

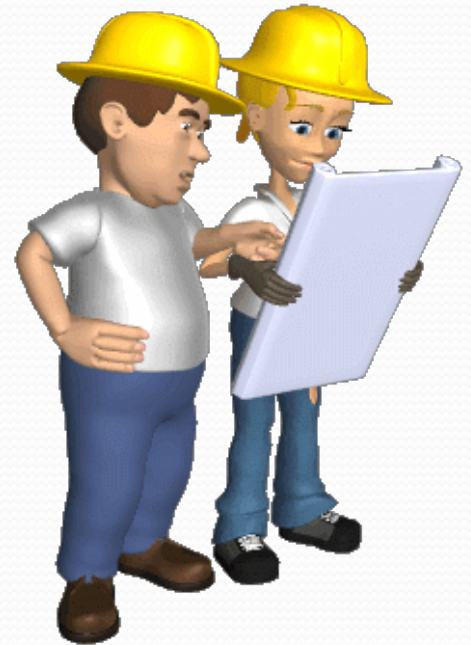
# De-coding of a "Plan"

## 圖則的解構



# 不同種類的圖則 (Different types of plans)

- 建築圖則 (Building plans)\*
- 結構圖則 (Structural plans)\*
- 排水設施圖則 (Drainage plans)\*
- 拆卸圖則 (Demolition plans)
- 圍板圖則 (Hoarding plans)
- 地盤平整圖則 (Site formation plans)
- 土地勘測 (Ground Investigation plans)
- 等等... (Etc...)



- 如何解讀建築圖則?

How to read building plans?

- 污水和雨水, 何去何從?

Sewage & Rainwater, where to go?

- 怎樣分辨結構牆和柱?

How to distinguish structural walls & columns?

- 物業有僭建物嗎?

Any UBW in the premises?



如何解讀建築圖則？

How to read  
building plans?

# 一般備考,區劃圖 & 地段界線

General Notes,  
Block plan &  
Lot boundary



# 圖紙標題 (Title box)

認可人士  
(Authorized Person)

項目地址  
(Address of project)

建築師	PROJECT :	APPROVED BY : OCT	NOTES : DO NOT SCALE DRAWING. PLEAS DIMENSIONS ARE TO BE FOLLOWED.
	COMPOSITE DEVELOPMENT AT 332-338 TUNG CHAU ST.,	DRAWN BY : LYS	
	NKIL 2263, 2175 S.A. & R.P., SHAM SHUI PO	CHECKED BY : OCT	
		DATE : 20-01-2008	

REVISIONS DATE :	23-03-2007 (APP.)	28-11-2007		TITLE:	GENERAL NOTES, SCHEDULES & BLOCK PLAN	APP NO.	000901
13-04-2008	27-07-2007	21-12-2007 (APP.)		SCALE	1/25	DRAWING NO.	A-01
12-05-2008 (APP.)	04-09-2007	22-02-2008		PRO. CODE :	TCS-MCIS(14)	DATE OF ISSUE :	3-1-2008
23-02-2007	27-09-2007 (APP.)						

圖紙版本  
(Drawing revisions)

圖紙標題  
(Drawing title)

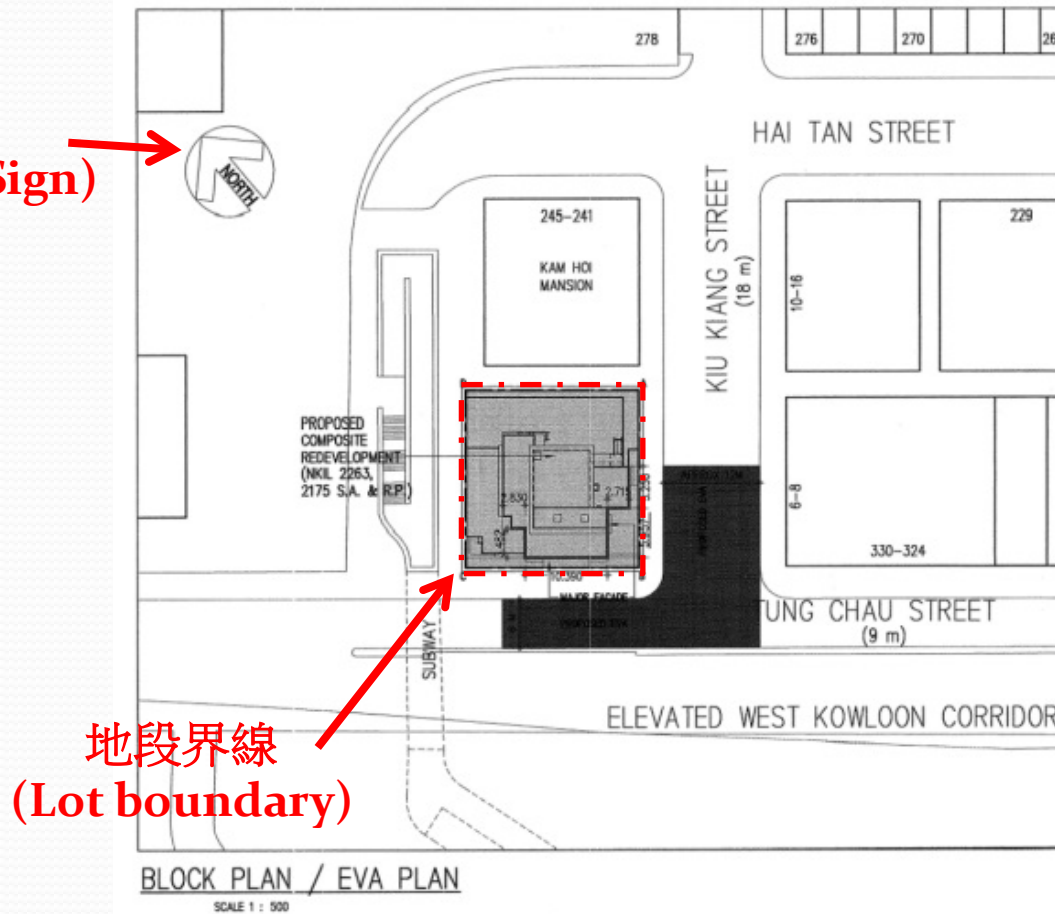
圖紙編號  
(Drawing number)

22 FEB 2008

# 區劃圖 & 地段界線

## (Block plan & Lot boundary)

座向  
(Directional Sign)



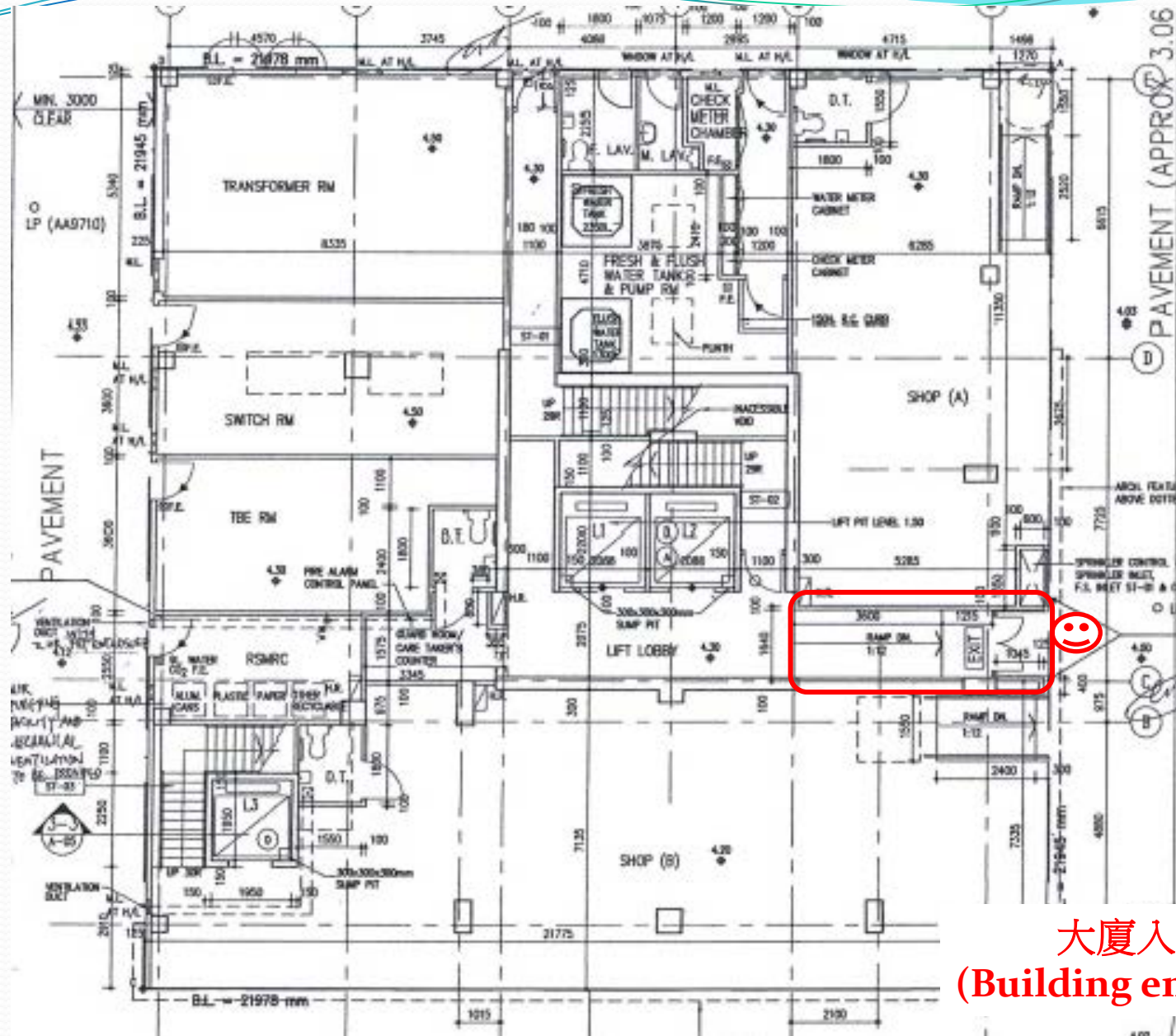
地段界線  
(Lot boundary)



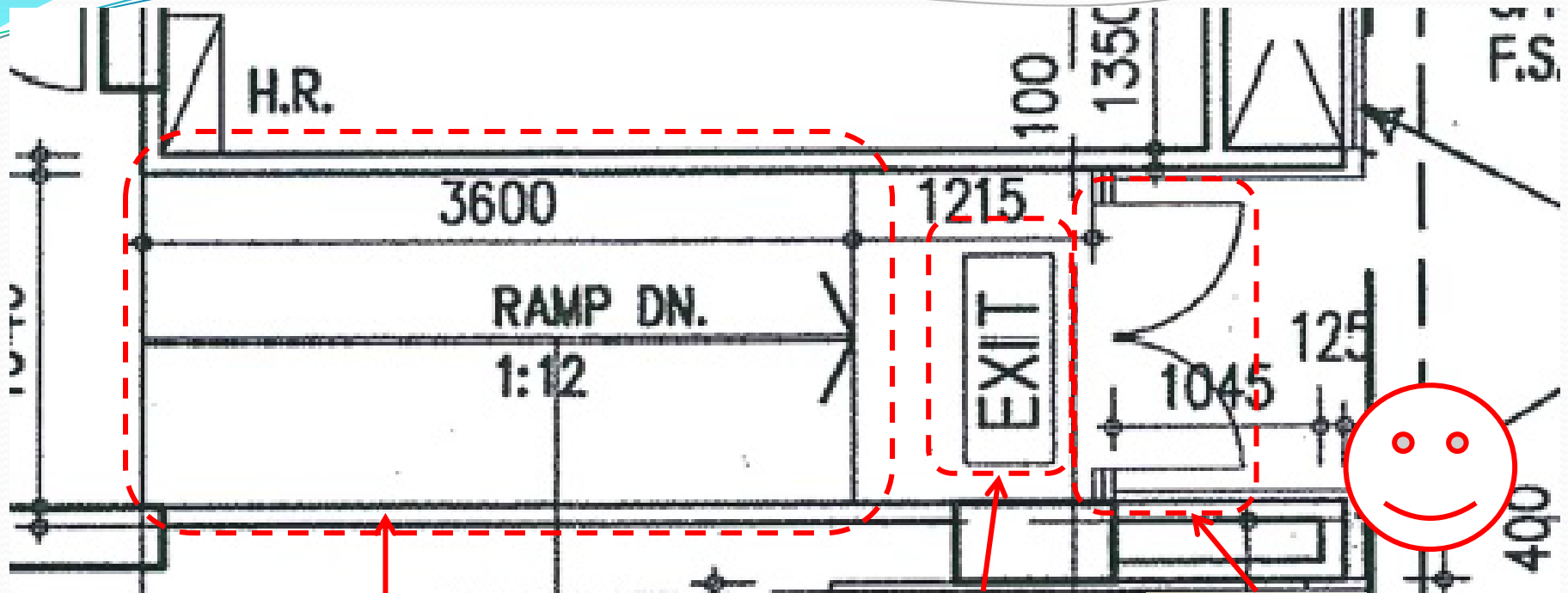
愛回家

Love to be back home





大廈入口  
(Building entrance)



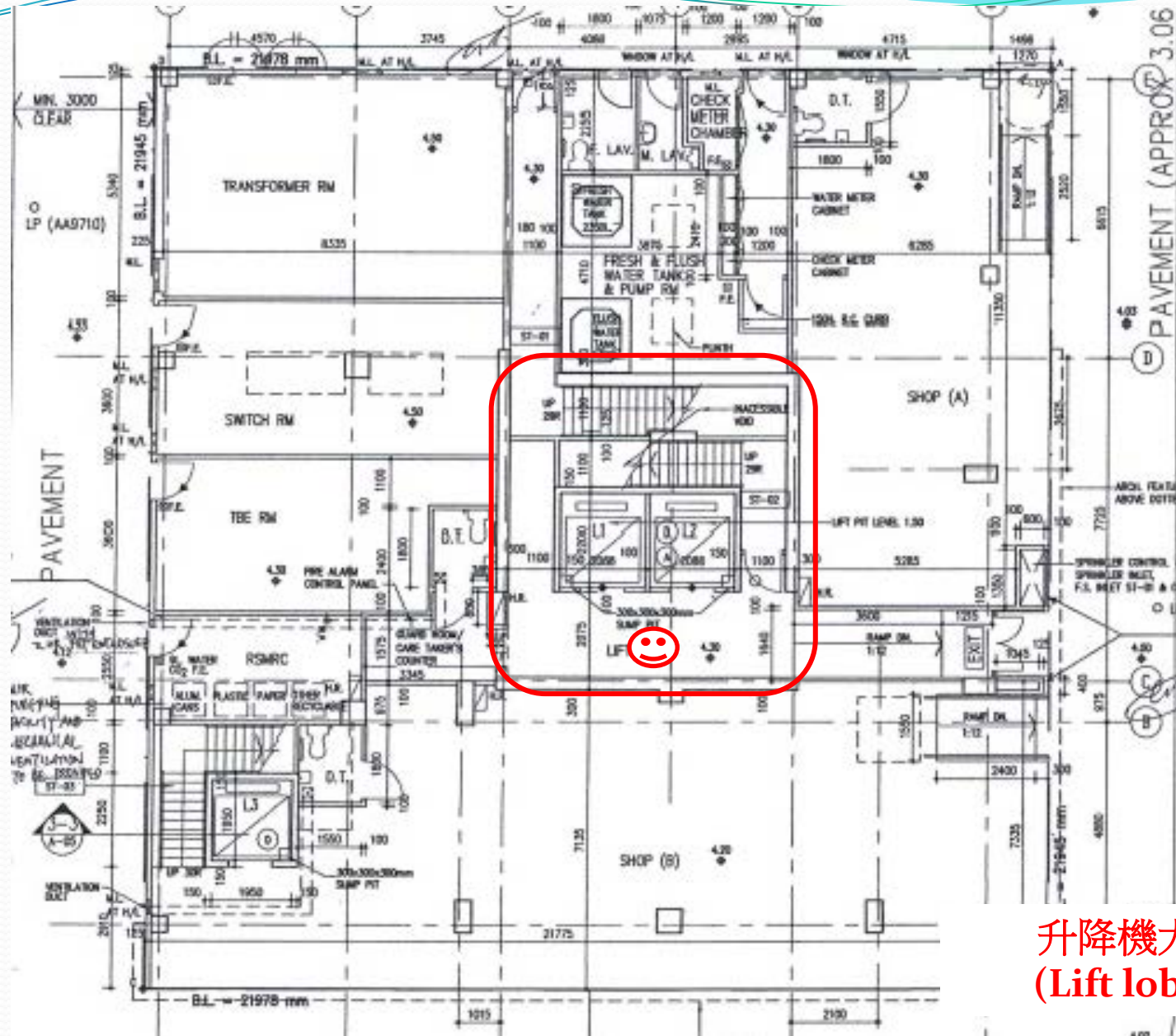
斜道 (Ramp)



出口標誌 (Exit sign)



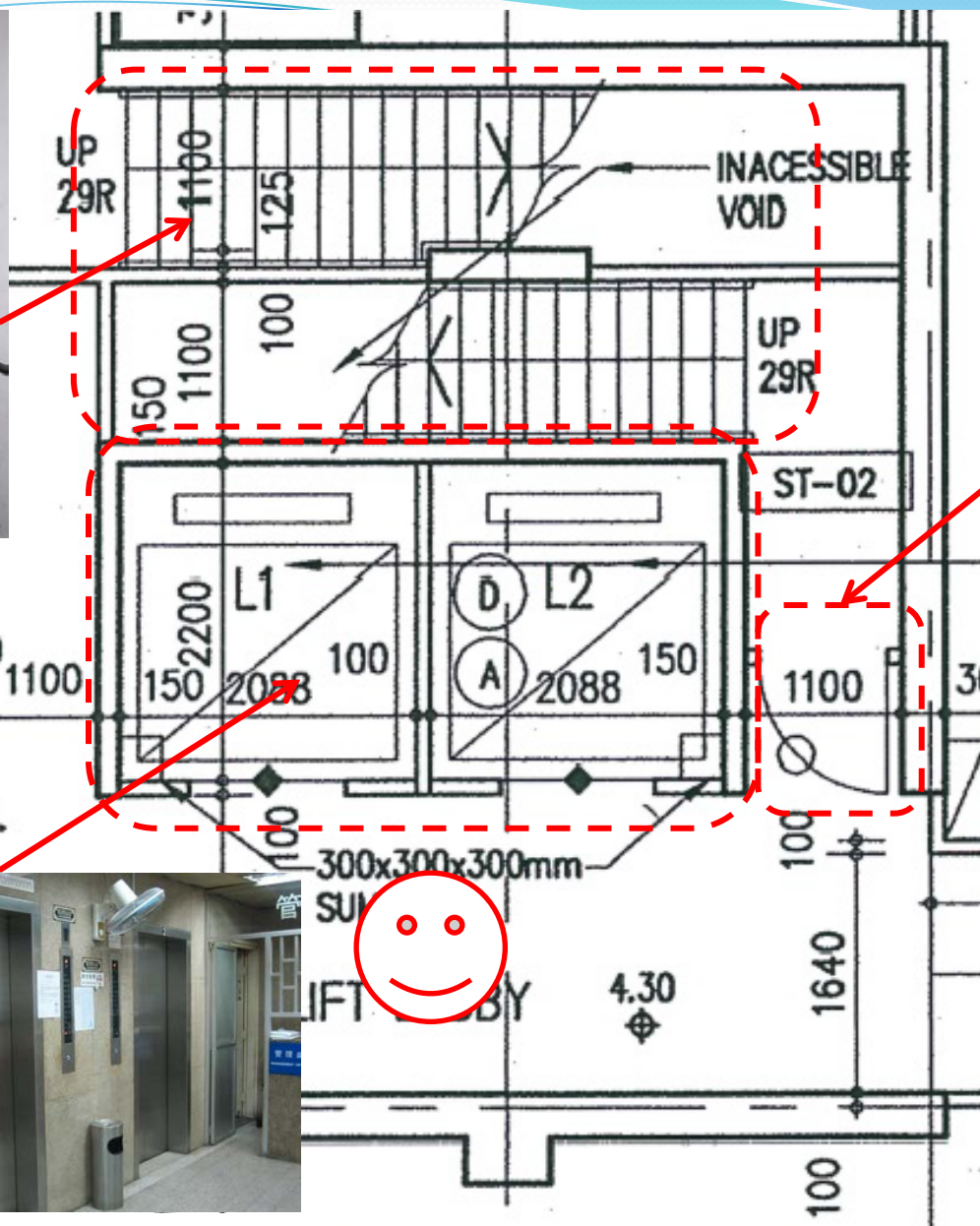
門 (door)



升降機大堂  
(Lift lobby)



樓梯 (Staircase)

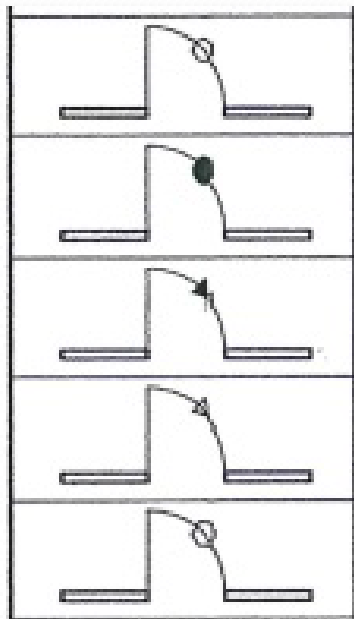


門 (door)



升降機 (Lift)

# 門(Door)



30分鐘完整性及隔熱性耐火效能防火自掩門, 附有防火玻璃窗  
(-/30/30 F.R.R. self-closing door with upper vision panel)

60分鐘完整性及隔熱性耐火效能防火自掩門, 附有防火玻璃窗  
(-/60/60 F.R.R. self-closing door with upper vision panel)

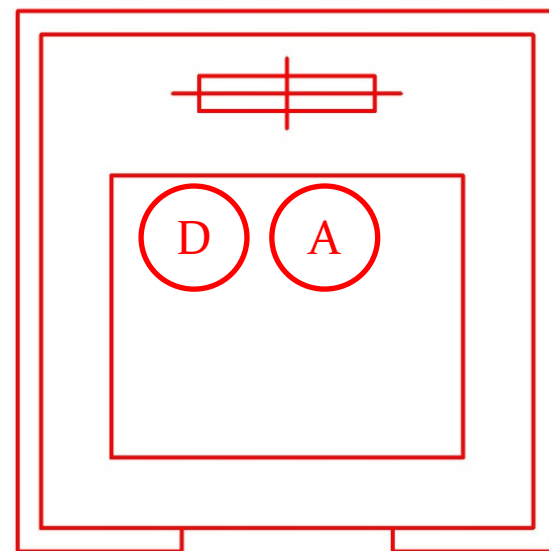
60分鐘完整性及隔熱性耐火效能防火自掩門  
(-/60/60 F.R.R. self-closing door)

30分鐘完整性及隔熱性耐火效能防火自掩門  
(-/30/30 F.R.R. self-closing door)

附有普通玻璃窗的門  
(door with plain glass upper panel)

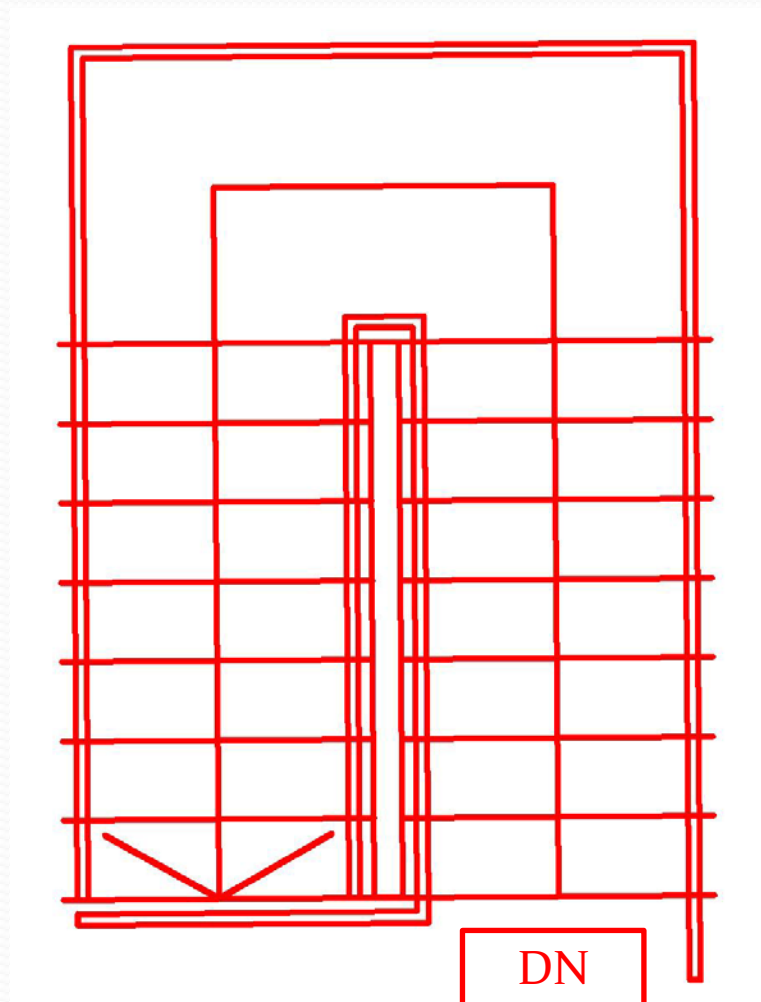


# 升降機 (Lift)

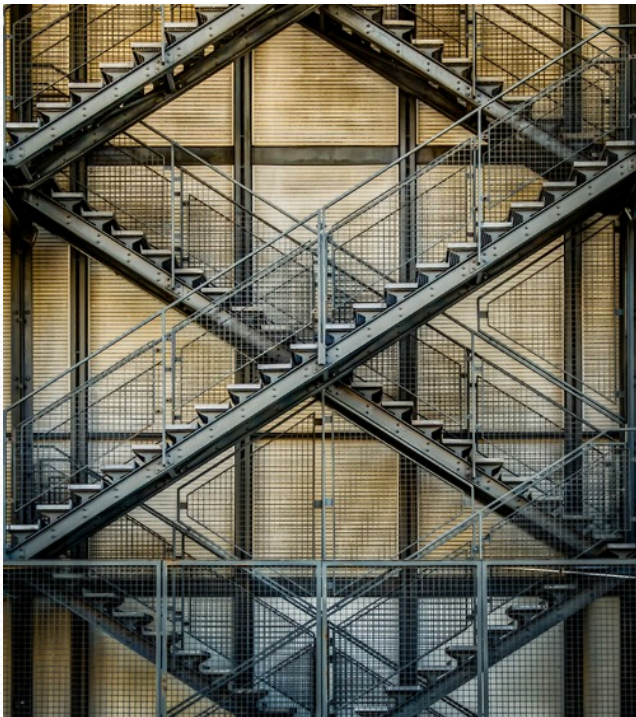
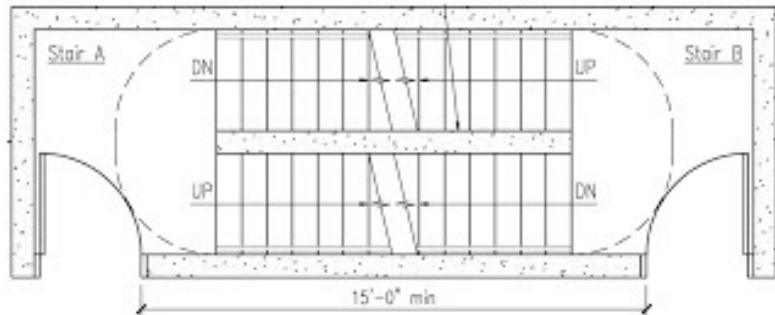




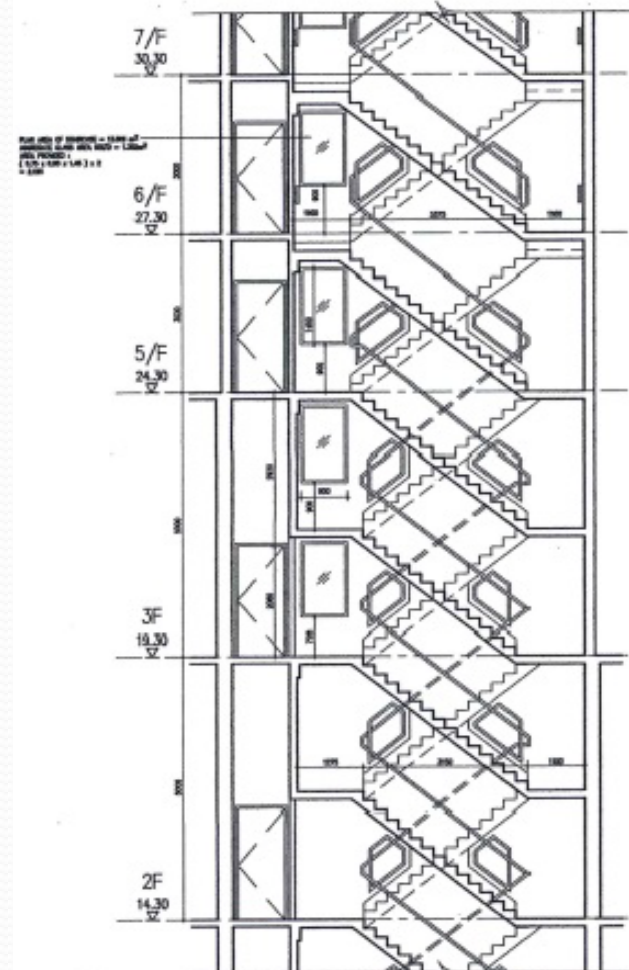
# 樓梯 (staircase)



# 鉸剪梯 (Scissor staircase)

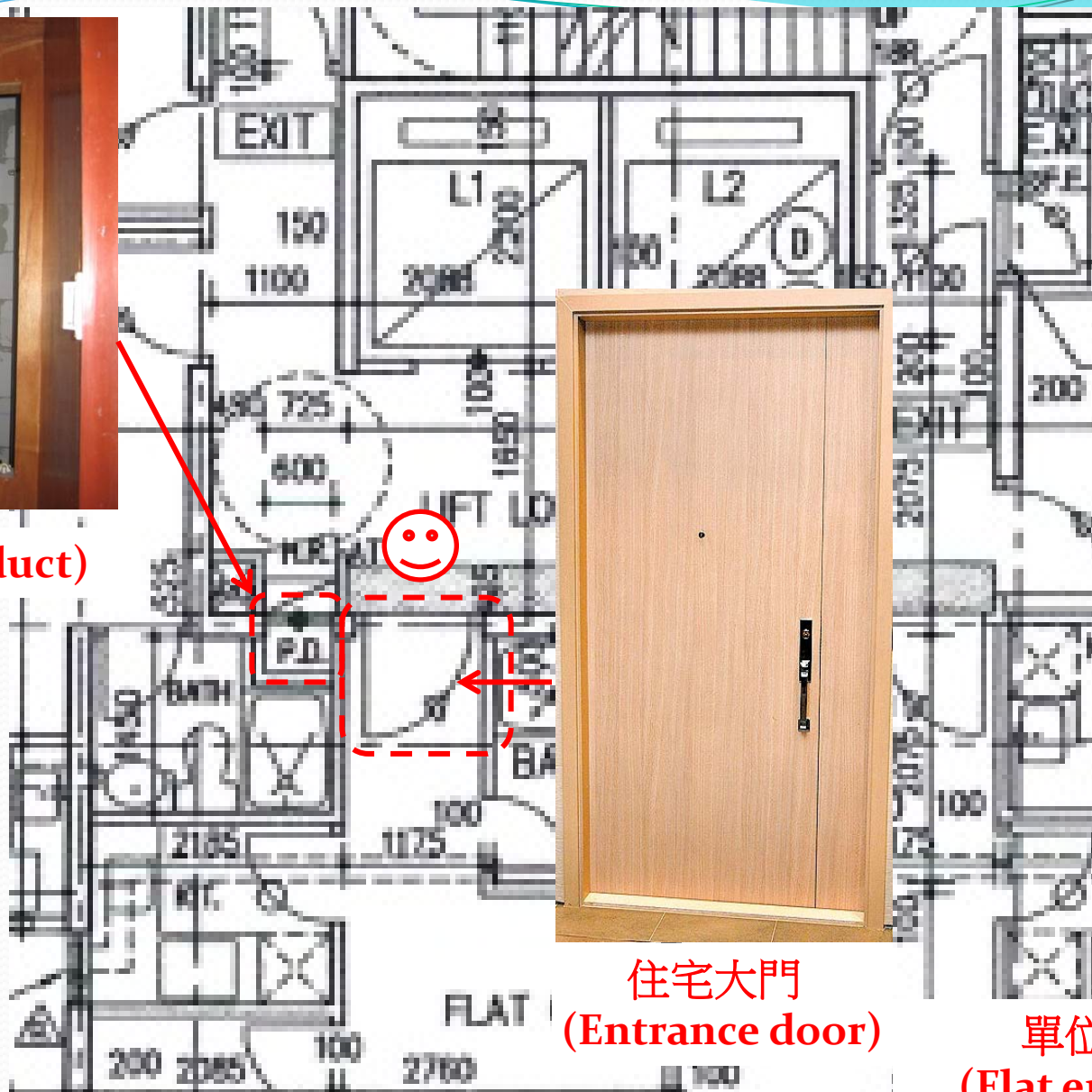


STAIRCASE SECTION AT TYPICAL & PODIUM FLOOR :





管槽 (Pipe duct)



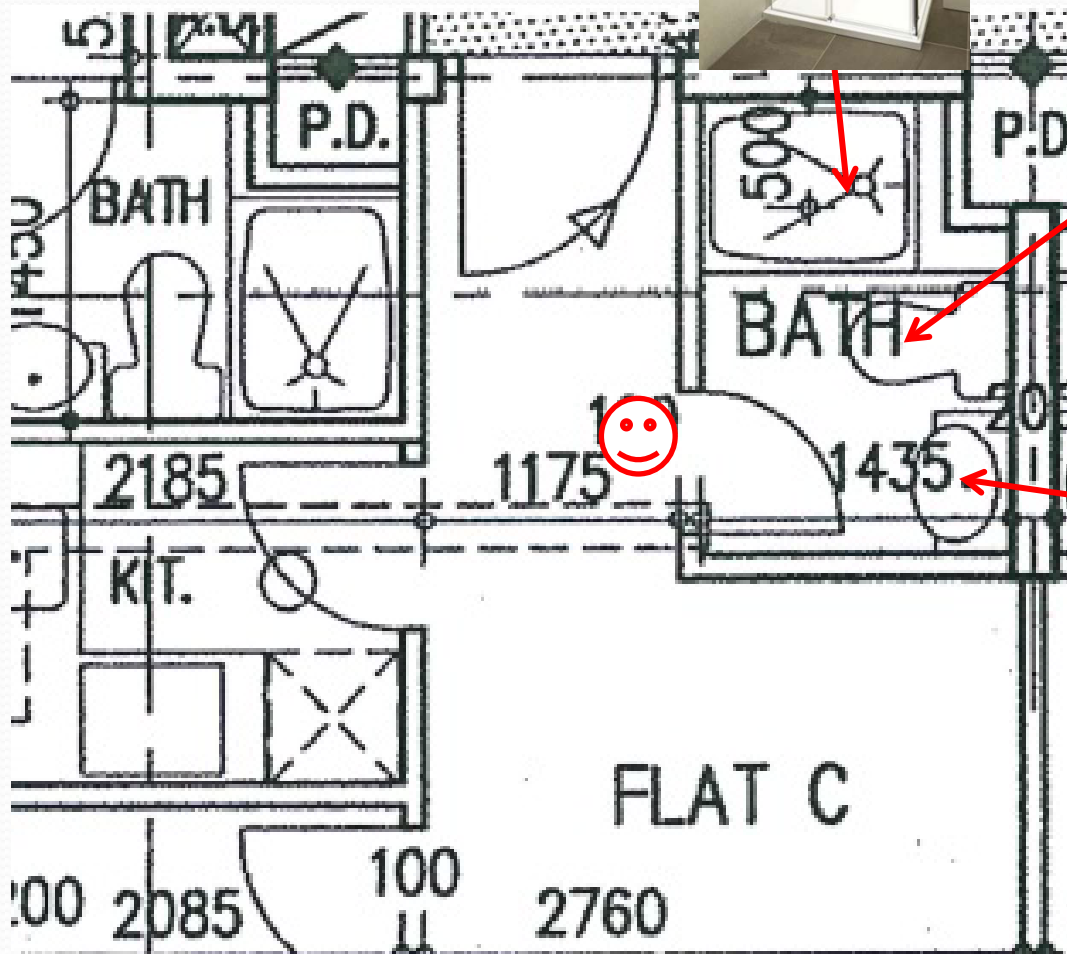
住宅大門  
(Entrance door)

單位門前  
(Flat entrance)

# 浴室 (Bathroom)



淋浴間  
(Shower tray)



水廁  
(Water closet)



盥洗盆  
(Basin)

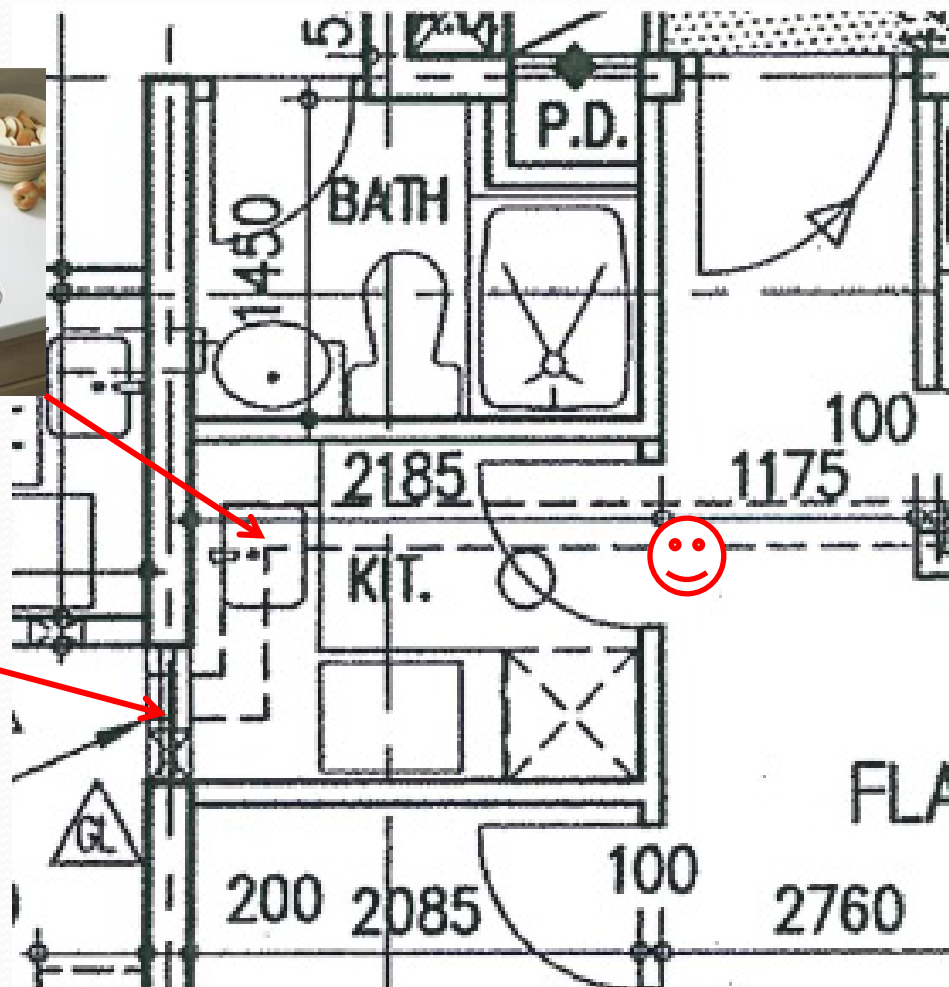
# 廚房 (Kitchen)



洗滌盆 (Sink)



窗 (Window)



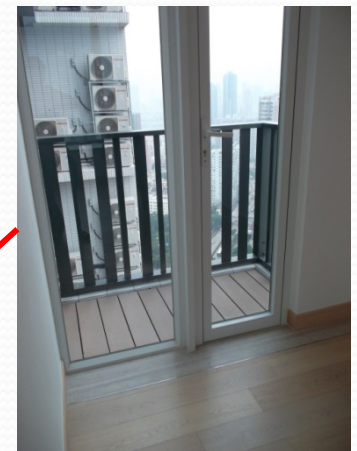
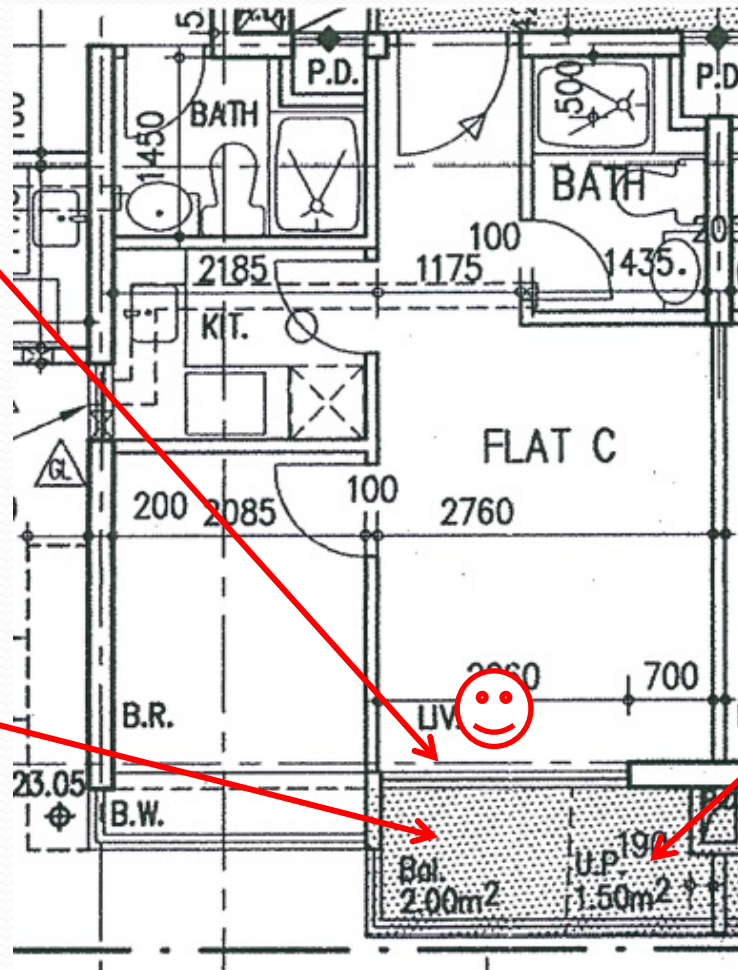
# 起居室 (Living room)



趟門  
(Sliding door)



露台 (Balcony)



工作平台  
(Utility platform)

# 立面圖

# Elevations

# Floor Plan

平面圖

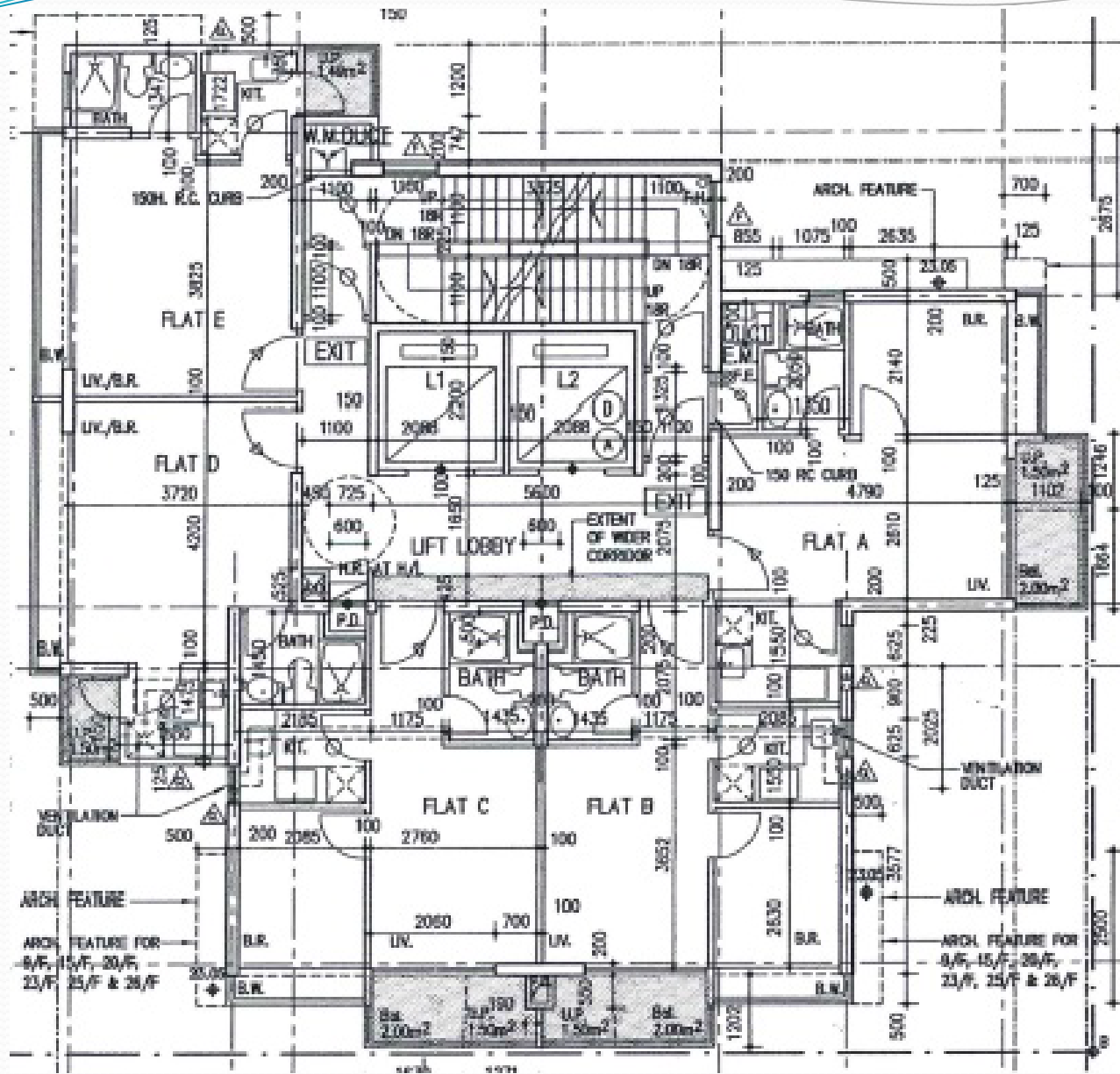


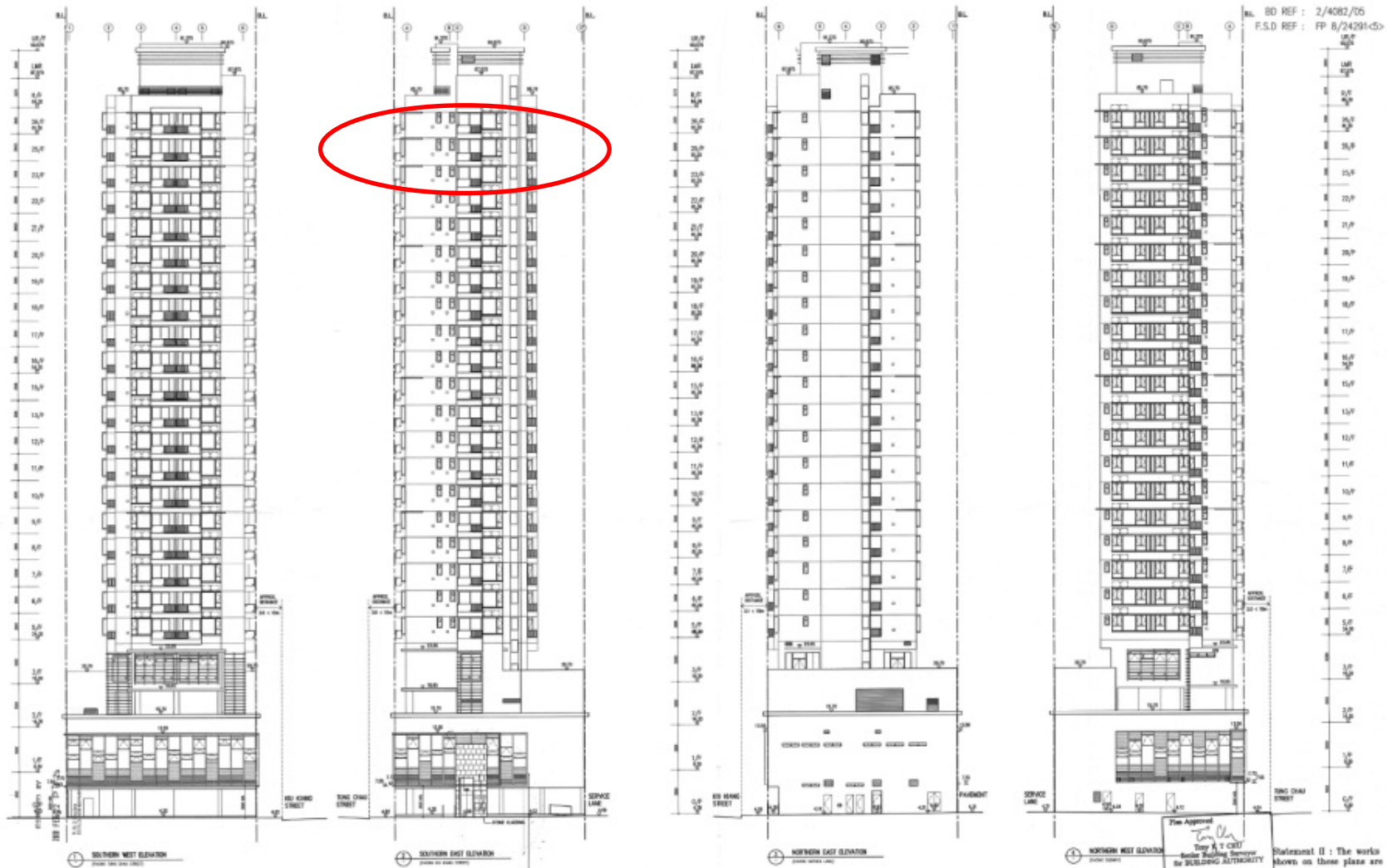
# Elevations

立面圖









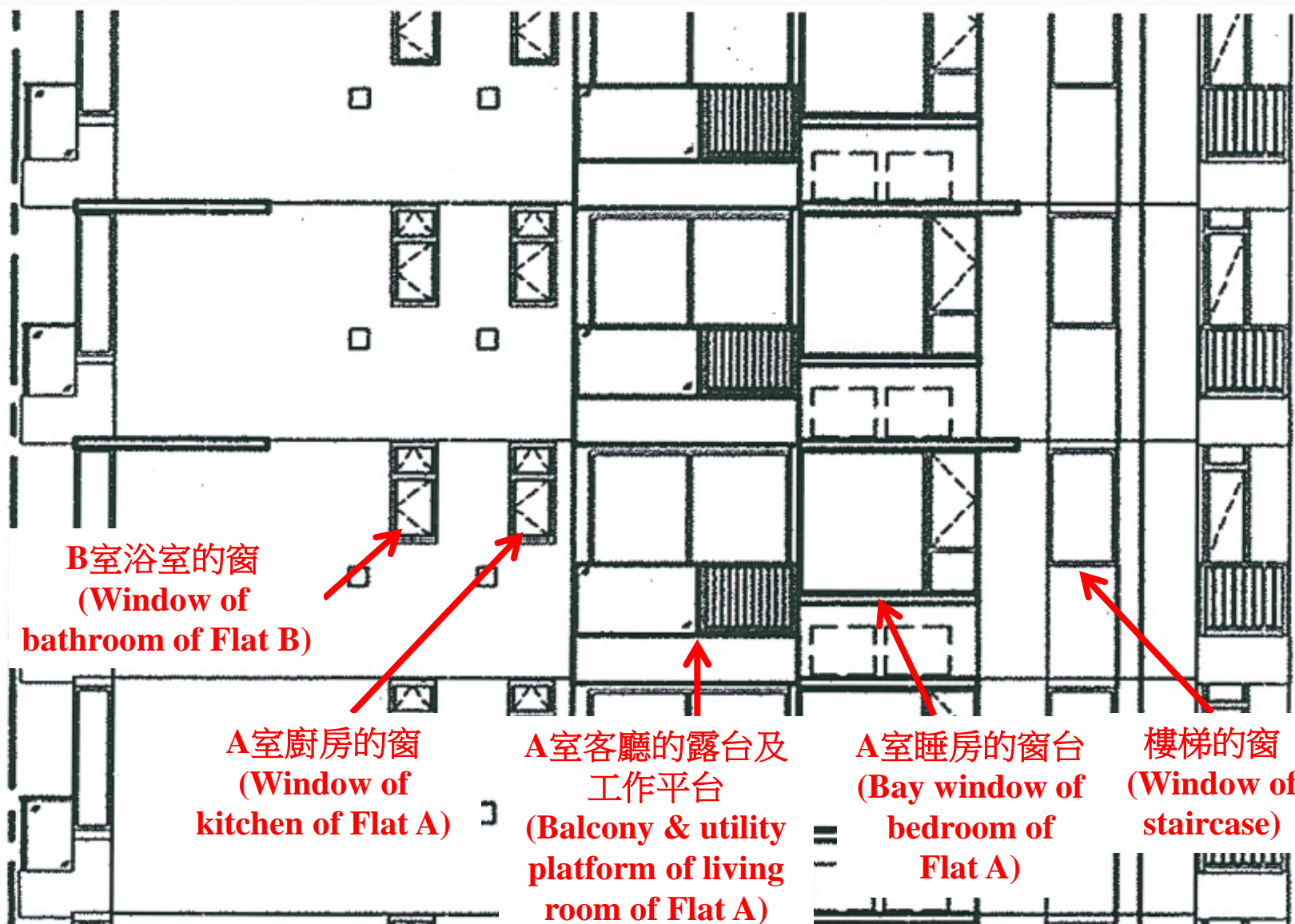
BD REF : 2/4082/06  
 F.S.D REF : FP 8/24291<5>

Fine Approved  
 Tony A. J. CHOI  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 17 FEB 2007

Statement II : The works shown on these plans are TYPE II WORKS in respect of which the Building Authority's consent is applied for.

AMENDED PLAN

<p>PROJECT:          COMPOSITE DEVELOPMENT AT 332-336 TUNG CHAU ST.,          NKIL 2263, 2175 SA. &amp; RP, SHAM SHUI PO</p>	<p>APPROVER BY : CCI</p>	<p>NOTES:          DO NOT SCALE DIMENSIONS          DIMENSIONS ARE IN METERS</p>	<p>REVISION DATE : 22-02-2007 (APP.) 28-11-2007</p>	<p>DATE : 1 - 2007 (REV. 004) 22-02-2007 (APP.)</p>
	<p>DRAWN BY : LMS</p>		<p>11-04-2006 27-07-2007 27-11-2007 (APP.)</p>	
<p>SCALE : 1 : 200 (REV. 004) 22-02-2007 (APP.)</p>	<p>DRAWN BY : CCI</p>	<p>DATE : 22-02-2007 27-08-2007 (APP.)</p>	<p>10-05-2006 (APP.) 04-09-2007 22-03-2008</p>	<p>DATE : 1 - 2007 (REV. 004) 22-02-2007 (APP.)</p>
	<p>DATE : 1 - 2007</p>		<p>DATE : 22-02-2007 27-08-2007 (APP.)</p>	<p>DATE : 1 - 2007 (REV. 004) 22-02-2007 (APP.)</p>



**B室浴室的窗  
(Window of  
bathroom of Flat B)**

**A室廚房的窗  
(Window of  
kitchen of Flat A)**

**A室客廳的露台及  
工作平台  
(Balcony & utility  
platform of living  
room of Flat A)**

**A室睡房的窗台  
(Bay window of  
bedroom of  
Flat A)**

**樓梯的窗  
(Window of  
staircase)**

# 截面圖

# Sections

# Sections 截面圖



# 截面符號 (Section mark)

截面圖的方向

DIRECTION OF THE SECTION CUT

LOCATION INDICATES AMOUNT CUT

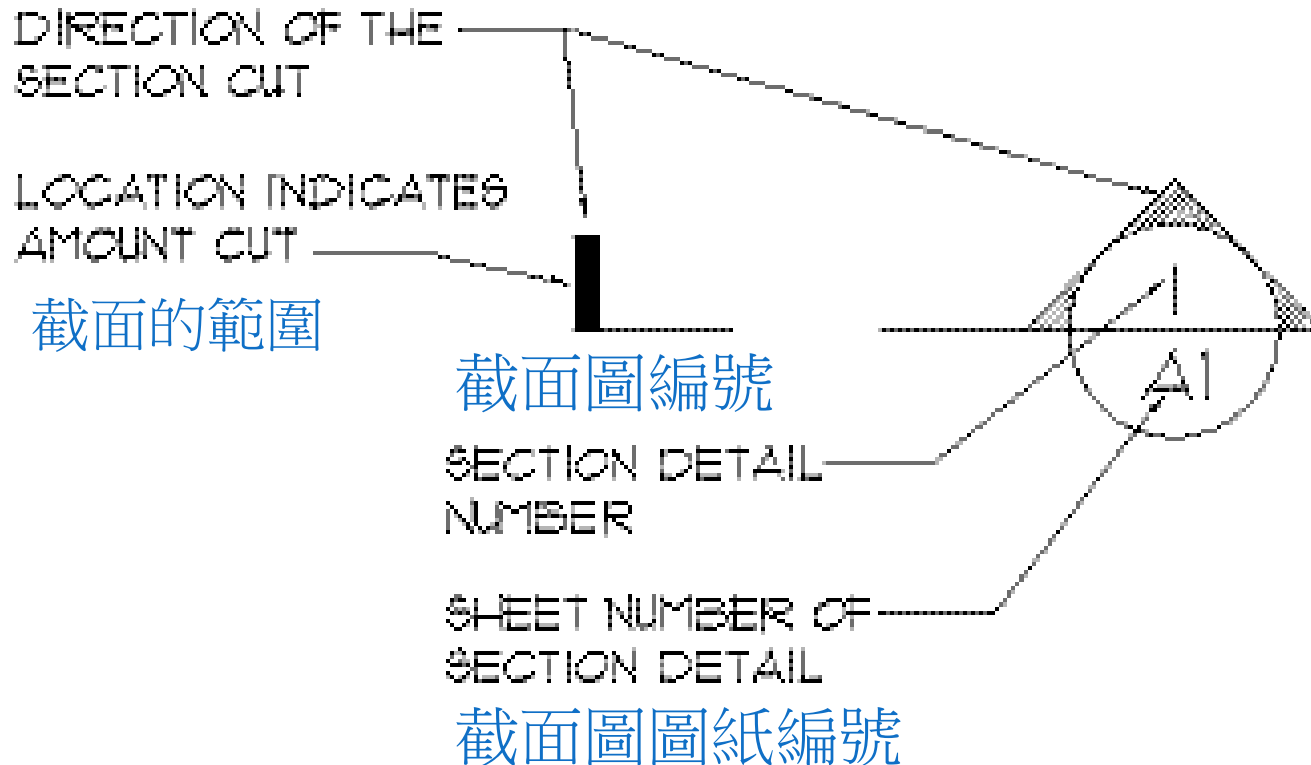
截面的範圍

截面圖編號

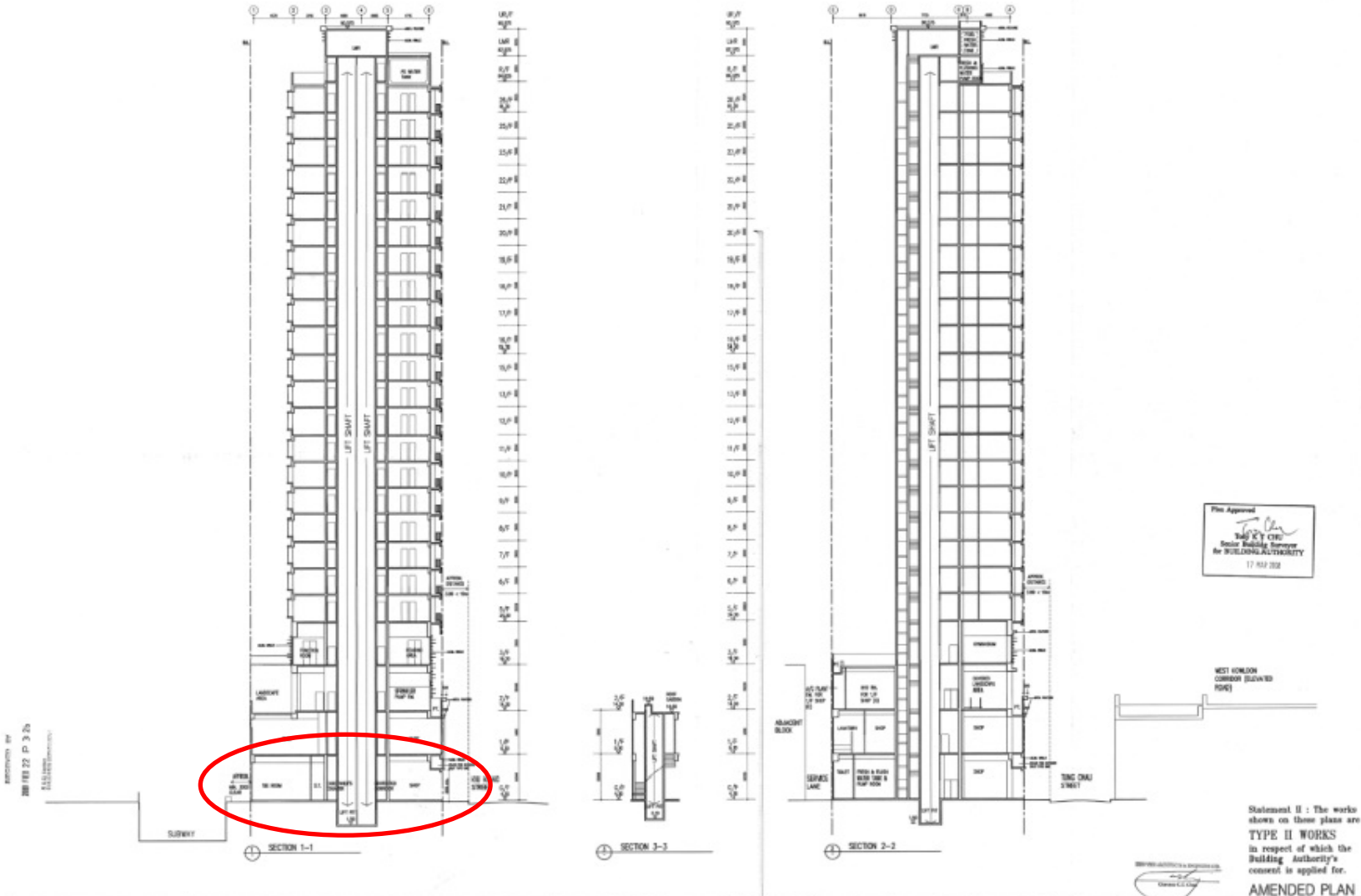
SECTION DETAIL NUMBER

SHEET NUMBER OF SECTION DETAIL

截面圖圖紙編號







Plan Approval  
 17 FEB 2008

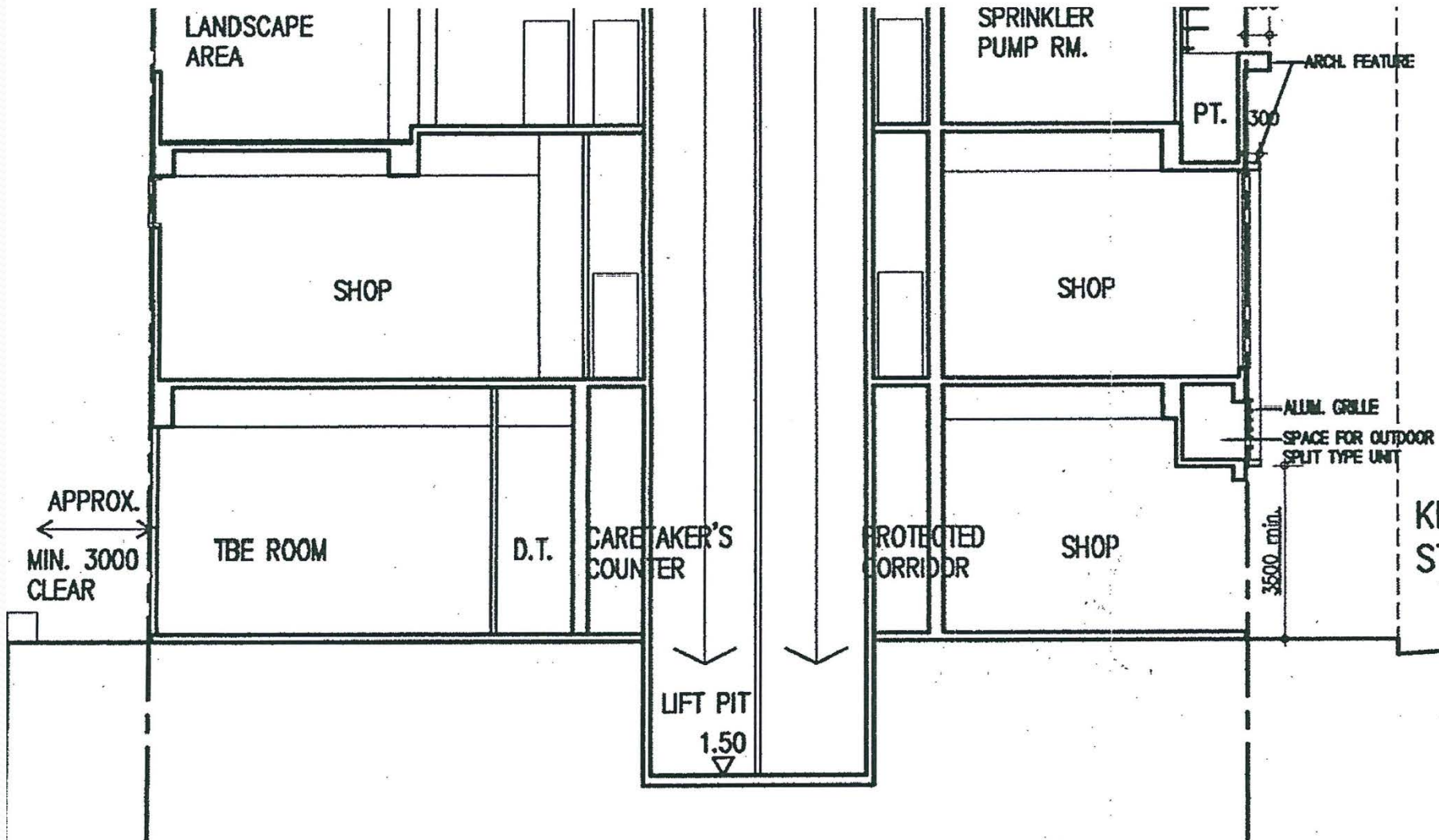
WEST HONGKONG  
 CORRIDOR (ELEVATED  
 ROAD)

Statement II : The works  
 shown on these plans are  
**TYPE II WORKS**  
 in respect of which the  
 Building Authority's  
 consent is applied for.

AMENDED PLAN

興業建築師 PROJECT: COMPOSITE DEVELOPMENT AT 332-338 TUNG CHAU ST. NKIL 2283, 2175 SA. & RP, SHAM SHUI PO	APPROVED BY: CCT	NOTES: 1. ALL NEW WALLS SHALL BE FINISHED ACCORDING TO THE PLAN.	REVISION DATE: 23-01-2007 (APP.)	28-11-2007	TITLE: SECTION 1-1 & 2-2 SCALE: 1 : 500 DATE: 2008-02-22 (REV. 01)	NO. 050901
	DRAWN BY: LMS		21-01-2007	21-03-2007 (APP.)		NO. A-05
	CHECKED BY: CCT		04-09-2007	23-05-2008		
	DATE: 20-01-2008		21-09-2007 (APP.)			





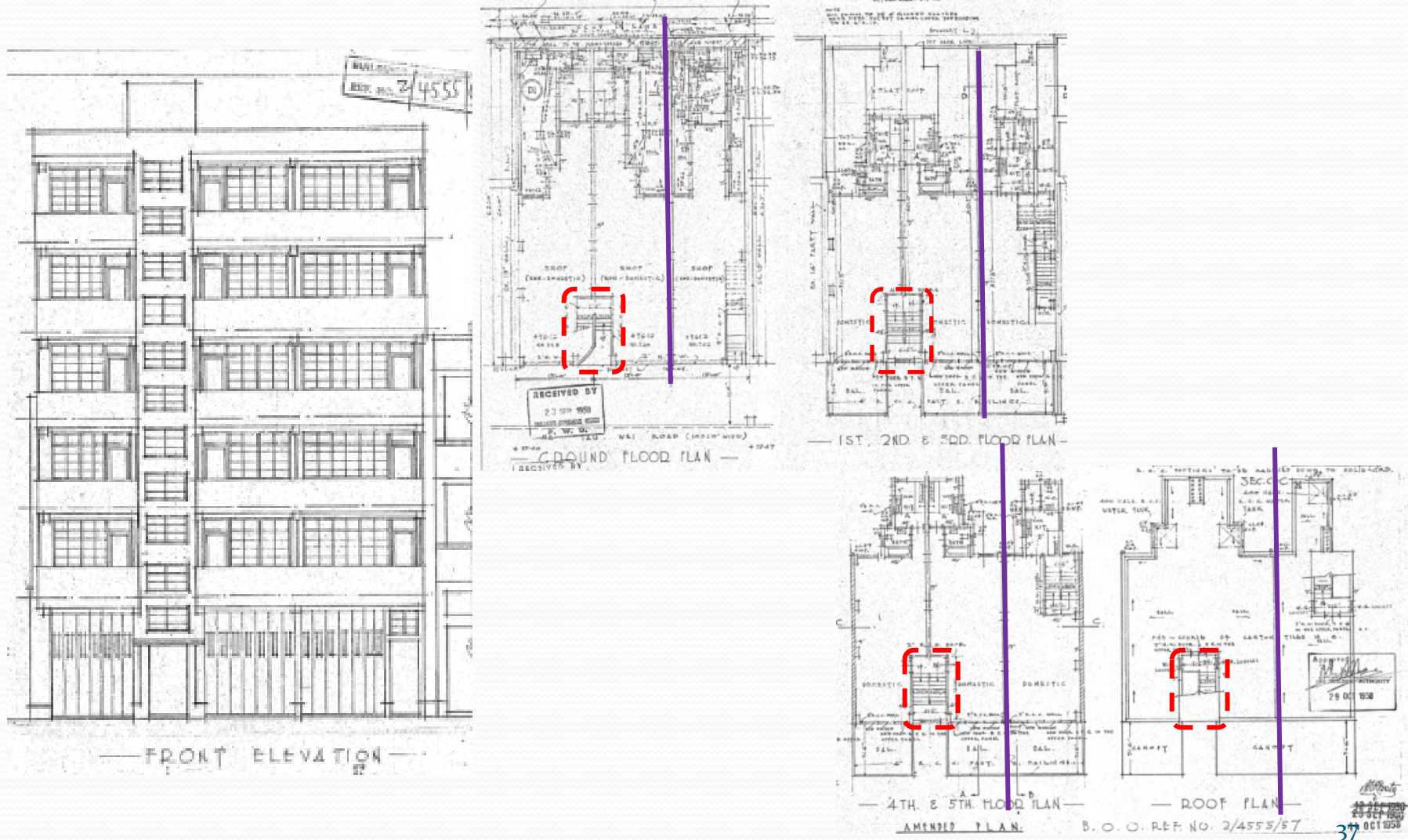
總樓面面積，  
上蓋面積計算 & 附表  
(Gross Floor Area, Site  
Coverage Calculations &  
Schedules)



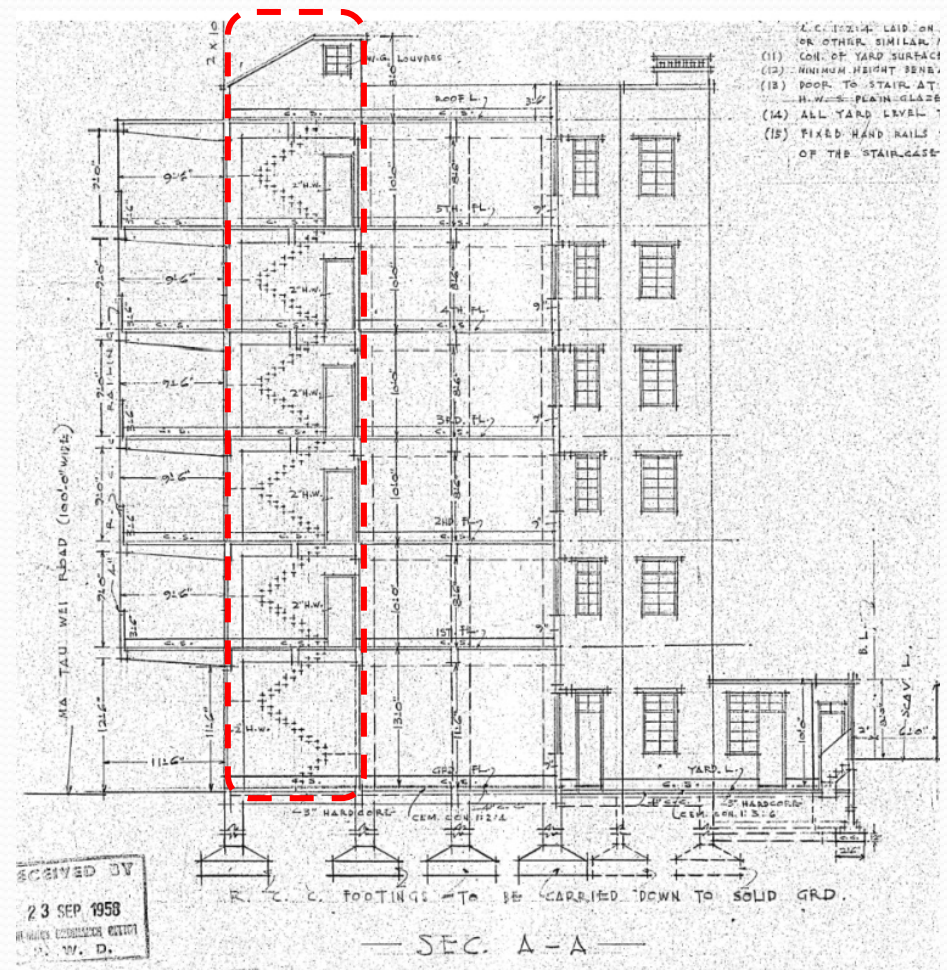
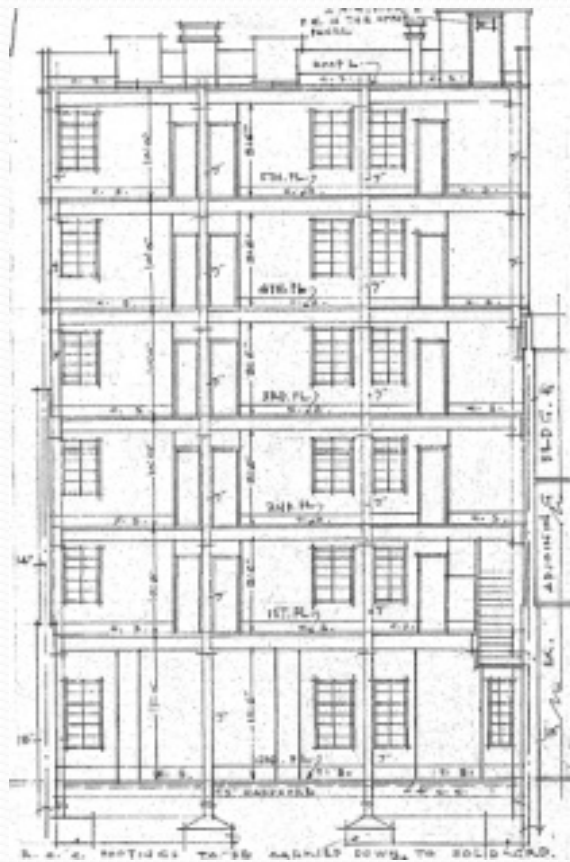
樓宇特點

Special features of  
buildings

# 單梯樓宇 (Single staircase building)



# 單梯樓宇 (Single staircase building)

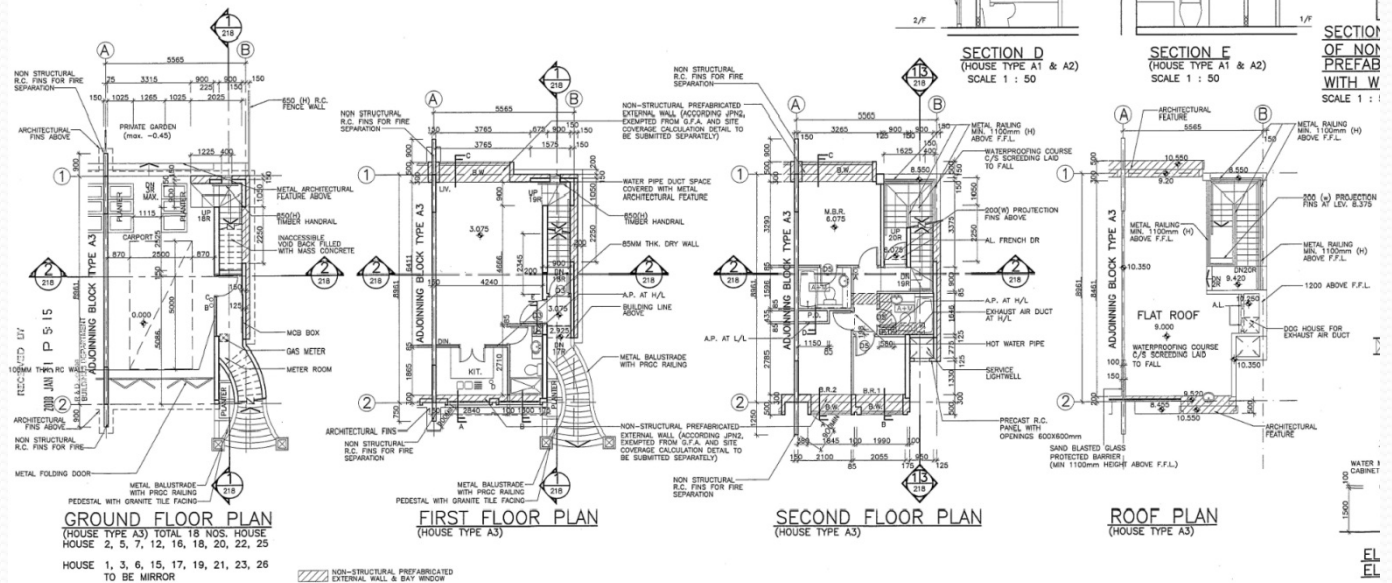
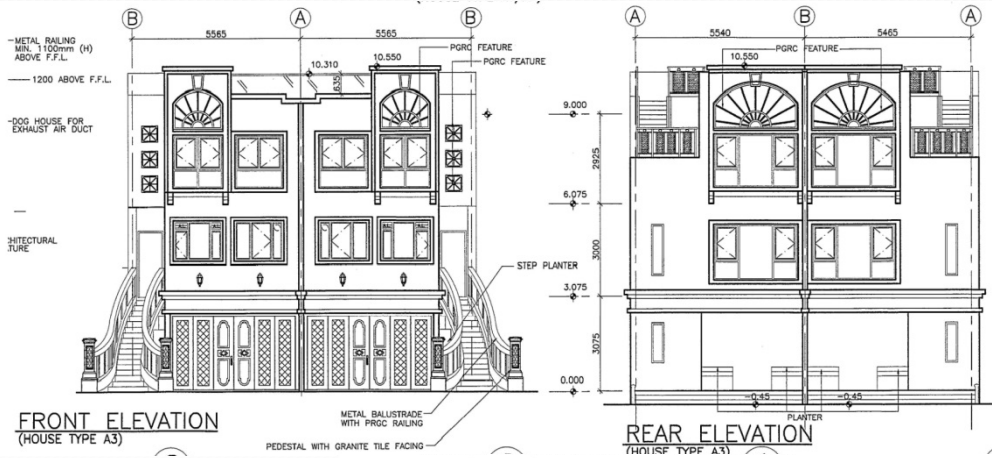


# 單一家庭住宅 (Single family house)

- 不超過三層  
( $\leq 3$  domestic storeys)
- 最高樓層不超過13米  
(Highest floor  $\leq 13\text{m}$ )
- 單一家庭佔用  
(For single family)

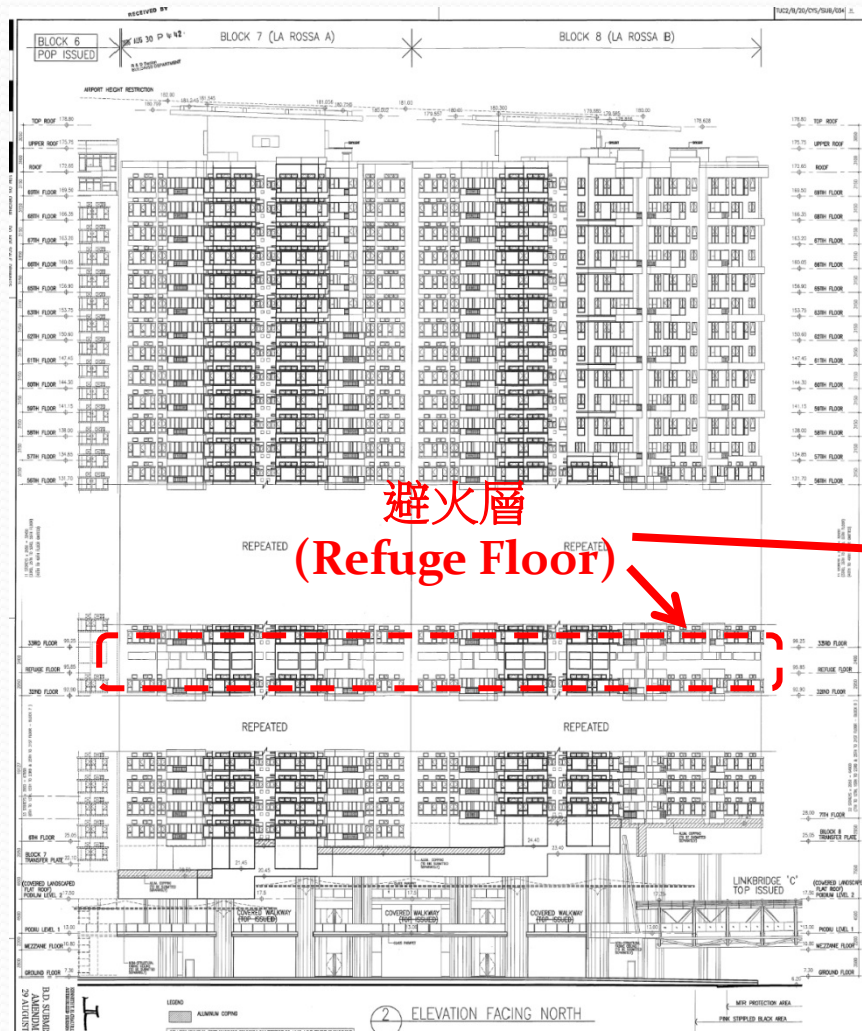


# 單一家庭住宅 (Single family house)





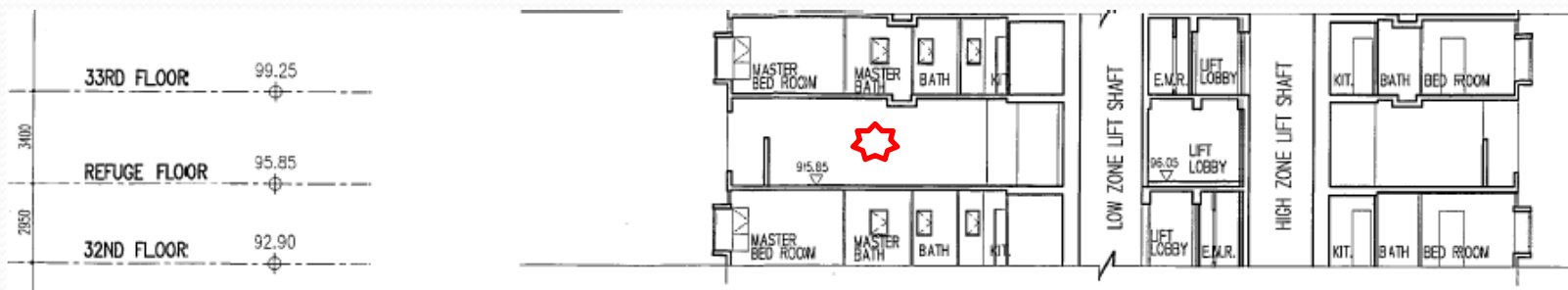
# 避火層 (Refuge Floor)



# 避火層 (Refuge Floor)

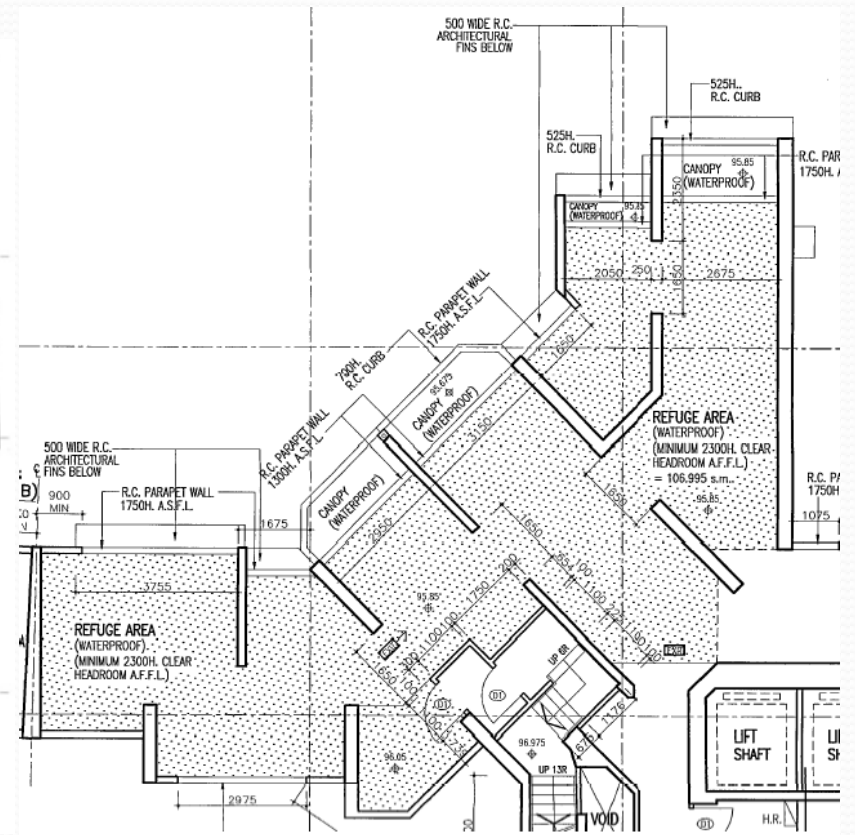
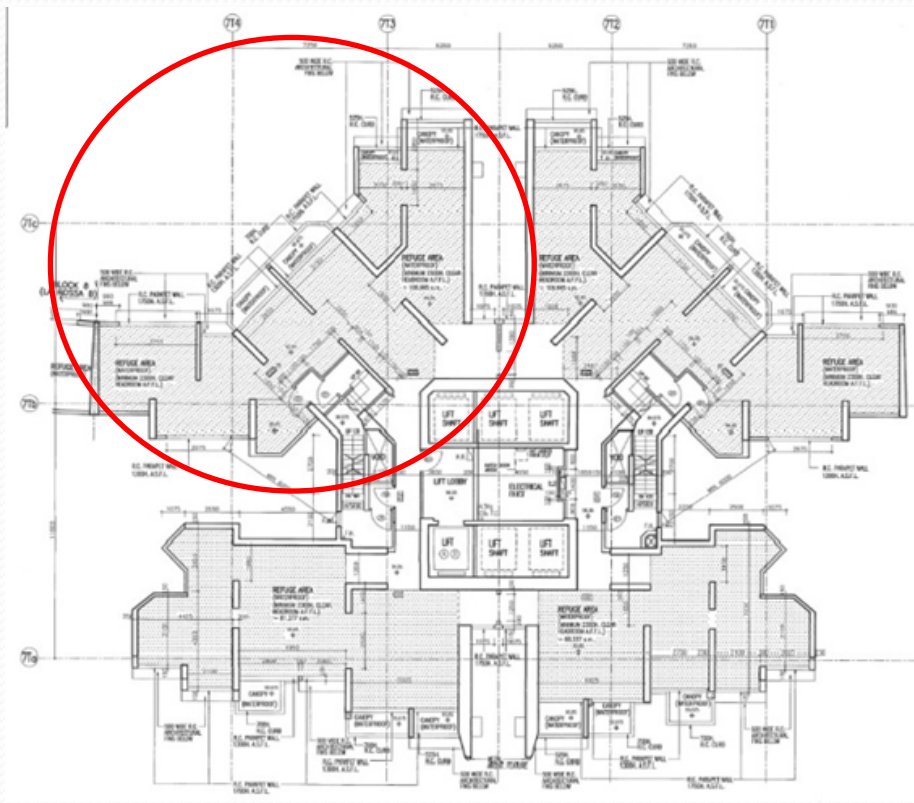


立面圖 (Elevation)

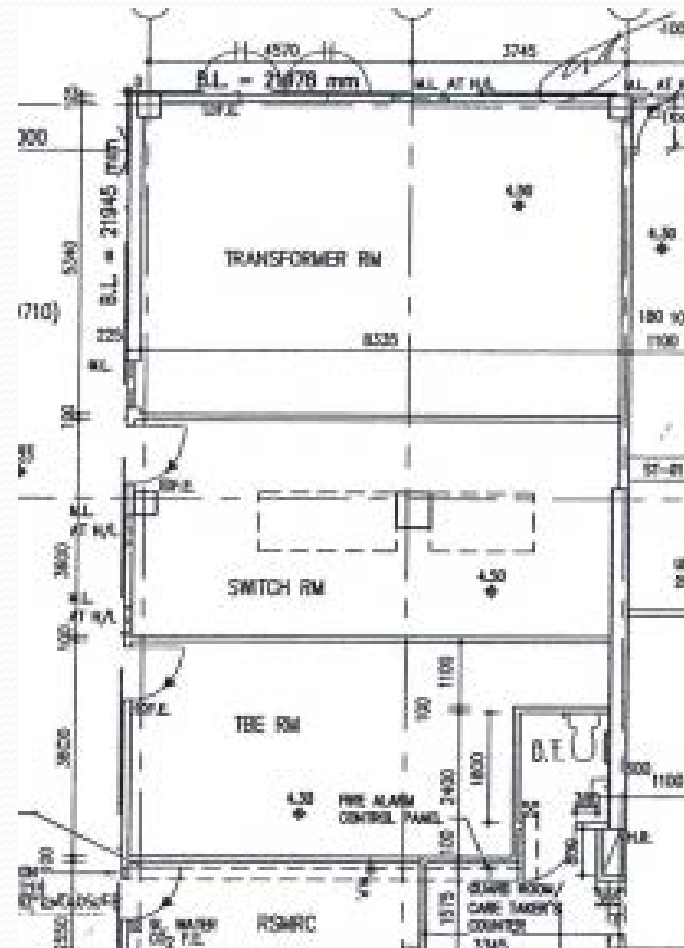


截面圖 (Section)

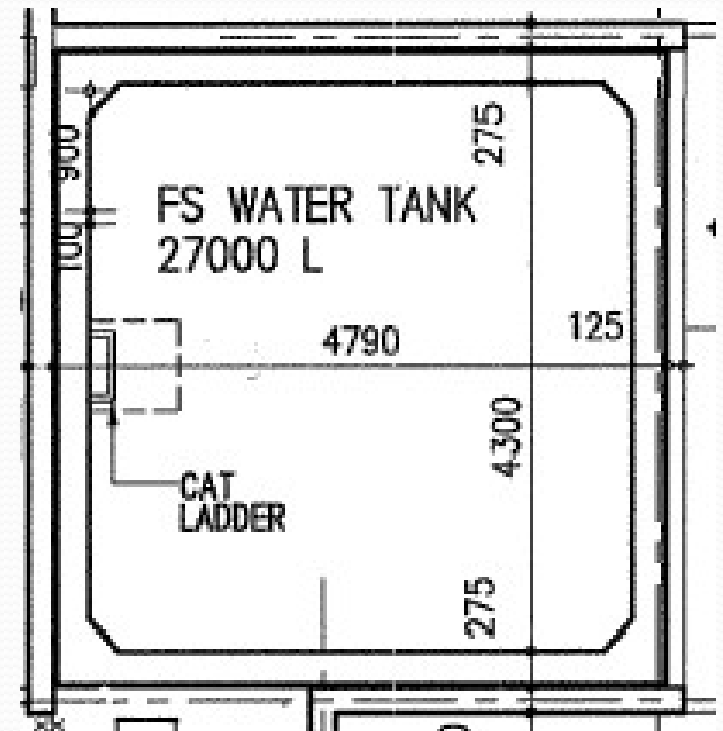
# 避火層 (Refuge Floor)



# 機房 (Plant room)



# 水箱 (Water tank)

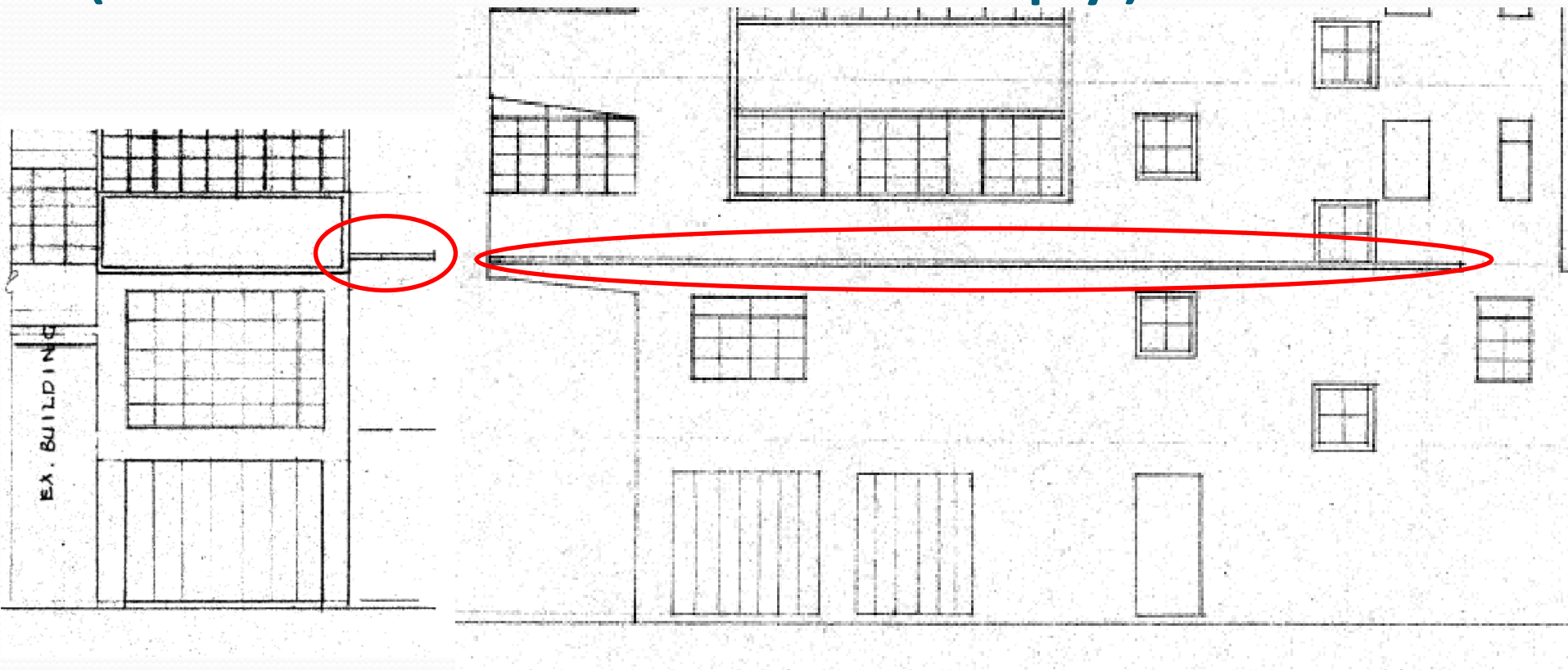


# 懸臂式平板簷篷 (Cantilevered Slab Canopy)



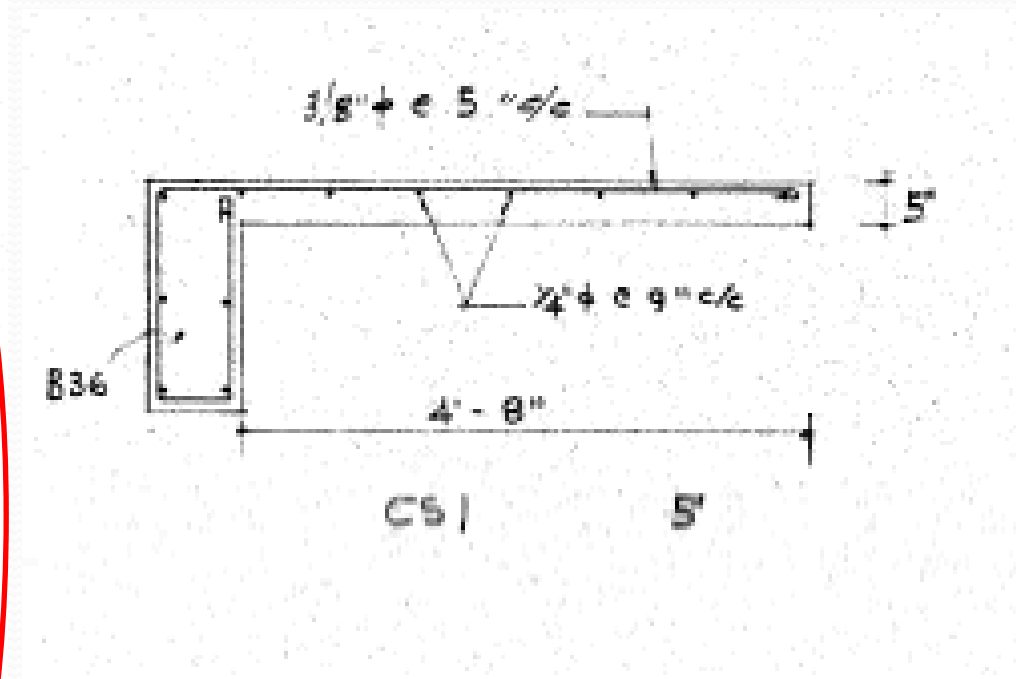
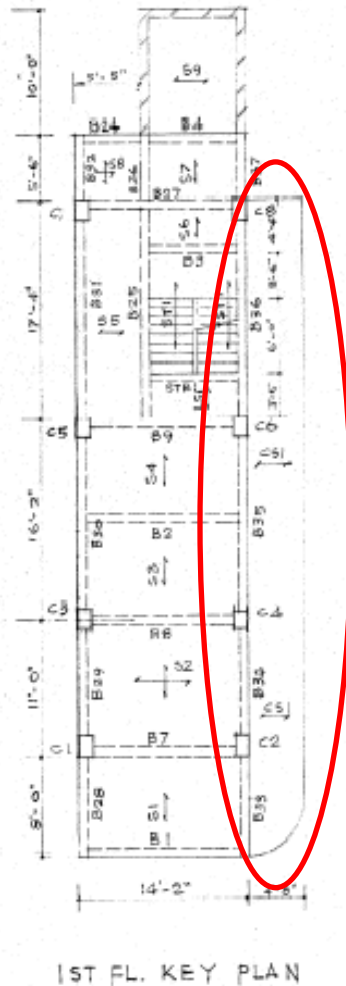
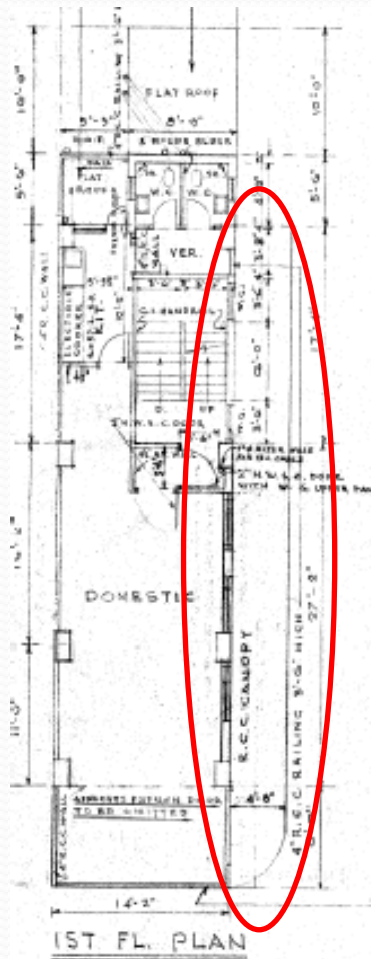
# 懸臂式平板簷篷

## (Cantilevered Slab Canopy)



# 懸臂式平板簷篷

## (Cantilevered Slab Canopy)





# 耐火效能

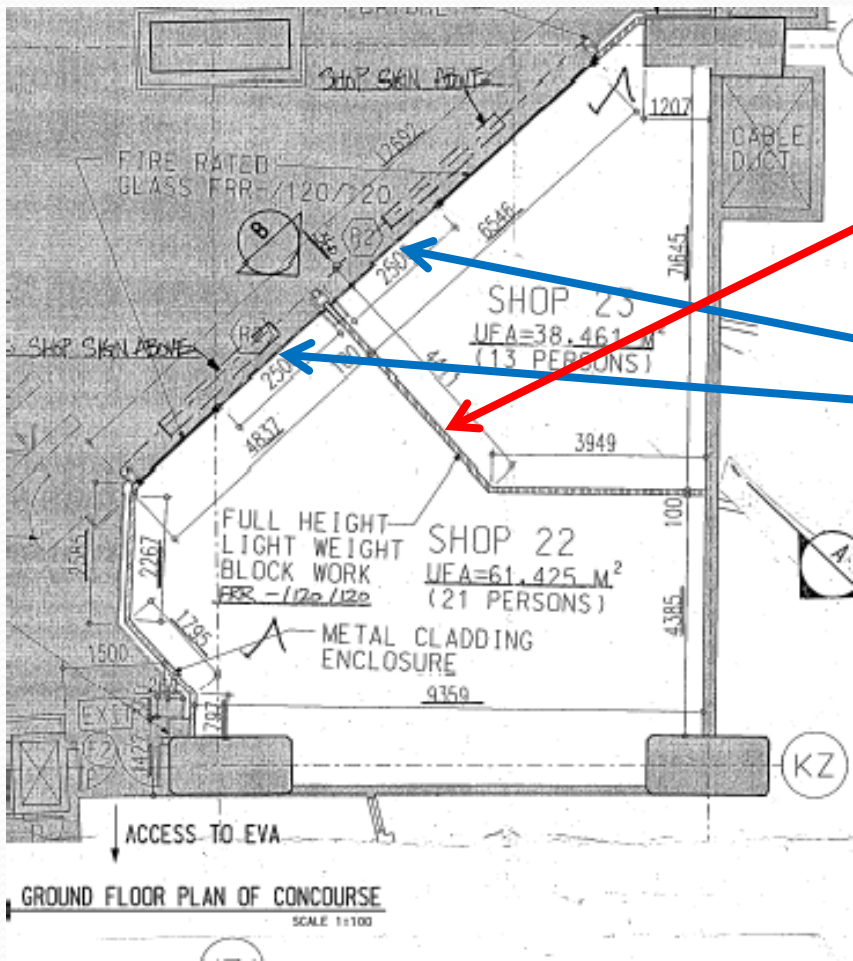
## (Fire resistance rating FRR)

“耐火效能”指建築構件按照ISO 834、BS 476: 20-24部或同等標準測試時能抵受火力的時間。建築構件的耐火效能主要由三個準則組成，即X/Y/Z，其中：

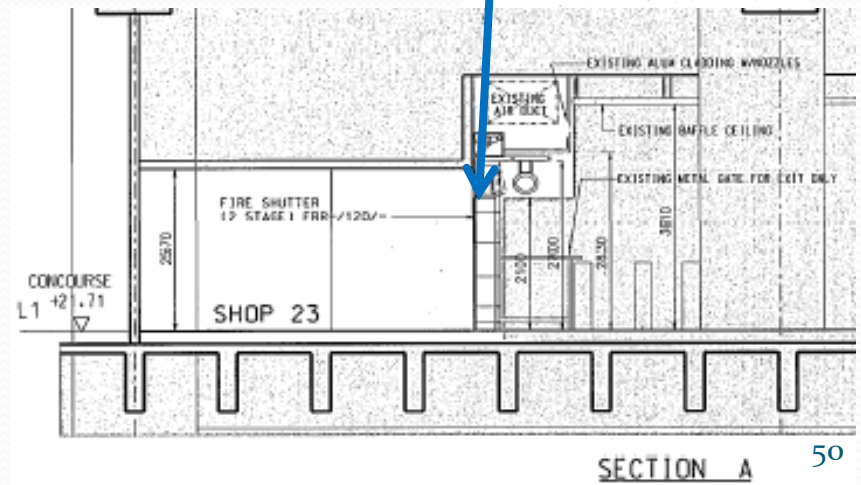
- X – 穩定性耐火效能（分鐘）(Stability)
- Y – 完整性耐火效能（分鐘）(Integrity)
- Z – 隔熱性耐火效能（分鐘）(Insulation)

# 耐火效能

## (Fire resistance rating FRR)



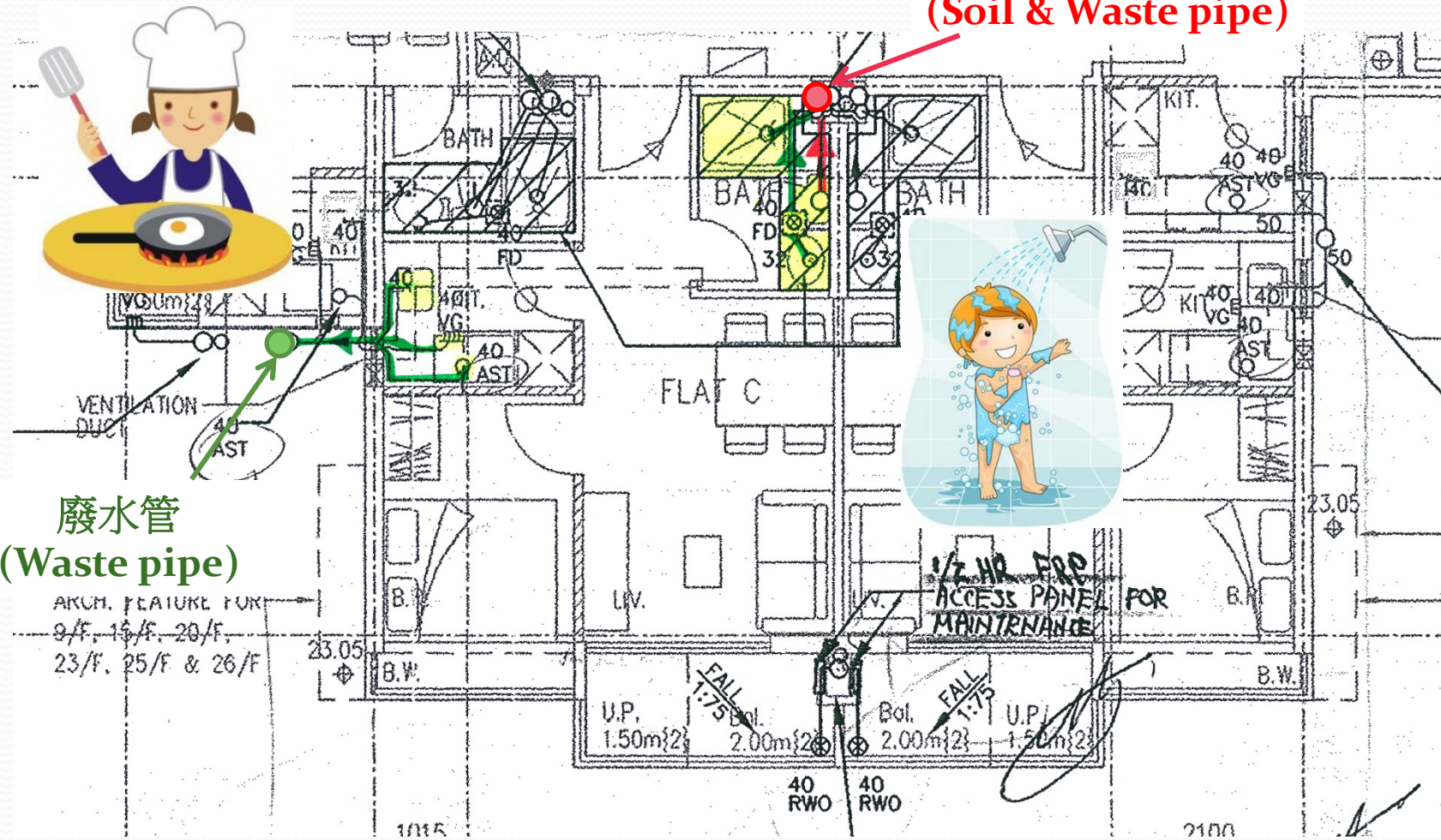
-  LIGHT WEIGHT BLOCK WORKS  
FRR-120/120  
輕質磚隔牆  
120分鐘完整性及隔熱性耐火效能
-  STEEL WORKS
-  GLASS WORKS
-  NON-A&A WORKS AREA
-  BOUNDARY LINE
-  EXISTING WORKS TO BE DEMOLISHED
-  STRUCTURAL FLOOR LEVEL
-  FINISHED FLOOR LEVEL
-  FIRE SHUTTER (2 STAGE) FRR-120/-  
防火閘, 120分鐘完整性耐火效能
-  EXIT SIGN



污水和雨水，  
何去何從？

Sewage & Rainwater,  
where to go?

## 便溺污水及廢水管 (Soil & Waste pipe)



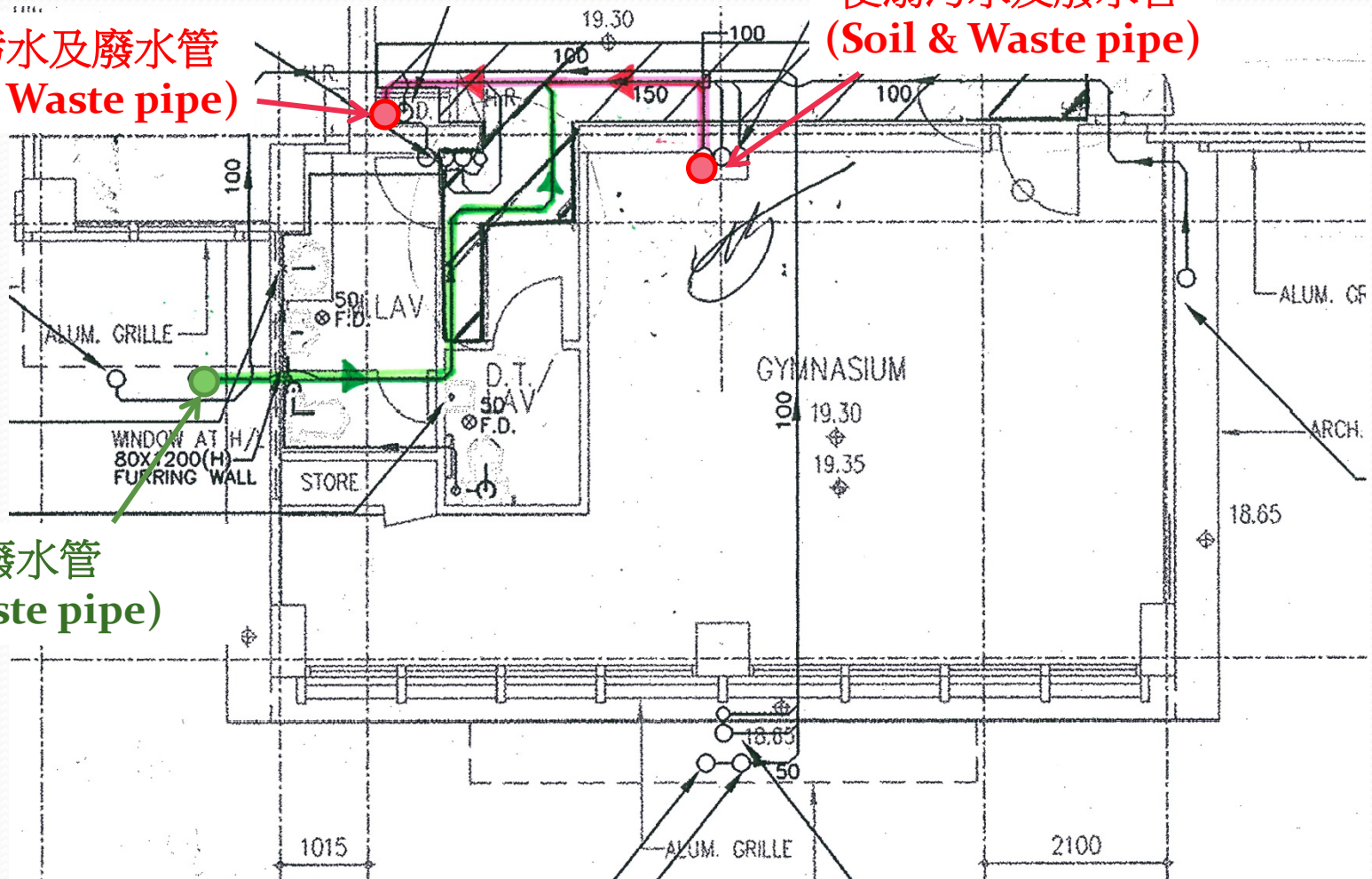
## 廢水管 (Waste pipe)

ARCH. FEATURE FOR  
9/F, 16/F, 20/F,  
23/F, 25/F & 26/F

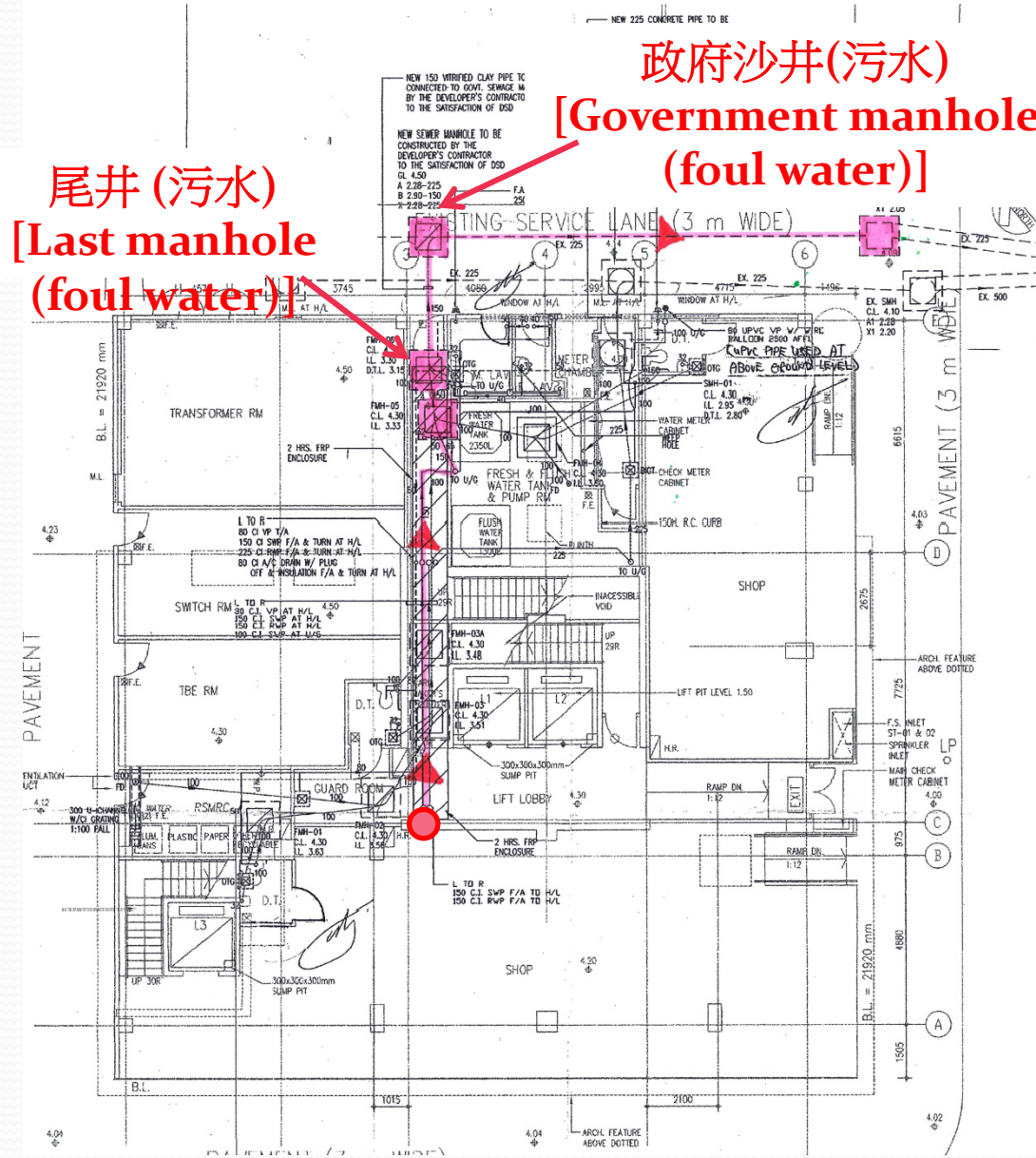
便溺污水及廢水管  
(Soil & Waste pipe)

便溺污水及廢水管  
(Soil & Waste pipe)

廢水管  
(Waste pipe)



3字樓排水渠的  
布局略圖  
(3/F Drainage layout)



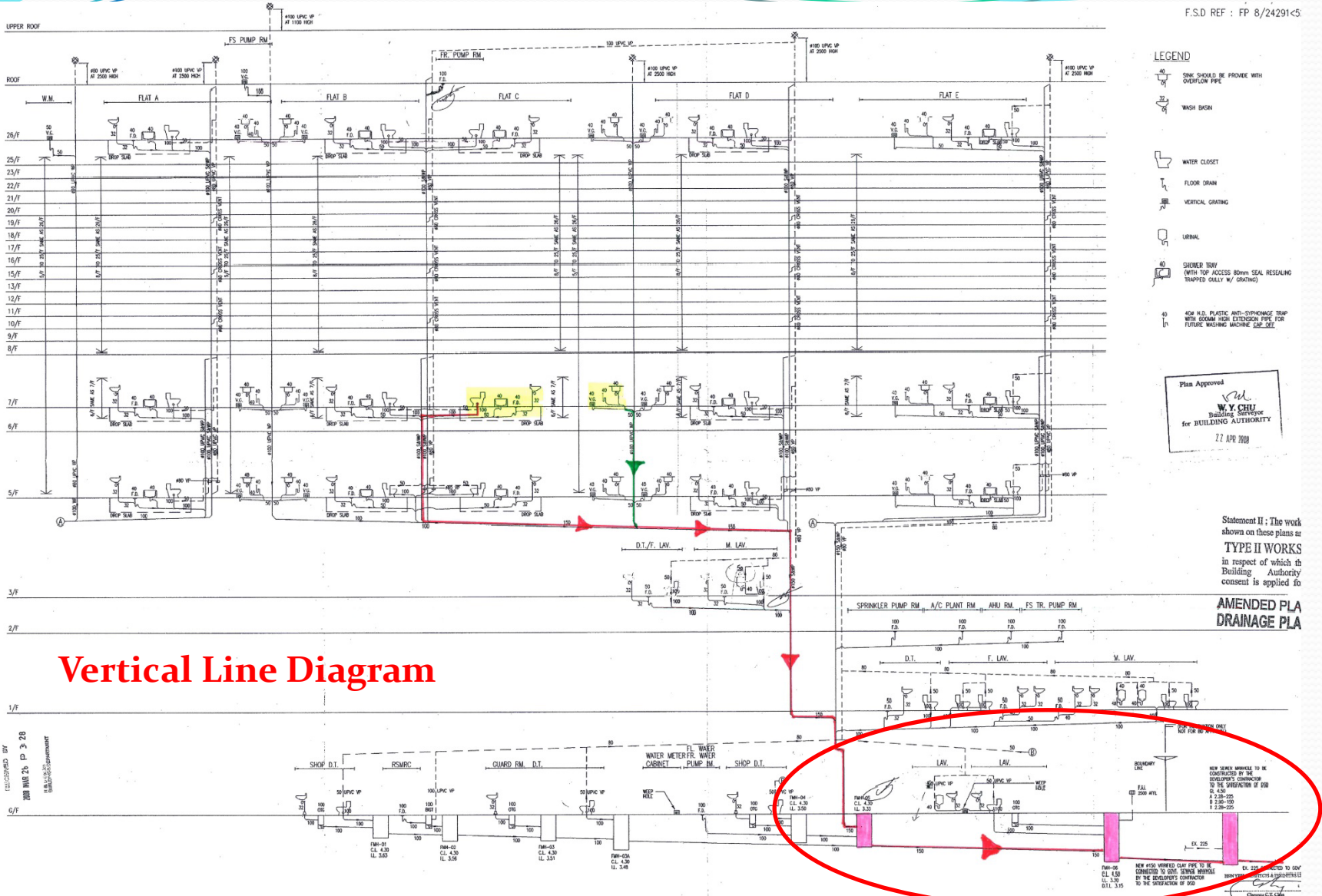
政府沙井(污水)

[Government manhole (foul water)]

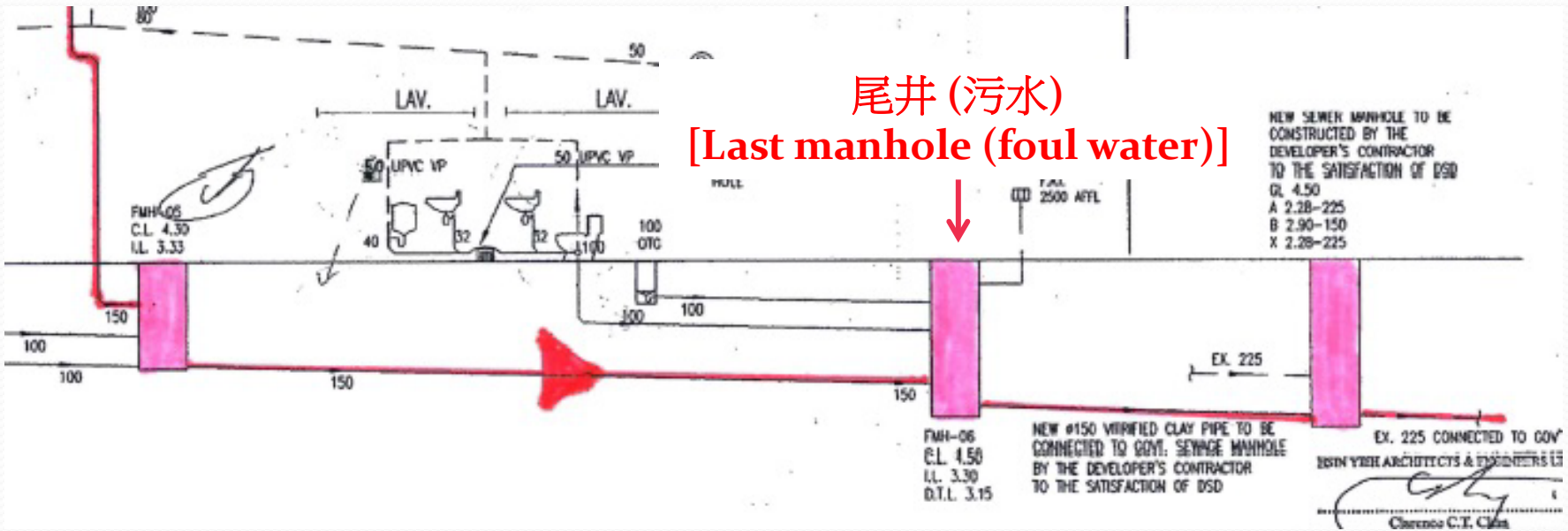
尾井(污水)

[Last manhole (foul water)]

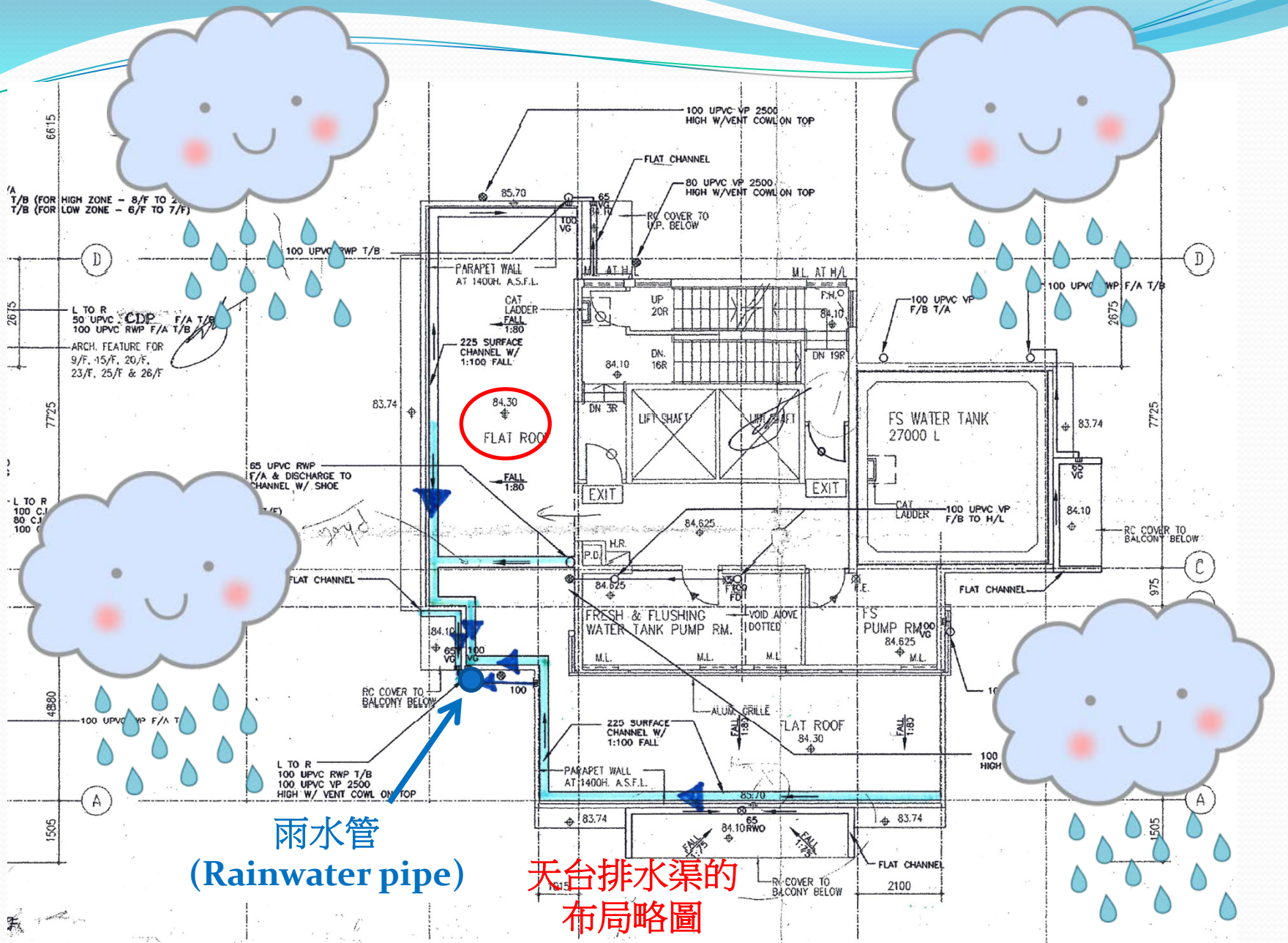
地下排水渠的  
布局略圖  
(G/F Drainage layout)



尾井 (污水)  
[Last manhole (foul water)]





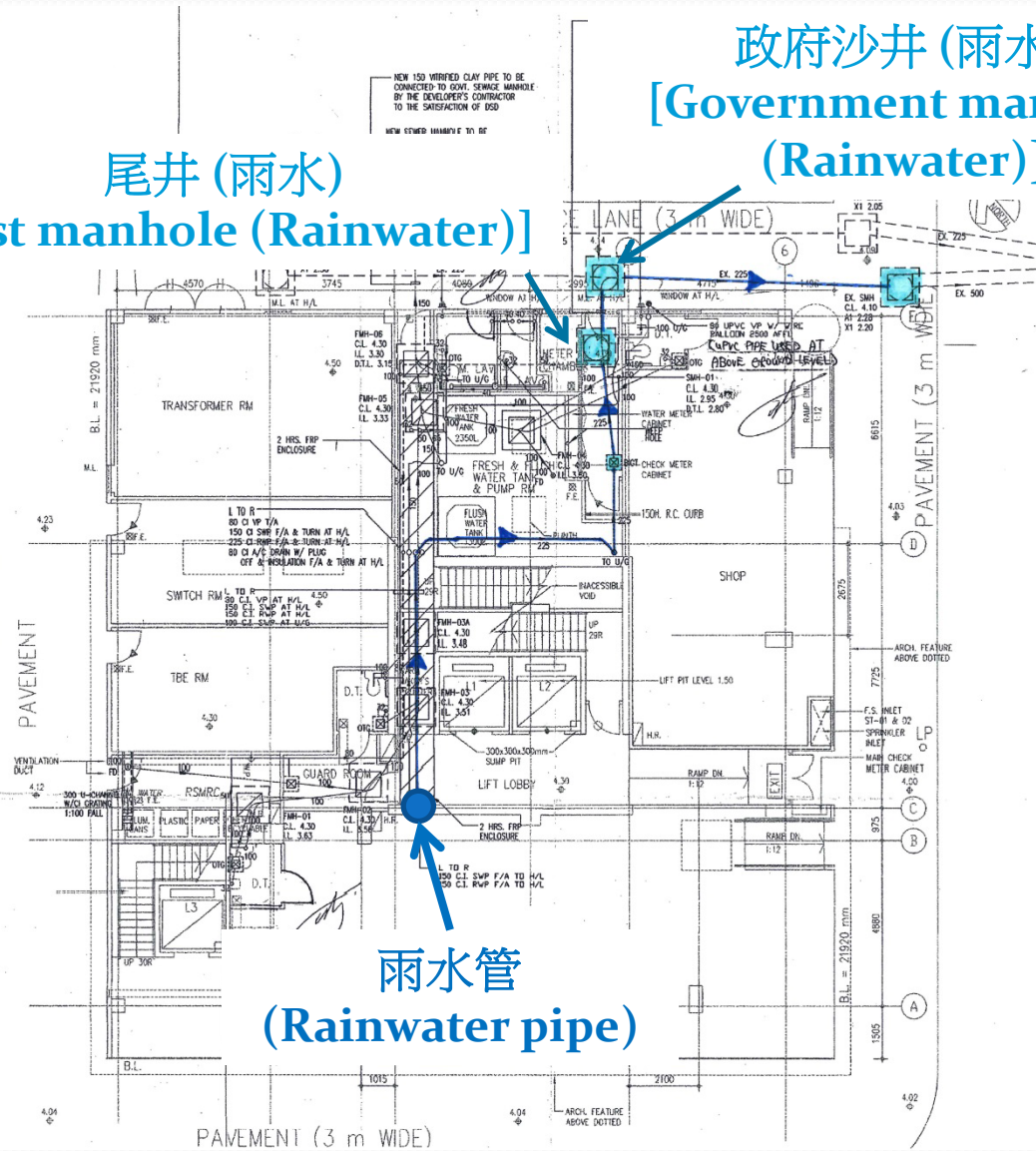


雨水管  
(Rainwater pipe)

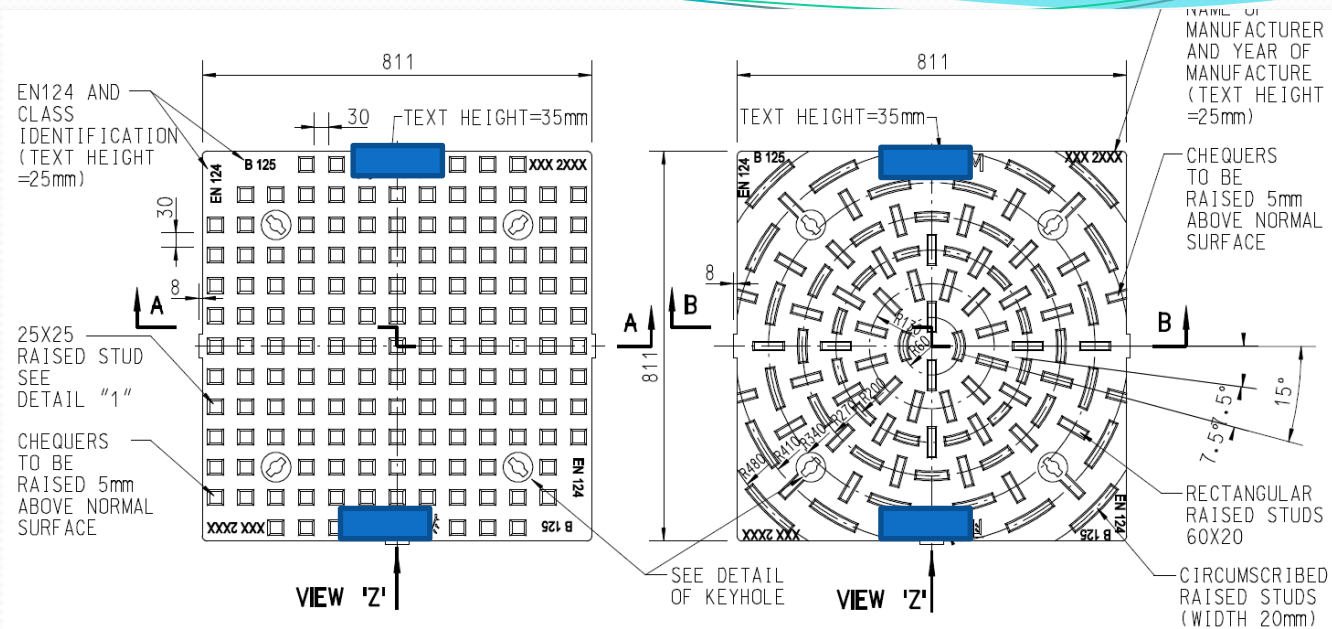
天台排水渠的  
布局略圖  
(Roof Drainage layout)

尾井 (雨水)  
[Last manhole (Rainwater)]

政府沙井 (雨水)  
[Government manhole  
(Rainwater)]



地下排水渠的  
布局略圖  
(G/F Drainage layout)



污水井 (Foul water manhole)      雨水井 (Stormwater manhole)



# 不同種類的排水管 (Different types of pipes)



塑膠管  
(uPVC pipe)



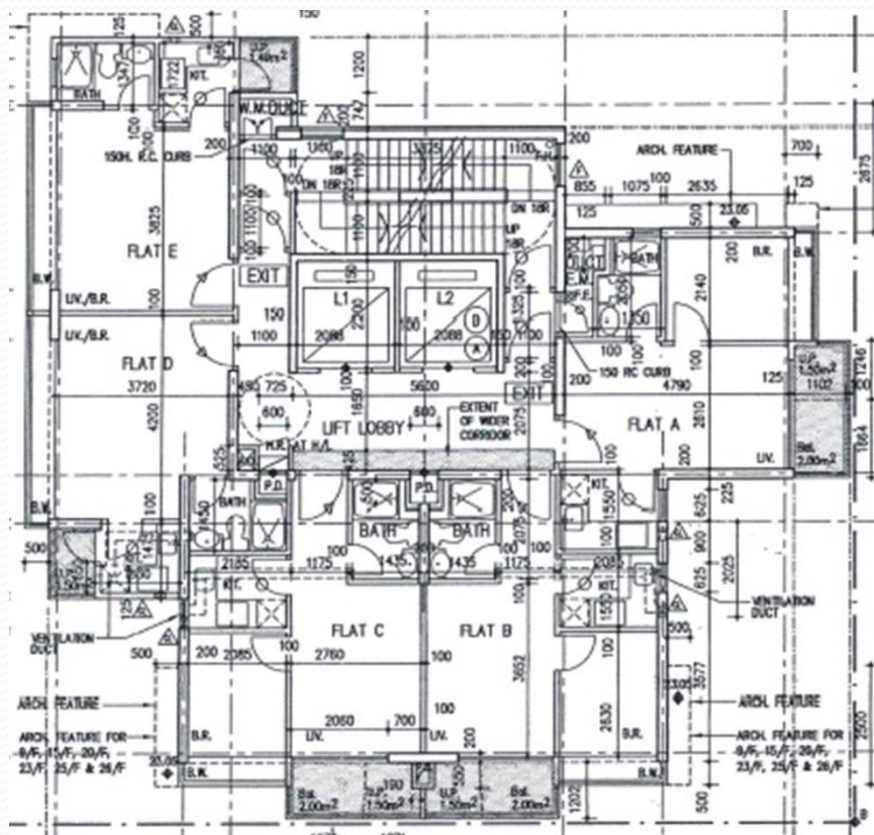
鑄鐵管/生鐵管  
(Cast iron pipe)



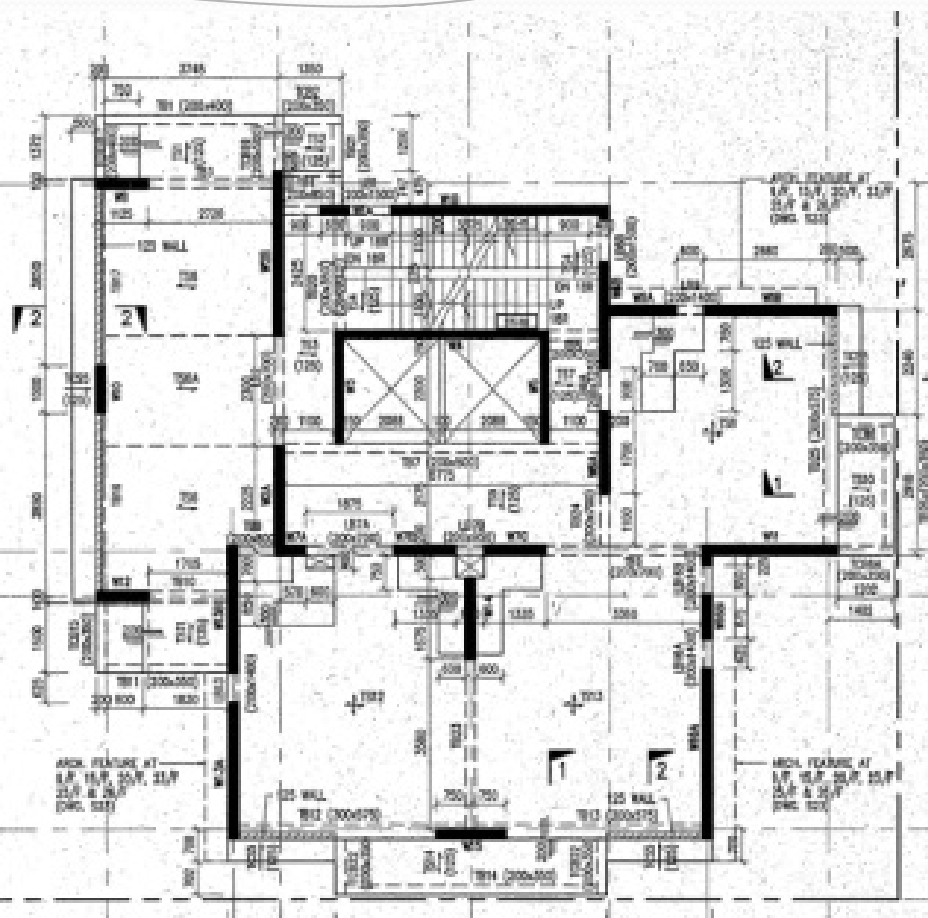
鍍鋅鋼管  
(Galvanized steel pipe)

怎樣分辨結構牆和柱？

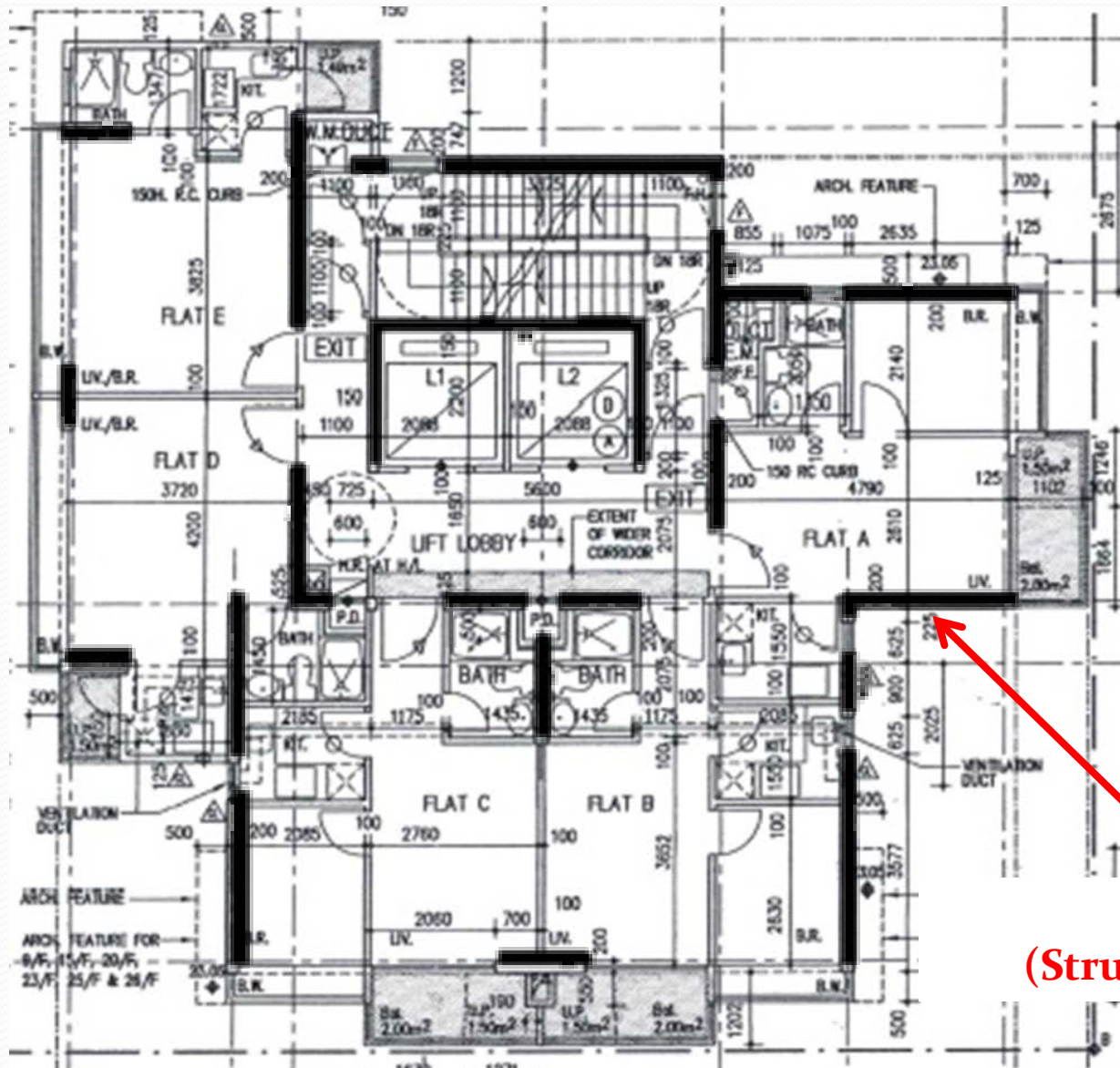
How to distinguish  
structural walls &  
columns?



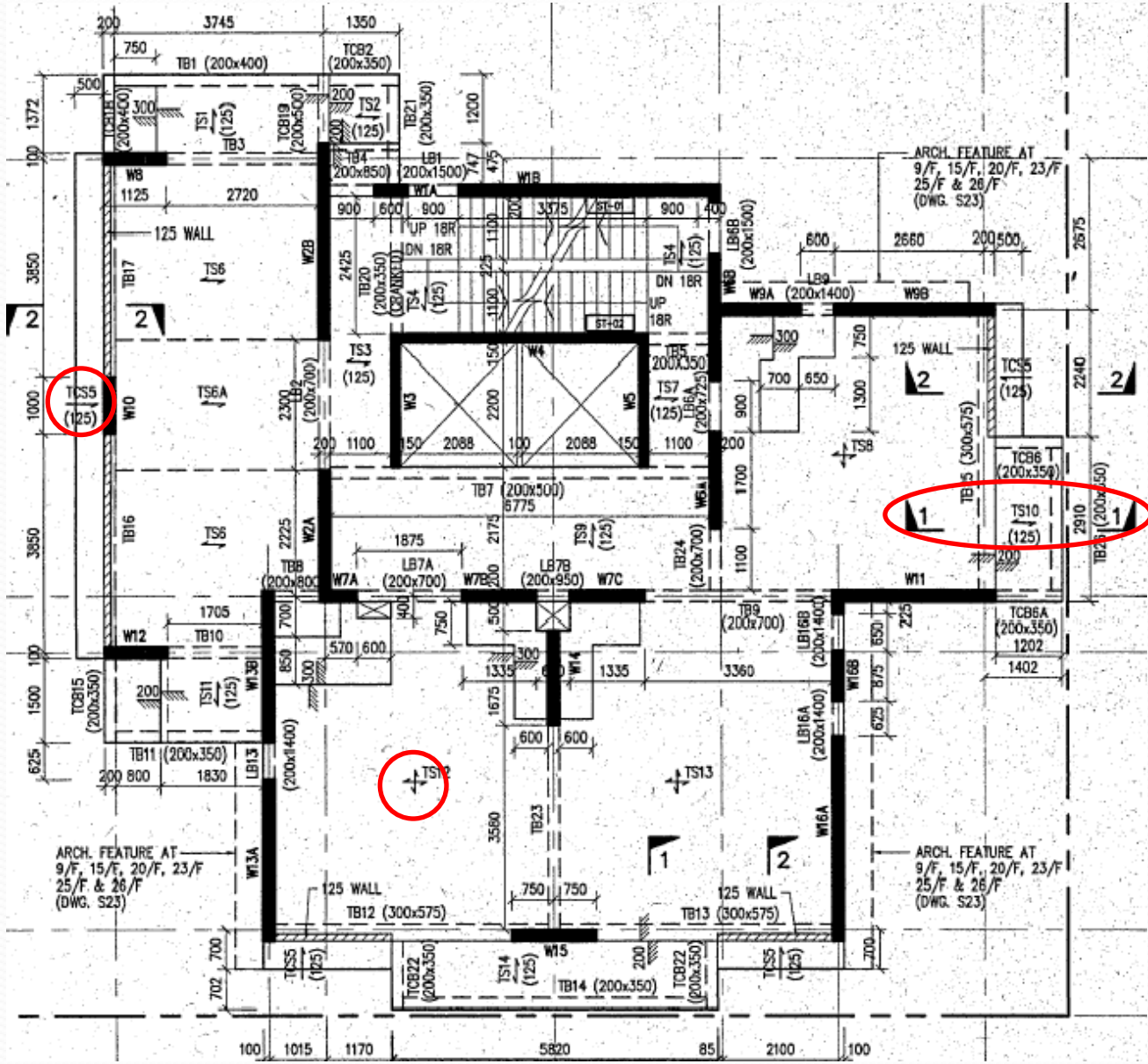
樓面圖  
(Floor plan)



結構構架圖則  
(Structural framing plans)



結構牆  
(Structural walls)





物業有僭建物嗎？

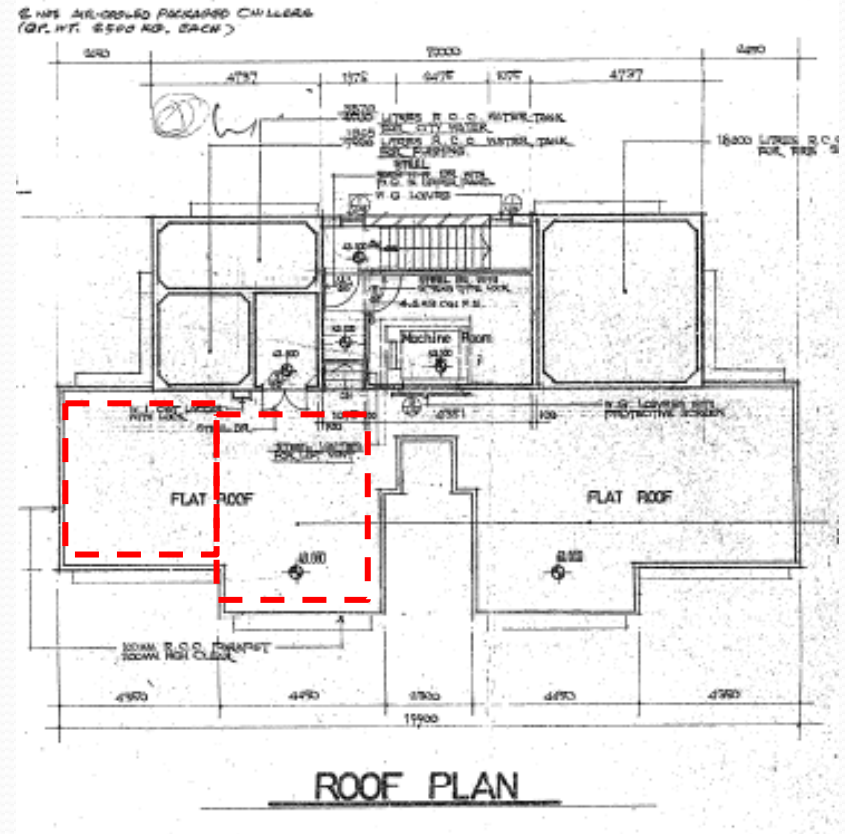
Any UBW in the  
premises?

# 什麼是僭建物? (What is UBW?)

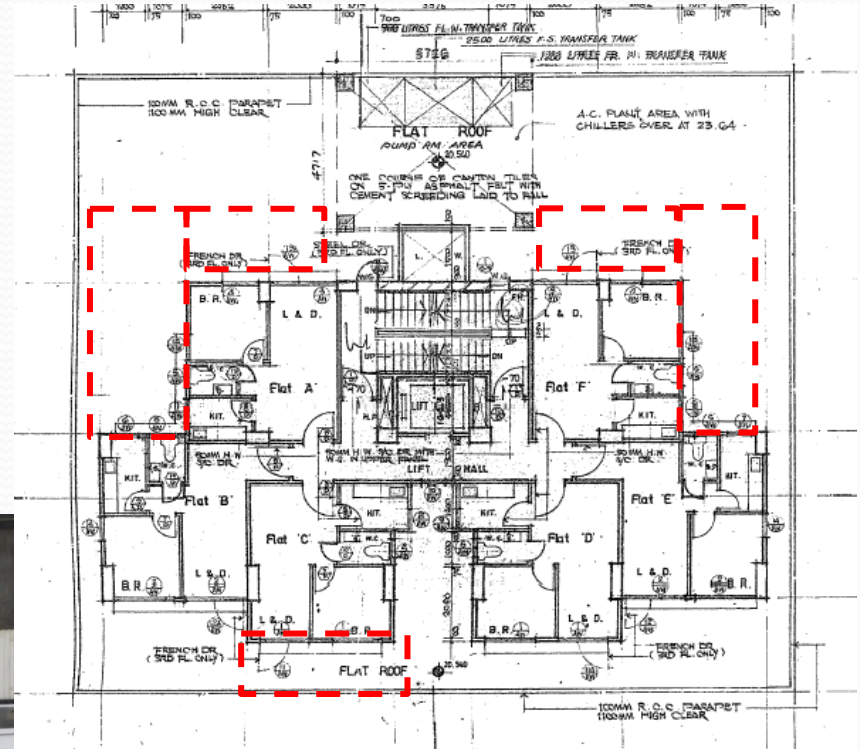
- 凡未經屋宇署事先批准或沒有透過「小型工程監管制度」的簡化程序進行的樓宇加建或改動，均屬違例建築工程(即僭建物)。
- Any additions or alterations to buildings without the prior approval of the Buildings Department or not following the simplified procedures under the Minor Works Control System are regarded as unauthorised building works (UBW).



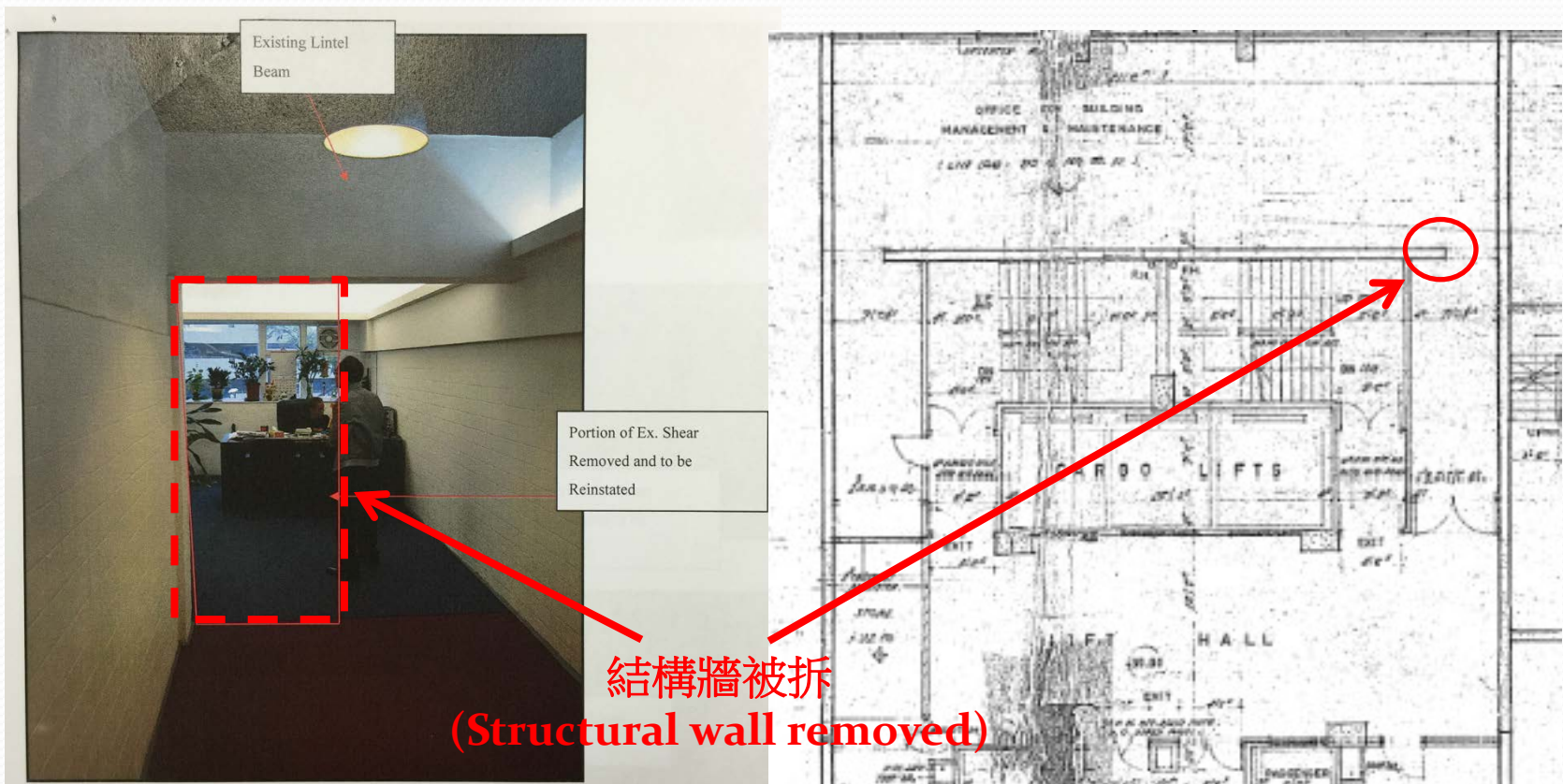
# 天台搭建物/平台搭建物 (Rooftop structures/flat roof structures)



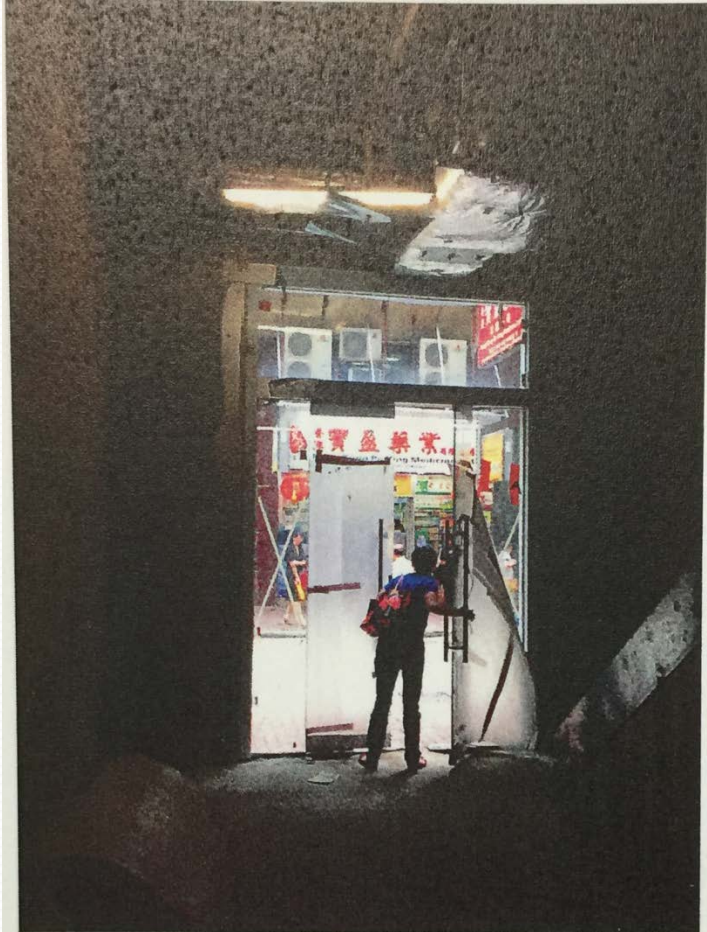
# 天台搭建物/平台搭建物 (Rooftop structures/flat roof structures)



# 違例拆卸結構牆 (unauthorised removal of structural wall)

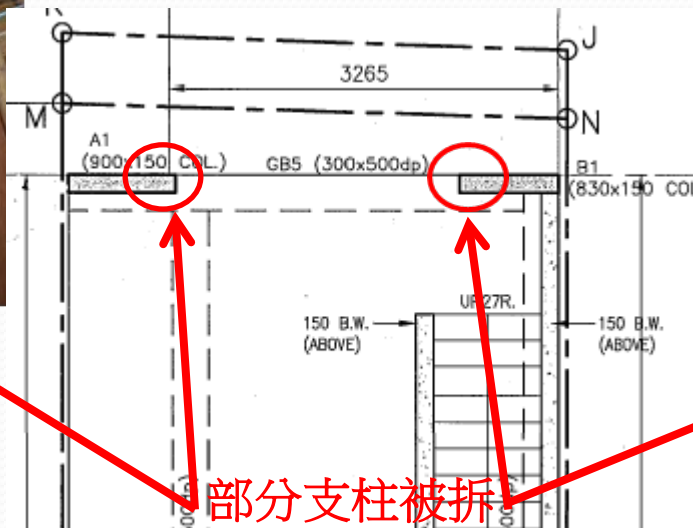


# 違例拆卸結構牆 (unauthorised removal of structural wall)



結構牆被拆  
(Structural wall removed)

# 違例拆卸結構牆 (unauthorised removal of structural wall)



部分支柱被拆  
(Part of columns removed)

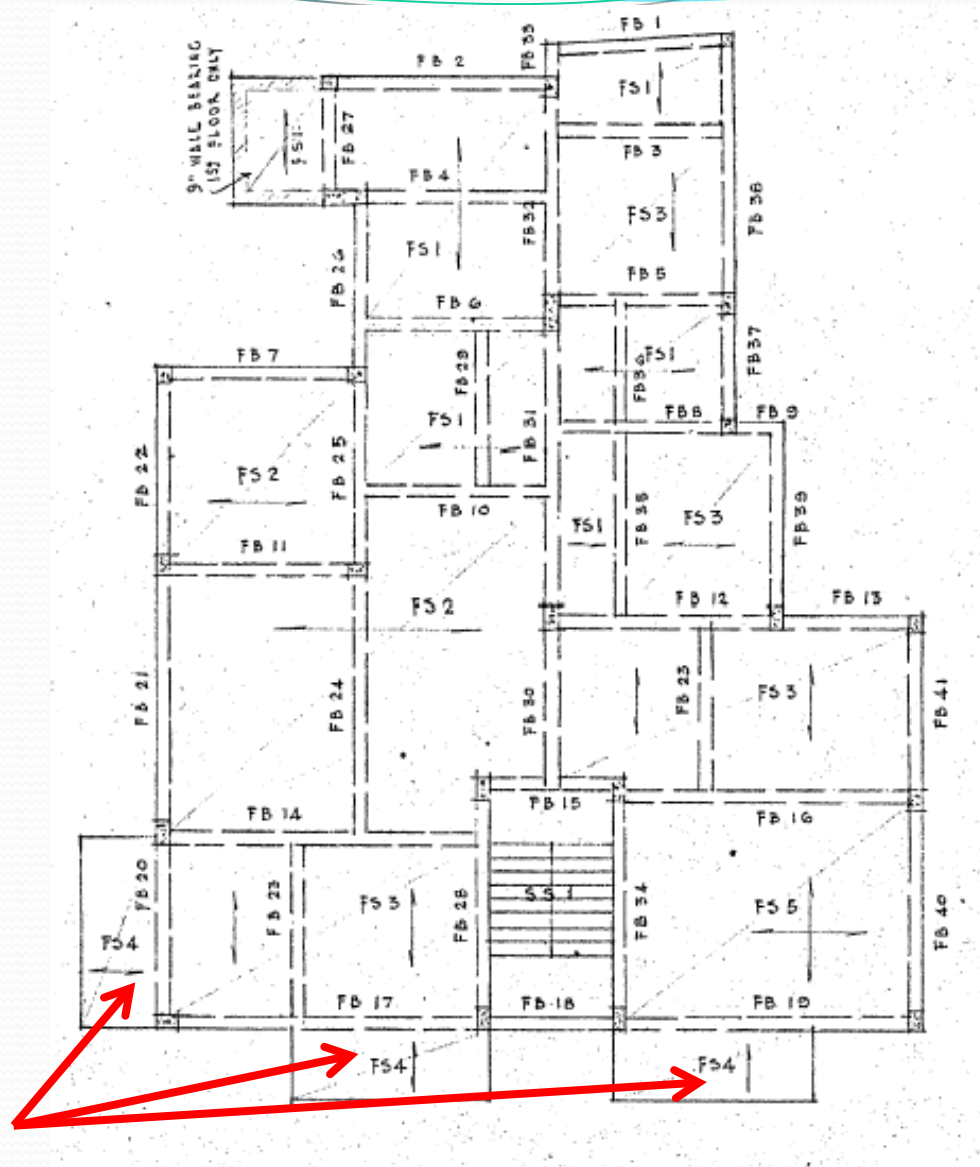
# 懸臂式平板露台的圍封牆 (Enclosure Walls erected on Cantilevered Slab Balconies)



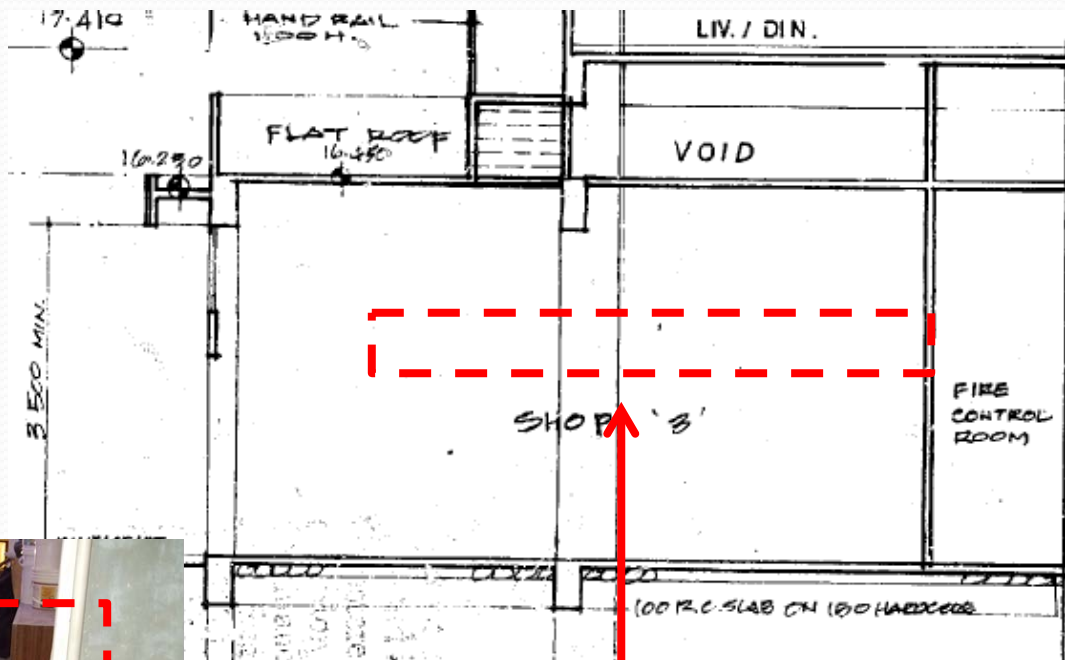
懸臂式平板露台上加建圍封牆  
(Enclosure Walls erected on  
Cantilevered Slab Balconies)



懸臂式平板露台  
(Cantilevered Slab  
Balconies)



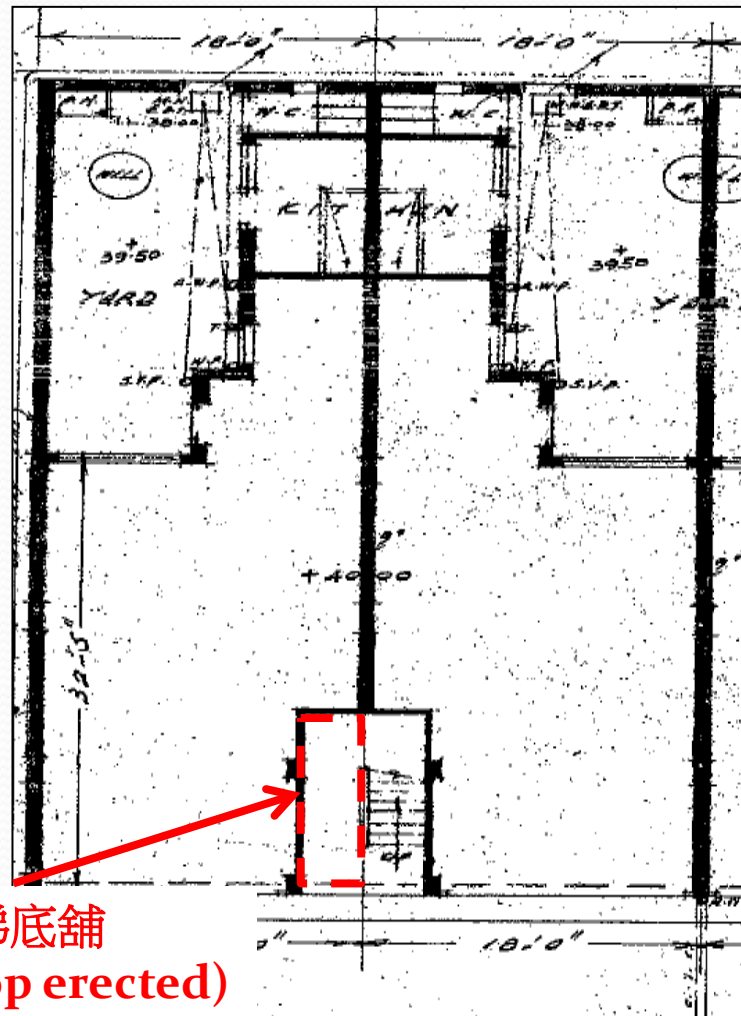
# 違例閣樓 (unauthorised cockloft)



加建閣樓  
(Cockloft erected)

# 違例樓梯底舖

(unauthorised staircase shop)



加建樓梯底舖  
(Staircase shop erected)

謝謝! Thank you!

