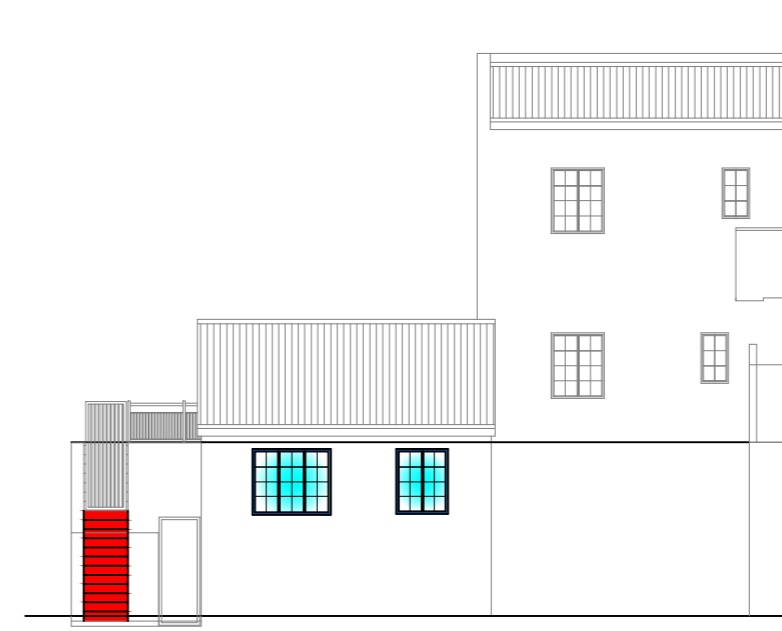




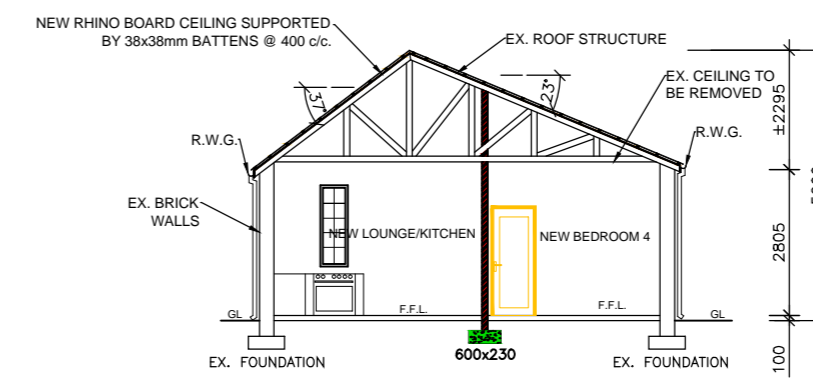
SOUTH ELEVATION
SCALE 1:100



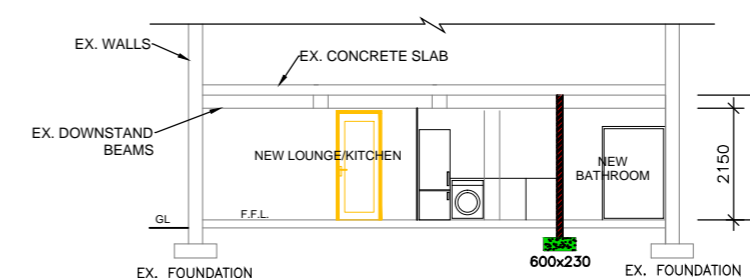
NORTH ELEVATION
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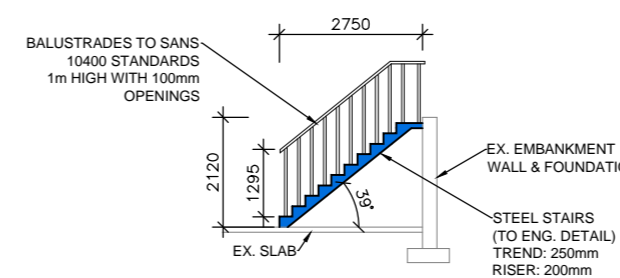
WEST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100



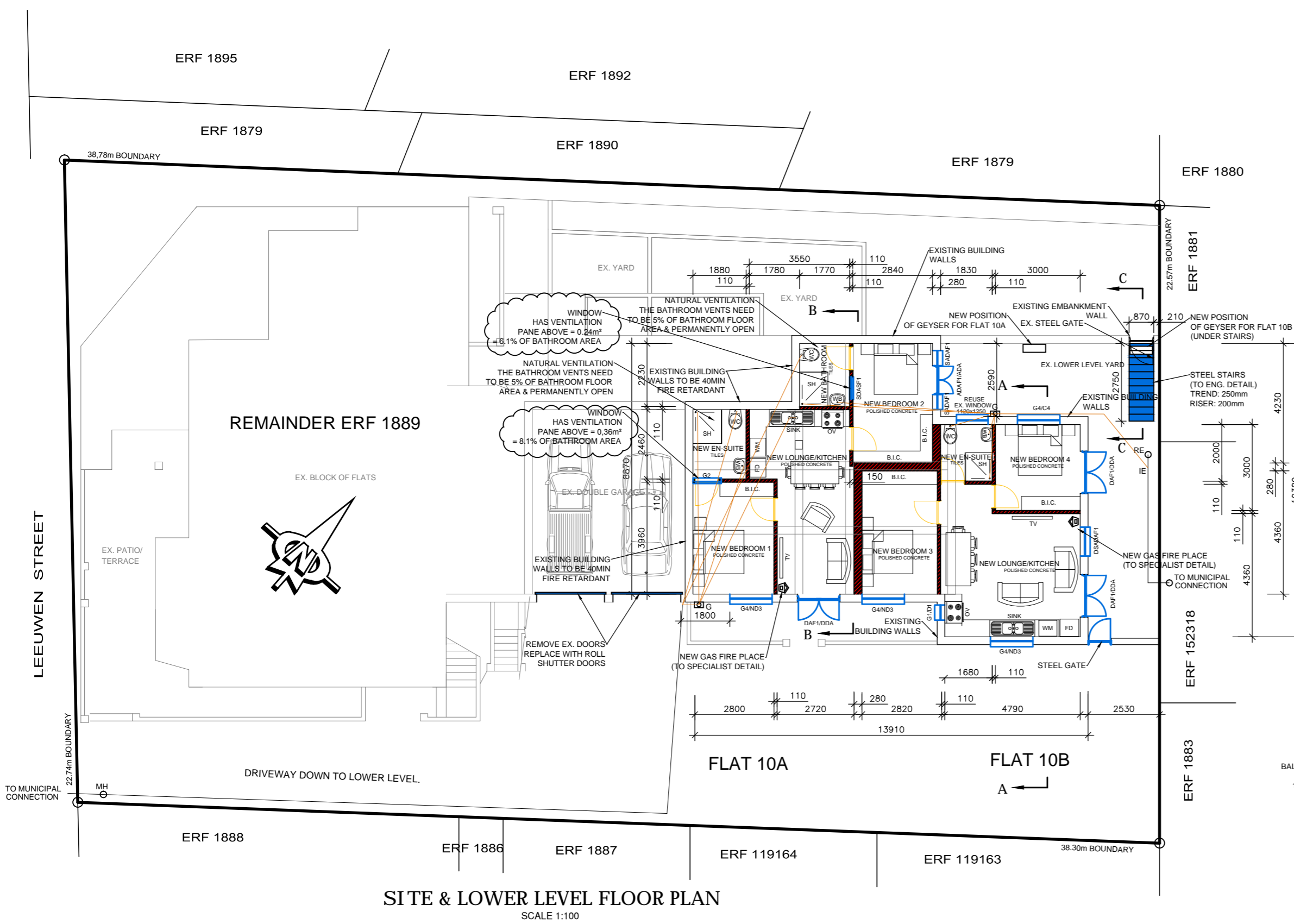
SECTION B-B
SCALE 1:100



SECTION C-C
SCALE 1:100

SPECIFICATIONS:

- WALLS**
ALL WORK TO COMPLY WITH LOCAL MUNICIPAL REGULATIONS
ALL WORK TO COMPLY WITH LATEST N.B.R. STANDARDS OF PRACTICE.
READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
ALL LEVELS AND DIMENSIONS TO BE FINALLY CHECKED BY CONTRACTOR ON SITE ANY QUERIES ARE TO BE REFERRED TO THE OWNER BEFORE RELEVANT WORK IS PUT TO HAND.
DRAWINGS PREPARED ON BASIS OF SURFACE EXAMINATION ON SITE.
- 280mm MAX. BRICK CAVITY WALLS
PROVIDE BRICKFORCE IN EACH LAYER ABOVE W/H.
BUILD IN PRECAST CONCRETE LINTELS OVER ALL OPENINGS AS PER MANUFACTURER INSTRUCTIONS.
EXTERNAL WALL - PASTERED & PAINTED
PROVIDE PVC DPC MEMBRANE ROUND ALL WINDOWS.
BUILD IN STEPPED DPC IN CAVITY WALLS, PROVIDE WEEP HOLES AND KEEP CAVITY CLEAR. 375 MICRON UNDER CAVITY WALLS TO BE MIN. 150mm ABOVE G.L. & CAVITY BENEATH DPC MUST BE CONCRETE FILLED.
MIN. 2,5 TIE WIRES PER m² FOR WALLS.
PROVIDE LATERAL SUPPORT (STIFFENERS) TO ALL WALLS EXCEEDING 5.5m IN LENGTH.
SILLS - PASTERED & PAINTED
EXTERNALLY - PASTERED & PAINTED
ALL BUILDING RUBBLE WILL BE REMOVED BY BUILDER
- WINDOW**
ALUMINIUM WINDOWS AS PER BETCRETE CATALOGUE
GLAZING 4mm CLEAR AS PER SABS 0400 PART N.
ALL GLAZING TO COMPLY WITH SANS 10137 & 10400 PART N.
ACCESS DOORS & SIDE LIGHTS, WINDOWS LOWER THAN 500mm FROM F.F.L., WINDOWS LOWER THAN 1.8m ABOVE PITCH LINE OF STAIRS & SHOP FRONT TO BE SAFETY GLASS & CLEARLY INDICATED AS SUCH GLASS @ EYE LEVEL.
- DOORS**
EXTERNAL - ALL DOORS STEEL FLS&B, SANDED & 2 COATS VARNISH WITH LOCKS & HANDLES
INTERNAL - ALL DOORS MERANTI FLS&B, SANDED & 2 COATS VARNISH WITH LOCKS & HANDLES
- DOORFRAMES**
EXTERNAL - STEEL FRAMES WITH SILLS SANDED & 2 COATS VARNISH.
INTERNAL - WOODEN FRAMES WITH SILLS SANDED & 2 COATS VARNISH.
- FOUNDATIONS & FLOORING**
FINISHED AS SPECIFIED ON PLAN ON MIN. 10mm SCREED.
100mm CONCRETE SLAB ON WELL COMPACTED FILL.
250 MICRON SABS DPC UNDER SLAB.
600x230mm CONCRETE FOUNDATIONS.
CONTRACTOR SHALL TAKE FOUNDATIONS TO DEPTH SUITABLE TO NATURE OF SOIL.
CONCRETE SLABS & STAIRS TO ENGINEERS DETAILS
- DRAINAGE:**
ALL WORK TO COMPLY WITH LOCAL MUNICIPAL REGULATIONS. MIN FALL OF DRAIN 1:60
ALL PIPES & SERVICES TO BE MIN. 450mm BELOW FINISHED GROUND LEVEL.
ALL BENDS AND JUNCTIONS IN DRAIN TO BE FITTED WITH IE'S & MARKED COVERS AT GROUND LEVEL.
ALL WASTE FITTINGS TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSIBLE.
WORKMANS WC TO BE CONNECTED TO SEWER WHEN PASSING UNDER CONSTRUCTION THE SEWER IS TO BE PROTECTED WITH PRECAST OR CAST-IN-SITU CONCRETE SLABS PLACED OVER THE DRAIN, ISOLATED FROM THE CROWN OF THE PIPE BY SOIL CUSHION NOT LESS THAN 100mm THICK & SLABS SHALL BE WIDE & STRONG ENOUGH TO PREVENT EXCESSIVE SUPERIMPOSED LOADS BEING TRANSFERRED DIRECTLY ON PIPES SANS 10400 PART P 4.22.5
- CEILING**
RHINOBOARD CEILING SKIMMED ON 38x38 BRANDERING @ 400 c/c TO ALL AREAS WITH CORNISH. 1 UNDERCOAT & 2 FINISHED COATS.
PROVIDE TRAPDOOR IN PASSAGE FOR ACCESS TO ROOF.
- ELECTRICAL NOTES:**
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN.
- SANITARYWARE**
STANDARD AS PER OWNER.
ALL PIPES TO BE FLUSHED BEFORE TAPS ARE INSTALLED



SITE & LOWER LEVEL FLOOR PLAN
SCALE 1:100

AREAS:

FLAT 10A :	54m ²
FLAT 10B :	50m ²
ERF :	872m ²

ALTERATIONS & ADDITIONS

For: Mr & Mrs. M. van Straaten
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Drawn: J.P. du Toit
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