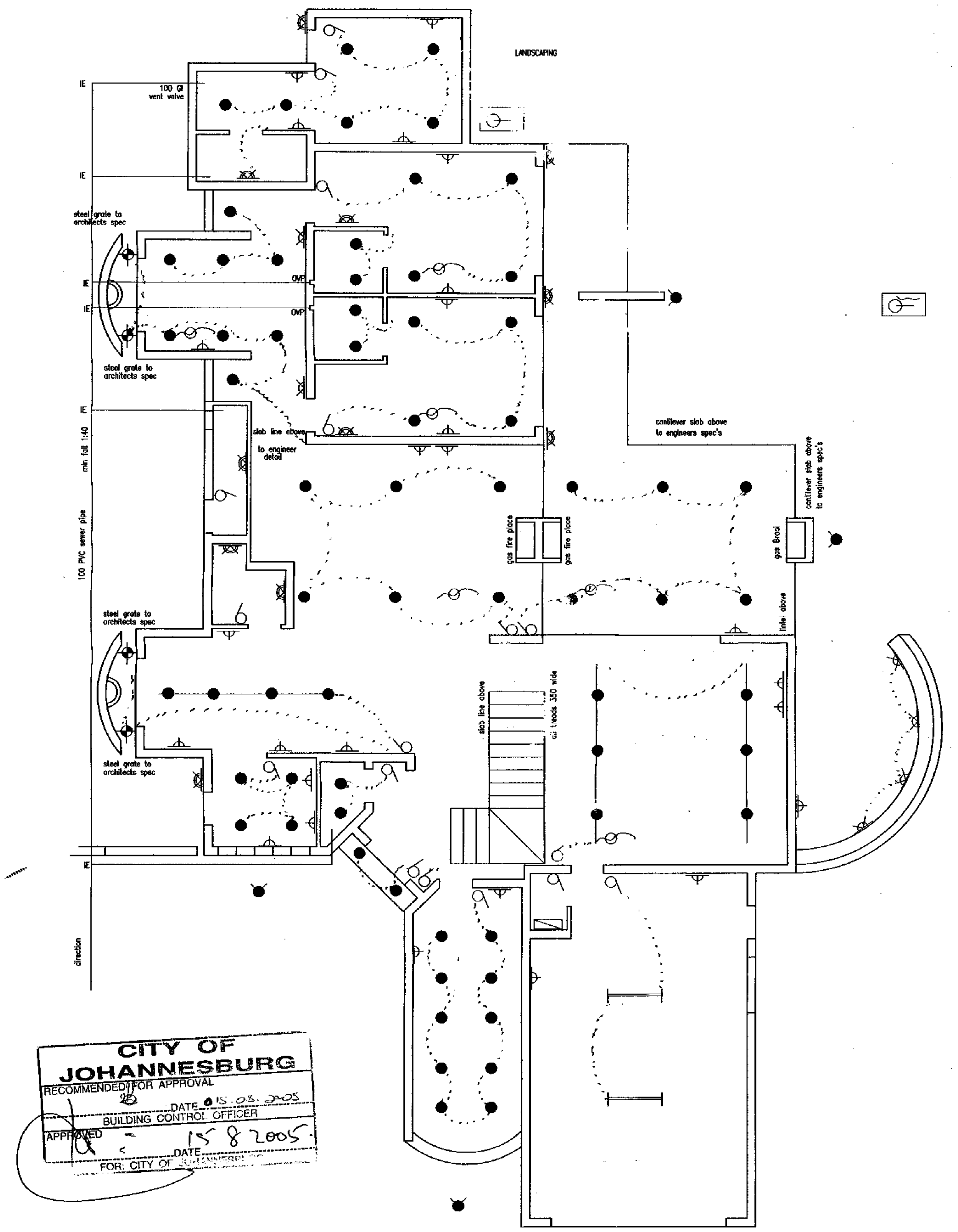
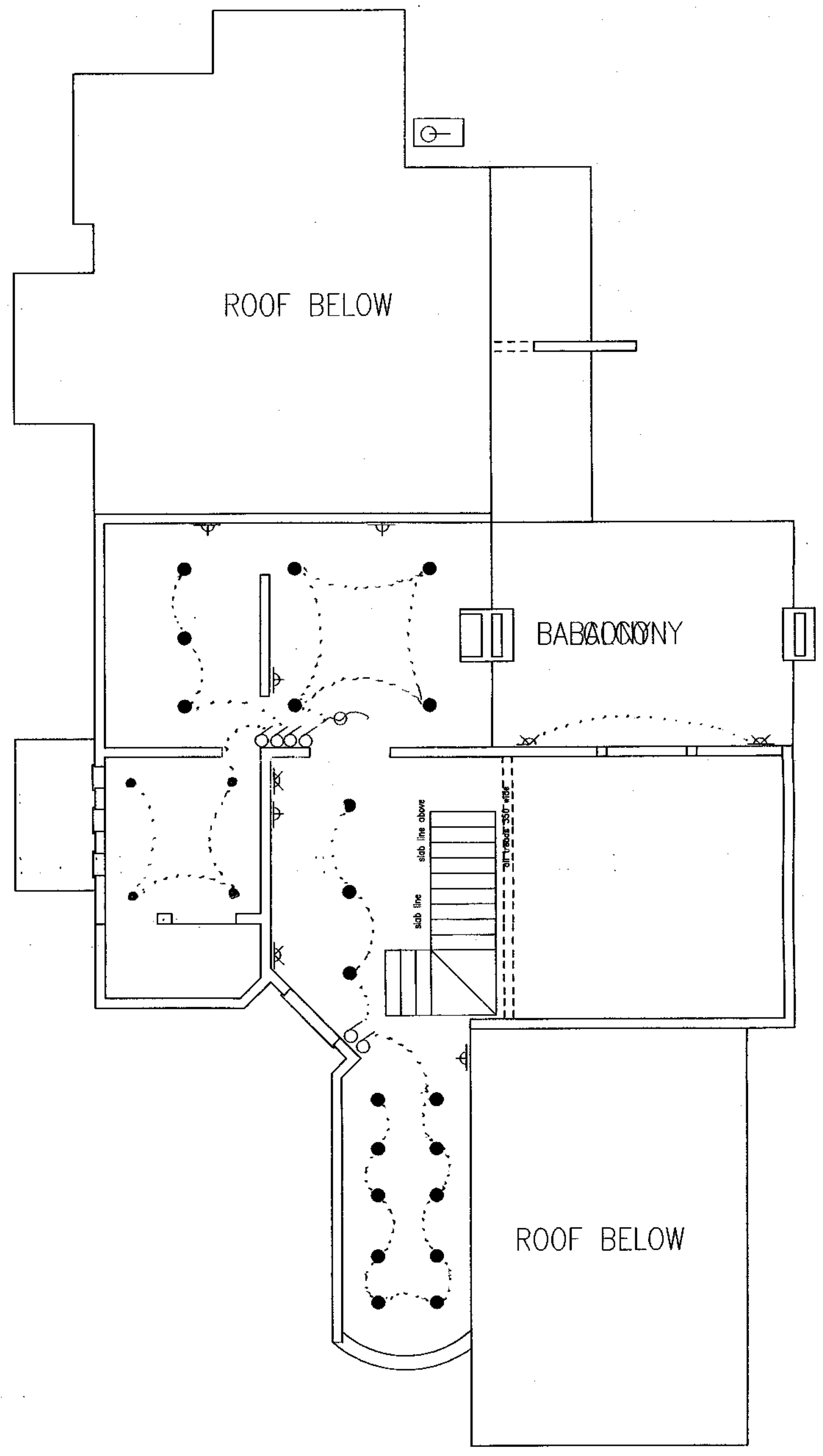


CITY OF
JOHANNESBURG
RECOMMENDED FOR APPROVAL
DATE 15-03-2005
BUILDING CONTROL OFFICER
APPROVED
DATE 15 8 2005.
FOR: CITY OF JOHANNESBURG

PROPOSED GROUND FLOOR ELECTRICAL PLAN

Scale 1:100



PROPOSED FIRST FLOOR ELECTRICAL PLAN

Scale 1:100

ELECTRICAL NOTES

DESCRIPTION	QTY	TYPE
SWITCH		∽
DOWN LIGHT		●
OUTSIDE UP LIGHT		◀
OUTSIDE PLG LIGHT		⊕
PLUG		⊳
ANKLE LIGHT		⊠
FLUORECENT		⊢⊣
D B BOARD		▭
BRAAI LIGHT		
WALL FITTING		⊠
LIGHT TIMER		○
DIMER SWITCH		∽
GEYSER		▭
POOL PUMP		▭
OVEN/HOB		⊞
EXTRACTOR		⊥
SPA PUMP		▭
AIR CONDITIONING		≋

PLANS APPROVED
SUBJECT TO:
1 TOWN COUNCIL APP
2. COMPLIANCE
Fourways Gardens
Residential Estate

PROPOSED RENOVATIONS TO EXISTING HOME ON STAND 1189 FOURWAYS GARDENS FOR MR AND MRS R TOMLINSON

ELECTRICAL PLAN

940868

ARCHITECTURAL GENERAL NOTES

1) Quality of all materials and workmanship to comply with the relevant SABS specifications and shall conform to the minimum standards specified in the standard preambles.
2) The Contractor is responsible for the correct setting out of the building.
3) The Contractor is to verify all levels, heights and dimensions on site and to check these dimensions against the drawings before putting work in hand.
4) The Contractor is to build in DPC's whether or not these are shown on the drawings to all external brick walls at each floor, beam and parapet level and to all doors, windows, grilles and other openings in external walls.
5) Cavity walls to have stepped DPC's.
6) Damp proofing and waterproofing materials to be applied in accordance with SABS Code of Practice 021.
7) All ground slabs to be RC slabs to Engineer's details laid on "USB Green" 375 micron waterproofing membrane on well-compacted fill.
8) All inside levels refer to raw concrete and not to finished floor except where otherwise indicated.
9) All building work to be carried out in accordance with National Building Regulations.
10) Queries arising from the above must be clarified with Lillicrap Crutchfield (Pty) Ltd before putting work in hand.

1) Area of natural light to all habitable rooms to be min. of 10% floor area.
2) Ventilation to habitable rooms to be min. of 5% of floor area.
3) Two airbricks on outside wall of each toilet and of garages.

PLUMBING & DRAINAGE

1) 100 dia. U.P.V.C. sewer pipe drain with a minimum fall of 1:60.
2) 100 dia. O.V.P. at head of sewer pipe.
3) Rodding eyes (R.E's) at head of drain, at all changes of direction and at a maximum of 25 metre intervals.
4) Inspection eyes (I.E's) at all junctions of drain, and to have marked covers at ground level.
5) Drain pipes under building to be encased in minimum of 150mm concrete.
6) All waste fittings to have 65mm re-seal traps. All waste pipes to be 38 dia. and to be accessible over the entire length for cleaning and repairs.
7) All soil fittings with a vertical discharge greater than 1 220 to have minimum 50 dia. antisyphon vent pipes (A.S.V.P's).
8) Rainwater downpipes (R.W.D.P's) to discharge a minimum of 2.5m from any open gulley.
9) All drainage work to be carried out in accordance with local authorities drainage by-laws and regulations.
10) No bends or junctions in or under floor slab.
11) Soil pipes to be 102mm diameter.
12) All waste pipes to be minimum 38mm diameter.
13) All common waste pipes to be 50mm diameter.

1) Glass between 0 & 0.75 sq. meter to be 3mm thick.
2) Glass between 0.75 & 1.5 sq. meter to be 4mm thick.
3) All glazing shall comply with the requirements contained in S.A.B.S 0137.

1) Roof pitch shall be..........
2) On........x 38 battens on edge at 320 centers, on 'Gundle' dakseel yellow 400 mic. roof tile underlay on......x 38 rafters with......x 38 tie beams at maximum 760 centers, on 114 x 38 wall plates.
3) All timber shall comply with S.A.B.S. 563 soft wood structural timber and must be grade 6 timber.
4) Trusses to be tied down with galvanised hoop-iron, thread through 4 courses of brickwork.
5) Galvanised sheet-iron flashing at all changes of roof level and all parapet walls.
6) 100 x 75 galvanised sheet-iron gutters and rainwater downpipes.
7) 4 mm thick 'cladit' ceilings on 38 x38 brandering at 300 centers with H-profile steel jointing strips and 55 mm cove cornice.

any discpancies must be immediatily be brought to the attention of the Engineer.
All concrete work shall comply with the requirement of SABS 1200 G.
Stripping times at formwork and propping shall be in accordance with SABS 1200G.
25mm X 25mm chamber to all exposed corners.
All exposed concrete work to be off-shutte finish.
Cement extenders to be used only if approved by engineer.

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& ASSOCIATES
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E-MAIL: archetype@ yebo.co.za

SHEET 4 OF 4

02-04
02/RT/04/FG
K.ELS