

COVERAGE	
NAME	AREA
DWELLING	112 M²
GARAGE	44 M²
PATIO	16 M²
DRIVEWAY	21 M²
TOTAL	193 M²

SITE: 414.15m²
 COVERAGE: 41.5%

SITE PLAN
 SCALE: 1 : 200

ENERGY EFFICIENCY ON FENESTRATION
 HABITABLE AREA: 100 M²
 FENESTRATION: 25.19 M²
 % ACHIEVED: 25.19 %

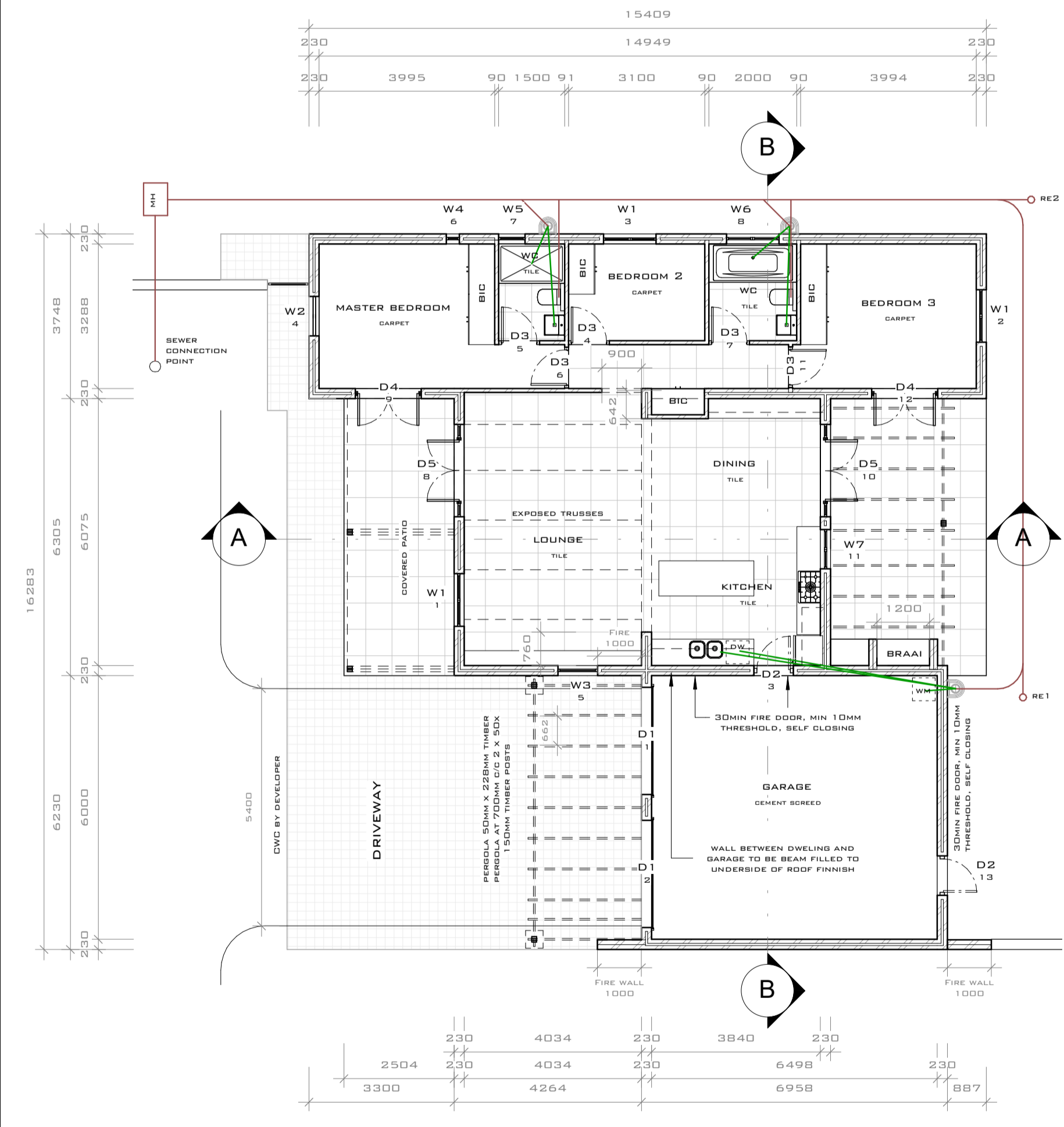
DOES NOT COMPLY TO SANS 10400 XA RATIONAL ASSESSMENT ATTACHED

ALL STORM WATER FROM DOWNPIPES AND ROOFS TO BE LEAD TO MUNICIPAL STORM WATER DRAINS BY STORM WATER CHANNELS.

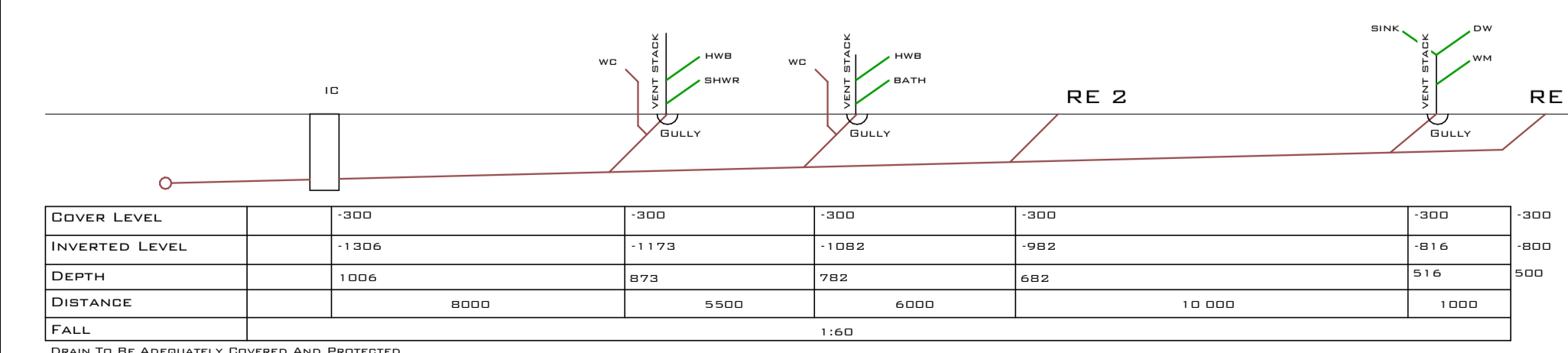
ENGINEERS SPECIFICATIONS TO TAKE PREFERENCE

PLANS IN ACCORDANCE WITH SGP APPROVED BUILDINGS MASSING

BLAZING WITHIN 1800MM OF SHOWER CUBICLE OR BATH TO BE SAFETY GLAZED



GROUND FLOOR PLAN
 SCALE: 1 : 100



DRAINAGE SECTION
 SCALE: 1 : 100

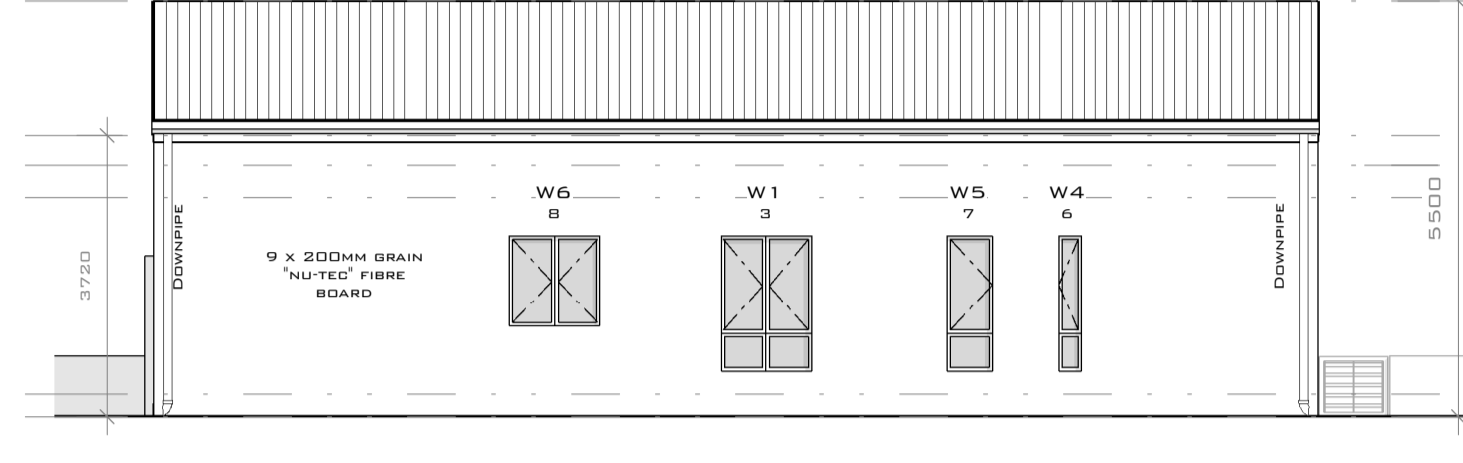
\\192.168.1.200\WMD SHARE\PLANS\AMD\PHILADELPHIA\NEW DWELLINGS\PROPOSED DWELLING ERF 280.RVT



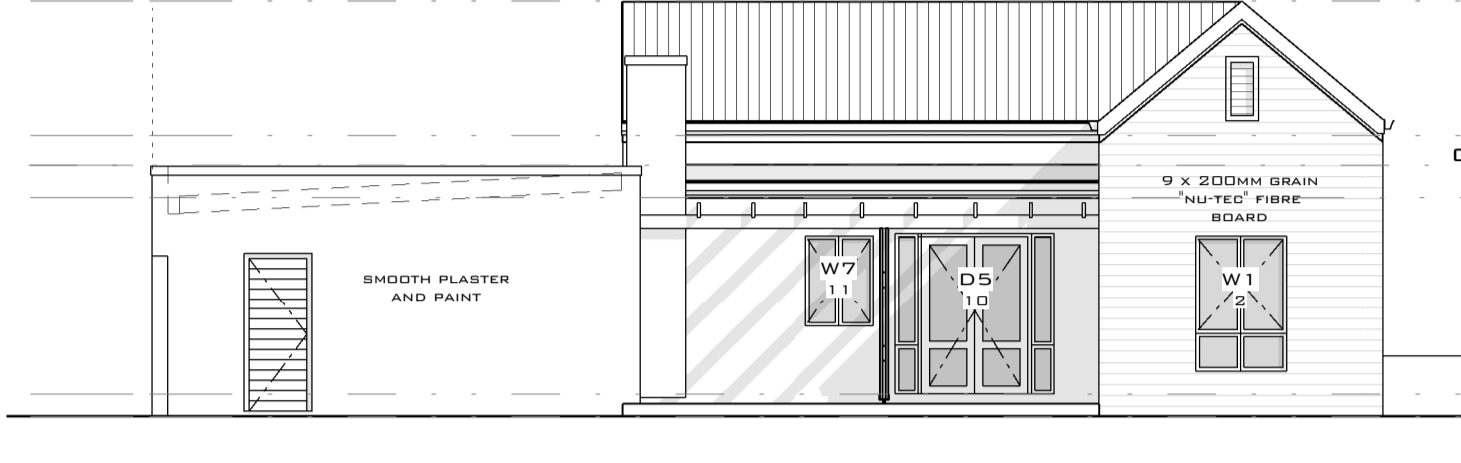
NORTH ELEVATION
 SCALE: 1 : 100



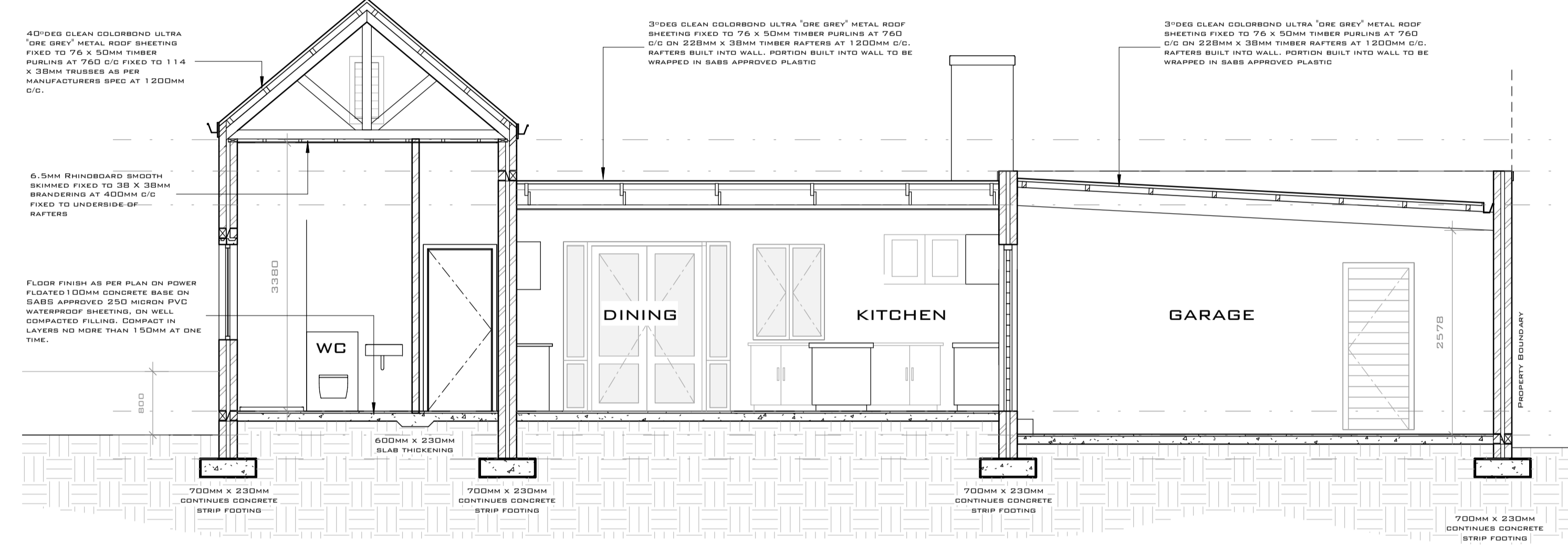
WEST ELEVATION
 SCALE: 1 : 100



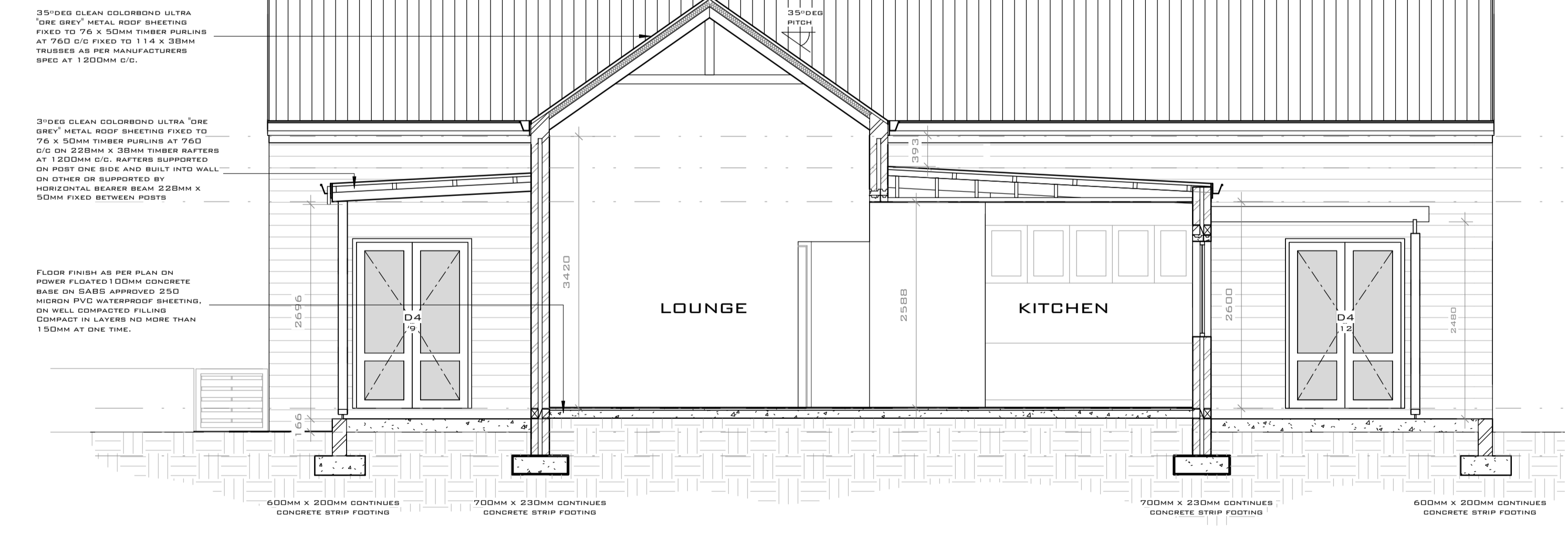
EAST ELEVATION
 SCALE: 1 : 100



SOUTH ELEVATION
 SCALE: 1 : 100



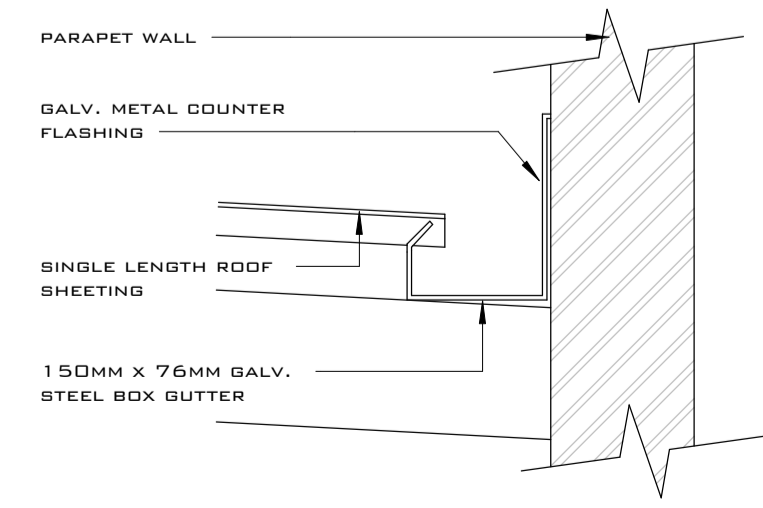
SECTION B-B
 SCALE: 1 : 50



SECTION A-A
 SCALE: 1 : 50

DOOR SCHEDULE					
DESCRIPTION	MARK	HEAD HEIGHT	HEIGHT	WIDTH	AREA
D1	1	2135	2125	2440	5.19 M²
D2	2	2135	2125	2440	5.19 M²
D3	3	2100	2100	898	1.89 M²
D4	4	2100	2100	925	1.94 M²
D5	5	2100	2100	925	1.94 M²
D6	6	2100	2100	925	1.94 M²
D7	7	2100	2100	925	1.94 M²
D8	8	2100	2100	2100	4.41 M²
D9	9	2100	2100	1500	3.15 M²
D10	10	2100	2100	2100	4.41 M²
D11	11	2100	2100	925	1.94 M²
D12	12	2100	2100	1500	3.15 M²
D13	13	2170	2100	898	1.89 M²
					38.97 M²

WINDOW SCHEDULE					
DESCRIPTION	MARK	HEAD HEIGHT	HEIGHT	WIDTH	AREA
W1	1	2100	1800	1200	2.16 M²
D1	2	2100	1800	1200	2.16 M²
W2	3	2100	1800	1200	2.16 M²
W3	4	2695	2685	900	2.42 M²
W4	5	2100	1800	900	1.62 M²
W5	6	2100	1800	300	0.54 M²
W6	7	2100	1800	600	1.08 M²
W7	8	2100	1200	1200	1.44 M²
W7	11	2100	1200	900	1.08 M²
					14.66 M²



BOX GUTTER DETAIL
 SCALE: 1 : 10

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ACTS OF PARLIAMENT

All contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

GENERAL NOTES:

All relevant details, levels and dimensions to be checked and verified on site by the contractor prior to commencing work.

Should drawings be scaled, dimensions to be checked with designer before implemented. Overall dimensions to take precedence.

Dimensions on drawings, or intended variations are to be cleared with the designer, prior to commencement.

Should products specified not be available it is imperative to notify the designer prior to substitution.

All works to be done in accordance with the National Building Regulations & South African National Standards.

The contractor accepts no responsibility for errors resulting from misinterpretation of the drawings.

All dimensions are given in millimeters unless otherwise shown.

Engineer to inspect and approve all load bearing walls, beams, slabs and to provide the necessary details where applicable.

CONSTRUCTION NOTES:

FOUNDATIONS:
 750x230MM CONCRETE STRIP FOR 230MM BRICK WALLS, 700x230MM CONCRETE STRIP FOR 230MM YARD AND BOUNDARY WALLS.

BRICK: 50MM CAVITY, 115MM BRICK, CAVITY TO BE FILLED TO OPC LEVEL. STRUCTURAL FOUNDATIONS TO ENGINEER'S DETAILS.

FLOORS:
 TILES ON MIN 30MM THICK SCREED ON 100MM 15MPA CONCRETE SURFACE BED ON 35MM MICRODAMP PROOF MEMBRANE ON LAYERS OF 150MM WELL COMPACTED FILL TO 85N MED. A-A S.P.T.D DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICKWALL OPC.

WALLS:
 EXTERIOR 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 BRICKWORK EVERY 5TH COURSE WITH NO. 2 DIMENSION OF 230MM. NO. 3 GALVANIZED BRICK TIES TO 230MM CAVITY WALLS.

OPENINGS:
 CLEAN UNITS OVER ALL OPENINGS AND LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STEPPED BRICKWORK: 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 ENGINEER'S SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS.

CEILING:
 5.5MM RHINOBOARD SMOOTH SKIMMED FIXED TO 38 X 38MM BRANDING AT 400MM C/C FIXED TO UNDERSIDE OF RAFTERS

LEAN TO:
 30DEG CLEAN COLORBOND ULTRA 'ORE GREY' METAL ROOF SHEETING FIXED TO 76 X 50MM TIMBER PURLINS AT 1200MM C/C. RAFTERS SUPPORTED ON POST ONE SIDE AND BUILT INTO WALL ON OTHER OR SUPPORTED BY HORIZONTAL BEAM 228MM X 50MM FIXED BETWEEN POSTS

ROOF:
 CLEAN COLORBOND ULTRA 'ORE GREY' PROFILE AS PER EXISTING DWELLINGS IN ESTATE. ALUMINUM CONTINUOUS GUTTERS COMPLETE WITH 75MM DIAM. DOWNPIPES. METAL ROOF SHEETING FIXED TO 76 X 50MM TIMBER PURLINS AT 1200MM C/C. RAFTERS SUPPORTED ON POST ONE SIDE AND BUILT INTO WALL ON OTHER OR SUPPORTED BY HORIZONTAL BEAM 228MM X 50MM FIXED BETWEEN POSTS

FLASHING TO ALL PARAPET WALLS:
 ALL TIMBER TRUSSES & RAFTERS TO BE OPC WRAPPED WHEN BUILT INTO WALLS.

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 OVER LOCAL DIMENSIONS. FOUNDATIONS TO BE A MINIMUM OF 300MM BELOW VISIBLE SOIL SURFACES TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAP @ 600MM CENTERS. GARAGE FFL 150MM ABOVE B.O.F. AT DRIVEWAY ENTRANCE. HOUSE FFL 300MM ABOVE B.O.F. AT BOUNDARY. I.E. ALL BLAZING THAT IS A 1500MM TO WALL TO COMPLY WITH REQUIREMENTS OF SANS 10137 & SANS 10400 PART 4. 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 FRONT TO BE SAFETY GLASS. ALL GLAZING TO COMPLY WITH SANS 0137.

RE'S OR IE'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.

600MM BENDS TO DRAINAGE RUN.
 MINIMUM DEPTH OF 400MM BELOW COVER LEVEL.
 COVER LEVEL 75MM ABOVE BOUNDARY I.E.
 PARAPET WALL NOT TO EXCEED 500MM IN HEIGHT.
 WALLS BETWEEN HOUSE AND GARAGE TO BE BEAMFILLED.
 ALL HANDLES AND IE'S 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.

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AMPHORIA

SIGNATURES

PHILADELPHIA
 MEUL ROAD
 ERF 280

PROPOSED NEW DWELLING

8 APRIL 2019 | DRAWN: RIKUS BRUWER

PHIL280-01-01

SCALE: AS INDICATED | SACAP REG: T1248