

Total: 4 pages

Date: 22 April 2024

TPB Ref.: A/HSK/499

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sirs,

Proposed Temporary Logistic Centre and Warehouse for Storage of Metal with Ancillary Workshop for a Period of 3 Years at Lots 1827 S.B (Part), 1827 S.B ss.1, 1828 (Part), 1843 (Part), 1844 (Part), 1845 (Part), 1846 (Part), 1848, 1849 (Part), in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

The updated FSI proposal is attached for the consideration of the Director of Fire Services (D of FS). Please note F.S. Note point 2.7.

Should you have further enquiry, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

The image shows a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'TOWN PLANNING & DEVELOPMENT CORPORATION' around the perimeter, with Chinese characters '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) –
By Email

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2,000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.6 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2022.
- 1.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE Ø32mm UNLESS SPECIFY.
- 2.7 THE HAZARD GROUP OF THE SPRINKLER SYSTEM IS OH3. CATEGORY I MATERIAL ARE STORED IN THE FREIGHT HANDLING FACILITY. THE MATERIAL ARE STORED IN FREE-STANDING STORAGE (ST1). THE MAXIMUM STORAGE HEIGHT IS 4m. THE MAXIMUM STORAGE AREA OF A SINGLE BLOCK SHOULD BE 50m2 AND MINIMUM CLEARANCE AREA NEAR THE SINGLE BLOCK SHOULD BE AT LEAST 2.4m.

3. FIRE ALARM SYSTEM

- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.

4. MISCELLANEOUS F.S. INSTALLATION

- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1:2016 AND BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 NO SMOKE EXTRACTION SYSTEM WILL BE PROVIDED FOR THE STRUCTURE AS THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

5. NOTES FOR WATERWORKS

- 5.1 ALL EQUIPMENT USED IN THE INSTALLATION SHALL BE OF THE APPROVED TYPE AND APPROVED MAKE BY THE H.K.F.S.D.
- 5.2 ALL OVERFLOW PIPE OF WATER TANKS SHALL BE DISCHARGED IN A CONSPICUOUS POSITION TO THE COMMUNAL AREA WHERE IT IS EASILY VISIBLE AND ACCESSIBLE BY THE OCCUPANTS.
- 5.3 ALL ABOVE GROUND PIPEWORKS UP TO INCLUDING Ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S.) PIPES TO BS 1387 MEDIUM GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 5.4 ALL UNDERGROUND PIPEWORKS UP TO AND INCLUDING Ø150mm SHALL BE GALVANIZED MILD STEEL (G.M.S) PIPE TO BS 1387 HEAVY GRADE AND JOINTED WITH SCREWED FITTINGS, SCREWED FLANGES, OR SCREWED UNIONS.
- 5.5 ALL PIPEWORKS FROM Ø150mm UPWARDS SHALL BE DUCTILE IRON (D.I) TO BS 4722 AND JOINTED WITH FLANGE AND FLANGED FITTINGS.
- 5.6 ALL COPPER ALLOY GATE VALVE SHALL CONFORM TO BS 5154 AND CHECK VALVES CONFORM TO BS 5153.
- 5.7 ALL BALL FLOAT VALVES SHALL CONFORM TO BS 1221, PART 1.
- 5.8 NO WATER PIPE SHALL BE EMBEDDED WITHIN LOAD BEARING STRUCTURAL ELEMENTS SUCH AS COLUMNS, BEAMS AND SLABS IN LONGITUDINAL DIRECTION.

LEGEND (FOR SCHEMATIC DIAGRAM)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE
	EXISTING F. S. INSTALLTION

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
Ø25mm	LIGHT GREEN
Ø32mm	RED
Ø40mm	PURPLE
Ø50mm	YELLOW
Ø65mm	BLUE
Ø80mm	GREEN
Ø100mm	LIGHT BROWN
Ø150mm	DEEP BROWN

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10335-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-10335-FS02	FIRE SERVICES INSTALLATION LAYOUT PLAN
EP-10335-FS03	SPRINKLER SYSTEM SCHEMATIC DIAGRAM WATER METER CABINET DETAILS
EP-10335-FS04	HOSE REEL SYSTEM SCHEMATIC DIAGRAM
EP-10335-FS05	LOCATION PLAN (1:1000)
EP-10335-FS06	OPENABLE WINDOW AREA CALCULATION (STRUCTURE 1)

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	SELF-CONTAINED EMERGENCY FLUORESCENT LIGHTING UNIT
	EXISTING F. S. INSTALLTION

REV	DESCRIPTION	DATE	BY
D	FSD SUBMISSION	17-04-2024	JN
C	WSD SUBMISSION	17-01-2024	WC
B	WSD SUBMISSION	10-12-2020	JN
A	FSD SUBMISSION	10-09-2018	HY

FSI CONTRACTOR
East Power Engineering Limited



PROJECT
FIRE SERVICE INSTALLATION FOR TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART), 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T

DRAWING TITLE
FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

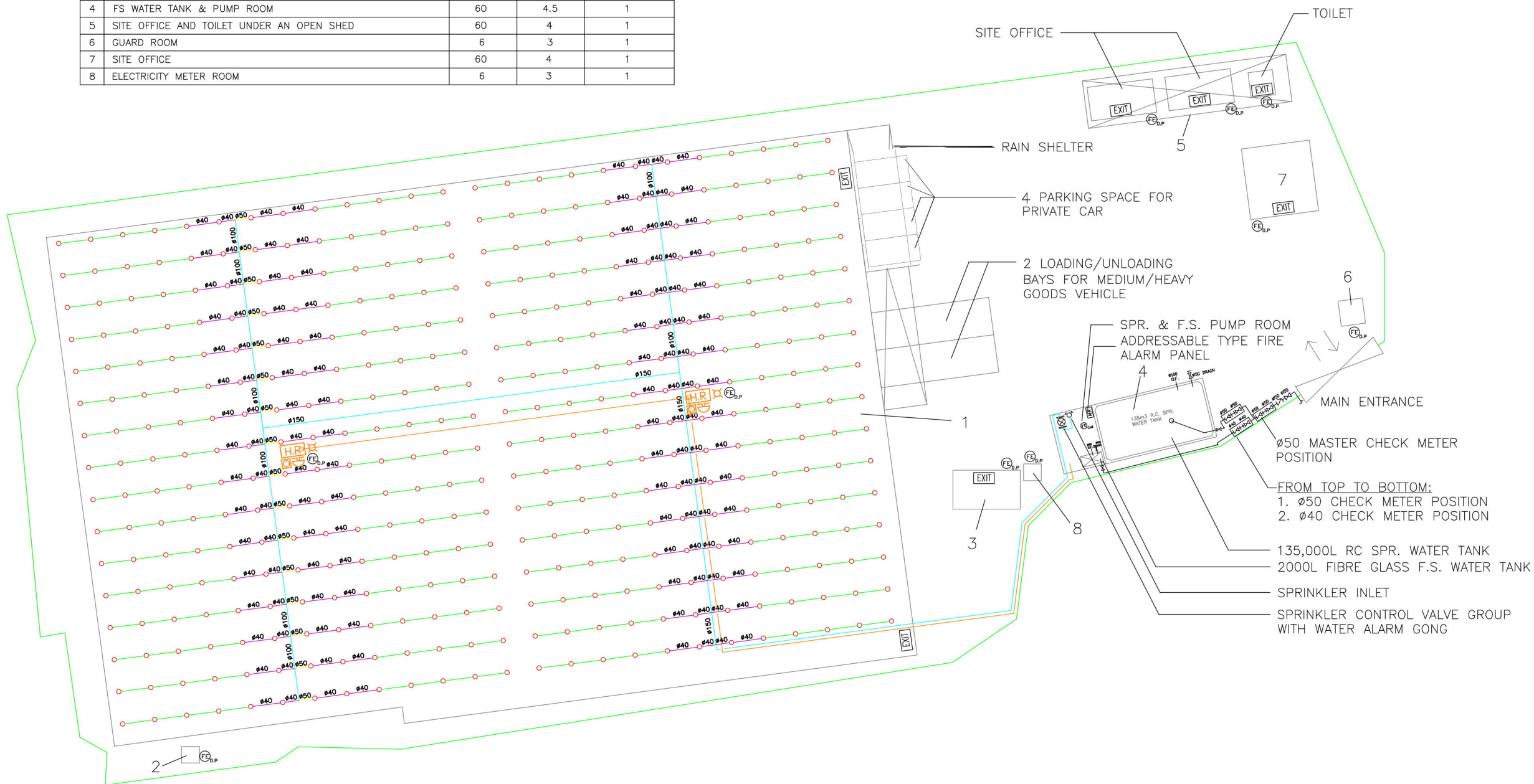
	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-

PROJECT NO.	10335-HSK225		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.
EP-10335-FS01

SCALE	N. T. S.	REVISION	D
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NO	STRUCTURE CONTENT	GFA (m ²)	HEIGHT (m)	NO. OF STOREY
1	WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE	3,560	10	1
2	ELECTRICITY METER ROOM	9	3	1
3	TOILET	20	3.5	1
4	FS WATER TANK & PUMP ROOM	60	4.5	1
5	SITE OFFICE AND TOILET UNDER AN OPEN SHED	60	4	1
6	GUARD ROOM	6	3	1
7	SITE OFFICE	60	4	1
8	ELECTRICITY METER ROOM	6	3	1



REV	DESCRIPTION	DATE	BY
D	FSD SUBMISSION	17-04-2024	JN
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FSI CONTRACTOR
East Power Engineering Limited

PROJECT
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DRAWING TITLE
 FIRE SERVICES INSTALLATION LAYOUT PLAN

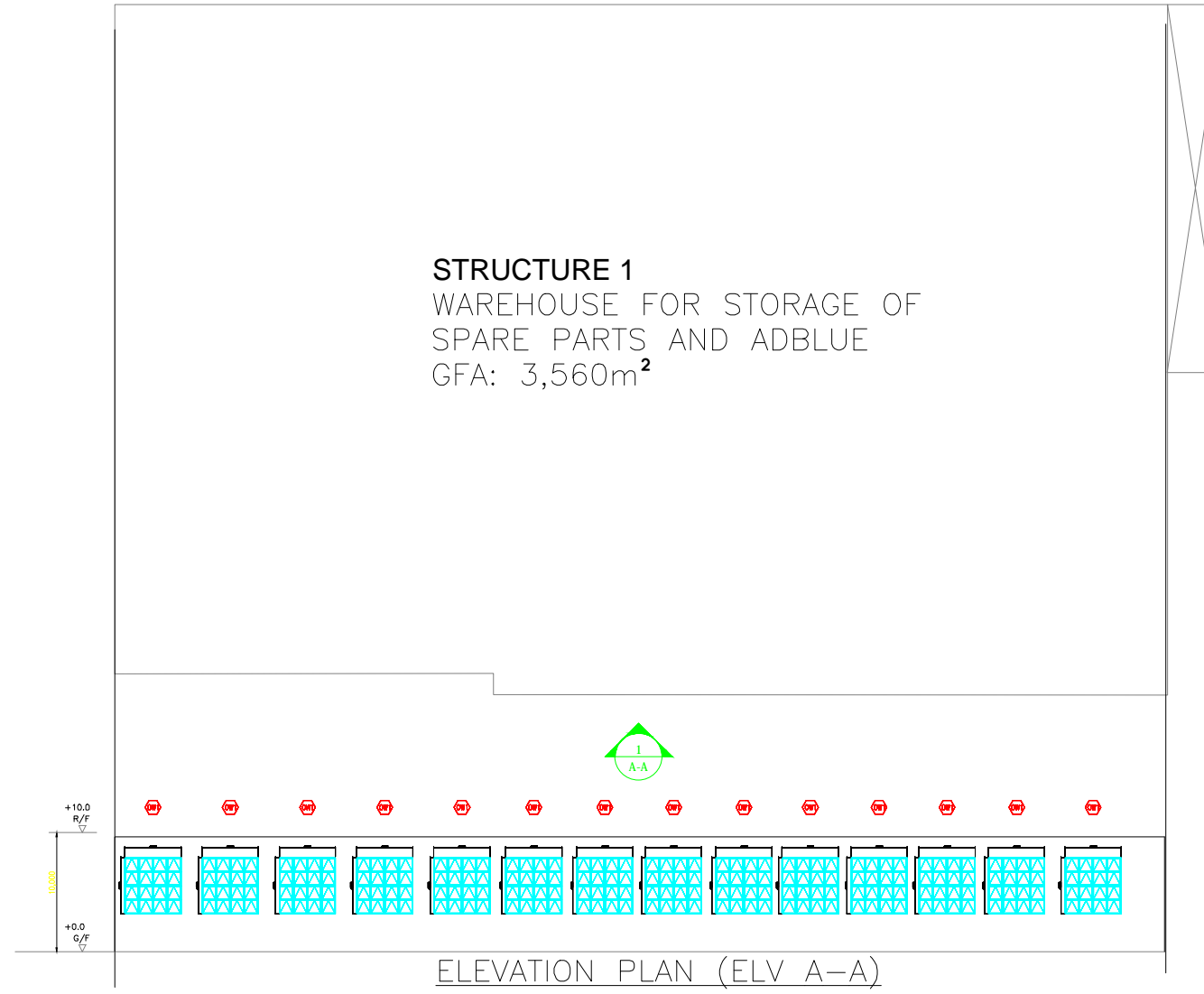
	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-

PROJECT NO. 10335-HSK225
 PAPER SIZE A3 PLOT SCALE 1 : 1

DRAWING NO.
 EP-10335-FS02


SCALE	1 : 450	REVISION	D
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LEGEND
 OPENABLE WINDOW (16m²)
 OPENABLE WINDOW (8m²)



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³				
LOCATION	USABLE FL. AREA (m ² PER FLOOR)	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1 G/F	3,560	3,560 X 6.25% = 222.5	REFER TO ELEVATION-(A-A) = 224	TOTAL = 224 > 222.5

REV	DESCRIPTION	DATE	BY
D	FSD SUBMISSION	17-04-2024	JN
C	WSD SUBMISSION	17-01-2024	WC
B	WSD SUBMISSION	10-12-2020	JN
A	FSD SUBMISSION	10-09-2018	HY

FSI CONTRACTOR
East Power Engineering Limited


PROJECT
 FIRE SERVICE INSTALLATION FOR TEMPORARY WAREHOUSE FOR STORAGE OF SPARE PARTS AND ADBLUE FOR A PERIOD OF 3 YEARS AT LOTS 1827 S.B(PART), 1827 S.B SS.1, 1828(PART), 1843(PART), 1844(PART), 1845(PART), 1846(PART), 1848 AND 1849 (PART) IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, N.T

DRAWING TITLE
OPENABLE WINDOW AREA CALCULATION (STRUCTURE 1)

	INITIAL	DESIGNATION	DATE
DRAWN BY	HY	A.Eng	18-06-2018
DESIGNED BY	HY	A.Eng	18-06-2018
CHECKED BY	CM	PM	18-06-2018
APPROVED BY	-	-	-

PROJECT NO. 10335-HSK225
 PAPER SIZE A3 PLOT SCALE 1 : 1

DRAWING NO.
 EP-10335-FS06

SCALE	N.T.S	REVISION	D
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