



FIRST FLOOR PLAN
SCALE 1:100

ELECTRICAL LEGEND	
	CEILING LIGHT POINT
	WALL BRACKET LIGHT POINT
	1.2m FLUORESCENT L-POINT
	1.5m FLUORESCENT L-POINT
	SWITCH
	2-WAY-SWITCH
	PLUG 450mm HIGH
	PLUG 900mm HIGH
	500mm DIST. BOARD
	HOT WATER CYLINDER
	STOVE POINT

BUILDING SPECIFICATION
 ROOF :- Roof Pitch-20'
 Covering :-1.B.R ROOF SHEETING on 38x38 SAP battens on approved underlay on per-fabricated gandnail timber trusses to specialist design and detail.150 x 38 roof trusses spaced at 1200m/m approx.Standard gannailed roof trusses.50 x 75 wall plate.Fascia board and barge board fibrecement.Gutters and downpipes-fibrecement.600m/m overhang on eaves and 300m/m on gable ends.
 Ceiling:- 6m/m gypsum bound ceiling on 38 x 38 rendering 400cms.Pine ceiling at dining & lounge.No ceiling in garage.

GENERAL:-
 Foundations-220 walls - 700 x 220
 -110 walls - 460 x 220
 Concrete mixed 6:3:1 all round.Window sills.External-flat tiles.Inside-plastered and paint.Minimum 2 off air bricks per room.Three course of bricks force above all surface bed.P.V.C underlay under all floor slab,D.P.C underlay under all walls & window sills.All dimensions to be checked on site.Front door meranti with side glass.Kitchen door-stable type.Garage door steel roll up or tip up type.Interior finish.M100 concrete blocks-plaster and painted.External finish above floor level on side and rear walls of garage.

All foundations to be excavated into a solid ground.Ventvalve to sewerline.All work to comply with National Building Regulations.Fill below surface bed to be well compacted.Provide galvanised hoop irons to opinion built from 5 courses of the external wall to secure roof trusses.All roof trusses to S.A pine v4 grade.All electrical plumbing work to be carried out by registered qualified sub contractors.

COLOUR CODES

new walls	
new asbestos	
new metal	
new conc. foundations	
new roofing	
new timber	
prop. new house on site plan	

Owners signature:-

Site description:-
 ERF:-94 VEAR ROAD
 MERRIVALE
 BOROUGH OF HOWICK
Project:-
 AS-BUILT FOR JEREMIAH THULANI
 NDLELA

On this drawing:-

GENERAL DRAWING	
REG NO:-M06058	Date:-23-11-22
PR.ARCH.DR	
COVERAGE:-50%	Scale:-1:100 1:200
F.A.R:-0.505	
D.S. SIGN:-	Drawn by:-L.M
TEL:-0683057442	P.O.BOX 682
AREA PLOT:-1844.48m²	HOWICK 3290
GROUND FLOOR:-700.9m²	Drg. no.:-
FIRST FLOOR:-759.9m²	sheet 2 of 5
CARPORTS:-231.8m²	
TOTAL:-1692.3m²	P3010

General :
 All boundary beacons must be flagged by a registered land surveyor prior to setting out. All dimensions & levels to be checked on site before any work is started & any discrepancies must be reported to the author of the plans immediately. all finishes not specified shall be to developers choice.The contractor to quote as per approved plans.

Glazing notes :
 All glazing is to be accordance with sans 10400. glazing to bathrooms and wc's to be in obscure safety glass.

Slab notes :
 -100 mm concrete surface bed reinforced with 6mm diameter steel reinforcing rods at 300mm centers in both directions or bro mesh on hyperplastic 250 micron water proofing laid in accordance with manufacturers recommendations on clean sand bed.
 -Sub floor ground to be poisoned with pentachlorophenol solution in accordance with the SANS 10400 building regulations

Damp proofing:
 All internal surface beds shall be laid on a layer of 250 micron usb green damp proof membrane with a minimum of 150mm lap joints sealed with tape as recommended by the manufacturer of the damp proofing membrane.
 250 micron dpc at top of all slab levels.

Wall construction :
 220mm external block work to be plastered and painted 110mm internal block work to be plastered and painted brickforce to be built into all walls as follows:
 -3 courses above foundation.
 -1 course below dpc.
 -1 course above dpc.
 -1 course below window sill.
 -1 course below floor slabs or beams.
 -1 course above floor slabs or beams.
 -1 course every 4th course.
 lintols in blockwork to be reinforced as follows:
 -2 courses of b/f for spans up to 1m.
 -3 courses of b/f for spans up to 1m to 2.5m.

Foundation notes :
 Foundations to pr. eng's details (min depth 500mm , but actual depth to be determined on site)

Stormwater :
 Stormwater to connect into exist. stormwater channel as shown and to comply with part "r" of sans 10400.

Sewer :
 Soil water pipes to be 100mm dia. pvc pipes.
 Waste water pipes to 50mm dia. pvc pipes.
 Rodding eyes continued up to ground level at positions shown & shall be supported, marked & protected. All gullies shall be min 450mm deep.
 New sewer to connect to existing sewer .

Fire notes :
 FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS T17
 EMERGENCY ROUTES TO COMPLY WITH TT19 OF SABS 0400
 STRUCTURAL ELEMENTS TO COMPLY WITH TT7 OF SABS 0400
 FIRE FIGHTING EQUIPMENT TO COMPLY WITH TT13-38 OF SABS 0400
 FIRE ALARM SYSTEM REQUIRE TO COMPLY WITH TT3 OF SABS 0400
 -SMOKE VENTILATION TO COMPLY WITH TT42 OF SABS 0400
 -ALL LOCKS TO COMPLY WITH TT19
 -MARKINGS AND SIGN POSTING INDICATING THE DIRECTION OF EMERGENCY ROUTES TO COMPLY WITH TT29 OF SABS 0400
 -WATER RETICULATION FOR FIRE FIGHTING PURPOSES TO COMPLY WITH TT3.1 OF SABS 0400
 -ALL FIRE EXTINGUISHERS TO COMPLY WITH TT37
 -FIRE HOSE REELS TO COMPLY WITH TT42 OF SABS 0400
 F.E = Fire extinguisher
 H.R = Hose reel