



**GROUND FLOOR PLAN**  
**1:100**

**GENERAL NOTES:**

- \* COPYRIGHTS RESERVED.
- \* DESIGN OR DRAWING NOT TO BE USED WITHOUT WRITTEN PERMISSION
- \* NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING
- \* WHERE DISCREPANCIES OCCUR BETWEEN THE PROJECT DRAWINGS OR SPECIFICATIONS, THESE SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT.

**CONSTRUCTION NOTES:**

**FOUNDATIONS**

- Excavations for foundations to be approved by engineer before casting of concrete
- All foundations to be built on firm in-situ soil.
- All foundation walls to be filled with concrete with brickforce every course.

**FLOOR CONSTRUCTION**

- 30mm average layer of clear river sand on 150mm layer of well selected hardcore all to be satisfactory ant proofed.
- Gunplas USB green continuous damp proof membrane under surface bed with orange hyperlastic vertical damp proof membrane with 115mm protecting wall to every change in level.
- 150mm thick concrete surface bed with ref. 193 mesh wire.
- 30mm thick screed to suit vinyl tiles.
- Meranti skirting (150x19mm)

**STRUCTURAL NOTES**

- Walls to have brickforce every third course.
- Window to have two courses of brickforce under cills.
- Internal doors to have concrete lintels over.

**ROOF CONSTRUCTION**

- CHROMADEK Roof Sheets to be as per roof specialist's details and specifications complete with all the necessary fittings as required.
- Concrete work to engineer's details and specifications.
- Soffit plastered and painted.
- Polyurethane moulded cornice to Client's choice.
- R.C Water proof Gutters and downpipes not to be visible from exterior,well encased in drainage ducts see detail and elevations.

**INTERNAL FINISH**

- Render and set plaster with steel float finish.
- Interior quality PVA coats to provide final cover with all necessary undercoats.

**EXTERNAL FINISH**

- Render and set plaster with steel float finish.
- Exterior quality PVA coats to provide final cover with all necessary undercoats.

**DRAINAGE**

- 100mm diameter PVC drainage pipes laid in a one pipe system to min. fall 1:40
- Manholes to be constructed in 230 'mm blockwork plastered inside a 75mm concrete base. Invert level to be determined on site.
- 100mm diameter SVP
- Wate and soil to have reseat traps.
- All drainage to connect to existing public main sewer pipes.

**STORM WATER**

- At all times the ground to be graded away from the building and stormwater to be directed away from the building.
- Allow for necessary cuttings and building up levels retaining walls, stone pitching etc where necessary.

**LIGHTNING PROTECTION**

- The whole roof is to be satisfactory protected in accordance with S.A.BS.034 1976(or latest edition) and must consist of bonding down conductors, earth conductors and water mains earth terminals.

**MUNICIPAL STAMP:**

**CLIENT NAME:**

**MS LONDIWE SHANDU**

**PROJECT:**

Proposed Three Bedroom House.

**DRAWING TITLE:**

Ground Floor Plan (5)

DRAWING REVISIONS:			
REV 1			
REV 2			
REV 3			
REV 4			

**INDEMNITY**

The Contractor or client indemnifies the Architect from any claim that may arise from any obscurities and/or any bona fide oversights not pointed out to, discussed with or resolved by the parties concerned before construction commenced - refer to GENERAL NOTES above.

Cognizence is taken of the fact that construction may not commence prior to the approval of the plans by the relevant Local Authority declining to issue an occupation certificate compelling the contractor and/or client to submit as built plans for approval prior to the issuing of such occupancy certificate.

The Architect will not accept any responsibility for any construction that commence prior to the building plans being approved or any deviations from the approved building plans during construction.

SIGNATURES	
<b>R.V. Mamba</b>	
Architectoral Professional SACAP PAD24751141	Client

DESIGNER	DRAWN BY	SHEET NO.	SHEET SIZE:
		1/2	A1

DATE:	SCALE:
MARCH. 2021	AS SHOWN

**CS**

vumor@rdmfive.com  
www.vhouseplans.com  
Bronkhorstpruit 1020  
44kruger street  
Farmbell Building Shop no 4  
Gauteng, ZA  
Cell: 0832311508

SACAP  
REGISTRATION  
PAD24751141