

NORTH ELEVATION 1:100

WEST ELEVATION 1:100

SECTION C-C 1:100

SECTION A-A 1:100

SECTION B-B 1:100

EAST ELEVATION 1:100

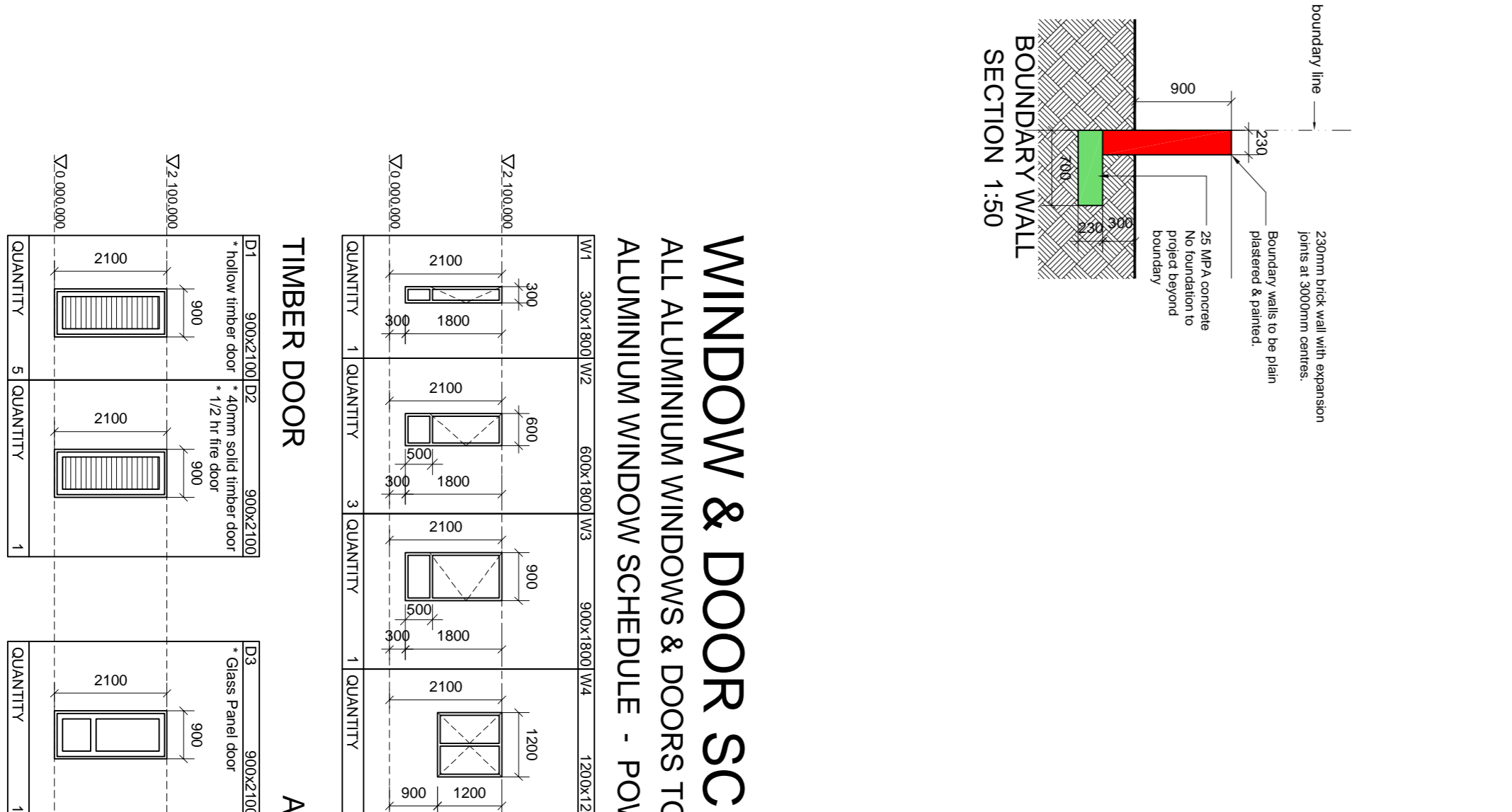
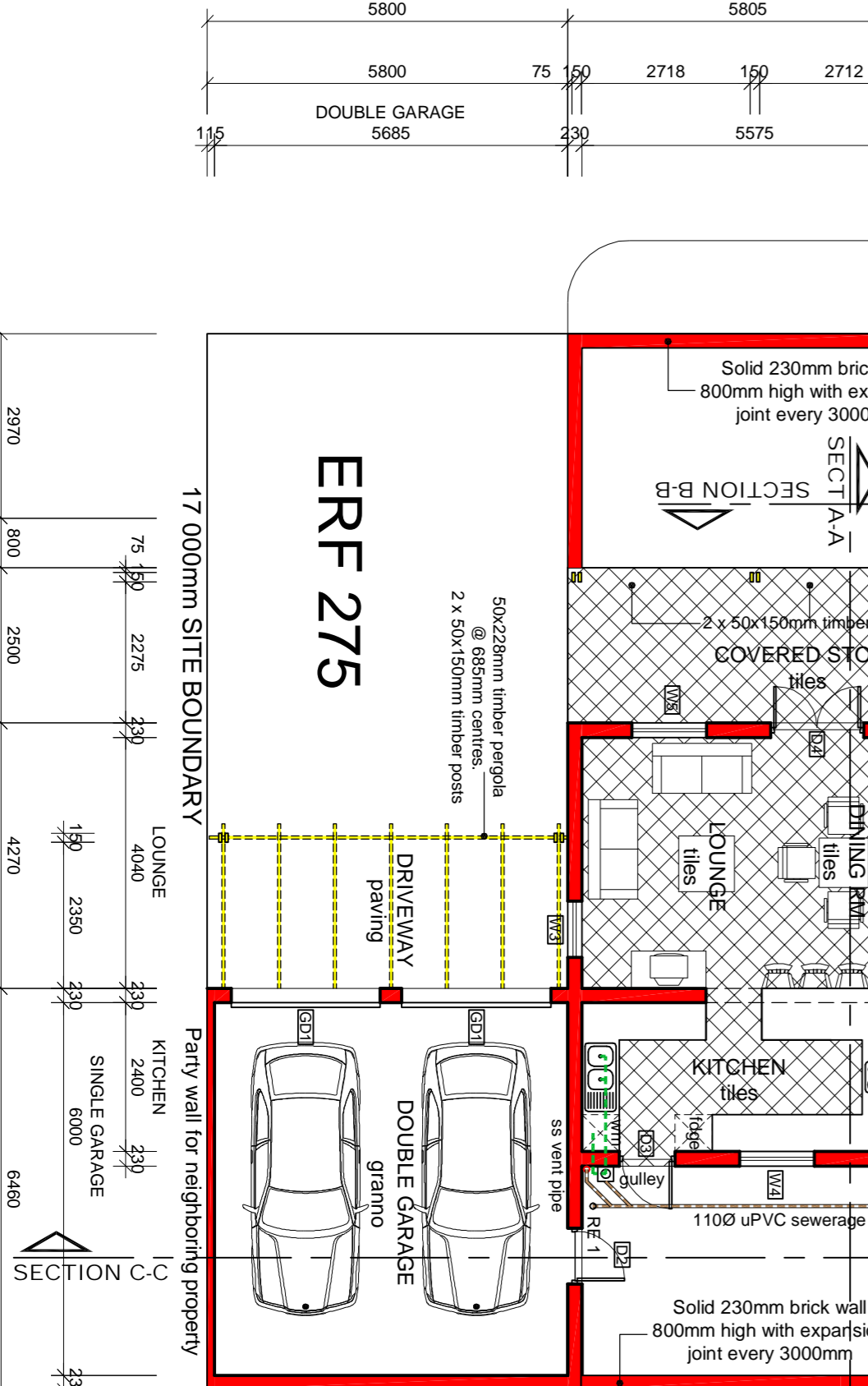
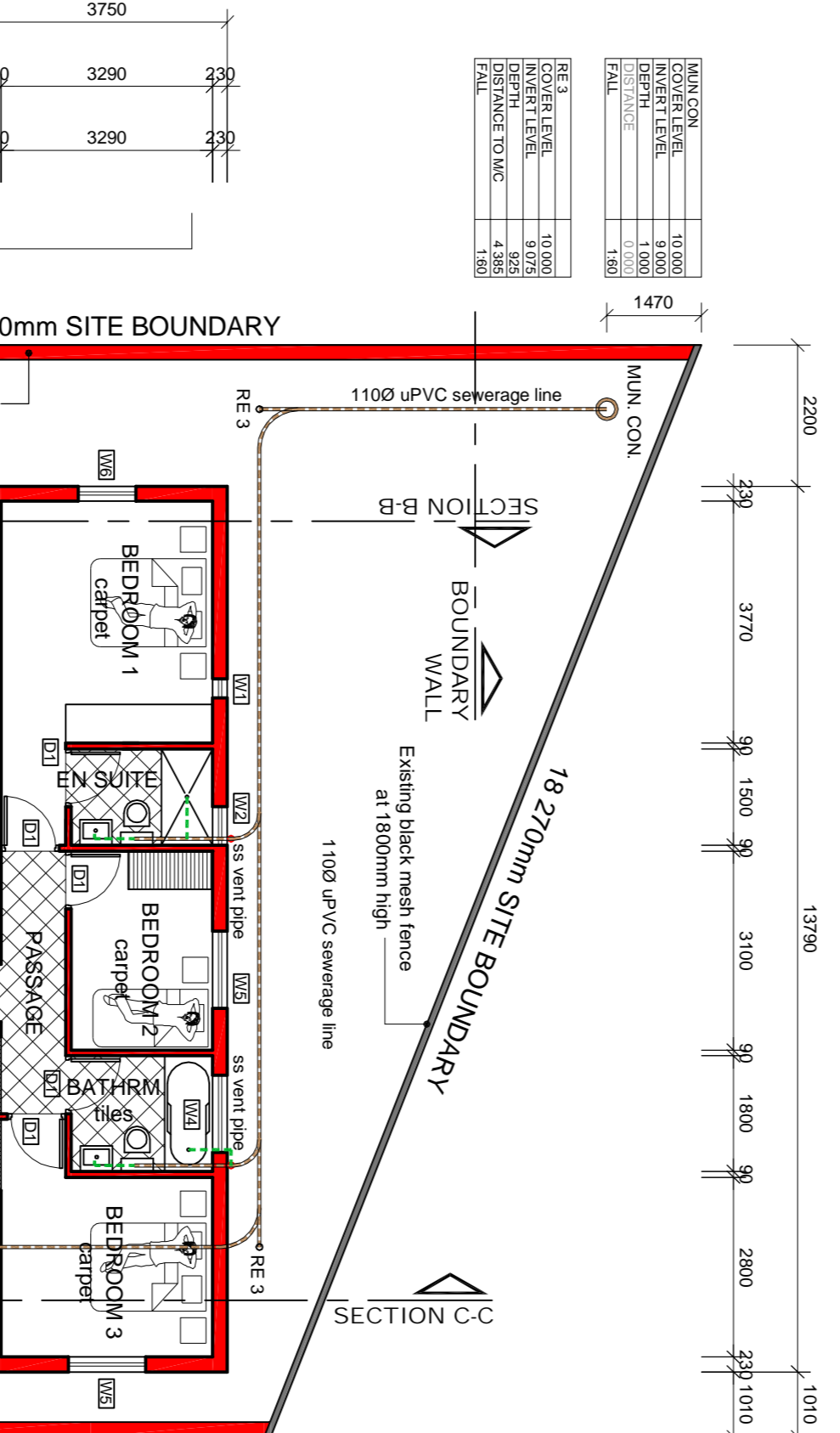
SOUTH ELEVATION 1:100

SPECIFICATION & NOTES:

FOUNDATIONS:
- 750x250mm CONCRETE BRICK FOR 250mm BRICK WALLS.
- 750x250mm CONCRETE FLOOR SLAB THICKNESS FOR 50mm INTERNAL WALLS.
- 750x250mm CONCRETE STRIP FOR 250mm WARD AND BOUNDARY WALLS.
- FOUNDATION WALLS DEEPER THAN 1000mm TO BE 500mm (250mm BRICK, 500mm CAVITY, 1150mm BRICK) CAVITY TO BE CONCRETE FILLED TO STRUCTURAL FOUNDATIONS TO ENGINEERS DETAILS.

FLOORING:
- TILES 50 CARPET ON MIN 300mm THICK SCREENED ON 100mm 1500A CONCRETE SURFACE BED ON 50mm MASONRY DRAIN PROFIT MEMBRANE DAMP PROOF MEMBRANE TO BE VEG. ELATED TO BROCKWALL DPC.
- FIRST FLOOR FINISH AS PER SPECIFICATIONS ON 250mm R.C.SLAB TO ENGINEERS DETAIL.

WALLS:
- EXTERNAL WALLS TO BE DOUBLE SKIN WITH 50mm CAVITY TO OVERALL DIMENSION OF 250mm.
- NO. 20 GALVANIZED BRICK TIES TO 50mm CARPLY WALLS.
- WALLS SHALL BE CONCRETE FULL COURSE SINGLE SKIN AND NO SINGLE SKIN GALVANIZED BARBER TIE REINFORCE EVERY 5th COURSE WITH NO. 2 COLUMNS 400mm DIAMETER BELOW WINDOW CILLS AND ABOVE ALL COLUMNS.
- PRECAST LINTOLS OVER ALL OPENINGS AND LAIN IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS A MINIMUM OF 150mm ABOVE GROUND LEVEL WITH VEEP HOLES EVERY SECOND PERPEND.
- ROOF RAHWATER GOODS AND CEILING.
- ALL ROOF TIMBERS TO SPECIALIST ENGINEER'S SPECIFICATIONS AND MANUFACTURERS INSTRUCTIONS.
- GARAGE & LEAN-TO ROOF PITCH - 3°
- CLEAN GALVANIZED ULTRA VIOLET GREY COMPLETE WITH SPAS CARBIDE WELD INTO GUTTERS. WITH 150mm MINIMUM OVERHANGS AND 500x750mm TIMBER FURLEINS @ 300mm CENTRES.
- GARAGE & LEAN-TO ROOF - 50x125mm TIMBER BATTENS @ 700mm CENTRES. TIMBER WALL RAFTS.
- 1.500mm GALVANIZED HOOP IRON TIE BUILT INTO WALL, 600mm DEEP.
- 200x200mm GALVANIZED PURPOSE MADE BOX GUTTERS COMPLETE WITH DOWNPIPES.
- ALL PARTS WALLS.
- CONCRETE ROOF - ENGINEERS DESIGN - REINFORCED CONCRETE WITH APPROVED WATERPROOFING ASSIST CENTRES.
- CONCRETE OVERS LABOARD ON 50x50mm BATTENS @ 450mm 50mm THICK FIBREGLASS INSULATION.
- GENERAL NOTES:
- ALL WORK TO BE IN ACCORDANCE WITH THE SANS 10400.
- OVERALL DIMENSIONS TO TAKE PRECEDENCE EXTY.
- WORK TO FIGURED DIMENSIONS ONLY.
- FOUNDATIONS TO BE A MINIMUM OF 300mm BELOW VISION SOIL.
- GABLE ENDS TO BE TIED BACK TO BRUSERS WITH HOOP IRON STRAP @ GARAGE & LEAN TO ROOF.
- HOUSE FIN. 300mm ABOVE B.O.F. AT BOUNDARY I.C. SANS 10417 & SANS 10410 PART 1 ACCESS DOORS & SIDE LIGHTS TO HAVE GLASS WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 900mm ABOVE PITCHLINE OF STAIRS AND SHOP FRONTS TO BE SWEETLY @ ALL GLAZING TO COMPLY WITH SANS 0137.
- BRUSHING TIMBER @ PVC MINIMUM FALL OF 1:80.
- BRICKS TO BE AT LEAST 500mm FROM ALL EXTERNAL WALLS WITH HARBERD COVERS AT GROUND LEVEL.
- CLOSURE SYSTEMS ENTER AT 45° ANGLE TO JUNCTIONS.
- MINIMUM DEPTH OF 400mm BELOW COVER LEVEL.
- COVER LEVEL FROM ABOVE BOUNDARY I.C.
- ALL MANHOLES AND SEWER DRAVWAYS OR CONCRETE SLABS TO WALS BETWEEN HOUSE AND GARAGE TO BE REINFORCED.
- ALL MANHOLES AND SEWER DRAVWAYS OR CONCRETE SLABS TO CONTRACTOR TO ENSURE THAT A BALANCED WATER PRESSURE SYSTEM IS INSTALLED WITH ALL VALVES ETC HOUSED IN ROOF SPACE.



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.

WT	WT1	WT2	WT3	WT4	WT5	WT6	WT7	WT8	WT9	WT10	WT11	WT12
3000x1800x100	3000x1800x100	600x1800x100	900x1800x100	1200x1200x100	1300x1800x100	900x2350	3000x2000	3000x1200	3000x3000	3000x2000	3000x1200	3000x1200
QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY

TIMBER DOOR		ALUMINIUM DOOR		GARAGE DOOR	
QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY

PROPOSED NEW HOUSE FOR AMPHORIA (PTY) LTD

PORTION 5 & 31 - DASSEVALLEY FARM NO. 45
ERF 275 - MELU ROAD
PHILADELPHIA
MUNICIPAL APPLICATION

DESIGNED: Sjaak Swan
DRAWN: Fred James Muller
SCALE: As Shown
CHECKED: Sjaak Swan
DATE: 05 SEPT 2016

REVISIONS:

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