



SOLOMON MAHLANGU HOUSE

SM HOUSE - FLOOR PLAN

1 : 100

© Local Studio (Pty) Ltd, 2013

- 1. GENERAL NOTES:**
- THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND HEIGHTS TO BE CHECKED AND VERIFIED BEFORE ANY WORK COMMENCES ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS, HEIGHTS OF FINISHES, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS TO BE FINALLY CHECKED ON SITE.
  - THE SITE IS TO BE TREATED IN ACCORDANCE WITH S.A.B.S. CODE OF PRACTICE NO. 0124-1977 WITH SHELLERITE TERMITEPROOF SOIL POISONER, OR SIMILAR APPROVED.
  - TOP OF FOUNDATIONS TO BE A MINIMUM OF 300mm BELOW NATURAL GROUND LEVEL.
  - BACK FILL TO FOUNDATIONS.
  - TOP OF 85mm CONCRETE SURFACE BED TO BE A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVEL.
  - 85mm THICK CONCRETE SURFACE BED TO BE ON 'GUNPLAS' USB GREEN DAMP PROOF MEMBRANE ON SAND BLINDING ON WELL COMPACTED FILL.

- 'GRUNDE' BRICK GRIP S.A.B.S. EMBOSSED D.P.C. 375 MIC. UNDER ALL WALLS, WINDOW SILL AND AT CHANGES IN FLOOR LEVELS.
- STORM WATER SHALL BE REMOVED FROM DWELLING, YARD AND SITE.
- ELECTRICAL INSTALLATION SHALL BE HEINEMANN EARTH LEAKAGE SYSTEM IN DISTRIBUTION BOARD.
- ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.
- ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORM WATER DRAINAGE TO CIVIL ENGINEER'S SPECIFICATIONS.
- ALL SOIL COMPACTION TO CIVIL ENGINEER'S SPECIFICATIONS.
- 250x600mm CONCRETE FOUNDATIONS FOR 220mm BRICK WALLS UNLESS OTHERWISE SPECIFIED.
- ALL REINFORCED FOUNDATIONS ARE TO BE AS PER ENGINEER'S DETAILS.

- 3. FLOORS:**
- MIN 25mm CEMENT SCREED 4:1 TO ALL FLOORS. UNLESS SPECIFIED.
  - 75x19mm SKIRTING AND 15mm QUADRANT TO ALL FLOORS. UNLESS OTHERWISE SPECIFIED.
- 4. WALLS:**
- 220mm BRICK WALLS WITH GUNDEL BRICK GRIP DEC.
  - BRICK FORCE EVERY 4 COURSES, AND EVERY COURSE FOR 4 COURSES OVER OPENINGS.
  - ALL BRICKWORK MIN. 7 Map CLASS II.
  - WINDOWS BUILT IN WITH GUNDEL BRICK GRIP DEC.
- 5. ROOFS:**
- ALL PAINT WORK TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS WITH NECESSARY UNDERCOATS AND TO BE TO APPROVAL.
  - ROOF PITCH AS INDICATED ON PLAN.

- COLOMET CORRUGATED IRON ROOF SHEETING, AT PITCH SHOWN ON 75x75mm PURLINS AT 1000mm C.C.'s ON PREFAB. TRUSSES TO MANUFACTURER'S SPECIFICATION ON 114x38mm WALL PLATE TIED DOWN WITH GALVANISED HOOP IRON TIES, TREADED THROUGH 4 COURSES OF 200x200x20mm CONCRETE.
- CONCRETE ROOF TILES ON 38x38mm BATTENS AT 350 C.C.'s ON GUNDEL DAKSEEL YELLOW ROOF TILE UNDERLAY ON 114x38mm TRUSSES AT 700 C.C.'s WITH 152x38mm KING POST ON 114x38mm WALL PLATE TIED DOWN WITH GALVANISED HOOP IRON, TREADED THROUGH 4 COURSES OF BRICKWORK.
- 50mm INSULATION BLANKET.
- RHINOLITE CEILING BOARD ON 38x38mm BRANDERING AT 450 C.C.'s.
- CONCRETE SLAB TO ENGINEER'S DETAIL.
- CONCRETE SLAB TO ENGINEER'S DETAIL.
- WATERPROOFING BY SPECIALIST TO MANUFACTURER'S SPEC.
- SKYLIGHTS TO MANUFACTURER'S SPEC.

- 7. DRAINAGE NOTES:**
- 100 DIA. U.P.V.C. SEWER PIPE DRAIN WITH A MIN. FALL OF 1:60
  - RODDING EYES AT HEAD OF DRAIN, AT ALL CHANGES OF DIRECTION AND AT MAX. OF 3000mm INTERVALS.
  - INSPECTION EYES AT ALL JUNCTIONS OF DRAIN, AND TO HAVE MARKED COVERS AT GROUND LEVEL.
  - DRAIN PIPE UNDER BUILDING TO BE PROTECTED AGAINST LOAD
  - ALL WASTE PIPES TO HAVE 65mm RESEAL TRAPS, ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR CLEANING AND REPAIRS.
  - ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.
  - ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1220 TO HAVE ANTISYPHON VENTPIES.
  - ALL DRAINAGE WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES DRAINAGE BY-LAWS AND REGULATIONS.
- THIS DRAWING REMAINS THE PROPERTY OF LOCAL STUDIO (PTY) LTD

REV:	DESCRIPTION:	DATE:

<b>PROJECT TITLE:</b> PROPOSED NEW PEDESTRIAN GATEWAYS - SUTTON CLOSE, JORISSEN STR, BRAAMPONTEIN	
<b>DRAWING TITLE:</b> SM HOUSE - FLOOR PLAN	
<b>DRAWN BY:</b> JW	<b>JOB NO:</b> LS1764
<b>SCALE:</b> 1 : 100	<b>DWG NO:</b> 910
<b>CLIENT:</b> UNIVERSITY OF THE WITWATERSRAND	<b>DATE:</b> 25-APR-2018



tr@localstudio.co.za, jr@localstudio.co.za, +27 71 850 7990, +27 84 517 8363  
157 Fulham Road, Brixton, Johannesburg, 2002, www.localstudio.co.za

**SUBMISSION STATUS:** INFORMATION