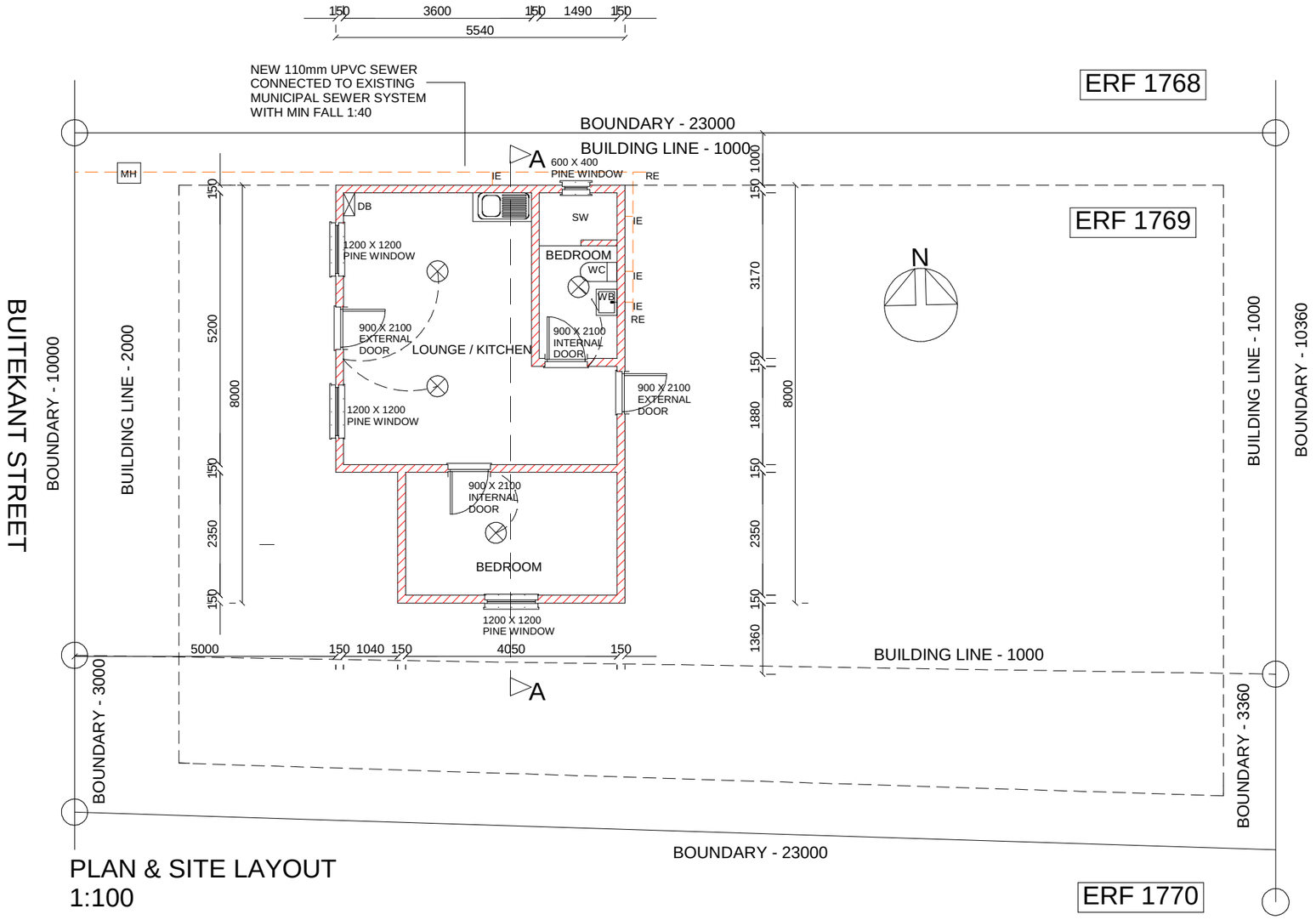
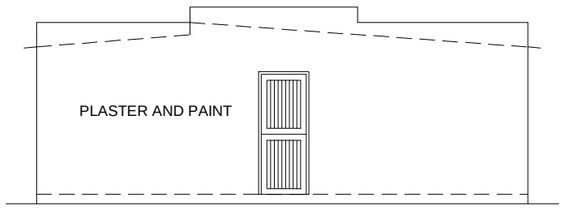
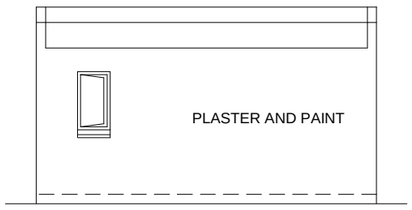


PLAN & SITE LAYOUT
1:100

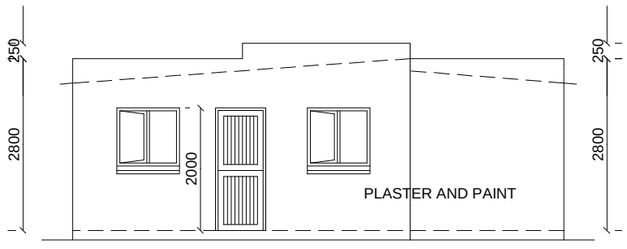
AREA & COVERAGE SCHEDULE		
ITEM	**m2**	
NEW HOUSE	40.0	
TOTAL:	**40.0**	
COVERAGE SITE AREA: ALLOWABLE: 50 % ACTUAL:	**307.0** **153.5** **13.47%**	



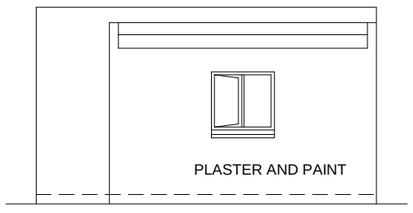
EAST ELEVATION



NORTH ELEVATION

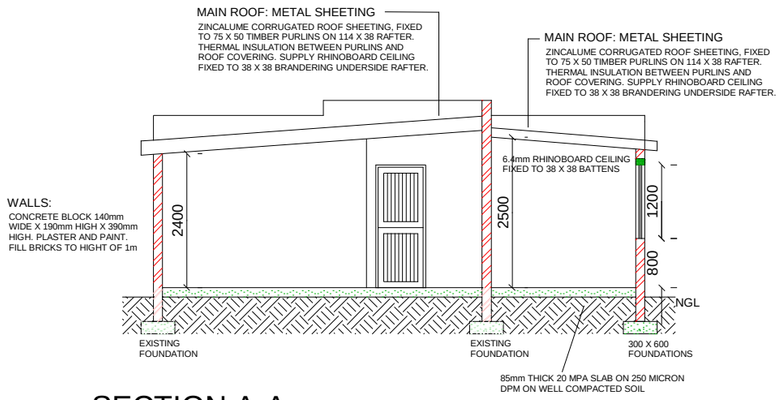


WEST ELEVATION



SOUTH ELEVATION

ELEVATIONS
1:100



SECTION A-A
1:100

PROJECT

NEW HOUSE ON

ERF 1769

PRINCE ALBERT

FOR OWNER
Benjamin & Sarie Petersen
157 Buitekant Street
Prince Albert

DRAWING DESCRIPTION

CONSTRUCTION DRAWINGS:

- **PLAN & SITE LAYOUT**
- **SECTION A-A**
- **ELECTRICAL PLAN**

DRAWN	CHECKED	
DRAWING NUMBER	REVS	DATE
		20/10/2022

GENERAL NOTES:

1. **COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECT**
2. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS, WITH PARTICULAR REFERENCE TO BOUNDARIES AND BUILDING LINES
3. ALL LEVELS, HEIGHTS AND DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, AND ANY DISCREPANCIES ON THE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT BEFORE COMMENCING THE WORK
4. THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR TO USE WRITTEN DIMENSIONS ONLY
5. CONTRACTOR TO ENSURE THAT ALL WORK IS EXECUTED IN STRICT ACCORDANCE WITH LOCAL AUTHORITY BY-LAWS AND REGULATIONS
6. QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT S.A.N.S. SPECIFICATIONS AND CODES OF PRACTICE
7. CONTRACTOR TO LOCATE AND IDENTIFY ANY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE DURING CONSTRUCTION OF THE WORKS
8. WHERE APPLICABLE, ARCHITECTS DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS

XA NOTES:

BUILDING CLASSIFICATION - AS SHOWN. ZONE 2
FENESTRATION: STANDARD TYPE WINDOWS, WITHIN DEEMED-TO- SATISFY RULES FOR LIGHTING & VENTILATION; SINGLE-GLAZED.
WALLS: CR VALUE = 130 (DOUBLE BRICK) OR CONCRETE BLOCKS AS SHOWN.
HOT WATER SUPPLY: SOLAR GEYSER PANELS PLACED ON ROOF TO DETAIL BY SPECIALIST, OR HEAT PUMP BY SPECIALIST
PIPEWORK TO BE LAGGED WITH MIN R1 INSULATION TO COMPLY WITH SANS 1307, 10106, 10254, 10252-1
ROOF ASSEMBLY: SHALL HAVE AN R-VALUE OF 3,7M K/W DIRECTION OF FLOW UP
ROOF CALCULATIONS: SHEETED ROOFS:

ROOF COVER	= R VALUE	0,02
INSULATION	= R VALUE	3,56
PLASTERBOARD CEILING	= R VALUE	0.06
	COMPLIES	3,76

THERMAL INSULATION: SHALL COMPLY WITH THE MINIMUM R-VALUES & BE INSTALLED SO THAT IT: ABUTS OR OVERLAPS ADJOINING INSULATION, OR IS SEALED ADEQUATELY; FORMS A CONTINUOUS BARRIER WITH CEILINGS/WALLS/FLOORS THAT CONTRIBUTE TO A THERMAL BARRIER; DOES NOT AFFECT THE SAFE , EFFECTIVE OPERATION OF ANY SERVICES, INSTALLATION, OR FITTINGS
FLOOR: 50MM APPROVED INSULATION BOARD BELOW SLAB ON DPM

DRAINAGE NOTES:

ALL PLUMBING AND DRAINAGE WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND SANS 2001
INVERT LEVELS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ALL PIPES ARE TO BE CONCEALED/BUILT-IN UNLESS OTHERWISE SHOWN
VENTS, DRAINS, SOIL PIPES: MIN. 100mm DIAM,. WASTE PIPES: MIN. 40mm DIAM.
ALL DRAINS UNDER BUILDINGS OR FOUNDATIONS TO BE CONNECTED WITH FLEXIBLE JOINTS, AND ENCASED IN MIN. 150 mm CONCRETE
ALL WASTE FITTINGS WITH RUNS IN EXCESS OF 6 METRES TO HAVE 75mm DEEPSEAL TRAPS
ALL MATERIALS USED ARE PVC UNLESS OTHERWISE STATED
ACCESS TO THE DRAINAGE SYSTEM TO BE PROVIDED BY ACCESSIBLE MARKED RODDING/INSPECTION EYES AT: ALL CHANGES OF DIRECTION; WITHIN 1,5m OF THE DRAIN CONNECTION TO THE SEWER; AT THE HIGHEST PORTION OF THE DRAIN; AT 25m INTERVALS ALONG THE DRAIN
I.E'S AT ALL BENDS AND JUNCTIONS TO BE ACCESSIBLE & MARKED AT GROUND LEVEL
76mm DEEP RESEAL TRAPS TO ALL WASTE FITTINGS
CLEANING EYES TO WASTE & SOIL PIPES TO BE FULLY ACCESSIBLE
MINIMUM FALL TO DRAIN-PIPES TO BE 1:40 EXCEPT WHERE OTHERWISE SHOWN
INSPECTION EYES TO BE INSTALLED AT BOTTOM OF ANY VERTICAL DRAIN STACK

CONSTRUCTION NOTES: *STANDARDS & REGULATIONS*
ALL BUILDING WORK TO COMPLY WITH THE FOLLOWING REGULATIONS:

EXCAVATIONS & FOUNDATIONS:
ALL EXCAVATIONS TO COMPLY WITH THE NORMATIVE STANDARDS SANS 1936-1, 2 & DOLOMITE LAND SANS 2001-CM2, CONSTRUCTION WORKS SANS 10400 PARTS A, B, J (FLOORS) & K (WALLS)

CEILING CONSTRUCTION:
RHINOBOARD, SKIMMED & PAINTED, (OR SIMILAR APPROVED) ON 38 X 38mm TIMBER BRANDERING AT 450mm CENTRES IN BOTH DIRECTIONS
COVED GYPSUM CORNICES OR SIMILAR APPROVED
100mm ISOTHERM INSULATION (GREEN) LAID OVER CEILING, OR T & G ISOBORD PANELS

EXTERNAL WINDOWS & DOORS:
SWARTLAND OR SIMILAR APPROVED TIMBER, P/COATED ALUMINIUM, STEEL OR SIMILAR APPROVED WINDOWS AND DOORS AS SHOWN ON SCHEDULES

GLAZING:
ALL GLAZING TO BE IN ACCORDANCE WITH SANS 10400-N

GENERAL
WATER INSTALLATION: TO BE IN ACCORDANCE WITH SANS 10252-1, 10254
GAS INSTALLATION: TO BE IN ACCORDANCE WITH SANS 10087
ELECTRICAL INSTALLATION: TO BE IN ACCORDANCE WITH SANS 10142

FLOORS:
ALL FLOOR CONSTRUCTION TO BE IN ACCORDANCE WITH SANS 2001-CC1 STRUCTURAL CONCRETE & SANS 2001-CC2 MINOR WORKS CONCRETE
APPROVED FLOOR FINISH (TILES, CARPET, OR GRANO) ON APPROPRIATE CEMENT SCREED
ON 100mm MESHED CONCRETE SURFACE BED ON MIM. 250 MICRON WATERPROOFING MEMBRANE ON WELL-CONSOLIDATED FILL. 700 X 250 CONCRETE FOUNDATIONS, OR AS SHOWN

WALLS:
ALL WALL CONSTRUCTION TO BE IN ACCORDANCE WITH SANS 10400-K
SANS 248 BITUMINOUS DAMP PROOF COURSES
SANS 952 POLYOLEFIN WATERPROOFING MEMBRANE FOR DAMP PROOF MEMBRANES
SANS 2001-CMI CONSTRUCTION WALLS, MASONRY WALLING
SANS 1504 PRE-STRESSED CONCRETE LINTELS
SANS 2001-EMI CONSTRUCTION WORKS, CEMENT PLASTER
280mm CLAY BRICK CAVITY WALLS, OR
CONCRETE BLOCK MASONRY(TO COMPLY WITH ALL STANDARDS AND SPECIFICATIONS AS RECOMMENDED BY THE CONCRETE MANUFACTURE'RS ASSOCIATION IN THEIR CONCRETE MASONRY MANUAL (Ninth Edition 2011), AND CONTRACTOR SHALL CONFIRM THAT QUALITY ASSURANCE COMPLIANCE IS AS PER SABS CERTIFICATION MARK FOR SUCH PRODUCTS AS PER SANS 1215)
1 COAT SMOOTH WOOD-FLOAT PLASTER & PAINT EXTERNALLY, 2 COAT SMOOTH GYPSUM PLASTER INTERNALLY, OR AS SHOWN
120mm DECORATIVE SMOOTH PLASTER WINDOW/DOOR SURROUNDS WHERE SHOWN
MIN. 85mm SMOOTH PLASTER COPING TO ALL PARAPET WALLS, SUITABLY WATERPROOFED
CONTRACTOR TO BUILD IN DPC'S TO ALL WALLS AT EACH FLOOR LEVEL, BEAM LEVEL, AND TO ALL WINDOW CILLS, DOORS OR OTHER OPENINGS IN EXTERNAL WALLS.
CAVITY WALLS TO HAVE STEPPED D.P.C.
VERTICAL D.P.C TO BE BUILT IN AT ALL CHANGES OF FLOOR LEVELS.

ROOF CONSTRUCTION:
ALL ROOF CONSTRUCTION TO BE IN ACCORDANCE WITH SANS –L
SANS 1288 PRESERVATIVE TREATED TIMBER
SANS 1707 EUCALYPTUS BRANDERING & BATTENS
SANS 1783-4 SAWN SOFTWOOD BRANDERING & BATTENS
SANS 2001-CTZ CONSTRUCTION WORKS CT2 STRUCTURAL TIMBERWORK
SANS 10005 PRESERVATIVE TREATMENT OF TIMBER
S-PROFILE GALVANISED CORRUGATED ROOF SHEETING (OR IBR, OR OTHER APPROVED METAL SHEETING) INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
ON SISALATION (OR SIMILAR APPROVED) INSULATION MEMBRANE, ON 50 X 38mm PURLINS AT 1200mm CENTRES, ON 220 X 50mm TIMBER RAFTERS AT 900mm CENTRES FOR LOW-PITCH ROOFS, OR ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS. ROOF PITCH: AS SHOWN
GALVANISED FLASHING & COVER FLASHING TO ALL PARAPETS,
FIBRE CEMENT FASCIAS, 125 X 85 OG LONGSPAN ALUMINIUM GUTTERS & 75mm DOWNPIPES
CONCRETE SLABS TO ENGINEER'S SPECIFICATIONS

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DRAWING DESCRIPTION

CONSTRUCTION DRAWINGS:

- **NOTES**

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