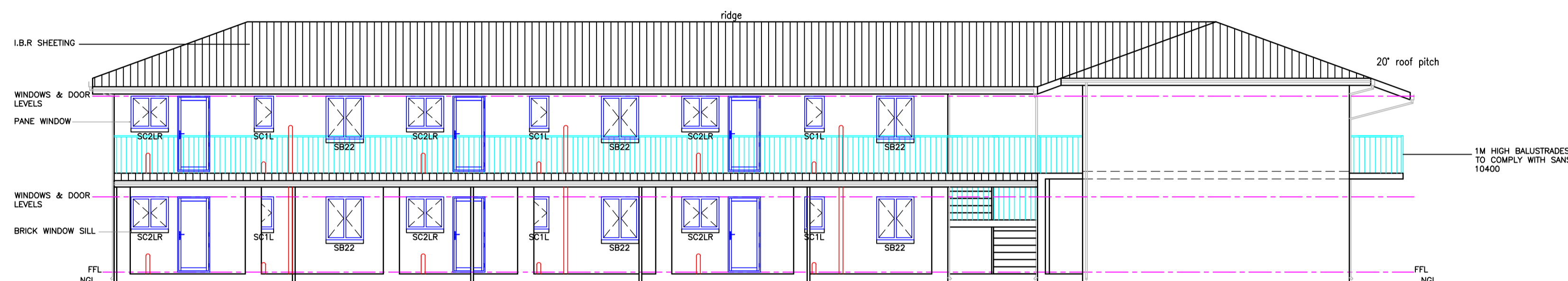
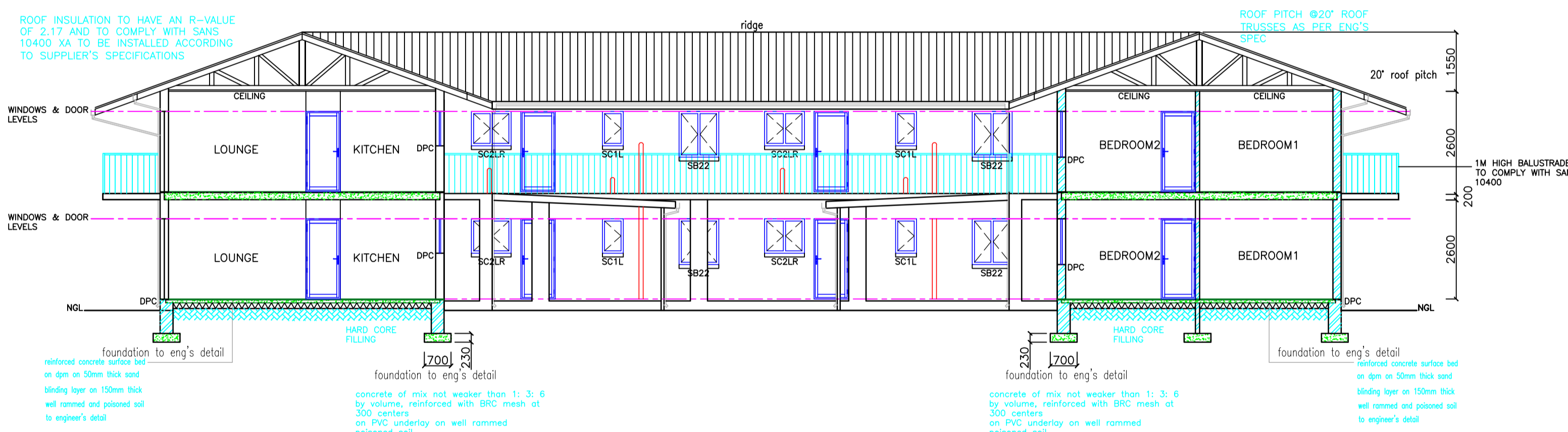


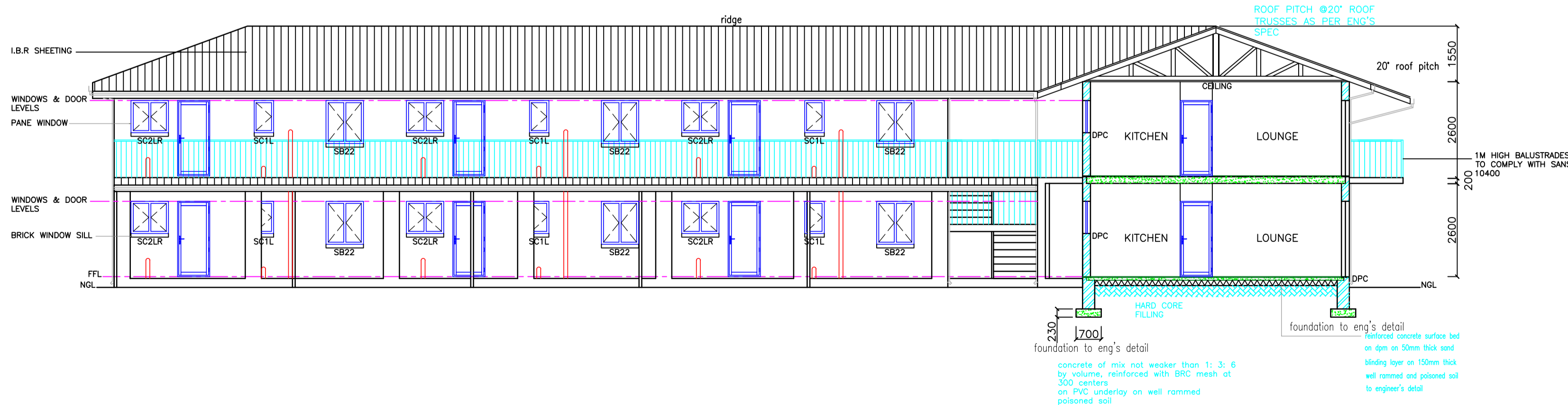
No. of FF	S44		No. of FF	1044		No. of FF	1044	
20	SC1L		20	SC2LR		60	SB22	
	SC1L			SC2LR			SB22	
CODE	STORY	LOCATION	CODE	STORY	LOCATION	CODE	STORY	LOCATION
W2	GROUND FLOOR	BATHROOM	W1	GROUND FLOOR	KITCHEN	W3	GROUND FLOOR	LOUNGE/BEDROOM 1 & 2
W2	FIRST FLOOR	BATHROOM	W1	FIRST FLOOR	KITCHEN	W3	FIRST FLOOR	LOUNGE/BEDROOM 1 & 2



CROSS SECTION THRO 'B-B'



CROSS SECTION THRO 'Z-Z'



CROSS SECTION THRO 'A-A'

	CEILING LIGHT POINT
	WALL BRACKET LIGHT POINT
	1.2m FLOURESCENT LPOINT
	1.5m FLOURESCENT LPOINT
	SWITCH
	2-WAY-SWITCH
	PLUG 450mm HIGH
	PLUG 900mm HIGH
	500mm DIST. BOARD
	HOT WATER CYLINDER
	STOVE POINT

BUILDING SPECIFICATION

ROOF :- Roof Pitch-20°
 Covering :-I.B.R ROOF SHEETING on 38x38 SAP battens on approved underlay on per-fabricated gandnail timber trusses to specialist design and detail.150 x 38 roof trusses spaced at 1200m/m approx.Standard gangednail roof trusses.50 x 75 wall plate.Fascia board and barge board fibrecement.Gutters and downpipes-fibrecement.600m/m overhang on eaves and 300m/m on gable ends.
 Ceiling:- 6m/m gypsum bound ceiling on 38 x 38 rendering 400cms.Pine ceiling at dining & lounge.No ceiling in garage.

GENERAL:-

Foundations-220 walls - 700 x 220
 -110 walls - 460 x 220
 Concrete mixed 6:3:1 all round.Window sills.External-flat tiles.Inside-plastered and paint.Minimum 2 off air bricks per room.Three course of bricks force above all surface bed.P.V.C underlay under all floor slab,D.P.C underlay under all walls & window sills.All dimensions to be checked on site.Front door meranti with side glass.Kitchen door-stable type.Garage door steel roll up or tip up type.Interior finish.M100 concrete blocks-plaster and painted.External finish above floor level on side and rear walls of garage.

All foundations to be excavated into a solid ground.Ventvalve to sewerline.All work to comply with National Building Regulations.Fill below surface bed to be well compacted.Provide galvanised hoop irons to opinion built from 5 courses of the external wall to secure roof trusses.All roof trusses to S.A pine v4 grade.All electrical plumbing work to be carried out by registered qualified sub contractors.

COLOUR CODES

- new walls
- new asbestos
- new metal
- new conc. foundations
- new roofing
- new timber
- prop. new house on site plan

Owners signature:-

Site description:-
 ERF:-94 VEAR ROAD
 MERRIVALE
 BOROUGH OF HOWICK
 Project:-
 AS-BUILT FOR JEREMIAH THULANI
 NDLELA

On this drawing:-
 GENERAL DRAWING

REG NO:-M06058	Date:-23-11-22
PR.ARCH.DR	Scale:-1:100
COVERAGE:-50%	1:200
F.A.R:-0.505	
DES. SIGN:-	Drawn by:-L.M
TEL:-0683057442	P.O.BOX 682
AREA PLOT:-1844.48m²	HOWICK 3290
GROUND FLOOR:-700.9m²	Drq. no.:-
FIRST FLOOR:-759.9m²	sheet 4 of 5
CARPORTS:-231.8m²	P3010
TOTAL:-1692.3m²	

General :
 All boundary beacons must be flagged by a registered land surveyor prior to setting out. All dimensions & levels to be checked on site before any work is started & any discrepancies must be reported to the author of the plans immediately. all finishes not specified shall be to developers choice.The contractor to quote as per approved plans.

Glazing notes :
 All glazing is to be accordance with sans 10400.
 glazing to bathrooms and wc's to be in obscure safety glass.

Slab notes :
 -100 mm concrete surface bed reinforced with 6mm diameter steel reinforcing rods at 300mm centers in both directions or brc mesh on hyperplastic 250 micron water proofing laid in accordance with manufacturers recommendations on clean sand bed.
 -Sub floor ground to be poisoned with pentachlorophenol solution in accordance with the SANS 10400 building regulations

Damp proofing:
 All internal surface beds shall be laid on a layer of 250 micron usb green damp proof membrane with a minimum of 150mm lap joints sealed with tape as recommended by the manufacturer of the damp proofing membrane.
 250 micron dpc at top of all slab levels.

Wall construction :
 220mm external block work to be plastered and painted
 110mm internal block work to be plastered and painted
 brickwork to be built into all walls as follows:
 -3 courses above foundation.
 -1 course below dpc.
 -1 course above dpc.
 -1 course below window cill.
 -1 course below floor slabs or beams.
 -1 course above floor slabs or beams.
 -1 course every 4th course.
 lintols in blockwork to be reinforced as follows:
 -2 courses of b/f for spans up to 1m.
 -3 courses of b/f for spans up to 1m to 2.5m.

Foundation notes :
 Foundations to pr. eng's details
 (min depth 500mm , but actual depth to be determined on site)

Stormwater :
 Stormwater to connect into exist. stormwater channel as shown and to comply with part "r" of sans 10400.

Sewer :
 Soil water pipes to be 100mm dia. pvc pipes.
 Waste water pipes to 50mm dia. pvc pipes .
 Rodding eyes continued up to ground level at positions shown & shall be supported, marked & protected. All gullies shall be min 450mm deep.
 New sewer to connect to existing sewer .

Fire notes :
 FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS T77
 EMERGENCY ROUTES TO COMPLY WITH T119 OF SABS 0400
 STRUCTURAL ELEMENTS TO COMPLY WITH T77 OF SABS 0400
 FIRE FIGHTING EQUIPMENT TO COMPLY WITH T113-38 OF SABS 0400
 FIRE ALARM SYSTEM REQUIRE TO COMPLY WITH T131 OF SABS 0400
 -SMOKE VENTILATION TO COMPLY WITH T142 OF SABS 0400
 -ALL LOCKS TO COMPLY WITH T119
 -MARKINGS AND SIGN POSTING INDICATING THE DIRECTION OF EMERGENCY ROUTES TO COMPLY WITH T129 OF SABS 0400
 -WATER RETICULATION FOR FIRE FIGHTING PURPOSES TO COMPLY WITH T133-1 OF SABS 0400
 -ALL FIRE EXTINGUISHERS TO COMPLY WITH T137
 -FIRE HOSE REELS TO COMPLY WITH T142 OF SABS 0400
 F.E = Fire extinguisher
 H.R = Hose reel