

GENERAL CONSTRUCTION NOTES

ROOF CONSTRUCTION 1:
 0.53 Zinalume Kingklip 700 Roof sheeting at 3 degree direct on Sialatation 410 on 76 x 50 mm Sa pine battens at 1000mm centres on 228 x 76 mm sa pine rafters build into walls at max 800 c/c.
 Galvanised flashing and counter flashing to seal off against parapet walls with 2 coats Raincoat waterproofing. Take waterproofing to top of parapet wall. Slope parapet wall to inside. 150mm aluminium box gutter with 75mm aluminium downpipe as indicated on plan. No ceiling to garage.

Concrete roofs (balcony)
 Derbigum waterproofing well applied to manufacturers specifications done by Smart services or similar rated company on cement screed with fall towards outlets as shown on roof plan on reinforced concrete slab to engineers details and design.

WINDOW GILLS
 External - 15 degrees plastered and painted
 Internal - 22 mm S.a pine painted

FIRST FLOOR CONSTRUCTION - concrete slab
 Floor finish on 25mm screed on reinforced concrete floor slab to engineers details and specifications.
FLOOR CONSTRUCTION - BALCONIES
 Floor finish as shown on minimum 25mm cement screed, with 1: 100 fall, on Derbigum waterproofing, well applied to manufacturer's specification, on re-inforced concrete slab, as per engineer's detail and specification. All floors to balconies to have sufficient fall away from doors and towards full-bore outlets.
CAVITY WALLS
 90 mm maxi cement bricks
 The inner and outer leaves of cavity walls to be tied with uPVC butterfly wall ties / 5 ties per 2,5 square metres, according to SABS standards. The cavity opening must be 50mm wide and kept clean throughout. Cavity to be filled with concrete from foundations up to floor damp proofing. Cavity to be closed 3 courses below wallplate. Stepped dpc - 375 Micron Brickgrip at floorlevel, above doors and windows and underneath windows. Provide weepholes at 600mm centres maximum. Standard nfx clay type bricks to sabs standards, to be used.
WALL FINISHES
 External walls - 15mm smooth plaster and paint (See paint specification)
 Internal walls - 15mm smooth plaster and paint

LINTOLS
 Prestressed precast 110/150 x70mm concrete lintols with minimum 250mm bearing on both sides of openings. All precast and stresso lintols exceeding 900mm openings to be laid in accordance with the manufacturers specifications. Brickforce to every 3rd course throughout.

PAINT SPECIFICATION - refer to Dulux catalogue.
INTERIOR PAINTING
 Interior plaster - prepare and apply
 1 coat Dulux Acrylic Fillercoat
 2 coats Dulux Wash n Wear matt final colour to be determined on site
 Ceilings - 1 x undercoat
 2 x Dulux PVA - white
EXTERIOR PAINTING
 Exterior plaster - prepare and apply
 1 coat plaster primer
 2 coats Dulux Weatherguard see approved colour chart

Areas erf 141392
 Zoning - single residential
 Existing building
 Ground floor - 91 sq/m
 First floor - 37.8sq/m
 Total - 129.2sq/m
 New
 First floor - 39.6 sq/m
 Total - 168.8sq/m
 footprint - 91sq/m
 erf - 116sq/m
 coverage - 78%
 bulk - 0.72 (allowed 1)
 off street parking to existing

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2. Written measurements enjoy preference above scaled measurements.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the designer before construction proceeds.
4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the designer before construction proceeds.

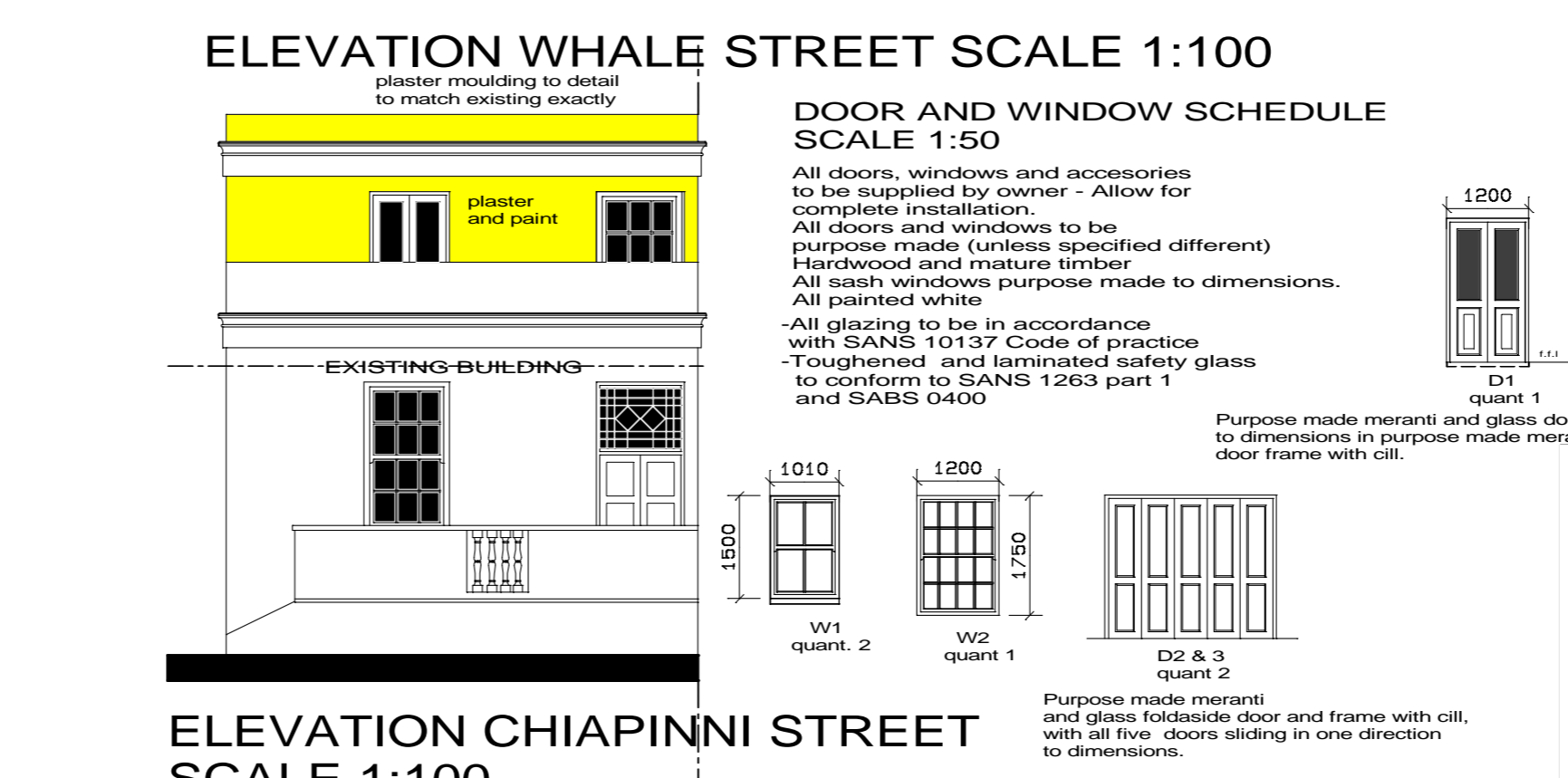
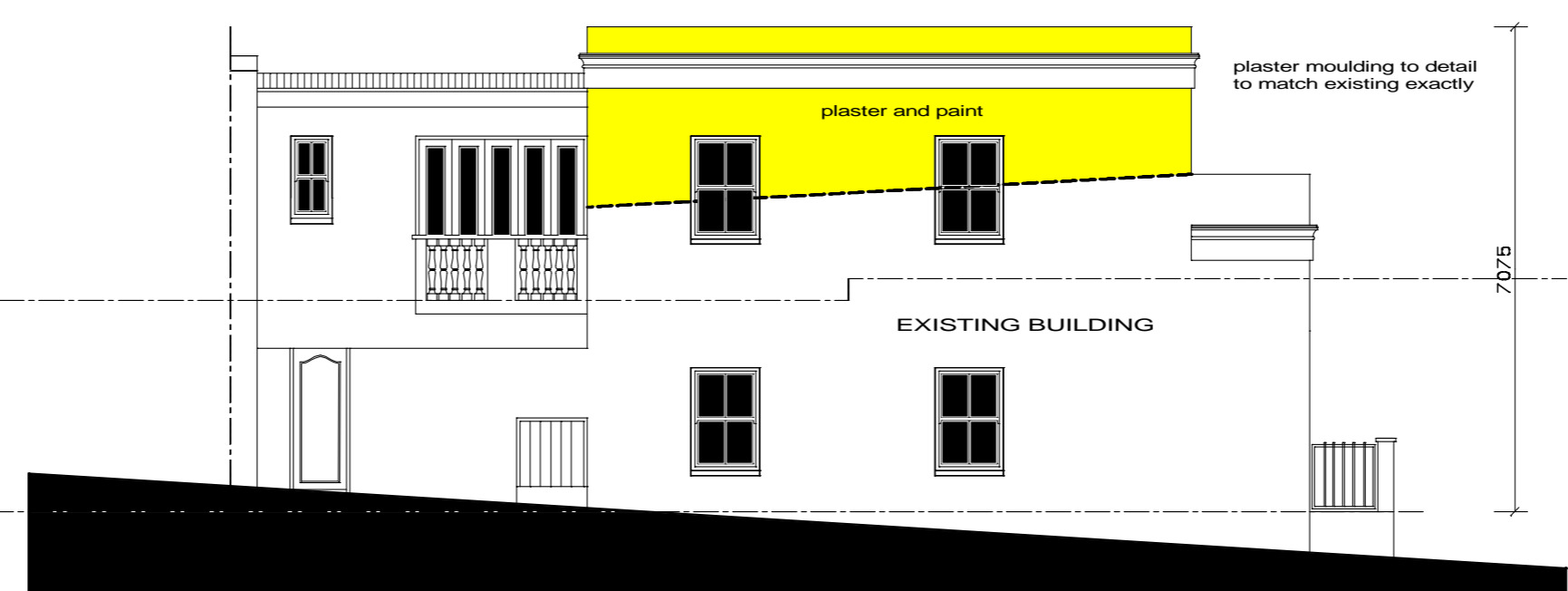
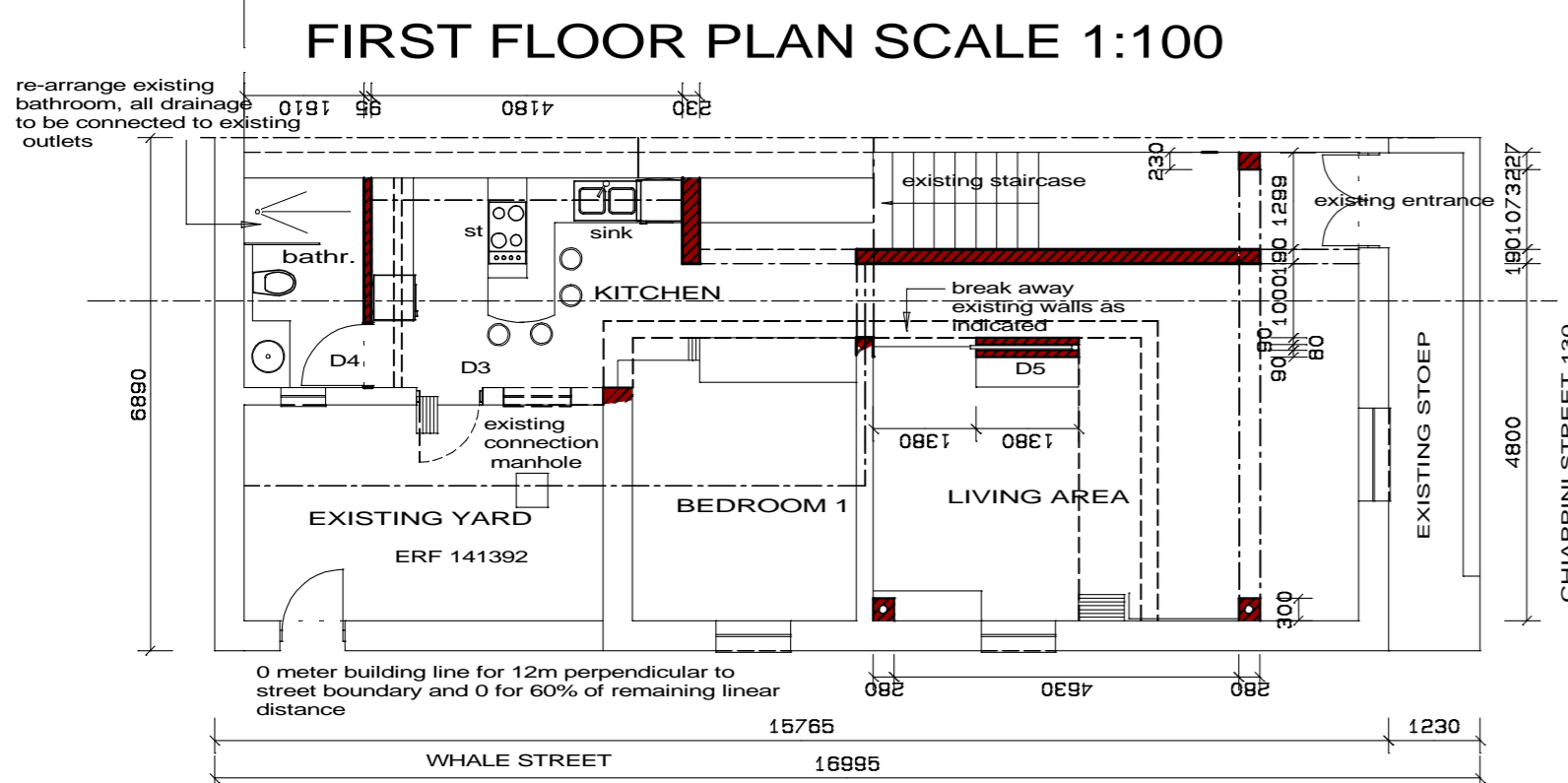
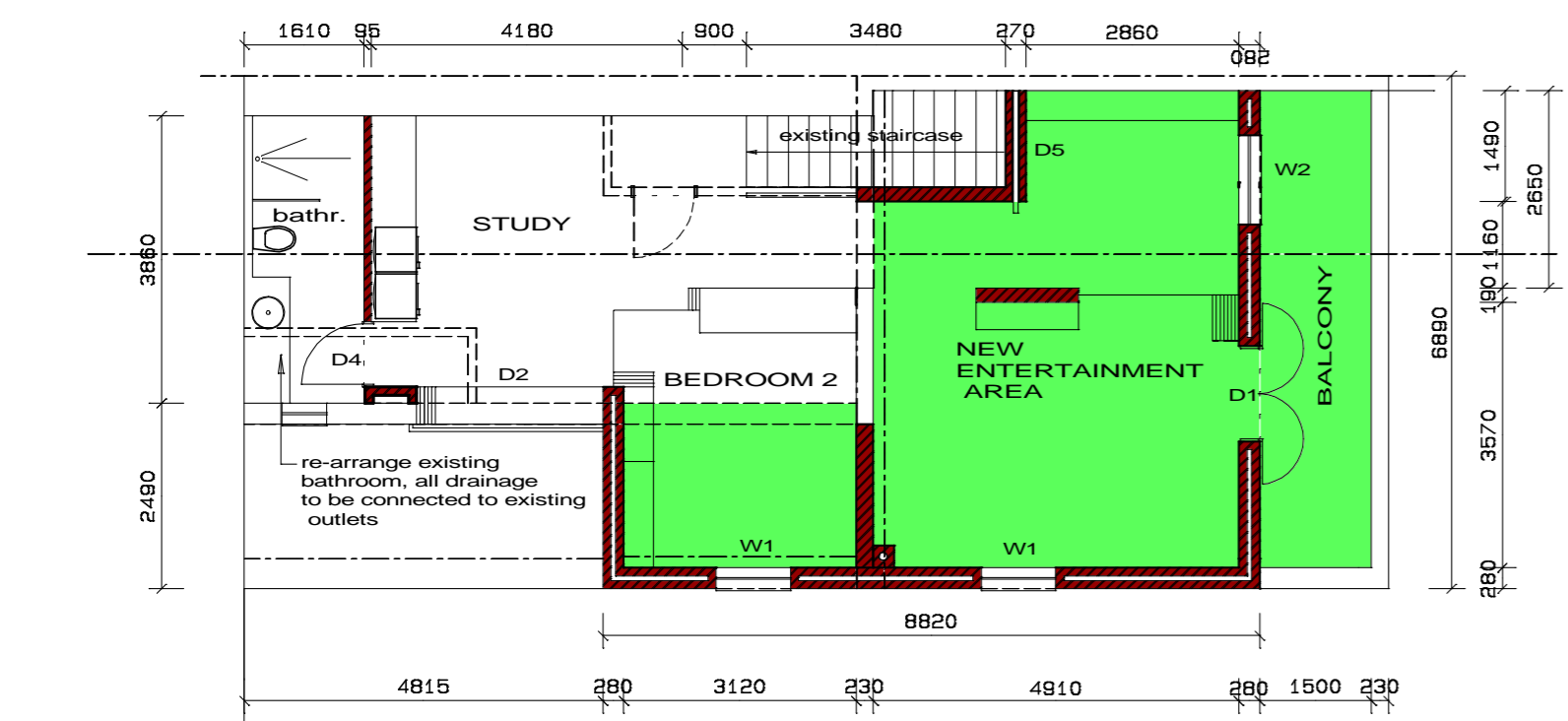
CLIENT: **The Orange House Investments (Pty Ltd)**

PROJECT DESCRIPTION: **PROPOSED NEW ADDITION TO EXISTING DWELLING ON ERF 141392 CHIAPPINI STREET 130 BO KAAP CAPE TOWN**

TITLE: AS INDICATED DATE: APR 22 2013

SCALE: AS INDICATED DRAWN BY: ABE K

DWGNO: **45/O/2013-01**



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