Ground floor

1 : 100

NO	REVISION	DATE	DRAWN

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GENERAL:
All work to comply with the National Building Regulations (SABS 0400) and any amendments. All work to be carried out as 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.
Dimensions are to be checked on site. These are to be checked by the Contractor, including all levels, dimensions, steps, etc.
Any apparent discrepancies between the site evaluation and the working drawings must be reported to the Architect.
Figured dimensions to be taken in preference to scaling.
Foundation to take founding in solid undisturbed ground.
All excavation and concrete strip footing work to be carried out by registered qualified subcontractors.
Concrete to foundation and surface bed to be 15MPa at 28 days.
Surface bed to be 100mm thick reinforced with 193 mesh, laid on 250 micron thick polythene sheeting and 80% modified AASHTO. Use this layer made of suitable material which is free of clay content.
Brickforce to be built in below and above window level and every forth course in external walls.
Provide 4mm galvanized wire ties built 5 courses into external brickwork to secure roofmasses to wall.
Provide 4mm galvanized wire ties built into doors & windows where glazing is within 900mm above F.F.L.
Glazed tiling to 1m height in all bathrooms and kitchen.
REF. SECTION 75(1)(a)(iv)
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:
Ground floor slab to be 150mm thick, 15MPa concrete, perfectly level, min. 150 aboveN.G.L. on compacted handcore min. 92% modified AASHTO: 25mm thick screeded finishes as indicated.
Steps to be 150mm risers, 250mm treads.
FOUNDATIONS & BRICKWORK:
All foundations to be 15MPa concrete at least 200x600mm, min. 200 under external walls and 600 under internal.
Boundary walls foundation must not encroach on boundary and walls to be finished as per the finishing schedule.
Concrete pool and paving surrounds 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 & RAMPS: (SANS 10400-M)
Stairs to be 1110mm min. width, treads 270mm min., risers 186mm max. with 6mm max. deviation.1m high balustrade to all stairs and landings where applicable.
Min. headroom to be 2.1m measured from pinchline.
DRAINAGE:
All drainage 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.
All pipes to be uPVC unless otherwise noted.
All drains to be 110Ø PVC min. fall 1:60.
Stacks in ducts to be accessible for cleaning purposes.
CLADDING:
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
Ground Floor plan

PROJECT ARCHITECT	JENNY ASPOAS
DRAWN Author	CHECKED Checker
DATE 09/12/08	SCALE 1 : 100
REF NO \\NETWORK_DRIVE\inste\DWG\RICHARD JONAH 12 PROJECTS\Revit Projects\Working files\ drawings\2000_Plans\R-Jonah 14 Apartments-09.rvt	
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