

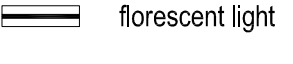






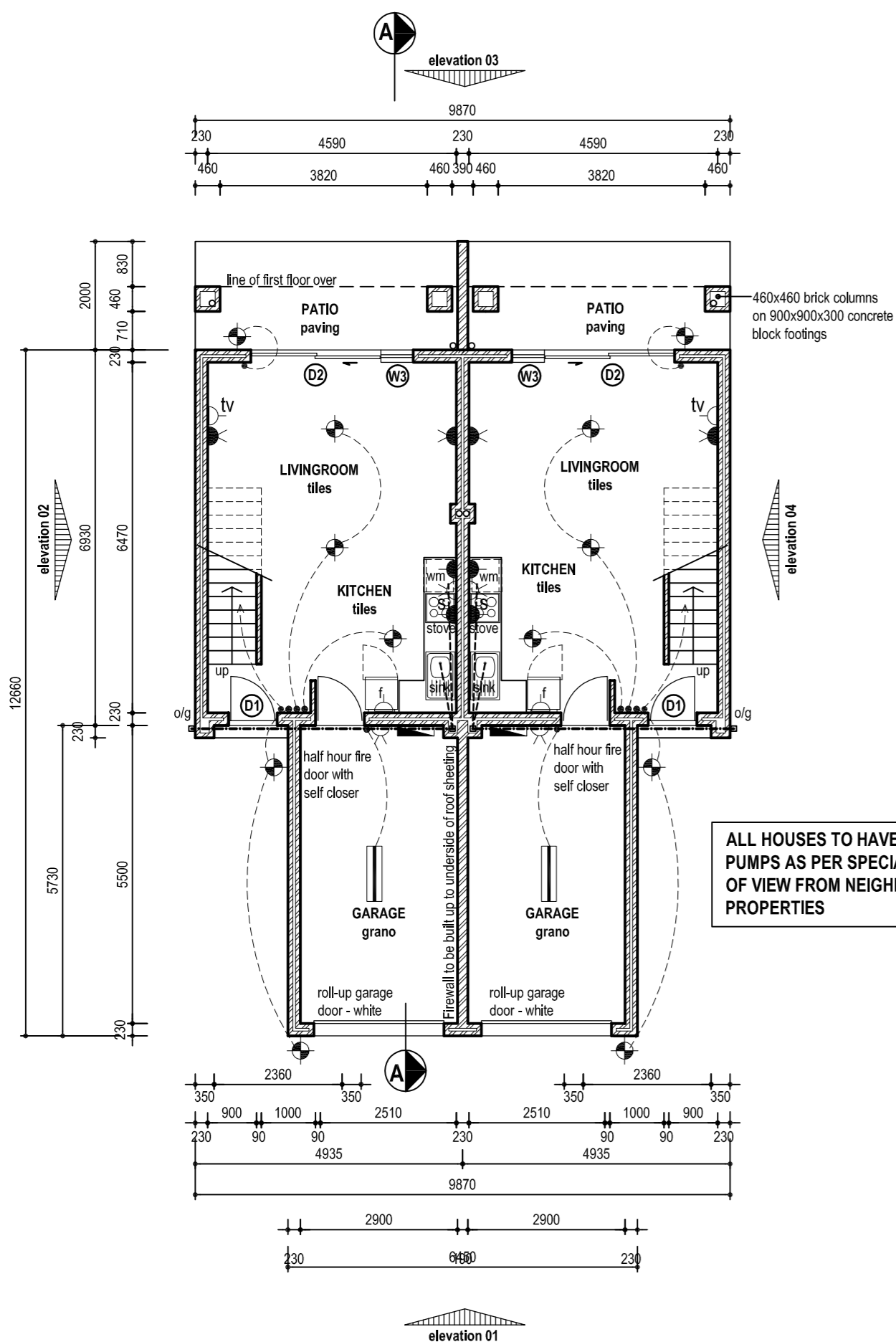
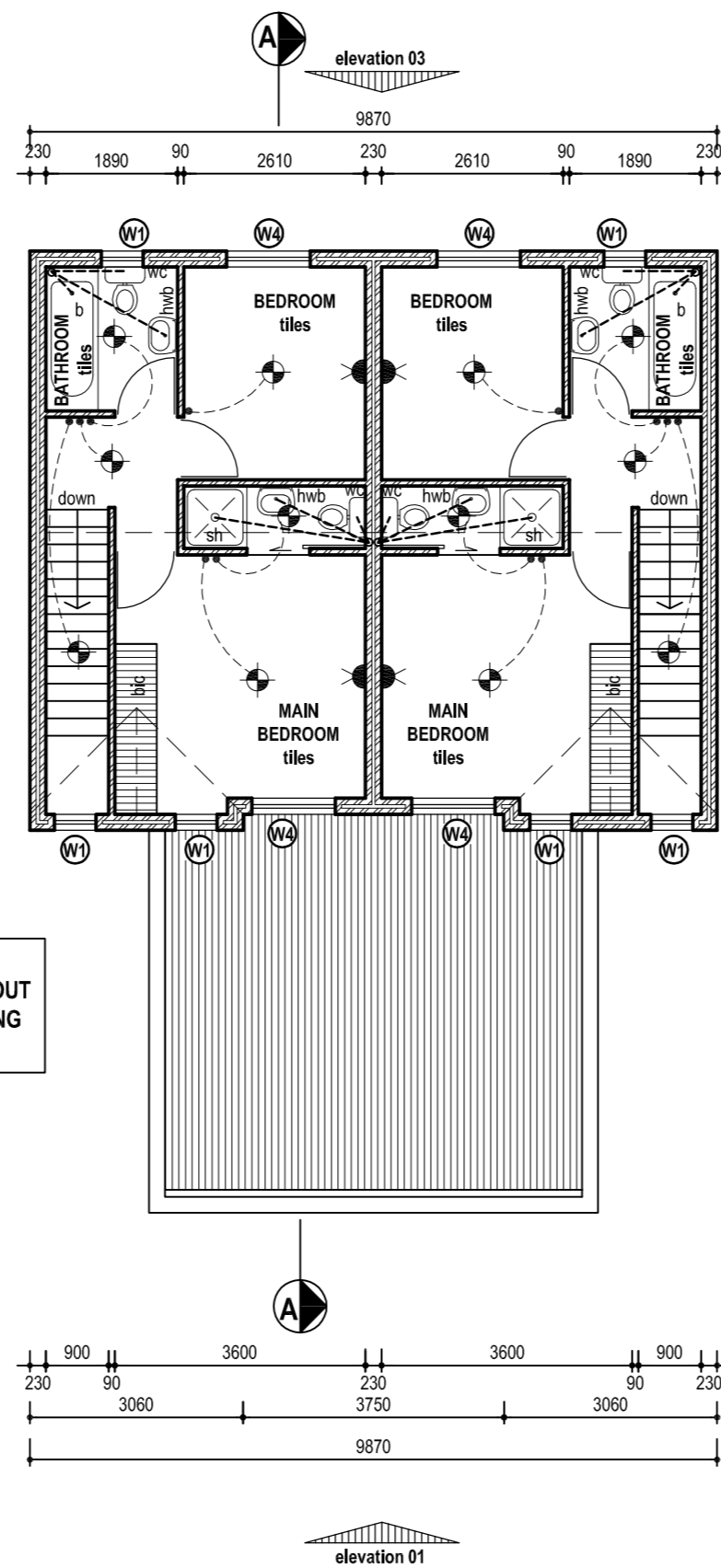

D1 Aluminium single door - colour white - sandblasted	D2 Aluminium sliding door - colour white	W1 Aluminium side hung window - colour white	W3 Aluminium top hung window - colour white	W4 Aluminium side hung window - colour white

WINDOW & DOOR SCHEDULE 1:100

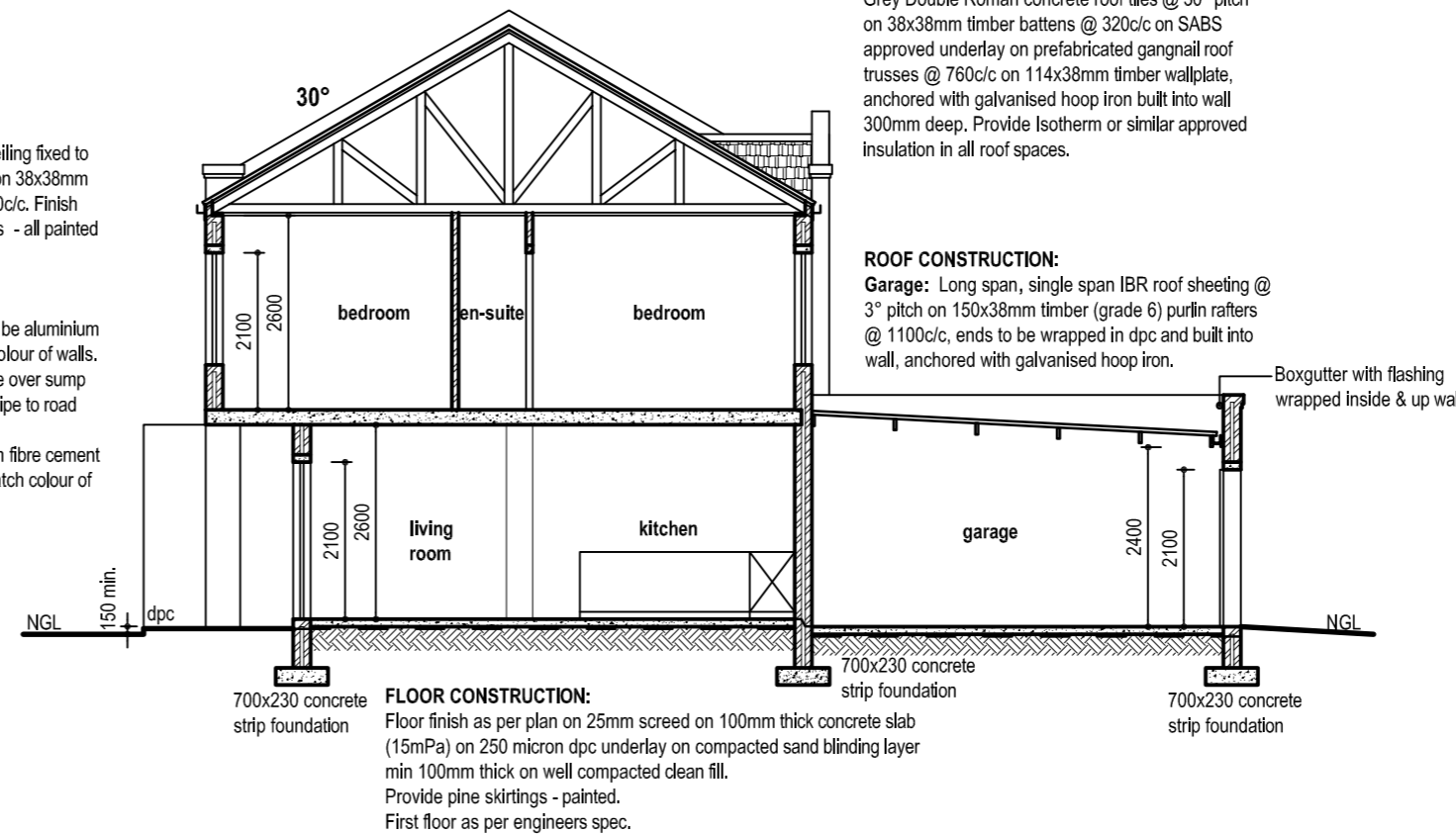
-  ceiling mounted light
-  wall mounted light
-  florescent light
-  light switch
-  wall plugs 350 from ffl
-  wall plugs higher level from ffl
-  Stove isolator
-  TV antenna / dstv point
-  distribution board



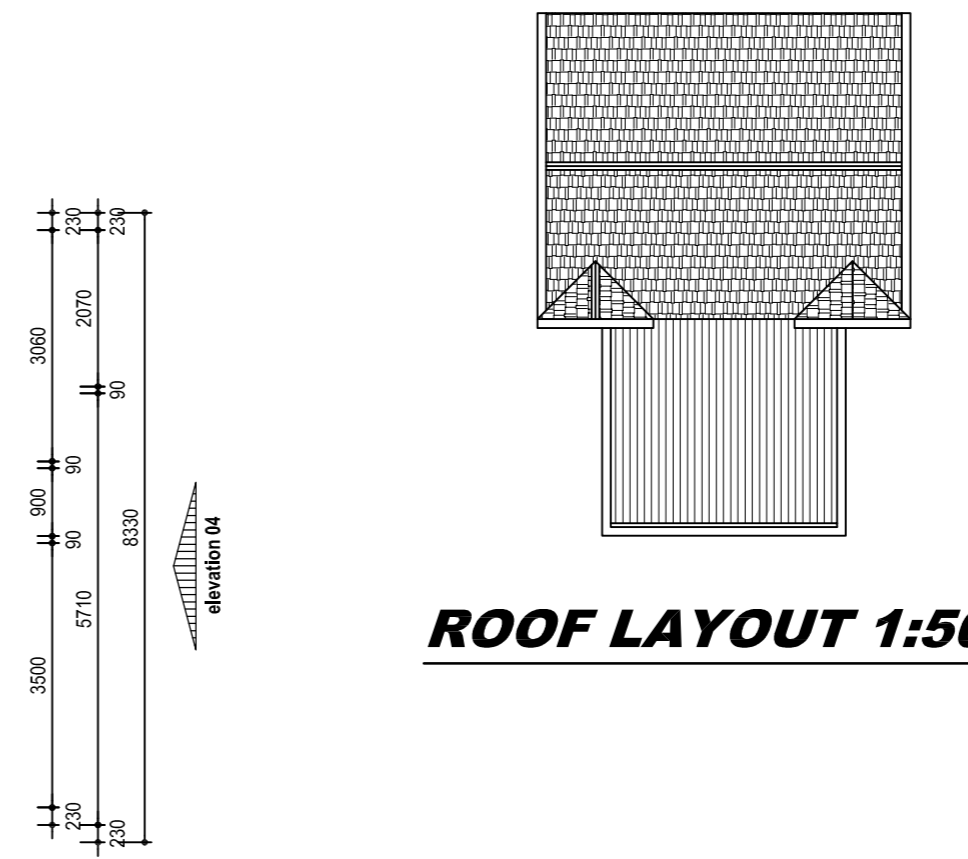
GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



SECTION A-A 1:100



FRONT ELEVATION 1:100

NOTES

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS AND BY-LAWS AND THE NBR SABS 0400-1990. CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALING DRAWINGS. SET OUT FROM MUNICIPAL APPROVED PLANS ONLY.

MAIN ROOF CONSTRUCTION:
Grey Double Roman concrete roof tiles @ 30° pitch on 38x38mm timber battens @ 320c/c on SABS approved underlay on prefabricated gangnail roof trusses @ 760c/c on 114x38mm timber wallplate, anchored with galvanised hoop iron built into wall 300mm deep. Provide Isotherm or similar approved insulation in all roof spaces.
Garage: Long span, single span IBR roof sheeting @ 3° pitch on 150x38mm timber (grade 6) purlin rafters @ 1100c/c, ends to be wrapped in dpc and built into wall, anchored with galvanised hoop iron.

CEILING:
Skimmed Rhinoboard ceiling fixed to underside of tie-beams on 38x38mm timber brandlering @ 400c/c. Finish with Rhino cove cornices - all painted white.

RAINWATER GOODS:
Gutters & down pipes to be aluminium C-gee profile to match colour of walls. Storm water to discharge over sump into 750 pvc rainwater pipe to road storm water system. Fascias to be 200x15mm fibre cement - primed & painted to match colour of gutters - white.

WINDOWS AND DOORS:
Aluminium windows & doors as per schedule - colour white. All internal door frames to be pressed steel with hollow core doors. Window sills to be plastered & painted internal & external.

GLAZING:
Glazing to windows and doors in excess of 1m² or less than 500mm from finished floor level to be safely glazed in accordance with the national building regulations SABS 0137 - doors & side lights to have safety glass. Obscure/sandblasted glass to all bathroom windows.

VENTILATION:
Minimum of 10% light area to be supplied to each respective room floor area of which 5% is operable.

FLOOR CONSTRUCTION:
Floor finish as per plan on 25mm screed on 100mm thick concrete slab (15mPa) on 250 micron dpc underlay on compacted sand blinding layer min 100mm thick on well compacted clean fill. Provide pine skirtings - painted. First floor as per engineers spec.

FOUNDATIONS:
90mm thick internal walls to be founded on 600x200mm slab thickening. 190 and 230mm walls to be founded on 700x230mm foundation. Provide 800x800x300 concrete block footings to all 350x350 brick columns, elsewhere foundations to project 200mm past brickwork and to be 230mm deep. Contractor to confirm ground conditions & excavate footings to firm ground.

DPC AND WEEP HOLES:
Provide 375 brick grip dpc to walls at floor level, window sills and window/door heads with weep holes min every 2nd depend above openings and weep holes at 1000mm centres max, elsewhere. Dpc to be provided at all external reveals of doors and windows. All cavities to be cleaned on a daily basis. Dpc to be min. 150mm above ngl.

WALLS:
All brick work to be plastered & painted as per elevations. External walls provide 4 wall ties per m² of walling at an evenly spaced pattern. All cavities up to floor level to be filled with concrete and provide 3 brick force layers to below wall plate. Brickforce & butterflies as per NHBRC requirements. Provide 375 micron damp proof course under walls and min. 150mm above adjacent ground level.

GENERAL NOTES:
Supply brick force lintels above all internal openings. Supply i.d. pre stressed concrete lintels above all external openings to be laid to manufacturers spec's. Treads and steps are to be min. 250mm wide and risers area not to exceed 200mm high. Any foundations which is within 1250mm of a drain line must be below the level of such a drain line. Provide for under counter water supply, waste connection, and power supply to dishwasher and washing machine. Stopcocks and isolators to be above counter. Dwelling fill to be min. 230mm above b.o.f. opposite sewer connection. Garage fill to be min. 150mm above b.o.f. at driveway entrance.

AREAS:	per unit	per block
Ground floor	34.4m²	68.8m²
First floor	40.7m²	81.4m²
Garage	18.5m²	37.0m²
TOTAL	93.6m²	187.2m²

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PROJEK * PROJECT
WOODHURST UNIT A
ERF 20572
BRACKENFELL

TEKENING * DRAWING
PLANS, SECTIONS & ELEVATIONS

DATUM DATE	3 JULY 2014	GETEKEN DRAWN	VC
SKAAL SCALE	AS SHOWN	ONTWERP DESIGN	ZK

TEK. NO. DWG. NO. **20572-A-001**