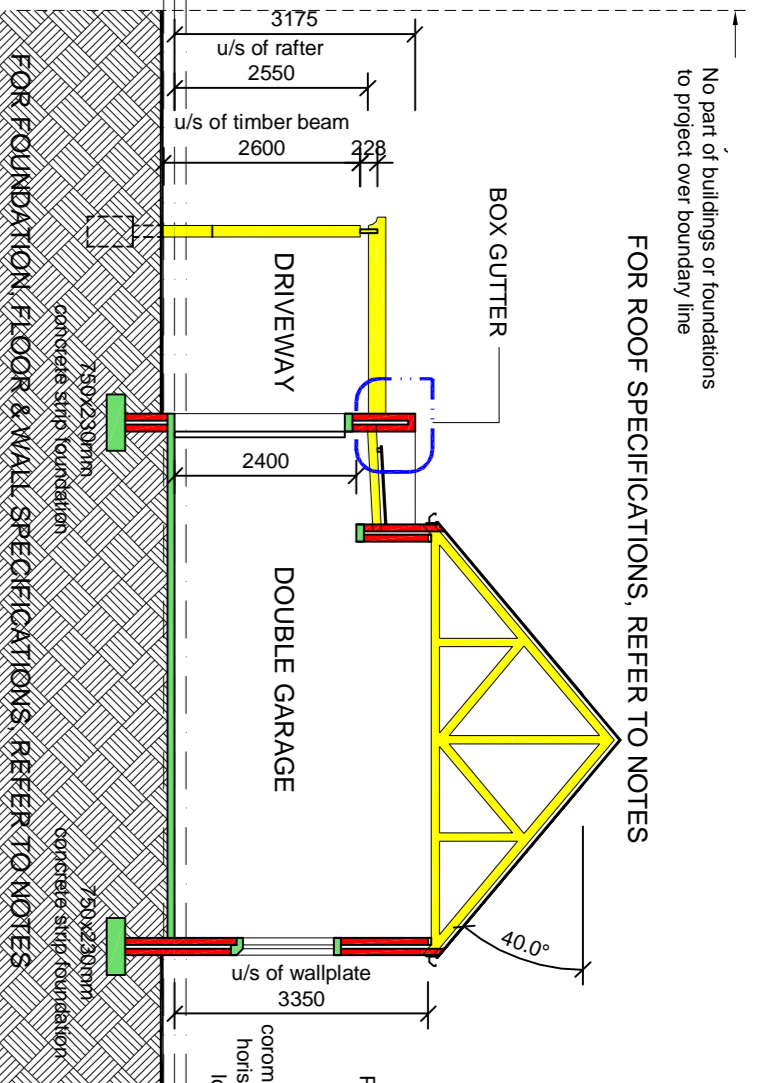
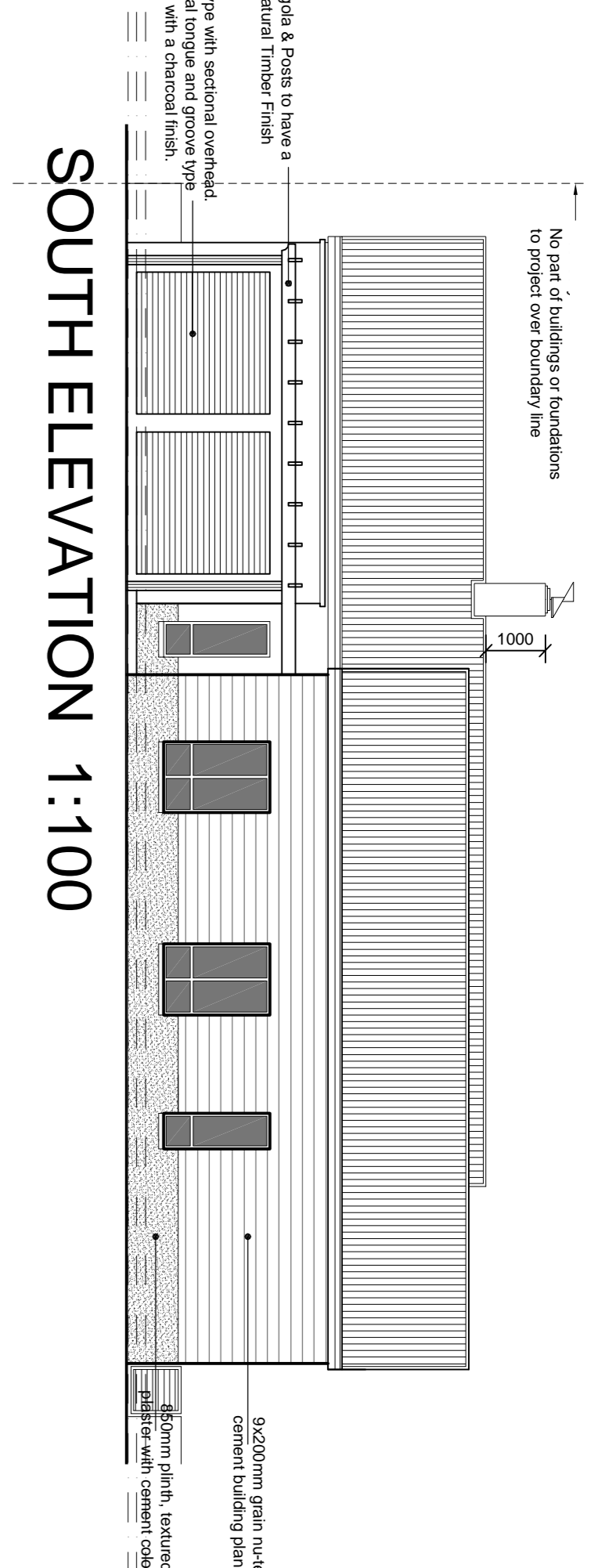


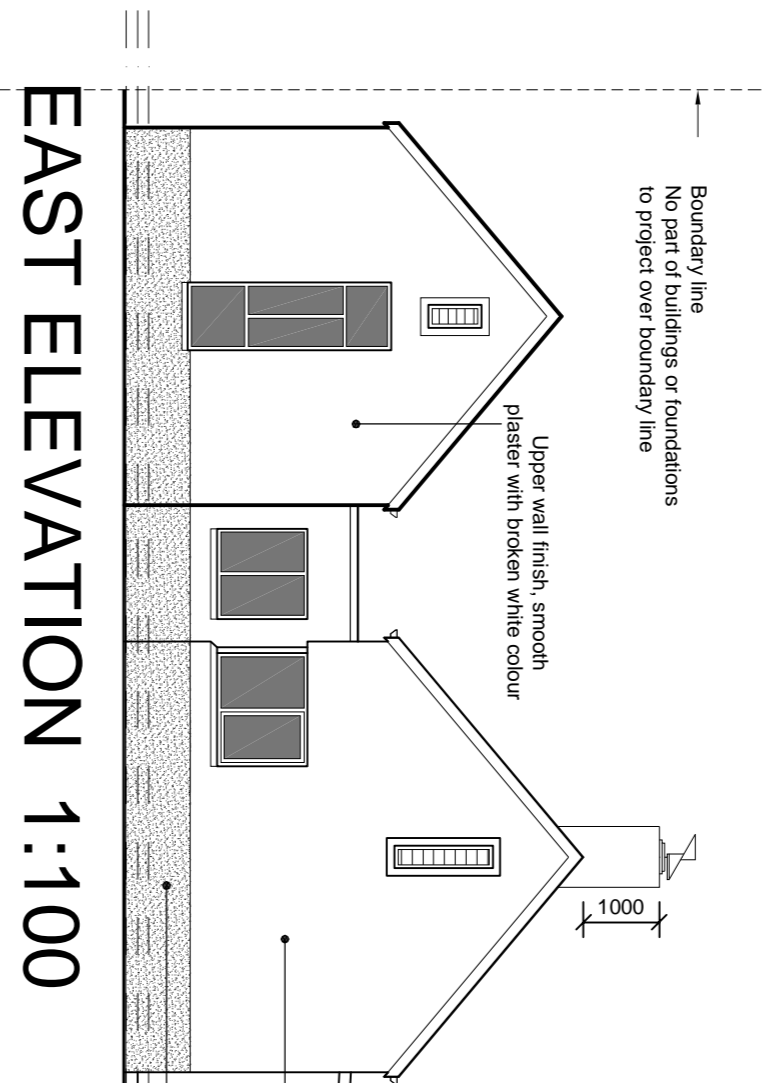
NORTH ELEVATION 1:100



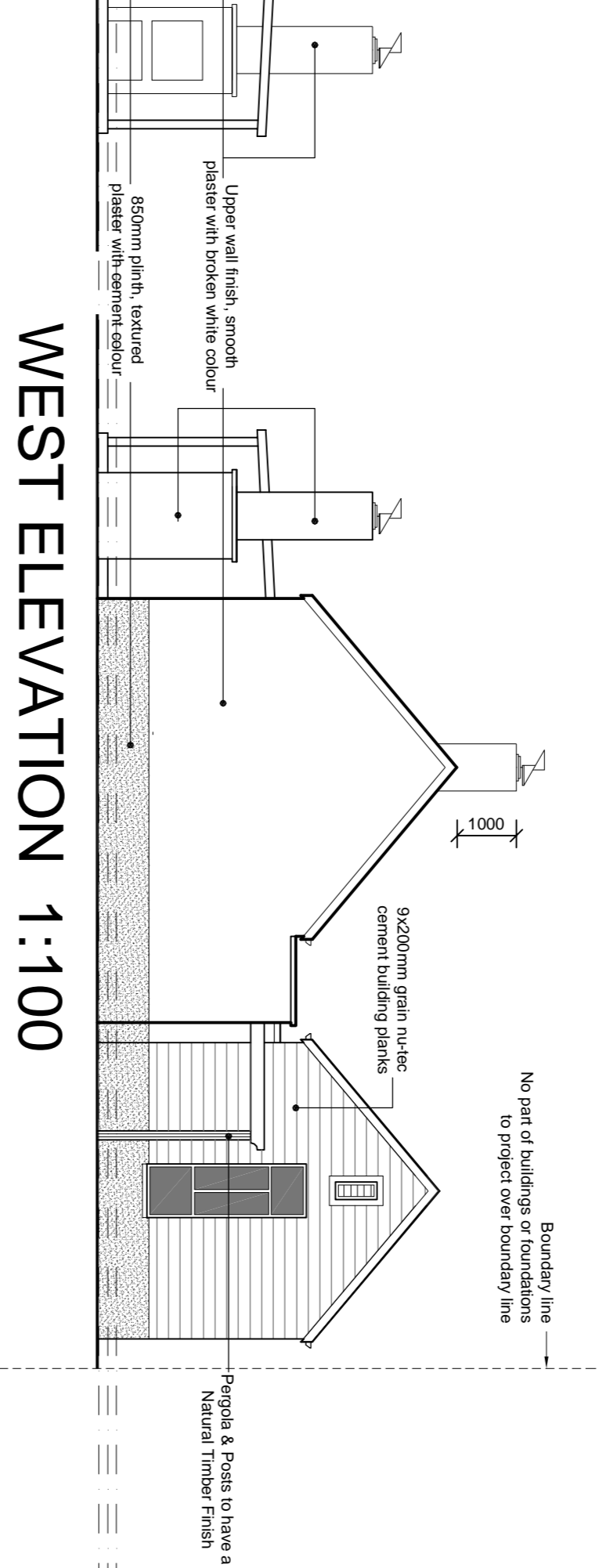
SECTION A-A 1:100



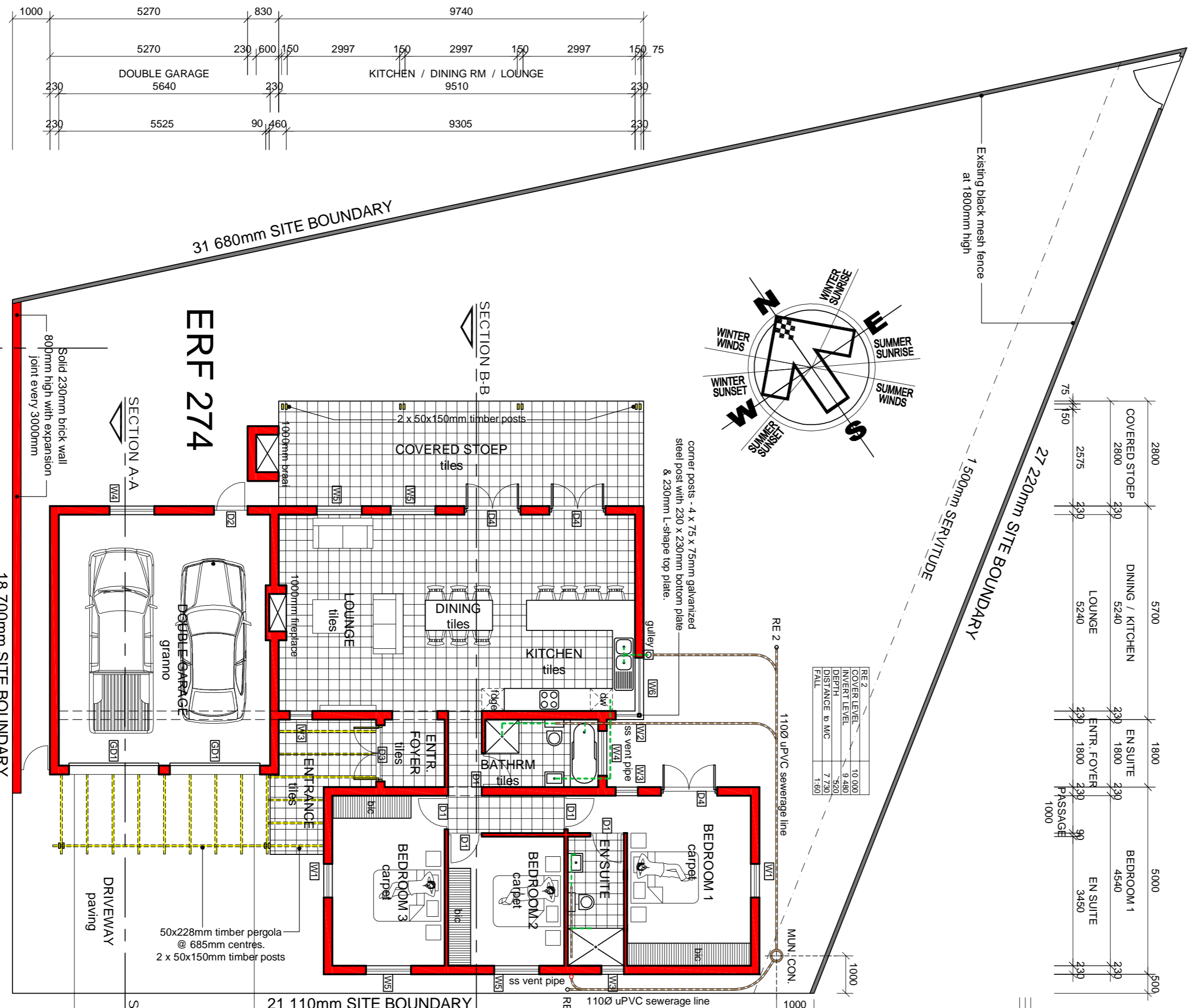
SOUTH ELEVATION 1:100



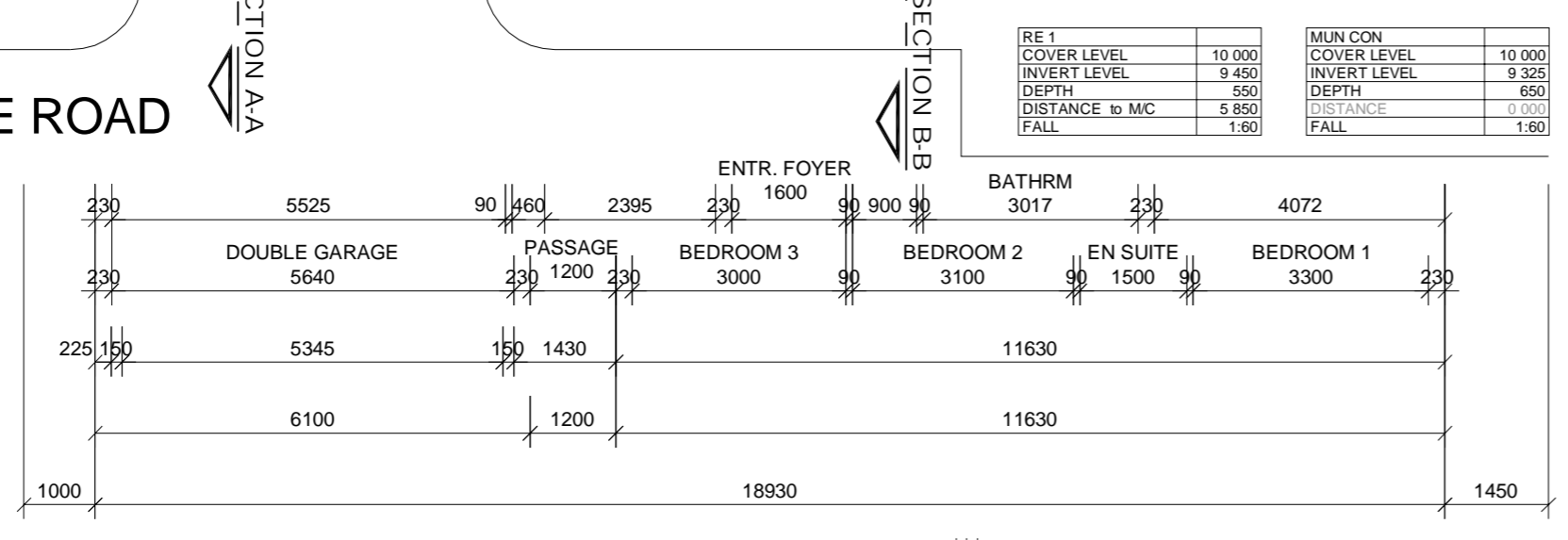
EAST ELEVATION 1:100



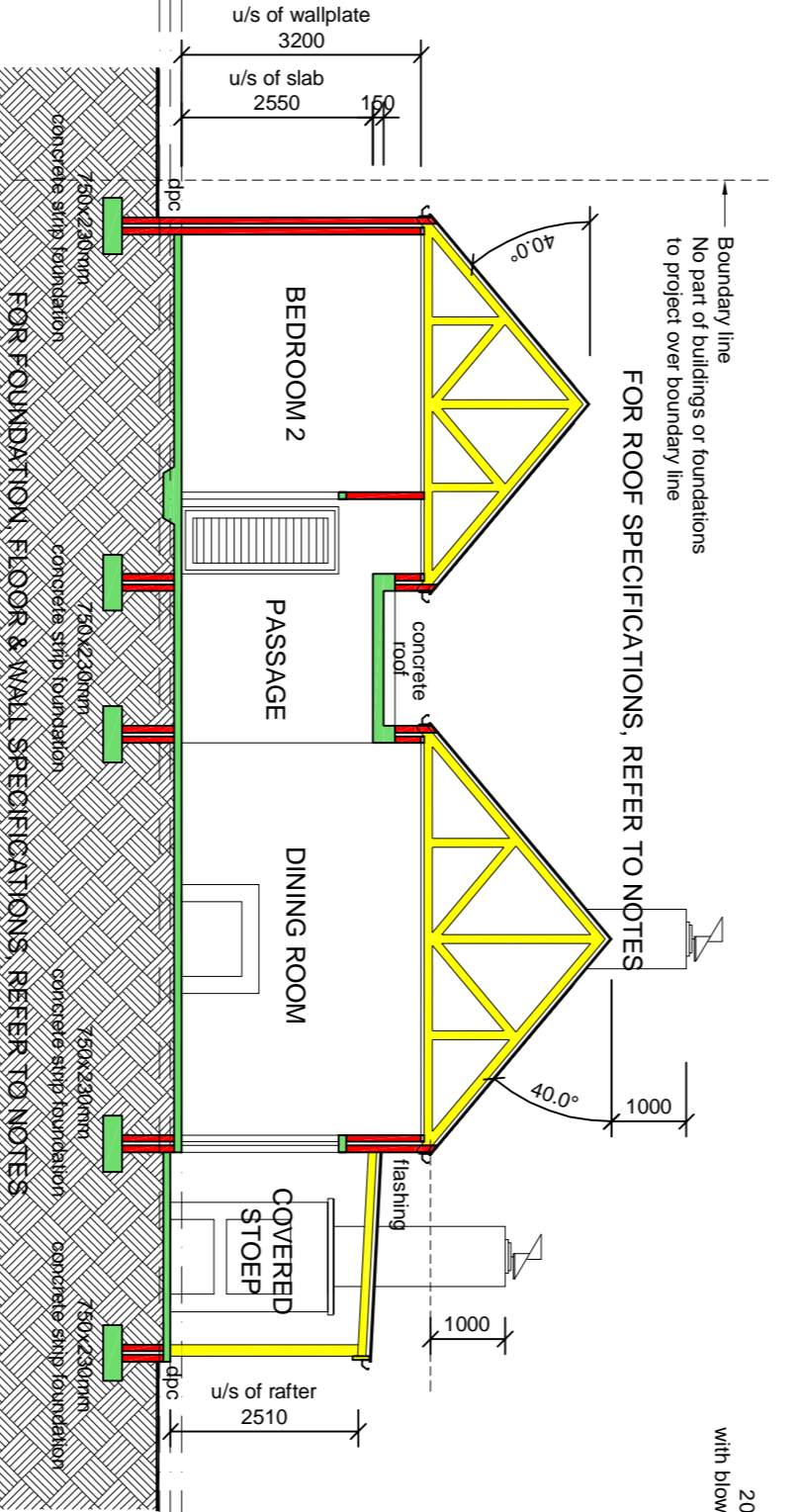
WEST ELEVATION 1:100



SITE & FLOOR PLAN 1:100
SHOWING SEWERAGE LAYOUT



SECTION B-B 1:100



BOX GUTTER DETAIL 1:100
REFER TO SECTION A-A

SPECIFICATION & NOTES:

- FOUNDATIONS:
 - 750x250mm CONCRETE STRIP FOR 250mm BRICK WALLS
 - 750x250mm CONCRETE FLOOR SLAB THICKNESS FOR 50mm INTERNAL WALLS
 - 700x250mm CONCRETE STRIP FOR 250mm WARD AND BOUNDARY WALLS
 - FOUNDATION WALLS DEEPER THAN 1000mm TO BE 350mm x 250mm BRICK 50mm CAVITY, 150mm BRICK CAVITY TO BE CONCRETE FILLED TO STRUCTURAL FOUNDATIONS TO ENGINEERS DETAILS
- FLOORS:
 - TILES: 300x300mm x 10mm THICK SCAFFOLD ON 100mm 150PA CONCRETE SURFACE BED ON 50mm THICK DUNE PROOF WEIRBANE DUNE PROOF MEMBRANE TO BE VERIFIED PER APPROVAL ALL SET TO FIRST FLOOR - FINISH AS PER SPECIFICATIONS ON 250mm x 250mm x 10mm ENGINEERS DETAIL
- ROOF:
 - ROOF SIZE BRICK: TO BE DOUBLE SKIN WITH 50mm CAVITY TO OVERALL DIMENSION OF 250mm
 - NO. 3 GALVANIZED BRICK-TILES TO 250mm CAVITY WALLS
 - NO. 3 GALVANIZED BRICK-TILES TO 250mm CAVITY WALLS
 - GALVANIZED LADDER-TYPE BRIDGEWORK EVERY 5th COURSE WITH NO. 2 COLUMNS RADIALLY BELOW WINDOW OLDS AND ABOVE ALL
 - PRECAST LINTOLS OVER ALL OPENINGS AND LAD IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS A MINIMUM OF 150mm ABOVE GROUND LEVEL WITH VEE HOLES EVERY SECOND PERPEND
 - ROOF RAINWATER GOODS AND DETAILS:
 - ALL ROOF TIMBERS TO SPECIALIST ENGINEER'S SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS
 - GARAGE & LEAN-TO ROOF PITCH - 3°
 - CLEAN CO. GROUND ALTA ONE GREY COMPLETE WITH SABS
 - 500mm GALVANIZED HOOP IRON THIS BUILT INTO WALL, 600mm DEEP, 200x150mm GALVANIZED PURPOSE MADE BOX GUTTERS COMPLETE WITH 75 x 100mm ALUMINUM CONTINUOUS GUTTERS COMPLETE WITH 750 DOWNPIPES TO ALL PARAPET WALLS
 - CONCRETE ROOF - ENGINEERS DESIGN - REINFORCED CONCRETE WITH APPROVED WATERPROOFING AGENT
 - CONCRETE ROOF - ENGINEERS DESIGN - REINFORCED CONCRETE WITH APPROVED WATERPROOFING AGENT
 - 50mm THICK FIBREGLASS INSULATION
- GENERAL NOTES:
 - ALL WORK TO BE IN ACCORDANCE WITH THE SANS 10400.
 - OVERALL DIMENSIONS TO TAKE PREFERENCE EXTN
 - WORK TO BE TO THE DIMENSIONS ONLY
 - FOUNDATIONS TO BE A MINIMUM OF 100mm BELOW GROUND LEVEL
 - ROOF TIMBERS TO BE TIED BACK TO BRUSSES WITH HOOP IRON STRAP @ 600mm CENTRES
 - GABLE ENDS TO BE TIED BACK TO BRUSSES WITH HOOP IRON STRAP @ 600mm CENTRES
 - ALL GAZING TO COMPLY WITH RESUBMITTALS TO SABS 9071 & SABS 9072
 - HOUSE FIN. 300mm ABOVE B.O.F. AT DRIVEWAY ENTRANCE
 - ALL GAZING TO COMPLY WITH RESUBMITTALS TO SABS 9071 & SABS 9072
 - BRICKS TO BE IN ACCORDANCE WITH SANS 10400
 - ALL GLAZING TO COMPLY WITH SABS 017
 - BRICKS TO BE IN ACCORDANCE WITH SANS 10400
 - ALL GLAZING TO COMPLY WITH RESUBMITTALS TO SABS 9071 & SABS 9072
 - ROOF LEVEL: ALL BRICKS AND LADDERWORK WITH HARBOR COVERS AT GROUND LEVEL
 - CLOSED STEEP ENTRY AT GUTTERS
 - MINIMUM DEPTH OF 50mm BELOW COVER LEVEL
 - COVER LEVEL: 75mm ABOVE BOUNDARY
 - MINIMUM DEPTH OF 50mm BELOW COVER LEVEL
 - ALL MANHOLES AND RES UNDER DRIVEWAYS OR CONCRETE SLABS TO BE REFINISHED
 - CONTRACTOR TO ENSURE THAT A BALANCED WATER PRESSURE SYSTEM IS INSTALLED WITH ALL VALVES ETC HOUSED IN ROOF SPACE

AREA CALCULATIONS:

HOUSE FLOOR	126.23m ²
GARAGE FLOOR	42.08m ²
COVERED STOEP	28.48m ²
TOTAL (incl. covered stoep)	197.24m²
SITE AREA	559.64m ²
COVERAGE	197.24m ² - 35.24%

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PROPOSED NEW HOUSE FOR
AMPHORIA (PTY) LTD

PORTION 5 & 31 - DASSENVALLEY FARM NO. 45
ERF 274 - MEUL ROAD
PHILADELPHIA
MUNICIPAL APPLICATION

DESIGNED	Skalk Steyn
DRAWN	Fred James Muller
SCALE	As Shown
CHECKED	Skalk Steyn
DATE	28 SEPTEMBER 2016
REVISIONS	REV. 1 - House made wider.

SKALK STEYN ARCHITECTURE

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