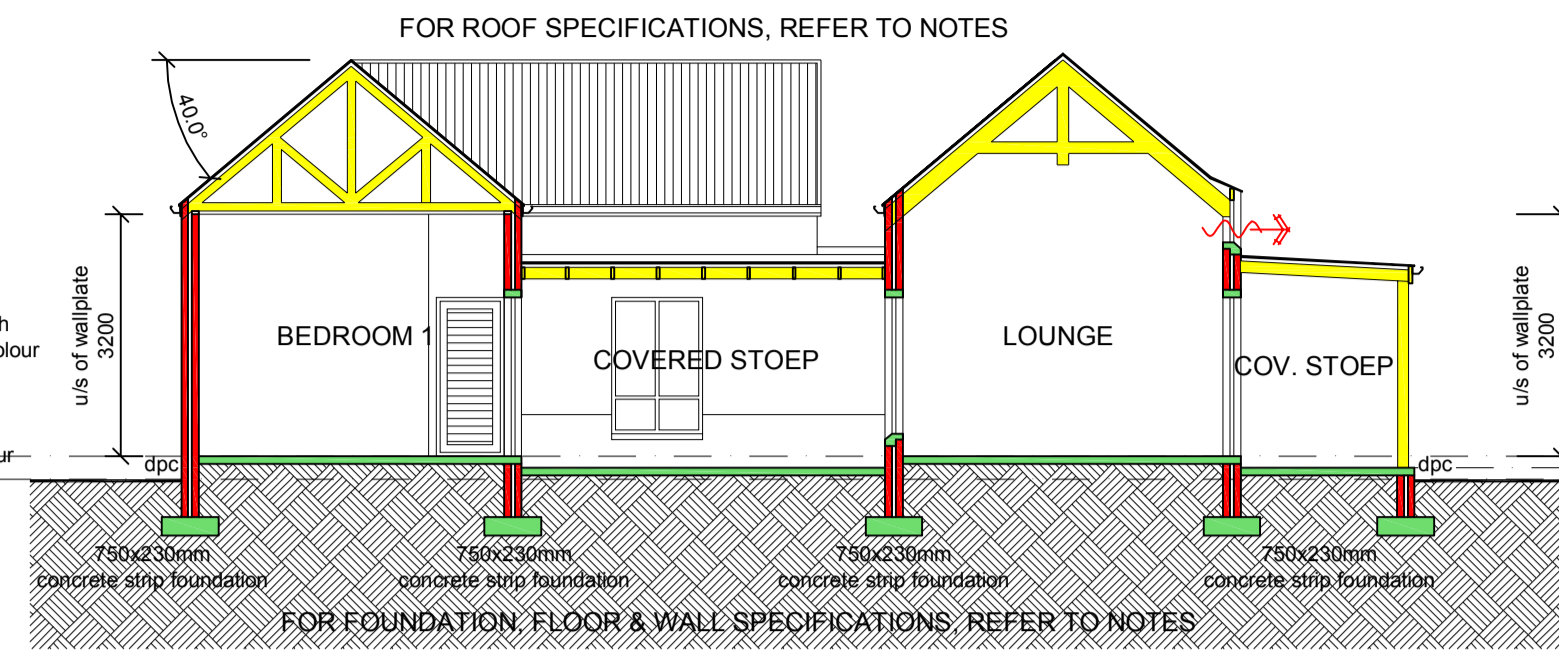
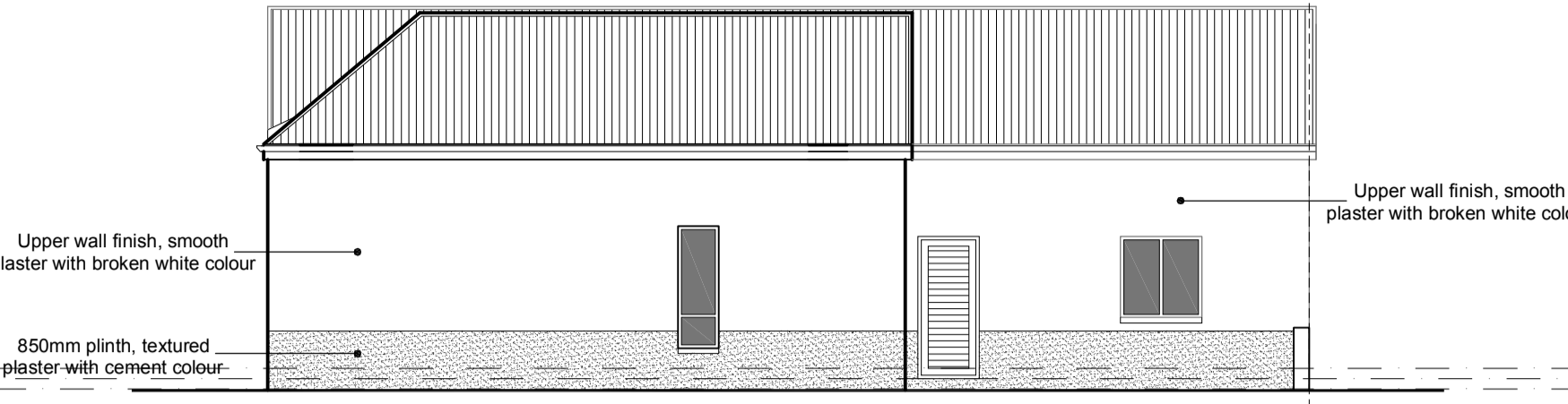


SOUTH ELEVATION 1:100



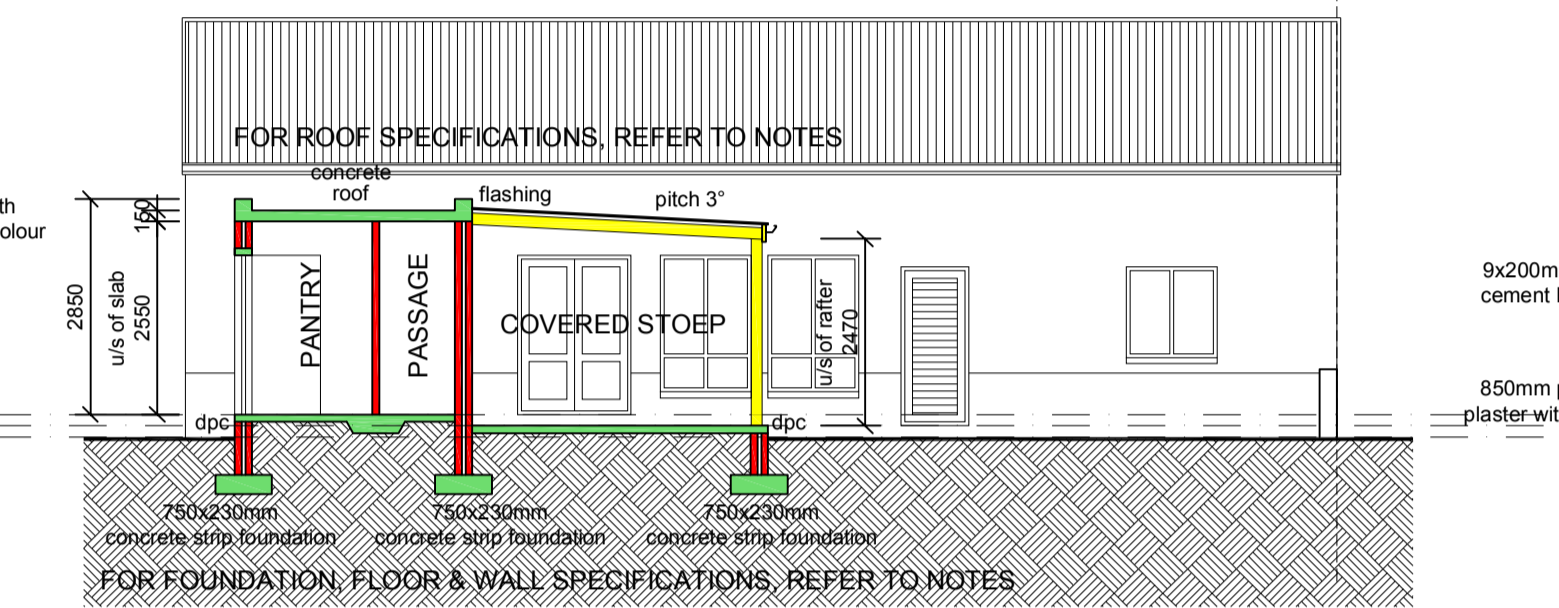
SECTION A-A 1:100



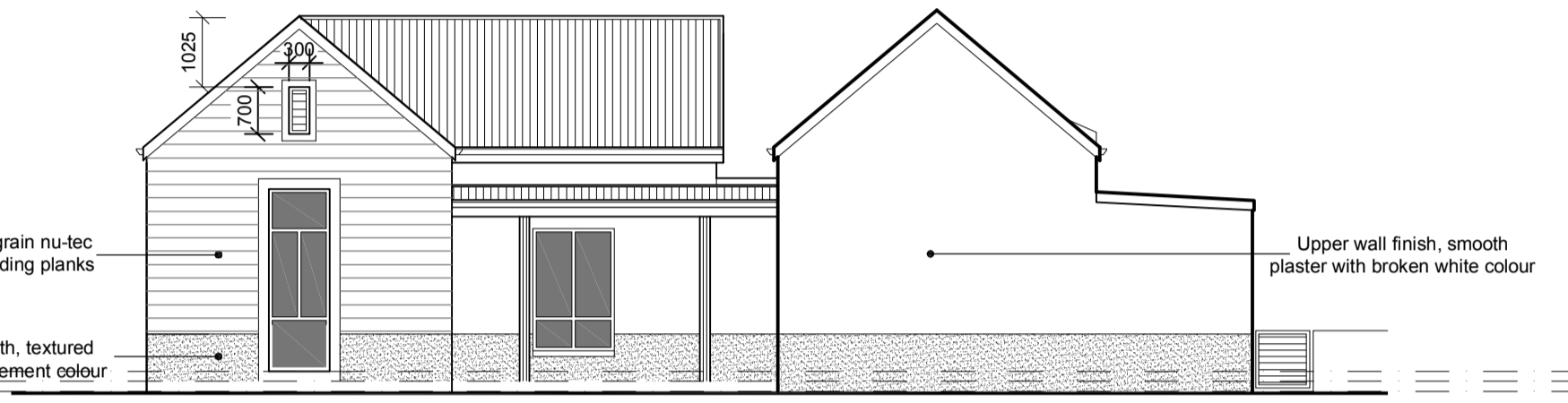
NORTH ELEVATION 1:100



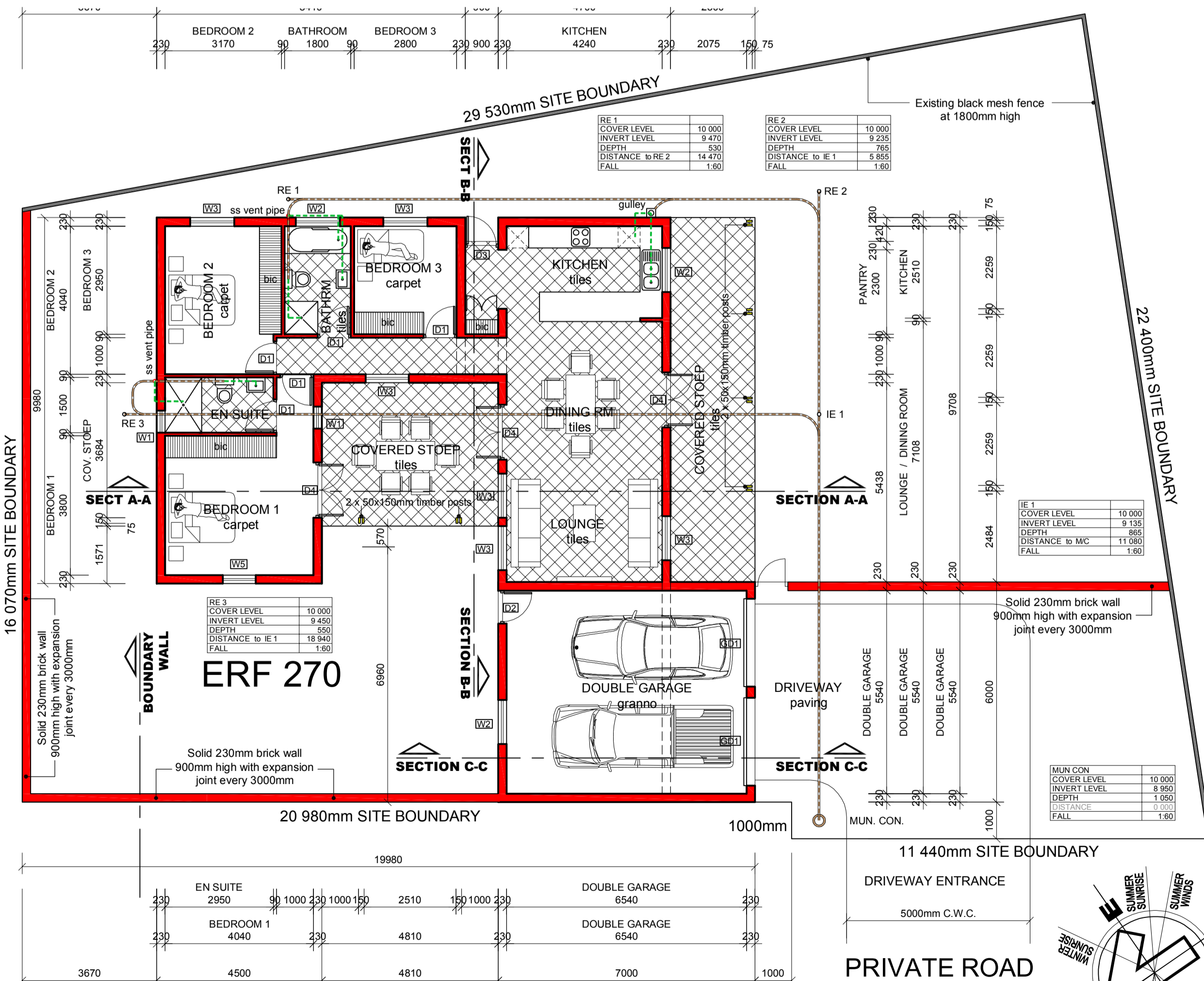
EAST ELEVATION 1:100



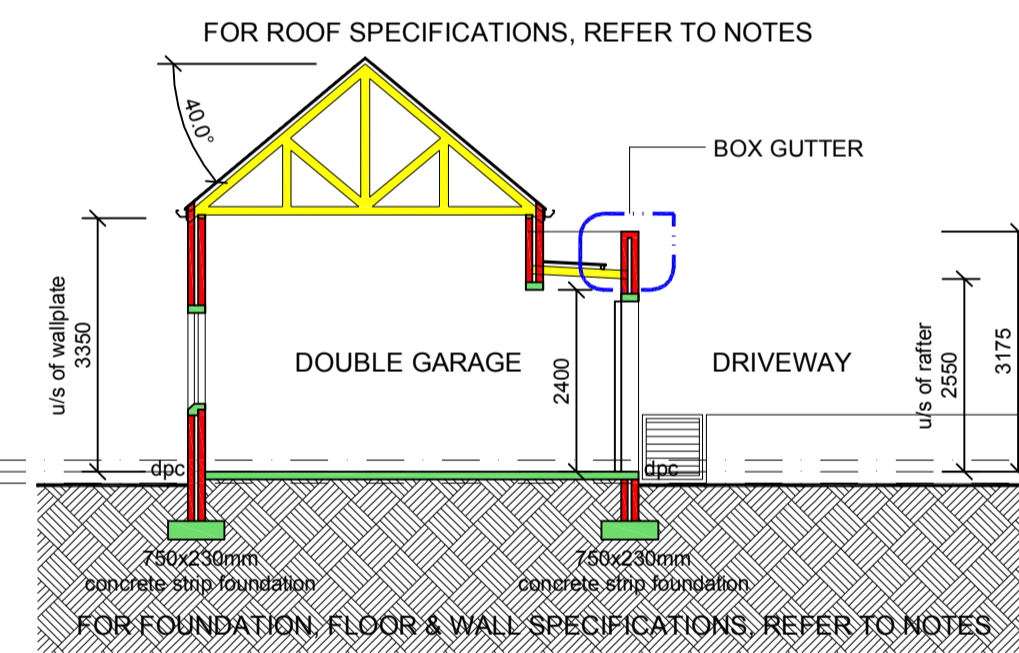
SECTION B-B 1:100



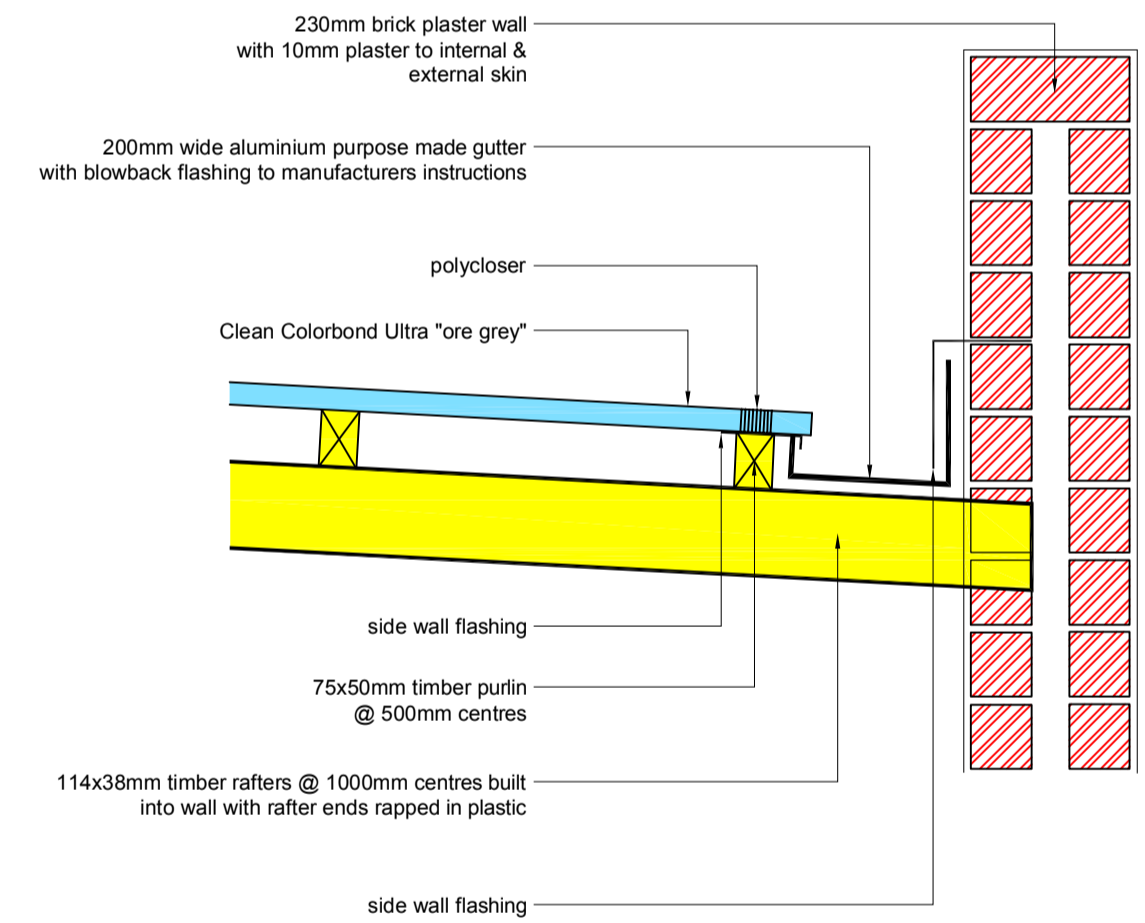
WEST ELEVATION 1:100



SITE & FLOOR PLAN 1:100
SHOWING SEWERAGE LAYOUT



SECTION C-C 1:100



BOX GUTTER DETAIL 1:10
REFER TO SECTION C-C

WINDOW & DOOR SCHEDULE

ALL ALUMINIUM WINDOWS & DOORS TO BE IN ACCORDANCE WITH SANS 10400 & AAAMSA.
ALUMINIUM WINDOW SCHEDULE - POWDER COATED VEDOC VP 7107 - CHARCOAL FINISH.

W1	W2	W3	W4	W5	L1	L2
600x1800	1200x1200	1200x1800	400x565	900x2685	300x700	300x1300
aluminium louvre	aluminium louvre					
2	3	6	6	1	1	1

TIMBER DOOR SCHEDULE

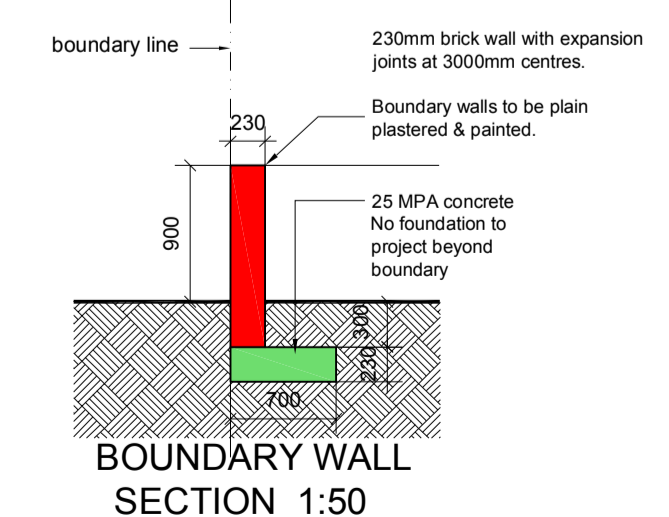
D1	D2
900x2100	900x2100
hollow timber door	40mm solid timber door
	1/2 hr fire door
5	1

ALUMINIUM DOOR

D3	D4
900x2100	1500x2100
Glass Panels	Glass Panel Door
1	5

GARAGE DOOR

GD1
2400x2250
Corona type garage door
Sectional overhead
2



BOUNDARY WALL SECTION 1:50

SPECIFICATION & NOTES:

- FOUNDATIONS:**
- * 750x230mm CONCRETE STRIP FOR 230mm BRICK WALLS.
 - * 600x230mm CONCRETE FLOOR SLAB THICKENING FOR 90mm INTERNAL WALLS.
 - * 700x230mm CONCRETE STRIP FOR 230mm YARD AND BOUNDARY WALLS.
 - * 100x100x230mm FOUNDATIONS FOR 345 AND 460mm PIERS.
 - * FOUNDATION WALLS DEEPER THAN 1000mm TO BE 355mm - (230mm BRICK, 50mm CAVITY, 115mm BRICK). CAVITY TO BE CONCRETE FILLED TO DPC LEVEL.
 - * STRUCTURAL FOUNDATIONS TO ENGINEERS DETAILS.
- FLOORS:**
- * TILES OR CARPETS ON MIN 30mm THICK SCREEN ON 100mm 15MPA CONCRETE SURFACE BED ON 350mm MICRON DAMP PROOF MEMBRANE ON LAYERS OF 150mm WELL COMPACTED FILL TO 98% MOD. A.A.S.H.T.O DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICKWALL DPC.
 - * FIRST FLOOR - FINISH AS PER SPECIFICATIONS ON 250mm R.C.SLAB TO ENGINEERS DETAIL.
- WALLS:**
- * MAXI SIZE BRICK
 - * EXTERNAL WALLS TO BE DOUBLE SKIN WITH 50mm CAVITY TO A OVERALL DIMENSION OF 230mm.
 - * No. 3 GALVANIZED BRICK TIES TO 230mm CAVITY WALLS.
 - * INTERNAL WALLS TO BE 230mm DOUBLE SKIN AND 115mm SINGLE SKIN.
 - * GALVANIZED LADDER-TYPE BRICKFORAGE EVERY 5th COURSE WITH No. 2 COURSES ADDITIONALLY BELOW WINDOW CILLS AND ABOVE ALL OPENINGS.
 - * PRECAST LINTOLS OVER ALL OPENINGS AND LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - * STEPPED BRICKWORK DPC TO BE A MINIMUM OF 150mm ABOVE GROUND LEVEL WITH WEEP HOLES EVERY SECOND PERPEND.
- ROOF, RAINWATER GOODS AND CEILING:**
- * ALL ROOF TIMBERS TO SPECIALIST ENGINEERS SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS.
 - * MAIN ROOF PITCH - 40°
 - * GARAGE & LEAN-TO ROOF PITCH - 3°
 - * CLEAN COLORBOND ULTRA 'ORE GREY' COMPLETE WITH SABS APPROVED PLASTIC UNDERLAY WITH 150mm MINIMUM OVERLAPS AND CARRIED WELL INTO GUTTERS.
 - * 50x75mm TIMBER PURLINS @ 320mm CENTRES.
 - * MAIN ROOF - 38x14mm TIMBER TRUSSES @ 760mm CENTRES.
 - * GARAGE & LEAN-TO ROOF - 38x152mm TIMBER RAFTERS @ 760mm CENTRES.
 - * 38x14mm TIMBER WALL PLATES.
 - * 1.5x38mm GALVANIZED HOOP IRON TIES BUILT INTO WALL, 600mm DEEP.
 - * 200x150mm GALVANIZED PURPOSE MADE BOX GUTTERS COMPLETE WITH HOPPER BOX AND RWPDP.
 - * 75 x 100mm ALUMINIUM CONTINUOUS GUTTERS COMPLETE WITH 750 DOWNPIPES.
 - * FLASHING TO ALL PARAPET WALLS.
 - * CONCRETE ROOF - ENGINEER'S DESIGN - RE-INFORCED CONCRETE WITH APPROVED WATERPROOFING AGENT.
 - * CEILING - SKIMMED GYPSUM BOARD ON 38x38mm BATTENS @ 450mm CENTRES.
 - * 50mm THICK FIBREGLASS INSULATION.

- GENERAL NOTES:**
- * ALL WORK TO BE IN ACCORDANCE WITH THE SANS 10400.
 - * DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE.
 - * OVERALL DIMENSIONS TO TAKE PRECEDENCE EXT).
 - * WORK TO FIGURED DIMENSIONS ONLY.
 - * DPC TO ALL VERTICAL AND HORIZONTAL OPENINGS.
 - * FOUNDATIONS TO BE A MINIMUM OF 300mm BELOW VIRGIN SOIL.
 - * GABLE ENDS TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAP @ 600mm CENTRES.
 - * GARAGE FFL 150mm ABOVE B.O.F. AT DRIVEWAY ENTRANCE.
 - * HOUSE FFL 300mm ABOVE B.O.F. AT BOUNDARY I.C.
 - * ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & SANS 10400 PART N. ACCESS DOORS & SIDE LIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1800mm ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS.
 - * ALL GLAZING TO COMPLY WITH SABS 0137.
 - * DRAINS 100mm @ PVC - MINIMUM FALL OF 1:60.
 - * RES OR RES AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
 - * CLOSED SYSTEM ENTER AT 45° JUNCTIONS.
 - * 600mm BENDS TO DRAINAGE RUN.
 - * MINIMUM DEPTH OF 400mm BELOW COVER LEVEL.
 - * COVER LEVEL 76mm ABOVE BOUNDARY I.C.
 - * PARAPET WALL NOT TO EXCEED 500mm IN HEIGHT.
 - * WALLS BETWEEN HOUSE AND GARAGE TO BE BEAMFILLED.
 - * ALL MANHOLES AND RES UNDER DRIVEWAYS OR CONCRETE SLABS TO BE SEALED WITH HEAVY DUTY COVERS.
 - * CONTRACTOR TO ENSURE THAT A BALANCED WATER PRESSURE SYSTEM IS INSTALLED WITH ALL VALVES ETC. HOUSED IN ROOF SPACE.

- AREA CALCULATIONS:**
- | | |
|------------------------------------|----------------------------|
| HOUSE FLOOR | 113.75m ² |
| GARAGE FLOOR | 40.96m ² |
| COVERED STOEP | 41.65m ² |
| TOTAL (incl. covered stoep) | 196.32m² |
- SITE AREA 592.78m²
COVERAGE 196.32m² - 33.12%

* THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SKALK STEYN ARCHITECTURE AND IS COPY RIGHT PROTECTED.

SIGNATURE

PROPOSED NEW HOUSE FOR
AMPHORIA (PTY) LTD

PORITION 5 & 31 - DASSENVALLEY FARM NO. 45
ERF 270 - MEUL ROAD
PHILADELPHIA
MUNICIPAL APPLICATION

DESIGNED	Skalk Steyn
DRAWN	Fred James Muller
SCALE	As Shown
CHECKED	Skalk Steyn
DATE	29 AUGUST 2013
REVISIONS	

SKALK STEYN ARCHITECTURE

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