



1 First Floor
1 : 50

GENERAL:
 All work to comply with the National Building Regulations (SABS 0400), the applicable SABS codes of conduct and standards as prescribed by the National Home Builders Registration Council (NHBC). Designer accepts no liability for any work conducted on site whatsoever.
 All materials to be SABS or NHBC approved.
 Boundary pegs to be identified by the Client. These are to be checked by the Contractor, including all levels, dimensions, steps, etc. Any apparent discrepancies between the site evaluation and the drawings are to be brought to the Designer's attention.
 Figured dimensions to be taken in preference to scaling.
 Foundation to take founding in solid undisturbed ground.
 All electrical and plumbing work to be carried out by registered qualified subcontractors.
 Concrete to foundation and surface bed to be 15MPa at 28 days. Fill below surface bed to be well compacted in 150mm layers to achieve a minimum of 92% modified AASHTO. Use is to be made of suitable material which is free of clay content.
 Brickwork to be built in below and above window level and every fourth course discontinuous bands.
 Provide 4mm galvanized wire ties built 5 courses into external brickwork to secure roof-tusses to wall.
 Provide laminated safety glass to all doors & windows where glazing is within 900mm above F.F.L.
 Glazed tiling to full height in all bathrooms and kitchen.
FIRE PREVENTION:
 Any roof space between garage and habitable areas shall be divided by a wall with a 30 minute fire rating.
 Any door between garage and habitable areas to be a solid timber core door, 40mm thick.
FLOOR & WATERPROOFING:
 Ground floor slab: 75mm thick, 15MPa concrete, perfectly level, min. 150 above N.G.L. on compacted hardcore min. 92% modified AASHTO. 25mm thick screed and finishes as indicated.
 Structural concrete floors to eng. spec.
FOUNDATIONS & BRICKWORK:
 All foundations to be 15MPa concrete at least 200x600mm, min. 200 under ground level or to eng. spec.
 Boundary walls foundation must not encroach on boundary and walls to be finished as per the finishing schedule.
 Courtyard and screen walls to be at least 1.8m high above N.G.L. Lintels to be supported min. 150mm for openings up to 3.0m and at least 220mm for openings up to 4.8m.
STAIRS AND BALUSTRADE:
 Stairs to be 110mm min. width, treads 270mm min., risers 186mm max. with 6mm max. deviation. 1m high balustrade to all stairs and balconies.
 Min. headroom to be 2.1m measured from pitchline.
DRAINAGE:
 Anti vac traps to all first floor waste fittings.
 Any drain not deeper than 350mm under ground level to be protected against load. Provide a chemical temporary toilet in position indicated: keep it in a hygienic and odourless state.
 All drains to be 1100 PVC min. fall 1:60.
 Stacks in ducts to be accessible for cleaning purposes.
GLAZING:
 Glazing of all new windows and doors to be in accordance with part N of SABS 0400
 Obscure Glazing to all Bathrooms & Toilets

ARCHITECTS
SIGNATURE

ENGINEERS
SIGNATURE

CLIENTS
SIGNATURE

NO	REVISION	DATE	DRAWN

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JOB
 Bay West Development

CLIENT
 Bilion Group

STAND NO.
 Erf 42 (Portion of Erf 4)
 Bay West
 Nelson Mandela Bay

DRAWING TITLE
 2 Bed Unit - First Floor

PROJECT ARCHITECT	JENNY ASPOAS		
DRAWN	Author	CHECKED	Checker
DATE	Issue Date	SCALE	1 : 50

REF NO Z:\Client Files\Baywest - Bilion\Updated Unit Files\Baywest 2 BED Updated.rvt

PROJECT	CODE	DRAWING NO.	REV
0808	ARC	WD2001	