N

GROUND FLOOR PLAN

scale 1:100

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CONSTRUCTION NOTES
ROOF TRUSS
Roof pitch __°
Prefabricated pitched timber roof trusses at maximum 760mm centres designed and executed by an approved specialist fabricator and including bracing and detail shop drawings. Roof plan to be used as a guide only.
ROOF FINISH
Concrete tiles on 38 x 38 SA Pine battens at CCS not exceeding 320mm to suit tiles battens to be in accordance with SABS 653 approved waterproof roof covering.
FLAT ROOF
RC roof slab (to Eng's det) with DERBIGUM (Duram 195) waterproofing on 25mm min. screed to fall discharging to Ø110mm down pipes with Fulbore heads
ROOF FLASHING
Approved durable GSI or other flashing and counter-flashing where roof abuts against wall and around any projection through the roof covering.
WALLS
Well burnt clay bricks of minimum 10Mpa nominal unit strength and class 2 mortar and comply with the national building regulations. For effective lateral support brickforce above and below window openings and at wallplate level and at every 5 courses.
All external walls to be plastered brickwork.
WATERPROOFING
375 Micron gunplas brickgrip dampproof coursing extending over the full thickness of the wall to be installed at all window cills and at the level of the top of the surface bed at least 170mm above the adjoining ground. Vertical waterproofing membrane to be installed where any wall of a room is in contract with the ground
NATURAL LIGHT AND VENTILATION
All habitable rooms, bathrooms and toiletsare to be provided with windows for the purposes of natural light and ventilation the total area of any such window is to be not less than 10% of the floor area of the room served by it (with a min of 0.2sqm)
For natural light , and such window will be provided with opeing for natural ventilation. The total area of which will be not less than 5% of the floor area of the room.
WINDOWS
Windows to be standard as manufactured by or similiar approved
GLAZING
Glazing to comply with clause NN2.1 of the NBR All sliding doors to be fitted with safety glass
SURFACE BED
76mm 20Mpa concrete on 150m layers of well compacted approved suitable material.
WORK BELOW GROUND
All work below ground including foundations to engineers detail, foundation sizes and depths to be finalised on site to the satisfaction of the local authority and the structural engineer and as part of the NBR but in any case to be not less than 700 x 250
DRAINAGE
(in accordance with PART P of SABS 0400)
75mm deep seal traps used with all waste fittings. All i.e's to be marked at the surface and sealed. WC's to have "S" or "P" traps with side access cleaning eyes. All WHB"s to have Ø32mm waste pipes and Ø40mm. waste pipes. No drainage bends or junctions in or under building. Reseal traps to all waste fittings.
Pipes Sizes:
wc: Ø100mm, whb: Ø40mm, bath: Ø40mm, shw: Ø50mm,
bt: Ø50mm, sink: Ø40mm, uri: Ø40mm, jac: Ø50mm.
Wc soil pipes having a greater drop than 1:20 must be antisyphoned Ø100mm pvc drain pipes laid to fall 1:40 min. Drains under buildings to be protected against load by being encased in concrete.

REV	DATE	DESCRIPTION OF REVISION	Inti
0	2020/02/07	ISSUED FOR INFORMATION	AAM

REVISION RECORD

It is the owners resonsibility to have a professional structural engineers inspect existing structures prior toconstruction.New building work must be carried in strict accordance with engineers specifications.The structural stability of the building work must be approved by the appointed competent engineers.

STRUCTURAL ENGINEERS:_____ DATE:_____

registered owner

URBAN IZAZI

cadestral desription:

PROPOSED RENOVATIONS TO EXISTING BUILDING ON ERF 658 BLAIRGOWRIE

I/we the undersigned hereby confirm that I/we are fully aware of the contents of this drawing,that it carries my/our approval, that the architects reserves the right of the ownership on this drawing until paid for in full in terms of the appointment and instruct the architects to proceed with the submission of drawings to council

REGISTERED OWNERS:_____ DATE:_____

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drawing description	scale	date
GROUND FLOOR PLAN	1:100	2020-02
	checked by: JF	drawn by: AAM

project no:	sheet no	rev
016-BJ-014	1	0

FOR INFORMATION