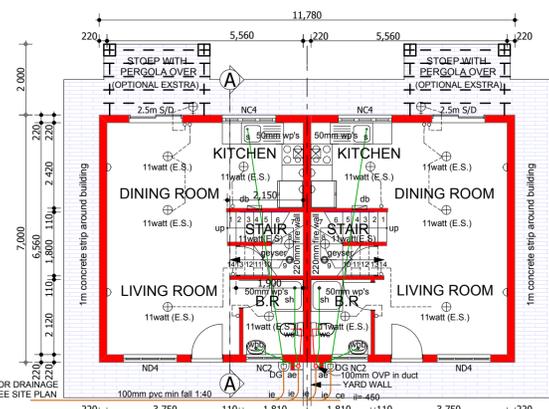




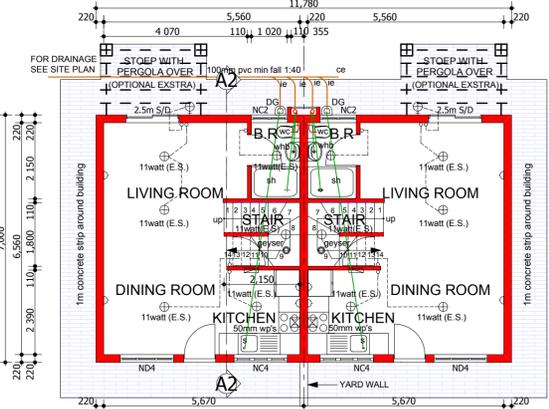
NORTH ELEVATION (TYPE A)
SCALE 1:100



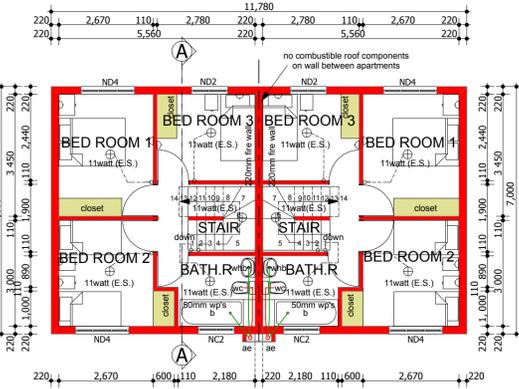
SOUTH ELEVATION (TYPE A)
SCALE 1:100



GROUND FLOOR PLAN 3 BED. 2 BATH. TYPE A
SCALE 1:100



GROUND FLOOR PLAN 3 BED. 2 BATH. TYPE A ALTERNATIVE
SCALE 1:100



FIRST FLOOR PLAN 3 BED. 2 BATH. TYPE A
SCALE 1:100

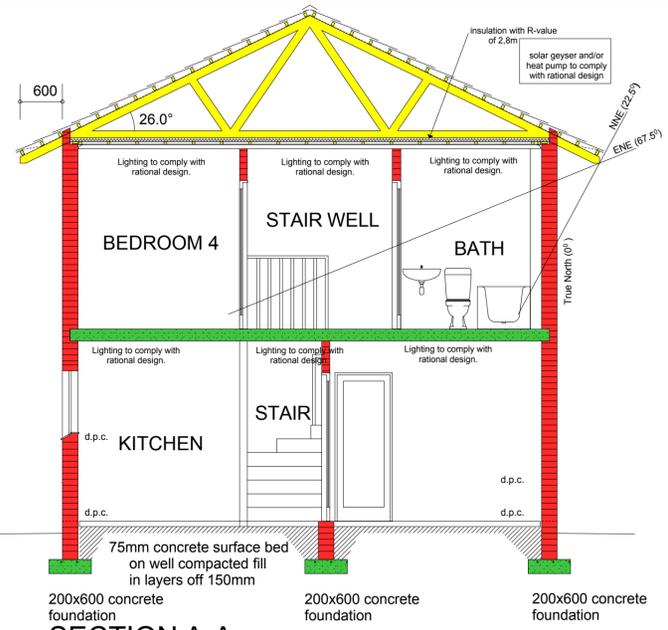
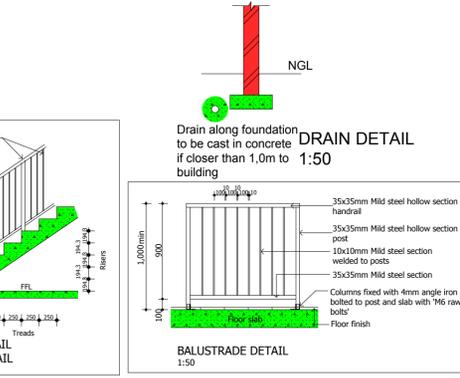
Window Schedule Per Unit				Door schedule Per Unit			
Window Code	ND4	NC4	NC2	Quantity	Sliding Door		
Quantity	3	1	2	1	2,500x2,100		
W x H Size	1 511x1 245	1 511 x 949	1 022x1 673	1 022x949	2,500x2,100		
	1,511	949	1,022	949	2,500		
	1,245	949	1,673	949	2,100		
Finishes: Metal							

NBR GLASS NOTE
SANS 10400 - PORTION N
Maximum size of pane, m²

3.0mm	0.75
4.0mm	1.5
5.0mm	2.1
6.0mm	3.2

additional glass note:
From floor level:
Less than 300mm = 6mm
Up to 1000m = safety glass

All glass doors:
Safety glass with markers.



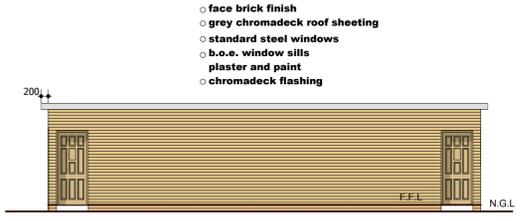
SECTION A-A.
SCALE 1:50

AREA SCHEDULE (PER UNIT)

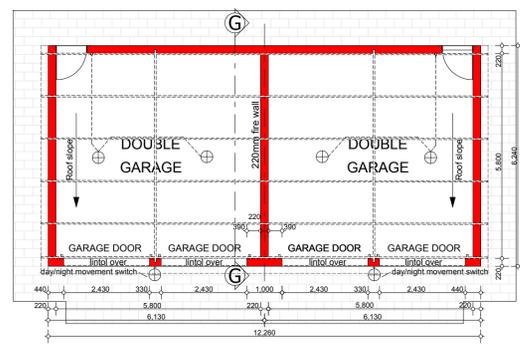
GROUND FLOOR	= 41.23m ²
FIRST FLOOR	= 41.23m ²
DOUBLE GARAGE	= 38.25m ²
TOTAL FLOOR AREA	= 120.71m ²



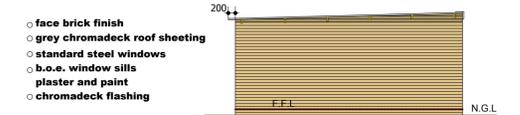
TYPICAL STREET ELEVATION
SCALE 1:100



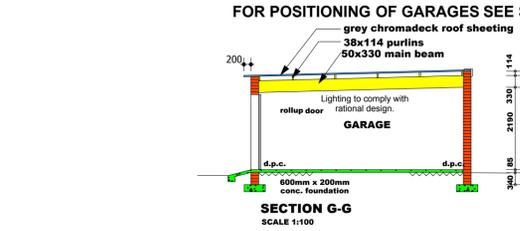
TYPICAL BACK ELEVATION
SCALE 1:100



FLOOR PLAN (A3 PLAN FOR GARAGE TYPE B)
SCALE 1:100



TYPICAL SIDE ELEVATION
SCALE 1:100



SECTION G-G
SCALE 1:100

NOTES:
GENERAL:
All dimensions to be checked on site before work commences. Drawings not to be scaled.
FOUNDATIONS: To Engineer's specification & details
220mm Wall's - 200x600mm Concrete foundations
110mm Wall's - 200x600mm Concrete foundations
Min. strength 20 MPa after 28 days
Foundation walls to be of hard burnt stock brick, min. strength 7 MPa solid filled
All foundations to be a min. of 300mm below NGL
FLOORS: To Engineer's specification & details
Apply ant poison as per SABS 024
Concrete surface bed min strength 15 MPa after 28 days
19mm Stone on well compacted filling in wetted layers of 150mm provide "ISOBOARD" underslab insulation
"USB GREEN" waterproofing membrane
25mm thick screed on 75mm min conc. surface bed
Finished floors to a min of 150mm above NGL
Brick paving on 25mm river sand on well compacted filling to specialist contractor
WALLS:
220mm & 110mm Stretcher bond brick walls with min. strength of 7 MPa Class 3 cement mortar
"GUNDE BRICKGRIP" DPC under all walls & window cill's

ROOF NOTES: To Engineer's specification
Cement roof tiles @ 17,5° - 30° pitch
on 76x38mm SA Pine roof battens
@ 500mm max c/c on Roof trusses @ 760mm max c/c:
152x38mm SA Pine WG 6 tie beam
152x38mm SA Pine WG 6 rafters
114x38mm SA Pine WG 6 posts & struts on
76x38mm SA Pine WG 6 wall plate
2 Strands 4mm galv. wire roof tie's built in 400mm min
38x38mm SA Pine ceiling battens @ 500mm max c/c
Cement fibrous or similar ceiling and cornice
45mm min thick roof insulation in ceiling
100x76mm gutters & RWDP with 'Chromadek' finish
All timber to SANS 10163 standards & specifications
Provide underlay according to manufacturer specification
Provide flashings where any roof abuts to any wall
Flashings to be tucked into horizontal joint of brickwork
GLAZING: As per SANS 10400 Part N Requirements
0 - 0.75 sqm = 3mm
0.75 - 1.5 sqm = 4mm
1.5 sqm or larger = 6mm
All sliding doors = 6mm safety glass clearly marked
DRAINAGE NOTES: As per SANS 10400 Requirements
100mm diam. PVC pipes @ 1:40 min - 1:50 max fall
Provide CE's at 25m intervals and at head of drain
Provide IE's at every change in direction of drain
50mm ASP to all WC's with VP
100mm diam. OVP at head of every drain
Invert level to be 450mm min below NGL
GEYSER INSTALLATION:
To comply with SABS 10254 requirements
Provide solar geyser system and/or heat pump to comply with rational design
FIRE NOTES:
Chimney to comply with SANS 10400 Part 'VV1 - VV4'
SWIMMING POOLS:
Safety to comply to SABS 1390, self locking gates

ELECTRICAL KEY

	CEILING LIGHT		LIGHT SWITCH
	WALL LIGHT		DISTRIBUTION BOARD
	TIMER SWITCH LIGHT		CONNECTOR BOX
	DOOR BELL		METER BOARD
	GEYSER CONNECTION		G.P.O. JUNCTION BOX
	SINGLE PLUG OUTLET		T.V. AERIAL CONDUIT
	STOVE CONNECTION		TELEPHONE OUTLET

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SWART & HARTMAN
DESIGN SERVICES
084 5061241

PROJECT:	CLUSTER HOUSING DEVELOPMENT
CLIENT:	CAPE GANNET 267 (PTY) LTD.
ERF:	ERF 2032
SUBURB:	ANNLIN EXT. 146
TSHWANE	
MAIN BLDG AREA	
COVERED STOEP	
OUTBUILDINGS	SCALE: AS SHOWN
TOTAL AREA	DRAWN: B.H. DATE 11/01/2016
REV	
DATE	ANN.2032(TYPE A) /2

