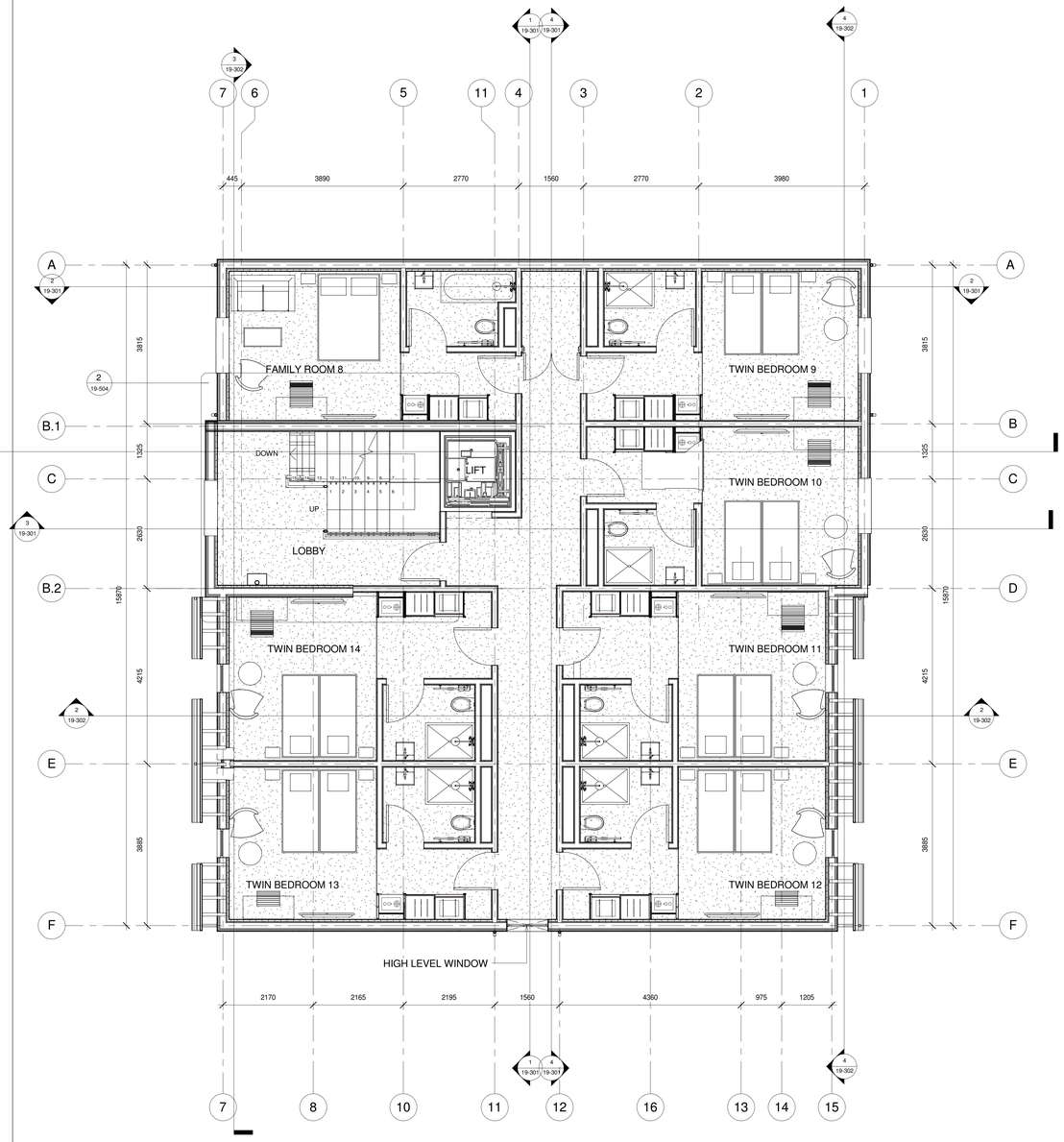
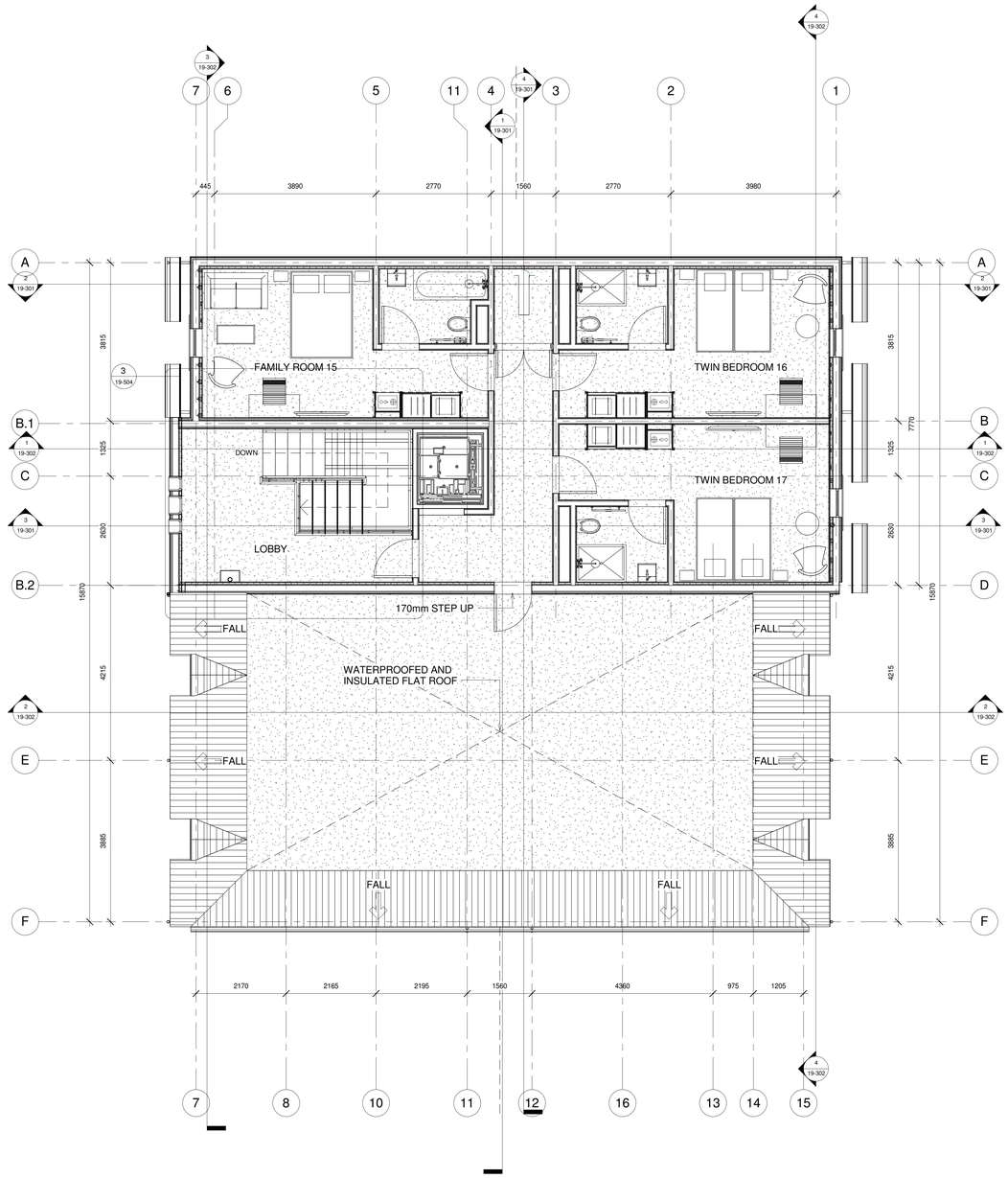


FIRST FLOOR PLAN



SECOND FLOOR PLAN

NO.	DATE	AMENDMENT	REV.
1	18/11/19	Structural support as per Marks email	0
		sent on 17 / 11 / 2019	0
2	18/11/19	0.4m2 ventilation louver	0
3	18/11/19	Dry Riser position	0
4	18/11/19	Door Position as per fire requirement	0
7	26/11/19	Wall thickness changed to 160mm	1
8	26/11/19	Archway Width Adjusted	1
9	26/11/19	Door Adjusted as indicated	1
10	26/11/19	FFL lowered by 310mm from Datum	1
		58.9 to 58.59	
11	2/12/19	All centrally Aligned	2
12	2/12/19	Setting out for Grid line A-1 (N.E.)	2
13	2/12/19	Setting out for Grid line F-15 (S.E.)	2

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GENERAL NOTES

THIS DRAWING IS NOT TO BE SCALED.
FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDING, ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BUILDING LINES, BOUNDARIES, ETC.

CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWING BEFORE PUTTING ANY WORK IN HAND.

ALL CONTRACTORS TO CHECK DETAILS SHOWN ON THIS DRAWING FOR COMPLIANCE WITH STANDARDS OF GOOD BUILDING PRACTICE WITH PARTICULAR REFERENCE TO SPECIAL REQUIREMENTS NECESSITATED BY LOCAL AND OR ON SITE CONDITIONS AND REPORT ANY COMMENT TO THE ARCHITECT.

ANY ERROR DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

FINAL DIMENSIONS TO BE TAKEN ON SITE BEFORE ORDERING, SUPPLYING AND FIXING PROPRIETARY ON DETAILED FITTINGS.

CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE WORKS.

CONTRACTORS ARE TO BUILD IN PC'S WHETHER OR NOT THESE ARE SHOWN ON DRAWINGS TO ALL EXTERNAL WALLS, AT EACH FLOOR AND TO ALL WINDOWS DOORS OR OTHER OPENINGS IN EXTERNAL WALLS.

CONTRACTOR TO BUILD IN BRICK FORCE EVERY 5TH COURSE IN BRICK WALLS AND EVERY 2ND COURSE ABOVE WINDOWS, DOORS AND ALL OTHER OPENINGS

QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT SABS AND BSS SPECIFICATONS.

ALL GLASS TO BE SAFETY GLASS IN ACCORDING WITH SABS STANDARDS AND REGULATIONS.

ANY QUERIES ARISING FROM ALL THE ABOVE MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE ANY WORK IS PUT ON HAND.

DRAINAGE NOTES

ALL PLUMBING AND DRAINAGE WORK AND INSTALLATION WORK SANITARY FITTINGS TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY BY-LAWS, REGULATIONS AND REQUIREMENTS.

ALL DRAIN PIPES: MINIMUM FALL 1:60, MAXIMUM FALL 1:10

ALL WASTE PIPES AND SOIL PIPES TO BE FULLY ACCESSIBLE ALONG ENTIRE LENGTH OF THE PIPE.

I.E. TO BE PROVIDED AT EVERY BEND, JUNCTION AND CHANGE IN DIRECTION AND EVERY 24 METERS WITH MARKED COVERS AT GROUND LEVEL.

ALL WASTE PIPE FITTINGS TO HAVE APPROVED RESEAL TRAPS.

VENT PIPE OUTLET TO BE MIN. 2m ABOVE ANY OPENING.

ALL BATH ENCLOSURES TO HAVE ACCESS PANELS.

GULLEYS TO BE TRAPPED AND WITH SUITABLE GULLY GRATING AND TO BE 150mm ABOVE SURROUNDING LEVELS.

ALL DRAINS UNDER BUILDINGS OR FOOTINGS TO BE ENCASED IN 150mm CONCRETE ALL ROUND THE PIPE.

WASTE PIPES IN FLOORS TO BE SLEEVED AND BE FITTED WITH EASILY ACCESSIBLE I.E. ABOVE FLOOR LEVEL AND EACH END OF SLEEVE.

NO DRAIN BENDS OR JUNCTIONS IN OR UNDER FLOOR SLAB.

KEEP ALL DRAINS 900mm FROM CONCRETE FOUNDATIONS.

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NEW 17 BED HOTEL FOR OXFORD MERCURE EASTGATE HOTEL

Project No:
19-01

drawing title
FIRST AND SECOND FLOOR PLAN

ref.no		designed	BT
scale	1 : 50	drawn	BT
date	09/02/ 2020	checked	BT
		revision	0

drawing number
19-203