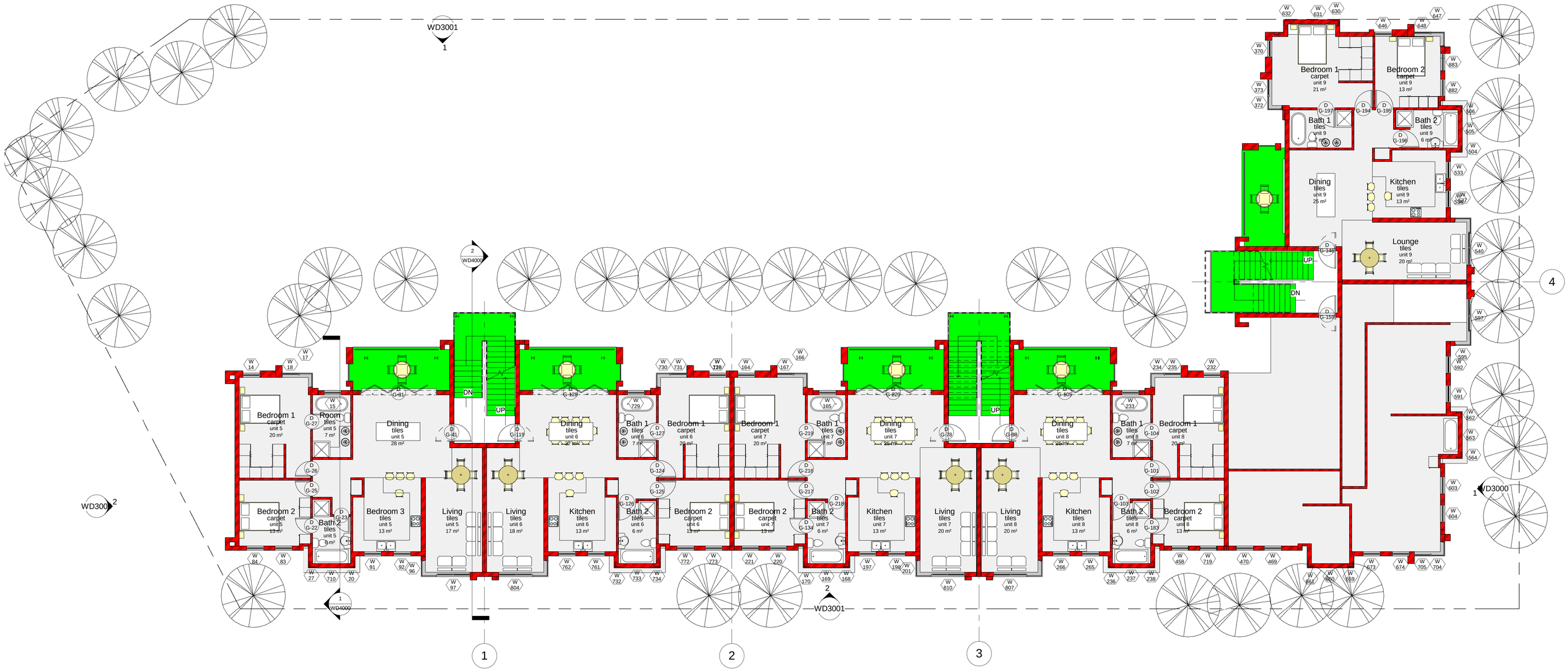

First floor

1 : 100

NO	REVISION	DATE	DRAWN

NO	REVISION	DATE	DRAWN

NO	REVISION	DATE	DRAWN

GENERAL:
All work to comply with the National Building Regulations (SABS 400) as promulgated by the National Home Builders Registration Council prescribed by the National Home Builders Registration Council (NHBRC).
Owner accepts no liability for any work conducted on site whatsoever.
All materials to be SABS or NHBRC approved.
Any apparent discrepancies between the site evaluation and the architectural drawings must be brought to the Contractor's attention.
Figured dimensions to be taken in preference to scaling.
Foundation to take founding in solid undisturbed ground.
All foundation and earthworks work to be carried out by registered qualified subcontractors.
Concrete to foundation and surface bed to be 15MPa at 28 days.
Concrete to reinforced surface bed to be 25MPa at 28 days.
Roof tiles to achieve a minimum of 92% modified AASHTO. Tiles is to be made of suitable material which is free of clay content.
Brickforce to be built in below and above window level and every forth course thereafter (340mm).
Provide 4mm galvanized wire ties built 5 courses into external brickwork to secure roofmasts to wall.
Provide burglar bars to all doors & windows where glazing is within 900mm above F.F.L.
Glazed tiling to full height in all bathrooms and kitchen.
FENCES & GATES:
Any roof space between garage and habitable areas shall be divided by a wall with a 30 minute fire rating.
Any roof space between garage and habitable areas to be a solid timber core door,40mm thick.
FLOOR & WATERPROOFING
Floor slab to be minimum 100mm thick, 15MPa concrete, perfectly level, min. 150 aboveN.G.L. on compacted hardcore min. 92% modified AASHTO. 25mm thick screeded finishes as indicated.
Steps to be uniform in height throughout flight.
FOUNDATIONS & BRICKWORK:
All foundations to be 15MPa concrete at least 200x600mm, min. 200 under external and internal walls.
Boundary walls foundation must not encroach on boundary and walls to be finished as per the finishing schedule.
Retaining walls to be minimum 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 & BALUSTRADES:
Stairs to be 1110mm min. width, treads 270mm min., risers 186mm max. with 6mm max. deviation.1m high balustrade to all stairs and landings.
Min. headroom to be 2.1m measured from pitchline.
DRAINAGE:
Provide gully 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: Ratio 1 toilet to every 25 workers on site.
All drains to be 110Ø 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

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

CLIENT'S SIGNATURE

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JOB
East Legon apartments

CLIENT
Jonah Capital

STAND NO.
East Legon
Accra

DRAWING TITLE
First floor plan

PROJECT ARCHITECT	JENNY ASPOAS
DRAWN Author	CHECKED Checker
DATE 09/12/08	SCALE 1 : 100
REF NO \\NETWORK_DRIVE\Insite\DWG\RICHARD JONAH 12 apartments-09\Working Drawings\Working drawings\0200_Plans\R Jonah 14 Apartments-09.vwt	
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