

NOTES

THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE DESIGNER

SET OUT FROM MUNICIPAL APPROVED PLANS ONLY

FIGURE DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALING

ALL RELEVANT LEVELS, DIMENSIONS AND DETAILS MUST BE VERIFIED ON SITE BY BUILDER. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BEFORE ANY WORK COMMENCES

ROOF CONSTRUCTION
 'BIG 6' FIBRE CEMENT SHEETS AT 22° PITCH ON 125 x 75 x 20 x 20 L/CH AT 1300 MAX. CENTRES ON ENGINEER DESIGNED / SPECIALIST STEEL PORTAL FRAMES AT CENTRES PER GRID LAYOUT ON FLOOR LAYOUT PLANS. ALUCUSHION INSULATION UNDER ROOF COVERING THROUGHOUT.

RAIN WATER GOODS
 SPECIAL GALV. BOX GUTTERS DISCHARGING TO DOWNPIPES TO DISHED CHANNEL TO STORM WATER SYSTEM & CONNECTION.

CEILING
 MASONITE EXPOSED - T SUSPENDED CEILING TO FIRST FLOOR.

FLOOR CONSTRUCTION
 125mm POWER FLOATED CONCRETE FLOORS ON 250micron SABS APPROVED DAMP PROOF UNDERLAY ON SAND LAYER ON WELL COMPACTED HARD CORE TO FACTORY AREAS. 25mm SCREED ON 180mm CONCRETE SLAB TO ENGINEERS DETAIL TO FIRST FLOOR. FLOOR FINISHES AS PER PLAN.

FOUNDATIONS
 90mm INTERNAL WALLS TO BE FOUNDED ON 600 X 200 THICKENING TO FLOOR SLAB. ALL LOAD BEARING WALLS TO BE FOUNDED ON 700 X 230 STRIP FOUNDATIONS. ELSEWHERE FOUNDATIONS TO PROJECT A MINIMUM OF 200mm PAST BRICKWORK AND BE 200mm DEEP. FOOTINGS TO STEEL STRUCTURE AND COLUMNS TO ENGINEERS DETAILS. FOUNDATION WALLS TO COMPLY WITH TABLE 4 OF PART KK OF SABS 0400.

LIGHT & VENTILATION
 SUPPLY MINIMUM 10% LIGHT AREA, OF WHICH 5% MUST BE OPENABLE, TO EACH HABITABLE ROOM. ALL ALUMINIUM WINDOWS AND DOORS TO BE EX WISPECO. ALL TIMBER WINDOWS AND DOORS EX SWARTLAND OR SIMILAR. GLAZING IN EXCESS OF 1.0m² OR WITHIN 500mm OF FLOOR MUST BE SAFETY GLASS AND ALL OTHER INSTANCES AS PER PART N SABS 0400.

LINTOLS
 PRESTRESSED CONCRETE LINTOLS ABOVE ALL OPENINGS LAID TO MANUFACTURERS SPECIFICATIONS.

PLUG POINTS
 ALL PLUGS TO BE AT 300mm ABOVE FLOOR IN GENERAL AREAS. PLUGS IN TEA KITCHEN TO BE AT 300mm ABOVE WORKTOP.

LIGHT SWITCHES
 ALL LIGHT SWITCHES AT 1.1m ABOVE FLOOR

PAVING
 PAVING BRICKS LAID ON FLAT IN BASKETWEAVE PATTERN ON 50mm CLEAN SAND ON 100mm COMPACTED HARD CORE.

LEVELS
 BUILDING FLOOR LEVEL TO BE MINIMUM 230mm ABOVE BOF AT SEWER CONNECTION.

DPC TO WALLS AT MINIMUM 150mm ABOVE FINISHED GROUND OR PAVING LEVELS.

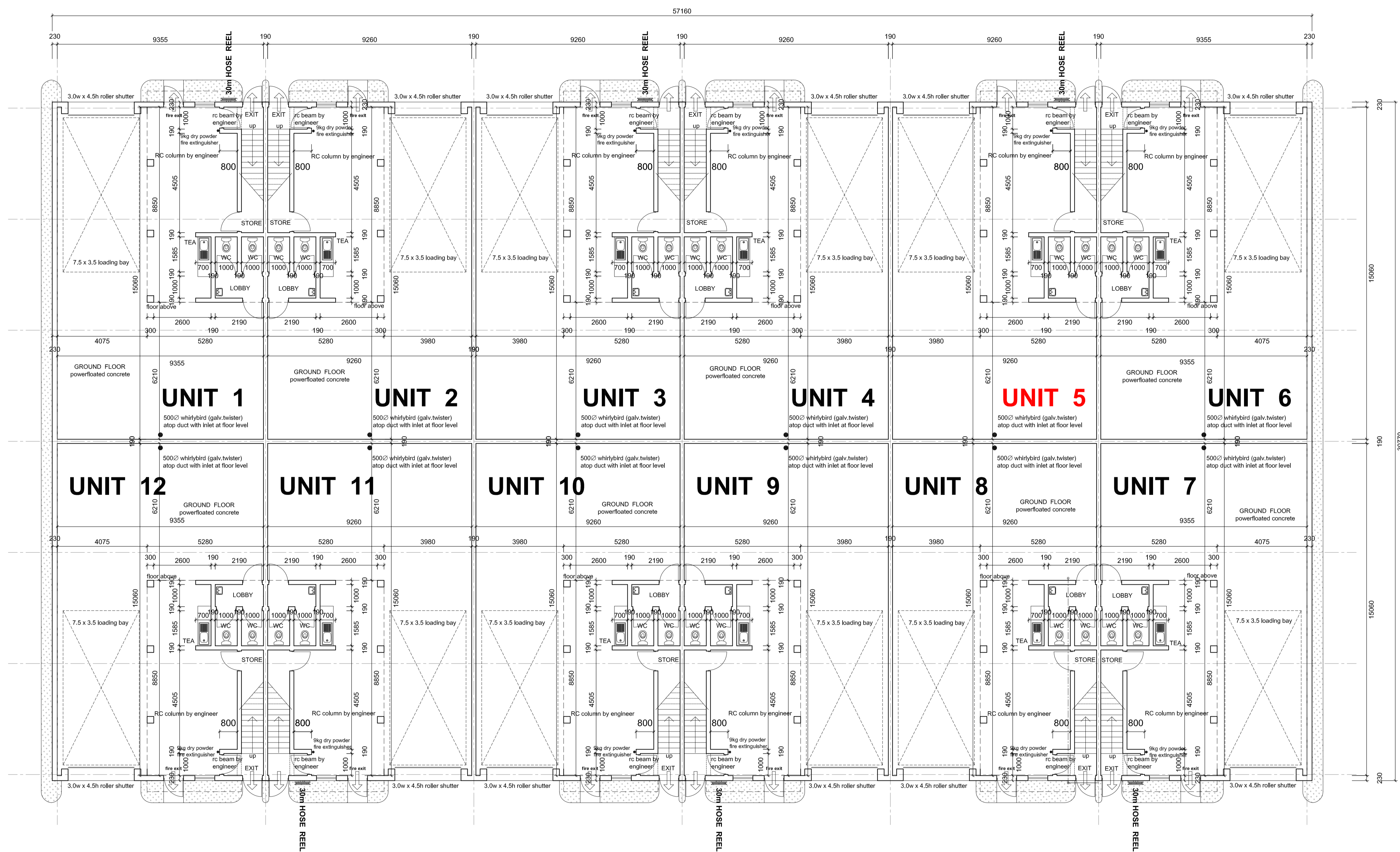
CROSS - VENTILATION DETAILS
 EACH UNIT PROVIDED WITH A DUCT WITH OPENING AT 1.2m ABOVE GROUND LEVEL AS PER PLAN LAYOUT, EXTENDED TO ROOF AND MOUNTED WITH A 500Ø WHIRLYBIRD TURBO VENT (TWISTER) WITH EXTRACTION RATE OF 4695m³/hr.

ERF 34636, PRIME PARK

project :
 OFFICES and FACTORIES
 for PORT FERRY PROPERTIES cc,
ERF 34636, PRIME PARK
 MONTAGUE GARDENS.

owner date

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GROUND FLOOR PLAN
 1 : 100

NOTE :
 ALL UNITS - OCCUPANCY RATING " D.2 "
 SEE 'SHEET 4 of 5' FOR FIRE NOTES

scales : 1 : 100 date : 15 DEC 2005 REVISIONS:
SHEET 2 of 5