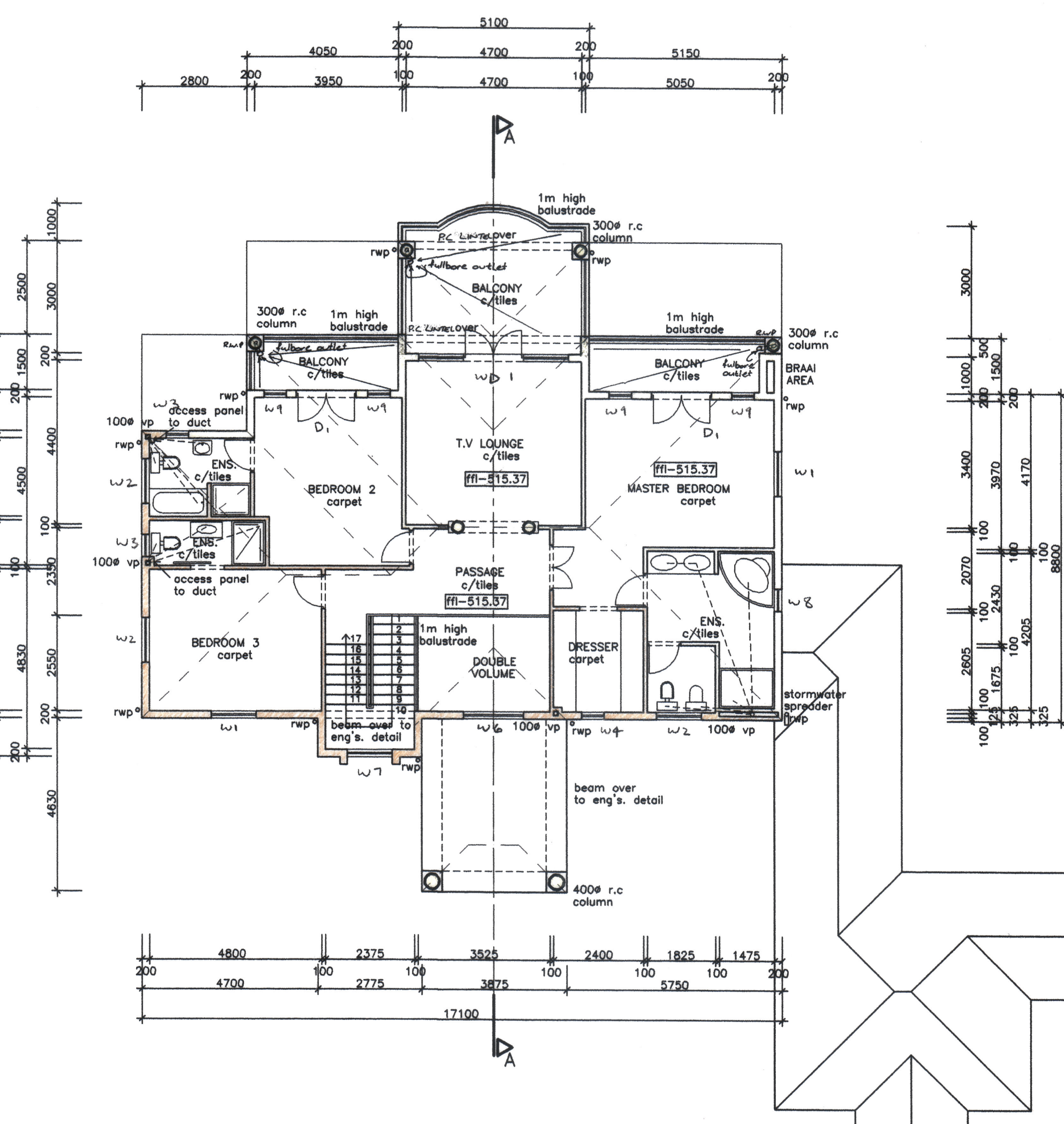


GROUND FLOOR PLAN



FIRST FLOOR PLAN

## CONSTRUCTION NOTES

- A. ROOF:-**  
Coverland "Tuscan" concrete roof tiles (Terracotta - Farmhouse Range) approved PVC underlay on 114x38 SA pine trusses 220x50 Loose rafters to be SA pine and treated.
2. External overhangs to be treated with carbolinum.
3. All rainwater goods, fascias and bargeboards to be fibreglass, aluminium or PVC.
4. Ceilings to be 6.4mm gypsum board and painted with coved cornices.
5. Reinforced concrete roof to professional engineer's details and topped with insulating screed to falls and covered with waterproofing laid in accordance with manufacturers' recommendations.
6. Waterproofing to be covered with 50mm layer of 20mm of white gravel.
- B. WALLS:-**  
1. Two courses of brickwork to be reinforced in brick-force. Solid cement mortar joint below wallplate level, above window head level and below window sill level.
2. Unplastered external walls to be bogged and bitumen painted between skins.
3. All brickwork below ground level to be bricks recommended for the purpose by the manufacturer.
4. Galvanised wire ties to be built into all 230 cavity walls at 800 centres horizontally and every 6th course vertically.

5. Gundle "brickrip" DPC's to be provided over all slabs, under all eaves, parapets and elsewhere as required by the local authority and in accordance with NBR and window systems.
6. Galvanised steel coil outguards, lapped and soldered at joints to be to local authority requirements.
7. Two vermin-proofed airbricks to be provided in the external walls of all habitable rooms.
8. Joints in facebrick to be pointed square 'raked' unless otherwise specified on drawing.
- C. SURFACE BEDS:-**  
1. Surface beds to be 100mm concrete of mix not weaker than 1:3:6 by volume, reinforced with BRC mesh at 300 centres both directions or as required.
2. Surface beds to be laid on Gundle UFS green membrane on ground prepared by specialist to SABS requirements.
- D. SUSPENDED FLOORS AND R/CONCRETE:-**  
1. To be built strictly in accordance with professional structural engineer's details under his supervision.
2. Finish to be plastered unless otherwise noted.
- E. RETAINING WALLS:-**  
1. To be built strictly in accordance with professional structural engineer's details.

2. Vertical tanking behind all retaining walls to be Gundle 'hyperlastic' 500micron membrane installed under manufacturer's supervision.
3. All retaining walls to be provided with agricultural drains behind and below slab level, graded to fall to surface water disposal system.
- F. BOUNDARY WALLS:-**  
1. No part of boundary walls or their foundations are to project beyond the property boundaries.
2. Walls spanning servitudes to be built on RC ground-beams to professional engineer's details.
3. Boundary wall footings parallel with servitude must not project more than 370mm into servitude.
- G. DRAINAGE:-**  
1. The contractor is required to ensure that the local authority installs necessary stormwater and/or sewer connections before drainage work commences. It is thereafter the contractors responsibility to ensure adequate falls to these connections.
2. Approval for the siting of septic tank and/or soakpits together with any percolation tests which may be required is to be obtained from the local authority by the contractor before commencing any building work.
3. The contractor is responsible for ensuring that storm-water damage to the work in progress or the neighbouring properties does not occur during construction and that the surface water drainage is adequate.

4. All sanitary fittings to be trapped and/or vented to local authority requirements.
5. All bands and junctions in drains to be provided with inspection eyes at 26m centres.
6. Adequate access panels to be fitted in all ducts over inspection eyes.
- H. DOORS AND FRAMES:-**  
1. External frames to be hardwood.
2. Internal frames to be hardwood.
3. External doors to be hardwood.
4. Internal doors to be flush panel semi hollow core faced in.
5. Doors in timber to be provided with 1 pair(internal) and 1.5 pair(external) 100mm brass butt hinges and lockset.
- I. WINDOWS:-**  
1. Windows to be bronze anodised 25's section aluminium and sealed.
2. Timber to be primed and painted.
- J. GLAZING:-**  
1. All glazing is to be in accordance with NBR 0400.
2. Glazing to bathrooms and WCs to be in obscure glass.
- K. SITING AND EXCAVATIONS:-**  
1. All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.

2. Contractor is to check all dimensions and levels before commencing work and report any discrepancies to drawing service.
3. Contractor is to confirm and ensure correctness of floor and entrance levels physically on site with local authority inspector before commencing work.
4. If the site is found to contain clay, shale, ground water or any other suspect soil condition, then all foundations are to be to professional engineer's details and built under his supervision.
5. All foundations to be taken to hard, virgin ground. No back filling over excavated areas will be permitted. Foundation depths to be determined on site.
- L. LOCAL AUTHORITY:-**  
1. The owner is responsible for all local authority notices and fees.
2. The owner is required to obtain all necessary connections to services.
3. Where local authority or government regulations require more stringent specification than shown herein, they are to be followed with prior consent of the owner.
4. The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.
5. All NBR and SABS standards and specifications are to be adhered to as a minimum standard and good construction principles.
6. All levels are approximate.

## M. GENERAL:-

1. This drawing is to read in conjunction with the engineer's drawings, the electrical layout, the key to the electrical layout and the schedule of finishes.
- N. NOTES TO OWNER:-**  
1. The attention of the owner is drawn to the fact that changes to the plan and/or specifications after official approval are likely to invalidate that approval.

## SCHEDULE OF AREAS:-

SITE	AREA
GROUND FLOOR	191.21 sqm
GARAGE	45.34 sqm
PORTICO	17.94 sqm
COVERED VERANDAH	38.55 sqm
<b>TOTAL GROUND FLOOR</b>	<b>293.04 sqm</b>
FIRST FLOOR	155.36 sqm
BALCONY	29.10 sqm
<b>TOTAL FIRST FLOOR</b>	<b>184.46 sqm</b>
<b>TOTAL AREA</b>	<b>477.5 sqm</b>
<b>COVERAGE</b>	<b>293.04 sqm</b>

## ELECTRICAL SYMBOLS:-

- DISTRIBUTION BOARD
- SWITCH
- 2 WAY SWITCH
- PULL OR PENDANT SWITCH
- FILAMENT LAMP
- WALL MOUNTED LAMP
- DISCHARGE LAMP
- DOWNLIGHTER
- SWITCH SOCKET OUTLET
- TELEPHONE
- TV AERIAL PLUG
- COOKER CONTROL UNIT
- BELL
- GEYSER IN CEILING

## Project:

**PROPOSED NEW RESIDENCE for  
MR G COOMBS & MRS Y PADAYACHEE  
REM OF LOT 1673  
KLOOF  
UMBULANE ROAD**

## Owner's Signature:

*Y. Padayachee*  
Contact No: 083-629-9084  
083-629-9394

Date:	MARCH 2001	Checked:	PG
Scale:	1:100	DWG No:	19/2001
Drawn:	jeethen	Sheet No:	1 OF 3

## PGA ARCHITECTS cc

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