



3 Ground Floor Plan
1 : 100



General Notes:

· THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR TO CHECK DIMENSIONS & LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK OR COMMENCEMENT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT PROTECTED AND REMAINS THE PROPERTY OF THE ARCHITECT.

Construction Notes:

· All dimensions to be carefully checked on site before any work is done. The roof fabricator is to take all necessary measurements on site before designing, fabricating or erecting the roof structure as the case may be.

· Virgin soil to be ripped scarified and compacted to at least 95% Mod. AASHTO each layer of fill to be compacted is not to exceed 150mm in depth at a time. Ground under new surface beds shall be treated with approved ant/termite and weed poisoning & certificate is to be handed to Architect.

· Foundations: SABS 0400 Part H - All foundations to be 650x300mm concrete 25MPa strip foundations, unless otherwise specified on Architects and/or Engineers drawings or specifications.

· Damp-proofing: SABS 0400 Part J (JJ3) and Part K (KK15) - Install 375 micron USB Green damp-proof membrane to underside of all ground slabs and 375 micron 'Brickgrip' DPC to all walls with min. 100mm overlaps at all junctions. Install brickgrip DPC to all window sills.

· Concrete surface bed to be 85mm 25MPa concrete to be laid on waterproofing membrane laid on well compacted ground fill.

· All Foundations and Reinforced Concrete Components to be built in accordance with the Structural/Civil Engineer's drawings and details. Concrete Suspended Floors and Roof Structures are to be to the Structural/Civil Engineer's Approval.

CEILING NOTES:

BPB Gypsum 6,4mm RhinoCeil Value' gypsum flush plastered ceiling with square edged Rhinoboard fixed print side up with 32mm galvanised clout or semi-clout nails at 150mm centers to 38 x 38mm SA Pine at 300mm centres in one direction. All joints to be covered with Rhinotape fixed over joints (double over butt joints) and then plastered with 6mm thick Rhinolite, gypsum skim plaster applied as per manufacturers instructions, all fixed to trusses.

WATERPROOFING NOTES:

All Horizontal Surfaces to be waterproofed including window sills and top of walls.

DRIP NOTES:

All slabs and overhang edges to have drip installed.

FLAT ROOF NOTES:

50mm thick layer clean 19-25mm crushed stone on 'Isoboard' high density rigid extruded polystyrene closed cell insulation boarding 50mm thick x 600mm wide with shiplap joints laid tightly butted on one layer 'Derbigum SP4' waterproofing membrane, with 75mm side and 100mm end laps, sealed to bitumen primed surface to falls and crossfalls by 'torchfusion' and all exposed surfaces painted with two coats aluminium paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee. All laid on concrete roof slab to Engineer's detail & design.

STAIR NOTES:

- 170 mm RISERS
- 280 mm TREADS
- 1000 mm HIGH HANDRAIL AND BALLUSTRADES @ MIN 100c/c's
- STAIRS TO BE 1100mm WIDE



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SACAP REG NO: SACAP/DoW0002

Issued For Information	
Issued For Submission	
Issued For Tender	
Issued For Construction	

Proposed New Dwelling for
Mr Collin

Client
Signature

Engineer
Signature

Client

Mr Collin

Area Table	
Total Built Floor Area	282m ²

NO	REVISION	DATE

Unnamed	
Project number	0001
Drawing No	A101
Date	15/12/2020
Drawn by	M.Ntuli
Scale	As indicated