

New Supported Hostel for Mentally Handicapped Persons {SHOS(MH)}
at Portion of 2/F, Shun Lee Shopping Centre Phase 2, Shun Lee Estate
(Capacity : 18 places)

Schedules of Accommodation / Finishes and Fittings / Design Requirements

Accommodation	(a) Finishes Requirements (b) Fittings Requirements (c) Other Requirements
1. Warden's Room	<p>(a) (i) Floor 500mm x 500mm x 2mm thick vinyl tiles to BS 3261 on cement sand screed or other approved. A 100mm high skirting of matching material or 12mm thk. hardwood to all walls and columns.</p> <p>(ii) Walls Anti-mould acrylic emulsion paint on internal plaster.</p> <p>(iii) Ceiling Suspended acoustic tile in exposed aluminum grid as appropriate.</p> <p>(b) (i) Notice Board 1 no. 1200mm x 1200mm at 1200mm above floor level; 13mm softboard to BS 1142, Pt. 3, finished with Hessian fabric.</p> <p>(ii) Cupboard Along one wall, 400mm(d) x 1200mm(h) lockable cupboard with adjustable shelves and/or drawers. Cupboard to be plywood or blockboard with postformed edging plastic laminate, drawers and shelves to be of laminated plastic on plywood or blockboard with hardwood lipping, or other approved.</p> <p>(iii) Half-Glazed Partition: Half-glazed, tempered glass partition to be provided between this room and the general office/public area.</p> <p>(c) (i) Preferably located near Main Entrance. This room may be located inside the General Office</p>
2. General Office	<p>(a) (i) Floor 500mm x 500mm x 2mm thick vinyl tiles to BS 3261 on cement sand screed or other approved. A 100mm high skirting of matching material or 12mm thk. hardwood to all walls and columns.</p>

	(ii)	Walls	Anti-mould acrylic emulsion paint on internal plaster.
	(iii)	Ceiling	Suspended acoustic tile in exposed aluminum grid as appropriate.
(b)	(i)	Notice Board	1 no. 1200mm x 1200mm at 1200mm above floor level; 13mm softboard to BS 1142, Pt. 3, finished with Hessian fabric.
	(ii)	Wyteboard	1 no. 1200mm x 1200mm wyteboard at 1200mm above floor level.
	(iii)	Name Board	1 no. of 1200mm x 1200mm name board for indicating residents living inside the home or on leave.
	(iv)	Cupboard	Along one wall, 400mm(d) full height lockable cupboard with adjustable shelves and/or drawers. Cupboard to be plywood or blockboard with postformed edging plastic laminate, drawers and shelves to be of laminated plastic on plywood or blockboard with hardwood lipping, or other approved.
	(v)	Half-Glazed Partition	Half-glazed, tempered glass partition to be provided between this office and the public area.
(c)	(i)	Preferably located near to the Main Entrance or the Circulation Area to enhance supervision.	
3. Living Units	(a)	(i)	Floor 500mm x 500mm x 2mm thick vinyl tiles or vinyl sheet to BS 3261 or 300mm x 300mm x 9mm thick anti-slip ceramic (homogeneous) tiles on cement sand screed or other approved. A 100mm high skirting of matching material or 12 mm thk. hardwood to all walls and columns.
		(ii)	Walls 1200mm high timber dado with solid colour/pattern laminated plastic finish and anti-mould acrylic emulsion paint on internal plaster above or other approved.
		(iii)	Ceiling Anti-mould acrylic emulsion paint on internal plaster.
	(b)	(i)	Curtain Provide windows with heavy duty rails threaded and plastic rollers only i.e. without strings & pulleys.

- (ii) Wardrobe For each resident, a built-in lockable wardrobe with master key to be provided.
 - (c) (i) Room designs should aim at maximizing usable floor space. A variety of positions for the beds should take into account of :
 - 10% of the beds positioned to secure access from both sides with 750mm minimum space for at least one side.
 - The bed-head should be clear of door or window draughts. There should be space for one bed, one bedside table and a comfortable chair for each resident.
 - (ii) The capacity of each room from four to six is preferred.
 - (iii) To create a homely and peaceful setting.
4. Staff Barrack
- (a) (i) Floor 500mm x 500mm x 2mm thick vinyl tiles to BS 3261 on cement sand screed or other approved. A 100mm high skirting of matching material or 12mm thk. hardwood to all walls and columns.
 - (ii) Walls Anti-mould acrylic emulsion paint on internal plaster.
 - (iii) Ceiling Anti-mould acrylic emulsion paint on internal plaster.
 - (b) (i) Coat hook A row of 8 coat hooks to be provided.
 - (ii) Wardrobes Wardrobes to be built in (suggested width: 450mm); beside tables to be provided by others.
 - (iii) Cupboard Along one wall, 400mm(d) full height lockable cupboard with adjustable shelves and/or drawers, to the full length of one long wall. Cupboard to be plywood or blockboard with postformed edging plastic laminate, drawers and shelves to be of laminated plastic on plywood or blockboard with hardwood lipping, or other approved.
 - (c) (i) Shall have sufficient space for a normal bed & bed-side table by others.

Space for a normal bed 950mm x 1950mm to be provided. Allowance for bed-side table by others if space is available.
 - (ii) Toilets attached to or near the barrack rooms to be provided.

5. Dining / Recreation Room	(a)	(i)	Floor	500mm x 500mm x 2mm thick vinyl tiles or vinyl sheet to BS 3261 or 300mm x 300mm x 9mm thick anti-slip ceramic (homogeneous) tiles on cement sand screed or other approved. A 100mm high skirting of matching material or 12 mm thk. hardwood to all walls and columns.	
		(iii)	Walls	1200mm high dado with anti-mould acrylic emulsion paint on internal plaster above. Dado to be solid colour/ pattern laminated plastic with wooden coping or 200x200mm ceramic tiles with solid surfacing material coping or other approved.	
		(iv)	Ceiling	Anti-mould acrylic emulsion paint on internal plaster.	
	(b)	(i)	Notice board	1 nos. 1200mm x 1200mm at 1200mm above floor level; 13mm soft-board to BS 1142, Pt. 3, finished with Hessian fabric.	
		(ii)	Wyteboard	1 no. 1200mm x1200mm wyteboard at 1200mm above floor level.	
		(iii)	Curtain	Provide windows with heavy duty rails threaded and plastic rollers only i.e. without strings & pulleys.	
	(c)	(i)	Preferably located near the kitchen		
	6. Small Group cum Interview Room	(a)	(i)	Floor	500mm x 500mm x 2mm thick vinyl tiles or vinyl sheet to BS 3261 or 300mm x 300mm x 9mm thick anti-slip ceramic (homogeneous) tiles on cement sand screed or other approved. A 100mm high skirting of matching material or 12 mm thk. hardwood to all walls and columns.
			(ii)	Walls	1200mm high dado with anti-mould acrylic emulsion paint on internal plaster above. Dado to be solid colour/ pattern laminated plastic with wooden coping or 200x200mm ceramic tiles with solid surfacing material coping or other approved.
			(iii)	Ceiling	Anti-mould acrylic emulsion paint on internal plaster.
(b)		(i)	Wyteboard	1 no. 1200mm x 1200mm wyteboard at 1200mm above floor level.	

		(ii)	Curtain	Provide windows with heavy duty rails threaded and plastic rollers only i.e. without strings & pulleys.	
7.	Kitchen and Kitchen Store	(a)	(i)	Floor	300mm x 300 mm x 9mm thick anti-slip ceramic (homogeneous) tiles or other approved on cement sand screed laid with adequate falls to floor drains. Matching coved tile skirting 100mm high to all walls and columns.
			(ii)	Walls	150mm x 150mm x 5.5mm light coloured cushion edged glazed ceramic tiles to full height. Pattern tile may be used as appropriate to create effect.
			(iii)	Ceiling	Anti-mould acrylic emulsion paint on internal plaster.
		(b)	(i)	Food Preparation/ Washing Bench	Along at least one wall, bench units of 600(d) x 850mm(h) with drawers and adjustable shelves in lockable cupboards under. A washing bench with 2 nos. stainless steel sink unit with two draining boards and one double bowl sink sized at 350mm(w) x 600mm(l) x 450mm(d) to be installed. Hot and cold water supply sink mixer tap over each bowl.
			(ii)	Concrete Worktop	Concrete work top with stainless steel finish, 850mm height from finished floor, for 2 chopping boards.
			(iii)	Cooking Bench	Cooking bench for 1 no. twin electric hot plate with adjustable shelves in cupboard under.
			(iv)	Wall-hung Cupboards	300(d) x 750mm(h) hanging cupboard with adjustable shelves to be provided above the food preparation bench and cooking bench as appropriate.
			(v)	Wyteboard	1 no. 1200mm x 1200mm high wyteboard.
			(vi)	Towel Rail	1 nos. 500mm long towel rails for each sink/ wash basin.
			(vii)	Storage	Full height storage cabinet with adjustable shelves 500mm deep, from floor to ceiling along one wall. Shelves to be of 25mm thick blockboard with 10mm thick hardwood lipping on 45mm x 45mm x 5mm G.S. angle frame. Intermediate shelves appropriately spaced with G.S. angle vertical supports at approx. 1500mm centres.

- (viii) Door Stainless steel kicking plate to doors.
- (c) (i) Layout design to allow space for 2 chopping boards and other kitchen equipments required under the “Fitting Out Requirements of Building Services Installations”.
- (ii) Degreasing traps should be provided to collect waste water from the kitchen sinks and a grease tank with easily accessible covers for maintenance.
- (iii) Floors shall have adequate water-proofing, sufficient fall and drop channel say 200 mm wide x 150 mm deep with high-impact plastics or stainless steel transverse cover grating, and domical grating inside channel for down pipes for regular removal of rubbish.
- (iv) All bench tops to be constructed of stainless steel or solid surfacing material (e.g. ‘Corian’) or other approved.

All cupboards to be constructed with stainless steel or plywood or blockboard with postformed edging plastic laminate or other approved.

All drawers and shelves to be constructed of stainless steel or laminated plastic on plywood or blockboard with hardwood lipping, or other approved.

- (v) Special care in the design to ensure good ventilation.

8. Laundry and Linen Store

- (a) (i) Floor 300mm x 300mm x 9mm thick anti-slip ceramic (homogeneous) tiles or other approved on cement sand screed laid with adequate falls to floor drains. Matching coved tile skirting 100mm high to all walls and columns.
- (ii) Walls 150mm x 150mm x 5.5mm light coloured cushion edged glazed ceramic tiles to full height. Pattern tile may be used as appropriate to create effect.
- (iii) Ceiling Anti-mould acrylic emulsion paint on internal plaster.
- (b) (i) Laundry Sink 1 to 2 nos. of stainless steel sink with drainer table. Bowl size to be say 500mm(L) x 400mm(W) x 250mm(D) with cold water supply.
- (ii) Worktop 1 no. worktop cabinet with laminated plastic finish to be provided.

		(iii)	Drying Rack	2 nos. stainless steel drying rack installed at high level.
		(iv)	Door	Louvres and stainless steel kicking plate in lower part of door(s).
		(v)	Shelves	Open shelves to be provided along one wall, laminated plastic finish.
	(c)	(i)	Width of door to laundry should be wide enough for transportation of laundry equipment.	
		(ii)	Located near other wet areas such as toilets to facilitate cleansing	
		(iii)	Design to allow space, water supply and drain points for Laundry required under the "Fitting Out Requirement of building Services Installation"	
9.	Toilet cum Shower for Male and Female Residents	(a)	(i)	Floor 300mm x 300 mm x 9mm thick anti-slip ceramic (homogeneous) tiles or other approved on cement sand screed laid with adequate falls to floor drains. Matching covered tile skirting 100mm high to all walls and columns.
			(ii)	Walls 150mm x 150mm x 5.5mm light coloured cushion edged glazed ceramic tiles to full height. Pattern tile may be used as appropriate to create effect.
			(iii)	Ceiling Anti-mould acrylic emulsion paint on internal plaster.
			(iv)	Compartment Walls Proprietary solid core phenolic resin faced and sealed or other water resistant material same as wall finish. Compartment doors to open outwards.
			(v)	Compartment Doors Proprietary solid core phenolic resin faced and sealed with indication bolt and coin operated from outside for each cubicle or other approved.
		(b)	(i)	Sanitary Fitments For male toilet, 1 no. WC, 1 to 2 nos. urinal, 1 to 2 nos. wash hand basin with lever action cold water tap. For female toilet, 2 nos. WC, 1 to 2 nos. wash hand basin with lever action cold water tap.
			(ii)	Toilet Accessory Toilet paper roll holder and coat hook to be provided for each toilet cubicle.

Tower rail, liquid soap dispenser and mirror 400mm x 600mm minimum in size to be provided for each wash hand basin.

For each shower compartment, 1 no. shower fitting with wall mounted pre-mixed water mixer with flexible hose and shower head with 2 plates, coat hook, cloth rack/shelf at high level.

One row of coat hooks providing at least one hook for each resident is required in the toilet area.

Stainless steel grap rails and handgrips for shower /toilet compartment as appropriate.

(iii) Door Door opening into toilet area to be provided with self-closing device and stainless steel kicking plate.

(iv) Floors shall have adequate water-proofing and sufficient fall and drop channel say 200mm wide x 150mm deep with high-impact plastics or stainless steel transverse cover grating. Spacing between grilles / slots to be 12mm maximum and domical grating inside channel for down pipes for regular removal of hair.

10 Disabled Toilet cum Shower for Residents and Staffs (unisex)

(a) (i) Floor 300mm x 300 mm x 9mm thick anti-slip ceramic (homogeneous) tiles or other approved on cement sand screed laid with adequate falls to floor drains. Matching coved tile skirting 100mm high to all walls

(ii) Walls 150mm x 150mm x 5.5mm light coloured cushion edged glazed ceramic tiles to full height. Pattern tile may be used as appropriate to create effect.

(iii) Ceiling Anti-mould acrylic emulsion paint on internal plaster.

(b) (i) Sanitary Fitments 1 no. WC, 1 no. wash hand basin with lever action cold water tap,

(ii) Toilet Accessory 1 no. toilet paper roll holder. 1 no. coat hook. 1 no. towel rail. 1 no. liquid soap dispenser. 1 no. mirror. 1 no. shower fitting with wall mounted

pre-mixed water mixer with flexible hose and shower head to be provided for wheelchair users. Shower fittings shall be positioned convenient for staff assistance.

Hand rails as indicated in the latest edition of "Design Manual: Barrier Free Access".

(iii) Floors shall have adequate water-proofing and sufficient fall and drop channel say 200mm wide x 150mm deep with high-impact plastics or stainless steel transverse cover grating, spacing between grilles / slots to be 12mm maximum and domical grating inside channel for down pipes for regular removal of hair.

(c) (i) Design and provisions of the toilet to be in full accordance with the latest edition of "Design Manual: Barrier Free Access".

(ii) Preferably located adjacent / near Staff Barrack.

11 Staff Toilet cum Disabled Toilet (unisex)

(a) (i) Floor 300mm x 300 mm x 9mm thick anti-slip ceramic (homogeneous) tiles or other approved on cement sand screed laid with adequate falls to floor drains. Matching covered tile skirting 100mm high to all walls and columns.

(ii) Walls 150mm x 150mm x 5.5mm light coloured cushion edged glazed ceramic tiles to full height. Pattern tile may be used as appropriate to create effect.

(iii) Ceiling Anti-mould acrylic emulsion paint on internal plaster.

(b) (i) Sanitary Fitments 1 no. WC.
1 no. wash basin with lever action cold water tap,

(ii) Toilet Accessory 1 no. toilet paper roll holder.
1 no. coat hook.
1 no. towel rail.
1 no. liquid soap dispenser.
1 no. mirror.
Hand rails as indicated in the latest edition of "Design Manual: Barrier Free Access".

(c) (i) Design and provisions of the toilet to be in full accordance with the latest edition of Design Manual: Barrier Free Access".

(ii) Preferably located adjacent / near General Office.

12	Circulation Areas	(a)	(i)	Floor	500mm x 500mm x 2mm thick vinyl tiles or vinyl sheet to BS 3261 or 300mm x 300mm x 9mm thick anti-slip ceramic (homogeneous) tiles on cement sand screed or other approved. A 100mm high skirting of matching material or 12 mm thk. hardwood to all walls and columns.
			(ii)	Walls	1200mm high dado with anti-mould acrylic emulsion paint on internal plaster above. Dado to be solid colour/ pattern laminated plastic with wooden coping or 200x200mm ceramic tiles with solid surfacing material coping or other approved.
			(iii)	Ceiling	Anti-mould acrylic emulsion paint on internal plaster and/or combine with suspended acoustic tile in exposed aluminum grid as appropriate.
	(b)	(i)	Handrails	Timber or plastic coated proprietary made handrails to be provided to all walls in the public circulation area. Hand rails as indicated in the latest edition of Design Manual: Barrier Free Access”.	
		(ii)	Storage	Where space is available for built-in storage cupboards, this should be provided with adjustable shelves & laminated plastic finishes.	
	(c)	(i)	Centrally pivoted windows with Georgian-wired glass above door height may be provided along walls between dormitories and corridors to ensure good ventilation.		
		(ii)	If site condition warrants, the width of corridor shall preferably be at least 1500mm to allow passing of 2 wheelchairs and to facilitate a wheelchair user accompanied by escorts on either side.		

Notes:

1. The design and construction of the Home shall comply with all relevant Statutes and Code of Practices including but not limited to the Buildings Ordinance. Particular attention is drawn to the minimum standards and guidelines on building and accommodation, safety and fire precaution, and floor space requirements as set out in the Code of Practice for Residential Care Home for Persons with Disabilities.
2. Heavy duty curtains tracks to be provided to all windows / half glazed partitions in functional areas accessible by the service users to enhance home-like environment. Curtains rails shall be on heavy-duty rails threaded with plastic rollers only, i.e. Without strings and pulleys. Venetian blinds shall be provided to all external windows / half- glazed partitions in all office areas.

3. This schedule specified the fitting-out requirements for a hostel for moderately mentally handicapped persons of 18 places. AP/operator should comply with the requirements as far as possible and with due regard to the site condition and the planned capacity of the hostel.
4. Dead end type means of escape (MOE) for dormitories should be avoided where possible.

Architectural Section
Social Welfare Department
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