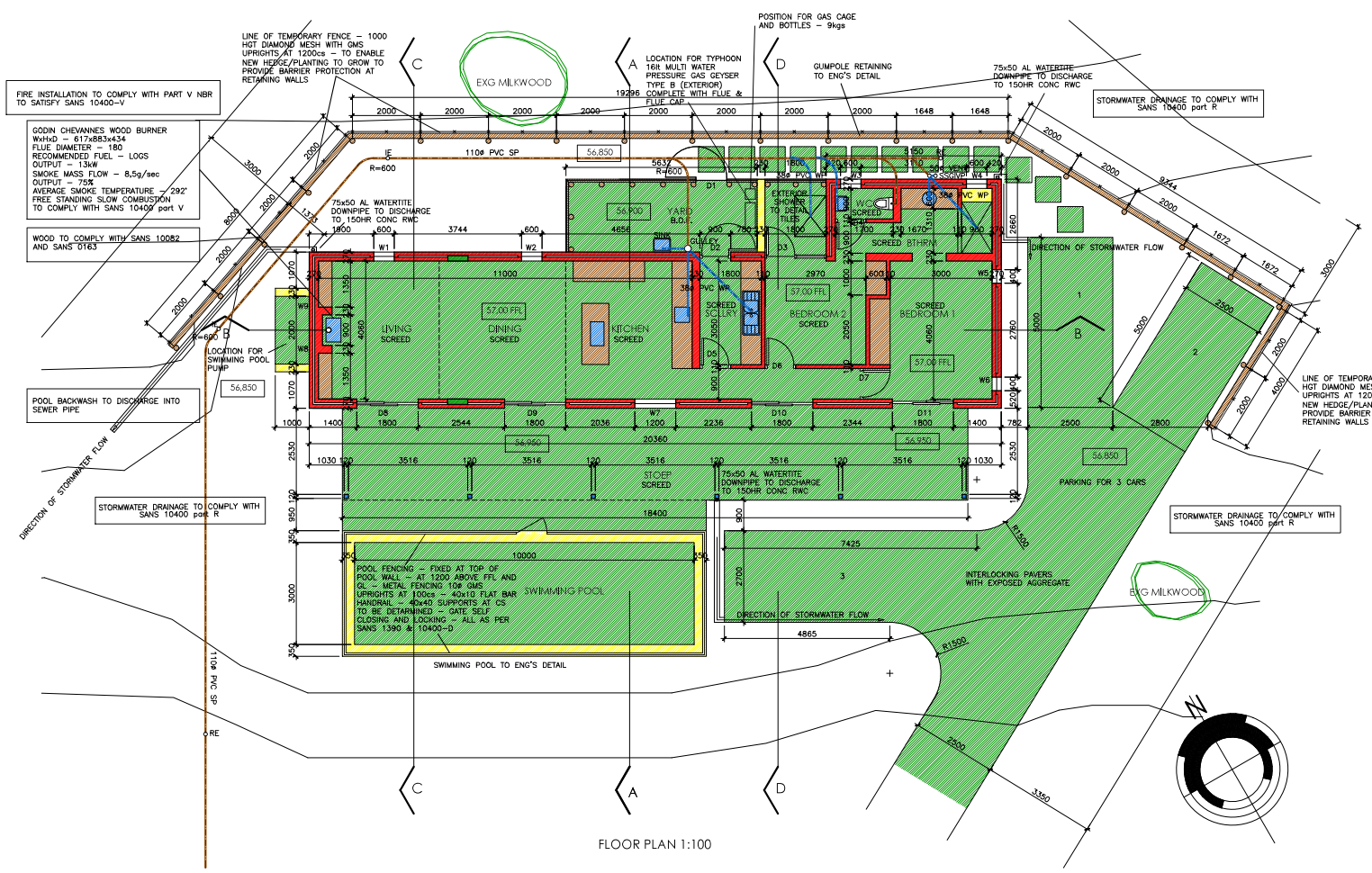


FLOOR PLAN 1:100

CONSTRUCTION NOTES:

1. FOUNDATIONS
TO BE CAST ONLY ON NATURAL GROUND IN CONCRETE, SIZE 750x230mm FOR EXTERNAL WALLS AND 600x230mm FOR INTERNAL 110mm BRICK WALLS, OR AS OTHERWISE INDICATED BY THE ENGINEER, TO BE A MIN. OF 400 BELOW NATURAL GROUND LEVEL.

2. FLOORS:
NEW FLOOR FINISH (AS PER FINISHING SCHEDULE) ON MIN 30mm SCREED ON 120mm THICK CONCRETE BED, ON 250 MIC DPM, ON 50mm CLEAN RIVER SAND, ON COMPACTED FILL. INCLUDE FOR STEPPED DPC AT FLOOR LEVEL AT EXTERNAL WALLS AND WEAK CONCRETE FILL TO CAVITY BELOW SUCH DPC.

3. WALLS
GENERAL:
EXTERNAL WALLS TO BE 270 CAVITY BRICKWORK (UNLESS STATED OTHERWISE), FAIRFACE AND PAINTED (TO CLIENT SELECTION), TO INCLUDE FOR DPC AROUND WINDOW AND DOOR OPENINGS AND ABOVE LINTELS. WEEPHOLES AT FLOOR AND ABOVE LINTELS. 2.5 WALL TIES PER M^2.
INTERNAL WALLS TO BE FAIRFACE BRICKWORK, FLUSH POINTED AND PAINTED OR PLASTERED AND PAINTED AS SPECIFIED

4. WINDOWS & DOORS
NEW DOORS:
HW DOORS AS PER SCHEDULE ALL TO BE SANDED AND PAINTED

NEW WINDOWS:
AL WINDOWS AS PER SCHEDULE ANODISED
COLOUR TO APPROVAL

5. CEILINGS:
SKIMMED RHINOBOARD 6,5mm ON 38x52 BATTENS AT 400cs – SHADOWLINE CORNICES
ISOBOARD 30mm WITH V GROOVES – WHITE
ALL PAINTED WHITE

6. INSULATION:
AS SPECIFIED

7. ROOF
7.1 ROOF CONSTRUCTION 1:
CHARCOAL GREY PRE-FINISHED KLIPLOK SHEETING @40°, ON 4mm ALUCUSHIONHL OR ISOBOARD ON
76x52 PURLINS @500mm c/c MAX
PRE-MANUFACTURED TIMBER TRUSSES @CS 750, TO SPECIALIST SPECIFICATION. OR RIDGE BEAM LAMTICO 297x76 WITH 150x50 RAFTERS AT 700cs – KING POST INTERMEDIATE TRUSS ALL TO ENG'S DETAIL
INSULATION TO BE LAID BETWEEN PURLINS TO SATISFY SANS10400XA.
114x38 TANALISED WALL PLATE WITH 30x1.6mm GALV. STRAP TIES BEDDED MIN. 600 DEEP INTO OUTER WALL.

8. EAVES
EAVES TO CLIPPED. FASCIA TO BE 50x200 TIMBER FASCIA, PRIMED AND PAINTED.

9. RAINWATER DISPOSAL
GUTTERS TO BE WATERTITE OR EQUAL CONTINUOUS PRE-FINISHED WHITE ALUMINUM DOMESTIC PROFILE. MATCHING DOWNPIPES TO DISCHARGE INTO 1000 LONG PRECAST CONCRETE CHANNELS AND DISCHARGE AWAY FROM BUILDING. CONTRACTOR TO ENSURE ADEQUATE PROVISION OF DOWNPIPES FOR SAFE STORM WATER DISCHARGE AND DISPERSAL.

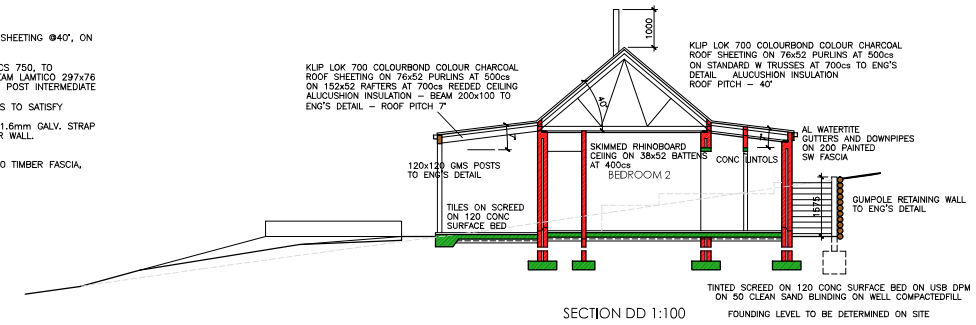
10. GENERAL
FLOOR LEVELS TO BE AS INDICATED ON PLAN WITH A MINIMUM OF 100 ABOVE FINISHED GROUND LEVEL.
ANY FOUNDATIONS WITHIN 1250 OF A DRAINLINE TO BE BELOW SUCH DRAINLINE
ALL ROOMS TO HAVE MIN NETT GLASS AREA OF 10% OF A FLOOR
FLASHING AND COUNTER-FLASHING TO ALL ROOF – MASONARY JUNCTIONS.

11.DRAINAGE
ALL DRAINAGE TO COMPLY WITH MUNICIPAL REGULATIONS.
IE'S TO ALL BENDS AND JUNCTIONS. JUNCTIONS TO HAVE MARKED COVERS AT GROUND LEVEL. WC'S WITH SOIL PIPES HAVING A GREATER DROP THAN 1200mm TO BE ANTI-SIPHONED. ALL WASTE FITTINGS TO BE 38mm AND TO BE FITTED WITH FULL ACCESSIBLE RESEAL TRAPS.

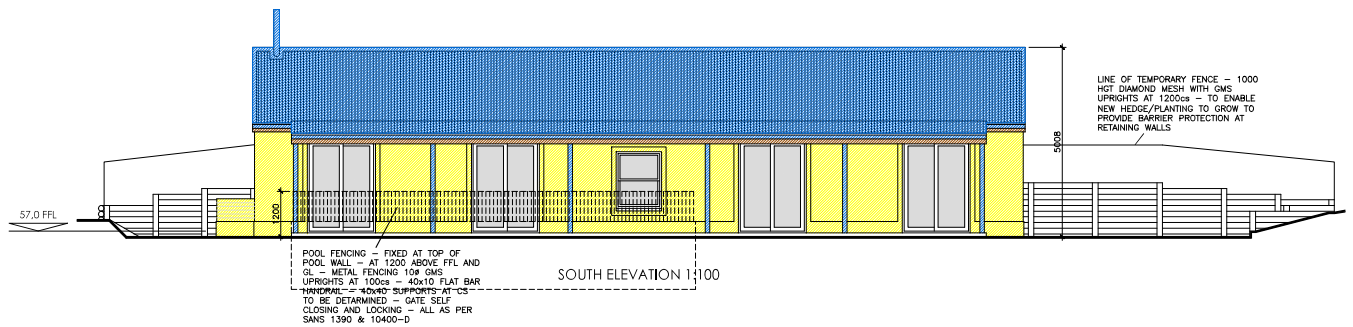
12. STRUCTURAL WORK
ANY CONCRETE WORK OR ANY WORK OF A STRUCTURAL NATURE, TO BE SPECIFIED BY THE NECESSARY ENGINEER (STRUCTURAL / CIVIL / MECHANICAL). SITE FOUNDING CONDITIONS TO BE CHECKED BY ENGINEER BEFORE CASTING FOOTINGS.

13. SERVICES
LIGHTING & POWER:
TO BE IN ACCORDANCE WITH SANS 204 4.5.1
LIGHTING NEEDS TO COMPLY TO TABLE 12
ENERGY SAVING BULBS USED THROUGHOUT

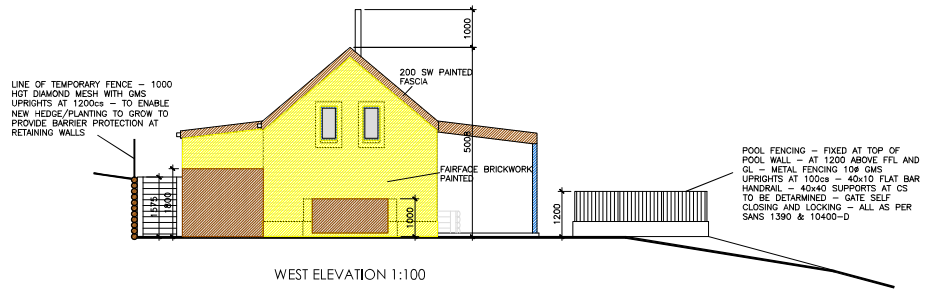
AMENDMENTS PER COUNCIL 9/02.2023
1. ST NAME & NO. INDICATED – NO OBSTRUCTION TO VEHICLE ENTRANCE
2. DIST. BOUNDARIES TO BLDG SHOWN
3. STORM WATER FLOW INDICATED
4. POSITION OF GAS BOTTLES AND CAGE SHOWN
5. WOOD TO COMPLY WITH SANS 10082 & SANS 0163
6. DPC ANNOTATED
7. NOTE FOR MARKING ON SAFETY GLASS
8. POOL SAFETY – FENCE AND GATE SHOWN
9. REs IEs AEs SHOWN
10. VENT PIPES VALVES – SIZES INDICATED
11. SWs WPs SIZES SHOWN
12. REs AT MAX 25m cs
13. RE AT CONNECTION – 1500mm FROM MH CONNECTION
14. SANS 10400 FORM 2 ATTACHED
15. SANS 10400 FORM 1 ATTACHED
16. OVERSTRAND POOL FORM ATTACHED
17. BACKWASH FROM POOL TO DISCHARGE INTO SEWER PIPE
18. PREVENTION AGAINST FALLING AT TOP OF RETAINING WALLS INDICATED



SECTION DD 1:100

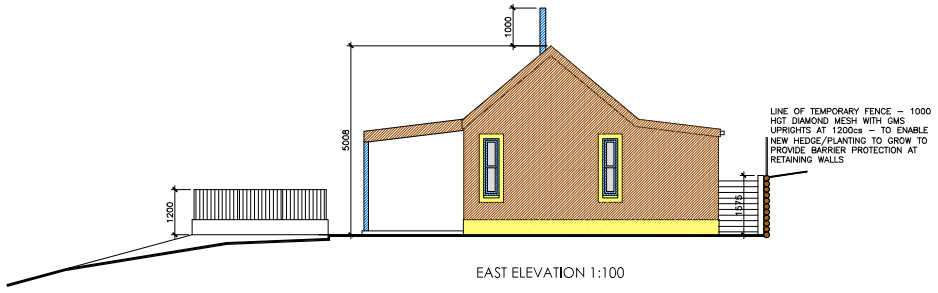


SOUTH ELEVATION 1:100

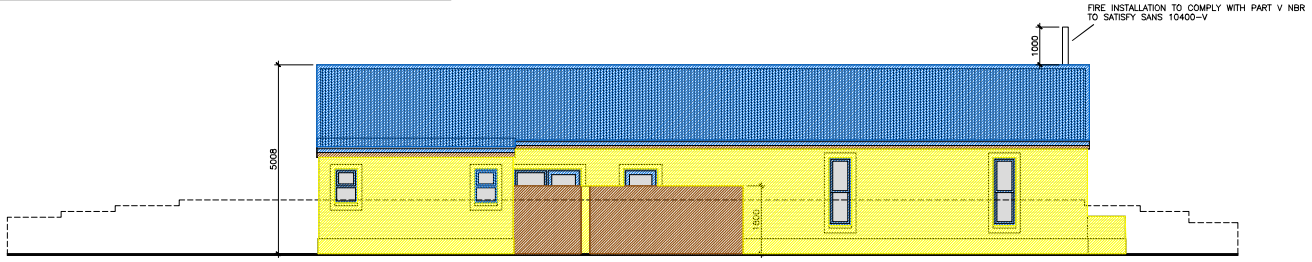


WEST ELEVATION 1:100

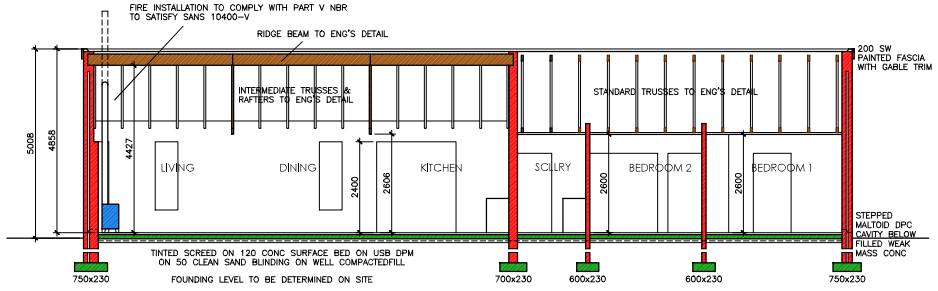
CONTRACTOR TO BUILD ACCORDING TO SANS 10400



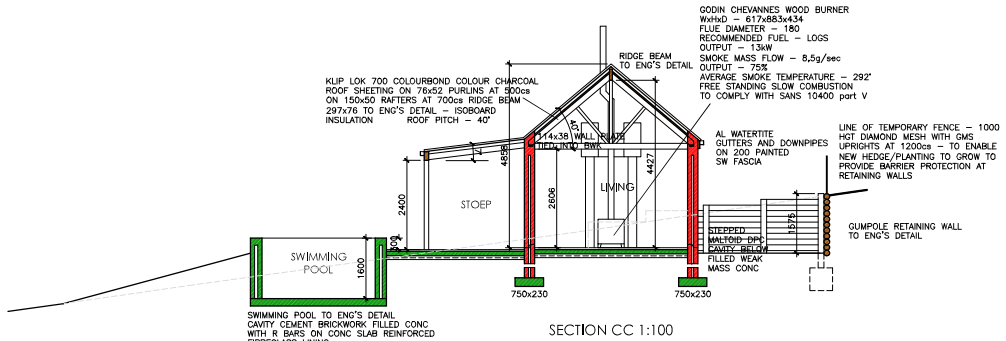
EAST ELEVATION 1:100



NORTH ELEVATION 1:100



SECTION BB 1:100



SECTION CC 1:100

APPROVED
for
Local Authority submission
Signed: Date: 28/02/23
Kevin Gadd PrArch
Romansbaai Estate Architect

COUNCIL SUBMISSION
A: COUNCIL AMENDMENTS 9/2.2023
AMENDMENTS

PROJECT
HOUSE OBRY
ERF 140 BIRKENHEAD
ROMANSBAAI

DRAWING TITLE
PLAN
ELEVATIONS
SECTIONS

THE DESIGN SHOWN ON THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS. BEFORE COMMENCING ANY WORK. SUB-CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING ANY WORK. FOR PERFORMING CONCRETE AND STRUCTURAL STEEL WORK SEE ENGINEER'S DRAWINGS

ARCHITECT

OWNER

SCALE	DATE
1:100	DECEMBER 2022

DWG NO.	REV
22-40-11	A

GRAHAM · GOOSEN · ARCHITECTS
12 DS BOTHA STREET GREYTON 7233
CELL – 082 7729100 – glg@iafrica.com

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