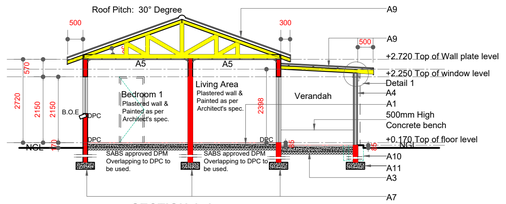
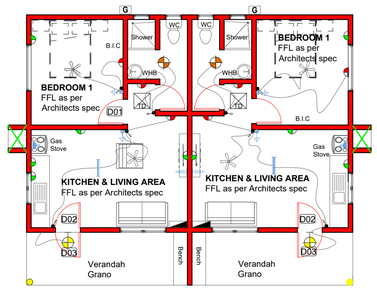



## SECTION A-A
Scale 1:100




## ELECTRICAL LAYOUT
Scale 1:100

| ELECTRICAL LEGEND | |
|---|---|
| Symbols | Description |
| | 2 Plug Point. |
| | Wall Mounted Light 2000mm AFFL |
| | Ceiling Mounted Light |
| | Single Light Switch |
| | Two Light Switch |
| | Stove Isolator |
| | Telephone outlet. 450mm AFFL |
| | Mounted Fans |
| | 600x600mm Trap door |
| | Fans Controller |
| | Distribution Board |
| G | 100L Geyser as per KNP Spec. **2KW** |
| | Wall Mounted light.1.8m High AFFL |
| | 1200mmm Fluorescent Light as per KNP Speci |

| SANITARY FITTINGS SCHEDULE | | |
|---|---|---|
| Symbols | Description | Quantity |
| S01 | **Water Closet Suites** Vaal Potteries vitreous china 'Tuscany close coupled 90 degree outlet open rim wash down pan (code 772800) and matching 7 liter pushbutton top dual flush system cistern (code 711139) complete with heavy duty, durable and smooth non-absorbent surface pan seat (8515zO) or similar approved . Note: top flushing mechanism required or Betta Sanitaryware Coral Dual Top Flush system toilet suite 6 litres full flush | 02 |
| S02 | **Basin** Vaal Sanitary ware vitreous china rounded basins with three semi-punched tap holes, (i.e. available in zero, one, two or three taphole configurations), integrated overflow and chainstay hole through the centre semi-punched taphole. Size = 560 x 415mm, Mass = 14kg Volume = 0,050m³ Colour = White. | 02 |
| S03 | **Shower head** Hansgrohe Crometta 85 1 jet green overhead shower chrome plated - Shower head size to be 85mm normal spray with grey spray disc & plastic spray disc complete with filter seal INCLUDES Shower head · · Water Saving; flow restricted to 5.7l/min | 02 |
| S04 | **Toilet Roll Holder** Vega Chrome Paper Holder | 02 |
| S05 | **Shower Curtain** Shower Curtain shall be installed with a chromium steel rod mounted complete with hook. | 02 |
| S06 | **Kitchen sink mixer** Amalfi Rubellite Sink Mixer Wall Type | 02 |
| S07 | **Kitchen Sink - Double End Bowl (DEB)** 'Franke' stainless steel or similar approved drop – in sink, 1200mm long x 535mm wide. | 02 |
| S08 | **Shower mixer taps** Amalfi Garnet Shower Mixer Tap | 02 |

| LEGEND | |
|---|---|
| Symbols | Description |
| A1 | 85mm Thick conc. surface bed on well compacted filling to engineer's detail |
| A2 | Air Brick Concrete Grey |
| A3 | 150mm Well compacted hardcore below floor slab |
| A4 | 150mm Ø CCA treated timber poles. Poles to be fixed together with approved rods and bolts(recommended M16 bolts) to engineers specification.Pole sizes to be confirmed by engineer. All pole tops are fitted with gang-nail tops to prevent Splitting |
| A5 | Rhinolite ceilings or similar ceiling board fitted to manufactures spec. |
| A6 | 700x230mm Reinf. Concrete Foundations to all load bearing & external wall. |
| A7 | 600x230mm Reinforce Concrete Foundations to all load bearing & external wall. |
| A8 | 650x500mm Reinforced Concrete Foundations to all load bearing & external wall to Engineer's Details. |
| A9 | Chromadek 0.6mm roof sheeting on approved sisalation as specified on 75 x 50mm S.A. pine battens / purlins at maximum 1200mm centers on prefabricated 114 x 38mm S.A. pine timber trusses at 900mm centers. |
| A10 | 600x650mm deep Concrete Foundations to all load bearing & external wall to Engineer's Details. |
| A11 | 500x300mm Reinforced Concrete Foundations to all load bearing & external wall to Engineer's detail |

| SCHEDULE OF RIGHTS: | AREA SCHEDULE | |
|---|---|---|
| Use zone = RESIDENTIAL | **Description** | **Area(m²)** |
| Site area = .....qm | NEW DWELLING | 76.6 sqm |
| Building lines = front 0mm street, 0mm sides & rear 0mm | NEW VERANDAH | 18 sqm |
| Total proposed coverage = TBC | Total Ground Floor | .....sqm |
| Permitted = ..... % | First Floor Plan | N/A sqm |
| Total Proposed FAR = ..... | Total Building area | 94.6 sqm |
| Permitted FAR = 0.8 | | |
| Density = N/A | F.A.R | TBC |
| Parking bays = ..... | Site Area | TBC sqm |
| Proposed = ..... | Coverage | TBC % |

**ALL DIMENSIONS** FOR WINDOWS & DOORS ON PLANS ARE OVER RULED BY THE WINDOW AND DOOR SCHEDULES.
(if there any discrepancies please contact Architects for confirmation before construction)
**BATHROOM LAYOUTS** ARE TO BE REFEREED TO
DETAILED LAYOUT AND SECTION **REF: DETAIL NUMBERS**
**BOUNDARY WALL** REFER TO THE BOUNDARY
WALL DRAWING ISSUED AS PART OF THE SDP

NOTE:
WATER USAGES (refer to reticulation layout & XA CALCS)
- Low flush fixtures such as flushing systems, showerheads, taps, mixer stc
- Hot water pipes to be insulated and length kept to a minimum
- Drain water Heat Recovery system - Captures the energy from water used from showering, dishwasher etc to preheat incoming cold water

DRAINAGE LEGEND
G - GULLY
IE - INSPECTION EYE
RE - RODDING EYE
VP - VENT PIPE
IL - INVERT LEVEL
SS/VV - STUB STACK WITH ONE WAY VENT VALVE
SS/2VV - STUB STACK WITH TWO WAY VENT VALVE
50mm PVC DRAIN PIPE TO FALL
110Ø DRAIN PIPE WITH 1:40 FALL

## GENERAL NOTES
All work to be in accordance with National Building Regulations as well as all By-Laws of the local municipality that has durisdiction over the proposed works
All measurements to be checked before construction
No measurements must be scaled off this drawing
No construction work to commence before relevant authorities have approved this plan
Electrical compliance certificate to be issued by electrical sub-contractor / contractor on completion of electrical installation work

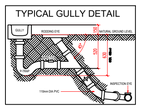
## SUB & SUPER STRUCTURE
All reinf. conc. foundation footings, slabs and stairs to structural engineer's details.
Finished floor slab at Ground Floor to be 170mm minimum from natural Ground Level Brickforce every 5th course, unless directed otherwise.
Min fire resistance of ext walls & doors = 30minutes
Roof pitch = 30 degrees; Trusses anchored to walls by means of non corrosive steel stirrups or wire into last 5 brick courses. Truss construction to approved manufacturer's recommendations, but subject to NBR
All fittings, fixtures & building finishes to architect's specs

## DAMP PROOF MEMBRANE
Any under-floor shall be not less than 0.25mm thick and shall be laid on surfaces which shall not contain any sharp object which may perforate such membrane.
Membrane shall be turned up around the perimeter of and at least for the full thickness of any slab.Any joint in such membrane shal overlap by not less than 150mm and be effectively sealed.

## FIRE NOTES:
1. Fire walls - To be brickwork with a minimum thickness of 150mm that have a 4 hour fire rating or approved rating as per type od building.
2. Roof and Floor slabs - To be reinforced concrete with a minimum thickness indicated, designed and also qualified by structural engineer.
3. Provision of fire fighting equipment to be according to National Building Regulations as indicated on plan.
4. DCP Fire extinguishers to be hung on purpose made boards are to be located in positions approved by the Fire Inspector.5. Fire signage to be in accordance with Fire Department's requirements.

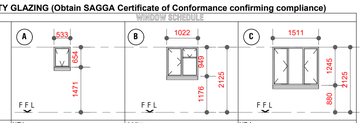
## DRAINAGE
All sewer drainage pipes to be dia. 110mm to have Cleaning Eyes and Inspection Eyes as indicated.
Drainage pipes to have min fall of 1 in 40; Where wall runs over drain, foundation to be reinf.Waste pipes to be dia 50mm or bigger and to be fitted with Reseal Traps and Cleaning Eyes.Ventillation pipes to be fitted as indicated
Water seals to be protected by means of anti vac traps to 1st floor fittings
Geyser(s) to be fitted in accordance with SABS 0254
All water pipes and metallic fittings to be earthed

## PLUMBING/SEWER NOTES:
1. All piping to standard and/ or SABS approved and design to comply with NBR. 2. Installation to be registered with the local authority before being commissioned, product is received and installation goes into production.3. All buried pipework shall be covered by backfill of thickness at least 350mm.4. Boundary beacons to be exposed & demarked on commencement.5. All sewer & stormwater to comply with engineer's design / detail.6. All sewer & stormwater below buildings to be encased in 300mm concrete around outside diameter of pipe.

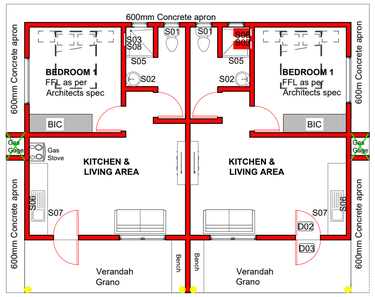



| DOOR SCHEDULE | | | |
|---|---|---|---|
| | | | |
| WINDOW NO: | D01 | D02 | D03 |
| POSITION: | Bedroom 1 & Bathroom | Bedroom 1 & Bathroom | |
| QUANTITY NO: | 04 | 02 | 02 |
| FRAME TYPE: | 1.2mm double rebated frames suitable for half brick wall, to accommodate 813 x 2032 door leaf | 1.2mm double rebated frames suitable for half brick wall, to accommodate 813 x 2032 door leaf | 1.2mm double rebated frames suitable for half brick wall, to accommodate 813 x 2032 door leaf |
| FRAME FINISH: | Steel Door Frames: Factory applied finish to be wire brushed,primed with zinc chromate, one universal undercoat and two coats high gloss enamel paint | Steel Door Frames: Factory applied finish to be wire brushed,primed with zinc chromate, one universal undercoat and two coats high gloss enamel paint | Steel Door Frames: Factory applied finish to be wire brushed,primed with zinc chromate, one universal undercoat and two coats high gloss enamel paint |
| DOOR LEAF: | 42mm semi solid core flush door with hardwood veneer | 2 Panel Solid Door Meranti | Meranti frame with fly screen |
| DOOR LEAF FINISH: | 3 coats of wood varnish | 3 coats of wood varnish | 3 coats of wood varnish |
| IRONMONGERY | **Handles & locks:** Mazac Tarpon 4 lever lockset LA952/4L with chrome plated finish chrome plated rebate conversion set130-75satin chrome lever flush bolt 120-150 **Pull Handle:** 250mm Diameter Vertical Stainless steel grab bar. Bar to be 300mm in c/c length Product by Franke:Code 202.0547.295 **Hinges** : Standard butt hinges size 102 x 75 x 3mm. **Pull handles:** Dorma stainless steel "D" straight back-to-back pull handles size 515 x 32mm. fitted as indicated in the drawing. | **Handles & locks:** Mazac Tarpon 4 lever lockset LA952/4L with chrome plated finish chrome plated rebate conversion set130-75satin chrome lever flush bolt 120-150 **Pull Handle:** 250mm Diameter Vertical Stainless steel grab bar. Bar to be 300mm in c/c length Product by Franke:Code 202.0547.295 **Hinges** : Standard butt hinges size 102 x 75 x 3mm. **Pull handles:** Dorma stainless steel "D" straight back-to-back pull handles size 515 x 32mm. fitted as indicated in the drawing. | **Handles & locks:** Mazac Tarpon 4 lever lockset LA952/4L with chrome plated finish chrome plated rebate conversion set130-75satin chrome lever flush bolt 120-150 **Pull Handle:** 250mm Diameter Vertical Stainless steel grab bar. Bar to be 300mm in c/c length Product by Franke:Code 202.0547.295 **Hinges** : Standard butt hinges size 102 x 75 x 3mm. **Pull handles:** Dorma stainless steel "D" straight back-to-back pull handles size 515 x 32mm. fitted as indicated in the drawing. |
| DETAILS: | Not Applicable | Not Applicable | Not Applicable |
| NOTE: | | | |

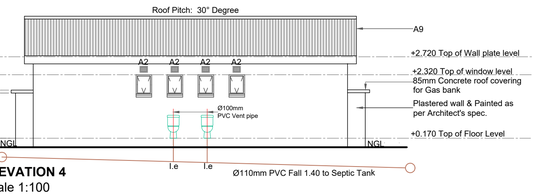
**SAFETY GLAZING (Obtain SAGGA Certificate of Conformance confirming compliance)**

| WINDOW SCHEDULE | | | |
|---|---|---|---|
| |  | | |
| WINDOW NO. | NE1 | C2FH | ND4 |
| POSITION | Bathroom | Kitchen | Bedroom & Living area |
| QUANTITY NO | 04 | 02 | 02 |
| DESCRIPTION: | Standard domestic steel window frame Type NE1 | Standard domestic steel window frame Type NC2F | Standard domestic steel window frame Type D4H. |
| FURNITURE: | CP catches and sliding stays | CP catches and sliding stays | CP catches and sliding stays |
| FINISHING: | Sand factory primer, apply 1/zinc chromite primer + 1/univ.undercoat + 2/ gloss enamel | Sand factory primer, apply 1/zinc chromite primer + 1/univ.undercoat + 2/ gloss enamel | Sand factory primer, apply 1/zinc chromite primer + 1/univ.undercoat + 2/ gloss enamel |
| GLASS: | 6mm Obscure Safety glazing materials that comply with SANS 1263-1 | 6mm Safety glazing materials that comply with SANS 1263-1 | 6mm Safety glazing materials that comply with SANS 1263-1 |
| INTERNAL CILL: | Fibre cement Natural gray sills fixed with metal fixing lugs | Fibre cement Natural gray sills fixed with metal fixing lugs | Fibre cement Natural gray sills fixed with metal fixing lugs |
| EXTERNAL CILL: | Sloping brick-on-edge | Sloping brick-on-edge | Sloping brick-on-edge |
| NOTE: | Provide fly screen to windows as per spec. in the finishing schedule | Provide fly screen to windows as per spec. in the finishing schedule | Provide fly screen to windows as per spec. in the finishing schedule |

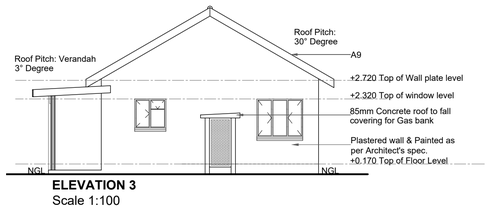
**Window steel frame must be on a high quality steel frame.**



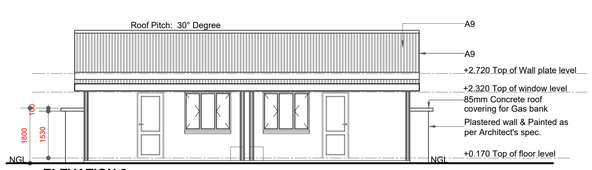

## SANITARY REFERENCE PLAN
Scale 1:100



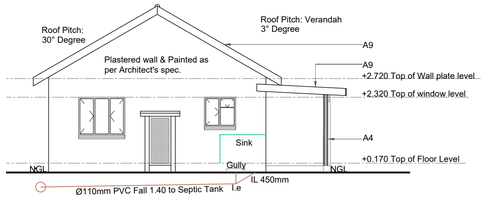

## ELEVATION 4
Scale 1:100




## ELEVATION 3
Scale 1:100



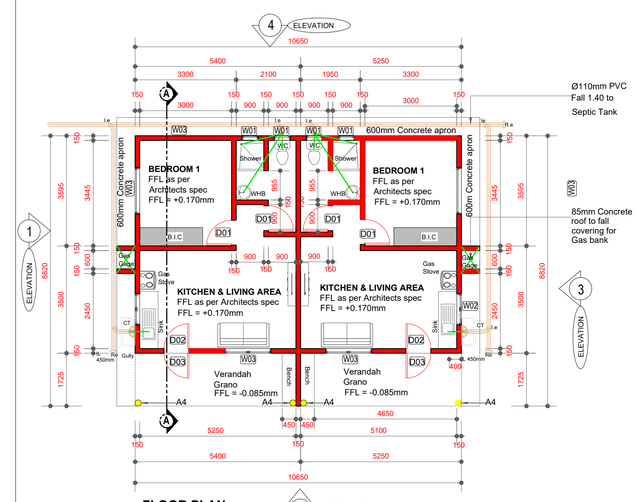

## ELEVATION 2
Scale 1:100



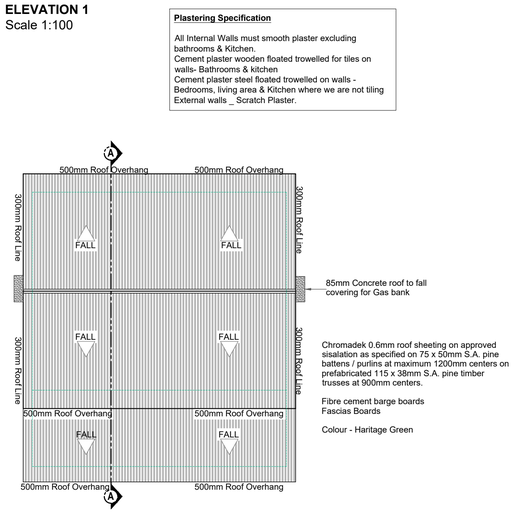

## ELEVATION 1
Scale 1:100

**Plastering Specification**

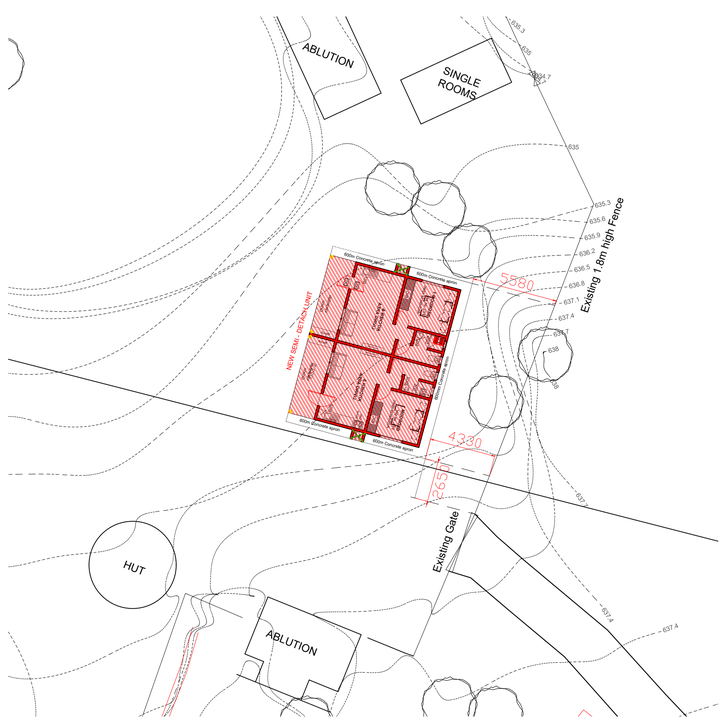
All Internal Walls must smooth plaster excluding bathrooms & Kitchen.
Cement plaster wooden floated trowelled for tiles on walls- Bathrooms & kitchen
Cement plaster steel floated trowelled on walls - Bedrooms, living area & Kitchen where we are not tiling
External walls _ Scratch Plaster.




## FLOOR PLAN
Scale 1:100




## ROOF PLAN
Scale 1:100




## SITE PLAN
Scale 1:200

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| | | | |

DRAWN BY: MALUSI ZWANE
CHECK BY: JOEL MASHA
DATE: 22/10/2024
SCALE: AS INDICATED
PAGE SIZE: A1

CONSULTING FIRM
DRAWING OFFICE
HR & TECHNICAL SERVICE BUILDING
SKUKUZA
Tel:013 735 4348
Email:joel.masha@sanparks.org

South African NATIONAL PARKS

PROJECT
ONE BEDROOM SELF CONTAINED,SEMI DETACHED UNIT AT NUMBI STAFF HOUSES.

DRAWING TITLE:
FLOOR PLAN
SECTION A-A
ELEVATIONS
WINDOWS SCHEDULE
DOORS SCHEDULE
ELECTRICAL LAYOUT
ROOF PLAN
SITE PLAN
SANITARY FITTINGS SCHEDULE
ELECTRICAL LAYOUT
SANITARY REFERENCE PLAN

**CONSTRUCTION DRAWING**

APPROVED BY
HOD TECH SERVICES : ..... DATE .....
SEN. MAN. CIVIL & BUILDING: ..... DATE .....
SEN. MAN. ELECTRO & MECHANICAL : ..... DATE .....
MAN. PLANNING & DESIGN: ..... DATE .....
CLIENT : ..... DATE .....

PROJECT NO: 2024/P068
DRAWING NO: P068/100_CONS_A1
REVISION NO: 01