



**FIRST FLOOR PLAN**

**3 BED. 3 BATH.**

SCALE 1:100

**UNITS 16/17/18/19/20/21/22/23/  
TYPE 4**

- NOTES:**  
**GENERAL:**  
 All dimensions to be checked on site before work commences. Drawings not to be scaled.  
**FOUNDATIONS:** To Engineer's specification & details  
 220mm Wall's - 200x600mm Concrete foundations  
 110mm Wall's - 200x600mm Concrete foundations  
 Min. strength 20 MPa after 28 days  
 Foundation walls to be of hard burnt stock brick, min. strength 7 MPa solid filled  
 All foundations to be a min. of 300mm below NGL  
**FLOORS:** To Engineer's specification & details  
 Apply ant poison as per SABS 024  
 Concrete surface bed min strength 15 MPa after 28 days  
 19mm Stone on well compacted filling in wetted layers of 150mm provide "ISOBOARD" under slab insulation  
 "USB GREEN" waterproofing membrane  
 25mm thick screed on 75mm min conc. surface bed  
 Finished floors to a min of 150mm above NGL  
 Brick paving on 25mm river sand on DPC on well compacted filling to specialist contractor  
**WALLS:**  
 220mm & 110mm Stretcher bond brick walls with min. strength of 7 MPa Class 3 cement mortar  
 "GUNDLE BRICKGRIP" DPC under all walls & window cills'  
**ROOF NOTES:** To Engineer's specification  
 Cement roof tiles @ 17.5" - 30" pitch  
 on 78x38mm SA Pine roof battens  
 @ 500mm max c/c on Roof trusses @ 760mm max c/c:  
 152x38mm SA Pine WG 6 tie beam  
 152x38mm SA Pine WG 6 rafters  
 114x38mm SA Pine WG 6 posts & struts on  
 76x38mm SA Pine WG 6 wall plate  
 2 Strands 4mm galv. wire roof tie's built in 400mm min  
 38x38mm SA Pine ceiling battens @ 500mm max c/c  
 Cement fibrous or similar ceiling and cornice  
 45mm min thick roof insulation in ceiling  
 100x76mm gutters & RWVD with 'Chromadek' finish  
 All timber to SANS 10163 standards & specifications  
 Provide underlay according to manufacturer specification  
 Provide flashings where any roof abutts to any wall  
 Flashings to be tucked into horizontal joint of brickwork  
**GLAZING:** As per SANS 10400 Part N Requirements  
 0 - 0.75 sqm = 3mm  
 0.75 - 1.5 sqm = 4mm  
 1.5 sqm or larger = 6mm  
 All sliding doors = 6mm safety glass clearly marked  
**DRAINAGE NOTES:** As per SANS 10400 Requirements  
 100mm diam. PVC pipes @ 1:40 min - 1:50 max fall  
 Provide CE's at 25m intervals and at head of drain  
 Provide IE's at every change in direction of drain  
 50mm ASP to all WC's with VP  
 100mm diam. OVP at head of every drain  
 Invert level to be 450mm min below NGL  
**GEYSER INSTALLATION:**  
 To comply with SABS 10254 requirements  
 Provide solar geyser system and/or heat pump  
 to comply with rational design  
**FIRE NOTES:**  
 Chimney to comply with SANS 10400 Part 'VV1 - VV4'  
**SWIMMING POOLS:**  
 Safety to comply to SABS 1390, self locking gates

ELECTRICAL KEY	
	CEILING LIGHT
	WALL LIGHT
	TIMER SWITCH LIGHT
	DOOR BELL
	GEYSER CONNECTION
	SINGLE PLUG OUTLET
	STOVE CONNECTION
	LIGHT SWITCH
	DISTRIBUTION BOARD
	CONNECTOR BOX
	METER BOARD
	G.P.P. JUNCTION BOX
	T.V. AERIAL CONDUIT
	TELEPHONE OUTLET

Schalk Pienaar Argitek/Architect  
 SACAP 3121  
 cc 2006/045581/23  
 email schalkarch@gmail.com  
 mobile 082 7836984

PROJECT:	25 DWELLING UNITS
	UNITS 16, 17, 18, 19, 20, 21, 22, 23
CLIENT:	BERIDA PROPERTIES
ERF:	
SUBURB:	WILLOW PARK MANOR EXT.61
	TSHWANE
MAIN BLDG AREA	UNITS 16, 17, 18, 19, 20, 21, 22, 23 TYPE 4
COVERED STOEP	
OUTBUILDINGS	SCALE: AS SHOWN
TOTAL AREA	DRAWN: BH DATE: 21.03.2017
REV	
DATE	WILLOW PARK/02