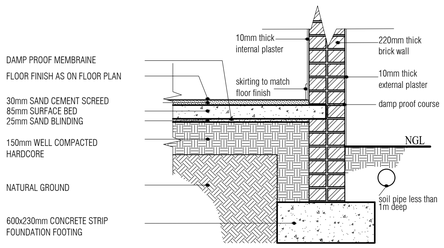
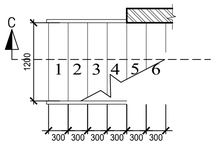
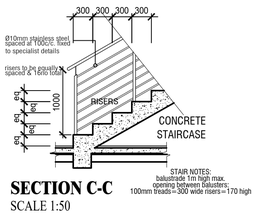


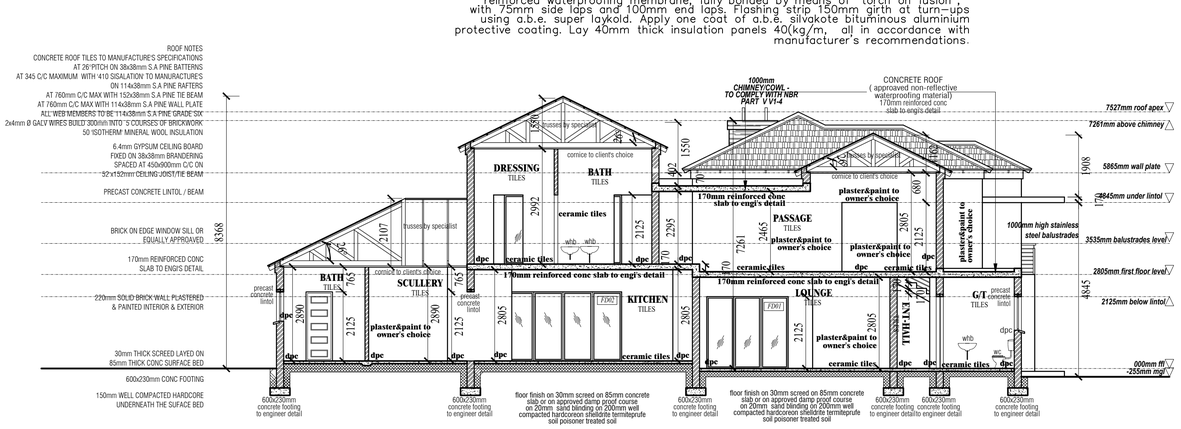
FOUNDATION DETAIL
SCALE 1:20



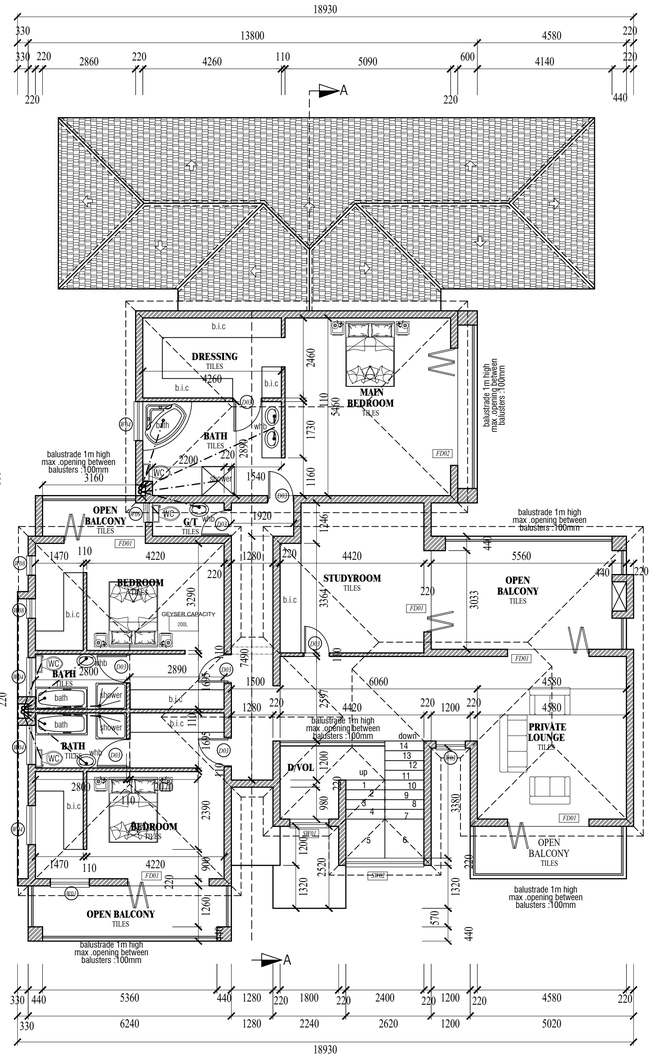
STAIRCASE PLAN
SCALE 1:50



SECTION C-C
SCALE 1:50



SECTION A-A
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100 377m²

ALL WORK TO COMPLY WITH SABS 0400 AND NATIONAL BUILDING REGULATIONS

NB. WATER DISCHARGE PIPE TO BE INSTALLED IN THE SAME DUCTS OF SEWARAGE SYSTEMS

*NB: NO GUTTERS USED

STORM WATER MUST FLOW WHERE THE DIRECTION OF THE SLOPE FLOWS

SANS 10400-T-2011. Edition 3
4.9.2
b) ANY DOOR BETWEEN SUCH GARAGE & ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30minutes & SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm &
c)NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE & THE HABITABLE ROOM

GEYSER INSTALLATION TO COMPLY WITH SABS 0252 GLAZING TO COMPLY WITH SABS 0137 AND SABS 0400 PART "N"

APPLICATION COMPLIES WITH SANS 10400 X-A SANS 204

WINDOW FRAMES TO BE ALUMINIUM ANODISED BRONZE

NO EXTERNAL BURGLAR BARS; ONLY RECTANGULAR FORMS CAN BE INSTALLED

ALL EXTERNAL LIGHTS WALL MOUNTED TO BE MORE THAN 1m ABOVE NGL

BOUNDARY WALLS TO MATCH HOUSE & TO BE MAINTANANCE FREE ON NEIGHBOURS SIDE

STORM WATER MUST FLOW WHERE THE DIRECTION OF THE SLOPE FLOWS

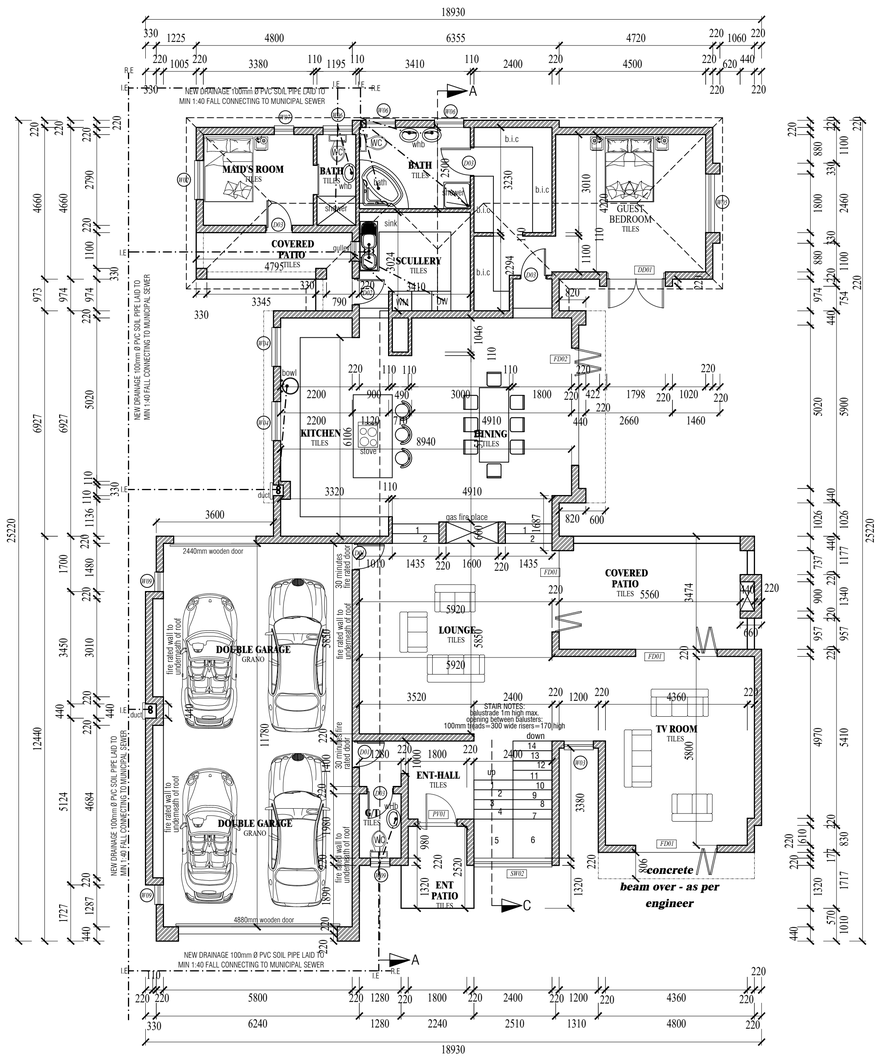
ALL CONCRETE ROOF TO BE FINISHED WITH NON-REFLECTIVE FINISHES

EXPOSED DRAINAGE PIPES & REMOVABLE DUCTS PANELS TO BE PAINTED TO MATCH THE WALLS

CHIMNEY AS PER PART 'V V1-4 ' OF NBR

DRAINAGE DESIGN TO BE IN ACCORDANCE WITH THE NBR

NB : ANY WOOD TO COMPLY WITH WOOD SANS 10163



GROUND FLOOR PLAN
SCALE 1:100 350m²

NOTES

ROOF: TILES

-26°PITCH TILE ROOF WITH SABS APPROAVED UNDERLAY
- TILES ON 38x38mm BATTERNS AT 320mm CENTRES MAX
-TRUSSES FROM SA PINE AT 760mm CENTRES FASTENED SECURELY WITH 2 WIRES OF 4mmØ EMBEDDED AT LEAST 300mm INTO BRICKWORK WITH CONNECTING DEVICES ACCORDING TO TABLE L2, SCHEDULE 1, OF SABS 0400
-ALL WEB MEMBERS TO BE MINIMUM 38x114mm GARDE 4 WITH EQUAL BAYS SMALLER THAN 1500mm. APPROVED BRACING MUST PREVENT BUCKLING AND KEEP TRUSSES UPRIGHT
-VALLEY AND HIP RAFTERS TO BE GRADE 6 50x228 SA PINE
-LAMINATED TIMBER TO COMPLY WITH SABS 876
-50mm GLASS FIBRE INSULATION TO BE INSTALLED ON CEILING

FLOORS AND WATERPROOFING

-GROUND FLOOR SLAB=85mm THICK 20mpa CONCRETE PERFECTLY LEVEL AND AT MINIMUM 150mm ABOVE GROUND LEVEL ON PROPERLY COMPACTED HARDCORE FILL
-25mm THICK SCREED AND FINISHES AS INDICATED
-SUSPENDED CONCRETE FLOOR SLABS TO ENGINEER'S DETAIL AND SPECIFICATIONS
-DPC UNDER ALL WALLS (EXCEPT FREE STANDING), FLOORS AND WINDOW SILLS AND TO ALL VERTICAL CHANGES IN FLOOR LEVELS
-FLUSHINGS TO ALL PARAPETS AND CHANGES IN ROOF LEVELS
-ATRIUMS AND COURTYARDS TO BE FITTED WITH AT LEAST 1x50mmØ OUTLET PIPES FROM CATCHPIT FITTED WITH GRATING AND SILT TRAP
-PLANTERS TO BE WATERPROOFED AND DRAINAGE INSTALLED

FOUNDATIONS, BRICKWORK & PARTITIONS

-ALL FOUNDATIONS TO BE 25mpa CONCRETE , AT LEAST 200x700mm. MINIMUM 200mm UNDER GROUND TO ENGINEER'S DETAILS AND SPECIFICATIONS
-BOUNDARY WALLS' FOUNDATION MUST NOT ENCROACH ON BOUNDARY AND WALLS ARE TO BE PLASTERED AND PAINTED ON THEW INNER WALL
-PARAPET WALLS TO BE ATLEAST 300mmHIGH AND MAXIMUM 500mm WITH BRICKFORCE IN EVERY COURSE
-ALL SCREEN WALLS TO BE AT LEAST 1800mm HIGH ABOVE GROUND LEVEL
-LINTOLS TO BE SUPPORTED MINIMUM 150mm FOR OPENINGS UPTO 4800mm.BRICKFORCE TO BE BUILT IN EVERY COURSE BELOW FLOOR LEVEL AND ABOVE WINDOW LEVEL, EVERY THIRD COURSE BETWEEN BETWEEN IN CONTINOUS BANDS
-NO TEETHING OR BLOCK BONDING WILL BE ALLOWED UNDER ANY CIRCUMSTANCES
-ANY PARTITION TO BE RODENT PROOF

STAIRS AND BALUSTRADES

-STAIRS TO BE 750mm MIN WIDTH, TREADS 300mm , RISERS 170mm WITH 6mm MAX DEVIATION
-1000mm HIGH BALUSTRADES TO ALL STAIRS AND BALCONIES
-MAX 3000mm VERTICAL RISE PER FLIGHT , WINDERS WHERE SHOWN ,TO BE AT LEAST 250mm WIDE, 450mm FROM THE NARROW END AND ANGLE BETWEEN THE RISERS TO BE CONSTANT
-MINIMUM HEADROOM TO BE 2100mm MEASURED FROM PICHLINE
-GLASS BALUSTRADES (IF SHOWN) TO BE SAFETY GLASS

GLAZING

-ALL PANES 0 -0.75m² =4mm thick glass
0.75 -1.5m² =6mm thick glass
-BATHROOM WINDOWS TO BE FROSTED GLASS
-ALL GLAZING ON DOORS TO BE SAFETY GLASS
-ALL GLAZED AREA LESS THAN 300MM ABOVE FFL TO BE COVERED WITH SATETY GLASS

AREA SCHEDULE

GROUND INCLUDING GARAGE FLOOR AREA	=350 m²
FIRST FLOOR PLAN AREA WITHOUT OPEN BALCONY	=248m²
FIRST FLOOR INCLUDING ALL BALCONIES AREA	=277m²
GARAGE AREA	=80m²
TOTAL AREA OF THE HOUSE	=627m²
SITE PLAN AREA	=816 m²
SITE COVERAGE	=42.9 %
FIRST FLOOR PLAN COVERS 70 % OF THE GROUND FLOOR	

DO NOT SCALE THE DRAWINGS

REVISIONS

REV	DATE	DETAILS	BY
A	XX/XX/XX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XX

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PROJECT TITTLE

PROPOSED NEW HOUSE FOR NDLOVU L.0
ERF 168 XANADU ECO PARK

WORKING DRAWINGS

SCALE AS SHOWN	DATE 2015	DESIGNED BY M.E.M	DRAWN BY N.B	CHECKED BY M.E.M
DRAWING TITLE	GROUND FLOOR,FIRST FLOOR , SECTION & DETAILS			
SHEET	02 OF 02			
ENGINEER'S REF Number				
CLIENT'S SIGNATURE		DATE		