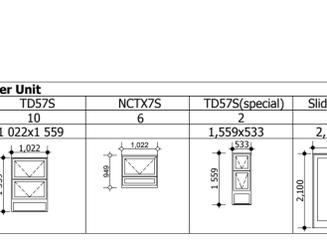
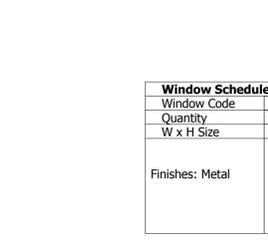
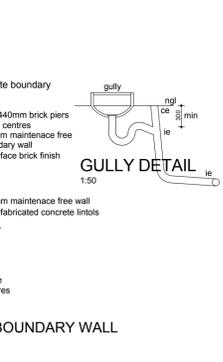
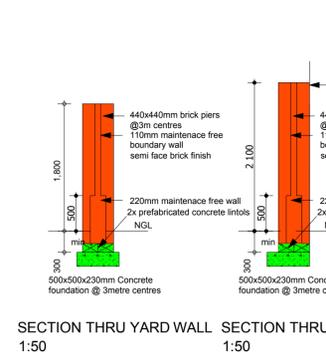
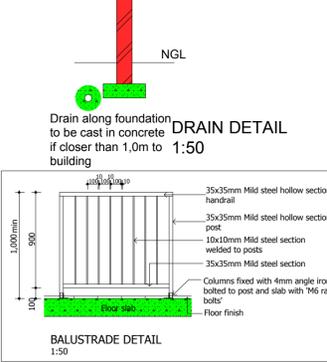
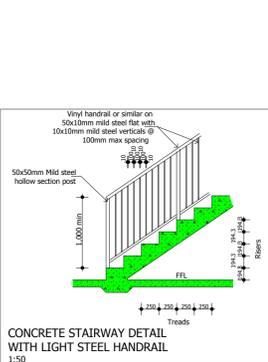
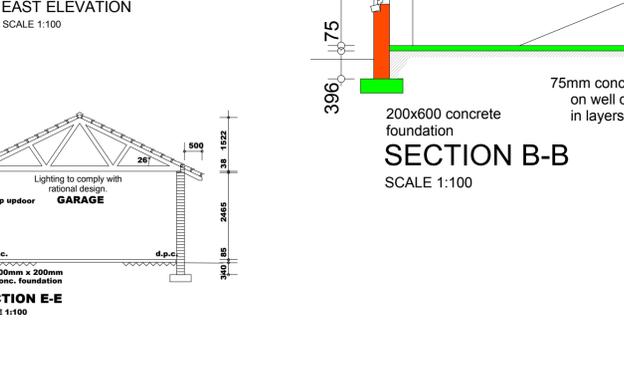
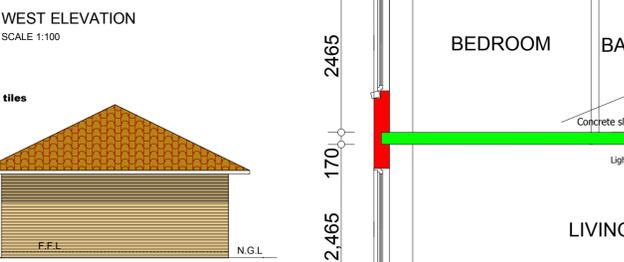
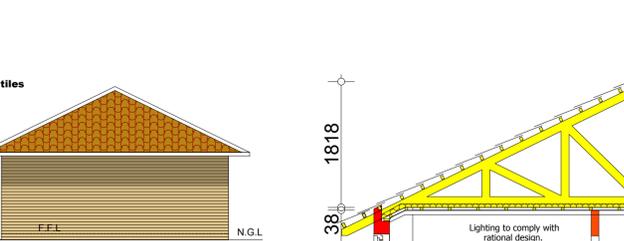
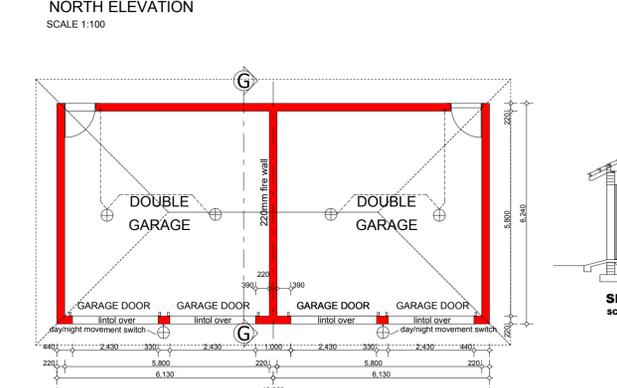
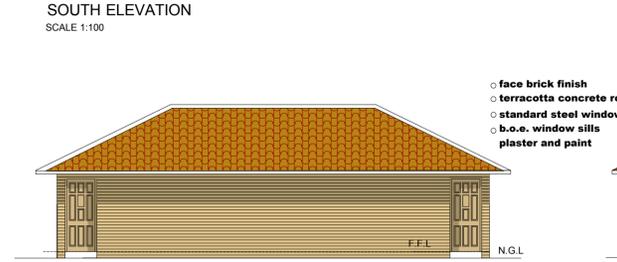
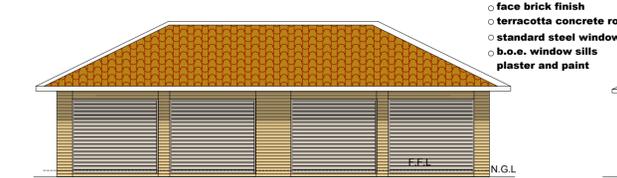


AREA SCHEDULE

GROUND FLOOR	= 45.0m ²	PER UNIT
FIRST FLOOR	= 53.0m ²	
DOUBLE GARAGE	= 38.30m ²	
TOTAL FLOOR AREA EX. GARAGE	= 98.0m ²	



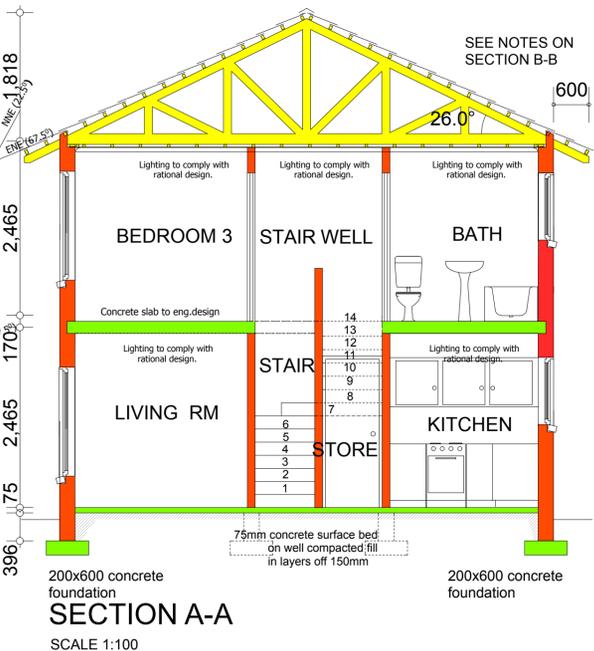
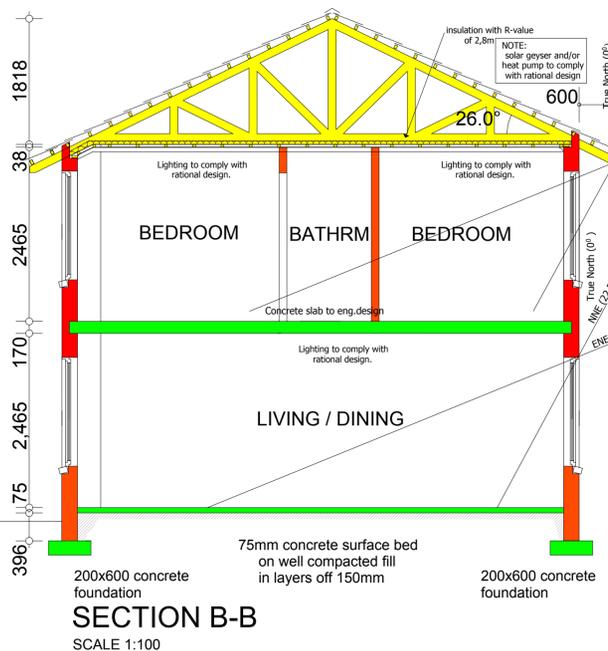
Window Schedule Per Unit

Window Code	TD57S	NCTX7S	TD57S (special)	Sliding Door	Garage Door
Quantity	10	6	2	2	4
W x H Size	1 022x1 559	1 022	1 559x533	2 100x1 500	2 440x2 100
Finishes: Metal	1 559	1 022	533	2 100	2 440

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
Upto 1000m = safety glass
All glass doors:
Safety glass with markers.



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 DPC on well compacted filling to specialist contractor

WALLS:
220mm & 110mm Stretcher bond brick walls with min. strength of 7 MPa Class 3 cement mortar
"GUNDLE 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 abutts 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

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 2033
SUBURB:	ANNLIN EXTENSION 146
TSHWANE	
MAIN BLDG AREA	
COVERED STOEP	
OUTBUILDINGS	
TOTAL AREA	
REV	
DATE	10/09/16
SCALE:	AS SHOWN
DRAWN:	B.H.
DATE	SEPT. 2016
ANN2033 TYPE B/02	

