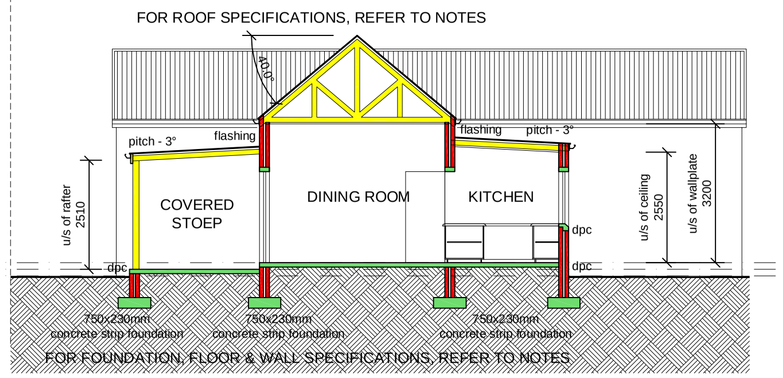
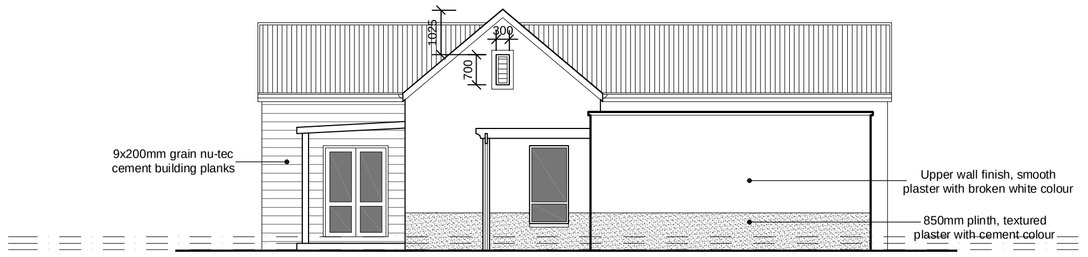
NORTH ELEVATION 1:100

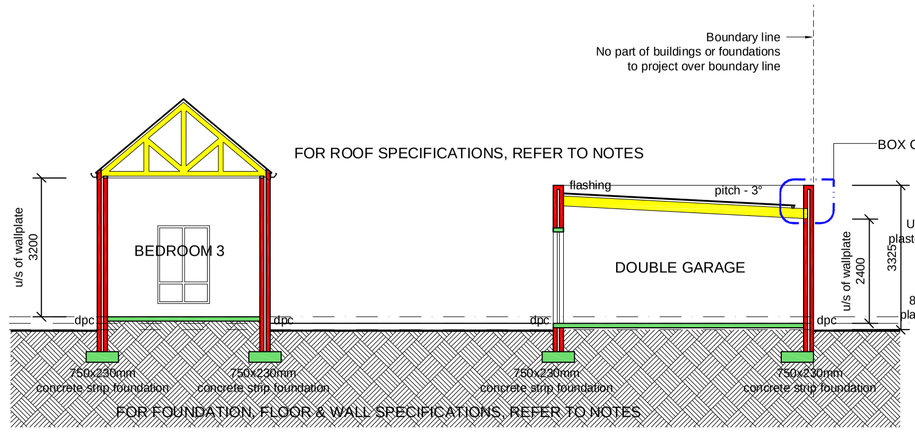


SECTION A-A 1:100

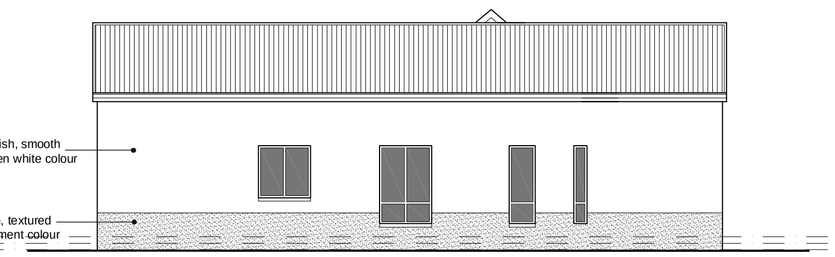
SOUTH ELEVATION 1:100



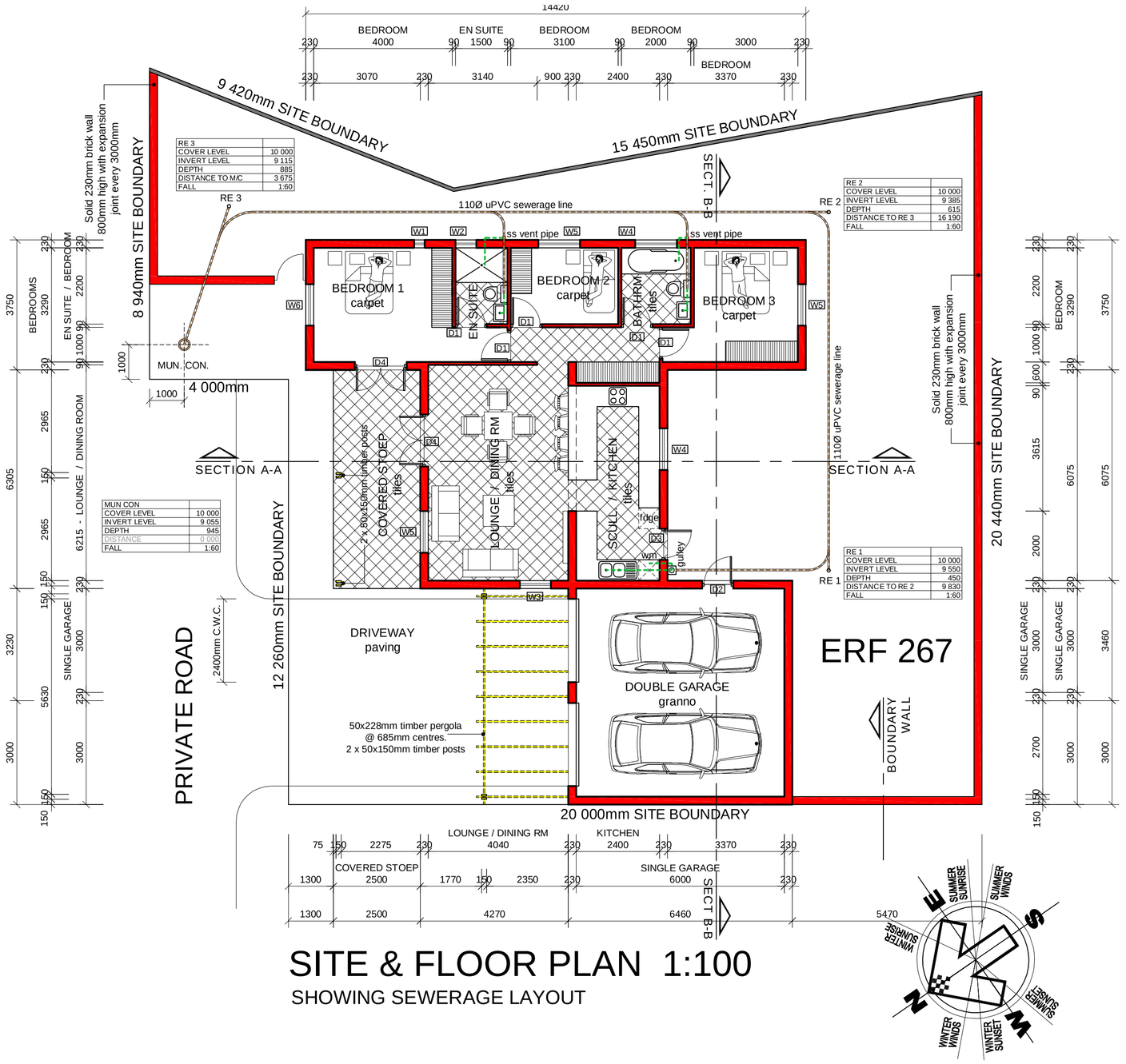
WEST ELEVATION 1:100



SECTION B-B 1:100

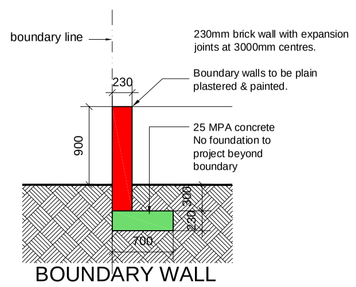


EAST ELEVATION 1:100



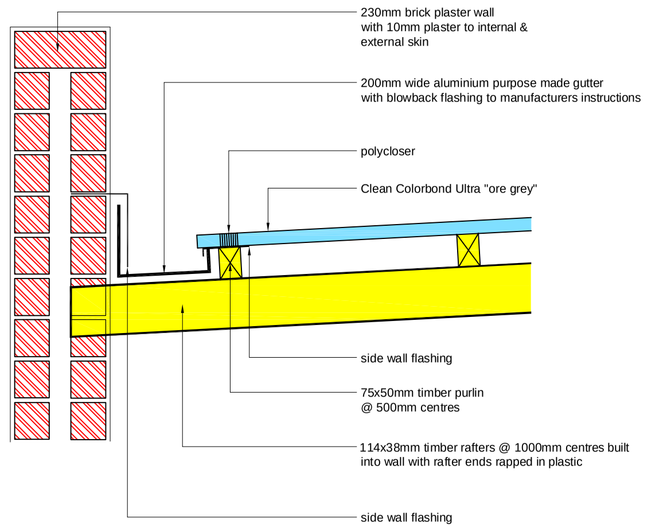
SITE & FLOOR PLAN 1:100

SHOWING SEWERAGE LAYOUT



BOUNDARY WALL

SECTION 1:50



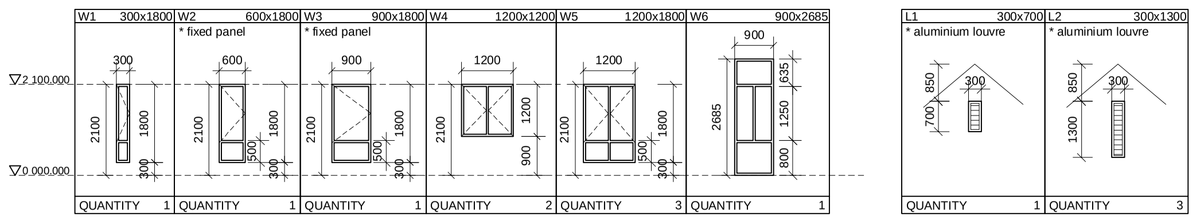
BOX GUTTER DETAIL 1:10

REFER TO SECTION A-A

WINDOW & DOOR SCHEDULE

ALL ALUMINIUM WINDOWS & DOORS TO BE IN ACCORDANCE WITH SANS 10400 & AAAMSA.

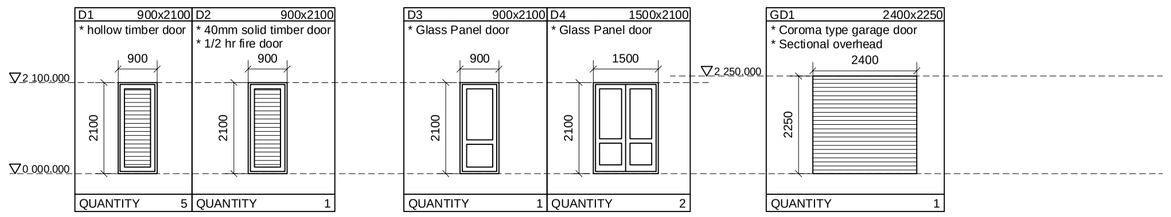
ALUMINIUM WINDOW SCHEDULE - POWDER COATED VEDOC VP 7107 - CHARCOAL FINISH.



TIMBER DOOR

ALUMINIUM DOOR

GARAGE DOOR



SPECIFICATION & NOTES:

FOUNDATIONS:
* 750x230mm CONCRETE STRIP FOR 230mm BRICK WALLS.
* 600x200mm CONCRETE FLOOR SLAB THICKENING FOR 90mm INTERNAL WALLS.
* 700x230mm CONCRETE STRIP FOR 230mm YARD AND BOUNDARY WALLS.
* 1000x1000x300mm FOUNDATIONS FOR 345 AND 460mm PIERS.
* FOUNDATION WALLS DEEPER THAN 1000mm TO BE 395mm - (230mm BRICK, 50mm CAVITY, 115mm BRICK). CAVITY TO BE CONCRETE FILLED TO DPC LEVEL.
* STRUCTURAL FOUNDATIONS TO ENGINEER'S DETAILS.

FLOORS:
* TILES or CARPETS ON MIN 30mm THICK SCREED 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 ENGINEER'S 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 BRICKFORCE 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 BRICKGRIP DPC TO BE A MINIMUM OF 150mm ABOVE GROUND LEVEL WITH WEEP HOLES EVERY SECOND PERPEND.

ROOF, RAINWATER GOODS AND CEILINGS:
* ALL ROOF TIMBERS TO SPECIALIST ENGINEER'S 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 - 38x114mm TIMBER TRUSSES @ 760mm CENTRES.
* GARAGE & LEAN-TO ROOF - 38x152mm TIMBER RAFTERS @ 760mm CENTRES.
* 38x114mm 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 RWDP.
* 75 x 100mm ALUMINIUM CONTINIOUS GUTTERS COMPLETE WITH 75Ø DOWNPIPES.
* FLASHING TO ALL PARAPET WALLS.
* CONCRETE ROOF - ENGINEER'S DESIGN - RE-INFORCED CONCRETE WITH APPROVED WATERPROOFING AGENT.
* CEILINGS - 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 ø PVC - MINIMUM FALL OF 1:60.
* RE'S OR IE'S 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 EXEED 500mm IN HEIGHT.
* WALLS BETWEEN HOUSE AND GARAGE TO BE BEAMFILLED.
* ALL MANHOLES AND RE'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.

AREA CALCULATIONS:

HOUSE FLOOR		99.02m²
GARAGE FLOOR		41.07m²
COVERED STOEP		15.76m²
TOTAL (incl. covered stoep)		155.85m²
SITE AREA		414.15m²
COVERAGE	155.85m²	- 37.63%

* 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

PORTION 5 & 31 - DASSENVALLEY FARM NO. 45
ERF 267 - MEUL ROAD
PHILADELPHIA

MUNICIPAL APPLICATION

DESIGNED	Skalk Steyn
DRAWN	Fred James Muller
SCALE	As Shown
CHECKED	Skalk Steyn
DATE	02 SEPTEMBER '13

REVISIONS

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