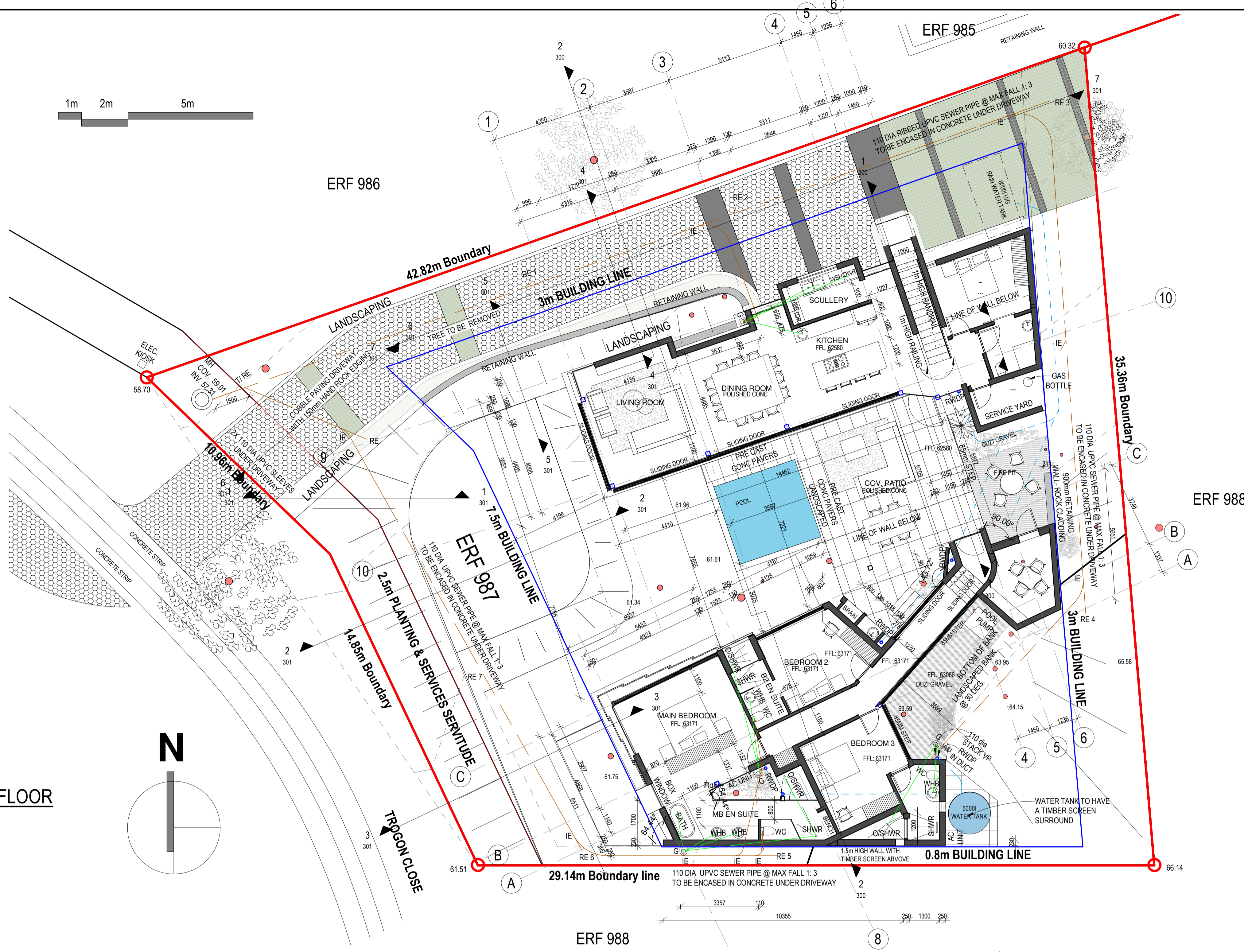


Revision Schedule

Rev	Date	Description	Issued to
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A 1000 L1 GROUND FLOOR PLAN
T. 100

GENERAL NOTES

- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING, AND ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. ALL DIMENSIONS ARE AS PER SANS 10400-C
- FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.
- ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION. ALL STRUCTURAL WORK TO COMPLY WITH SANS 10400-B UNLESS IS SUBJECT TO A RATIONAL DESIGN OR RATIONAL ASSESSMENT.
- ANTGUARDS AND DAMP-PROOF COURSE TO COMPLY WITH SANS 10400-J
- ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICKFORCE AT ALL CILL AND WALL PLATE LEVELS.
- WALL THICKNESS TO COMPLY WITH SANS 10400-K
- ALL EXTERNAL FACE BRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK BAGGED AND PAINTED WITH BITUMEN.
- ALL FIRE INSTALLATIONS TO CONFORM TO NATIONAL BUILDING REGS. STABILITY TO COMPLY WITH SANS 10400-T PART 4.7
- MECHANICAL VENTILATION INSTALLATION TO COMPLY WITH SANS 10400-O PART 4.3
- FOR ALL ROADWAYS, PEDESTRIAN WALKWAYS, RAMPS, REFER TO ENGINEERS DRAWINGS
- ALL PLUMBING DESIGNS TO COMPLY WITH SANS 10400-P
- ARTIFICIAL LIGHTING TO BE MINIMUM 200 LUX AND TO COMPLY WITH SANS 10400-O PART 4.2
- SHOULD NOISE, NUISANCE ARISE, REMEDIAL MEASURES WILL BE CARRIED OUT
- PROVIDE SAFETY GLASS, WHERE NECESSARY, ALL GLAZING TO COMPLY SANS 10400-N. ALL SAFETY GLAZING MATERIALS ARE TO DISPLAY MARKINGS IN TERMS OF VC 9003 IN COMPLIANCE WITH SANS 1263-1:2013
- EXTERNAL WALLS TO BE PAINTED WITH ANTI-FUNGAL PAINT

PART K WALLS

- ALL TIMBER FRAMED WALLS TO COMPLY WITH K4.3
- FIXING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 & K3 (ANNEX A)
- ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K
- ALL FIRE PERFORMANCE AND RESISTANCE OF WALLS TO COMPLY WITH K4.6 & K4 (ANNEX A)
- ALL STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART L ROOFS

- ALL ROOF ASSEMBLIES TO COMPLY WITH L4.1
- ALL WATERPROOFING AND COVERINGS TO PITCHED ROOFS TO COMPLY WITH L4.2
- ALL FLAT ROOFS TO COMPLY WITH L4.3
- ALL TIMBER ROOF CONSTRUCTION TO COMPLY WITH L4.4
- THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH L4.5
- ROOF AS PER RATIONAL DESIGN BY COMPETENT PERSON

HEALTH AND DRAINAGE NOTES:

- AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA
- LIGHTING AND VENTILATION TO COMPLY WITH SANS 10400-O
- ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH
- INSPECTION EYES (I.E.'s) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 23m LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN IN COMPLIANCE WITH SANS 10400-P
- ALL INSPECTION EYES TO HAVE MARKED COVERS AT GROUND LEVEL
- CLEANING EYES (C.E.'s) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES
- ANY WASTE WATER DISCHARGING OVER A GULLY TO COMPLY WITH PART 4.21 OF SANS 10400-P
- ALL SOIL VENTILATION PIPES (SVP's) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1.8m ABOVE THE NEAREST ADJACENT WINDOW HEAD.
- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE I.E.'s AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.

PART P DRAINAGE

- ALL PIPE JOINTS TO COMPLY WITH P4.2
- ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3, P4.4 & P4.5
- ALL CONSERVANCY TANKS, SEPTIC TANKS & FRENCH DRAINS TO COMPLY WITH P4.8
- ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH P4.9
- ALL DRAINAGE SYSTEMS TO COMPLY WITH P4.13
- ALL SIZING OF DISCHARGE PIPES TO COMPLY WITH P4.14
- ALL DRAIN SIZES SHALL COMPLY WITH P4.15
- ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH P4.16
- ALL SIZING OF VENTILATION PIPES TO COMPLY WITH P4.17
- ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN COMPLIANCE WITH P4.18
- DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH P4.19
- ALL TRAPS TO BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF P4.20
- GULLY TO COMPLY WITH REQUIREMENTS OF P4.21
- ALL DRAINS TO BE LAID IN ACCORDANCE WITH P4.22 & P4.23
- ALL DRAINAGE AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART N GLAZING

- ALL GLAZING TO COMPLY WITH PART N4, N1 (ANNEX A) AND AAAMSA REGULATIONS
- ALL SAFETY GLAZING MATERIALS ARE TO DISPLAY MARKINGS IN TERMS OF VC 9003 IN COMPLIANCE WITH SANS 1263-1:2013
- GLAZING & GLAZING STRUCTURE AS PER RATIONAL DESIGN BY COMPETENT PERSON

WATER NOTES:

- OVERFLOWS FOR ALL WATER CLOSETS TO EXTERNAL WALLS TO BE PROVIDED
- D RIP PIPES TO BE VISIBLE
- NOTE: ALL PLUMBING TO COMPLY WITH LOCAL WATER BY-LAWS

IF THIS DRAWING IS NOT SIGNED FOR CONSTRUCTION BY THE ARCHITECT, IT IS NOT FOR CONSTRUCTION PURPOSES

PROJECT
NEW DWELLING ON ERF 987 ELALENI

DESCRIPTION
L1_GROUND FLOOR PLAN

SITE	1011 SQM
LOWER GROUND	68.43 SQM
GROUND FLOOR	220.74 SQM
FIRST FLOOR	22.35 SQM
TOTAL	311.52 SQM
COV PATIO	49.18 SQM
OPEN SERVICE YARD	8.06 SQM
TOTAL	368.76 SQM
PERM F.A.R	0.35 358.85SQM
ACTUAL F.A.R	XXX SQM
PERM COV	30% 303.3 SQM
ACTUAL COV	29.12% 294.5 SQM

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Drawn Author	Project nr: Sheet nr:	Project Number 102	Date: 2021/03/16 08:28:11
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