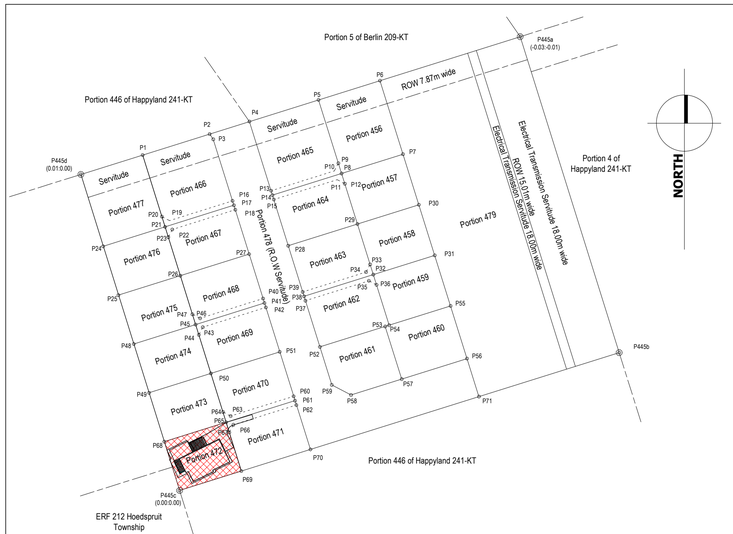
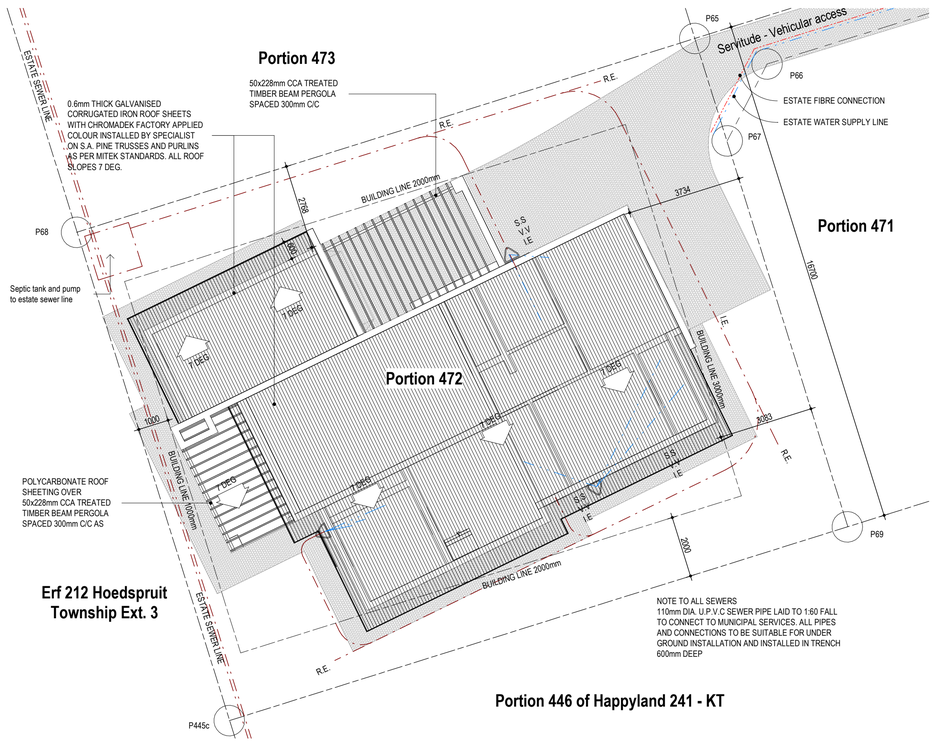


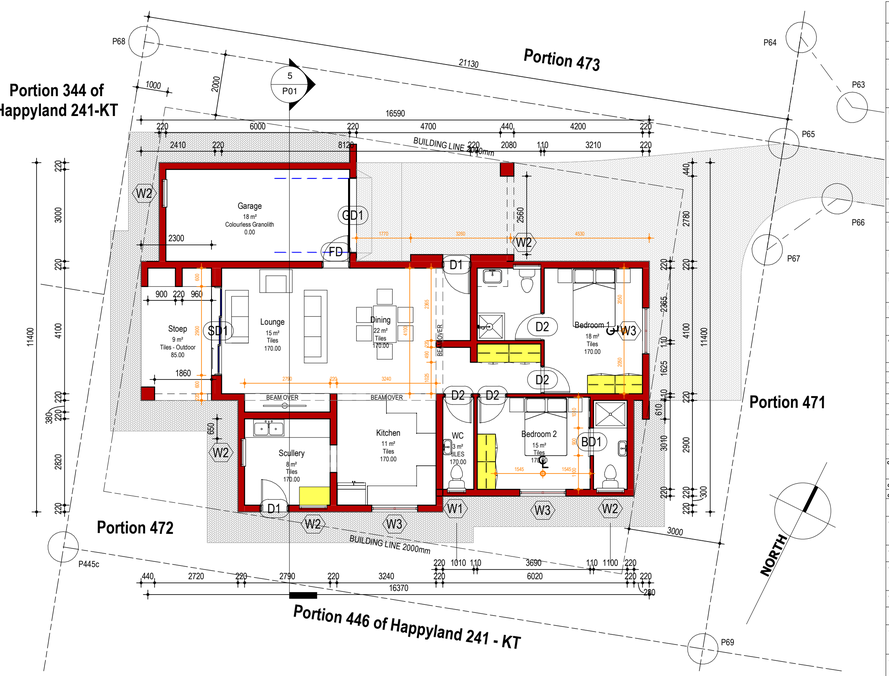
1 Locality Plan

1 : 1000



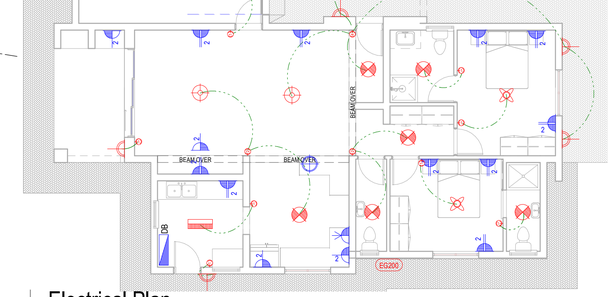
2 Site Plan

1 : 100



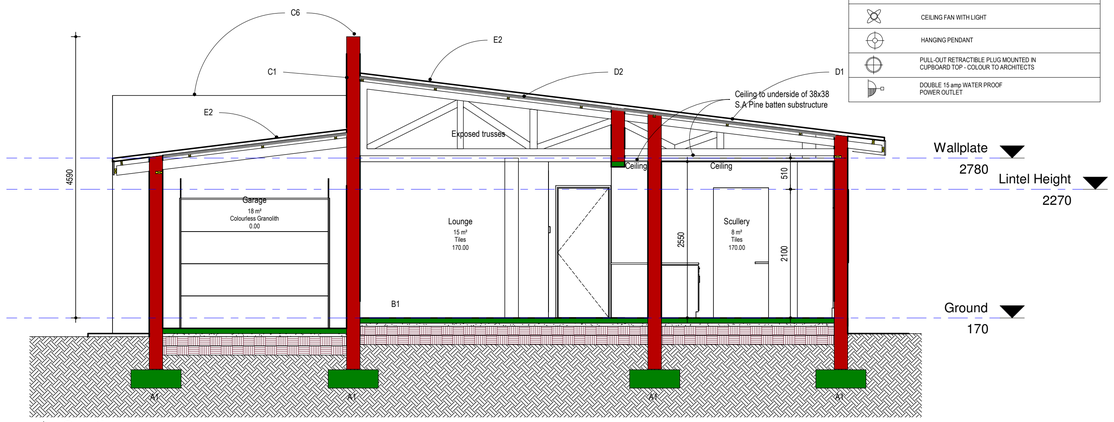
3 Floor Plan

1 : 100



4 Electrical Plan

1 : 100



5 Section A

1 : 50

LEGEND OF MATERIALS

A	FOUNDATIONS	
a1	REFER TO STRUCTURAL ENGINEERS DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS.	
a2	Provide Vertical tanking at all retaining walls, basements & level changes. POLYGLASS torch-on waterproofing membrane system fixed in accordance with manufacturers spec. All waterproofed walls to be protected and backfilled over geopipe covered with membrane and stone, all as per specialist	
B	FLOORS AND SURFACES	
b1	Concrete surface bed (min 100 mm - to Engineers Specification), on GUNDLE AT USB GREEN 250micron, on min 150mm good, clean hard core consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specification. All bathroom/shower floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide underfloor heating to designated areas as per specialist detail.	
b2	Structural slab, supports and beams to Eng. spec. All bathroom/sh/ floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slab to be waterproofed with POLYGLASS torch-on waterproofing by specialist if internal building space below slab, or cementitious waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec [adhere to SANS10400-B]	
b3	RC staircase to Architect's and Engineer's detail. Where stairs are over or adjacent to interior spaces, the stair surface, risers, treads & sides should be screeded to fall & waterproofed by specialist. Allow for dedicated finish over	
b4	Threshold: Cementitious waterproofing on Aluminium base outwards and torch on waterproofing from angle 1m inwards in accordance to detail.	
b5	Selected Hardwood Decking as per spec. by specialist on concrete deck with screed to fall.	
b6	Honed Exposed Stone Aggregate - Readymix 40-60mm thick with stone aggregate (+/-19mm) screed, polished with diamond cutter to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ appox 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide)Sample of stone to be submitted for approval by Architect.	
b7	Brushed Stone Aggregate - Readymix 100mm thick stone aggregate (+/-3mm) screed, brushed to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.	
b8	Majolite Magnesium Oxychloride flooring on screed by Specialist, sealed. Colour: TBC by Architect. Joint lines saw cuts by installer as indicated on drawings and approved by specialist. Steel angles at floor finish cross overs and stair nosings should be painted with Duram N54 Grey and top exposed surface of angle should be wiped clean of paint. Sample approved by architect.	
b9	Selected Tiles on Resitex waterproofing to floor laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.	
C	WALLS	
c1	Clay stock bricks, flush jointed with floated and sponged undulated 20-25mm cement plaster to receive Architect specified finish. All bricks to be wet before laid. Provide 25mm isoboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA:2011/A:3:3). Sample wall to be approved by HOA and client.	
c2	GUNDLE AT BRICKGRIP DPC 250mic under all walls and cills, brickforce every 6courses.	
c3	Retaining Wall by Structural Engineer	
c4	RC Ring Beam by Structural Engineer	
c5	Skirting, 85 high pointed joint in plastered wall. Sample to be approved by architect.	
c6	Cementitious Waterproofing on sloped plaster to top of boundary & parapet walls, painted to spec.	
c7	Balustrades & Handrails: Refer to Architects detail. To comply with SANS10400D. 1m High from FFL with no opening that permits the passage of a 100mmØ ball.	
c8	Paint: plaster to receive approved undercoat & textured paint, Midas Midsmile Medium or similar approved. Colour tbc by Arch. and as per HOA architectural guidelines.	
c9	Natural stone to HOA approval	
c10	Clay stock bricks to receive Architect specified finish. All bricks to be wet before laid. Sample wall to be approved by HOA and client.	
c11	Landscaped berm with slope by eng., covered with hessian / membrane and planted, all by specialist	
c12	In-situ concrete columns by eng., plaster and painted to match walls	
D	CEILING	
d1	Ceiling Insulation Provide 2x 135mm Isotherm insulation. 1x Layer fixed between purlins and 1x layer under purlins. Fixing to be by specialist & approved by Arch. Provide "ALUBUBBLE 1983" insulation over purlins under sheeting, install according to manufacturer's specification. To comply with SABS 1391 part 1&6 and SANS10400-XA.	
d2	9.5mm RHINOBOARD (Internal) ceiling board by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.	
d3	12.5mm RHINOBOARD (External) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. (Refer to drawings direction of ceilings) Joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.	
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.	
E	ROOF	
e1	Double Pitch (See drawings for pitch) metal sheet roof consisting of Victorian Profile 0.53mm COLORBOND ULTRA AZ200 sheeting. Colour to be confirmed by Architect. Fasteners to be Class 4 and installed according to manufacturer's specification. Sheets to overlap by 2x ribs at joints. Provide lapseal at joints. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.	
e2	Mono Pitch (See drawings for pitch) metal sheet roof consisting of Victorian Profile 0.53mm COLORBOND ULTRA AZ200 sheeting. Colour to be confirmed by Architect. Fasteners to be Class 4 and installed per manufacturer's specification. Sheets to overlap by 2x ribs at joints. Provide lapseal at joints. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.	
e3	Flat Roofs: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS waterproofing by specialist over screed covered with 80mm DIPPS insulation board with membrane cover. Finish with 50mm stone layer (+/3mm) over it no other finish is indicated. Fulbore outlets to Geberit design and supply , or similar and approved	
e4	Sheet Metal Roof Flashing to be manufactured from 0.55mm COLORBOND G300 flashing feed Clean Colorbond, color to match roof sheeting. 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.	
e5	Ogee half round gutters, Eave Profiles & downpipes. Colour to be confirmed by Architect. Sizes TBC by engineer/specialist & approved by Architect.	
e6	Masonry Construction Chimney / Stainless Steel Turbo Cowl with flue pipes. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with "SANS 10400 Part V. Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.	
F	DOORS AND WINDOWS	Glazing to comply with SANS10400 Part N
f1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect.	
f2	Sloped plastered & waterproof cill, with bull in dpc & drip to Architect's detail & painted to spec.	
f3	Cavities for Pocket windows & doors, Cavity depth to be min 100mm deeper than slider length. Cavity walls to be bagged & primed with black firricoat full height & width (all walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Resitex both sides of angle & min 2 brick courses all around.	

ELECTRICAL LEGEND

	DISTRIBUTION BOARD
	STOVE POWER CIRCUIT ISOLATOR SWITCH AT 1100mm HIGH
	DOUBLE 15 amp POWER OUTLET IN CEILING OR AT HIGH LEVEL
2	DOUBLE 15 amp POWER OUTLET 1100mm HIGH
2	DOUBLE 15 amp POWER OUTLET 300mm HIGH
	EURO COMBINATION PLUG 15 amp POWER OUTLET 1100mm HIGH OR AT 150mm ABOVE COUNTER TOP
	ISOLATOR SWITCH FOR AIR CONDITIONER UNIT WATERPROOF FRATLEY TERMINATION BOX
	WALL LIGHT
	CEILING LIGHT
EG200	ELECTRICAL GEYSER POSITION (200 litre)
	DSTV - TELEVISION POINT
	DOUBLE TUBE LED LIGHT
	SWITCH
	CEILING FAN WITH LIGHT
	HANGING PENDANT
	PULL-OUT RETRACTIBLE PLUG MOUNTED IN CUPBOARD TOP - COLOUR TO ARCHITECTS
	DOUBLE 15 amp WATER PROOF POWER OUTLET

1| ALL INFORMATION ON THE PLAN MUST BE CHECKED AND DISCREPANCIES MUST BE BOUGHT TO THE ARCHITECTS ATTENTION BEFORE BUILDING WORK COMMENCES

2| ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE

3| ALL WORK AND QUALITY OF MATERIALS MUST COMPLY WITH NBR AND ALL OTHER APPROPRIATE AUTHORITIES

4| FOUNDATION EXCAVATIONS AS WELL AS FULL SURFACE AREA BELOW ALL DECKS AND FLOORS MUST BE TREATED WITH SABS APPROVED SOIL POISON WITH A 10 YEAR GUARANTEE AND MUST BE APPLIED AS INDICATED ACCORDING TO SABS 0124

5| CONCRETE FOUNDATION, SURFACE BED AND PAVING MUST COMPLY WITH SABS 0100 AND 0161 AS WELL AS ENGINEERS PLANS AND SPECIFICATIONS. CONCRETE CUBE TESTS TO DETERMINE STRENGTH OF CONCRETE MUST BE PROVIDED FOR APPROVAL BY ARCHITECT/ENGINEER

6| WHERE ANY SURFACE DIFFERENCES IN STRIP FOUNDATIONS OCCUR THE HIGHEST SECTION MUST BE EXTENDED OVER THE LOWEST FOR A DISTANCE EQUAL TO THE THICKNESS OF THE FOUNDATION.

7| FOUNDATION EXCAVATION FOR OUTSIDE BRICK WALLS MUST NOT BE LESS THAN 400mm UNDER THE SURFACE OF THE ADJOINING FINISHED GROUND LEVEL

8| FILLING UNDER SURFACE BEDS AND CONCRETE PAVING MUST BE OF AN ACCEPTABLE MATERIAL AND MUST BE COMPACTED TO 90 MOD A.A.S.H.T.O. IN LAYERS NOT EXCEEDING 150mm. FILLING MUST BE TREATED WITH TERMITE POISON AS INDICATED ABOVE. COMPACTION TESTS MUST BE PROVIDED BY CONTRACTOR TO BE APPROVED BY ARCHITECT/ENGINEER

9| UNFINISHED GROUND FLOOR LEVEL MUST BE AT LEAST 170mm ABOVE FINISHED GROUND LEVEL

10| 375 MICRON D.P.C. MUST BE PROVIDED IN ALL BRICK WALLS, EXCEPT WHERE SHOWN OTHERWISE.

11| CORRECT WIDTH BRICKFORCE MUST BE PROVIDED IN EACH THIRD COURSE IN ALL BRICK WALLS, EXCEPT WHERE SHOWN OTHERWISE.

12| ALL BRICK WORK IN STRETCHER BOND EXCEPT WHERE SHOWN OTHERWISE

13| ALL DRAIN PIPE EXCAVATIONS MUST BE TREATED WITH TERMITE POISON FOR 150mm FROM ANY BUILDING ACCORDING TO SABS 0124

14| ALL GLAZING MUST BE ACCORDING TO SABS AND NBR REQUIREMENTS

15| ALL DRAIN PIPE WORKS AND MATERIAL MUST BE ACCORDING TO NBR REQUIREMENTS.

16| ELECTRICAL INSTALLATIONS MUST BE STRICTLY ACCORDING TO APPROPRIATE REGULATIONS

17| ALL SHEET METAL MUST BE FREE FROM ANY WHITE RUST

18| ALL TIMBER ROOF TRUSSES MUST BE TREATED WITH TERMITE RESISTANT SUBSTANCE OR SIMILAR APPROVED

19| WALL TIES SHALL BE INSTALLED IN ANY CAVITY WALL IN AN EVENLY DISTRIBUTED PATTERN AT A RATE OF NOT LESS THAT 3 TIERS PER SQ METER OF FACE WHERE THE CAVITY IS MORE THAN 75mm IN WIDTH

20| THE USE OF TRADE NAMES IS SUBJECT TO THE ADDITIONS OF, "... OR SIMILAR APPROVED PRODUCT"

No.	Description	Date

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Date 05/09

Revision ORIGINAL

Principal
S. Lombard(PrArch)
M.Arch(Prof) UFS
SACAP Reg. No. 24750974

Project Description
Proposed New Dwelling - Portion 472 of Happyland 241_KT

Client
Vangicol Pty Ltd.

Drawing description
Technical Plans

Drawings in set

Drawing number
P01

Reference number

Drawn by Elmar Prinsloo

Checked by Stefan Lombard

Scale As indicated

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