活化歷史建築伙伴計劃

芳園書室

資料冊

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I. 引言

1.1 本資料冊為申請機構提供資料，以便就活化歷史建築伙伴計劃(下稱活化計劃）擬備建議書。本資料冊所提供的資料包括：

第 I 部分	引言；
第 II 部分	歷史背景及建築特色；
第 III 部分	用地資料；
第 IV 部分	建築物資料；
第 V 部分	周圍環境及前往途徑；
第 VII 部分	城市規劃事宜；
第 VIII 部分	土地及保育樹木事宜；
第 IX 部分	斜坡維修；
第 X 部分	符合可行用途的技術規格；
第 XI 部分	本項目的特別規定；以及
第 XII 部分	諮詢荃灣區議會。

1.2 在擬備建議書時，申請機構應特別致力：

(a) 彰顯建築物的歷史價值；

(b) 遵從保育指引；以及

(c) 在保育原有建築及遵從現行法定規定之間取得平衡。

我們明白項目 1.2(c)的工作頗為複雜，現提出下列建議，以便申請機構考慮：

(i) 在進行主要改建及加建工程和重要的用途改變時，應將歷史建築妥善提升至符合現行《建築物條例》的樓宇安全及衞生水平。建築物可予選擇的用途，或會受保存重要建築特色(載於附錄 X)的需要、場地限制及／或過高的修建費用而有所局限；

(ii) 應盡量保存歷史建築的特色的元素以彰顯其重要性，如須進行加建或改建工程，亦應在有關建築物的後方或其他較不顯眼處進行。

1.3 我們已根據所得資料，就每幢建築物提出數個似乎可行的建議用途。不過，有關用途的技術可行性仍有待申請機構進一步研究。

1.4 本資料冊（包括建築圖則）闡述的尺寸、面積及基準線水平，只供參考之用。在進行詳細設計前，申請機構應安排認可的專家對建築物進行製圖測量及對該址進行地形測量，以核實尺寸、面積和基準線水平。

1.5 本資料冊是依據當時環境搜集所得的事實和數據組編而成，內容並非詳盡無遺。主要目的是讓各申請機構對該歷史建築及其位置有基本認識。各申請機構的申請皆有其獨特性質，故在草擬其建議書時，必須先行核實資料冊內相關的資料。

1.6 活化計劃秘書處會提供一站式服務，以協助申請機構，並在有需要時，轉介他們到有關部門。申請機構可透過下列途徑，與活化計劃秘書處聯絡：

地址: 香港九龍尖沙咀東麼地道 68 號
帝國中心 7 樓 701B 室
發展局文物保育專員辦事處
電郵: rhb_enquiry@devb.gov.hk
電話: 2906 1560
傳真: 2906 1574

Ⅱ. 歷史背景及建築特色

2.1 歷史背景

芳園書室位於馬灣的田寮，而馬灣是香港大嶼山與青衣島之間的一個島。17世紀末至18世紀，陳氏宗族由青衣島移徙至馬灣，聚居而成田寮村。書室的業權曾引起爭議，至今無定論。據說，陳氏宗族在馬灣擁有大量土地。除農田外，陳氏宗族亦在馬灣擁有物業，並在海灣和錨地一帶擁有作商業用途的小型中心。芳園書室相信是由馬灣一名地主所建，用作小型私塾為當地的孩子辦學。

1997年前，馬灣與其他地方並無陸路交通連接，而於1963至2003年間，只有街渡服務連接青龍頭。由於交通不便，學生難以到島外上學，而芳園書室是馬灣唯一的學校，故此對村民來說實屬不可或缺。

早年芳園書室採用傳統教學方法。一般來說，學生上學三至四年，學習閱讀和書寫的基本知識，然後便會離校，並以務農或捕魚為生。1913年，當局為新界的學校和教師進行普查，揭示新界多方面的教育問題。結果，政府開始每年為多間舊式私塾提供津貼。及至1918年，這所位於馬灣的學校成為津貼學校。

芳園書室在1920至30年代興建，原址為「陳氏書齋」。建築物的設計帶有西方建築風格，並改稱為「芳園書室」。日佔時期，日軍侵佔馬灣，曾進駐書室，當時書室因此而停止教學，戰後方重開。

第二次世界大戰後，許多村民在鄉郊社區積極辦學。為應付馬灣不斷增加的學生人數，有村民於1956年在芳園書室南面興建一所新的村校，名為「馬灣公立芳園學校」。舊校別稱為「大芳園」，新校則別稱為「小芳園」。自此，兩所學校為馬灣作育英才，貢獻良多，一直至停辦為止。

由於馬灣展開重建，政府收回田寮村的土地連芳園書室，及後並進行用地清理工作。馬灣公立芳園學校獲原址保存，並改建為馬灣公園的展覽館，而芳園書室亦得以保留，但不被納入馬灣公園發展計劃。書室是島上碩果僅存的戰前學校，印證昔日馬灣的教育發展，以及新界書室演變為新式村校的過程。

芳園書室曾被納入發展局推出的第一期活化歷史建築伙伴計劃，於2013年活化為旅遊及教育中心暨馬灣水陸居民博物館，但該場地已於2017年由政府接管。

2.2 建築特色

芳園書室為一幢兩層高的長方型建築物，建築風格中西合璧，建築布局大致仿照當時大行其道的中式一室村屋興建。前庭及花園由矮牆圍起，建有拱形的門柱出入口。

書室位於田寮村的西邊，入口朝東，屬兩層高的獨立建築物，採用中式折衷主義建築風格，以花崗石山牆承托硬山式屋頂。地下的正立面為凹入式，上方有一露

台。一樓開敞式露台由幾何紋飾通花扶欄圍起。平屋頂建有護牆，中間有楣飾，牆身外面有「芳園書室」四個灰塑字，兩邊為花瓣及幾何圖案。半圓形的楣飾繪上花卉圖案，頂部有一圓球，兩側各有一根短柱。

2012年，書室外的用地上興建了一座新廁所連配套設施，以取代原有的獨立廚房和廁所，而書室外部則加建了一道用作逃生通道的金屬樓梯及一座玻璃幕牆的升降機塔，以符合法定要求。申請機構應考慮在日後的活化再利用項目中重用這些設施。

Ⅲ. 用地資料

3.1 位置

芳園書室位於荃灣馬灣的田寮村，位置圖載於**附錄Ⅰ**。

3.2 用地說明

芳園書室處於平地上，周圍被樹木及斜坡包圍。該處所由兩座建築物組成，分別是主樓及廁所。

3.3 用地界線

芳園書室位於政府土地上。用地界線圖載於**附錄Ⅱ(A)**。

3.4 用地面積

此活化項目的用地包括芳園書室及其周圍的空地，均坐落於政府土地之上。這片用地的面積約為 282 平方米。

3.5 主要基準線水平

如**附錄Ⅲ**所示，該用地的主要基準線水平大約位於主水平基準以上 7.8 米。用地及建築物的資料摘要載於**附錄Ⅳ**。

3.6 地形測量

於 2019 年 6 月繪製的地形測量圖則載於**附錄 III(B)**。地形測量圖則的 PDF 及 AutoCAD 格式檔案可透過遞交已填妥的申請表格向活化計劃秘書處索取。用地內測量範圍的資料摘要載於**附錄 IV**。

IV. 建築物資料

4.1 建築物說明

芳園書室活化項目包括一座主樓、一個被矮牆包圍的前庭，以及坐落在前庭北面的一座廁所。

主樓樓高兩層，被樹木及斜坡包圍。活化歷史建築伙伴計劃一期推展後，該座廁所於 2012 年建成。

2013 年 3 月至 2016 年年底，圓玄學院將芳園書室改建並活化為旅遊及教育中心暨馬灣水陸居民博物館，提供導賞遊、博物館及文化藝術興趣課程等服務。於 2017 年 1 月 1 日，圓玄學院停止芳園書室的營運。現時芳園書室由政府接管，並由古物古蹟辦事處(古蹟辦)繼續開放芳園書室供公眾參觀。主樓的內外墻飾面仍基本保持完好。

以上提及的有關書室的改建工程的建築圖則包括用地圖則、樓層平面圖、立視圖及截面圖，載於**附錄 V** 及**附錄 VI**。如有需要，公眾人士可聯絡活化計劃秘書處安排詳閱有關文件。

顯示芳園書室整體外觀及內部布局的照片，載於**附錄 VII**。

4.2 歷史評級

該建築物於 2010 年被古物諮詢委員會評為三級歷史建築。「三級歷史建築」的定義為「具若干價值， 並宜於以某種形式予以保存的建築物；如保存並不可行則可以 考慮其他方法」。

歷史建築物評級界線圖已載於**附錄 II (B)** 。

4.3 用途分配表

下表所列明的芳園書室之樓面面積只作參考。申請機構需要自行校證有關資料。

面積分配表如下:-

4.3.1 主樓

樓層	用途	大約建築樓面面積 (平方米)	大約淨作業樓面面積/淨樓面面積 (平方米)
地下	展覽室及旅遊資訊中心	96	66
	室內樓梯		4
	室外樓梯		4
	垂直升降平台		3
1 樓	行政辦公室及課室	94	61
	露台		8
	室內樓梯		4
	室外樓梯		4
	垂直升降平台		11
總共:		190	165

4.3.2 廁所

樓層	用途	大約建築樓面面積 (平方米)	大約淨作業樓面面積/淨樓面面積 (平方米)
地下	無分性別的廁所	7	4
	女廁		1
	男廁		1
1 樓	消防喉轆管道房	7	3
	天台 (包括 2 立方米單件式玻璃纖維消防水缸)		3
總共:		14	12

4.4 建築物料

4.4.1 主樓

建築物料	天台	中式瓦頂由木桁樑及屋脊支撐
	牆壁	支柱以鋼筋混凝土建成 花崗石山牆 以磚建成的間隔牆
	樓層	鋼筋混凝土地板及柱
	室內樓梯	鋼筋混凝土
	室外樓梯	結構鋼樑及柱所組成的支架構造
	垂直升降平台	結構鋼樑支架及強化玻璃
	窗	木框連玻璃窗
	門	木門及木門框
飾面	外部	牆身：泥水批盪及油漆 垂直升降平台：強化玻璃及髹上油漆的結構鋼支架 室外樓梯的防護欄障: 油漆 室外樓梯梯級: 人造麻石地磚
	內部	
	地下	牆身: 泥水批盪及油漆 地台: 膠地板 天花板: 泥水批盪及油漆
	1 樓	牆身: 泥水批盪及油漆 地台: 地毯 天花板: 無裝設假天花。外露屋頂磚塊，木椽及屋脊髹上油漆。

4.4.2 廁所

建築物料	天台	鋼筋混凝土
	牆壁	鋼筋混凝土
	樓層	鋼筋混凝土
	門	鐵門
飾面	外部	牆壁:泥水批盪及油漆
	內部	
	地下廁所	牆壁: 瓷磚 樓層: 瓷磚 天花: 泥水批盪及油漆

4.5 內部通道

4.5.1 一般說明

芳園書室有兩道樓梯。屋內的樓梯由混凝土建造，連接地下及 1 樓，屋外後面另有樓梯連接地下及 1 樓。

書室前面的屋頂平台只可以豎梯到達。

4.5.2 暢通無阻的通道

現有一座垂直升降台連接芳園書室主樓的地下 (G/F) 與 1 樓（1 /F），以滿足有關暢通無阻的通道方面的要求。

4.6 主要改建及加建工程

於 2012 年活化歷史建築伙伴計劃第一期中，此項目進行了主要的加建及改動。其中包括把金屬斜屋頂修復為傳統中國式木結構斜屋頂，另外在主樓的一樓樓層上用作分隔兩個房間的 300 毫米厚的磚牆上建造兩個新門口通道，以及建造廁所、鐵樓梯及玻璃升降機。

4.7 初步結構評估

此初步結構評估建基於芳園書室的獨立結構狀況評估報告。結構狀況評估報告可透過遞交已填妥的申請表格向活化計劃秘書處索取。

4.7.1 結構資料

竣工結構圖載於**附錄 V** 以供參考。圖則包括有關在活化歷史建築伙伴計劃一期下，於 2012 年所建成的一個新廁所、鐵樓梯、玻璃升降機台塔以及下列改建工程 :-

(a) 將主樓的金屬斜屋頂修復為傳統中國式木結構斜屋頂。

(b) 在主樓的一樓樓層分隔兩個房間的 300 毫米厚的磚牆上建造兩個新門口通道。

4.7.2 結構系統

4.7.2.1 芳園書室

建築物樓高兩層，分別由地下、1 樓及屋頂所組成。建築物由鋼筋混凝土支柱和磚/石承重牆壁所支撐。

地基：現沒有建築物的地基相關資料，但估計為淺層混凝土基礎類的地腳。

地下：估計為鋼筋混凝土地台板。

1 樓：懸垂鋼筋混凝土樓板/樑，並以鋼筋混凝土支柱和磚/石承重牆壁所支撐。

斜屋頂：斜屋頂由瓷筒瓦建造，以木椽及桁樑支撐。

正面 1 樓露台上的平屋頂：以懸垂鋼筋混凝土樓板及樑所建造。

4.7.2.2 廁所、升降機台塔及鐵樓梯

在活化歷史建築伙伴計劃一期，於 2012 所建成的一個新廁所、鐵樓梯及玻璃升降機台塔的建築物分別概述如下。

廁所：廁所是兩層高的鋼筋混凝土建築物。除了地下外，每層樓板都是由承重牆支撐。地下則由鋼筋混凝土地台板構成。這些承重牆由淺層筏板所承托。

主樓升降機台塔：結構鋼樑及柱所組成的支架，並由鋼筋混凝土淺層地腳所承托。

鐵樓梯：也是結構鋼樑及柱所組成的支架，並由鋼筋混凝土淺層地基所承托。

4.7.2.3 入口門柱

入口門柱以拱形鋼筋混凝土構成的柱支撐着。

4.7.3 結構改變

活化歷史建築伙伴計劃一期自 2012 年完成後，上址再沒有任何結構上的改動或改善工程。

4.7.4 結構檢查結果

在現場考察時，發現建築物有輕微局部性的混凝土剝落及結構裂縫。整體而言，建築物的狀況尚算滿意，在結構上沒有大問題。

4.7.5 結構建議

4.7.5.1 結構維修工程

在 4.7.4 段所提及的輕微結構性的缺陷理應妥善修好，以防惡化。

4.7.5.2 樓層荷載

跟據結構狀況評估報告，以下最大的外加荷載數值有理由相信可被應用在不同的樓層。

主樓

主屋頂:	0.75 千帕斯卡
1 樓:	3.0 千帕斯卡
地下:	3.0 千帕斯卡

廁所

主屋頂:	7.5 千帕斯卡
1 樓:	10 千帕斯卡
地下:	3.0 千帕斯卡

請注意上述提供的樓層外加荷載數值是根據有限資料而成，所以只供參考之用。在採用上述資料時，請自行校正及核實資料。

4.7.6 建議

在 2012 年第一期活化歷史建築伙伴計劃前，已有過一次相當全面的結構評估。及後最近的目測檢查，顯示自修復工程完成後，這歷史建築物似乎得到了合適的保養。況且近期都沒有任何結構上的改動。因此，在撰寫本文時，芳園書室的結構狀態被認為滿意，而具有正常磨損和缺陷的地方，應予以修復，以防止進一步惡化。

獲選機構若採用以上所述的外加荷載數值來設計建議樓面的用途前，必須驗證這些外加荷載數值的有效性。如獲選機構的提議用途需要加大樓面荷載量，申請人必須進行充裕的測試及詳細結構分析，以評估建築物的荷載承托能力及依據其評估結果及所提 議用途實施所須的加固工程。

4.8 屋宇裝備及公用設施

現有屋宇裝備於 2012 年設置，申請機構需查核及考慮設計上是否可以再盡用現有設備。 芳園書室的現有屋宇裝備和公用設施表列如下：

(A) 主樓

屋宇裝備及公用設施	現有設備
升降機裝置	- 主樓設有殘疾人士專用的電動垂直升降台。 - 垂直升降台連接主樓地下至 1 樓。 - 設計載重量為 700 千克。 - 升降台內部面積為 1100 毫米（闊）x 1400 毫米（長）。
機械、通風和 空調系統裝置	- 地下展覽室、遊客中心／教育中心及 1 樓行政辦公室及學習區已裝有可變製冷劑流量空調系統。 - 主樓後方地下安裝有 50kW/56kW 冷熱室外機。 - 地下及 1 樓安裝有 5.6kW/6.3kW 變頻冷暖掛牆分體機 (每層四部)。 - 地下及 1 樓每層安裝有兩部鮮風機。鮮風機由連接二氧化碳感應器的控制板控制。
氣體裝置	- 建築物並未設有煤氣或石油氣裝置。
供水裝置	- 建築物沒有食水及沖廁水供應。
排水裝置	- 現有建築物沒有便溺污水設備或洗手盆。 - 屋頂雨水經一條直徑 65 毫米的雨水渠收集後，沿落水斜口排放到渠道上。 - 露台有一條直徑 80 毫米的雨水渠，渠底設有落水斜口並排向渠道上。
消防裝置	- 一條直徑 80 毫米的供水管連接處所的花灑供水及消防供水。在前院的檢測錶櫃內安裝有檢測錶位。 - 主樓設有折衷式花灑系統、喉轆系統、視像火警警報、自動火警偵測及警報系統、手動火警警報系統、應急照明系統及出口標示牌。 - 消防花灑系統的供水是直接接駁街喉，整幢主樓歸類為普通危險程度第一組，主樓及廁所均設有消防花灑系統。 - 消防花灑系統安裝有快速感應型消防花灑頭。 - 在地界附近有花灑控制閥及花灑入水掣。 - 喉轆系統採用間接供水系統，廁所 1 樓已安裝 2,000 公升喉轆水缸及喉轆水泵。 - 地下展覽室及旅遊資訊中心安裝有直接連接至消防通訊中心的消防控制面版。

屋宇裝備及公用設施	現有設備
電力裝置	- 在用地界線附近安裝有一個中華電力有限公司(以下簡稱中電)160A 三相電斷路器。 - 中電電錶(#CLP3252152) 提供普通電力予建築物使用。 - 中電電錶(# CLP3599865) 提供主要電力予建築物使用。 - 在室外樓梯底的掣櫃中，有一個 160A 四相位三相配電箱“DB-NLP”。該配電箱分配電力至垂直升降台、空調系統(可變製冷劑流量空調系統)及配電箱“DB-ELP”。 - 室外樓梯底的掣櫃中，另有一個 100A 四相位三相配電箱“DB-ELP”。該配電箱則分配電力至主樓及廁所的污水水泵系統、消防水泵系統、照明及小型電力裝置。 - 設有一個 100A 四極自動轉換掣，當普通電力出現問題時，可以轉換普通電力供應至應急電源“DB-ELP”。 - 電路經由電纜管道及電線導管分配到主樓及廁所各房間。 - 主樓各房間均有電源插座。 - 主樓各房間均有照明裝置。 - 處所的電力系統並沒有連接公共照明系統。 - 主樓沒有安裝避雷裝置。
電訊網絡	- 總電話接線盒位於地下展覽室，1 樓辦公室設有 2 個電話分支接線盒。
防盜警鐘及保安裝置	- 主樓設有閉路電視系統，配有三部監察攝像機，分別位於地下遊客中心、地下大門及 1 樓辦公室。

(B) 廁所

屋宇裝備及公用設施	現有設備
機動通風及空調系統裝置	- 廁所及消防喉轆泵房裝有機械通風系統。
氣體裝置	- 建築物並未設有煤氣或石油氣裝置。
供水裝置	- 廁所沒有獨立鹹水供應。 - 一條直徑 28 毫米的食水管連接處所內的食水及沖廁水供應。 - 在前院的金屬籠子內安裝了食水供水錶(#M08-101145)及沖廁水供水錶(#M08-101146)。 - 直徑 28 毫米的食水喉及直徑 40 毫米的沖廁水喉沿地底敷設到廁所。 - 沖廁水供應使用間接供水系統，廁所頂安裝有 1 個 250 公升的玻璃纖維水缸，連接直徑 40 毫米的沖廁供水喉，並由直徑 25 毫米的沖廁水喉以天然水壓供水往水廁。 直徑 22 毫米的食水喉連接傷殘人士洗手間及室外的洗手盤。
排水裝置	- 直徑 100 毫米的便溺污水管連接洗手間內水廁到污水沙井。 - 直徑 40 毫米的廢水管連接洗手盤至污水系統。 - 屋頂雨水經一條直徑 65 毫米的雨水渠收集後，沿落水斜口排放到渠道上。 - 直徑 50 毫米的排氣喉連接洗手間內的便溺污水管。 - 廁所的污水收集到集水坑後，經污水水泵排到公共污水渠。
消防裝置	- 洗手間內安裝有自動消防花灑系統，該系統連接至主樓的折衷式花灑系統，消防花灑系統安裝有快速感應型消防花灑頭。 - 洗手間內安裝有視像火警警報裝置，而消防泵房內則裝有自動火警偵測系統，系統連接至主樓的消防控制面版。 - 洗手間及消防泵房安裝有應急照明系統。 - 2,000 公升的玻璃纖維消防水缸及喉轆水泵位於 1 樓廁所。
電力裝置	- 地下沒有配電箱。 - 廁所的電源來自主樓的配電箱。 - 廁所沒有安裝避雷裝置。
電訊網絡	- 廁所沒有接駁電訊網絡。
防盜警鐘及保安裝置	- 沒有安裝防盜警鐘及保安裝置。

(C) 前院

屋宇裝備及公用設施	現有設備
電力裝置	- 前院沒有照明裝置。
排水裝置	- 前院的地面水由渠道收集並排到雨水集水井。

所有屋宇裝備的竣工圖則載於**附錄 VI**。有關圖則取自前任用戶，申請機構於採納有關資料作設計前需要自行校證有關圖則之準確性。

附近地點的街道消防栓位置可參考**附錄 VI**。

用地及建築物資料摘要可參考**附錄 IV**。

V. 周圍環境及前往途徑

5.1 毗鄰環境

芳園書室位於低窪地區，四周被擋土牆及斜坡圍繞。書室北面是一個空置的私家地段。這地段已開始了地基平整及新界村屋的興建。書室南面有一個斜坡，以及一個預留作興建鄉村遷徙屋用途的平台。顯示該址毗鄰環境的圖則，載於**附錄 VIII**。

5.2 前往途徑

該址的前往途徑圖則載於**附錄 IX**。

5.2.1 車輛通道

車輛無法直達該址。

5.2.2 緊急車輛通道

建築物沒有緊急車輛通道。

5.2.3 上落客貨區

該址未設有上落客貨區。

5.2.4 停車位

該址未設有停車場。

5.2.5 行人通道

有一條行人通道可抵達芳園書室，此通道從馬灣鄉事會路的街道水平，即主水平基準以上約 13.5 米通往主水平基準以上約 7.8 米的該址主要入口。

5.2.6 暢通無阻的通道（該址）

通往書室行人徑兩端的高度相差 5 米。行人徑某些位置的斜度可能會大於 1 比 12 ，故可能需要進行改建工程才可供傷殘人士使用。

5.2.7 垃圾收集站

該址未設有垃圾收集站。

5.2.8 交通

青馬大橋是前往馬灣的唯一通路，車輛（包括私家車及旅遊巴士）如沒有獲得運輸署發出之禁區許可證，將不可駛入，以下車輛除外:

- 市區的士: 每日 24 小時
- 旅遊巴: 每日上午 10 時至下午 4 時
- 貨車: 每日上午 10 時至下午 4 時

前往馬灣公園主要交通工具包括渡輪（來往中環 2 號碼頭/荃灣碼頭至珀麗灣碼頭)，巴士來往青衣，荃灣，荃灣西，葵芳，機場以及中環。芳園書室鄰近渡輪碼頭及巴士站位置則載於**附錄 IX**。

VI. 保育指引

6.1 一般保育方法

6.1.1 申請機構在擬備修復工程建議書時，應細閱《威尼斯憲章》（國際古蹟遺址理事會）、《巴拉憲章》（國際古蹟遺址理事會澳洲分會）及《中國文物古蹟保護準則》（國際古蹟遺址理事會中國分會）最新版內所確立的文物保育國際原則。

6.1.2 我們明白，要在保持歷史建築的建築原貌與遵守現行《建築物條例》的法定要求之間取得平衡，涉及的問題相當複雜。關於這點，我們建議：

(a) 當歷史建築進行大型改動工程及改變用途時，應妥為提升現有設備，符合新用途的安全水平，使之與新建築物的標準看齊。歷史建築可什麼用途，或會受制於保存重要建築特色（請參閱**附錄X(A)**）的需要、場地限制或過高的提升設備費用；以及

(b) 歷史建築的原有立面須全力予以保存，違例搭建物（如有的話）不在保存之列。如需進行加建及改動工程，應在建築物的後方或其他較不顯眼的地方動工。除非本保育指引准許，否則建築物原有的立面一般不應改動，亦不得干擾；換而言之，不得在歷史建築外部進行任何大型的加建或改動工程。重新粉飾外牆時，選用的顏色必須與建築物的時代風貌和風格協調，並必須使用可還原[1]的塗料。如有固定安裝的指示標誌，應與建築物外部的時代風貌和風格配合，並必須在安裝前獲古物古蹟辦事處（古蹟辦）批准。

6.1.3 至於因應樓宇管制的法定要求而進行的翻新工程，現提供下列一般指引供申請機構參考。不過，下列指引並非詳盡無遺，獲選機構必須細閱有關當局（包括屋宇署、消防處、渠務署及其他相關部門）就建議書所施加的所有規定。

可能進行的建築工程	保育指引
a) 逃生通道	任何擬為門口、梯級等進行的改善工程，均須事先獲古蹟辦批准。現有的逃生樓梯應在可行情況下盡量重用。
b) 採光和通風	如需改動或擴大任何原有窗戶，或增設窗口，均須顧及建築物的歷史完整性，並在較不顯眼的地方動工。

[1] 「可還原」是指某項工程或工序可於日後取消或移除，而不會對歷史遺址或歷史建築（視乎情況而定）造成實質傷害、損失、破壞或改變。

可能進行的建築工程		保育指引
c)	無障礙通道	任何擬為殘疾人士進行的通道改善工程，均須顧及建築物和周圍環境的歷史完整性，尤其是建築物的立面。現有的暢通易達升降機、地下正門入口的可移除斜面，以及暢通易達廁所應在可行情況下盡量重用。
d)	樓板、門、牆和樓梯的耐火結構	任何因應現行規定而需要進行的改善工程，均須顧及構件的歷史完整性和所用物料，有關構件很可能需要原位保留。
e)	樓板負荷量	任何因應「改變用途」規定而需要進行的改善工程，均須顧及樓板的歷史完整性和所用物料。
f)	屋宇裝備	必須確保任何擬為歷史建築進行的電力供應、空氣調節、消防裝置和水管裝置提升工程均不屬「無法還原」的工程。
g)	水管和衞生設備	由於現有設備不被視作具有歷史價值，因此可按需要重用、更換或加裝。
h)	污水系統、排水系統和廢物處置設施	所有予以保留的排水設施，均應一一檢查，並按需要加以檢修；亦應核實現有系統的處理能力和認可的廢物處置方式是否足夠，並按需要加以提升。

6.1.4 每幢歷史建築的狀況都是獨特的，故此，進行翻新工程遇到問題時，應按個別情況處理。若由於實行活化再利用建議方案而須遵守某些法定要求，以致無法遵從本保育指引所載規定，須先獲古蹟辦批准。

6.1.5 翻新工程難免會影響歷史建築，因此，獲選機構必須在動工前向古蹟辦提交文物影響評估報告，徵求同意。古蹟辦或需諮詢古物諮詢委員會，方可同意。

6.1.6 獲選機構須按工程合約的預算造價，從發展局《認可公共工程承建商名冊—建築類別》（名冊見https://www.devb.gov.hk/Contractor.aspx?section=80&lang=2）相應組別中，選用一名承建商進行翻新工程。該承建商亦須同時為屋宇署註冊的一般建築承建商（名冊見https://www.bd.gov.hk/tc/resources/online-tools/registers-search/registrationsearch.html?reg_type=GBC）。獲委聘承接翻新工程的承建商本身若非《認可公共工程物料供應商及專門承造商名冊—維修及修復有歷史性樓宇類別》上的認可專門承造商（維修及修復專門承造商），則必須從認可名冊中選用一名維修及修復專門承造商作專門分包商，為相關歷史建築「須予保存的建築特色」進行維修及修復工程。承建商若有需要，應參閱發展局的《認可公共工程物料供應商及專門承造商名冊》，並從相應類別／組別中為翻新工程選用其他專門分包商（名冊見https://www.devb.gov.hk/Supplier.aspx?section=83&lang=2&id=80）。

6.2 具體保育規定

6.2.1 芳園書室為一幢兩層高的長方型建築物，約於1920至30年代興建，是馬灣島上碩果僅存的戰前學校。第二次世界大戰前，芳園書室是馬灣唯一的學校，故此對村民來說實屬不可或缺。學生會先在書室學習閱讀和書寫的基本知識，之後便會以務農或捕魚為生。此外，芳園書室亦可印證新界私塾演變為新式村校的歷史。書室作為私塾的歷史價值，與馬灣的歷史和發展息息相關，其社會價值亦與村民生活緊扣相連，因此必須加以詮釋，讓公眾認識。

6.2.2 芳園書室的建築外形、特色及裝飾均中西合璧，展示傳統中式建築演變為現代建築的過程，意義重大。故此，書室的建築外形、特色及裝飾均應妥為保存，而立面一般應保持原狀，並向公眾展示。進行活化再利用項目處理立面時，應尊重建築設計的原意，不應破壞建築物的外觀。

6.2.3 2012 年活化工程進行時，書室外部及室外用地曾進行提升和改善工程。現時書室除內部原有的一道樓梯，外部還加建了一道金屬樓梯及一座暢通易達升降機，而室外用地則加建了一座廁所連屋宇裝備配套。這些設施應在可行情況下重用，以盡量減少日後新工程對歷史建築可能造成的影響。

6.2.4 某些建築特色必須原位保存，並按需要加以維修保養。這些建築特色載列於**附錄 X(A)**，相關的「規定處理方法」和「建議處理方法」則分別載於**附錄 X(B)** 和 **X(C)**。

6.2.5 須全力實行**附錄X(B)** 所載的各項「規定處理方法」。如無法遵辦，須向古蹟辦解釋原因，以供考慮。至於**附錄X(C)**就本歷史建築所載的「建議處理方法」，應在可行情況下盡量執行。

VII. 城市規劃事宜

芳園書室位於馬灣分區計劃大綱圖編號 S/I-MWI/14 中劃為「鄉村式發展」的地帶。整套分區計劃大綱圖，包括《圖則》、《註釋》及《說明書》，可從城市規劃委員會（城規會）的網站（網址：http://www.info.gov.hk/tpb/ ）下載。分區計劃大綱圖的相關摘要，以及「鄉村式發展」地帶的《註釋》，載於**附錄 XI**。

「鄉村式發展」地帶的規劃意向，主要目的是提供土地，以興建小型屋宇。那些可滿足村民需要並能支援鄉村發展的經選定商業及社區用途，屬經常准許的用途。其他商業、社區及康樂用途，則須向城規會申請，才可能獲批准。

「鄉村式發展」地帶的《註釋》（**附錄 XI**）載列經常准許的用途或發展（「第 1 欄」用途），以及須向城規會申請批准的用途或發展（「第 2 欄」用途）。如欲申請進行第 2 欄所載的用途，必須根據《城市規劃條例》第 16 條向城規會作出申請。倘若申請機構提出的擬議用途不屬第 1 欄或第 2 欄所載的類別，則申請機構須根據《城市規劃條例》第 12A 條向城規會申請，要求城規會考慮修訂分區計劃大綱圖的區劃方式。

在提交申請前，申請機構可先向新界荃灣西樓角路 38 號荃灣政府合署 27 樓荃灣及西九龍規劃處（電話： 2417 6261 ）查詢。

城規會在收到根據《城市規劃條例》第 16 條提出的申請後，一概會在兩個月內予以考慮。城規會或會拒絕或批准有關申請，並且有可能附加或不附加條件。城規會就申請作出的決定，會在有關會議的記錄獲得通過後（一般為會議後兩星期，以書面形式通知申請人）。

VIII. 土地及保育樹木事宜

8.1 土地事宜

該用地的界線圖載於**附錄 II(A)**。獲選機構須在獲批租用的整段時間內，自費開闢、維修和保養沿馬灣鄉事會路的行人通道（載於**附錄 II(A)**），而且須在所有方面均達到地政專員或其他適當主管當局的要求。

活化計劃秘書處可以就活化該址，提供一套工程條款及撥地圖則。申請機構可與活化計劃秘書處聯絡。

8.2 樹木事宜

根據於 2019 年 7 月所準備的樹木評估表，現時有 7 棵樹於用地範圍內。其中一棵為死樹，另部分樹木健康或樹形狀況被評為差劣。樹木一覽表載於**附錄 XII**。樹木位置則載於**附錄 III(B)**。

獲選機構須負責活化項目範圍內的園藝及樹木之保養。

IX. 斜坡維修

9.1 根據系統性鑑辨本港斜坡維修責任小組記錄，緊鄰芳園書室用地界線附近有三個斜坡及擋土牆。於 2019 年 6 月 13 日所記錄的斜坡及擋土牆相關資料摘錄於下表:

斜坡 1:

斜坡編號:	土地分割:	地點:	負責地段/負責方:	維修代理人:
10NE-A/C6	--	部分位於政府撥地第GLA-TW473號內及部分在未批撥政府土地上	發展局	建築署

斜坡 2:

斜坡編號:	土地分割:	地點:	負責地段/負責方:	維修代理人:
10NE-A/C37	--	在政府撥地第GLA-TW 473 的南面	建築署	建築署

斜坡 3:

斜坡編號:	土地分割:	地點:	負責地段/負責方:	維修代理人:
10NE-A/FR58	--	位於及毗連田寮短期租約第STT1339TW號內	建築署	建築署

上述斜坡及擋土牆的位置圖，載於**附錄 XIII**。

獲選機構須讓政府到達有關斜坡及擋土牆，以便進行所需的斜坡維修工程。倘若申請機構就活化再用該址所提出的建議，會對現存斜坡及擋土牆構成影響，則申請機構須按其建議書，對該用地作出充足的土力評估，並對受影響的斜坡進行建築事務監督或其他政府部門所要求的斜坡改善工程。獲選機構日後也須要負責受活化工程影響的斜坡之維修和保養，並支付所需費用。

任何改善工程不應改變芳園書室現有外觀和對用地上或其周圍的斜坡及建築物的穩定性產生不良的影響。

X. 符合可行用途的技術規格

10.1 可予考慮的用途

此活化項目之用地可作活化再用的用途包括：

(a) 博物館；

(b) 食肆；

(c) 商店及服務行業；

(d) 學校；及

(e) 圖書館。

申請機構可就該址最適合的可行用途提出建議。申請機構須參考城市規劃委員會網頁上載之「詞彙釋義」文件來確定該建議用途是否符合城市規劃的要求。申請機構並須要就建議用途考慮技術上要求，包括：結構的可行性及保育要求。

10.2 技術方面的考慮

須顧及技術的考慮包括：

(a) 符合《建築物條例》的規定，這些規定包括但不限於：

規定	備註
逃生途徑	於 2012 年的改善工程中，建造了一條走火樓梯。獲選機構可能需要進行一些改善工程以適應新的用途和間隔，並符合最新的規定。
耐火結構	於 2012 年所呈交之消防安全工程方法已被有關當局接納，相關改善工程已完成。獲選機構可能需要進行一些改善工程以適應新的用途和間隔，並符合最新的消防安全規定。
消防和救援進出途徑	如用地未能提供緊急救援通道或所建造的緊急救援通道未能達到法定要求，則可能需要提供補償措施。
暢通無阻的通道及設施	現有的暢通易達升降機、地下正門入口的可移除斜面，以及暢通易達廁所應在可行情況下盡量重用。

規定	備註
防止高空墮下的設施	為符合現行規定，現有的欄杆或護欄可能需要進行改善工程。
結構足夠性	資料冊第 4.7 節已載有相關的初步結構評估，視乎結構評估結果及擬議的用途，可能需要進行加固工程。
消防裝置的規定	消防工程學方法的研究及相關的改善工程已於 2012 年完成。獲選機構需要因應新的用途進行評估，以符合現行的消防安全規定。
天然照明與通風	未能提供充足的天然照明和通風的地方需提供補償措施。 主樓已設有機械通風裝置(鮮風抽氣扇) ，裝置可能需要因應新的用途例如食肆而要作出修改。相關的空調系統亦會因應不同的用途人數和鮮風的配置而有所調整。
衞生設備	取決於建築物將來的用途，可能需附加新的廁所設備，並符合《建築物(衞生設備標準、水管裝置、排水工程及廁所) 規例》的規定。
屋宇裝備	所有電力、空調、消防、供水裝置提升工程均不屬對歷史建築物「無法還原」的工程。
供水及衞生設備	現時沒有裝置被評為具「歷史特色」，因此裝置可按需要再用、替換或增加數量。
污水及排水裝置	所有予以保留的排水設施，均應一一檢查，並按需要加以檢修。 如有設置廚房，應按照要求提供隔油設施。

(b) 符合發牌規定（在營運上須獲發牌的用途）；

(c) 符合規劃要求（分區計劃大綱圖《註釋》第 1 欄的建議用途之外的用途均須獲得城規會批准）；以及

(d) 符合本資料冊第 VI 部分的保育指引；

上文所述並非全部的技術考慮因素，或尚有遺漏。申請機構須注意，如建議作上述用途以外的用途，則或須考慮其他技術方面的情況。申請機構可參考《認可人士、註冊結構工程師及註冊岩土工程師作業備考 APP-69 － 保育歷史建築物》及《 2012 年文物歷史建築的活化再用和加建工程實用手冊（2019 年版）》。

10.3 可行用途的進一步資料

為方便闡釋，我們已就上文第 10.1 段所述用途進行初步研究。下文列出的資料或對申請機構有用。

(a) 文物保育

申請機構需按照保育指引第 VI 部分的要求，來解決有關技術上的問題。

(b) 規劃

關於上文第 10.1 段所舉例的用途，食肆、商店及服務行業、學校及圖書館是建築物地下經常准許的用途。如 1 樓作同樣的用途，則屬分區計劃大綱圖《註釋》第 2 欄之下的用途，須向城規會申請批准。不過，請注意，擬議用途的性質，必須待城規會取得有關建議詳情後，才可予以確定。

(c) 緊急車輛通道

建築物並未設有緊急車輛通道。

(d) 發牌工作

(i) 若芳園書室用作展覽設施，獲選機構如經營下列用途，須向食物環境衞生署（食環署）申領有關牌照：
- (a) 下述任何 1 項或多於 1 項的展覽：圖畫展覽、攝影展覽、書刊展覽、手稿展覽，或其他文件或事物展覽
- (b) 運動展覽
- (c) 電影放映或激光投影放映

有關申領公眾娛樂場所(戲院及劇院除外)牌照/許可證及相關事宜的詳情，申請機構可瀏覽食環署網頁（https://www.fehd.gov.hk/tc_chi/licensing/guide.htm）。

(ii) 若芳園書室用作食肆用途，如獲選機構經營售賣食物或非瓶裝飲料（不包括涼茶），須向食環署申領有關牌照。有關申領食物牌照 / 許可證程序及相關表格可從食環署網頁(http://www.fehd.gov.hk/english/li censing/index.html)下載。

(iii) 若芳園書室用作學校，獲選機構須核實建議的運作模式是否屬《教育條例（第 279 章）》所界定的“學校”。若是，獲選機構須向教育局常任秘書長提出學校註冊之申請。有關註冊程序的資料及表格可從教育局網頁 (http://www.edb.gov.hk) 下載。

(e) 結構荷載要求

根據《建築物（建造）規例》，屋宇署訂明各種用途的最少均布外加荷載臚列於下表：

可行的活化再用類別	最少均布外加荷載（千帕斯卡）	《建築物（建造）規例》類別編號	《建築物（建造）規例》註明的用途
(i) 博物館	5.0	5	- 美術館及展覽館
(ii) 食肆	4.0	3	- 餐館、咖啡室及快餐店
(iii) 商店及服務行業	5.0	4	- 陳列及售賣商品的店舖
(iv) 學校	3.0	3	- 課室、講室、教學輔導室、電腦室及沒有藏書的閱覽室
(v) 圖書館	5.0	5	- 有藏書的圖書室 (不包括圖書書庫)

(f) 鄰近的旅遊景點

鄰近的旅遊景點包括馬灣公園、挪亞方舟、古蹟館、太陽塔、梅蔚、九龍關碑石、馬灣古代稅關遺址及天后廟。申請機構可於建議書中考慮建築物與鄰近旅遊景點聯繫的可能性。建築物的位置及鄰近的旅遊景點已載於**附錄 VIII**。

10.4 經常性開支

獲選機構需負責建築物日後的維修並支付所需費用，其中包括建築物/構築物、公共空間、用地界線內的樹木，以及相關的屋宇裝備。而現有古蹟建築物的結構維修則由政府負責。獲選機構日後也須要負責受活化工程影響的斜坡之維修和保養，並支付所需費用。

為方便申請機構預計營運開支及填寫申請表格第 III 部分 D「財務可行性」中的第(2)部分，在**附錄 XIV** 載列估計營運有關歷史建築的經常性開支，包括電費、水費、排污費、差餉和地租。申請機構需注意，此估計開支是按可能用途和有關假設而計算，只供參考之用。建議申請機構就其建議及特定的營運要求，自行作出適當的調整。

XI. 本項目的特別規定

申請機構在制定申請的建議書時須參考本節的特別注意事項，並在建議書中闡釋如何把這些特別注意事項納入建議內。

11.1 消防安全規格

現時的消防安全設施是符合已認可的消防工程學報告的建議，及已提升的消防安全措施和消防安全管理計劃。如有任何的改動，申請人須在任何改動工程之前尋求屋宇署及消防處批准。如有需要，公眾人士可聯絡活化計劃秘書處安排詳閱這份消防工程學報告。

11.2 1 樓之使用

先前的用户以活化建議書為基礎向屋宇署呈交一份消防工程學報告，並於 2011 年 12 月獲得批准。芳園書室其後的改建及活化工程申請亦是依據這份已通過的消防工程學報告而獲得屋宇署批准。如有需要，公眾人士可聯絡活化計劃秘書處安排詳閱這份消防工程學報告。

根據消防工程學報告的內容，芳園書室內有若干不符合訂明規格之處，因此現時營運的機構限制了公眾人士使用主樓的 1 樓。除了對進出 1 樓的人數有規限之外， 1 樓也只局限於行政辦公室及課室的用途。但是，申請機構應當留意自當年呈交消防工程學報告至今，或已有若干的樓宇設施得到優化改善，而當時的報告可能已不能充分反映現時建築物的設施供應及其使用狀況。

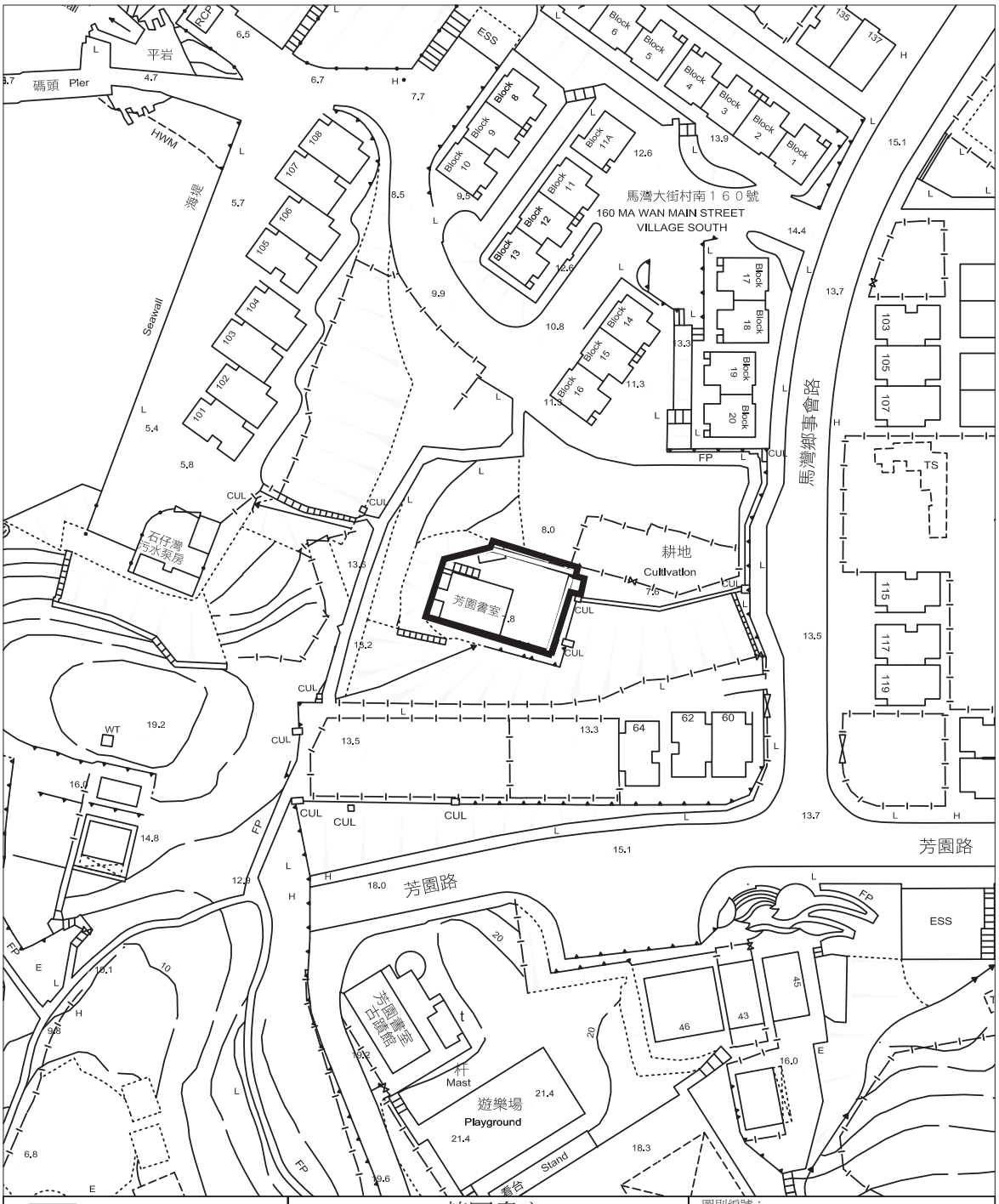
若獲選機構希望將來可以不受限制地使用主樓的 1 樓，或打算更改樓宇的現有用途，則須就相關的活化項目建議呈交一份新的申請，並須事先獲得相關政府部門的批准，其中包括屋宇署、城市規劃委員會等。同時，有關的活化項目建議亦須符合所有相關法例，包括但不限於《建築物條例第（ 第 123 章）及《城市規劃條例》（第 131 章）。

XII. 諮詢荃灣區議會

有關將芳園書室納入活化歷史建築伙伴計劃第六期的事宜已於2019年5月28日諮詢荃灣區議會。有關議員對於芳園書室活化再利用的意見及建議已載於荃灣區議會第二十二次會議記錄，會議記錄可從區議會網頁(https://www.districtcouncils.gov.hk/tw/doc/2016_2019/tc/dc_meetings_minutes/TWDC_22_Minutes_20190528.pdf) 下載。

附錄 I

位置圖



用地

根據以下繪圖製

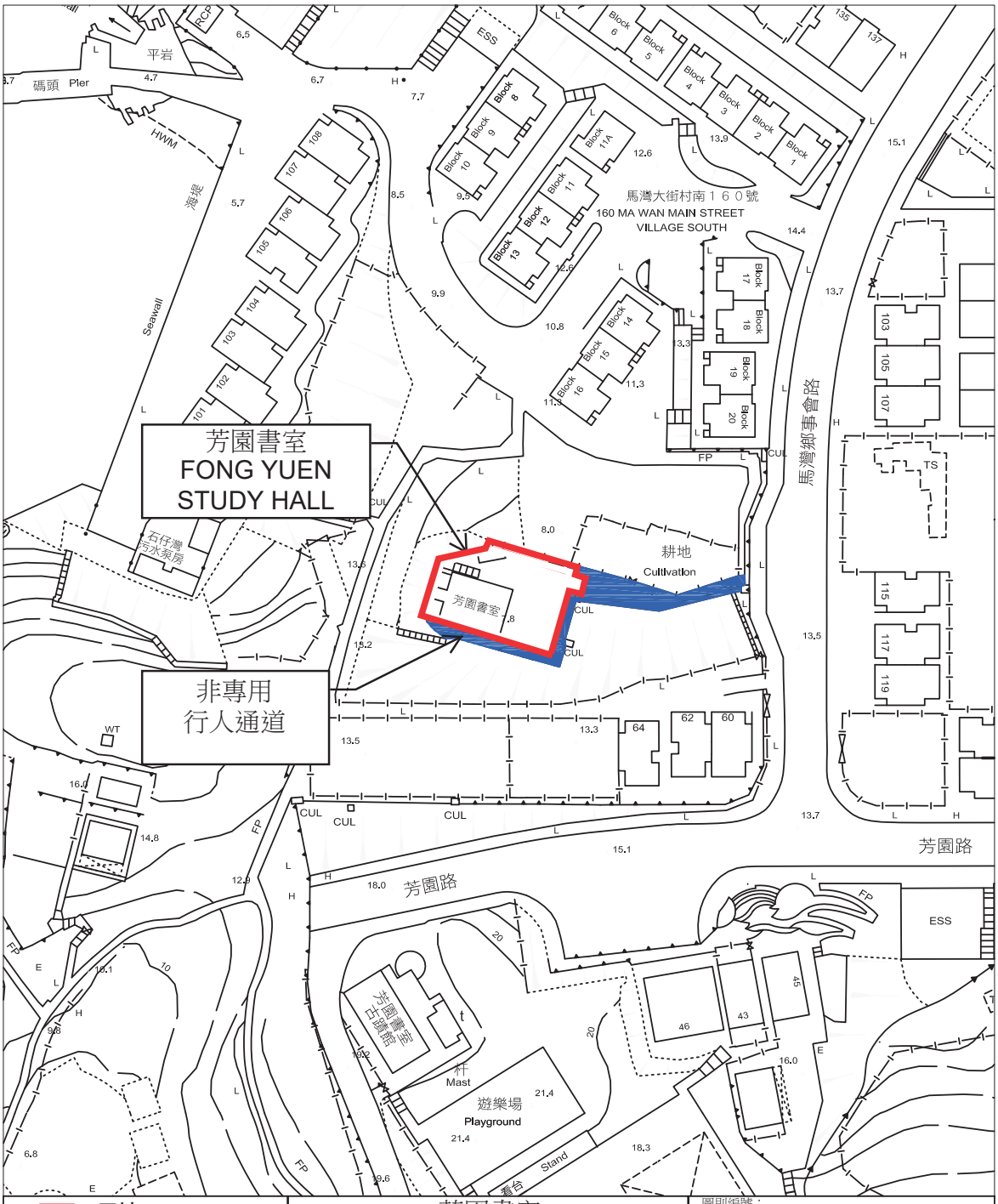
繪圖編號 10NE1B (DATE: 2017-09-05)
10NE1D (DATE: 2019-04-17)
10NE2A (DATE: 2018-03-14)
10NE2C (DATE: 2019-06-27)

芳園書室
荃灣馬灣田寮村

圖則編號：
附錄I
位置圖
1:1000

附錄 II(A)

用地界線圖



用地

根據以下繪圖製
繪圖編號 10NE1B (DATE: 2017-09-05)
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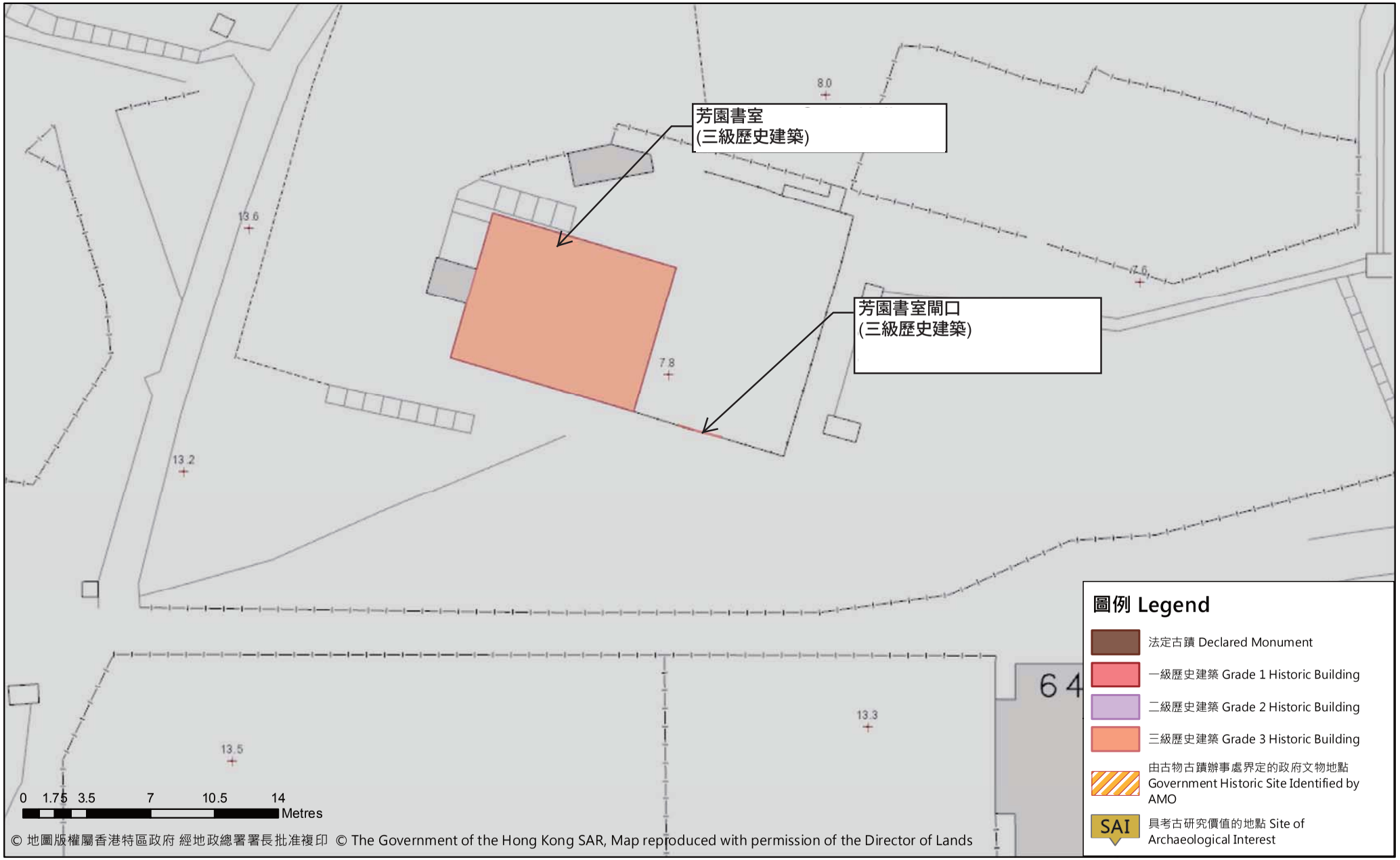
芳園書室
荃灣馬灣田寮村

圖則編號：
附錄II(A)
用地界線圖
1:1000

附錄 II(B)

歷史建築物評級界線圖

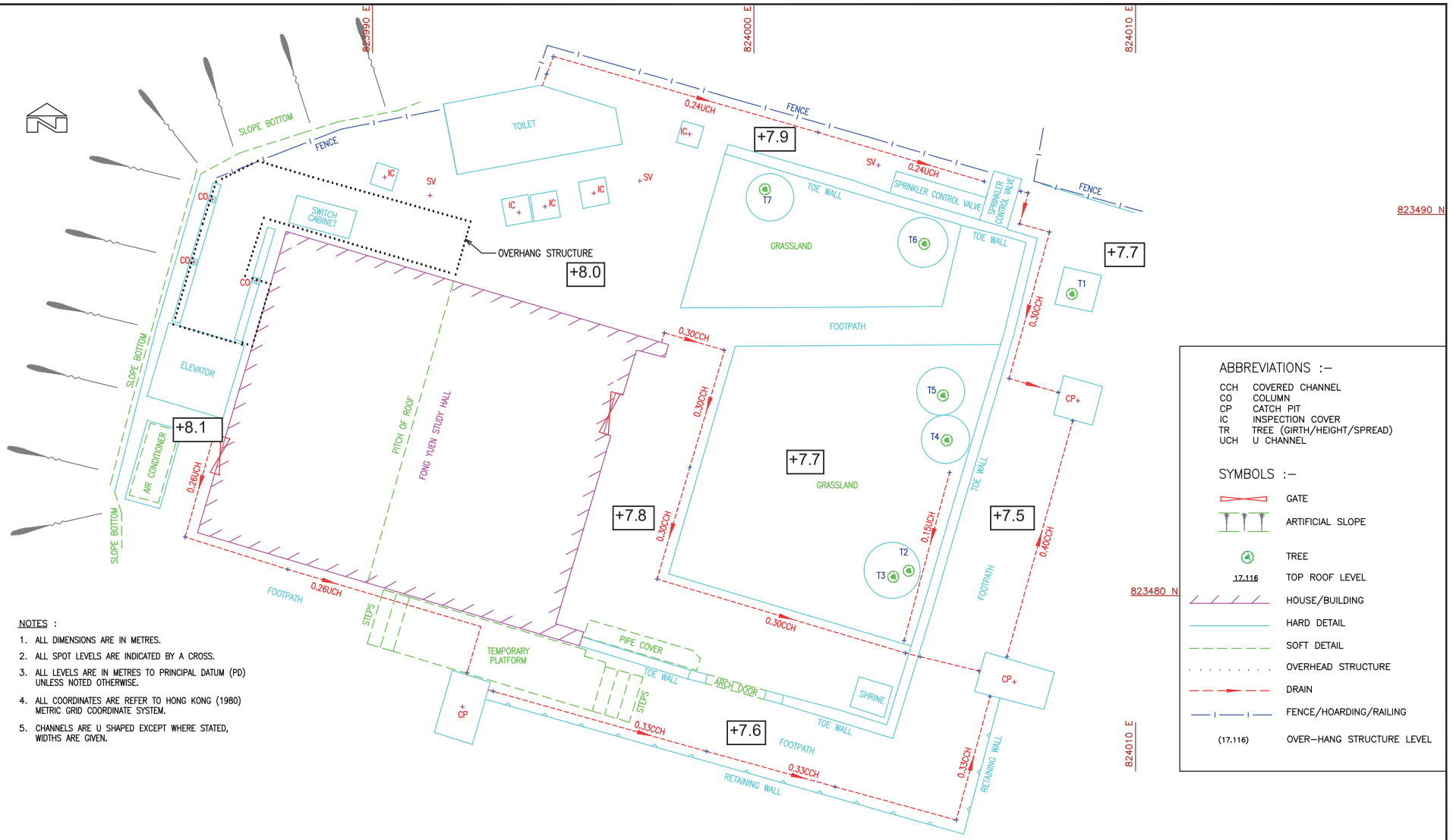
香港文物地理資訊系統
Geographical Information System
on Hong Kong Heritage



只作識別用FOR IDENTIFICATION PURPOSES ONLY

附錄 III(A)

基準線水平圖



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

SYMBOLS :–

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

SCALE 1:100

4 3 2 1 0 metre 5 10

DATE OF SURVEY : JUNE 2019

AMPLE SURVEYOR SERVICES LIMITED

芳園書室

基準線水平圖則

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)

附錄 III (B)

地形測量圖及建築物一覽表

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.

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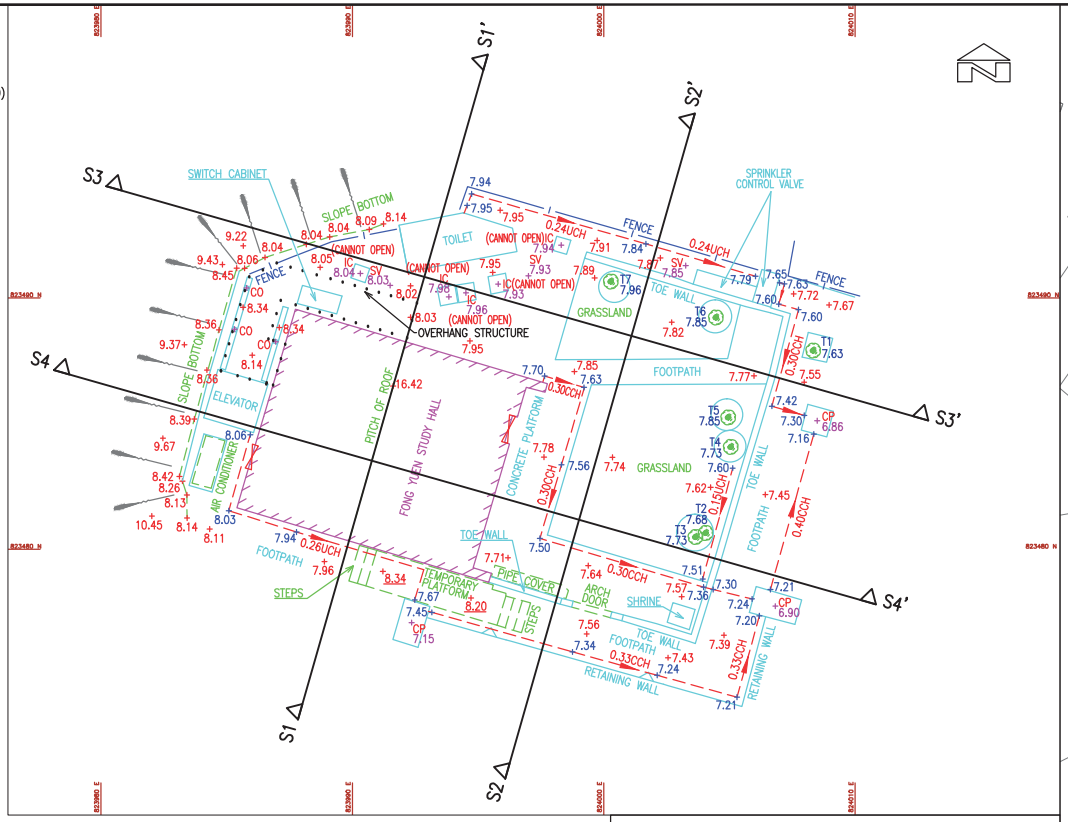
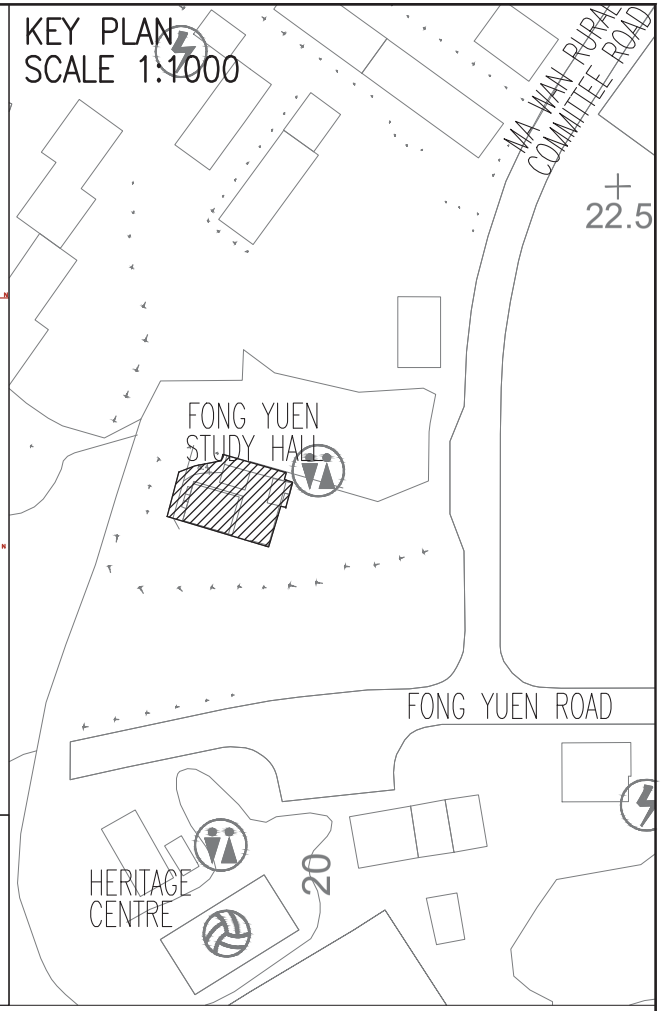
- FENCE/HOARDING/RAILING
- (17.116) OVER–HANG STRUCTURE LEVEL



TREE SCHEDULE

TREE NO.	GIRTH	HEIGHT	SPREAD	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	0.6	6	6	823485.250	824004.952	7.85
T6	1.4	6	4	823489.226	824004.462	7.85
T7	1.0	5	5	823490.658	824000.283	7.96

KEY PLAN
SCALE 1:1000



SCALE 1:200

10 8 6 4 2 0 metre 10 20

DATE OF SURVEY : JUNE 2019

AMPLE SURVEYOR SERVICES LIMITED

FONG YUEN STUDY HALL, MA WAN

TOPOGRAPHIC SURVEY

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)

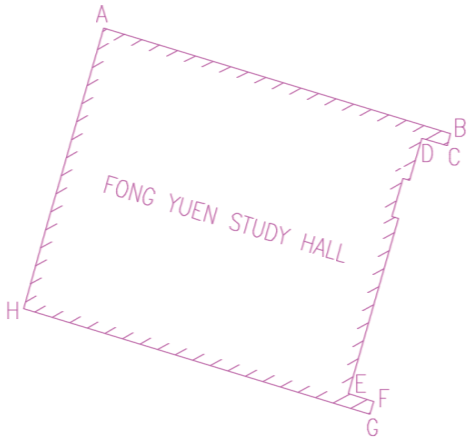
BUILDING SURVEY REPORT

Job No.: **5492** Refer to Drawing No.: **5492/01**

Project Name: Fong Yuen Study Hall, Ma Wan Date of Survey: June 2019

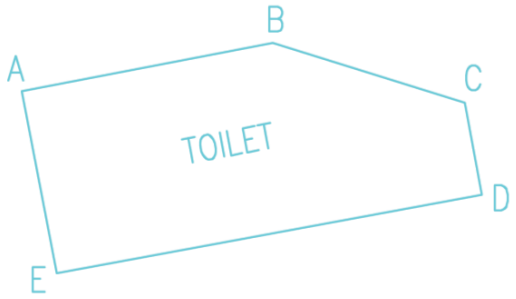
Fong Yuen Study Hall				
Building Corner	Northing	Easting	Building Line	Distance(m)
A	823489.551	823987.734	A-B	10.453
B	823486.585	823997.757	B-C	0.349
C	823486.249	823997.662	C-D	0.768
D	823486.440	823996.919	D-E	7.483
E	823479.263	823994.799	E-F	0.765
F	823479.045	823995.532	F-G	0.376
G	823478.685	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:



附錄 IV
用地及建築物資料摘要

該用地的資料摘要載列如下:

建築物名稱	芳園書室
地址	荃灣馬灣田寮村
用地面積	約 282 平方米
主要基準水平	約+7.8 米
分區的准許用途	鄉村式發展(V)

該建築物的資料摘要載列如下:

(A) 主樓

落成年份		1930
總建築樓面面積		約 190 平方米
歷史評級		三級歷史建築物
原本及現時用途		原本: 書室 現時: 展覽暨旅遊中心
用途分配		地下: 展覽室及遊客中心 1 樓: 行政辦公室及課室
建築物料	天台	中式瓦頂由木椽及屋脊支撐
	牆壁	支柱以鋼筋混凝土建成 花崗石山牆 以磚建成的間隔牆
	樓層	鋼筋混凝土地板及柱
	室內樓梯	鋼筋混凝土
	室外樓梯	結構鋼樑及柱所組成的支架構造
	垂直升降平台	結構鋼樑支架及強化玻璃
	窗	木框連玻璃窗
	門	木門及木門框
飾面	外部	牆身：泥水批盪及油漆 垂直升降平台：強化玻璃及髹上油漆的結構鋼支架 室外樓梯的防護欄障: 油漆 室外樓梯梯級: 人造麻石地磚

飾面 (續)	內部	
	地下	牆身: 泥水批盪及油漆 地台: 膠地板 天花板: 泥水批盪及油漆
	1 樓	牆身: 泥水批盪及油漆 地台: 地毯 天花板: 無裝設假天花。外露屋頂磚塊，木椽及屋脊髹上油漆。

(B) 廁所

落成年份		2012
總建築樓面面積		約 14 平方米
歷史評級		不適用
原本及現時用途		廁所
用途分配		地下: 女廁、男廁及男女均可使用的廁所 天台: 消防喉轆管道房
建築用料	天台	鋼筋混凝土
	牆壁	鋼筋混凝土
	樓層	鋼筋混凝土
	門	鐵門
飾面	外部	牆壁:泥水批盪及油漆
	內部	
	地下廁所	牆壁: 瓷磚 樓層: 瓷磚 天花: 泥水批盪及油漆

附錄 V
竣工建築圖則及透視圖

附錄V

竣工建築圖則及透視圖

圖則編號	圖則名稱
201(B)	一般註釋，用地圖則及列表，計算及發展列表
202(B)	地下平面圖，1 樓平面圖，屋頂平面圖，剖面與立面圖
0928-AA-01(D)	地下與 1 樓結構平面圖及新造結構細節
0928-AA-02(G)	新造結構細節
0928-AA-03(R)	新造屋頂之重建
0928-TP-01(C)	標準綱筋混凝土細節及註釋
55448 S1(R)	垂直升降台玻璃幕牆之結構細節
56238 S1(A)	新金屬欄杆及鋁質圍屏
FYSH-0GE-0000	透視圖封面頁
FYSH-4PR-4001	3D 透視圖 01
FYSH-4PR-4002	3D 透視圖 02
FYSH-4PR-4003	3D 透視圖 03

GENERAL NOTES:

1. STRUCTURE PLANS, R.C. DETAILS AND CALUCTATION TO BE SUBMITTED SEPARATELY.
2. DRAINAGE PLANS AND DETAILS TO BE SUBMITTED SEPARATELY.
3. ALL DIMENSIONS TO BE SHOWN IN MILLIMETERS UNLESS SPECIFIED OTHERWISE.
4. ALL BRICK/BLOCK WORK TO BE SHOWN IN MILLIMETERS UNLESS SPECIFIED OTHERWISE.
5. MIN. HEADROOM OF ESCAPE STAIRCASE TO BE 2000mm CLEAR FROM FINISHED FLOOR LEVEL.
6. MIN. HEIGHT MEASURED FROM FLOOR TO CEILING NOT LESS THAN 2500mm.
7. MIN. HEIGHT MEASURED FROM FLOOR TO UNDERSIDE OF BEAM NOT LESS THAN 2300.
8. 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.
9. ALL RISERS OF ESCAPE STAIR TO BE NOT MORE THAN 175mm & TREADS TO BE NOT LESS THAN 225mm.
10. ALL BATHROOMS AND KITCHEN TO HAVE TILES ON FLOOR AND 1200mm HEIGHT TO WALL FROM FLOOR LEVEL.
11. ALL PARAPET WALL OR RAILING TO BE NOT LESS THAN 1100mm HIGH ABOVE FINISHED FLOOR LEVEL.
12. ALL DOORS INCLUDING FRAMES REQUIRED TO HAVE FRP SHOULD BE TESTED IN ACCORDANCE WITH BS476 : PART 20 AND 22:1987 AND CERTIFIED AS BEING CAPABLE OF RESISTING THE ACTION OF FIRE FOR THE SPECIFIED PERIOD.
13. A FIRE ENGINEERING REPORT IS SUBMITTED IN CONNECTION WITH THE GBP FOR THE APPROVAL OF PLANS.

FIRE SERVICES NOTES:

1. SECONDARY POWER SUPPLY FOR ESSENTIAL LOADS
   A SECONDARY ELECTRICITY SUPPLY SHALL BE TEE-OFF AT THE SUPPLY SIDE OF THE MAIN SWITCH (ie. TEE-OFF BEFORE MAIN SWITCH) TO MAINTAIN ALL ESSENTIAL LOADS, SUCH AS FIRE SERVICES, EMERGENCY LIGHTINGS AND EXIT/DIRECTIONAL SIGNS IN THE EVENT OF NORMAL POWER FAILURE. EMERGENCY GENERATOR SHALL NOT BE PROVIDED.
2. EMERGENCY LIGHTING
   SUFFICIENT EMERGENCY LIGHTING TO BS 5266: PT.1 AND BS EN 1838 SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND LAVS. 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.
3. EXIT SIGNS
   SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING AND LAVS. 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.
4. 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 INITIATION. VISUAL ALARM SIGNALS SHALL BE PROVIDED WHERE NECESSARY IN ACCORDANCE WITH CURRENT DESIGN MANUAL OF BARRIER FREE ACCESS (VERSION 2008) & COMPLIED WITH CLAUSE 9.7 OF BS 5839: PT.1. ~~THE VISUAL FIRE ALARM INSTALLATION SHALL NOT BE PROVIDED FOR THE AREAS NOT ACCESSIBLE TO THE PUBLIC (i.e. E&M PLANT & PUMP ROOMS AND STORES).~~
   THE MANUAL FIRE ALARM SYSTEM SHALL BE LINKED TO THE AUTOMATIC FIRE ALARM SYSTEM PANEL AS INDICATED ON PLAN.
5. HOSE REEL SYSTEM
   A SYSTEM HOSE REEL WATER TANK (FIBRE GLASS TYPE) WITH CAPACITY OF 2,000 LIt. 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 (1/F & G/F) CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF FIRE SERVICE HOSE OR HOSE REEL TUBING.
6. SPRINKLER SYSTEM
   A NEW AND INDEPENDENT FAST RESPONSE TYPE IMPROVISED SPRINKLER SYSTEM TO BE PROVIDED FOR THE BUILDING ~~AS PER SECTION 10 OF~~ LPC RULE INCORPORATING WITH BSEN 12845 :2003 & BSDCI 3/2005. THE CLASSIFICATION OF THE OCCUPANCIES TO BE ORDINARY HAZARD GROUP 1 FOR THE WHOLE BUILDING. THE TOWN MAIN WATER SUPPLY TO BE DIRECT FED TO THE SPRINKLER SYSTEM. SPRINKLER TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING EXCEPT E&M PLANT ROOMS & 1/F BALCONY. SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET 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.
7. DETECTION SYSTEM
   SMOKE DETECTORS SHALL BE PROVIDED IN ACCORDING TO BS 5839 A1 : 2002 & A2 : 2008 THE EXHIBITION ROOMS ON G/F AND AT THE OFFICE ON 1/F. HEAT DETECTORS SHALL BE PROVIDED FOR ALL E&M PLANT AND PUMP ROOMS. ALL DETECTION SIGNALS SHALL BE CONNECTED TO THE AUTOMATIC FIRE ALARM SYSTEM PANEL AS INDICATED ON PLAN.
8. 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.
9. AUDIO / VISUAL ADVISORY SYSTEM
   PUBLIC ADDRESS SYSTEM AND COLORED FLASH LIGHT SYSTEM IN ACCORDANCE WITH COP MIN. FSI & EQUIPMENT 5.1 TO BE PROVIDED.
10. PORTABLE HAND-OPERATED FIRE EXTINGUISHER
    PORTABLE HAND-OPERATED DRY POWDER TYPE FIRE EXTINGUISHERS SHALL BE PROVIDED AT THE BUILDING AS INDICATED ON PLANS.
11. 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
12. ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE AT A&A EX WORKS AREAS AND ALONG THE EXISTING STAIRCASES LEADING TO GROUND LEVEL SHALL BE OF CLASS 1 & 2 RATE OF SURFACE SPREAD OF FLAME AS PER B.S. 476 PART 7 OR ITS INTERNATIONAL EQUIVALENT OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
13. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES DUCTINGS AND CONCEALED LOCATIONS AT A&A WORKS AREAS AND ALONG THE EXISTING STAIRCASES LEADING TO GROUND LEVEL SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER B.S. 476 PART 7 OR ITS INTERNATIONAL EQUIVALENT OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDENT PRODUCT.
14. ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
15. ~~ALL ELECTRICAL CIRCUITS SHALL BE PROVIDED BY MINIATURE CIRCUIT BREAKERS.~~
16. ~~PIPE DUCT TO BE OF SUBSTANTIAL FIRE AND MECHANICAL RESISTANT CONSTRUCTION i.e BRICK OR CONCRETE CONSIDERATION TO BE GIVEN TO THE SITING OF THE DUCT SO THAT THE SAME PROTECTION IS ALSO AVAILABLE TO THE SERVICE WIRING RUNNING OFF THE DUCT TO INDIVIDUAL CONSUMERS ON EACH FLOOR.~~
17. ~~PIPE DUCT TO BE SEALED UP AT POINTS WHICH THEY PASS THROUGH FLOORS AND COMPARTMENT WALLS AND ALL INSPECTION DOORS TO BE 1/2 H.R. F.R.P. FIRE DOOR WITH SELF CLOSING ACTION.~~
18. ~~GRATING MASKS TO BE PROVIDED AT OFFICE.~~
19. ~~THE MAIN ENTRANCE DOORS TO BE KEPT OPENED DURING OPENING HOURS.~~
20. ~~FAST RESPONSE TYPE SPRINKLER SYSTEM (SINGLE FEED) WITH 50M³ TANK UP TO CURRENT STANDARD OF FSD TO BE PROVIDED EXCEPT FOR PLANT ROOM AREA.~~
21. ~~DIRECT LINE FOR ALL F.S.I. TO FIRE SERVICE COMMUNICATION CENTRE WILL BE PROVIDED.~~
22. ~~EMERGENCY GENERATOR FOR FIRE SERVICE SYSTEMS TO BE PROVIDED UP TO CURRENT FSD STANDARD.~~

SCHEDULE OF FIRE RESISTANCE PERIOD – BUILDING (CONSTRUCTION) REGULATION 1996

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

* REINFORCED CONCRETE WALL CONSTRUCTION TO CONTAIN NOT LESS THAN 1 PERCENT OF VERTICAL REINFORCEMENT

PROVISION OF EXIT DOORS & EXIT ROUTES FROM ROOM OR STOREY

LOCATION	USE	USABLE FLOOR SPACE (m^2)	FACTOR (m^2/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			
							EXIT DOOR		EXIT ROUTE		EXIT DOOR		EXIT ROUTE	
					REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
G/F	EXHIBITION ROOM & TOURIST CENTRE	66.004	2	34	2	2	1750	1750	2100	2400	850	850 900	1200	1200
1/F	ADM. OFFICE & LEARNING AREA	60.981	2 & 9	10 + 5 = 15	1	1	–	–	–	–	750	800	1050	1200

RECEIVED BY BUILDINGS DEPARTMENT 2 OCT 2012

SCHEDULE OF SANITARY FITMENTS

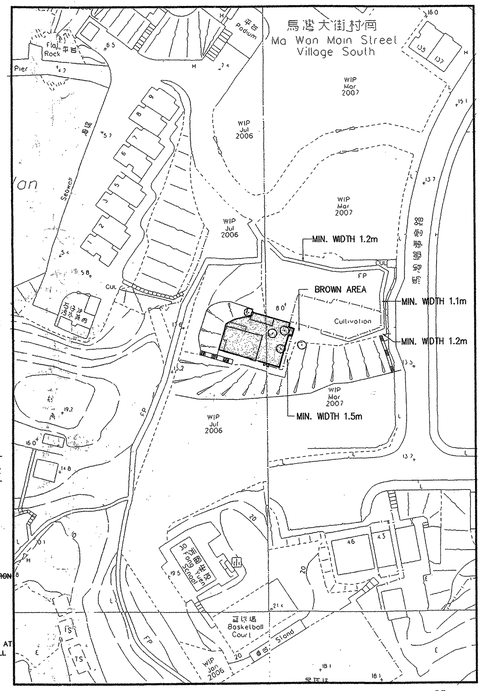
FLOOR	USE	TOTAL U.F.A. (m^2)	FACTOR (m^2/PERSON)	NO. OF PERSON			WATER CLOSET		BASIN		URINAL		U.A.L.
							REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	
G/F	EXHIBITION ROOM & TOURIST CENTRE	66.004	2	34	49	M 25	1	1	1	1	1	1	1 NO. (G/F)
1/F	ADM. OFFICE & LEARNING AREA	60.981	2 & 9	15		F 25	2	2	1	1	—	—	

COLOUR INDICATIONS

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

LEGEND / ABBREVIATION

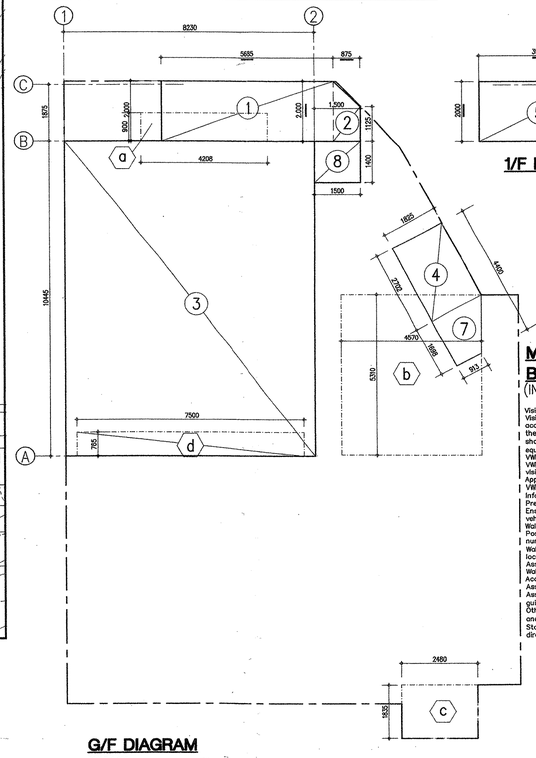
- 1/2 HR. F.R.P. SELF-CLOSING DOOR
- DIRECTION OF ARROW ON ALL STAIRCASES TO SHOW 'UP' EXCEPT OTHERWISE SPECIFIED
- EXISTING/PROPOSED FINISHED LEVEL
- PROPOSED STRUCTURAL LEVEL
- LIFT FOR THE DISABLED (MIN. LIFT CAR SIZE = 1.2m x 1.1m W./. CLEAR DOOR WIDTH = 750mm)
- U.A.L. UNI-SEX ACCESSIBLE LAVATORY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



BLOCK PLAN
SCALE : 1000

N

PROPOSED GFA & SC DIAGRAM



1/F DIAGRAM

G/F & 1/F G.F.A CALCULATION

G/F

1 x ① 5.685 x 2.000	=	11.370 m^2
1 x ② (2.000 + 1.125) x 0.875 / 2	=	1.367 m^2
1 x ③ 10.445 x 8.230	=	85.962 m^2
1 x ④ 1.825 x 2.702	=	4.931 m^2
1 x ⑦ (0.913 + 1.825) x 1.698 / 2	=	2.325 m^2
	=	105.955 m^2

1/F

1 x ③ 10.445 x 8.230	=	85.962 m^2
1 x ⑤ 2.000 x 3.937	=	7.874 m^2
	=	93.836 m^2

TOTAL AREA : 105.955 + 93.836 = 199.791m^2

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 VWD and assure that they can get access to Fong Yuen Study Hall. It shall be made based on the barrier access equipment and occupants' characteristics. Once a VWD wants to make an appointment or a walk-in VWD is detected, management staff shall follow the visitors with disabilities access strategy.
Appointment VWD
VWD makes an appointment.
Inform VWD about the vehicular drop-off point.
Prepare tickets for VWD.
Ensure a sufficient number of staffs wait at the vehicular drop-off point.
Walk-in VWD
Post some banners or notices with FYSH contact number at the vehicular drop-off point.
Walk-in VWD contacts FYSH about his / her location.
Assign sufficient number of staffs to pick up Walk-in VWD.
Access Control
Assist VWD to get off vehicle.
Assist VWD to access FYSH 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 VWD.

SITE COVERAGE CALCULATION

1 x ① 5.685 x 2.000	=	11.370 m^2
1 x ② (2.000 + 1.125) x 0.875 / 2	=	1.367 m^2
1 x ③ 10.445 x 8.230	=	85.962 m^2
1 x ④ 1.825 x 2.702	=	4.931 m^2
1 x ⑦ (0.913 + 1.825) x 1.698 / 2	=	2.325 m^2
1 x ⑧ 1.400 x 1.500	=	2.100 m^2
	=	108.055 m^2

TOTAL AREA = 108.055m^2

EXISTING G/F & 1/F G.F.A CALCULATION
(FOR INFORMATION ONLY)

MAIN BUILDING G/F	=	84.011 m^2
MAIN BUILDING 1/F	=	85.962 m^2
KITCHEN BLOCK	=	24.267 m^2
TOILET BLOCK	=	4.551 m^2
	=	198.791 m^2

TOTAL AREA = 198.791m^2

EXISTING SITE COVERAGE CALCULATION
(FOR INFORMATION ONLY)

1 x ⓐ 0.900 x 4.208	=	3.787 m^2
1 x ⓑ 4.570 x 5.310	=	24.267 m^2
1 x ⓒ 2.480 x 1.835	=	4.551 m^2
1 x ③ 8.230 x 10.445	=	85.962 m^2
	=	118.567 m^2

TOTAL AREA = 118.567m^2

SITE COVERAGE AND PLOT RATIO CALCULATION

SITE AREA = (APX.) 281.800m^2

CLASS OF SITE = –

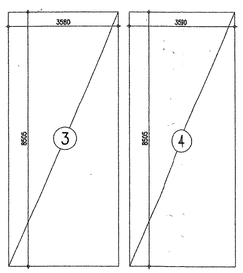
BUILDING HEIGHT = 9.155 m (NO CHANGE)

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

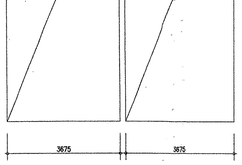
ACTUAL NON-DOMESTIC P.R. = 199.791 / 281.800 = 0.71 < PERMITTED



1/F DIAGRAM
SCALE 1:100

FIRST FLOOR U.F.A. CALCULATION

1 x ③ 3.580 x 8.505	=	30.448 m^2
1 x ④ 3.590 x 8.505	=	30.533 m^2
	=	60.981 m^2



G/F DIAGRAM
SCALE 1:100

GROUND FLOOR U.F.A. CALCULATION

1 x ① 3.675 x 8.980	=	33.002 m^2
1 x ② 3.675 x 8.980	=	33.002 m^2
	=	66.004 m^2

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 VWD) is to ensure the barrier free access of Revitalization of Fong Yuen Study Hall (hereinafter referred to as FYSH) 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 FYSH. 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 VWD.
The statement applies to the whole Revitalization of FYSH in Ma Wan. Management staff and occupiers 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 FYSH in Ma Wan. The main items involved in the barrier free access management manual are list as follows:
Management Duties – Outline the main responsibilities of management in relation to barrier free access, it stresses the importance of undertaking an 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 points 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 (VWD) access strategy including the details of actions to assist VWD with appointment and walk-in VWD for accessing Fong Yuen Study Hall.

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 daily management of barrier free access and for ensuring the safety of VWD 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 VWD with appointment and walk-in VWD.
The barrier free access management shall:
(i) Appoint appropriate management staff for carrying out the barrier free access management and assisting VWD with appointment and walk-in VWD for accessing Fong Yuen Study Hall.
(ii) Ensure a sufficient number of staff to be presented when VWD visiting the Fong Yuen Study Hall.

Staff Training
Management staff (including temporary and part-time staff) shall receive competent training about propelling wheelchair with VWD to help them entering and exiting the FYSH. Here are the main points:
(i) For safety, do not move VWD away from the wheelchair;
(ii) Try not to carry wheelchair users up or down the stairs in order to avoid any dangerous;
(iii) Aware the road safety, if it is required to lift up wheelchair at the road edge, staff needs to step on the pedal and tilt 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 faces the road edge and then pull down the wheelchair;
(iv) For ramp, staff can use "z" shape way up or down the ramp and the back of the wheelchair should face the slope when propelling wheelchair.
(v) Pull the brake when staff wants to stop the wheelchair. This can prevent wheelchair from free sliding. Also, avoid the wheelchair users to be parked facing the wall.
(vi) To pass through the small ditch, staff should pull back the wheelchair while the back of the wheelchair facing the small ditch or push forward the front wheel over the cover of the ditch. This can prevents the front wheels to be trapped in the aperture or the pit.
When propelling the wheelchair, staff should make sure that the hands and feet of VWD should place at a safe location to avoid scratches.
Inspection and Maintenance of Barrier Free Access Equipment
All the barrier free access equipment shall be regularly inspected and maintained. The barrier free access equipment for VWD provided by Fong Yuen Study Hall is a removable inclined platform at the entrance of the ground floor. All staff must identify and report to management at an early stage of any problem which might compromise safety, be it relating to the structure at the ground, its system, facilities or equipment.
All incidents and circumstances which have the potential to cause accidents, prioritize and monitor subsequent remedial actions shall be recorded.

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

Building

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

F.S.D. REF.
FPB

W.W.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 BUILD DRAWING

NO.	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
GENERAL NOTES, SCHEDULE & BLOCK PLAN CALCULATIONS & DEVELOPMENT SCHEDULE

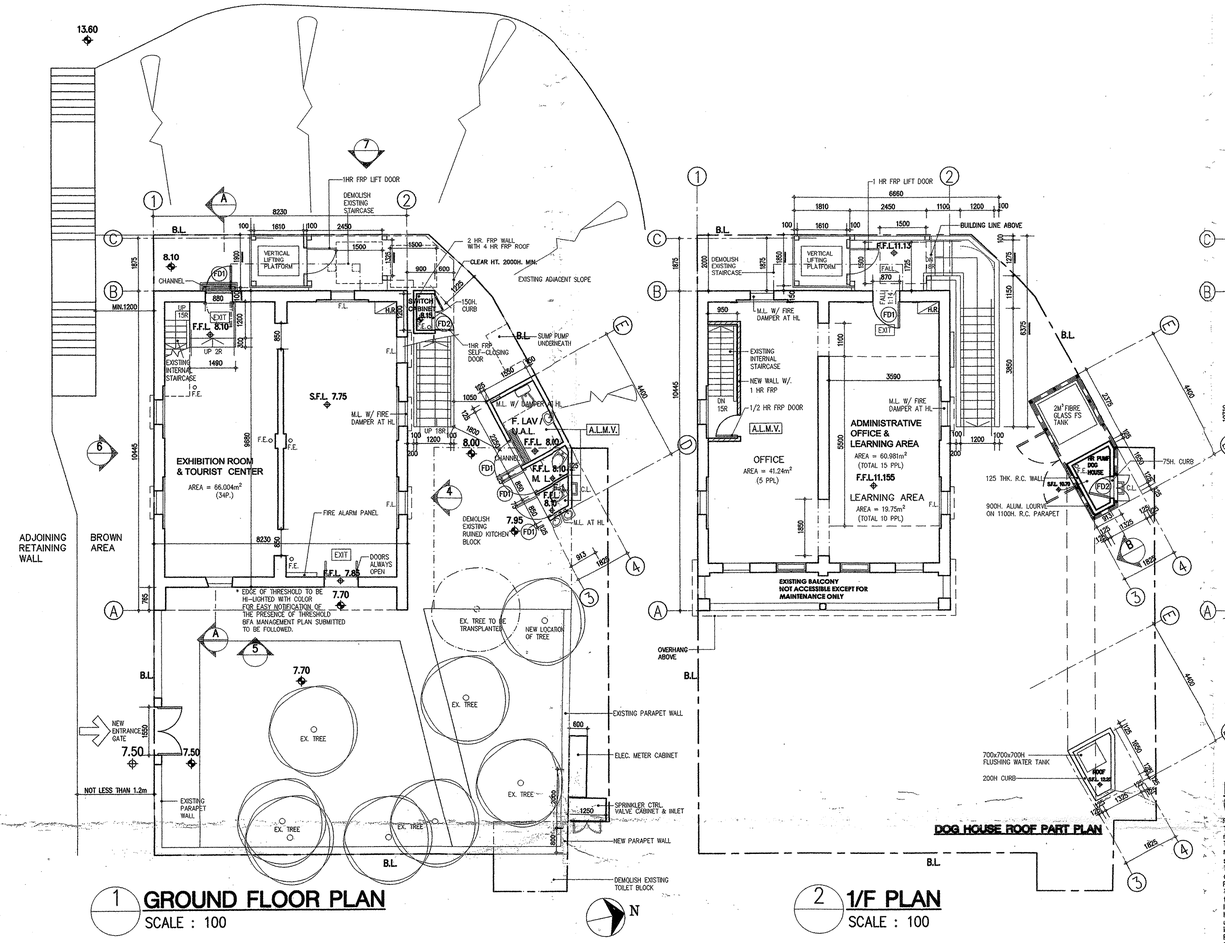
DRAWN	CAP.
CHECKED	E.Y.
APPROVED	V.C.
DATE	21-4-2010
SCALE	1:100 (A1) 1:200 (A3)

JOB NO.	DRAWING NO.	REV.
10002	201	B

LCK ARCHITECTS LTD
林陳簡建築師有限公司

VICTOR CHAN
陳顯仁建築師
B ARCH(HK) FHKIA RIBA FRAIA
REGISTERED ARCHITECT AP

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 1.1Ls/m² or 10/L/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: iia) not within 5m from other sources of contamination such as exhaust outlets, traffic, etc. iib) not below ground level or close to cooling tower. iic) face away from potential pollution sources. iid) 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)(ii). (h) Regarding item 5: Enhanced fire measures to be provided to the satisfaction of the D of FS.



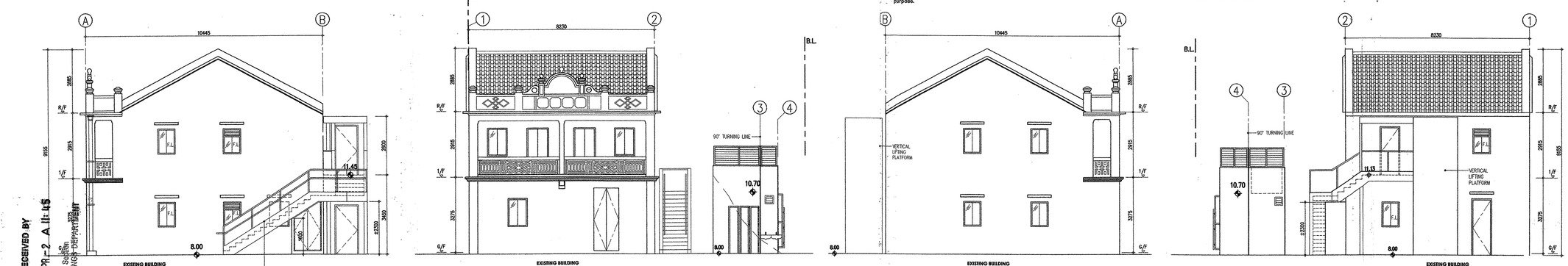
1 GROUND FLOOR PLAN
SCALE : 100

2 1/F PLAN
SCALE : 100

3 ROOF PLAN
SCALE : 100

A SECTION A-A
SCALE : 100

B SECTION B-B
SCALE : 100



4 NORTH ELEVATION
SCALE : 100

5 FRONT ELEVATION
SCALE : 100

6 SOUTH ELEVATION
SCALE : 100

7 REAR ELEVATION
SCALE : 100

RECEIVED BY
2012 APR -2 A 11:45
R.B.D. Section
BUILDING DEPARTMENT

MANAGEMENT PLAN FOR FSC ISSUES PART 1
(INFORMATION ONLY)

Fire 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 appropriate 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 occupiers are required to observe the rules and requirements made under the recommendations of this policy.
Purpose
The fire safety management manual has been developed to provide guidance for the property and facilities management in respect of fire safety and evacuation for the Revitalization of FYSH in Ma Wan. The main items involved in the fire safety management manual are list 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.

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 daily management of fire safety and for ensuring the safety of persons in the event of fire or other emergencies. The fire safety management system outlines the responsibilities of each management staff and necessary fire safety measures for both normal situation and emergent situation.
The fire safety management shall:
Appoint appropriate management staff for carrying out the fire safety management and assisting evacuation in case of fire.
Ensure a sufficient number of staff to be presented when a fire breaks out in the building.
Fire Prevention Measures
Fire prevention measures play a major role in the fire safety management system. It includes the establishment of good housekeeping practices, periodic inspections of common public areas, identification of potential fire hazards so as to ensure the premises are left in a safe condition. Preventing the fire hazards from occurrence might be achieved by the following measures:
Keep rubbish, waste materials and combustible materials stored in suitable designate areas. Such materials shall not be allowed to block and accumulate in the areas that have been designated as "escape route". Allow no combustible material or obstruction in any stair and its entrance. Carry out routine inspection for these areas to prevent cumulating rubbish and combustible materials.
Carry out routine inspection for fix electrical works.
Maintain a safe distance between combustibles and heat sources or electrical appliances.

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 fire 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 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; he 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, elder and disabled; the use and functions of fire protection equipments; 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.
Inspection and Maintenance of Fire Protection Equipments
All the fire protection equipments shall be regularly inspected and maintained and be certified by appropriate FS contractor/ Registered Specialist Contractor (Ventilation)/ Registered Professional Engineer (Fire), which include:
Sprinkler system, Fire detection and alarm system, Audio/visual advisory system, Fire rated doors, Emergency lighting, Fire extinguishers, hose reels & breathing masks.
All data relating to the inspection, testing and maintenance of fire protection systems and equipments shall be recorded.
All staff must identify and report to management at an early stage of any problem which might compromise safety, be it relating to the structures at the ground, its systems, facilities or equipment
All incidents and circumstances which have the potential to cause accidents, prioritize and monitor subsequent remedial actions shall be recorded.

Maintance 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 functionally 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;

Fire Evacuation Strategy
Fire evacuation strategy aims to accomplish maximum clearance of occupants and assure the safe evacuation in the event of fire. It shall be made based on the design of the building, fire safety features, occupants' characteristics as well as the potential fire hazards in the building. Once a fire is detected, management staff shall follow the fire evacuation strategy and instruct the evacuation of all the occupants to the extent that personal safety allows. The evacuation strategy is illustrated below.

A fire is detected.
Carry out fire evacuation strategy
Fire control
Activate the fire prevention system
First aid fighting by staff
Evacuation control
Inform the public and operate the public announcement adressing system
Ensure the evacuation in an orderly manner
Assist the occupants to evacuate through escape route
Ensure the escape route not prevented by any obstruction
Communication control
Inform the fire brigades immediately
Assist the fire brigades on arrival
Provide clear guidance and instructions for the evacuation

To ensure the safety of persons with disabilities (PWD) and facilitate their escape, the following measures shall be followed:
Any PWD entering FYSH shall be provided with emergency evacuation instructions including the location of exits and escape route.
The staff of FYSH shall pay close attention to the PWD who has company and be ready for their needs.
Staff familiar with the emergency evacuation procedures and evacuation routes should be designated to assist the PWD who has no company. And when there is an emergency, the staff shall help them escape through appropriate route.
Staff shall be designated for the PWD who has to access 1/F. The staff shall be familiar with the emergency evacuation procedures and evacuation routes. When there is an emergency, the staff shall help them escape through appropriate route.
All fire incidents and false alarms that occur and the actions taken shall be recorded.

The works shown on these plans are Type II works *Building* **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

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

F.S.D. REF.
FPB /

W.W.O. REF.

NOTES :
DO NOT SCALE DRAWINGS.
ALL DIMENSIONS MUST BE VERIFIED AT THE WORK BY THE CONTRACTOR.

LEGEND
EXISTING WORKS TO BE DEMOLISHED
APPROVED WORKS TO BE DELETED

AS BUILD DRAWING

NO.	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.	REV.
10002	202	B

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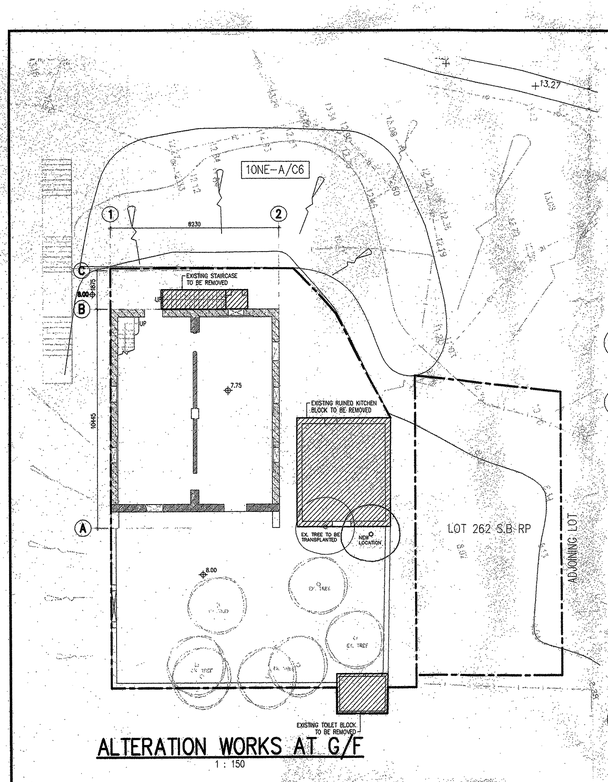
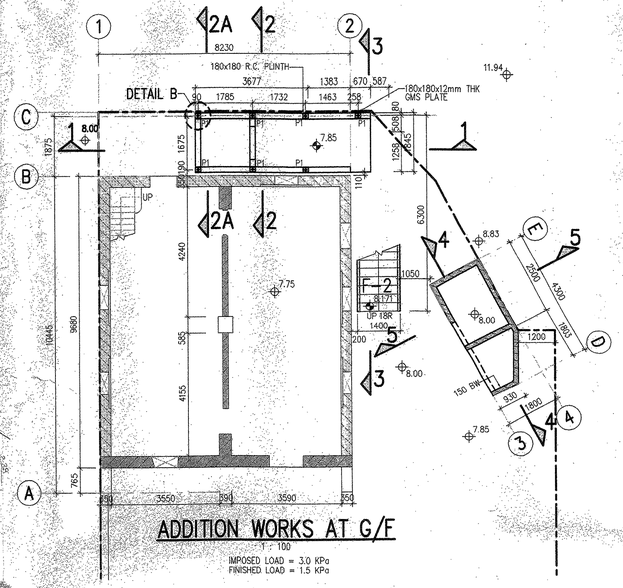
VICTOR CHAN
陳鎮仁建築師
B ARCH(HK) FHKIA RIBA FRAIA
REGISTERED ARCHITECT AP



ALTERATION WORKS AT G/F
1 : 150



ADDITION WORKS AT G/F
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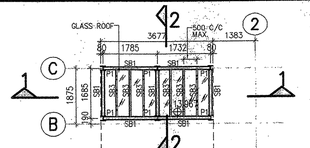
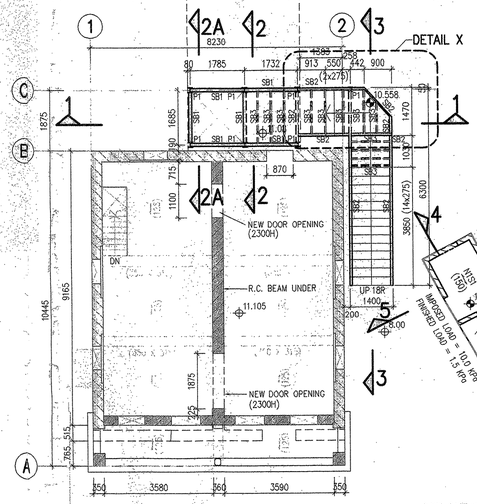
IMPOSED LOAD = 3.0 KPa
FINISHED LOAD = 1.5 KPa



PART PLAN AT LEV. 13.967
1 : 100
IMPOSED LOAD = 0.75 KPa



ADDITION WORKS AT 1/F
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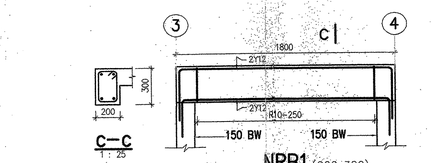
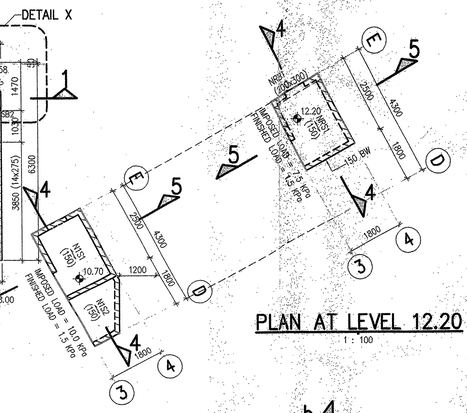
IMPOSED LOAD = 3.0 KPa
FINISHED LOAD = 1.5 KPa



NRB1 (200x300)
1 : 25



PLAN AT LEVEL 12.20
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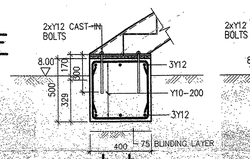
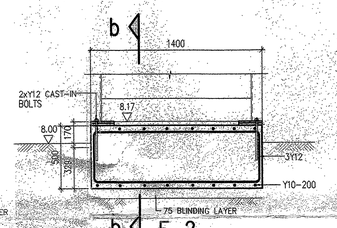
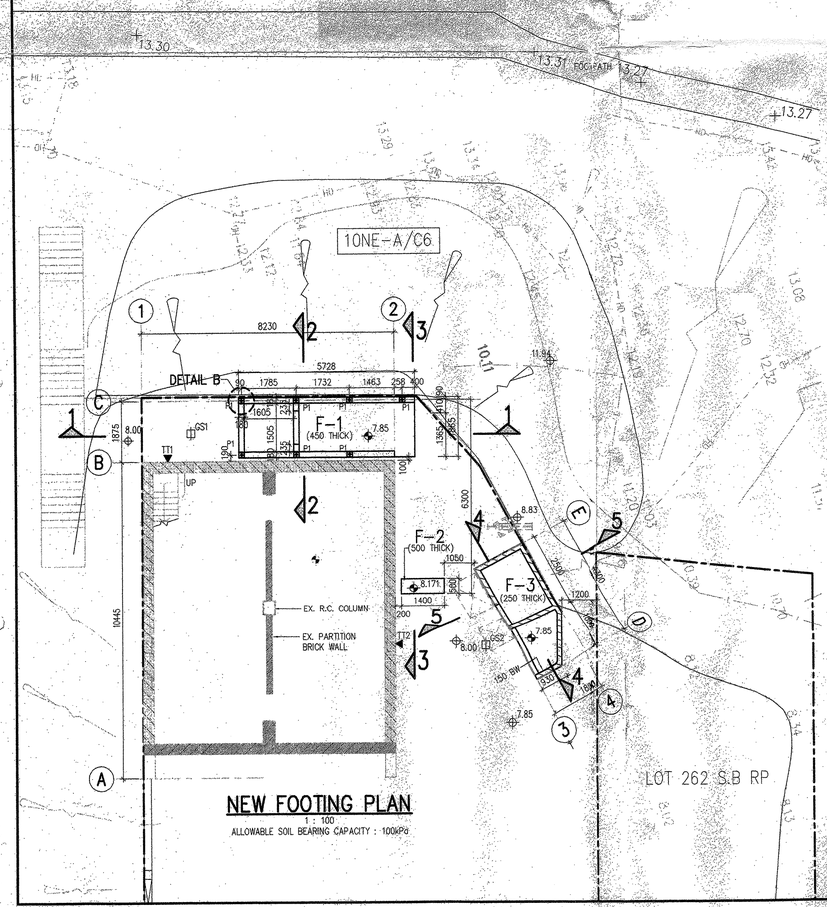


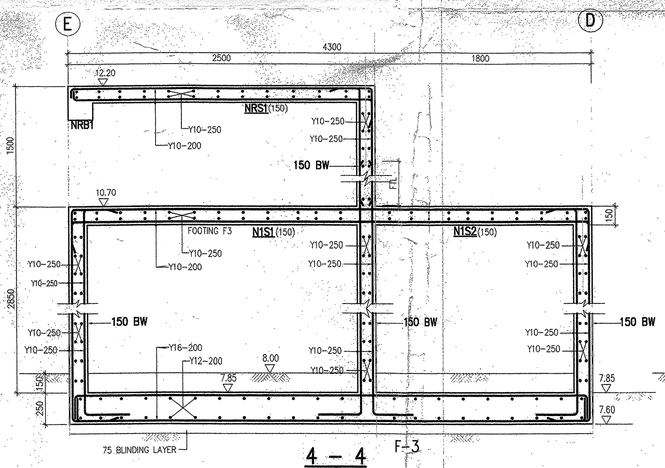
b–b
1 : 25



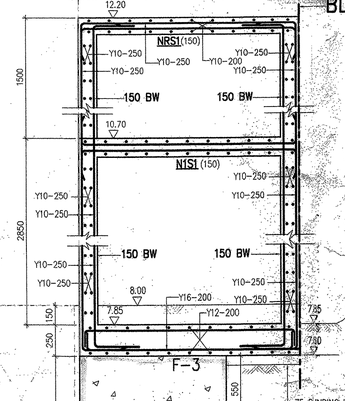
F-2
1 : 25



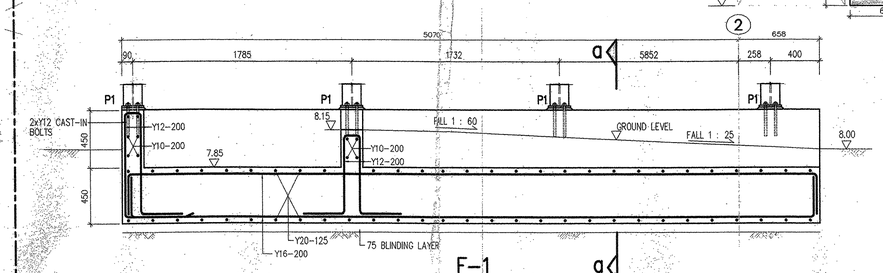
NEW FOOTING PLAN
1 : 100
ALLOWABLE SOIL BEARING CAPACITY : 100KPa

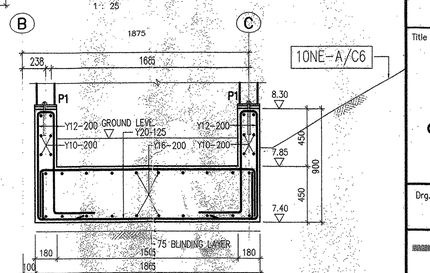


4 – 4
1 : 25



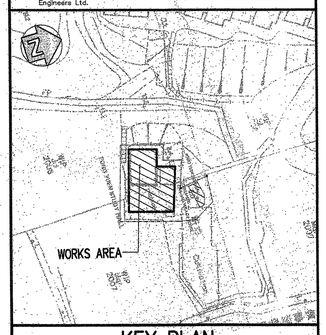
5–5
1 : 25





a–a
1 : 25

AS BUILD DRAWING



KEY PLAN

NOTES:

1. FOR GENERAL NOTES SEE DRAWING NO. 0928/TP/01.
2. FOR STRUCTURAL STEEL MEMBER SCHEDULE, SECTION 1–1, 2–2 , 3–3, DETAIL B AND X SEE DRAWING 0928/AA/02.
3. ELEMENT OF CONSTRUCTION WITHIN EACH COMPARTMENT HAVE ONE HOUR FIRE RESISTANCE PERIOD.

WORKING PROCEDURE FOR REMOVAL OF STAIRCASE

1. INSTALL PROPS UNDER STAIR TO BE DEMOLISHED AT SPACING 1.2m c/c MAXIMUM.
2. BRACE THE PROPS IN 2 DIRECTIONS.
3. INSTALL SUPPORTING STEEL MEMBERS BEFORE CARRYING OUT REMOVAL OF STAIR.
4. 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 IN mPD
- 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		

	Name	Initial
In Charge	I.CHENG	
Design Checked	I.CHENG	
Designed	T.SUEN	
Drawn Checked	T.SUEN	
Drawn	E.KWONG	

Date: APR 2010 | Scale: AS SHOWN | CAD. Ref.: 0928AA01D

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, TSUEN WAN

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

Drg. No.: 0928/AA/01 | Rev.: D

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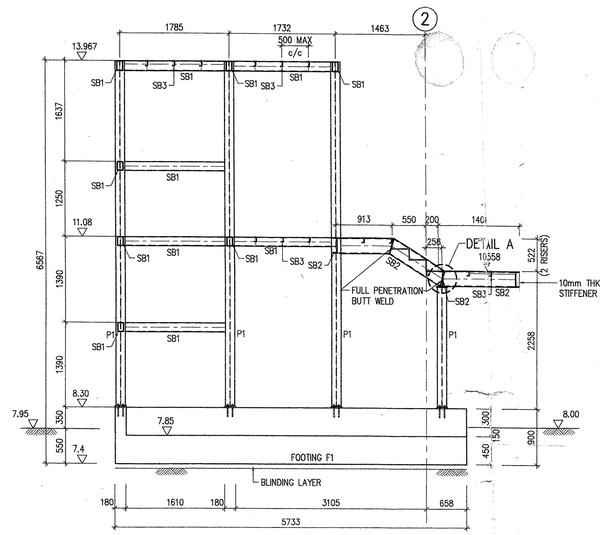
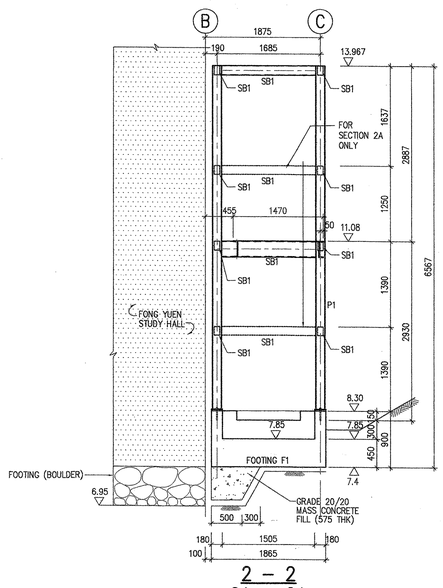
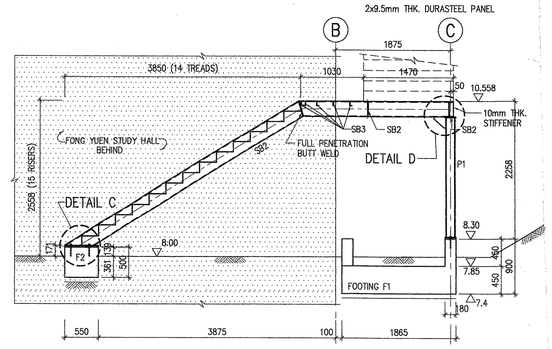
B.D. REF.



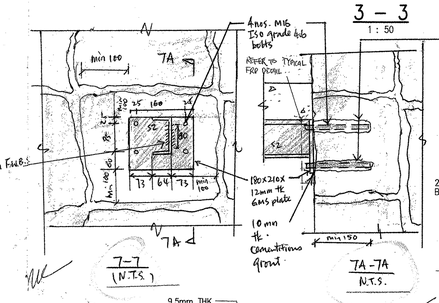
1 – 1
1 : 50



2 – 2
2A – 2A
1 : 50



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

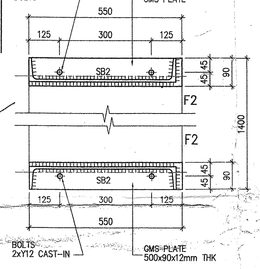


3 – 3
1 : 50

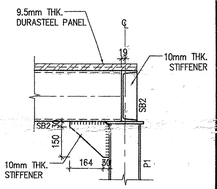
cementitious grout with strength not inferior to grade 35

7–7 (N.T.S.)

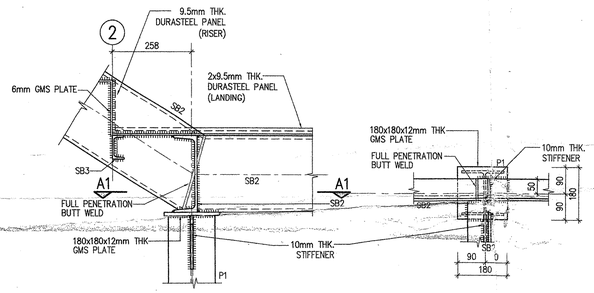
7A–7A N.T.S.



C1 – C1
1:10

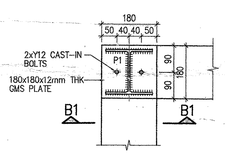


DETAIL D
1:10

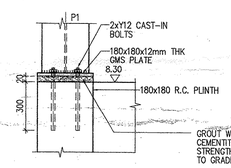


DETAIL A
1:10

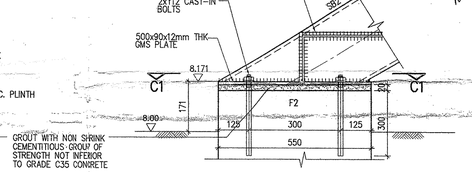
A1 – A1
1:10



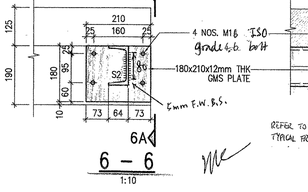
DETAIL B
1:10



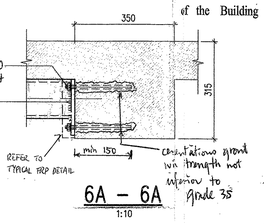
B1 – B1
1:10



DETAIL C
1:10

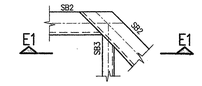


6 – 6
1:10

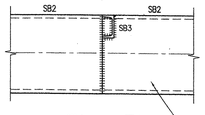


6A – 6A
1:10

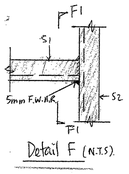
AMENDED PLAN



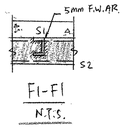
DETAIL E
1:10



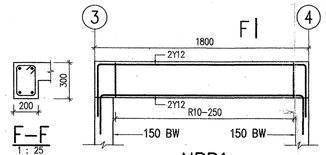
E1 – E1
1:10



Detail F (N.T.S.)

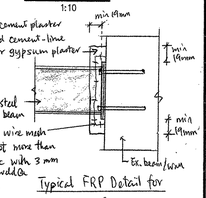


F1–F1
N.T.S.

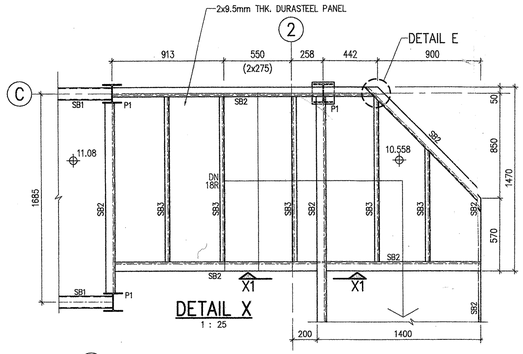


F–F
1 : 25

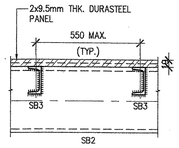
NRB1 (200x300)
1 : 25



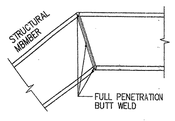
Typical FRP Detail for Steel Beam Connection on Existing Structure



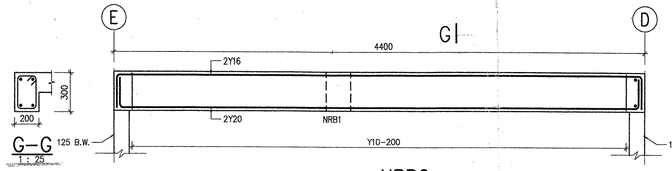
DETAIL X
1 : 25



TYPICAL DETAIL OF DURASTEEL DECK ON STAIR LANDING
1 : 10



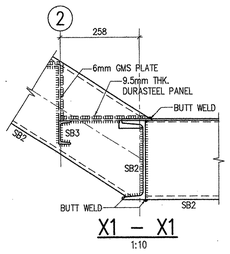
TYPICAL BUTT WELD DETAILS
N.T.S.



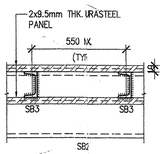
G–G
1 : 25

NRB2 (200x300)
1 : 25

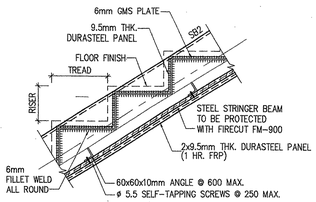
"The works shown on these plans are Type II works (A & A WORKS) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations."



X1 – X1
1:10



TYPICAL DETAIL OF DURASTEEL DECK ON ROOF
1 : 0



TYPICAL RISER DETAIL
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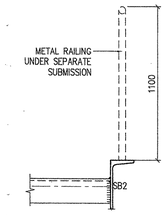
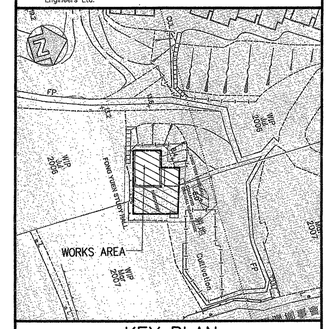


TYPICAL DETAILS OF BALUSTRADE ON STAIRCASE
N.T.S.

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

B.D. REF.

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.



KEY PLAN

Note:

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

MARK	SIZE	HP/A(m²)	DFT(mm)
SB1	100x150x6.3mm THK RHS	170	2.11
SB2	254x89x35.74kg/m CHANNEL	180	0.94
SB3	76x38x6.70kg/m CHANNEL	285	1.59
P1	152x152x37kg/m UC	190	0.98
S1	78x38x6.70kg/m CHANNEL	215	0.83
S2	127x64x14.9kg/m CHANNEL	150	0.72

3. SURFACE OF ALL STEEL MEMBER SHALL BE PAINTED BY FIRECUT FM-900 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 CONJUNTION WITH DWG:0928/AA/01.
5. All bolts shall comply with BSEN 14016 : ALL nuts shall be class 4 complying with BS EN ISO 4034 with tightening torque 120 Nm, SURFACE STRENGTH 150 N/mm² AND TENSILE STRENGTH 240 N/mm²

AS BUILD DRAWING

Revision	Date	Description	BY	Checked
G	SEP 2011	1. SECTION 6–6 / 6A–6A ADDED 2. STAIRCASE HAND RAIL DETAILS ADDED		
F	FEB 2011	SECTION 2–2 / 2A–2A REVISED		
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		

	Name	Initial
In Charge	I.CHENG	
Design Checked	I.CHENG	
Designed	T.SUEN	
Drawn Checked	T.SUEN	
Drawn	E.KWONG	

Date	Scale	CAD. Ref.
FEB 2011	AS SHOWN	0928AA02G

Client
YUEN YUEN INSTITUTE

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

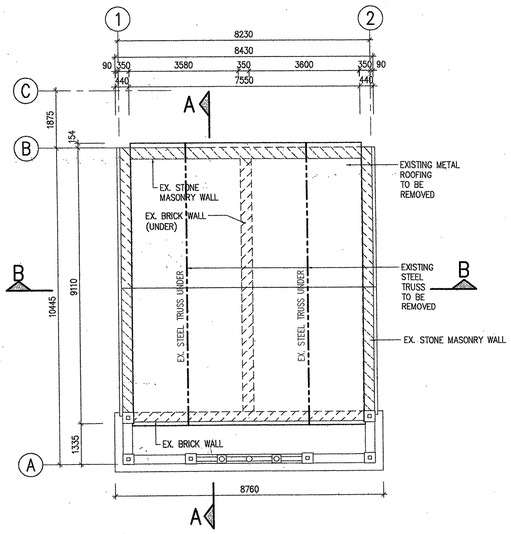
Project
REVITALIZATION WORKS
FONG YUEN STUDY HALL
AT MA WAN

Title
NEW STRUCTURE DETAILS

Drg. No.	Rev.
0928/AA/02	G

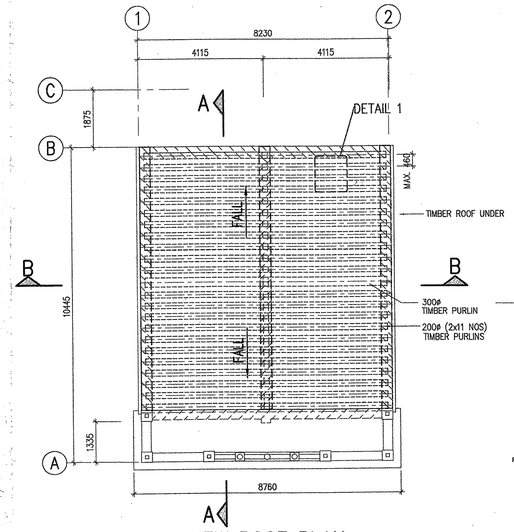
Helen Kwan Po Jen
BASc, PEng, CEng, FIStructE, FHKIE, RPE, Registered Structural Engineer

JMK CONSULTING ENGINEERS LTD.



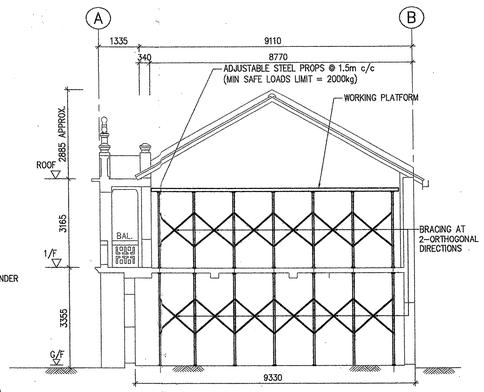
EXISTING ROOF PLAN

1 : 100



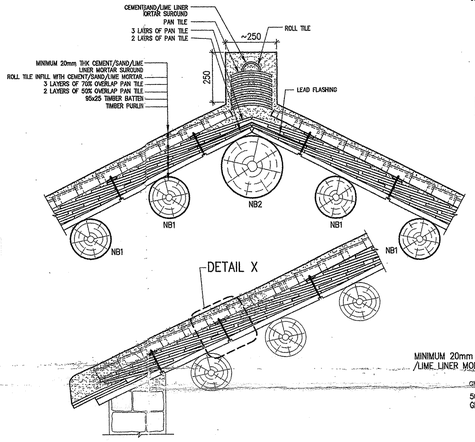
NEW ROOF PLAN

1 : 100



PROPPING DETAILS

1 : 100



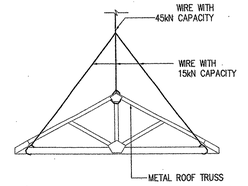
TYPICAL ROOF TILE DETAILS

1 : 15

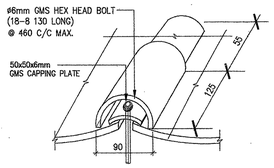
(FOR CONSTRUCTION DETAILS, SEE HERITAGE ARCHITECT'S SPECIFICATION)

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 TRUSS.

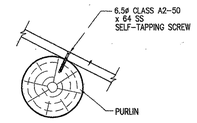


(HANGING DETAIL FOR STEEL TRUSS)



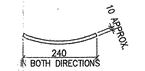
ROLL TILE FIXING DETAIL

1 : 5



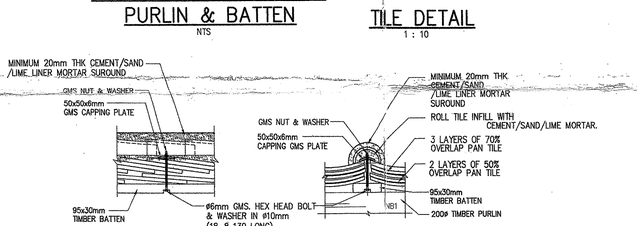
FIXING DETAILS BETWEEN PURLIN & BATTEN

NTS



TILE DETAIL

1 : 10

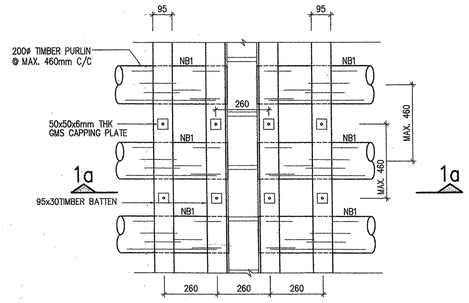


DETAIL X

1 : 10

DETAIL Y

1 : 10

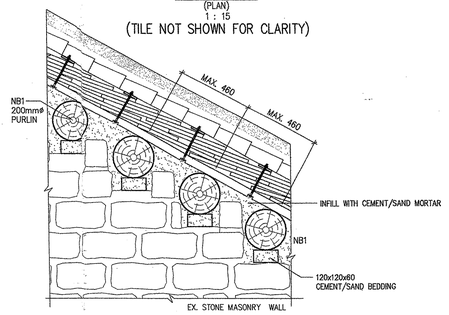


DETAIL 1

(PLAN)

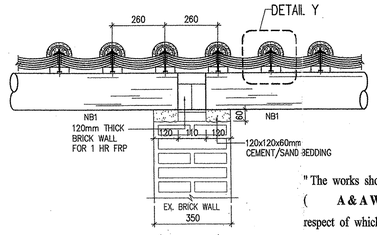
1 : 15

(TILE NOT SHOWN FOR CLARITY)



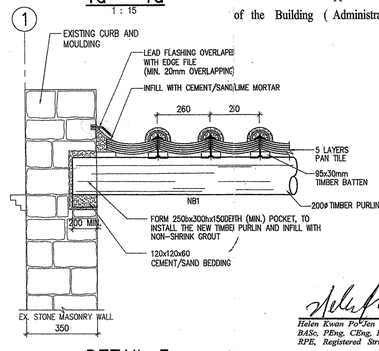
DETAIL 2

1 : 15



1a – 1a

1 : 15



DETAIL 3

1 : 15

NOTES FOR TIMBER WORKS

1. THE RSE AND CONSTRUCTION FOR THE STRUCTURAL TIMBER SHALL COMPLY WITH BS 5268-2.
2. THE STRUCTURAL STRENGTH AND DEFLECTION BEHAVIOUR OF STRUCTURAL TIMBER WILL BE TESTED & ACCEPTED ACCORDING TO SECTION 8 OF BS5268-2, FOR USE OF CHINESE FIR AS STRUCTURAL TIMBER, A METHOD STATEMENT FOR LOAD TEST WILL BE SUBMITTED TO BD FOR ACCEPTANC PRIOR TO COMMENCEMENT OF LOAD TEST.
3. FIRE RETARDANT MEASURES FOR TIMBER PURLIN & BATTEN: FRAME REWORED PAINT TO ACHIEVES "CLASS 1" SURFACE SPREAD OF FLAME TESTED IN BS476 PART 7.
4. ~~(THE GRADE & BRAND NAME OR DESIGNATION OF THE PROPOSED TIMBER SHALL BE GIVEN. MANUFACTURER'S CERTIFICATION / DOCUMENT TO CONFIRM THE TIMBER MEETS WITH THE REQUIREMENTS OF THE SPCIFIED TIMBER GRADE AND STRENGTH CLASSIFICATION AS PER BS 5268 SHOULD ALSO BE PROVIDED. ALL TIMBER WILL BE IN COMPLIANCE WITH BS 5268 AND ALL RELEVANT CERTIFICATES AND TEST REPORTS WILL BE SUBMITTED TO BD PRIOR TO COMMENCEMENT OF TIMBER ROOF CONSTRUCTION.~~
5. PRESERVATION TREATMENT TO BE PROVIDED TO APPROPRIATE QUALITY STANDARD.
6. CHINESE FIR WILL BE ADOPTED AS TIMBER PURLIN & BATTEN.
7. A SAMPLE OF OF PROPOSED TIMBER PURLIN & BATTEN WILL BE SUBMITTED TO BD PRIOR TO THE INSTALLATION OF TIMBER ROOF.
8. DESIGN WIND CODE: CODE OF PRACTICE ON WIND EFFECTS IN HONG KONG 2004. PRESSURE COEFFICIENT BS6399-2 : 1997(TABLE 10).

TIMBER ELEMENT SCHEDULE

BATTEN		95x30mm THICK
PURLIN	NB1	200ø TIMBER PURLIN JOIST *
	NB2	300ø TIMBER PURLIN JOIST *

ROOF LOADING SCHEDULE

LOAD TYPE	INTENSITY ON HORIZONTAL PLAN
3 OF 70% OVERLAP+2 OF 50% OVERLAP TILE + BATTEN + PURLIN	1.74KPa
IMPOSED LOAD	0.75KPa

NOTES FOR STRUCTURAL STEELWORKS

1. ALL WORKS SHALL COMPLY WITH HONG KONG BUILDING (CONSTRUCTION) REGULATIONS 1990.
2. DESIGN OF STRUCTURAL ELEMENTS SHALL BE IN ACCORDANCE WITH " THE STRUCTURAL USE OF STEEL 2005"
3. STRUCTURAL STEEL SHALL BE GRADE S275 JO COMPLYING WITH BS EN 10025, 10210 (CLASS 1).
4. EXCEPT OTHERWISE STATED, ALL STRUCTURAL STEEL SHALL BE HOT DIP GALVANISED TO BS EN ISO 1461 (MIN. TK.85 µm).

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/mm² (ISO GRADE 4.6)

LEGEND:

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

B.D. REF. 22-3/3023/09(HU)(S)

Notes :

AS BUILD DRAWING

Revision	Date	Description	BY	Checked
R	NOV 2011	1. INCORPORATING B.D. COMMENTS (APPROVAL DATE:31 OCT 2011) 2. NOTE 5 REVISED.		
Q	OCT 2011	NOTES REVISED		
P	APR 2011 AUG 2011	1. INCORPORATING B.D. COMMENTS (APPROVAL DATE:12 APR 2011) 2. NOTES FOR TIMBER WORKS REVISED		
N	MAR 2011	LEAD FLASHING ADDED		
M	FEB 2011	ROOF DETAIL & ROLL TILE FIXING DETAIL ADDED		
L	FEB 2011	INCORPORATING B.D. COMMENTS (APPROVAL DATE: 9 FEB 2011)		
K	FEB 2011	PROPPING DETAILS ADDED		
J	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		

	Name	Initial
In Charge	I.CHENG	
Design Checked	I.CHENG	
Designed	T.SUEN	
Drawn Checked	T.SUEN	
Drawn	E.KWONG	
Date: APR 2010	Scale: AS SHOWN	CAD. Ref.: 0928AA03R

Client: YUEN YUEN INSTITUTE

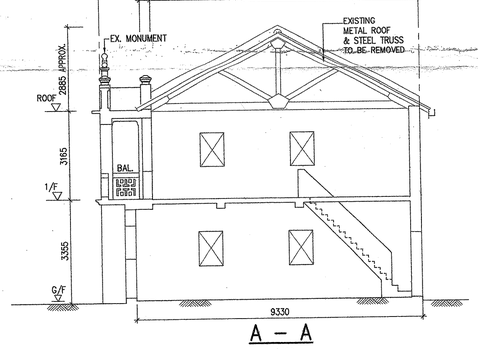
Architect: LCK ARCHITECTS LTD 林陳簡建築師有限公司

Project: REVITALIZATION WORKS FONG YUEN STUDY HALL AT MA WAN

Title: RE-CONSTRUCTION OF NEW ROOF

Drg. No.: 0928/AA/03 Rev.: R

JMK CONSULTING ENGINEERS LTD.



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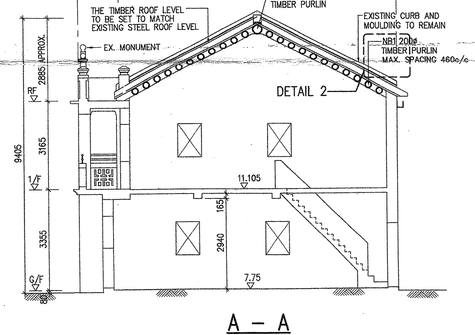

A – A

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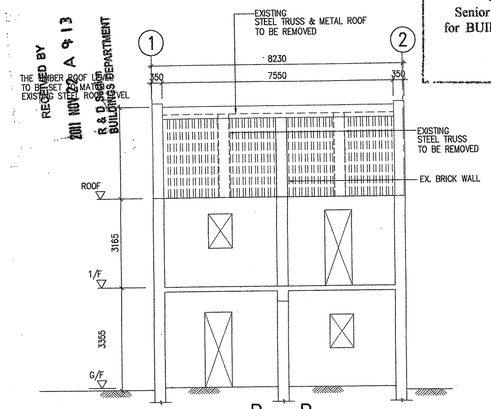
(NEW TIMBER ROOF)

Plan Approved

CHAN Wai-tai
Senior Structual Engineer
for BUILDING AUTHORITY
19 DEC 2011



B – B

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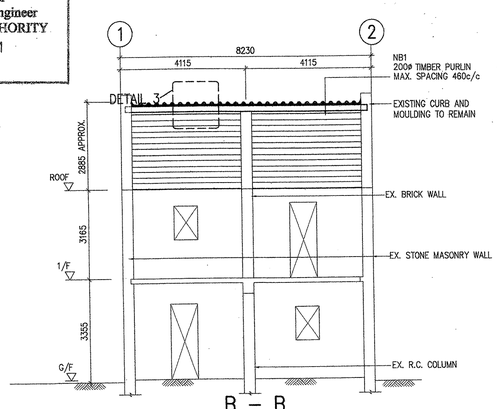

B – B

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(NEW TIMBER ROOF)

"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."

Helen Kwan Po-Yan
BASc, PEng, CEng, FIStructE, FHKIE, RPE, Registered Structural Engineer

AMENDED PLAN

GENERAL NOTES

1. ALL STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECTS AND SERVICES ENGINEER'S 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.
2. ALL DIMENSIONS ARE TO BE READ IN MILLIMETRE AND LEVELS IN METRE ABOVE P.D.
3. ALL LEVELS INDICATED ON PLANS ARE STRUCTURAL FLOOR LEVELS, EXCEPT OTHERWISE STATED.
4. DESIGN TO CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL (2005 ED).
5. ALL ITEMS TO ACCORD WITH BUILDING (CONSTRUCTION) REGULATIONS EDITION 1990.
6. DESIGN TO CODE OF PRACTICE FOR THE STRUCTURAL USE OF CONCRETE (2004 ED).
7. 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.

1. 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 (COP 2004)
   CODE OF PRACTICE FOR FIRE RESISTING CONSTRUCTION 1996
2. CONCRETE SHALL COMPLY WITH CS1:1990.
3. NEW CONCRETE SHALL BE GRADE 30 APPROVED MIX WITH 20mm MAX. AGGREGATE
4. HIGH TENSILE STEEL BARS (DENOTED BY Y) SHALL BE HOT ROLLED DEFORMED GRADE 460 TO CS2 : 1995.
   MILD STEEL BARS (DENOTED BY R) SHALL BE PLAIN ROUND GRADE 250 TO CS2 : 1995.
   ALL REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH BS4466.
5. MINIMUM CONCRETE COVERS(IN mm) FOR ALL REINFORCEMENT TO BE AS FOLLOWS OR THE BAR DIAMETER, WHICHEVER IS THE GREATER.

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

* IN THE CASE OF COLUMNS/WALLS WITH A MINIMUM DIMENSION OF 200mm OR UNDER, WHOSE BARS DO NOT EXCEED 10mm DIAMETER, 25mm COVER MAY BE USED.
** REINFORCEMENT CONSISTING OF EXPANDING METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.9kg/m² 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.

6. ALLOW SUFFICIENT STEEL CHAIRS TO SUPPORT TOP REINFORCEMENTS IN SLABS, AND STAIRS AND U-BARS TO KEEP VERTICAL WALL REINFORCEMENTS IN THEIR CORRECT ALIGNMENTS.
7. NOTATION OF BAR REINFORCEMENT IS AS FOLLOWS :-
   9 Y 16 – 200 T1 ABR
   NO. OF BARS; TYPE OF BAR; BAR DIAMETER; BAR SPACING
8. THE REACTIVE ALKALI OF CONCRETE EXPRESSED AS THE EQUIVALENT SODIUM OXIDE PER CUBE METRE OF CONCRETE SHOULD NOT EXCEED 3.0 kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEMS GIVEN IN APPENDIX A OF PNAP 180.
9. 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 STEEL BAR	GRADE 350 CONCRETE: MILD STEEL ROUND BAR
TENSION ANCHORAGE / TENSION & COMPRESSION LAP	34ϕ	33ϕ
1.4 TENSION LAP	48ϕ	46ϕ
2.0 TENSION LAP	68ϕ	65ϕ
COMPRESSION ANCHORAGE	27ϕ	27ϕ

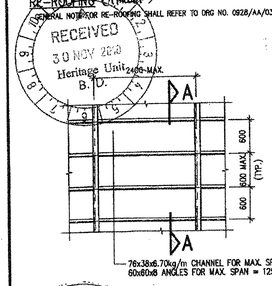
THE LAP LENGTH SHALL BE INCREASED WITH THE FOLLOWING CONDITIONS AND COMPLY WITH COP2004 CL.8.7.4:
(a) WHERE A LAP OCCURS AT THE TOP OF A SECTION AS CAST AND THE MINIMUM COVER IS LESS THAN TWICE THE SIZE OF THE LAPPED REINFORCEMENT, THE LAP LENGTH SHALL BE INCREASED BY FACTOR OF 1.4.
(b) WHERE A LAP OCCURS AT THE CORNER OF A SECTION AND THE MINIMUM CORNER TO EITHER FACE IS LESS THAN TWICE THE SIZE OF THE LAPPED REINFORCEMENT OR WHERE THE CLEAR DISTANCE BETWEEN ADJACENT LAPS IS LESS THAN 75mm 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.
(c) IN CASES WHERE BOTH CONDITIONS (a) AND (b) APPLY, THE LAP LENGTH SHALL BE INCREASED BY A FACTOR OF 2.0.
(d) FTL DENOTES FULL TENSION LAP OR THE APPROPRIATE MULTIPLE OF TENSION LAP.
   FTA DENOTES FULL TENSION ANCHORAGE

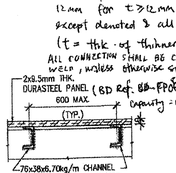
10. MECHANICAL COUPLER SHALL BE CAPABLE OF TRANSFERRING THE FORCES IN THE BAR AND SHOULD BE ABLE TO DEVELOP AN ULTIMATE STRENGTH GREATER THAN THE CHARACTERISTIC STRENGTH OF THE PARENT BAR.
   ~~DELETED~~ Concrete grade for supporting structural elements is 20D.

NOTES FOR STRUCTURAL STEEL WORKS

1. ALL A & A 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".
2. STRUCTURAL STEEL SHALL BE GRADE S275 COMPLYING TO WITH BS EN10025, 10210 (CLASS 1)
3. WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 1011.
4. ELECTRODES FOR WELDING SHALL COMPLY WITH BS EN ISO 2560.
5. WELDING PROCEDURE SHALL COMPLY WITH BS EN ISO 15614.
6. ALL FILLET WELDS TO BE OF 8mm ALL ROUND FULLY, CONTINUOUS UNLESS OTHERWISE INDICATED.
7. EXCEPT OTHERWISE STATED ALL STRUCTURAL STEEL SHALL BE HOT DIP GALVANISED 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 BS4652
8. TIE BOLTS TO BE GRADE 4.6 TO BSEN 4017 OR 4014 WITH ULTIMATE TENSILE STRENGTH = 240 N/mm²
9. SURFACE OF ALL STEEL MEMBERS SHALL BE PAINTED BY FIRECOT FM-600 TO PROVIDE ONE HOUR FRP. APPLICATION OF FIRE PROTECTION MATERIAL SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.
10. 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 CONNECTION SHALL BE CONNECTED WITH FILLET WELD, unless otherwise specified.

RE-ROOFING (Typical)
GENERAL NOTES FOR RE-ROOFING SHALL REFER TO DRG NO. 0928/AA/03.





TYPICAL DETAILS FOR DURASTEEL FLOOR SYSTEM (FRP=1 HOUR)

RECEIVED 30 NOV 2010 Heritage Unit B. D.

RECEIVED 26 JAN 2011 Heritage Unit B. D.

REMOVAL WORKS

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

SAFETY PRECAUTIONARY MEASURES

1. 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 ASCERTAIN THE POTENTIAL DANGER THE ERECTION WORK MAY POSE TO PUBLIC SAFETY.
2. 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 TARPAULIN, NETTING, ETC.
3. THE ERECTION OF BAMBOO CATCH-FANS WITH METAL SHEET, TARPAULIN, 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 IF REQUIRED.
4. 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.
5. ADEQUATE TEMPORARY PROPS AND TIES SHALL BE PROVIDED TO SUPPORT AND SECURE THE CONSTRUCTION ELEMENTS BEFORE THEY ARE PERMANENTLY FIXED.

NOTES FOR FOUNDATION

1. TENATIVE FOUNDING LEVEL TO BE MIN. 300mm BELOW GROUND.
2. ALLOWABLE BEARING CAPACITY TO BE 80kPa.
3. A BLINDING LAYER OF C20/20 CONCRETE 75mm THICK MINIMUM, SHALL BE LAID BENEATH THE FOOTING.
4. UPON EXCAVATION TO THE FOUNDING LEVEL THE FOUNDING GROUND SHALL BE INSPECTED AND AGREED BY THE ENGINEER BEFORE PLACING BLINDING LAYER.
5. Open-cut excavation will be adopted for footing construction

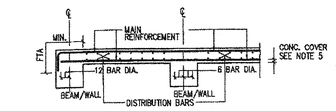
MONITORING SYSTEM for footing works and excavation

1. LOCATIONS OF MONITORING POINTS ARE indicated on drawing no. 0928/AA/01.
2. 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 DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS.
3. BEFORE COMMENCEMENT OF EXCAVATION, BASE READINGS OF ALL MONITORING INSTRUMENTS SHALL BE ESTABLISHED AND AGREED WITH THE AP/RSE.
4. 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.
5. GROUND SETTLEMENT CHECK POINTS & TILTING CHECK POINT SHALL BE TAKEN DAILY.
6. ALL MONITORING RESULTS SHALL BE PRESENTED IN GRAPHICAL FORMAT WHICH SHALL BE AGREED WITH THE AP/RSE.

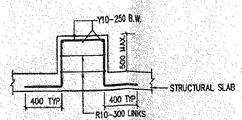
TO THE ENGINEER ON A WEEKLY BASIS AND SUBMITTED TO RELEVANT AUTHORITIES A BIWEEKLY BASIS.

	INSTRUMENTATION	ALERT LEVEL	ALARM LEVEL	ACTION LEVEL
Ground	SETTLEMENT	5mm	10mm	12.5mm
	TILTING	1/750	1/500	1/300
Buildings settlement		5mm	10mm	12.5mm

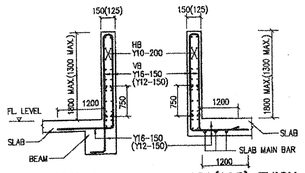
8. ALERT LEVEL – FREQUENCY OF MONITORING OF AFFECTED AREA AND/OR NUMBERS OF MONITORING STATION TO BE INCREASED.
   ALARM LEVEL – DESIGN ASSUMPTION MAY NEED TO BE REVIEWED AMENDMENT TO foundation(s) NECESSARY SHOULD BE MADE TO TAKE ACCOUNT OF EFFECT ON ADJACENT GROUND AND STRUCTURES. CONTINGENCY MEASURE SHOULD BE ADOPTED TO REDUCE THE DEFLECTION AND SETTLEMENT
   ACTION LEVEL – RELEVANT WORKS OF AFFECTED AREA NEED TO BE SUSPENDED IMMEDIATELY. THE WORKS CAN ONLY BE RESUMED WHEN REMEDIAL WORKS HAVE BEEN DONE AND ACCEPTED BY THE RELEVANT AUTHORITIES.



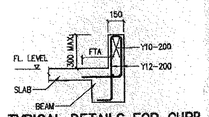
TYPICAL DETAILS FOR SLAB REINFORCEMENT



TYPICAL R.C. DETAILS FOR PLINTH



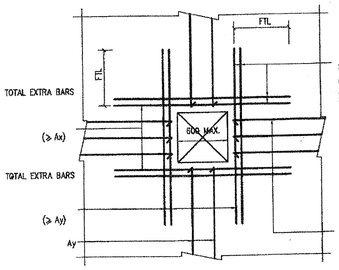
TYPICAL DETAILS FOR 150(125) THICK PARAPET WALL



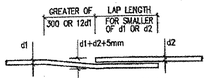
TYPICAL DETAILS FOR CURB

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

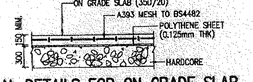
WALL THICKNESS (mm)	VERTICAL REINFORCEMENT (VB): 1 HR. F.R.P. OR LESS	HORIZONTAL REINFORCEMENT (HB)
100	Y12–110 CENTRE	Y10–250 CENTRE
125	Y10–250 E.F.	Y10–250 E.F.
150	Y10–250 E.F.	Y10–250 E.F.



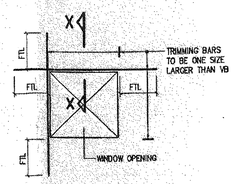
TYPICAL DETAILS OF REINFORCEMENT AROUND SLAB OPENING



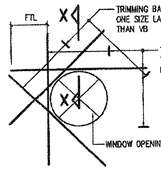
DETAIL OF LAPPING



TYPICAL DETAILS FOR ON GRADE SLAB

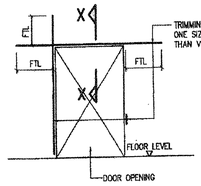


FOR RECTANGULAR OPENING

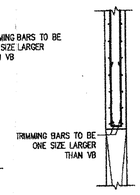


FOR CIRCULAR OPENING

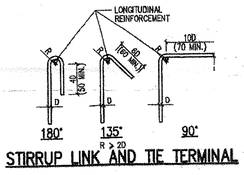
WINDOW OPENING DETAILS FOR NON-STRUCTURAL WALL



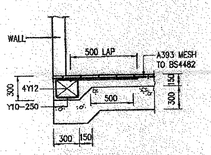
DOOR OPENING DETAILS FOR NON-STRUCTURAL WALL



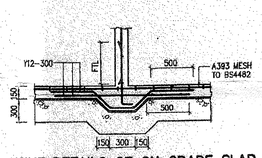
SECTION X – X



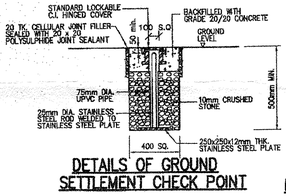
STIRRUP LINK AND TIE TERMINAL



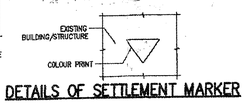
ON GRADE SLAB EDGE DETAILS



JOINT DETAILS OF ON GRADE SLAB & NON-STRUCTURAL WALL

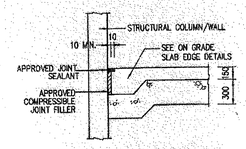


DETAILS OF GROUND SETTLEMENT CHECK POINT

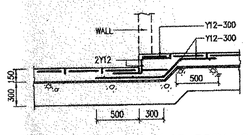


DETAILS OF SETTLEMENT MARKER

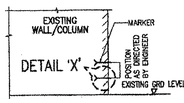
BEND AT END OF MAIN BAR

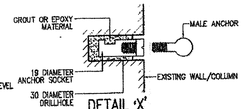


ISOLATION JOINT DETAILS FOR ON GRADE SLAB

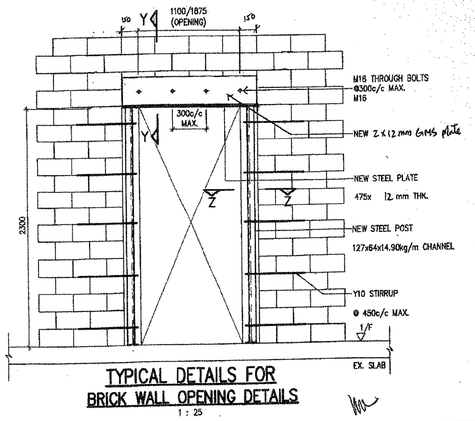


ON GRADE SLAB DROP DETAILS

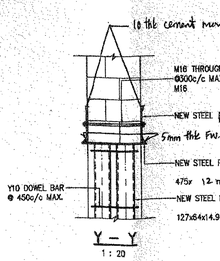




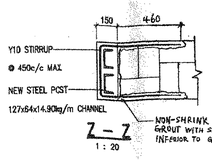
DETAILS OF TILTING MARKER ON EXISTING BUILDING



TYPICAL DETAILS FOR BRICK WALL OPENING DETAILS
1 : 25



Y – Y
1 : 20



Z – Z
1 : 20

METHOD STATEMENT

1. apply cement mortar ALL REMOVAL AND BREAKING WORKS SHALL BE CARRIED OUT WITH MINIMUM DAMAGE TO THE ORIGINAL MASONRY WORKS.
2. INSTALL through bolts & new steel plates above the opening.
3. REMOVAL WORKS SHALL BE CARRIED OUT BY HAND TOOLS for the opening.
4. INSTALL THE STEEL PLATE UNDER THE LINTEL.
5. INSTALL STEEL CHANNEL POSTS AT EACH SIDE OF THE OPENING.
6. GROUT ALONG THE EDGE OF THE OPENING.

1. Set in drilled holes and install through bolt or well. grout with non-shrink cementitious material of grade not inferior to 30MPa compressive strength.
2. Install new steel lintel plates
3. Removal works shall be carried out by hand tools. all removal & installing works shall be carried out with min. damage to the original masonry works.
4. Install the steel plate under the lintel plate.
5. Install steel channel posts at each side of the opening
6. grout along the edge & dowel bar of the opening.

Plan Approved
NG Kin-shing
Chief Structural Engineer
for BUILDING AUTHORITY
- 9 FEB 2011

Helen Kwan Po Jen
B.Sc. (Eng), CEng, FIStructE, FHKIE, RPE, Registered Structural Engineer

B.D. REF.

Notes :
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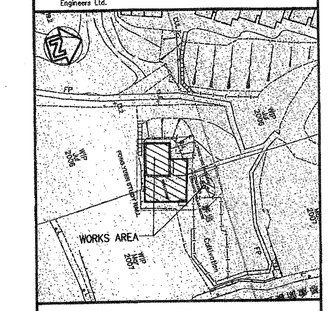


KEY PLAN

AS BUILD DRAWING

Revision	Date	Description	BY	Checked
C	12-2010	GENERAL REVISION		
B	11-2010	GENERAL REVISION		
A	10-2010	GENERAL REVISION. ORIGINAL SIGNED		

	Name	Initial
In Charge	I.CHENG	ORIGINAL SIGNED
Design Checked	I.CHENG	
Designed	T.SUEN	
Drawn Checked	T.SUEN	
Drawn	E.KWONG	
Date: APR 2010	Scale: AS SHOWN	CAD. Ref.: 0928TP01C

Client: YUEN YUEN INSTITUTE

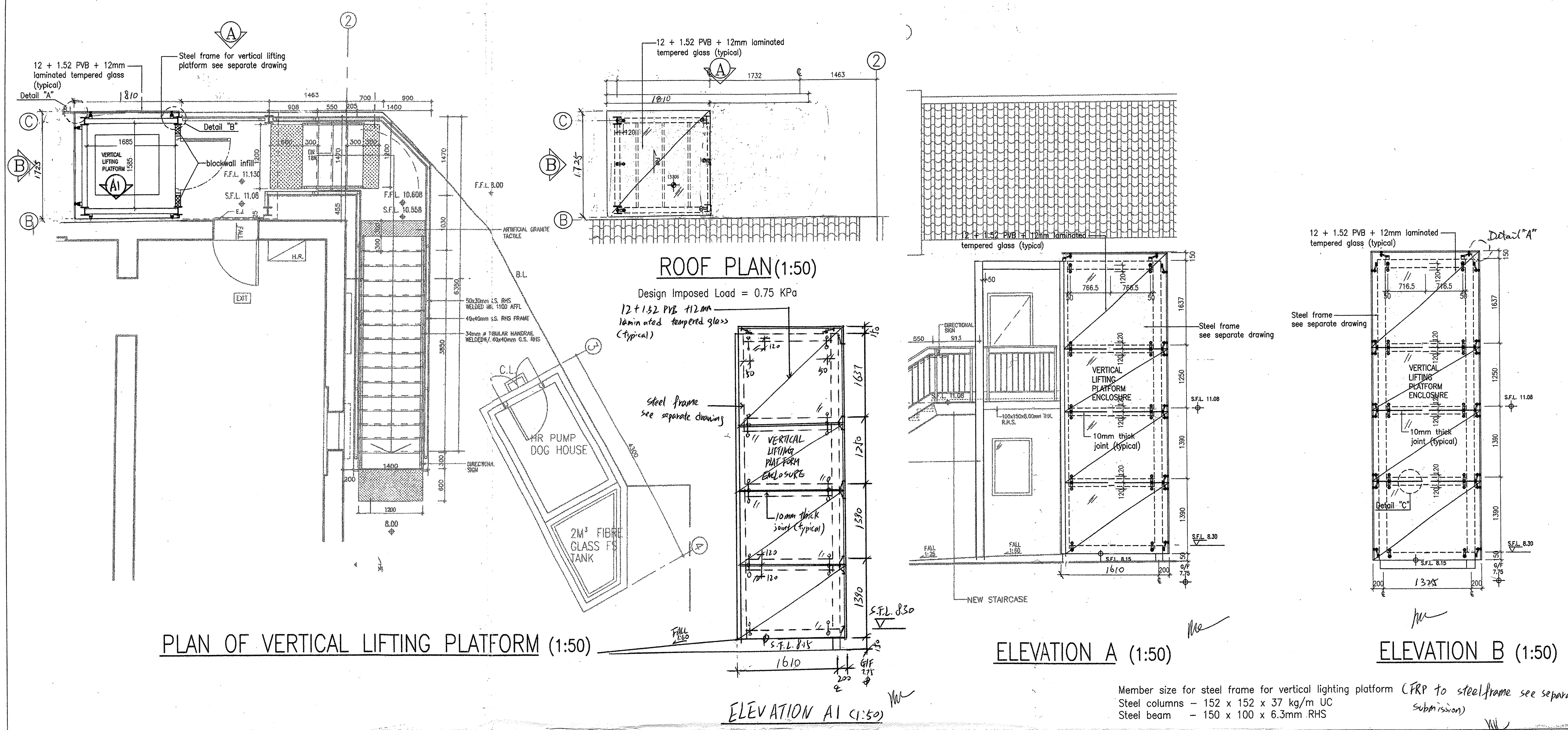
Architect: LCK ARCHITECTS LTD 林陳鍾建築師有限公司

Project: REVITALIZATION WORKS FONG YUEN STUDY HALL AT MA WAN

Title: TYPICAL R.C. DETAILS & GENERAL NOTES

Drg. No.: 0928/TP/01 Rev.: C

JMK CONSULTING ENGINEERS LTD.

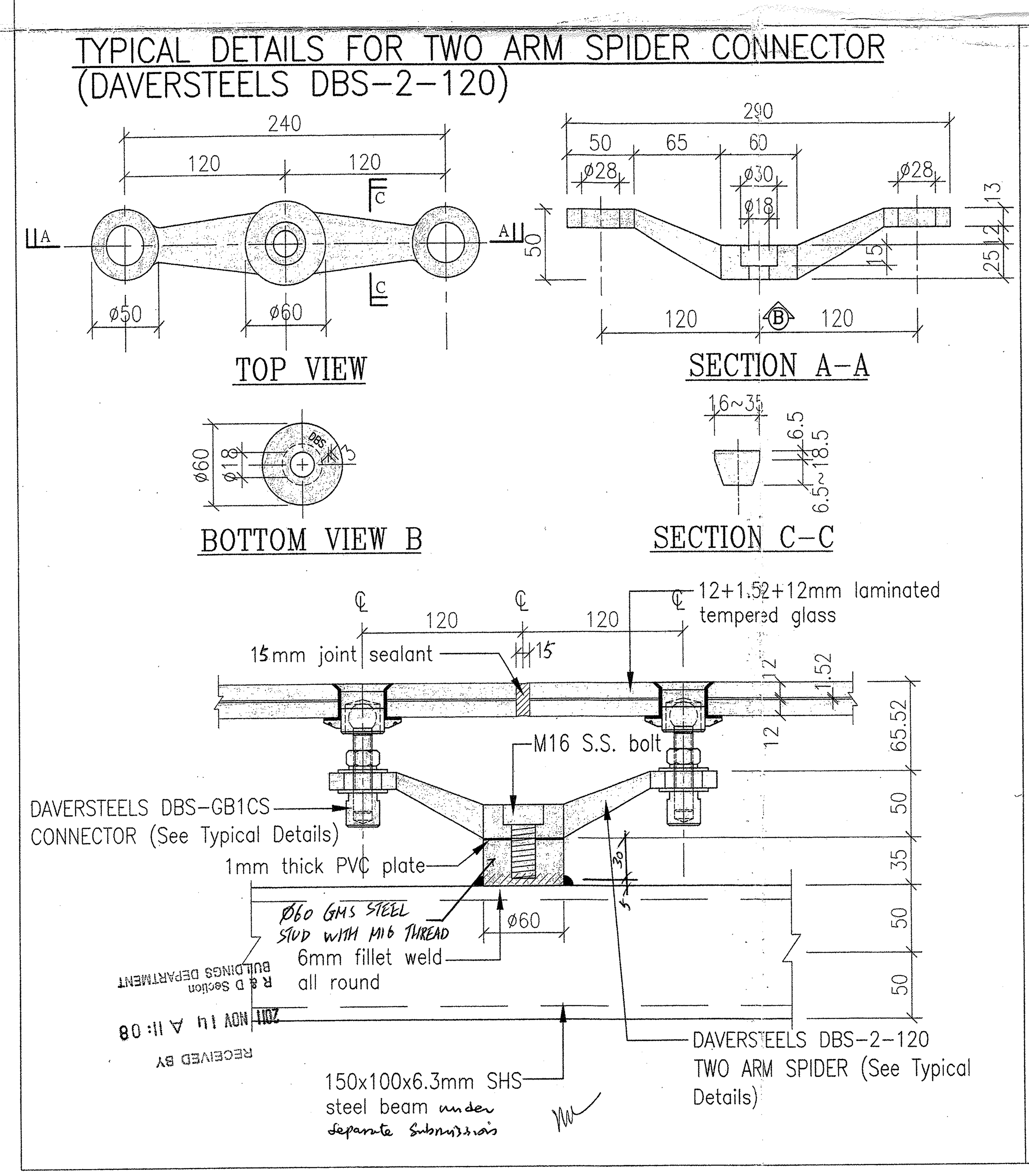


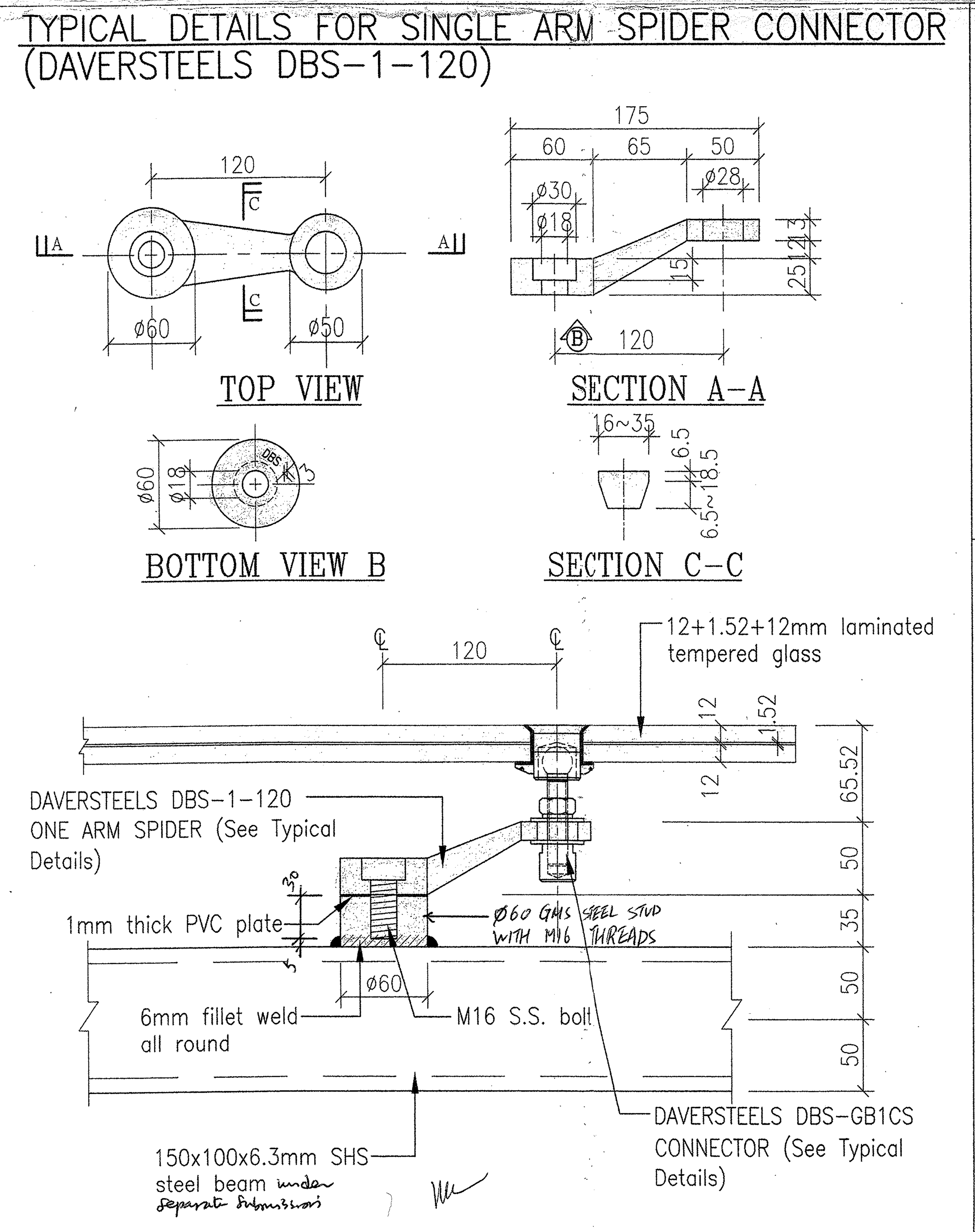
General Notes

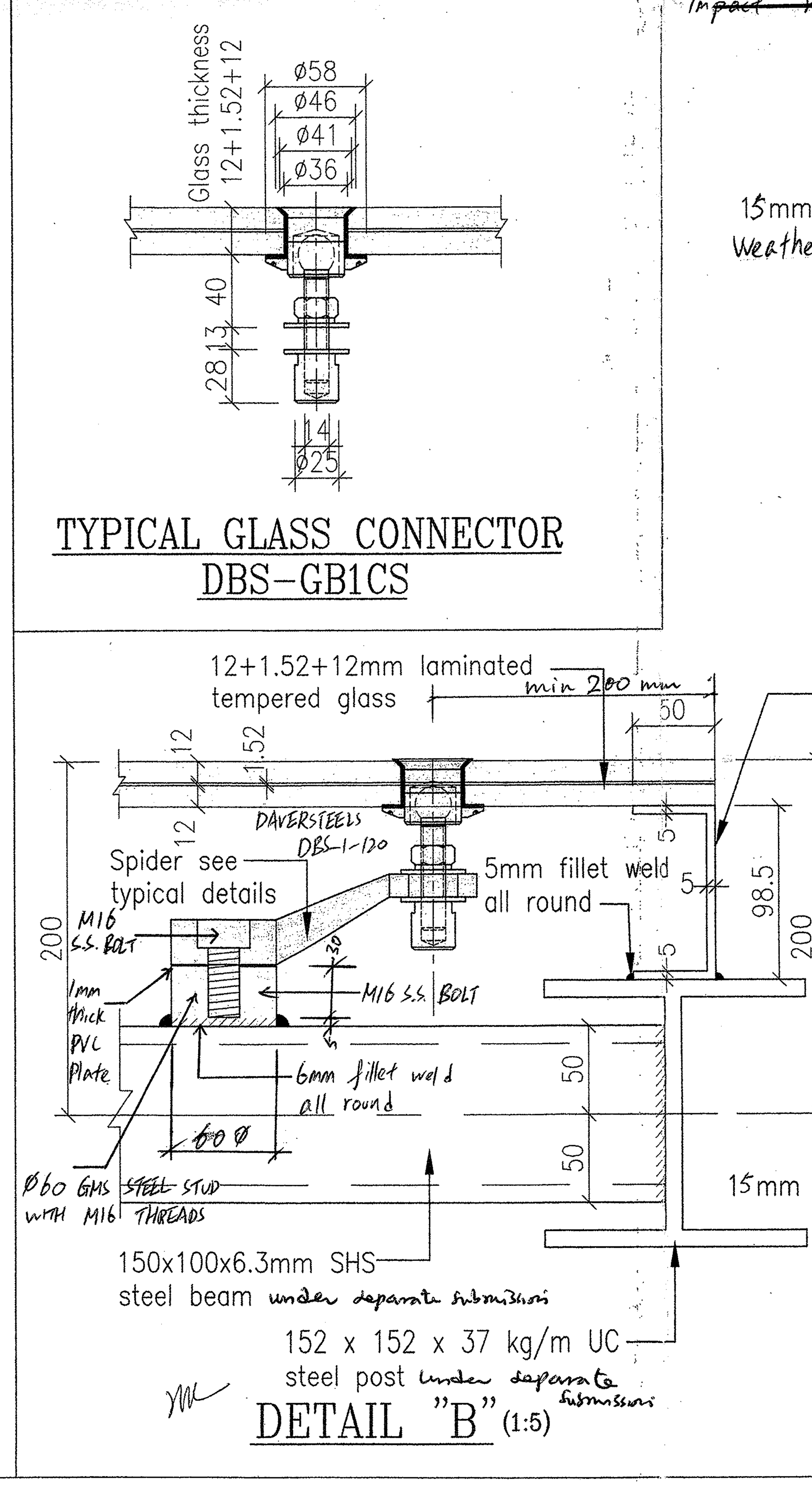
1. This drawing shall be read in conjunction with other relevant drawings.
2. All dimensions are in millimeters and levels in metres Principal Datum.
3. All dimensions shall be verified by the Contractor prior to construction.
4. All workmanship, materials and testing shall be in accordance with Hong 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.
5. 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.
6. The welding standards shall be in accordance with BS EN 1011 Part 1 : 1998 and Part 2 : 2001.
7. The welding procedures shall be in accordance with BS EN ISO 15614 Part 1 : 2004 and Part 8 : 2002.
8. The welders shall be approved in accordance with BS EN 287 Part 1 : 2004.
9. The welding tests shall be in accordance with BS EN 1714: 1998 and BS EN ISO 9934 Part 1: 2001.
10. Unless noted otherwise, all welding shall be 6mm continuous fillet weld all round.
11. 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.
12. 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
13. All stainless steel bolts shall be Grade 316 (Grade A4-50) TO BS EN ISO 3506)
14. Design wind pressure = 2.01 KPa (H<10m)
    Force coefficients = ±1.4 (for wall)
    = ± 2.2 (for roof)
15. ~~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.~~
16. 1mm thick PVC plate shall be provided to separate the stainless steel spider to GMS connector to avoid bimetallic corrosion.
17. Allowable axial load per arm of Daversteel spider = 6.7KN

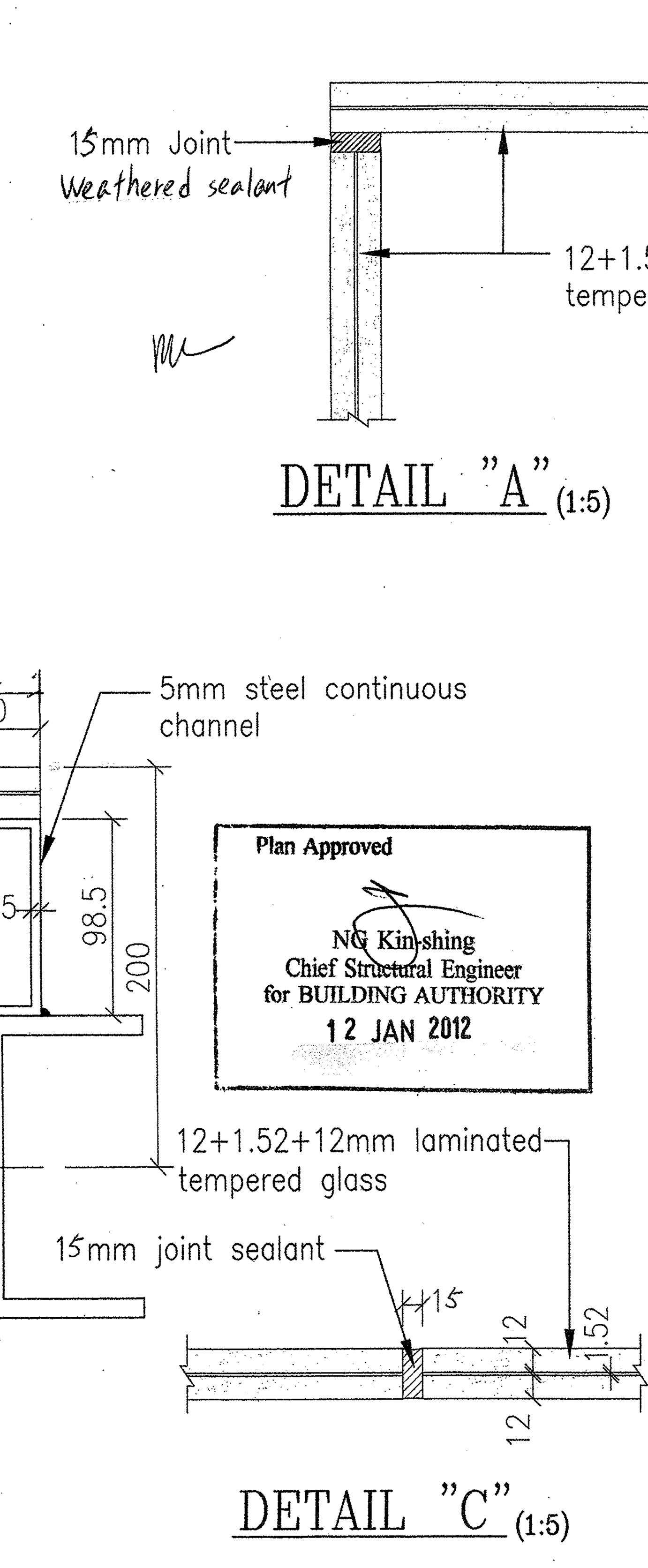
Notes for Glass Works

1. Tempered glass to be 12 + 1.52 PVB + 12mm
   - Allowance bending stress = 50 MPa
   - Deflection limit = 50mm or span/60 whichever is smaller
2. 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.
3. ~~Impact performance requirement shall comply with BS6206-1981 and BS952 Impact reports shall be submitted to Buildings Department.~~







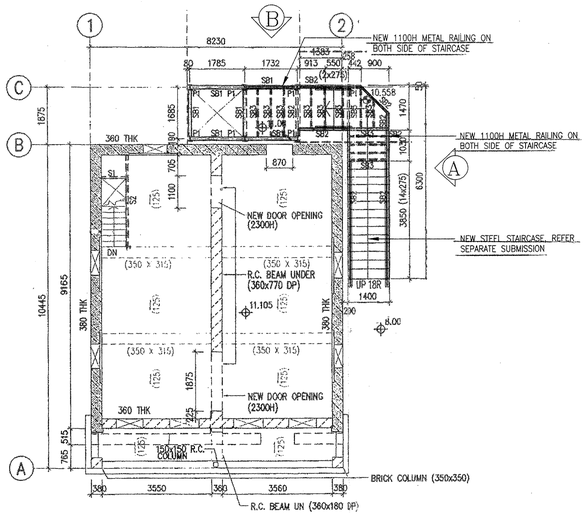


Helen Kwan Po Jen
B.Sc., P.Eng, C.Eng, FIStructE, FHKIE, RPE, Registered Structural Engineer

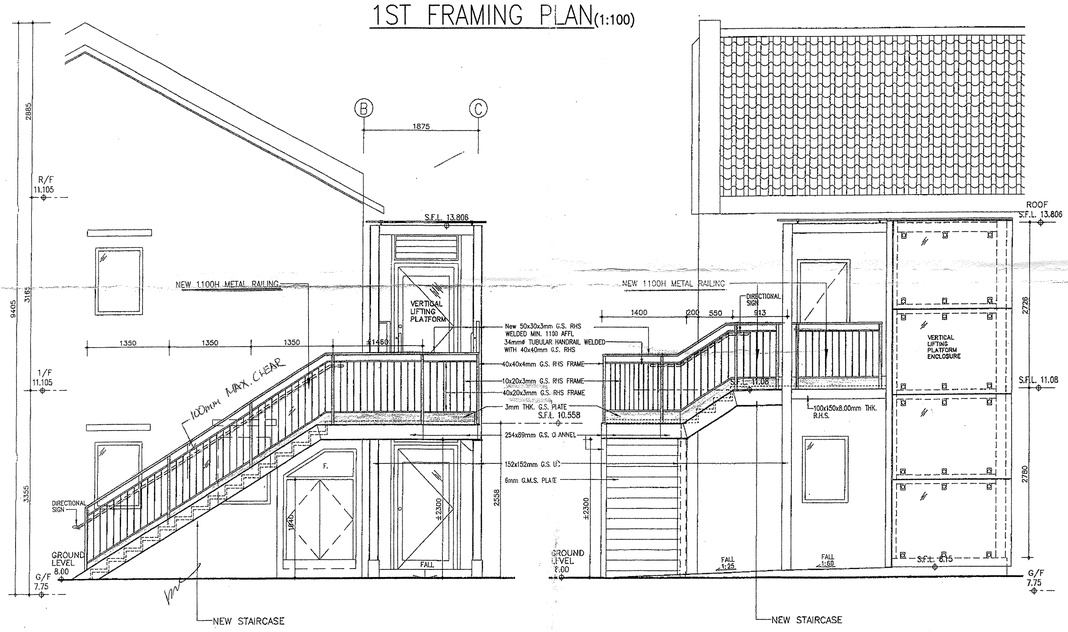
JMK CONSULTING ENGINEERS LTD.	
Structural Consultant : CT 工程顧問有限公司 CT & Associates (HK) Limited	
Tel : 2580 8449	Fax : 2580 5393
Project : Revitalisation Scheme– Conversion of Fong Yuen Study Hall Into a Tourism & Chinese Cultural Centre Cum Ma Wan Residents Museum	
Drawing Title : Glass Enclosure to Vertical Lifting Platform Structural Details	
JOB NO. : 55448	DRAWING NO. : S1
DRAWN BY : ming	CHECKED BY : CT
SCALE : AS SHOWN	DATE : 19/10/11

(R)

NEW METAL RAILING FOR STEEL STAIRCASE

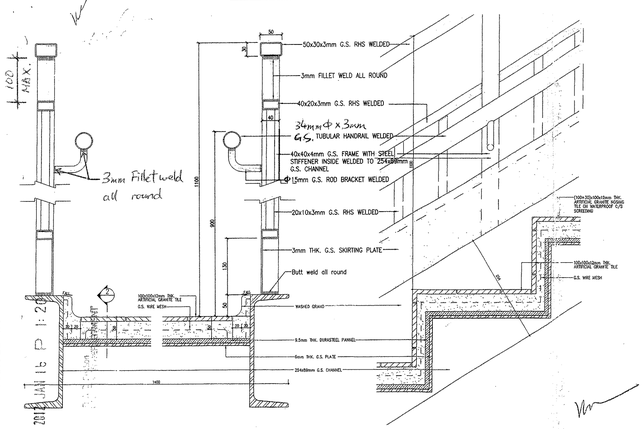


1ST FRAMING PLAN(1:100)



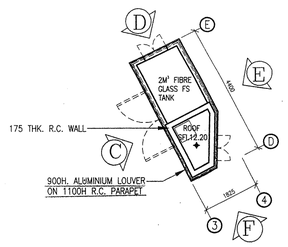
ELEVATION A(1:50)

ELEVATION B(1:50)

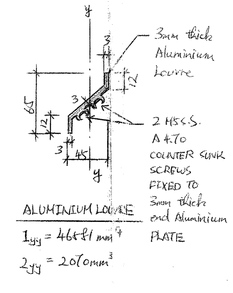


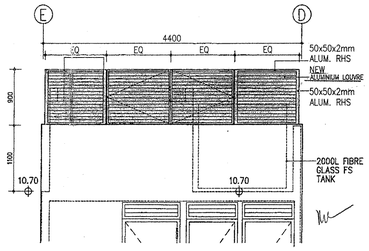
DETAIL OF METAL RAILING(1:5)

NEW ALUMINIUM SCREEN

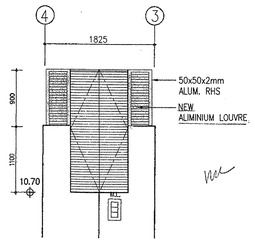


UPPER ROOF FRAMING PLAN(1:100)

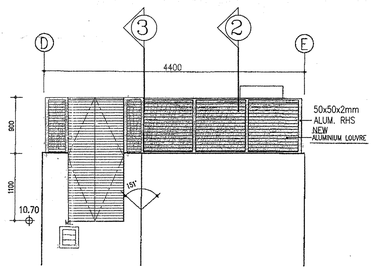




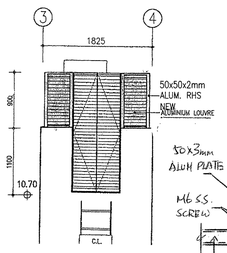
ELEVATION C(1:5)



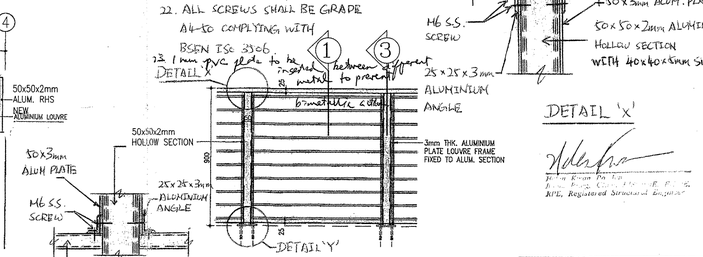
ELEVATION D(1:5)



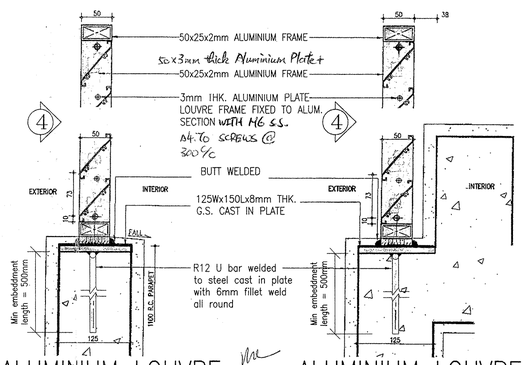
ELEVATION E(1:5)



ELEVATION F(1:5)

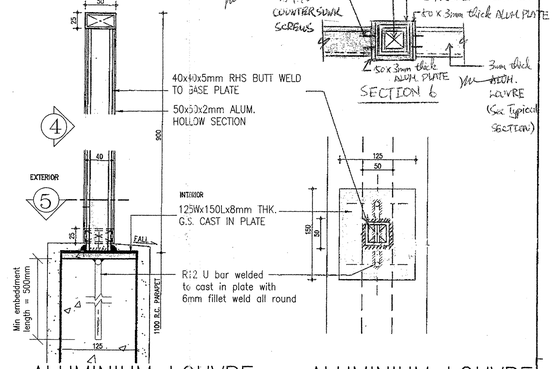


TYPICAL ALUMINIUM LOUVRE SCREEN ELEVATION 4(1:5)



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

1. This drawing shall be read in conjunction with other relevant drawings.
2. All dimensions are in millimeters and levels in metres Principal Datum.
3. All dimensions shall be verified by the Contractor prior to construction.
4. 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.
5. Unless noted otherwise, all structural steelworks shall be Grade S275 complying with BS EN 10025: 2004 (py = 275 MPa). except hollow section Grade S275 to BS EN 10210. All steel to be Class 1 complying with Code of Practice for The Structural Use of Steel 2005.
6. The welding standards shall be in accordance with BS EN 1011 Part 1: 1998 and Part 2: 2001.
7. The welding procedures shall be in accordance with BS EN ISO 15614 Part 1: 2004 and Part 8: 2002.
8. The welders shall be approved in accordance with BS EN 287 Part 1: 2004.
9. The welding tests shall be in accordance with BS EN 1714: 1998 and BS EN ISO 9934 Part 1: 2001.
10. Unless noted otherwise, all welding shall be 6mm continuous fillet weld all round.
11. 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.
12. The Contractor shall provide temporary bracing to stabilize the steelworks during erection.
13. Steel bar denoted by "R" shall be mild steel bar with yield strength fy = 250MPa to CS2.
14. Design Wing Pressure on Aluminium Screen = 2.01KPa (H<10m)
    Force coefficient = 2.0
15. Design Wind Pressure on Staircase Railing = 1.82KPa (H<5m)
    Force coefficient = 2.0
16. 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
17. 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 BS5289.
    Non-destructive tests shall be carried out after visual inspection in accordance with (A)
    Full strength butt weld – 100% ultrasonic examination and magnetic particle flaw detection
    (B) Fillet weld – 10% magnetic particle flaw detection.
18. All aluminium extrusion shall be Grade 6063-T5 complying with BS 8118.

    Limited Stresses

Tensile	130 N/mm²
Bending	110 N/mm²
Shear	85 N/mm²

19. Design of Aluminium in accordance with BS 8118.
20. All connection bolts/screw to be S.S. bolt of Grade A4-70 to BS EN 3506
    0.2% proof stress = 450 N/mm²
    Tensile strength = 700 N/mm²
    Ultimate tensile stress = 450 N/mm²
    Ultimate shear stress = 311 N/mm²
21. ALL ALUMINIUM SHEET/PLATE COMPLYENG WITH ALLOY EN AW-3103 (AlMn1) FH, (BS EN 485-2 : 2003)
    0.2% Proof Strength = 120 MPa
22. ALL SCREWS SHALL BE GRADE A4-70 COMPLYING WITH BSEN ISO 3506.

AS BUILD DRAWING

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

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– COVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSUEM

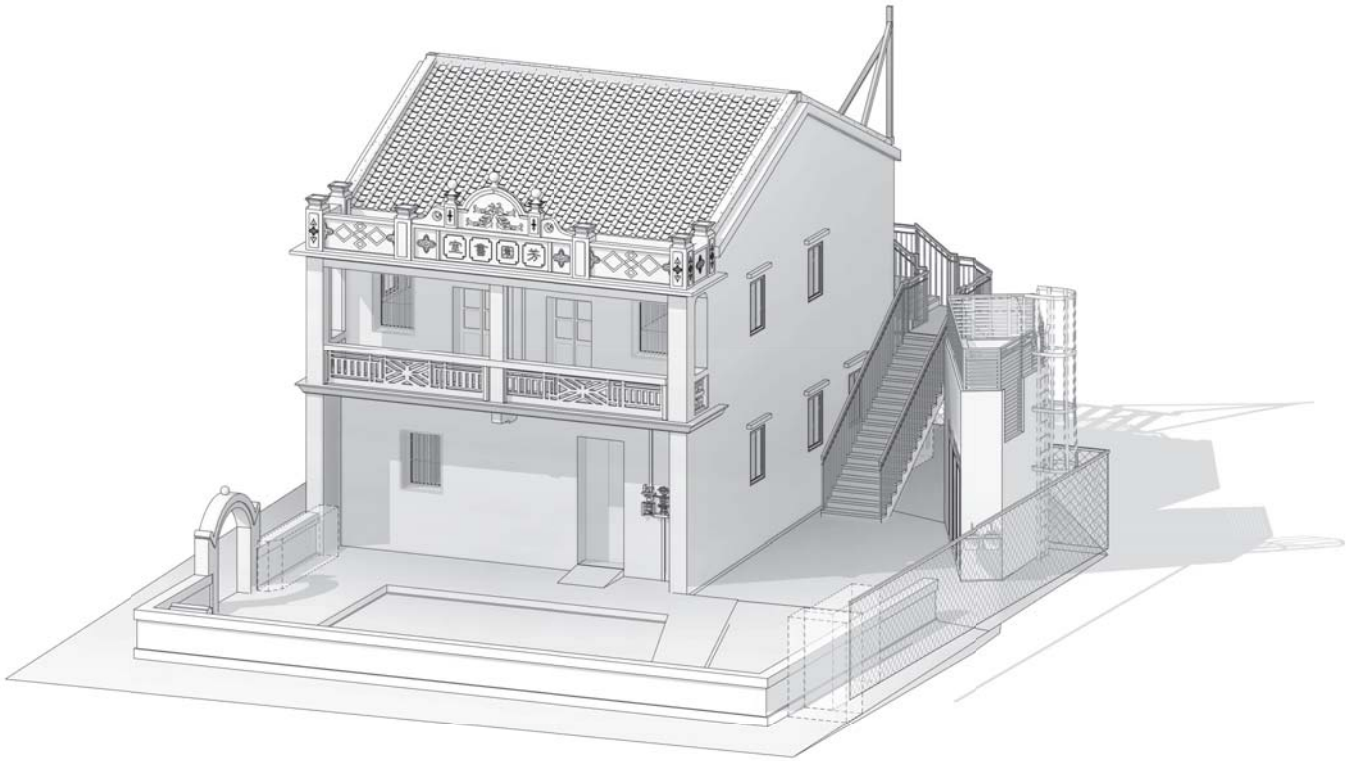
Drawing Title :

New Metal Railing and Aluminium Screen

BD COPY

JOB NO. :	DRAWING NO. :
56238	S1
DRAWN BY :	CHECKED BY :
ming	CT
SCALE :	DATE :
AS SHOWN	22/12/11

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



FONG YUEN STUDY HALL

TIN LIU TSUEN, MA WAN, N.T.

CLIENT

建築署
ARCHITECTURAL SERVICES DEPARTMENT
PROPERTY SERVICES BRANCH

TANG & AU LAND SURVEYORS LIMITED
ROOM 502, KEADER CENTRE,
NO.129 ON LOK ROAD, YUEN LONG, N.T.

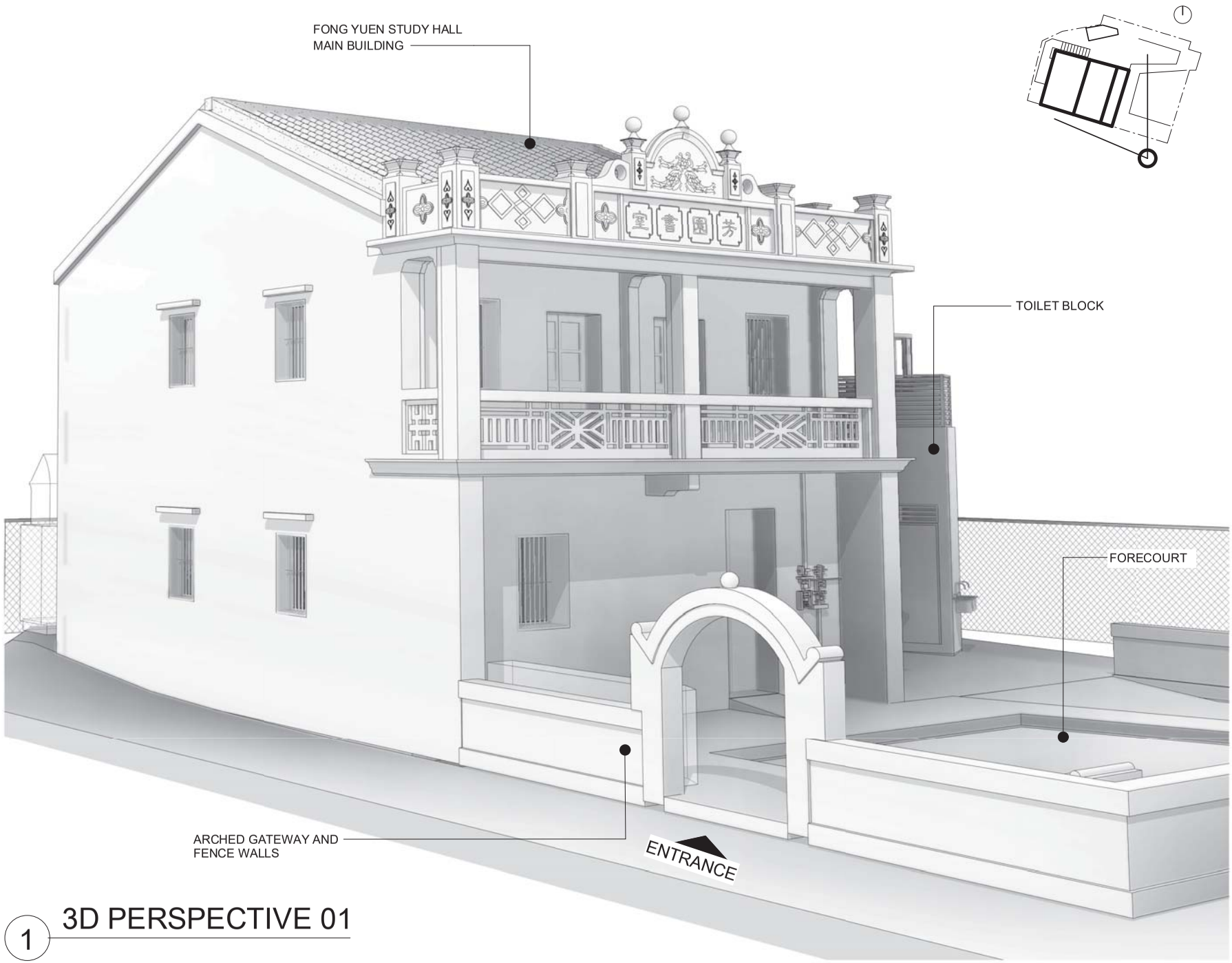
0 2019.11.18 FIRST ISSUE
REVISIONS

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

DRAWING TITLE
COVER PAGE

PROJECT NO. HRT-05/2019
DATE 2019.11.18
SCALE @ A3
CHECKED BY -
APPROVED BY

DRAWING NO.
FYSH-0GE-0000
ISSUE DATE 2019.11.18
REVISION 0



CLIENT

建築署
ARCHITECTURAL SERVICES DEPARTMENT
PROPERTY SERVICES BRANCH

TANG & AU LAND SURVEYORS LIMITED
ROOM 502, KEADER CENTRE,
NO.129 ON LOK ROAD, YUEN LONG, N.T.

1	2019.11.26	REVISION 1
0	2019.11.18	FIRST ISSUE

REVISIONS

PROJECT

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

DRAWING TITLE
3D PERPSECTIVE 01

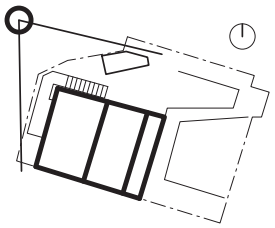
PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE	CHECKED BY
@ A3	-

APPROVED BY

DRAWING NO.
FYSH-4PR-4001

ISSUE DATE	REVISION
2019.11.26	1

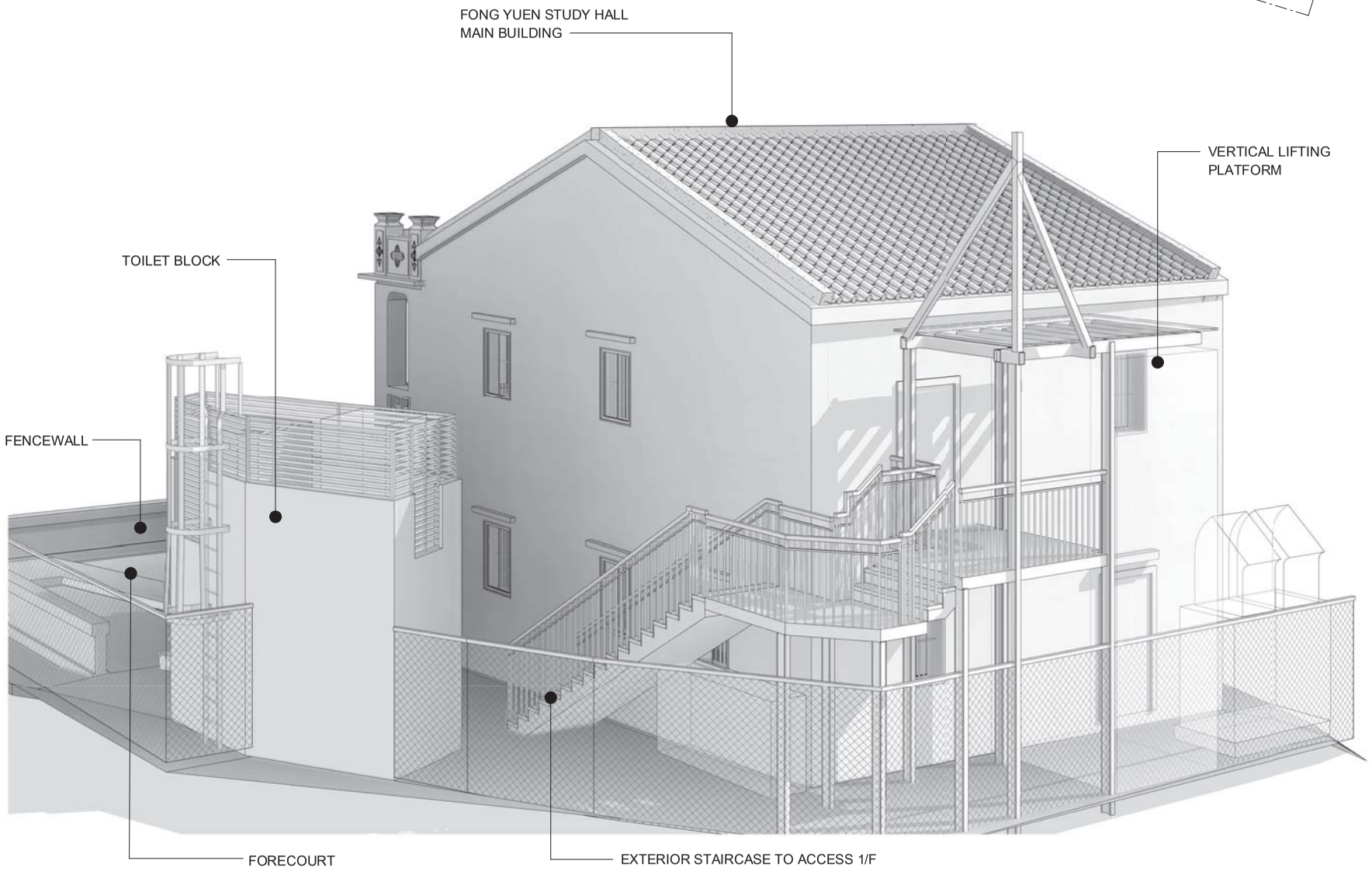
1 3D PERSPECTIVE 01



CLIENT

建築署
ARCHITECTURAL SERVICES DEPARTMENT
PROPERTY SERVICES BRANCH

TANG & AU LAND SURVEYORS LIMITED
ROOM 502, KEADER CENTRE,
NO.129 ON LOK ROAD, YUEN LONG, N.T.



1 3D PERSPECTIVE 02

1	2019.11.26	REVISION 1
0	2019.11.18	FIRST ISSUE

REVISIONS

PROJECT

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

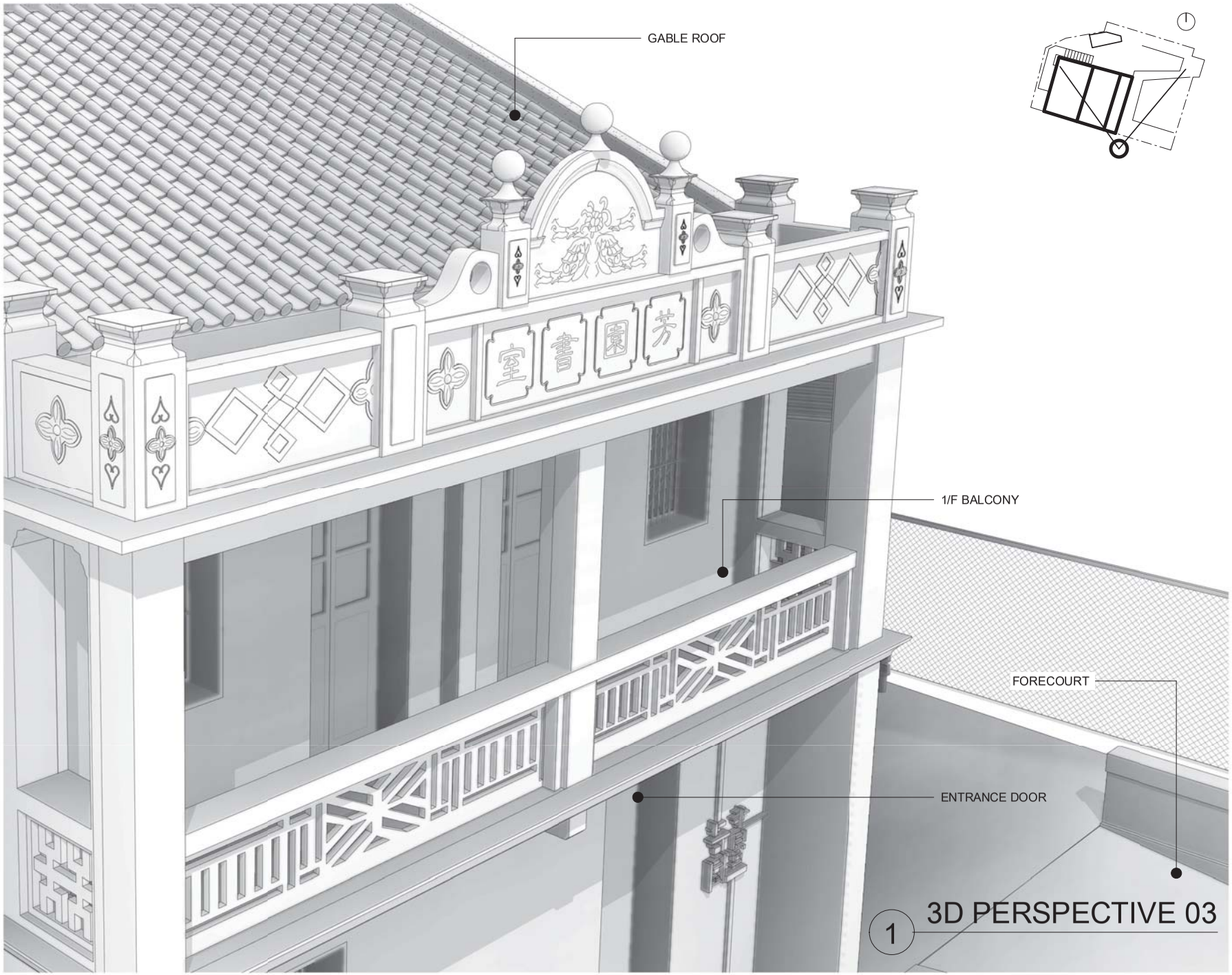
DRAWING TITLE
3D PERSPECTIVE 02

PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE	CHECKED BY
@ A3	-

APPROVED BY

DRAWING NO.
FYSH-4PR-4002

ISSUE DATE	REVISION
2019.11.26	1



1 3D PERSPECTIVE 03

CLIENT

建築署
ARCHITECTURAL SERVICES DEPARTMENT
PROPERTY SERVICES BRANCH

TANG & AU LAND SURVEYORS LIMITED
ROOM 502, KEADER CENTRE,
NO.129 ON LOK ROAD, YUEN LONG, 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
3D PERSPECTIVE 03

PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE	CHECKED BY
@ A3	-

APPROVED BY

DRAWING NO.
FYSH-4PR-4003

ISSUE DATE	REVISION
2019.11.18	0

附錄 VI

屋宇裝備、水管及排污裝置竣工圖則及

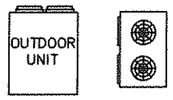
地底公用設施測量圖則

MVAC INSTALLATION REQUIREMENTS:

1. 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.
2. CONTRACTOR SHOULD PERFORM AIR FLOW MEASUREMENT AND PREPARE TEST REPORT FOR LICENSE APPLICATION.
3. 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.
4. 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.
5. WIRED REMOTE CONTROLLER FOR VRV INDOOR UNIT SHALL BE WALL MOUNTED AT THE SPECIFIED LEVEL (AS PER INTERIER DESIGN DRAWING / REQUIREMENTS) WITH SIGNAL WIRE BACK TO THE UNIT THROUGH HARD WIRE.
6. 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.).
7. 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.
8. 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.
9. REFRIGERANT PIPEWORK SHALL BE OF RIGID COPPER PIPE TO BSEN 12735-1.
10. 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.
11. 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.
12. 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 O & NOT LESS THAN 0.037W/m DEG.C).
13. 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.
14. ALL CONDUIT SYSTEM SHALL BE G.I. (CLASS 4) TYPE.
15. ALL BOLTS, WASHERS, NUTS & ANCHOR BOLTS FOR FIXING OF MVAC INSTALLATION AT OUTDOOR AREAS SHALL BE STAINLESS STEEL TYPE, UNLESS OTHERWISE SPECIFIED.
16. ALL EXTERNAL LOUVRES AT WALL OR AT DOOR SHALL BE C/W STAINLESS STEEL 12x12mm PROTECTION MESH)
17. 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			

R.D. REF.

F.S.D. REF.

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AS-FITTED DRAWING

Rev	Date	Description

ARCHITECT
LCK ARCHITECTS LTD
林陳顧建築師有限公司

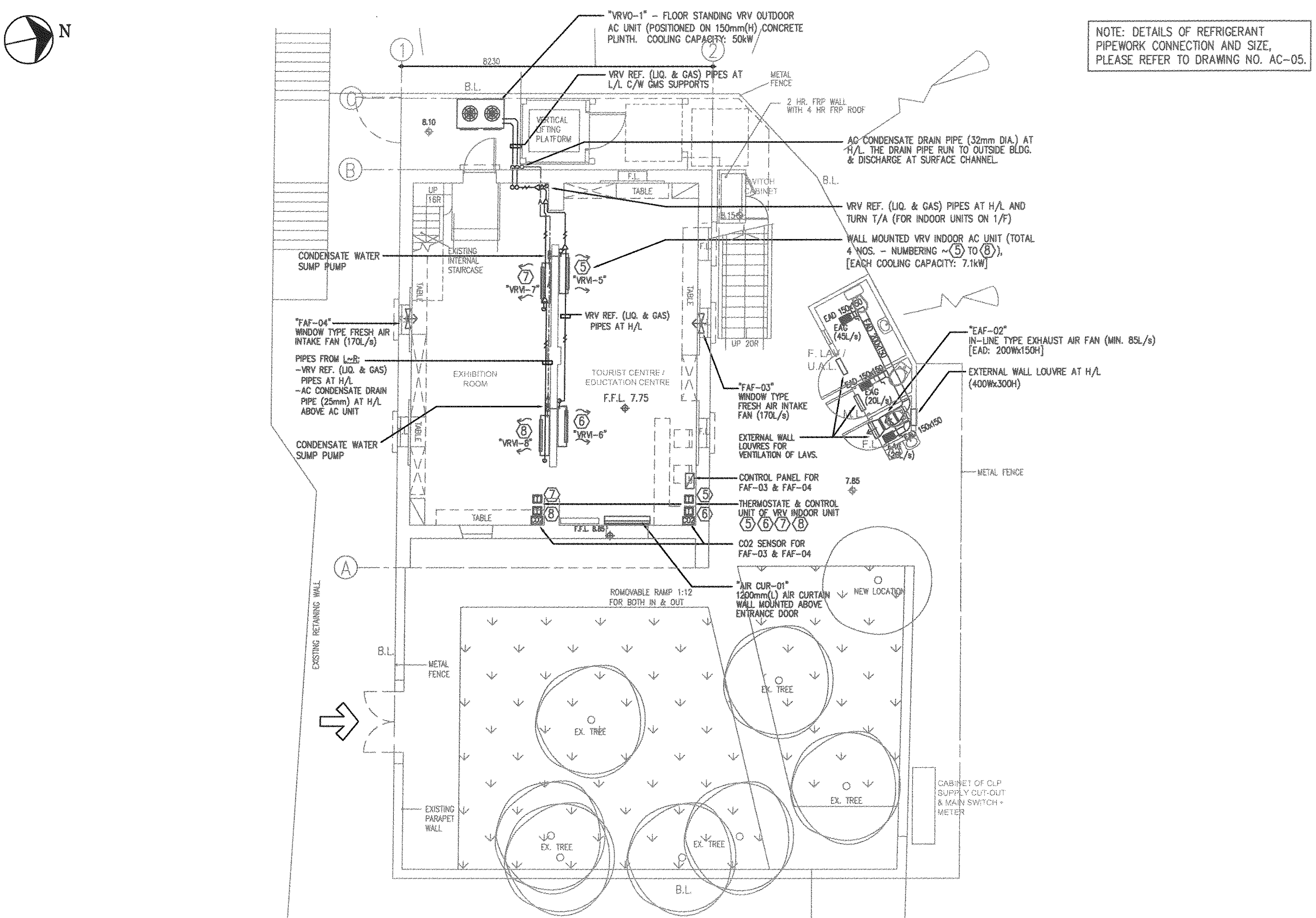
BUILDING SERVICES ENGINEER
PROCONEER INTERNATIONAL LTD.

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
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)


N
"VRVO-1" – FLOOR STANDING VRV OUTDOOR AC UNIT (POSITIONED ON 150mm(H) CONCRETE PLINTH. COOLING CAPACITY: 50kW
8230
B.L.
VRV REF. (LIQ. & GAS) PIPES AT L/L C/W GMS SUPPORTS
METAL FENCE
2 HR. FRP WALL WITH 4 HR FRP ROOF
NOTE: DETAILS OF REFRIGERANT PIPEWORK CONNECTION AND SIZE, PLEASE REFER TO DRAWING NO. AC-05.
8.10
VERTICAL LIFTING PLATFORM
AC CONDENSATE DRAIN PIPE (32mm DIA.) AT H/L. THE DRAIN PIPE RUN TO OUTSIDE BLDG. & DISCHARGE AT SURFACE CHANNEL.
F.L.
TABLE
SWITCH CABINET
B.L.
UP 16R
VRV REF. (LIQ. & GAS) PIPES AT H/L AND TURN T/A (FOR INDOOR UNITS ON 1/F)
8.15
WALL MOUNTED VRV INDOOR AC UNIT (TOTAL 4 NOS. – NUMBERING ~5 TO 8), [EACH COOLING CAPACITY: 7.1kW]
CONDENSATE WATER SUMP PUMP
EXISTING INTERNAL STAIRCASE
"VRVI-7"
"VRVI-5"
TABLE
EAD 150x150
EAG (45L/s)
EAD 200x150
"FAF-04" WINDOW TYPE FRESH AIR INTAKE FAN (170L/s)
VRV REF. (LIQ. & GAS) PIPES AT H/L
UP 20R
"EAF-02" IN-LINE TYPE EXHAUST AIR FAN (MIN. 85L/s) [EAD: 200Wx150H]
PIPES FROM L~R: -VRV REF. (LIQ. & GAS) PIPES AT H/L -AC CONDENSATE DRAIN PIPE (25mm) AT H/L ABOVE AC UNIT
EXHIBITION ROOM
TOURIST CENTRE / EDUCTATION CENTRE
F.F.L. 7.75
F. LAV / U.A.L.
EXTERNAL WALL LOUVRE AT H/L (400Wx300H)
"FAF-03" WINDOW TYPE FRESH AIR INTAKE FAN (170L/s)
EAD 150x150
EAG (20L/s)
CONDENSATE WATER SUMP PUMP
"VRVI-8"
"VRVI-6"
EXTERNAL WALL LOUVRES FOR VENTILATION OF LAVS.
150x150
F.L.
METAL FENCE
CONTROL PANEL FOR FAF-03 & FAF-04
7.85
THERMOSTATE & CONTROL UNIT OF VRV INDOOR UNIT 5 6 7 8
TABLE
F.F.L. 8.85
CO2 SENSOR FOR FAF-03 & FAF-04
"AIR CUR-01" 1200mm(L) AIR CURTAIN WALL MOUNTED ABOVE ENTRANCE DOOR
ROMOVABLE RAMP 1:12 FOR BOTH IN & OUT
NEW LOCATION
EXISTING RETAINING WALL
B.L.
METAL FENCE
EX. TREE
EX. TREE
EX. TREE
CABINET OF CLP SUPPLY CUT-OUT & MAIN SWITCH + METER
EXISTING PARAPET WALL
EX. TREE
EX. TREE
B.L.

GROUND FLOOR PLAN

SCALE : 100

B.D. REF.

F.S.D. REF.

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DRAWING TITLE
MVAC SERVICES
G/F LAYOUT PLAN

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TL	1:100 (A3)
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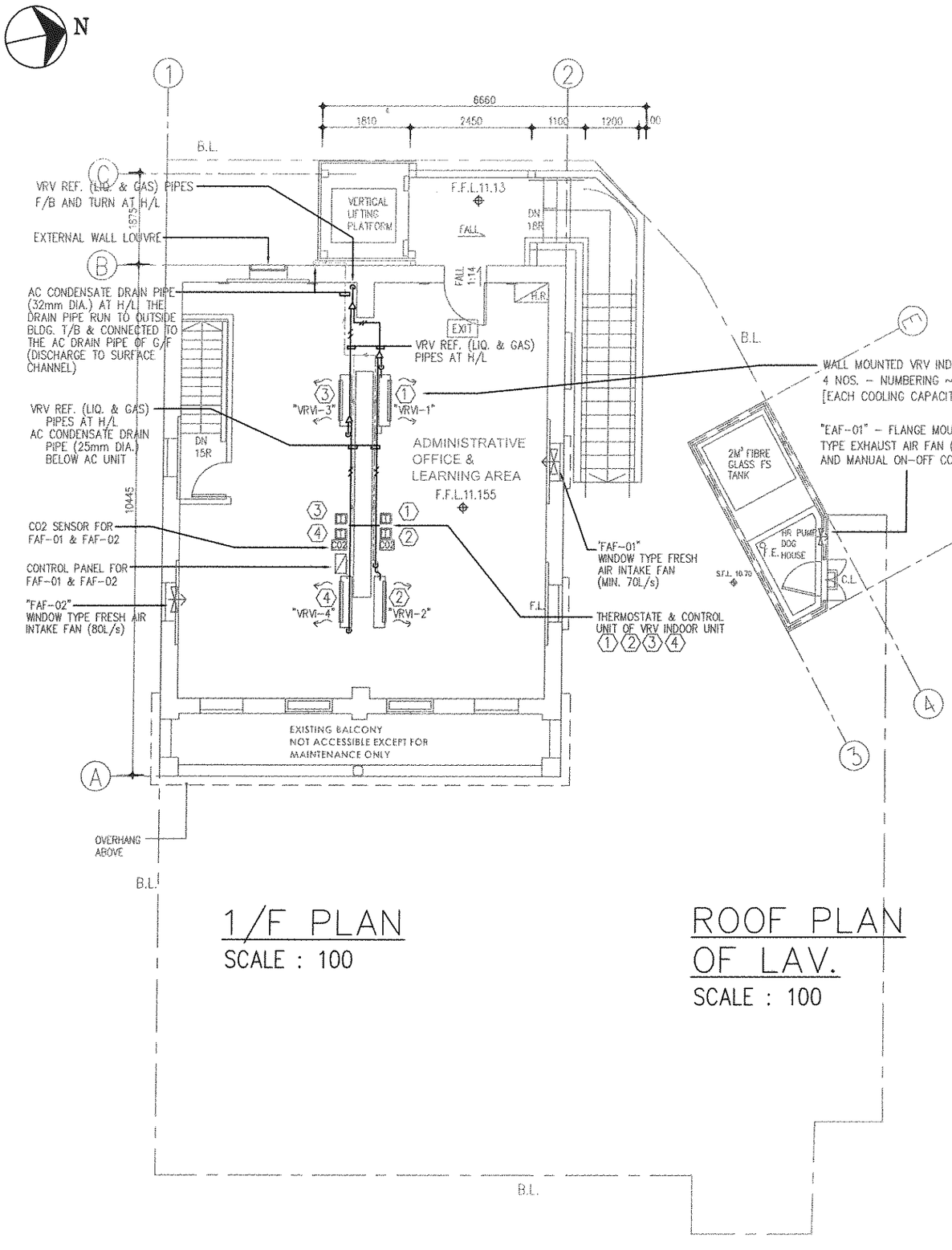
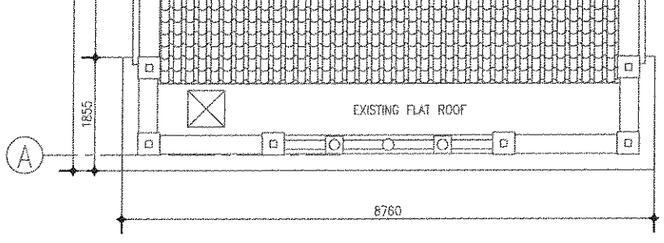
NOTE: DETAILS OF REFRIGERANT PIPEWORK CONNECTION AND SIZE, PLEASE REFER TO DRAWING NO. AC-05.



1/F PLAN
SCALE : 100



ROOF PLAN OF LAV.
SCALE : 100

ROOF PLAN
SCALE : 100

B.D. REF.

F.S.D. REF.

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DRAWING TITLE
MVAC SERVICES
1/F & R/F LAYOUT PLAN

DRAWN BY	SCALE
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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)	LOCAL WIRED REMOTE CONTROLLER FOR EACH INDOOR UNIT, WHICH SHALL BE EQUIPPED WITH DIGITAL DISPLAY OF AIR FLOW SPEED, TEMPERATURE & OPERATION MODE. EACH INDOOR UNIT SHALL BE AUTOMATICALLY ADJUSTED UNDER INDIVIDUAL TEMP. & FLOW SETTINGS AT THE CONTROLLER. RELEVANT CONTROL CONNECTION SHALL BE TRANSMITTED TO THE CENTRAL PROCESSOR OF VRV SYSTEM FOR THE CORRESPONDING OPERATION. (NOTE: NO ZONE AND MASTER CONTROL FOR THE VRV INDOOR UNIT)
"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)	

B.D. REF.

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MVAC SERVICES
MVAC EQUIPMENT SCHEDULE

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TL	N.T.S.
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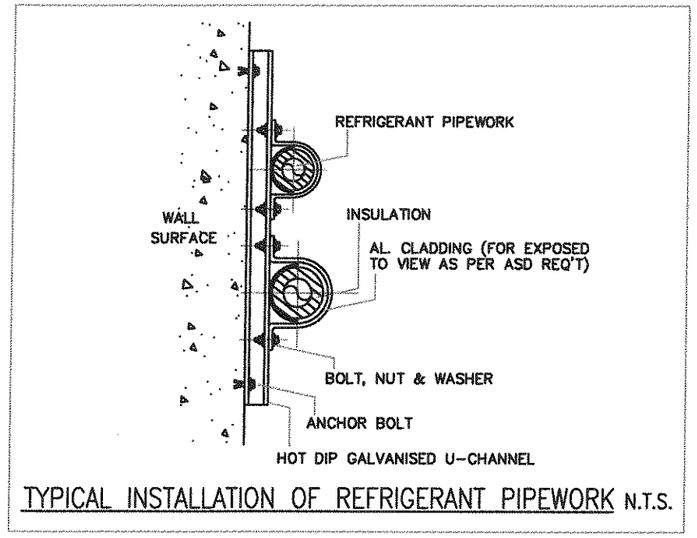
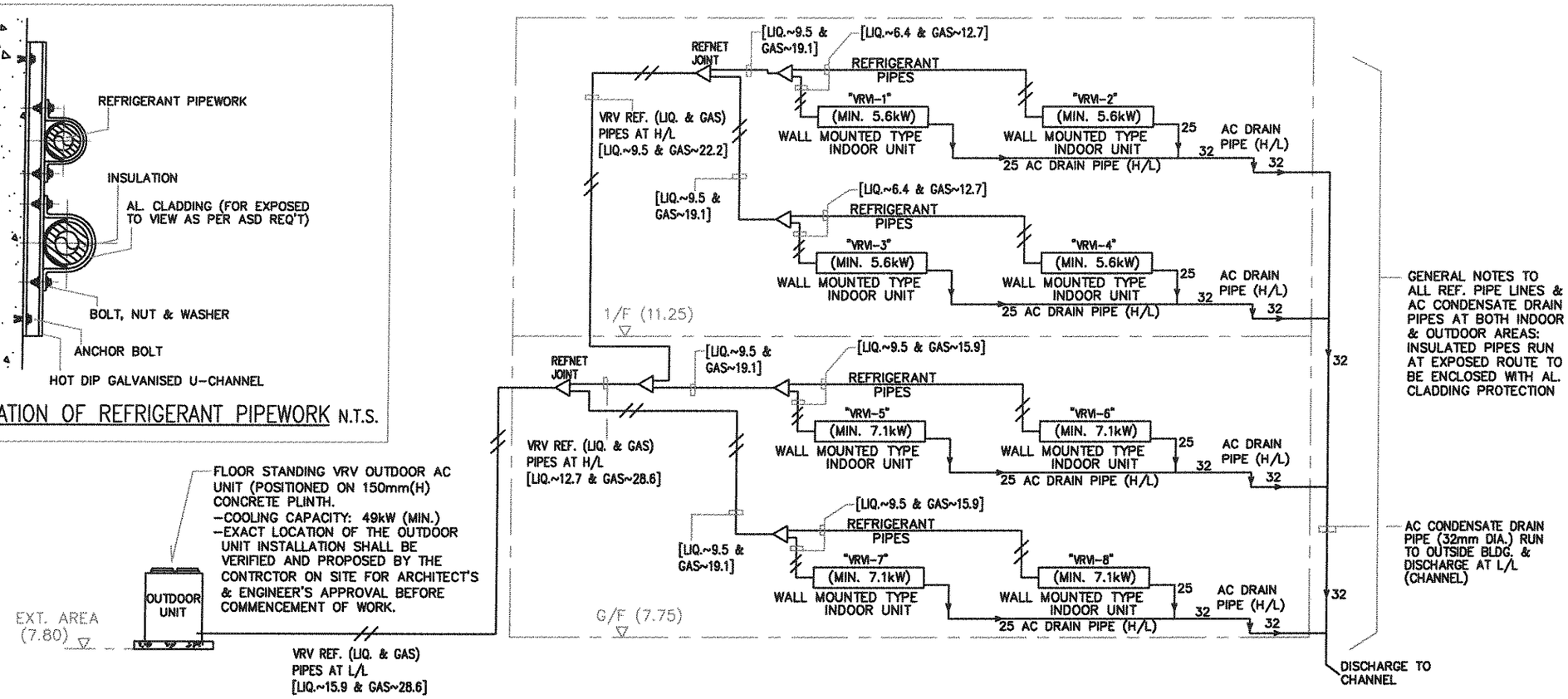
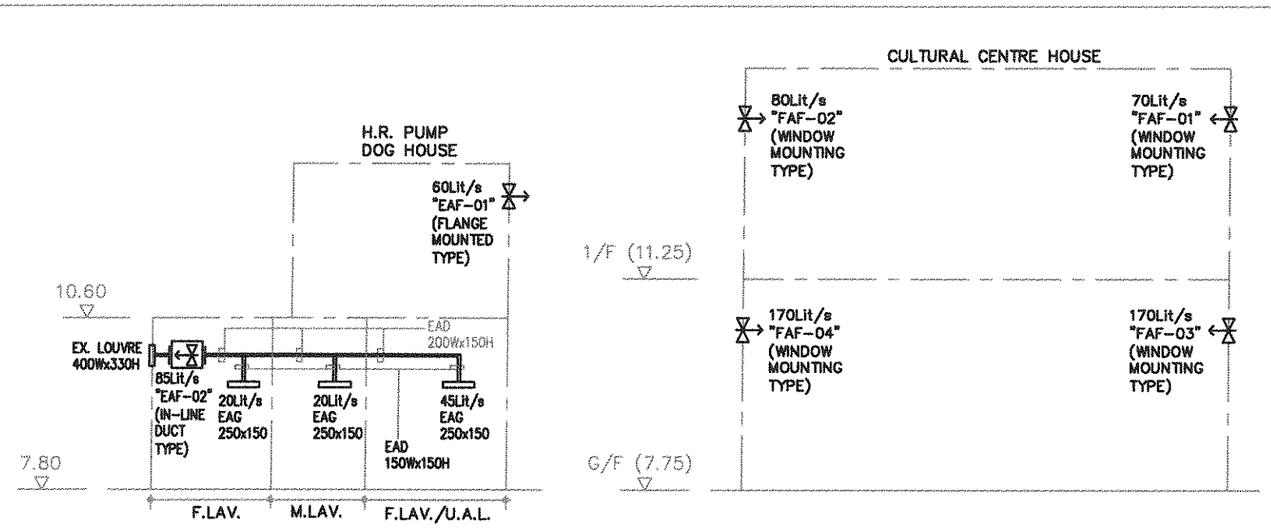
JOB No.	DWG.NO. AC-04 (AS-FITTED)



TYPICAL INSTALLATION OF REFRIGERANT PIPEWORK N.T.S.



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



AIR SIDE SCHEMATIC LINE DIAGRAM N.T.S.

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. 400Wx300H	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. 500Wx500H	MIN. 400Wx400H (+FIRE DAMPER)	—	—
CULTURAL CENTRE HOUSE (1/F)	MIN. 600Wx400H	INTAKE FAN MOUNTED AT WINDOW PANEL	—	—
CULTURAL CENTRE HOUSE (G/F)	EXHAUST AIR THROUGH OPENED ENTRANCE DOOR	INTAKE FAN MOUNTED AT WINDOW PANEL	—	—

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
LCK ARCHITECTS LTD

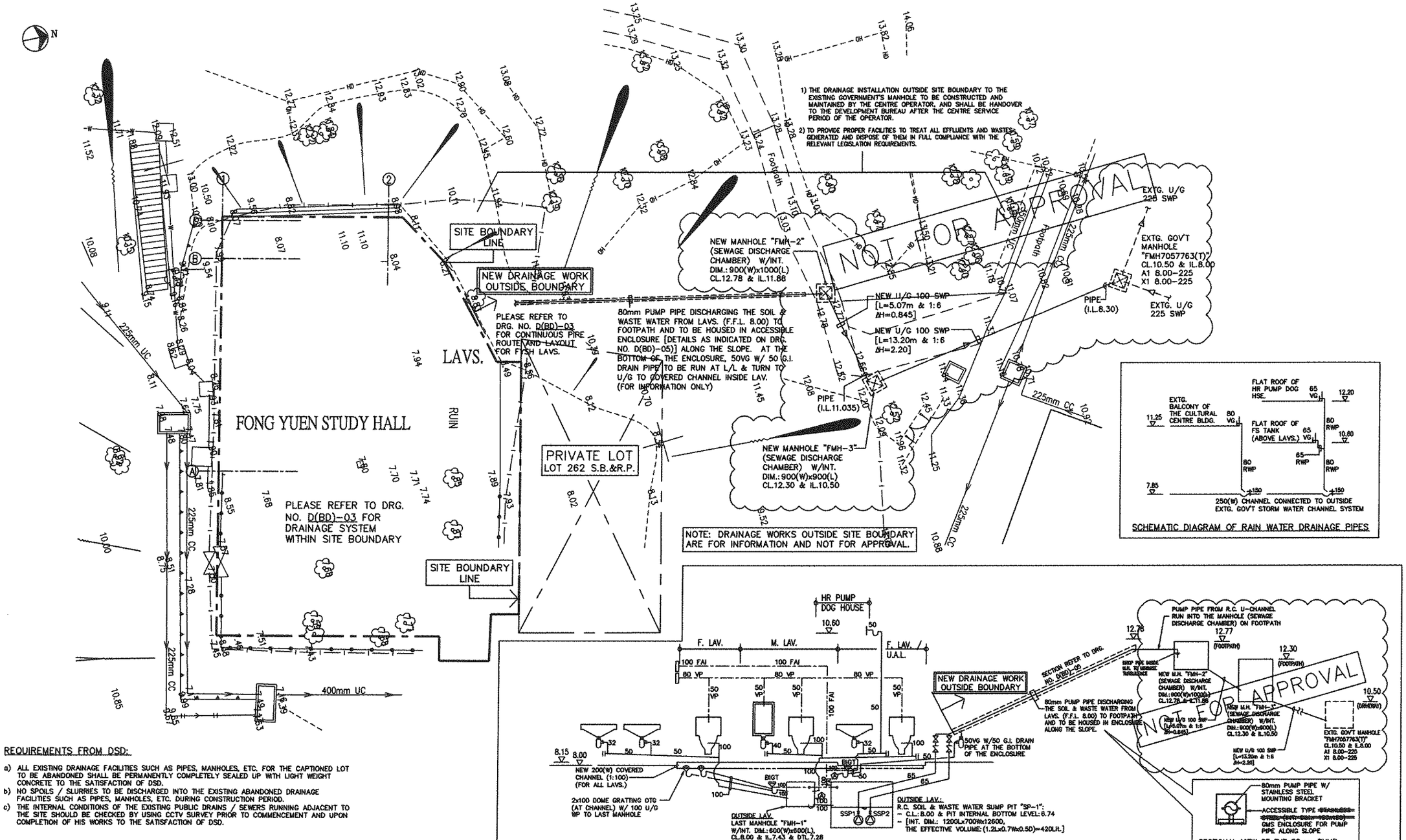
BUILDING SERVICES ENGINEER
PROCONEER INTERNATIONAL LTD.

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 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)



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 REQIREMENTS, 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.
5) ALL WORKS OUTSIDE SITE BOUNDARY SHALL BE CARRIED OUT SHALL BE IN COMPLIANCE WITH HIGHWAY'S AND DSD'S STANDARDS AND REQUIREMENTS.
6) 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.
7) 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.
8) 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.
9) 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.
10) THE CONTRACTOR SHALL BE ON BEHALF OF CLIENT TO APPLY FOR AN EXCAVATION PERMIT FROM THE REGIONAL OFFICE OF HIGHWAY'S DEPARTMENT FOR ANY EXCAVATION WORKS ON PUBLIC PAVEMENT, ROADSIDE & DRIVEWAY. THE BD APPROVED DRAINAGE PLANS SHALL ALSO ACCOMPANY WITH THE APPLICATION.

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	PIPE LINE ΔH (mm)
FMH-1 (LAST MH AT M.L.)	8.00	7.43 D.T.L.:7.28	720D x 600L x 600W (DEPTH TO D.T.L.)	MED.	0.4	100mm	1:40	10
SP-1 (PUMP PIT AT U/L)	8.00	PIT BOTTOM: 6.74 (EFF.VOL.=0.42mCU.)	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.	5.07	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. GOV'T M.H. AT DRIVEWAY)	10.50	8.00						

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B.D.

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 JOINT SITE INSPECTION ON 7-JUN.12)	8-June 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 MH. TO SUIT SITE CONDITION	22-Sept 2011	SL	RC
A	REVISED AS PER BD COMMENTS	23-Jun 2011	SL	RC

FOR B.D. USE ONLY

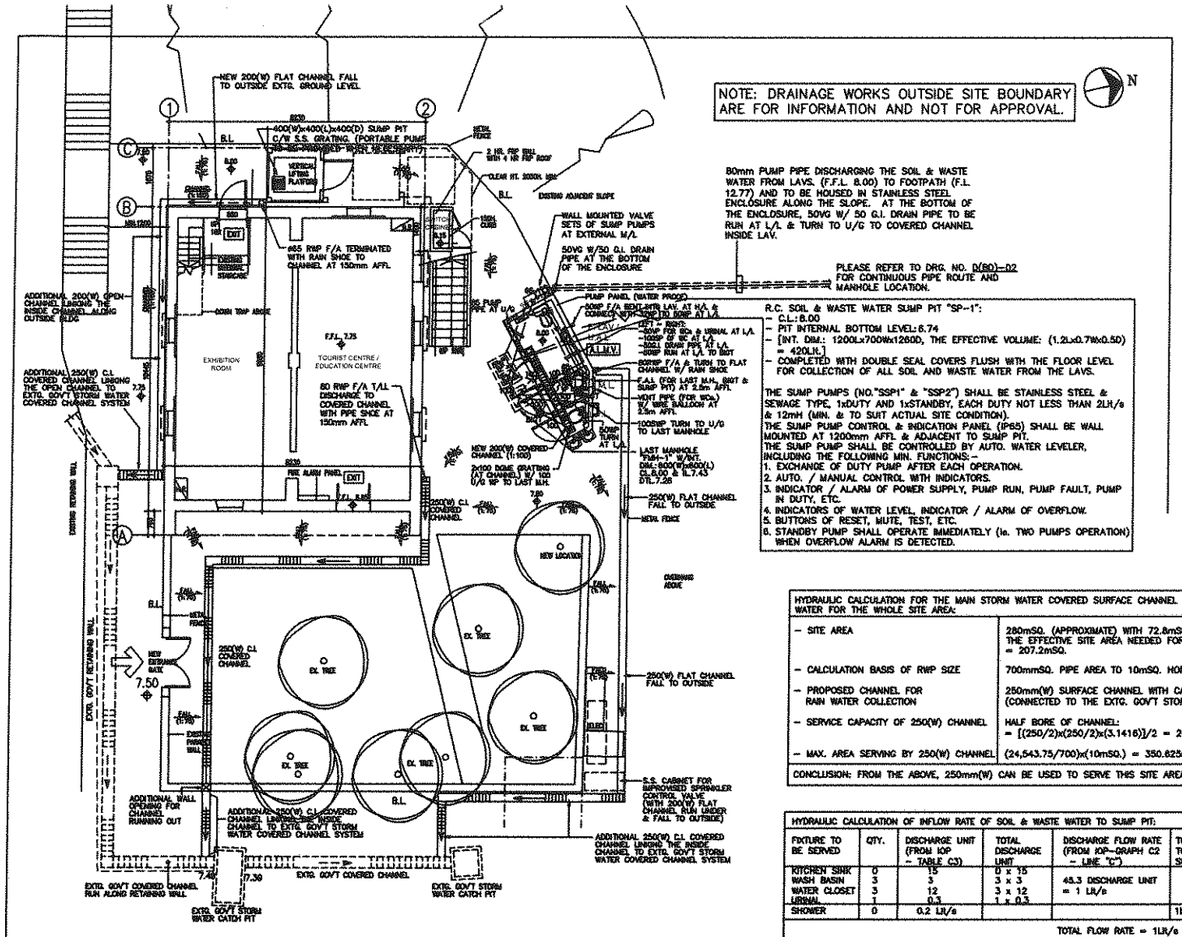
PROJECT
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.

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.	DRAWING NO. D(BD)-02
REV.	D

LCK ARCHITECTS LTD
林陳顧建築師有限公司

VICTOR CHAN
陳啟仁建築師



GROUND FLOOR PLAN

SCALE : 100

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

80mm PUMP PIPE DISCHARGING THE SOIL & WASTE WATER FROM LAVS. (F.F.L. 8.00) TO FOOTPATH (F.L. 12.77) AND TO BE HOUSED IN STAINLESS STEEL ENCLOSURE ALONG THE SLOPE. AT THE BOTTOM OF THE ENCLOSURE, 50VG W/ 50 G.I. DRAIN PIPE TO BE RUN AT L/L & TURN TO U/G TO COVERED CHANNEL INSIDE LAV.

PLEASE REFER TO DRG. NO. D(BD)-02 FOR CONTINUOUS PIPE ROUTE AND MANHOLE LOCATION.

R.C. SOIL & WASTE WATER SUMP PIT "SP-1":
- C.L.: 8.00
- PIT INTERNAL BOTTOM LEVEL: 6.74
- [INT. DIM.: 1200Lx700Wx1260D, THE EFFECTIVE VOLUME: (1.2Lx0.7Wx0.5D) = 420Lit.]
- COMPLETED WITH DOUBLE SEAL COVERS FLUSH WITH THE FLOOR LEVEL FOR COLLECTION OF ALL SOIL AND WASTE WATER FROM THE LAVS.

THE SUMP PUMPS (NO."SSP1" & "SSP2") SHALL BE STAINLESS STEEL & SEWAGE TYPE, 1xDUTY AND 1xSTANDBY, EACH DUTY NOT LESS THAN 2Lit/s & 12mH (MIN. & TO SUIT ACTUAL SITE CONDITION).
THE SUMP PUMP CONTROL & INDICATION PANEL (IP65) SHALL BE WALL MOUNTED AT 1200mm AFFL & ADJACENT TO SUMP PIT.
THE SUMP PUMP SHALL BE CONTROLLED BY AUTO. WATER LEVELER, INCLUDING THE FOLLOWING MIN. FUNCTIONS:-
1. EXCHANGE OF DUTY PUMP AFTER EACH OPERATION.
2. AUTO. / MANUAL CONTROL WITH INDICATORS.
3. INDICATOR / ALARM OF POWER SUPPLY, PUMP RUN, PUMP FAULT, PUMP IN DUTY, ETC.
4. INDICATORS OF WATER LEVEL, INDICATOR / ALARM OF OVERFLOW.
5. BUTTONS OF RESET, MUTE, TEST, ETC.
6. STANDBY PUMP SHALL OPERATE IMMEDIATELY (ie. TWO PUMPS OPERATION) WHEN OVERFLOW ALARM IS DETECTED.

HYDRAULIC CALCULATION FOR THE MAIN STORM WATER COVERED SURFACE CHANNEL [250mm(W)] COLLECTING STORM WATER FOR THE WHOLE SITE AREA:	
- SITE AREA	280mSQ. (APPROXIMATE) WITH 72.8mSQ. (GRASSLAND) THE EFFECTIVE SITE AREA NEEDED FOR RAIN WATER COLLECTION = 207.2mSQ.
- CALCULATION BASIS OF RWP SIZE	700mmSQ. PIPE AREA TO 10mSQ. HORIZONTAL SURFACE
- PROPOSED CHANNEL FOR RAIN WATER COLLECTION	250mm(W) SURFACE CHANNEL WITH CAST IRON COVER (CONNECTED TO THE EXTG. 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 = 24,543.75mmSQ.
- MAX. AREA SERVING BY 250(W) CHANNEL	(24,543.75/700)x(10mSQ.) = 350.625mSQ. (>207.2mSQ. 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 - LINE "C")	TOTAL INFLOW RATE TO LAST MANHOLE / SUMP PIT
KITCHEN SINK	0	15	0 x 15	45.3 DISCHARGE UNIT = 1 Lit/s	
WASH BASIN	3	3	3 x 3		
WATER CLOSET	3	12	3 x 12		
URINAL	1	0.3	1 x 0.3		
SHOWER	0	0.2 Lit/s			1Lit/s
					TOTAL FLOW RATE = 1Lit/s (ie. 3.6mCU./hr.)

CALCULATION OF SUMP PIT & SUMP PUMP:
- Veff = TAKING EFFECTIVE HOLDING CAPACITY = 420 Lit.
- Qin = INFLOW RATE = 1Lit/s
- FILLING TIME (WITH INFLOW OF 1L/s) = 420Lit/(1L/s) = 420sec. (ie. 7min.)
- Qout = Qpump = TAKING PUMP RATE = 2Lit/s

FREQUENCY OF PUMP OPERATION PER HOUR (PUMP "START/STOP" CYCLE):
- T1 = INFLOW TIME = 420Lit/Qin = 420L/(1L/s) = 420sec.
- TIME ELAPSED WHEN "PUMP RUN" AND WATER LEVEL DROP TO "PUMP STOP" (ASSUMING MEAN INFLOW = Qin/3)
T2 = 420Lit/[(Qout)-(Qin/3)] = 420Lit/(2-1/3)L/s = 420/1.6667 = 252sec.
- T1 + T2 = 420sec.+252sec. = 672sec.
ie. 3600sec./672sec. = 5.36 CYCLE/hr. [<10 (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 EXTG. GOV'T MANHOLE "FMH7057763(T)" IS CAPABLE FOR THE WATER FLOW OF ~~2Lit/s, AND IS BELIEVED ACCEPTABLE.~~

NOT FOR APPROVAL

PIPE PASSING THROUGH WALL OR BEAM

PIPE THROUGH R.C. WALL

PLAN - CAST IRON GRATING OF CHANNEL

SECTIONAL DETAIL CAST IRON GRATING

DRAIN PIPE SHALL BE COVERED WITH 20/40 GRADE CONCRETE AS PER HIGHWAYS STANDARD "TYPE 1 SURROUND"

TYPICAL DETAIL OF HAUNCH FOR UNDERGROUND DRAIN PIPE

SECTION 'E-E'

PLAN-DOME GRATING

R/F OF HR PUMP DOG HOUSE

SCALE : 100

1/F PLAN

SCALE : 100

PERMIT NO. & ISSUE DATE	DESCRIPTION	GRANTED CONDITION
HK085/2011 (MOD)	BUILDING (STANDARD OF SAN. FIT., DRAINAGE WORKS & LATRINES) REGULATION 39 TO PERMIT THE NON-PROVISION OF GUTTERS AND RAINWATER DOWN PIPES FOR THE PITCHED ROOF OF THE MAIN BUILDING.	(g) THE SAID WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE PLANS APPROVED ON 9-NOV. 2011 UNDER REF.: BD 22-3/3023/09 (HU)(D). (h) THE CONDITIONS IMPOSED TO BE INCORPORATED IN SUBSEQUENT AMENDMENT PLANS. (i) A CHECKLIST OF VALID FORMS BD106 TO BE SUBMITTED WITH FORM BA14.

ROOF PLAN

SCALE : 100

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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 JOINT SITE INSPECTION ON 7-JUL12)	8-June 2012	SL	RC
C	REVISED DRAINAGE PIPES TO SUIT UPDATED BUILDING LAYOUT PLAN	9-Mar. 2012	SL	RC
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PROJECT
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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.	REV.
	D(BD)-03	D

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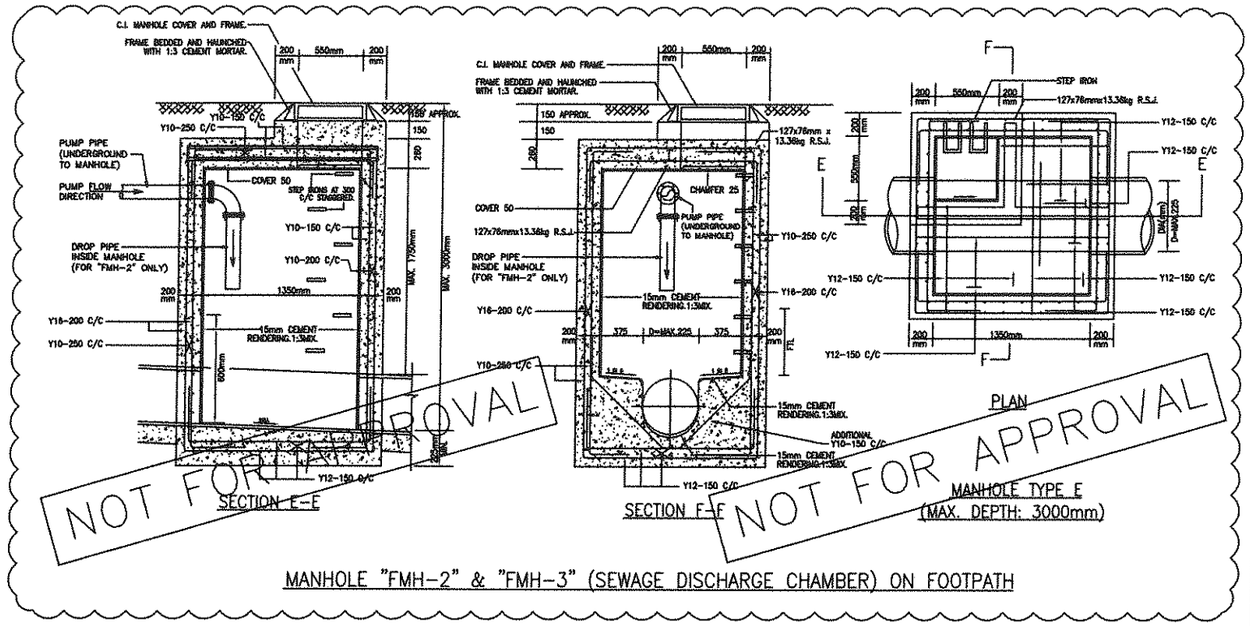
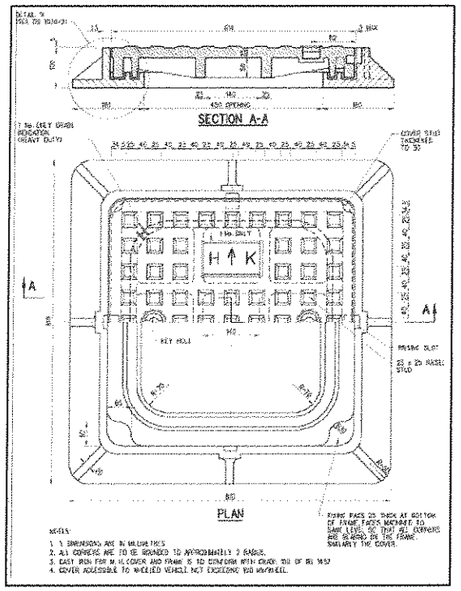
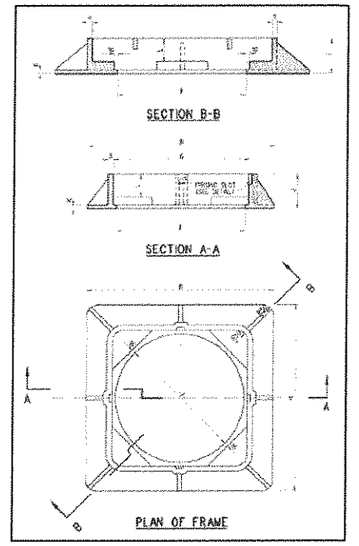
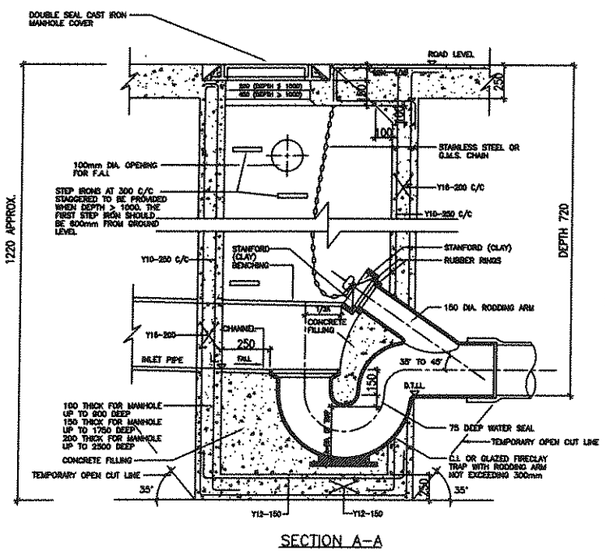
VICTOR CHAN
陳鑑仁建築師
REGISTERED ARCHITECT AP

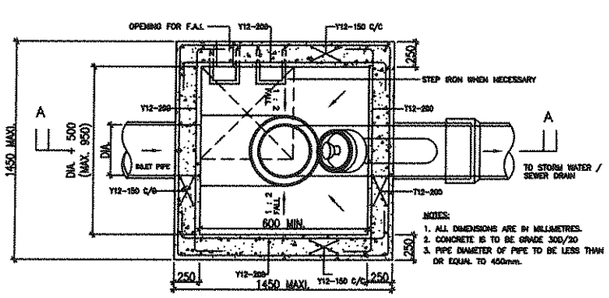


MANHOLE "FMH-2" & "FMH-3" (SEWAGE DISCHARGE CHAMBER) ON FOOTPATH







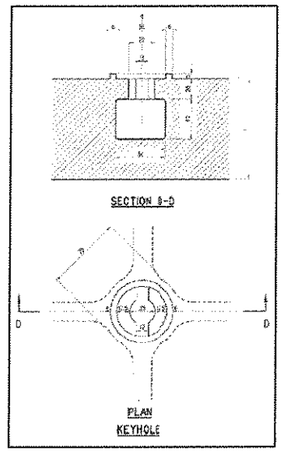


MANHOLE "FMH-1"
TERMINAL MANHOLE (TYPE T1)
(MAX. DEPTH: 2500mm)

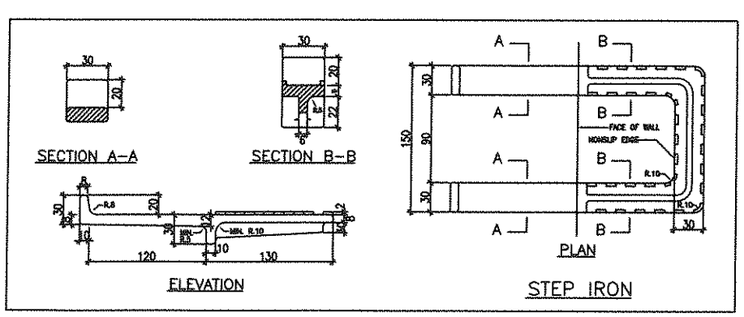
NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. PIPE DIAMETER : 100 TO 300 mm
3. NORMAL RANGE OF DEPTH : MAX. 1200 mm MEASURED FROM ROAD LEVEL TO LOWEST INVERTS
4. USED IN : STORMWATER DRAIN AND SEWER
5. JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN INDIVIDUAL CASE.
6. TOP TREATMENT : SEE ASSOCIATED DETAILS
7. FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION, THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
8. CONCRETE : GRADE 30/20
9. COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY

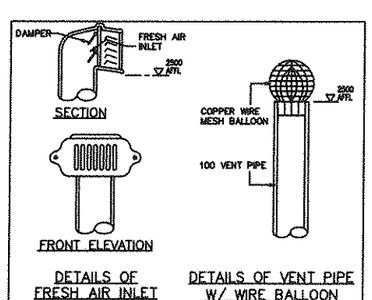
DIMENSION LETTER		F	G	R	J	K	S	L	N	P	Q
DIMENSION	HC	350	525	600	150	19	22	100	570	20	33
	MC	550	525	750	125	18	16	90	570	18	22

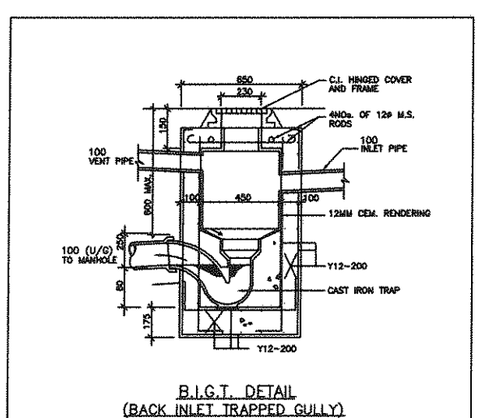
GRADE INDICATION :
HC : HEAVIER HEAVY DUTY
MC : HEAVIER MEDIUM DUTY

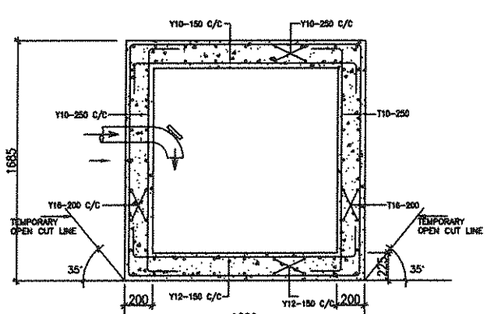


AS FITTED DRAWING









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

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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	C30	30
BUNDING LAYER	C20	20

4. HIGH TENSILE STEEL BARS (DENOTED BY Y) SHALL BE HOT ROLLED DEFORMED GRADE 460 TO CS2:1995. MILD STEEL BAR (DENOTED BY R) SHALL BE PLAIN ROLLED GRADE 250 TO CS2:1995. 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 CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3.0 kg WHEN DETERMINED IN ACCORDANCE WITH THE SPECIFICATION ITEM GIVEN IN APPENDIX A OF PNAP 186 (APP–74).
8. OPEN CUT EXCAVATION WILL BE ADOPTED FOR CONSTRUCTION OF MANHOLE AND SUMP PIT.

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

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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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VICTOR CHAN
陳振仁建築師
REGISTERED ARCHITECT AP

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NEW DRAINAGE WORK OUTSIDE BOUNDARY

180x180x12mm THK GMS PLATE

DESCRIPTION OF PUMP PIPE INSTALATION, PLEASE REFER TO SECTION "A-A"

10NE-A/C6

FOR THIS SUBMISSION

P.C. PLINTH 1

PLINTH 2

150 S.J.

8600 APPROX.

PUMP PIPE (UNDERGROUND TO MANHOLE)

DROP PIPE INSIDE MANHOLE

MANHOLE "FMH-2" (SEWAGE DISCHARGE CHAMBER) W/INT. DIM.:900(W)x1000(L) CL.12.78 & IL.11.80

NEW U/G 100 SWP [L=5.07m @ 1:6 Δh=0.845]

NEW U/G 100 SWP [L=13.20m @ 1:6 Δh=2.20]

NEW MANHOLE "FMH-3" (SEWAGE DISCHARGE CHAMBER) W/INT. DIM.: 900(W)x900(L) CL.12.30 & IL.10.50

FOR CONTINUITY OF DRAINAGE PIPEWORK, PLEASE REFER TO DRG. NO. D(BD)-02.

EXHIBITION ROOM

TOURIST CENTRE / EDUCATION CENTRE

UP 18R

F-3

ADJOINING LOT

LOT 262 S.B. & R.P.

Footpath

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

DRAINAGE WORKS OUTSIDE SITE BOUNDARY; NOT FOR APPROVAL, FOR INFORMATION ONLY

PLINTH 1
1:25

a-a
1:25

PLINTH 2
1:25

b-b
1:25

1 - 1
1 : 10

2 - 2
1 : 10

ELEVATION "A-A"

AS FITTED DRAWING

B.D. REF.
B.D.

F.S.D. REF.
FPB

W.W.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.

STRUCTURAL STEEL WORKS

1. ALL STRUCTURAL STEEL WORKS SHALL BE GRADE S275 COMPLYING WITH BS EN 10025 (CLASS 1).
2. WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH BS EN 1011.
3. ELECTRODES FOR WELDING SHALL COMPLY WITH BS EN ISO 2560.
4. WELDING PROCEDURE SHALL COMPLY WITH BS EN 2882 (1998).
5. 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 AND ALL AROUND CONNECTIONS. (t = THE THICKNESS OF THINNER STEEL MEMBERS.)
6. EXCEPT OTHERWISE STATED ALL STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED TO BS EN ISO 1461 (MINIMUM THICKNESS 85 um). ANY GALVANIZED COATING DAMAGED BY WELDING SHALL BE MADE GOOD WITH AT LEAST TWO COATS OF ZINC RICH PAINT TO BS 4652.

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 JOINT SITE INSPECTION ON 7-JUN-12)	8-June 2012	SL	RC
B	REVISED DRAINAGE PIPES TO SUIT UPDATED BUILDING LAYOUT PLAN	9-Mar. 2012	SL	RC
A	REVISED DRAW PIPE CONNECTION TO GOV'T M.H. TO SUIT SITE CONDITION	22-Sept 2011	SL	RC

FOR B.D. USE ONLY

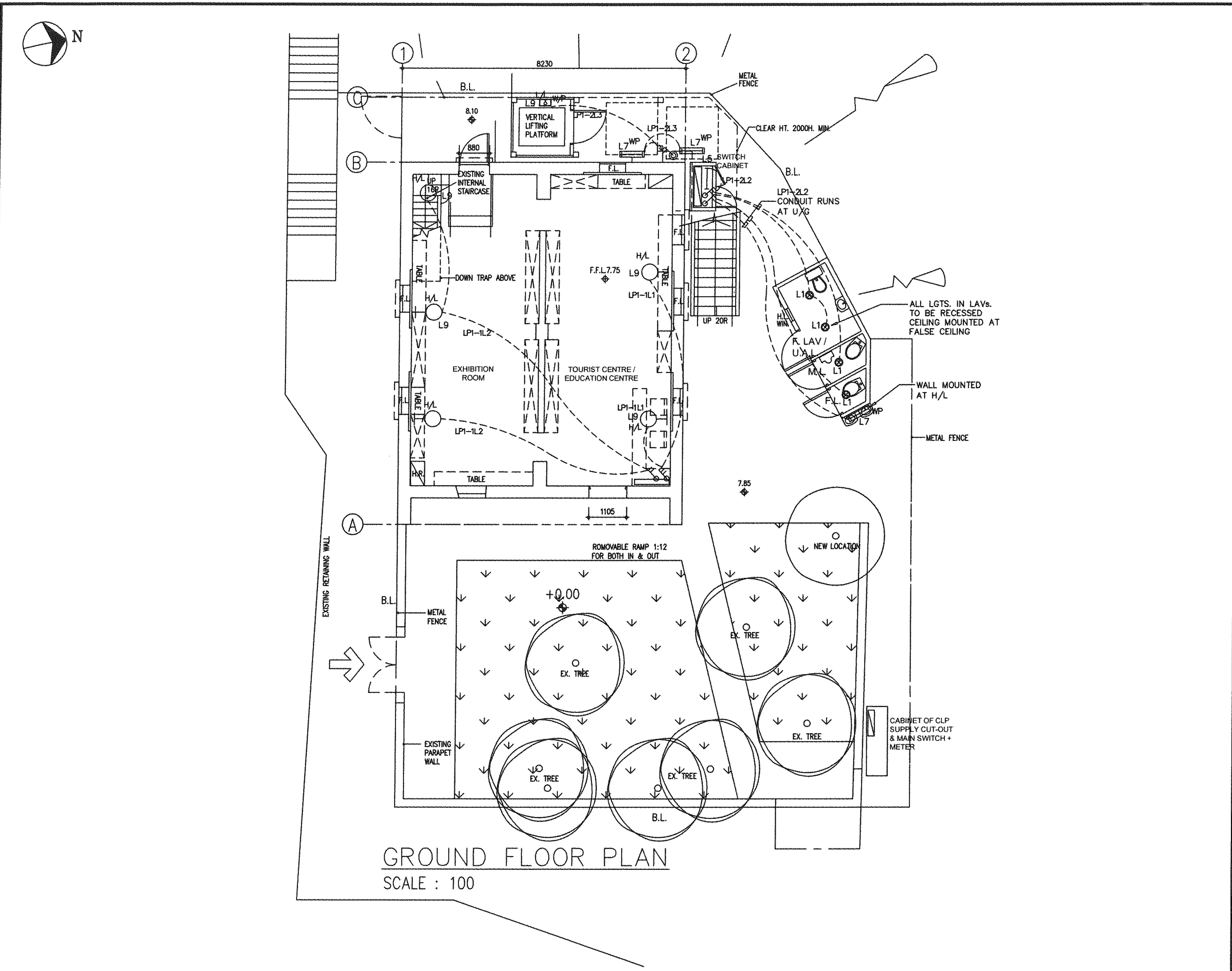
PROJECT
REVITALISATION SCHEME - CONVERSION OF FONG YUEN STUDY HALL INTO A TOURISM & CHINESE CULTURAL CENTRE CUM MA WAN RESIDENTS MUSEUM TIN LIU TSUEN, MA WAN, N.T.

DRAWING TITLE
DRAINAGE SERVICES - 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

LCK ARCHITECTS LTD
林陳關建築師有限公司

VICTOR CHAN
陳振仁建築師



GROUND FLOOR PLAN

SCALE : 100

Rev	Date	Description

ARCHITECT

LCK ARCHITECTS LTD

林靜蕾建築師有限公司

BUILDING SERVICES ENGINEER

PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR

TIN LEE CONSTRUCTION CO., LTD.

ELECTRICAL SUB-CONTRACTOR

BONAWARE ENGINEERING COMPANY

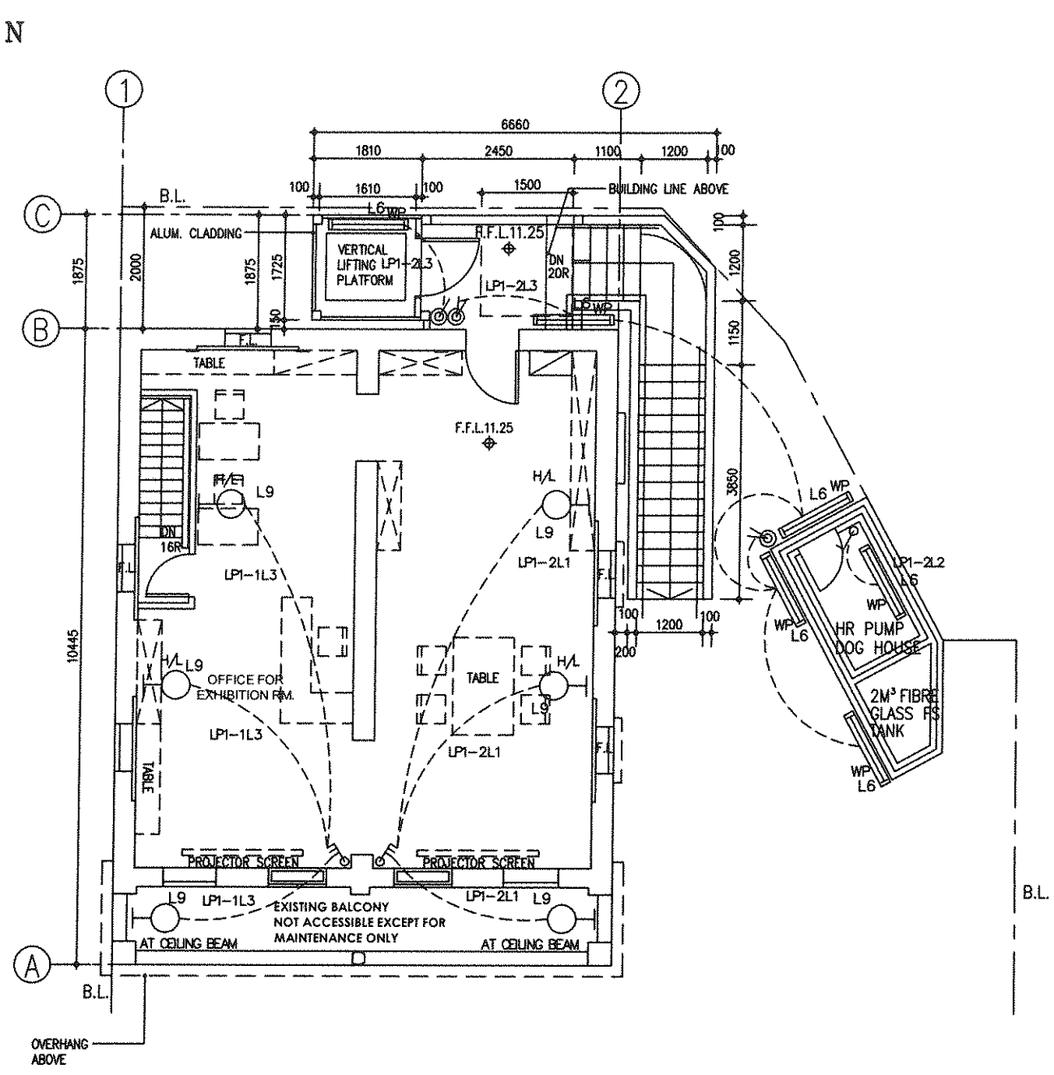
PROJECT

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

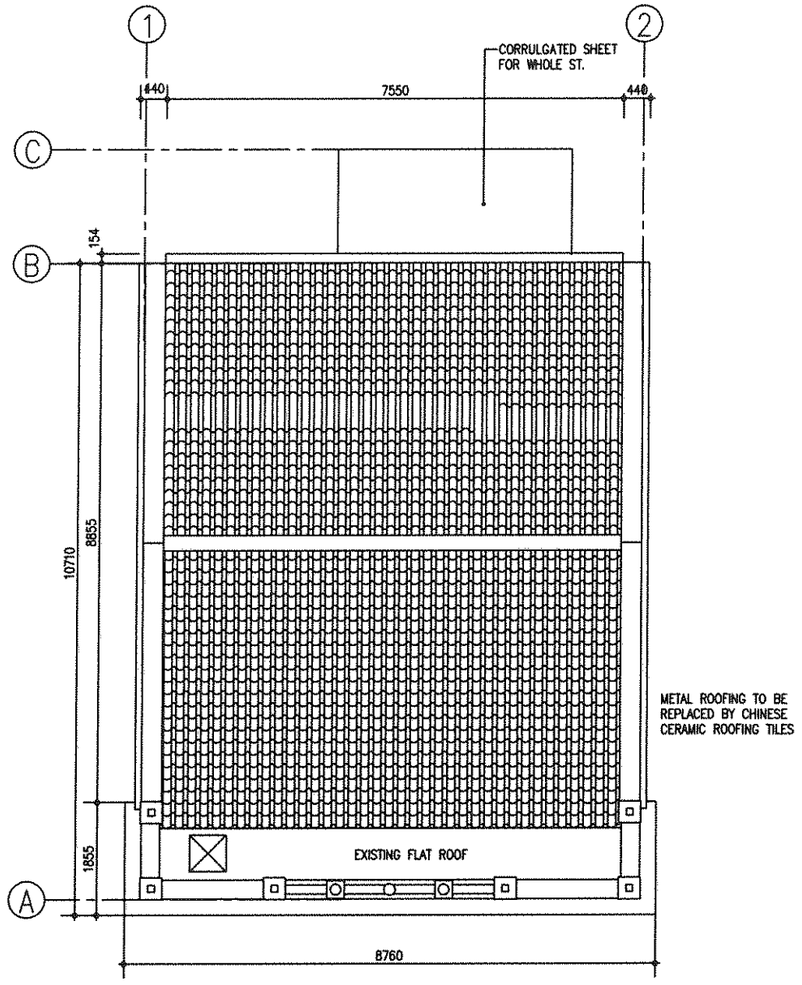


1/F PLAN

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.

B.D. REF.

F.S.D. REF.

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AS FITTED

Rev	Date	Description

ARCHITECT

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林建岳建築師有限公司

BUILDING SERVICES ENGINEER

PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR

TIM LEE CONSTRUCTION CO., LTD.

ELECTRICAL SUB-CONTRACTOR

SUNFARE ENGINEERING COMPANY

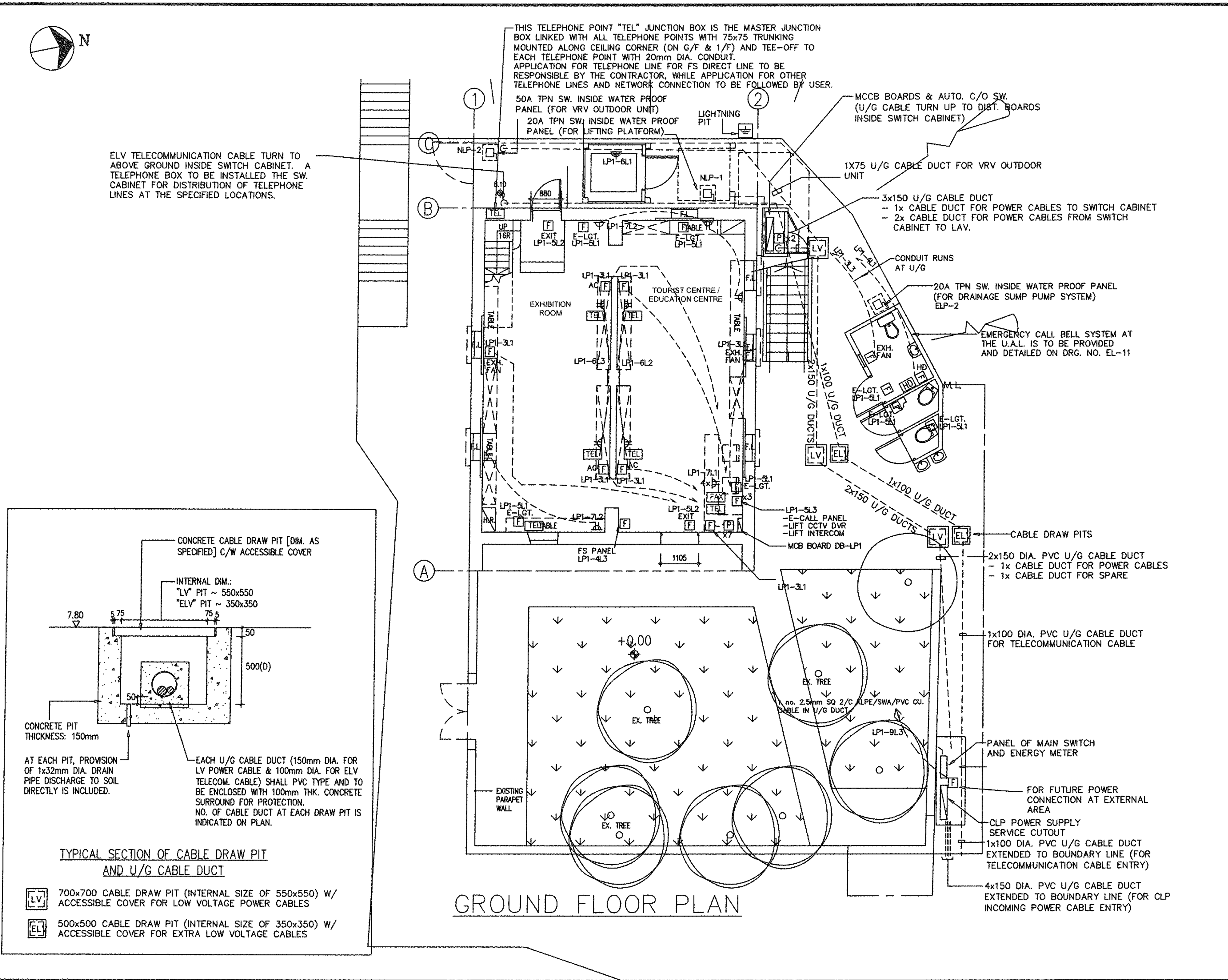
PROJECT

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


N
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)
LIGHTNING PIT
MCCB BOARDS & AUTO. C/O SW. (U/G CABLE TURN UP TO DIST. BOARDS INSIDE SWITCH CABINET)
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.
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
NLP-2
NLP-1
LP1-6L1
880
TEL
UP 16R
EXIT LP1-5L2
E-LGT. LP1-5L1
LP1-7L2
TABLE
LV
LP1-3L3
LP1-4L1
P1x2
EXHIBITION ROOM
TOURIST CENTRE / EDUCATION CENTRE
LP1-3L1
LP1-6L3
LP1-6L2
EXH. FAN
F.L.
2x150 U/G DUCTS
1x100 U/G DUCT
LV
EL
E-LGT. LP1-5L1
HD
M.L.
LP1-7L1
FAX
TEL
LP1-5L1 E-LGT.
LP1-5L3
–E-CALL PANEL
–LIFT CCTV DVR
–LIFT INTERCOM
MCB BOARD DB-LP1
1x100 U/G DUCT
2x150 U/G DUCTS
CABLE DRAW PITS
FS PANEL LP1-4L3
1105
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
+0.00
EX. TREE
1 no. 2.5mm SQ 2/C XLPE/SWA/PVC CU. CABLE IN U/G DUCT
LP1-9L3
PANEL OF MAIN SWITCH AND ENERGY METER
FOR FUTURE POWER CONNECTION AT EXTERNAL AREA
CLP POWER SUPPLY SERVICE CUTOUT
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)
EXISTING PARAPET WALL
AS FITTED
CONCRETE CABLE DRAW PIT [DIM. AS SPECIFIED] C/W ACCESSIBLE COVER
INTERNAL DIM.:
"LV" PIT ~ 550x550
"ELV" PIT ~ 350x350
7.80
500(D)
CONCRETE PIT THICKNESS: 150mm
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.
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

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

GROUND FLOOR PLAN

B.D. REF.

F.S.D. REF.

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Rev	Date	Description

ARCHITECT

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林陸儀建築師有限公司

BUILDING SERVICES ENGINEER

PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR

TIM LEE CONSTRUCTION CO., LTD.

ELECTRICAL SUB-CONTRACTOR

BONAWARE ENGINEERING COMPANY

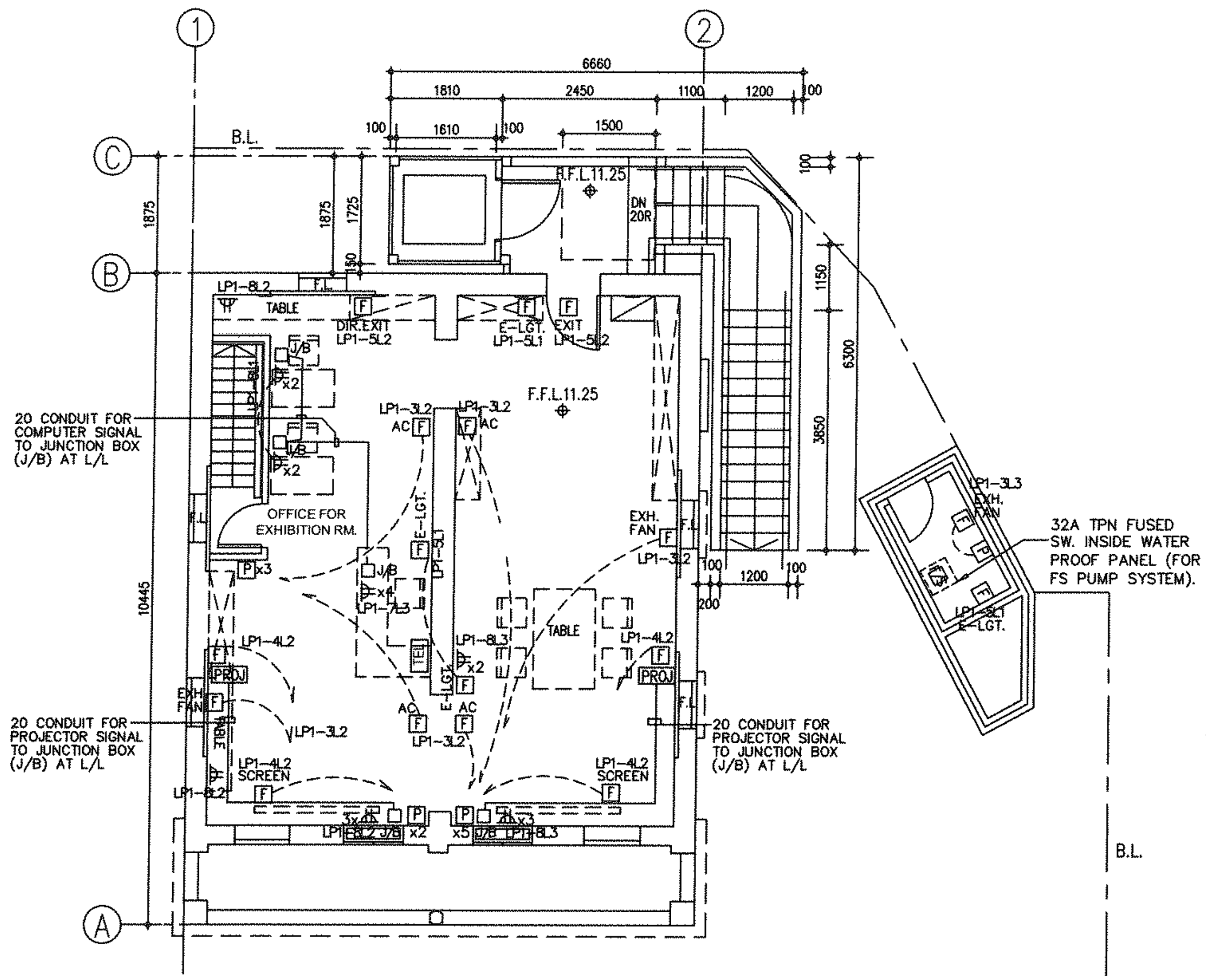
PROJECT

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

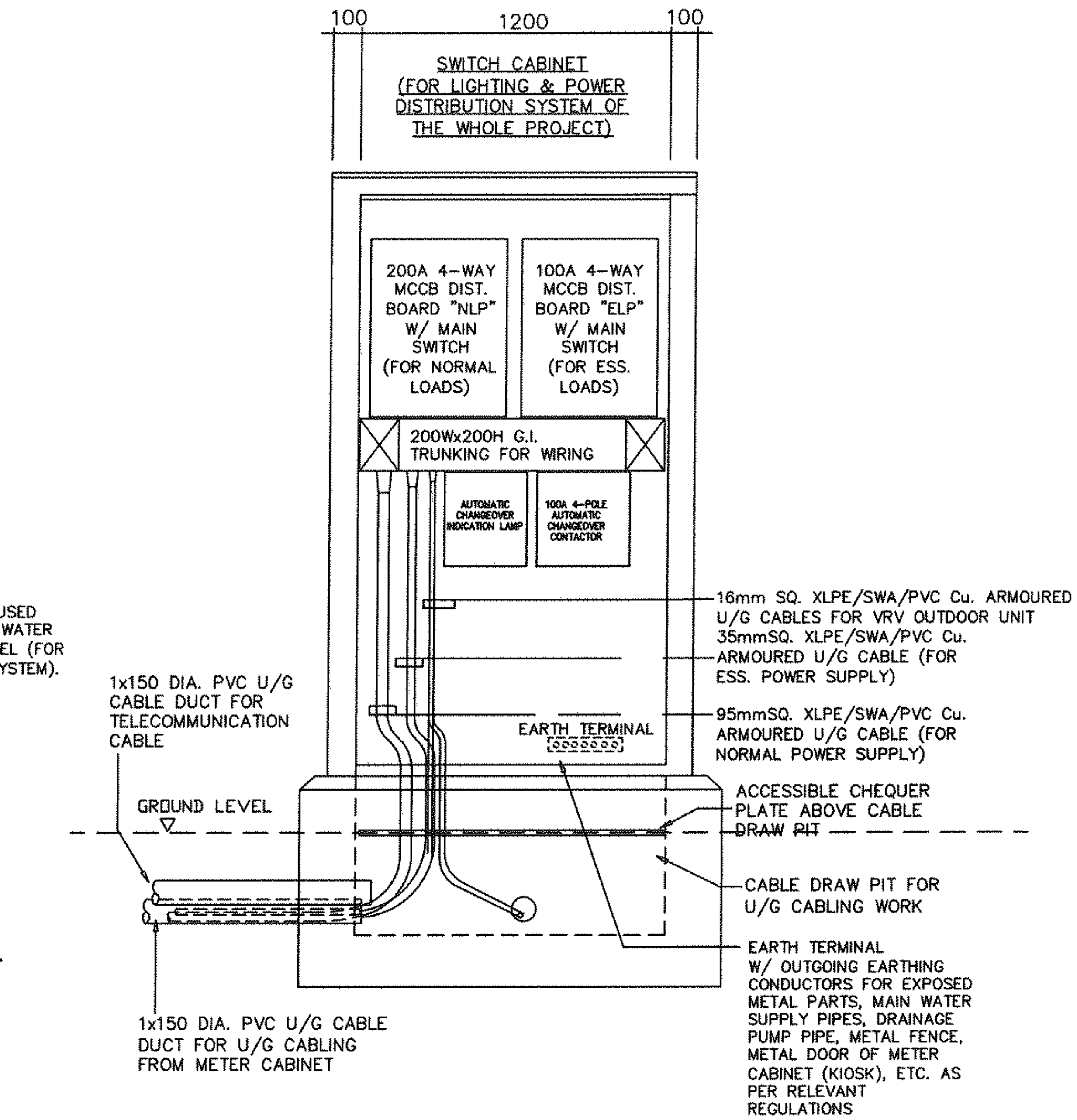
ELECTRICAL SERVICES
G/F ELECTRICAL LAYOUT PLAN AND U/G CABLE DUCT & DRAW PIT PLAN

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)

AS FITTED

B.D. REF.

P.S.D. REF.

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ARCHITECT

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BUILDING SERVICES ENGINEER

PROCONEER INTERNATIONAL LTD.

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ELECTRICAL SUB-CONTRACTOR

BONAFARE ENGINEERING COMPANY

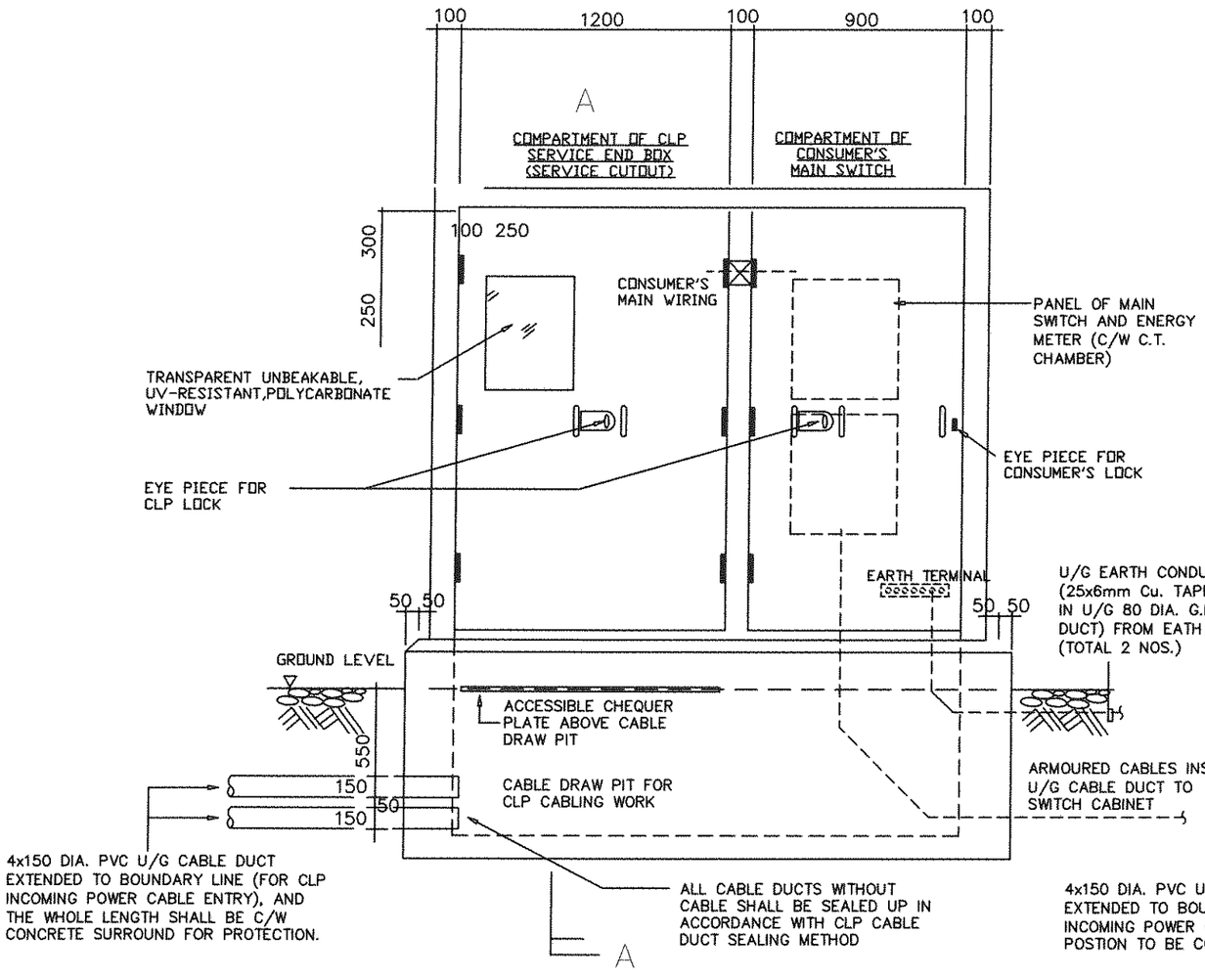
PROJECT

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.

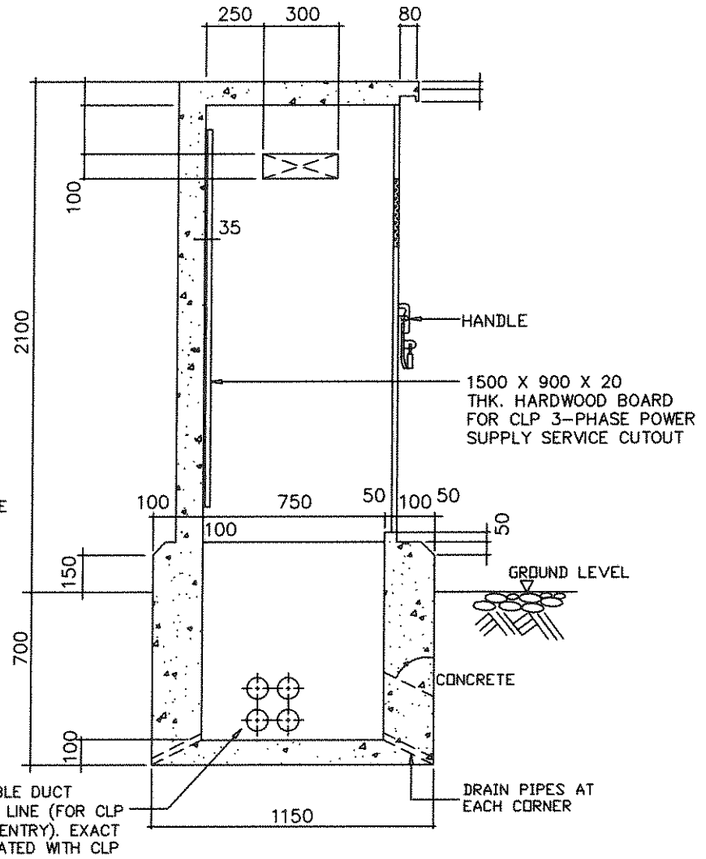
DRAWING TITLE

ELECTRICAL SERVICES
1/F ELECTRICAL LAYOUT PLAN

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



ELEVATION OF METER CABINET



SECTION A-A

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F.S.D. REF.

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AS FITTED

Rev	Date	Description

ARCHITECT
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BUILDING SERVICES ENGINEER
PROCONEER INTERNATIONAL LTD.

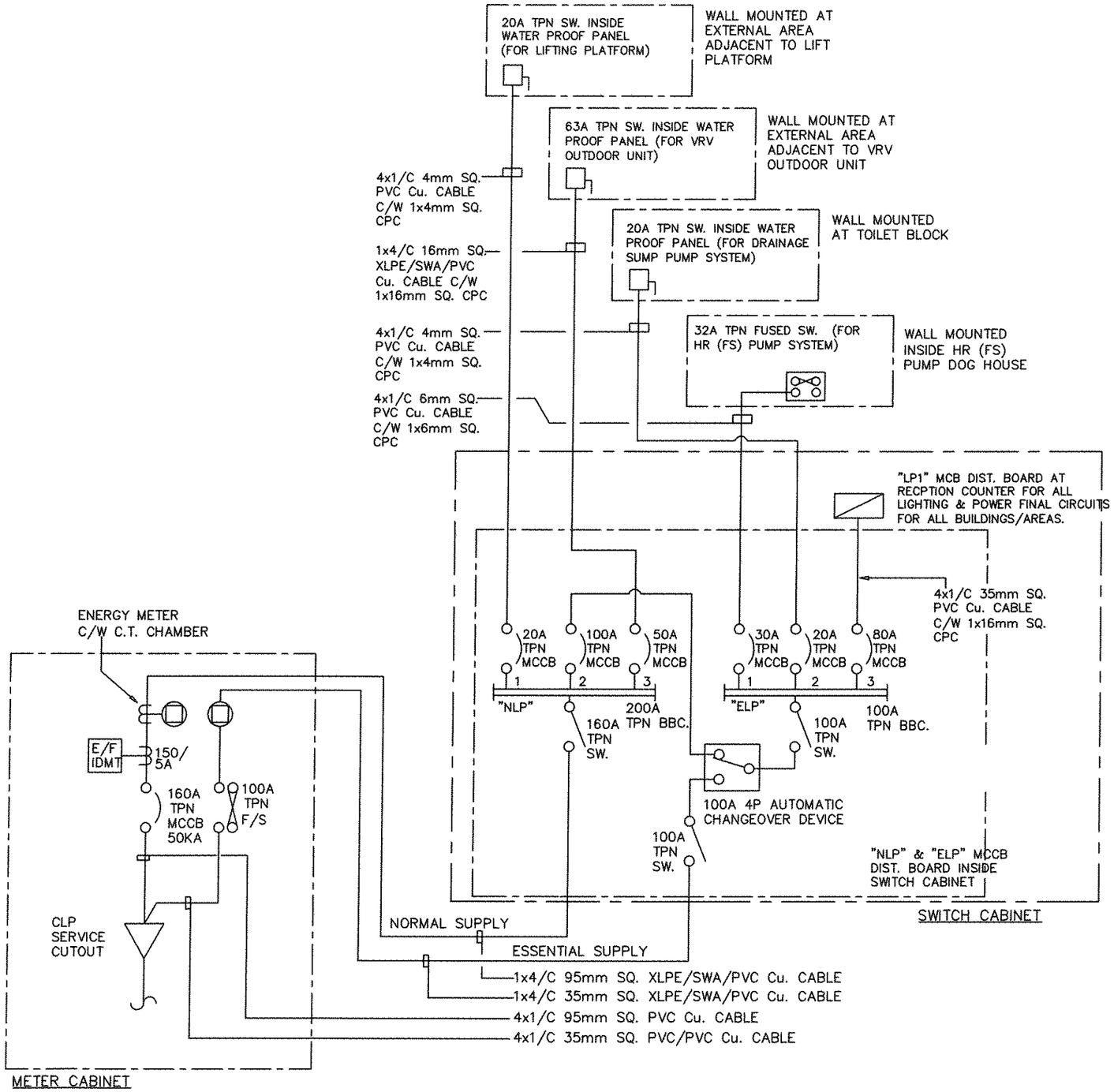
MAIN CONTRACTOR
TIN LEE CONSTRUCTION CO., LTD.

ELECTRICAL SUB-CONTRACTOR
NONAPARE ENGINEERING COMPANY

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^2)	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 Recption Counter on G/F
	L2	30#	4	Socket on G/F
	L3	30#	4	Socket at Recption 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

B.D. REF.

F.S.D. REF.

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AS FITTED

Rev	Date	Description

ARCHITECT
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林陳顧建築師有限公司

BUILDING SERVICES ENGINEER
PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR
TIM LEE CONSTRUCTION CO., LTD.

ELECTRICAL SUB-CONTRACTOR
BONAVARE ENGINEERING COMPANY

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	SCALE
CW	N.T.S.
CHECKED BY	DATE
WU	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 REQIREMENTS. 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.

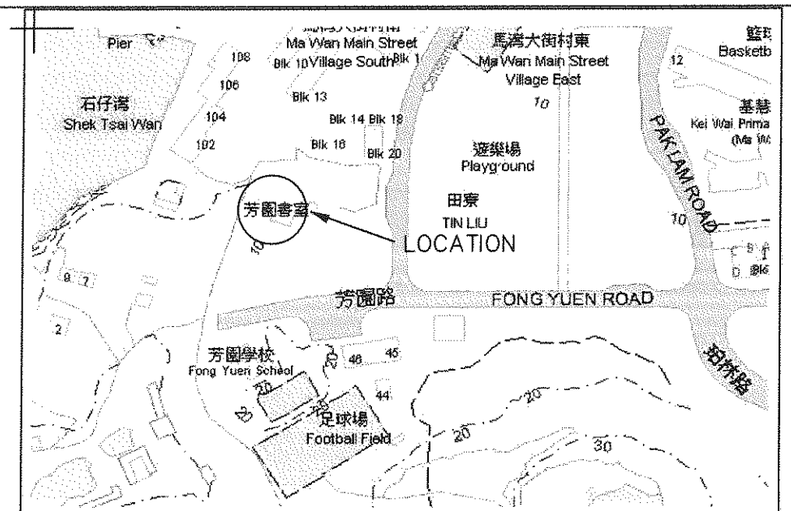
5. THE CONTRACTOR SHALL SUPPLY AND INSTALL SUFFICIENT BACKUP BATTERY CAPACITY (MIN.10Ah AS PER ASD REQ'T) & CHARGER SETS TO ENERGIZE THE VISUAL FIRE ALARM INSTALLATION THROUGHOUT THE SITE AREAS AS PER STATUTORY REQ'T.

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.



LEGEND

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

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	

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 CAPICITY 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".

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

B.D. REF.
F.S.D. REF.

AS-FITTED DRAWING

Rev	Date	Description

ARCHITECT
LCK ARCHITECTS LTD
林陳鍾建築師有限公司

BUILDING SERVICES ENGINEER
PROCONEER INTERNATIONAL LTD.

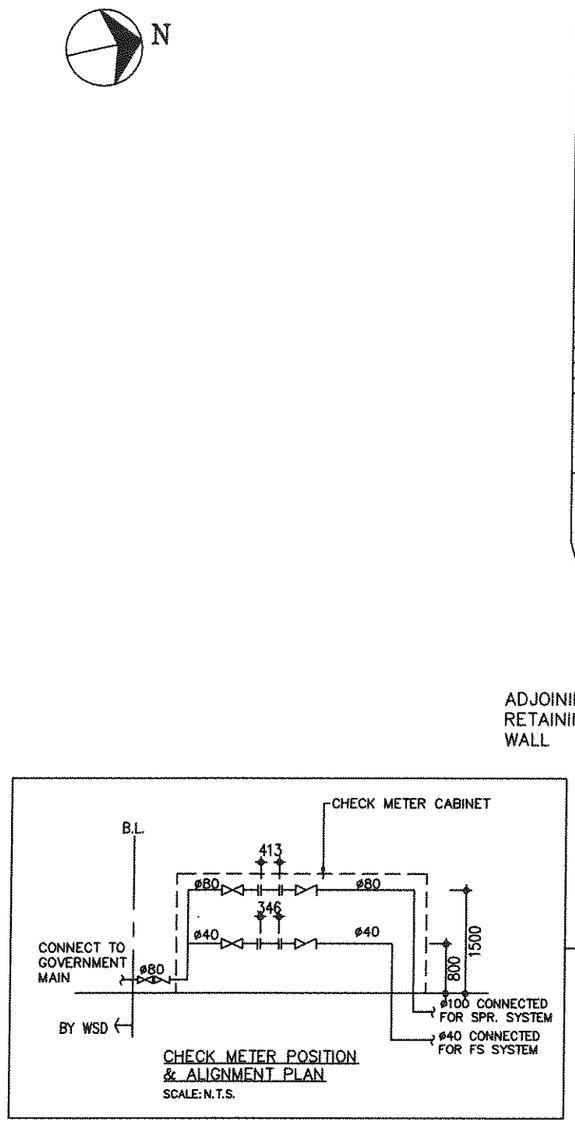
MAIN CONTRACTOR
TIM LEE CONSTRUCTION CO., LTD.

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
NOTES, LEGENDS, BLOCK PLAN & FS HR PUMP SCHEDULE

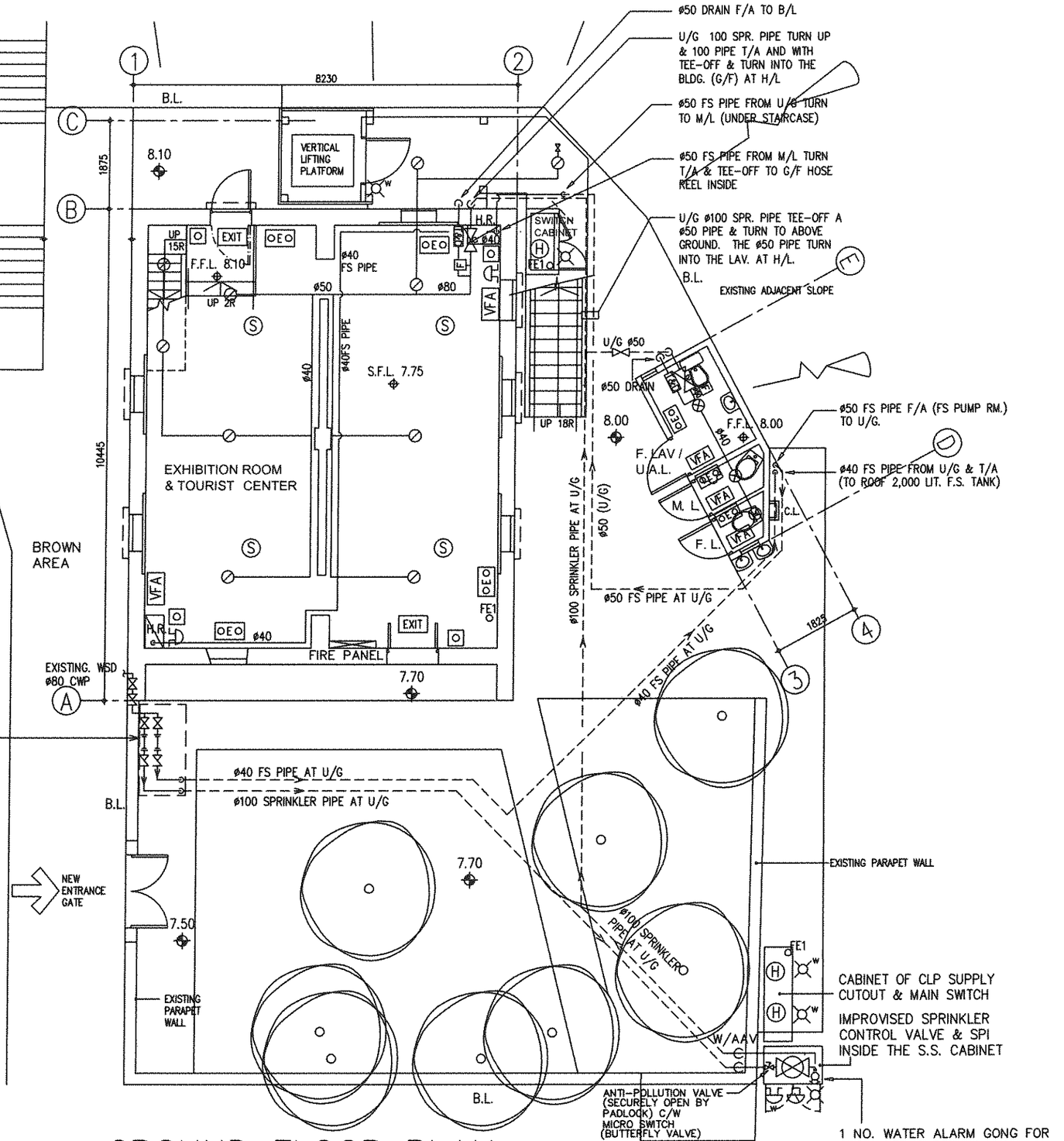
DRAWN BY	SCALE
FAI	1:100 (A3)
CHECKED BY	DATE
GK	14-SEPT.2012

DWG.NO.
KLH/2643/2011/FS01



CHECK METER POSITION & ALIGNMENT PLAN

SCALE: N.T.S.



GROUND FLOOR PLAN

SCALE : 100

NOTE:
ALL SPRINKLER PIPE SHALL BE ø32mm DIA. UNLESS OTHERWISE SPECIFIED.

B.D. REF.

F.S.D. REF.

AS-FITTED DRAWING

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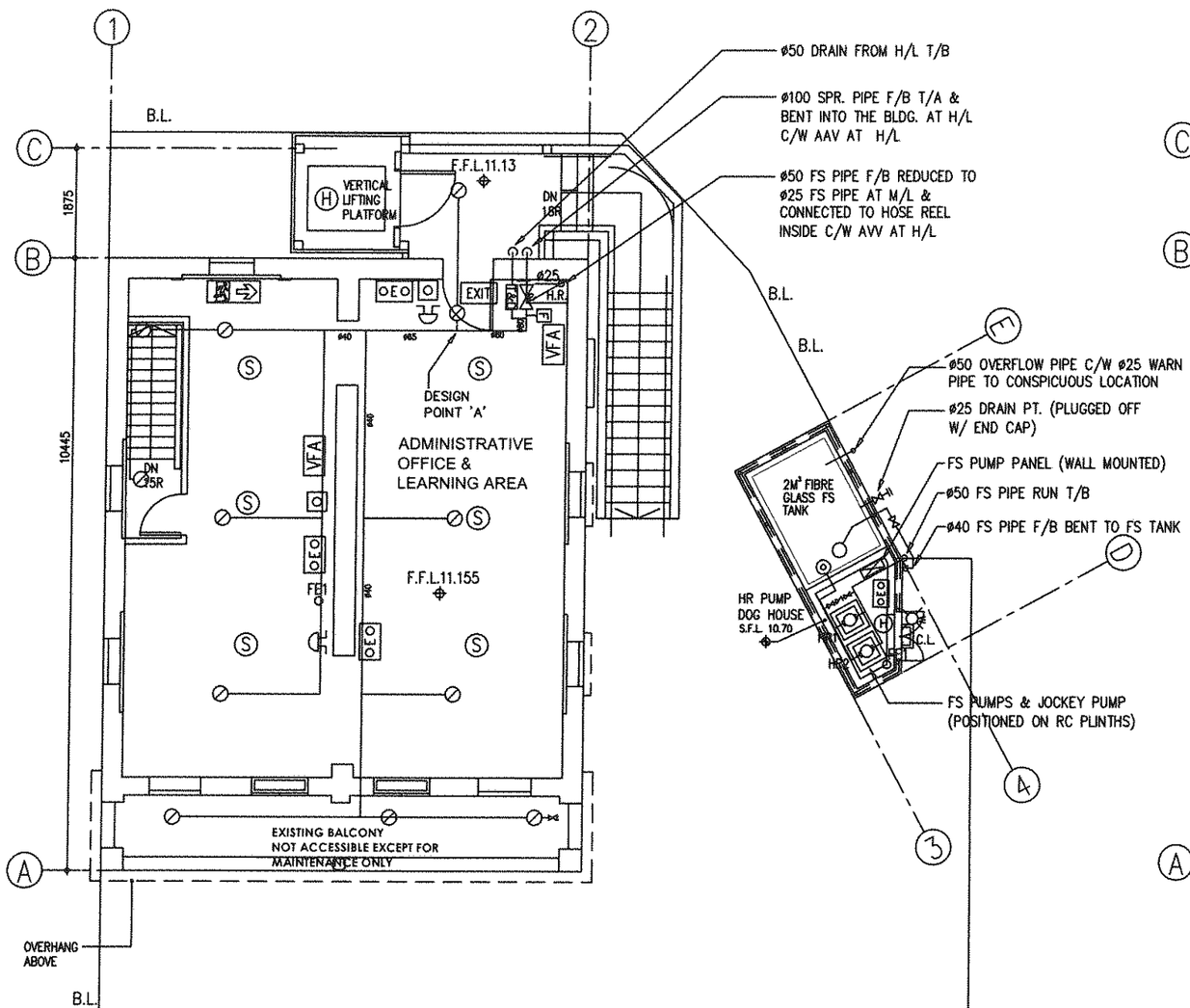
DRAWING TITLE
FIRE SERVICES
G/F FS LAYOUT PLAN
AND DETAIL DRAWINGS

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

B.D. REF.
F.S.D. REF.

AS-FITTED DRAWING

Rev	Date	Description

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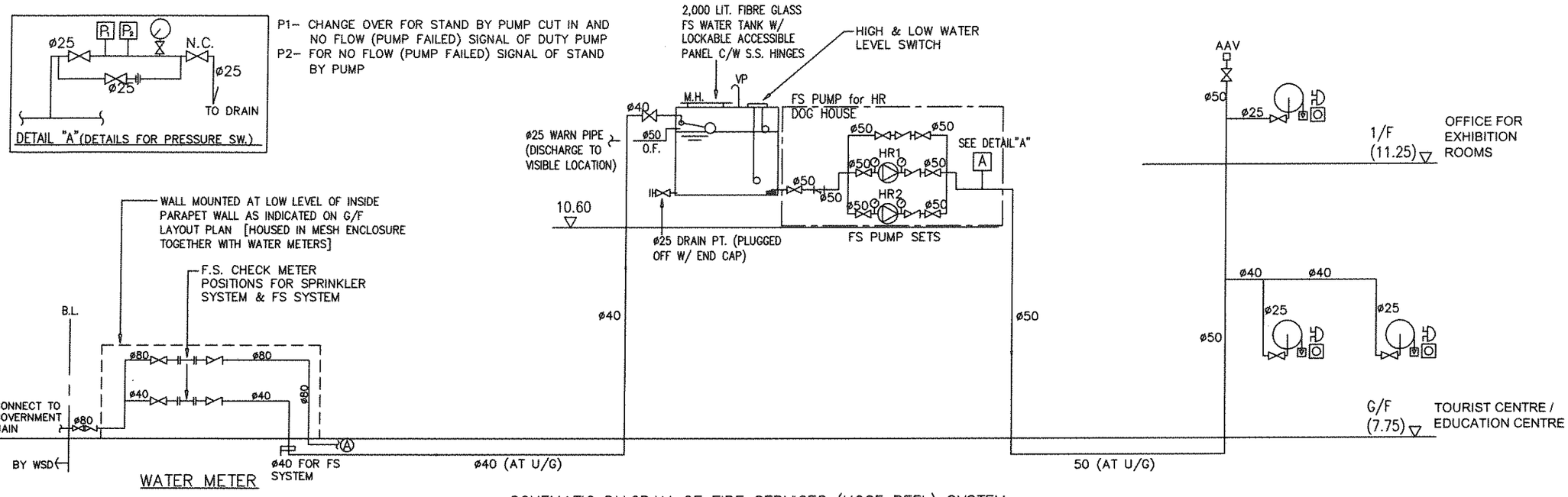
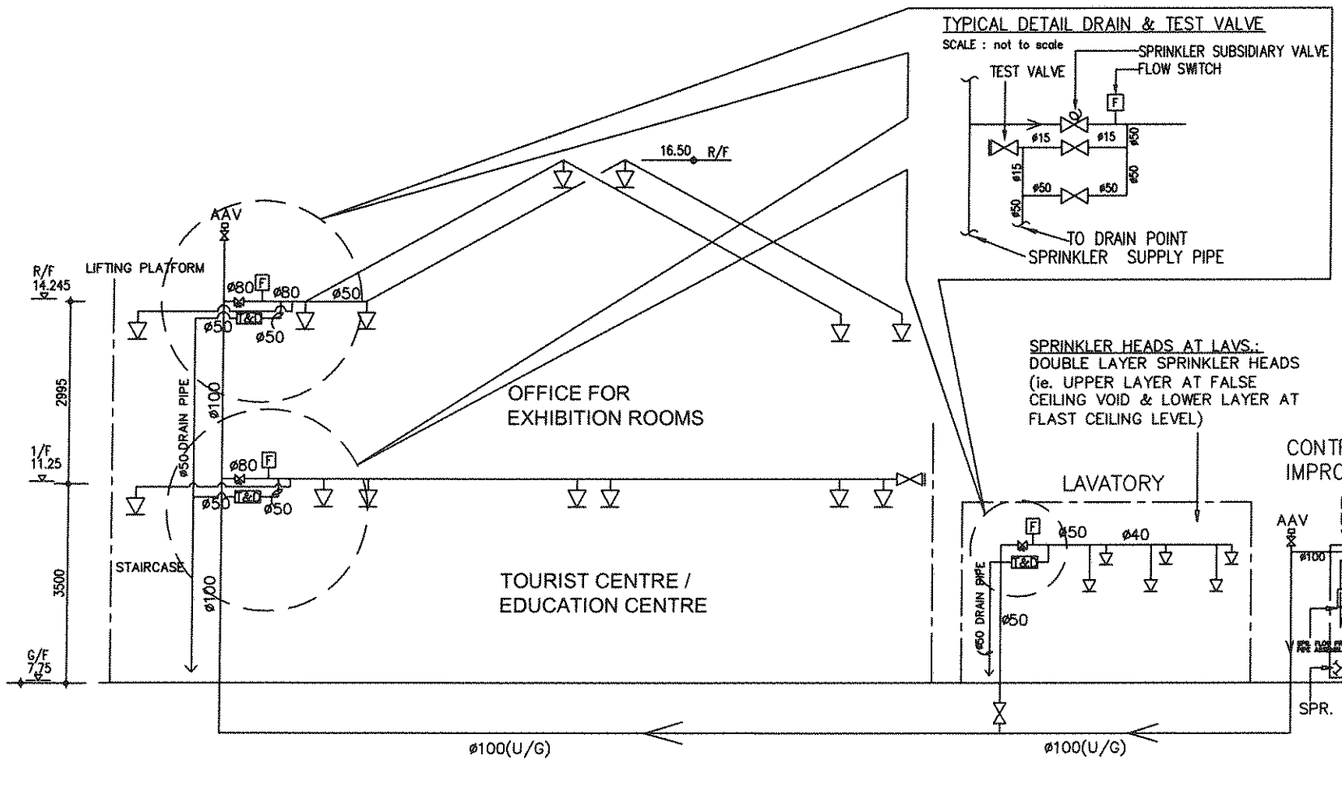
DRAWING TITLE
FIRE SERVICES
AT 1/F & R/F FS LAYOUT PLAN

DRAWN BY	SCALE
FAI	1:100 (A3)
CHECKED BY	DATE
GK	14-SEPT.2012

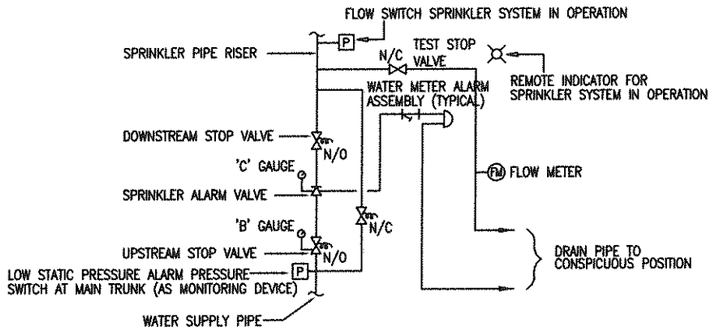
JOB No. KLH/2643/2011/FS-03
DWG.NO.



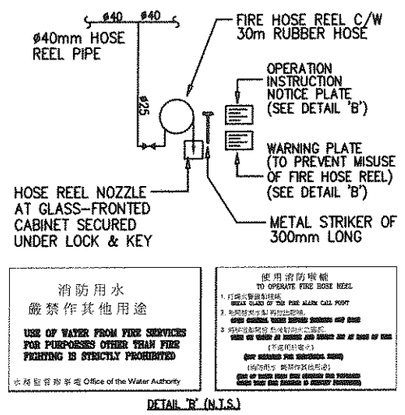
SCHEMATIC DIAGRAM OF FIRE SERVICES (HOSE REEL) SYSTEM
SCALE : not to scale



SCHEMATIC DIAGRAM FOR IMPROVISED SPRINKLER SYSTEM
SCALE : not to scale



SCHEMATIC DIAGRAM OF SPRINKLER INSTALLATION CONTROL VALVE SET (DETAIL 'A')



DETAIL OF FIRE HOSE REEL SET
SCALE : not to scale

Notes:
1. Improvised 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 ø32mm unless otherwise specified.

B.D. REF.
F.S.D. REF.

AS-FITTED DRAWING

Rev	Date	Description

ARCHITECT
LCK ARCHITECTS LTD 林陳鍾建築師有限公司

BUILDING SERVICES ENGINEER
PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR
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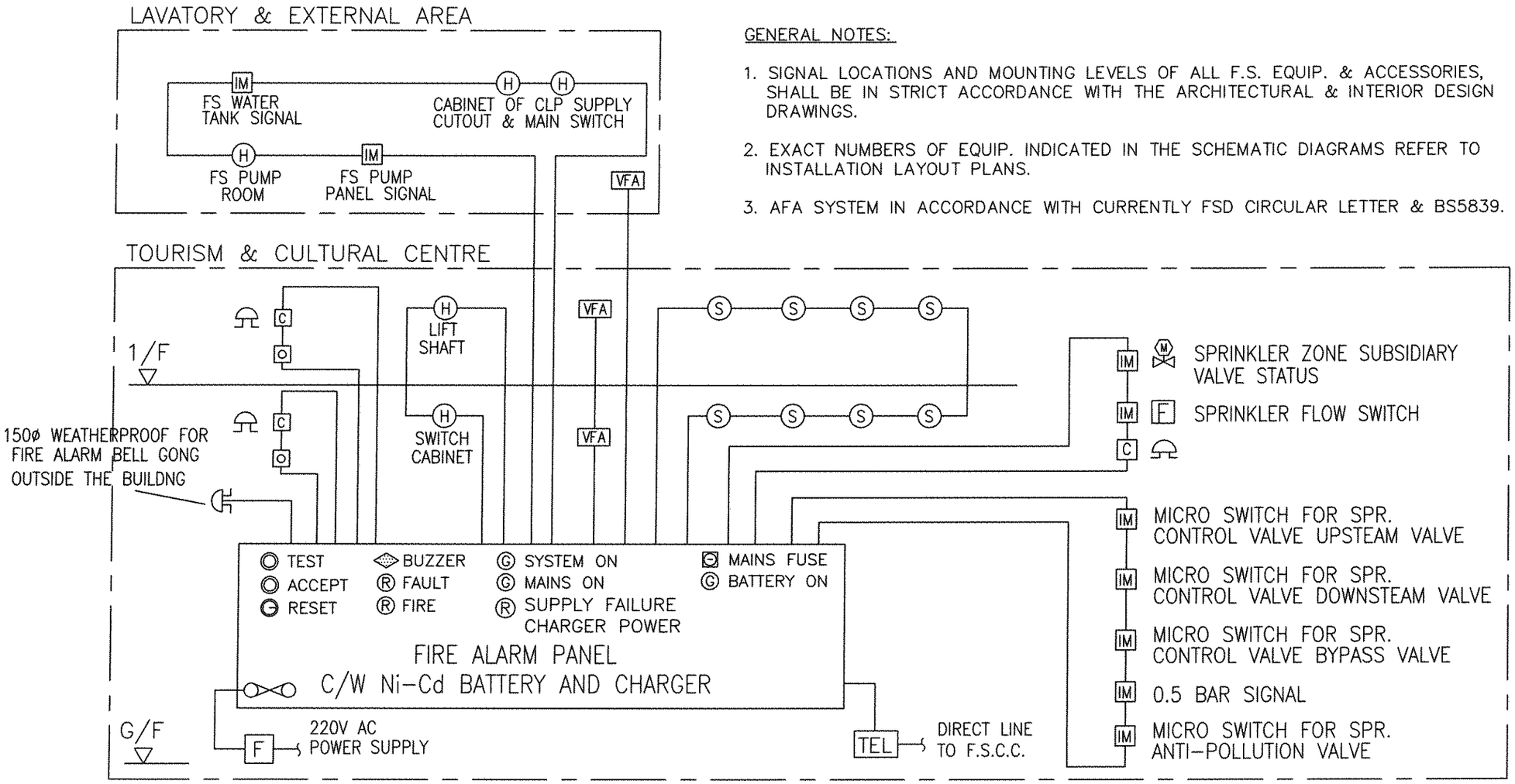
DRAWING TITLE
FIRE SERVICES SCHEMATIC DIAGRAM OF IMPROVISED SPRINKLER SYSTEM AND FS/HR SYSTEM

DRAWN BY	SCALE
FAI	1:100 (A3)
CHECKED BY	DATE
GK	14-SEPT.2012

JOB No. KLH/2643/2011/FS-04
DWG.NO. FS-04



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

B.D. REF.
F.S.D. REF.

AS-FITTED DRAWING

Rev	Date	Description

ARCHITECT
LCK ARCHITECTS LTD
林建雄建築師有限公司

BUILDING SERVICES ENGINEER
PROCONEER INTERNATIONAL LTD.

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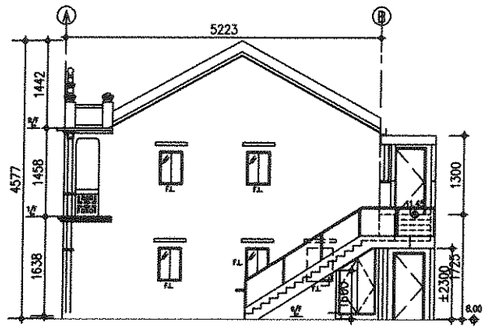
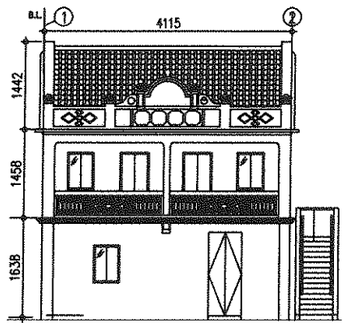
DRAWING TITLE
FIRE SERVICES SCHEMATIC DIAGRAM FOR FS ALARM PANEL, DETAILS & CONTROL VALVE

DRAWN BY	SCALE
FAI	N.T.S.
CHECKED BY	DATE
GK	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 TWON MAIN CONNECTION:					
	LOCATION	PIPE SIZE	PIPE LENGTH	NO. OF BEND	EQUIV. PIPE LENGHT 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

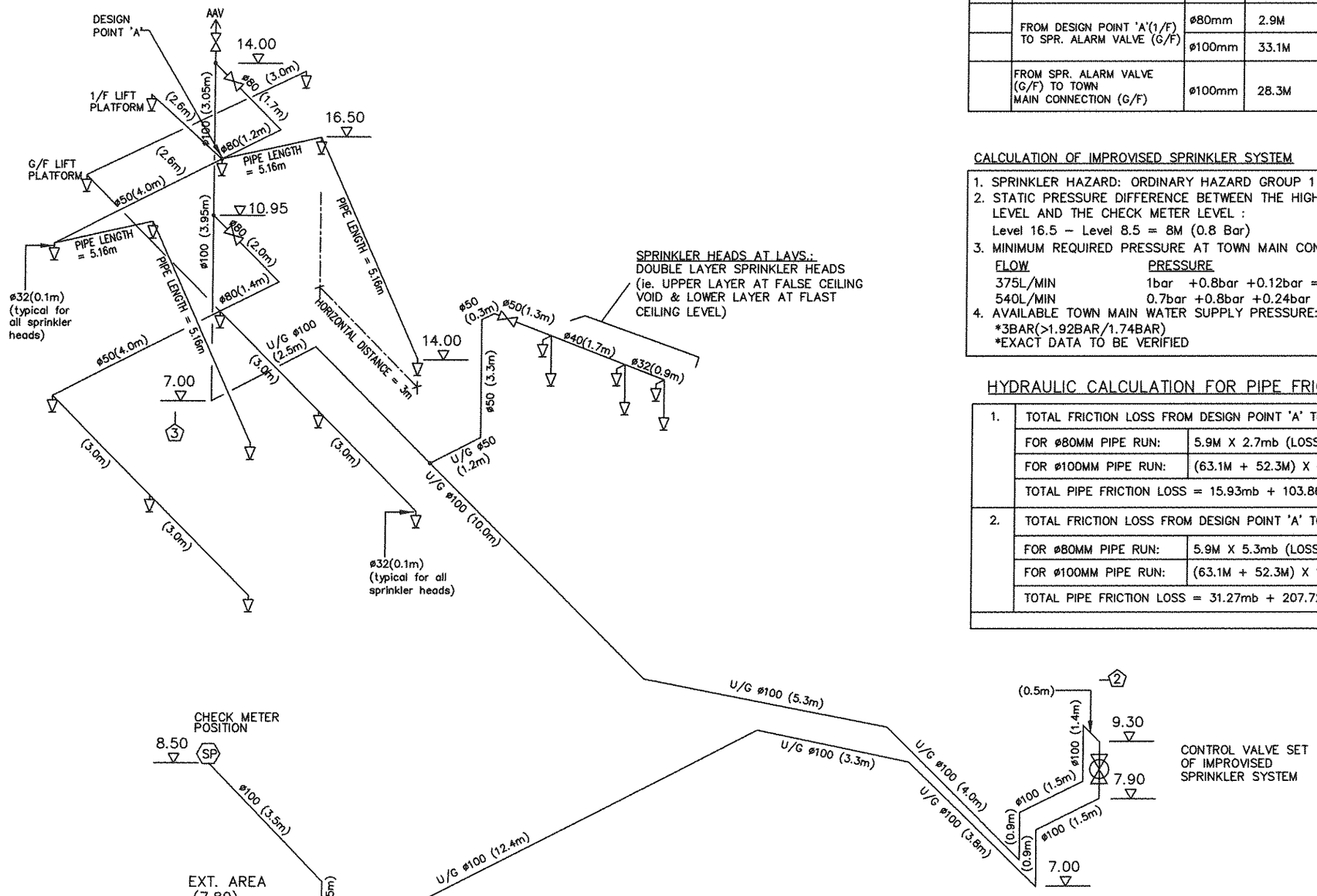
1. SPRINKLER HAZARD: ORDINARY HAZARD GROUP 1
2. STATIC PRESSURE DIFFERENCE BETWEEN THE HIGHEST SPRINKLER LEVEL AND THE CHECK METER LEVEL :
   Level 16.5 – Level 8.5 = 8M (0.8 Bar)
3. MINIMUM REQUIRED PRESSURE AT TOWN MAIN CONNECTION:

FLOW	PRESSURE
375L/MIN	1bar +0.8bar +0.12bar =1.92bar
540L/MIN	0.7bar +0.8bar +0.24bar =1.74bar

4. 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)	



SCHEMATIC DIAGRAM OF SPRINKLER SYSTEM

SCALE : not to scale

SPRINKLER HEADS AT LAVS.:
DOUBLE LAYER SPRINKLER HEADS (ie. UPPER LAYER AT FALSE CEILING VOID & LOWER LAYER AT FLAST CEILING LEVEL)

Note: All sprinkler pipe shall be ø32mm unless otherwise specified.

B.D. REF.
F.S.D. REF.

AS-FITTED DRAWING

Rev	Date	Description

ARCHITECT
LCK ARCHITECTS LTD
林陳顧建築師有限公司

BUILDING SERVICES ENGINEER
PROCONEER INTERNATIONAL LTD.

MAIN CONTRACTOR
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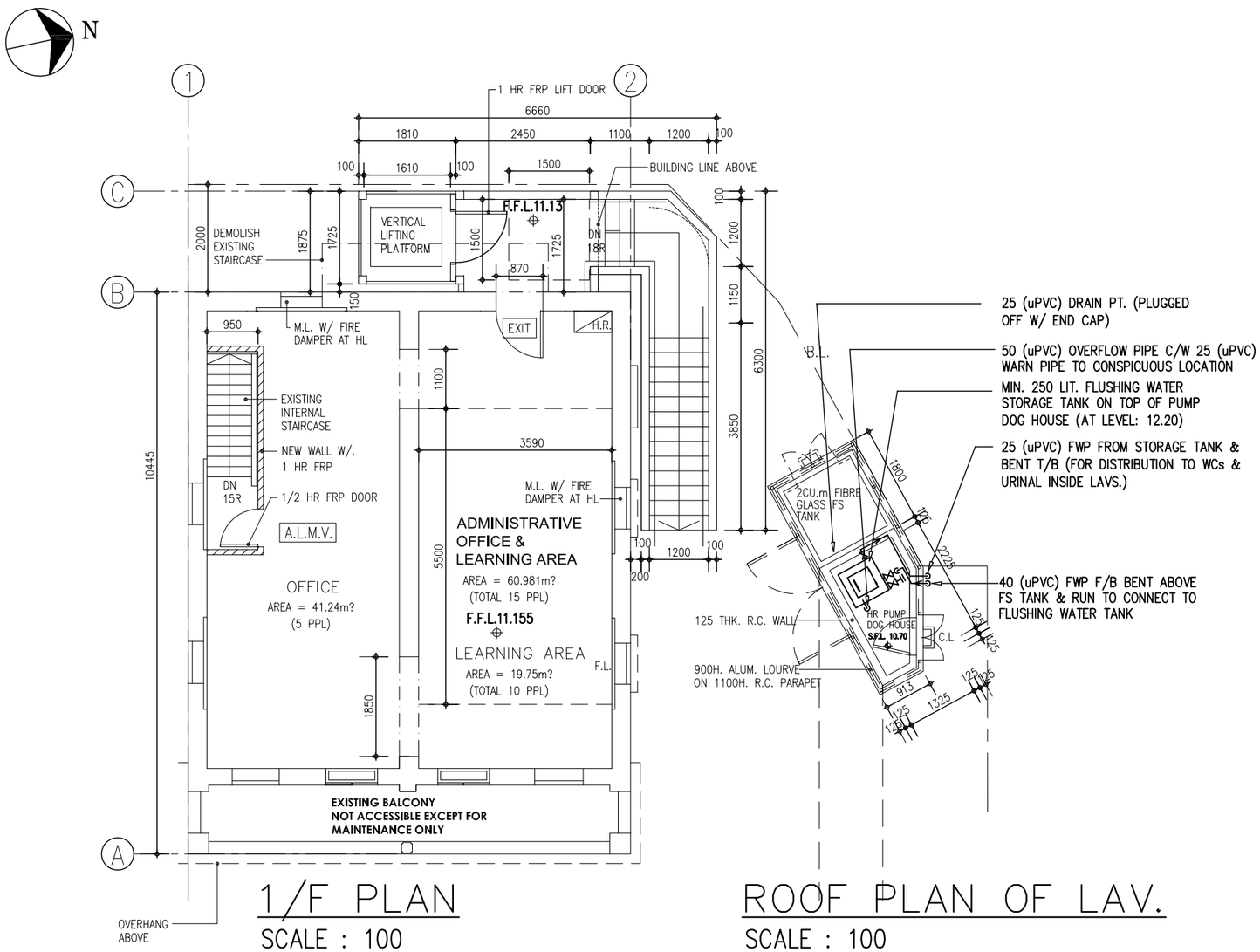
DRAWING TITLE
FIRE SERVICES
SPRINKLER SYSTEM INSTALLATION SUPPLY WATER FROM DIRECT WSD WATER AND CALCULATION

DRAWN BY	SCALE
FAI	N.T.S.
CHECKED BY	DATE
GK	14–SEPT.2012

JOB No. KLH/2643/2011/FS–06
DWG.NO.

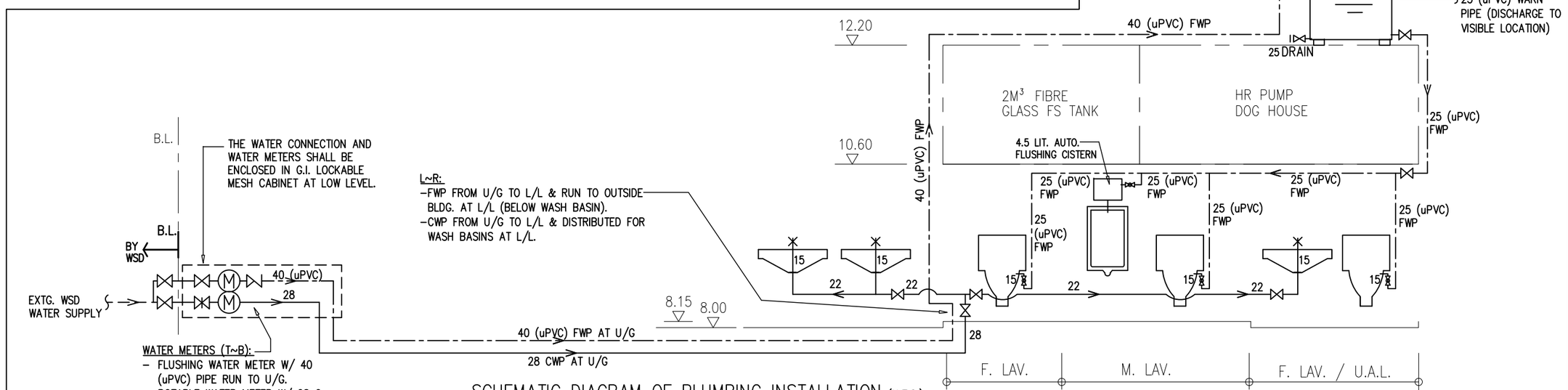


1/F PLAN

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.

B.D. REF.

F.S.D. REF.

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4. Drawing not showing the last revisions below are to be cancelled.

AS FITTED DRAWING

Rev	Date	Description

ARCHITECT

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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

N

1HR FRP LIFT DOOR

DEMOLISH EXISTING STAIRCASE

8230

1

2

C

B

A

1875

10445

VERTICAL LIFTING PLATFORM

CHANNEL

2 HR. FRP WALL WITH 4 HR FRP ROOF

CLEAR HT. 2000H. MIN.

EXISTING ADJACENT SLOPE

1875

SWITCH CABINET

F.E.

F.L.

H.R.

UP 15R

EXIT

UP 2R

EXISTING INTERNAL STAIRCASE

F.E.

SUMP PUMP UNDERNEATH

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

M.L. W/ FIRE DAMPER AT HL

UP 18R

EXHIBITION ROOM & TOURIST CENTER

AREA = 66.004m²
(34P.)

FIRE ALARM PANEL

WATER METERS FOR POT. & FL. WATER SUPPLY

DOORS ALWAYS OPEN

EXTG. WSD WATER SUPPLY

FALL (1:80)

40 (uPVC) FWP AT U/G C/W

28 CWP AT U/G

BY WSD

4.5 LIT. AUTO. FLUSHING CISTERN

40 (uPVC) FWP FROM L/L TO H/L (TO ROOF 250 LIT. STORAGE TANK)

25 (uPVC) FWP F/A (ROOF STORAGE TANK) BENT AT H/L & DISTRIBUTED TO WCs & URINAL AT H/L

L~R:
-25 (uPVC) FWP AT L/L (FROM STORAGE TANK TO WC)
-22 CWP AT L/L
-40 (uPVC) FWP AT L/L (SUPPLY TO STORAGE TANK)

22 CWP AT L/L

L~R:
-40 (uPVC) FWP FROM U/G TO L/L INSIDE F.LAV., AND RUN TO OUTSIDE BLDG. AT L/L (BELOW WASH BASIN).
-22 CWP FROM U/G TO L/L & DISTRIBUTED FOR WASH BASINS AT L/L.

F. LAV / A.L.

CHANNEL

M.L.

F.L.

NEW LOCATION OF TREE

OVERHANG ABOVE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

NEW ENTRANCE GATE

+0.00

FS PIPE (BY FS SUB-CONTRACTOR) (OUTSIDE THIS SUBMISSION)

EXISTING PARAPET WALL

ELEC. METER CABINET

SPRINKLER CTRL. VALVE CABINET

DEMOLISH EXISTING TOILET BLOCK

ADJOINING RETAINING WALL

BROWN AREA

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.

X

BY WSD

40FWP

28CWP

POTABLE & FLUSHING WATER SUPPLY PIPES TURN TO U/G

PARTITION WALL

PLAN

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

FS (G.I. PIPE) (OUTSIDE THIS SUBMISSION)

WATER SUPPLY FOR FS SYSTEM (OUTSIDE THIS SUBMISSION)

200

346

ø28

ø40

EXTG. WSD SUPPLY WATER SUPPLY FOR POT. & FL. WATER

500mm

FINISH FLOOR LEVEL

BLDG. LINE

BY WSD

40 FWP (uPVC PIPE) AT U/G

28 CWP (Cu. PIPE) AT U/G

SECTION X-X

GROUND FLOOR PLAN

SCALE : 100

AS FITTED DRAWING

B.D. REF.

F.S.D. REF.

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林陸鍾建築師有限公司

BUILDING SERVICES ENGINEER

PROCONEER INTERNATIONAL LTD.

PROJECT

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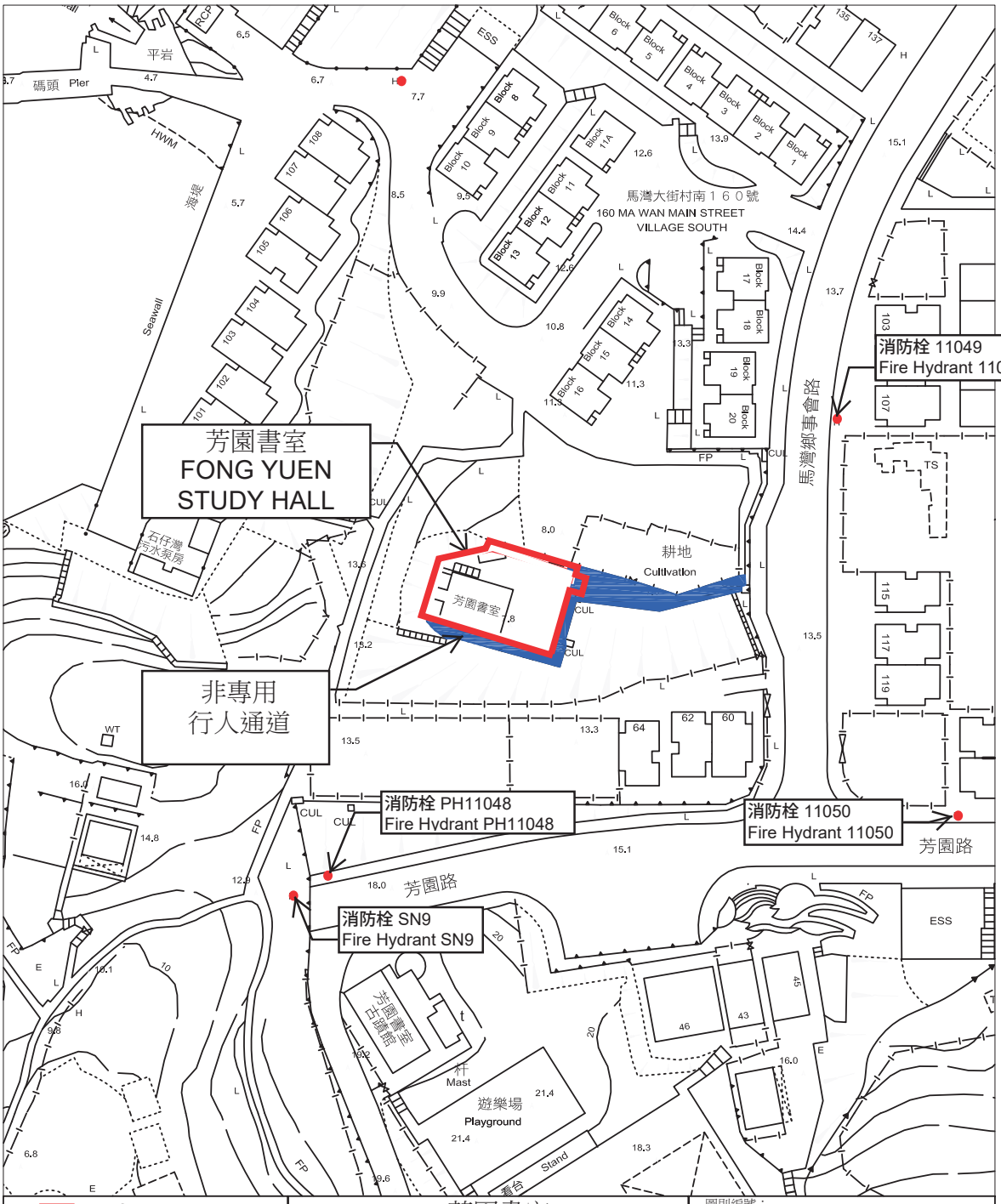
DRAWING TITLE

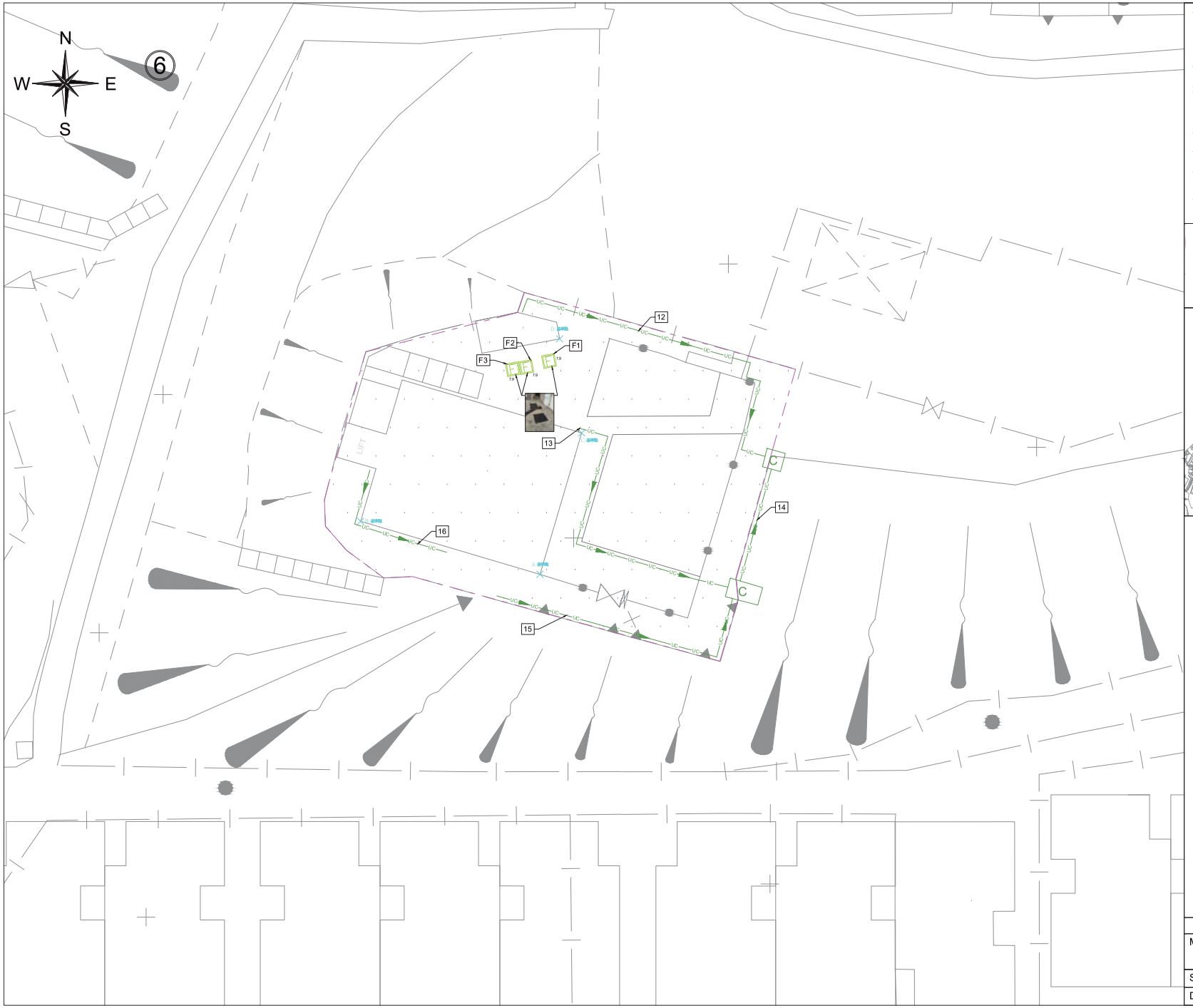
PLUMBING SERVICES
G/F LAYOUT PLAN

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



芳園書室
荃灣馬灣田灣村

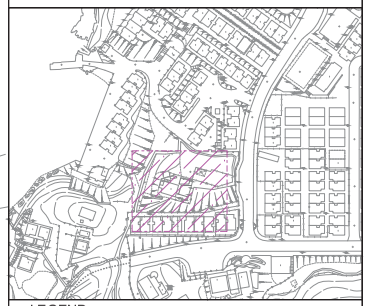
圖則編號：
附錄VI
芳園書室附近消防栓位置圖



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現場跟進，並作進一步探測及決定下一步合理工序。

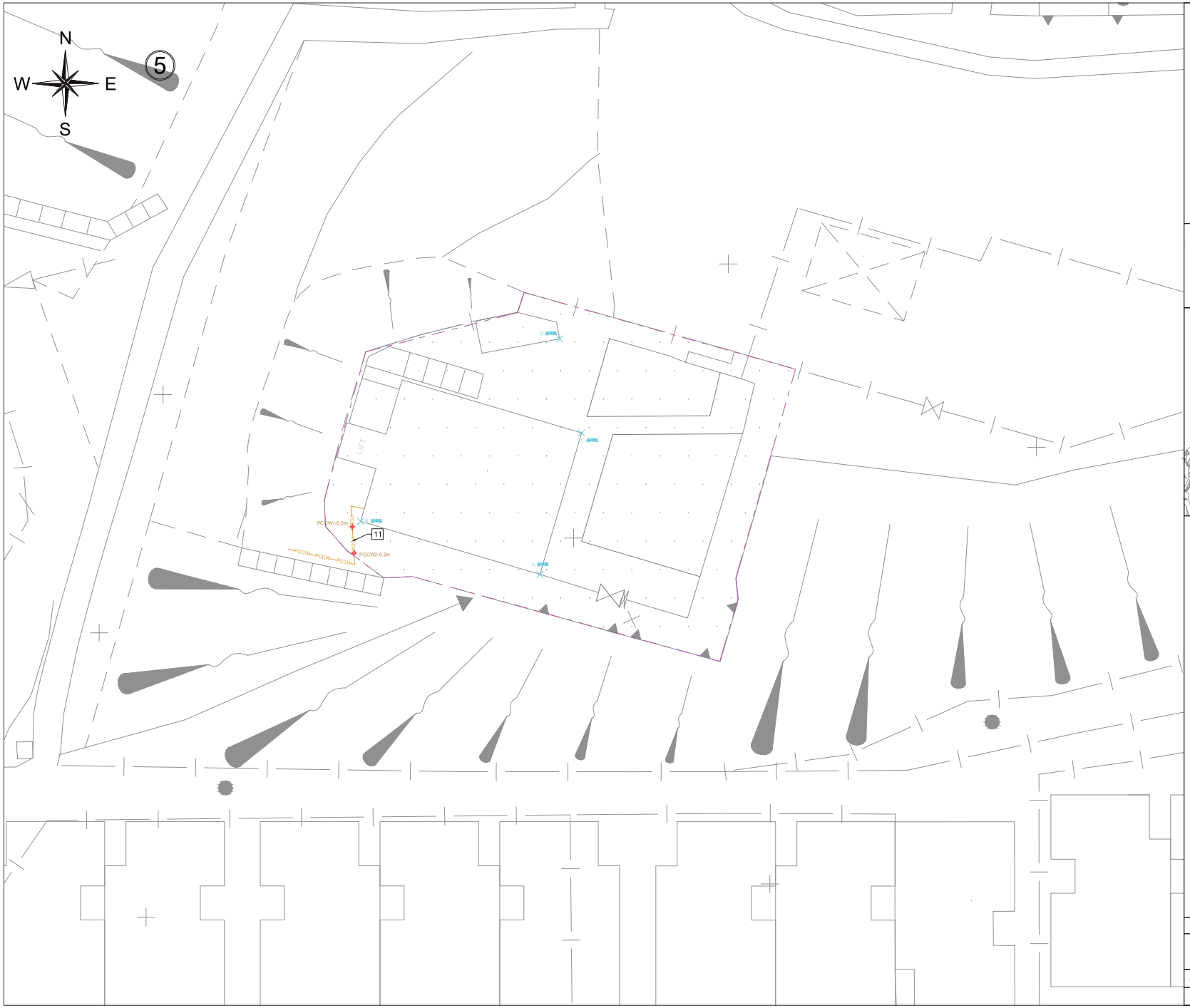


LEGEND :

- ELEC — Electric Cable
- LV — Cable (Low Voltage)
- PL — Public Lighting Cable
- HKT — HKT/PCCW Cable
- GAS — Gas Pipe
- F WAT — Fresh Water Pipe
- STORM — Storm Water Pipe
- FOUL — Foul Water Pipe
- UN — Unclassified Utility Line
- U-C — U-Channel
- Survey Boundary
- Storm Water Box Culvert
- Cable Trench
- Deadend
- Down Pipe
- Lamppost
- Fire Hydrant
- Water Valve
- Water Valve Pit
- Gas Valve
- Gas Pit
- Storm Manhole
- Foul Manhole
- Unclassified Manhole
- HKT 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-FYSH-CD-001-DW06



注意！

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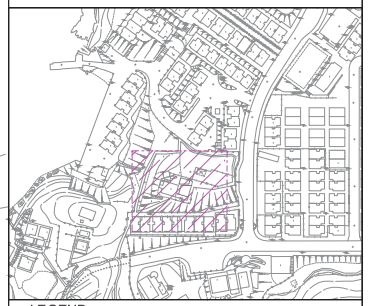
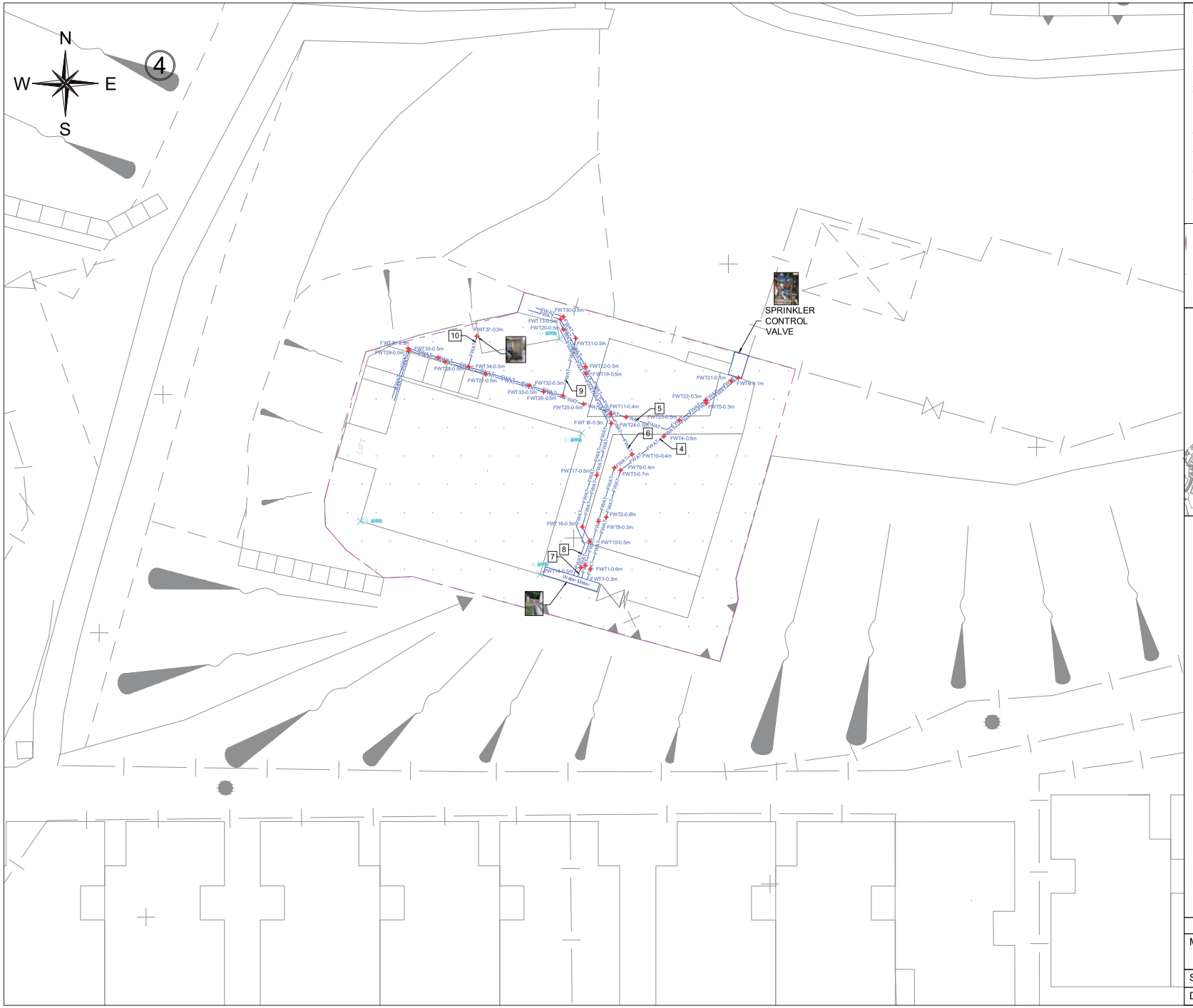


LEGEND :

- ELEC — Electric Cable
- LV — Cable (Low Voltage)
- PL — Public Lighting Cable
- HKT — HKT/PCCW Cable
- GAS — Gas Pipe
- F.WAT — Fresh Water Pipe
- STORM — Storm Water Pipe
- FOUL — Foul Water Pipe
- UN — Unclassified Utility Line
- U-C — U-Channel
- Survey Boundary
- Storm Water Box Culvert
- Cable Trench
- Deadend
- Down Pipe
- Lamppost
- Fire Hydrant
- Water Valve
- Water Valve Pit
- Gas Valve
- Gas Pit
- Storm Manhole
- Foul Manhole
- Unclassified Manhole
- HKT 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-FYSH-CD-001-DW05



注意！

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

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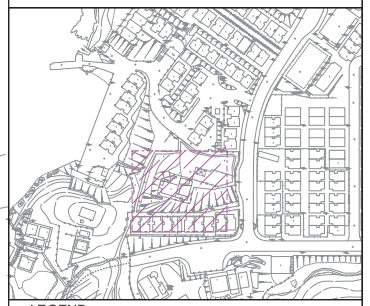

LEGEND :

- ELEC — Electric Cable
- LV — Cable (Low Voltage)
- PL — Public Lighting Cable
- HKT — HKT/PCCW Cable
- GAS — Gas Pipe
- F WAT — Fresh Water Pipe
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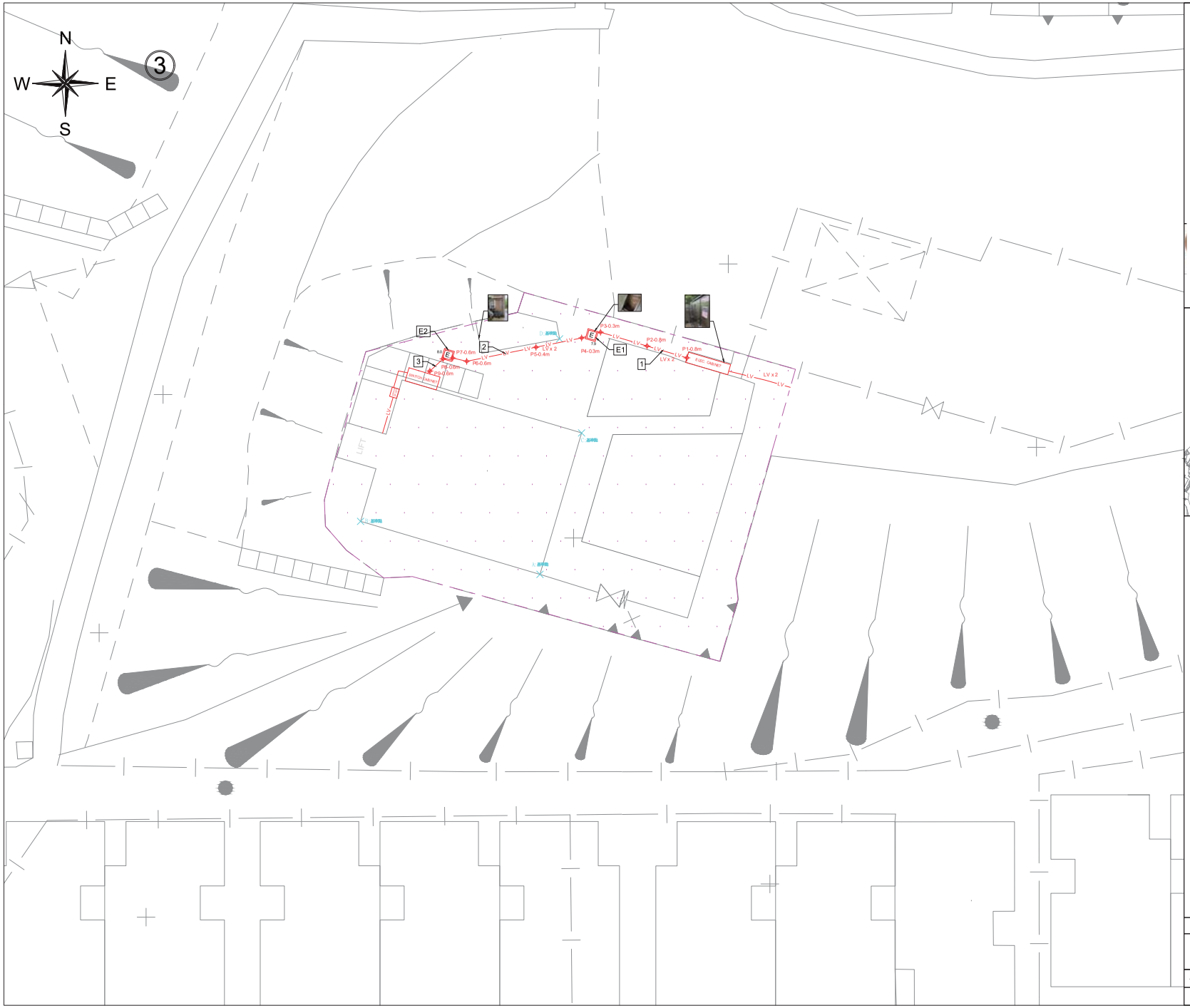
- Earth Pit
- Catch-Pit
- Gully
- Chamber

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-DW04



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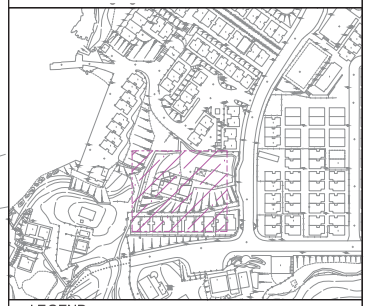

LEGEND :

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- GAS — Gas Pipe
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- 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-DW03

②

Appendix A - Summary of Cable & Pipe

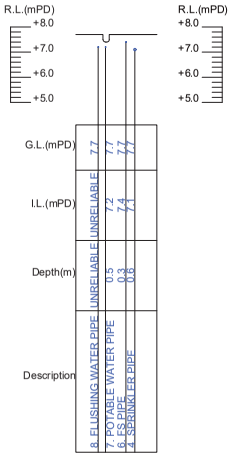
No.	Utilities	Cable/Pipe Size(mm)	Depth(m)	Depth Refer to	Remarks
1	ELECTRIC CABLE	55	0.3 - 0.8	Center of Cable	LV x 2
2	ELECTRIC CABLE	55	0.3 - 0.6	Center of Cable	LV x 2
3	ELECTRIC CABLE	55	0.6	Center of Cable	LV x 2
4	SPRINKLER PIPE	100 GI	0.1 - 0.7	Center of Pipe	-
5	SPRINKLER PIPE	100 GI	0.1 - 0.5	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

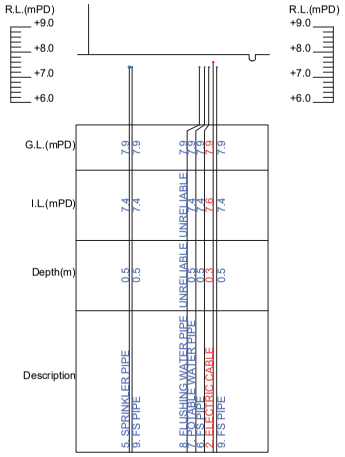
Appendix B - Summary of Manhole & Pit

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	7.6	0.3	-
2	E2	ELECTRIC CABLE PIT	600 x 600	8.0	7.4	0.6	-
3	F1	FOUL WATER	600 x 600	7.9	UNKNOWN	UNKNOWN	UTR
4	F2	FOUL WATER	600 x 600	7.9	UNKNOWN	UNKNOWN	UTR
5	F3	FOUL WATER	600 x 600	7.9	UNKNOWN	UNKNOWN	UTR

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



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

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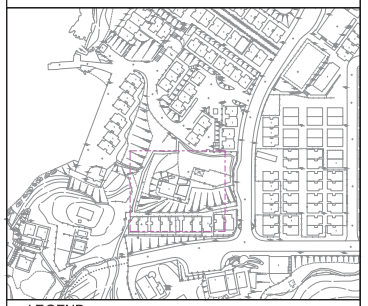

LEGEND :

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- Earth Pit
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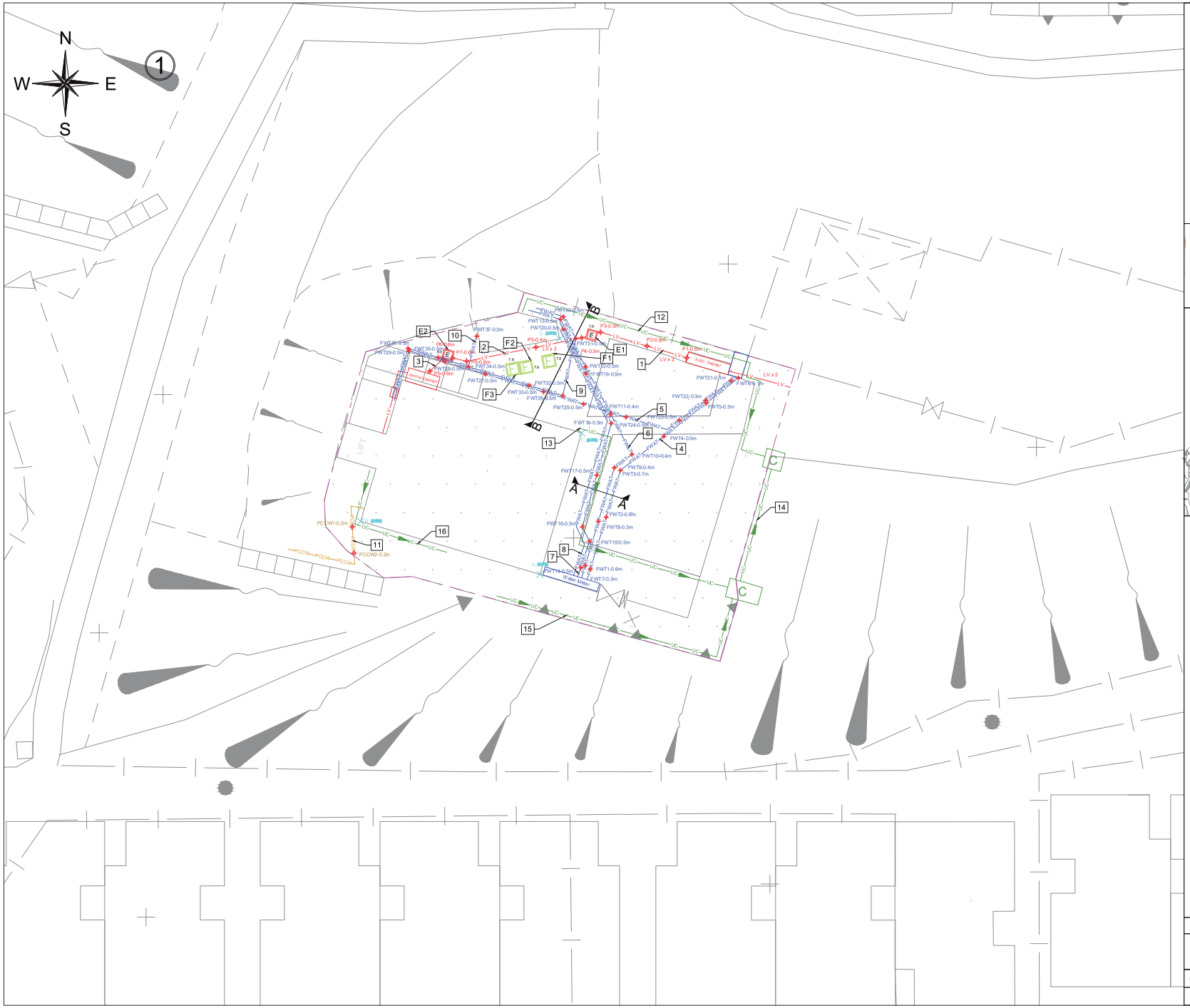
- Gully
- Chamber

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-DW02



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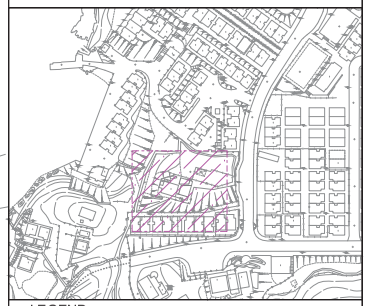

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UNIT OF ALL SHOWN IS IN METER

MAP No.:	10-NE-01B 10-NE-02A
Scale:	1:100(A1)
Drawing No.:	ASSL-FYSH-CD-001-DW01

附錄 VII
用地及建築物照片

芳園書室整體外觀

前面立視圖

後面立視圖

側面立視圖及室外樓梯

廁所

用地鳥瞰圖

地下內部布局

地下內部布局

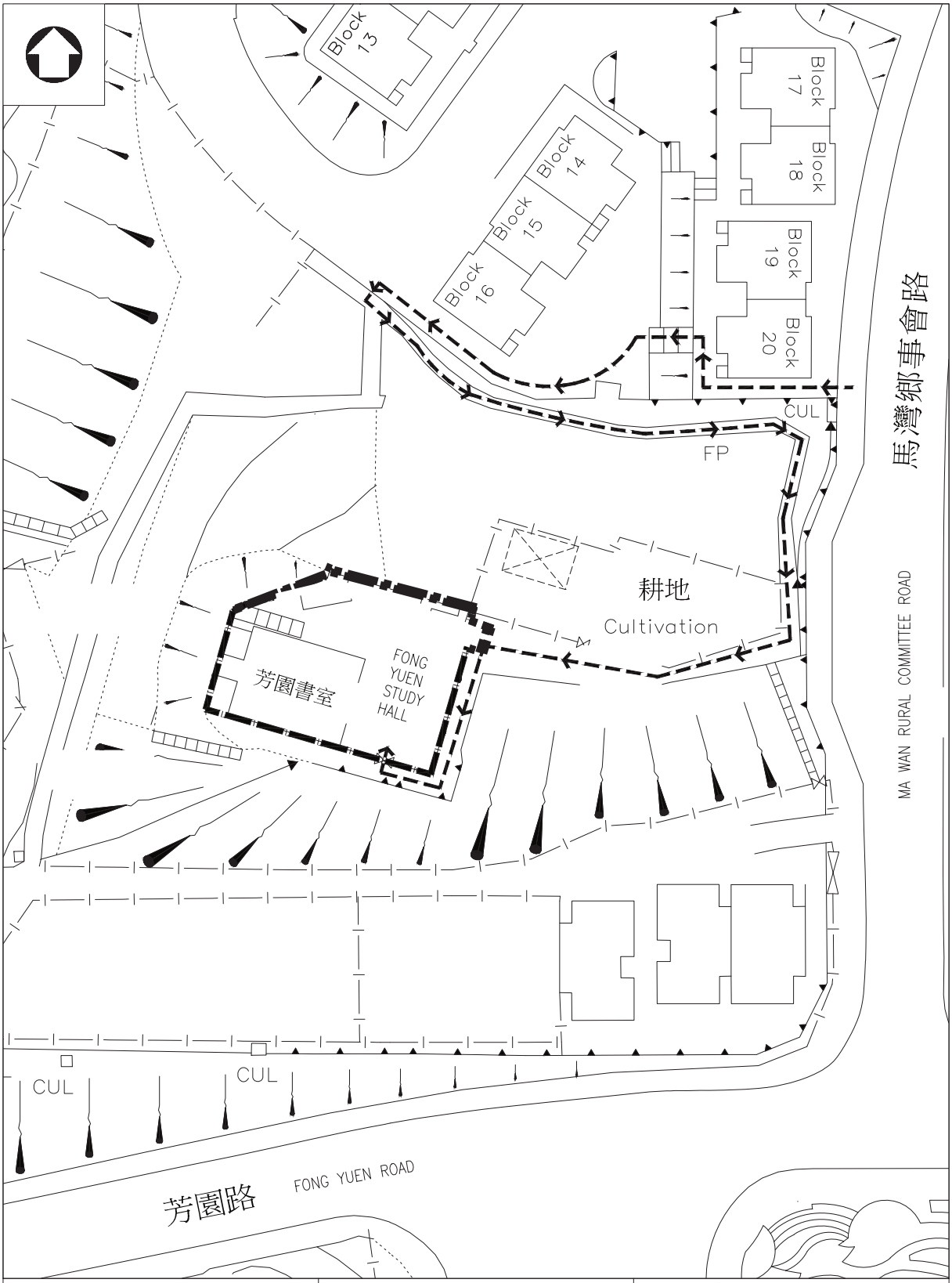
1 樓內部布局

附錄 VIII
顯示毗鄰環境的圖則

毗鄰景點


芳園書室
芳園書室古蹟館
太陽館
梅蔚石刻
九龍關石碑
九龍關站
馬灣村天后古廟
馬灣大街村北
馬灣鄉事會路
遊樂場
淡水灣
馬灣大街村中
馬灣大街村南
珀林路花園
馬灣大街村南１６０號
石仔灣
芳園書室
田寮
中華基督教會
基慧小學
(馬灣)
芳園路
珀麗路
珀林路
遊樂場
馬灣
救世軍馬灣青年營
馬角咀
馬灣市
宣道會馬灣堂
休憩處
馬灣公園
體育路
珀欣路３３號
燒烤地點
貝殼廣場
東灣仔
珀麗灣碼頭
長咀
遊樂場
休憩處
馬灣東灣沙灘
東灣
馬灣公園
挪亞方舟
珀欣路
青嶼幹線
馬灣活動中心
馬灣足球場

附錄 IX
前往途徑圖則

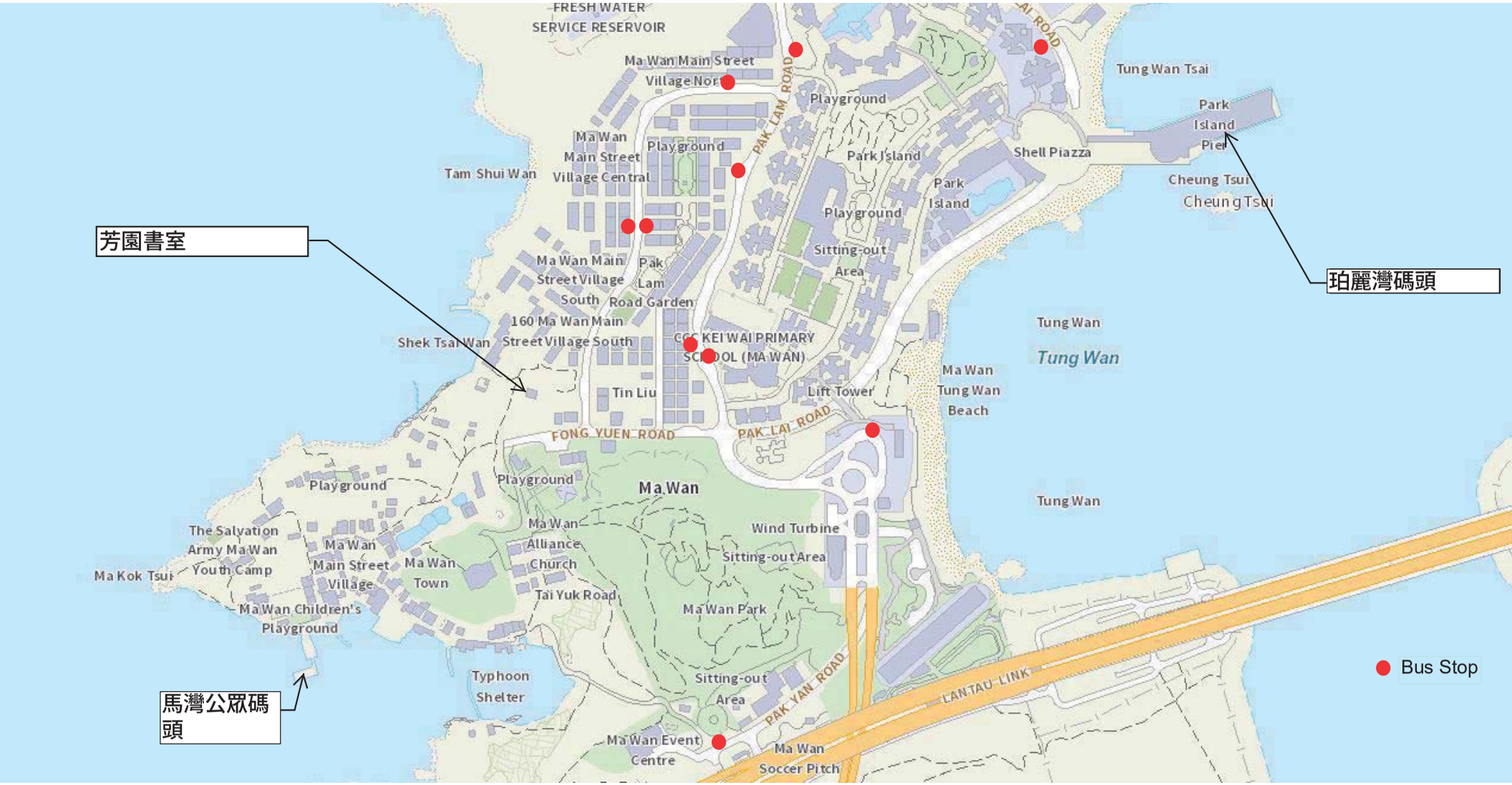


PEDESTRIAN ACCESS
行人通道

芳園書室
荃灣馬灣田寮村

圖則編號：
附錄IX
前往途徑圖則

芳園書室附近公共交通


芳園書室
珀麗灣碼頭
馬灣公眾碼頭
Bus Stop
FRESH WATER SERVICE RESERVOIR
Ma Wan Main Street Village North
Ma Wan Main Street Village Central
Ma Wan Playground
Tam Shui Wan
PAK LAM ROAD
Playground
Park Island
Park Island Pier
Shell Piazza
Cheung Tsui
Cheung Tsui
Tung Wan Tsai
Park Island
Playground
Sitting-out Area
Ma Wan Main Street Village South
Pak Lam Road Garden
160 Ma Wan Main Street Village South
Shek Tsai Wan
CCC KEI WAI PRIMARY SCHOOL (MA WAN)
Tung Wan
Tung Wan
Ma Wan Tung Wan Beach
Tin Liu
Lift Tower
FONG YUEN ROAD
PAK LAI ROAD
Playground
Ma Wan
Tung Wan
The Salvation Army Ma Wan Youth Camp
Ma Kok Tsui
Ma Wan Main Street Village
Ma Wan Town
Ma Wan Alliance Church
Tai Yuk Road
Wind Turbine
Sitting-out Area
Ma Wan Park
Ma Wan Children's Playground
Typhoon Shelter
Sitting-out Area
PAK YAN ROAD
LANTAU LINK
Ma Wan Event Centre
Ma Wan Soccer Pitch

附錄 X(A)
須予保存的建築特色一覽表

芳園書室

須予保存的建築特色一覽表

1. 室外用地

項目	建築特色
1.1	前庭 矮圍牆圍起的園景區
	

項目	建築特色
1.2	<u>拱形的門柱出入口及圍牆</u> 用作前庭出入口的拱形門柱
	 

2. 外部

項目	建築特色
2.1	建築物的立面 所有經批盪的外牆（包括花崗石山牆及窗簷）
	 

項目	建築特色
2.2	<u>屋頂</u> 所有屋頂（包括平屋頂、硬山式屋頂連木椽條及桁樑承托的瓦片、正脊及附有飾線的垂脊）
	 

項目	建築特色
2.3	<u>屋頂護牆</u> 平屋頂的裝飾護牆（包括牆頂上的半圓形楣飾及短柱連頂部的圓球，以及牆身外面「芳園書室」四個灰塑字及灰塑圖案、屋簷連簷楣飾線）
	

項目	建築特色
2.4	<u>露台</u> 露台（包括壁柱、支柱、屋頂和地台的橫樑、扶欄連欄頂扶手及幾何通花紋飾，以及凸出的地台連簷楣飾線）
	   

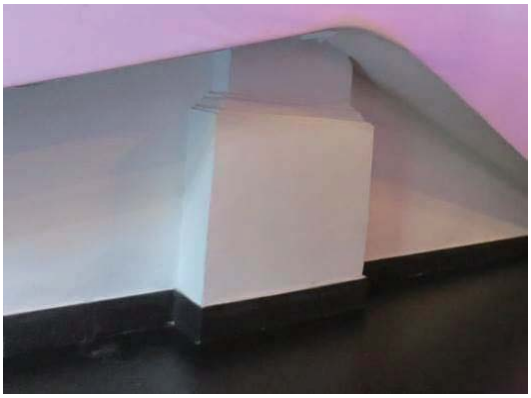
項目	建築特色
2.5	<u>窗口及木窗</u> 所有窗口（包括木窗、防盜鐵柵，以及內牆上窗扉兩旁的原有凹位）
	 

項目	建築特色
2.6	通往露台的門口及木門 所有門口（包括通往露台的法式木門）
	

項目	建築特色
2.7	<u>正門門口及正門</u> 正門門口（包括門側壁及門楣的飾線和花崗石門檻） 正門（包括木門扉連傳統門閂及金屬部件、木門框、木門楣及花崗石地鉸）
	    

項目	建築特色
2.8	陶製雨水管 陶管式樣的雨水管
	

3. 內部

項目	建築特色
3.1	建築結構 所有結構構件（包括承重牆、支柱、橫樑、樓板，以及支柱和橫樑上的飾線）
	 

項目	建築特色
3.2	<u>樓梯</u> 原有的混凝土樓梯及扶欄
	 

項目	建築特色
3.3	地下及一樓房間之間的間隔牆 間隔牆及原有的開口連飾線
	 

項目	建築特色
3.4	門楣 地下後門上方外露的門楣
	

附錄 X(B)
建築特色規定處理方法一覽表

芳園書室

建築特色的規定處理方法

1. 室外用地

項目	建築特色	規定處理方法
1.1	前庭	a. 矮圍牆圍起的園景區應保留作休憩用地。 b. 保留園景佈局的原貌。 c. 前庭不得加建構築物。
		

項目	建築特色	規定處理方法
1.2	拱形的門柱出入口及圍牆	a. 原位保存前庭的裝飾拱形門柱出入口及圍牆連鑲板設計。 b. 拱形門柱出入口不得安裝新閘或其他構件。 c. 圍牆不得增設開口。 d. 按需要修葺破損的批盪面層，參照現有顏色重新髹漆，塗料須獲古蹟辦批准。 e. 清除表面上的所有青苔。
	 	

2. 外部

項目	建築特色	規定處理方法
2.1	建築物的立面	a. 原位保存所有經批盪的外牆（包括花崗石山牆及窗簷）。 b. 除非獲古蹟辦批准，否則不得改動現有的開口或增設開口。 c. 不得在建築物立面增設構築物、遮篷、遮簷及設備等。 d. 按需要修葺破損的批盪牆身，參照現有顏色重新髹漆，塗料須獲古蹟辦批准。 e. 清除表面上的所有青苔。
	 	

項目	建築特色	規定處理方法
2.2	屋頂	a. 不得改動屋頂形狀，包括平屋頂、硬山式屋頂連正脊及附有飾線的垂脊。 b. 屋頂不得加建樓層或構築物，亦不得安裝屋宇裝備、風喉、管道等。 c. 按需要修葺破損的天面防水層、正脊及垂脊，以及更換破損的瓦片（顏色、設計及大小須參照現有式樣）。 d. 參照現有顏色重髹正脊及垂脊，塗料須獲古蹟辦批准。 e. 按需要修葺破損的木桁樑及椽條並塗上面漆，塗料須獲古蹟辦批准。 f. 須展露木桁樑及椽條，讓公眾可從內看到，不得裝設假天花。

項目	建築特色	規定處理方法
2.3	屋頂護牆	a. 原位保存平屋頂的裝飾護牆，包括牆頂上的半圓形楣飾及短柱連頂部的圓球，以及牆身外面「芳園書室」四個灰塑字及灰塑圖案、屋簷連簷楣飾線。 b. 按需要修葺破損的批盪及裝飾，參照現有顏色重新髹漆，塗料須獲古蹟辦批准。 c. 按需要清除表面上的青苔。
		

項目	建築特色	規定處理方法
2.4	露台	a. 原位保存露台，包括壁柱、支柱、屋頂和地台的橫樑、扶欄連欄頂扶手及幾何通花紋飾，以及凸出的地台連簷楣飾線。 b. 露台不得局部或全部圍封。 c. 不反對更換地台飾面，惟須獲古蹟辦批准。 d. 按需要修葺破損的批盪、飾線、幾何通花紋飾，參照現有顏色重新髹漆，塗料須獲古蹟辦批准。 e. 清除表面上的所有青苔。

項目	建築特色	規定處理方法
2.5	窗口及木窗	a. 原位保存所有窗口，包括防盜鐵柵。 b. 除非獲古蹟辦批准，否則不得改動任何窗口。 c. 所有木窗雖然並非原有舊物，卻是參照當時式樣重造，應在可行情況下盡量保留重用。檢查木窗能否正常開關、狀況是否良好以及是否有滲漏，按需要加以維修。 d. 在可行情況下盡量原位保存和展露內牆上的凹位。 e. 如要改動或更換窗戶、金屬部件及防盜鐵柵，設計方案須獲古蹟辦批准。
	 	

項目	建築特色	規定處理方法
2.6	通往露台的門口及木門	a. 除非獲古蹟辦批准，否則不得改動任何門口。 b. 所有法式木門雖然並非原有舊物，卻是參照當時式樣重造，應在可行情況下盡量保留重用。檢查木門能否正常開關、狀況是否良好以及是否有滲漏，按需要加以維修。 c. 如要改動或更換門扉及金屬部件，設計方案須獲古蹟辦批准。
		

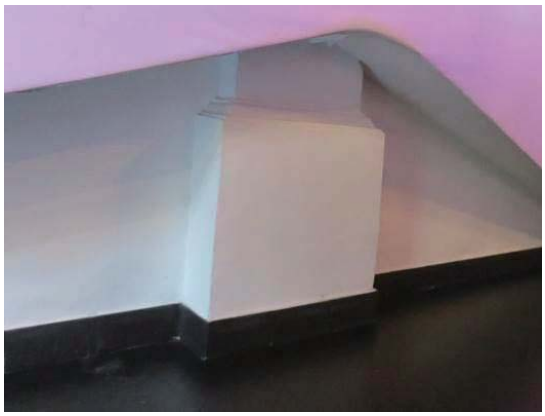
項目	建築特色	規定處理方法
2.7	正門門口及正門	a. 原位保存正門門口，包括門側壁及門楣的飾線和花崗石門檻及地鉸。 b. 清洗花崗石門檻及地鉸。 c. 木門扉連門框雖然並非原有舊物，卻是參照當時式樣重造，應在可行情況下盡量保留重用。木門楣及原有的花崗石地鉸則應原位保存。檢查木門能否正常開關、狀況是否良好、有否被白蟻侵蛀，並按需要加以維修。 d. 如要改動或更換門扉、門上的拉手、門閂及金屬部件，設計方案須獲古蹟辦批准。





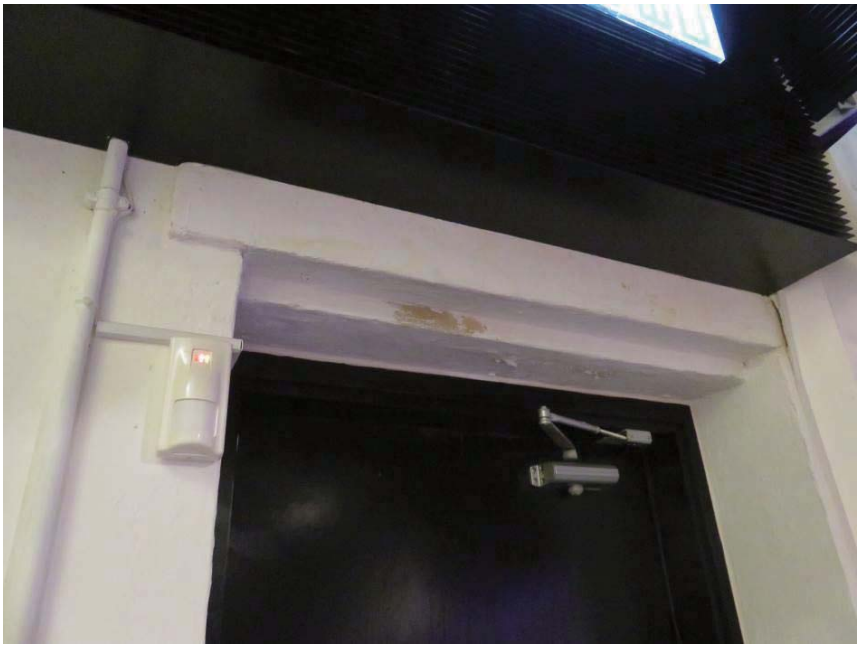
項目	建築特色	規定處理方法
2.8	陶製雨水管	a. 陶製雨水管雖然並非原有舊物，卻是參照當時式樣重造，內藏硬膠雨水管，應在可行情況下盡量保留重用。檢查雨水管的狀況，並按需要加以維修。 b. 如要改動或更換雨水管，設計方案須獲古蹟辦批准。
		

3. 內部

項目	建築特色	規定處理方法
3.1	建築結構	a. 所有結構構件（包括承重牆、支柱、橫樑及樓板）均須保持原狀。 b. 不得在結構構件增設孔洞、開口或鑽孔。 c. 移除相關裝飾或裝置，在可行情況下盡量顯露原有的支柱、橫樑及其飾線。按需要修葺破損的批盪及飾線，並使用獲古蹟辦批准的塗料重髹。
	 	

項目	建築特色	規定處理方法
3.2	<u>樓梯</u>	a. 原位保存原有的混凝土樓梯及扶欄。 b. 可考慮重用梯間的防火間隔牆、天花及門。如要改動樓梯，設計方案須獲古蹟辦批准。 c. 按需要修葺破損的批盪。 d. 按需要重髹扶欄，塗料須獲古蹟辦批准。
	 	

項目	建築特色	規定處理方法
3.3	地下及一樓房間之間的間隔牆	a. 原位保存兩個樓層各房間之間的間隔牆及原有開口連飾線。 b. 可考慮改動現有開口或增設開口，惟須先徵詢註冊結構工程師的意見，並獲古蹟辦批准。 c. 按需要修葺破損的批盪及飾線，並使用獲古蹟辦批准的塗料重髹。
	 	

項目	建築特色	規定處理方法
3.4	門楣	a. 原位保存地下後門上方外露的門楣，不得遮蓋。
		

項目	建築特色	規定處理方法
3.5	內牆飾面	a. 修葺破損的批盪及飾線，並使用獲古蹟辦批准的塗料重髹。 b. 保留原有石牆的現有外露部分，並妥為向公眾詮釋。
		

附錄 X(C)
建築特色建議處理方法一覽表

芳園書室
建築特色建議處理方法

1. 室外用地

項目	建築特色	建議處理方法
1.1	廁所 （後期加建）	a. 保持整座廁所（包括廁所後方現有的消防設備和貓梯）的原狀，並繼續使用。 b. 如要增建任何構築物、改動現有設備、在廁所外牆上改動現有開口或增設開口，必須獲古蹟辦批准。 c. 不反對更改廁所外牆的配色，惟須獲古蹟辦批准。 d. 如有需要，不反對改動廁所內部設計及設施的飾面。 e. 可考慮安裝新屋宇裝備、風喉、管道等，惟須把對歷史建築所造成的視覺影響減至最小。這些新裝置連相關建築屏障應盡量遠離歷史建築，並須獲古蹟辦批准。
		

項目	建築特色	建議處理方法
1.2	空調系統室外機組 （後期加建）	a. 可考慮改動現有屋宇裝備、風喉、管道等或安裝新屋宇裝備、風喉、管道等，惟須把對歷史建築所造成的視覺影響減至最小。這些新裝置連相關建築屏障應盡量遠離歷史建築，並須獲古蹟辦批准。 b. 如要在歷史建築上改動現有開口或增設開口，必須獲古蹟辦批准。
		

2. 外部

項目	建築特色	建議處理方法
2.1	金屬樓梯及升降機（後期加建）	a. 保持整道金屬樓梯及整座升降機的原狀，並繼續使用。 b. 不反對更改金屬樓梯及升降機的配色，惟須獲古蹟辦批准。
	 	

附錄 XI
分區計劃大綱圖

圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMPREHENSIVE DEVELOPMENT AREA	30.19	30.00	綜合發展區
VILLAGE TYPE DEVELOPMENT	7.87	7.82	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	1.21	1.20	政府、機構或社區
OPEN SPACE	1.03	1.02	休憩用地
OTHER SPECIFIED USES	23.32	23.17	其他指定用途
GREEN BELT	31.78	31.58	綠化地帶
MAJOR ROAD ETC.	5.23	5.21	主要道路等
TOTAL PLANNING SCHEME AREA	100.63	100.00	規劃範圍總面積

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

行政長官會同行政會議於２００９年６月２日 根據城市規劃條例第９（１）（ａ）條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 2 JUNE 2009

Ms Manda CHAN 陳詠雯女士
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

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

SCALE 1:5000 比例尺

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/I-MWI/14

S/I-MWI/14

鄉村式發展

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
農業用途 分層住宅(只限供漁民居住的分層住宅*) 政府用途(只限報案中心、郵政局) 屋宇(只限新界豁免管制屋宇) 農地住用構築物 公眾停車場(只限單車) 宗教機構(只限宗祠、廟宇) 鄉事委員會會所／鄉公所	食肆 政府垃圾收集站 政府用途(未另有列明者)# 屋宇(未另有列明者) 機構用途(未另有列明者)# 街市 碼頭 康體文娛場所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置# 公眾停車場(未另有列明者，但貨櫃車除外) 宗教機構(未另有列明者)# 住宿機構 學校# 商店及服務行業 社會福利設施# 私人發展計劃的公用設施裝置

除以上所列，在新界豁免管制屋宇的地面一層，或供漁民居住的分層住宅*的地面一層，經常准許的用途包括：

食肆
圖書館
學校
商店及服務行業

* 「供漁民居住的分層住宅」指爲遷置受島上發展計劃影響的馬灣漁村而興建的分層住宅。

(請看下頁)

鄉村式發展(續)

規劃意向

此地帶的規劃意向，主要是提供土地以遷置受馬灣的發展計劃影響的現有村屋、漁村和寮屋，以及提供土地供島上的原居村民興建小型屋宇。在新界豁免管制屋宇和供漁民居住的分層住宅的地面一層，有多項配合村民需要和鄉村發展的商業和社區用途列爲經常准許的用途。其他商業、社區和康樂用途，如向城市規劃委員會申請許可，或會獲得批准。

備註

(a) 任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建(發展或重建作註有#的用途除外)，不得引致整個發展及／或重建計劃的最高建築物高度超過三層(8.23 米)，或超過現有建築物的高度，兩者中以數目較大者爲準。

(b) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略爲放寬上文(a)段所述的建築物高度限制。

8.1.6 城規會已就馬灣公園和一間度假酒店的發展核准多項計劃，其範圍橫跨這個「綜合發展區」和毗鄰多個地帶。

8.2 鄉村式發展：總面積 7.87 公頃

8.2.1 此地帶的規劃意向，主要是提供土地以遷置受馬灣的發展計劃影響的現有村屋、漁村和寮屋，以及提供土地供島上的原居村民興建小型屋宇。在新界豁免管制屋宇和供漁民居住的分層住宅的地面一層，有多項配合村民需要和鄉村發展的商業和社區用途列爲經常准許的用途。其他商業、社區和康樂用途，如向城規會申請許可，或會獲得批准。

8.2.2 劃爲「鄉村式發展」地帶的土地包括田寮村附近新的鄉村區和北面一個已成形的鄉村區。政府通過的詳細鄉村發展藍圖，爲發展模式和發展計劃的分期實施提供指引。新的鄉村區可能包括一間由馬灣大街遷移至該處的廟宇。

8.2.3 爲保存現有的鄉郊特色，在此地帶內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度超過三層(8.23 米)，或超過現有建築物的高度，兩者中以數目較大者爲準。不過，爲了提供彈性讓發展項目能採用配合個別地盤特點的設計，城規會可透過規劃許可審批制度，考慮略爲放寬《註釋》所述的高度限制；城規會會按個別發展計劃在規劃上優越之處，作出考慮。

8.3 政府、機構或社區：總面積 1.21 公頃

8.3.1 此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

8.3.2 馬灣現有的配水庫、警崗、消防局和電話機樓，以及燈籠洲的燈塔(屬法定古蹟)、燈標和碼頭，已劃爲「政府、機構或社區」地帶。

8.3.3 在東北部「綜合發展區」用地內，已增設一些政府、機構或社區設施，其中包括位於北灣的污水處理廠、垃圾轉運站和石油氣貯存庫。

附錄 XII
樹木一覽表

Fong Yuen Study Hall, Ma Wan
Tree Assessment Schedule

Inspection date: 13/7/2019

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	*Ficus hispida*	對葉榕	1.4	7	7	P	M	L	L	decaying trunk, restricted root growth	823487.910	824008.333	7.630
T2	*Macaranga tanarius var. tomento*	血桐	0.5	6	6	F	L	L	L	bent trunk, restricted root growth	823480.655	824004.054	7.680
T3	*Livistona chinensis*	蒲葵	1.0	10	4	G	G	M	M	-	823480.494	824003.650	7.730
T4	*Ficus hispida*	對葉榕	1.5	7	6	P	L	L	L	decaying trunk, wound on branch	823484.077	824005.053	7.730
T5	*Macaranga tanarius var. tomento*	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	*Ficus hispida*	對葉榕	1.0	5	5	P	L	L	L	broken trunk, decaying trunk	823490.658	824000.283	7.960

附錄 XIII
斜坡資料

	芳園書室 荃灣馬灣田寮村	圖則編號： 附錄XIII 斜坡資料

斜坡維修及責任報告 (10NE-A/C6)		地政總署 產業管理組

斜坡維修及責任範圍列表

1	**10NE-A/C6**		**斜坡分段編號**	不適用
	地點	部分位於政府撥地第TW473號內及部分在未批撥的政府土地上		
	負責地段/負責方	發展局	**維修代理人**	建築署
	備註	如欲查詢有關此斜坡 / 斜坡分段的維修疑問，請直接與有關維修代理人聯絡。		

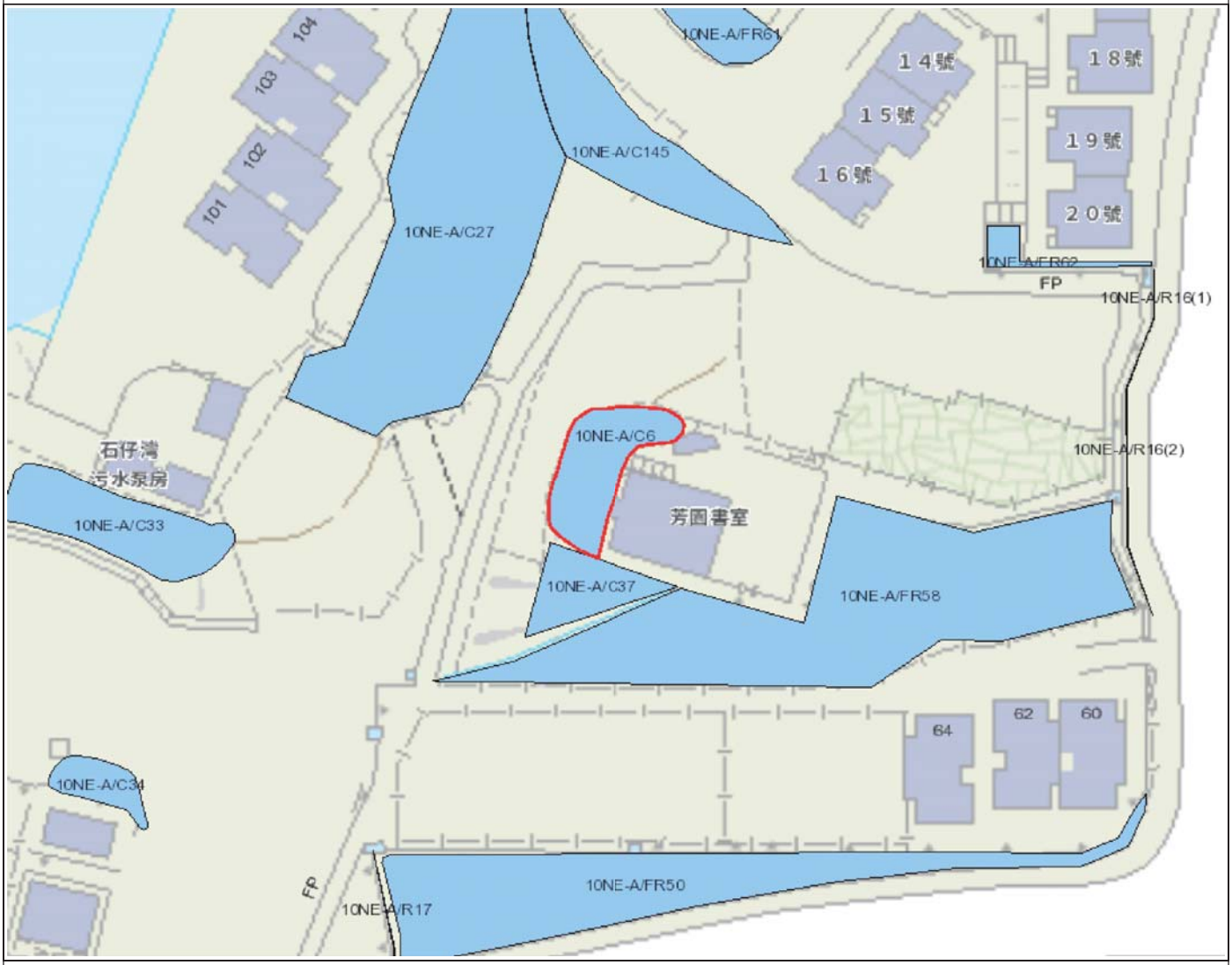
- 完 -

附註:

(i) 附帶之位置圖只作識別斜坡使用。

(ii) 本斜坡維修及責任報告所載列之斜坡，可能沒有在附帶之斜坡圖則上顯示。

位置圖



圖例

- 斜坡範圍
- 搜尋位置
- 政府維修的斜坡
- 私人維修的斜坡
- 政府及私人維修的斜坡

地政總署
產業管理組

本圖則 **並非按比例** 繪製，並只作 **識別** 用途。本圖則所示的所有資料， **必須** 經由實地測量核實。

日期: 21/11/2019

搜尋條件: 10NE-A/C6

斜坡維修及責任報告 (10NE-A/C37)		地政總署 產業管理組

斜坡維修及責任範圍列表

1	**10NE-A/C37**		**斜坡分段編號**	不適用
	地點	在政府撥地第TW473號的南面		
	負責地段/負責方	建築署	**維修代理人**	建築署
	備註	如欲查詢有關此斜坡 / 斜坡分段的維修疑問，請直接與有關維修代理人聯絡。		

- 完 -

附註:

(i) 附帶之位置圖只作識別斜坡使用。

(ii) 本斜坡維修及責任報告所載列之斜坡，可能沒有在附帶之斜坡圖則上顯示。

位置圖

圖例

- 斜坡範圍
- 搜尋位置
- 政府維修的斜坡
- 私人維修的斜坡
- 政府及私人維修的斜坡

地政總署
產業管理組

本圖則 **並非按比例** 繪製，並只作 **識別** 用途。本圖則所示的所有資料， **必須** 經由實地測量核實。

日期: 21/11/2019

斜坡維修及責任報告 (10NE-A/FR58)		地政總署 產業管理組

斜坡維修及責任範圍列表

1	**10NE-A/FR58**		**斜坡分段編號**	不適用
	地點	位於及毗連田寮短期租約第1339TW號內		
	負責地段/負責方	建築署	**維修代理人**	建築署
	備註	如欲查詢有關此斜坡 / 斜坡分段的維修疑問，請直接與有關維修代理人聯絡。		

- 完 -

附註:

(i) 附帶之位置圖只作識別斜坡使用。

(ii) 本斜坡維修及責任報告所載列之斜坡，可能沒有在附帶之斜坡圖則上顯示。

位置圖

圖例

- 斜坡範圍
- 搜尋位置
- 政府維修的斜坡
- 私人維修的斜坡
- 政府及私人維修的斜坡

地政總署
產業管理組

本圖則 **並非按比例** 繪製，並只作 **識別** 用途。本圖則所示的所有資料， **必須** 經由實地測量核實。

日期: 21/11/2019

附錄 XIV
經常性開支

經常性開支

A. 電費

可行用途[1]	總樓面面積(平方米) (a)	淨面積/總面積比率 (b)	內部樓面面積(平方米) (c)=(a)x(b)	能源消耗量指標(2)(兆焦耳/平方米/年) (d)	每年能源消耗量(千瓦小時/年)[3] (e)=(c)x(d)x0.2778	預算每年電費[4]	能源消耗量是以機電工程署網站內的下列用途分類作基數[2]
博物館	140	90%	126	1009	35,318	45,278	政府辦公室
餐飲服務				5729	200,531	257,081	其他餐飲場所
商店及服務行業				1479	51,769	66,368	商場/地庫/樓上舖
學校				630	22,052	28,271	成人教育學院/補習社/職業訓練學校
圖書館				1009	35,318	45,278	政府辦公室

註:

(1) 上表假設辦公時間配合一般營運模式，如下：
博物館、商店及服務行業、學校及圖書營運時間為 9 小時。

(2) 有關「能源消耗量指標」請參閱網站：http://ecib.emsd.gov.hk/tc/indicator_cmc.htm

(3) 1 兆焦耳 x 0.2778 = 1 千瓦小時

(4) 馬灣以中華電力有限公司（中電）的收費為基數。
中電：首 5000 單位收費 1.004 元；燃料價條款調整收費為每單位收費 0.279 元。
1 單位= 1 千瓦小時。
預算每年電費只供提出申請時作預算成本用途。
實際收費須按當時的電費及實際消耗量而定。

B. 水費及排污費

可行用途[1]	總樓面面積 (平方米) (a)	淨面積/總面積比率(b)	內部樓面面積 (平方米) (c)=(a)x(b)	預算每月水費及排污費 (元)(d)	預算每年水費及排污費(元) (e)=(d)x12
博物館	140	90%	126	38	456
餐飲服務[2]				2,333	27,996
商店及服務行業				38	456
學校				38	456
圖書館				38	456

Notes:

(1) 根據政府產業署發表的標準辦公地方費用表，政府擁有的辦公室的預算每月水費及排污費為每平方米 0.3 元。按照上述預算，假設下列地方的每平方米用水量如下：
博物館、圖書館、商店及服務行業及學校=辦公室

(2) 餐飲服務的預算每月水費及排污費為 =
[洗手盤數量 x 作業時間(小時)] x 每秒用水量(公升) x 每小時(秒) x 預算每平方米的用水費及排污費 x 餐飲服務每月的營業日 =
(i) x (ii) x 3600 x (iii) x (iv) = 18 x 0.00016 x 3600 x 7.5 x 30 = $2,333

(i) 假設每天有 3 個洗手盤運作 6 小時= 18 小時

(ii) 水龍頭每秒流出 0.16 升水(參照水務工程服務設計指南)所以水龍頭每秒流出 0.00016 立方米/秒

(iii) 根據水務署發表的標準辦公地方費用表，餐飲服務的預算每月水費及排污費為每立方 7.5 元。

(iv) 假設餐飲服務每月營業 30 天。

(3) 預算水費及排污費只供提出申請時作預算成本用途。實際收費須按當時的電費及實際消耗量而定。

C. 預計價格與租金

可行用途	總樓面面積 (平方米)	用地面積 (平方米)	應課差餉租值[(1)] (元)(a)	差餉/每年 (元) (b)=(a)x5%	地租/每年 (元) (c)=(a)x3%	差餉及地租/每年 (元) (d)=(b)+(c)
博物館	140	280	154,000	7,700	4,620	12,320
餐飲服務						
商店及服務行業						
學校						
圖書館						

註:

(1) 應課差餉租值是根據可行用途而作出的粗略估計， 並供提出申請時作預算成本用途。應課差餉租值的實際評估會視乎每幢歷史建築的實際用途、營運模式、翻新工程的規模、實際樓面面積等。應課差餉租值會視乎差餉物業估價署每年所定的重估價值。