



IN-SITU CAST REINFORCED CONCRETE STAIR-CASE TO ENGINEER'S DETAILS, AND TREADS = 300MM, RISERS = 180MM. TOTAL NUMBER RISERS = 18. TOTAL NUMBER TREADS = 18, TO STRAIGHT STAIR-CASE.

200MM THICK REINFORCED CONCRETE GANITED WALLS. PROVIDE MARBLETILE WALL FINISH OR EQUAL & APPROVED BY ARCHITECT, INCLUDING ALL POOL ACCESSORIES SUCH AS POOL PUMP, SAND FILTER, POOL LIGHT, POOL WEIR, SUPPLY & RETURN VALVES, ALL BY SWIMMING POOL SPECIALIST. POOL SAFETY - PROVIDE EITHER 1M HIGH PERIMETER GLASS BALUSTRADE WITH SELF-LOCKING GATE OR ROLL-OVER MATCHING TIMBER-DECK COVER FOR CHILD-PROTECTION IN ACCORDANCE WITH SANS 10400 BUILDING REGULATIONS.

300MM DIA. REINFORCED CONCRETE COLUMN CAST IN 400MM DIA FIBRE CEMENT CASING. PROVIDE 1 COAT WOOD FLOAT FINISH PLASTER. ALL STRUCTURAL STEEL REINFORCEMENT TO ENGINEER'S DETAILS.

NATURAL HARD-WOOD MERANTI OR SALIGNA TO APPROVED COLOR SAMPLE. TIMBER DECKING BY TIMBER-DECK SPECIALIST. COMPLETE WITH SUPPORT-STRUCTURE AND GROUND PREPARATION ALL BY TIMBER-DECK SPECIALIST.

300MM DIA. REINFORCED CONCRETE COLUMN CAST IN 400MM DIA FIBRE CEMENT CASING. PROVIDE 1 COAT WOOD FLOAT FINISH PLASTER. ALL STRUCTURAL STEEL REINFORCEMENT TO ENGINEER'S DETAILS.

**SITE INFORMATION**

FIRST FLOOR AREA: 275m<sup>2</sup>  
 GROUND FLOOR AREA: 437m<sup>2</sup>  
 GROSS BUILT-UP AREA: 712m<sup>2</sup>

SIZE LAND PARCEL: (1,300m<sup>2</sup>)  
 COVERAGE: 34%  
 FF/GF RATIO: 62%

BUILDING LINES:  
 FRONT: 5M  
 SIDES: 3M  
 REAR: 3M

**CONSTRUCTION NOTES**

- FOUNDATIONS:**  
 A1. STRIP FOUNDATIONS: 1020X400MM 45MPA CONCRETE STRIP FOUNDATION TOP OF FOUNDATION TO BE MIN 600MM BELOW FSL AND TO ENGINEER'S DETAIL AND SPECIFICATIONS.
- FILLING:**  
 A2. FILLING APPROVED HARD CORE FILLING COMPACTED IN LAYERS TO 150MM PER COMPACTOR. BACK FILLING TO BE TREATED WITH 500MM APPROVED WEED KILLER TO COMPLY WITH SABS 1164 & 1165.
- SURFACE BEDS & FLOORS:**  
 B1. SCREED & FLOOR FINISH: 120MM X 600MM PORCELAIN FLOOR TILES RANGE VERSACE OR EQUALLY APPROVED TILE GROUT ON 1:4 SMOOTH CEMENT SAND SCREED TO A TOTAL THICKNESS OF 40MM. ALL LAID AND FINISHED STRICTLY TO MANUFACTURER'S SPEC. TO BALCONIES AND EXTERNAL TERRACES.
- SCREED & FLOOR FINISH:** 120MM X 600MM PORCELAIN FLOOR TILES RANGE VERSACE OR EQUALLY APPROVED TILE GROUT ON 1:4 SMOOTH CEMENT SAND SCREED TO A TOTAL THICKNESS OF 40MM. ALL LAID AND FINISHED STRICTLY TO MANUFACTURER'S SPEC. TO BALCONIES AND EXTERNAL TERRACES.
- APRON:** 1200MM WIDE X 75MM THICK 30MPA CONCRETE APRON WITH WOOD FLOAT FINISH. APRON TO BE CAST IN LENGTHS OF MAX 1200MM & TO HAVE 1100 FALL AWAY FROM BUILDING.
- STORM WATER DRAIN:** AS PER ENGINEER'S DESIGN.
- SKIRTINGS:**  
 C1. SKIRTING: 100MM HIGH WOODEN (OR EQUALLY APPROVED) SKIRTING FIRMLY SCREWED & PLUGGED INTO WALLS.
- WALLS & STRUCTURE:**  
 D1. 340MM THICK EXTERNAL WALLS: APPROVED STOCK BRICK WALLS IN STRETCHER BOND TO BE TEXTURED PLASTERED AND PAINTED. COLOR 'PLASCON' OR EAA.  
 D2. CORRELLING WALLS: APPROVED STOCK BRICK WALLS IN STRETCHER BOND OR CONCRETE BLOCKS TO BE 1200MM PLASTERED AND PAINTED. COLOR 'PLASCON' OR EAA.  
 D3. EXTERNAL FEATURE WALLS: 600MM THICK EXTERNAL WALLS APPROVED STOCK BRICK WALLS IN STRETCHER BOND TO BE TEXTURED PLASTERED AND PAINTED. COLOR 'PLASCON' OR EAA.  
 D4. EXTERNAL FEATURE WALLS: 340MM THICK EXTERNAL WALLS APPROVED STOCK BRICK WALLS IN STRETCHER BOND TO BE TEXTURED PLASTERED AND PAINTED. COLOR 'PLASCON' OR EAA.  
 D5. BRICKWORK BRICKWORK TO WALLS - EVERY 2-COURSES IN FOUNDATION FOOTINGS SUPERSTRUCTURE EVERY 2ND COURSE.  
 D6. 340MM DEEP X 225MM WIDE OR 340MM WIDE IN-SITU CAST REINFORCED CONCRETE BEAMS TO ENG DETAILS OVER LONG SPAN OPENINGS.  
 D7. LINTOLS: 105MM X 75MM PRECAST LINTOLS OVER DOORS AND SHORT SPAN WINDOW OPENINGS OF UP TO 4.0M LONG. ALL OPENINGS TO BE REINFORCED WITH 4-10MM BARS. ALL BARS TO BE 1000MM LONG. ALL BARS TO BE 1000MM LONG. ALL BARS TO BE 1000MM LONG.  
 D8. D.P.C.: PROVIDE 375 MICRON DPC IN WALL AT FLOOR LEVEL & UNDER ALL EXTERNAL WINDOWS.  
 D9. INTERNAL WALLS: APPROVED STOCK BRICK WALLS IN STRETCHER BOND TO RECEIVE 1 COAT WOOD FLOAT FINISH PLASTER. FINISH PLASTERED WALLS WHERE APPLICABLE. FINISH PLASTERED WALLS WHERE PLASTER PROVIDE 1 COAT UNIVERSAL UNDERCOAT AND TWO COATS PLASTER OR EAA. TO APPROVED COLOR SAMPLE.  
 D10. CORBRICK OR EAA 27-36MPA ROAN IMPERIAL FBS CLAY FACE BRICK. BRICKS TO BE MANUFACTURED IN ACCORDANCE WITH 2272007, BEDED AND JOINTED IN CLASS 1 MORTAR AND POINTED WITH FLUSH VERTICAL AND RECESSED HORIZONTAL JOINTS. SUITABLE FOR EXPOSURE ZONES 1 & 2.  
 D11. CORBRICK OR EAA 27-36MPA KIAT CORAL YELLOW 222 X 108 X 73MM FBS IMPERIAL CLAY FACE BRICK. SIZE 222 X 108 X 73MM MANUFACTURED IN ACCORDANCE WITH 2272007, BEDED AND JOINTED IN CLASS 1 MORTAR AND POINTED WITH FLUSH VERTICAL AND RECESSED HORIZONTAL JOINTS. SUITABLE FOR EXPOSURE ZONES 1 & 2.
- WINDOW SILLS:**  
 E1. EXTERNAL WINDOW CILL: APPROVED DESIGNER WINDOW CILL IN TILE OR FIBRE CEMENT OR GRANITE STONE. ALL WINDOW CILLS TO HAVE DPC UNDER.
- CEILING & CORNICE:**  
 F1. CORNICE: 75MM GYPSUM COVERED CORNICE NAILED TO WALL & CEILING AT 45MM CENTRE. MAX 8 TO RECEIVE PAINT TO FINISH TO MATCH CEILING TO HELPERS ROOMS.  
 F2. CORNICE: 120MM GYPSUM COVERED CORNICE NAILED TO WALL & CEILING AT 45MM CENTRE. MAX 8 TO RECEIVE PAINT TO FINISH TO MATCH CEILING.  
 F3. CORNICE: 25X25MM SHADOWLINE CORNICE TO BULKHEAD CEILING. SHADOWLINE CORNICE TO BE PAINTED GLOSS BLACK, TO APPROVED COLOUR SAMPLE.
- CEILING:**  
 G1. CEILING: 30MM GYPSUM BOARD CEILING BOARD FIXED TO 18X18MM SAP BATTERS SPACED AT 400MM C/C TO 18 X18MM CEILING JOIST. BY CEILING SPECIALIST.
- ROOF & FASCIA:**  
 H1. CONCRETE ROOF: 300MM THICK REINFORCED CONCRETE SLAB WITH SCREED LAID TO FALL COMPLETE WITH WATERPROOFING AS SPECIFIED BELOW. WATERPROOFING TO EXPOSED CORNER ROOFS WITH BITUMINOUS ALUMINIUM PAINT FINISH WITH STONE AND INSULATION. ALL ROOFS TO HAVE A.B.E. BITU PRIME TO ALL SURFACES INCLUDING ALL VERTS AND AROUND OUTLETS AND PROTRUSIONS. APPLY ONE LAYER OF A.B.E. 4MM THICK DUAL REINFORCED WATERPROOFING MEMBRANE FULLY BONDED BY MEANS OF TORCH ON FUSION. WITH 75MM SIDE LAPS AND 100MM END LAPS. FLASHING STRIP 150MM GIRTH AT TURN-UPS USING A.B.E. SUPER LAYKOLD. APPLY ONE COAT OF A.B.E. SILVAKOTE BITUMINOUS ALUMINIUM PROTECTIVE COATING. DRESS EVENLY WITH 15MM WASHED CRUSHED STONE AND 500 X 50MM PAVERS (50N5) DRESSING ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SELFLOCKING ROOF SYSTEM:** GAUGE B 95MM THICK CHARCOAL GREY BRICK OR CLAY INCLUDING ALL CLIPPING ACCESSORIES BY SPECIALIST.
- TRUSS SYSTEM:** TIMBER PATENT & APPROVED PREFABRICATED SYSTEM AT 1200MM C/C MAX. PURLINS 100X100 SA PINE AT 1200MM OVERALL RISE WALLPLATE 114X100MM SA PINE TO BE CROSBOTE TREATED BEFORE FIXING. ALL TRUSSES TO BE SUPPLIED BY TRUSS MANUFACTURE. ALL EXPOSED TRUSS SECTIONS AS WELL AS SECTIONS IN CONTACT WITH WEAT TRADES TO BE CROSBOTE TREATED BEFORE FIXING INTO POSITION. TRUSS TO BE SECURED TO WALLS WITH 2.5MM GALV. STEEL WIRE TIES BUILT INTO WALLS MIN 6 BRICK COURSES ABOVE. TRUSS TO BE THERMAL & ACOUSTIC CEILING INSULATION WITH A MINIMUM THICKNESS OF 150MM WITH AN R-VALUE OF 2, 85.
- BALUSTRADE:**  
 H1. 120X100MM SQUARE SECTION STAINLESS STEEL HAND RAIL ON 12MM THICK TOUGHENED SAFETY GLASS BALUSTRADE TO 1200MM OVERALL HEIGHT FROM FFL BY SPECIALIST. GLASS BALUSTRADE INSTALLED TO PRODUCE CRASH TEST RESULTS FOR SAFETY REQUIREMENTS.  
 H2. 100X100MM HIGH STAINLESS STEEL RAILING BALUSTRADE TO DETAIL.  
 H3. BRICK BALUSTRADE: 100MM HIGH PLASTERED BRICK BALUSTRADE TO DETAIL.  
 H4. GALVANISED MILD STEEL BALUSTRADE: 100MM HIGH GALVANISED MILD STEEL BALUSTRADE TO DETAILS.
- REINFORCED CONCRETE SLAB:**  
 J1. 120MM REINFORCED CONCRETE SLAB TO ENGINEER'S DETAIL AND SPECIFICATIONS.  
 J2. 250MM REINFORCED CONCRETE SLAB TO ENGINEER'S DETAIL AND SPECIFICATIONS.  
 J3. 300MM REINFORCED CONCRETE SLAB TO ENGINEER'S DETAIL AND SPECIFICATIONS.
- DOORS & WINDOWS:**  
 K1. SLIDING & FOLDING DOOR WITH OPENABLE SIDE LIGHT FRAME TO BE ANODISED ALUMINIUM ANTHRACITE GREY COLOR. DOOR ACCESSORIES BY MANUFACTURER. GLASS TO BE 25MM THICK LAMINATED SAFETY GLAZING IN ACCORDANCE WITH PART 6 SANS 10400. ALL SAFETY GLASS TO BE NON-LIQUID LAMINATE.  
 K2. WINDOWS: ALL PANES SIZES AND THICKNESS AS DESCRIBED ON WINDOW SCHEDULE. FRAME TO BE ANODISED ALUMINIUM ANTHRACITE GREY COLOR. GLAZING TO BE 25MM THICK SAFETY GLAZING IN ACCORDANCE WITH PART 6 SANS 10400. ALL SAFETY GLASS TO BE NON-LIQUID LAMINATE. WINDOW ACCESSORIES BY MANUFACTURER.  
 K3. BATHROOM WINDOWS: ALL PANES SIZES AND THICKNESS AS DESCRIBED ON WINDOW SCHEDULE. BATHROOM WINDOWS TO BE Frosted GLASS.

**NOTES**

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**ELECTRICAL:**  
 ALL ELECTRICAL WORK TO BE CARRIED OUT BY A QUALIFIED ELECTRICIAN.

**PLUMBING:**  
 ALL PLUMBING AND DRAINAGE TO COMPLY WITH LOCAL AUTHORITIES AND BUILDING REGULATIONS AND BY-LAWS. WORKS TO BE CARRIED OUT BY A QUALIFIED PLUMBER.

ALL SOIL PIPES TO HAVE MIN DIA OF 100mm AND TO BE LAID AT A GRADIENT OF NOT LESS THAN 1:40. ALL WASTE PIPES TO HAVE MIN INTERNAL DIA. OF 40mm.

RE TO ALL BENDS AND HAVE ACCESS POINTS AT MINIMUM LEVEL. DUE TO THERMAL MOVEMENT, AS SPECIFIED BY THE ENGINEER. ACCESS POINTS TO BE PROVIDED TO BOTH ENDS OF THE LENGTH PASSING UNDER THE BUILDING.

OVPS OR VENT VALVES TO HEAD OF DRAINS. OVPS TO BE AT LEAST 600mm ABOVE ROOF LINE.

**CONSTRUCTION:**  
 ALL SURFACE BEDS TO HAVE D.P.H. CONCRETE FOOTING AND FOUNDING WALLS TO ENGINEER'S SPECIFICATIONS.



cad file name

**CLIENT ENDORSEMENT:**  
 It is agreed that the client, by its signature to this drawing, accepts and approves the conceptual design and / or technical information contained herein.

**CLIENT / CLIENT REPRESENTATIVE:**  
 DATE:

**REVISIONS**

Rev.	Description	Drawn	Date
0	FIRST ISSUE FOR CONSTRUCTION	AN	02-12-2022
1	CUT & FILL LINE SHOWN. SETTING OUT DIMS ALIGNED WITH PER DIMENSIONS. SSL LEVELS SHOWN ON PLAN	AN	11-01-2023
2	a. FIRST FLOOR PLAN: MASTER BEDROOM CORNER WINDOW WITH OMITTED AND SUBSTITUTED WITH W7 WINDOW 7 MADE LARGER TO BECOME WINDOW 7B. MASTER BATH RE-ORIENTED AND WALL NICHE RE-INTRODUCED. BEDROOM 1 RE-ARRANGED. BATH ROOM TO BEDROOM RE-ARRANGED. NICHE RE-INTRODUCED. b. GROUND FLOOR PLAN: MAID & SCULLERY ROOM RE-ARRANGED. TOILETS RE-ORIENTED.	AN	31-03-2023
3	STORE ROOM ENLARGED AT BAR AREA.	AN	03-04-2023
4	BRAAI DETAILS PROVIDED.	AN	19-04-2023
5	ALL DRAWINGS UPDATED TO REFLECT CHANGES EFFECTED IN REVISIONS 1 TO 4.	AN	04-05-2023

**PROJECT STATUS:**

**FOR CONSTRUCTION**

Note: This Drawing is not valid for construction unless stamped accordingly

**PROJECT:**  
 NEW DWELLING HOUSE ON ERF 52838 / ERF 52839,  
 KIMBERLEY TOWNSHIP EXT 39, BOTMA STREET, KIMBERLEY.

**PROJECT NUMBER:** 012/2022

**DRAWING:** GROUND FLOOR PLAN

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REGISTERED PERSON: Marlin C Kabwini REG NO: PRArch: 20733

DRAWING NUMBER	DRAWN	CHECKED	REVISION
A-103	AN	AN	5
SCALE	1:100, 1:2,28	AN/ST	DATE
			04-MAY-2023

