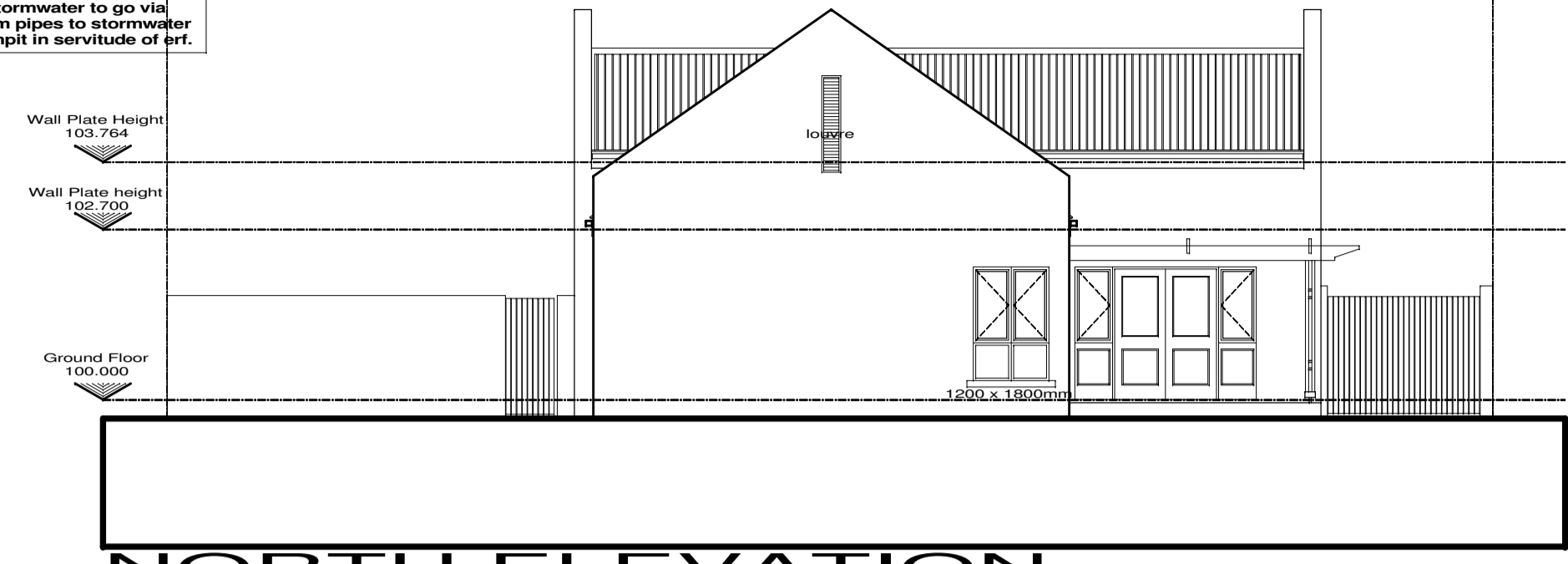
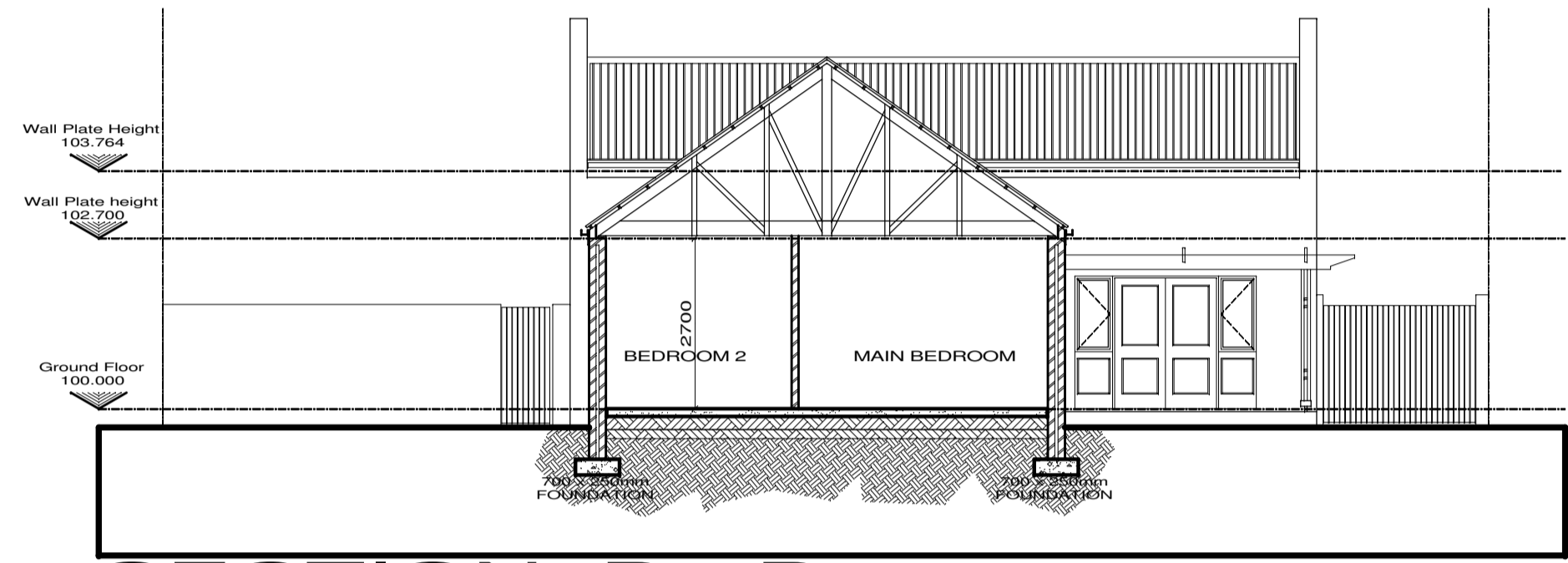


NOTE:
All plumbing supply & waste pipes to be concealed in walls.

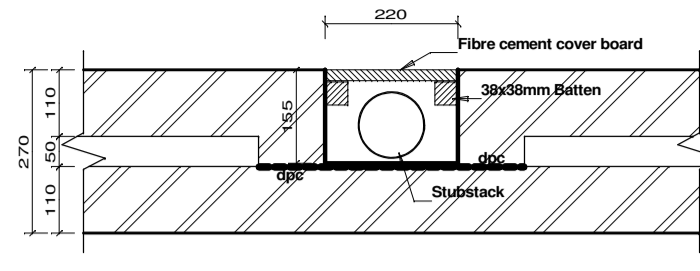
NOTE:
All stormwater to go via 75mm pipes to stormwater catchpit in servitude of erf.



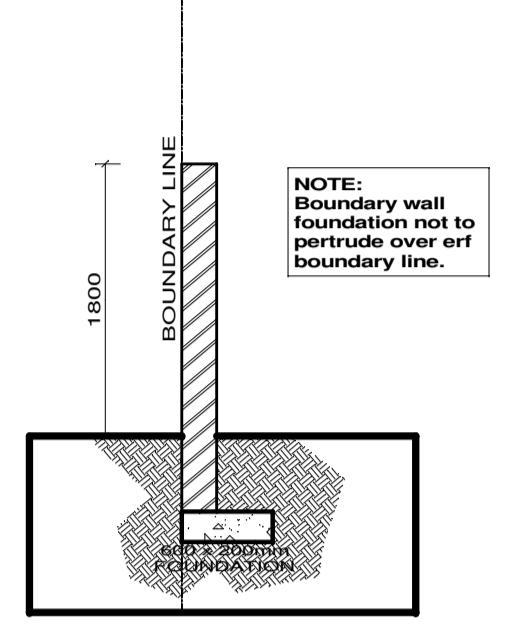
NORTH ELEVATION



SECTION B - B



Stubstack Detail



GENERAL:
Foundation of any boundary wall not to project beyond boundary line. FFL of house to be min. 300mm above NGL. All work to comply with SABS 0400 and National Building Regulations. All levels and dimensions to be checked on site before building work commences. Contractor shall be deemed to have acquainted themselves with site conditions and make allowances in their tenders for all site development work.

LEVELS AND DIMENSIONS:
The building to be laid out and erected in the position and to the levels as indicated on the site layout plan. General: All top soil must be removed from the area to be built upon, including roads and paving areas. Excavate where necessary to reduce levels as shown on drawings. Excavated material can be used for filling if suitable and can also be used for other site works. All grading and leveling of ground will be done by qualified civil contractor. Minor filling to be done by Contractor. Where large tree stumps and stones are to be removed in the area, the hole must be filled with suitable material and well compacted in layers of max 150mm before being built upon.

ROOF CONSTRUCTION:
Covantant Elite roof tiles on 50 x 38mm SA pine battens @ 350mm C/C max on Alucosun roof insulation laid as per suppliers specification on purpose made rooftrusses @ 750mm C/C max. Timber trusses to rest on 114 x 38mm timber wall plate and tied down to walls with 30 x 12mm gal. hoop iron straps built in +/- 600 down into wall. Diagonal Girder truss to be designed by specialist. Bracing to underside of trusses designed by specialist. Roofpitch to be 35°. No overhang. Facia against wall.

FLAT ROOF CONSTRUCTION:
Chromadek roof sheeting (Colour - Dark Dolphin) on 75 x 50mm purlins @ 550mm c/c max on 230 x 50mm rafters @ 1100mm c/c max fixed to wall with truss brackets. Roof pitch 3° box gutter with waterproofing done by specialist.

FACIAS:
Nutec Cement facia boards, medium density (225 x 12mm) fixed to rafter ends. Facia joiners to be used between facia lengths and at corners.

RAINWATER GOODS:
110 x 75mm Alum gutters fixed to facia at rafter ends. 80mm dia. uPVC downpipes fixed to walls with uPVC downpipe clips. Refer to plan for positions of downpipes. Rainwater goods to match building.

CEILING:
6.4mm Fibreboard flush nailed at 150mm C/C to the underside of 38 x 38mm bracing at 400mm C/C max. Joints covered with latasbat, skimmed level and smoothed and painted. Gypsum cornices to be used and installed as per supplier specification. No ceiling to garage.

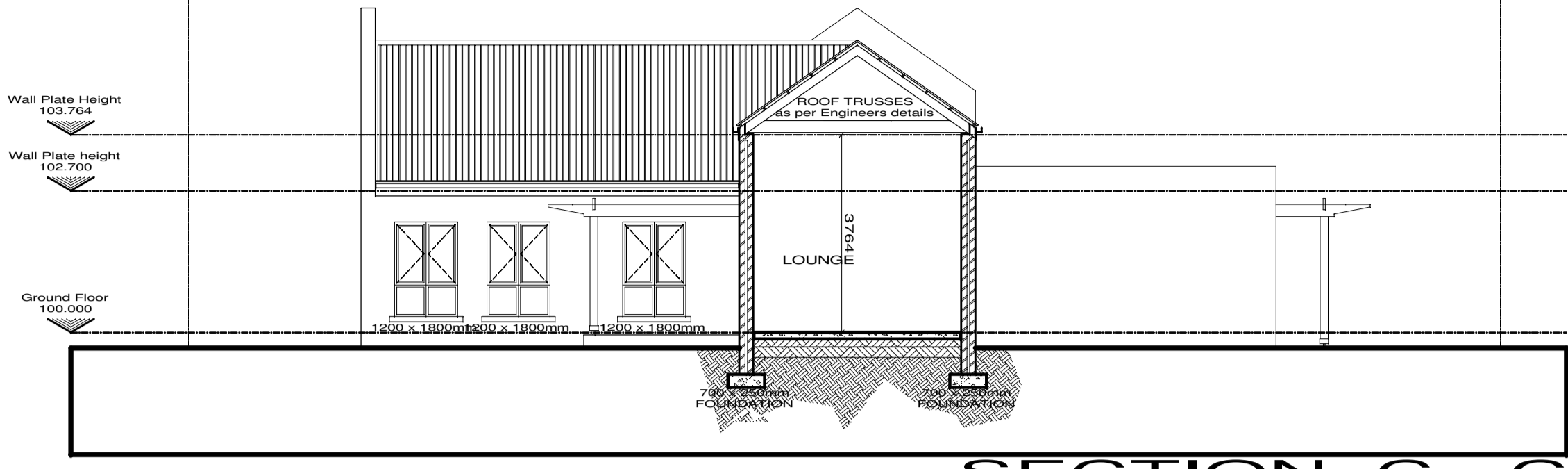
WALL CONSTRUCTION:
EXTERNAL - 270mm cavity wall construction - Plaster & Paint
INTERNAL - 110mm walls plastered and painted - colour as specified by architect.
Cavities in foundation walls to be filled with concrete. Weepholes left on outside skin of cavity tray at 900mm C/C at floor level and above lintels. Wall ties built in every third brick course at 2.5/sqmf wall face area. 375 micron 300mm wide DPC to be built in around all door and window openings. 375micron DPC (brickgrig) stepped down into cavity tray at floor level and above precast concrete lintels. Precast concrete lintels over all door and window openings for up to 2m as to engineers specifications with 4 courses of brickforce over. Lintels to have end bearing of 230mm min. on each side.

FLOOR CONSTRUCTION:
Floor finish as specified on plans on 25mm cement screed on 75mm concrete slab on 250 micron SABS approved DPM on 50mm sandbed on well compacted fill. Fill to be compacted in layers of 150mm max. (no clay) 75 x 150mm SAP skirtings to all carpeted areas nailed to walls at 900 C/C max.

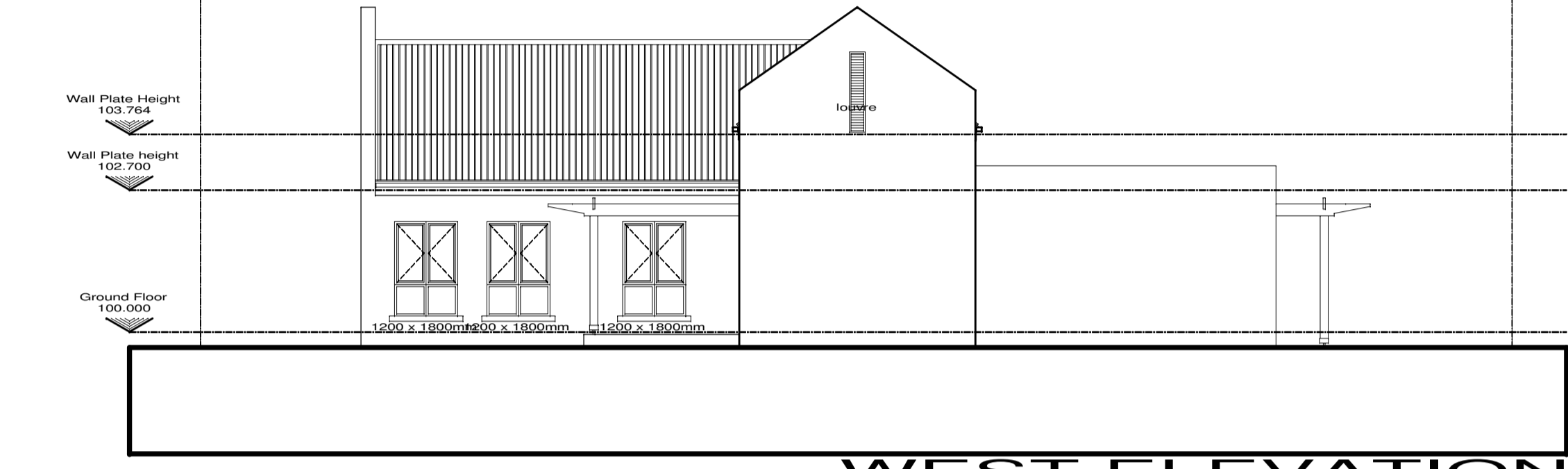
FOUNDATIONS:
Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 10MPa at 28 days. Refer to sections for foundation size. Min. requirements, load bearing walls min 600 x 250mm and non load bearing wall min. 450 x 200mm. Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1.5m to be in accordance with engineers specification.

DRAINAGE:
Hot and cold water to be provided to all washing facilities. All waste fittings to have 40mm dia. PVC waste pipes. All waste fittings to have 75mm dia. re-seal traps. Any foundation within 1250mm of drainline to be below such drainline. All soil fittings to have 110mm dia. PVC soil pipes. Gully rim to be 150mm above surrounding natural ground level. Crown of lowest trap to be 150mm above gully rim.

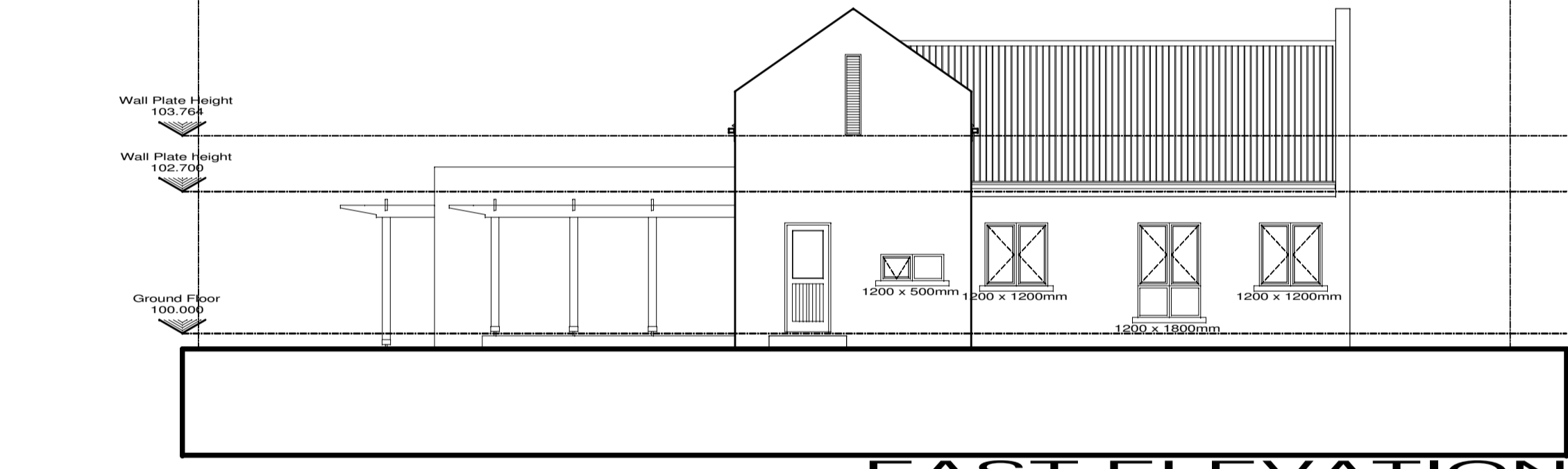
GLAZING:
6mm Safety glazing in all glazed panels > 1m² and when glazing is less than 300mm from floor level. Thickness of glazing subject to wind to be in accordance with SABS 0137. All timber built into wall to be well tarred, or wrapped in dpc.



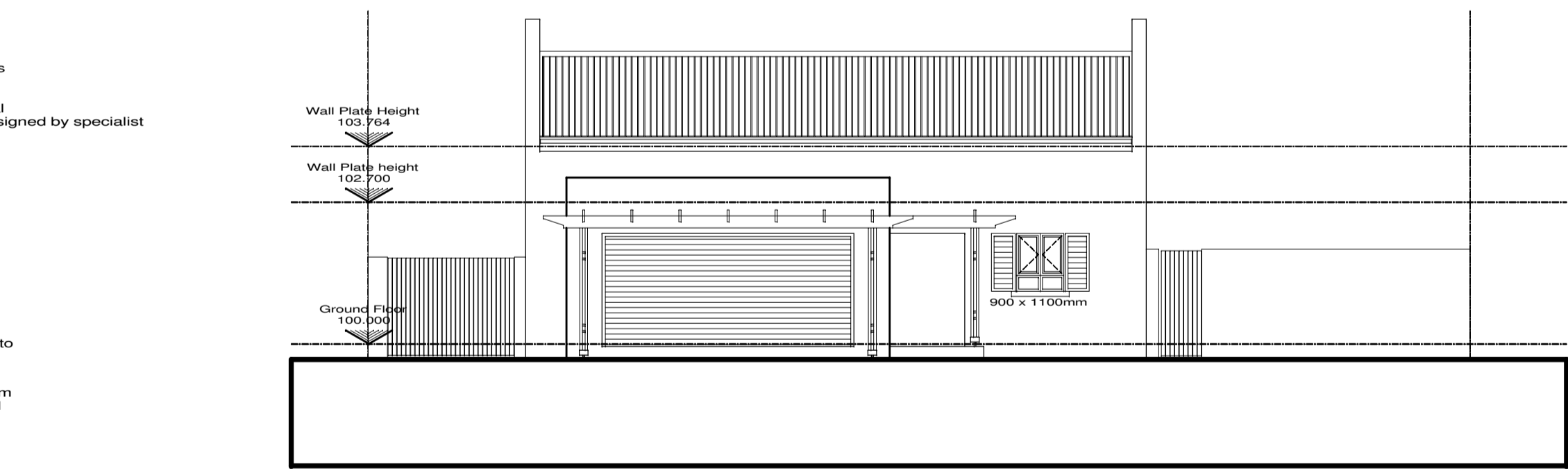
SECTION C - C



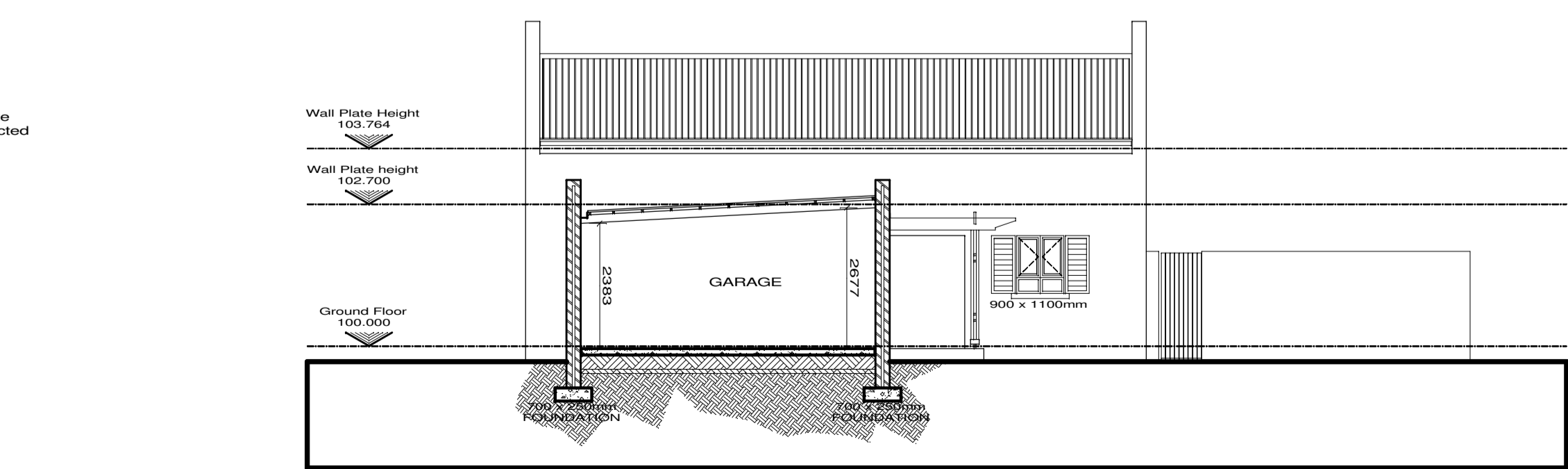
WEST ELEVATION



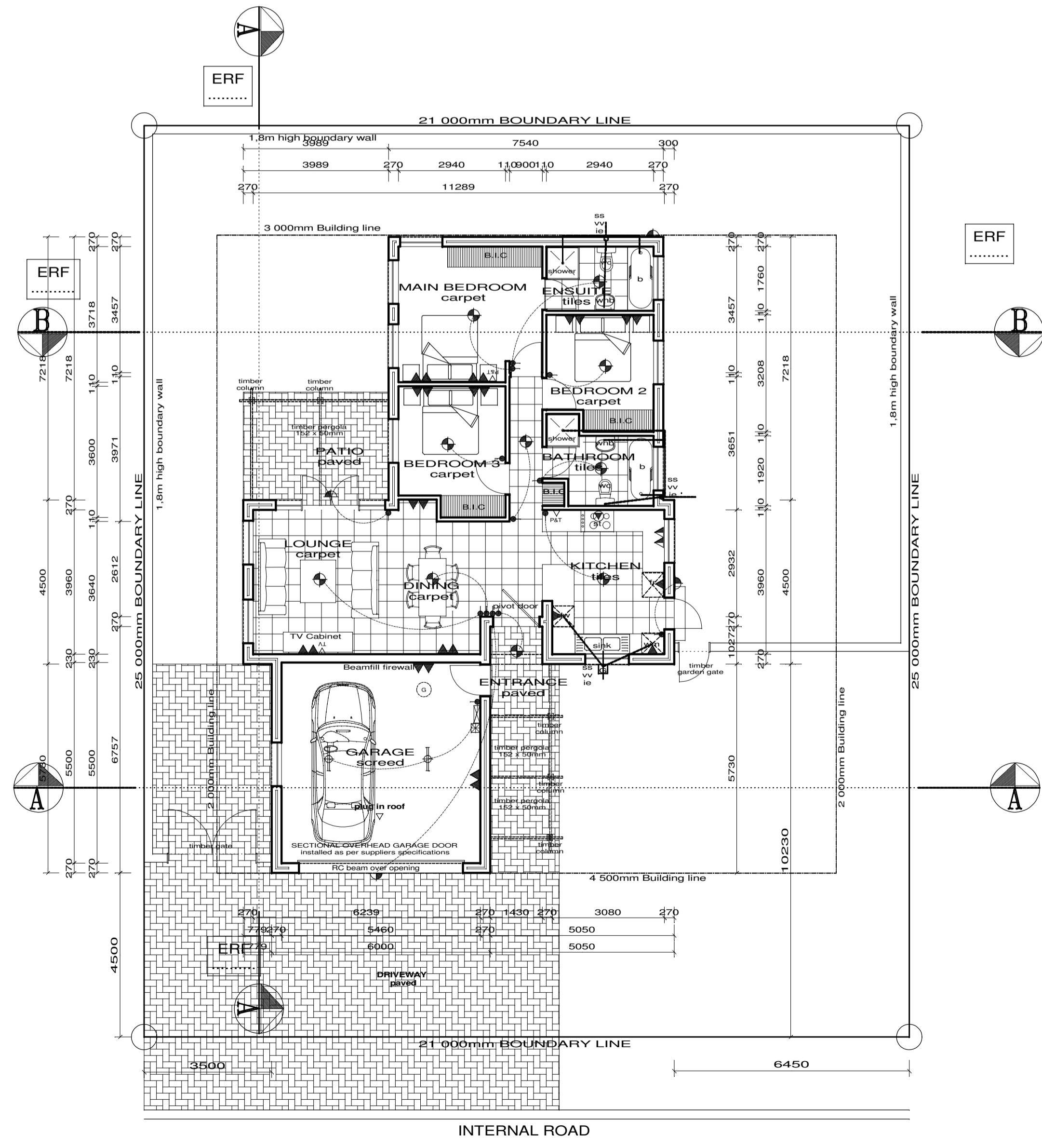
EAST ELEVATION



SOUTH ELEVATION



SECTION A - A



GROUND FLOOR PLAN

NOTES * NOTAS

AREAS:
Ground floor - 105m²
Garage - 36m²
Patio - 12m²
Entrance - 1m²
TOTAL: 150m²

Erf: 525m²
Footprint: 162m²
Coverage: 30%

WINDOWS:
Aluminium powder coated colour - charcoal
DOORS:
Timber doors finish - varnish (colour teak)
ROOF:
Chromadek Cliplock colour - Dark Dolphin
WALLS:
colour - plascon E-14-4, Papyris
GARAGE DOOR:
Coroma garage doors - colour charcoal
GUTTERS:
colour charcoal
GUTTERS:
colour to match walls
TIMBER:
All timber around house to be varnished colour teak

REVISIONS - WYSIGINGS

ELECTRICAL

⬇	WALL MOUNTED LIGHT - 2300mm HIGH
⬆	CEILING LIGHT
⬇	LOW VOLTAGE DOWN LIGHT
⬆	FLOURESCENT TUBE LIGHT - DOUBLE 1500mm
⬆	LIGHT SWITCH - 1100mm high
⬇	DOUBLE PLUG POINT - 300mm high
⬇	SINGLE PLUG POINT - 300mm high
⬇	DOUBLE PLUG POINT 1100mm high
⬇	SINGLE PLUG POINT 1100mm high
⬇	STOVE POINT WITH ISOLATOR
⬆	TELEPHONE POINT
⬆	TV POINT
⬆	DISTRIBUTION BOX
⬆	PRE-PAID METER
⬆	GEYSER
⬆	BELL
⬆	BELL PUSH

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All requirements of municipalities and other...
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PROPOSED NEW DWELLING SHOW HOUSE
ERF LAAPLEK

GROUND FLOOR PLAN FIRST FLOOR PLAN ELEVATIONS SECTIONS

PROJECT No PROJEK N ^o	DWG No TER N ^o	REVISION No HERSIENING N ^o
657	657type2	
SCALE SKAAL	DATE DATUM	DRAWN GETEKEN
1:100	Nov 2009	Evan