

**Finishes and Fittings / Design requirements for**  
**the Community Rehabilitation Day Centre**  
**at G/F, Luk Chuen House, Lek Yuen Estate, Shatin**

Accommodation	(a) Finishes Requirements (b) Fittings Requirements (c) Other Requirements		
1. Reception	(a)	(i)	<p>Floor: 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting to all walls and columns.</p> <p>(ii) Walls: 1200 mm high plastic laminated dado with anti-mould plastic emulsion paint on internal plaster above.</p> <p>(iii) Ceiling: Anti-mould acrylic emulsion paint on internal plaster.</p>
	(b)	(i)	<p>Reception 1,500mm(l) reception counter and a desk of 550mm(d) x 750mm (h) with drawers and adjustable shelves in lockable cupboards. Counter top and desk-top to be granite or a solid surfacing material (e.g. "Corian") or other approved. The reception counter shall be accessible by wheelchair users.</p> <p>(ii) Notice Board 1 no. 1200mm x 1200mm at 1200mm above floor level; 13mm soft board to BS 1142, Pt. 3, finished with Hessian fabric.</p>
	(c)	(i)	Reception to be located directly off the main entrance.
		(ii)	Provide disabled ramp and roller shutter to the main entrance.
2. General Office	(a)	(i)	<p>Floor: 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting to all walls and columns.</p> <p>(ii) Walls: Anti-mould acrylic emulsion paint on internal plaster.</p> <p>(iii) Ceiling: Anti-mould acrylic emulsion paint on internal plaster.</p>

- (b) (i) Notice Board: 1 no. 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 x 1200mm wyteboard at 1200mm above floor level.
- (iii) Cupboard: Along one wall, 1200mm(h) x 400mm(d) 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.
- (c) (i) To be located near the Reception.
3. Conference Room / Group Room
- (a) (i) Floor: 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting to all walls and columns.
- (ii) Wall 1200 mm high plastic laminated dado with anti-mould plastic emulsion paint on internal plaster above.
- (iii) Ceiling Anti-mould acrylic emulsion paint on internal plaster.
- (b) (i) Door Viewing panel to door.
- (ii) Notice board 1 nos. 1200x2400mm at 1200mm above floor level; 13mm soft board to BS 1142, Pt. 3, finished with Hessian fabric.
- (iii) Wyteboard 1 no. of 1200mm x 1200mm wyteboard.
- (vi) Cupboard 1 no. 400mm(d) x 1200mm(h) lockable cupboard with adjustable shelves and drawers along one 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.

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| 4. Activity Areas<br>4a: Common Activity<br>4b: Physical Therapy<br>4c: IT Activity | (a)               | (i)   | Floor:             | 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting to all walls and columns.  |   |
|   |                   | (ii)  | Wall               | 1200 mm high plastic laminated dado with anti-mould plastic emulsion paint on internal plaster above.  |   |
|   |                   | (iii) | Ceiling            | Anti-mould acrylic emulsion paint on internal plaster.   |   |
|   | (b)               | (i)   | Folding Partitions | The design of the rooms should be flexible to allow partitioning of the room to smaller rooms. Ceiling-hung lightweight proprietary folding/sliding partitions to be provided. The folding/sliding partitions shall be finished with laminated plastic or Hessian fabric or other approved |   |
|   |                   | (ii)  | Door               | Viewing panel to door.   |   |
|   | 5. Interview Room | (a)   | (i)                | Floor:   | 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting 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)   | Door               | Viewing panel to door.   |   |
| 6. Sick Bay   |                   | (a)   | (i)                | Floor:   | 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting to all walls and columns. |
|   |                   |       | (ii)               | Wall   | 1200 mm high plastic laminated dado with anti-mould plastic emulsion paint on internal plaster above.   |
|   | (iii)             |       | Ceiling:           | Anti-mould acrylic emulsion paint on internal plaster.   |   |

	(b)	(i)	Notice board	Notice board at 1200mm above floor level along full length of one wall; 13mm soft board to BS 1142, Pt. 3, finished with Hessian fabric.
		(ii)	Wall-hung Cupboards:	Lockable 300mm(d) x 750mm(h) hanging cupboard with adjustable shelves to be provided. All cupboards to be constructed with plywood or blockboard with postformed edging plastic laminate or other approved.
		(iii)	Wash basin	1 no. wash basin with lever operated mixer tap and soap dispenser over.
		(iv)	Door	Viewing panel to door.
7.	Physiotherapy/ Exercise Room	(a)	(i)	Floor: 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting to all walls and columns.
			(ii)	Wall 1200 mm high plastic laminated dado with anti-mould plastic emulsion paint on internal plaster above.
			(iii)	Ceiling: Anti-mould acrylic emulsion paint on internal plaster.
		(b)	(i)	Mirror 1 no. of full height safety glass mirror with 2 no. of handrails at 600mm and 1050mm to be installed along one long side of the room. Heavy duty curtain on heavy duty curtain track to be provided in front of the mirror.
			(ii)	Notice board 1 nos. 1200x2400mm at 1200mm above floor level; 13mm soft board to BS 1142, Pt. 3, finished with Hessian fabric.
			(iii)	Wyteboard 1 no. of 1200mm x 1200mm wyteboard.
			(iv)	Wash basin 1 no. wash basin with lever operated mixer tap and soap dispenser over. Wash basin to be accessible to wheelchair users.
			(v)	Suspended frame Suspended frame and hooks from ceiling for hanging training equipment with details to be agreed.

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|    |                           | (vi)  | Full height cabinet | 1 no. full height of 400mm(d) lockable cupboard with adjustable shelves and 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. |  |
|    |                           | (vii) | Door                | Viewing panel to door.   |  |
| 8. | Occupational Therapy Area | (a)   | (i)                 | Floor:   | 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting to all walls and columns.  |
|    |                           |       | (ii)                | Wall   | 1200 mm high plastic laminated dado with anti-mould plastic emulsion paint on internal plaster above.  |
|    |                           |       | (iii)               | Ceiling:   | Anti-mould acrylic emulsion paint on internal plaster.   |
|    |                           | (b)   | (i)                 | Notice board   | 1 nos. 1200x2400mm at 1200mm above floor level; 13mm soft board to BS 1142, Pt. 3, finished with Hessian fabric.   |
|    |                           |       | (ii)                | Wyteboard  | 1 no. of 1200mm x 1200mm wyteboard.  |
|    |                           |       | (iii)               | Wash basin   | 1 no. wash basin with lever operated mixer tap and soap dispenser over. Wash basin to be accessible to wheelchair users.   |
|    |                           |       | (iv)                | Full height cabinet  | 1 no. full height of 400mm(d) lockable cupboard with adjustable shelves and 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)                 | Door   | Viewing panel to door.   |
|    |                           |       | (vi)                | Folding Partitions   | The design of the rooms should be flexible to allow partitioning of the room to smaller rooms. Ceiling-hung lightweight proprietary folding/sliding partitions to be provided. The folding/sliding partitions shall be finished with laminated plastic or Hessian fabric or other approved |

9	Activity of Daily Living Training Room	(a)	(i)	Floor:	300mm x 300mm x 9mm thick anti-slip ceramic (homogeneous) tiles or other approved on cement sand screed. 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 2,200mm high, anti mould acrylic emulsion paint on internal plaster above. Pattern tile may be used as appropriate to create effect.		
			(iii)	Ceiling:	Anti-mould acrylic emulsion paint on internal plaster.		
		(b)	(i)	Bench & Sink unit	Hot & cold water supply mixer tap is required.		
			(ii)	Hanging cupboard	300mm(d) x 750mm(h) hanging cupboard with adjustable shelves to be provided above the food preparation bench. All cupboard to be constructed with plywood or block board with postformed edging plastic laminate or other approved. All drawers and shelves to be constructed of laminated plastic on plywood or block board with hardwood lipping or other approved.		
			(iii)	Door	Viewing panel to door.		
		(c)	(i)		Floors shall have adequate water-proofing with sufficient fall and suitable no. of floor drain.		
		10	General Store	(a)	(i)	Floor:	2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting 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)			Open Shelf	500mm deep horizontal storage shelves from floor to ceilings along the entire length of at least one wall.		

Shelves to be of 25mm thick block board 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.

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|    |   | (ii) | Door  | 1 1/2 leafed door <b>with</b> low level louvres.   |
| 11 | 3 no of Unisex Disabled Toilet cum Shower | (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 2,200mm high, anti mould acrylic emulsion paint on internal plaster above.<br>Pattern tile may be used as appropriate to create effect.  |
|    |   |      | (iii) | Ceiling: Anti-mould acrylic emulsion paint on internal plaster.  |
|    |   | (b)  | (i)   | Sanitary Fitments<br>Each disabled toilet should have<br>1 no. WC.<br>1 no. wash basin with lever action cold water tap.<br>1 no. of shower seat to slide over WC.   |
|    |   |      | (ii)  | Toilet Accessory<br>1 no. toilet paper roll holder.<br>1 no. coat hook.<br>1 no. towel rail.<br>1 no. liquid soap dispenser.<br>1 no. mirror.<br>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.<br>Hand rails as indicated in the latest edition of Design Manual: Barrier Free Access. |
|    |   | (c)  | (i)   | Door<br>Door opening into toilet area to be provided with self- closing device.  |
|    |   |      | (ii)  | Floors shall have adequate water-proofing with sufficient fall and suitable no. of floor drain.  |

- (iii) Design and provisions of the toilet to be in full accordance with the latest edition of "Design Manual: Barrier Free Access".
12. Pantry
- (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 2,200mm high, anti mould acrylic emulsion paint on internal plaster above.
- (iii) Ceiling: Anti-mould acrylic emulsion paint on internal plaster.
- (b) (i) Bench & Sink unit A bench unit of 600mm(d) x 850mm(h) with drawers and adjustable shelves in lockable cupboards under for the full length of one wall. A stainless steel sink unit with two draining boards, and one double bowl sink sized at 350mm(w) x 410mm(l) x 200mm(d) to be installed.  
All bench tops to be constructed of solid surfacing material (e.g. 'Corian') or other approved.  
Hot & cold water supply mixer tap is required.
- (ii) Hanging cupboard 300mm(d) x 750mm(h) hanging cupboard with adjustable shelves to be provided above the food preparation bench.  
All cupboard to be constructed with plywood or block board with postformed edging plastic laminate or other approved.  
All drawers and shelves to be constructed of laminated plastic on plywood or block board with hardwood lipping or other approved.
13. Circulation Areas
- (a) (i) Floor: 2mm thick flexible vinyl sheet fixed to a cement sand screed to a total minimum thickness of 50mm and a 100mm high x 2mm thick matching coved flexible vinyl skirting to all walls and columns.
- (ii) Walls: 1200 mm high plastic laminated dado with anti-mould plastic emulsion paint on internal

plaster above, corners & columns to be rounded and/or padded.

- (iii) Ceiling: Anti-mould acrylic emulsion paint on internal plaster.
- (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”.
- (c) (i) The width of corridor shall 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 and to all viewing panels at doors.
- 3.. Dead end type means of escape (MOE) for dormitories should be avoided where possible.

Architectural Section  
Social Welfare Department  
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