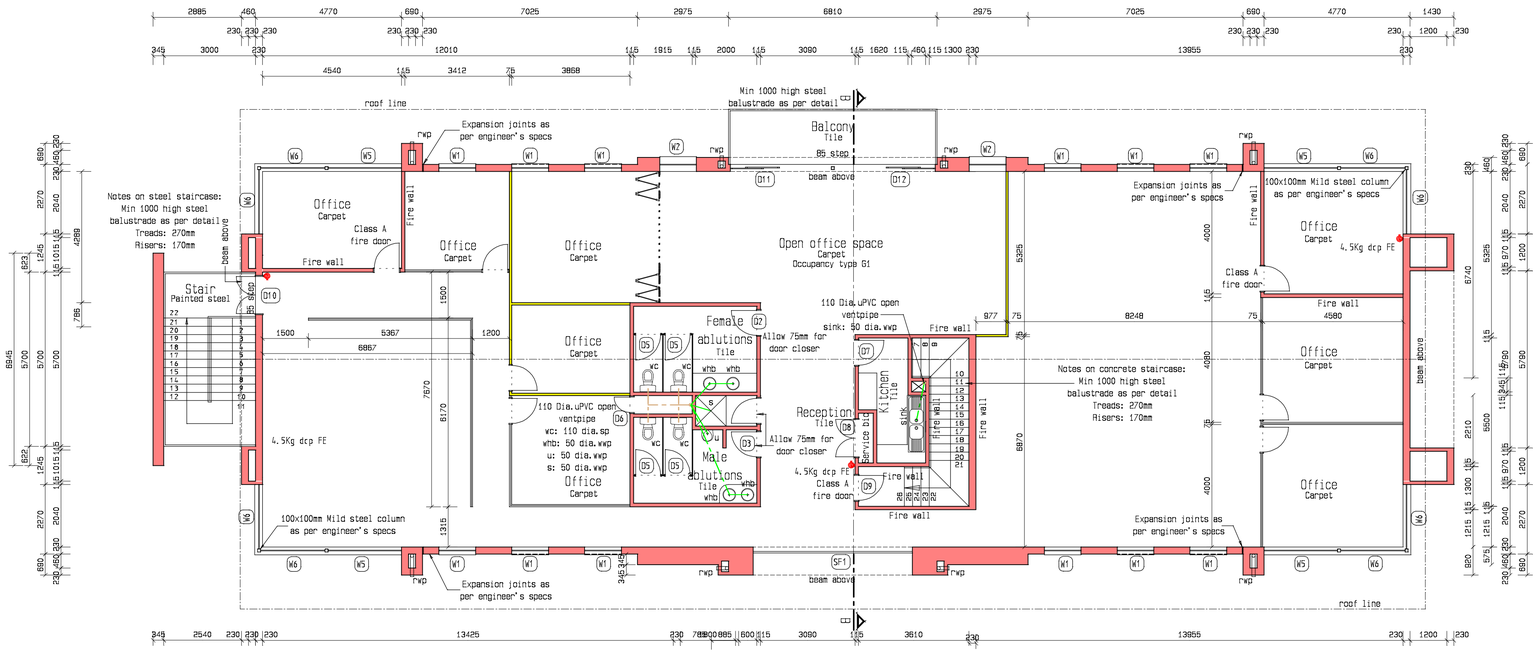
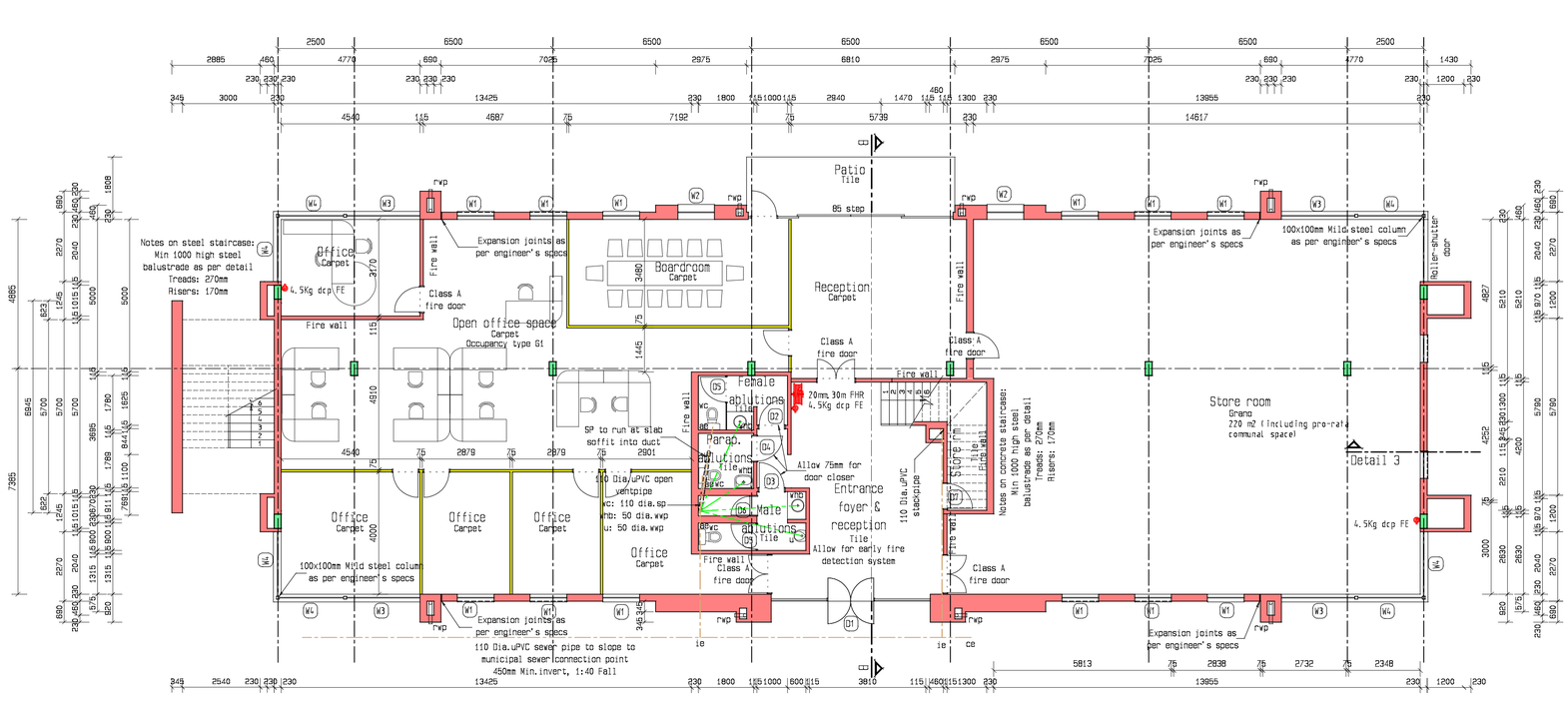


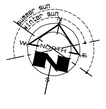
First floor plan
-Building B-

Scale 1:100



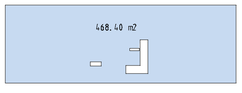
Ground floor plan
-Building B-

Scale 1:100



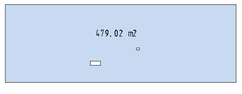
Coverage

Scale 1:500



FSR First floor

Scale 1:500



FSR Ground floor

Scale 1:500

owner/contrator/developer:

No construction may proceed on site prior to the approval of drawings by the local authority. Any building work that commences prior to building plan approval is completely at the owner's own risk - The architect may not be held responsible for any loss or damage whatsoever that may result from building works without approved building plans.

Contractor to check all levels and dimensions prior to commencement of any work.

Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction. If in doubt ask the architect.

soil conditions:

The owner is responsible for soil tests.

land surveyor note:

The site must be identified by a registered Land surveyor. The ownership of the Land must verified prior to setting out of works.

All works to be set out by the land surveyor. The council must be issued with a lands surveyor's Certificate of confirmation.

levels:

Levels are approximate and must be varified by the contractor prior to pricing and construction.

certificates required:

The following certificates of compliance to SABS and NBR standards may be required from the contractor by the architect/owner:

FOUNDATION CERTIFICATE: Engineer
CHEMICAL TREATMENT OF SOIL: Specialist
DPC: Council Inspector
PLUMING AND DRAINAGE: specialist sub-contractor
ELECTRICAL INSTALLATION: specialist sub-contractor
LAND SURVEYOR: land surveyor
CIVIL WORKS and STORMWATER: engineer
TRAFFIC and ROAD MARKINGS: engineer
FIRE SAFETY CERTICIATE: specialist and/or council
LIGHTNING PROTECTION: specialist sub-contractor
ROOF STRUCTURE: specialist sub-contractor and/or engineer
ROOF COVERING: specialist sub-contractor and/or engineer
CONCRETE SLABS: specialist sub-contractor and/or engineer
WATERPROOFING: specialist sub-contractor
GLAZING: specialist sub-contractor
MECANICAL VENTILATION:
specialist sub-contractor and/or engineer

Materials and finishes:

All finishing products such as window frames, roof tiles, tiles, cornices, etc must be approved by the developer/architect before ordering and installation.

All product used must comly to SABS standard and Local Authority Requirements.

Local Authority notes:

Building Standards:

All work must comply to the NATIONAL BUILDING REGULATIONS and applicable SABS and NHBRC standards.

Drawings may not be scaled for construction purposes.

All drawings must be read in conduction with one-another. Notes reflected on drawings apply for the entire project and works.

Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction and submission of tenders.

If in doubt ask the architect.

Drainage notes:

Soil pipes to be 100 mm dia. PVC - Fall min 1:60
Waste pipes to be 50 mm dia.
Waste fitting to have re-seal traps 60 mm deep

Provide anti-vac bottle traps to all waste fittings

IE's to all bends and junctions to have marked covers at ground level.

RE's to head of drain and at all changes of direction of soil pipes.

Foundations to be protected where soil pipes go under buildings.

Vent pipes to extend min 2.1m above window openings.

boundary walls:

All boundary wall foundations not to acceed site perimeter. Provide consturction joints at between 4500 - 7500 centres if not indicated on boundary wall elevations

typical section

scale 1:50

NBR - KK11 (Free-standing walls)

Thickness	Max. height	Piers
115	0.8	0
115	1.4	240 x 230 at 1800 centres
230	1.8	0
230	2.3	480 x 350 at 3500 centers

geyser note:

to comply with SABS 0254

balustrade note:

all balustrades must be min 1000 mm high with openings not larger than 100 mm

to be installed at all areas where a floor level difference of 450 mm occurs

window openings on levels above ground floor, must be provided with a balustrade where an opening section is lower than 1000 mm affl

glazing:

ALL GLAZING TO COMPLY WITH NBR-PART N & SABS 0137

DIMENSIONS GLAZING	
nominal glass thickness	maximum size of pane, sqm
3mm	0.75
4mm	1.5
5mm	2.1
6mm	3.2

any pane of glass installed in any door shall, be saftey glass and shall have a nominal thickness of not less than 6 mm,and doors not likely to be apparent to any person approaching them, shall bear markings.

Any glass lower than 500mm from floor finish shall be safety glass.

Any windows at staircases must be safety glass

flashing note:

provide 0.8 mm flashing at all parapets and areas where the roof line changes

brickwork expansion joints:

refer to engineer for brickwork expansion joints

revisions

all drawings must be read in conjunction with one another
notes on drawings apply to the project as a whole
contact the architect for the latest list of drawings
refer to drawing list for latest revisions on drawings

rev 0	Council drawings	01-06-2010
rev 2	Grid spacing	12-07-2010
rev 3	Stair width	13-09-2010
rev 8	Internal layout- ground floor	07-03-2011
rev 9	Internal layout- ground floor	22-03-2011

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tel: +27 12 346 7080 fax: +27 12 346 7079

General notes:
all materials and construction methods to comply with the relevant SABS and NBR standards. Any deviations, discrepancies or omissions must be brought to the attention of the architect before proceeding. Figured dimensions to be taken in preference to scaled drawings. All dimensions to be verified on site. Any variations and/or discrepancies must immediately be pointed out to the architect for corrections or instructions before proceeding with the work. Any variations executed by the contractor without the knowledge and consent of the architect will be rectified at the contractor's own cost. All work to be done by registered artisans to sabs 0142 (w.o.p.) work to be done by registered artisans only, to be rationalised & executed by registered plumber
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Client:
Architect:
Date:
Engineer:
Other:
Date:
Date:

I/we, the undersigned, hereby confirm that I/we are fully aware of the contents of this drawing; that it complies in all respects with my/our requirements; the right of ownership on this drawing vest part for the architect to submit drawings for council approval

Project
Proposed new Development for Gro Properties property Developers situated on Stand 3286 Irene Extensions 72

Description
Building B
Floor plans

Date
22 Mar 2011

Drawn
JH

Checked
AS

Scale
ASW

Drawing No
1008-120

Revision
9

1008-120 rev 9- building b floor plans.drw