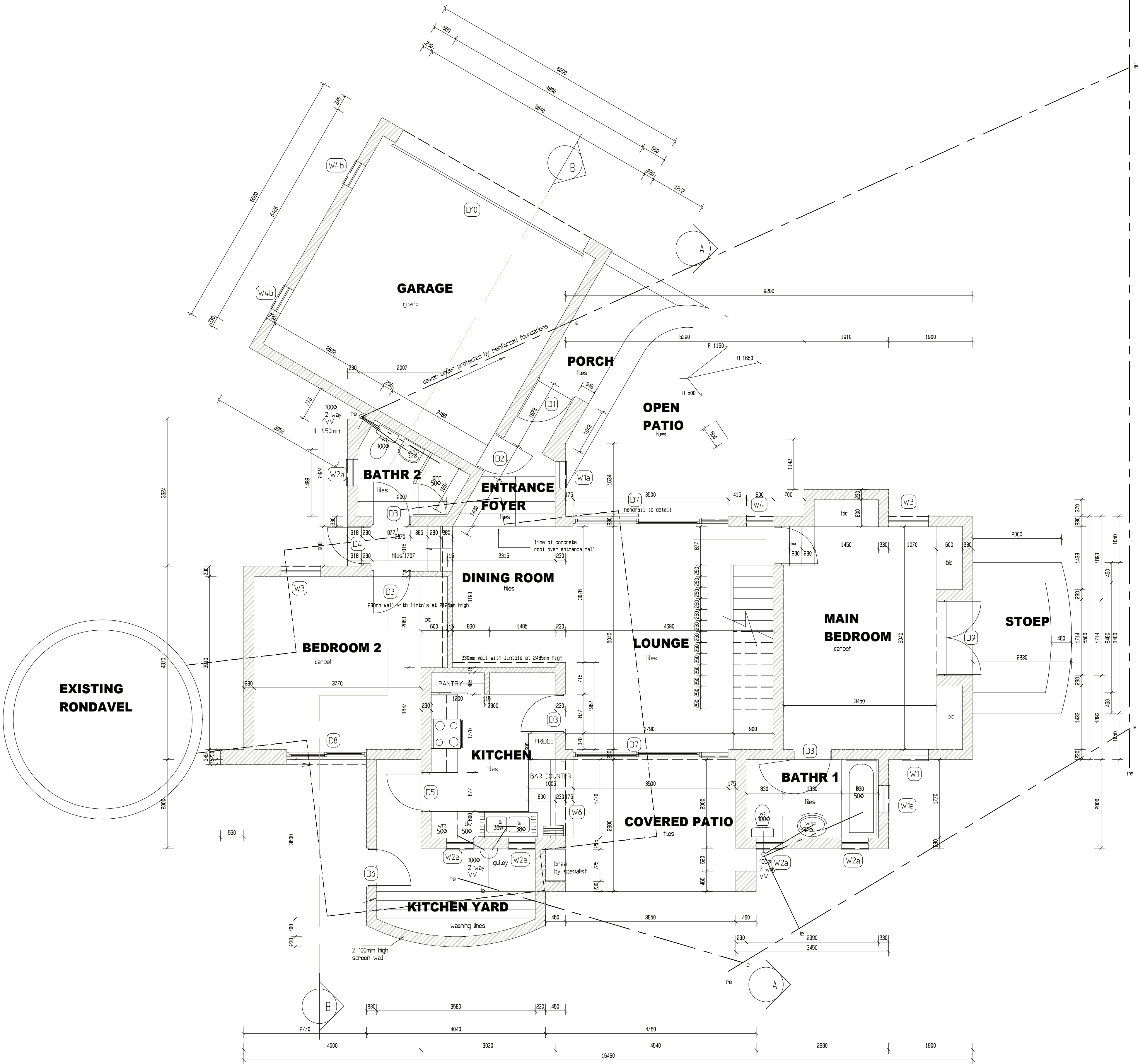




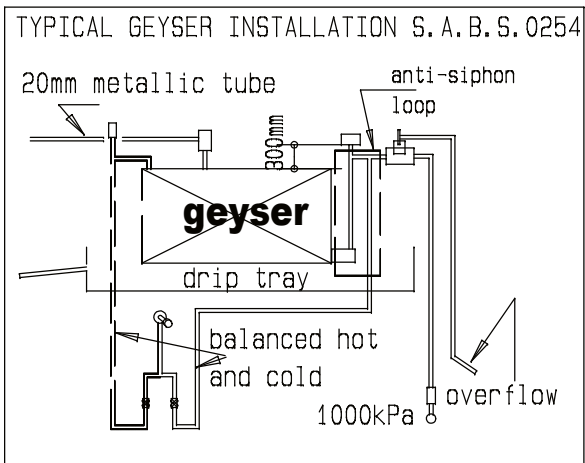
PLAN: GROUND FLOOR

SCALE 1:50

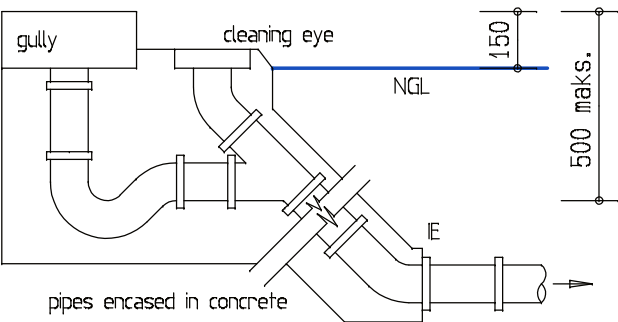
NOTES

- ALL WORK MUST COMPLY WITH NBR
- LEVELS AND DIMENSIONS
 - the contractor, sub-contractor and supplier must verify all dimensions and levels on site and discrepancies must be reported to the architect before commencing any shop drawings and/or work
 - figured dimensions are to be taken in preference to scaled dimensions and large scale details supersede small scale drawings
 - setting out of the building is the responsibility of the builder and should consult a registered land Surveyor to verify site pegs
- FOUNDATIONS
 - excavate to minimum 300mm below natural ground level concrete compressive strength to be 10 MPa and mixed 5:1:1
- DAMP COURSE
 - 250 micron GUNBLE GUNPLAS USB GREEN SABS approved waterproof sheeting membrane under concrete surface beds
 - 375 micron GUNBLE BRICKDIP DPC SABS approved damp-proof membrane to walls minimum 150mm above ground level
- CONCRETE SURFACE BEDS
 - minimum 75mm thick 10 MPa concrete surface beds on well compacted filling and approved hermitic posson (SABS 0124)
- ROOF CONSTRUCTION
 - SA PINE timber roof construction to consist of minimum grade 6 quality
 - allow for 114 x 38 mm thick SA PINE wall plate if shown
 - roof ties to consist of 2 strands of 4mm dia galvanised steel wire or 30 x 16 mm thick galvanised steel strap extended into walls to a depth of at least 600 mm for a light weight roof (sheet metal roofing) and at least 300mm for a heavy weight roof (concrete, clay, or slate tile roofing) and to be taken up on either side of the rafter/rafter beam, lashed together and free ends then nailed down to prevent untwisting
 - all roofs to have 50mm mineral wool insulation concrete tile roofs to have Sisalation under-tile membrane for insulation purposes
- STAIRS AND BALUSTRADES
 - the rise of any step shall not exceed 200 mm and the going and width of any tread shall not be less than 250 mm
 - handrails to be minimum 1 000 mm high measured from pitch line of stair nosings
 - balustrades shall not be less than 1 000mm above finished floor level

- GLAZING
 - glazing indications to be provided to all sliding doors
 - GLASS THICKNESSES
 - NOMINAL GLASS THICKNESS
 - MAXIMUM SIZE OF PANE(S) (mm)
- | THICKNESS | 3mm | 4mm | 5mm | safety glass |
|------------------------------|------|-----|-----|--------------|
| MAXIMUM SIZE OF PANE(S) (mm) | 0.75 | 15 | 2 | above 2 |



- DRAINAGE
 - applicable to gullies deeper than 500 mm



- E's to all bends & junctions suitably marked at ground level
- 70 mm re-seal anti-siphon two way traps to all waste fittings
- all waste and soil pipes to fall 1 : 60 except where otherwise indicated
- all drain pipes under building or foundations to be encased in min. 150 mm concrete all round
- ae to bottom of drain stack
- no bends on junctions of drain pipes under floor slabs
- all gullies to be in open space
- Invert Level of sewer system not less than 450mm

- PPE SIZES
 - soil and vent pipes-----100mm diameter
 - wash hand basins and bidets---31mm diameter
 - waste and vent pipes-----50mm diameter
 - sinks-----38mm diameter
 - baths and showers-----50mm diameter

- GENERAL NOTES
 - all work to be in accordance with NBR
 - under unstable soil conditions a geo-technical engineer to perform soil tests and reinforcing carried out as per structural engineer
 - all foundations specified are minimum and to be confirmed by an engineer
 - bricks to comply with SABS standards
 - slip joints to be provided between all brickwork and concrete beams and slabs
 - all fill to be compacted 90 % Mod AASHO in layers not exceeding 150 mm and verified by engineer
 - thickened slab foundation to be minimum 200 mm thick by 600 mm wide on soil compacted as above
 - brickwork to occur in every 3rd course in every wall up to cill height and in every course for 4 courses above lintels
 - glass bricks to be laid with 10mm joints with 6 mm galv. reinforcing rods in all horizontal and vertical joints built into surrounding masonry. Mortar to be three parts washed pit sand to one part cement. Joints to be raked out 10mm deep and grouted with grout mix or one part white cement to two parts fine sand. DPC to be laid under the lowest layer of glass bricks. Expansion joints to occur between glass bricks and brickwork with structural foam and sealed inside and outside with silicone sealant.
 - All chimneys to comply with NBR T11 - T14.
 - Swimming pools to comply with NBR DD4.

REVISIONS

No	DATE	DESCRIPTION	BY
1	23082004	alter dining room roof design add steps down from entrance hall into dining room close off dining room from kitchen	

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PROPOSED NEW RESIDENCE
VERMAAK ON ERF 138/63,
RIETVALLEIRAND X21

PLAN: GROUND FLOOR

MELLET*HUMAN ARCHITECTS

willem human * andre mellet

posbus 95765 waterkloof 0145

clarkstraat 315 waterkloof

tel/fax 012-460 9011

PRJ.NO.	DRW.NO.	DATE
2407	100	MAR '04
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