

**GROUND FLOOR PLAN**  
SCALE 1:100 350m<sup>2</sup>

LIGHTING LEGEND			
SYMBOL	DESCRIPTION	WATTAGE	QUANTITY
(L1)	double fluorescent tube light 1.2m long	32 watts	
(L2)	triple fluorescent tube light 1.2m long	32 watts	
(L3)	rope light		
(L4)	(L4) low voltage downlighter	11 watts	
(L5)	(L4) wall mounted external light fitting	32watts	
(L6)	(L5) sport light wall mounted fitting	7 watts	
(NL)	NL) night light		
(S1)	(S1) one way single lever light switch		
(S2)	(S2) two way single lever light switch		
(S3)	(S3) three way single lever light switch		
(S4)	(S4) four way single level light switch		
NOTE: all light fittings to client's final spec.			

ELECTRICAL POWER LEGEND		
SYMBOL	FITTING DESCRIPTION	FINISH
(DB-CH)	DISTRIBUTING BOARD (DB-CH)	
(16A)	16A SOCKET OUTLET MOUNTED 300mm AFFL UNLESS OTHERWISE STATED	
(16A)	16A DOUBLE SOCKET OUTLET MOUNTED 300mm AFFL UNLESS OTHERWISE STATED	
(16A)	16A SOCKET OUTLET MOUNTED 150mm AFFL UNLESS OTHERWISE STATED	
(16A)	16A DOUBLE SOCKET OUTLET MOUNTED 150mm AFFL UNLESS OTHERWISE STATED	
(C/P)	(C/P) computer plug point	
(16A)	16A WATERPROOF SOCKET OUTLET MOUNTED 300MM AFFL UNLESS OTHERWISE STATED	
(S)	SHOWER AND HAND DRYER SOCKET OUTLET MOUNTED ABOVE 1000mm ABOVE WHB	
(TV)	TV SOCKET OUTLET MOUNTED 300mm BELOW CEILING LEVEL UNLESS OTHERWISE STATED	
(T)	TOWEL RACK POWER OUTLET MOUNTED AT LIGHT SWITCH HEIGHT	
(D)	DOUBLE POLE ISOLATOR FOR ELECTRIC OVEN MOUNTED AT LIGHT SWITCH HEIGHT	
(TP)	(TP) TELEPHONE POINT	
(50mm)	50mm Ø SLEEVE	
(3x100mm)	3x100mm WIDE WELDED WIRE MESH FOR POWER AND ELECTRONIC SERVICES	
(DP)	(DP) DATA POINT BUILT 300mm AFL	
(40A)	40A SINGLE PHASE ISOLATOR - AIRCONS	
(20A)	20A SINGLE PHASE ISOLATOR - HAND DRIERS	
(54A)	54A SINGLE ISOLATOR - STOVE	
(PR)	PR (projector)	

**ELECTRICAL NOTES :**

PLEASE NOTE:  
CONDUIT LAY-OUT IS DONE BY AND APPROVED BY SPECIALIST. THIS PLAN SHOWS A GRAPHIC DIAGRAM OF THE LAY-OUT FOR APPROVAL PURPOSE ONLY. IS NOT TO BE INTERPRETED LITERALLY FOR LAY-OUT PURPOSES.

PLEASE NOTE:  
PROVISION TO BE MADE FOR LANDSCAPE IRRIGATION AS PER SPECIALIST LATER DESIGN.  
ALL NECESSARY PROVISION TO BE MADE.

ARCHITECTURAL ELECTRICAL LAY-OUT IS A GRAPHICAL REPRESENTATION ONLY OF ELECTRICAL CONDUIT & FITTINGS TO BE PROVIDED WHICH MUST BE APPROVED BY QUALIFIED ELECTRICIAN OR ELECTRICAL ENGINEER CLIENT/ OWNER PRIOR TO INSTALLATION. ANY DISCREPANCIES MUST BE REPORTED TO ARCHITECTS PRIOR TO INSTALLATION.

ALL LIGHTS TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS BY SPECIALIST.  
ALL LIGHTS AND FITTINGS AS PER CLIENT APPROVAL.  
ALL ELECTRICAL TO COMPLY WITH NBR & SABS.

EXTERNAL LIGHT DESIGN STRATEGY TO BE INCLUDED IN LANDSCAPE PLAN SUBMISSION.

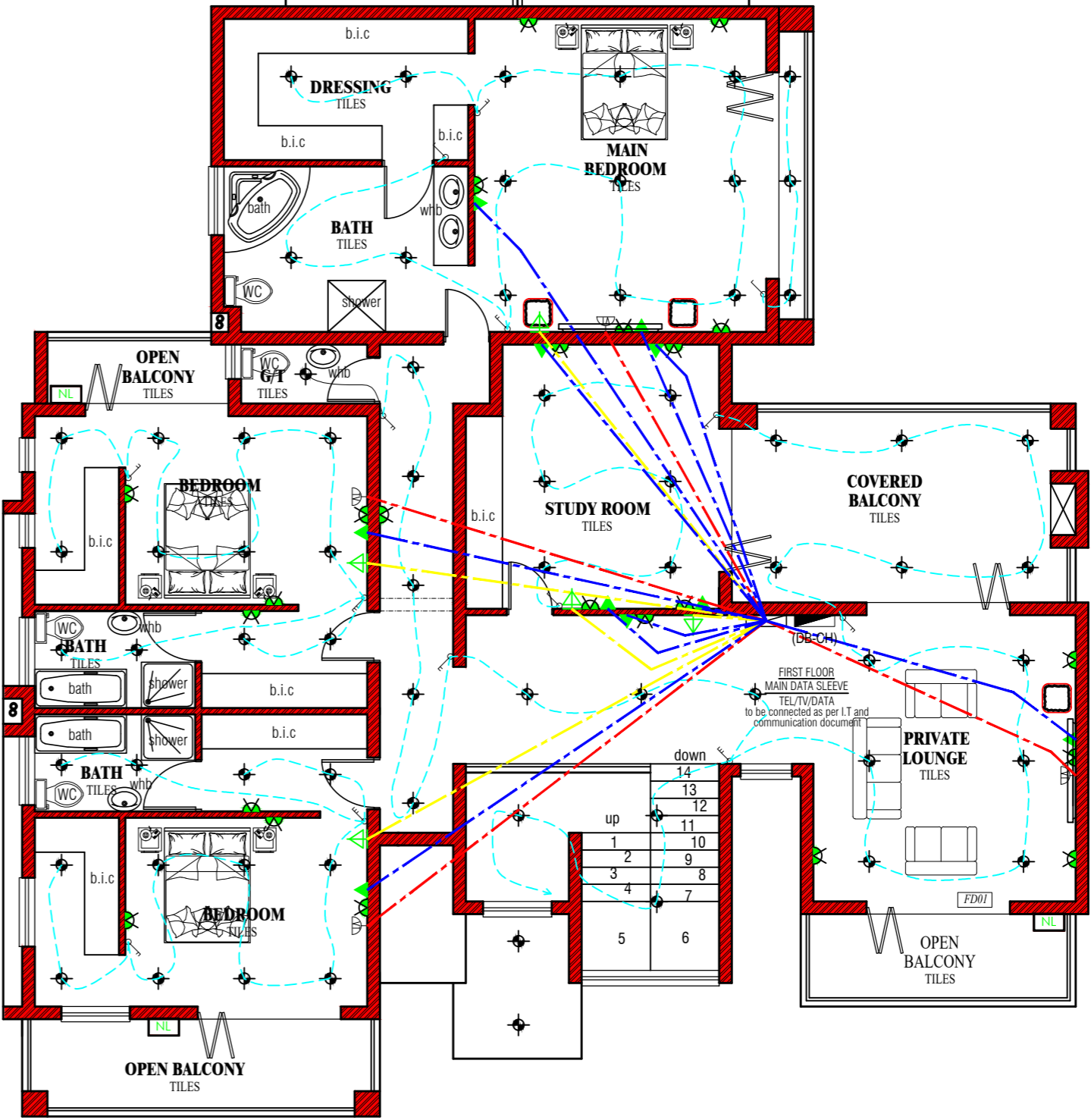
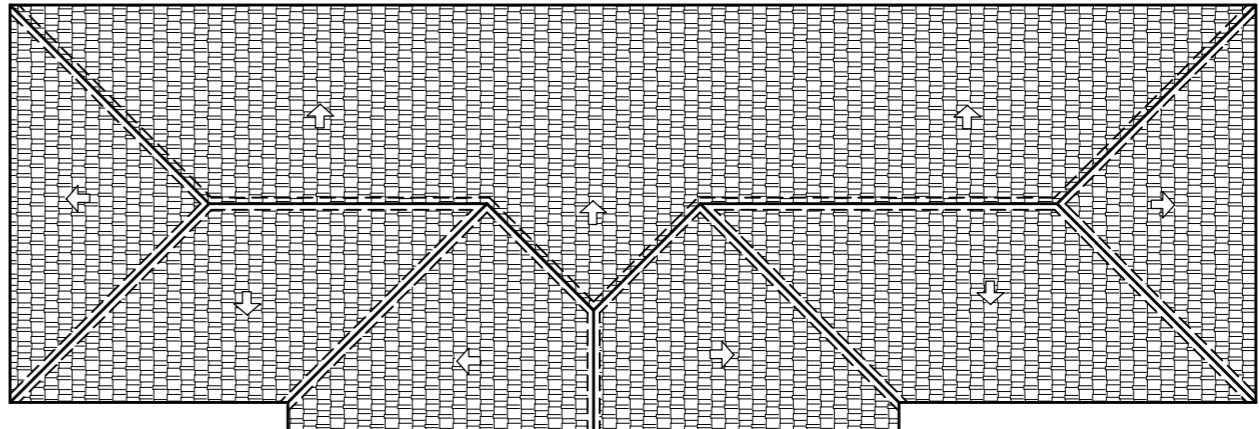
ALL ELECTRICAL SUPPLY & CONNECTION TO BE PROVIDED FOR LANDSCAPED IRRIGATION ACCORDING TO LANDSCAPE SPECIALIST DETAILS & SPECIFICATIONS.

NO COLOURED LIGHTS ARE ALLOWED.

CUT-OFF TYPE LIGHT FITTINGS TO BE USED ON BUILDING WHICH PUSH LIGHT DOWN AND AVOID GLARE.

ALL ELECTRICAL WORK TO COMPLY WITH SANS 10400 & INSTALLED BY A QUALIFIED ELECTRICIAN.

TEL/TV/DATA AS PER I.T AND COMMUNICATION DOCUMENT	
TV: 25MM VOICE & DATA CONDUIT	---
TEL: 25MM VOICE & DATA CONDUIT	---
DATA 25MM VOICE & DATA CONDUIT	---
MAIN FEED VOICE & DATA CONDUIT 50mm CONDUIT TO BOUNDARY AND FIRST FLOOR.	---



**FIRST FLOOR PLAN**  
SCALE 1:100 377m<sup>2</sup>

**GENERAL NOTES:**

- do not scale drawings. figured dimensions only to be accepted overall dimension to take preference.
- all levels and dimensions to be checked on site before any works are undertaken which is dependent on these sizes.
- consult architect in connection with anything indistinct or obscure these drawings and report any errors, discrepancies or omissions immediately.
- all works to comply with the national building regulations and local authority requirements.
- copyright over all designs and drawings shall remain the property of the architects and any provision to the contrary in terms of the copyright act no. 63 of 1985 is hereby, specifically excluded.
- the architect accepts no responsibility for errors resulting from the misinterpretation of the drawings.
- all dimensions are given in millimetres.

**CONSTRUCTION NOTES:**  
Figured dimensions to be taken in preference to scaling drawings.  
All relevant details, levels, dimensions to be checked on site before commencement of work.  
Any discrepancies to be referred to architect.  
All building work and drainage to be in strict accordance with SANS10400 requirements.

**FOUNDATIONS:**  
To be constructed in accordance with Part H of SANS 10400, and strictly to structural engineer's detail & specification. All trenches and concrete to approved standards and checked by the building inspector and structural engineer.

**WALLS:**  
Foundation walling: to Structural Eng detail & spec. All cavities to be filled with concrete to surface bed level. All brickwork to be imperial ROKs (110 x 220 x 75).  
MASONRY:  
To be constructed in accordance with Part K of SANS 10400 280 mm cavity masonry walls to Structural Eng detail and spec.  
With rock in wall needs 1000x50x25 externally bagged and painted internally Linlith: Precast R.C. lintols for all openings not exceeding 3000.  
Lintols to extend min 250mm beyond opening. Min 4 courses brickwork above with brickforce in each course.  
Expansion joints to be provided between existing and new brickwork.  
Expansion joints at min 10m of free-standing wall, all in accordance with Structural Eng detail & spec Beam filling to underside of roof sheets

**STRUCTURAL TIMBERS**  
All to be boron treated V4 or better SA pine or gum.

**TIMBER FRAME CONSTRUCTION**  
Timber frame construction to SANS all timber to be min V4 SA pine as above in accordance with S63 and 1245.

**FLOORS:**  
To be constructed in accordance with Part J of SANS 10400  
All RC slabs to be constructed in accordance with Structural Engineer's details.

**ROOF:**  
To be constructed in accordance with Part L of SANS 10400 as well as SABS 062

**WINDOWS AND DOORS:**  
To be constructed in accordance with SANS 10400.

**EXTERNAL STAIRS:** Steel

**BALUSTRADES:** in accordance with SANS 10400

**GLAZING:**  
Glazing to doors & windows exceeding 1sqm, or less than 300mm above FFL, to be safety glazing in accordance with Part N SANS 10400. All safety glass to be non-lead laminated. All panes sizes and thickness as described on window schedule. Bathrooms windows to be frosted glass.

**DRAINAGE & STORMWATER:**  
To be constructed in accordance with Part P of SANS 10400. All drainage passing under any portion of the building to be enclosed in min 100mm concrete.  
All waste pipes to be min 40mmØ.

**CEILING AND HEADROOM:**  
All ceilings to conform with part CC3.2 table 2 of SANS 10400 min 2100mm head room at all sanitary fittings.

**WORKMANSHIP:**  
All work to comply with local authority building regulations. Workmanship to be of highest standard and comply with all SANS and relevant specified standards for fixing/ finishing.

**FIRE REQUIREMENTS:**  
- Fire extinguisher in accordance with SANS 10400 "Part T" subrule TT 37.5 (a)  
- Fire hose reel in accordance with SANS 10400 "Part T" subrule TT 34.2 TT 35  
- SANS 1196 Part 5 photo luminescent signature will be provided indicating escape routes & equipment.

**OCCUPATIONAL HEALTH / SAFETY ACT:**  
All works to comply with the Occupational Health and Safety Act - the building site to be managed and maintained in accordance with the above.

**ENVIRONMENTAL REQUIREMENTS:**  
- Ventilation area is less than 15% of Net floor area per storey in accordance with SANS X4.4.4  
- Roof lighting area is between 1.5% & 10% of Area of served space in accordance with SANS 204.2011

**REVISION:**

No.	DATE	DESCRIPTION
A		
B		

**AREA SCHEDULE**

GROUND INCLUDING GARAGE FLOOR AREA	= 350m <sup>2</sup>
FIRST FLOOR PLAN AREA WITHOUT OPEN BALCONY	= 248m <sup>2</sup>
FIRST FLOOR INCLUDING ALL BALCONIES AREA	= 277m <sup>2</sup>
GARAGE AREA	= 80m <sup>2</sup>
TOTAL AREA OF THE HOUSE	= 816m <sup>2</sup>
SITE PLAN AREA	= 816m <sup>2</sup>
SITE COVERAGE	= 42.9%

FIRST FLOOR PLAN COVERS 70% OF THE GROUND FLOOR



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project:  
**PROPOSED NEW HOUSE ON  
ERF 168 XANADU ECO PARK**

drawing title

DRAWING TYPE:		COUNCIL APPROVAL	
Scale As Shown	Client Signature		
Designed	Drawn	Checked	Arch Signature
M.E.M	N.A	M.E.M	Reg Number T1615
			Pr. Engineer
			Reg Number
PROJECT NO:			
DRAWING NO:			