



Proposed Plan

1:200

**copyright**  
 This drawing is subject to Copyright © held by the author MARK FINNEY CONSULTING. The person / entity whose name appears in the title block of this drawing, is granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in this drawing.

**notes**

- GENERAL**
- 1.1 Check all dimensions on site prior to commencing construction. Read only figured dimensions and do not scale. Any discrepancies to be reported to the Architect prior to continuing work.
  - 1.2 The contractor is solely responsible for compliance with all SANS 10400 standards in respect of the full scope of the works. This requirement shall not be deemed to be superceded by the provisions of any other contract document.
- STRUCTURAL**
- 2.1 All suspended concrete slabs, concrete beams, retaining walls and foundations to structural engineer's detail.
  - 2.2 All structural steel, timber and glazing to structural engineers specification and details.
  - 2.3 Structural design of all handrails to SANS 10400.
  - 2.4 All balustrades to comply with Part D of SANS 10400. Openings to not exceed 100mm dia.
  - 2.5 All mild steel to be hot dipped galvanised and painted to specification.
  - 2.6 Movement joints are to be provided in walls, floors and at junctions where specified.
  - 2.7 All rafters/trusses to be tied down using 30x1.6mm galv steel straps embedded 600mm into walls/ concrete beams.
  - 2.8 Generally unless specified otherwise lintels to be 114x75mm precast concrete with brickwork courses reinforced above to suit loading and span in accordance with SANS 1504-1990.
  - 2.9 Brick force to 4 courses brickwork above lintels over openings (max 3m wide)
  - 2.10 All portions of structural timber built into walls to be encased in dpc.
- WATERPROOFING**
- 3.1 250 micron D.P.M under all surface beds to Part J of SANS 10400.
  - 3.2 D.P.C at base of all walls min 150mm above NGL and below all window sills to Part K of SANS 10400.
  - 3.3 All soil under built area to be poisoned in accordance with SABS 0124.
- GLAZING**
- 4.1 All glazing to part N of SANS 10400. All glazing less than 500mm above floor level or exceeding 1m<sup>2</sup> shall be safety glazing in accordance with SANS 10400. The following min thickness shall apply:  
 3mm glass max 0.75m<sup>2</sup> area  
 4mm glass max 1.5m<sup>2</sup> area  
 5mm glass max 2.1m<sup>2</sup> area  
 6mm glass max 3.2m<sup>2</sup> area
  - 4.2 Glazing in doors/sliding doors to be safety glazing
  - 4.3 Skylights to be installed to manufacturer's details
- LIGHTING & VENTILATION**
- 5.1 Lighting and ventilation to Part O of SANS 10400. All rooms have been provided with a min 5% natural ventilation and 10% natural light
- SERVICES**
- 6.1 Drainage installation to Part P of SANS 10400. Inspection eyes to all bends and junctions in drains. Rodding eyes to be fitted with marked covers at ground level. Invert level at head of drain to be min 450mm below ground level. All overflow gullies to be exposed, min 1 gully per system. All waste fittings to have re-sealing traps.
  - 6.2 Drains under buildings and driveways to be encased in min 100mm of concrete.
  - 6.3 No drainage or supply pipe work to be exposed on external surfaces of visible walls unless agreed with the architect. Position of all pipework to be agreed with the architect.
  - 6.4 Fire protection to Part T of SANS 10400.
  - 6.5 No electrical conduits or boxes to be exposed on external surfaces of visible walls unless agreed with the architect.
- TIMBER**
- 7.1 All timber to be CCA/TBTA treated unless otherwise specified.

**revisions**

1	2019.01.28	Issue for owner information
---	------------	-----------------------------

signatures		reg no.
client	John Solomon	
architect	Mark Finney	Pr Arch 24751431

**MARK FINNEY CONSULTING**  
 Unit B3 | 149 Upper Canterbury Street | Cape Town 8001  
 www.markfinneyconsulting.com

project	New House to No.1 Ndiopfu North, Umbabat	MF 2019/01/28 date
drawing	GROUND FLOOR GA	1:200 @ A1 scale
purpose	FOR INFORMATION ONLY	1 revision
		1701_002 drawing no.