THE CLASSIFICATION OF THE OCCUPANCIES TO BE ORDINARY HAZARD GROUP 1 FOR THE BUILDING. THE TOWN HALL WATER SUPPLY TO BE DIRECT FED TO THE SPRINKLER SYSTEM. SPRINKLER TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING EXCEPT EAM PLANT ROOMS & 1/F BALCONY. SPRINKLER CONTROL VALVE SET AND SPRINKLER RISER SHALL BE PROVIDED AS INDICATED ON PLAN. ALL SPRINKLER ALARM SIGNALS TO BE TRANSMITTED TO THE MAIN FIRE ALARM ANNUNCIATOR PANEL AS INDICATED ON PLAN.
- DETECTION SYSTEM**  
SMOKE DETECTORS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839: A1 : 2002 & A2 : 2008. THE EXHIBITION ROOMS ON G/F AND THE OFFICE ON 1/F. HEAT DETECTORS SHALL BE PROVIDED FOR ALL EAM PLANT AND PUMP ROOMS. ALL DETECTION SIGNALS SHALL BE CONNECTED TO THE AUTOMATIC FIRE ALARM SYSTEM PANEL AS INDICATED ON PLAN.
- FIRE ALARM PANEL**  
THE FIRE ALARM PANEL OF ALL FIRE PROTECTION SYSTEMS SHALL BE POSITIONED AS INDICATED ON PLAN. THE FIRE ALARM PANEL SHALL BE PROVIDED WITH DIRECT LINE CONNECTION TO FIRE SERVICES COMMUNICATION CENTRE.
- AUDIO / VISUAL ADVISORY SYSTEM**  
PUBLIC ADDRESS SYSTEM AND COLORED FLASH LIGHT SYSTEM IN ACCORDANCE WITH COP. MIN. FSI & EQUIPMENT 5.1 TO BE PROVIDED.
- PORTABLE HAND-OPERATED FIRE EXTINGUISHER**  
PORTABLE HAND-OPERATED DRY POWDER TYPE FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE BUILDING AS INDICATED ON PLANS.
- VENTILATION / AIR CONDITIONING CONTROL SYSTEMS**  
WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- ADDITIONAL REQUIREMENTS**  
17. PIPE (NOT TO BE SEALED UP AT POINTS WHICH THEY PASS THROUGH FLOORS AND COMPARTMENT WALLS) AND ALL INSPECTION DOORS TO BE 1/2 HR. F.R.P. FIRE-DOOR WITH SELF-CLOSING-MECHANISM.  
18. DRAWING HANDS TO BE PROVIDED TO BE KEPT OPEN DURING OPENING HOURS.  
19. THE MAIN ENTRANCE DOORS TO BE KEPT OPEN DURING OPENING HOURS.  
20. FAST RESPONSE TYPE SPRINKLER SYSTEM (SINGLE-LOOP) WITH SOU. TANK UP TO CURRENT SPREADING OF FSD TO BE PROVIDED EXCEPT FOR PLANT ROOM AREA.  
21. DIRECT LINE FOR ALL F.S.I. TO FIRE SERVICE COMMUNICATION CENTRE SHALL BE PROVIDED.  
22. EMERGENCY GENERATOR FOR FIRE SERVICE SYSTEMS TO BE PROVIDED UP TO CURRENT FSD STANDARD.
- ALL ELECTRICAL CIRCUITS SHALL BE PROVIDED BY MINIATURE CIRCUIT BREAKERS.**
- PIPE (NOT TO BE SEALED UP AT POINTS WHICH THEY PASS THROUGH FLOORS AND COMPARTMENT WALLS) AND ALL INSPECTION DOORS TO BE 1/2 HR. F.R.P. FIRE-DOOR WITH SELF-CLOSING-MECHANISM.**



**BLOCK PLAN**  
SCALE : 1000

**PROPOSED GFA & SC DIAGRAM**



**MANAGEMENT PLAN FOR BFA ISSUES PART III**  
(INFORMATION ONLY)

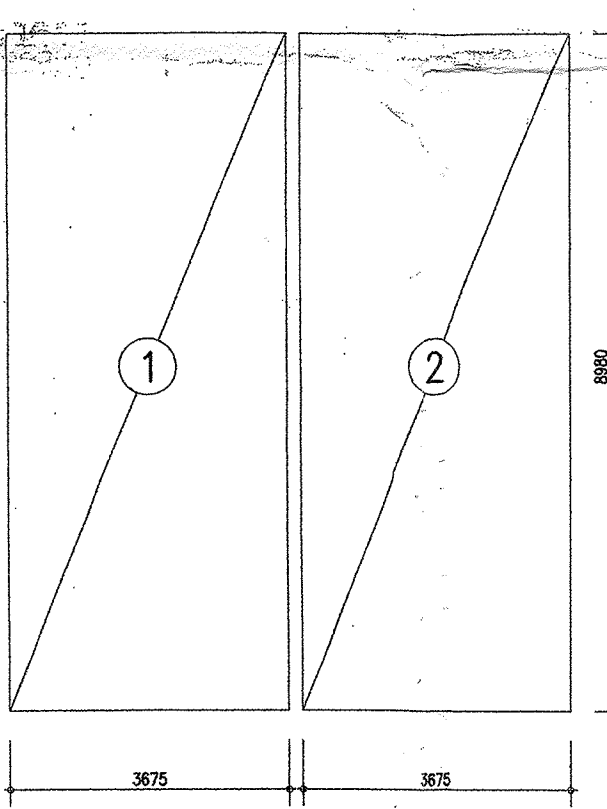
Visitors with Disabilities Access Strategy  
Visitors with disabilities access strategy aims to accomplish maximum safety of VMD and assure that they can get access to Fong Yuen Study Hall. It shall be made based on the barrier access equipment and occupational characteristics. Once a VMD is detected, management staff shall follow the visitors with disabilities access strategy.

Appointment VMD  
VMD makes an appointment.  
Inform VMD about the vehicular drop-off point. Prepare tickets for VMD.  
Ensure a sufficient number of staffs wait at the vehicular drop-off point.

Walk-in VMD  
VMD is detected, management staff shall follow the visitors with disabilities access strategy.  
Assign sufficient number of staffs to pick up Walk-in VMD.

Access Control  
VMD to get off vehicle.  
Assist VMD to access FISH with according to the guidelines in Section 4 - Staff Training.  
Other staffs prepare a portable inclined platform and place it at the entrance of G/F.  
Staff at Public Information / Service Counter will directly approach the VMD.

**G/F DIAGRAM**  
SCALE 1:100



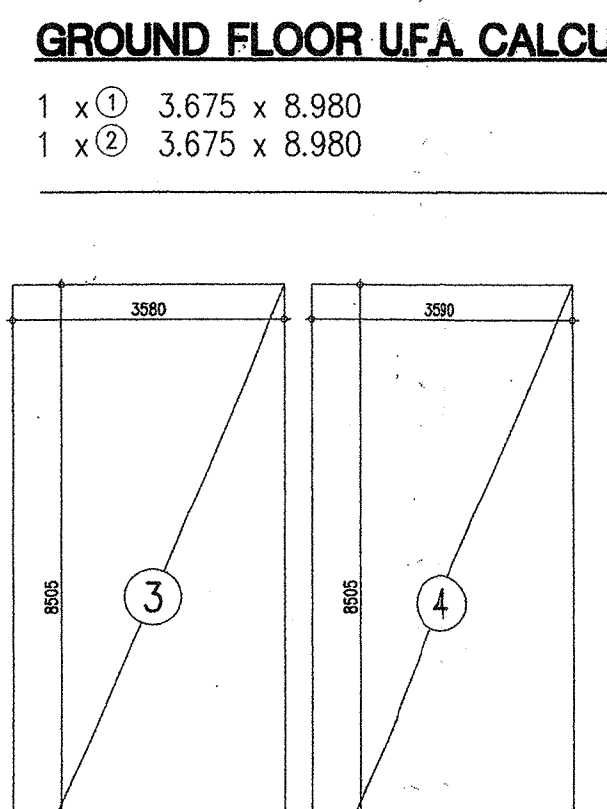
**MANAGEMENT PLAN FOR BFA ISSUES PART I**  
(INFORMATION ONLY)

The primary purpose of the Barrier Free Access Program for visitors with disabilities (hereinafter referred to as VMD) is to ensure the barrier free access of Revitalization of Fong Yuen Study Hall (hereinafter referred to as FISH) in Ma Wan. This policy sets the standards for barrier free access management and provides guidance for implementation.

The administration of the Barrier Free Access Program is the responsibility of Operator of FISH. They are required to appoint appropriate management staff to carry out the management function in barrier free access. In addition, they are required to ensure a sufficient number of staff to be present in the building to assist the mobility of VMD. The statement applies to the whole Revitalization of FISH in Ma Wan. Management staff and occupants are required to observe the rules and requirements made under the recommendations of this policy.

Purpose  
The barrier free access management manual has been developed to provide guidance for the property and facilities management in respect of barrier free access for the Revitalization of FISH in Ma Wan. The main items involved in the barrier free access management manual are listed as follows:  
Management Duties - Outline the main responsibilities of management in relation to barrier free access. It stresses the importance of undertaking appropriate barrier free access management system and the need to appoint responsible barrier free access manager and staff to implement the management strategy.  
Staff Training - Outline the details of training staff for propelling wheelchair with visitors with disabilities.  
Inspection and Maintenance of Barrier Free Access Equipment - Recommend the measures for inspecting and maintaining the barrier free access equipment.  
Visitors with Disabilities Access Strategy - Propose a Visitors with Disabilities (VMD) access strategy including the details of actions to assist VMD with appointment and walk-in VMD for accessing Fong Yuen Study Hall.

**G/F DIAGRAM**  
SCALE 1:100



**GROUND FLOOR UFA CALCULATION**

$$1 \times \text{①} \ 3.675 \times 8.980 = 33.002 \text{ m}^2$$

$$1 \times \text{②} \ 3.675 \times 8.980 = 33.002 \text{ m}^2$$

$$= 66.004 \text{ m}^2$$

**1/F DIAGRAM**  
SCALE 1:100



**FIRST FLOOR UFA CALCULATION**

$$1 \times \text{③} \ 3.580 \times 8.505 = 30.448 \text{ m}^2$$

$$1 \times \text{④} \ 3.590 \times 8.505 = 30.533 \text{ m}^2$$

$$= 60.981 \text{ m}^2$$

**MANAGEMENT PLAN FOR BFA ISSUES PART II**  
(INFORMATION ONLY)

Management Duties  
Management means the people who are responsible for controlling the building fabric and facilities of the Revitalization of Fong Yuen Study Hall in Ma Wan with the duties for duty management of barrier free access and for ensuring the safety of VMD in the event of accessing Fong Yuen Study Hall. The barrier free access management system outlines the responsibilities of each management staff and necessary access strategy for both VMD with appointment and walk-in VMD.  
The barrier free access management staff:  
(1) Appoint appropriate management staff for carrying out the barrier free access management and assisting VMD with appointment and walk-in VMD for accessing Fong Yuen Study Hall.  
(2) Ensure a sufficient number of staff to be presented when VMD visiting the Fong Yuen Study Hall.

Staff Training  
Management staff (including temporary and part-time staff) shall receive competent training about propelling wheelchair with VMD to help them entering and exiting the FISH. Here are the main points:  
(1) For safety, do not move VMD away from the wheelchair;  
(2) Try not to carry wheelchair users up or down the stairs in order to avoid any dangerous;  
(3) Before the road safety, if it is required to lift up wheelchair at the road edge, staff needs to step on the pedal and lift the front-wheel up the road divider, then raise the handle as to push the wheelchair to the road. For carrying down wheelchair at road edge, staff needs to move the back of the wheelchair to face the road edge and then pull down the wheelchair;

**G/F & 1/F GFA CALCULATION**

$$G/F$$

$$1 \times \text{①} \ 5.685 \times 2.000 = 11.370 \text{ m}^2$$

$$1 \times \text{②} \ (2.000 + 1.125) \times 0.875 / 2 = 1.367 \text{ m}^2$$

$$1 \times \text{③} \ 10.445 \times 8.230 = 85.962 \text{ m}^2$$

$$1 \times \text{④} \ 1.825 \times 2.702 = 4.931 \text{ m}^2$$

$$1 \times \text{⑤} \ (0.913 + 1.825) \times 1.698 / 2 = 2.325 \text{ m}^2$$

$$1/F$$

$$1 \times \text{③} \ 10.445 \times 8.230 = 85.962 \text{ m}^2$$

$$1 \times \text{⑤} \ 2.000 \times 3.937 = 7.874 \text{ m}^2$$

$$\text{TOTAL AREA} : 105.955 + 93.836 = 199.791 \text{ m}^2$$

**SITE COVERAGE CALCULATION**

$$1 \times \text{①} \ 5.685 \times 2.000 = 11.370 \text{ m}^2$$

$$1 \times \text{②} \ (2.000 + 1.125) \times 0.875 / 2 = 1.367 \text{ m}^2$$

$$1 \times \text{③} \ 10.445 \times 8.230 = 85.962 \text{ m}^2$$

$$1 \times \text{④} \ 1.825 \times 2.702 = 4.931 \text{ m}^2$$

$$1 \times \text{⑤} \ (0.913 + 1.825) \times 1.698 / 2 = 2.325 \text{ m}^2$$

$$1 \times \text{⑧} \ 1.400 \times 1.500 = 2.100 \text{ m}^2$$

$$\text{TOTAL AREA} = 108.055 \text{ m}^2$$

**EXISTING G/F & 1/F GFA CALCULATION**  
(FOR INFORMATION ONLY)

$$\text{MAIN BUILDING G/F} = 84.011 \text{ m}^2$$

$$\text{MAIN BUILDING 1/F} = 85.962 \text{ m}^2$$

$$\text{KITCHEN BLOCK} = 24.267 \text{ m}^2$$

$$\text{TOILET BLOCK} = 4.551 \text{ m}^2$$

$$\text{TOTAL AREA} = 198.791 \text{ m}^2$$

**EXISTING SITE COVERAGE CALCULATION**  
(FOR INFORMATION ONLY)

$$1 \times \text{⑥} \ 0.900 \times 4.208 = 3.787 \text{ m}^2$$

$$1 \times \text{⑦} \ 4.570 \times 5.310 = 24.267 \text{ m}^2$$

$$1 \times \text{⑧} \ 2.480 \times 1.835 = 4.551 \text{ m}^2$$

$$1 \times \text{⑨} \ 8.230 \times 10.445 = 85.962 \text{ m}^2$$

$$\text{TOTAL AREA} = 118.567 \text{ m}^2$$

**SITE COVERAGE AND PLOT RATIO CALCULATION**

SITE AREA = (APX.) 281.800 m<sup>2</sup>

CLASS OF SITE = -

BUILDING HEIGHT = 9.155m (NO CHANGE)

PERMITTED NON-DOMESTIC SITE COVERAGE = 100 %

ACTUAL SITE COVERAGE = 108.055 / 281.800 = 38.345 % < PERMITTED

PERMITTED NON-DOMESTIC PLOT RATIO = TO BE DETERMINED BY BA

ACTUAL NON-DOMESTIC P.R. = 199.791 / 281.800 = 0.71 < PERMITTED

FLOOR	USE	CLASS	COMPARTMENT OF BUILDING (EACH FLOOR)		F. R. P. REQ. (HOURS)	MINIMUM DIMENSION OF ELEMENTS OF CONSTRUCTION							
			AREA (m <sup>2</sup> )	VOLUME (m <sup>3</sup> )		R. C. SLAB (CONTINUOUS)		R. C. BEAM (CONTINUOUS)		R. C. COLUMN (FULLY EXPOSED)		R.C.C. WALL *	
G/F & 1/F	EXHIBITION RM & TOUR CENTRE OFFICE & L.AREA	5	<150	<7000	1	100	20	200	30	200	25	75	15

LOCATION	USE	USABLE FLOOR SPACE (m <sup>2</sup> )	FACTOR (m <sup>2</sup> /PERSON)	CAPACITY OF ROOM OR STOREY	MIN. NO. OF DOORS FROM ROOMS OR EXIT ROUTES FROM STOREYS				MIN. TOTAL WIDTH IN mm OF				MIN. WIDTH IN mm OF EACH			
					REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD
G/F	EXHIBITION ROOM & TOURIST CENTRE	66,004	2	34	2	2	1750	1750	2100	2400	850	850	1200	1200		
1/F	ADM. OFFICE & LEARNING AREA	60,981	2 & 9	10 + 5 = 15	1	1	-	-	-	-	750	800	1050	1200		

FLOOR	USE	TOTAL U.F.A. (m <sup>2</sup> )	FACTOR (m <sup>2</sup> /PERSON)	NO. OF PERSON	WATER CLOSET				BASIN				URINAL				U.A.L.
					REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	
G/F	EXHIBITION ROOM & TOURIST CENTRE	66,004	2	34	M	25	1	1	1	1	1	1	1	1	1 No. (G/F)		
1/F	ADM. OFFICE & LEARNING AREA	60,981	2 & 9	15	F	25	2	2	1	1	-	-	-	-			

**COLOUR INDICATIONS**

- R.C.C. WORK
- SOLID CONCRETE BLOCK WORK
- WOOD WORK
- LIGHTWEIGHT PARTITION
- GLASS WORK
- METAL WORK
- TILE WORK
- CEMENT RENDERING
- HARDWARE
- SANITARY FITTING
- DISABLED PROVISIONS
- PLASTER

**LEGEND / ABBREVIATION**

- 1/2 HR. F.R.P. SELF-CLOSING DOOR
- EXIT SIGN
- WATER CLOSET
- URINAL
- BASIN
- CAT LADDER
- 1/2 HR. F.R.P. FIXED CLEAR GLASS WINDOW WITH INSULATION
- ARTIFICIAL LIGHTING & MECHANICAL VENTILATION
- DIRECTION OF ARROW ON ALL STAIRCASES TO SHOW UP EXCEPT OTHERWISE SPECIFIED
- EXISTING/PROPOSED FINISHED LEVEL
- PROPOSED STRUCTURAL LEVEL
- LIFT FOR THE DISABLED (MIN. LIFT CAR SIZE = 1.2m x 1.1m W/F, CLEAR DOOR WIDTH = 750mm)
- UNI-SEX ACCESSIBLE LAVATORY
- 1 HR. F.R.P. SELF-CLOSING DOOR

B.D. REF. 22-3 / 3023 / 09

F.S.D. REF. / /

FPB / /

W.V.O. REF. / /

NOTES:

DO NOT SCALE DRAWINGS.

ALL DIMENSIONS MUST BE VERIFIED AT THE WORK BY THE CONTRACTOR.

ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECTS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

**AS BUILT DRAWING**

B.D.	NO.	REVISIONS	DATE	DRAWN BY	CHECK BY
B	B.D. 2ND. AMENDMENT		30.3.12		HO E.Y.
B	B.D. APPROVAL		21.12.11		
A	B.D. 1ST. AMENDMENT		24.11.11		HO E.Y.
A	B.D. APPROVAL		7.1.11		
B	B.D. RESUBMISSION		8.11.10		
B	B.D. RESUBMISSION		23.6.10		
B	B.D. SUBMISSION		21.4.10		

Plan Approved

**CHEUNG Yuk-ching, Karen**  
Senior Building Surveyor  
for BUILDING AUTHORITY

27 APR 2012

PROJECT: A&A WORKS AT FONG YUEN STUDY HALL, TIN LIU TSUEN, MA WAN

DRAWING TITLE: GENERAL NOTES, SCHEDULE & BLOCK PLAN CALCULATIONS & DEVELOPMENT SCHEDULE

DRAWN: CAP. CHECKED: E.Y. APPROVED: V.C.

DATE: 21-4-2010

SCALE: 1:100 (A1) 1:200 (A3)

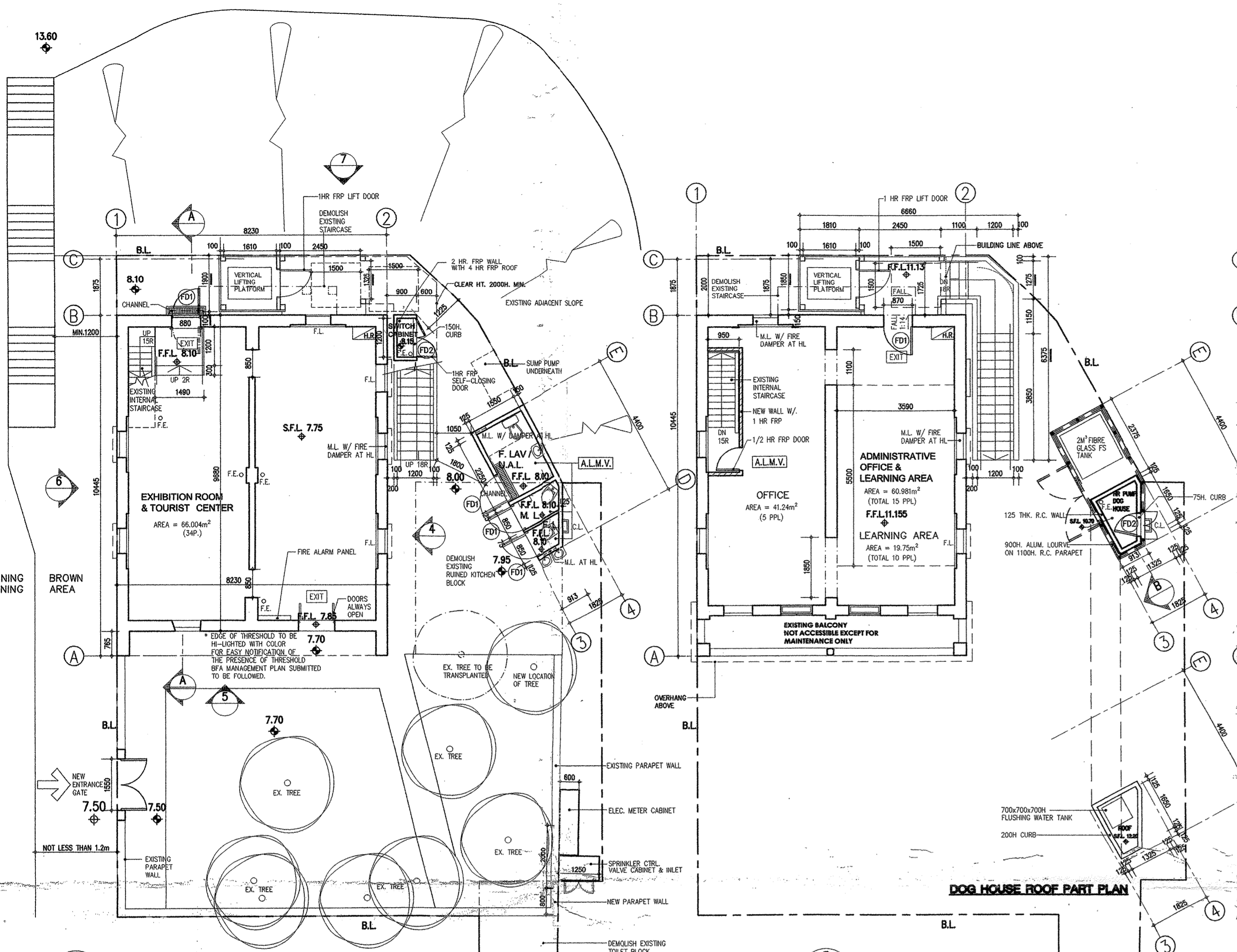
JOB NO. 10002 DRAWING NO. 201 REV. B

**LCK ARCHITECTS LTD**  
林陳簡建築師有限公司

**VICTOR CHAN**  
陳猷仁建築師

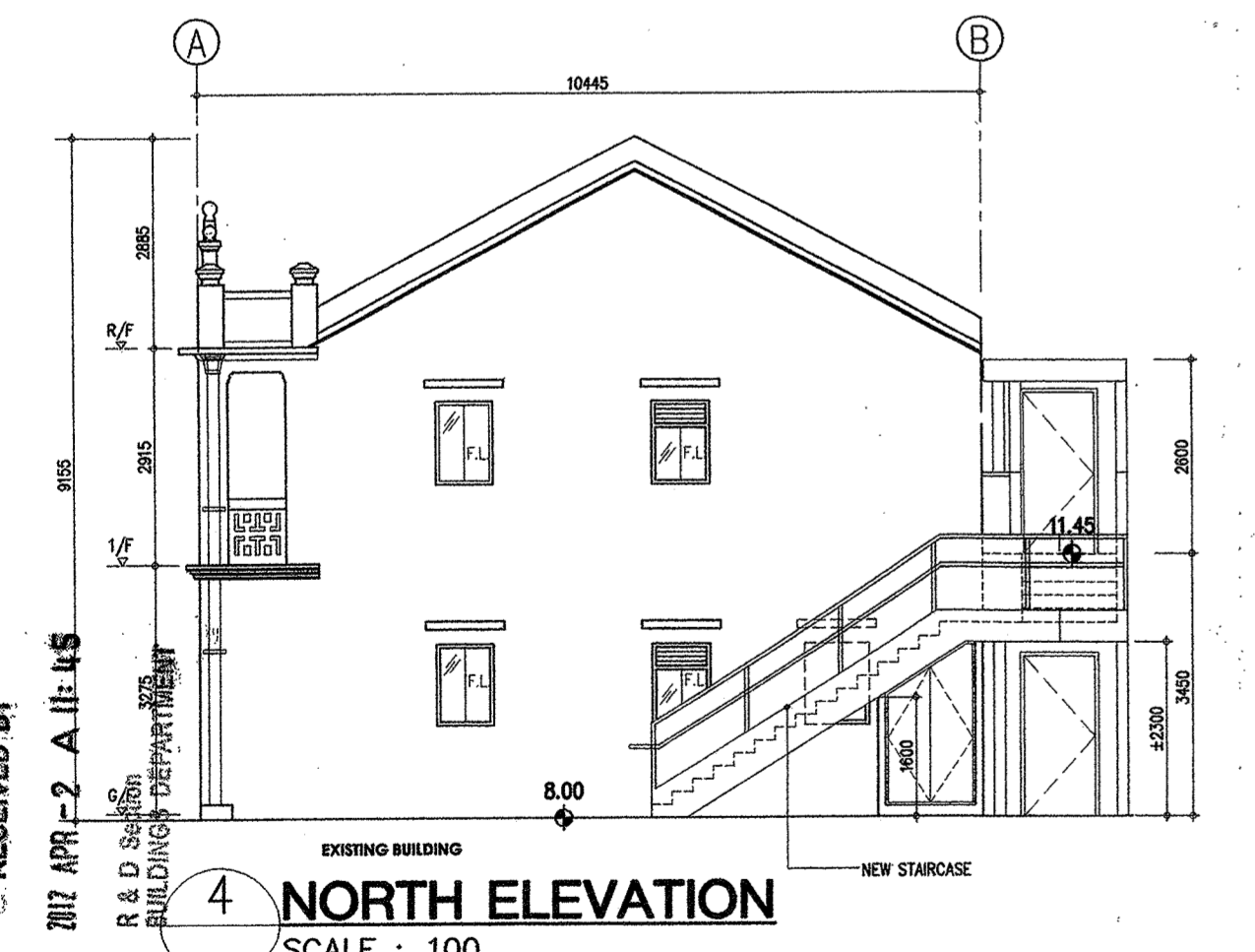
**AMENDED PLAN**

The works shown on these plans are Type II works in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations

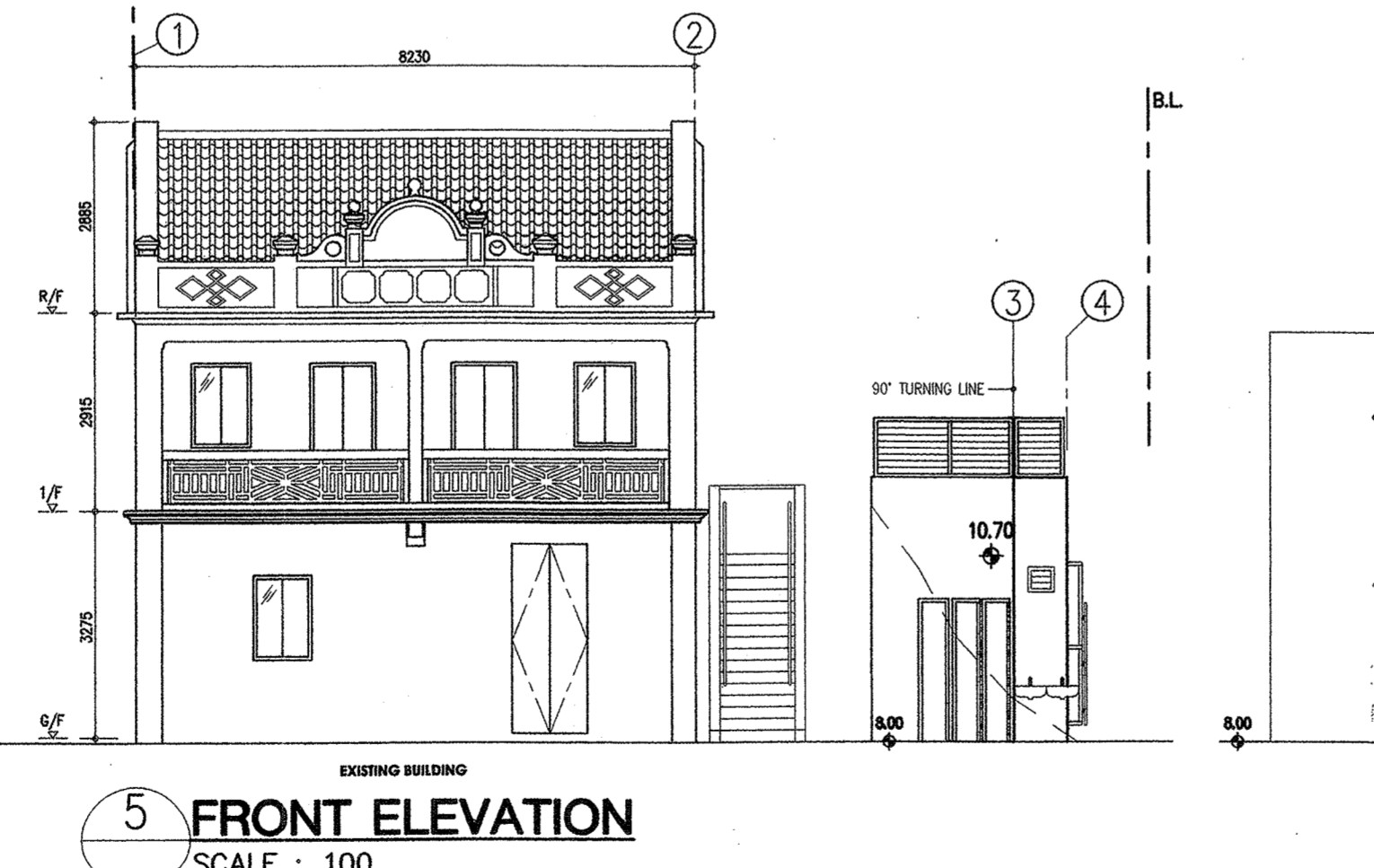


**1 GROUND FLOOR PLAN**  
SCALE : 100

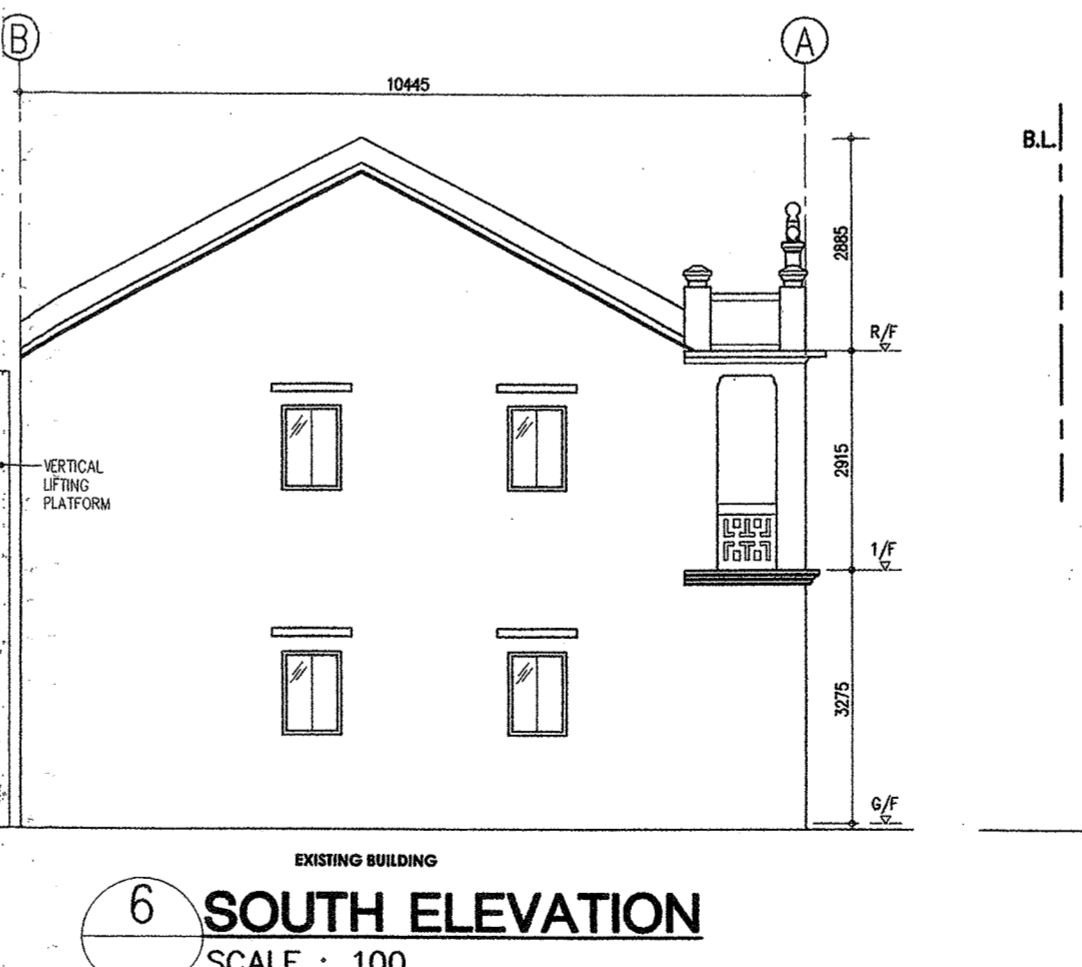
**2 1/F PLAN**  
SCALE : 100



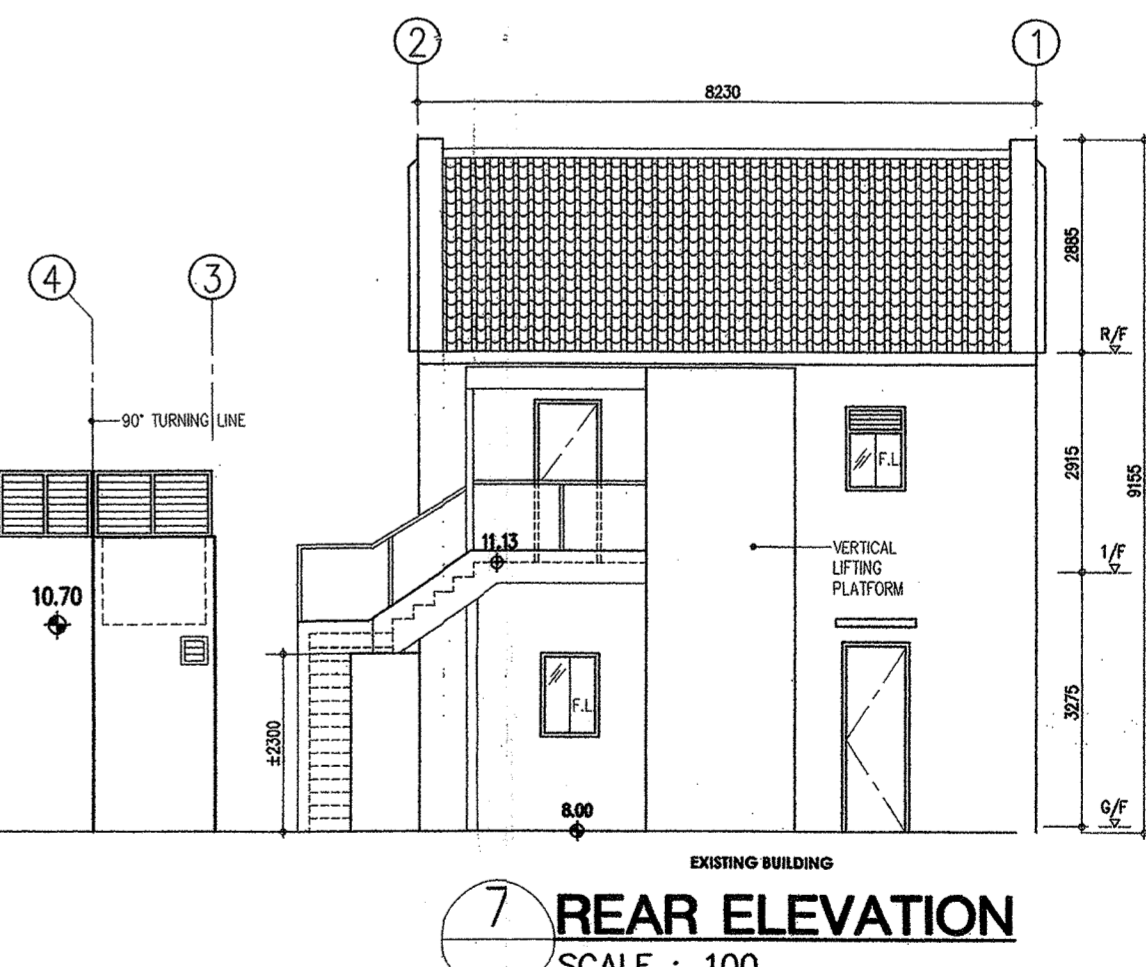
**4 NORTH ELEVATION**  
SCALE : 100



**5 FRONT ELEVATION**  
SCALE : 100



**6 SOUTH ELEVATION**  
SCALE : 100



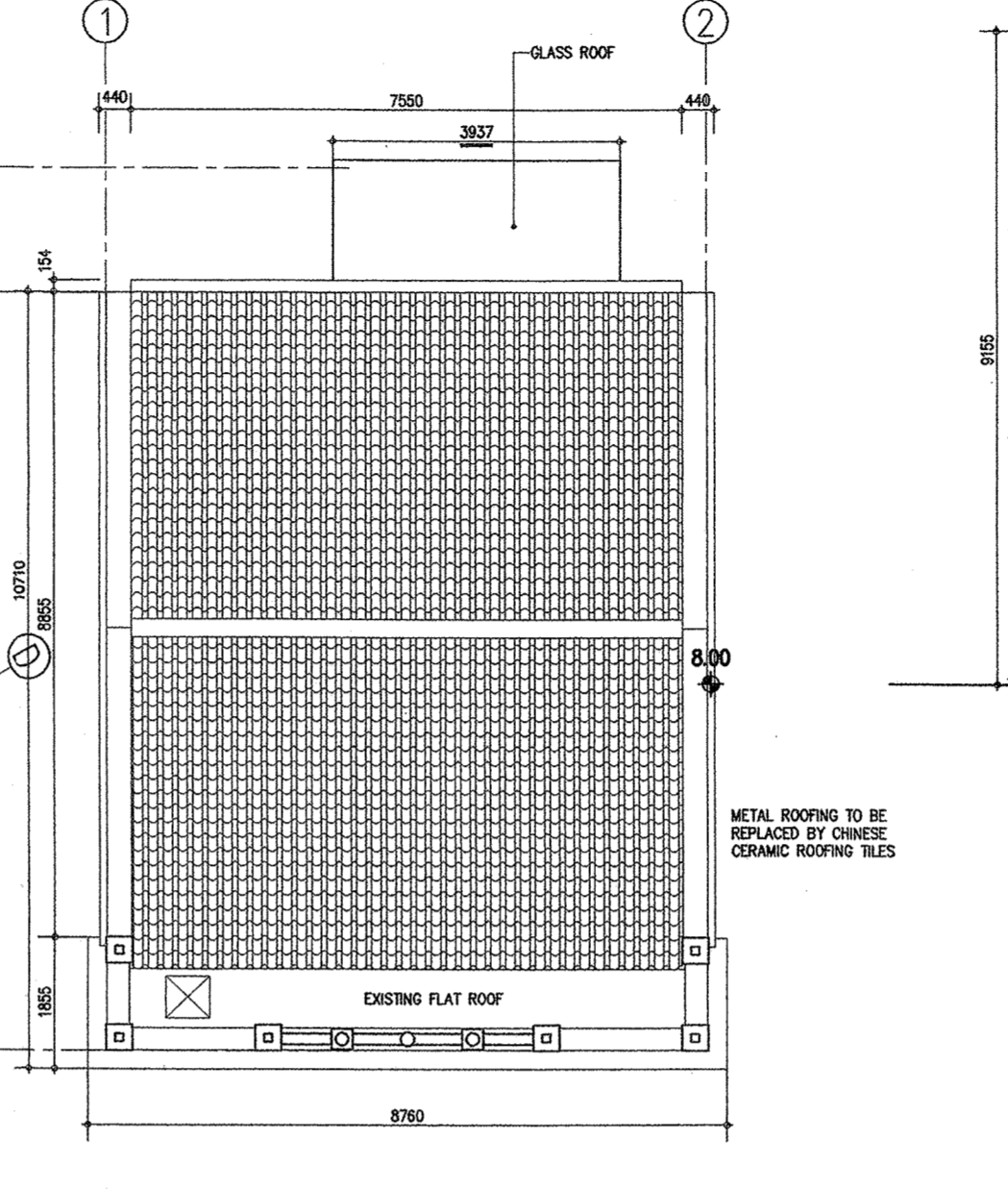
**7 REAR ELEVATION**  
SCALE : 100

**MANAGEMENT PLAN FOR FSC ISSUES PART 2 (INFORMATION ONLY)**

**Staff Briefing**  
Management staff (including temporary and part-time staff) shall receive competent briefing and/or instruction in relation to the following:  
Fire prevention measures and the evacuation strategy stipulated in below;  
Fire drill exercises devised for the premises involving all normal occupants and carried out every half year. Exact fire drill schedule may be subject to the performance of the occupants in the fire drill.  
The occupationally competent safety officer and deputy shall be appointed to ensure all operational safety related posts are held by appropriately trained and competent persons;  
The appointed safety staff should be trained and competent to undertake both their normal duties and their roles under emergency and contingency plans;  
The training should cover: the escape routes and assembly point; the positions of alarm call points and fire fighting equipment; the specific needs of vulnerable; the procedures in alerting occupants; guiding the movement of evacuees in the building, and the ways to assist the young, older and disabled; the use and functions of fire protection equipment; the proper use of public announcement addressing system (PA system); All instructions given to management staff shall be recorded; Brief on means of escape shall also be given to the visitor of the Yuen Yuen Institute once they arrive at 1/F.  
The Yuen Yuen Institute once they arrive at 1/F.  
The Yuen Yuen Institute once they arrive at 1/F.  
The Yuen Yuen Institute once they arrive at 1/F.

**Maintenance of Means of Escape**  
With reference to the Code of Practice for the Provision of Means of Escape in case of Fire, 1996 and the Code of Practice on Fire Resisting Construction, 1996 and other fire safety guidelines, escape route shall be kept clear from obstructions and work functionality and effectively in the event of fire. Additional requirements stipulated in the Fire Safety Engineering Report shall be observed. The fire safety measures are summarized as follows:  
Escape route shall be clearly indicated and adequately illuminated.  
All exit doors shall be unlocked and immediately available for use during emergency evacuation.  
All escape routes and exit doors shall be clear of obstructions. Any obstruction shall be removed immediately.  
All parts of the building shall be checked regularly with particular attention to the potential fire hazards, such as accumulated waste.  
Any blocking of escape route shall be recorded.  
To ensure the function and effectiveness of escape route, the additional fire safety measures stipulated in the Fire Safety Engineering Report are summarized as follows:  
Keep the main entrance doors open during opening hours;  
Allow no obstruction in any stair and its entrance;

Permit No. & Issue Date	Description	Granted Condition
HK3/2011 (MOD) 7 Jan 2011	1. B(A)R 29(1A) to permit exemption from payment of fees for processing of plans. 2. B(C)R 35 to permit G/F of the Study Hall and the accessible toilet be less than 150mm above the level of external ground. 3. B(P)R 30 to permit the reduction in standard of natural lighting and ventilation in office of 1/F Study Hall. 4. B(P)R 36 to permit the reduction in standard of natural lighting and ventilation in toilets of ancillary block. 5. B(P)R 41D(3) to permit non-provision of EVA.	(a) The said works to be carried out in accordance with the plans approved on 4 Jan 2011 under ref: BD 22-3/3023/09 (HU). (b) The conditions imposed to be incorporated in subsequent amendment plans. (c) A checklist of valid Forms BD106 to be submitted with Form BA14. (d) This permit will expire on 6 Jan 2013 if consent to commence work is not obtained. (e) Regarding item 2: (i) provision of additional drainage channels with min. 2 outlets; and (ii) provision of fall not less than 1:80 on the external ground slopping away from the adjoining internal floor. (f) Regarding item 3: (i) ALMV at a rate not less than 1.1L/s/m <sup>2</sup> or 10L/s/person to be provided to the satisfaction of the BA. (ii) fresh air intake should be placed free from contamination or odour and meet the following requirements: (ia) not within 5m from other sources of contamination such as exhaust outlets, traffic, etc. (ib) not below ground level or close to cooling tower. (ic) face away from potential pollution sources. (id) protected from rain entrainment and covered by a screen. (g) Regarding item 4: (i) ALMV at a rate not less than 10 air changes per hour to be provided to the satisfaction of the BA. (ii) same as (f)(i). (h) Regarding item 5: Enhanced fire measures to be provided to the satisfaction of the D of FS.

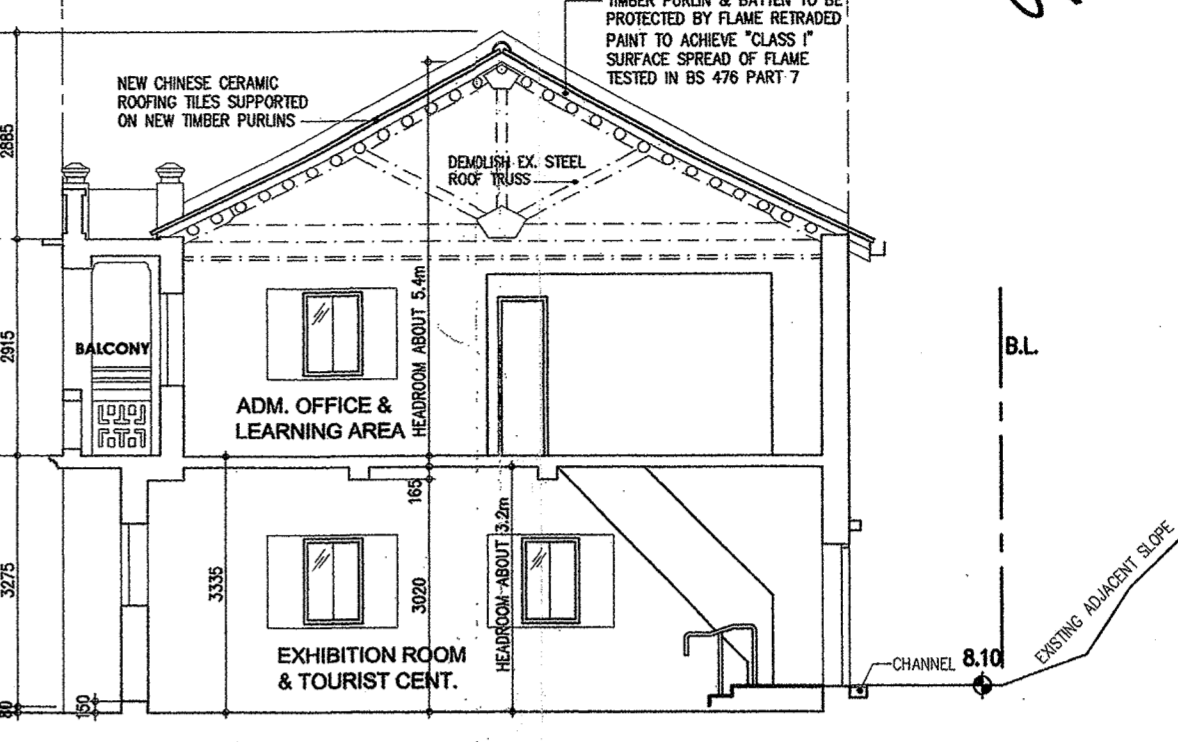


**3 ROOF PLAN**  
SCALE : 100

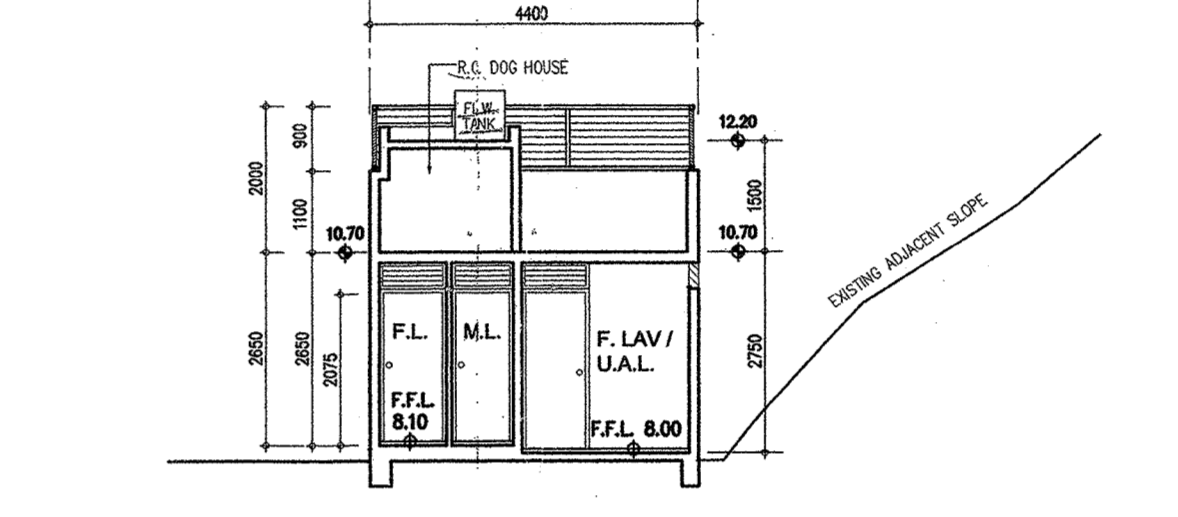
**MANAGEMENT PLAN FOR FSC ISSUES PART 1 (INFORMATION ONLY)**

**The Safety Policy Statement**  
The primary purpose of the Fire Safety Program is to ensure the fire safety of Revitalization of Fong Yuen Study Hall (hereinafter referred to as FYSH) in Ma Wan. This policy sets the standards for fire safety management and provides guidance for implementation. The administration of the Fire Safety Program is the responsibility of Operator of FYSH. They are required to appoint a sufficient number of management staff to carry out the management function in fire safety. In addition, they are required to ensure a sufficient number of staff to be present in the building to assist the occupants/users in the event of fire. This statement applies to the whole Revitalization of FYSH in Ma Wan. Management staff and occupants are required to observe the rules and requirements made under the recommendations of this policy.

**Fire Safety Management Manual**  
The fire safety management manual has been developed to provide guidance for the property and facilities management in respect of the safety and evacuation for the Revitalization of FYSH in Ma Wan. The main items involved in the fire safety management manual are set out as follows:  
Management Duties - Outline the main responsibilities of management in relation to fire safety, it stresses the importance of undertaking an appropriate fire safety management system and the need to appoint a responsible fire safety manager and staff to implement the management strategy.  
Fire Prevention Measures - Recommend a series of fire precautions which aim to prevent a fire from occurrence.  
Staff Briefing - Outline the fire related issues which shall be included in the briefing procedure.  
Inspection and Maintenance of Fire Protection Equipment - Recommend the measures for inspecting and maintaining the fire protection equipment.  
Maintenance of escape route - Provide additional management guidance to ensure the function and effectiveness of escape route.  
Fire evacuation strategy - Propose a fire evacuation strategy including the details of actions to alert the occupants and control the flow of the evacuees to ensure safe evacuation in the event of fire.  
This manual is only applicable to the Revitalization of FYSH in Ma Wan and may not be applicable to other buildings or for any other purpose.



**A SECTION A-A**  
SCALE : 100



**B SECTION B-B**  
SCALE : 100

B.D. REF.	B.D.	22-3	3023	09
F.S.D. REF.	FPB			
W.W.O. REF.				

**NOTES :**  
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**LEGEND**  
--- EXISTING WORKS TO BE DEMOLISHED  
--- APPROVED WORKS TO BE DELETED

**AS BUILT DRAWING**

B.D.	REVISIONS	DATE	DRAWN BY	CHECK BY
B	B.D. 2ND AMENDMENT	30.3.12	HO	E.Y.
	B.D. APPROVAL	21.12.11		
A	B.D. 1ST. AMENDMENT	24.11.11	HO	E.Y.
	B.D. APPROVAL	7.1.11		
	B.D. RESUBMISSION	8.11.10		
	B.D. RESUBMISSION	23.6.10		
	B.D. SUBMISSION	21.4.10		

FOR B.D. USE ONLY

Plan Approved  
**CHEUNG Yuk-ching, Karen**  
Senior Building Surveyor  
for BUILDING AUTHORITY  
27 APR 2012

**PROJECT**  
A&A WORKS AT  
FONG YUEN STUDY HALL,  
TIN LIU TSUEN, MA WAN

**DRAWING TITLE**  
G/F PLAN, 1/F PLAN & ROOF PLAN,  
SECTION & ELEVATIONS

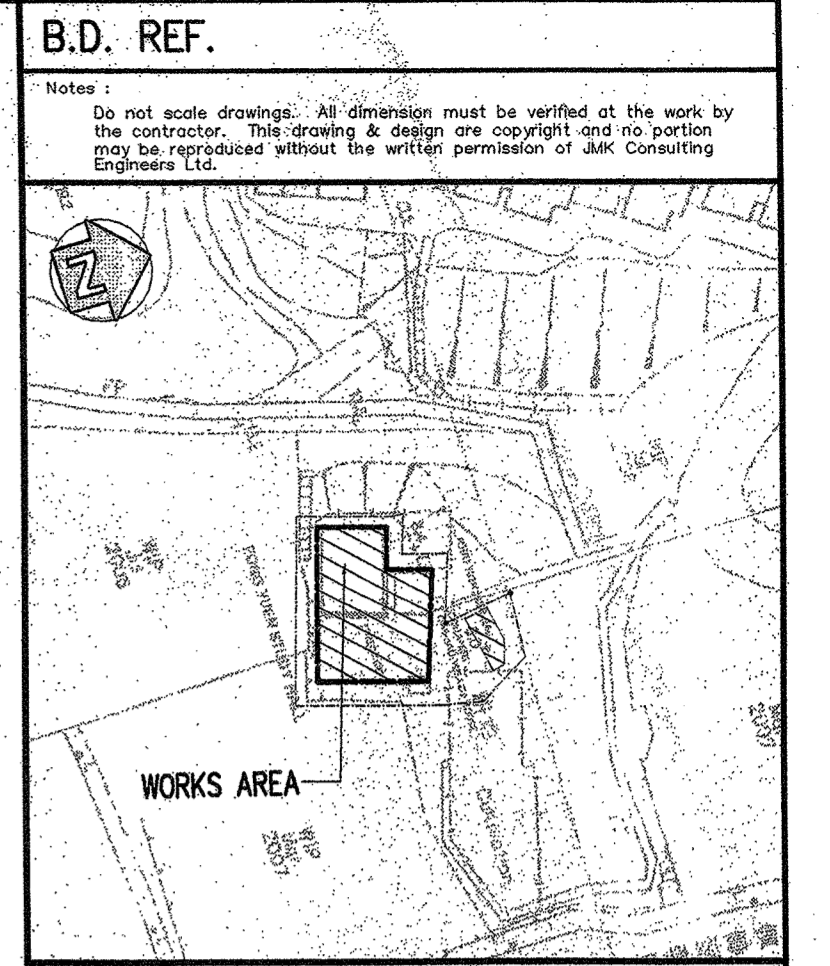
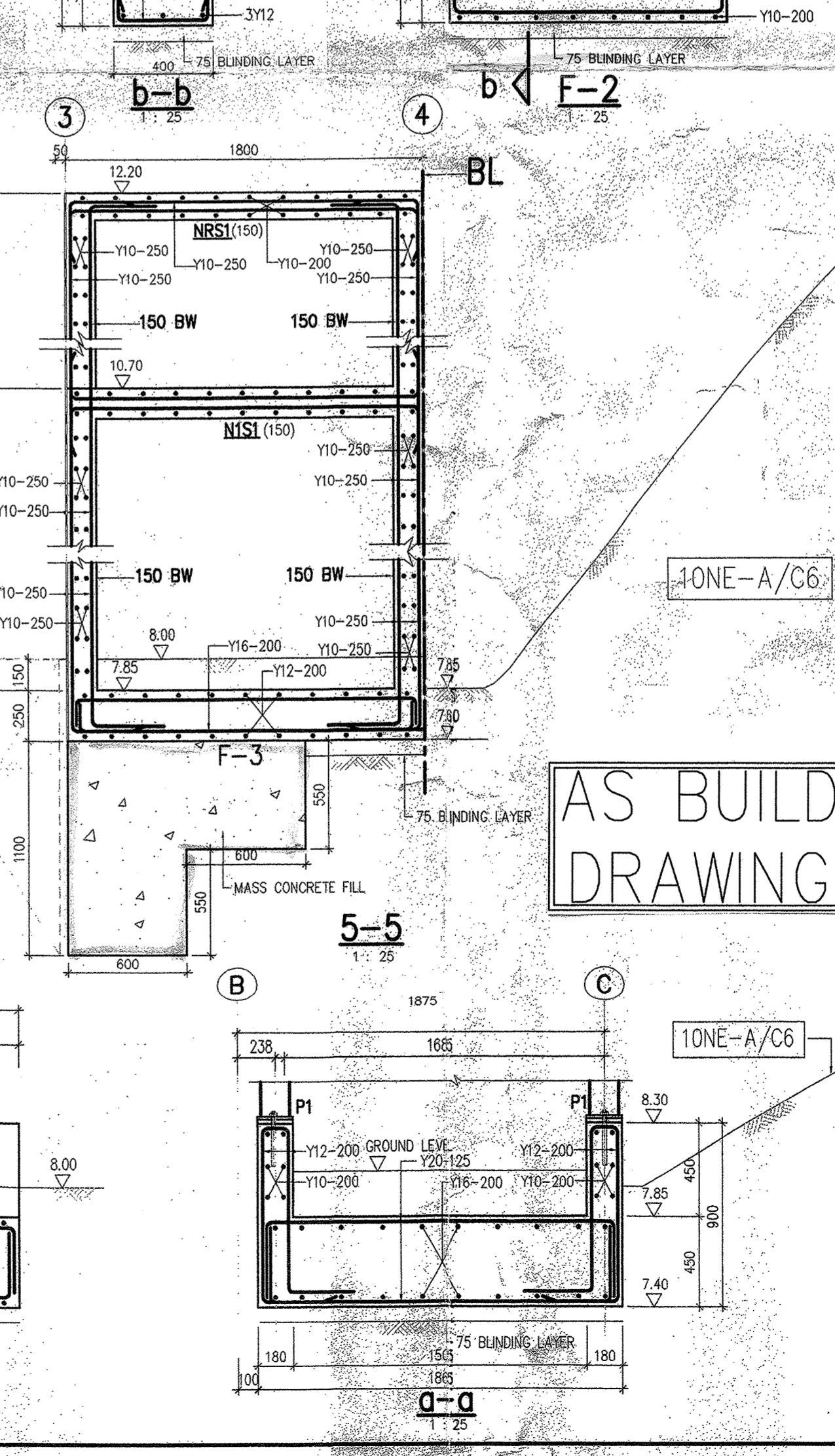
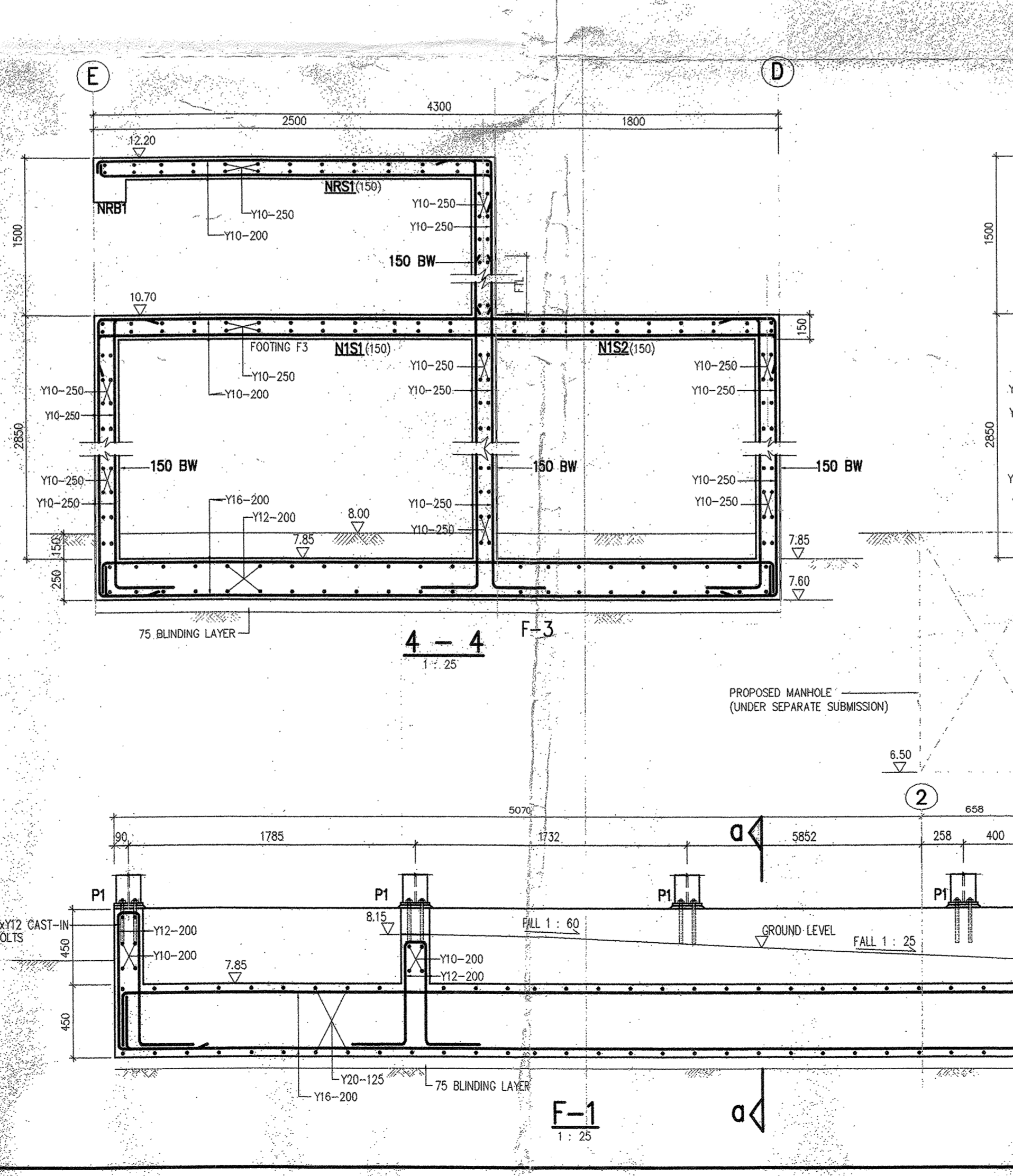
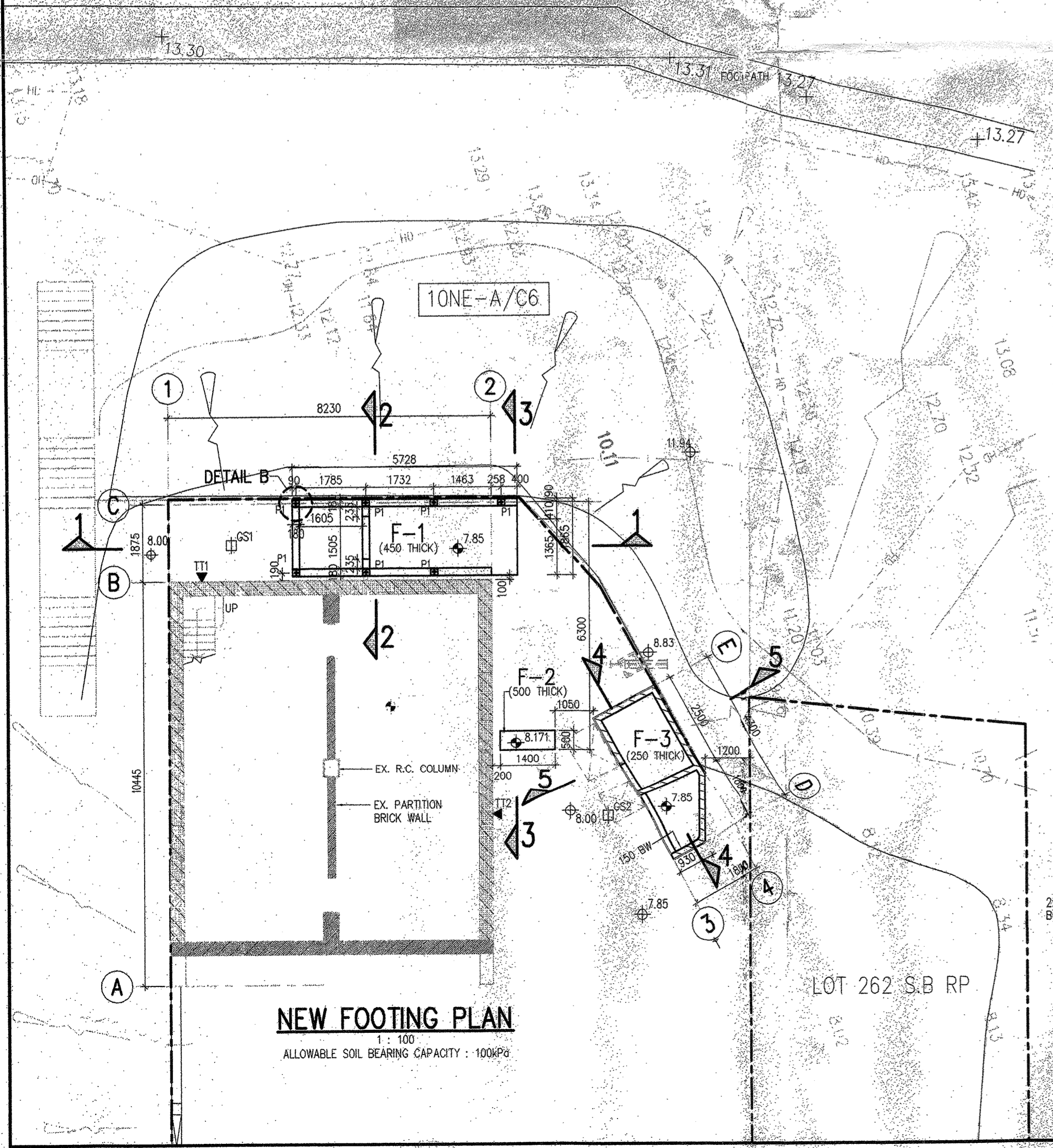
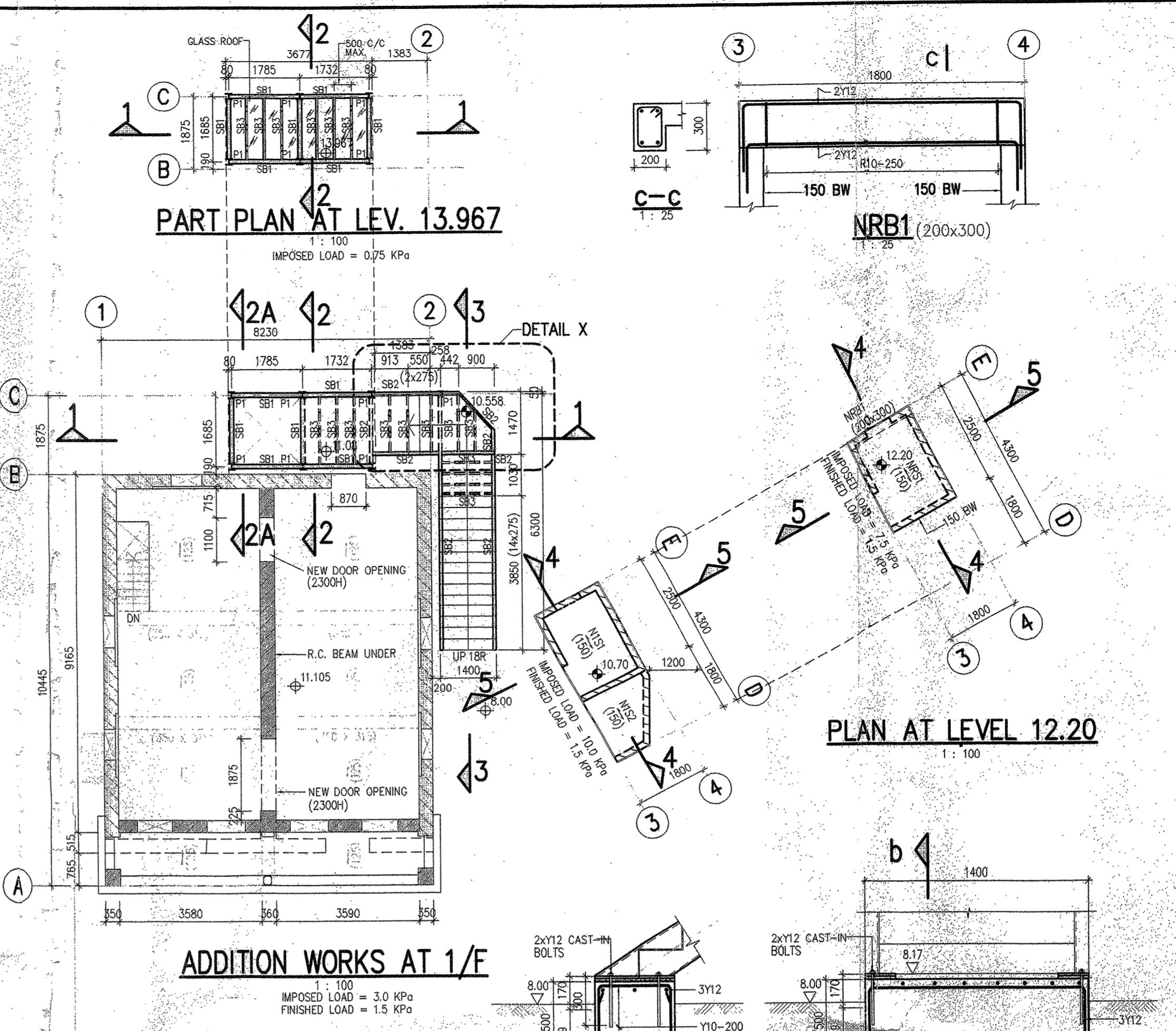
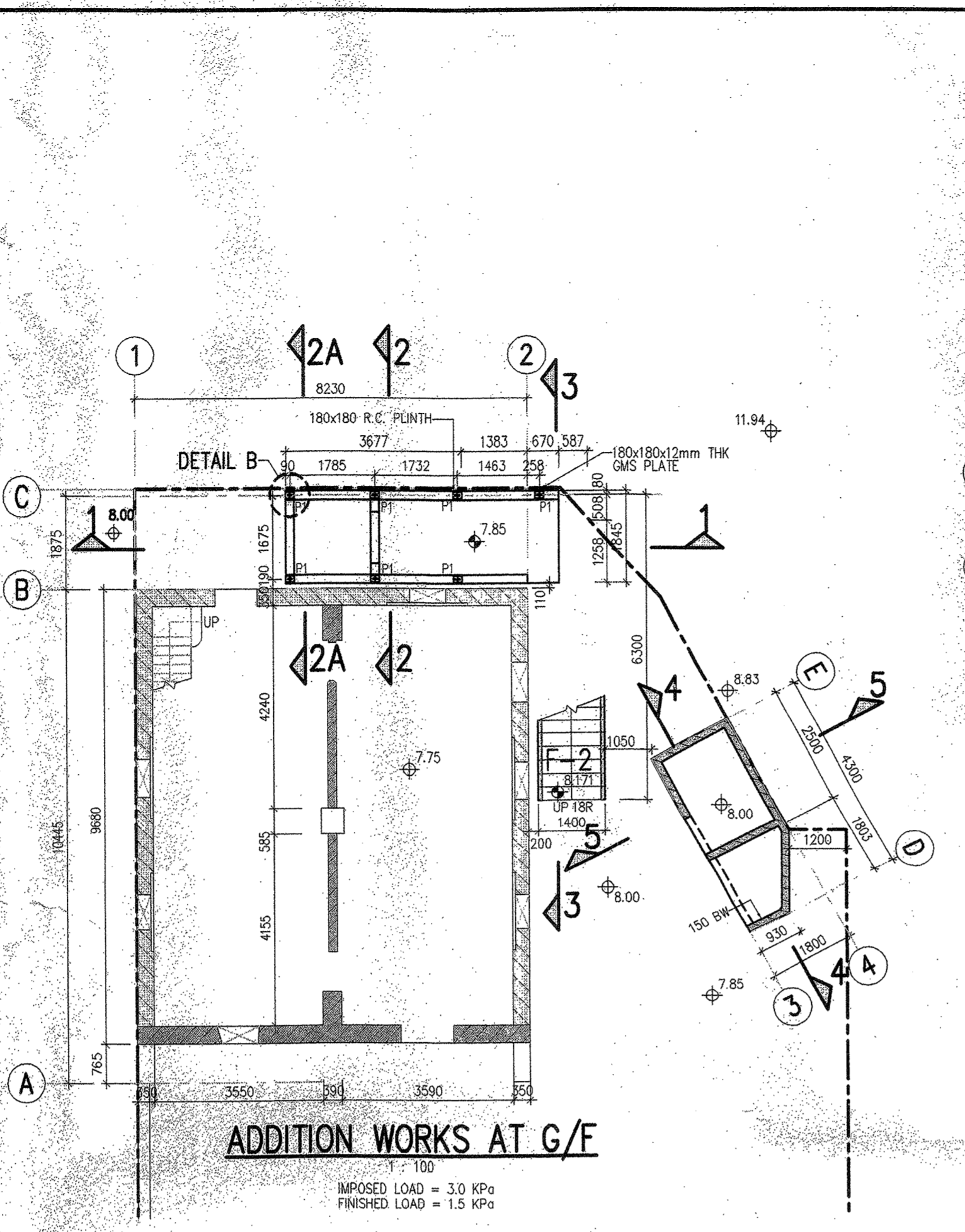
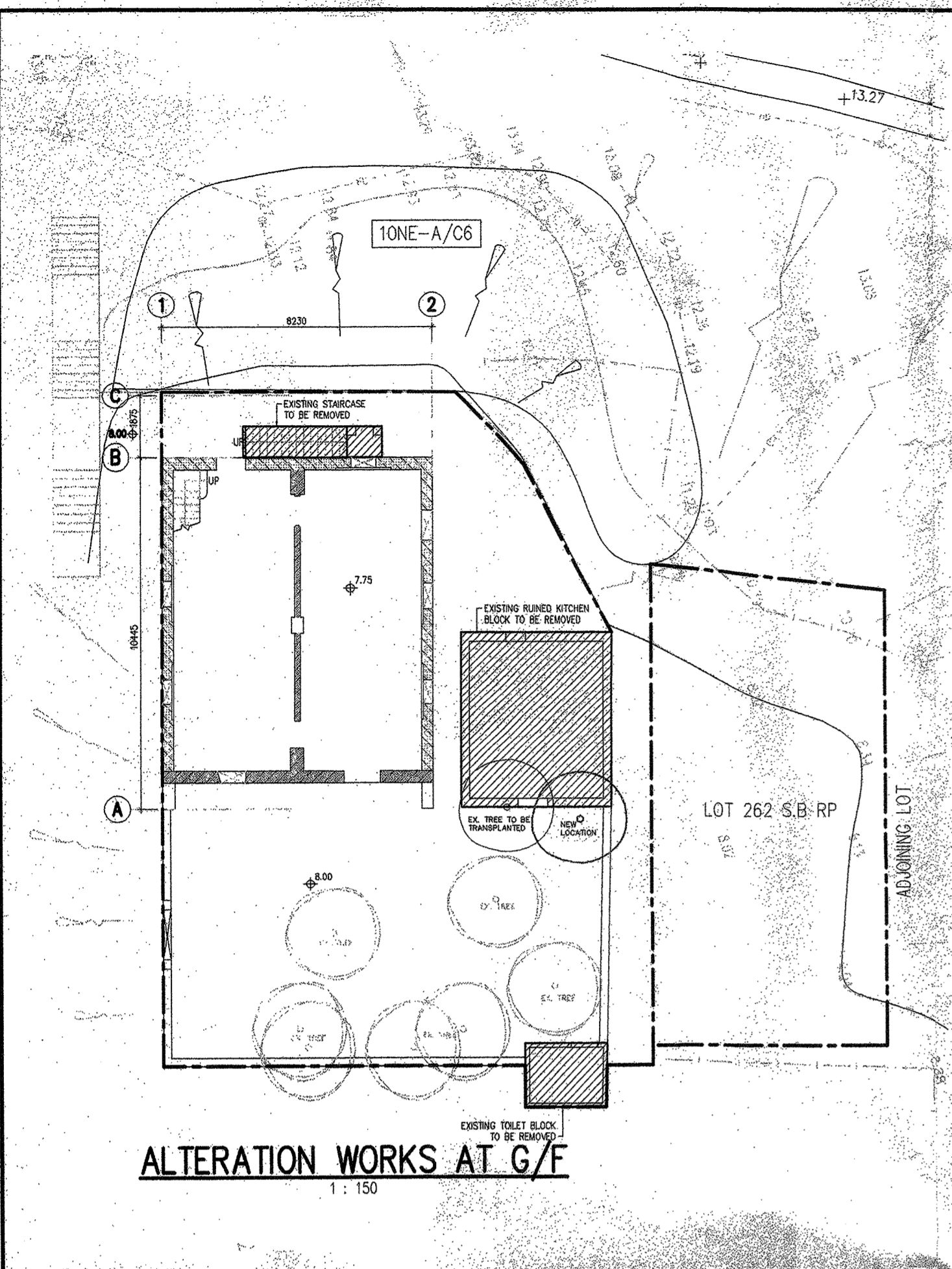
DRAWN	CAP.
CHECKED	E.Y.
APPROVED	V.C.
DATE	21-4-2010
SCALE	1:100 (A1) 1:200 (A3)
JOB NO.	DRAWING NO.
10002	202
	REV.
	B

**LCK ARCHITECTS LTD**  
林陳簡建築師有限公司

The works shown on these plans are Type II works in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations

**AMENDED PLAN**

**VICTOR CHAN**  
註冊建築師



- NOTES:**
- FOR GENERAL NOTES SEE DRAWING NO. 0928/TP/01.
  - FOR STRUCTURAL STEEL MEMBER SCHEDULE, SECTION 1-1, 2-2, 3-3, DETAIL B AND X SEE DRAWING 0928/AA/02.
  - ELEMENT OF CONSTRUCTION WITHIN EACH COMPARTMENT HAVE ONE HOUR FIRE RESISTANCE PERIOD.
- WORKING PROCEDURE FOR REMOVAL OF STAIRCASE**
- INSTALL PROPS UNDER STAIR TO BE DEMOLISHED AT SPACING 1.2m c/c MAXIMUM.
  - BRACE THE PROPS IN 2 DIRECTIONS.
  - INSTALL SUPPORTING STEEL MEMBERS BEFORE CARRYING OUT REMOVAL OF STAIR.
  - REMOVE THE PROPS UPON THE COMPLETION OF REMOVAL WORKS.
- LEGEND:**
- LOT BOUNDARY
  - EX. BRICK WALL
  - EX. STONE MASONRY
  - EX. R.C.
  - NEW R.C. STRUCTURE
  - NEW STEEL STRUCTURE
  - EXISTING STRUCTURE TO BE REMOVED
  - 8.00 GROUND LEVEL (N.P.P.D)
  - 7.85 STRUCTURAL FLOOR LEVEL
  - GS1 PROPOSED GROUND SETTLEMENT POINT (GS1 ~ GS2)
  - TT1 PROPOSED TILTING MARKER ON EXISTING BUILDING (TT1 ~ TT2)

Revision	Date	Description	BY	Checked
D	JAN 2011	MINOR REVISION		
C	DEC 2010	GENERAL REVISION		
B	DEC 2010	GENERAL REVISION		
A	NOV 2010	GENERAL REVISION		

Client: **YUEN YUEN INSTITUTE**

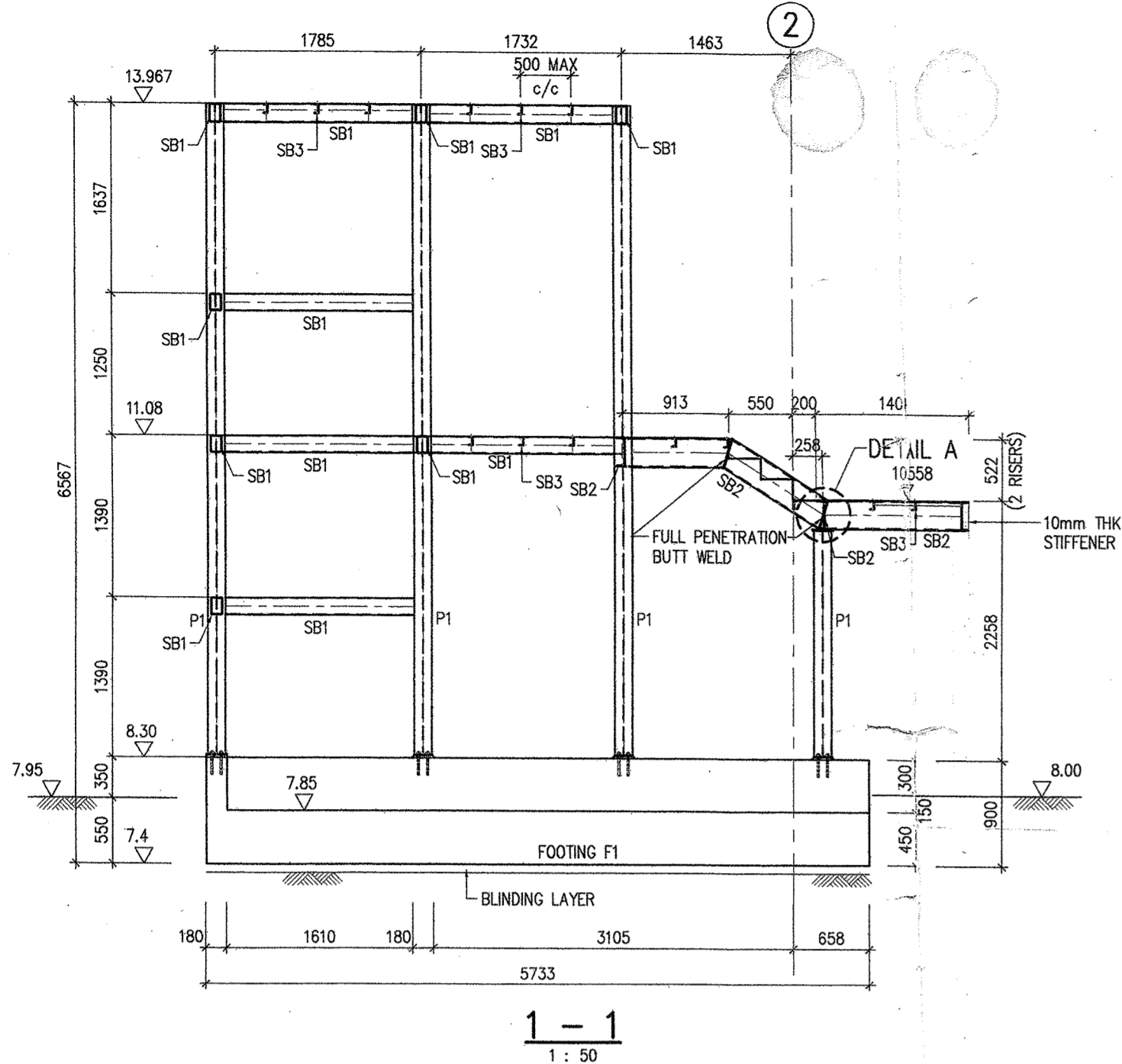
Architect: **LCK ARCHITECTS LTD**  
林陳健建築師有限公司

Project: **REVITALIZATION WORKS  
FONG YUEN STUDY HALL  
AT MA WAN, TSUEN WAN**

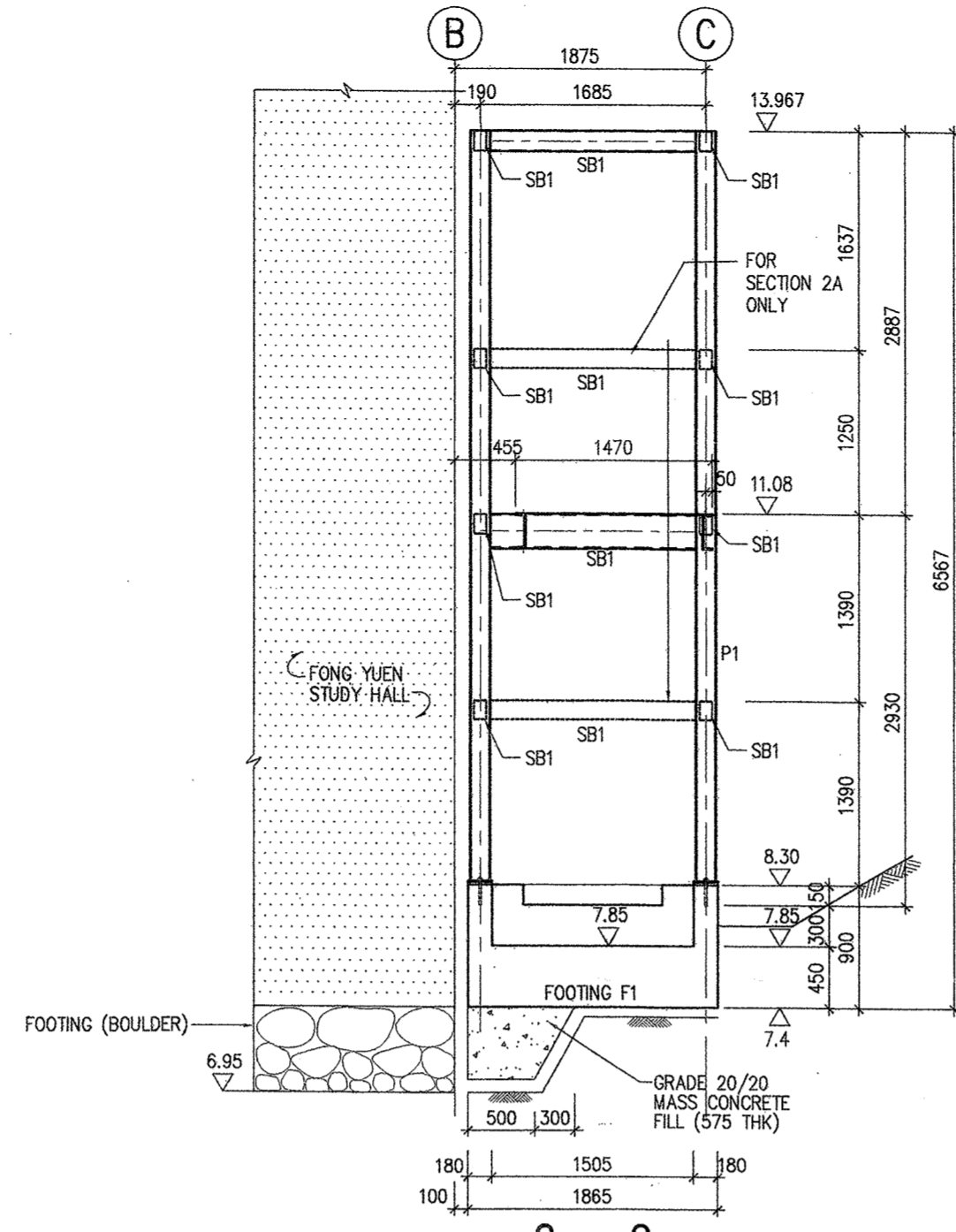
Title: **G/F & 1/F FRAMING PLAN  
& NEW STRUCTURE DETAILS**

Org. No.: **0928/AA/01** Rev. **D**

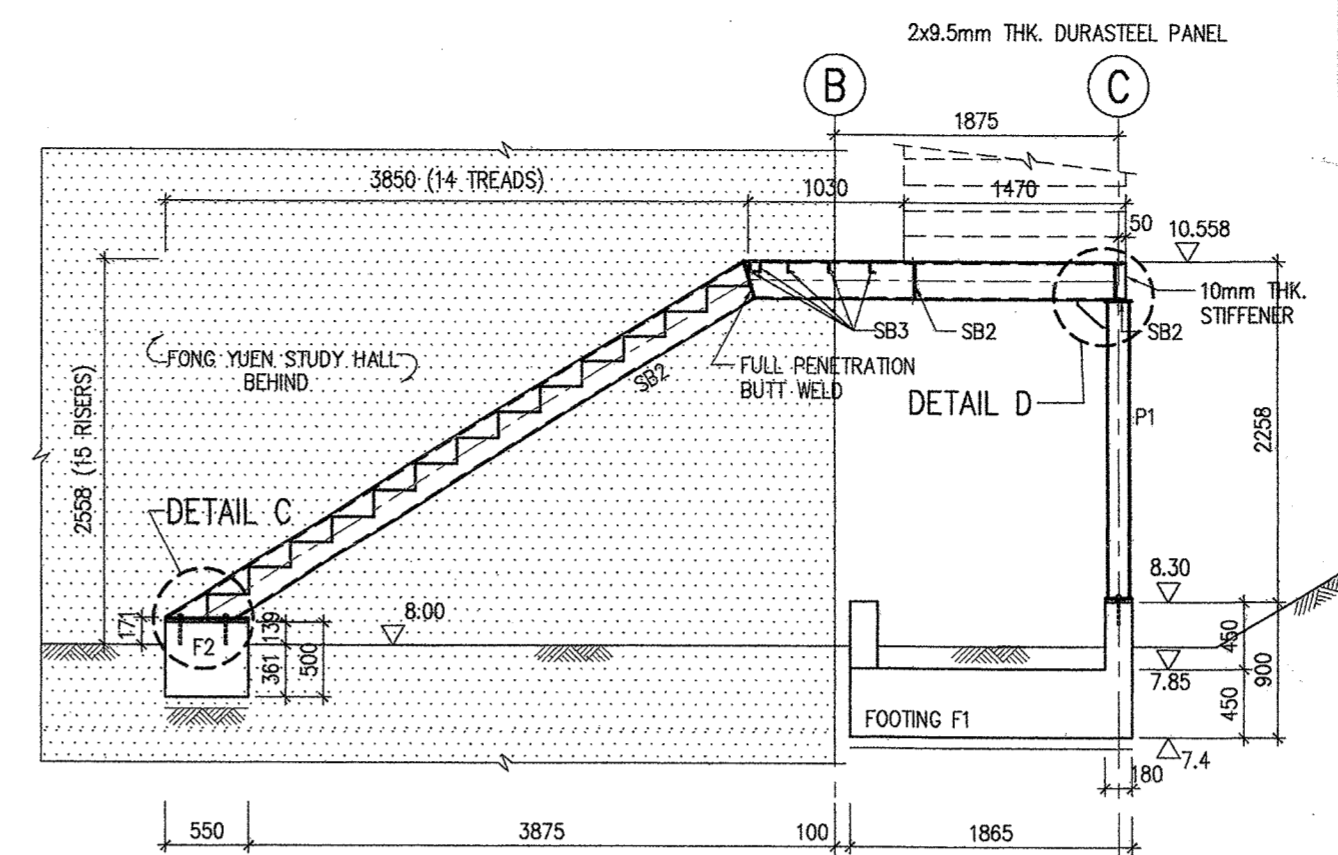
**JMK**  
JMK CONSULTING ENGINEERS LTD.



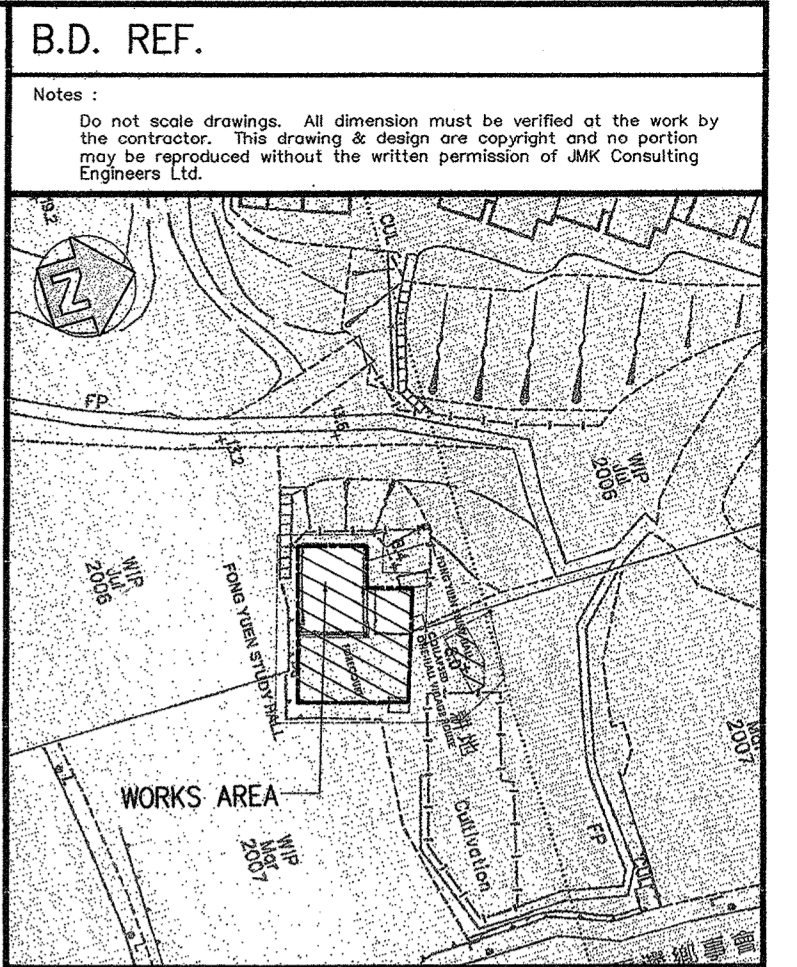
1-1  
1:50



2-2  
2A-2A  
1:50



Plan Approved  
**CHAN Wai-tai**  
 Senior Structural Engineer  
 for BUILDING AUTHORITY  
 12 DEC 2011



**KEY PLAN**

Notes:

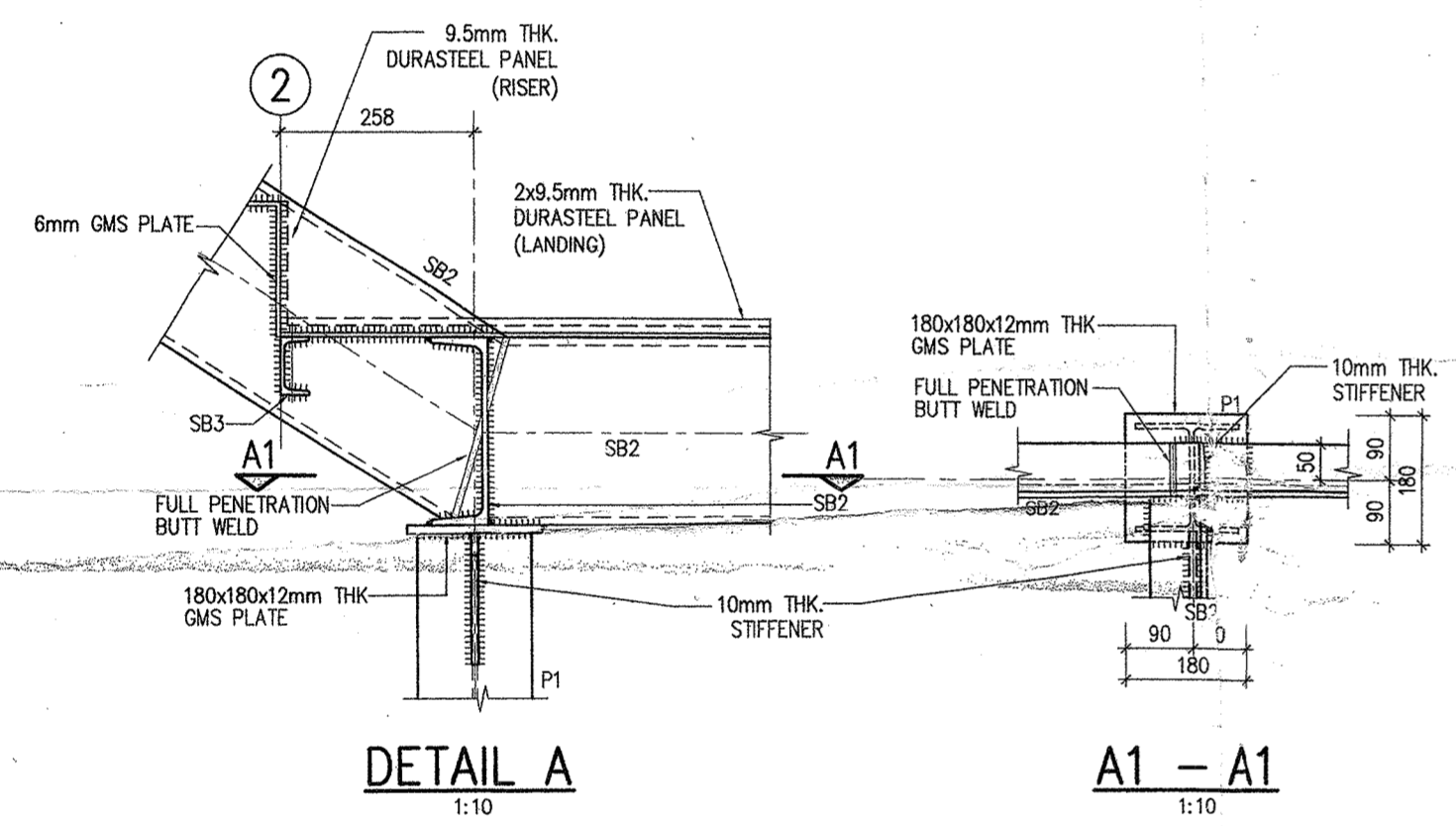
- FOR GENERAL NOTES SEE DRAWING NO. 0928/TP/01.
- STRUCTURAL STEEL MEMBER SCHEDULE (GMS):

MARK	SIZE	HP/A(m <sup>2</sup> )	DF(mm)
SB1	100x50x6.3mm THK RHS	170	2.11
SB2	25x40x3.75mm CH CHANNEL	180	0.94
SB3	75x38x7.0mm CH CHANNEL	285	1.59
P1	152x152x37mm UC	190	0.98
ST	75x38x7.0mm CH CHANNEL	215	0.83
SZ	127x64x4.9mm CH CHANNEL	150	0.72

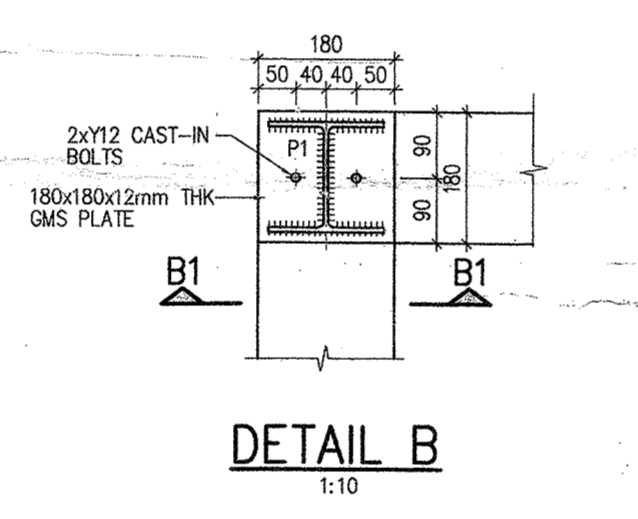
3. SURFACE OF ALL STEEL MEMBER SHALL BE PAINTED BY FIRECUT FM-800 TO PROVIDE ONE HOUR FRP. APPLICATION OF FIRE PROTECTION MATERIAL SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.

4. THIS DRAWING TO BE READ IN CONJUNCTION WITH DWG-0928/AA/01.

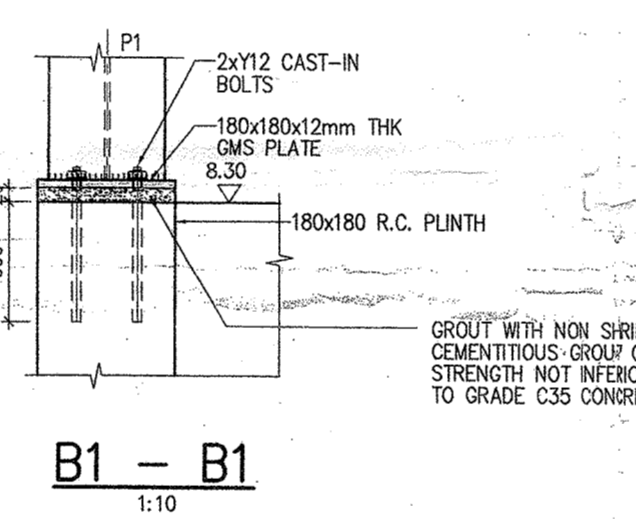
5. All bolts shall comply with BS EN 4016. ALL nuts shall be class 4 complying with BS EN 150 A034 with tightening torque 120 Nm. SHEAR STRENGTH WORKING AND TENSILE STRENGTH 240 N/mm<sup>2</sup>.



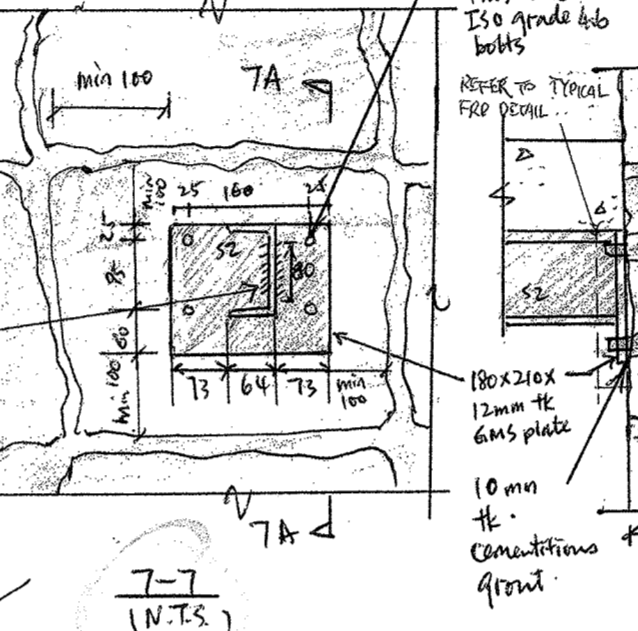
DETAIL A  
1:10



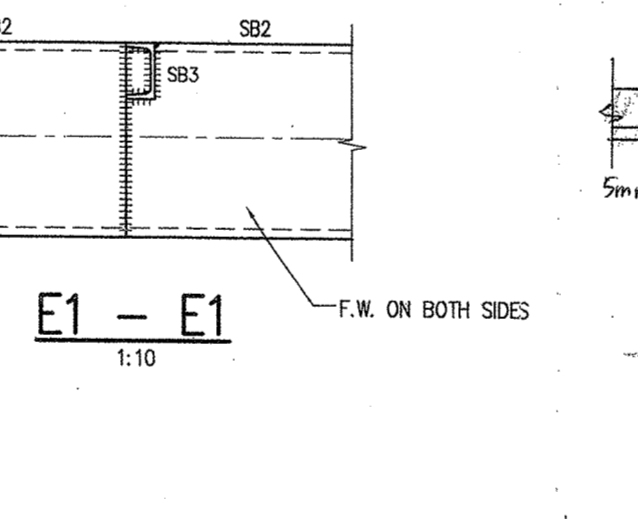
DETAIL B  
1:10



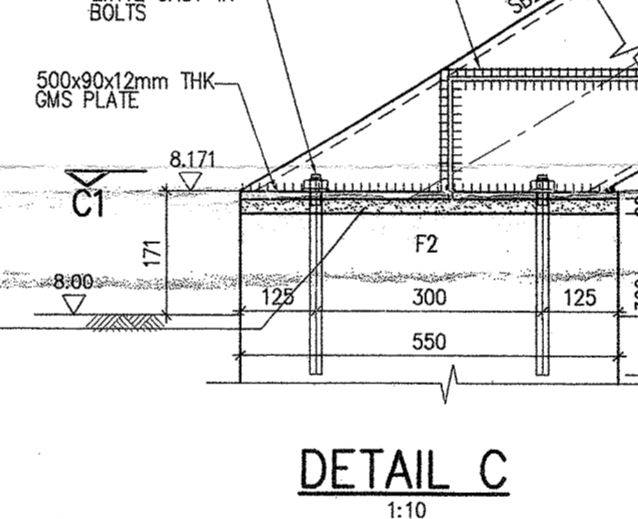
DETAIL C  
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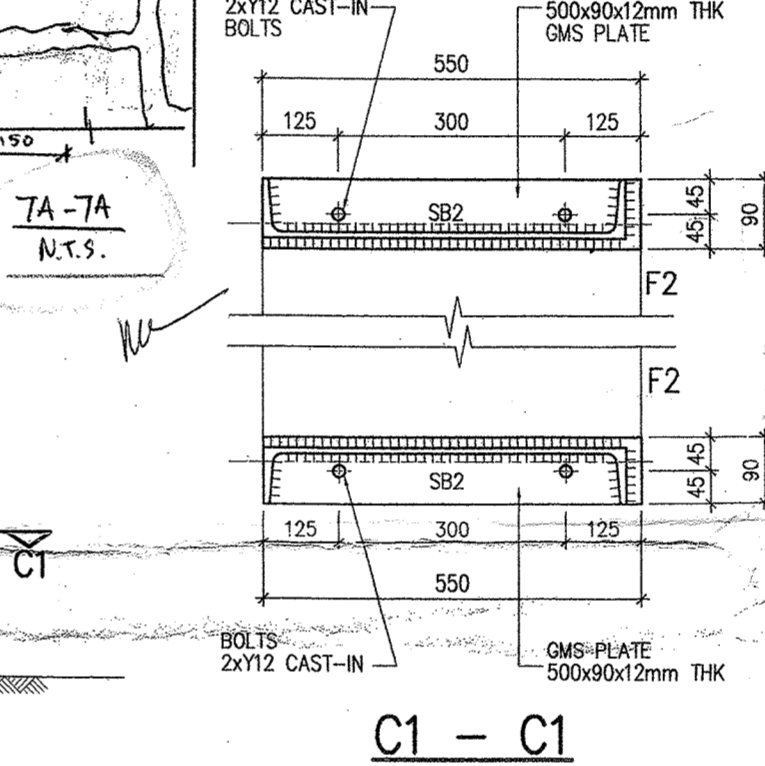
DETAIL E  
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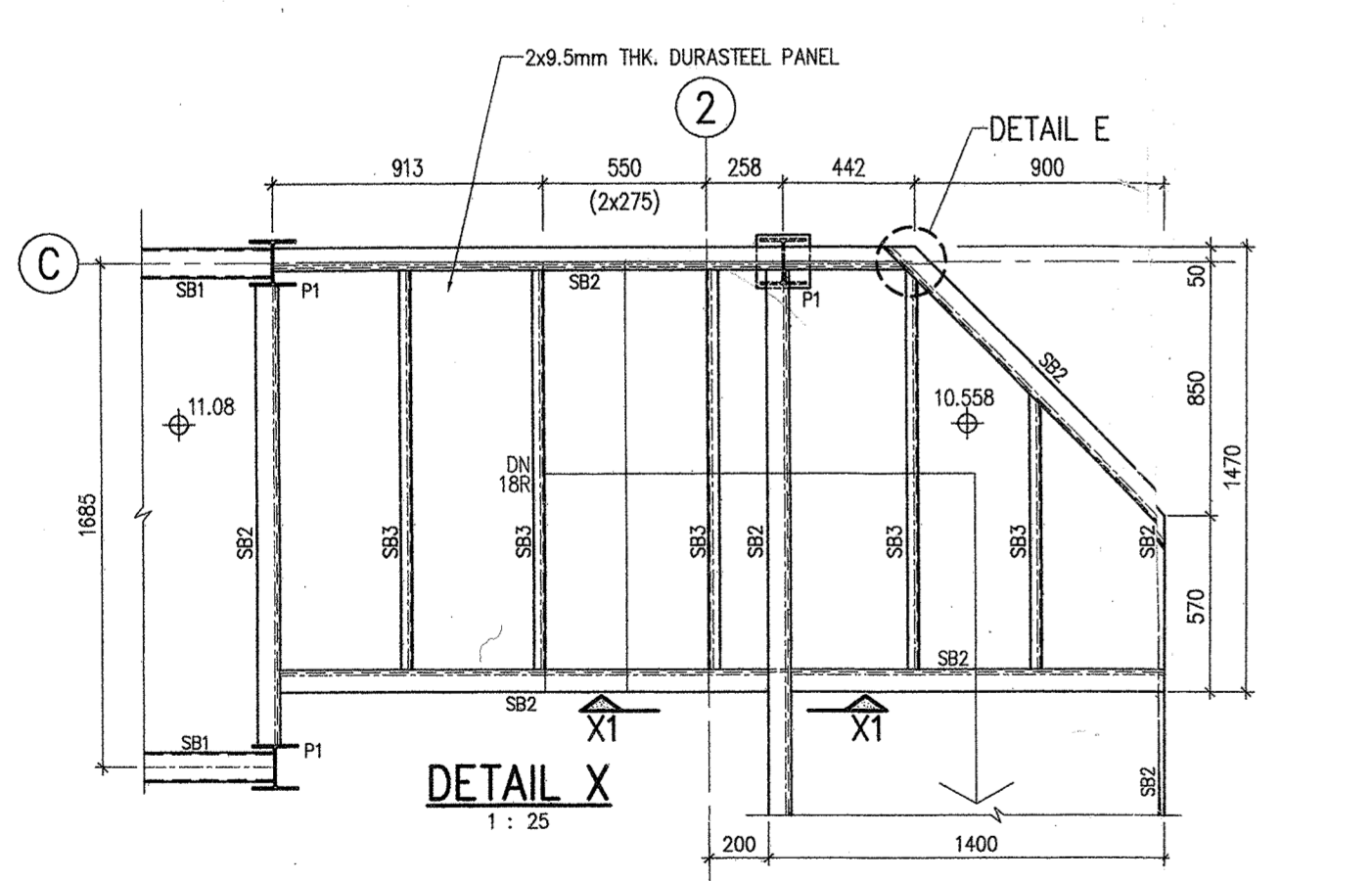
DETAIL F (N.T.S.)



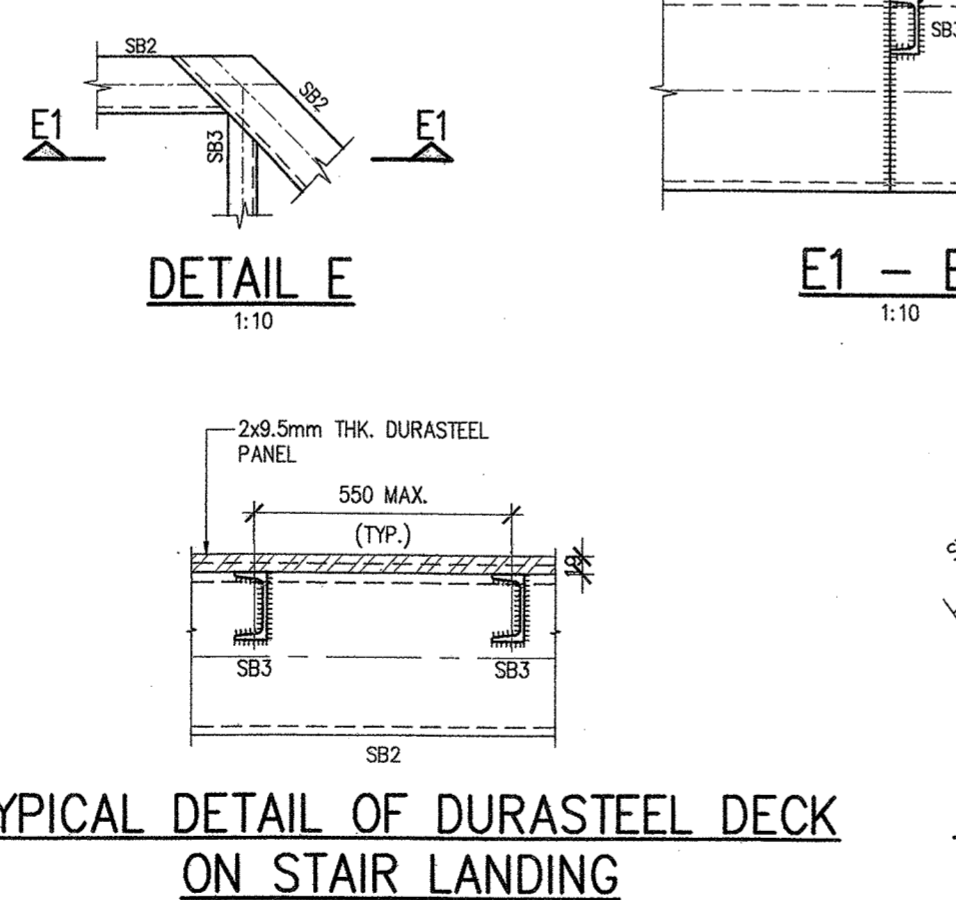
DETAIL G (N.T.S.)



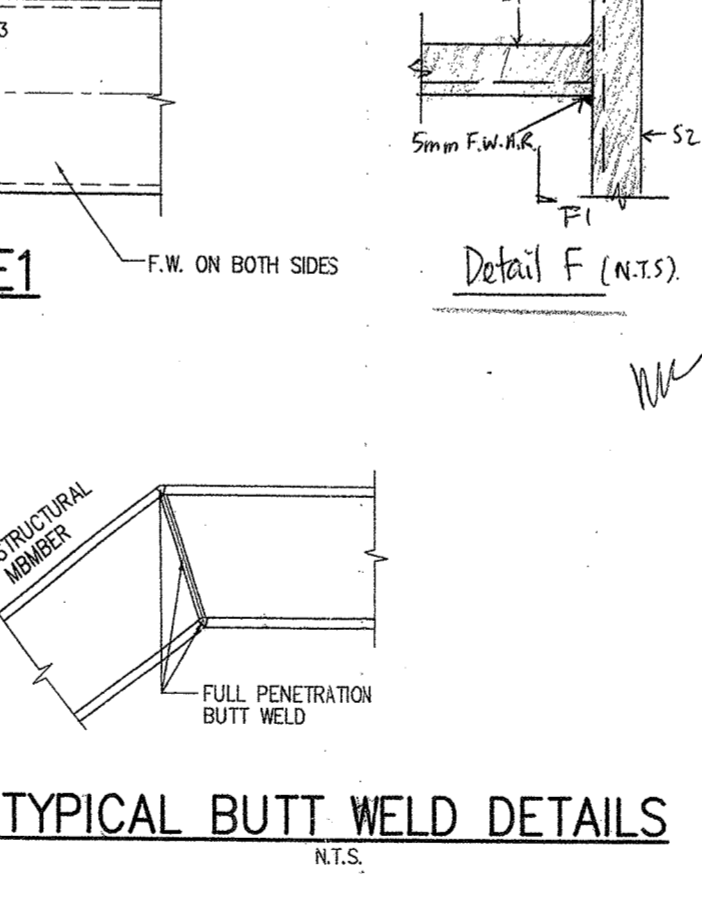
DETAIL D  
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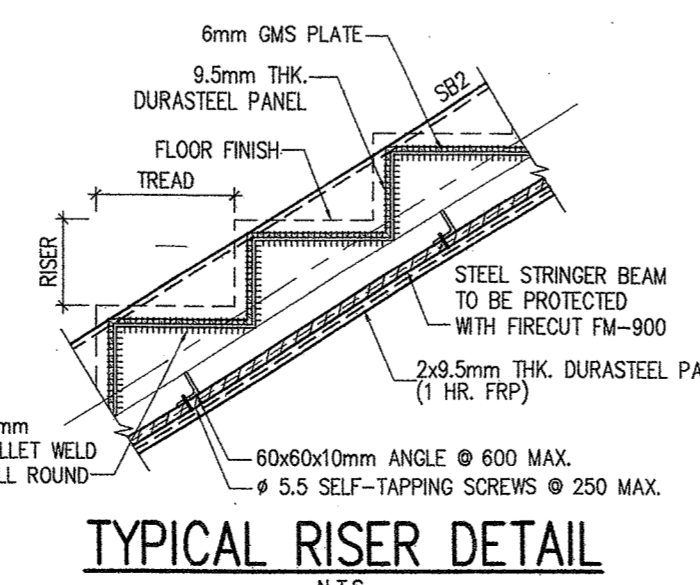
DETAIL X  
1:25



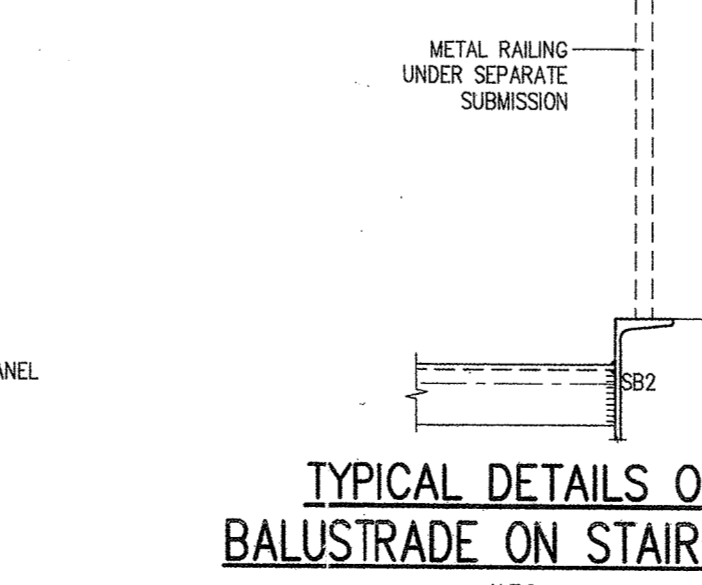
TYPICAL DETAIL OF DURASTEEL DECK ON STAIR LANDING  
1:10



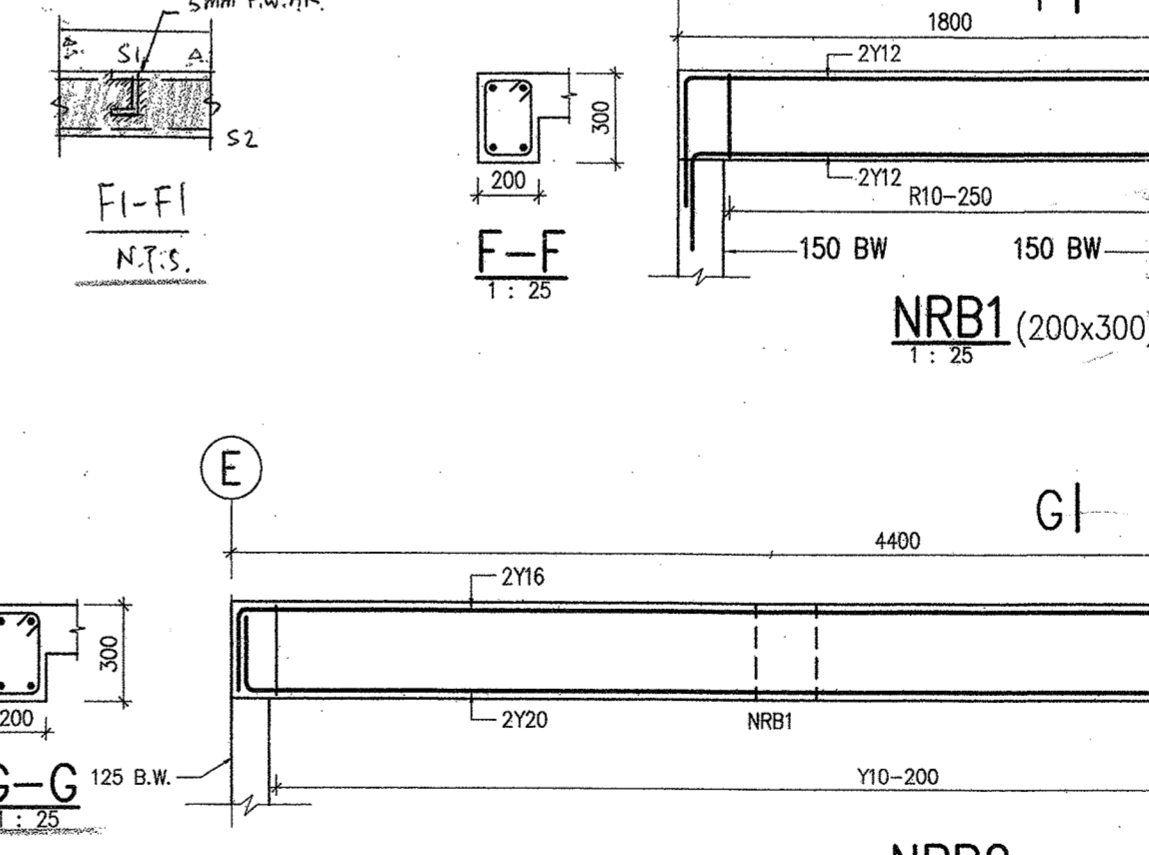
TYPICAL DETAIL OF DURASTEEL DECK ON ROOF  
1:10



TYPICAL RISER DETAIL  
N.T.S.



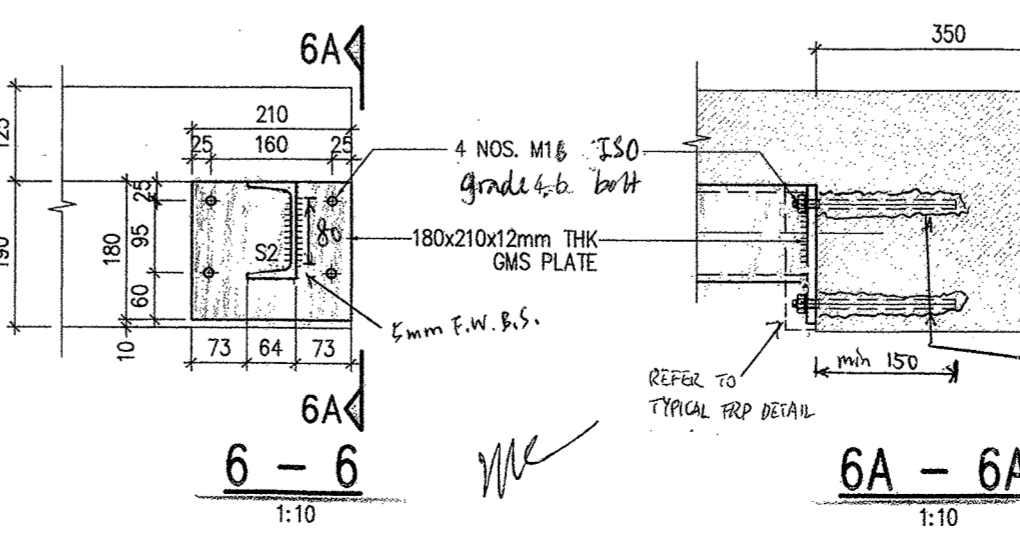
TYPICAL DETAILS OF BALUSTRADE ON STAIRCASE  
N.T.S.



NRB1 (200x300)  
1:25

NRB2 (200x300)  
1:25

The works shown on these plans are Type II works ( A & A WORKS ) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building ( Administration ) Regulations."



6A-6A  
1:10

AMENDED PLAN

Revision	Date	Description	BY	Checked
G	SEP 2011	1. SECTION 6-6 / 6A-6A ADDED		
F	FEB 2011	2. STAIRCASE HAND RAIL DETAILS ADDED		
E	JAN 2011	MINOR REVISION		
D	DEC 2010	MINOR REVISION		
C	DEC 2010	GENERAL REVISION		
B	DEC 2010	GENERAL REVISION		
A	NOV 2010	GENERAL REVISION		

Client: YUEN YUEN INSTITUTE  
 Architect: LCK ARCHITECTS LTD 林陳簡建築師有限公司  
 Project: REVITALIZATION WORKS FONG YUEN STUDY HALL AT MA WAN

**JMK**  
 JMK CONSULTING ENGINEERS LTD.  
 Title: NEW STRUCTURE DETAILS  
 Drg. No. 0928/AA/02  
 Rev. G

RECEIVED BY  
 2011 NOV 15 A 10:15  
 R & D Section  
 BUILDINGS DEPARTMENT

Notes:  
Do not scale drawings. All dimension must be verified at the work by the contractor. This drawing & design are copyright and no portion may be reproduced without the written permission of JMK Consulting Engineers Ltd.

**WORKING PROCEDURE FOR REPLACEMENT OF ROOF STRUCTURE**

1. CONSTRUCT A TEMPORARY PLATFORM UNDER THE ENTIRE ROOF AREA
2. INSTALL PROTECTIVE COVER WHERE NECESSARY TO AVOID ANY DAMAGE TO THE INTERIOR
3. REMOVE THE EXISTING METAL ROOF SHEETING.
4. REMOVE THE EXISTING STEEL TRUSSES. (SEE THE METHOD STATEMENT BELOW)
5. RE-CONSTRUCT THE ROOF WITH TIMBER LOGS AND BATTENS.
6. INFILL THE COPING AROUND TIMBER PURLINS TO TOP OF WALL WITH CEMENT : LIME : SAND MORTAR MIX PROPORTION = 1 : 0 TO 1/4 : 3 OF STRENGTH GRADE 11 MPa TO BS5628.
7. LAY THE PAN TILES.
8. INSTALL FIXING BOLT.
9. LAY THE ROLL TILES.
10. REMOVE PROPS.

**NOTES FOR FIXING BOLT**

1. BOLTS & NUTS SHALL COMPLY WITH BS4190. WASHER SHALL COMPLY WITH BS 4320. BOLTS WITH ULTIMATE TENSILE STRENGTH = 240N/mm<sup>2</sup> (ISO GRADE 4.6)

**LEGEND:**

PLAN	SECTION	DESCRIPTION
[Symbol]	[Symbol]	EX. BRICK WALL TO REMAIN
[Symbol]	[Symbol]	EX. STONE MASONRY WALL TO REMAIN
[Symbol]	[Symbol]	BRICK WALL TO REMAIN
[Symbol]	[Symbol]	STONE MASONRY TO REMAIN
[Symbol]	[Symbol]	EX. R.C. TO REMAIN
[Symbol]	[Symbol]	NEW CEMENT/SAND MORTAR OR CEMENT/SAND/LIME MORTAR
[Symbol]	[Symbol]	NEW ROOFING TILE
[Symbol]	[Symbol]	NEW TIMBER

**AS BUILD DRAWING**

R	NOV 2011	1. INCORPORATING B.D. COMMENTS (APPROVAL DATE: 31 OCT 2011)
Q	OCT 2011	NOTES REVISSED
P	APR 2011	1. INCORPORATING B.D. COMMENTS (APPROVAL DATE: 12 APR 2011)
N	AUG 2011	2. NOTES FOR TIMBER WORKS REVISED
M	MAR 2011	LEAD FLASHING ADDED
L	FEB 2011	ROOF DETAIL & ROLL TILE FIXING DETAIL ADDED
K	FEB 2011	INCORPORATING B.D. COMMENTS (APPROVAL DATE: 9 FEB 2011)
J	FEB 2011	PROPPING DETAILS ADDED
I	JAN 2011	MINOR REVISION
H	JAN 2011	DETAIL 3 REVISED
G	DEC 2010	GENERAL REVISION
F	DEC 2010	GENERAL REVISION
E	NOV 2010	GENERAL REVISION
D	OCT 2010	GENERAL REVISION
C	AUG 2010	GENERAL REVISION
B	JUL 2010	GENERAL REVISION
A	JUN 2010	GENERAL REVISION

Revision	Date	Description	BY	Checked
In Charge		Name		Initial
Design Checked		I.CHENG		
Designed		T.SUEN		
Drawn Checked		T.SUEN		
Drawn		E.K'WONG		

Client: **YUEN YUEN INSTITUTE**

Architect: **LCK ARCHITECTS LTD**  
林陳簡建築師有限公司

Project: **REVITALIZATION WORKS FONG YUEN STUDY HALL AT MA WAN**

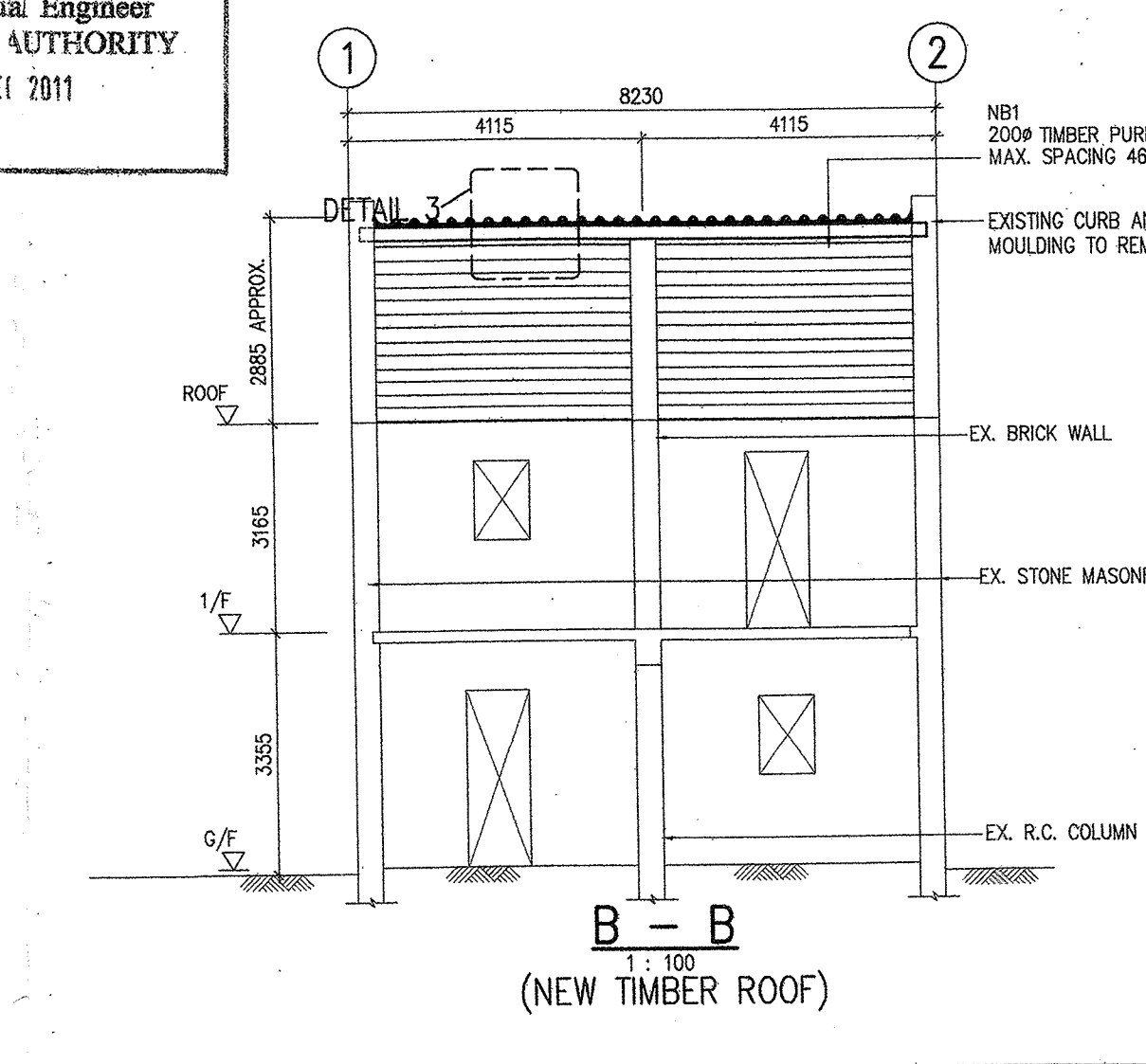
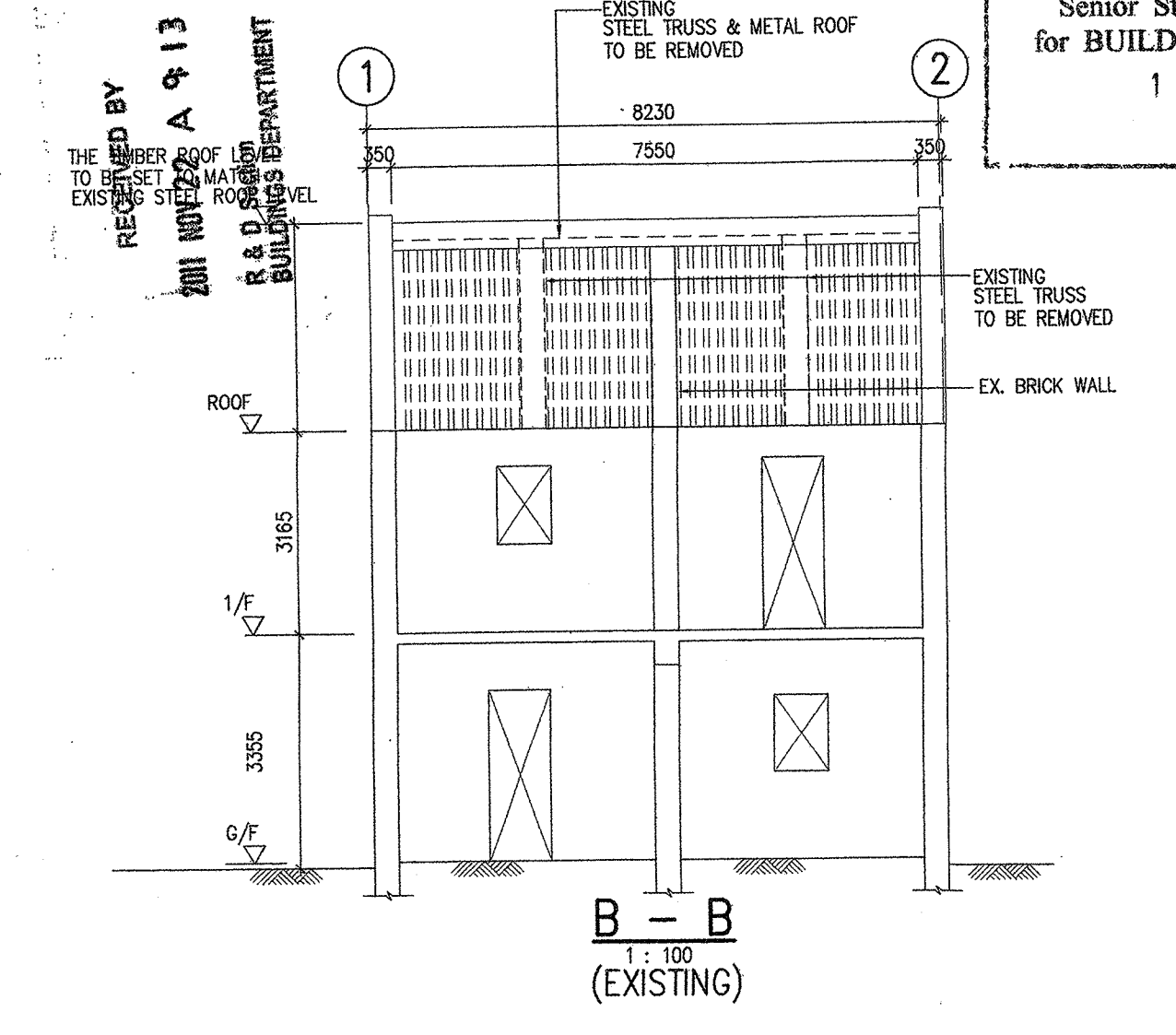
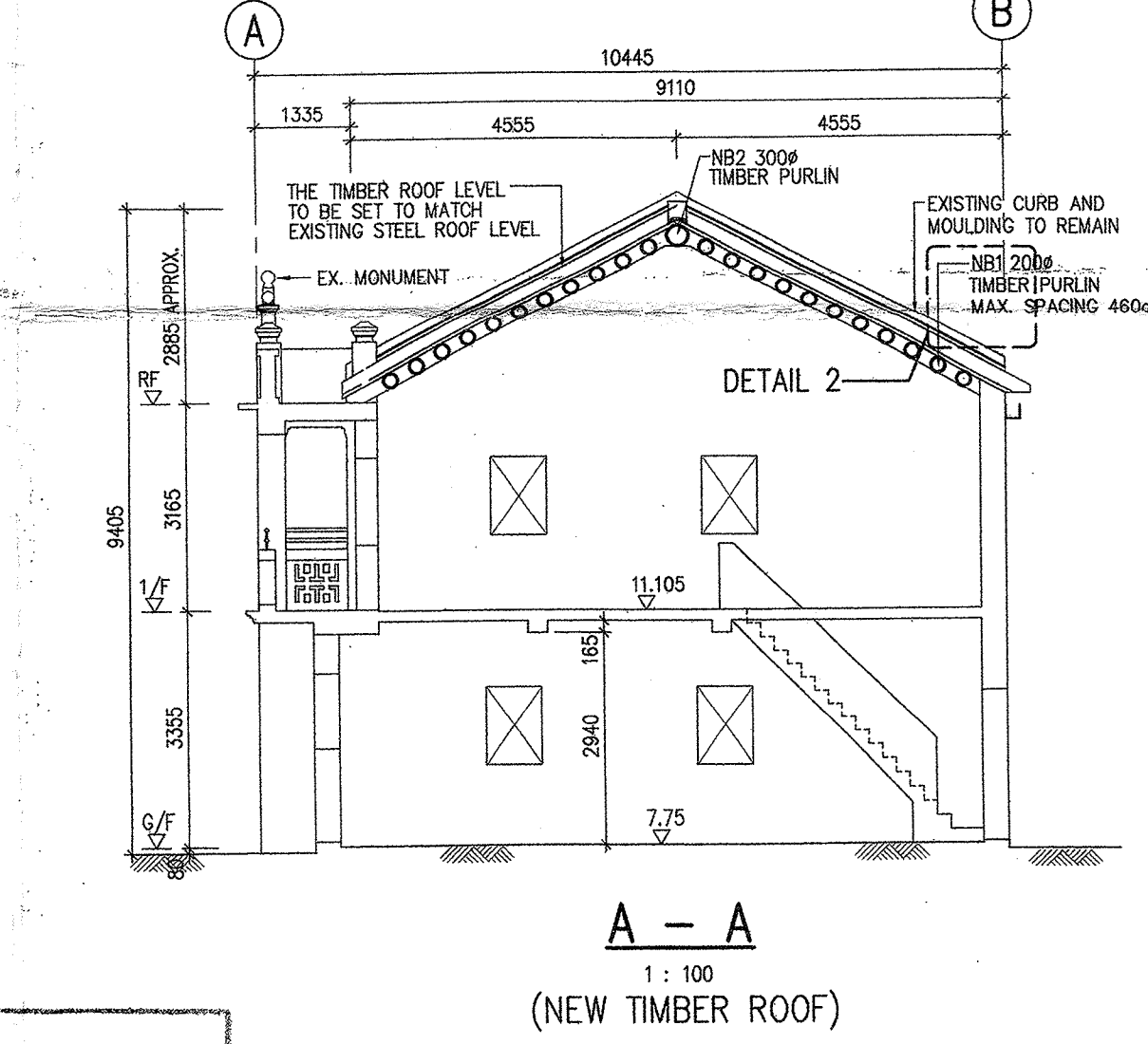
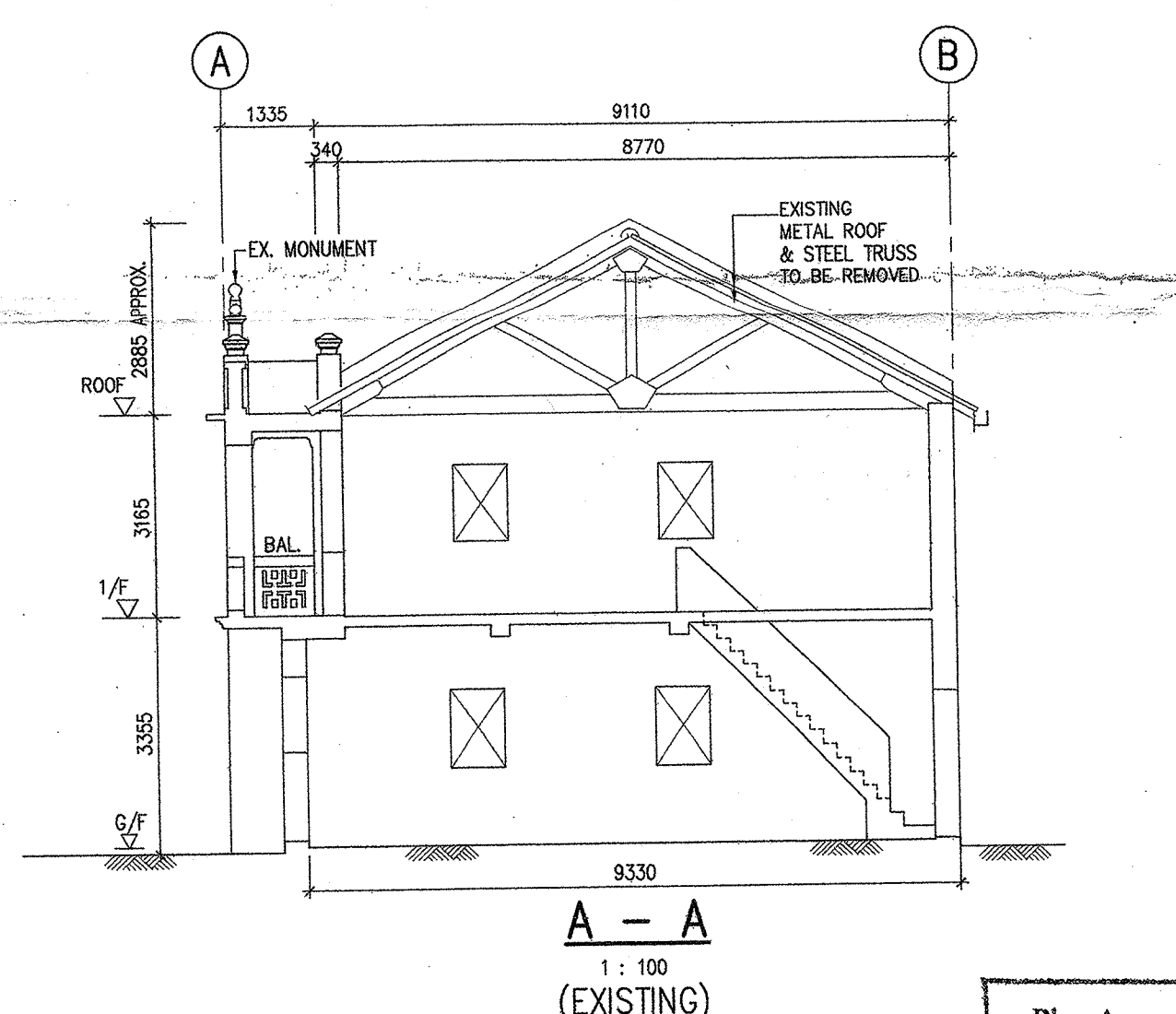
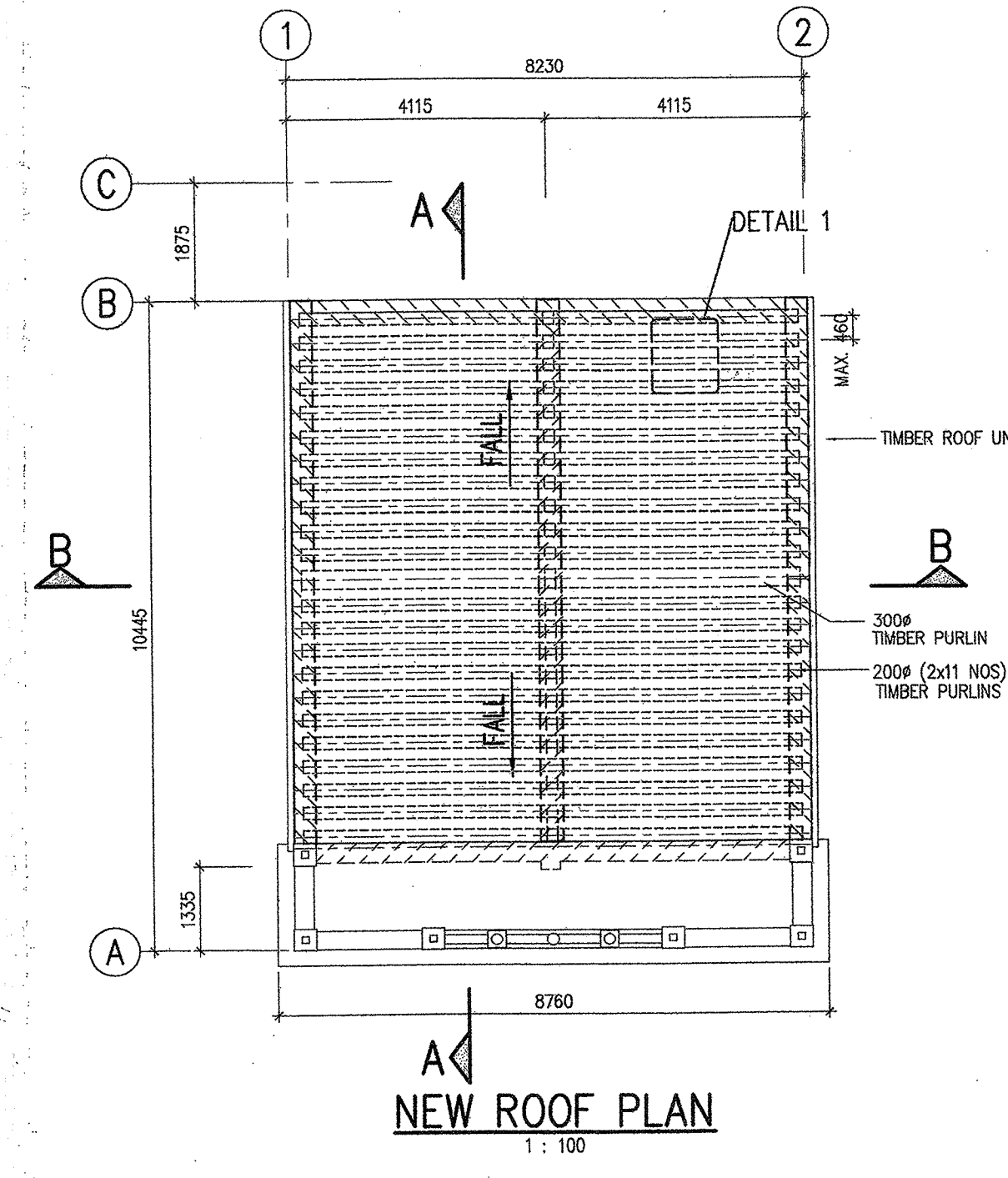
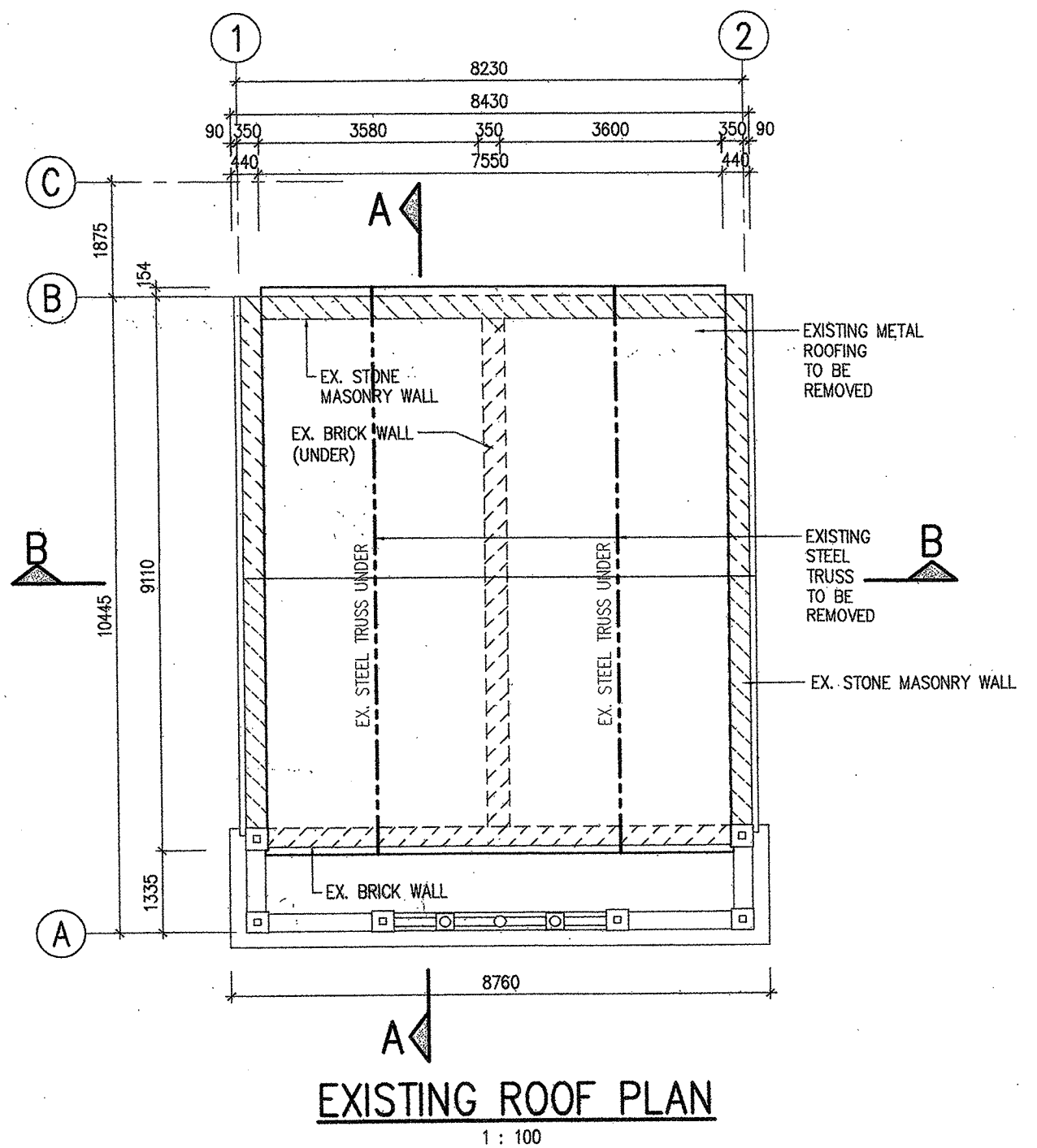
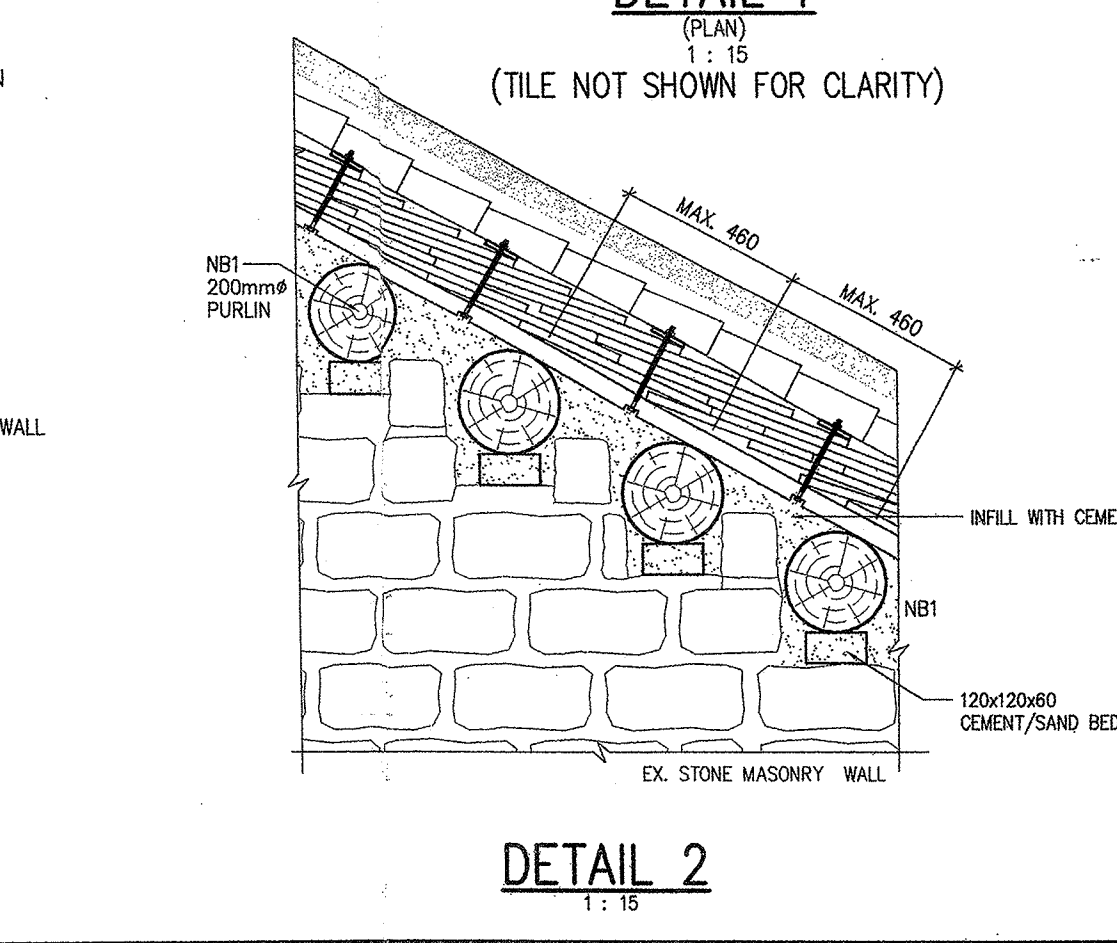
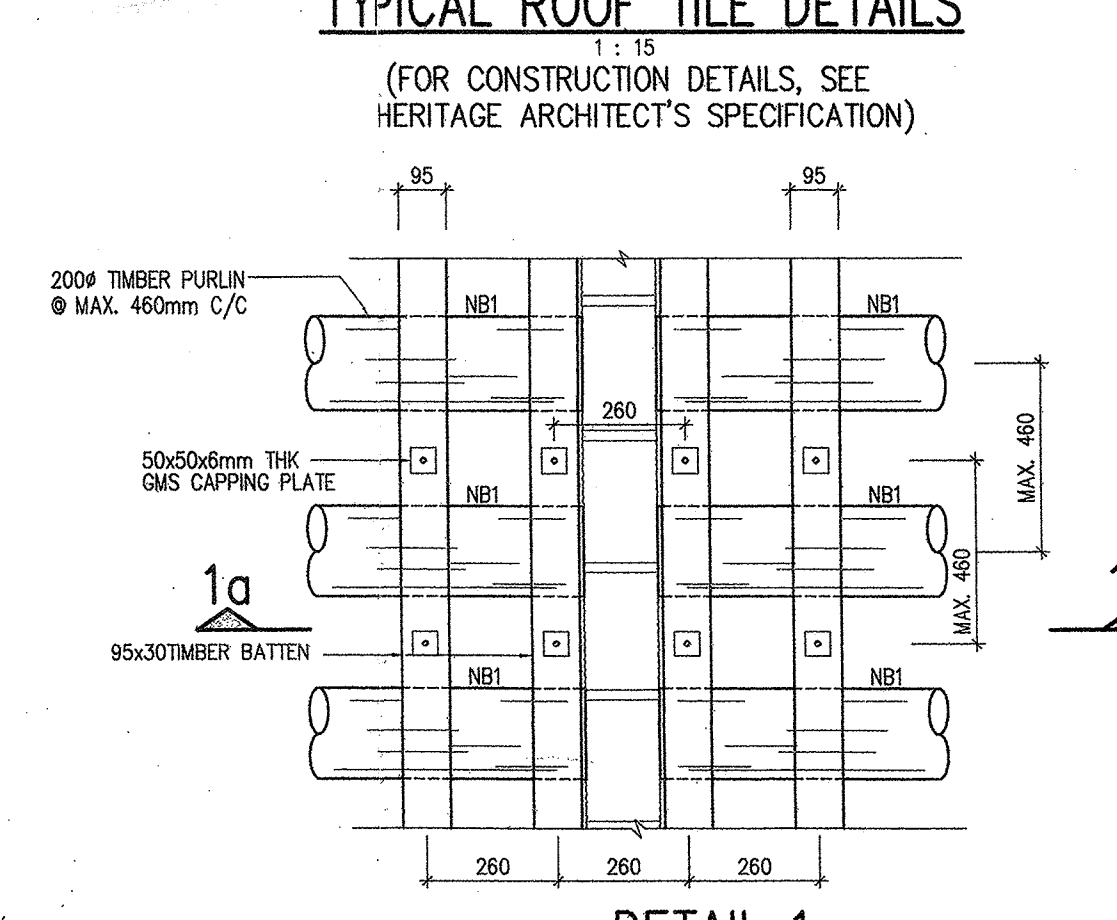
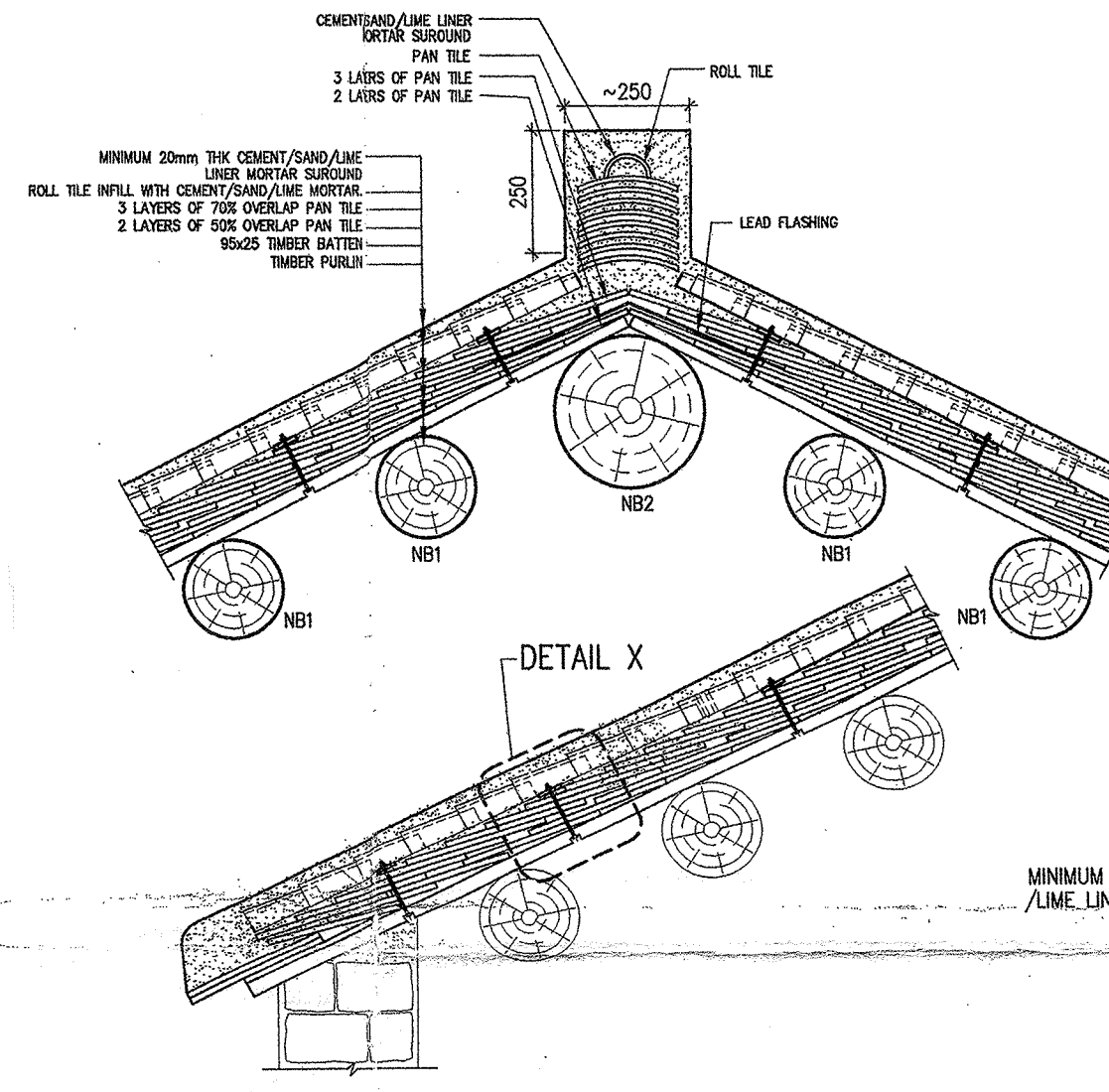
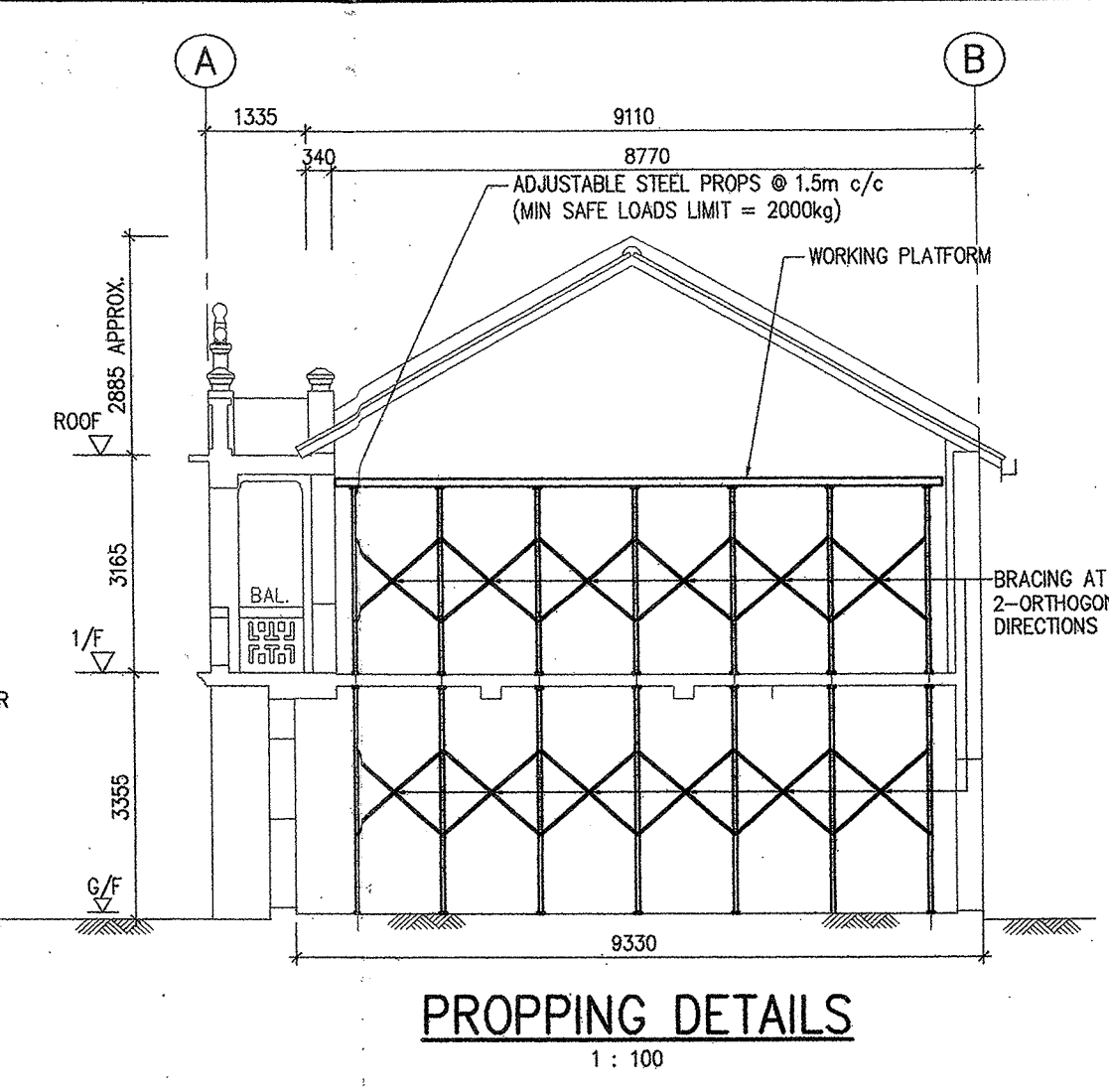
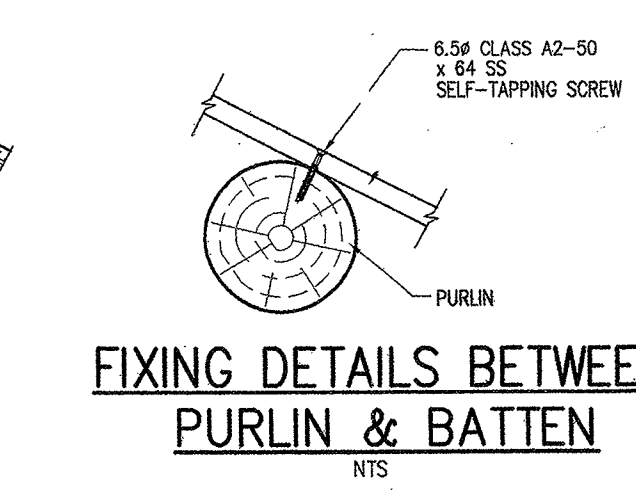
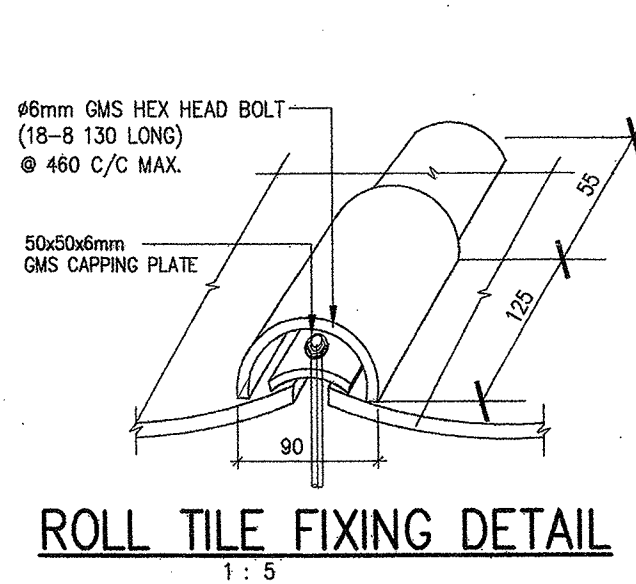
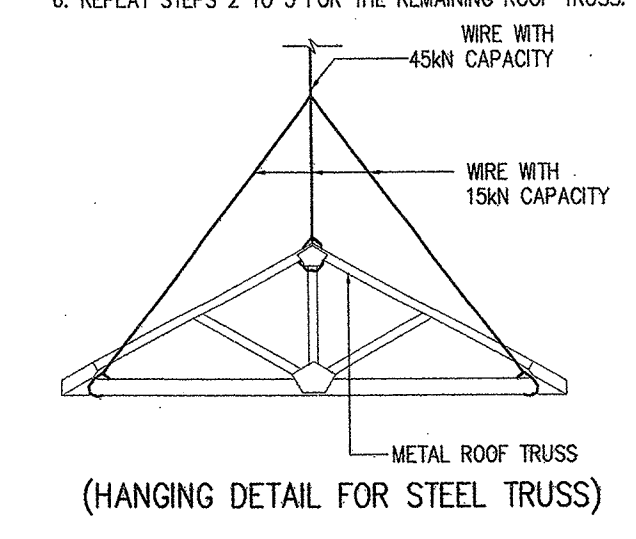
Title: **RE-CONSTRUCTION OF NEW ROOF**

Dr. No.	0928/AA/03	Rev.
		R

**JMK** JMK CONSULTING ENGINEERS LTD.

**SEQUENCE/METHOD STATEMENT OF EXISTING ROOF TRUSS REMOVAL**

1. SET UP CRANE FOR HANGING OF EXISTING ROOF TRUSS.
2. HOLD THE STEEL TRUSS BY WIRES.
3. CUT STEEL PURLINS.
4. DISCONNECT THE ROOF TRUSS FROM THE WALL SUPPORT.
5. REMOVE THE STEEL TRUSS.
6. REPEAT STEPS 2 TO 5 FOR THE REMAINING ROOF TRUSSES.



Plan Approved  
**CHAN Wai-tai**  
Senior Structural Engineer  
for BUILDING AUTHORITY  
19 DEI 2011

THE DRAWING IS TO BE USED BY THE CONTRACTOR FOR THE WORKS ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

"The works shown on these plans are Type II works (A & A WORKS - TIMBER ROOF) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations."

*Helena Kwok Po-Fan*  
B.Sc., P.Eng., C.Eng., F.I.S.T.R.U.C.E., F.H.K.I.E., R.P.E., Registered Structural Engineer  
**AMENDED PLAN**

### GENERAL NOTES

- ALL STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECTS AND SERVICES ENGINEERS DRAWINGS. THE CONTRACTOR SHALL CHECK ALL DRAWINGS AND VERIFY LEVELS AND DIMENSIONS IN ADVANCE OF THE WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL DIMENSIONS ARE TO BE READ IN MILLIMETRE AND LEVELS IN METRE ABOVE P.D.
- ALL LEVELS INDICATED ON PLANS ARE STRUCTURAL FLOOR LEVELS, EXCEPT OTHERWISE STATED.
- DESIGN TO CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL (2005 ED).
- ALL ITEMS TO ACCORD WITH BUILDING (CONSTRUCTION) REGULATIONS EDITION 1990.
- DESIGN TO CODE OF PRACTICE FOR THE STRUCTURAL USE OF CONCRETE (2004 ED).
- DESIGN TO CODE OF PRACTICE ON WIND EFFECTS IN HONG KONG (2004 ED).

### GENERAL NOTES FOR R.C. WORKS:

- THE FOLLOWING NOTES SHALL BE APPLICABLE TO ALL NEW WORKS, UNLESS OTHERWISE STATED.
- THE DESIGN AND CONSTRUCTION FOR THE WORKS SHALL COMPLY WITH THE FOLLOWING: HONG KONG BUILDING (CONSTRUCTION) REGULATIONS 1990; CODE OF PRACTICE FOR STRUCTURAL USE OF CONCRETE (2004) (CP 2004); CODE OF PRACTICE FOR FIBRE REINFORCED CONCRECTION 1999.
  - CONCRETE SHALL COMPLY WITH CS1:1990.
  - NEW CONCRETE SHALL BE GRADE 350 APPROVED MIX WITH 20mm MAX. AGGREGATE.
  - HIGH TENSILE STEEL BARS (DENOTED BY Y) SHALL BE HOT ROLLED DEFORMED GRADE 450 TO CS:1999.
  - MILD STEEL BARS (DENOTED BY R) SHALL BE PLAIN ROUND GRADE 250 TO CS:1999.
  - ALL REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH BS4446.
  - MINIMUM CONCRETE COVER (mm) FOR ALL REINFORCEMENT TO BE AS FOLLOWS OR THE BAR DIAMETER, WHICHEVER IS THE GREATER.

TYPE OF MEMBER	SLABS	BEAMS	BEARING WALLS	CONTACT WITH SOIL FORMED
F.R.P.	25	30	25	50
1 HR. (35 FOR ROOF SLAB)				

- IN THE CASE OF COLUMNS/WALLS WITH A MINIMUM DIMENSION OF 200mm OR UNDER, WHOSE BARS DO NOT EXCEED 12mm DIAMETER, 25mm COVER MAY BE USED.
- REINFORCEMENT CONSISTING OF EXPANDING METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.8mm WITH 2mm DIAMETER WIRE AT NOT MORE THAN 100 c/c SHALL BE INCORPORATED IN THE CONCRETE COVER NOT EXCEEDING 20mm.
- VALUES FOR SIMPLY SUPPORT BEAM/SLAB.
  - ALLOW SUFFICIENT STEEL CHAIRS TO SUPPORT JOINT REINFORCEMENTS IN SLABS AND STAIRS AND IN BARS TO KEEP VERTICAL WALL REINFORCEMENTS IN THEIR CORRECT ALIGNMENTS.
  - NOTATION OF BAR REINFORCEMENT IS AS FOLLOWS:--  

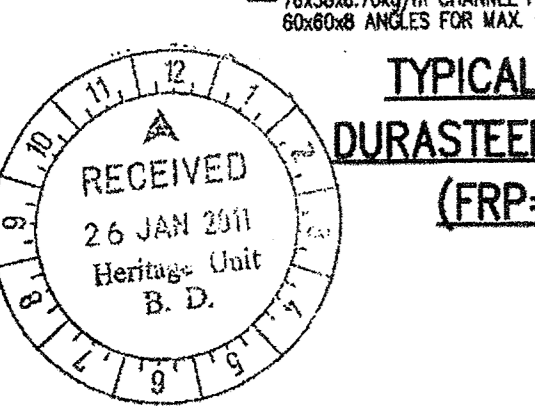
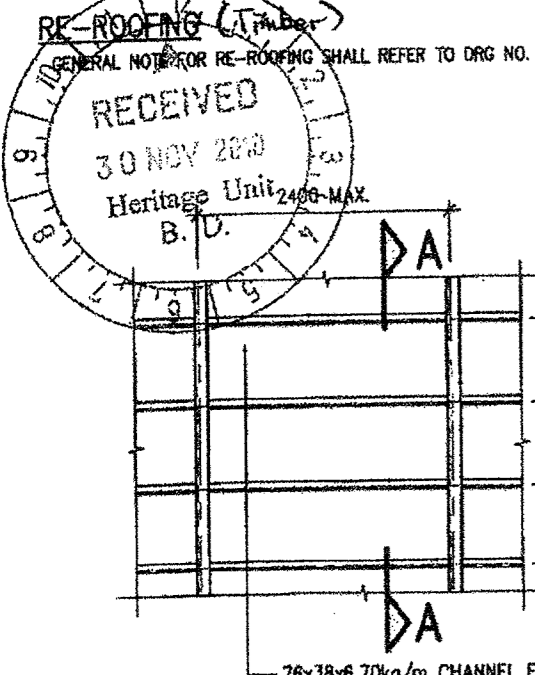
NO. OF BARS	TYPE OF BAR	BAR SPACING
3	Y10	120
  - THE REACTIVE ALKALI OF CONCRETE EXpressed AS THE EQUIVALENT SODIUM OXIDE PER CUM METRE OF CONCRETE SHOULD NOT EXCEED 1.0 WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEMS GIVEN IN APPENDIX A OF PPAF 18C.
  - ANCHORAGE AND LAP LENGTH OF STEEL BAR (TABLE 8.4 & 8.5 OF COP, 2004) SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE:

ANCHORAGE TYPE	GRADE 350 CONCRETE	
	HIGH YIELD MILD STEEL BAR	ROUND BAR
TENSION AND COMPRESSION LAP	34d	35d
1.4 TENSION LAP	45d	46d
2.0 TENSION LAP	68d	69d
COMPRESSION ANCHORAGE	27d	27d

- THE LAP LENGTH SHALL BE INCREASED WITH THE FOLLOWING CONDITIONS AND COMPLY WITH COP2004 CL.4.7.6:
- WHERE A LAP OCCURS AT THE TOP OF A SECTION AS CAST AND THE MINIMUM COVER IS LESS THAN TWICE THE SIZE OF THE LAPPED REINFORCEMENT, THE LAP LENGTH SHALL BE INCREASED BY A FACTOR OF 1.4.
  - WHERE A LAP OCCURS AT THE CORNER OF A SECTION AND THE MINIMUM COVER IS LESS THAN TWICE THE SIZE OF THE LAPPED REINFORCEMENT OR WHERE THE CLEAR DISTANCE BETWEEN ADJACENT LAPS IS LESS THAN 750mm OR SIX TIMES THE SIZE OF THE LAPPED REINFORCEMENT, WHICHEVER IS THE GREATER, THE LAP LENGTH SHALL BE INCREASED BY A FACTOR OF 1.4.
  - IN CASES WHERE BOTH CONDITIONS (a) AND (b) APPLY, THE LAP LENGTH SHALL BE INCREASED BY A FACTOR OF 2.0.
- FTL DENOTES FULL TENSION LAP OR THE APPROPRIATE MULTIPLE OF TENSION LAP. FTA DENOTES FULL TENSION ANCHORAGE.

- MECHANICAL COVERED JOINTS SHALL BE TRANSFERRED TO THE JOINTS IN THE BAR AND SHOULD BE REINFORCED BY AN APPROVED JOINT SEALANT, WITH THE CHARACTERISTIC STRENGTH NOT LESS THAN 80% OF THE PARENT BAR.
- Concrete grade for existing structural elements is 20.

- ### NOTES FOR STRUCTURAL STEEL WORKS
- ALL A & B WORKS SHALL COMPLY WITH HONG KONG BUILDING (CONSTRUCTION) REGULATIONS 1990. DESIGN OF STRUCTURAL ELEMENTS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL USE OF STEEL 2005.
  - STRUCTURAL STEEL SHALL BE GRADE S275 COMPLYING WITH BS EN 10220 (CLASS 1).
  - WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 10151.
  - ELECTRODES FOR WELDING SHALL COMPLY WITH BS EN ISO 2560.
  - WELDING PROCEDURE SHALL COMPLY WITH BS EN ISO 15614-1.
  - ALL FILLET WELDS TO BE OF 5mm ALL ROUND FULLY CONTINUED UNLESS OTHERWISE INDICATED.
  - EXCEPT OTHERWISE STATED ALL STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED TO BS EN 10481 (MINIMUM THICKNESS IS 40μm). ANY GALVANIZED COATING DAMAGED BY WELDING SHALL BE MADE GOOD WITH AT LEAST TWO COATS OF ZINC RICH PAINT TO BS4482.
  - THE BOLTS TO BE GRADE 4.6 TO BS EN 1017 OR 4014 WITH ULTIMATE TENSILE STRENGTH = 240 N/mm<sup>2</sup>.
  - SURFACE OF ALL STEEL MEMBER SHALL BE PAINTED BY FRECUT FR-800 TO PROVIDE ONE HOUR FRP. APPLICATION OF FIRE PROTECTION MATERIAL SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.



### REMOVAL WORKS

1. THE REMOVAL WORKS SHALL COMPLY WITH CODE OF PRACTICE FOR DEMOLITION OF BUILDINGS 2004.

### SAFETY PRECAUTIONARY MEASURES

- BEFORE COMMENCING ANY ERECTION WORK, THE CONTRACTOR SHALL CARRY OUT A GENERAL SURVEY OF THE SITE TO ASSESS THE GENERAL CONDITION OF THE SITE ENVIRONMENT AND TO IDENTIFY AND ASSESS THE POTENTIAL DANGER THE ERECTION WORK MAY POSE TO PUBLIC SAFETY.
- THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES TO PROTECT PUBLIC SAFETY AND THE OCCUPANTS OF THE BUILDING. THESE MAY INCLUDE THE PROVISION OF TEMPORARY SUPPORT TO THE WORK OR ANY CONSTRUCTION ELEMENTS TO BE ERECTED, THE PROVISION BAMBOO/METAL SCAFFOLDING WITH TARP/AULIN NETTING, ETC.
- THE ERECTION OF BAMBOO CATCH-FANS WITH METAL SHEET, TARP/AULIN, NETTING, ETC. TO PREVENT THE ACCIDENTAL FALLING OUT OF SMALL DEBRIS FROM THE ERECTION WORK, THE TEMPORARILY FENCED OFF OF THE PUBLIC AREA AND DIVERSION OF THE AFFECTED PEDESTRIANS IS REQUIRED.
- FOR WORKING AT HIGH LEVEL PRECAUTIONARY MEASURES SHALL BE TAKEN TO PREVENT ACCIDENTAL FALLING OF WORKERS, TOOLS AND BUILDING MATERIALS. WORKERS MUST WEAR A SAFETY BELT AND KEEP IT ATTACHED TO A SECURE ANCHORAGE.
- ADEQUATE TEMPORARY PROPS AND TIES SHALL BE PROVIDED TO SUPPORT AND SECURE THE CONSTRUCTION ELEMENTS BEFORE THEY ARE PERMANENTLY FIXED.

### NOTES FOR FOUNDATION

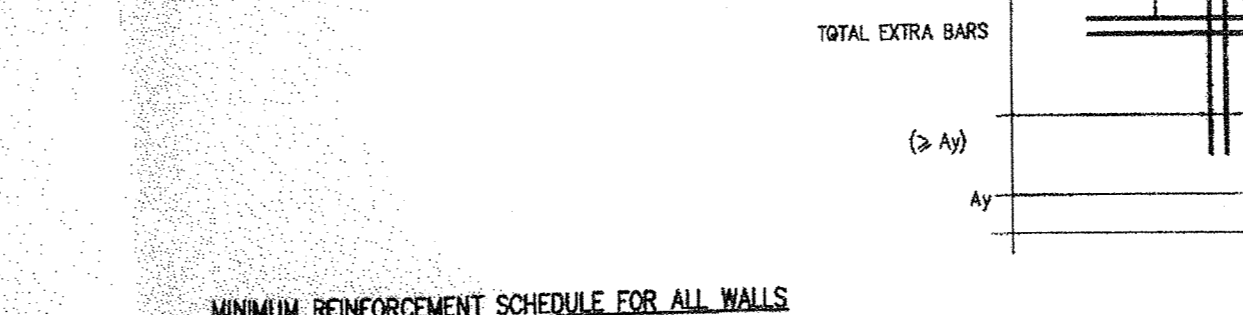
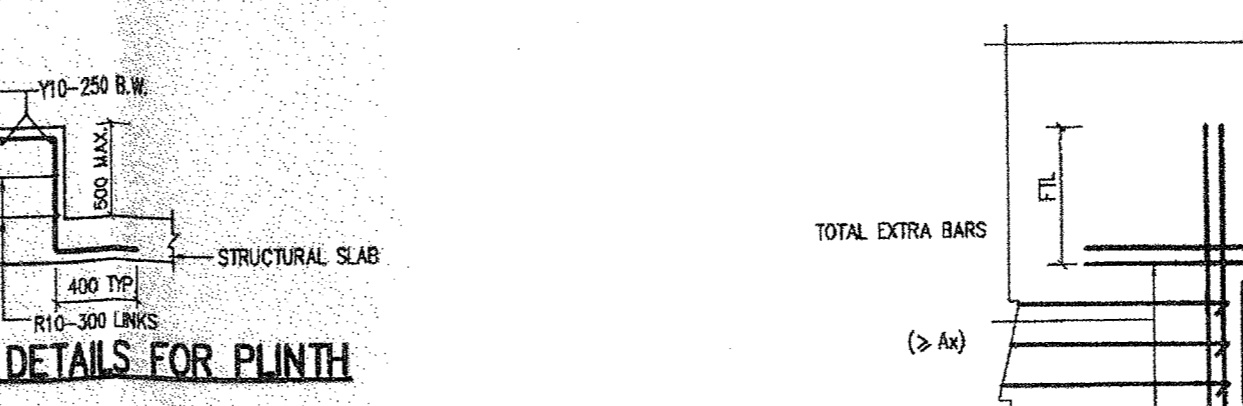
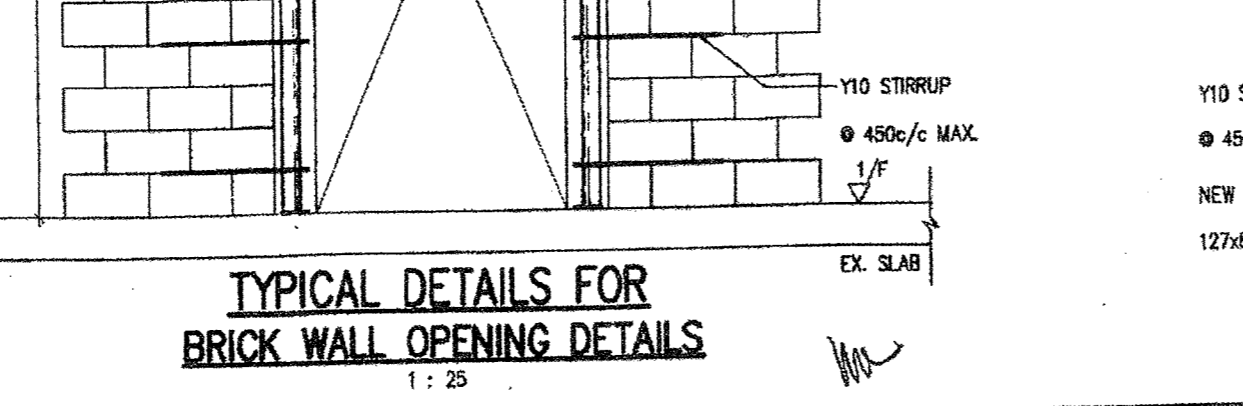
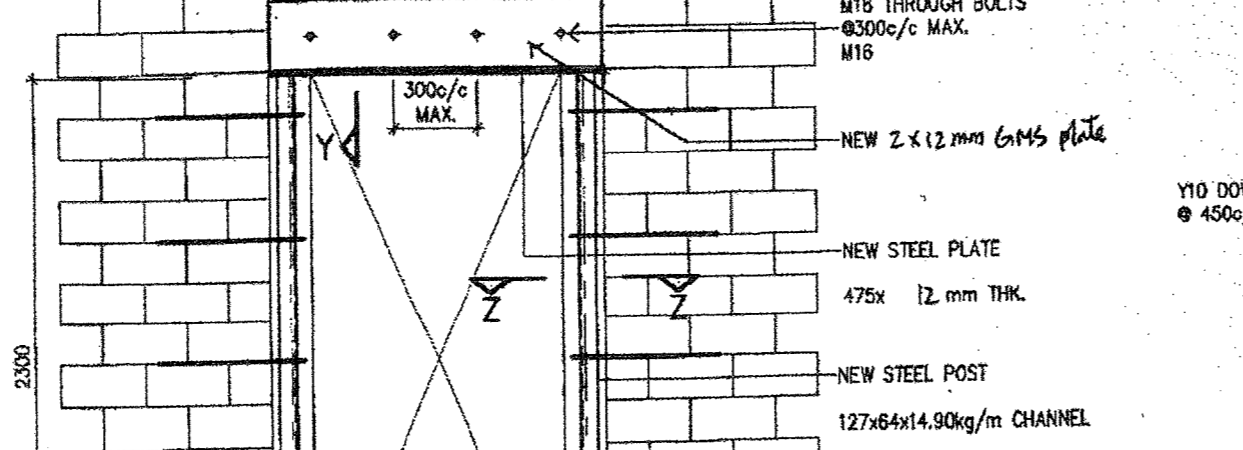
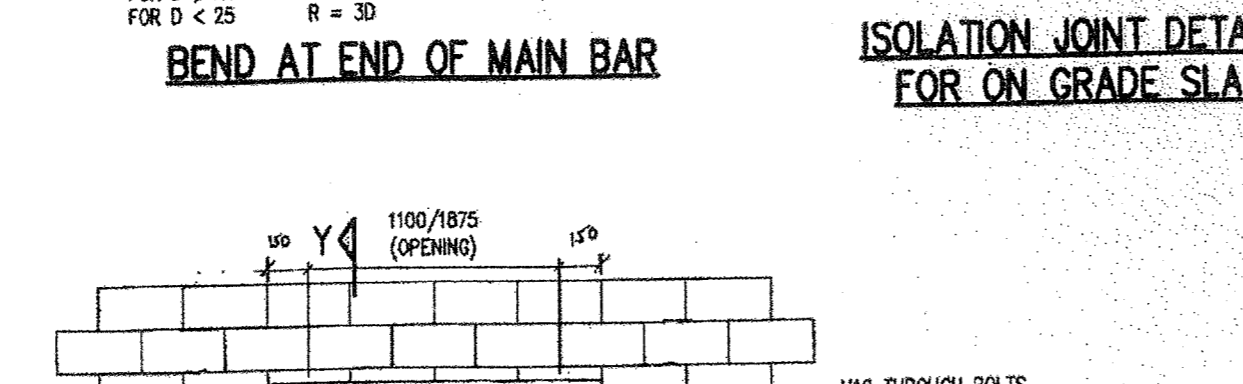
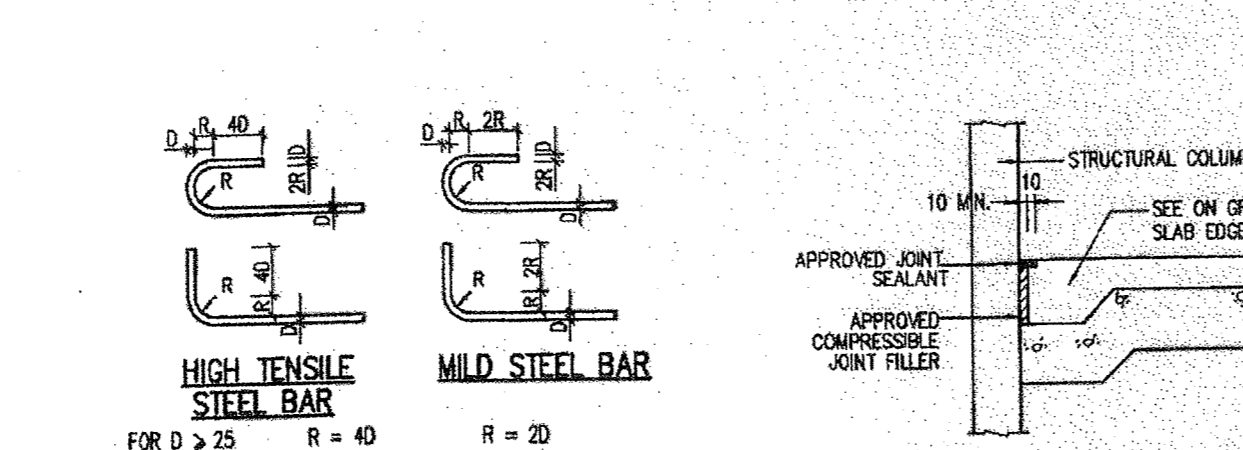
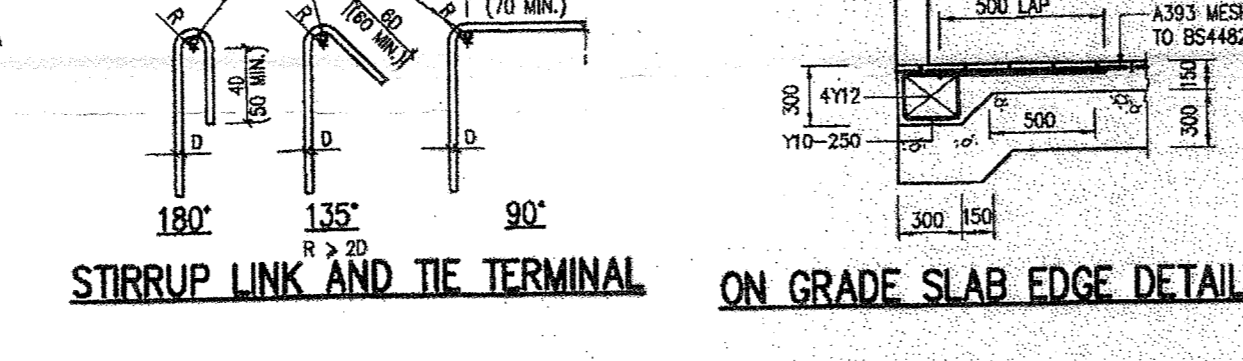
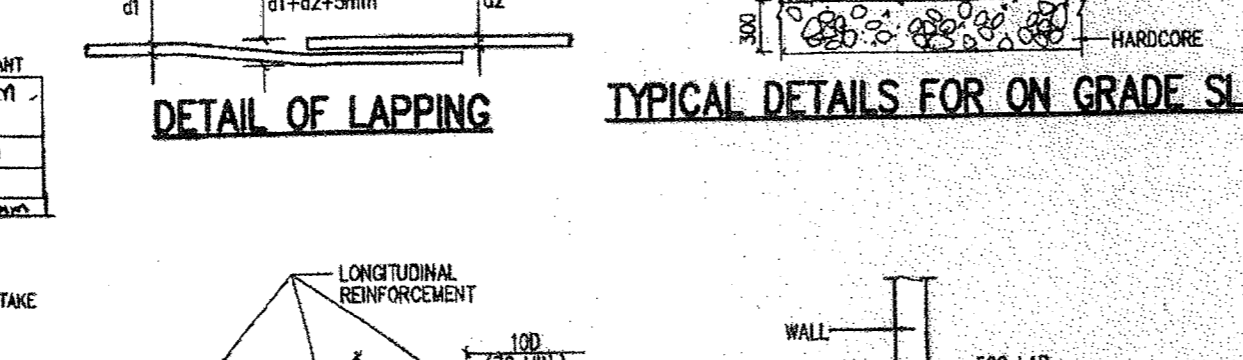
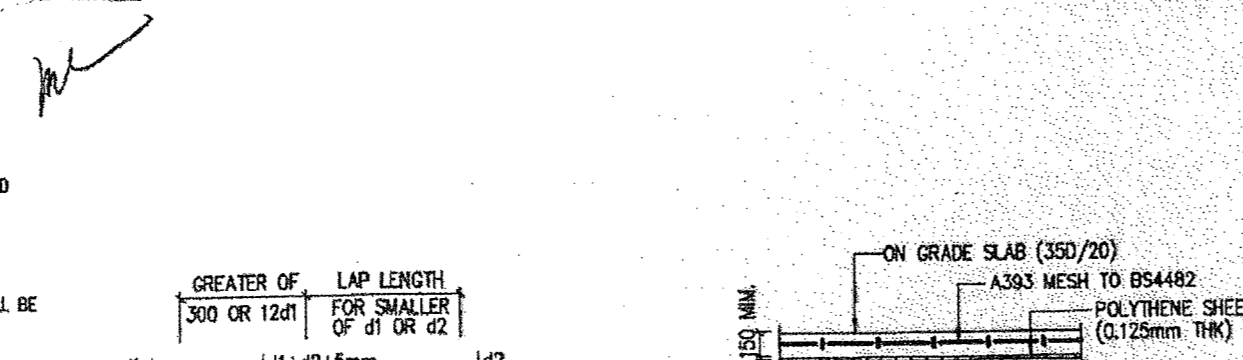
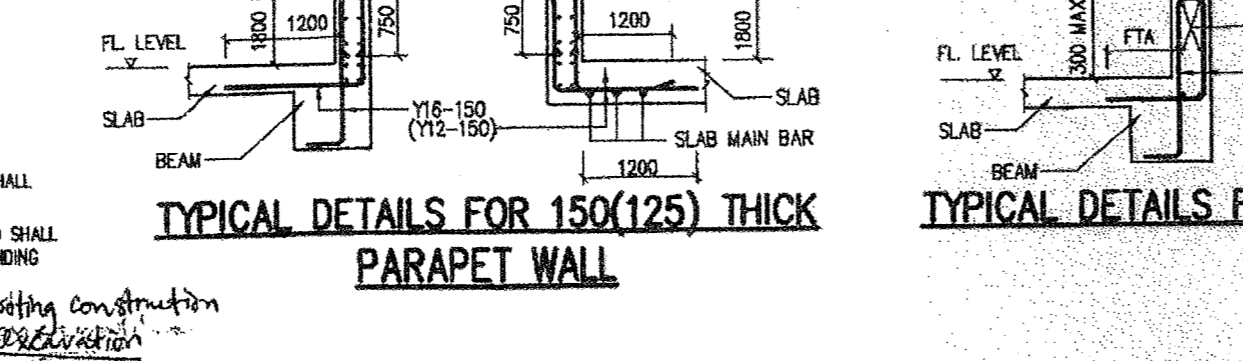
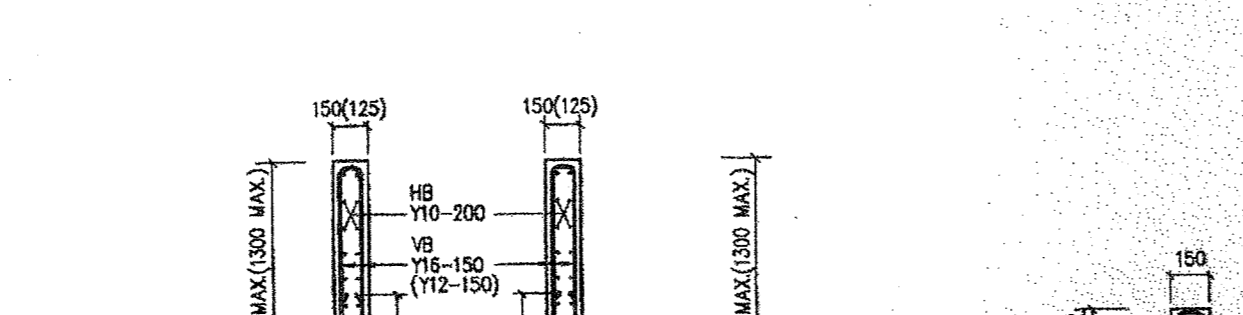
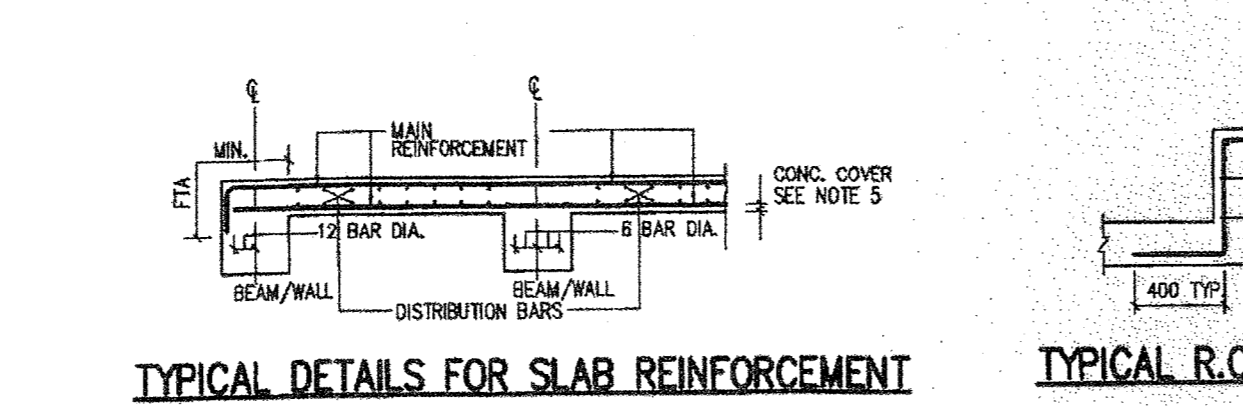
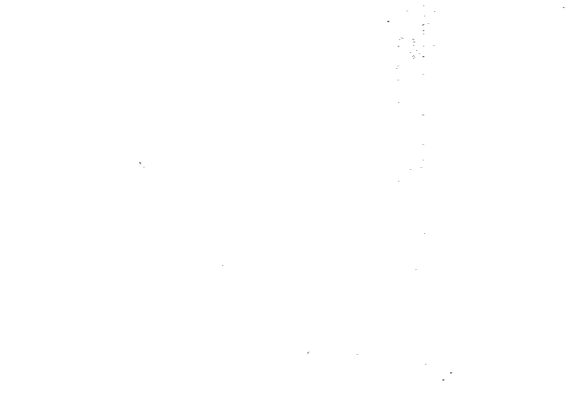
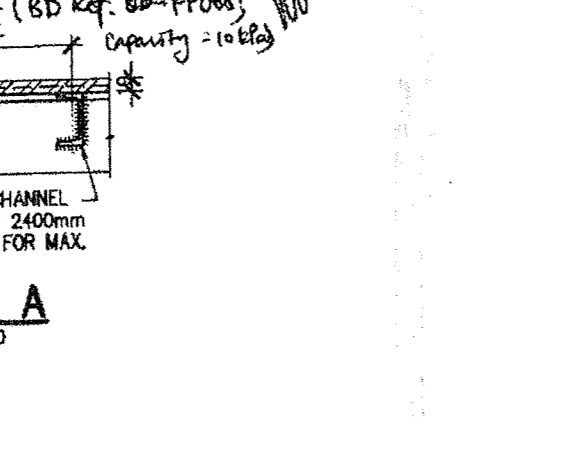
- TENTATIVE FOUNDING LEVEL TO BE MIN. 300mm BELOW GROUND.
- ALLOWABLE BEARING CAPACITY TO BE 150kPa.
- A BLINDING LAYER OF C20/20 CONCRETE, 25mm THICK MINIMUM, SHALL BE LAID BENEATH THE FOOTING.
- UPON EXCAVATION TO THE FOUNDING LEVEL, THE FOUNDING GROUND SHALL BE INSPECTED AND AGREED BY THE ENGINEER BEFORE PLACING BLINDING LAYER.
- Open cut excavation will be adopted for footing construction. Monitoring system for footing works shall be as follows:--

- LOCATIONS OF MONITORING POINTS ARE INDICATED ON DRAWING NO. 0928/AA/01.
- THE VERTICAL AND HORIZONTAL MOVEMENT OF MONITORING POINTS SHALL BE SURVEY TO AN ACCURACY OF 2mm DAILY. BASE READING SHALL BE TAKEN ON 2 SEPARATE DATUMS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS.
- BEFORE COMMENCEMENT OF EXCAVATION, BASE READINGS OF ALL MONITORING INSTRUMENTS SHALL BE ESTABLISHED AND AGREED WITH THE A/P/SE.
- A COMPLETED SET OF PROPER MONITORING RECORDS SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR INSPECTION UPON REQUEST BY ARCHITECTS, ENGINEERS AND RELEVANT AUTHORITIES.
- GROUND SETTLEMENT CHECK POINTS & TILTING CHECK POINT SHALL BE TAKEN DAILY.
- ALL MONITORING RESULTS SHALL BE PRESENTED IN GRAPHICAL FORMAT WHICH SHALL BE AGREED WITH THE A/P/SE.

- TO THE ENGINEER ON A WEEKLY BASIS AND SUBMITTED TO RELEVANT AUTHORITIES AS A GENERAL BASIS:
- | INSTRUMENTATION   | INTERVAL | ALERT LEVEL | ACTIVITY LEVEL |
|-------------------|----------|-------------|----------------|
| TILTING           | 5mm      | 10mm        | 13-Ymm         |
| SETTLEMENT        | 1/750    | 1/500       | 1/300          |
| CRACK DEVELOPMENT | 2mm      | 4mm         | 1.2-8mm        |
- ALERT LEVEL - FREQUENCY OF MONITORING OF AFFECTED AREA AND/OR NUMBERS OF MONITORING STATION TO BE INCREASED.
- ACTIVITY LEVEL - DESIGN ASSUMPTION MAY NEED TO BE REVIEWED AMENDMENT TO FOUNDATION IF NECESSARY SHOULD BE MADE TO TAKE ACCOUNT OF EFFECT OF ADJACENT FOUNDATIONS AND STRUCTURES. CONTINGENCY MEASURES SHOULD BE ADOPTED TO REDUCE THE DEFLECTION AND SETTLEMENT.
- ALPHA LEVEL - RELEVANT WORKS OF AFFECTED AREA NEED TO BE SUSPENDED IMMEDIATELY. THE WORK CAN ONLY BE RESUMED WHEN REMEDIAL WORKS HAVE BEEN DONE AND ACCEPTED BY THE RELEVANT AUTHORITIES.

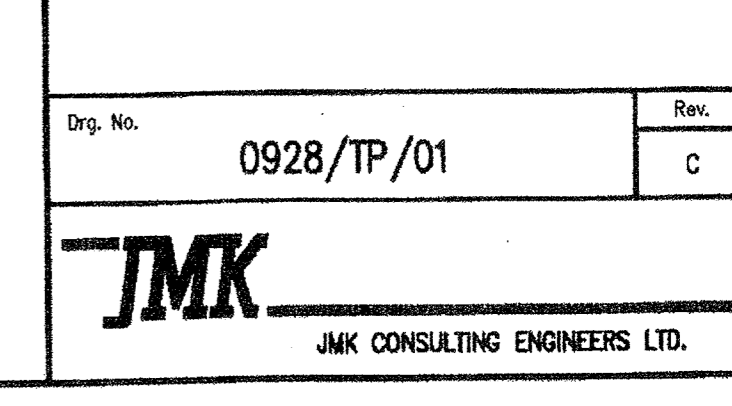
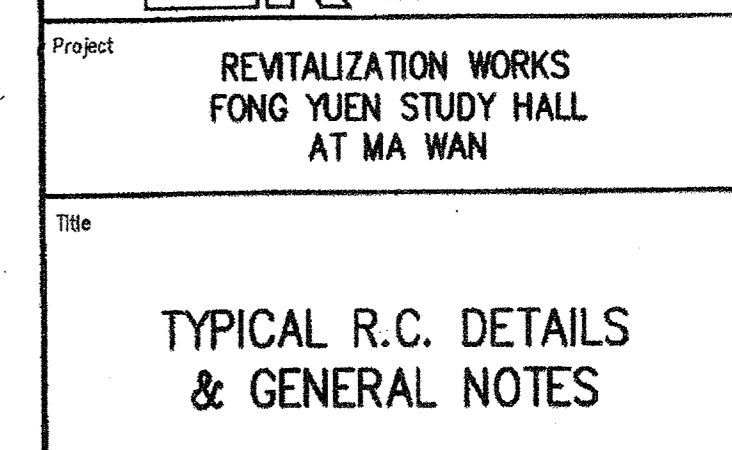
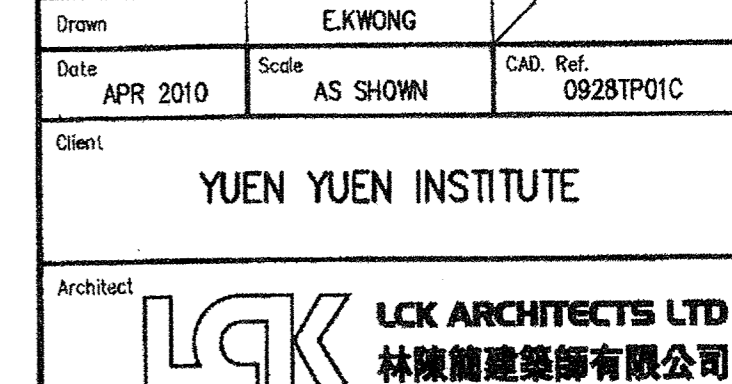
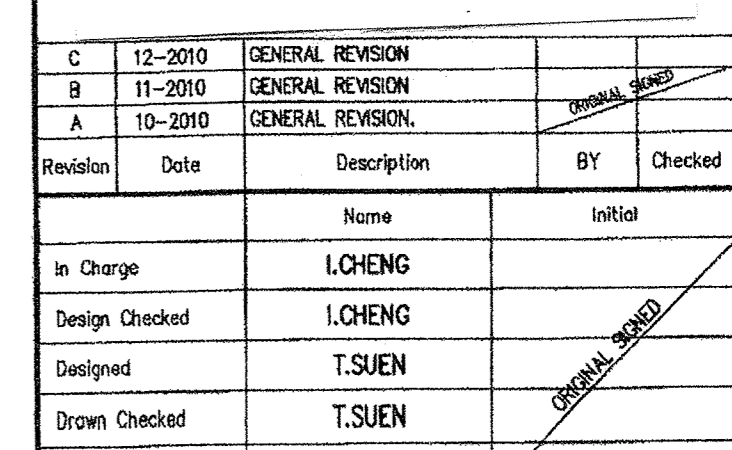
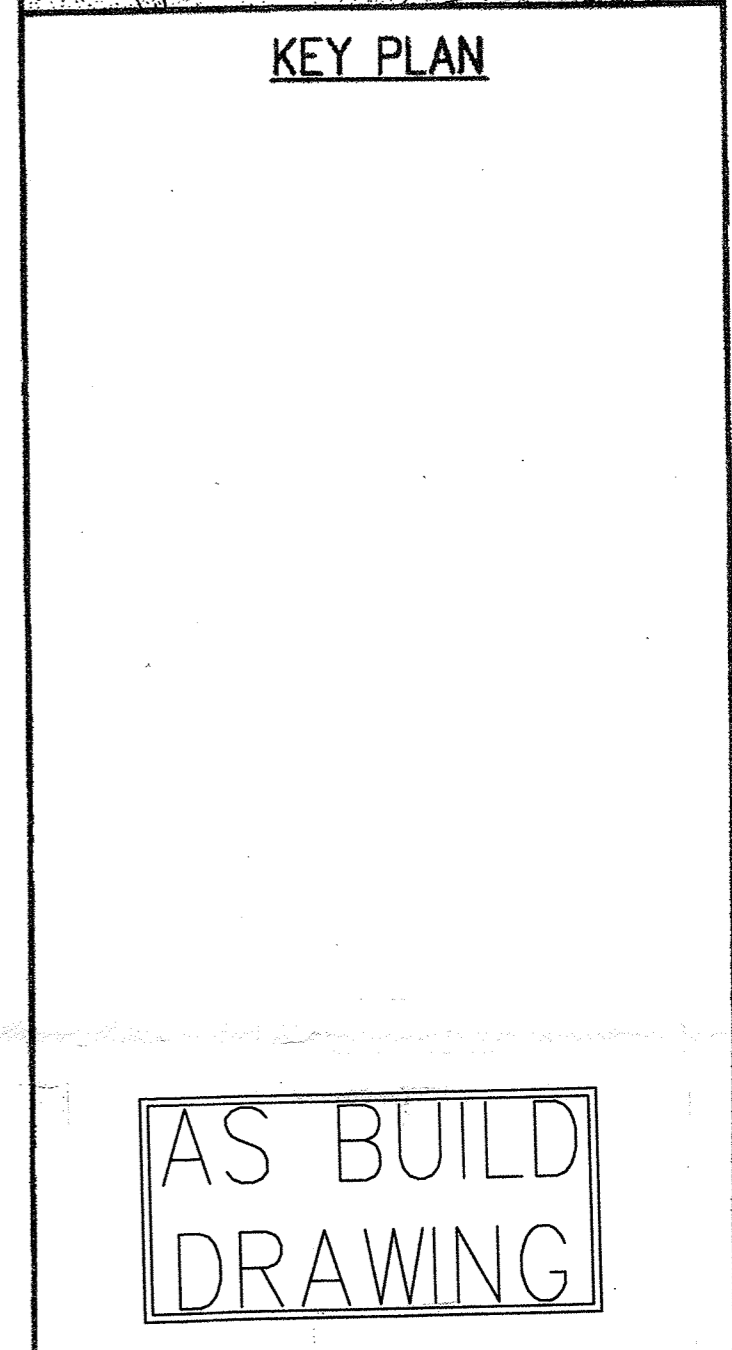
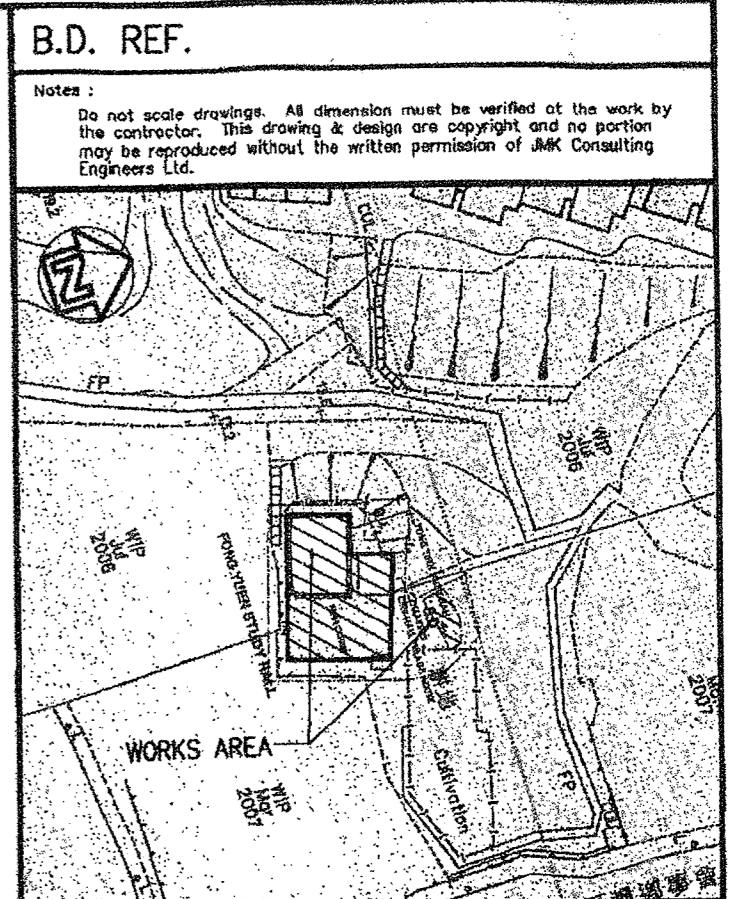
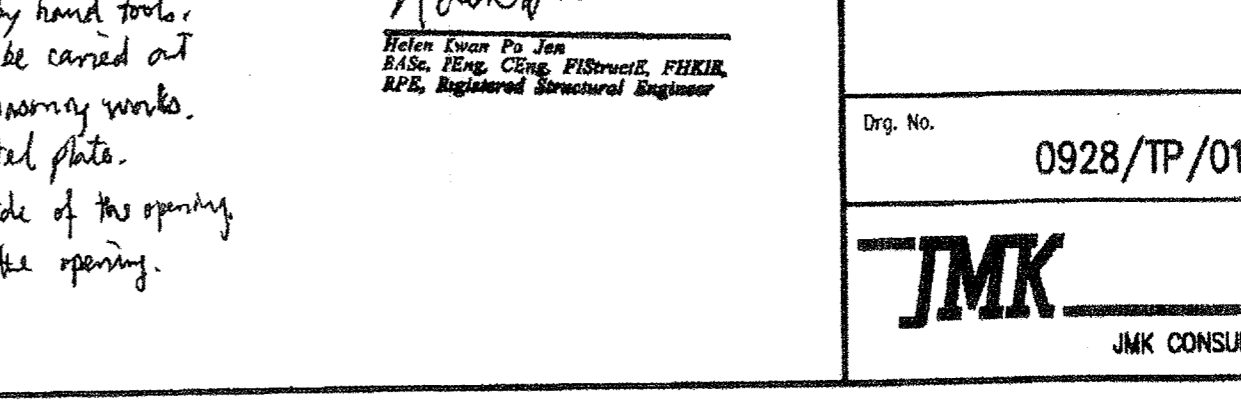
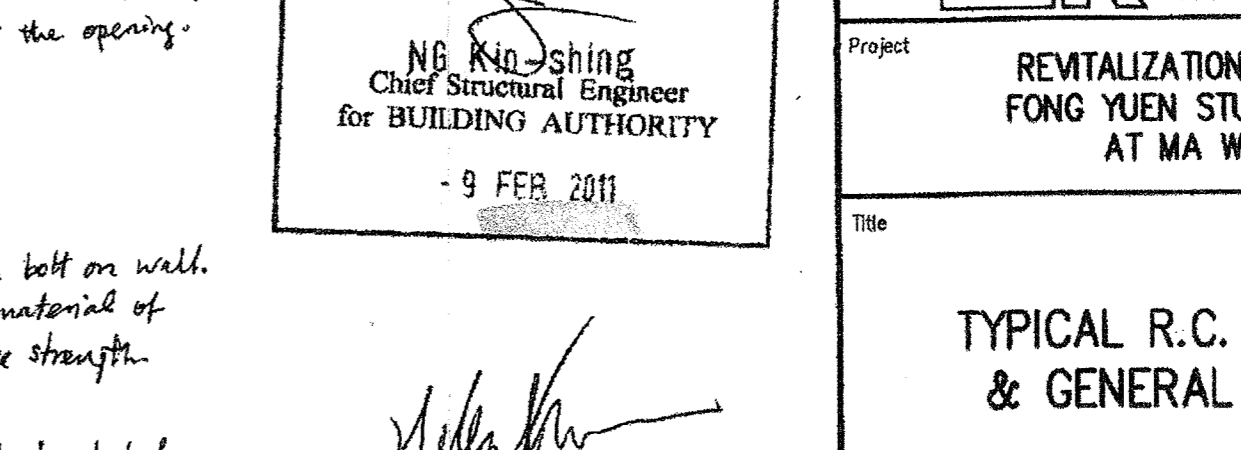
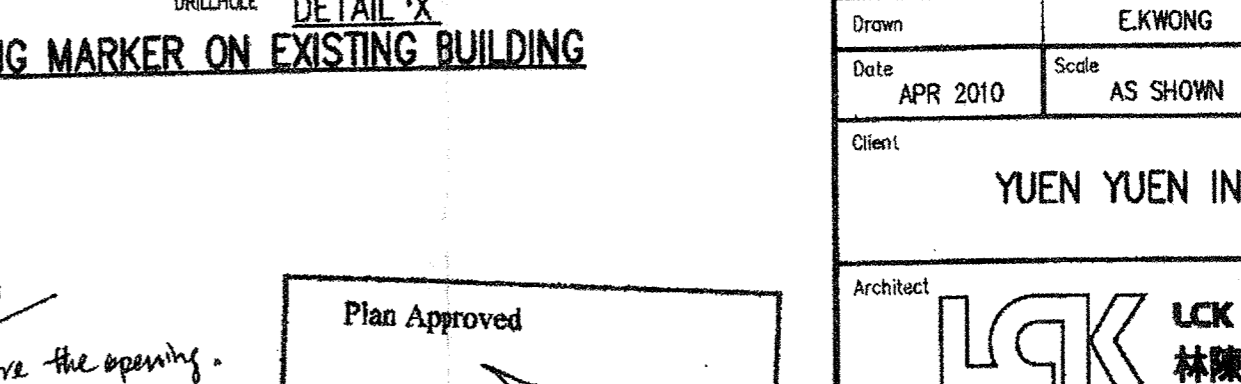
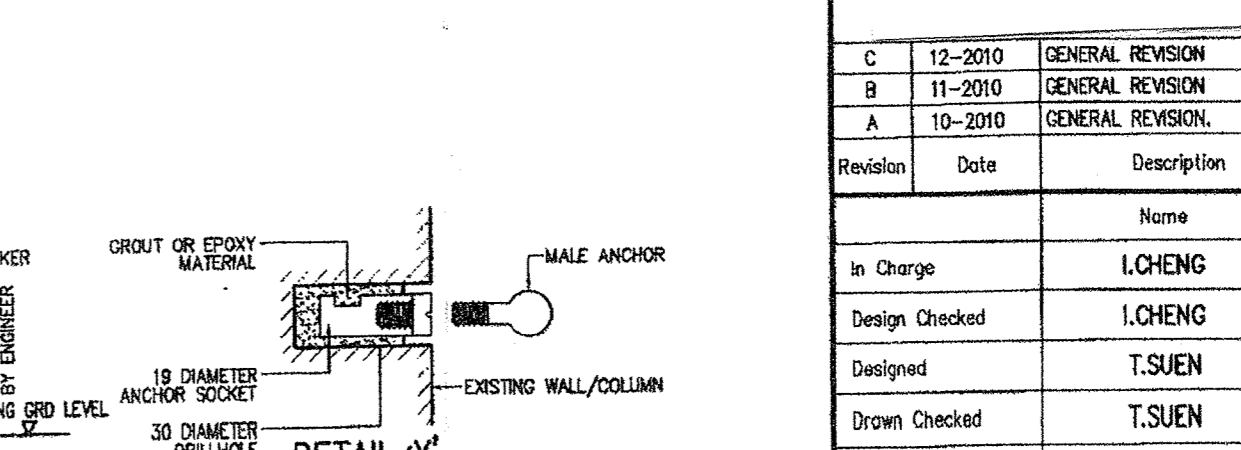
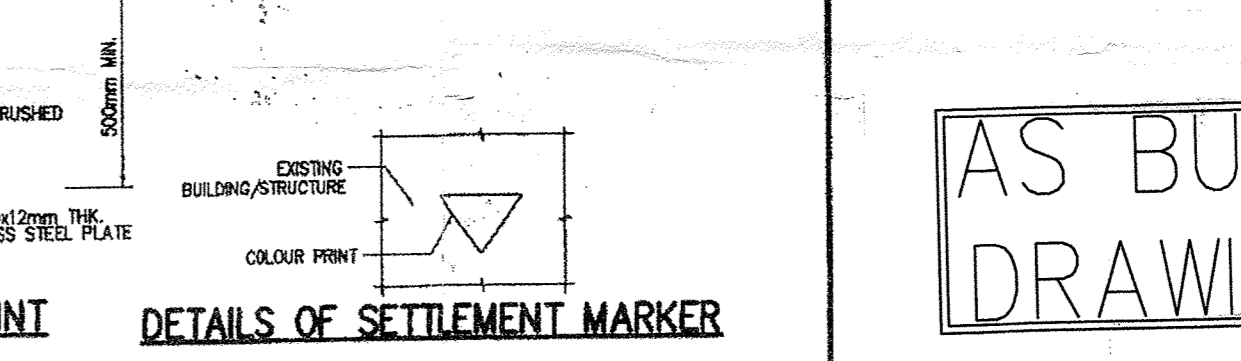
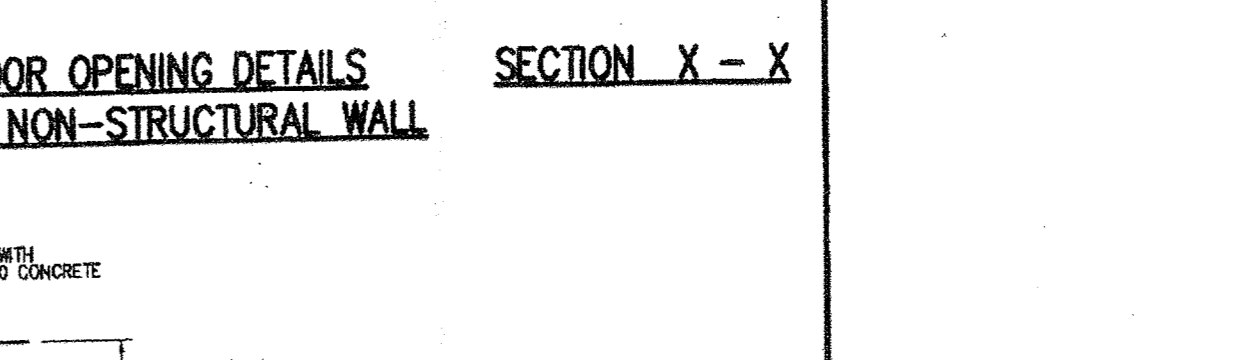
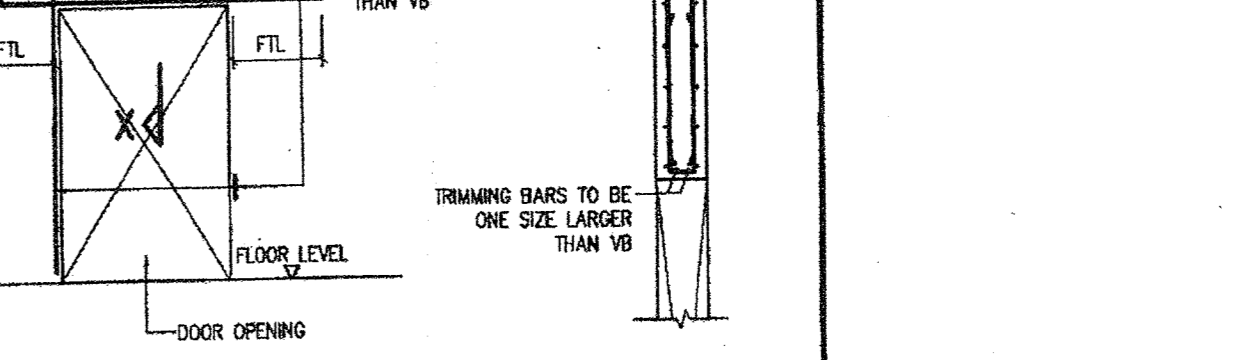
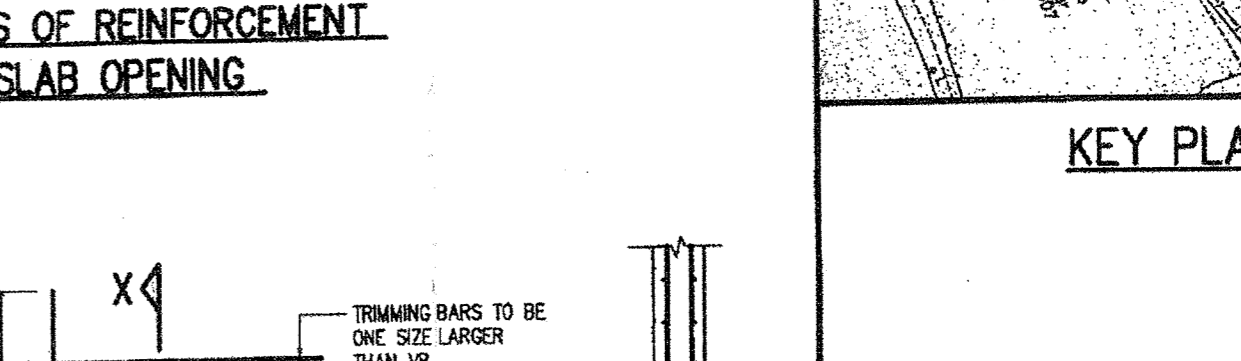
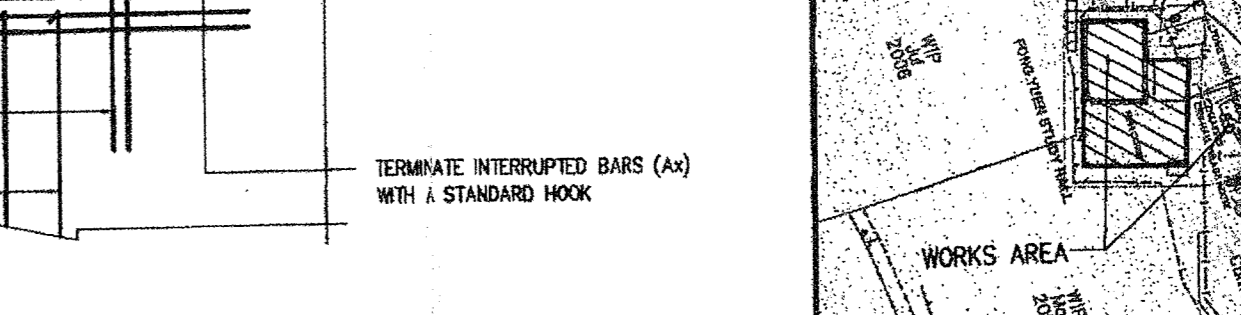
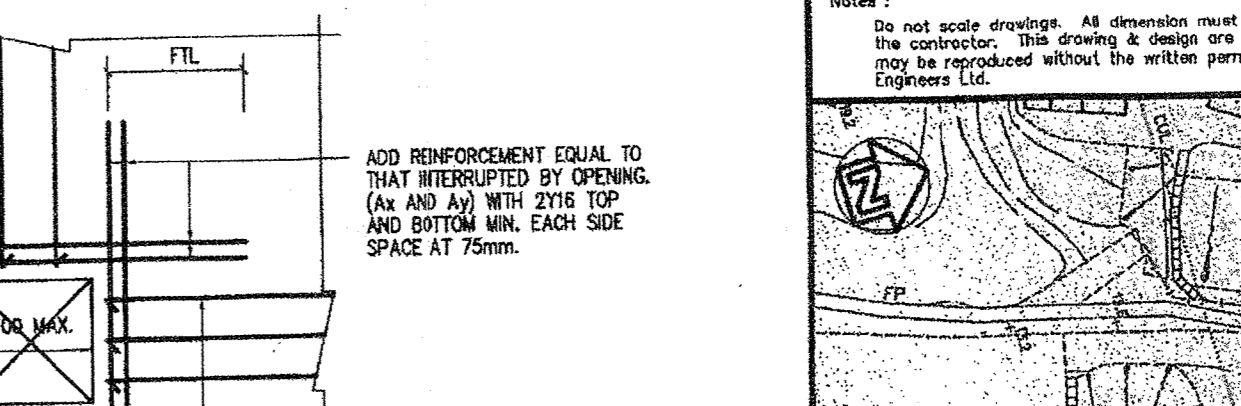
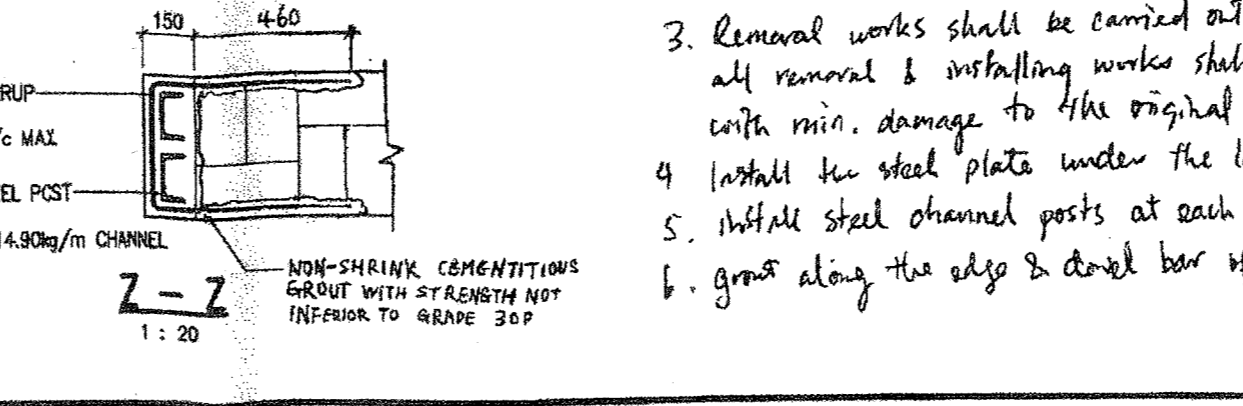
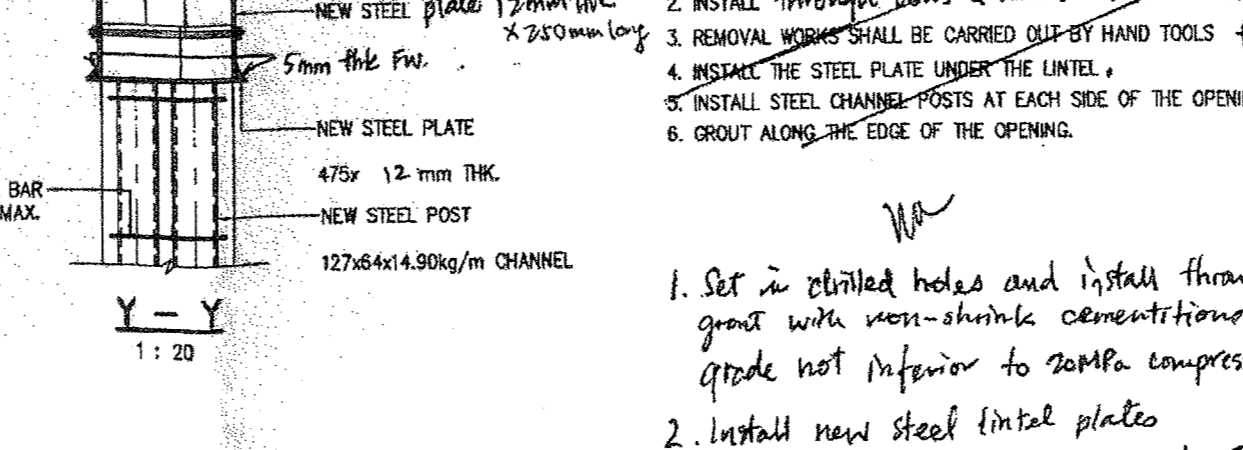
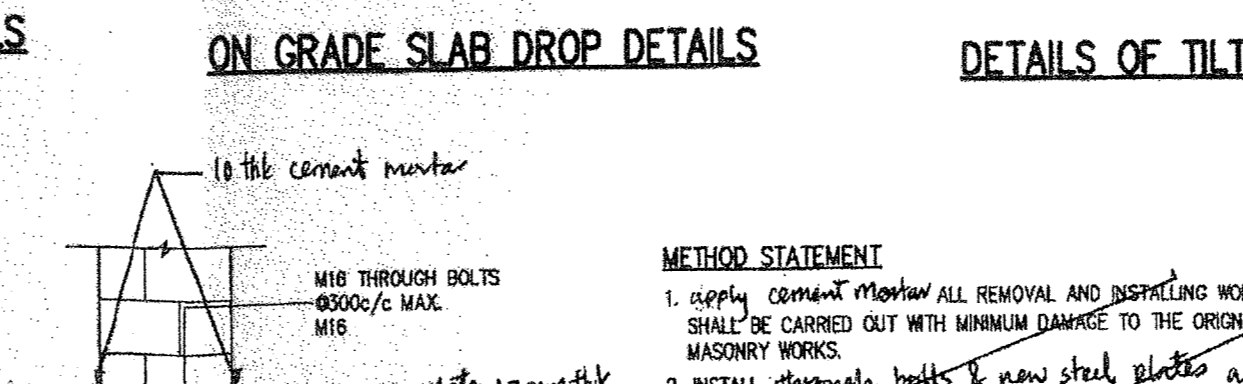
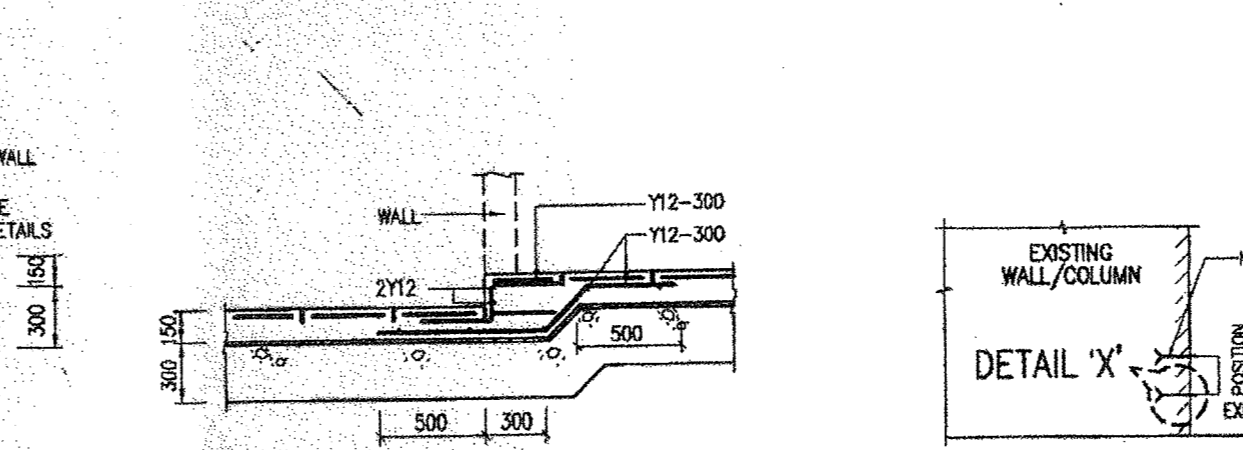
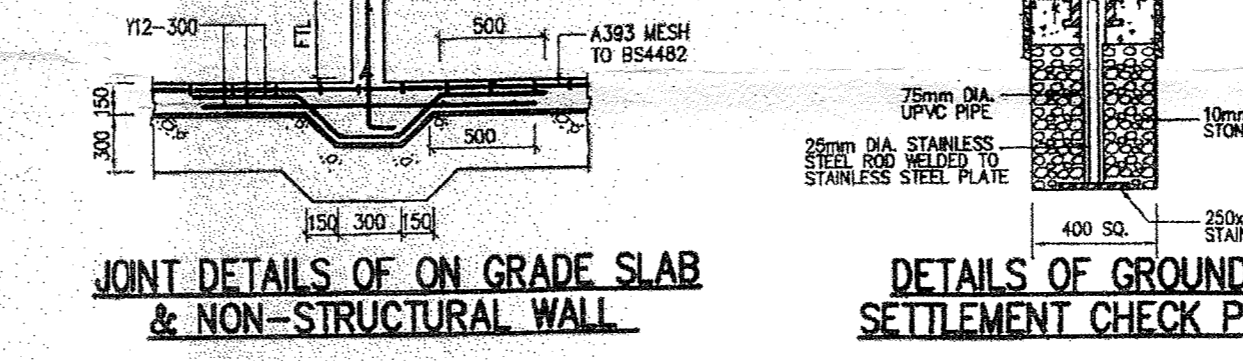
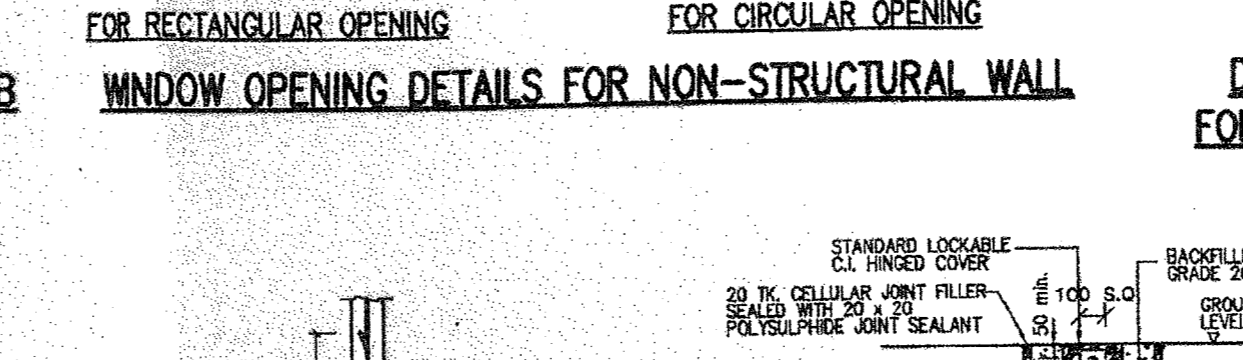
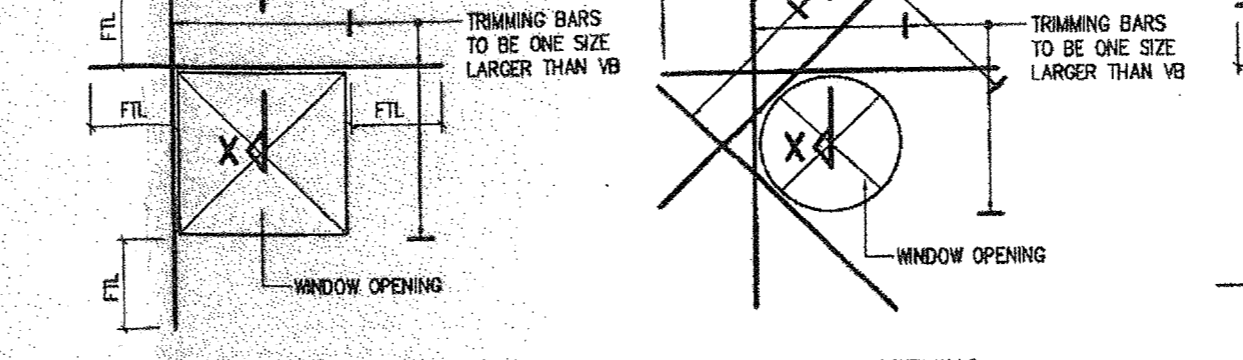
- ALL A & B WORKS SHALL COMPLY WITH HONG KONG BUILDING (CONSTRUCTION) REGULATIONS 1990. DESIGN OF STRUCTURAL ELEMENTS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL USE OF STEEL 2005.
- STRUCTURAL STEEL SHALL BE GRADE S275 COMPLYING WITH BS EN 10220 (CLASS 1).
- WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 10151.
- ELECTRODES FOR WELDING SHALL COMPLY WITH BS EN ISO 2560.
- WELDING PROCEDURE SHALL COMPLY WITH BS EN ISO 15614-1.
- ALL FILLET WELDS TO BE OF 5mm ALL ROUND FULLY CONTINUED UNLESS OTHERWISE INDICATED.
- EXCEPT OTHERWISE STATED ALL STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED TO BS EN 10481 (MINIMUM THICKNESS IS 40μm). ANY GALVANIZED COATING DAMAGED BY WELDING SHALL BE MADE GOOD WITH AT LEAST TWO COATS OF ZINC RICH PAINT TO BS4482.
- THE BOLTS TO BE GRADE 4.6 TO BS EN 1017 OR 4014 WITH ULTIMATE TENSILE STRENGTH = 240 N/mm<sup>2</sup>.
- SURFACE OF ALL STEEL MEMBER SHALL BE PAINTED BY FRECUT FR-800 TO PROVIDE ONE HOUR FRP. APPLICATION OF FIRE PROTECTION MATERIAL SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.

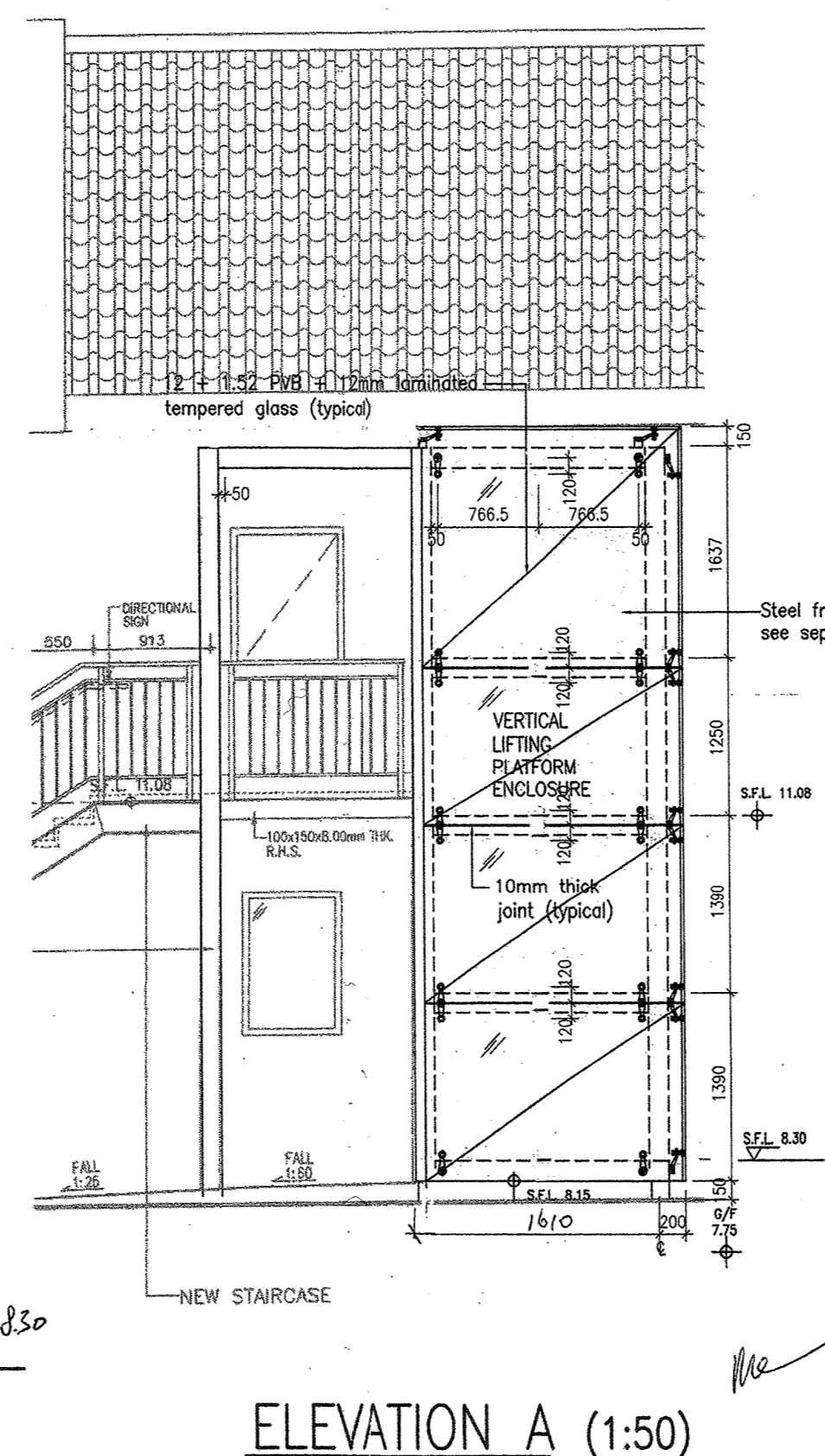
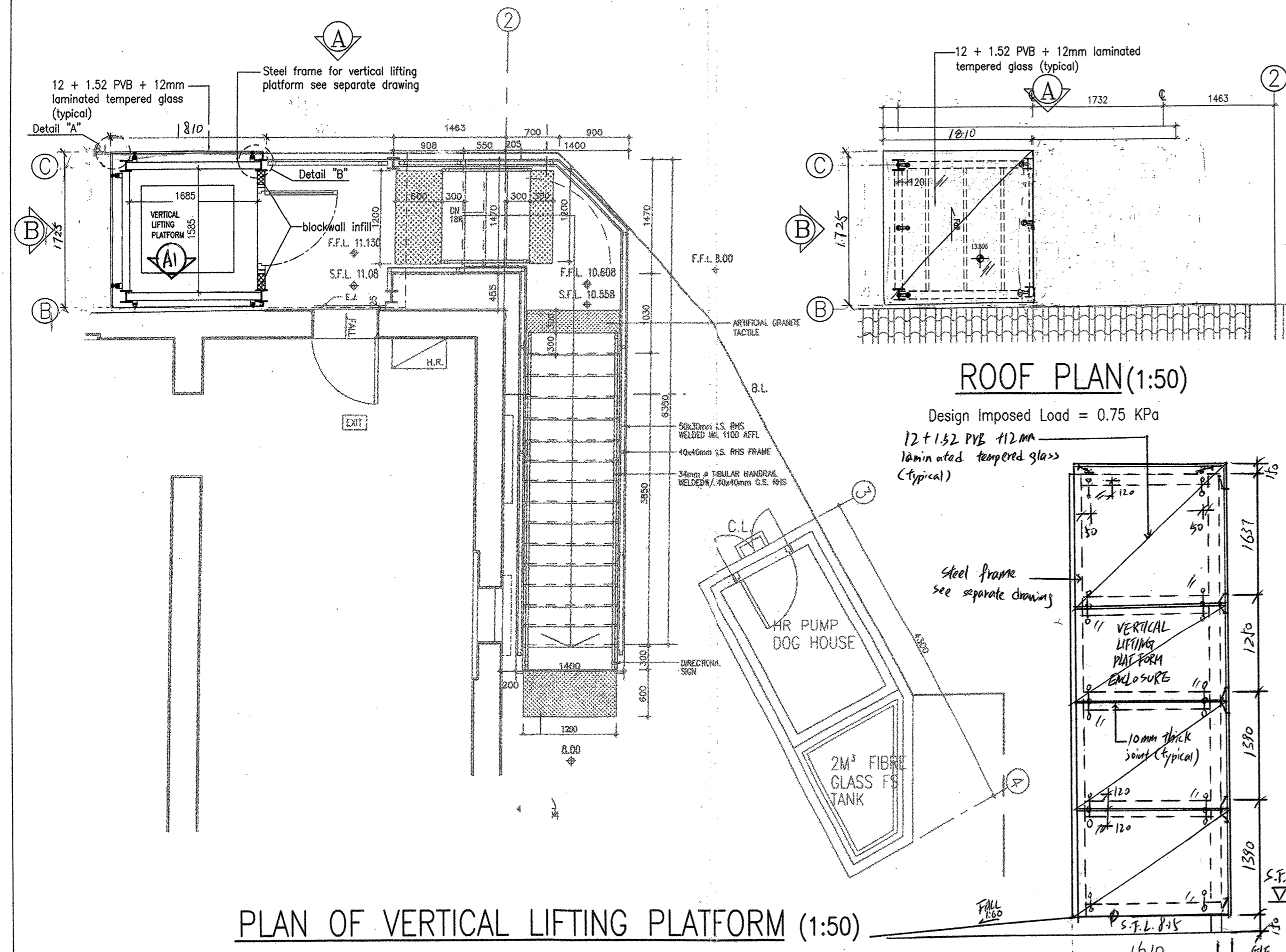
- Fillet weld between connections shall be:
  - 6mm for t < 8mm
  - 8mm for 8 ≤ t < 10mm
  - 10mm for 10 ≤ t < 12mm
  - 12mm for t ≥ 12mm
 except denoted & all round connections (t = thk. of thinner steel member). All connections shall be connected with fillet weld, unless otherwise specified.



### MINIMUM REINFORCEMENT SCHEDULE FOR ALL WALLS (EXCEPT FREE STAND CANTILEVER WALL)

WALL THICKNESS (mm)	VERTICAL REINFORCEMENT (V%)	HORIZONTAL REINFORCEMENT (H%)
100	1 HR. F.R.P. OR LESS	Y10-250 CENTRE
125	Y12-110 CENTRE	Y10-250 E.F.
150	Y10-250 E.F.	Y10-250 E.F.

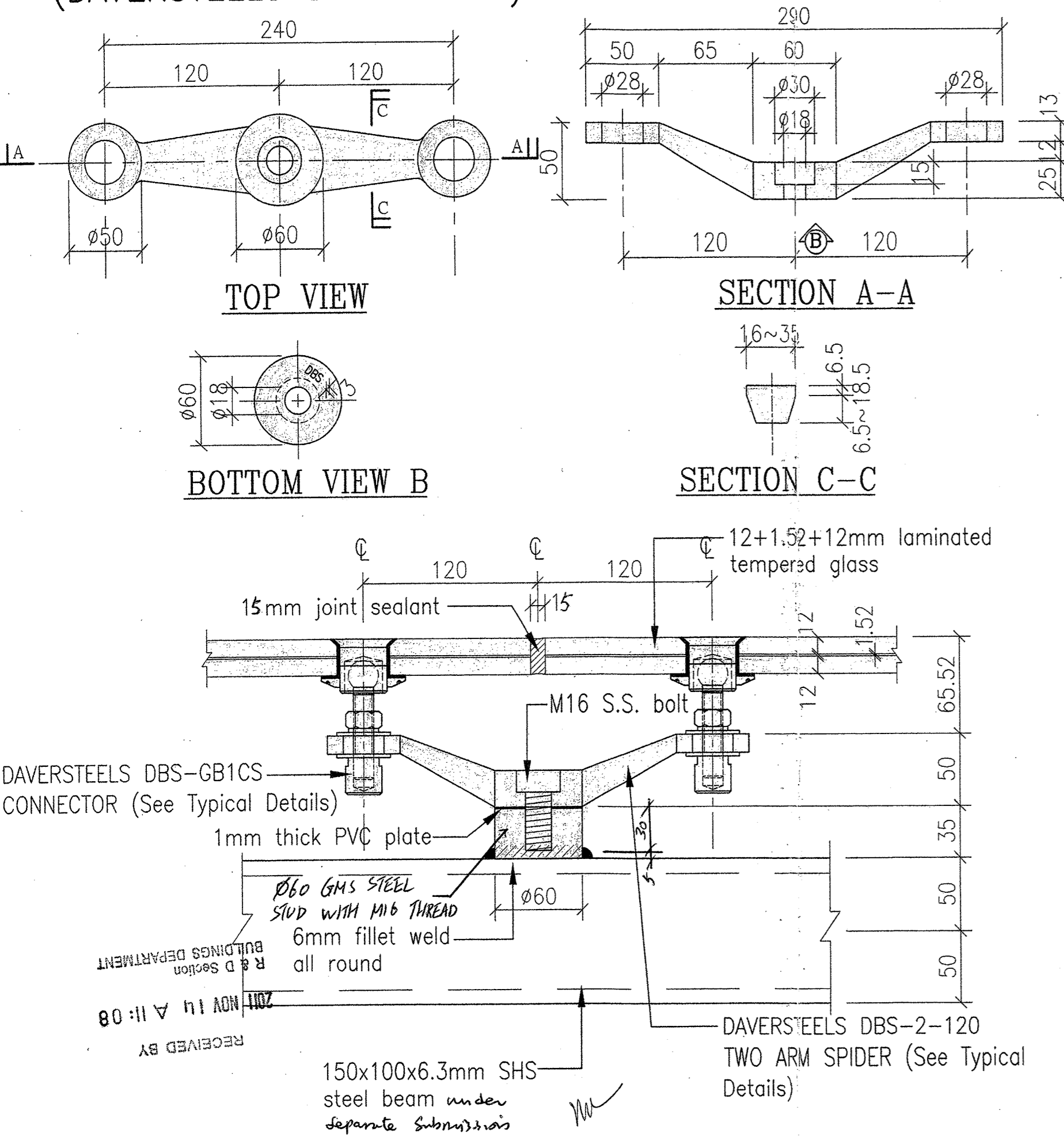




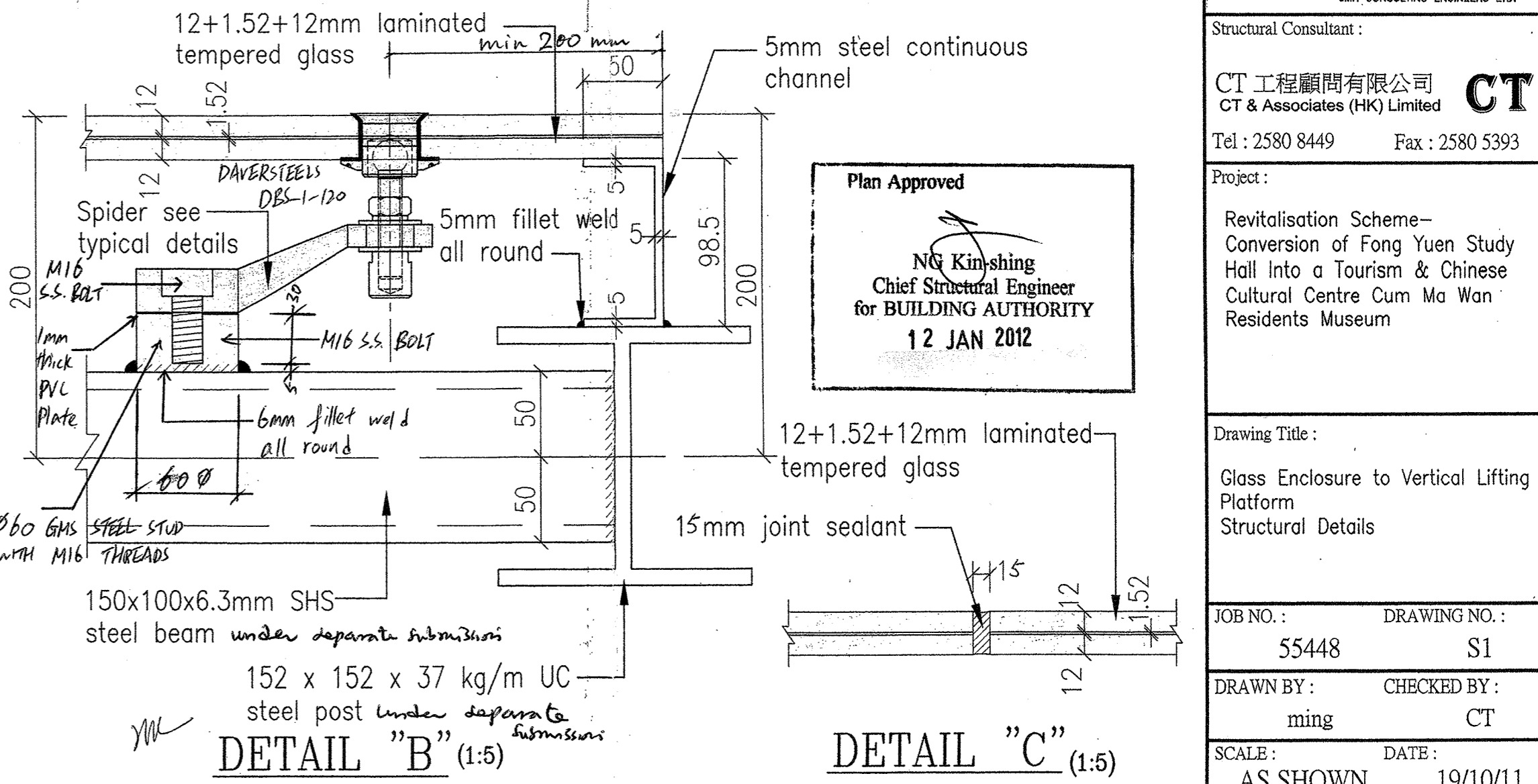
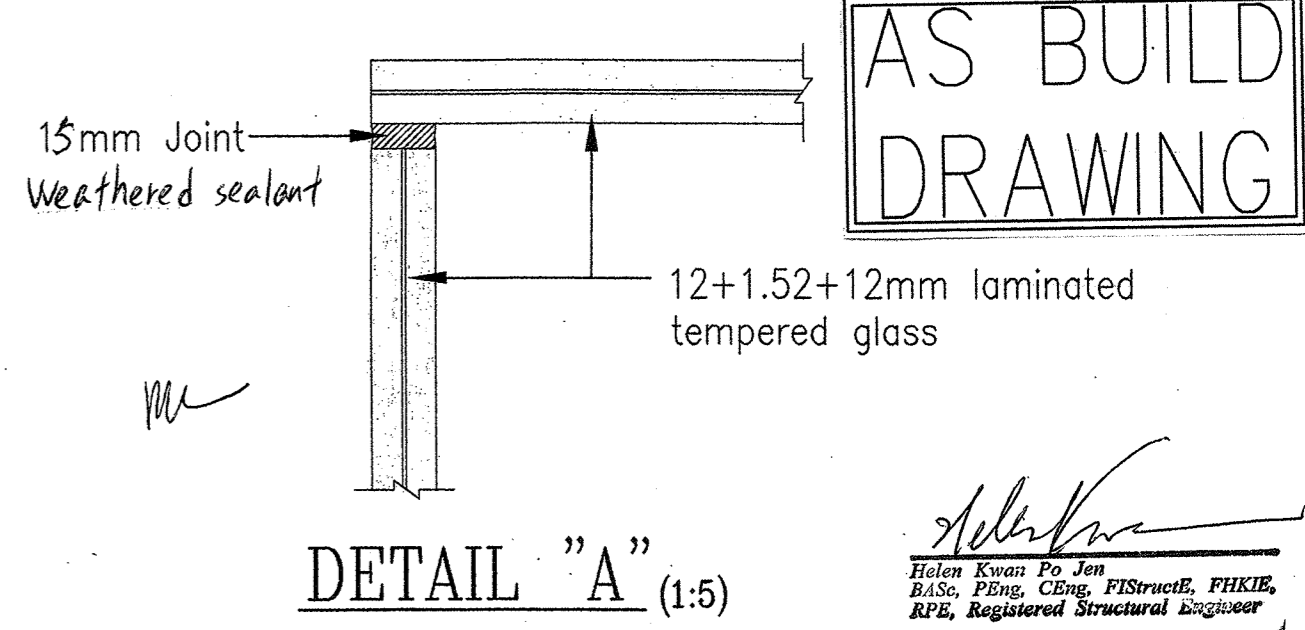
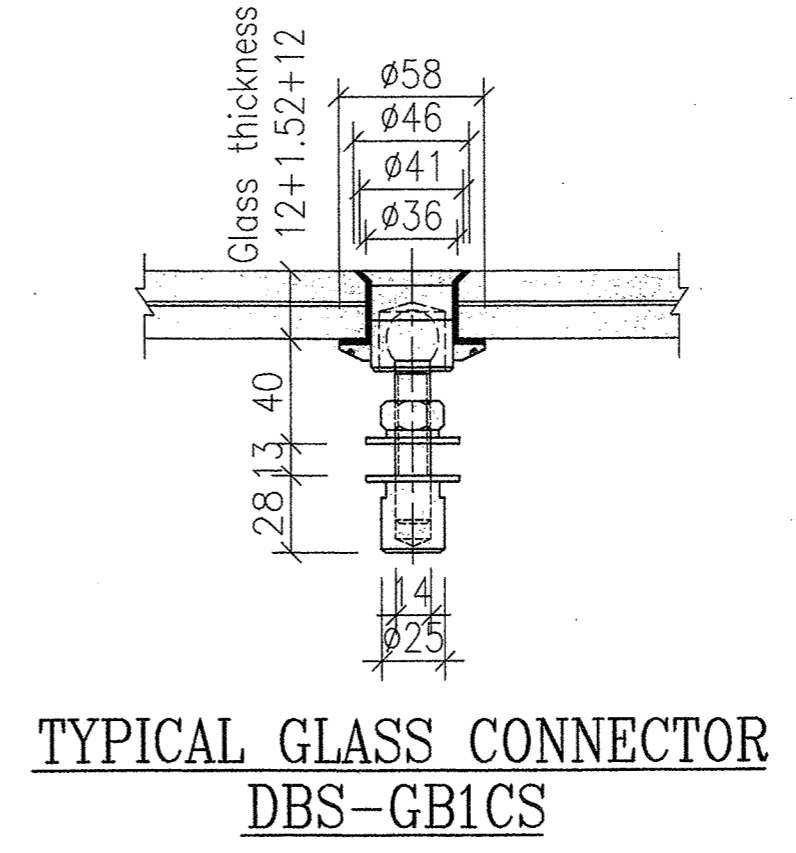
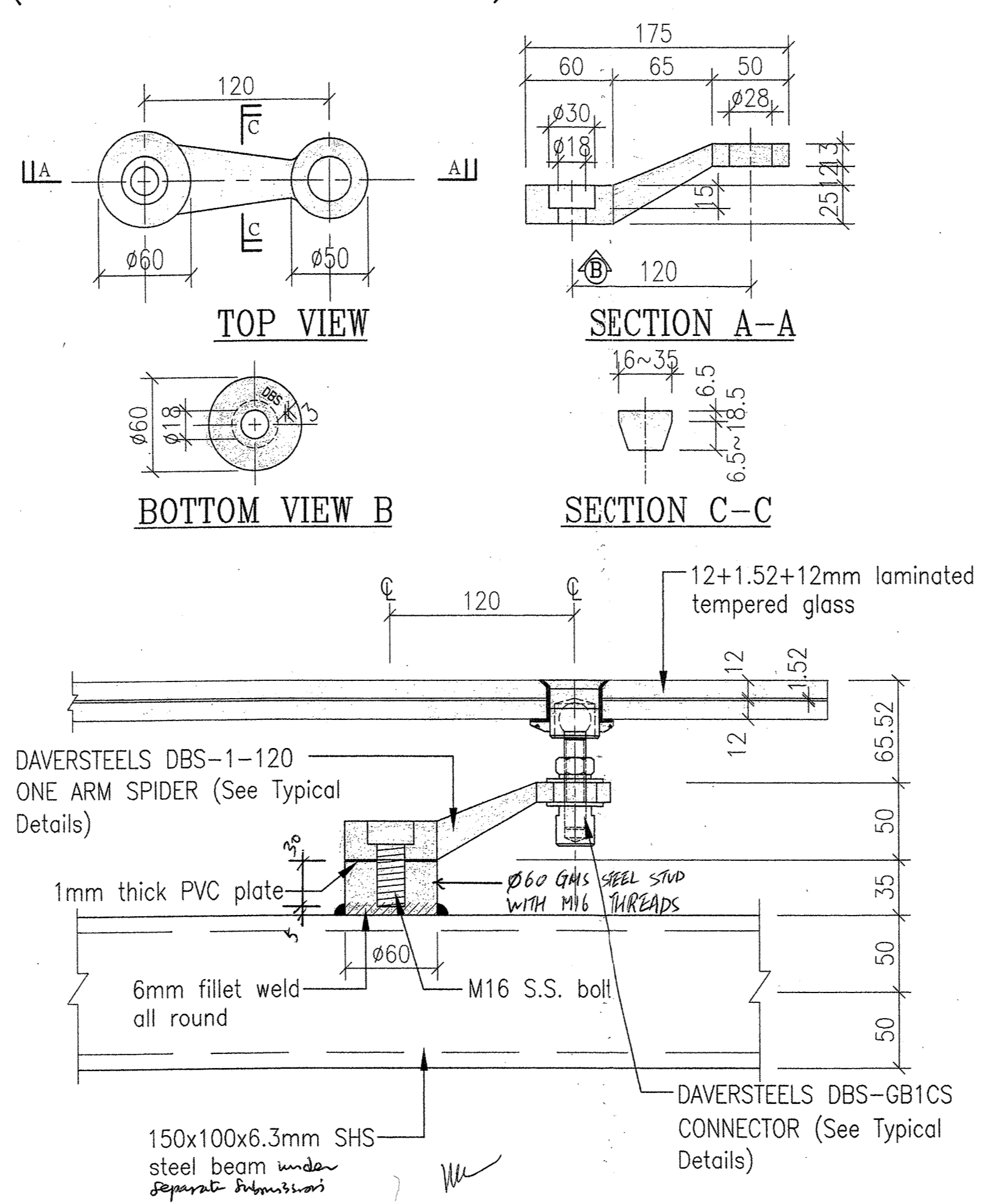
**General Notes**

- This drawing shall be read in conjunction with other relevant drawings.
  - All dimensions are in millimeters and levels in metres Principal Datum.
  - All dimensions shall be verified by the Contractor prior to construction.
  - All workmanship, materials and testing shall be in accordance with Hong Kong Building (Construction) Regulations 1990, Code of Practice for the Structural Use of Steel 2005, Code of Practice for The Glazing for Building BS6262 and Code of Practice on Wind Effects in Hong Kong 2004.
  - Unless noted otherwise all steelwork shall be Grade S275 complying with BS EN 10025 and Class 1 complying with The Structure Use of Steel Hong Kong 2005.
  - The welding standards shall be in accordance with BS EN 1011 Part 1 : 1998 and Part 2 : 2001.
  - The welding procedures shall be in accordance with BS EN ISO 15614 Part 1 : 2004 and Part 8 : 2002.
  - The welders shall be approved in accordance with BS EN 287 Part 1 : 2004.
  - The welding tests shall be in accordance with BS EN 1714: 1998 and BS EN ISO 9934 Part 1: 2001.
  - Unless noted otherwise, all welding shall be 6mm continuous fillet weld all round.
  - All steelwork except the spider connector shall be galvanized to BS EN ISO 1461: 1999 with min. zinc coating thickness of 85 microns and with 2 coats of zinc primer.
  - All spider connectors and bolts shall be "DAVERSTEELS" (CDB Ref No. BD-SB-013) of stainless steel S.S. Grade 316 (Grade 1.4401) TO BS EN 10088.
  - All stainless steel bolts shall be Grade 316 (Grade A4-50) TO BS EN ISO 3106.
  - Design wind pressure = 2.01 KPa (H<10m)  
Force coefficients = ±1.4 (for wall)  
= ± 2.2 (for roof)
  - Horizontal design imposed load:  
Case 1 : 3.0 KN/m uniformly distributed load to be applied at height 1.1m above floor level.  
Case 2 : 1.5 KPa uniformly distributed load applied on the infill between floor and top rail.  
Case 3 : 1.5KN connected load applied on any part of the installed between floor and top rail.
  - 1mm thick PVC plate shall be provided to separate the stainless steel spider to GMS connector to avoid bimetallic corrosion.
  - Allowable axial load per arm of Daversteel spider = 6.7kN
- Notes for Glass Works**
- Tempered glass to be 12 + 1.52 PVB + 12mm  
- Allowance bending stress = 50 MPa  
- Deflection limit = 50mm or span/60 whichever is smaller
  - Heat soak test or equivalent shall be adopted for tempered glass quality control. Heat soak test reports for each glass panel shall be submitted to Building Department.
  - Impact performance requirement shall comply with BS 6858:1991 and BS 6858:2002. Impact reports shall be submitted to Building Department.

**TYPICAL DETAILS FOR TWO ARM SPIDER CONNECTOR (DAVERSTEELS DBS-2-120)**



**TYPICAL DETAILS FOR SINGLE ARM SPIDER CONNECTOR (DAVERSTEELS DBS-1-120)**



**JMK**  
JMK CONSULTING ENGINEERS LTD.

Structural Consultant:  
CT 工程顧問有限公司  
CT & Associates (HK) Limited  
Tel : 2580 8449 Fax : 2580 5393

Project:  
Revitalisation Scheme -  
Conversion of Fong Yuen Study  
Hall into a Tourism & Chinese  
Cultural Centre Cum Ma Wan  
Residents Museum

Drawing Title:  
Glass Enclosure to Vertical Lifting  
Platform  
Structural Details

JOB NO.: 55448 DRAWING NO.: S1

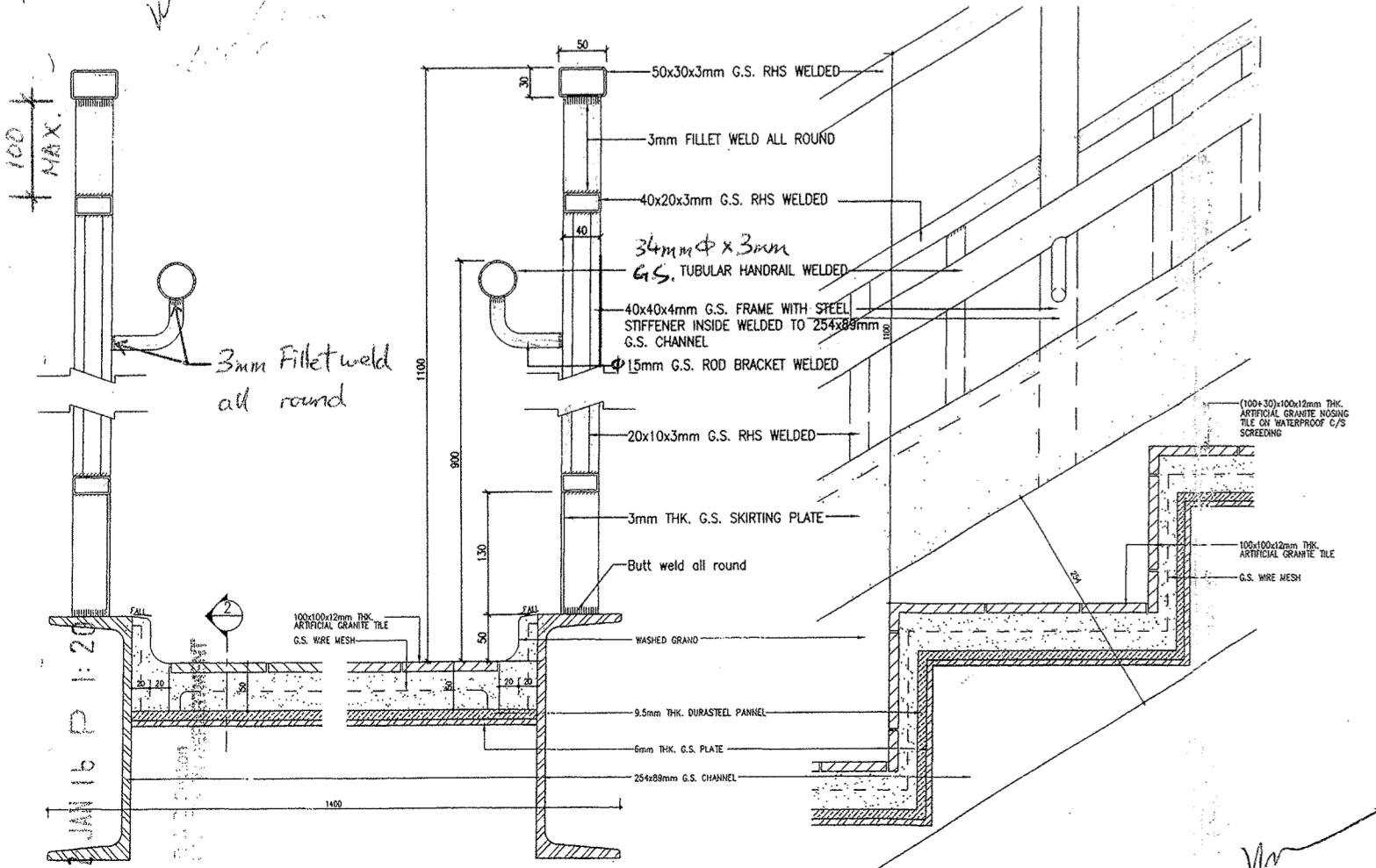
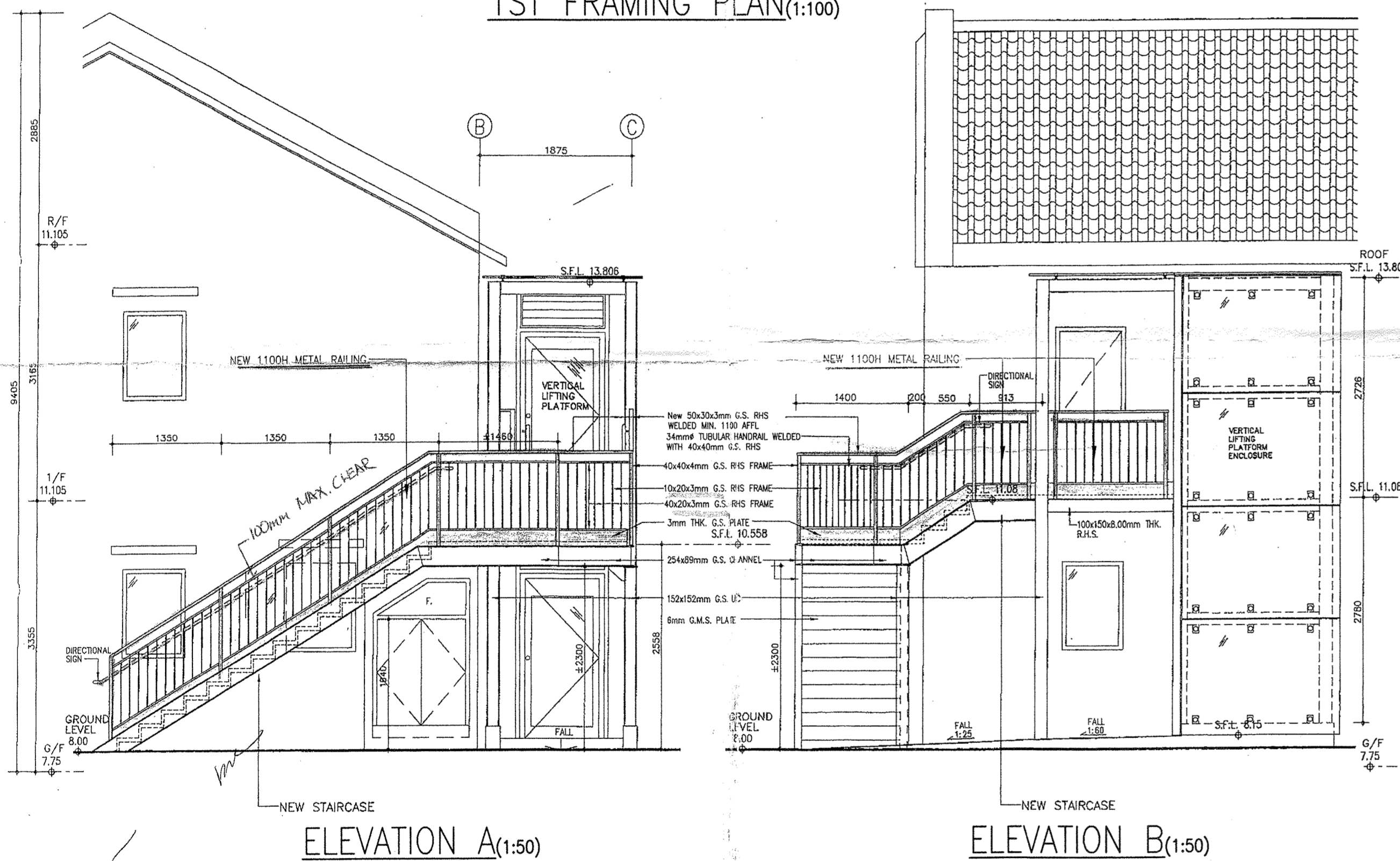
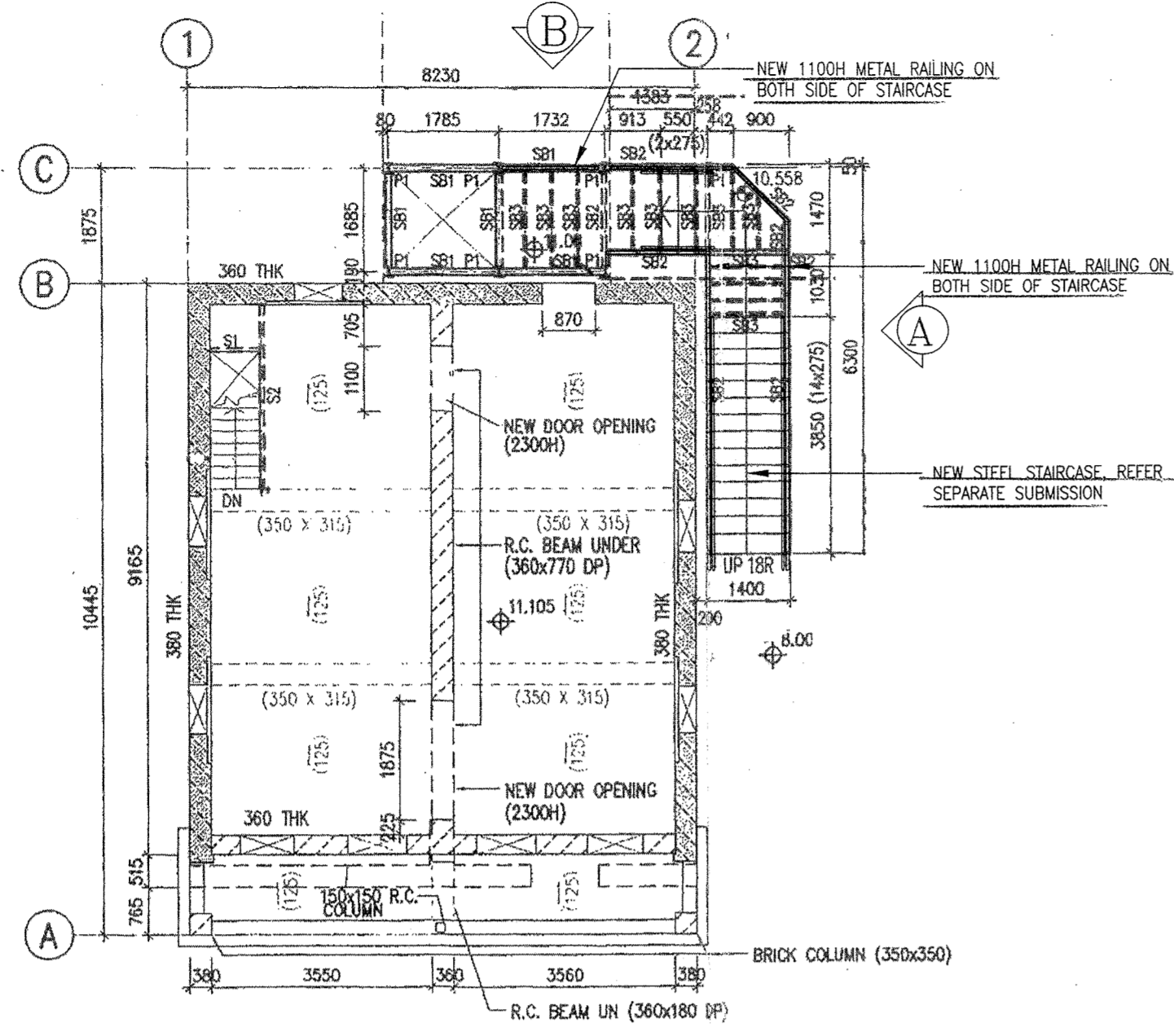
DRAWN BY: ming CHECKED BY: CT

SCALE: AS SHOWN DATE: 19/10/11

Plan Approved  
NG Kinshing  
Chief Structural Engineer  
for BUILDING AUTHORITY  
12 JAN 2012

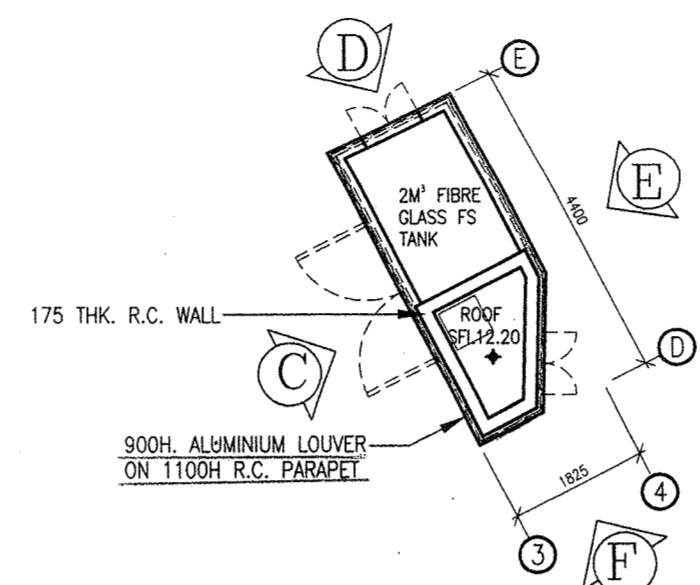


# NEW METAL RAILING FOR STEEL STAIRCASE

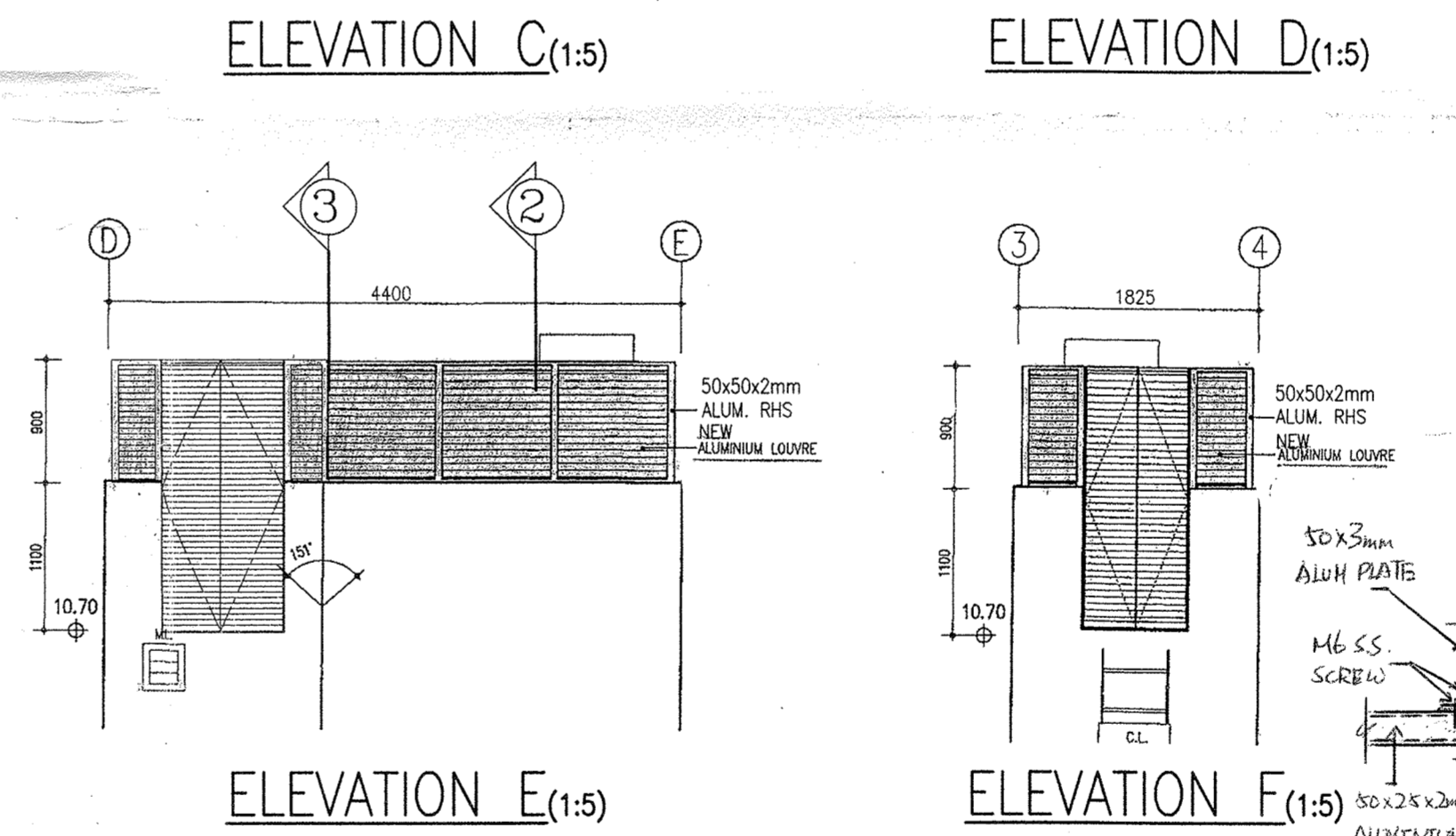
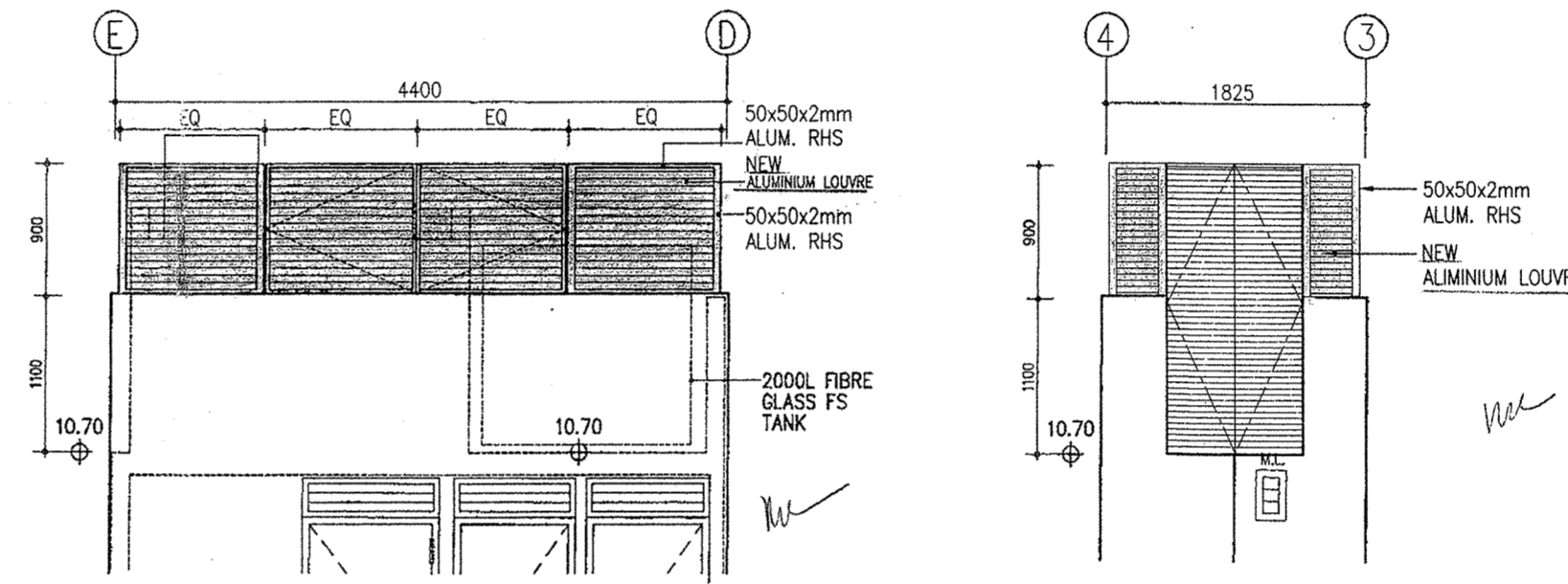


DETAIL OF METAL RAILING(1:5)

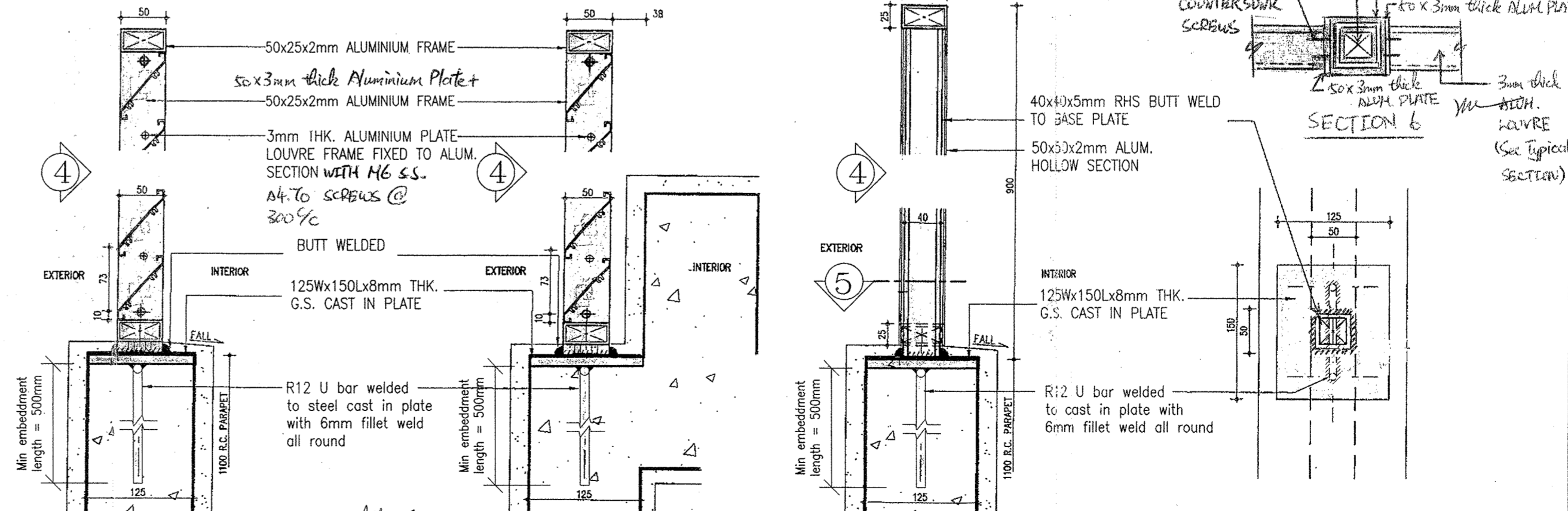
# NEW ALUMINIUM SCREEN



UPPER ROOF FRAMING PLAN(1:100)



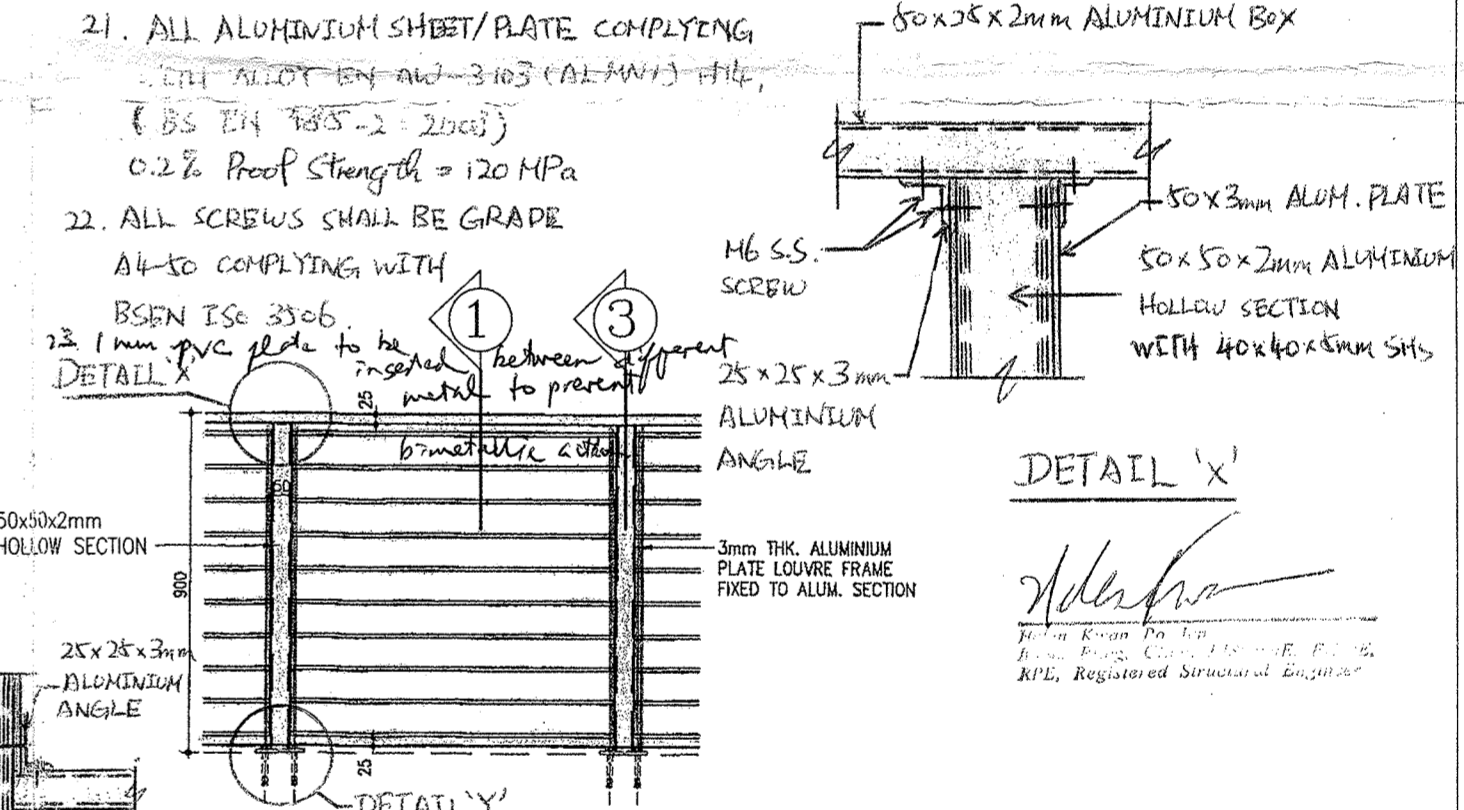
TYPICAL ALUMINIUM LOUVRE SCREEN ELEVATION 4(1:5)



ALUMINIUM LOUVRE SCREEN SECTION 1(1:5) ALUMINIUM LOUVRE SCREEN SECTION 2(1:5) ALUMINIUM LOUVRE SCREEN SECTION 3(1:5) ALUMINIUM LOUVRE SCREEN SECTION 5(1:5)

- General Notes For Structural Works**
- This drawing shall be read in conjunction with other relevant drawings.
  - All dimensions are in millimeters and levels in metres Principal Datum.
  - All dimensions shall be verified by the Contractor prior to construction.
  - All workmanship, materials and testing shall be in accordance with Hong Kong Building (Construction) Regulations 1990, Code of Practice for the Structural Use of Steel 2005 and Code of Practice on Wind Effects Hong Kong 2004.
  - Unless noted otherwise, all structural steelworks shall be Grade S275 complying with BS EN 10025: 2004 (fy = 275 MPa), except hollow section Grade S275 complying with BS EN 10210. All steel to be Class 1 complying with Code of Practice for the Structural Use of Steel 2005.
  - The welding standards shall be in accordance with BS EN 1011 Part 1: 1998 and Part 2: 2001.
  - The welding procedures shall be in accordance with BS EN 15614 Part 1: 2004 and Part 8: 2002.
  - The welders shall be approved in accordance with BS EN 287 Part 1: 2004.
  - The welding tests shall be in accordance with BS EN 1714: 1998 and BS EN ISO 9394 Part 1: 2001.
  - Unless noted otherwise, all welding shall be 6mm continuous fillet weld all round.
  - All steelworks shall be galvanized to BS EN ISO 1461: 1999 with min. zinc coating thickness of 85 microns and with 2 coats of zinc primer.
  - The Contractor shall provide temporary bracing to stabilize the steelworks during erection.
  - Steel bar denoted by "R" shall be mild steel bar with yield strength fy = 250MPa to BS 2001.
  - Design Wind Pressure on Aluminium Screen = 2.01kPa (H<10m) Force coefficient = 2.0
  - Design Wind Pressure on Staircase Railing = 1.82kPa (H<5m) Force coefficient = 2.0
  - Horizontal imposed load for staircase metal railing Case (1): Line load of 0.75kN/m at 1.1m above floor. Case (2): Uniformly distributed load 1.0kPa on infill. Case (3): Point Load of 0.5kN at any point in infill. 3
  - The welding tests shall be in accordance with BS EN 1714: 1998 and BS EN ISO 9943-1:2001. All welds shall be visually inspected in accordance with BS 5288. Non-destructive tests shall be carried out after visual inspection in accordance with (A) Full strength butt weld - 100% ultrasonic examination and magnetic particle flow detection (B) Fillet weld - 10% magnetic particle flow detection.
  - All aluminium extrusion shall be Grade 6063-T5 complying with BS 8118.
- | Limited Stresses |                       |
|------------------|-----------------------|
| Tensile          | 130 N/mm <sup>2</sup> |
| Bending          | 110 N/mm <sup>2</sup> |
| Shear            | 85 N/mm <sup>2</sup>  |
- Design of Aluminium in accordance with BS 8118.
  - All connection bolts/screw to be S.S. bolt of Grade A4-70 to BS EN 3506 0.2% proof stress = 450 N/mm<sup>2</sup> Tensile strength = 700 N/mm<sup>2</sup> Ultimate tensile stress = 450 N/mm<sup>2</sup> Ultimate shear stress = 211 N/mm<sup>2</sup>

**AS BUILD DRAWING**



TYPICAL ALUMINIUM LOUVRE SCREEN ELEVATION 4(1:5)

No.	6/1/12	Notes added	CT
Date		Description	Initial

**JMK**  
JMK CONSULTING ENGINEERS LTD.

Structural Consultant:

CT 工程顧問有限公司  
CT & Associates (HK) Limited

Tel: 2580 8449 Fax: 2580 5393

Project: REVITALISATION SCHEME- CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSIUM

Drawing Title:  
New Metal Railing and Aluminium Screen

**BD COPY**

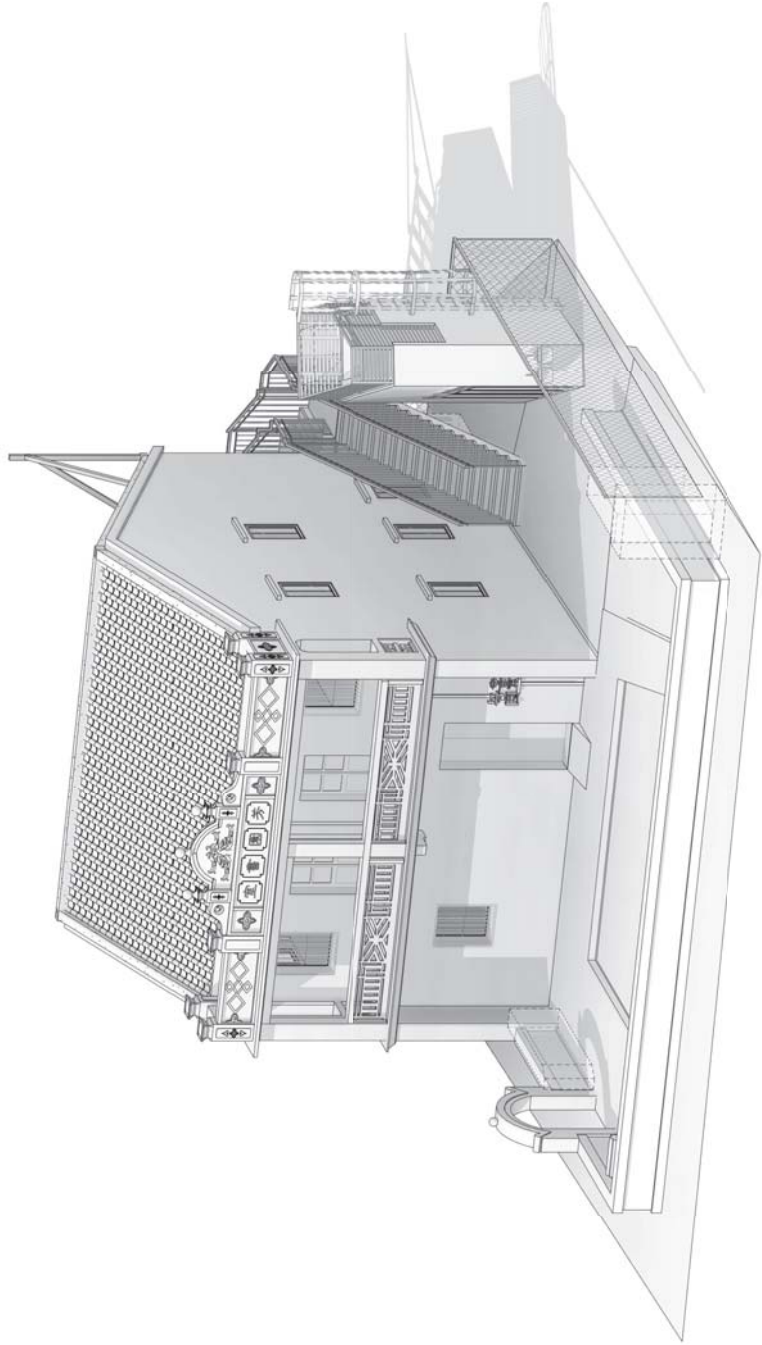
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DRAWN BY: ming CHECKED BY: CT  
SCALE: AS SHOWN DATE: 22/12/11

CLIENT



TANG & AU LAND SURVEYORS LIMITED  
ROOM 502, READER CENTRE  
NO.729 ON LOK ROAD, TUN LUNG, N. T.

# MAKING OF COMPUTER 3D MODELS USING PHOTOGRAMMETRY / 3D LASER SCAN



## FONG YUEN STUDY HALL

TIN LIU TSUEN, MA WAN, N.T.

0 2019.11.18 FIRST ISSUE

REVISIONS

PROJECT

MAKING OF COMPUTER 3D MODELS USING  
PHOTOGRAMMETRY / 3D LASER SCAN  
FONG YUEN STUDY HALL

DRAWING TITLE

COVER PAGE

PROJECT NO. DATE

HRT-05/2019 2019.11.18

SCALE

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APPROVED BY

DRAWING NO.

FYSH-0GE-0000

ISSUE DATE

2019.11.18

REVISION

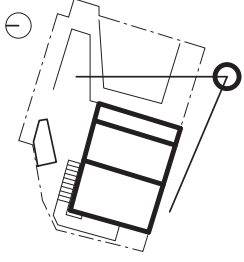
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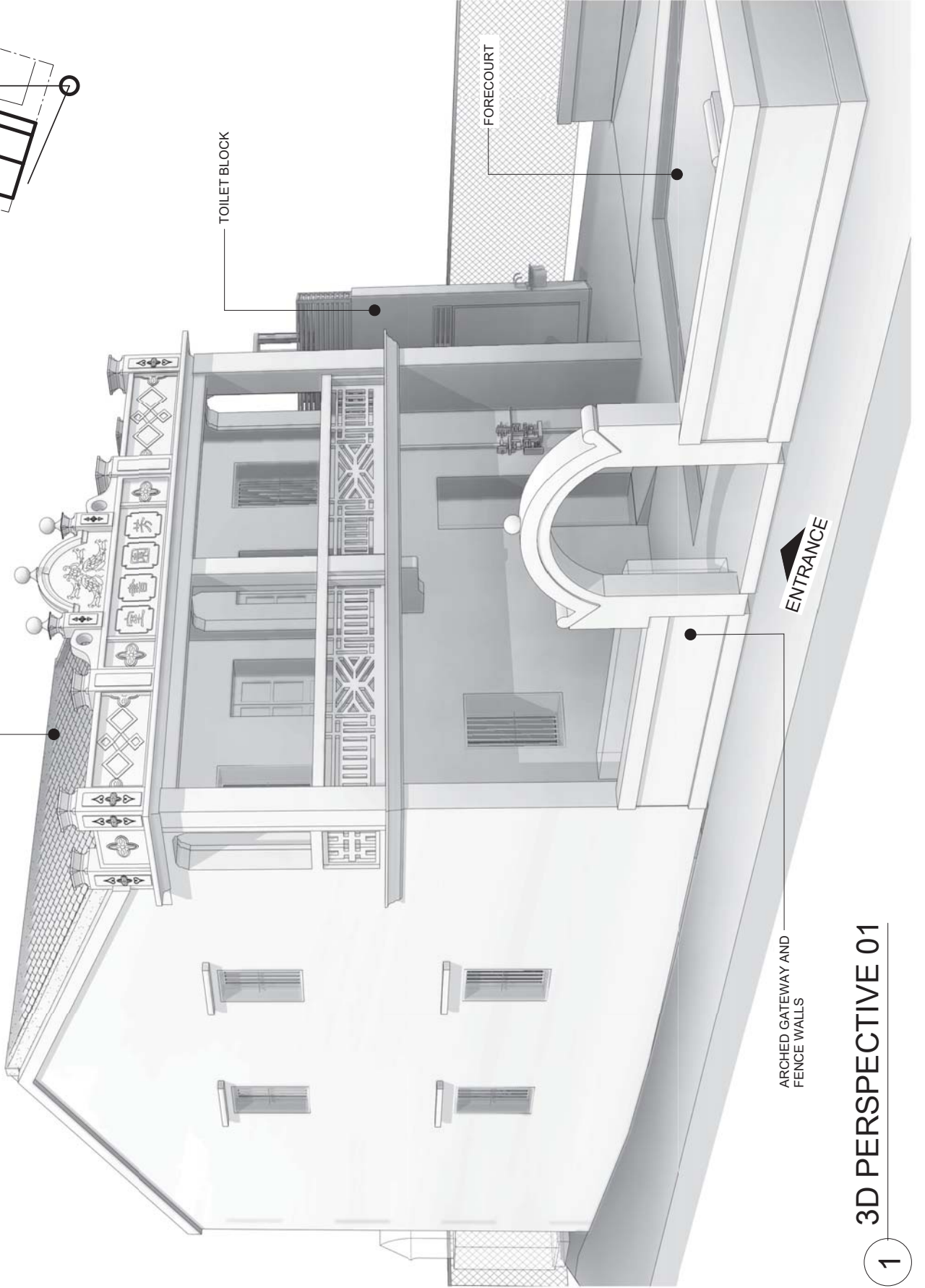
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ROOM 502, HEADQUARTERS CENTRE  
NO.729 ON LOK ROAD, TUN LUN LONG, N. T.



FONG YUEN STUDY HALL  
MAIN BUILDING



TOILET BLOCK

FORECOURT

ENTRANCE

ARCHED GATEWAY AND  
FENCE WALLS

3D PERSPECTIVE 01

1

1 2019.11.26  
0 2019.11.18  
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PROJECT NO. DATE

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FYSH-4PR-4001

ISSUE DATE REVISION

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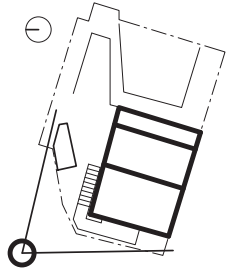
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PROPERTY SERVICES BRANCH

TANG & AU LAND SURVEYORS LIMITED  
ROOM 502, READER CENTRE  
NO.729 ON LOK ROAD, YUEN LONG, N. T.



FONG YUEN STUDY HALL  
MAIN BUILDING

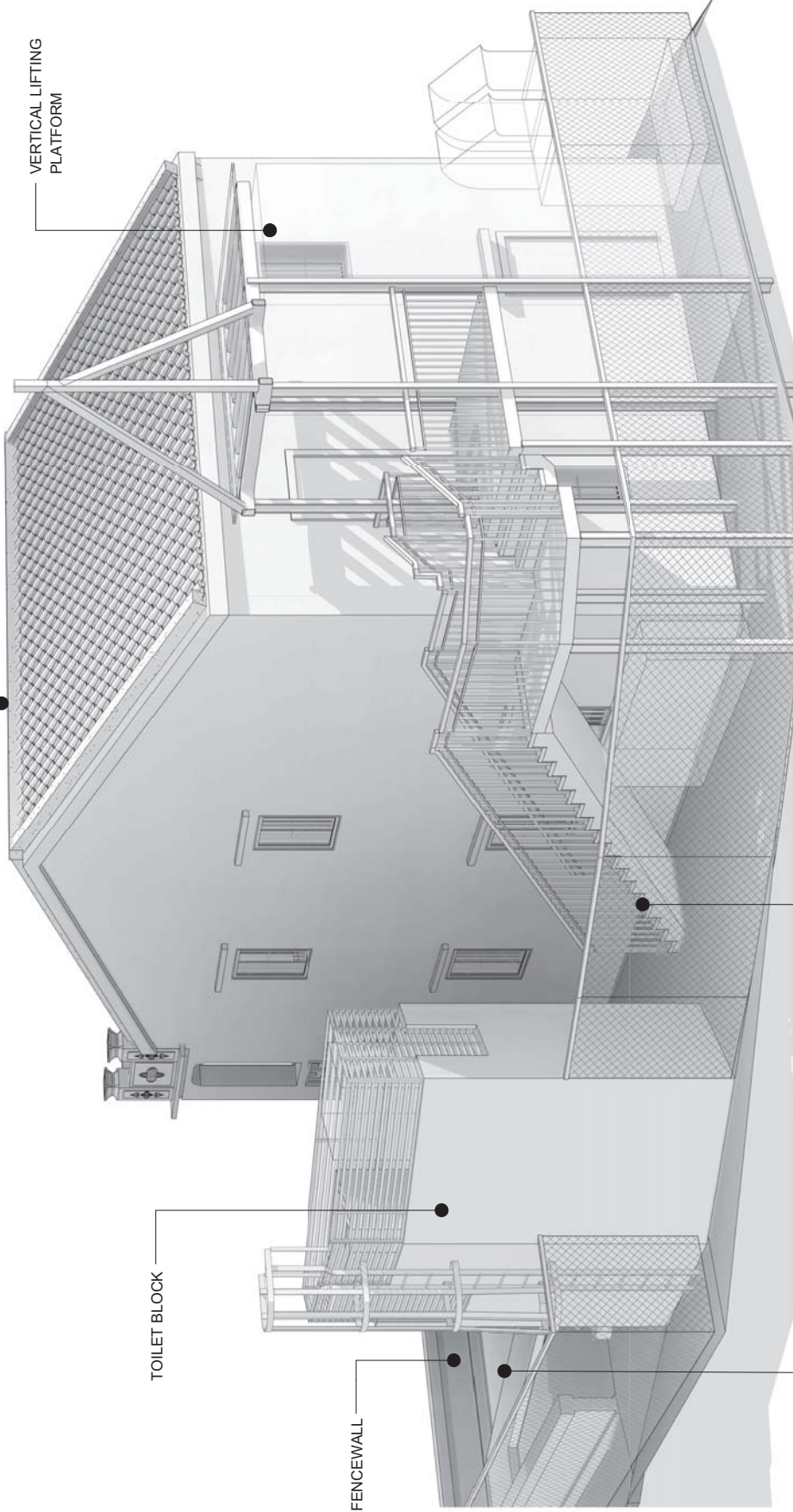
VERTICAL LIFTING  
PLATFORM

TOILET BLOCK

FENCEWALL

FORECOURT

EXTERIOR STAIRCASE TO ACCESS 1/F



REVISION 1  
0 2019.11.26  
FIRST ISSUE

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MAKING OF COMPUTER 3D MODELS USING  
PHOTOGRAMMETRY / 3D LASER SCAN  
FONG YUEN STUDY HALL

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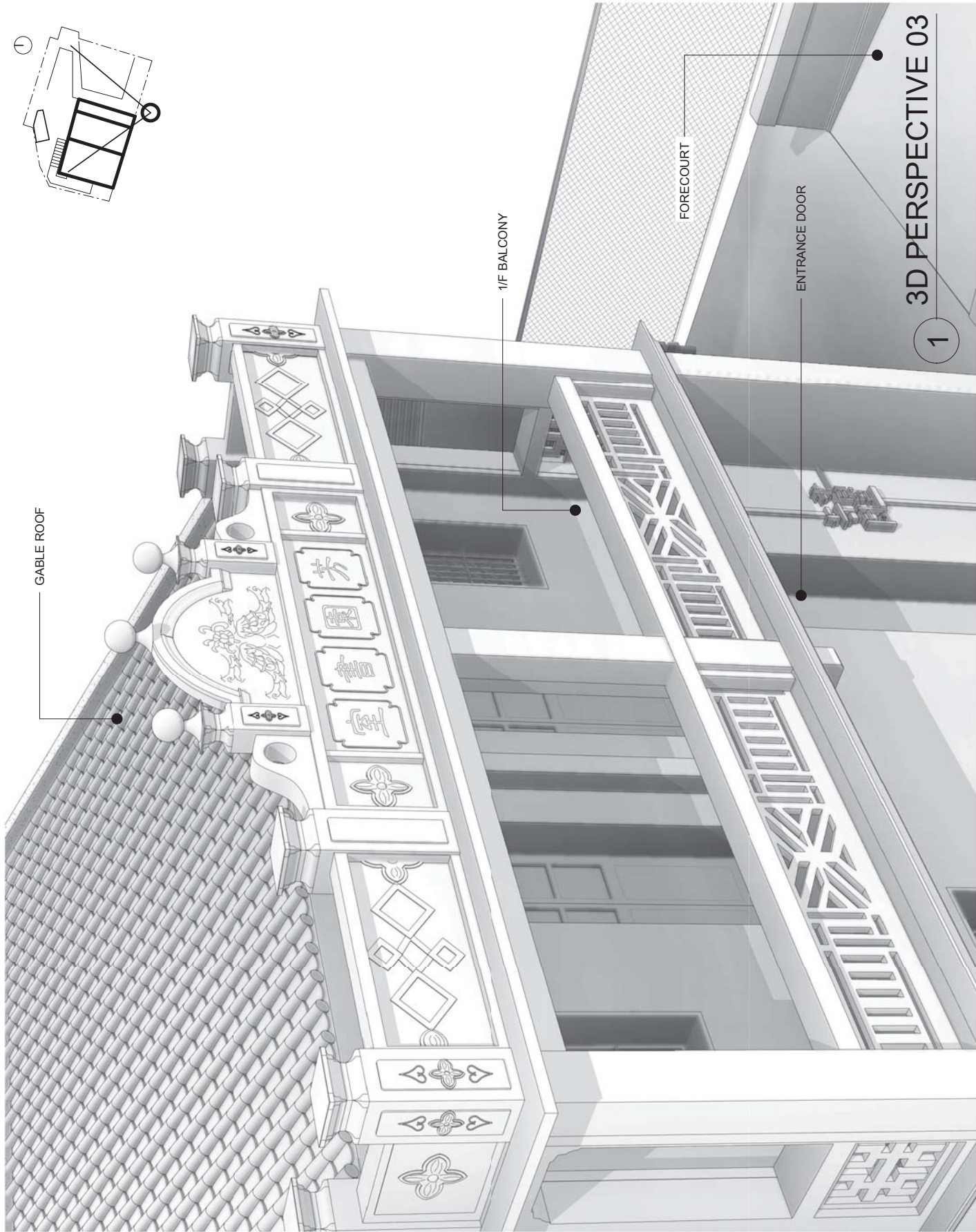
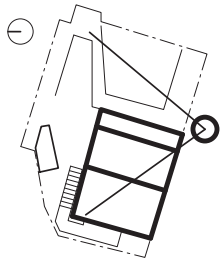
3D PERSPECTIVE 02

1

CLIENT



TANG & AU LAND SURVEYORS LIMITED  
ROOM 502, READER CENTRE  
NO.729 ON LOK ROAD, YUEN LONG, N. T.



# 3D PERSPECTIVE 03

0 2019.11.18 FIRST ISSUE

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PHOTOGRAMMETRY / 3D LASER SCAN  
FONG YUEN STUDY HALL

DRAWING TITLE

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PROJECT NO.

HRT-05/2019

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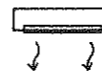
**Appendix VI**

**As-built Building Services, Plumbing and Drainage Installation  
Drawings & Underground Utilities Survey Plan**

**MVAC INSTALLATION REQUIREMENTS:**

- ALL MVAC INSTALLATIONS INDICATED ON PLANS ARE FOR INDICATION ONLY. CONTRACTOR IS TO REFER ALL ARCHITECTURAL/FITTING-OUT/INTERIOR DESIGN REQUIREMENTS & DRAWINGS AND COORDINATE WITH ALL OTHER SERVICES PARTIES/CONTRACTORS/SUB-CONTRACTORS TO POSITION/INSTALL HIS MVAC INSTALLATIONS, SUCH AS AC UNITS, PIPEWORK & ACCESSORIES, THERMOSTATES OF INDOOR UNITS, ETC. THE REQUIRED MVAC SYSTEM INSTALLATION SHOULD BE COMPREHENSIVE UNTIL COMPLETE AND NORMAL OPERATION OF SYSTEM. ANY ITEMS NOT INDICATED ON PLANS BUT ARE ESSENTIAL AND NECESSARY TO THE SYSTEM SHOULD BE INCLUDED IN THE CONTRACT WORK WITHOUT ADDITIONAL COST.
- CONTRACTOR SHOULD PERFORM AIR FLOW MEASUREMENT AND PREPARE TEST REPORT FOR LICENSE APPLICATION.
- ALL EQUIPMENT PROVIDED BY THE CONTRACTOR FOR MVAC INSTALLATION SHALL CONFIRM TO THE HIGHEST EFFICIENT RATING OF ENERGY EFFICIENCY AND ENERGY CONSERVATION REQUIREMENT AS STIPULATED IN THE GENERAL SPECIFICATION, AND/OR THE CODES OF PRACTICE FOR ENERGY EFFICIENCY OF AIR CONDITIONING INSTALLATIONS AND OF ELECTRICAL INSTALLATIONS ISSUED BY ELECTRICAL AND MECHANICAL SERVICES DEPARTMENT.
- ACTUAL POSITIONS OF ALL EQUIPMENT AND EXACT ROUTING OF PIPEWORKS AND DUCTWORKS SHALL BE DETERMINED AND VERIFIED ON SITE AND APPROVED BY ARCHITECT. NO VARIATION OR CLAIMS CAN BE MADE DUE TO SUCH CHANGE IN ROUTING TO SUIT OPERATION REQUIREMENTS.
- WIRED REMOTE CONTROLLER FOR VRV INDOOR UNIT SHALL BE WALL MOUNTED AT THE SPECIFIED LEVEL (AS PER INTERIOR DESIGN DRAWING / REQUIREMENTS) WITH SIGNAL WIRE BACK TO THE UNIT THROUGH HARD WIRE.
- PROPER POWER POINTS (eg: FUSED CONNECTION UNIT AND ISOLATOR/CONTROL SWITCH, ETC.) SHALL BE POSITIONED NEXT TO THE VRV INDOOR AND OUTDOOR UNITS BY ELECT. SUB-CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR CONNECTION OF POWER FROM THE POINT POINTS TO THE UNITS. THE SAME CONNECTION ARRANGEMENT SHALL ALSO BE APPLIED FOR OTHER MVAC EQUIPMENTS (eg: FANS, ETC.).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SIZE, SUPPLY AND INSTALL THE REFRIGERANT PIPEWORKS SYSTEM TO LINK UP THE VRV INDOOR UNITS AND OUTDOOR UNITS AS RECOMMENDED BY THE MANUFACTURER. STANDARD FITTING SUPPLIED BY THE MANUFACTURER SHALL BE ADOPTED FOR BRANCHING AND TEE-OFF OF THE PIPEWORK SYSTEM.
- THE CONTRACTOR SHALL CHECK TO ENSURE THE PIPE RUN AND ALTITUDE DIFFERENCE BETWEEN INDOOR UNITS AND OUTDOOR UNITS ARE WITHIN THE RECOMMENDED LIMIT BY THE MANUFACTURER WITHOUT DE-GRADING THE CAPACITY.
- REFRIGERANT PIPEWORK SHALL BE OF RIGID COPPER PIPE TO BSEN 12735-1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLY AND INSTALL CONDENSATE WATER DRAIN PIPE SYSTEM FOR ALL VRV INDOOR, SUFFICIENT FALL SHALL BE ALLOWED FOR EFFECTIVE DISCHARGE OF THE CONDENSATE WATER DRAIN. THE CONDENSATE WATER DRAIN PIPES SHALL BE uPVC TYPE TO BS 3505 (CLASS E). THE FITTINGS OF uPVC PIPEWORK SHALL BE OF SAME MATERIALS & JOINTS SHALL BE MADE BY SOLVENT WELDING. SOLVENT CEMENT & CLEANING FLUID USED SHALL BE AS RECOMMENDED BY THE MATERIAL SUPPLIER. ALL MOUNTING BRACKETS USED AT OUTDOOR AREAS SHOULD BE STAINLESS STEEL TYPE WITH PVC LINING, UNLESS OTHERWISE SPECIFIED. ALSO, THE DISCHARGING END OF EACH AC DRAIN PIPE SHALL BE PROTECTED WITH STAINLESS STEEL MESH.
- PIPEWORK SHALL BE ADEQUATELY ANCHORED AND SUPPORTED AND AT THE SAME TIME PERMIT FREE MOVEMENT DUE TO EXPANSION AND CONTRACTION OF PIPEWORK BY EXPANSION JOINTS. SUPPORT SHALL BE ARRANGED AS NEAR AS POSSIBLE TO JOINTS AND CHANGES IN DIRECTION OF PIPEWORK.
- FOR INSULATION AT ABOVE GROUND: THE INSULATION OF BOTH REFRIGERANT PIPES AND A/C CONDENSATE DRAIN PIPES SHALL BE CLOSED CELL ELASTOMERIC THERMAL INSULATION OF 19mm THK., CLASS 0 & NOT LESS THAN 0.037W/m DEG.C).
- CLADDING SHOULD BE PROVIDED FOR ALL INSULATED REFRIGERATE PIPEWORK, AC (CONDENSATE) DRAIN PIPEWORK AND DUCTWORK WHEN EXPOSED TO VIEW FOR MECHANICAL PROTECTION AS PER ASD REQUIREMENTS.
- ALL CONDUIT SYSTEM SHALL BE G.I. (CLASS 4) TYPE.
- ALL BOLTS, WASHERS, NUTS & ANCHOR BOLTS FOR FIXING OF MVAC INSTALLATION AT OUTDOOR AREAS SHALL BE STAINLESS STEEL TYPE, UNLESS OTHERWISE SPECIFIED.
- ALL EXTERNAL LOUVRES AT WALL OR AT DOOR SHALL BE C/W STAINLESS STEEL 12x12mm PROTECTION MESH)
- DIMENSIONS FOR PIPE SIZES SHOWN ON DRAWINGS ARE IN MILLIMETRE, UNLESS OTHERWISE STATED.

**LEGENDS:**



VRV TYPE AC INDOOR UNIT (WALL MOUNTED TYPE). EACH UNIT SHALL BE INSTALLED AS INDICATED ON PLANS (EXACT LOCATIONS & LEVELS TO BE COORDINATED WITH SITE CONDITION & PROPOSED BY THE CONTACTOR FOR APPROVAL OF ARCHITECT & CONSULTANT BEFORE COMMENCEMENT OF WORK. THE NECESSARY ASSOCIATED ELECTRICAL PROVISIONS (SUCH AS POWER POINT, ON-OFF CONTROL SWITCH, CONTROL WIRING CONNECTION, ETC.) SHALL BE INCLUDED & COORDINATED WITH ELECT. SUB-CONTRACTOR AT THE SUITABLE POSITION DETERMINED ON SITE.



VRV TYPE AC OUTDOOR UNIT. THE UNIT SHALL BE MOUNTED ON HOT DIPPED GMS ANGLE BRACKET WITH ANTI-VIBRATION PADS ON RC. PLINTHS AT THE SPECIFIED POSITION. THE NECESSARY ASSOCIATED ELECTRICAL PROVISIONS (SUCH AS POWER POINT, ON-OFF CONTROL SWITCH & EM. STOP BUTTON, CONTROL WIRING CONNECTION, ETC.) SHALL BE INCLUDED & COORDINATED WITH ELECT. SUB-CONTRACTOR AT THE SUITABLE POSITION DETERMINED ON SITE.



WINDOW / FLANGE MOUNTING TYPE (TO SUIT FITTING-OUT & ARCHITECTURAL REQUIREMENTS) EXHAUST / FRESH AIR FAN SHALL BE LOW NOISE & (REVERSIBLE TYPE FOR THOSE CAP. LARGER THAN 150lit/s) C/W WATER PROOF GASKET & PROTECTION COVER. THE NECESSARY ASSOCIATED ELECTRICAL PROVISIONS (SUCH AS POWER POINT, DP ON-OFF CONTROL SWITCH, WIRING CONNECTION, ETC.) SHALL BE INCLUDED & COORDINATED WITH ELECT. SUB-CONTRACTOR AT THE SUITABLE POSITION DETERMINED ON SITE.



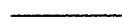
IN-LINE DUCT TYPE CABINET EXHAUST FAN (LOW NOISE TYPE) C/W FAN CHAMBER WITH INTERNAL LINING & INSULATION (CLASS 0), CEILING SUSPENSION BRACKETS (W/ VIBRATION INSULATION) AND FLEXIBLE DUCT CONNECTORS (AT BOTH ENDS) TO BE CONNECTED WITH AIR DUCT WORK. THE NECESSARY ASSOCIATED ELECTRICAL PROVISIONS (SUCH AS POWER POINT, DP ON-OFF CONTROL SWITCH, DP EM. STOP BUTTON & WIRING CONNECTION, ETC.) SHALL BE INCLUDED & COORDINATED WITH ELECT. SUB-CONTRACTOR AT THE SUITABLE POSITION DETERMINED ON SITE. THE AL. TYPE WEATHER PROOF LOUVRE AT BUILDING WALL C/W 12mm S.S. MESH PROTECTION.



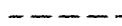
250x250 AL. AIR GRILLES (EAG). EACH GRILLE SHALL BE INSTALLED WITH INDIVIDUAL VOLUME CONTROL DAMPER (VCD) AT THE SPECIFIED POSITION. DAMPERS ON GRILLES OR DIFFUSERS SHALL BE USED FOR FINE CONTROL ONLY.



VOLUME CONTROL DAMPER (VCD), CONTRACTOR SHOULD PROVIDE A VOLUME REGULABLE DAMPER OF FLANGED TYPE WITH INDEPENDENT HOUSING AND CONTROL MECHANISM FOR CONNECTION TO DUCTWORK. DAMPERS SHALL BE OPPOSED BLADE LOW LEAKAGE TYPE WITH SEALS ON BLADE EDGES AND CASING JAMBS, LOW PRESSURE DROP AND NOISE REGENERATION CHARACTERISTICS. BLADES SHALL BE OF HOLLOW SECTION CONSTRUCTED FROM THE SAME MATERIAL OF THE DUCTWORK. DAMPERS SHALL BE MANUALLY OPERATED AND FITTED WITH POSITION INDICATORS PROVIDED EXTERNALLY AND THE FINAL SETTING POSITION SHALL BE PERMANENTLY MARKED. A DEVICE FOR POSITIONING AND LOCKING THE DAMPER BLADES IS REQUIRED.



REFRIGERANT PIPE (EXPOSED INSTALLATION)



REFRIGERANT PIPE (CONCEALED INSTALLATION)

**ABBREVIATIONS:**

- |                             |   |                                    |
|-----------------------------|---|------------------------------------|
| F/A - FROM ABOVE            | & | F/B - FROM BELOW                   |
| T/A - TO ABOVE              | & | T/B - TO BELOW                     |
| H/L - HIGH LEVEL            | & | M/L - MID LEVEL                    |
| L/L - LOW LEVEL             | & | F/LL - FROM LOW LEVEL              |
| F/HL - FROM HIGH LEVEL      | & | T/LL - TO LOW LEVEL                |
| T/HL - TO HIGH LEVEL        | & | U/G - UNDERGROUND                  |
| REF. - REFRIGERANT          | & | S.S. - STAINLESS STEEL (GRADE 316) |
| EAD - EXHAUST AIR DUCT      | & | EAG - EXHAUST AIR GRILLE           |
| VCD - VOLUME CONTROL DAMPER |   |                                    |

E.D. REV.

F.S.D. REV.

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Rev	Date	Description

ARCHITECT



BUILDING SERVICES ENGINEER

PROCONER INTERNATIONAL LTD.

MAIN CONTRACTOR

TIM LEE CONSTRUCTION CO., LTD.

PROJECT

REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN STUDY  
HALL INTO A TOURISM & CHINESE  
CULTURAL CENTRE CUM MA WAN  
RESIDENTS MUSEUM TIN LIU TSUEN,  
MA WAN, N.T.

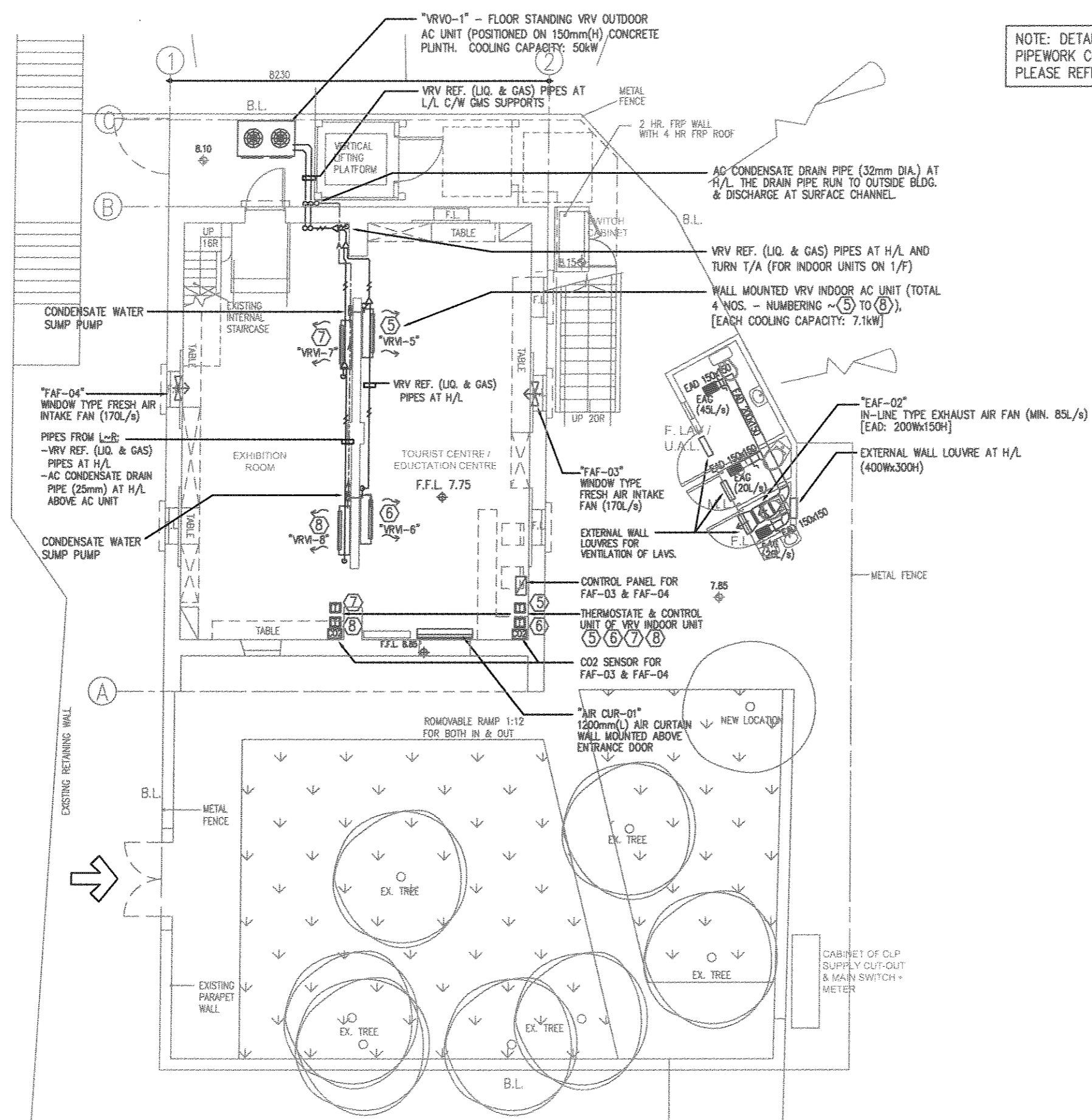
DRAWING TITLE

MVAC SERVICES  
NOTES, LEGENDS

DRAWN BY	SCALE
TL	N.T.S.

CHECKED BY	DATE
TL	14-SEPT.2012

JOB No.	DWG. NO.
	AC-01 (AS-FITTED)




NOTE: DETAILS OF REFRIGERANT PIPEWORK CONNECTION AND SIZE, PLEASE REFER TO DRAWING NO. AC-05.

**GROUND FLOOR PLAN**  
SCALE : 100

**S.D. REF.**  
**F.B.D. REF.**  
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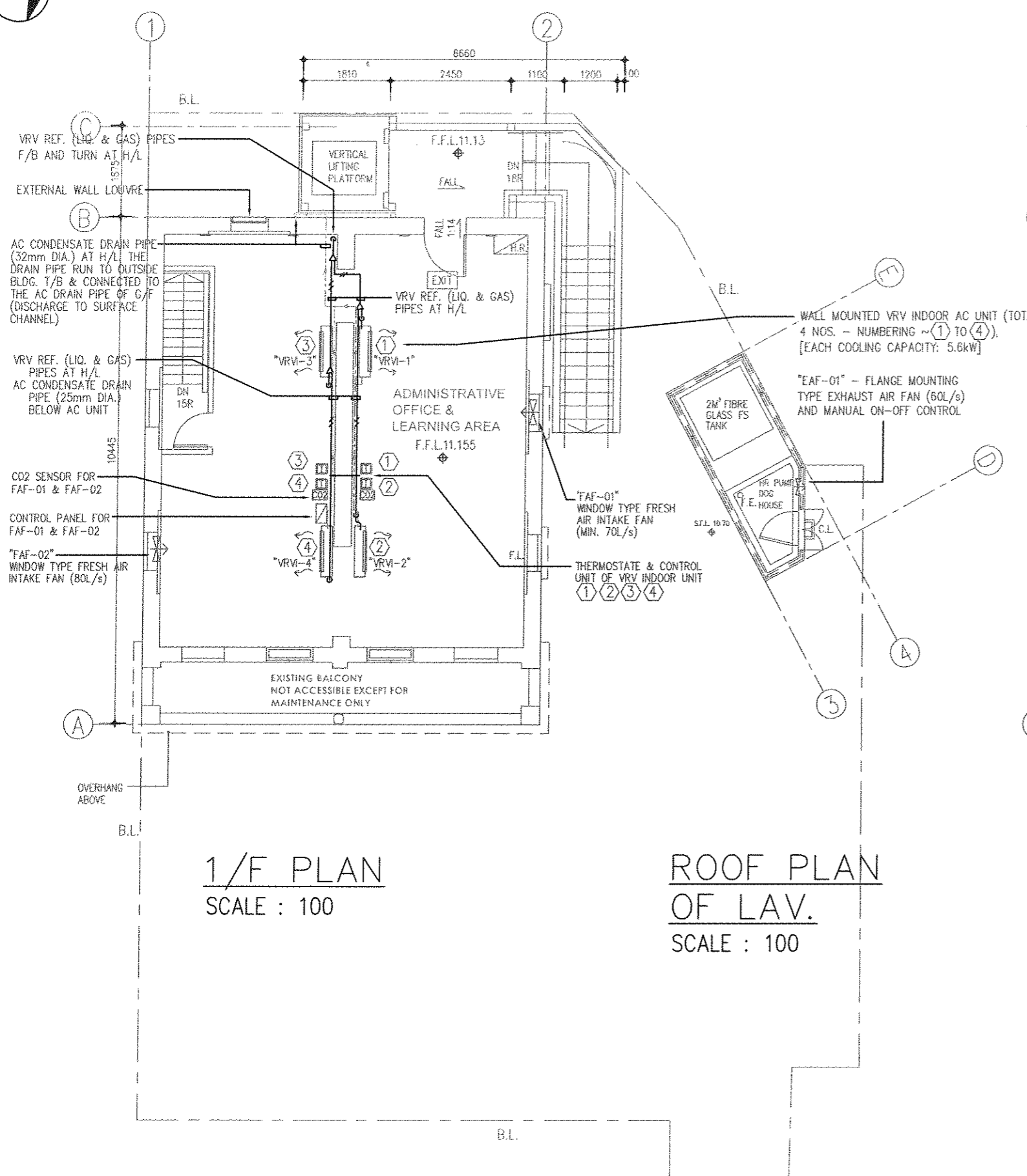
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DRAWING**

Rev	Date	Description
ARCHITECT		
 <b>LCK ARCHITECTS LTD</b> 林業建築師有限公司		
BUILDING SERVICES ENGINEER		
PROCONER INTERNATIONAL LTD.		
MAIN CONTRACTOR		
TIM LEE CONSTRUCTION CO., LTD.		
PROJECT		
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.		
DRAWING TITLE		
MVAC SERVICES G/F LAYOUT PLAN		
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TL		1:100 (A3)
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TL		14-SEPT.2012
JOB No.	DWG. NO.	
	AC-02 (AS-FITTED)	



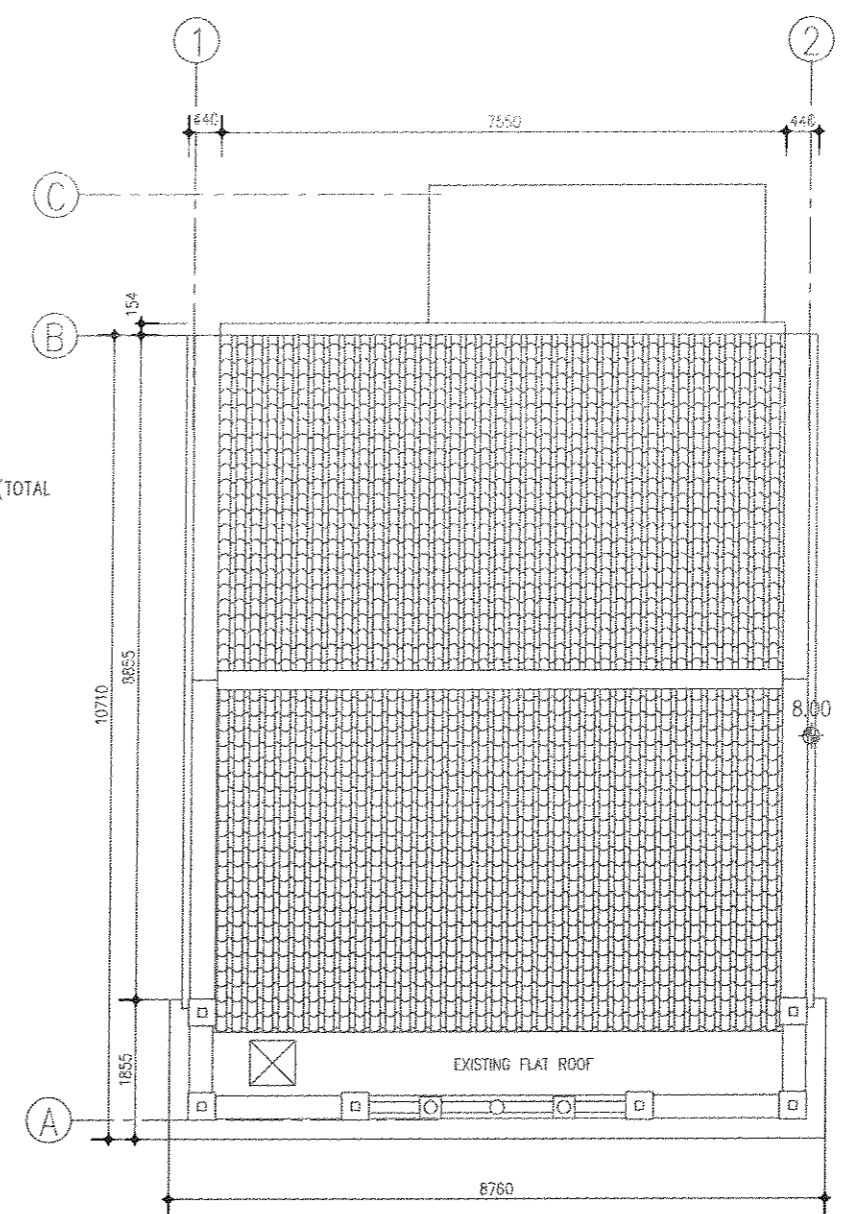


NOTE: DETAILS OF REFRIGERANT PIPEWORK CONNECTION AND SIZE, PLEASE REFER TO DRAWING NO. AC-05.



1/F PLAN  
SCALE : 100

ROOF PLAN  
OF LAV.  
SCALE : 100



ROOF PLAN  
SCALE : 100


B.D. REF.

P.S.D. REF.

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BUILDING SERVICES ENGINEER		
PROCONER INTERNATIONAL LTD.		
MAIN CONTRACTOR		
TIM LEE CONSTRUCTION CO., LTD.		
PROJECT		
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIM LIU TSUEN, MA WAN, N.T.		
DRAWING TITLE		
MVAC SERVICES 1/F & R/F LAYOUT PLAN		
DRAWN BY		SCALE
TL		1:100 (A3)
CHECKED BY		DATE
TL		14-SEPT.2012
JOB No.		DWG. NO.
		AC-03 (AS-FITTED)

**MECHANICAL VENTILATION EQUIPMENT SCHEDULE:**

DESIGNATION	LOCATION OF EQUIPMENT	INSTALLATION	CAPACITY	CONTROL	REMARK
"EAF-01"	HR (FS) PUMP DOG HOUSE	FLANGE MOUNTED PROPELLER TYPE AT EXTERNAL LOUVRE (WATER PROOF LOUVRE SIZE: 500W x 500H)	MIN. 60lit/s	UNDER MANUAL ON-OFF CONTROL SWITCH	100Pa (STATIC PRESSURE)
"EAF-02"	F. LAV/U.A.L. (FOR EXHAUST AIR OF ALL LAVS.)	IN-LINE DUCT TYPE & DISCHARGED AT EXTERNAL LOUVRE (WATER PROOF LOUVRE SIZE: 400W x 300H)	MIN. 85lit/s	UNDER MANUAL ON-OFF CONTROL SWITCH	180Pa (STATIC PRESSURE)
"FAF-01"	1/F CUTURAL CENTRE BUILDING	WINDOW MOUNTING TYPE AT EXTERNAL WINDOW PANEL	MIN. 70lit/s	EACH FAN SHALL BE UNDER AUTO./MANUAL MODE, (ie. CO2 SENSOR AUTO-CONTROL AND MANUAL ON-OFF CONTROL)	FREE FLOW
"FAF-02"	1/F CUTURAL CENTRE BUILDING	WINDOW MOUNTING TYPE AT EXTERNAL WINDOW PANEL	MIN. 80lit/s		FREE FLOW
"FAF-03"	G/F CUTURAL CENTRE BUILDING	WINDOW MOUNTING TYPE AT EXTERNAL WINDOW PANEL	MIN. 170lit/s		FREE FLOW
"FAF-04"	G/F CUTURAL CENTRE BUILDING	WINDOW MOUNTING TYPE AT EXTERNAL WINDOW PANEL	MIN. 170lit/s		FREE FLOW

**VARIABLE REFRIGERANT VOLUME (VRV) SYSTEM EQUIPMENT SCHEDULE:**

DESIGNATION	LOCATION OF EQUIPMENT	INSTALLATION	CAPACITY	SUPPLY AIR FLOW	MAX. SOUND LEVEL	CONTROL
"VRVO-1"	EXTERNAL AREA ADJACENT TO LAV.	FLOOR STANDING ON 150mm(H) R.C. PLINTH AT OPEN AREA.	COOLING CAP.: MIN. 49kW HEATING CAP.: MIN. 56.5kW		MAX. 63dB(A)	<p>LOCAL WIRED REMOTE CONTROLLER FOR EACH INDOOR UNIT, WHICH SHALL BE EQUIPPED WITH DIGITAL DISPLAY OF AIR FLOW SPEED, TEMPERATURE &amp; OPERATION MODE. EACH INDOOR UNIT SHALL BE AUTOMATICALLY ADJUSTED UNDER INDIVIDUAL TEMP. &amp; FLOW SETTINGS AT THE CONTROLLER. RELEVANT CONTROL CONNECTION SHALL BE TRANSMITTED TO THE CENTRAL PROCESSOR OF VRV SYSTEM FOR THE CORRESPONDING OPERATION.</p> <p>(NOTE: NO ZONE AND MASTER CONTROL FOR THE VRV INDOOR UNIT)</p>
"VRVI-1"	1/F CUTURAL CENTRE BUILDING	WALL MOUNTED TYPE AT HIGH LEVEL	COOLING CAP.: MIN. 5.6kW HEATING CAP.: MIN. 6.3kW	Hi SPEED: 15 CMM Lo SPEED: 12 CMM	Hi SPEED: MAX. 42dB(A) Lo SPEED: MAX. 36dB(A)	
"VRVI-2"	1/F CUTURAL CENTRE BUILDING	WALL MOUNTED TYPE AT HIGH LEVEL	COOLING CAP.: MIN. 5.6kW HEATING CAP.: MIN. 6.3kW	Hi SPEED: 15 CMM Lo SPEED: 12 CMM	Hi SPEED: MAX. 42dB(A) Lo SPEED: MAX. 36dB(A)	
"VRVI-3"	1/F CUTURAL CENTRE BUILDING	WALL MOUNTED TYPE AT HIGH LEVEL	COOLING CAP.: MIN. 5.6kW HEATING CAP.: MIN. 6.3kW	Hi SPEED: 15 CMM Lo SPEED: 12 CMM	Hi SPEED: MAX. 42dB(A) Lo SPEED: MAX. 36dB(A)	
"VRVI-4"	1/F CUTURAL CENTRE BUILDING	WALL MOUNTED TYPE AT HIGH LEVEL	COOLING CAP.: MIN. 5.6kW HEATING CAP.: MIN. 6.3kW	Hi SPEED: 15 CMM Lo SPEED: 12 CMM	Hi SPEED: MAX. 42dB(A) Lo SPEED: MAX. 36dB(A)	
"VRVI-5"	G/F CUTURAL CENTRE BUILDING	WALL MOUNTED TYPE AT HIGH LEVEL	COOLING CAP.: MIN. 7.14kW HEATING CAP.: MIN. 8.0kW	Hi SPEED: 19 CMM Lo SPEED: 14 CMM	Hi SPEED: MAX. 46dB(A) Lo SPEED: MAX. 39dB(A)	
"VRVI-6"	G/F CUTURAL CENTRE BUILDING	WALL MOUNTED TYPE AT HIGH LEVEL	COOLING CAP.: MIN. 7.14kW HEATING CAP.: MIN. 8.0kW	Hi SPEED: 19 CMM Lo SPEED: 14 CMM	Hi SPEED: MAX. 46dB(A) Lo SPEED: MAX. 39dB(A)	
"VRVI-7"	G/F CUTURAL CENTRE BUILDING	WALL MOUNTED TYPE AT HIGH LEVEL	COOLING CAP.: MIN. 7.14kW HEATING CAP.: MIN. 8.0kW	Hi SPEED: 19 CMM Lo SPEED: 14 CMM	Hi SPEED: MAX. 46dB(A) Lo SPEED: MAX. 39dB(A)	
"VRVI-8"	G/F CUTURAL CENTRE BUILDING	WALL MOUNTED TYPE AT HIGH LEVEL	COOLING CAP.: MIN. 7.14kW HEATING CAP.: MIN. 8.0kW	Hi SPEED: 19 CMM Lo SPEED: 14 CMM	Hi SPEED: MAX. 46dB(A) Lo SPEED: MAX. 39dB(A)	

R.D. REF.

F.A.D. REF.

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Rev	Date	Description

ARCHITECT



BUILDING SERVICES ENGINEER  
PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR  
TIM LEE CONSTRUCTION CO., LTD.

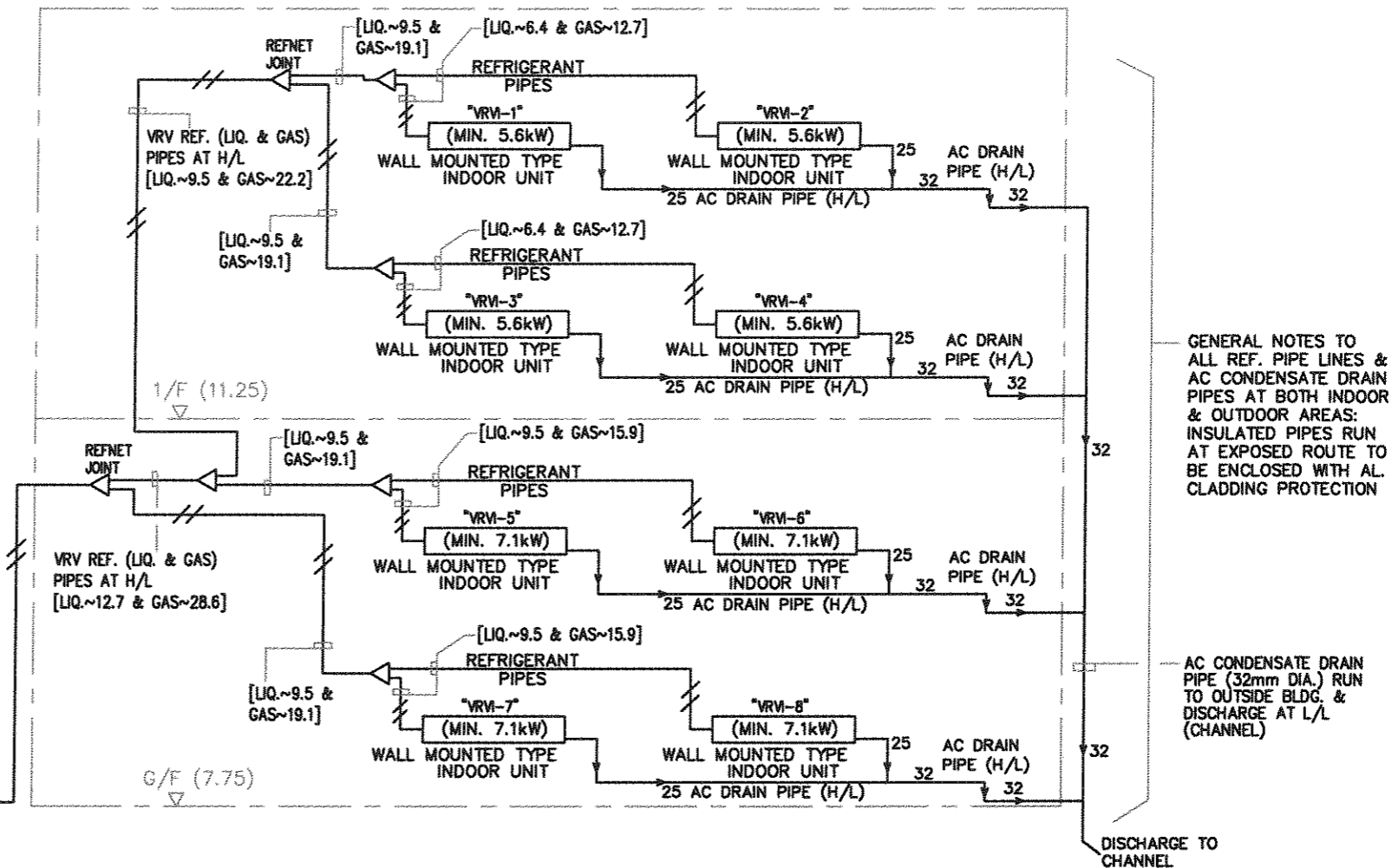
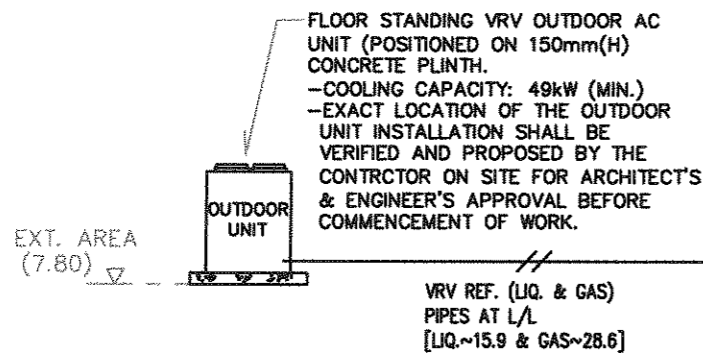
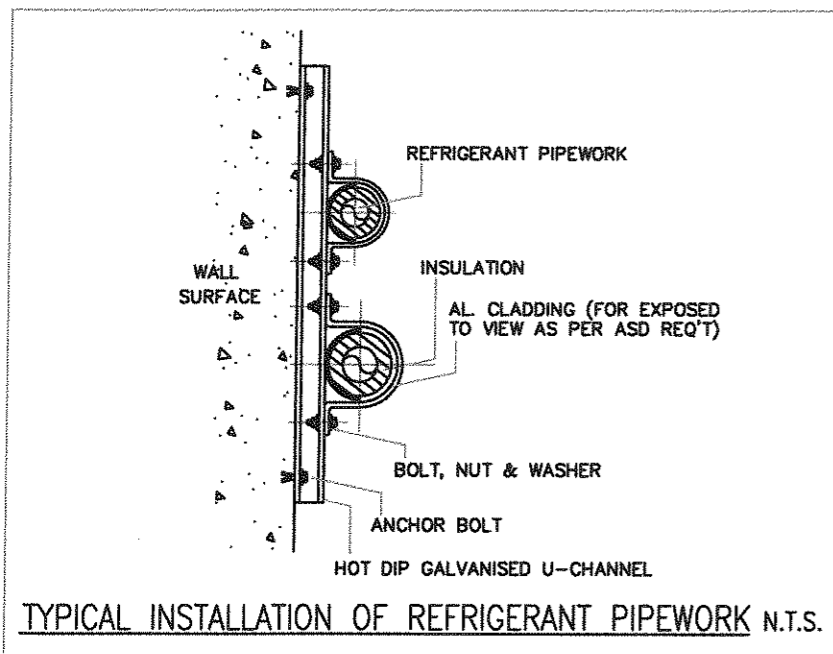
PROJECT  
REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN STUDY  
HALL INTO A TOURISM & CHINESE  
CULTURAL CENTRE CUM MA WAN  
RESIDENTS MUSEUM TIN LIU TSUEN,  
MA WAN, N.T.

DRAWING TITLE  
MVAC SERVICES  
MVAC EQUIPMENT SCHEDULE

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TL	N.T.S.

CHECKED BY	DATE
TL	14-SEPT.2012

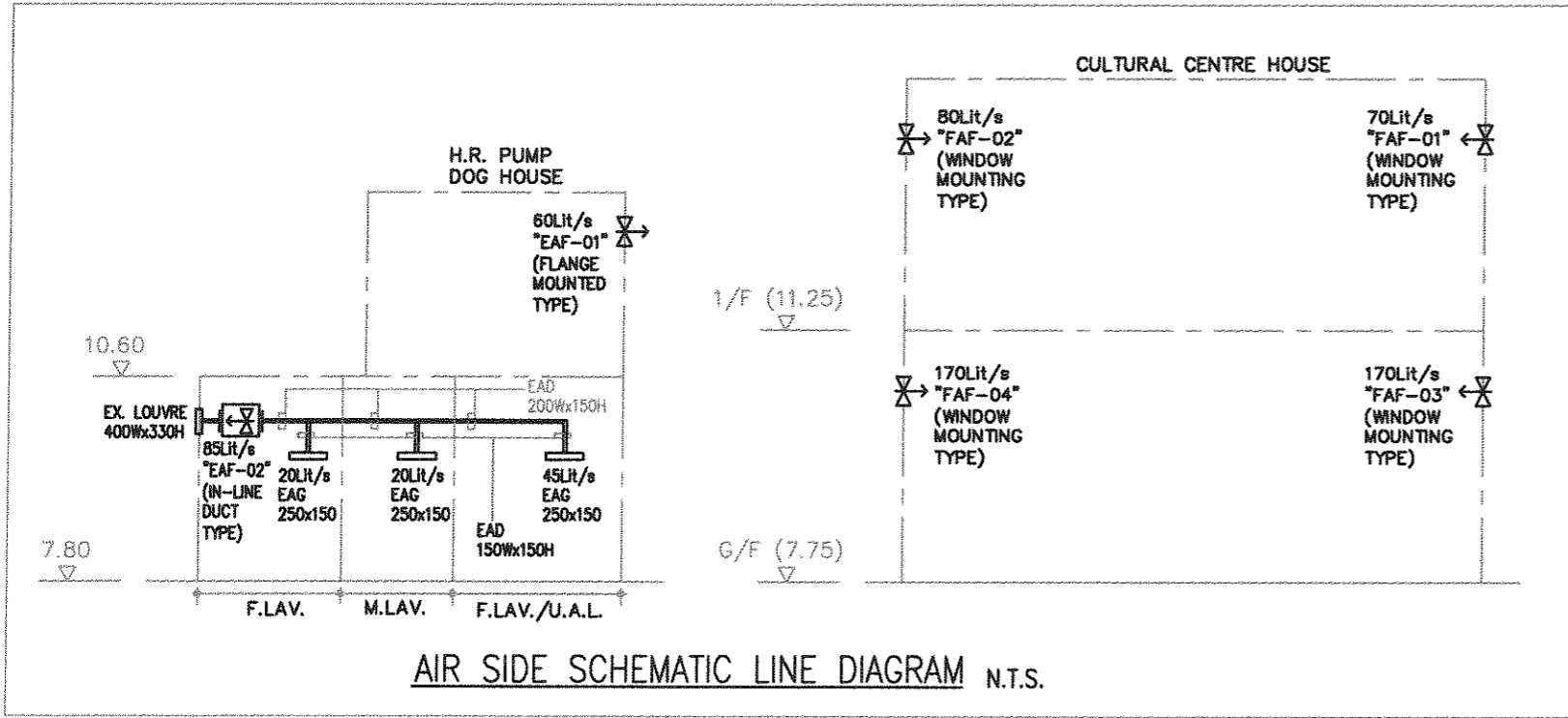
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AC-04	(AS-FITTED)



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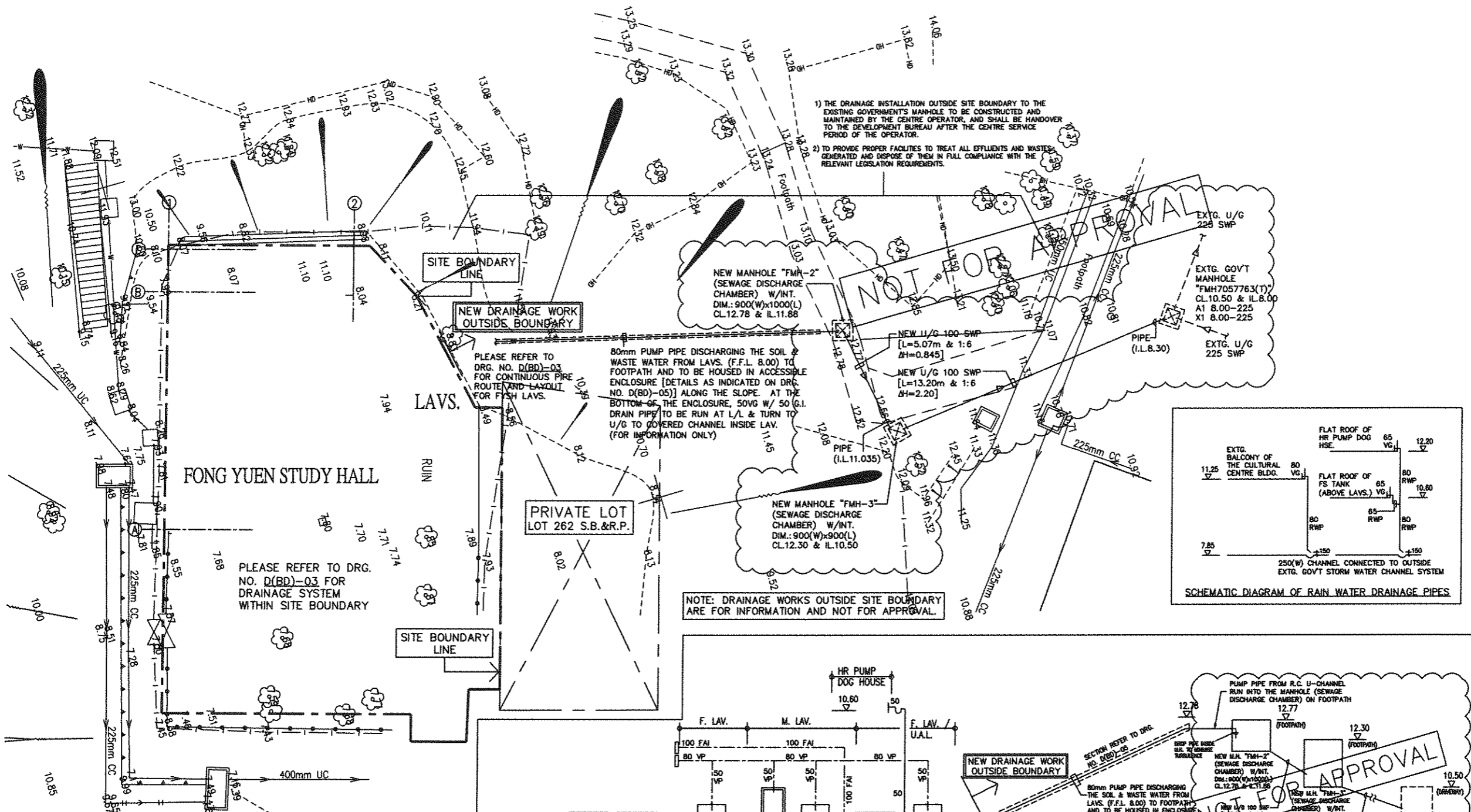
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**SCHEMATIC LINE DIAGRAM OF REFRIGERANT CIRCUIT AND AC CONDENSATE DRAIN PIPE INSTALLATION**



SCHEDULE OF LOUVRE AND AIR GRILLE				
AREA	EXHAUST AIR LOUVRE	FRESH AIR INTAKE LOUVRE	EXHAUST AIR GRILLE (W/ INDIVIDUAL VOLUME CONTROL DAMPER)	FRESH AIR GRILLE (W/ INDIVIDUAL VOLUME CONTROL DAMPER)
F. LAV.		MIN. 500Wx400H (+FIRE DAMPER)	1 NO. (250Lx250W)	---
M. LAV.		MIN. 500Wx400H (+FIRE DAMPER)	1 NO. (250Lx250W)	---
F. LAV./ U.A.L.		MIN. 500Wx400H (+FIRE DAMPER)	1 NO. (250Lx250W)	---
HR PUMP DOG HOUSE		MIN. 400Wx400H (+FIRE DAMPER)	---	---
CULTURAL CENTRE HOUSE (1/F)		INTAKE FAN MOUNTED AT WINDOW PANEL	---	---
CULTURAL CENTRE HOUSE (G/F)	EXHAUST AIR THROUGH OPENED ENTRANCE DOOR	INTAKE FAN MOUNTED AT WINDOW PANEL	---	---

Rev	Date	Description
ARCHITECT		
BUILDING SERVICES ENGINEER		
PROCONER INTERNATIONAL LTD.		
MAIN CONTRACTOR		
TIM LEE CONSTRUCTION CO., LTD.		
PROJECT		
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.		
DRAWING TITLE		
MVAC SERVICES SCHEMATIC DIAGRAM & DETAILS		
DRAWN BY	SCALE	
TL	N.T.S.	
CHECKED BY	DATE	
TL	14-SEPT.2012	
JOB No.	DWG. No.	
	AC-05 (AS-FITTED)	



B.D. REF.	/	/	/
F.S.D. REF.	/	/	/
FPB	/	/	/
W.S.D. REF.	/	/	/

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AS FITTED  
DRAWING

Contractor:  
 添利建築有限公司  
Tim Lee Construction Co., Ltd

NO.	REVISIONS	DATE	DRAWN BY	CHECK BY

D	DRAINAGE PLAN TO DSD FOR RECORD (AFTER 0-6-Jun-2012)	SL	RC
C	REVISED DRAINAGE PIPES TO SHT	SL	RC
B	REVISED DRAIN PIPE CONNECTION TO GOVT M.H. TO SUIT SITE CONDITION	SL	RC
A	REVISED AS PER BD COMMENTS	SL	RC

FOR B.D. USE ONLY

PROJECT:  
REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN  
STUDY HALL INTO A TOURISM &  
CHINESE CULTURAL CENTRE CUM  
MA WAN RESIDENTS MUSEUM TIN  
LIU TSUEN, MA WAN, N.T.

DRAWING TITLE:  
DRAINAGE SERVICES -  
EXTERNAL AREA LAYOUT PLAN,  
SCHEMATIC DIAGRAM & MANHOLE  
SCHEDULE

DRAWN	
CHECKED	
APPROVED	
DATE	23-NOV-2010
SCALE	1:100 (A1) 1:200 (A3)
JOB NO.	D(BD)-02
DRAWING NO.	D
REV.	

**LCK**  
LCK ARCHITECTS LTD  
林曉龍建築師有限公司

VICTOR CHAN  
陳維仁建築師

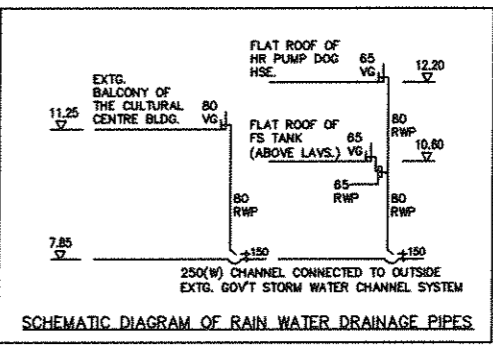
**REQUIREMENTS FROM DSD:**

- a) ALL EXISTING DRAINAGE FACILITIES SUCH AS PIPES, MANHOLES, ETC. FOR THE CAPTIONED LOT TO BE ABANDONED SHALL BE PERMANENTLY COMPLETELY SEALED UP WITH LIGHT WEIGHT CONCRETE TO THE SATISFACTION OF DSD.
- b) NO SPOILS / SLURRIES TO BE DISCHARGED INTO THE EXISTING ABANDONED DRAINAGE FACILITIES SUCH AS PIPES, MANHOLES, ETC. DURING CONSTRUCTION PERIOD.
- c) THE INTERNAL CONDITIONS OF THE EXISTING PUBLIC DRAINS / SEWERS RUNNING ADJACENT TO THE SITE SHOULD BE CHECKED BY USING CCTV SURVEY PRIOR TO COMMENCEMENT AND UPON COMPLETION OF HIS WORKS TO THE SATISFACTION OF DSD.

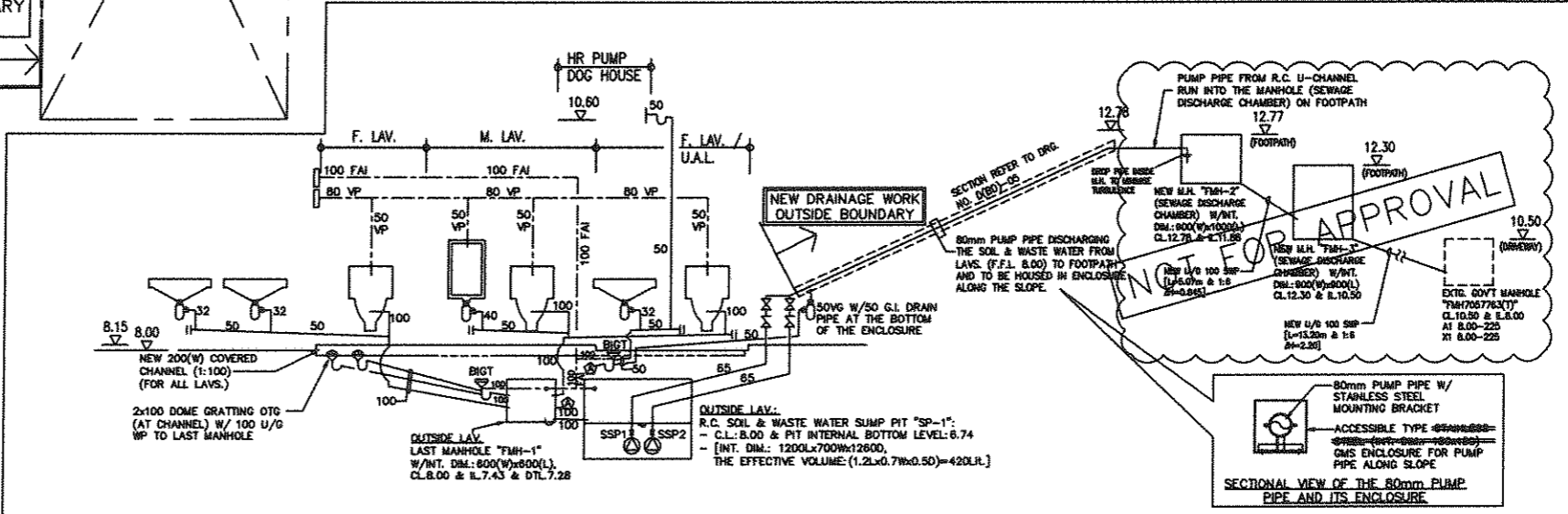
**NOTES FOR MANHOLE & UNDERGROUND DRAIN PIPE INSTALLATIONS:**

- 1) DETAILS OF ALL NEW MANHOLE, INCLUDING SIZE, CONSTRUCTION, COVER DUTY AND SPECIFICATION, ETC., SHALL BE BUILT AS PER DSD & BD REQUIREMENTS, AND SHALL BE PROPOSED BY THE CONTRACTOR FOR ARCHITECT'S APPROVAL BEFORE COMMENCEMENT OF WORK.
- 2) THE DETAILS FOR LAYING UNDERGROUND PIPE WORK SHALL BE BUILT AS PER DSD & BD REQUIREMENTS AND SPECIFIED DETAILS, AND SHALL BE PROPOSED BY THE CONTRACTOR FOR ARCHITECT'S APPROVAL BEFORE COMMENCEMENT OF WORK.
- 3) THE PIPE ROUTINGS, MANHOLE LOCATIONS, LEVELS AND DISTANCES IN BETWEEN MANHOLES INDICATED ON LAYOUT / DRAWING AND TABLE ARE FOR INDICATION AND REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO VERIFY ON SITE UNDER THE DIRECTION OF DESIGN INTENT DRAWING AND DETAILS. ANY ADJUSTMENT / MODIFICATION / REROUTING OF PIPE WORK / REPOSITIONING OF MANHOLES, ETC. REQUIRED TO SUIT THE ACTUAL SITE CONDITION SHALL BE INCLUDED IN THE CONTRACT WORK.
- 4) THE CONTRACTOR IS TO COORDINATE WITH BD & DSD FOR PIPEWORK INSTALLATION OUTSIDE SITE / BUILDING BOUNDARY AND FOR CONNECTION WITH GOVERNMENT'S FACILITIES. ANY MODIFICATION & ADDITIONAL WORK, SITE VERIFICATION AND TEST AS PER DEPARTMENT'S REQUIREMENTS SHOULD BE INCLUDED IN THE CONTRACTOR WORK. ALL WORKS OUTSIDE SITE BOUNDARY SHALL BE CARRIED OUT SHALL BE IN COMPLIANCE WITH HIGHWAYS AND DSD'S STANDARDS AND REQUIREMENTS.
- 5) BEFORE EXCAVATION WORKS OUTSIDE SITE AREA, EXCAVATION PROPOSAL SHOULD BE CIRCULATED / SUBMITTED TO ALL UTILITY UNDERTAKERS TO ENSURE THAT THE WORKS SHALL NOT CAUSE DAMAGE TO EXTG. UTILITIES UNDER FOOTPATH, ROADSIDE AND DRIVEWAY.
- 6) ALL EXTG. ABANDONED DRAINAGE FACILITIES SUCH AS PIPES, MANHOLES ETC. WITHIN THE LOT SHALL BE FILLED WITH FOAM CONCRETE TO THE SATISFACTION OF BD. UPON COMPLETION OF THE SEALING-UP WORKS, JOINT SITE INSPECTION SHALL BE ARRANGED WITH BD FOR CONFIRMATION.
- 7) THE CONTRACTOR SHALL BE ON BEHALF OF CLIENT TO MAKE AN APPLICATION FOR TECHNICAL AUDIT BY DSD ON THE COMPLETED DRAINAGE WORKS BY SUBMITTING RELEVANT APPLICATION FORM.
- 8) UPON COMPLETION OF THE DRAINAGE WORKS, A JOINT SITE INSPECTION WITH DSD SHALL BE ARRANGED AND AS-CONSTRUCTED DRAINAGE RECORD & DRAWINGS SHALL BE PREPARED AND FURNISHED TO DSD.
- 9) THE CONTRACTOR SHALL BE ON BEHALF OF CLIENT TO APPLY FOR AN EXCAVATION PERMIT FROM THE REGIONAL OFFICE OF HIGHWAYS DEPARTMENT FOR ANY EXCAVATION WORKS ON PUBLIC PAVEMENT, ROADSIDE & DRIVEWAY. THE BD APPROVED DRAINAGE PLANS SHALL ALSO ACCOMPANY WITH THE APPLICATION.

- 1) THE DRAINAGE INSTALLATION OUTSIDE SITE BOUNDARY TO THE EXISTING GOVERNMENT'S MANHOLE TO BE CONSTRUCTED AND MAINTAINED BY THE CENTRE OPERATOR, AND SHALL BE HANDOVER TO THE DEVELOPMENT BUREAU AFTER THE CENTRE SERVICE PERIOD OF THE OPERATOR.
- 2) TO PROVIDE PROPER FACILITIES TO TREAT ALL EFFLUENTS AND WASTES GENERATED AND DISPOSE OF THEM IN FULL COMPLIANCE WITH THE RELEVANT LEGISLATION REQUIREMENTS.



NOTE: DRAINAGE WORKS OUTSIDE SITE BOUNDARY ARE FOR INFORMATION AND NOT FOR APPROVAL.

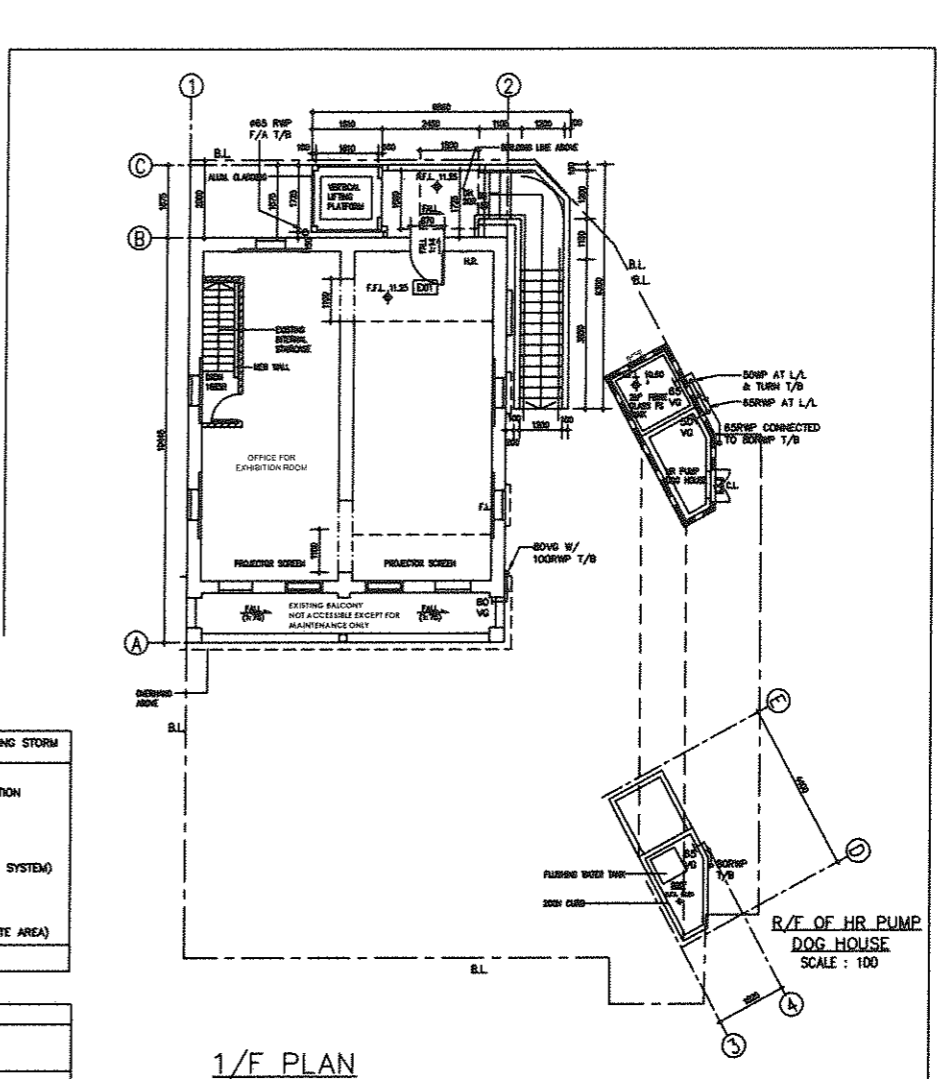
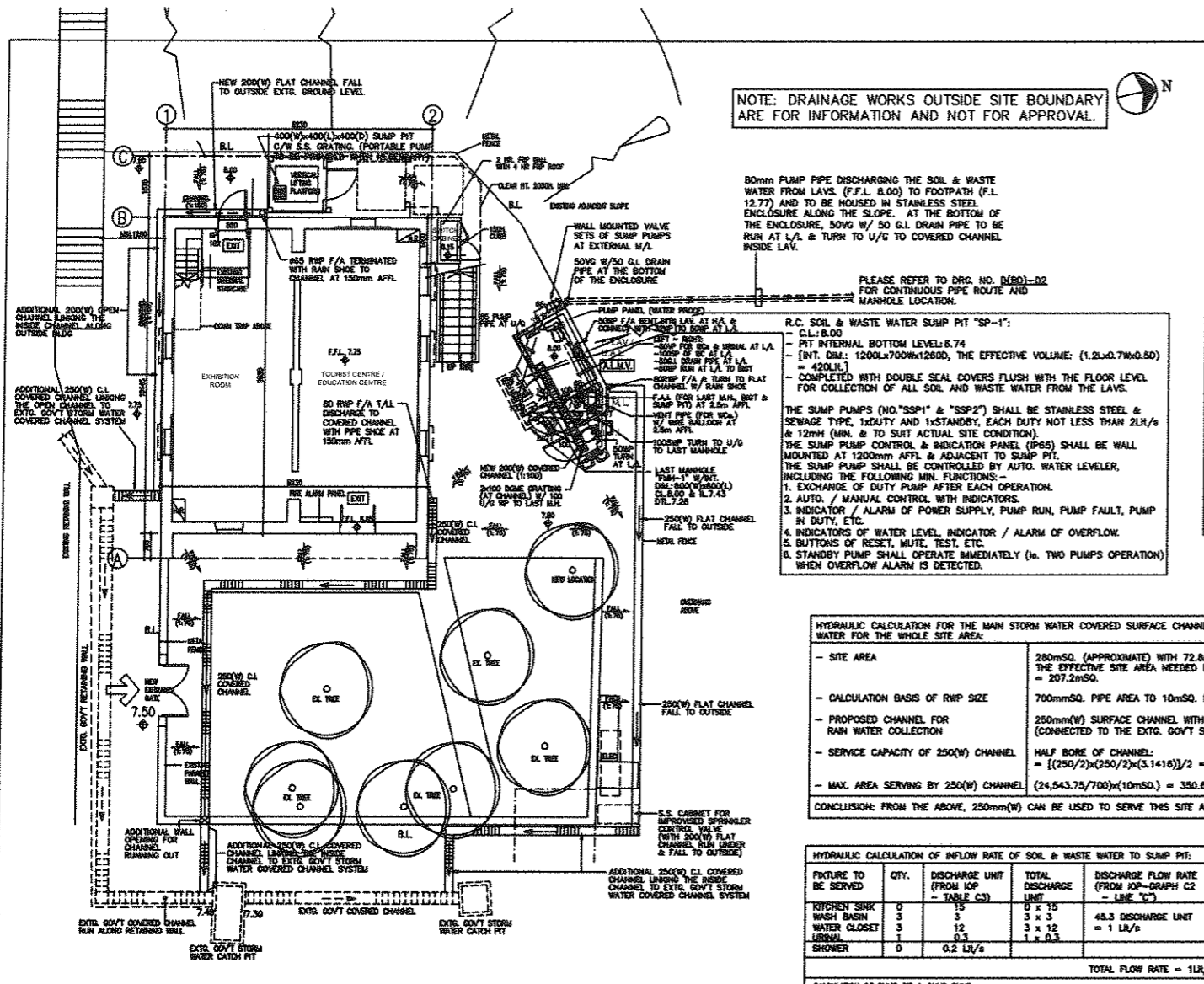


SCHEMATIC DIAGRAM OF SOIL & WASTE WATER DRAINAGE INSTALLATION (THROUGH SUMP PUMP DISCHARGE SYSTEM)

MANHOLE SCHEDULE AND UNDERGROUND PIPE INSTALLATION:

MANHOLE NO.	COVER LEVEL (m)	INVERT LEVEL (m)	MH INTERNAL DIM. (DxLxW) (DEPTH x LENGTH x WIDTH) (mm)	MH COVER DUTY (CI DOUBLE SEAL)	MH DISTANCE (m)	U/G PIPE SIZE (mm DIA.)	PIPE FALL (mm)	PIPE LINE ΔH (mm)
FMH-1 (LAST MH AT M.L.)	8.00	7.43	720D x 600L x 600W (DEPTH TO D.T.L.)	MED.	0.4	100mm	1:40	10
SP-1 (PUMP PIT AT HAL)	8.00	PIT BOTTOM: 6.74 (EFF. VOL. = 0.42m <sup>3</sup> )	1260D x 1200L x 700W	MED.	17.5	80mm (PUMP PIPE)	N.A.	N.A.
FMH-2 (AT FOOTPATH)	12.78	11.88	900D x 1000L x 900W	MED.	5.87	100mm	1:6	845
FMH-3 (AT FOOTPATH)	12.30	10.50	1800D x 1000L x 900W	MED.	13.20	100mm	1:6	2200
FMH7057763(T) (EXTG. GOVT M.H. AT DRIVEWAY)	10.50	8.00						

NOT FOR APPROVAL



**HYDRAULIC CALCULATION FOR THE MAIN STORM WATER COVERED SURFACE CHANNEL [250mm(W)] COLLECTING STORM WATER FOR THE WHOLE SITE AREA:**

- SITE AREA	250m <sup>2</sup> (APPROXIMATE WITH 72.8m <sup>2</sup> GRASSLAND) THE EFFECTIVE SITE AREA NEEDED FOR RAIN WATER COLLECTION = 207.2m <sup>2</sup>
- CALCULATION BASIS OF R/WP SIZE	700mm <sup>2</sup> PIPE AREA TO 10m <sup>2</sup> HORIZONTAL SURFACE
- PROPOSED CHANNEL FOR RAIN WATER COLLECTION	250mm(W) SURFACE CHANNEL WITH CAST IRON COVER (CONNECTED TO THE EXTC. GOV'T STORM WATER COLLECTION SYSTEM)
- SERVICE CAPACITY OF 250(W) CHANNEL	HALF BORE OF CHANNEL: = [(250/2)x(250/2)x(3.1416)]/2 = 24,543.75mm <sup>2</sup>
- MAX. AREA SERVING BY 250(W) CHANNEL	(24,543.75/700)(10m <sup>2</sup> ) = 350.825m <sup>2</sup> (>207.2m <sup>2</sup> SITE AREA)

CONCLUSION: FROM THE ABOVE, 250mm(W) CAN BE USED TO SERVE THIS SITE AREA.

**HYDRAULIC CALCULATION OF INFLOW RATE OF SOIL & WASTE WATER TO SUMP PIT:**

FIXTURE TO BE SERVED	QTY.	DISCHARGE UNIT (FROM IOP - TABLE C3)	TOTAL DISCHARGE UNIT	DISCHARGE FLOW RATE (FROM IOP - GRAPH C2 - 1 LTR / S)	TOTAL INFLOW RATE TO LAST MANHOLE / SUMP PIT
KITCHEN SINK	0	15	0 x 15		
WASH BASIN	3	3	3 x 3	43.3 DISCHARGE UNIT	
WATER CLOSET	3	12	3 x 12		
URINAL	1	0.3	1 x 0.3		
SHOWER	0	0.2 LTR/s			1 LTR/s

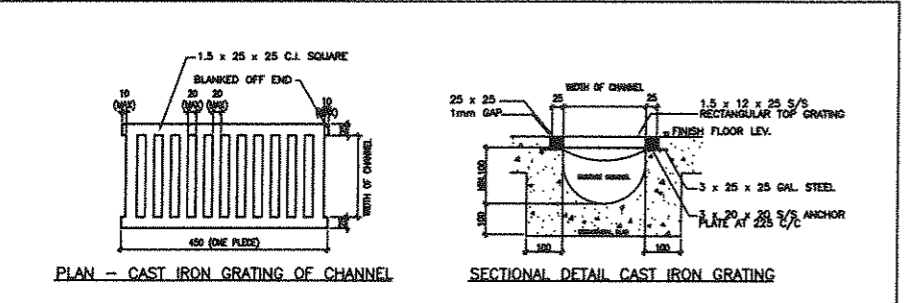
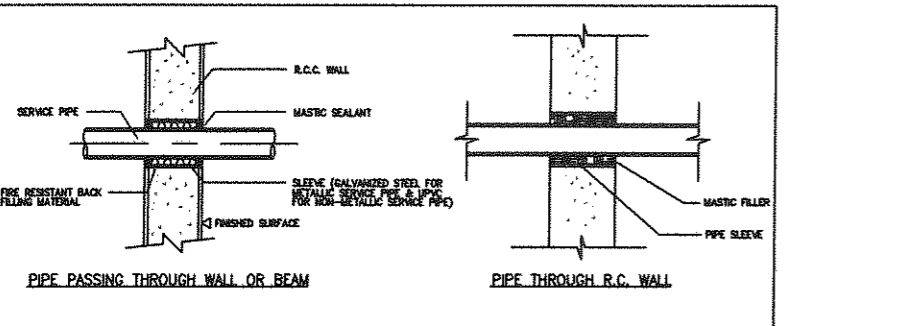
TOTAL FLOW RATE = 1 LTR/s (i.e. 3.6m<sup>3</sup>/hr.)

**CALCULATION OF SUMP PIT & SUMP PUMP:**  
 - V<sub>eff</sub> = TAKING EFFECTIVE RAINING DENSITY = 420 LTR  
 - Q<sub>in</sub> = INFLOW RATE = 1 LTR/s  
 - FILLING TIME (WITH INFLOW OF 1 LTR/s) = 420 LTR / (1 LTR/s) = 420 sec. (i.e. 7 min.)  
 - Q<sub>out</sub> = Q<sub>in</sub> = 1 LTR/s (i.e. 3.6m<sup>3</sup>/hr.)

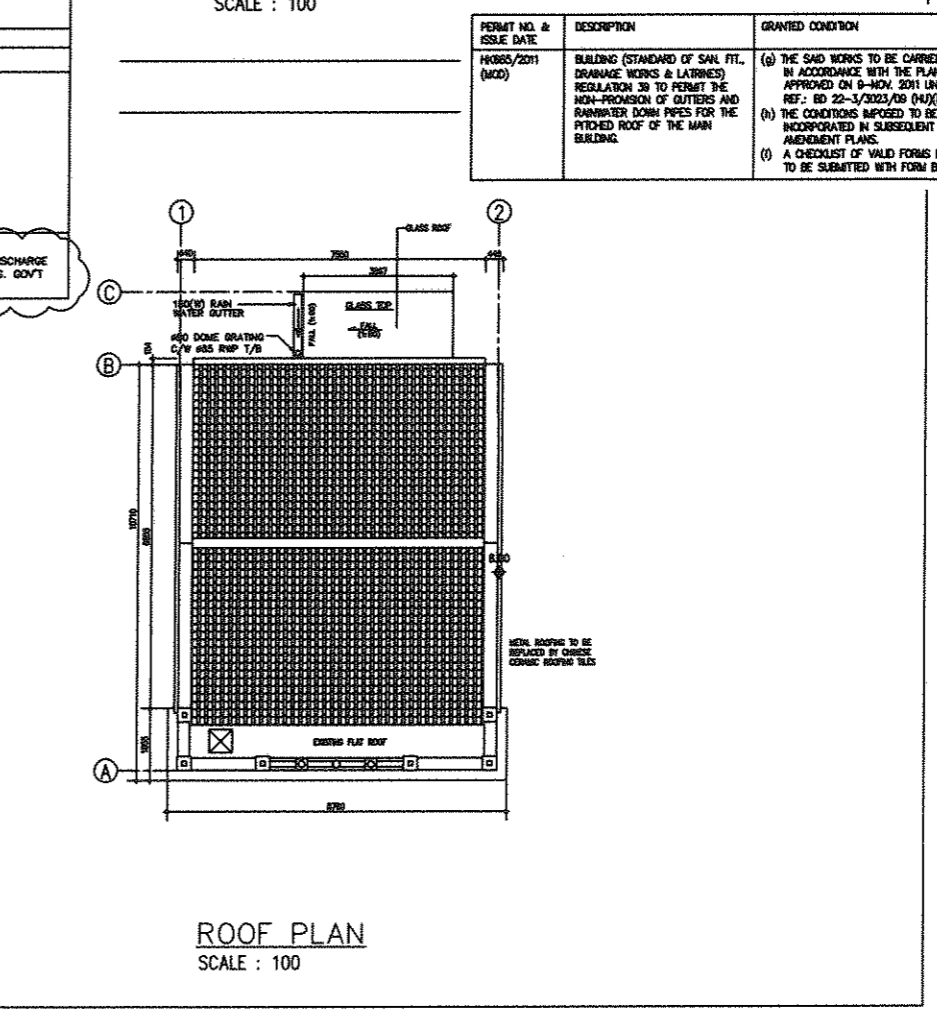
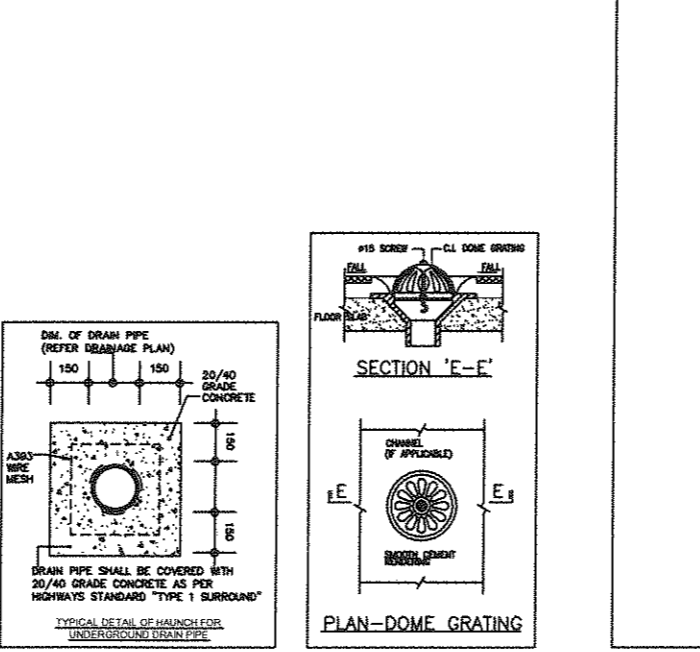
**FREQUENCY OF PUMP OPERATION PER HOUR (PUMP "START/STOP" CYCLE):**  
 - T<sub>1</sub> = INFLOW TIME = 420 LTR / Q<sub>in</sub> = 420 LTR / (1 LTR/s) = 420 sec.  
 - TIME ELAPSED WHEN PUMP RUNS AND WATER LEVEL DROP TO "PUMP STOP" (ASSUMING MEAN INFLOW = Q<sub>in</sub>/2)  
 T<sub>2</sub> = 420 LTR / [(Q<sub>in</sub>/2) - (Q<sub>in</sub>/3)] = 420 LTR / (1/3 LTR/s) = 420 LTR / (1/3 LTR/s) = 1260 sec.  
 - T<sub>1</sub> + T<sub>2</sub> = 420 sec. + 1260 sec. = 1680 sec. = 28 min.  
 i.e. 3600 sec. / 28 min. = 12.86 CYCLE/HR. (119 ACCEPTABLE)

COMMENT ON THE GRAVITY SEWAGE WATER CONNECTION PIPE TO GOV'T. SEWAGE SYSTEM:  
 THE PROPOSED 100mm DIA. DRAIN PIPE DISCHARGING SOIL & WASTE WATER FROM THE MANHOLE "FMH-2" (DISCHARGE CHAMBER ON FOOTPATH) TO MANHOLE "FMH-3" (NEW MANHOLE ON FOOTPATH) AND SUBSEQUENT TO THE EXTC. GOV'T MANHOLE "FMH7057783(1)" IS CAPABLE FOR THE WATER FLOW OF 3 LTR/s AND IS BELIEVED ACCEPTABLE.

**GROUND FLOOR PLAN SCALE: 100**



**NOT FOR APPROVAL**



B.D. REF.	/	/	/
F.S.D. REF.	/	/	/
FPB	/	/	/
N.L.D. REF.	/	/	/

**NOTES:**  
 DO NOT SCALE DRAWINGS.  
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**AS FITTED DRAWING**

Contractor:  
 添利建築有限公司  
 Tim Lee Construction Co., Ltd

NO.	REVISIONS	DATE	DRAWN BY	CHECKED BY
D	DRAINAGE PLAN TO RED FOR RECORD (AFTER 2011 SITE INSPECTION ON 7-JAN-12)	9-Jan-2012	SL	RC
C	REVISED DRAINAGE PIPES TO SUIT UPDATED BUILDING LAYOUT PLAN	9-Mar-2012	SL	RC
B	REVISED DRAIN PIPE CONNECTION TO GOV'T M.H. TO SUIT SITE CONDITION	22-Sep-2011	SL	RC
A	REVISED AS PER BD COMMENTS	25-Jan-2011	SL	RC

FOR B.D. USE ONLY

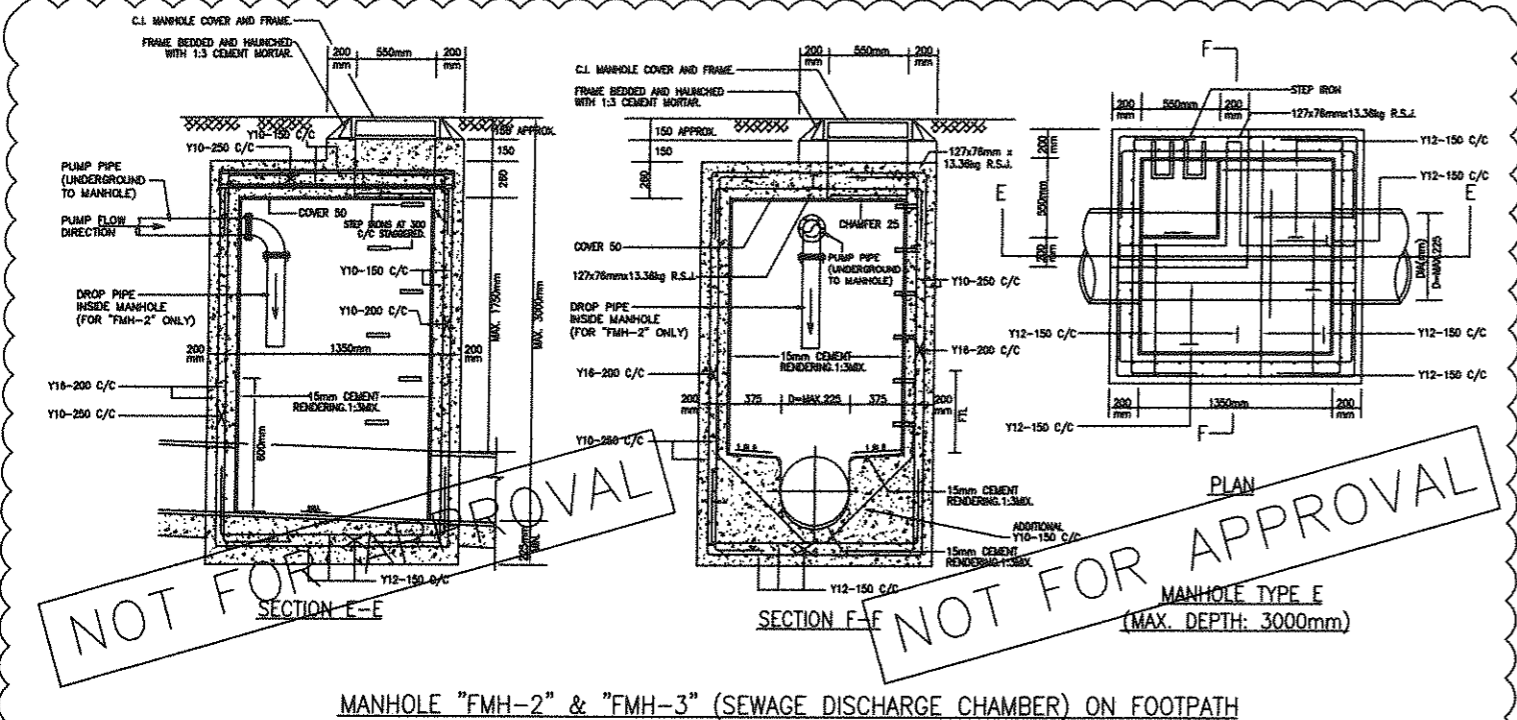
PERMIT NO. & ISSUE DATE	DESCRIPTION	GRANTED CONDITION
H0655/2011 (MOD)	BUILDING (STANDARD OF SHAL FIT., DRAINAGE WORKS & LATRINES) REGULATION 30 TO PERMIT THE NON-PROVISION OF OUTLETS AND RUNWAYS DOWN PIPES FOR THE PITCHED ROOF OF THE MAIN BUILDING.	(a) THE SAID WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE PLANS APPROVED ON 9-MAY, 2011 UNDER REF.: BD 22-3/2012/10 (4/10). (b) THE CONDITIONS IMPOSED TO BE INCORPORATED IN SUBSEQUENT AMENDMENT PLANS. (c) A CHECKLIST OF VALID FORMS B/DOS TO BE SUBMITTED WITH FORM B/A4.

PROJECT  
 REVITALISATION SCHEME -  
 CONVERSION OF FONG YUEN  
 STUDY HALL INTO A TOURISM &  
 CHINESE CULTURAL CENTRE CUM  
 MA WAN RESIDENTS MUSEUM TIN  
 LIU TSUEN, MA WAN, N.T.

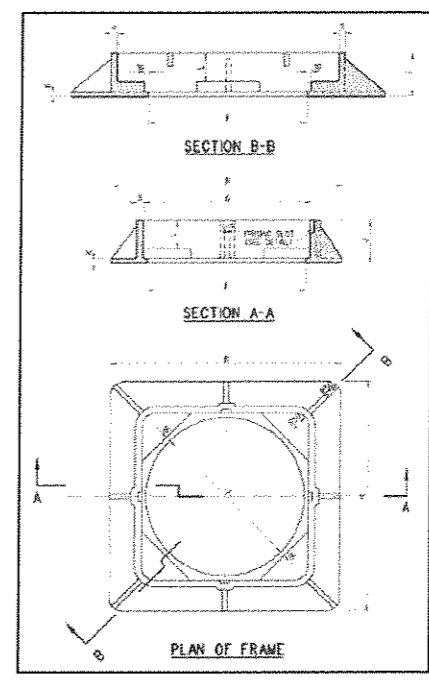
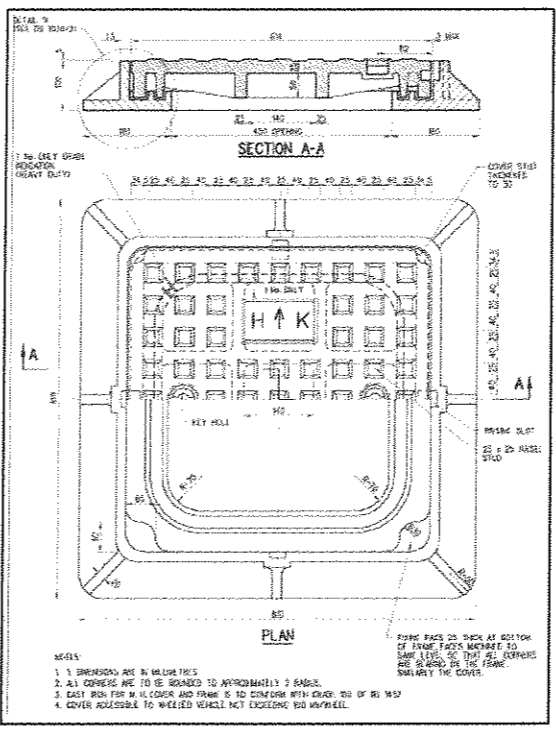
DRAWING TITLE  
 DRAINAGE SERVICES -  
 G/F ~ R/F LAYOUT PLAN &  
 INSTALLATION DETAILS

DRAWN	
CHECKED	
APPROVED	
DATE	23-NOV-2010
SCALE	1:100 (A1) 1:200 (A3)
JOB NO.	DRAWING NO.
	D(BD)-03
REV.	D

**LCK ARCHITECTS LTD**  
 林曉蘭建築師有限公司



MANHOLE "FMH-2" & "FMH-3" (SEWAGE DISCHARGE CHAMBER) ON FOOTPATH



B.A. REF. / / /

B.D. / / /

F.S.D. REF. / / /

FPB / / /

W.S.D. REF. / / /

NOTES:

DO NOT SCALE DRAWINGS.

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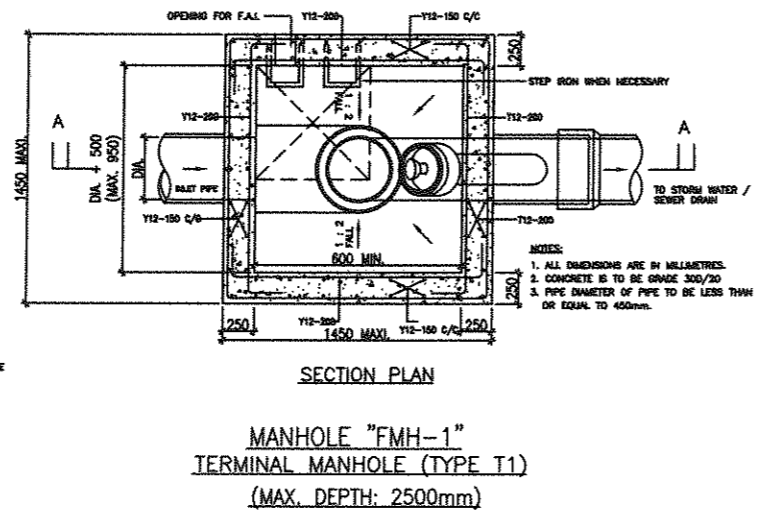
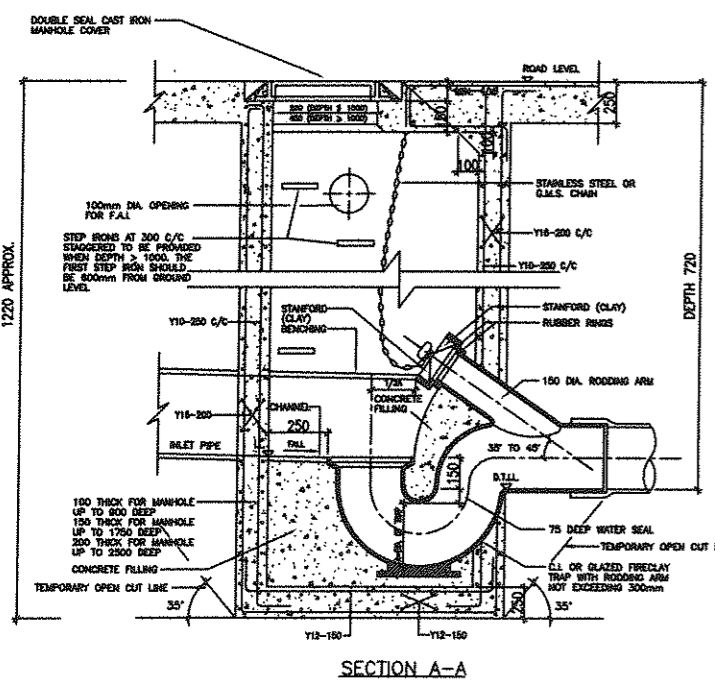
ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECTS AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

GENERAL NOTES FOR REINFORCEMENT CONCRETE WORK:

1. THE DESIGN AND CONSTRUCTION FOR THE WORK SHALL COMPLY WITH HONG KONG BUILDING (CONSTRUCTION) REGULATION 1990 - CODE OF PRACTICE FOR STRUCTURAL USE OF CONCRETE 2004 (COP 2004).
2. CONCRETE SHALL COMPLY WITH CS:1990.
3. CONCRETE SHALL BE APPROVED MIX WITH 20mm MAX. AGGREGATE WITH THE FOLLOWING MIN. STRENGTHS:

ELEMENT	CONCRETE GRADE	CHARACTERISTIC STRENGTH
MANHOLE	C20	20
REINFORCING LAYER	C20	20

4. HIGH TENSILE STEEL BARS (DENOTED BY Y) SHALL BE HOT ROLLED DEFORSED GRADE 450 TO CS:1995. MILD STEEL BAR (DENOTED BY R) SHALL BE PLAIN ROLLED GRADE 250 TO CS:1995. ALL REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH BS 8666:2000.
5. MIN. 50mm CONCRETE COVER SHALL BE PROVIDED FOR ALL REINFORCEMENT.
6. ALLOW SUFFICIENT STEEL CHAIRS TO SUPPORT TOP REINFORCEMENT IN SLABS AND STAIRS AND U-BARS TO KEEP VERTICAL WALL REINFORCEMENTS IN THE CONCRETE ALIGNMENTS.
7. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBE METER OF CONCRETE SHOULD NOT EXCEED 3.0 kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEM GIVEN IN APPENDIX A OF PNAP 180 (APP-7A).
8. OPEN CUT EXCAVATION WILL BE ADOPTED FOR CONSTRUCTION OF MANHOLE AND SUMP PIT.



NOTES:

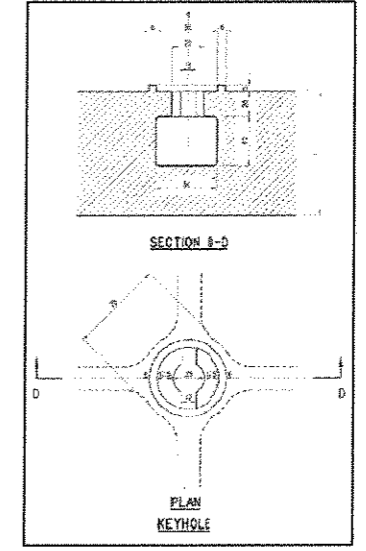
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. PIPE DIAMETER: 150 TO 300 mm.
3. MINIMAL RANGE OF DEPTH: 1.8m. 1.83m. MEASURED FROM ROAD LEVEL TO LOWEST INVERT.
4. USED IN: STORMWATER DRAIN AND SEWER.
5. JUNCTION: POSITION OF JUNCTION TO BE DETERMINED IN INDIVIDUAL CASE.
6. TOP TREATMENT: SEE ASSOCIATED DETAILS.
7. FOUNDATION: FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION. FURTHER, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
8. CONCRETE: GRADE 30/20.
9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY.

DIMENSION LETTER	F	C	R	J	K	S	L	H	P	Q
MINIMUM	300	375	450	525	600	675	750	825	900	975
MAXIMUM	300	375	450	525	600	675	750	825	900	975

GRADE INDICATION:

(C) INDICATED BEAT R.F.T.

(B) INDICATED BEAT S.U.T.



AS FITTED DRAWING

Contractor:  
Tim Lee Construction Co., Ltd.

NO.	REVISIONS	DATE	DRAWN BY	CHECK BY
D	DRAINAGE PLAN TO BE FOR RECORD (AFTER 6-Jun-2012)	6-Jun-2012	SL	RC
C	REVISED DRAINAGE PIPES TO SITE	6-Mar-2012	SL	RC
B	REVISED DRAIN PIPE CONNECTION TO GOVT. MA. TO SUIT SITE CONDITION	22-Sep-2011	SL	RC
A	REVISED AS PER BD COMMENTS	25-Jun-2011	SL	RC

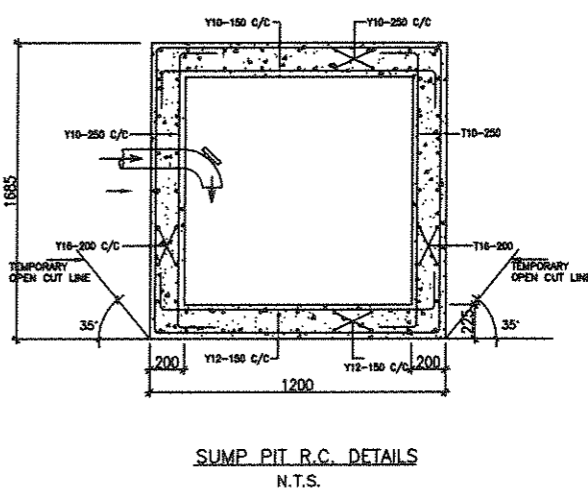
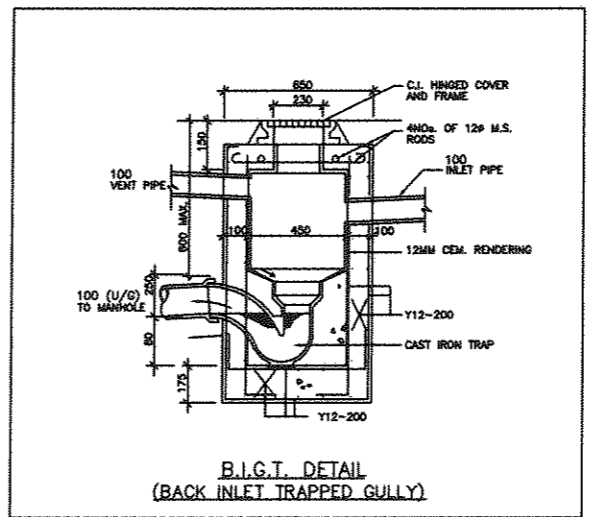
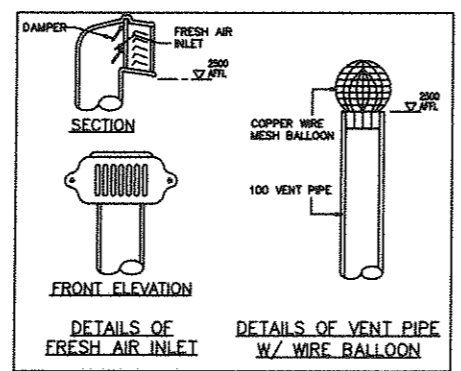
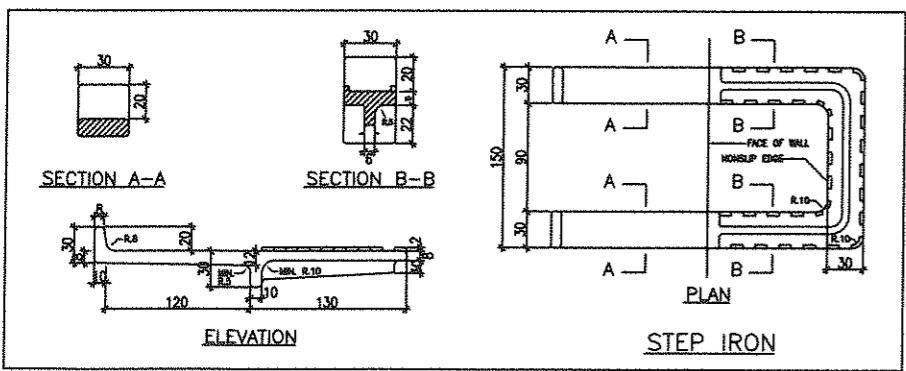
PROJECT:  
REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN  
STUDY HALL INTO A TOURISM &  
CHINESE CULTURAL CENTRE CUM  
MA WAN RESIDENTS MUSEUM TIN  
LIU TSUEN, MA WAN, N.T.

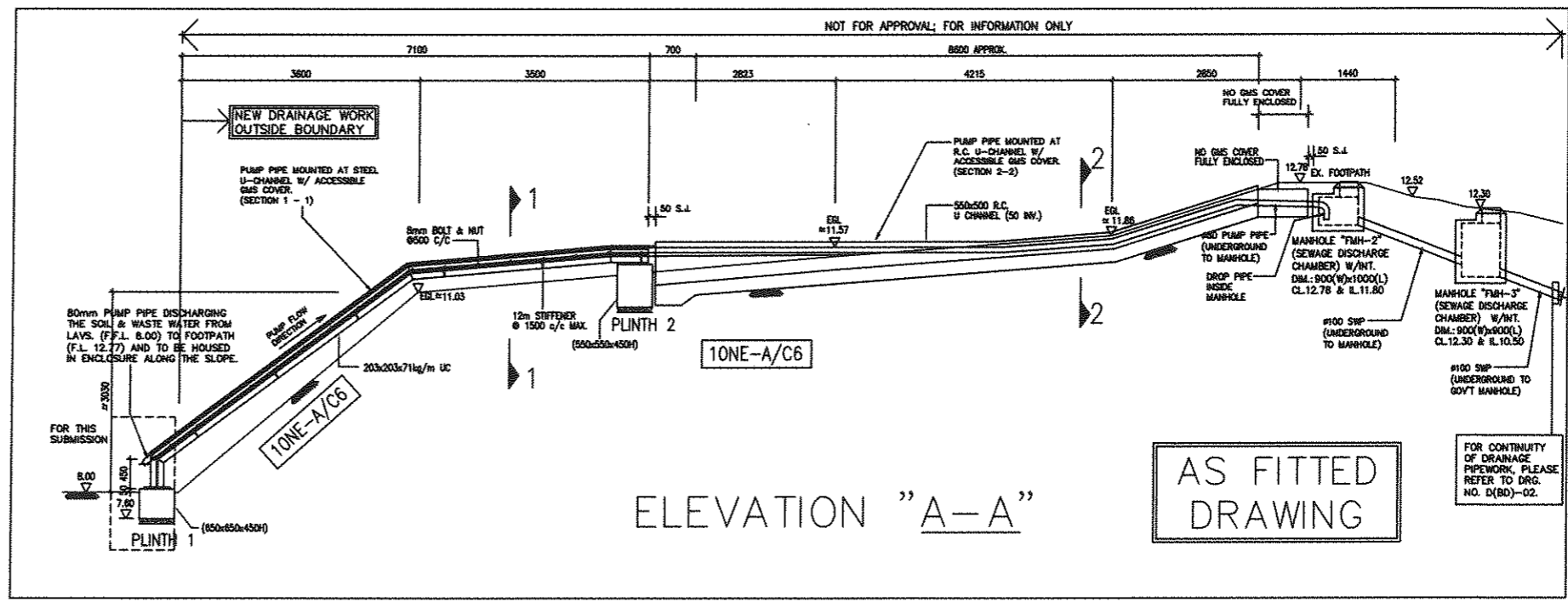
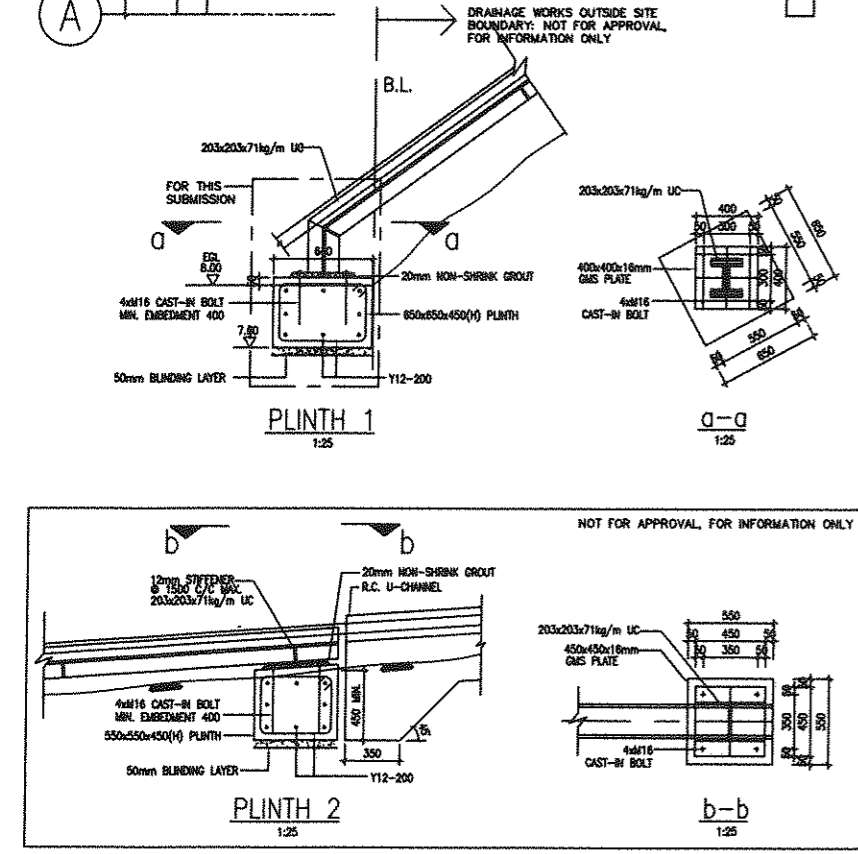
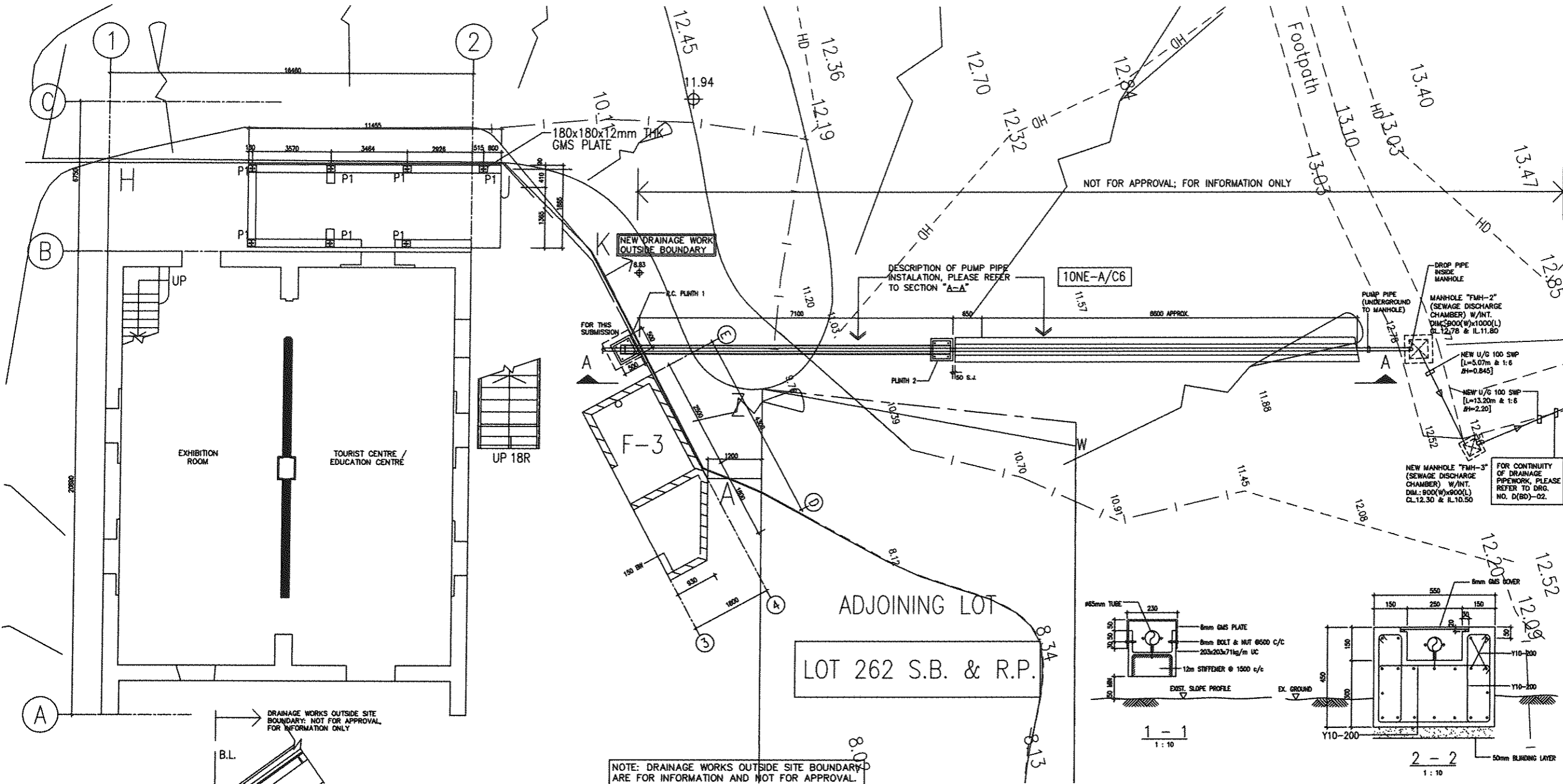
DRAWING TITLE:  
DRAINAGE SERVICES -  
MANHOLE & INSTALLATION  
DETAILS

DRAWN	SL	
CHECKED	RC	
APPROVED	VC	
DATE	23-NOV-2010	
SCALE	1:100 (A1) 1:200 (A3)	
JOB NO.	DRAWING NO.	REV.
10002	D(BD)-04	D

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林陳國建築師有限公司

VICTOR CHAN  
國際工程師





B.D. REF.	/	/	/
F.A.D. REF.	/	/	/
FPB	/	/	/
W.B.O. REF.	/	/	/

NOTES:

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**STRUCTURAL STEEL WORKS**

- ALL STRUCTURAL STEEL WORKS SHALL BE GRADE S275 COMPLYING WITH BS EN 10025 (CLASS 1).
- WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 1011.
- ELECTRODES FOR WELDING SHALL COMPLY WITH BS EN ISO 2560.
- WELDING PROCEDURE SHALL COMPLY WITH BS EN 2882 (1998).
- FILLET WELD BETWEEN CONNECTIONS SHALL BE:
  - 6mm FOR 4<D<8mm
  - 8mm FOR 8<D<10mm
  - 10mm FOR 10<D<12mm
  - 12mm FOR 12<D<20mm
- EXCEPT DENOTED AND ALL AROUND CONNECTIONS. (1 = THE THICKNESS OF THINNER STEEL MEMBERS).
- EXCEPT OTHERWISE STATED ALL STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED TO BS EN ISO 1461 (MINIMUM THICKNESS 85 μm). ANY GALVANIZED COATING DAMAGED BY WELDING SHALL BE MADE GOOD WITH AT LEAST TWO COATS OF ZINC RICH PAINT TO BS 4682.

Contractor:  
 添利建築有限公司  
 Tim Lee Construction Co., Ltd

NO.	REVISIONS	DATE	DRAWN BY	CHECK BY
C	DRAINAGE PLAN TO DSD FOR RECORD (AFTER 8-June 2012)	8-June 2012	SL	RC
B	REVISED DRAINAGE PIPES TO SUT	5-Mar 2012	SL	RC
A	REVISED DRAIN PIPE CONNECTION TO GOVT M.H. TO SUIT SITE CONDITION	22-Sep 2011	SL	RC

FOR R.D. USE ONLY

PROJECT  
 REVITALISATION SCHEME –  
 CONVERSION OF FONG YUEN  
 STUDY HALL INTO A TOURISM &  
 CHINESE CULTURAL CENTRE CUM  
 MA WAN RESIDENTS MUSEUM TIN  
 LIU TSUEN, MA WAN, N.T.

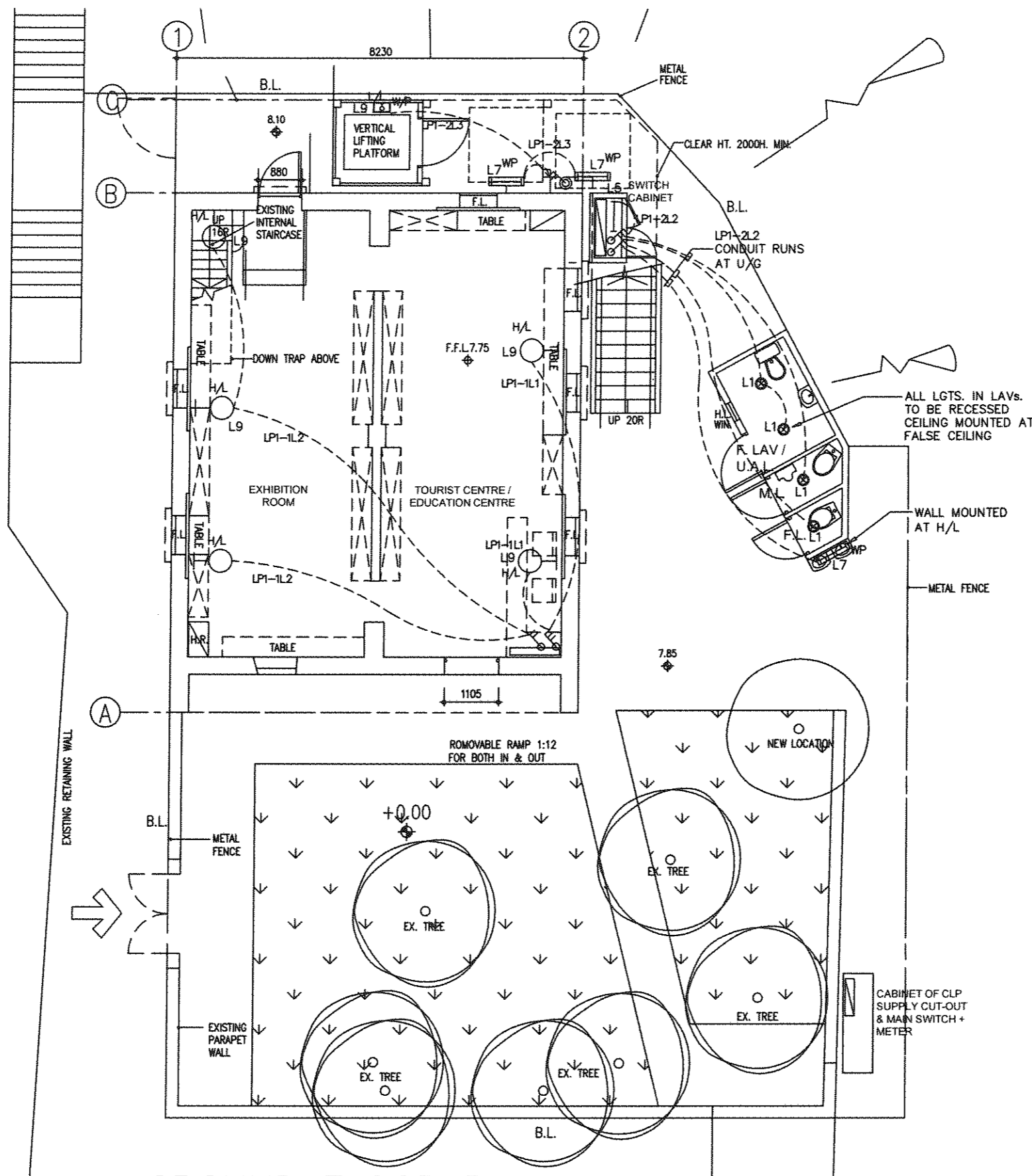
DRAWING TITLE  
 DRAINAGE SERVICES –  
 PUMP PIPE ROUTE ALONG  
 SLOPE UP TO FOOTPATH

DRAWN	
CHECKED	
APPROVED	
DATE	25-JAN-2011
SCALE	1:100 (A1) 1:200 (A3)
JOB NO.	
DRAWING NO.	D(BD)-05
REV.	C

林陳國建築師有限公司

VICTOR CHAN 陳國權

AS FITTED  
DRAWING



GROUND FLOOR PLAN  
SCALE : 100

AS FITTED

Rev	Date	Description

ARCHITECT

**LQK**  
LQK ARCHITECTS LTD  
林曉龍建築師有限公司

BUILDING SERVICES ENGINEER

PROCONEEER INTERNATIONAL LTD.

MAIN CONTRACTOR

TIM LEE CONSTRUCTION CO., LTD  
2/F, 22, Joo Ewe Street, Singapore 308917  
 Tel: 654 4111 Fax: 654 4111  
 E-mail: timlee@timlee.com.sg

ELECTRICAL SUB-CONTRACTOR

BONAFABE ENGINEERING COMPANY  
210-A 12/F,  
 Hong Kong International Building,  
 239-243 Des Voeux Road, Central,  
 Hong Kong  
 Tel: 2862 0994 Fax: 2862 0990  
 E-mail: bonafabe@bonafabe.com.hk

PROJECT

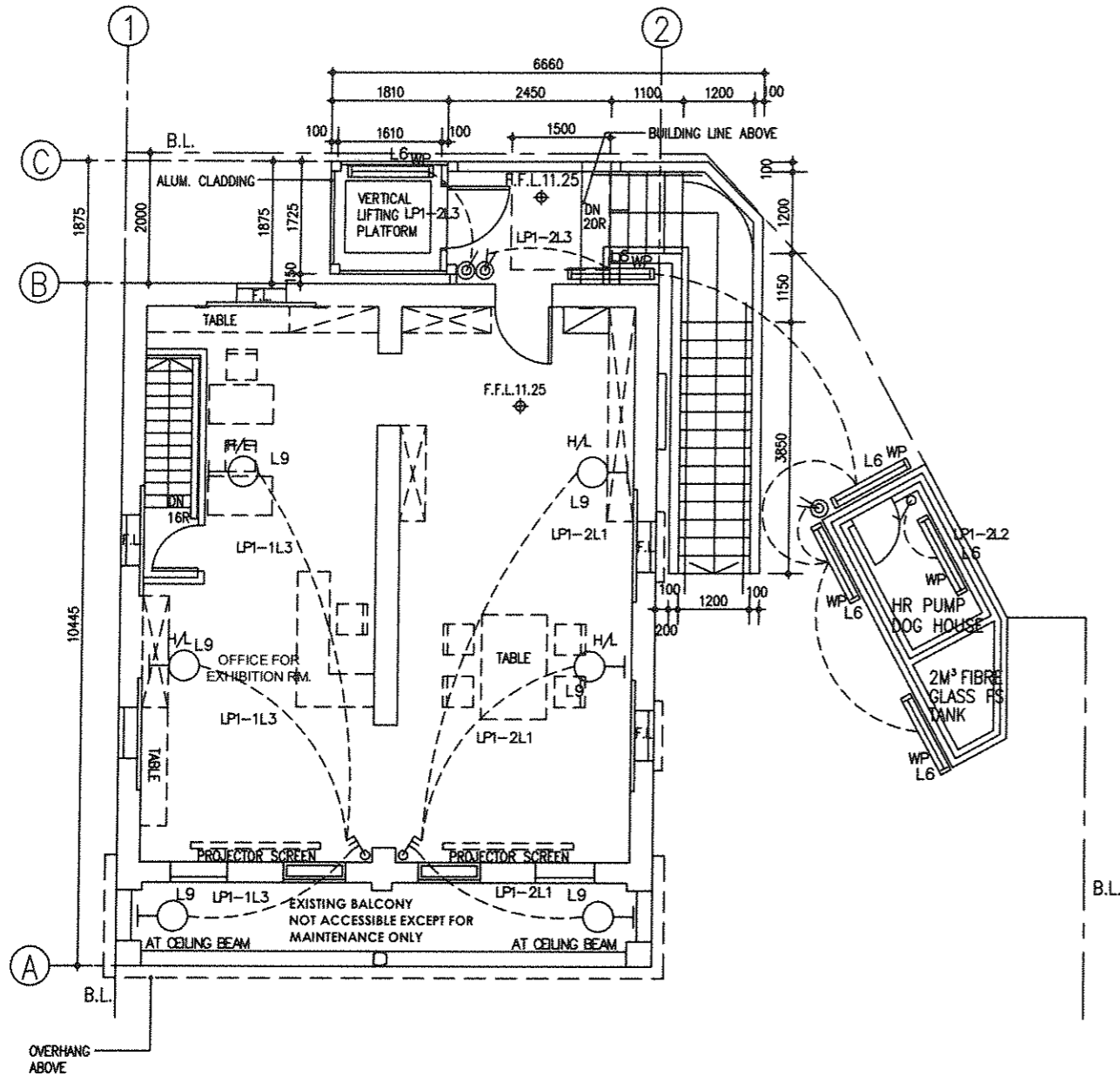
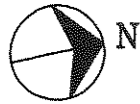
REVITALISATION SCHEME -  
 CONVERSION OF FONG YUEN STUDY  
 HALL INTO A TOURISM & CHINESE  
 CULTURAL CENTRE CUM MA WAN  
 RESIDENTS MUSEUM TIN LIU TSUEN,  
 MA WAN, N.T.

DRAWING TITLE

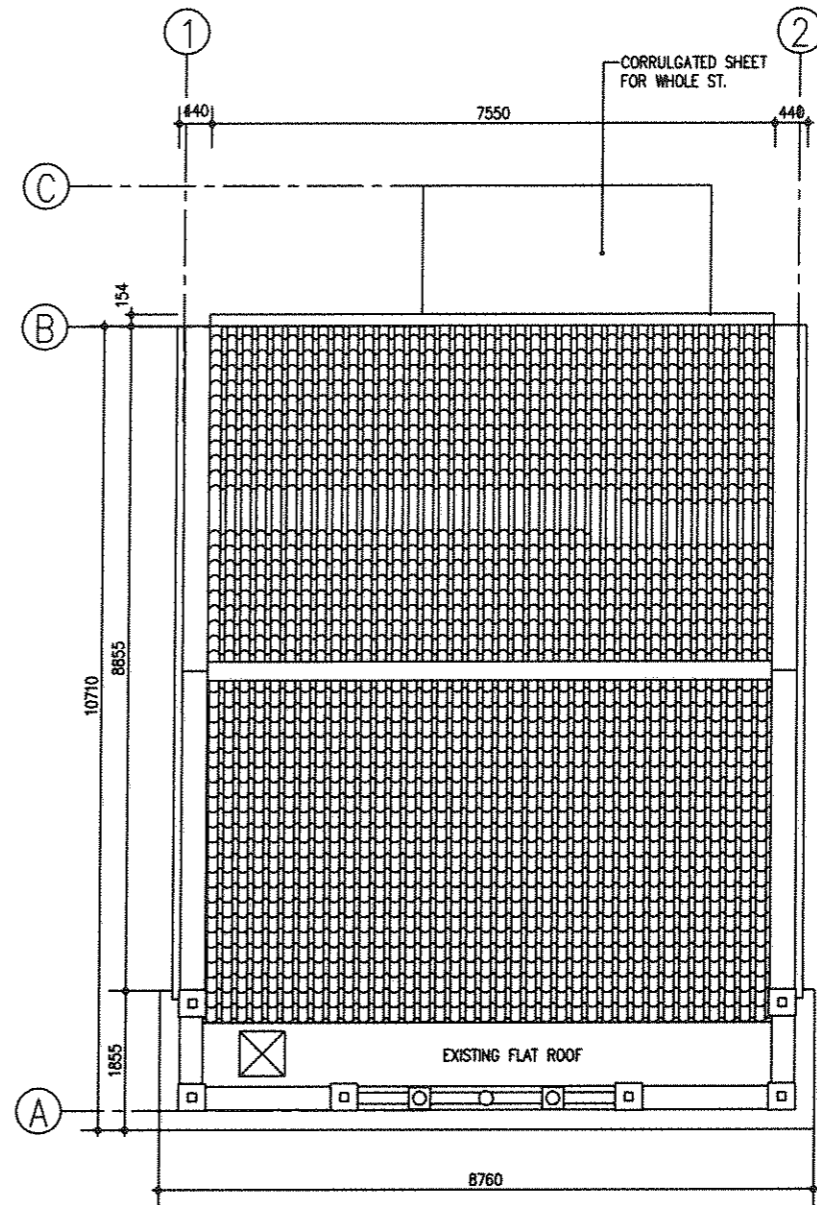
ELECTRICAL SERVICES  
 G/F LIGHTING LAYOUT PLAN

DRAWN BY	SCALE
CW	1:100 (A3)
CHECKED BY	DATE
WJ	JUNE 2011
JOB No.	DWG. NO.
	BW/J953/EE002





1/F PLAN  
SCALE : 100



ROOF PLAN  
OF LAV.  
SCALE : 100

ROOF PLAN  
SCALE : 100

**DESIGN MANUAL FOR BARRIER FREE ACCESS:**  
CONTRACTOR IS REQUIRED TO MAKE SURE THAT THEIR RELATED ELECTRICAL INSTALLATION SHOULD BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF DESIGN MANUAL FOR BARRIER FREE ACCESS.

THE FOLLOWING SWITCH CONTROL & SOCKET OUTLET SHALL FOLLOW THE LATEST EDITION OF DESIGN MANUAL FOR BARRIER FREE ACCESS :

- 1) 750mm ~ 1200mm AFFL: RANGE FOR LIGHT SWITCHES, DOOR BELLS, CALL BELLS (EXCEPT IN LAV./TOILET), ENTRY PHONES AND OTHER ELECTRICAL SWITCHES (CRITICAL & NECESSARY TO DISABLES).
- 2) 450mm ~ 1200mm AFFL: RANGE FOR SOCKET OUTLETS.
- 3) 600mm ~ 650mm AFFL: RANGE FOR CALL BELL PUSH BUTTONS INSIDE LAV./TOILETS.

CONTRAST REQUIREMENTS SHALL FOLLOW THE LATEST EDITION OF DESIGN MANUAL FOR BARRIER FREE ACCESS :  
ALL LIGHTING SWITCHES AND SOCKETS AND OTHER CONTROL UNITS SHOULD HAVE A MIN. LUMINOUS CONTRAST OF 30% WITH THE BACKGROUND FINISHES FOR EASY INDICATION OF THE POSITIONS.

R.D. REF.  
F.R.D. REF.  
NOTES:  
1. This drawing & design are copyright and no portion may be reproduced without the written permission of the architect.  
2. Use written dimensions or grid lines. Measurements to existing work to be checked on site.  
3. This drawing is to be read in conjunction with the Architects specification & condition of contract.  
4. Drawing not showing the last revisions below are to be cancelled.

AS FITTED

Rev	Date	Description

ARCHITECT  
**LQK**  
LQK ARCHITECTS LTD  
林麗儀建築師有限公司

BUILDING SERVICES ENGINEER  
PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR  
TIM LEE CONSTRUCTION CO., LTD.  
11/F, 111, King's Road, Kowloon, Hong Kong  
TEL: 2626 8888, 2626 8889  
F: 2626 8888, 2626 8889

ELECTRICAL SUB-CONTRACTOR  
BONIFARE ENGINEERING COMPANY  
11/F, 111, King's Road, Kowloon, Hong Kong  
TEL: 2626 8888, 2626 8889  
F: 2626 8888, 2626 8889

PROJECT  
REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN STUDY  
HALL INTO A TOURISM & CHINESE  
CULTURAL CENTRE CUM MA WAN  
RESIDENTS MUSEUM TIN LIU TSUEN,  
MA WAN, N.T.

DRAWING TITLE  
ELECTRICAL SERVICES 1/F &  
R/F LIGHTING LAYOUT PLAN

DRAWN BY CW	SCALE 1:100 (A3)
CHECKED BY WJ	DATE JUNE 2011
JOB No.	DWG. NO. BW/J953/EE003A



ELV TELECOMMUNICATION CABLE TURN TO ABOVE GROUND INSIDE SWITCH CABINET. A TELEPHONE BOX TO BE INSTALLED THE SW. CABINET FOR DISTRIBUTION OF TELEPHONE LINES AT THE SPECIFIED LOCATIONS.

THIS TELEPHONE POINT "TEL" JUNCTION BOX IS THE MASTER JUNCTION BOX LINKED WITH ALL TELEPHONE POINTS WITH 75x75 TRUNKING MOUNTED ALONG CEILING CORNER (ON G/F & 1/F) AND TEE-OFF TO EACH TELEPHONE POINT WITH 20mm DIA. CONDUIT. APPLICATION FOR TELEPHONE LINE FOR FS DIRECT LINE TO BE RESPONSIBLE BY THE CONTRACTOR, WHILE APPLICATION FOR OTHER TELEPHONE LINES AND NETWORK CONNECTION TO BE FOLLOWED BY USER.

50A TPN SW. INSIDE WATER PROOF PANEL (FOR VRV OUTDOOR UNIT)  
20A TPN SW. INSIDE WATER PROOF PANEL (FOR LIFTING PLATFORM)

MCCB BOARDS & AUTO. C/O SW. (U/G CABLE TURN UP TO DIST. BOARDS INSIDE SWITCH CABINET)

1x75 U/G CABLE DUCT FOR VRV OUTDOOR UNIT

3x150 U/G CABLE DUCT  
- 1x CABLE DUCT FOR POWER CABLES TO SWITCH CABINET  
- 2x CABLE DUCT FOR POWER CABLES FROM SWITCH CABINET TO LAV.

CONDUIT RUNS AT U/G

20A TPN SW. INSIDE WATER PROOF PANEL (FOR DRAINAGE SUMP PUMP SYSTEM) ELP-2

EMERGENCY CALL BELL SYSTEM AT THE U.A.L. IS TO BE PROVIDED AND DETAILED ON DRG. NO. EL-11

1x100 U/G DUCT  
2x150 U/G DUCTS

2x150 U/G DUCTS  
1x100 U/G DUCT

CABLE DRAW PITS

2x150 DIA. PVC U/G CABLE DUCT  
- 1x CABLE DUCT FOR POWER CABLES  
- 1x CABLE DUCT FOR SPARE

1x100 DIA. PVC U/G CABLE DUCT FOR TELECOMMUNICATION CABLE

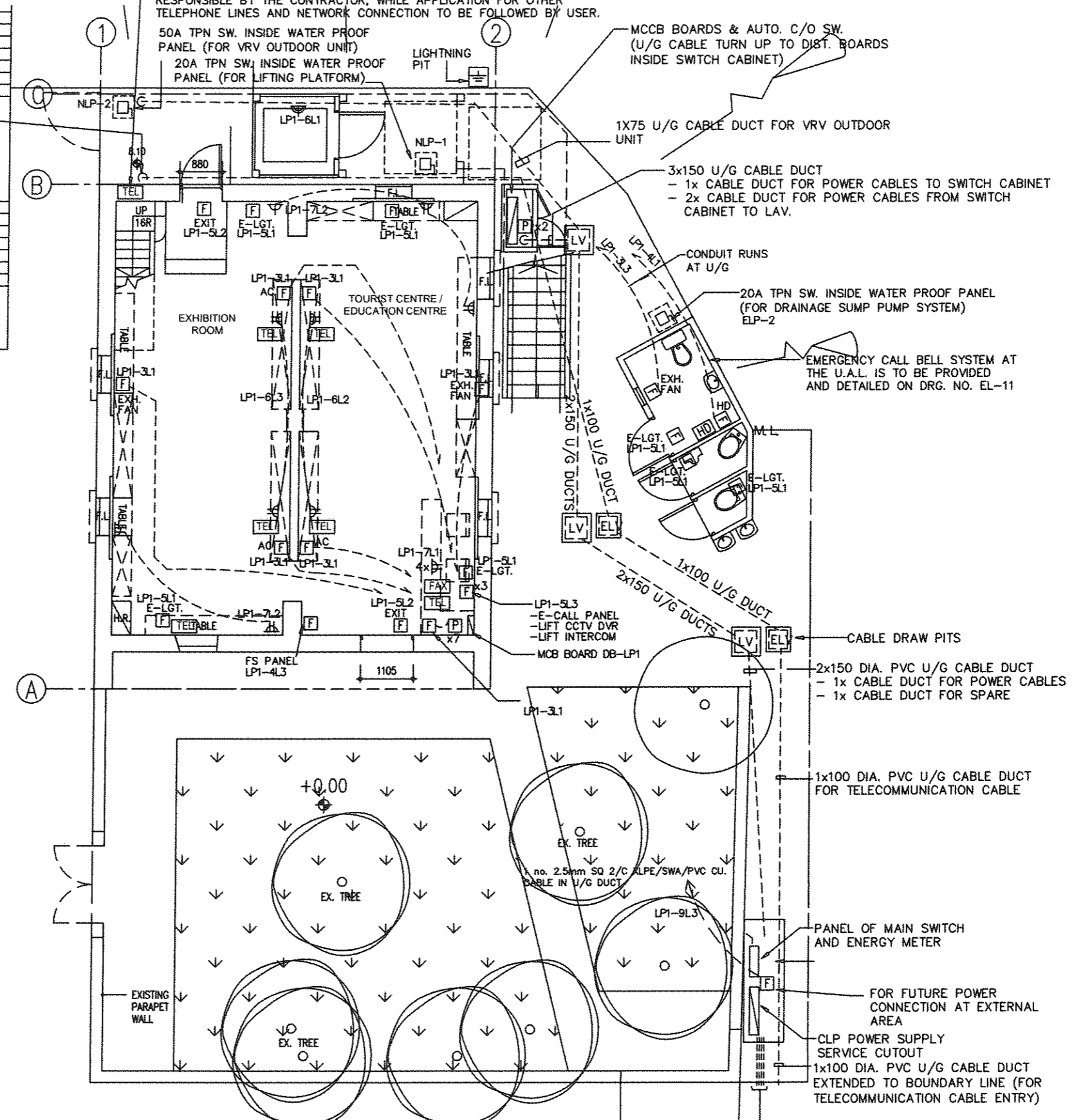
PANEL OF MAIN SWITCH AND ENERGY METER

FOR FUTURE POWER CONNECTION AT EXTERNAL AREA

CLP POWER SUPPLY SERVICE CUTOFF  
1x100 DIA. PVC U/G CABLE DUCT EXTENDED TO BOUNDARY LINE (FOR TELECOMMUNICATION CABLE ENTRY)

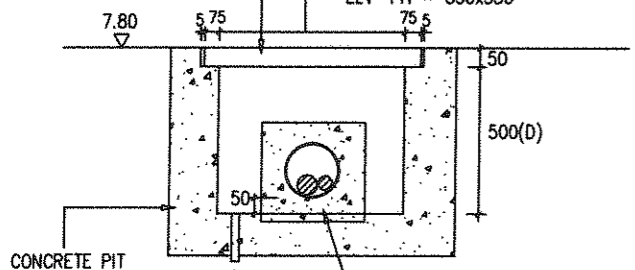
4x150 DIA. PVC U/G CABLE DUCT EXTENDED TO BOUNDARY LINE (FOR CLP INCOMING POWER CABLE ENTRY)

GROUND FLOOR PLAN



CONCRETE CABLE DRAW PIT [DIM. AS SPECIFIED] C/W ACCESSIBLE COVER



INTERNAL DIM.:  
"LV" PIT ~ 550x550  
"ELV" PIT ~ 350x350




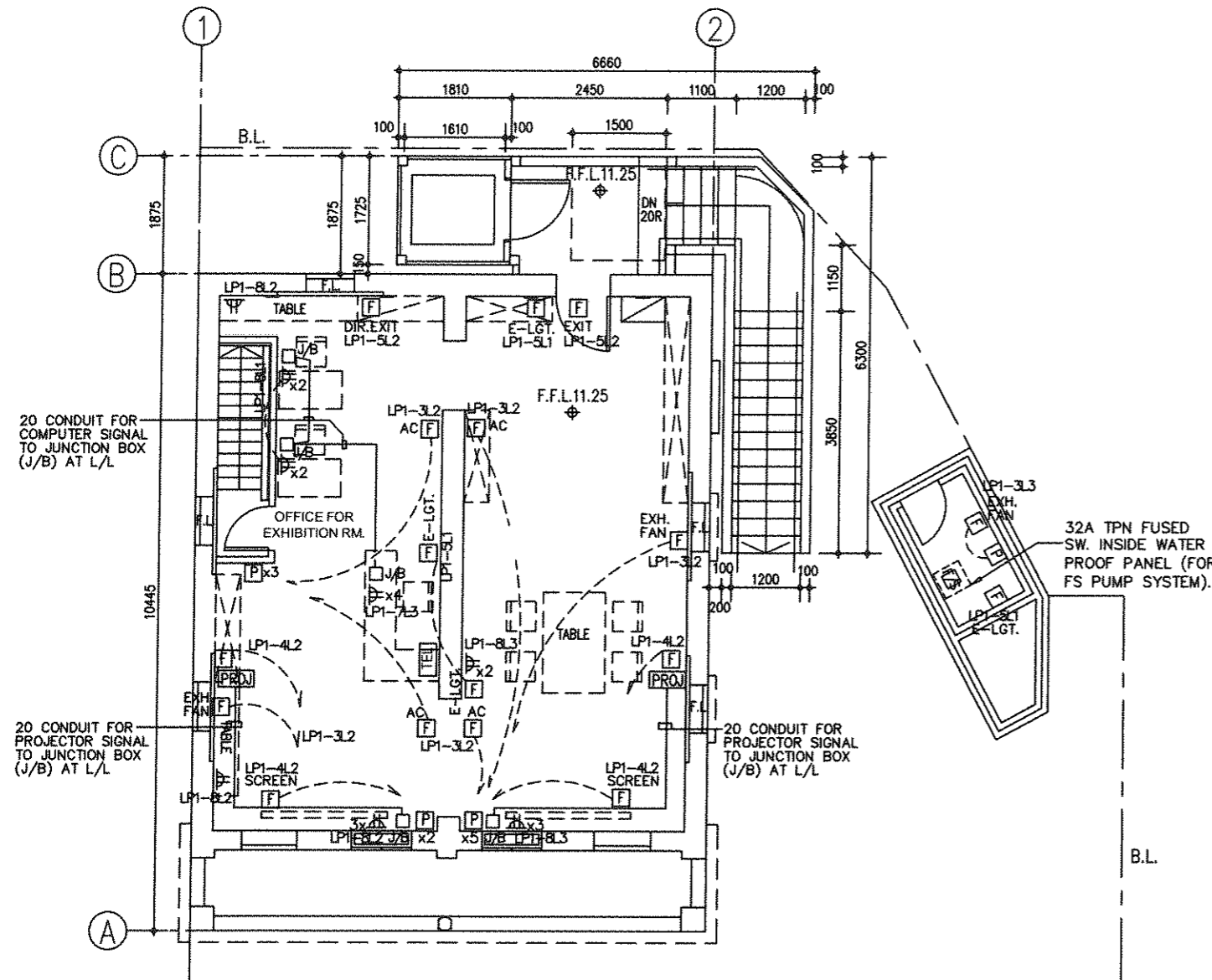
AT EACH PIT, PROVISION OF 1x32mm DIA. DRAIN PIPE DISCHARGE TO SOIL DIRECTLY IS INCLUDED.

EACH U/G CABLE DUCT (150mm DIA. FOR LV POWER CABLE & 100mm DIA. FOR ELV TELECOM. CABLE) SHALL PVC TYPE AND TO BE ENCLOSED WITH 100mm THK. CONCRETE SURROUND FOR PROTECTION. NO. OF CABLE DUCT AT EACH DRAW PIT IS INDICATED ON PLAN.

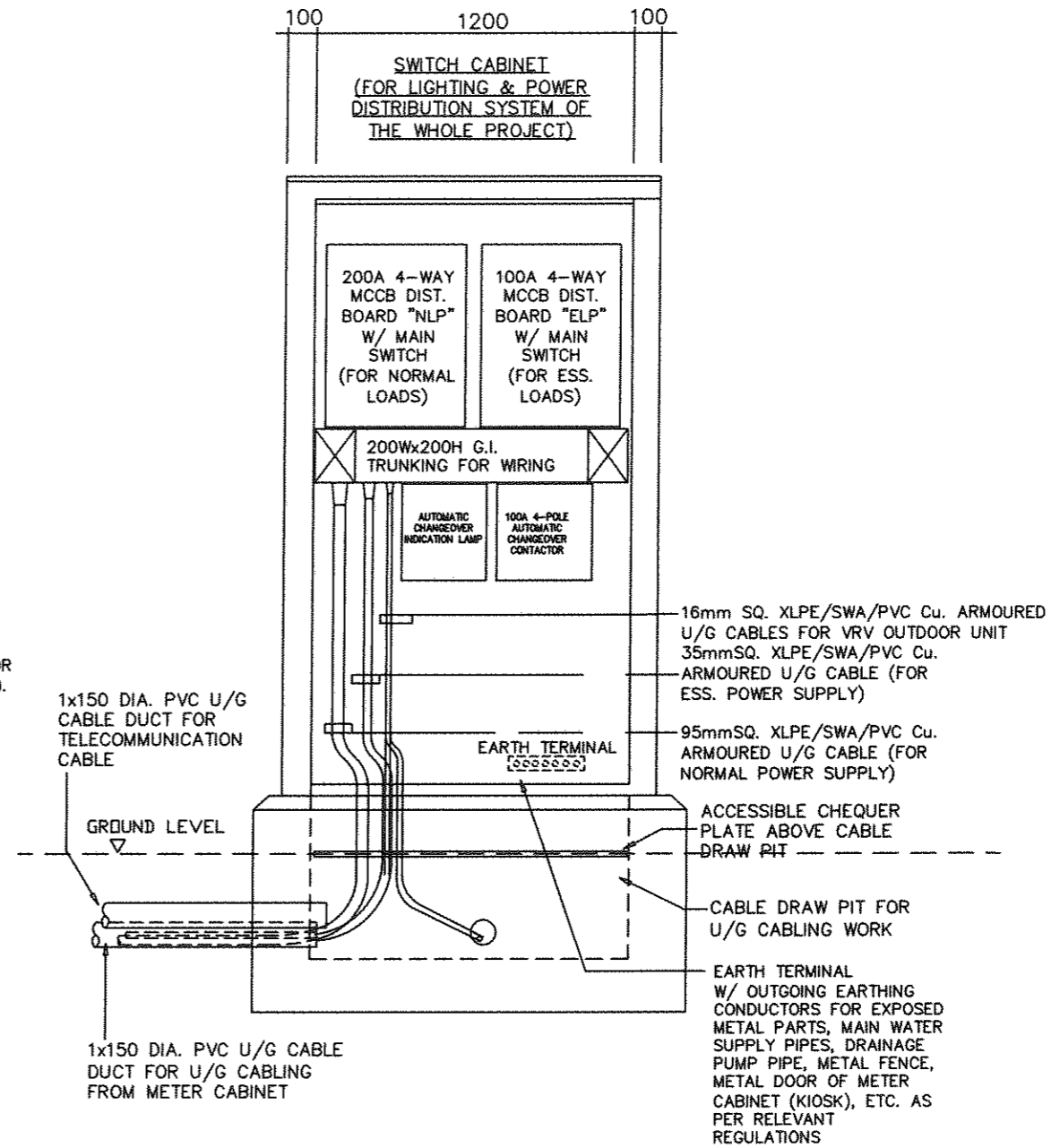
TYPICAL SECTION OF CABLE DRAW PIT AND U/G CABLE DUCT

-  700x700 CABLE DRAW PIT (INTERNAL SIZE OF 550x550) W/ ACCESSIBLE COVER FOR LOW VOLTAGE POWER CABLES
-  500x500 CABLE DRAW PIT (INTERNAL SIZE OF 350x350) W/ ACCESSIBLE COVER FOR EXTRA LOW VOLTAGE CABLES

R.D. REF.	
F.S.D. REF.	
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AS FITTED	
Rev	Description
ARCHITECT	
 <b>LCK ARCHITECTS LTD</b> 林曉龍建築師有限公司	
BUILDING SERVICES ENGINEER	
PROCONEER INTERNATIONAL LTD.	
MAIN CONTRACTOR	
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PROJECT	
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TUN LIU TSUEN, MA WAN, N.T.	
DRAWING TITLE	
ELECTRICAL SERVICES G/F ELECTRICAL LAYOUT PLAN AND U/G CABLE DUCT & DRAW PIT PLAN	
DRAWN BY	SCALE
CW	1:100 (A3)
CHECKED BY	DATE
WU	JUNE 2011
JOB No.	DWG. NO.
	BW/J953/EE004



1/F PLAN  
SCALE : 100



ELEVATION OF SWITCH CABINET  
(ON G/F ADJACENT TO THE CULTURAL CENTRE BUILDING & UNDERNEATH STAIRCASE)

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Rev	Date	Description

ARCHITECT  
**LCK**  
LCK ARCHITECTS LTD  
林曉龍建築師有限公司

BUILDING SERVICES ENGINEER  
PROCONEER INTERNATIONAL LTD.

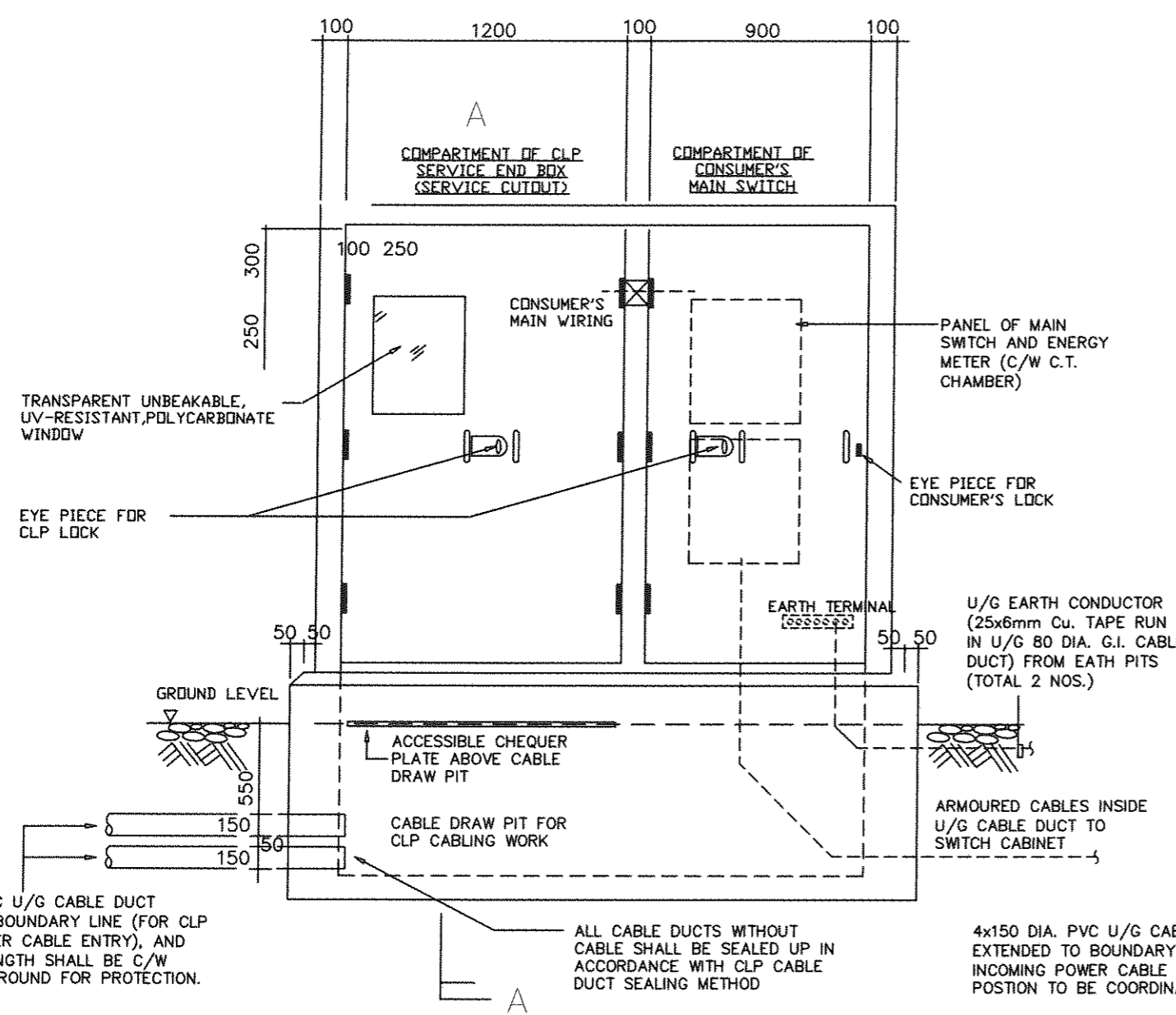
MAIN CONTRACTOR  
TIM LEE CONSTRUCTION CO., LTD.  
11/F, 200 King's Road, Queen's Hotel, Kowloon, HONG KONG  
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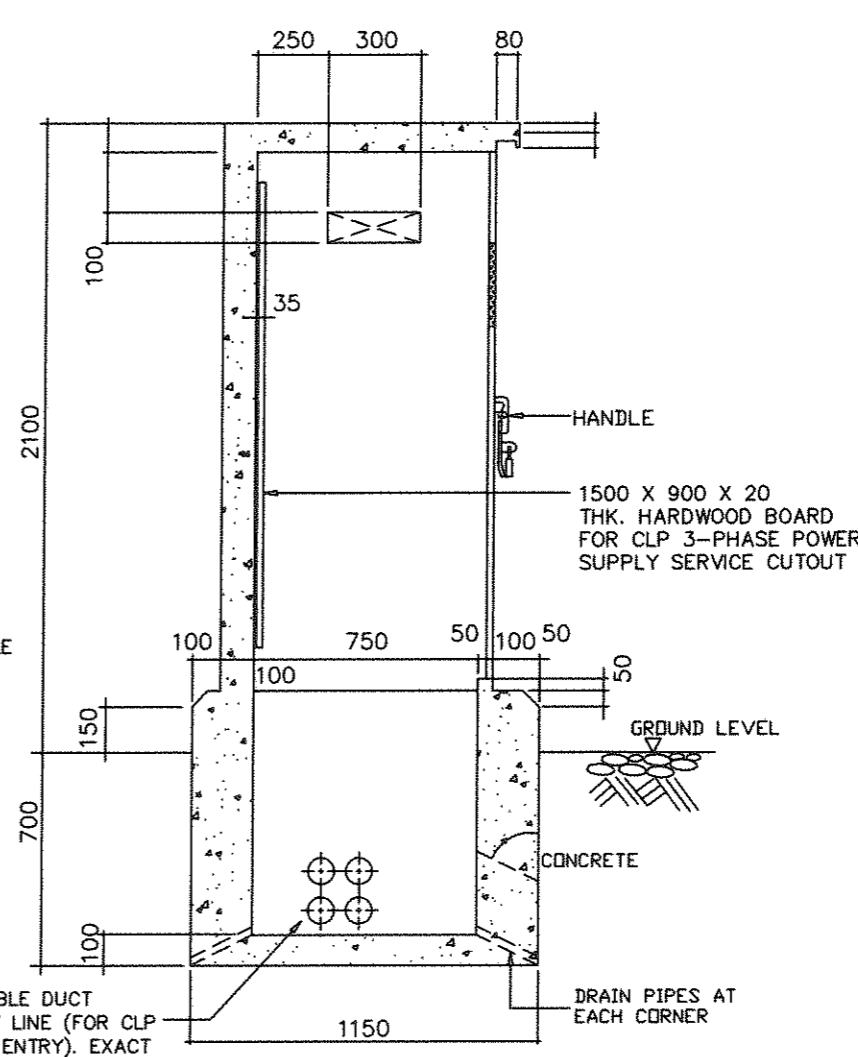
PROJECT  
REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN STUDY  
HALL INTO A TOURISM & CHINESE  
CULTURAL CENTRE CUM MA WAN  
RESIDENTS MUSEUM TIN LIU TSUEN,  
MA WAN, N.T.

DRAWING TITLE  
ELECTRICAL SERVICES  
1/F ELECTRICAL LAYOUT PLAN

DRAWN BY CW	SCALE 1:100 (A3)
CHECKED BY WU	DATE JUNE 2011
JOB No.	DRG. NO. BW/J953/EE005



ELEVATION OF METER CABINET



SECTION A-A

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P.R.D. REF.

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AS FITTED

Rev	Date	Description

ARCHITECT

**LQK**

LQK ARCHITECTS LTD

林曉龍建築師有限公司

BUILDING SERVICES ENGINEER

PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR

TIM LEE CONSTRUCTION CO., LTD.

No. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ELECTRICAL SUB-CONTRACTOR

BOKANABE ENGINEERING COMPANY

201, A 12/F,

200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300

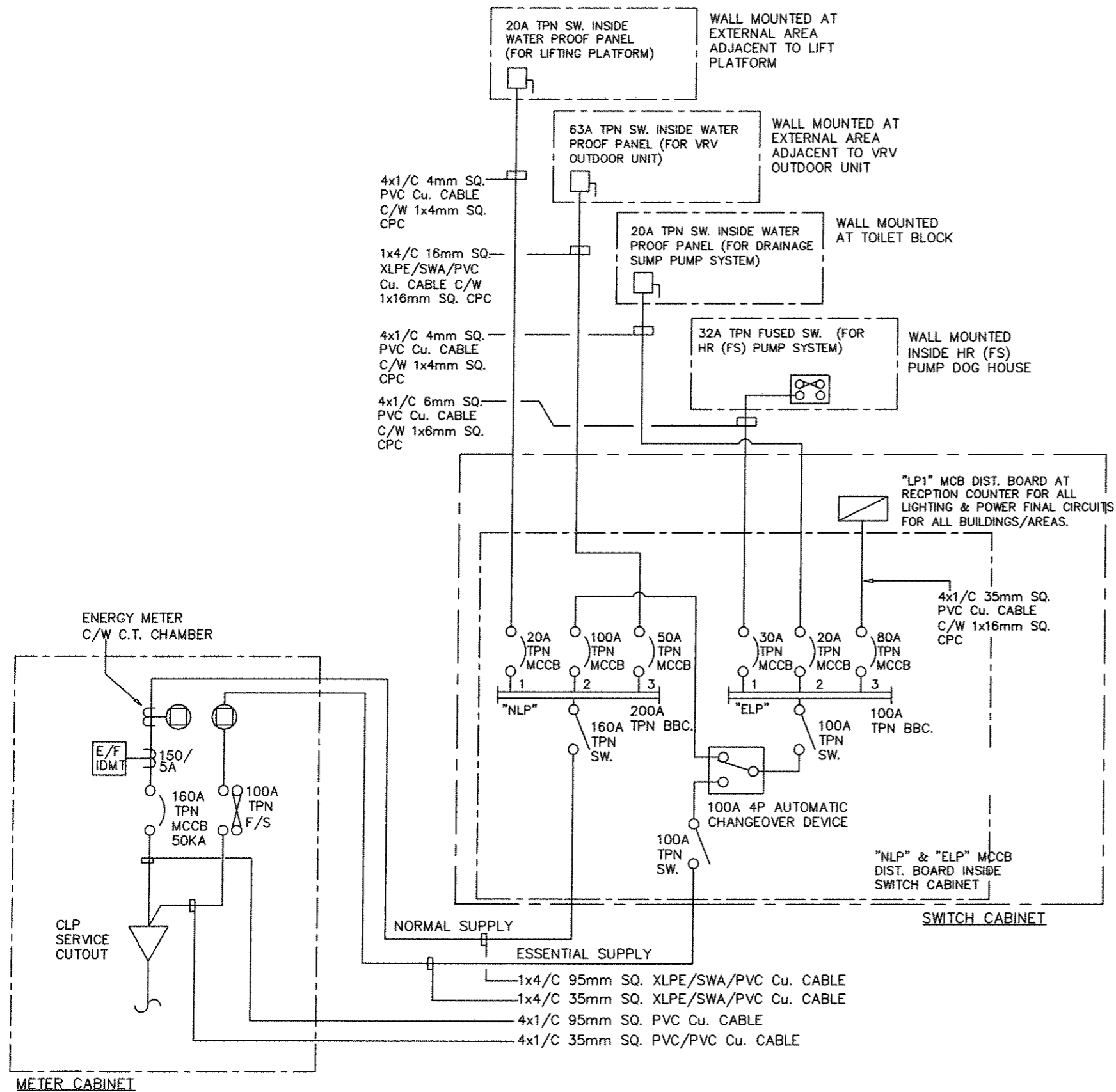
PROJECT

REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.

DRAWING TITLE

ELECTRICAL SERVICES DETAILS OF METER CABINET (KIOSK)

DRAWN BY	SCALE
CW	N.T.S.
CHECKED BY	DATE
WU	JUNE 2011
JOB No.	DWG. NO.
	BW/J953/EE006



12WAY TPN MCB BD. "DB-LP1"

Way	MCB (A)	Min. Cable (mm <sup>2</sup> )	Circuit Description	
1	L1	10	1.5	Lighting in Shop on G/F
	L2	10	1.5	Lighting in Shop on G/F
	L3	10	1.5	Lighting in Office Room on 1/F
2	L1	10	1.5	Lighting in Meeting Room on 1/F
	L2	10	1.5	Lighting in Toilet Block & switch Room
	L3	10	1.5	Outdoor Lighting & Lift Shaft Lighting
3	L1	30	4	Exhaust Fan and AC VRV Indoor Unit at G/F
	L2	30	4	Exhaust Fan and AC VRV Indoor Unit at 1/F
	L3	30	4	Exhaust Fan Lav. & HR Pump Dog House
4	L1	30	4	1 no. Hand Dryer at U.A.L.
	L2	30	4	Projectors & Screens on 1/F
	L3	20	2.5	F.S.U. for F.S. Panel
5	L1	30	4	F.S.U. for Emergency Lighting
	L2	30	4	F.S.U. for Exit Sign
	L3	20	2.5	F.S.U. Emergency Call Bell Panel at Reception
6	L1	30#	4	Lift Pit Socket
	L2	30#	4	Socket at Cyber Corner on G/F
	L3	30#	4	Socket at Cyber Corner on G/F
7	L1	30#	4	Socket at Reception Counter on G/F
	L2	30#	4	Socket on G/F
	L3	30#	4	Socket at Reception Counter on 1/F
8	L1	30#	4	Socket at Office Workstation on 1/F
	L2	30#	4	Socket at Office on 1/F
	L3	30#	4	Socket at Switch Room on G/F
9	L1	10		space
	L2	30	4	F.S.U. for Toilet Block
	L3	20	4	W/P F.S.U. in Pillar Box for Outdoor area
10	L1			space
	L2			space
	L3			space
11	L1			space
	L2			space
	L3			space
12	L1			space
	L2			space
	L3			space

POWER SUPPLY AND DISTRIBUTION SCHEMATIC DIAGRAM FOR THE WHOLE MUSEUM

R.D. REF.  
F.S.D. REF.

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AS FITTED

Rev	Date	Description

ARCHITECT  
**LQK**  
LQK ARCHITECTS LTD  
林謙建築師有限公司

BUILDING SERVICES ENGINEER  
PROCONEER INTERNATIONAL LTD.

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E-MAIL: bonafide@bonafide.com.hk

PROJECT  
REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN STUDY  
HALL INTO A TOURISM & CHINESE  
CULTURAL CENTRE CUM MA WAN  
RESIDENTS MUSEUM TIN LIU TSUEN,  
MA WAN, N.T.

DRAWING TITLE  
ELECTRICAL SERVICES  
SCHEMATIC DIAGRAM &  
MCB BOARD DETAILS

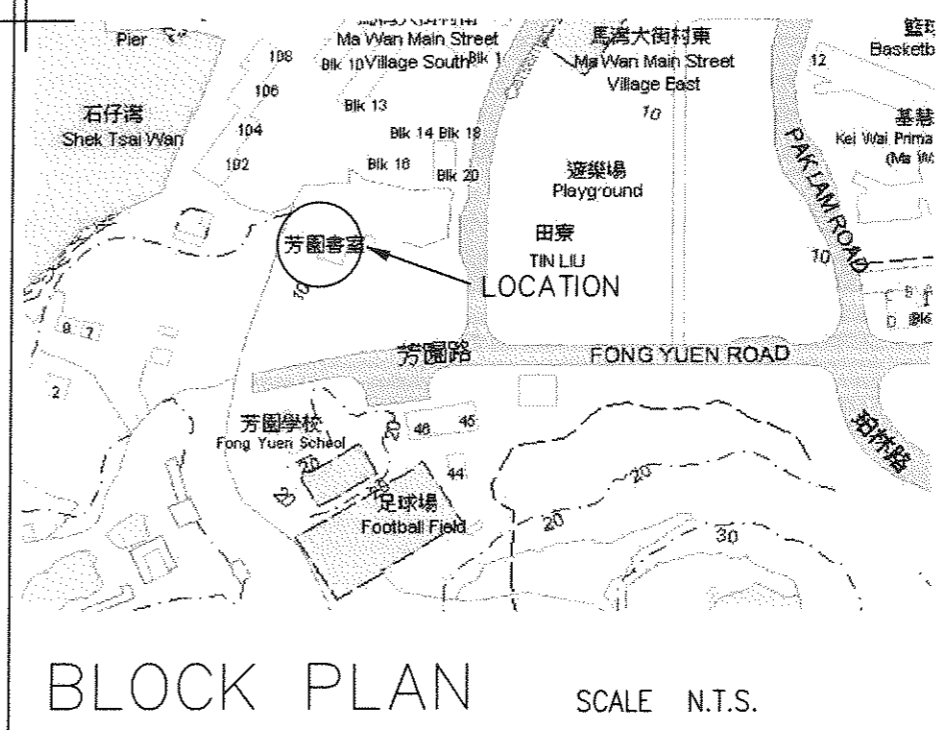
DRAWN BY CW	SCALE N.T.S.
CHECKED BY WU	DATE JUNE 2011
JOB No.	DWG. NO. BW/J953/EE007

# GENERAL NOTE TO FIRE SERVICES CONTRACTOR

1. THE CONTRACTOR IS TO REFER TO THIS DRAWING, F.S. NOTES AND THE SPECIFIED FS PROVISIONS AS SHOWN ON THE BD APPROVED GENERAL BUILDING PLANS FOR HIS FIRE SERVICES INSTALLATION WORKS (INCLUDING HOSE REELS, ALARM, BREAK GLASS UNITS, ETC.) WHICH SHALL BE CARRIED OUT UNDER THE FSD REQUIREMENTS. THE ASSOCIATED STATUTORY SUBMISSION AND COORDINATION WORK WHEN NECESSARY SHOULD BE INCLUDED IN THE CONTRACTOR'S WORK.
2. ALL ABOVE GROUND PIPEWORK (150mm DIA. OR BELOW) SHALL BE G.I. TO B.S. 1387, CLASS B, WHILE ALL UNDERGROUND PIPEWORK (150mm DIA. OR BELOW) SHALL BE G.I. TO B.S. 1387, CLASS C.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRE ALARM PANEL WITH DIRECT LINE CONNECTION TO F.S.C.C. AS PER FSD REQ'T.
4. ALL CONDUIT SYSTEM USED IN FS INSTALLATION SHALL BE G.I. (CLASS 4) TYPE. AND ALL WIRING SHALL BE FSD APPROVAL (FIRE RATED) TYPE.
5. THE CONTRACTOR SHALL SUPPLY AND INSTALL SUFFICIENT BACKUP BATTERY CAPACITY (MIN.10Ah AS PER ASD REQ'T) & CHARGER SETS TO ENERGIZE THE VISUAL FIRE ALARM INSTALLATION THROUGHOUT THE SITE AREAS AS PER STATUTORY REQ'T.
6. ALL HOSE REEL SETS AS INDICATED ON PLANS TOGETHER WITH THE ALARM BELL & BREAK GLASS SHALL BE INSTALLED TO SUIT SITE CONDITIONS AND ACCORDING TO THE ARCHITECTURAL DETAILS / DRAWINGS. THE ASSOCIATED MODIFICATION / EXTENSION OF PIPEWORK & WIRING & CONDUITS TO BE INCLUDED IN CONTRACTOR'S WORK.
7. ABBREVIATIONS:  
 F/A - FROM ABOVE & F/B - FROM BELOW  
 T/A - TO ABOVE & T/B - TO BELOW  
 H/L - HIGH LEVEL & M/L - MID LEVEL  
 L/L - LOW LEVEL & F/LL - FROM LOW LEVEL  
 F/HL - FROM HIGH LEVEL & T/LL - TO LOW LEVEL  
 T/HL - TO HIGH LEVEL & U/G - UNDERGROUND
8. DIMENSIONS FOR PIPE SIZES SHOWN ON DRAWINGS ARE IN MILLIMETRE, UNLESS OTHERWISE STATED.

FS HOSE REEL PUMP SCHEDULE

PUMP NO.	DESCRIPTION	FLOW RATE (L/MIN)	PRESSURE (BAR)	SPEED (RPM)
HR 1	FS (HOSE REEL) PUMP NO.1	60	6	2900
HR 2	FS (HOSE REEL) PUMP NO.2	60	6	2900



## LEGEND

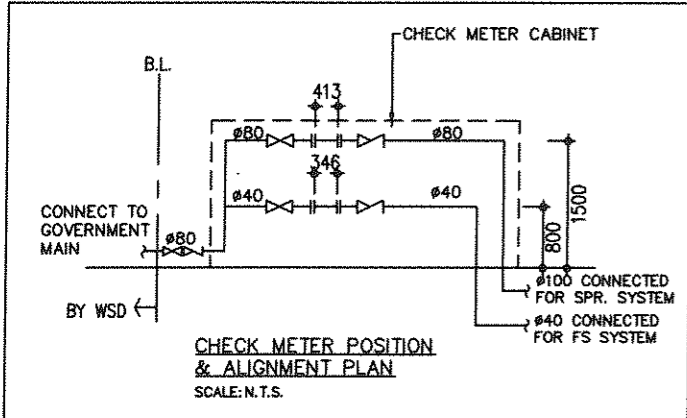
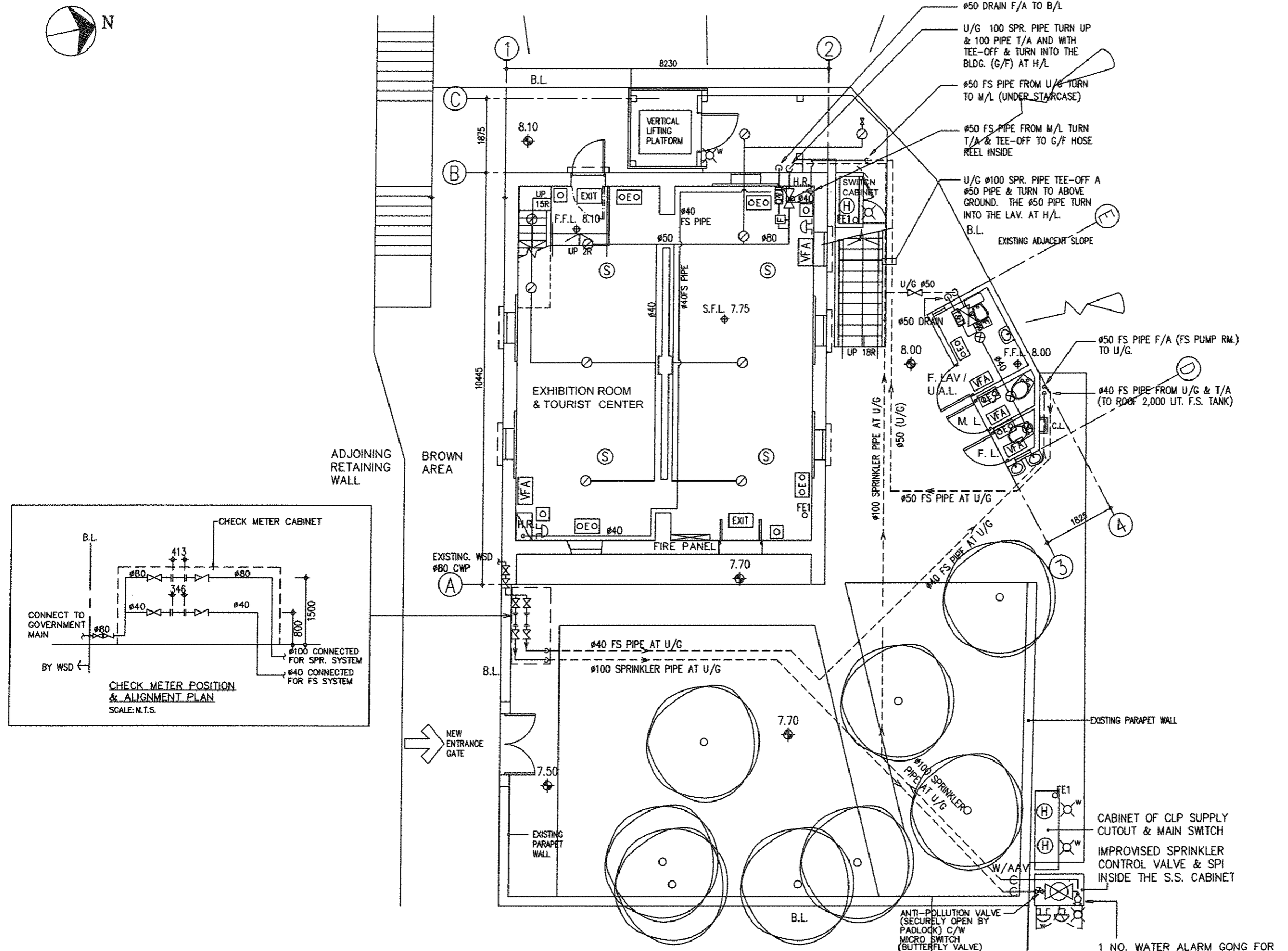
- |     |   |   |   |
|-----|---|---|---|
| ⊗   | GATE VALVE  | ⊘ | NON-RETURN VALVE                                    |
| ⊞   | FLOW SWITCH   | ⊥ | Y-TYPE STRAINER                                     |
| ⊞   | PRESSURE SWITCH   | ⊙ | PRESSURE GAUGE                                      |
| ⊞   | ALARM BELL  | ⊞ | INPUT MODULE  |
| ⊞   | BREAKGLASS UNIT   | ⊞ | CONTROL MODULE                                      |
| ⊞   | SMOKE DETECTOR  | ⊞ | HEAT DETECTOR                                       |
| VFA | VISUAL FIRE ALARM   | ⊞ | REMOTE INDICATOR(weather proof)                     |
| AAV | AUTOMATIC AIR VENT  | ⊞ | SPR. CONTROL VALVE SET                              |
| ⊞   | SUBSIDIARY VALVE  | ⊞ | INLET C/W CHECK VALVE                               |
| ⊞   | DOUBLE LAYER SPRINKLER HEADS (@ 68 DEGREE C) (FAST RESPONSE TYPE) | ⊞ | SPRINKLER HEAD (@ 68 DEGREE C) (FAST RESPONSE TYPE) |
| T&D | TEST & DRAIN  | ⊞ | WATER ALARM GONG                                    |

∅ 25	LIGHT GREEN
∅ 32	RED
∅ 40	PURPLE
∅ 50	YELLOW
∅ 80	DARK GREEN
∅ 100	LIGHT BROWN

- HR HOSEREEL SET C/W KEY LOCKE NOZZLE BOX, HAMMER, NOTICE PLATES & ACCESSORIES
- PUMP SET AND ALL ASSOCIATED FLEXIBLE CONNECTOR, CHECK VALVE, GATE VALVE & PRESSURE GAUGE.
- OFE1 POTABLE TYPE FIRE EXTINGUISHER (4.5kg CO2)
- OEO SURFACE (WALL MOUNTED) TYPE EMERGENCY LIGHT FITTING (TO FSD & EMSD REQ'TS) C/W 2x RECESSED BULBS (2x12V 20W TUNGSTEN HALOGEN C/W SILVER REFLECTOR DOWNLIGHT), BUILT-IN BATTERY & CHARGER TYPE WITH CAPACITY OF NOT LESS THAN 2 HOURS AFTER MAINS FAILURE AND RECHARGE DURATION NOT MORE THAN 12 HOURS.
- EXIT SURFACE CEILING SUSPENDED TYPE LED EXIT SIGN LIGHTING SET WITH PLATE SUSPENDED (TO FSD & EMSD REQ'TS) C/W LED LGTS, BACK-UP BY BUILT-IN Ni-Cd STANDBY BATTERY & CHARGER UNIT WITH CAPACITY NOT LESS THAN 2 HOURS AFTER MAINS FAILURE.
- ~ DIRECTIONAL SIGN WITH THE SAME SPECIFICATION OF "EXIT SIGN".

AS-FITTED DRAWING

Rev	Date	Description
ARCHITECT		
BUILDING SERVICES ENGINEER		
PROCONER INTERNATIONAL LTD.		
MAIN CONTRACTOR		
TIM LEE CONSTRUCTION CO., LTD.		
PROJECT		
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.		
DRAWING TITLE		
FIRE SERVICES NOTES, LEGENDS, BLOCK PLAN & FS HR PUMP SCHEDULE		
DRAWN BY		SCALE
FAI		1:100 (A3)
CHECKED BY		DATE
GK		14-SEPT.2012
DWG. NO.		
KLH/2643/2011/FS01		




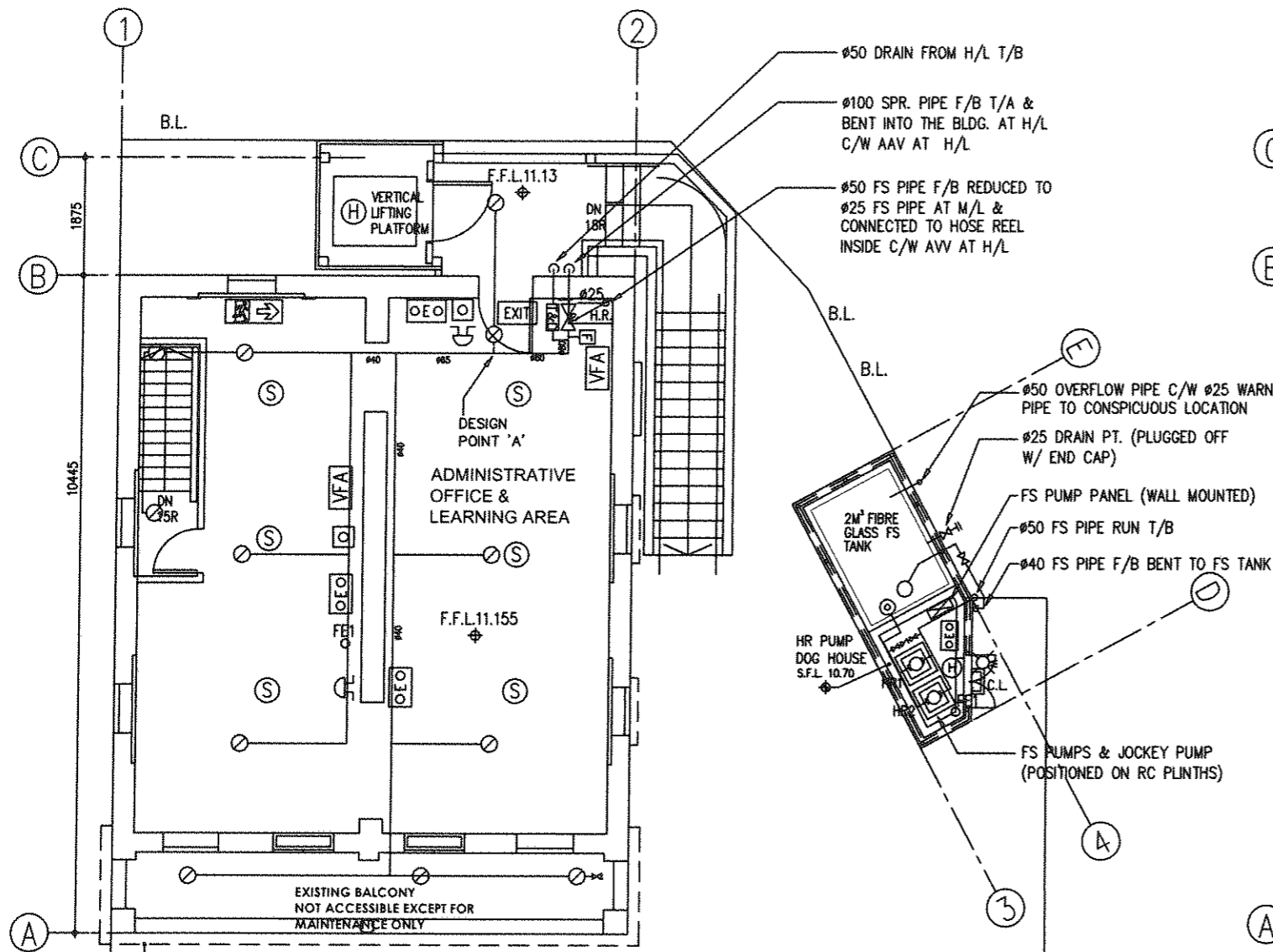
**GROUND FLOOR PLAN**

SCALE : 100

NOTE:  
ALL SPRINKLER PIPE SHALL BE Ø32mm  
DIA. UNLESS OTHERWISE SPECIFIED.

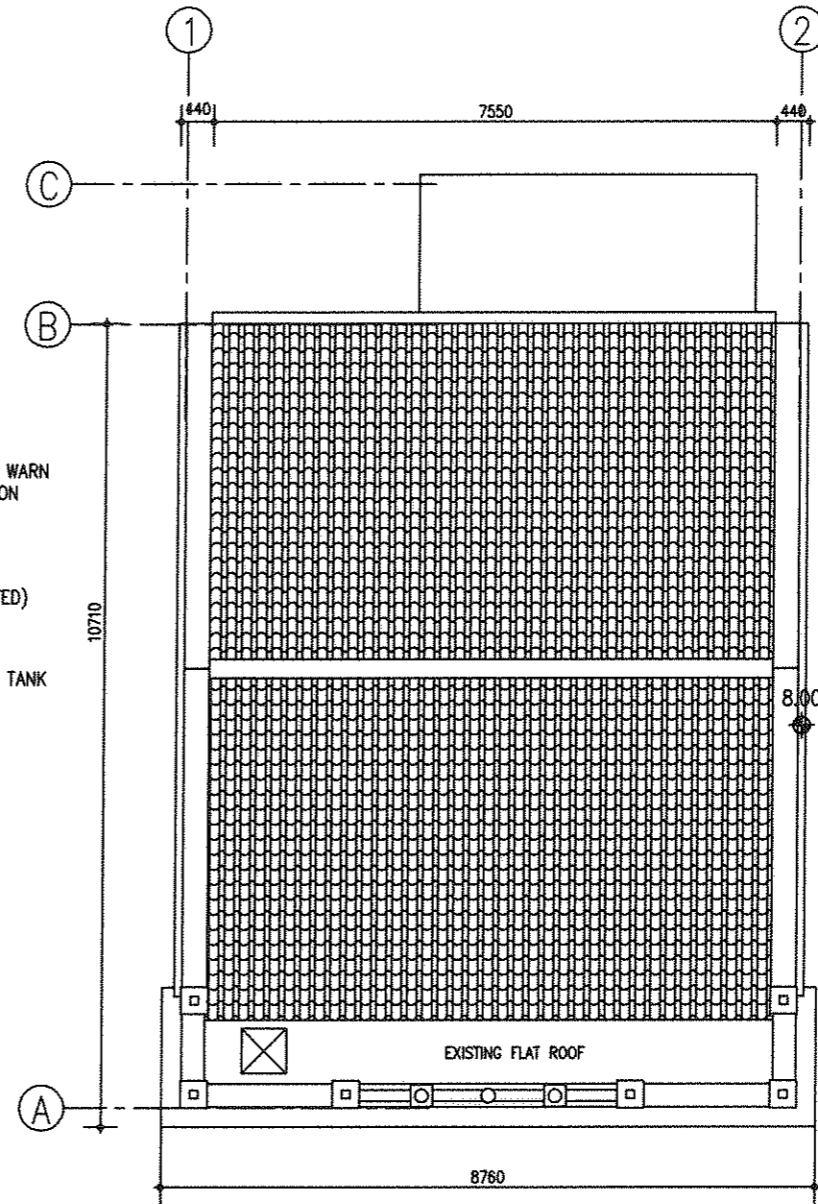
AS-FITTED  
DRAWING

Rev	Date	Description
ARCHITECT		
 <b>LQK ARCHITECTS LTD</b> 林啟輝建築師有限公司		
BUILDING SERVICES ENGINEER		
PROCONEEER INTERNATIONAL LTD.		
MAIN CONTRACTOR		
TIM LEE CONSTRUCTION CO., LTD.		
PROJECT		
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.		
DRAWING TITLE		
FIRE SERVICES G/F FS LAYOUT PLAN AND DETAIL DRAWINGS		
DRAWN BY	SCALE	
FAI	1:100 (A3)	
CHECKED BY	DATE	
GK	14-SEPT.2012	
DWG. NO.		
KLH/2643/2011/FS-02		



1/F PLAN  
SCALE : 100

ROOF PLAN  
OF LAVATORY.  
SCALE : 100



ROOF PLAN  
SCALE : 100

R.D. REF.  
P.S.D. REF.

AS-FITTED  
DRAWING

Rev	Date	Description

ARCHITECT



BUILDING SERVICES ENGINEER  
PROCONER INTERNATIONAL LTD.

MAIN CONTRACTOR  
TIM LEE CONSTRUCTION CO., LTD.

PROJECT  
REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN STUDY  
HALL INTO A TOURISM & CHINESE  
CULTURAL CENTRE CUM MA WAN  
RESIDENTS MUSEUM TIN LIU TSUEN,  
MA WAN, N.T.

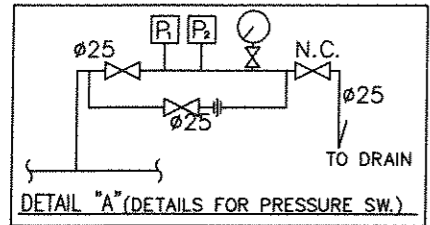
DRAWING TITLE  
FIRE SERVICES  
AT 1/F & R/F FS LAYOUT PLAN

DRAWN BY FAI	SCALE 1:100 (A3)
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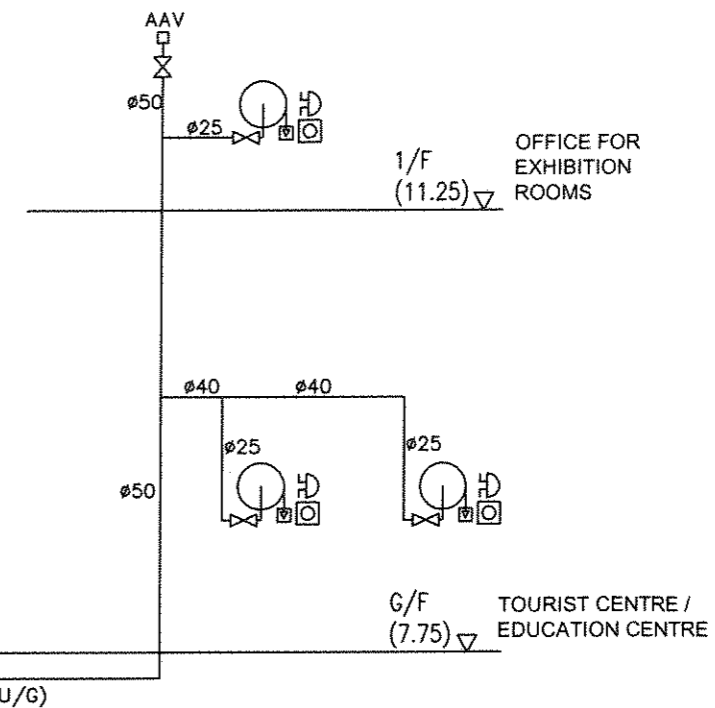
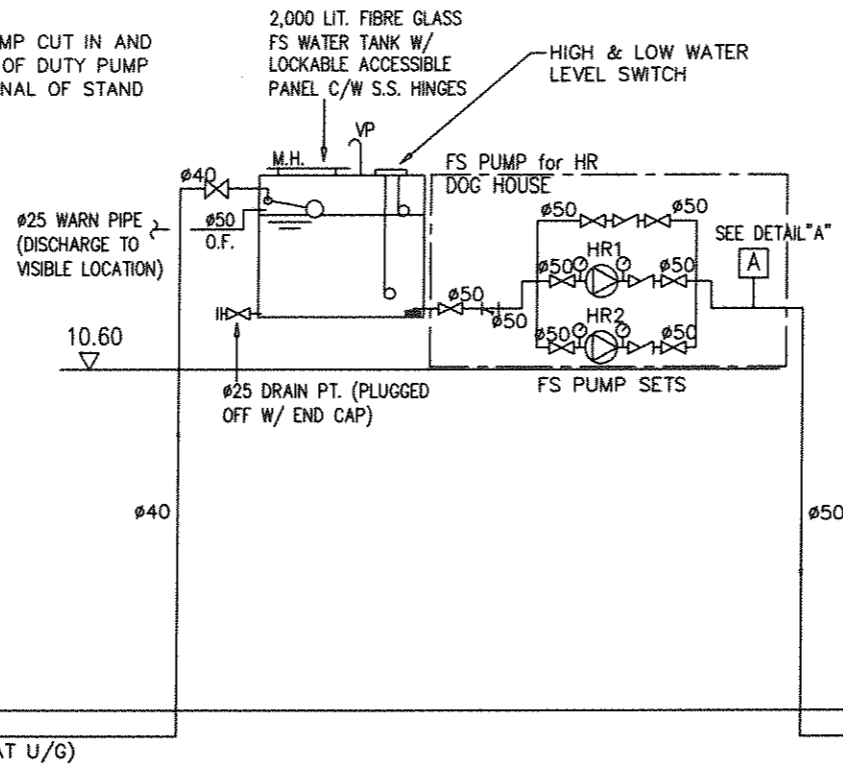
CHECKED BY GK	DATE 14-SEPT.2012
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JOB No. KLH/2643/2011/FS-03	DWG.No.
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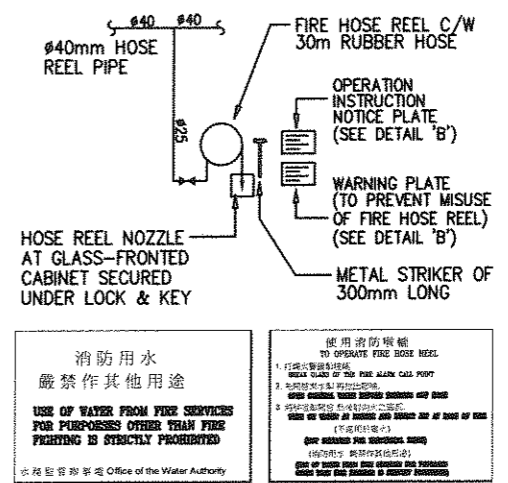
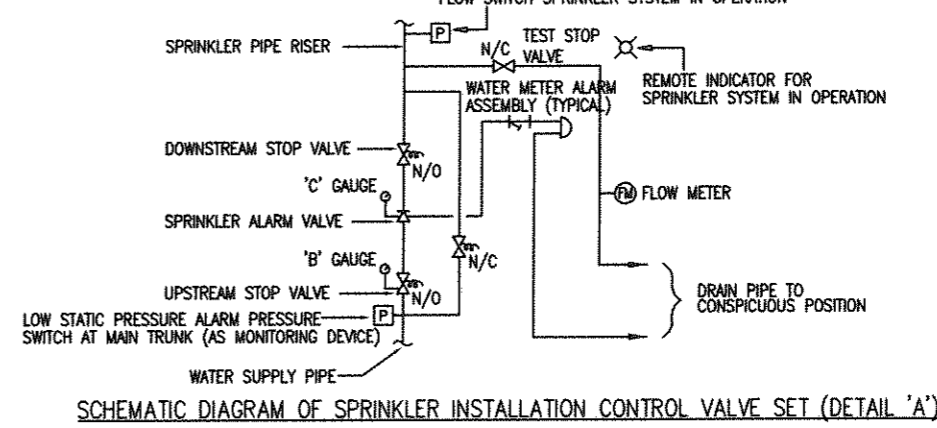
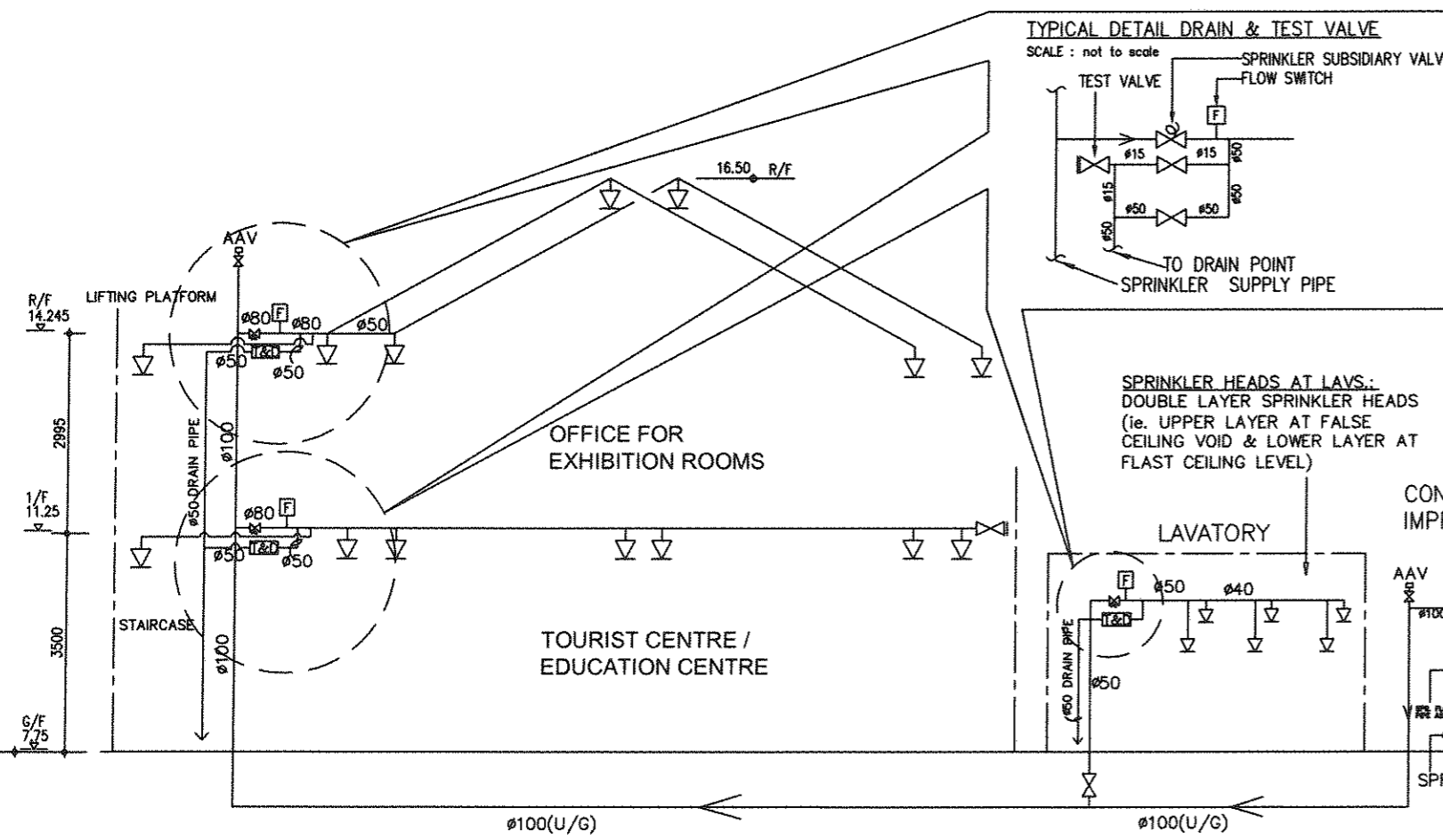




P1- CHANGE OVER FOR STAND BY PUMP CUT IN AND NO FLOW (PUMP FAILED) SIGNAL OF DUTY PUMP  
 P2- FOR NO FLOW (PUMP FAILED) SIGNAL OF STAND BY PUMP



SCHEMATIC DIAGRAM OF FIRE SERVICES (HOSE REEL) SYSTEM  
 SCALE : not to scale



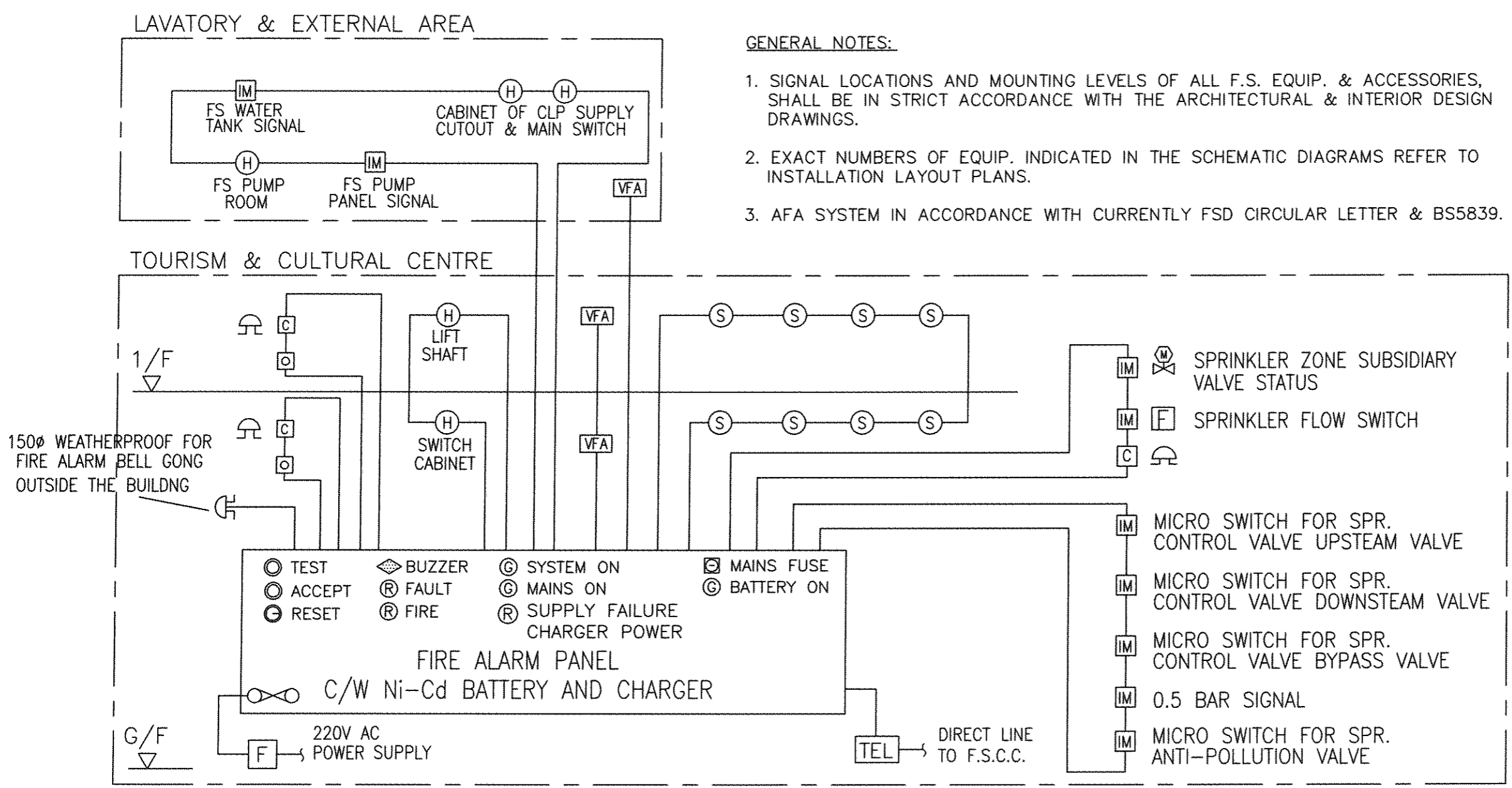
SCHEMATIC DIAGRAM FOR IMPROVED SPRINKLER SYSTEM  
 SCALE : not to scale

- Notes:
1. Improved Sprinkler System should be in accordance with LPC Rules and F.S.D. Circular Letter. No.4/96 Appendix A
  2. All sprinkler pipe shall be  $\phi 32\text{mm}$  unless otherwise specified.

DETAIL 'B' (N.T.S.)  
 SCALE : not to scale

R.D. REF.	
F.S.D. REF.	
<b>AS-FITTED DRAWING</b>	
Rev	Date
Description	
ARCHITECT	
<b>LQK</b> LQK ARCHITECTS LTD 林曉龍建築師有限公司	
BUILDING SERVICES ENGINEER	
PROCONEER INTERNATIONAL LTD.	
M&E CONTRACTOR	
TIM LEE CONSTRUCTION CO., LTD.	
PROJECT	
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.	
DRAWING TITLE	
FIRE SERVICES SCHEMATIC DIAGRAM OF IMPROVED SPRINKLER SYSTEM AND FS/HR SYSTEM	
DRAWN BY	SCALE
FAI	1:100 (A3)
CHECKED BY	DATE
GK	14-SEPT.2012
JOB No.	DWG. NO.
KLH/2643/2011/FS-04	


AS-FITTED  
DRAWING

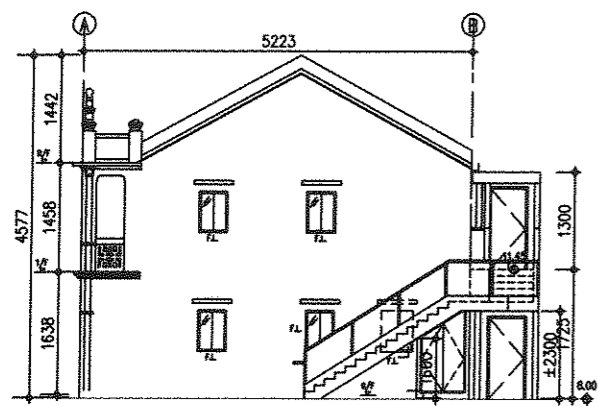


GENERAL NOTES:

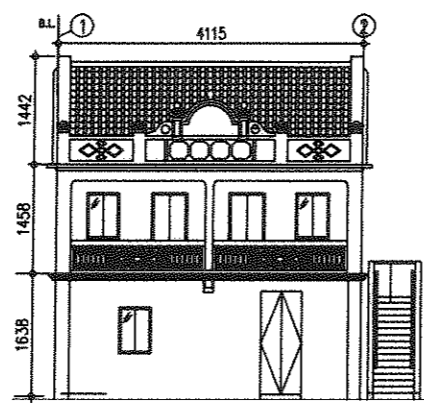
1. SIGNAL LOCATIONS AND MOUNTING LEVELS OF ALL F.S. EQUIP. & ACCESSORIES, SHALL BE IN STRICT ACCORDANCE WITH THE ARCHITECTURAL & INTERIOR DESIGN DRAWINGS.
2. EXACT NUMBERS OF EQUIP. INDICATED IN THE SCHEMATIC DIAGRAMS REFER TO INSTALLATION LAYOUT PLANS.
3. AFA SYSTEM IN ACCORDANCE WITH CURRENTLY FSD CIRCULAR LETTER & BS5839.

SCHEMATIC DIAGRAM OF FIRE ALARM PANEL SYSTEM

Rev	Date	Description
ARCHITECT		
 <b>LCK ARCHITECTS LTD</b> 林毅誠建築師有限公司		
BUILDING SERVICES ENGINEER PROCONEER INTERNATIONAL LTD.		
MAIN CONTRACTOR TIM LEE CONSTRUCTION CO., LTD.		
PROJECT REVITALISATION SCHEME -- CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.		
DRAWING TITLE FIRE SERVICES SCHEMATIC DIAGRAM FOR FS ALARM PANEL, DETAILS & CONTROL VALVE		
DRAWN BY FAI	SCALE N.T.S.	
CHECKED BY GK	DATE 14-SEPT.2012	
DWG. NO. KLH/2643/2011/FS-05		



NORTH ELEVATION SCALE : 100



FRONT ELEVATION SCALE : 100

COLOUR CODE FOR PIPEWORK

Ø 25 LIGHT GREEN	
Ø 32 RED	
Ø 40 PURPLE	
Ø 50 YELLOW	
Ø 80 DARK GREEN	
Ø 100 LIGHT BROWN	

1.	THE MOST REMOTE DESIGN POINT 'A'					
2.	RUN OF DISTRIBUTION PIPE FROM THE DESIGN POINT 'A' TO TOWN MAIN CONNECTION:					
	LOCATION	PIPE SIZE	PIPE LENGTH	NO. OF BEND	EQUIV. PIPE LENGTH OF TURNS	TOTAL EQUIV. PIPE LENGTH
	FROM DESIGN POINT 'A' (1/F) TO SPR. ALARM VALVE (G/F)	Ø80mm	2.9M	1	3M	5.9M
		Ø100mm	33.1M	10	30M	63.1M
	FROM SPR. ALARM VALVE (G/F) TO TOWN MAIN CONNECTION (G/F)	Ø100mm	28.3M	8	24M	52.3M

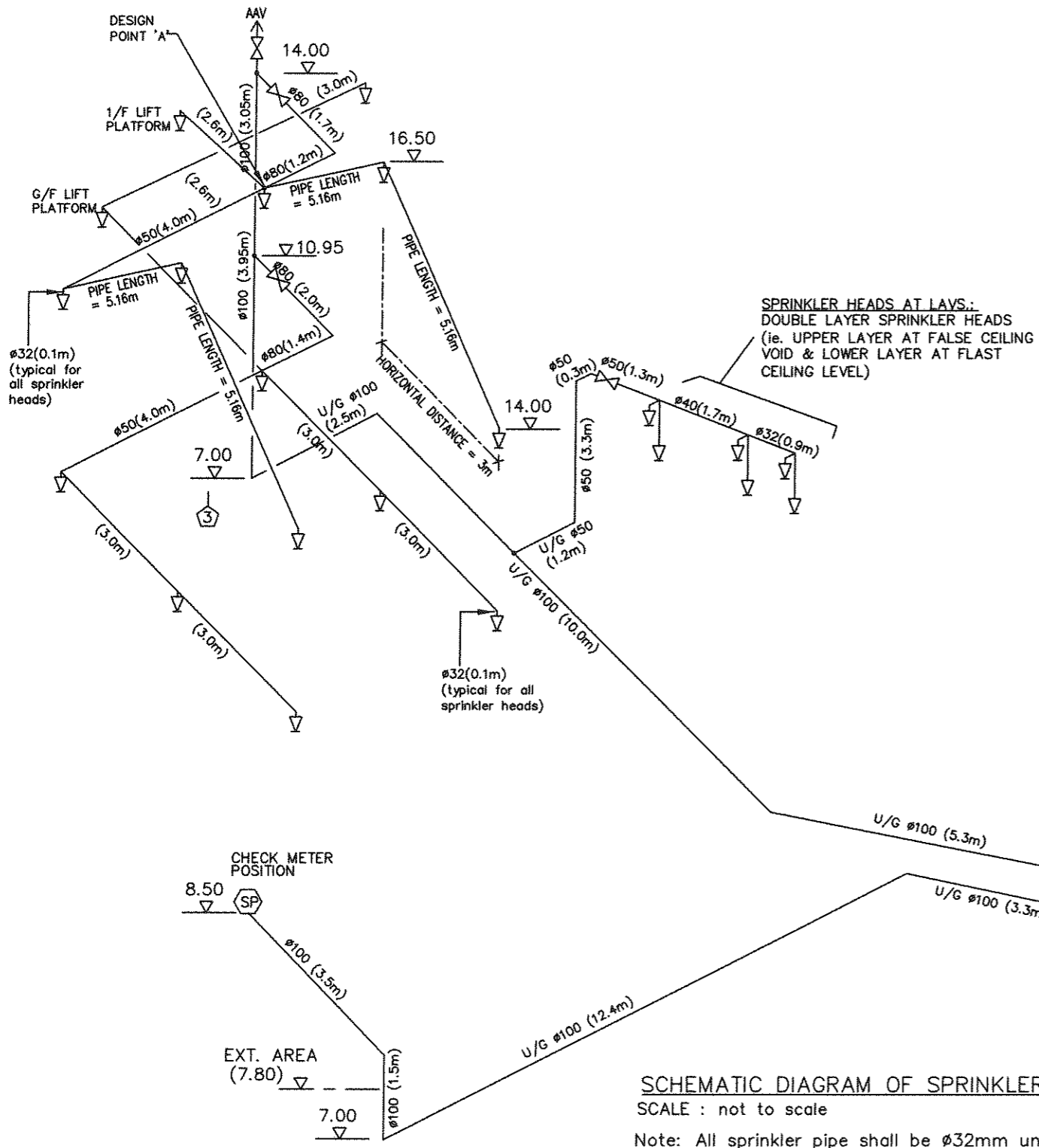
CALCULATION OF IMPROVISED SPRINKLER SYSTEM

- SPRINKLER HAZARD: ORDINARY HAZARD GROUP 1
- STATIC PRESSURE DIFFERENCE BETWEEN THE HIGHEST SPRINKLER LEVEL AND THE CHECK METER LEVEL :  
Level 16.5 - Level 8.5 = 8M (0.8 Bar)
- MINIMUM REQUIRED PRESSURE AT TOWN MAIN CONNECTION:  

FLOW	PRESSURE
375L/MIN	1bar + 0.8bar + 0.12bar = 1.92bar
540L/MIN	0.7bar + 0.8bar + 0.24bar = 1.74bar
- AVAILABLE TOWN MAIN WATER SUPPLY PRESSURE:  
\*3BAR(>1.92BAR/1.74BAR)  
\*EXACT DATA TO BE VERIFIED

HYDRAULIC CALCULATION FOR PIPE FRICTION LOSS

1.	TOTAL FRICTION LOSS FROM DESIGN POINT 'A' TO TOWN MAIN CONNECTION AT 375 L/MIN
	FOR Ø80MM PIPE RUN: 5.9M X 2.7mb (LOSS PER M) = 15.93mb
	FOR Ø100MM PIPE RUN: (63.1M + 52.3M) X 0.9mb (LOSS PER M) = 103.86mb
	TOTAL PIPE FRICTION LOSS = 15.93mb + 103.86mb = 119.79mb (Say 0.12 bar)
2.	TOTAL FRICTION LOSS FROM DESIGN POINT 'A' TO TOWN MAIN CONNECTION AT 540 L/MIN
	FOR Ø80MM PIPE RUN: 5.9M X 5.3mb (LOSS PER M) = 31.27mb
	FOR Ø100MM PIPE RUN: (63.1M + 52.3M) X 1.8mb (LOSS PER M) = 207.72mb
	TOTAL PIPE FRICTION LOSS = 31.27mb + 207.72mb = 238.99mb (Say 0.24 bar)



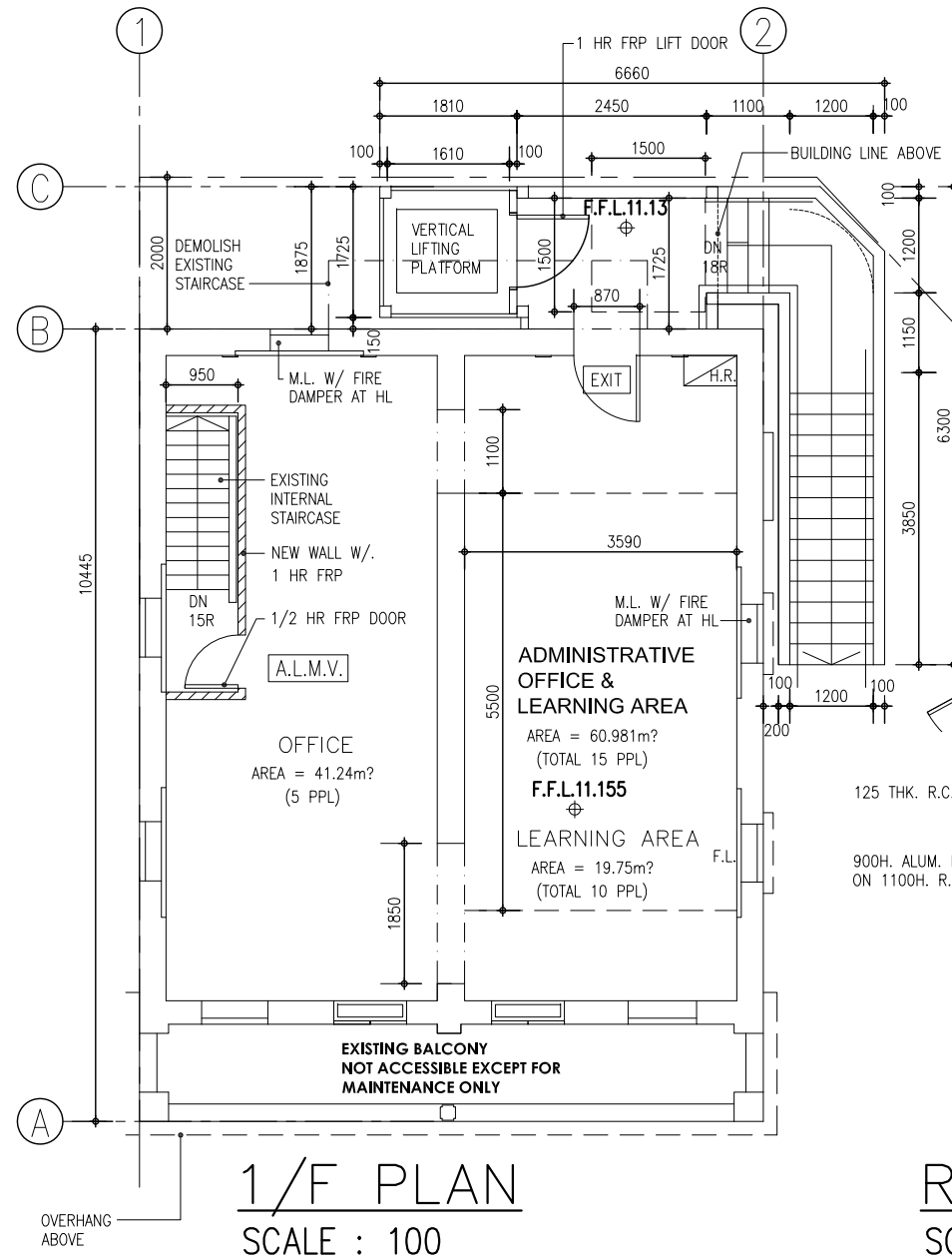
SCHMATIC DIAGRAM OF SPRINKLER SYSTEM

SCALE : not to scale

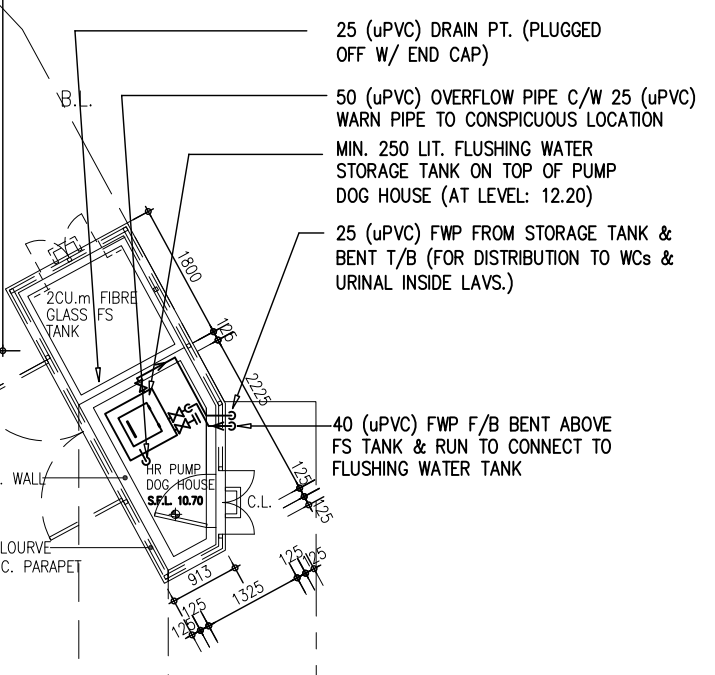
Note: All sprinkler pipe shall be Ø32mm unless otherwise specified.

AS-FITTED DRAWING

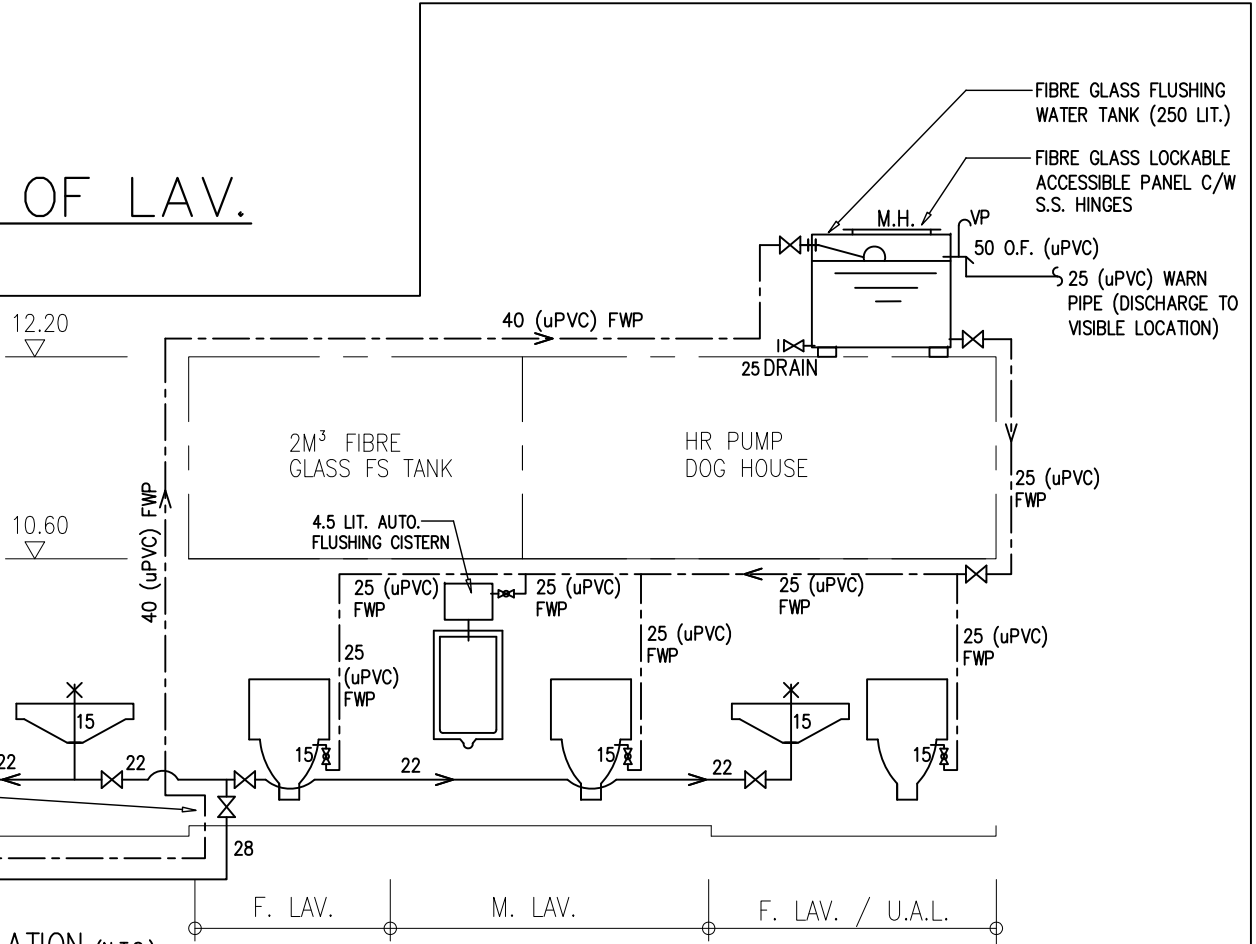
Rev	Date	Description
ARCHITECT		
LQK LQK ARCHITECTS LTD 林啟國建築師有限公司		
BUILDING SERVICES ENGINEER PROCONER INTERNATIONAL LTD.		
MAIN CONTRACTOR TIM LEE CONSTRUCTION CO., LTD.		
PROJECT REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.		
DRAWING TITLE FIRE SERVICES SPRINKLER SYSTEM INSTALLATION SUPPLY WATER FROM DIRECT WSD WATER AND CALCULATION		
DRAWN BY FAI	SCALE N.T.S.	
CHECKED BY GK	DATE 14-SEPT.2012	
JOB No. KLH/2643/2011/FS-06	DWG. NO.	



1/F PLAN  
SCALE : 100

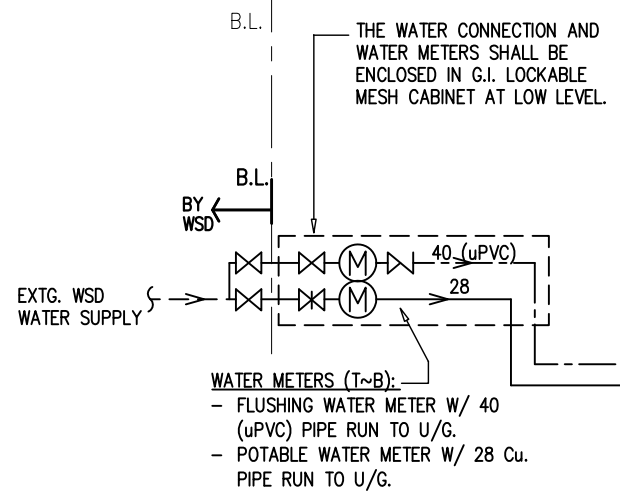


ROOF PLAN OF LAV.  
SCALE : 100

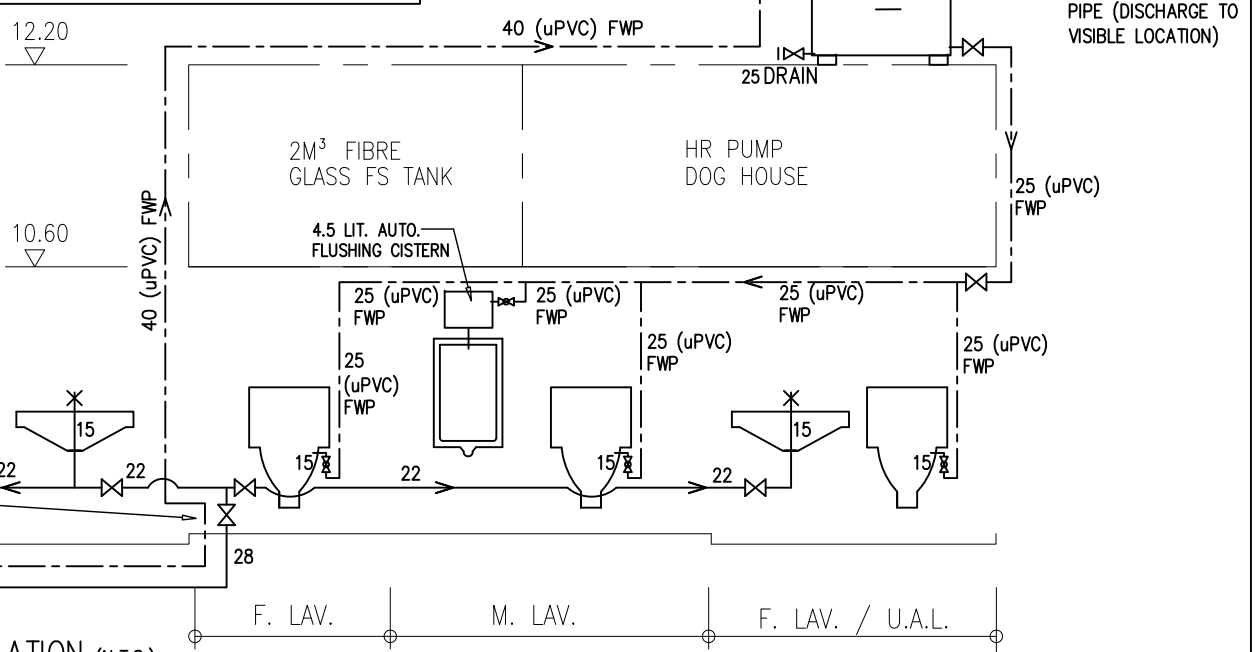


SCHEMATIC DIAGRAM OF PLUMBING INSTALLATION (n.t.s.)

NOTE: ALL UNDERGROUND & CONCEALED WATER PIPES SHALL BE INSPECTED BY WSD BEFORE BEING ENCLOSED.



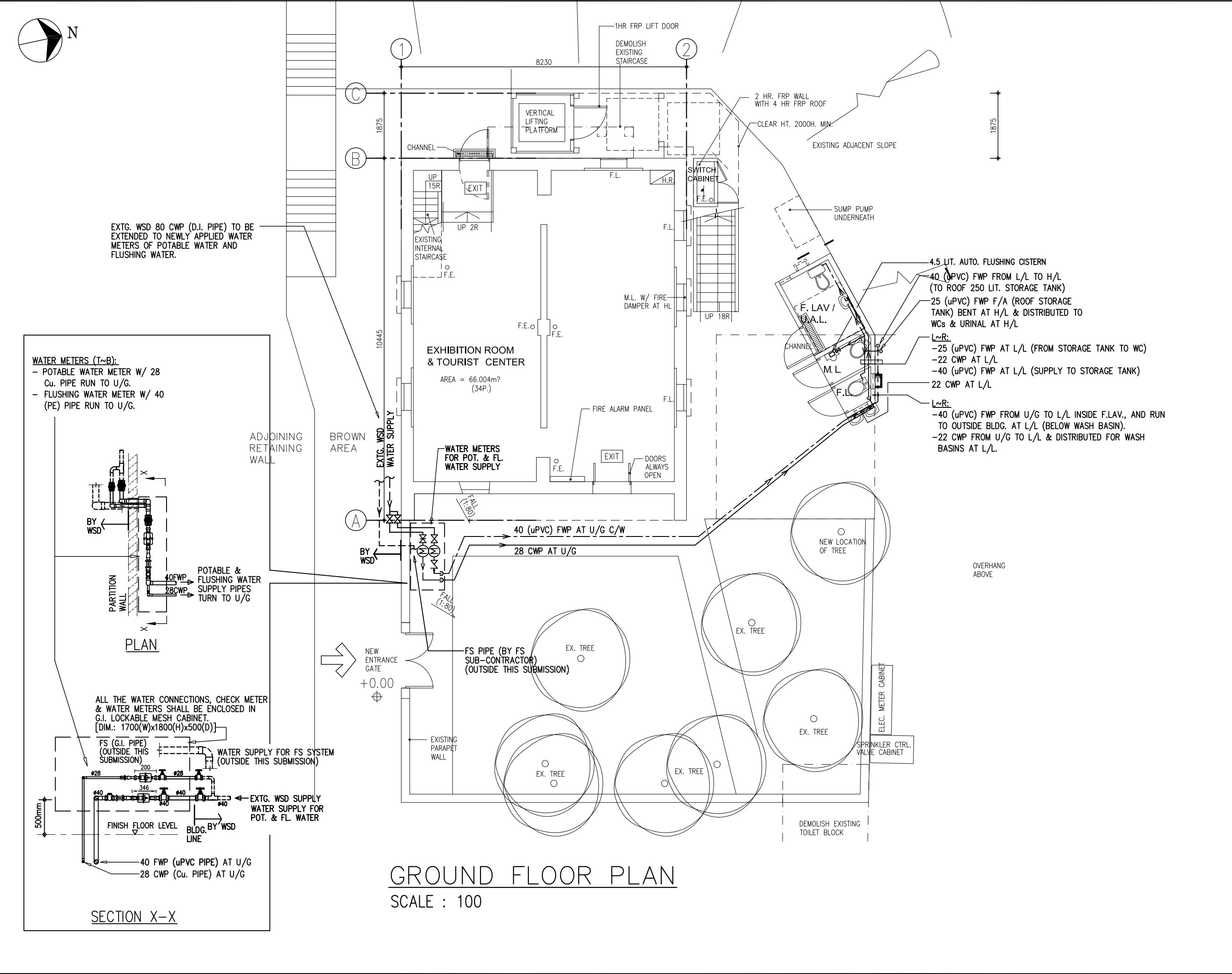
- L~R:
- FWP FROM U/G TO L/L & RUN TO OUTSIDE BLDG. AT L/L (BELOW WASH BASIN).
  - CWP FROM U/G TO L/L & DISTRIBUTED FOR WASH BASINS AT L/L.



B.D. REF.  
F.S.D. REF.  
NOTES :  
1. This drawing & design are copyright and no portion may be reproduced without the written permission of the architects.  
2. Use written dimensions or grid lines. Measurements to existing work to be checked on site.  
3. This drawing is to be read in conjunction with the Architects specification & condition of contract.  
4. Drawing not showing the last revisions below are to be cancelled.

AS FITTED  
DRAWING

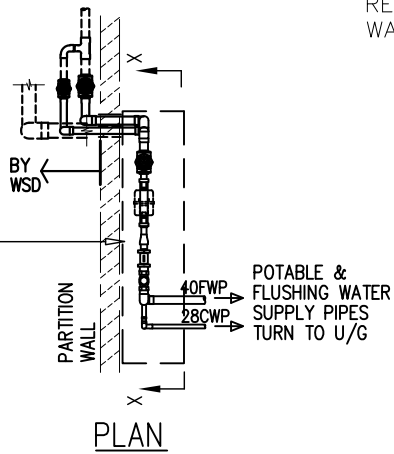
Rev	Date	Description
ARCHITECT		
 LQK ARCHITECTS LTD 林謙謹建築師有限公司		
BUILDING SERVICES ENGINEER		
PROCONEER INTERNATIONAL LTD.		
PROJECT		
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.		
DRAWING TITLE		
PLUMBING SERVICES R/F LAYOUT PLAN & SCHEMATIC DIAGRAM		
DRAWN BY	SCALE	
DL	1:100 (A3)	
CHECKED BY	DATE	
JOB No.	DWG. NO.	
	P(AFD)-02	



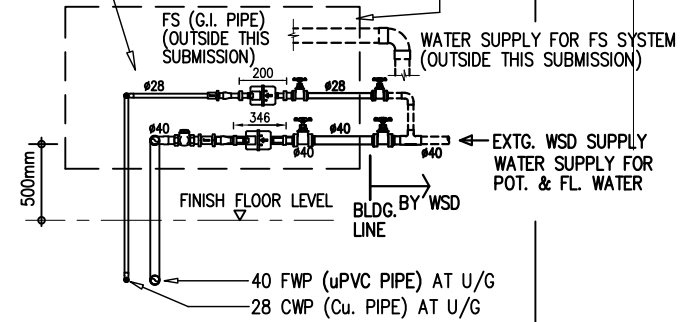
EXTG. WSD 80 CWP (D.I. PIPE) TO BE EXTENDED TO NEWLY APPLIED WATER METERS OF POTABLE WATER AND FLUSHING WATER.

**WATER METERS (T~B):**

- POTABLE WATER METER W/ 28 Cu. PIPE RUN TO U/G.
- FLUSHING WATER METER W/ 40 (PE) PIPE RUN TO U/G.



ALL THE WATER CONNECTIONS, CHECK METER & WATER METERS SHALL BE ENCLOSED IN G.I. LOCKABLE MESH CABINET. [DIM.: 1700(W)x1800(H)x500(D)]



**SECTION X-X**

**GROUND FLOOR PLAN**

SCALE : 100

B.D. REF.  
F.S.D. REF.  
NOTES :  
1. This drawing & design are copyright and no portion may be reproduced without the written permission of the architects.  
2. Use written dimensions or grid lines. Measurements to existing work to be checked on site.  
3. This drawing is to be read in conjunction with the Architects specification & condition of contract.  
4. Drawing not showing the last revisions below are to be cancelled.

**AS FITTED  
DRAWING**

Rev	Date	Description
-----	------	-------------

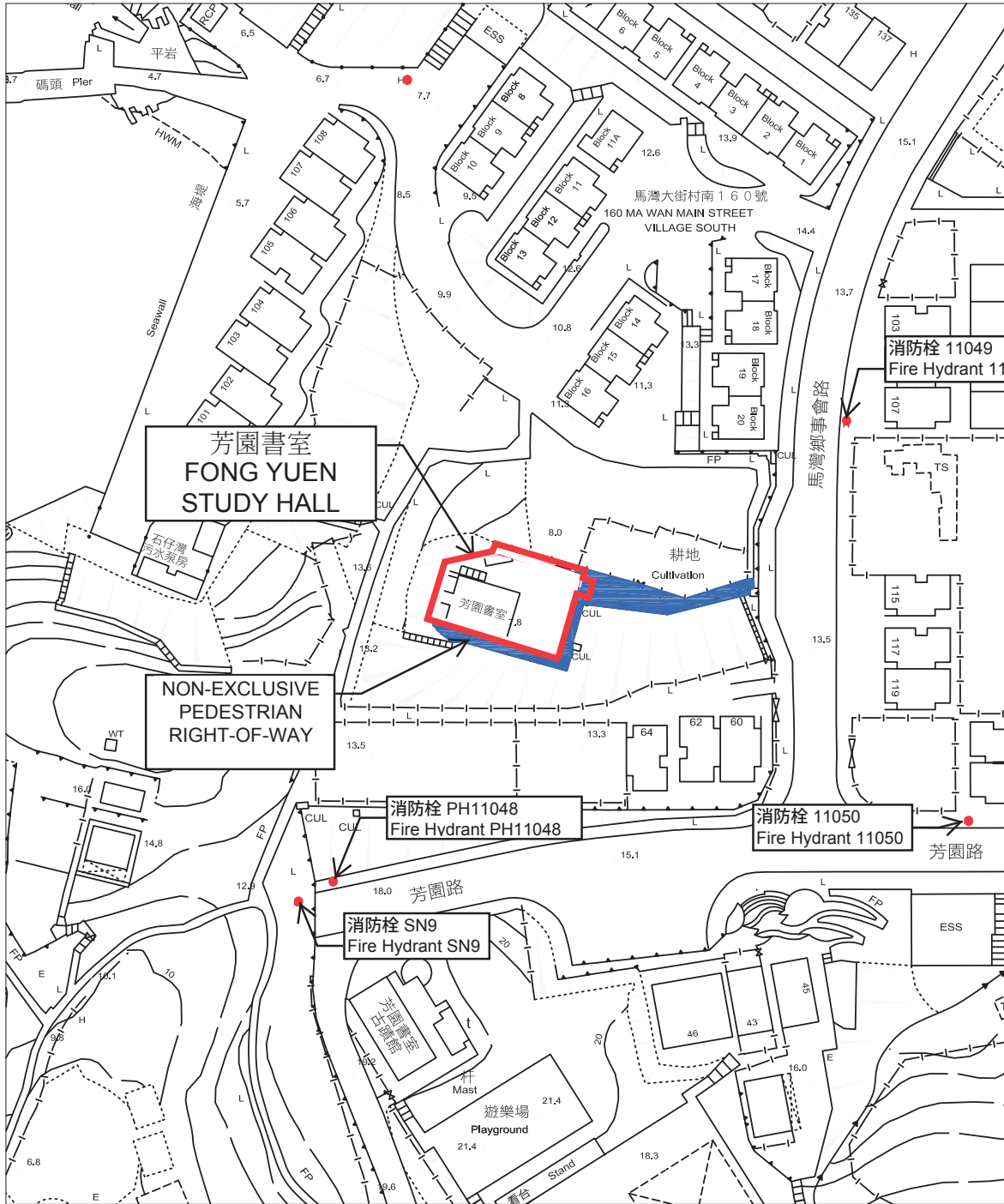
ARCHITECT  
**LQK**  
**LQK ARCHITECTS LTD**  
林謙建築師有限公司

BUILDING SERVICES ENGINEER  
**PROCONER INTERNATIONAL LTD.**

PROJECT  
REVITALISATION SCHEME -  
CONVERSION OF FONG YUEN STUDY  
HALL INTO A TOURISM & CHINESE  
CULTURAL CENTRE CUM MA WAN  
RESIDENTS MUSEUM TIN LIU TSUEN,  
MA WAN, N.T.

DRAWING TITLE  
PLUMBING SERVICES  
G/F LAYOUT PLAN

DRAWN BY DL	SCALE 1:100 (A3)
CHECKED BY	DATE
JOB No.	DWG. NO. P(AFD)-01



THE SITE  
● STREET FIRE HYDRANT

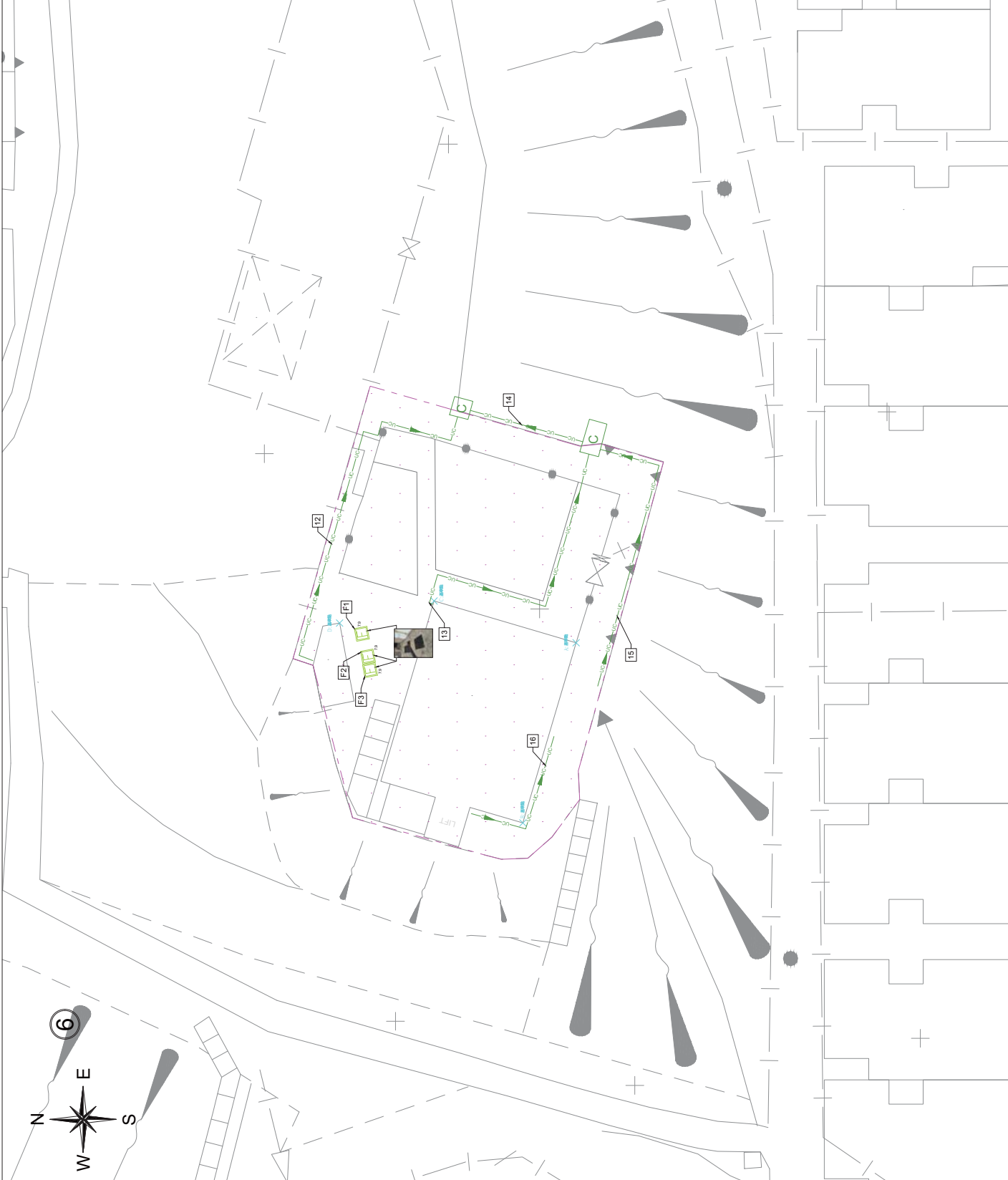
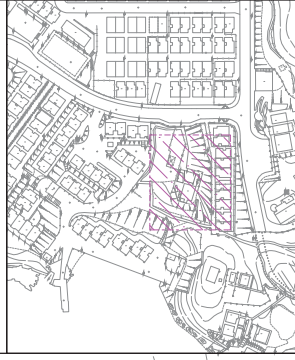
**FONG YUEN STUDY HALL**  
 TIN LIU TSUEN  
 MA WAN  
 TSUEN WAN

DRAWING NO.:  
 LOCATIONS OF  
 STREET FIRE HYDRANT NEAR  
 FONG YUEN STUDY HALL

# 注意!

雖合資格人士已用儀器進行有源電纜探測，探測到供電的帶電電纜位置，但客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。



**LEGEND:**

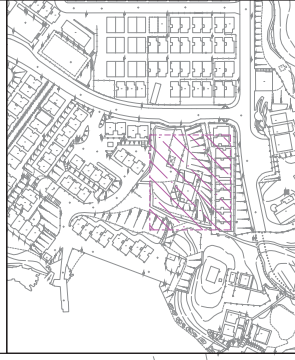
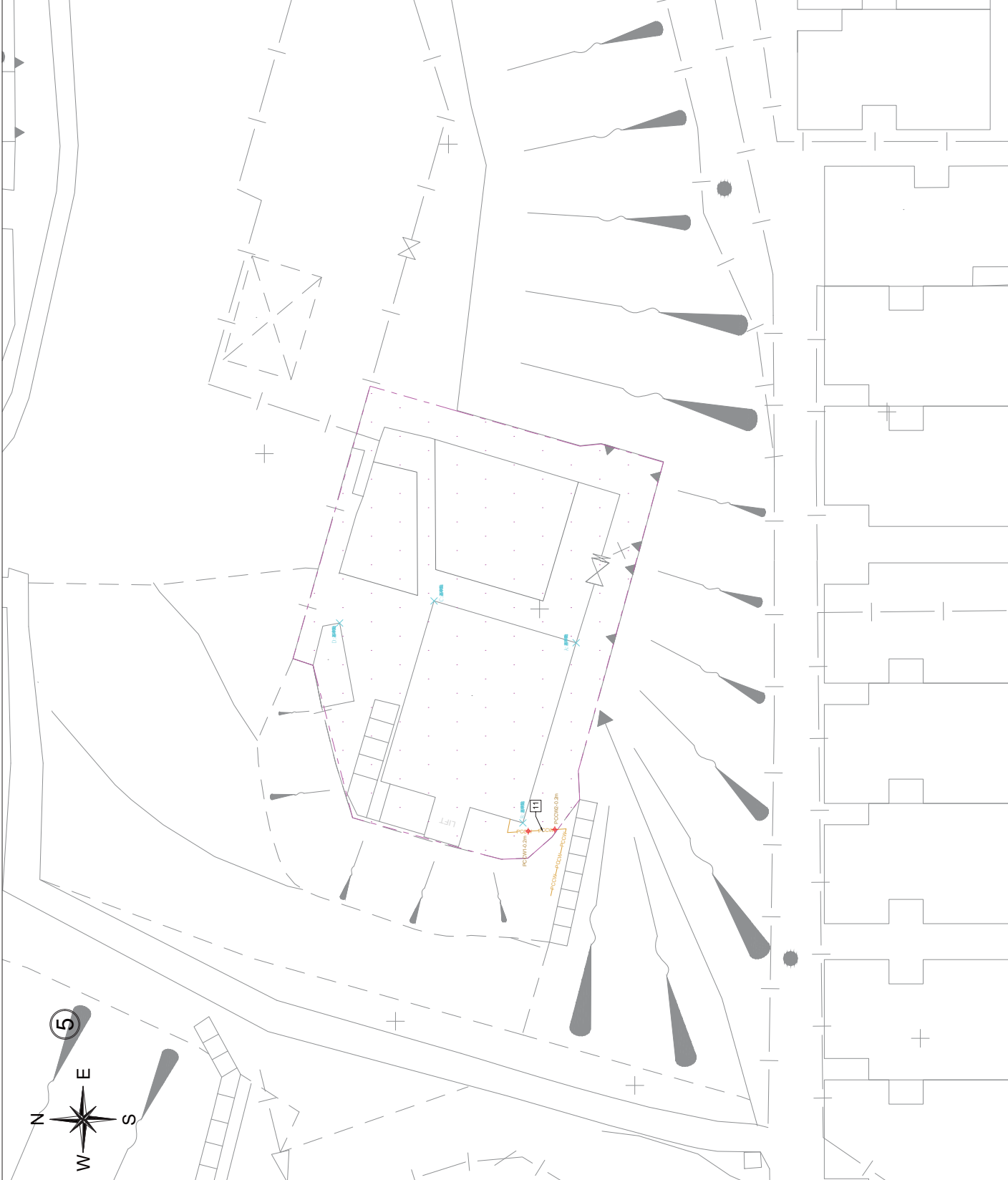
Electric Cable	Lampost
Cable (Low Voltage)	Fire Hydrant
Public Lighting Cable	Water Valve
HKT/PCOW Cable	Water Valve Pit
Gas Pipe	Gas Valve
Fresh Water Pipe	Gas Pit
Storm Water Pipe	Storm Manhole
Foul Water Pipe	Foul Manhole
Unclassified Utility Line	Unclassified Manhole
U-Channel	HKT Pit
Survey Boundary	Public Lighting Pit
Storm Water Box Churn	Power Cable Pit
Catchment	Earth Pit
Trench	Catch-Pit
Obstructed	Gully
Down Pipe	Chamber

**UNIT OF ALL SHOWN IS IN METER**  
 MAP No.: 10-NE-01B  
 10-NE-02A  
 Scale: 1:100(A1)  
 Drawing No.: ASSL-FY/SH-CD-001-DW06

**注意!**

雖合資格人士已用儀器進行有源電纜探測，探測到供電的帶電電纜位置，但客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。



**LEGEND:**

Electric Cable	Lampost
Cable (Low Voltage)	Fire Hydrant
Public Lighting Cable	Water Valve
HKT/PCDW Cable	Water Valve Pit
Gas Pipe	Gas Valve
Fresh Water Pipe	Gas Pit
Storm Water Pipe	Storm Manhole
Foul Water Pipe	Foul Manhole
Unclassified Utility Line	Unclassified Manhole
U-Channel	HKT Pit
Survey Boundary	Public Lighting Pit
Storm Water Box Churn	Power Cable Pit
Storm Water Trench	Earth Pit
Chamber	Catch-Pit
Down Pipe	Gully
	Chamber

**UNIT OF ALL SHOWN IS IN METER**

MAP No.: 10-NE-01B  
10-NE-02A

Scale: 1:100(A1)

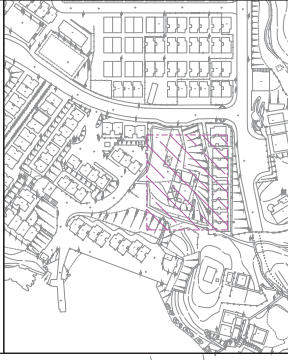
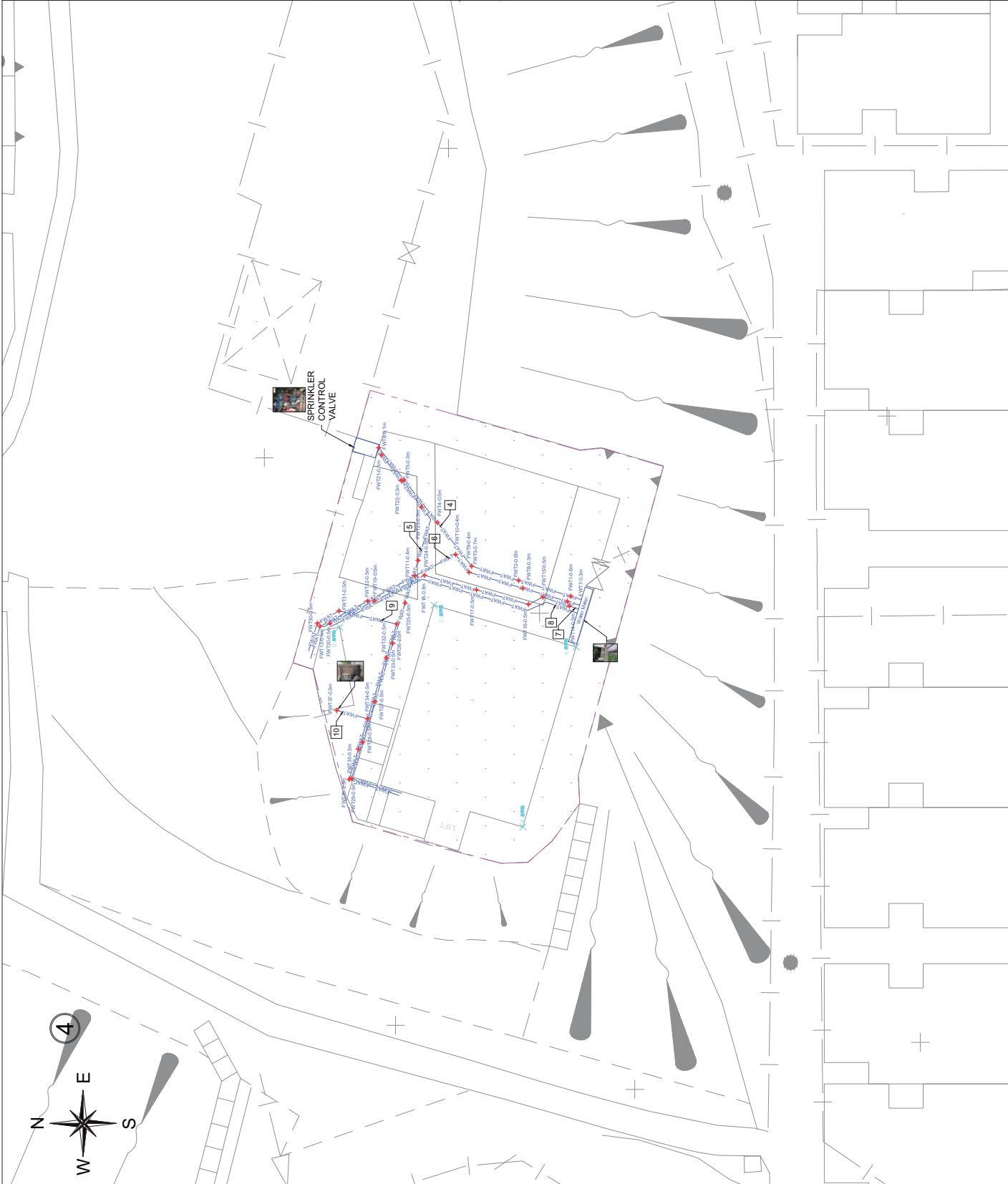
Drawing No.: ASSL-FY/SH-CD-001-DW05



# 注意!

雖合資格人士已用儀器進行有源電纜探測，探測到供電的帶電電纜位置，但客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。



**LEGEND:**

- Electric Cable
- Cable (Low Voltage)
- Public Lighting Cable
- HKT/PCDW Cable
- Gas Pipe
- Fresh Water Pipe
- Storm Water Pipe
- Foul Water Pipe
- Unclassified Utility Line
- U-Channel
- Survey Boundary
- Storm Water Box Churn
- Storm Water Trench
- Chamber
- Down Pipe

**LEGEND:**

- Lampost
- Fire Hydrant
- Water Valve
- Water Valve Pit
- Gas Valve
- Gas Pit
- Storm Manhole
- Foul Manhole
- Unclassified Manhole
- HKCT Pit
- Public Lighting Pit
- Power Cable Pit
- Earth Pit
- Catch-Pit
- Gully
- Chamber

**UNIT OF ALL SHOWN IS IN METER**

MAP No.: 10-NE-01B  
10-NE-02A

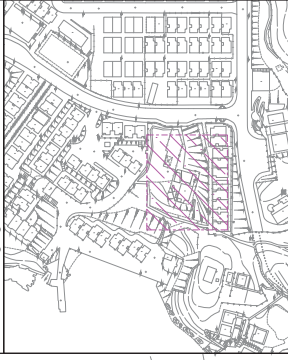
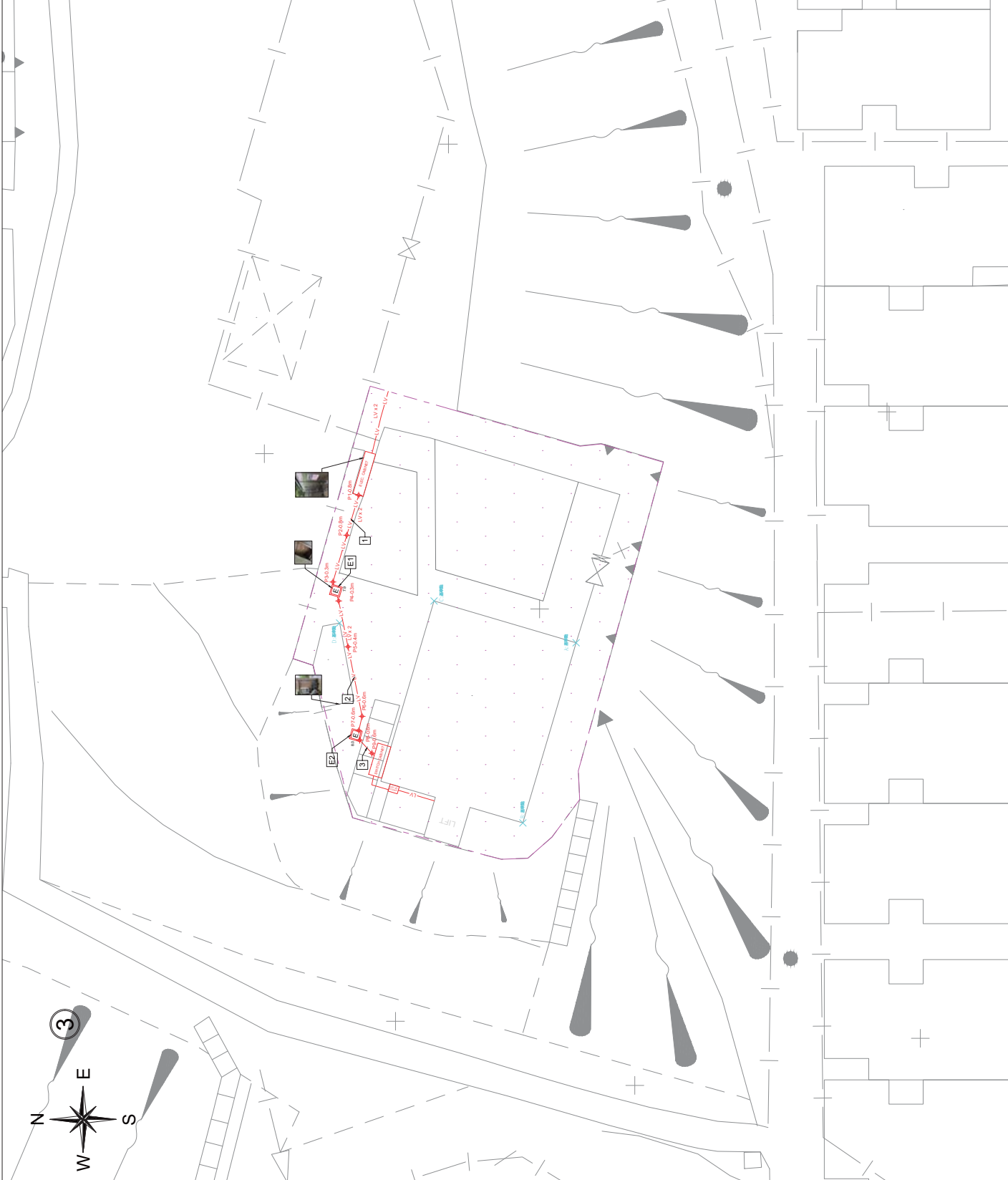
Scale: 1:100(A1)

Drawing No.: ASSL-FY-SH-CD-001-DW04

**注意!**

雖合資格人士已用儀器進行有源電纜探測，探測到供電的帶電電纜位置，但客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井、電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。



**LEGEND:**

Electric Cable	Lampost
Cable (Low Voltage)	Fire Hydrant
PL	Water Valve
HRT	Water Valve Pt
Gas	Gas Valve
F WP	Gas Pt
FWR	Storm Manhole
Foul	Foul Manhole
U-Channel	Unclassified Manhole
U-Channel	HKT Pt
Survey Boundary	Public Lighting Pt
Storm Water	Power Cable Pt
Box Culvert	Earth Pt
Drainage	Catch-Pt
Trench	Gully
Chamber	Chamber
Down Pipe	

**UNIT OF ALL SHOWN IS IN METER**

MAP No.: 10-NE-01B  
10-NE-02A

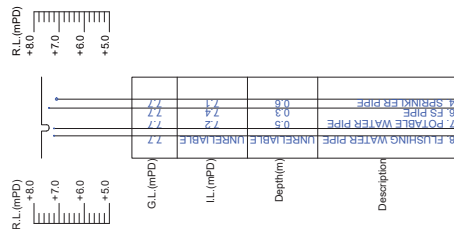
Scale: 1:100(A1)

Drawing No.: ASSL-FY-SH-CD-001-DW03

Appendix A - Summary of Cable & Pipe

No.	Utilities	Cable/Pipe Size(mm)	Depth(m)	Depth Refer to	Remarks
1	ELECTRIC CABLE	55	0.3 - 0.8	Center of Cable	LV x 2
2	ELECTRIC CABLE	55	0.3 - 0.6	Center of Cable	LV x 2
3	ELECTRIC CABLE	55	0.6	Center of Cable	LV x 2
4	SPRINKLER PIPE	100 GI	0.1 - 0.7	Center of Pipe	-
5	SPRINKLER PIPE	100 GI	0.1 - 0.5	Center of Pipe	-
6	FS PIPE	40 GI	0.3 - 0.5	Center of Pipe	-
7	POTABLE WATER PIPE	28 CU	0.5	Center of Pipe	-
8	FLUSHING WATER PIPE	40 uPVC	UNRELIABLE	UNRELIABLE	UNRELIABLE
9	FS PIPE	40 GI	0.5	Center of Pipe	-
10	FS PIPE	50 GI	0.5	Center of Pipe	-
11	PCCW CABLE	10	0.2	Center of Cable	-
12	U-Channel	250 x 250 CO	0.25	Invert of Pipe	-
13	U-Channel	250 x 300 CO	0.3	Invert of Pipe	-
14	U-Channel	250 x 250 CO	0.25	Invert of Pipe	-
15	U-Channel	250 x 250 CO	0.25	Invert of Pipe	-
16	U-Channel	250 x 250 CO	0.25	Invert of Pipe	-

LV=Low Voltage

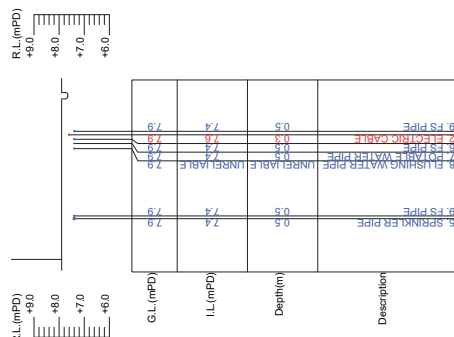


SECTION A-A  
SCALE 1:100

Appendix B - Summary of Manhole & Pit

No.	Manhole/Pit No.	Function	Size(mm)	C.L.(mPD)	I.L.(mPD)	Depth(m)	Remarks
1	E1	ELECTRIC CABLE PIT	600 x 600	7.9	7.4	0.3	-
2	E2	ELECTRIC CABLE PIT	600 x 600	8.0	7.6	0.6	-
3	F1	FOUL WATER	600 x 600	7.9	UNKNOW	UNKNOW	UTR
4	F2	FOUL WATER	600 x 600	7.9	UNKNOW	UNKNOW	UTR
5	F3	FOUL WATER	600 x 600	7.9	UNKNOW	UNKNOW	UTR

FOW=Full of water UTR=Unable to raise  
 UTS=Unable to survey UTL=Unable to locate

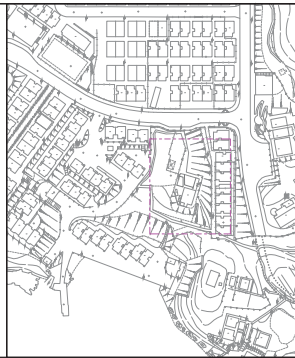


SECTION B-B  
SCALE 1:100

**注意!**

雖合資格人士已用儀器進行有源電纜探測，探測到供電商的帶電電纜位置，但客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到場跟進，並作進一步探測及決定下一步合理工序。



**LEGEND:**

- Electric Cable
- Fire Hydrant
- Water Valve
- Gas Pipe
- Storm Manhole
- U-Channel
- Public Lighting Pit
- Power Cable Pit
- Earth Pit
- Catch-Pit
- Gully
- Chamber

UNIT OF ALL SHOWN IS IN METER

MAP No.: 10-NE-01B  
10-NE-02A

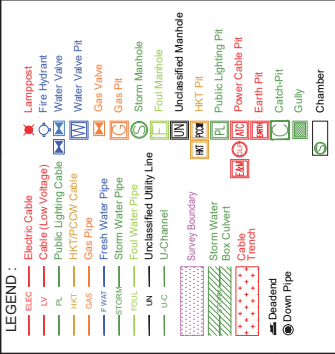
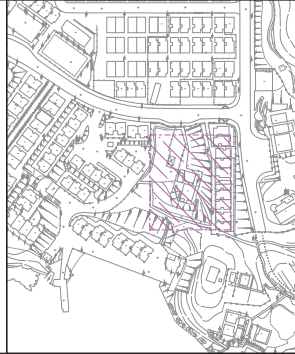
Scale: 1:100(A1)

Drawing No.: ASSL-FYSH-CD-001-I-DW02

# 注意!

雖合資格人士已用儀器進行有源電纜探測，探測到供電的帶電電纜位置，但客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井、電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。



<b>UNIT OF ALL SHOWN IS IN METER</b>	
MAP No.:	10-NE-01B
	10-NE-02A
Scale:	1:100(A1)
Drawing No.:	ASSL-FY/SH-CD-001-DW01

**Appendix VII**  
**Photos of the Site and Buildings**



General Appearance of Fong Yuen Study Hall



Front Elevation



Rear Elevation



Side Elevation and External Staircase



Toilet Block



Ariel View of the site





Internal Layout of G/F



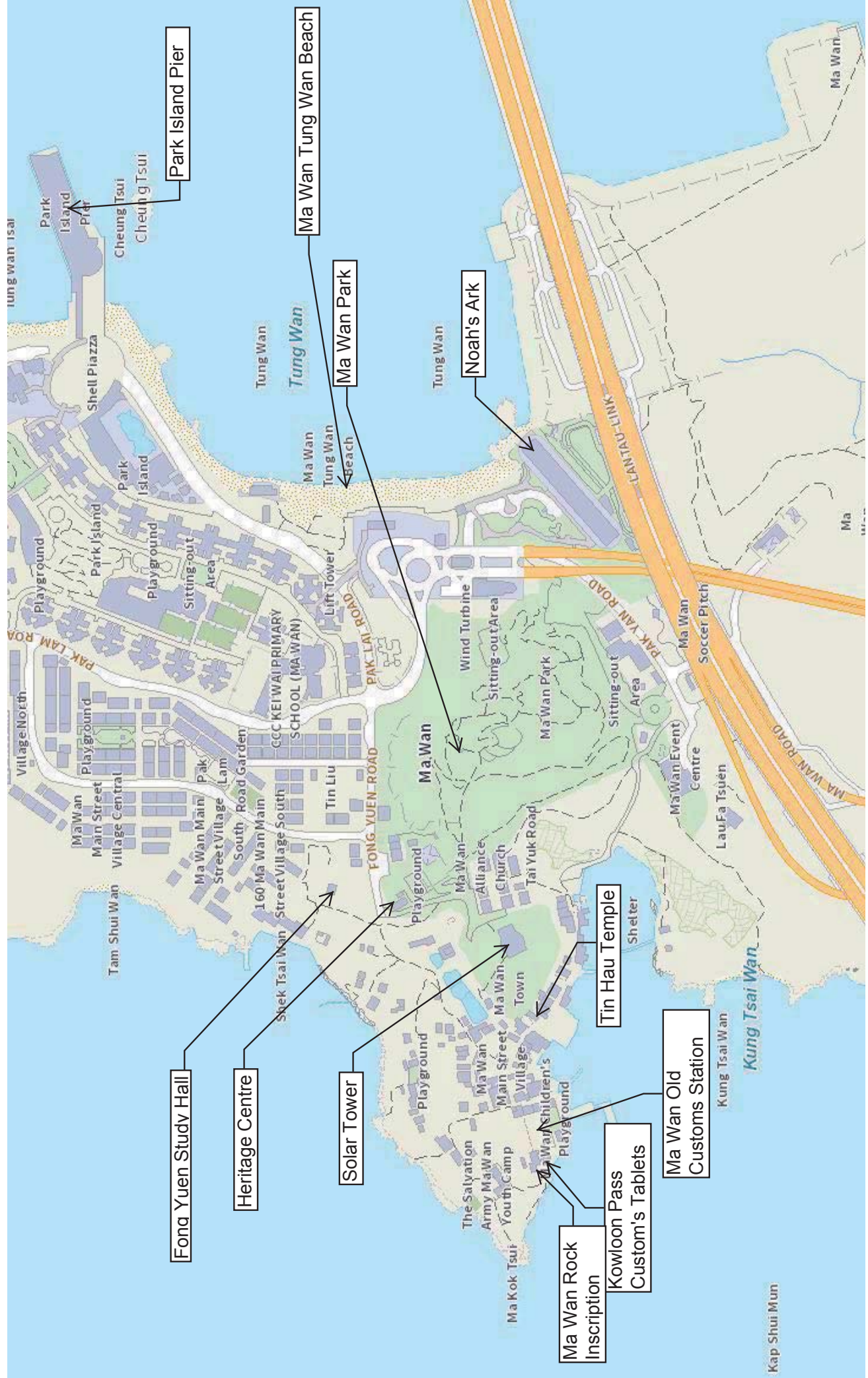
Internal Layout of G/F



Internal Layout of 1/F

**Appendix VIII**  
**Plan Showing Immediate Surroundings**

Surrounding Tourist Attractions



**Appendix IX**  
**Access Plan**

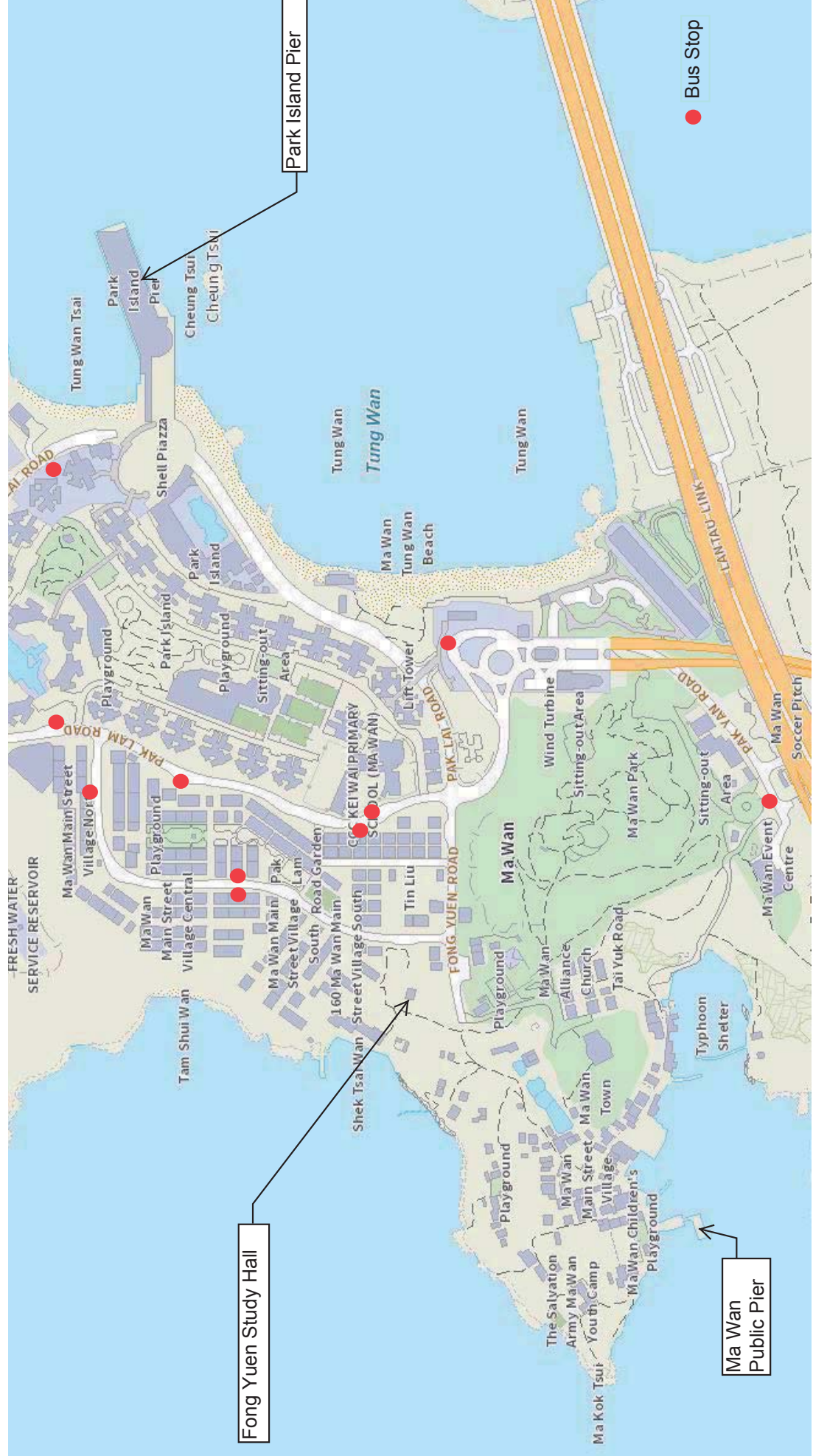


← - - PEDESTRIAN ACCESS  
行人通道

FONG YUEN STUDY HALL  
TIN LIU TSUEN,  
MA WAN,  
TSUEN WAN

DRAWING NO.:  
APPENDIX IX  
ACCESS PLAN  
(NOT TO SCALE)

Public Transport near Fong Yuen Study Hall




**Appendix X(A)**

**List of Architectural Features to be Preserved**




**Fong Yuen Study Hall**  
**List of Architectural Features to be Preserved**

**1. EXTERNAL GROUND**

<b>Item</b>	<b>Architectural Feature</b>
1.1	<p data-bbox="332 394 917 457"><u>Forecourt</u> The landscape area bounded by low fence walls.</p> 

<b>Item</b>	<b>Architectural Feature</b>
1.2	<p data-bbox="332 1283 1153 1346"><u>Arched Gateway and Fence Walls</u> Arched gateway as entrance to the forecourt of the historic building.</p> 

## 2. EXTERIOR

Item	Architectural Feature
2.1	<p><u>Building Facades</u> All external rendered walls including the granite gable walls and projecting fins over window openings</p>
	

**Item**


**Architectural Feature**


2.2



Roofs


All roofs including the flat roof and pitch roof with its clay tiles supported by timber battens and purlins, main ridge and moulded gable ridges.




Item	Architectural Feature
2.3	<p><u>Roof Parapet</u> Parapet walls around the flat roof with decorative features including the pediment and pedestals with decorative finial, Chinese characters “芳園書室” and motifs in plastered relief on the external face of parapet walls and projecting eaves with cornice moulding.</p>
	


Item	Architectural Feature
2.4	<p data-bbox="332 241 438 273"><u>Balcony</u></p> <p data-bbox="332 273 1461 346">Balcony including its pilasters, columns, roof and floor beams, balustrades with coping rails and geometric pattern screens, and projecting floor slab with cornice moulding.</p>
 <p>The image contains four photographs illustrating the balcony's architectural features. The top-left photo shows an exterior view of the balcony with its white columns and decorative balustrade. The top-right photo is a close-up of a white pilaster and the cornice moulding. The bottom-left photo shows an interior perspective of the balcony with a reddish-brown floor and white balustrade. The bottom-right photo shows an interior perspective from the opposite end of the balcony, highlighting the white columns and balustrade.</p>	

Item	Architectural Feature
2.5	<p data-bbox="332 233 831 264"><u>Window Openings and Timber Windows</u></p> <p data-bbox="332 268 1455 333">All window openings including the timber windows, iron security bars and the original recess on the walls at the interior where the window leaves are located.</p>
	 


Item	Architectural Feature
2.6	<p data-bbox="332 233 889 264"><u>Door Openings and Timber Doors to Balcony</u></p> <p data-bbox="332 268 1105 300">All door openings including the timber French doors to balcony.</p>  A photograph of an interior room. The central feature is a dark-stained timber French door with a glass insert, leading to a balcony. The door is set in a white wall. To the left of the door, a whiteboard is mounted on a wooden shelf. To the right, a black standing fan with a pink blade is visible. The room has white walls, a grey carpet, and some electrical outlets and pipes are visible on the wall.


Item	Architectural Feature
2.7	<p><u>Entrance Door Opening and Entrance Doors</u></p> <p>Entrance door opening including decorative moulding at its door jambs and head, and granite threshold</p> <p>Entrance doors including timber door leaves with traditional door lock device and ironmongeries, timber door frame, timber header and granite floor hinge.</p>
	




Item	Architectural Feature
2.8	<p data-bbox="332 231 803 304"><u>Clay Downpipe</u> The downpipe in clay pipe appearance.</p> 

### 3. INTERIOR

Item	Architectural Feature
3.1	<p><u>Building Structure</u> All structural elements including loadbearing walls, columns, beams, floor slab and mouldings on columns and beams.</p>
	

Item	Architectural Feature
3.2	<p><u>Staircase</u> Original concrete staircase and balustrade.</p>
	

Item	Architectural Feature
3.3	<p><u>Interior Partition Walls between Rooms on G/F and 1/F</u> Interior partition walls and the original opening with mouldings.</p>
	 <p>The left photograph shows a hallway with white walls and a dark floor. A colorful poster is mounted on the wall. The right photograph shows a close-up of a white wall with a dark ceiling and a window or door opening with a white frame.</p>


Item	Architectural Feature
3.4	<p><u>Door Lintel</u> Exposed lintel over rear exit door on G/F.</p>
	 <p>The photograph shows a white wall with a dark door. A white pipe runs horizontally across the wall above the door. A white sensor is mounted on the wall to the left of the door. The ceiling is dark with a blue light fixture.</p>

**Appendix X(B)**

**List of Required Treatments to Architectural Features**

**Fong Yuen Study Hall**  
**Required Treatments to Architectural Features**


**1. EXTERNAL GROUND**

<b>Item</b>	<b>Architectural Feature</b>	<b>Required Treatments</b>
1.1	<u>Forecourt</u>	<p>a. The landscape area bounded by low fence walls should be remained as open space.</p> <p>b. The soft landscape setting to be kept intact.</p> <p>c. No new building structures are permitted in the Forecourt.</p>
		

Item	Architectural Feature	Required Treatments
1.2	<u>Arched Gateway and Fence Walls</u>	<ul style="list-style-type: none"> <li>a. Both decorative entrance arched gateway and fence walls with its paneled design in the Forecourt should be preserved in-situ.</li> <li>b. No installation of new gate(s) or other components in the arched gateway are permitted.</li> <li>c. No new openings on fence wall are permitted.</li> <li>d. Repair defective rendered surfaces as necessary and repaint with color to match existing and with a painting system approved by AMO.</li> <li>e. Clean and remove all organic growth on surfaces.</li> </ul>




## 2. EXTERIOR

Item	Architectural Feature	Required Treatments
2.1	<u>Building Facades</u>	<ul style="list-style-type: none"><li>a. All external rendered walls including the granite gable walls and projecting fins over window openings should be preserved in-situ.</li><li>b. No alteration to existing opening or formation of new opening should be made unless approved by AMO.</li><li>c. No new structures, awning, additional projecting fins, equipment, etc. are permitted on all building facades.</li><li>d. Repair defective rendered wall as necessary and repaint with color to match existing and with a painting system approved by AMO.</li><li>e. Clean and remove all organic growth on surfaces.</li></ul>
		

Item	Architectural Feature	Required Treatments
2.2	<u>Roofs</u>	<ul style="list-style-type: none"> <li>a. The form of all roofs, including the flat roof and pitch roof with its main ridge and moulded gable ridges, should not be altered.</li> <li>b. No additional storey or structure, installation of building services equipment, ductworks, pipe works, etc. are allowed on the roofs.</li> <li>c. Repair defective roofing membrane, main and gable ridges and replace any defective roof tiles (color, design and size to match existing) as necessary.</li> <li>d. Repaint main and gable ridges with color to match existing and with a painting system approved by AMO.</li> <li>e. Repair and refinish defective timber purlins and battens as necessary and with painting system approved by AMO.</li> <li>f. The timber purlins and battens should be exposed and appreciable by public from the interior, suspended ceiling system is not allowed.</li> </ul>






Item	Architectural Feature	Required Treatments
2.3	<u>Roof Parapet</u>	<ul style="list-style-type: none"> <li>a. Parapet walls around the flat roof with decorative features, including the pediment and pedestals with decorative finial, Chinese characters “芳園書室” and motifs in plastered relief on the external face of parapet walls and projecting eaves with cornice moulding, should be preserved in-situ.</li> <li>b. Repair defective rendering and decorative features as necessary, and repaint with color to match existing and with a painting system approved by AMO.</li> <li>c. Clean and remove any organic growth on surfaces as necessary.</li> </ul>
		

Item	Architectural Feature	Required Treatments
2.4	<u>Balcony</u>	<ul style="list-style-type: none"> <li>a. Balcony, including its pilasters, columns, roof and floor beams, balustrades with coping rails and geometric-pattern screens, and projecting floor slab with cornice moulding, should be preserved in-situ.</li> <li>b. No enclosure, partially or wholly, to the balcony are allowed.</li> <li>c. No objection to change the floor finish subject to AMO's approval.</li> <li>d. Repair defective rendering, mouldings, broken geometric-pattern screens as necessary, and repaint with color to match existing and with a painting system approved by AMO.</li> <li>e. Clean and remove all organic growth on surfaces.</li> </ul>




Item	Architectural Feature	Required Treatments
2.5	<u>Window Openings and Timber Windows</u>	<ul style="list-style-type: none"> <li>a. All window openings, including the iron security bars, should be preserved in-situ.</li> <li>b. All window openings should not be altered unless approved by AMO.</li> <li>c. All timber windows, though not historical elements were reconstructed to the style of the period, should be re-used as far as practical. Check for proper operation, the condition and any water ingress, and repair as necessary.</li> <li>d. The recessed wall surfaces on internal walls should be preserved in-situ and exposed as far as practicable.</li> <li>e. Any alteration or replacement of windows, ironmongeries and security bars should be subject to AMO's approval of the proposed design.</li> </ul>





Item	Architectural Feature	Required Treatments
2.6	<u>Door Openings and Timber Doors to Balcony</u>	<p>a. All door openings should not be altered unless approved by AMO.</p> <p>b. All timber French doors, though not historical elements were reconstructed to the style of the period, should be re-used as far as practical. Check for proper operation, the condition and any water ingress, and repair as necessary.</p> <p>c. Any alteration or replacement of door leaves and ironmongeries should be subject to AMO's approval of the proposed design.</p>
		


Item	Architectural Feature	Required Treatments
2.7	<u>Entrance Door</u> <u>Opening and</u> <u>Entrance Doors</u>	<ul style="list-style-type: none"> <li>a. Entrance door opening, including decorative moulding at its door jambs and head, and granite threshold and floor hinge, should be preserved in-situ.</li> <li>b. Clean the granite threshold and floor hinge.</li> <li>c. The timber door leaves with timber door frame, though not historic items were reconstructed to the style of the period, should be re-used as far as practical, while the timber header and original granite floor hinge should be preserved in-situ. Check for proper operation, the condition including any termite infestation and repair as necessary.</li> <li>d. Any alteration or replacement of door leaves, door pulls, door lock device and ironmongeries should be subject to AMO's approval of the proposed design.</li> </ul>




Item	Architectural Feature	Required Treatments
2.8	<u>Clay Downpipe</u>	<p>a. The clay downpipe, though not historical element was reconstructed to the style of the period, with UPVC pipe encased, should be re-used as far as practical. Check for the condition and repair as necessary.</p> <p>b. Any alteration or replacement of downpipe should be subject to AMO's approval of the proposed design.</p>
		


### 3. INTERIOR


Item	Architectural Feature	Required Treatments
3.1	<u>Building Structure</u>	<p>a. All structural elements, including loadbearing walls, columns, beams and floor slab should be kept intact.</p> <p>b. No new holes, openings or coring in structural elements are permitted.</p> <p>c. Reveal the original columns, beams and decorative moulding on them as much as practical by removing any furnishing or fitting elements above. Repair defective rendering and moulding as necessary and repaint with painting system approved by AMO.</p>
		

Item	Architectural Feature	Required Treatments
3.2	<u>Staircase</u>	<ol style="list-style-type: none"><li>a. Original concrete staircase and balustrade should be preserved in-situ.</li><li>b. Reuse the fire-rated partition walls, ceiling and door at the stairwell could be considered. Any alteration to the staircase should be subject to AMO's approval of the proposed design..</li><li>c. Repair defective rendering as necessary.</li><li>d. Repaint the balustrade as necessary with a painting system approved by AMO.</li></ol>
 The first photograph on the left shows a staircase with green carpeting leading up to a dark wooden door. The walls are white, and there is a window with a dark frame above the door. The second photograph on the right shows an interior room with a checkered floor, a white wall, and a dark-framed window. In the background, there is a desk with a computer monitor and printer, and a white chair. The ceiling has exposed wooden beams.		



Item	Architectural Feature	Required Treatments
3.3	<u>Interior Partition Walls between Rooms on G/F and 1/F</u>	<ul style="list-style-type: none"><li>a. The interior partition walls between rooms on both floors and the original opening with moulding design should be preserved in-situ.</li><li>b. Alteration to existing opening or formation of new opening may be considered subject to a Registered Structural Engineer's advice and AMO's approval.</li><li>c. Repair defective rendering and moulding as necessary and repaint with painting system approved by AMO.</li></ul>
		

Item	Architectural Feature	Required Treatments
3.4	<u>Door Lintel</u>	a. The exposed lintel over rear exit door on G/F should be preserved in-situ and not be covered up.
		


<b>Item</b>	<b>Architectural Feature</b>	<b>Required Treatments</b>
3.5	<u>Internal Wall Finishes</u>	a. Repair defective rendering, mouldings and repaint with a painting system approved by AMO. b. The existing exposed portion of the original stone wall should be retained and properly interpreted to the public.
		


**Appendix X(C)**

**List of Recommended Treatments to Architectural Features**


**Fong Yuen Study Hall**  
**Recommended Treatments to Architectural Features**

**1. EXTERNAL GROUND**

<b>Item</b>	<b>Architectural Feature</b>	<b>Recommended Treatments</b>
1.1	Toilet Block (Later-Addition)	<ul style="list-style-type: none"><li>a. Keep intact and reuse the whole toilet block as far as possible, including the existing fire services provisions and catladder at its rear.</li><li>b. Any additional structure, alterations to existing provisions, alteration to existing opening or forming of new opening on toilet block should be approved by the AMO.</li><li>c. No objection to change the color scheme of the block exterior subject to AMO's approval.</li><li>d. No objection to change the internal layout and finishes of the washroom facilities as necessary.</li><li>e. Installation of new building services equipment, ductwork, pipe works, etc. maybe considered, provided that their visual impact to the Historical Building is minimal. These new installations with architectural screenings should be placed as far away as possible from the historic building, and should be subject to AMO's approval.</li></ul>
		

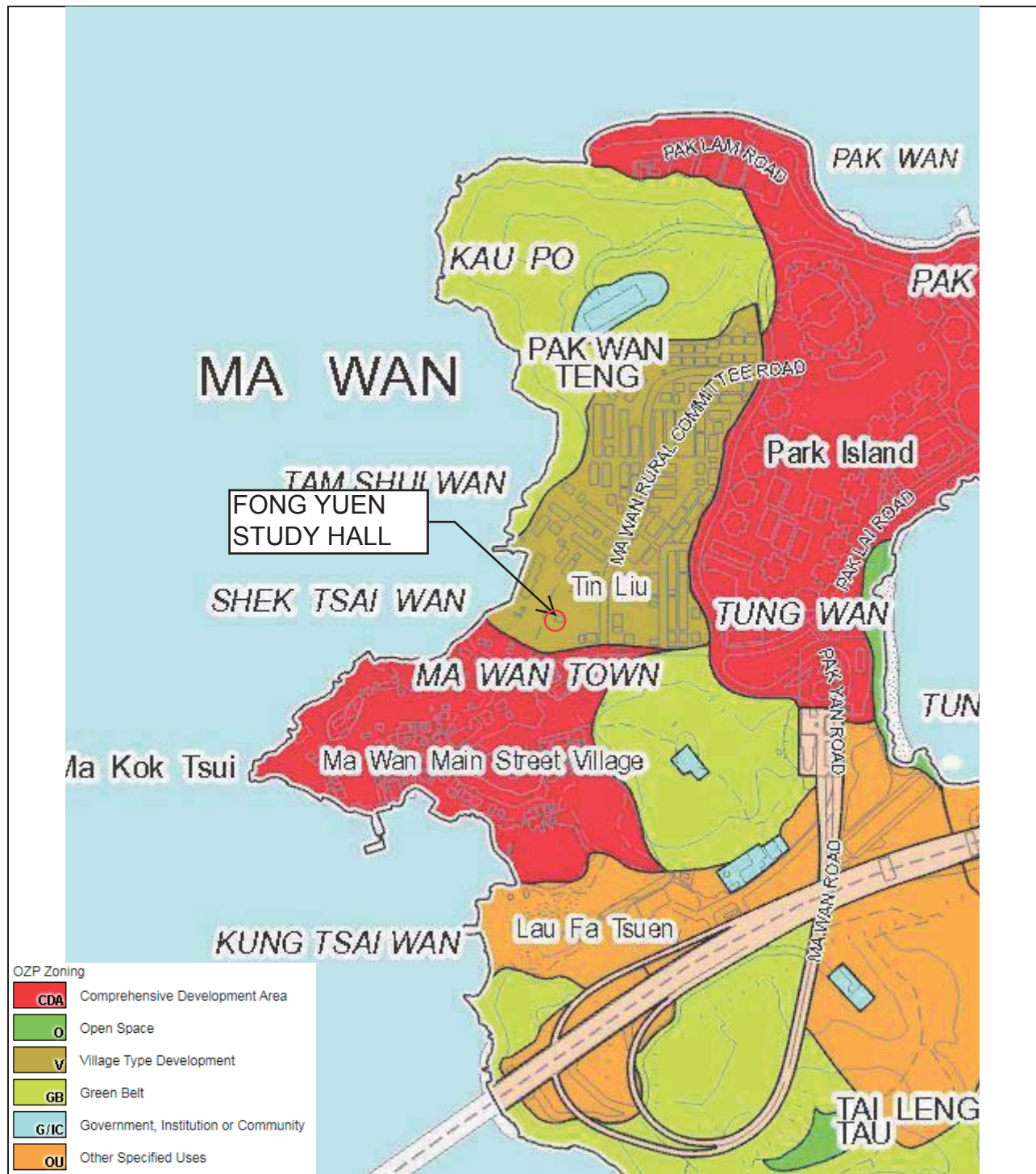
Item	Architectural Feature	Recommended Treatments
1.2	<u>Outdoor units for air-conditioning system</u> (Later-Addition)	<p>a. Any alternation or installation of new building services equipment, ductwork, pipe works, etc. maybe considered, provided that their visual impact to the Historical Building is minimal. These new installations with architectural screenings should be placed as far away as possible from the historic building, and should be subject to AMO's approval.</p> <p>b. Alteration to existing opening or forming of new opening on the historic building should be approved by the AMO.</p>
		

## 2. EXTERIOR

Item	Architectural Feature	Recommended Treatments
2.1	<u>Metal Stair and Lift</u> (Later-Addition)	a. Keep intact and reuse the whole metal stair and lift. b. No objection to change the color scheme of the metal stair and lift block subject to AMO's approval.
		

**Appendix XI**  
**Outline Zoning Plan**





FONG YUEN STUDY HALL  
 TIN LIU TSUEN  
 MA WAN  
 TSUEN WAN

DRAWING NO.:  
APPENDIX XI  
 EXTRACT OF OUTLINE  
 ZONING PLAN



**圖例**  
NOTATION

- ZONES**
- 綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
  - 鄉村式發展 VILLAGE TYPE DEVELOPMENT
  - 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
  - 開放空間 OPEN SPACE
  - 其他指定用途 OTHER SPECIFIED USES
  - 綠化地帶 GREEN BELT
- 交通**
- 主要道路及路口 MAJOR ROAD AND JUNCTION
  - 高架道路 ELEVATED ROAD
- 其他**
- 規劃範圍邊線 BOUNDARY OF PLANNING SCHEME

- 地帶**
- 綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
  - 鄉村式發展 VILLAGE TYPE DEVELOPMENT
  - 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
  - 開放空間 OPEN SPACE
  - 其他指定用途 OTHER SPECIFIED USES
  - 綠化地帶 GREEN BELT
- 交通**
- 主要道路及路口 MAJOR ROAD AND JUNCTION
  - 高架道路 ELEVATED ROAD
- 其他**
- 規劃範圍邊線 BOUNDARY OF PLANNING SCHEME

**土地用途及面積一覽表**  
SCHEDULE OF USES AND AREAS

用途 USES	平方呎及百分比 SQUARE METRES % OF TOTAL		用途 USES
	總量 TOTAL	百分比 %	
綜合發展區 COMPREHENSIVE DEVELOPMENT AREA	30.19	30.00	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
鄉村式發展 VILLAGE TYPE DEVELOPMENT	7.87	7.82	鄉村式發展 VILLAGE TYPE DEVELOPMENT
政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	1.21	1.20	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
開放空間 OPEN SPACE	1.03	1.02	開放空間 OPEN SPACE
其他指定用途 OTHER SPECIFIED USES	23.32	23.17	其他指定用途 OTHER SPECIFIED USES
綠化地帶 GREEN BELT	31.79	31.58	綠化地帶 GREEN BELT
主要道路等 MAJOR ROAD ETC.	5.23	5.21	主要道路等 MAJOR ROAD ETC.
<b>TOTAL PLANNING SCHEME AREA</b>	<b>100.83</b>	<b>100.00</b>	<b>TOTAL PLANNING SCHEME AREA</b>

本圖的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

香港城市規劃委員會依據城市規劃條例擬備的馬灣分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
MA WAN - OUTLINE ZONING PLAN

本圖經香港城市規劃委員會於2006年6月2日  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 8(1)(A) OF THE TOWN PLANNING ORDINANCE ON  
2 JUNE 2006

Ms. Man-oh CHAN  
CLENK TO THE EXECUTIVE COUNCIL



VILLAGE TYPE DEVELOPMENT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Flat (Fishermen's Block* only) Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Public Vehicle Park (for cycles only) Religious Institution (Ancestral Hall, Temple only) Rural Committee/Village Office	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (not elsewhere specified but excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House or the ground floor of a Fishermen's Block\*:

Eating Place  
 Library  
 School  
 Shop and Services

\* "Fishermen's Block" means a block of flats for relocation of residents of the fishermen's village in Ma Wan affected by development projects on the island.

(Please see next page)

VILLAGE TYPE DEVELOPMENT (Cont'd)Planning Intention

The planning intention of this zone is primarily for the provision of land for the relocation of existing village houses, fishermen's village and squatters affected by development projects in Ma Wan and for development of Small Houses by indigenous villagers of the island. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House and a fishermen's block. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the existing building, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Appendix XII**  
**Tree Schedule**

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Good / Fair / Withering / Poor / Dead)	Form (Good / Medium / Low / Poor)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base
T1	<i>Ficus hispida</i>	對葉榕	1.4	7	7	P	M	L	L	decaying trunk, restricted root growth	823487.910	824008.333	7.630
T2	<i>Macaranga tanarius var. tomentosa</i>	血桐	0.5	6	6	F	L	L	L	bent trunk, restricted root growth	823480.655	824004.054	7.680
T3	<i>Livistona chinensis</i>	蒲葵	1.0	10	4	G	G	M	M	-	823480.494	824003.650	7.730
T4	<i>Ficus hispida</i>	對葉榕	1.5	7	6	P	L	L	L	decaying trunk, wound on branch	823484.077	824005.053	7.730
T5	<i>Macaranga tanarius var. tomentosa</i>	血桐	0.6	6	6	F	P	L	L	leaning, pruned branches	823485.250	824004.952	7.850
T6	(Dead tree)	(枯死樹木)	1.4	6	4	Dead	-	-	-	decaying trunk, all branches are dead	823489.226	824004.462	7.850
T7	<i>Ficus hispida</i>	對葉榕	1.0	5	5	P	L	L	L	broken trunk, decaying trunk	823490.658	824000.283	7.960

**Appendix XIII**  
**Slope Features**



FONG YUEN STUDY HALL  
TIN LIU TSUEN  
MA WAN  
TSUEN WAN

DRAWING NO.:  
APPENDIX XIII  
SLOPE FEATURES



**Slope Maintenance Responsibility Report**

(10NE-A/C6)


**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**
**List of Slope Maintenance Responsibility Area(s)**

<b>1</b>	<b>10NE-A/C6</b>		<b>Sub-Division</b>	Not Applicable
	<b>Location</b>	PARTLY WITHIN GLA-TW473 AND PARTLY ON UNALLOCATED GOVERNMENT LAND		
	<b>Responsible Lot/Party</b>	Development Bureau	<b>Maintenance Agent</b>	Architectural Services Department
	<b>Remarks</b>	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

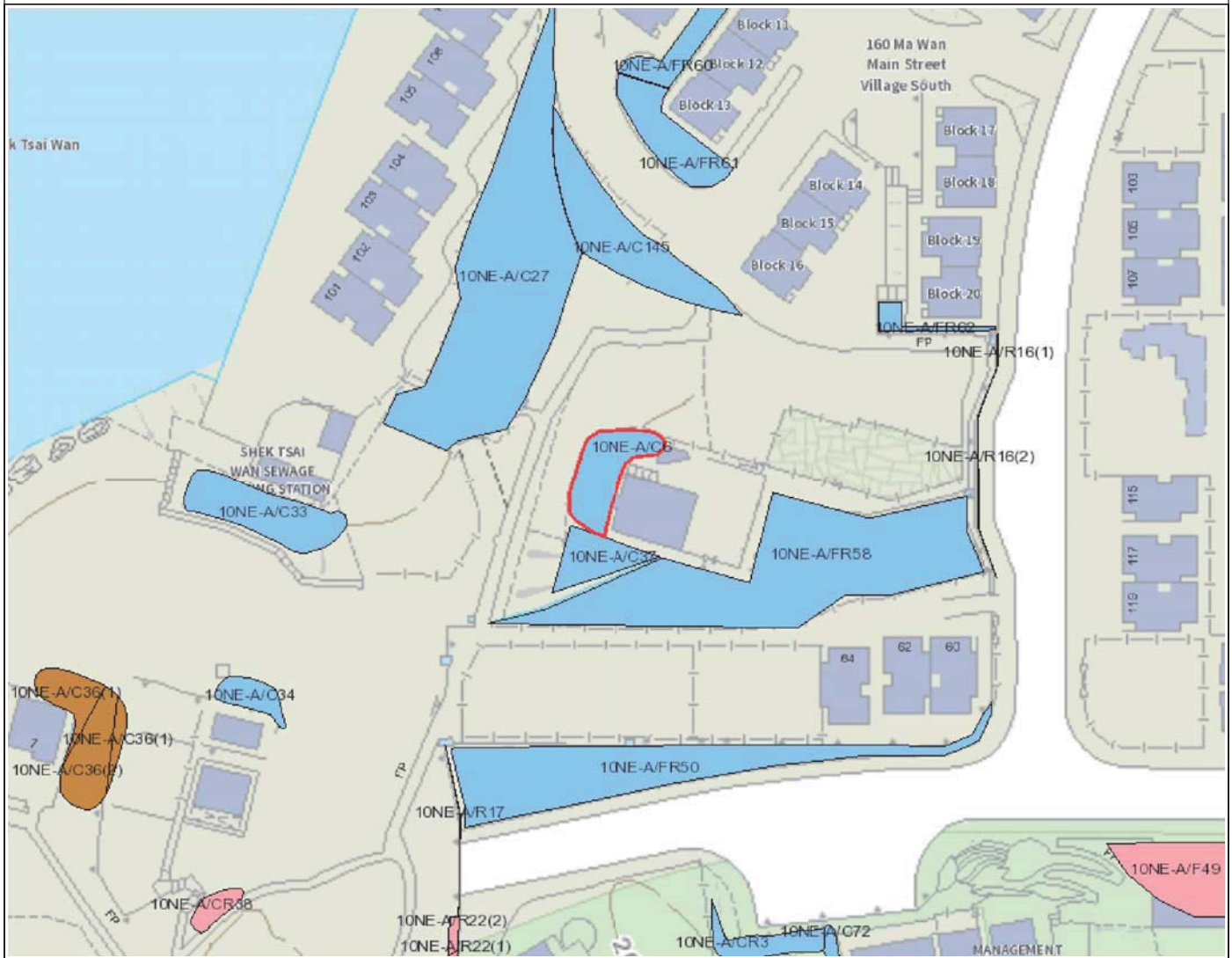
- End of Report -

**Notes:**

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 13/06/01

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**Slope Maintenance Responsibility Report**

(10NE-A/C37)


**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**
**List of Slope Maintenance Responsibility Area(s)**

<b>1</b>	<b>10NE-A/C□□</b>		<b>Sub-Division</b>	Not Applicable
	<b>Location</b>	TO THE SOUTH OF GLA-TW473		
	<b>Responsible Lot/Party</b>	Architectural Services Department	<b>Maintenance Agent</b>	Architectural Services Department
	<b>Remarks</b>	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

**Notes:**

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

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**Slope Maintenance Responsibility Report**

(10NE-A/FR□□)


**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**
**List of Slope Maintenance Responsibility Area(s)**

<b>1</b>	<b>10NE-A/□R□□</b>	<b>Sub-Division</b>		Not Applicable
	<b>Location</b>	WITHIN AND ADJOINING ST133□TW, TIN LIU		
	<b>Responsible Lot/Party</b>	Architectural Services Department	<b>Maintenance Agent</b>	Architectural Services Department
	<b>Remarks</b>	1. Slope information being reviewed.  <input type="checkbox"/> For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

**Notes:**

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



**ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT**

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**Appendix XIV**  
**Recurrent Expenditure**

## Recurrent Expenditure

### A. Electricity Fee

Possible Use(s) <sup>(1)</sup>	GFA (m <sup>2</sup> ) (a)	Net Gross Ratio (b)	IFA (m <sup>2</sup> ) (c)=(a)x(b)	Energy Consumption Indicator (MJ/m <sup>2</sup> /annum) (d)	Energy Consumption per annum (kWh/annum) <sup>(3)</sup> (e)=(c)x(d)x0.2778	Estimated Electricity Fee (\$) <sup>(4)</sup> per annum	Energy Consumption is based on the following Groups of Uses on EMSD's website <sup>(2)</sup>
Museum	140	90%	126	1009	35,318	45,278	Government Office
Eating Place				5729	200,531	257,081	Other Eating and Drinking Place
Shop and Services				1479	51,769	66,368	Arcade / Basement / Upper Floor Shop
School				630	22,052	28,271	Adult Education / Tutorial / Vocational Course
Library				1009	35,318	45,278	Government Office

Notes:

- (1) It is assumed the length of operation hours is in line with the normal mode of operations, e.g. 9 hours for exhibition or convention hall, cultural facilities and educational institution.
- (2) The respective "Energy Consumption Indicators@ can be found at : <http://www.emsd.gov.hk/emsd/eng/pee/ecib.shtml>
- (3) 1MJ x 0.2778 = 1kWh
- (4) Electricity fee of Ma Wan is based on the tariff charged by CLP Group (CLP).  
CLP: @1.004 per unit. Fuel clause adjustment charge is @0.278 per unit.  
1 Unit = 1kWh.  
The estimated electricity fee is for the projection in the application only. The actual fee will be subject to the then tariff and actual demand and consumption.  
The calculation based on an assumption of average consumption on every month during the 1 year period.



## B. Water and Sewage Charge

Possible Use(s) <sup>(1)</sup>	GFA (m <sup>2</sup> ) (a)	Net Gross Ratio (b)	IFA (m <sup>2</sup> ) (c)=(a)x(b)	Estimated Water & Sewage Charge(\$)/month (d)=(c)x\$0.3	Estimated Water & Sewage Charge (\$)/annum(e)=(d)x12
Museum	140	90%	126	38	456
Eating Place <sup>(2)</sup>				2,333	27,996
Shop and Services				38	456
School				38	456
Library				38	456

### Notes:

- (1) According to the standard accommodation rate issue by the Government Property Agency, the estimated monthly water & sewage charges of Government-owned offices is \$0.3 per m<sup>3</sup>.  
Based on the above estimate, it is assumed that the use of water per m<sup>3</sup> of:  
Museum, Library, Shop and School = Offices
- (2) The estimated water and sewage charge per month for Eating Place =  
[No. of sink x Operation Time (hours)] x Liter per second x Nos. of Seconds per hour x Estimated Water & Sewage Charge per m<sup>2</sup> x nos of days the eating place operates per months =  
(i) x (ii) x 3600 x (iii) x (iv) = 18 x 0.00016 x 3600 x 7.5 x 30 = \$2,333  
  
(i) Say 3 nos. of sink operate in 6 hours in total per day = 18 hrs  
  
(ii) The water tap of sink flows 0.161/s (According to Members of Intuition of Plumbing Engineers Guide), therefore the water tap of sink flows = 0.00016m<sup>3</sup>/s  
  
(iii) According to the standard accommodation rate issued by the Water Supplies Department, the estimated monthly water and sewage charge of trade is \$7.5 per m<sup>3</sup>.  
  
(iv) Nos. of days the food and beverage services operate (say 30 days for month)
- (3) The estimated water and sewage charge is for cost projection in the application only. The applicants are free to make reference to other sources as appropriate. The actual water and sewage charge will be subject to the then tariff and actual consumption.

### C. Rate and Rent

Possible Use(s) <sup>(1)</sup>	GFA (m <sup>2</sup> ) (a)	Site Area (m <sup>2</sup> )	Rateable Value <sup>(1)</sup> (\$) (a)	Rent/annum (\$) (b)=(a)x5%	Rate/annum (\$) (c)=(a)x3%	Rates & Rent/annum (\$) (d)=(b)+(c)
Museum	140	280	154,000	7,700	4,620	12,320
Eating Place						
Shop and Services						
School						
Library						

Notes:

- (1) The above rateable values are rough estimate based on the possible uses and are for the cost projection in the application only. The actual assessment of rateable values will depend on the actual use, operating mode, extent of renovation, actual floor area, etc. of each historic building.  
The rateable value will be subject to annual revaluation by the Rating and Valuation Department.