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DRAWING SHOULD NOT BE SCALED, WORK TO FIURED DIMENSIONS ONLY ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE COMMENCING ANY WORK .

FOUNDATIONS

1. TRENCHES TO BE MINIMUM 700MM DEEP
2. FOUNDATION WALL TO REST ON 700X250MM FOUNDATION FOOTING.
3. WALL MUST BE REINFORCED EVERY SECOND COURSE.
4. MINIMUM OF 200MM HARDCC TO BE FILLED AND COMPACTED
5. ALL MASS CONCRETE FOR IS TO BE SUBMITTED AND ACCEPTED BY THE ENGINEER PRIOR TO ANY CONCRETE BEING CAST.
6. ALL REINFORCED CONCRETE TO HAVE A MIN. COMPRESIVE STRENGTH OF CLASS 20/ 19mm STONE .
7. COVER TO REINFORCEMENT IS TO BE 50 mm TOP AND 50mm BOTTOM AND 50mm SIDE UNLESS NOTED OTHERWISE.
8. ALL REINFORCED CONCRETE PADS AND FOOTING ARE TO BE CAST UPON 50mm CONCRETE BLINDING.
9. FOUNDATION LEVELS ARE TO BE ADREED WITH THE ENGINEER ON SITE.
10. THE ENGINEER IS TO BE NOTIFIED AND GIVEN THE OPPORTUNITY TO LOOK AT THE EXCAVATIONS AND FIXED REINFORCEMENT PRIOR CONCRETING.

BRICKWORK

1. A CEMENT MORTAR SHOULD BE USED FOR BRICKWORK RATIO 1: 3
2. BRICK REINFORCEMENT TO BE USED IN EVERY COURSE OF BRICKWORK UP DAMP PROOF MEMBRANE
3. BRICK REINFORCEMENT TO BE USED IN EVERY THIRD COURSE UP TO FIRST FLOOR LINTOL LEVEL.
4. BRICK REINFORCEMENT TO BE USED IN EVERY COURSE BETWEEN LINTEL AND EAVES LEVEL
5. BRICKS ARE TO BE HAVE A NOMINAL STRENGTH OF 7 Mpa.

GROUND FLOOR SLAB

1. ALL VEGETION MATERIAL BELOW SLAB IS TO BE REMOVED.
2. FILL MATERIAL FOR GRANULAR FILL BELOW BEARING SLAB IS TO BE (G7 OR BETTER MATERIAL )

ENGINEER TO CHECK AND APPROVE PRIOR TO ANY CONCRETE BEING CAST.

DPC

1. DPC TO ALL WALLS AT FLOOR LEVEL . UNDER ALL WINDOWS VERTICAL, DPC TO ANY CHANGE OF FLOOR LEVEL. ALL DPC TO MEET SABS STANDARDS.

CONSTRUCTION JOINTS

1. SAW-CUT JOINTS IN GROUND FLOORS SLABS ARE TO BE CUT WITHIN 24HOURS OF POURING THE SLAB.

GUTTERS AND DOWNPIPES

1. 150 X150 DOMESTIC CUTTERS
2. GAL S.I gutter with 75i Rx Wp fixd to wall.

PLASTERING & WALLS

1. ALL WALL SHALL BE PLASTERED 15mm THICK PLASTER WITH STEEL FLOAT FINISH INTERNALLY AND EXTERNALLY.
2. INTERNAL EXTERNAL WALLS TO BE SMOOTH PLASTERED.
3. PRIMED AND PAITED WITH HIGH-GRADE INTERNAL EXTERNAL PAINT.
4. COLOUR AS PER CLIENT'S APPROVAL.

PAINTWORK

1. ALL WALLS SHALL BE PAINTED INTERNALLY WITH 1 UNIVERSAL ALKYD UNDERCOAT SEALER AND TWO COATS PVA ACRYLIC PAINT.

CEILING

1. ALL ROOMS TO HAVE CEILING, 4mm NUTEC BOARD PAINTED WITH ONE COATS OF WATER PAINT AND ONE COAT HIGH GRADE INTERNAL QUALITY PVA EMULSION PAINT COMPLETE WITH CORNICES ALONG THE WALL
2. 4MM BOARD NAILED TO BRANDERINGS 38X38 SA PINE GRADE 6) AT 400MM C/C OWNERS' CHOICE.

DRAINAGE NOTES

1. REGISTERED PLUMBER AND DRAIN LAYER TO WORK TO STRICT CODES AND REGULATIONS OF LOCAL AUTHORITY.
2. SOIL WATER DRAINS OF 100 PVC PITCH FIBRE PIPES LAID TO FALL 1:40
3. WASTE PIPES TO BE FITTED WITH RESEAL TRAPS
4. DRAIN TO FALL MINIMUM 1:6 OVER FULL LENGHT WITH I.E 1200MM OF CONSEVANCY TANK CONNECTION
5. ALL DRAIN UNDER BUILDING TO BE ENCASED IN CONCRETE AND NOT CARRY LOAD.
6. PROVIDE CLEARING AT EVERY CHANGE OF DIRECTION AND AT 20M STRAIGHT SEWER PIPES.
7. PROVIDE INSPECTION PIPES TO BENDS AND JUNCTIONS MARKED COVER AT 8. PROVIDE 50MM ANTI-SYPHON PIPES WHERE REQUIRED AND WHERE DROP EXCEED 1200MM.
9. ALL 30MM WASTE FITTINGS TO HAVE HAVE RESEAL TRAP AND TO BE FULLY ACCESSIBLES INCLUDING ALL BENDS.
10. ALL DRAINS TO COMPLY WITH NHBCR REGULATIONS.

PLATFORM CONSTRUCTION PROCEDURE:

1. SITE CLEARANCE OF ALL ORGANIC MATERIAL ON FOOT PRINT
2. EXCAVATE TO THE DEPTH SPECIFIED IN FOUNDATION DRAWING.
3. CREATE PLATFORM UNDERSIDE OF FLOOR LEVEL.
4. EXCAVATE BEAMS AND PLACE REINFORCEMENT.
5. WET FOOTING TRENCHES AND PLATFORM BEFORE POURING CONCRETE.

WINDOWS

CHARCOAL ALUMINIUM RANGE WINDOWS. WINDOW SIZE AS PER PLAN.

SANITARY FIXING NOTES

HAND WASH BASIN( WHB)

1. A HAND WASH BASIN IS FITTED WITH A 32MM DIA CHROMED BRAS OVERFLOW .
2. FRANKE WASH TROUGH ECONOMY ET101DOUBLE STAINLESS STEEL 540 X 455 MM BASIN.

TOILET

1. BETTA BETTALUX COMPLETE FRONT FLUSH TOILET.

SHOWER

1. SHOWER FLOOR TO BE BUILD AS TO A TRAY
2. APPROVED MESH BACKED CERAMIC MOSAIC, NON-SLIP FIRE RETARDENT,

SPLASH BACK TILE & SHOWER TILE

1. CERAMIC ANTI-SLIP PORCELAIN WHITE MOSAIC, SIZE 47X47MM. SHEET SIZE 300 X 300MM FIXED MESH SIDE DOWN TO INTERNAL FLOOR WITH MOSAIC FIX TILE ADHESIVE MIXED WITHBONDING LIQUID IN LIEU OF WATER , LAIDWITH JOINTS CONTINUOUS IN BOTH DIRECTIONS
2. GLOSSY MOSAIC TILE - WHITE (300 X 300MM) FOR BASIN SLASH BACK.

PLASTER

TWO COAT PLATER : FIRST COAT 1:5 SAND/ CEMENT PLASTER , ALL TO MATCH EXISTING ARCHITECTURE.

SHOWER DOOR

NATURAL ANODISED ALUMINIUM FRAMED PIVOT SHOWER DOOR OR SIMILAR APPROVED, COMPRISING 800 X2100MM HIGH HINGE DOOR AND 200MM WIDE RETURN PANEL GLAZED IN 8MM CLEAR TEMPERED GLASS ALL FIXED COMPLETE TO WALLS INCLUDING POINTING AQLL FIXED COMPLETE TO WAQLLS INCLUDING POINTING ALL ROUND BOTH SIDES OF FRAME.

WINDOW AND DOOR SCHEDULE		600	915	915
		600	2032	2032
CATALOGUE NO	PTT1512	Internal Flush Door	External Double Flush Door	
DESCRIPTION	Aluminium Window Frame	Standard 12mm pressed steel single rebate frame hard board wood door complete with 2 level lockset.	Standard 12mm pressed steel single rebate frame hard board wood door complete with 2 level lockset.	
QUANTITY	2	1	1	
TYPE MARK	W1	D1	D2	

Window Schedule			
Family and Type	Height	Width	
PTT66: 600 x 600 6T6	600	600	
PTT66: 600 x 600 6T6	600	600	

**ROOF**  
Roof to specialist's design.  
0.6mm thick IBR .

**NOTE:** Roof construction to be done by a competent person. On-site the roof must be placed on evenly laid pallets, covered & protected against weather, Hurricane Clips fixed with permix nails or bolts through pre-drilled holes at covered verandah/ tank stand area must be provided for.

**CARBOLINEUM WOOD PRESERVER**  
All exposed structural timber is to receive two coats carbolineum. Timber must be dry and carbolineum applied to the entire roof trusses before the application of roof sheets

**RIDGE**  
Mono pitched galvanised metal ridge capping with 225mm lapping secured onto the roof, final colour to match roof sheet covering.

**FASCIA**  
medium density plain ungrooved fascia boards, size 225 x 12mm thick, fixed to 114 x 38mm support battens fixed between steel structure. Screwed with 12 x 40mm countersunk brass screws at 900mm centres to support battens with aluminium H-profile fascia joiner between boards and aluminium H-profile fascia corner joiners at board ends.

**BARGE BOARD**  
85 x 275 x 6mm Barge board drilled and brass screwed to purlin ends including galvanised steel H-profile jointing strips, screws, holes etc.

**EXTERNAL CILLS**  
Precast concrete cill on edge with 375 micron brickgrip dpc underneath the cill

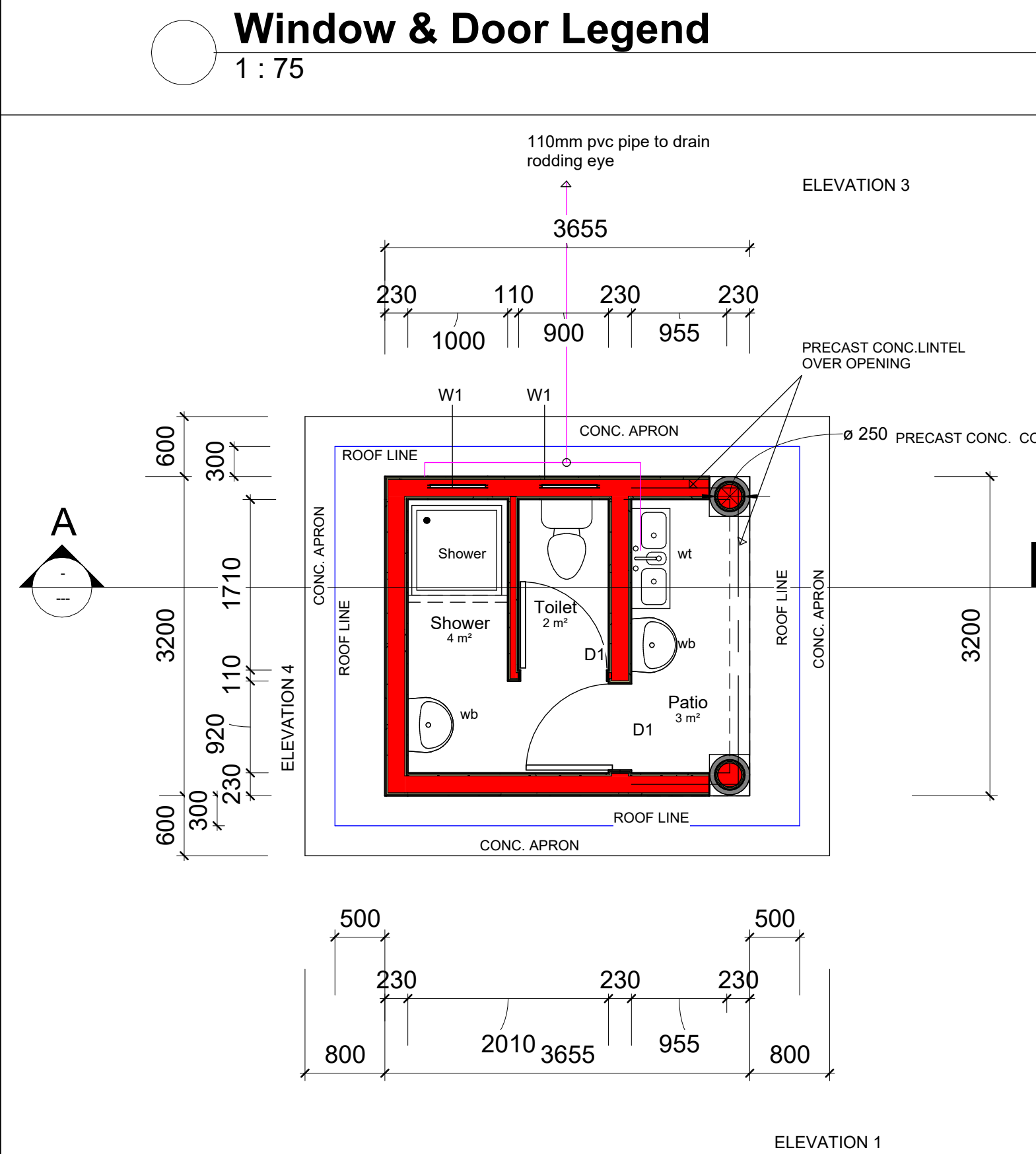
**FLOORS**  
Structural floor topping with smooth steel float finish on 100mm thick concrete surface bed on 250 micron Gunplas USB green waterproof membrane on well compacted clay free earth fill.(screed 25mm)

**GENERAL**  
Black rubber door stop, 32mm, plugged and screwed to foot.

**CONSERVANCY NOTES**  
1. THE SEWAGE IS RETAINED ON THE SITE AND PERIODICALLY REMOVED.WASTE WATER CONTRIBUTES TO LARGE VOLUMES OF LIQUID TO BE REMOVED.

Door Schedule			
Family and Type	Height	Width	
M_Single-Panel 2: .	2032	864	
M_Single-Panel 2: .	2032	864	

Room Schedule .			
Name	Area	Floor Finish	Wall Finish
Shower	4 m²	Steel float finish	Plaster & paint
Toilet	2 m²	Steel float finish	Plaster & paint
Patio	3 m²	Steel float finish	Plaster & paint



# 1 GROUND FLOOR LAYOUT 1 : 50

