



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-ST/600

Our Ref.: 21/707/L09

August 10, 2022

Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point
Hong Kong

By Email

Dear Sir/Madam,


**Compliance with Approval Condition (c)
Temporary Shop and Services and associated Filling and Excavation of Land for a
Period of 3 Years in “Other Specified Uses” annotated “Service Stations” Zone at
Lots 733SF(Part), 737RP(Part), 738RP, 741(Part), 742RP(Part), 744RP(Part) and
Adjoining Government Land in DD99, San Tin, Yuen Long, New Territories
(Application No. A/YL-ST/600)**

In response to the comments from the Fire Services Department dated on 4.7.2022, we submit herewith a copy of the revised Fire Services Installation Proposal for the compliance of approval condition (c).

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

Yours faithfully,

For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

Encl.

c.c. DPO/FS&YLE - Attn.: Mr. TUNG Benjamin (By Email - btung@pland.gov.hk)
Smart Union Motors (Asia) Company Limited (the Applicant)

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE A, B & C IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.
- 1.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.
- 1.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.
- 1.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.
- 1.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.
- 1.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 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 AN AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED TO THE ENTIRE STRUCTURE A, B & C 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 A 135,000 LITERS SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDE AT GROUND FLOOR AND THE LOCATION AS INDICATED ON PLAN.
- 2.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) AND ONE SPRINKLER JOCKEY PUMP TO BE PROVIDED FOR SERVING THE STRUCTURE AND LOCATED IN PUMP ROOM.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE $\phi 32\text{mm}$ UNLESS SPECIFY.
- 2.7 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.8 CATEGORY I MATERIAL ARE STORED IN STRUCTURE A, B & C. THE MATERIAL ARE STORED IN POST PALLETS IN SINGLE ROWS, WITH AISLES NOT LESS THAN 2.4M WIDE (ST2). THE MAXIMUM STORAGE HEIGHT IS 3.5M.
- 2.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50M² IN PLAN AREA FOR CATEGORY I.

3. FIRE DETECTION AND ALARM SYSTEM

- 3.1 FIRE DETECTION AND ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021.
- 3.2 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. MANUAL CALL POINT SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.
- 3.3 FIRE DETECTION SYSTEM IS TO PROVIDED TO PROTECT THE AREA NOT COVERED BY AUTOMATIC SPRINKLER SYSTEM. HEAT DETECTOR WILL BE PROVIDED FOR THE FS PUMP ROOM.
- 3.4 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM.

4. EMERGENCY LIGHTING

- 4.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838 AND FSD CIRCULAR LETTER 4/2021.

























5. EXIT SIGN

- 5.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

6. MISCELLANEOUS F.S. INSTALLATION

- 6.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.
- 6.2 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.
- 6.2.1 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 6.3 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE THE AGGREGATE AREA OF OPENABLE WINDOW OF THE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.
- 6.4 NO AUDIO/VISUAL ADVISORY SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE A, B & C NOT EXCEEDING 2000 CUBIC METERS.
- 6.5 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.

LEGEND (FOR LAYOUT PLAN)

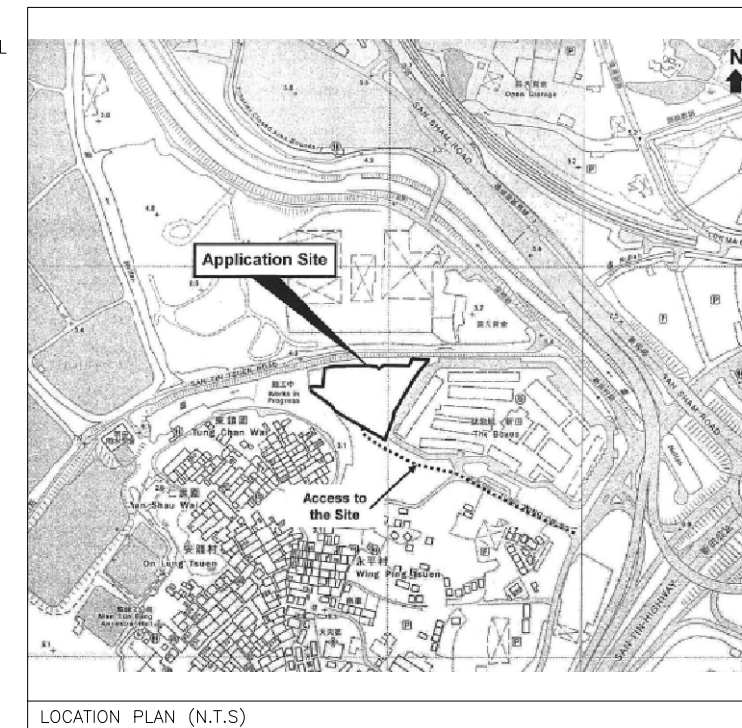
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE 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
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHT
	EXIT SIGN

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE. VERTICAL LINE DIAGRAM,
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN
FS-03	A	WINDOW DETAILS



REV	DESCRIPTION	DATE	BY
A	P.D SUBMISSION	27-2-2022	WC

FSI CONTRACTOR

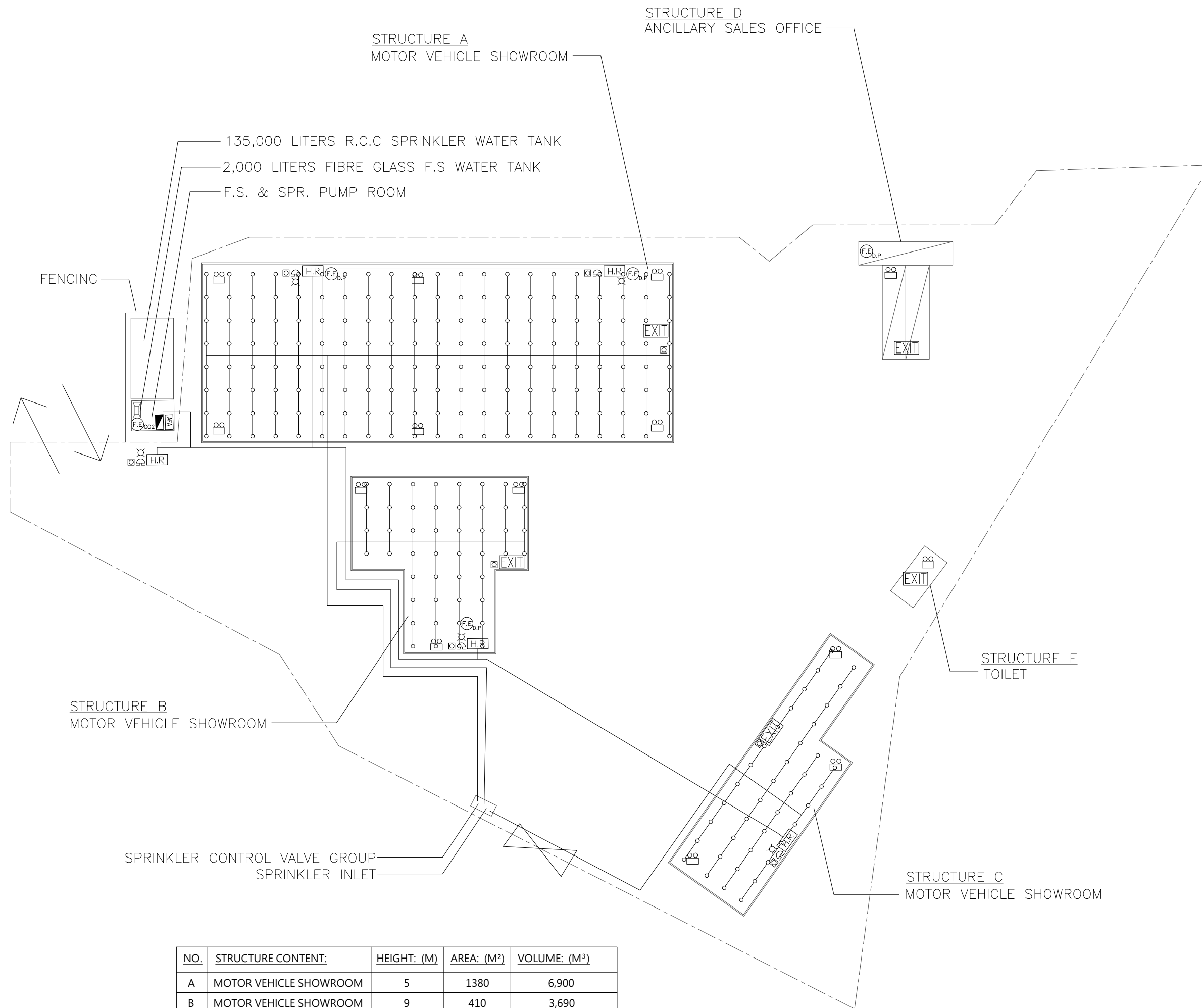
East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tseungwan, Kowloon
Tel. : 2394-3772 Fax. : 2397-3238

PROJECT
FIRE SERVICES INSTALLATION WORK AT LOTS 7335(PART), 7378(PART), 7389P, 741(PART), 7425(PART), 7487(PART) AND ADJOINING GOVERNMENT LAND IN DD99, SAN TIN, YUEN LONG, N.T.

DRAWING TITLE
F.S. NOTES, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE, VERTICAL LINE DIAGRAM FOR SPRINKLER AND HOSE REEL SYSTEM, SPRINKLER PIPE LOSS CALCULATION.

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	27-2-2022
DESIGN BY	WINKLE	SENG	27-2-2022
CHECK BY	CM	PM	27-2-2022
APPROVED BY	-	-	-
PROJECT NO.	21001		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-21001-FS01		
SCALE	N. T. S.	REVISION	A



NO.	STRUCTURE CONTENT:	HEIGHT: (M)	AREA: (M ²)	VOLUME: (M ³)
A	MOTOR VEHICLE SHOWROOM	5	1380	6,900
B	MOTOR VEHICLE SHOWROOM	9	410	3,690
C	MOTOR VEHICLE SHOWROOM	9	377	3,393
D	ANCILLARY SALES OFFICE	3	111	333
E	TOILET	3	27	81

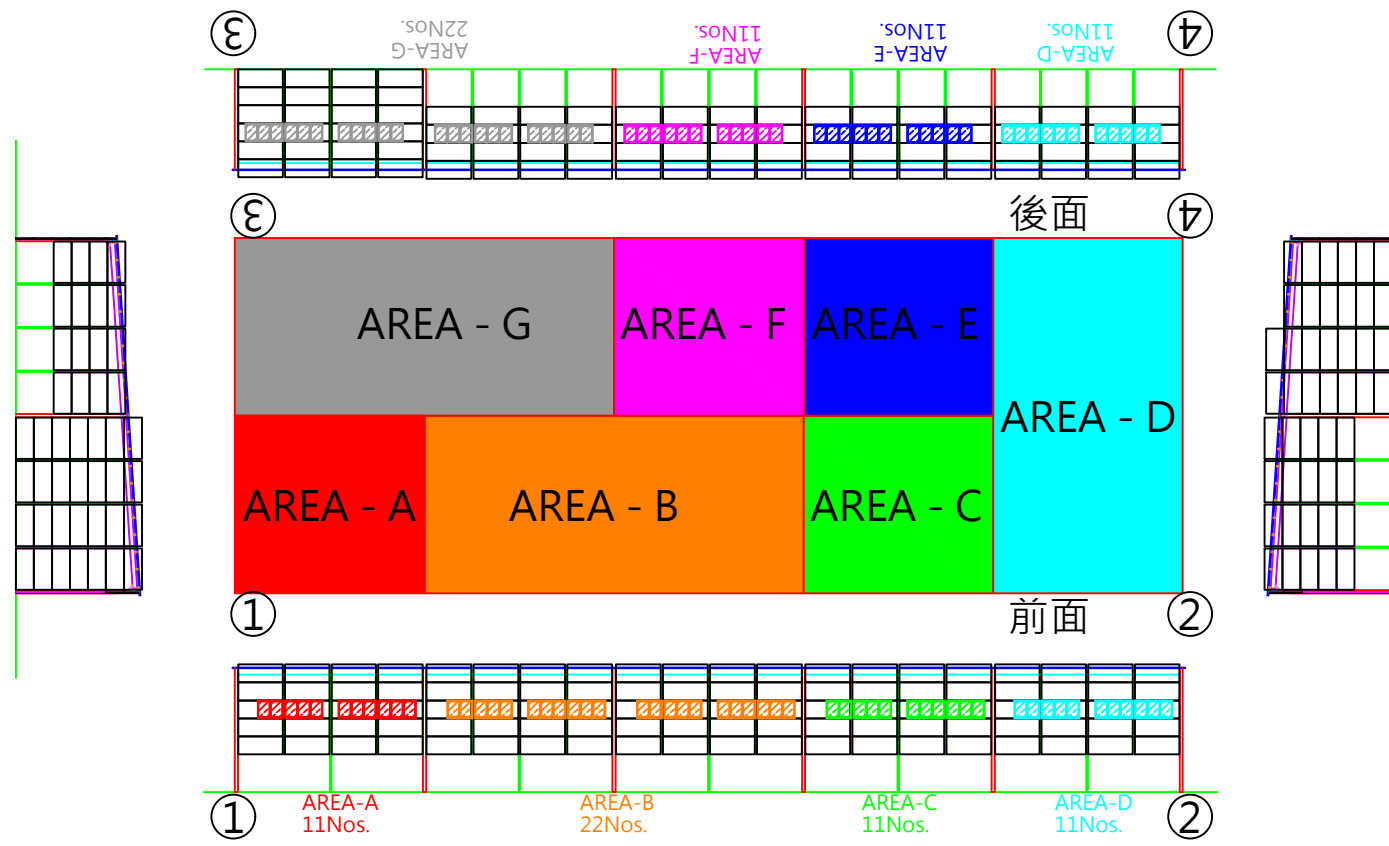
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
East Power Engineering Limited
 Flat A, 7/F., Hop Shing Commercial Building
 41 Chi Kiang Street, Tokwawan, Kowloon
 Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
 FIRE SERVICES INSTALLATION WORK AT LOTS
 733SF(PART), 737RP(PART), 738RP, 741(PART),
 742RP(PART), 744RP(PART) AND ADJOINING
 GOVERNMENT LAND IN DD99, SAN TIN, YUEN LONG,
 N.T.

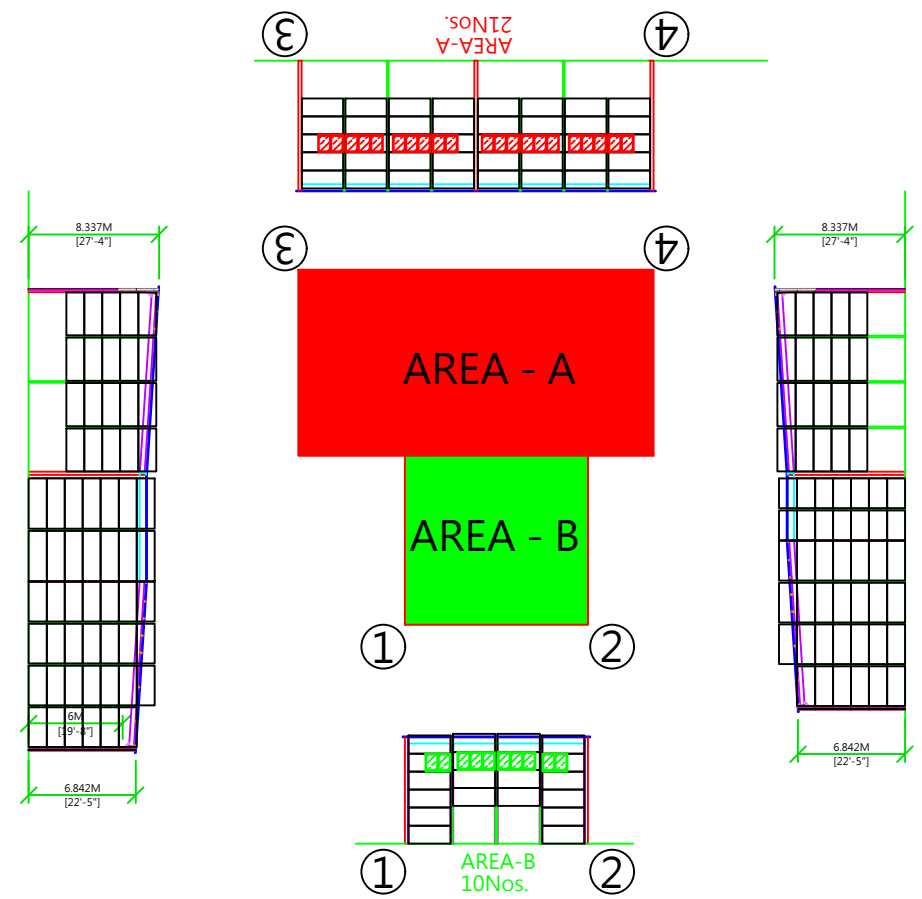
DRAWING TITLE
 FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	21001		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-21001-FS02			
SCALE	1 : 500	REVISION	A



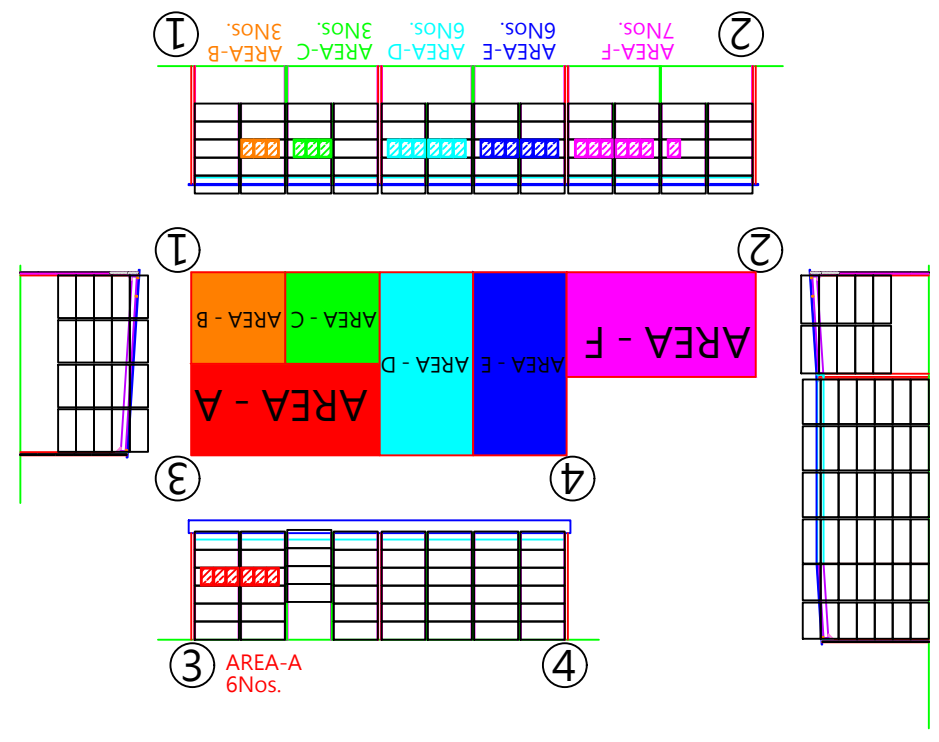
FLOOR AREA G/F	REQUIRED OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA - A	137.5 M ² X 6.25% = 8.6 M ²	0.8 M X 1.14M = 0.912M ² X 11 = 10.032 M ²
AREA - B	275 M ² X 6.25% = 17.2 M ²	0.8 M X 1.14M = 0.912M ² X 22 = 20.064 M ²
AREA - C	137.5 M ² X 6.25% = 8.6 M ²	0.8 M X 1.14M = 0.912M ² X 11 = 10.032 M ²
AREA - D	275 M ² X 6.25% = 17.2 M ²	0.8 M X 1.14M = 0.912M ² X 22 = 20.064 M ²
AREA - E	137.5 M ² X 6.25% = 8.6 M ²	0.8 M X 1.14M = 0.912M ² X 11 = 10.032 M ²
AREA - F	137.5 M ² X 6.25% = 8.6 M ²	0.8 M X 1.14M = 0.912M ² X 11 = 10.032 M ²
AREA - G	275 M ² X 6.25% = 17.2 M ²	0.8 M X 1.14M = 0.912M ² X 22 = 20.064 M ²
TOTAL :	1375 M² X 6.25% = 86 M²	TOTAL : 100.32 M²

STRUCTURE A
MOTOR VEHICLE SHOWROOM WINDOWS DETAIL



FLOOR AREA G/F	REQUIRED OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA - A	270 M ² X 6.25% = 16.9 M ²	0.8 M X 1.14M = 0.912M ² X 21 = 19.152 M ²
AREA - B	126.3 M ² X 6.25% = 7.9 M ²	0.8 M X 1.14M = 0.912M ² X 10 = 9.12 M ²
TOTAL :	396.3 M² X 6.25% = 24.8 M²	TOTAL : 28.272 M²

STRUCTURE B
MOTOR VEHICLE SHOWROOM WINDOWS DETAIL



FLOOR AREA G/F	REQUIRED OPENABLE WINDOWS	PROVIDED OPENABLE WINDOWS
AREA - A	70.4 M ² X 6.25% = 4.4 M ²	0.8 M X 1.14M = 0.912M ² X 6 = 5.472 M ²
AREA - B	35.2 M ² X 6.25% = 2.2 M ²	0.8 M X 1.14M = 0.912M ² X 3 = 2.736 M ²
AREA - C	35.2 M ² X 6.25% = 2.2 M ²	0.8 M X 1.14M = 0.912M ² X 3 = 2.736 M ²
AREA - D	69.8 M ² X 6.25% = 4.3625 M ²	0.8 M X 1.14M = 0.912M ² X 6 = 5.472 M ²
AREA - E	69.8 M ² X 6.25% = 4.3625 M ²	0.8 M X 1.14M = 0.912M ² X 6 = 5.472 M ²
AREA - F	81 M ² X 6.25% = 5.0625 M ²	0.8 M X 1.14M = 0.912M ² X 7 = 6.384 M ²
TOTAL :	361.4 M² X 6.25% = 22.5875 M²	TOTAL : 28.272 M²

STRUCTURE C
MOTOR VEHICLE SHOWROOM WINDOWS DETAIL

REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
East Power Engineering Limited
 Flat A, 7/F., Hop Shing Commercial Building
 41 Chi Kiang Street, Tokwawan, Kowloon
 Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
 FIRE SERVICES INSTALLATION WORK AT LOTS
 733SF(PART), 737RP(PART), 738RP, 741(PART),
 742RP(PART), 744RP(PART) AND ADJOINING
 GOVERNMENT LAND IN DD99, SAN TIN, YUEN LONG,
 N.T.

DRAWING TITLE
 WINDOWS DETAILS

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-

PROJECT NO. 21001
 PAPER SIZE A3 PLOT SCALE 1 : 1

DRAWING NO.
 EP-21001-FS03

SCALE	N.T.S.	REVISION	A