



Note:
Construction to GENERAL SPECIFICATION
and Agreement Certificate 2009 / 355
APC Modular Building System

General Specifications

ROOF: IBR Roof Sheets according to manufacturer's specifications on 50 x 50 SAP battens on DOC on 'gang nail' trusses consisting of 114x38 rafter & tie beam of 76 x 38 web of SA pine with slope as specified, all according to engineer's detail or manufacturer's detail and specification with 760mm max c/c spacing on 114x38 SAP wall plate anchored with 25x0.8mm galvanised steel straps according to "AGREEMENT CERTIFICATE 2009/355 APC Modular Building System"

CEILING: Plastered Rhinoboard ceiling on 38x38 SAP battens @ 430 c/c max with 75mm cornice.

WALLS: Specifications to "AGREEMENT CERTIFICATE 2009/355 APC Modular Building System" as prescribed. 475 microm ffl min 150mm to ground level as needed.

WINDOWS and DOORS: Windows to be standard timber windows as per schedule. External doors to be solid timber and internal doors std hollow core with steel frame. All according to schedule sizes and specs.

RAINWATER: Seamless std. aluminium gutters (125x85mm) & down pipes (75mm dia). Rainwater to lead away with pre cast conc. channel.

FOUNDATIONS: Specifications strictly to "Agreement Certificate 2009 / 355 APC Modular Building System".

FLOORS: Tiles and Carpet on new 25mm screed on 100mm concrete slab on 250 Micron ffl on 50mm sand layer well compacted hard core filling. Paving bricks on min 50mm sand layer on well compacted ground filling.

ELECTRICITY: New work according to layout (earth leakage & municipal connection to comply with municipal specs).

WATER SUPPLY: Existing 25mm dia municipal connection has to comply with prescribed with End tap at municipal connection.

SEWAGE: Sewage & municipal connection according to municipal spec. (RE's at direction change and IE's at connections). Manhole size 600x450 internal when required by municipal.

BATHROOM: Sanitary ware, WC, bath & WHB to manufacturer's standard equipment.

PAINTING: All new painting for walls min 2 coats. All timber to be painted. Steel to be painted with Oxide paint & 2 coats oil painting. All painting to manufacturer's specs.

BUILT-IN CUPBOARD: To client/contractors specs.

Legend

☉ CEILING LIGHT	⊙ 5 AMP LIGHT SWITCH
☒ WATERPROOF WALL LIGHT	▬ DISTR. BOARD
⊕ 15 AMP WALL PLUG	⊠ STOVE CONNECTION

SH Draughting Services
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7140
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Client/Klient
INFOPROP
Erf 4327
Laaipelek

Project/Projek
Floor Layout

Areas

TOTAL STAND AREA:	510sqm
NEW DWELLING AREA:	102.5sqm
NEW GARAGE AREA:	42.4sqm
NEW PATIO AREA:	22.0sqm
TOTAL AREA:	166.9sqm
COVERAGE:	32.7%

FLOOR LAYOUT
Scale 1:100

As Shown	Date/Datum Aug 2010	Drawn/Getekken SH	HOUSE TYPE 167SQM
Dwg.No/Tek.Nr IP/03	Checked/Nagesien S Heyns Pr. Arch. D. (Reg no D0474) SACAPSA		