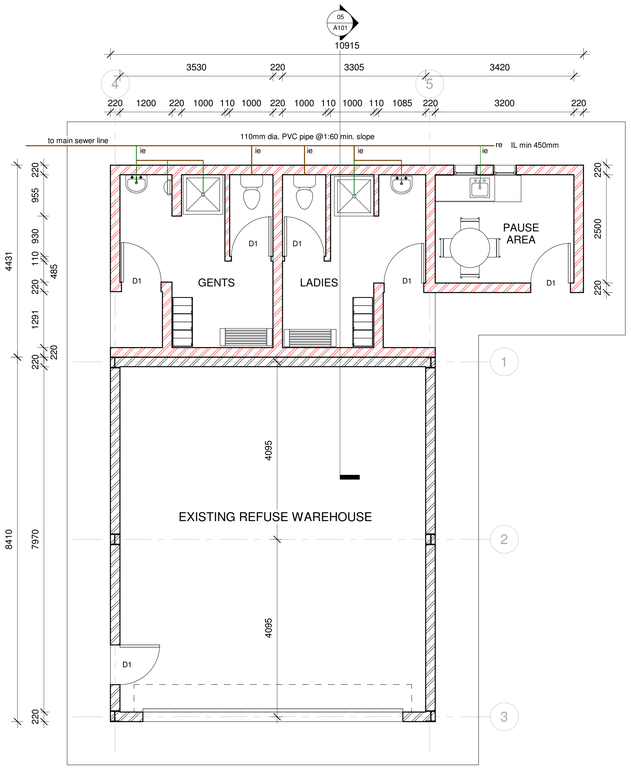
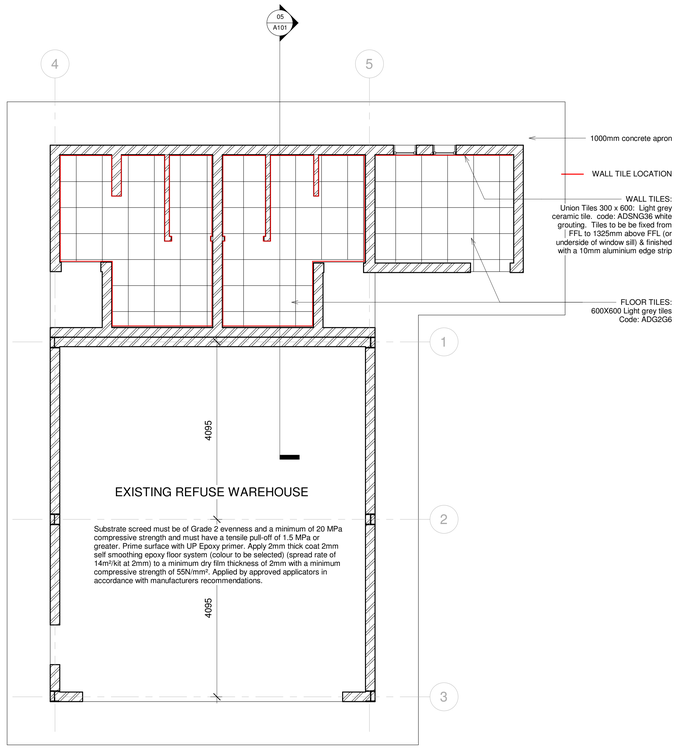


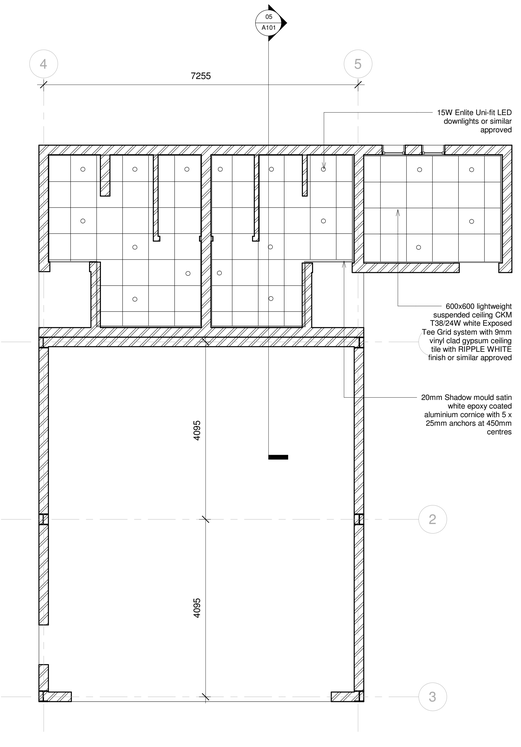
01 Ground Floor Plan

1 : 50



02 Floor Finishes Plan

1 : 50



03 Ceiling Plan

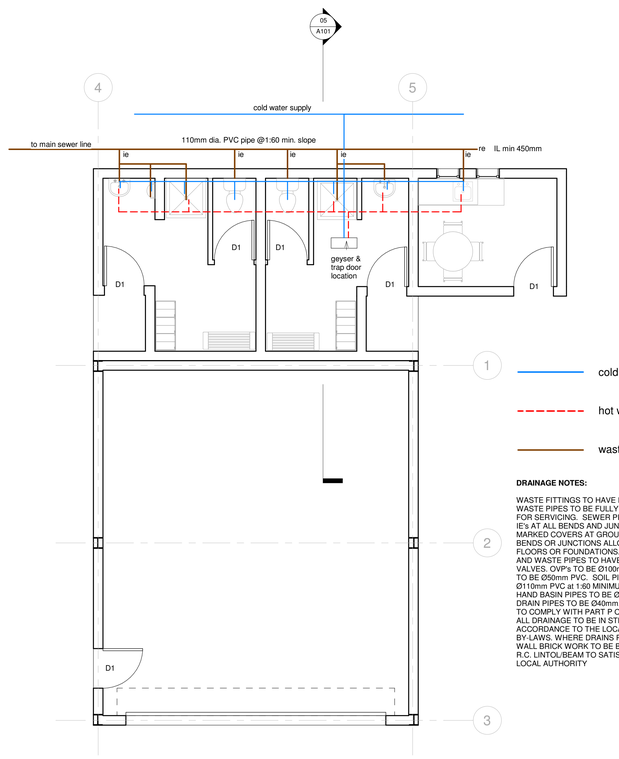
1 : 50

WALLS:		
1	PAINT	wall surface to be sound, clean, sanded smooth and to receive 1 coat universal primer, 2 top coats finishing paint - matt texture of PLASCON: PAPYRUS - code E14-3, sample to be provided
2	TILES	Union Tiles 300 x 600: Light grey ceramic tile. code: ADSNG36 white grouting. Tiles to be be fixed from FFL to 1325mm above FFL (or underside of window sill) & finished with a 10mm aluminium edge strip
FLOOR:		
1	TILES	Union Tiles 600 x 600 Light grey ceramic tile. code: ADG2G6. 3mm spacing with light grey grouting installed in accordance with the manufacturer's recommendations
2	EPOXY	Substrate screed must be of Grade 2 evenness and a minimum of 20 MPa compressive strength and must have a tensile pull-off of 1.5 MPa or greater. Prime surface with UP Epoxy primer. Apply 2mm thick coat 2mm self smoothing epoxy floor system (colour to be selected) (spread rate of 14m²/kit at 2mm) to a minimum dry film thickness of 2mm with a minimum compressive strength of 55N/mm². Applied by approved applicators in accordance with manufacturers recommendations.
CEILING:		
1	GRID SYSTEM	CAPCO - 600 x 600 system. CKM T38/24W white Exposed Tee Grid System. To be suspended from the structure with appropriate hangers in accordance with the manufacturer's recommendations
2	TILES	CAPCO-Eco-Tex ceiling. Vinyl clad gypsum ceiling tile aluminium foil backed size 600 x 600 x 12mm thick with ripple white finish and taped edge
CORNICE:		CAPCO-20mm Shadow Mould satin, white epoxy coated aluminium cornice with 5 x 25mm anchors at 450mm centres

FINISHES SCHEDULE

FITTING	SPECIFICATION
WC	Vaal Sanitaryware vitreous china, "Parktown"90 outlet topo inlet closed rim back-to-wall pan. Back inlet can be used with a Wisa concealed cistern, Vaal Sanitaryware duct cistern (code 710935) Product code - code 431500 Recommended accessories 1. Flushmaster FJ2.210 with offset flushpipe FJT.5.7, or FM 1.210 or equivalent for top entry pan 2. DPI Flushfit, Marley SG47 pan collar or equivalent 3. Jazz thermoset toilet seat (code 8531Z0)
URINAL	Vitreous china wall-hung, flat-back urinal. Supplied with 38mm chrome plated domical grating, chrome plated top inlet spreader, and two hanger brackets. Product code - 705326WH With top inlet junior flushmaster flushing mechanism
WHB	Vaal Sanitaryware vitreous china 510 x 405mm rounded "Hibiscus" basin with three semi-punched tapholes, integrated overflow, and chainstay hole through the centre semi-punched taphole, overflow to be supplied. Basin product code - 715000WH Pedestal product code - 715000WH Clear silicone sealant between basin and finished wall surface
TAPS	Cobra taps - ISCA range - Chloe basin mixer chain and plug, chrome Product code - EX7005CH
PLUGS	Cobra: Chrome plated anti-theft plug for basin wastes. Product code - COB-309-32 Includes 72mm spindle and spindle-locking tab, and 39mm diameter plug
GEYSER	Kwikot 100L SuperLine 400 Dual electric water heater (Code: DSG-100-5) complying with SABS 151-2002, overall size 937 x 538mm high, operating at 400kPa with temperature and pressure safety relief valve including 20mm female draincock with inlet compression. Geyser to be installed horizontally in roof space with 1160 x 560mm wide polyethylene drip tray with union and back nut connected to 20mm PVC overflow pipe taken out at eaves (Code: GSTP-1200) and 15mm pipe work including two 15mm vacuum breakers (Code: KHN4-150CX) installed on hot and cold water supply. Installation to include a 15mm 400kPa Kwikot Multi control and expansion relief valve (Code: KHN3-204), all in accordance with SANS 10254, connected to single phase electrical power supply with isolator 1m away from connection on geyser.
SINK	Franke SA94 Model SA94 Grade 304 18/10 polished stainless steel single bowl drop on sink with right hand drainer (Code: 1030004), overall size 900 x 535mm with one 460 x 410 x 120mm deep, fitted onto cupboard (elsewhere specified). Sink to include: • Spaci F/1 plumbing kit (Code: 1120008) • 38mm waste fitting Sink to include Projectline Single Lever mixer (Code: 1150021) with overarm swivel spout. With 5 year guarantee on body construction.

PLUMBING FIXTURES

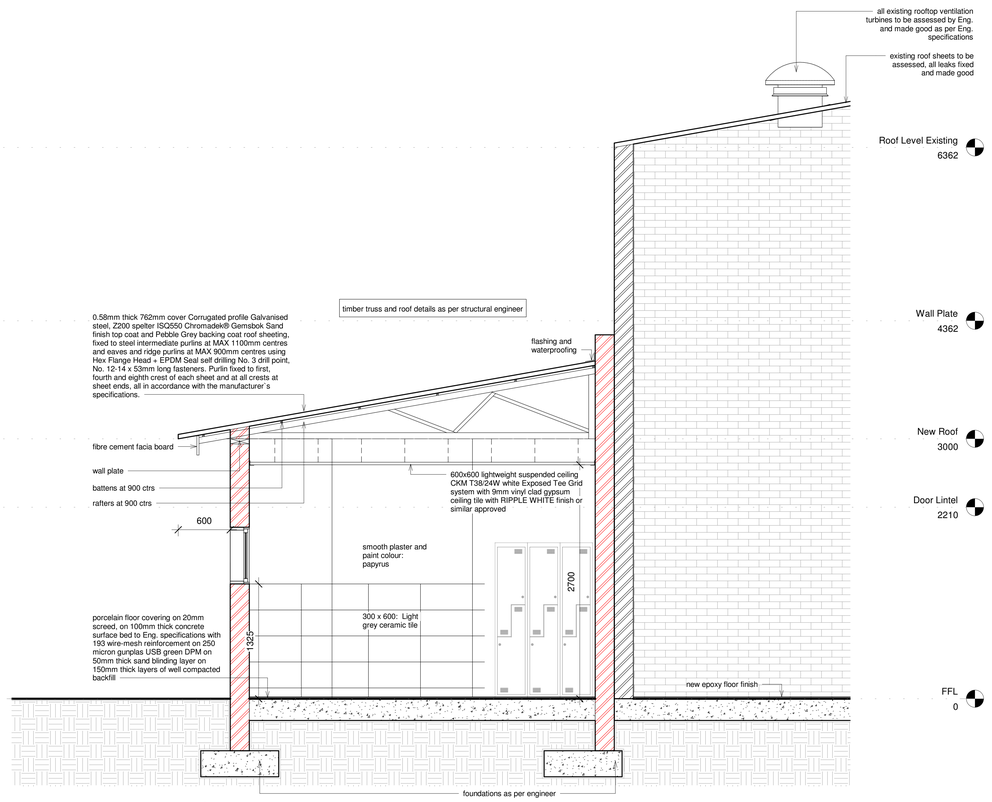


DRAINAGE NOTES:

WASTE FITTINGS TO HAVE RESEAL TRAPS. WASTE PIPES TO BE FULLY ACCESSIBLE FOR SERVICING. SEWER PIPES TO HAVE IE's AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL. NO BENDS OR JUNCTIONS ALLOWED UNDER FLOORS OR FOUNDATIONS. SEWER PIPES AND WASTE PIPES TO HAVE VENTILATION VALVES. OVP's TO BE Ø100mm PVC. ASVP's TO BE Ø50mm PVC. SOIL PIPES TO BE Ø110mm PVC at 1:60 MINIMUM FALL. WASH HAND BASIN PIPES TO BE Ø40mm BASIN DRAIN PIPES TO BE Ø40mm. ALL DRAINAGE TO COMPLY WITH PART P OF SANS 10400. ALL DRAINAGE TO BE IN STRICT ACCORDANCE TO THE LOCAL AUTHORITY'S BY-LAWS. WHERE DRAINS RUN THROUGH WALL BRICK WORK TO BE BRIDGED WITH R.C. LINTOL/BEAM TO SATISFACTION OF LOCAL AUTHORITY

04 Plumbing Plan

1 : 50



05 Section

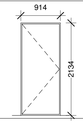
1 : 25

WINDOW NUMBER	W1
DESCRIPTION	NE1 steel frame window
FRAME FINISH	Painted mild steel frame
GLAZING	4mm obscure glass in accordance with NBR part N and SANS 0137
IRONMONGERY	Factory fitted

NOTE TO WINDOW MANUFACTURER

All glazing shall be in accordance with SABS 0400-1990, SABS 0137 and SABS 1263-1. All safety glazing materials (including panes) shall be permanently marked. Such marking shall be visible after glazing process. If it is not marked, it is not safety glass.

WINDOW SCHEDULE

	
DOOR NUMBER	D1
DESCRIPTION	40mm thick solid flush panel door size 914x2134 high with painted hardboard finish
FRAME	Painted 914x2134 pressed metal door frame manufactured according to SANS spec 1129 of 1977
IRONMONGERY	2 pairs 102x75x3mm stainless steel two ball bearing butt hinge 2 pairs 150x19mm stainless steel "D" shaped straight back-to-back pull handles 2 pairs bathroom/WC dead lock SS 2 pairs stainless steel WC indicator and turn knob escutcheons - escutcheon cover plates to be epoxy glued 1 only aluminium robe hook 2 concealed fixing rubber doorstop fitted to wall/floor as per architects instructions. Colour black

DOOR SCHEDULE

REV	REVISION DESCRIPTION	BY	CHKD	AUTH	DATE
	REVISED_DRAWINGS	AM			05/03/2021
_0_	FIRST_ISSUE	AM			19/12/2020

Eskom

AUTH:

DATE:

CHKD:

DATE:

SCALE : 1:AS INDICATED

DRAWN: AM

DATE: 05/03/2021

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AS BUILT_AND NEW ADDITION

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SET	SHEET	REVISION
_01	_01	__0