



2 GRONDVLOERPLAN
1 : 100

Area Schedule (Gross Building)

Area	Name
97 m ²	EENHEID 4
17 m ²	E4 AFDAK
97 m ²	EENHEID 3
28 m ²	E3 AFDAK
97 m ²	EENHEID 2
28 m ²	E2 AFDAK
97 m ²	EENHEID 1
28 m ²	E1 AFDAK
2 m ²	BUIITE TOILET
489 m²	

SKEDULES:

ERF SIZE = 1205vkm

DEKKING:
TOEGELAAT = 50%
WERKLIK = 489/1205 = 40.58%

VRV:
TOEGELAAT = 0.5
WERKLIK = 0.406

PARKERING:
BENODIG 1 x BEDEKTE & 1 x OOP
PARKERING PER EENHEID PLUS
1x OOP PARKERING PER 3 EENHEDE
VIR GASTE. (BENODIG - 11 PARKERINGS)

VOORSIEN
E1 - 2xBEDEK & 1 GASTE OOP
E2 - 2xBEDEK & 1 GASTE OOP
E3 - 2xBEDEK & 1 GASTE OOP
E4 - 1xBEDEK & 1 OOP PARKERING
(VOORSIEN - 11 PARKERINGS)

**ALLE PARKERINGS GEMERK
EN STOFVRYE OPPERVLAKTE
(2.5m x 5.0m PARKERING GROTES)**

GENERAL NOTES:

ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATION ACT, 1977 AND LOCAL AUTHORITIES BY LAW.
CONTRACTOR TO VERIFY LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST DRAWINGS BEFORE FITTING ANY WORK IN HAND.
NOTE HAS TO BE TAKEN THAT IN CASE OF ANY DISCREPANCY BETWEEN CONTRACT AND DRAWING, THE CONTRACT WILL BE THE BINDING FACTOR.
THIS DRAWING IS NOT TO BE SCALED AND FIGURED DIMENSIONS TO BE USED. ASK ARCHITECT IF UNCERTAIN OF DIMENSIONS.
CONTRACTOR IS RESPONSIBLE FOR SETTING OUT OF BUILDING.
ALL STRUCTURAL WORK DESIGNED BY PROFESSIONAL ENGINEER. ALL ELECTRICAL AND PLUMBING WORK TO BE CARRIED OUT BY REGISTERED ARTISANS.
FINISHING TO BE OWNERS SATISFACTION.
ALL WORK TO COMPLY WITH SABS STANDARD SPECIFICATIONS.
ALL OPENINGS EXCEEDING 2.4m SPAN TO BE SPANNED BY PRECAST LINTOLS.

THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY WORK DONE BEFORE PLANS HAVE BEEN APPROVED BY LOCAL AUTHORITY.

FOUNDATIONS:
ALL FOUNDATIONS TO BE CAST IN VIRGIN GROUND.
15Mpa CONCRETE TO BE USED. SIZE AS SHOWN.

FLOORS:
25mm SCREED ON 75mm CONCRETE SURFACE BED ON WELL RAMMED HARD CORE FILLING IN LAYERS OF 150mm.
FINISHED FLOOR LEVEL TO BE AT LEAST 150mm ABOVE NGL.

BELOW ALL CONCRETE SURFACE BEDS LAY 250 micron GUNDLIE GUNPLAS USB GREEN WATERPROOFING MEMBRANE ON 50mm CLEAN SAND ON WELL COMPACTED FILLING.

BRICKWORK:
ALL EXTERNAL WALLS TO BE 220mm THICK BRICK WALLS. FOR THE MEASUREMENT OF INTERNAL WALLS REFER TO GROUND FLOOR LAYOUT. ALL BRICKWORK BELOW FLOOR LEVEL TO BE REINFORCED WITH BRICKFORCE EVERY SECOND LAYER. ALL EXTERNAL BRICKWORK ABOVE WINDOW HEIGHT TO BE REINFORCED WITH BRICKFORCE EVERY THIRD LAYER.

WINDOWS:
WINDOWS TO HABITABLE ROOMS TO PROVIDE 10% FLOOR AREA NATURAL LIGHT WITH 50% OPENINGS. BRICKFORCE AT BOTH LEVELS OF WINDOW.

GLAZING: VLG5 NBR GED "V"
0 - 0.75sqm = 3mm GLASS
0.75 - 1.5sqm = 4mm GLASS
OVER 1.5sqm = 6mm GLASS
ALL SLIDING DOORS TO BE FITTED WITH 6mm SHATTERPROOF GLASS WITH RECOGNITION MARKERS.
ALL FIRST FLOOR WINDOWS AND STAIRWELLS TO BE FITTED WITH 6mm SAFETY GLAZING AND BURGLAR BARS.

CEILING:
CEILING RHINOBOARD FIXED TO 38x38mm SA PINE TIMBER BRANDING AT 300mm CENTERS AT MAX.
450mm CENTERS WITH RHINO CORNICE.
NO CEILING IN GARAGE UNLESS OTHERWISE SPECIFIED.

ROOF NOTES: TRUSSES
CONCRETE ROOF TILES ON 38x38mm SA PINE BATTERNS AT 320mm CTS MAX. ON ROOF TRUSSES AT 700mm CTS MAX.
ON 38x75 SA PINE WALLPLATES PROPERLY SECURED WITH ROOF WIRES 2x4mm 300mm INTO BRICKWORK.
ROOF PITCH TO BE AS SHOWN WITH PLASTIC UNDERLAY IF FALL IS LESS THAN 25 deg.
38x152 SA PINE WG 6 TIEBEAMS.
TRUSS CONSTRUCTION:
ALL RIB SECTION TO BE 114x38mm SA PINE V6 GRADE.
ALL JOINTS TO BE SECURED BY 1 @ 10mm BOLT & NUT AND 75mm NAILS.

DRAINAGE:
ALL WASTE FITTINGS FITTED RESEAL TAPS.
NO BENDS OR JUNCTIONS PERMITTED UNDER BUILDINGS.
MINIMUM FALL OF SOIL DRAINS TO BE 1:40 UNLESS OTHERWISE SHOWN ON DRAWINGS.
ALL WASTE WATER PIPES TO BE MINIMUM 50mm DIAMETER.
WHERE DRAINAGE PIPES CLOSER THEN 900mm FROM BUILDINGS, PIPES HAVE TO BE AT SAME LEVEL AS FOUNDATIONS.

GEYSER:
GEYSER TO BE ACCORDING TO SABS 6254

SWIMMING POOL:
POOL SAFETY ACC TO SABS 1390 WITH SELF CLOSING SELF LOCKING GATES.

THE CONTRACTOR/CLIENT MAY NOT CLAIM AGAINST THE ARCHITECT AS A RESULT OF DISCREPANCIES OR ERRORS NOT REPORTED TO THE ARCHITECT BEFORE CONSTRUCTION

AREA SPECIFICATION:

EXISTING DWELLING:

ADDITIONS:

ERF SIZE:

COVERAGE:

J. PIETERSE TIA
BLUBBUL TEKENDIENSTE
JOHAN PIETERSE
CEL: 0828258446
Professional Senior Architectural Technologist
N.Dip Construction Supervision
P.O. BOX 48420
HERCULES 0030
TEL/FAX: (012) 5484428

ST 0718 T 1285

PROJECT:
4 X NUWE WONINGS

CLIENT:
N.J. & H. HOFMEYER

SITE:
ERF 349 HESTEPARK X 1
110 JOAN WEG

DRAWING:
VLOERPLANNIE

SCALE	DRAWN	DATE	CHECKED
AS SHOWN	JOHAN	2010/06/17	

PROJECT NO:	
DRAWING NO:	019.06.2010
	001