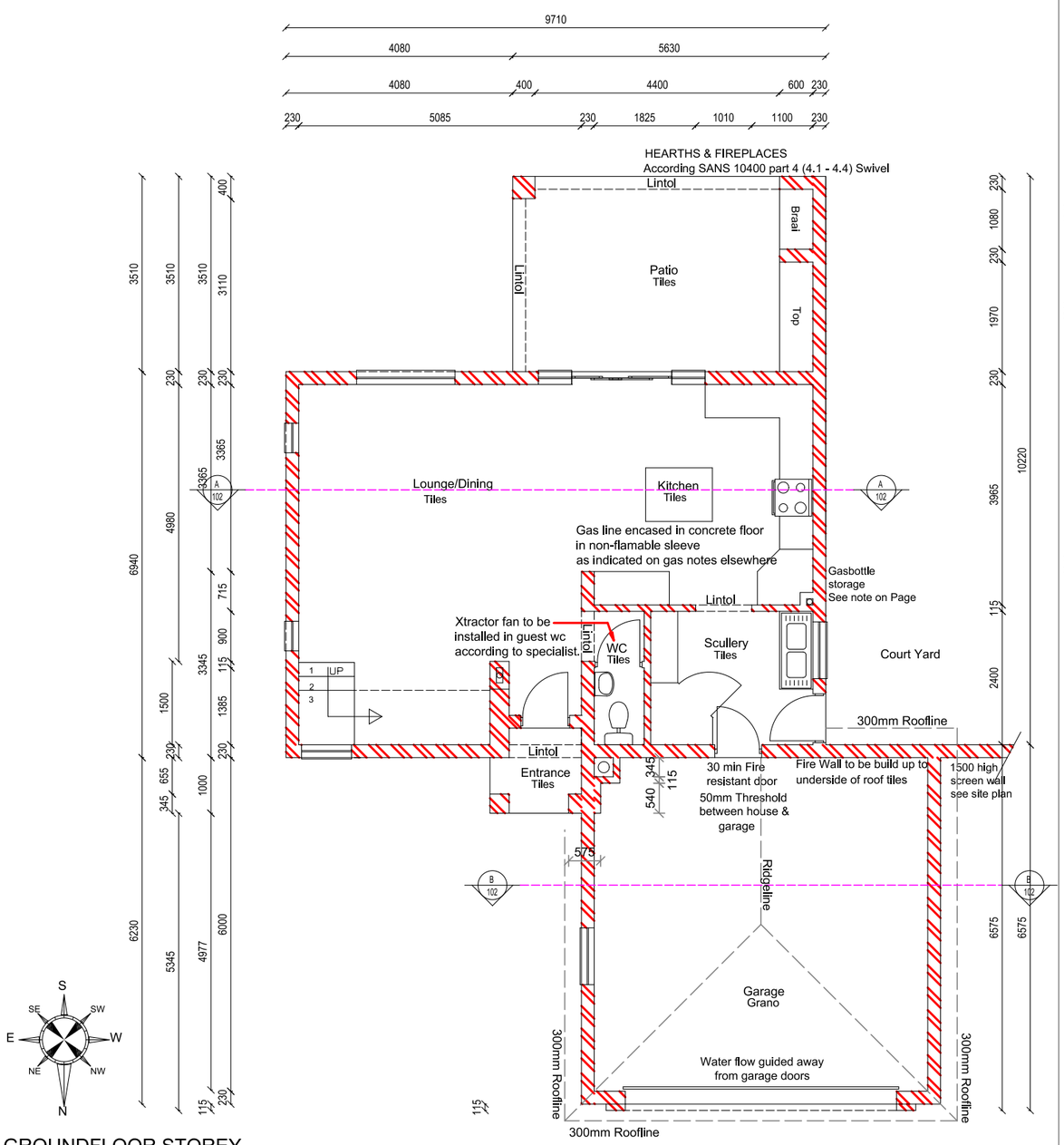


GROUNDFLOOR STOREY
SCALE 1:100

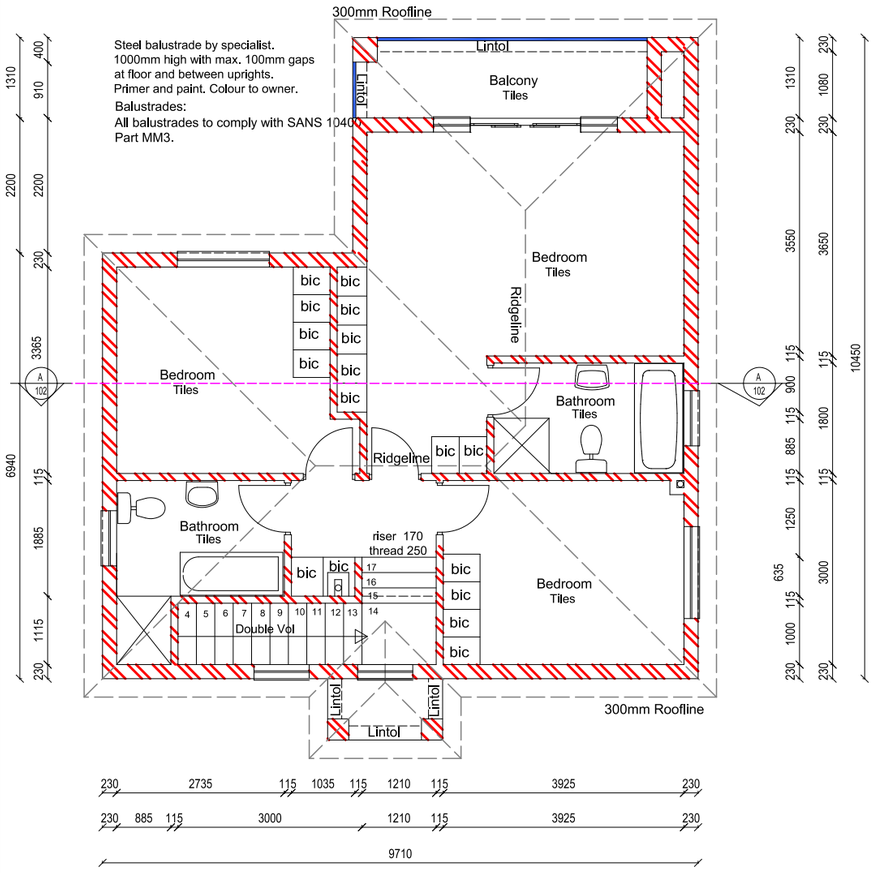
0 1 2 3 4 5 Metres

MINIMUM THERMAL CAPACITY & RESISTANCE
CR PRODUCT, IN HOURS, FOR EXTERNAL WALLING

Climate Zone	Occupancy group /Climate zone
80	Residential H4

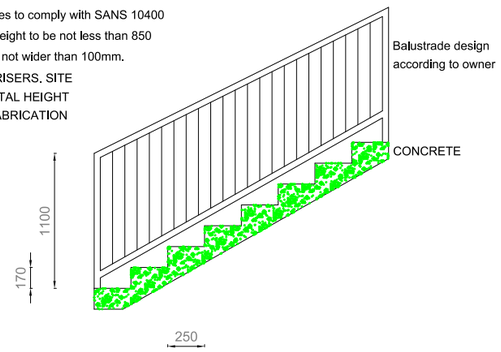
TYPICAL CR PRODUCT VALUES FOR MASONRY WALLS

DB with R=1 Cavity Insulation	DB with R=0.5 Cavity Insulation	DB with 50mm air cavity	106mm Double brick (DB)	Wall type
130	90	60	40	CR (Hours)



FIRSTFLOOR STOREY
SCALE 1:100

All balustrades to comply with SANS 10400
Part MM3. Height to be not less than 850
and opening not wider than 100mm.
16 EQUAL RISERS. SITE
VERIFY TOTAL HEIGHT
BEFORE FABRICATION



STAIR & BALUSTRADE DETAIL
N.T.S

FOR CONSTRUCTION

GENERAL NOTES

All measurements must be checked and controlled against the drawings on site before any work commences according to the drawings. Any irregularites must immediatly be pointed out the the draughts lady.
All work to comply with NBR std.
ACT No:103 of 1977.
All levels and dimension has to be physically checked before start of construction
The draughts lady accepts no responsibility for any consequential accurateness, and conforming to legal and owners requirements.
Do not scale drawings, only use dimensions shown.
All trees and other vegetation to be checked.

BALUSTRADES

All balustrades to comply with SANS 10400 Part MM3. Height to be not less than 850 and opening not wider than 100mm.

DEMOLITION OF ANY BUILDING

No owner of any site shall demolish or cause or permit to be demolished any building without the prior written permission of the local authority.

HEARTHS & FIREPLACES

Use galvanised metal flashing where chimney comes through roof. Chimney to pass min 1000mm from highest point where chimney comes out roof.
According SANS 10400 part 4 (4.1 - 4.4) Swivel metal cowl

FIRE REGULATION - GARAGE

Class B firedoor to be provided between house & garage
50mm Threshold between entrance from garage to house
Firewall to be built between any area of house and garage till underside of roof or slab (which applicable)

ELECTRICAL

All wiring should be in conduits and should comply to NBR Std

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

W.O	Date	Revision Decsription	Date Rev.

■ New House	☐ Internal Alterations
☐ Addition	☐ As Built

AREA

Groundfloor		Firstfloor	
Garage	40.72	House	74.56
Patio	19.76	Patio	7.40
Entrance	2.34	Total	211.35
House	66.57	Stand	461.00
Slab	81.96	Coverage	28.06

CLIENT: ARCDEN DEVELOPMENT

PROPERTY DESCRIPTION: Ptn 5/627 Riverside x 5

DRAWING DESCRIPTION: FLOOR LAYOUTS

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