

FIRST FLOOR PLAN
SCALE - 1:100

GENERAL NOTES

LOCAL AUTHORITY :
The owner is responsible for all local authority notices and fees. The owner is required to obtain all necessary connections to services. Changes to the official approved plan, is likely to invalidate the approval. All amendments to the approved plan should therefore be discussed with the author of plan.

PLASTER & PAINT SPECS :
All plaster work to be done in a 3 to 1 plaster mix in accordance to CSII standards. Plaster to have a water proof agent. Fresh plastered wall have silisical or equivalent sealant sprayed on. Undercoat to be plascon plaster primer and 2x coat final to be "Plascon Wall and Air".

WALL NOTES:
Two courses of brickwork reinforced with brickforce at sill wallplate level, reinforced lintol over all doors and windows. Air bricks to be provided min. 2 per room. Solid cement mortar joints below wall plate level above window head level and below sill level. Unplastered external walls to be bagged & bitumen painted between skins.

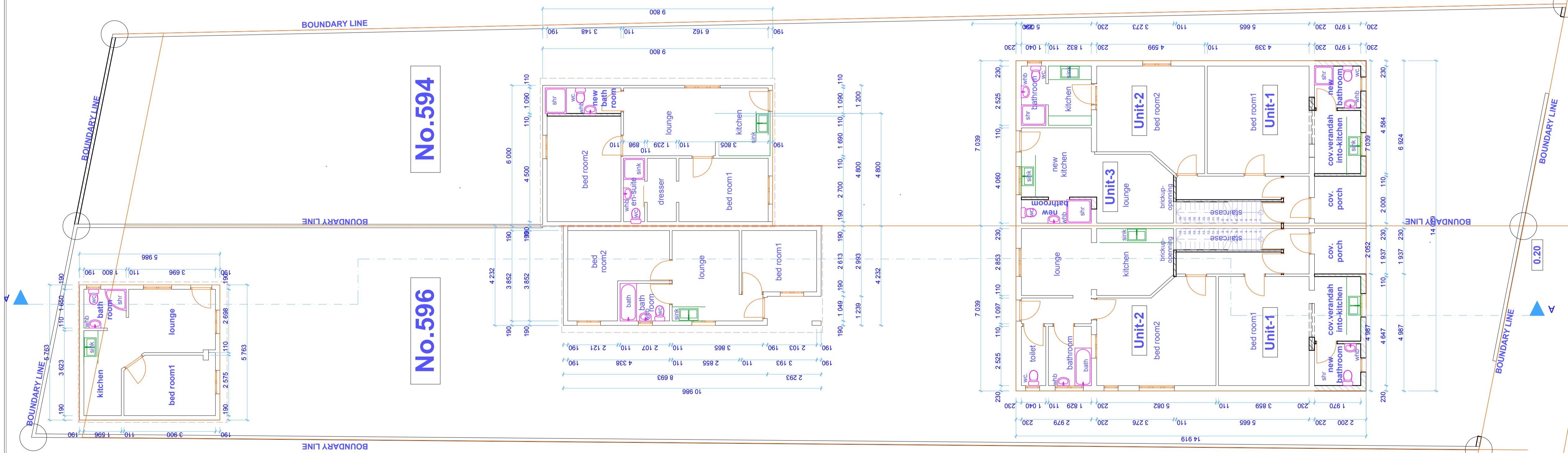
DOORS AND WINDOWS:
All external doors and windows to aluminium framed to SABS specifications. Internal door to be flush panel semi solid with hardwood frames provided with one pair 100mm brass butt hinges and lock set. Windows to be bronze aluminium 25 micron. All glazing to be in accordance with part N of SANS 10400. Bathroom and W.C windows to be obscure.

SPECIFICATION NOTES:
Contractor to check all levels & dimensions on site before commencement of work. All levels are approximate and contractor must adjust to suit site. Beacons to be exposed and demarked. Figured dimensions to be used in preference to scaling. All work to comply to the SANS 10400. Any discrepancies should be reported to the author of plans for clarification & alterations.

DRAINAGE NOTES:
The contractor needs to ensure that the necessary storm water and/or sewer connections are installed and also ensure that the fall to these connections are adequate. All gully surrounds & mh covers to be 75mm above ground level. The sewer sections shown indicate the design intention only & are to be verified by the plumbing contractor & any discrepancies or proposed alterations are to be reported to the architect prior to commencing work. The contractor is to ensure that the surface water drainage is adequate.

DRAINAGE NOTES:
Sewer conn. to be exposed for approval of building inspector. I.E.'s to all bends & junctions. No bends & junctions to occur beneath floor slabs. Pipes under concrete to be encased.

PIPE SIZES
WC : 110mm
Shower : 50 mm
Bath : 50 mm
Basin : 38 mm
Sink : 50 mm
Svp : 110 mm



SITE/ GROUND FLOOR PLAN
SCALE - 1:100

SUBMISSION

No.	DATE	NOTES

REVISIONS

- Neighbor's name & signature :
- Neighbor's address :
- Neighbor's ID number :
- Neighbor's contact number :

- Neighbor's name & signature :
- Neighbor's address :
- Neighbor's ID number :
- Neighbor's contact number :

Client signature :

Principal Agent

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Project

PROPOSED ADDITIONS AND ALTERATION TO EXISTING DWELLING & BOUNDARY WALL AT LOT

Title
SITE PLAN/ FLOOR PLAN

Date	27/08/2014	Code	
Drawn	N.Magwaza	Drawing No	Rev
Scale	1:100	A-0416	*