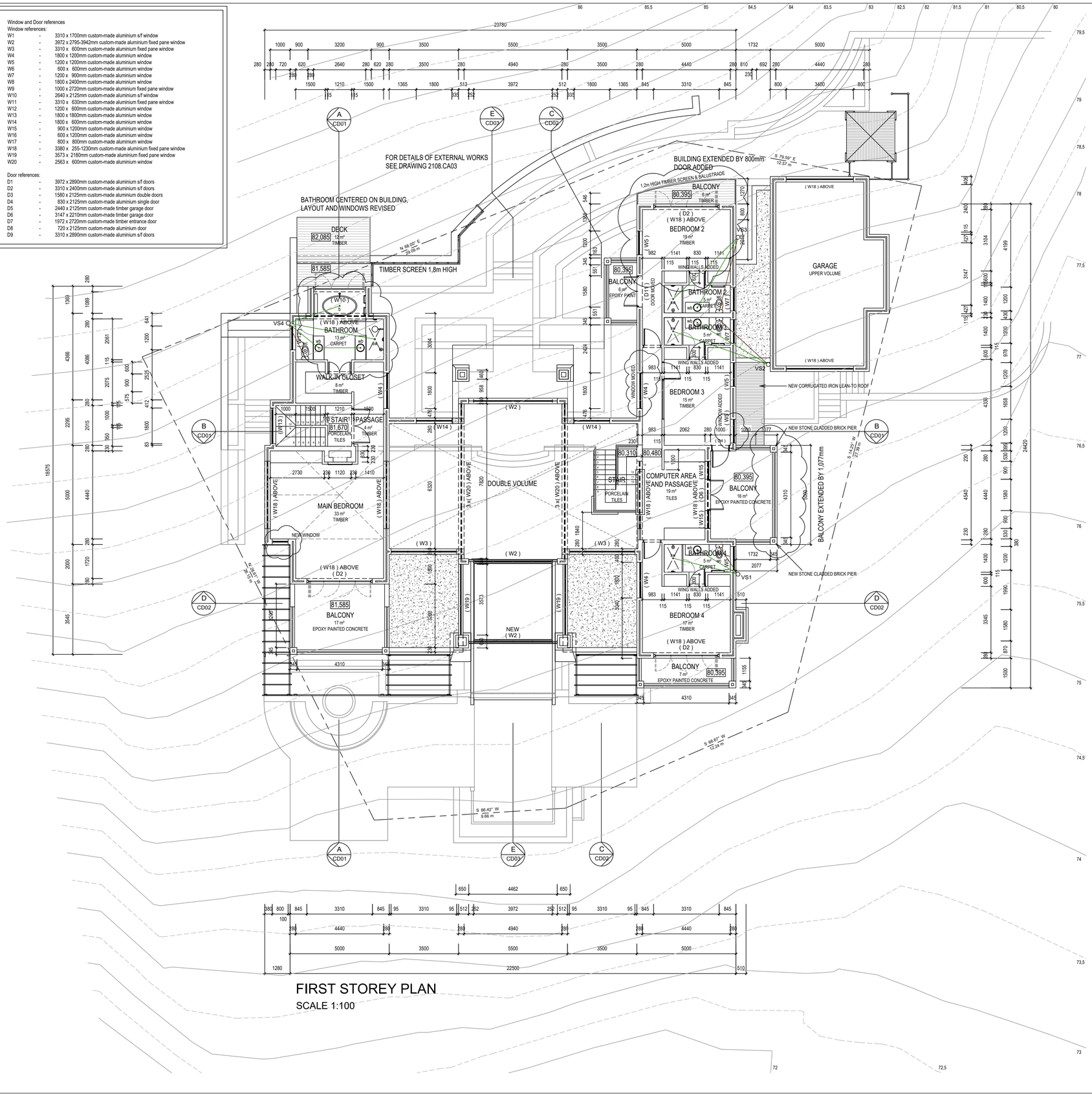
Window and Door references

Window references:

W1	-	3310 x 1700mm custom-made aluminium s/f window
W2	-	3972 x 2795-3942mm custom-made aluminium fixed pane window
W3	-	3310 x 600mm custom-made aluminium fixed pane window
W4	-	1800 x 1200mm custom-made aluminium window
W5	-	1200 x 1200mm custom-made aluminium window
W6	-	600 x 600mm custom-made aluminium window
W7	-	1200 x 900mm custom-made aluminium window
W8	-	1800 x 2400mm custom-made aluminium window
W9	-	1000 x 2720mm custom-made aluminium fixed pane window
W10	-	2640 x 2125mm custom-made aluminium s/f window
W11	-	3310 x 630mm custom-made aluminium fixed pane window
W12	-	1200 x 600mm custom-made aluminium window
W13	-	1800 x 1800mm custom-made aluminium window
W14	-	1800 x 600mm custom-made aluminium window
W15	-	900 x 1200mm custom-made aluminium window
W16	-	600 x 1200mm custom-made aluminium window
W17	-	800 x 800mm custom-made aluminium window
W18	-	3380 x 255-1230mm custom-made aluminium fixed pane window
W19	-	3573 x 2180mm custom-made aluminium fixed pane window
W20	-	2563 x 600mm custom-made aluminium window

Door references:

D1	-	3972 x 2890mm custom-made aluminium s/f doors
D2	-	3310 x 2400mm custom-made aluminium s/f doors
D3	-	1580 x 2125mm custom-made aluminium double doors
D4	-	830 x 2125mm custom-made aluminium single door
D5	-	2440 x 2125mm custom-made timber garage door
D6	-	3147 x 2210mm custom-made timber garage door
D7	-	1972 x 2720mm custom-made timber entrance door
D8	-	720 x 2125mm custom-made aluminium door
D9	-	3310 x 2890mm custom-made aluminium s/f doors



FIRST STOREY PLAN

SCALE 1:100

NOTES

GENERAL
All dimensions and levels to be checked on site before commencement of work. Drawings to be read in conjunction with all other drawings in set and with drawings from other consultants and specialist subcontractors. Any discrepancies must be reported to the designer via a written technical query sheet.
All building work and plumbing to comply with N.B.R., local municipal bylaws and S.A.B.S. regulations.
Big scale detail drawings take preference over smaller scale general drawings. It is the builder's responsibility to submit subcontractor's shop drawings to the designer for approval before the commencement of any work by the subcontractor. Where roof trusses are to be installed, truss spacing in exposed truss areas is to be checked by the designer before the trusses are installed. It is the responsibility of the client to check that all information on the drawing meets their requirements.

DISCLAIMER
Although the existing structure has been measured up as accurately as possible, it must be assumed that all dimensions shown are approximate. It is the responsibility of the contractor (and all the subcontractors for their portion of the work) to verify all dimensions and levels BEFORE commencement of the work. Should there be any discrepancies, the portion of the work involved should be halted and the designer is to be contacted immediately to resolve the matter.

OCCUPANCY CLASSIFICATION
H4 - Dwelling house

SITE
Natural ground levels of all adjoining sites must be reinstated post construction.
Retaining walls maximum 1.5m high.
Stepped retainers minimum 1m apart.

FOUNDATIONS
All continuous concrete strip foundations to engineers details and specifications.
All strip footings to be supported at sewer crossings. Founding level to be min. 600mm and max. 1500mm below NGL.
Soil tests may be called for after excavation of foundations.

WALLS
Well burnt clay bricks of minimum 10MPa nominal unit strength and Class II mortar and complying with National Building Regulations for effective lateral support.
External walls of dwelling to be 280mm thick clay brick cavity walls.
Internal walls to be 115mm thick clay brick walls.
External and internal walls: selected R.O.K. for 2 coats plaster and paint (primer with 2 coats Plascon Wall & All or Midas Earthcote or equal approved).

FREE STANDING WALLS
Yard/boundary/screen: 230mm thick free standing clay brick walls at 1800mm high.

DAMP PROOFING
SABS approved stepped DPC extending over full thickness of the wall, to be fitted at top of surface bed, minimum 150mm above adjoining ground level and around all windows and doors.
SABS approved vertical damp proof membrane to be fitted where any wall of a room is in contact with the ground.
Perpends open at 690mm c/c over all door and window openings and at DPC level, 150mm above NGL.
Cavities to be kept clean of rubble and cement during construction of walls.

FLOORS
125mm concrete surface bed with mesh reinforcement on 40mm Flexit insulation on 250 micron DPM on 50mm fine sand on well compacted selected fill. All to engineer's approval.
Top of surface bed to be minimum 150mm above the adjoining ground level.

CEILINGS
In pitched roofs to be 9.5mm Gypsum board on 38 x 38mm SA Pine branders at 500mm c/c with joints reinforced and skimmed in accordance with manufacturer's instructions.

ROOF

PITCH ROOFS
Roof pitch 30°.
Coated AZ150 corrugated iron sheeting on 76 x 50mm SA Pine battens on edge at 1000mm c/c on DPM underlay on prefabricated trusses at maximum 1050mm c/c. Wall plates 114 x 38mm.
Specialist engineers certificate to be submitted to local authority.
Rafters and trusses tied down to walls with 1.2 x 30mm galv. hoop iron straps embedded 600mm deep into wall. Gable and walls tied back to roof structure with galv. hoop iron straps 3mm thick x 30mm wide at 600mm c/c embedded 300mm in wall, bent over and fixed to two rafters
Wind bracing: 114 x 38mm diagonal end bracing (45 degrees) nailed to underside of rafters at each end of the roof and in both planes.
Timber fascias, barge boards and eaves to detail.
Gable ends - 500mm overhang.

LEAN-TO ROOFS
Roof pitch 5°.
Coated AZ150 corrugated iron sheeting on 76 x 50mm SA Pine battens on edge at 1000mm c/c on 114 x 38 RAFTERS at maximum 1050mm c/c. SA Pine joists 228 x 50mm clear span 4,185mm.
Timber fascias, barge boards and eaves to detail.

FLAT ROOFS
Reinforced concrete slabs to engineer's details and specifications, waterproofed with an approved impervious material laid to a fall to rain water outlets at not less than 1:80 waterproofing material to be turned up and over top of parapet walls and minimum two courses up any protrusion through the roof with an approved cover flashing.
Parapets maximum 300mm high, measured internally. Parapets finished with flat, smooth plastered coping 100mm high projecting 20mm from vertical wall space.

INSULATION
100mm Isotherm laid over tie-beams in accordance with manufacturer's details.
Alucushion laid between battens and roof tile in accordance with manufacturer's details.

NATURAL LIGHT AND VENTILATION
All habitable rooms, bathrooms and toilets are provided with windows for the purposes of natural light and ventilation. Total area of windows is not less than 10% of the floor area of room served by it (minimum 2sqm) for natural light and windows are provided with openings for natural ventilation, total area of which is not less than 5% of the floor area of such room.

SPACE HEATING
By electrical means.

DRAINAGE
Two pipe system complying with the National Building Regulations and part PP of SABS 0400 comprising the following:
110 OD uPVC drains 50 OD uPVC waste pipes and vent pipes.
All waste fittings to have resealing P type traps.
Access to the drainage installation is provided by means of well marked, protected and permanently accessible rodding eyes at the highest point of drain, at all changes of direction, within 1.5m of the drain connection to the sewer and at 25m intervals along the line of the drain.
Inspection eyes at all bends and junctions.

House not to be occupied until municipal sewer has been taken over by the local authority.

Chemical toilets to be used during construction.

STORMWATER DISPOSAL
Two-way full bore to flat roofs with uPVC downpipe.
Site storm water disposal to engineer's design and details.

WINDOWS AND DOORS
All external doors and windows as specified on door and window schedules.
Internal cills to be plastered brickwork.
External cills to be plastered to det. drawing.
Lintols above all doors and windows.
Lintols to be laid in accordance with manufacturer's specifications.
All glazing in excess of 1 Sqm or within 500mm AFFL is to be safety glass.
All glazing to be in accordance with SABS 10400 Part N as per AAAMSA.

FOR MUNICIPAL APPROVAL

GENERAL
1. FIGURED DIMENSIONS ONLY TO BE USED. NO SCALING OF DRAWING PERMITTED.
2. ANY DISCREPENCY FOUND IS TO BE REPORTED TO THE ARCHITECT IMMEDIATLY FOR CLARIFICATION.
3. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

REVISIONS

No	DATE	DETAILS	BY
AB	15.02.2016	AS BUILT DRAWING	N.S.
AC	21.07.2017	LUM INFORMATION ADDED AS CLOUDED	N.S.
AD	05.07.2021	ADDITIONS AND ALTERATIONS ADDED	N.S.

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

CLIENT
BLUE CANYON PROPERTIES CC

PROJECT
RESIDENCE KENEALY
ERF 8875 KENROCK ESTATE
HOUT BAY

DWG. TITLE
FIRST STOREY PLAN

DWG. No.	REV.
2108.CB02	AD

SCALE	PLOT DATE
1:100	05.07.2021
DRAWN: N.S.	DATE: MAY 2021
CHECKED	DATE

15 KESTREL WAY
KENROCK ESTATE
HOUT BAY
+27 (0)83 309 7869

FOR MUNICIPAL APPROVAL