



GENERAL NOTES

- ALL STRUCTURAL WORK TO BE IN 1:2.4 MIX UNLESS OTHERWISE STATED.
- ALL FOUNDATIONS TO BE CARRIED DOWN TO SOLID GROUND.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED SEPARATELY.
- HOARDING PLAN TO BE SUBMITTED SEPARATELY.
- DRAINAGE PLANS AND DETAILS TO BE SUBMITTED SEPARATELY.
- ALL BALUSTRADE TO BE 1100MM (MIN.) HIGH ABOVE FINISHED FLOOR LEVEL.
- CLEAR HEIGHT BETWEEN FLOOR LEVEL TO UNDERSIDE OF BEAM TO BE 2300MM MIN. AND THAT TO UNDERSIDE OF STAIRCASE TO BE 2000MM MIN.
- STAIRCASE TO BE PROVIDED WITH HANDRAILS ON BOTH SIDES.
- ALL RISERS OF STAIRCASES TO BE NOT MORE THAN 175MM AND TREADS NOT LESS THAN 225MM.
- ALL OPENABLE WINDOWS UNDER 1100MM HIGH FROM FINISH FLOOR LEVEL SHALL RESTRICT THE OPENINGS TO LESS THAN 100MM.
- TEMPERED GLASS BARRIER TO BE PROVIDED FOR WINDOW OPENING BELOW 1100MM.
- INTERNAL SURFACE OF EVERY KITCHEN TO A HEIGHT OF AT LEAST 1.2M FROM FLOOR LEVEL TO BE FACED WITH NON-ABSORBENT MATERIALS UNDER BUILDING (PLANNING) REGULATION 45(2).
- ALL TOP-HUNG WINDOWS TO BE OPENED BY 600mm MIN. MEASURED FROM THE FIXED WINDOW CILL OR TRANSOM TO THE OPENABLE WINDOW SASH.
- CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 SHALL BE COMPLIED WITH.
- DESIGN MANUAL BARRIER FREE ACCESS 2008 AND CORRIGENDUM SHALL BE COMPLIED WITH (ONLY APPLIES TO GROUND FLOOR.)
- CODE OF PRACTICE ON DESIGN FOR SAFETY - EXTERNAL MAINTENANCE 2019 TO BE COMPLIED WITH. ELEVATING WORK PLATFORM TO BE PROVIDED FOR MAINTENANCE.
- INTERNAL SURFACE OF EVERY LAVATORY TO A HEIGHT OF AT LEAST 1.2M FROM FLOOR LEVEL TO BE FACED WITH TILE OR OTHER NON-ABSORBENT MATERIALS UNDER BUILDING (STANDARDS) OF SANITARY FITMENTS, PLUMBING, DRAINAGE WORKS AND LATRINES) REGULATION 84.
- NO LAUNDRY WORKS SHALL COMMENCE WITHOUT HAVING FIRST OBTAINED CONSENT.
- NO OPEN FIRE COOKING TO BE CARRIED OUT IN OPEN KITCHEN.
- MODULAR INTEGRATED CONSTRUCTION (MIC) IS ADOPTED IN THIS DEVELOPMENT PROJECT. THE TYPES OF MIC MODULES TO BE FABRICATED OFF-SITE AND THE CORRESPONDING MIC FLOOR AREA ARE SHOWN ON DRAWING NO. A12 & A13.
- CORRESPONDING SUPERSTRUCTURE AND DRAINAGE PLANS SHALL BE SUBMITTED SEPARATELY AND THE APPROVAL OF SUCH BY THE BUILDING AUTHORITY (BA) SHALL BE OBTAINED BEFORE THE COMMENCEMENT OF THE MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.
- ESSENTIAL INFORMATION OF THE MIC SYSTEM AS LISTED IN PNAP ADV-36 SHALL BE SUBMITTED SEPARATELY AND THE ACCEPTANCE OF SUCH BY THE BA SHALL BE OBTAINED BEFORE THE COMMENCEMENT OF THE MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.
- A QUALITY ASSURANCE SCHEME AND A MIC SUPERVISION PLAN SHALL BE PREPARED IN ACCORDANCE WITH PNAP ADV-36 AND SUBMITTED AT LEAST 14 DAYS BEFORE THE COMMENCEMENT OF THE MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.
- ANY FUTURE ALTERATIONS AND ADDITIONS (A&A) WORKS AFTER ISSUANCE OF OCCUPATION PERMIT SHALL REQUIRE PRIOR APPROVAL AND CONSENT FROM THE BA UNLESS THE A&A WORKS FALL WITHIN THE MINOR WORKS ITEMS WHICH MAY BE CARRIED OUT THROUGH THE SIMPLIFIED REQUIREMENTS UNDER THE MINOR WORKS CONTROL SYSTEM.
- ELECTRIC STOVES ARE TO BE PROVIDED BY USERS.
- THE DRAWINGS ARE BASED ON IPA (ACCEPTANCE REFERENCE NO. MC 3 / 2018 AND BD REF. (7) IN BDM/C/180601 P1.11 AND MODIFIED AS SHOWN.

BOUNDARY DATA (FOR REFERENCE ONLY)

POINT	BEARING	DISTANCE	NORTHING	EASTING
A	132 46 50	22.966	824641.682	831930.371
B	222 29 36	86.769	824626.083	831947.228
C	312 17 30	17.562	824591.253	831906.198
D	43 18 14	0.947	824592.070	831953.187
E	313 08 57	5.726	824592.759	831953.616
F	42 47 15	99.964	824597.875	831889.636
A			824641.682	831930.371

Area 1432.4m² (A840)

FIRE SERVICES NOTES

- REQUIREMENT ON PARAGRAPHS 4.22 & 4.36 OF FSD CODES OF PRACTICE (MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT) TO BE COMPLIED WITH.
- FIRE HYDRANT / HOSE REEL SYSTEM
 - A FH/HR SYSTEM TO BE PROVIDED AT POSITIONS AS INDICATED ON PLANS AND IN ACCORDANCE WITH CIRCULAR LETTER 2/2013.
 - THERE SHALL BE SUFFICIENT HYDRANTS AND HOSE REEL ON EACH FLOOR. FIRE HYDRANTS SHALL BE PROVIDED IN ALL APPROACH LOBBIES TO REQUIRED STAIRCASES OR REQUIRED STAIRCASE ENCLOSURES. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY LENGTH OF NOT MORE THAN 30M FIRE HOSE OR HOSE REEL TUBING.
 - A REINFORCED CONCRETE WATER TANK WITH A CAPACITY OF 27,000 LITRES TO BE PROVIDED AT LG/F FOR THE FH/HR SYSTEM.
 - TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT LG/F TO MAINTAIN A PRESSURE NOT EXCEEDING 850KPA NOR LESS THAN 350KPA WITH A FLOW OF NOT LESS THAN 900 LITRE/MIN FROM ANY TWO HYDRANT OUTLETS (I.E. EACH WITH A LOW OF 450L/MIN AT A RUNNING PRESSURE OF NOT LESS THAN 350KPA).
 - F.S. INLETS TO BE PROVIDED AS INDICATED ON PLANS AT LG/F AND BE INTERCONNECTED.
- AUTOMATIC SPRINKLER SYSTEM
 - AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE LPC SPRINKLER RULES BS EN 12845:2003 AND FSD CIRCULAR LETTER NO. 3/2006 & 3/2012.
 - SPRINKLERS WILL BE PROVIDED ONLY TO COVER THE AREAS FOR OPEN KITCHEN WITHIN DOMESTIC UNITS FROM G/F TO 3/F.
 - THE CLASS OF OCCUPANCY FOR THE SPRINKLER SYSTEM TO BE ORDINARY HAZARD GROUP 1.
 - EXCEPT THE OPEN KITCHEN WITHIN DOMESTIC UNITS FROM G/F TO 3/F, SPRINKLERS WILL NOT BE PROVIDED IN ALL AREAS IN THE BUILDING, INCLUDING CORRIDORS, STAIRCASES, MAIN SWITCH ROOM, THE ROOM, F.S. / SPRINKLER PUMP ROOM, WATER PUMP ROOM, MANAGEMENT OFFICE, REFUSE STORAGE & MATERIAL RECOVERY CHAMBER, WATER METER CHAMBER, FUNCTION ROOM, REFUSE ROOM, MAINTENANCE SPACE AND SERVICE DUCTS.
 - SPRINKLER ANNUNCIATOR PANEL WITH ALARM SIGNALS LINKED TO THE F.S. COMMUNICATION CENTRE BY DIRECT TELEPHONE LINE TO BE PROVIDED AS INDICATED ON PLANS AT G/F. AT THE G/F MANAGEMENT OFFICE.
 - OWING TO LIMITED SPACE, NO INDEPENDENT SPRINKLER WATER TANK TO BE PROVIDED. THE SOURCE OF WATER SUPPLY FOR THE AUTOMATIC SPRINKLER SYSTEM SHALL BE CONNECTED FROM THE WATER TANK USED FOR THE FIRE HYDRANT/HOSE REEL SYSTEM LOCATED AT LG/F IN ACCORDANCE WITH PART II OF FSD CL 4/96.
 - SPRINKLER PUMPS (DUTY & STANDBY) WILL BE PROVIDED AT LG/F FOR THE SPRINKLER SYSTEM.
 - SPRINKLER INLET(S) AND SPRINKLER CONTROL VALVE TO BE PROVIDED AS INDICATED ON PLANS AT LG/F. SPRINKLER INLET(S) TO BE INTERCONNECTED.
 - NO SPRINKLER TO BE PROVIDED TO THE COMMON AREA AS THE TOTAL AREA IS LESS THAN 230M².
- FIRE ALARM SYSTEM
 - A FIRE DETECTION AND ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE LPC RULES FOR AUTOMATIC DETECTION AND ALARM INSTALLATION AND B.S. 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTER NO. 1/2009, 2/2009 AND 3/2010.
 - FIRE DETECTION SYSTEM WITH HEAT DETECTORS TO BE PROVIDED FOR THE MAIN SWITCH ROOM, AT G/F, AND THE TBE ROOM, F.S. / SPRINKLER PUMP ROOM AND WATER PUMP ROOM AT LG/F.
 - BREAKGLASS UNITS AND FIRE ALARM BELLS TO BE PROVIDED AT ALL HOSE REEL POINTS.
 - ALL FIRE ALARM SIGNALS INCLUDING FIRE DETECTORS, FLOW SWITCHES AND BREAKGLASS UNITS TO BE LINKED TO THE F.S. COMMUNICATION CENTRE BY A DIRECT TELEPHONE LINE.
 - ONE FIRE ALARM AND CONTROL PANEL TO BE PROVIDED AS INDICATED ON PLANS AT G/F.
 - VISUAL ALARM SIGNALS (FLASHING RED LIGHTS) WILL BE PROVIDED IN ACCORDANCE WITH BARRIER FREE ACCESS 2008 EXCEPT FOR DOMESTIC UNITS.
- F.S. PROVISION FOR OPEN KITCHEN WITHIN DOMESTIC UNITS
 - ADDRESSABLE TYPE SMOKE DETECTORS FITTED WITH SOUNDER BASE SHALL BE PROVIDED INSIDE THE DOMESTIC UNITS WITH OPEN KITCHEN EXCEPT BEDROOM AND BATHROOM. THE ALARM SIGNAL BEING ACTUATED SHALL BE CONNECTED TO THE LOCAL FIRE ALARM CONTROL PANEL PROVIDED AT THE G/F FOR THE BUILDING BUT WILL NOT BE LINKED TO THE FIRE SERVICES COMMUNICATION CENTRE.
 - ADDRESSABLE TYPE SMOKE DETECTORS SHALL BE PROVIDED AT THE COMMON AREA OUTSIDE THE DOMESTIC UNIT. THE ALARM SIGNAL BEING ACTUATED SHALL BE CONNECTED TO THE LOCAL FIRE ALARM FOR THE BUILDING, THE COMMON FIRE ALARM CONTROL PANEL AND AGAIN LINKED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA DIRECT TELEPHONE LINE.
 - SPRINKLERS TO BE PROVIDED TO COVER THE NOTIONAL OPEN KITCHEN AREA FOR THE CONCERNED DOMESTIC UNIT. THE ALARM SIGNAL BEING ACTUATED SHALL BE CONNECTED TO THE LOCAL FIRE ALARM FOR THE BUILDING, THE COMMON FIRE ALARM CONTROL PANEL AND AGAIN LINKED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA DIRECT TELEPHONE LINE.
 - NO COMPARTMENT OF OPEN KITCHEN PROVIDED IN DOMESTIC UNIT SHALL EXCEED 126M³.
 - A FIRE SAFETY MANAGEMENT PLAN SHALL BE SUBMITTED AND ENDORSED BY THE FSD PRIOR TO REQUEST FOR FSI INSPECTION.
- OTHERS
 - LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476:PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
 - LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476:PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
 - 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.
 - ELECTRICAL CIRCUITS TO BE PROTECTED BY MINIATURE CIRCUIT BREAKERS IN LIEU OF CONVENTIONAL RE-WIRABLE FUSE. EMERGENCY POWER SUPPLY TO BE PROVIDED BY MEANS OF POWER CABLE BEFORE MAIN INCOMING SWITCH TO SUPPLY POWER TO THE FIRE SERVICES INSTALLATION.
 - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AS SHOWN ON PLANS.
 - EMERGENCY LIGHTING IN ACCORDANCE WITH BS5266: 2016 PART 1 AND BS EN 1838: 2013 TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL EXCEPT FOR AREAS WITHIN DOMESTIC UNITS AND IN SERVICES DUCT.
 - SUFFICIENT DIRECTIONAL AND EXITS SIGNS TO BE PROVIDED IN ACCORDANCE TO FSD CIRCULAR LETTER 5/2008 TO ENSURE THAT ALL EXIT ROUTE FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED. ALL EXITS TO BE CLEARLY INDICATED BY INTERNALLY ILLUMINATED "EXIT" SIGNS IN 125MM HIGH ENGLISH AND CHINESE CHARACTERS WITH 15MM WIDE STROKES.
 - REQUIREMENT UNDER FSD CIRCULAR LETTER NO. 3/2019 ON MODULAR INTEGRATED CONSTRUCTION BUILDING PROJECTS TO BE COMPLIED WITH.
 - WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN THE DESIGNATED FIRE COMPARTMENT.

DOOR MARK:

- (1) -R090 F.R.R. SELF CLOSING DOOR
- (2) -R090 F.R.R. AND SMOKE SEAL SELF CLOSING DOOR
- (3) -R090 F.R.R. SELF CLOSING DOOR WITH F.R.R. TRANSPARENT GLASS UPPER PANEL
- (4) -R090 F.R.R. AND SMOKE SEAL SELF CLOSING DOOR WITH F.R.R. TRANSPARENT GLASS UPPER PANEL
- (5) -I20/120 F.R.R. SELF CLOSING DOOR WITH F.R.R. TRANSPARENT GLASS UPPER PANEL
- (6) -I20/120 F.R.R. AND SMOKE SEAL SELF CLOSING DOOR WITH F.R.R. TRANSPARENT GLASS UPPER PANEL
- (7) -I20/120 F.R.R. AND SMOKE SEAL SELF CLOSING DOOR WITH F.R.R. TRANSPARENT GLASS UPPER PANEL
- (8) -I20/120 F.R.R. AND SMOKE SEAL SELF CLOSING DOOR
- (9) -I20/120 F.R.R. AND SMOKE SEAL SELF CLOSING LIFT SHAFT EMERGENCY ACCESS DOOR
- (10) -I20/120 F.R.R. AND SMOKE SEAL SELF CLOSING DOOR
- (11) -I F.R.R. AND SMOKE SEAL SELF CLOSING DOOR
- (12) -I F.R.R. AND UPPER GLASS PANEL AND SMOKE SEAL SELF CLOSING DOOR
- (13) -I F.R.R. GLASS PANEL DOOR
- (14) -R090 F.R.R. GLASS PANEL DOOR
- (15) -R090 F.R.R. SELF CLOSING DOOR WITH PANIC BOLT ON INSIDE
- (16) -I F.R.R. DOOR WITH PANIC BOLT ON INSIDE
- (17) -R090 F.R.R. METAL DOOR
- (18) -I20/120 F.R.R. METAL DOOR
- (19) -I F.R.R. DOOR
- (20) -I F.R.R. DOOR FOR MAINTENANCE ONLY
- (21) -I20/ F.R.R. LIFT LANDING DOOR
- (22) -R090 F.R.R. STEEL LOUVRES DOOR
- (23) -R090 F.R.R. WITH SMOKE SEAL ACCESS PANEL
- (24) -I20/120 F.R.R. WITH SMOKE SEAL ACCESS PANEL
- (25) -R030 F.R.R. AND SMOKE SEAL SELF-CLOSING DOOR WITH F.R.R. TRANSPARENT GLASS UPPER PANEL
- (26) HORIZONTAL SHUTTER HAVING -I20/-F.R.R. TO BE PROVIDED AS INDICATED ON PLAN WILL BE CONSTRUCTED IN ACCORDANCE TO F.O.C. RULES. THE SHUTTER SHALL BE ABLE TO CLOSE OFF THE OPENING WITH 60 SECONDS AND UNDER NO CIRCUMSTANCE ITS TRAVELLING SPEED SHALL BE GREATER THAN 0.2 m/s.
- (27) -I20/-F.R.R. STEEL ROLLING SHUTTER TO BE PROVIDED AS INDICATED ON PLAN WILL BE CONSTRUCTED IN ACCORDANCE TO F.O.C. RULES.
- (28) -R090 F.R.R. STEEL ROLLING SHUTTER TO BE PROVIDED AS INDICATED ON PLAN WILL BE CONSTRUCTED IN ACCORDANCE TO F.O.C. RULES.
- (29) -I240/-F.R.R. STEEL ROLLING SHUTTER TO BE PROVIDED AS INDICATED ON PLAN WILL BE CONSTRUCTED IN ACCORDANCE TO F.O.C. RULES.
- (30) -I240/240 F.R.R. STEEL ROLLING SHUTTER TO BE PROVIDED AS INDICATED ON PLAN WILL BE CONSTRUCTED IN ACCORDANCE TO F.O.C. RULES.

- (1) R.C.C. PARAPET MIN. 1100mm HIGH A.F.F.L.
- (2) W.I. CAT LADDER WITH G.I. PIPE RAILING
- (3) ONE COURSE TILES ON WATER PROOFING LAYERS
- (4) LIFT SHAFT TOP VENT WITH METAL LOUVRES, AREA 0.15m²
- (5) R.C.C. EXTERNAL WALL
- (6) TEMPERED GLASS BALUSTRADE 1100 HIGH A.F.F.L.
- (7) C.I. WATER TANK COVER
- (8) -R090 F.R.R. FIXED WINDOW
- (9) -R090 F.R.R. GLASS PANEL
- (10) 1100mm HIGH GLASS BALUSTRADE A.F.F.L.
- (11) METAL RAILING 1100 HIGH A.F.F.L.
- (12) METAL EXHAUST DUCT
- (13) METAL LOUVRES WITH WIND GUARD
- (14) PRECAST R.C. ARCHITECTURAL FEATURE
- (15) METAL GRILL WITH ACCESS PANEL
- (16) 90mm THICK METAL OR GLASS CLADDING
- (17) METAL BOLLARD 600mm HIGH
- (18) 300mm WIDTH COVER CHANNEL
- (19) METAL CAT LADDER WITH SAFETY CAGE
- (20) 2.0m HIGH GLASS BALUSTRADE ON 1.1m HIGH R.C.C. PARAPET
- (21) AIR DUCT ACCESS PANEL
- (22) 300mm THICK GREEN WALL
- (23) 800 x 1500mm LEVELLED SPACE FOR ACCESSIBLE URINAL
- (24) 1500 x 1500mm ACCESSIBLE MANUEVERABILITY SPACE
- (25) RETAINING WALL UNDER
- (26) STRUCTURE TRANSFER PLATE UNDER
- (27) 120 LOUVRES AREA AT LOW LEVEL FOR LAV. MV
- (28) W.I. CAT LADDER WITH LOCK PLATE AT LOW LEVEL AND SAFETY CAGE ABOVE 2M
- (29) METAL PATTERNED GRILLE
- (30) 300mm HIGH R.C. CURB

DRAWING LIST:

DRAWING	REVISIONS	DRAWING TITLE
BD/A01	- A B C D	SITE LOCATION PLAN, NOTES, LEGEND & SITE COORDINATES
BD/A02	- A B C D	MASTER LAYOUT PLAN
BD/A03	- A B C D	LOWER GROUND FLOOR
BD/A04	- A B C D	GROUND FLOOR PLAN & TYPICAL WALL TYPE KEY PLAN
BD/A05	- A B C D	FIRST FLOOR PLAN, SECOND FLOOR PLAN
BD/A06	- A B C D	THIRD FLOOR PLAN, ROOF FLOOR PLAN
BD/A07	- A B C D	SECTION A-A & B-B
BD/A08	- A B C D	SECTION BC-C
BD/A09	- A B C D	ELEVATION 1,2
BD/A10	- A B C D	ELEVATION 3,4
BD/A11	- A B C D	ELEVATION 5,6 & PRESCRIBED WINDOW CALCULATIONS
BD/A12	- A B	MIC MODULES DEMARCATION PLAN, GROUND FLOOR TO THIRD FLOOR
BD/A13	- A B	PLAN WITH EXTENT OF MIC, GROUND FLOOR TO THIRD FLOOR
BD/A14	-	1 PERSON UNIT
BD/A15	- A B	2 PERSON UNIT
BD/A16	- A B	TYPE MODULES PLAN (TYPE A1+B1+C1) (TYPE A2+B1+C1)
BD/A17	- A	TYPE MODULES PLAN (TYPE A2+B1+C2) (TYPE A2+B1+C3)
BD/A18	- A	TYPE MODULES PLAN (TYPE D1,D2,D1 WITH RAILING)
BD/A18-1	- A	TYPE MODULES PLAN (TYPE E1,E2,F1,G1)
BD/A19	- A B	TYPE MODULES PLAN (TYPE H1,H2,H3,H4)
BD/A20	- A	TYPE MODULES PLAN (TYPE J1,J2,J3,J4) & STAIRCASE DETAILS
BD/A21	-	TYPICAL DETAILS 1
BD/A22	-	TYPICAL DETAILS 2
BD/A23	-	TYPICAL WALL TYPE DETAILS 1
BD/A24	-	TYPICAL WALL TYPE DETAILS 2
BD/A25	-	TYPICAL FLAT ROOF DETAILS
BD/C01	- A B C D	CALCULATION 1 - SITE PARAMETERS, GFA & SITE COVERAGE CALCULATIONS
BD/C02	- A B C D	CALCULATION 2 - UFA & UFS CALCULATIONS, AND EVA PLAN & CALCULATIONS
BD/C03	- A B C D	CALCULATION 3 - SCHEDULE FOR FRC, MOE AND SANITARY FITMENT CALCULATIONS

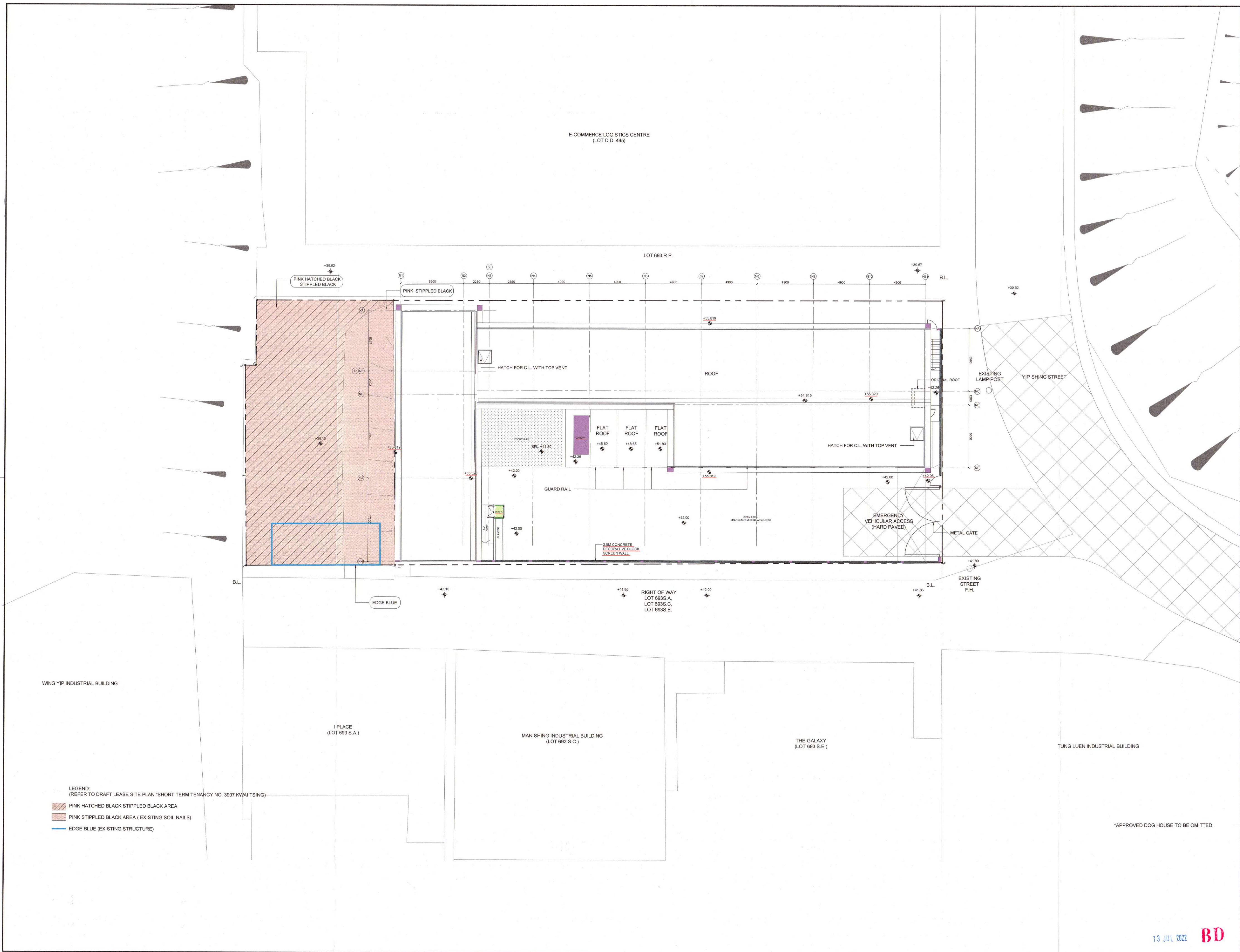
GENERAL INDICATION FOR COLOURING OF PLANS

ACAD COLOUR CODE	DESCRIPTION	ACAD COLOUR CODE	DESCRIPTION
43	HARDCORE OR DRY FILL	221	IMPERMEABLE MATERIAL (FLOOR) OR NON-ABSORBENT MATERIAL (WALL)
11	BRICK	131	GLASS
61	CONCRETE SLAB (LIGHTER WASH)	45	TIMBER DOORS OR TIMBER WORK
118	CONCRETE (PLAIN OR REINFORCED)	201	STEEL OR METAL WORK
141	SOLID CONCRETE BLOCKS	253	STONE OR GRANITE
191	HOLLOW CONCRETE BLOCKS	50	SANITARY FITTINGS
31	LIGHTWEIGHT PARTITION (e.g. PLASTERBOARD)		UNDER LINE FOR REVISION
53	PLASTER OR CEMENT RENDERING		DEMOLITION WORKS OR OMISSION OF APPROVED WORKS
	NOT IN SUBMISSION EXTENT	118	NON-STRUCTURAL PREFABRICATED CONCRETE WALL
			450mm SUNKEN SLAB
			350mm SUNKEN SLAB
			ARCHITECTURAL FEATURE (VERTICAL GREEN)
			50mm METAL STUD / 60kg/m ³ ROCKWOOL
			FIRE RESISTANT PLASTERBOARD
			9mm FIBRE CEMENT BOARD
			PROMACT-H BOARD
			9mm GEMTREE 80 BOARD

ABBREVIATIONS & LEGEND

A.F.	ARCHITECTURAL FEATURE	R.S.M R.C.	REFUSE STORAGE & MATERIAL RECOVERY CHAMBER
A.C.P.	A.C. PLATFORM	R.W.O.	RAIN WATER OUTLET
A.F.F.L.	ABOVE FINISHED FLOOR LEVEL	S.B.	SAND BUCKET
B.A.L.	BALCONY	S.C.	STONE CLADDING
B.L.	BOUNDARY LINE	S.F.H.	STREET FIRE HYDRANT
C.C.	COVERED CHANNEL WITH MIN. 2 NOS. DRAINAGE OUTLETS	S.H.	SHOWER
C.L.	CAT LADDER	S.V.	SMOKE VENT
C.W.	CURTAIN WALL	U.F.A.	USABLE FLOOR AREA
E.A.D.	EXHAUST AIR DUCT	U.F.S.	USABLE FLOOR SPACE
E.A.L.	EXHAUST AIR LOUVRE	U.P.	UTILITY PLATFORM
E.J.	EXPANSION JOINT	W.I.	WROUGH IRON
E.M.C.	ELECTRICITY METER CABINET	V.D.	VENT DUCT
E.T.P.	EXISTING TREE PLANTER	W.G.W.	WIRED GLASS WINDOW
F.A.	FLUE APERTURE FOR ROOM SEALED GAS HEATER	W.P.	WATERPROOF
F.A.D.	FRESH AIR DUCT	W.M.C.	WATER METER CABINET
F.A.L.	FRESH AIR LOUVRE	+	PROPOSED STRUCTURAL LEVEL
F.B.	FIRE BLANKET	+	PROPOSED FINISH LEVEL
F.E.1	FIRE EXTINGUISHER 4.5KG CO2	MV	MECHANICAL VENTILATION
F.E.2	FIRE EXTINGUISHER 9L H2O/CO2	AL	ARTIFICIAL LIGHTING TO BE PROVIDED
F.H.	FIRE HYDRANT	D	ACCESSIBLE FACILITIES FOR PERSONS WITH A DISABILITY
F.G.W1	FIXED GLASS WINDOW FOR -R090	AT	ACCESSIBLE UNISEX TOILET COMPLY WITH BFA DIV.11
F.G.W2	FIXED GLASS WINDOW FOR -I20/120	AU	ACCESSIBLE URINAL COMPLY WITH BFA DIV.11-55
F.M.L.	FIXED METAL LOUVRE	A	FIREMAN'S LIFT
F.R.S.	FIREFIGHTING & RESCUE STAIRWAY		LEVEL DIFFERENCE
F.W.G.L.	FIXED WIRED-GLASS LOUVRE		DROP KERB
G.C.	GLASS CLADDING		OPENABLE WINDOW
G.F.A.	GROSS FLOOR AREA		IRRIGATION POINT
H.W.	HIGH WINDOW		EV CHARGING STATION
H.L.	HIGH LEVEL	EXIT	EXIT SIGN AT HIGH LEVEL
L.C.L.	LOCKABLE CAT LADDER	EXIT	DIRECTIONAL SIGN AT HIGH LEVEL
M.C.	METAL CLADDING		HOSEREEL
M.J.	MOVEMENT JOINT	W.P.	WATER POINT
P	PLANTER		
P.(D.E)	PIPE DUCT (MANDATORY OR ESSENTIAL) (-R090)		
P.(D.NE)	PIPE DUCT (NON-MANDATORY OR NON-ESSENTIAL) (-R090)		
P.L.	PROTECTED LOBBY		
R.C.C.	REINFORCED CEMENT CONCRETE		

B.D. REFERENCE	2/9085/20(TH)		
F.S.D. REFERENCE			
W.W.D. REFERENCE			
CAD FILE NAME			
NOTES			
DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.			
READ THIS DRAWING IN CONJUNCTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.			
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W.W.D. REFERENCE	
CAD FILE NAME	
NOTES	

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A	1ST GBP RE-SUBMISSION	24 AUG 2020	
-	1ST GBP SUBMISSION	24 JUN 2020	

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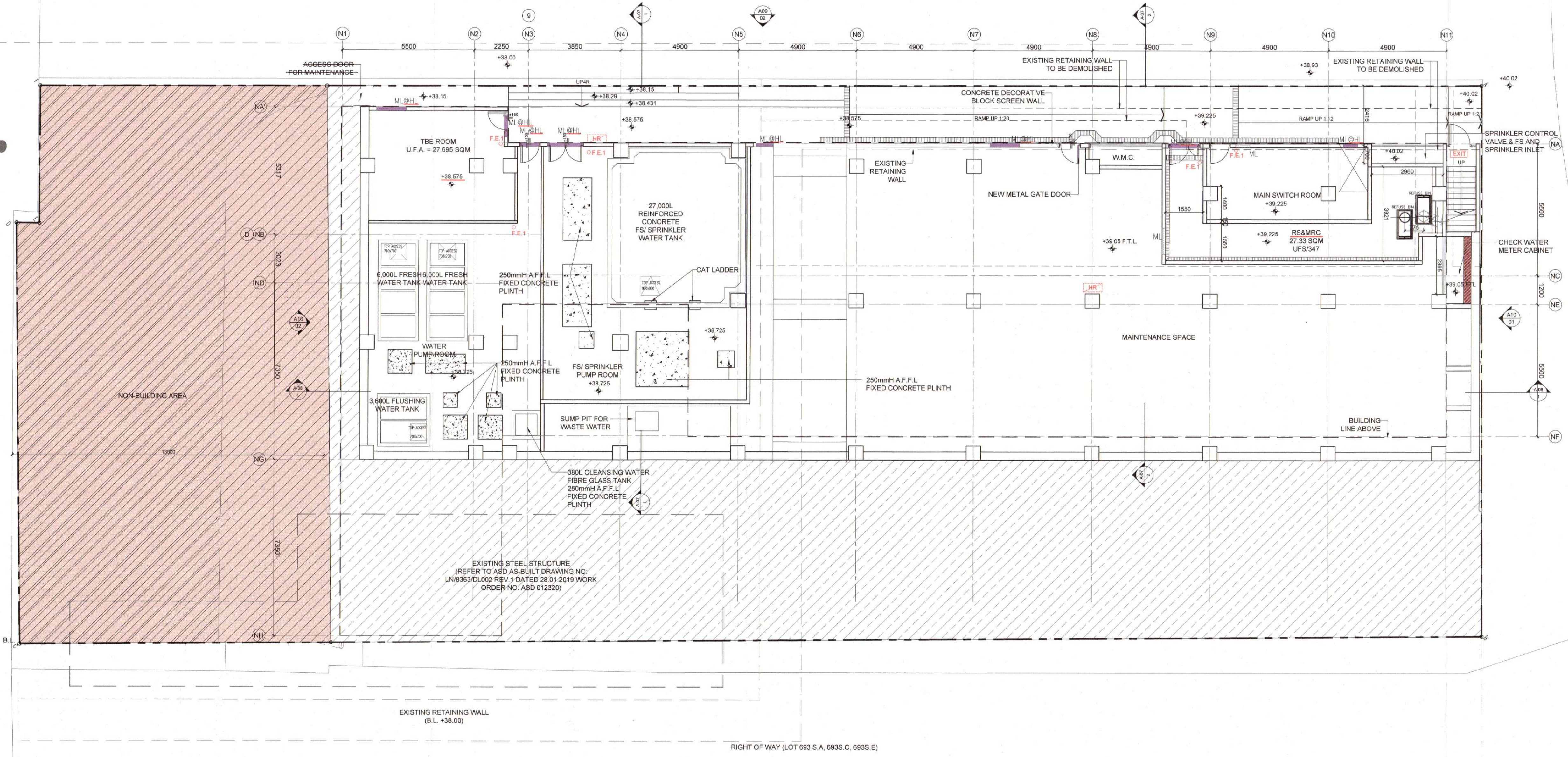
AUTHORIZED PERSON (ARCHITECT)
 經手人:

NG CHI HO
 REGISTRATION NO. AP(A)27/96

PROJECT
 PROPOSED MODULAR SOCIAL HOUSING AT 5-7 YIP SHING STREET

DRAWING TITLE
 MASTER LAYOUT PLAN

PROJECT NO.	1937	DATE	13 JUL 2022
SCALE	1:150 ON A1	CHECKED BY	VL
DRAWN BY	CZ	APPROVED BY	CH
DRAWING NO.	A-02		



LEGEND
(REFER TO DRAFT LEASE SITE PLAN *SHORT TERM TENANCY NO. 3907 KWAI TSING*)

- PINK HATCHED BLACK STIPPLED BLACK AREA
- PINK STIPPLED BLACK AREA (EXISTING SOIL NAILS)

1 LOWER GROUND FLOOR PLAN LAYOUT
1:100

B.D. REFERENCE	原字圖樣式
2/0085/20(TH)	
F.S.D. REFERENCE	消防圖樣式
W.W.D. REFERENCE	水務圖樣式
CAD FILE NAME	樓底圖樣式
NOTES	註釋

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Handi Architects Limited

AUTHORIZED PERSON (ARCHITECT)
認可人士

NG CHI HO
REGISTRATION NO. AP(A)2796

PROJECT 項目名稱
PROPOSED MODULAR SOCIAL HOUSING AT 5-7 YIP SHING STREET

DRAWING TITLE 圖名
LOWER GROUND FLOOR PLAN

PROJECT NO.	項目編號	DATE	日期
1937		13 JUL 2022	
SCALE	比例	CHECKED BY	檢核
1:100 ON A1		VL	
DRAWN BY	製圖人	APPROVED BY	核實
CZ		CH	
DRAWING NO.	圖號		
A-03			

13 JUL 2022 **BD**

B.D. REFERENCE	原方案编号
2/9085/20(TH)	
F.S.D. REFERENCE	清场编号
W.W.D. REFERENCE	水務编号
CAD FILE NAME	结构图
NOTES	注释

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-	1ST GBP SUBMISSION	24 JUN 2020	

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 認可人士

NG CHI HO
 REGISTRATION NO. AP(A)27/06

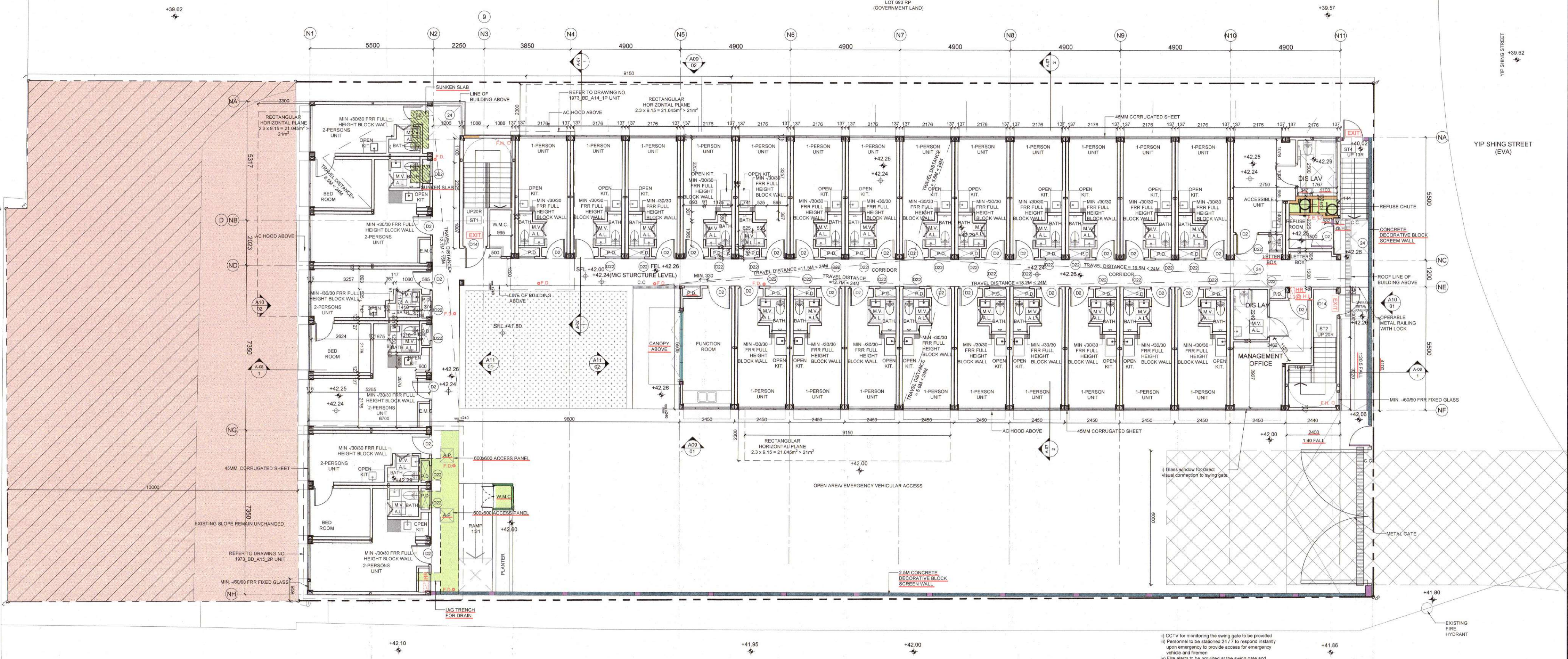
PROJECT
 PROPOSED MODULAR SOCIAL HOUSING AT 5-7 YIP SHING STREET

DRAWING TITLE
 GROUND FLOOR PLAN & TYPICAL WALL TYPE KEY PLAN

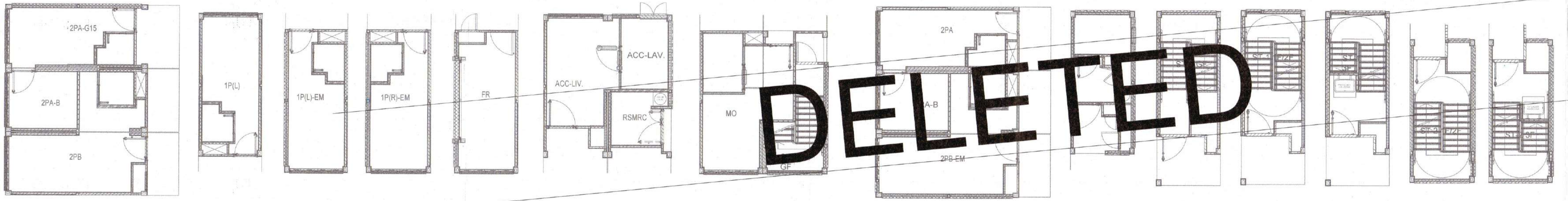
PROJECT NO.	項目編號	DATE	日期
1937		13 JUL 2022	
SCALE	比例	CHECKED BY	檢核
1:100 ON A1		VL	
DRAWN BY	製圖人	APPROVED BY	核圖
CZ		CH	
DRAWING NO.	圖號		
A-04			

LEGEND
 (REFER TO DRAFT LEASE SITE PLAN "SHORT TERM TENANCY NO. 3907 KWAI TSING")

- PINK HATCHED BLACK STIPPLED BLACK AREA
- PINK STIPPLED BLACK AREA (EXISTING SOIL NAILS)



1 GROUND FLOOR PLAN LAYOUT
 1:100

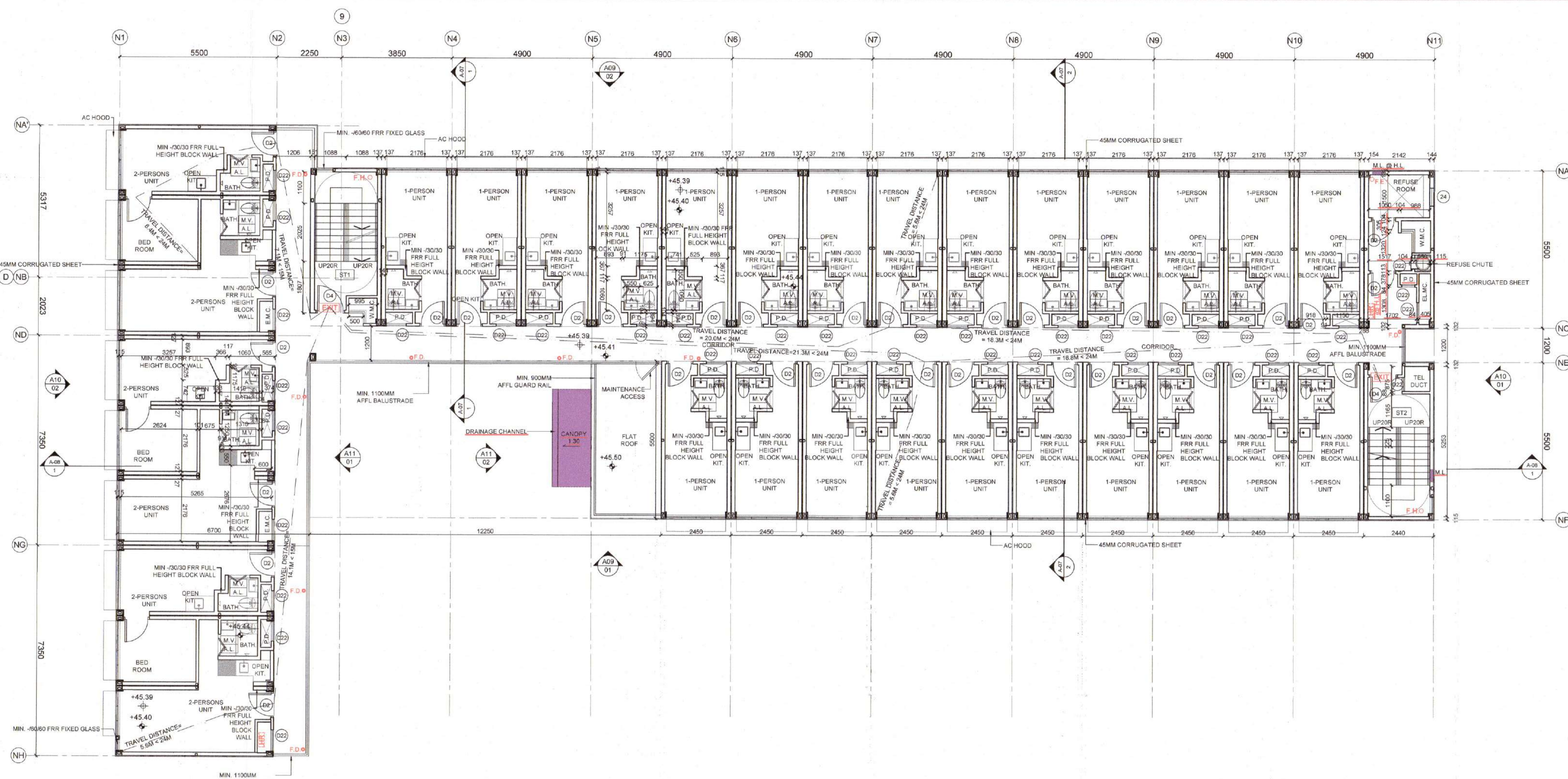


2 TYPICAL WALL TYPE KEY PLAN
 1:100

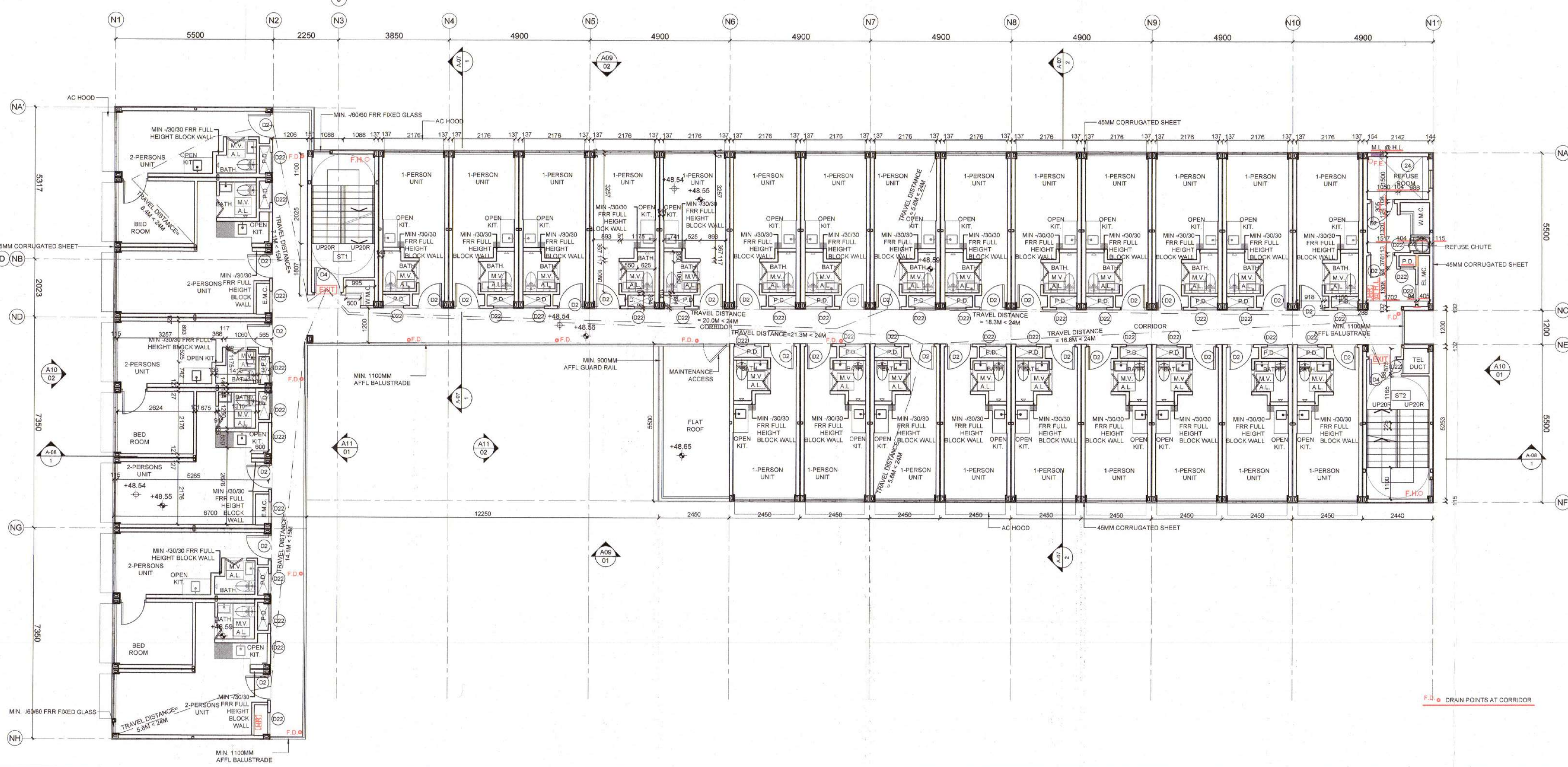
TYPICAL WALL TYPE LEGEND

W01-1	EXTERNAL WALL (R90/R0)
W01-2	EXTERNAL WALL (R90/R0)
W01-3	EXTERNAL WALL (R90/R0)
W01-4	EXTERNAL WALL (R90/R0)
W01-5	EXTERNAL WALL (R90/R0)
W02-1	PARTY WALL (R60/R0)
W02-2	PARTY WALL (R60/R0)
W02-3	PARTY WALL (R60/R0)
W02-4	INTERNAL PARTITION WALL (R60/R0)
W02-5	INTERNAL PARTITION WALL (R60/R0)
W02-6	INTERNAL PARTITION WALL (R60/R0)
W02-7	INTERNAL PARTITION WALL (R60/R0)
W02-8	INTERNAL PARTITION WALL (R60/R0)
W02-9	INTERNAL PARTITION WALL (R60/R0)
W02-10	INTERNAL PARTITION WALL (R60/R0)
W02-11	PARTY WALL (R60/R0)
W02-12	INTERNAL PARTITION WALL (R60/R0)
W02-13	INTERNAL PARTITION WALL (R60/R0)
W02-14	PARTY WALL (R60/R0)
W02-15	INTERNAL PARTITION WALL (R60/R0)
W02-16	INTERNAL PARTITION WALL (R60/R0)

BD



1 FIRST FLOOR PLAN LAYOUT
1:100



1 SECOND FLOOR PLAN LAYOUT
1:100

B.D. REFERENCE	樓宇圖樣式
2/908/20(T/H)	
F.S.D. REFERENCE	消防圖樣式
W.W.D. REFERENCE	水務圖樣式
CAD FILE NAME	樓宇圖樣式
NOTES	註釋

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AUTHORIZED PERSON (ARCHITECT)
認可人士:

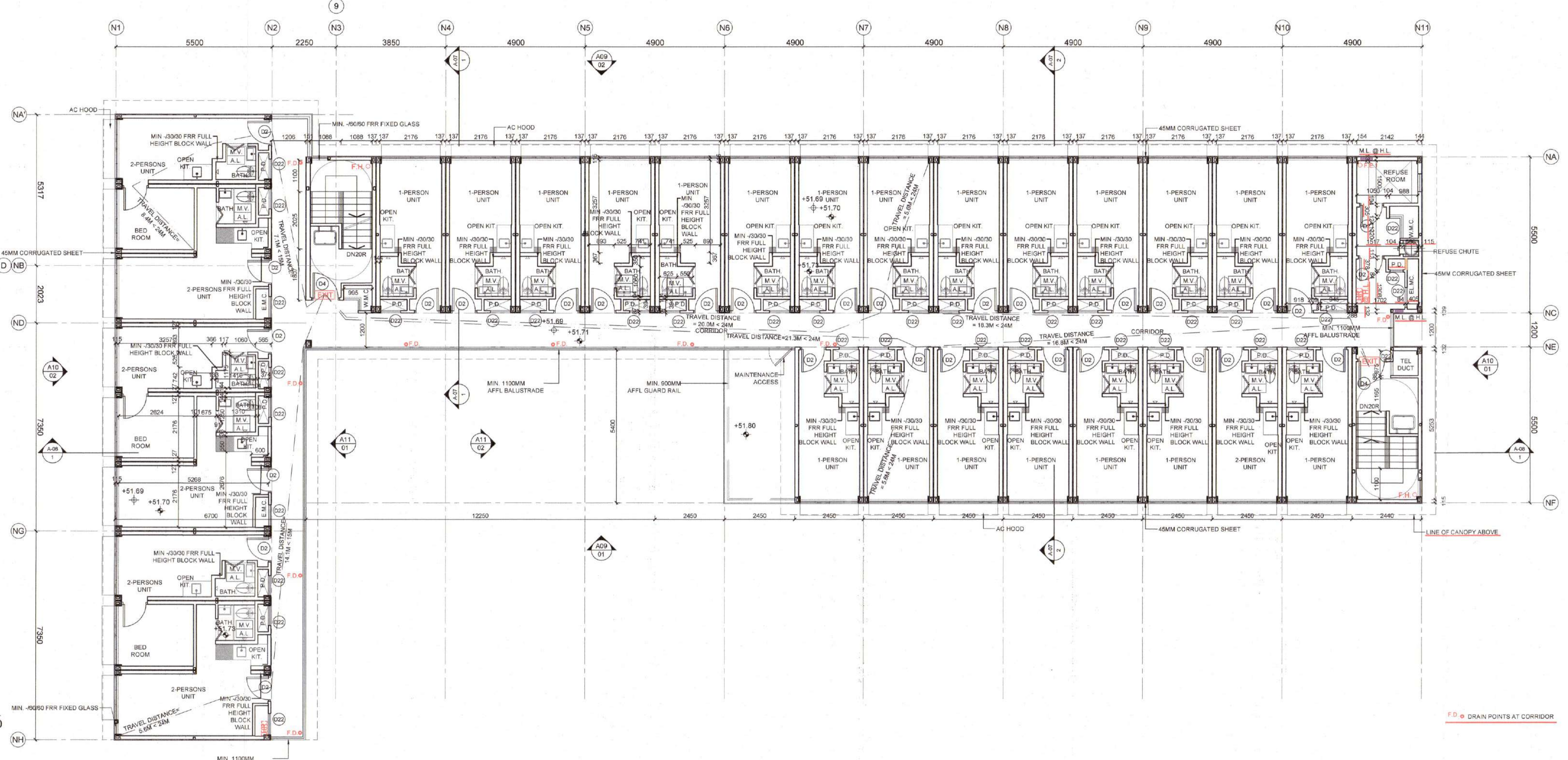
NG CHI HO
REGISTRATION NO. AP(A)27/96

PROJECT
PROPOSED MODULAR SOCIAL HOUSING
AT 5-7 YIP SHING STREET

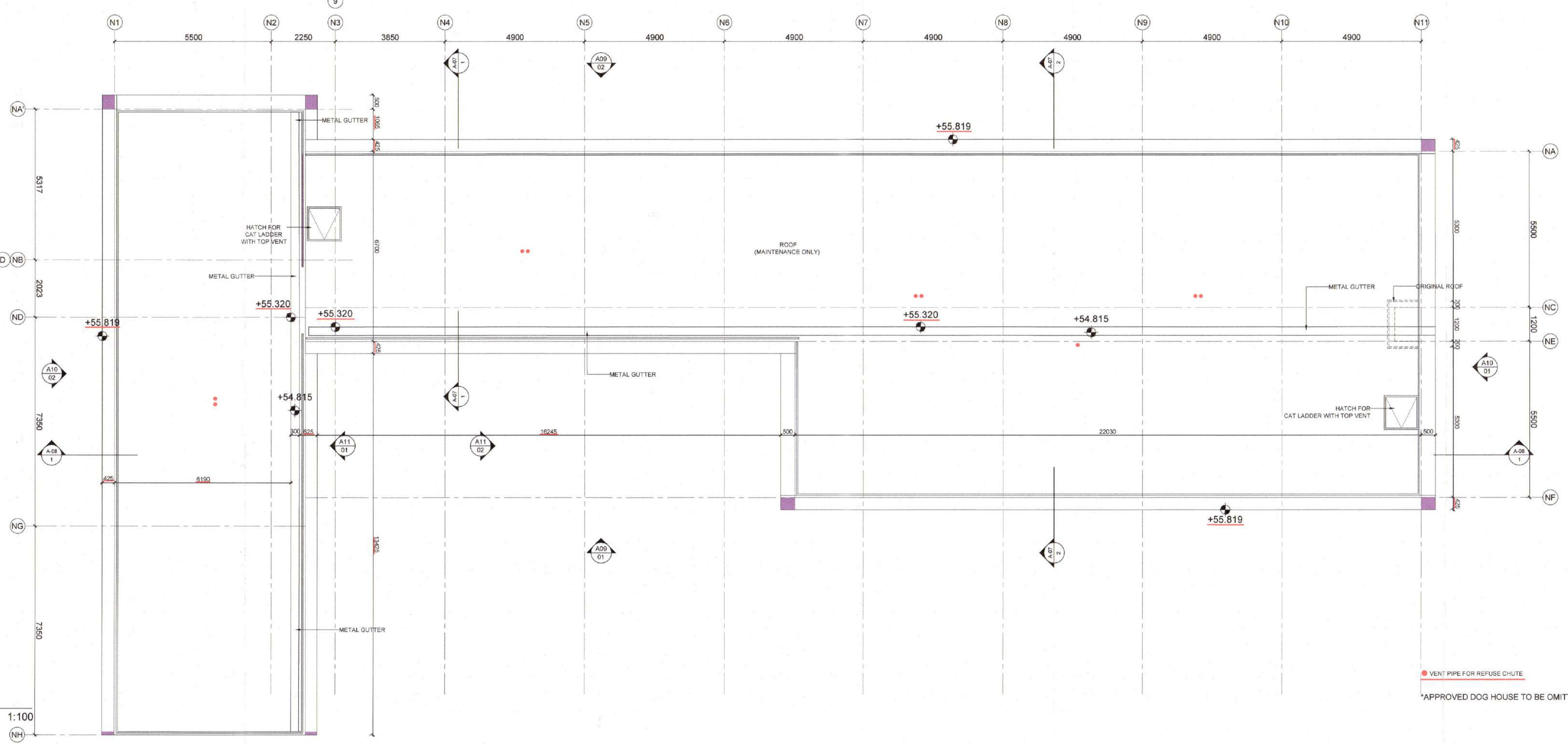
DRAWING TITLE
FIRST FLOOR PLAN
SECOND FLOOR PLAN

PROJECT NO.	項目編號	DATE	日期
1937		13 JUL 2022	
SCALE	比例	CHECKED BY	核對
1:100 ON A1		VL	
DRAWN BY	製圖人	APPROVED BY	核准
CZ		CH	
DRAWING NO.	圖號		
A-05			

13 JUL 2022 **RD**



1 THIRD FLOOR PLAN LAYOUT
1:100



2 ROOF FLOOR PLAN LAYOUT
1:100

B.D. REFERENCE 樓宇圖則表
2/90065/20(TH)
F.S.D. REFERENCE 消防處圖則表
W.W.D. REFERENCE 水務署圖則表
CAD FILE NAME 檔案編號
NOTES 註釋

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A	1ST GBP RE-SUBMISSION	24 AUG 2020	
-	1ST GBP SUBMISSION	24 JUN 2020	

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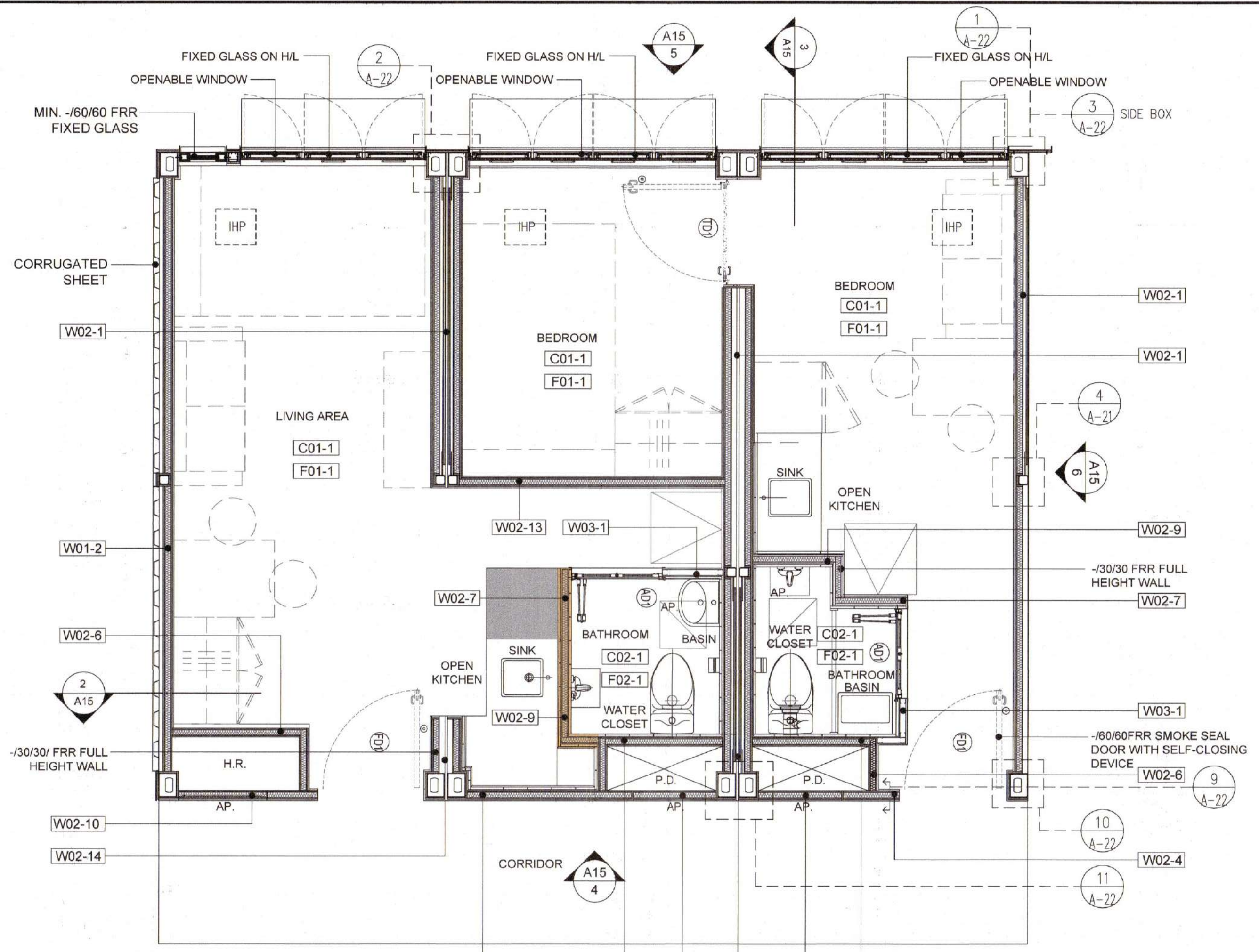
AUTHORIZED PERSON (ARCHITECT)
認可人士

NG CHI HO
REGISTRATION NO. AP(A)277/06

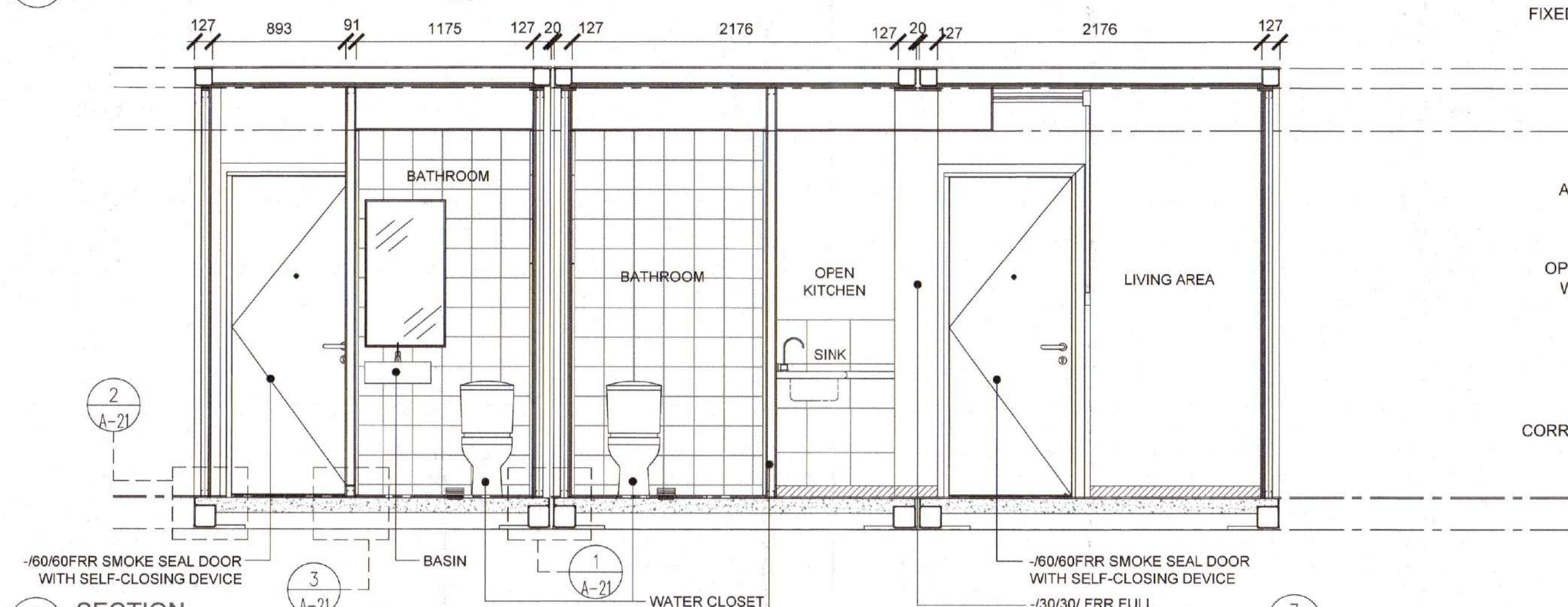
PROJECT 項目名稱
PROPOSED MODULAR SOCIAL HOUSING
AT 5-7 YIP SHING STREET

DRAWING TITLE 圖名
THIRD FLOOR PLAN
ROOF FLOOR PLAN

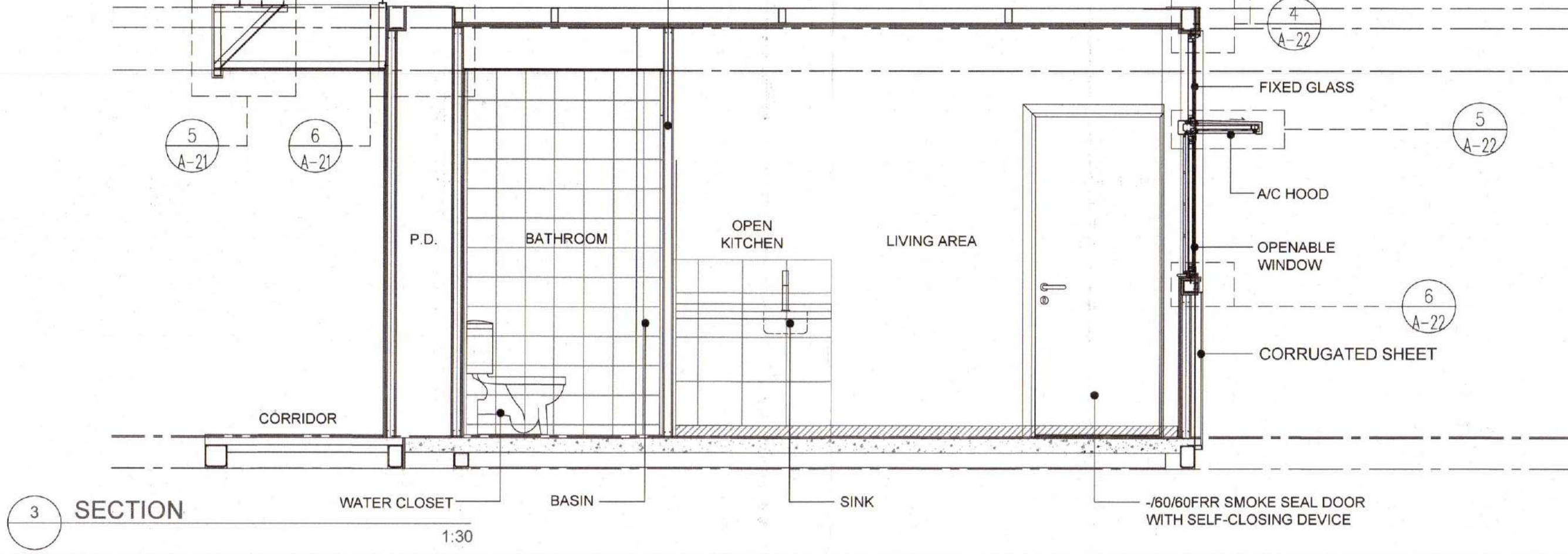
PROJECT NO.	項目編號	DATE	日期
1937		13 JUL 2022	
SCALE	比例	CHECKED BY	檢核
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DRAWN BY	繪圖人	APPROVED BY	核實
CZ		CH	
DRAWING NO.	圖號		
A-06			



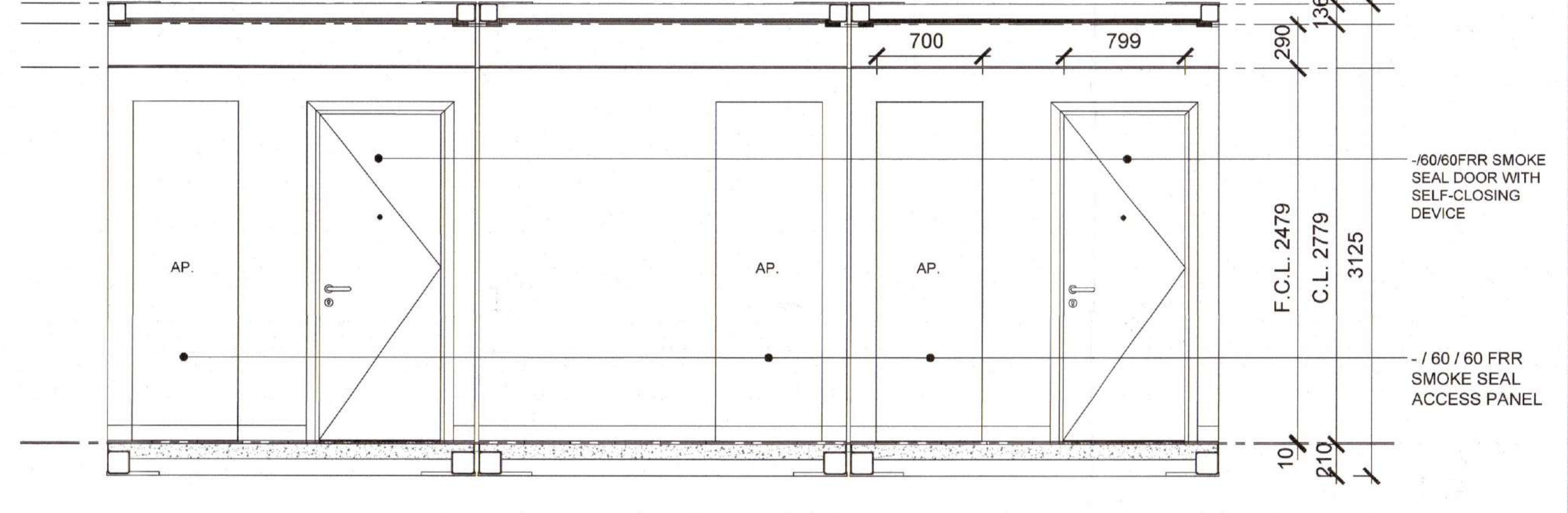
1 2P UNIT GENERAL LAYOUT



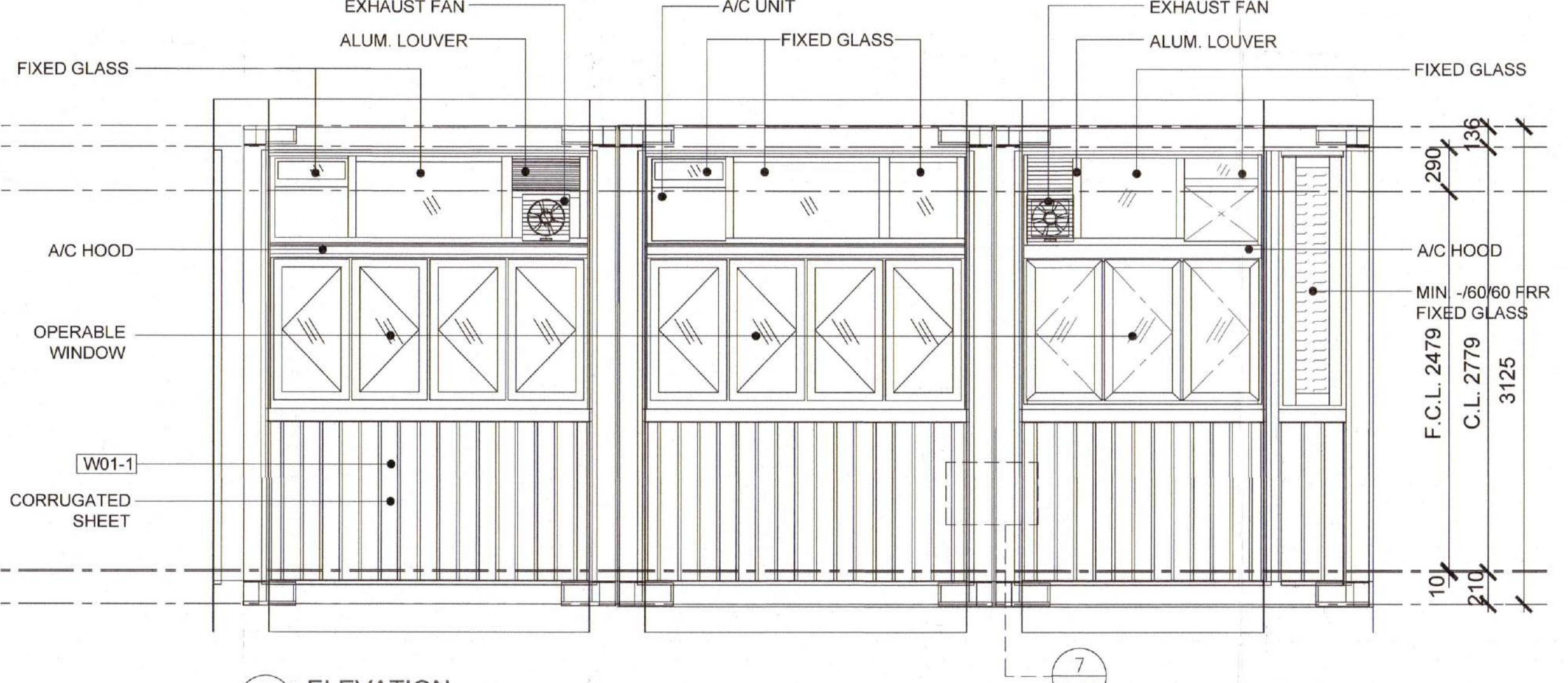
2 SECTION



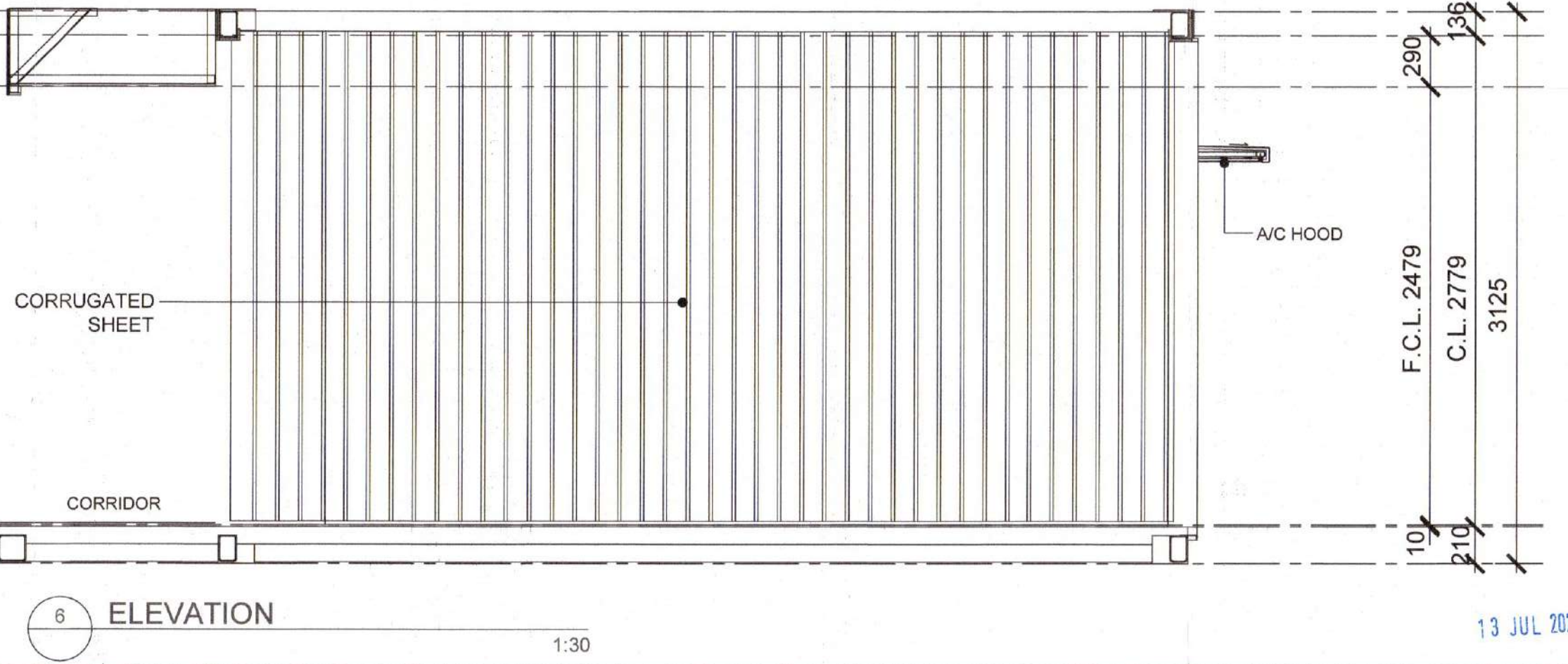
3 SECTION



4 ELEVATION



5 ELEVATION



6 ELEVATION

LEGEND:
 IHP INSPECTION HATCH PANEL AT CEILING LEVEL

B.D. REFERENCE	藍字參考
F.S.D. REFERENCE	消防設備
W.W.D. REFERENCE	水務設備
CAD FILE NAME	檔案編號
NOTES	註釋

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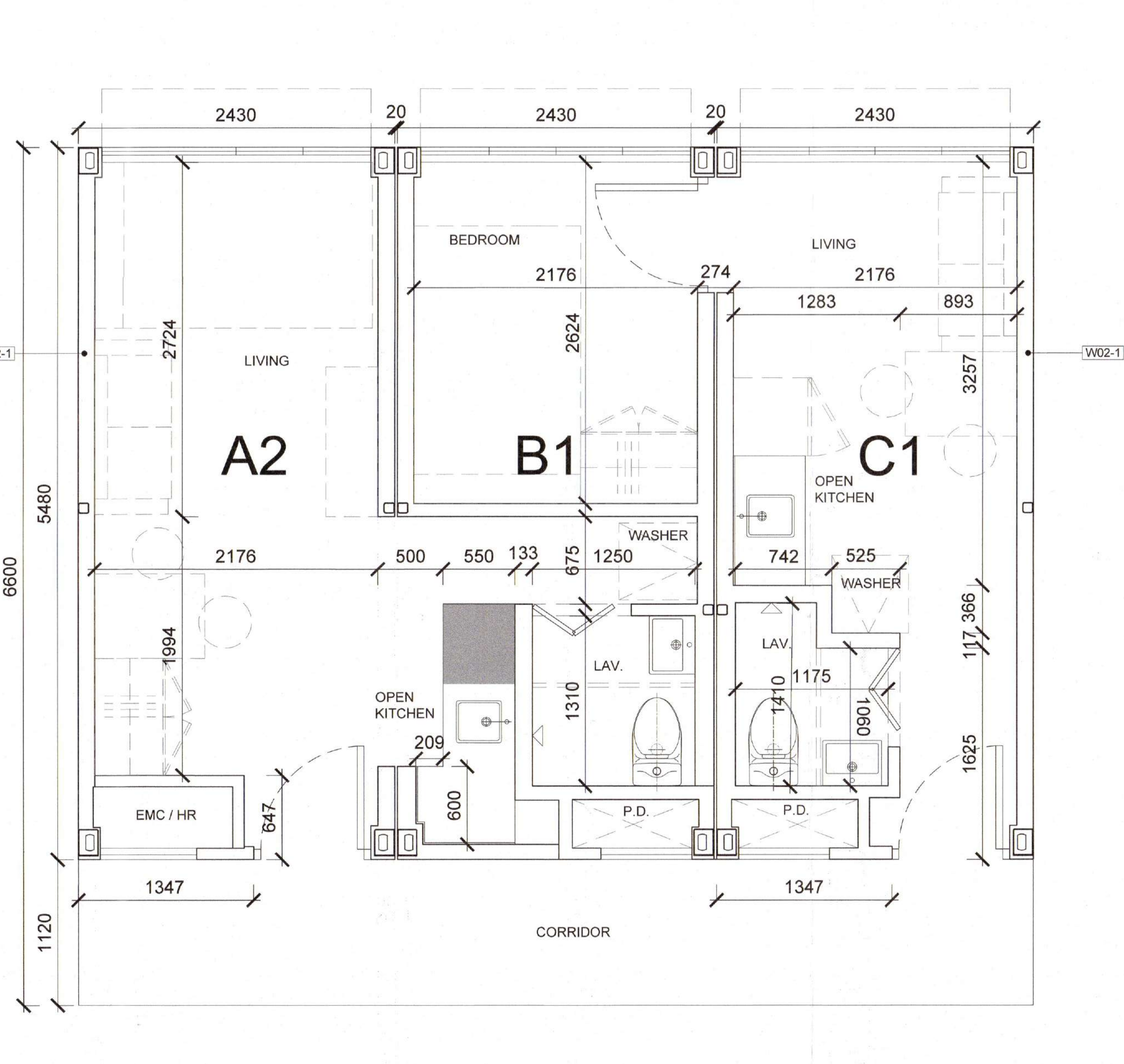
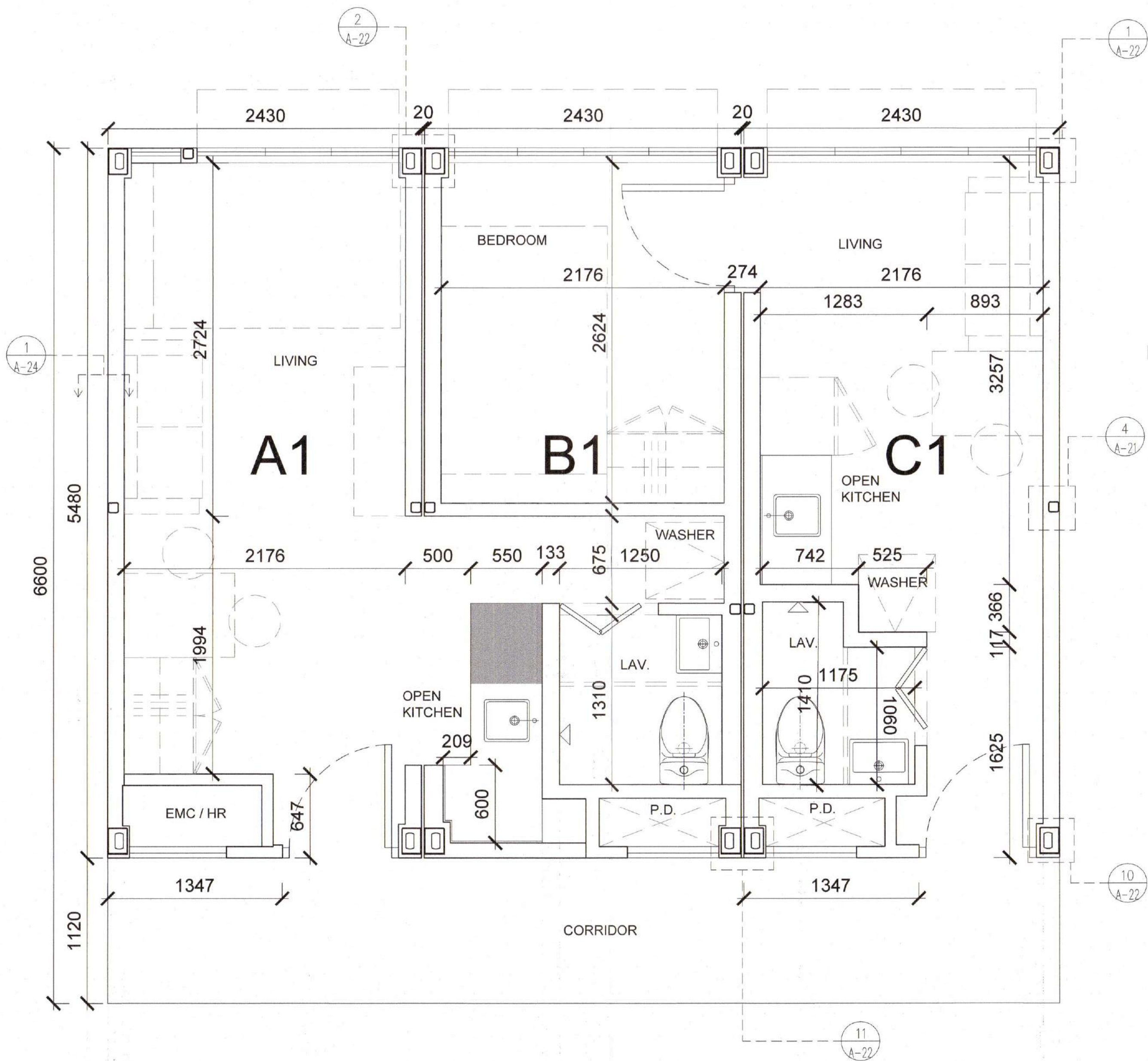
AUTHORIZED PERSON (ARCHITECT)
 認可人士:

NG CHI HO
 REGISTRATION NO. AP(A)27196

PROJECT
 PROPOSED MODULAR SOCIAL HOUSING AT 5-7 YIP SHING STREET

DRAWING TITLE
 2 PERSON UNIT

PROJECT NO.	1937	DATE	13 JUL 2022
SCALE	1:30 ON A1	CHECKED BY	VL
DRAWN BY	CZ	APPROVED BY	CH
DRAWING NO.	A-15		



1 TYPE MODULES PLAN
TYPE A1+B1+C1 1:25

2 TYPE MODULES PLAN
TYPE A2+B1+C1 1:25


B.D. REFERENCE	原方案编号
2/0086/20(TH)	
F.S.D. REFERENCE	消防局核准
W.W.D. REFERENCE	水务局核准
CAD FILE NAME	楼案编号
NOTES	注释

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AUTHORIZED PERSON (ARCHITECT)
 建筑师


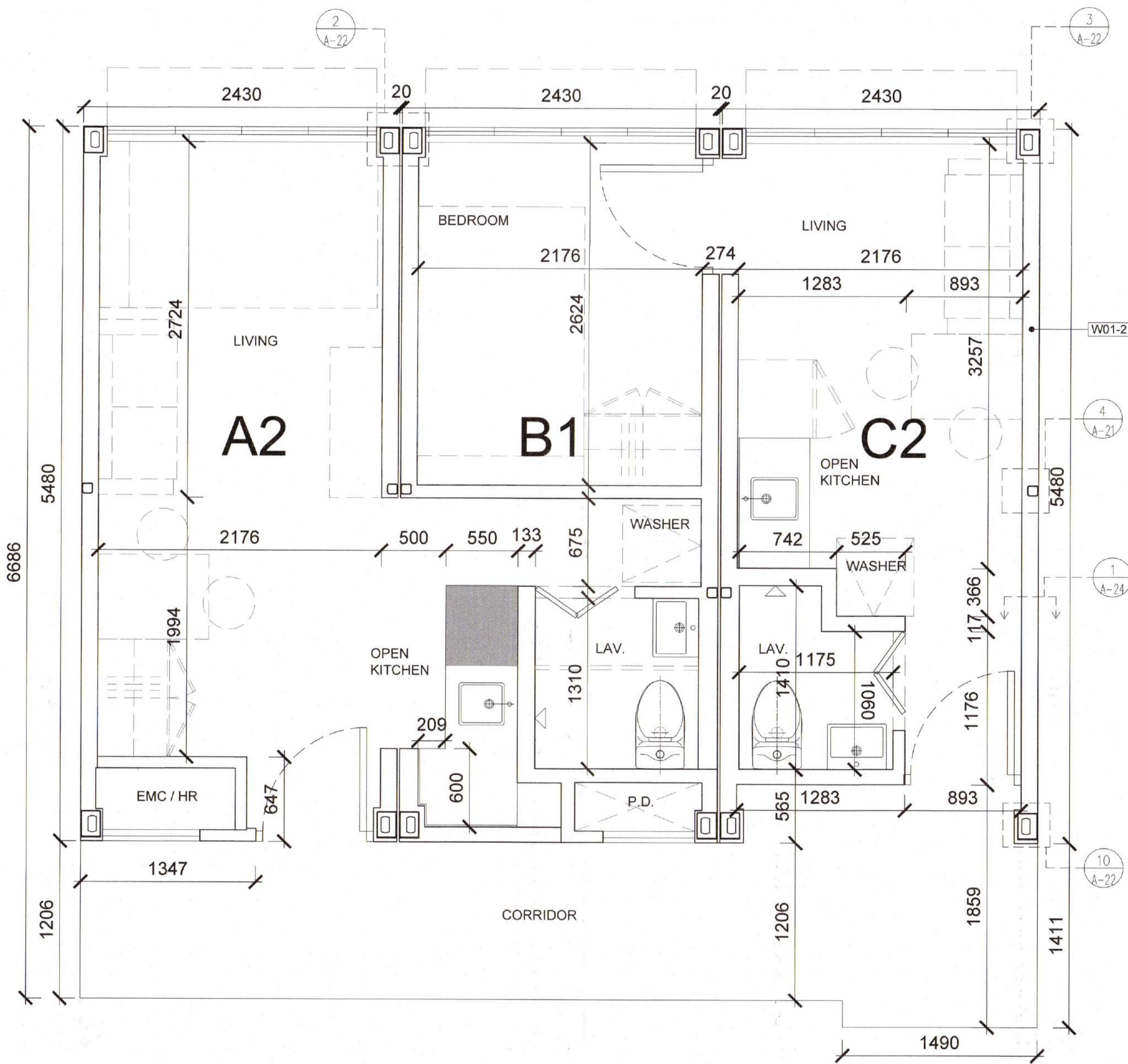
NG CHI HO
 REGISTRATION NO. AP(A)27/96

PROJECT 项目名称
 PROPOSED MODULAR SOCIAL HOUSING
 AT 5-7 YIP SHING STREET

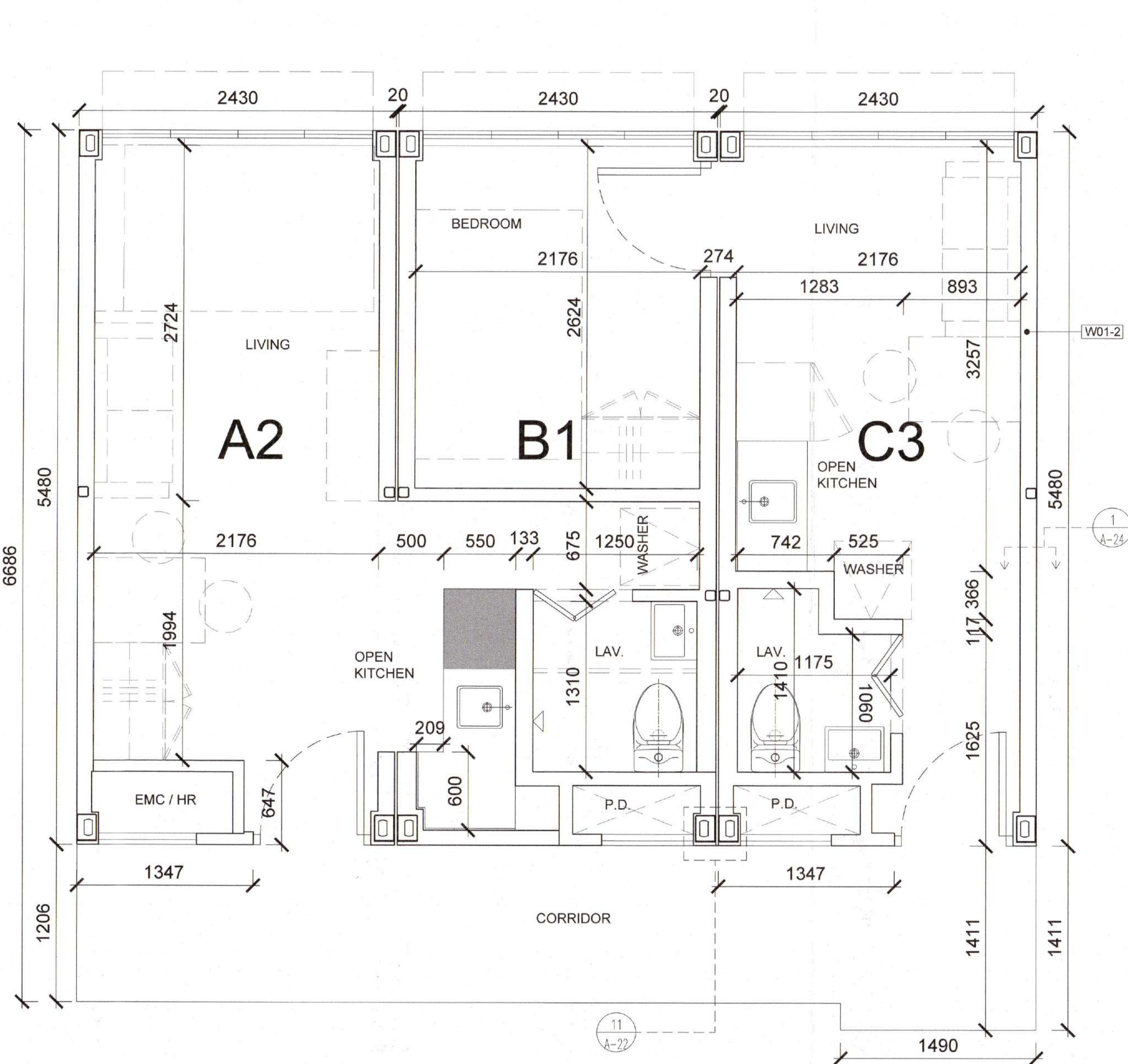
DRAWING TITLE 楼名
 TYPE MODULES PLAN
 (TYPE A1+B1+C1)
 (TYPE A2+B1+C1)

PROJECT NO.	项目编号	DATE	日期
1937		13 JUL 2022	
SCALE	比例	CHECKED BY	检查
1:25 ON A1		VL	
DRAWN BY	修手人	APPROVED BY	核准
CZ		CH	
DRAWING NO.	楼名		
A-16			

13 JUL 2022 **BD**



1 TYPE MODULES PLAN
TYPE A2+B1+C2 1:25



2 TYPE MODULES PLAN
TYPE A2+B1+C3 1:25

B.D. REFERENCE	原字號格式
2/9085/20(TH)	
F.S.D. REFERENCE	須知或標準
W.W.D. REFERENCE	水務管理處
CAD FILE NAME	檔案編號
NOTES	注釋

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修訂號	修訂內容	日期	經手人
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-	GBP 1ST AMENDMENT	29 NOV 2021	

Handi Architects Limited

AUTHORIZED PERSON (ARCHITECT)
 認可人士

NG CHI HO
 REGISTRATION NO. AP/A/27/96

PROJECT
 PROPOSED MODULAR SOCIAL HOUSING
 AT 5-7 YIP SHING STREET

DRAWING TITLE
 TYPE MODULES PLAN
 (TYPE A2+B1+C2)
 (TYPE A2+B1+C3)

PROJECT NO.	項目編號	DATE	日期
1937		13 JUL 2022	
SCALE	比例	CHECKED BY	校核
1:25 ON A1		VL	
DRAWN BY	繪圖人	APPROVED BY	核准
CZ		CH	
DRAWING NO.	圖號		
A-17			

B.D. REFERENCE	數字樓層表
F.S.D. REFERENCE	消防樓層表
W.W.D. REFERENCE	水務樓層表
CAD FILE NAME	樓宇編號
NOTES	註釋

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-	GBP 1ST AMENDMENT	29 NOV 2021	

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AUTHORIZED PERSON (ARCHITECT)
 認可人士

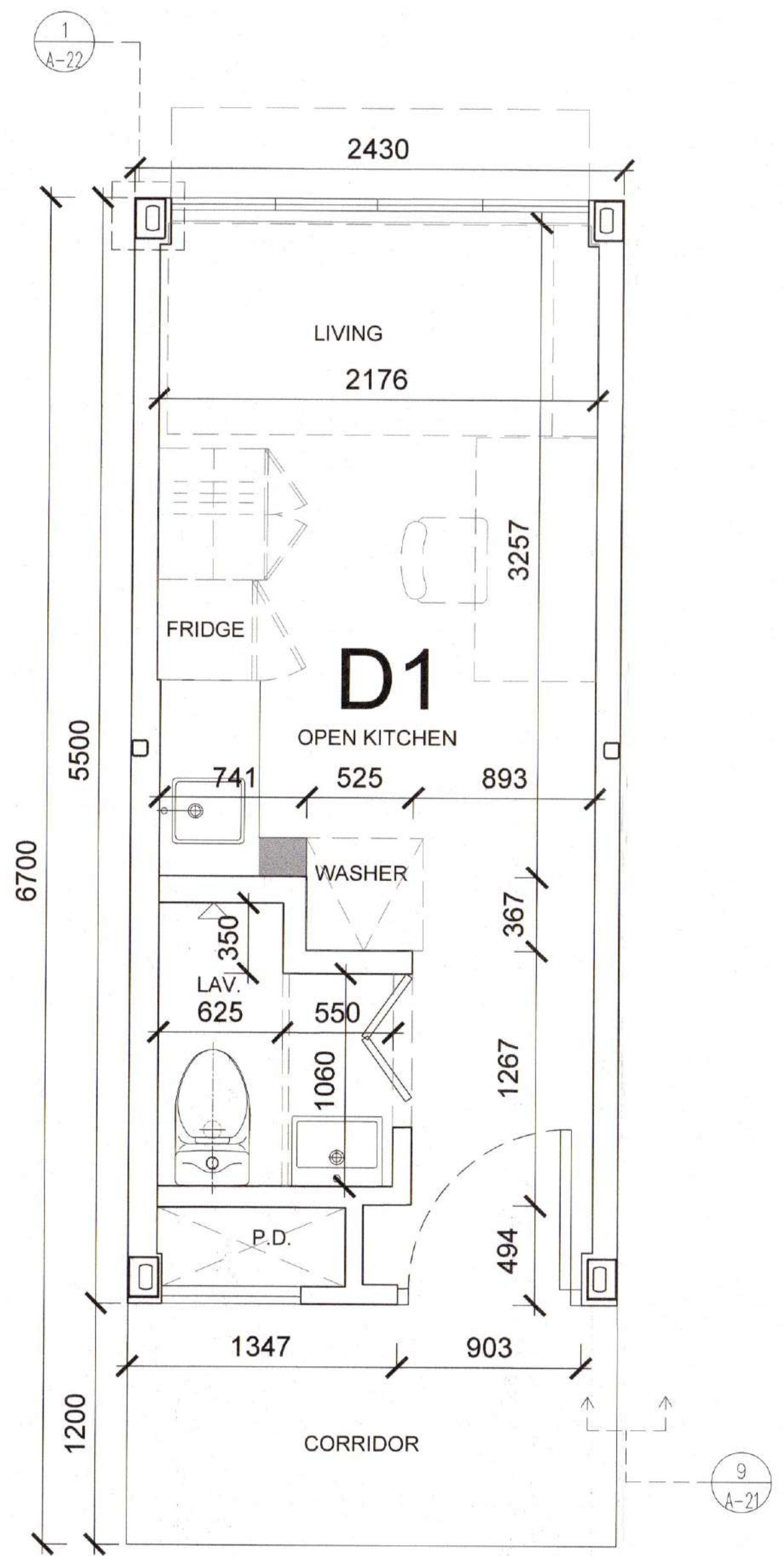
NG CHI HO
 REGISTRATION NO. AP(A)27/06

PROJECT
 PROPOSED MODULAR SOCIAL HOUSING AT 5-7 YIP SHING STREET

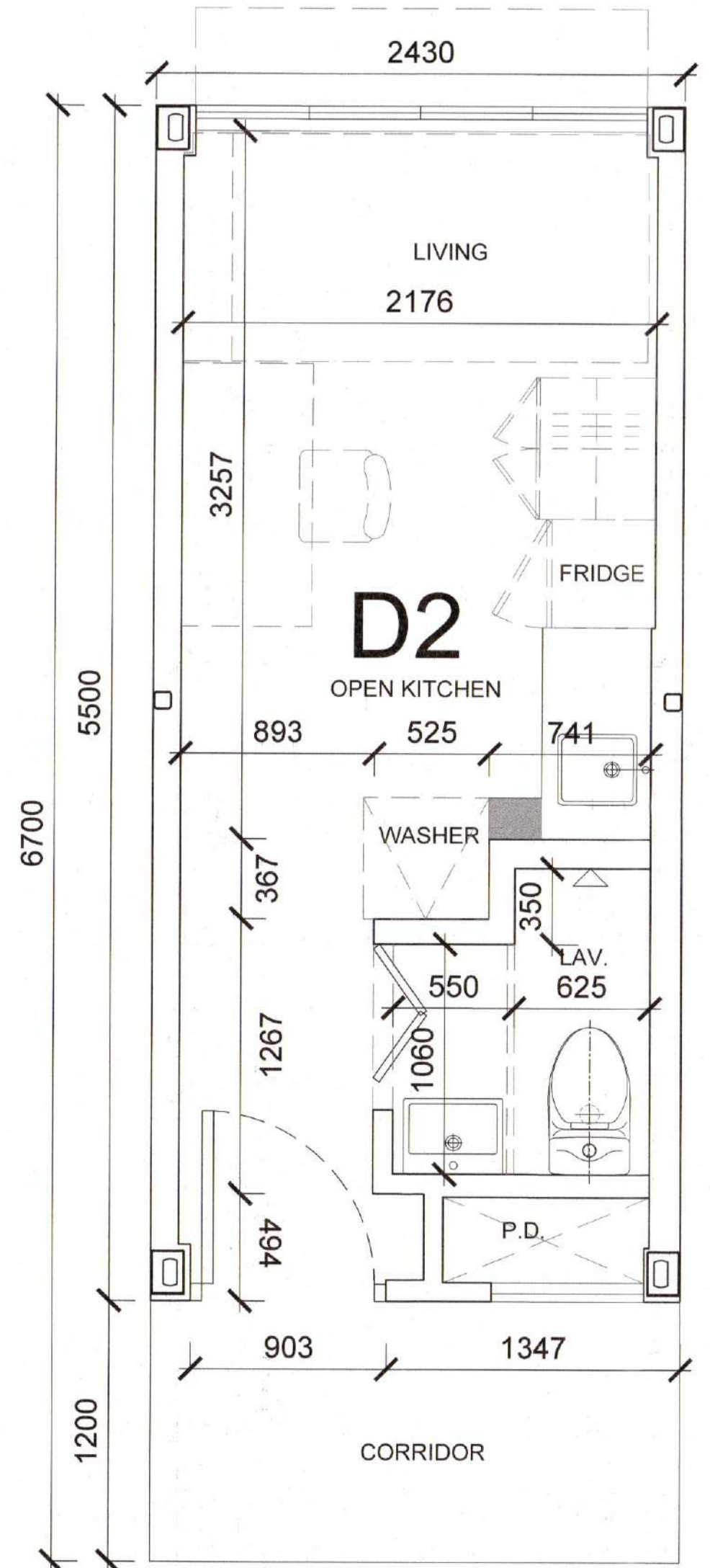
DRAWING TITLE
 TYPE MODULES PLAN (TYPE D1, D2, D1 WITH RAILING)

PROJECT NO.	項目編號	DATE	日期
1937		13 JUL 2022	
SCALE	比例	CHECKED BY	檢閱
1:25 ON A1		VL	
DRAWN BY	製作人	APPROVED BY	核實
CZ		CH	
DRAWING NO.	圖號		

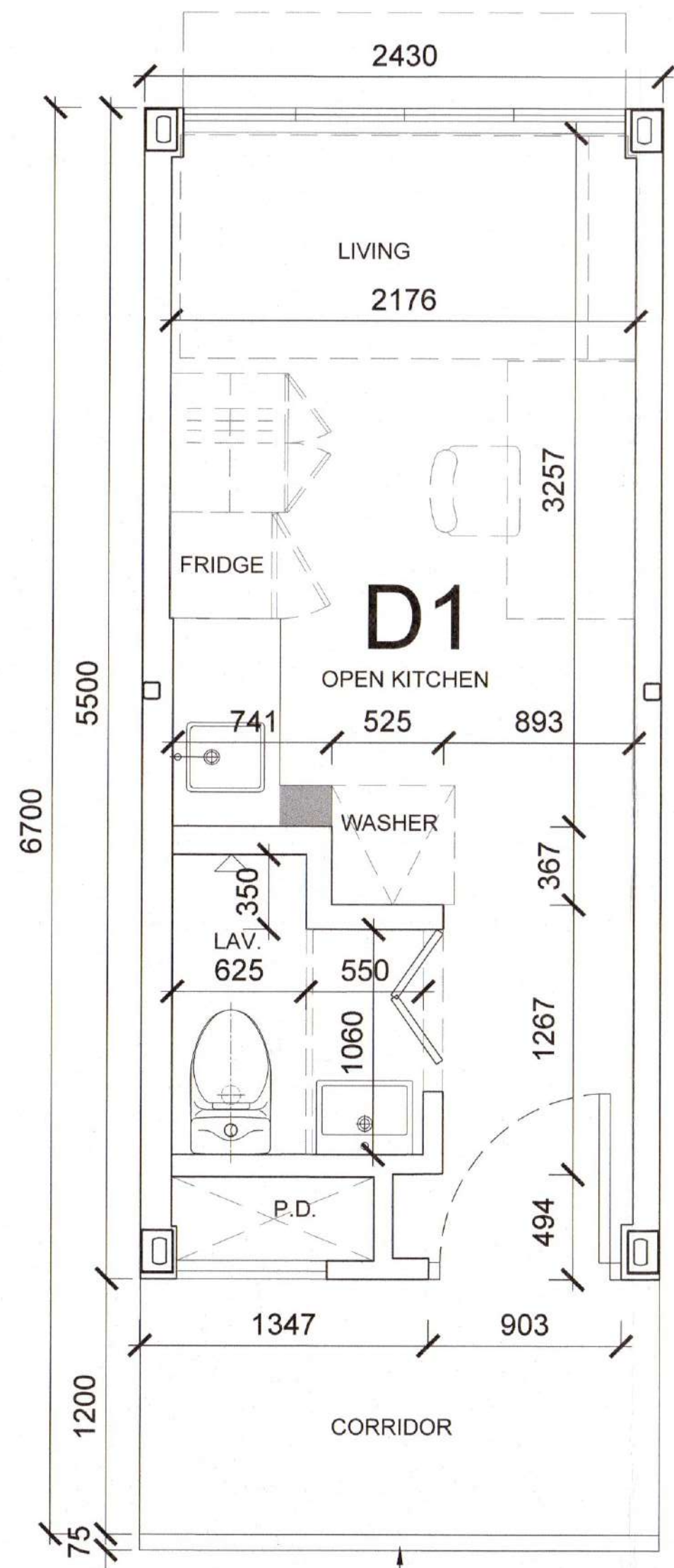
A-18



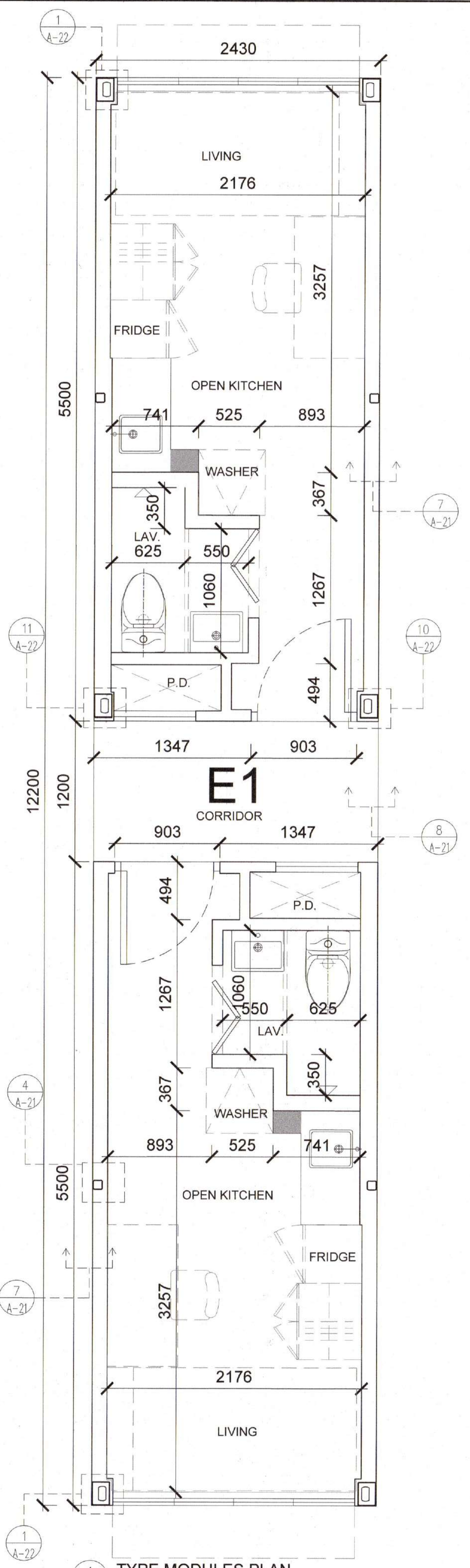
1 TYPE MODULES PLAN
 TYPE D1 1:25



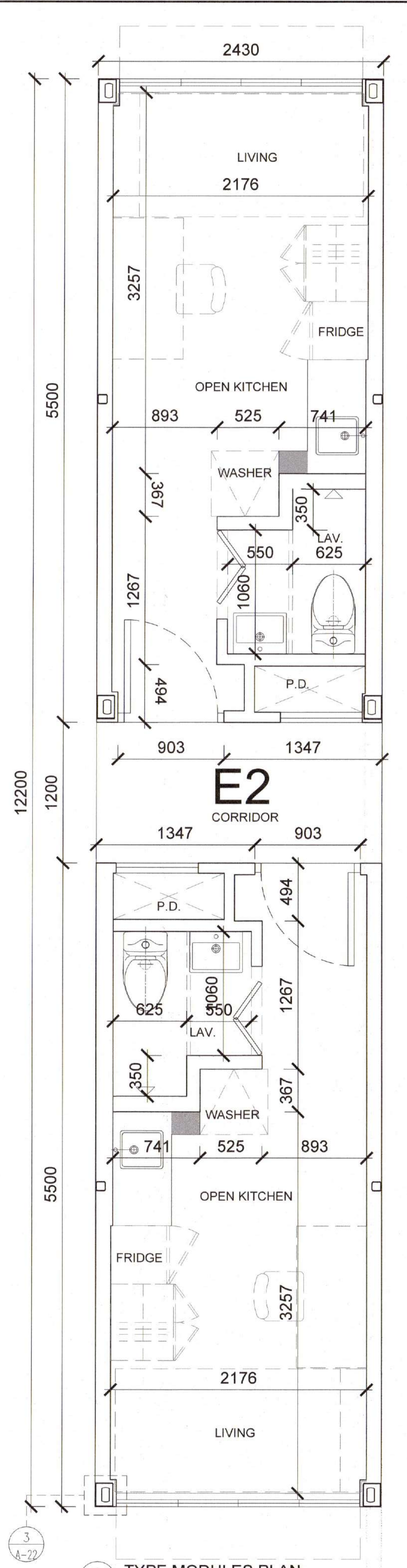
2 TYPE MODULES PLAN
 TYPE D2 1:25



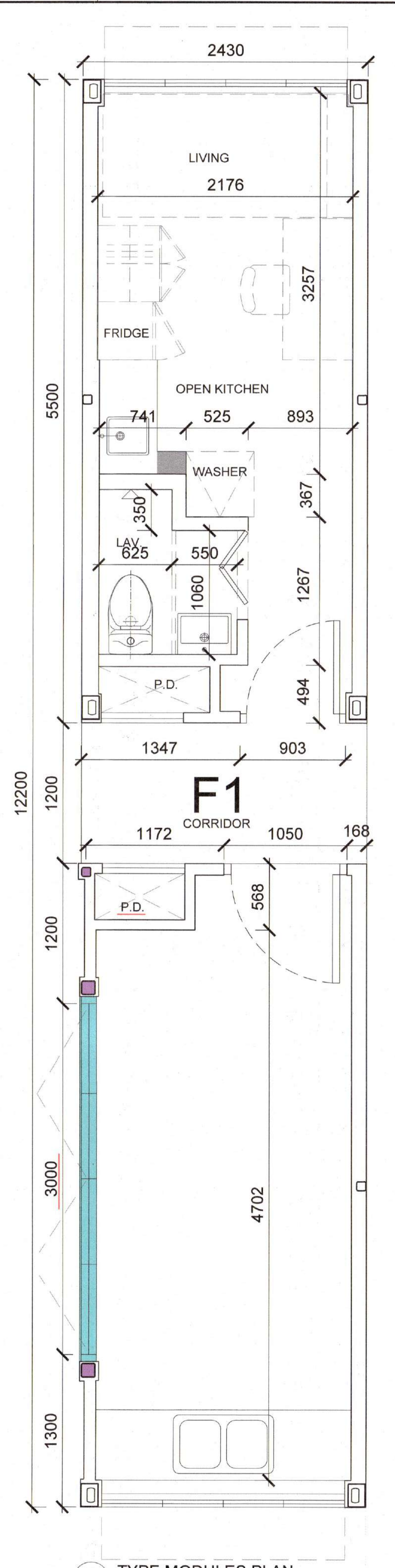
3 TYPE MODULES PLAN
 TYPE D1 WITH RAILING 1:25



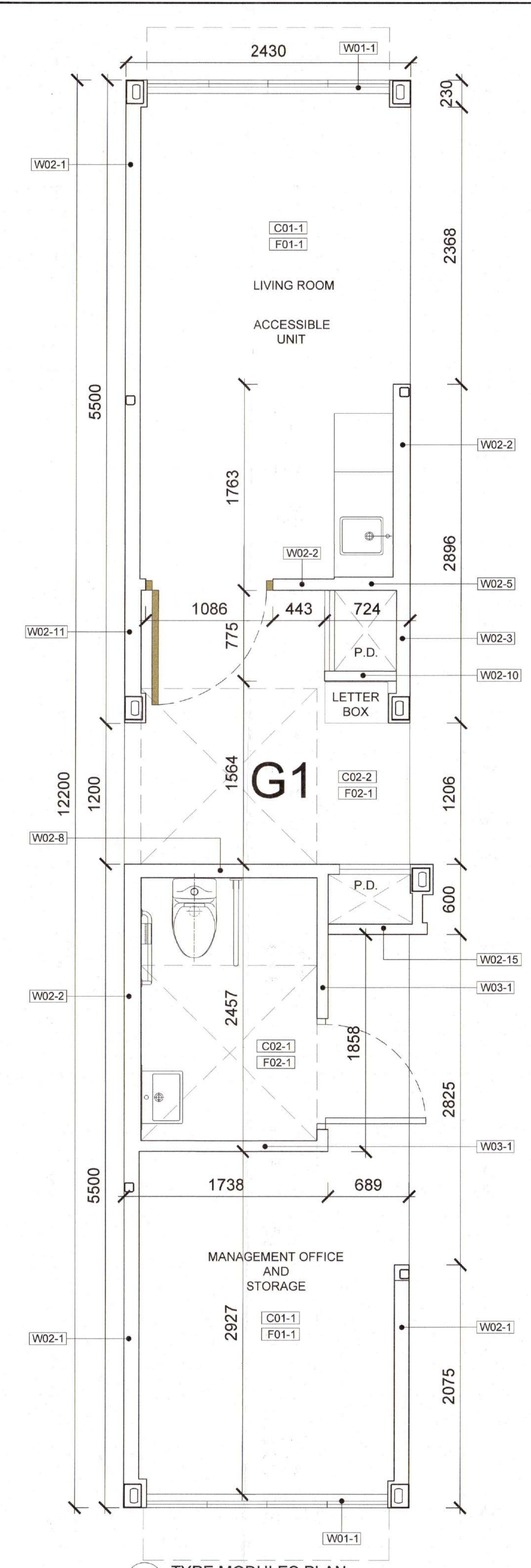
1 TYPE MODULES PLAN
TYPE E1 1:25



2 TYPE MODULES PLAN
TYPE E2 1:25



3 TYPE MODULES PLAN
TYPE F1 1:25

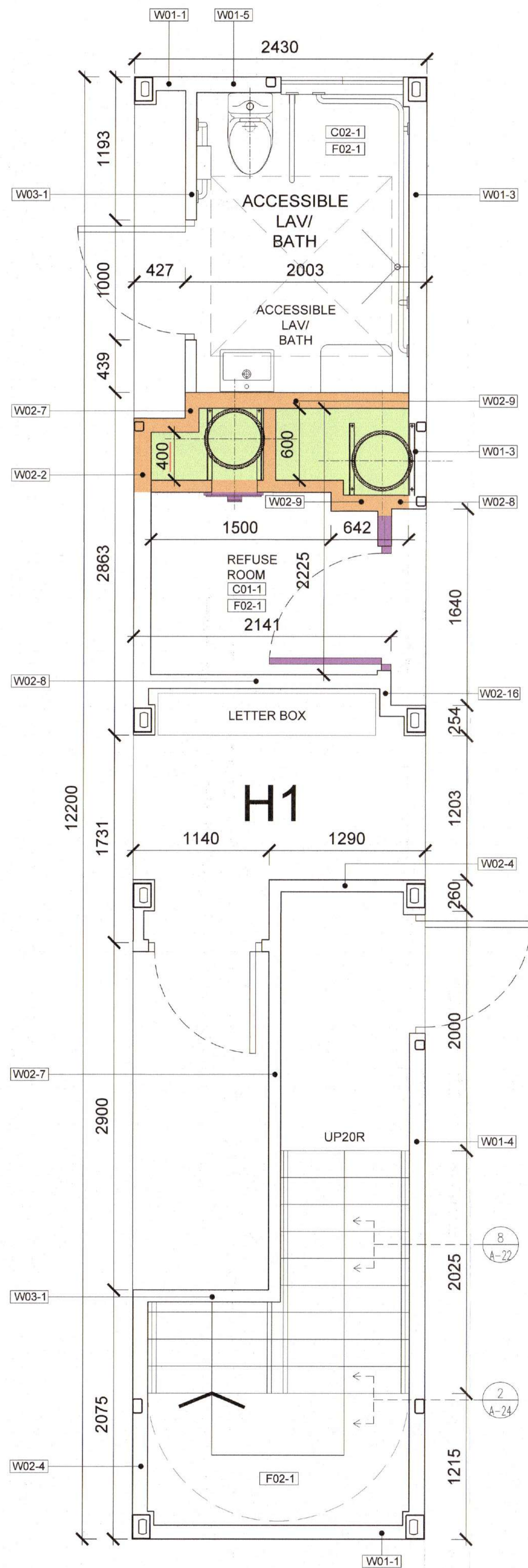


4 TYPE MODULES PLAN
TYPE G1 1:25

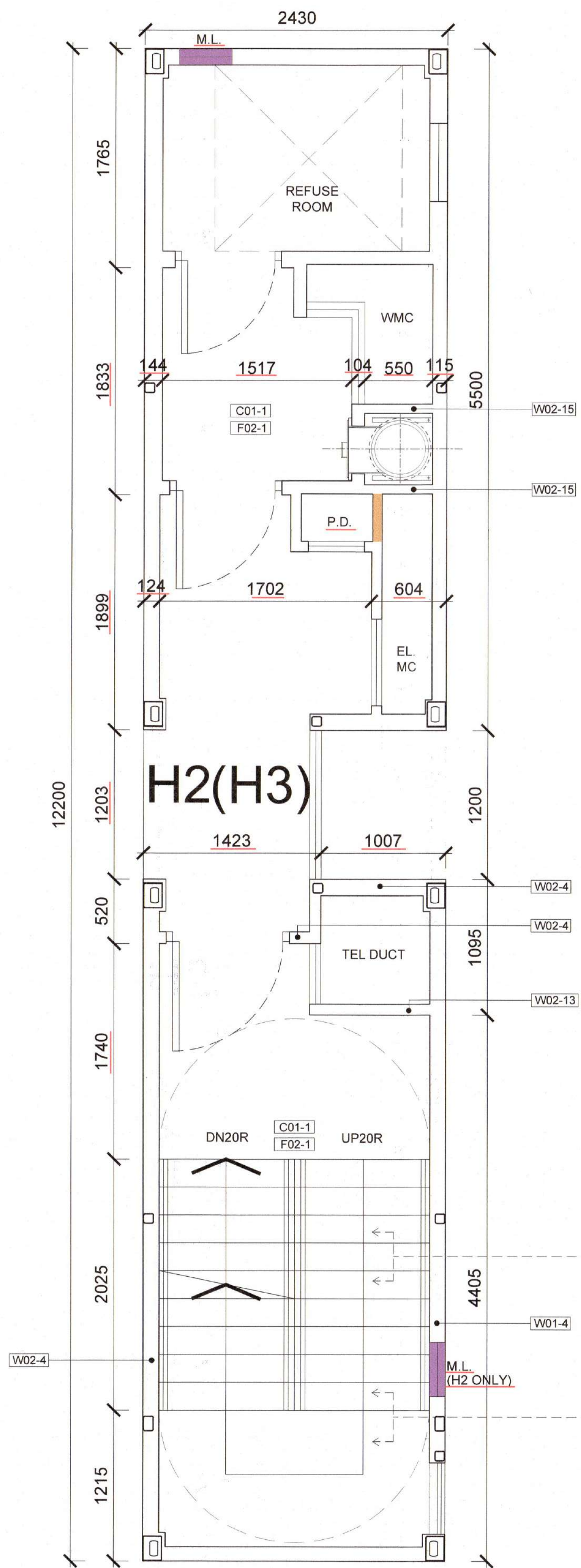
B.D. REFERENCE 2/9085/20(TH)
F.S.D. REFERENCE
W.W.D. REFERENCE
CAD FILE NAME
NOTES
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-	GBP 1ST AMENDMENT	29 NOV 2021	

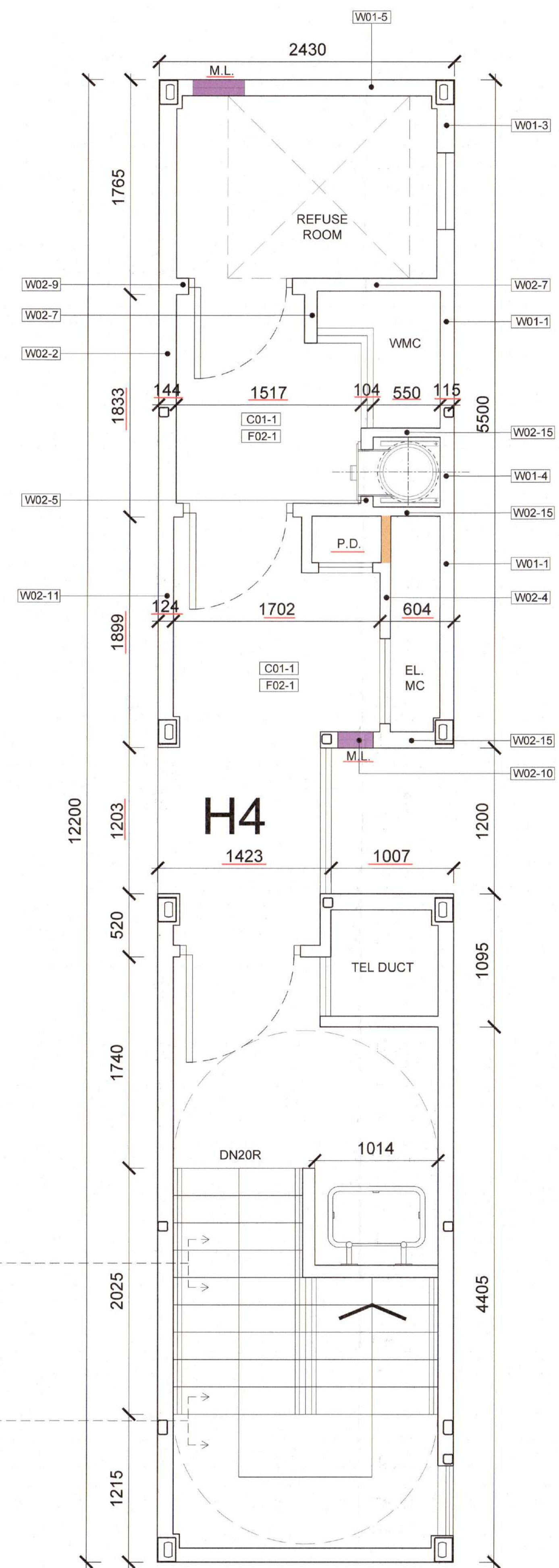
Handi Architects Limited
AUTHORIZED PERSON (ARCHITECT)
NG CHI HO
REGISTRATION NO. AP(A)27/96
PROJECT
PROPOSED MODULAR SOCIAL HOUSING AT 5-7 YIP SHING STREET
DRAWING TITLE
TYPE MODULES PLAN (TYPE E1, E2, F1, G1)
PROJECT NO. 1937 DATE 13 JUL 2022
SCALE 1:25 ON A1 CHECKED BY VL
DRAWN BY CZ APPROVED BY CH
DRAWING NO. A-18-1



1 TYPE MODULES PLAN
TYPE H1
1:25



2 TYPE MODULES PLAN
TYPE H2, H3
1:25




3 TYPE MODULES PLAN
TYPE H4
1:25

B.D. REFERENCE	藍字審核表
2/9085/20(TH)	
F.S.D. REFERENCE	消防處審核表
W.W.D. REFERENCE	水務署審核表
CAD FILE NAME	樓宇編號
NOTES	註釋

DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
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REV. NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	修定人
B	GBP 3RD AMENDMENT	13 JUL 2022	
A	GBP 2ND AMENDMENT	8 APR 2022	
-	GBP 1ST AMENDMENT	29 NOV 2021	

Handi Architects Limited

AUTHORIZED PERSON (ARCHITECT)
認可人:


NG CHI HO
REGISTRATION NO. AP(A)27/96

PROJECT 項目名稱
PROPOSED MODULAR SOCIAL HOUSING
AT 5-7 YIP SHING STREET

DRAWING TITLE 樓宇編號
TYPE MODULES PLAN
(TYPE H1, H2, H3, H4)

PROJECT NO. 項目編號	DATE 日期
1937	13 JUL 2022
SCALE 比例	CHECKED BY 檢查
1:25 ON A1	VL
DRAWN BY 製圖人	APPROVED BY 核准
CZ	CH

DRAWING NO. 圖號
A-19

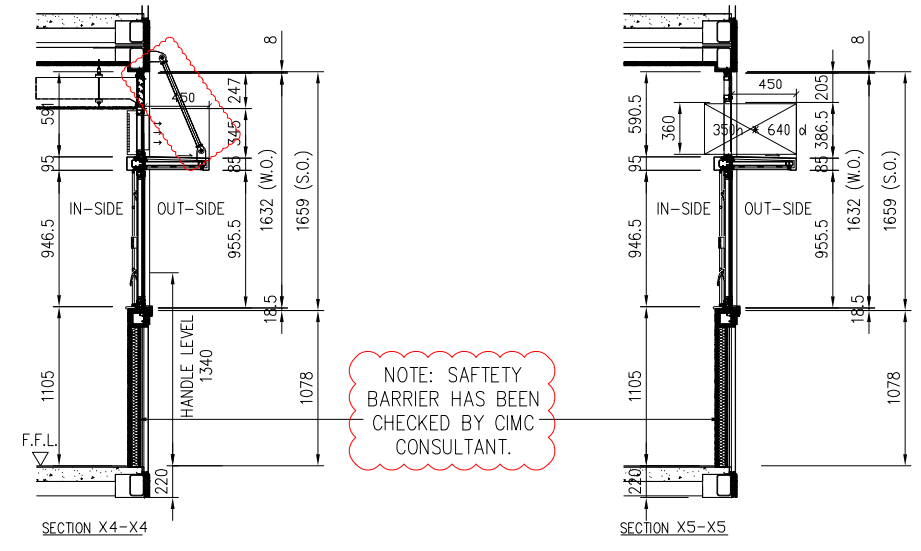
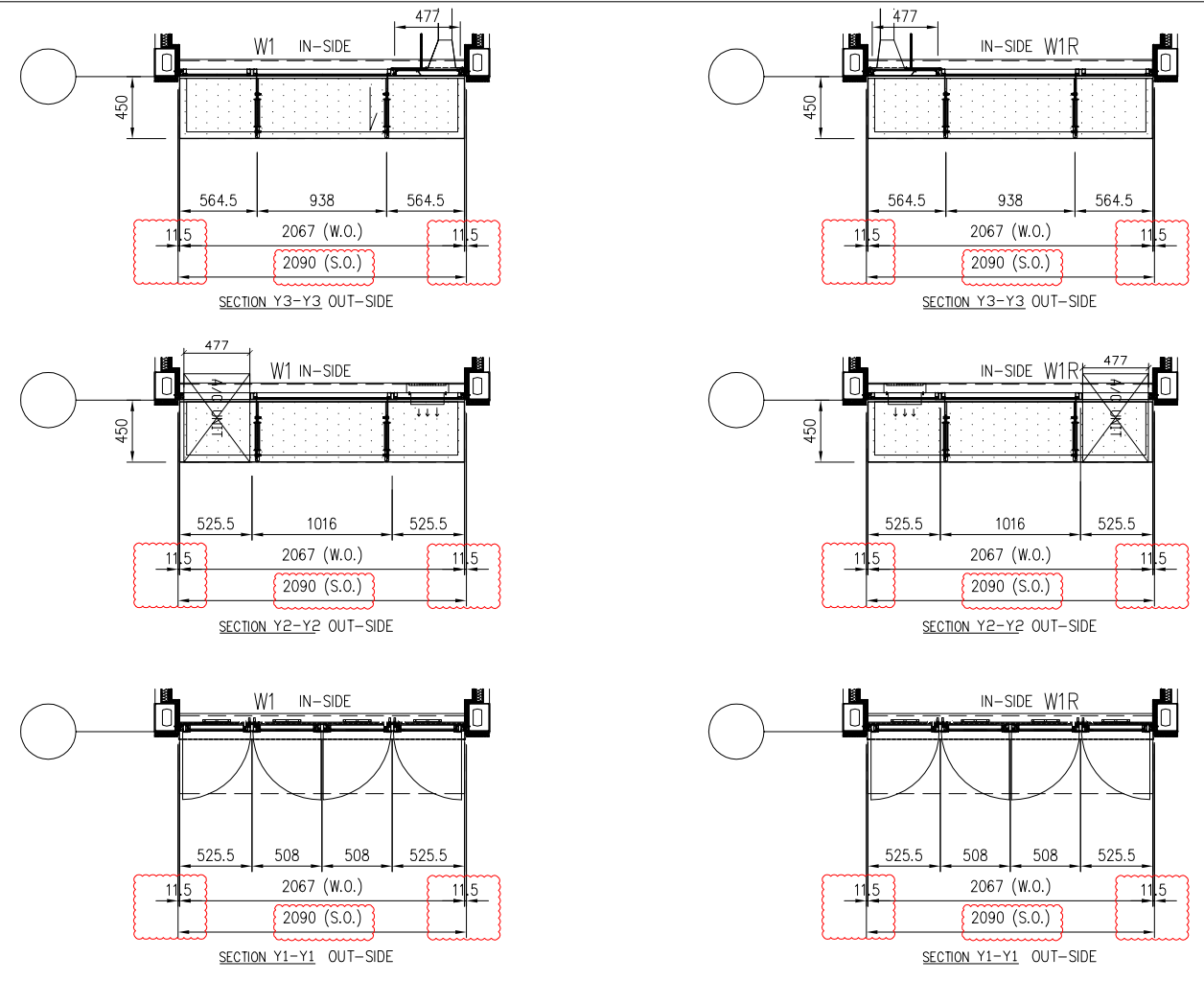
13 JUL 2022 **RD**

- LEGEND :
1. F - FIXED WINDOW
 2. [Symbol] - SIDE HUNG
 3. [Symbol] - TOP HUNG
 4. F.F.L. - FINISHING FLOOR LEVEL
 5. S.F.L. - STRUCTURE FLOOR LEVEL
 6. [Symbol] - LOCK HANDLE
 7. S.O. - STRUCTURE OPENING
 8. W.O. - WINDOW OPENING
 9. [Symbol] - FIXED POSITION
 10. [Symbol] - S.S. SCREW

HAL approved with comments on 24-Mar 2022

subjects to RSE comments and acceptance

PLAN

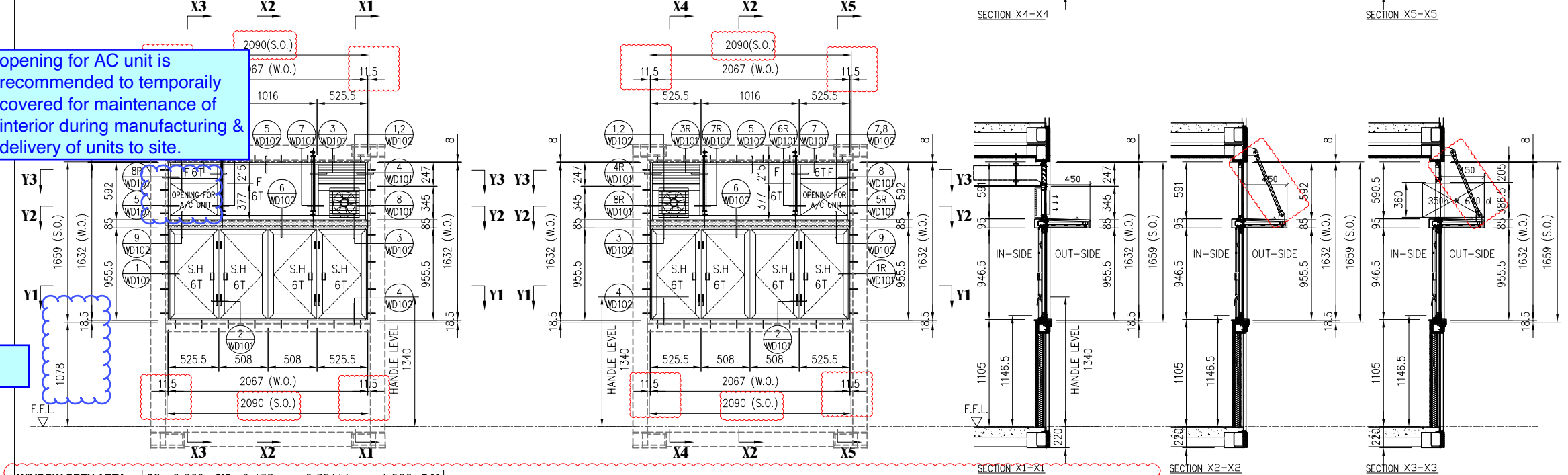


NOTE: SAFETY BARRIER HAS BEEN CHECKED BY CIMC CONSULTANT.

ELEVATION (VIEW FROM OUTSIDE)

opening for AC unit is recommended to temporarily covered for maintenance of interior during manufacturing & delivery of units to site.

min. 1100 mm



WINDOW OPEN AREA : (H) 0.869 (W) 0.438 = 0.381*4 = 1.522 S.M.
 WINDOW GLASS AREA : (H) 0.816 (W) 0.387 = 0.316*4 = 1.264 S.M. + (H) 0.497 (W) 0.947 = 0.471 S.M. + (H) 0.105 (W) 0.440 = 0.046 S.M. = 1.781 S.M.

WINDOW MARK	W1	W1R
QUANTITY	59	53
GLAZING	6T-6mm THK. CLEAR TEMPERED GLASS	6T-6mm THK. CLEAR TEMPERED GLASS
LOCATION	1P UNITS & 2P UNITS AT G/F-3/F (AND MANAGEMENT OFFICE)	1P UNITS & 2P UNITS AT G/F-3/F
SECTION	50mm THK. ALUMINIUM SECTION	50mm THK. ALUMINIUM SECTION
REMARK		

REV.	DATE	DESCRIPTION
B	22-02-22	PER ARCH. COMMENT
A	19-12-21	PRELIMINARY ISSUE

	NAME	SIGNED
DRAWN	WEIQIANG YE	
DESIGNED	WEIQIANG YE	
CHECKED	TIM LUO	
APPROVED	FAN WU	

PROJECT NO.	2121
DRAWING NO.	DW-WD-E01
STAGE	DEVELOPED
SCALE	1:50
PAPER SIZE	A3
REVISION	B

PROJECT NAME	PROPOSED MODULAR SOCIAL HOUSING AT 5-7 YIP SHING STREET
DRAWING NAME	WINDOW SCHEDULE 01